

P&D Builders - Job # 1648

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 PER SPECS
15 # BUILDING FELT
7/16" OSB SHEATHING W/ 1" CLIPS

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

P & D

BUILDERS

EST. 1962

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

ALL CONCEPTS ARE THE SOLE PROPERTY OF P&D BUILDERS. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT OF THE PLANS.

1648

PROJ. NO. 1648

DATE: 10/2/2024

BY: P&D / rwd

1717085

RONALD W. DANNE

STATE OF OHIO

REGISTERED ARCHITECT

EXPIRATION DATE: 12/31/2025

614.207.6266 dannehd@gmail.com

REVISION DATE: 10/2/2024

BY: P&D / rwd

CONCEPTS

2/1/24 1/22/24 rwd concept rev

2/26/24 3/2/24 rwd concept rev

3/4/24 3/5/24 rwd prelm rev

3/28/24 4/3/24 rwd prelm rev

7/26/24 8/1/24 rwd prelm rev

8/6/24 8/7/24 rwd prelm rev

QTO

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11x17

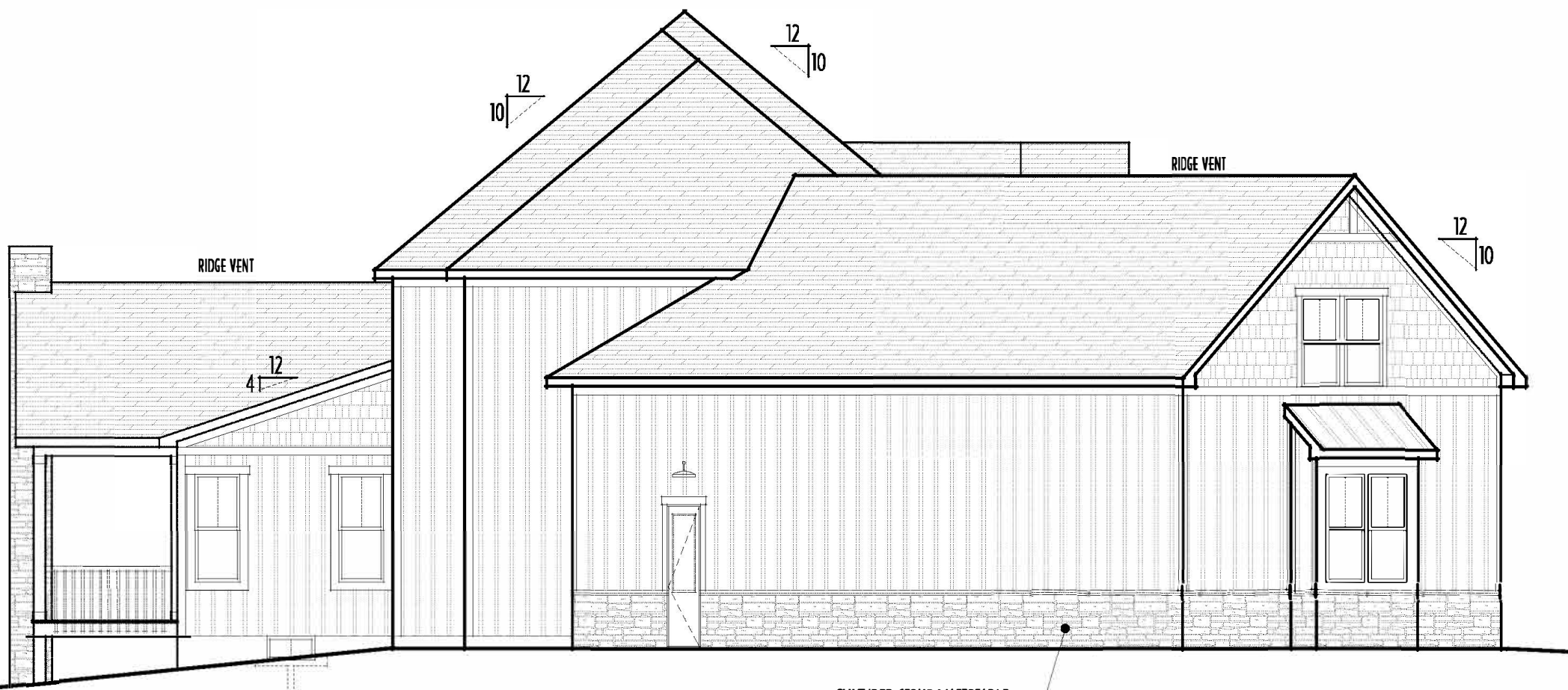
0" 1" 2" 3" 4" 5" 6" 7" 8" 9" 10"

