

P&D Builders - Job # 1693

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

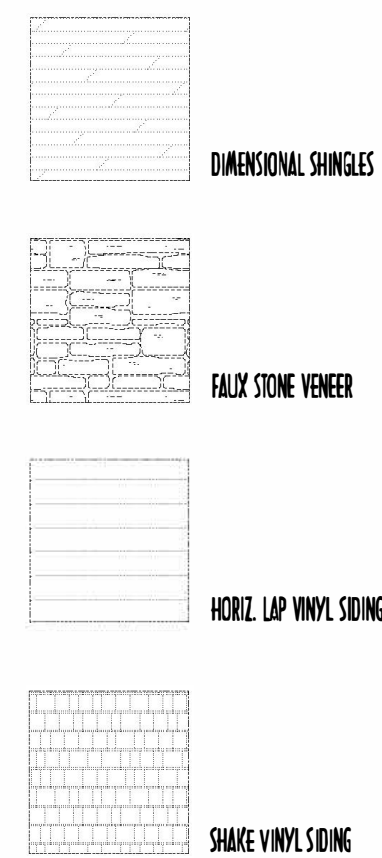
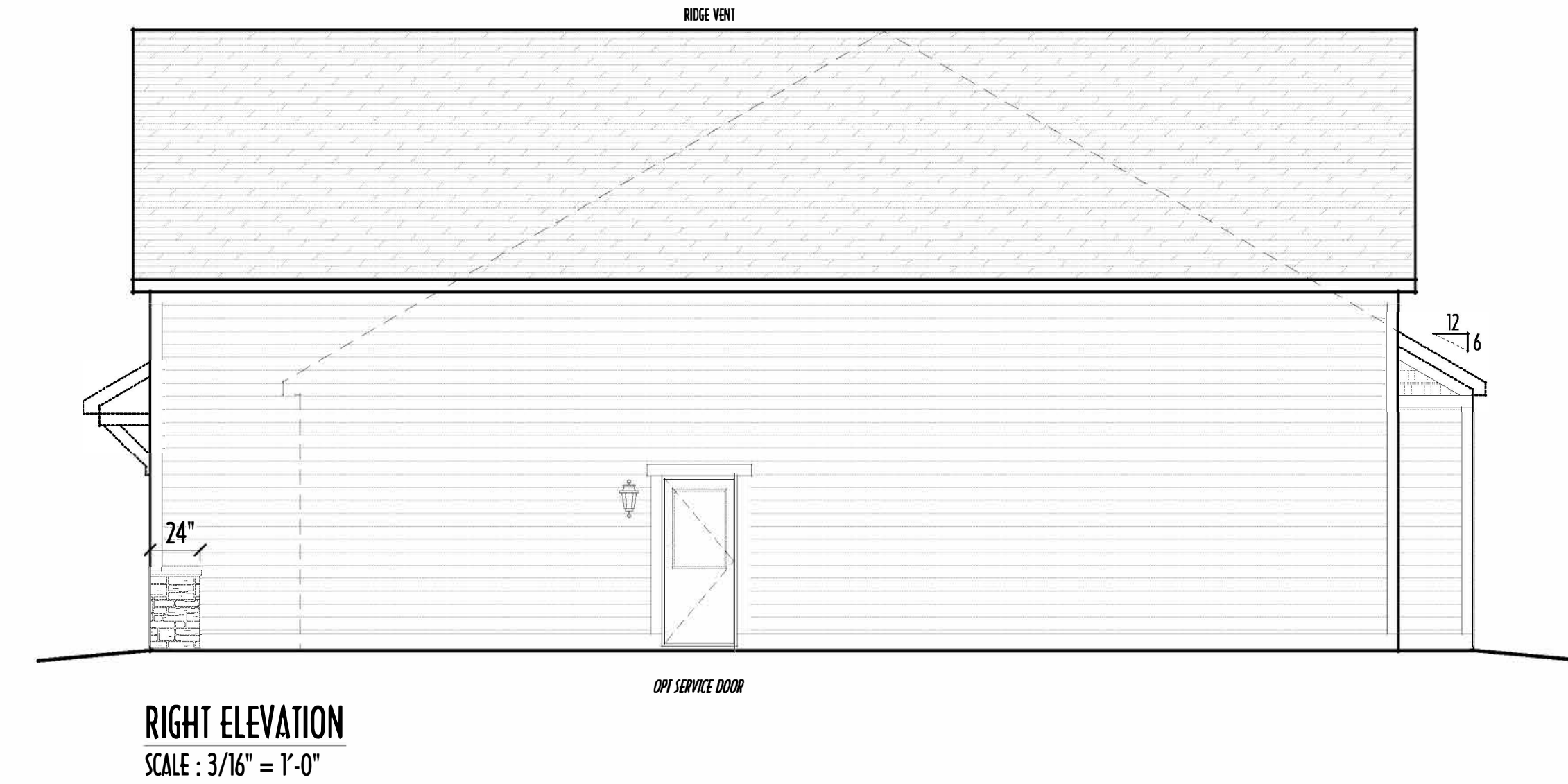
