

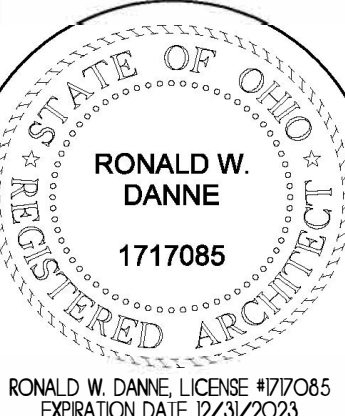


P&D Builders Ltd.
59 Great Parkway Suite 100
Delaware, Ohio 43015
(740) 201-8079
Fax (740) 201-8084
www.pndbuilders.com

ALL DIMENSIONS ARE THE EXACT DIMENSIONS UNLESS OTHERWISE NOTED. NO DIMENSIONS IN CONFLICT WITH THE PLAN SHALL BE TAKEN. WINDOW AND DOOR SIZES SHALL BE THE MINIMUM OF THE PLAN.

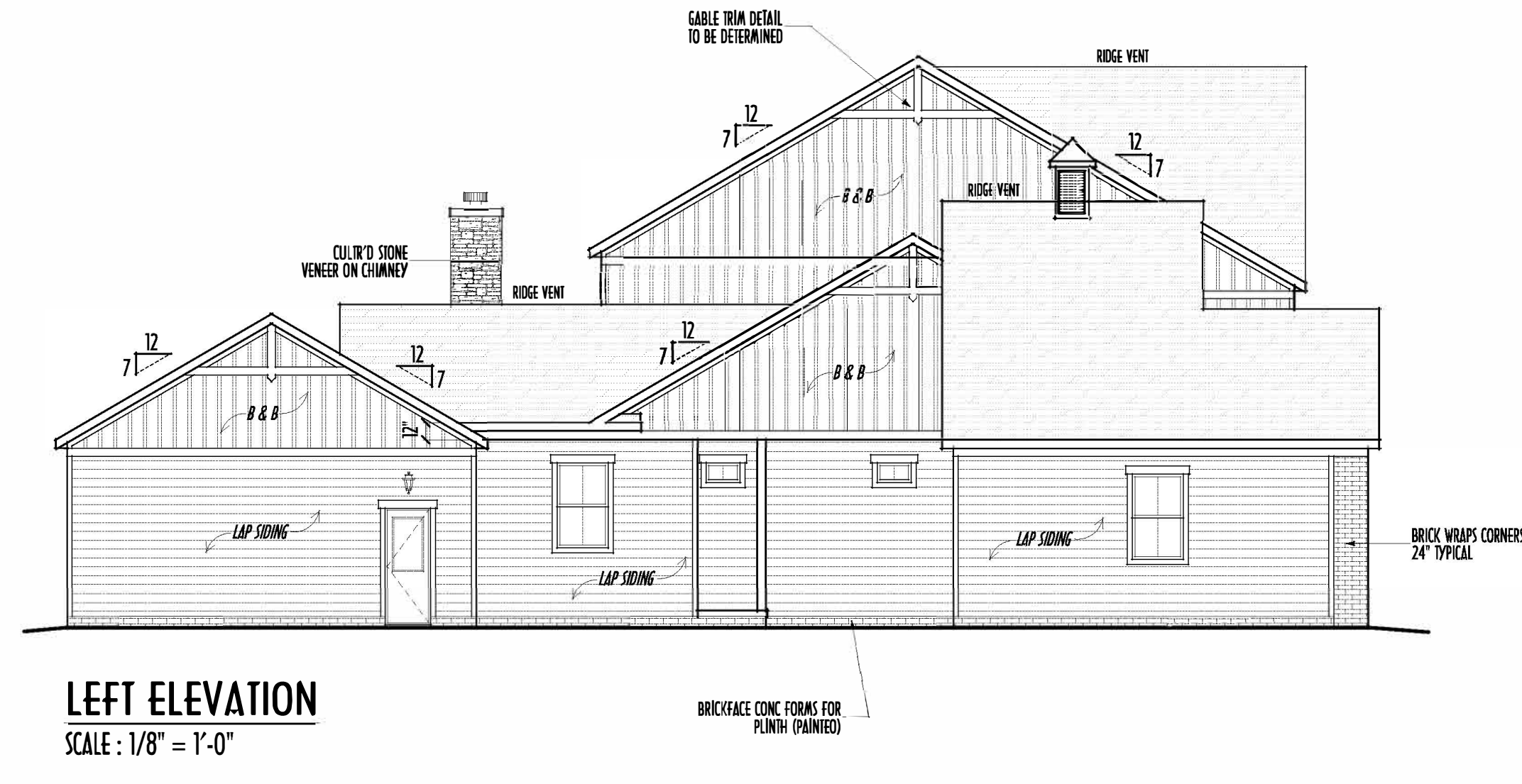
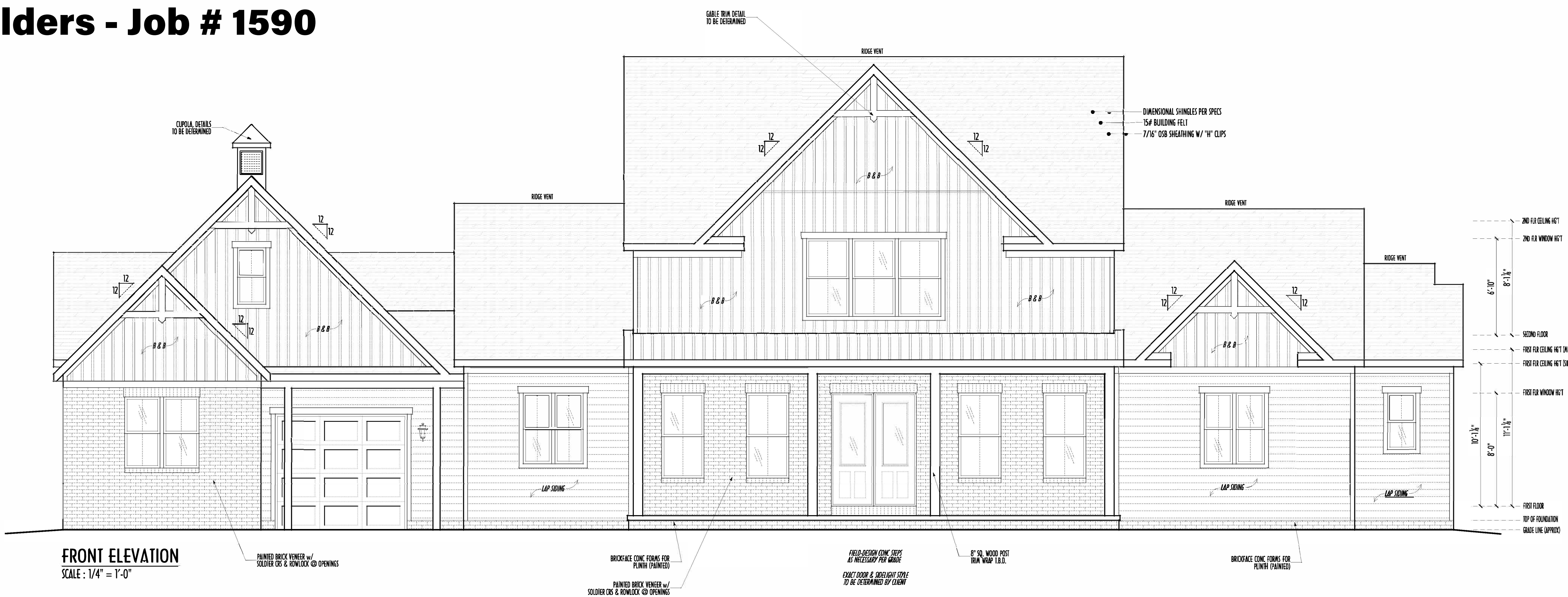
1590

