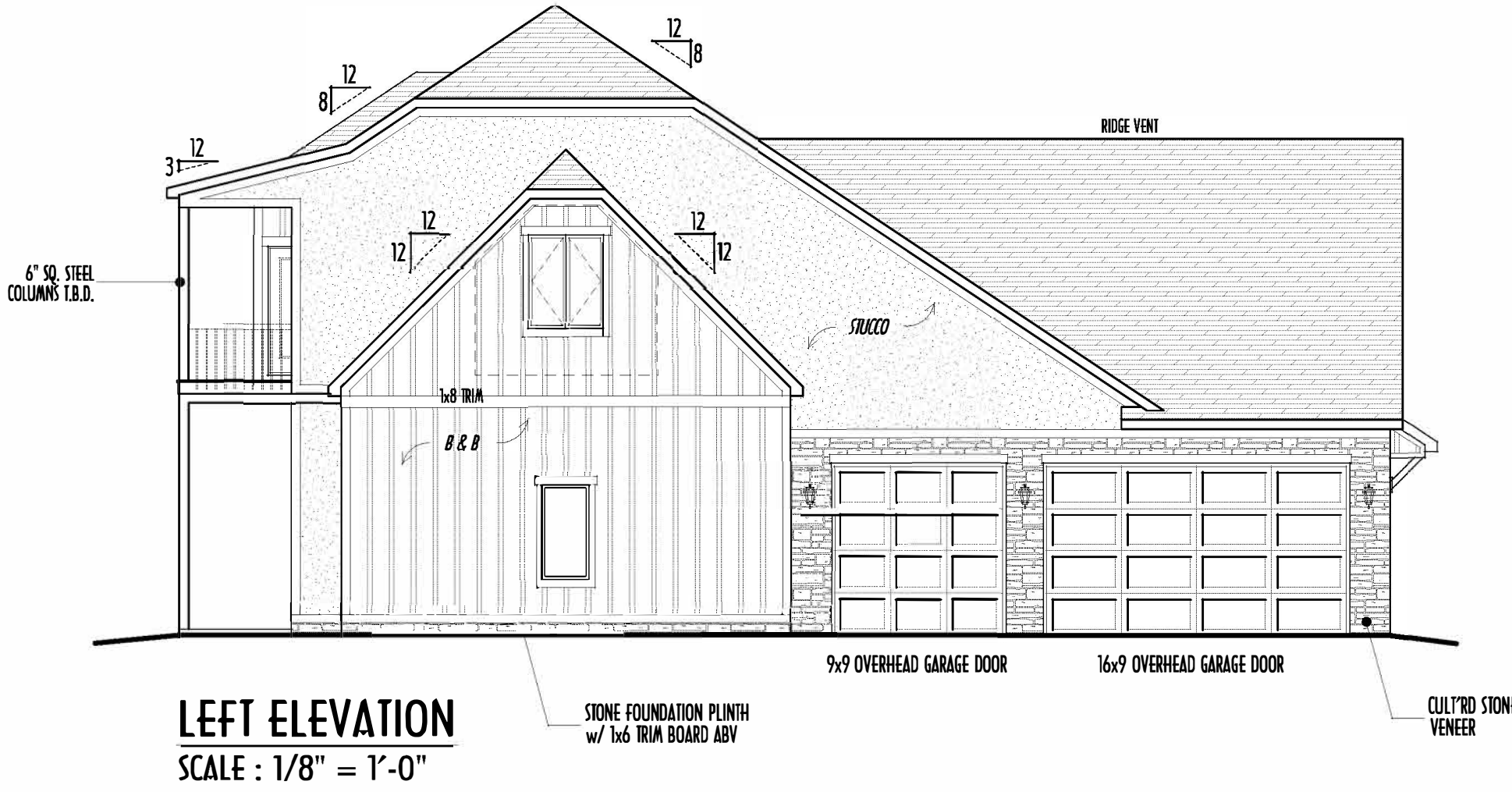
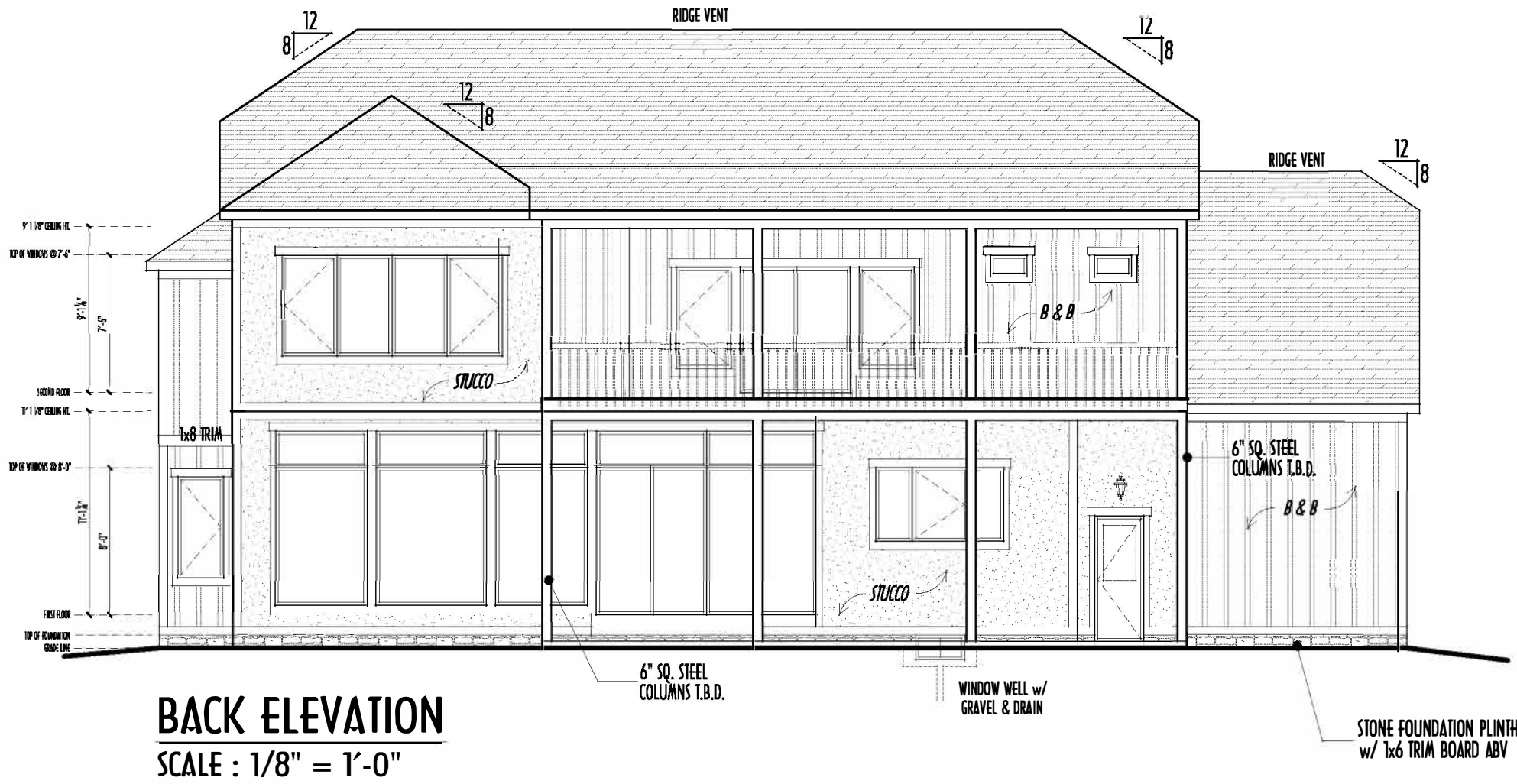
