



TYPICAL FRAMING NOTES:

ALL FRAMING MEMBERS (JOISTS, HEADERS, GIRDERS, STUDS, PLATES, ETC.) SHALL CONFORM WITH THE MINIMUM SPECIFICATIONS FOR HEAVY FR 1 OR DOUGLAS FIR LARCH NO. 2 (UNLESS INDICATED OTHERWISE), WITH THE FOLLOWING BASIC STRESS VALUES:

HEM-FIR NO. 1	DOUGLAS FIR LARCH NO. 2
FLEXURE FB = 480 PSI SINGLE	875 PSI SINGLE
SHEAR FV = 75 PSI	95 PSI
E = 1,500,000 PSI	1,600,000 PSI

• EXTERIOR WALLS: KILN DRIED 2"x6" AT 16" O.C. CONSTRUCTION
 • INTERIOR WALLS: KILN DRIED 2"x4" AT 16" O.C. CONSTRUCTION
 KILN DRIED 2"x6" AT 16" O.C. FOR PLUMBING IF REQUIRED

ALL ROUGH OPENINGS FOR WINDOWS AND DOORS SHALL HAVE MINIMUM (2) 2"x10" HEADERS UNLESS INDICATED OTHERWISE.

LIVE LOAD CALCULATED FOR SLEEPING ROOMS: 30 LBS, NON SLEEPING ROOMS, 40 LBS, BALCONIES 60 LBS, ATTICS 20LBS (R301.5, IRC)

MINIMUM HEADROOM OF 80 INCHES SHALL BE PROVIDED FOR ALL WALKING SURFACE, STRUCTURAL ELEMENTS, FIXTURES OR FURNISHINGS SHALL NOT PROJECT FROM EITHER SIDE MORE THAN 4" (R301.5, 2012 IRC)

PLYWOOD SHALL BE NAILED TO STUDS, JOISTS, RAFTERS #18 D NON-CORROSIVE NAILS AT 6" ON CENTER AT EXTERIOR EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS.

GYPSUM BOARD SHALL BE 1/2" (UNLESS OTHERWISE NOTED ON PLANS), SCREWED AS ACCORDING TO MANUFACTURERS SPECIFICATIONS. ALL JOISTS SHALL BE TAPED AND RECEIVE (3) COATS OF JOINT COMPOUND AND SANDED EACH TIME FOR A SMOOTH FINISH TO RECEIVE PAINT.

PROVIDE NON-COMBUSTIBLE FIRE STOP CALK AT ALL FLOOR AND CEILING PENETRATIONS FOR ELECTRICAL AND PLUMBING EQUIPMENT.

DOOR LOCATIONS TO BE A MINIMUM OF 4 1/2" DISTANCE OFF ANY WALL TO ACCOMMODATE A 3 1/2" OR KICKER DOOR TRIM.

DOUBLE ALL FLOOR JOISTS UNDER ALL PARALLEL FRAMED WALLS

IN ALL SLEEPING ROOMS, AN EGRESS WINDOW OF A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. SHALL BE PROVIDED. THE NET OPENING SHALL BE AT LEAST 24" HIGH X 20" WIDE AND NOT MORE THAN 44" A.F.F., AND OBTAINED BY NORMAL INSIDE OPERATION (R310, 2012 IRC)

FURNACES: NO ACCESS ALLOWED THROUGH BATHROOM OR BEDROOM, PROVIDE COMBUSTION AIR BASED ON BTUS OF FURNACE. EXCEPTIONS ARE DIRECT VENT APPLIANCES.

FIRE RATED CONSTRUCTION: WALLS AND CEILING IN GARAGE WHERE ADJACENT TO LIVABLE SPACE: ONE-HOUR FIRE RATED CONSTRUCTION (DAY FIRE CODE TYPE 1X GYP BD, OR CODE APPROVED EQUAL)

DOORS TO BE 1 3/4" SOLID WOOD OR HONEY COMB CORE STEEL DOOR, 20 MIN FIRE RATED AND SHALL BE FITTED WITH A SELF-CLOSING DEVICE.

