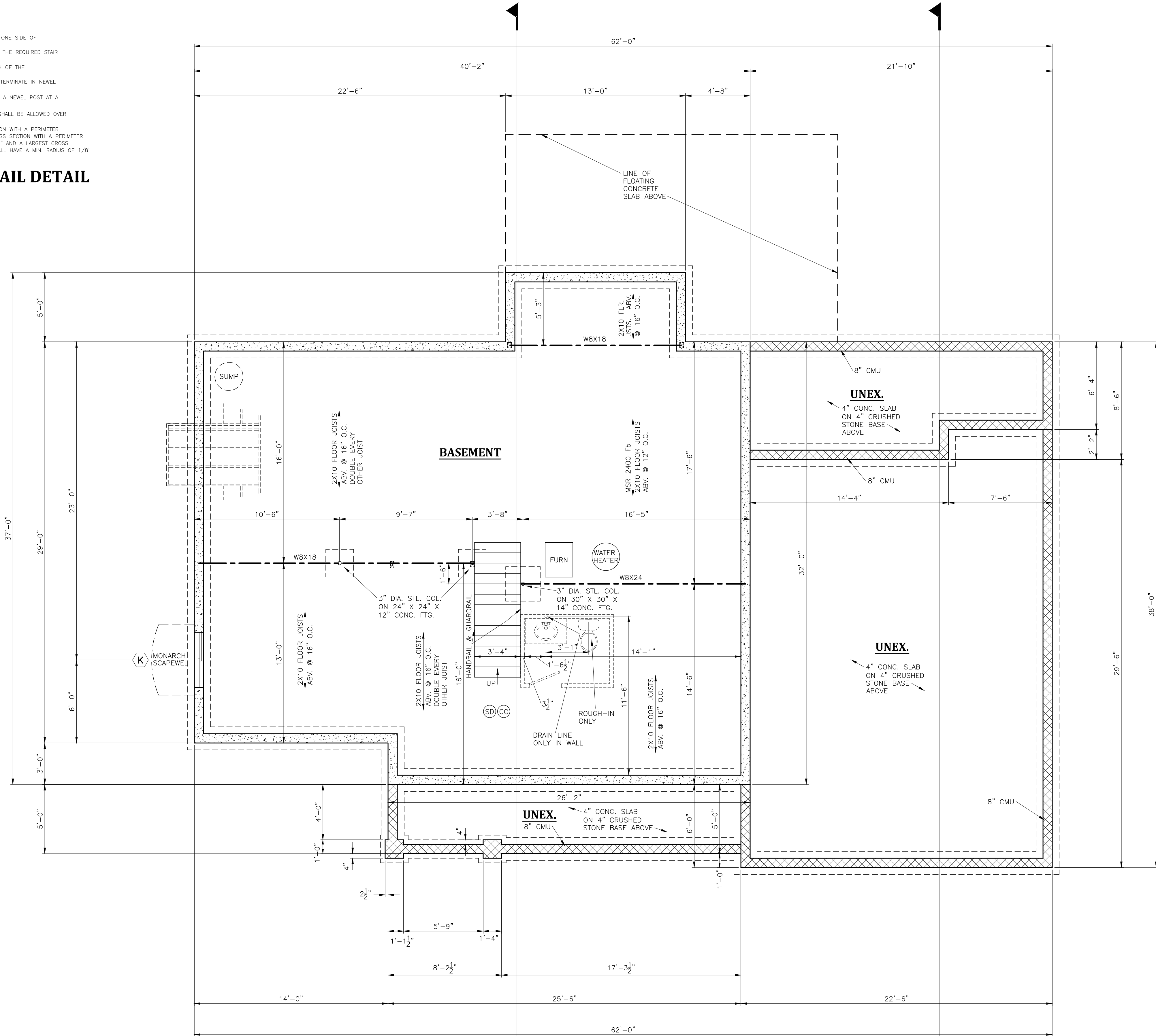


- GRASPABLE HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS OF THREE OR MORE RISERS
- HANDRAIL SHALL NOT PROJECT MORE THAN 3 1/2" INTO THE REQUIRED STAIR WIDTH
- ALL HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS
- ENDS OF HANDRAIL SHALL BE RETURNED INTO WALL OR TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS
- HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT A TURN
- THE USE OF A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD
- HANDRAIL SHALL HAVE EITHER A CIRCULAR CROSS-SECTION WITH A PERIMETER DIMENSION OF AT LEAST 4" BUT NOT MORE THAN 6 1/4" AND A LARGEST CROSS SECTION DIMENSION NOT EXCEEDING 2 1/4", EDGES SHALL HAVE A MIN. RADIUS OF 1/8"

