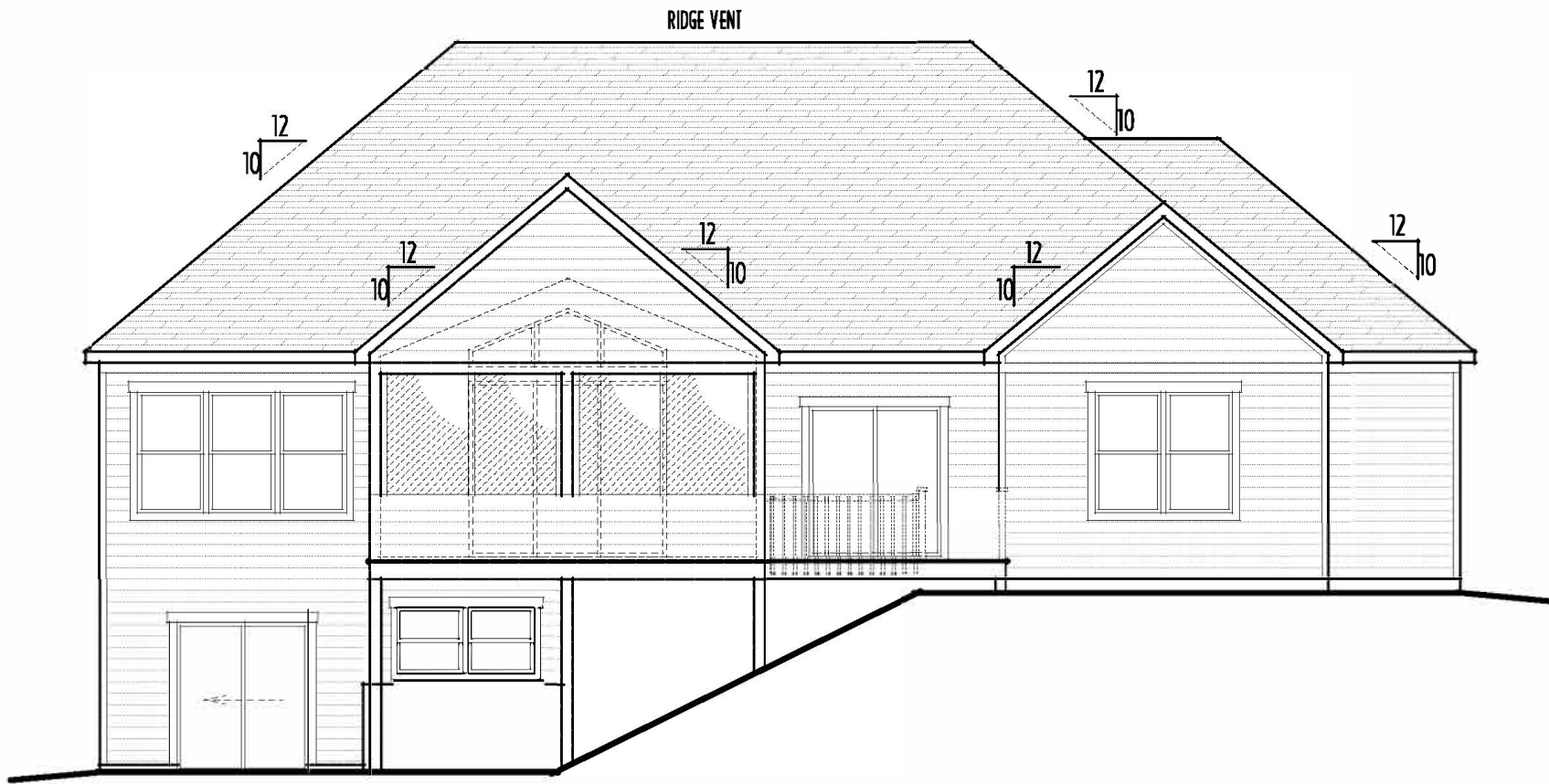
