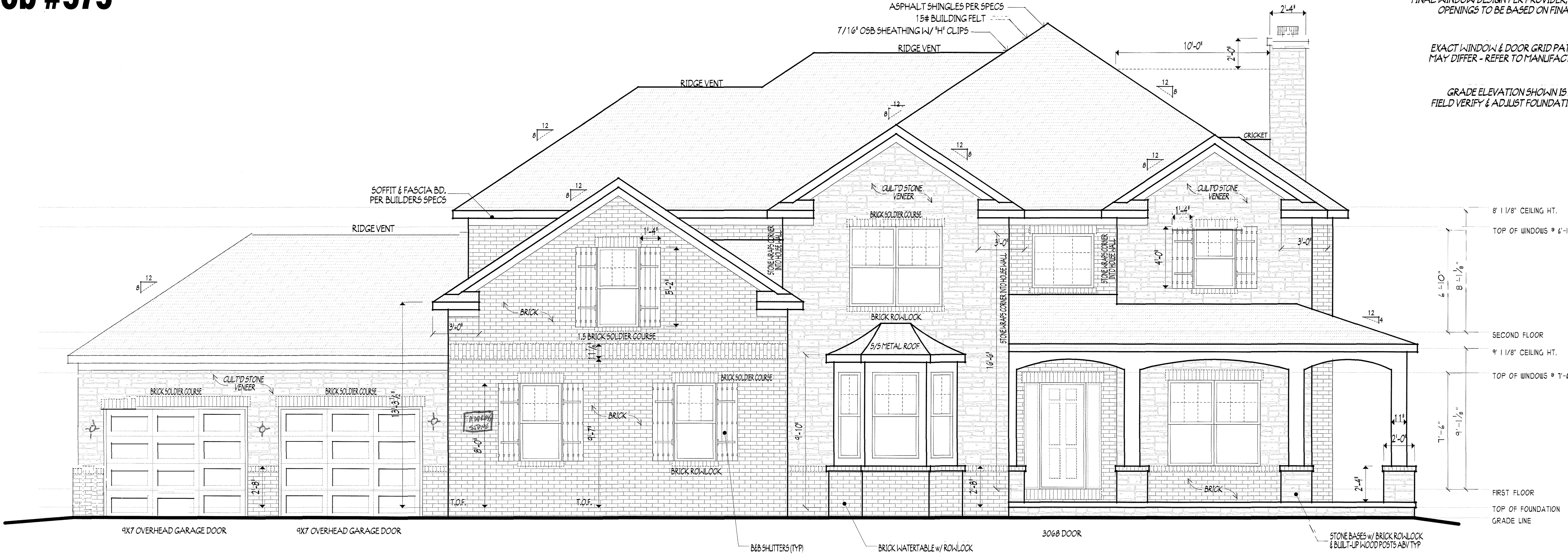




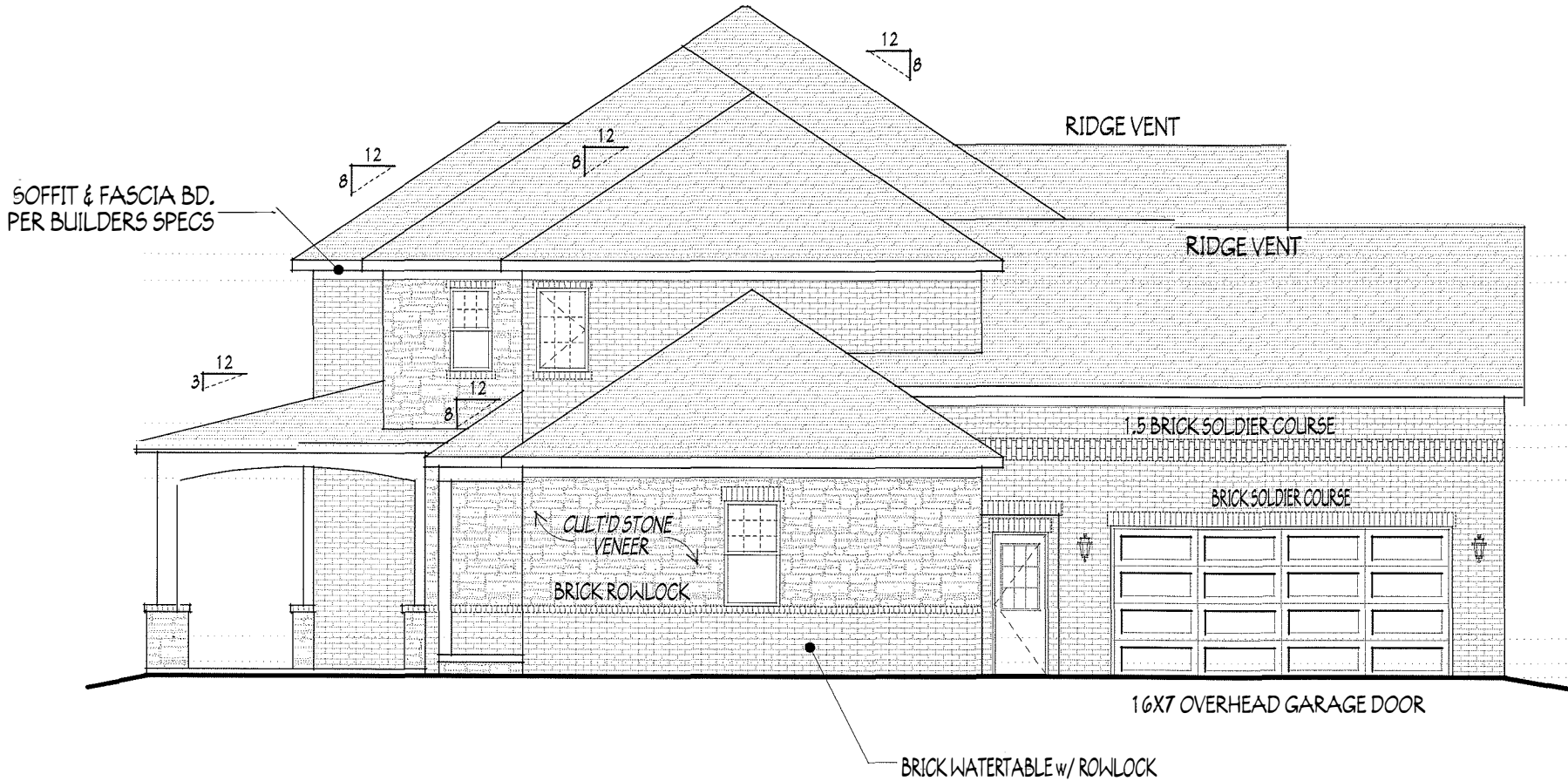