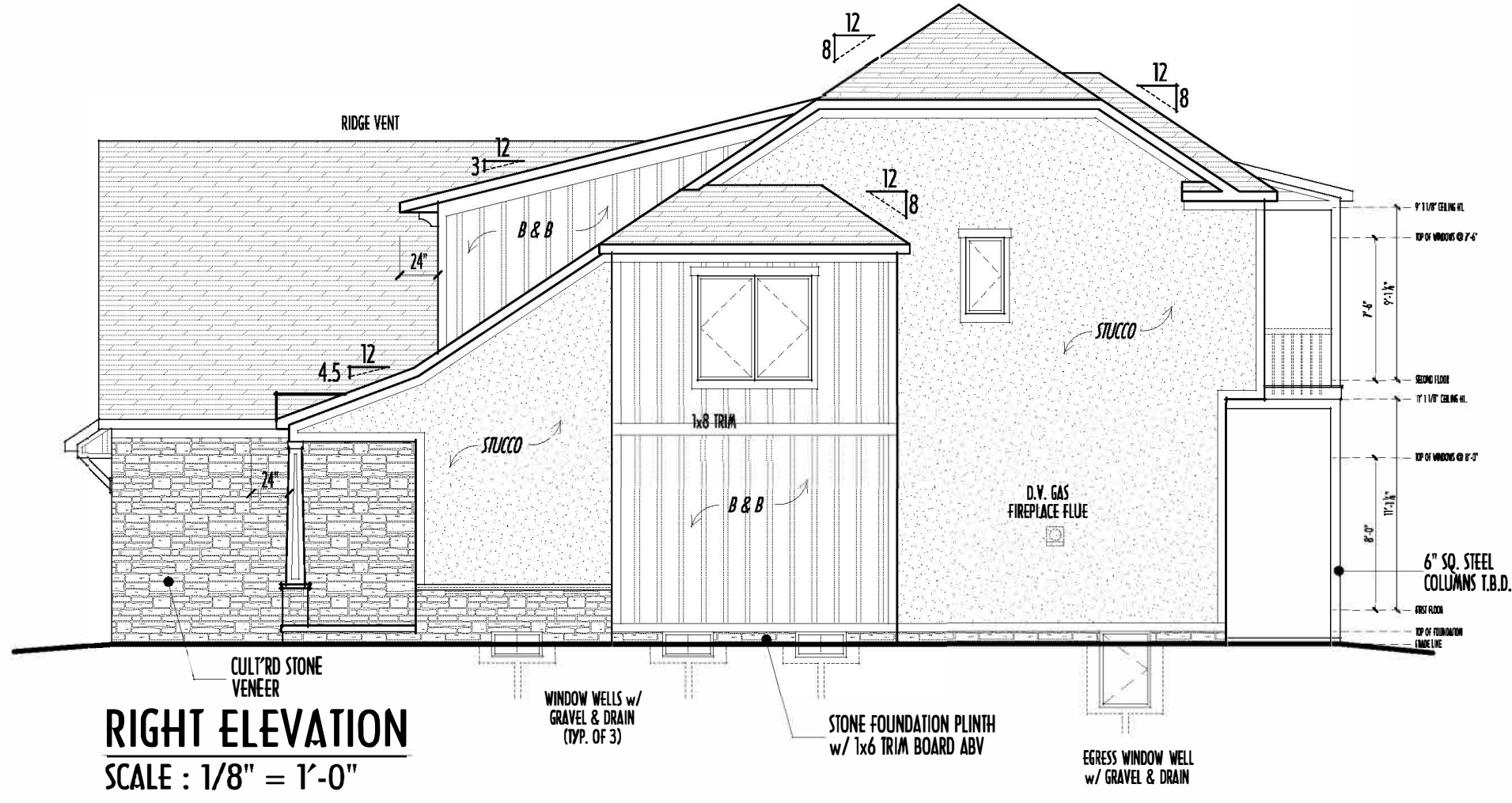


