

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

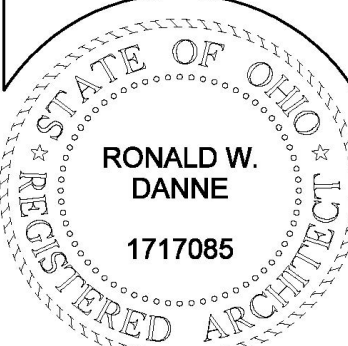


P&D Builders Ltd.
59 Grell Parkway Suite 100
Delaware, Ohio 43015
(740) 201-8079
Fax (740) 201-8084
www.pndbuilders.com

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P&D JOB # 1597c

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



RONALD W. DANNE, LICENSE #0707085
EXPIRATION DATE 12/31/2023

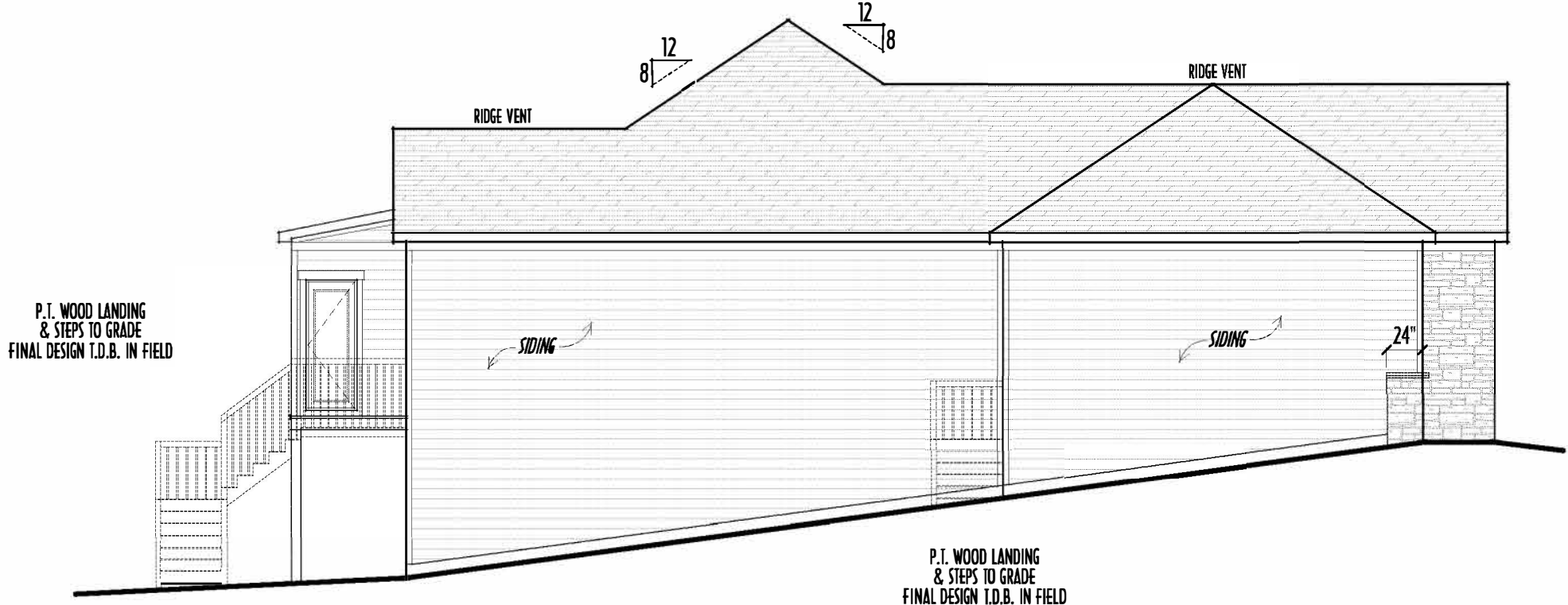
Danne
Residential Design & Drafting, Inc.
614.207.6266 danne.d@icloud.com

REVISION DATE	BY	DESCRIPTION
7/8/22	rwd	prelim
7/12/22	emc	prelim rev
7/14/22	rwd	prelim rev
7/18/22	lcn	prelim rev
7/20/22	lcn	prelim rev
7/28/22	rwd	prelim rev
8/2/22	rwd	QTO