FIELD VERIFY DIMENSIONS - DO NOT SCALE PRINTS

DESIGNED: P&D / rwd

PAGE: 5 of 8

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



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

FIRST FLOOR CEILINGS @ 10'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADERS @ 8'-0" UNLESS NOTED OTHERWISE
SECOND FLOOR CEILINGS @ 8'-1 1/8" UNLESS NOTED OTHERWISE
SECOND FLOOR WINDOW HEADERS @ 8'-10" UNLESS NOTED OTHERWISE
EMERGENCY EGRESS OPERABLE (E.E.O.) WINDOWS IN ALL BEDROOMS
SEE ROOF PLAN FOR SOFFIT & RAKE SIDING

RUN BRICK VENEER 1" PAST FRAMING CORNERS
CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6" INTO 2X6 WOOD TRIM UNLESS NOTED

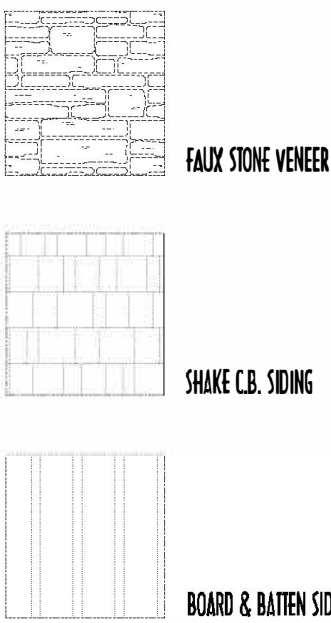
FLASH & CAULK ELEVATIONS AS NECESSARY TO PROVIDE A WEATHER-TIGHT SEAL BETWEEN MATERIALS, FRAMING & TRIM
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT

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

WEAP SCREEDS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1
(#26 GALV CORROSION-RESISTANT SCREED AT/ABY FOUNDATION PLATE (3.5" FLANGE)
PLACED AT MIN 4" ABY EARTH / 2" ABY PAVING, ALLOWING TRAP'D WATER TO DRAIN)

SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

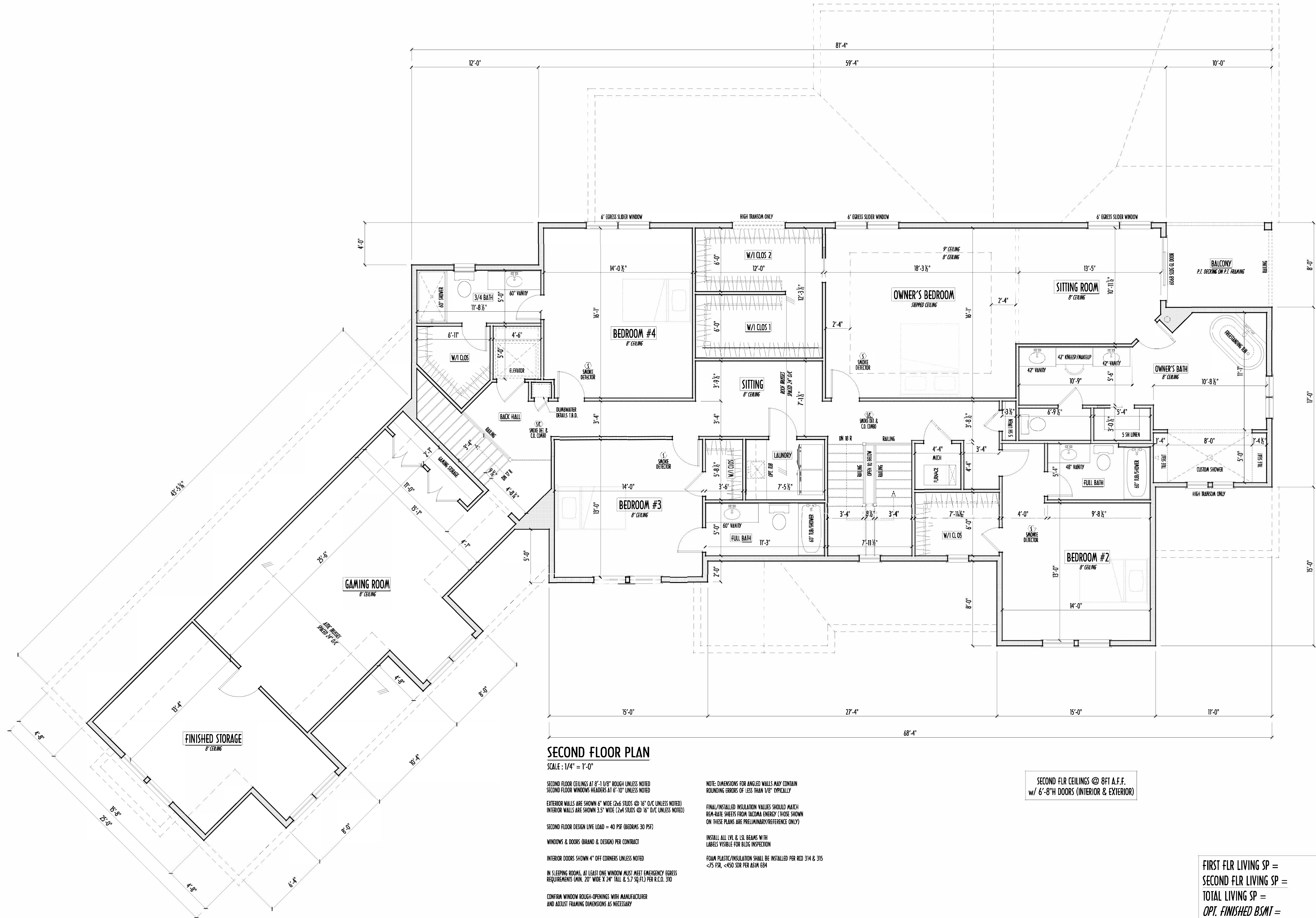


RIGHT ELEVATION
SCALE : 1/8" = 1'-0"

