

sheet:

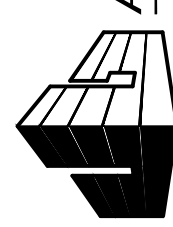
X

of 10

ARCHITECT SITE PLAN

NEW RESIDENCE AT:
28 Midpark Lane
Ladue, MO 63124

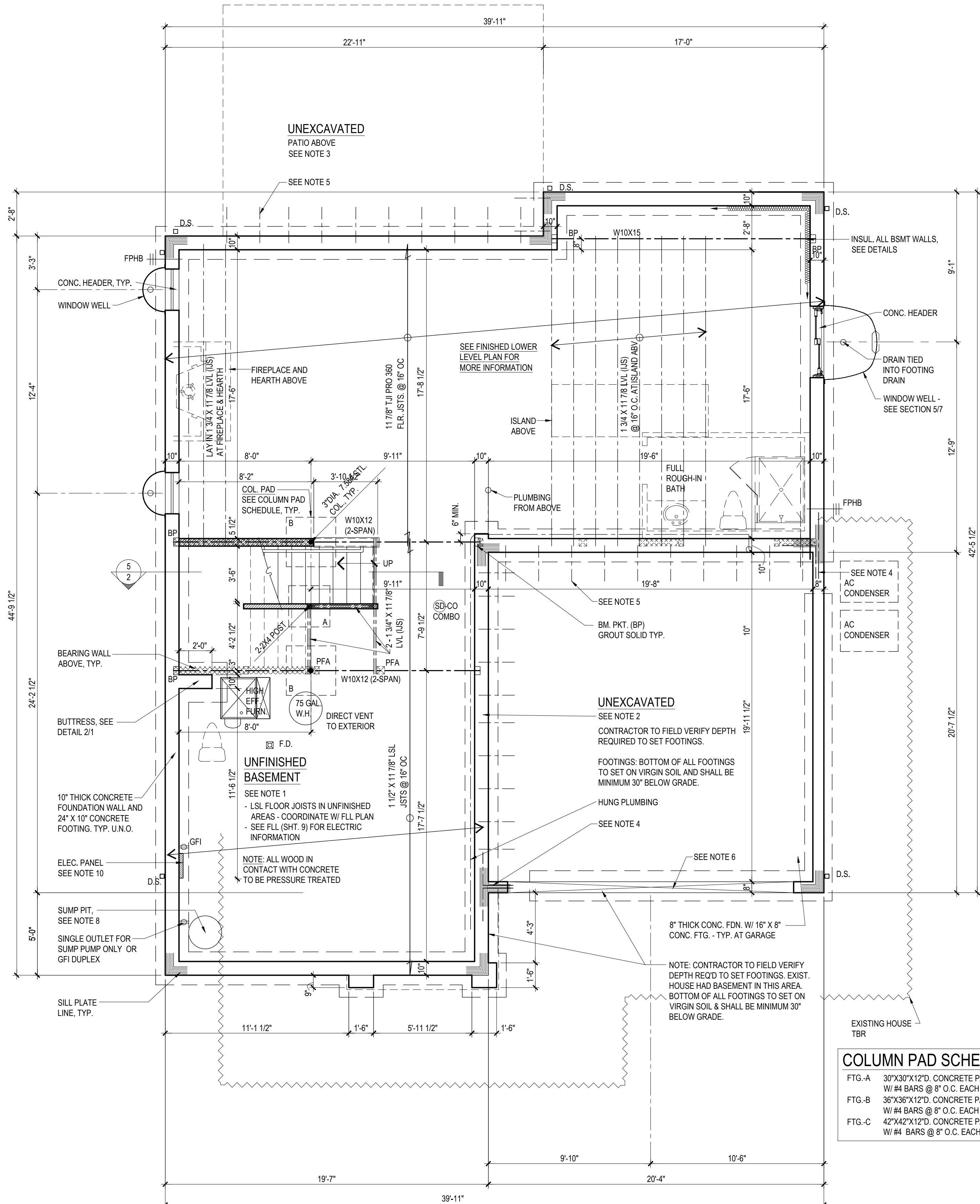
Douglas
Properties



JIM BULEJSKI
ARCHITECTS

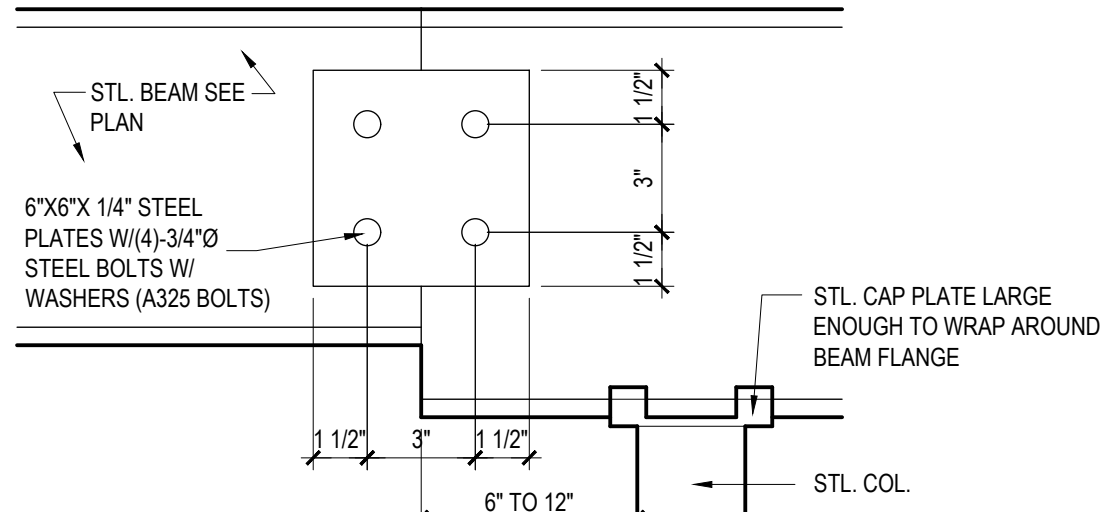
345 MARSHALL AVE • SUITE 100 • ST. LOUIS, MO 63119
PHONE 314-662-6700 • FACSIMILE 314-662-6702
EMAIL: JIM@JBARCHITECT.COM • ©

date:
ARB SUBMITTAL: 7/11/19
RE-DESIGN: 7/17/19
7/23/19



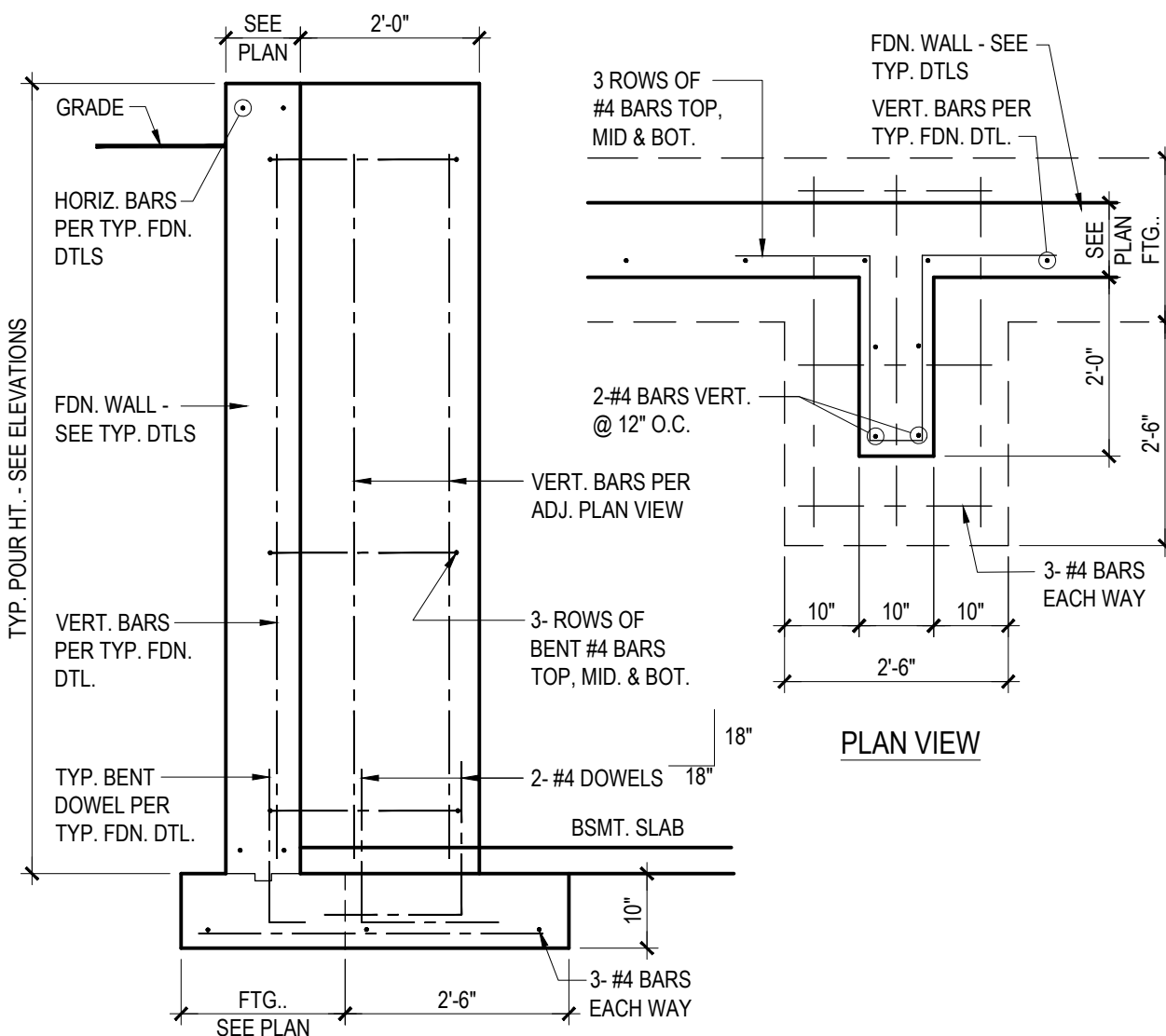
FOUNDATION PLAN

1/4" = 1'-0"



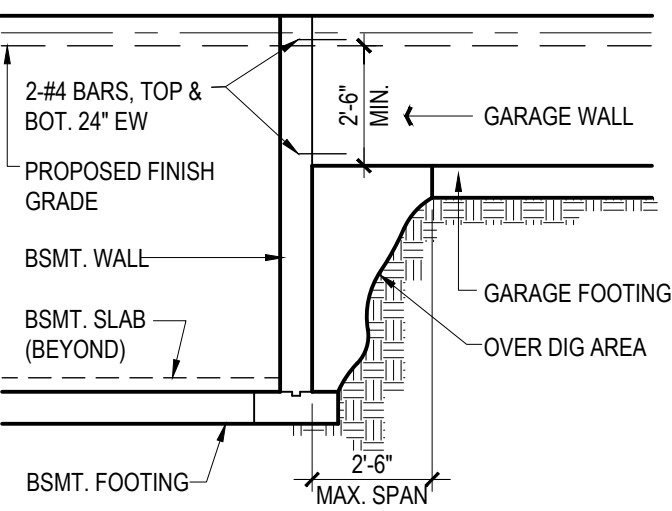
BEAM SPLICE DETAIL

N.T.S.



