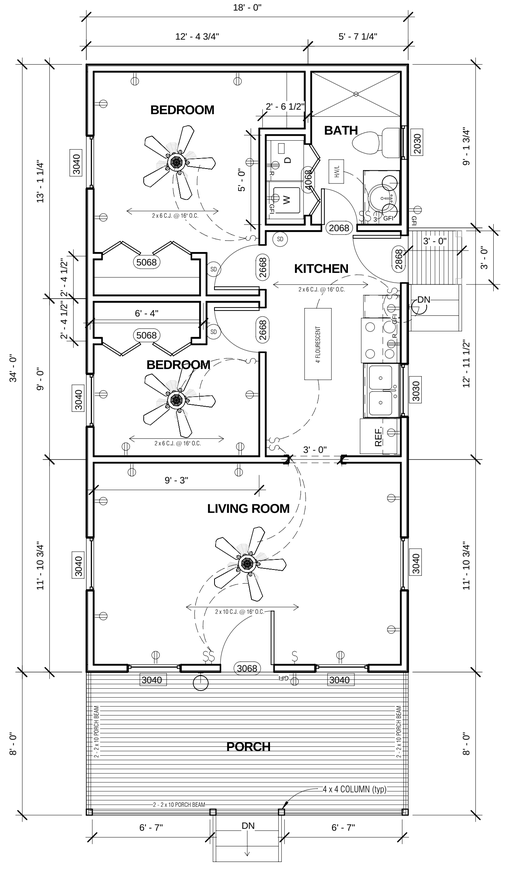
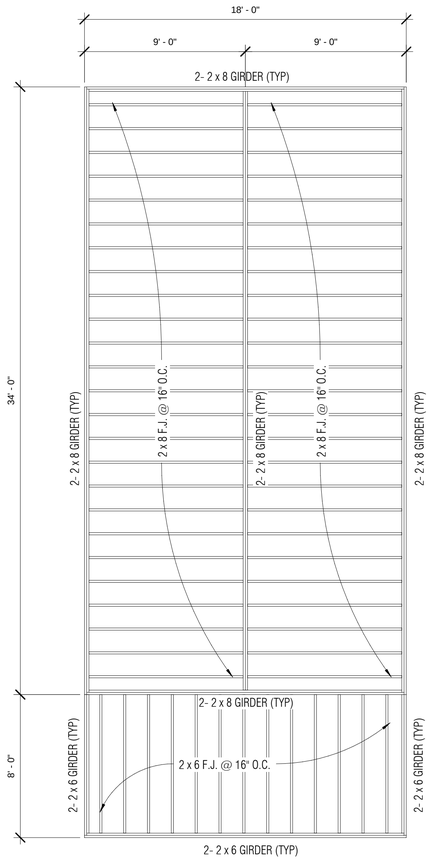


1 FLOOR PLAN
1/4" = 1'-0"



2 FLOOR FRAMING PLAN
1/4" = 1'-0"

LIVING AREA	612
PORCH	144
TOTAL AREA U.B.	756

FRAMING NOTES

DESIGN CRITERIA

THIS RESIDENCE IS DESIGNED IN ACCORDANCE WITH THE 2006 I.R.C. AND THE AMERICAN FOREST & PAPER ASSOCIATION (A.F. & P.A.) WOOD FRAME CONSTRUCTION MANUAL (W.F.C.M.) FOR ONE AND TWO FAMILY DWELLINGS AT MIN. 130 M.P.H.

1. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS AT GRADE FLOOR SHALL HAVE A MIN. NET CLEAR OPENING OF 5 SQ.FT. ALL OTHERS SHALL HAVE A MIN. NET OPENING OF 5.7 SQ. FT. ALL EMERGENCY OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING HEIGHT OF 24" AND A MIN. WIDTH OF 20" AND A MAX SILL HEIGHT OF 44".

2. ALL WINDOWS IN BUILDING TO BE FITTED W/ WOOD STRUCTURAL PANELS W/ A MIN. THICKNESS OF 7/16" AND A MAX SPAN 8'. ALL PANELS TO BE PRECUT TO COVER THE OPENINGS W/ ATTACHMENT HARDWARE PROVIDED AND INSTALLED IN ACCORDANCE W/ TABLE R301.2.1.2.

3. ALL WINDOWS SHALL HAVE A MAX. GLAZING U-FACTOR OF .75 AND A SOLAR HEAT GAIN COEFFICIENT RATING SHALL NOT EXCEED .40.

4. OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL HAVE A MIN. 20 MINUTE FIRE RATING OR BE SOLID W/ A MIN. THICKNESS OF 1 3/8".

SMOKE ALARMS:

SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY. SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP.

STAIRWAYS:

STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.