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

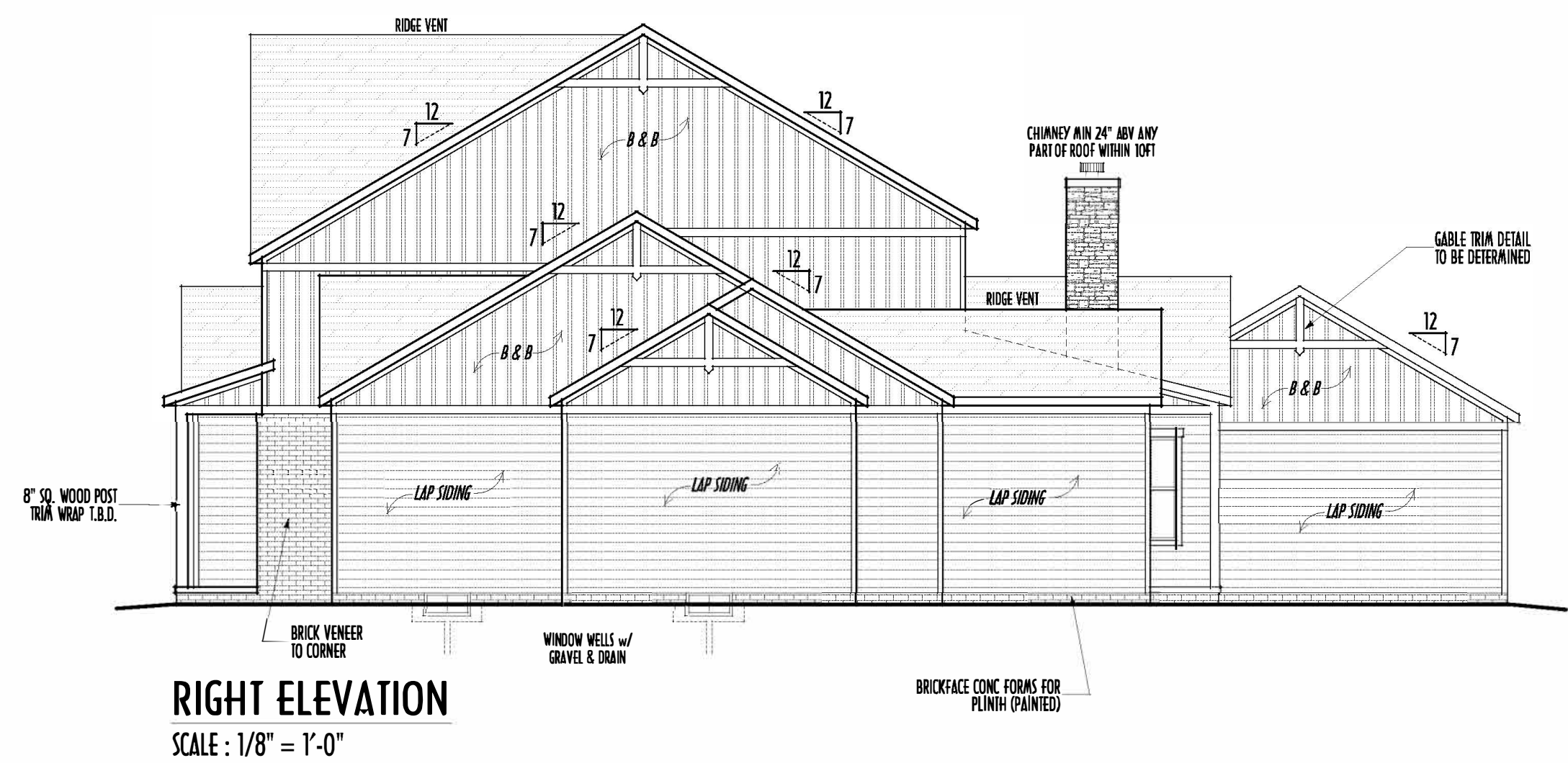


RONALD W. DANNE
1717085
STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE LICENSE #177085
EXPIRATION DATE 12/31/2023

