

PARKER

PERMIT #: _____
 INSPECTOR: _____
 SENT: _____

AREA CALCULATIONS	BASE SQUARE FOOTAGE
HOUSE FOOTPRINT	FIRST FLOOR/TOTAL: 1,375 SQ. FT.
WIDTH: 49'-0"	
DEPTH: 47'-0"	

SHEET INDEX	
CVR	COVER SHEET
A1	FRONT & RIGHT SIDE ELEVATIONS
A2	REAR & LEFT SIDE ELEVATIONS
A3	BASEMENT FLOOR PLAN
A4	FIRST FLOOR PLAN
E1	FOUNDATION ELECTRICAL PLAN
E2	1ST FLOOR ELECTRICAL PLAN
D1	DETAILS/SCHEDULES/DECK DETAILS
S1	SITE PLAN

LANCASTER HOME BUILDERS WILL UTILIZE THE PRESCRIPTIVE 2015 IRC TO MEET ENERGY REQUIREMENTS IN LIEU OF RESCHECK

DESIGN LOADS			
Table of Loads for House Structure. Per IRC Table R301.5			
Floor Living Areas	- 40# P.S.F. (Live) unless noted otherwise	- 10# P.S.F. (Dead) by calculations	
Floor Sleeping Areas	- 40# P.S.F. (Live) unless noted otherwise by calculations, then use 30#	- 10# P.S.F. (Dead) unless noted otherwise by calculations	
Garage Floors	- 50# P.S.F. (Live)	- 50# P.S.F. (Dead)	
Roof Areas			
Top Chord	- 12# P.S.F. (Live) (7/12 Pitch or Higher)	- 16# P.S.F. (Live) (5/12 or 6/12 Pitch)	
	- 20# P.S.F. (Live) (3/12 or 4/12 Pitch)	- 10# P.S.F. (Dead)	
Bottom Chord	- 10# P.S.F. (Live) (Greater than 3/12 Roof Pitch)	- 10# P.S.F. (Dead)	
Walls	- 20# P.S.F. Wind Load (115 MPH Wind Velocity)		
Ground Snow Loads	- 30# P.S.F. (Minimum) (Figure R301.2(5))		
Allowable deflection of structural members Per IRC Table R301.6			
Materials			
Headers*	Southern Pine (KD-19), No. 2 Grade	Studs	Spruce - Pine - Fir, Stud Grade
Jacks	Spruce - Pine - Fir, Stud Grade	Beams*	Southern Pine (KD-19), No. 2 Grade
Joist	2x10 Hem-Fir (KD-19), No. 2 Grade or better (WCLIB & WE)		2x8 Southern Pine (KD-19), No. 2 Grade or better
	2x10 Spruce Pine Fir (KD-19), No. 2 Grade or better (NLGA)		
*Where required, "Micro-Lam" or "LVL" Beams manufactured by Truss-Joist Construction may be used or equal			

REVISIONS LOG		
DATE	REVISED BY	DESCRIPTION
xx/xx/xxxx	JRK	xxxxx

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PRELIMINARY MASTER

GENERAL NOTES:

