

P&D Builders - Job # 1703

ELEVATIONS



59 Greif Parkway Suite 100  
Delaware, Ohio 43015  
(740) 201-8079  
Fax (740) 201-8084  
www.pndbuilders.com

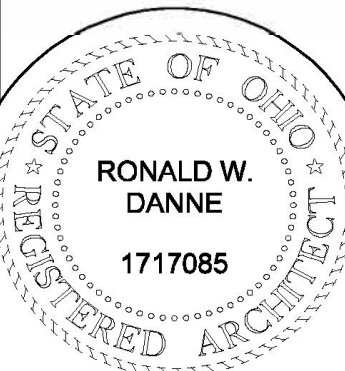
ALL DIMENSIONS ARE THE EXCLUSIVE PROPERTY OF P&D BUILDERS. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE ACCURACY OF THESE DIMENSIONS BEFORE ANY CONSTRUCTION BEGINS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.

PROJ # 1703

LOT 7  
Darby Iwp

ARCHITECTURAL APPROVAL

NOT FOR CONSTRUCTION



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

Danne Residential Design & Drafting, LLC  
614.207.6266 danne.d@gmail.com

| REVISION DATE | BY  | REVISION    |
|---------------|-----|-------------|
| 9/26/24       | rwd | concepts    |
| 10/2/24       | l   | concept     |
| 10/17/24      | l   | concept rev |
| 11/3/24       | l   | concept rev |
| 11/6/24       | jcm | prelim      |
| 11/12/24      | l   | prelim rev  |

TO SCALE WHEN PRINTED 24"X36" - PAPER SIZE "D"  
FIELD HEIGHTS: 0' 0" 4' 0" 8' 0" SCALE: 1/8"=1'-0"

