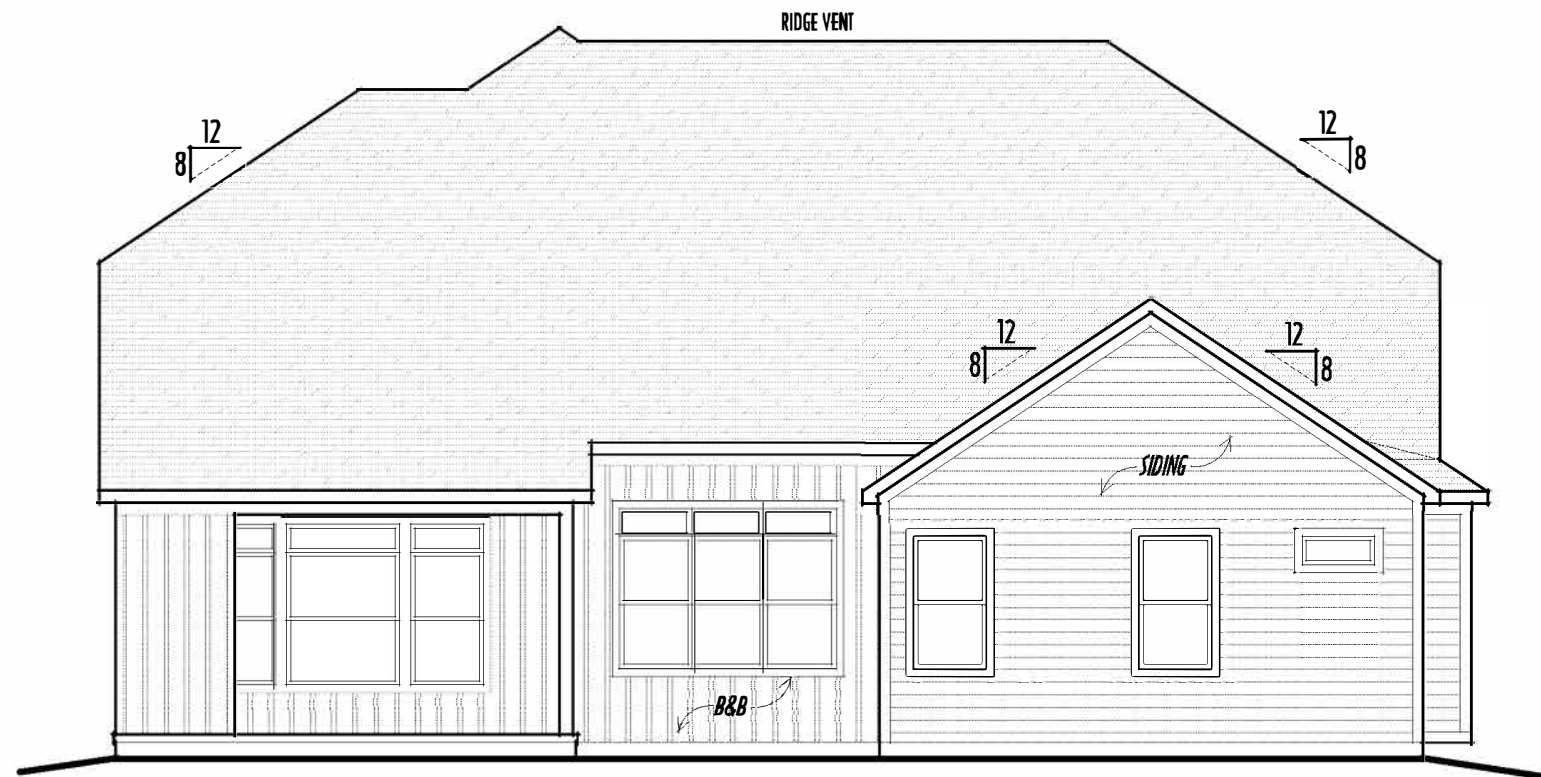




LEFT ELEVATION
SCALE : 1/8" = 1'-0"

FIRST FLOOR CEILINGS @ 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADERS @ 7'-6" 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 TAG 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-703.6.2.1
(#26 GALV CORROSION-RESISTANT SCREED 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



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



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

FIRST FLR LIVING SP = 2,020 SQ.FT.
SECOND FLR LIVING SP = 1,072 SQ.FT.
TOTAL LIVING SP = 3,092 SQ.FT.
OPT. FINISHED BSMT = 54 SQ.FT.



