



General Framing Notes

1. HIP, VALLEY RAFTERS AND RIDGE BOARDS TO BE SIZE ONE SIZE LARGER THAN RAFTER SIZE UNLESS NOTED. ALL FRAMING SHALL BE 16" O.C. UNLESS NOTED. ALL RAFTER SHALL ATTACH TO RIDGE BOARD WITH METAL CLIPS. EVERY OTHER RAFTER MUST ATTACH TO TOP PLATE WITH METAL CLIP.
2. ALL ROOF DECKING SHALL BE 1/2" CDX PLYWD. RADIANT BARRIER.
3. COLLAR TIES SHALL BE PROVIDED AT THE UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND JOIST @48" O.C.
4. ALL RAFTERS SHALL BE 2X6 @16" O.C. UNLESS NOTED. ALL HEADERS SHALL BE 2-2X12 MIN. W/ 3/4" PLYWD.
5. ALL EXTERIOR WALLS SHALL HAVE 1/2" CDX APA EXPOSURE 1 ON EXTERIOR FACE.
6. ALL SUBFLOORING SHALL HAVE BE 2X6 T&G INSTALLED DIAGONALLY FROM CORNERS.
7. PROVIDE "X" BRIDGING BETWEEN FLOOR JOIST W/ PERPENDICULAR BEARING PARTITION ABOVE UNLESS STRUCTURAL BEAM REQUIRED.
8. DOUBLE FLOOR JOIST UNDER PARTITIONS WHICH ARE PARALLEL TO SPAN.
9. LOAD FOR COMPOSITION SHINGLES. 2X6 SHALL BE USED AS SPECIFIED.
10. SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL COMPLY WITH U.B.C. TABLE 23-11-B-1 NAILING SCHEDULE OR EQUAL. CONNECTION NOT COVER BY THIS TABLE SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.
11. ALL HEIGHTS SHOWN ARE MEASURED FROM MAIN FINISHED FLOOR.
12. TOP WALL PLATES SHALL BE TWO CONTINUOUS 2X (SAME SIZE AS FRAMING BELOW)
13. ALL RAFTERS SHALL BE MINIMUM 2X8 #2 S.Y.P. AT 16" O.C. AND WITH NO MORE THAN 10'-0" UNSUPPORTED SPANS. BRACE LONGER SPANS WITH 2X6 PURLINS SUPPORTED BY 2X4 BRACES AT 48" O.C. TO A BEAM OR WALL BELOW. BRACES SHALL NOT BE LESS THAN 45" AND SHALL NOT EXCEED 8'-0" IN LENGTH WITHOUT LATERAL SUPPORT.
14. RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOIST TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN SUCH JOIST ARE PARALLEL TO RAFTERS. WHERE NOT PARALLEL, RAFTERS SHALL BE TIED TO ADJACENT CEILING JOISTS WITH MINIMUM 1" X 4" (NOMINAL) SIZED CROSSTIES SPACED NOT MORE THAN 4' O.C.
15. STRAP TIES OVER THE RIDGE AT EVERY THIRD RAFTER CONNECTION.
16. SIMPSON STRONG TIE ANCHORS (H2) AT EVERY THIRD RAFTER TO STUD CONNECTION.
17. ROOF OPENINGS SHALL HAVE DOUBLE TRIMMERS AND HEADERS (i.e. CHIMNEY, DORMER, ETC).
18. RAKE ROOF OUTLOOKERS SHALL BE 2X6 @16" O.C.
19. FACIAS AND RAKE BOARDS SHALL BE 1X2 OVER 1X6.
20. EXTERIOR SURFACES TO BE HARDIE BOARD.
21. SHINGLES TO BE 30-YR MILDEW RESISTANT.

Notes:

ALL RAFTERS AS SHOWN ARE 2X8 #2 SYP OR EQUAL, SPACED AT 16" ON CENTER. ALL RIDGE BEAMS, HIP AND VALLEY RAFTERS SHALL BE 2X10 #2 SYP OR EQUAL. ALL RAFTERS SHALL BE CONNECTED AT THE TOP PLATE WITH HURRICANE CLIPS. ALL RAFTERS SHALL BE ANCHORED AT THE RIDGE WITH RAFTER STRAPS. SEE ELEVATION DRAWINGS FOR ROOF PITCH INFORMATION.

ROOFPLAN

SCALE: 3/8" = 1'

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