

BUILDER CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS, ALSO VERIFY ALL BEAM, HEADERS, AND JOISTS ARE CORRECTLY SIZED. BUILDER CONTRACTOR TO CHECK FOR COMPLIANCE WITH CONTRACTS, CITY, AND NATIONAL CODES. BUILDER CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SET-BACKS, AND FLOOD PLANS. BUILDER CONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBILITY FOR ANY AND ALL CONVEYANCE INSTRUMENTS OR RESURVEAUNES TO OTHER COPYRIGHTED PLANS. BUILDER CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON SITE CHANGES MADE TO STRUCTURE.

SEE ELEVATION FOR
WALL HEIGHTS

NOTE... ELECTRICAL SERVICE
TO BE 200 AMP.

NOTE... DOUBLE JOIST UNDER
ALL PARALLEL WALLS
ABOVE UNLESS NOTED

S.D.
= SMOKE DETECTOR

GENERAL HEADER SPECIFICATIONS:

REQUIRED AREAS NEEDING HEADERS:	HEADER DESCRIPTIONS:
WINDOWS/DOORS UP TO 38" R.O.	(2) #2 D-FIR 2X10'S
WINDOWS/DOORS 38" UP TO 72" R.O.	(2) #2 D-FIR 2X10'S W/1/2" GLUE PLY
WINDOWS/DOORS 72" UP TO 96" R.O.	(2) 9 1/2" L.V.L.
8'0" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 9 1/2" L.V.L.
9'0" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 9 1/2" L.V.L.
8'0" GARAGE DOORS W/SECOND FLOOR	(2) 9 1/2" L.V.L.
9'0" GARAGE DOORS W/SECOND FLOOR	(2) 11 7/8" L.V.L.
16'0" GARAGE DOOR W/NO SECOND FLOOR	(2) 11 7/8" L.V.L.
16'0" GARAGE DOORS W/SECOND FLOOR	(2) 14" L.V.L.

USE HEADERS FOR OPENINGS ABOVE UNLESS SPECIFIED OTHERWISE.

R312.2.1 Window sills.

In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4-inch-diameter (102 mm) sphere where such openings are located within 24 inches (610 mm) of the finished floor.

Exceptions:

1. Windows whose openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.
2. Openings that are provided with window fall prevention devices that comply with ASTM F 2090.
3. Windows that are provided with window opening control devices that comply with Section R312.2.2.

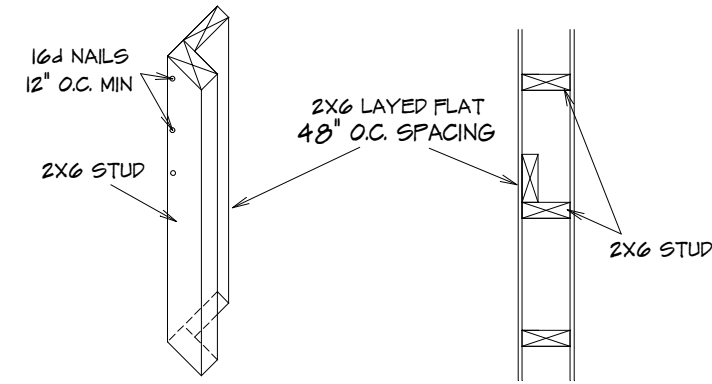
R312.2.2 Window opening control devices.

Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section R310.11.

Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet, one-half of which must be operable.