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

ALL DRAWINGS ARE THE PROPERTY OF P&D BUILDERS LTD. NO REPRODUCTION OR OTHER USE IS PERMITTED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.

PROJ. NO. 1445

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

RONALD W. DANNE
1717085

STATE OF OHIO
REGISTERED ARCHITECT

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

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

REVISION DATE: BY: DATE: QTY

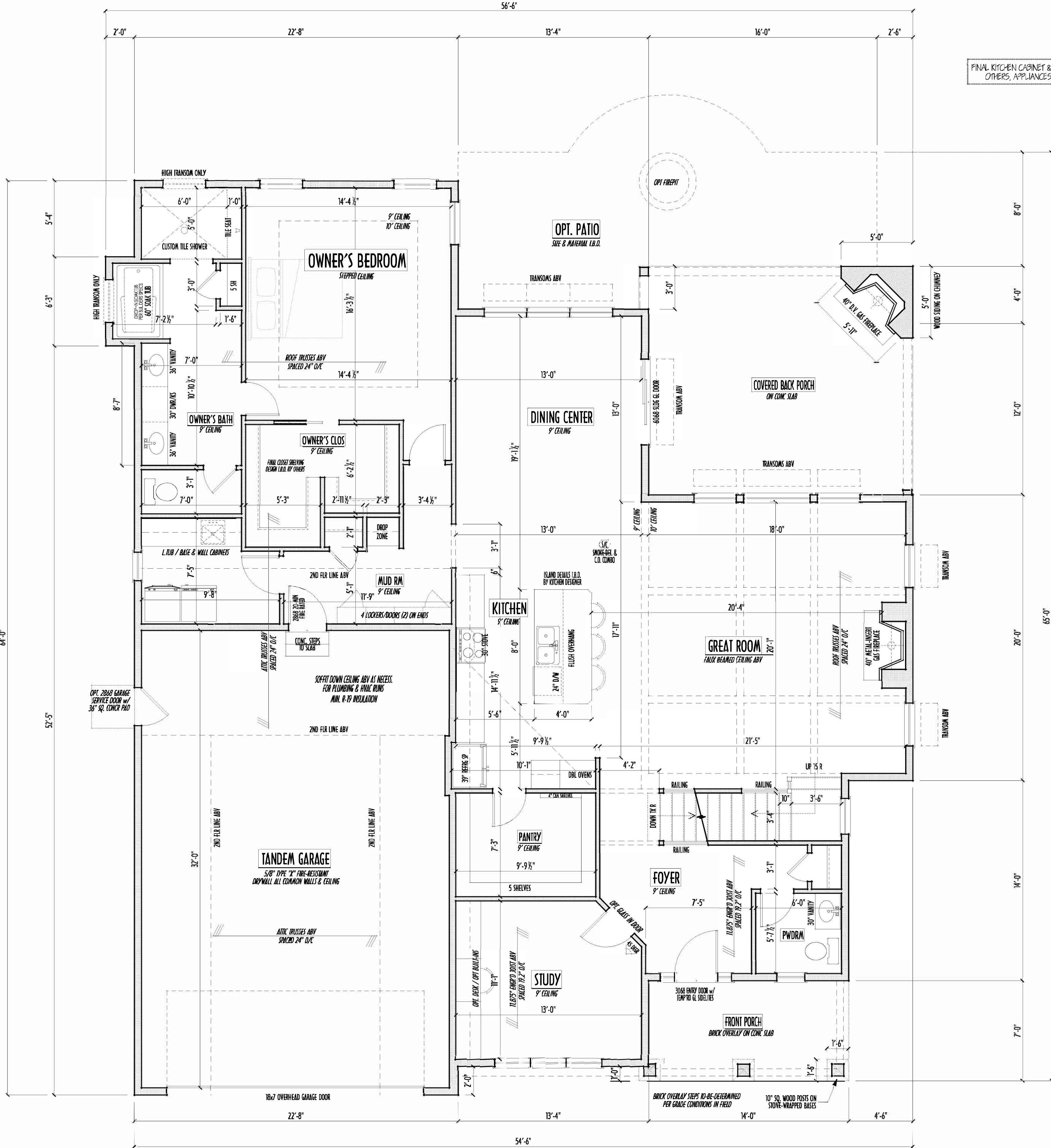
6/10/20	rwf	concepts	
6/12/20	rwf	prelims	
7/24/20	1/1/20/20	y/r	prelim rev
8/4/20	1/1/20/20	y/r	prelim rev
10/4/20	1/1/20/20	y/r	prelim rev
11/4/20	1/1/20/20	y/r	prelim rev
12/17/20	rwf	prelim QTO	
1/18/21	1/1/21/21	1/1	prelim rev
3/14/21	1/1/21/21	1/1	prelim rev
4/29/21	rwf	prelim rev	
5/10/22	rwf	redo QTO	

