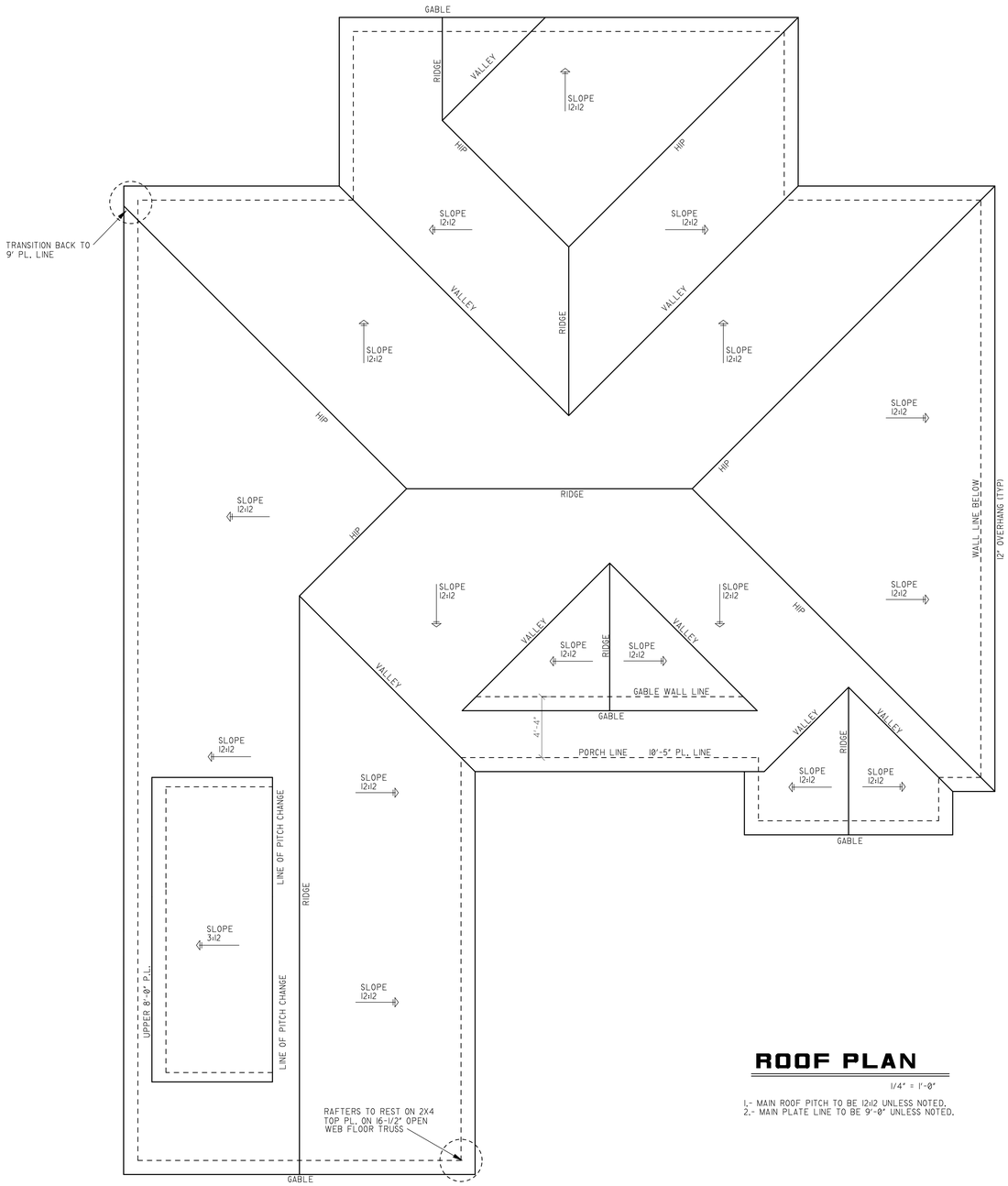


ROOF PLAN

1/4" = 1'-0"

1.- MAIN ROOF PITCH TO BE 12:12 UNLESS NOTED.
2.- MAIN PLATE LINE TO BE 9'-0" UNLESS NOTED.

