

P&D Builders - Job #1212

PLEASE NOTE: PRELIMINARY DESIGN IS SUBJECT TO CHANGE DUE TO STRUCTURAL OR CODE REQUIREMENTS. THESE SHOWN ARE FOR INFORMATION ONLY. PLEASE REFER TO YOUR CONTRACT FOR SPECIFICATIONS & DESCRIPTIONS.

ELEVATIONS

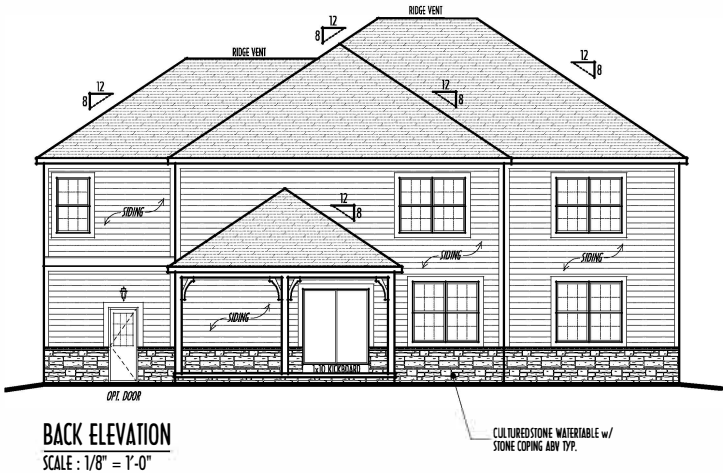
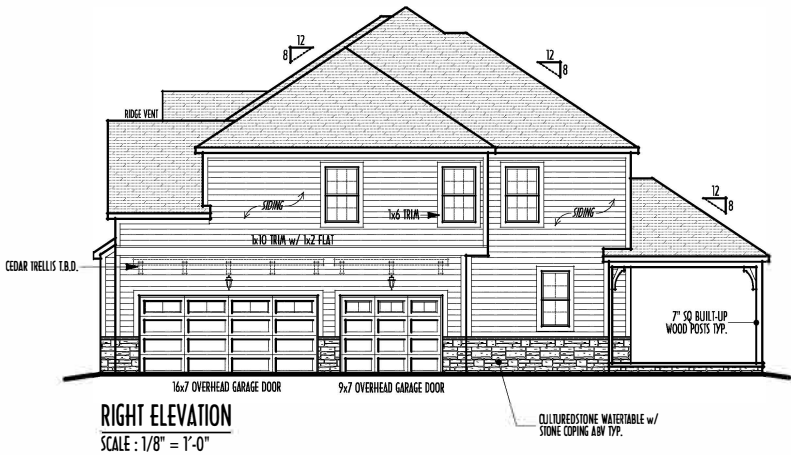
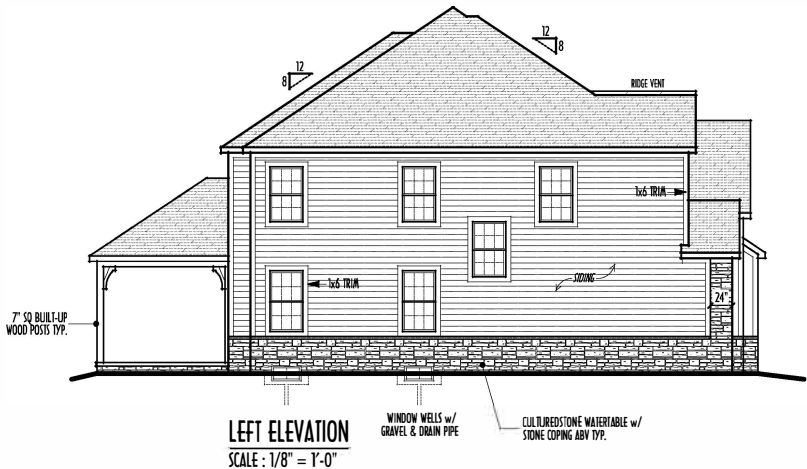


