

**2015 INTERNATIONAL RESIDENCE CODE COMPLIANCE**

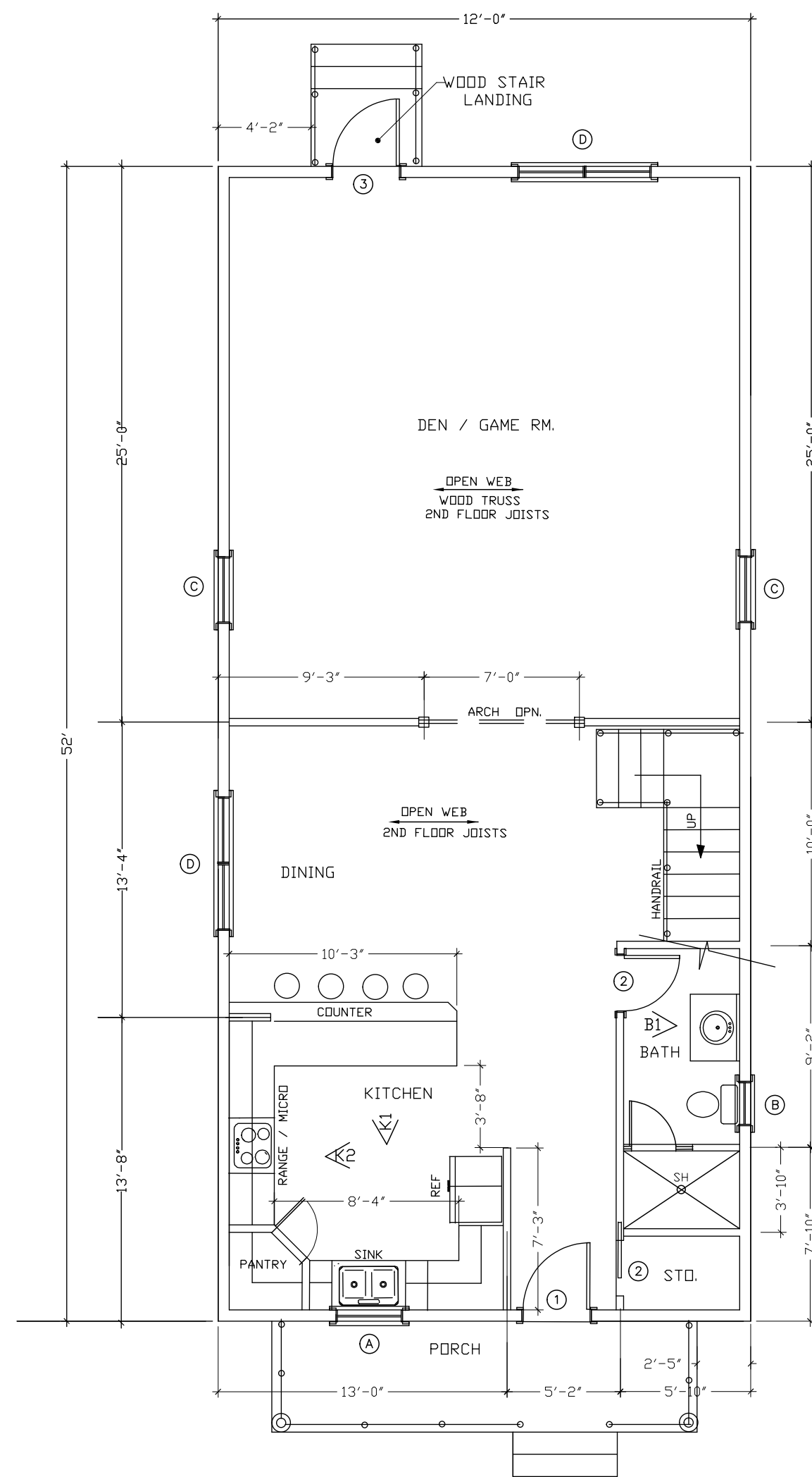
- HABITABLE ROOMS (LIGHT AND VENTILATION) ALL HABITABLE ROOMS SHALL HAVE MINIMUM GLAZING AREA AND VENTILATION OR APPROVED MECHANICAL SYSTEM AS DETAILED IN SEC. R303.1 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC).
- BATHROOM VENTILATION: BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQ. FT., ONE HALF OF WHICH MUST BE OPENABLE OR ARTIFICIAL LIGHT AND A MECHANICAL VENTILATING SYSTEM AS DESCRIBED IN SEC. R303.3 OF THE 2015 IRC.
- HAZARDOUS GLAZING LOCATIONS: THE LOCATIONS LISTED AS HAZARDOUS IN SEC. R308.4.1 SHALL HAVE GLAZING AS DEFINED IN SEC. 308.4.1 THROUGH 308.4.7 OF THE 2015 IRC.
- EMERGENCY EGRESS OPENING: (WINDOWS) EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY AND RESCUE OPENING AS PER SEC. R310.1.1, AND HAVE MIN. A NET CLEAR OPENING OF 5.7 FT. AS PER SEC. R310.1.1 (EXCEPT GRADE FLOOR OPENINGS SHALL HAVE A NET CLEAR OPENING OF 5 SQ. FT.), HAVE A MIN. NET CLEAR OPENING HEIGHT OF 24 IN. AS PER SEC. 310.1.2, HAVE A MIN. NET CLEAR OPENING WIDTH OF 20 IN. AS PER SEC. R310.1.3 AND BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE AS PER R310.1.4 OF THE 2015 IRC.
- MEANS OF EGRESS: AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE HINGED AND PROVIDE A MIN. CLEAR WIDTH.
