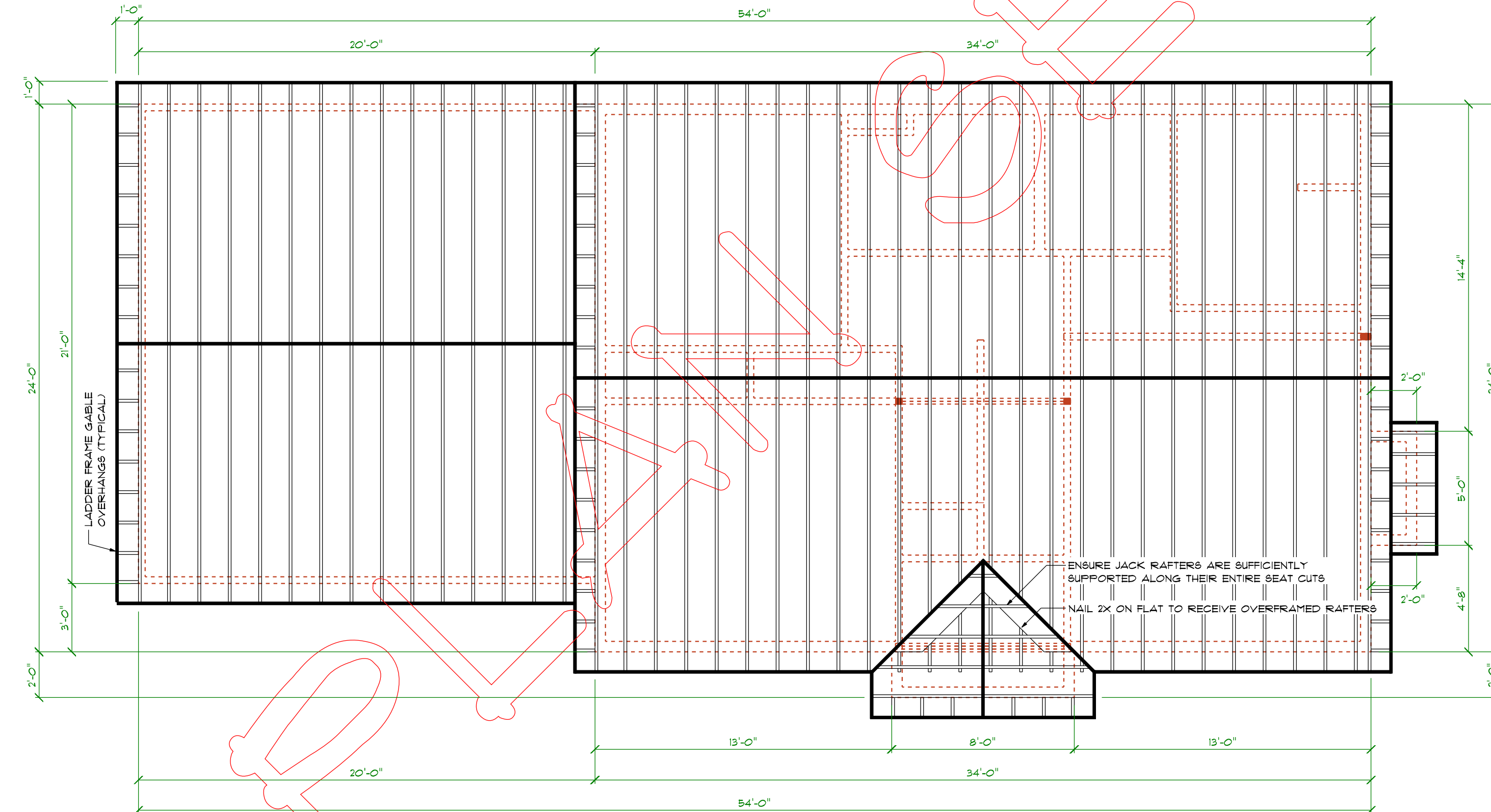


## ROOF FRAMING NOTES

- ROOF AND CEILING JOIST CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION R801, 2018 IRC.
- CEILING JOISTS MUST BE CONTINUOUS ACROSS THE STRUCTURE OR SECURELY JOINED WHERE THEY MEET OVER INTERIOR PARTITIONS, SEE TABLE R802.5.2.
- CEILING JOISTS MUST BE SIZED BASED ON THE JOIST SPANS IN TABLES R802.5.1(1) - R802.5.1(2).
- WHERE CEILING JOISTS RUN PARALLEL TO RAFTERS, THEY MUST BE CONNECTED TO RAFTERS AT THE TOP WALL PLATE IN ACCORDANCE WITH TABLE R802.5.2.
- WHERE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS AT THE TOP WALL PLATE, THEY MUST BE INSTALLED IN THE BOTTOM THIRD OF THE RAFTER HEIGHT, SEE TABLE R802.5.2.
- WHERE THE CEILING JOISTS ARE INSTALLED ABOVE THE BOTTOM THIRD OF THE RAFTER HEIGHT, THE RIDGE MUST BE DESIGNED AS A BEAM.
- WHERE CEILING JOISTS DO NOT RUN PARALLEL TO RAFTERS, THE CEILING JOISTS MUST BE CONNECTED TO TOP PLATES IN ACCORDANCE WITH TABLE R602.3(1).
- WHERE COLLAR TIES ARE USED TO CONNECT OPPOSING RAFTERS, THEY MUST BE LOCATED IN THE UPPER THIRD OF THE ATTIC SPACE AND FASTENED IN ACCORDANCE WITH TABLE R602.3(1). COLLAR TIES MUST BE NOT LESS THAN 1"x4" NOMINAL, SPACED NOT MORE THAN 4' ON CENTER RIDGE STRIPS IN ACCORDANCE WITH TABLE R602.3(1) MUST BE PERMITTED TO REPLACE COLLAR TIES.
- EACH RAFTER MUST BE TIED ACROSS THE STRUCTURE WITH A RAFTER TIE OR A 2"x4" KICKER CONNECTED TO THE CEILING DIAPHRAGM WITH WALLS EQUIVALENT IN CAPACITY TO TABLE R802.5.2.
- THE ENDS OF EACH RAFTER OR CEILING JOIST MUST HAVE A MINIMUM OF 1 1/2" OF BEARING ON WOOD OR METAL. THE ENDS OF EACH RAFTER OR CEILING JOIST MUST HAVE A MINIMUM OF 3" OF BEARING ON MASONRY OR CONCRETE. THE BEARING ON MASONRY OR CONCRETE MUST BE DIRECT, OR A SILL PLATE OF 2" MINIMUM NOMINAL THICKNESS MUST BE PROVIDED UNDER THE RAFTER OR CEILING JOIST.
- A RIDGE BOARD USED TO CONNECT OPPOSING RAFTERS MUST BE 1" MINIMUM THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. WHERE CEILING JOIST OR RAFTER TIES DO NOT PROVIDE CONTINUOUS TIES ACROSS THE STRUCTURE, A RIDGE BEAM MUST BE PROVIDED AND SUPPORTED ON EACH END BY A WALL OR GIRDER.