GRASPABLE HANDRAIL DETAIL
NO SCALE



- NOTES:
- WHERE C.M.U. WALLS DECREASE IN THICKNESS A COURSE OF SOLID OR FILLED UNITS WILL BE INTERPOSED BETWEEN THE THICKER AND THINNER UNITS.
 - USE TYPE S MORTAR AT MASONRY WALLS.
 - ALL STEEL SHALL HAVE A SHOP APPLIED COAT OF PRIMER BEFORE INSTALLATION.
 - INTEL SPANS BETWEEN FOUND. AND FOOTINGS TO BE 4'-0" OR LESS. INTELS USED AS FOOTINGS TO BE MIN. OF 36" BELOW GRADE.
 - ☒ -LOCATION OF POINT LOAD FROM ABOVE. PROVIDE SOLID BLOCKING

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

HOME BUILDERS, INC.
15 MEADOW LANE, LANC. PA 17601



SINGLE FAMILY DETACHED HOME FOR:
RESIDENCE
LOT 7 E. WOODS DRIVE
LITZ, PA 17543

REVISIONS	BY:
1	HANDLER
2	PROG
3	REVISIONS

DATE: 11/29/17
SCALE: AS NOTED

SHEET

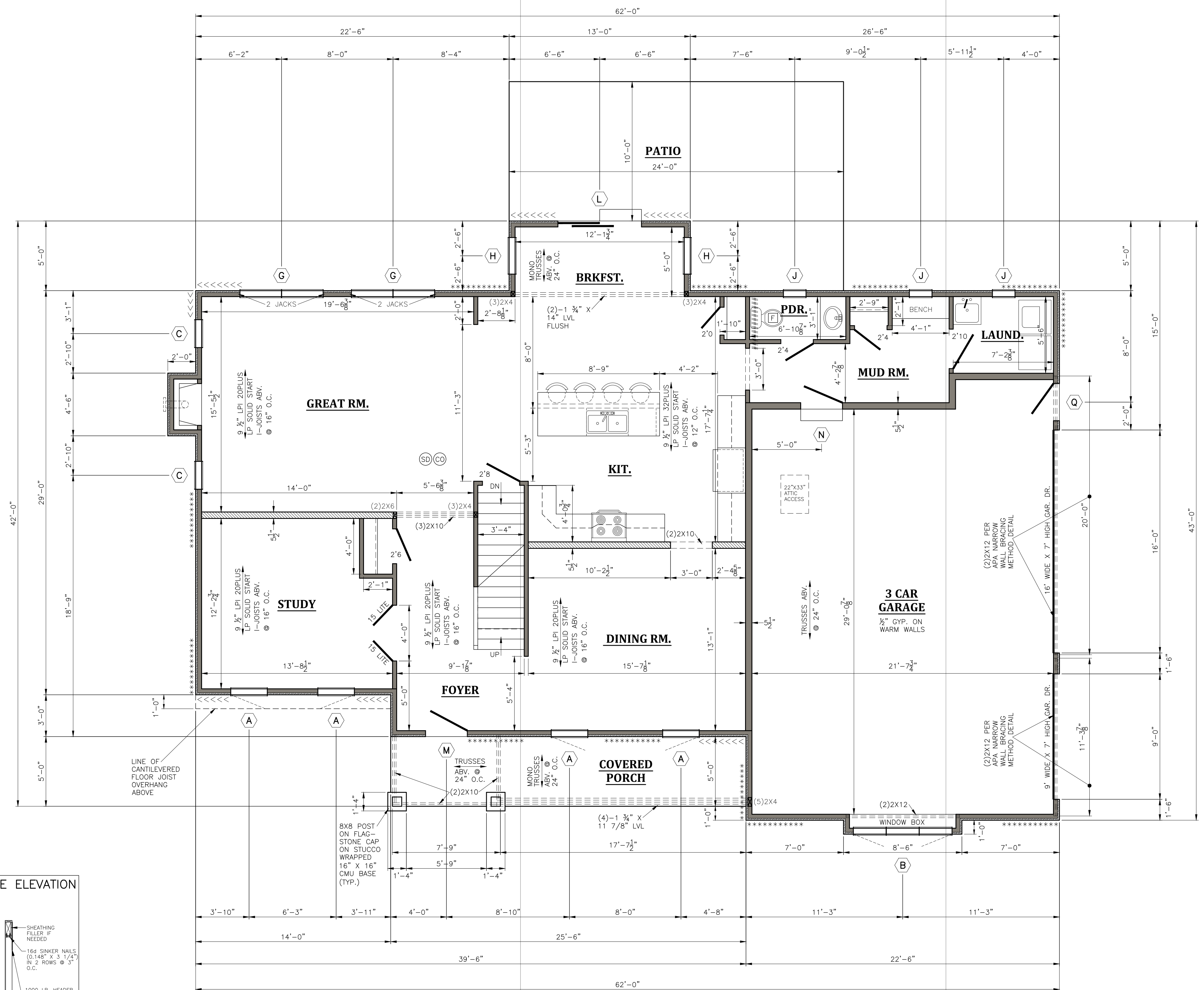
A-1

IRC WALL BRACING KEY:

***** METHOD 3 WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 5/16" INCH FOR 16" STUD SPACING AND NOT LESS THAN 3/8" FOR 24" O.C. STUD SPACING. LENGTH OF WALL PANEL SHALL BE AT LEAST 48" IN LENGTH, COVERING A MIN. THREE STUD SPACES WHERE STUDS ARE SPACED 16" O.C. AND TWO STUD SPACES WHERE STUDS ARE SPACED 24" O.C., 8d NAIL AT 6" O.C. (ALL PANEL EDGES), 8d NAIL AT 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES, 16d NAILS @ 12" O.C. @ CORNER STUDS SEE IRC FIGURE 602.10.5

----- METHOD 3 W/ PANEL REDUCTION EXCEPTION (IRC TABLE R602.10.5)

