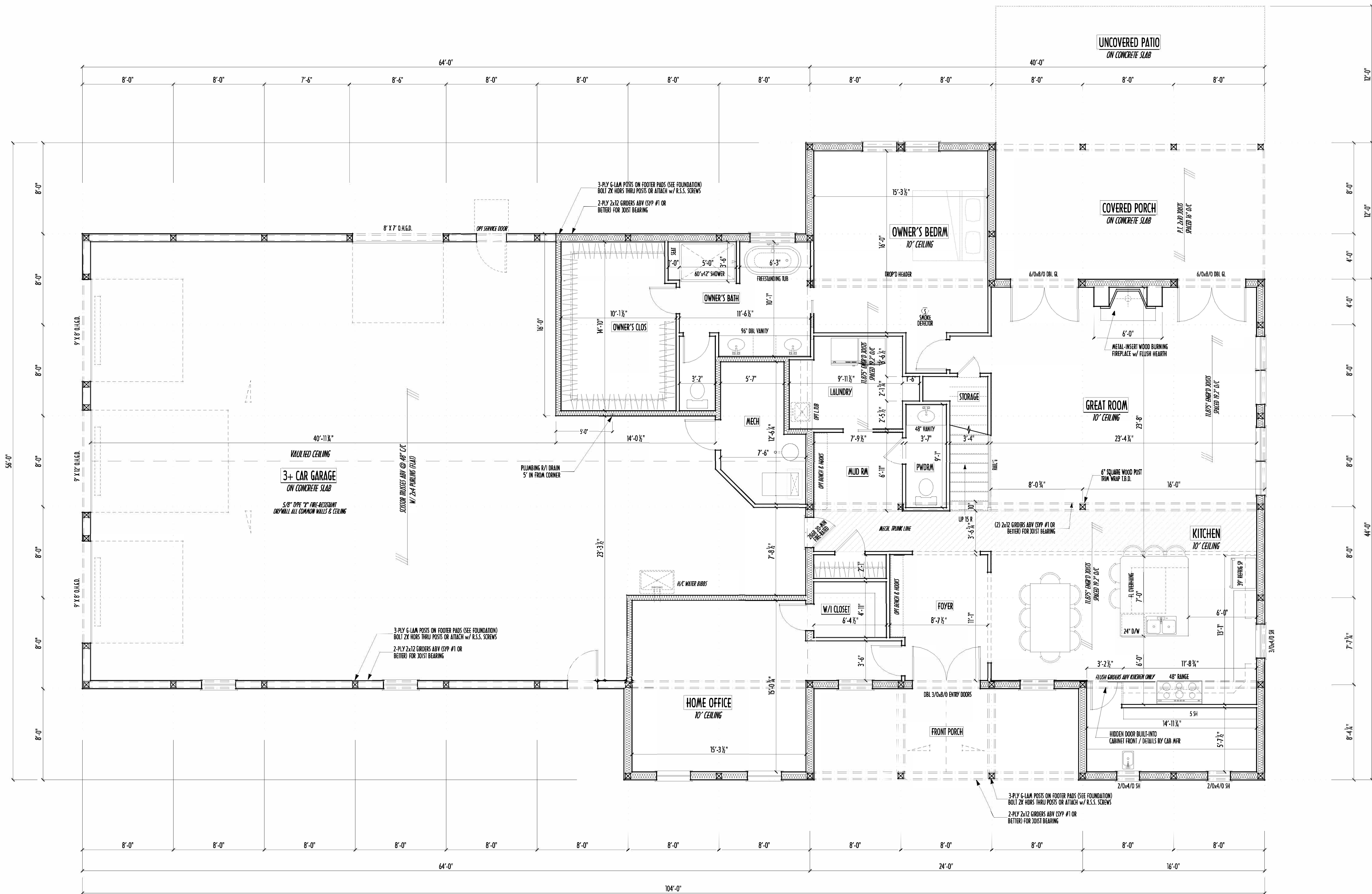




## FIRST FLOOR PLAN

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

FIRST FLOOR CEILINGS AT 10'-1 1/8" ROUGH UNLESS NOTED  
FIRST FLOOR WINDOW HEADERS AT 8'-0" UNLESS NOTEDEXTERIOR WALLS ARE SHOWN 8.5" WIDE (5.5" POSTS w/ 2x4 GIRTS)  
INTERIOR WALLS ARE SHOWN 3.5" WIDE (2x4 STUDS @ 16" O/C UNLESS NOTED)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 CONSTRUCTION IS TO CONFORM TO THE APPROPRIATE BUILDING  
CODE FOR THE LOCATION OF CONSTRUCTION.

WINDOW TYPE/MANUFACTURER: VINYL SINGLE/DBL-HUNG &amp; PICT PER PLAN

CONFIRM WINDOW ROUGH-OPENINGS AND HEADER HGTS w/ MANUFACTURER OR SUPPLIER

ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OR CORNERS  
OF WOOD FRAMING (LENGTHS (OUTSIDE OF SHEATHING) OR OPENINGS TYP.

AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS OR FLUES

BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (COLUSH ZONES)  
BRACE FLOORJOISTS AT MIDSPAN PER CODE (EXCEPT I-JOISTS UNLESS NOTED)

INTERIOR DOORS SHOWN 4" OFF CORNERS UNLESS NOTED OTHERWISE

NOTE: DIMENSIONS FOR ANGLED WALLS MAY CONTAIN ROUNDING ERRORS OF LESS THAN 1/8" TYPICALLY

IN SLEEPING ROOMS, AT LEAST ONE WINDOW MUST MEET EMERGENCY EGRESS  
REQUIREMENTS (MIN. 20" WIDE X 24" TALL & 5.7 SQ.FT.) PER R.C.O. 310

FOAM PLATE/INSULATION SHALL BE INSTALLED PER R20 3/4" &amp; R35 (-25 PSF, &lt;450 SIB PER ASTM 64)

## Reviewed &amp; Approved

Client's Name \_\_\_\_\_ Date \_\_\_\_\_

© COPYRIGHT - P &amp; D BUILDERS LTD.

ALL DESIGNS REMAIN THE EXCLUSIVE PROPERTY OF P & D BUILDERS LTD.  
DRAWINGS MAY NOT BE REPRODUCED WITHOUT PRIOR PERMISSION1st FLOOR LIVING SP = 2,458 SQ.FT.  
2nd FLOOR LIVING SP = 1,416 SQ.FT.  
TOTAL HEATED AREAS = 3,874 SQ.FT.  
GARAGE/SHOP AREA = 2,006 SQ.FT.