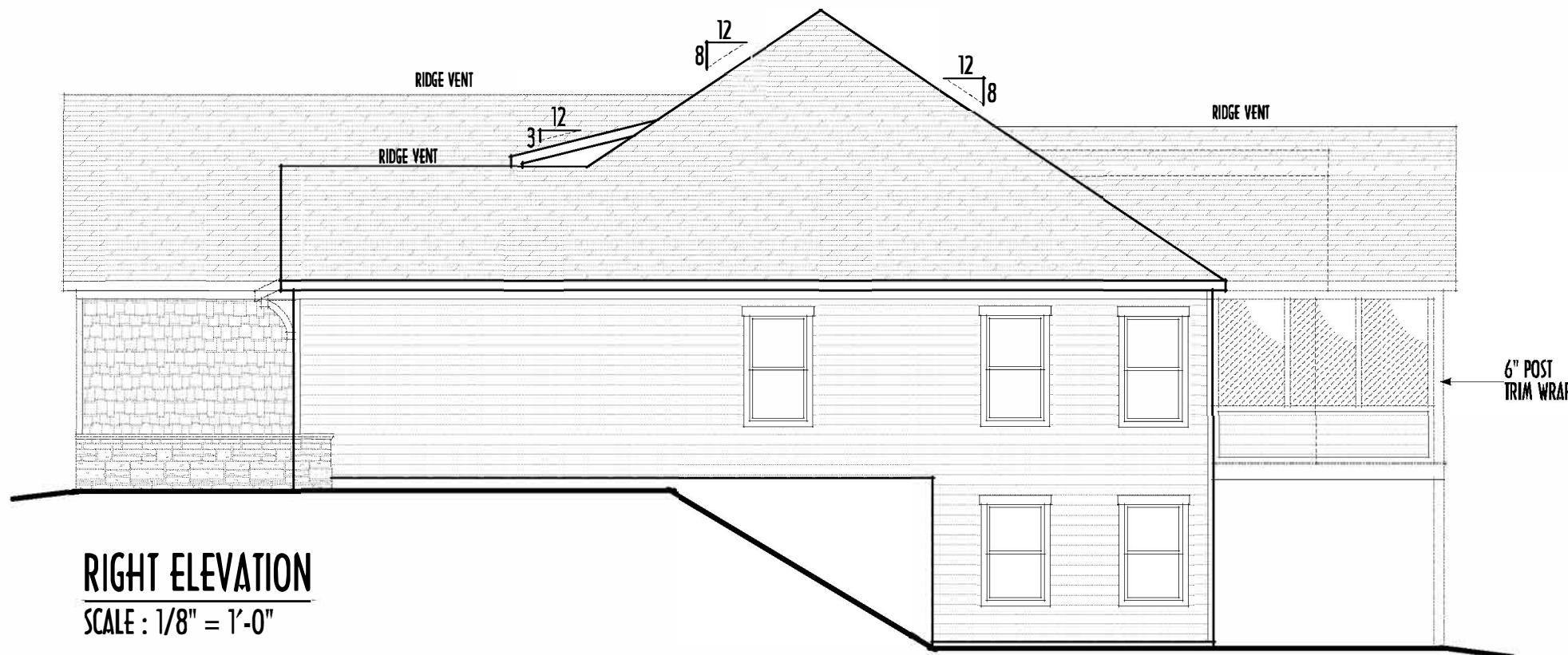