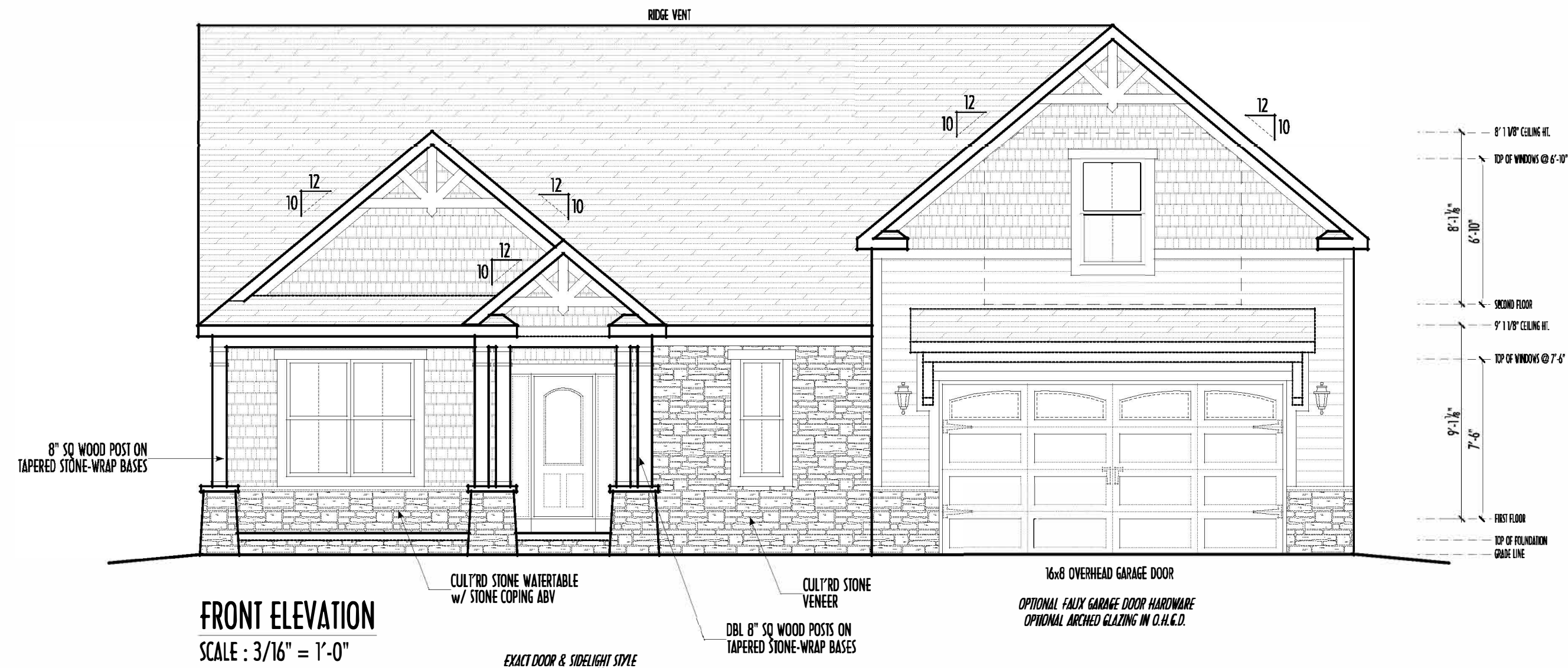
FLASH & CAULK ELEVATIONS AS NECESSARY TO PROVIDE A
A WEATHER-TIGHT SEAL BETWEEN MATERIALS, FRAMING & TRIM
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT

WINDOWS & DOORS ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
CONFIRM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER

RUIN 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 SREED AT/ABV FOUNDATION PLATE (3.5" FLANGE)
PLACED AT MIN 4" ABV EARTH / 2" ABV PAVING, ALLOWING TRAP'D WATER TO DRAIN)

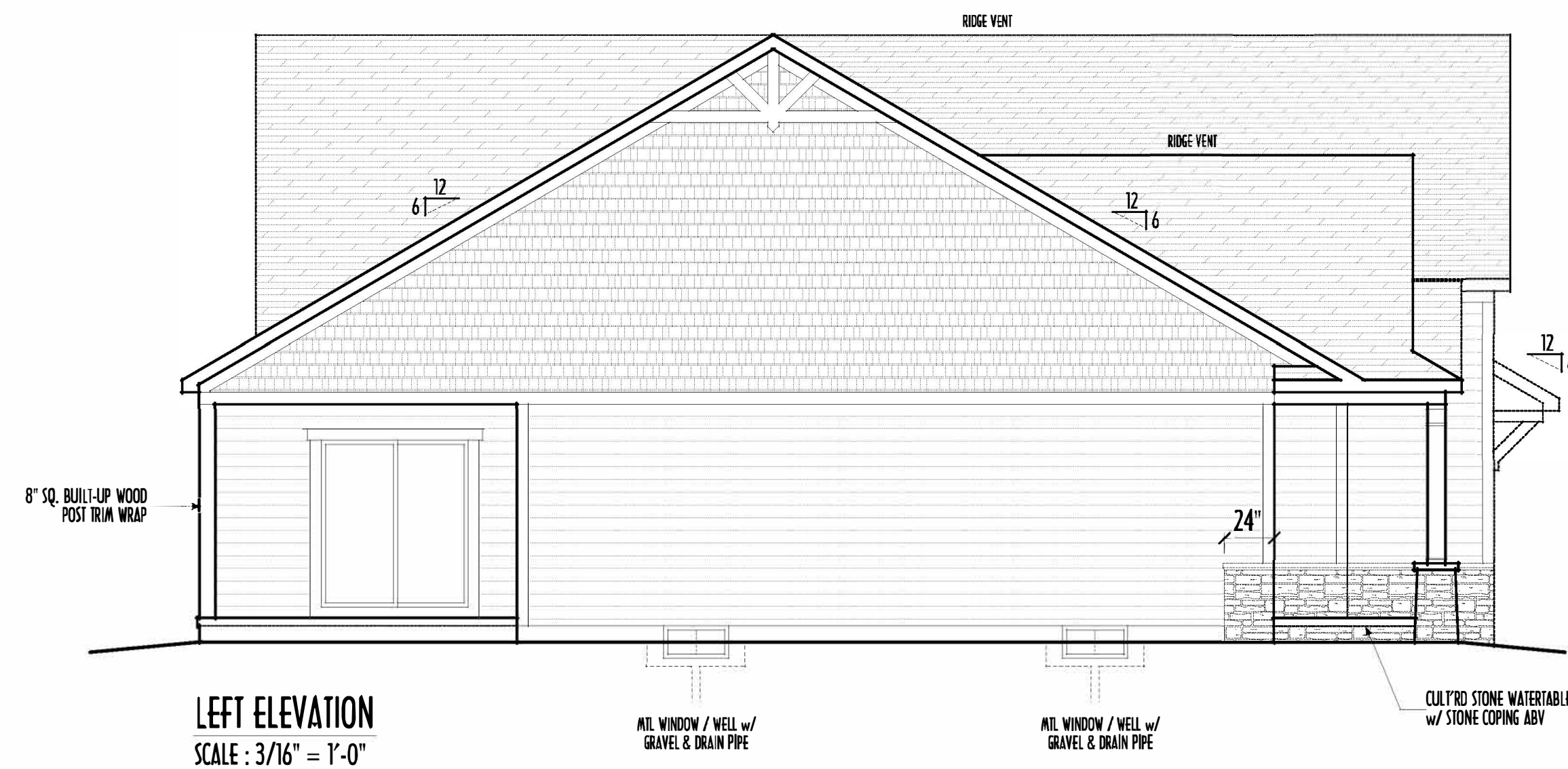
SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE



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



FIRST FLOOR =	1,749 SQ.FT.
SECOND FLOOR =	763 SQ.FT.
TOTAL FLOOR =	2,512 SQ.FT.
OPT FIN. BSMT =	x SQ.FT.

ELEVATIONS

P & D
BUILDERS
EST. 1962

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

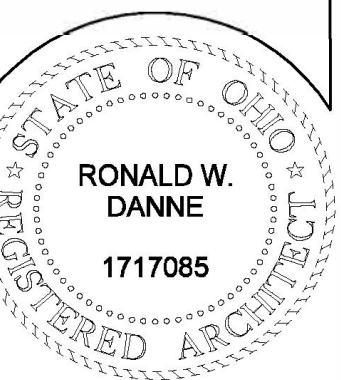
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1693

LOT 364
New California Hills 13

STUDY TITLE: *At home, at home*

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

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TO-SCALE WHEN PRINTED 24x36 - PAPER SIZE "D"



0 2' 4' 6'-0"

