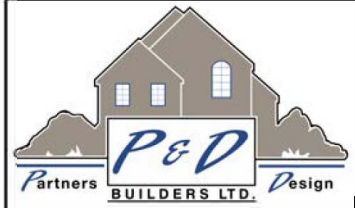


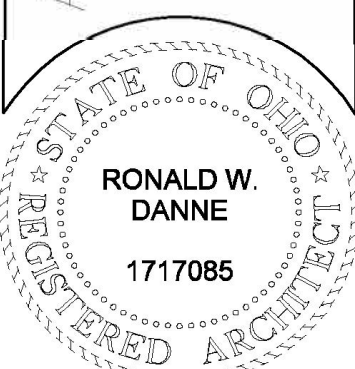
ELEVATIONS



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PD 03

1450



RONALD W. DANNE
1717085

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

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614.707.6266 danne@ddgmail.com

REVISION	DATE	BY	DESCRIPTION
1	4/4/22	rj	concepts
2	4/19/22	jam	concept rev
3	4/29/22	rwd	concept rev
4	5/9/22	rwd	prelims
5	5/10/22	rwd	prelim rev
6	5/16/22	QTO	rwd prelim rev

10'-SCALE WITH PRINTED DIMS - PAPER SIZE 11" X 17"

0' 2' 4' 6' 8' 10'

