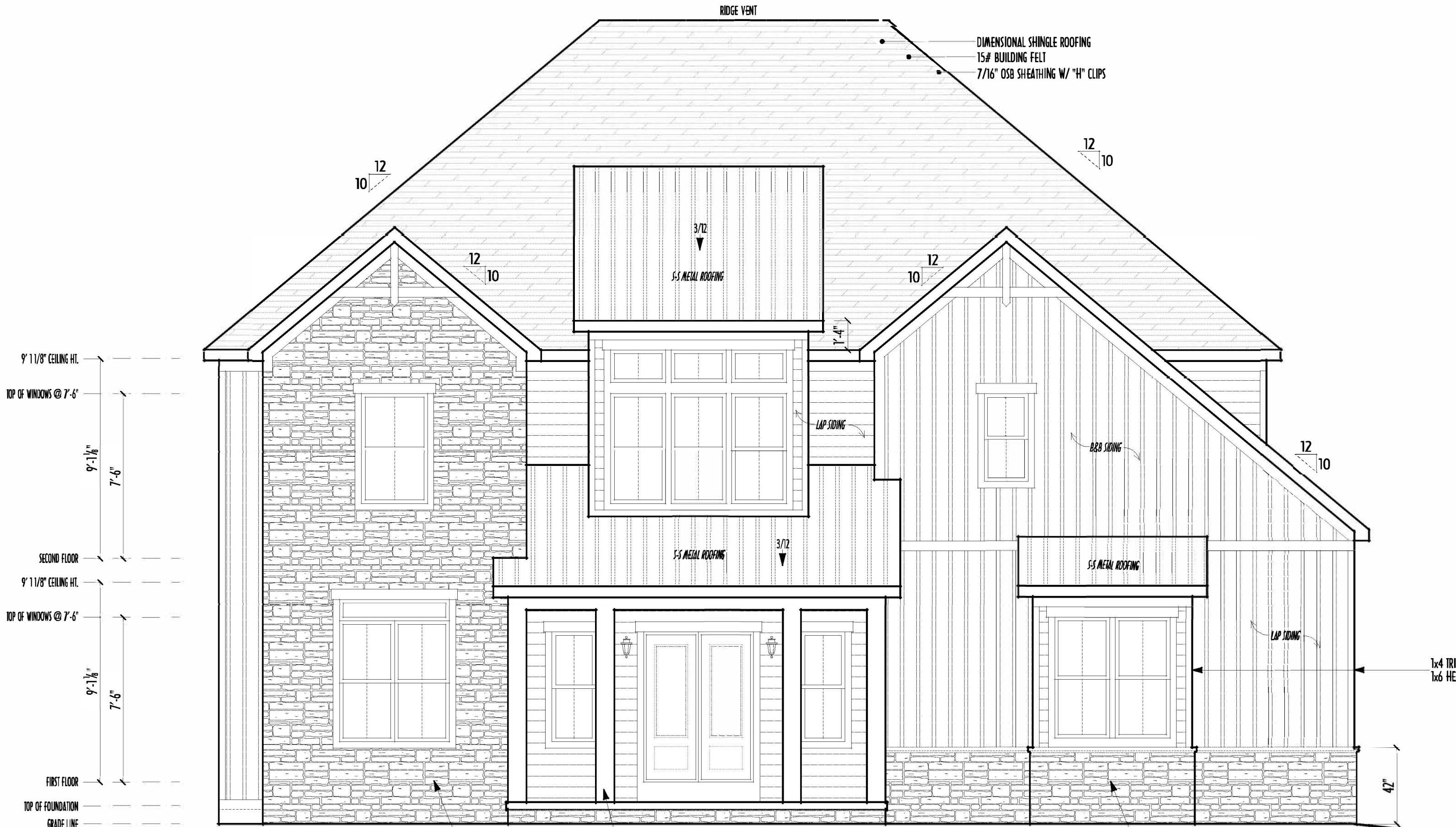


FIRST FLOOR CEILINGS @ 9'-1 1/8" UNLESS NOTED
FIRST FLOOR WINDOW HEADERS @ 8'-0" UNLESS NOTED
SECOND FLOOR CEILINGS @ 9'-1 1/8" UNLESS NOTED
SECOND FLOOR WINDOW HEADERS @ 7'-6" UNLESS NOTED
EMERGENCY EGRESS OPERABLE (E.E.O.) WINDOWS IN ALL BEDROOMS
SEE ROOF PLAN FOR SOFFIT & RAKE SIZES
FLASH & CAULK ELEVATIONS AS NECESSARY TO PROVIDE A WEATHER-TIGHT SEAL BETWEEN MATERIALS, FRAMING & TRIM