***** METHOD 5 DRYWALL TO BE FASTENED @ 7" O.C., 96" ON ONE FACE OR 48" ON BOTH FACES

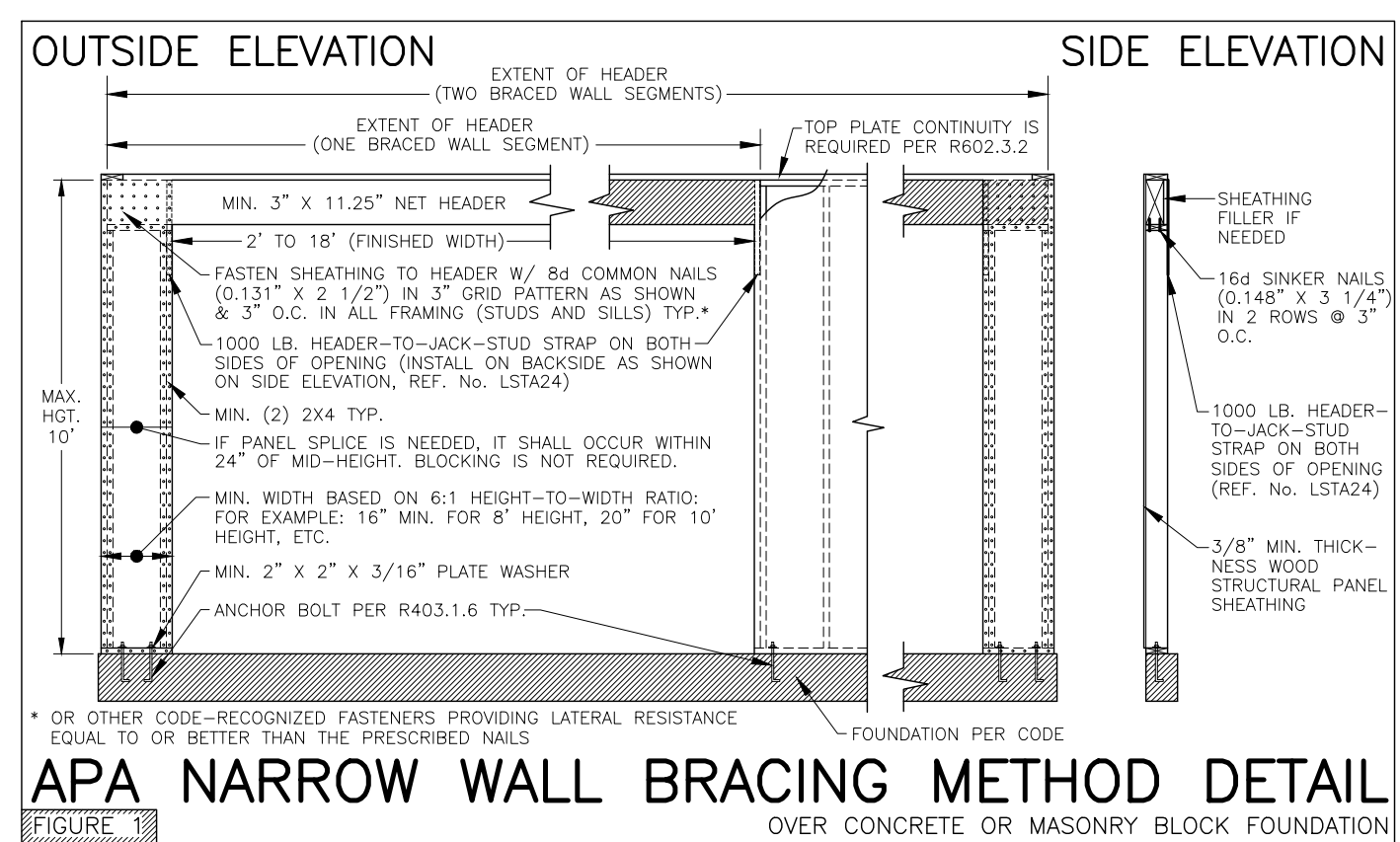


WINDOW SCHEDULE				
QTY.	R.O.	WIDTH	LENGTH	MI 9770
4	A	32"	72 1/4"	2860 CASEMENT
1	B	85 1/2"	53 1/4"	2545-3 CASEMENT
5	C	24 1/4"	24 1/2"	2020 FIXED
1	D	20 3/4"	41 1/4"	1935 CASEMENT
4	E	32"	60 1/4"	2850 CASMNT. EGRESS
2	P	24 1/4"	41 1/4"	2035 CASEMENT
				MI 1556
2	F	36 1/4"	60 1/4"	3050 D.H. EGRESS
2	G	72 1/8"	72"	3060-2 D.H.
2	H	32"	72"	2860 D.H.
3	J	20"	44"	1838 D.H.
				MI 3580
1	K	48"	48"	4040 S.S.

DOOR SCHEDULE				
QTY.	R.O.	WIDTH	LENGTH	MI 910
1	L	72"	80"	6068 SLIDER
				THERMATRU
1	M	38 1/4"	82"	3068
1	N	38 1/4"	82"	3068 6-PANEL 20 MIN. RATED
1	Q	34 1/4"	82"	2868 9-LITE

ALL GRILLE CONFIGURATIONS TO BE VERIFIED. ALL LEFT HINGE, RIGHT HINGE, OR FIXED CASEMENT WINDOW DESIGNATIONS TO BE VERIFIED. SEE PLAN FOR TEMPERED GLASS LOCATIONS (IF NECESSARY)

