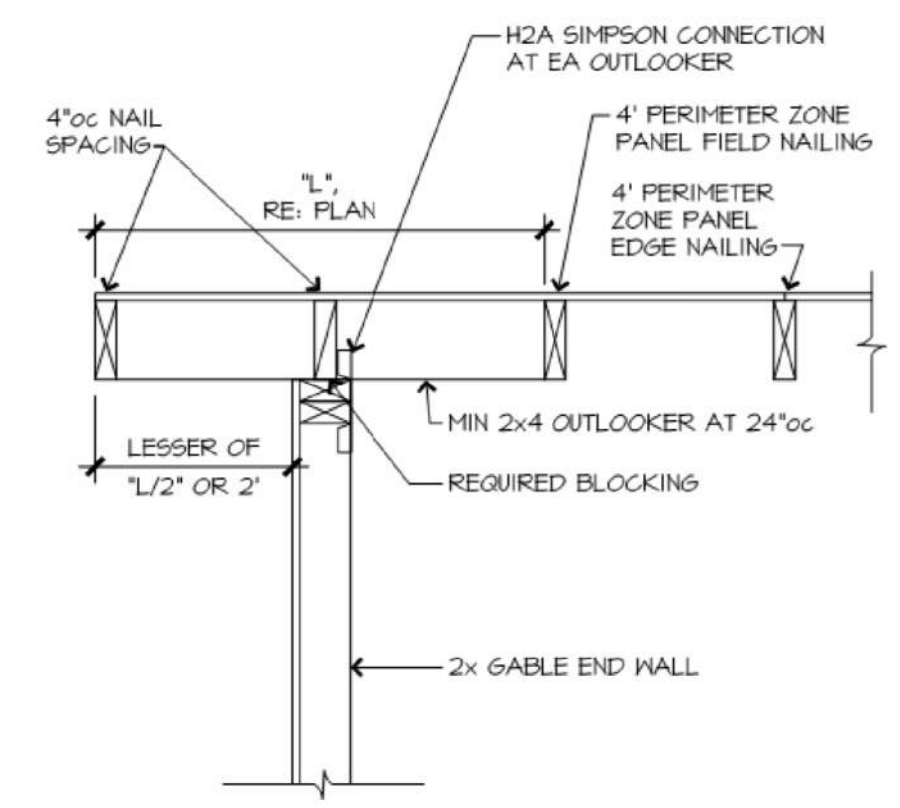
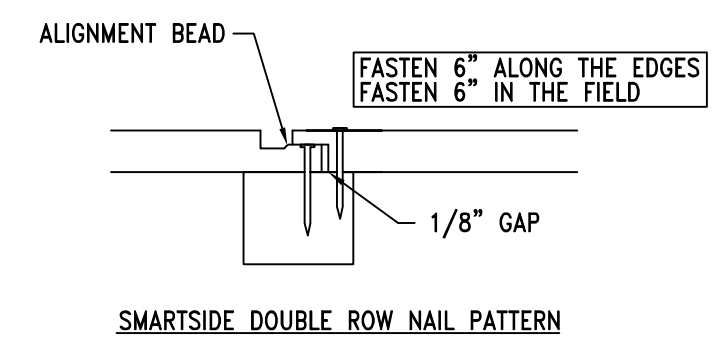
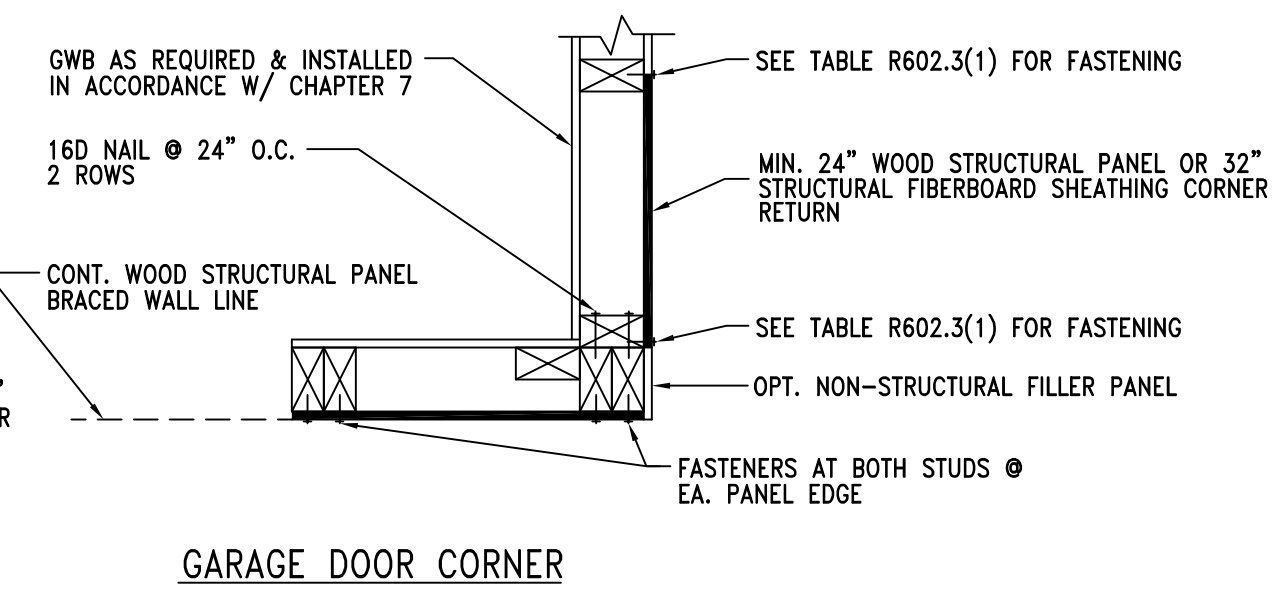
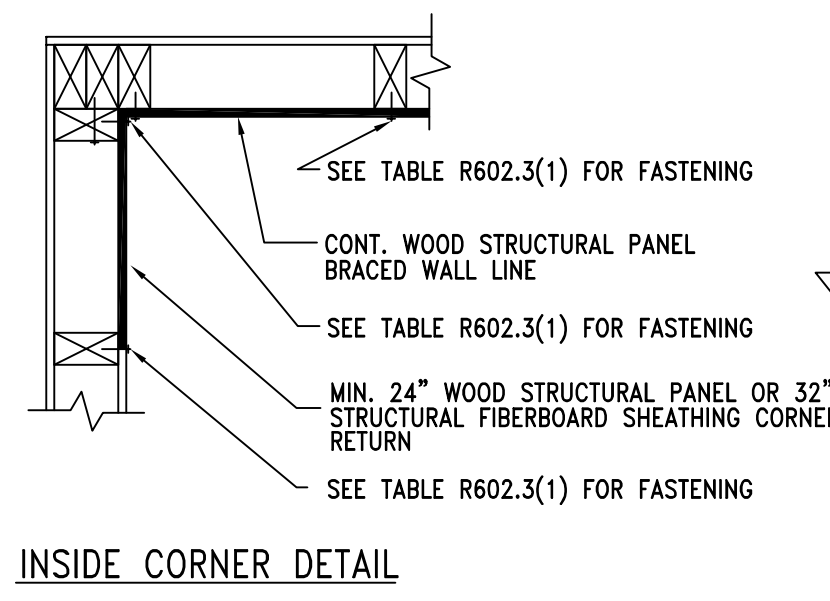
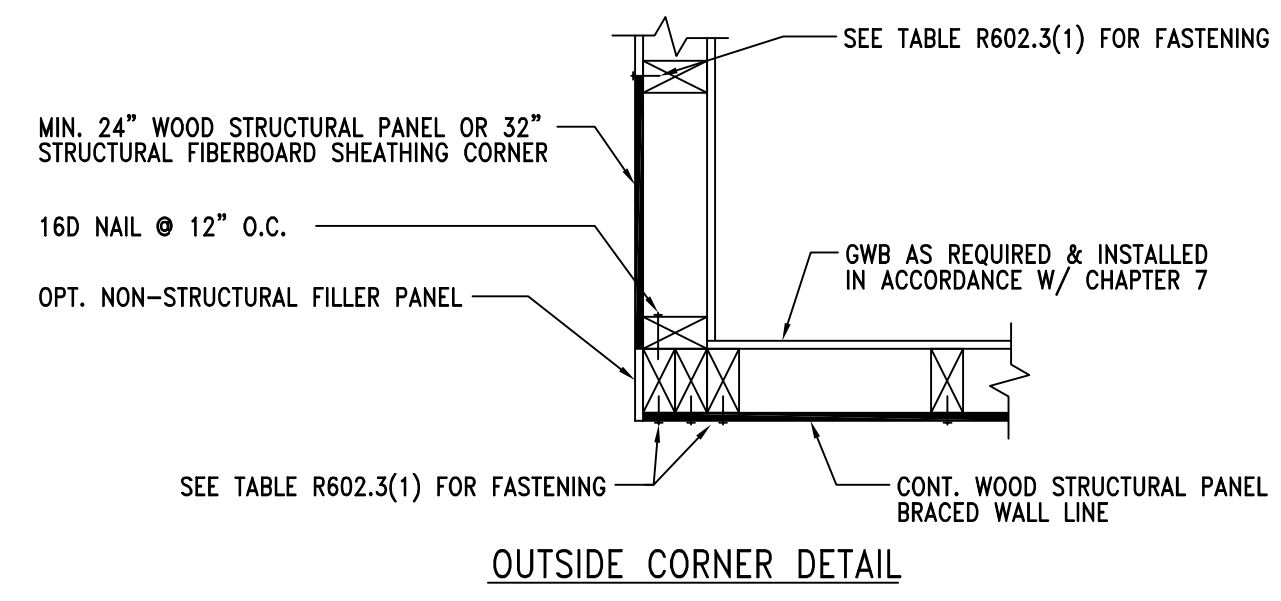




SQUARE FOOTAGE CALCULATIONS
 UPPER LEVEL = 1,500 GSF
 LOWER LEVEL (FINISH) = 550 GSF
 3-CAR GARAGE = 710 GSF
 RAISED DECK = 200 GSF

