## FLOOR PLAN NOTES:

- I. 2 X 6 STUDS DF #2 @ 16" O.C. @ ALL EXTERIOR WALLS WITH R-19 INSULATION. U.N.O.
- 2. 2 X 4 STUDS DF #2 @ 16" O.C. @ ALL INTERIOR WALLS U.O.N.
- 3. 2 X 6 STUDS DF #2 @ 24" O.C. @ ALL PLUMBING WALLS.
- 4. ALL HARDWARE (DOOR, WINDOWS, HINGES ETC.) AS SELECTED BY OWNER.
- 5. WINDOWS TO BE DUAL GLAZED. SEE EXTERIOR ELEVATIONS & FLOOR PLAN FOR WINDOW TYPES & SIZES.
- 6. ALL GLASS W/ SINGLE PANEL GREATER THAN 9s.f. AND OR WITHIN 18" OF FINISHED FLOOR IN GUARD AND HAND RAILS, AT BASE OF STAIRS, ADJACENT TO SHOWER AND TUBS (WITHIN 60" OF DRAIN) & WITHIN 24" OF DOORS AND IN DOORS SHALL BE TEMPERED GLASS, LAMINATED SAFETY GLASS OR APPROVED PLASTIC SHEET. CURRENT IRC. SECT 2406.4 SAFETY GLASS SHALL BE LOCATED AS PER INDICATED ON DRAWINGS AND AS PER CURRENT IRC
- 7. ALL EXTERIOR DOORS TO BE GLASS DOORS AS SELECTED BY OWNER.
- 8. ALL FLOOR FINISHES TO BE DETERMINED BY THE OWNER.
- 9. BLOCKING @ ALL WINDOWS FOR WINDOW COVERINGS.
- IO. CABINET DESIGN AND STYLE TO BE DETERMINED BY THE OWNER.
- II. WALL FINISH TO BE DETERMINED BY THE OWNER.
- 12. LIGHT FIXTURES TO BE DETERMINED BY THE OWNER.
- 13. ANY AND ALL CROWN MOLDING, WAINCOTING, CHAIR RAILS & OR DOOR & WINDOW TRIM TO BE DETERMINED BY
- 14. ALL LANDINGS SHALL NOT BE MORE THAN 1/4" LOWER THAN THE THRESHOLD OF THE DOORWAY
- 15. WIDTH OF LANDINGS SHALL NOT BE LESS THAN WIDTH OF DOOR MIN. OR 3' WHICH EVER IS GREATER
- 16. THE LANDING SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 36" MIN.
- 17. SLOPE ALL LANDINGS AWAY FROM HOUSE 1/8" PER FOOT MIN. AND 1/4" PER FOOT MAX.
- 18. ALL COUNTER TOPS FINISHED SHALL BE DETERMINED BY OWNER.
- 19. ALL DOOR TO BE RAISED PANEL DOORS OR DETERMINED BY OWNER.
- 20.INTERIOR WALLS TO BE STANDARD TEXTURE FINISH AND WITH COLOR TO BE DETERMINED BY OWNERS.
- 21. KITCHEN APPLIANCES: MICROWAVE OVEN, OVENS, COOK TOP, DISHWASHER, GARBAGE DISPOSAL, FREE STANDING REFRIGERATOR (33"x36"), SINK (WITH PULL OFF FAUCET). APPLIANCE COLOR AND STYLE TO BE DETERMINED BY OWNER
- 22. KITCHEN CABINETS: CENTER ISLAND TO HAVE UNDER CABINETS. ALL CABINET CONFIGURATION TO BE DETERMINED BY OWNER PRIOR TO FABRICATION AND INSTALLATION CABINET COLOR AND STYLE TO BE DETERMINED BY OWNER.
