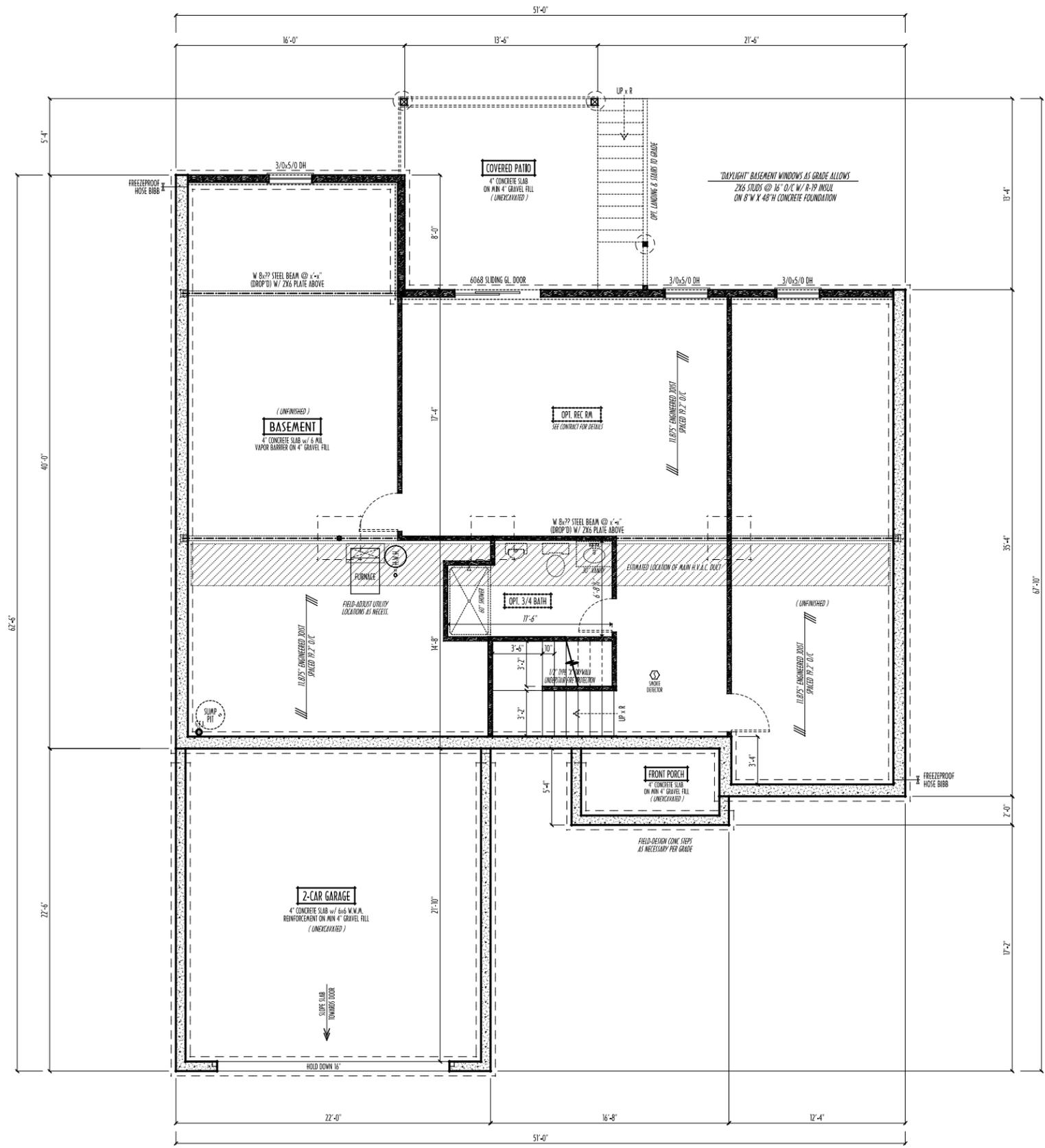


Reviewed & Approved

Clients Name _____ Date _____
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- 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 10FT 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 LVJ & LSI BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION

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

FIRST FLR LIVING SP = 1,803 SQ.FT.
 COV'D DECK = 184 SQ.FT.
 OPT. FINISHED BSMT = xxx SQ.FT.

FND/BSMT

P & D BUILDERS
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 www.pndbuilders.com

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NO. 1790

NO. 1790

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION

STATE OF OHIO
 RONALD W. DANNE
 1717085
 REGISTERED ARCHITECT

RONALD W. DANNE LICENSE #1717085
 EXPIRATION DATE 12/31/2027

Danne
 Residential Design & Drafting
 614.207.6266 danne@danne.com

REVISION DATE	BY	CD
2/13/26	1/1	concepts
2/18/26	1/1	prelim
2/24/26 12/25/26	1/1	prelim rev

