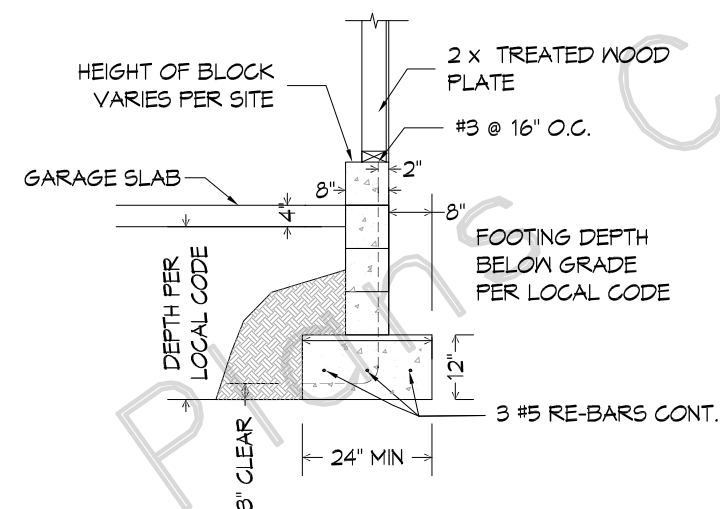
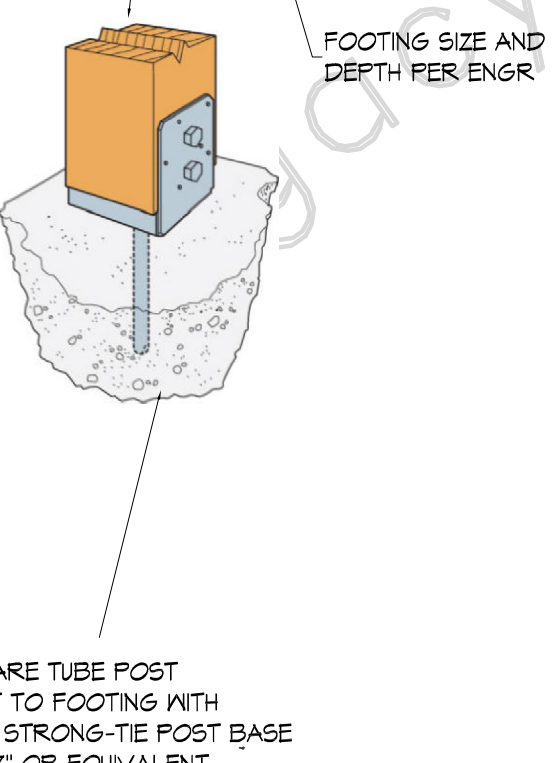




25PSF GROUND SNOW LOAD
USED TO CALCULATE ROOF
STRUCTURE FOR THIS PLAN



NOTES: TYP. HEADER HEIGHT= 6'-8"
SEE PLAN FOR CLG. HT. AND ROOF PITCH

SHINGLES

FELT PER LOCAL CODE

WOOD DECKING

"2 X " RAFTERS AS SPEC.

1 X 2

1 X 8 FASCIA

"2 X " SUB FASCIA

HURRICANE CLIPS AS REQUIRED PER LOCAL CODE

DOUBLE TOP PLATE

MOULDING

"1 X (PER CUT)" FRIEZE

SEE ELEV.

GYP. BD.

INSUL. AS REQ'D.

"2 X 5" @ 16" O.C. OR AS SPEC.

INSUL. BOARD

SIDING AS SPEC.

Beveled web stiffeners required on both sides. Cut to match roof slope.

