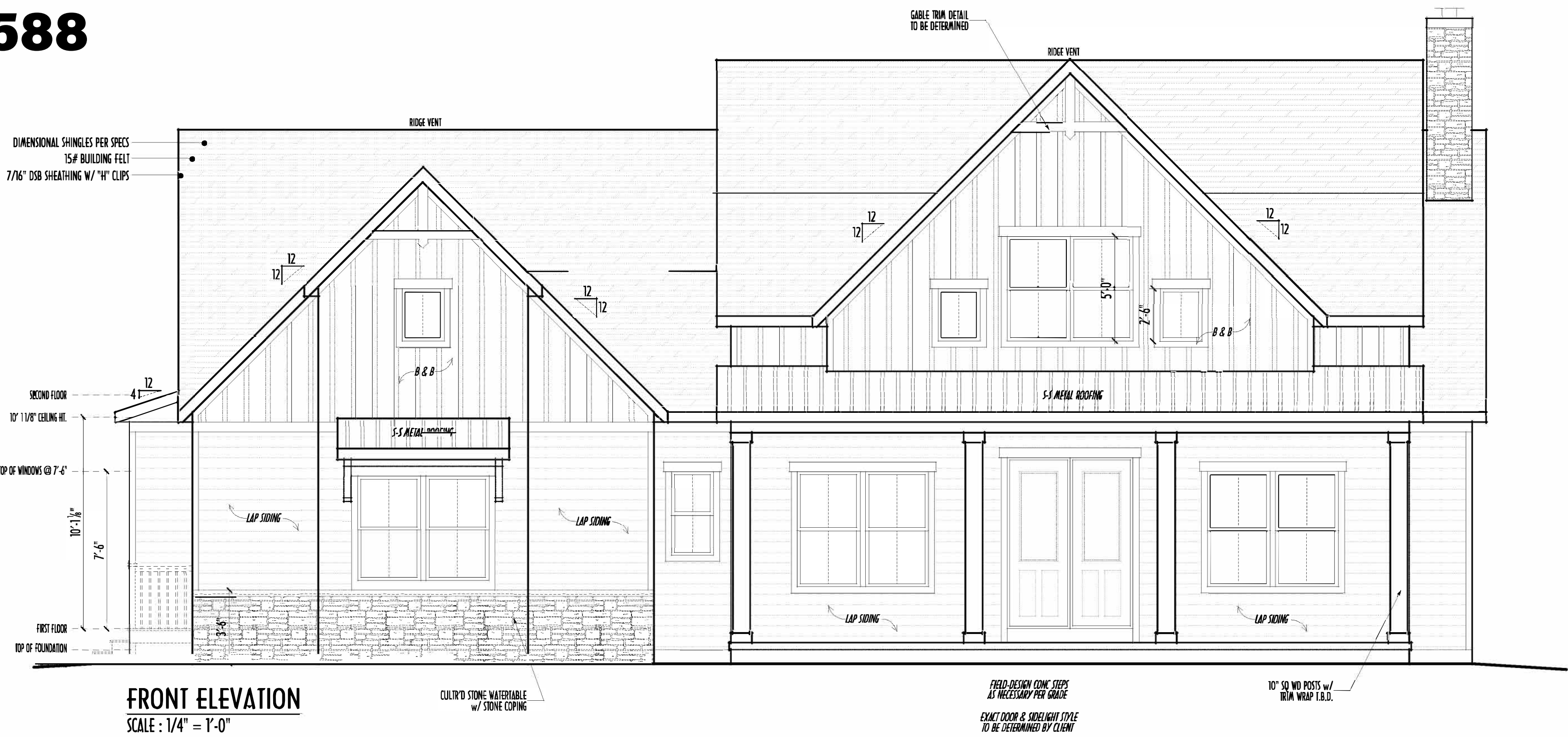