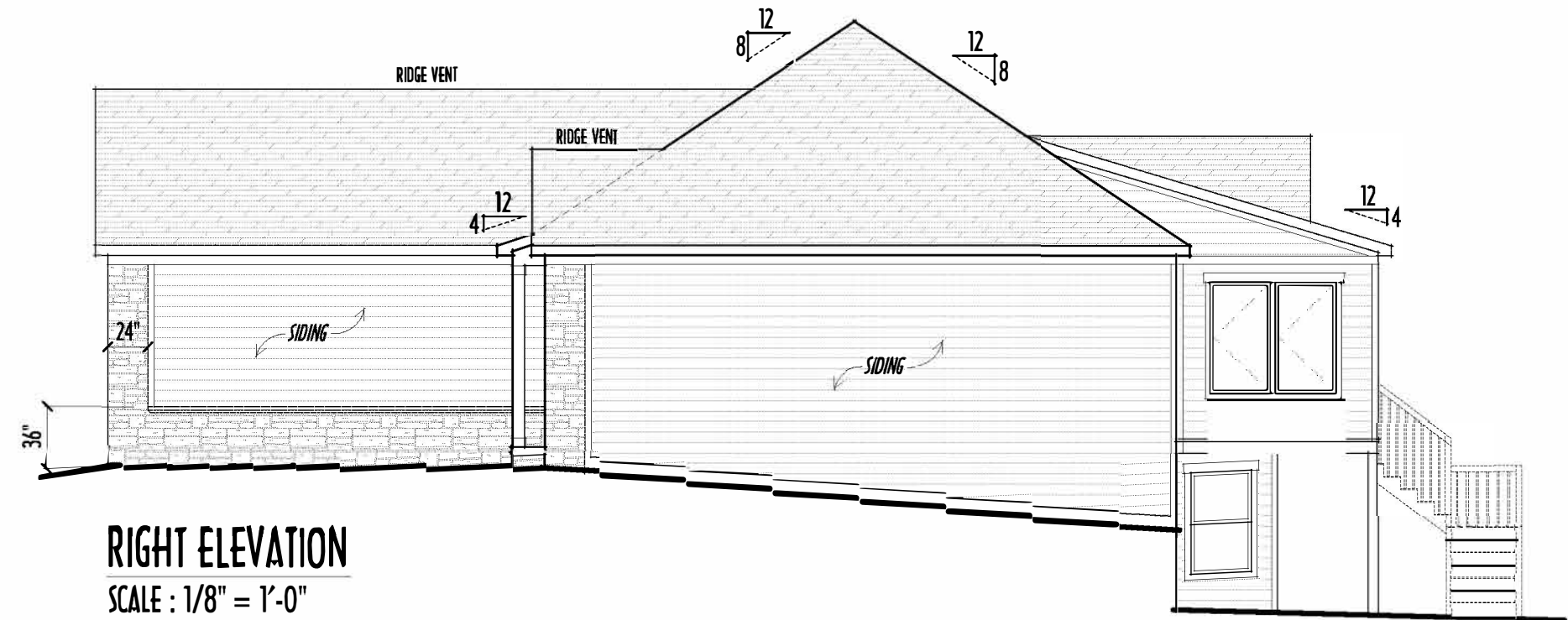
10'-SCALE WHEN PRINTED 24x36" - PAPER SIZE 10"
0 0' 0" 20' 40' 80'
FIELD VERIFY DIMENSIONS - DO NOT SCALE PRINTS

DESIGNED: P&D / rwd

PAGE: 4 of 8



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



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



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

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 T&G 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
WEEP SCREENS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1 (#26 GALLY 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

FIRST FLOOR = 1,852 SQ.FT.
OPT FIN. BSMT = 800 SQ.FT.

