

RESIDENTIAL STRUCTURAL / FRAMING PLAN

Code Reference: 2006 IRC

Drawings must be neat, organized and legible (min 1/8" lettering)

Specify each scale used;

- Detail 3/4" = 1'

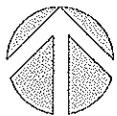
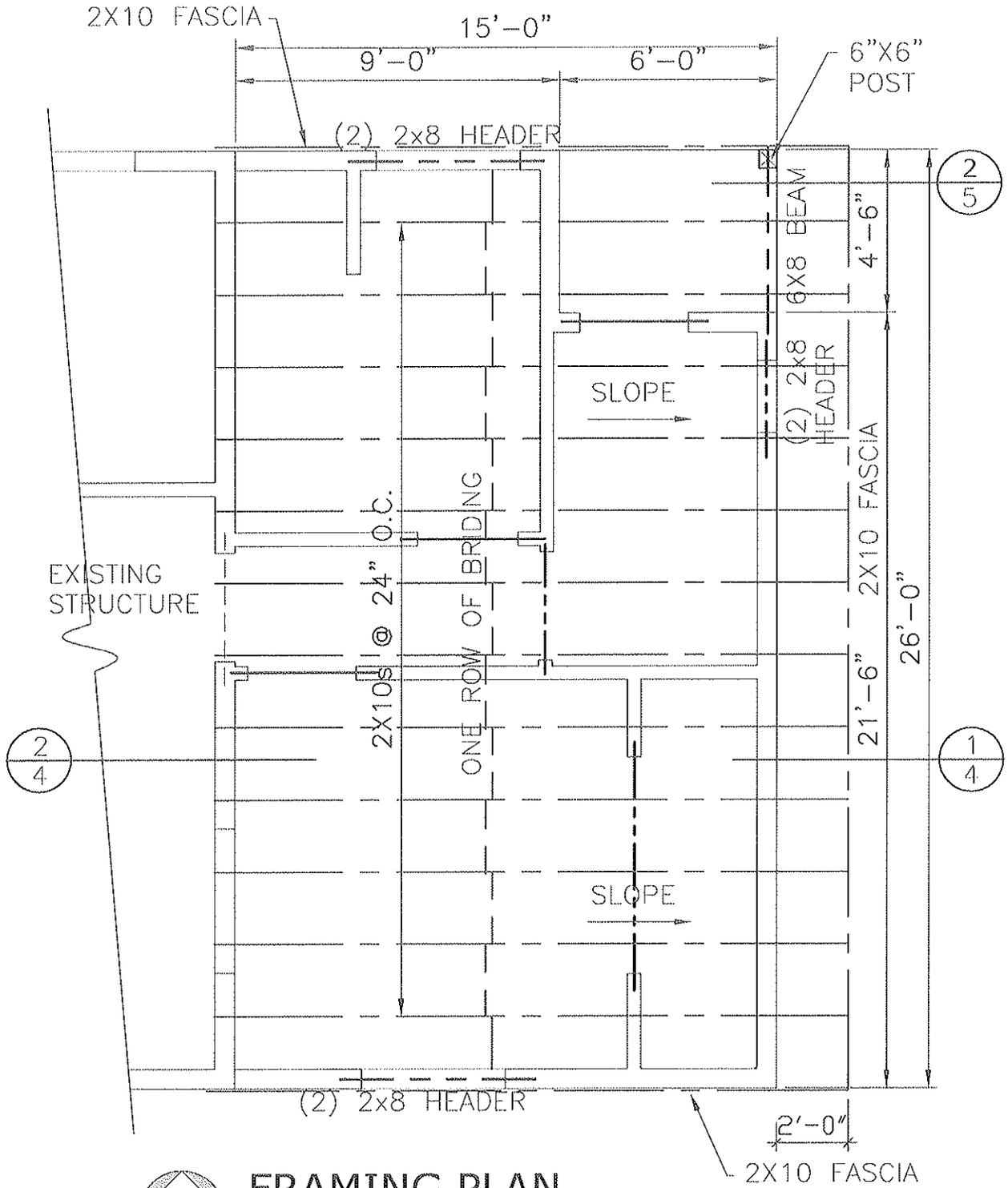
Construction drawings shall be drawn upon suitable material and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, R106.1.1