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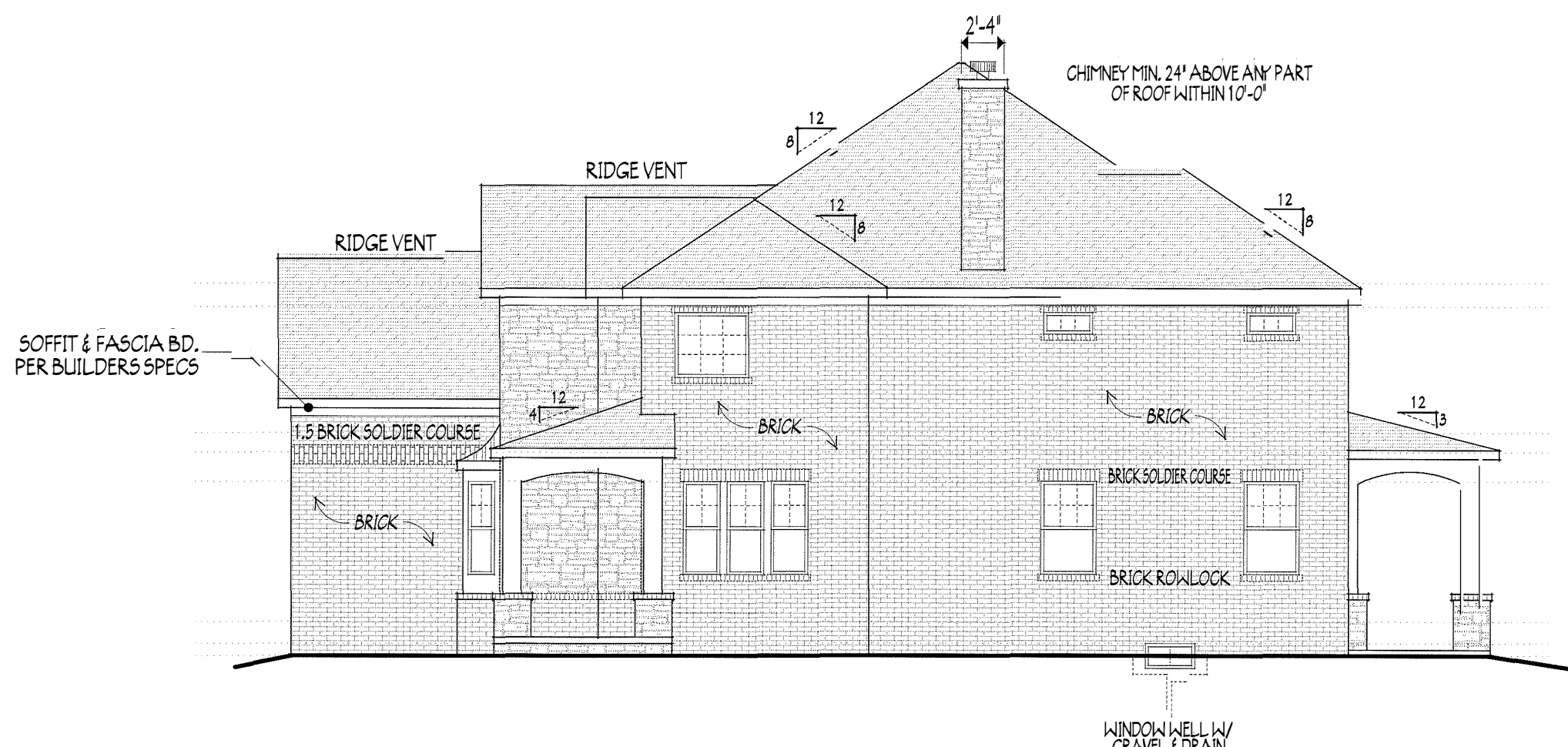
PROJ # **575**



