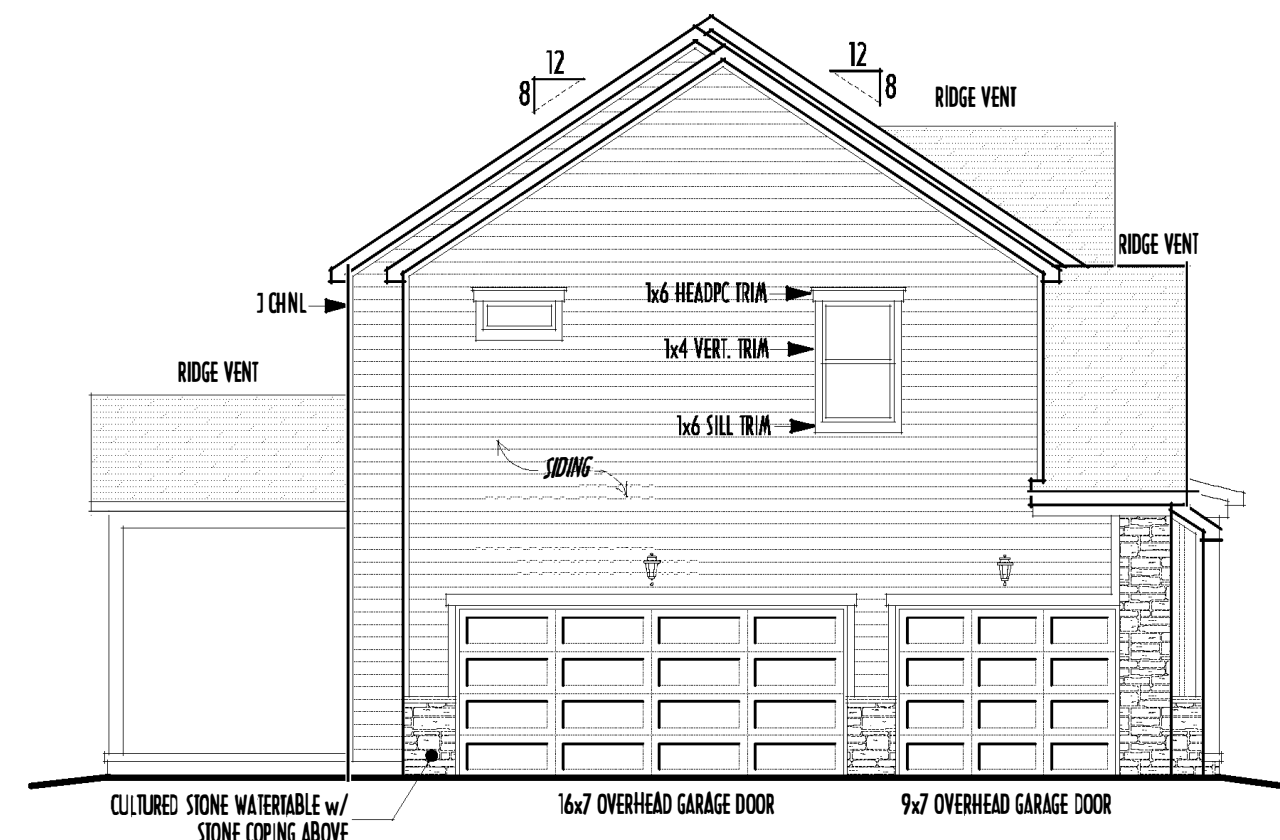
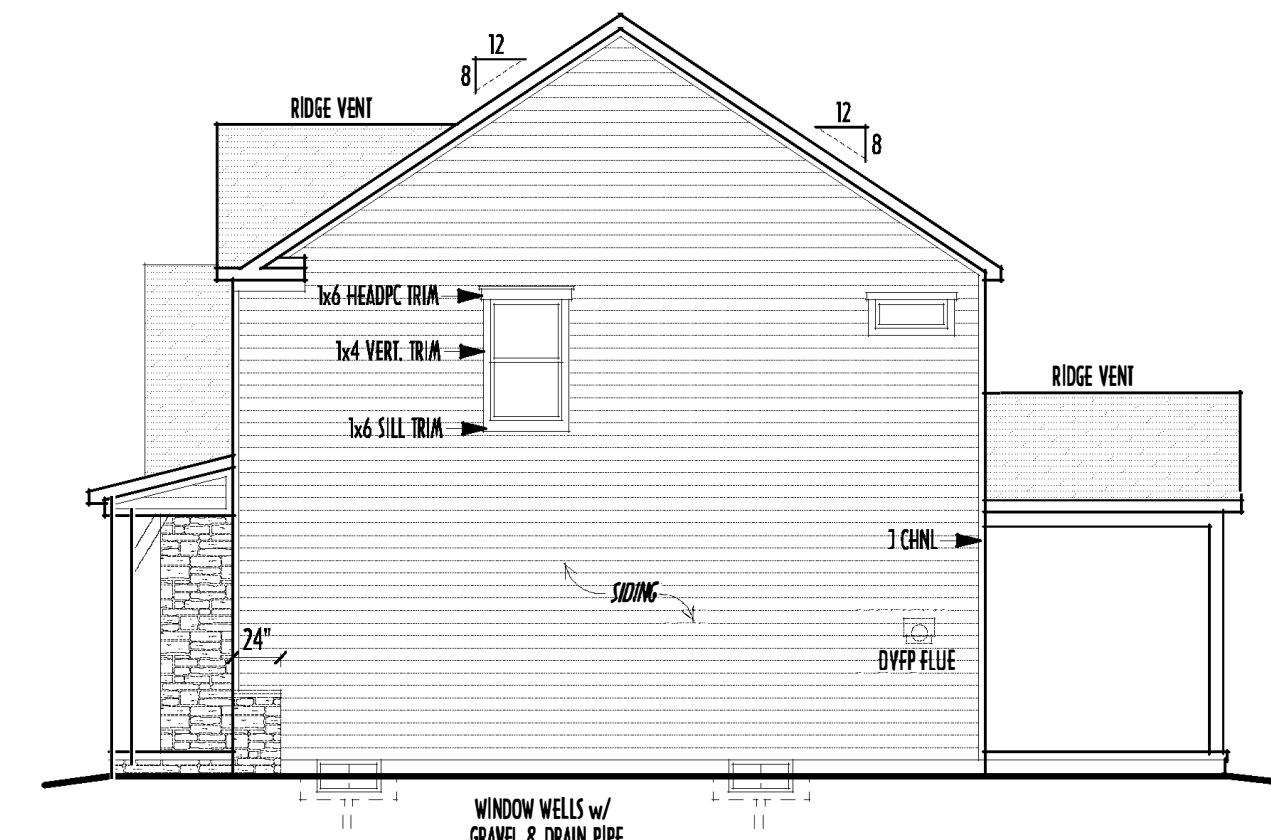


