



FAIRMONT CUSTOM HOMES
30926 LOWER OXBOW TRACE

General Notes:

The construction of this dwelling must comply with 2022 International Residential Code (2022 I.R.C.) This is a "builder set of plans" limited in scope and detail. This plan was not prepared by a state licensed architect. They are not a complete set of architectural documents. Any construction according to the general design depicted herein should be done by a builder familiar with using this type of builder set of plans and details.

- This plan and the designs contained herein are the sole property of the company, Wyrick Residential Designs. This plan and all the derivative works are subject to federal copyright law protection and may not be copied, resold, or reproduced by any means what so ever.
- Thin set all tile and wood floors unless owner/builder specifies drop. See builder for selections and slab drops where required.
- All curb stops/ wheel stops location in garages or carports must be verified by owner/builder prior to concrete pour.
- All garages to have 1/2" one hour rated gypsum board separation at common walls and ceilings. Provide one hour solid core door with closure device when opening directly into dwelling.
- One hour rated gypsum board separation under all stair cases. All stairways and handrails to comply with sections R314-R315 of 2022 I.R.C. Builder/contractor will certify installation compliance.
- Locate and interconnect 110V smoke detectors with battery backup in all sleeping rooms and common areas. Install in accordance with section R317 of 2022 I.R.C. and NPPA72 household fire warning equipment provisions.
- Household venting should be in accordance with sections 502 (G2425, 4503, G2426) 2022 I.R.C. exhaust to vent outside dwelling. provide ventilation at all baths and utility rooms via natural or mechanical means capable of five air chambers per hour and is vented directly outside with a point of discharge min. 3'0" from any opening that allows air reentry into occupied portion of building.
- HVAC installation, sizing, location is a responsibility of A/C contractor and must comply with section M1401-M1405 of the 2022 I.R.C.
- Install dryer vents according to section M150L1 2022 I.R.C. Ducts shall be continuous and terminate outside of dwelling.
- Where wood framing is exposed to water splashing provide water proof paper flashing and counter flashing. Fire stopping in concealed spaces of halls furr downs, ceilings, and floor levels, and at 10'0" intervals along length of wall.
- Shower stalls to be finished with non absorbent surface to minimum height of 7'0" above drain inlet per section R7024 2022 I.R.C. Shower receptors to comply with section P2706 and P2710 of 2022 I.R.C.
- All plumbing installation, riser diagram, and fixture locations will be done by a licensed plumber and will comply with the national plumbing code and chapters 26-28 of the 2022 I.R.C. All plumbing materials and installation must comply with local municipal codes and standards.
- See owner/builder for window manufacturer and styles. Install exterior windows and doors per section R613 2022 I.R.C. Window supplier to locate safety glass as required and certify all windows to comply with 2022 I.R.C., 2000 I.B.C., and 2000 energy code. Provide mastic wrap, weather proofing, and caulk surround flashing above windows and counter flash as required.
- All sleeping rooms to have min. of one window size with min. 24" height by 20" wide that provides 5.7 sq. ft. net clear opening to meet EGRESS per 2022 I.R.C./2000 I.B.C. with a 44" max. sill height.
- Stair design, riser, and tread depths site built must comply with sections R314, 1-R314.9 of 2022 I.R.C. Note: All handrails and guardrails shall comply with sections R315-R315 of 2022 I.R.C. and have a min. uniformly distributed live load as per table R301.4 of the 2022 I.R.C.
- All stair balusters to have 5" O.C. max. spacing with no more than 4" max. opening. Install continuous handrail at min. 34" height at all staircase locations and min. 42" height at all landings.
- Pulldown/attic access stairs to comply with section R307 of 2022 I.R.C. Having a rough opening no less than 22" by 30" with a 350 lb. min. weight limit and a 30" min. unrestricted head room into the attic to comply with M1305.L3 of 2022 I.R.C.
- Fire place hearth to be 3/4" thick non combustible material. Surround to be non combustible at 12" min. Surround opening. All fire places to be I.L.L. and L.C.B.O. approved, installed, and vented per manufacturer specifications. All factory built or masonry job built fire places and chimney assemblies must comply with chapter 10 section R100L1-R1005.3 of the 2022 I.R.C. Chimneys to rise 24" min. above all roof or structure with in 10'0" distance. Builder shall supply all manufacturers documentation to home owner.
- All electrical installation to be certified by a licensed master electrician selected by builder or owner. All load calculations and panel box sizing, locations, and services by electrical contractor. All wiring types, gauge, and termination will be selected and approved by builder/owner. Installation to comply with the most current national electrical code and all local codes, standards, and comply with chapters 33-35 of the electrical sections of the 2022 I.R.C. The designer's scope for the electrical plans are limited only to general fixture and switch locations.
- Under all water heaters provide 26 gauge metal drain pan (sized per capacity) fastened to floor deck below. Pan drain line and water heater pressure relief line shall be vented to exterior and not into sanitary sewer. All units to be equipped with T and P pressure relief valves. Clearance form top of water heaters to bottom of rafters shall not be less than 10". Gas equipment shall be provided with appropriate attic ventilation for combustion air and min. 4" diameter prefab flue flashed at roof deck penetration. Installation to comply to manufacturer's specifications and chapters 20, 24, 28 of the 2022 I.R.C. All sizes, locations, and number of water heaters to be determined by builder/owner/contractor.

NOT IN SCOPE OF DESIGNER SERVICES:

See elevations and detail sheets for additional specifications.

Topographic design is not part of the scope of designer. The owner/builder will work directly with foundation engineer for slab requirements. The builder is to compact pad sight soils in accordance with plans and specs provided by engineer. Builder/owner or engineer will establish top of slab elevation, the finished grades, swales, and site drainage. Swimming pools, pool equipment, A/C pads, and locations are not in the scope of services provide by designer. Job site supervision or inspections or not part of designer service. Builder will supervise contractors and certify construction.

BUILDER RESPONSIBILITY FOR THIS DWELLING:

Builder must be able to read, understand, and execute construction with this "builder set of plans". All site preparation, compaction, and topographic requirements will be the sole responsibility of the builder, owner, or approved contractor. Builder will locate house on site via survey and verify that this building does not encroach on to any building lines, set backs, easements, or aerial easements prior to pad construction or setting complete form board layout. Builder will secure all proper permits and approvals prior to any construction. Builder will review all subdivision and municipal guidelines and verified this building design is in compliance. Contractors will refer to builder for all constructor methods, techniques, installation, and code compliance. Builder is responsible for all framing beam sizes, locations, details, materials, and methods of construction. Builder is liable for all engineering oversights and compliance, construction, and field supervision. Designer is not responsible for sub standard construction or supervision. Designer recommend all framing and foundation design to be prepared by a licensed structural engineer who must inspect and certify all work done by contractors. If there is conflict between these drawing and engineering the building will notify designer immediately before continuing construction. Builder will promptly request any additional information from designer, vendors, contractors, or various professionals needed for construction. If contractors proceed with the construction of this dwelling or appurtenances associated with this dwelling with out the required knowledge, documentation, proper supervision or experience needed for it's proper completion the builder will be financially obligated and liable for any work performed by any contractor.

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BUILDER / CLIENT:

FAIRMONT CUSTOM HOMES

ADDRESS:

30926 LOWER OXBOW TRACE



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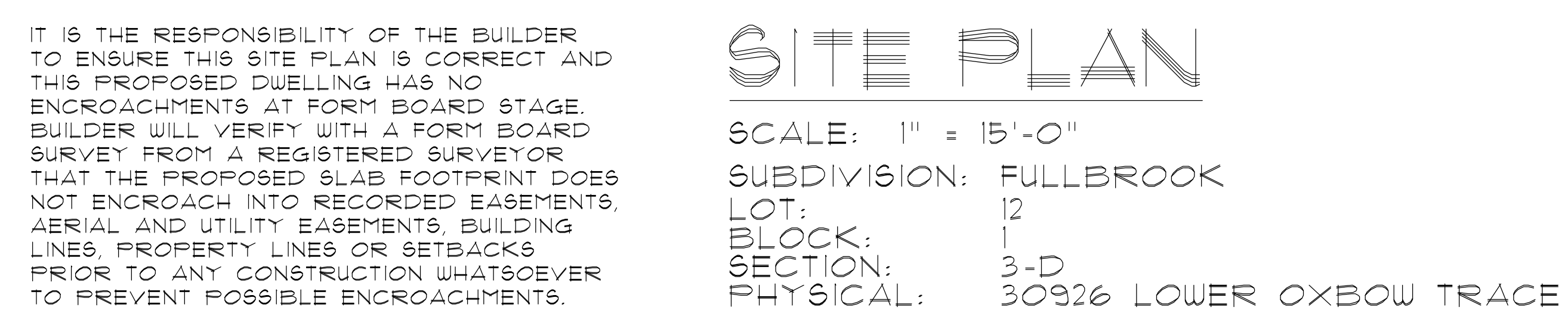
IN-2306

PLAN

4417

SHEET

A-0



SCALE: 1" = 15'-0"
SUBDIVISION: FULLBROOK
LOT: 12
BLOCK:
SECTION: 3-D
PHYSICAL: 30926 LOWER OXBOW TRACE



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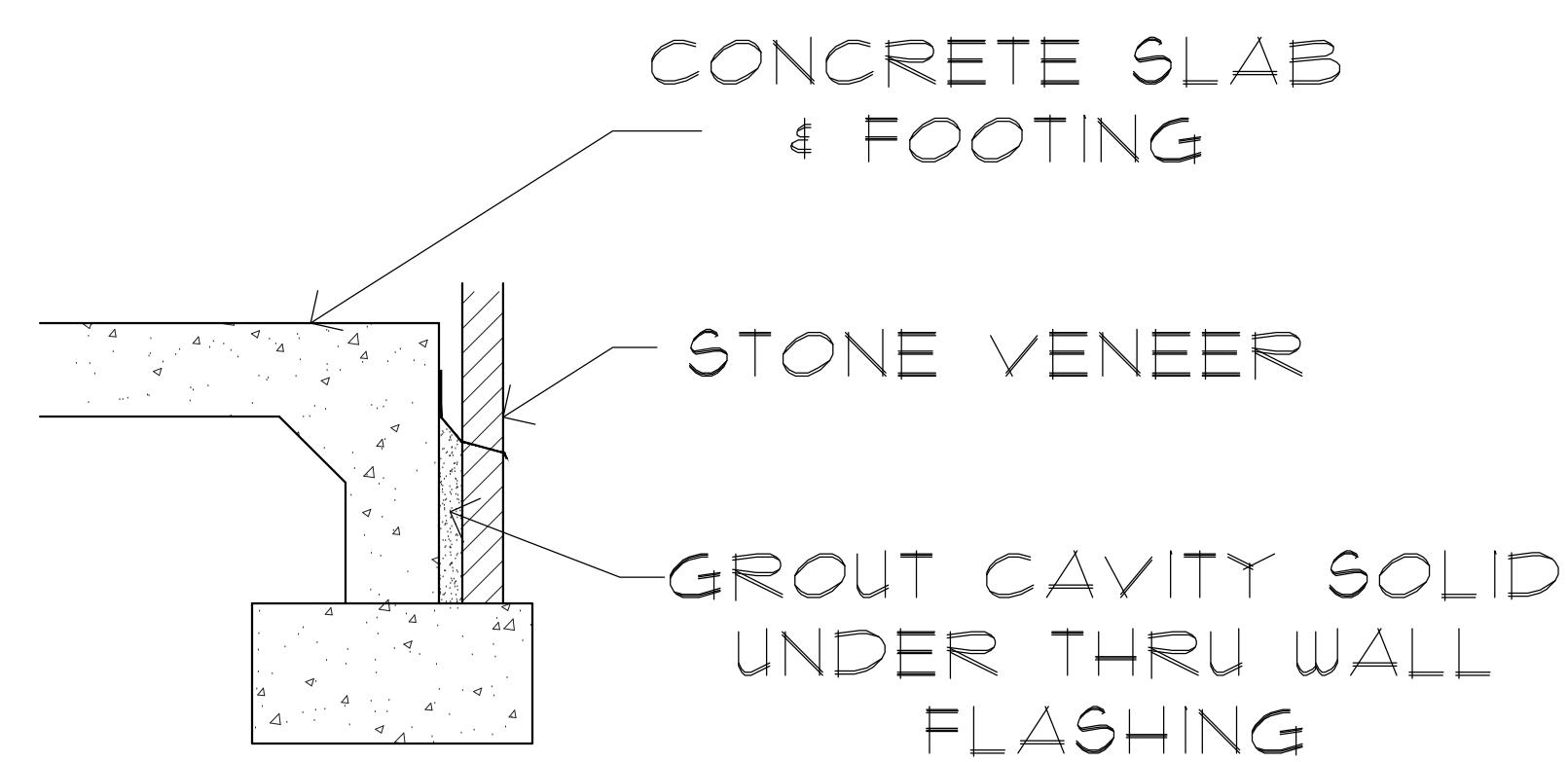
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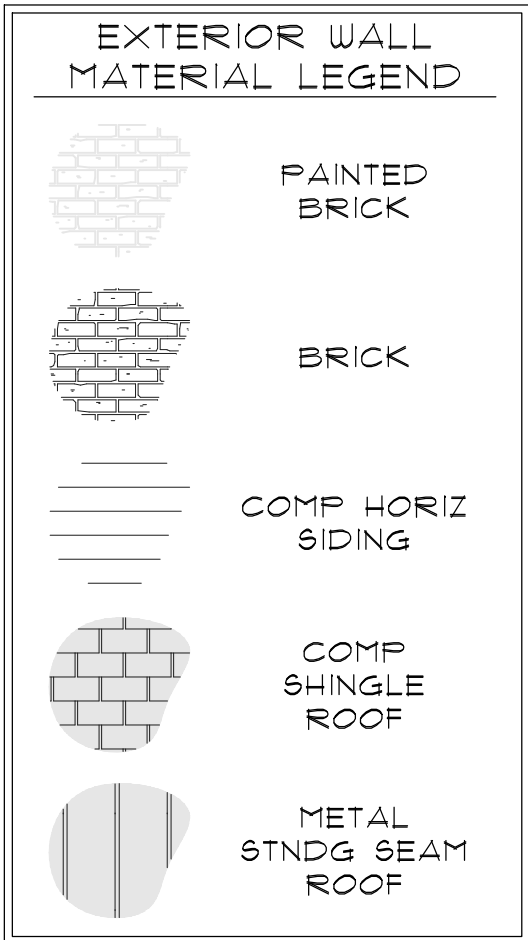
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SCALE: 1/4" = 1'-0"