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



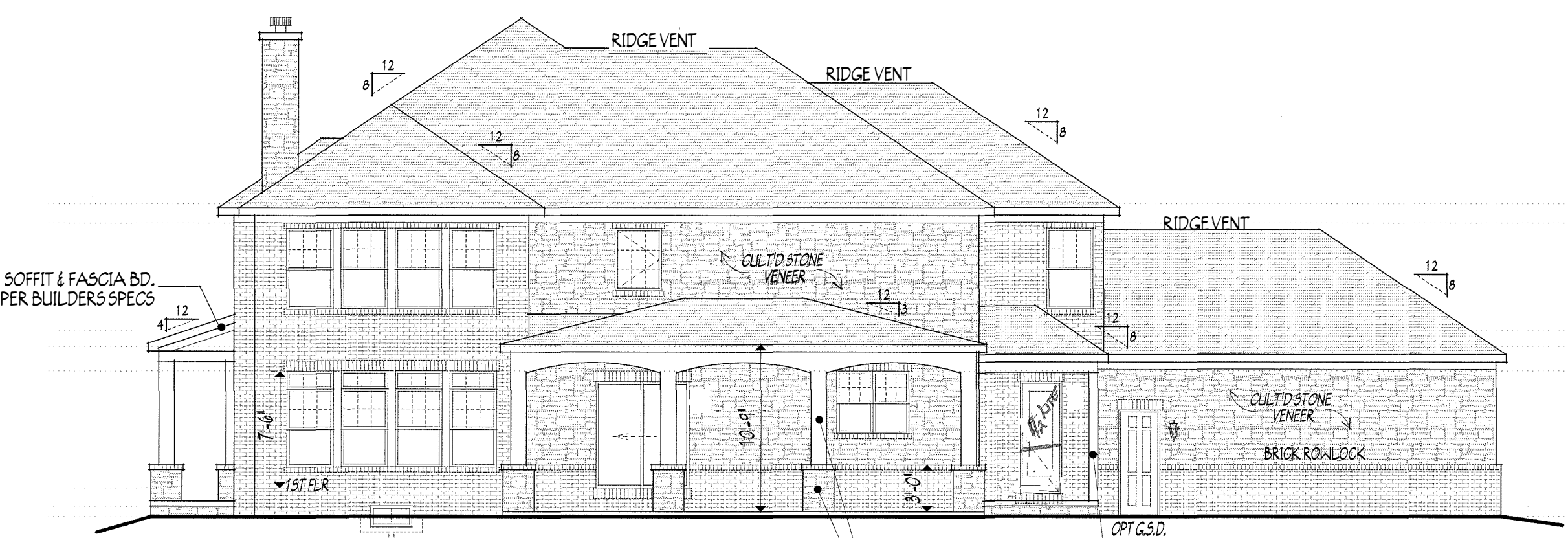
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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

FIRST FLOOR 1844 SQ.FT.
SECOND FLOOR 2118 SQ.FT.
TOTAL LIVING SPACE 3962 SQ.FT.

OPTIONAL FINISHED BASEMENT = 876 SQ.FT.



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

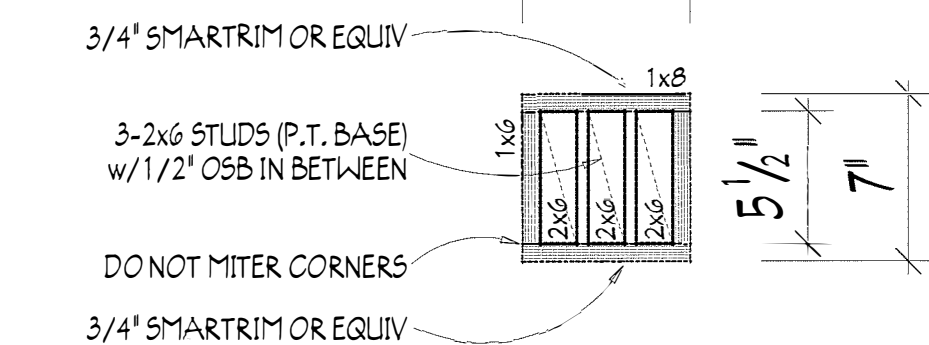
FIRST FLOOR CEILINGS @ 9'-11" UNLESS NOTED
FIRST FLOOR WINDOW HEADERS @ 7'-6" UNLESS NOTED
SECOND FLOOR CEILINGS @ 8'-1 1/8" UNLESS NOTED
SECOND FLOOR WINDOW HEADERS @ 6'-10" UNLESS NOTED
EMERGENCY EGRESS OPERABLE (E.E.O.) WINDOWS IN ALL BEDROOMS
SEE ROOF PLAN FOR SOFFIT & RAKE SIZES
RUN BRICK VENEER 1" PAST FRAMING CORNERS, IF INCLUDED
IF INCLUDED, CULTURED STONE VENEER WRAPS FRONT CORNERS
MIN. 6" INTO 1X6 WOOD TRIM UNLESS NOTED OTHERWISE
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 MANUFACTURERS SPECIFICATIONS
CONFIRM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER
IF INCLUDED, RUN STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED OTHERWISE
WEEP SCREDS 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