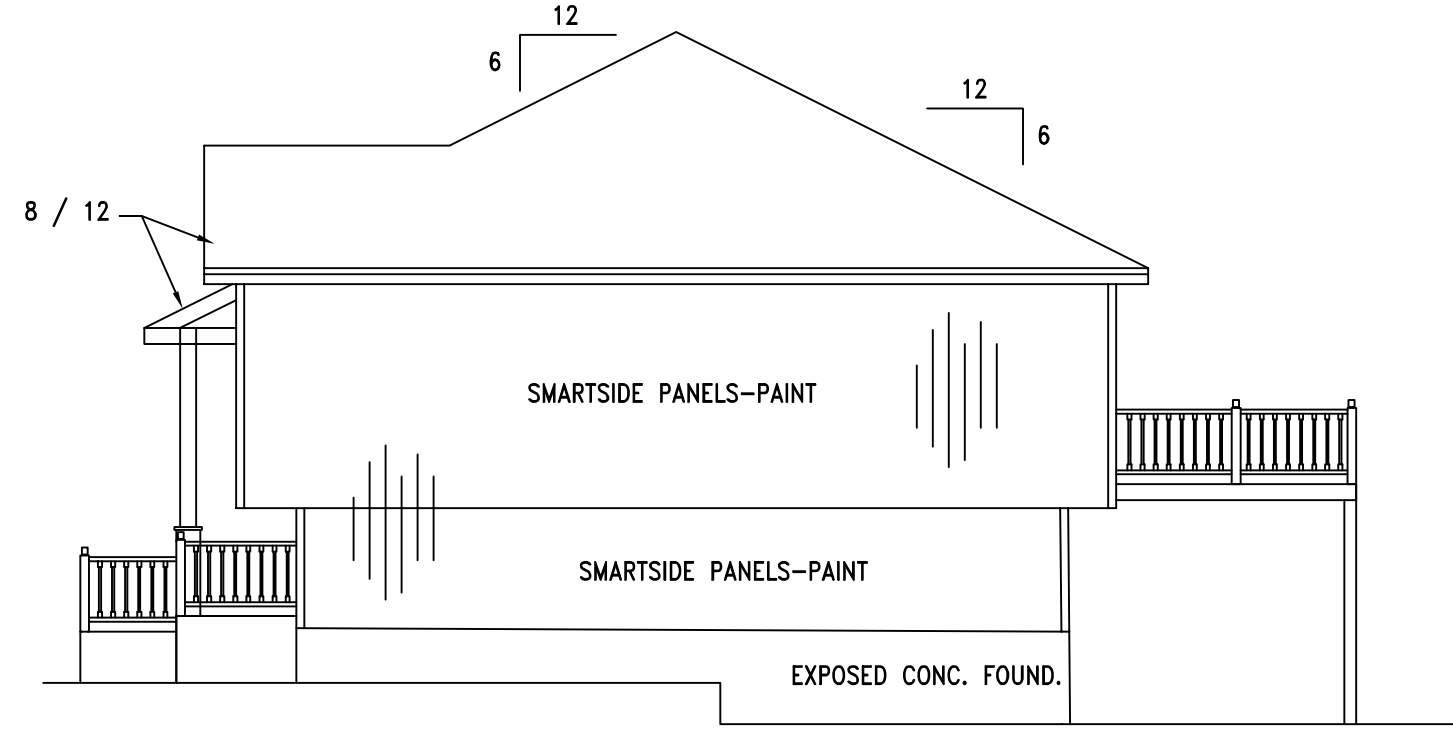
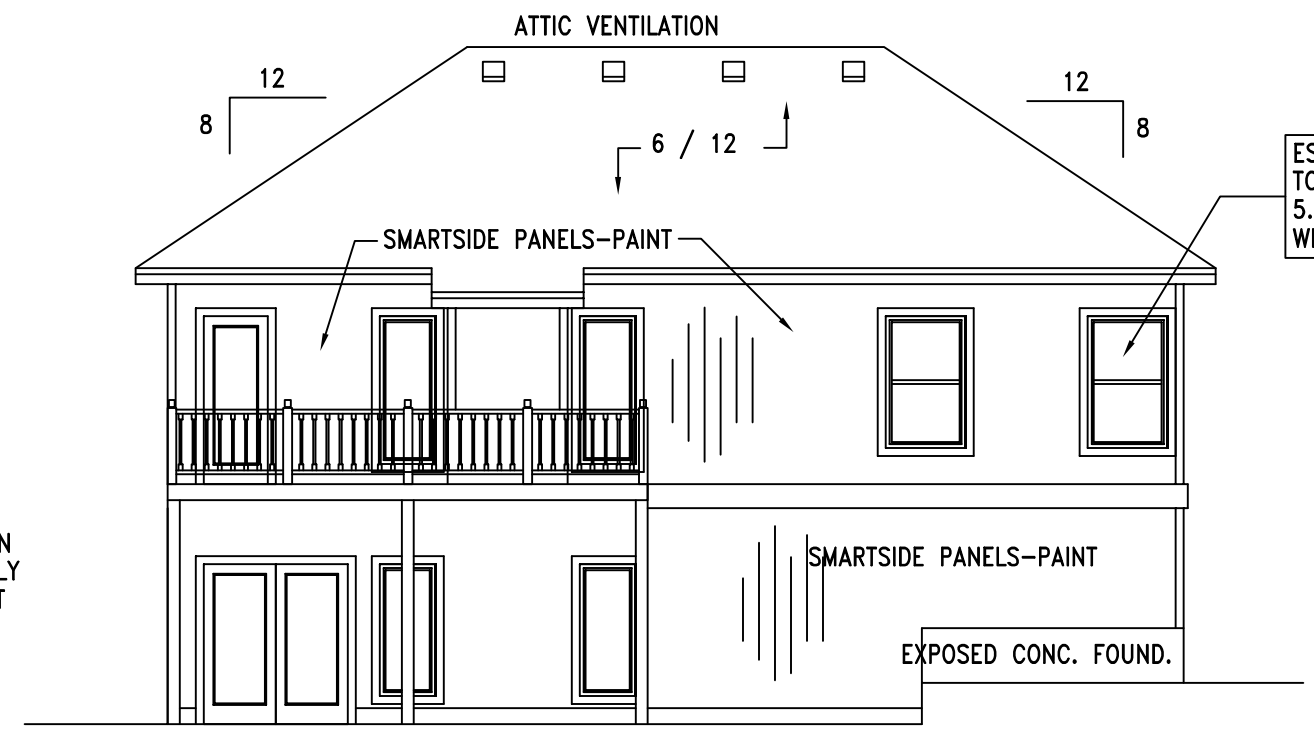
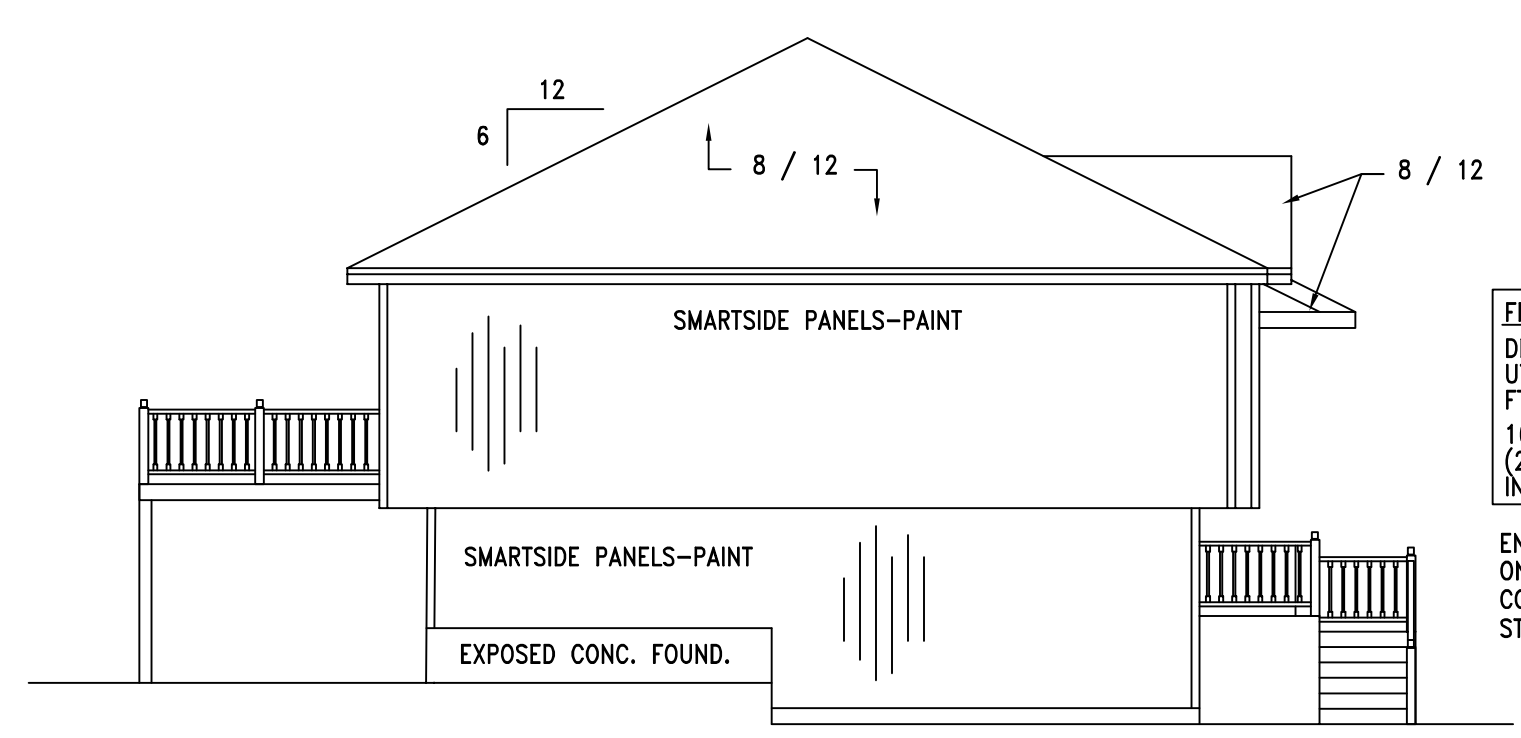


F GABLE END FRAMING REQUIREMENTS
N.T.S.

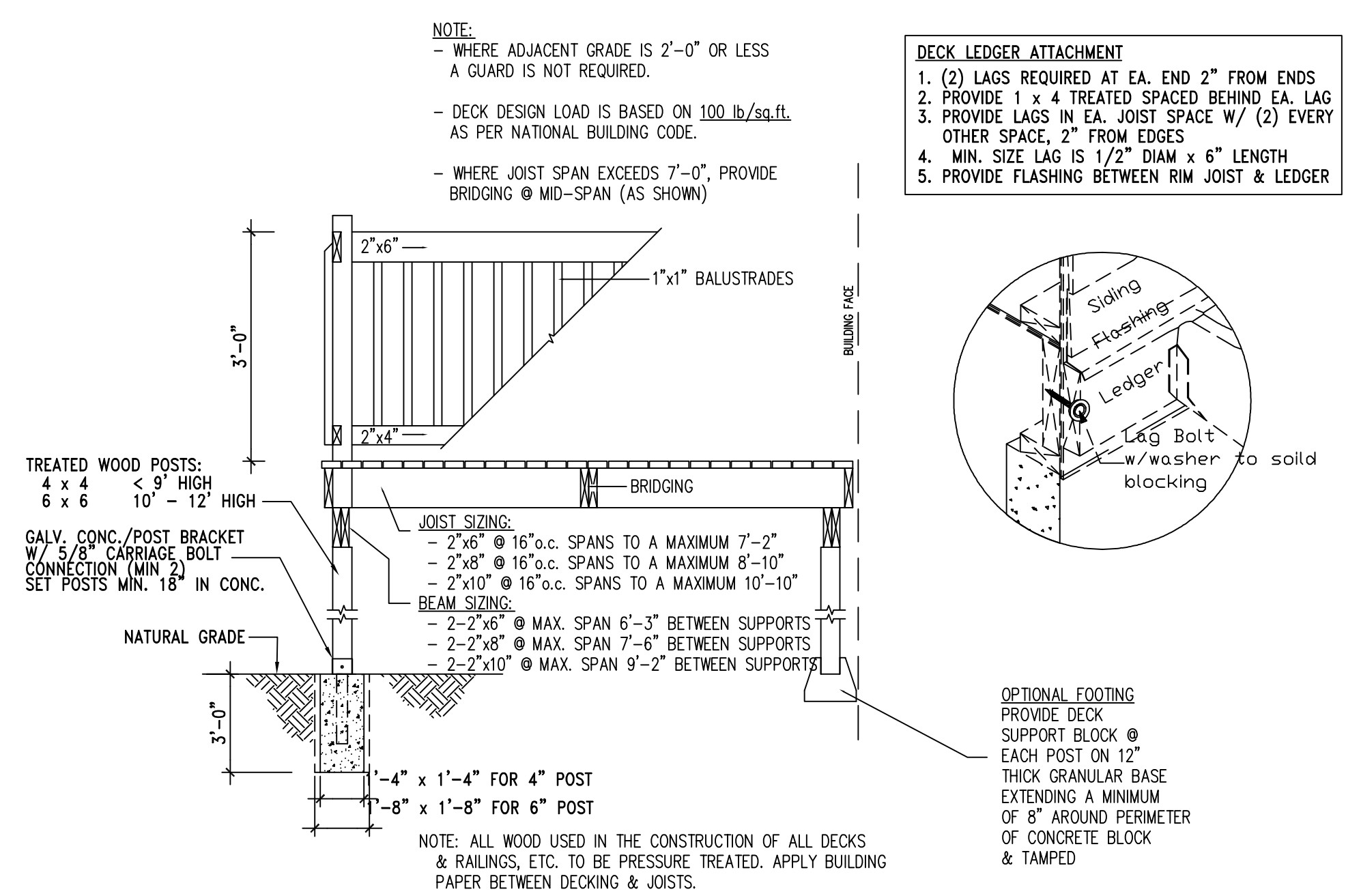


E CS-WSP CORNER FRAMING DETAILS
N.T.S.

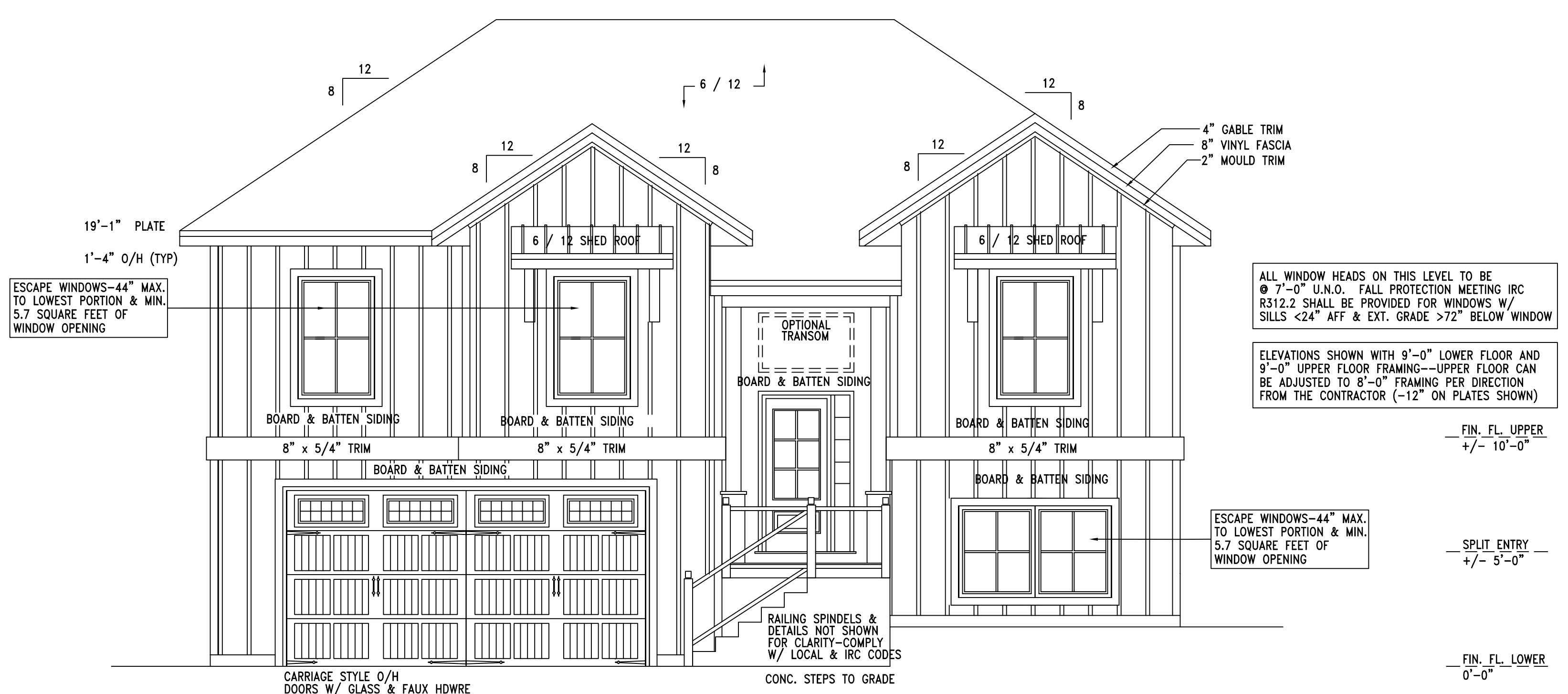
D SMARTSIDE PANEL NAILING PATTERN
N.T.S.



C SIDES & REAR ELEVATION
1/8" = 1'-0"



B TYPICAL RAISED WOOD DECK FRAMING
N.T.S.