WINDOW TYPE & MANUFACTURER: VINYL SINGLE-HUNG & PICT (AFGR TO-DE-TERMINED)
WINDOWS & DOORS ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
CONFIRM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER
SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE
ALL EXTERIOR WOOD TRIM TO BE EITHER CEMENT-BOARD OR WOOD COMPOSITE (EX. LP SMARTTRIM)



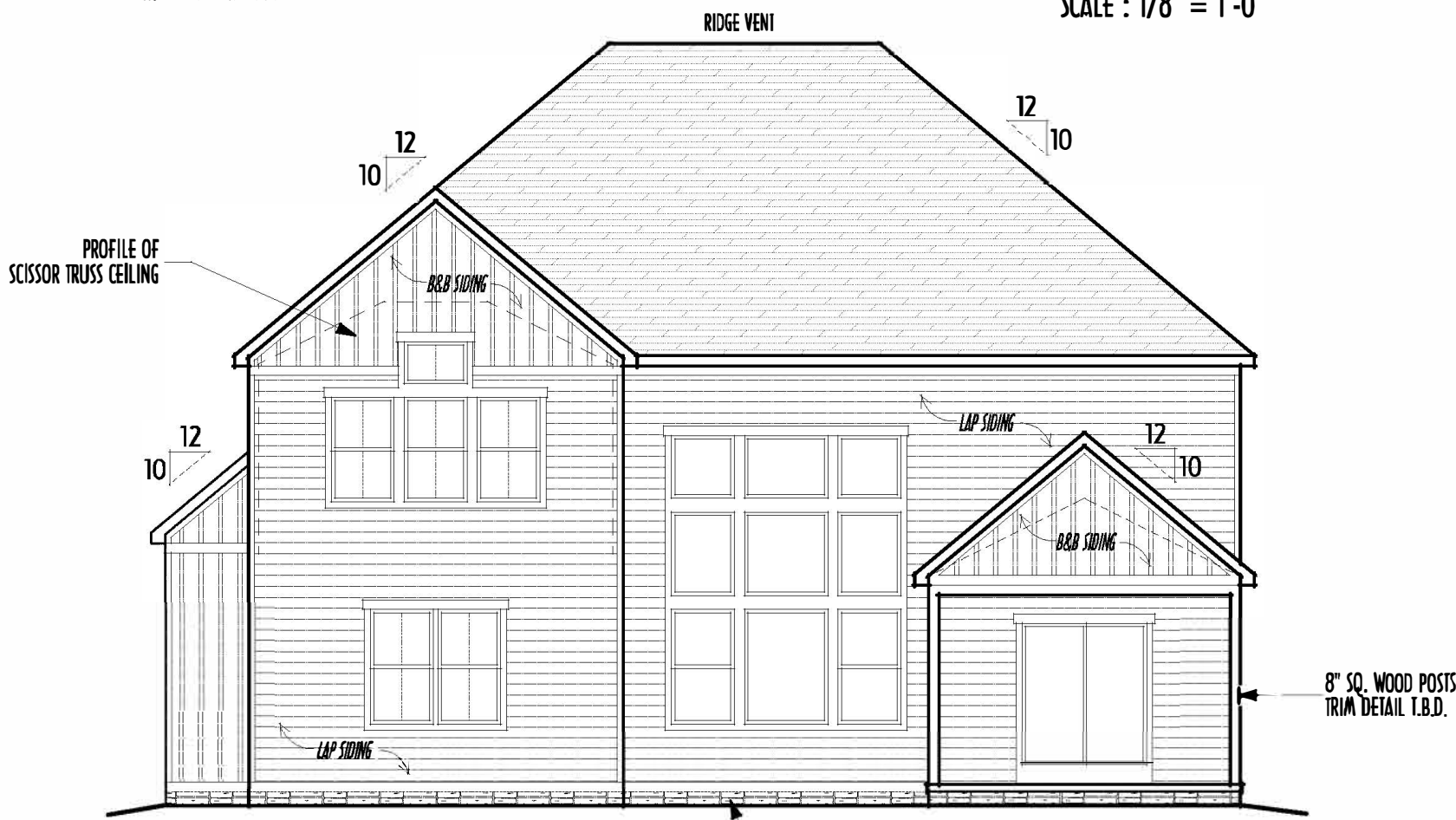
FRONT ELEVATION
SCALE : 1/4" = 1'-0"



