

WINDOW SCHEDULE			
NO.	SYMBOL	WIDTH	LENGTH
1	(A)	36 1/4"	60 1/4"
2	(B)	72 1/4"	60 1/4"
3	(C)	36 1/4"	48"
4	(D)	24"	36"
5	(E)	24"	60 1/4"
6	(F)	24"	41 1/4"
7	(G)	24"	24 1/2"

DOOR SCHEDULE			
NO.	SYMBOL	WIDTH	LENGTH
1	(E)	72"	80"
2	(F)	36 1/2"	82 1/2"
3	(H)	34 1/2"	82 1/2"
4	(I)	34 1/2"	82 1/2"

W/ WALL BRACING KEY

***** METHOD 2 WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 5/8" IS REQUIRED 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 24" O.C.

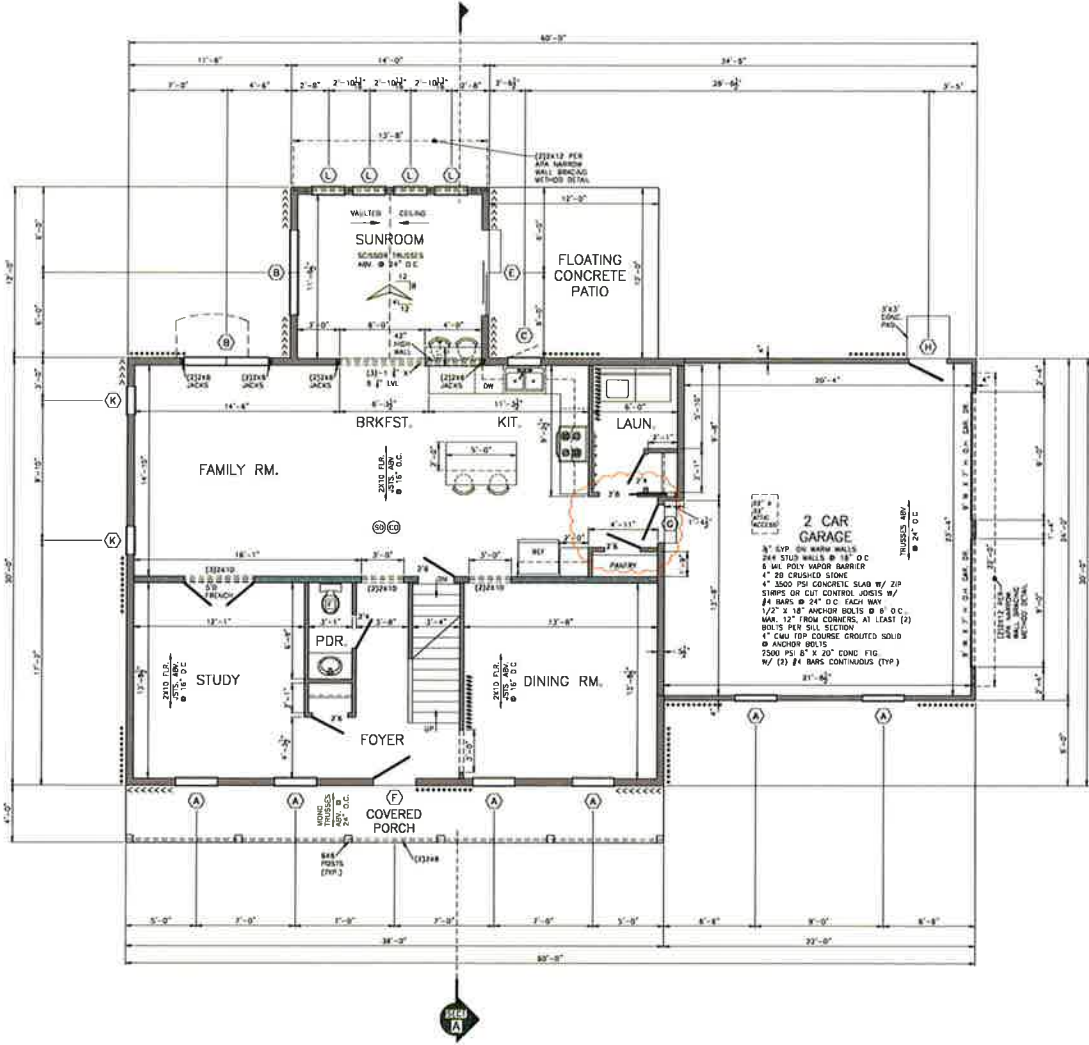
BE NAIL AT 6" O.C. (ALL PANEL JOISTS) AND NAIL AT 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL JOISTS.