TABLE R703.7.3
ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER^{a,b,c}

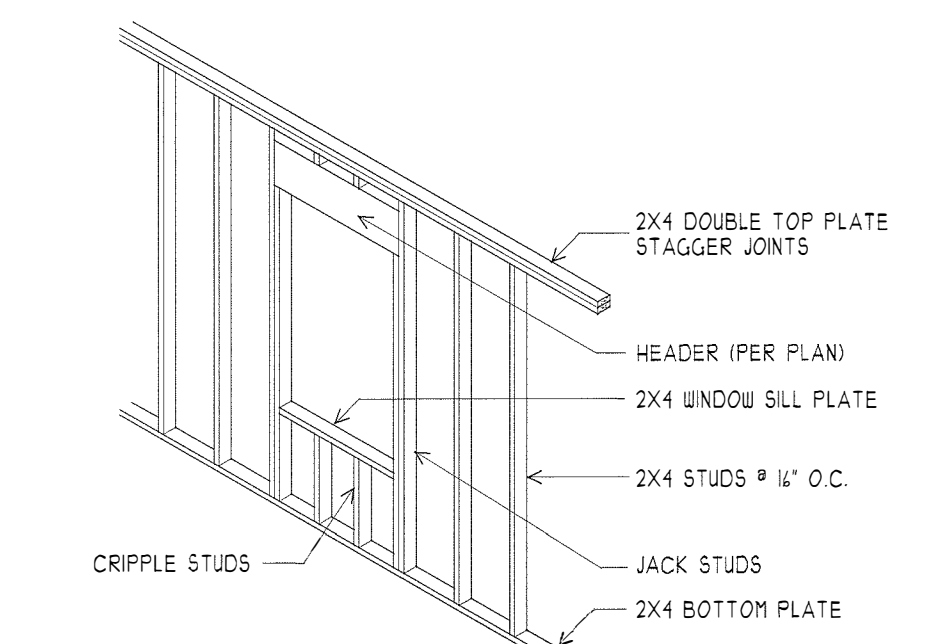
SIZE OF STEEL ANGLE ^{a,c} (inches)	NO. STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF 1/2" OR EQUIVALENT REINFORCING BARS ^b
	6'-0"	4'-6"	3'-0"	1
	8'-0"	6'-0"	4'-6"	1
	10'-0"	8'-0"	6'-0"	2
	14'-0"	9'-6"	7'-0"	2
	20'-0"	12'-0"	9'-6"	4

04.8 min.
2d in a vertical position.
be less than 8 inches and all cells of hollow masonry lintels shall be grouted solid. Reinforcing bars shall extend not less than 8
ate typical examples; other steel members meeting structural design requirements may be used.

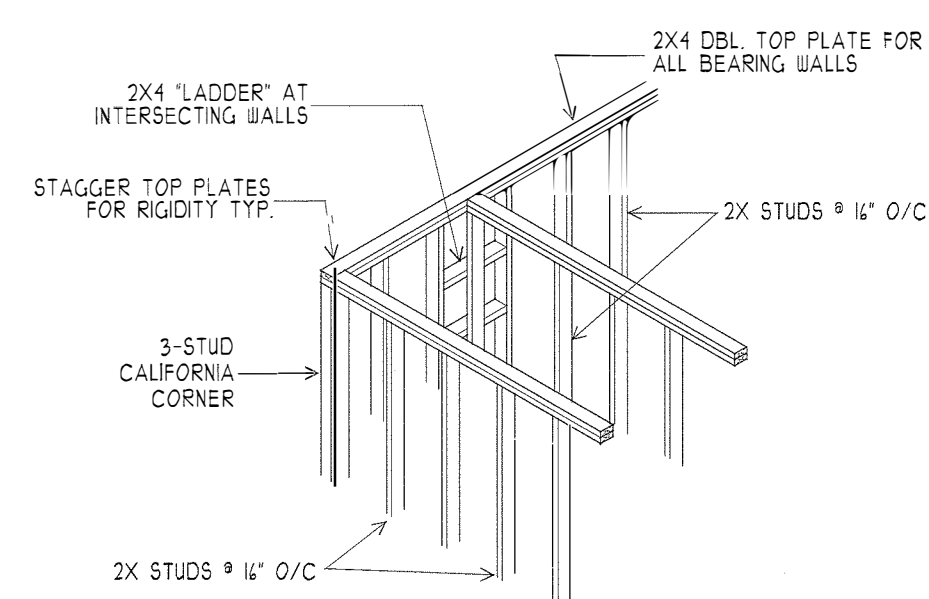
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7x7 BUILT-UP WOOD COLUMN DETAIL
SCALE: 3\"/>