- 1. CODE COMPLIANCE & STANDARDS**
 COMPLY WITH PROVISIONS OF LOCAL & STATE LAWS & REGULATIONS PER BUILDING CODES 2015 IRC. COMPLY WITH PA. ACT 38, REQUIRING, BUT NOT LIMITED TO, CONTRACTORS INTENDING TO PERFORM EXCAVATION OR DEMOLITION WORK IN A STATE W/ A POLITICAL SUBDIVISION ASCERTAIN THE LOCATION & TYPE OF UTILITY LINES & PIPES AT EACH SITE & NOTIFY THE UTILITY COMPANY THREE WORKING DAYS IN ADVANCE OF PERFORMING THE EXCAVATION OR DEMO. (PA ONE CALL 1-800-242-1776)
- 2. FOUNDATION**
 BEAR FOOTING ON SOIL CAPABLE OF SUPPORTING 3,000 P.S.F. BOTTOM OF FOOTING SHALL BE AT LEAST 36" BELOW GRADE, 12" INTO UNDISTURBED SOIL OR ON ENGINEERED FILL, WHICHEVER IS LOWER. UNLESS OTHERWISE NOTED, FOR FORMED WALL FOOTINGS PROVIDE CONTINUOUS CONCRETE 20" WIDE BY 8" DEEP, FOR TRENCHED FOOTINGS PROVIDE CONTINUOUS CONCRETE 24" WIDE BY 8" DEEP. STEP WALL FOOTINGS (WHERE REQUIRED) AT A RATIO OF 2 HORIZONTAL TO 1 VERTICAL WITH A MAX. RISE OF 24" IN ANY INDIVIDUAL STEP. PROVIDE TYPE "S" MORTAR FOR BELOW GRADE CONSTRUCTION, BEARING WALLS AND PIERS. PROVIDE CONTINUOUS TRUSS-TYPE REINFORCING @ 16" O.C. VERTICAL FOR SINGLE-WYTHE MASONRY WALLS WITH LESS THAN 5'-0" OF UNBALANCED BACK-FILL. PROVIDE REINFORCED MASONRY IN ACCORDANCE WITH IRC 2015 TABLE - R404.1.1(1-4) FOR AREAS WITH GREATER THAN 84" OF UNBALANCED FILL. DO NOT BACK-FILL AGAINST FOUNDATION WALLS UNTIL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO FLOOR, OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE OR DISPLACEMENT BY BACK-FILL. AT SILL PLATES PROVIDE ANCHORAGE PER SECTION R403.1.1.
- 3. CONCRETE**
 PROVIDE 3,000 P.S.I. AT 28 DAYS. UNLESS NOTED OTHERWISE, EXTERIOR CONCRETE SHALL BE AIR ENTRAINED. PROVIDE REINFORCING STEEL ASTM 615 - GRADE 60. PROVIDE REINFORCING IN ACCORDANCE WITH ACI RECOMMENDATIONS. FLOOR SLABS SHALL 4" THICK REINFORCED WITH 6X6 - 10 X10 WWF PLACED 1" BELOW THE TOP OF SLAB, UNLESS NOTED OTHERWISE.
- 4. STRUCTURAL STEEL**
 MATERIALS:
 1) STRUCTURAL STEEL SHAPES, PLATES AND BARS: ASTM A 36, CARBON STEEL.
 2) ELECTRIC RESISTANCE WELDED STEEL PIPE: ASTM A 53 GRADE B.
 3) COMMON BOLTS: ASTM A 307.
 4) HIGH STRENGTH BOLTS: ASTM A 325.
 5) THREADED, UNTHREADED ANCHOR BOLTS, TIE RODS: ASTM A 36 OR A# & AS APPLICABLE.
 SHOP PRIME STEEL WITH LEAD AND CHROMATE FREE, NON - ASPHALTIC, RUST INHIBITING PRIMER. PROVIDE NONMETALLIC SHRINK RESISTANT PREMIXED GROUTS: ASTM C 1107. FABRICATE AND ERECT STRUCTURAL STEEL IN ACCORDANCE TO AISC SPECS. AND TOLERANCE LIMITS. SET BASE AND BEARING PLATES ON WEDGES, SHIMS, SETTING NUTS. TIGHTEN ANCHOR BOLTS CUT OFF WEDGES OR SHIMS FLUSH WITH EDGE OF PLATE AND PACK GROUT SOLIDLY BETWEEN BEARING SURFACES AND PLATES. WELD CONNECTIONS: COMPLY WITH AWS D11.
 5. **FRAMING DESIGN LOADS:**
 HABITABLE ROOMS (OTHER THAN SLEEPING AREAS): - LIVE LOAD: 40 P.S.F. - DEAD LOAD: 10 P.S.F. SLEEPING AREAS: - LIVE LOAD: 30 P.S.F. - DEAD LOAD: 10 P.S.F.
 ATTIC (LIMITED STORAGE ACCESSIBLE WITH AREAS OF VERTICAL OPEN RECTANGULAR SECTION - 24"x42" HIGH): - LIVE LOAD: 20 P.S.F. - DEAD LOAD: 10 P.S.F.
 ATTIC (NO ACCESS, NO STORAGE): - LIVE LOAD: 10 P.S.F. - DEAD LOAD: 10 P.S.F.
 STAIRS: - 40 P.S.I. (TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LOAD OR 300 LBS. CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES WHICHEVER PRODUCES THE GREATER STRESS)
 HAND & GUARDRAILS: - 200 LBS SINGLE CONCENTRATED LOAD APPLIED ANYWHERE ALONG THE TOP OF RAIL.
 ROOF: - SNOW LOAD: 30 P.S.F. - DEAD LOAD: 10 P.S.F. - TOP CHORD & BOTTOM CHORD:
 DECKS - IF APPLICABLE: - LIVE LOAD: 40 P.S.F. - DEAD LOAD: 10 P.S.F.
 PROVIDE DOUBLE TRIM JOISTS WHERE DIMENSIONAL FLOOR JOISTS RUN PARALLEL TO EXTERIOR WALLS. ENGINEERED FLOOR SYSTEMS: COMPLY WITH SYSTEM MANUFACTURER'S RECOMMENDATIONS. LOAD BEARING WALLS: 2X6 STUDS @ 16" O.C. WITH 1/2" MIN. GWB. ON AT LEAST ONE SIDE. PROVIDE DOUBLE TOP PLATE. INTERIOR WALLS: 2X4 STUDS @ 16" O.C. WITH 1/2" MIN. GWB. PROVIDE SINGLE TOP PLATE. ALL BEAM & HEADER SUPPORTING STUDS (COLUMNS) SHALL CONTINUE UNINTERRUPTED (INCLUDING THROUGH ANY FLOOR LEVELS) TO A SUPPORTING BEAM, HEADER, COLUMN OR FOUNDATION. WOOD MEMBERS SHALL MEET THE FOLLOWING DESIGN CRITERIA AS SET FORTH IN "DESIGN FOR WOOD CONSTRUCTION, REVISED SUPPLEMENT TO THE NDS FOR WOOD CONSTRUCTION, 1991 ED." A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF PENNSYLVANIA SHALL DESIGN WOOD ROOF TRUSSES, LAMINATED WOOD STRUCTURAL MEMBERS AND STRUCTURAL STEEL NOT SIZED ON DRAWINGS. PROVIDE ENGINEERED CALCULATIONS AND TRUSS DESIGNS (STAMPED WITH ENGINEER'S PROFESSIONAL SEAL). PROVIDE NAILING AND ANCHORAGE IN ACCORDANCE WITH 2015 IRC CODE *FASTENER SCHEDULE FOR STRUCTURAL MEMBERS* R602.3.1. PROVIDE 2X WOOD NAILER FOR STEEL SUPPORTING JOISTS, FASTEN NAILER TO STEEL WITH 1/2" DIAMETER BOLTS @ 48" O.C. STAGGERED ON EITHER SIDE OF BEAM WEB. OPENINGS IN THE FLOOR FRAMING SHALL BE FRAMED WITH HEADERS AND TRIMMER JOISTS.
 1) WHEN HEADER JOISTS SPAN DOES NOT EXCEED 4'-0" HEADER JOISTS MAY BE A SINGLE MEMBER THE SAME AS THE FLOOR JOISTS.
 2) SINGLE TRIMMER JOISTS MAY BE USED TO CARRY HEADER JOISTS LOCATED WITHIN 3'-0" OF TRIMMER JOISTS BEARING.
 3) WHEN HEADER JOISTS EXCEED 4'-0" TRIMMER JOISTS AND HEADER JOISTS SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR JOISTS INTO THE HEADER.
 4) USE APPROVED HANGERS FOR THE HEADER JOISTS TO TRIMMER JOISTS CONNECTION WHEN THE HEADER JOIST SPAN EXCEED 6'-0". PROVIDE DOUBLE FLOOR JOISTS OR TRUSSES BENEATH WALLS WHICH RUN PARALLEL TO THE JOISTS / TRUSSES (VERIFY WITH BUILDER).
 PROVIDE PRESSURE TREATED WOOD FOR:
 1) WOOD CANTS, NAILERS, BLOCKING AND SIMILAR MEMBERS IN CONNECTION WITH ROOFING, FLASHING, VAPOR BARRIERS AND WATERPROOFING.
 2) WOOD SILLS, SLEEPERS, BLOCKING, FURRING AND SIMILAR CONCEALED MEMBERS IN CONTACT WITH MASONRY OR CONCRETE.
 3) WOOD FRAMING MEMBERS LESS THAN 18" ABOVE GRADE.
 4) FLOOR PLATES INSTALLED OVER CONCRETE SLABS DIRECTLY IN CONTACT WITH EARTH.
 INSTALL ENGINEERED WOOD PRODUCTS TO COMPLY WITH MANUFACTURER'S DIRECTIONS. INSTALL A CONTINUOUS HORIZONTAL BLOCKING ROW AT MID-HEIGHT OF SINGLE STORY PARTITIONS GREATER THAN 10'-0" HIGH AND AT MIDPOINT OF A MULTI-STORY PARTITION.
- 6. GLAZING**
 PROVIDE SAFETY GLAZING IN THE FOLLOWING LOCATIONS:
 1) INGRESS AND MEANS OF EGRESS DOORS.
 2) FIXED AND SLIDING PANELS OF SLIDING (PATIO) DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
 3) STORM DOORS AND GLAZING OF UNFRAMED SWINGING DOORS.
 4) IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED PARTITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR.
 5) IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, STEAM ROOMS, BATHTUBS AND SHOWERS. IN ANY PORTION OF A BUILDING WHERE THE BOTTOM EDGE OF THE EXPOSED GLAZING IS LESS THAN 60" ABOVE DRAIN INLET.

- 6) IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LISTED ABOVE THAT MEET (ALL) OF THE FOLLOWING CRITERIA:
 A) INDIVIDUAL PANE WIDTH EXCEEDS 9 SQ.FT. B) BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR. C) TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
 D) ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
 7) ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE.
 8) GLAZING IN WALLS AND FENCES ENCLOSING INDOOR OR OUTDOOR SWIMMING POOLS, HOT TUBS, AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A WALKWAY SURFACE AND WITHIN 60" HORIZONTALLY OF THE WATERS EDGE.
 9) GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTAL OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
 10) GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTAL OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.

- 7. SMOKE DETECTORS**
 PROVIDE INTERCONNECTED SMOKE DETECTORS IN THE FOLLOWING LOCATIONS:
 1) EACH SLEEPING ROOM. 2) OUTSIDE SLEEPING ROOMS IN THE IMMEDIATE VICINITY OF BED ROOMS.
 3) ON EACH LEVEL OF THE DWELLING INCLUDING THE BASEMENT (NOT INCLUDING CRAWL SPACES & INHABITABLE ATTIC SPACE).
 4) SMOKE DETECTORS SHALL BE HARDWIRED WITHOUT A DISCONNECT SWITCH (EXCEPT A CIRCUIT BREAKER) AND SHALL INCLUDE A BATTERY BACKUP POWER WHEN PRIMARY POWER IS INTERRUPTED.

- 8. EGRESS**
 EACH BEDROOM WILL HAVE AT LEAST ONE OPERABLE WINDOW APPROVED FOR EGRESS, COMPLYING WITH THE FOLLOWING:
 1) SILL HEIGHT = 44" MAXIMUM. 2) NET CLEAR OPENING = 5.7 SQ.FT. 3) NET CLEAR OPENING HEIGHT = 24" 4) NET CLEAR OPENING WIDTH = 20"
 EACH DWELLING SHALL HAVE AT LEAST ONE EGRESS DOOR, WHICH SHALL BE 3'-0" X 6'-8" SIDE HINGED AND OPERABLE FROM THE INTERIOR WITHOUT THE USE OF A KEY. PROVIDE A 3'-0" X 3'-0" (MIN.) LANDING ON EACH SIDE OF THE EGRESS DOOR.

