

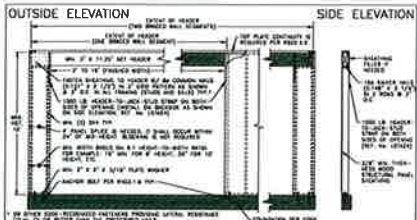
WINDOW SCHEDULE				
QTY	NO.	WIDTH	LENGTH	GLASS
3	(A)	36 1/4"	80 1/4"	3050 S.H.
4	(B)	32 1/4"	80 1/4"	3050-2 S.H.
4	(C)	24"	80 1/4"	3450 S.H.
1	(M)	24"	41"	3035 S.H.
GLASS				
1	(A)	36 3/4"	41 1/4"	2335 CASSETTE W/ 1/8" CLEAR
8	(C)	24 1/4"	24 1/2"	2020 FIXED
1	(V)	22"	24 1/2"	2020-3 FIXED
DOOR SCHEDULE				
QTY	NO.	WIDTH	LENGTH	GLASS
1	(E)	32"	80"	6088 SLIDER
THRESHOLD				
1	(F)	30 1/2"	83 1/2"	3088 0-URL
1	(C)	34 1/2"	82 1/2"	2888 0-TRAIL 28 3/4" H-TRAIL
1	(M)	34 1/2"	82 1/2"	2868 0-URL

IRC WALL BRACING KEY

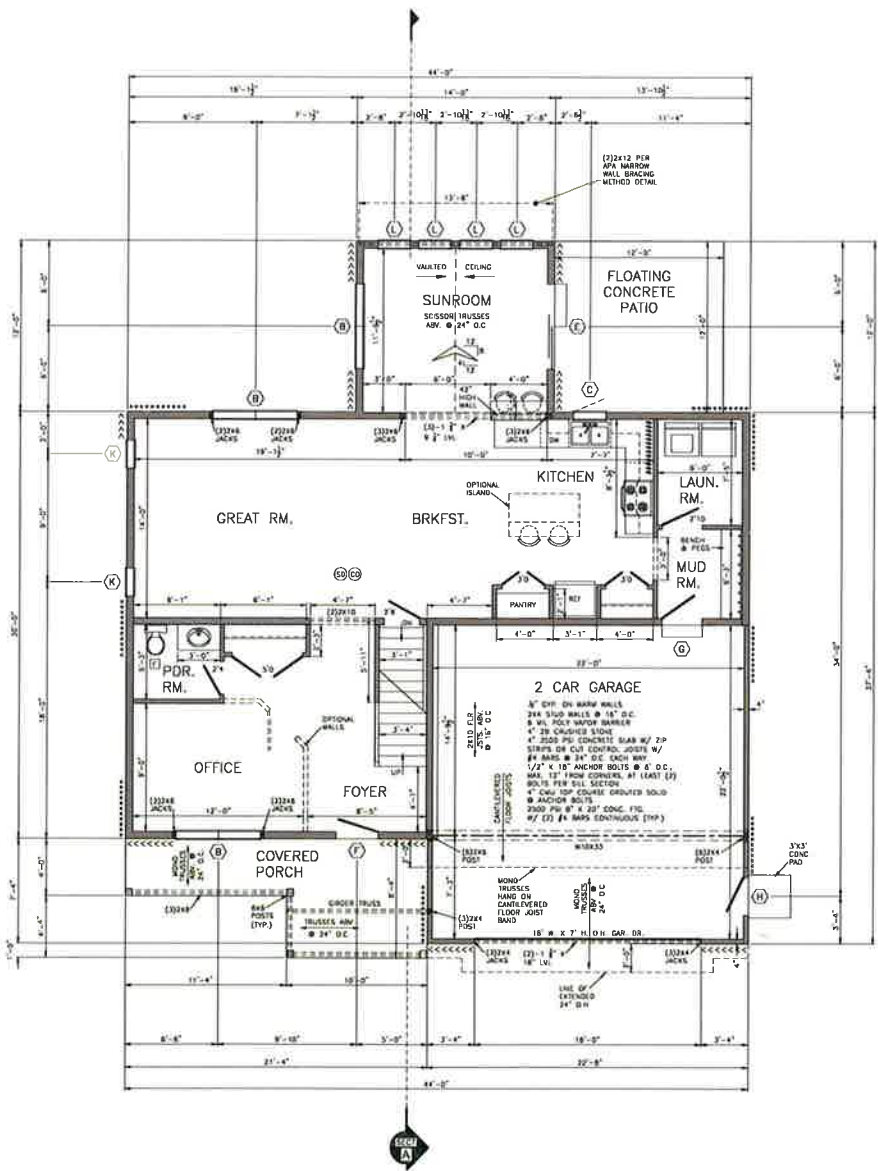
***** METHOD 3 WOOD STRUCTURAL PANEL BRACING WITH A THICKNESS NOT LESS THAN 5/8" HIGH FOR 18" STUD SPACING AND NOT LESS THAN 3/4" FOR 24" O.C. STUD SPACING. LENGTH OF WALL PANEL SHALL BE AT LEAST 48" IN LENGTH COVERING A MIN. THREE STUD SPACES WHERE STUDS ARE SPACED 18" O.C. AND TWO STUD SPACES WHERE STUDS ARE SPACED 24" O.C. BE MAX. AT 0" O.C. (ALL PANEL EDGES), BE MAX. AT 12" ON ALL FRAMING HEADERS NOT AT PANEL EDGES. 18# NAILS @ 12" O.C. @ CORNER STUDS. SEE IRC FIGURE 602.10.5