CONSTRUCTION AND FRAMING NOTES:

1. DESIGN LOADS ARE AS FOLLOWS PER SQ FT:

LOCATION	LIVE	DEAD	DEFLECT LIMIT
1ST FLOOR	40 LB	10 LB	L/360
2ND FLOOR (SLEEPING AREAS)	30 LB	10 LB	L/360
ATTIC (NON STORAGE)	10 LB	5 LB	L/240
ATTIC (STORAGE)	20 LB	10 LB	L/240
ROOF (WITH FINISHED CEILING)	30 LB SNOW	15 LB	L/240
ROOF (NO FINISHED CEILING)	30 LB	7 LB	L/180
DECKS	60 LB	10 LB	L/360

SNOW LOADS HAVE BEEN ADJUSTED TO REFLECT THE SLIDEOFF FACTOR, AS A FUNCTION OF ROOF PITCH. RAFTER SIZES MAY HAVE TO BE INCREASED TO ACCOMADATE HIGHER SNOW LOADS. VERIFY WITH LOCAL CODES.

2. LUMBER SHALL BE DOUGLAS-FIR-LARCH, HEM-FIR OR SOUTHERN-YELLOW-PINE WITH FB=1450 AND E=1,6 MINIMUM.

3. ALL HEADERS SHALL BE FREE FROM ALL SPLITS, CHECKS OR SHAKES.

4. UNLESS NOTED OTHERWISE, PROVIDE DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS. DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS. DOUBLE 2X12 HEADERS WITH 1/2" PLYWOOD GLUED BETWEEN AND NAILED. FOR ALL OPENINGS IN 2X6 WALLS, DOUBLE 2X12 HEADERS NAILED TOGETHER FOR ALL OPENINGS IN 2X4 WALLS.

5. FLOOR CONSTRUCTION: 3/4" TONGUE AND GROOVE SUBFLOOR WITH FINISH MATERIAL OVER.

6. STAIR CONSTRUCTION SHALL CONSIST OF (3)2X12 STRINGERS,5/4" OR 2X THICK TREADS AND 3/4" THICK RISERS OR MATERIALS FABRICATED BY A COMPONENT MANUFACTURER.

7. ALL WOOD PLATES IN CONTACT WITH CONCRETE SHALL BE "PRESSURE TREATED" & SILICONE SEALED.

8. "MICRO-LAM" BEAMS SHALL HAVE BENDING STRESS: FB=2,800 PSI. VERIFY WITH LOCAL CODES.

9. SPECIAL UPLIFT CONNECTORS AS INDICATED AT CANTILEVERED JOISTS SHALL BE "SIMPSON STRONG TIE" ANCHORS OR EQUAL.

10. MINIMUM HEADER SIZE SHALL BE (2)2"X6" UNLESS NOTED OTHERWISE EXTERIOR WALLS SHALL BE (2) 2X12 WITH 1/2" PLYWOOD.

11. ALL STRUCTURAL STEEL SHALL CONFORM WITH ASTM SPECIFICATION A-36.

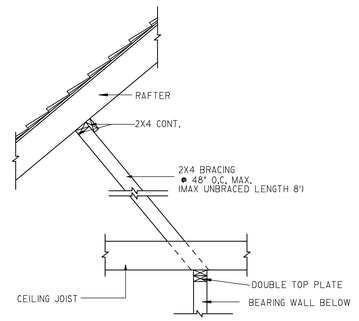
12. UNLESS OTHERWISE NOTED, PROVIDE A 2X PLATE BOLTED TO THE TOP FLANGE OF ALL STEEL BEAMS WITH 3/8" DIAMETER BOLTS STAGGERED AT 24" ON CENTER. RIGIDLY FASTEN ALL CONNECTING RAFTERS AND JOISTS AS APPROVED BY GOVERNING CODES, UNLESS OTHERWISE NOTED.