- 9. STAIRWAYS**
 WIDTH: 36" MINIMUM CLEARANCE (32" AT HANDRAIL). RISER HEIGHT: 7-3/4" MAX. TREAD DEPTH: 9" MIN. (NOSE TO NOSE)
 STAIRS WITH SOLID RISERS SHALL HAVE NOSING NOT LESS THAN 3/4" OR GREATER THAN 1-1/4".
 HEADROOM: 6'-8" MIN. MEASURED VERTICALLY FROM TREAD NOSING. PROVIDE CONTINUOUS HANDRAIL AT A HEIGHT NOT LESS THAN 34" OR GREATER THAN 38" MEASURED VERTICALLY FROM TREAD NOSING. RETURN END OF HANDRAIL OR TERMINATE IN NEWEL POST. WHERE HANDRAIL IS INTERRUPTED BY A CHANGE FROM WALL MOUNTING TO OPEN RAIL OVERLAP HANDRAIL A MINIMUM OF 4" AND NOT EXCEED 6". PROVIDE INTERMEDIATE RAILS OR CLOSURES AT HANDRAIL WHICH DO NOT ALLOW PASSAGE OF AN OBJECT 4" OR MORE IN DIA. HANDRAILS ADJACENT TO WALLS SHALL BE MOUNTED NOT LESS THAN 1-1/2" FROM WALL. HANDRAIL PROFILE SHALL BE CIRCULAR WITH A DIAMETER BETWEEN 1-1/4" - 2". OTHER PROFILES SHALL HAVE A PERIMETER DIMENSION BETWEEN 4" AND 6-1/4" AND THE LARGEST CROSS SECTIONAL DIMENSION NOT EXCEEDING 2-1/4". ALL EDGES SHALL BE EASED A MINIMUM OF 1/8".

- 10. GUARDRAILS**
 PROVIDE GUARDRAILS FOR BALCONIES, PORCHES OR RAISED FLOOR AREAS RAISED MORE THAN 30" OR MORE ABOVE THE FLOOR OR GRADE BELOW. GUARDRAILS SHALL BE 36" HIGH (MIN.) WITH THE INTERMEDIATE RAILS OR CLOSURES WHICH DO NOT ALLOW PASSAGE OF OBJECTS 4" OR MORE IN DIAMETER.

- 11. GARAGES**
 GARAGES LOCATED BENEATH HABITABLE ROOMS SHALL BE COMPLETELY SEPARATED BY A 1 HOUR RATED WALL, FLOOR AND CEILING ASSEMBLIES. GARAGES LOCATED ADJACENT TO HABITABLE ROOMS SHALL BE COMPLETELY SEPARATED BY 1/2" GWB MIN. OR EQUIVALENT. DOOR AND FRAME ASSEMBLIES BETWEEN A GARAGE AND ADJACENT INTERIOR SPACE SHALL HAVE A MIN. FIRE RATING OF 20 MINUTES OR SOLID CORE WOOD DOOR 1-3/4" THICK. SILLS OF DOORS BETWEEN GARAGE AND ADJACENT SPACES SHALL BE RAISED A MIN. OF 4" ABOVE GARAGE FLOOR. SLOPE GARAGE FLOOR TOWARD THE VEHICLE ENTRY DOOR.

12. INSULATION			
CLIMATE ZONE = 5	Hdd = 5,000 - 5,499	MAX. GLAZING (U FACTOR) = 0.32	CEILING R VALUE = R-49
WALL R VALUE = R-20	BASEMENT FLOOR R VALUE = R-19	OTHER FLOORS R VALUE = R-30	BASEMENT WALL R VALUE = R-10
SLAB PERIMETER & DEPTH = R-10 / 2FT.	CRAWL SPACE R VALUE = R-19		

- 13. MISCELLANEOUS**
 INTERCONNECTED, HARDWIRED SMOKE DETECTORS ONE ON EACH FLOOR, INCLUDING BASEMENT DETECTORS TO BE AUDIBLE FROM EACH BEDROOM. BATHROOM FAN (VENTED TO SOFFIT)
 1) BEARING WALL HEADERS TO BE (2)-2X10 SPF UNLESS NOTED OTHERWISE.
 2) DOUBLE 2X SOLID WOOD STUDS TO BEAR UNDER EACH END OF (2) 2X10 HEADERS 8'-0" SPAN OR GREATER. SINGLE 2X JACK STUDS ON EACH END OF HEADERS WITH A CLEAR SPAN LESS THAN 8'-0" UNLESS NOTED.

- 14. ELECTRIC**
 INTERSYSTEM BONDING FOR OTHER SYSTEMS PER SECTION E3609.3. ARC-FAULT CIRCUIT- INTERRUPTER PROTECTION PER SECTION E3902.11. TAMPER-RESISTANT RECEPTACLES PER SECTION E4002.14. WATER RESISTANT RECEPTACLES PER SECTIONS E4002.8, E4002.9, E4002.9.
 A MINIMUM OF 50% OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS PER SECTION N1104.1.

- 15. MECHANICAL**
 WHERE PRIMARY HEATING SYSTEM IS FORCED AIR FURNACE AT LEAST ONE THERMOSTAT SHALL BE A PROGRAMMABLE THERMOSTAT PER SECTION N1103.1.1. WHERE EXHAUST DUCTS, SUCH AS CLOTHES DRYER VENT.
 THE LENGTH SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG PER SECTION M1502.4.5. ADDRESS NUMBERS SHALL BE A MINIMUM 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH PER SECTION R319.1.

MODEL: PARKER
 LOCATION: XXX STREET ADDRESS
 CITY, PA ZIP
 (LOT #) - XXXX TOWNSHIP COUNTY



LANCASTER HOME BUILDERS
 A Division of Nadu Construction, Inc.
 2760 Charlestown Road
 Lancaster, PA 17603
 PHONE: (717) 394-6621
 FAX: (717) 394-6729