INTERIOR BUTTRESS DETAIL

1/2" = 1'-0"



GARAGE FTG. IN RELATION TO A BASEMENT FOOTING

1/4" = 1'-0"

(PORCH FOOTING SIMILAR)

FOUNDATION DRAWING NOTES

1. BASEMENT SLAB: 3-1/2" CONCRETE SLAB OVER 6 MIL. VAPOR BARRIER (LAP JOINTS MIN. 6" AND SEAL) OVER MIN. 4" GRAVEL OR CRUSHED STONE (SLOPE TO FLOOR DRAIN).
 2. GARAGE SLAB: 4" CONCRETE SLAB WITH FIBERMESH REINFORCING OVER 6 MIL. VAPOR BARRIER (LAP JOINTS MIN. 6" AND SEAL) OVER MIN. 4" GRAVEL OR CRUSHED STONE (SLOPE TO GARAGE DOOR MINIMUM 4" U.N.O.).
 3. EXTERIOR PORCH/PATIO SLABS: 4" CONCRETE SLAB WITH 6"X6" W1.4XW1.4 WWF OVER MIN. 4" GRAVEL OR CRUSHED STONE. SLOPE AWAY FROM FOUNDATION WITH EDGES TURNED DOWN BELOW GRADE MINIMUM 12" OR TO TOP OF FOUNDATION WALL.
 4. (2) #4 BARS TOP, MIDDLE, AND BOTTOM, 24" EA. WAY. TYP. AT ALL INTERSECTING WALLS.
 5. #4 BARS AT 24" O.C. DOWEL INTO FOUNDATION WALL AND BEND 24" INTO CONCRETE SLAB. TYPICAL AT EXTERIOR PORCH SLABS AND GARAGE SLAB (ADJACENT TO BASEMENT FOUNDATION WALL).
 6. HOLD DOWN TOP OF FOUNDATION WALL AT DOOR TO RECEIVE CONCRETE SLAB.
 7. FOOTINGS AND PIERS: BOTTOM OF FOOTINGS TO BE MINIMUM 30" BELOW GRADE. PIERS TO EXTEND MIN. 24" INTO SOLID, UNDISTURBED SOIL AND MIN. 30" BELOW GRADE.
 8. DRAINAGE SYSTEM SHALL DISCHARGE BY GRAVITY TO DAYLIGHT OR BE CONNECTED TO AN APPROVED SUMP (MIN. 24" IN DIAMETER OR 20 INCHES SQUARE AND SHALL EXTEND MIN. 24 INCHES BELOW THE BOTTOM OF THE BASEMENT FLOOR. SUMP SHALL HAVE A FITTED COVER. PROVIDE PUMP IF DRAINAGE SYSTEM IS CONNECTED TO SUMP PIT. DISCHARGING TO OR WITHIN 10' OF A SIDEWALK, DRIVEWAY, STREET, PROPERTY LINE, OR TO CREATE A NUISANCE TO ADJOINING PROPERTIES IS PROHIBITED.
 9. CLASS "B" U.L. APPROVED HVAC FLUE (SIZED BY HVAC CONTRACTOR) AT GAS FURNACE AND WATER HEATER. PROVIDE MINIMUM 2" CLEARANCE.
 10. ELECTRICAL PANEL: 200 AMP, MINIMUM / 600 AMP, MAXIMUM) TO BE SIZED AND LOCATED BY ELECTRICAL CONTRACTOR.
 11. STEEL COLUMNS SHALL BE SCHEDULE 40, SIZED PER PLAN. ALL COLUMNS SHALL HAVE A CAP AND BASE. ADJUSTABLE COLUMNS PERMITTED UNLESS NOTED TO BE FIXED.
 12. MINIMUM OF (2) #6 REINFORCING BARS SHALL BE PROVIDED AROUND ALL WINDOW AND DOOR OPENINGS IN PLAIN CONCRETE FOUNDATION AND BASEMENT WALLS. BARS SHALL EXTEND A MINIMUM OF 24" BEYOND THE CORNERS OF THE OPENINGS.
 13. CONTRACTOR SHALL NOT BACKFILL UNTIL CONCRETE FOUNDATION HAS CURED FOR A MINIMUM OF 7 DAYS.
 14. UNFINISHED BASEMENTS SHALL BE INSULATED TO MIN. R-10. SEE GENERAL NOTES AND DETAILS.
- MECHANICAL: GAS APPLIANCES LOCATED IN SPACES WHERE THE VOLUME IS LESS THAN 50 CUBIC FEET PER 1,000 BTU/HR. INPUT RATING. SHALL HAVE COMBUSTION AIR PROVIDED. MECHANICAL CONTRACTOR SHALL CALCULATE, SPECIFY, AND COORDINATE WITH G.C. ALL ADDITIONAL COMBUSTION AIR AS REQUIRED BY THE MECHANICAL CODE AND LOCAL JURISDICTIONS. LOUVERED DOORS SHALL BE PERMITTED BY THE ARCHITECT IF CALLED OUT ON THE PLANS (VERIFY WITH OWNER). IF ADDITIONAL COMBUSTION AIR IS REQUIRED, MECHANICAL CONTRACTOR SHALL PROVIDE THE FOLLOWING:
USING INSIDE AIR: PROVIDE 1 SQ. IN. PER 1000BTU/HR. IN HIGH AND LOW OPENINGS. MINIMUM OPENING SIZE 100 SQ. IN.
USING OUTSIDE AIR: PROVIDE 1 SQ. IN. PER 4,000 BTU/HR. (1 SQ. IN. PER 2,000 BTU/HR. IF DUCTED HORIZONTAL OPENING).

HIGH CEILINGS ARE IMPORTANT TO THE OWNER. COORDINATE DUCTWORK ARRANGEMENTS WITH OWNER BEFORE INSTALLING. RUN DRYWALL DIRECTLY BELOW STEEL BEAM AND DO NOT DROP DOWN LOWER THAN THIS POINT.

PLUMBING CONTRACTOR TO LOCATE PLUMBING PIPING AND PLUMBING STACKS TO AVOID CONFLICT WITH FINISH BASEMENT PLAN AND TO AVOID CONFLICT WITH FUTURE FINISH WORK THAT MAY OCCUR IN UNFINISHED BASEMENT AREAS. REVIEW LOCATION OF PLUMBING STACKS WITH OWNER.

LIST OF SHEETS

1. FOUNDATION PLAN
2. FIRST FLOOR PLAN AND STAIR SECTION
3. SECOND FLOOR PLAN AND ROOF PLAN
4. FRONT AND LEFT SIDE ELEVATION
5. REAR AND RIGHT SIDE ELEVATION
6. ELECTRIC PLANS
7. SECTIONS & DETAILS
8. BRACING PLANS & DETAILS
9. FINISHED LOWER LEVEL PLAN
10. GENERAL NOTES

LEGEND

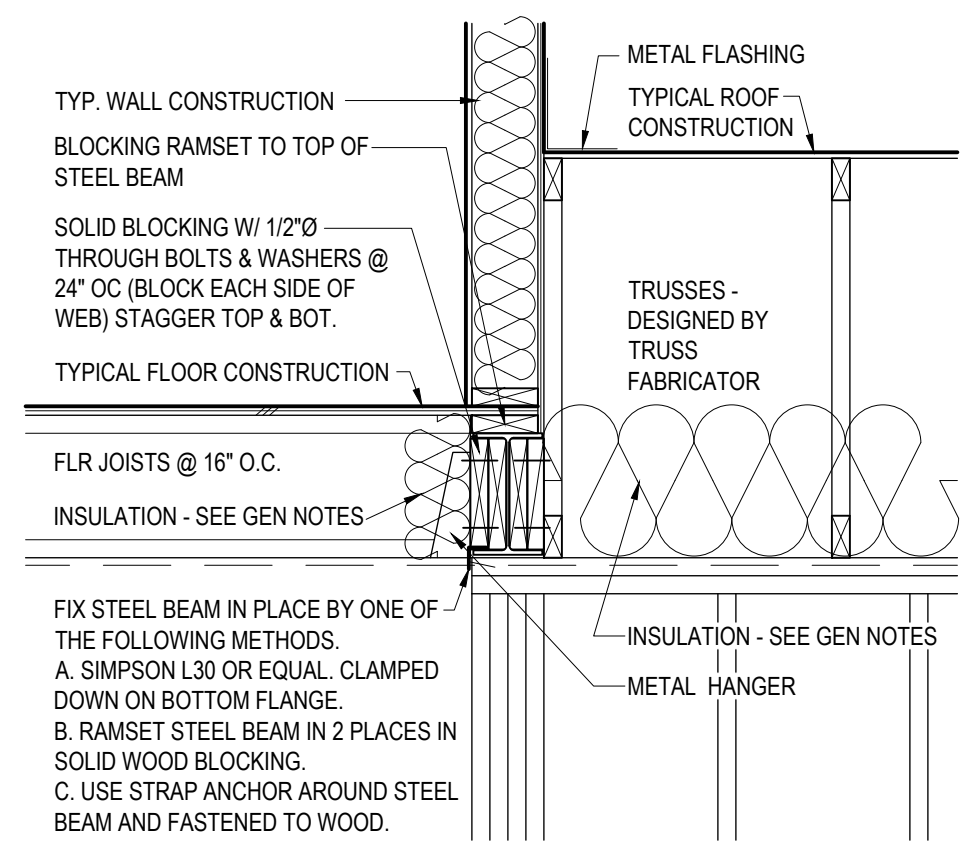
	WALL FILL / BRICK
	BRG. WALL
	BRG. FROM ABV.
	WALL BRACING
	POST & HEADER
	GIRDER TRUSS
	MTL. HANGER
	POST

BUILDING CODE INFORMATION:

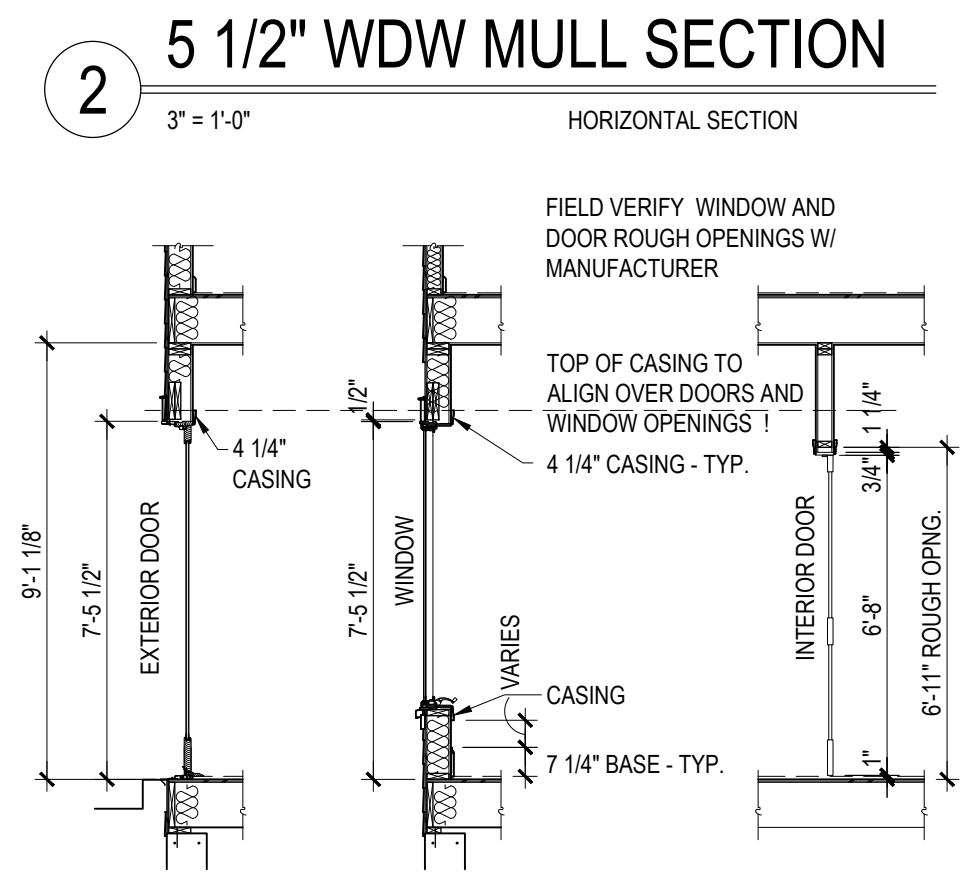
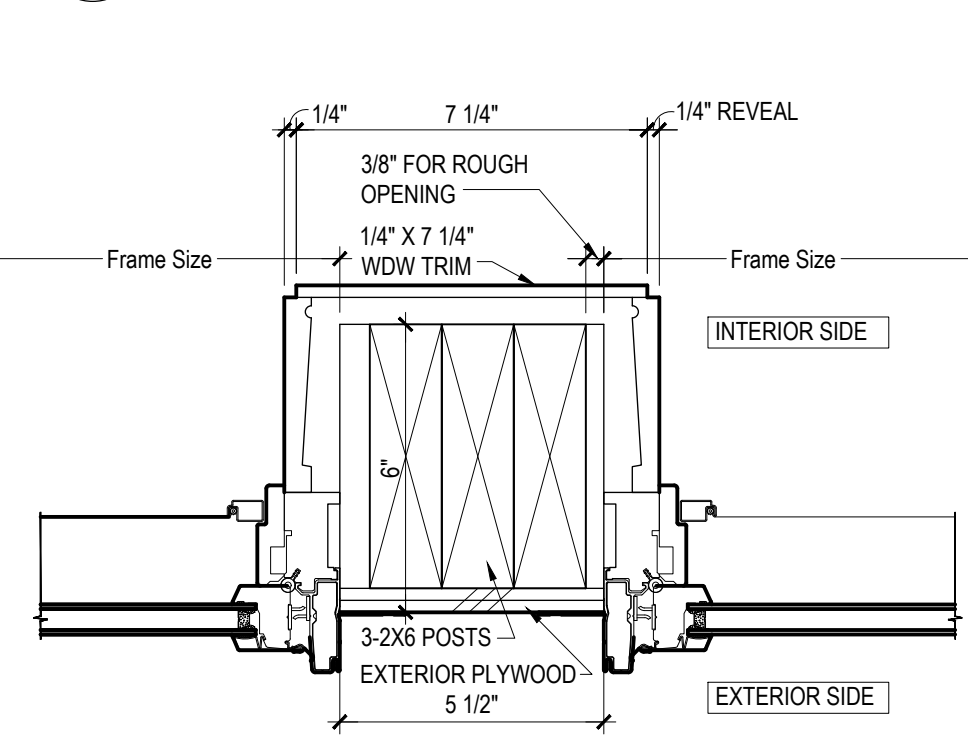
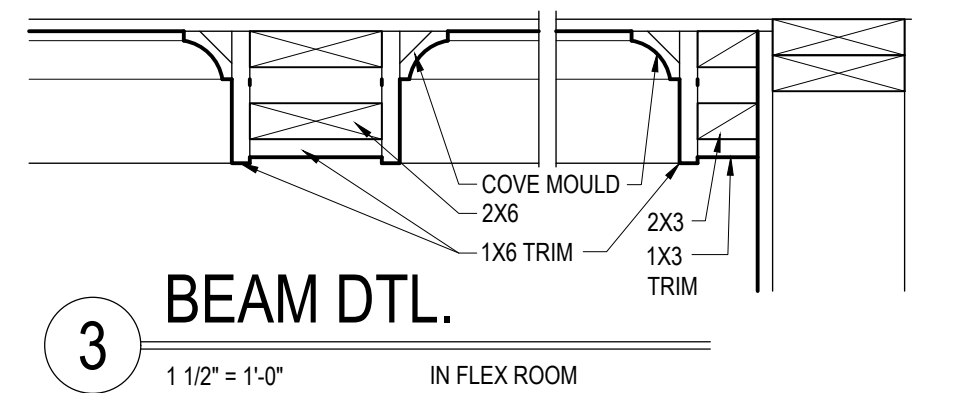
LADUE, MISSOURI	
BUILDING:	2015 INTERNATIONAL RESIDENTIAL CODE
PLUMBING:	2015 INTERNATIONAL PLUMBING CODE
MECHANICAL:	2015 INTERNATIONAL MECHANICAL CODE
ELECTRICAL:	2008 NATIONAL ELECTRIC CODE
FIRE:	2015 INTERNATIONAL FIRE CODE