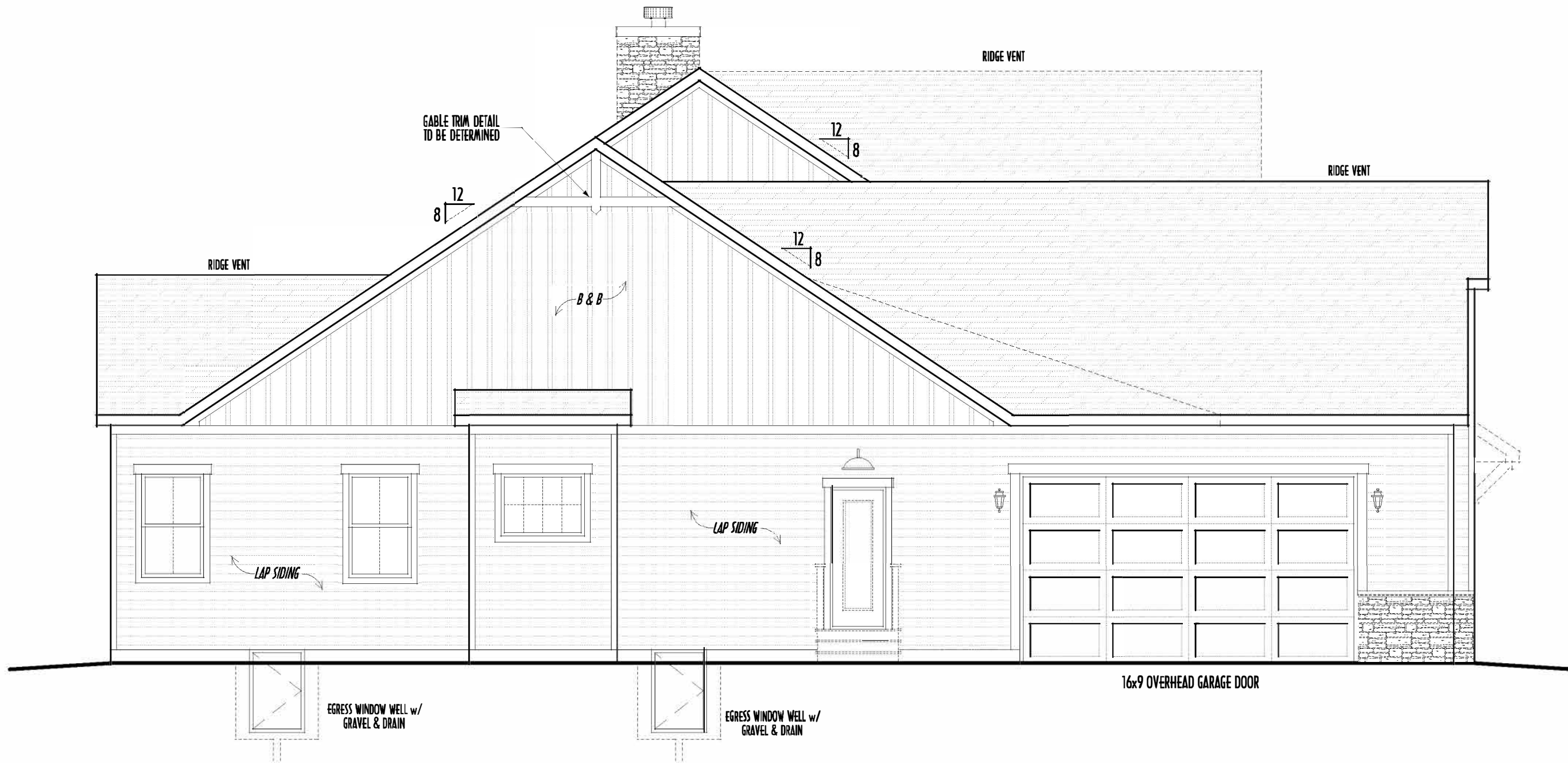


