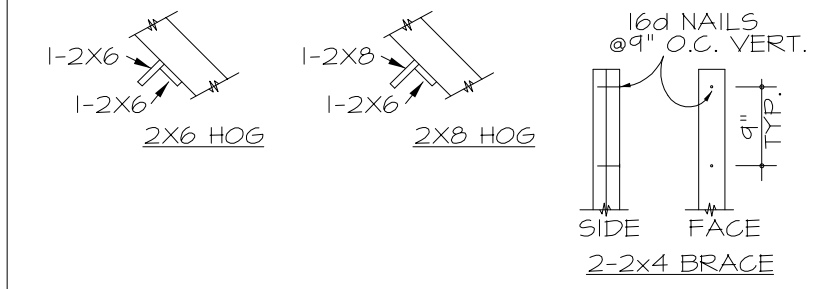


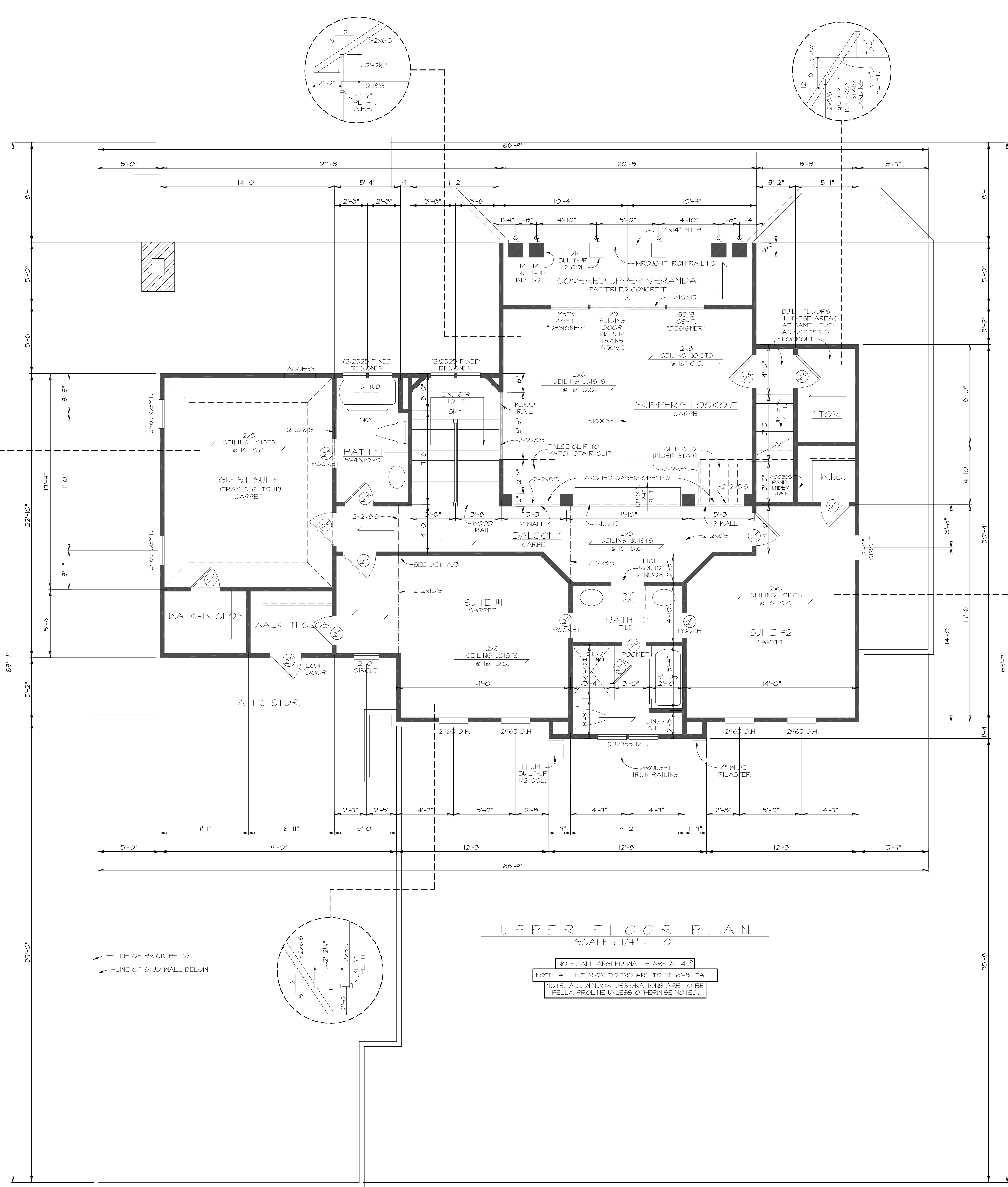
