

P&D

Partners BUILDERS LTD. Design

P&D Builders Ltd.

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ALL ELEVATIONS ARE THE PROPERTY OF P&D BUILDERS LTD. NO PART OF THIS DESIGN OR ANY PART THEREOF MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN CONSENT OF THE AUTHOR OF THE PLANS.

P&D JOB # 1251

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

A I

BD

Architectural

BIA

Building Industry Association

REVISION DATE:	BY:	Prtnr/CD
1/31/17	rwd	concept
2/1/17	...	concept rev
2/14/17	...	prelims
2/21/17	...	prelim rev
3/6/17	joy	prelim rev
3/15/17	rwd	prelim rev

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11" x 17"

DESIGNED BY: P&D / rwd
PAGE: 4 of 8

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.

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

FIRST FLOOR CEILING @ 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.

RUN BRICK VENEER 1" PAST FRAMING CORNERS.

CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6" INTO 1X6 WOOD TRIM UNLESS NOTED.

FLASH & CALK 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 FINISH, ALLOWING TRAP'D WATER TO DRAIN.)

SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE.

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

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

WALKOUT / DAYLIGHT BASEMENT GRADING NOTE:

EXISTING & PROPOSED GRADING CONTOURS FOR WALK-OUT ARE APPROXIMATE. GRADE ELEVATIONS ARE CALCULATED FROM DEVELOPMENT ENGINEERS PLANS. FINAL CONTOUR & GRADING TO BE DETERMINED BY FIELD SUPERVISOR.

SURFACE DRAINAGE & FINAL GRADE TO BE COORDINATED WITH OVERALL SUBDIVISION GRADING PLAN. FIELD-ADJUST FOUNDATION WALLS AS NECESSARY.

FIRST FLOOR =	1,931 SQ.FT.
OPT FIN. BSMT AREA "A" =	461 SQ.FT.
OPT FIN. BSMT AREA "B" =	488 SQ.FT.

P & D BUILDERS
EST. 1962

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EST. 1962

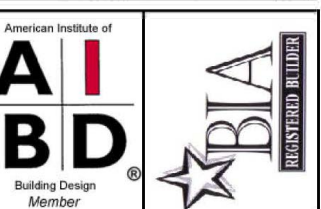
1ST FLR



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PRELIMINARY DESIGN
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0-SCALE WHEN PRINTED 24x36 - PAPER SIZE "D"

12" 24" 4'-0" 6'-0"

FIELD-VISIT DIMENSIONS - DO NOT SCALE PRINTS

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FIRST FLOOR =	1,931 SQ.FT.
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BUILDERS
EST. 1962

END/BSMT



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