DRAWN BY
 JRK
SCALE
 N/A
DATE
 11/18/2019

TITLE
 COVER SHEET

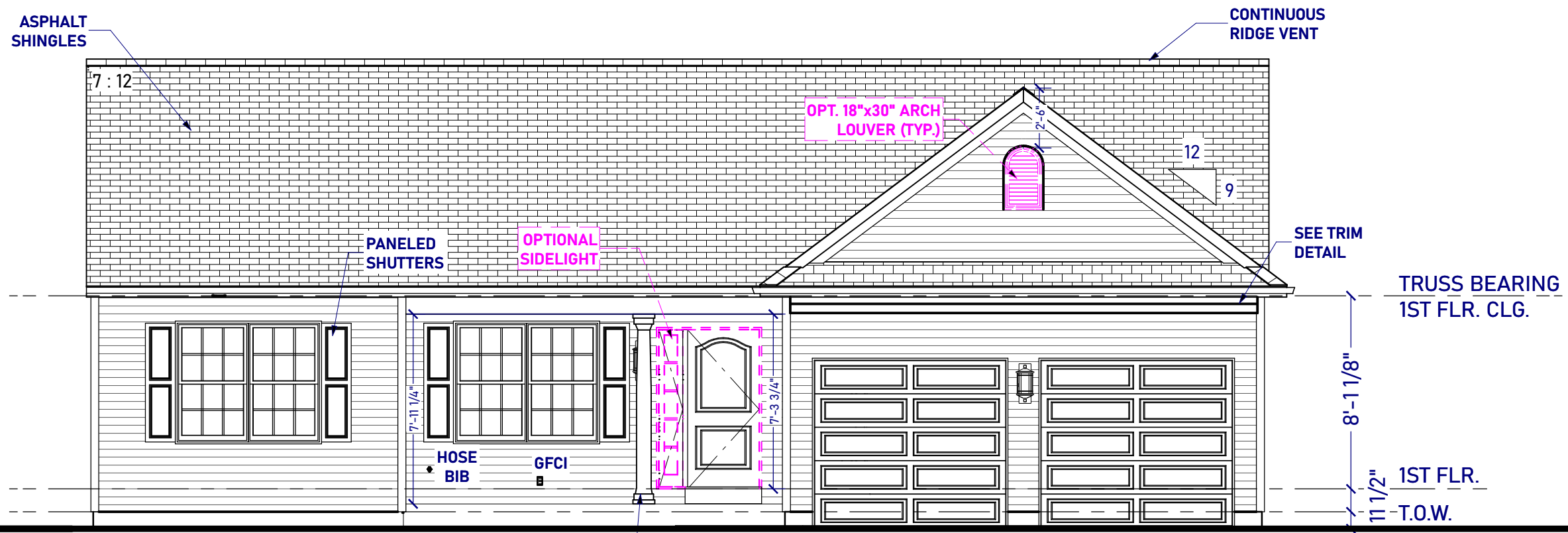
SHEET NO.
CVR
 1 OF 9

**APPROXIMATE GRADE
TO BE FIELD
DETERMINED**

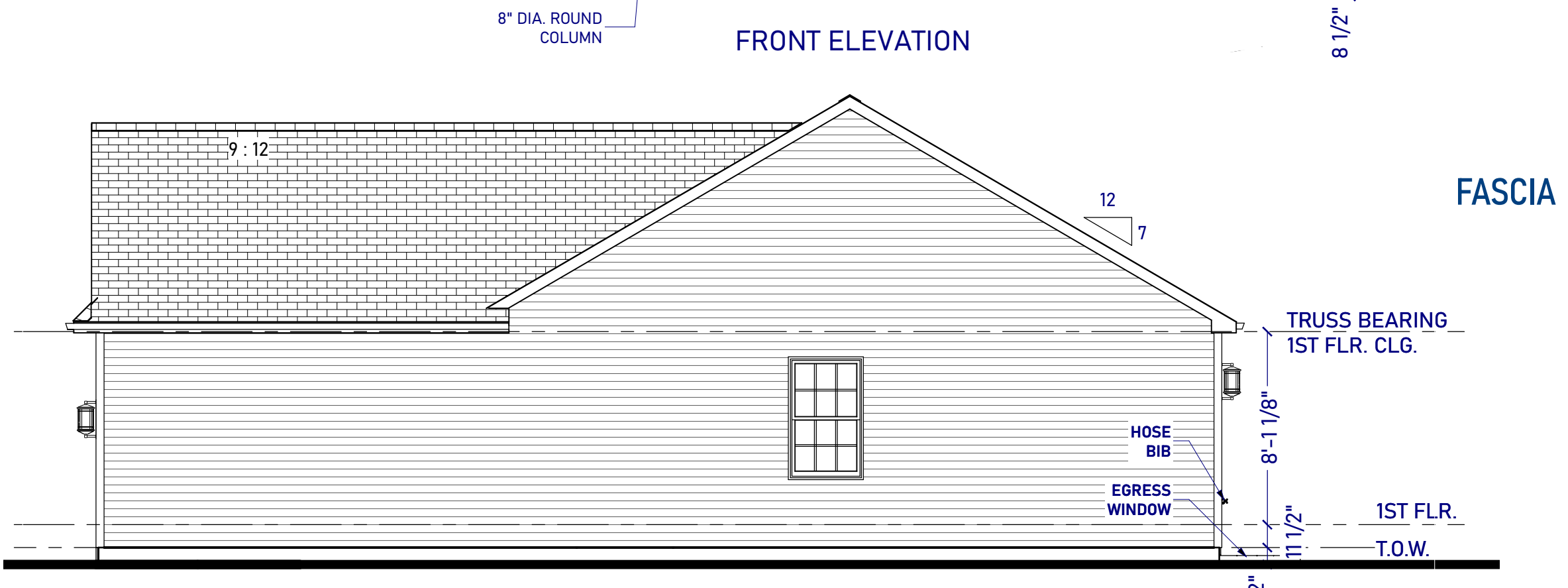
**WINDOWS SUPPLIER:
ALL WINDOWS TO BE
SINGLE HUNG
SERIES 3500**

WINDOW SCHEDULE					
MARK	QTY	R/O	WIDTH	HEIGHT	COMMENTS
1-3032SH	1		36 1/4"x38"	35 3/4"	37 1/2"
2-3050SH	2		72 1/8"x60 1/4"	71 5/8"	59 3/4" TWIN. EGRESS
1-3050SH	7		36 1/4"x60"	35 3/4"	59 3/4" EGRESS

DOOR SCHEDULE								
MARK	QTY	EX/IN	SWING	HAND	WIDTH	HEIGHT	R/O	COMMENTS
6068SLIDER	1	EX	IN	R	72"	80"	74 1/2"x82 1/2"	GLASS SLIDER
3068	1	EX	IN	R	36"	80"	38 1/4"x82 1/4"	3068 FRONT ENTRY
8/0X7/0	2	EX	IN	L	96"	84"	97"x87"	8'X7' GARAGE DOOR
2868-F	1	EX	IN	L	32"	80"	34 1/4"x82 1/4"	FIRE DOOR