PRELIMINARY DESIGN  
NOT TO SCALE - NOT FOR CONSTRUCTION



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

CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6"  
INTO 1X6 WOOD TRIM UNLESS NOTED

FLASH & CAULK ELEVATIONS AS NECESSARY TO PROVIDE A  
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 SILICO 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

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

PLEASE NOTE: PRELIMINARY DESIGNS ARE SUBJECT TO CHANGE DUE TO STRUCTURAL OR CODE REQUIREMENTS. ITEMS SHOWN MAY BE OPTIONAL/EXTRA. PLEASE REFER TO YOUR CONTRACT FOR SPECIFICATIONS & DESCRIPTIONS.

| YES | NO | OPTIONS / EXTRA                     |
|-----|----|-------------------------------------|
|     |    | OPT. BENCH & HOOKS IN MUD RM        |
|     |    | OPT. BUILT-IN BENCH IN OWNER'S BATH |
|     |    | OPT. LAUNDRY SINK                   |
|     |    | ...                                 |
|     |    | ...                                 |

|                 |              |
|-----------------|--------------|
| FIRST FLOOR =   | 2,264 SQ.FT. |
| OPT FIN. BSMT = | x SQ.FT.     |



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

PLEASE NOTE: PRELIMINARY DESIGN AND SUBJECT TO CHANGE DUE TO STRUCTURAL OR SOFT REQUIREMENTS. ITEMS SPECIFIED ARE OPTIONAL / EXTRA. PLEASE REFER TO YOUR CONTRACT FOR SPECIFICATIONS & DESCRIPTIONS.

FND/BSMT



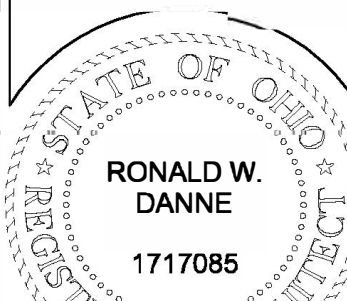
59 Greif Parkway Suite 100  
Delaware, Ohio 43015  
(740) 201-8079  
Fax (740) 201-8084  
www.pndbuilders.com

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EXPIRATION DATE 12/31/2025

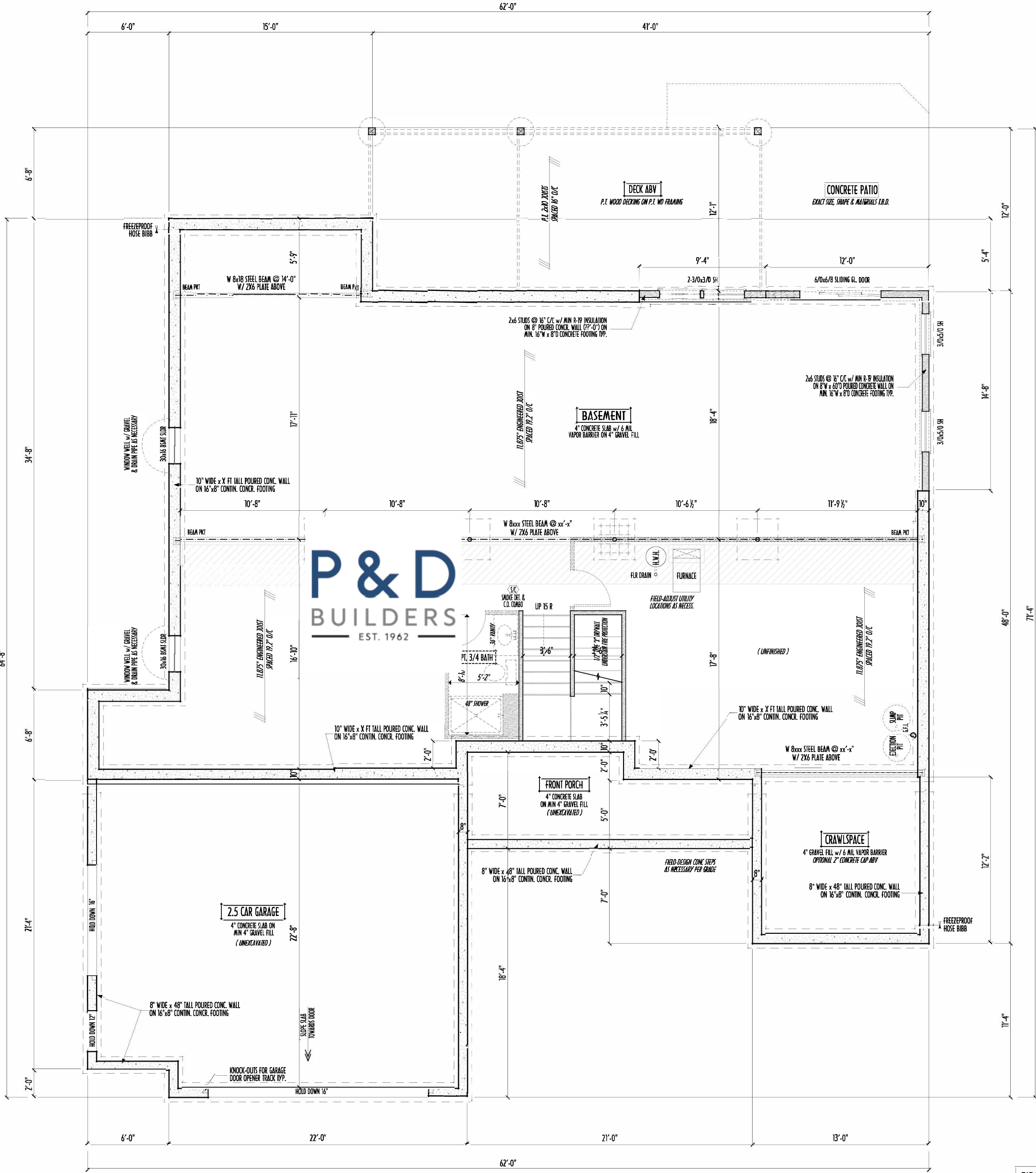
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Residential Design & Drafting, Inc.  
614.207.6266 danne@danne.com