FIELD-VERIFY DIMENSIONS - DO NOT SCALE PRINTS

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P&D Builders - Job # 1693

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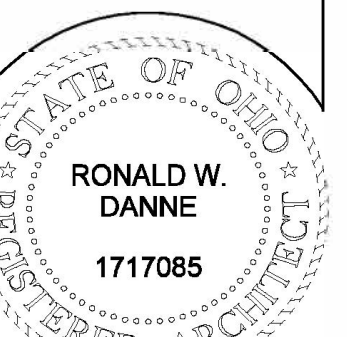
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LOT 364
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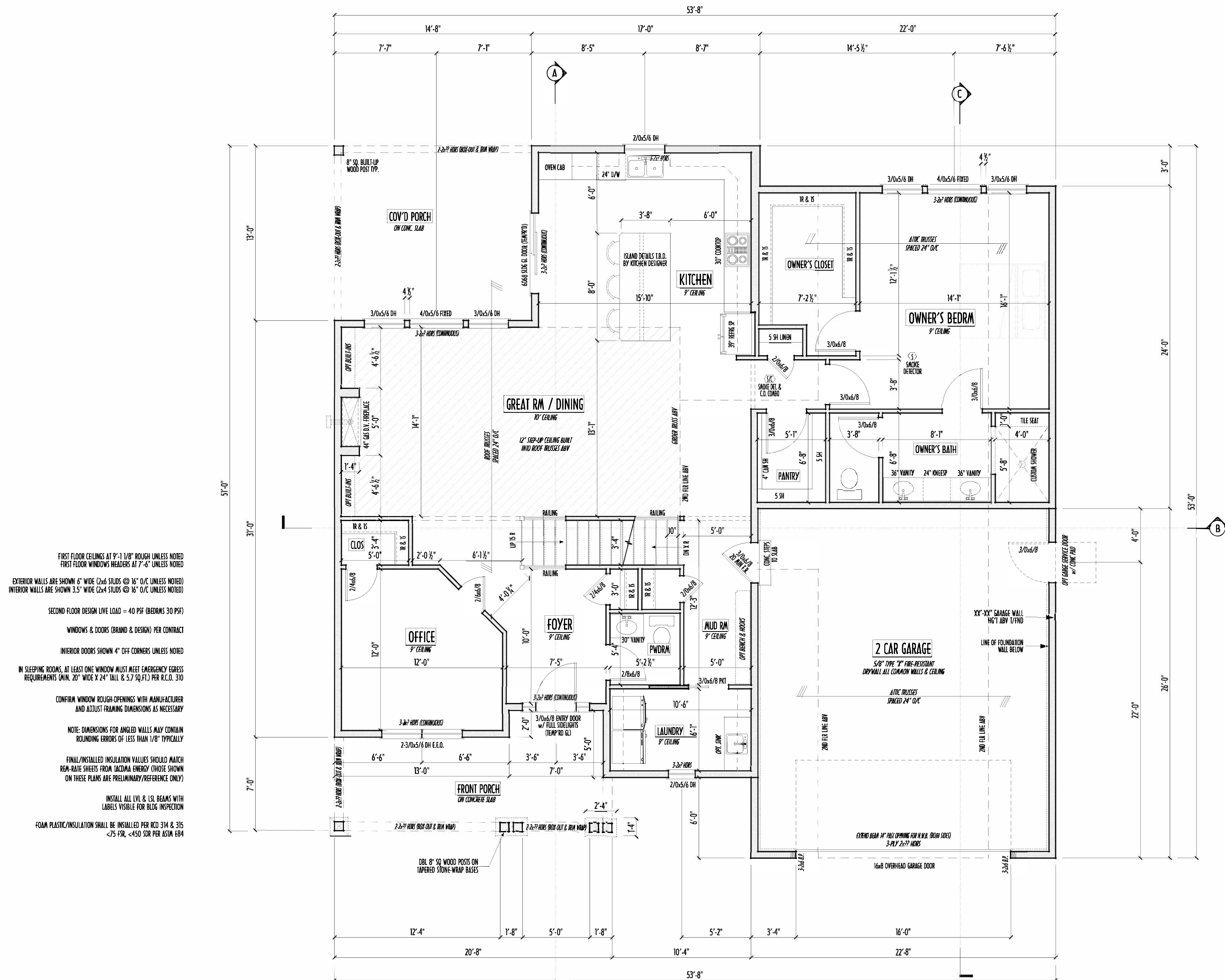
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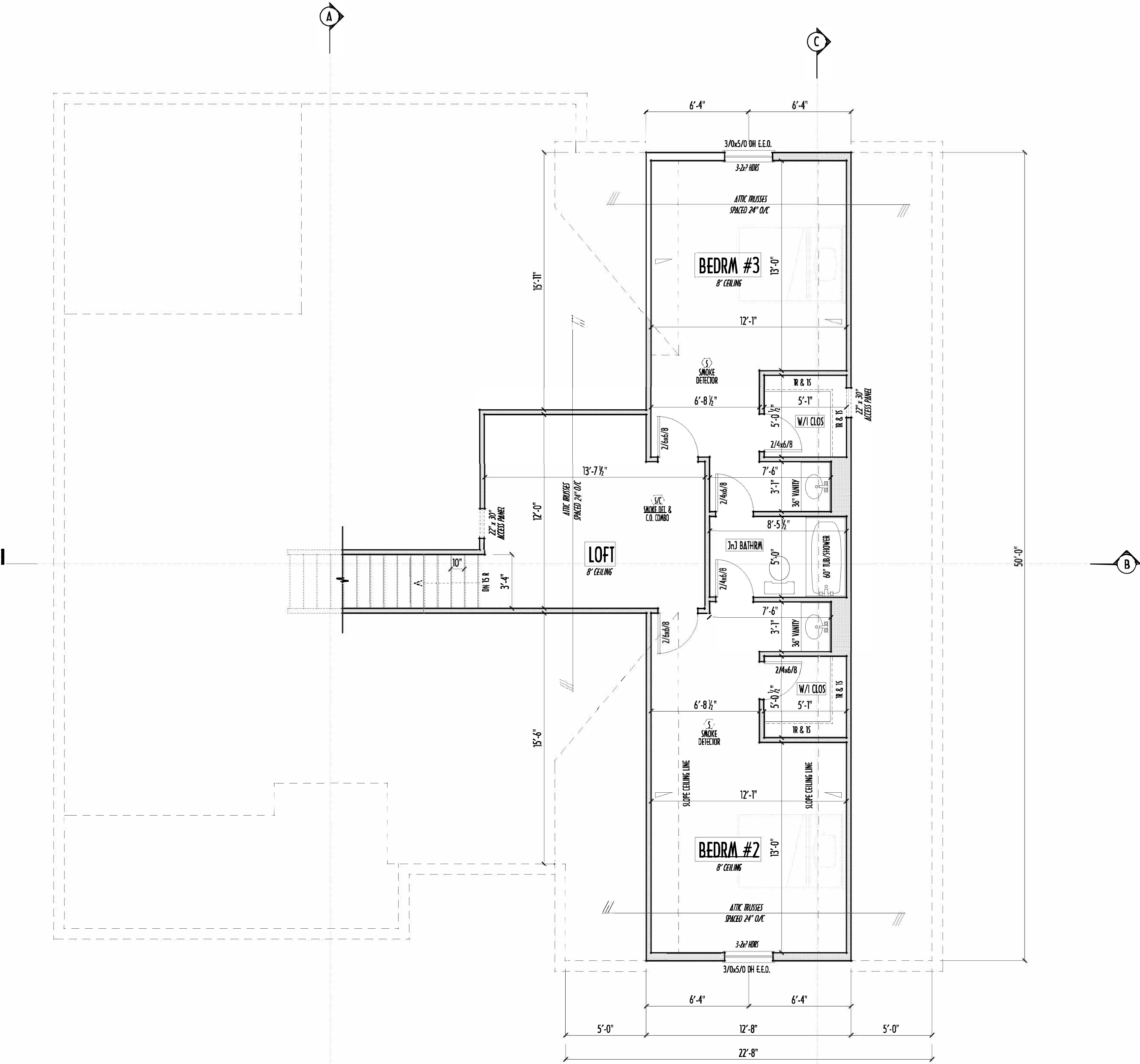


FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"

FIRST FLOOR =	1,749 SQ.FT.
SECOND FLOOR =	763 SQ.FT.
TOTAL FLOOR =	2,512 SQ.FT.
OPT FIN. BSMT =	x SQ.FT.

REVISION DATE:	BY:	DESCRIPTION
8/1/24	rwd	sleepin
8/14/24 & 8/16/24	rwd	prelim
8/19/24	j/r	prelim rev
9/9/24 ch to Discovery spec	rwd	prelim rev
9/11/24 & 9/12/24	j/r	permng Ch

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.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 R20 314 & 315 <75 PSR, <450 SNR PER ASTM E84



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

FIRST FLOOR = 1,749 SQ.FT.
SECOND FLOOR = 763 SQ.FT.
TOTAL FLOOR = 2,512 SQ.FT.
OPT FIN. BSMT = x SQ.FT.

FND/BSMT

P & D

BUILDERS

EST. 1962

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

ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED.
NO DIMENSIONS OR OTHER USE OF THIS PLAN MAY BE MADE
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR THE FIRM.

PROJ. NO.

1693

JOB LOCATION

LOT 364
New California Hills 13

DIRECTIONAL REFERENCE

STATE OF OHIO

REGISTERED ARCHITECT

RONALD W. DANNE
1717085

RONALD W. DANNE LICENSE #77065
EXPIRATION DATE 12/31/2025

Danne

Residential Design & Drafting, Inc.

614.207.6266 danne.rdw@gmail.com

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

NO.	DATE	DESCRIPTION	BY	CHKD
1	8/1/24	PRELIM	rdw	alep
2	8/14/24	REVISED	rdw	alep
3	8/19/24	REVISED	j/r	alep
4	8/19/24	REVISED	rdw	alep
5	8/19/24	REVISED	rdw	alep
6	8/19/24	REVISED	rdw	alep
7	8/19/24	REVISED	rdw	alep
8	8/19/24	REVISED	rdw	alep
9	8/19/24	REVISED	rdw	alep
10	8/19/24	REVISED	rdw	alep

BASEMENT SLAB =	893 SQ.FT.
FRONT PORCH =	160 SQ.FT.
GARAGE SLAB =	553 SQ.FT.
BACK PORCH SLAB =	191 SQ.FT.
CRAWLSPACE AREA =	688 SQ.FT.
OPT. FINISHED BSMT =	x SQ.FT.

FIRST FLOOR =	1,749 SQ.FT.
SECOND FLOOR =	763 SQ.FT.
TOTAL FLOOR =	2,512 SQ.FT.
OPT. FIN. BSMT =	x SQ.FT.