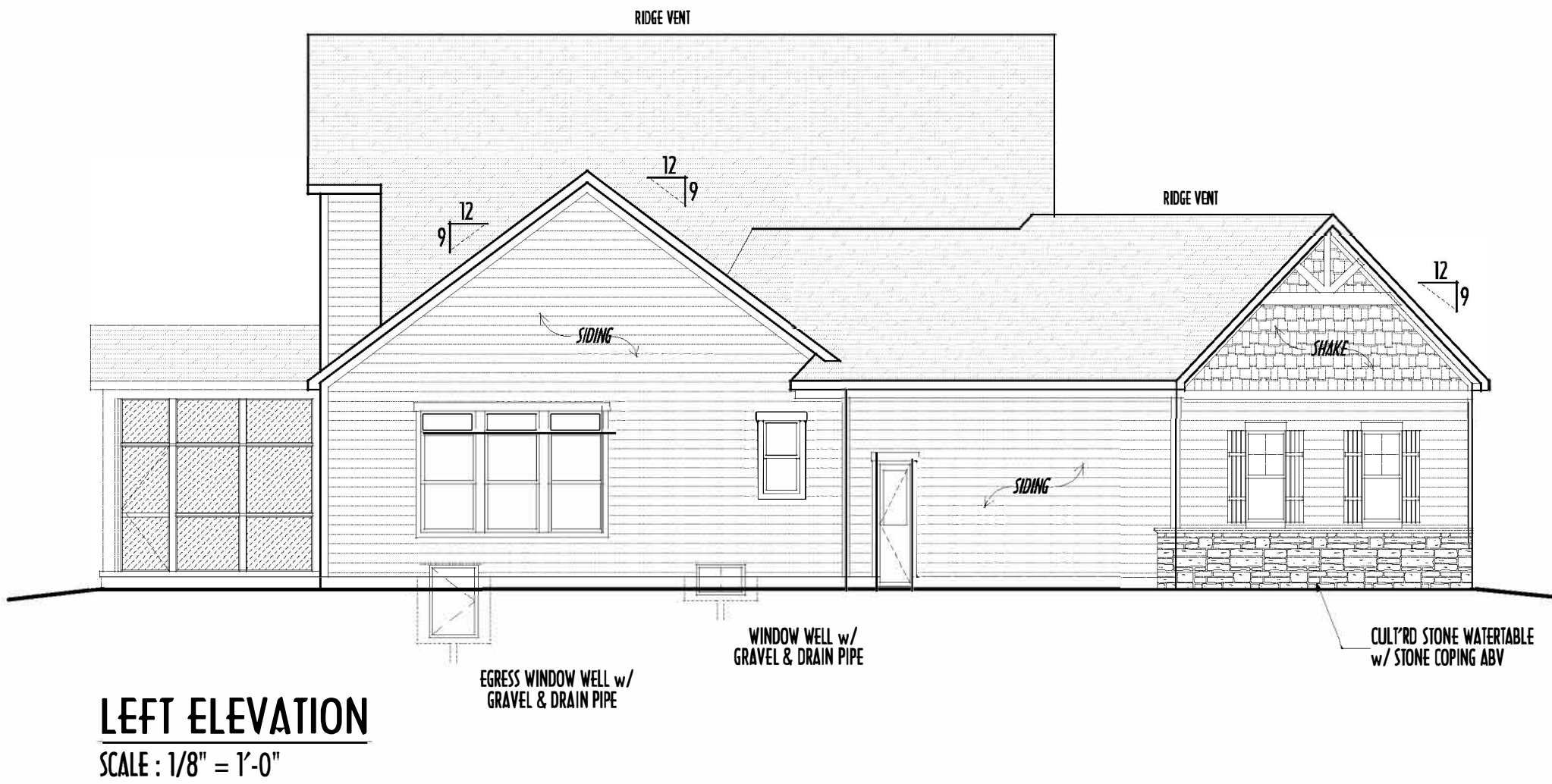
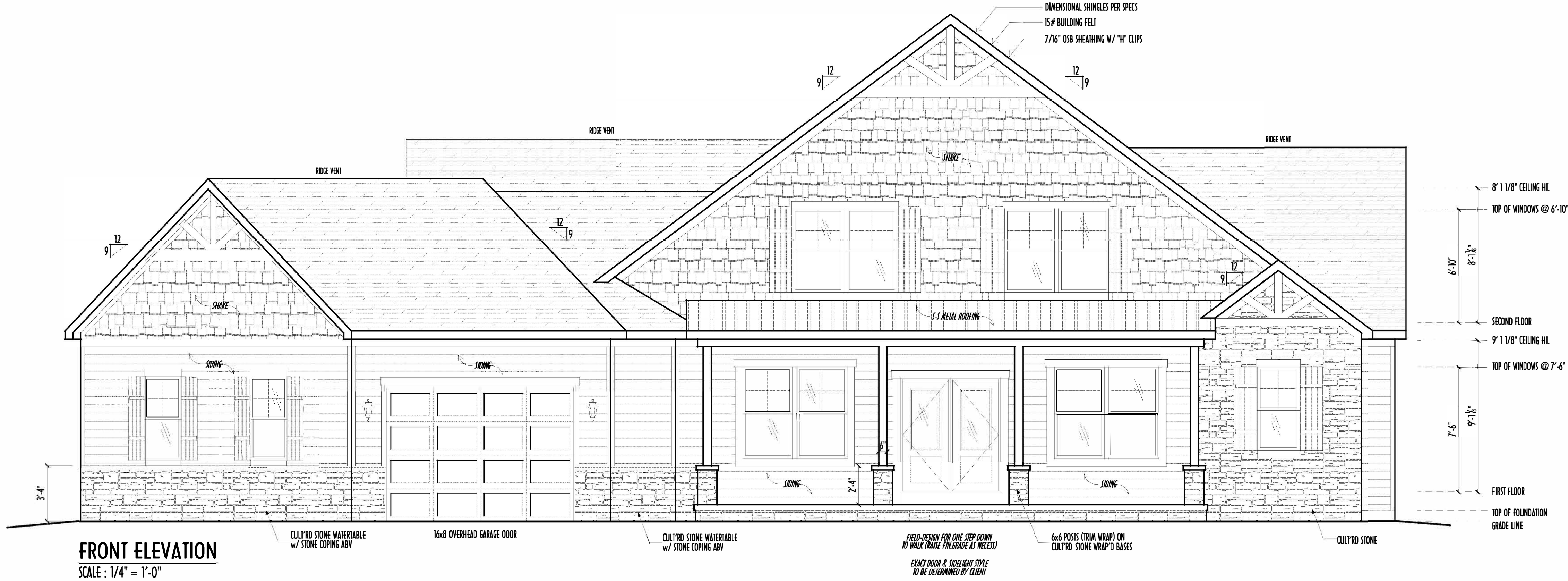
FEET IN PARENTHESISES - CONTACT REAR & FIRM

