Sample Plans: Typical Single-Story Dwelling

This Information Bulletin describes a typical framing section for single-story conventional light-framed wood residential construction. One or more framing sections will be required as part of plans submitted for approval prior to permit issuance. Additional information on the preparation of plans for a single dwelling unit can be found in the 2007 California Building Code. This publication may be ordered from:

International Code Council (ICC)
5360 South Workman Mill Road,
Whittier, California 90601
1-800-423-6587
www.iccsafe.org

I. WHAT IS A FRAMING SECTION?

A framing section is a cutaway view of the proposed construction that is used to show how these requirements are met. Depending on the design of your project, you may need to include more than one framing section. You must clearly show deviations in your sections wherever they occur.

Included in this bulletin are illustrations showing several typical framing sections and details for conventional light-framed wood construction. All framing sections should be cross-referenced on the building plans using the floor, foundation and/or roof framing plans, see Figure 2. All framing sections should include enlarged views that detail roof and floor connections as well as lumber and footing sizes. For information on size and spacing of rafters, ceiling joists or floor joists, refer to Handout: Roof and Floor Framing Span Tables.

II. TYPICAL FRAMING SECTIONS

Included in this bulletin are the following typical illustrations:

- Figure 1: Illustrates a typical site plan.
- Figure 2: Illustrates a floor plan with cross referenced section views.
- Figure 3: Illustrates a typical foundation plan.
- Figure 4: Illustrates a typical framing plan.
- Figure 5: Illustrates a typical elevation.
- Figure 6: Illustrates a typical cross section view, slab floor with ceiling joist.
- Figure 7: Illustrates a typical cross section view, slab floor with vaulted ceiling.
- Figure 8: Illustrates a typical cross section view, raised floor with ceiling joist.
- Figure 9: Illustrates a typical cross section view, slab floor with shed roof.

III. TYPICAL DETAILS

Included in this bulletin are the following typical details:

- Detail A: Illustrates a typical roof connection, non-load bearing ridge.
- Detail B: Illustrates a typical ridge connection, load bearing ridge.
- Detail C: Illustrates a typical roof connection with ceiling joist.
- Detail D: Illustrates a typical roof connection with vaulted ceiling.
- Detail E: Illustrates a typical shed roof connection, shed roof.
- Detail F: Illustrates a typical roof connection, continuous footing.
- Detail G: Illustrates a typical floor connection, foundation or stem wall.
- Detail H: Illustrates a typical roof connection, square pad footing.

IV. COMPLETING YOUR FRAMING SECTION

Items such as the size of all framing members, interior and exterior finishes, as well as the roof and floor covering must be specified on the plan. For more information refer to the Handout: Minimum Standards for Construction Specifications.

The framing sections and details shown in this bulletin are commonly used for single story room additions. You may include any illustration shown that relates to your project by completing the blank portions and attaching them to your plans. These illustrations do not reflect all additions or designs and cannot be used in every case.
Figure 1 / Typical Site Plan

Note: "X" represents dimension in feet-inch
Figure 2 / Floor Plan with Cross Referenced Section Views

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Figure 3 / Typical Foundation Plan
Figure 4 / Typical Framing Plan

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Figure 5 / Typical Elevation

Figure 6 / Typical Cross Section View, Slab Floor with Ceiling Joist
Figure 7 / Typical Cross Section View, Slab Floor with Vaulted Ceiling

Figure 8 / Typical Cross Section View, Raised Floor with Ceiling Joist
**Figure 9 / Typical Cross Section View, Slab Floor with Shed Roof**

- 2 X ___ roof rafter ceiling joist combination @ ___" O.C.
- Min. pitch 1/4" : 12"
- Insulation R - ___
- Floor to Ceiling Height (7' 6" minimum)
- See Detail 'E' or 'F'
- Existing residence
- 2 X ___ @ ___" O.C. with 7/8" stucco over wire mesh and paper
- 1/2" Drywall Typical
- 3 1/2" Min. thickness
- See Detail 'G'

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**Detail A / Typical Roof Connection with Ridge Board**

- 2 X ___ ridge board (One size larger in depth than rafter)
- Rafter hanger
Detail B / Typical Roof Connection, Load Bearing Ridge Beam

![Diagram of Detail B]

Detail C / Typical Roof Connection with Ceiling Joist

![Diagram of Detail C]

Detail D / Typical Roof Connection with Vaulted Ceiling

![Diagram of Detail D]
Detail E / Typical Roof Connection, Shed Roof

![Diagram of a shed roof connection.]

- Existing roof rafter
- 26 Gage metal flashing
- Combination ceiling joist/roof rafter
- Cut existing eave overhang
- Show connection and note nailing size and spacing
- Existing ceiling joist
- Existing double top plate

Detail F / Typical California Fill Detail

![Diagram of a California fill detail.]

- Boundary nailing (BN)
- Edge nailing (EN)
- Braced wall panel
- 2 X ___ Rafters
- 2 X ___ Ceiling joist
- A35 @ 24" O.C.
- Existing top plates
- Roof sheathing
- 2 X ___ Ridge
- 2 X ___ @ ___" O.C.
- California fill
- ___ X ___ Beam
Detail G / Typical Roof Connection, Continuous Footing

Detail H / Typical Floor Connection, Foundation or Stem Wall
Detail I / Typical Roof Connection, Square Pad Footing

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***Please contact the Poway Building Division if you have any questions or concerns at (858) 668-4645 or building@poway.org***