TJ1® joist flange must bear fully on plate

Birdsmouth cut must not overhang inside face of plate

2x4 block for soffit support

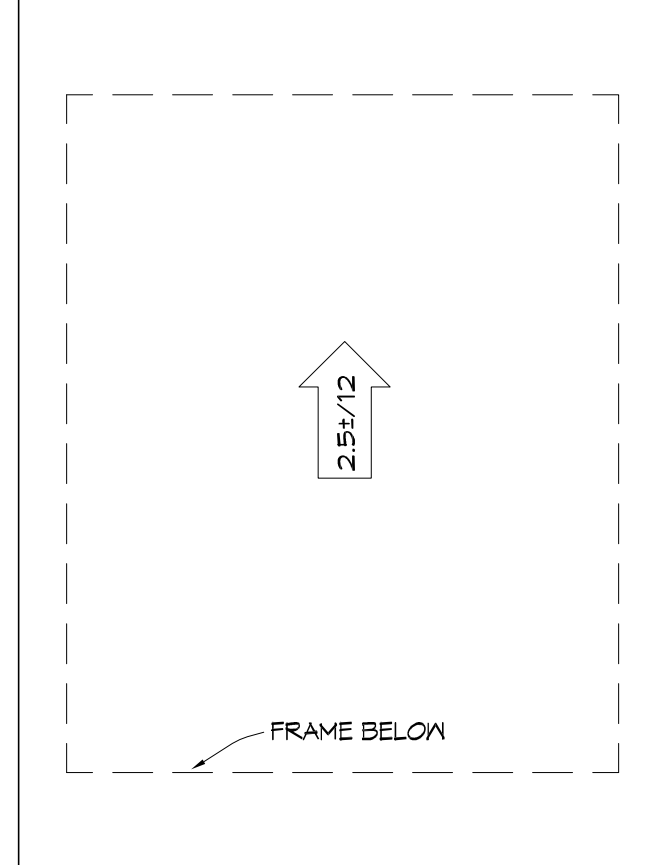
TJ1 BIRDSMOUTH CUT
Allowed at low end of joist only

Double joist may be required when L exceeds joist spacing

End wall

2x overhang. Notch around TJ® joist top flange.