| REVISION DATE | BY  | DATE       | DESCRIPTION |
|---------------|-----|------------|-------------|
| 10/14/24      | jam | prelim     |             |
| 10/29/24      | jam | prelim rev |             |
| 11/1/24       | jam | prelim rev |             |
| 11/1/24       | jam | prelim rev |             |

TO SCALE WHEN PRINTED 24"X36" - PAPER SIZE 11"  
FIELD DIMENSIONS - DO NOT SCALE FROM

DESIGNED BY P&D / rwd

PAGE: 2 of 8

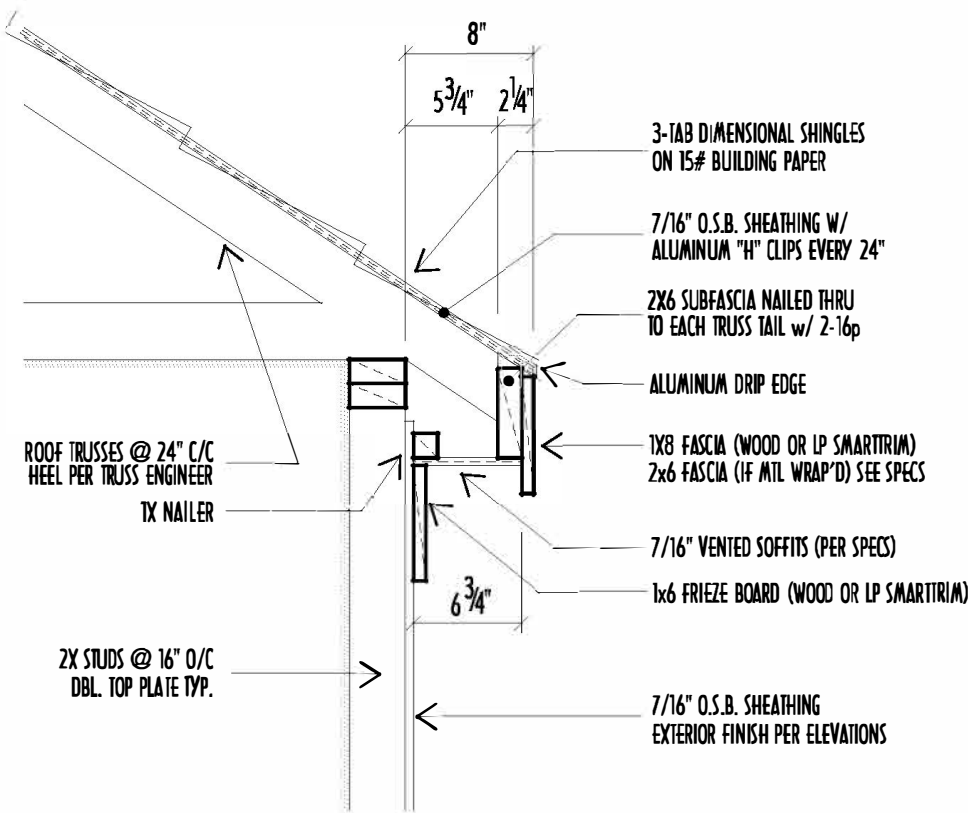


FOUNDATION / BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

FIRST FLOOR = 2,264 SQ.FT.  
OPT FIN. BSMT = x SQ.FT.

- MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR C.W.L. 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. 4" DROP IN FIRST 10FT OF RUN
- AVOID FLOODISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS
- BLOCK BETWEEN FLOODISTS 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 LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLOG INSPECTION

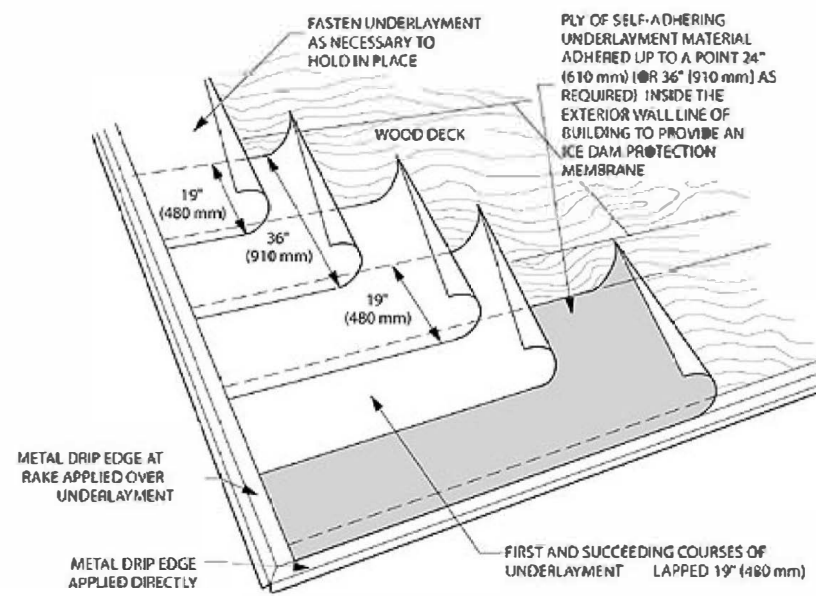
P&D Builders - Job # 1710



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

| MAX. ALLOWABLE SPANS<br>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'-0"   |
| 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 = 15'-10"                     | 2x8 @ 16" ~ MAX. SPAN = 15'-5"  |
| 2x8 @ 24" ~ MAX. SPAN = 13'-8"                      | 2x8 @ 24" ~ MAX. SPAN = 12'-10" |
| 2x10 @ 16" ~ MAX. SPAN = 20'-1"                     | 2x10 @ 16" ~ MAX. SPAN = 18'-5" |
| 2x10 @ 24" ~ MAX. SPAN = 16'-5"                     | 2x10 @ 24" ~ MAX. SPAN = 15'-5" |
| 2x12 @ 16" ~ MAX. SPAN = 23'-7"                     | 2x12 @ 16" ~ MAX. SPAN = 22'-2" |
| 2x12 @ 24" ~ MAX. SPAN = 18'-5"                     | 2x12 @ 24" ~ MAX. SPAN = 16'-5" |

