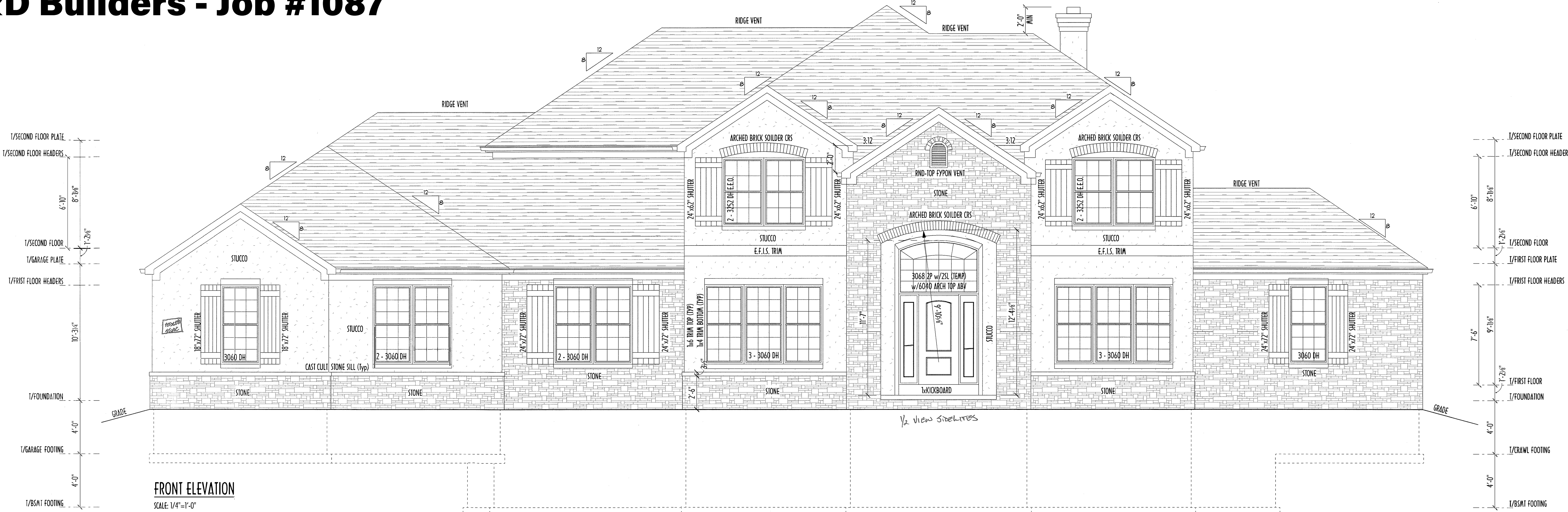
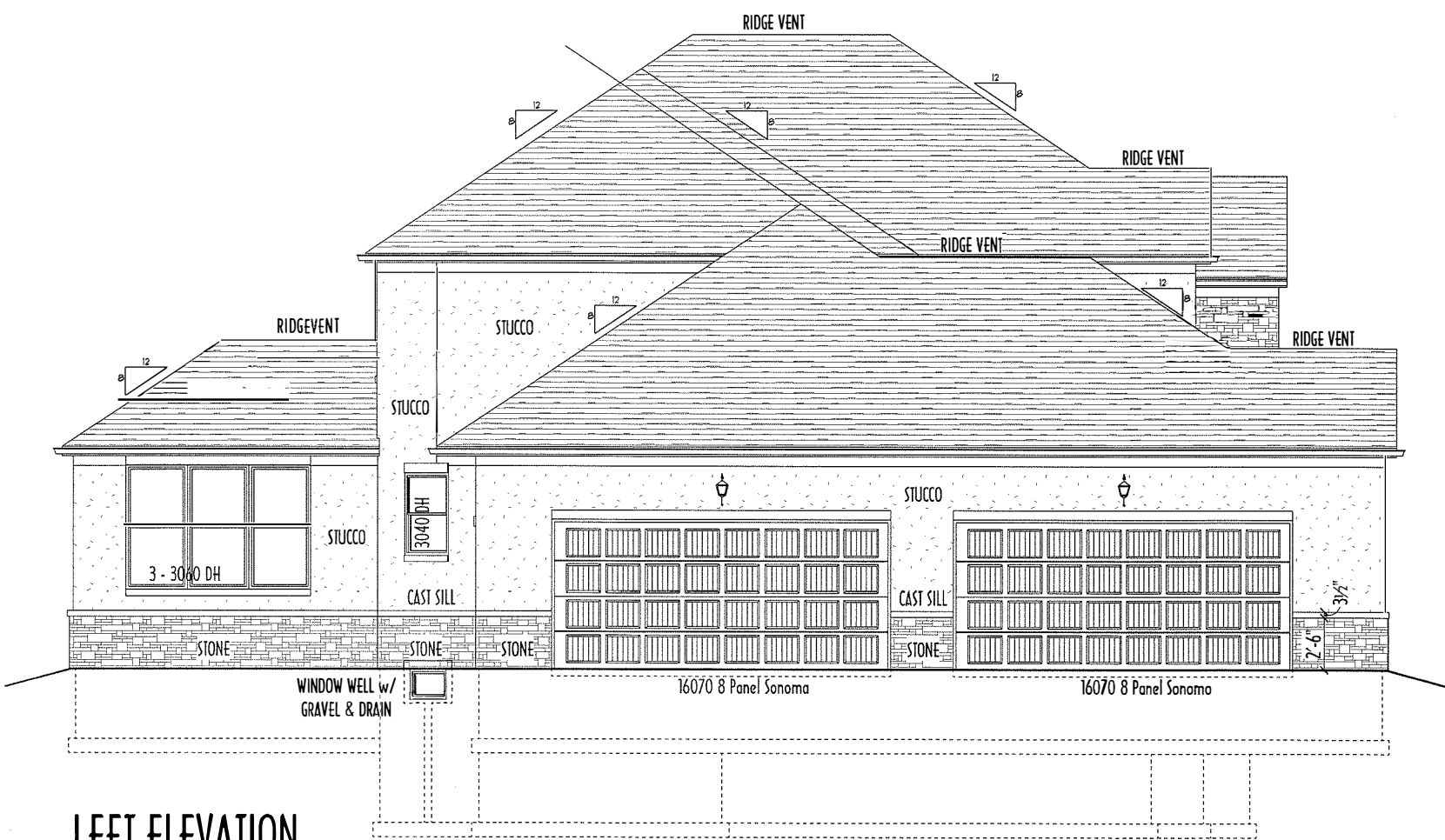