Blocking as required

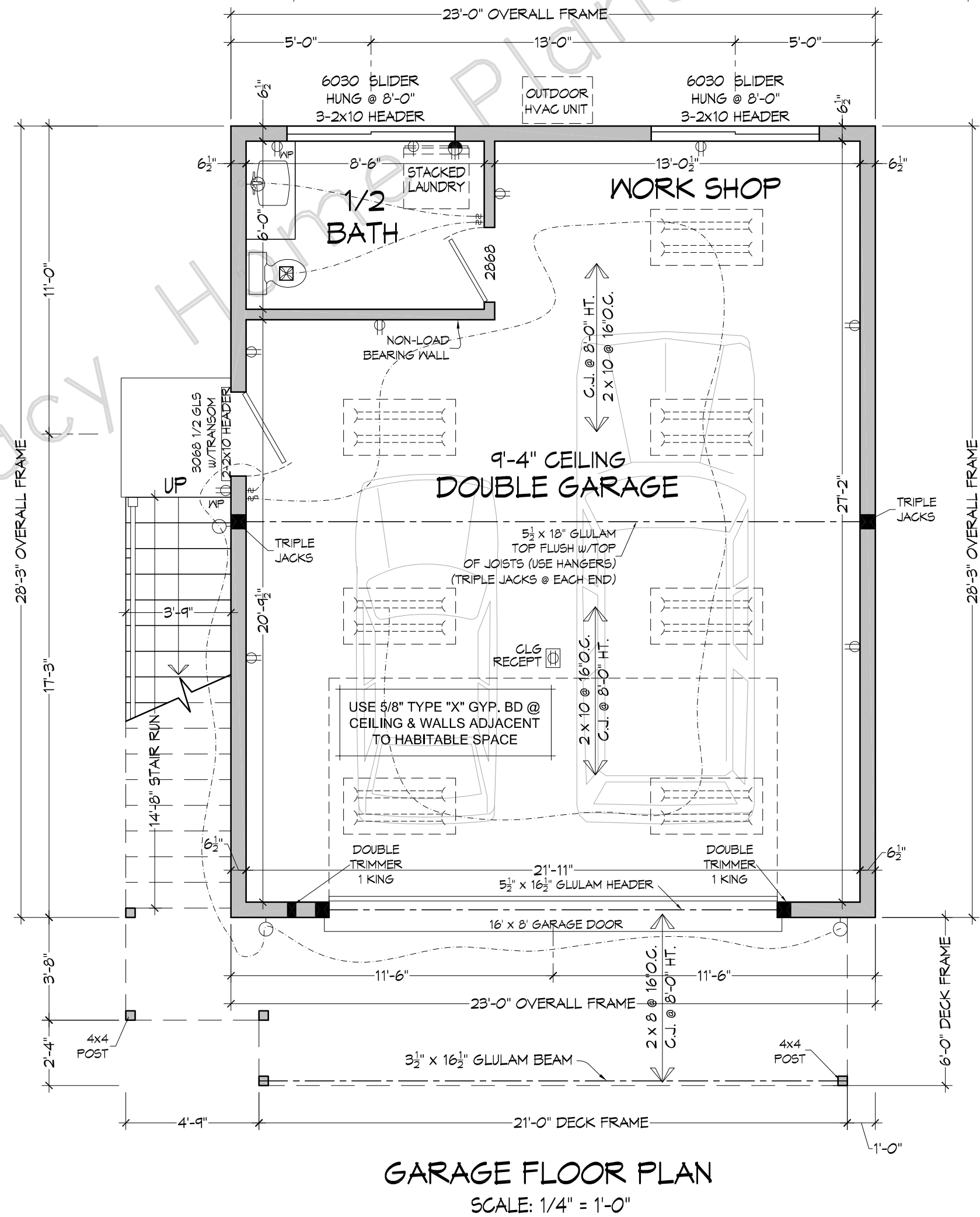
