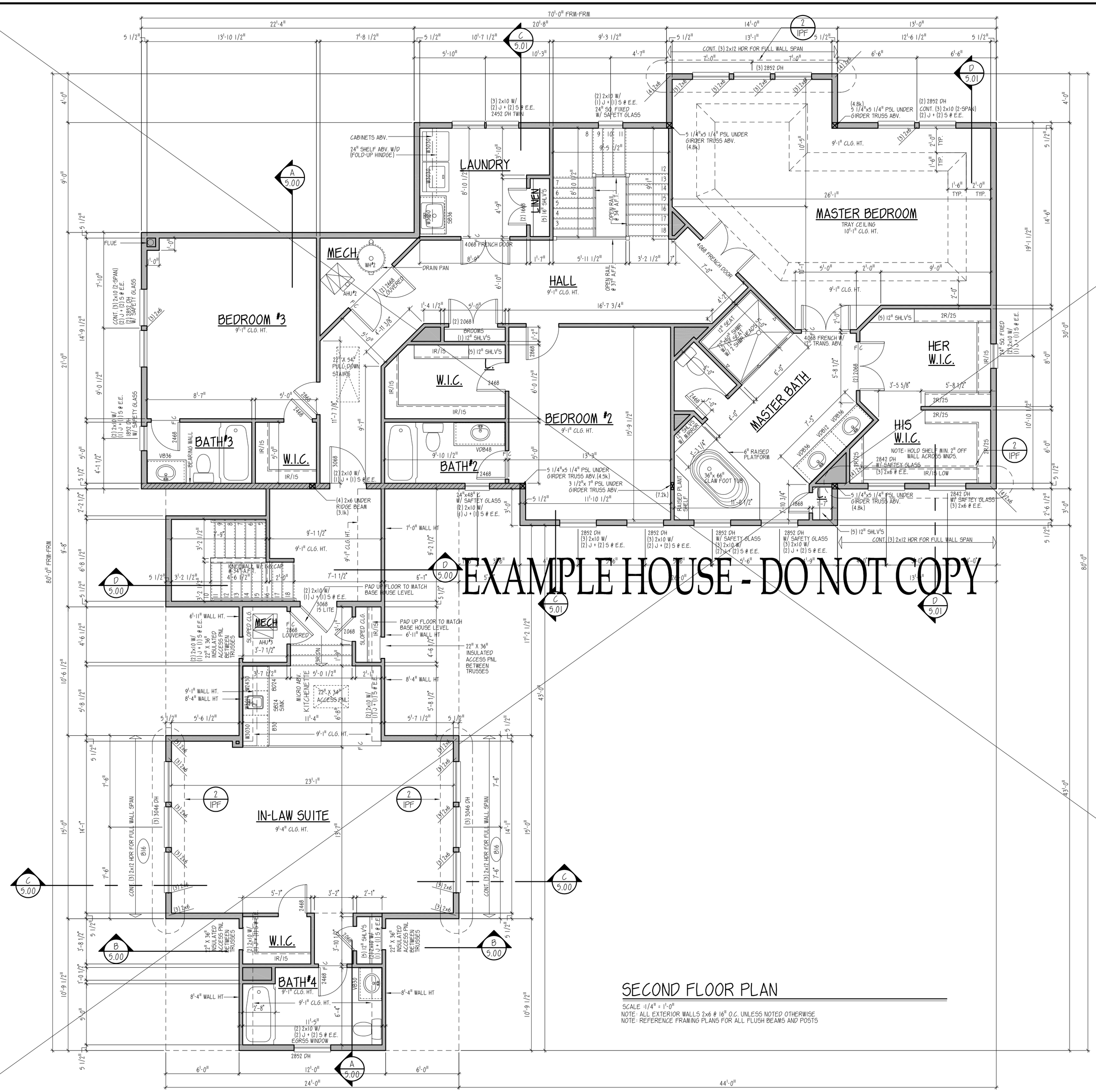

EXAMPLE HOUSE - DO NOT COPY

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
NOTE: ALL EXTERIOR WALLS 2x6 @ 16" O.C. UNLESS NOTED OTHERWISE
NOTE: REFERENCE FRAMING PLANS FOR ALL FLUSH BEAMS AND POSTS