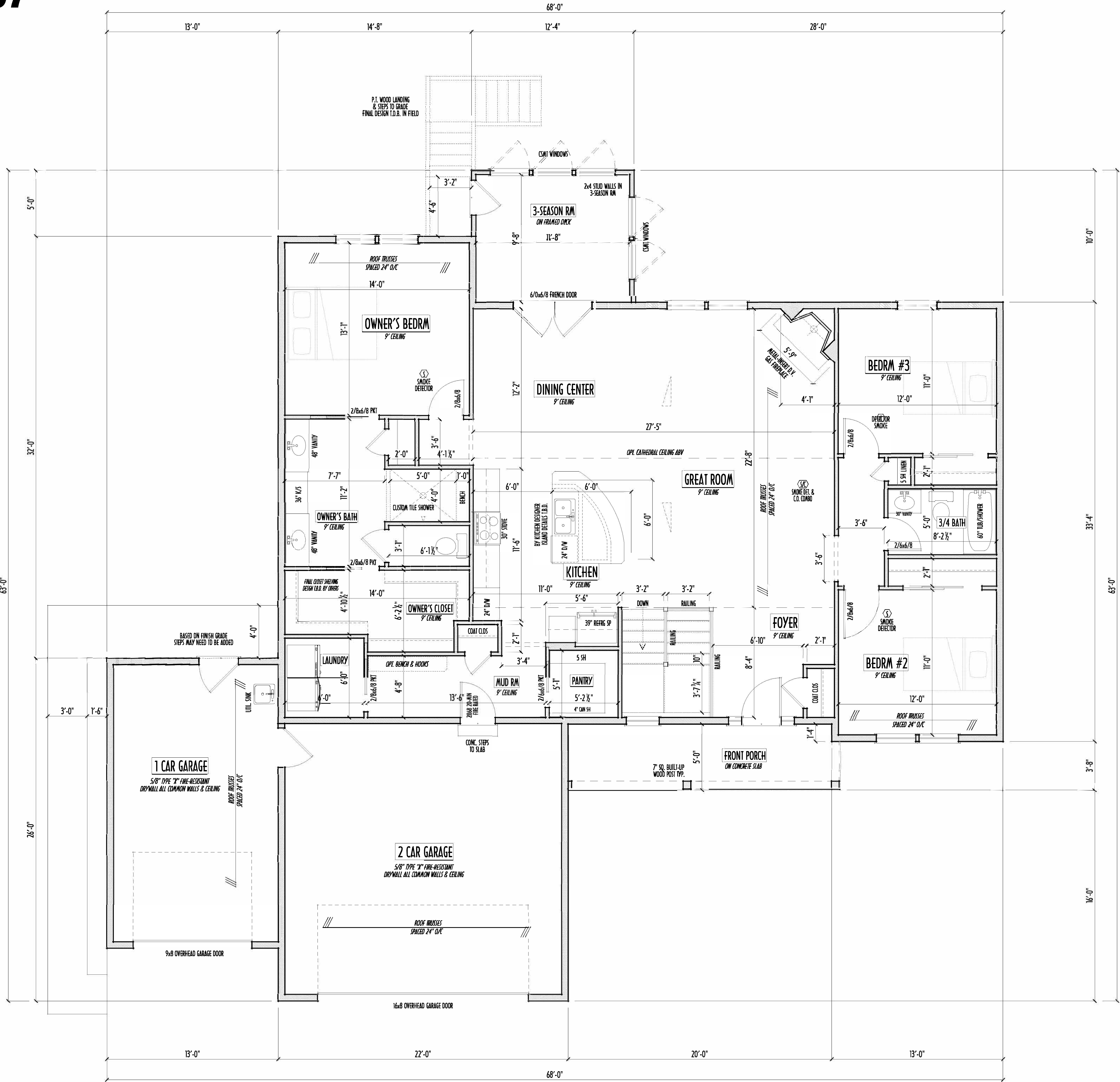
1ST FLR



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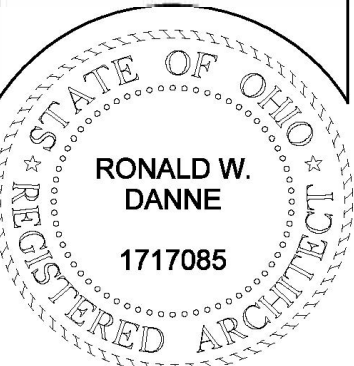
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR = 1,852 SQ.FT.
OPT FIN. BSMT = 800 SQ.FT.