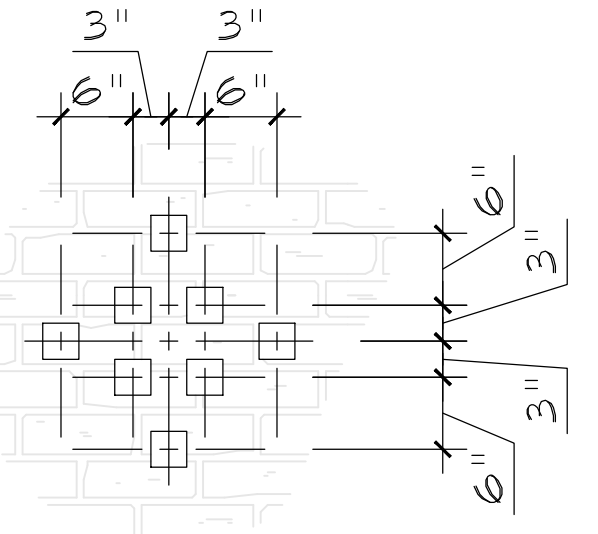
2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



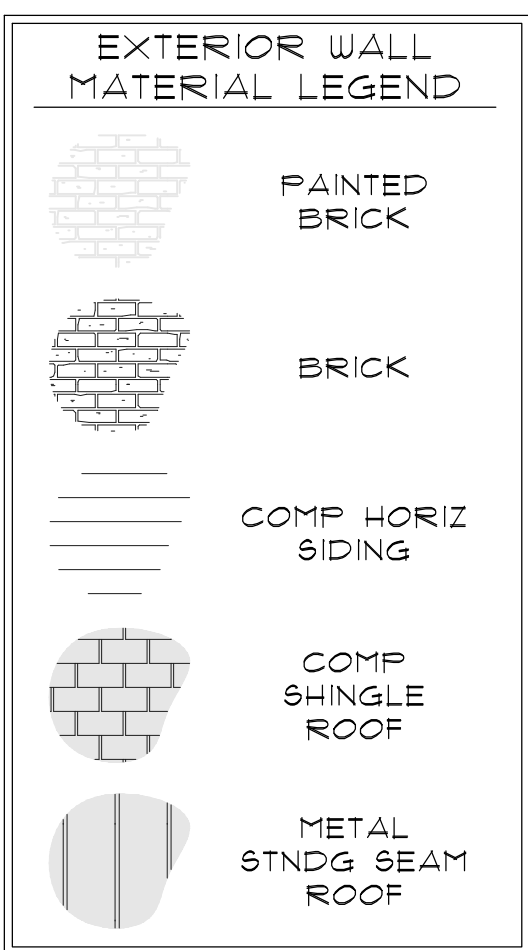
3 DROPPED BRICK LEDGE DETL
SCALE: 3/4" = 1'-0"



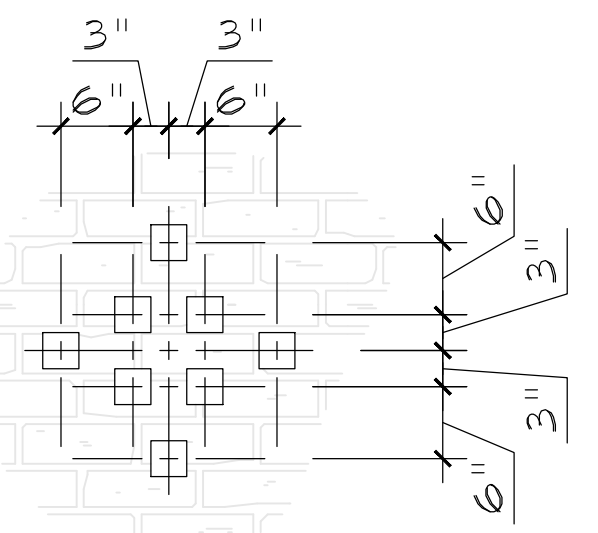
READING NOTE:
ALL WORK TO BE 4' CLS
FROM THE TOP OF SLAB OF
THE NEAREST CONDITIONED SPACE



TYP BRICK VENT DETAIL



READING NOTE:
ALL WORK TO BE 4' CLS
FROM THE TOP OF SLAB OF
THE NEAREST CONDITIONED SPACE



TYP BRICK VENT DETAIL

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PLAN

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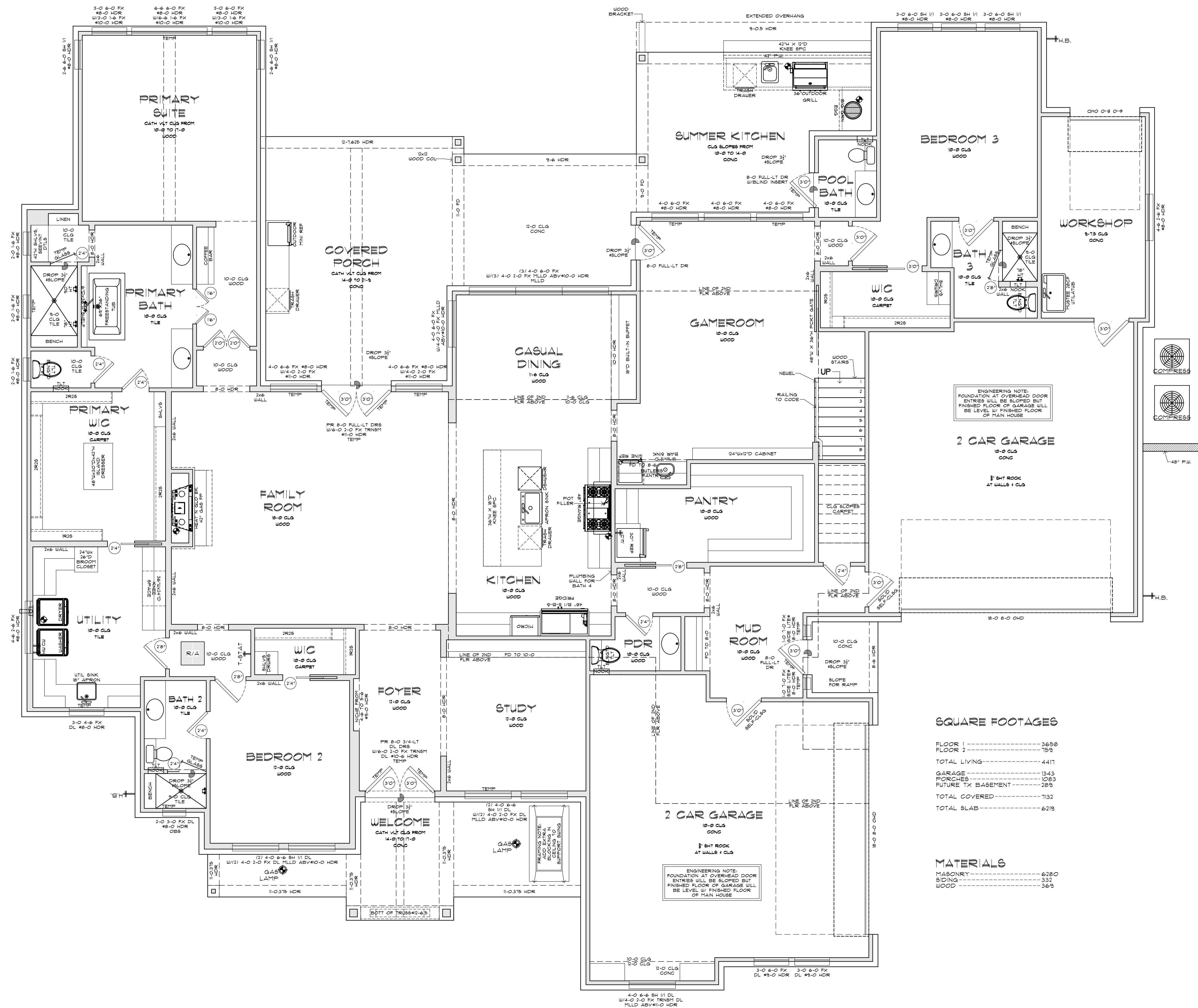
SHEET

A-2

1

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
10'-0" CLG HEIGHTS U.N.O.
ALL DOORS DOWN TO HAVE 8'-0" HT. U.N.O.
ALL WINDOWS DOWN TO HAVE 8'-0" HDHT. U.N.O.



