

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.

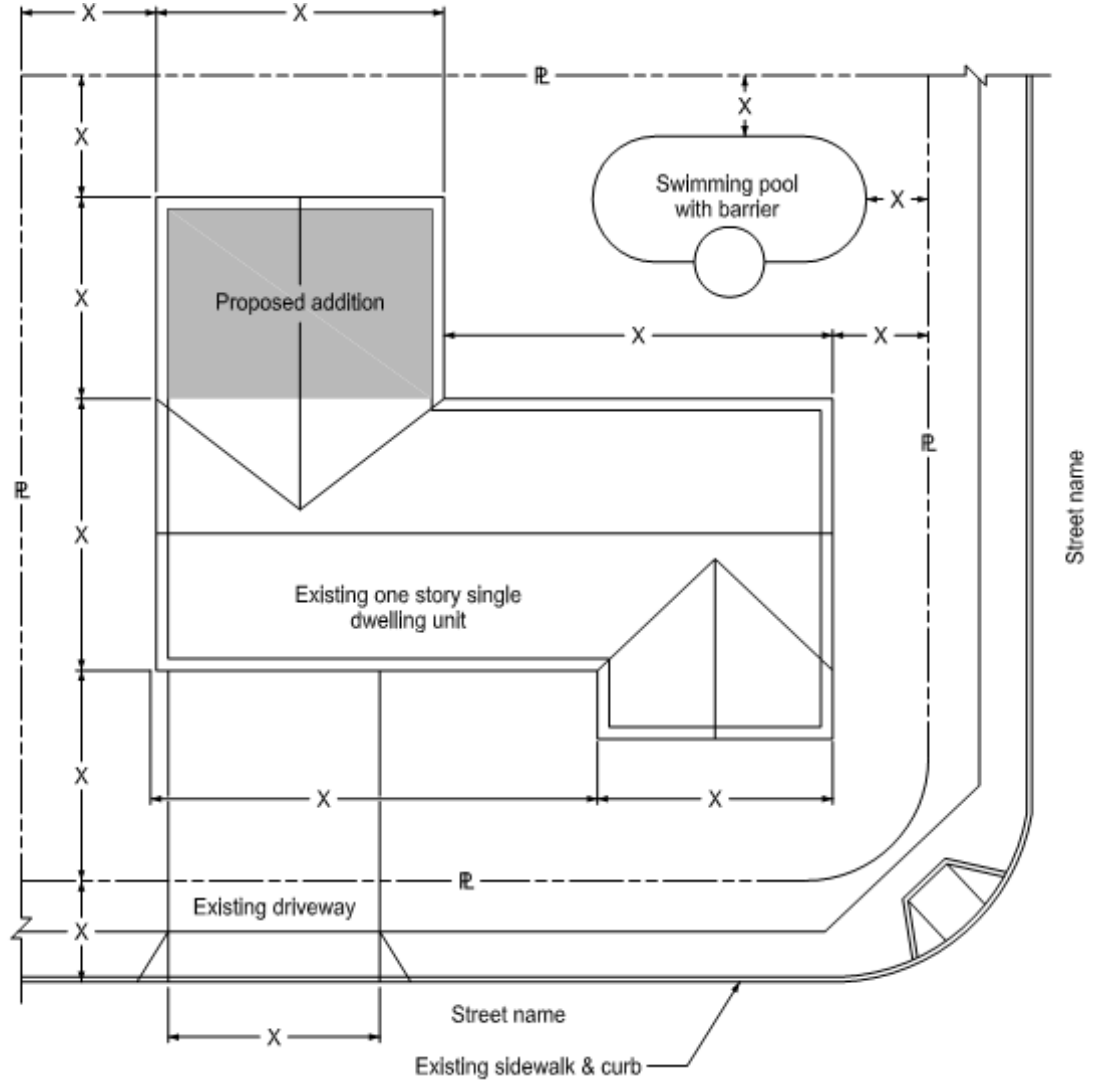
Detail H: Illustrates a typical roof connection, square pad footing.

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

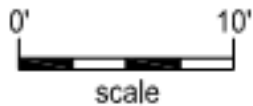


Figure 2 / Floor Plan with Cross Referenced Section Views

Wall Schedule	
	Existing walls
	New walls
Door Schedule	
Door #	Door Size & Type
	Size ____ X____ , Tempered Glass Door
	Size ____ X____ , Tempered Glass Door
Window Schedule	
Window #	Door Size & Type
	Size ____ X____ , Slider, Tempered Glass, Dual Glaze.
	Size ____ X____ , Slider, Tempered Glass, Dual Glaze.

