

FIRST FLOOR PLAN drop slab for hardwood floors

scale: 1/4" = 1'-0"

Codes
 2015 International Residential Code
 2015 International Building Code
 2015 Energy Conservation Code 2016
 2015 International Fire Code
 2015 International Mechanical Code
 2015 International Plumbing Code
 2015 International Fuel Gas Code
 2014 National Electrical Code
 and all city ordinances

floor plans - unless noted otherwise

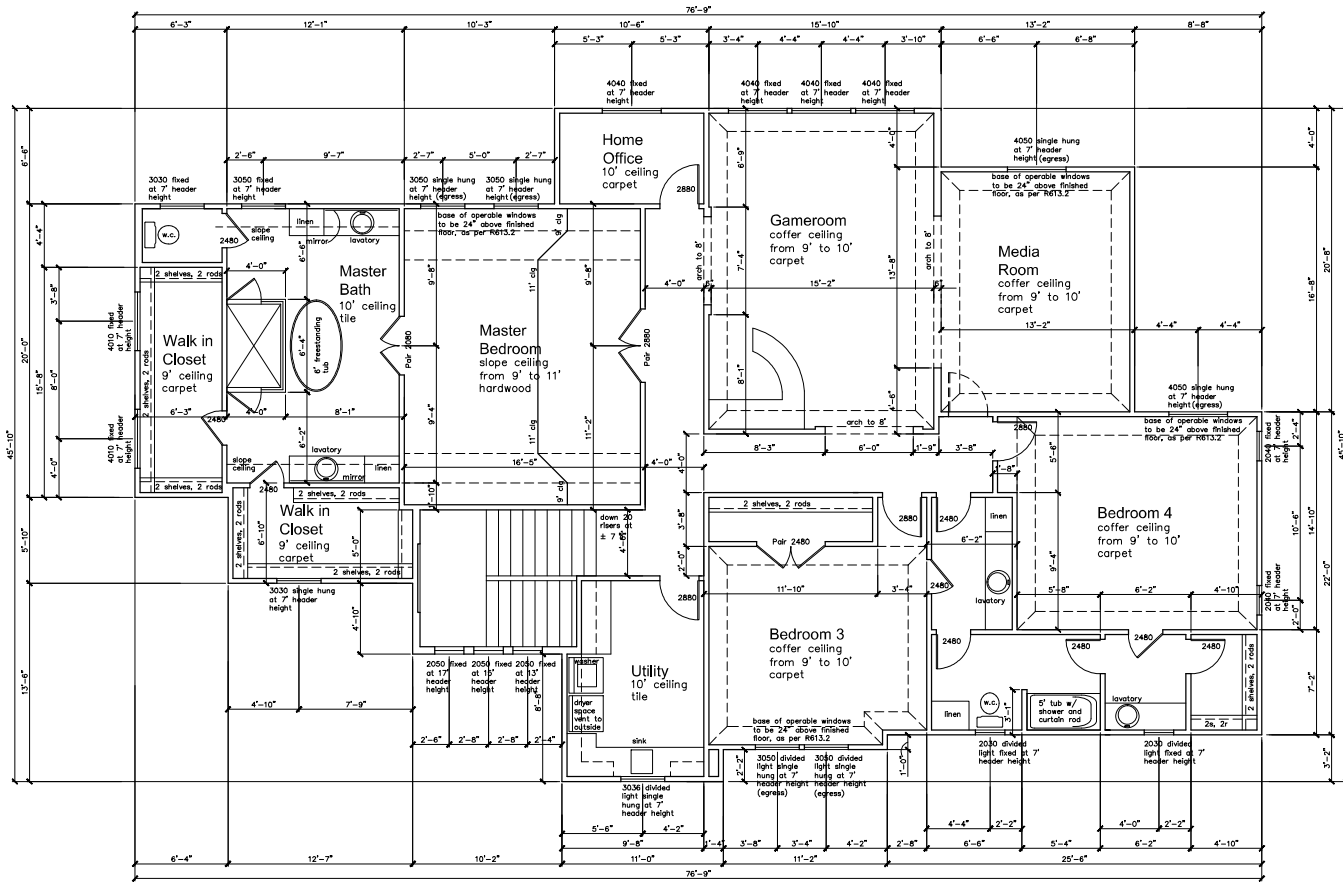
- A4-1 First Floor (nominal heights) 11'-0" ceiling height, 8'-0" window header heights, 8'-0" interior door heights (1 3/8" thick hollow core) 8'-0" exterior door heights (1 3/4" solid core)
- A4-2 Second Floor (nominal heights) 10'-0" ceiling height, 8'-0" window header heights, 8'-0" interior door and cased opening heights
- A4-3 All height designations shall be measured from main finished floor at first floor plan, and from second finished floor at second floor plan.
- A4-4 Weatherstrip at all exterior doors
- A4-5 All angles shown in plan shall be divisible by 45
- A4-6 Doors between attached garage and the dwelling shall be minimum 1 3/8" solid core wood and self closing, or be a 20 minute fire-rated assembly.
- A4-7 Refer to interior elevations for additional furring and framing information.
- A4-8 All bedroom windows shall be max. 44" above finished floor, with a minimum 24" high and 20" wide opening to provide at least 5.7 square feet of opening.
- A4-9 Minimum width between handrails shall be 30", height above nose of tread shall be minimum 34", and maximum 38", hand gripping portion of handrails shall not be less than 1 1/2" and not more than 2" in cross-sectional dimension or the shape shall provide an equal amount of gripping surface. Handrails projecting from the wall shall have a space of not less than 1 1/2" between the wall and the handrail. All stairways shall have at least one handrail. Handrails shall be installed on all open sides of the stairs. Handrails shall be continuous for the full length of the stair, and shall terminate at a newelpost or safety terminal.
- A4-10 Approved smoke detectors require 120 volt connections to house wiring and battery backup.
- A4-11 Provide ventilation at all baths which is connected directly to outside air with a point of discharge at least 3 feet from any opening that allows air entry into occupied portions of the building.
- A4-12 Shower stalls and tubs with shower heads shall have walls finished with a non-absorbent surface over waterproof gypsum board (or equal or better material), to a height of at least 70".
- A4-13 Engineering of the foundation, superstructure, and stairs does not fall within the scope of the work performed by DERRIK MCKENZIE DESIGNER. It shall be the responsibility of the owner or builder to have this performed. If an engineers seal is present upon these drawings, the engineer of record shall be fully responsible for all engineering matters relating to the foundation, superstructure, or stairs.

