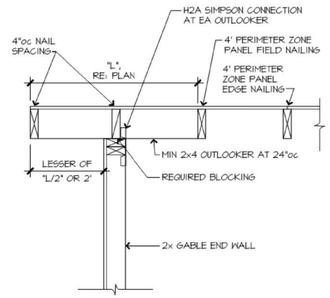
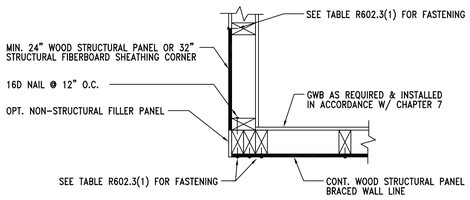
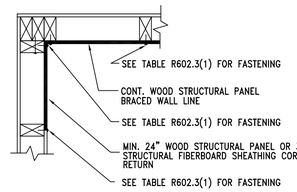


F GABLE END FRAMING REQUIREMENTS

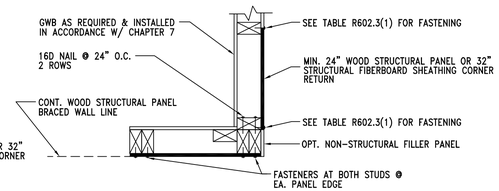
N.T.S.



OUTSIDE CORNER DETAIL



INSIDE CORNER DETAIL

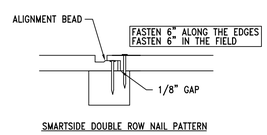


GARAGE DOOR CORNER

E CS-WSP CORNER FRAMING DETAILS

N.T.S.

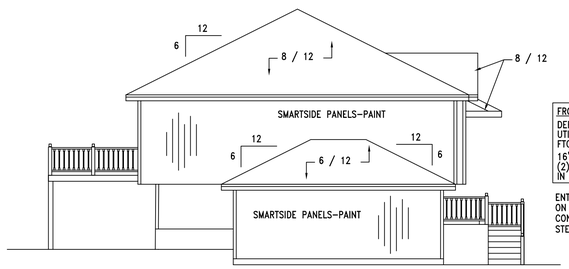
SQUARE FOOTAGE CALCULATIONS
UPPER LEVEL = 1,500 GSF
LOWER LEVEL (FINISH) = 550 GSF
3-CAR GARAGE = 710 GSF
RAISED DECK = 200 GSF



SMARTSIDE DOUBLE ROW NAIL PATTERN

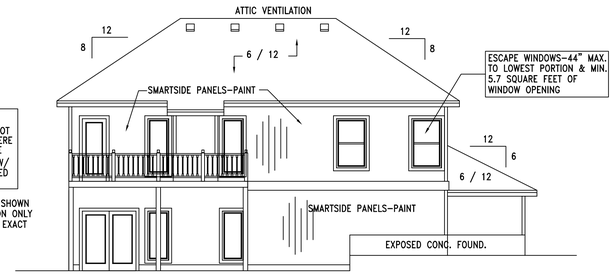
D SMARTSIDE PANEL NAILING PATTERN

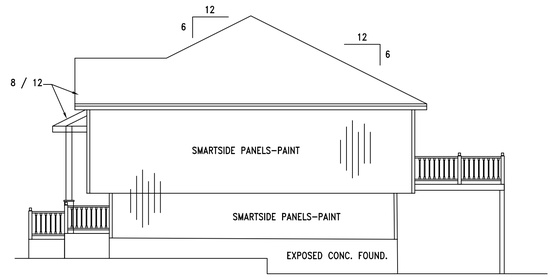
N.T.S.



FROST FOOTING
DEPENDING ON THE GRADE/LOT UTILIZE FROST FOOTINGS WHERE FTG. IS < 36" BELOW GRADE
16" (W) X 36" (D)-REINF. W/ (2) #4 VERT. T/B & WRAPPED IN #4 STIRRUP @ 48" O.C.

ENTRY STAIR CONFIGURATION SHOWN ON ELEVATIONS IS SUGGESTION ONLY CONT./OWNER TO DETERMINE EXACT STEP LAYOUT & DIRECTION



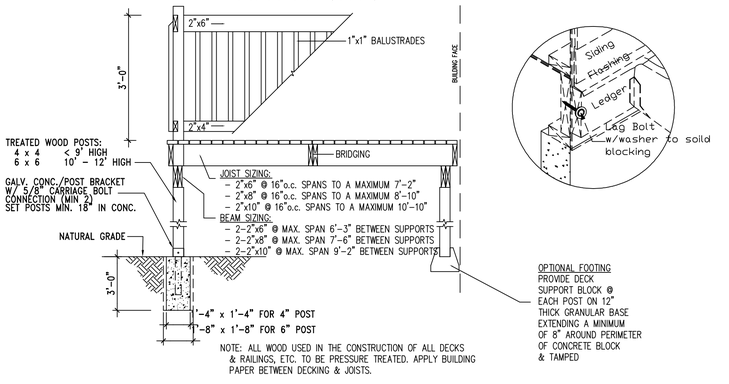


C SIDES & REAR ELEVATION

1/8" = 1'-0"

NOTE:
- WHERE ADJACENT GRADE IS 2'-0" OR LESS A GUARD IS NOT REQUIRED.
- DECK DESIGN LOAD IS BASED ON 100 lb/sq.ft. AS PER NATIONAL BUILDING CODE.
- WHERE JOIST SPAN EXCEEDS 7'-0", PROVIDE BRIDGING @ MID-SPAN (AS SHOWN)