- 23. WINDOWS IN BATHROOMS TO HAVE A MINIMUM NET OPENABLE AREA OF 1.5 s.f. FOR VENTILATION AND MECHANICALLY VENTED PER CURRENT IMC
- 24. WINDOWS IN SLEEPING ROOMS SHALL HAVE A NET CLEAR OPENABLE AREA OF 5.7 s.f.. THE MINIMUM NET OPENABLE WIDTH DIMENSION SHALL BE 20" AND THE MINIMUM NET OPENABLE HEIGHT DIMENSION SHALL BE 24". THE FINISHED OPENING HEIGHT SHALL NOT BE MORE THAN 44" A.F.F. PER CURRENT IRC
- 25. ALL FIRE BLOCKING MATERIALS SHALL BE 2x4 OR 2x6 OR 5/8" TYPE "X" GYPSUM BOARD PANELS
- 26. PROVIDE DRAFT STOPPING AROUND OPENINGS, VENTS, PIPES, CHIMNEY, FIREPLACES, DUCTS OR SIMILAR OPENINGS THAT AFFORD PASSAGE OF FIRE AT CEILING AND FLOOR LEVELS @ BETWEEN ATTIC SPACES @ CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS.
- 27. FIRE BLOCKS & DRAFT STOPS TO BE INSTALLED AT THE FOLLOWING LOCATIONS: (2x SAME MATERIAL AS WALL
- FRAMING) A. OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, W/ NONCOMBUSTIBLE MATERIALS.
- B. CONCEALED SPACE OF A FLOOR CEILING ASSEMBLY DRAFT STOPS SHALL BE INSTALLED SO THAT THE SPACE DOES NOT EXCEED 1000 SQ FT. DRAFT STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROX. STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APROX. EQUAL AREAS. DRAFT STOPPING MATL'S SHOULD NOT BE LESS THEN 1/2" GYP BD, 3/8" PLYWD, 3/8" TYPE 2-M PARTICLE BD., OR OTHER MATL'S APPROVED BY THE BUILDING DEPT. AND CURRENT IRC
- C. AT SOFFITS AND 10' MAX VERTICAL IN WALLS
  D. SEAL ALL DUCT AND PIPE PENETRATIONS THROUGH THE GARAGE FIRE WALL WITH AN APPROVED NON-COMBUSTIBLE MATERIAL
- 28. ALL PENETRATION OF THE FIRE RATED WALLS MUST COMPLY WITH CRC SECTION 714 IF THE PENETRATION CANNOT COMPLY WITH THE EXCEPTIONS THAN SUBMIT A LISTED PENETRATION FIRE STOP SYSTEM AS SPECIFIED IN IC SECTIONS 714 TO THE GOVERNING MUNICIPALITY FOR APPROVAL PRIOR TO INSTALLATION.
- 29. TYPICAL ANGLE IS 45° UNLESS NOTED OTHERWISE.
- 30. WINDOW FRAMES TO BE NON-METALLIC
- 31. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- 32. SPECIAL INSPECTION AS PER IBC 1705 IS REQUIRED FOR THE FOLLOWING. E. BOLTS INSTALLED IN CONCRETE WITH ASSUMED STRESS INCREASES.
- F. SHOP AND FIELD STRUCTURAL WELDING.

