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PLEASE REFER TO YOUR CONTRACT FOR SPECIFICATIONS & DESCRIPTIONS.

# P&D Builders - Job # 572

ELEV

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

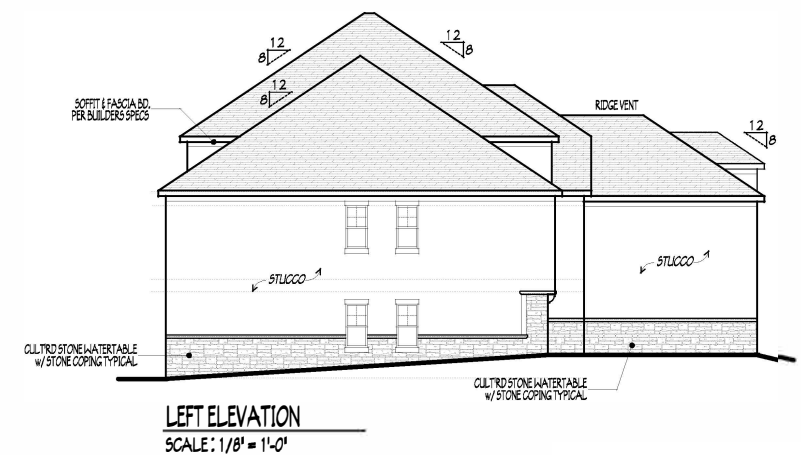
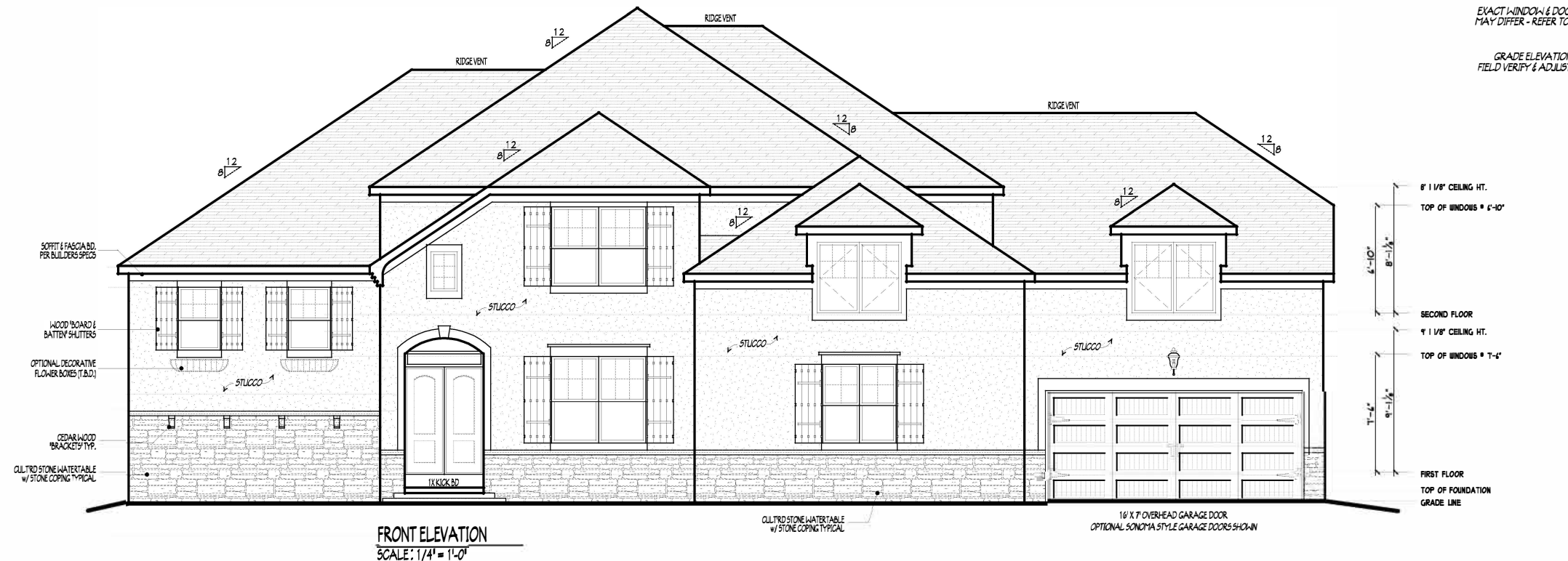
EXACT WINDOW & DOOR GRID PATTERNS (MILLIONS)  
MAY DIFFER - REFER TO MANUFACTURER OR SUPPLIER.