15# NAILS @ 12" O.C. @ CORNER STUDS.

SIC: IRC: NAILING: 602.10.5

----- METHOD 3 W/ PANEL REDUCTION (EXCEPTION: SEE TABLE 602.10.5)

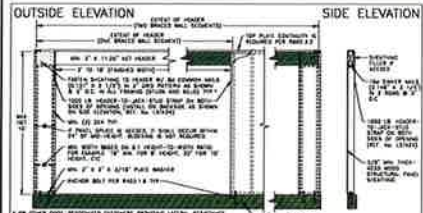
----- METHOD 5 (DOWN) TO BE FASTENED @ 7" O.C. @ 96" ON ONE FACE OR 48" ON BOTH FACES.



- NOTES:**
1. ALL WINDOW & DOOR HEADERS TO BE (2) 2x12 UNLESS OTHERWISE NOTED. ALL BEARING JACK STUD COLUMNS TO BE (1) 2x4 KING STUD NAILED 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 1/2" SEFT. 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. MAX. U-FACTOR FOR WINDOWS IS 0.32.
 6. NAMING OF ALL FRAMING SHALL BE IN ACCORDANCE WITH THE NAMING SCHEDULE CONTAINED IN THE IBC.
 7. ATIC ACCESS IS TO BE PROVIDED PER PLAN - MIN. OPENING SIZE TO BE 22" X 33".
 8. PROVIDE HANDRAILS PER CODE @ STAIRS.
 9. (F) - BATH FANS TO BE VENTED TO THE EXTERIOR.
 10. (H) - 2x6 BEARING WALL W/ DOUBLE TOP PLATE.
 11. (I) - ALL POINT LOADS RESULTING FROM BEAMS, HEADERS & TRUSSES TO HAVE SOLID SHODDING TO FOUNDATION OR BEAMS UNLESS OTHERWISE NOTED.
 12. PROVIDE 1 1/2" MIN. SUPPORT OR JOIST HANGERS TO SUPPORT JOISTS & RAFTERS.

FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0" 1321 S.F.

2548 S.F. TOTAL OF 1ST & 2ND FLOOR



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

PROJECT: SINGLE FAMILY DETACHED HOME
 LOT 9
 151 CAROL DRIVE,
 WASHINGTONBORO, PA. 17562

HOME BUILDERS, INC.
 15 HAZARD LANE, JUNE, PA. 17801
 717-569-5761

REVISIONS: 01
 02
 03
 04

DATE: 7/27/18
 SCALE: AS NOTED
 DRAWN: JESS MC
 SHEET: A-2

WINDOW SCHEDULE				
QTY	R.O.	WIDTH	LENGTH	W. SCHED.
12	(A)	36 1/4"	48"	3000 S.H.
2	(B)	72 1/8"	80 1/4"	3000 S.H.
1	(C)	36 1/4"	48"	3000 S.H.
1	(D)	24"	36"	3032 S.H.
4	(L)	28"	80 1/4"	2430 S.H.
W. 8770				
1	(E)	28 3/4"	41 1/4"	2535 CASEWORK W/ LITE FRAME
2	(K)	24 1/4"	24 1/2"	2030 FIXED

DOOR SCHEDULE				
QTY	R.O.	WIDTH	LENGTH	W. SCHED.
1	(L)	72"	80"	8000 SLOPER
TYPICAL				
1	(F)	36 1/2"	82 1/2"	3500 S-LITE
1	(G)	34 1/2"	82 1/2"	3500 S-PANEL 20 MIN. MATES
1	(H)	34 1/2"	82 1/2"	3500 S-LITE

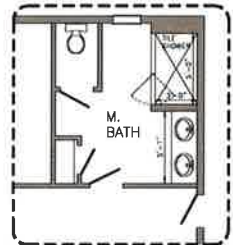
IRC WALL BRACING KEY

***** METHOD 3 WOOD STRUCTURAL PANEL BRACING WITH A THICKNESS NOT LESS THAN 5/8" 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 12" O.C. AND TWO STUD SPACES WHERE STUDS ARE SPACED 24" O.C. 50' MAX. AT 6" O.C. WALL PANEL EDGERS 8" MAX. AT 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES. 16# NAILS @ 12" O.C. @ CORNER STUDS SEE IRC FIGURE R602.10.5