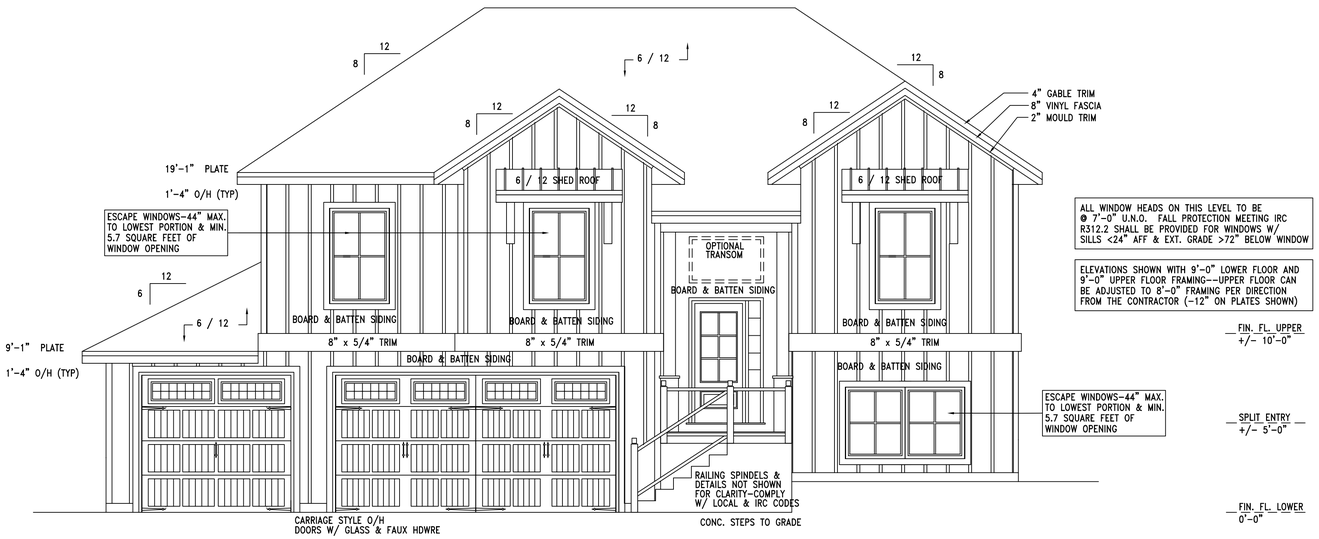
DECK LEDGER ATTACHMENT
1. (2) LAGS REQUIRED AT EA. END 2" FROM ENDS
2. PROVIDE 1 x 4 TREATED SPACED BEHIND EA. LAG
3. PROVIDE LAGS IN EA. JOIST SPACE W/ (2) EVERY OTHER SPACE, 2" FROM EDGES
4. MIN. SIZE LAG IS 1/2" DIAM x 6" LENGTH
5. PROVIDE FLASHING BETWEEN RIM JOIST & LEDGER



NOTE: ALL WOOD USED IN THE CONSTRUCTION OF ALL DECKS & RAILINGS, ETC. TO BE PRESSURE TREATED. APPLY BUILDING PAPER BETWEEN DECKING & JOISTS.

B TYPICAL RAISED WOOD DECK FRAMING

N.T.S.



A FRONT ELEVATION

1/4" = 1'-0"

STATE OF MISSOURI
AARON M. BROWN
NUMBER A-7215
REGISTERED ARCHITECT

EAGLE 1 CONSTRUCTION
GRAIN VALLEY, MISSOURI

TRAYCE EN - 3 CAR GL

DATE: 11-29-2020
E1C PROJECT #:
CLIENT:
SUBDIVISION:
PLOT #:

REVISION	DATE

A1

GENERAL NOTES AND REQUIREMENTS

DOORS AND WINDOWS:
1. ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS <24") AND WITHIN DOORS, ABOVE BATHTUBS TO BE SAFETY TYPE GLASS AND LABELED SUCH & IN COMPLIANCE W/ SECTION 308 OF THE IRC
2. SHOWER DOORS SHALL HAVE SAFETY GLAZING. HINGED SHOWER DOORS SHALL SWING OUTWARD

GARAGES:
1. GARAGE SEPARATION WALL TO BE 1-HR CONST. W/ MIN. 5/8" TYPE X GWB, EXTEND TO BOTT. OF ROOF. DOOR TO BE 20-MIN RATED, 1-3/8" S.C. & EQUIPPED W/ CLOSER & LATCH
2. 15 & 20-AMP RECEPTACLES SHALL HAVE GFCI PROTECTION
3. TYPE-X 5/8" GB REQUIRED ON GARAGE CEILING BELOW LIVING AREAS

LIGHT AND VENTILATION:
1. PROVIDE STAIRWAY ILLUMINATION PER R303.7.9
2. GABLE VENT & MUSHROOM VENTS TO PROVIDE A MIN. OF 10 S.F. NET-FREE OF ATTIC VENTILATION
3. 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
4. VENTILATE KITCHENS AND LAUNDRY ROOMS PER R303.3
5. PROVIDE MIN. 16" x 10" SOFFIT VENTS ALONG EAVE SPACED EVENLY W/ NO MORE THAN 8'-0" O.C.

GYPSUM BOARD:
1. G.B. APPLIED TO CEILING SHALL BE 16" 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
1. FURNACE & WATER HEATER SHALL BE ON 18" PLATFORMS IF PLACED IN A GARAGE OR ROOM W/ DIRECT ACCESS TO A GARAGE
2. PROVIDE MIN. 78% AFUE FOR WEATHERIZED GAS HEATING EQUIP. 80% FOR NON-WEATHERIZED
3. PROVIDE MIN. 13 SEER FOR AIR CONDITIONING EQUIPMENT
4. SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-8

ELECTRICAL SYSTEMS
1. PROVIDE UFER GROUND ENCASED IN CONCRETE FOOTING
2. ALL ELECTRICAL CONDUCTORS SHALL BE COPPER
3. RECEPT. IN THE FOLLOWING LOCATIONS SHALL BE GFCI PROTECTED: BEDROOM, KITCHEN (W/IN 6 FEET OF SINK), GARAGE, SHED, EXTERIOR, UNFINISHED BASEMENT & HEATED FLOORS
4. 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
5. ALL 15 & 20-A RECEPT. SHALL BE LISTED TAMPER-RESISTANT. EXCEPTION: RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TAMPER-RESISTANT:
   1. RECEPTACLES LOCATED MORE THAN 5.5 FEET AFF
   2. WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCE SERVED & UNDER CONDITIONS OF NORMAL USE, THE APPLIANCES ARE NOT EASILY MOVED. APPLIANCES TO BE CORD-N-PLUG CONNECTED TO RECEPT.