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



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



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

- STANDING-SEAM METAL ROOFING
- SHINGLE ROOFING (TYPE T.B.D.)
- HORIZ LAP SIDING (WD COMPOSITE)
- BOARD & BATTEN SIDING (WD COMPOSITE)

FINAL WINDOW DESIGN PER PROVIDER. ALL FRAMING ROUGH-OPENINGS TO BE BASED ON FINAL LAYOUT ONLY

EXACT WINDOW & DOOR GRID PATTERNS (MULTIPLIES) MAY DIFFER - REFER TO MANUFACTURER OR SUPPLIER

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

FIRST FLR LIVING SP =	1,653 SQ.FT.
SECOND FLR LIVING SP =	1,649 SQ.FT.
TOTAL FINISHED AREAS =	3,302 SQ.FT.
OPT. FINISHED BSMT =	1,208 SQ.FT.

ELEVATIONS



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PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

1633

STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085
RONALD W. DANNE LICENSE #170085
EXPIRATION DATE 03/31/2024
Danne
Residential Design & Drafting Inc.
614.207.6266 dannedrd@gmail.com

REVISION DATE:	BY:	DESCRIPTION
6/27/23	ldn	concept
7/3/23 & 7/5/23	rwd	concept rev
7/10/23	jam	concept rev
7/17/23	rwd	concept rev
7/20/23 & 7/21/23	rwd	profile
8/1/23 & 8/2/23	jam	prelim rev
8/7/23 & 8/23/23	jam	prelim rev
8/31/23	j/r	prelim rev
..	..	prelim rev
..	..	prelim rev

TO SCALE WHEN PRINTED: 1/8" = 1'-0"

0' 1" 2' 3' 4' 5' 6' 7' 8' 9' 10'