MINIMUM OF (1) LAYER OF 1/2" SHEETROCK REQUIRED UNDER STAIRWAYS.

SMOKE ALARM IN ALL AND NEAR SLEEPING ROOMS AND EACH STORY INCLUDING BASEMENTS AND HABITABLE ATTICS. ALL OF THE ALARMS SHALL BE INTERCONNECTED SO ONE IS TO ACTIVATE THE OTHER AND TO BE CLEARLY HEARD (R313, IRC) INSTALL AT A MINIMUM OF 6" FROM ANY WALL.

PROVIDE ULALC CARBON MONOXIDE DETECTOR (1 MINIMUM PER FLOOR), NOT TO BE INSTALLED IN KITCHENS OR WITHIN 5 FEET OF ANY COOKING APPLIANCE BATHROOMS OR THE OTHER ROOMS WHERE LONG-TERM EXPOSURE TO STEAM OR HIGH LEVELS OF WATER VAPOR COULD PERMANENTLY DAMAGE THE CARBON MONOXIDE SENSOR

ELECTRICAL AND MECHANICAL WORK SHALL BE PROVIDED AS REQUIRED AND MUST MEET THE LATEST EDITION STATE AND LOCAL CODES. MECHANICAL PERMIT NOT SUBMITTED WITH THESE PLANS.

ELECTRICAL PANEL NOT ALLOWED IN BATHROOMS OR CLOSETS. MIN. WORKING SPACE SHALL BE 30" WIDE AND 36" IN FRONT OF PANEL FROM FLOOR TO 6'-4" HIGH. THIS SPACE IS TO BE KEPT CLEAR.

ALL OUTLETS MUST BE SPACED A MAXIMUM OF 12'-0" APART.

FLEX METAL DUCT OR RIGID PIPE TO BE USED ON EXHAUST FANS. (OR AS PER CODES)

ARC-FAULT CIRCUIT INTERRUPTER REQUIRED FOR ALL BRANCH CIRCUITS SUPPLYING 125 VCLTS

DIAGONAL BRACES ON ALL CORNERS, OR INSTALL PLYWOOD VERTICAL AT CORNERS.

FIRE BLOCKING ON ALL ENCLOSED WALLS IS REQUIRED AND SHEETROCK MUST BE APPLIED TO UNDERSIDE OF FLOOR JOISTS.

KING POST IN GABLE END WALL WHEN WALL IS MORE THAN 8'-0" IN HEIGHT.

PROVIDE GALV. BEAM HANGER BY SIMPSON OR EQ. (TYP) AT ALL REQUIRED CONDITIONS.

PROVIDE GALV. JOIST HANGER BY SIMPSON OR EQ. (TYP) AT ALL JOISTS (BOTH SIDES AS REQ'D)

PROVIDE 4"x4" POSTS FOR DBL. HEADERS AND BEAMS, 4"x6" POSTS FOR TRIPLE OR MORE, (TYP)

BATHROOMS TO RECEIVE EXHAUST FANS DIRECT TO OUTSIDE AIR (TYPICAL)

FIREPLACE CLEARANCES: PROVIDE 2" AIR SPACE AT SIDES AND 4" AIR SPACE AT REAR AS IT PASSES THROUGH FLOORS AND CEILINGS. THE FLOOR AND CEILING PASSES THROUGH MUST ALSO BE FIRE STOPPED WITH 26 GAUGE MINIMUM GALVANIZED STEEL OR NON-COMBUSTIBLE MATERIAL. NOT MORE THAN 1/2" THICK. SHEETROCK IS NOT CONSIDERED A NON-COMBUSTIBLE PRODUCT.

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PROJECT ADDRESS

DRAWING
PROPOSED FIRST AND 2ND FLOOR

REVISIONS

DATE	DESCRIPTION
PRELIMINARY	
CONSTRUCTION 11-19-20	
SCALE:	AS NOTED

JOB NO.:
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DRAWING NO.:
A102