- RAFTERS SHALL BE SIZED PER TABLE R802.4.1(1) - R802.4.1(8). RAFTER SPANS MUST BE MEASURED ALONG THE HORIZONTAL PROJECTION OF THE RAFTER. RAFTERS MUST BE FRAMED WITH A 1/8" MAXIMUM OFFSET FROM EACH OTHER TO A RIDGE BOARD OR DIRECTLY OPPOSITE FROM EACH OTHER WITH A COLLAR TIE, GUSSET PLATE OR RIDGE STRAP IN ACCORDANCE WITH TABLE R602.3(1). RAFTERS MUST BE NAILED TO THE TOP WALL PLATES (SEE TABLE R602.3(1)) UNLESS THE ROOF ASSEMBLY IS REQUIRED TO COMPLY WITH UPLIFT REQUIREMENTS IN R802.1.
- HIP AND VALLEY RAFTERS MUST BE 2" MINIMUM NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS MUST BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT.
- WHERE THE ROOF PITCH IS LESS THAN 3/12 (25%), STRUCTURAL MEMBERS THAT SUPPORT RAFTERS, SUCH AS RIDGES, HIPs AND VALLEYS, MUST BE DESIGNED AS BEAMS AND BEARING MUST BE PROVIDED FOR RAFTERS (SEE SECTION R02.6).
- FURLINS CAN BE USED TO REDUCE THE SPAN OF RAFTERS. FURLINS MUST BE SIZED NOT LESS THAN THE REQUIRED SIZE OF THE RAFTERS THAT THEY SUPPORT. FURLINS MUST BE CONTINUOUS AND MUST BE SUPPORTED BY 2"x4" BRACES INSTALLED TO BEARING WALLS AT A SLOPE OF NOT LESS THAN 45 DEGREES FROM THE HORIZONTAL. THE BRACES MUST BE SPACED NOT MORE THAN 4' O/C AND THE UNBRACED LENGTH OF THE BRACE MUST NOT EXCEED 8'.
- OPENINGS IN ROOF AND CEILING FRAMING SHALL BE FRAMED WITH HEADER AND TRIMMER JOISTS. WHEN THE HEADER JOIST SPAN DOES NOT EXCEED 4', THE HEADER JOIST MAY BE A SINGLE MEMBER THE SAME SIZE AS THE CEILING JOIST OR RAFTER. SINGLE TRIMMER JOISTS MAY BE USED TO CARRY A SINGLE HEADER JOIST THAT IS LOCATED WITHIN 2' OF THE TRIMMER JOIST BEARING. WHEN THE HEADER JOIST SPAN EXCEEDS 4', THE TRIMMER JOISTS AND THE HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE CEILING JOIST OR RAFTER FRAMING INTO THE HEADER. APPROVED HANGERS SHALL BE USED FOR THE HEADER JOIST TO TRIMMER JOIST CONNECTIONS WHEN THE HEADER JOIST SPAN EXCEEDS 6'. TAIL JOISTS OVER 12' LONG SHALL BE SUPPORTED AT THE HEADER BY FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN 2"x2".

