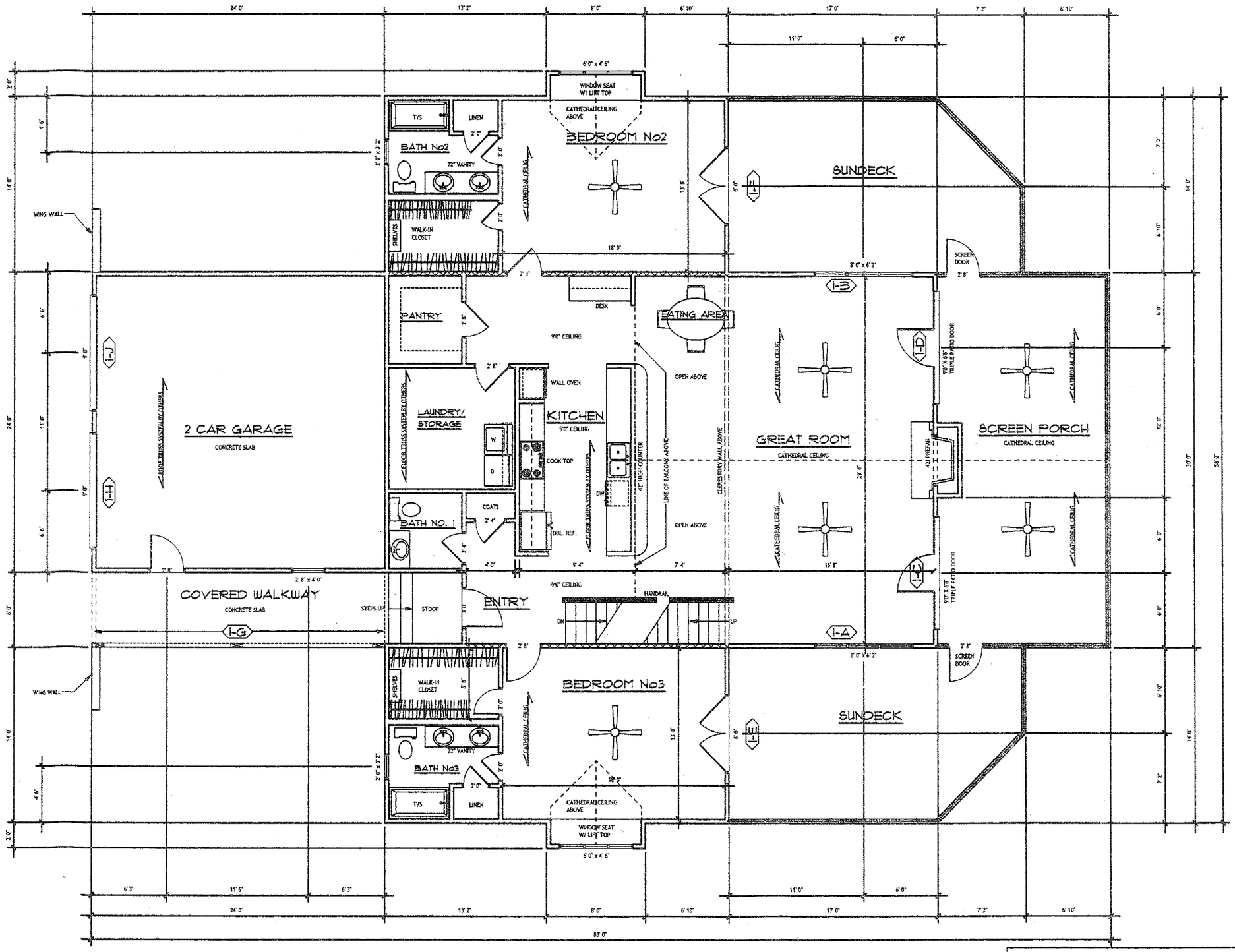


MAIN FLOOR PLAN

SCALE: 1/4" = 1'0"

LIVING AREA:	2137 SQ.FT.
GARAGE AREA:	576 SQ.FT.
DECK AREA:	624 SQ.FT.
PORCH AREA:	29 SQ.FT.
SREEN PORCH:	420 SQ.FT.

GENERAL NOTES

SECONDARY FLOORS 30lbs LL/10lbs DL			
FLR JST-sleeping rooms & attics			
SIZE	SPACING	2 SPF	2 SYP
2 X 6	12	11-3	11-10
	16	10-3	10-9
	24	8-11	9-4
2 X 8	12	14-11	15-7
	16	13-6	14-2
	24	11-6	12-4
2 X 10	12	19-0	19-10
	16	17-2	18-0
	24	14-1	14-8
2 X 12	12	23-0	24-2
	16	19-11	21-1
	24	16-3	17-2

I-JOIST FLOOR SYSTEM TO BE SIZED BY OTHER

HEADERS, GIRDERS, LAMINATE BEAMS, STEEL BEAMS, ETC. AND THEIR SUPPORTS TO BE SIZED BY OTHER

LOAD-BEARING WALL

LOAD POINT

BEAM REFERENCE NUMBER

GUARDRAILS:

PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 36 INCHES IN HEIGHT.
OPEN SIDES OF STAIRS W/ A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREAD.
REQUIRED GUARDRAILS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES, AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH WILL NOT ALLOW PASSAGE OF AN OBJECT 6 INCHES OR MORE IN DIAMETER. HORIZONTAL SPACING BETWEEN THE VERTICAL MEMBERS IN REQUIRED GUARDRAILS SHALL BE A MAXIMUM OF 4 INCHES AT THE NEAREST POINT BETWEEN THE MEMBERS.

WINDOW EGRESS NOTE:

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 4.0 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 22". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20".
EACH EGRESS WINDOW FROM SLEEPING ROOMS MUST HAVE AMINIMUM TOTAL GLASS AREA OF NOT LESS THAN 5.0 SQUARE FEET IN THE CASE OF GROUND FLOOR WINDOW AND NOT LESS THAN 5.7 SQUARE FEET IN THE CASE OF A SECOND FLOOR WINDOW.
EACH EGRESS WINDOW FROM SLEEPING ROOMS MUST HAVE A SILL HEIGHT OF NOT MORE THAN 44" FROM THE FLOOR.
ALL WINDOW SIZES SHOWN ARE NOMINAL AND ARE TO BE VERIFIED WITH MANUFACTURER FOR AVAILABILITY AND CONFORMITY TO LOCAL CODE REQUIREMENTS.

MAIN FLOOR PLAN

SCALE: 1/4" = 1'0" DRAWN BY: WDH