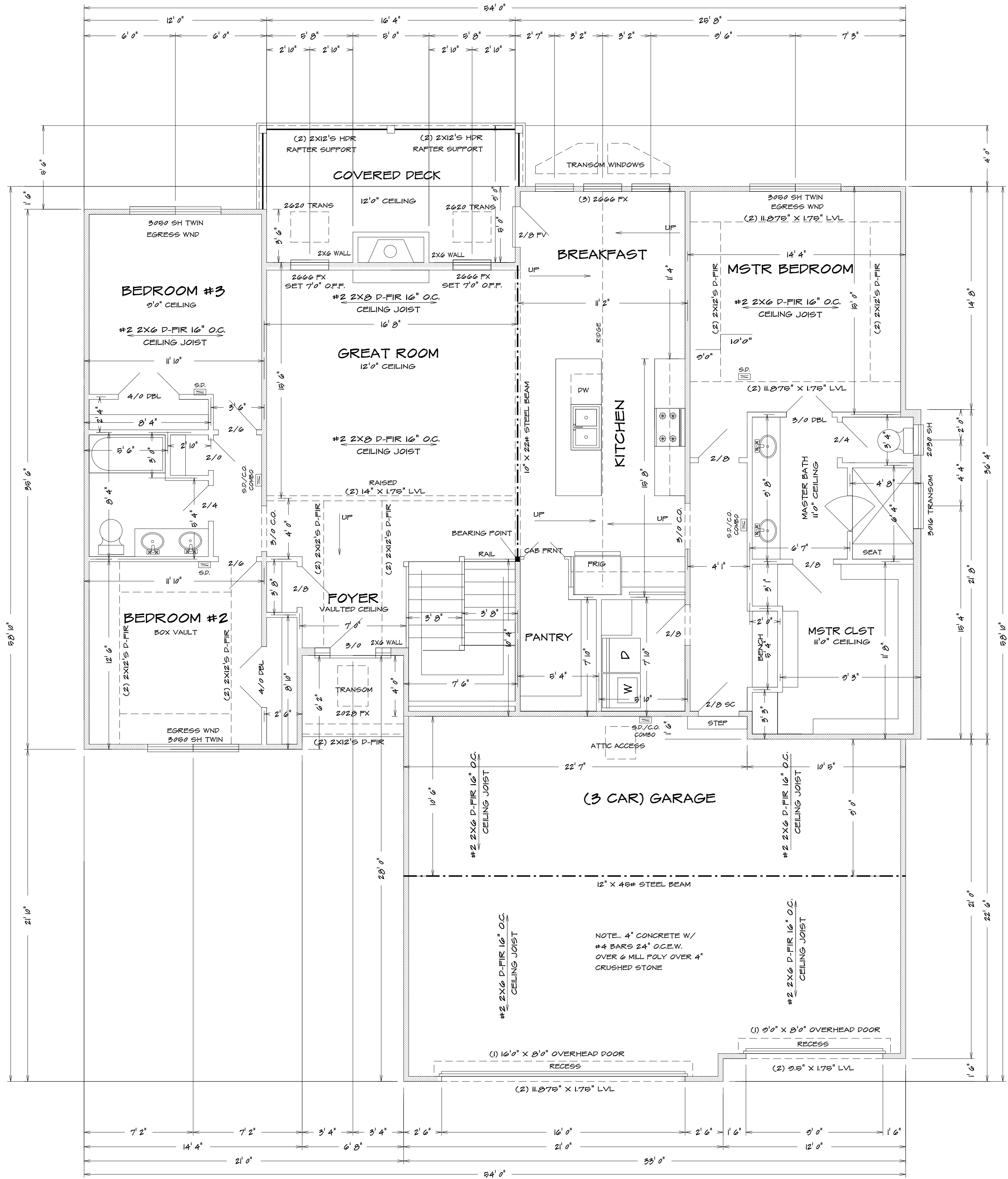
Exception:

The glazed areas shall not be required where artificial light and a local exhaust system are provided. The minimum local exhaust rates shall be determined in accordance with Section M1507. Exhaust air from the space shall be exhausted directly to the outdoors.



EXTERIOR TALL WALL SECTION

10' TRU 18' TALL WALLS UNINTERRUPTED TO BE CONSTRUCTED WITH 2X6 STUDS 16" O.C. WITH STIFF BACK EVERY 48" O.C.

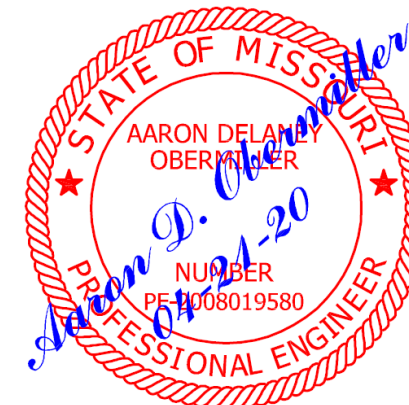


ALL NOTES, SECTIONS, AND DRAWINGS
ARE IN ACCORDANCE WITH THE 2018 IRC

BEARING WALL
FIRST FLOOR PLAN
1/4" = 1'0"

KH-6104 (LOT 117)

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HOME BUYER:

BUILDER:

SUB-DIVISION:

PHONE:

PHONE:

LOT NO.

DATE DRAWN:

DATE REVISED:

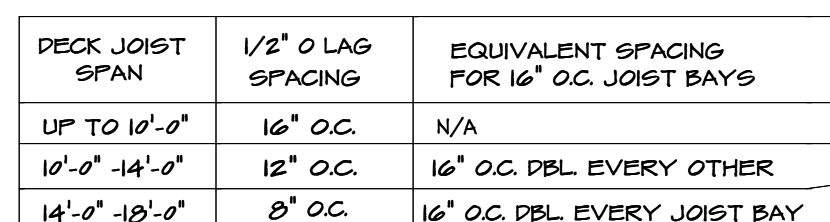
DESIGNER:

PLAN NO.
KH-6104

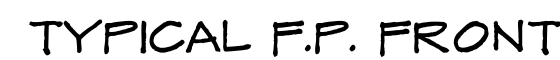
FILE NAME:

SHEET NO.