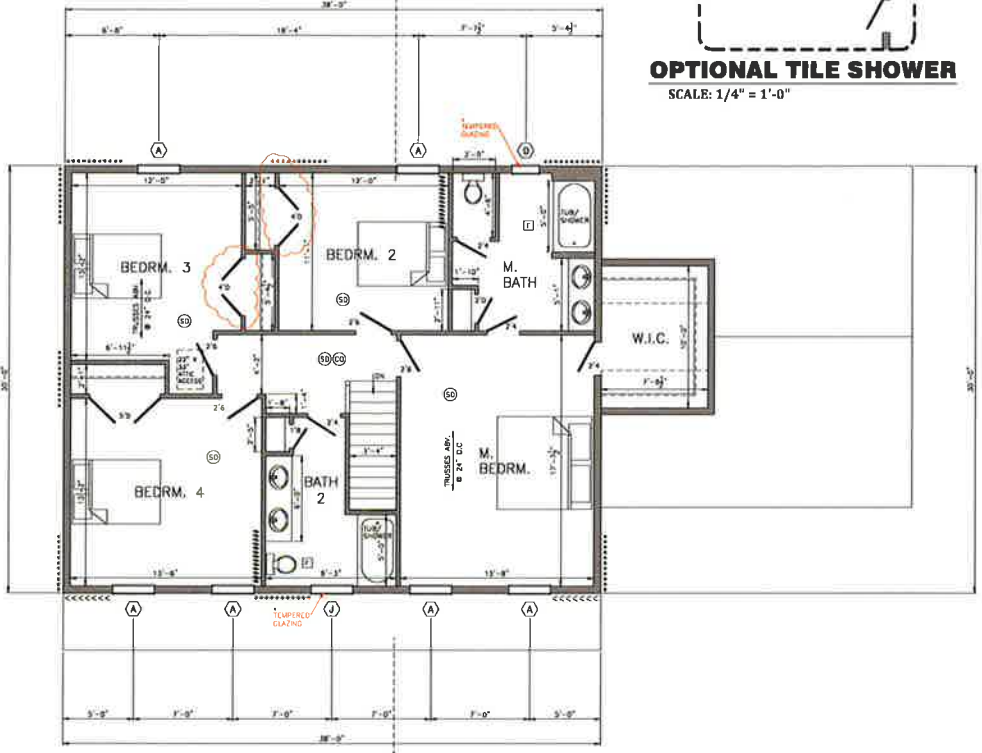
----- METHOD 3 W/ PANEL REDUCTION EXCEPTION (IRC TABLE R602.10.3)

||||| METHOD 5 DRYWALL TO BE FASTENED @ 12" O.C. 36" ON ONE FACE OR 48" ON BOTH FACES

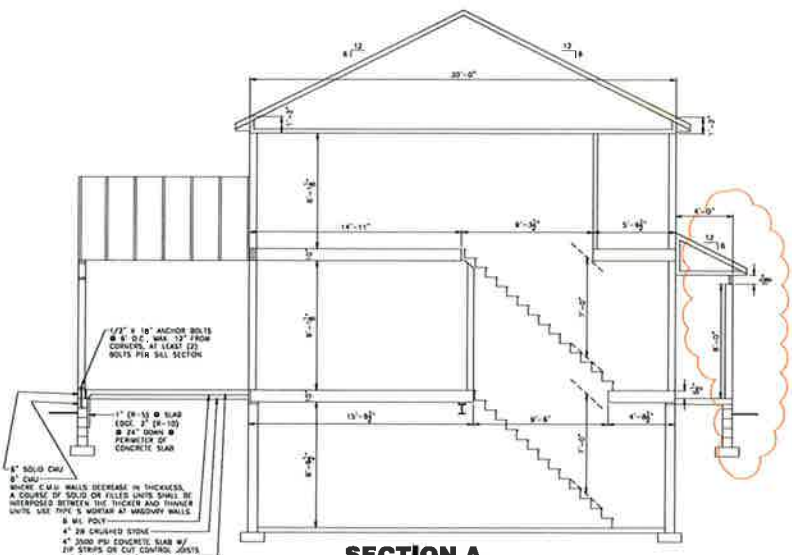
- NOTES**
- ALL WINDOW & DOOR HEADERS TO BE 12"-2X10 UNLESS OTHERWISE NOTED. ALL RESULTING JACK STUD COLUMNS TO BE 12"-2X KNOX STUD NAIL TO 12"-2X JACK STUD UNLESS OTHERWISE NOTED.
 - ALL OUTSIDE FRAMING DIMENSIONS ARE TO OUTSIDE OF 3/4" GSB SHEATHING. ALL INTERIOR DIMENSIONS ARE FROM FACE OF STUD. ALL INTERIOR WALLS ARE 5 1/2" STUDS @ 16" O.C UNLESS OTHERWISE NOTED.
 - GLASS WINDOWS FROM BEDROOMS REQUIRE 5.0 SQ FT. CLEAR OPENABLE WIDTH OF 20" AND CLEAR OPENABLE HEIGHT OF 24".
 - 110 VOLT INTERCONNECTED SMOKE DETECTOR & CARBON MONOXIDE DETECTOR w/ SV BATTERY BACKUP.
 - MAX. U-FACTOR FOR WINDOWS IS 0.32.
 - NAILING OF ALL FRAMING SHALL BE IN ACCORDANCE WITH THE MARKING SCHEDULE CONTAINED IN THE IRC.
 - ATRIC ACCESS TO BE PROVIDED PER PLAN-MIN. 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 SOLO STUDGING TO FOUNDATION OR SLAB UNLESS OTHERWISE NOTED.
 - PROVIDE 1 1/2" MIN. SUPPORT JOIST HANGERS TO SUPPORT JOISTS & BUTTRES.