  G. INSTALLATION OF EPOXY INSTALLED ANCHOR BOLTS.
- H. INSTALLATION OF HIGH-STRENGTH BOLTS.
- 33. GLASS BLOCK IS PROVIDED W/ EXPANSION JOINTS ACROSS TOP AND SIDES, FREE OF MORTAR AND FILLED W/ RESILIENT MATERIAL SIZE OF EXPANSION JOINTS SHALL BE WHATEVER IS NECESSARY TO ACCOMMODATE SUPPORTING MEMBER MEMBER DISPLACEMENTS BUT SHALL BE A MINIMUM OF 3/8". GLASS BLOCK PANELS ARE REINFORCED PER IBC SECTION 2110

### CONVENTIONAL WALL BRACING

#### AS PER 2012 IRC

WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" FOR 16" STUD SPACING AND NOT LESS THAN 3/8" FOR 24" STUD SPACING OR 1/2" "ZIP SYSTEM" STRUCTURAL WALL SHEATHING. NAILING 8d @ 6"o/c EDGES, 12"o/c FIELD



ALTERNATE BRACED PANEL: 3/8" WOOD STRUCTURAL PANEL SHEATHING ON STUDS SPACED @ 16" O.C. MAXIMUM WITH 8d @ 6" O.C. FOR SINGLE STORY AND 4"o/c FOR FIRST 2 STORIES AT EDGES 8d @ 12" O.C. FOR FIELD STUDS @ 16"o.c. 1/2" DIAMETER ANCHOR BOLTS WITH 7" MIN. EMBEDMENT @ PANEL ONE-FITFH POINTS (3 BOLTS PER PANEL MIN). INSTALL HTT4 OR MSTI48 WITH 4X4 POST AT EACH END OF BRACED WALL HOLD DOWNS TO HAVE MIN OF #3,000 UPLIFT CAPACITY MIN WIDTH PER 2012 IRC TABLE 602.10.5

GYPSUM BOARD SHEATHING (1/2" THICK BY 4' WIDE, WALLBOARD OR VENEER BASE) (AT GARAGE



PORTAL FRAME PANEL: 7/16" WOOD STRUCTURAL PANEL SHEATHING ON POST AND KING/TRIMMER STUDS CONTINUOUS HEADER OVER PORTAL FRAME PANEL. WITH 8d IN A 3")/c GRID PATTERN 8d @ 3" O.C. IN ALL FRAMING STUDS, SILLS AND BLOCKING AS REQUIRED 1/2" DIAMETER ANCHOR BOLTS WITH 7" MIN. EMBEDMENT @ PANEL WITH 2" x 2" x 3/16" PLATES (2 BOLTS PER PANEL MIN). INSTALL HTT4 WITH 4X4 POST AT EACH END OF PORTAL FRAME WALL HOLD DOWNS TO HAVE MIN OF #3,000 UPLIFT CAPACITY MIN WIDTH PER 2012 IRC TABLE 602.10.5

MINIMUM BRACED WALL PANEL LENGTH FOR WOOD IS 4'-O". THE MINIMUM TOTAL LENGTH

OF BRACED WALL LENGTH IS 8'-0".

MINIMUM BRACED WALL LENGTH FOR STUCCO/GYP BD IS 4'-0" BOTH SIDES. THE MINIMUM TOTAL LENGTH OF BRACED WALL LENGTH IS 14'-8" BOTH SIDES.

THESE AND ALL BRACED WALL PANELS ARE TO BE ON BRACED WALL LINES NO FURTHER

MINIMUM BRACED WALL PANEL FOR WOOD AND OR STUCCO IS 4'. MINIMUM BRACED WALL PANEL FOR GYP. BD. IS 8' ONE SIDE OR 4' EA. SIDE MINIMUM BRACED WALL PANEL FOR ALTERNATE BRACED WALL IS 2'-8" THESE AND ALL BRACED WALL PANELS ARE TO BE

ON BRACED WALL LINES NO FURTHER THEN 34'o.c. AND ARE TO START WITHIN 8' OF EA.

THEN 25'o.c. AND ARE TO START WITHIN 8' OF EA. CORNER AND BE PLACED AT 25'o.c. MAX

#### NOTES:

NAIL SILL PLATE TO WOOD FLOOR (WHERE OCCURS)

CORNER AND BE PLACED AT 25'o.c. MAX

WITH 4-16d PER 16". ANCHOR SILL PLATE TO FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS EMBEDDED 7" MIN. @ 4'-0" O.C. MAX. SPACING. USE A MINIMUM OF TWO BOLTS PER PIECE WITH 1 BOLT LOCATED WITHIN 12" OF EACH END.