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RONALD W. DANNE
1717085

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EXPIRATION DATE 12/31/2023



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7/26/22	rwd	prelim rev
8/2/22	rwd	QTO

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"
0 4 8 12 16 20 24 28 32 36 40 44 48 52 56 60 64 68 72 76 80
FIELD VERIFY DIMENSIONS - DO NOT SCALE PRINTS

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P&D / rwd

PAGE 1
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FND/BSMT



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1597c

STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085

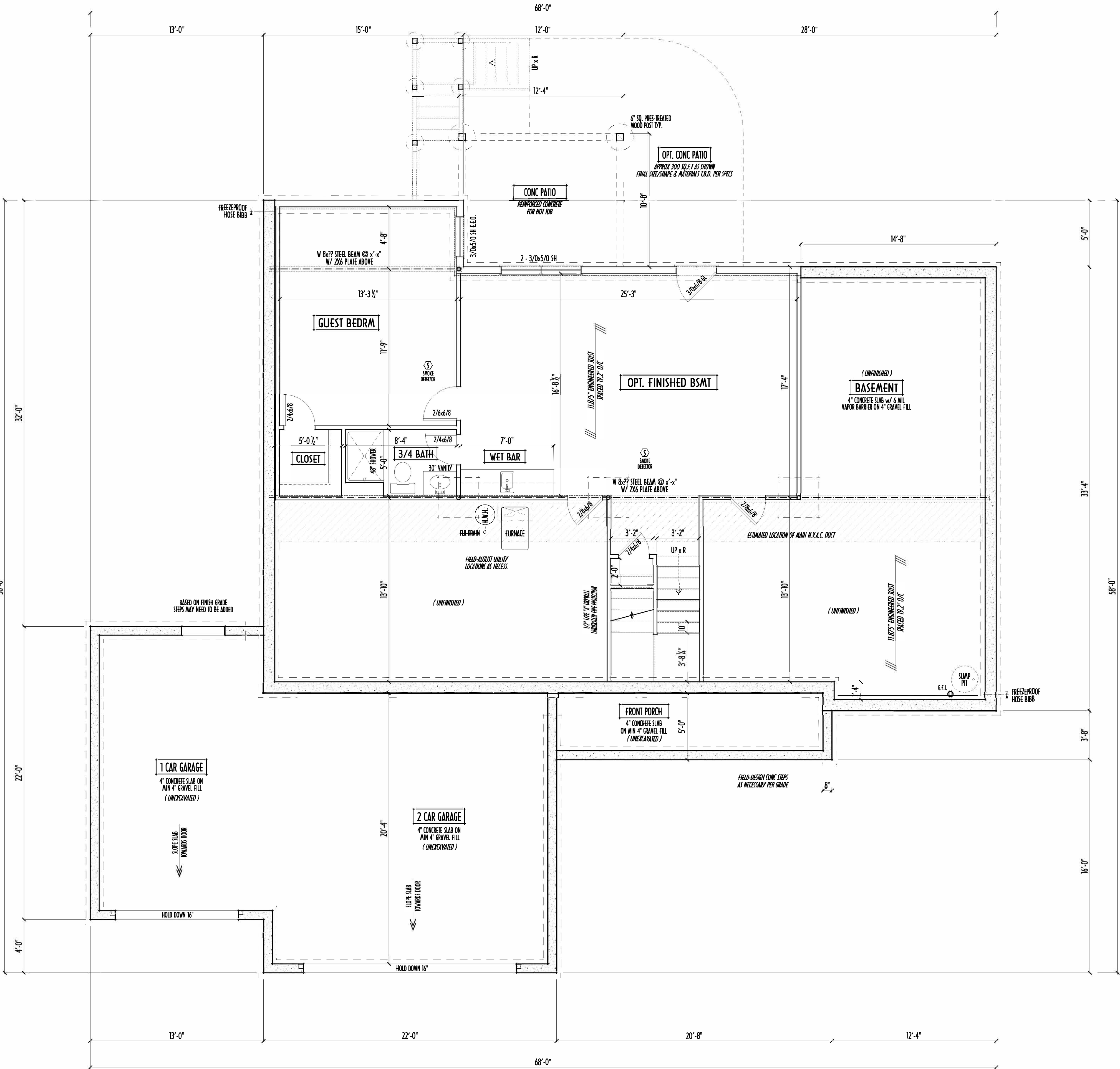
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PAGE: 2 of 8



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

FIRST FLOOR = 1,852 SQ.FT.
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P & D
BUILDERS
EST. 1962



MAX. ALLOWABLE SPANS

CEILING JOISTS

SPRUCE/PINE/FIR #2 OR BETTER (REPETITIVE USE)