OPTIONAL TILE SHOWER
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" 1227 S.F.



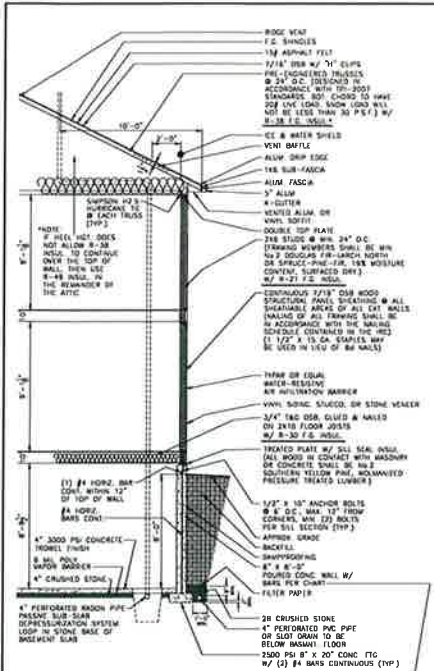
SECTION A
SCALE: 1/4" = 1'-0"

HOME BUILDERS, INC.
15 HESSON LANE, LANE, PA. 17061
717-569-5761

HESS

PROJECT: SINGLE FAMILY DETACHED HOME
LOT 9
151 CAROL DRIVE,
WASHINGTONBORO, PA. 17252

REVISIONS: 01
DATE: 12/21/18
SCALE: AS NOTED
CODE: 2015 IRC



TYPICAL SECTION

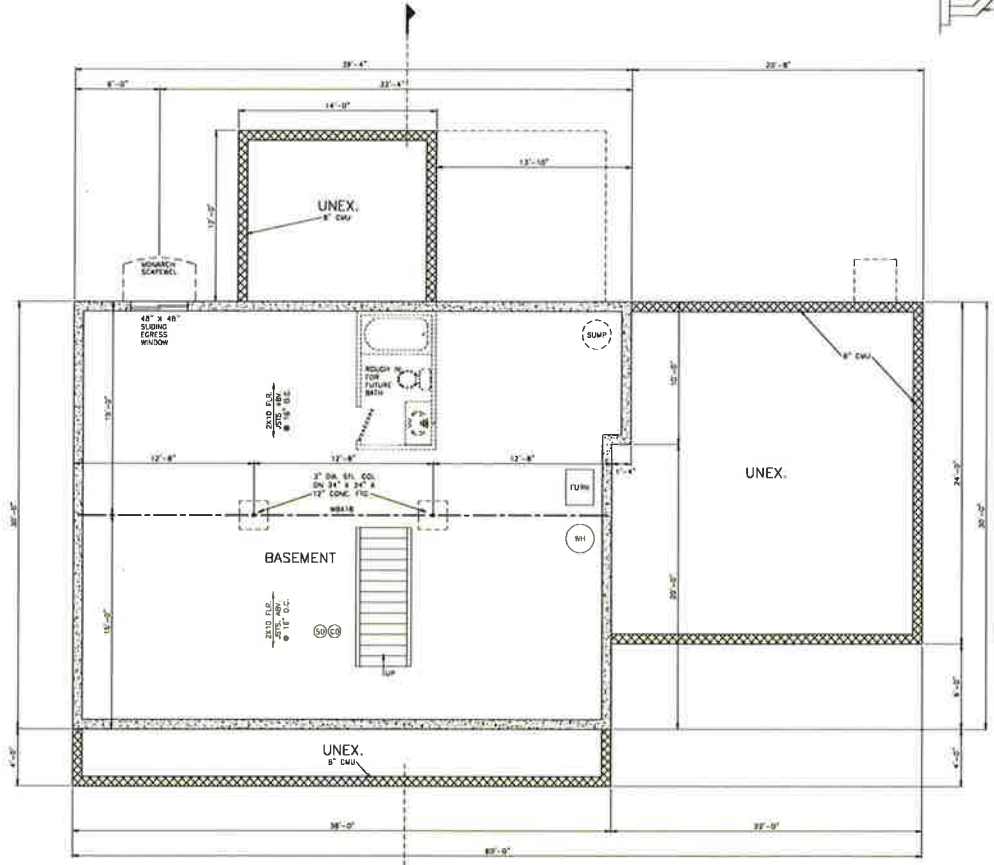
CONCRETE FOUNDATION WALLS PER IRC 2008 SECTION R401

SOIL CLASSIFICATION	SOILS SC, ML-CL & INORG. CL - B0	MIN. NOMINAL WALL THICKNESS
UNB'D (SPECIAL)	1"	8"
	2"	8"
	3"	8"
	4"	8"
B	#1 AT 48" O.C.	8"
	#2 AT 48" O.C.	8"
	#3 AT 48" O.C.	8"
	#4 AT 48" O.C.	8"
	#5 AT 48" O.C.	8"
	#6 AT 48" O.C.	8"
	#7 AT 48" O.C.	8"
	#8 AT 48" O.C.	8"
	#9 AT 48" O.C.	8"
	#10 AT 48" O.C.	8"
	#11 AT 48" O.C.	8"
	#12 AT 48" O.C.	8"
C	#1 AT 36" O.C.	8"
	#2 AT 36" O.C.	8"
	#3 AT 36" O.C.	8"
	#4 AT 36" O.C.	8"
	#5 AT 36" O.C.	8"
	#6 AT 36" O.C.	8"
	#7 AT 36" O.C.	8"
	#8 AT 36" O.C.	8"
	#9 AT 36" O.C.	8"
	#10 AT 36" O.C.	8"
	#11 AT 36" O.C.	8"
	#12 AT 36" O.C.	8"
D	#1 AT 24" O.C.	8"
	#2 AT 24" O.C.	8"
	#3 AT 24" O.C.	8"
	#4 AT 24" O.C.	8"
	#5 AT 24" O.C.	8"
	#6 AT 24" O.C.	8"
	#7 AT 24" O.C.	8"