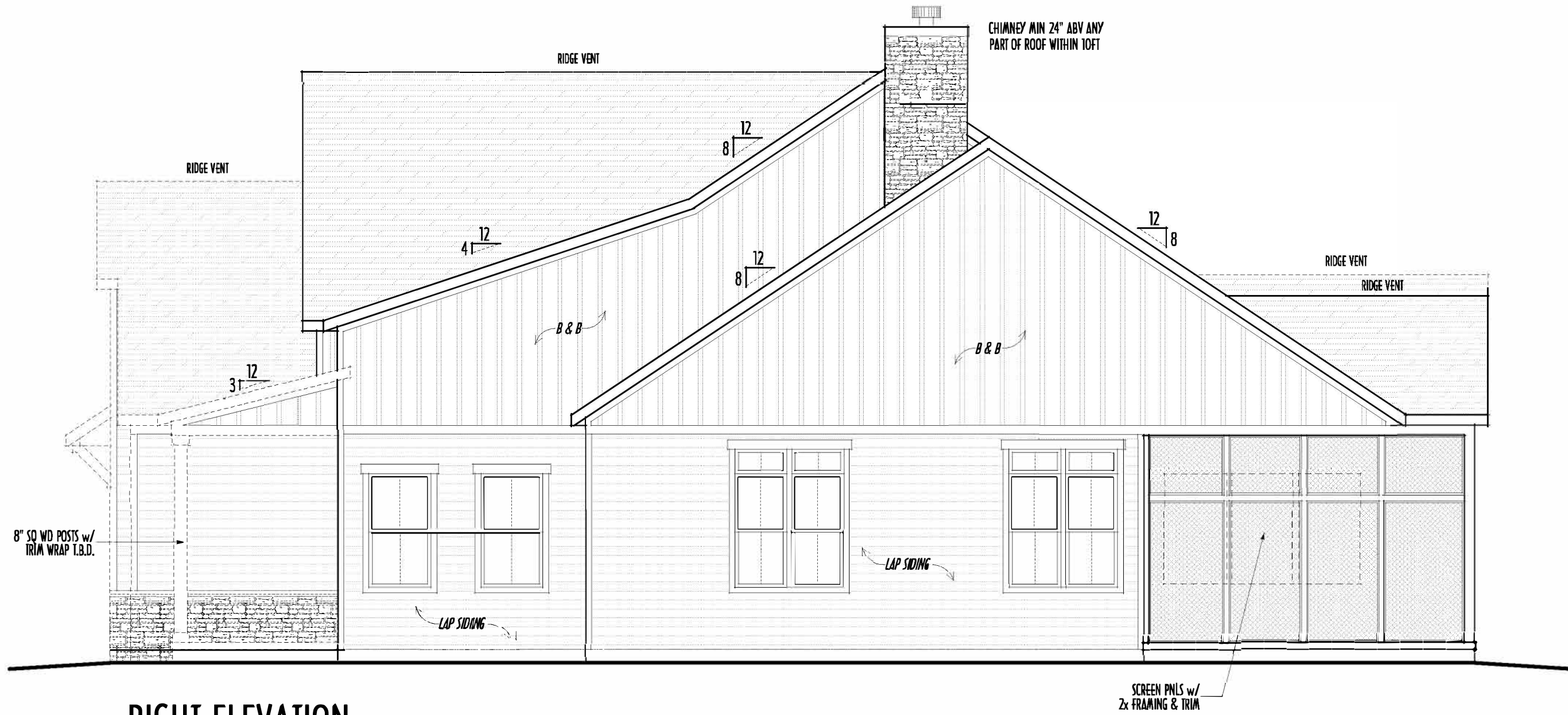
ALTERNATE ELEVATIONS



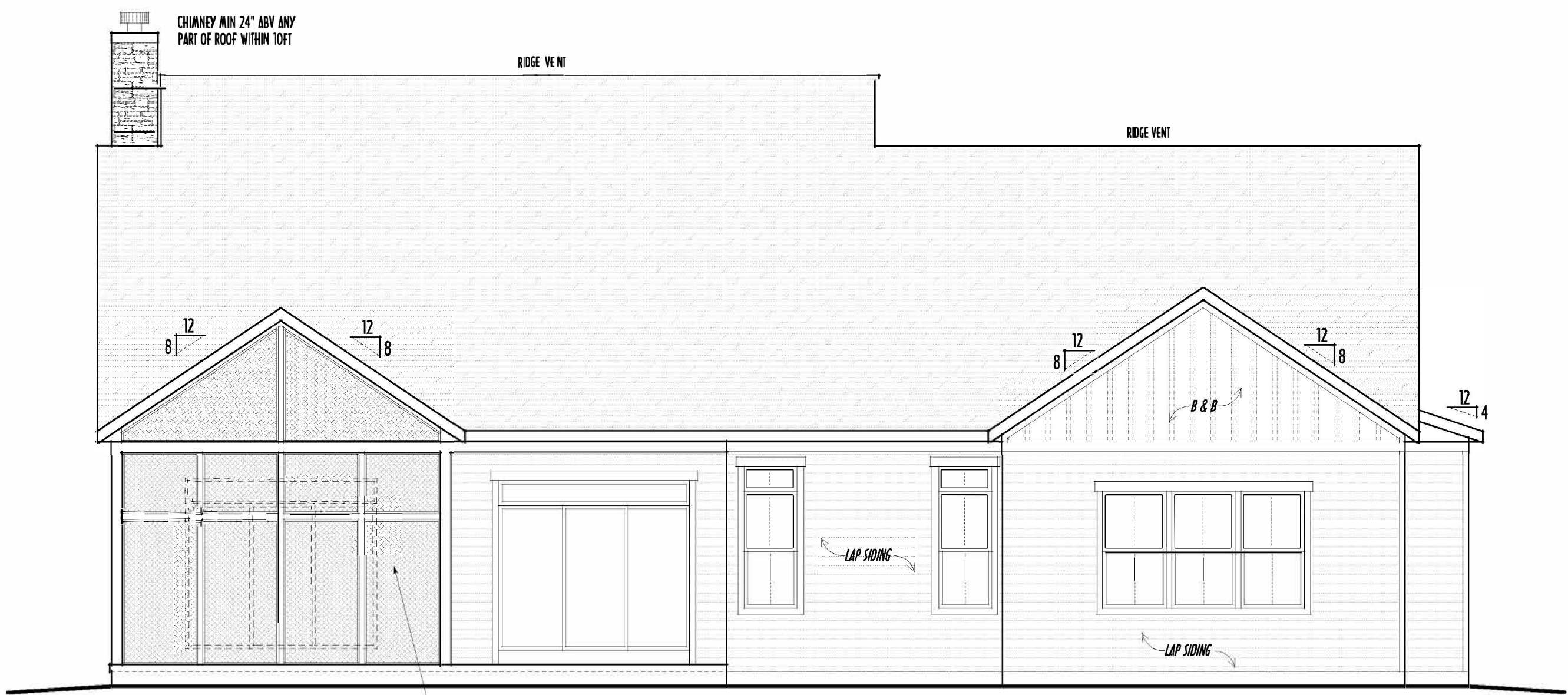
FRONT ELEVATION
SCALE : 1/4" = 1'-0"



LEFT ELEVATION
SCALE : 3/16" = 1'-0"



RIGHT ELEVATION
SCALE : 3/16" = 1'-0"



BACK ELEVATION
SCALE : 3/16" = 1'-0"

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

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

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

FIRST FLOOR CEILINGS @ 10'-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

RUN BRICK VENEER 1" PAST FRAMING CORNERS
CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6" INTO 1X6 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 SCREENS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1
(#26 GALV CORROSION-RESISTANT SCREEN 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

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

ELEVATIONS

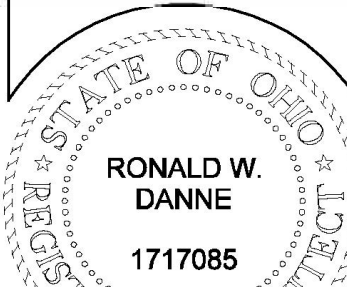


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PROJ. # 1588

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



RONALD W. DANNE LICENSE #17085
EXPIRATION DATE 12/31/23

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

REVISION	DATE	BY	DESCRIPTION
1	4/5/22	jdm	concept blg
2	4/7/22	rw	prelim
3	6/5/22	jdm	prelim rev
4	6/22/22	jdm	prelim rev
5	7/1/22	jdm	prelim rev
6	8/2/22	jdm	prelim rev
7	8/10/22	rw	prelim rev
8	8/30/22	jdm	prelim rev
9	9/14/22	rw	prelim rev