<<<<<<<< METHOD 4 W/ PANEL REDUCTION EXCEPTION (IRC TABLE 602.10.5)

||||||| METHOD 5 BRAILS TO BE FASTENED @ 7" O.C. @ FACE OR 48" ON BOTH FACES



APA NARROW WALL BRACING METHOD DETAIL
OVER CONCRETE OR MASSIVE BLOCK FOUNDATION



- NOTES
1. ALL WINDOW & DOOR HEADERS TO BE (2) 2x10 UNLESS OTHERWISE NOTED. ALL RESULTING JACK STUD COUPLES TO BE (1) 2x4 KING STUD MAILED TO (1) 2x4 JACK STUD UNLESS OTHERWISE NOTED.
 2. ALL OUTSIDE FRAMING DIMENSIONS ARE TO OUTSIDE OF 3/4" OSB SHEATHING. ALL INTERIOR DIMENSIONS ARE FROM FACE OF STUD. ALL INTERIOR WALLS ARE 3 1/2" STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
 3. EGRESS WINDOWS FROM BEDROOMS REQUIRE 5' 7 1/2" CLEAR OPENABLE WIDTH OF 20" AND CLEAR OPENABLE HEIGHT OF 24".
 4. (C) - 110 VOLT INTERCONNECTED SMOKE DETECTOR & CARBON MONOXIDE DETECTOR W/ 9V BATTERY BACKUP.
 5. WALL U-FACTOR FOR WINDOWS IS 0.32.
 6. MAKING OF ALL FRAMING SHALL BE IN ACCORDANCE WITH THE MILLING SCHEDULE CONTAINED IN THE IRC.
 7. ATTIC ACCESS TO BE PROVIDED PER PLAN-MIN OPENING SIZE TO BE 24" x 32".
 8. FINISH HANDRAIL PER CODE @ STAIRS.
 9. [Symbol] - BATH FANS TO BE VENTED TO THE EXTERIOR.
 10. [Symbol] - 2x6 BEARING WALL W/ DOUBLE TOP PLATE.
 11. [Symbol] - ALL POINT LOADS RESULTING FROM BEAM HEADERS & TRUSSES TO BE SUPPORTED UNLESS OTHERWISE NOTED.
 12. PROVIDE 1 1/2" MIN. SUPPORT OR JOIST HAMMERS TO SUPPORT JOISTS & RAFTERS.

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
1152 SQ.FT.
2517 SQ.FT. TOTAL OF 1ST & 2ND FLR.