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

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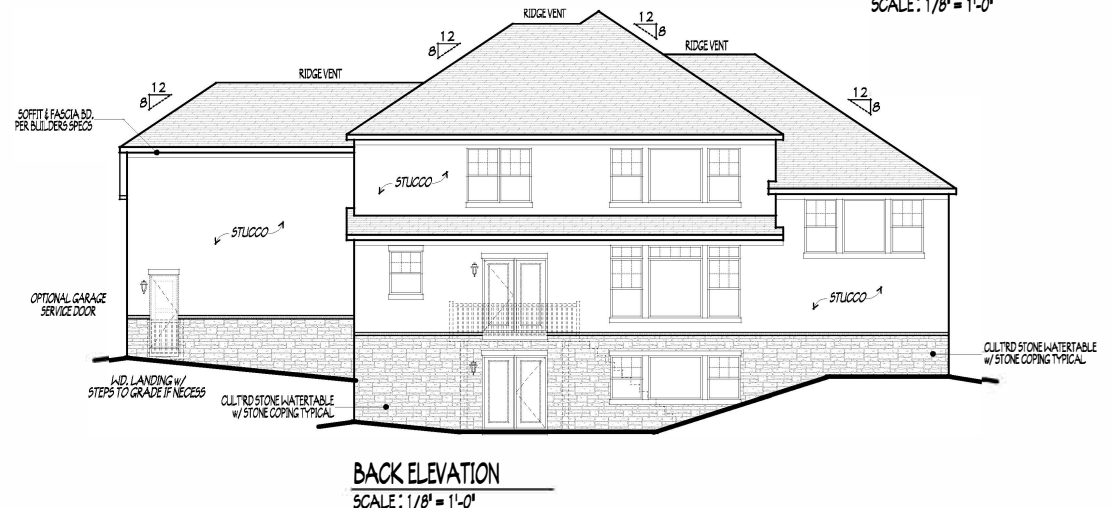
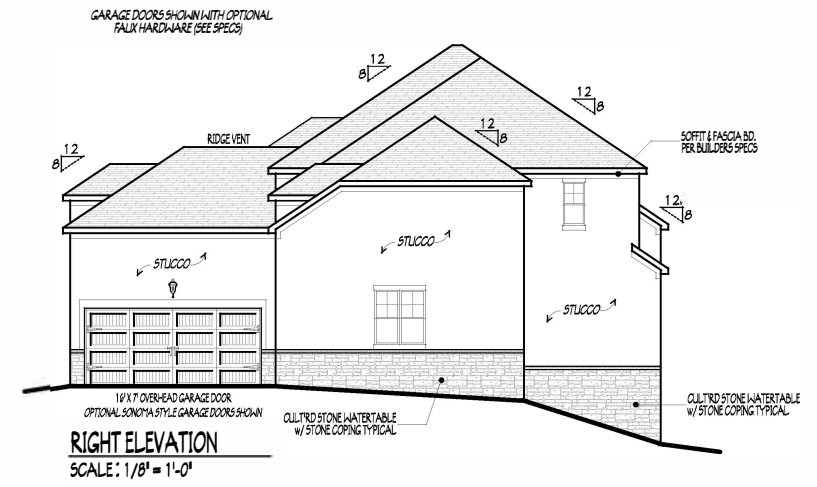


PRELIMINARY DESIGN  
NOT TO SCALE - NOT FOR CONSTRUCTION



|                    |             |
|--------------------|-------------|
| FIRST FLOOR        | 1972 SQ.FT. |
| SECOND FLOOR       | 1938 SQ.FT. |
| LWR TRANSITNL LVL  | 511 SQ.FT.  |
| TOTAL LIVING SPACE | 4421 SQ.FT. |

OPTIONAL FINISHED BASEMENT = 905 SQ.FT.

