



EXAMPLE HOUSE - DO NOT COPY

FIRST FLOOR FRAMING PLAN

- SCALE: 1/4" = 1'-0"
- NOTES:
1. ALL JOIST TO BE DESIGNED FOR L/480 DEFLECTION.
 2. SPACING OF JOIST BASED ON LPI JOIST CHARTS - MANUFACTURER TO ADJUST PER BRAND AND MATERIAL USED.
 3. ACTUAL SERIES BRAND AND SPACING SHALL BE ON SEALED SHOP DRAWINGS PROVIDED BY MANUFACTURER.
 4. PROVIDE SOLID BEARING UNDER ALL POSTS.
 5. FLOORING TO VERIFY ALL DRAIN LOCATIONS PER MANUFACTURER BEFORE CONSTRUCTION.
 6. REFERENCE PLAN FOR POST AND HEADER SIZES NOT LISTED ON FRAMING PLANS.

Framing Notes

1. DO NOT SUPPORT MOOD DECK FROM ANY CANTILEVERED FLOOR SYSTEM.
2. ALL HEADER, POSTS, AND BEAMS MUST MATCH THESE CONSTRUCTION DOCUMENTS. ALL SUBSTITUTIONS MUST HAVE A CORRESPONDING ENGINEER'S SIGNATURE AND STAMP. VERIFY BEARING, INC. BEFORE CONSTRUCTION.
3. ALL CONSTRUCTION MUST COMPLY WITH 2006 IRC. ALL EXISTING WALLS MUST BE BRICK OR CMU. 4" x 8" BLOCK CORNER FOR WIND RESISTANCE. 4" x 8" BLOCK CORNER FOR WIND RESISTANCE. 4" x 8" BLOCK CORNER FOR WIND RESISTANCE.
4. CONSTRUCTION SHALL VERIFY ALL ANCHOR BOLTS ARE 1/2" O.C. AND CONC. & W.W. 1" FROM CORNER. NO STRAPS SHALL BE PERMITTED.
5. BRICK LAYOUT SCHEDULE: REFERENCE TABLE 703.1.3 OF 2006 IRC. PROVIDE MIN. OF 4" REINFORC. & E.E.
6. ALL JOIST SHALL HAVE BRACING OR CROSS BRACING. BRACING SHALL BE 2x4 OR 2x6. ALL JOIST SHALL HAVE BLOCKING @ MIN. OF 8' SPACING.
7. REFER TO PLANS FOR ANY SPECIFIC INFORMATION FIRST. PLANS OVERRIDE STANDARD DETAILS AND NOTES DUE TO DIFFERENT LOADING CONDITIONS.
8. ALL PARTS AND TRUSSES ARE TO HAVE HARBORNE SHIPMENTS FASHTED TO TOP PLATE OF WALL.
9. ALL PRE-MANUFACTURED FLOOR SYSTEMS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND CONNECTION DETAILS FOR MASS BRACING AND CONNECTION DETAILS.
10. ALL CONVENTIONAL LUMBER SHALL BE A MINIMUM OF 2x6 FOR #2 W/ F=800 psi / E=1,000,000 psi UNLESS NOTED OTHERWISE.
11. ALL JOISTS & STUDS TO BE CILD & NAILED W/ 16d NAILS @ 8" O.C.
12. ALL JOISTS & STUDS TO MATCH SIZE & SPECIES OF WALL STUDS. ALL WALLS OVER 10'-0" SHALL BE MIN. 2x6 STUD NAILS @ MIN. OF 8" O.C. ALL WALLS W/ 2 FLOORS ABOVE SHALL BE MIN. OF 2x6 STUD WALL @ 16" O.C. ALL STUDS SHALL CONTAIN BLOCKING BETWEEN STUD BAYS @ MIN. SPAC. WALL OVER 9' WALL SHALL CONTAIN 2 BAYS OF BLOCKING.
13. ALL PLUMBING TRAP OR MECHANICAL CHASE LOCATIONS SHALL BE INDICATED ON CONSTRUCTION DOCUMENTS. ALL MECHANICAL CHASES SHALL BE 18" MIN. CLEARANCE FROM ALL PARTS ABOVE TO 3000 BEARING.
14. ALL HEADERS MORE THAN 3'-6" IN WIDTH SHALL BE MIN. (2) 2x10 OR (3) 2x10.
15. ALL L.V.'S SHALL BE MINIMUM OF 2x6 (EXCEPT PACIFIC BROADSPEAN L.V.'S WITH THE FOLLOWING PROPERTIES: F=3,100 PSI / F=290 PSI / E=200,000 PSI / E=2,000,000 PSI). EQUIPMENT PRODUCTS ACCEPTABLE.