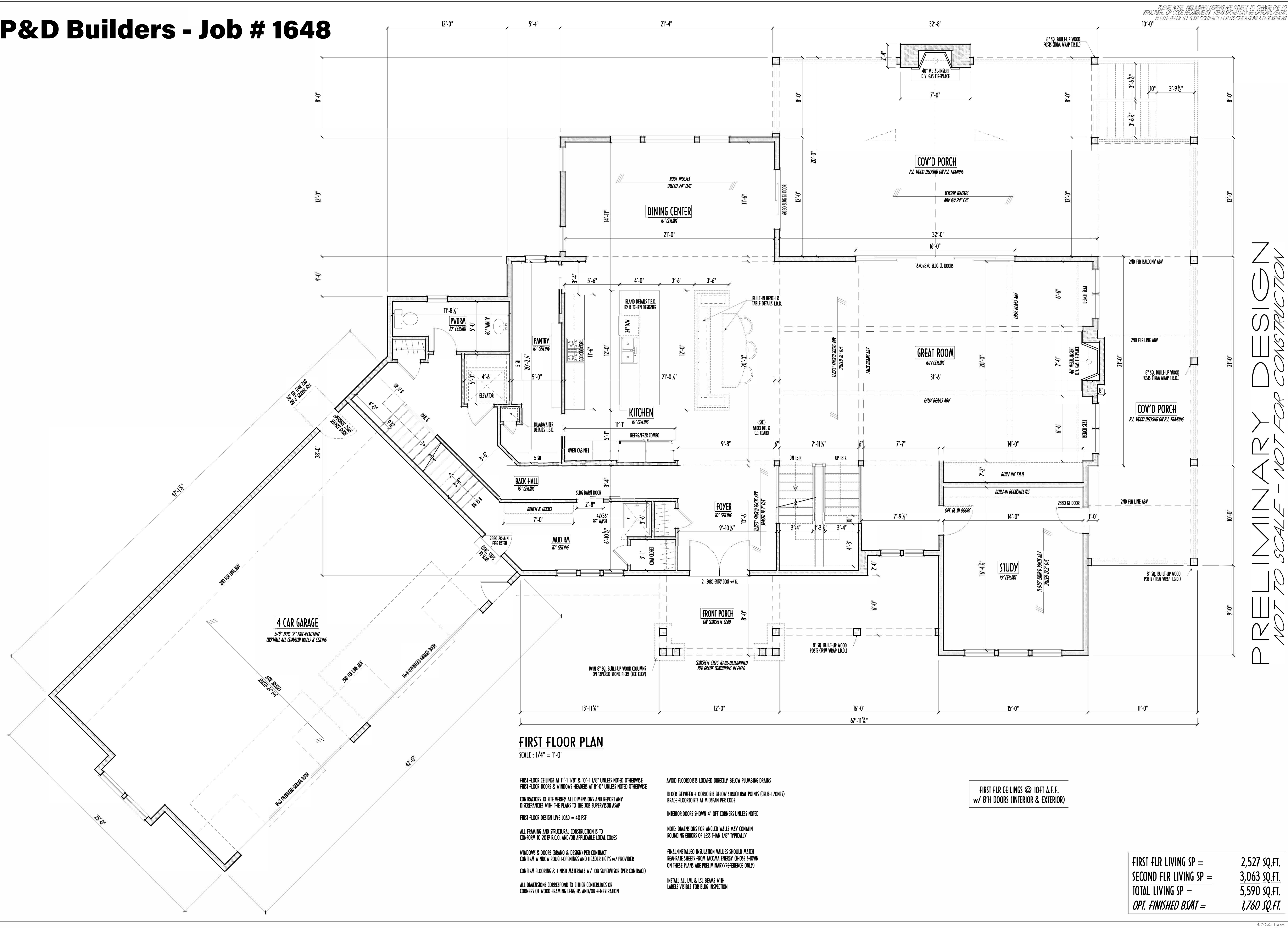


BACK-ELEVATION
SCALE : 1/8" = 1'-0"

FIRST FLR LIVING SP =	2,527 SQ.FT.
SECOND FLR LIVING SP =	3,063 SQ.FT.
TOTAL LIVING SP =	5,590 SQ.FT.
OPT. FINISHED BSMT =	1,760 SQ.FT.



FIRST FLR LIVING SP = 2,527 SQ.FT.
SECOND FLR LIVING SP = 3,063 SQ.FT.
TOTAL LIVING SP = 5,590 SQ.FT.
OPT. FINISHED BSMT = 1,760 SQ.FT.



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

FIRST FLOOR CEILINGS AT 11'-1 1/8" & 10'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR DOORS & WINDOWS HEADERS AT 8'-0" 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 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 REAM-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 FLR CEILINGS @ 10FT A.F.F.
w/ 8'H DOORS (INTERIOR & EXTERIOR)

FIRST FLR LIVING SP = 2,527 SQ.FT.
SECOND FLR LIVING SP = 3,063 SQ.FT.
TOTAL LIVING SP = 5,590 SQ.FT.
OPT. FINISHED BSMT = 1,760 SQ.FT.

1ST FLR

P & D
BUILDERS
EST. 1962

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

ALL CONCEPTS ARE THE SOLE PROPERTY OF P&D BUILDERS LTD.
NO PART OF THIS PLAN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT OF THE FIRM.

