



EAGLE 1 CONSTRUCTION
GRAIN VALLEY, MISSOURI
THE TAYLOR

DATE: 12-07-2020

ETC PROJECT #:

CLIENT:

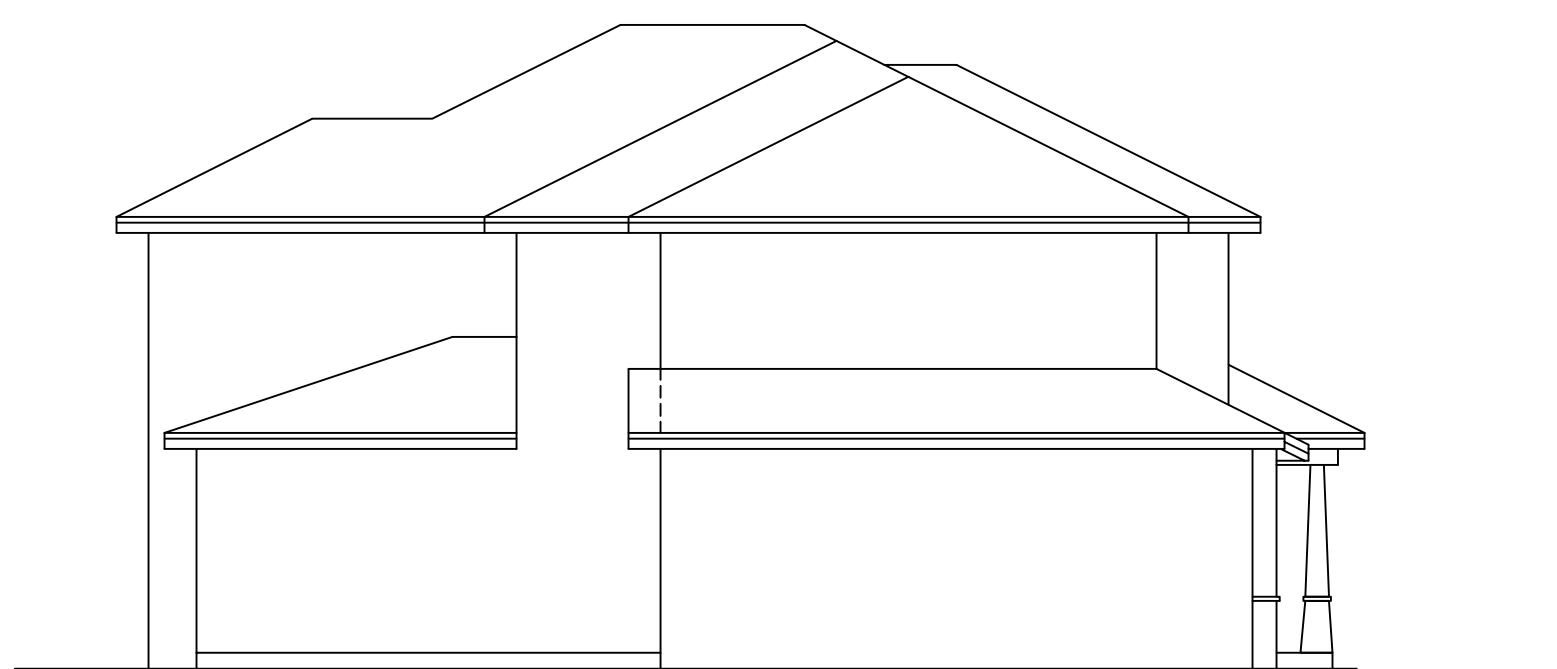
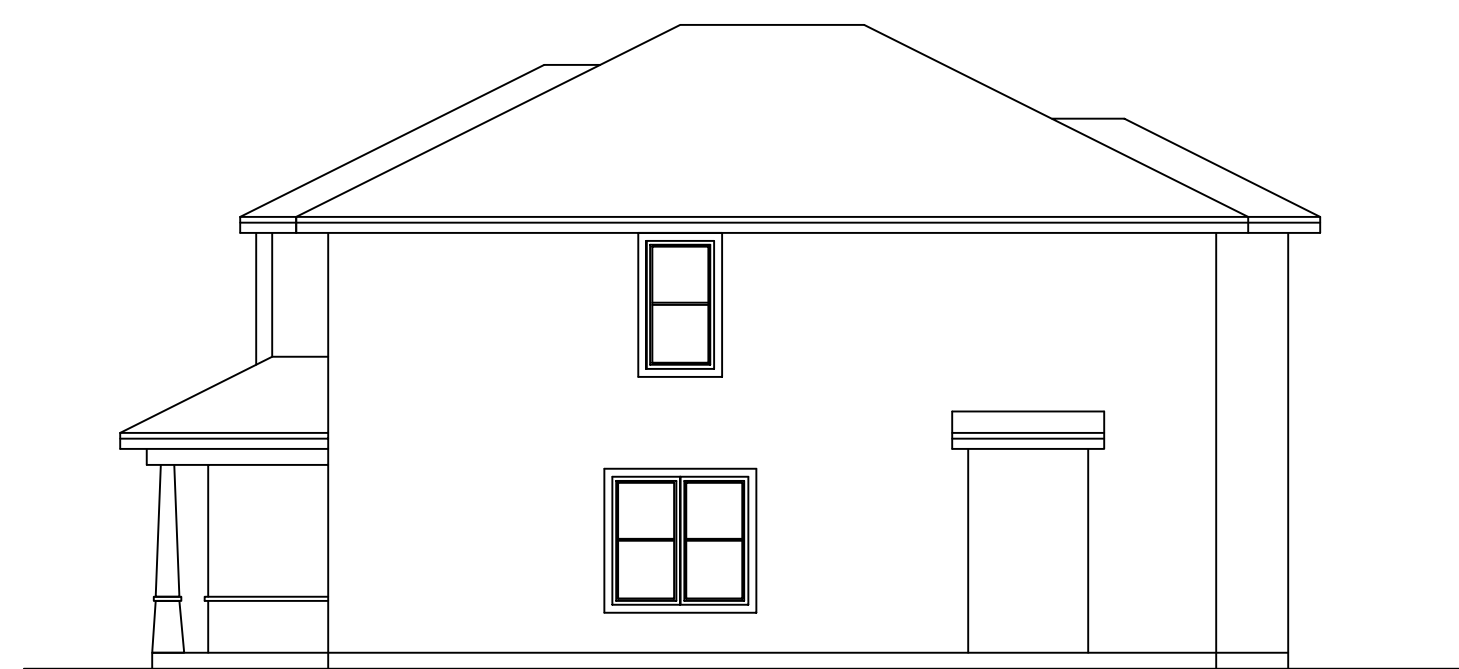