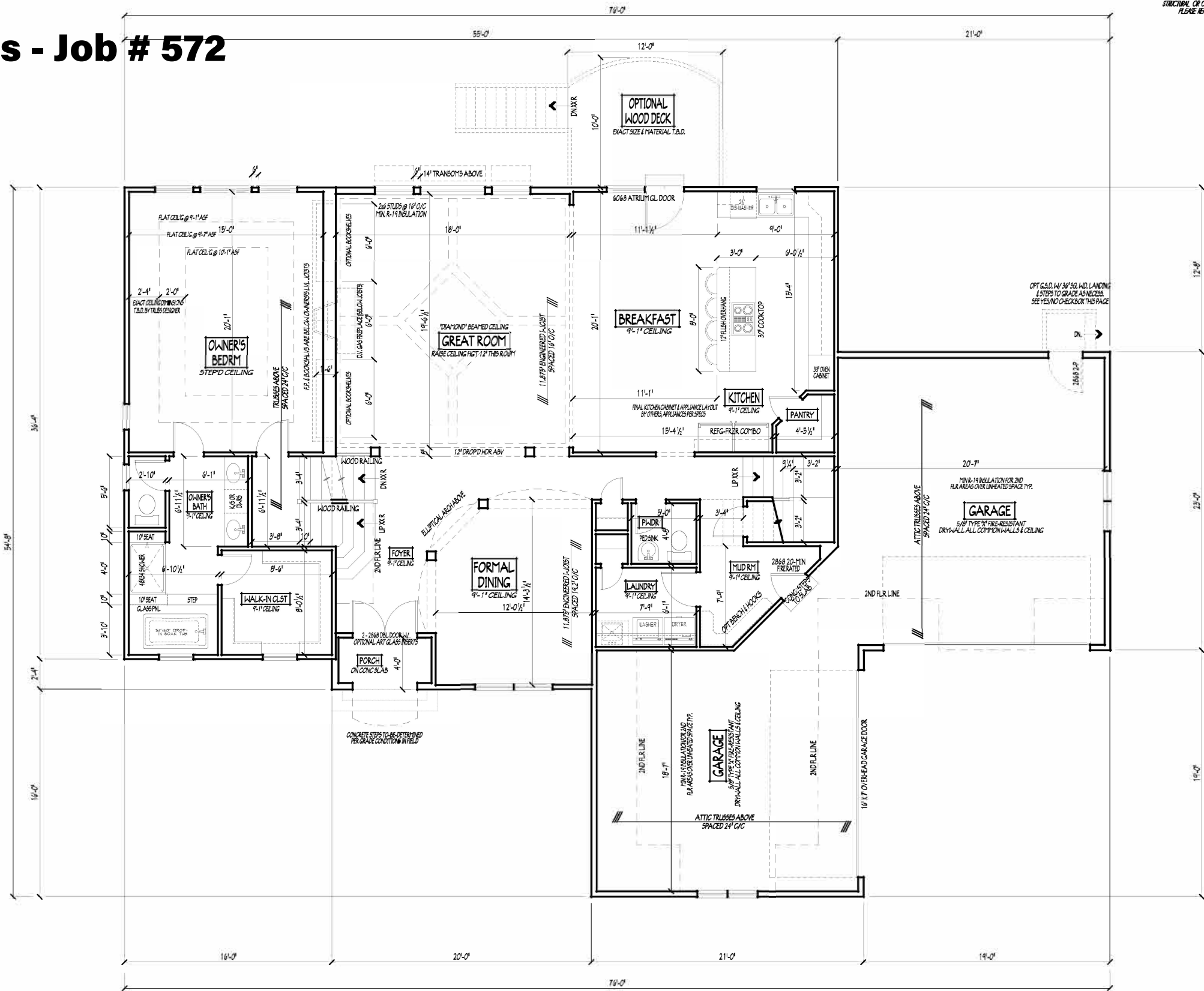


- FIRST FLOOR CEILINGS @ 9'-1 1/8" UNLESS NOTED
- FIRST FLOOR WINDOW HEADERS @ 7'-6" UNLESS NOTED
- SECOND FLOOR CEILINGS @ 8'-1 1/8" UNLESS NOTED
- SECOND FLOOR WINDOW HEADERS @ 6'-10" UNLESS NOTED
- EMERGENCY EGRESS OPERABLE (E.E.O.) WINDOWS IN ALL BEDROOMS
- SEE ROOF PLAN FOR SOFFIT & RAKE SIZES
- RUN BRICK VENEER 1" PAST FRAMING CORNERS
- CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6"
- INTO 1X6 WOOD TRIM UNLESS NOTED
- FLASH & CALLK 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
- KEEP SCREEDS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1 (#26 GALV CORROSION-RESISTANT SCREED 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