PROJ #

1648

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085

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

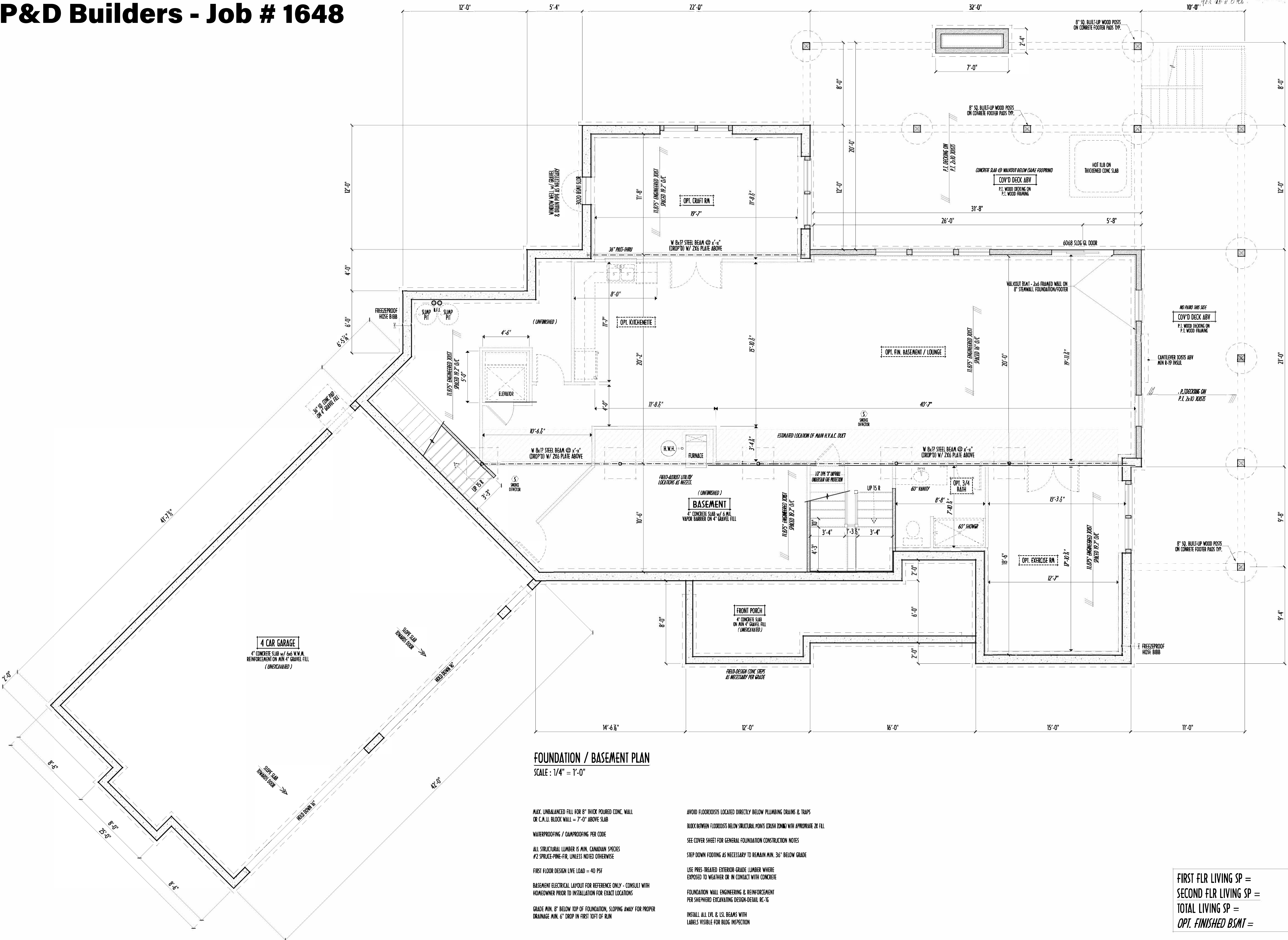
Danne
Residential Design & Drafting, Inc.
614.207.6266 dannehd@gmail.com

REVISION	DATE	BY	DESCRIPTION
1/6/24	1/14/24	rwd	concepts
2/1/24	2/22/24	rwd	concept rev
2/26/24	2/28/24	r/j	prelims
3/4/24	3/5/24	r/j	prelim rev
3/28/24	3/28/24	rwd	prelim rev
7/26/24	8/1/24	rwd	prelim rev
8/6/24	8/7/24	rwd	prelim rev
		QTO	

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"
1" = 10'-0" 1/4" = 3'-0" 1/8" = 6'-0"
FIELD ENTRY DIMENSIONS - DO NOT SCALE PRINTS

DESIGNED: P&D / rwd

PAGE: 3 of 8



FOUNDATION / BASEMENT 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. 8" 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 (CROSS ZONING) 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 & LSI BEAMS WITH
LABELS VISIBLE FOR BLDG INSPECTION

FIRST FLR LIVING SP = 2,527 SQ.FT.
SECOND FLR LIVING SP = 3,063 SQ.FT.
TOTAL LIVING SP = 5,590 SQ.FT.
OPT. FINISHED BSMT = 1,760 SQ.FT.