P&D Builders - Job #1087



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



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

Light & Ventilation Schedule for Habitable Rooms							P&D Builders Ltd.	
Single Family House - McKone Residence							59 Glen Parkway Suite 100	
Project: Lot 12, Hill Crest Farms I Phase, Lake Addison 3							Delaware, OH 43015	
Location: Liberty Twp., Lucas County, OH							(603) 201-8036	
Date: 12/20/2013							(740) 201-8084 FAX	
Information provided by window manufacturer - Pella Windows								
Room Name	Room Sq Ft	Window Type/Call	Req'd Glazing (Sq Ft)	Actual Glazing (Sq Ft)	Req'd Vent Sq Ft (4%)	Actual Vent Sq Ft	Special Requirements	
Study	159.3	3060 DH	12.48	38.7	6.38	19.2		
Ensuite Rm	108.3	3060 DH	8.64	31.7	4.32	19.2		
Kitchen/Breakfast	330.0	3060 DH	26.88	9	13.44	3.9	6.4 tempered safety glazing	
Breakfast Room	330.4	3060 DH	26.88	20.4	13.44	10.2	TOTAL - KITCHEN/BREAKFAST	
Sun Rm	185.7	3060 DH	14.8	60.3	7.4	44	25.88 tempered not counted, not needed to comply with minimum	
Sun Rm	368.0	GL SVR DOOR	0	11.5	17.5	17.5	17.5 tempered safety glazing	
Owner's Bedroom	245.3	3060 DH	19.6	28.7	9.8	19	19 emergency egress operable	
Bedroom #2	214.0	3252 DH	17.12	23.2	8.56	11.4	11.4 emergency egress operable	
Bedroom #3	160.2	3252 DH	12.8	23.2	7.2	11.4	11.4 emergency egress operable	
Bedroom #4	160.2	3252 DH	12.8	23.2	7.2	11.4	11.4 emergency egress operable	
Garage	700.0	3060 CSMT	0	0	0	0	0.7 EEST electrical illum provided	
Garage	600.0	3060 CSMT	0	0	0	0	0.7 mechanical illum provided	
CONFIRM WINDOW SIZES & LOCATIONS WITH BUILDER @ FRAMING INSPECTION								