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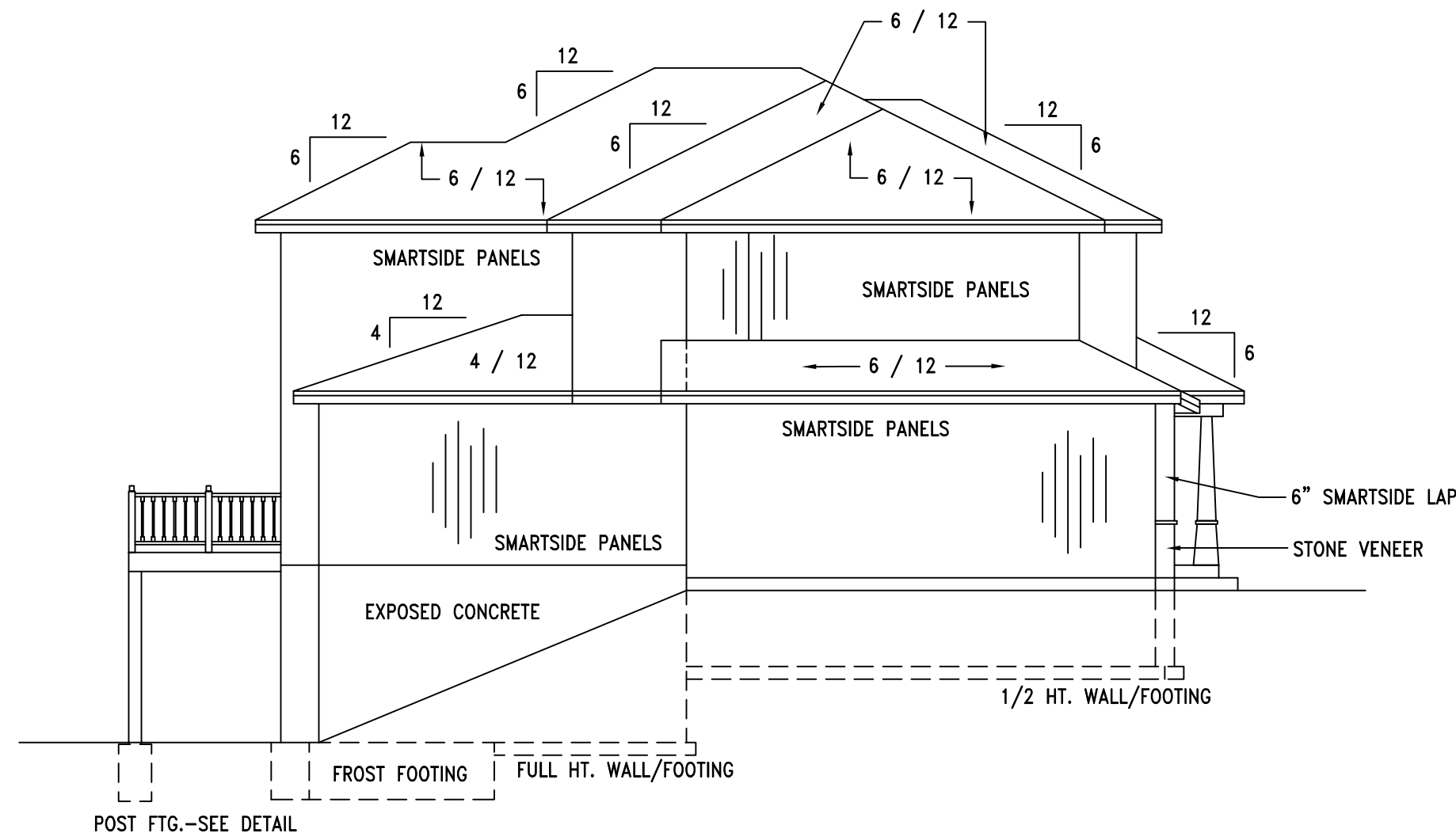
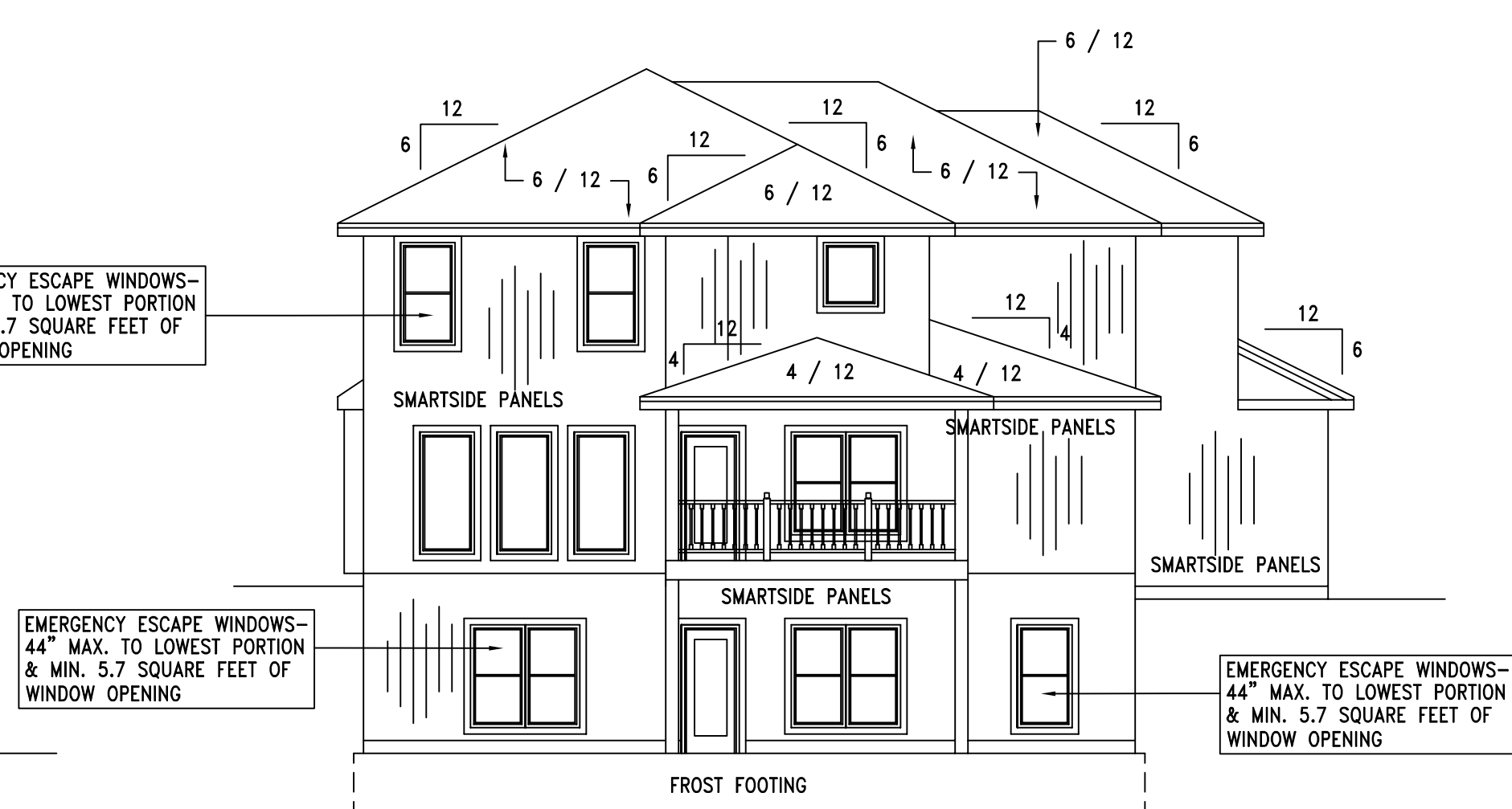
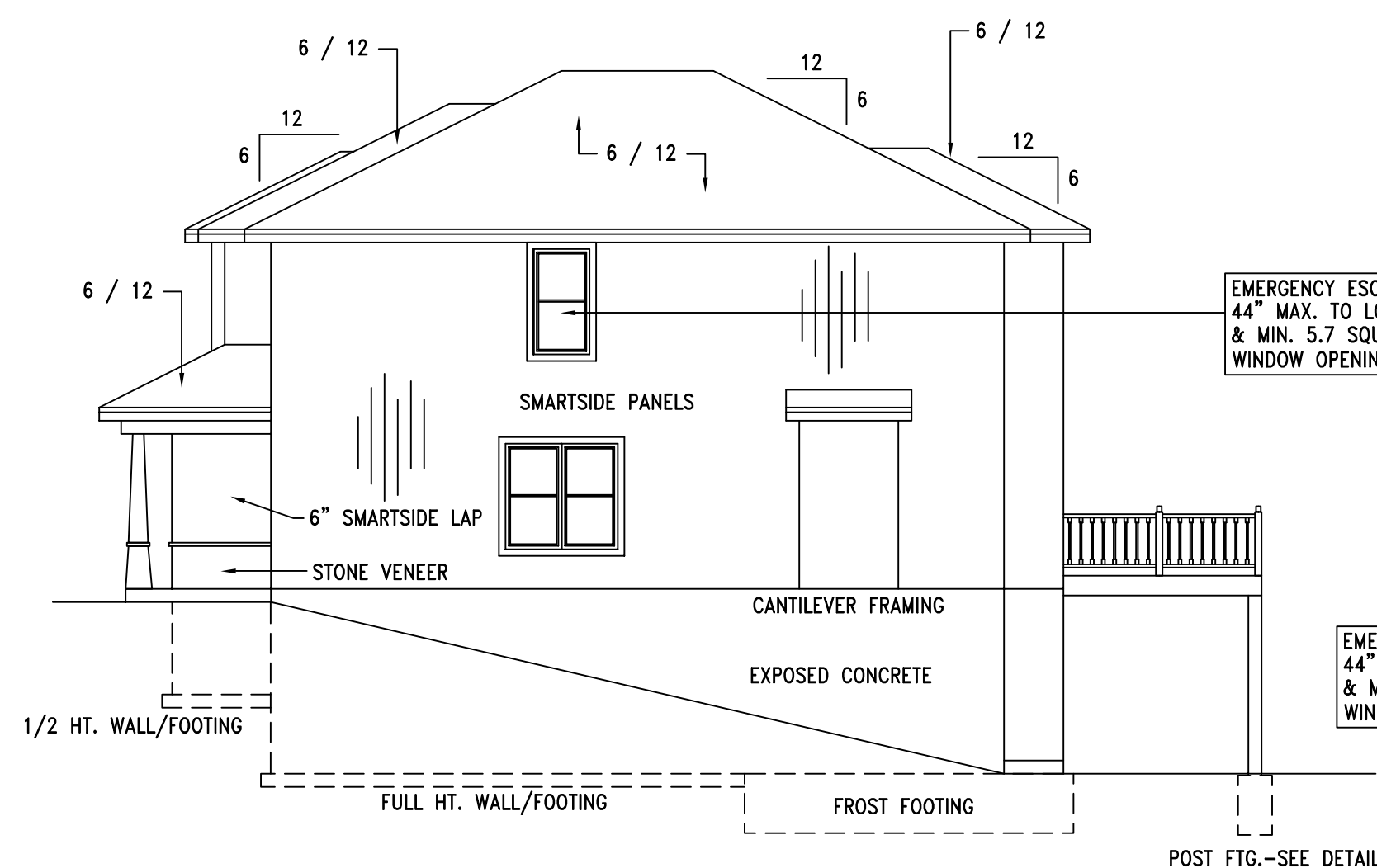
REVISION DATE