- NOTES:
- ALL WINDOW & DOOR HEADERS TO BE (2)-2X12 UNLESS OTHERWISE NOTED. ALL RESULTING JACK STUD COLUMNS TO BE (1)-2X KING STUD NAILED TO (1)-2X JACK STUD UNLESS OTHERWISE NOTED.
 - ALL OUTSIDE FRAMING DIMENSIONS ARE TO OUTSIDE OF THERMALSTAR SHEATHING. ALL INTERIOR DIMENSIONS ARE FROM FACE OF STUD. ALL INTERIOR WALLS ARE 3 1/2" STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
 - EGRESS WINDOWS FROM BEDROOMS REQUIRE 5.7 SQ.FT. CLEAR OPENABLE WIDTH OF 20" AND CLEAR OPENABLE HEIGHT OF 24".
 - (SD) (CO) - 110 VOLT INTERCONNECTED SMOKE DETECTOR & CARBON MONOXIDE DETECTOR W/ 9V BATTERY BACKUP
 - MAX. U-FACTOR FOR WINDOWS IS 0.35
 - NAILING OF ALL FRAMING SHALL BE IN ACCORDANCE WITH THE NAILING SCHEDULE CONTAINED IN THE IRC.
 - ATTIC ACCESS TO BE PROVIDED PER PLAN- MIN. OPENING SIZE TO BE 22" X 33".
 - PROVIDE HANDRAIL PER CODE @ STAIRS
 - (F) - BATH FANS TO BE VENTED TO THE EXTERIOR.
 - (//) - 2X6 BEARING WALL W/ DOUBLE TOP PLATE
 - (X) - ALL POINT LOADS RESULTING FROM BEAMS, HEADERS, & TRUSSES TO HAVE SOLID STUDDING TO FOUNDATION OR BEAMS UNLESS OTHERWISE NOTED.
 - PROVIDE 1 1/2" MIN. SUPPORT OR JOIST HANGERS TO SUPPORT JOISTS & RAFTERS



FIRST FLOOR PLAN 1473 SQ. FT.
 SCALE: 1/4" = 1'-0" 2725 SQ. FT. TOTAL OF 1ST & 2ND FLR.

HOME BUILDERS, INC.
 15 MEADOW LANE, LANC. PA 17601
 569-5761



SINGLE FAMILY DETACHED HOME FOR:
 RESIDENCE
 LOT 7 E. WOODS DRIVE
 LITITZ, PA 17543

REVISIONS	BY:
1	REVISIONS R.H.
2	REVISIONS R.H.
3	REVISIONS R.H.