FIRST FLOOR CEILINGS @ 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 STUCCO & STONE TO GRADE UNLESS NOTED

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

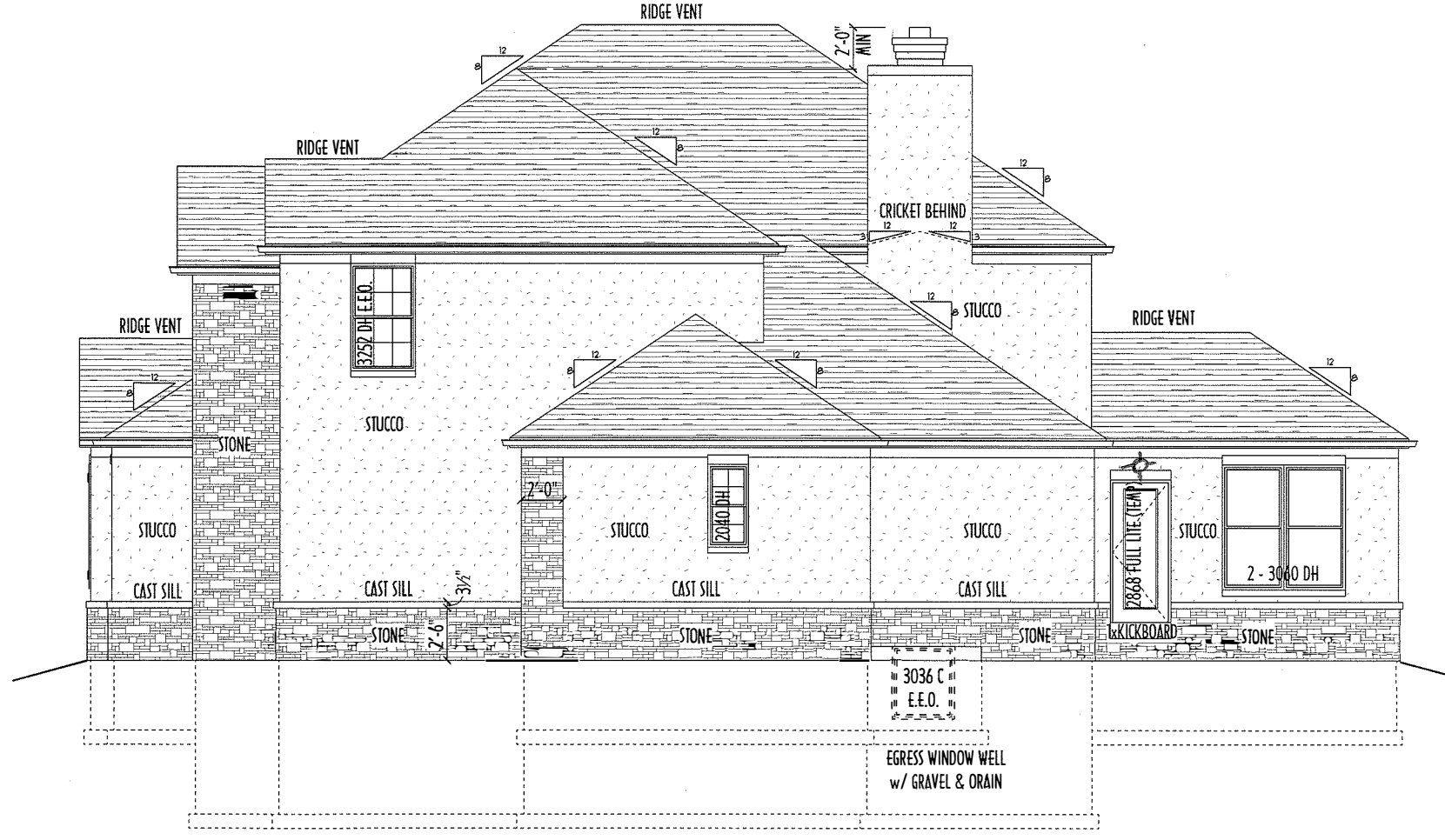
FLASH & CAULK ELEVATIONS AS NECESSARY TO PROVIDE A WEATHER-TIGHT SEAL BETWEEN MATERIALS, FRAMING & TRIM

WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
WINDOWS & DOORS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

CONFIRM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER

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



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



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

ELEVATIONS

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P&D JOB #

1087

THE CITY/TOWN

Revisions

Date:	By:
9/11/13	hls
9/16/13	hls
9/21/13	hls
10/3/13	hls
10/15/13	hls
12/17/13	rwd
12/30/13	rwd

SCALE:

AS NOTED

DESIGNED BY:

HB/P&D

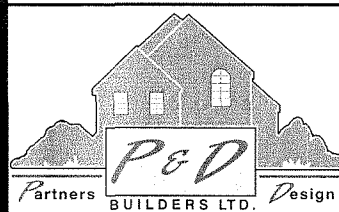
PAGE:

5 OF 8

First Floor	2,587 sqft
Second Floor	1,188 sqft
Subtotal	3,775 sqft
Opt Finished Bmtl	1,172 sqft
Total Finished Area	4,947 sqft

P&D Builders - Job #1087

FIRST FLR PLAN



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FIRST FLOOR CEILINGS AT 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADERS AT 7'-6" UNLESS NOTED OTHERWISE

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 (BEDROOMS 30 PSF)

ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO CONFORM TO 2015 I.C.C. AND/OR APPLICABLE LOCAL CODES

WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT

CONFIRM WINDOW ROUGH-OPENINGS AND HEADER HEIGHTS 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 FENESTRATION

AVOID FLOOR JOISTS LOCATED DIRECTLY BELOW STRUCTURAL POINTS (CRUSH ZONES) BRACE FLOOR JOISTS AT MIDSPAN PER CODE

INTERIOR DOORS SHOWN 4" OFF CORNERS UNLESS NOTED

CONFIRM WINDOW ROUGH-OPENINGS WITH MANUFACTURER AND ADJUST FRAMING DIMENSIONS AS NECESSARY

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

FINAL/INSTALLED INSULATION VALUES SHOULD MATCH REA-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)

INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION

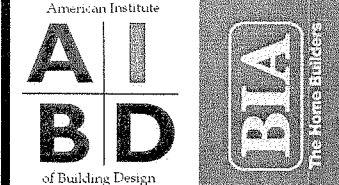
FINAL KITCHEN CABINET & APPLIANCE LAYOUT BY OTHERS. APPLIANCES PER SPECS.

KITCHEN HOOD TYPE

CLASSIC SERIES
DESIGNER SERIES
CRAFTSMAN SERIES
HERITAGE SERIES
ESTATE SERIES

FIRST FLOOR OPTIONS

OPTION	YES	NO
LAUNDRY TUB	X	
LAUNDRY WALL CABINETS	X	
GREAT ROOM CABINETS	X	
STUDY CABINETS	X	
OWNER'S BATH WINDOW SEAT	X	
OWNER'S TUB WHIRLPOOL		X
GARAGE SERVICE DOOR	X	



Revisions

Date:	By:
9/11/13	hnb
9/16/13	hnb
9/27/13	hnb
10/3/13	hnb
10/15/13	hnb
12/17/13	rwd
12/30/13	rwd