TREADS and RISERS:

THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4 INCHES AND THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE GREATEST RISER HEIGHT OR TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

WINDERS:

WINDERS ARE PERMITTED, PROVIDED THAT THE WIDTH OF THE TREAD AT A POINT NOT MORE THAN 12 INCHES FROM THE SIDE WHERE THE TREADS ARE THE NARROWER IS NOT LESS THAN 10 INCHES AND THE MINIMUM WIDTH OF ANY TREAD IS NOT LESS THAN 6 INCHES.

HEADROOM:

THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET, 8 INCHES MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE PLATFORM OR LANDING.

HANDRAILS:

HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34 INCHES AND 38 INCHES, RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE PROVIDED ON AT LEAST ONE SIDE OF THE STAIRWAYS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL TERMINATED IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS SHALL HAVE A SPACE OF NOT LESS THAN 1.5 INCHES BETWEEN THE WALL AND THE HANDRAIL.

FIRE BLOCKING:

FIRE BLOCKING SHALL BE REQUIRED TO CUT OFF ALL CONCEALED DRAFT OPENINGS TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND A ROOF SPACE. FIRE BLOCKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION AS PER 2006 I.R.C.

SHEAR WALL:

ALL SHEAR WALLS TO MEET THE REQUIREMENTS OF TABLE 3.4.4.2 OF THE W.F.C.M. AND SHALL HAVE HOLDOWNS AT EACH END WITH A MINIMUM CAPACITY OF:
8' WALL 3488LBS 9' WALL 3924LBS
10' WALL 4360LBS 12' WALL 5232LBS

UP-LIFT CONNECTORS:

ALL CONNECTIONS SHALL TRANSFER UPLIFT LOADS FROM THE ROOF ASSEMBLY TO THE FOUNDATION TO CREATE A COMPLETE LOAD PATH.

ROOF DIAPHRAGM BRACING:

BLOCKING AND CONNECTIONS SHALL BE PROVIDED AT PANEL EDGES PERPENDICULAR TO ROOF FRAMING MEMBERS IN THE FIRST TWO BAYS OF FRAMING AND SHALL BE SPACED NO MORE THAN 4' O.C.

FLOOR DIAPHRAGM BRACING:

FLOOR DIAPHRAGM BRACING REQUIRED AT PANEL EDGES PERPENDICULAR TO FLOOR FRAMING MEMBERS IN THE FIRST TWO BAYS OF FRAMING AND SHALL BE SPACED NO MORE THAN 4' O.C.

PREMISES IDENTIFICATION:

PROPERTY IDENTIFICATION (STREET ADDRESS) MUST BE ATTACHED TO THE FRONT OF THE BUILDING SO THAT IT IS VISIBLE FROM THE STREET.

MINIMUM FOOTING SIZES:

CONVENTIONAL LIGHT FRAME CONSTRUCTION:
ONE STORY 12" FOOTING WIDTH
TWO STORY 15" FOOTING WIDTH
THREE STORY 23" FOOTING WIDTH

4" BRICK VENEER OVER LIGHT FRAME CONSTRUCTION:
ONE STORY 12" FOOTING WIDTH
TWO STORY 21" FOOTING WIDTH
THREE STORY 32" FOOTING WIDTH

ROOFING:

UNDERLAYMENT SHALL BE FASTENED W/ CORROSION RESISTANT FASTENERS AS PER MANUFACTURER. FASTENERS ARE TO BE APPLIED ALONG THE OVERLAP NO FURTHER THAN 36" O.C. ANY PITCH BELOW 4/12 SHALL REQUIRE TWO LAYERS OF UNDERLAYMENT. ASPHALT SHINGLES SHALL HAVE A MIN. OF 6 CORROSION RESISTANT FASTENERS PER SHINGLE.

VENTILATION:

THE UNDER FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOIST AND THE EARTH UNDER ANY BUILDING SHALL BE PROVIDED WITH VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER.

ROOF VENTILATION:

THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

ATTIC ACCESS:

ATTIC ACCESS OPENINGS SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SQ. FT. AND HAVE A VERTICAL HEIGHT OF 30" OR GREATER.OPENINGS SHALL NOT BE LESS THAN 22" BY 30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION.

VINYL SIDING:

VINYL SIDING SHALL MEET THE 130 M.P.H. WINDSPEED REQUIREMENT. (IF REQUIRED)

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

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NOTE: Although every effort has been made in preparing these plans, the contractor is ultimately responsible for checking plans for accuracy and or errors before construction begins.

No.	Description	Date

Fred Ferrera

Floor Plan

Project number	0731
Date	5/10/08
Drawn by	JC
Checked by	JC
Scale	As indicated

A101

5/25/2008 1:00:04 PM