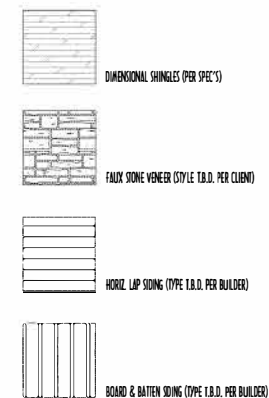
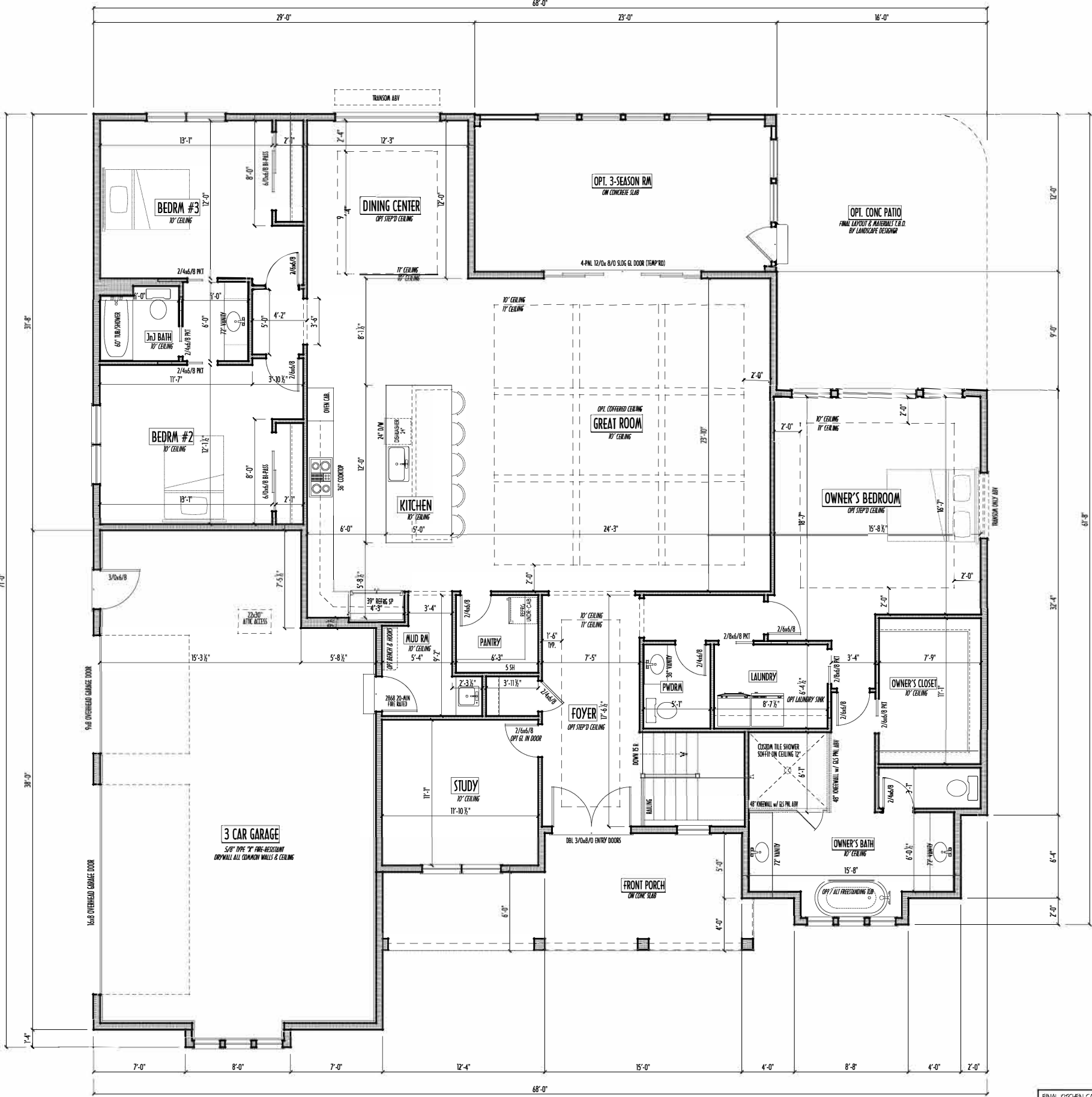


P & D
BUILDERS
EST. 1982



FIRST FLOOR =	2,791 SQ.FT.
OPT FIN. BSMT =	1,328 SQ.FT.