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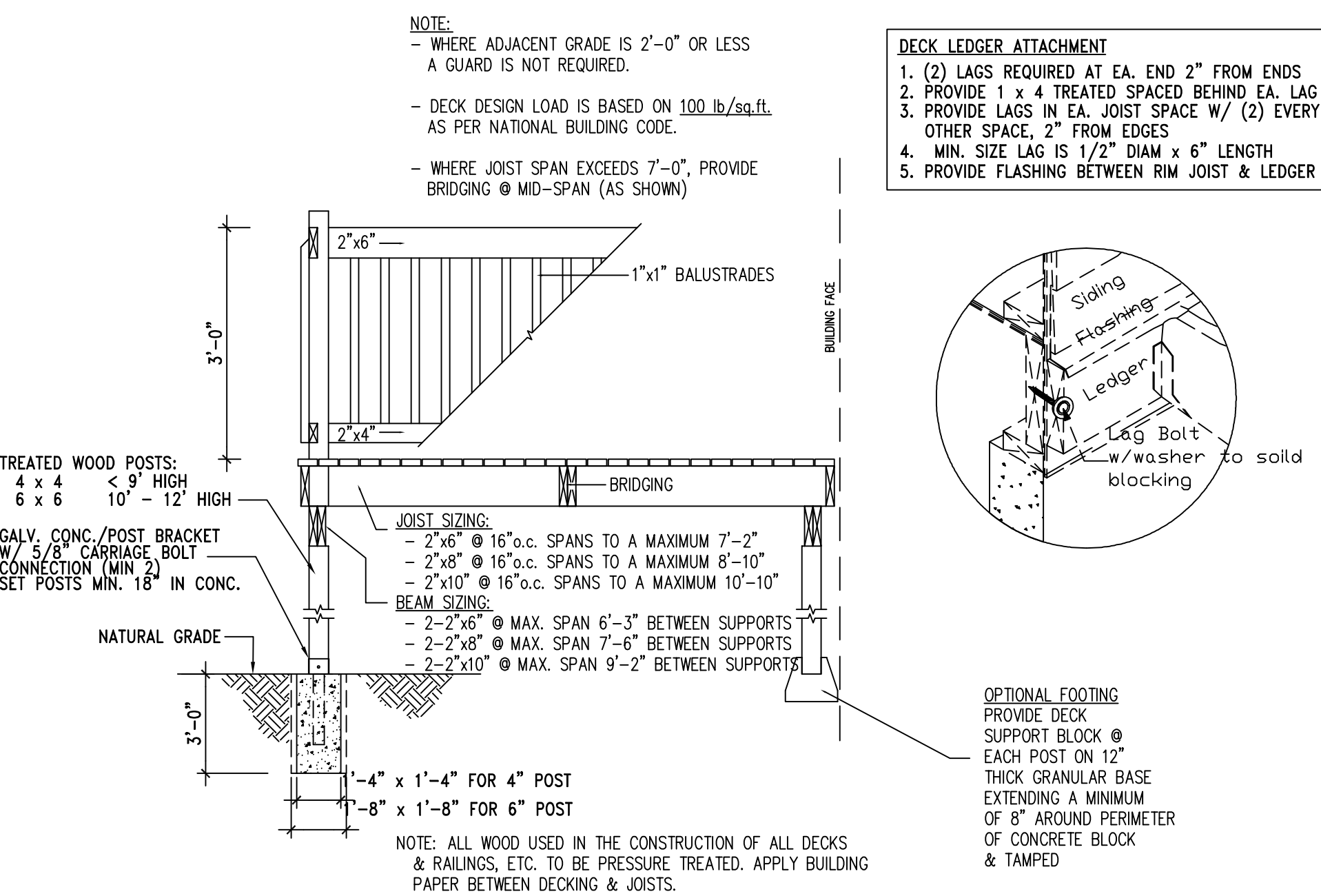
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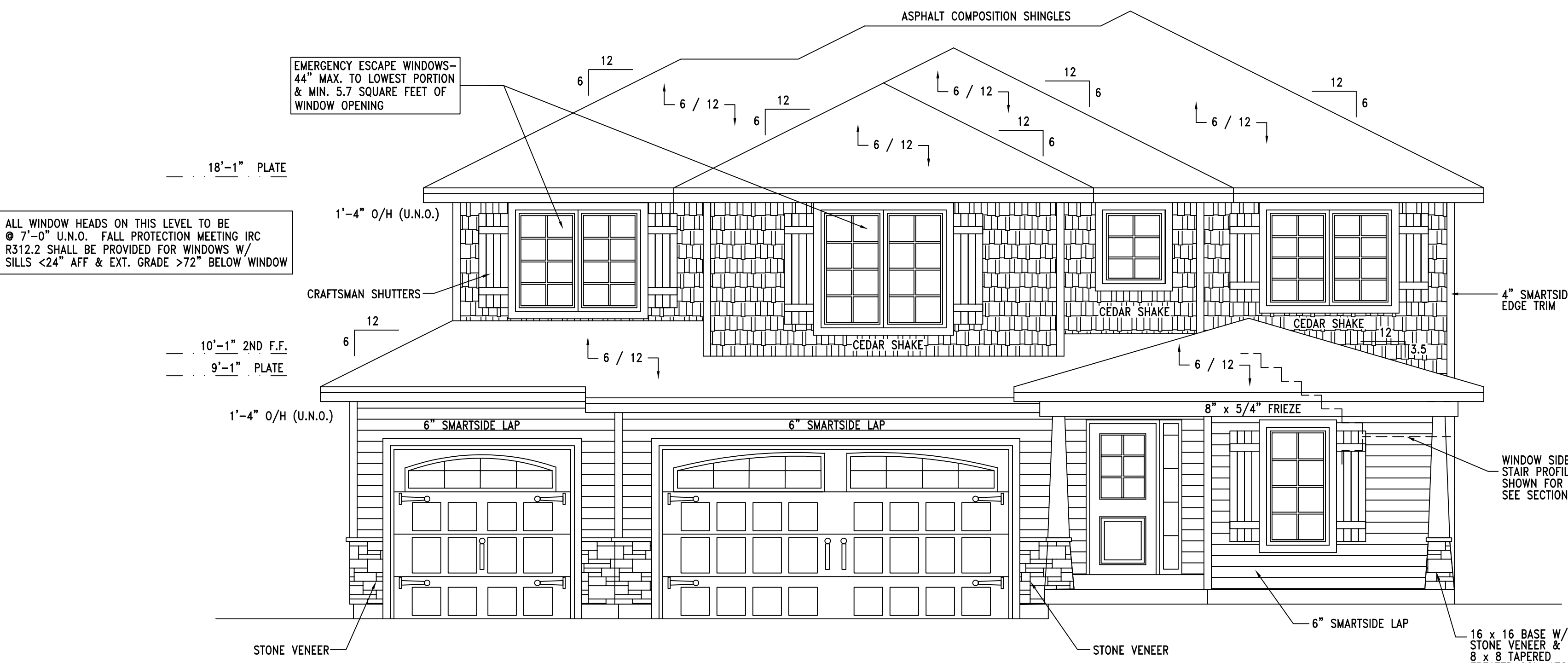
D SIDES & REAR ELEVATION—FULL BASEMENT
1/8" = 1'-0"