TO SCALE WHEN PRINTED DRAW - PAPER SIZE 11" X 17"
0 1 2 3 4 5 6 7 8 9 10
FIELD VERT. DIMENSIONS - 1/8" = 1' SCALE POINTS

DESIGNED: P&D / rwf

PAGE: 5 of 9

FIRST FLOOR CEILINGS AT 9'-1 1/8" 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 2013 R.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



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

FIRST FLR LIVING SP = 2,020 SQ.FT.
SECOND FLR LIVING SP = 1,072 SQ.FT.
TOTAL LIVING SP = 3,092 SQ.FT.
OPT. FINISHED BSMT = 54 SQ.FT.

1ST FLR

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

1445

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

RONALD W. DANNE
1717085
12/31/2023

Danne
Residential Design & Drafting
614.207.6266 danne.dan@gmail.com

REVISION DATE:	BY:	DATE:
6/10/20	rwd	concepts
6/12/20	rwd	prelims
1/14/20 & 1/13/20	y/r	prelim rev
8/4/20 & 9/28/20	y/r	prelim rev
0/4/20 & 10/28/20	y/r	prelim rev
11/4/20	y/r	prelim rev
12/17/20	rwd	prelim QTO
1/8/21 & 1/19/21	r/j	prelim rev
3/14/21 & 4/18/21	r/j	prelim rev
4/29/21	rwd	prelim rev
5/10/22	rwd	redo QTO