## ROOF ASSEMBLY NOTES

- ROOF ASSEMBLIES SHALL BE IN ACCORDANCE WITH SECTION R901, 2018 IRC.
- ROOFTOP-MOUNTED PHOTOVOLTAIC PANEL SYSTEMS INSTALLED ON OR ABOVE THE ROOF COVERING SHALL BE TESTED, LISTED AND IDENTIFIED WITH A FIRE CLASSIFICATION IN ACCORDANCE WITH UL 1703 AND UL 2703. CLASS A, B, OR C PHOTOVOLTAIC PANEL SYSTEMS AND MODULES SHALL BE INSTALLED IN JURISDICTIONS DESIGNATED BY LAW AS REQUIRING THEIR USE OR WHERE THE EDGE OF THE ROOF IS LESS THAN 3' FROM A LOT LINE.
- ROOF DECKS SHALL BE COVERED WITH APPROVED ROOF COVERINGS SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE PROVISIONS OF SECTION R903.
- FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS OR COPINGS THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALL AND OTHER PENETRATIONS THROUGH THE ROOF PLANE. FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. FLASHING SHALL BE INSTALLED TO DIVERT WATER AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDE WALL. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTENT WITH A THICKNESS OF NOT LESS THAN 0.018" (NO. 26 GALVANIZED SHEET).
- A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30" WIDE AS MEASURED PERPENDICULAR TO THE SLOPE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING. UNIT SKYLIGHTS INSTALLED IN ACCORDANCE WITH SECTION R909.6 AND FLASHED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS SHALL BE PERMITTED TO BE INSTALLED WITHOUT A CRICKET OR SADDLE.
- UNDERLAYMENT FOR ASPHALT SHINGLES AND METAL ROOF PANELS SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN R901. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1910, D4869 AND D4971 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND IF APPLICABLE, THE CLASSIFICATION INDICATED IN TABLE R905.1.1(1).
- ASPHALT SHINGLES UNDERLAYMENT APPLICATION FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2/12) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4/12). UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 18" STRIP OF UNDERLAYMENT PARALLEL TO AND STARTING AT THE EAVES. STARTING AT THE EAVE, APPLY 36" WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 18". DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE 4" AND SHALL BE OFFSET BY 6".
- FOR SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4/12) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER: UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION PARALLEL TO AND STARTING FROM THE EAVES AND LAPPED 2". DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE 4" AND SHALL BE OFFSET BY 6".
- METAL PANEL UNDERLAYMENT PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- AN ICE BARRIER SHALL BE INSTALLED FOR ASPHALT SHINGLES AND MINERAL-SURFACED ROLL ROOFING. THE ICE BARRIER SHALL CONSIST OF NOT FEWER THAN 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER, OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT OF NOT LESS THAN 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. ON ROOFS WITH SLOPE EQUAL TO GREATER THAN 8/12, THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36" MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING. DETACHED ACCESSORY STRUCTURES NOT CONTAINING CONDITIONED FLOOR AREA ARE EXEMPT.
- ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2/12 OR GREATER. ASPHALT SHINGLES SHALL COMPLY WITH ASTM D3462.
- MATERIALS AND METHODS OF APPLICATION USED FOR RECOVERING OR REPLACING AN EXISTING ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R908.