- REQUIRED LANDINGS: LANDINGS ON EACH SIDE OF THE EXTERIOR DOORS SHALL BE CONSTRUCTED AS PER SECS R311.3. OF THE 2015 IRC.
- STAIRWAYS, AND HANDRAILS: ALL CONSTRUCTION OF STAIRWAYS AND HANDRAILS SHALL BE CONSTRUCTED AS PER SECS. R311.7 OF THE 2015 IRC.
- GUARDRAILS: PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL BE CONSTRUCTED ACCORDING TO SECS. R312.1.1, 312.1.2 AND R312.1.3 OF THE 2015 IRC.
- SMOKE AND CARBON MONOXIDE DETECTORS: ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72 AS DETAILED IN SECS. 314.1 AND 314.2. LOCATIONS OF ALARMS, TYPES OF CONSTRUCTION REQUIRING ALARMS, AND POWER SOURCE SHALL BE INSTALLED AS PER SEC. 314.3 THROUGH 314.5 OF THE 2015 IRC. CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECS. R315.1 THROUGH R315.4 OF THE 2015 IRC.
- PROTECTION AGAINST DECAY: PROTECTION FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH THE AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1. THE LOCATIONS FOR THIS PROTECTION ARE AS LISTED IN SEC. 317 OF THE 2015 IRC. ALSO, FIELD TREATMENT, GROUND CONTACT, GEOGRAPHICAL AREAS, WOOD COLUMNS, EXPOSED GLUED-LAMINATED TIMBERS, QUALITY MARK AND INFORMATION, AND FASTENERS SHALL BE USED AND INSTALLED AS PER SECS. R317.1.1 THROUGH R317.3 OF THE 2015 IRC.