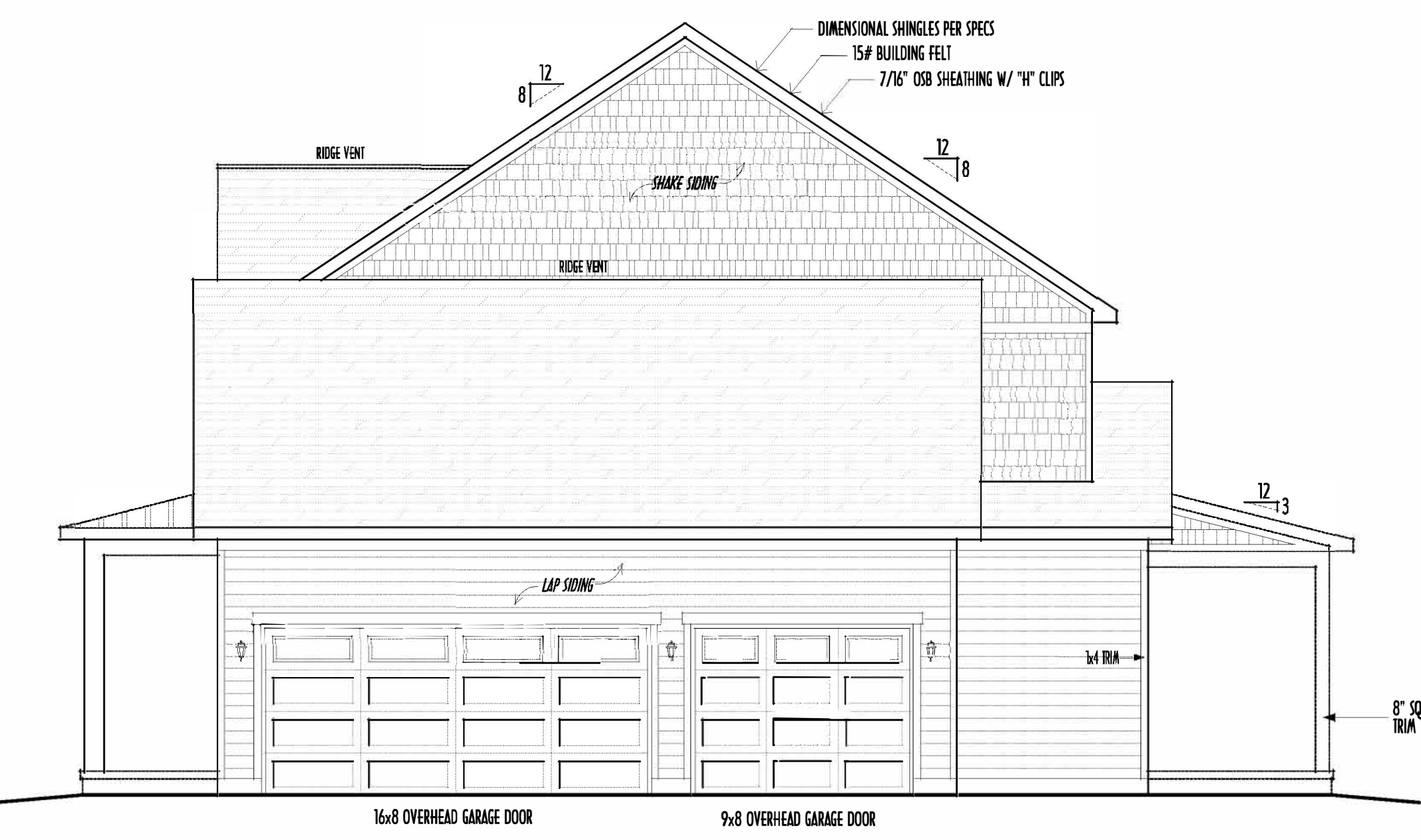
DESIGNED: P&D / rwd

PAGE: 5 of 9

- DIMENSIONAL SHINGLES
- FAUX STONE VENEER
- HORIZ. LAP SIDING
- SHAKE SIDING



FRONT ELEVATION  
SCALE : 3/16" = 1'-0"



RIGHT ELEVATION  
SCALE : 3/16" = 1'-0"