10 SCALE: WHEN PRINTED 24" x 36" - PAPER SIZE: 11" x 17" - FIELD: 1/4" = 1'-0" - 1/8" = 1'-0" - 1/16" = 1'-0"

DESIGNED BY P&D / rwd

PAGE : 5 of 8

FIRST FLR LIVING SP = 2,482 SQ.FT.
OPT. FINISHED BSMT BEDRMS = 1,300 SQ.FT.

P & D
BUILDERS
EST. 1962

1ST FLR



1588

STATE OF OHIO
 REGISTERED ARCHITECT
 RONALD W. DANNE
 1717085

Danne
Residential Design & Drafting LLC
414.207.6266 dannednd@gmail.com

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

0 1' 2' 3' 4' 5' 6'

FIELD-VERIFY DIMENSIONS - DO NOT SCALE PRINTS

P&D / rwd

3 of 8

9/9/2020 9:51 AM



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

FIRST FLOOR PLAN

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



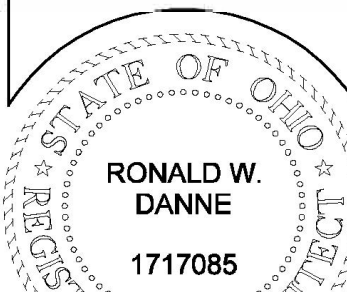
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RONALD W. DANNE, LICENSE #1717085
EXPIRATION DATE 12/31/23

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

REVISION	DATE	BY	DESCRIPTION
1	4/5/22	jam	concept sketch
2	4/7/22	rwd	prelim
3	6/8/22 & 6/9/22	j/r	prelim rev
4	6/22/22	j/r	prelim rev
5	7/1/22 & 7/26/22	j/r	prelim rev
6	8/2/22	jam	prelim rev
7	8/10/22	rwd	prelim rev
8	8/30/22	j/r	prelim rev
9	9/14/22 & 9/17/22	rwd	prelim rev