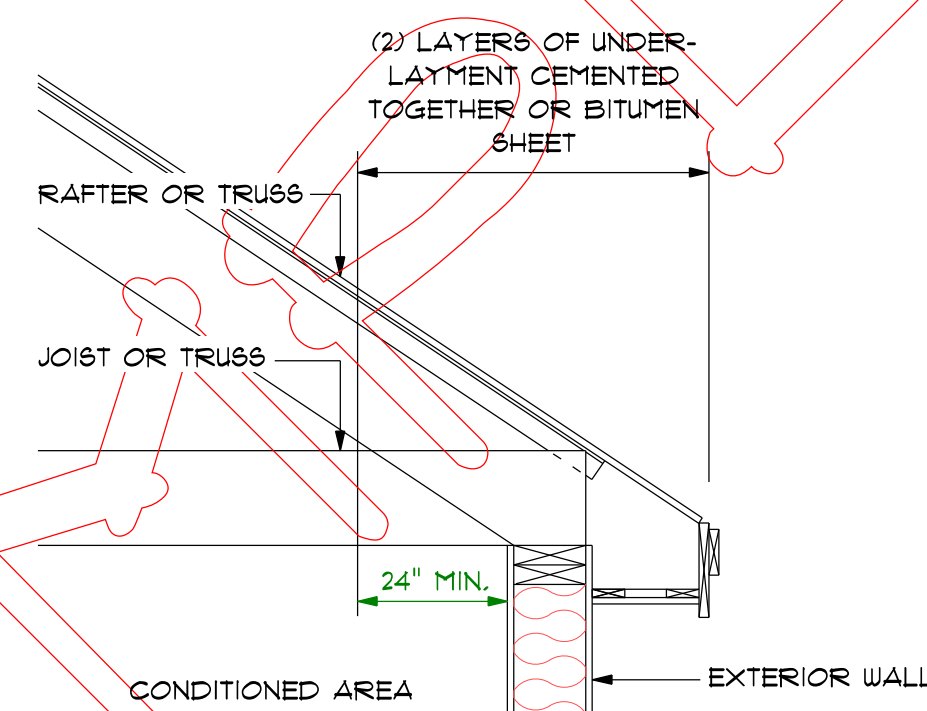


## RAFTER PLAN

SCALE: 1/4" = 1'-0"

10:12 ROOF PITCH (TYPICAL)

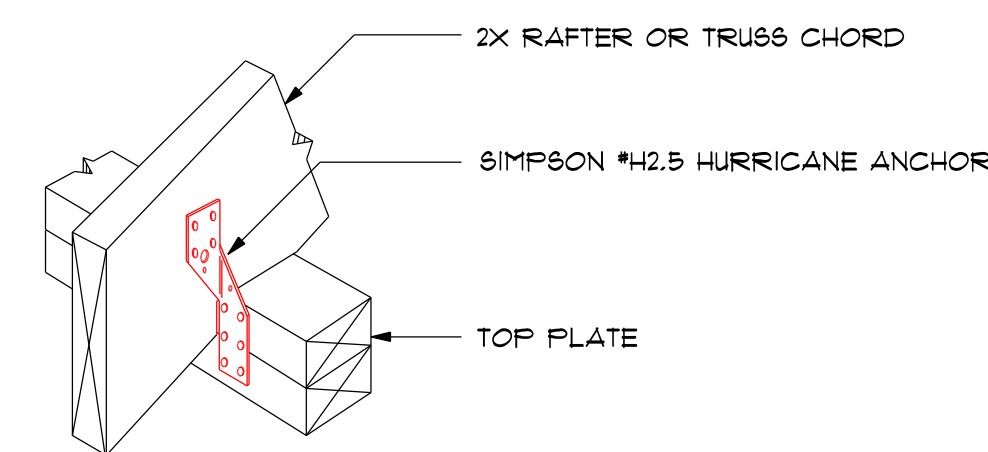
- |  |   |  |
|--|---|--|
| <p>FIREPLACE BUMP OUT<br/>2X8 RAFTERS @ 16" O/C<br/>DESIGN ASSUMPTION:<br/>(ADJUST PER LOCAL CONDITIONS)<br/>10 PSF GROUND SNOW LOAD<br/>L/240<br/>10 PSF DEAD<br/>6WF 12 OR BETTER<br/>MAXIMUM CLEAR SPAN 8'-5"</p> | <p>GARAGE<br/>2X8 RAFTERS @ 16" O/C<br/>DESIGN ASSUMPTION:<br/>(ADJUST PER LOCAL CONDITIONS)<br/>10 PSF GROUND SNOW LOAD<br/>L/240<br/>10 PSF DEAD<br/>6WF 12 OR BETTER<br/>MAXIMUM CLEAR SPAN 10'-8"</p> | <p>MAIN BOX<br/>2X10 RAFTERS @ 16" O/C<br/>DESIGN ASSUMPTION:<br/>(ADJUST PER LOCAL CONDITIONS)<br/>10 PSF GROUND SNOW LOAD<br/>L/240<br/>10 PSF DEAD<br/>6WF 12 OR BETTER<br/>MAXIMUM CLEAR SPAN 15'-1"</p> |
|--|---|--|