A FRONT ELEVATION
1/4" = 1'-0"

EAGLE 1 CONSTRUCTION
 GRAIN VALLEY, MISSOURI
 TRAYCEN - 2 CAR G/L

DATE: 01-26-2021
 EIC PROJECT #: _____
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GENERAL NOTES AND REQUIREMENTS

- DOORS AND WINDOWS:**
- ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS (<24") AND WITHIN DOORS, ABOVE BATHUBS TO BE SAFETY TYPE GLASS AND LABELED SUCH & IN COMPLIANCE W/ SECTION 308 OF THE IRC
 - SHOWER DOORS SHALL HAVE SAFETY GLAZING. HINGED SHOWER DOORS SHALL SWING OUTWARD
- GARAGES:**
- GARAGE SEPARATION WALL TO BE 1-HR CONST. W/ MIN. 5/8" TYPE X GWB, EXTEND TO BOT. OF ROOF. DOOR TO BE 20-MIN RATED, 1-3/8" S.C. & EQUIPPED W/ CLOSER & LATCH
 - 15 & 20-AMP RECEPTACLES SHALL HAVE GFCI PROTECTION
 - TYPE-X 5/8" GB REQUIRED ON GARAGE CEILING BELOW LIVING AREAS
- LIGHT AND VENTILATION:**
- PROVIDE STAIRWAY ILLUMINATION PER R303.7.9
 - GABLE VENT & MUSHROOM VENTS TO PROVIDE A MIN. OF 10 S.F. NET-FREE OF ATTIC VENTILATION
 - FURNACES ENCLOSED IN A ROOM LESS THAN 100 S.F. SHALL BE PROVIDED W/ A MEANS OF COMBUSTION MAKE-UP AIR AS DETERMINED/CALCULATED AND PRESCRIBED BY MECH. CONTRACTOR
 - VENTILATE KITCHENS AND LAUNDRY ROOMS PER R303.3
 - PROVIDE MIN. 16" x 10" SOFFIT VENTS ALONG EAVE SPACED EVENLY W/ NO MORE THAN 8'-0" O.C.
- CYSPUM BOARD:**
- G.B. APPLIED TO CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN MEMBERS ARE 24" O.C. OR USE 1/2" SAG-RESISTANT GYP. CEILING BOARD
- MECHANICAL SYSTEMS:**
- FURNACE & WATER HEATER SHALL BE ON 18" PLATFORMS IF PLACED IN A GARAGE OR ROOM W/ DIRECT ACCESS TO A GARAGE
 - PROVIDE MIN. 78% AFUE FOR WEATHERIZED GAS HEATING EQUIP. 80% FOR NON-WEATHERIZED
 - PROVIDE MIN. 13 SEER FOR AIR CONDITIONING EQUIPMENT
 - SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-8
- ELECTRICAL SYSTEMS:**
- PROVIDE UFER GROUND ENCASED IN CONCRETE FOOTING
 - ALL ELECTRICAL CONDUCTORS SHALL BE COPPER
 - RECEPT. IN THE FOLLOWING LOCATIONS SHALL BE GFCI PROTECTED: BEDROOM, KITCHEN (W/IN 6 FEET OF SINK), GARAGE, SHED, EXTERIOR, UNFINISHED BASEMENT & HEATED FLOORS
 - ALL BRANCH CIRCUITS THAT SUPPLY 120-V, SINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS & SIM. ROOMS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT
 - ALL 15 & 20-A RECEPT. SHALL BE LISTED TAMPER-RESISTANT. EXCEPTION: RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TAMPER-RESISTANT:
 - RECEPTACLES LOCATED MORE THAN 5.5 FEET AFF
 - WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCE SERVED & UNDER CONDITIONS OF NORMAL USE, THE APPLIANCE ARE NOT EASILY MOVED. APPLIANCES TO BE CORD-PLUG CONNECTED TO RECEPT.
- EXTERIOR WALL FRAMING:**
- BOTTOM SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL
 - SILL PLATES SHALL BEAR/EXTEND MIN. 6-INCHES ABOVE GRADE
 - ALL EXT. STUD TO BE SECURED TO THEIR DOUBLE TOP PLATES W/ (2) 16-d NAILS (MIN)
 - ALL EXTERIOR CORNERS TO BE BRACED WITH 7/16" OSB NAILING SCHEDULE SHALL BE 8d COMMON @ 12" O.C. @ INTERMEDIATE STUDS
- ROOF FRAMING:**
- ALL ROOF EAVES/OVERHANGS TO BE 16" - U.N.O.
 - ALL JOISTS & RAFTERS TO BE ALIGNED OVER STUDS
 - ROOF SHEATHING SHALL BE 7/16" OSB LAID W/ LONG DIMENSION PERPENDICULAR TO EAVE LINE & STAGGERED 48" O.C. W/ GALV. SPACER CLIPS ALONG ALL EDGES - SECURE SHEATHING W/ 8d COMMON NAILS TO RAFTERS AT 6" O.C. ALL EDGES
- UNFINISHED BASEMENT REQUIREMENTS:**
- FIRE PROTECTION OF FLOORS: FLOOR ASSEMBLIES CONSTRUCTED W/ JOISTS LESS THAN 2x10 DIMENSIONAL LUMBER
 - I-JOISTS OR OPEN WEB JOISTS OVER UNFINISHED BASEMENTS SHALL BE PROVIDED WITH 1/2" INCH GWB; 5/8" INCH WOOD
 - UNFINISHED BASEMENTS SHALL BE MIN. R-13 INSULATED WALLS OR INSULATED O/H FLOOR/CEILING (MIN R-19)
 - ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS SHALL BE MIN R-8 INSULATED OR ENCLOSED INSIDE A FLOOR/CEIL'G
 - UNFINISHED BASEMENTS SHALL HAVE NO CONDITIONED AIR OUTLETS
- EROSION CONTROL:**
- EROSION CONTROL MEASURES SHALL BE IN PLACE & IN GOOD WORKING ORDER AT ALL TIMES DURING INSPECTIONS. IN THE EVENT THAT THEY ARE NOT, THE INSPECTOR MAY CANCEL THE INSPECTION UNTIL SUCH TIME THE EROSION CONTROL MEASURES ARE IN PLACE. A FINE, RE-INSPECTION FEE & STOP-WORK ORDER MAY BE ISSUED IF EROSION CONTROL IS NOT ADDRESSED. MINIMUMS INCLUDE:
 - SILT FENCE OR STRAW WATTLE AROUND ALL DISTURBED SOIL. SHALL BE IN PLACE BEFORE ANY EXCAVATION BEGINS
 - TEMPORARY GRAVEL CONSTRUCTION ENTRANCE, THIS ENTRANCE SHOULD BE THE ONLY ENTRANCE & EXIT USED FOR VEHICLES INTO & OUT OF THE SITE
 - STREETS SHALL BE MAINTAINED FREE OF ALL SOIL & GRAVEL IN A BROOM CLEAN CONDITION AT ALL TIMES
- FOOTING/FOUNDATION & CONCRETE NOTES:**
- TO ADDRESS DIFFERENTIAL SETTLEMENT, ALL INTERIOR BEARING AND EXTERIOR FOOTINGS & PADS TO BE EXCAVATED & PLACED MIN. 18 INCHES INTO UNDISTURBED NATURAL SOIL
 - EXT. FOOTING TO BE PLACED MIN. 36-INCHES BELOW FIN. GRADE
 - DESIGN IS BASED ON MIN. OF 2,500 PSI, CONCRETE STRENGTHS TO ACHIEVE THE FOLLOWING BASED UPON:
 - A. 3,000 PSI FOR FOOTINGS, FOUND. WALLS & VERT. SUPPORTS
 - B. 3,500 PSI FOR GARAGE FLOOR
 - CONC. EXPOSED TO WEATHER TO HAVE 6x(+/-)10% AIR ENTRAINMENT
 - PROVIDE 4" (MIN) CONC. SLAB REINF. W/ #4 @ 12" O.C. E.W.; TOP REINF. OVER PEDESTALS AS INDICATED (#4 x 7 FT @ 8" O.C. E.W.; PLACE OVER 6 MIL VAPOR BARRIER)
 - REINFORCE EXTERIOR FOOTINGS W/ #4 @ 24" E.W.; REINFORCE W/ (2) #4 CONT. AT BOTTOM
 - PROVIDE #4 x 48"(L) @ 45-DEGREES @ RE-ENTRANT CORNERS
 - 1/2"x10"(L) ASTM A307 ANCHOR BOLTS @ 48" O.C. @ EXT. WALLS
 - ANCHOR PRESSURE TREATED PLATE @ INT. BEARING WALLS W/ 1/2" x 4-1/2" HILTI WEDGE BOLTS @ 72" O.C. MAX. 12' FROM ENDS
 - PROVIDE 24" LAPS MIN. INCLUDING CORNERS
 - INSTALL HOLDDOWN BOLT ANCHORAGE AS INDICATED ON PLAN
 - PROVIDE BITUMINOUS DAMP-PROOFING AT FOUNDATION WALLS
 - SOIL BEARING CAPACITY IS NOT ASSUMED TO BE GREATER THAN 2,000 PSF IN THE CURRENT FOUNDATION DESIGN
 - ALL COMPACTED FILL AREAS REQUIRE A SPECIAL INSPECTION
- WOOD FRAMING, FLOORS AND ROOF NOTES:**
- EXT. WALL FRAMING TO BE 2 x 4 (SYP OR DFL STUD GRADE 2 OR BETTER) @ 16" O.C.
 - ROOF SHEATHING TO BE 7/16" OSB NAILED W/ 8d @ 6" O.C. PANEL INDEX 24/0; PROVIDE CLIPS AT UNSUPPORTED PANEL EDGES
 - SHEATH EXT. WALLS W/ 7/16" OSB NAILED W/ 8d @ 6" O.C.
 - HEADERS: PROVIDE (2) 2 x 8 (SYP OR DFL #2 OR BETTER) U.N.O.; CONSTRUCT HEADERS W/ 2 x x 7/16" OSB BETWEEN W/ (2) ROWS OF 16d @ 16" O.C.
 - BLOCKING MIN. 1.5 INCHES UTILITY GRADE LUMBER-JOISTS TO BE SUPPORTED AT ENDS FULL DEPTH SOLID BLOCKING NOT < 2-INCHES
 - TJI F.J., C.J. & RAFTERS TO BE SYP OR DFL GRADE #2 OR BETTER
 - EXT. WALL STUDS & LOAD BEARING WALLS TO BE CONTINUOUS FROM FLOOR TO ROOF/CEILING DIAPHRAGM PER IRC 602.3
 - STUDS, RAFTERS, JOISTS, MISC. LUMBER MIN. GRADE #2 D.F. OR S.Y.P.
- STEEL COLUMNS & OTHER BASEMENT/FOUNDATION NOTES:**
- ALL STEEL PIPE COLUMNS TO BE 3" (OR 3-1/2") SCHEDULE 40 GRADE
 - INTER. BEARING WALLS & COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB
 - INTER. NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING, SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE
 - AT WALKOUT FOUNDATION AREAS, REINFORCE THE SLAB FROM THE FOUNDATION WALL TO 2 FEET BEYOND THE OVERDIG AREA WITH #4 BARS AT 24 INCHES O.C. PERPENDICULAR AND HORIZONTAL TO THE WALL; MAXIMUM 4-FOOT OVERDIG.
 - AT WALKOUTS THE FOUNDATION WALL SHALL BE INSULATED W/ A MINIMUM R-6 INSULATION FOR A MIN. OF 3 FEET BELOW THE BOTTOM OF THE SLAB.
 - WHERE FLOOR JOISTS ARE PARALLEL TO THE FOUNDATION WALL, THE WALL SHALL BE SUPPORTED LATERALLY AT THE TOP BY SOLID BLOCKING FOR A MINIMUM OF TWO JOIST SPACES, SPACED NOT MORE THAN 4 FEET O.C.
- PHYSICAL SECURITY ORDINANCE:**
- OWNER/BUILDER IS RESPONSIBLE FOR COMPLIANCE OF PHYSICAL SECURITY ORDINANCE FOR THEIR LOCAL JURISDICTION

2012 INTERNATIONAL ENERGY CONSERVATION CODE (TABLE R402.1.1)

DOORS & WINDOWS:	U-0.35 MAX (HEAT GAIN MAX 0.25)
SKYLIGHTS:	U-0.55 MAX
ATTIC CEILINGS:	R-49 MIN.
WOOD FRAME WALLS:	20 OR 13 + 5 MIN.
FLOOR (OVER UNHEATED):	R-19 MIN
SLAB ON GRADE:	R-10 FOR 24" IN
FUEL FIRED FURNACE:	90% AFUE MIN.
ELECTRIC FURNACE:	NO MINIMUM
COOLING SYSTEM:	13 SEER MIN.
WATER HEATER:	
GAS FIRED STORAGE:	0.67 EF MIN
GAS FIRED INSTANT:	0.62 EF MIN
ELECTRIC STORAGE:	0.97 EF MIN
ELECTRIC INSTANT:	0.93 EF MIN