NOTE: WINDOWS IN GARAGE DOORS ARE OPTIONAL

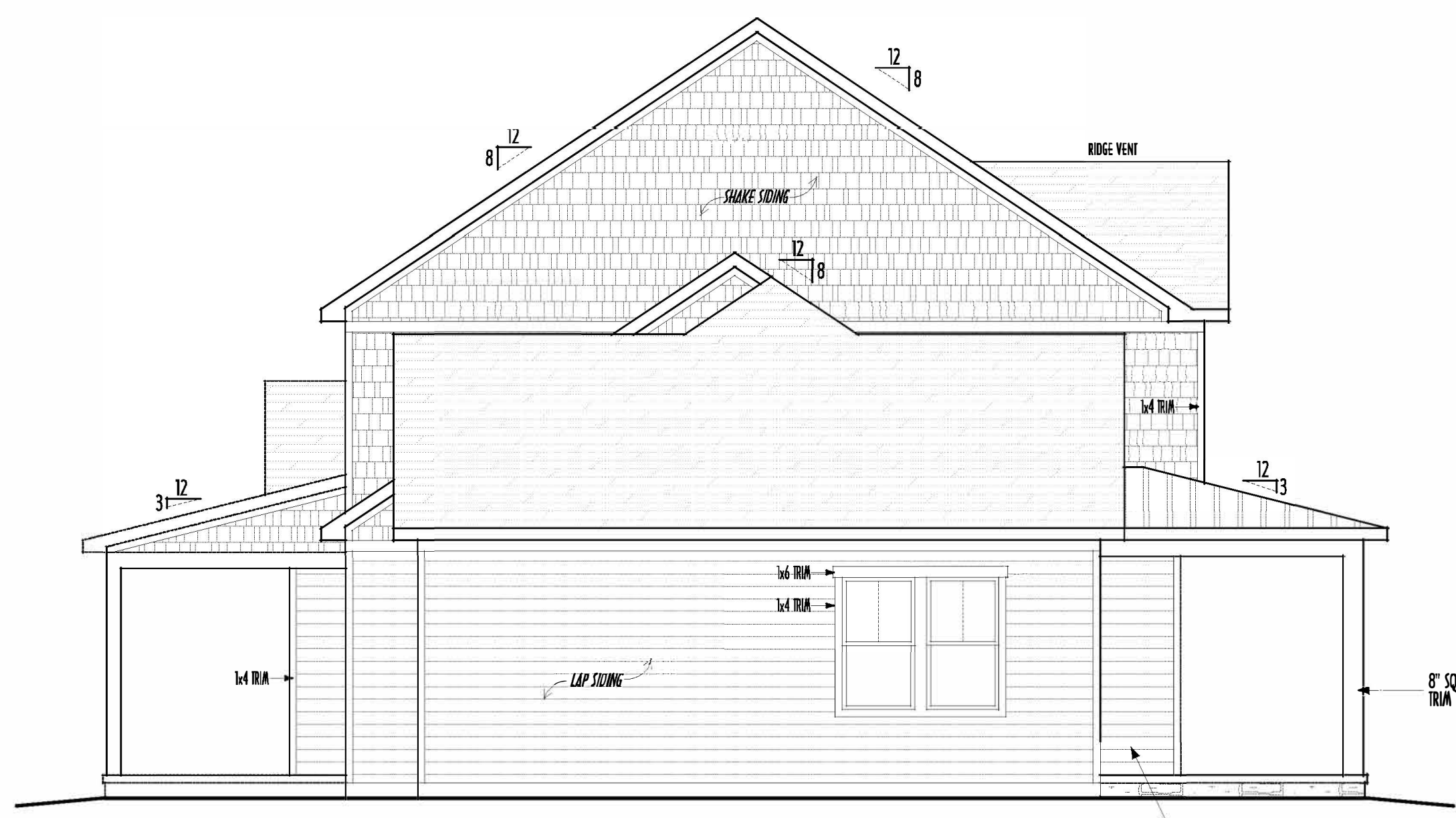
GRADE ELEVATION SHOWN IS APPROXIMATE  
FIELD VERIFY & ADJUST FOUNDATION AS NECESSARY

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 @ 9'-1 1/8" UNLESS NOTED OTHERWISE  
FIRST FLOOR WINDOW HEADERS @ 7'-6" 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 TRIM 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  
WEEP SCREENS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1 ( #26 GALV CORROSION-RESISTANT SCREENED 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