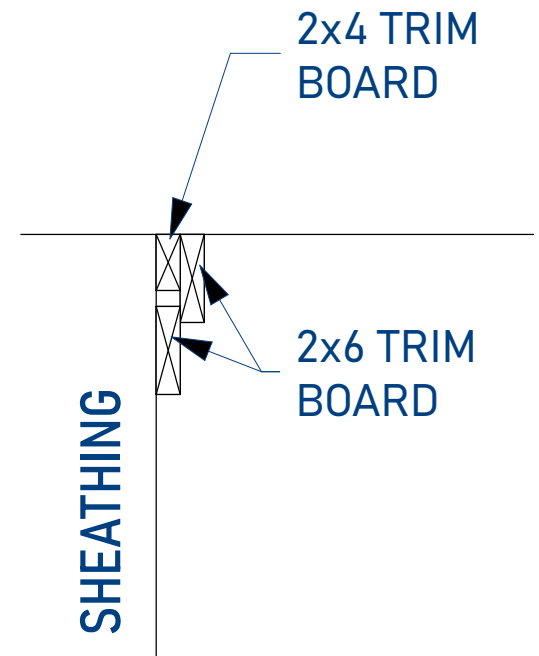


FRONT ELEVATION



RIGHT SIDE ELEVATION

FASCIA



**TRIM DETAIL
SCALE: 1"=1'-0"**

MODEL: PARKER
**LOCATION: XXX STREET ADDRESS
CITY, PA ZIP
(LOT #) - XXXX TOWNSHIP
COUNTY**



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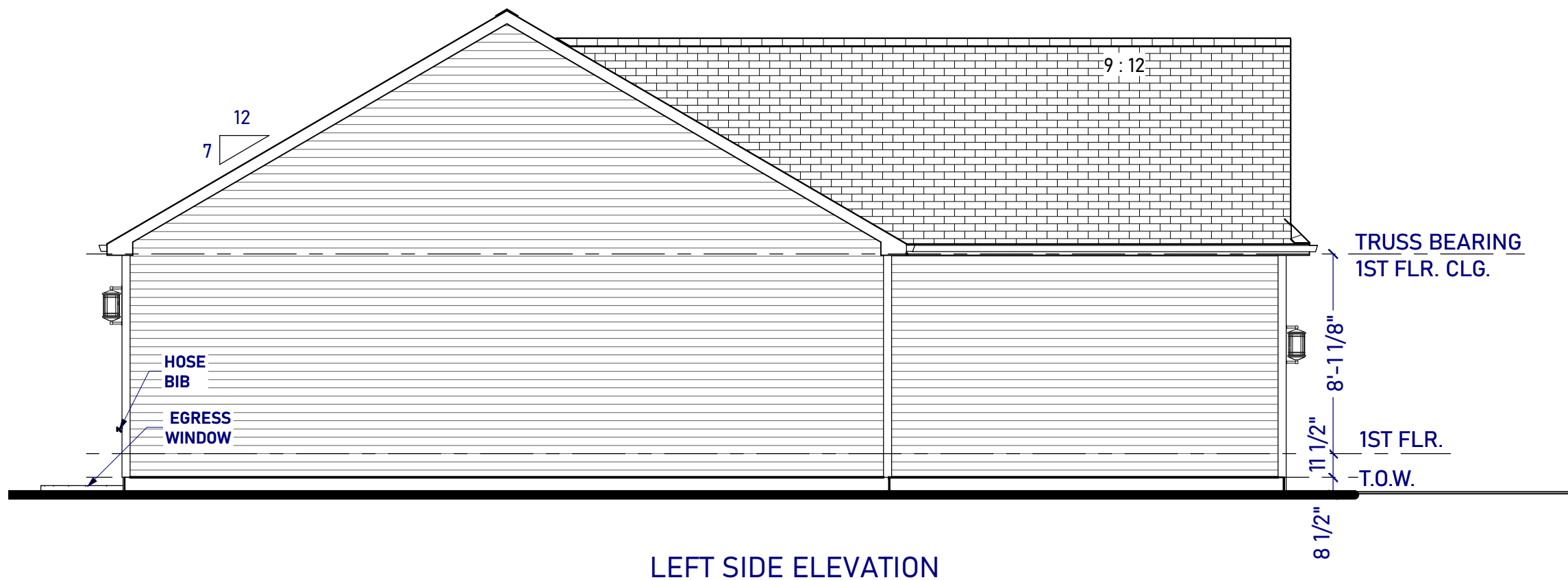
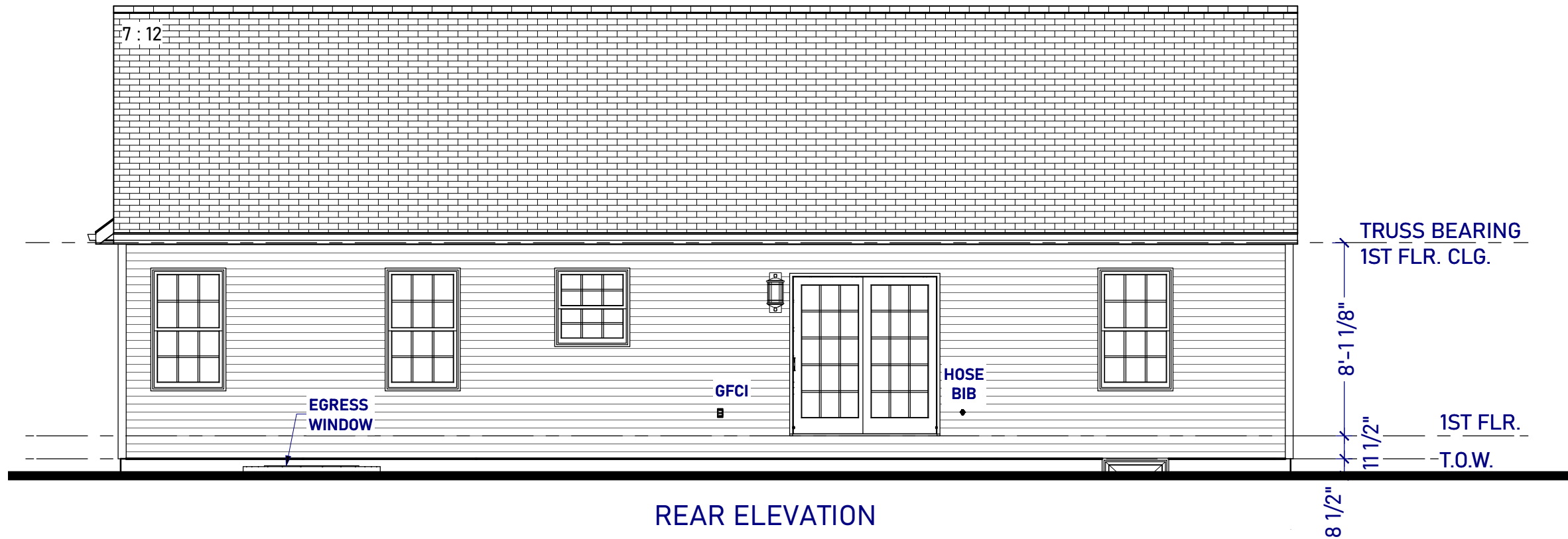
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JRK
SCALE
3/16"=1'-0"
DATE
11/18/2019

TITLE
FRONT & RIGHT
SIDE ELEVATIONS

SHEET NO.
A1
2 OF 9

**WINDOWS SUPPLIER:
ALL WINDOWS TO BE
SINGLE HUNG
SERIES 3500**

**APPROXIMATE GRADE
TO BE FIELD
DETERMINED**



MODEL: PARKER

LOCATION: XXX STREET ADDRESS
CITY, PA ZIP
(LOT #) - XXXX TOWNSHIP COUNTY



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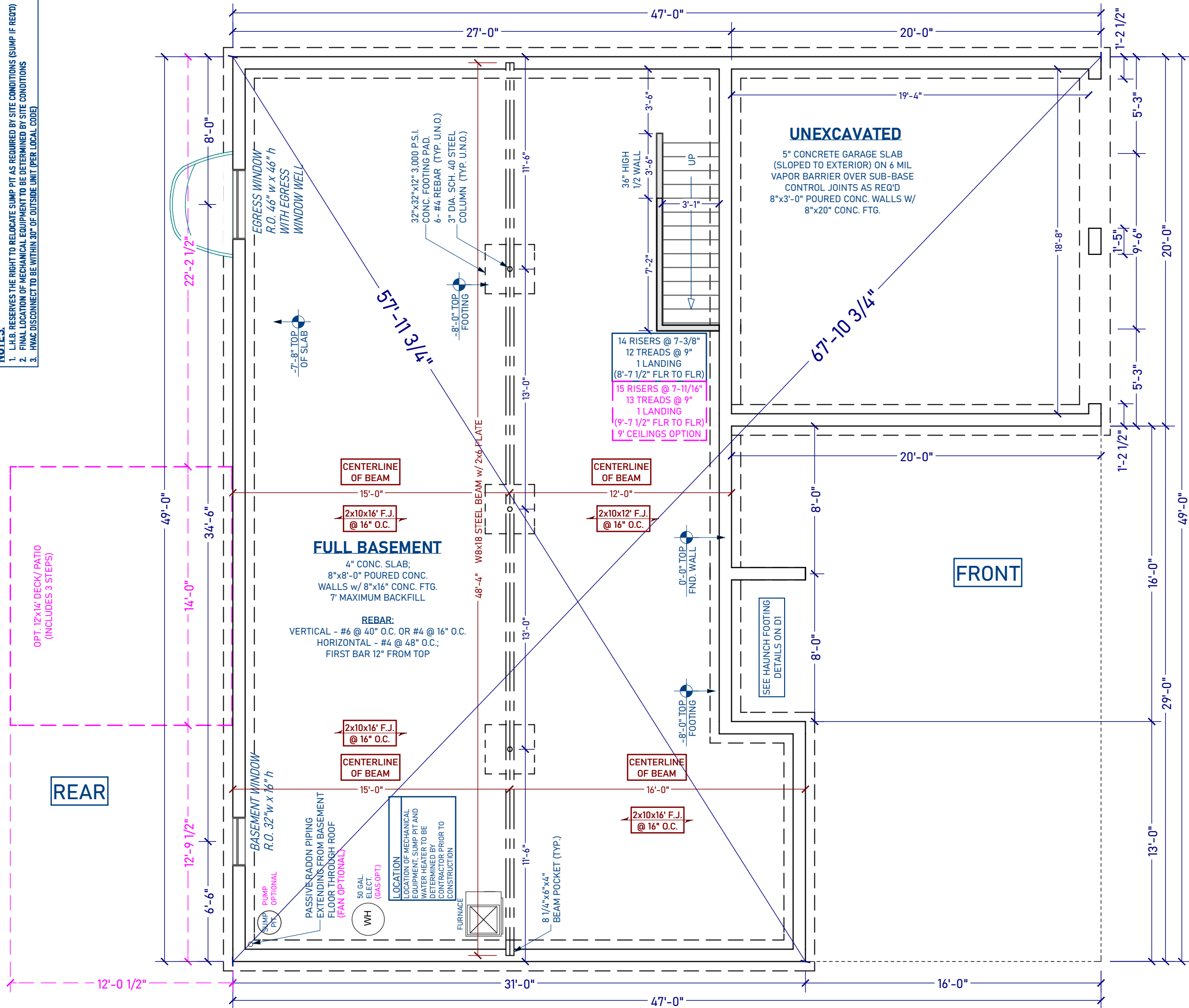
SCALE
3/16"=1'-0"

