

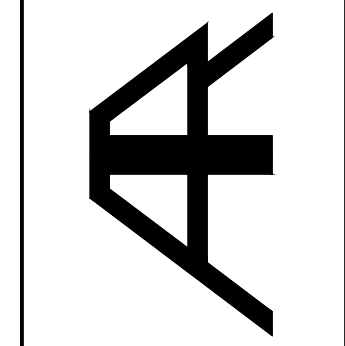
REVISIONS	BY
4/29/20	AH

HEN19036A.1

HENDERSON RESIDENCE  
 3315 OLD PLANTATION WAY  
 MARYVILLE, TN 37804

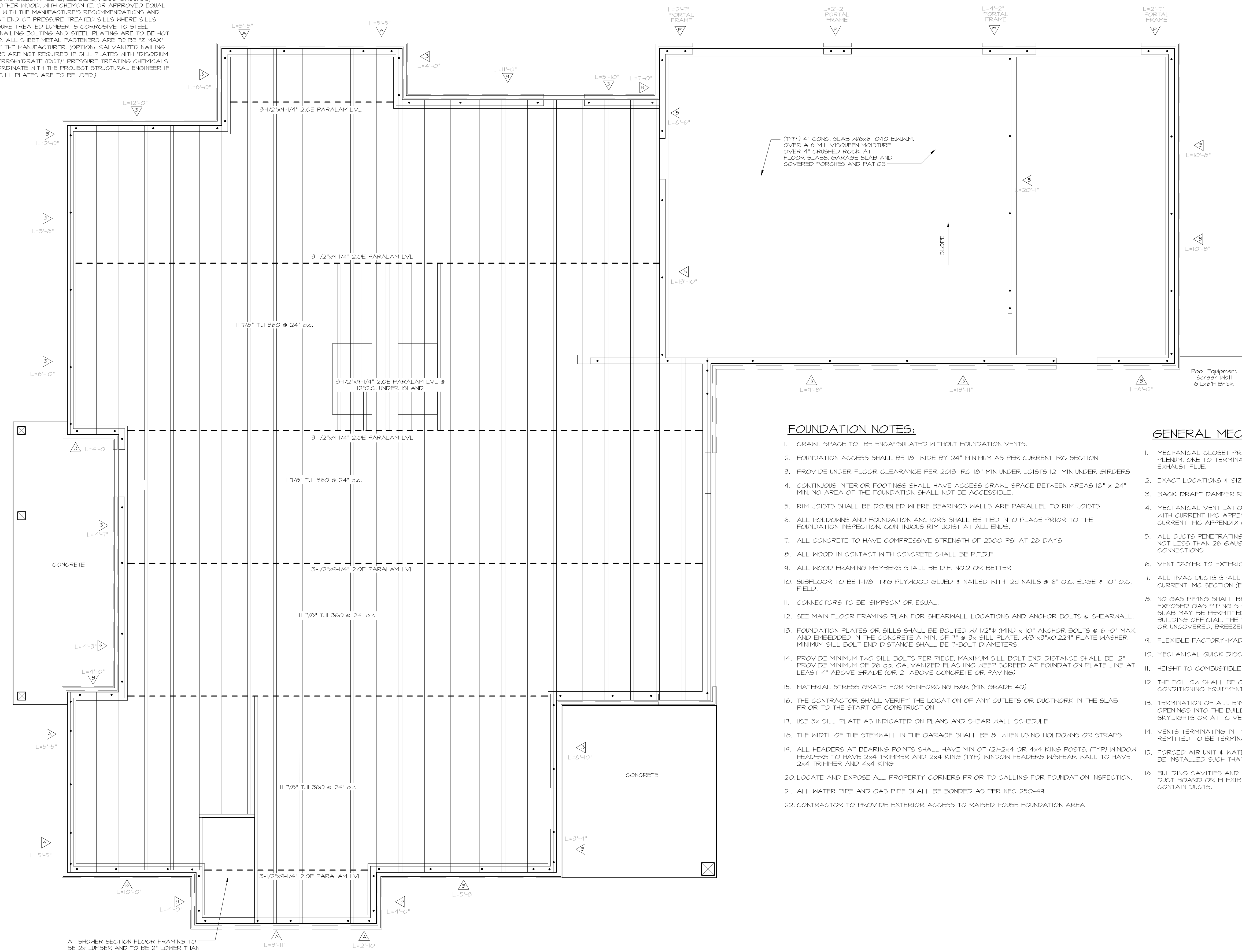
PROJECT  
 FLOOR  
 FRAMING  
 PLAN

A&R  
 DESIGN & DRAFTING  
 SERVICE  
 320 CRESWELL CIRCLE  
 LEADERS CITY, TENNESSEE 37112  
 (615) 594-8212 RJ.DIETTE@A&R.COM