- Specify design criteria on plans and provide for floor / roof dead and live loads
- Specify lumber grade / species or manufacturer and series for glue-lams and "I" joists; R802.1
- Model plans require separate framing plans to clarify each elevation
- Show size, spacing and span of all framing members
 - Trusses, joists, rafters and ledgers
 - Beams, glue-lams, lintels and headers
 - Posts, columns, trimmers and king studs
- Show size and type of hardware connecting / supporting such members
- Show location of all bearing walls and supporting posts
- Provide a header schedule consistent with Table 502.5(1) or specify size of steel lintels
- Provide sufficient nailing for each framing member; Table R602.3(1)
- Provide a complete braced wall panel layout showing panels at the ends (within 12.5") of all wall lines and additional panels centered at least every 25' between; R602.10.1
- All exterior wall lines shall be braced and parallel interior wall lines shall be braced at intervals not exceeding 35' from exterior wall lines; R403.1.6, R602.10.1.1, R602.10.8
- Specify materials and provide a nailing schedule for braced wall panels; R602.10.6
- Provide a sufficient load path from the roof sheathing to the foundation; R602.10.8

- Continuous structural panel sheathing shall comply with Table R602.10.5. All parallel interior wall lines shall be braced at intervals not exceeding 35' from exterior wall lines, R602.10.1.1
- Provide an engineer's calculation, design and seal for partition and screen walls exceeding 6' in height above grade on either side and retaining walls exceeding 4' in height measured from the bottom of the footing to the top of the wall
- When the roof pitch is less than 3:12, design structural members that support rafters and joists as beams, such as, ridges, hips and valleys; R802.3
- Truss calculations must be signed, dated and wet sealed by an engineer who is registered in Arizona. Truss calculations shall be cross-referenced to the floor plans
- Specify gable-end bracing with connections to the structure; R802.10.3
- Specify eave-overhang length and detail outrigger support
- Provide location and size of roof drains / scuppers
- The use of pre-manufactured trusses require engineer stamped drawings

GENERAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 DOUGLAS FIR OR BETTER
2. ALL NAILING SHALL COMPLY WITH 2006 IRC, TABLE 602.3 (1)
3. MINIMUM OF 2-2X6 HEADERS AT ALL INTERIOR FENESTRATIONS
4. ALL DOUBLE TIMBER HEADERS TO HAVE A CONTINUOUS 1/2" PLYWOOD FLITCH PLATE, SCREWED AND GLUED