SQUARE FOOTAGES

FLOOR 1	3698
FLOOR 2	759
TOTAL LIVING	4417
GARAGE	1343
PORCHES	1063
FUTURE TX BASEMENT	289
TOTAL COVERED	1132
TOTAL SLAB	6219

MATERIALS

MASONRY	6280
SIDING	337
WOOD	365

FEET
1/4" = 1'-0"

DOOR WIDTH (3'-0")
SH 1/1 SINGLE-HUNG (OPERABLE WINDOW)
FX FIXED (NON-OPERABLE WINDOW)
HOR SLID HORIZONTAL SLIDER (OPERABLE WINDOW)

CSMT CASEMENT (OPERABLE WINDOW)
HDR HEADER (TOP OF WINDOW/DOOR)
MLLD MULLED (ATTACHED WINDOWS)
DL DIVIDED LIGHT (WINDOW PANES DIVIDED)

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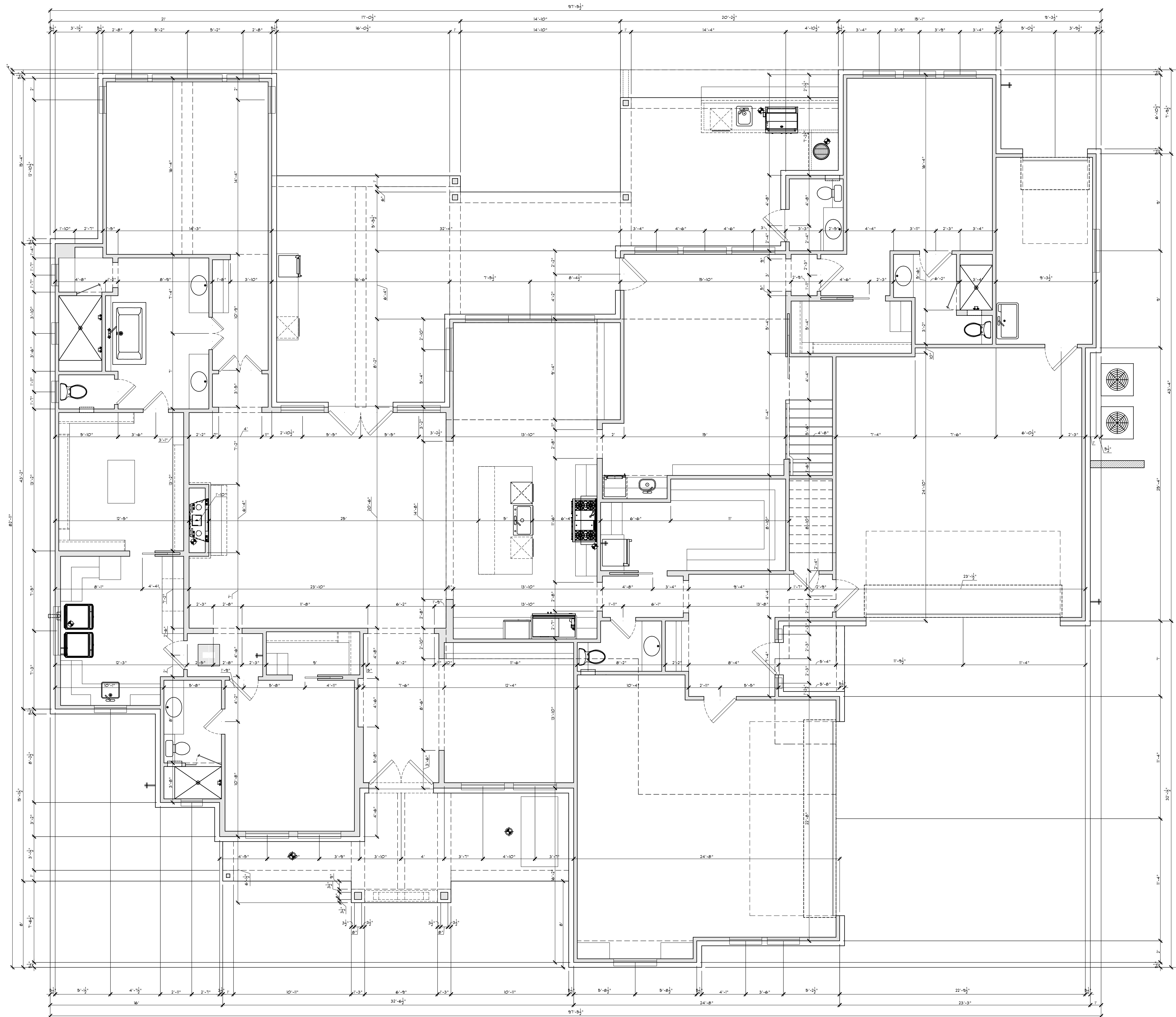
IN-2306

PLAN

4417

SHEET

A-3



1 FIRST FLOOR DIMENSION PLAN

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

FEET	INCHES	DOOR WIDTH (3'-0")	CSMT	CASEMENT (OPERABLE WINDOW)
SH	1/1	SINGLE-HUNG (OPERABLE WINDOW)	HDR	HEADER (TOP OF WINDOW/DOOR)
FX		FIXED (NON-OPERABLE WINDOW)	MLLD	MULLED (ATTACHED WINDOWS)
HOR	SLID	HORIZONTAL SLIDER (OPERABLE WINDOW)	DL	DIVIDED LIGHT (WINDOW PANES DIVIDED)

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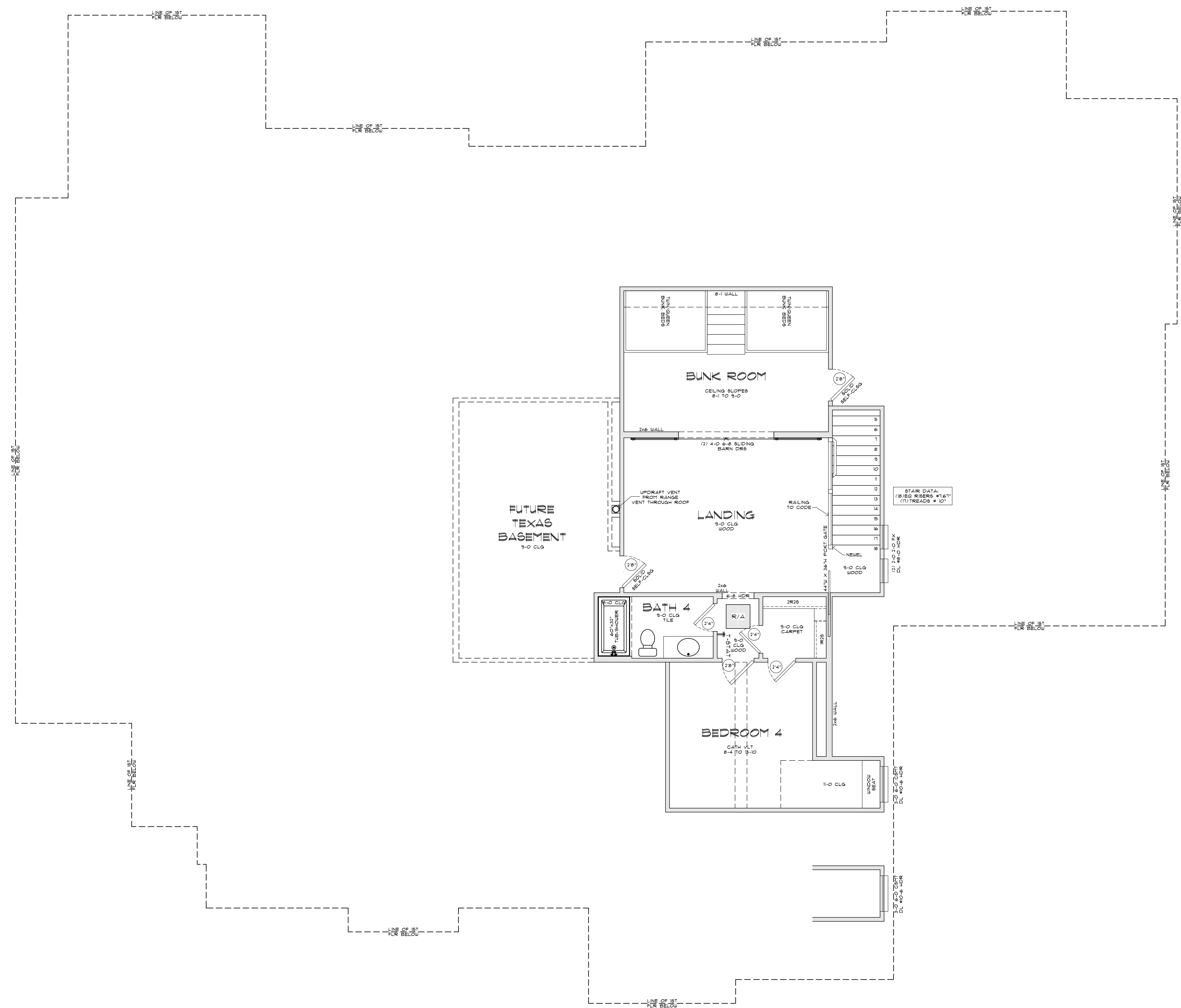


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SHEET

A-4



1 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
9'-0" CLG HEIGHTS U.N.O.
ALL DOORS UP TO HAVE 6'-8" HT. U.N.O.
ALL WINDOWS UP TO HAVE 7'-8" HDHT. U.N.O.

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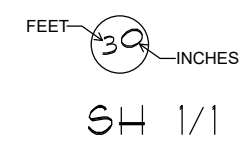
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FEET 3/4 INCHES

SH 1/1

FX

HOR SLID

DOOR WIDTH (3'-0")

SINGLE-HUNG
(OPERABLE WINDOW)

FIXED
(NON-OPERABLE WINDOW)

HORIZONTAL SLIDER
(OPERABLE WINDOW)

CSMT	CASEMENT (OPERABLE WINDOW)
HDR	HEADER (TOP OF WINDOW/DOOR)
MLLD	MULLED (ATTACHED WINDOWS)
DL	DIVIDED LIGHT (WINDOW PANES DIVIDED)

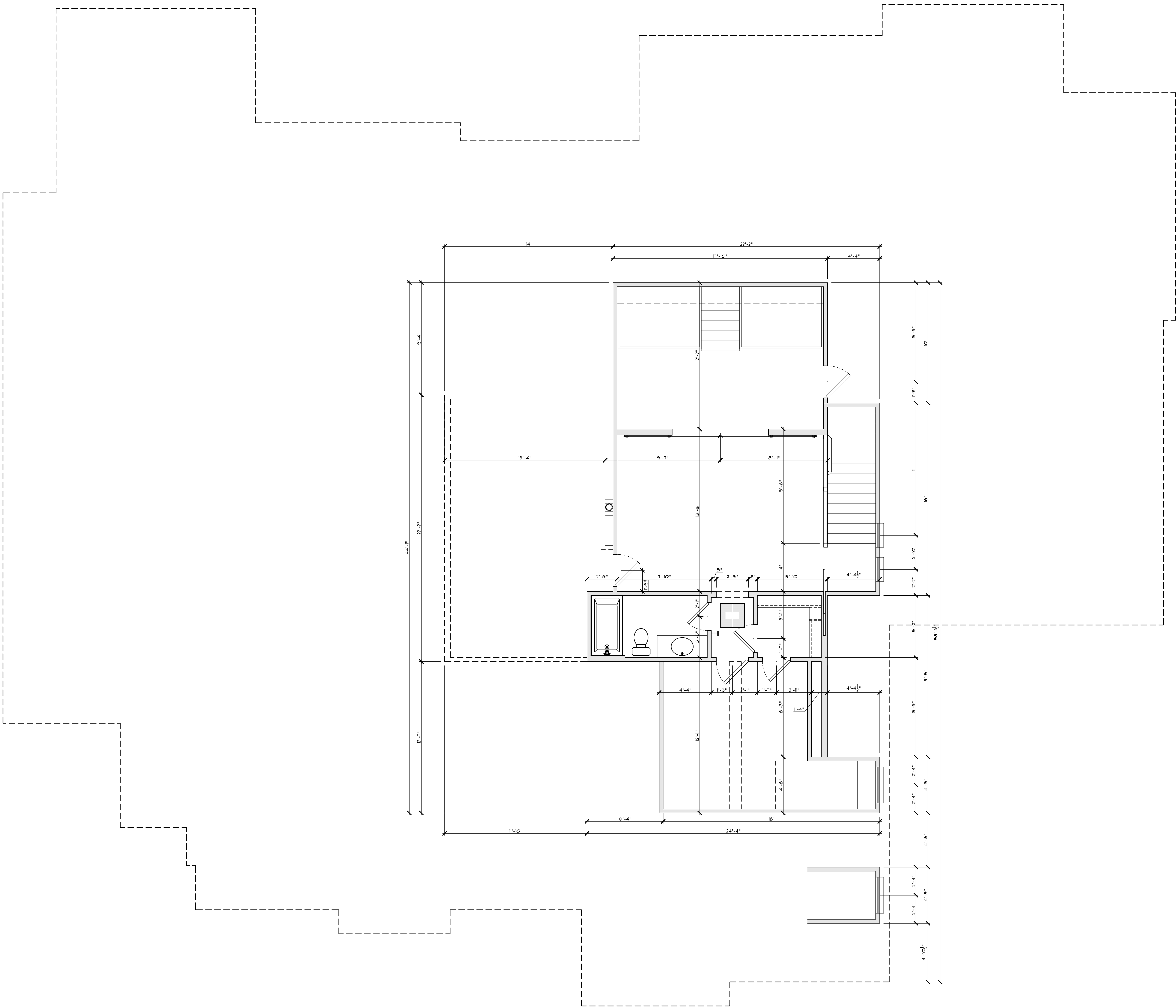


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SHEET

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1 SECOND FLOOR DIMENSION PLAN
SCALE: 1/4" = 1'-0"