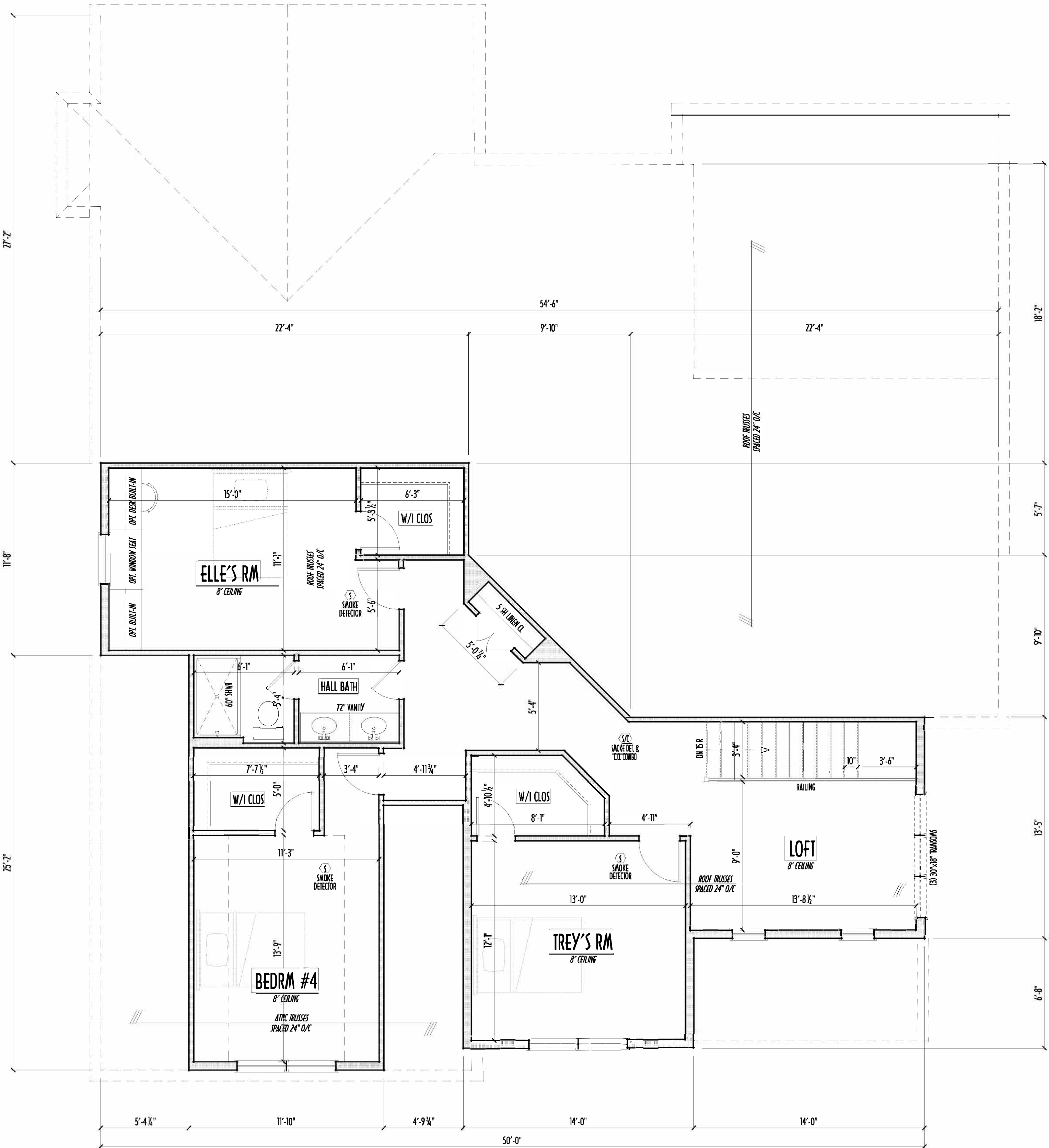
1/4" SCALE WHEN PRINTED 24" x 36" - PAPER SIZE 11"
0 4 8 12 16 20 24 28 32 36 40 44 48 52 56 60 64 68 72 76 80 84 88 92 96 100
FIELD VERT. DIMENSIONS - DIM. NOT SCALE POINTS

DESIGNED: P&D / rwd

PAGE: 3 of 9

5/1/2022 PM 4:01

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 WALLS 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 ICC 314 & 315 <75 PSR, <450 SDR PER ASTM E94



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

FIRST FLR LIVING SP =	2,020 SQ.FT.
SECOND FLR LIVING SP =	1,072 SQ.FT.
TOTAL LIVING SP =	3,092 SQ.FT.
OPT. FINISHED BSMT =	54 SQ.FT.

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

2ND FLR

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

ALL DRAWINGS ARE THE PROPERTY OF P&D BUILDERS LTD. NO REPRODUCTION OR OTHER USE IS TO BE MADE WITHOUT WRITTEN CONSENT OF THE OFFICE OF THE ARCHITECT.

PROJ. NO. 1

1445

JOB LOCATION

LOT 353
New California Hills 13

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION

The Eckert Residence

Jerome Twp., Union County, Ohio

RONALD W. DANNE
1717085
REGISTERED ARCHITECT

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

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

REVISION DATE:	BY:	REVISION:
6/10/20	rwd	concepts
6/12/20	rwd	prelims
1/14/20 3/1/20/20	y/r	prelim rev
8/4/20 3/9/20/20	y/r	prelim rev
0/4/20 8/10/20/20	y/r	prelim rev
11/4/20	y/r	prelim rev
12/17/20	rwd	prelim QTO
1/8/21 3/1/21/21	r/j	prelim rev
3/14/21 3/4/21/21	r/j	prelim rev
4/29/21	rwd	prelim rev
5/10/22	rwd	redo QTO

1/4" SCALE WHEN PRINTED 24"X36" - PAPER SIZE 11"