Plan Notes

HOUSE SHALL BE BUILT IN ACCORDANCE W/ 2006 IRC

1. INSTALL ALL DECKS PER LOCAL COUNTY CODES & 2006 IRC. REF. TYPICAL DECK DETAILS FOR MORE INFORMATION.
2. DO NOT SUPPORT WOOD DECK FROM ANY CANTILEVER FLOOR SYSTEM.
3. PROVIDE DRAIN TILE AROUND PERIMETER OF FOUNDATION AS REQ'D BY APPROVED GEOTECHNICAL REPORT.
4. PROVIDE GUARDRAIL IF GRADE IS GREATER THAN 30". PROVIDE STEPS TO GRADE IF LESS THAN 30" W/OUT DECK . REFER TO SECTION 312 OF 2006 IRC.
5. PLUMBER TO VERIFY DRAIN LOCATIONS FOR ALL TUB, SHOWER & WATER CLOSETS FOR ANY VARIATIONS. ADJUST FRAMING LAYOUT AS REQUIRED. TRAP LOCATIONS VARY PER MANUFACTURER.
6. ALL WALLS SHALL BE 2x4 UNLESS NOTED OTHERWISE. ALL ANGLED WALLS SHALL BE 45° UNLESS NOTED OTHERWISE.
7. REFERENCE FRAMING PLANS FOR ALL HEADERS, BEAMS, & POST INFORMATION NOT SHOWN ON PLANS.
8. REFERENCE ELEVATIONS FOR WINDOW HEADER HEIGHTS.
9. ALL HANDRAILS SHALL BE INSTALLED & BUILT PER SECTION 311.5.6 OF THE 2006 IRC.
10. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLE MEASURED AT THE CENTER OF TREADS AND LANDINGS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF THE STAIRWAY.
11. ALL STRUCTURAL BEAM & POST SIZES SHALL MATCH APPROVED ENGINEERING UNLESS WRITTEN APPROVED CHANGE IS PROVIDED BY A LICENSED STRUCTURAL ENGINEER. ALL CHANGES SHALL BE FORWARDED TO VOGEL DRAFTING INC.
12. SMOKE DETECTORS SHALL BE HARD-WIRED & INTERCONNECTED WITH BATTERY BACK-UP PER SECTION 313 OF THE 2006 IRC. A MIN. OF ONE CARBON DIOXIDE DETECTOR SHALL BE PLACED ON EACH FLOOR FLOOR LEVEL IF REQUIRED BY LOCAL CODE. REFERENCE ELECTRICAL PLAN FOR SMOKE DETECTOR LOCATIONS. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL ALARMS IN HOUSE.
13. GLAZING – REF. SECTION 308 OF 2006 IRC.
    SAFETY GLASS REQUIRED IN THE FOLLOWING LOCATIONS:
    1. IN ALL EGRESS DOORS/WINDS EXCEPT JALOUSIES.
    2. IN FIXED AND SLIDING PANELS OF DOORS, AND PANELS IN SWINGING DOORS.
    3. IN STORM DOORS.
    4. IN ALL UNFRAMED SWINGING DOORS
    5. IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE DRAIN OUTLET.
    6. GLASS IN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
    7. GLAZING IN A INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE IN ITEMS 5 & 6 ABOVE, THAT MEET ALL OF THE FOLLOWING CONDITIONS.
    a) ANY GLASS BELOW 18" A.F.F. SHALL BE SAFETY GLASS.
    b) ANY GLASS WITH NET AREA OVER 9 SQ. FT. SHALL BE SAFETY GLASS.
    c) TOP EDGE GREATER THAN 36" INCHES ABOVE FLOOR.
    d) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
14. EMERGENCY EGRESS – R310
    BASEMENTS W/ HABITABLE SPACE (FINISHED BASEMENTS) AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE, RESCUE WINDOW, OR DOOR FOR EMERGENCY ESCAPE AND RESCUE.
    EMERGENCY EGRESS WINDOW SHALL BE DEFINED AS THE FOLLOWING:
    a) OPERABLE FROM INSIDE OF RM. TO A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL.
    b) SILL HT. SHALL NOT BE MORE THAN 44" A.F.F.
    c) WND SHALL HAVE A NET CLEAR OPENING OF 5.7 SQ. FT.
    d) WND SHALL HAVE MIN. NET CLEAR HT. OF 24" & NET CLEAR WIDTH OF 20".
    e) BULKHEADS – REF. R310.3
    f) WINDOW WELLS SHALL COMPLY W/ R310.2
15. STAIRS – MAXIMUM RISER SHALL BE 7 3/4" AND MINIMUM TREAD SHALL BE 10" PER 2006 IRC. LOCAL CODES MAY VARY. IF COUNTY ACCEPTS VIRGINIA CONSTRUCTION CODE 2006 ed., THEN CONTRACTOR MAY USE THE VA STAIR CODE WHICH IS – MAXIMUM RISER SHALL BE 8 1/4" AND MINIMUM TREAD SHALL BE 9". CONTRACTOR TO VERIFY. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS PER SECTION R311.5.6.
16. ALL EXTERIOR WALLS SHALL BE STUD GRADE OR BETTER @ 16" O.C. U.N.O.
17. THROUGH PENETRATIONS OF FIRE – RESISTANCE – RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R317.1 – RATED PENETRATIONS.
18. MECHANICAL VENTILATION FOR BATHROOMS, WATER CLOSET COMPARTMENTS AND SIMILAR ROOMS SHALL HAVE A MINIMUM VENTILATION RATE OF 50 CFM (23.6L/S). VENTILATION FROM THESE SPACES SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3).
19. DUCTS IN THE GARAGE AND/OR PENETRATING THE WALLS/CEILINGS SEPERATING THE DWELLING FROM THE GARAGE SHALL BE A MINIMUM #26 GAGE (0.49mm) SHEET STEEL OR APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE (R309.1.1).
20. WHERE LEAKAGE OF WATER HEATERS OR HOT WATER STORAGE TANKS CAN CAUSE DAMAGE, PROVIDE A MINIMUM 1-1/2" DEEP GALVANIZED STEEL PAN WITH A MINIMUM 24 GAUGE THICKNESS OR OTHER PANS APPROVED FOR THIS USE.
    PROVIDE PAN UNDER WATER HEATER PER SECTION P2801.5 OF 2006 IRC.
21. ALL BEDROOM OUTLETS TO BE EQUIPPED W/ ARC-FAULT INTERRUPTERS.
22. ALL STAIR HANDRAILS TO HAVE A CROSS SECTION OF 1 1/4" MIN. TO 2" MAX.
23. ALL GUARDRAILS & HANDRAILS AT SIDE OF STAIRS TO BE 34" ABOVE TREAD NOSING. ALL GUARD RAILS AT FLOOR OPENINGS TO BE A MIN. OF 37" ABOVE SUBFLOOR.
24. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24 INCHES SHALL BE FIXED TO HAVE OPENINGS THROUGH WHICH A 4" DIA. SPHERE CANNOT PASS. R613.2
    HT. MAY BE REDUCED TO 18" A.F.F. IN VIRGINIA ONLY.
25. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.
26. STRUCTURE SIZE SHALL BE LIMITED TO LOCAL CODES. ANY STRUCTURE WITH 4 STORIES SHALL HAVE A SPRINKLER SYSTEM INSTALLED ON ALL FLOORS PER R903 OF THE IBC AND 2006 FIRE CODE.
27. CONTRACTOR SHALL IN WRITING INFORM VOGEL DRAFTING INC OF ANY PLAN ERRORS OR FIELD CHANGES BY PHOTO COPYING THE AREA AND FAXING OR E-MAILING CHANGES TO VOGEL DRAFTING INC FOR APPROVAL.
28. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL THE CONSTRUCTION DOCUMENTS BEFORE CONSTRUCTION BEGINS. CONTRACTOR SHOULD LOOK FOR PLAN DISCREPANCIES AND DIMENSIONAL ERRORS.
29. ALL WINDOW SILL HEIGHTS SHALL COMPLY WITH R613
    2006 IRC – ALL WINDOWS LOCATED 72" ABOVE GRADE SHALL HAVE A SILL HT. OF 24" A.F.F.
    2006 VCC – ALL WINDOWS LOCATED 72" ABOVE GRADE SHALL HAVE A SILL HT. OF 18" A.F.F.