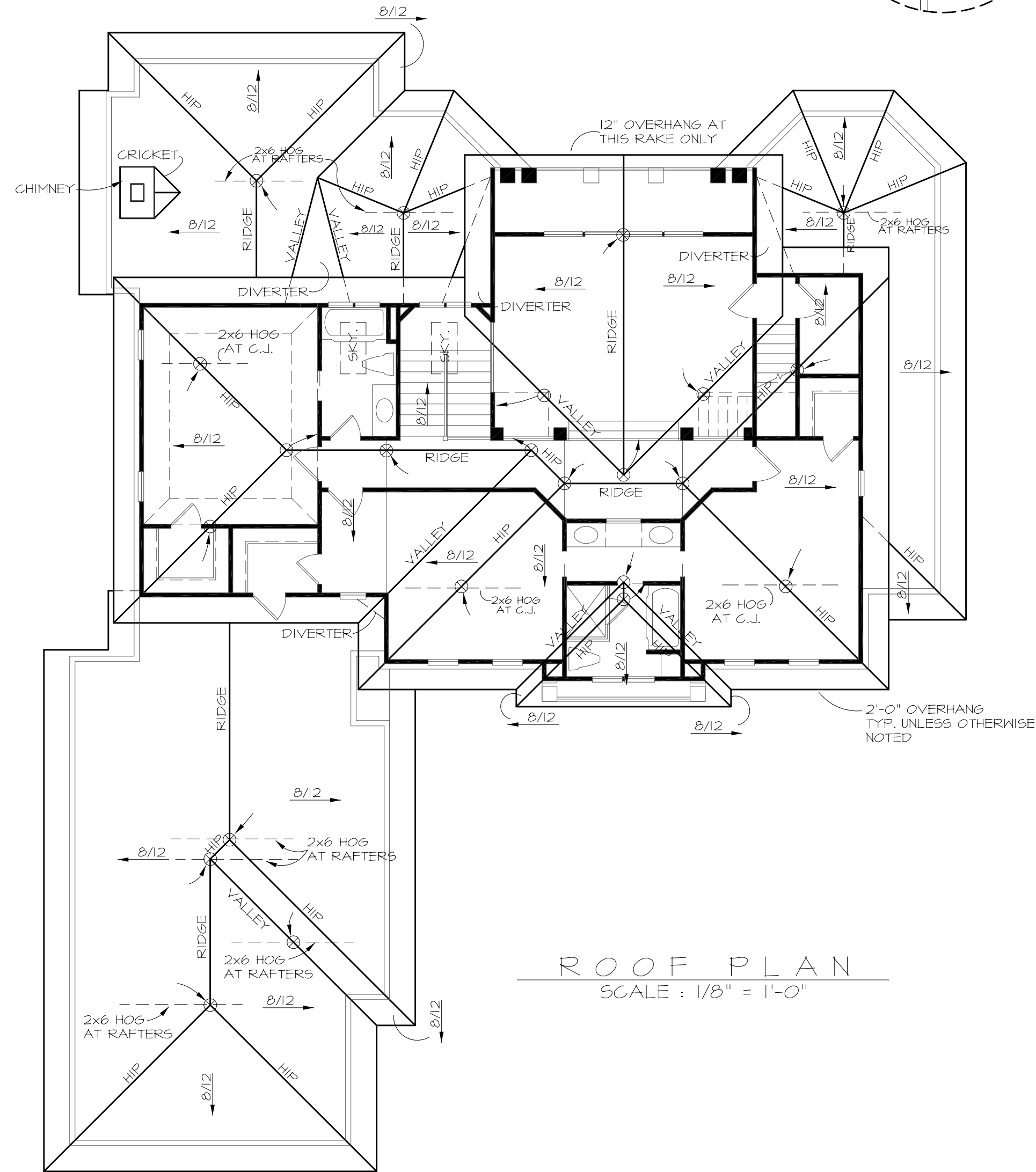
ROOF CONSTRUCTION
12-14-C2