EXTERIOR WALL FRAMING
1. BOTTOM SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL
2. SILL PLATES SHALL BEAR/EXTEND MIN. 6-INCHES ABOVE GRADE
3. ALL EXT. STUD TO BE SECURED TO THEIR DOUBLE TOP PLATES W/ (2) 16-d NAILS (MIN)
4. ALL EXTERIOR CORNERS TO BE BRACED WITH 7/16" OSB NAILING SCHEDULE SHALL BE 8d COMMON @ 6" O.C. ALONG EDGES & 8d COMMONS @ 12" O.C. @ INTERMEDIATE STUDS

ROOF FRAMING
1. ALL ROOF EAVES/OVERHANGS TO BE 16" - U.N.O.
2. ALL JOISTS & RAFTERS TO BE ALIGNED OVER STUDS
3. 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
1. FIRE PROTECTION OF FLOORS: FLOOR ASSEMBLIES CONSTRUCTED W/ JOISTS LESS THAN 2x10 DIMENSIONAL LUMBER
2. I-JOISTS OR OPEN WEB JOISTS OVER UNFINISHED BASEMENTS SHALL BE PROVIDED WITH 1/2 INCH GWB, 5/8 INCH WOOD
3. UNFINISHED BASEMENTS SHALL BE MIN. R-13 INSULATED WALLS OR INSULATED O/H FLOOR/CEILING (MIN R-19)
4. ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS SHALL BE MIN R-8 INSULATED OR ENCLOSED INSIDE A FLOOR/CEIL'G
5. UNFINISHED BASEMENTS SHALL HAVE NO CONDITIONED AIR OUTLETS

EROSION CONTROL
1. 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
1. TO ADDRESS DIFFERNETIAL SETTLEMENT, ALL INTERIOR BEARING AND EXTERIOR FOOTINGS & PADS TO BE EXCAVATED & PLACED MIN. 18 INCHES INTO UNDISTURBED NATURAL SOIL.
2. EXT. FOOTING TO BE PLACED MIN. 36-INCHES BELOW FIN. GRADE
3. 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
4. CONC. EXPOSED TO WEATHER TO HAVE 6%(+/-1%) AIR ENTRAINMENT
5. 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)
6. REINFORCE EXTERIOR FOOTINGS W/ #4 @ 24" E.W.; REINFORCE W/ (2) #4 CONT. AT BOTTOM
7. PROVIDE #4 x 48"(L) @ 45-DEGREES @ RE-ENTRANT CORNERS
8. 1/2"x10"(L) ASTM A307 ANCHOR BOLTS @ 48" O.C. @ EXT. WALLS
9. ANCHOR PRESSURE TREATED PLATE @ INT. BEARING WALLS W/ 1/2" x 4-1/2" HILTI WEDGE BOLTS @ 72" O.C. MAX. 12" FROM ENDS
10. PROVIDE 24" LAPS MIN. INCLUDING CORNERS
11. INSTALL HOLDOWN BOLT ANCHORAGE AS INDICATED ON PLAN
12. PROVIDE BITUMINOUS DAMP-PROOFING AT FOUNDATION WALLS
13. 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
1. EXT. WALL FRAMING TO BE 2 x 4 (SYP OR DFL STUD GRADE 2 OR BETTER) @ 16" O.C.
2. ROOF SHEATHING TO BE 7/16" OSB NAILED W/ 8D @ 6" O.C. PANEL INDEX 24/0; PROVIDE CLIPS AT UNSUPPORTED PANEL EDGES
3. SHEATH EXT. WALLS W/ 7/16" OSB NAILED W/ 8D @ 6" O.C.
4. HEADERS: PROVIDE (2) 2 x 8 (SYP OR DFL #2 OR BETTER) U.N.O.; CONSTRUCT HEADERS W/ 2 x & 7/16" OSB BETWEEN W/ (2) ROWS OF 16D @ 16" O.C.
5. BLOCKING MIN. 1.5 INCHES UTILITY GRADE LUMBER-JOISTS TO BE SUPPORTED AT ENDS FULL DEPTH SOLID BLOCKING NOT < 2-INCHES
6. TJI F.J., C.J. & RAFTERS TO BE SYP OR DFL GRADE #2 OR BETTER
7. EXT. WALL STUDS & LOAD BEARING WALLS TO BE CONTINUOUS FROM FLOOR TO ROOF/CEILING DIAPHRAGM PER IRC 602.3
8. STUDS, RAFTERS, JOISTS, MISC. LUMBER MIN. GRADE #2 D.F. OR S.Y.P.

STEEL COLUMNS & OTHER BASEMENT/FOUNDATION NOTES
1. ALL STEEL PIPE COLUMNS TO BE 3" (OR 3-1/2")SCHEDULE 40 GRADE
2. INTER. BEARING WALLS & COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
3. INTER. NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING, SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE.
4. 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.
5. 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.
6. 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
1. OWNER/BUILDER IS RESPONSIBLE FOR COMPLIANCE OF PHYSICAL SECURITY ORDINANCE FOR THEIR LOCAL JURISDICTION