PREPARATION OF A PRELIMINARY REPORT



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FL OOR= 2,791 SQ. FT.
OPT FIN. BSMT = 1,328 SQ. FT.

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

1ST FLR

P & D BUILDERS

EST. 1962

59 Greif Parkway Suite 100
Delaware, Ohio 43015
7401 201-8079
Fax 7401 201-8084
www.pndbuilders.com

ALL DIMENSIONS ARE THE EXACT DIMENSIONS OF THE PROJECT. NO DIMENSIONS ARE TO BE CHANGED OR ADJUSTED. NO DIMENSIONS ARE TO BE CHANGED OR ADJUSTED. NO DIMENSIONS ARE TO BE CHANGED OR ADJUSTED.

1715

1715

1715

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION

STATE OF OHIO

REGISTERED ARCHITECT

RONALD W. DANNE

1717085

RONALD W. DANNE, LICENSE #1717085
EXPIRATION DATE 12/31/2025

Danne

Residential Design & Drafting

614.207.6266 dannehd@gmail.com

REVISION DATE	BY	CD
1/26/24 & 1/27/24	J/T	probs
2/3/24	J/T	probs
2/9/24 & 2/10/24	J/T	probs rev
2/16/24 & 2/17/24	rev	probs rev
1/4/25	rev	QTO

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"
FIELD - 1/8" DIMENSIONS - DO NOT SCALE FROM