APPROX. SQ.FT.



TYPICAL CANTILEVER FRAMING W/ DECK ATTACHMENT



1. PROVIDE ONE WINDOW FROM EACH BEDROOM THAT HAS A MIN. OPENABLE AREA OF 5.7 SQ. FT. WITH A MIN. OPENABLE HEIGHT OF 24" AND WIDTH OF 21"

2. ALL RECEP. TO BE TAMPER RESISTANT

1. THE GARAGE FLOOR SHALL BE SLOPED TOWARD GARAGE DOORS.
2. DOORS BETWEEN GARAGE AND DWELLING - MIN 1 3/8" SOLID CORE OR HONEY COMBED STEEL DOOR OR 20 MIN. RATED
3. GARAGE TO HAVE 5/8" TYPE X GYPSUM THROUGHOUT
4. THE H-FRAM SHALL CONSIST OF 2X6 FRAMING

GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC SECTION R308.4 SHALL BE APPROVED SAFETY GLAZING MATERIALS: GLASS IN STORM DOORS, INDIVIDUAL FIXED OR OPENABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARCH OF THE DOOR IN CLOSED POSITION AND WHOSE BOTTOM EDGE IS WITHIN 60" OF THE FLOOR; WALLS ENCLOSED STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 60" OF THE TOP OR BOTTOM OF THE STAIR ENCLOSURES FOR SPAS, TUBS, SHOWERS, AND WHIRLPools; GLAZING IN FIXED OR OPENABLE PANELS EXCEEDING 6 SQ. FT. AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR OR WALKING SURFACE WITH N 36"

TYPICAL FRAMING DETAILS (Not to Scale)



OPTIONAL

1. MAXIMUM SPAN = 6'
2. MINIMUM 6" THICKNESS
3. #4 REBARS AT 12" O.C. EACH WAY
4. MIN. 1-1/2' OF CONTINUOUS BEARING AT THE EDGES OF SLAB
5. PORCH SLAB GREATER THEN 6' SHALL BE TREATED AS AN ELEVATED GARAGE SLAB

2010 IRC
PROVIDE SMOKE ALARMS IN EACH
SLEEPING ROOM, OUTSIDE OF EACH
SLEEPING ROOM AND ON EACH
FLOOR, INCLUDING BASEMENT.
ALARMS SHALL BE INTERCONNECTED
IN SUCH A MANNER THAT THE
ACTIVATION OF ONE ALARM WILL
ACTIVATE ALL OF THE ALARMS IN THE
DWELLING. (SECTION R314.5)

1. ALL LUMBER SIZES ARE FOR #2 D-MR-LARCH
2. ALL HEADERS TO BE MIN. (2) #2-2X10
3. BLOCK CANTILEVERS, DOOR JAMBS, AND OVER BE
4. ALL HEADS TO BEAR ON MIN. OF (2) 2X4 STUDS
5. JOIST UNDER BEARING PARTITIONS SHALL BE D

Required guards on open sides of stairways, raised floor areas, balconies, and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4" or more in diameter.

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness or honeycomb-core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors, equipped with a self-closing device.