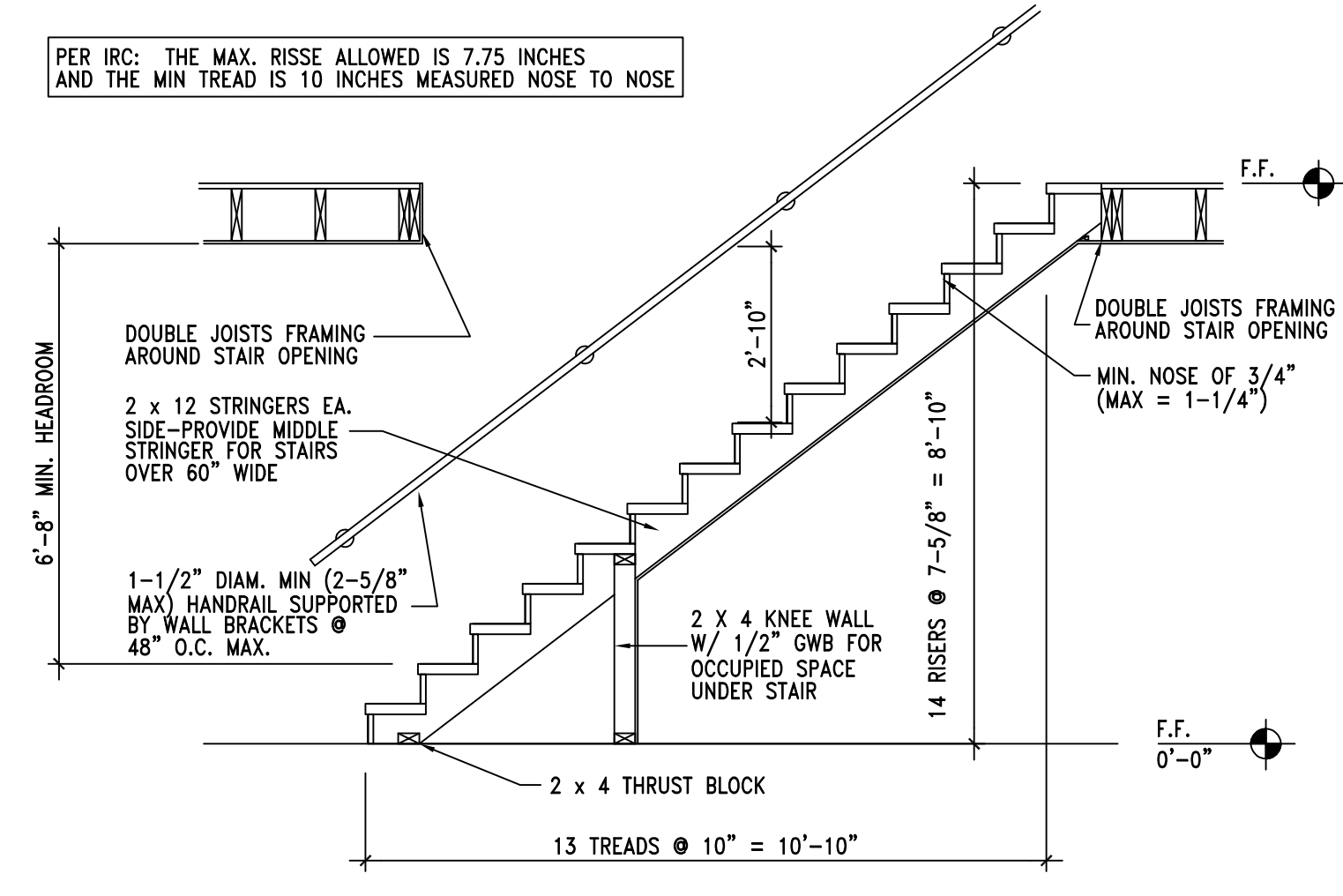
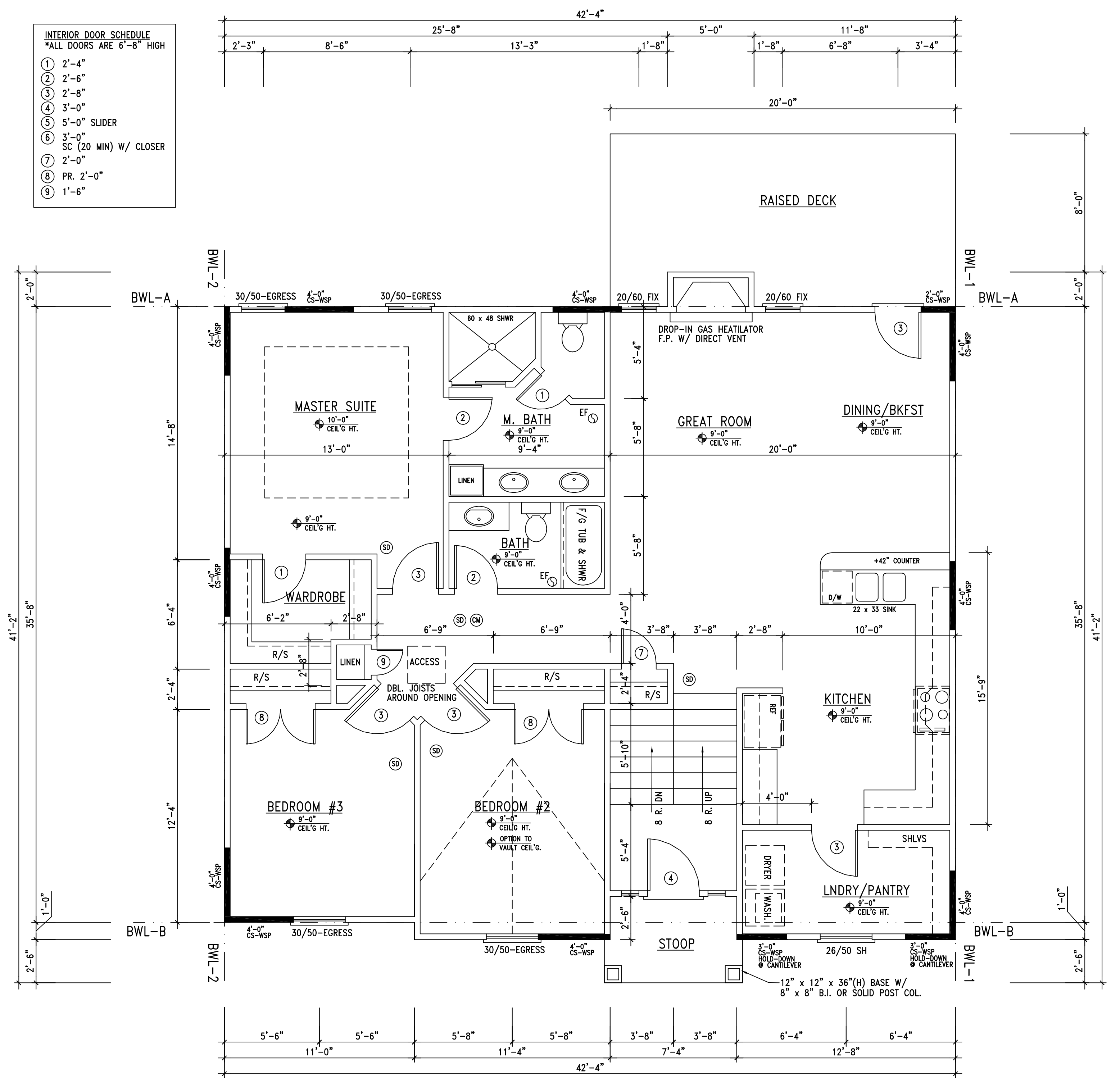
WALL LINE	REQ'D LENGTH	PROVIDED LENGTH	END CONDITION
U P P E R F L O O R			
A	8.24'	10.00'	2,4
B	8.24'	14.00'	3,3
1	7.33'	12.00'	3,3
2	7.33'	12.00'	3,3
L O W E R F L O O R			
A	7.50'	10.00'	4,3
B	7.03'	12.00'	4,2
1	6.65'	12.00'	3,3
2	6.65'	8.00'	3,3

- CS-WSP PANELS: DISTANCE FROM END OF BRACED WALL LINE TO FIRST BRACED WALL PANEL CANNOT EXCEED A COMBINED TOTAL OF 10' PER R602.10.2.2
- WOOD STRUCTURAL PANELS: MIN. 48" AND COVER 3 STUDS FOR FRAMING AT 16" O.C. OR 2 STUDS FOR 24" O.C.
- CS-WSP PANELS: MIN. 2' PANELS AT BOTH CORNERS WITHOUT USING HOLD DOWNS PER R602.10.4.4 AND MAX. 12'-6" FROM CORNER
- CS-WSP PANELS: MIN PANELS LENGTH ADJACENT TO AN OPENING FOR 9' PLATE = 27" PER R602.10.4.2



INTERIOR DOOR SCHEDULE
*ALL DOORS ARE 6'-8" HIGH

1	2'-4"
2	2'-6"
3	2'-8"
4	3'-0"
5	5'-0" SLIDER
6	3'-0"
7	SC (20 MIN) W/ CLOSER
8	PR. 2'-0"
9	1'-6"



B TYP. STAIR SECTION/REQUIREMENTS
N.T.S.

A UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

EAGLE 1 CONSTRUCTION
 GRAIN VALLEY, MISSOURI
TRAYCEN - 2 CAR GL

DATE: 01-26-2021
 EIC PROJECT #: _____
 CLIENT: _____
 SUBDIVISION: _____
 PLOT #: _____

REVISION	DATE

A2



EAGLE 1 CONSTRUCTION
 GRAIN VALLEY, MISSOURI
 TRAYCEN - 2 CAR G/L

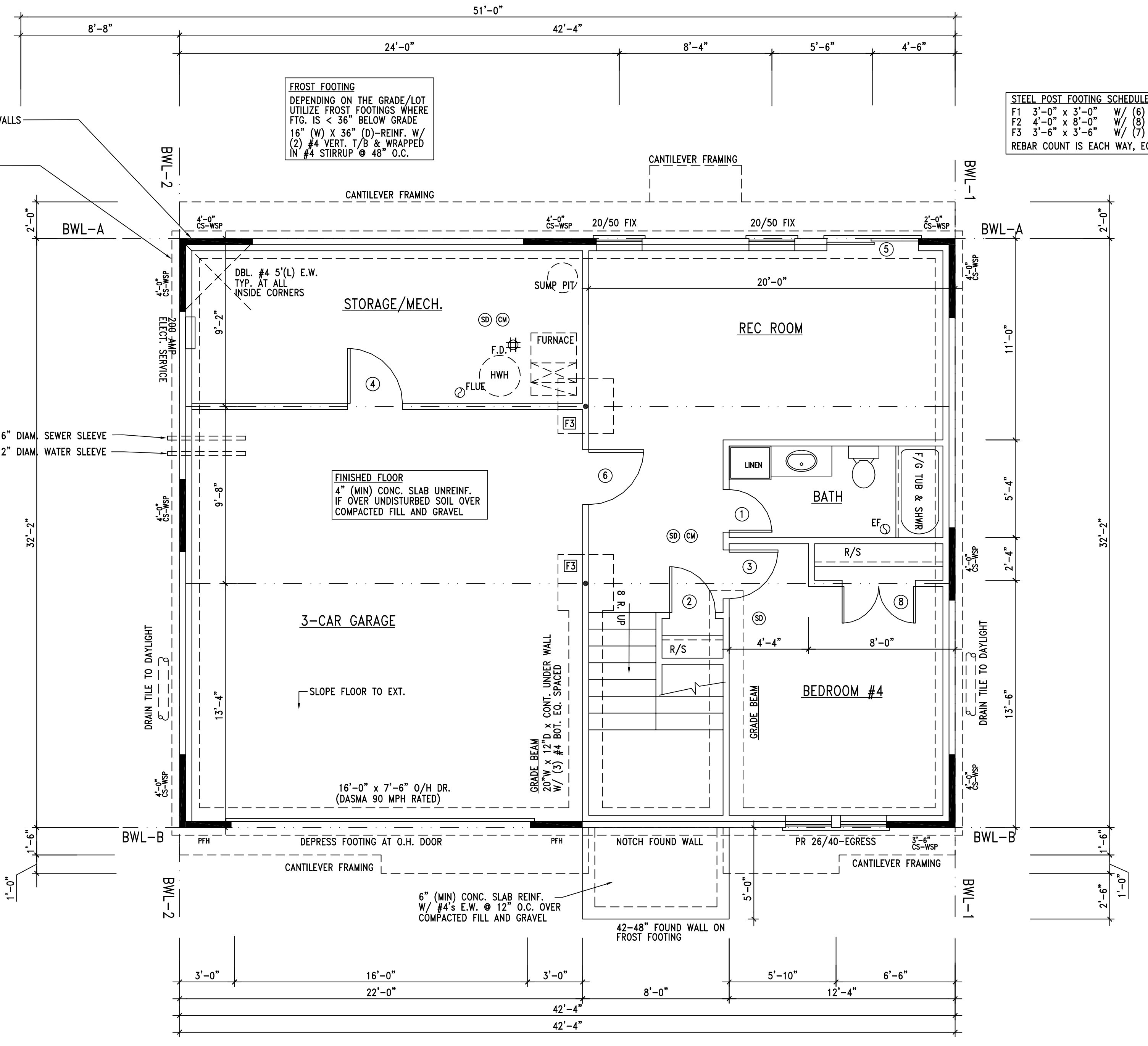
DATE: 01-26-2021
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REVISION	DATE

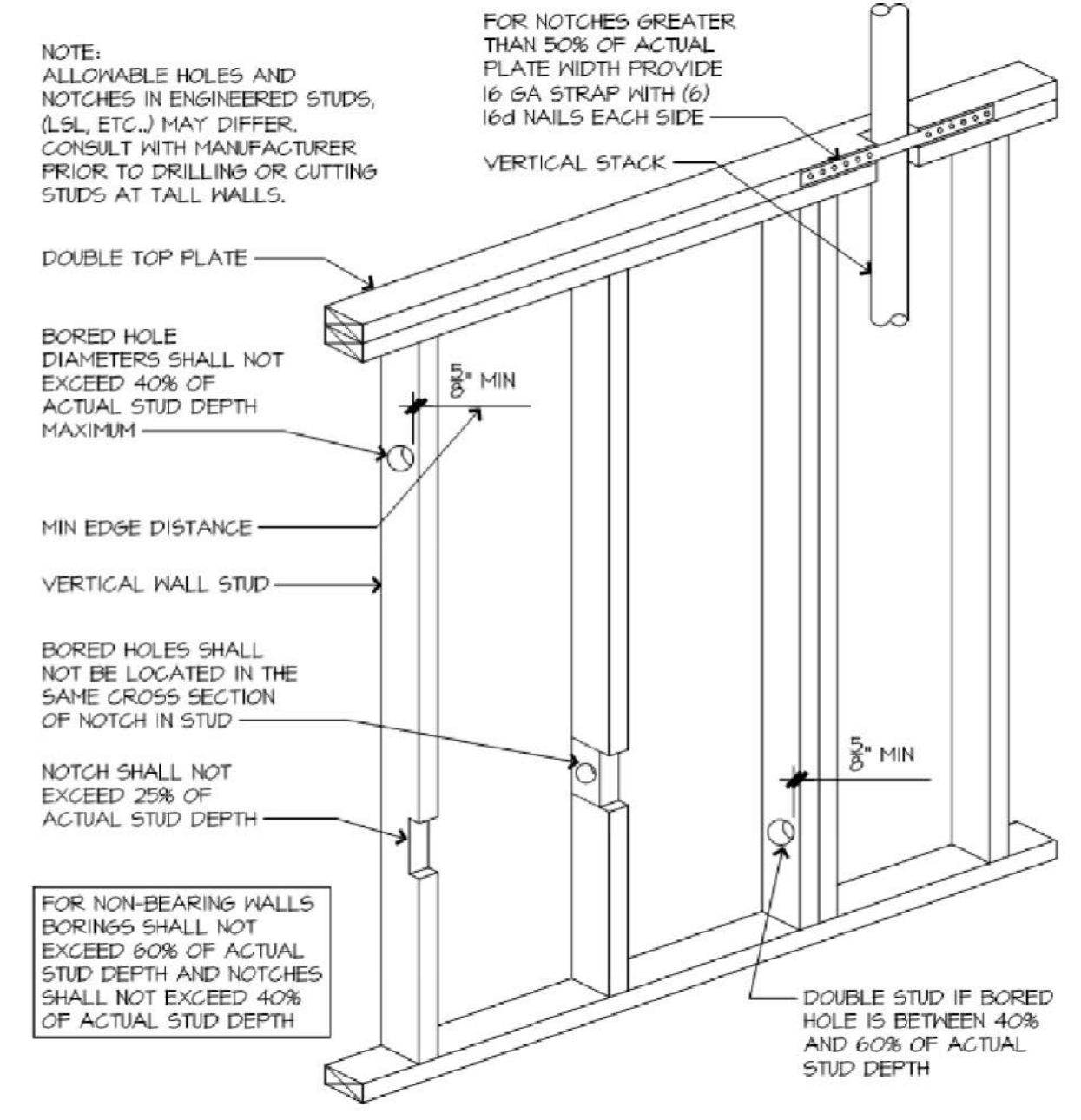
A3

1. ALL REQUIRED EGRESS WINDOWS SHALL COMPLY WITH IRC 310
2. ALL WINDOW SILLS FROM RES. EGRESS WINDOWS WITH THE OPERABLE PORTION > 7" AFF OR GRADE SHALL HAVE THEIR LOWEST PORTION 24 INCHES AFF
3. THIS DETAIL W/ RESPECT TO HEIGHT & OPENING REQ'S. APPLIES TO ALL DENOTED EGRESS WINDOWS FROM SLEEPING ROOMS PER IRC