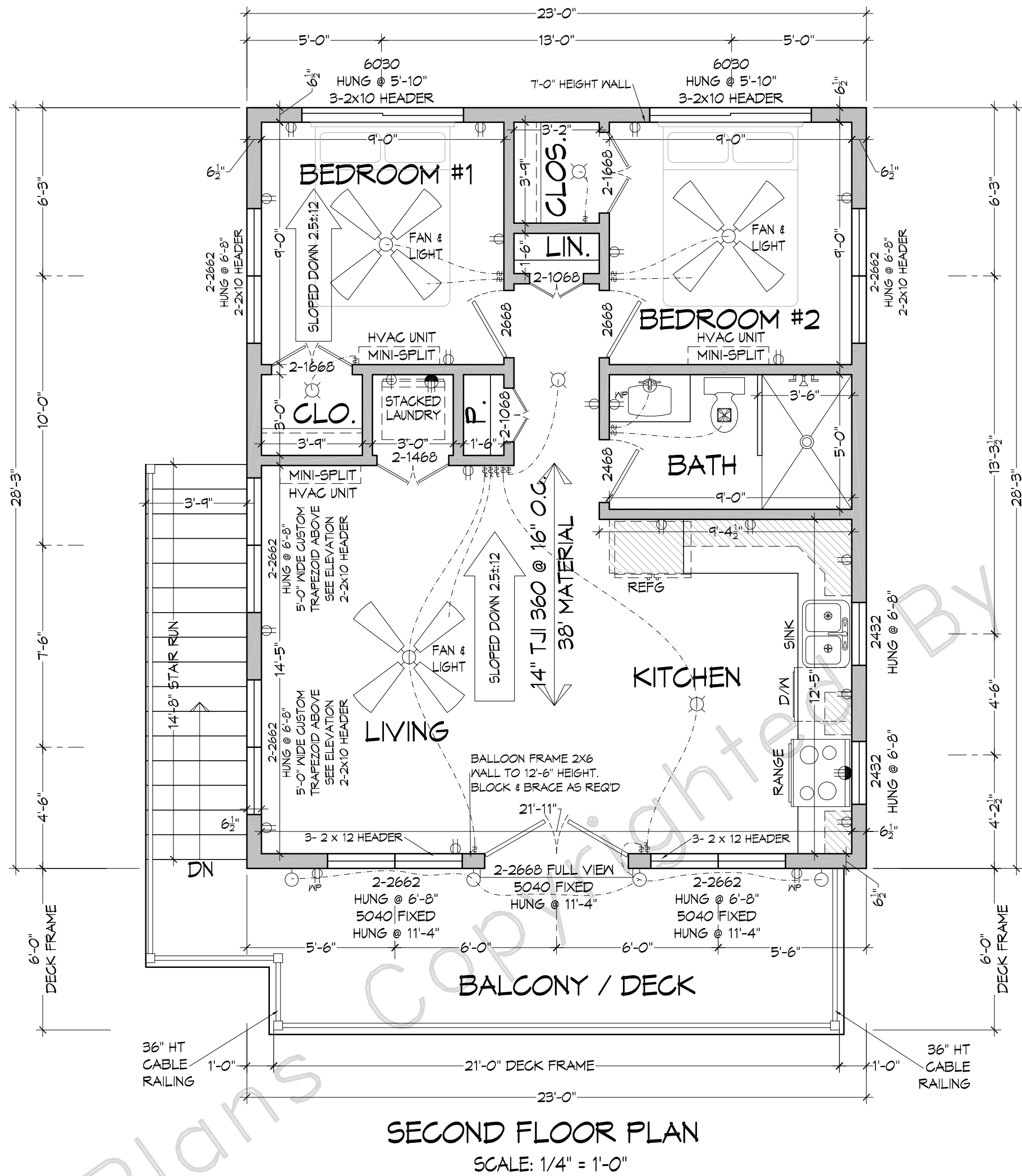


