



living area: 3429 sf
 garage: 882 sf
 Ply (1) 5-1/2"x11-1/4" APB 18 FT (1/18) rches: 409 sf

Ply (1) Front Porch Horizontal Beam, To be determined 14 FT (1/14)
 Ply (1) Rear Porch Horizontal Beam, To be determined 24 FT (1/24)

Ply (1) 7"x14" APB - CONFIRM 48 FT (1/22) 2 IRC 2012 (1/26)

Ply (2) 2-2x12 Beam 200 FT (4/18) (4/14) (2/10) (2/8) (6/6)
 Ply (3) 3-2x12 Beam 108 FT (6/18)

2x6 Joists 1364 FT (16 / 14.00) (30 / 10.00) (33 / 8.00) (47 / 4.00) (15 / 12.00) (1 / 2.00)

2x6 216 FT (12 / 10.00) (12 / 8.00)

2x8 280 FT (20 / 14.00)

2x8 336 FT (24 / 14.00)

2x10 1164 FT (57 / 16.00) (13 / 18.00) (3 / 6.00)

2x12 88 FT (4 / 22.00)

2x12 484 FT (22 / 22.00)

2x6 Joists	1,364.2 FT	
2x6	216.0 FT	
2x8	280.1 FT	
2x8	336.1 FT	
2x10	1,164.0 FT	
2x12	88.0 FT	
2x12	484.0 FT	

Disclaimer: The plan submitted lacked a ceiling joist and beam layout. This layout is NOT engineered and has been produced at the Builder's request for estimating purposes only. The builder must review and confirm all elements and issues prior to using any element of it for construction.

FLOORPLAN-HOUSE

open-sided walking surfaces, including stairs, ramps and landings, more than 30 inches (762 mm) measured vertically floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Required guards on open-sided walking surfaces, porches, balconies or landings, shall be 36 inches (914 mm) high measured vertically from walking surface, adjacent finished seating or the leading edges of the treads. The open sides of stairs shall have a height of 36 inches (914 mm) measured vertically from the leading edges of the treads. R312.2 Opening Limitations. Required guards shall not have openings from the walking surface to the required guard height which will allow passage of a sphere 4 inches (102 mm) in diameter.

Egress, Section R310 IRC 2012
 R310.1 Emergency escape and rescue required. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a finished floor above the adjacent ground level serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings shall be finished to height below the adjacent ground level and provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.
 Exception: Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m²).
 R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m²).
 Exception: Crawl floor openings shall have a minimum net clear opening of 5 square feet (0.465 m²).
 R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).
 R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).
 R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools, or special knowledge.

Appliances in Attic-Sec M1305.1.3
 M1305.1.3 Appliances in attics. Attics containing appliances shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) long measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous side flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide. A level service space at least 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance.
 Exceptions:
 1. The passageway and level service space are not required where the appliance can be serviced and removed through the required opening.
 2. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not more than 50 feet (15 240 mm) long.
 M1305.1.4 Electrical requirements. A luminaire controlled by a switch located at the required passageway opening and a receptacle outlet shall be installed at or near the appliance location in accordance with Chapter 26.

R613.2 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. Glazing between the floor and 24 inches (610 mm) shall be fixed or have openings through which a 4-inch-diameter (102 mm) sphere cannot pass.

2012 IRC-SMOKE DETECTORS/
 CARBON MONOXIDE ALARMS
 R214.3 Location. Smoke alarms shall be installed in the following locations:
 1. In each sleeping room.
 2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and unfinished attics. In dwelling or dwelling units with split-level and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall actuate for the adjacent lower level provided that the lower level is less than one full story below the upper level.
 When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit.

R215.1 Carbon monoxide alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units where fuel-burning appliances are installed and in dwelling units that have attached garages.