ROOF TRUSS TIE DOWN STRAP SCHEDULE

Light Load (Not to Exceed)	Item #	Fastener (Simpson or Equal)	to rafters	to plates
100 lbs.	2-16d toe nails	-	-	-
340 lbs.	5-8d	-	-	-
680 lbs.	(2) 1/2" x 5-8d	-	-	-
800 lbs.	W1S12	-	-	-
1250 lbs.	(2) 1/2" x 12-10d	-	-	-
1480 lbs.	(2) H10	16-8d x 1-1/2"	16-8d x 1-1/2"	10 BRSS
1640 lbs.	(2) W1S12	14-10d	14-10d	-
2900 lbs.	(2) H4218	28-10d	8-10d x 1-1/2"	-

* Loads Modified for space frame framing method.

Roof Truss Notes

1. TRUSS TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH IRC & ASCE 7. STANDARD CALCULATIONS, SPACE FRAME INFORMATION (SFI) SHALL BE USED FOR ALL TRUSS DESIGN. DISTANCE, ALLOWED AND DISTANCED LOAD TEST DATA AND OTHER INFORMATION AS NECESSARY SHALL BE SUBMITTED TO LOCAL AUTHORITIES FOR APPROVAL PRIOR TO FABRICATION. EACH TRUSS SHALL BE SEALED AT BEARING WITH ONE TEST OR EQUIVALENT FRAMING ANCHOR AT EACH END.
2. TRUSS TRUSSES, MANUFACTURER TO CALCULATE HORIZONTAL THRUST WITH TRUSS SUBJECT TO PERSON LOADS AND TO INCLUDE THIS INFORMATION WITH SHOP DRAWINGS.
3. TRUSS TRUSSES TO BE SEALED AT ONE END WITH A TEST OR EQUIVALENT FRAMING ANCHOR AT EACH END. MANUFACTURER TO PROVIDE OR APPROVED EQUAL AT THE OTHER END TO BE WORK THE TRUSS WHILE PERMITTING THE TRUSS TO MOVE OUTWARD WITHOUT BLOCKING THE WALL.
4. TRUSS DIAGRAMS SHOW RESON INERT ONLY. TRUSS MANUFACTURER TO VERIFY ALL SPANS, DIMENSIONS, HEE HEIGHTS, PICKETS, ETC. TRUSS SHOP DRAWINGS INDICATING CALCULATIONS, LOADING, LOAD TEST DATA, HORIZONTAL THRUST AND ANY OTHER INFORMATION REQUIRED SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE JURISDICTION WHERE CONSTRUCTION IS TO BE DONE.

<p>SHEET</p> <h1 style="margin: 0;">6.00</h1>	<p>DATE: 6/11/08</p> <p>FILE NAME:</p> <p>CLIENT:</p> <p>NOTES:</p>	<p>the Smith Residence</p> <p>FIRST FLOOR FRAMING PLAN</p>	<p>VOGEL DRAFTING INC.</p> <p>RESIDENTIAL DRAFTING SERVICES</p> <p>4451 State Route 315, Pawlet, VT 05761</p> <p>802-325-2720 Phone - 802-325-2721 Fax</p> <p>Email - Vogelarcht@aol.com</p>	<p>REVISIONS</p> <table border="1" style="width: 100%;"> <tr> <td>DATE:</td> <td>NOTES:</td> </tr> <tr> <td>DATE:</td> <td>NOTES:</td> </tr> <tr> <td>DATE:</td> <td>NOTES:</td> </tr> </table>	DATE:	NOTES:	DATE:	NOTES:	DATE:	NOTES:
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