

**SHEET NOTES**

**ROOF GENERAL NOTES**

- SEE SPECS FOR ROOF DECK
- JBE=JOIST BEARING ELEVATION
- TBE=TRUSS BEARING ELEVATION
- CONNECTOR PLATES, ANGLES, AND BOLTS USED IN TRUSSES THAT ARE OUTSIDE TO BE HDG & COATED, SEE SPECS
- EXPOSED PORCH RAFTERS & COLUMNS TO BE #1 SYP TR
- COMMON TRUSS LAYOUT TO BE BASED ON OUTRIGGER LAYOUT, SEE ARCH. FOR LOCATIONS
- SHEAR TRUSSES TO BE FLUSH W/ FACE OF SHEAR WALL BELOW. SHEAR TRUSSES ARE IN ADDITION TO COMMON TRUSSES. PLYWOOD SHEATHING TO BE CONTINUOUS TO ROOF DECK
- MIN. (4)- STUD POST BELOW EACH TRUSS IN COMMON CHAMBER.
- MAINTAIN CLEARANCES FOR COMBUSTIBLE MATERIAL @ FIREPLACE AND CHIMNEY PER 2015 IBC CHAPTER 21
- SEE ARCH. FOR FIREBLOCKING @ FIREPLACE & CHIMNEY

- INDICATES 2X6 OR 2X8 PLYWOOD ROOF SHEATHING FASTENED W/ 10d NAILS @ 6" O.C., COORDINATE W/ ARCH SPECS
- INDICATES 2X6 OR 2X8 PRIME SOLID-SAWN WOOD DECKING FASTENED W/ (2)- 10d NAILS @ EA SUPPORT (1) INTO FACE, (1) INTO TONGUE), WOOD DECKING TO BE SYP #1 PRIME GRADE, COORDINATE WITH SPECS. ALL AREAS W/ T&G DECKING SHALL HAVE 5/8" PLYWOOD ROOF SHEATHING ABOVE NAILED PER TYP DETAIL. NO VISIBLE FASTENERS THROUGH BOTTOM FACE OF DECKING.
- HATCHED REGION INDICATES EXTENT OF ATTIC TRUSS OPEN AREA. OPEN AREA OF ATTIC TRUSS TO BE DECKED W/ 3/4" PLYWOOD. OPEN AREA LOADING TO BE LIMITED TO 50 PSF. SIGNAGE STATING SUCH SHALL BE POSTED PROMINENTLY AT ALL ATTIC ACCESSES.
- SHADED REGION INDICATES EXTENT OF ATTIC TRUSS SHED ROOF BUILT INTO TRUSSES.

**PORCH/DECK GENERAL NOTES**

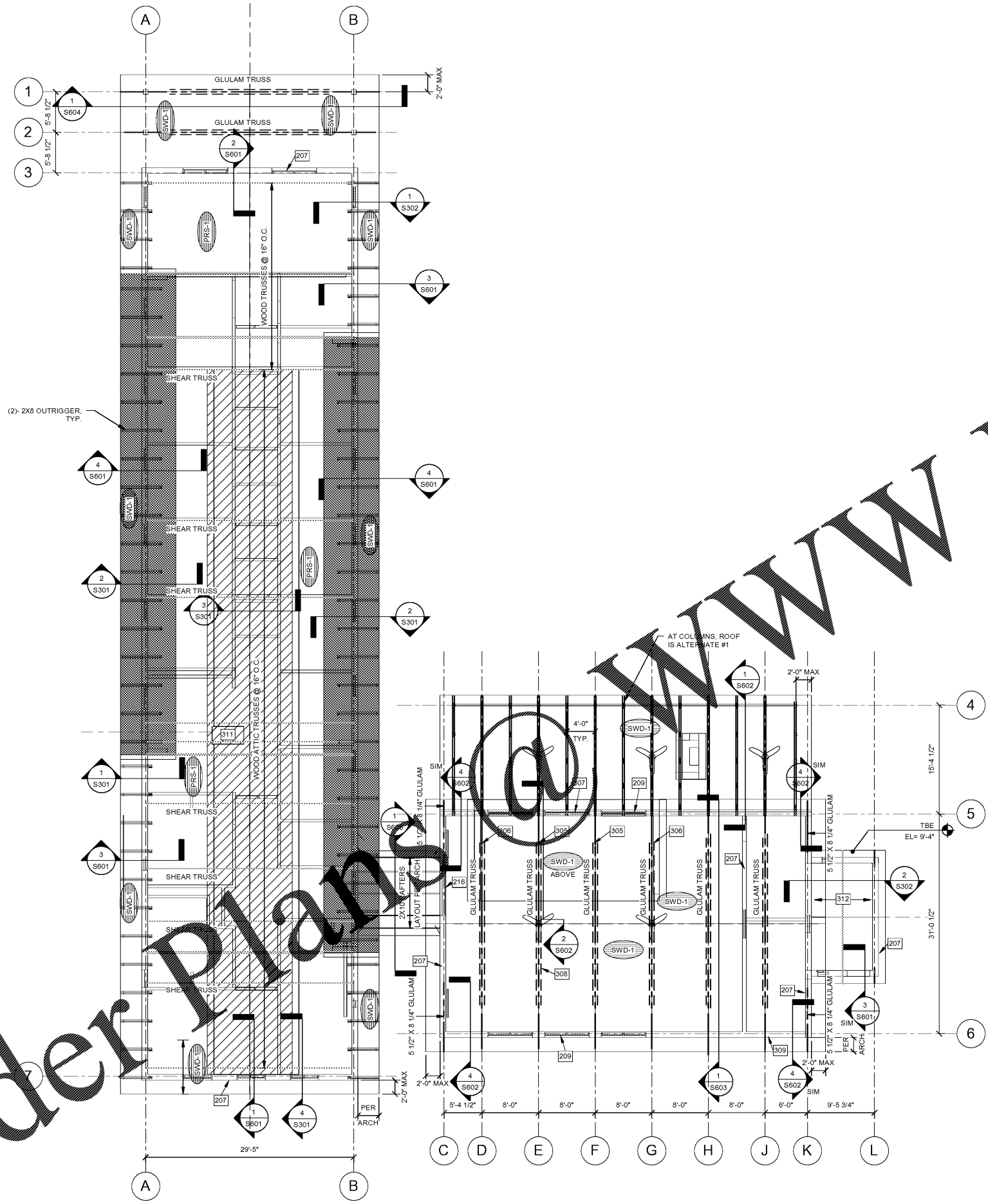
- ALL EXTERIOR PORCH/DECK FRAMING WOOD MEMBERS TO BE PRESSURE TREATED, SEE SPECS. CONFIRM PT OR SAFELE PER ARCH.
- FASTENERS USED IN ALL TREATED WOOD FRAMING & IPE TO BE STAINLESS STEEL, SEE ARCH & SPECS
- DECKING MATERIAL PER ARCH.
- ALL VISIBLE PORCH FRAMING MATERIAL TO BE SYP #1 OR BETTER
- MAINTAIN CLEARANCES FOR COMBUSTIBLE MATERIAL @ FIREPLACE AND CHIMNEY PER 2015 IBC CHAPTER 21