DESIGNED BY

P&D / rwd

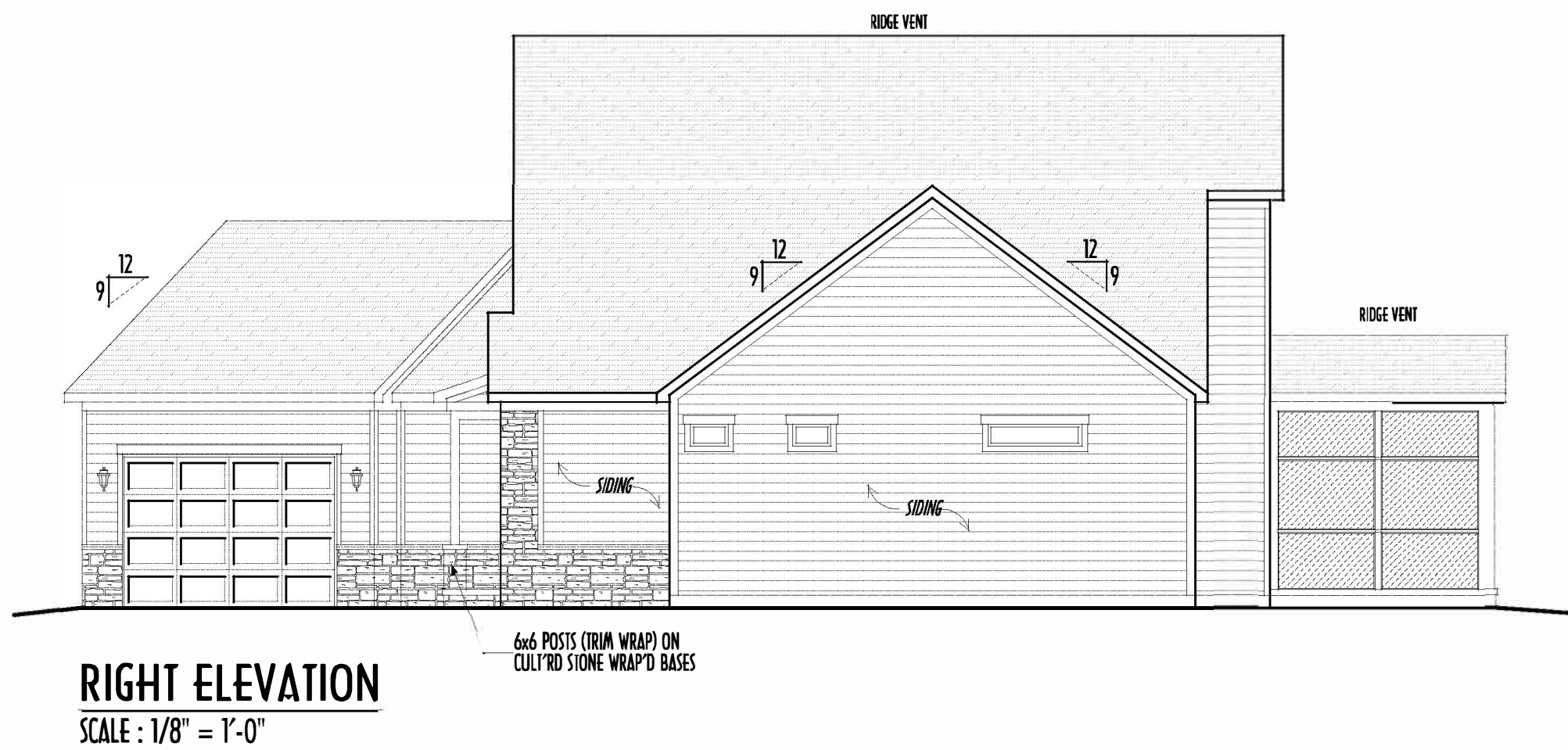
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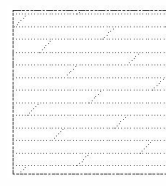
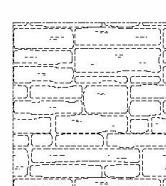
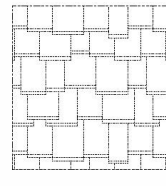
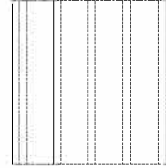
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FIRST FLOOR CEILINGS @ 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADERS @ 7'-6" UNLESS NOTED OTHERWISE
SECOND FLOOR CEILINGS @ 8'-1 1/8" UNLESS NOTED OTHERWISE
SECOND FLOOR WINDOW HEADERS @ 6'-10" UNLESS NOTED OTHERWISE
EMERGENCY EGRESS OPERABLE (E.E.O.) WINDOWS IN ALL BEDROOMS
SEE ROOF PLAN FOR SOFFIT & RAKE SIZES
RUN BRICK VENEER 1" PAST FRAMING CORNERS
VENEER WRAPS FRONT CORNERS MIN 6"
UNLESS NOTED
ELEVATIONS AS NECESSARY TO PROVIDE A
SEAL BETWEEN MATERIALS, FRAMING & TRIM
S (BRAND & DESIGN) PER CONTRACT
S ARE TO BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS
SIZES & ROUGH-OPENINGS WITH SUPPLIER
E & BRICK VENEER TO GRADE UNLESS NOTED
! STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1
ISOLATION-RESISTANT SCAFFOLD AT/ABOVE FOUNDATION PLATE (3.5" FLANGED
ABOVE EARTH / 2" ABOVE PAVING, ALLOWING TRAP'D WATER TO DRAIN)
Y 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