1. RAFTERS - 2x6 @ 16" FOR SHINGLES EXCEPT AS NOTED. THEY ARE CUT INTO HIP, RIDGES, ECT. UNLESS NOTED DIFFERENTLY.
(a) TILE SLATE AND OTHER BEARING ROOF COVERINGS SHALL USE 2x8 @ 16" RAFTERS UNLESS NOTED OTHERWISE.
2. COLLAR TIES - 2x6 @ 48" AT ALL RIDGES UNLESS NOTED OTHERWISE.
3. COLLAR TIES MINIMUM AT ALL RIDGES EVEN IF 2 TIES MUST BE PUT ON 1 SET OF RAFTERS.
4. ○ - INDICATES LOCATION OF RAFTER BRACE AT RAFTER LEVEL.
○ → ARROW AWAY FROM BRACE INDICATES DIRECTION OF BRACE TO PARTITION / BEAM BELOW.
5. ○ - INDICATES A VERTICAL OR ALMOST VERTICAL BRACE.
7. ALL BRACES ARE 2-2x4s NAILED WITH 16 PENNY NAILS @ 9" O.C. VERTICALLY FROM TOP TO BOTTOM. BRACES LARGER THAN 10" MUST BE BRACED HORIZONTALLY IN 2 DIRECTIONS @ MID-HEIGHT.
8. ALL HIP AND RIDGES ARE A SIZE LARGER THAN RAFTERS UNLESS NOTED OTHERWISE. VALLEY RAFTERS ARE 1-2x10 (MIN).
9. ALL HOGS ON CEILING JOISTS OR RAFTERS ARE 2x6 @ 16" UNLESS NOTED OTHERWISE.
10. MAXIMUM SPACING OF RAFTER BRACES:
FOR 2x6 HOG ---- 6' O.C.
FOR 2x8 HOG ---- 7-6" O.C.
RAFTERS CAN BE SPLICED OVER HOGS WITH 2x4 BRACES.

II. DETAILS:



12. ALL ROOF TRUSSES MUST BE BUILT IN ACCORDANCE WITH TRUSS MANUFACTURER'S DIRECTION.
13. GABLE END ROOF FRAMING MUST HAVE GABLE ENDS BRACED PARALLEL TO RIDGES WITH MIN. OF 2x6 DIAGONAL BRACES @ 6' O.C. ALONG GABLE WALL TO INTERIOR CLG. JOISTS BRACES TO START 6" FROM EAVES AND AT APPROXIMATE MID-HEIGHT OF GABLE BRACES SHALL BE AT APPROXIMATE 45° ANGLE. OTHER BRACING CAN BE USED IF IT MEETS WITH PROFESSIONAL ENGINEER'S APPROVAL.
14. FLASHING TO BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS. IF FLASHING IS METAL, IT SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH (NO. 30 GALV. SHEET).



NOTICE:
LIVING CONCEPTS HOME PLANNING HAS TAKEN GREAT CARE IN THE PREPARATION OF THESE PLANS. HOWEVER, SINCE CODES ARE SUBJECT TO CHANGE AND INTERPRETATIONS VARY, WE DO NOT GUARANTEE COMPLIANCE WITH ANY SPECIFIC CODES OR ORDINANCES. PURCHASER OR BUILDER IS SOLELY RESPONSIBLE FOR VERIFYING COMPLIANCE WITH LOCAL BUILDING CODES AND ORDINANCES AND FOR ANY MODIFICATIONS TO THE PLANS THAT MAY BE NEEDED IN ORDER TO COMPLY. BUILDER IS ALSO RESPONSIBLE FOR VERIFYING SITE AND SOIL CONDITIONS AS WELL AS ALL DIMENSIONS AND SQUARE FOOTAGE CALCULATIONS BEFORE BEGINNING CONSTRUCTION. THESE PLANS SHOULD BE REVIEWED BY A LOCAL ARCHITECT OR ENGINEER TO VERIFY ADAPTATION TO SITE AND LOCAL STRUCTURAL DESIGN REQUIREMENTS. LIVING CONCEPTS HOME PLANNING MAY NOT BE HELD RESPONSIBLE AND ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THESE PLANS.
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