**BID ALTERNATE GENERAL NOTES**

- BID ALTERNATE #1- SCREEN PORCH
  - BASE BID = WOOD DECKING (FLOOR) W/ STAIRS
  - ALTERNATE = ROOF, COLUMNS, BEAMS, PORCH DOORS, BRONZE SCREEN, CEILING FANS
- BID ALTERNATE #2- FIREPLACE
  - BASE BID = SCREEN PORCH FLOOR AND ROOF TO CONTINUE AT FIREPLACE
  - ALTERNATE = BOARD FORMED CAST-IN-PLACE FIREPLACE

**KEYED NOTES (THIS SHEET ONLY)**

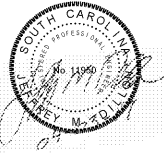
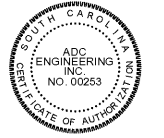
207	GABLE WALL CONT. TO ROOF DECK. STUDS ARE FULL HEIGHT W/ NO SPLICES
209	TYP. HDR. IS (3)-2X8 W/ SINGLE JACK STUD & TRIPLE KING STUD.
216	(3)-3X10 HDR W/ DOUBLE JACK STUD AND DOUBLE KING STUD.
305	5 1/2" X 11" RAFTER ABOVE IN SHED ROOF.
306	SHED ROOF WALL TO BE 2X6 @ 16" O.C. W/ 5/8" PLYWOOD FASTENED W/ 10d NAILS @ 6" O.C. WALL TO BEAR ON TRUSS TOP CHORD.
307	(3)- 2X8 HDR. TYP IN SHED ROOF BEARING WALL. TRIPLE STUD @ EACH RAFTER. TYP.
308	1/4" X 4X8/16 TENSION TIE EA SIDE OF TRUSS. TYP. TIE TO BE LOCATED ± 1/3 HEIGHT OF TRUSS FROM BOTTOM.
309	(4) STUD POST @ EA. TRUSS BEARING. TYP.
311	LEAVE 30" BAY @ LADDER HATCH. TRUSS MANUFACTURER TO SUPPLY HIGHER STRENGTH TRUSS TO EITHER SIDE OF BAY. CONTRACTOR TO PROVIDE HEADOUTS AND 2X8 RAFTER ON LAYOUT @ ROOF LEVEL TO SUPPORT ROOF SHEATHING.
312	STORAGE ROOM TO HAVE WOOD TRUSSES @ 2'-0" O.C. W/ EXPOSED 2X8 OUTRIGGERS TO MATCH ADMIN BUILDING. DECK W/ 2X6 T&G WITH 5/8" PLYWOOD ON TOP FASTENED PER TYP. DETAIL. SEE ARCHITECTURAL DWGS FOR OVERHANG DIMENSION.



**1 ROOF FRAMING PLAN**  
1/8" = 1'-0"



147 Wappoo Creek Drive  
Suite 400  
Charleston, SC 29412  
P 843.762.2222



Revision Date	Description

Town of James Island  
**TOWN HALL**

1122/1126 Dills Bluff Rd.  
Charleston, SC  
29412

Project Number:	15102
ADC Project Number:	15304
Checked By:	JMD
Drawn By:	WLB
Date:	04/03/17
Scale:	

**S121**  
**ROOF FRAMING PLAN**