10' SCALE WHEN PRINTED 24" x 36" - PAPER SIZE 11"
0' 2' 4' 6' 8' 10'
FIELD MEASUREMENTS - DO NOT SCALE DIMS

DESIGNED

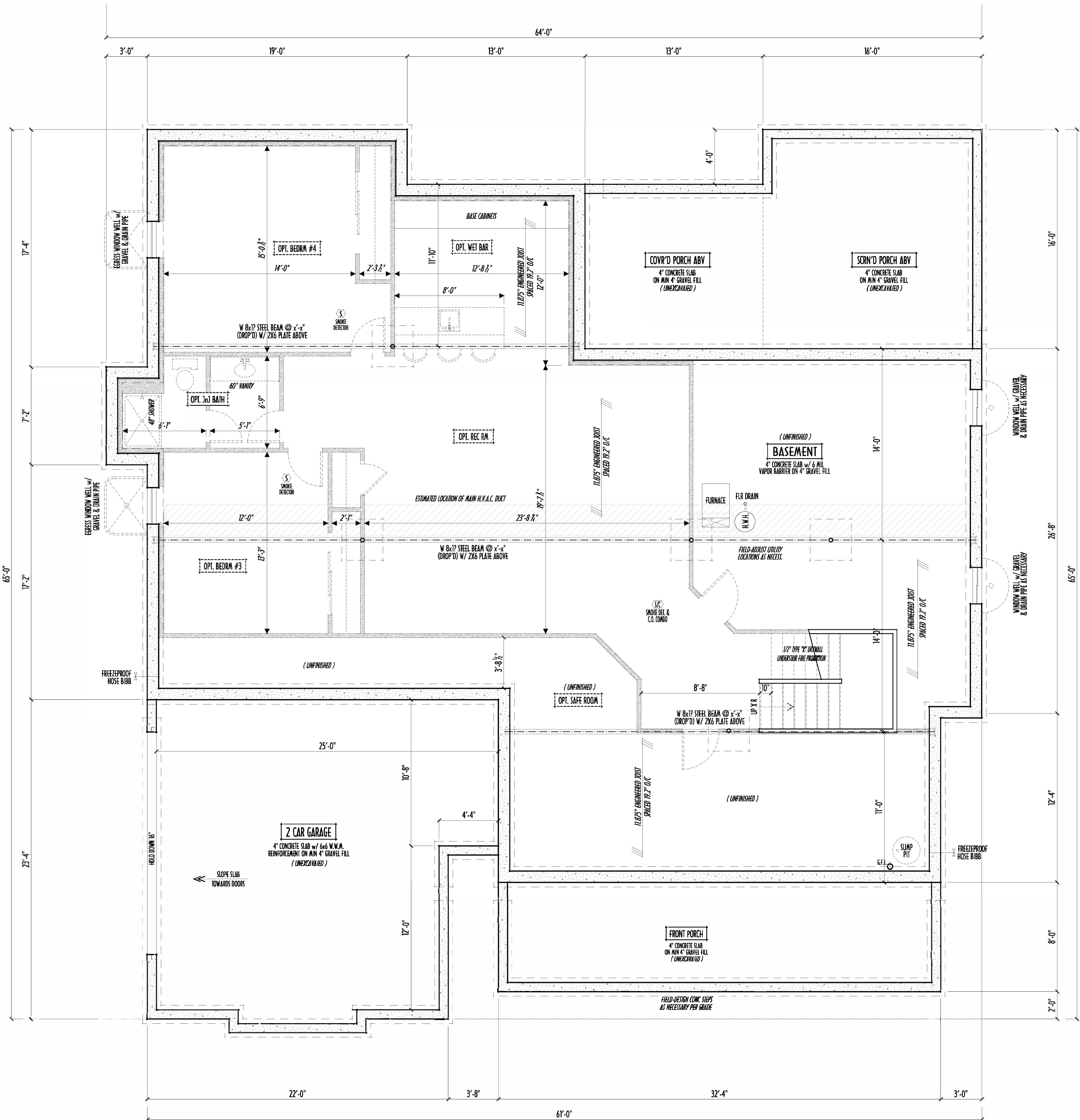
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PAGE :

2 of 8

FIRST FLR LIVING SP = 2,482 SQ.FT.
OPT. FINISHED BSMT BEDRMS = 1,300 SQ.FT.

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 FLOODGATES LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS
BLOCK BETWEEN FLOODGATES BELOW STRUCTURAL POINTS (CROSS ZONES) WITH APPROPRIATE 2" 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 4C-16
INSTALL ALL LIV. & L.S. BEAMS WITH LABELS VISIBLE FOR BLOG INSPECTION

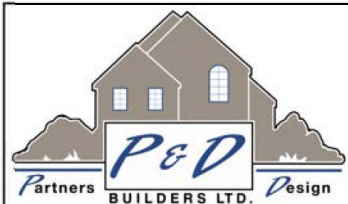


FOUNDATION / BASEMENT PLAN
SCALE : 1/4" = 1'-0"

P&D Builders - Job # 1588

PLEASE NOTE: PRELIMINARY DESIGN ARE SUBJECT TO CHANGE DUE TO STRUCTURAL OR CODE REQUIREMENTS. (DESIGN SHOWN MAY BE DIFFERENT) SEE PLAN. PLEASE REFER TO YOUR CONTRACT FOR SPECIFICATIONS & DISCREPANCIES

ROOF



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DESIGNED BY: P&D BUILDERS LTD.