EXTREME FIBER STRESS IN BENDING $f_b^* = 1000 \text{ PSI}$
MODULUS OF ELASTICITY $E = 1.4 \text{ MLN PSI}$

NO STORAGE ALLOWED:		LIMITED AT-RIST STORAGE:	
2x4 @ 16" * MAX. SPAN = 10'-9"	2x4 @ 16" * MAX. SPAN = 9'-10"	2x4 @ 16" * MAX. SPAN = 8'-11"	2x4 @ 16" * MAX. SPAN = 7'-8"
2x6 @ 16" * MAX. SPAN = 15'-11"	2x6 @ 16" * MAX. SPAN = 15'-5"	2x6 @ 16" * MAX. SPAN = 13'-5"	2x6 @ 16" * MAX. SPAN = 11'-3"
2x8 @ 16" * MAX. SPAN = 22'-4"	2x8 @ 16" * MAX. SPAN = 20'-1"	2x8 @ 16" * MAX. SPAN = 17'-5"	2x8 @ 16" * MAX. SPAN = 14'-2"
2x10 @ 16" * MAX. SPAN = n/a	2x10 @ 16" * MAX. SPAN = 23'-11"	2x10 @ 16" * MAX. SPAN = 20'-5"	2x10 @ 16" * MAX. SPAN = 16'-11"

CANADIAN JOIST COORD. — US SPANS FOR CANADIAN LOADS
AMERICAN JOIST COORD. — US SPANS FOR AMERICAN LOADS
FHA RECOMMENDS: 25% REDUCED LOAD OF 800



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



INFILL & OVERLAY FRAMING:

2X6 RAFTERS @ 24" O/C
2X8 RIDGE BOARDS (OR 1VL) 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

ROOF VENTILATION CALC'S

HORIZONTAL AREA OF ATTIC SPACES = xxxx SQ.FT.
 DIVIDE HORIZ. AREA BY 300 (USING BOTH RIDGE & SOFFIT VENTS)
 REQUIRED SQ.FT. OF VENT OPENINGS = x.xx SQ.FT.

ACTUAL LINEAR FT. OF RIDGE VENT (xx) = $\text{xx LF x .11 PER } = \text{x.xx SQ.FT.}$
 ACTUAL SQ.FT. OF SOFFIT VENT (MIN xx) = $\text{xx x .25} = \text{x.x SQ.FT.}$

ACTUAL TOTAL SQ.FT. OF VENTS = xx.xx SQ.FT.

SOFFITS EXTEND 8" PAST FRAMING U.N.O.
RAKES EXTEND 8" PAST FRAMING U.N.O.

ROOF TRUSSES DESIGNED AND ENGINEERED BY MANUFACTURED 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'RG 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 BD. DEPTHS MUST EXCEED RAFTER CUTS)

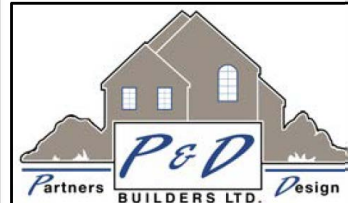
TRUSS DESIGNER TO CONTACT P&D BUILDERS
WITH DESIGN QUESTIONS (740) 201-8079 X211 ATTN. RON

**AVOID PLACING GIRDER & CARRIER TRUSSES
ABOVE OPENINGS WHENEVER POSSIBLE**

TRUSS DESIGNER TO COORDINATE TRUSS TOP
TO SUPPORT CONVENTIONAL FRAMING WHEN

2-2X4 BLOCKING / PURLINS EVERY 48" C/C
DOWN TO WALLS BELOW WHERE POSSIBLE

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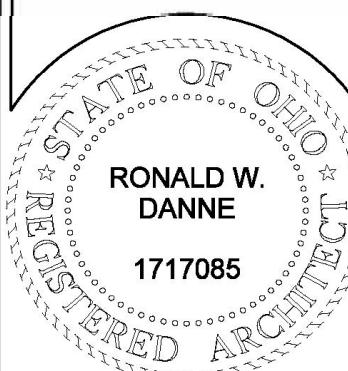
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10-SCALE WHEN PRINTED 24x36 - PAPER SIZE "D"



0 12" 24" 36" 48"

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AGE: 5 of 8