0 4 8 12 16 20 24 28 32 36 40 44 48 52 56 60 64 68 72 76 80 84 88 92 96 100

FIELD VERT. DIMENSIONS - DIM. 101 SCALE POINTS

DESIGNED:

P&D / rwd

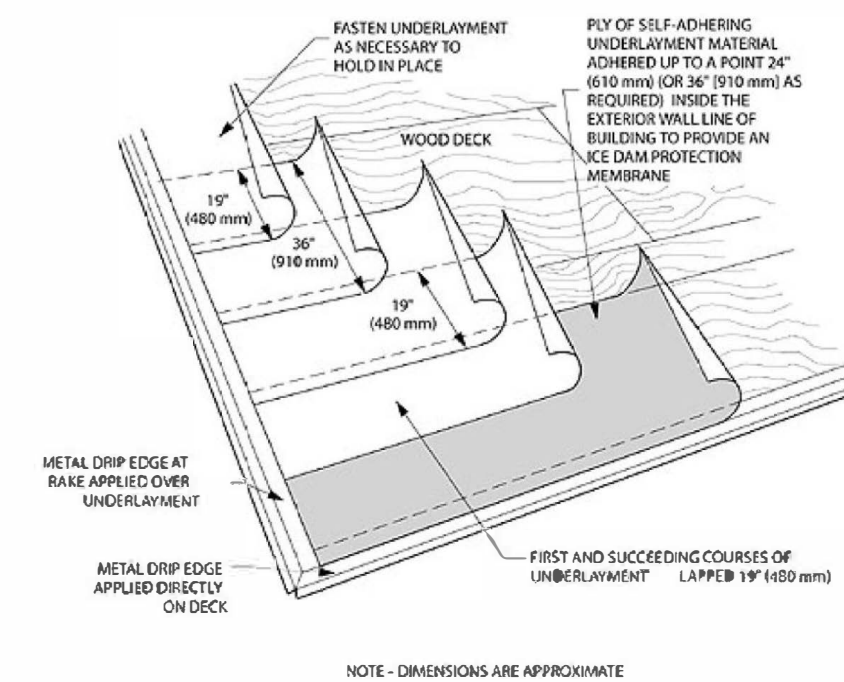
PAGE 1:

4 of 9

P&D Builders - Job # 1445

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'-5"
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 = 10'-10"	2x8 @ 16" ~ MAX. SPAN = 10'-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'-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"

MAX. ALLOWABLE SPANS CEILING JOISTS	
SPRUCE/PINE/FIR #2 OR BETTER (REPETITIVE USE)	
EXTRINSIC FIBER STRESS IN BENDING $f_b^* = 1100 \times P_2$ MODULUS OF ELASTICITY $E^* = 1.4 \text{ M. PSI}$	
NO STORAGE ALLOWED:	LIMITED ATTIC STORAGE:
2x4 @ 14" ~ MAX. SPAN = 10'-9"	2x4 @ 16" ~ MAX. SPAN = 8'-11"
2x4 @ 24" ~ MAX. SPAN = 9'-10"	2x4 @ 24" ~ MAX. SPAN = 7'-8"
2x6 @ 16" ~ MAX. SPAN = 15'-11"	2x6 @ 16" ~ MAX. SPAN = 13'-9"
2x6 @ 24" ~ MAX. SPAN = 15'-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'-2"
2x10 @ 16" ~ MAX. SPAN = 25'-11"	2x10 @ 16" ~ MAX. SPAN = 20'-9"
2x10 @ 24" ~ MAX. SPAN = 23'-11"	2x10 @ 24" ~ MAX. SPAN = 19'-11"



NOTE: 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. (2) LAYERS OF #15 FELT PARALLEL TO EAVES, WITH MIN. 19" 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