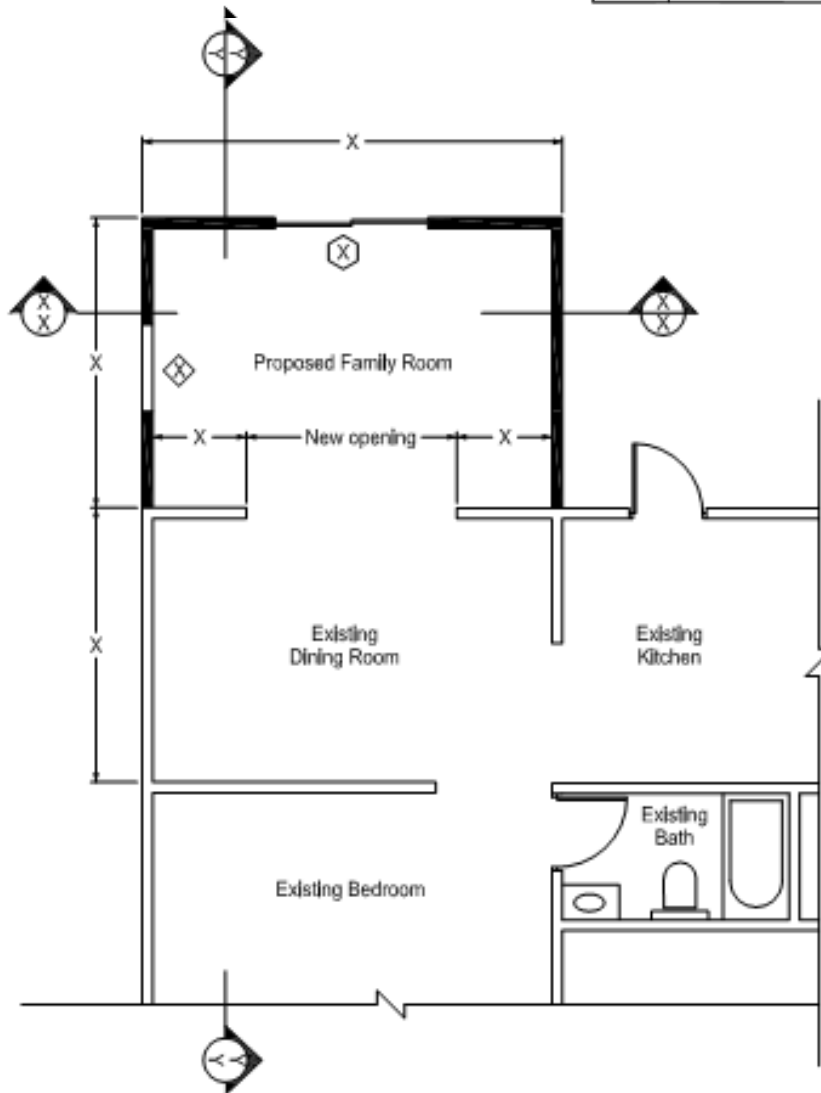


Figure 3 / Typical Foundation Plan

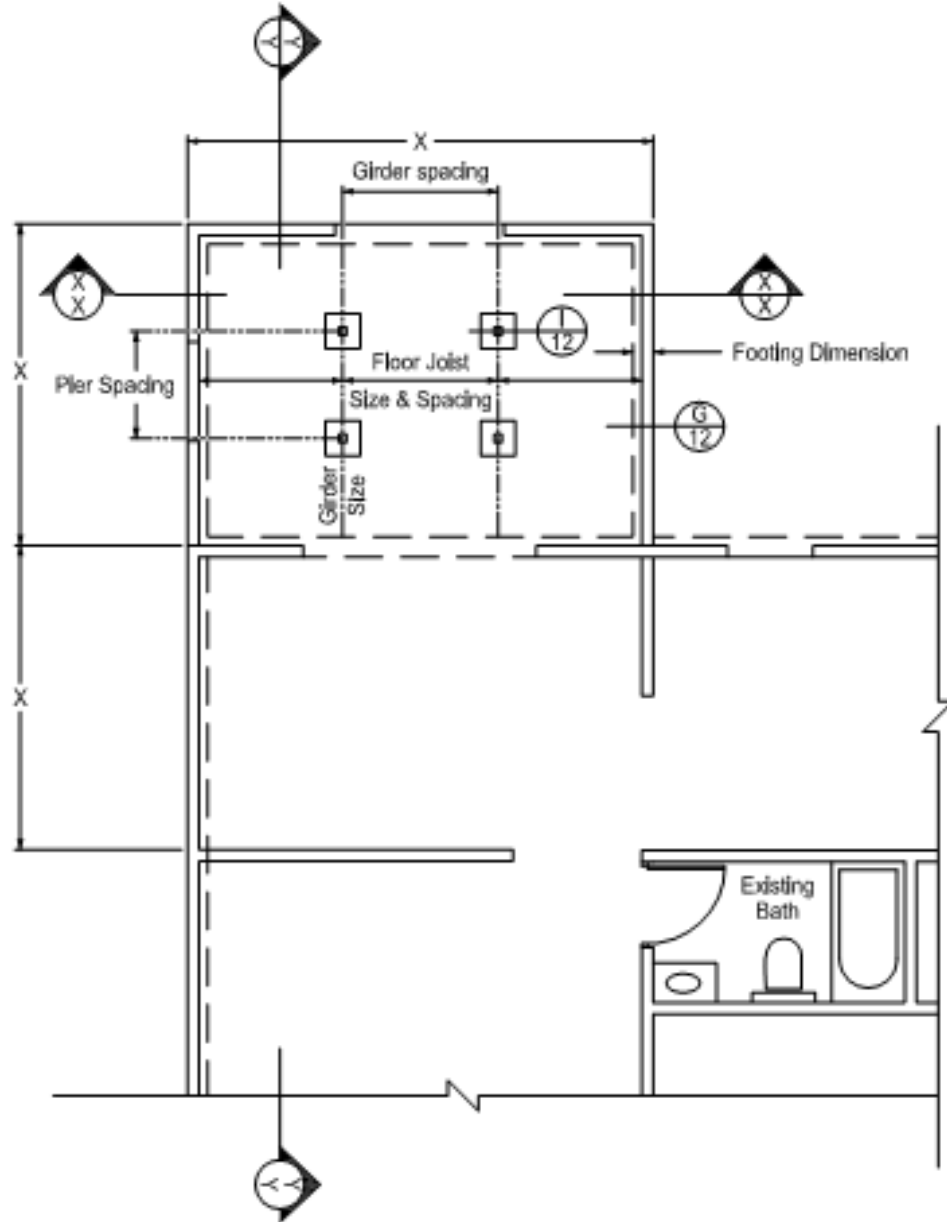



Figure 4 / Typical Framing Plan

Brace wall panels schedule					
Mark	Panel	Nail	EN spacing	Bolts	Holddown
	Brace wall panel type	Nail size	Nail spacing	Anchor bolt size and spacing	Holddown size and spacing