P&D Builders Ltd.
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1212

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



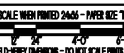
FIRST FLOOR CEILINGS @ 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADERS @ 7'-6" UNLESS NOTED OTHERWISE
SECOND FLOOR CEILINGS @ 8'-1 1/8" UNLESS NOTED OTHERWISE
SECOND FLOOR WINDOW HEADERS @ 6'-10" UNLESS NOTED OTHERWISE
EMERGENCY EGRESS OPERABLE (E.E.O.) WINDOWS IN ALL BEDROOMS
SEE ROOF PLAN FOR SOFFIT & RAKE SIZES
RUN BRICK VENEER 1" PAST FRAMING CORNERS
CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6"
INTO TAG WOOD TRIM UNLESS NOTED
FLASH & CAULK ELEVATIONS AS NECESSARY TO PROVIDE A
A WEATHER-TIGHT SEAL BETWEEN MATERIALS, FRAMING & TRIM
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
WINDOWS & DOORS ARE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS
CONFIRM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER
RUN STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED
WEED SCREENS FOR STUCCO EXTERIORS SHALL COMP Y WITH R-PO3 & 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

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

FIRST FLOOR =	1,576 SQ.FT.
SECOND FLOOR =	1,884 SQ.FT.
TOTAL =	3,460 SQ.FT.
OPT FIN. BSMT =	x SQ.FT.



REVISION DATE	BY:	HOW
4/5/16	rwd	concept
4/27/16	"	concept rev
5/27/16	"	prelim



P&D / rwd

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P & D
BUILDERS
— EST. 1962 —

1ST FLR



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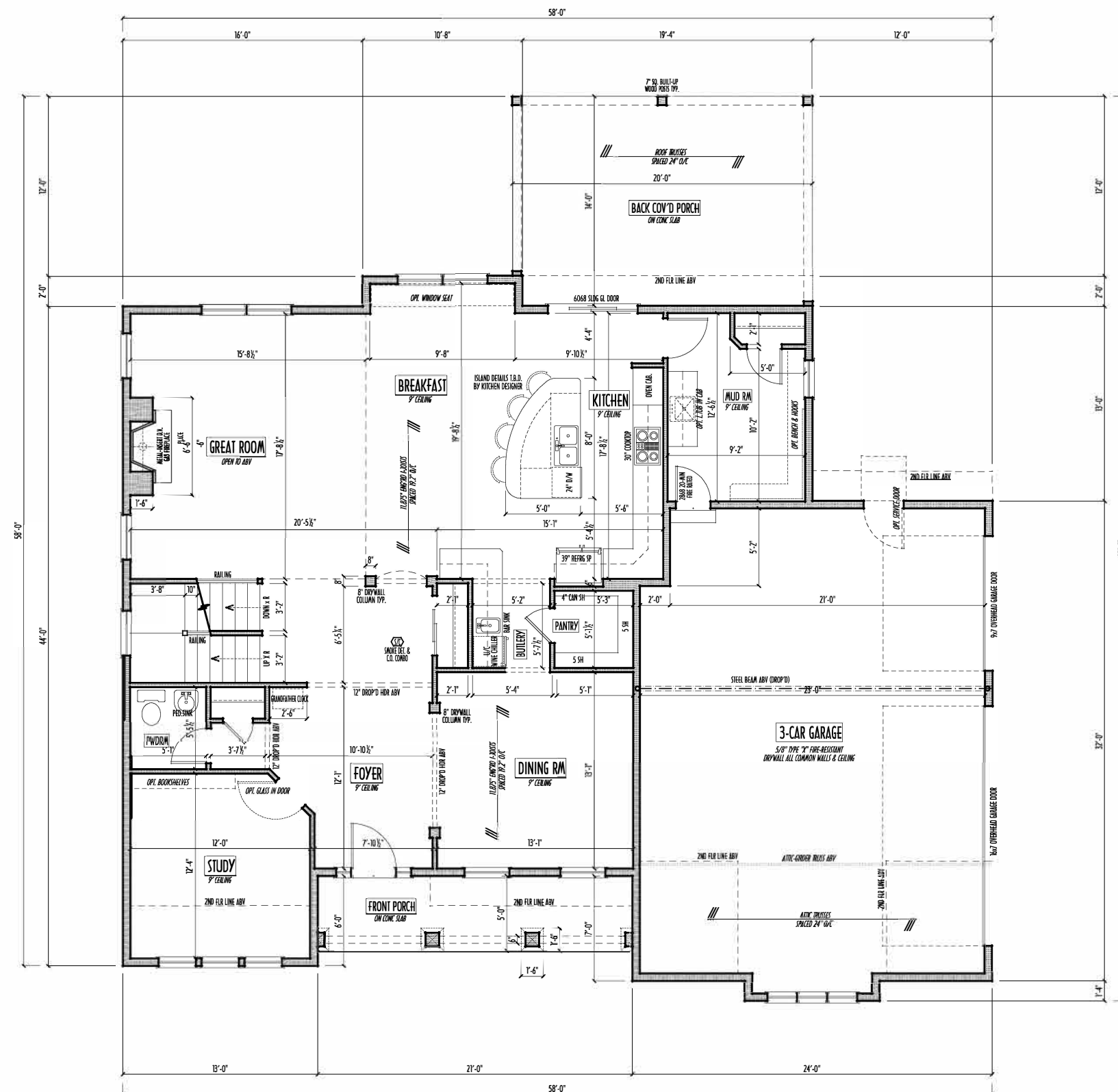