P&D Builders - Job # 1517



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



- DIMENSIONAL SHINGLES
- FAUX STONE VENEER
- STUCCO (COLOR T.B.D.)
- BOARD & BATTEN VERTICAL SIDING

FIRST FLR LIVING SP =	1,673 SQ.FT.
SECOND FLR LIVING SP =	1,871 SQ.FT.
TOTAL LIVING SP =	3,544 SQ.FT.
OPT. FINISHED BSMT =	960 SQ.FT.

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.

ELEVATIONS

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

ALL DIMENSIONS ARE THE EXACT DISTANCE BETWEEN THE FINISHED SURFACES UNLESS OTHERWISE NOTED. DIMENSIONS OF MATERIALS TO BE USED ARE THE RESPONSIBILITY OF THE CLIENT. DIMENSIONS OF MATERIALS TO BE USED ARE THE RESPONSIBILITY OF THE CLIENT.

1517

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085

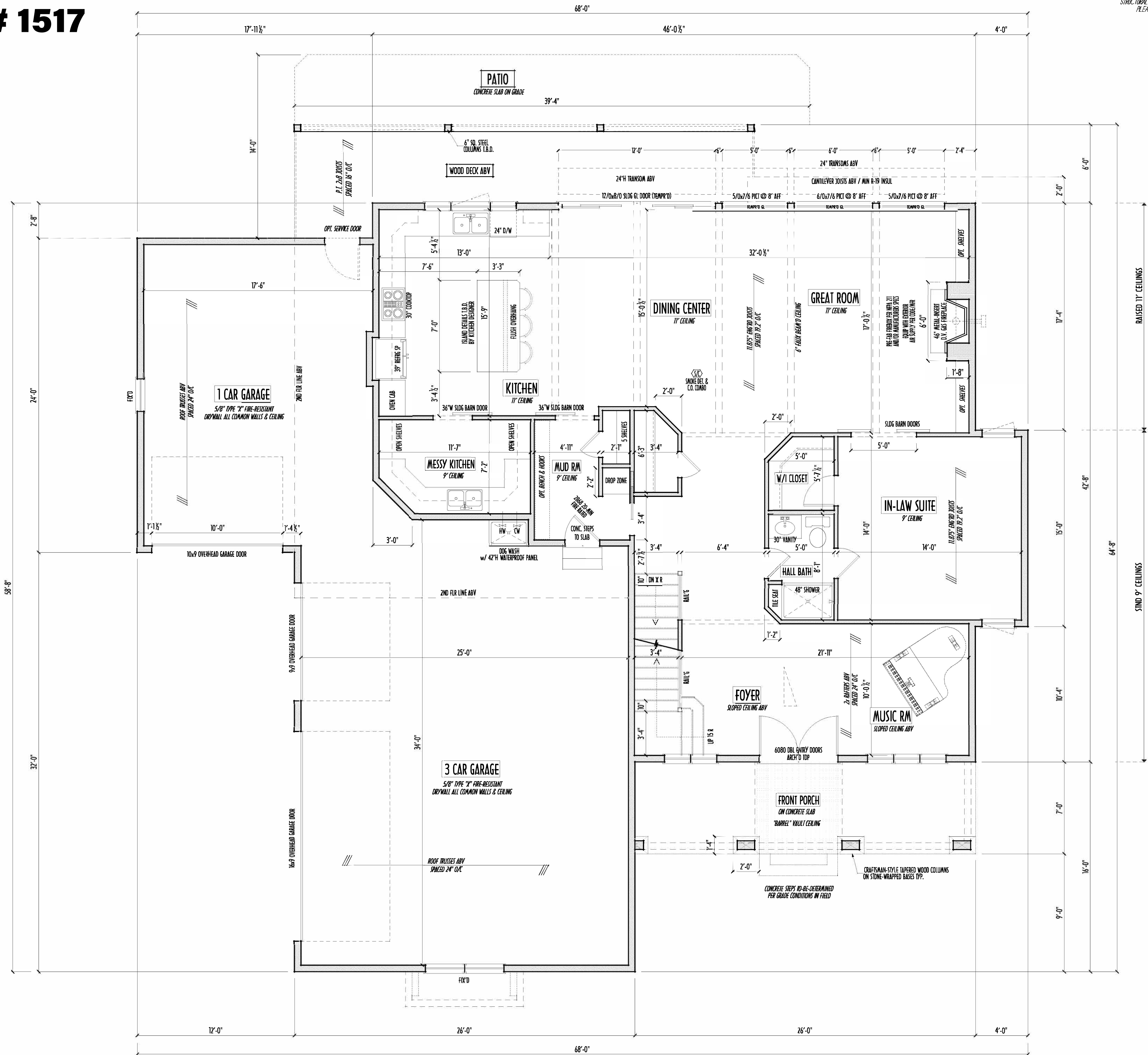
RONALD W. DANNE, LICENSE #1717085
EXPIRATION DATE 12/31/2021