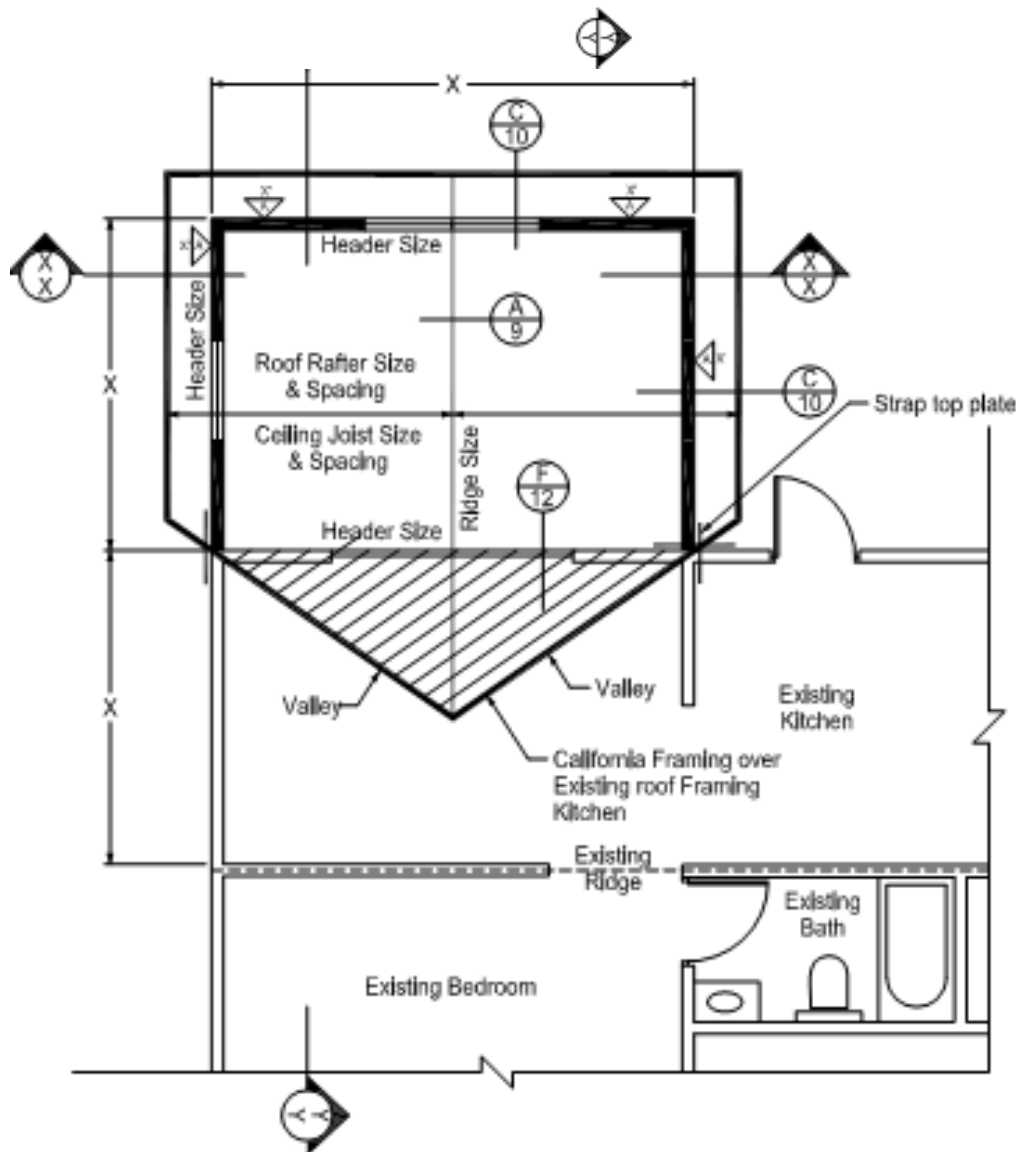


Figure 5 / Typical Elevation

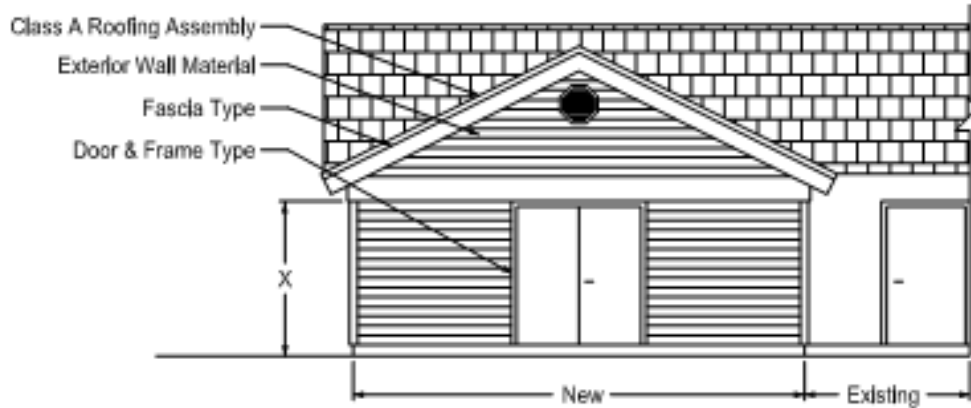


Figure 6 / Typical Cross Section View, Slab Floor with Ceiling Joist