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



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



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

GENERAL NOTES AND REQUIREMENTS

DOORS AND WINDOWS:

- 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
- 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
- CABLE 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.

GYPSON BOARD:

- 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

- 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 UTILITY 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 & SW. ROOMS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT
- ALL 15 & 20-AMP 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 AFT
 - 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

- 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 @ 6" O.C. ALONG EDGES & 8d COMMONS @ 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:
 - 3,000 PSI FOR FOOTINGS, FOUND. WALLS & VERT. SUPPORTS
 - 3,500 PSI FOR GARAGE FLOOR
- CONC. EXPOSED TO WEATHER TO HAVE 6% (+/-1%) 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" SPLIT WEDGE BOLTS @ 72" O.C. MAX. 12' FROM ENDS
- PROVIDE 24" LAPS MIN. INCLUDING CORNERS
- INSTALL HOLDOWN 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 8 & 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:	0.57 EF MIN
ELECTRIC INSTANT:	0.93 EF MIN

- 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

BRACED WALL LINE SCHEDULE

WALL LINE	REQ'D LENGTH	PROVIDED LENGTH	END CONDITION
M A I N F L O O R			
A	7.01'	12.00'	3,4
B	9.24'	12.00'	3,3
C	10.25'	14.00'	2,4
1	5.83'	8.00'	3,3
2	5.77'	8.00'	3,3
3	8.33'	12.00'	3,3
U P P E R F L O O R			
A	8.44'	10.00'	4,4
B	10.21'	16.00'	3,3
C	7.97'	15.00'	3,3
1	5.22'	8.00'	3,5
3	8.02'	12.00'	3,5

SQUARE FOOTAGE CALCULATIONS

MAIN LEVEL = 1,160 GSF
UPPER LEVEL = 1,400 GSF
3-CAR GARAGE = 760 GSF
REAR PATIO/DECK = 156 GSF
COVERED PORCH = 115 GSF
*LOWER LEVEL SHOWN UNFINISHED



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A MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