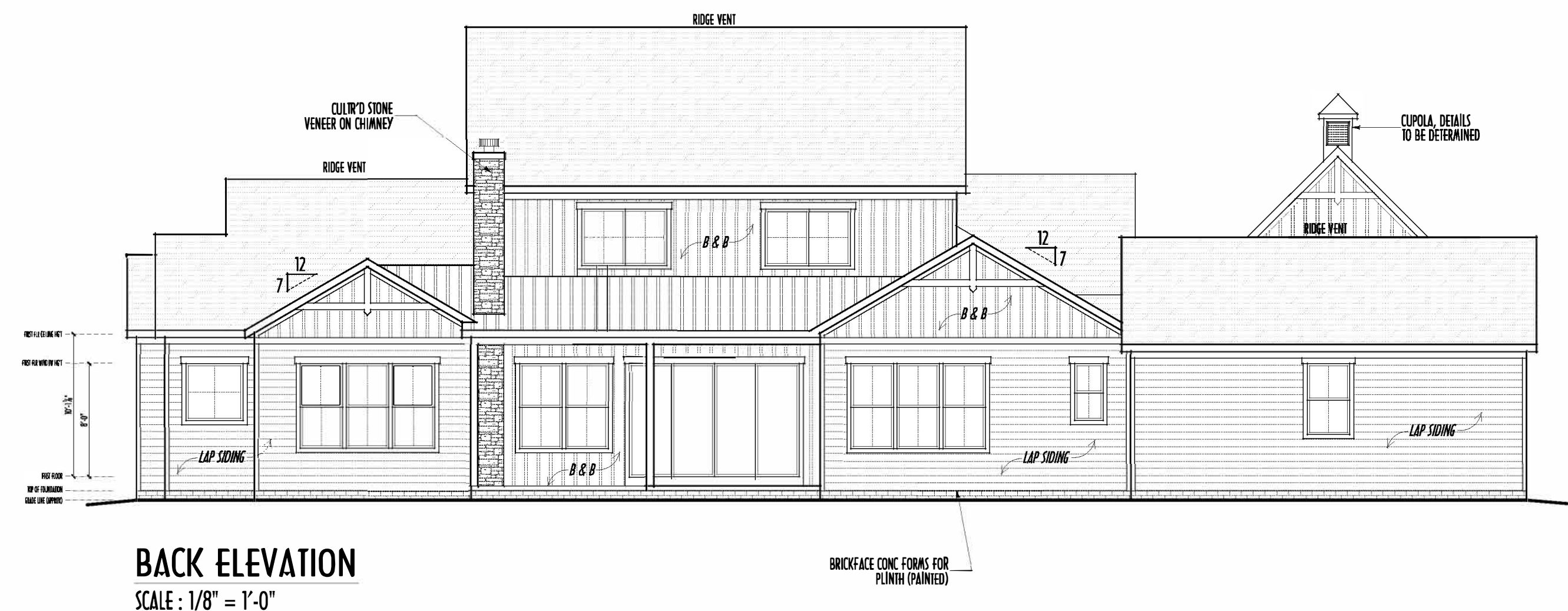
Danne Residential Design & Drafting Inc. 614.207.6266 danneinc@gmail.com	
REVISION DATE:	BY:
5/9/22	jrm concepts
5/12/22	rwd concepts
5/17/22 & 5/18/22	j/r concept rev
5/26/22	rwd prels
6/16/22	rwd prelin rev
10-SCALE WHEN PRINTED 24x36 - PAPER SIZE 11" x 17" (1/4" = 1'-0")	
DESIGNED BY: P&D / rwd	
PAGE: 5 of 8	



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

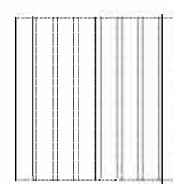


FIRST FLOOR CEILINGS @ 11'-1 1/8" (MIDDLE) UNLESS NOTED OTHERWISE
FIRST FLOOR CEILINGS @ 10'-1 1/8" (SIDES) UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADERS @ 8'-0" UNLESS NOTED OTHERWISE
SECOND FLOOR CEILINGS @ 8'-1 1/8" UNLESS NOTED OTHERWISE
SECOND FLOOR WINDOW HEADERS @ 6'-10" UNLESS NOTED OTHERWISE
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 106 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
CONFORM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER
RUN STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED
WEAP SCREENS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1 (#26 GALV CORROSION-RESISTANT SCREEN AT/ABV FOUNDATION PLATE (3.5" FLANGE) PLACED AT MIN 4" ABV EARTH / 2" ABV PAVING, ALLOWING TRAP'D WATER TO DRAIN)
SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

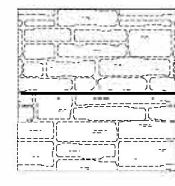




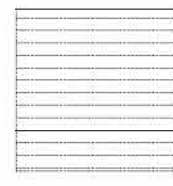
DIMENSIONAL SHINGLES



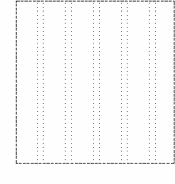
STANDING-BEAM METAL ROOFING



FAUX STONE VENEER



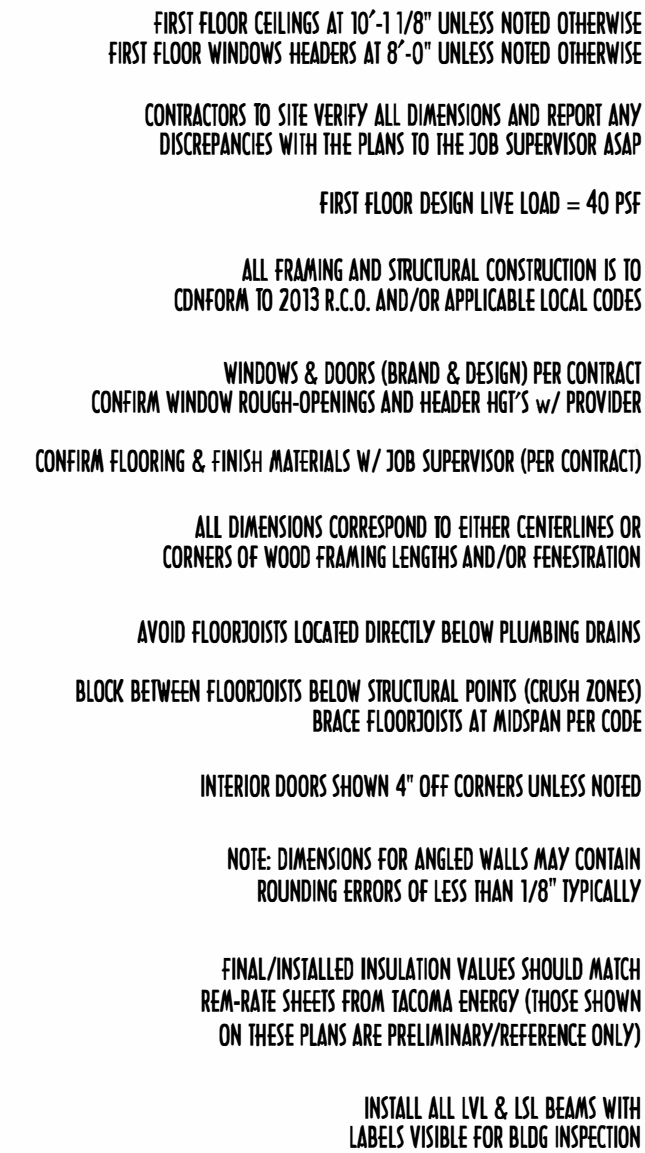
HORIZ LAP SIDING



BOARD & BATTEN SIDING

FIRST FLR LIVING SP =	2,929 SQ.FT.
SECOND FLR LIVING SP =	1,301 SQ.FT.
TOTAL FLR LIVING SP =	4,230 SQ.FT.
OPT. FINISHED BSMT =	xxx SQ.FT.

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

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TOTAL FLR LIVING SP =	4,230 SQ.FT.
OPT. FINISHED BSMT =	xxx SQ.FT.