P & D
BUILDERS
EST. 1982



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

SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

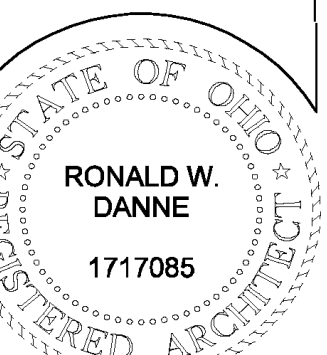


SCALE: 1/8" = 1'-0"

GRADE ELEVATION SHOWN IS APPROXIMATE
FIELD VERIFY & ADJUST FOUNDATION AS NECESSARY

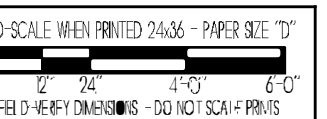
SCALE : 1/8" = 1'-0"

FIRST FLR LIVING SP =	1,059 SQ.FT.
SECOND FLR LIVING SP =	1,546 SQ.FT.
TOTAL LIVING SP =	2,605 SQ.FT.
OPT. FINISHED BSMT =	684 SQ.FT.



Danne
Residential Design & Drafting, LLC
4.207.6266 dannednd@gmail.com

REVISION DATE:	BY:	Prelim/CD
10/28/20	nwd	concepts
11/30/20 & 10/3/20	"	concept rev
11/3/20	"	prelims
11/5/20	jam	pre-engr



P&D / rwd

5 of 9

STATE OF OHIO
RONALD W. DANNE
 1717085
 REGISTERED ARCHITECT

NALD W. DANNE, LICENSE #717085
EXPIRATION DATE 10/31/2021

EXPIRATION DATE 12/31/2021

Danne
Residential Design & Drafting LLC
1.207.6266 danmednd@gmail.com

REVISION DATE:	BY:	Prady/CN
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DATE	DAY	NAME
10/28/20	twd	concepts
30/20 & 10/31/20	"	concept rev
11/3/20	"	prelims
11/5/20	jam	pre-engr
...	..	

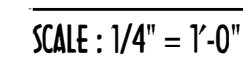
1" SCALE WHEN PRINTED 24x36 - PAPER SIZE "D"