DATE	9/10/19
SCALE	1/4"=1'-0" at 24x36
DRAWN	AH/RJ
JOB	HEN19036
SHEET	A-6
OF SHEETS	

PRESERVATIVE TREATMENT: TREAT ALL WOOD BELOW A HEIGHT OF 6" THAT IS IN DIRECT CONTACT WITH OR EMBEDDED IN CONCRETE OR MASONRY, INCLUDING SILLS, NAILERS, LEDGERS, HOOD BRACKETS, BLOCKING AND OTHER WOOD, WITH CHEMITE, OR APPROVED EQUAL, IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND 2013 CBC. (TREAT END OR PRESSURE TREATED SILLS WHERE SILLS ARE CUT). PRESSURE TREATED LUMBER IS CORROSIVE TO STEEL PRODUCTS. ALL NAILING BOLTING AND STEEL PLATING ARE TO BE HOT DIP GALVANIZED. ALL SHEET METAL FASTENERS ARE TO BE "2 MAX" GALVANIZING BY THE MANUFACTURER. (OPTION: GALVANIZED NAILING AND CONNECTORS ARE NOT REQUIRED IF SILL PLATES WITH DISODIUM OCTABORATE TERSHYDRATE (DOT) PRESSURE TREATING CHEMICALS ARE USED - COORDINATE WITH THE PROJECT STRUCTURAL ENGINEER IF DOT TREATED SILL PLATES ARE TO BE USED.)



**FOUNDATION NOTES:**

1. CRAWL SPACE TO BE ENCAPSULATED WITHOUT FOUNDATION VENTS.
2. FOUNDATION ACCESS SHALL BE 18" WIDE BY 24" MINIMUM AS PER CURRENT IRC SECTION
3. PROVIDE UNDER FLOOR CLEARANCE PER 2013 IRC 10" MIN UNDER JOISTS 12" MIN UNDER GIRDERS
4. CONTINUOUS INTERIOR FOOTINGS SHALL HAVE ACCESS CRAWL SPACE BETWEEN AREAS 18" x 24" MIN. NO AREA OF THE FOUNDATION SHALL NOT BE ACCESSIBLE.
5. RIM JOISTS SHALL BE DOUBLED WHERE BEARING WALLS ARE PARALLEL TO RIM JOISTS
6. ALL HOLDDOWNS AND FOUNDATION ANCHORS SHALL BE TIED INTO PLACE PRIOR TO THE FOUNDATION INSPECTION. CONTINUOUS RIM JOIST AT ALL ENDS.
7. ALL CONCRETE TO HAVE COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS
8. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE P.T.D.F.
9. ALL WOOD FRAMING MEMBERS SHALL BE D.F. NO.2 OR BETTER
10. SUBFLOOR TO BE 1-1/8" T&G PLYWOOD GLUED & NAILED WITH 12d NAILS @ 6" O.C. EDGE & 10" O.C. FIELD.
11. CONNECTORS TO BE 'SIMPSON' OR EQUAL.
12. SEE MAIN FLOOR FRAMING PLAN FOR SHEARWALL LOCATIONS AND ANCHOR BOLTS @ SHEARWALL.
13. FOUNDATION PLATES OR SILLS SHALL BE BOLTED W/ 1/2" (MIN) x 10" ANCHOR BOLTS @ 6'-0" MAX. AND EMBEDDED IN THE CONCRETE A MIN. OF 1" @ 3x SILL PLATE. W/3"x3"x0.224" PLATE WASHER. MINIMUM SILL BOLT END DISTANCE SHALL BE 7-BOLT DIAMETERS.
14. PROVIDE MINIMUM TWO SILL BOLTS PER PIECE. MAXIMUM SILL BOLT END DISTANCE SHALL BE 12". PROVIDE MINIMUM OF 20 ga. GALVANIZED FLASHING KEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2" ABOVE CONCRETE OR PAVING)
15. MATERIAL STRESS GRADE FOR REINFORCING BAR (MIN GRADE 40)
16. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY OUTLETS OR DUCTWORK IN THE SLAB PRIOR TO THE START OF CONSTRUCTION
17. USE 3x SILL PLATE AS INDICATED ON PLANS AND SHEAR WALL SCHEDULE
18. THE WIDTH OF THE STEMWALL IN THE GARAGE SHALL BE 8" WHEN USING HOLDDOWNS OR STRAPS
19. ALL HEADERS AT BEARING POINTS SHALL HAVE MIN OF (2)-2x4 OR 4x4 KING POSTS. (TYP) WINDOW HEADERS TO HAVE 2x4 TRIMMER AND 2x4 KING (TYP) WINDOW HEADERS W/SHEAR WALL TO HAVE 2x4 TRIMMER AND 4x4 KING
20. LOCATE AND EXPOSE ALL PROPERTY CORNERS PRIOR TO CALLING FOR FOUNDATION INSPECTION.
21. ALL WATER PIPE AND GAS PIPE SHALL BE BONDED AS PER NEC 250-41
22. CONTRACTOR TO PROVIDE EXTERIOR ACCESS TO RAISED HOUSE FOUNDATION AREA