2012 INTERNATIONAL ENERGY CONSERVATION CODE (TABLE R402.1.1)

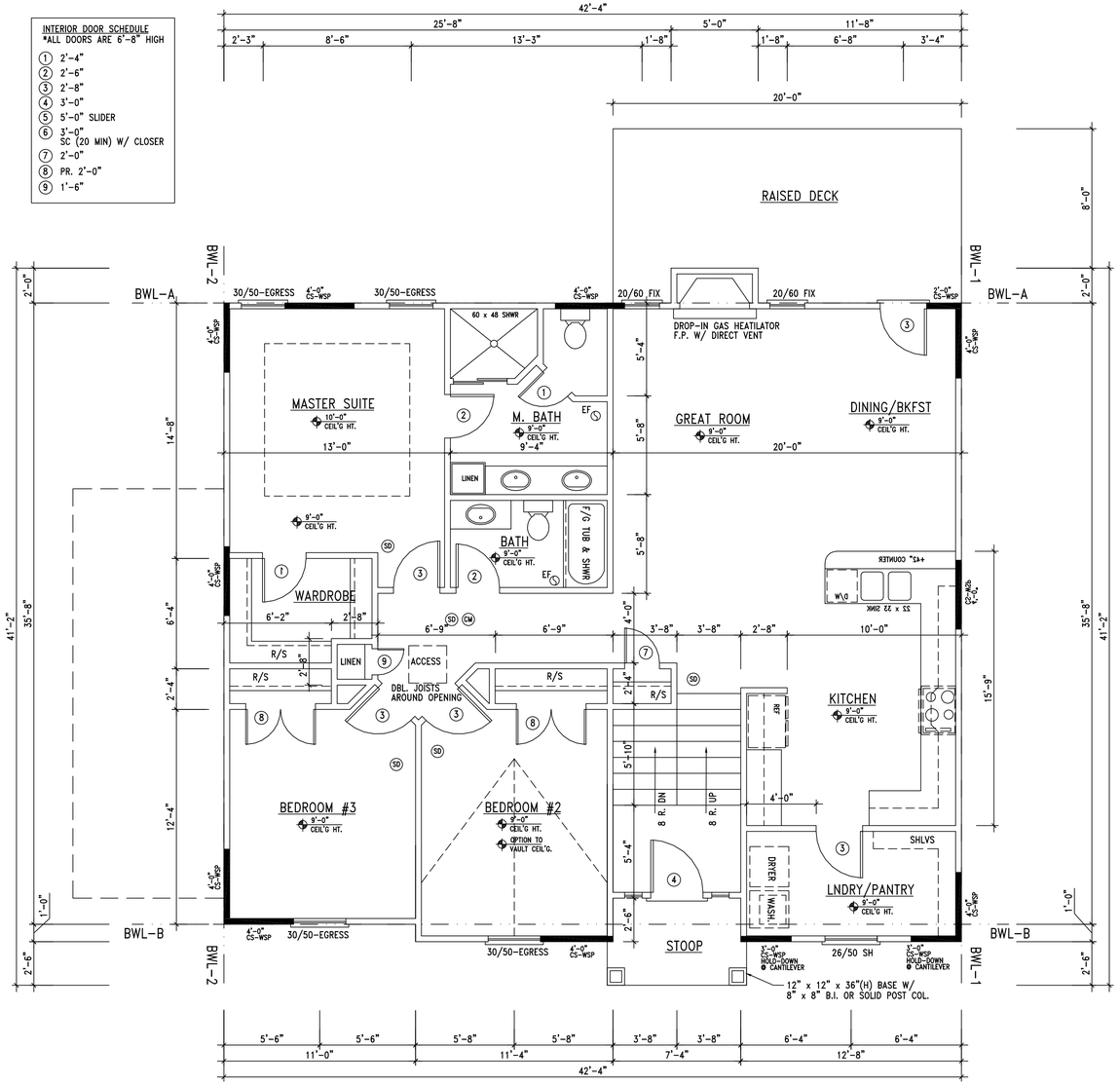
DOORS & WINDOWS:	U-0.35 MAX (HEAT GAIN MAX 0.25)
SKYLIGHTS:	U-0.55 MAX
ATTIC CEILINGS:	R-49 MIN.
WOOD FRAME WALLS:	20 OR 13 + 5 MIN.
FLOOR (OVER UNHEATED):	R-19 MIN
SLAB ON GRADE:	R-10 FOR 24" IN
FUEL FIRED FURNACE:	90% AFUE MIN.
ELECTRIC FURNACE:	NO MINIMUM
COOLING SYSTEM:	13 SEER MIN.
WATER HEATER	
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
UPPER FLOOR			
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
LOWER FLOOR			
A	7.50'	10.00'	4,3
B	7.03'	10.12'	4,2
1	6.65'	12.00'	3,3
2	6.65'	8.00'	3,3

1. 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
2. WOOD STRUCTURAL PANELS: MIN. 48" AND COVER 3 STUDS FOR FRAMING AT 16" O.C. OR 2 STUDS FOR 24" O.C.
3. CS-WSP PANELS: MIN. 2' PANELS AT BOTH CORNERS WITHOUT USING HOLD DOWNS PER R602.10.4.4 AND MAX. 12'-6" FROM CORNER
4. CS-WSP PANELS: MIN PANELS LENGTH ADJACENT TO AN OPENING FOR 9' PLATE = 27" PER R602.10.4.2

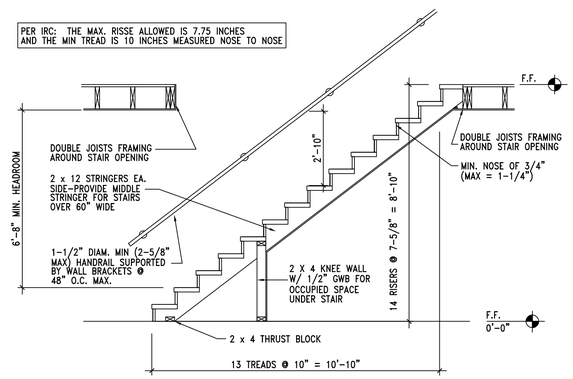
INTERIOR DOOR SCHEDULE
*ALL DOORS ARE 6'-8" HIGH

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



A UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"



B TYP. STAIR SECTION/REQUIREMENTS

N.T.S.

STATE OF MISSOURI
AARON M. BROWN
NUMBER A-7215
REGISTERED ARCHITECT

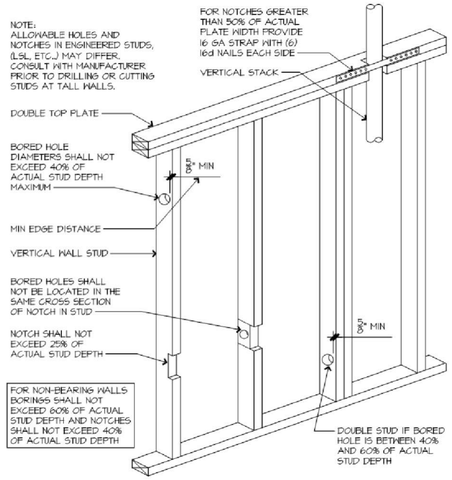
EAGLE 1 CONSTRUCTION
GRAIN VALLEY, MISSOURI

TRAYCEN - 3 CAR GL

DATE: 11-29-2020
E1C PROJECT #: _____
CLIENT: _____
SUBDIVISION: _____
PLOT #: _____

REVISION	DATE

A2



C PARTITION NOTCHING REQUIREMENTS

N.T.S.

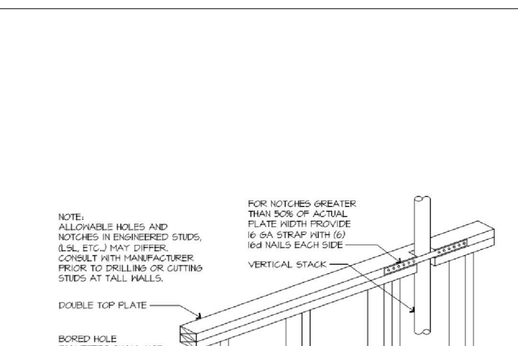


Figure R602.10.8(1) Braced Wall Panel Connection When Perpendicular to Floor/Ceiling Framing

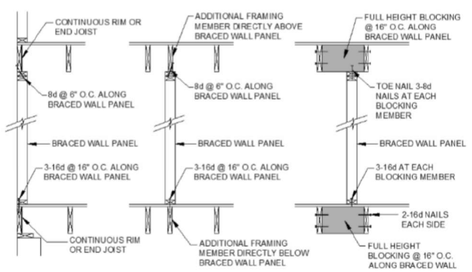
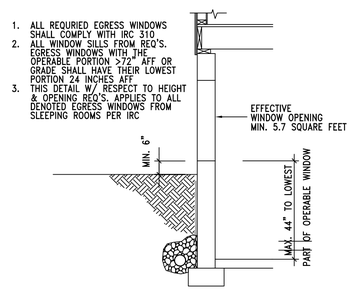