PLEASE VERIFY DIMENSIONS - DO NOT SCALE PRINTS

P&D / rwd

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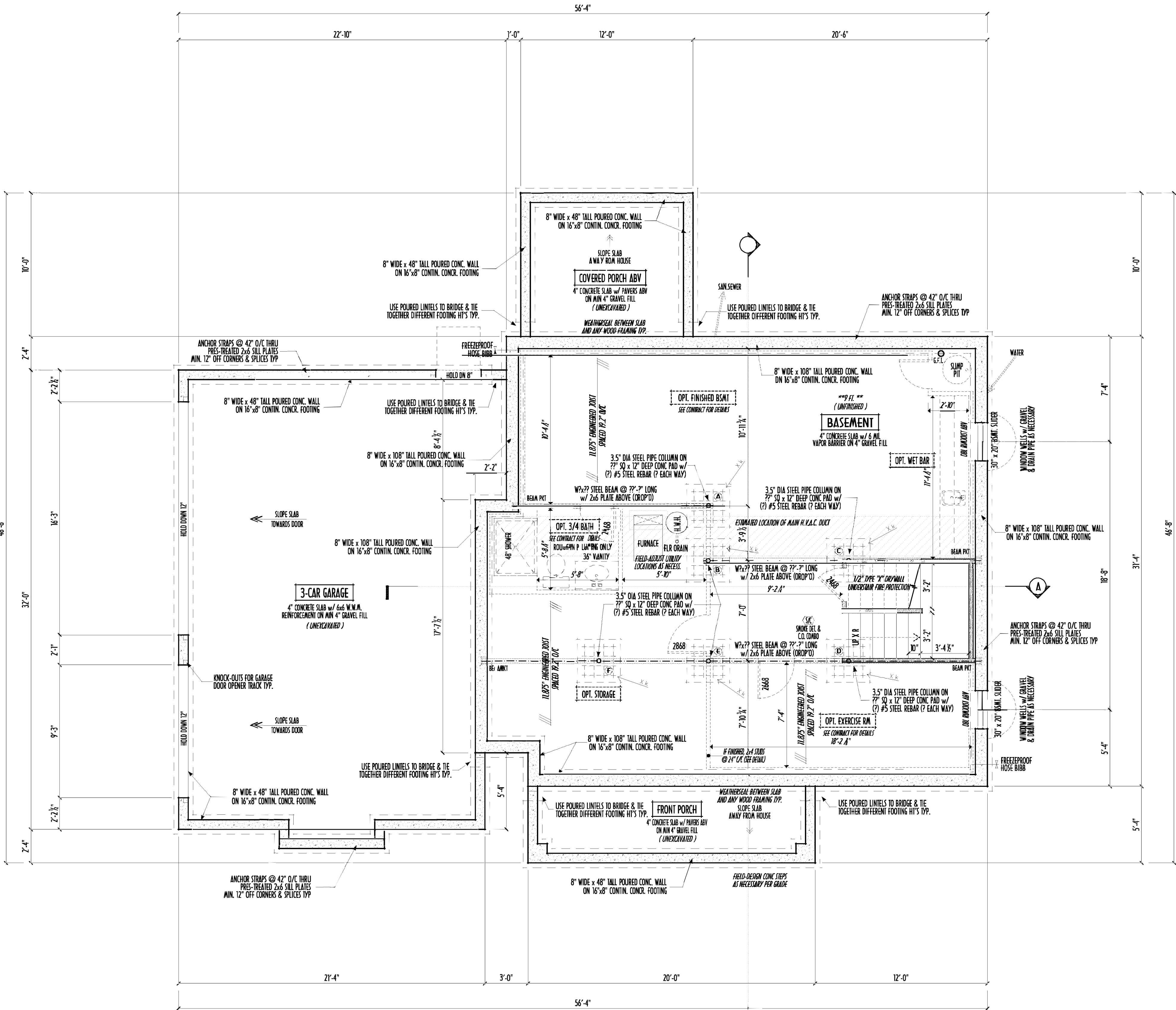


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TOTAL LIVING SP =	2,605 SQ.FT.
<i>OPT. FINISHED BSMT =</i>	<i>684 SQ.FT.</i>



MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR C.A.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
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 & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION



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

BASEMENT SLAB =	975.47 SQ.FT.
FRONT PORCH =	106.67 SQ.FT.
GARAGE SLAB =	640.37 SQ.FT.
BACK PORCH SLAB =	120.0 SQ.FT.
OPT. FINISHED BSMT =	684 SQ.FT.

FIRST FLR LIVING SP =	1,059 SQ.FT.
SECOND FLR LIVING SP =	1,546 SQ.FT.
TOTAL LIVING SP =	2,605 SQ.FT.
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pre-engineering CDs - structural info shown may be placeholder text

FND/BSMT



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FND JOB #

1479

STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANN
1717085
RONALD W. DANN, LICENSE #177085
EXPIRATION DATE 12/31/2021
Danne
Residential Design & Drafting
614.207.6266 dannehd@gmail.com

REVISION DATE	BY	INITIALS
10/28/20	rwd	concepts
10/30/20 & 10/31/20	"	concept rev
11/3/20	"	prelims
11/5/20	jam	pre-eng
"	"	"
"	"	"
"	"	"

1" = 8'-0" SCALE WHEN PRINTED SLAB - DIMENSIONS 1/4" = 1'-0" PER D - REPLY DIMENSIONS - DO NOT SCALE - PRINTS

DESIGNED P&D / rwd

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