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

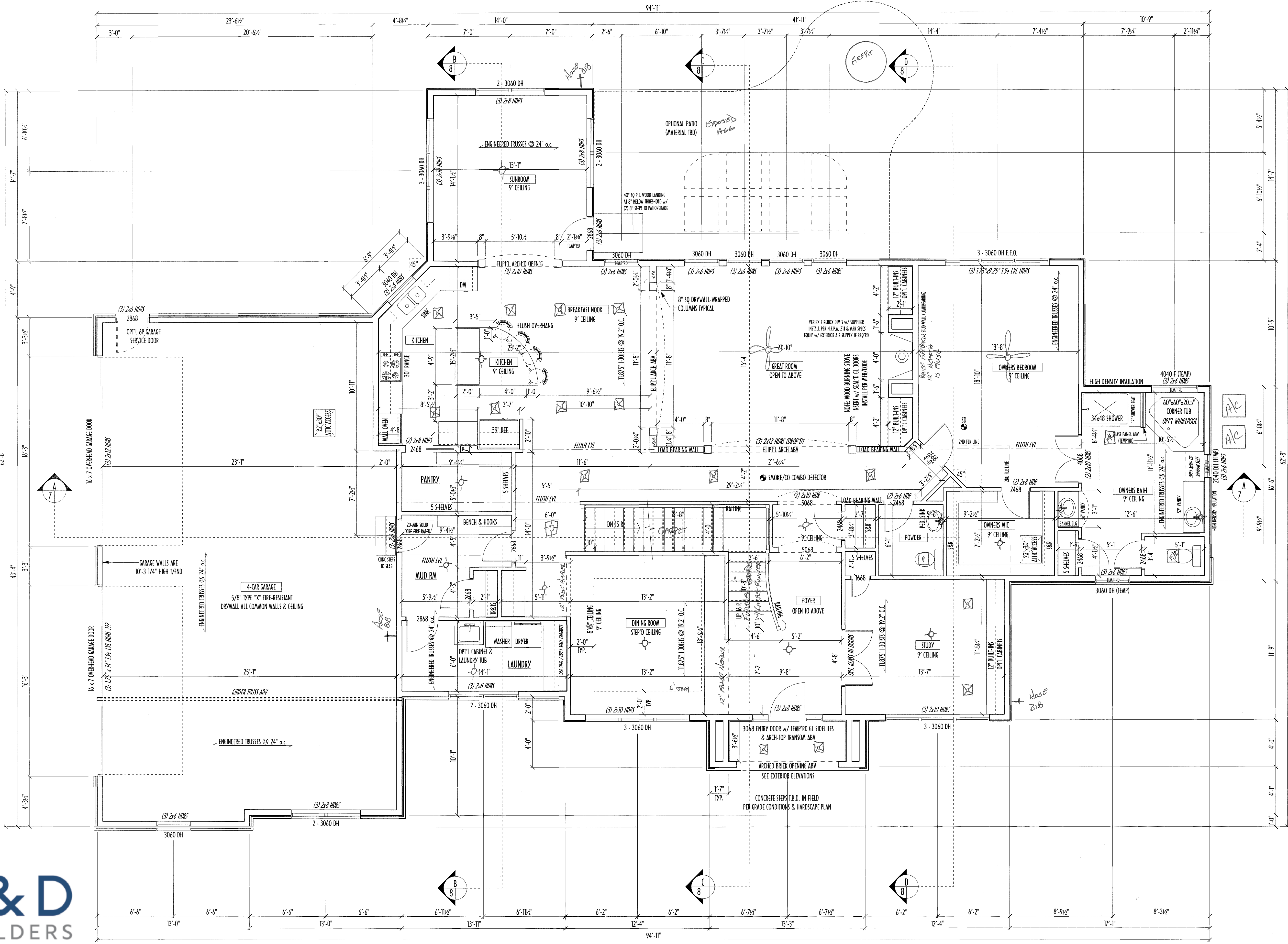
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PAGE:

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First Floor	2,587 sqft
Second Floor	1,188 sqft
Subtotal	3,775 sqft
Opt Finished Bsm	1,172 sqft
Total Finished Area(s)	4,947 sqft

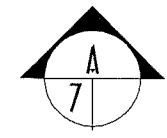
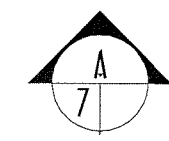