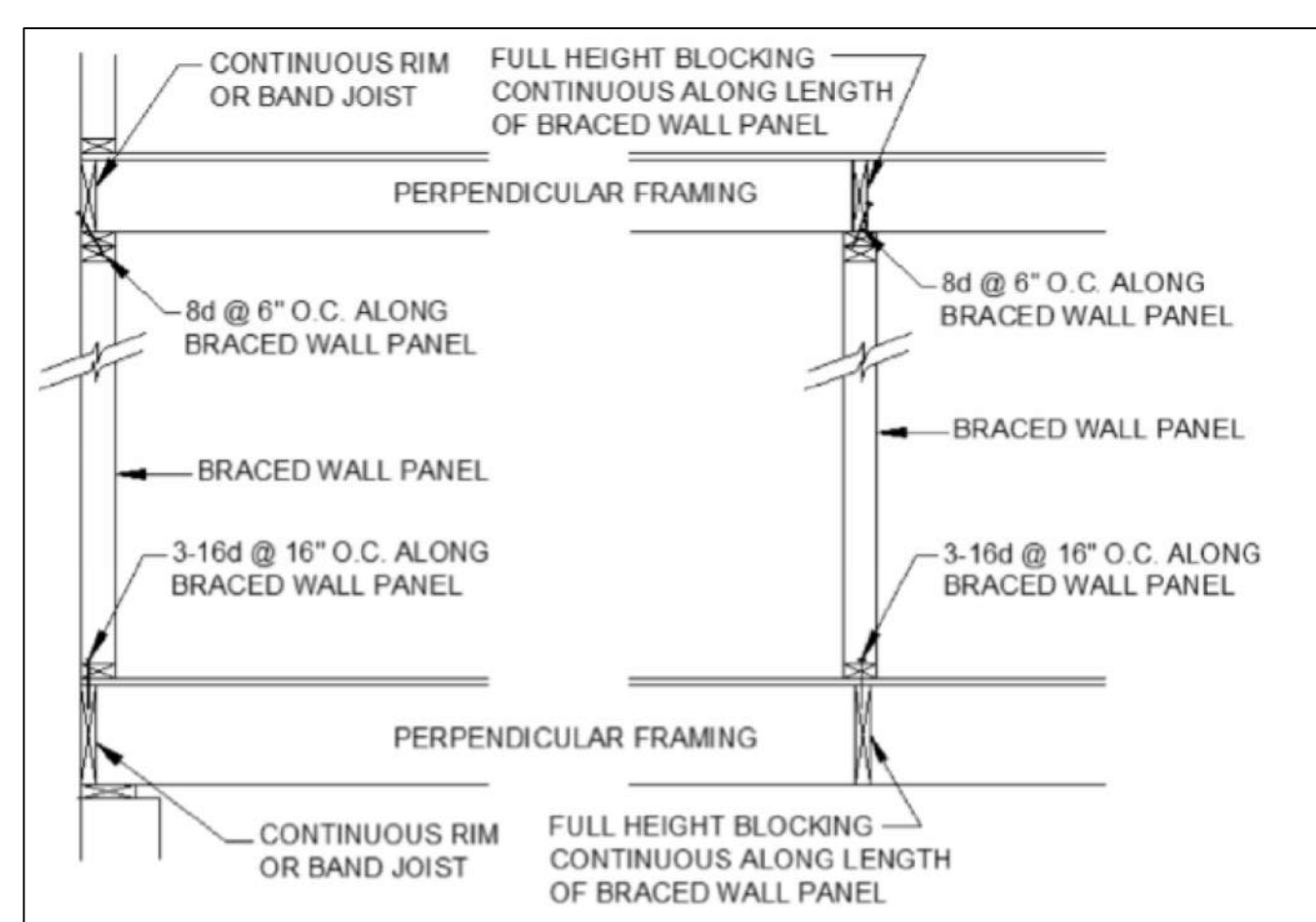
E EGRESS WINDOW CRITERIA



A LOWER LEVEL/FOUNDATION FLOOR PLAN
 1/4" = 1'-0"

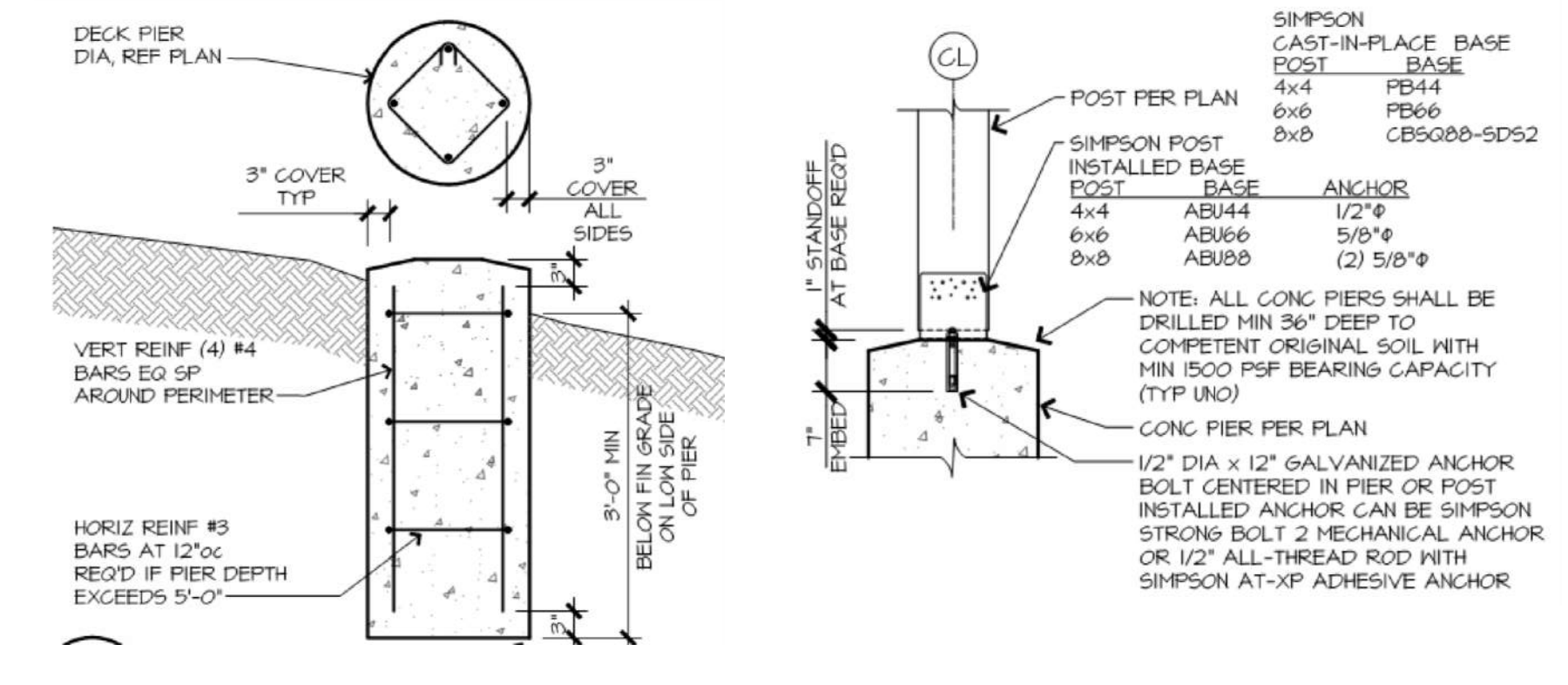


C PARTITION NOTCHING REQUIREMENTS

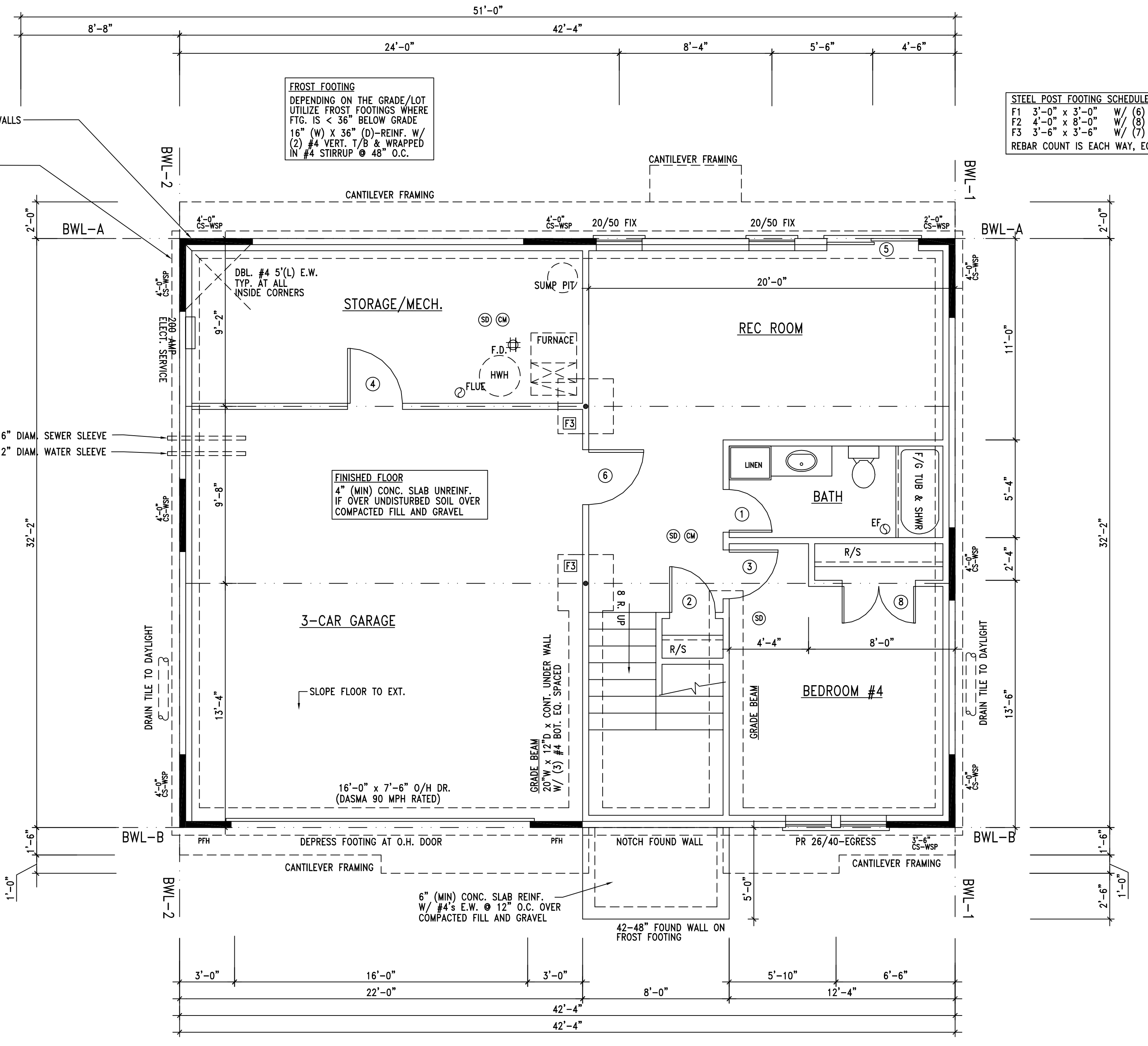


B BRACED WALL SEGMENT ATTACHMENT CEILING/FLOOR
 2012 IRC SECTION R602.10.8

D TYP. DETAILS FOR POST/PIER



E EGRESS WINDOW CRITERIA



A LOWER LEVEL/FOUNDATION FLOOR PLAN
 1/4" = 1'-0"