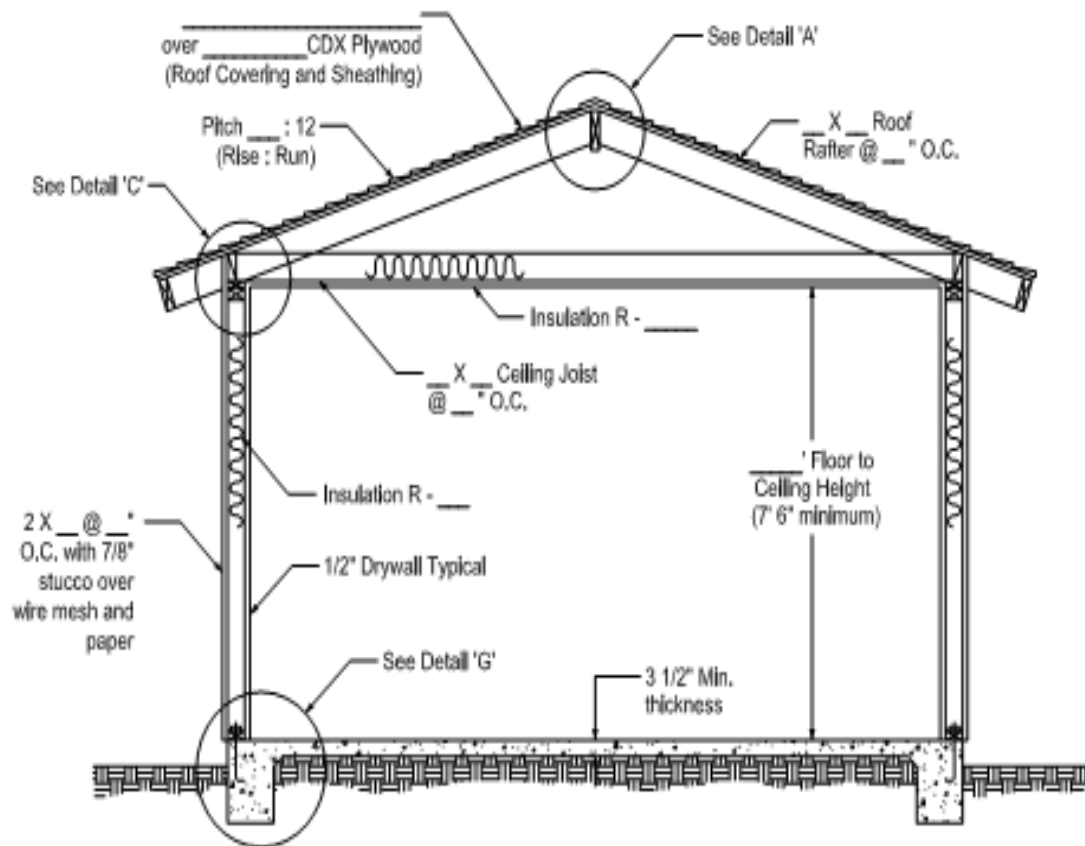


Figure 7 / Typical Cross Section View, Slab Floor with Vaulted Ceiling

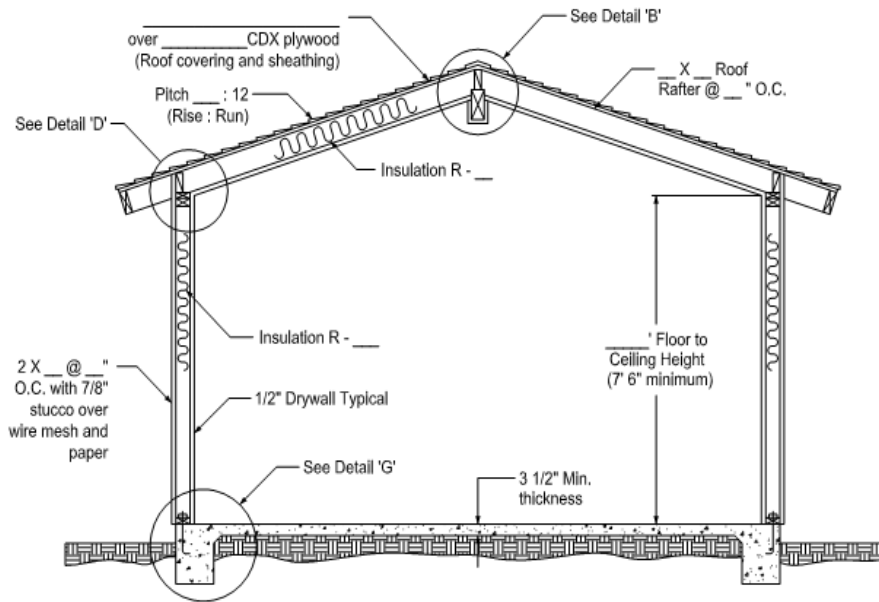