1ST FLR

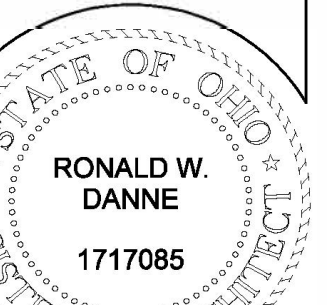


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PRELIMINARY PLANS - NOT FOR CONSTRUCTION



WALD W. DANNE, LICENSE #177085
EXPIRATION DATE 12/31/2023

dannednd
Residential Design & Drafting LLC
207.6266 dannednd@gmail.com

VISION DATE:	BY:	Prelim/CD
5/9/22	jcm	concepts (late)
5/12/22	rwd	concepts
7/22 & 5/15/22	j/r	concept rev
5/28/22	rwd	prelims
6/16/22	rwd	prelim rev

SCALE WHEN PRINTED 24x36 - PAPER SIZE "D"

12" 24" 4'-0" 6'-0"

FIELD MEASUREMENTS - DO NOT SCALE PRINTS

P&D / rwd

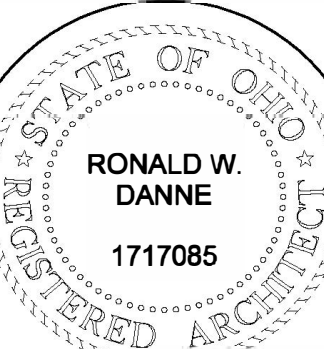
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PRELIMINARY PLANS - NOT FOR CONSTRUCTION

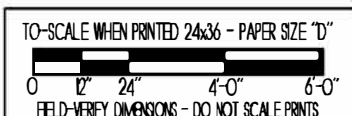


RONALD W. DANNE
1717085
RONALD W. DANNE LICENSE #1717085
EXPIRATION DATE 12/31/2023



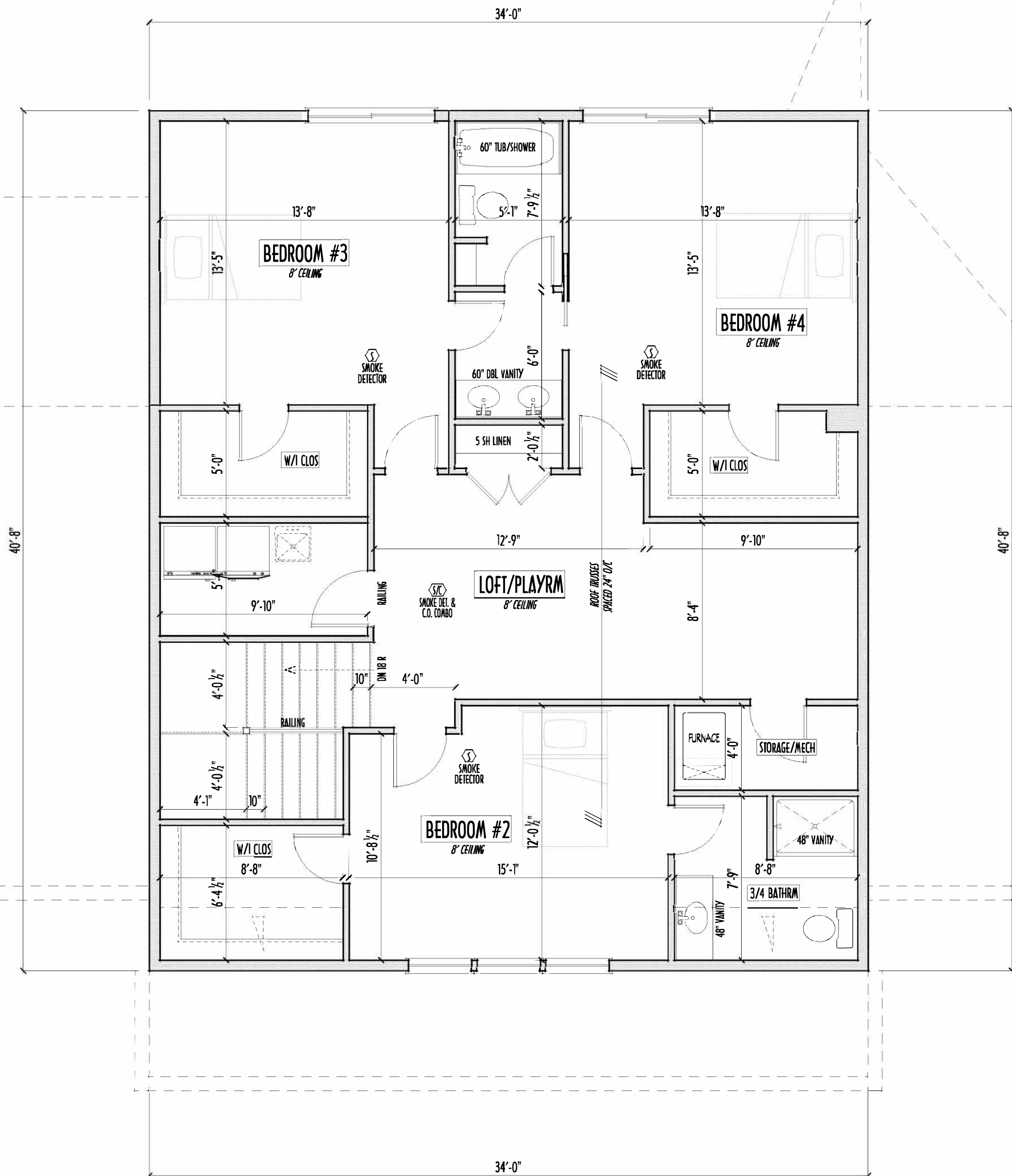
614.207.6266 danne@danne.com

REVISION DATE	BY	DESCRIPTION
5/9/22	jrm	concept
5/12/22	rwd	concept
5/17/22 & 5/18/22	j/r	concept rev
5/26/22	rwd	prelim
6/16/22	rwd	prelim rev