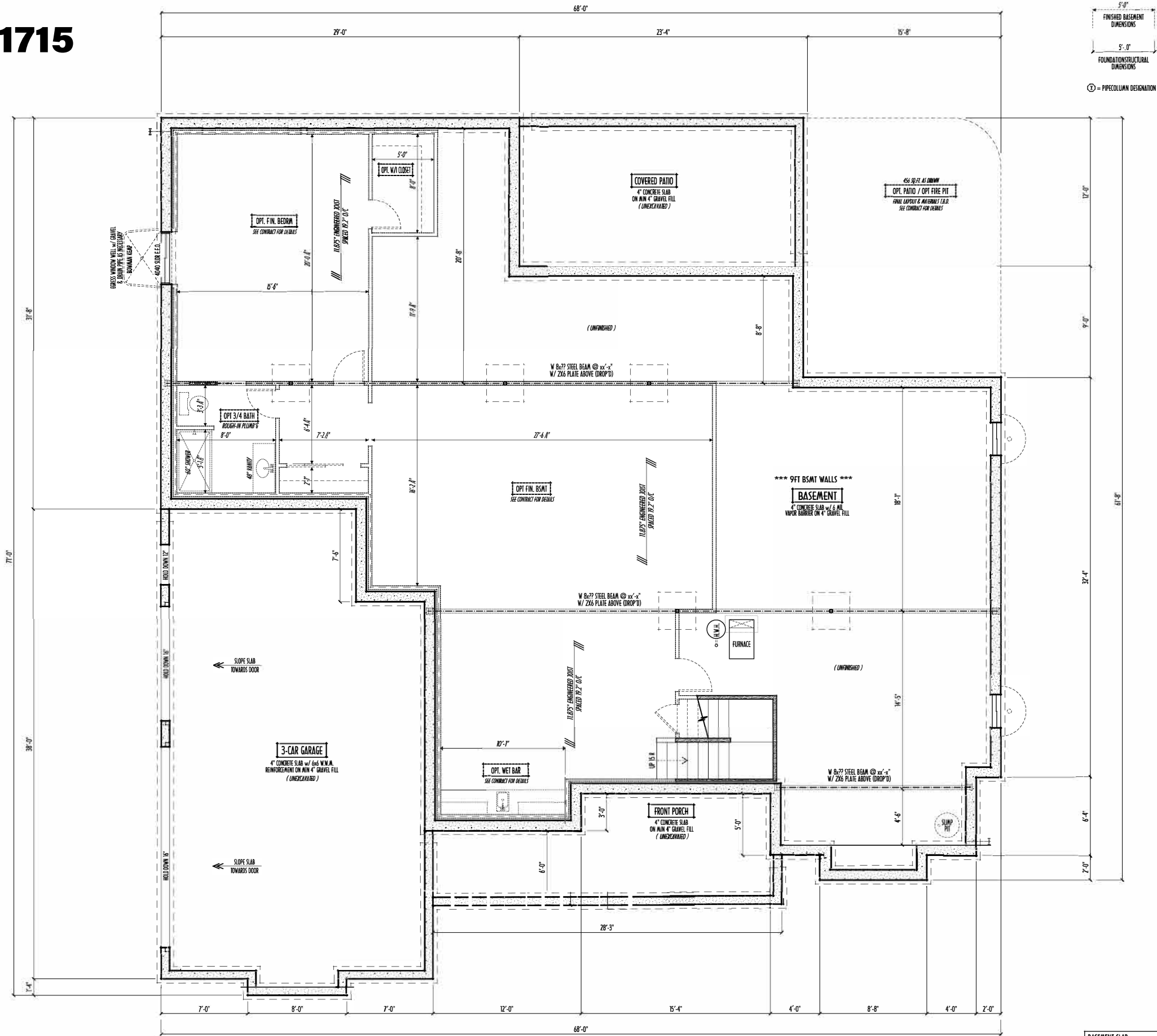
DESIGNED: P&D / rwd

PAGE: 3 of 8

P&D Builders - Job # 1715



- MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR C.M.U. BLOCK WALL = 7'-0" ABOVE SLAB
- WATERPROOFING / DAMPROOFING PER CODE
- ALL STRUCTURAL LUMBER IS MIN. CANADIAN SPECIES #2 SPRUCE-PINE-FIR, UNLESS NOTED OTHERWISE
- FIRST FLOOR DESIGN LIVE LOAD = 40 PSF
- BASEMENT ELECTRICAL LAYOUT FOR REFERENCE ONLY - CONSULT WITH HOMEOWNER PRIOR TO INSTALLATION FOR EXACT LOCATIONS
- GRADE MIN. 8" BELOW TOP OF FOUNDATION, SLOPING AWAY FOR PROPER DRAINAGE MIN. 6" DROP IN FIRST 10 FT OF RUN
- AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS
- BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CUSH ZONES) WITH APPROPRIATE 2X FILL
- SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES
- STEP DOWN FOOTING AS NECESSARY TO REMAIN MIN. 36" BELOW GRADE
- USE PRES-TREATED EXTERIOR-GRADE LUMBER WHERE EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE
- FOUNDATION WALL ENGINEERING & REINFORCEMENT PER SHEPHERD EXCAVATING DESIGN-DETAIL RC-16
- INSTALL ALL LVL & LSI BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION



FOUNDATION / BASEMENT PLAN
SCALE : 1/4" = 1'-0"

BASEMENT SLAB =	xxxx SQ.FT.
FRONT PORCH =	xxxx SQ.FT.
GARAGE SLAB =	xxxx SQ.FT.
BACK PORCH SLAB =	xxxx SQ.FT.

FIRST FLOOR = 2,791 SQ.FT.
OPT FIN. BSMT = 1,328 SQ.FT.

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

FND/BSMT

P & D BUILDERS

EST. 1962

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1715

ARCHITECTURAL

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION

STATE OF OHIO

REGISTERED ARCHITECT

RONALD W. DANNE

1717085

RONALD W. DANNE, LICENSE #770085
EXPIRATION DATE 12/31/2025

Danne Residential Design & Drafting

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REVISION DATE	BY	DATE	DESCRIPTION
1/26/24 & 1/27/24	J/T	1/26/24	proble
2/3/24	J/T	2/3/24	proble
2/9/24 & 2/10/24	J/T	2/9/24	proble rev
2/16/24 & 2/17/24	rev	2/16/24	proble rev
1/4/25	rev	1/4/25	QTO

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11" X 17" - 1/4" = 1'-0" - 1/8" = 1'-0" - 1/16" = 1'-0"

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