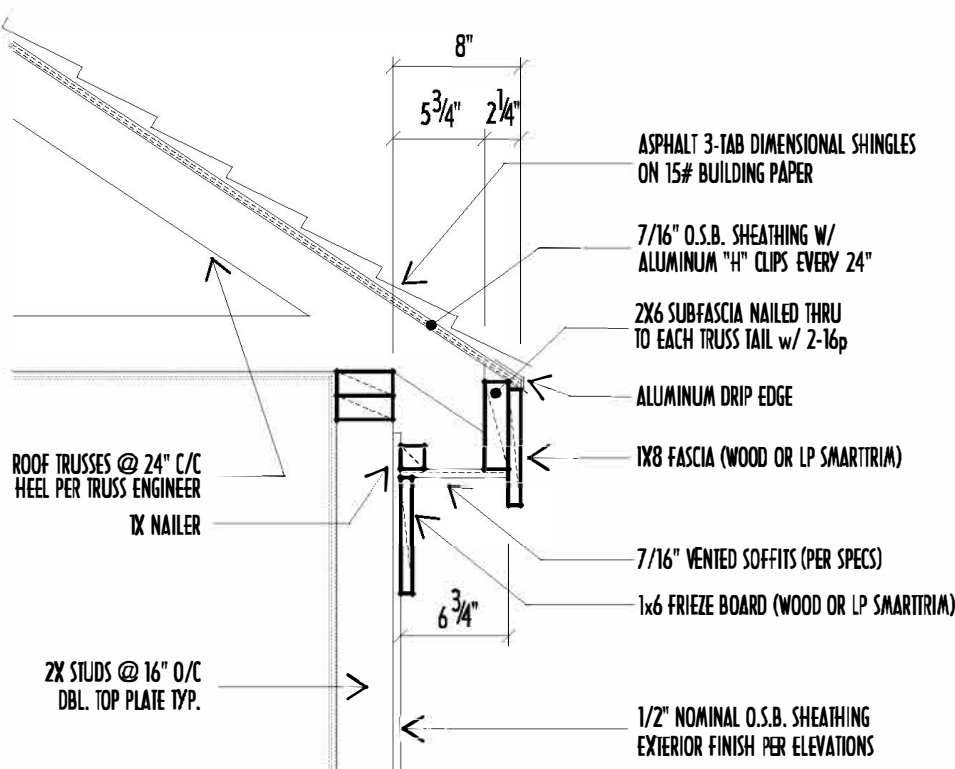
INFILL & OVERLAY FRAMING:

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

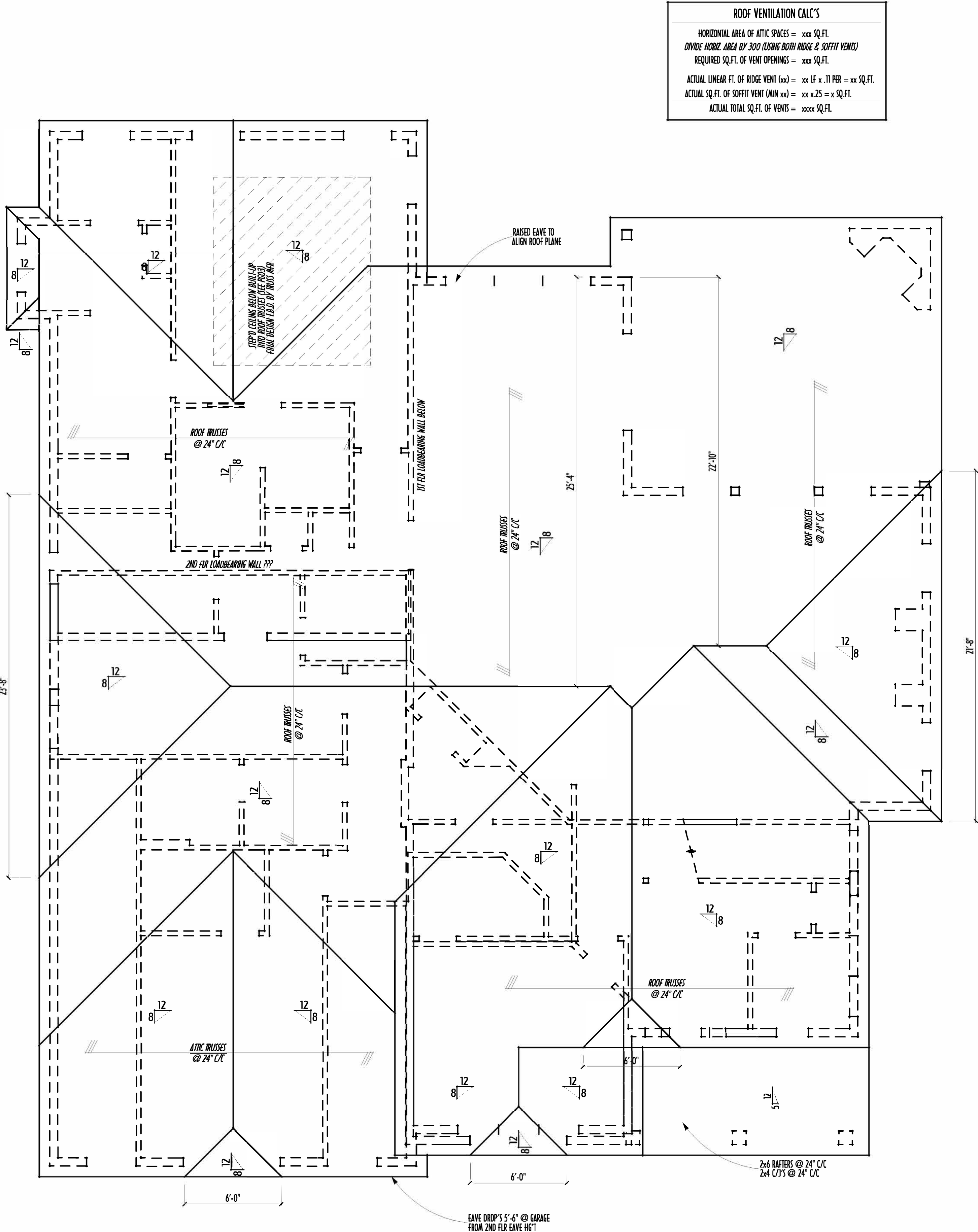
ALL RIDGE BEAMS & HP RAFTER DEPTHS ARE TO BE NOT LESS THAN DEPTH OF END CUT OF RAFTER