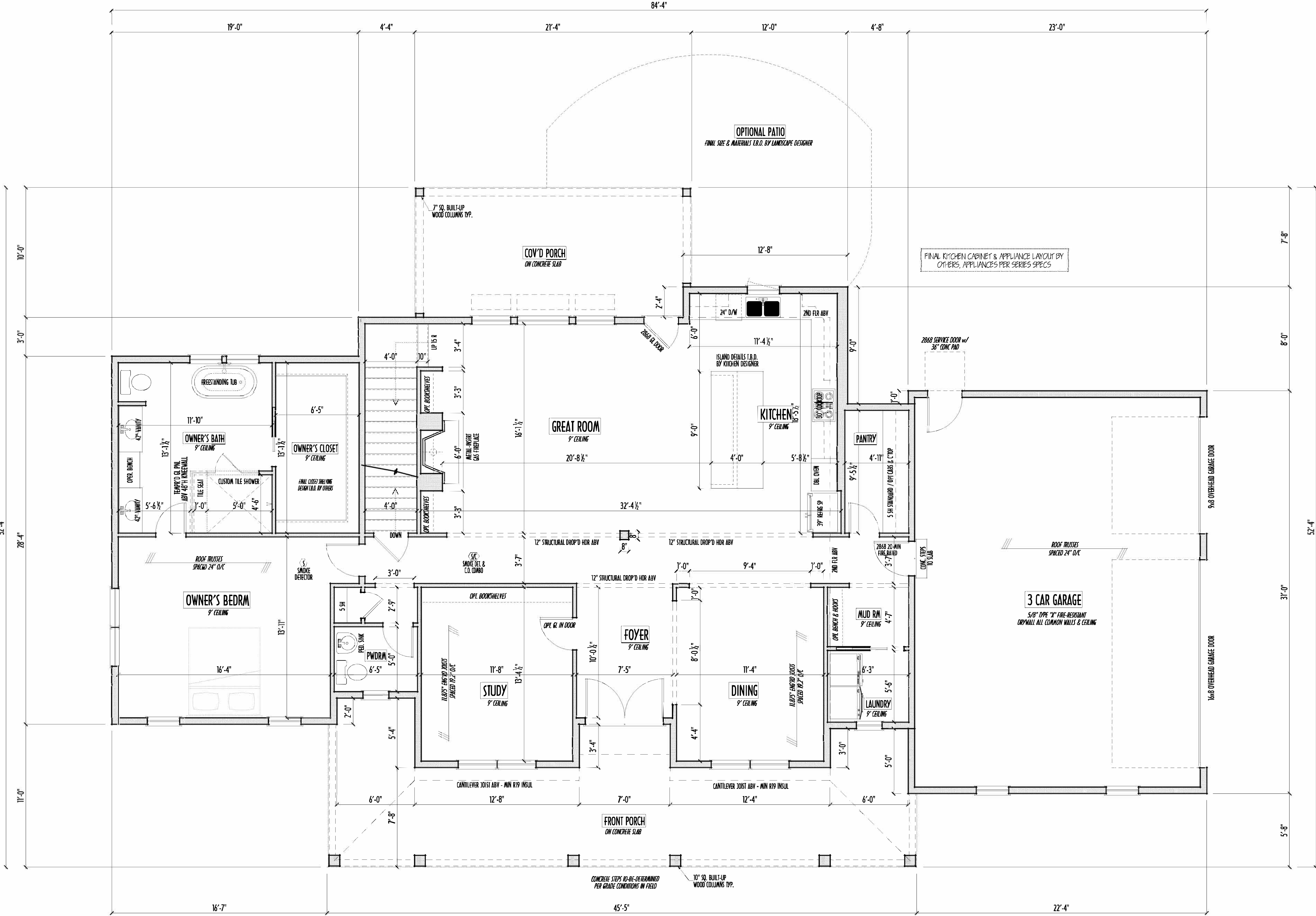
LEFT ELEVATION  
SCALE : 3/16" = 1'-0"



BACK ELEVATION  
SCALE : 3/16" = 1'-0"

FIRST FLOOR = 1,949 SQ.FT.  
SECOND FLOOR = 1,158 SQ.FT.  
TOTAL FIN. AREAS = 3,107 SQ.FT.  
OPT FIN. BSMT = 1,180 SQ.FT.

FIRST FLOOR = 1,949 SQ.FT.  
SECOND FLOOR = 1,158 SQ.FT.  
TOTAL FIN. AREAS = 3,107 SQ.FT.  
OPT. FIN. BSMT = 1,180 SQ.FT.