**GENERAL MECHANICAL NOTES:**

1. MECHANICAL CLOSET PROVIDE TWO VERTICAL DUCTS OR PLENUMS, 1 sq. ft. PER 4,000 BTU/H INPUT EACH DUCT OR PLENUM. ONE TO TERMINATE 12" ABOVE FINISHED FLOOR ONE TO TERMINATE 12" BELOW CEILING. PROVIDE 6" MIN. EXHAUST FLUE.
2. EXACT LOCATIONS & SIZE OF SUPPLY & RETURN REGISTERS TO BE DETERMINED BY THE HVAC CONTRACTOR.
3. BACK DRAFT DAMPER REQUIRED ON EXHAUST FANS
4. MECHANICAL VENTILATION FOR TOILET COMPARTMENTS, BATHROOMS AND LAUNDRY ROOMS SHALL BE COMPLY WITH CURRENT IMC APPENDIX (E) MECHANICAL VENTILATION FOR OTHER HABITABLE ROOMS SHALL COMPLY WITH CURRENT IMC APPENDIX (E)
5. ALL DUCTS PENETRATING THE SEPARATION OF THE GARAGE ONE-HOUR FIRE WALL SHALL BE CONSTRUCTED OF NOT LESS THAN 26 GAUGE GALVANIZED STEEL AND BE CONTINUOUS WITHOUT OPENINGS OR NON-METALLIC CONNECTIONS
6. VENT DRYER TO EXTERIOR 25" MAX OR DESIGNED. DUCT TO BE SMOOTH W/BACKDRAFT DAMPER
7. ALL HVAC DUCTS SHALL HAVE R-8 INSULATION WRAPPING AND SHALL BE CONSTRUCTED AND INSTALLED PER CURRENT IMC SECTION (E) 502.41
8. NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE AND ALL EXPOSED GAS PIPING SHALL BE KEPT 6" ABOVE THE GRADE OF STRUCTURE. GAS PIPING UNDER A CONCRETE SLAB MAY BE PERMITTED ONLY WHEN INSTALLED IN ACCORDANCE TO THE STANDARD APPROVED BY THE BUILDING OFFICIAL. THE TERM "BUILDING OR STRUCTURE" SHALL INCLUDE PORCHES AND STEPS, WEATHER COVERED OR UNCOVERED, BREEZEWAYS, ROOF PORTE-COCHERS, ROOFED PATIOS, GARPORTS,
9. FLEXIBLE FACTORY-MADE AIR DUCTS SHALL BE SUPPORTED AS PER IMC SECTION 603
10. MECHANICAL QUICK DISCONNECTS MUST BE READILY ACCESSIBLE
11. HEIGHT TO COMBUSTIBLE MATERIAL ABOVE KITCHEN RANGES 30" (UNPROTECTED), 24" (PROTECTED), 6" (HORZ. MIN) CONDITIONING EQUIPMENT.
12. THE FOLLOW SHALL BE CERTIFIED BY THE CEC: WATER HEATERS, SHOWER HEADS AND FAUCETS, SPACE CONDITIONING EQUIPMENT.
13. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3' FROM THE PROPERTY LINES OR ANY OPENINGS INTO THE BUILDING (IE, DRYERS, BATH AND UTILITY FANS ETC. AND ALSO 3' FROM DOORS, WINDOWS, SKYLIGHTS OR ATTIC VENTS).
14. VENTS TERMINATING IN TYPE "B" OR "BW" GAS VENTS WITH LISTED VENT CAPS SIZED 12" OR SMALLER SHALL BE REMITTED TO BE TERMINATED IN ACCORDANCE WITH TABLE 608.6.2. FOR 8/12 ROOF 2' MIN HEIGHT
15. FORCED AIR UNIT & WATER HEATERS WHICH GENERATE A GLOW FLAME OR SPARK LOCATED IN A GARAGE SHALL BE INSTALLED SUCH THAT THE IGNITION IS AT LEAST 18" ABOVE FINISHED FLOOR.
16. BUILDING CAVITIES AND PLENUMS DEFINED OR CONSTRUCTED WITH MATERIALS OTHER THAN SEALED SHEET METAL DUCT BOARD OR FLEXIBLE DUCT SHALL NOT BE USED FOR CONVEYING CONDITIONED AIR. BUILDING CAVITIES MAY CONTAIN DUCTS.

AT SHOWER SECTION FLOOR FRAMING TO BE 2x LUMBER AND TO BE 2" LOWER THAN TJI FLOOR SYSTEM TO ACHIEVE A CURB-LESS WALK IN SHOWER

MAIN LEVEL FLOOR FRAMING PLAN