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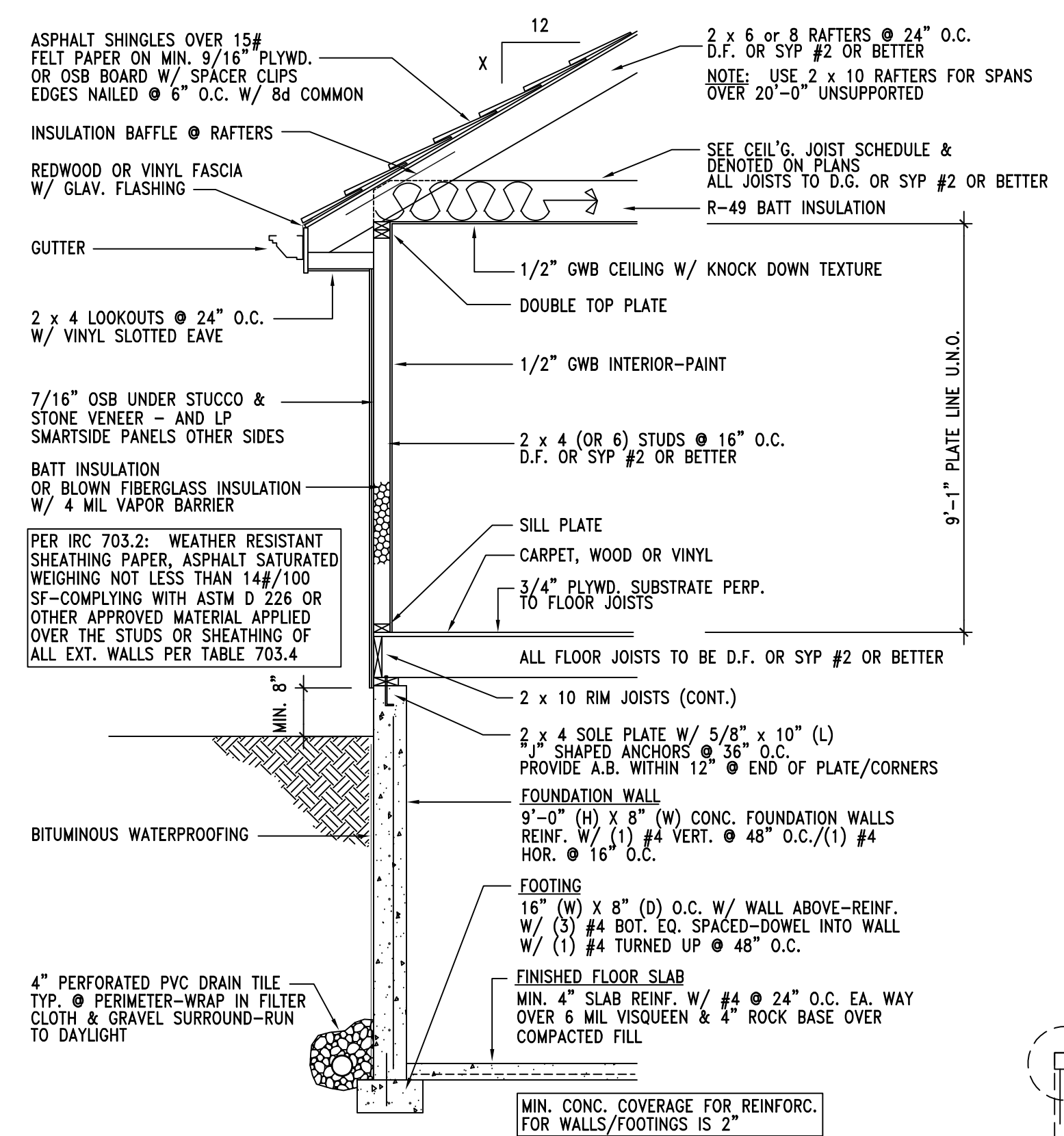
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BEARING WALL HEADERS					
INTERIOR WALL (1 FLOOR)			EXTERIOR WALL (ROOF ONLY)		
SPAN	SIZE	NO. JS.	SPAN	SIZE	NO. JS.
0'-0" - 4'-5"	(2) 2x8	2	0'-0" - 5'-4"	(2) 2x8	2
4'-6" - 5'-5"	(2) 2x10	2	5'-5" - 6'-6"	(2) 2x10	2
5'-6" - 6'-3"	(2) 2x12	2	6'-7" - 7'-6"	(2) 2x12	2
INTERIOR WALL (2 FLOORS)			EXTERIOR WALL (ROOF + FLOOR)		
0'-0" - 3'-2"	(2) 2x8	2	0'-0" - 4'-6"	(2) 2x8	2
3'-3" - 3'-10"	(2) 2x10	3	4'-7" - 5'-6"	(2) 2x10	2
3'-11" - 4'-5"	(2) 2x12	3	5'-7" - 6'-5"	(2) 2x12	2
EXTERIOR WALL (ROOF + 2 FLOORS)					
0'-0" - 3'-4"	(2) 2x8	2			
3'-10" - 4'-7"	(2) 2x10	2			
4'-8" - 5'-3"	(2) 2x12	2			

TYPICAL HEADER

NOTES:
 1. NOT FOR OPEN WEB FLOOR TRUSS SYSTEMS
 2. BASED ON A MAXIMUM JOIST SPAN OF 18FT
 3. HEADERS SUPPORT FLOOR LOADS ONLY. RE: PLANS OR CONTACT ENGINEER IF ROOF LOADS NEED TO BE SUPPORTED.
 4. FRAMER SHOULD CONSULT IRC TABLE R502.5(1) FOR LOAD BEARING HEADERS USING 30PSF GROUND SNOW LOAD AND THE MAX. BUILDING WIDTH. FRAMER SHALL PROVIDE THE MORE STRINGENT CHOICE BETWEEN THE IRC TABLE AND THIS DETAIL.
 5. FRAMER SHALL CONTACT ENGINEER IF ENGINEERED LUMBER IS TO BE UTILIZED.

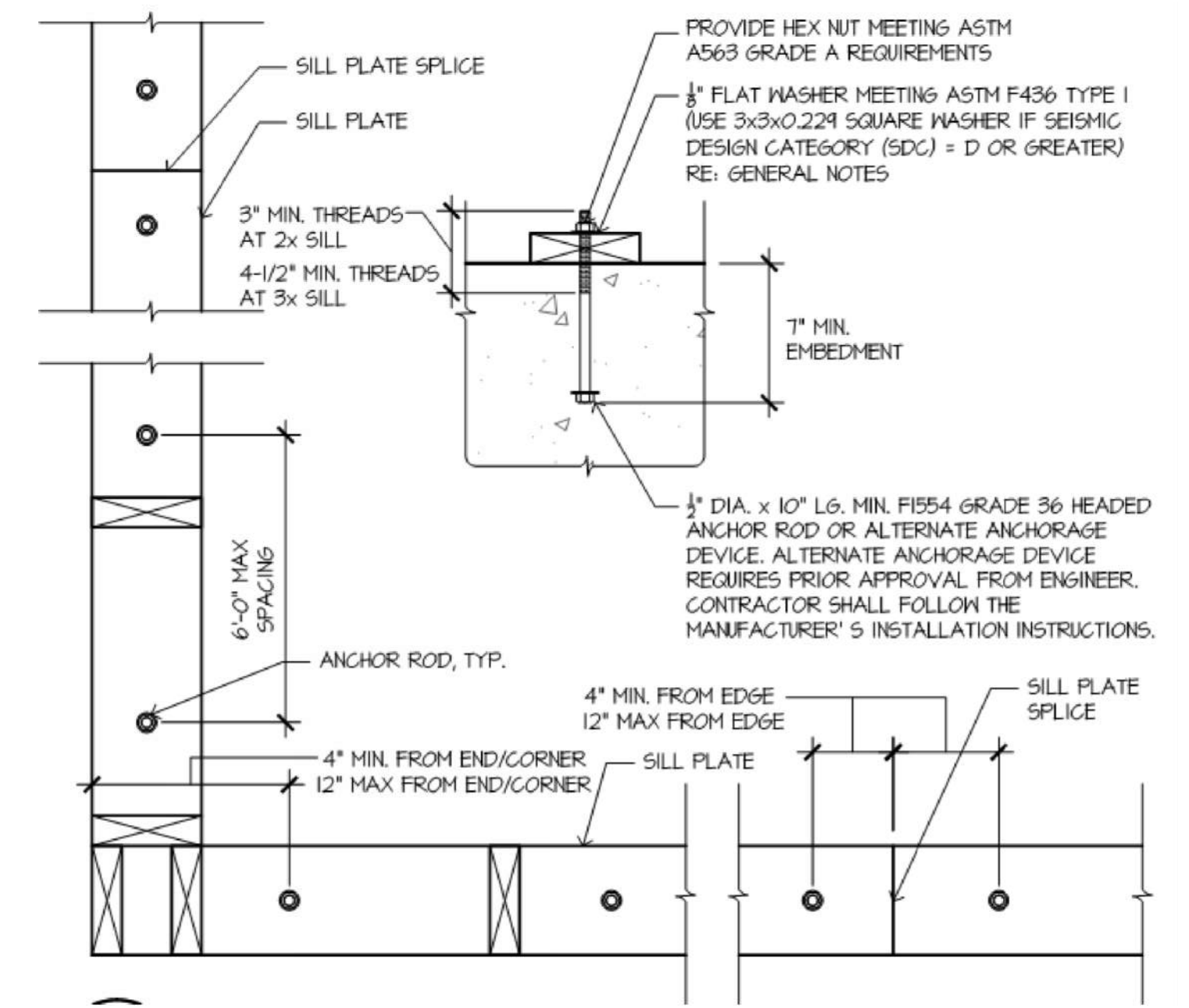
D BEARING WALL HEADER SCHEDULE N.T.S.



C TYP. WALL FRAMING SECTION N.T.S.



A LOWER LEVEL FRAMING PLAN 1/4" = 1'-0"



E SILL PLATE LAYOUT/DETAILS N.T.S.

FURR OUT SCHEDULE

RAFTER SIZE	R-30C INSULATION (1"x11")	R-30C INSULATION (1"x11")
2x6	2x6	2x8
2x8	2x4	2x6
2x10	NOT REQUIRED	2x4
2x12	NOT REQUIRED	NOT REQUIRED

F FUR DOWN RAFTER REQUIREMENTS N.T.S.

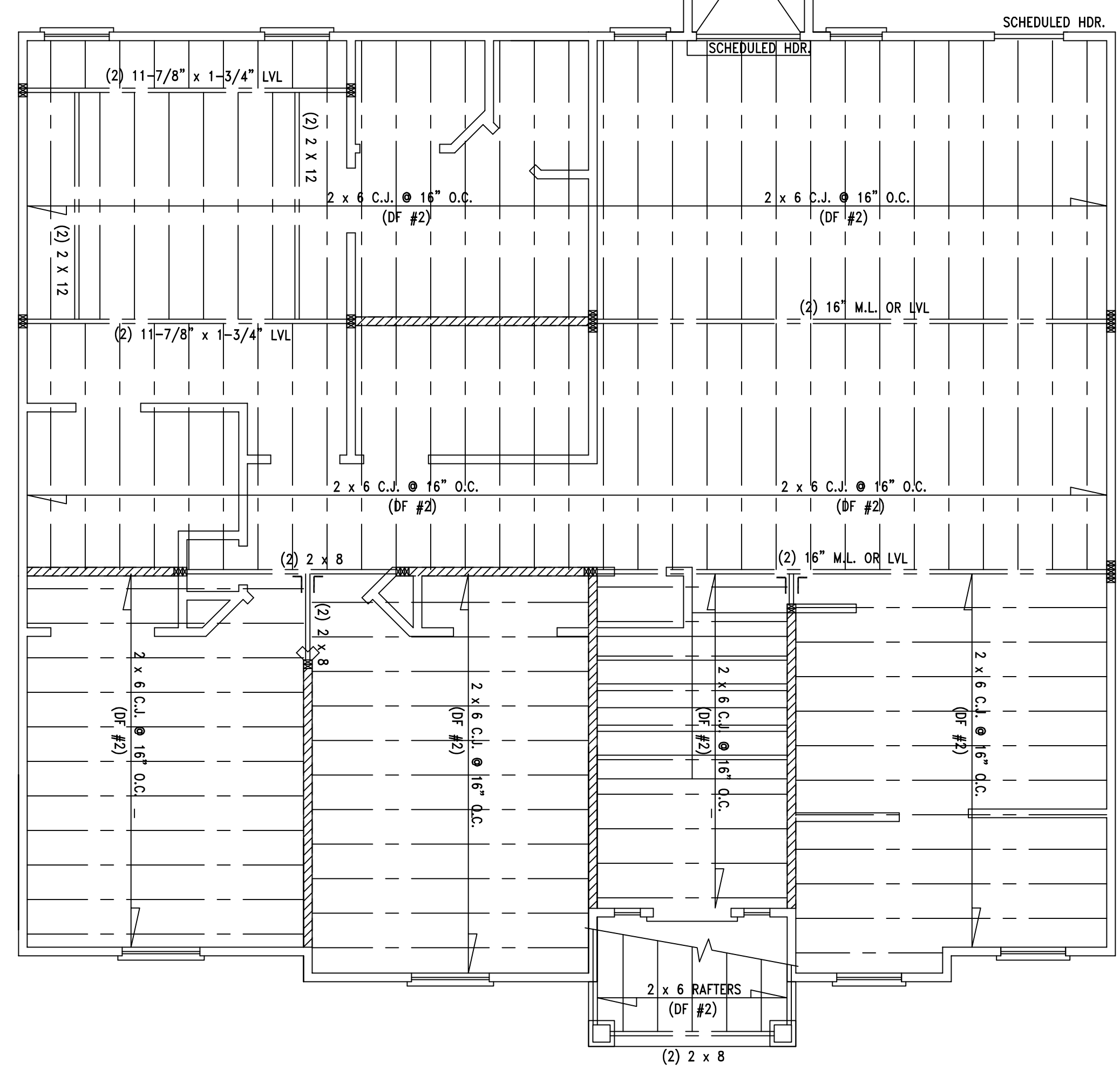
LVL REQUIRED BEARING (PARALLEL W/ BEARING WALL)
 MIN. 50% OF TOTAL LVL THICKNESS (I.E. 9-1/4" LVL = 4.6")

LVL REQUIRED FASTENING
 2 PLY LVL CONNECTED WITH SIMPSON ASSEMBLY A STRONG-DRIVE SCREWS (2) 1-3/4" SDS x 1/4" x 3-1/2" W/ (2) ROWS NAILING PATTERN AT 12" O.C.