Jim Bulejski Architects
28 MIDPARK LANE



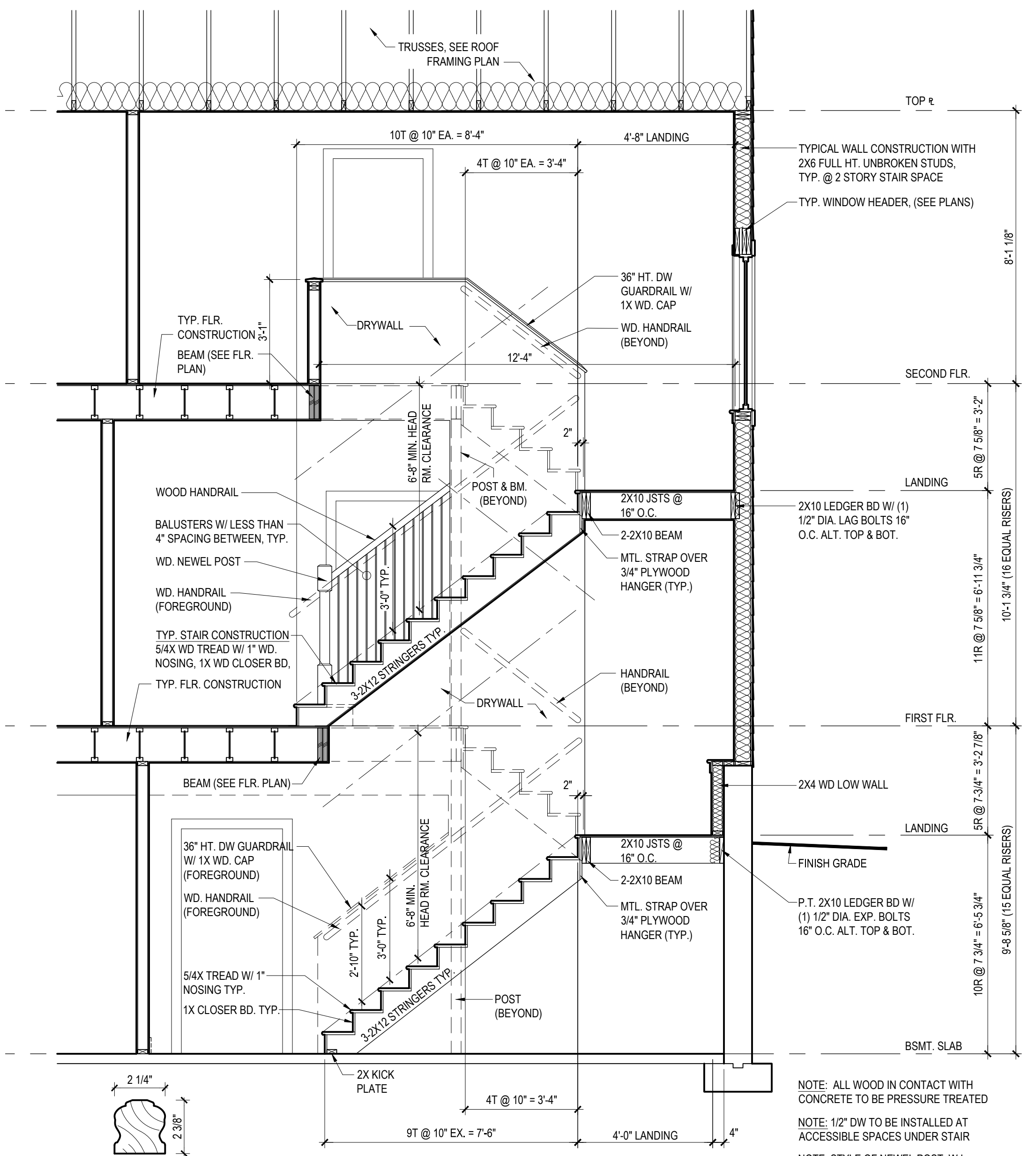
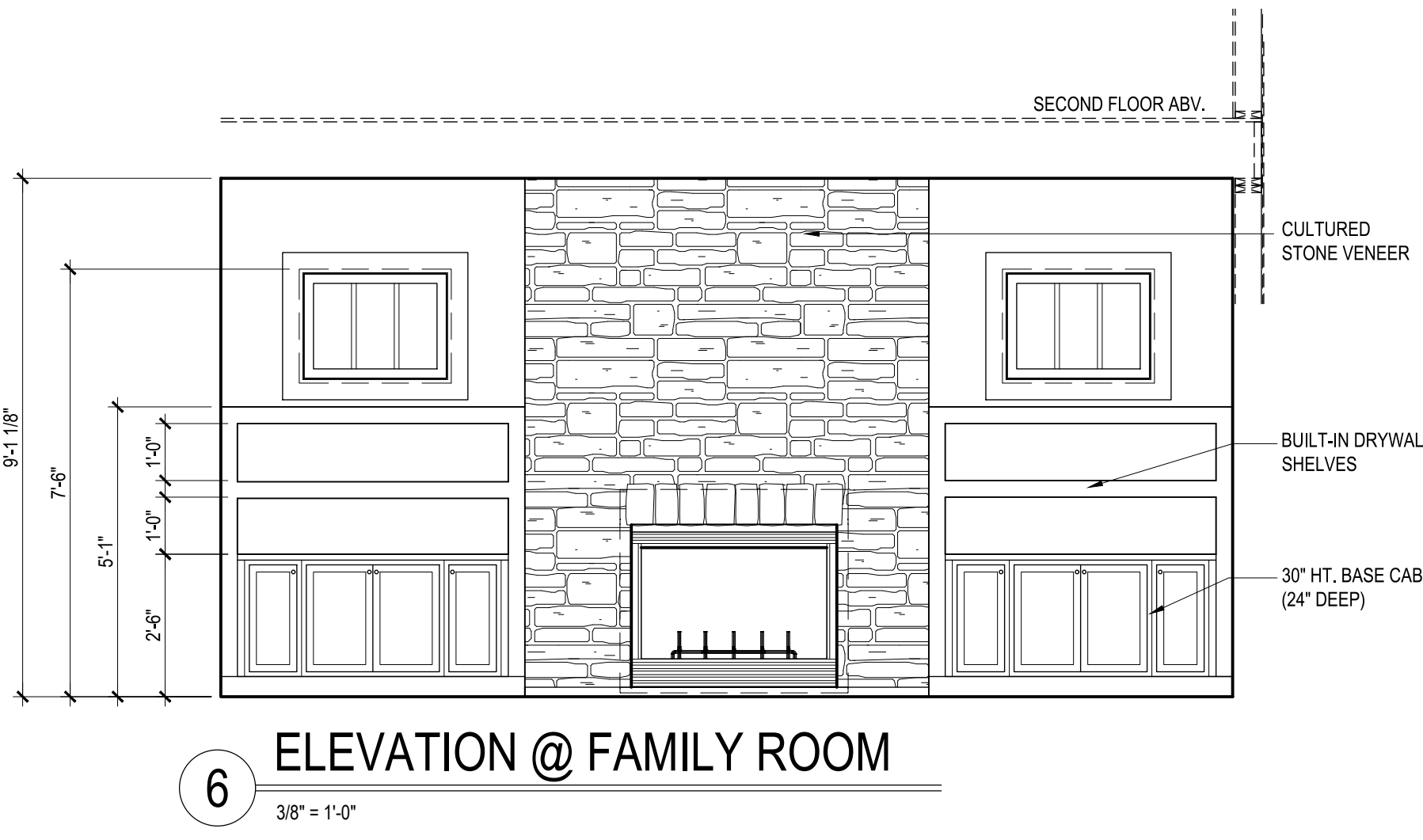
4 STL. BEAM - IN JOIST SPACE
3/4" = 1'-0"



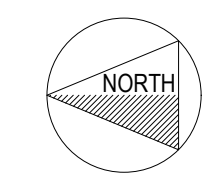
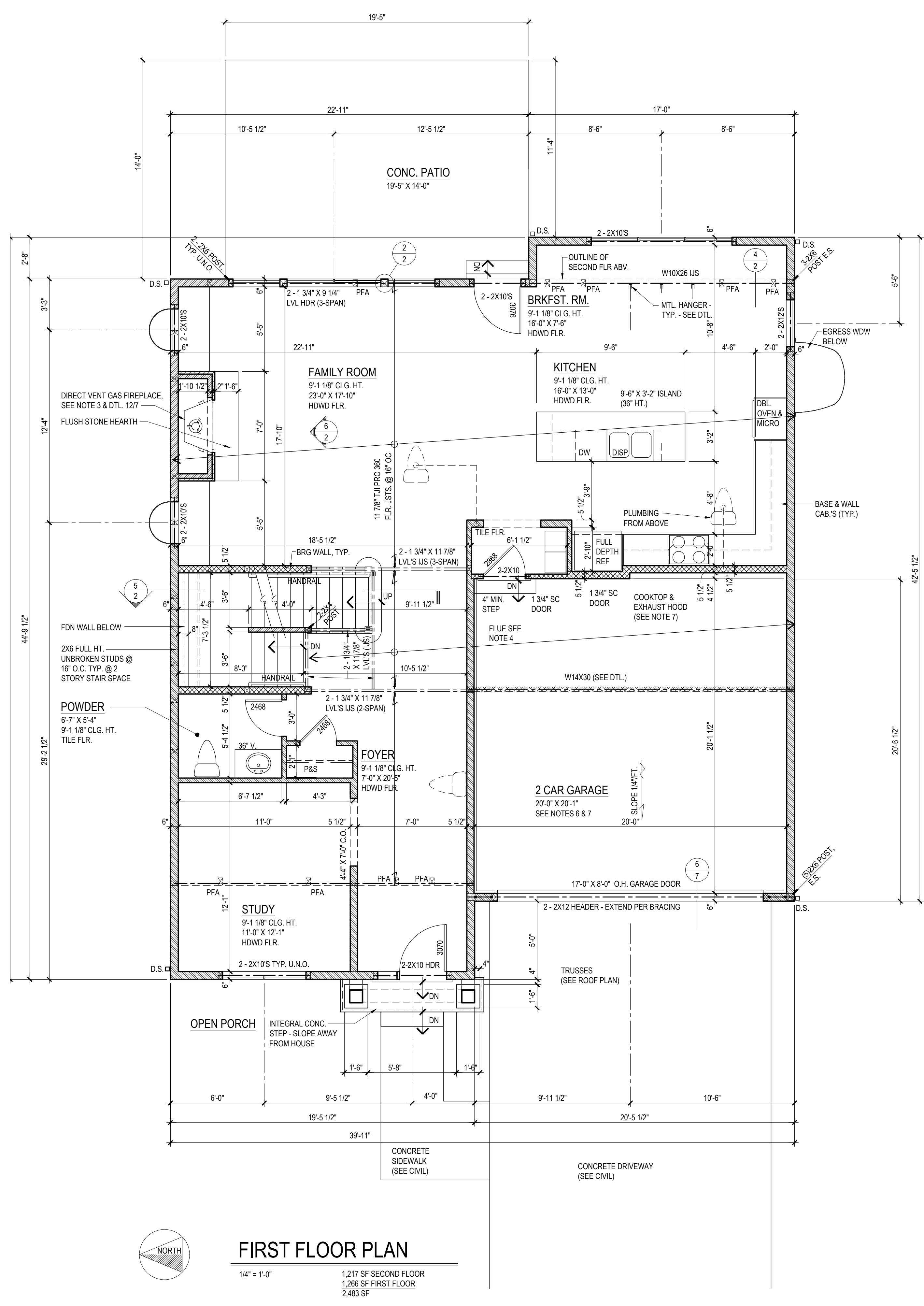
1 WDW / DOOR HEAD & TRIM RELATIONSHIP DTL.