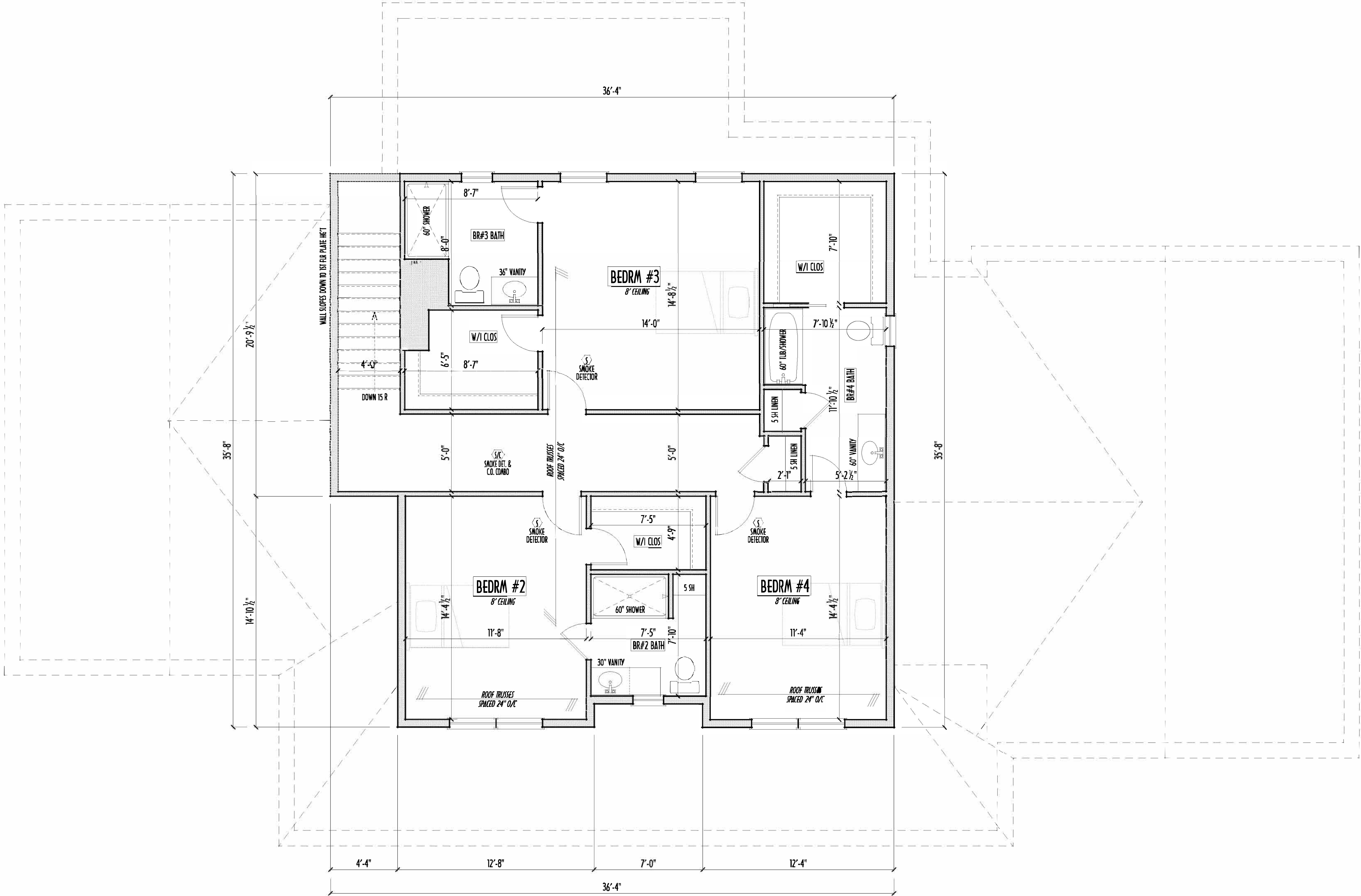


FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

FIRST FLOOR CEILINGS AT 9'-11/8" UNLESS NOTED OTHERWISE  
FIRST FLOOR WINDOWS HEADERS AT 7'-6" UNLESS NOTED OTHERWISE  
CONTRACTORS TO SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES WITH THE PLANS TO THE JOB SUPERVISOR ASAP  
FIRST FLOOR DESIGN LIVE LOAD = 40 PSF  
ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO CONFORM TO 2019 I.C.C. AND/OR APPLICABLE LOCAL CODES  
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT CONFIRM WINDOW ROUGH-OPENINGS AND HEADER HGT'S w/ PROVIDER  
CONFIRM FLOORING & FINISH MATERIALS w/ JOB SUPERVISOR (PER CONTRACT)  
ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OR CORNERS OF WOOD FRAMING LENGTHS AND/OR PENETRATION  
AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS  
BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES)  
BRACE FLOORJOISTS AT MIDSPAN PER CODE  
INTERIOR DOORS SHOWN 4" OFF CORNERS UNLESS NOTED  
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