HOME BUILDERS, INC.
15 MEADOW LANE, LANCASTER, PA 17601
717-569-5761

HESS

PROJECT: SINGLE FAMILY DETACHED HOME
LOT 10
149 CAROL DRIVE
WASHINGTON, PA 15382

REVISIONS: 01
DATE: 1/25/18
SCALE: AS NOTED
DRAWN: JES/INC
DATE: 01/15/18
SHEET: A-2

WINDOW SCHEDULE				
QTY	R.O.	WIDTH	LENGTH	NO. STUDS
3	(A)	36" 1/4"	80" 1/4"	5050 S.H.
4	(B)	22" 1/8"	60" 1/4"	3050-2 S.H.
4	(C)	36"	80" 1/4"	2400 S.H.
1	(D)	34"	41"	2025 S.H.
NO. STUDS				
1	(E)	28" 3/4"	41" 1/4"	2335 CASEMENT W/ LITE CENTER
3	(F)	24" 1/4"	24" 1/2"	2000 FIXED
1	(G)	24"	24" 1/2"	2000-3 FIXED

DOOR SCHEDULE				
QTY	R.O.	WIDTH	LENGTH	NO. SWS
1	(E)	32"	80"	5034 SLIDER
THERMABR				
1	(F)	36" 1/2"	82" 1/2"	3088 8-LITE
1	(G)	34" 1/2"	82" 1/2"	2888 8-PANEL 28 SWS. W/ LITE
1	(H)	34" 1/2"	82" 1/2"	2808 8-LITE

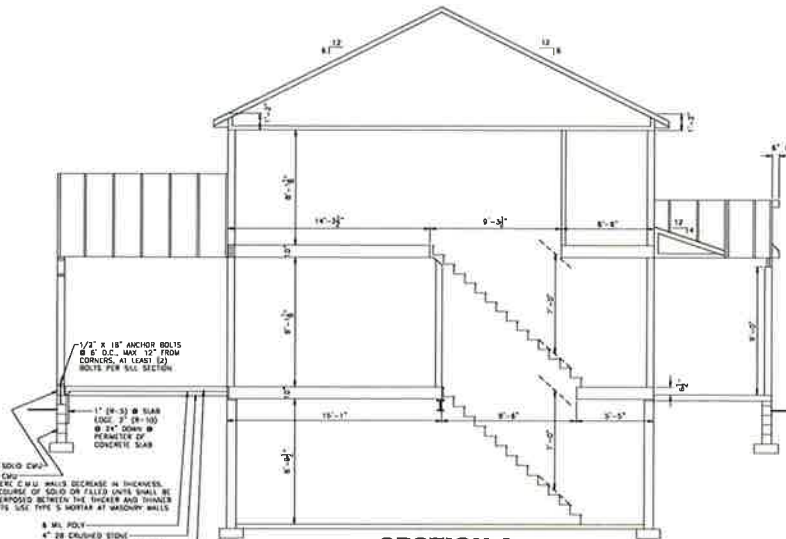
IRC WALL BRACING KEY

***** METHOD 3
WOOD STRUCTURAL PANEL
SHEATHING WITH 1"
THICKNESS NOT LESS THAN
5/8" W/ 18" STUD
SPACING AND NOT LESS
THAN 2 1/2" OR 18" D.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.
BE MADE AT 6" O.C.
PANEL EDGES. BE
MADE AT 12" O.C. FOR
ALL FRAMING MEMBERS
NOT AT PANEL EDGES
1/4" WALLS @ 12" O.C.
@ CORNER STUDS
SEE IRC FIGURE 602.10.3

***** METHOD 3 W/ PANEL
REDUCTION (EXCEPTION
SEE TABLE 602.10.3)

***** METHOD 5
STUDS TO BE FASTENED:
@ 17" O.C. @ 18" ON ONE
FACE OR 48" ON BOTH
FACES

- NOTES**
- ALL WINDOW & DOOR HEADERS TO BE 2X12 UNLESS OTHERWISE NOTED. ALL RESISTING JACK STUD COLUMNS TO BE 1X12 OR KING STUD WALLED TO 1X12 OR JACK STUD UNLESS OTHERWISE NOTED.
 - ALL OUTSIDE FRAMING DIMENSIONS ARE TO OUTSIDE OF 3/4" OSB SHEATHING. ALL INTERIOR DIMENSIONS ARE FROM FACE OF STUD. ALL INTERIOR WALLS ARE 3 1/2" STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
 - EXCESS WINDOWS FROM BEDROOMS REQUIRE 5.7 SQ FT CLEAR OPENING WIDTH OF 30" AND CLEAR OPENING HEIGHT OF 34".
 - ☉☉ - 110 VOLT INTERCONNECTED SMOKE DETECTOR & CARBON MONOXIDE DETECTOR W/ 9V BATTERY BACKUP.
 - WALL S-F FACTOR FOR WINDOWS IS 0.32.
 - NAILING OF ALL FRAMING SHALL BE IN ACCORDANCE WITH THE NAILING SCHEDULE CONTAINED IN THE IRC.
 - ATTIC ACCESS TO BE PROVIDED PER PLAN-MAN OPENING SIZE TO BE 22" X 33".
 - PROVIDE HANDRAIL PER CODE @ STAIRS.
 - ☐ - BATH FANS TO BE VENTED TO THE EXTERIOR.
 - ▬ - 2X6 BEARING WALL W/ DOUBLE TOP PLATE.
 - ☒ - ALL POINT LOADS RESULTING FROM BEAMS, HEADERS, & TRUSSES TO HAVE SIZED STUDS TO FOUNDATION OR BLANK UNLESS OTHERWISE NOTED.
 - PROVIDE 1/2" MIN. SUPPORT OR JOIST HANGERS TO SUPPORT JOISTS & RAFTERS.