| MAX. ALLOWABLE SPANS<br>CEILING JOISTS                                                     |                                  |
|--------------------------------------------------------------------------------------------|----------------------------------|
| SPRUCE/PINE/FIR #2 OR BETTER (REPETITIVE USE)                                              |                                  |
| EXPOSURE FIBER STRESS IN BENDING 120% = 1100+ PSI<br>MEMBERS OF EQUALITY 2" x 1.4 MIN. PSI |                                  |
| NO STORAGE ALLOWED:                                                                        | LIMITED ATTIC STORAGE:           |
| 2x4 @ 16" ~ MAX. SPAN = 10'-5"                                                             | 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'-6"   |
| 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 = 28'-0"                                                            | 2x10 @ 16" ~ MAX. SPAN = 20'-8"  |
| 2x10 @ 24" ~ MAX. SPAN = 24'-11"                                                           | 2x10 @ 24" ~ MAX. SPAN = 16'-11" |



NOTE: DIMENSIONS ARE APPROXIMATE

FROM EAVES USING 2 LAYERS OF OVERLAPPED UNDERLAYMENT  
OR SHINGLES EXTENDING IN MIN. 24" FROM OUTSIDE OF WALL BELOW

IF LESS THAN 4 IN 12 SHALL HAVE MIN. 20 LAYERS  
1) PARALLEL TO EAVES, WITH MIN. 19" LAP AT TOP  
2) END LAP, WITH MIN. 72" BETWEEN ROOF OF END LAPS

ALLOWED PER SHINGLE MANUFACTURER'S SPECIFICATIONS  
WEATHER LOW SLOPE CONDITIONS

SOFFITS EXTEND 8" PAST FRAMING U.N.O.  
RAKES EXTEND 8" 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 ENCL. 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

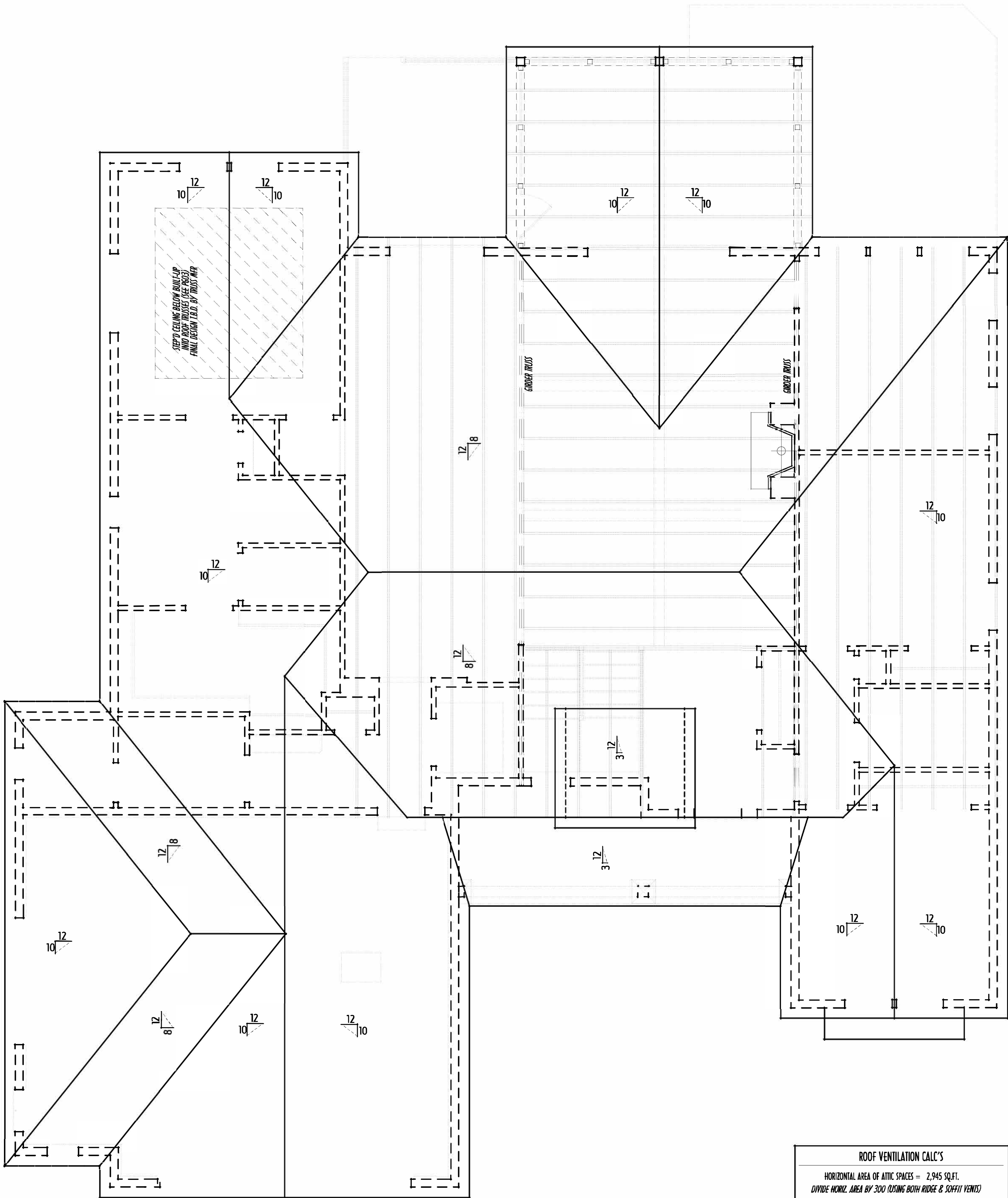
FOR ROOF AREAS UNABLE TO BE TRUSSED, FOLLOW  
CONVENTIONAL SPAN TABLES THIS PAGE  
( RIDGE BD. DEPTHS MUST EXCEED RAFTER CUTS )