#### HTT22 USE SSTB24 BOLTS

# WALL HEIGHT SCHEDULE

2 X 4 STUDS @ 12"o.c. MAX HEIGHT 18' 2 X 4 STUDS @ 16"o.c. MAX HEIGHT 14'

2 X 6 STUDS @ 12"o.c. MAX HEIGHT 22' 2 X 6 STUDS @ 16"o.c. MAX HEIGHT 18'

#### MALL LEGEND

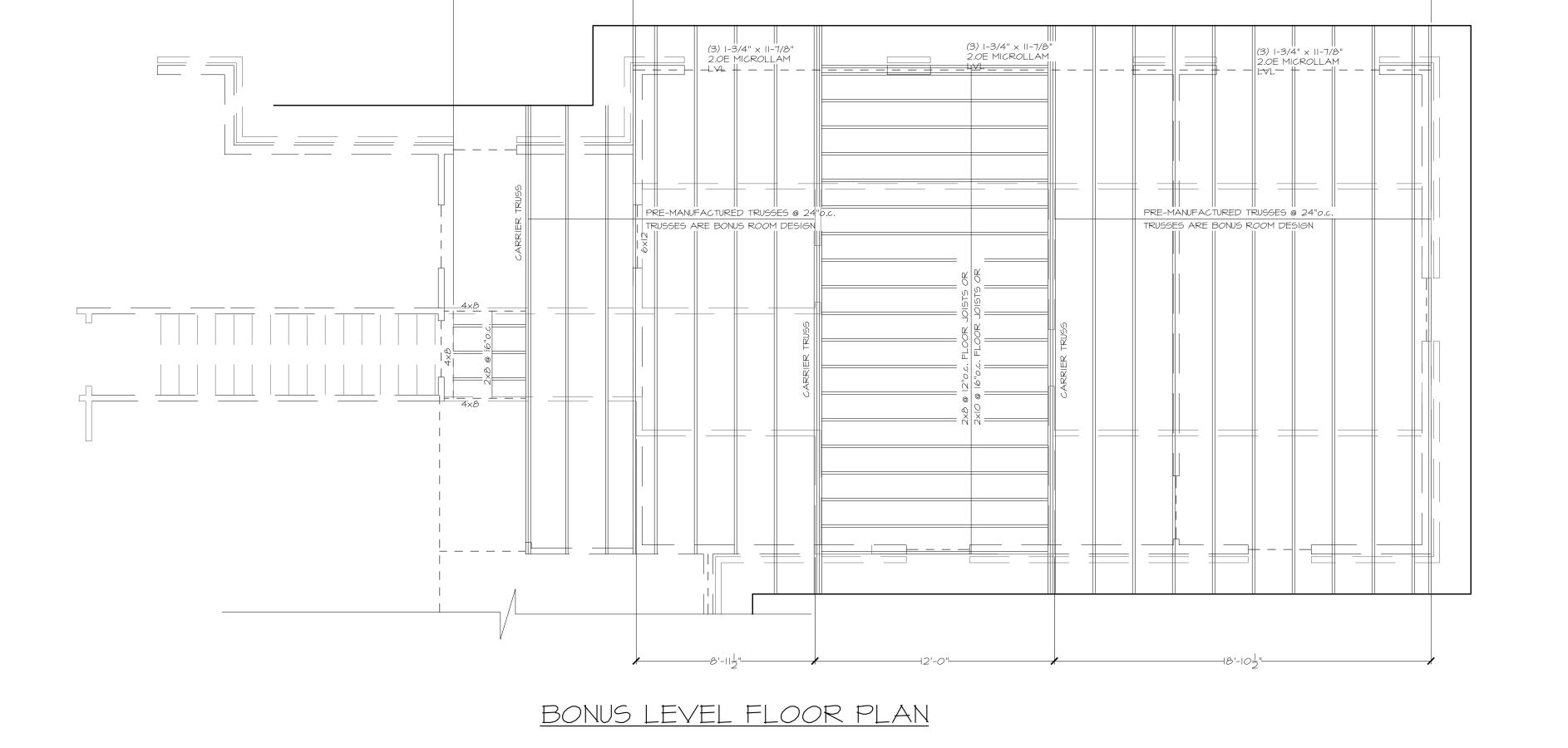
2 X 4 STUDS @ 16"o.c.