DESIGNED BY

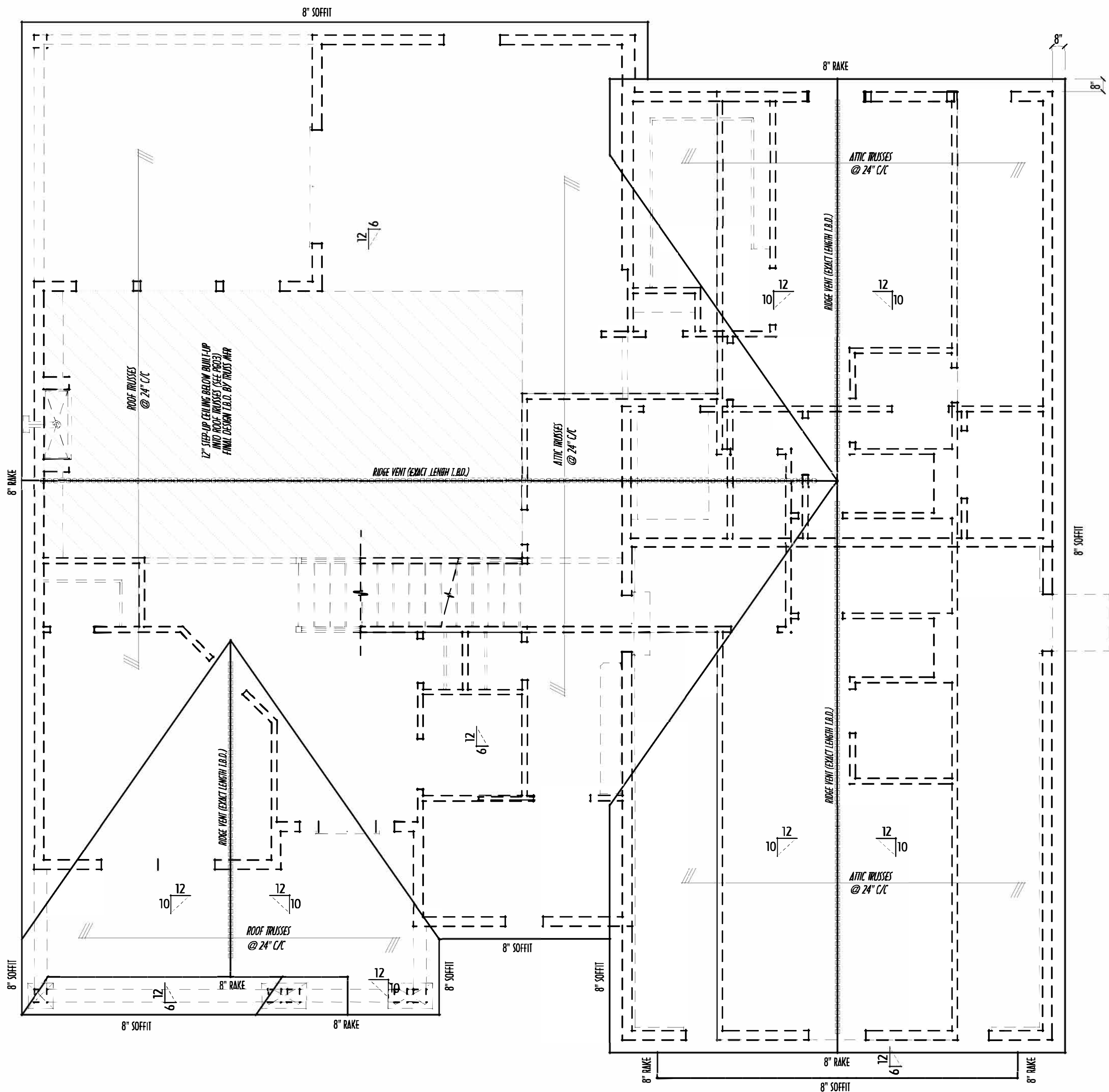
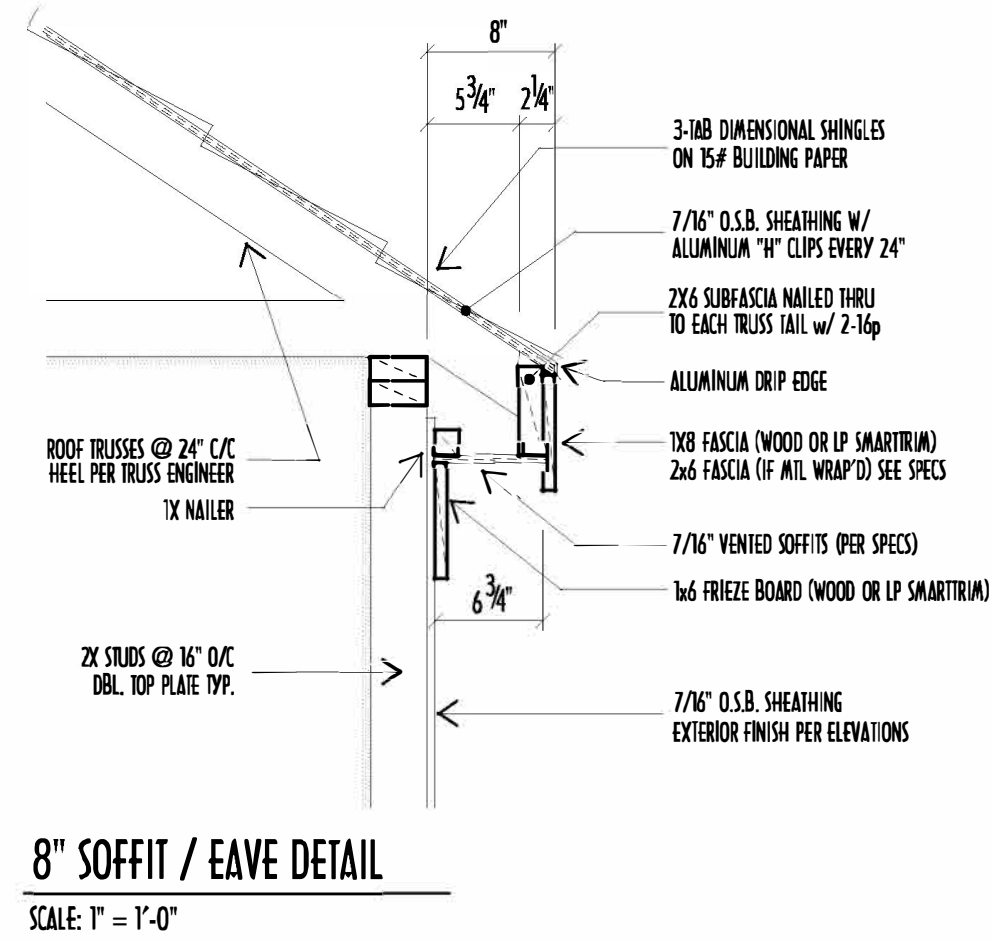
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P&D Builders - Job # 1693



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

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

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 = 15'-9"	2x8 @ 24" ~ MAX. SPAN = 12'-10"
2x10 @ 16" ~ MAX. SPAN = 20'-4"	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 - US SPANS FOR CANADIAN LUMBER CODE
AMERICAN SOFTWOOD LUMBER STANDARDS
FPA GUIDELINES / 2013 RESIDENTIAL CODE OF OHIO

MAX. ALLOWABLE SPANS
CEILING JOISTS
SPRUCE/PINE/FIR #2 OR BETTER (REPETITIVE USE)

EXTREME FIBER STRESS IN BENDING 780 = 1000 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 = 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'-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 = 26'-5"	2x10 @ 16" ~ MAX. SPAN = 20'-9"
2x10 @ 24" ~ MAX. SPAN = 23'-11"	2x10 @ 24" ~ MAX. SPAN = 18'-11"