LVL TO LVL BEAM CONNECTION
 SIMPSON STRONG TIE HUS410 OR EQ. W. LVL REQ. FASTENING

CEILING JOIST/ATTIC LOADS
 CEILING JOIST ALLOWABLE SPANS ARE BASED ON IRC TABLE R802.4(1) FOR UNHABITABLE ATTICS WITH NO STORAGE UTILIZING LL = 10 PSF AND D.L. = 5 PSF

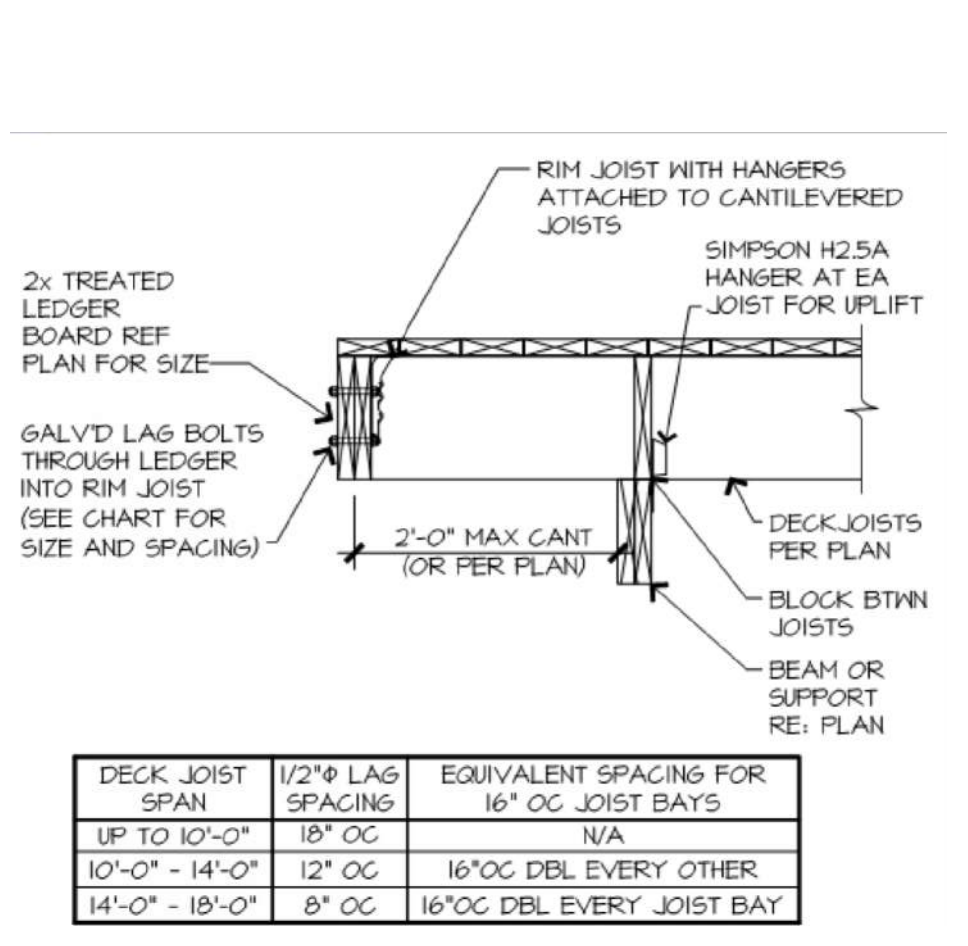
ALL BEAMS/HEADERS ARE ASSUMED FLUSH U.N.O.
 ALL STUD PACKS NOT SHOWN ARE TO BE MIN (2) 2 x 4'S U.S.O.
 X INTERIOR POINT LOADS
 // INTERIOR LOAD BEARING WALL
 T SIMPSON STRONG TIE HUS410, 412 OR 414 OR EQUAL. W/ LVL REQUIRED FASTENING
 > SIMPSON JOIST HANGER-SIZED PER MEMBER



B UPPER LEVEL FRAMING PLAN 1/4" = 1'-0"

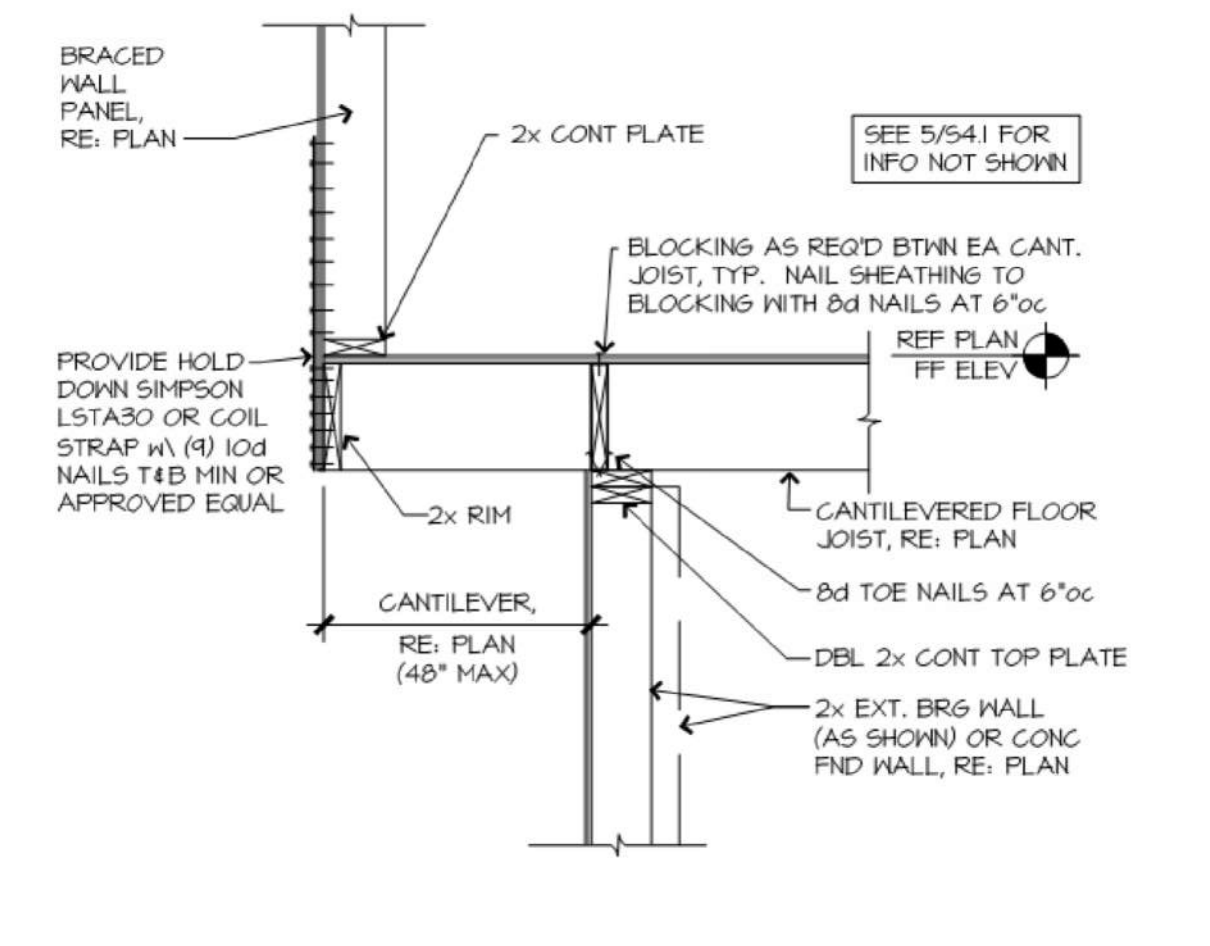
DESIGN LOADS
 ASPHALT SHINGLES = 10 PSF DEAD + 20 PSF LIVE
 SLATE SHINGLES = 20 PSF DEAD + 20 PSF LIVE
 FLOORS = 10 PSF DEAD + 40 PSF LIVE
 YARD LUMBER = Fb=1,500 PSI - Fv=120 PSI
 MINIMAL SOIL BEARING CAPACITY = 2,000 PSF PER IRC CH. 4
 REINF. STEEL: MIN. GRADE 40
 3" OR 3-1/2" PIPE COLUMNS: 22,000# CAPACITY-SCH. 40

FASTNER SCHEDULE
 TOP PLATE TO STUD = (2) 16d
 STUD TO SOLE PLATE = (3) 8d
 HEADER = 16d @ 8"
 JOIST TO PARTITION = (3) 16d
 JOIST TO PARALLEL RAFTER = (3) 16d
 RAFTER TO PLATE = (2) 16d
 TRIPLED CORNERS = 16d
 RAFTER TO RIFGE = (4) 16d TOE NAIL
 RAFTER TO RIDGE = (3) 16d FACE NAIL
 RAFTER TIES = (3) 8d
 ROOF SHEATHING = 8d SMOOTH OR 6d DEFORMED
 WALL SHEATHING = 6d COMMON
 SUBFLOOR = 6d DEFORMED

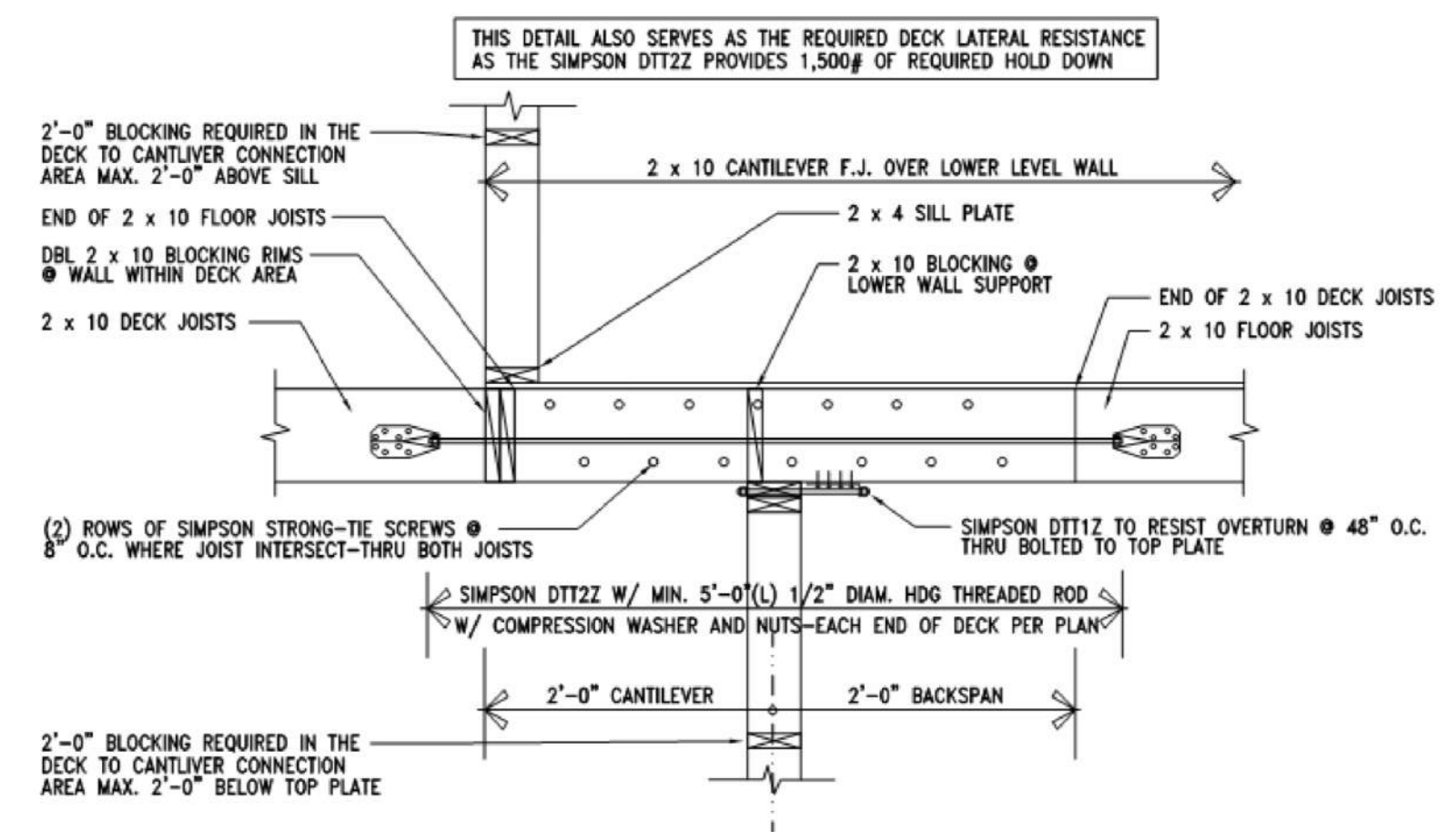


DECK JOIST SPAN	1/2"Ø LAG SPACING	EQUIVALENT SPACING FOR 16" OC JOIST BAYS
UP TO 10'-0"	18" OC	N/A
10'-0" - 14'-0"	12" OC	16" OC DBL EVERY OTHER
14'-0" - 18'-0"	8" OC	16" OC DBL EVERY JOIST BAY

