

FRAMING NOTES:

I.- 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.

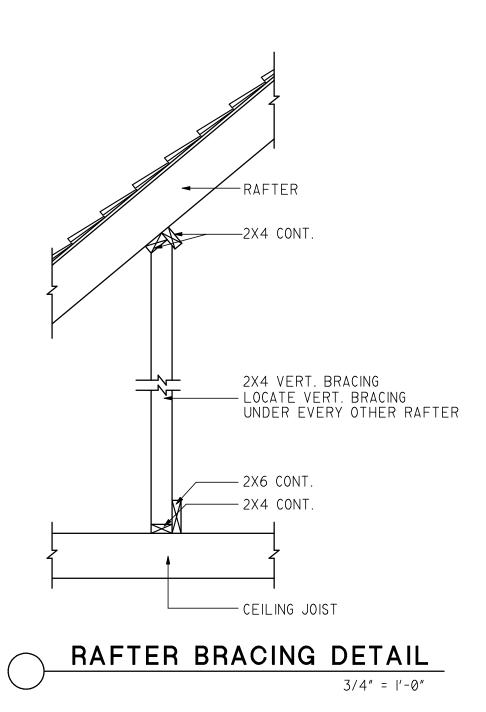
C.- 2X8 RAFTERS @ 24" O.C. MAX. WITH 5/8" P.W. DECKING.

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 2XIO UNLESS NOTED.

-2X4 CONT 2X4 BRACING @ 48" O.C. MAX. (MAX UNBRACED LENGTH 8') -DOUBLE TOP PLATE CEILING JOIST -BEARING WALL BELOW

OPT. RAFTER BRACING DETAIL (PURLIN)

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 DE-GREES. 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)



SECTION NOTES:

I. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS /

2. RIDGES, VALLEY AND HIP MEMBERS SHALL BE FULL VERTICAL DEPTH OF FRAMING MEMBERS

3. PROVIDE 2X6 COLLAR TIES AT 48" O.C.

4. PROVIDE CONTINUOUS 2X6 PURLINS AT MID-SPAN OF RAFTERS, SPACE AT 8'-6" MAX.

5. PROVIDE 2X4 STRUTS AT 48" O.C. FROM PURLINS TO BEARING WALLS AT 45 MINIMUM ANGLE.

6. HANDRAILS SHALL BE MOUNTED 32"-34" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36".

CONSTRUCTION AND FRAMING NOTES:

I. DESIGN LOADS ARE AS FOLLOWS PER SQ FT: I IVE

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

WIND LOAD DESIGN BASED ON U.S. WIND ZONE 4 WIND LOAD REQUIRERMENTS ALSO REFERANCE I.R.C. SECTION R301.2 AND VERIFY WIND LOAD REQUIRERMENTS 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)2XI2 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" 8 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) 2XI2 WITH I/2" PLYWOOD.

II. ALL STRUCTURAL STEEL SHALL CONFORM WITH ASTM SPECIFICATION

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".

I5. 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.

INSULATION NOTES:

I. PROVIDE R-19 BATT INSULATION IN 2X6 WALLS, R-13 IN 2X4 WALLS, MINIMUM R-30 INSULATION IN FLAT CEILINGS AND R-30 MINUMUM BLANKET INSULATION IN VAULTED CEILINGS, ALLOW 1/2" MINIMUM AIRSPACE BETWEEN SHEATHING AND INSULATION, FACE FOIL DOWN TO WARM SIDE.

2. INSTALL SIDE WALL AND CEILING INSULATION IN CONTINUOUS BLANKETS WITHOUT HOLES FOR ELECTRICAL BOXES, LIGHT FIXTURES OR HEATING DUCTWORK. CAULK ALL OPENINGS IN EXTERIOR WALL CONSTRUCTION.

3. INSTALL 6 MIL POLYETHYLENE VAPOR BARRIER AGAINST INSIDE OF ALL INSULATION. LAP JOINTS 18" MINIMUM.

4. FLOORS OVER UNHEATED SPACE SHALL HAVE R-25 FOIL BACK INSULATION BETWEEN JOISTS.

5. SLAB EDGE INSULATION R-5.

6. HVAC DUCTS LOCATED IN UNHEATED SPACES SHALL BE INSULATED

NOTICE DUTY OF COOPERATION

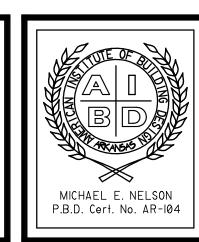
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REVISIONS	BY
	24x36