**P & D**  
BUILDERS  
EST. 1962

|           |  |               |  |                         |  |
|-----------|--|---------------|--|-------------------------|--|
| BY: RWD   |  | DATE: 1-22-10 |  | PAGE: 5 OF 8            |  |
| REVISIONS |  | BY: JWD       |  | DATE: 2-16-10 / 2-17-10 |  |
|           |  |               |  | DATE: 2-18-10 / 2-23-10 |  |

P&D Builders - Job # 572



FIRST FLOOR PLAN

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

1972 SQ.FT. LIVING SPACE

FIRST FLOOR CEILINGS AT 9'-1 1/8" ROUGH UNLESS NOTED  
FIRST FLOOR WINDOWS HEADERS AT 7'-6" UNLESS NOTED  
EXTERIOR WALLS ARE SHOWN 4" WIDE (2X4 STUDS @ 16" O/C UNLESS NOTED)  
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  
SECOND FLOOR DESIGN LIVE LOAD = 40 PSF (BEDRM 30 PSF)

ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO CONFORM TO 2005 I.C.C. AND/OR APPLICABLE LOCAL CODES

WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT

CONFIRM WINDOW ROUGH-OPENINGS AND HEADER HGT'S W/ MANUFACTURER OR SUPPLIER  
CONFIRM FLOORING & FINISH MATERIALS W/ JOB SUPERVISOR (PER CONTRACT)

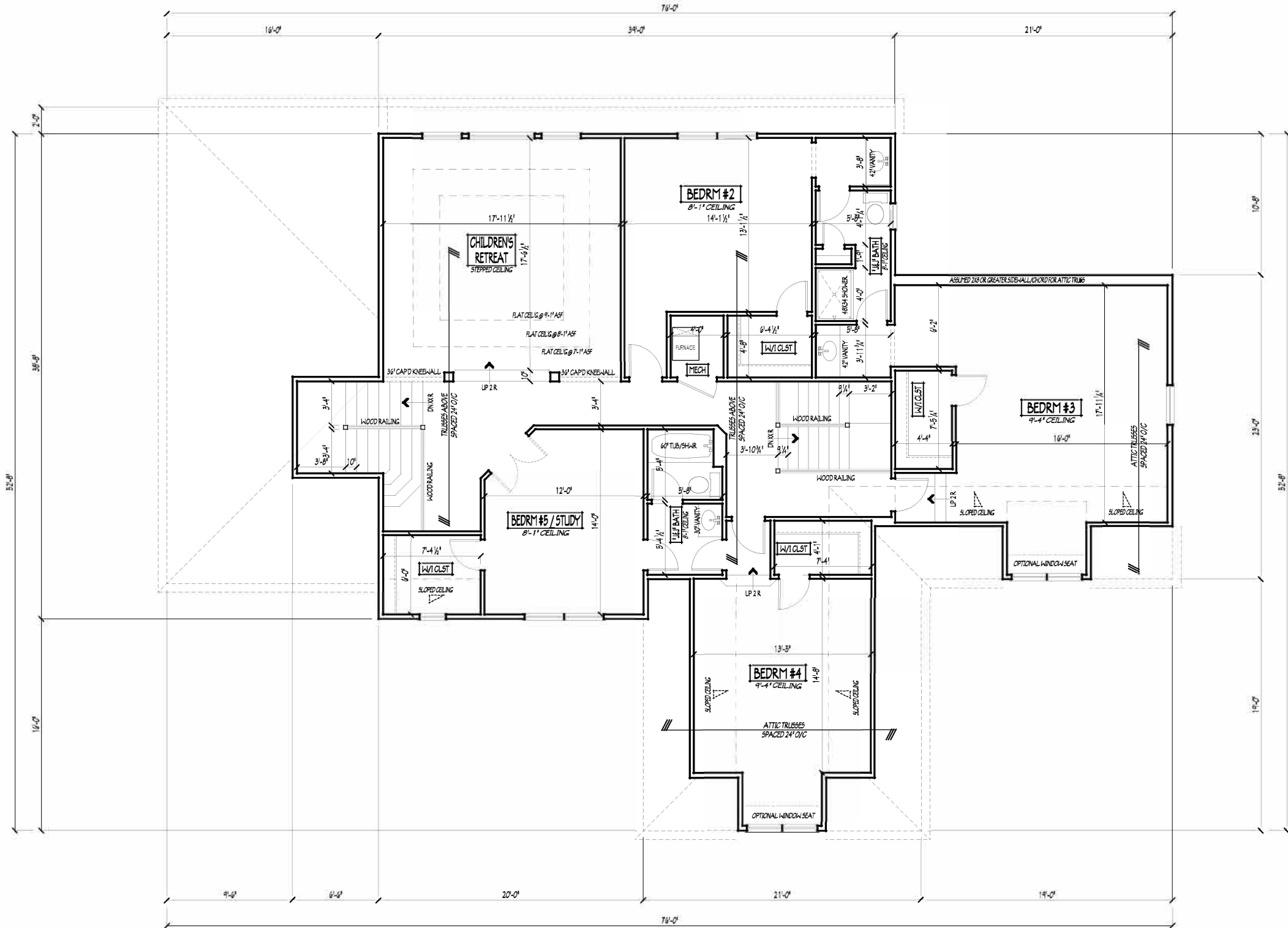
ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OR CORNERS OF WOOD FRAMING LENGTHS AND/OR PENETRATION