FIELD VERIFY DIMENSIONS - DO NOT SCALE PRINTS

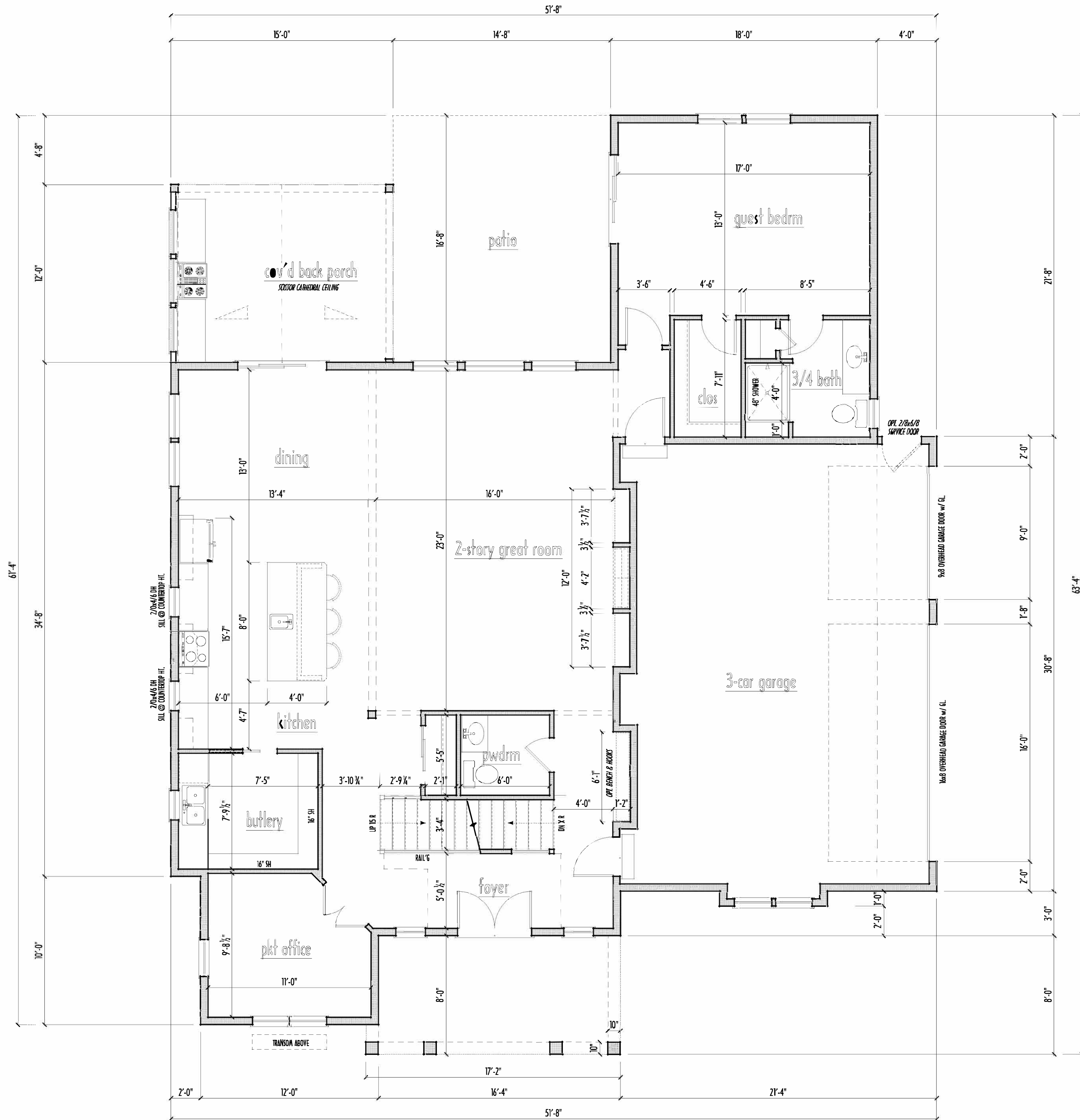
DESIGNED BY

P&D / rwd

PAGE :

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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 LINE LOAD = 40 PSF
ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO CONFORM TO 2019 R.C.O. 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 REM-DATE 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 FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"

FIRST FLR LIVING SP = 1,653 SQ.FT.
SECOND FLR LIVING SP = 1,649 SQ.FT.
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OPT. FINISHED BSMT = 1,208 SQ.FT.

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

1ST FLR

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RONALD W. DANNE
1717085

RONALD W. DANNE LICENSE #1717085
EXPIRATION DATE 12/31/2024

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REVISION DATE:	BY:	PLAN/CD
6/27/23	lrd	concept
7/3/23 & 7/5/23	rwd	concept rev
7/10/23	jrm	concept rev
7/17/23	rwd	concept rev
7/20/23 & 7/23/23	rwd	plans
8/1/23 & 8/2/23	jrm	prelim rev
8/7/23 & 8/23/23	jrm	prelim rev
8/31/23	jrm	prelim rev
		prelim rev
		prelim rev

TO SCALE WHEN PRINTED ON A - PAPER SIZE "D"

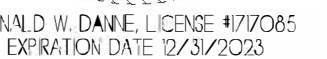
FIELD VERIFY DIMENSIONS - DO NOT SCALE PRINTS

DESIGNED BY

P&D / rwd

PAGE :