REVISION DATE	BY:	Prin/CD
4/5/16	rwd	concept
4/27/16	" "	concept rev
5/27/16	" "	prelims



P&D / rwd

PAGE: 3 of 8



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

FIRST FLOOR =	1,576 SQ.FT.
SECOND FLOOR =	1,884 SQ.FT.
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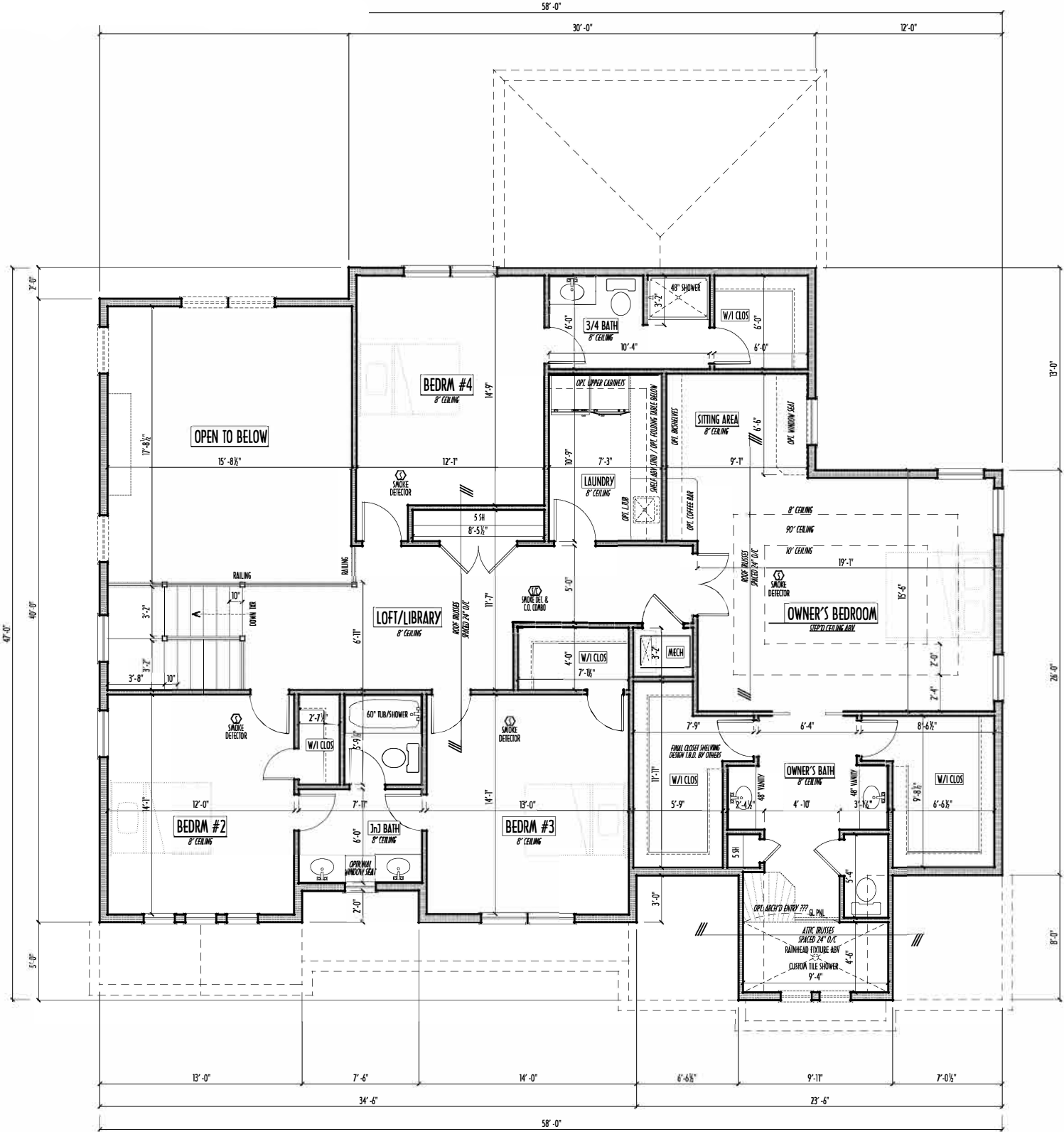