FEET	INCHES	DOOR WIDTH (3'-0")	CSMT	CASEMENT (OPERABLE WINDOW)
SH	1/1	SINGLE-HUNG (OPERABLE WINDOW)	HDR	HEADER (TOP OF WINDOW/DOOR)
FX		FIXED (NON-OPERABLE WINDOW)	MLLD	MULLED (ATTACHED WINDOWS)
HOR SLID		HORIZONTAL SLIDER (OPERABLE WINDOW)	DL	DIVIDED LIGHT (WINDOW PANES DIVIDED)

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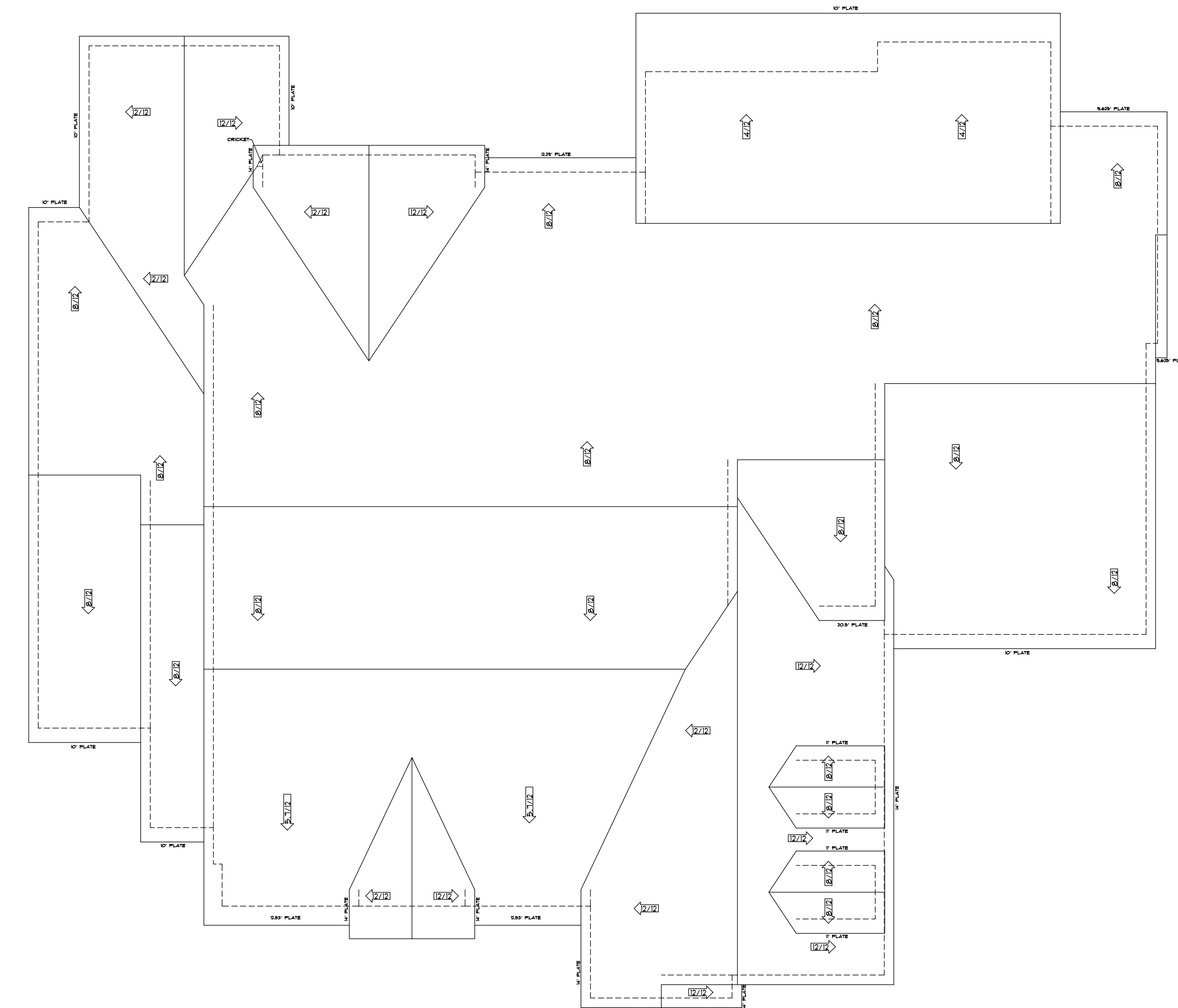
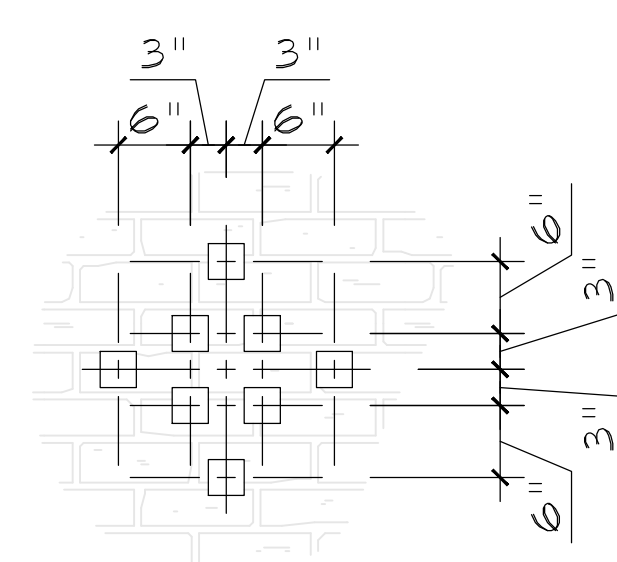
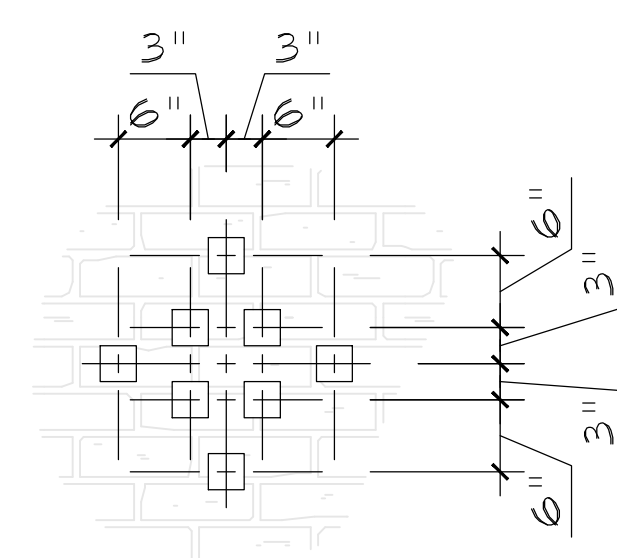
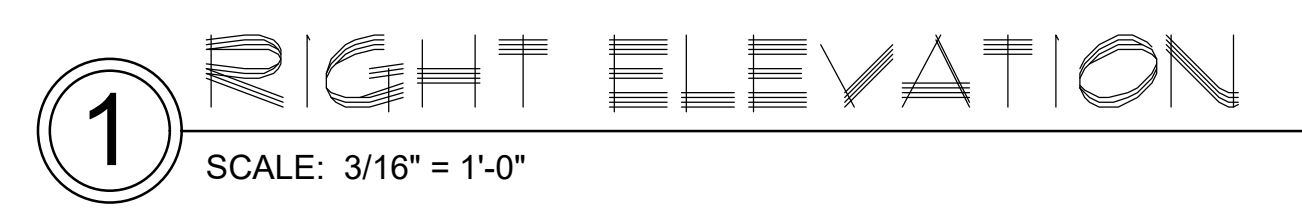
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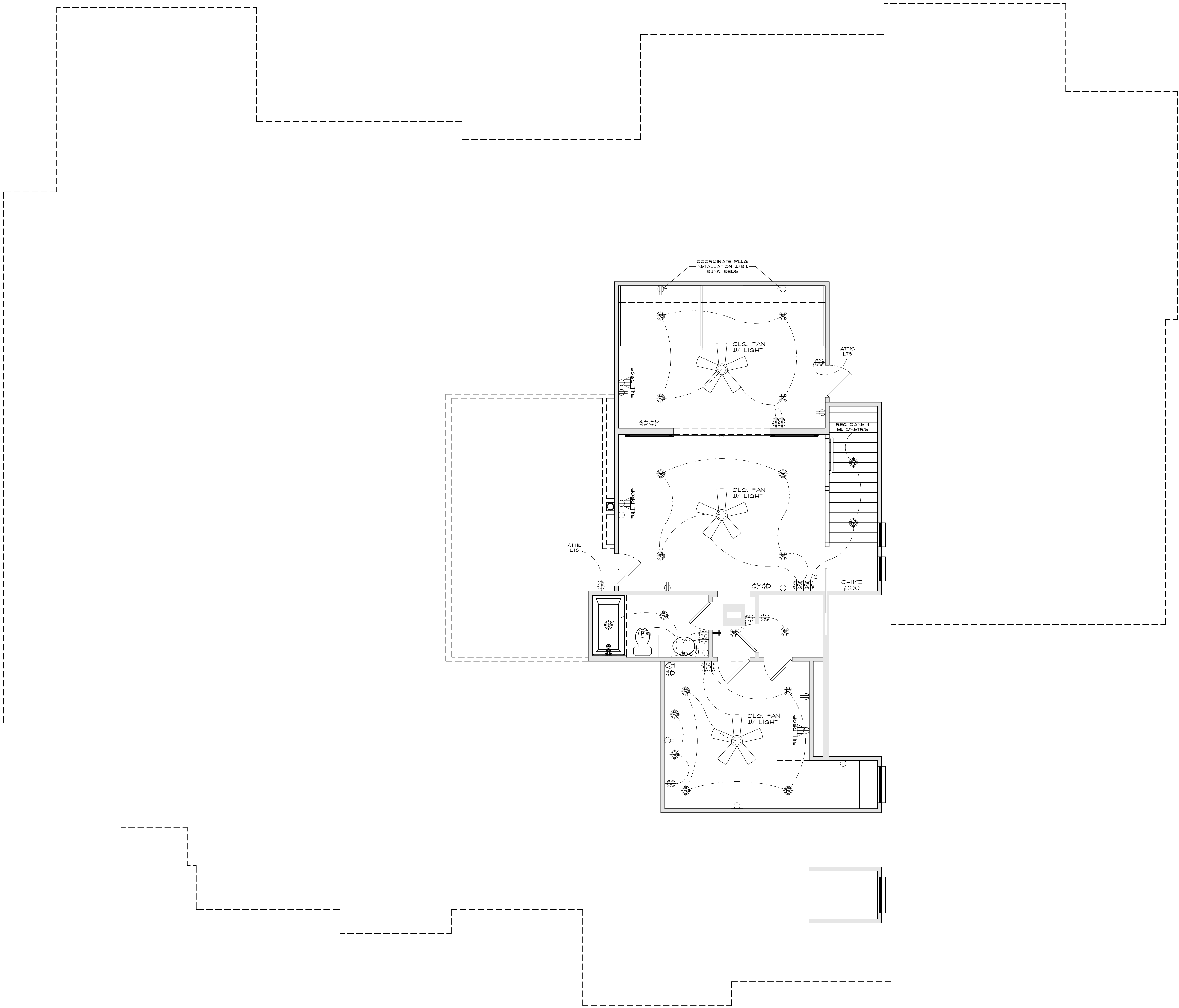
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A-6



3 RAFTER AND PITCH PLAN

SCALE: 1/8" = 1'-0"

A-7



1





































SECOND FLOOR ELECTRICAL PLAN

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

ALL WATER HEATERS AND HVAC HANDLERS TO BE LOCATED IN ATTIC.