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

REVISION DATE:	BY:	DESCRIPTION
4/8/21	rwd	concept
4/12/21	L/r	concept rev
4/13/21	L/r	concept rev
4/21/21	jam	concept rev
5/4/21	rwd	prelims
5/7/21	rwd	prelim rev
5/18/21	jam	prelim rev
5/27/21	jam	prelim rev
6/1/21	jam	prelim rev

DESIGNED BY: P&D / rwd
PAGE 1
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FIRST FLOOR CEILINGS AT 9'-1 1/8" & 11'-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 2019 I.C.C. AND/OR APPLICABLE LOCAL CODES
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT CONFIRM WINDOW ROUGH-OPENINGS AND HEADER HEIGHTS 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 BLOG INSPECTION



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

FIRST FLR LIVING SP = 1,673 SQ.FT.
SECOND FLR LIVING SP = 1,871 SQ.FT.
TOTAL LIVING SP = 3,544 SQ.FT.
OPT. FINISHED BSMT = 960 SQ.FT.

1ST FLR

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

PROJ #

1517

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

RONALD W. DANNE
1717085
REGISTERED ARCHITECT
STATE OF OHIO

RONALD W. DANNE, LICENSE 1717085
EXPIRATION DATE 12/31/2021

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

REVISION DATE:	BY:	DESCRIPTION
4/8/21	rwd	concepts
4/12/21	L/r	concept rev
4/13/21 & 4/14/21	L/r	concept rev
4/21/21	jam	concept rev
5/4/21	rwd	prelims
5/7/21	rwd	prelim rev
5/18/21 & 5/25/21	L/r	prelim rev
5/27/21	jam	prelim rev
6/1/21 & 6/3/21	L/r	prelim rev

10'-SCALE WHEN PRINTED 24x36" - PAPER SIZE 11" x 17"

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FEET - SHORT DIMENSIONS - DO NOT SCALE PRINTS