Figure R602.10.8(2) Braced Wall Panel Connection When Parallel to Floor/Ceiling Framing

B BRACED WALL SEGMENT ATTACHMENT CEILING/FLOOR

2012 IRC SECTION R602.10.8 N.T.S.



E EGRESS WINDOW CRITERIA

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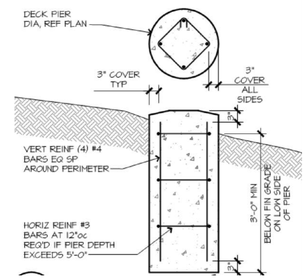
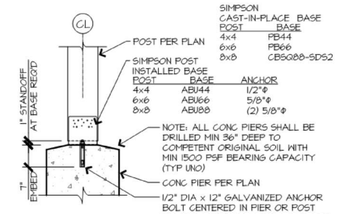
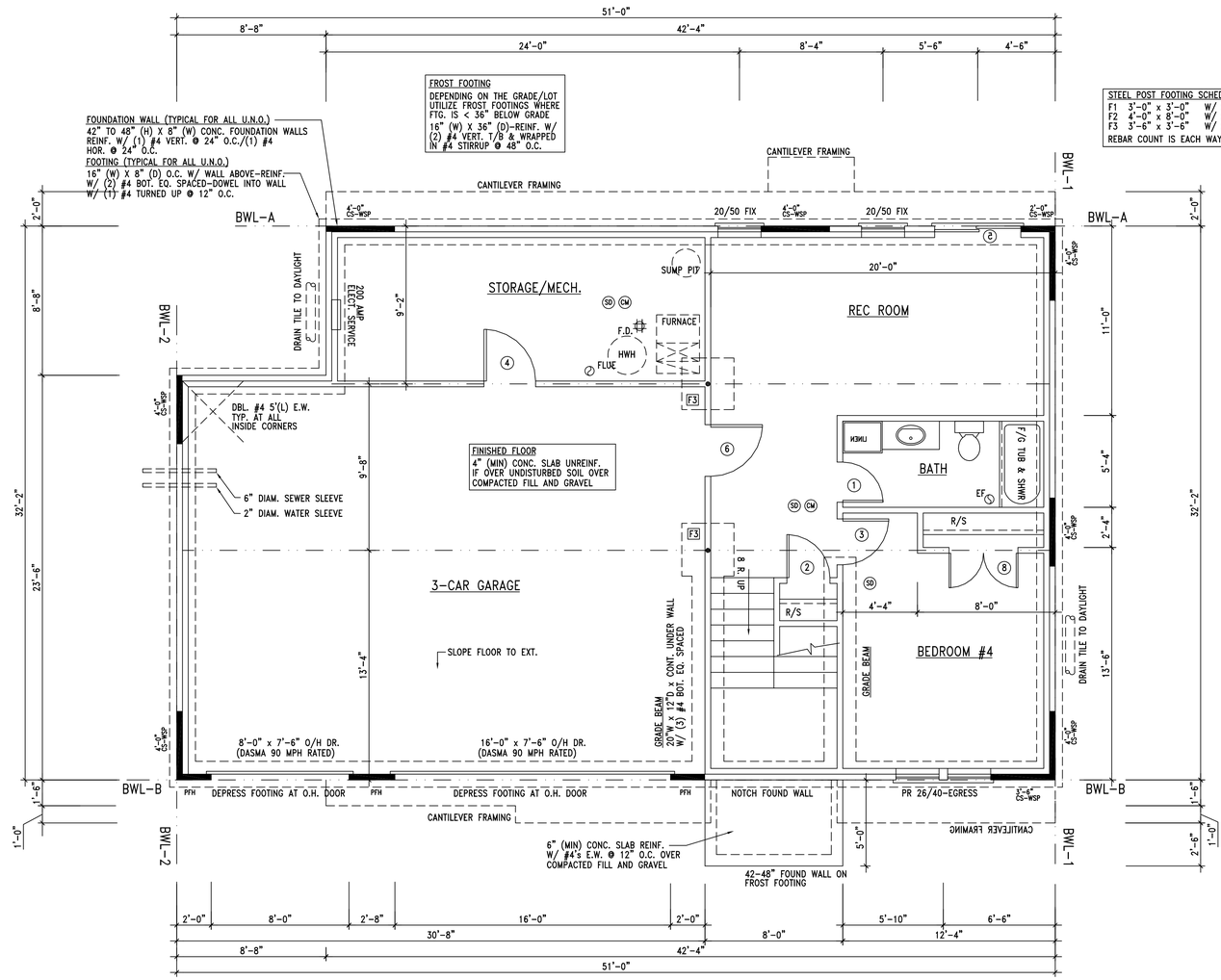




D TYP. DETAILS FOR POST/PIER

N.T.S.



A LOWER LEVEL/FOUNDATION FLOOR PLAN

1/4" = 1'-0"

STATE OF MISSOURI
AARON M. BROWN
NUMBER A-7215
REGISTERED ARCHITECT

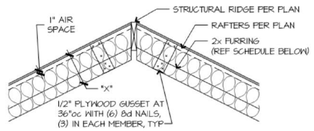
EAGLE 1 CONSTRUCTION
GRAIN VALLEY, MISSOURI

TRAYCEN - 3 CAR GL

DATE: 11-29-2020
E1C PROJECT #: _____
CLIENT: _____
_____
SUBDIVISION: _____
PLOT #: _____

REVISION	DATE

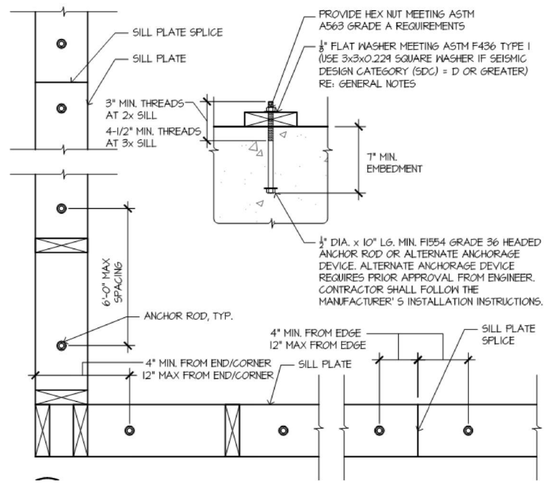
A3



FURR OUT SCHEDULE		
RAFTER SIZE	R-30C INSULATION ("X"=4¼")	R-38C INSULATION ("X"=11¼")
2x6	2x6	2x8
2x8	2x4	2x6
2x10	NOT REQUIRED	2x4
2x12	NOT REQUIRED	NOT REQUIRED

