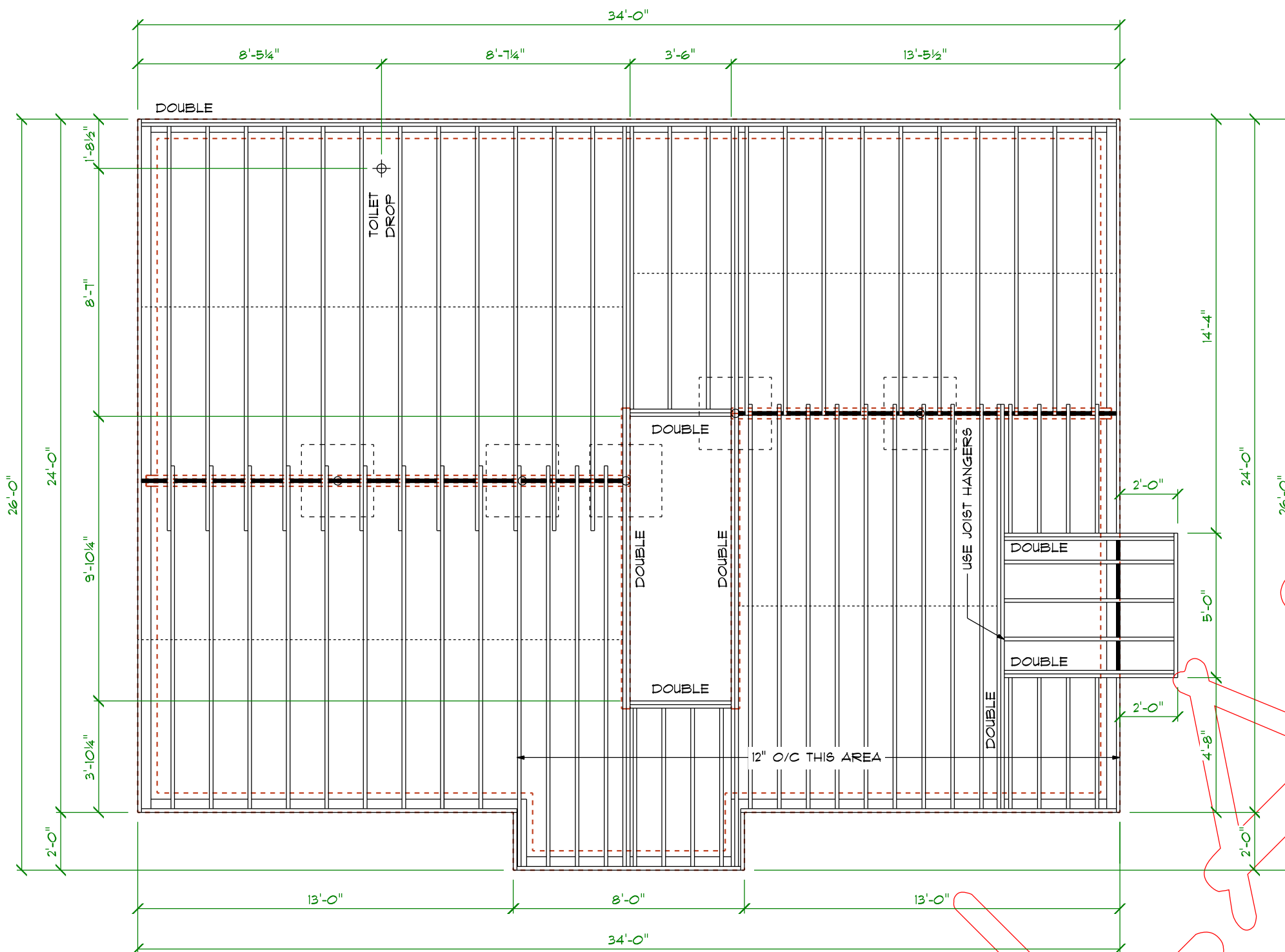


WOOD FLOOR FRAMING NOTES

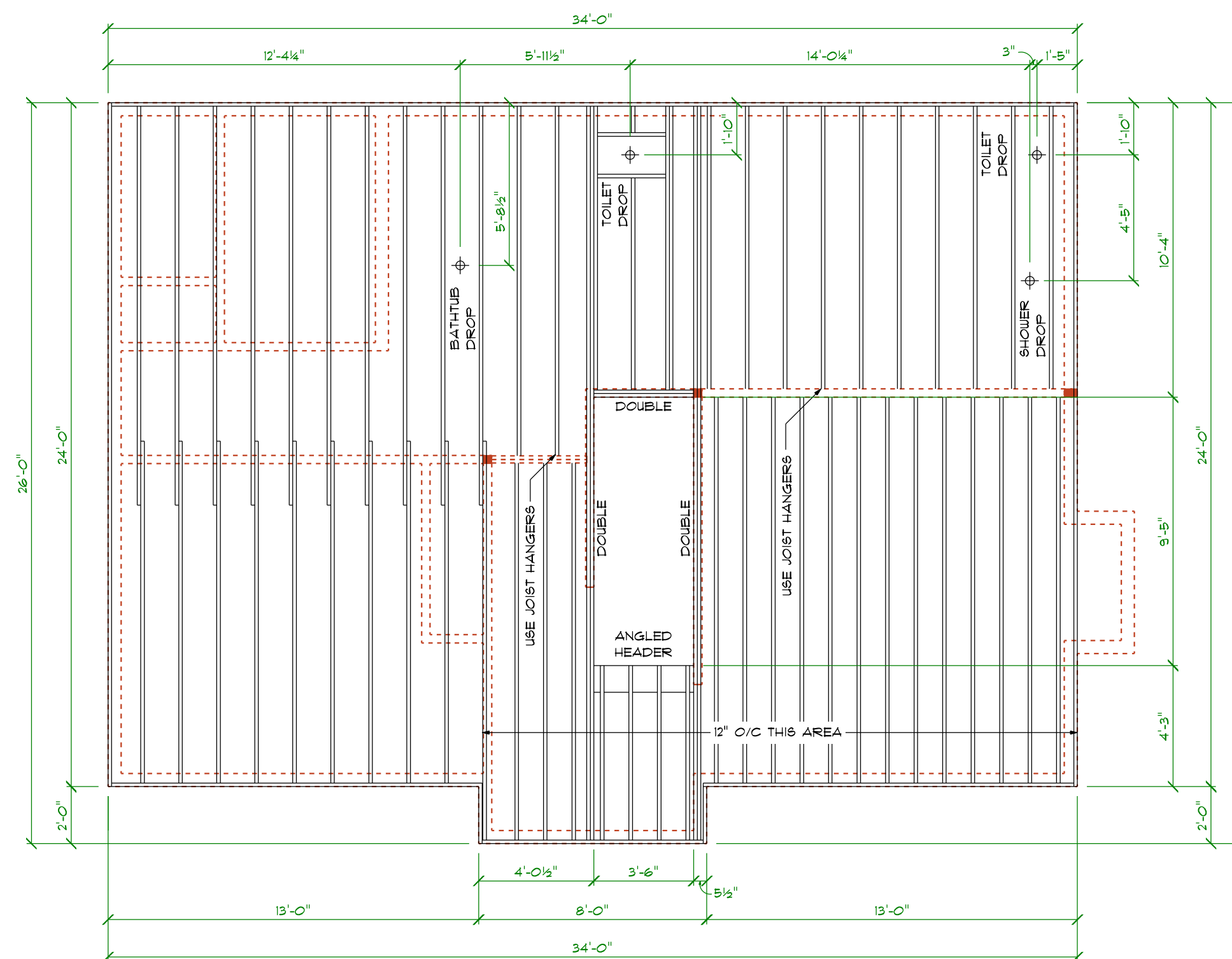
- WOOD FLOOR FRAMING CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION R502.2018 IRC.
- JOISTS UNDER PARALLEL BEARING PARTITIONS MUST BE OF ADEQUATE SIZE TO SUPPORT THE LOAD. DOUBLE JOISTS, SIZED ADEQUATELY TO SUPPORT THE LOAD, THAT ARE SEPARATED TO PERMIT THE INSTALLATION OF PIPING OR VENTS MUST BE FULL DEPTH SOLID BLOCKED WITH LUMBER 2" MINIMUM NOMINAL THICKNESS SPACED NOT 4" MAXIMUM ON CENTER. BEARING PARTITIONS PERPENDICULAR TO JOISTS MUST NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS OR PARTITIONS MORE THAN THE JOIST DEPTH UNLESS SUCH JOISTS ARE OF SUFFICIENT SIZE TO CARRY THE ADDITIONAL LOAD.
- THE ENDS OF EACH JOIST, BEAM OR GIRDER MUST HAVE A BEARING OF 1/2" MINIMUM ON WOOD OR METAL, 3" MINIMUM ON MASONRY OR CONCRETE OR BE SUPPORTED BY APPROVED JOIST HANGERS. ALTERNATIVELY, THE ENDS OF JOISTS MUST BE SUPPORTED ON A 1" X 4" RIBBON STRIP AND MUST BE NAILED TO THE ADJACENT STUD. THE BEARING ON MASONRY OR CONCRETE MUST BE DIRECT OR A BILL PLATE OF 2" MINIMUM NOMINAL THICKNESS MUST BE PROVIDED UNDER THE JOIST, BEAM OR GIRDER. THE BILL PLATE MUST PROVIDE A MINIMUM NOMINAL BEARING AREA OF 48 SQUARE INCHES.
- JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT MUST LAP 3" MINIMUM AND BE NAILED TOGETHER WITH A MINIMUM OF 3 10D FACE NAILS. A WOOD OR METAL SPLICE WITH STRENGTH EQUAL TO OR GREATER THAN THAT PROVIDED BY THE NAILED LAP IS PERMITTED.
- JOISTS FRAMING INTO THE SIDE OF A WOOD GIRDER MUST BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON A LEDGER STRIP NOT LESS THAN NOMINAL 2" X 2".
- ALLOWABLE SPANS OF GIRDERS AND HEADERS FABRICATED OF DIMENSION LUMBER MUST NOT EXCEED THE VALUES IN TABLE R602.11.1, R602.12.1 AND R602.13.1.
- A LOAD PATH FOR LATERAL FORCES MUST BE PROVIDED BETWEEN FLOOR FRAMING AND BRACED WALL PANELS LOCATED ABOVE OR BELOW A FLOOR, AS SPECIFIED IN SECTION R602.10.8.
- BLOCKING AND FASTENING PANEL EDGES OR FIXTURES MUST NOT BE LESS THAN UTILITY GRADE LUMBER. SUBFLOORING MUST NOT BE LESS THAN UTILITY GRADE LUMBER, NO. 4 COMMON GRADE BOARDS OR WOOD STRUCTURAL PANELS (SECTION R503.2). FIREBLOCKING MUST BE OF ANY GRADE LUMBER.
- TABLE R502.3.1(1) MUST BE USED TO DETERMINE THE MAXIMUM ALLOWABLE SPAN OF FLOOR JOISTS THAT SUPPORT SLEEPING AREA AND ATTICS THAT ARE ACCESSIBLE BY MEANS OF A FIXED STAIRWAY (SECTION R311.1) PROVIDED THAT THE DESIGN LIVE LOAD DOES NOT EXCEED 30 LBS/SG. FT. AND THE DESIGN DEAD LOAD DOES NOT EXCEED 20 LBS/SG. FT.
- TABLE R502.3.1(2) MUST BE USED TO DETERMINE THE MAXIMUM ALLOWABLE SPAN OF FLOOR JOISTS THAT SUPPORT OTHER AREAS OF THE BUILDING, OTHER THAN SLEEPING ROOMS AND ATTICS, PROVIDED THE DESIGN LIVE LOAD DOES NOT EXCEED 40 LBS/SG. FT. AND THE DESIGN DEAD LOAD DOES NOT EXCEED 20 LBS/SG. FT.