DESIGNED

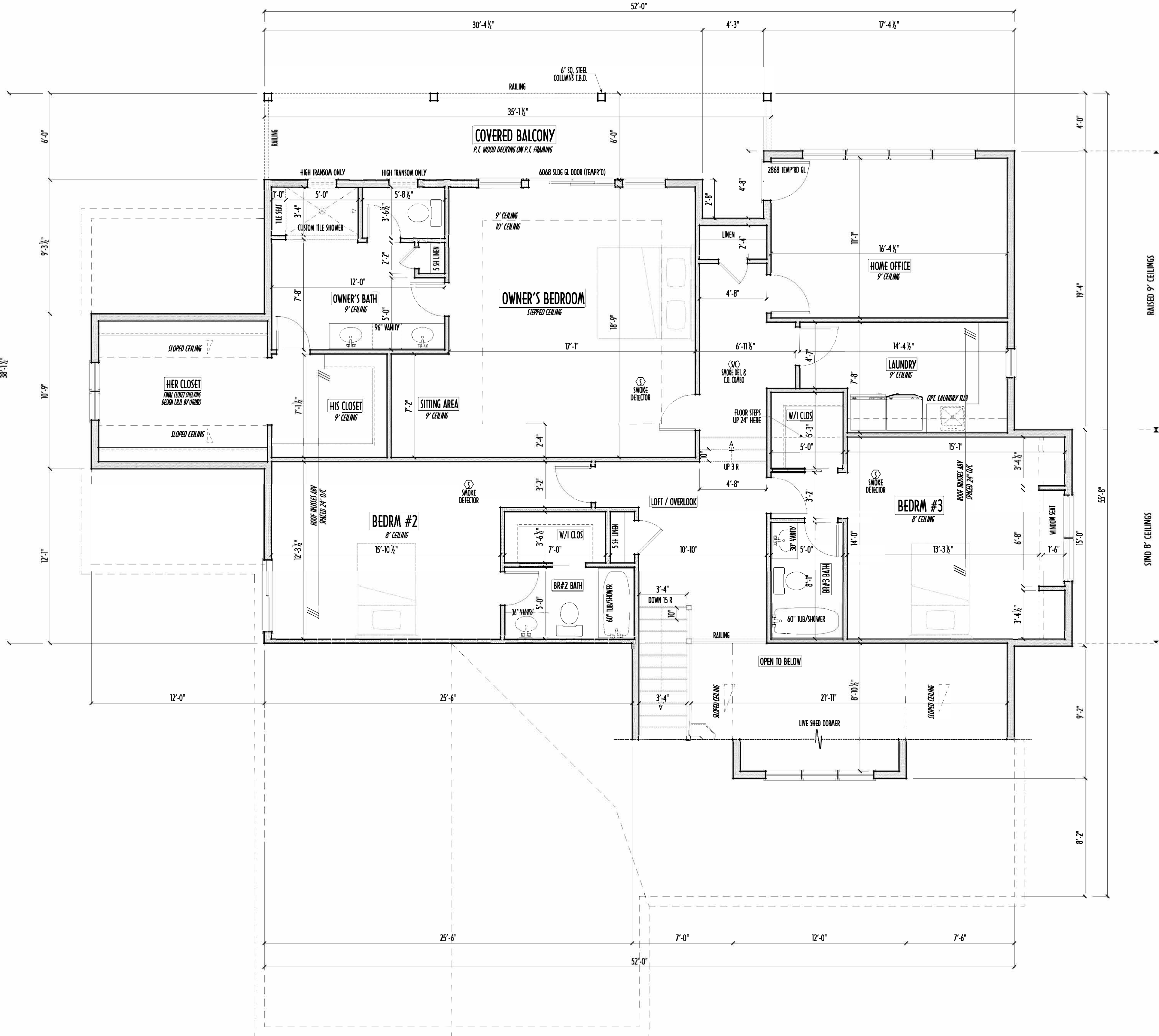
P&D / rwd

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6-3-2020 9:02 AM

SECOND FLOOR CEILING AT 8'-1 1/8" & 9'-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 R.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 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 IRC 314 & 315 <75 PSR, <450 SDR PER ASTM E84



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

MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL
OR C.M.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. 6" 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 POINTS (CRUSH ZONES) WITH APPROPRIATE 2X FILL

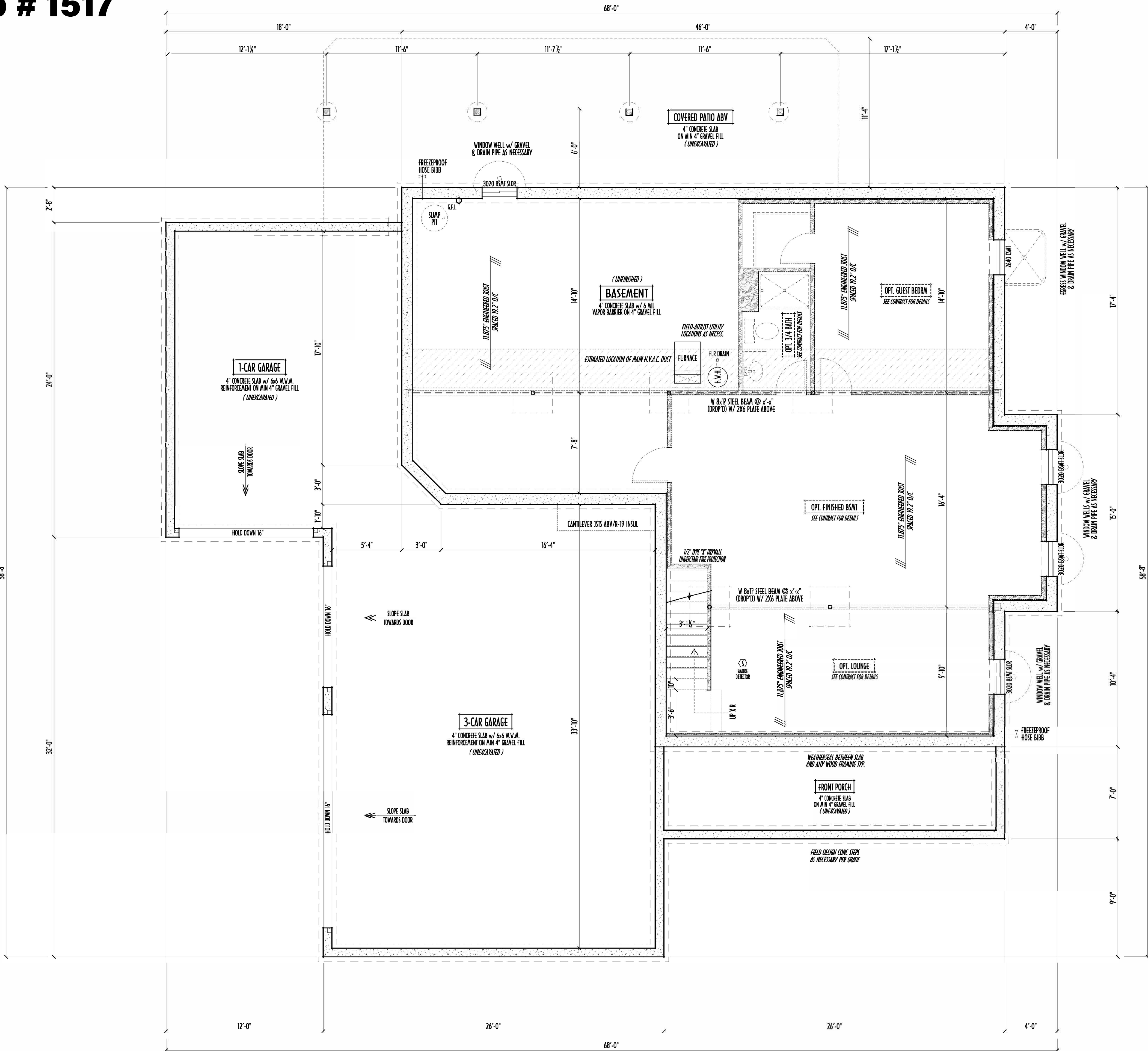
SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES

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 RC-1G

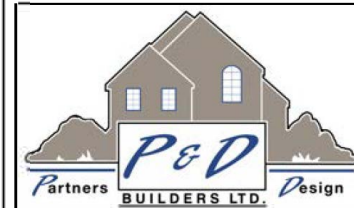
INSTALL ALL LVL & LSL BEAMS WITH
LABELS VISIBLE FOR BLOC INSPECTION



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

FIRST FLR LIVING SP =	1,673 SQ.FT.
SECOND FLR LIVING SP =	1,871 SQ.FT.
TOTAL LIVING SP =	3,544 SQ.FT.
OPT. FINISHED BSMT =	960 SQ.FT.

FND/BSMT

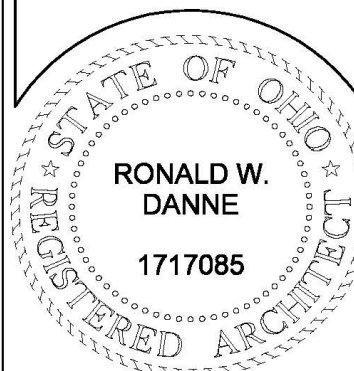


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59 Greif Parkway Suite
Suite 100
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www.pndbuilders.com

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PROJ. NO. 1517

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



RONALD W. DANNE, LICENSE 1717085
EXPIRATION DATE 12/31/2021

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

REVISION DATE:	BY:	Notes
4/8/21	rwd	concepts
4/12/21	L/r	concept rev
4/13/21 & 4/14/21	L/r	concept rev
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5/7/21	rwd	prelim rev
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5/27/21	jam	prelim rev
6/1/21 & 6/3/21	J/r	prelim rev

10-SCALE WHEN PRINTED 24x36 - PAPER SIZE: 11"
0 8 16 24 32 40 48 56 64
TYPICAL DIMENSIONS - DO NOT SCALE DIMS

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PAGE 1
2 of 9

P&D Builders - Job # 1517

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ROOF



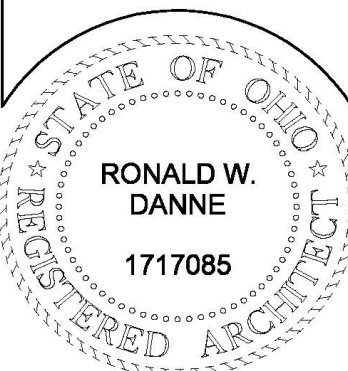
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PROJ. NO.

PRELIMINARY DESIGN
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RONALD W. DANNE, LICENSE 1717085
EXPIRATION DATE 6/30/2021