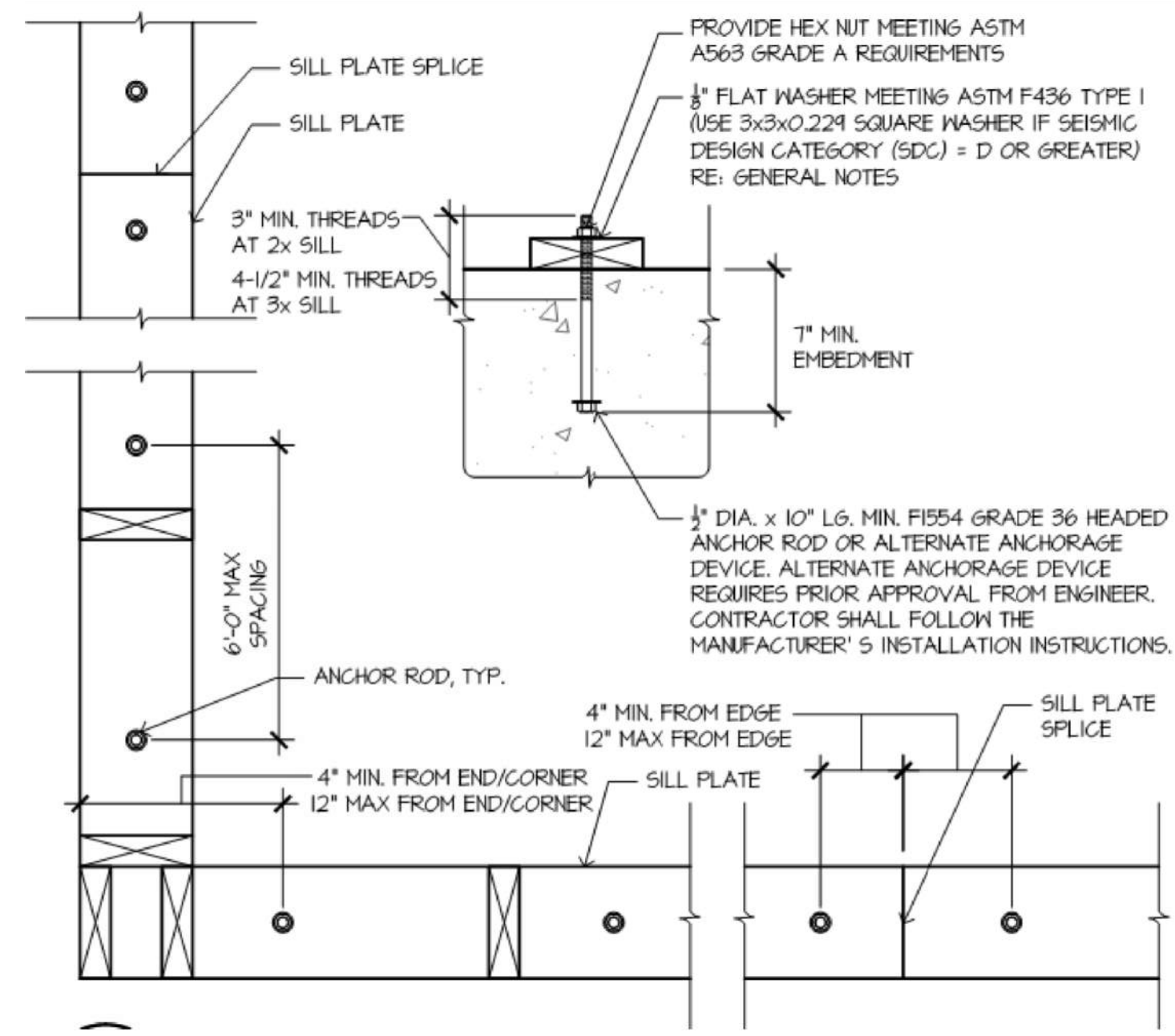


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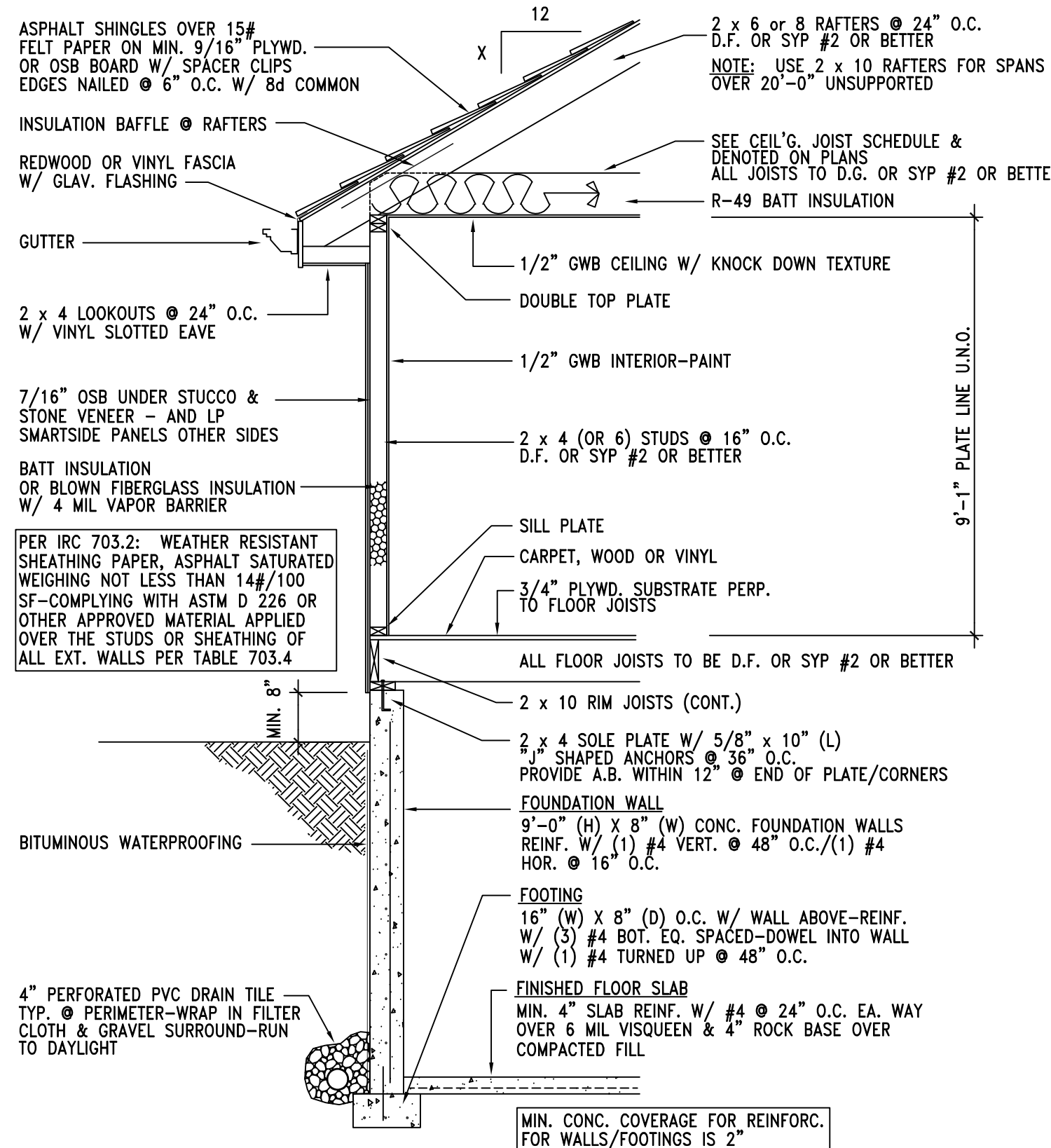
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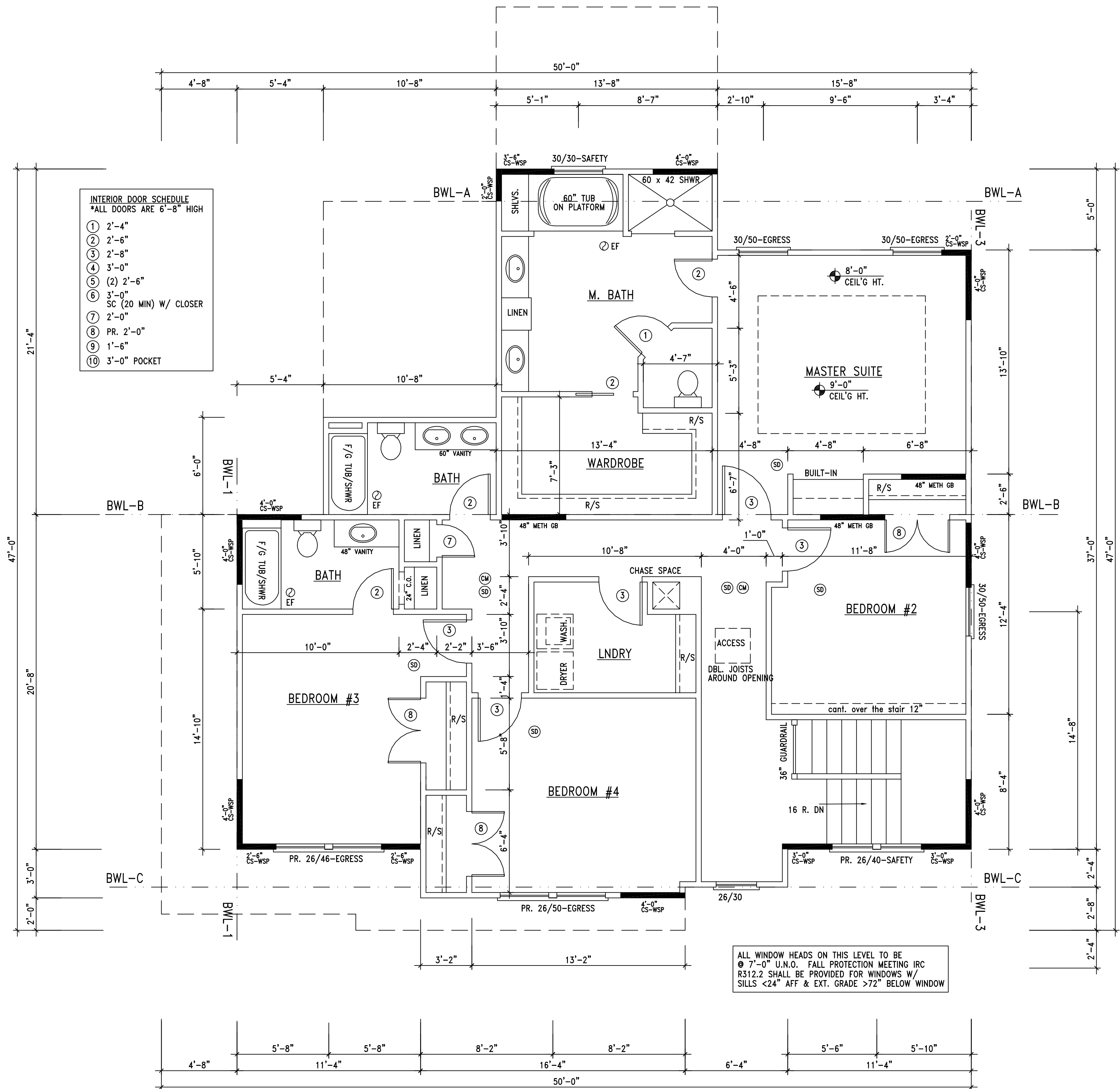
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C SILL PLATE LAYOUT/DETAILS
N.T.S.