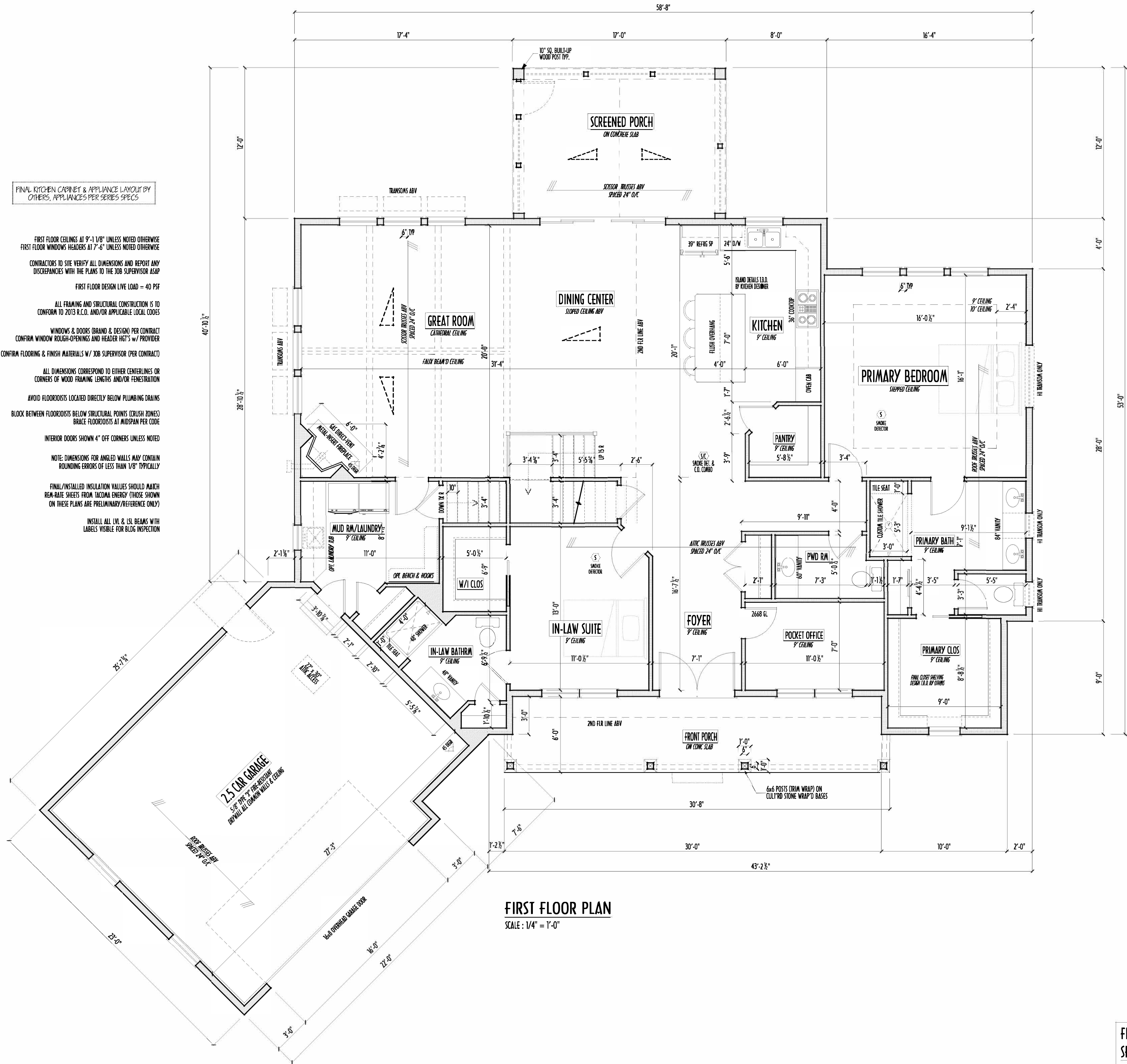


-  DIMENSIONAL SHINGLES
-  FAUX STONE VENEER
-  HORIZ. LAP HARD SIDING (OR EQUIV)
-  SHAKE SIDING
-  SS METAL ROOFING

FIRST FLR LIVING SP =	2,150 SQ.FT.
SECOND FLR LIVING SP =	833 SQ.FT.
TOTAL LIVING SP =	2,983 SQ.FT.
OPT. FINISHED BSMT =	844 SQ.FT.

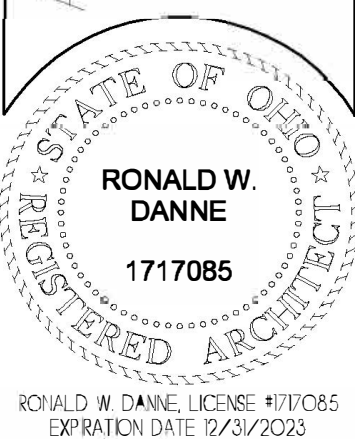
FINAL KITCHEN CABINET & APPLIANCE LAYOUT BY OTHERS, APPLIANCES PER SERIES SPECS

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 LIVE LOAD = 40 PSF
ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO CONFORM TO 2013 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 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"

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10-SCALE WITH PRINTED DIMS - PAPER SIZE 11"
FIELD MEASUREMENTS - DO NOT SCALE DIMS

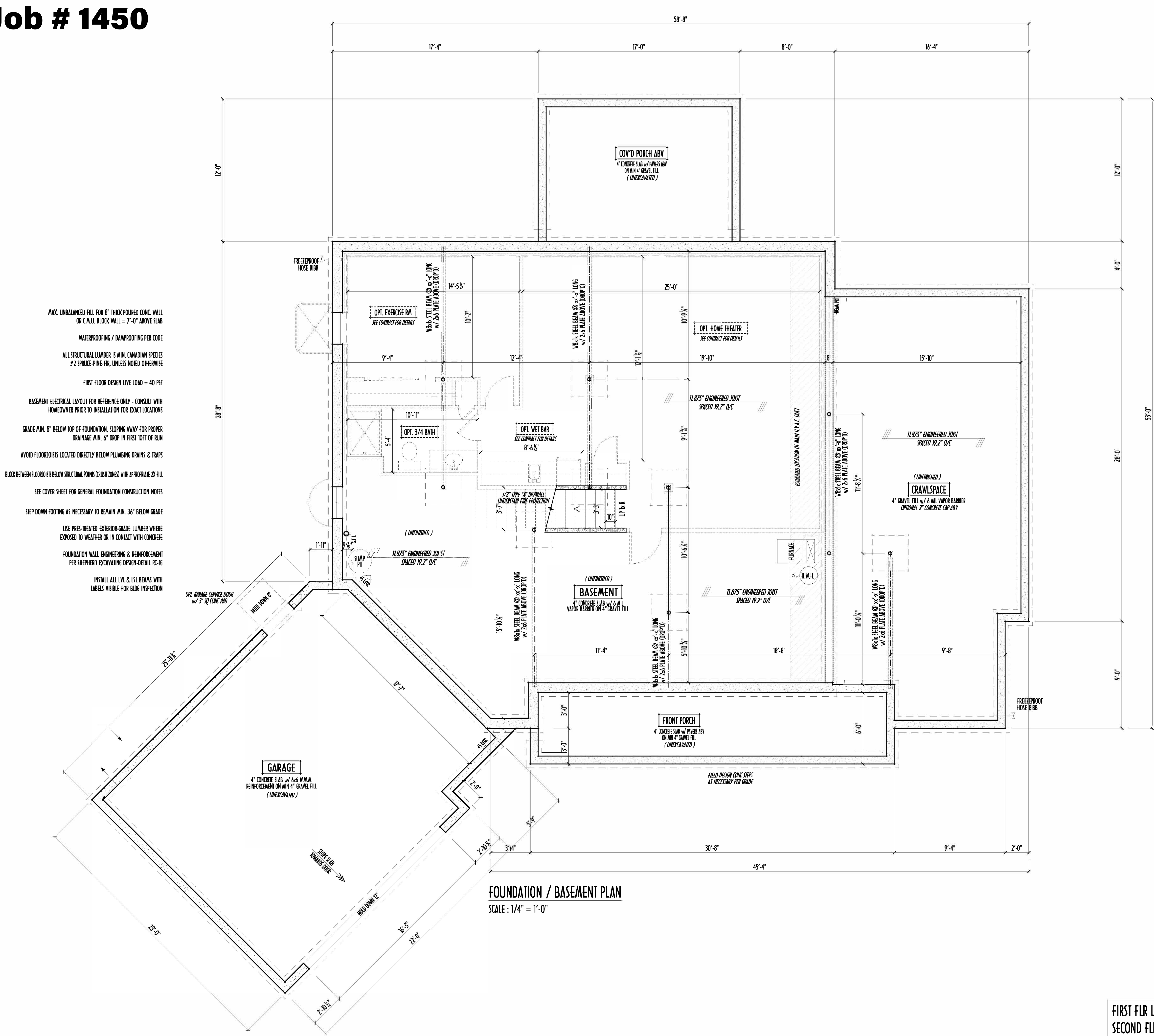
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PAGE: 3 of 9