Figure 8 / Typical Cross Section View, Raised Floor with Ceiling Joist

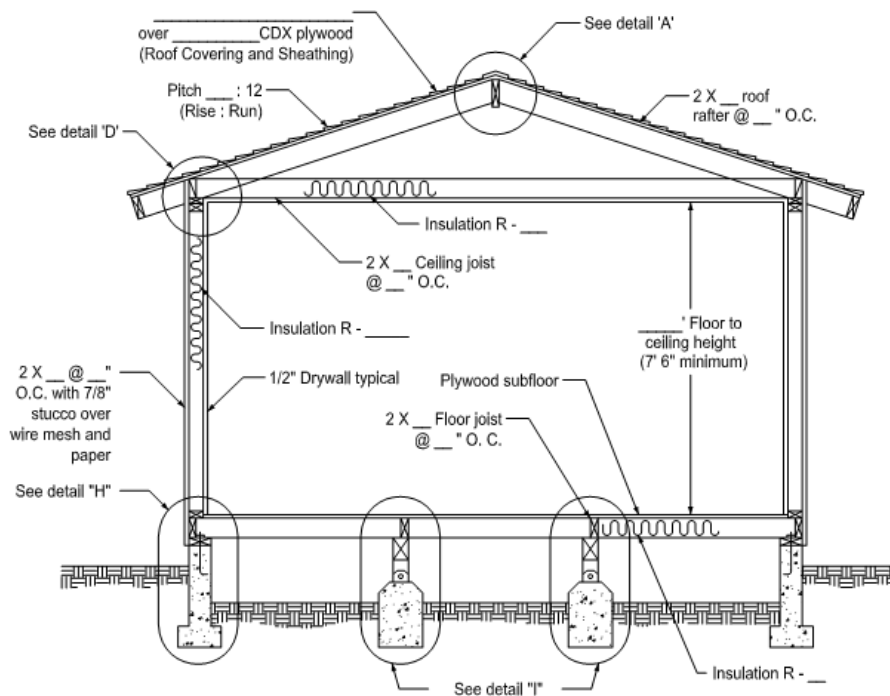
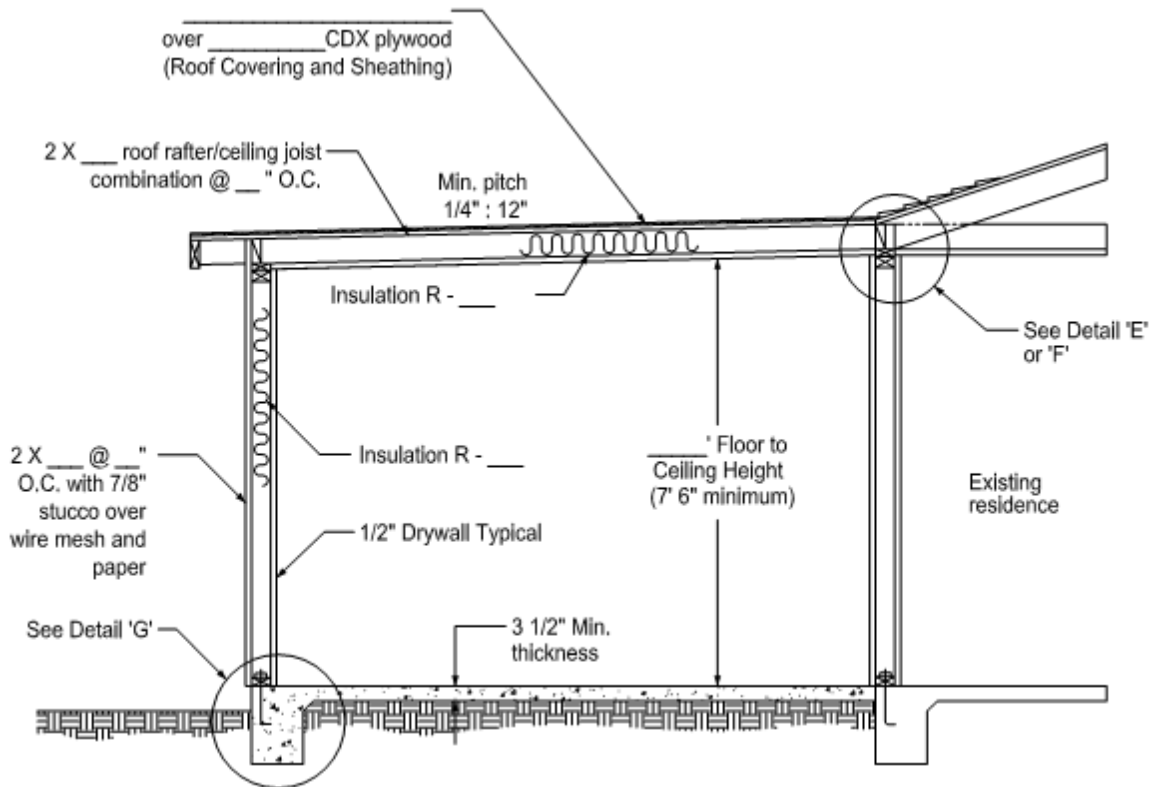
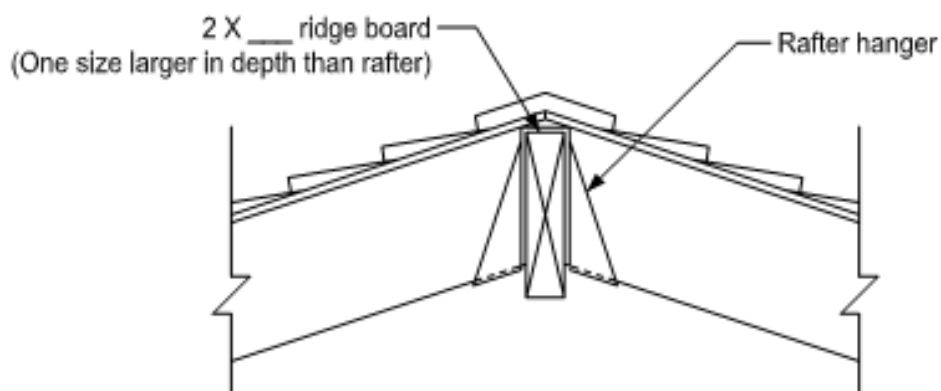