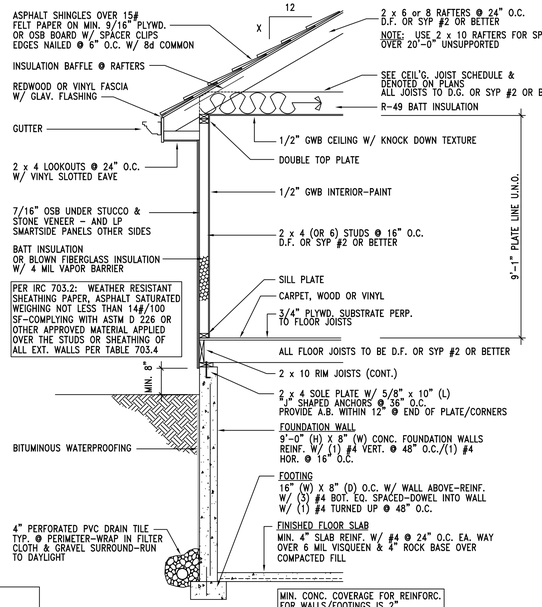
F FUR DOWN RAFTER REQUIREMENTS

N.T.S.



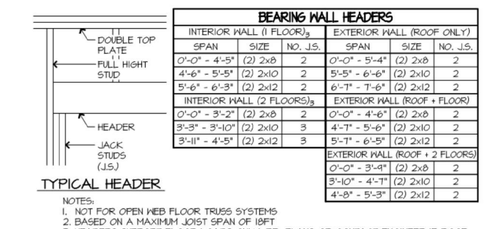
E SILL PLATE LAYOUT/DETAILS

N.T.S.



C TYP. WALL FRAMING SECTION

N.T.S.



BEARING WALL HEADERS					
INTERIOR WALL (1 FLOOR)$_3$			EXTERIOR WALL (ROOF ONLY)		
SPAN	SIZE	NO. J.S.	SPAN	SIZE	NO. J.S.
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)$_3$			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 80PSF 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.

LVL REQUIRED BEARING (PARALELL 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

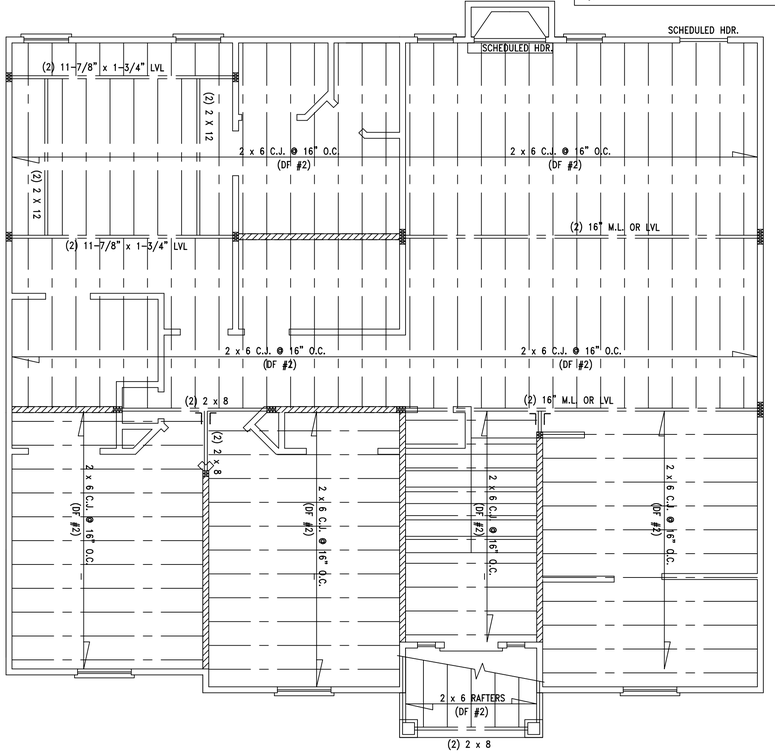
CEILING JOIST/ATTIC LOADS
CEILING JOIST ALLOWABLE SPANS ARE BASED ON IRC TABLE R802.4(1) FOR UNHABITABLE ATTICS WITH NO STORAGE UTILIZING L.L. = 10 PSF AND D.L. = 5 PSF

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
SIMPSON STRONG TIE HUS410, 412 OR 414 OR EQUAL. W/ LVL REQUIRED FASTENING
SIMPSON JOIST HANGER-SIZED PER MEMBER