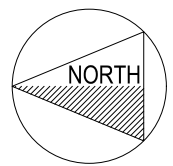
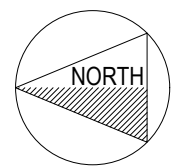
FLOOR PLAN DRAWING NOTES

- ALL INTERIOR WALLS TO BE 3 1/2" (2X4 STUDS), UNLESS NOTED OTHERWISE (U.N.O.). ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING (U.N.O.).
- POST INDICATED SHALL BE MINIMUM (2) 2X WALL THICKNESS, GLUED AND NAILED, UNLESS NOTED OTHERWISE. POSTS CARRYING MINIMAL LOADS, LESS THAN 8'-0" IN HEIGHT AND SUPPORTING HEADERS SPANNING 3'-0" OR LESS MAY CONSIST OF A SINGLE 2X CRIPPLE AND (1) FULL HT. UNBROKEN STUD UNLESS NOTED OTHERWISE. MINIMUM HEADER SIZE (2) 2X10'S GLUED AND NAILED.
- FIREPLACE: HEATILATOR CALIBER CD4236 (36" VIEWING AREA) OR CD4842 (42" VIEWING AREA) DIRECT VENT GAS PRE-FABRICATED FIREPLACE OR AS SELECTED BY OWNER (SEE SECTION). SURROUND, MANTLE, AND HEARTH TO BE SELECTED BY OWNER. COORD. WITH MFR. FOR MIN. ROUGH-IN DIMENSIONS, HEARTH WIDTH, AND EXTENSION.
- PROVIDE 2" MINIMUM CLEARANCE TO COMBUSTIBLES AT ALL GAS FLUES, TYPICAL.
- GARAGE/HOUSE SEPARATION WALL TO BE INSULATED MINIMUM R-13.
- GARAGE-ATTACHED W/ STORY ABOVE: 5/8" TYPE X DRYWALL ON GARAGE SIDE OF GARAGE/HOUSE SEPARATION WALL UP TO 5/8" TYPE X DRYWALL CEILING. ALL BEARING WALLS, BEAMS, AND COLUMNS SUPPORTING THE FLOOR/CEILING ASSEMBLY TO HAVE MIN. 5/8" TYPE X DRYWALL.
- COOKTOP/RANGE WITH EXHAUST HOOD. PROVIDE GAS AND/OR ELECTRIC HOOKUPS AS REQUIRED. IF EXHAUST EXCEEDS 400 C.F.M., PROVIDE MAKE-UP AIR. ALL EXHAUST TO BE VENTED TO EXTERIOR PER ALL LOCAL CODES.
- LAUNDRY: WASHER TO BE PLACED IN A FLOOD SAVER WITH DRAIN. PROVIDE IN-WALL WASHER OUTLET BOX AND RECESSED DRYER VENT BOX. DRYER TO VENT TO EXTERIOR.
- SEE ELECTRIC SHEET FOR DEVICE LOCATIONS.



NOTE: THIS SHAPE OR OTHER APPROVED SHAPES TO HAVE 2 1/4" MAX. HORIZ. WIDTH 4" MIN. & 6 1/4" MAX. GRASPABLE PERIMETER DIMENSION





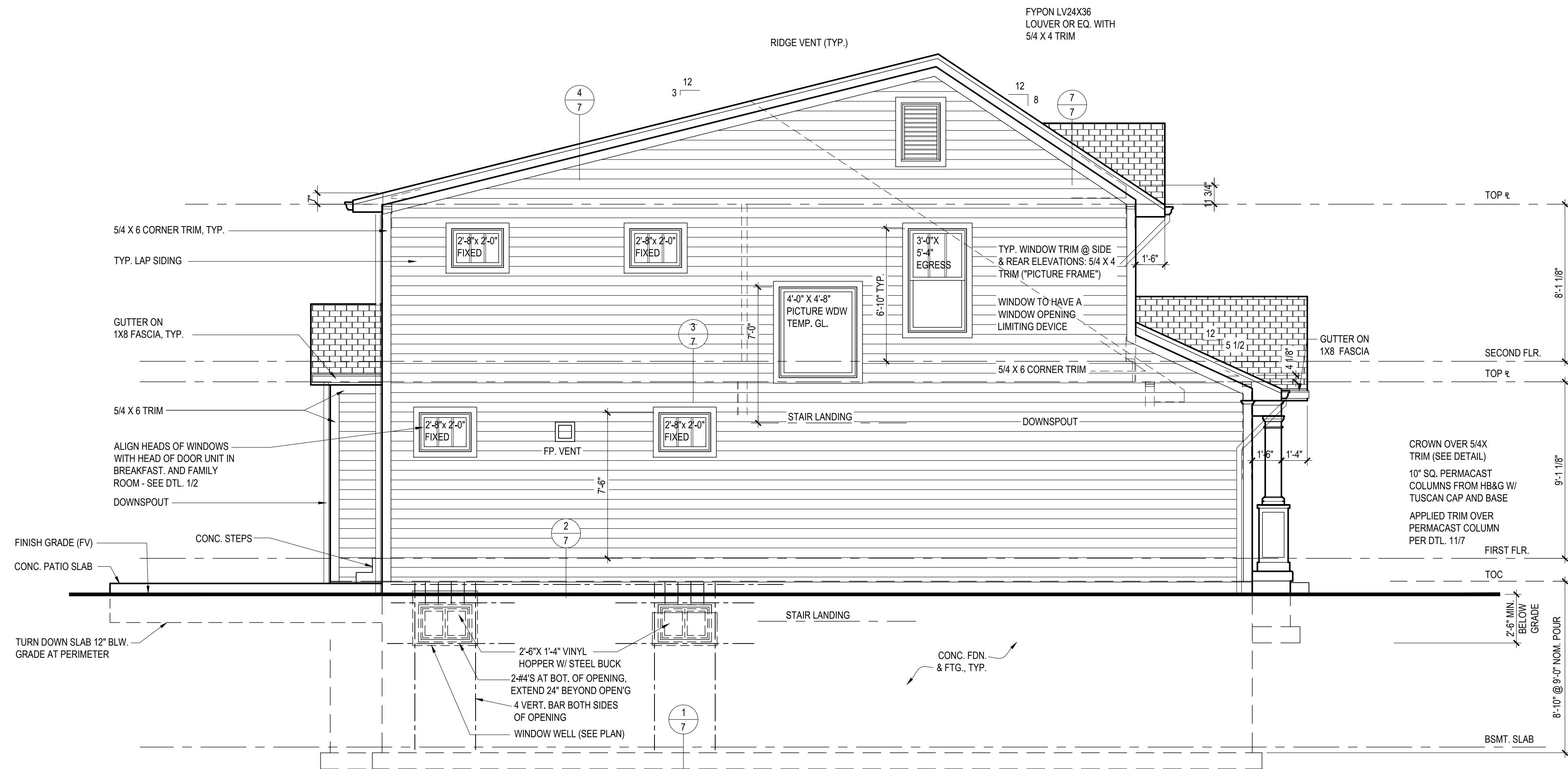
- ## ROOF FRAMING NOTES

- ## FLOOR PLAN DRAWING NOTES

- MECH. NOTES

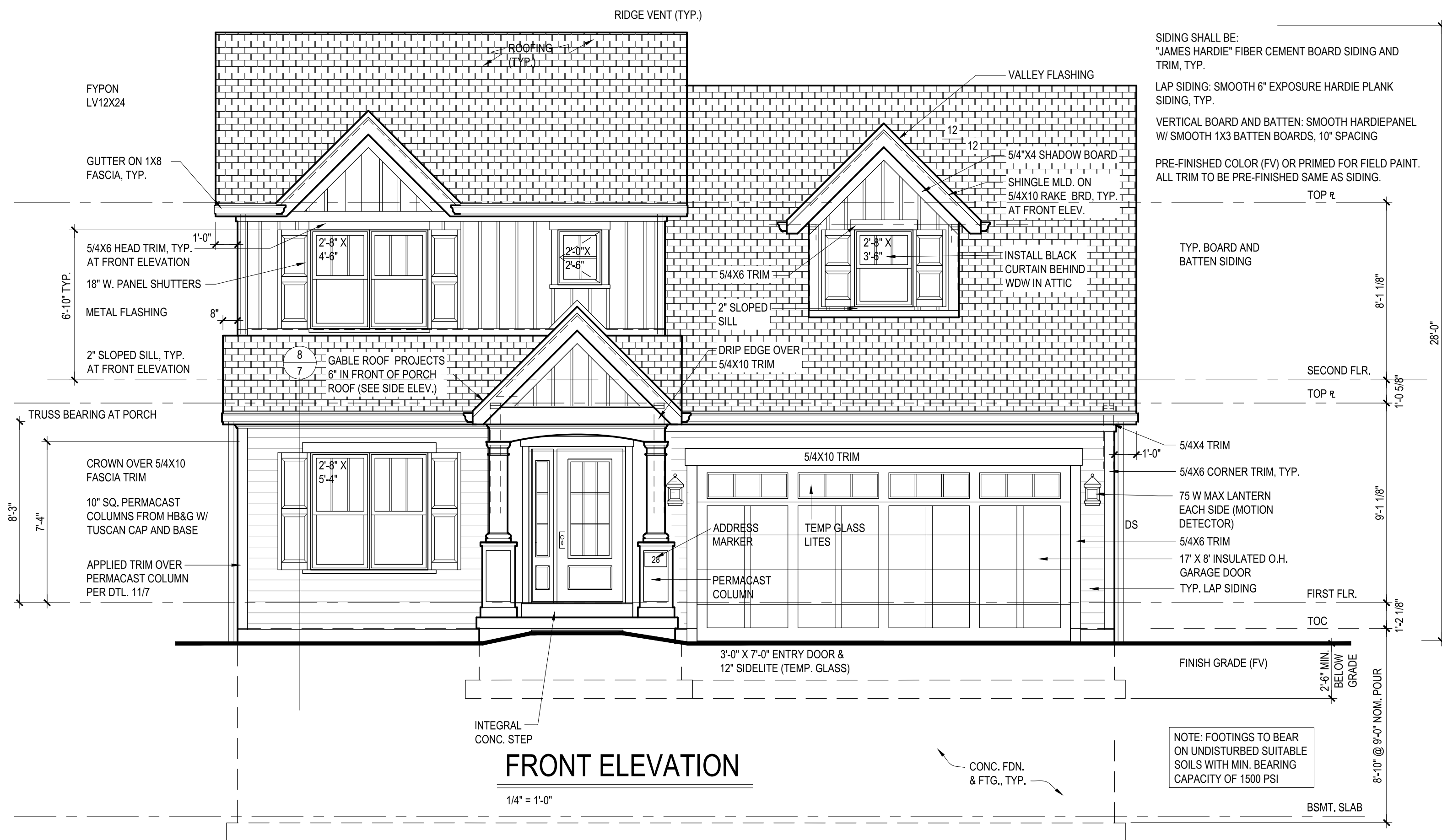
ENERGY CONSERVATION REQUIRED WITH COMBUSTION / VENTILATION OUTSIDE AIR

- SOLID, SELF-CLOSING WEATHERSTRIPPED DOOR
- R-13 INSULATION AT INTERIOR WALLS
- R-19 INSULATION AT FLOOR/CEILING
- WRAPPED, INSULATED DUCTS
- STOPPED WALL PENETRATIONS