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



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

INTERIOR DOOR SCHEDULE	
*ALL DOORS ARE 6'-8" HIGH	
1	2'-4"
2	2'-6"
3	2'-8"
4	3'-0"
5	(2) 2'-6"
6	3'-0"
7	2'-0"
8	PR. 2'-0"
9	1'-6"
10	3'-0" POCKET

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N.T.S



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$$1/4'' = 1'-0''$$

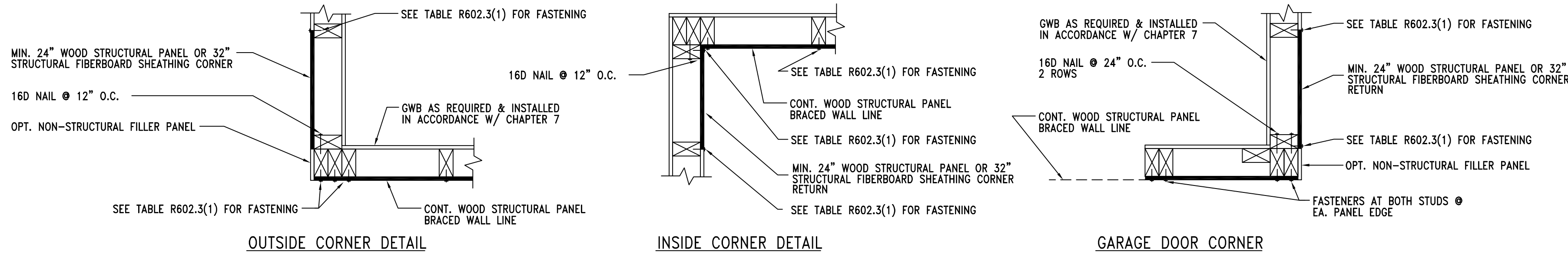

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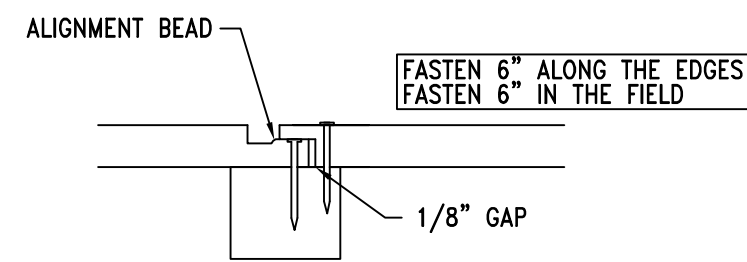


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D CS-WSP CORNER FRAMING DETAILS

N.T.S.