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

SECOND FLOOR CEILING 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.O. 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  
R-VALUE SHEETS FROM TACOMA ENERGY (THOSE SHOWN  
ON THESE PLANS ARE PRELIMINARY/PREFERENCE ONLY)  
INSTALL ALL LVL & LSL BEAMS WITH  
LABELS VISIBLE FOR BLDG INSPECTION  
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER R20 3M & 315  
<75 PSR, <450 SDR PER ASTM E84



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

FIRST FLOOR = 1,949 SQ.FT.  
SECOND FLOOR = 1,158 SQ.FT.  
TOTAL FIN. AREAS = 3,107 SQ.FT.  
OPT FIN. BSMT = 1,180 SQ.FT.

P&D Builders - Job # 1703

FND/BSMT

P&D BUILDERS  
EST. 1962

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PROJ # 1703

JOB LOCATION LOT 7  
Darby Iwp

ARCHITECTURAL APPROVAL

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

STATE OF OHIO  
REGISTERED ARCHITECT  
RONALD W. DANNE  
1717085

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

Danne  
Residential Design & Drafting, Inc.  
614.207.6266 danne@danne.com

| REVISION DATE     | BY  | REVISION    |
|-------------------|-----|-------------|
| 9/26/24 & 9/30/24 | rdw | concepts    |
| 10/2/24 & 10/4/24 | j/s | concept rev |
| 10/7/24           | j/s | concept rev |
| 11/3/24 & 11/4/24 | V/J | concept rev |
| 1/6/24            | jam | prelms      |
| 1/11/24 & 1/12/24 | V/s | prelim rev  |

P&D Builders - Job # 1703

ROOF

P & D BUILDERS

EST. 1962

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PROJ. NO. 1703

JOB LOCATION LOT 7  
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PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

STATE OF OHIO  
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Danne

Residential Design & Drafting, LLC

614.207.6266 dannehd@gmail.com

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| 11/12/24      | rwd | concepts |

TO SCALE WHEN PRINTED 24"X36" - PAPER SIZE 11"X17" - PLOT SIZE 11"X17" - PLOT SIZE 11"X17"

DESIGNED BY P&D / rwd

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| ROOF VENTILATION CALC'S                                                |
|------------------------------------------------------------------------|
| HORIZONTAL AREA OF ATTIC SPACES = xxx SQ.FT.                           |
| DIVIDE HORIZ. AREA BY 300 (USING BOTH RIDGE & SOFFIT VENTS)            |
| REQUIRED SQ.FT. OF VENT OPENINGS = xxx SQ.FT.                          |
| ACTUAL LINEAR FT. OF RIDGE VENT (x2) = xxx (15' x .1) PER = xxx SQ.FT. |
| ACTUAL SQ.FT. OF SOFFIT VENT (x2) = xxx.25 = xxx SQ.FT.                |
| ACTUAL TOTAL SQ.FT. OF VENTS = xxx SQ.FT.                              |

SOFFITS EXTEND 12" PAST FRAMING U.N.O.  
RAKES EXTEND 12" PAST FRAMING 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