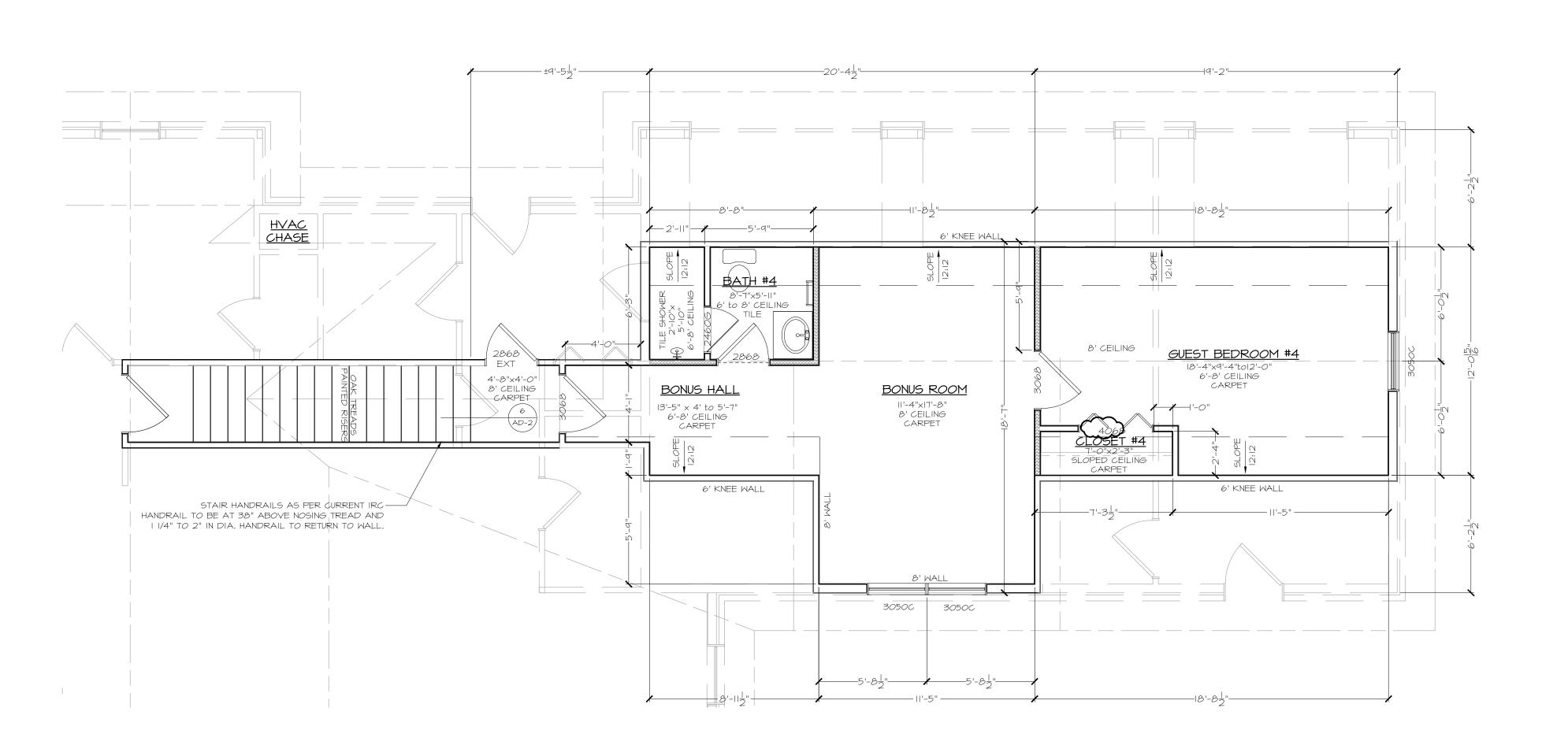
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2 X 6 STUDS @ 16"o.c.

BRICK/STONE VENEER

POUR IN PLACE CONCRETE WALL





REVISIONS BY
8/8/20 AH
HENI9036A\_I

HENDERSON RES

SECOND FLOOR
PLAN
FRONT

ESIGN & DRAFTING
SERVICE
320 CRESTVIEW CIRCLE

4

DATE 9/10/19

SCALE
1/4"=1'-0" at 24x36

DRAWN ALL(D)

1/4"=1'-0" at 24x
DRAWN AH/RJ

JOB HEN19036

A-2