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PRELIMINARY DESIGN
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SECOND FLOOR CEILINGS AT 8' - 11'8" ROUGH UNLESS NOTED
SECOND FLOOR WINDOWS HEADERS AT 6' - 10" UNLESS NOTED
EXTERIOR WALLS ARE SHOWN 6" WIDE (2x6 STUDS @ 16" O/C UNLESS NOTED)
INTERIOR WALLS ARE SHOWN 3.5" WIDE (2x4 STUDS @ 16" O/C UNLESS NOTED)
SECOND FLOOR DESIGN LIVE LOAD = 40 PSF (BEDRMS 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 I.C.O. 310
CONFIRM WINDOW ROUGH-OPENINGS WITH MANUFACTURER
AND ADJUST FRAMING DIMENSIONS AS NECESSARY
NOTE: DIMENSIONS FOR ANGLED WALLS MAY CONTAIN
ROUNDING ERRORS OF LESS THAN 1/8" TYPICALLY
FINAL/INSTALLED INSULATION VALUES SHOULD MATCH
R-VALUE SHEETS FROM FACOMA ENERGY (THOSE SHOWN
ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & LSL BEAMS WITH
LABELS VISIBLE FOR BIDS INSPECTION
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RCO 314 & 315
<75 PSR, <450 SDR PER ASTM E84



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



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REVISION DATE	BY:	hml/vd
4/5/16	rwd	concept
4/27/16	"	concept rev
5/27/16	"	prelim