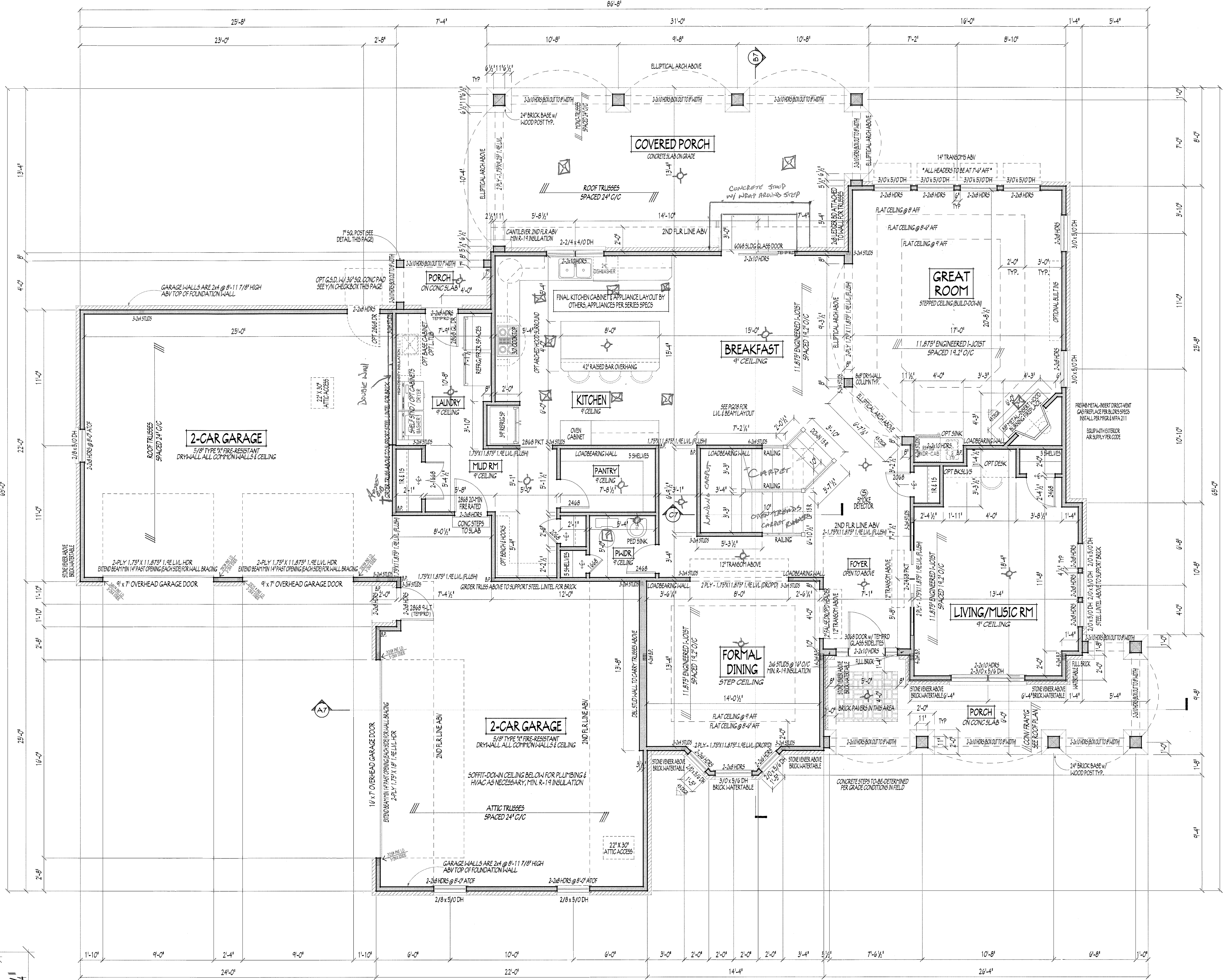
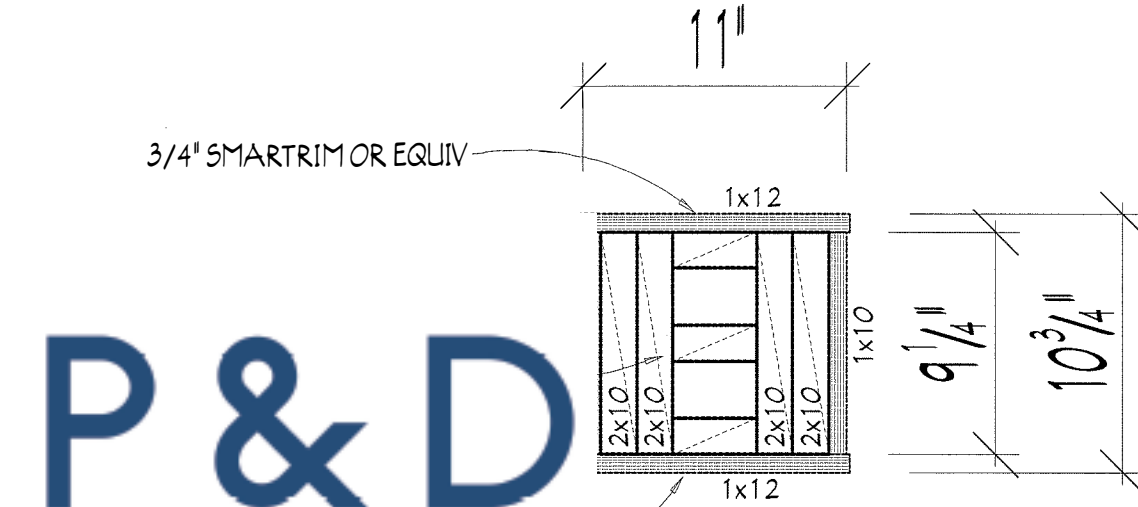
HEADER FRAMING EXAMPLE
NOT TO SCALE