DATE: 9/16/2022 9:51 AM

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

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PRELIMINARY DESIGN

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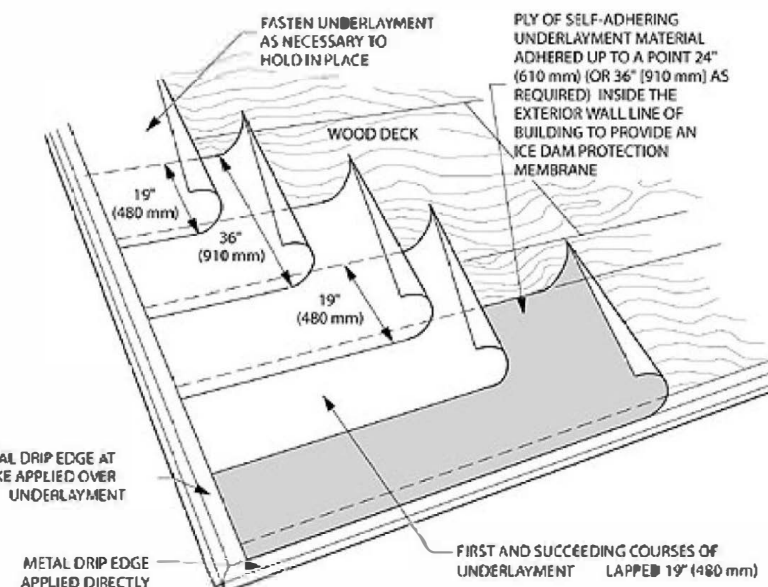
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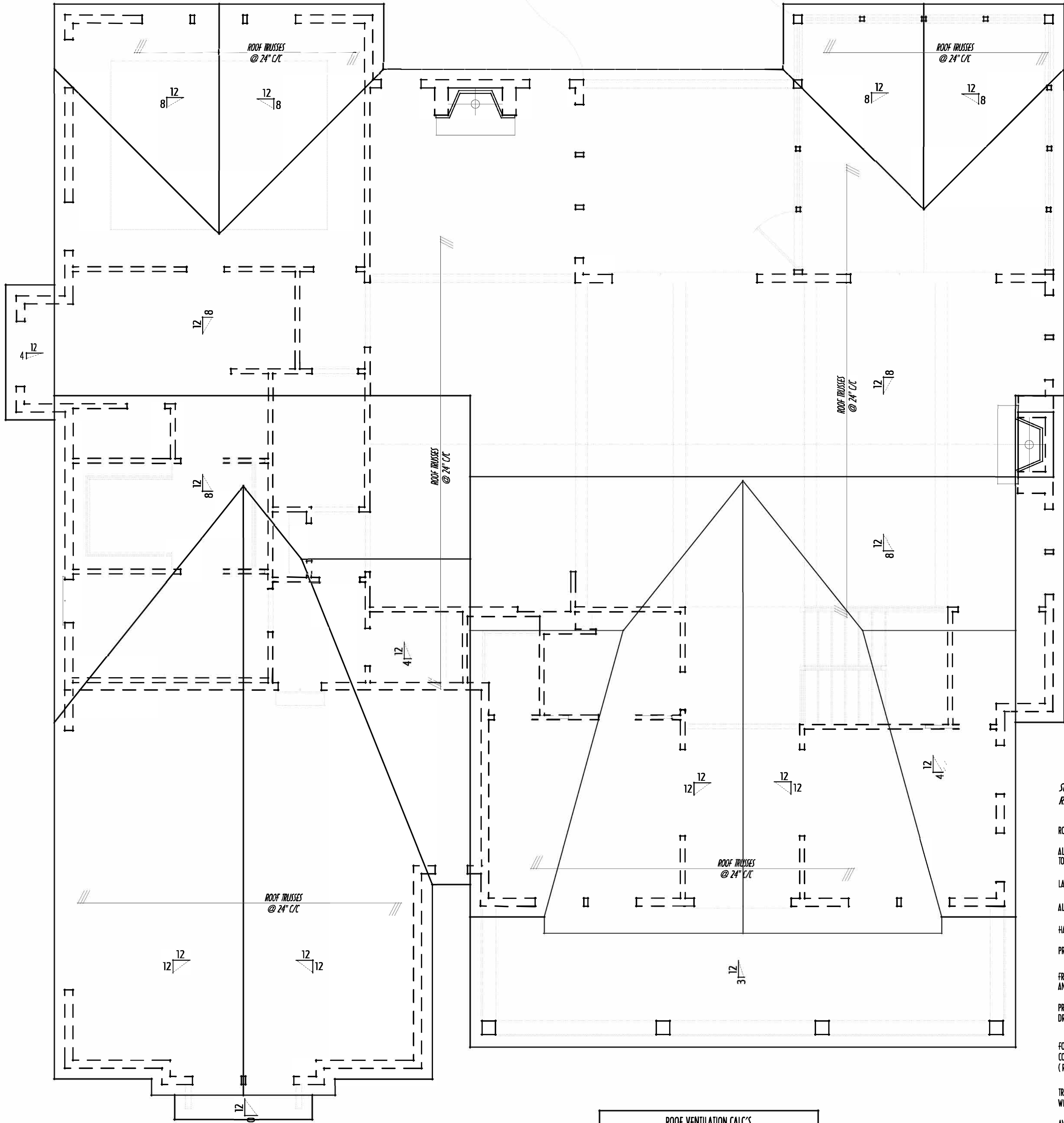
MAX. ALLOWABLE SPANS CEILING JOISTS	
SPRUCE/PINE #2 - BETTER (REPETITIVE USE)	
EXHIBIT THEIR STRESS IN BENDING 70% - 110% PER MODULUS OF ELASTICITY E" = 1.4 MI. PSI	
NO STORAGE ALLOWED:	LIMITED ATTIC STORAGE:
2x4 @ 16" ~ MAX. SPAN = 10'-9"	2x4 @ 16" ~ MAX. SPAN = 8'-11"
2x4 @ 24" ~ MAX. SPAN = 9'-10"	2x4 @ 24" ~ MAX. SPAN = 7'-8"
2x6 @ 16" ~ MAX. SPAN = 15'-11"	2x6 @ 16" ~ MAX. SPAN = 13'-8"
2x6 @ 24" ~ MAX. SPAN = 15'-8"	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'-9"
2x10 @ 24" ~ MAX. SPAN = 23'-11"	2x10 @ 24" ~ MAX. SPAN = 16'-11"