DATE
11/18/2019

TITLE
REAR & LEFT SIDE
ELEVATIONS

SHEET NO.
A2
3 OF 9

NOTES:
 1. L.H.B. RESERVES THE RIGHT TO RELOCATE SUMP PIT AS REQUIRED BY SITE CONDITIONS (SUMP IF REQ'D)
 2. FINAL LOCATION OF MECHANICAL EQUIPMENT TO BE DETERMINED BY SITE CONDITIONS
 3. HVAC DISCONNECT TO BE WITHIN 30" OF OUTSIDE UNIT (PER LOCAL CODE)



- GENERAL NOTES:**
- 8" POURED CONCRETE WALL OVER 20" CONCRETE FOOTING.
 - 7" MAXIMUM BACKFILL DEPTH. TAMPED IN 12" LIFTS
 - ALL ANCHOR BOLTS 1/2" X 18" @ 6' O.C.
 - CONCRETE SLAB:

HOUSE:	- 4" THICKNESS	- 3,000 P.S.I.
	- 4" CLEAN STONE SUB BASE	- 6 MIL VAPOR BARRIER
GARAGE:	- 5" THICKNESS	- 3,500 P.S.I.
	- 4" STONE SUB BASE	- 6 MIL VAPOR BARRIER
 - REBAR:

HOUSE WALLS:	- VERTICAL: #6 @ 43" O.C. OR #4 @ 19" O.C.
	- HORIZONTAL: #4 @ 48" O.C. FIRST BAR 12" FROM TOP
	(9' CEILINGS - #6 @ 38" O.C.)
GARAGE WALLS:	- VERTICAL: #6 @ 40" O.C. OR #4 @ 16" O.C.
	- HORIZONTAL: #4 @ 48" O.C. FIRST BAR 12" FROM TOP
 - STAIR FABRICATOR TO VERIFY FIELD CONDITIONS PRIOR TO FABRICATION OF STAIR(S). STAIRS TO BE BUILT IN COMPLIANCE WITH ALL APPLICABLE CODES.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY REVIEW ALL DRAWINGS FOR ACCURACY & COMPLETENESS PRIOR TO THE START OF CONSTRUCTION, AND TO REPORT ANY INCONSISTENCIES OR ERRORS TO THE DESIGNER OR SUPERVISOR FOR CLARIFICATION OR CORRECTION (IF NEEDED).
 - ALL WORK TO BE DONE TO COMPLY WITH ALL APPLICABLE CODES.
 - CONCRETE & MASONRY FOUNDATION WALLS SHALL EXTEND ABOVE THE ADJACENT, FINISHED GRADE A MINIMUM OF 6".

- OPTIONS LIST:**
- FEATHERTON SPECIFICATIONS:**
- GAS FURNACE
 - ELECTRIC HOT WATER HEATER
 - SUMP PUMP INCLUDED
- SELECTED OPTIONS:**
-

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DRAWN BY: JRK
SCALE: 3/16"=1'-0"
DATE: 11/18/2019

TITLE: BASEMENT FLOOR PLAN

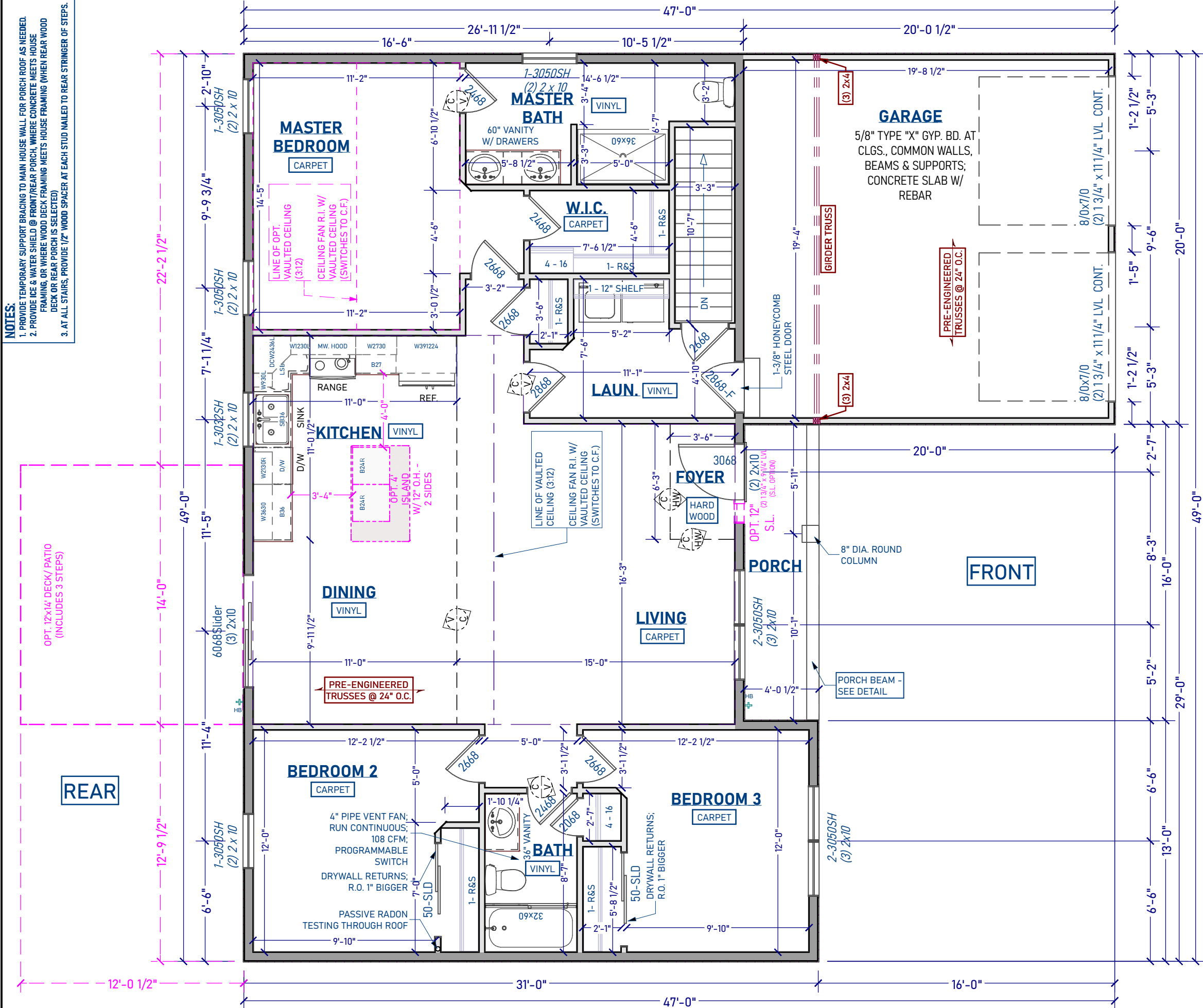
SHEET NO.: A3
 4 OF 9

PERMIT #:

INSPECTOR:

BASEMENT FLOOR PLAN

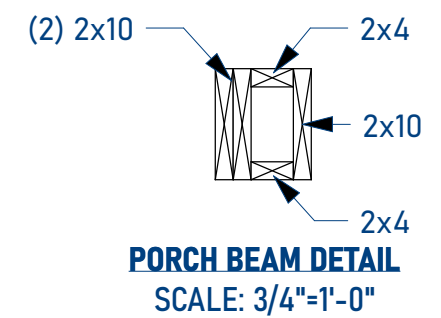
NOTES:
 1. PROVIDE TEMPORARY SUPPORT BRACING TO MAIN HOUSE WALL FOR PORCH ROOF AS NEEDED.
 2. PROVIDE ICE & WATER SHIELD @ FRONT/REAR PORCH, WHERE CONCRETE MEETS HOUSE FRAMING, OR WHERE WOOD DECK FRAMING MEETS HOUSE FRAMING (WHEN REAR WOOD DECK OR REAR PORCH IS SELECTED).
 3. AT ALL STAIRS, PROVIDE 1/2" WOOD SPACER AT EACH STUD NAILED TO REAR STRINGER OR STEPS.