LEFT SIDE ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

ELEVATION DRAWING NOTES

- SLOPE GRADE AWAY FROM FOUNDATION MINIMUM 1"FT. FOR A DISTANCE OF 8'-0" OR TO A SWALE.
- FOOTINGS AND PIERS: BOTTOM OF ALL FOOTINGS TO SET ON SOLID, UNDISTURBED SOIL. PIERS TO EXTEND MINIMUM 24" INTO SOLID, UNDISTURBED SOIL. BOTH SHALL BE MINIMUM 30" BELOW GRADE.
- ROOF FLASHING: PROVIDE CORROSION-RESISTANT METAL FLASHING AT ALL ROOF VALLEYS, WALL AND CHIMNEY INTERSECTIONS, PORCHES, DECKS, ETC. ROLLED ROOFING OR (2) LAYERS OF TYPE 1 UNDERLAYMENT MAY BE SUBSTITUTED FOR FLASHING AT THE ROOF VALLEY PROVIDED THE SHINGLES ARE INTERLACED.
- GENERAL CONTRACTOR SHALL CONFIRM USE OF ALL TRIM ACCESSORIES AND MODEL NUMBERS WITH SUPPLIER BEFORE ORDERING.
- WINDOW SIZES ARE GENERIC. WINDOW TYPE: ALUMINUM CLAD EXTERIOR, WOOD INTERIOR. INTERIOR: PRIMED/STAINED. EXTERIOR: BLACK/WHITE.
- EGRESS WINDOW REQUIREMENTS:
(COMPLY WITH IRC 2015 SECTION R310)
 - 44" MAX. SILL HT. A.F.F. AT BASEMENT WINDOWS
 - MIN. NET CLEAR OPENING OF 5.7 S.F. (5 S.F. ALLOWED AT GRADE FLOOR OPENINGS)
 - MIN. OPENING HEIGHT = 24" NET CLEAR
 - MIN. OPENING WIDTH = 20" NET CLEARCONTRACTOR SHALL SUBMIT MANUFACTURER'S DATA WITH PERMIT DOCUMENTS TO SHOW THAT EGRESS WINDOWS MEET THESE REQUIREMENTS.
- WINDOW OPENING REQUIREMENTS:
(COMPLY WITH IRC 2015 SECTION R312)
 - FOR WINDOWS WITH SILLS LESS THAN 24" ABOVE THE FLOOR AND MORE THAN 72" ABOVE GRADE, LIMIT WINDOW OPENINGS TO PROHIBIT PASSAGE OF 4" SPHERE.
 - PROVIDE MECHANISM TO ALLOW FOR EMERGENCY ESCAPE.

Douglas
Properties

NEW RESIDENCE AT:
28 Midpark Lane
Ladue, MO 63124

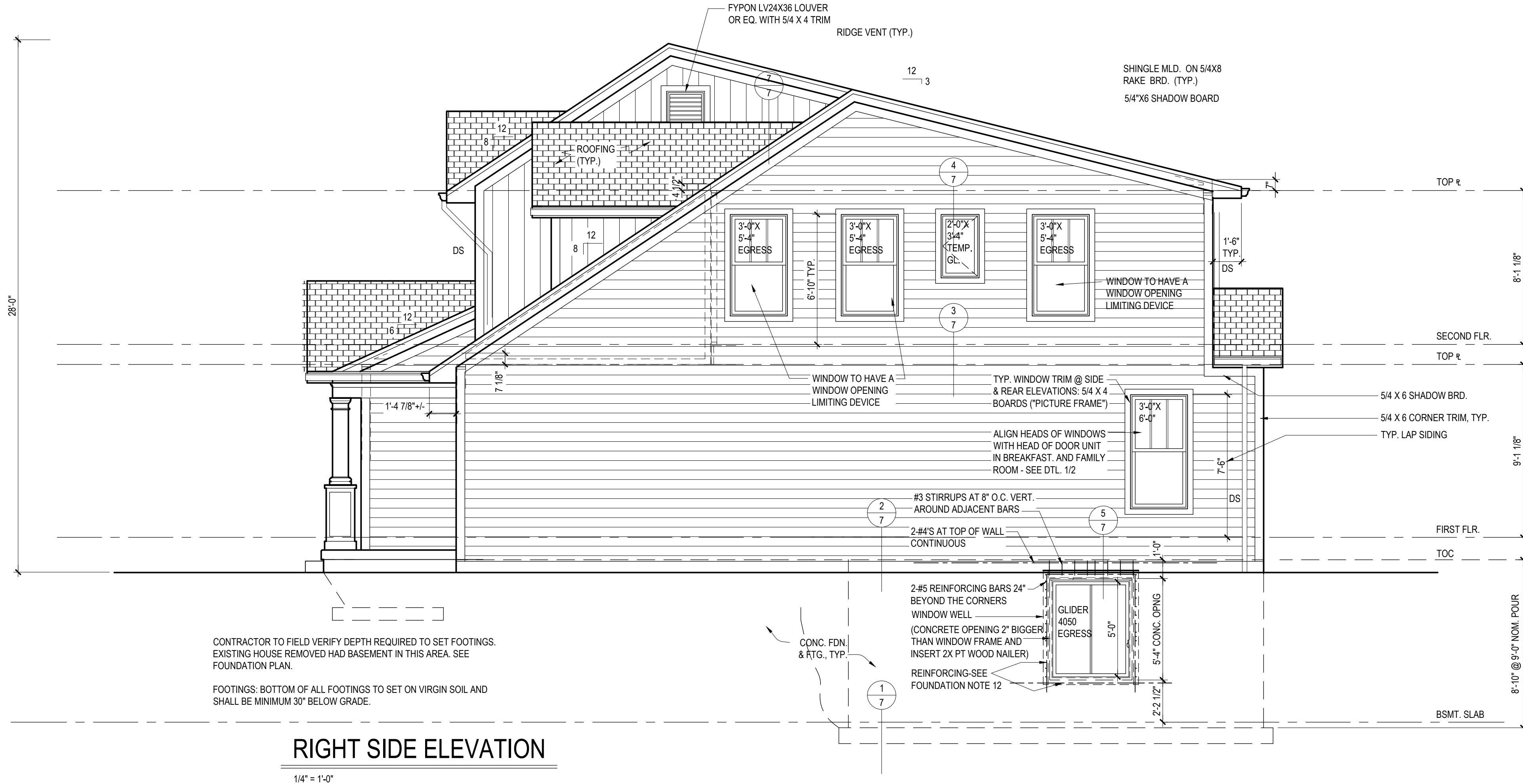
FRONT AND LEFT ELEVATIONS

sheet:

4

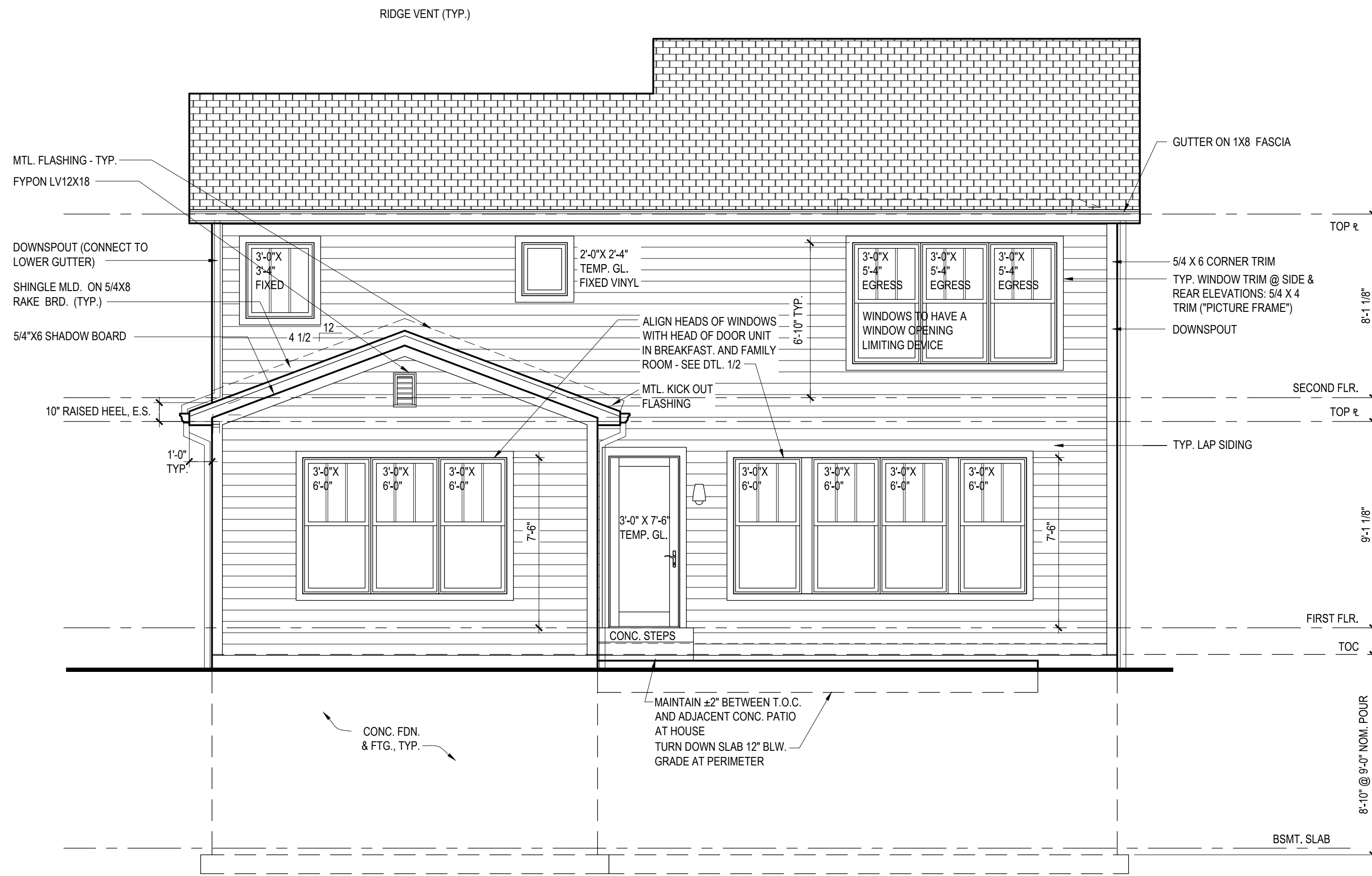
of 10

date: ARB SUBMITTAL: 7/11/19
RE-DESIGN: 7/17/19
7/23/19
JIM BULEJSKI
ARCHITECTS
345 MARSHALL AVE. • SUITE 100 • ST. LOUIS, MO 63119
PHONE: 314-662-6700 • FACSIMILE: 314-662-6702
EMAIL: JIM@BARCHTECT.COM • ©



RIGHT SIDE ELEVATION

1/4" = 1'-0"