WALL INTERSECTIONS DETAIL
NOT TO SCALE

KITCHEN HOOD TYPE
CLASSIC SERIES
DESIGNER SERIES
CRAFTSMAN SERIES
HERITAGE SERIES
ESTATE SERIES

OPTIONS/EXTRA
☐ OPT BOOKSHELVES IN MUSIC ROOM
☐ OPT DESK IN MUSIC ROOM
☐ OPT BENCH AND HOOKS IN MUD RM
☐ OPT HOOD SURROUND IN KITCHEN
☐ OPT SOFFIT CAB'S IN LAUNDRY RM
☐ OPT BASE CABINET
☐ OPT LAUNDRY TUB IN LAUNDRY RM
☐ OPT BUILT-INS IN GREAT ROOM
☐ OPT SINK IN GREAT ROOM
☐ OPT GARAGE SERVICE DOOR



FIRST FLOOR PLAN
SCALE: 1/4\"/>

FIRST FLOOR CEILING AT 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOWS HEADERS AT 7'-6" UNLESS NOTED OTHERWISE
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 (BEDRMS 30 PSF)
ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO CONFORM TO 2009 R.C.O. AND/OR APPLICABLE LOCAL CODES

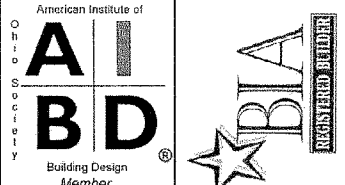
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
CONFIRM WINDOW ROUGH-OPENINGS AND HEADER HGTS W/ MANUFACTURER OR SUPPLIER
CONFIRM FLOORING & FINISH MATERIALS W/ JOB SUPERVISOR (PER CONTRACT)
ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OR CORNERS OF WOOD FRAMING LENGTHS AND/OR PENETRATION
AVOID FLOORJOISTS 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

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
NOTE: UNLESS MARKED OTHERWISE ALL 1ST FLOOR WALLS ARE 9'-1 1/8" HIGH (2X4 STUD @ 16" O/C W/ 7/16" EXTERIOR OSB SHEATHING)



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REVISION DATE	BY	DESCRIPTION
6-16-11	rwd	initial print
6-28-11	jtl	prelim
7-6-11	jtl	prelim
7-8-11	jtl	prelim
10-27-11	jtl	prelim
11-14-11	jtl	cds
11-29-11	rwd	cds