- GENERAL NOTES:**
- ALL HEADERS TO BE 2X6 MINIMUM, U.O.N.
 - ALL WOOD FRAMING SHALL BE S.P.F. #2 OR BETTER.
 - DIMENSIONS ARE FROM OUTSIDE FACE OF STUD:
 - INTERIOR PARTITIONS ARE SHOWN AS 3-1/2" (2X4 STUD WALLS @ 24" O.C.)
 - EXTERIOR PARTITIONS ARE SHOWN AS 6" (2X6 STUD WALLS @ 16" O.C. PLUS OSB SHEATHING U.O.N.)
 - HATCHED AREAS INDICATE DROPPED CEILINGS.
 - ALL INTERIOR FRAMED OPENINGS TO BE SAME HEIGHT AS WINDOW HEADS (U.O.N.):
 - 6'-11 3/8" WITH 8'-0" CEILING
 - 7'-11 3/8" WITH 9'-0" CEILING
 - SIZING/SPACING OF ALL PRE-ENGINEERED WOOD FRAMING PRODUCTS (MICROLAMS, PARALLAMS, FLOOR JOISTS, & ROOF TRUSSES) TO ENGINEERED/VERIFIED BY THE MANUFACTURER (MANUFACTURER TO SUBMIT DRAWINGS)
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY REVIEW ALL DRAWINGS FOR ACCURACY AND COMPLETENESS PRIOR TO THE START OF CONSTRUCTION, AND TO REPORT ANY INCONSISTENCIES OR ERRORS TO THE DESIGNER OR SUPERVISOR FOR CLARIFICATION OR CORRECTION (IF NEEDED)
 - STAIR FABRICATOR TO VERIFY FIELD CONDITIONS PRIOR TO FABRICATION OF STAIR(S). STAIRS TO BE BUILT IN COMPLIANCE WITH ALL APPLICABLE CODES.
 - ALL WORK TO BE DONE TO COMPLY WITH ALL APPLICABLE CODES.
 - 5/8" GYPSUM BOARD OR 1/2" SAG-RESISTANT GYPSUM BOARD IS REQUIRED ON CEILING IF SUPPORT IS 24" O.C., AND WATER-BASED TREATMENT IS USED.
 - NUMBER OF JACK STUDS AT EACH OPENING TO BE (1) 2X4 OR (1) 2X6, DEPENDING ON WALL THICKNESS, U.O.N.

- OPTIONS LIST:**
- FEATHERTON SPECIFICATIONS:**
- HARDWOOD FLOORING IN FOYER
 - 4' ISLAND W/ (2) OVERHANGS
 - GRANITE COUNTERTOPS IN KITCHEN
 - SINGLE BOWL SINK
 - RAILING W/ SQUARE SPINDLES & LARGE NEWEL POSTS AT STEPS
 - PAINT-READY GARAGE
 - ICE MAKER LINE FOR REFRIGERATOR
 - STAINLESS STEEL APPLIANCES
 - BRUSHED NICKEL HARDWARE
 - ALL WINDOWS TRIMMED W/ SILLS

SELECTED OPTIONS:



1ST FLOOR PLAN

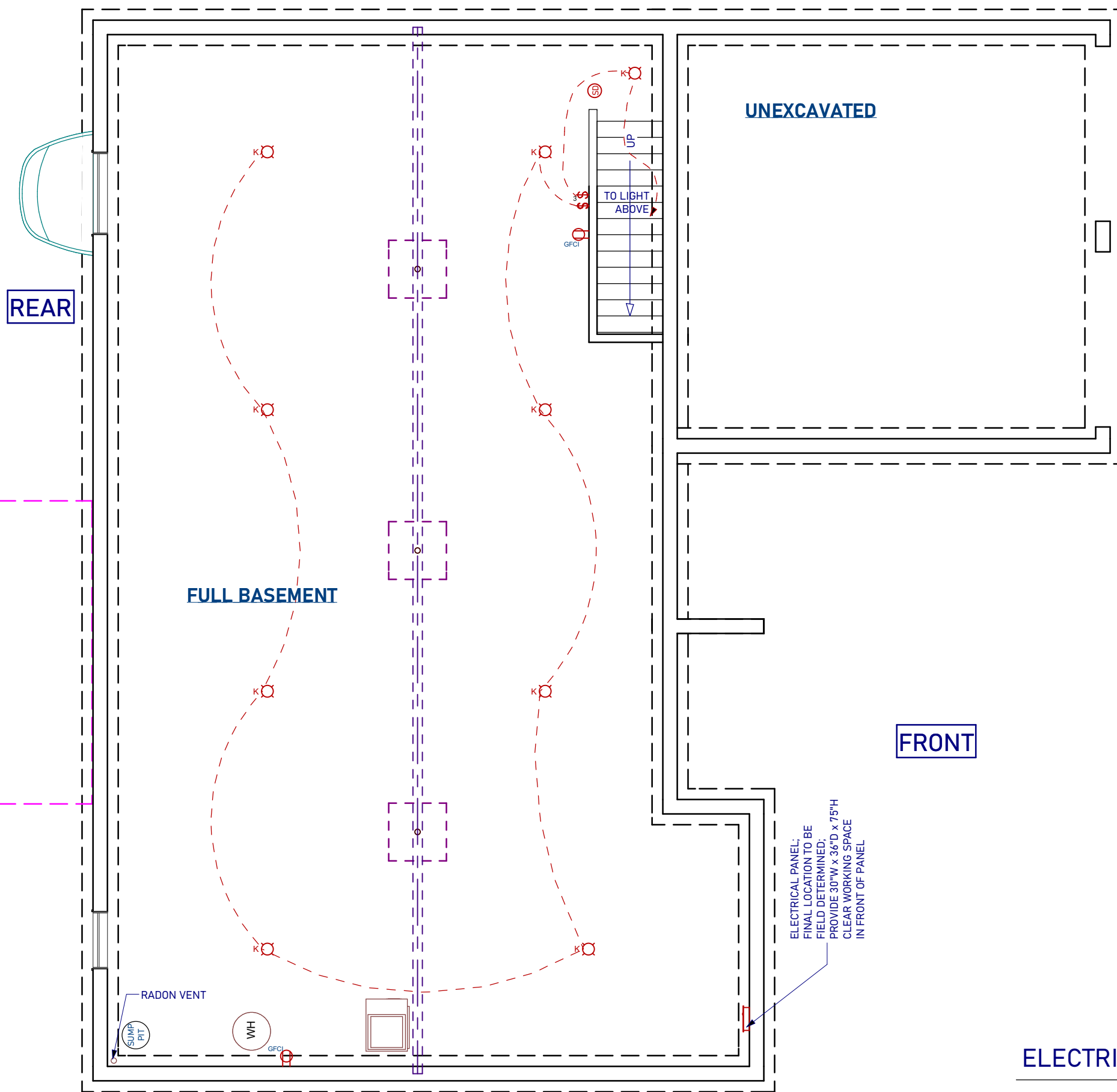
1,375 SQ. FT.
 GARAGE: 402 SQ. FT.