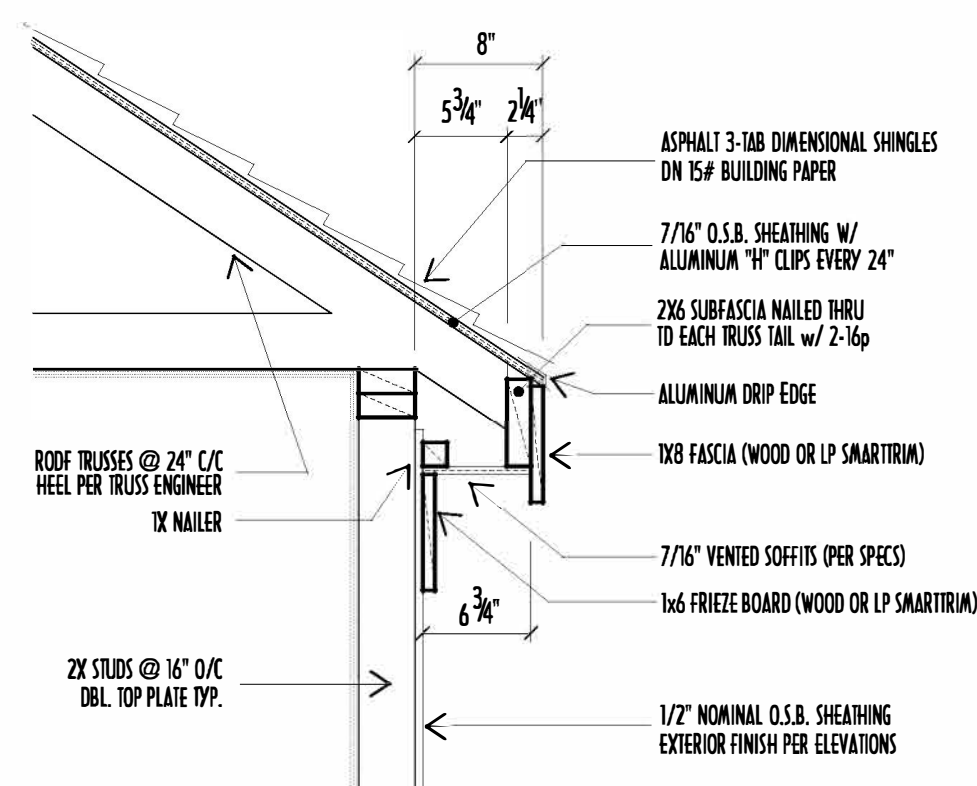
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Residential Design & Drafting, Inc.
614.207.6266 dannehd@gmail.com

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4/21/21	jcm	concept rev
5/4/21	rwd	prelims
5/7/21	rwd	prelim rev
5/18/21 & 5/25/21	j/r	prelim rev
5/27/21	jcm	prelim rev
6/1/21 & 6/3/21	j/r	prelim rev

10" SCALE WHEN PRINTED 24x36" - PAPER SIZE 11"
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DESIGNED: P&D / rwd

PAGE: 1
6 OF 9



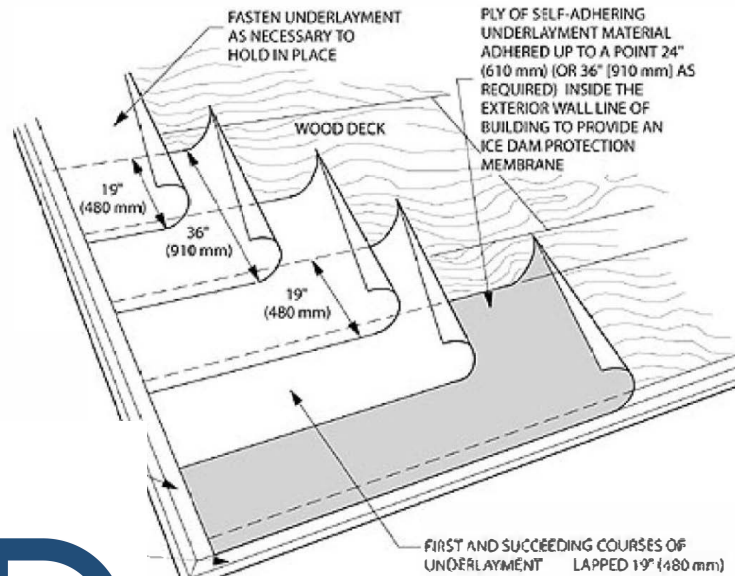
8" SOFFIT / EAVE DETAIL
SCALE: 1" = 1'-0"

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 - U.S. SPANS FOR CANADIAN LUMBER CODE
AMERICAN SOUTHWEST LUMBER SINK 1920-99
FPA GUIDELINES / 2015 RESIDENTIAL CODE (C-DR0)

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 $E^* = 1.4 \text{ MIL. PSI}$	
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'-8"
2x6 @ 16" ~ MAX. SPAN = 16'-11"	2x6 @ 16" ~ MAX. SPAN = 13'-6"
2x6 @ 24" ~ MAX. SPAN = 15'-10"	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'-5"	2x10 @ 16" ~ MAX. SPAN = 20'-9"
2x10 @ 24" ~ MAX. SPAN = 23'-11"	2x10 @ 24" ~ MAX. SPAN = 18'-11"

CANADIAN WOOD COUNCIL - U.S. SPANS FOR CANADIAN LUMBER CODE
AMERICAN SOUTHWEST LUMBER SINK 1920-99
FPA GUIDELINES / 2015 RESIDENTIAL CODE (C-DR0)



NOTE: DIMENSIONS ARE APPROXIMATE

P&D BUILDERS
EST. 1962

CEILING & EAVES USING 2 LAYERS OF OVERLAPPING UNDERLAYMENT
OVER SHINGLES EXTENDING IN MIN. 24" FROM OUTSIDE OF WALL BELOW

SPICES LESS THAN 4 IN 12 SHALL HAVE MIN. (2) LAYERS
1"1 PARALLEL TO RAFTERS, WITH MIN. 19" LAP AT TOP
12" END LAP, WITH MIN. 72" BETWEEN ROWS OF END LAPS