WARNING – CONTRACTOR TO REVIEW ALL WIND BRACING PLANS BEFORE CONSTRUCTION BEGINS. ALL PANELS, HOLD-DOWNS, AND CONT. HEADERS ARE NOT SHOWN ON THIS PLAN FOR CLARITY. THESE PLANS ARE ONLY COMPLETE W/ ALL PAGES SHOWN ON THE COVER SHEET. MISSING PAGES MAY RESULT IN IN-CORRECT BUILDING & STRUCTURAL FAILURE.

REF. SPECIFICATIONS ON COVER SHEET FOR MORE INFORMATION

REVISED: 2/27/98

REVISIONS
DRAFTER: DATE: NOTES:
DRAFTER: DATE: NOTES:
DRAFTER: DATE: NOTES:
DRAFTER: DATE: NOTES:

VOGEL DRAFTING INC.
RESIDENTIAL DRAFTING SERVICES
4491 State Route 315, Pawlet, VT 05761
802-325-2720 Phone · 802-325-2721 Fax
Email - Vogeldrafting@aol.com
www.VogelDrafting.com

Specializing in Custom Houses, Production Houses, Additions, Code Updates, and Plan Maintenance

Serving the Northeast in CT, DE, ME, MD, MA, NH, NY, PA, VT, VA, and D.C. Since 2000

WWW.VOGELDRAFTING.COM

the Smith Residence
SECOND FLOOR PLAN

DRAFTER: KV
DATE: 6/11/08
FILE NAME:
CLIENT:
NOTES:

SHEET
3.01