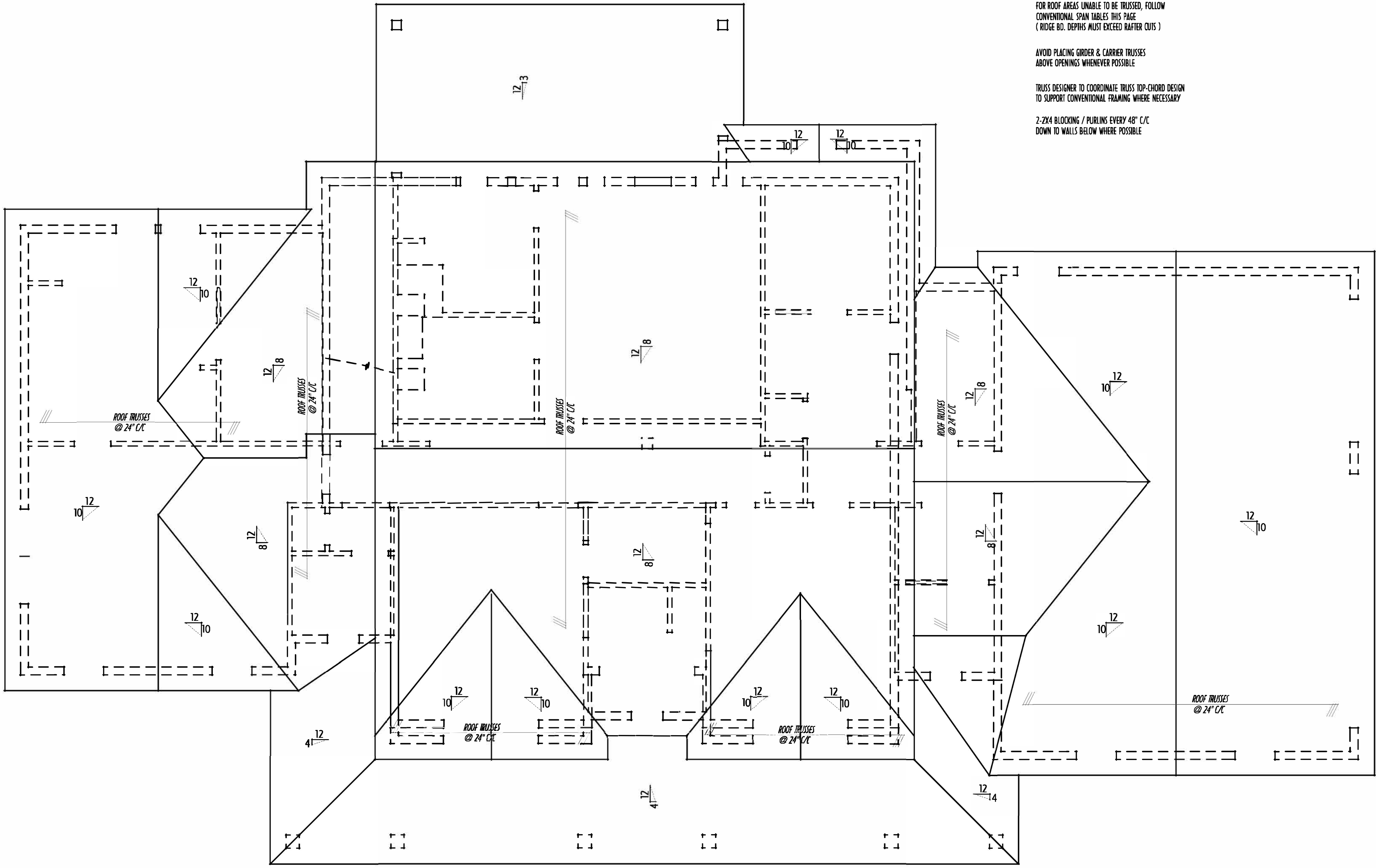
PROVIDE APPROPRIATE FIRE-STOPPING IN ALL CONCEALED HORIZONTAL & VERTICAL DRAFT SPACES TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN EACH STORY AND ROOF

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

AVOID PLACING GIRDER & 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

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

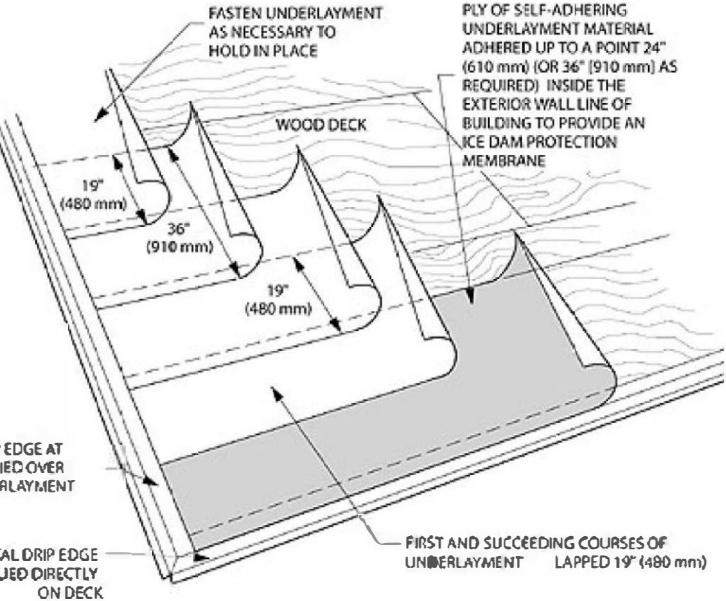
ALL RIDGE BEAMS & HIP RAFTER DEPTHS ARE TO BE NOT LESS THAN DEPTH OF END CUT OF RAFTER