DESIGNED BY P&D / rwd

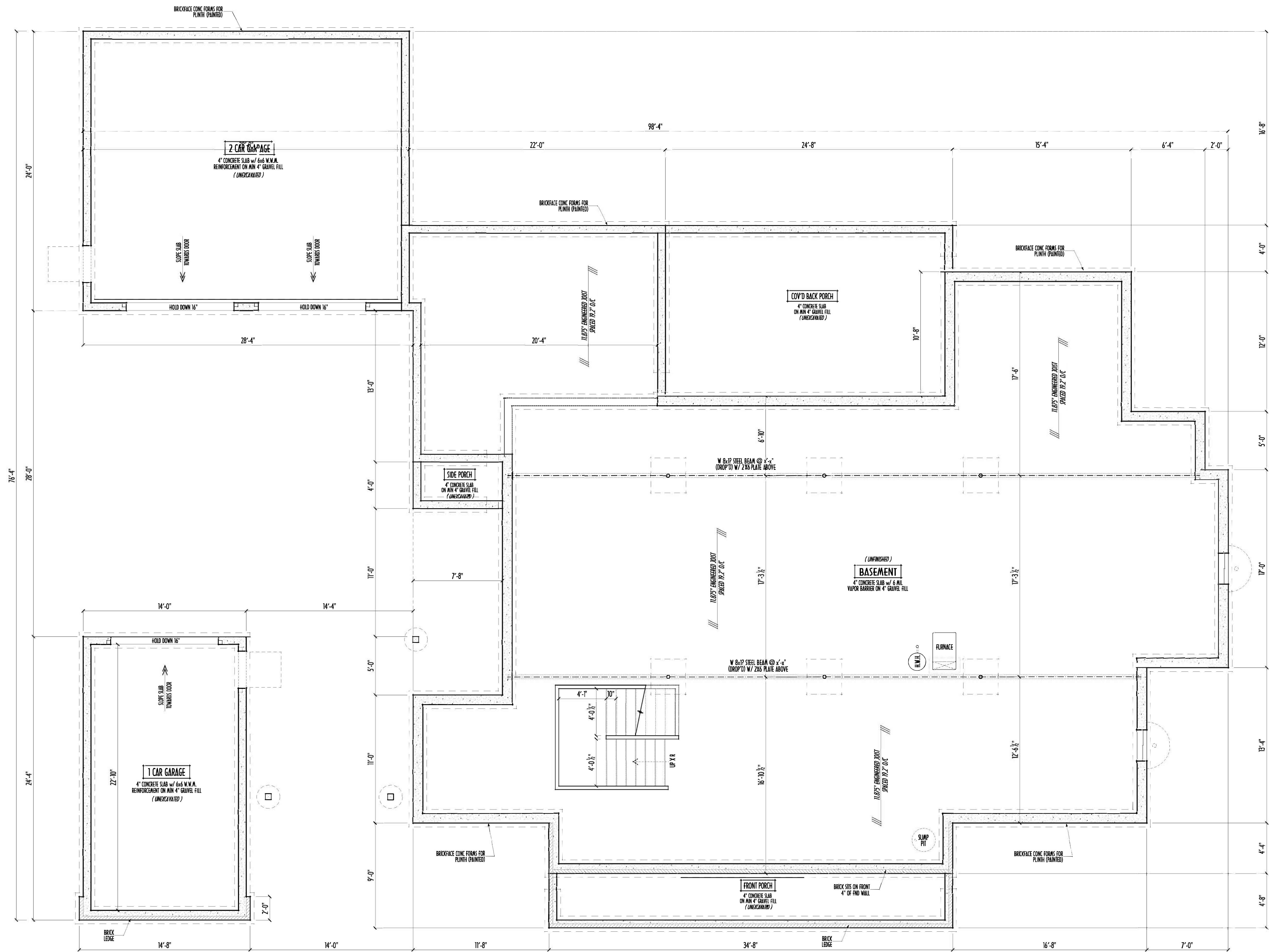
SECOND FLOOR CEILINGS AT 8'-1 1/8" ROUGH UNLESS NOTED
SECOND FLOOR WINDOWS HEADERS AT 6'-10" UNLESS NOTED
EXTERIOR WALLS ARE SHOWN 6" WIDE (2x6 STUDS @ 16" O/C UNLESS NOTED)
INTERIOR WALLS ARE SHOWN 3.5" WIDE (2x4 STUDS @ 16" O/C UNLESS NOTED)
SECOND FLOOR DESIGN LIVE LOAD = 40 PSF (BEDRMS 30 PSF)
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
INTERIOR DOORS SHOWN 4" OFF CORNERS UNLESS NOTED
IN SLEEPING ROOMS, AT LEAST ONE WINDOW MUST MEET EMERGENCY EGRESS REQUIREMENTS (MIN. 20" WIDE X 24" TALL & 5.7 SQ.FT.) PER I.C.C. 310
CONFIRM WINDOW ROUGH-OPENINGS WITH MANUFACTURER AND ADJUST FRAMING DIMENSIONS AS NECESSARY
NOTE: DIMENSIONS FOR ANGLED WALLS MAY CONTAIN ROUNDING ERRORS OF LESS THAN 1/8" TYPICALLY
FINAL/INSTALLED INSULATION VALUES SHOULD MATCH REA-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RCD 314 & 315 <75 PSR, <450 SDR PER ASTM E84



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

FIRST FLR LIVING SP =	2,929 SQ.FT.
SECOND FLR LIVING SP =	1,301 SQ.FT.
TOTAL FLR LIVING SP =	4,230 SQ.FT.
OPT. FINISHED BSMT =	xxx SQ.FT.

P&D Builders - Job # 1590



MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL
OR C.C. 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 JOINTS (CRUSH 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 DC-16

INSTALL ALL LVL & LSL BEAMS WITH
LABELS VISIBLE FOR BLDG INSPECTION

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

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TOTAL FLR LIVING SP =	4,230 SQ.FT.
OPT. FINISHED BSMT =	xxx SQ.FT.

FND/BSMT

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FND 028 1

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PRELIMINARY PLANS - NOT FOR CONSTRUCTION

RONALD W. DANNE
1717085

RONALD W. DANNE LICENSE 1717085
EXPIRATION DATE 12/31/2023

Danne
Residential Design & Drafting Inc.
614.207.6266 danneinc@gmail.com

REVISION DATE:	3Y:	Photo/CD
5/9/22	jrm	concept labe
5/12/22	rwd	concept
5/17/22 & 5/18/22	j/r	concept rev
5/26/22	rwd	prelims
6/16/22	rwd	prelim rev

10-SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"