3 of 9



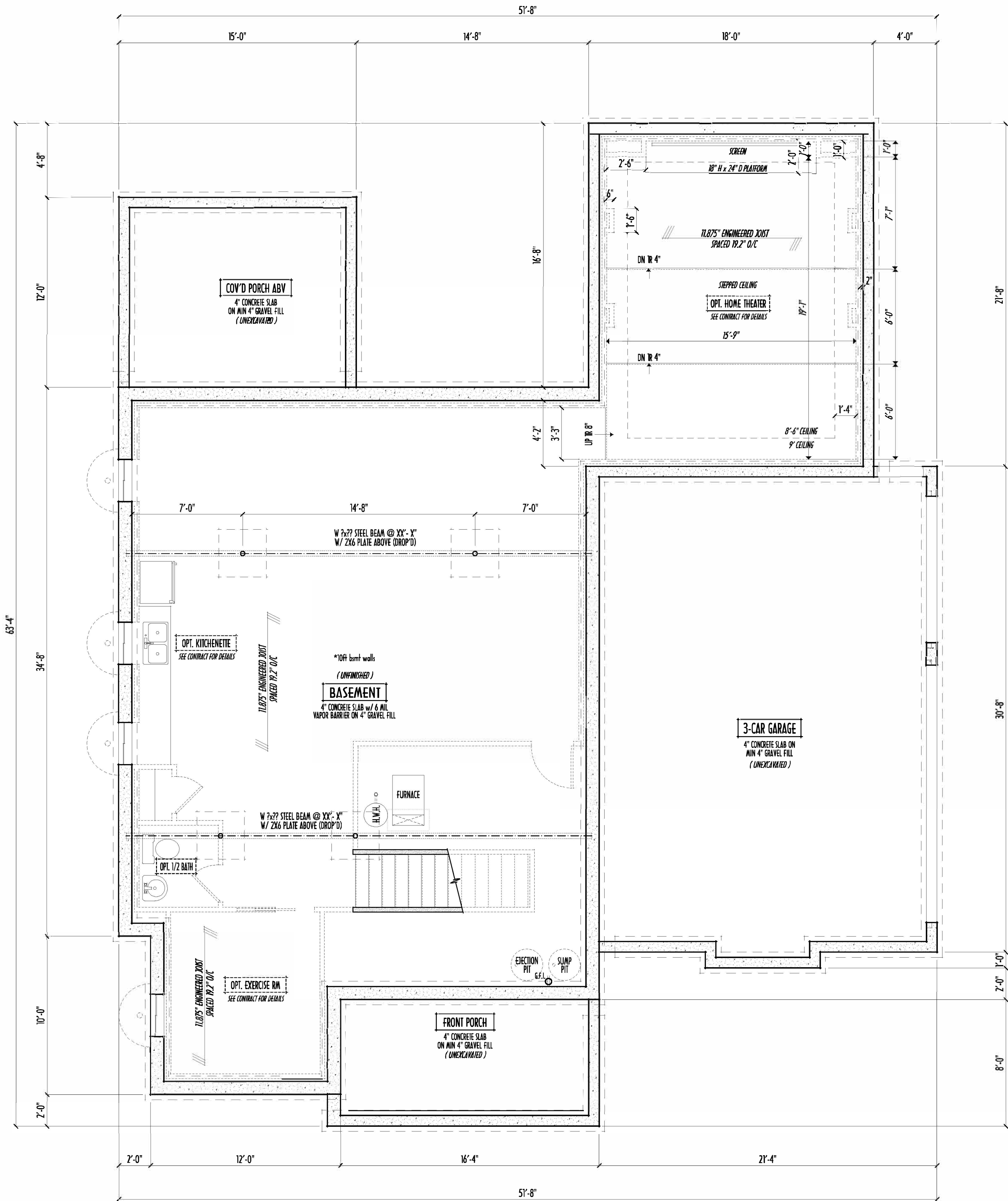
SCALE WHEN PRINTED 24x36 - PAPER SIZE "D"