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



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" 1365 SQ.FT.

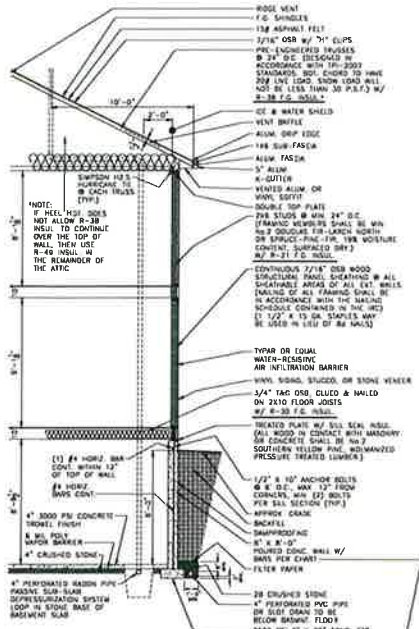
HOME BUILDERS, INC.
15 MEADOW LANE, LANCASTER, PA 17601
717-569-5761

HESS

PRODUCT: SINGLE FAMILY DETACHED HOME
LOT: 10
149 CAROL DRIVE
WASHINGTONBORO, PA 17362

REVISIONS	BY
1	
2	
3	

DATE: 1/25/19
SCALE: AS NOTED
CODE: 2015 IRC
SHEET: A-3



TYPICAL SECTION

CONCRETE FOUNDATION WALLS PER IRC 2009 SECTION R404

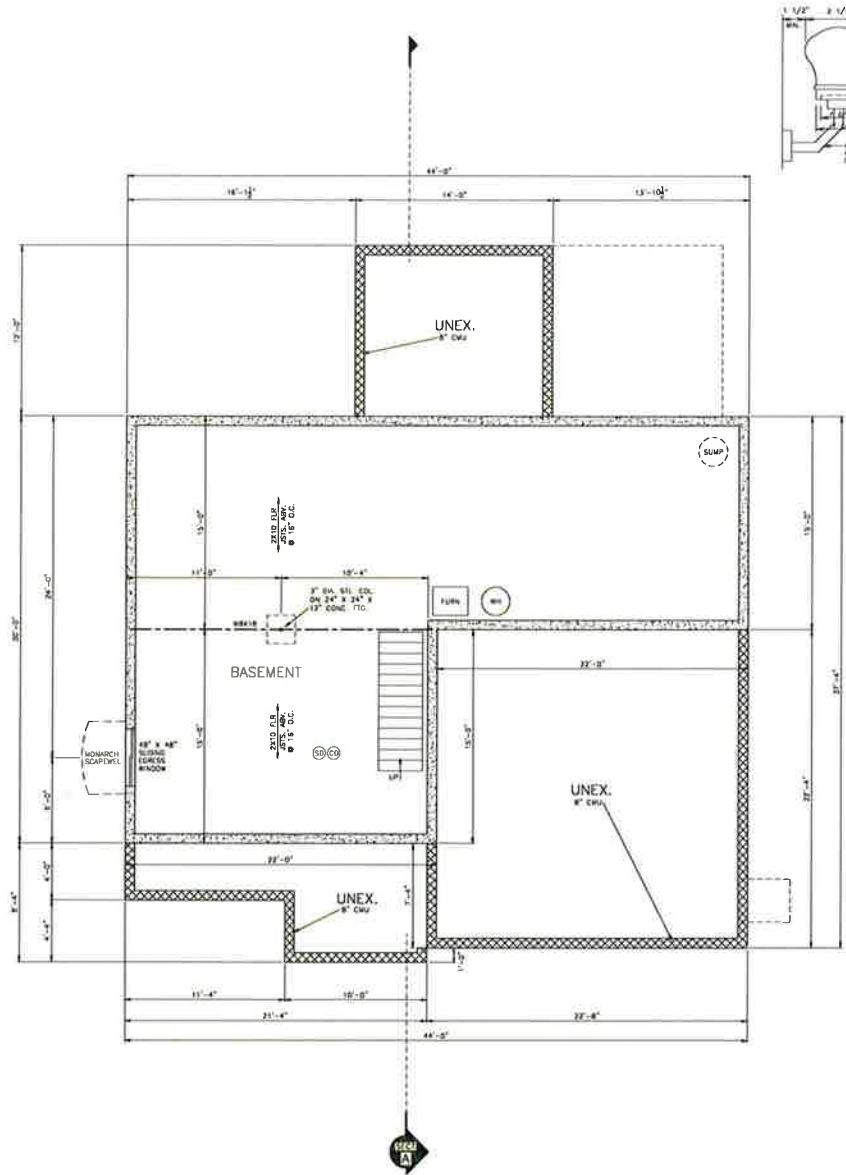
SOIL CLASSSES - SOILS SC, M1, CL & HDRC, CL - R0