1/8" = 1'-0"
FIELD-VERIFY DIMENSIONS - DO NOT SCALE PRINTS

DESIGNED BY **rwd**

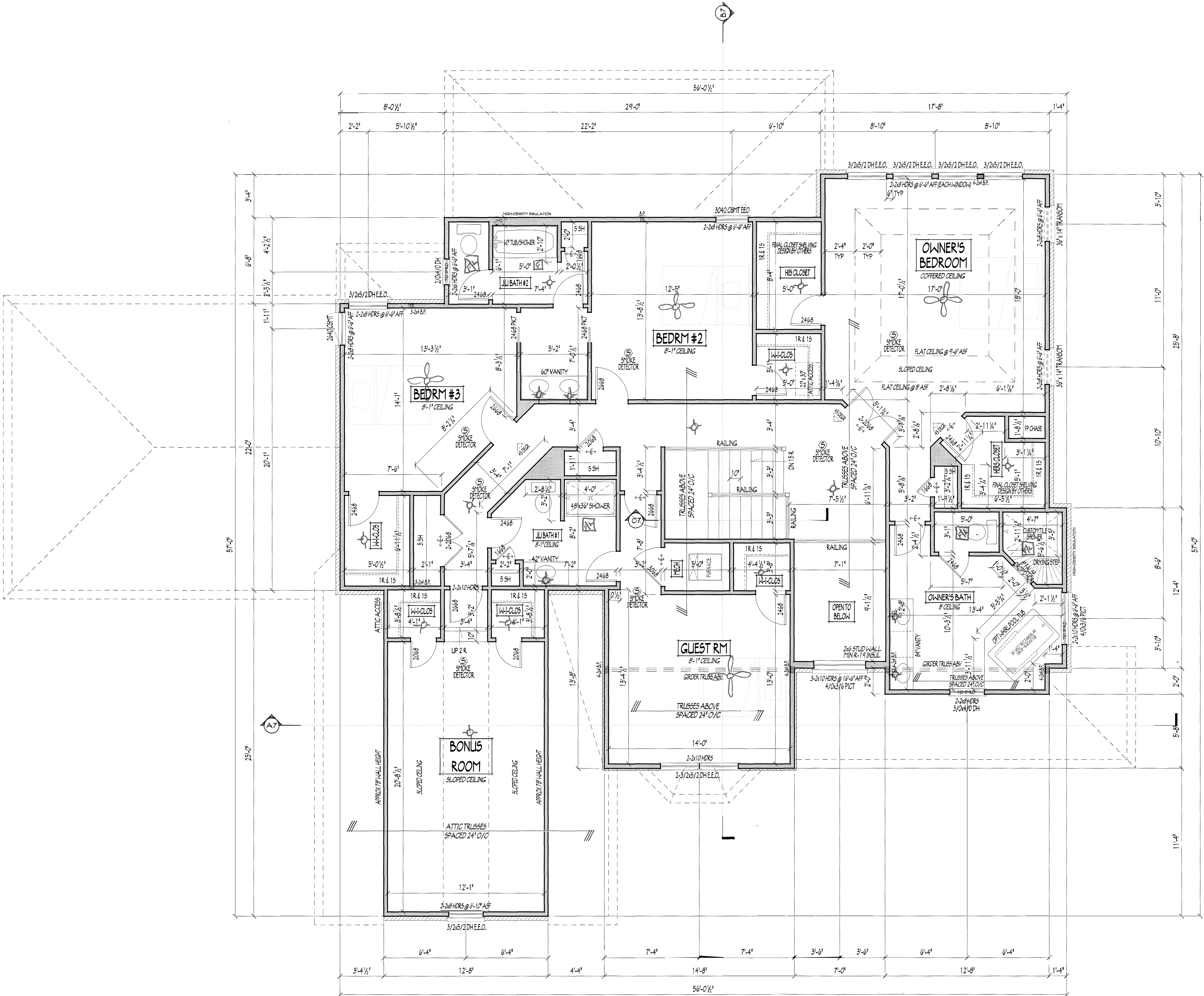
P&D Builders Job #575

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

NOTE: UNLESS MARKED OTHERWISE ALL 2ND FLOOR WALLS ARE 8'-1 1/8" HIGH [2X4 STUD @ 16" O/C w/ 7/16" EXTERIOR OSB SHEATHING]

51	52	OPTIONS/EXTRA
		OPT WHIRLPOOL TUB IN OWNER'S BATH



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
2118 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 (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 R.C.O. 310
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RCO 314 & 315 [75 FSR, 450 SDR PER ASTM E64]

2ND FLR

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575

REVISION DATE	BY:	INITIALS
6-16-11	rwd	init prels
6-28-11	jfl	prels
7-6-11	jfl	prels
7-8-11	jfl	prels
10-27-11	jfl	prels
11-14-11	jfl	cds
11-29-11	rwd	cds