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

| MAX. ALLOWABLE SPANS<br>RAFTERS                    |                                 |
|----------------------------------------------------|---------------------------------|
| CEILING APPLIED DIRECTLY TO BOTTOM / RECURSIVE USE |                                 |
| SOUTHERN YELLOW PINE #2                            |                                 |
| 2x4 @ 16" ~ MAX. SPAN = 8'-11"                     | 2x4 @ 16" ~ MAX. SPAN = 8'-11"  |
| 2x4 @ 24" ~ MAX. SPAN = 7'-5"                      | 2x4 @ 24" ~ MAX. SPAN = 6'-11"  |
| 2x6 @ 16" ~ MAX. SPAN = 13'-10"                    | 2x6 @ 16" ~ MAX. SPAN = 12'-5"  |
| 2x6 @ 24" ~ MAX. SPAN = 10'-8"                     | 2x6 @ 24" ~ MAX. SPAN = 10'-2"  |
| 2x8 @ 16" ~ MAX. SPAN = 16'-0"                     | 2x8 @ 16" ~ MAX. SPAN = 15'-4"  |
| 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'-4" |
| 2x12 @ 16" ~ MAX. SPAN = 23'-3"                    | 2x12 @ 16" ~ MAX. SPAN = 22'-4" |
| 2x12 @ 24" ~ MAX. SPAN = 19'-3"                    | 2x12 @ 24" ~ MAX. SPAN = 18'-5" |

| MAX. ALLOWABLE SPANS<br>CEILING JOISTS          |                                  |
|-------------------------------------------------|----------------------------------|
| SOUTHERN YELLOW PINE #2 (BETTER (RELATIVE USE)) |                                  |
| EXTREME FIBER STRESS IN BENDING 1200 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 = 8'-11"                  | 2x4 @ 24" ~ MAX. SPAN = 7'-5"    |
| 2x6 @ 16" ~ MAX. SPAN = 16'-11"                 | 2x6 @ 16" ~ MAX. SPAN = 13'-6"   |
| 2x6 @ 24" ~ MAX. SPAN = 13'-6"                  | 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'-0"   |
| 2x10 @ 16" ~ MAX. SPAN = 27'-0"                 | 2x10 @ 16" ~ MAX. SPAN = 20'-9"  |
| 2x10 @ 24" ~ MAX. SPAN = 23'-11"                | 2x10 @ 24" ~ MAX. SPAN = 16'-11" |



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

NOTE: ROOF SLOPES LESS THAN 4 IN 12 SHALL HAVE MIN. (2) LAYERS OF #15 FELT PARALLEL TO EAVES WITH MIN. 10" LAP AT TOP AND MIN. 12" END LAP WITH MIN. 72" BETWEEN ROWS OF END LAPS  
OR - INSTALLED PER SHINGLE MANUFACTURER'S SPECIFICATIONS FOR COLD-WEATHER LOW-SLOPE CONDITIONS

|                    |              |
|--------------------|--------------|
| FIRST FLOOR =      | 1,949 SQ.FT. |
| SECOND FLOOR =     | 1,158 SQ.FT. |
| TOTAL FIN. AREAS = | 3,107 SQ.FT. |
| OPT. FIN. BSMT =   | 1,180 SQ.FT. |