WALL TYPE	MIN. NOMINAL WALL THICKNESS	8"	10"	12"
1' 0" MHT	NR	NR	NR	NR
2' 0" MHT	NR	NR	NR	NR
3' 0" MHT	NR	NR	NR	NR
4' 0" MHT	NR	NR	NR	NR
5' 0" MHT	NR	NR	NR	NR
6' 0" MHT	NR	NR	NR	NR
7' 0" MHT	NR	NR	NR	NR
8' 0" MHT	NR	NR	NR	NR
9' 0" MHT	NR	NR	NR	NR
10' 0" MHT	NR	NR	NR	NR
11' 0" MHT	NR	NR	NR	NR
12' 0" MHT	NR	NR	NR	NR
13' 0" MHT	NR	NR	NR	NR
14' 0" MHT	NR	NR	NR	NR
15' 0" MHT	NR	NR	NR	NR
16' 0" MHT	NR	NR	NR	NR
17' 0" MHT	NR	NR	NR	NR
18' 0" MHT	NR	NR	NR	NR
19' 0" MHT	NR	NR	NR	NR
20' 0" MHT	NR	NR	NR	NR
21' 0" MHT	NR	NR	NR	NR
22' 0" MHT	NR	NR	NR	NR
23' 0" MHT	NR	NR	NR	NR
24' 0" MHT	NR	NR	NR	NR
25' 0" MHT	NR	NR	NR	NR
26' 0" MHT	NR	NR	NR	NR
27' 0" MHT	NR	NR	NR	NR
28' 0" MHT	NR	NR	NR	NR
29' 0" MHT	NR	NR	NR	NR
30' 0" MHT	NR	NR	NR	NR
31' 0" MHT	NR	NR	NR	NR
32' 0" MHT	NR	NR	NR	NR
33' 0" MHT	NR	NR	NR	NR
34' 0" MHT	NR	NR	NR	NR
35' 0" MHT	NR	NR	NR	NR
36' 0" MHT	NR	NR	NR	NR
37' 0" MHT	NR	NR	NR	NR
38' 0" MHT	NR	NR	NR	NR
39' 0" MHT	NR	NR	NR	NR
40' 0" MHT	NR	NR	NR	NR
41' 0" MHT	NR	NR	NR	NR
42' 0" MHT	NR	NR	NR	NR
43' 0" MHT	NR	NR	NR	NR
44' 0" MHT	NR	NR	NR	NR
45' 0" MHT	NR	NR	NR	NR
46' 0" MHT	NR	NR	NR	NR
47' 0" MHT	NR	NR	NR	NR
48' 0" MHT	NR	NR	NR	NR
49' 0" MHT	NR	NR	NR	NR
50' 0" MHT	NR	NR	NR	NR
51' 0" MHT	NR	NR	NR	NR
52' 0" MHT	NR	NR	NR	NR
53' 0" MHT	NR	NR	NR	NR
54' 0" MHT	NR	NR	NR	NR
55' 0" MHT	NR	NR	NR	NR
56' 0" MHT	NR	NR	NR	NR
57' 0" MHT	NR	NR	NR	NR
58' 0" MHT	NR	NR	NR	NR
59' 0" MHT	NR	NR	NR	NR
60' 0" MHT	NR	NR	NR	NR
61' 0" MHT	NR	NR	NR	NR
62' 0" MHT	NR	NR	NR	NR
63' 0" MHT	NR	NR	NR	NR
64' 0" MHT	NR	NR	NR	NR
65' 0" MHT	NR	NR	NR	NR
66' 0" MHT	NR	NR	NR	NR
67' 0" MHT	NR	NR	NR	NR
68' 0" MHT	NR	NR	NR	NR
69' 0" MHT	NR	NR	NR	NR
70' 0" MHT	NR	NR	NR	NR
71' 0" MHT	NR	NR	NR	NR
72' 0" MHT	NR	NR	NR	NR
73' 0" MHT	NR	NR	NR	NR
74' 0" MHT	NR	NR	NR	NR
75' 0" MHT	NR	NR	NR	NR
76' 0" MHT	NR	NR	NR	NR
77' 0" MHT	NR	NR	NR	NR
78' 0" MHT	NR	NR	NR	NR
79' 0" MHT	NR	NR	NR	NR
80' 0" MHT	NR	NR	NR	NR
81' 0" MHT	NR	NR	NR	NR
82' 0" MHT	NR	NR	NR	NR
83' 0" MHT	NR	NR	NR	NR
84' 0" MHT	NR	NR	NR	NR
85' 0" MHT	NR	NR	NR	NR
86' 0" MHT	NR	NR	NR	NR
87' 0" MHT	NR	NR	NR	NR
88' 0" MHT	NR	NR	NR	NR
89' 0" MHT	NR	NR	NR	NR
90' 0" MHT	NR	NR	NR	NR
91' 0" MHT	NR	NR	NR	NR
92' 0" MHT	NR	NR	NR	NR
93' 0" MHT	NR	NR	NR	NR
94' 0" MHT	NR	NR	NR	NR
95' 0" MHT	NR	NR	NR	NR
96' 0" MHT	NR	NR	NR	NR
97' 0" MHT	NR	NR	NR	NR
98' 0" MHT	NR	NR	NR	NR
99' 0" MHT	NR	NR	NR	NR
100' 0" MHT	NR	NR	NR	NR