- FLOOR CANTILEVER SPANS MUST NOT EXCEED THE NOMINAL DEPTH OF WOOD FLOOR JOIST. FLOOR CANTILEVERS CONSTRUCTED ACCORDING WITH TABLE R502.3.3(1) ARE PERMITTED WHERE SUPPORTING A LIGHTFRAME BEARING WALL AND ROOF ONLY. FLOOR CANTILEVERS SUPPORTING AN EXTERIOR BALCONY ARE PERMITTED TO BE CONSTRUCTED IN ACCORDANCE WITH TABLE R502.3.3(2).
- JOISTS MUST BE SUPPORTED LATERALLY AT THE ENDS BY ANY OF THE FOLLOWING: BY FULL-DEPTH SOLID BLOCKING 2" MINIMUM NOMINAL THICKNESS, BY ATTACHMENT TO A FULL-DEPTH HEADER, BAND, RIM JOIST OR TO AN ADJOINING STUD.
- JOISTS EXCEEDING A NOMINAL 2" X 12" MUST BE SUPPORTED LATERALLY BY ANY OF THE FOLLOWING: SOLID BLOCKING, DIAGONAL BRIDGES (WOOD OR METAL), A CONTINUOUS 1" X 3" STRIP NAILED ACROSS THE BOTTOM OF JOISTS AT MAXIMUM INTERVALS OF 8".
- END JOINTS IN LUMBER USED AS SUBFLOORING MUST OCCUR OVER SUPPORTS UNLESS END-MATCHED LUMBER IS USED, IN WHICH CASE EACH PIECE MUST BEAR ON AT LEAST 2 JOISTS. SUBFLOORING CAN BE OMITTED WHERE JOIST BRACING DOES NOT EXCEED 16" AND 1" NOMINAL TONGUE-AND-GROOVE WOOD STRIP FLOORING IS APPLIED PERPENDICULAR TO THE JOISTS.
- WHERE USED AS A SUBFLOORING OR COMBINATION SUBFLOOR UNDERLAYMENT, WOOD STRUCTURAL PANELS MUST COMPLY WITH TABLE R503.2.1(1). WHERE SANDED FLYWOOD IS USED AS COMBINATION SUBFLOOR UNDERLAYMENT, THE GRADE, BOND CLASSIFICATION AND PERFORMANCE CATEGORY MUST BE AS SPECIFIED IN TABLE R503.2.1(2).