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



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



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 (xx) =	xx (F x .1) PER = xx SQ.FT.
ACTUAL SQ.FT. OF SOFFIT VENT (MIN xx) =	xx x .25 = x SQ.FT.
ACTUAL TOTAL SQ.FT. OF VENTS =	xxxx SQ.FT.

SOFFITS EXTEND 8" PAST FRAMING L.I.N.O.
RAKES EXTEND 8" PAST FRAMING L.I.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 BUILDER OR ARCHITECT WITH DESIGN QUESTIONS PRIOR TO PROCEEDING

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" O/C DOWN TO WALLS BELOW WHERE POSSIBLE

FIRST FLR LIVING SP =	2,020 SQ.FT.
SECOND FLR LIVING SP =	1,072 SQ.FT.
TOTAL LIVING SP =	3,092 SQ.FT.
OPT. FINISHED BSMT =	54 SQ.FT.



ROOF

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

ALL DRAWINGS ARE THE PROPERTY OF P&D BUILDERS LTD. NO REPRODUCTION OR OTHER USE IS PERMITTED WITHOUT WRITTEN CONSENT OF THE ARCHITECT OF THE PLANS

1445

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085
RONALD W. DANNE, LICENSE #1770785
EXPIRATION DATE 12/31/2023

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

REVISION DATE:	BY:	DATE:	DESCRIPTION:
6/10/20	rwd		concepts
6/12/20	rwd		prelims
1/14/20 1/17/20	y/r		prelim rev
8/4/20 11/28/20	y/r		prelim rev
0/4/20 1/10/20	y/r		prelim rev
11/4/20	y/r		prelim rev
12/17/20	rwd		prelim QTO
1/8/21 1/19/21	r/j		prelim rev
3/14/21 3/4/21	r/j		prelim rev
4/29/21	rwd		prelim rev
5/10/22	rwd		redo QTO

TO SCALE: MINIMUM PRINTING - PAPER SIZE 11" X 17" (FIELD VERT. DIMENSIONS - 1/8" SCALE; HORIZ. DIMENSIONS - 1/4" SCALE)

DESIGNED: P&D / rwd

PAGE 1: 6 OF 9

5/1/2022 PM 4:01