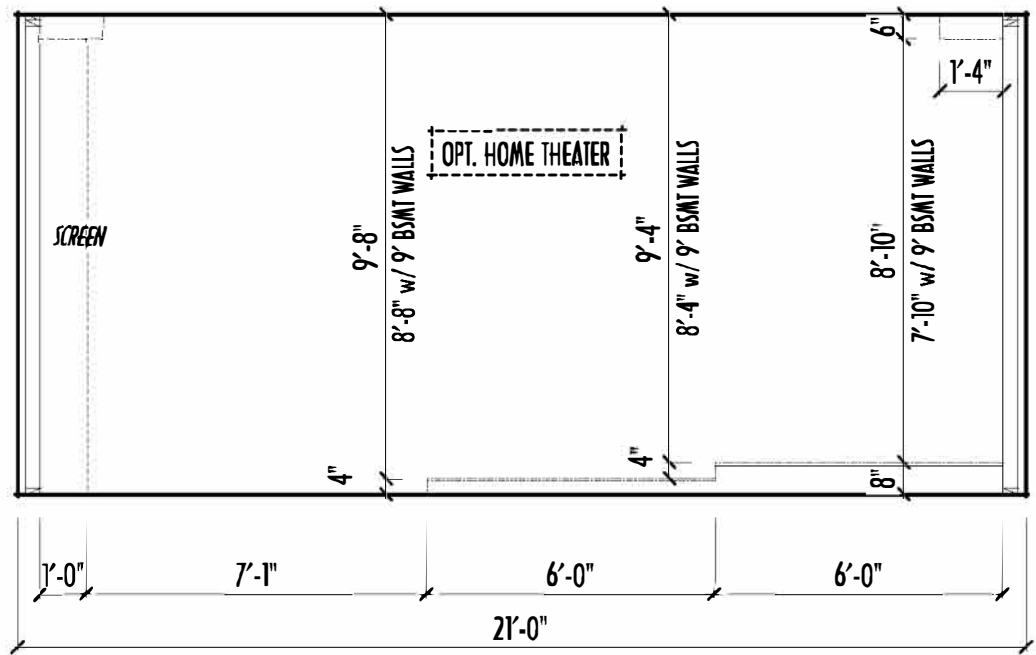
FIELD-VERIFY DIMENSIONS - DO NOT SCALE PRINTS



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TOTAL FINISHED AREAS =	3,302 SQ.FT.
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FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



HOME THEATER SECTION
SCALE: 1/4" = 1'-0"

FOUNDATION

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PD 033

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RONALD W. DANNE
1717085
RONALD W. DANNE LICENSE #1717085
EXPIRATION DATE 03/31/2026

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6/27/23	ldn	concepts
7/3/23 & 7/5/23	rwd	concept rev
7/10/23	jrm	concept rev
7/17/23	rwd	concept rev
7/20/23 & 7/23/23	rwd	prints
8/1/23 & 8/2/23	jrm	print rev
8/7/23 & 8/23/23	jrm	print rev
8/31/23	jrm	print rev

TO SCALE WHEN PROVIDED DIMENSIONS - PAPER SIZE "D"

0' 0" 1' 0" 2' 0" 3' 0" 4' 0" 5' 0" 6' 0" 7' 0" 8' 0" 9' 0" 10' 0"