MAX. ALLOWABLE SPANS RAFTERS	
CEILING APPLIED DIRECTLY TO BOTTOM / REPETITIVE USE	
SOUTHERN YELLOW PINE #2 - SPRUCE/PINE/FR #2	
2x4 @ 16" ~ MAX. SPAN = 8'-11"	2x4 @ 16" ~ MAX. SPAN = 8'-8"
2x4 @ 24" ~ MAX. SPAN = 7'-8"	2x4 @ 24" ~ MAX. SPAN = 6'-11"
2x6 @ 16" ~ MAX. SPAN = 13'-8"	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"



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. 23 LAYERS OF #15 FELT PARALLEL TO EAVES WITH MIN. 16" 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



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 =	xxxxx SQ.FT.
DIVIDE HORIZ. AREA BY 300 (USING BOTH RIDGE & SOFFIT VENTS)	
REQUIRED SQ.FT. OF VENT OPENINGS =	xxxxx SQ.FT.
ACTUAL LINEAR FT. OF RIDGE VENT (6x6) =	xxx LF x .11 PER = xxxx SQ.FT.
ACTUAL SQ.FT. OF SOFFIT VENT (6x12) =	xxxxx x .25 = xxxx SQ.FT.
ACTUAL TOTAL SQ.FT. OF VENTS =	xxxxx SQ.FT.

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 (VLS) 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 X211 ATTN. RON

AVOID PLACING GROUND & 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

FIRST FLR LIVING SP = 2,482 SQ.FT.
OPT. FINISHED BSMT BEDRMS = 1,300 SQ.FT.



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PAGE: 5 OF 8