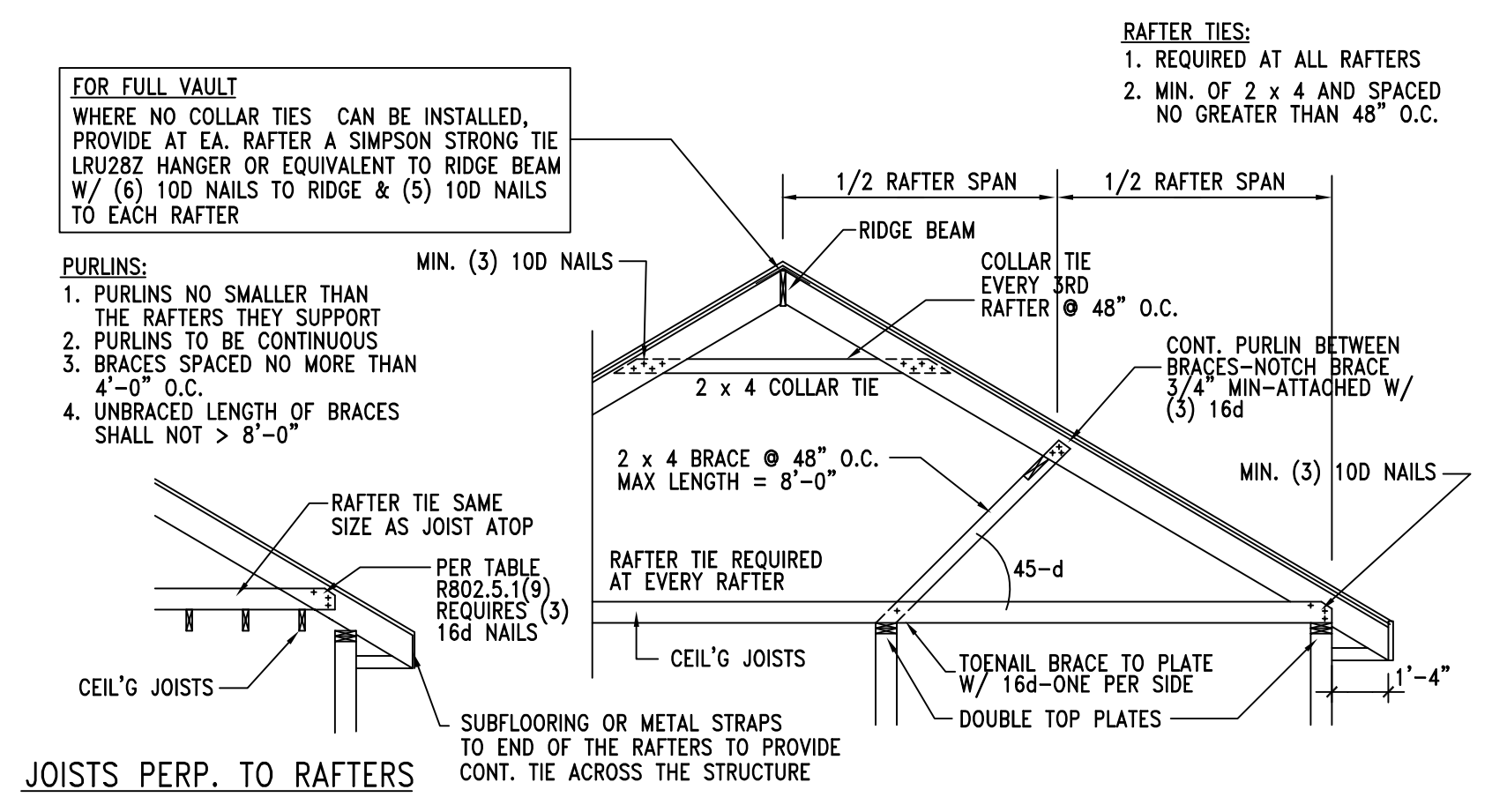
D JOIST CONNECTION @ CANTILEVER PER 2012 IRC



C HOLD DOWN AT CANTILEVER PER 2012 IRC



F LATERAL DECK CONNECTION PER 2012 IRC



E TYP. ROOF/RAFTER FRAMING N.T.S.

ROOF RAFTER SCHEDULE						
GRADE	MEMBER SIZE / SPACING	MAX SPAN CEILING JOISTS AT TOP PLATE	MAX SPAN $H_c/H_r=0.16$	MAX SPAN $H_c/H_r=0.20$	MAX SPAN $H_c/H_r=0.25$	MAX SPAN $H_c/H_r=0.33$
#2 DFL	2x6 / 16"oc	14'-4"	12'-0"	11'-0"	10'-4"	9'-5"
#2 DFL	2x6 / 16"oc	18'-2"	16'-4"	15'-4"	13'-4"	12'-2"
#2 DFL	2x10 / 16"oc	22'-3"	20'-0"	18'-5"	16'-8"	14'-8"
#2 DFL	2x12 / 16"oc	25'-4"	23'-2"	21'-4"	19'-7"	17'-3"

ROOF FRAMING CONNECTION TO BEAMS WHERE LVL IS BE INSTALLED IN PLANE, PROVIDE SIMPSON STRONG TIE LRU28Z RAFTER HANGERS EA. RAFTER TO LVL. EACH END OF LVL TO BE SECURED TO SUPPORTING CONSTRUCTION WITH SST LSTAYS OR EQUIVALENT STRAP W/ 1100 LBS. CAPACITY. STRAPPING SHALL BE REQUIRED AT ALL NON-COAT. MEMBERS BETWEEN BEAM & TOP OF FLOOR

CEILING JOIST/ATTIC LOADS CEILING JOIST ALLOWABLE SPANS ARE BASED ON IRC TABLE R802.4(1) FOR UNHABITABLE ATTICS WITH NO STORAGE UTILIZING LL = 10 PSF AND D.L. = 5 PSF

RAFTER/CEILING JOIST HEEL CONNECTIONS PROVIDE (5) 16d NAILS AT EACH HEEL JOINT (RAFTER-JOIST; RAFTER-TIE) CONNECTION. ALSO DENOTED IN DETAIL FOR TYP. ROOF/RAFTER FRAMING. THIS MEETS/EXCEEDS TABLE 802.5.1(9) FOR ROOF SPANS UP TO 28'-0" MAX. 9/12 PITCH AND RAFTERS 16" O.C.

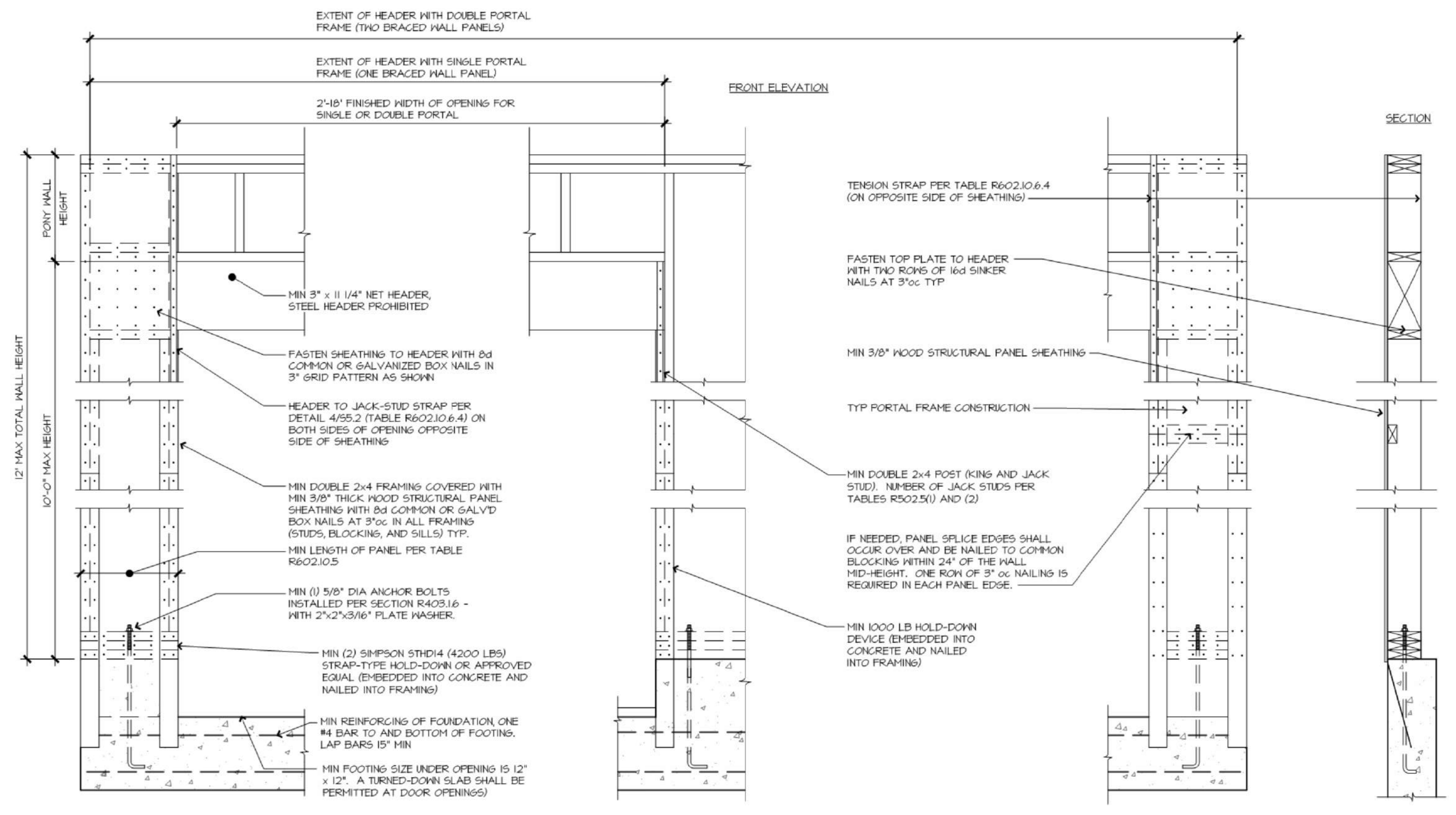
ALL RIDGE BEAMS TO BE 2 x 12 OR (2) 2 x 10 RAFTER TIES/COLLARS REQUIRED AT ALL LOCATIONS

CEILING JOISTS AND RAFTER CONNECTIONS CEILING JOISTS AND RAFTERS SHALL BE TIED TO ONE ANOTHER PER TABLES R602.3(1) AND R802.5.1(9) AND THE ASSEMBLY SHALL BE NAILED TO THE TOP PLATE PER R602.3(1)

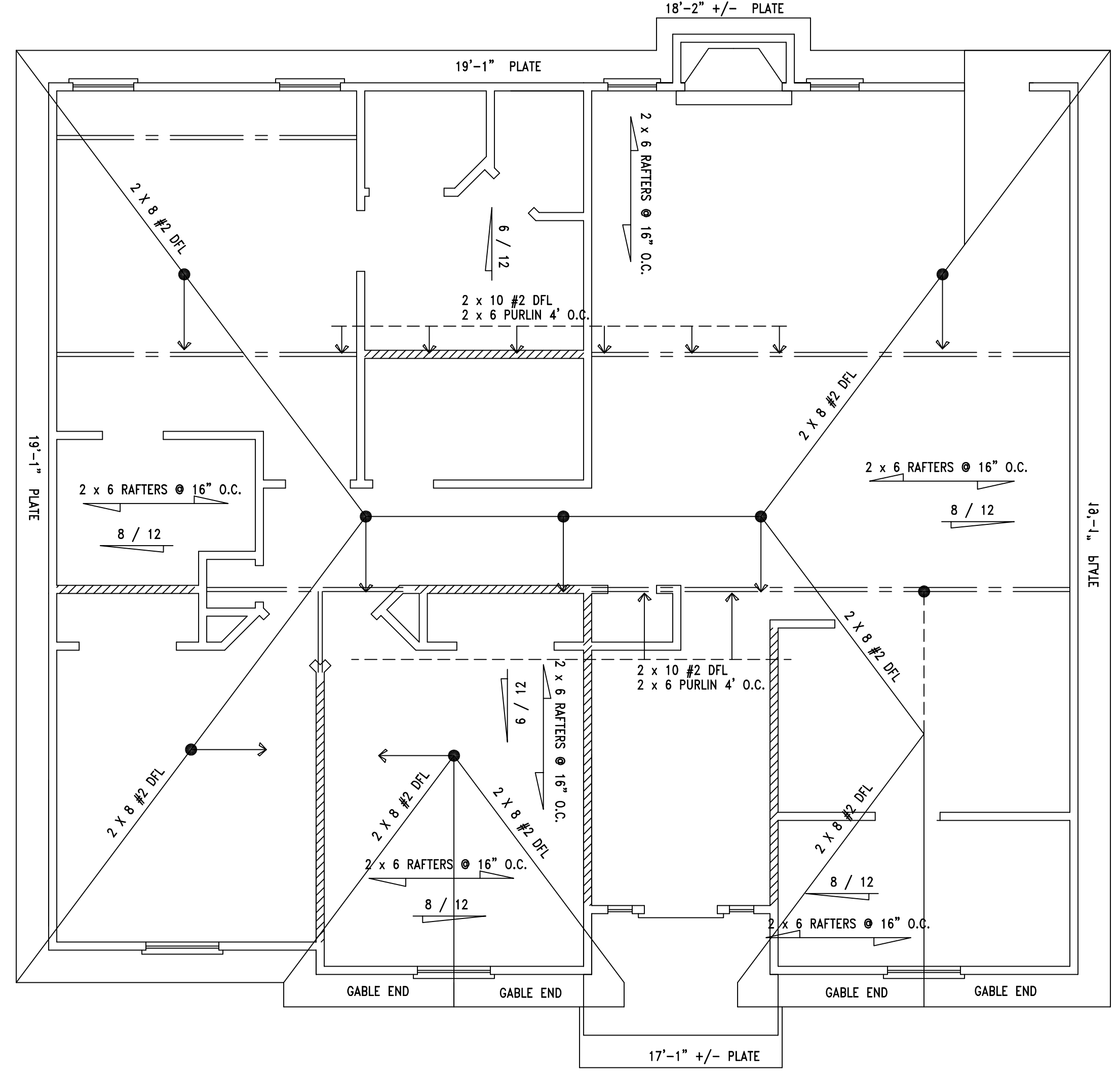
CEILING JOIST NOT PARALLEL TO RAFTERS USE SUBFLOORING OR METAL STRAPS ATTACHED TO END OF THE RAFTERS TO PROVIDE A CONT. TIE ACROSS THE STRUCTURE

TIE DOWN REQUIREMENTS (R802.11) FOR RAFTER SPANS OVER 20'-0" INTERPOLATING TABLE 802.11 PROVIDE RATER TIE-DOWNS CAPABLE OF RESISTING OVER 226 POUNDS AT EACH RAFTER

PER TABLE R802.5.1(2) THE MAX RAFTER SPAN FOR D.F.L. 2 x 6 RAFTERS #2 GRADE = 14'-1" AND IS THE BASIS OF DESIGN FOR PURLIN PLACEMENT



A PORTAL FRAME W/ HOLD-DOWN (PFH) PER 2012 IRC R602.10



A ROOF PLAN 1/4" = 1'-0"

EAGLE 1 CONSTRUCTION
GRAIN VALLEY, MISSOURI
TRAYCEN - 2 CAR GAR

DATE:	01-26-2021
ETC PROJECT #:	
CLIENT:	
SUBDIVISION:	
PLOT #:	
REVISION	DATE

A5