



JOISTS FRAMING PLAN  
SCALE: 1/4" = 1'-0"

DESIGN AND LAYOUT OF TRIM JOISTS  
TO BE PROVIDED BY TRIM JOIST MANUFACTURER  
NOTE: ALL LUMBER TO BE #2 SOUTHERN PINE

CEILING JOIST & RAFTER NOTE:  
CEILING JOISTS & RAFTERS ARE SELECTED BASED  
ON SOUTHERN YELLOW PINE.  
IF ANOTHER SPECIES OF WOOD IS USED THE JOISTS  
MUST BE RE-SELECTED, AND IT IS THE BUILDER OR  
CONTRACTOR'S RESPONSIBILITY TO RECALCULATE  
JOIST & RAFTER SIZES TO ENSURE PROPER  
CONSTRUCTION OF THE HOME.

GENERAL FRAMING NOTES:  
THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY.  
DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND  
COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS  
FOR ALL STRUCTURAL REQUIREMENTS.

1. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
2. ALL JOIST AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. PROVIDE 1X4 CROSS BRACING AT MIDPOINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
4. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH 1" CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8D COMMONS AT 4" O.C. AT ALL EDGES AND 8D COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION-APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
5. ALL COLUMNS OR SOLID FRAMES SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BOTTOM FLOOR AND BE SUPPORTED BY THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
6. PROVIDE DOUBLE 2X6 STRONGBACK AT MIDSPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
7. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
8. HIP, VALLEY, RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2X" SIZE LARGER THAN RAFTERS.
9. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
10. WHERE PRE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
11. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CALLS.
12. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2X4 STUDS UNLESS OTHERWISE NOTED.
13. COLUMNS SHALL BE ADEQUATELY ANCHORED TO SLAB TO PREVENT LATERAL DISPLACEMENT PER IRC R401.3.
14. SITE-ASSEMBLED HEADERS AND GIRDERS TO BE SIZED PER IRC TABLE R602.1(1) AND (2).
15. HEADERS AND GIRDERS WHOSE SPAN EXCEEDS THOSE LISTED IN IRC TABLE REFERENCED IN R602.1(1) AND (2) ARE TO BE ENGINEERED BEAMS TO BE SIZED BY A QUALIFIED PARTY.
16. WALLS ADJACENT TO GARAGE DOOR OPENING TO BE BRACED TO THE MINIMUM LENGTHS LISTED IN IRC R602.10.3 VIA SHEATHING OR AN ALTERNATIVE METHOD OF RESISTING SHEAR AS DESIGNED BY A QUALIFIED ENGINEER.
17. ROOF AND FLOOR SHEATHING TO COMPLY WITH SPAN CHART R503.2.1 (1)

RESIDENCE OF  
**VICTOR  
CRUZ**

Project

DATE: OCTOBER 29, 2025

Sheet Title  
**JOISTS  
FRAMING  
LAYOUT**

☐ Preliminary Dwg.  
☐ Bidding Doc.  
☐ Construction Doc.

Sheet:

**A6**

GENERAL NOTES:  
THESE DRAWINGS REPRESENT THE BEST  
INTERPRETATION OF THE INFORMATION AS SHOWN  
WITHIN THE CONTRACT DOCUMENTS

IT IS THE RESPONSIBILITY OF THE CLIENT AND/OR  
GENERAL CONTRACTOR TO VERIFY DIMENSIONS FOR  
CONSTRUCTION. PROVIDE INFORMATION THAT IS  
REQUESTED HEREWITH

PRECISION IN SHOWN DIMENSIONS ARE FOR  
FABRICATION PURPOSE ONLY. INSTALLATION WILL  
APPLY CONSTRUCTION STANDARDS TOLERANCES

THESE DRAWINGS DO NOT CONTAIN ANY STRUCTURAL  
ENGINEERING CONSIDERATION. CLIENT TO PROVIDE  
PROFESSIONAL ENGINEER, IF NEEDED