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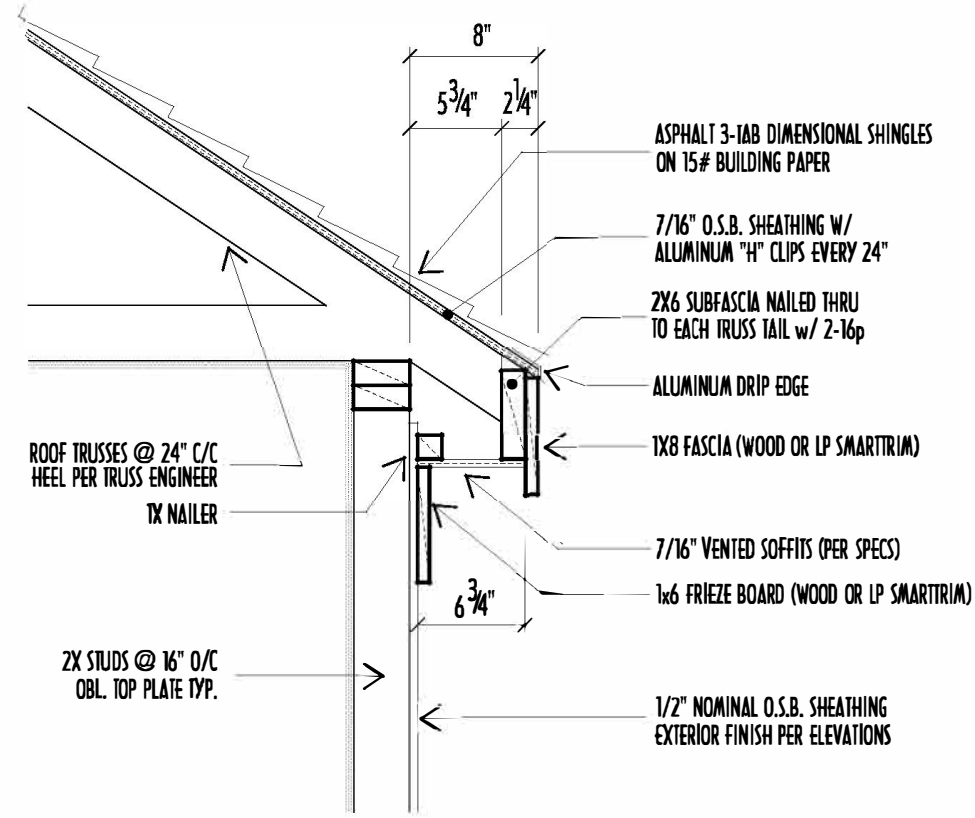
1" = 1'-0"

RED-LINE DIMENSIONS - DO NOT SCALE DIMS

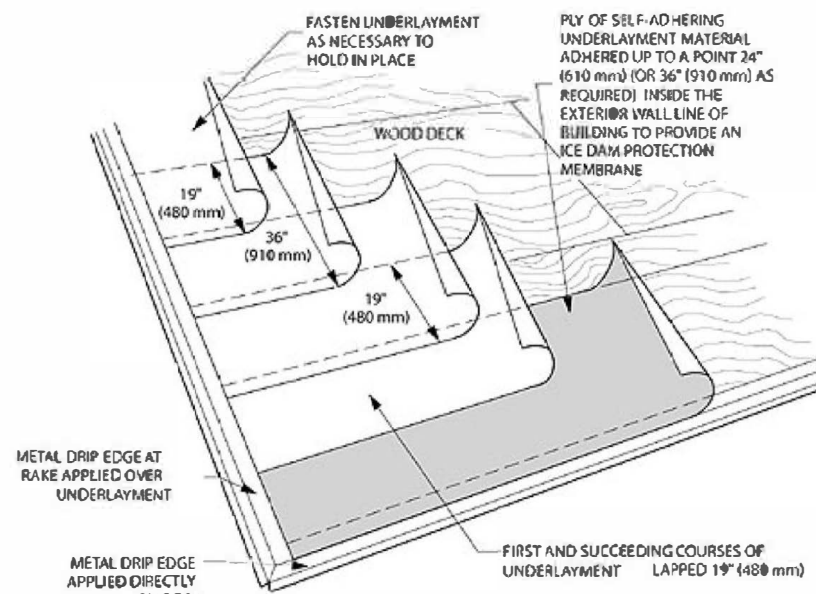
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PAGE: 2 of 8

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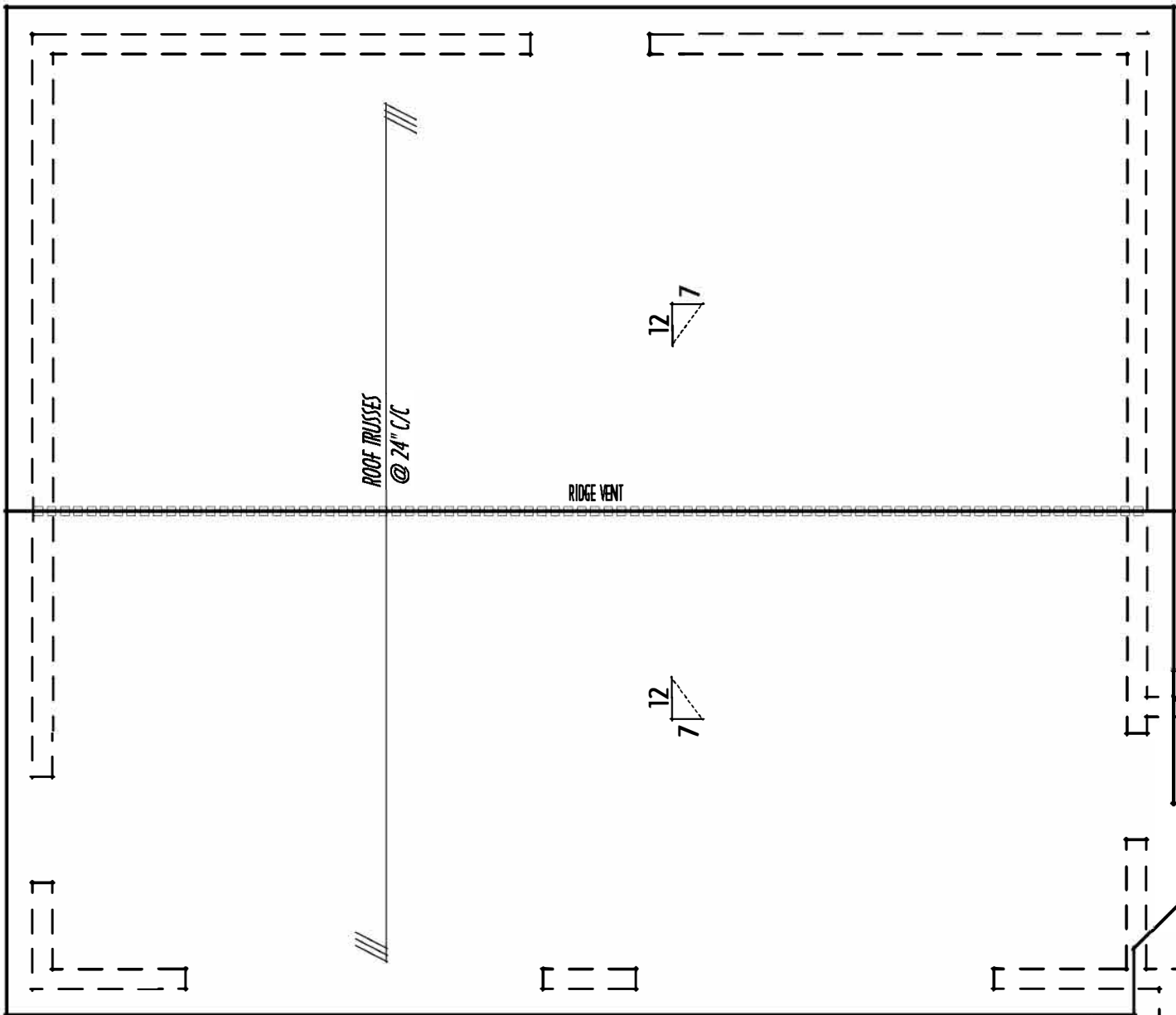
8" SOFFIT / EAVE DETAIL
SCALE: 1" = 1'-0"