P & D
BUILDERS
EST. 1962



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MAX. ALLOWABLE SPANS

P & D

BUILDERS

EST. 1962

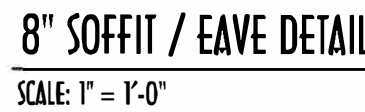
COMPETITIVE USE

/AIR #2

- 1. SPAN = 8'-3"
- (SPAN = 8'-10")
- 2. SPAN = 12'-5"
- (SPAN = 10'-7")
- 3. SPAN = 15'-3"
- (SPAN = 12'-10")
- 4. SPAN = 16'-3"
- X. SPAN = 15'-8"
- 5. SPAN = 22'-4"
- X. SPAN = 16'-3"

LEADER GUIDE

100
600



SOFFITS EXTEND 8" PAST FRAMING U.N.C.
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 LOADBearing" 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



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

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

FOR ROOF AREAS UNABLE TO BE TRUSSED, FOLLOW
CONVENTIONAL SPAN TABLES THIS PAGE
(RIDGE BD. DEPTHS MUST EXCEED RAFTER CUTS)

TRUSS DESIGNER TO CONTACT BUILDER OR ARCHITECT
WITH DESIGN QUESTIONS PRIOR TO PROCEEDING

**AVOID PLACING GIRDER & CARRIER TRUSSE
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/O
DOWN TO WALLS BELOW WHERE POSSIBLE

INFILL & OVERLAY FRAMING:

2X6 RAFTERS @ 24" O/C
2X8 RIDGE BOARDS (OR LVL) PER FRAMING PACKAGE
BLOCK DOWN TO BEARING WALLS BELOW
W/ 2-2X4 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



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. 19" 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

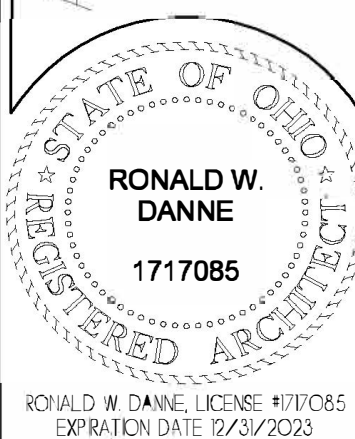
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TO-SCALE WHEN PRINTED 24/36 - PAPER SIZE "D"

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PAGE: 6 OF 9