13. FLOOR FRAMING LAYOUT SHALL BE COORDINATED WITH THE GENERAL AND HVAC CONTRACTORS TO PROVIDE ACCESS CHASES AND UNOBSTRUCTED RUNS FOR HVAC DUCT WORK. FLOOR TRUSS LAYOUT TO BE ENGINEERED BY TRUSS MANUFACTURE.

14. PROVIDE BRIDGING OR BLOCKING AT MIDSPAN OF JOISTS/RAFTERS/TRUSSES, MAXIMUM SPACING BETWEEN BEARING WALL AND BLOCKING IS 8'-0".

15. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES. THEY CONFORM TO STANDARD BUILDING CODES. DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS REVISIONS MAY BE REQUIRED TO THESE PLANS.

16. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND FHA/VA MPS. THE BUILDER SHALL VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION. CONSULT WITH LOCAL STRUCTURAL ENGINEERS AND CODE OFFICIALS PRIOR TO USING THE FRAMING MATERIALS PROVIDED TO INSURE COMPLIANCE WITH CODES AND STRUCTURAL INTEGRITY.

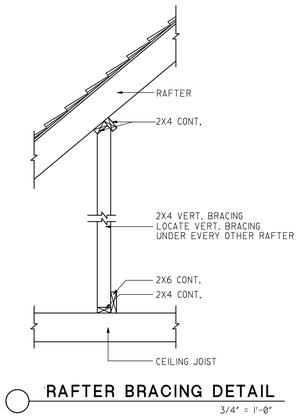


OPT. RAFTER BRACING DETAIL (PURLIN)

3/4" = 1'-0"

NOTE:

PURLINS ARE PERMITTED TO BE INSTALLED TO REDUCE THE SPAN OF RAFTERS. PURLINS SHALL BE SUPPORTED BY 2-INCH BY 4-INCH BRACES INSTALLED TO BEARING WALLS AT A SLOPE OF NOT LESS THAN 45 DEGREES. THE BRACES SHALL NOT BE SPACED MORE THAN 48" APART ON CENTER AND THE UNBRACED LENGTH OF BRACES SHALL NOT EXCEED 8 FT. PULINS SHALL BE CONTINUOUS. (REFER IRC R802.5.1)



RAFTER BRACING DETAIL

3/4" = 1'-0"

FRAMING NOTES:

1.- RAFTERS TO BE SUPPORTED BY CONT. BRACING FOR HORIZONTAL SPANS OF 15'-0" OR GREATER.
2.- SUPPORT ALL HIP, VALLEY, AND RIDGES @ 8'-0" O.C. MAX.
3.- ALL RAFTERS TO BEAR ON SECOND FLOOR WALLS WHERE APPLICABLE.
4.- RAFTERS MAY BE SPLICED ONLY @ CONT. BRACING OR SECOND FLOOR WALLS.
5.- RAFTERS TO BE PLACED IN COMPLIANCE WITH ALL LOCAL CODES. EXAMPLES:
  A.- 2X6 RAFTERS @ 16" O.C. MAX. WITH 1/2" P.W. DECKING.
  B.- 2X6 RAFTERS @ 24" O.C. MAX. WITH 5/8" P.W. DECKING.
  C.- 2X8 RAFTERS @ 24" O.C. MAX. WITH 5/8" P.W. DECKING.
  D.- 2X8 RAFTERS @ 16" O.C. MAX. WITH 1/2" P.W. DECKING.
6.- FASCIA OVERHANG TO BE 12" (TYP.) UNLESS NOTED ON ELEVATIONS.
7.- ALL HIP / VALLEY RAFTERS TO BE 2X10 UNLESS NOTED.

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MICHAEL E. NELSON
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REVISIONS	BY
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ROOF PLAN / NOTES

MEN 507IR

By Michael E. Nelson
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MEN DESIGNS
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MICHAEL.ENELSON.COM
8662952453
2200 FOWLER AVE
SUITE D
JACKSONVILLE, FLA.
FLA 32210
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