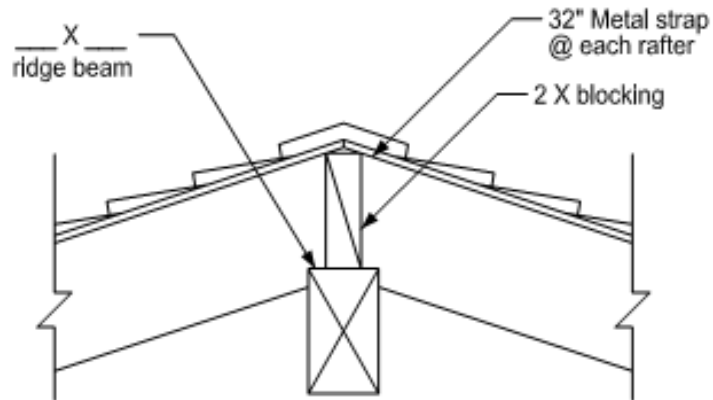
Figure 9 / Typical Cross Section View, Slab Floor with Shed Roof



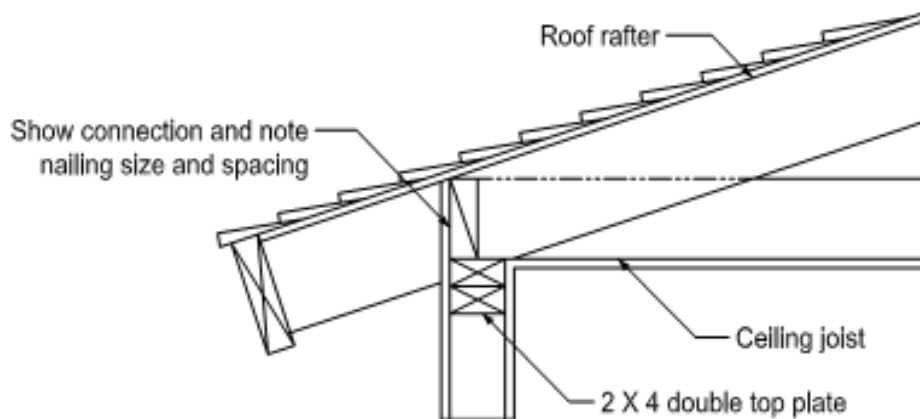
Detail A / Typical Roof Connection with Ridge Board



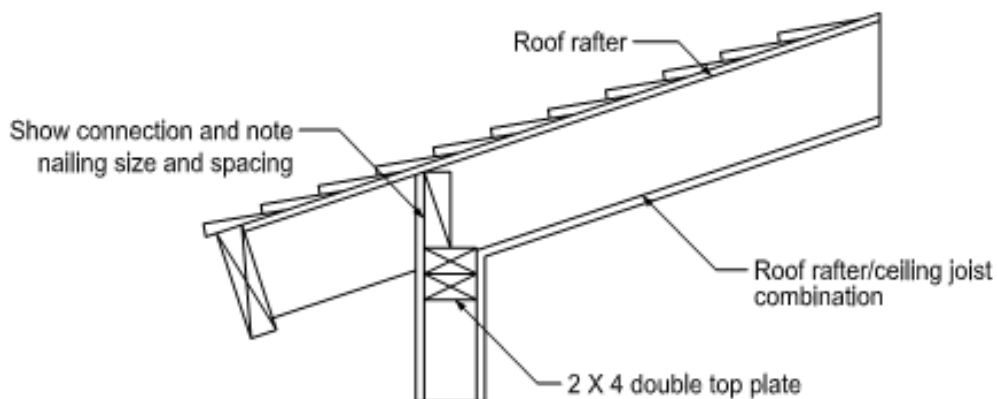
Detail B / Typical Roof Connection, Load Bearing Ridge Beam