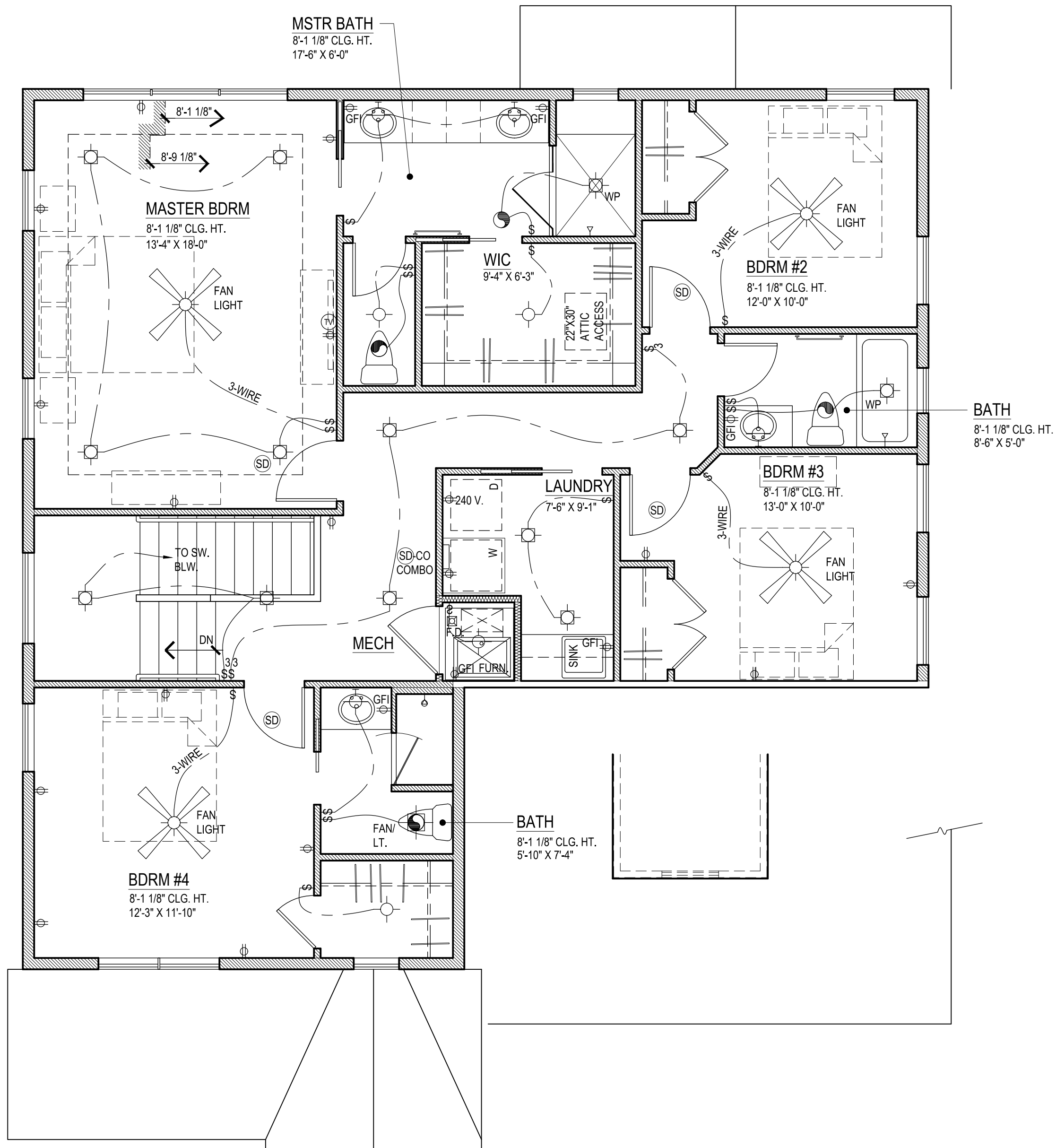


REAR ELEVATION

1/4" = 1'-0"

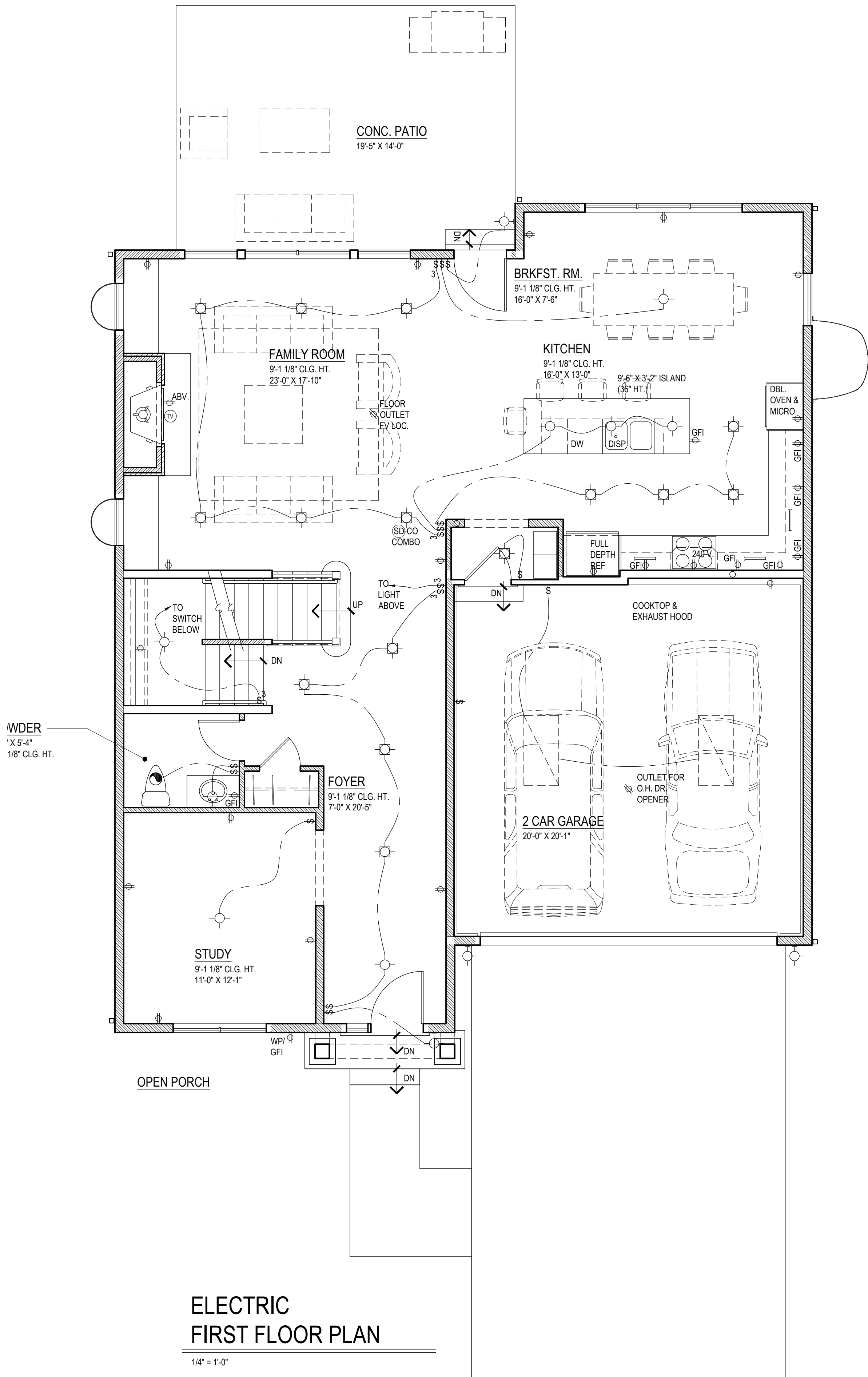
ELEVATION DRAWING NOTES

- SLOPE GRADE AWAY FROM FOUNDATION MINIMUM 1"FT. FOR A DISTANCE OF 8'-0" OR TO A SWALE.
- FOOTINGS AND PIERS: BOTTOM OF ALL FOOTINGS TO SET ON SOLID, UNDISTURBED SOIL. PIERS TO EXTEND MINIMUM 24" INTO SOLID, UNDISTURBED SOIL. BOTH SHALL BE MINIMUM 30" BELOW GRADE.
- ROOF FLASHING: PROVIDE CORROSION-RESISTANT METAL FLASHING AT ALL ROOF VALLEYS, WALL AND CHIMNEY INTERSECTIONS, PORCHES, DECKS, ETC. ROLLED ROOFING OR (2) LAYERS OF TYPE 1 UNDERLAYMENT MAY BE SUBSTITUTED FOR FLASHING AT THE ROOF VALLEY PROVIDED THE SHINGLES ARE INTERLACED.
- GENERAL CONTRACTOR SHALL CONFIRM USE OF ALL TRIM ACCESSORIES AND MODEL NUMBERS WITH SUPPLIER BEFORE ORDERING.
- WINDOW SIZES ARE GENERIC. WINDOW TYPE: ALUMINUM CLAD EXTERIOR, WOOD INTERIOR. INTERIOR: PRIMED/STAINED. EXTERIOR: BLACK/WHITE.
- EGRESS WINDOW REQUIREMENTS:
(COMPLY WITH IRC 2015 SECTION R310)
 - 44" MAX. SILL HT. A.F.F. AT BASEMENT WINDOWS
 - MIN. NET CLEAR OPENING OF 5.7 S.F. (5 S.F. ALLOWED AT GRADE FLOOR OPENINGS)
 - MIN. OPENING HEIGHT = 24" NET CLEAR
 - MIN. OPENING WIDTH = 20" NET CLEAR
- CONTRACTOR SHALL SUBMIT MANUFACTURER'S DATA WITH PERMIT DOCUMENTS TO SHOW THAT EGRESS WINDOWS MEET THESE REQUIREMENTS.
- WINDOW OPENING REQUIREMENTS:
(COMPLY WITH IRC 2015 SECTION R312)
 - FOR WINDOWS WITH SILLS LESS THAN 24" ABOVE THE FLOOR AND MORE THAN 72" ABOVE GRADE, LIMIT WINDOW OPENINGS TO PROHIBIT PASSAGE OF 4" SPHERE.
 - PROVIDE MECHANISM TO ALLOW FOR EMERGENCY ESCAPE.



ELECTRIC
SECOND FLOOR PLAN

1/4" = 1'-0"