TRUSS DESIGNER TO CONTACT P&D BUILDERS  
WITH DESIGN QUESTIONS PRIOR TO FABRICATION/DELIVERY

AVOID PLACING GROSSER & 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



PRELIMINARY ROOF FRAMING LAYOUT-MODEL "B"  
SCALE : 1/4" = 1'-0"

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

| ROOF VENTILATION CALC'S                                              |  |
|----------------------------------------------------------------------|--|
| HORIZONTAL AREA OF ATTIC SPACES = 2,945 SQ.FT.                       |  |
| DIVIDE HORIZ. AREA BY 300 (RATING BOTH RIDGE & SOFFIT VENTS)         |  |
| REQUIRED SQ.FT. OF VENT OPENINGS = 9.8 SQ.FT.                        |  |
| ACTUAL LINEAR FT. OF RIDGE VENT (66) = 66 LF x .11 PER = 7.26 SQ.FT. |  |
| ACTUAL SQ.FT. OF SOFFIT VENT (MIN 34) = 34 x .25 = 8.5 SQ.FT.        |  |
| ACTUAL TOTAL SQ.FT. OF VENTS = 15.76 SQ.FT.                          |  |

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

PLEASE NOTE: PRELIMINARY DESIGN IS SUBJECT TO CHANGE DUE TO  
STRUCTURAL OR CODE REQUIREMENTS. ITEMS SHOWN MAY BE OPTIONAL / EXTRA.  
PLEASE REFER TO YOUR CONTRACT FOR SPECIFICATIONS & DESCRIPTIONS

ROOF

P & D BUILDERS

EST. 1962

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Fax (740) 201-8084  
www.pndbuilders.com

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STATE OF OHIO  
REGISTERED ARCHITECT  
RONALD W. DANNE  
1717085

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

Danne

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614.207.6266 danneand@gmail.com

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|-------------------|-----|-------------|
| 10/14/24          | jam | prelim      |
| 10/23/24 10/28/24 | rl  | prelim rev  |
| 10/29/24 11/4/24  | jam | prelim rev  |
| 11/1/24           | j/r | prelim rev  |
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0 1 2 3 4 5 6 7 8 9  
FIELD MEASUREMENTS - DO NOT SCALE PRINTS

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PAGE: 5 of 8

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EST. 1962

FIRST FLOOR =  
OPT FIN. BSMT = 2,264 SQ.FT.  
x SQ.FT.