FIRST FLOOR PLAN

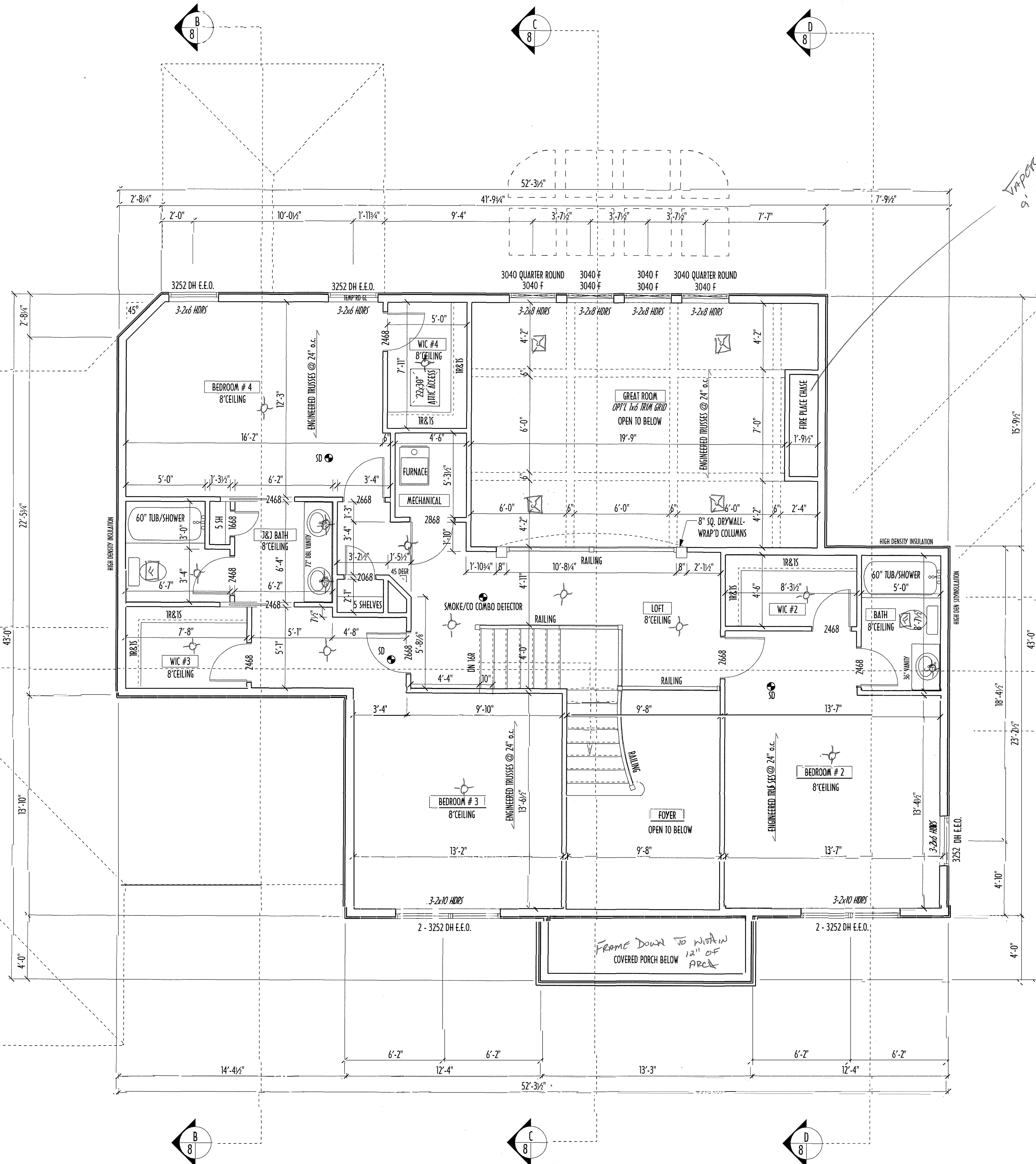
SCALE: 1/4"=1'-0"



EST. 1962



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



SECOND FLOOR OPTIONS		
OPTION	YES	NO
GREAT ROOM 1x6 GRID TRIM		X
..		