**FRAMING GENERAL NOTES**

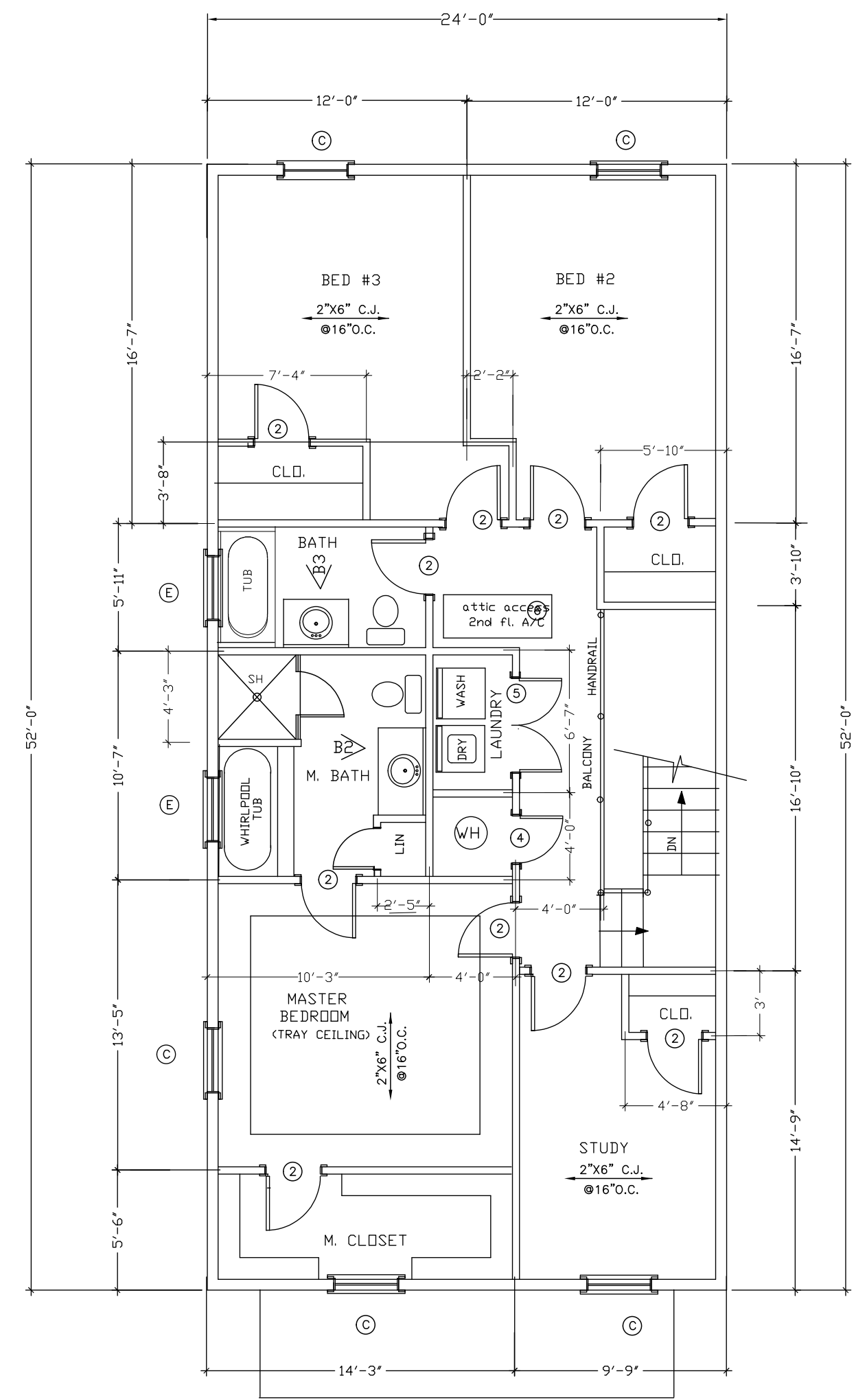
**AREA SQ. FT.**

|                       |                      |
|-----------------------|----------------------|
| AREA LIVING / 1ST FL. | = 1248 SQ. FT        |
| 2ND FL.               | = 1152 SQ. FT        |
| <b>TOTAL</b>          | <b>= 2400 SQ. FT</b> |