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

P&D Builders - Job # 572



SECOND FLOOR PLAN

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

1938 SQ.FT. LIVING SPACE

SECOND FLOOR CEILINGS AT 8'-1 1/8" ROUGH UNLESS NOTED  
SECOND FLOOR WINDOWS HEADERS AT 6'-10" UNLESS NOTED  
EXTERIOR WALLS ARE SHOWN 4" WIDE (2X4 STUDS @ 16" O/C UNLESS NOTED)  
INTERIOR WALLS ARE SHOWN 3.5" WIDE (2X4 STUDS @ 16" O/C UNLESS NOTED)

SECOND FLOOR DESIGN LIVE LOAD = 40 PSF (BEDRM'S 30 PSF)

WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT

INTERIOR DOORS SHOWN 4" OFF CORNERS UNLESS NOTED

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 PLASTIC/INSULATION SHALL BE INSTALLED PER RCO 314 & 315 [75 FSR, 4450 SDR PER ASTM E84]

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

2ND FLR

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| REVISIONS | BY: | DATE:   |
|-----------|-----|---------|
| 1-29-10   | rw  | 1-29-10 |
| 2-16-10   | J   | 2-16-10 |
| 2-18-10   | rw  | 2-18-10 |

| DRAWN BY: | DATE:   | PAGE:  |
|-----------|---------|--------|
| RWD       | 1-22-10 | 4 OF 8 |

P&D Builders - Job # 572

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FOUNDN

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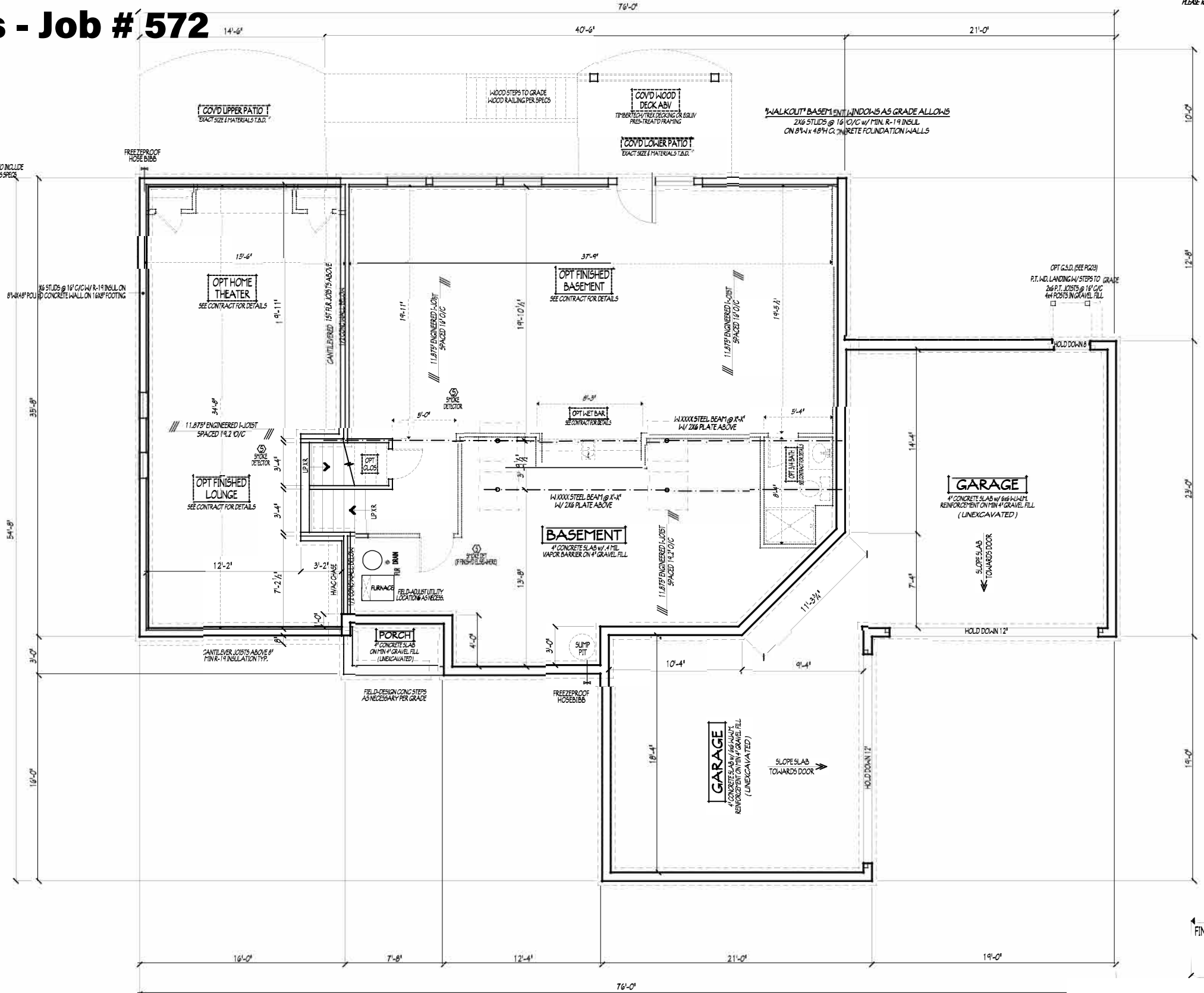
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| 2-16-10   | J   | 2-16-10 | 2-16-10 |
| 2-18-10   | RWD | 2-18-10 | 2-18-10 |
| 2-23-10   |     | 2-23-10 |         |

|          |         |        |
|----------|---------|--------|
| DRWN BY: | DATE:   | PAGE:  |
| RWD      | 1-22-10 | 2 OF 8 |