BUILDER TO PROVIDE SOLID PLYWOOD DECKING UNDER ALL UNITS AND PROVIDE ACCESS PATH TO EACH LOCATION.

ALL ELECTRICAL TO BE INSTALLED ACCORDING TO AND IN ACCORDANCE WITH LATEST NATIONAL ELECTRICAL CODE.

ELECTRICAL SYMBOL LEGEND					
	STANDARD SWITCH		SCONCE LIGHT		HIDDEN 10V PLUG
	THREE WAY SWITCH		VANITY LIGHT		120V PLUG
	FOUR WAY SWITCH		MINI RECESS CAN LIGHT		FLOOR PLUG
	DOOR SWITCH		MINI FLUSH MOUNTED LIGHT		CEILING PLUG
	SURFACE MOUNTED LIGHT		FLOOD LIGHT		A/C COMPRESSOR CIRCUIT
	HANGING FIXTURE		UNDER CABINET LIGHT		CEILING MOUNTED SMOKE DETECTOR
	RECESS CAN LIGHT		STEP LIGHT		CABLE TV OUTLET
	WATER PROOF RECESS CAN LIGHT		CEILING FAN WITHOUT LIGHT		PHONE OUTLET
	COACH LIGHT		CEILING FAN WITH LIGHT		DOOR BELL OUTLET
	EYEBALL RECESS CAN LIGHT		10V PLUG		WALL MOUNTED CHIME
	SOFFIT RECESS CAN LIGHT		GROUND FAULT INTERRUPT PLUG		GARAGE DOOR OPENER PUSH BUTTON
			WATER PROOF GROUND FAULT INTERRUPT PLUG		EXHAUST FAN
			QUAD PLEX PLUG		

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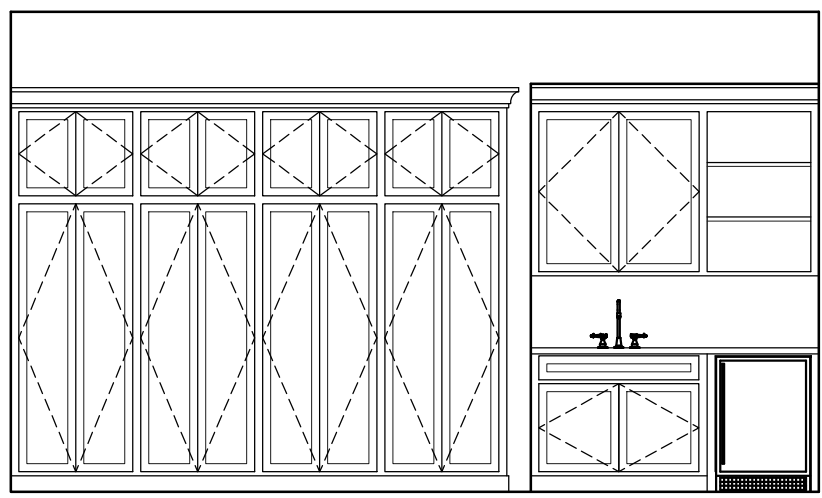
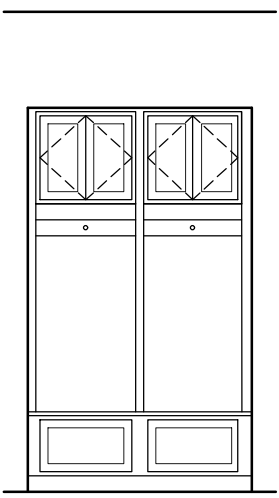
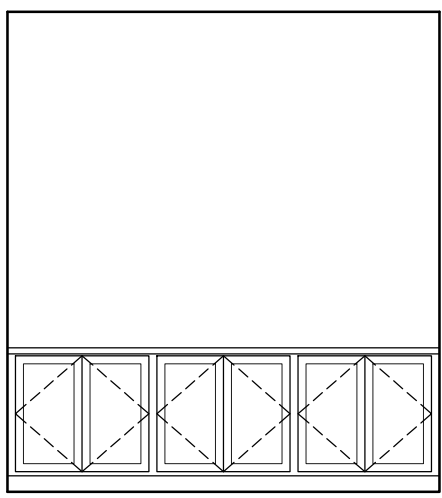
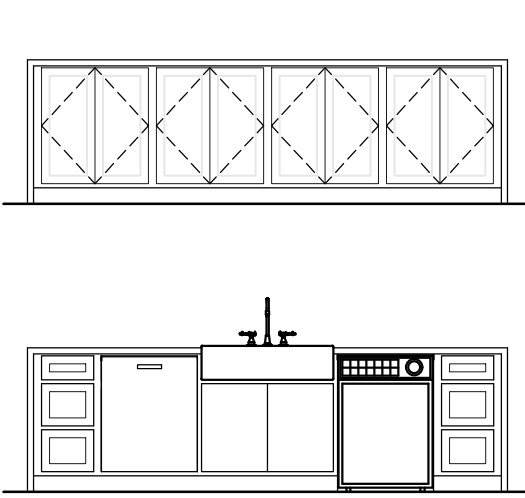
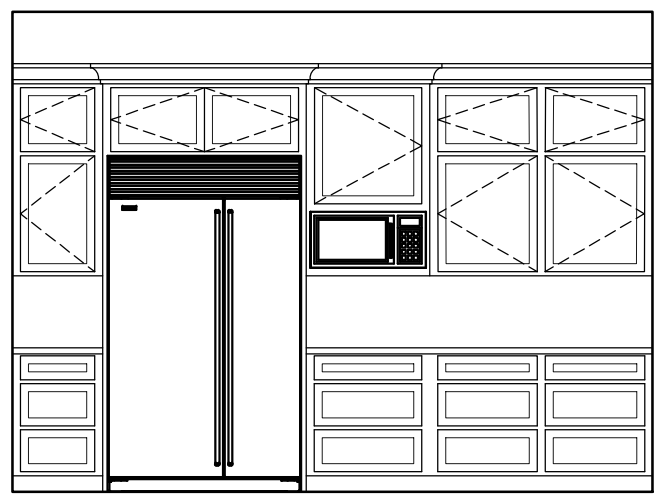
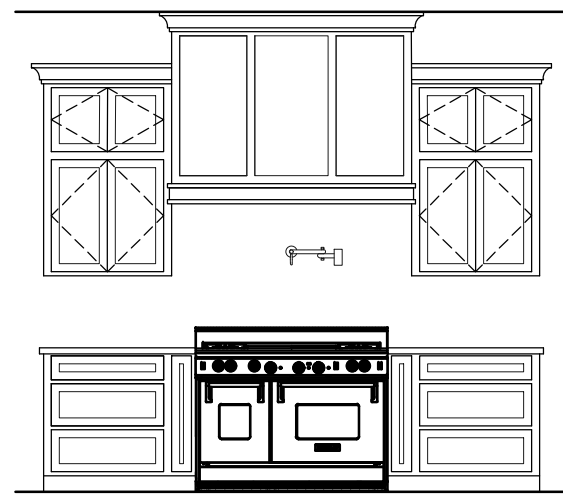
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4417

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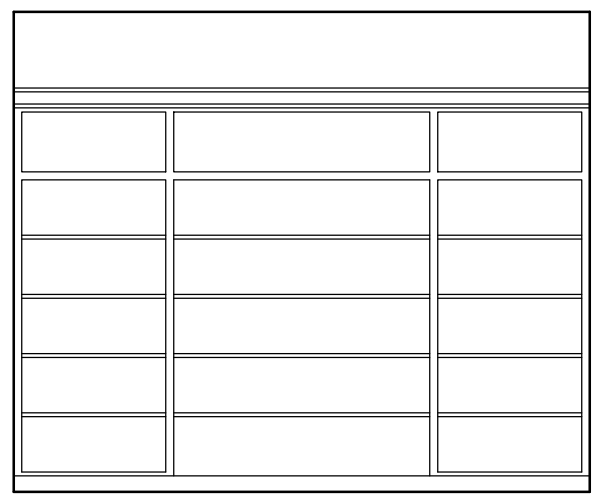