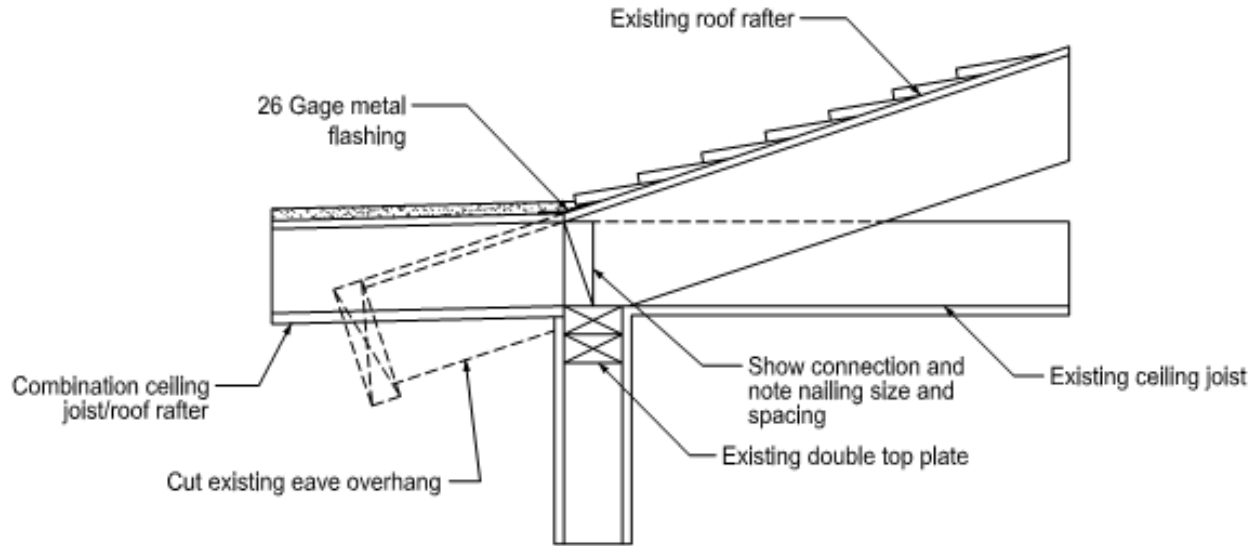
Detail C / Typical Roof Connection with Ceiling Joist



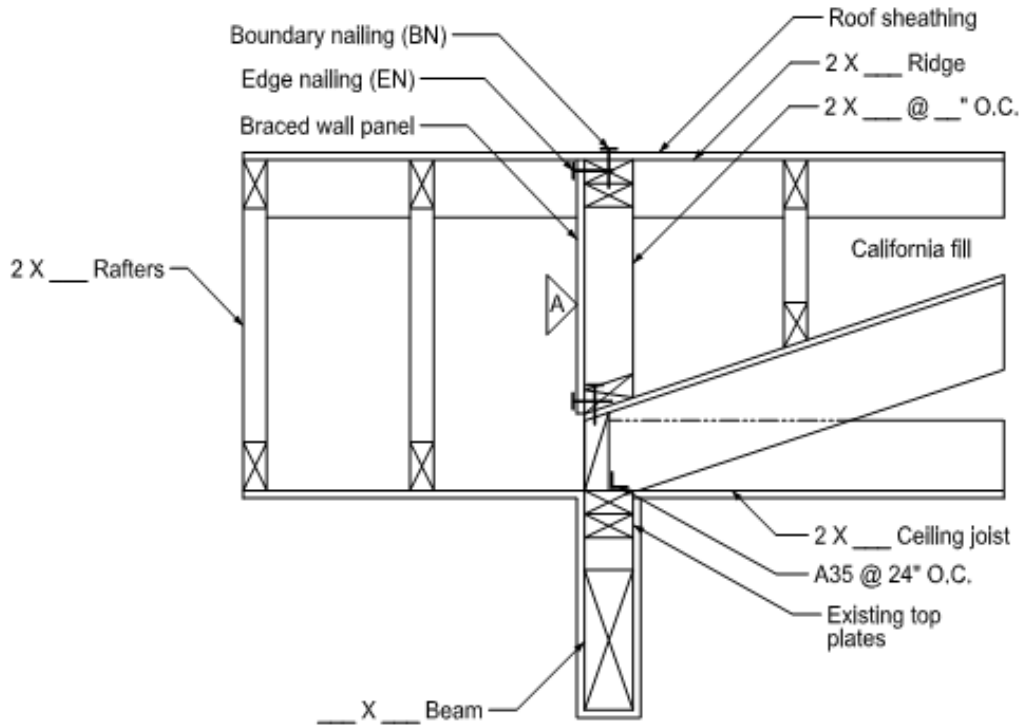
Detail D / Typical Roof Connection with Vaulted Ceiling



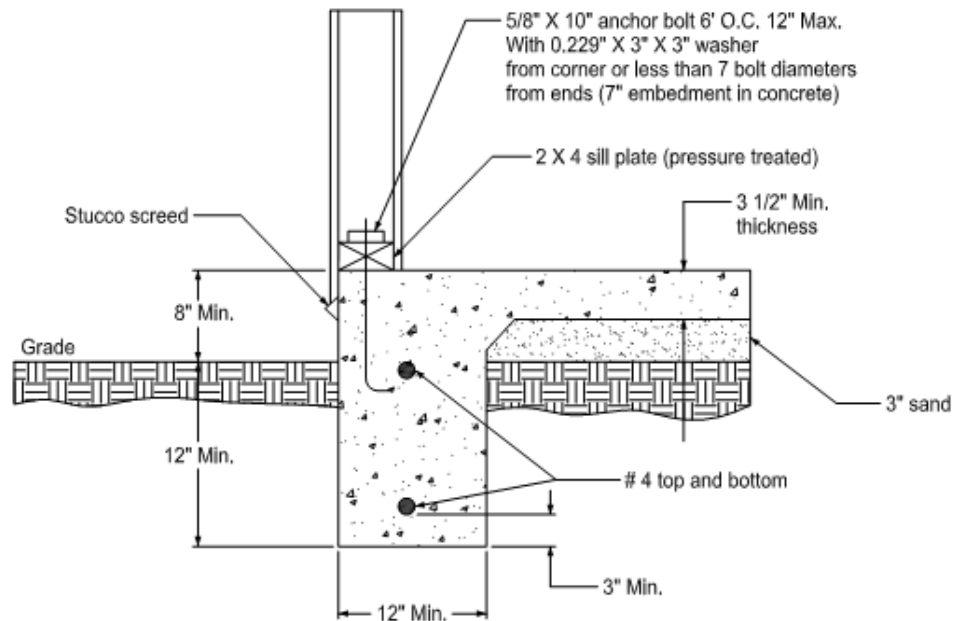
Detail E / Typical Roof Connection, Shed Roof