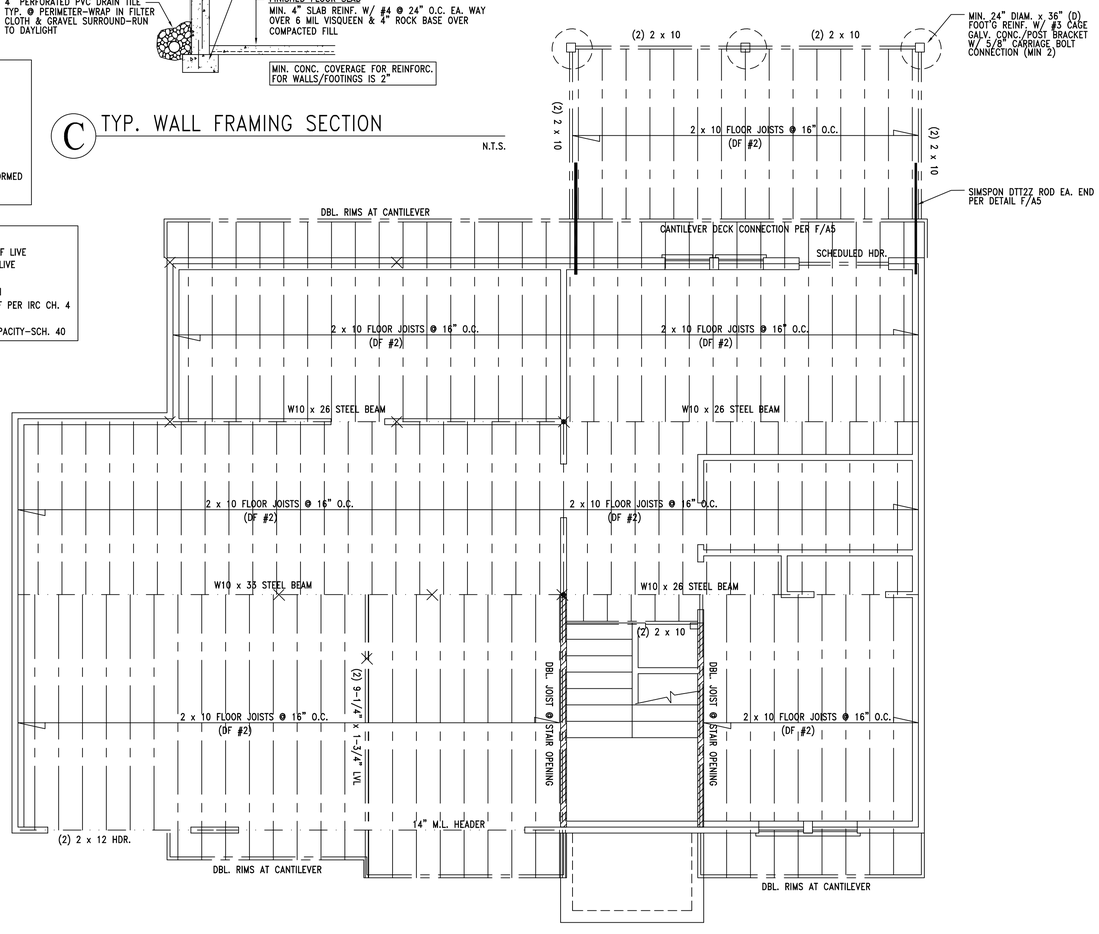
FASTNER SCHEDULE
TOP PLATE TO STUD = (2) 16d
STUD TO SOLE PLATE = (3) 8d
HEADER = 16d @ 8"
JOIST TO PARTITION = (3) 16d
JOIST TO PARALLEL RAFTER = (3) 16d
RAFTER TO PLATE = (2) 16d
TRIPLED CORNERS = 16d
RAFTER TO RIFGE = (4) 16d TOE NAIL
RAFTER TO RIDGE = (3) 16d FACE NAIL
RAFTER TIES = (3) 8d
ROOF SHEATHING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

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



B UPPER LEVEL FRAMING PLAN

1/4" = 1'-0"



A LOWER LEVEL FRAMING PLAN

1/4" = 1'-0"

STATE OF MISSOURI
AARON M. BROWN
NUMBER A-7215
REGISTERED ARCHITECT

EAGLE 1 CONSTRUCTION
GRAIN VALLEY, MISSOURI

TRAYCEN - 3 CAR GL

DATE: 11-29-2020
E1C PROJECT #: _____
CLIENT: _____
SUBDIVISION: _____
PLOT #: _____

REVISION	DATE

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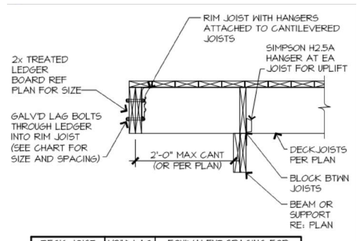
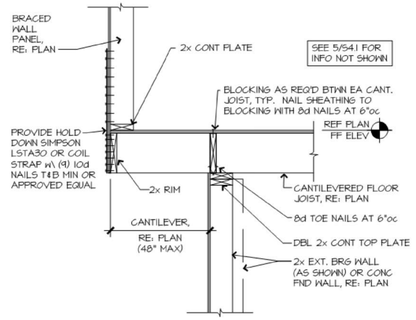


DECK JOIST SPAN	1/2"Ø LAG SPACING	EQUIVALENT SPACING FOR 16" OC JOIST BAYS
UP TO 10'-0"	18" OC	N/A
10'-0" - 14'-0"	12" OC	16"OC DBL EVERY OTHER
14'-0" - 18'-0"	8" OC	16"OC DBL EVERY JOIST BAY

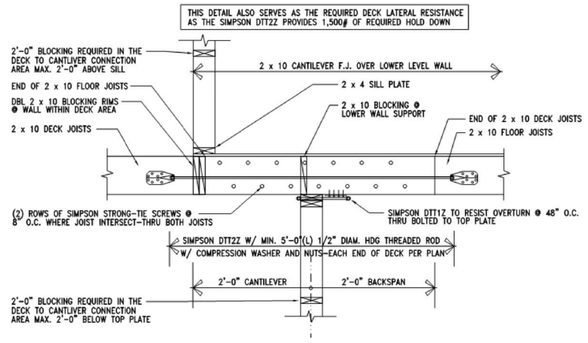
D JOIST CONNECTION @ CANTILEVER

PER 2012 IRC



C HOLD DOWN AT CANTILEVER

PER 2012 IRC



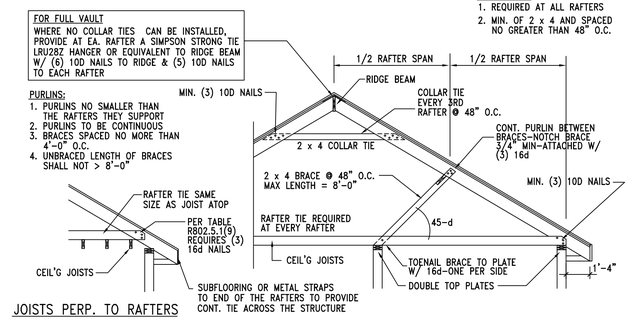
F LATERAL DECK CONNECTION

PER 2012 IRC

FOR FULL VAULT
WHERE NO COLLAR TIES CAN BE INSTALLED, PROVIDE AT EA. RAFTER A SIMPSON STRONG TIE LRU28Z HANGER OR EQUIVALENT TO RIDGE BEAM W/ (6) 10D NAILS TO RIDGE & (5) 10D NAILS TO EACH RAFTER

PURLINS:
1. PURLINS NO SMALLER THAN THE RAFTERS THEY SUPPORT
2. PURLINS TO BE CONTINUOUS
3. BRACES SPACED NO MORE THAN 4'-0" O.C.
4. UNBRACED LENGTH OF BRACES SHALL NOT > 8'-0"

RAFTER TIES:
1. REQUIRED AT ALL RAFTERS
2. MIN. OF 2 x 4 AND SPACED NO GREATER THAN 48" O.C.



JOISTS PERP. TO RAFTERS

E TYP. ROOF/RAFTER FRAMING

N.T.S.