FIELD-VERIFY DIMENSIONS - DO NOT SCALE PRINTS

DESIGNED: P&D / rwd

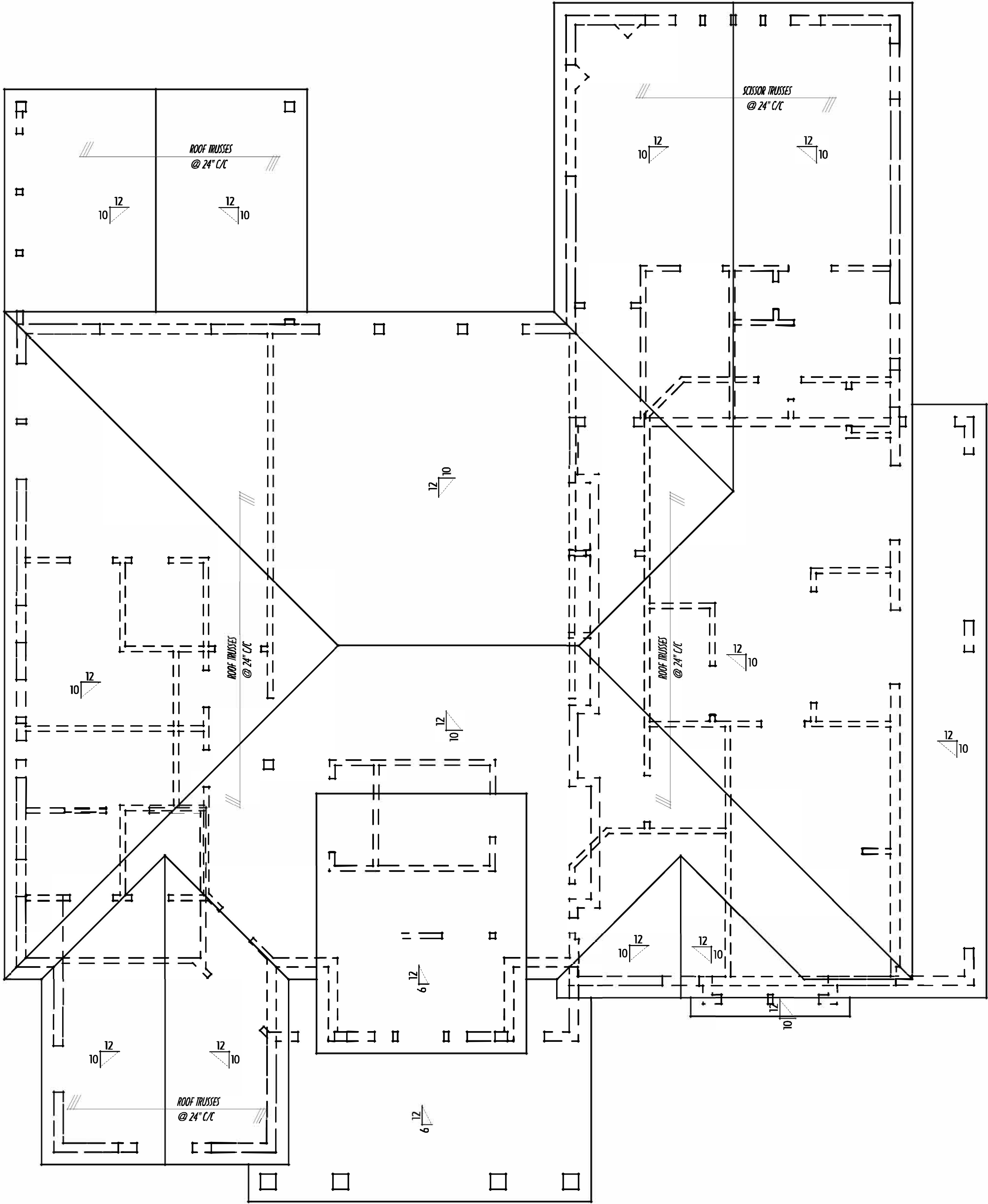
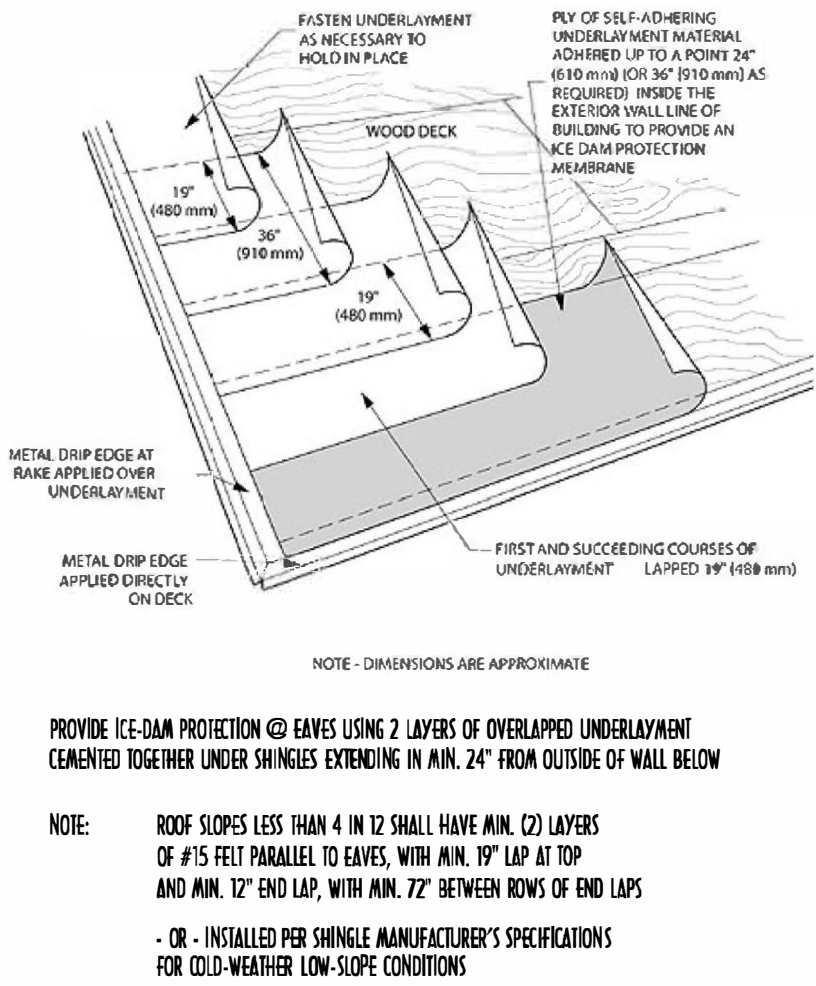
PAGE: 2 of 9