NOTE - DIMENSIONS ARE APPROXIMATE

PROVIDE ICE-DAM PROTECTION @ EAVES USING 2 LAYERS OF OVERLAPPED UNDERLAYMENT CEMENTED TOGETHER UNDER SHINGLES EXTENDING IN MIN. 24" FROM OUTSIDE OF WALL BELOW

NOTE: ROOF SLOPES LESS THAN 4 IN 12 SHALL HAVE MIN. 12 LAYERS OF #15 FELT PARALLEL TO GABLES WITH MIN. 1" LAP AT TOP AND MIN. 12" END LAP WITH MIN. 72" BETWEEN ROVS OF END LAPS
- OR - INSTALLED PER SHINGLE MANUFACTURER'S SPECIFICATIONS FOR COLD-WEATHER LOW-SLOPE CONDITIONS



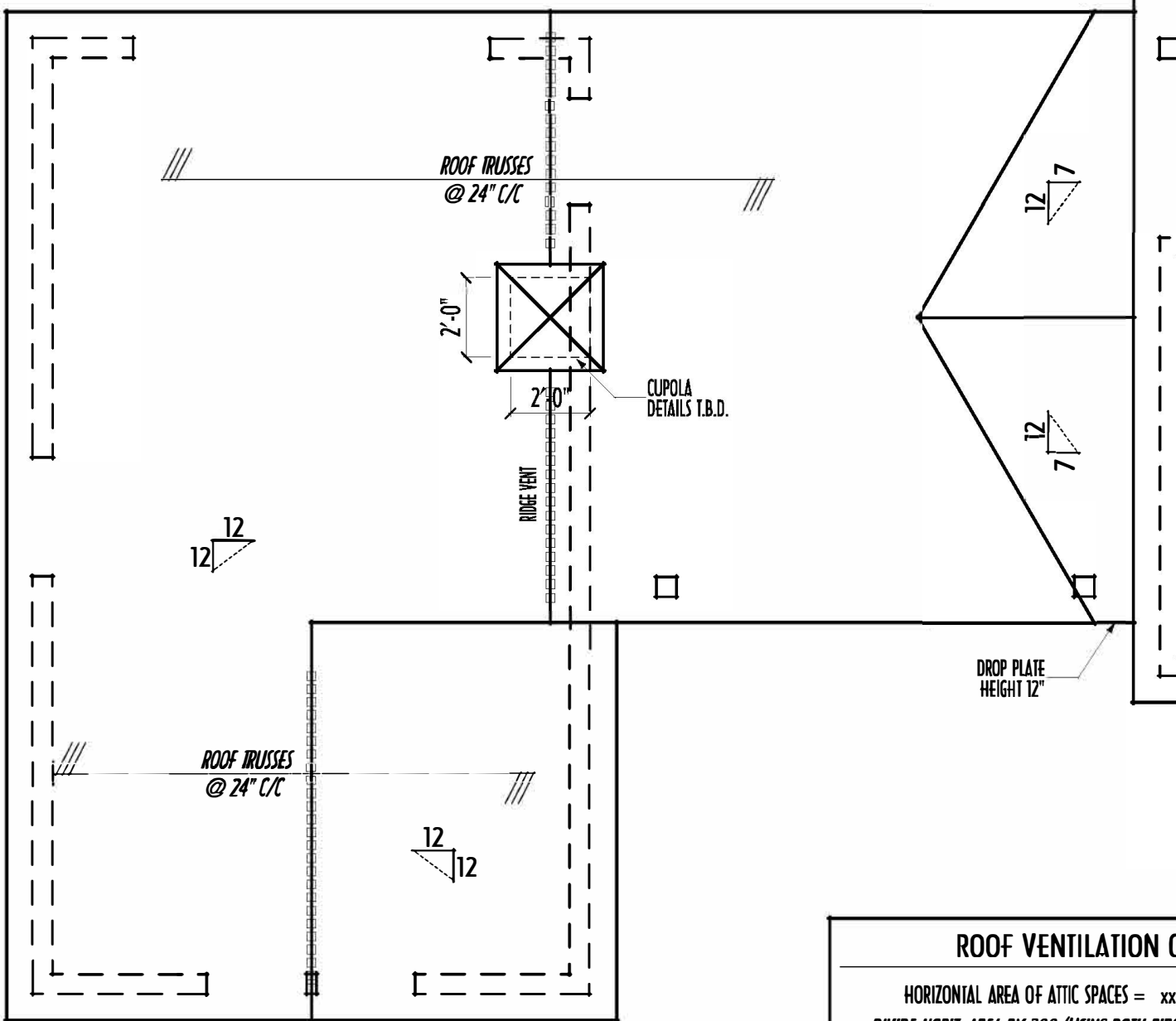
INFILL & OVERLAY FRAMING:

2X6 RAFTERS @ 24" O/C
2X8 RIDGE BOARDS (OR LVL) PER FRAMING PACKAGE BLOCK DOWN TO BEARING WALLS BELOW
W/ 2-2X4 PURLINS @ 48" O/C WHEREVER POSSIBLE

ALL RIDGE BEAMS & HIP RAFTER DEPTHS ARE TO BE NOT LESS THAN DEPTH OF END CUT OF RAFTER

ALL RAFTERS & OTHER CONVENTIONAL ROOF FRAMING LUMBER IS TO COMPLY WITH SPAN TABLES ABOVE

MIN. 2X6 VALLEY PLATE ON ROOF SHEATHING NAIL THRU TO RAFTERS/TRUSSES BELOW



ROOF VENTILATION CALC'S

HORIZONTAL AREA OF ATTIC SPACES = xxxx SQ.FT.
DIVIDE HORIZ. AREA BY 300 (USING BOTH RIDGE & SOFFIT VENTS)
REQUIRED SQ.FT. OF VENT OPENINGS = xxxx SQ.FT.
ACTUAL LINEAR FT. OF RIDGE VENT (xxxx) = xxx (IF x .11) PER = xxx SQ.FT.
ACTUAL SQ.FT. OF SOFFIT VENT (MIN. xx) = xx x .25 = x SQ.FT.
ACTUAL TOTAL SQ.FT. OF VENTS = xxx SQ.FT.