FRAMING PLAN

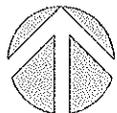
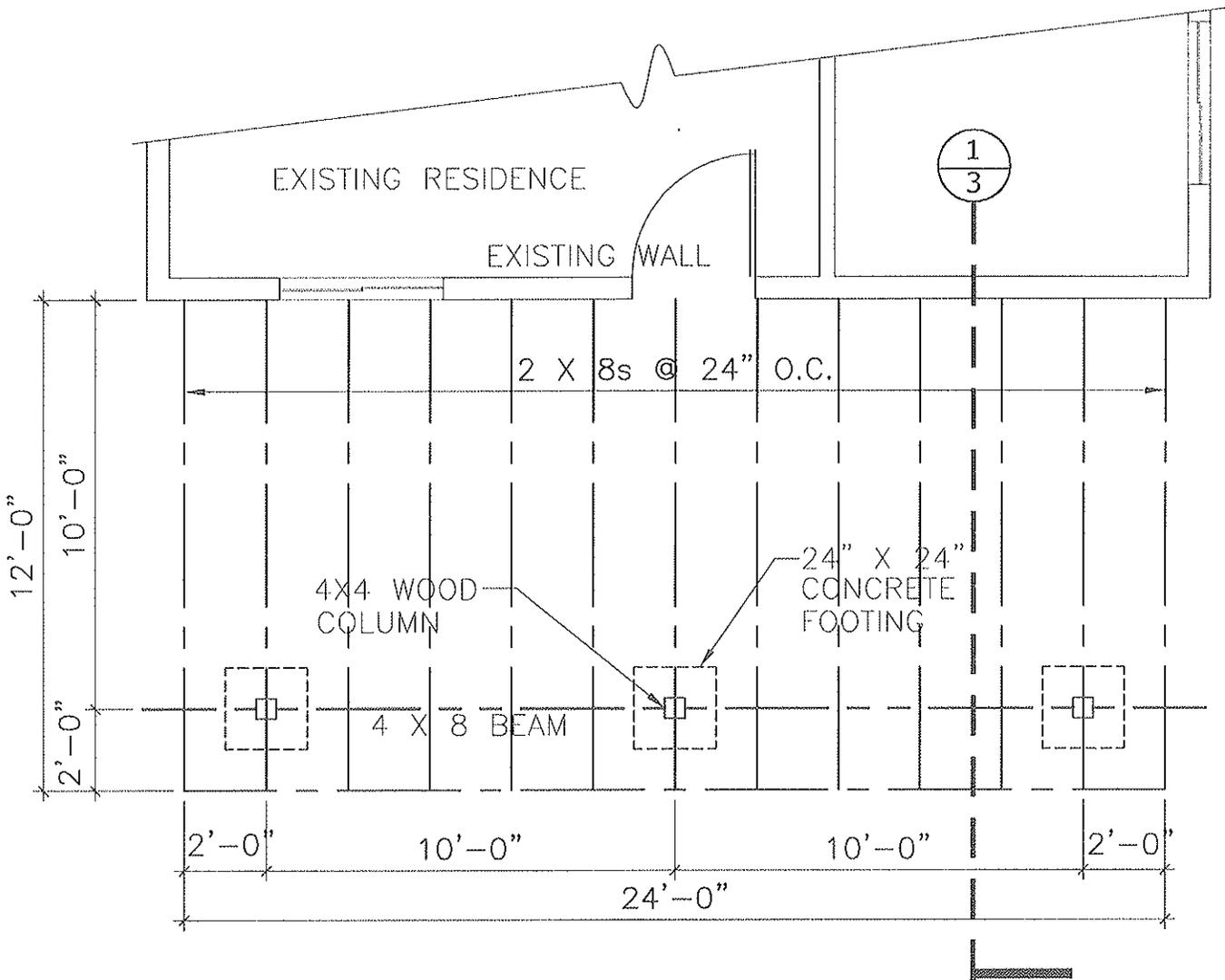
2006 IRC

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

ALL CONSTRUCTION TO COMPLY WITH 2006 IRC

BASIC PORCH FRAMING DETAIL

1. ALL RAFTERS TO BE 2X8s @ 24" O.C.
2. ALL BEAMS TO BE 4X8s
3. NEW RAFTERS TO BEAR ATOP EXISTING WALL OR BE HUNG FROM A SURFACE ATTACHED LEDGER, REFERENCE DETAIL OPTION 2/3
4. ALL COLUMNS TO BE 4x4s
5. SHOW ALL ELECTRICAL DEVICES AND CIRCUITRY
6. IF THIS DESIGN IS USED TO OBTAIN A PERMIT, THE DESIGN MAY NOT BE CHANGED IN THE FIELD
7. FASCIA TO MATCH RAFTER SIZE