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ROOF VENTILATION CALC'S	
HORIZONTAL AREA OF ATTIC SPACES =	xxxxx 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 .31 PER = xxxxx SQ.FT.
ACTUAL SQ.FT. OF SOFFIT VENT (MIN. xx) =	xx x .25 = xxxxx SQ.FT.
ACTUAL TOTAL SQ.FT. OF VENTS =	xxxxx SQ.FT.

MAX. ALLOWABLE SPANS RAFTERS	
CEILING APPLIED DIRECTLY TO BOTTOM / REPEITIVE 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'-8"	2x8 @ 24" ~ MAX. SPAN = 12'-10"
2x10 @ 16" ~ MAX. SPAN = 20'-1"	2x10 @ 16" ~ MAX. SPAN = 19'-5"
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 = 18'-5"	2x12 @ 24" ~ MAX. SPAN = 16'-5"

MAX. ALLOWABLE SPANS CEILING JOISTS	
SPRUCE/PINE/FIR #2 OR BETTER (REPEITIVE USE)	
EXTREME FIBER STRESSES IN BENDING 70% = 11,000 PSI MODULUS OF ELASTICITY 1.5" = 1.4 MILLION	
NO STORAGE ALLOWED:	LIMITED ATTIC STORAGE:
2x4 @ 16" ~ MAX. SPAN = 10'-8"	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 = 15'-5"
2x6 @ 24" ~ MAX. SPAN = 14'-4"	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 = n/a	2x10 @ 16" ~ MAX. SPAN = 20'-3"
2x10 @ 24" ~ MAX. SPAN = 23'-11"	2x10 @ 24" ~ MAX. SPAN = 16'-11"



PRELIMINARY ROOF FRAMING LAYOUT

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

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

SOFFITS EXTEND 16" 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 ENG'NG CUT SHEETS FOR ALL TRUSSES AND PRE-MANUFACTURED BEAMS (U.N.'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 X221 ATTN. RON

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

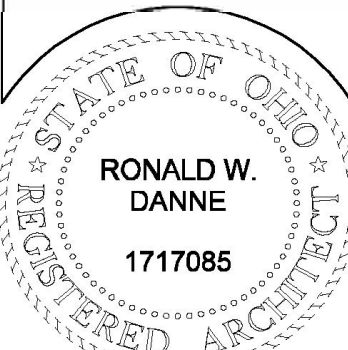
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RONALD W. DANNE LICENSE #1717085
EXPIRATION DATE 6/30/2024

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7/17/23	rwd	concept rev
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8/1/23 & 8/2/23	jam	prelim rev
8/7/23 & 8/23/23	jam	prelim rev
8/31/23	jam	prelim rev
9/1/23	jam	prelim rev
9/1/23	jam	prelim rev
9/1/23	jam	prelim rev

TO SCALE WHEN PRINTED SINGLE - PAPER SIZE "D"
FIELD DIMENSIONS - DO NOT SCALE DIMENSIONS