ROOF

P & D

BUILDERS

EST. 1962

59 Greif Parkway Suite 100

Delaware, Ohio 43015

(740) 201-8079

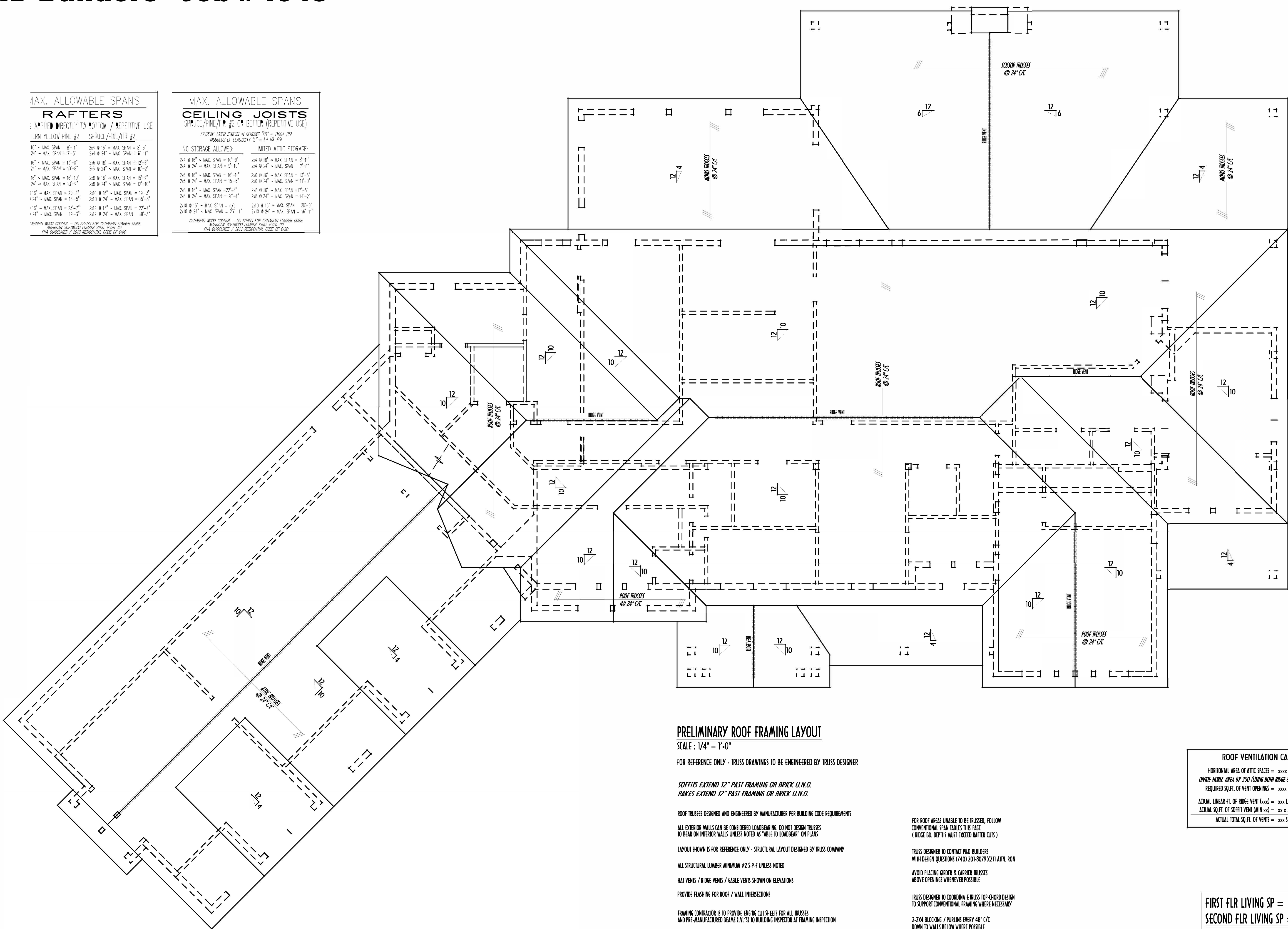
Fax (740) 201-8084

www.pndbuilders.com

ALL CONCEPTS ARE THE EXCLUSIVE PROPERTY OF P&D BUILDERS LTD. NO PART OF THIS DRAWING OR ANY PART THEREOF MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM P&D BUILDERS LTD.