MAX. ALLOWABLE SPANS
CEILING JOISTS
SPRUCE/PINE/FIR #2 OR BETTER (REPETITIVE USE)

EXTREME FIBER STRESS IN BENDING $f_b^* = 1100$ PSI
MODULUS OF ELASTICITY $E^* = 1.4$ MIL. PSI

NO STORAGE ALLOWED: LIMITED ATTIC STORAGE:

2x4 @ 16" ~ MAX. SPAN = 10'-9"	2x4 @ 16" ~ MAX. SPAN = 8'-11"
2x4 @ 24" ~ MAX. SPAN = 9'-10"	2x4 @ 24" ~ MAX. SPAN = 7'-5"
2x6 @ 16" ~ MAX. SPAN = 15'-11"	2x6 @ 16" ~ MAX. SPAN = 13'-5"
2x6 @ 24" ~ MAX. SPAN = 15'-5"	2x6 @ 24" ~ MAX. SPAN = 11'-0"
2x8 @ 16" ~ MAX. SPAN = 22'-4"	2x8 @ 16" ~ MAX. SPAN = 17'-5"
2x8 @ 24" ~ MAX. SPAN = 20'-1"	2x8 @ 24" ~ MAX. SPAN = 14'-2"
2x10 @ 16" ~ MAX. SPAN = 25'-0"	2x10 @ 16" ~ MAX. SPAN = 20'-9"
2x10 @ 24" ~ MAX. SPAN = 23'-11"	2x10 @ 24" ~ MAX. SPAN = 18'-11"

CANADIAN WOOD COUNCIL - US SPANS FOR CANADIAN LUMBER CODE
AMERICAN SOUTHWEST LUMBER TRD. F200-99
FPA GUIDELINES / 2013 RESIDENTIAL CODE OF OREGON

MAX. ALLOWABLE SPANS
RAFTERS
CEILING APPLIED DIRECTLY TO BOTTOM / REPETITIVE USE

SOUTHERN YELLOW PINE #2 SPRUCE/PINE/FIR #2

2x4 @ 16" ~ MAX. SPAN = 8'-11"	2x4 @ 16" ~ MAX. SPAN = 8'-6"
2x4 @ 24" ~ MAX. SPAN = 7'-5"	2x4 @ 24" ~ MAX. SPAN = 6'-11"
2x6 @ 16" ~ MAX. SPAN = 13'-0"	2x6 @ 16" ~ MAX. SPAN = 12'-5"
2x6 @ 24" ~ MAX. SPAN = 10'-8"	2x6 @ 24" ~ MAX. SPAN = 10'-2"
2x8 @ 16" ~ MAX. SPAN = 16'-10"	2x8 @ 16" ~ MAX. SPAN = 15'-9"
2x8 @ 24" ~ MAX. SPAN = 13'-9"	2x8 @ 24" ~ MAX. SPAN = 12'-10"
2x10 @ 16" ~ MAX. SPAN = 20'-1"	2x10 @ 16" ~ MAX. SPAN = 19'-3"
2x10 @ 24" ~ MAX. SPAN = 16'-5"	2x10 @ 24" ~ MAX. SPAN = 15'-8"
2x12 @ 16" ~ MAX. SPAN = 23'-7"	2x12 @ 16" ~ MAX. SPAN = 22'-4"
2x12 @ 24" ~ MAX. SPAN = 19'-3"	2x12 @ 24" ~ MAX. SPAN = 18'-3"

CANADIAN WOOD COUNCIL - US SPANS FOR CANADIAN LUMBER CODE
AMERICAN SOUTHWEST LUMBER TRD. F200-99
FPA GUIDELINES / 2013 RESIDENTIAL CODE OF OREGON

SOFFITS EXTEND 8" PAST FRAMING OR BRICK U.N.O.
RAKES EXTEND 8" PAST FRAMING OR BRICK U.N.O.

ROOF TRUSSES DESIGNED AND ENGINEERED BY MANUFACTURER PER BUILDING CODE REQUIREMENTS

ALL EXTERIOR WALLS CAN BE CONSIDERED LOADBEARING. DO NOT DESIGN TRUSSES TO BEAR ON INTERIOR WALLS UNLESS NOTED AS "ABLE TO LOADBEAR" ON PLANS

LAYOUT SHOWN IS FOR REFERENCE ONLY - STRUCTURAL LAYOUT DESIGNED BY TRUSS COMPANY

ALL STRUCTURAL LUMBER MINIMUM #2 S-P-F UNLESS NOTED

HAT VENTS / RIDGE VENTS / GABLE VENTS SHOWN ON ELEVATIONS

PROVIDE FLASHING FOR ROOF / WALL INTERSECTIONS

FRAMING CONTRACTOR IS TO PROVIDE ENG'G CUT SHEETS FOR ALL TRUSSES AND PRE-MANUFACTURED BEAMS (LVL'S) TO BUILDING INSPECTOR AT FRAMING INSPECTION

PROVIDE APPROPRIATE FIRE-STOPPING IN ALL CONCEALED HORIZONTAL & VERTICAL DRAFT SPACES TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN EACH STORY AND ROOF

FOR ROOF AREAS UNABLE TO BE TRUSSED, FOLLOW CONVENTIONAL SPAN TABLES THIS PAGE (RIDGE BD. DEPTHS MUST EXCEED RAFTER CUTS)

TRUSS DESIGNER TO CONTACT P&D BUILDERS WITH DESIGN QUESTIONS (740) 201-8079 X211 ATTN. RON

AVOID PLACING GROVER & CARRIER TRUSSES ABOVE OPENINGS WHENEVER POSSIBLE

TRUSS DESIGNER TO COORDINATE TRUSS TOP-CHORD DESIGN TO SUPPORT CONVENTIONAL FRAMING WHERE NECESSARY

2-2X4 BLOCKING / PURLINS EVERY 48" C/C DOWN TO WALLS BELOW WHERE POSSIBLE

PRELIMINARY ROOF FRAMING LAYOUT

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

FOR REFERENCE ONLY - TRUSS DRAWINGS TO BE ENGINEERED BY TRUSS DESIGNER

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OPT. FINISHED BSMT = xxx SQ.FT.

ROOF



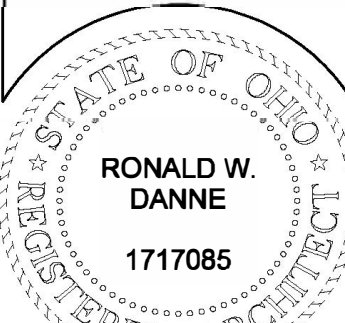
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EXPIRATION DATE 12/31/2023

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614.207.6266 danne@danne.com

REVISION DATE:	BY:	PHOTO:
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0 6 12 18 24 30 36 42 48 54 60 66 72 78 84 90 96 102 108 114 120
RED-VERY DIMENSION-DO NOT SCALE PRINTS

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PAGE: 5 OF 8