- FLOOR FRAMING MUST BE NAILED IN ACCORDANCE WITH TABLE R602.3(1). WHERE POST AND BEAM OR GIRDER CONSTRUCTION IS USED TO SUPPORT FLOOR FRAMING, POSITIVE CONNECTIONS MUST BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT.
- OPENINGS IN FLOOR FRAMING MUST BE FRAMED WITH A HEADER AND TRIMMER JOISTS. WHERE THE HEADER JOIST SPAN DOES NOT EXCEED 4', THE HEADER JOIST MUST BE A SINGLE MEMBER THE SAME SIZE AS THE FLOOR JOIST. SINGLE TRIMMER JOISTS MUST BE USED TO CARRY A SINGLE HEADER JOIST THAT IS LOCATED WITH 3' OF THE TRIMMER JOIST BEARING. WHERE THE HEADER JOIST SPAN EXCEEDS 4', THE TRIMMER JOISTS AND THE HEADER MUST BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR JOISTS FRAMING INTO THE HEADER.
- NOTCHES IN SOLID LUMBER JOISTS, RAFTER BEAMS MUST NOT EXCEED 1/6 THE DEPTH OF THE MEMBER. NOTCHES MUST NOT BE LONGER THAN 1/3 DEPTH OF MEMBER. NOTCHES MUST NOT BE LOCATED IN THE MIDDLE 1/3 OF SPAN. NOTCHES AT ENDS OF MEMBER 1/4 MAXIMUM MEMBER DEPTH. THE TENSION SIDE OF MEMBERS 4" OR GREATER IN THICKNESS MUST NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS DIAMETER OF BORED/CUT HOLES: 1/3 MAXIMUM MEMBER DEPTH. HOLES MUST NOT BE CLOSER THAN 2" TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS NOTCHED, THE HOLE MUST NOT BE CLOSER THAN 2" TO THE NOTCH.