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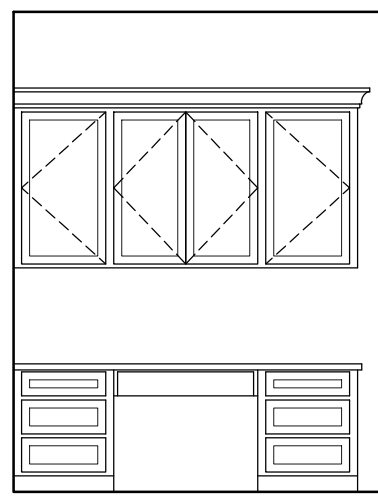
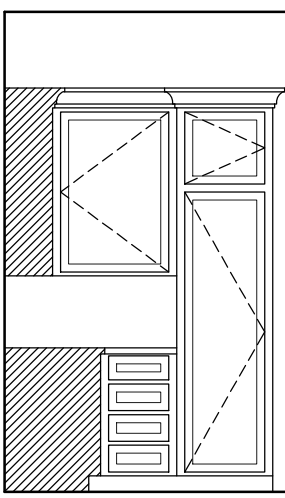
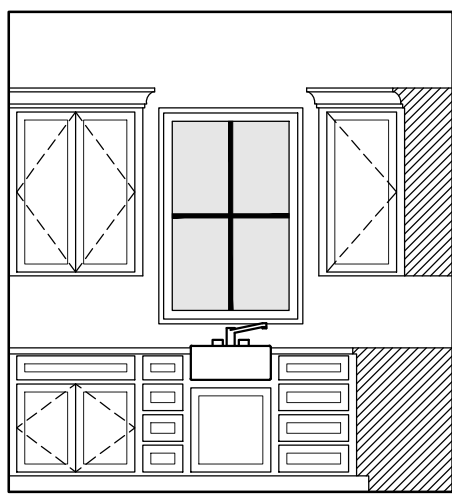
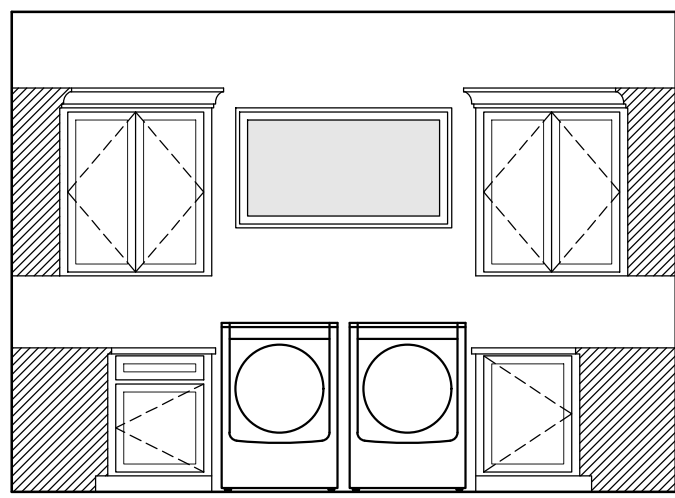
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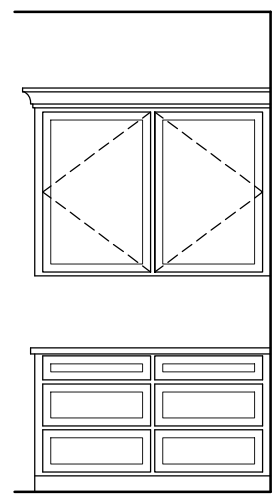
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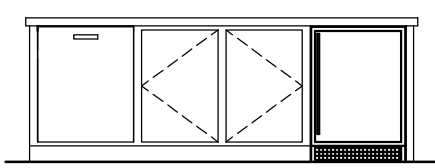
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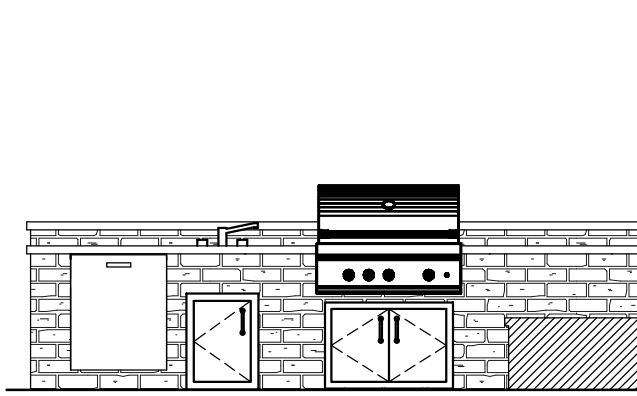
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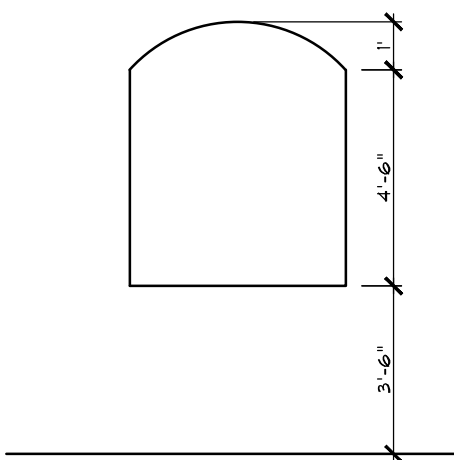
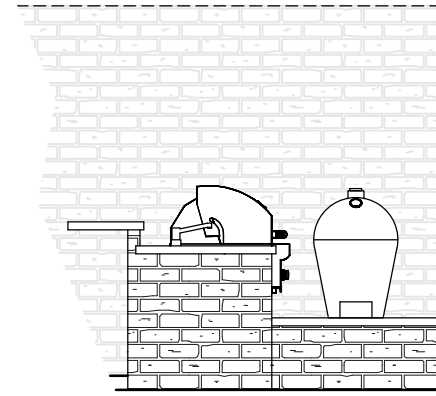
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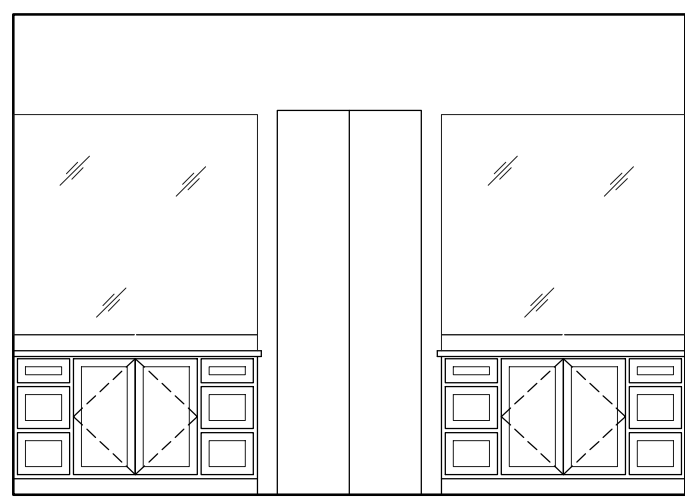
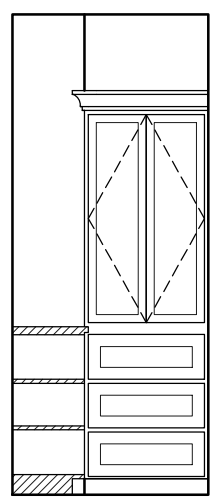
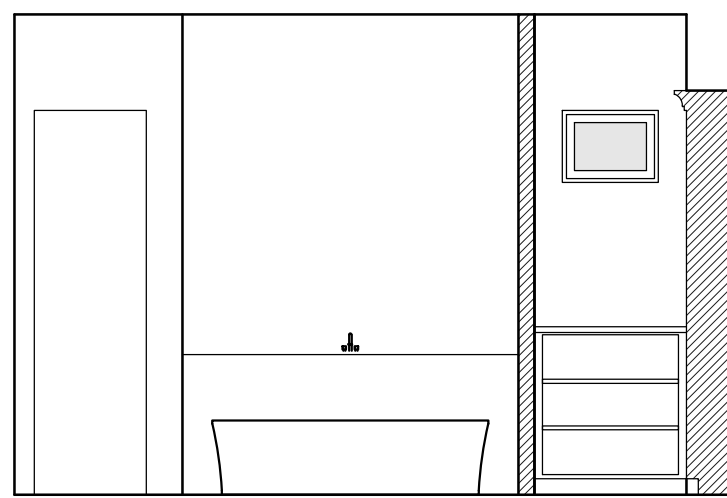
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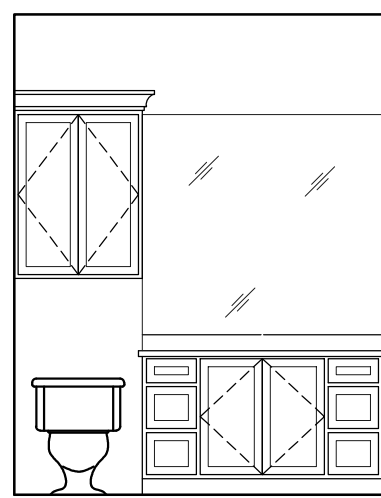
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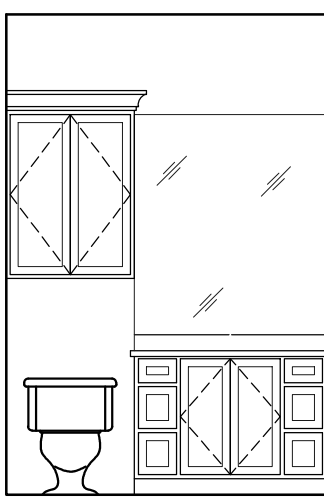
NICHE DETAIL
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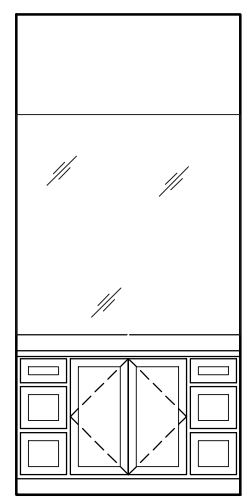
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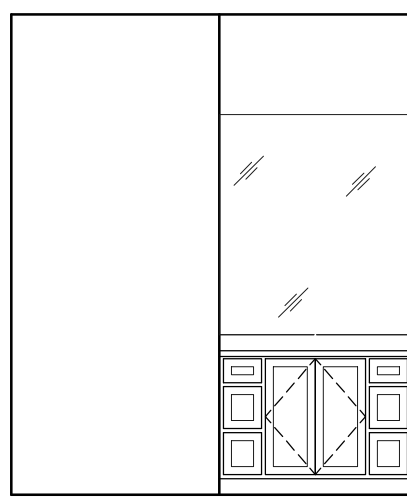
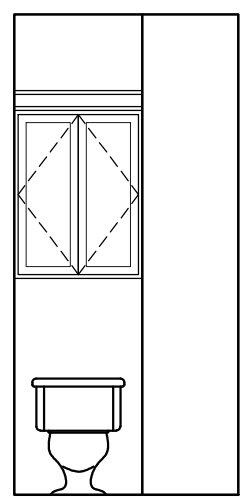
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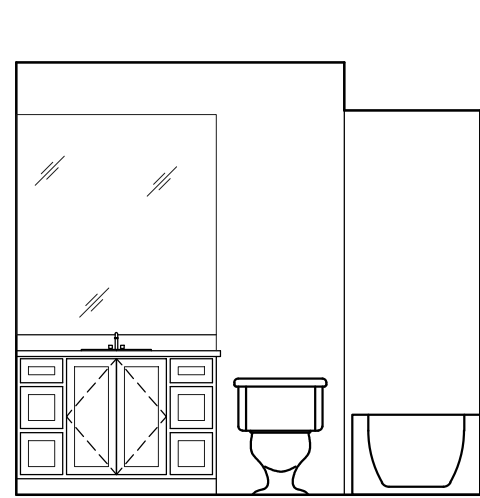
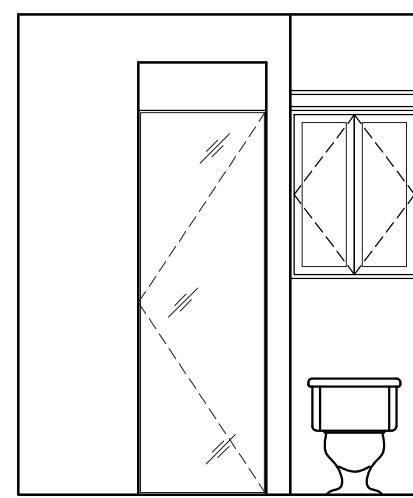
POOL BATH