STEP DOWN FOOTING AS NECESSARY TO REMAIN MIN. 3" 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-1G.  
PER ENERGY CODE CALC. ALL BASEMENTS & CRAWLSPACE EXTERIOR (COLD) WALLS TO INCLUDE A 4" R-7 CELLULOSE BATT INSULATION BLANKET INSTALLED PER MANUFACTURERS SPEC.



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

OPTIONAL FINISHED BASEMENT = 905 SQFT  
LWR TRANSITIONAL LVL SLAB = 511 SQFT

BASEMENT SLAB = 1323 SQ.FT.  
GARAGE SLAB = 856 SQ.FT.  
FRONT PORCH SLAB = 30 SQ.FT.  
UPPER PATIO AREA = 136 SQFT (AS SHOWN)  
LOWER PATIO AREA = 112 SQFT (AS SHOWN)

MAX UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR CHILL BLOCK WALL = 7'-0" ABOVE SLAB.  
WATERPROOFING / DAMPROOFING PER CODE.  
ALL STRUCTURAL LUMBER IS MIN. CANADIAN SPECIES #2 SPRUCE-PINE-FIR, UNLESS NOTED OTHERWISE.  
CONTRACTORS SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES WITH THE PLANS TO THE JOB SUPERVISOR ASAP.  
FIRST FLOOR DESIGN LIVE LOAD = 40 PSF.  
BASEMENT ELECTRICAL LAYOUT FOR REFERENCE ONLY - CONSULT WITH HOPEWELL PRIOR TO INSTALLATION FOR EXACT LOCATIONS.

ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO CONFORM TO 2006 OBOA AND APPLICABLE LOCAL CODES.  
GRADE MIN. 8" BELOW TOP OF FOUNDATION, SLOPING AWAY FOR PROPER DRAINAGE.  
AVOID FLOOR JOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS.  
BLOCK BETWEEN FLOOR JOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES) WITH APPROPRIATE 2X FILL.  
JOISTS DESIGNED & ENGINEERED BY MANUFACTURER OR LBE SPANTABLES FROM LUMBER SUPPLIER.  
SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES.