LEVEL ONE FLOOR JOIST PLAN

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

2x8 FLOOR JOISTS @ 12" O/C
DESIGN ASSUMPTION:
RESIDENTIAL LIVING AREA
40 PSF LIVE
L/360
10 PSF DEAD
8FF #2 OR BETTER
MAXIMUM CLEAR SPAN 13'-6"

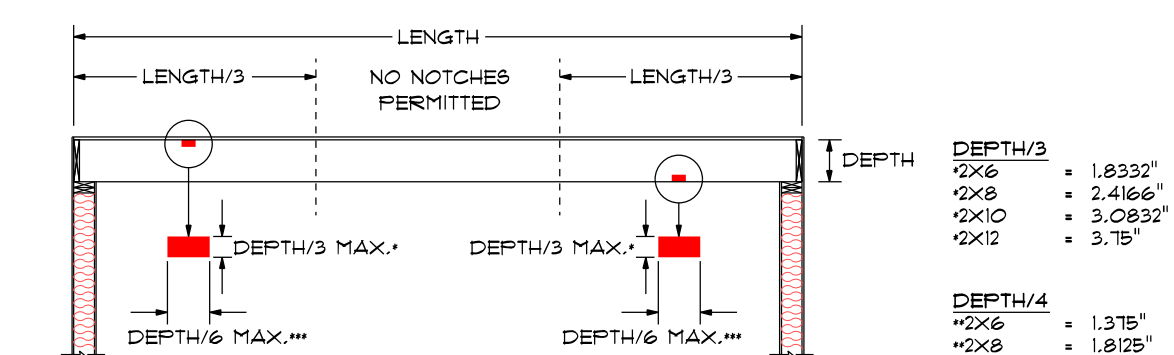


LEVEL TWO FLOOR JOIST PLAN

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

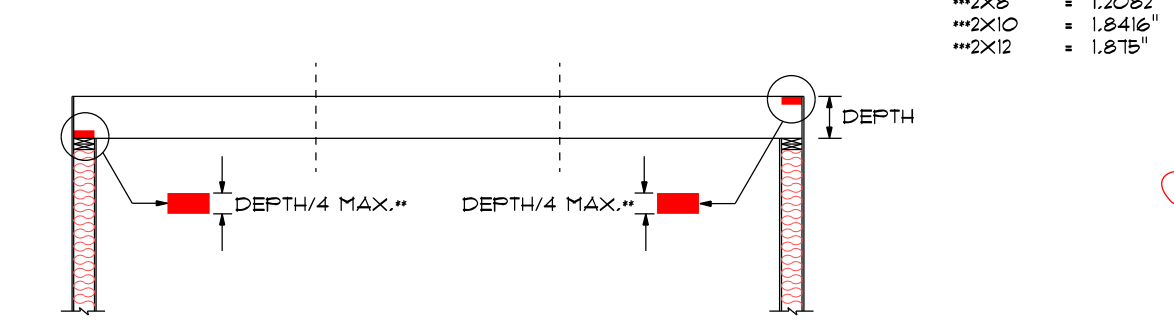
2x8 FLOOR JOISTS @ 12" O/C
DESIGN ASSUMPTION:
RESIDENTIAL LIVING AREA
40 PSF LIVE
L/360
10 PSF DEAD
8FF #2 OR BETTER
MAXIMUM CLEAR SPAN 13'-6"

2x8 FLOOR JOISTS @ 16" O/C
DESIGN ASSUMPTION:
RESIDENTIAL LIVING AREA
40 PSF LIVE
L/360
10 PSF DEAD
8FF #2 OR BETTER
MAXIMUM CLEAR SPAN 12'-3"



FLOOR JOIST - CENTER CUTS

COMMON LUMBER SPECIES ONLY
REFER TO MANUFACTURERS SPECIFICATIONS FOR ENGINEERED LUMBER



FLOOR JOIST - END CUTS

COMMON LUMBER SPECIES ONLY
REFER TO MANUFACTURERS SPECIFICATIONS FOR ENGINEERED LUMBER



DRILLING

NOT TO SCALE
COMMON LUMBER SPECIES ONLY
REFER TO MANUFACTURERS SPECIFICATIONS FOR ENGINEERED LUMBER

CUTTING, NOTCHING AND DRILLING

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

LEVEL TWO FLOOR JOIST PLAN

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

SIMPLY FLOOR PLANS, LLC
P.AULLEBEAUTS@GMAIL.COM
603-583-2559

DATE	DESCRIPTION
12/15/25	DRAFT PLANS - NOT FOR CONSTRUCTION
12/15/25	CONSTRUCTION PLANS

PROJECT INFORMATION

SHEET NUMBER
A6

PLAN NUMBER
1444