ROOF PLAN
SCALE: 1/8" = 1'-0"

PINE SIZING TABLE				
	LIVE LOAD	DEAD LOAD	DEFL.	USE
FLOOR JOIST	30 psf	10 psf	360	SLEEPING ROOMS, ATTIC FLOORS
FLOOR JOIST	40 psf	10 psf	360	ALL ROOMS EXCEPT SLEEPING ROOMS
CEILING JOIST	10 psf	5 psf	240	DRYWALL CEILING, NO ATTIC STORAGE
CEILING JOIST	20 psf	10 psf	240	DRYWALL CEILING, LIMITED ATTIC
RAFTERS	20 psf	10 psf	240	MEDIUM ROOFING, DRYWALL CEILING
RAFTERS	20 psf	10 psf	180	MEDIUM ROOFING, NO FINISHED CEILING

25PSF GROUND SNOW LOAD USED TO CALCULATE ROOF STRUCTURE FOR THIS PLAN	
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- GENERAL NOTES
- IT IS NOT THE INTENT OF THESE DOCUMENTS TO FULLY DETAIL ALL CONDITIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO PERFORM ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES THAT ENSURES PROPER STRUCTURAL DETAILING AND SIZING, WEATHERPROOF DETAILING, AND QUALITY WORKMANSHIP. IT IS THE CONTRACTORS RESPONSIBILITY TO ENGAGE THE SERVICES OF QUALIFIED STRUCTURAL ENGINEERS TO REVIEW ALL NON-TYPICAL FOUNDATION OR FRAMING CONDITIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL WORK AND CONSTRUCTION SHALL MEET OR EXCEEDS ALL APPLICABLE CODES.
 - THIS PLAN HAS BEEN DESIGNED PER CURRENT I.R.C. IT MUST BE CONSTRUCTED TO MEET THE MINIMUM SEISMIC REQUIREMENTS AS PER THE CODES DEPARTMENT WITH JURISDICTION. ALL JOIST AND RAFTERS HAVE BEEN SIZED BASED ON THE SOUTHERN PINE SPAN TABLES PROVIDED BY THE SOUTHERN PINE COUNCIL USING THE 2013 S.P.I.B. STANDARD GRADING RULES FOR NO.2 VISUALLY GRADED. SEE SIZING TABLE.
 - DIMENSIONS ARE FROM FACE OF SHEETROCK TO FACE OF SHEETROCK(4.5" OR 6.5"). BRICK VENEER SHOWN 5 INCHES FROM SHEATHING. WINDOW HEADER HEIGHT: 6 FEET-8 INCHES UNLESS OTHERWISE NOTED. ALL ANGLE WALLS ARE 45 DEGREES U.O.N. OR DIMENSIONED. ALL STUDS TO BE AT 16 INCHES ON CENTER U.O.N.
 - PROVIDE DOUBLE JOIST UNDER ALL PARALLEL WALLS. PROVIDE SOLID BRIDGING ON ALL FLOOR JOIST SPANS OVER 10 FEET AND AT INTERVALS NOT TO EXCEED 8 FEET. PROVIDE 2X4 STRONGBACKS AT 5 FEET ON CENTER WHEN JOIST OR PLYWOOD DECKING DOES NOT SPAN AND THE RAFTER BEARING PLATES. HALF INCH PLYWOOD SUBFLOOR MAY BE SUBSTITUTED. PROVIDE FULL SOLID STUD BEARING UNDER ALL HEADERS AND BEAMS TO SOLID FOUNDATION BELOW.
 - ALL MANUFACTURED PRODUCTS, SYSTEMS OR APPLICATIONS SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATION. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED ALL APPLICABLE CODES.
 - H.V.A.C. SUBCONTRACTOR SHALL COORDINATE COMPLETE SYSTEM REQUIREMENTS WITH SUPPLIER AND PROVIDE EQUIPMENT LAYOUT THAT MEETS LOCAL CLIMATE CONDITIONS AND BUILDING CODES.
 - THE ELECTRICAL EQUIPMENT SHOWN REPRESENTS CONCEPT ONLY AND THE SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATING OWNERS INTENT WITH SAFETY REQUIREMENTS AND COMPLYING WITH ALL APPLICABLE CODES.
 - SMOKE DETECTOR IS REQUIRED INSIDE EACH SLEEPING ROOM AND OUTSIDE EACH SLEEPING AREA ON EACH LEVEL. CARBON MONOXIDE DETECTOR IS REQUIRED ON EACH LEVEL, INCLUDING BASEMENT.
 - ALL WOOD FRAMING IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. USE TREATED LUMBER AT ALL EXTERIOR PORCH DECK LOCATIONS.
 - TO MINIMIZE EXCESSIVE MOISTURE AND MOLD CONDITIONS, PROVIDE AN APPROVED VAPOR BARRIER UNDER FOOTINGS, SLABS, AND FLOOR JOISTS AT GROUND LEVEL. USE AN EXTERIOR SHEATHING WITH A SUFFICIENT PERM RATING ON ALL OUTSIDE WALLS. PROPERLY DESIGN AND SIZE HVAC SYSTEM AND INCLUDE A 10% FRESH AIR INTAKE.
 - ALL STANDARD, MINIMUM CODE CONNECTION AND FASTENING PRACTICES ARE TO BE ADHERED TO BY QUALIFIED FOUNDATION, FRAMING, DRYWALL, TRIM AND MASONRY CONTRACTORS.



FOR	SCALE As Shown	DATE 10-17-22	FILE
PLAN NAME Deschutes River Overlook 2		DRAWN BY twt/smv	SHEET # 2
PLAN NO. 0065-650-711 (RRR)			

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25PSF GROUND SNOW LOAD
USED TO CALCULATE ROOF
STRUCTURE FOR THIS PLAN