CANADIAN WOOD COUNCIL - US SPANS FOR CANADIAN LUMBER CODE
AMERICAN SOFTWOOD LUMBER STANDARDS
FPA GUIDELINES / 2013 RESIDENTIAL CODE OF OHIO

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 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 BO. DEPTHS MUST EXCEED RAFTER CUTS)

TRUSS DESIGNER TO CONTACT PRO BUILDERS WITH DESIGN QUESTIONS PRIOR TO FABRICATION/DELIVERY

AVOID PLACING GIRDER & CARRIER TRUSSES ABOVE OPENINGS WHENEVER POSSIBLE

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

2-ZX4 BLOCKING / PURLINS EVERY 48" C/C DOWN TO WALLS BELOW WHERE POSSIBLE

TRUSS & FRAMING SHOWN FOR REFERENCE ONLY

ROOF FRAMING CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, ENGINEERING, MANUFACTURING, AND SAFE CONSTRUCTION OF ROOF FRAMING MATERIALS TO ENSURE COMPLIANCE WITH ANY APPLICABLE CODE REQUIREMENTS REGARDING ALLOWABLE SPANS, ACCEPTABLE MATERIALS, AND BUILDING SAFETY.

NEW ROOF VENTILATION CALC'S

HORIZONTAL AREA OF NEW ATTIC SPACES = 2,850 SQ.FT.
DIVIDE HORIZ. AREA BY 300 (USING BOTH RIDGE & SOFFIT VENTS)
REQUIRED SQ.FT. OF VENT OPENINGS = 9.5 SQ.FT.
ACTUAL LINEAR FT OF RIDGE VENT (100) = 100 LF x .11 PER = 11 SQ.FT.
ACTUAL SQ.FT. OF SOFFIT VENT (MIN 23) = 23 x .25 = 5.75 SQ.FT.
ACTUAL TOTAL SQ.FT. OF VENTS = 16.75 SQ.FT.

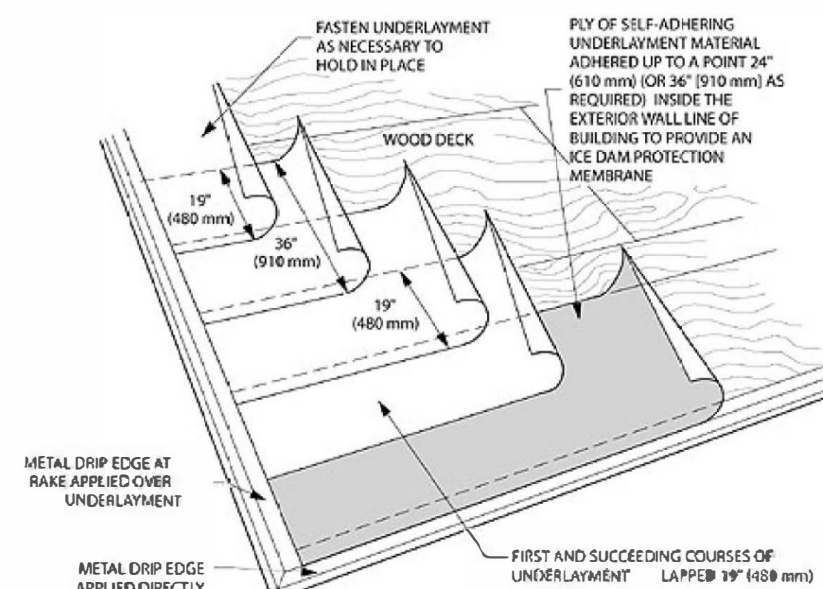
INFILL & OVERLAY FRAMING:

2X6 RAFTERS @ 24" O/C
2X8 RIDGE BOARDS (OR LVL) PER FRAMING PACKAGE
BLOCK DOWN TO BEARING WALLS BELOW
W/ 2-ZX4 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



NOTE - DIMENSIONS ARE APPROXIMATE

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. 3" 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 = 1,749 SQ.FT.
SECOND FLOOR = 763 SQ.FT.
TOTAL FLOOR = 2,512 SQ.FT.
OPT FIN. BSMT = x SQ.FT.

ROOF

P&D BUILDERS
EST. 1962

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

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS.

PROJ. NO. 1693

LOT 364
New California Hills 13

ARCHITECTURAL

RONALD W. DANNE
REGISTERED ARCHITECT
1717085
RONALD W. DANNE LICENSE #77265
EXPIRATION DATE 12/31/2025

REVISION DATE: BY: REVISION
8/1/24 rwd sleepin
8/14/24 & 8/16/24 rwd preline
8/19/24 j/r preline rev
9/19/24 to Discovery spec rwd preline rev
9/19/24 & 9/20/24 j/r preline Ch

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