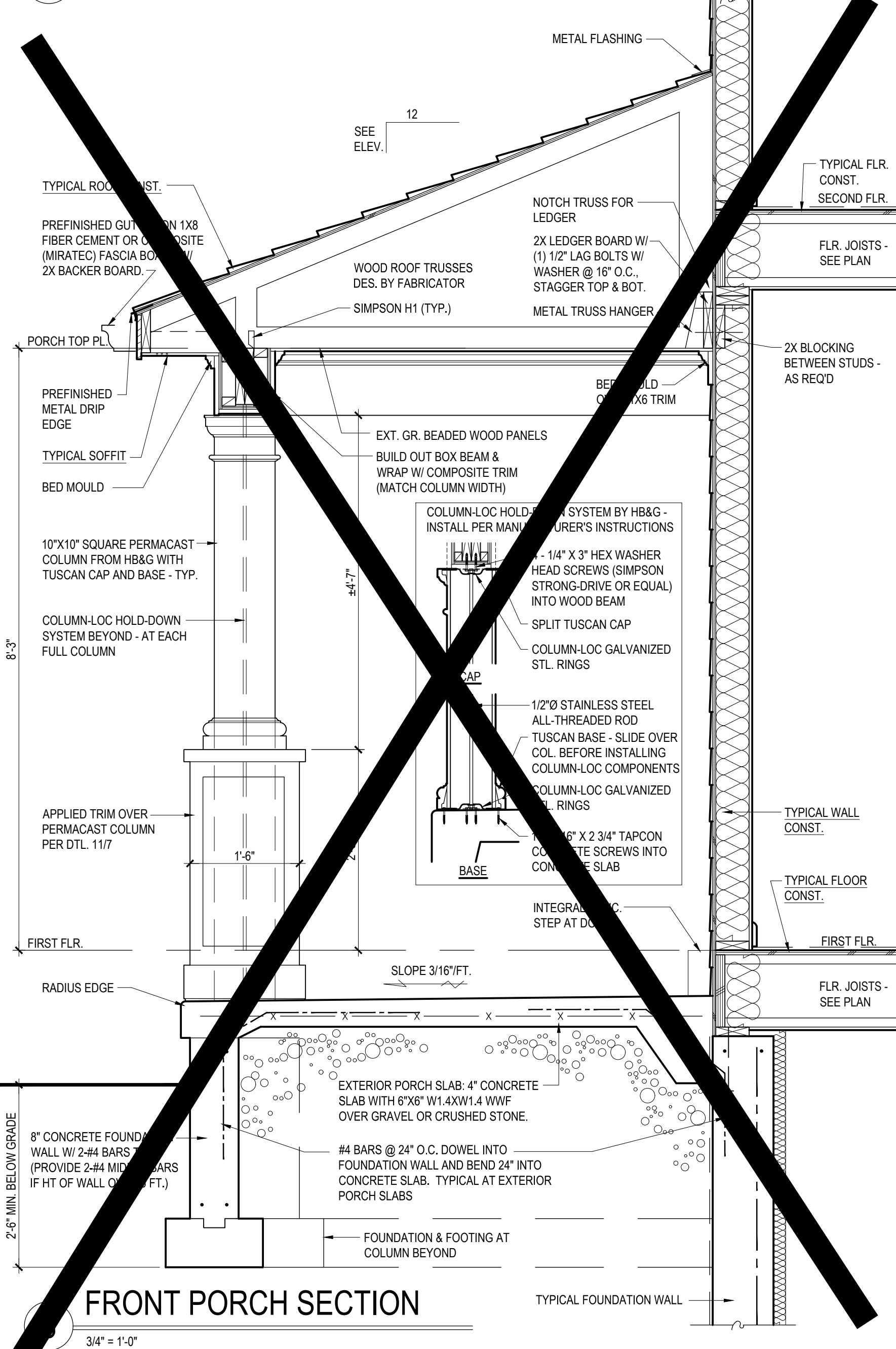
ELECTRIC
FIRST FLOOR PLAN

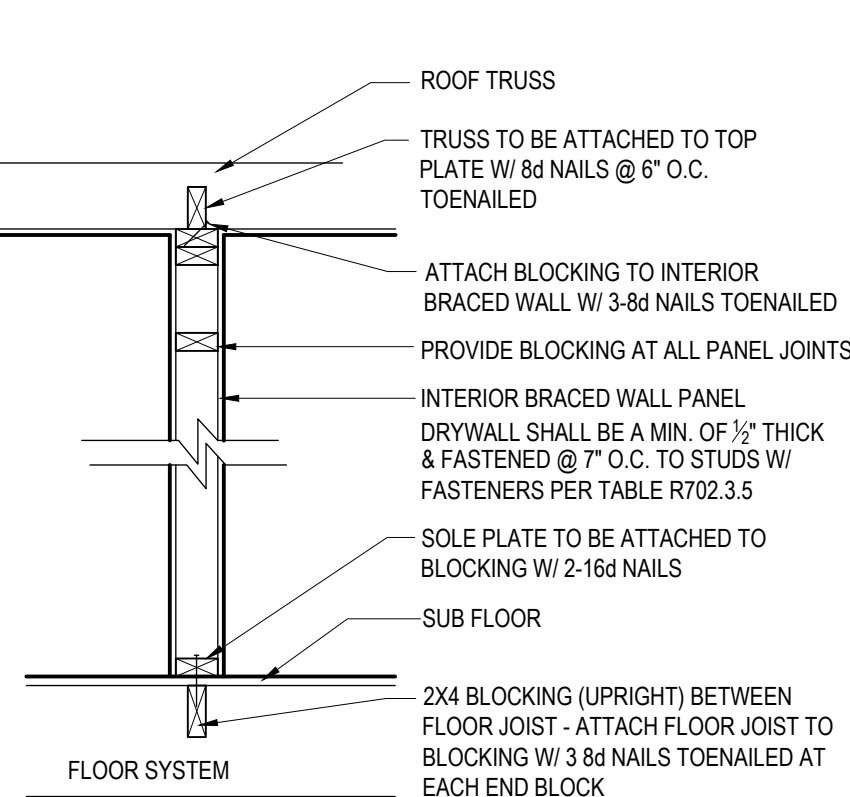
1/4" = 1'-0"

ELECTRICAL SYMBOLS			
DUPLEX OUTLET	⌀ WP/ GFI	UNDER CAB. INCANDESCENT	—
WATER PROOF (WP)	⌀	CLICK STRIP	—
GROUND FAULT INTERRUPTER (GFI)	⌀	BRACKET MOUNT	⊙
FOURPLEX	⌀	CEILING MOUNT	⊙
SPECIALTY OUTLET	⌀ 240 V.	RECESSED CAN LIGHT	⊙
PHONE	⌀	RECESSED WALL WASH	⊙
SWITCH	⌀	FLUORESCENT LIGHT	⊙
DIMMER (D)	⌀	FLOOD LIGHT	⊙
CABLE TV OUTLET	⌀	PULL CHAIN LIGHT	⊙
EXHAUST FAN/ MOTOR	⌀	SMOKE DETECTOR	⊙
COMPUTER NETWORK PORT/ INTERNET ACCESS	⌀	CARBON MONOXIDE DETECTOR	⊙
LINE	⌀		
CEILING FAN W/ LIGHT	⌀		

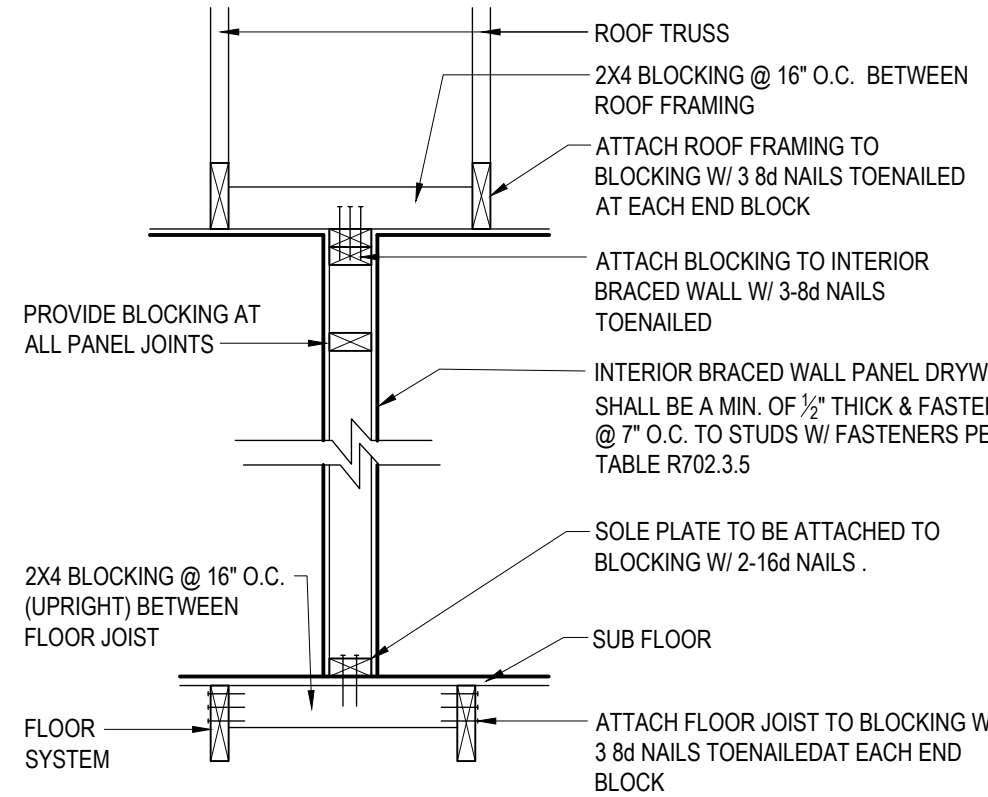
ELECTRIC PLAN DRAWING NOTES

- NOTE: HOME RUN ALL RG6 AND CAT. 6 TO ONE SPOT IN BSMT. AND LABEL. PROVIDE ROUGH-IN FOR FUTURE OSS.
- COMPUTER NETWORK PORT TO RECEIVE THE FOLLOWING: (1) RG6 COAX CABLE, (2) CAT. 6 FOR PHONE/INTERNET ACCESS, MODEM, AND NETWORK

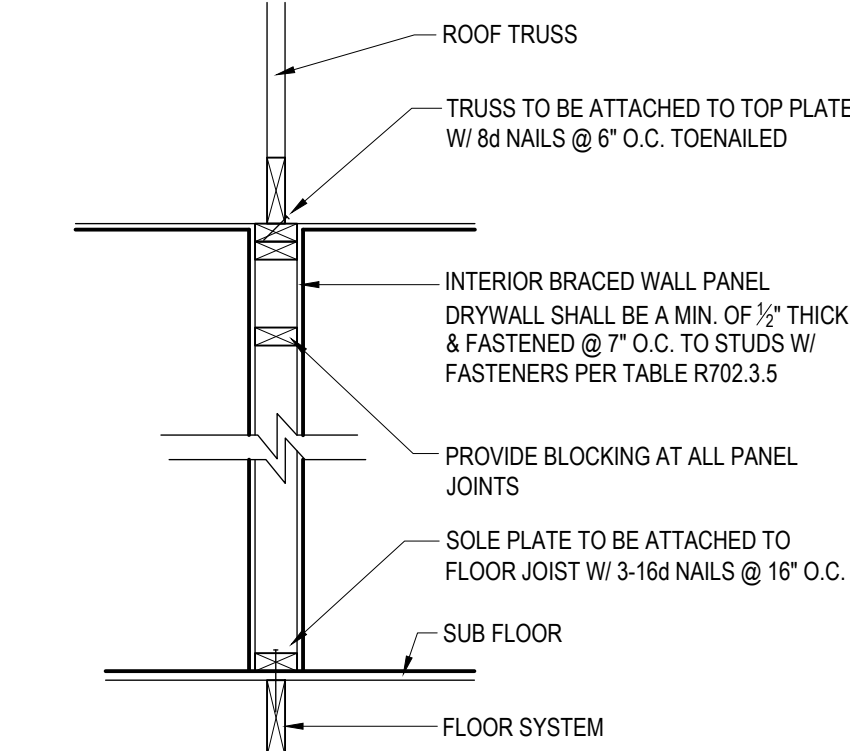




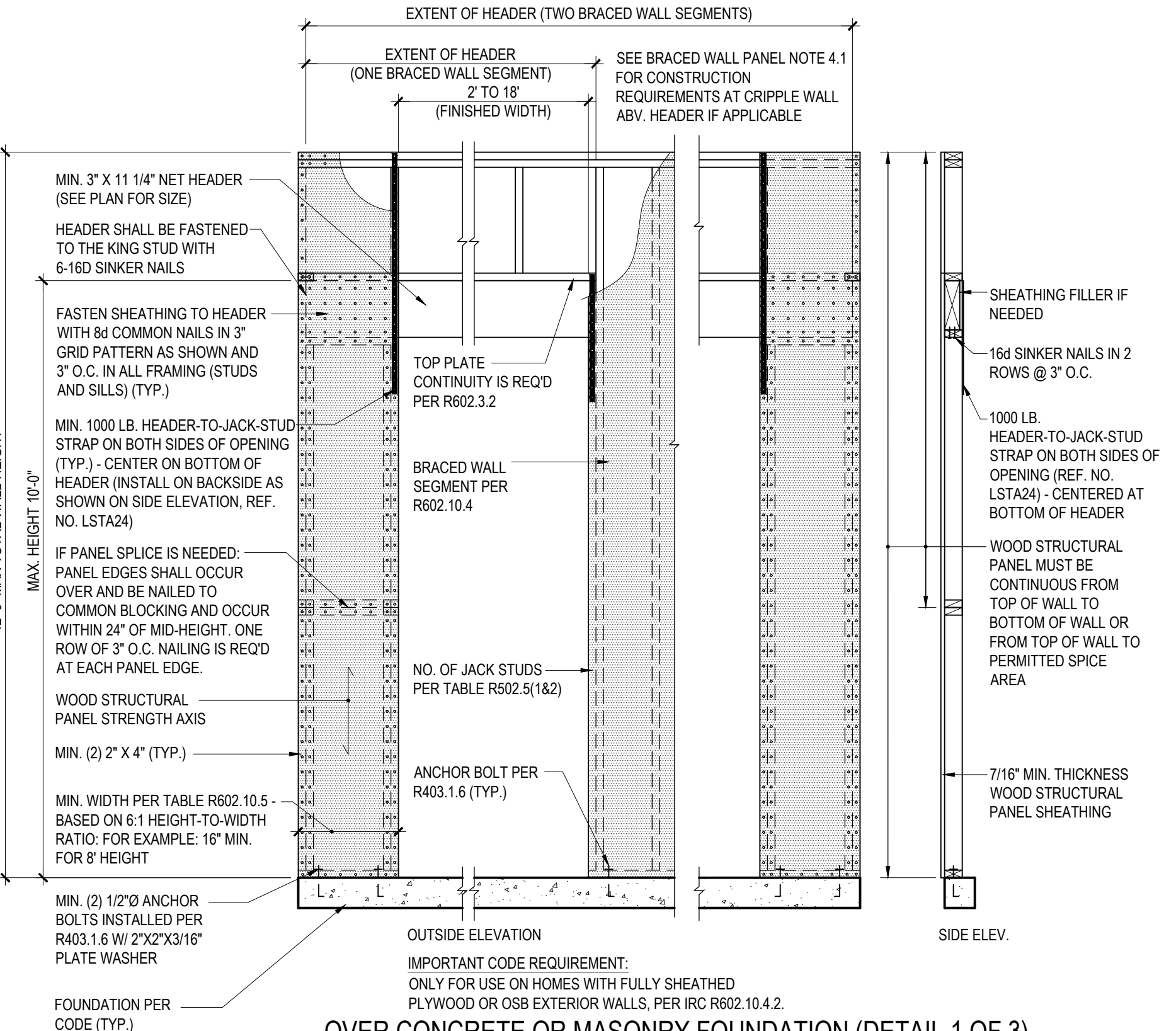
METHOD GB PERPENDICULAR W/ TRUSS AND JOIST