LANCASTER HOME BUILDERS
 A Division of Nadu Construction, Inc.
 2760 Charlestown Road
 Lancaster, PA 17603
 PHONE: (717) 394-6621
 FAX: (717) 394-6729

MODEL: PARKER
LOCATION: XXX STREET ADDRESS
 CITY, PA ZIP
 (LOT #) - XXXX TOWNSHIP COUNTY

DRAWN BY: JRK
SCALE: 3/16"=1'-0"
DATE: 11/18/2019

TITLE: FIRST FLOOR PLAN
SHEET NO.: A4
 5 OF 9



ELECTRICAL NOTES:

1. ELECTRICAL PLAN FOR ELECTRICAL DATA ONLY & NOT INTENDED AS ENGINEERED DRAWINGS.
2. ELECTRICAL PLANS REPRESENT THE DESIGN INTENT FOR SWITCH & RECEPTACLE LOCATIONS. LOCATION OF ELECTRICAL FEATURES ARE APPROXIMATE. ADDITIONAL INFORMATION, IF REQUIRED, SHALL BE PROVIDED BY A LICENSED ELECTRICAL SUBCONTRACTOR OR ENGINEER.
3. INCLUDE ADDITIONAL OUTLET AT PANEL BOX LOCATION AS REQUIRED.
4. PENDANT LIGHTING TO BE INSTALLED SO THAT THERE IS A MIN. OF 36" FROM COUNTER-TOP TO BOTTOM EDGE OF FIXTURE.
5. EXTERIOR PORCH LIGHTS: CENTERLINE OF ELECTRICAL BOX TO BE INSTALLED AT 6'-6" BELOW HEADER.
6. GARAGE DOOR LIGHTS:
 8' GARAGE DOOR: CENTERLINE OF ELECTRICAL BOX TO BE INSTALLED AT 1'-7" BELOW HEADER.
 7' GARAGE DOOR: CENTERLINE OF ELECTRICAL BOX TO BE INSTALLED AT 1'-7" BELOW HEADER.
7. SMOKE DETECTORS SHALL BE LOCATED ON EVERY STORY OF THE DWELLING UNIT, INCLUDING BASEMENTS, WHERE MORE THAN ONE SMOKE DETECTOR IS REQUIRED. ALL SHALL BE WIRED IN SUCH A MANNER SO THAT WHEN ONE IS ACTUATED, ALL WILL BE ACTUATED AND ALL SMOKE DETECTORS SHALL INCLUDE A BATTERY BACKUP AS REQUIRED.
8. SMOKE DETECTORS ARE REQUIRED IN EACH SLEEPING ROOM OF SINGLE FAMILY DWELLINGS, UNLESS PROTECTED BY A RESIDENTIAL SPRINKLER SYSTEM.
9. SMOKE DETECTORS INSTALLED IN SLEEPING ROOMS SHOULD BE LOCATED IN THE VICINITY OF THE ROOM ENTRANCE, AND 3' FROM FORCED AIR SUPPLY REGISTERS OR THE DOOR TO A BATHROOM CONTAINING A TUB OR SHOWER.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY REVIEW ALL DRAWINGS FOR ACCURACY AND COMPLETENESS PRIOR TO THE START OF CONSTRUCTION, AND TO REPORT ANY INCONSISTENCIES OR ERRORS TO THE DESIGNER OR SUPERVISOR FOR CLARIFICATION OR CORRECTION (IF NEEDED).
11. ALL WORK TO BE DONE TO COMPLY WITH ALL APPLICABLE CODES.

OPTIONS LIST:

FEATHERTON SPECIFICATIONS:

- ELECTRIC HOT WATER HEATER
- SUMP PUMP INCLUDED

ELECTRICAL BASEMENT FLOOR PLAN

MODEL: PARKER

LOCATION: XXX STREET ADDRESS
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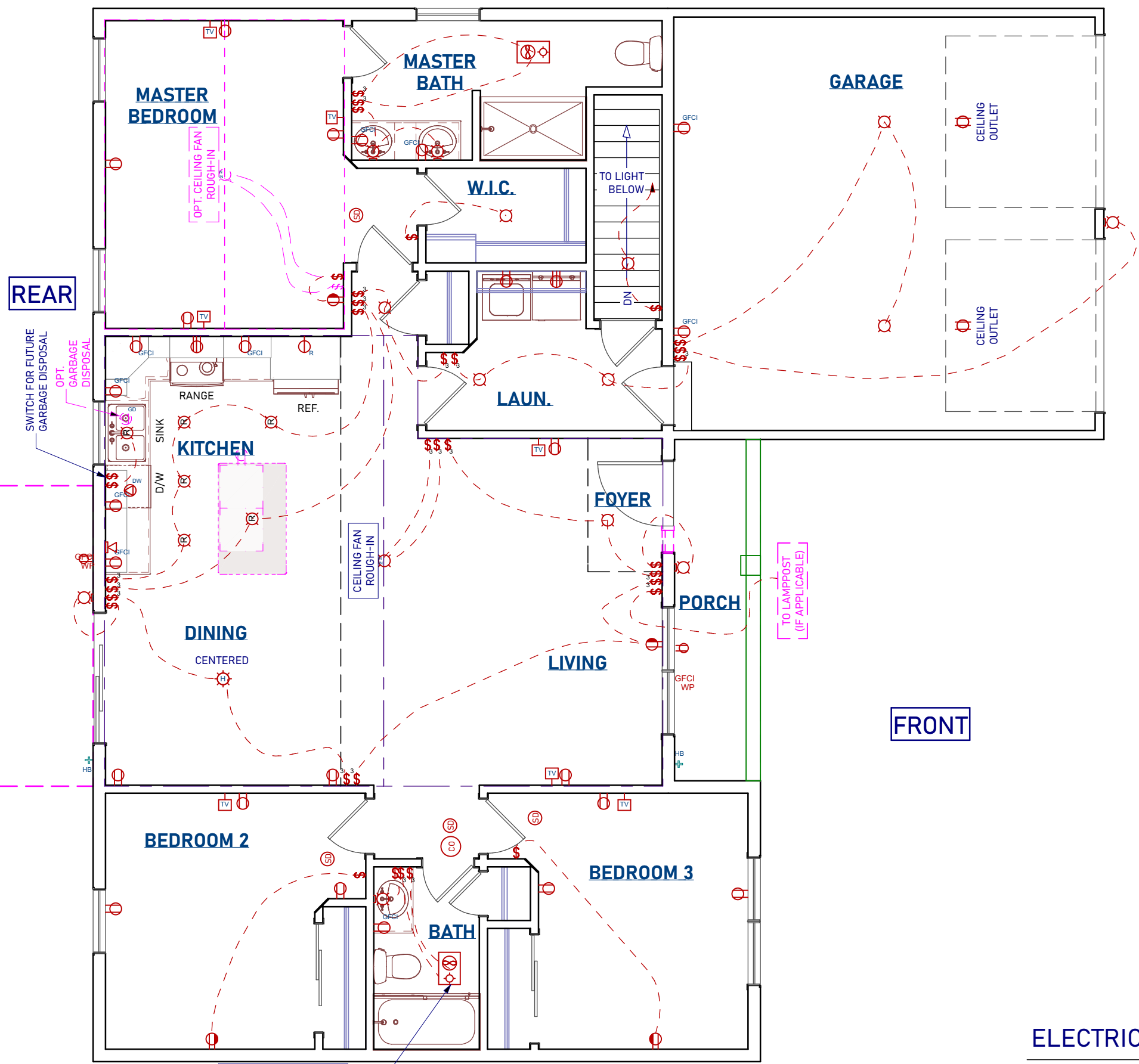
DRAWN BY
 JRK

SCALE
 3/16"=1'-0"

DATE
 11/18/2019

TITLE
 FOUNDATION
 ELECTRICAL PLAN

SHEET NO.
E1
 6 OF 9



- ELECTRICAL NOTES:**
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 11. ALL WORK TO BE DONE TO COMPLY WITH ALL APPLICABLE CODES.

- OPTIONS LIST:**
- FEATHERTON SPECIFICATIONS:**
- STAINLESS STEEL ELECTRICAL APPLIANCES
 - (2) PENDANT LIGHTS ABOVE KITCHEN ISLAND
 - EXTERIOR LAMPPOST

SELECTED OPTIONS:

-

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TITLE 1ST FLOOR ELECTRICAL PLAN

SHEET NO. E2
 7 OF 9

ELECTRICAL 1ST FLOOR PLAN

4" PIPE VENT FAN
 RUN CONTINUOUS;
 108 CFM;
 PROGRAMMABLE
 SWITCH

TO LAMPPOST
 (IF APPLICABLE)

REAR

FRONT