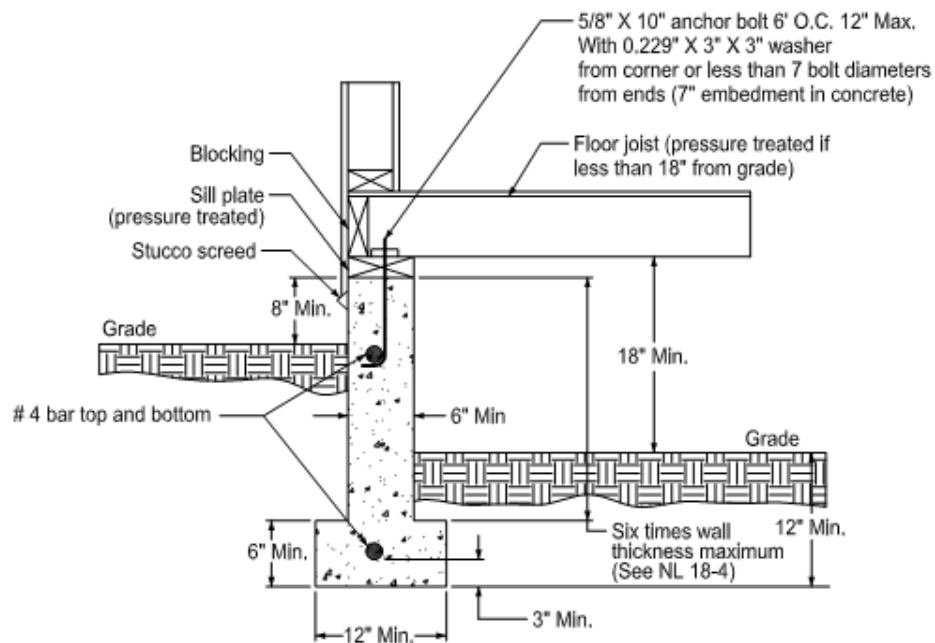
Detail F / Typical California Fill Detail



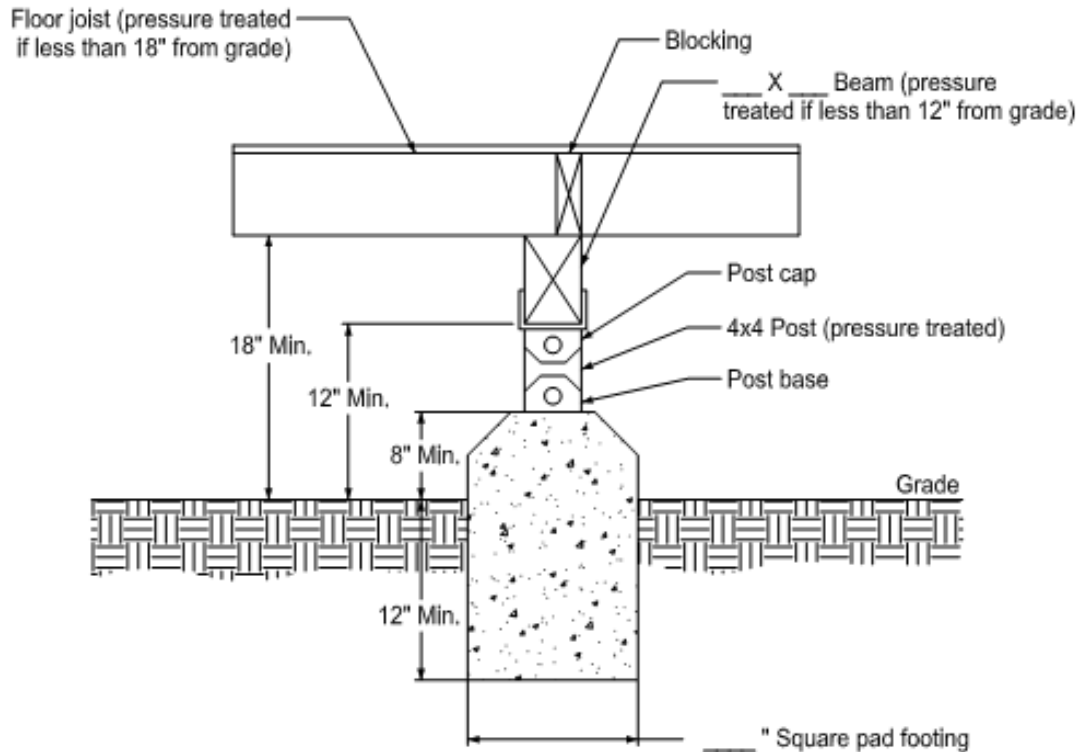
Detail G / Typical Roof Connection, Continuous Footing



Detail H / Typical Floor Connection, Foundation or Stem Wall



Detail I / Typical Roof Connection, Square Pad Footing



Building Division Counter is open between the hours of 7:30 a.m. and 5:30 p.m. (closed for lunch 11:30 a.m. - 12:30 p.m.) Monday through Thursday. City Hall and the Building Division counter are closed on alternating Fridays (see calendar). Our Friday hours are 8:00 a.m. – 5:00 p.m. (closed for lunch 11:30 a.m. - 12:30 p.m.).

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