DESIGNED BY: P&D / rwd

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BUILDERS
— EST. 1962 —

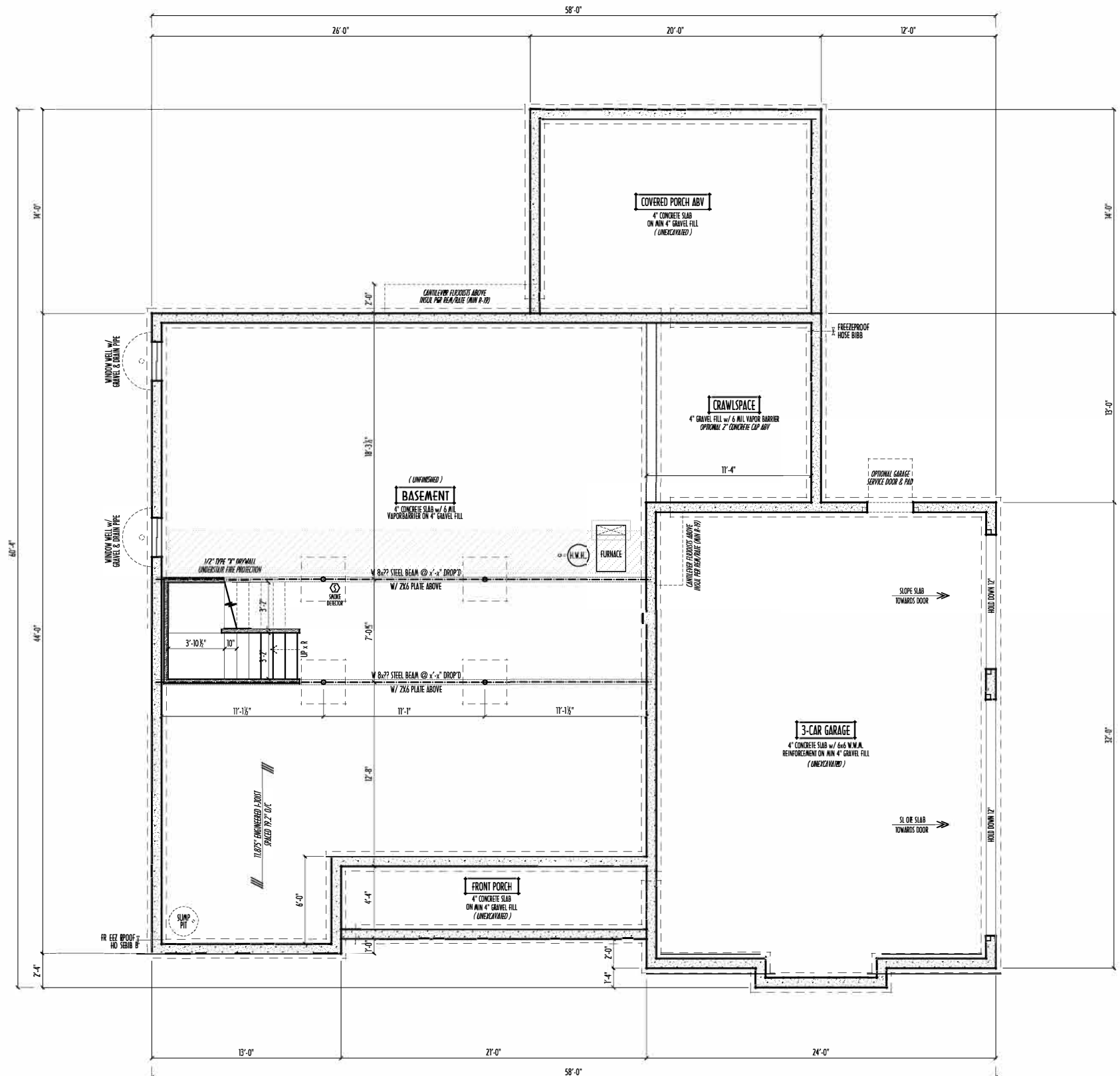
FND/BSMT



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OPT FIN. BSMT =	x SQ.FT.

American Institute of
A I
B D
Building Design
& Interior

REVISION DATE	BY:	Prin/CD
4/5/16	rwd	concept
4/27/16	" "	concept rev
5/27/16	" "	prelims

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



FIELD-REPLY DIMENSIONS - DO NOT SCALE PRINTS

P&D / rwd

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