	#8 AT 24" O.C.	8"
	#9 AT 24" O.C.	8"
	#10 AT 24" O.C.	8"
	#11 AT 24" O.C.	8"
	#12 AT 24" O.C.	8"
E	#1 AT 18" O.C.	8"
	#2 AT 18" O.C.	8"
	#3 AT 18" O.C.	8"
	#4 AT 18" O.C.	8"
	#5 AT 18" O.C.	8"
	#6 AT 18" O.C.	8"
	#7 AT 18" O.C.	8"
	#8 AT 18" O.C.	8"
	#9 AT 18" O.C.	8"
	#10 AT 18" O.C.	8"
	#11 AT 18" O.C.	8"
	#12 AT 18" O.C.	8"

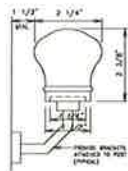
MIN. UNSUPPORTED HEIGHT OF BASEMENT WALL

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

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



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



GRASPABLE HANDRAIL DETAIL
NO. 5041

- NOTES
- WHERE C.M.U. WALLS DECREASE IN THICKNESS A COURSE OF SOLID OR FILLED UNITS WILL BE INCORPORATED BETWEEN THE THICKER AND THINNER UNITS.
 - USE TYPE S WEATHER 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. UNEX. USED AS FOOTINGS TO BE MIN. 12" BELOW GRADE.
 - #2 - LOCATION OF POINT LOAD FROM ABOVE. PROVIDE SOLID BLOCKING.

HOME BUILDERS, INC.
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PROJECT: SINGLE FAMILY DETACHED HOME
LOT 9
151 CAROL DRIVE,
WASHINGTON, PA. 17582

REVISIONS: BY: DATE: SCALE: AS NOTED

DATE: 7/31/18
SCALE: AS NOTED

CODE: 2018, INC.

SHEET