SMARTSIDE DOUBLE ROW NAIL PATTERN

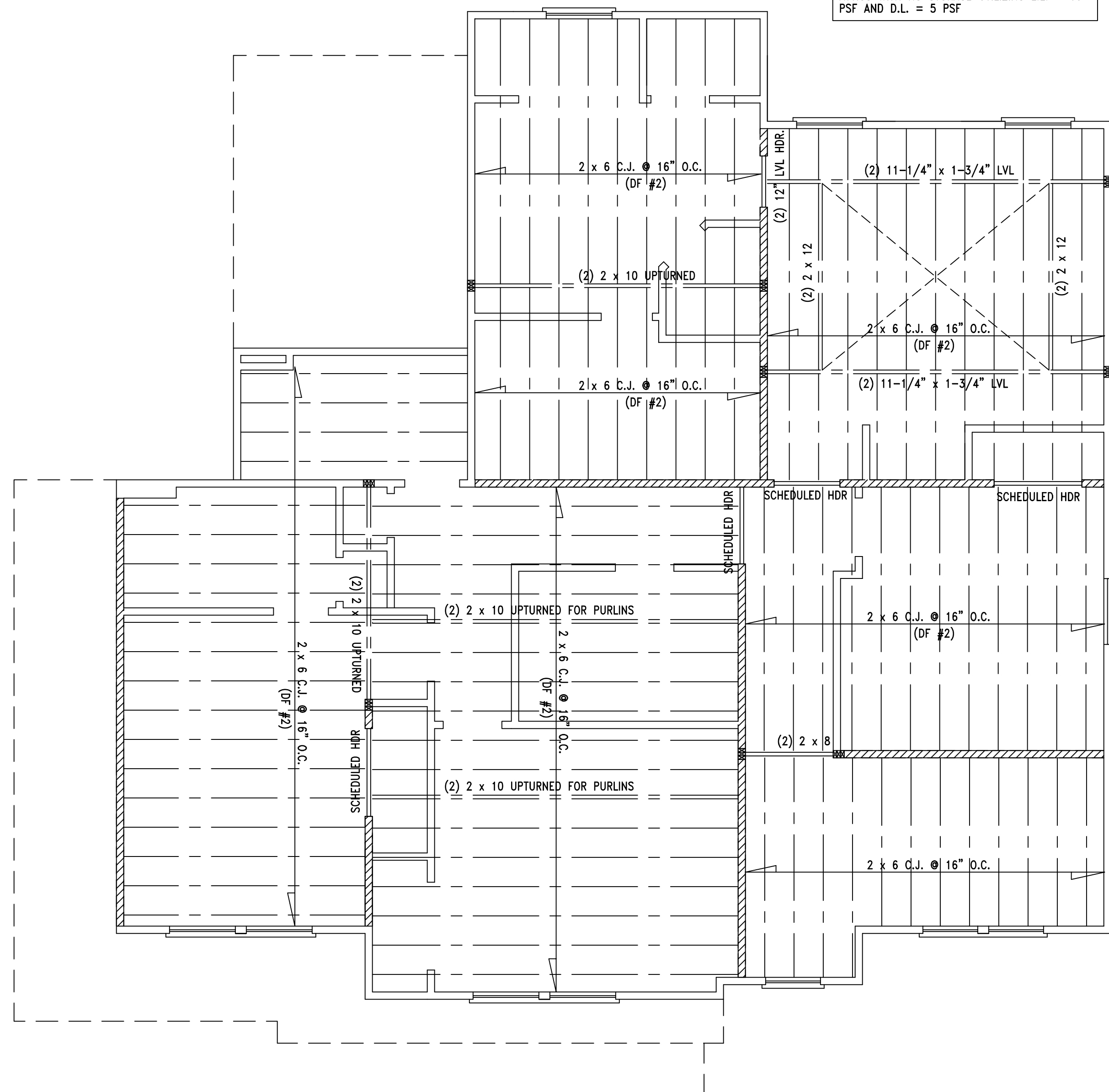
E SMARTSIDE PANEL NAILING PATTERN

N.T.S.

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

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

FASTENER SCHEDULE
TOP PLATE TO STUD = (2) 16d
STUD TO SOLE PLATE = (3) 8d
HEADER = 16d @ 9"
JOIST TO PARTITION = (3) 16d
JOIST TO PARALLEL RAFTER = (3) 16d
RAFTER TO PLATE = (2) 16d
TRIPLED CORNERS = 16d
RAFTER TO RIGGE = (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



B UPPER LEVEL FRAMING PLAN

1/4" = 1'-0"

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'-5"	(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'-5" - 4'-7"	(2) 2x10	2			
4'-8" - 5'-3"	(2) 2x12	2			

TYPICAL HEADER

- NOTES:
- NOT FOR OPEN WEB FLOOR TRUSS SYSTEMS
 - BASED ON A MAXIMUM JOIST SPAN OF 18FT
 - HEADERS SUPPORT FLOOR LOADS ONLY. RE: PLANS OR CONTACT ENGINEER IF ROOF LOADS NEED TO BE SUPPORTED.
 - 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.
 - FRAMER SHALL CONTACT ENGINEER IF ENGINEERED LUMBER IS TO BE UTILIZED.

C BEARING WALL HEADER SCHEDULE

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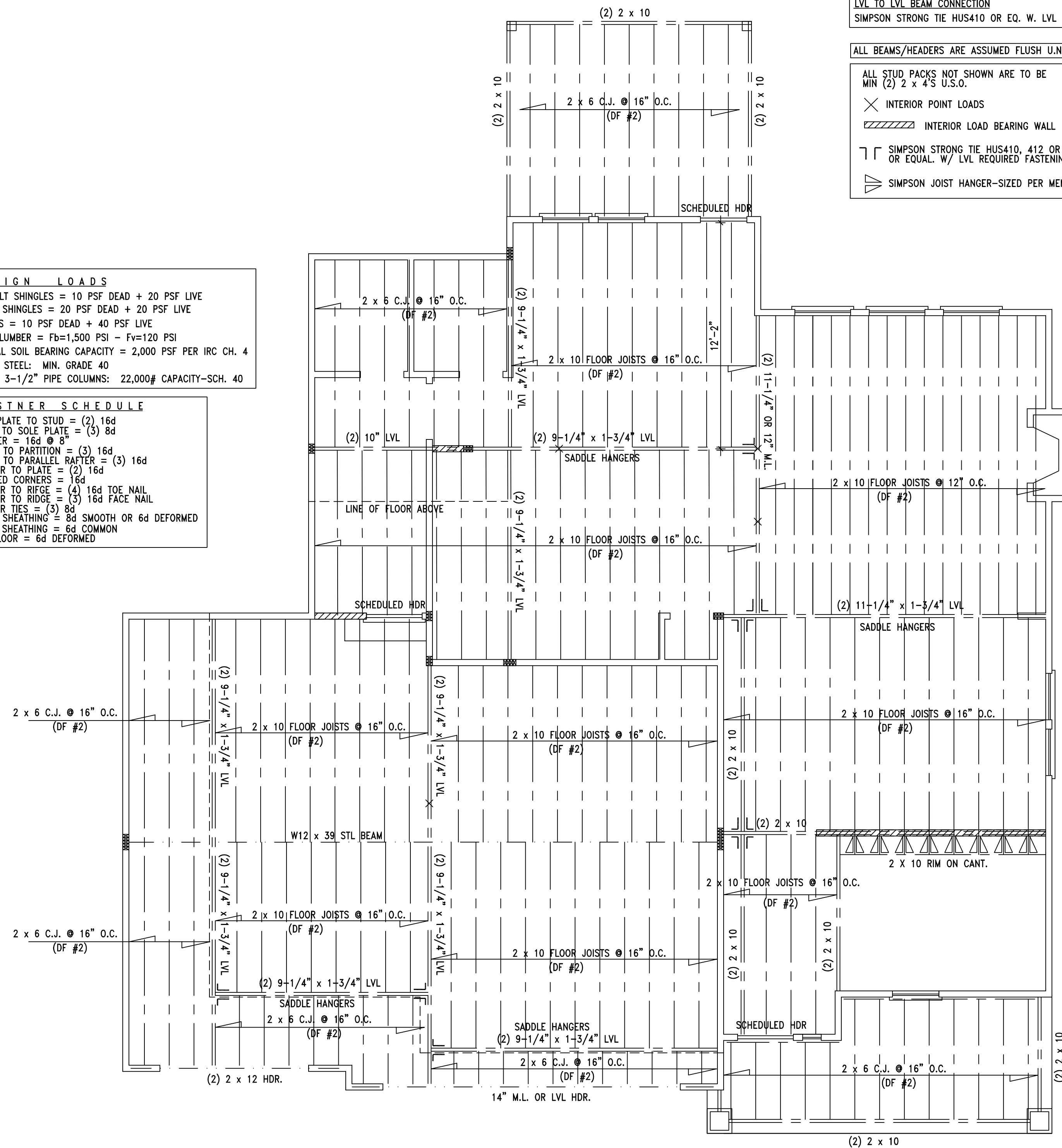
LVL REQUIRED BEARING (PARALLEL W/ BEARING WALL)
MIN. 50% OF TOTAL LVL THICKNESS (I.E. 9-1/4" LVL = 4.6")