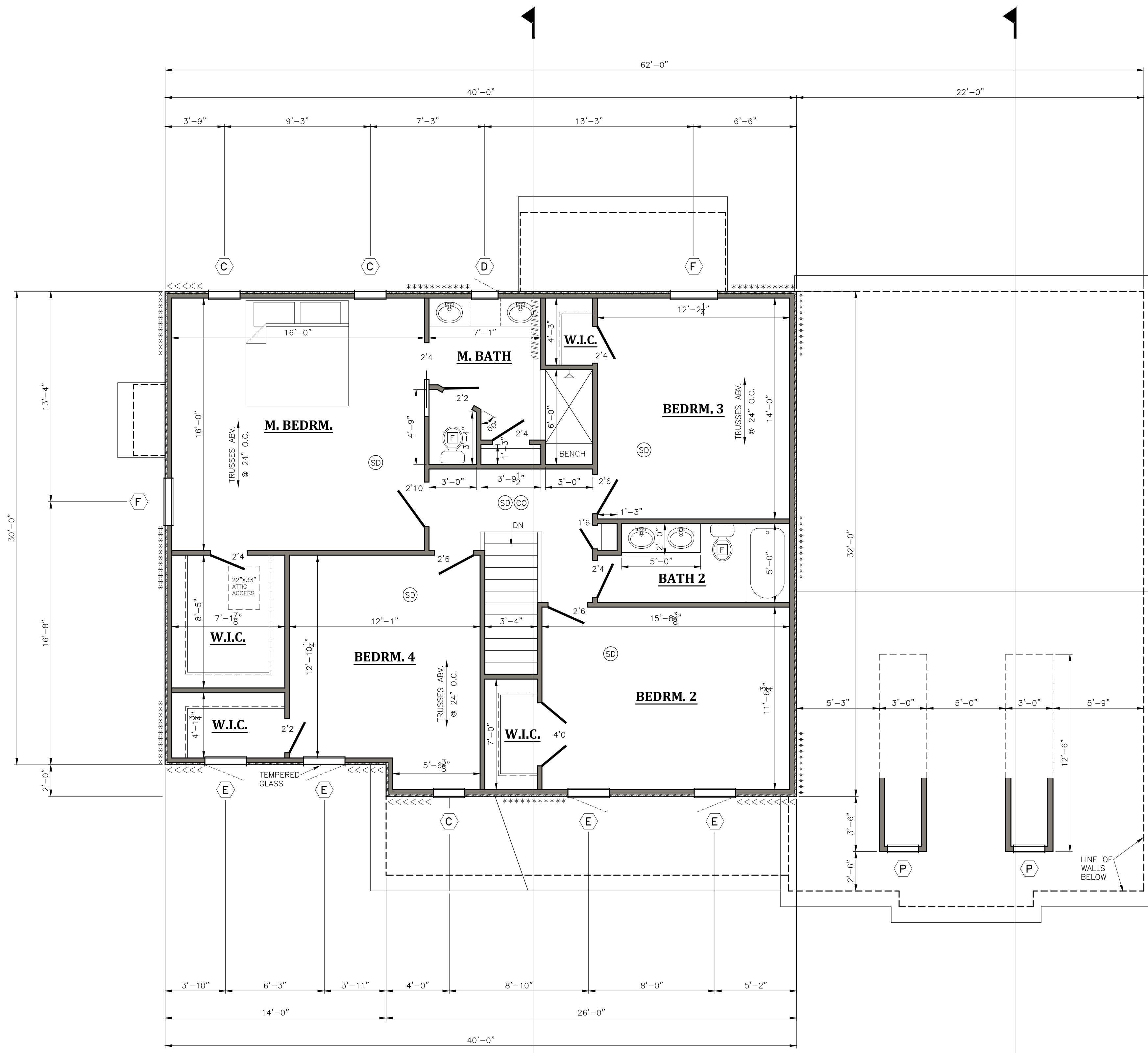
DATE: 11/29/17
 SCALE: AS NOTED

SHEET
 A-2

IRC WALL BRACING KEY:

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***** METHOD 5 DRYWALL TO BE FASTENED @ 7" O.C., 96" ON ONE FACE OR 48" ON BOTH FACES

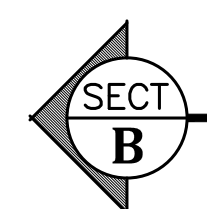
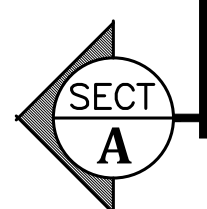


WINDOW SCHEDULE				
QTY.	R.O.	WIDTH	LENGTH	MI 9770
4	A	32"	72 1/4"	2860 CASEMENT
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5	C	24 1/4"	24 1/2"	2020 FIXED
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- NOTES:
- ALL WINDOW & DOOR HEADERS TO BE (2)-2X10 UNLESS OTHERWISE NOTED. ALL RESULTING JACK STUD COLUMNS TO BE (1)-2X KING STUD NAILED TO (1)-2X JACK STUD UNLESS OTHERWISE NOTED.
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 - PROVIDE 1 1/2" MIN. SUPPORT OR JOIST HANGERS TO SUPPORT JOISTS & RAFTERS



2ND FLOOR PLAN 1252 SQ. FT.
SCALE: 1/4" = 1'-0"

HOME BUILDERS, INC.
15 MEADOW LANE, LANC. PA 17601



SINGLE FAMILY DETACHED HOME FOR:
RESIDENCE
LOT 7 E. WOODS DRIVE
LITZ, PA 17543

REVISIONS	BY:
1	REVISIONS R.H.
2	REVISIONS R.H.
3	REVISIONS R.H.

DATE: 11/29/17
SCALE: AS NOTED

SHEET

A-3