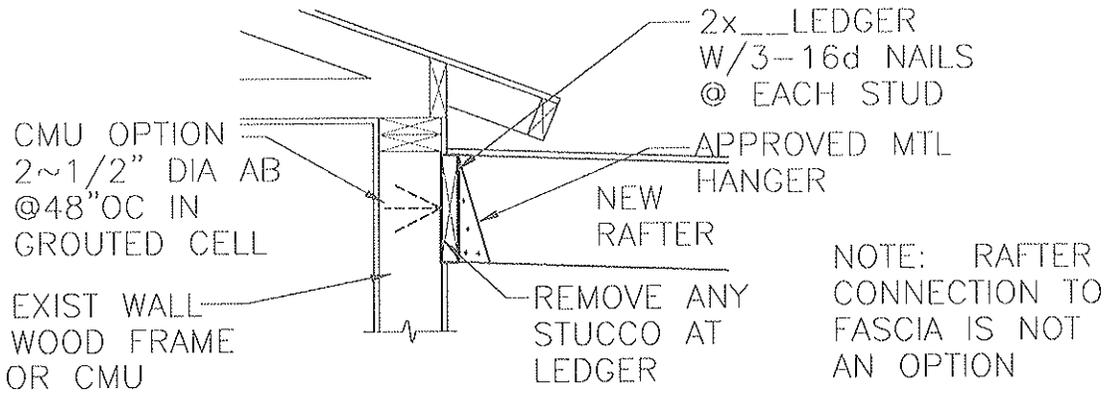


ROOF FRAMING PLAN

SAMPLE ONLY

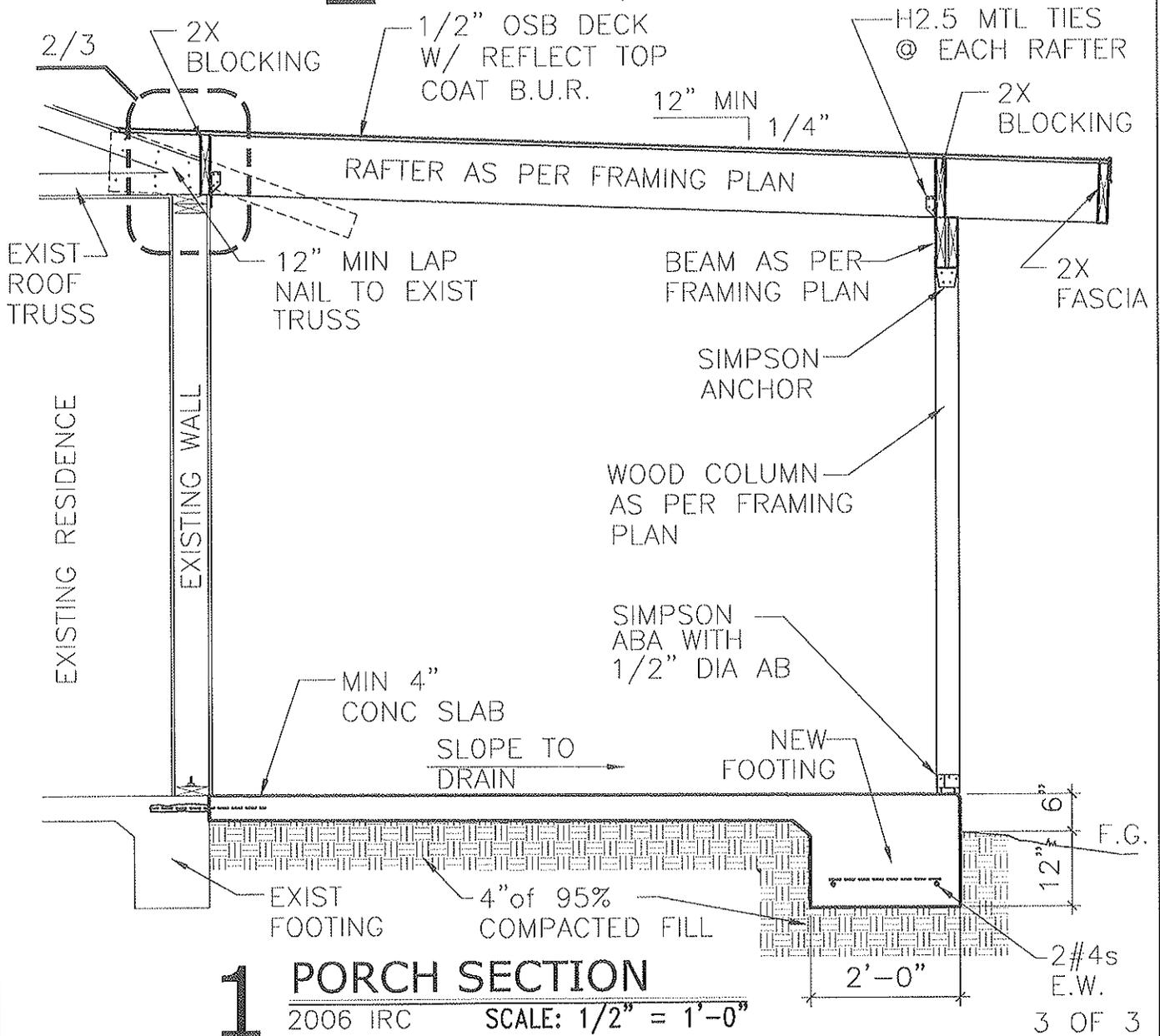
SCALE: 1/4" = 1'-0"

COVERED PORCH SECTION



2 OPTIONAL DETAIL

SCALE: 3/4" = 1'-0"



1 PORCH SECTION

2006 IRC SCALE: 1/2" = 1'-0"