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

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.
- 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



A MAIN LEVEL FRAMING PLAN

1/4" = 1'-0"

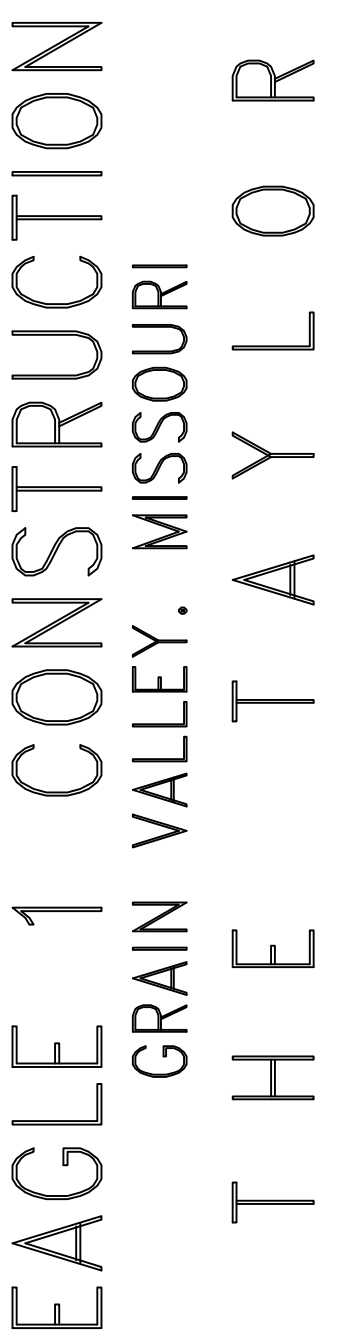


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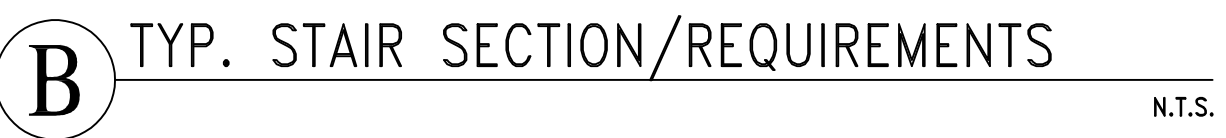
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REVISION	DATE

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T.S. (A)


$$1/4'' = 1'-0''$$



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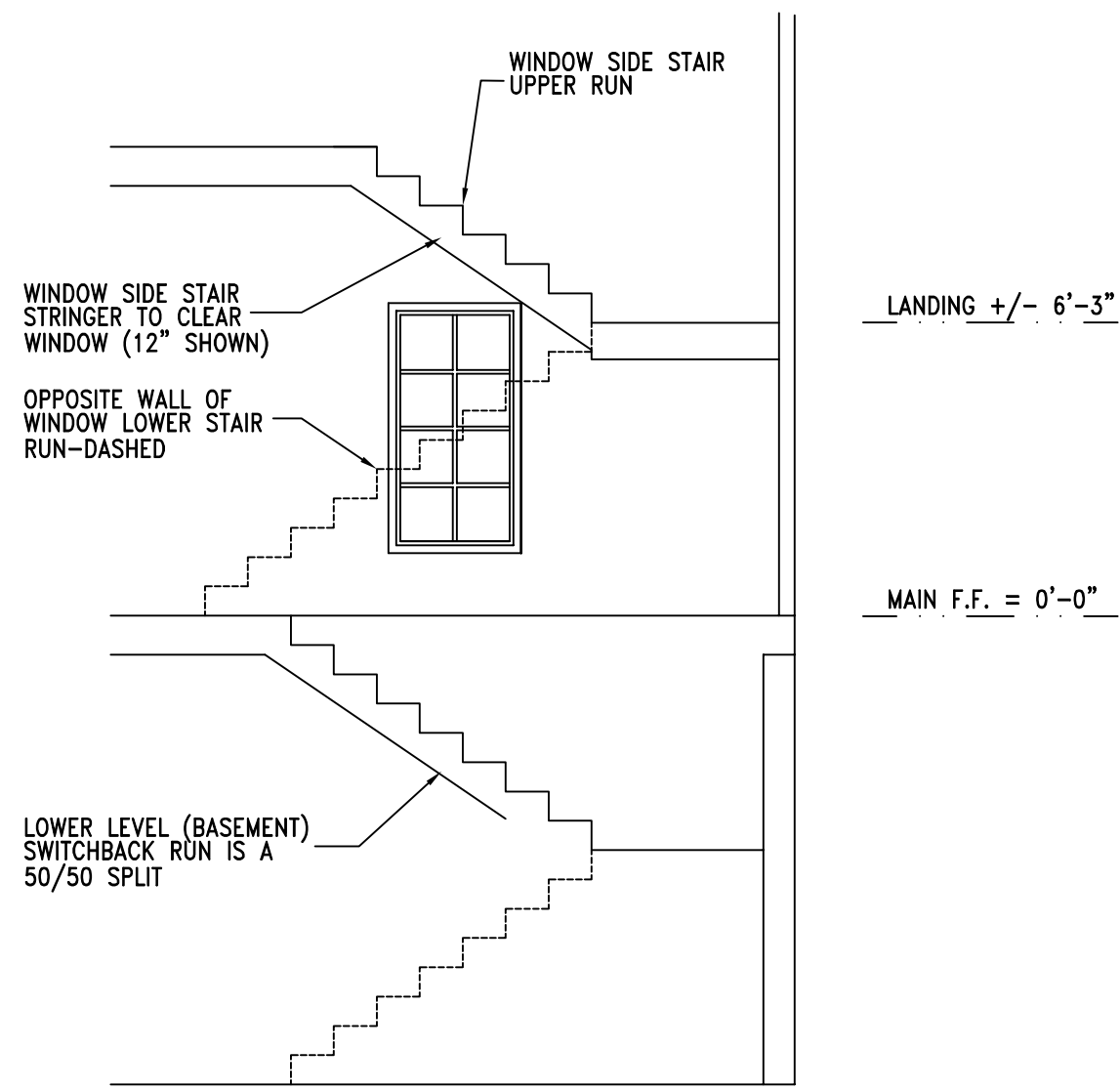
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B SPECIFIC STAIR SECTION

1/4" = 1'-0"



A PORTAL FRAME W/ HOLD-DOWN (PFH)

PER 2012 IRC R602.10