MAX. ALLOWABLE SPANS	
RAFTERS	
APPLIED DIRECTLY TO BOTTOM / REPETITIVE USE	
SPRUCE/PINE #2	SPRUCE/PINE/PIR #2
16" ~ MAX. SPAN = 8'-11"	2x4 @ 16" ~ MAX. SPAN = 8'-6"
2x4 ~ MAX. SPAN = 7'-5"	2x4 @ 24" ~ MAX. SPAN = 4'-11"
16" ~ MAX. SPAN = 13'-0"	2x6 @ 16" ~ MAX. SPAN = 12'-5"
2x4 ~ MAX. SPAN = 10'-8"	2x6 @ 24" ~ MAX. SPAN = 10'-2"
16" ~ MAX. SPAN = 16'-10"	2x8 @ 16" ~ MAX. SPAN = 13'-6"
2x4 ~ MAX. SPAN = 13'-6"	2x8 @ 24" ~ MAX. SPAN = 12'-10"
116" ~ MAX. SPAN = 20'-1"	2x10 @ 16" ~ MAX. SPAN = 19'-3"
124" ~ MAX. SPAN = 16'-5"	2x10 @ 24" ~ MAX. SPAN = 15'-8"
16" ~ MAX. SPAN = 23'-7"	2x12 @ 16" ~ MAX. SPAN = 22'-4"
124" ~ MAX. SPAN = 19'-3"	2x12 @ 24" ~ MAX. SPAN = 18'-3"
NORTHWOOD COUNCIL - US SPANS FOR CANADIAN LUMBER GUIDE AMERICAN SPRUCE/PINE LUMBER STANDARDS FPA GUIDELINES / 2013 RESIDENTIAL CODE OF OHIO	

MAX. ALLOWABLE SPANS	
CEILING JOISTS	
SPRUCE/PINE/PIR #2 OR BETTER (REPETITIVE USE)	
EXPERIENCE STRESS IN BENDING 16" = TRUSS PER MODULUS OF ELASTICITY 1.7E+6 PSI	
NO STORAGE ALLOWED:	LIMITED ATTIC STORAGE:
2x4 @ 16" ~ MAX. SPAN = 10'-6"	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 = 23'-11"	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 GUIDE AMERICAN SPRUCE/PINE LUMBER STANDARDS FPA GUIDELINES / 2013 RESIDENTIAL CODE OF OHIO	



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

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

SOFFITS EXTEND 12" PAST FRAMING OR BRICK U.N.O.
RAKES EXTEND 12" PAST FRAMING OR BRICK 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 (V.L.C.'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 BG. DEPTHS MUST EXCEED RAFTER CUTS)

TRUSS DESIGNER TO CONTACT P&D BUILDERS WITH DESIGN QUESTIONS (740) 201-8079 X211 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

ROOF VENTILATION CALC'S	
HORIZONTAL AREA OF ATTIC SPACES = xxxx SQ.FT.	
DIVIDE HORIZ. AREA BY 300 (GIVING BOTH RIDGE & SOFFIT VENTS)	
REQUIRED SQ.FT. OF VENT OPENINGS = xxxx SQ.FT.	
ACTUAL LINEAR FT. OF RIDGE VENT (xxxx) = xxx LF x .11 PER = xxx 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.	

FIRST FLR LIVING SP =	2,527 SQ.FT.
SECOND FLR LIVING SP =	3,063 SQ.FT.
TOTAL LIVING SP =	5,590 SQ.FT.
OPT. FINISHED BSMT =	1,760 SQ.FT.

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085

RONALD W. DANNE, LICENSE #070055
EXPIRATION DATE 12/31/2025

Danne

Residential Design & Drafting, Inc.

614.207.6266 dannehd@gmail.com

REVISION DATE:	BY:	DATE:
1/6/24	1/14/24	rwd concepts
2/1/24	2/22/24	rwd concept rev
2/26/24	2/28/24	r/r prelms
3/4/24	3/5/24	r/r prelm rev
3/28/24	3/4/24	rwd prelm rev
7/26/24	8/1/24	rwd prelm rev
8/6/24	8/7/24	rwd prelm rev
		QTO

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"
1" = 8'-0" 1/2" = 4'-0" 3/4" = 6'-0"
FIELD DIMENSIONS - DO NOT SCALE DIMS

DESIGNED: P&D / rwd

PAGE: 6 of 9