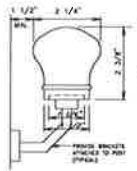
LOCATION OF HORIZONTAL REINFORCEMENT

1' 0" (1) #4 BAR WITHIN 12" OF THE TOP OF THE WALL AND (1) #4 BAR NEAR MID-HEIGHT OF THE WALL STORY

2' 0" (1) #4 BAR WITHIN 12" OF THE TOP OF THE WALL STORY AND (1) #4 BAR NEAR THIRD POINTS IN THE WALL STORY



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



GRASPABLE HANDRAIL DETAIL
NO SCALE

- NOTE:
- WHERE C.M.U. WALLS DECREASE IN THICKNESS A COURSE OF SOLID OR FILLED UNITS WILL BE INTERPOSED BETWEEN THE THINNER AND THICKER UNITS
 - USE TYPE S MORTAR AT MASONRY WALLS
 - ALL STEEL SHALL HAVE A SHOP APPLIED COAT OF PRIMER BEFORE INSTALLATION
 - UNEX SPANS BETWEEN FOUND AND FOOTINGS TO BE 4'-0" OR LESS. UNEXES USED AS FOOTINGS TO BE MIN OF 3'6" BELOW GRADE
 - LOCATION OF POINT LOAD FROM ABOVE, PROVIDE SOLID BLOCKING

HOME BUILDERS, INC.
15 HESSON JANE JANE, PA. 17801
717-569-5761

HESS

PRODUCT: SINGLE FAMILY DETACHED HOME
LOT 10
148 CAROL DRIVE,
WASHINGTONBORO, PA. 17382

REVISIONS BY:

NO.	DATE	BY
1	1/27/18	

SCALE: AS NOTED

CODE: 2215-RC

SHEET: A-1