ROOF RAFTER SCHEDULE

GRADE	MEMBER SIZE / SPACING	MAX SPAN CEILING JSTS AT TOP PLATE	MAX SPAN H_C/H_E=0.16	MAX SPAN H_C/H_E=0.20	MAX SPAN H_C/H_E=0.25	MAX SPAN H_C/H_E=0.33
#2 DF/L	2x6 / 16"oc	14'-1"	12'-8"	11'-8"	10'-9"	9'-5"
#2 DF/L	2x8 / 16"oc	18'-2"	16'-4"	15'-1"	13'-9"	12'-2"
#2 DF/L	2x10 / 16"oc	22'-3"	20'-0"	18'-5"	16'-8"	14'-8"
#2 DF/L	2x12 / 16"oc	25'-9"	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 LSTA15 OR EQUIVALENT STRAP W/ 1100 LBS. CAPACITY. STRAPPING SHALL BE REQUIRED AT ALL NON-CONT. 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 L.L. = 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.

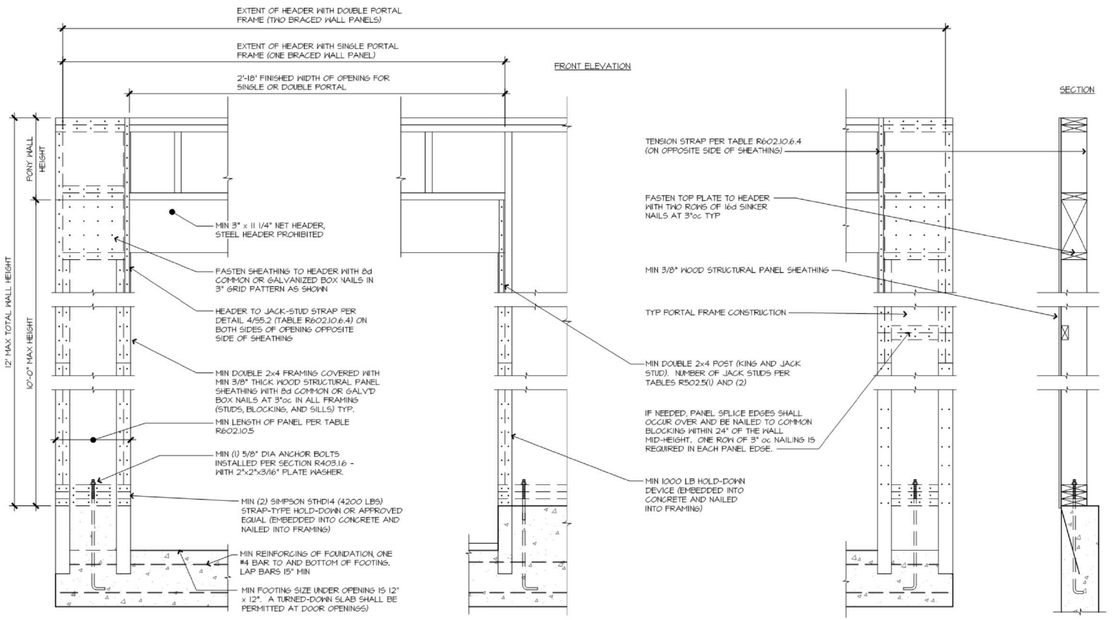
ALL RIDGE BEAMS TO BE 2 x 12 OR (2) 2 x 10 RAFTER TIES/COLLARS REQUIRED AT ALL LOCATIONS

CEILING JOISTS AND RAFTER CONNECTIONS
CEILING JOISTS AND RAFTERS SHALL BE TED 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 ATTTACHED TO END OF THE RAFTERS TO PROVIDE A CONT. TIE ACROSS THE STRUCTURE

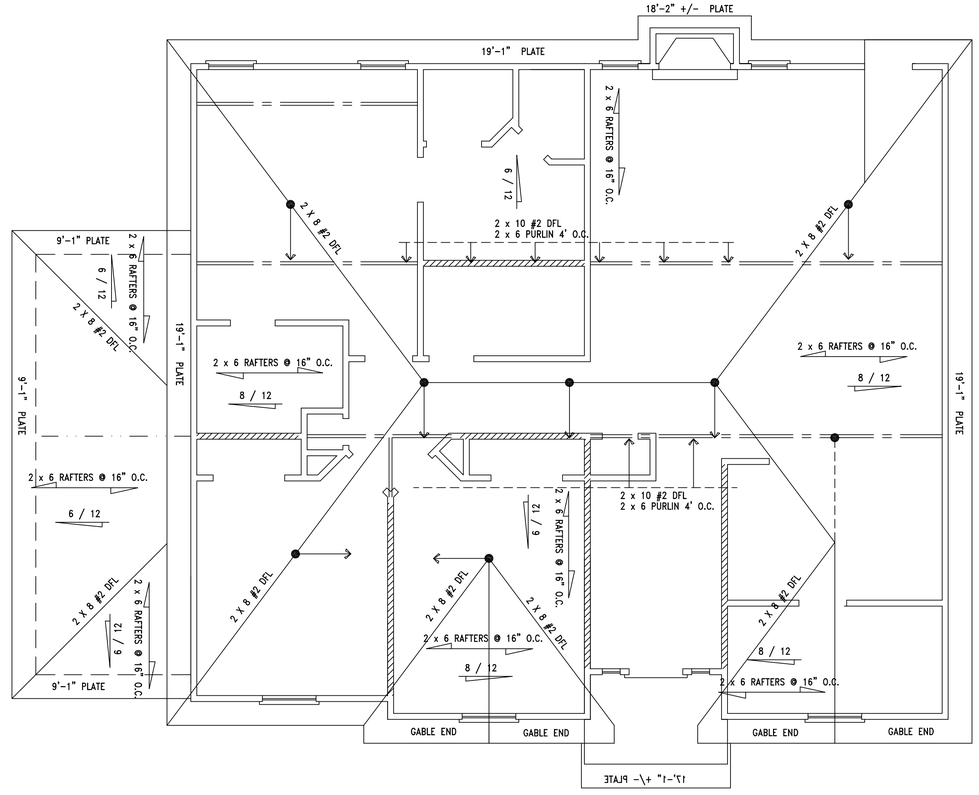
TIE DOWN REQUIREMENTS (R802.11)
FOR RAFTER SPANS OVER 20'-0" INTERPOLATING TABLE 802.11 PROVIDE RATER TIE-DOWNS CAPABLE OF RESISTING OVER 226 POUNDS AT EACH RAFTER

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"

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