STALLED 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 ENGINEERING CLIP SHEETS FOR ALL TRUSSES
AND PRE-MANUFACTURED BEAMS (U.N.O.) 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 X221 ATTN. RON

AVOID PLACING GIRDERS & CARRIER TRUSSES
ABOVE OPENINGS WHENEVER POSSIBLE

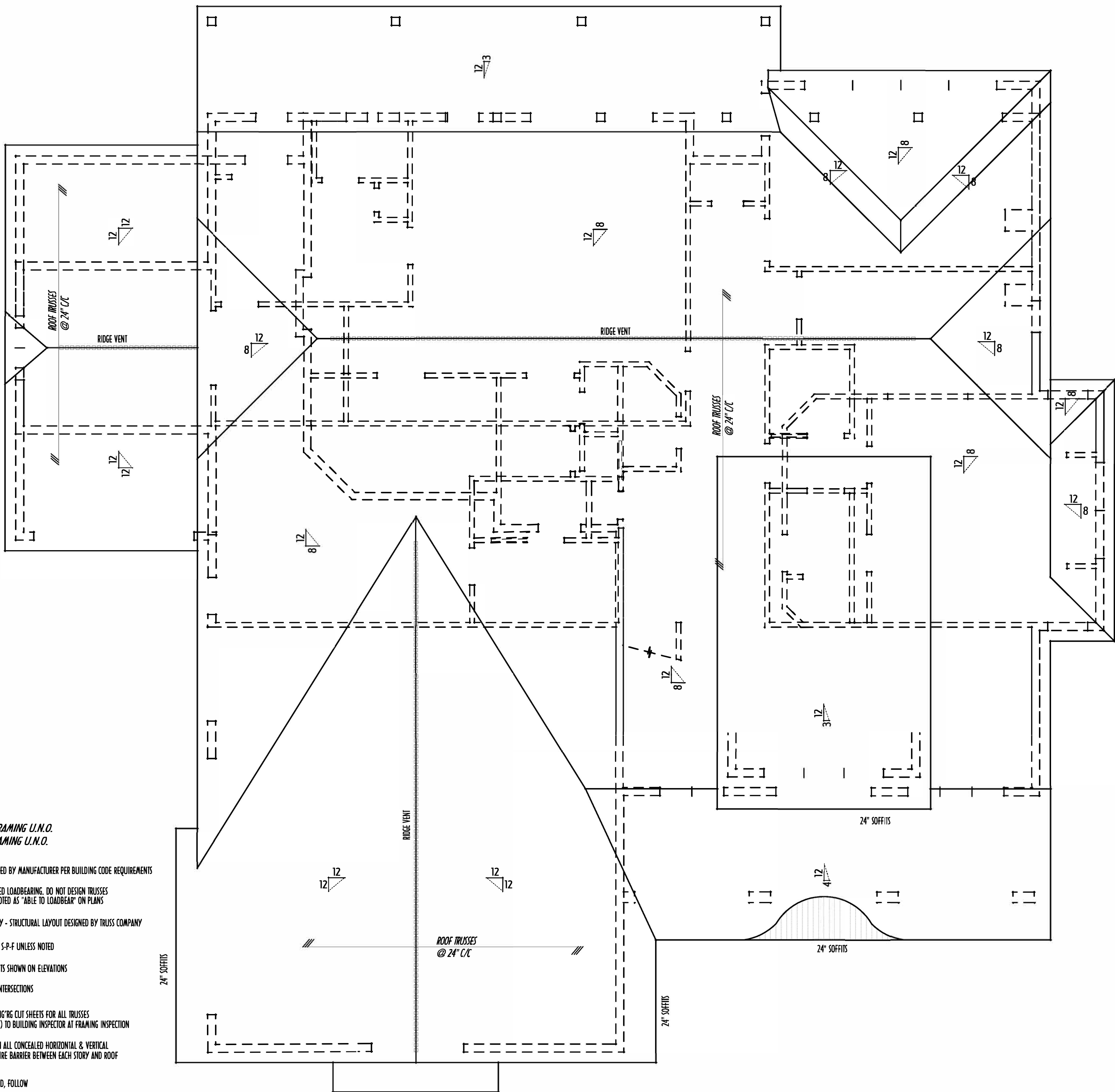
TRUSS DESIGNER TO COORDINATE TRUSS TOP-CHORD DESIGN
TO SUPPORT CONVENTIONAL FRAMING WHERE NECESSARY

2-ZK4 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



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 (xx) = xx LF x .11 PER = xxx SQ.FT.	
ACTUAL SQ.FT. OF SOFFIT VENT (MIN xx) = xx x .25 = xxx SQ.FT.	
ACTUAL TOTAL SQ.FT. OF VENTS = xxx SQ.FT.	

FIRST FLR LIVING SP =	1,673 SQ.FT.
SECOND FLR LIVING SP =	1,871 SQ.FT.
TOTAL LIVING SP =	3,544 SQ.FT.
OPT. FINISHED BSMT =	960 SQ.FT.