TYPICAL DETAILS



F.W. WALL REINFORCEMENT (CLASS 60 SOIL,
 EXCEPT FOR RARE CIRCUMSTANCES)
 (ALL REBARS TO BE GRADE 40)
 0' WALL W/ 0' BACKFILL VERT. #4 REBARS @ 12" O.C.
 0' WALL W/ 0' BACKFILL VERT. #4 REBARS @ 18" O.C.
 SET ON A 16" X 4" CONCRETE FOOTER WITH (3) #4
 REBARS CONTINUOUS.
 0' WALL W/ 0' BACKFILL VERT. #4 REBARS @ 0' O.C.
 0' WALL W/ 0' BACKFILL VERT. #4 REBARS @ 12" O.C.
 SET ON A 24" X 4" CONCRETE FOOTER WITH (2) #4
 REBARS CONTINUOUS.
 HORIZ. #4 REBARS @ 24" O.C.
 0' X 40' CONCRETE WALL WITH (3) #4 REBARS
 HORIZ. AND WITH #4 REBARS @ 24" O.C. VERTICALLY
 CONCRETE FLOOR - 4" CONCRETE ON 4"
 CRUSHED ROCK
 CONCRETE GARAGE FLOOR - 4"
 CONCRETE ON 4" CRUSHED ROCK WITH
 6X6 10/10 WIRE MESH.
 (SUPERVED GARAGE FLOORS TO BE
 DESIGNED BY LICENCED ENGINEER)
 COLUMN FOOTING FOR MIN. SOIL
 LOAD OF 1000 PFS
 42" X 42" C.O. CONCRETE PADS WITH (6)
 #4 REBARS W/ 10' (UNLESS NOTED)
 CONCRETE GRADE PADS - 16" X 16" WITH (2)
 #4 REBARS CONTINUOUS.
 ALL FOOTINGS SHALL EXCEED A MINIMUM FROST
 DEPTH OF 36 INCHES BELOW GRADE.
 MAXIMUM DEPT. OF UNBALANCED FILL IS 17 (FEET)
 FOR 8-INCH WALL AND (8 FEET) FOR TENONCH WALL
 WATERPROOF CONCRETE WALL FROM FOOTING TO
 GRADE LINE.
 OPTIONAL WALL-OUT WALL
 1' X 84" CONCRETE FOOT FOOTING 1/1" (3) #4
 REBARS PARALLEL 1/2" O.C. CONTINUOUS.
 #4 REBAR VERT. BENT INTO FOOTING 7" @ 24" O.C.
 BELOW GRADE USE 4" OF CONCRETE ON 4"
 CRUSHED ROCK WITH 6 MIL-PLY OVER CRUSHED
 ROCK BELOW GRADE.
 DRAINAGE TILES, GRAVEL, OR CRUSHED STONE
 DRAINS, PERFORATED PIPE, OR OTHER APPROVED
 SYSTEMS OR MATERIALS SHALL BE INSTALLED AT
 OR BELOW THE AREA TO BE PROTECTED AND SHALL
 DISCHARGE BY GRAVITY OR MECHANICAL MEANS
 INTO AN APPROVED DRAINAGE SYSTEM.
 GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND
 AT LEAST 1 FOOT BEYOND THE OUTSIDE EDGE OF THE
 FOOTING AND 6 INCHES ABOVE THE TOP OF THE
 FOOTING AND BE PROTECTED WITH AN APPROVED
 FILTER MEMBRANE MATERIAL. THE TOP OF OPEN
 JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH
 STRIPS OF BUILDING PAPER, AND CONCRETE TILES OR
 PERFORATED PIPE SHALL BE SET ON A MINIMUM
 OF 2 INCHES OF WASHED GRAVEL, OR CRUSHED
 ROCK AT LEAST ONE SIXTH SIZE LARGER THAN THE
 TILE JOINT OPENING OR PERFORATION AND
 COVERED WITH NOT LESS THAN 6 INCHES OF THE
 SAME MATERIAL.

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	SPECIFIED COMPRESSIVE STRENGTH (1")		
	Weathering Material		
	Nonaggreg.	Medium	Severe
Basement walls and foundations not exposed to the weather	2,500 ^a	2,500 ^a	2,500 ^a
Basement slabs and interior exterior grade, except garage floor slabs	2,500 ^a	2,500 ^a	2,500 ^a
Basement walls, foundation walls, exterior walls, and other vertical concrete work, exposed to the weather	2,500 ^a	2,500 ^a	2,500 ^a
Porches, carport slabs and steps exposed to the weather, and garage floor slabs	2,500 ^a	2,500 ^a	2,500 ^{a,c}



NOTE: HIP RIDGE FOR THE MAIN ROOF AS:
2X8 #2 D-FIR FOR UNBRACED LENGTH UP TO 8'0"
2X10 #2 D-FIR FOR UNBRACED LENGTH UP TO 10'0"
2X12 #2 D-FIR FOR UNBRACED LENGTH UP TO 12'0"

ALL RAFTERS TO BE #2 2X6 D-PIR 16' O.C.
UNLESS OTHER WISE NOTED
FURLINGS TO BE EQUAL TO RAFTER OR GREATER
FURLING TO BE SUPPORTED TO BEARING WALL LINES
WITH SUPPORTS SPACED 4'0" O.C. MAX FOR 2X6 FURLING
6'0" O.C. MAX FOR 2X8 FURLING
8'0" O.C. MAX FOR 2X10 FURLING
CONNECT RAFTERS TO CEILING JOIST W/ (4) 16d GALV. NAILS
CONNECT RAFTERS TO RIDGE, VALLEY, AND HIP RIDGE
WITH (4) 16d GALV. NAILS



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			6104 SEC2	