- ALL WOOD FRAMING, FABRICATION AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NFPA, THE PLYWOOD DESIGN SPECIFICATION BY THE APA AND MEET THE REQUIREMENTS BELOW, UNLESS NOTED OTHERWISE. ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE STANDARD BUILDING CODE. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED.
- ALL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE, S4S, NO. 2 MAXIMUM MOISTURE CONTENT 19%. STUD WALLS AND PARTITIONS SHALL BE SIZED AS FOLLOWS:  
EXTERIOR WALLS - 2x4 @ 16" O.C.  
FLOOR PARTITIONS - 2x4 @ 16" O.C.  
WET WALLS - 2x6 @ 16" O.C.  
BLOCK ALL STUD WALLS AT MID-HEIGHT. RAMSET BOTTOM PLATE OF WALLS TO CONCRETE WITH 1/4" RAMSETS @ 16" O.C. PROVIDE 1/2" DIA. #12 STEEL ANCHORS BOLTS @ 48" O.C. EMBEDDED A MIN. OF 8" IN CONCRETE WITH 1 1/2" HOOK.
- FLOOR, ATTIC AND ROOF FRAMING SHALL BE OF SIZES AS INDICATED ON FRAMING PLANS. PROVIDE WOOD CROSS BRIDGING WHERE INDICATED ON DRAWINGS OR WHEN JOIST SPAN EXCEEDS 8 FT. LOCATE THREE (3) 2"x12" BEAMS BELOW BEARING WALL OF FLOOR ABOVE AND AS INDICATED ON FRAMING PLANS. BEAM SHALL BEAR ON ENTIRE WIDTH OF BEARING WALL TOP PLATE. LOCATE THREE (3) STUDS AT BEAM BEARING POINTS BELOW DOUBLE TOP PLATE (SEE FRAMING NOTE #14). PROVIDE WOOD COLLAR BRACES AT EACH ROOF RAFTER 24" BELOW CROWN OF ROOF.
- PLYWOOD SUB-FLOORING APS RATED 48/24, 3/4" THICK TONGUE AND GROOVE, GLUED AND NAILED TO FLOOR JOIST WITH 8D NAILS SPACED AT 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- PLYWOOD ROOFING-APS RATED 24/0/5/8" THICK, NAL WITH 8D NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE PLYCLIPS AT UNSUPPORTED EDGES BETWEEN ROOF JOISTS.
- WIND BRACING- PROVIDE APA RATED 4"x8"x1/2" PLYWOOD ON ALL EXTERIOR WALL CORNERS AND A MAXIMUM OF 25 FT. ON CENTER ALONG EXTERIOR WALLS FROM SLAB TO UNDERSIDE OF RAFTERS. NAIL PLYWOOD EDGES WITH 8D NAILS AT 4" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT PANEL EDGES.
- COORDINATE FRAMING WITH HVAC DUCT, ELECTRICAL AND PLUMBING REQUIREMENTS.
- CEILING HEIGHTS:  
FIRST FLOOR - AS NOTED
- JOIST HANGERS SHALL BE 16 GAUGE TYPE "U" AS MANUFACTURED BY SIMPSON STRONG TIES CO. INSTALL JOIST HANGERS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION. USE JOINT HANGERS FOR BEAMS AND JOISTS WHICH FRAME TO BEAMS AT THE SAME ELEVATION. JOIST HANGERS SHALL BE SAME SIZE AS MEMBER SUPPORTED.
- BRICK LINTELS ABOVE OPENINGS SHALL BE 5"x3 1/2"x1/4" STEEL ANGLES WITH 8" MINIMUM BEARING EACH SIDE UNLESS NOTED OR DETAILED OTHERWISE ON THE DRAWINGS.
- OPENING HEADER SCHEDULE:  
FIRST FLOOR - (2) 2x10'S  
(2) 2x6'S AT OPENING LESS THAN 3'0"
- BORED HOLES 2" CLEAR FROM TOP OR BOTTOM EDGE OF JOIST, NOT LARGER THAN 1 1/4" IN DIAMETER AND NOT IN MIDDLE OF SPAN.
- STRAP ALL PLATES CUT AWAY FROM PLUMBING WITH 1 1/2" WIDE 24 GAUGE GALVANIZED STRAPS 18" LONG BOTH SIDE OF WALL - SPIKED TO PLACE.
- PROVIDE STUD JOISTS MAKE UP OF MULTIPLE STUDS BENEATH LOAD BEARING OF BEAM AS SHOWN ON FRAMING PLAN. NAIL EACH STUD TO ADJACENT STUD IN THE POST WITH 16D NAILS AT 12" O.C. (ON STUD CENTER LINE) AND WITHIN 3" OF EACH END. CUT STUDS CAREFULLY TO INSURE FULL AND COMPLETE BEARING TOP AND BOTTOM.



1 ST FLOOR PLAN SCALE 1/4"



2ND FLOOR PLAN SCALE 1/4"

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**FLOOR PLAN & GEN. NOTES**

|                |         |                 |
|----------------|---------|-----------------|
| DESIGNED BY    | DATE    | 04/21           |
| CHECKED BY     | DATE    | 04/21           |
| ENGR.          | DATE    |                 |
| DEPT.          | DATE    |                 |
| PROJECT        | DATE    |                 |
| CLIENT         | DATE    |                 |
| SCALE(S) SHOWN | JOB NO. | OWNER'S DWG NO. |
|                |         | DWG NO.         |
|                |         | REV.            |
|                |         | <b>A2</b>       |

| NO. | DATE | BY | DESCRIPTION | REVISIONS |
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