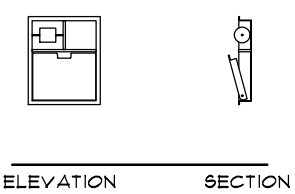
POWDER BATH



BATH 3



BATH 4



T.L.T. NOOK DETAIL

1 INTERIOR DETAILS

SCALE: 1/4" = 1'-0"
PROVIDE FALSE DRAWERS WHERE APPLICABLE
NOT ALL CABINETS ARE APPLICABLE FOR ANY GIVEN HOUSE

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DATE

07/09/24

PROJECT

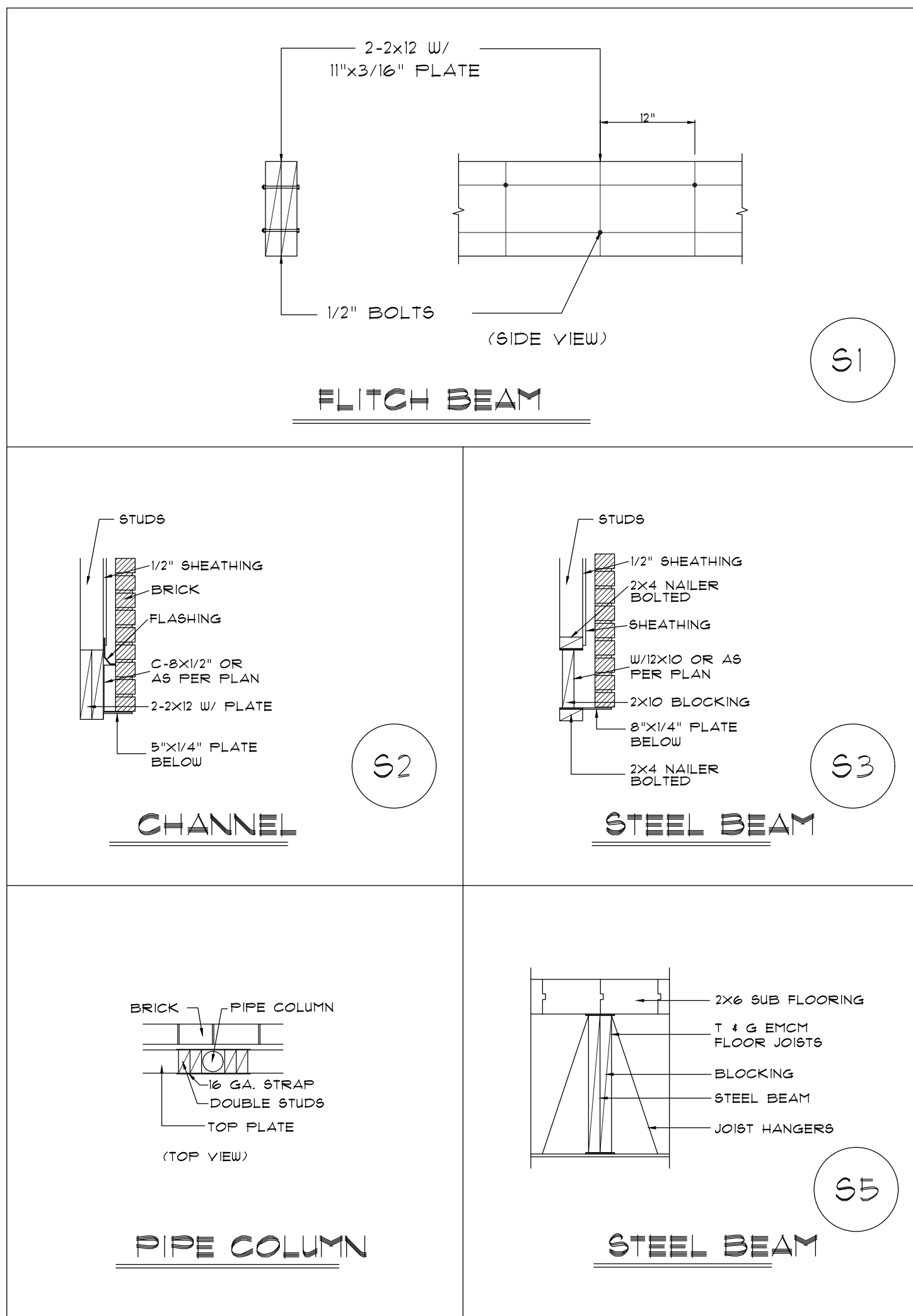
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PLAN

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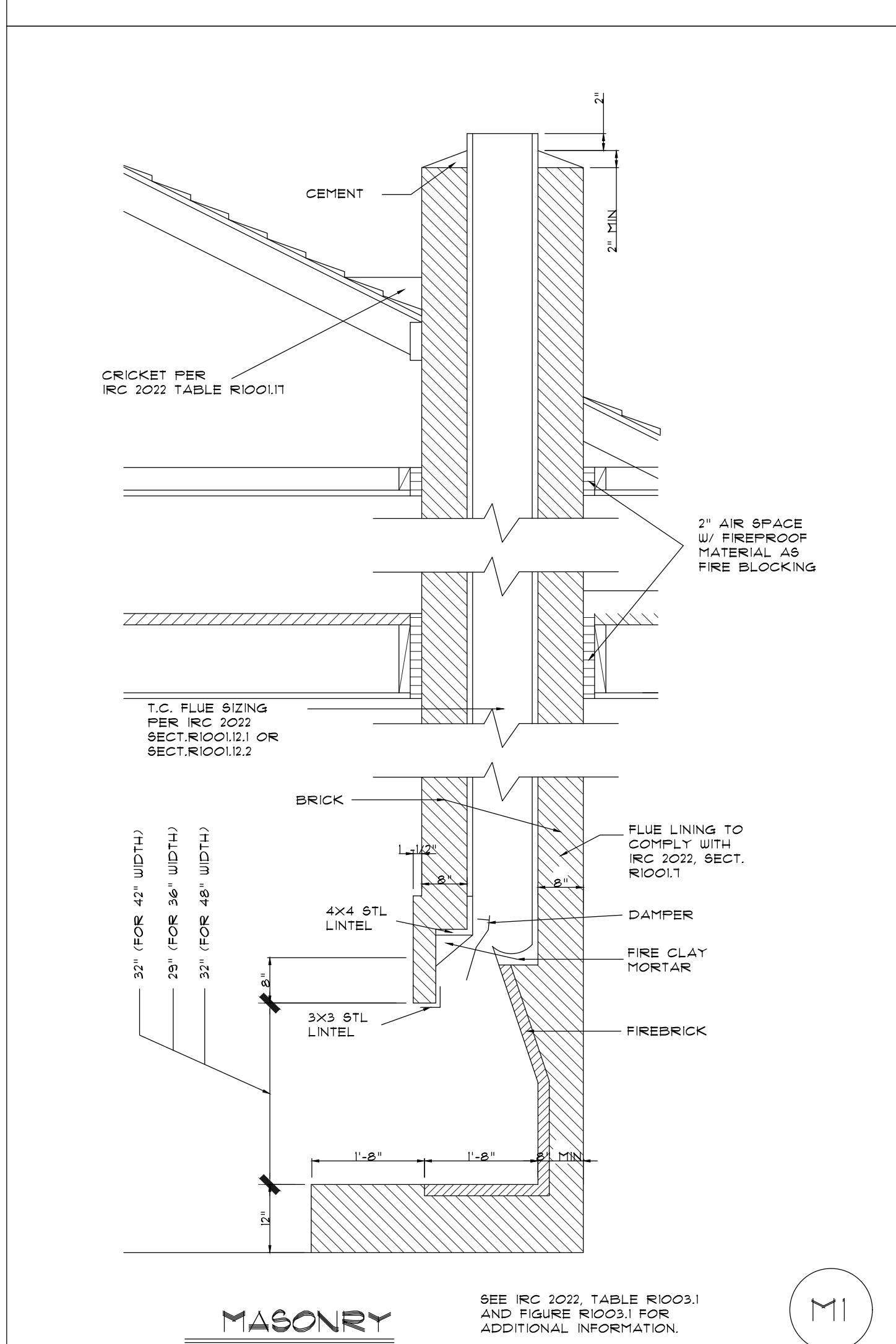
SHEET

A-10



STEEL NOTES AND DETAILS

- ALL MISCELLANEOUS STRUCTURAL STEEL PLATES AND SECTIONS SHALL CONFORM TO ASTM A-36.
- STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A-53, TYPE B OF 6, GRADE B OF ASTM 10.
- STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500 GRADE B.
- ALL DETAILING SHALL CONFORM TO CURRENT AISC SPECIFICATIONS.
- ALL WELDING SHALL CONFORM TO CURRENT AMERICAN WELDING SOCIETY SPECIFICATIONS FOR MATERIAL BEING WELDED AND BE PERFORMED BY CERTIFIED WELDERS (ISC 2022, SECT. 2209.1).



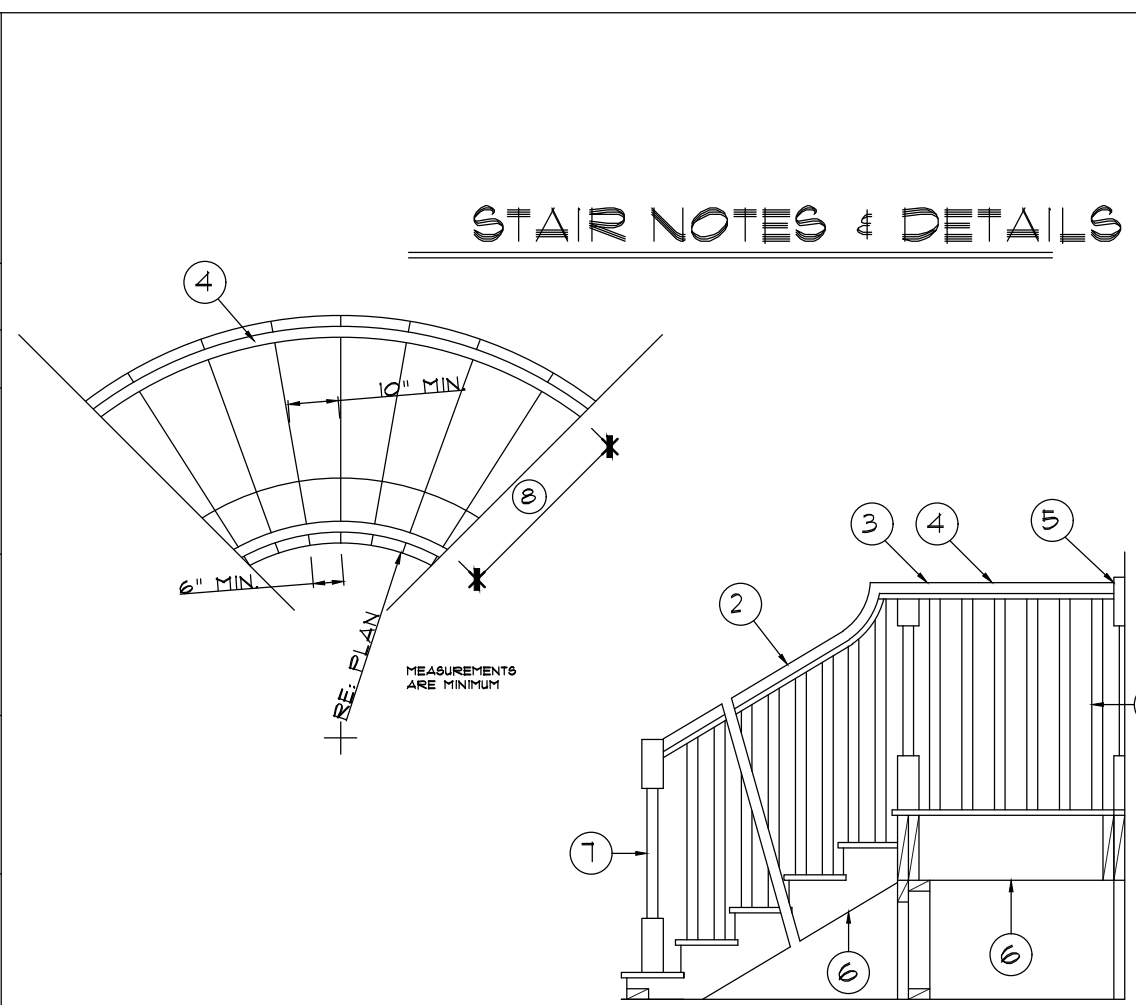
FIREPLACE DETAILS

- ALL BRICK FIREPLACES TO BE BUILT AND INSTALLED AS SHOWN IN IRC 2022, SECT. R1001 AND TABLE R1003.1.
- FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE TO IRC 2022, SECT. R1004, AND TESTED IN ACCORDANCE WITH UL 101. A COPY OF THE MANUFACTURER'S INSTALLATION MANUAL WILL BE AVAILABLE ON SITE FOR INSPECTOR REVIEW.
- CHIMNEYS TO BE 2'-0" (MIN.) ABOVE ANY ROOF LINE WITHIN A 10'-0" RADIUS OR 3'-0" FROM ANY ROOF LINE (RIDGE).
- VENTING OF BOTH FIREPLACE TYPES SHALL COMPLY TO IRC 2022, CHAPTER 18.