1" = 8'-0" WHEN PRINTED 24x36 - PAPER SIZE 11" x 17" FIELD PRINT DIMENSIONS - DO NOT SCALE PRINTS

DESIGNED: rwd

PAGE: 4 OF 8

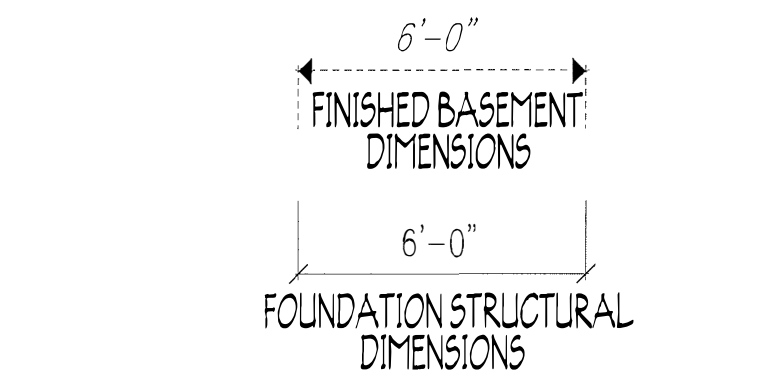
P&D Builders Job #575

STEP DOWN FOOTING AS NECESSARY TO REMAIN MIN. 36" 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

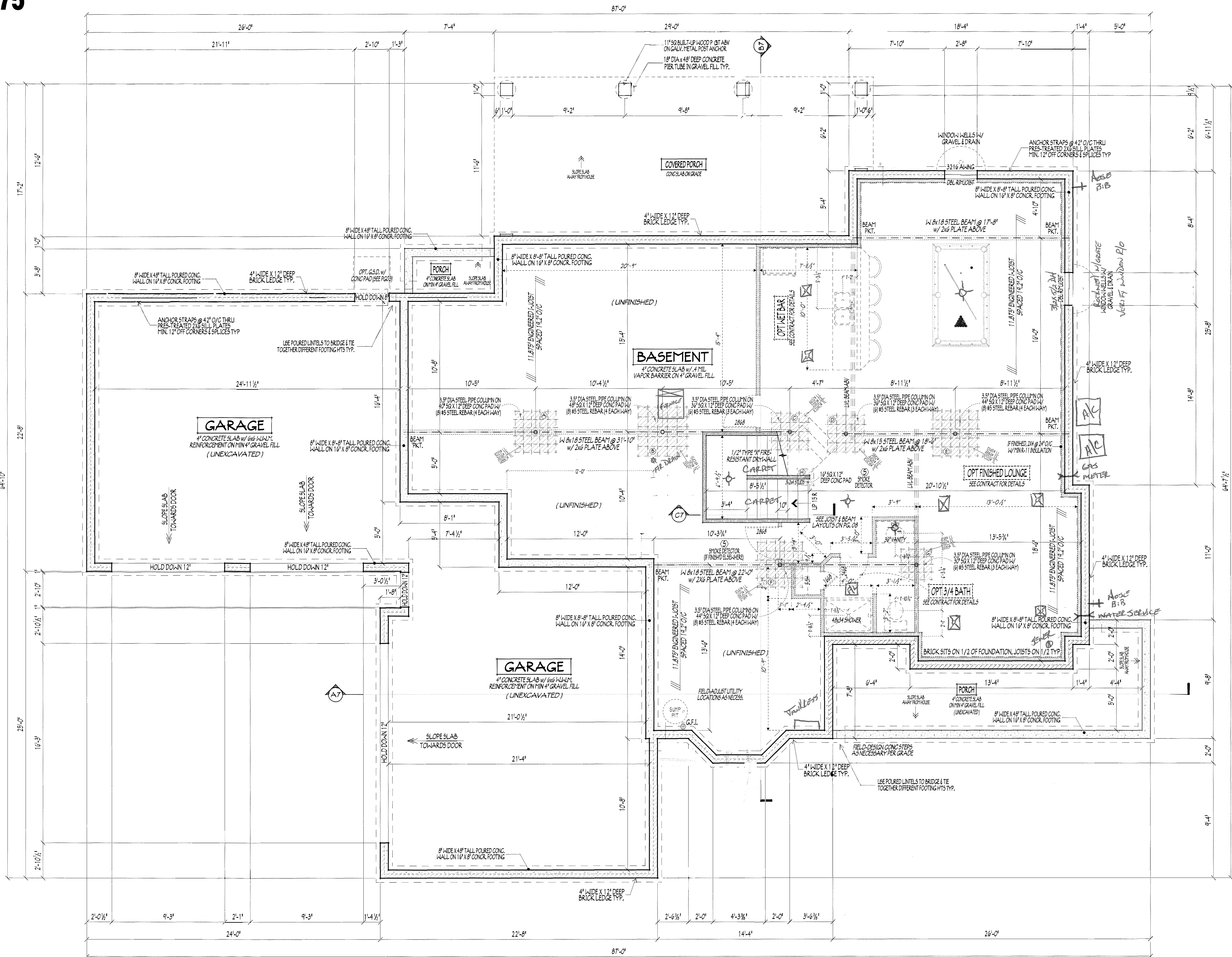
PER ENERGY CODE CALC. ALL BASEMENTS & GRAVEL SPACE BETWEEN COLD WALLS TO INCLUDE A 4" R-7 CELLULOSE BATT INSULATION BLANKET INSTALLED PER MANUFACTURER'S SPEC'S



AISC SAFE LOAD CAPACITIES FOR STEEL PIPE COLUMNS	
3" ϕ (II gage)	3.5" ϕ (sched 40)
7'-4" - 7'-10" height = 14,000 #	9'-3" - 9'-7" height = 29,400 #
7'-9" - 8'-1" height = 14,000 #	9'-4" - 9'-10" height = 28,500 #
8'-0" - 8'-4" height = 14,000 #	9'-9" - 10'-1" height = 27,600 #
8'-3" - 8'-7" height = 13,700 #	10'-0" - 10'-4" height = 27,000 #
8'-4" - 8'-10" height = 13,200 #	10'-3" - 10'-7" height = 26,400 #
8'-9" - 9'-1" height = 12,700 #	10'-5" - 10'-9" height = 25,700 #
9'-0" - 9'-4" height = 12,700 #	10'-9" - 11'-1" height = 24,700 #

Provided by supplier (Sobran Steel) per AISC Standards

OPTIONAL / EXTRA FINISHED AREAS
☒ OPT FINISHED LOUNGE
☒ OPT 3/4 BATHRM
☒ OPT WET BAR



FOUNDATION / BASEMENT PLAN

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

OPTIONAL FINISHED LOWER LEVEL = 876 SQ.FT. LIVING SPACE

BASEMENT SLAB = 1757 SQ.FT.

GARAGE SLAB = 1119 SQ.FT.

FRONT PORCH SLAB = 185 SQ.FT.

COVD PRCH SLAB ON GRADE = 392 SQ.FT

BACK PORCH SLAB = 27 SQ.FT.

MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR CMU 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 HOMEOWNER PRIOR TO INSTALLATION FOR EXACT LOCATIONS

ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO CONFORM TO 2006 OBDA AND APPLICABLE LOCAL CODES

GRADE MIN. 8" BELOW TOP OF FOUNDATION, SLOPING AWAY FOR PROPER DRAINAGE

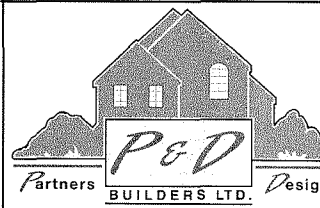
AVOID FLOOR JOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS

BLOCK BETWEEN FLOOR JOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES) WITH APPROPRIATE 2X FILL

JOISTS DESIGNED & ENGINEERED BY MANUFACTURER OR USE SPAN TABLES FROM LUMBER SUPPLIER

SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES

FOUNDN

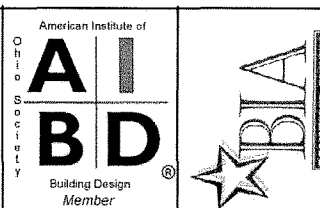


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575



REVISION DATE	BY	CHK
6-16-11	rwd	initial
6-28-11	jl	pein
7-6-11	jl	pein
7-8-11	jl	pein
10-27-11	jl	pein
11-14-11	jl	cds
11-29-11	rwd	cds

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

1" = 1'-0"

FIELD VERIFY DIMENSIONS - DO NOT SCALE PRINTS

DESIGNED: **rwd**