SECOND FLOOR CEILINGS AT 8'-1 1/8" ROUGH UNLESS NOTED OTHERWISE
SECOND FLOOR WINDOW HEADERS AT 6'-10" UNLESS NOTED OTHERWISE
EXTERIOR WALLS ARE SHOWN 6" WIDE (2X6 STUDS @ 16" O.C.) UNLESS NOTED OTHERWISE
INTERIOR WALLS ARE SHOWN 3.5" WIDE (2X4 STUDS @ 16" O.C.) UNLESS NOTED OTHERWISE
SECOND FLOOR DESIGN LIVE LOAD = 40 PSF (BEDROOMS 30 PSF)
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
INTERIOR DOORS SHOWN 4" OFF CORNERS UNLESS NOTED OTHERWISE
IN SLEEPING ROOMS, AT LEAST ONE WINDOW MUST MEET EMERGENCY
EGRESS REQUIREMENTS (MIN. 20" WIDE x 24" TALL & 5.7 SQFT.) PER R.C.O. 310
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RCO 314 & 315
(<75 PSR, <450 SDR PER ASTM E84)
CONFIRM WINDOW ROUGH-OPENINGS WITH MANUFACTURER
AND ADJUST FRAMING DIMENSIONS AS NECESSARY
DIMENSIONS FOR ANGLED WALLS MAY CONTAIN ROUNDING ERRORS
OF LESS THAN 1/8" TYPICALLY
FINAL/INSTALLED INSULATION VALUES SHOULD MATCH
REM-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON
THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION

First Floor	2,587 sqft
Second Floor	1,188 sqft
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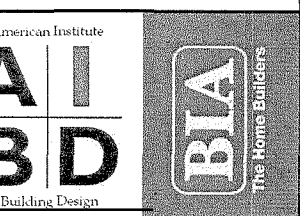


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SCALE:

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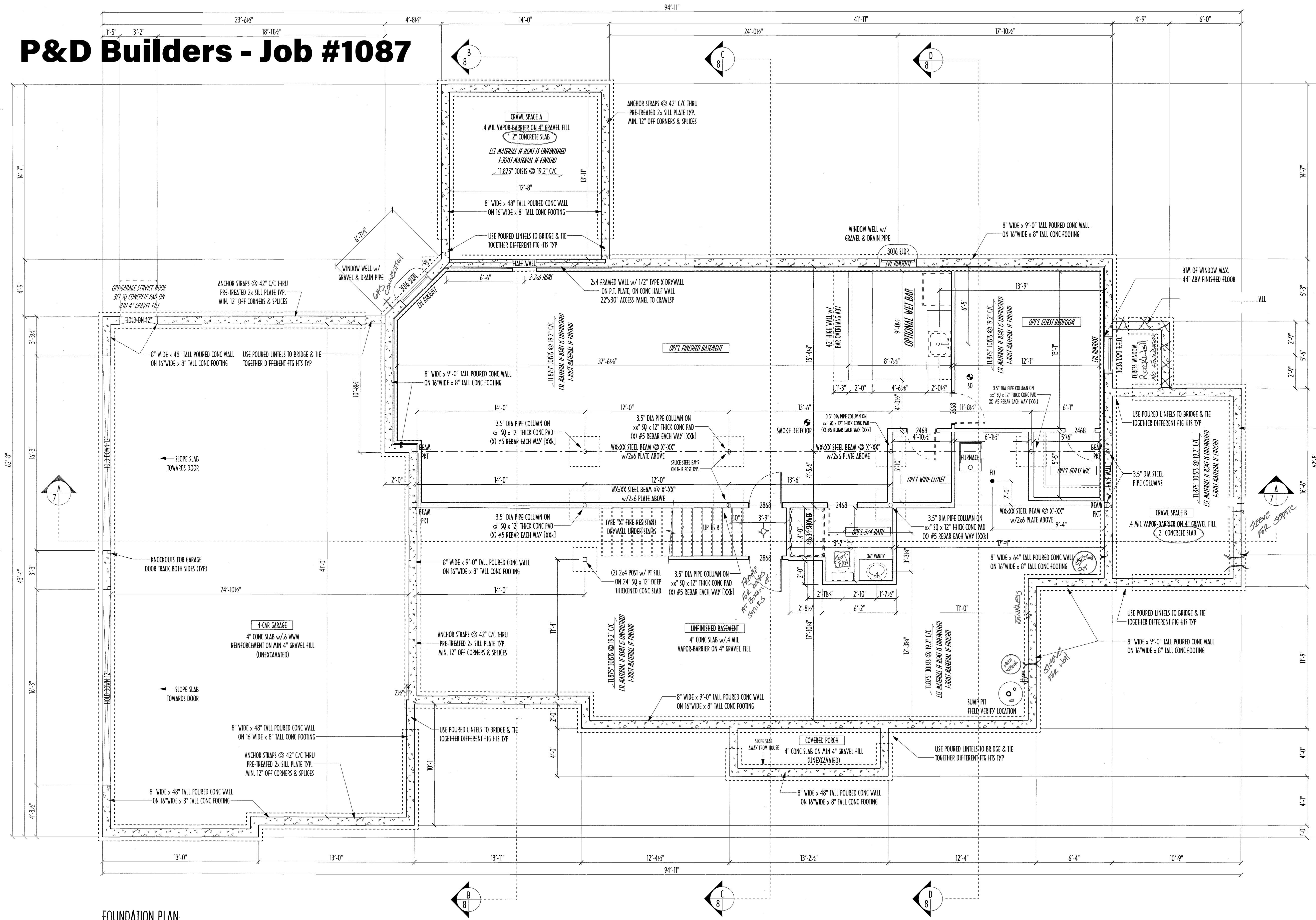
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P&D Builders - Job #1087