1/4" = 1'-0" SCALE

0 4 8 12 16 20 24 28 32 36 40 44 48 52 56 60

FIELD-DEPT DIMENSION - DO NOT SCALE PRINT

DESIGNED BY P&D / rwd

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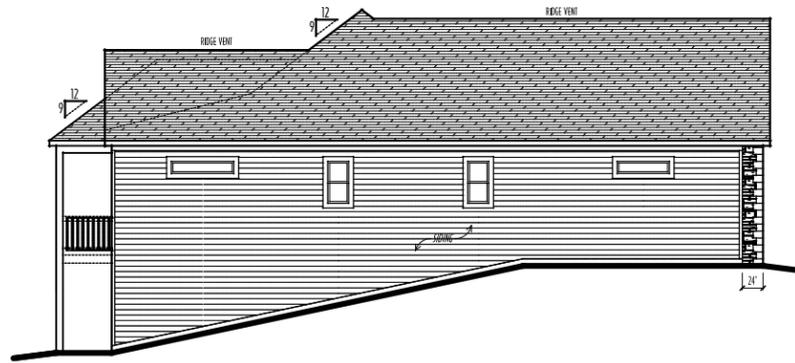
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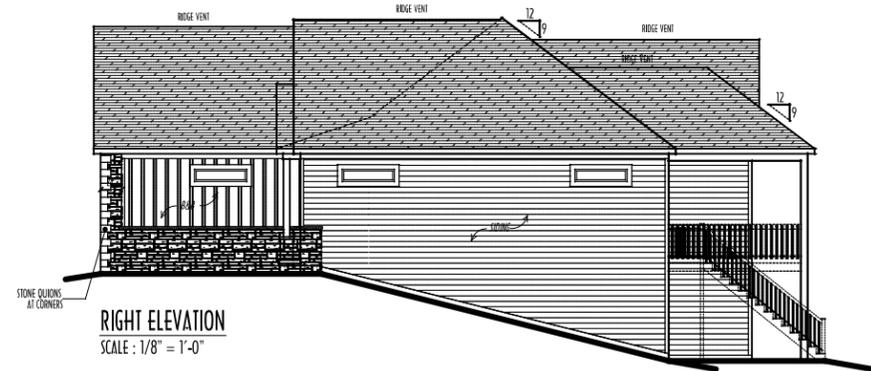
Available Front Elev Surface Area = 746 SQ.FT.
 Actual Stone Area = 385 SQ.FT.
 Actual Stone Percentage = 51.6%



FRONT ELEVATION
 SCALE : 1/4" = 1'-0"



LEFT ELEVATION
 SCALE : 1/8" = 1'-0"



RIGHT ELEVATION
 SCALE : 1/8" = 1'-0"



BACK ELEVATION
 SCALE : 1/8" = 1'-0"

FINAL WINDOW DESIGN PER PROVIDER, ALL FRAMING ROUGH-OPENINGS TO BE BASED ON FINAL LAYOUT ONLY
 EXACT WINDOW & DOOR GRID PATTERNS (MULLIONS) MAY DIFFER - REFER TO MANUFACTURER OR SUPPLIER
 GRADE ELEVATION SHOWN IS APPROXIMATE
 FIELD VERIFY & ADJUST FOUNDATION AS NECESSARY

DAYLIGHT BASEMENT GRADING NOTE:
 EXISTING & PROPOSED GRADING CONTOURS FOR DAYLIGHT BSMT ARE APPROXIMATE.
 GRADE ELEVATIONS ARE CALCULATED FROM DEVELOPMENT ENGINEERS PLANS.
 FINAL CONTOUR & GRADING TO BE DETERMINED BY FIELD SUPERVISOR.
 SURFACE DRAINAGE & FINAL GRADE TO BE COORDINATED WITH OVERALL SUBDIVISION GRADING PLAN. FIELD-ADJUST FOUNDATION WALLS AS NECESSARY

- FIRST FLOOR CEILINGS @ 10'-1 1/8" UNLESS NOTED OTHERWISE
- FIRST FLOOR WINDOW HEADERS @ 8'-0" UNLESS NOTED OTHERWISE
- EMERGENCY EGRESS OPERABLE (E.E.O.) WINDOWS IN ALL BEDROOMS
- SEE ROOF PLAN FOR SOFFIT & RAKE SIZES
- RUN BRICK VENEER 1" PAST FRAMING CORNERS
- CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6" INTO TRG WOOD TRIM UNLESS NOTED
- FLASH & CAULK ELEVATIONS AS NECESSARY TO PROVIDE A WEATHER-TIGHT SEAL BETWEEN MATERIALS, FRAMING & TRIM
- WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
- WINDOWS & DOORS ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
- CONFIRM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER
- RUN STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED
- WEEP SCREEDS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.4.2.1 (#36 GALV CORROSION-RESISTANT SERVED AT/ABV FOUNDATION PLATE (3.5" FLANGED) PLACED AT MIN 4" ABV EARTH / 2" ABV PAVING, ALLOWING TRAP'D WATER TO DRAIN)
- SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

- DIMENSIONAL SHINGLES
- CULTURED STONE VENEER
- HORIZ. LAP SIDING (HARDIE)
- SHAKE SIDING (HARDIE)

FIRST FLR LIVING SP = 1,803 SQ.FT.
 COV'D DECK = 184 SQ.FT.
 OPT. FINISHED BSMT = xxx SQ.FT.

ELEVATIONS



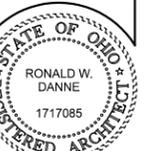
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PROJECT NO. 1790

JOB LOCATION

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION



RONALD W. DANNE LICENSE #1717085
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