## PROTECTIVE ICE BARRIER

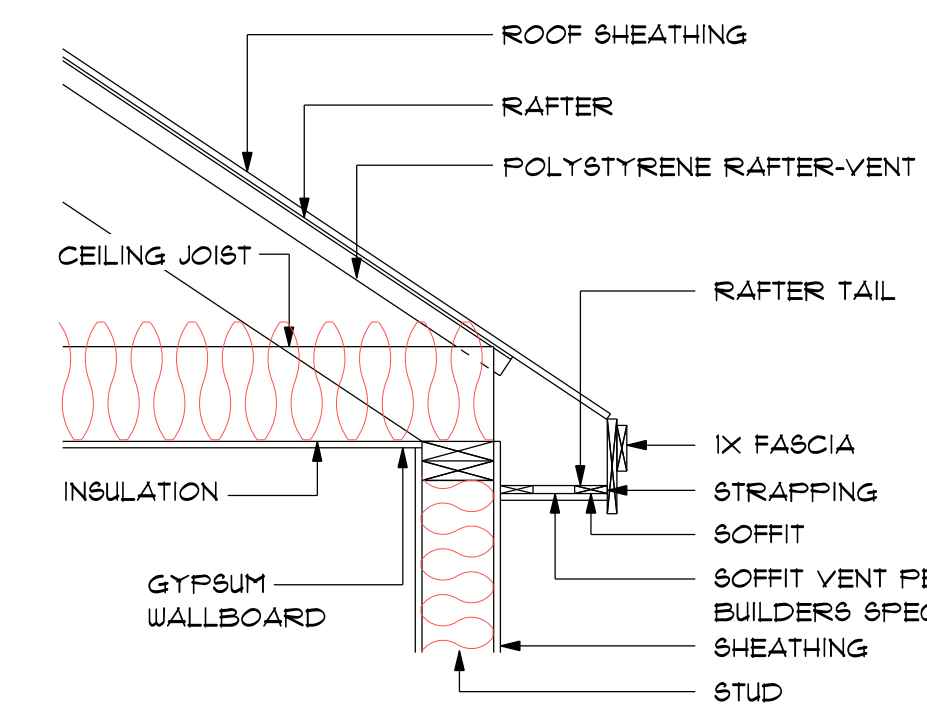
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AN ICE BARRIER SHALL BE INSTALLED FOR ASPHALT SHINGLES AND MINERAL-SURFACED ROLL ROOFING. THE ICE BARRIER SHALL CONSIST OF NOT FEWER THAN 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER, OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT OF NOT LESS THAN 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. ON ROOFS WITH SLOPE EQUAL TO GREATER THAN 8/12, THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36" MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING. DETACHED ACCESSORY STRUCTURES NOT CONTAINING CONDITIONED FLOOR AREA ARE EXEMPT.



## HURRICANE ANCHOR

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## SOFFITED CORNICE

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**SIMPLY FLOOR PLANS, LLC**  
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DATE	DESCRIPTION
12/15/25	DRAFT PLANS - NOT FOR CONSTRUCTION
12/19/25	CONSTRUCTION PLANS

PROJECT INFORMATION

SHEET NUMBER

**A8**

PLAN NUMBER

**1444**