square footage calculations

First Floor	2029 sf
Second Floor	2521 sf
Total Living Area	4550 sf
Garage	548 sf
Entry	47 sf
Total Covered Area	5145 sf

Guardrails - max. 4" openings and 36" height, as per IRC 312.1 and 312.2
 Handrails - 34" to 38" height, as per IRC r3311.5.6.1. Maximum 7 3/4 rise, 10" run, as per IRC R 311.5.3.1. Enclosed useable space below stair must have 1/2 gypsum board as per IRC R311.2.2. Live load design 200lbs/sq.ft. guardrails, as per R301.5 and table 301.5





SECOND FLOOR PLAN

scale: 1/4" = 1'-0"

- Codes
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 2015 International Fire Code
 2015 International Mechanical Code
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 2015 International Fuel Gas Code
 2014 National Electrical Code
 and all city ordinances

floor plans - unless noted otherwise

- A4-1 First Floor (nominal heights) 11'-0" ceiling height, 8'-0" window header heights, 8'-0" interior door heights (1 1/2" thick hollow core) 8'-0" exterior door heights (1 1/2" solid core)
- A4-2 Second Floor (nominal heights) 10'-0" ceiling height, 8'-0" window header heights, 8'-0" interior door and cased opening heights
- A4-3 All height designations shall be measured from main finished floor at first floor plan, and from second finished floor at second floor plan.
- A4-4 Weatherstrip at all exterior doors
- A4-5 All angles shown in plan shall be divisible by 45
- A4-6 Doors between attached garage and the dwelling shall be minimum 1 3/4" solid core wood and self closing, or be a 20 minute fire-rated assembly.
- A4-7 Refer to interior elevations for additional lurring and framing information.
- A4-8 All bedroom windows shall be max. 44" above finished floor, with a minimum 24" high and 20" wide opening to provide at least 5.7 square feet of opening.
- A4-9 Minimum width between handrails shall be 30", height above nose of tread shall be minimum 34", and maximum 36", hand gripping portion of handrails shall not be less than 1 3/8" and not more than 2" in cross-sectional dimension or the shape shall provide an equal amount of gripping surface. Handrails projecting from the wall shall have a slope of not less than 1 3/8" between the wall and the handrail. All stairways shall have at least one handrail. Handrails shall be installed on all open sides of the stairs. Handrails shall be continuous for the full length of the stair, and shall terminate at a newpost or safety terminal.
- A4-10 Approved smoke detectors require 120 volt connections to house wiring and battery backup.
- A4-11 Provide ventilation at all baths which is connected directly to outside air with a point of discharge at least 3 feet from any opening that allows air entry into occupied portions of the building.
- A4-12 Shower stalls and tubs with shower heads shall have walls finished with a non-absorbent surface over waterproof gypsum board (or equal or better material), to a height of at least 70".
- A4-13 Engineering of the foundation, superstructure, and stairs does not fall within the scope of the work performed by DERRIK MCKENZIE DESIGNER. It shall be the responsibility of the owner or builder to have this performed. If an engineers seal is present upon these drawings, the engineer of record shall be fully responsible for all engineering matters relating to the foundation, superstructure, or stairs.

Guardrails - max. 4" openings and 36" height, as per IRC 312.1 and 312.2
 Handrails - 34" to 38" height, as per IRC R331.5.6.1, Maximum 7 3/4" rise, 10" run, as per IRC R 311.5.3.1. Enclosed usable space below stairs must have 1/2 gypsum board as per IRC R311.5.2. Live load design 200lbs/sq.ft. guardrails, as per R301.5 and table 301.5