MAX UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR C.M.U. WALL = 7'-0" ABOVE SLAB UNLESS NOTED

WATERPROOFING/DAMP-PROOFING PER CODE

ALL STRUCTURAL LUMBER IS MIN CANADIAN SPECIES #2 SPRUCE-PINE-FIR UNLESS NOTED OTHERWISE

CONTRACTORS VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES WITH THE PLANS TO THE JOB SUPERVISOR ASAP

FIRST FLOOR DESIGN LIVE LOAD - 40 PSF

BASEMENT ELECTRICAL FOR REFERENCE ONLY - CONSULT WITH HOMEOWNER PRIOR TO INSTALLATION FOR EXACT LOCATIONS

ALL FRAMING AND STRUCTURAL CONSTRUCTIONS IS TO CONFORM TO 2013 R.C.O. AND APPLICABLE LOCAL CODES

GRADE MIN 8" BELOW TOP OF FND SLOPING AWAY FOR PROPER DRAINAGE MIN. 6" FALL IN FIRST 10FT OF RUN

AVOID FLOOR JOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS

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

JOISTS DESIGNED & ENGINEERED BY MANUFACTURER OR PER CODE-APPROVED SPAN TABLES

SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES

ALL ANGLED WALLS SHOWN 45 DEGR UNLESS NOTED

OPTIONS TAKEN		
ROUGH IN	FINISH*	NO
		☒ FINISHED BASEMENT
YES		☒ WEIBAR
YES		☒ 3/4 BATH
		☒ WINE CLOSET
		☒ GUEST BEDROOM

* USE I-JOIST ABV ANY AREA SELECTED TO BE FINISHED INSTEAD OF LSL MATERIAL

AREAS	
FINISHED BSMT AREAS(S)	1,172 SQ.FT.
BASEMENT SLAB	2,075 SQ.FT.
CRAWLSPACE "A"	185 SQ.FT.
CRAWLSPACE "B"	163 SQ.FT.
FRONT PORCH SLAB	53 SQ.FT.
GARAGE SLAB	1,030 SQ.FT.

Y / N	OPTIONAL / EXTRA
YES	OPT CONC CAP ON RIGHT CRAWLSP
YES	OPT CONC CAP ON BACK CRAWLSP
...	

First Floor	2,587 sqft
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Total Finished Areas(s)	4,947 sqft

FOUNDATION

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