FRAMING SPAN TABLES											
SELECTED VALUES FROM IRC 2022 SECTION 2309, SOUTHERN PINE SPAN SHOWN											
COMPONENT	SIZE	2 GRADE S.T.P. 15% M.C.			3 GRADE S.T.P. 15% M.C.			SPAN	SPAN		
		1" O.C.	16" O.C.	24" O.C.	1" O.C.	16" O.C.	24" O.C.				
FLOOR JOIST SPAN HEAD JOIST SPAN LIVE LOAD = 40 PSF IRC 2022, TABLE 2308.8.2	2x6 2x8 2x10	10'-0" 14'-0" 20'-0"	5'-0" 8'-0" 12'-0"	8'-0" 12'-0" 18'-0"	5'-0" 8'-0" 12'-0"	10'-0" 14'-0" 20'-0"	12'-0" 18'-0" 24'-0"	6'-0" 8'-0" 12'-0"	8'-0" 12'-0" 18'-0"		
CEILING JOIST SPAN LIVE LOAD = 10 PSF NO LIMITED STORAGE IRC 2022, TABLE 2308.10.1	2x6 2x8 2x10	15'-0" 20'-0" 28'-0"	11'-0" 16'-0" 22'-0"	8'-0" 12'-0" 18'-0"	11'-0" 16'-0" 22'-0"	14'-0" 20'-0" 28'-0"	18'-0" 24'-0" 32'-0"	8'-0" 12'-0" 18'-0"	12'-0" 18'-0" 24'-0"		
RAPTER SPAN LIVE LOAD = 10 PSF LIVE + 80 (COMPOSITION) IRC 2022, TABLE 2308.10.3.1	2x6 2x8 2x10	11'-0" 16'-0" 22'-0"	8'-0" 12'-0" 18'-0"	5'-0" 8'-0" 12'-0"	8'-0" 12'-0" 18'-0"	11'-0" 16'-0" 22'-0"	14'-0" 20'-0" 28'-0"	5'-0" 8'-0" 12'-0"	8'-0" 12'-0" 18'-0"		
RAPTER SPAN LIVE + 30 PSF, 24" R.P.F. LIVE + 240 (TILE ROOF) IRC 2022, TABLE 2308.10.3.2	2x6 2x8 2x10	15'-0" 20'-0" 28'-0"	11'-0" 16'-0" 22'-0"	8'-0" 12'-0" 18'-0"	11'-0" 16'-0" 22'-0"	14'-0" 20'-0" 28'-0"	18'-0" 24'-0" 32'-0"	8'-0" 12'-0" 18'-0"	12'-0" 18'-0" 24'-0"		
HEADER SPAN ROOF AND CEILING LOAD MAXIMUM ROOF WIDTH = 10'-0" IRC 2022, TABLE 2308.8.5	HEADER SIZE	2 x 2x6	2 x 2x8	2 x 2x10	2 x 2x6	2 x 2x8	2 x 2x10				
	MAXIMUM SPAN	8'-0"	10'-0"	12'-0"	8'-0"	10'-0"	12'-0"				
STEEL ANGLE LINTEL SCHEDULE											
MAXIMUM ALLOWABLE HEIGHT OF SUPPORTED BRICK FOR LINTELS HEIGHT (IN FEET) - MINIMUM BEARING AT EACH END (IN INCHES)											
OPENING WIDTH (IN FT.)	3'x3'x3/16"	3'x3'x1/4"	5'x3'x5/16"	6'x4'x3/8"	6'x3'x3/8"	6'x3'x3/8"	6'x3'x3/8"	6'x3'x3/8"	6'x3'x3/8"		
0-3	3	4	-	-	-	-	-	-	-		
4	10	4	25	4	-	-	-	-	-		
5	5	4	65	4	-	-	-	-	-		
6	3	4	4	15	5	-	-	-	-		
7	1	4	25	4	10	5	-	-	-		
8	-	-	-	8	6	11	5	-	-		
9	-	-	-	55	4	10	6	-	-		
10	-	-	-	4	4	5	6	-	-		
12	-	-	-	25	4	5	10	10	55	14	
14	-	-	-	15	4	3	10	10	55	14	
16	-	-	-	10	4	2	1	6	10	10	
18	-	-	-	0	1	1	4	4	5	5	10

* COMBINATION LINTELS SHALL BE USED TOGETHER WITH JOISTS BEARING AT RIGHT ANGLES TO BOTTOM

* COMBINATION LINTELS SHALL BE WELDED TOGETHER W/ 1/2" LONG WELDS AT 12" O.C. TOP & BOTTOM



1. STAIRWAYS SHALL COMPLY WITH IRC 2022, SECT. 8, R302, R314, R315, AND R316.

2. HANDRAILS TO BE 34" TO 38" ABOVE NOSE OF TREAD (IRC 2022, SECT. R315.1).

3. GUARDRAILS AT 34" TO 42" ABV. FIN. FLR. (IRC 2022 SECT. R316.1). SPACE BETWEEN BALUSTERS AT 4" MAX. (IRC 2022, SECT. R316.2).

4. HAND GRIPPING PORTIONS OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" NOR MORE THAN 2 1/8" IN CROSS SECTION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE (IRC 2022, SECT. R316.2).

5. (ONE) HANDRAIL SHALL BE CONTIGUOUS THE FULL LENGTH OF THE STAIRS AND SHALL EXTEND NOT LESS THAN 4" BEYOND THE TOP AND BOTTOM RISERS AND SHALL TERMINATE INTO A NEUEL POST OR SAFETY TERMINAL (IRC 2022, SECT. R315.1). HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN WALL AND RAIL. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY (IRC 2022, SECT. R314.1).

6. IF THE UNDERSIDE OF STAIRS/RAIL IS CLOSED OFF PROVIDE 5/8" TYPE 'X' FINE RATED GYPSUM BOARD TO THE UNDERSIDE OF STAIRS.

7. NEUEL POST THAT RAILING TERMINATES INTO SHALL BE LOCATED NO HIGHER THAN THE FIRST TREAD.

8. MAXIMUM CLEAR WIDTH BETWEEN (AND BELOW) HANDRAILS SHALL BE 21" (DOUBLE) AND 31 1/2" (SINGLE RAIL). SEE IRC 2022, SECT. R314.1.

9. MAXIMUM RISER HEIGHT SHALL BE 7 1/4". MINIMUM TREAD DEPTH SHALL BE 10" (IRC 2022, SECT. R314.2).

10. MINIMUM HEADROOM IN ALL PARTS OF THE STAIR SHALL NOT BE LESS THAN 6'-8" (FINISHED HEIGHT). HEADROOM VERTICALLY IN ANY SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM (IRC 2022, SECT. R313.3).

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20. MINIMUM HEADROOM IN ALL PARTS OF THE STAIR SHALL NOT BE LESS THAN 6'-8" (FINISHED HEIGHT). HEADROOM VERTICALLY IN ANY SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM (IRC 2022, SECT. R313.3).

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23. GUARDRAILS AT 34" TO 42" ABV. FIN. FLR. (IRC 2022 SECT. R316.1). SPACE BETWEEN BALUSTERS AT 4" MAX. (IRC 2022, SECT. R316.2).

24. HAND GRIPPING PORTIONS OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" NOR MORE THAN 2 1/8" IN CROSS SECTION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE (IRC 2022, SECT. R316.2).

25. (ONE) HANDRAIL SHALL BE CONTIGUOUS THE FULL LENGTH OF THE STAIRS AND SHALL EXTEND NOT LESS THAN 4" BEYOND THE TOP AND BOTTOM RISERS AND SHALL TERMINATE INTO A NEUEL POST OR SAFETY TERMINAL (IRC 2022, SECT. R315.1). HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN WALL AND RAIL. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY (IRC 2022, SECT. R314.1).

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33. GUARDRAILS AT 34" TO 42" ABV. FIN. FLR. (IRC 2022 SECT. R316.1). SPACE BETWEEN BALUSTERS AT 4" MAX. (IRC 2022, SECT. R316.2).

34. HAND GRIPPING PORTIONS OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" NOR MORE THAN 2 1/8" IN CROSS SECTION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE (IRC 2022, SECT. R316.2).

35. (ONE) HANDRAIL SHALL BE CONTIGUOUS THE FULL LENGTH OF THE STAIRS AND SHALL EXTEND NOT LESS THAN 4" BEYOND THE TOP AND BOTTOM RISERS AND SHALL TERMINATE INTO A NEUEL POST OR SAFETY TERMINAL (IRC 2022, SECT. R315.1). HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN WALL AND RAIL. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY (IRC 2022, SECT. R314.1).

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44. HAND GRIPPING PORTIONS OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" NOR MORE THAN 2 1/8" IN CROSS SECTION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE (IRC 2022, SECT. R316.2).

45. (ONE) HANDRAIL SHALL BE CONTIGUOUS THE FULL LENGTH OF THE STAIRS AND SHALL EXTEND NOT LESS THAN 4" BEYOND THE TOP AND BOTTOM RISERS AND SHALL TERMINATE INTO A NEUEL POST OR SAFETY TERMINAL (IRC 2022, SECT. R315.1). HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN WALL AND RAIL. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY (IRC 2022, SECT. R314.1).

46. IF THE UNDERSIDE OF STAIRS/RAIL IS CLOSED OFF PROVIDE 5/8" TYPE 'X' FINE RATED GYPSUM BOARD TO THE UNDERSIDE OF STAIRS.

47. NEUEL POST THAT RAILING TERMINATES INTO SHALL BE LOCATED NO HIGHER THAN THE FIRST TREAD.

48. MAXIMUM CLEAR WIDTH BETWEEN (AND BELOW) HANDRAILS SHALL BE 21" (DOUBLE) AND 31 1/2" (SINGLE RAIL). SEE IRC 2022, SECT. R314.1.

49. MAXIMUM RISER HEIGHT SHALL BE 7 1/4". MINIMUM TREAD DEPTH SHALL BE 10" (IRC 2022, SECT. R314.2).

50. MINIMUM HEADROOM IN ALL PARTS OF THE STAIR SHALL NOT BE LESS THAN 6'-8" (FINISHED HEIGHT). HEADROOM VERTICALLY IN ANY SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM (IRC 2022, SECT. R313.3).

51. STAIRWAYS SHALL COMPLY WITH IRC 2022, SECT. 8, R302, R314, R315, AND R316.

52. HANDRAILS TO BE 34" TO 38" ABOVE NOSE OF TREAD (IRC 2022, SECT. R315.1).

53. GUARDRAILS AT 34" TO 42" ABV. FIN. FLR. (IRC 2022 SECT. R316.1). SPACE BETWEEN BALUSTERS AT 4" MAX. (IRC 2022, SECT. R316.2).

54. HAND GRIPPING PORTIONS OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" NOR MORE THAN 2 1/8" IN CROSS SECTION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE (IRC 2022, SECT. R316.2).

WIND STRAPPING NAILING SCHEDULE			
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS	SPACING OF FASTENERS	
JOIST TO ATTIC OR GROUND FLOOR	3-6d	-	
1" x 4" JOIST OR LESS TO EACH JOIST, FACE NAIL	2-6d	-	
2" JOIST TO JOIST OR GROUND FLOOR	2-6d	-	
Base plate to joist or blocking, face nail	6d	16" o.c.	
Top or sole plate to stud, end nail	2-6d	-	
Stud to sole plate, end nail	2-6d or 3-6d	-	
Double studs, face nail	10d	24" o.c.	
Double top plates, face nail	10d	24" o.c.	
Base plate to joist or blocking at spaced wall panels	3-6d	16" o.c.	
Double top plates, spaced 12-inch apart	6-6d	-	
End of joist, face nail in largest area	3-6d	-	
Blocking between joist or rafter to top plate, face nail	3-6d	-	
Min. joist to top plate, face nail	6d	48" o.c.	
Top plate, nail at corner and intersect, face nail	3-6d	-	
Butt-joint header, top plates with 12" spacer	6d	16" o.c. along all edges	
Continuous header, top plates	6d	16" o.c. along all edges	
Getting joist to plate, face nail	3-6d	-	
Continuous header to stud, face nail	4-6d	-	
Getting joist, end over partitions, face nail	3-6d	-	
Getting joist to parallel rafter, face nail	3-6d	-	
Rafter to plate, face nail	2-6d	-	
1" brace to each stud and plate, face nail	2-6d	13" o.c.	
1" x 6" sheathing to each bearing, face nail	2-6d	-	
2" regular sheathing	2-6d	13" o.c.	
1" x 6" sheathing to each bearing, face nail	2-6d	-	
Upper joist 1" x 6" sheathing to each bearing, face nail	4-6d or 3-6d	-	
Butt-joint corner studs	10d	24" o.c.	
Butt-joint girders and beams 2-inch lumber joists	10d	24" o.c.	
2" plates	2-6d	-	
Roof rafters to ridge, valley or hip rafters	4-6d	-	