METHOD GB W/O TRUSS AND JOIST OFFSET ABOVE AND BELOW



METHOD GB W/ TRUSS AND JOIST DIRECTLY ABOVE AND BELOW



OVER CONCRETE OR MASONRY FOUNDATION (DETAIL 1 OF 3)

METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION

800# HOLD DOWN DEVICE: FIRST FLOOR: CAST IN PLACE: SIMPSON LSTHDB / LSTHDBRJ - INSTALL DURING FOUNDATION POUR - EMBED IN CONCRETE FOUNDATION

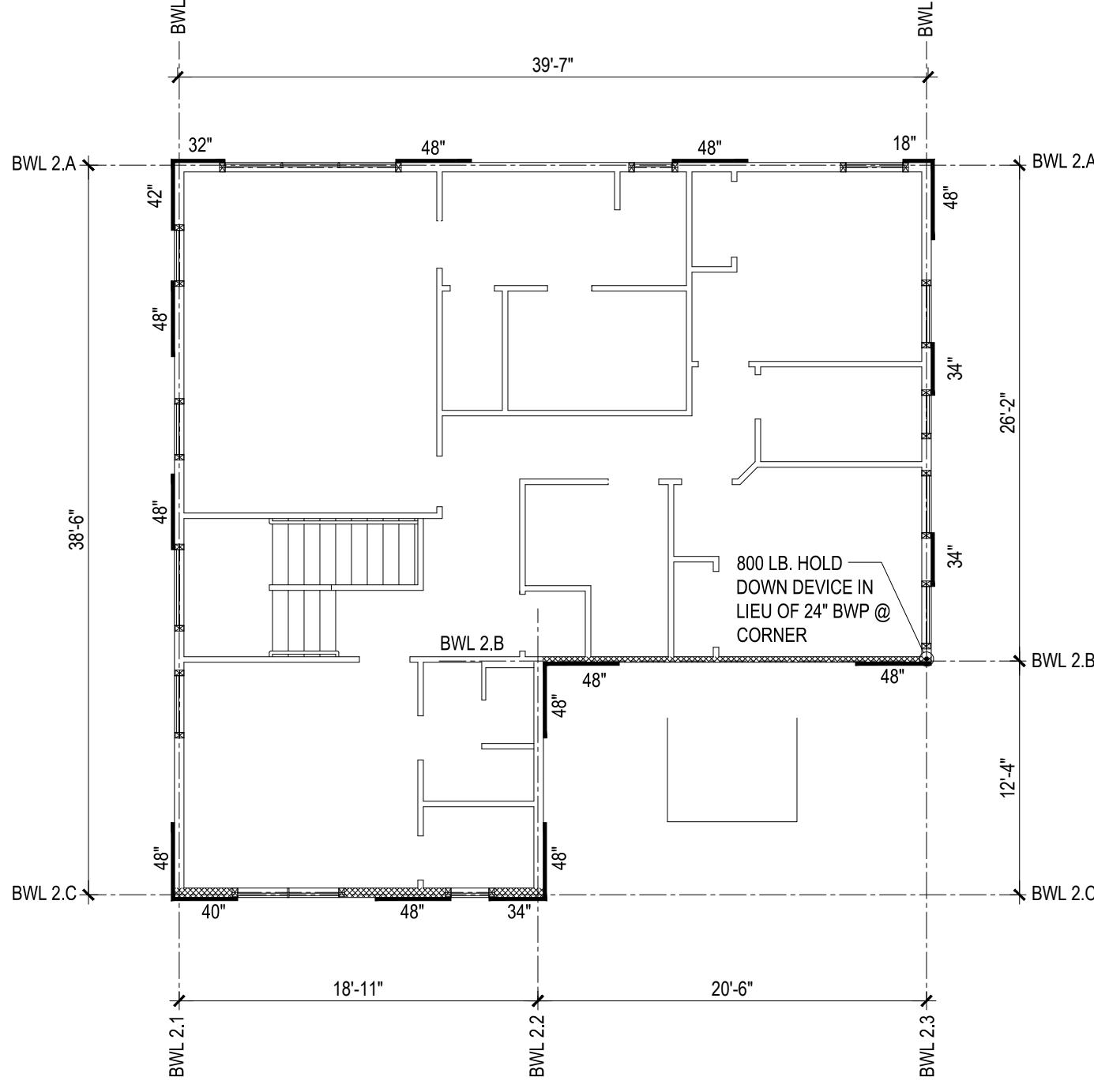
RETROFIT: SIMPSON HIT4 - INSTALL USING SIMPSON ACRYLIC TIE ADHESIVE (SET-XP) & 5/8"Ø A36 THREADED RODS (OR EQUAL) U.N.O. - 5/8"Ø BOLTS SHALL BE EMBEDDED MIN. 6"

SECOND FLOOR: INSTA38 - INSTALL PER MANUFACTURER'S INSTRUCTIONS - CENTER STRAP ON FLOOR DIAPHRAGM - FASTEN TO STUD PACK ABOVE AND BELOW.

LEGEND:

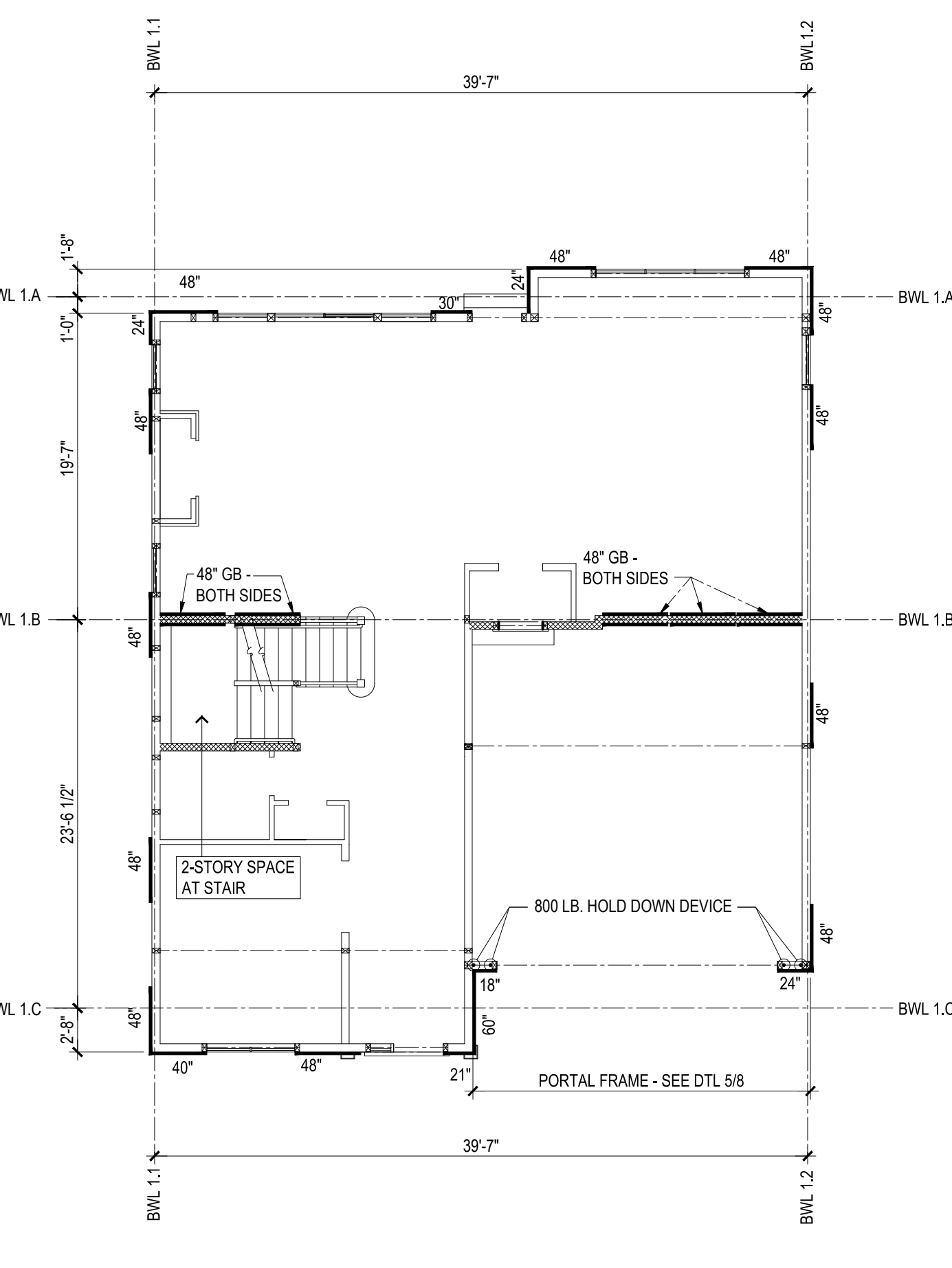
--- BWL BRACED WALL LINE
--- BWP BRACED WALL PANEL (METHOD CS-WSP U.N.O.)

GENERAL NOTES:
1. PER IRC 2015 SECTION R 602.10 WALL BRACING CATEGORY: C
2. WALL BRACING METHOD: CS-WSP
3. PORTAL FRAME METHOD: CS-PF
4. SEE BRACING DETAILS THIS SHEET
5. SEE PLANS FOR STRUCTURE



SECOND FLR. - WALL BRACING

GENERAL NOTES:
1. PER IRC 2015 SECTION R 602.10 WALL BRACING CATEGORY: C
2. WALL BRACING METHOD: CS-WSP
3. PORTAL FRAME METHOD: CS-PF
4. SEE BRACING DETAILS THIS SHEET
5. SEE PLANS FOR STRUCTURE



FIRST FLR. - WALL BRACING

GENERAL NOTES:
1. PER IRC 2015 SECTION R 602.10 WALL BRACING CATEGORY: C
2. WALL BRACING METHOD: CS-WSP
3. PORTAL FRAME METHOD: CS-PF
4. SEE BRACING DETAILS THIS SHEET
5. SEE PLANS FOR STRUCTURE

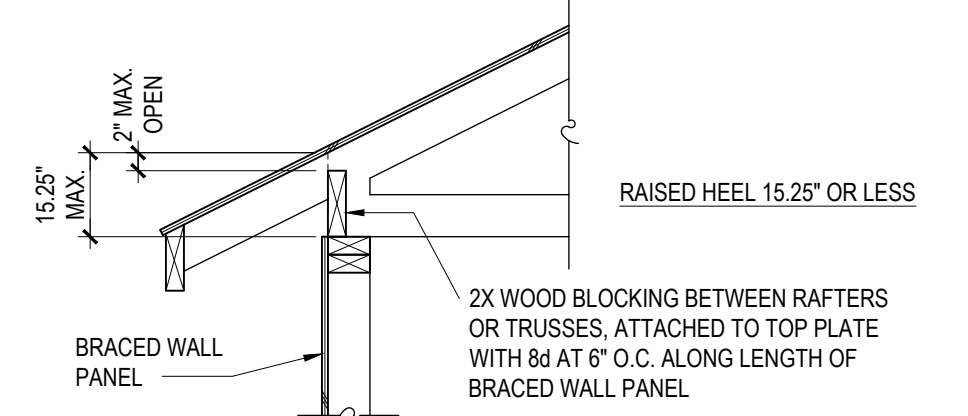
BRACED WALL PANEL NOTES

1. NEW CONSTRUCTION TO BE BRACED USING CONTINUOUS SHEATHING AS PRESCRIBED IN IRC2015 R602.10.3. CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS. BRACED WALL PANELS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ONE OF THE METHODS IN TABLE R602.10.4.1.
- 1.1. BRACED WALL PANELS ALONG A BRACED WALL LINE WITH CONTINUOUS SHEATHING SHALL BE FULL-HEIGHT WITH A LENGTH BASED ON THE ADJACENT CLEAR OPENING HEIGHT IN ACCORDANCE WITH TABLE R602.10.4.2 AND FIGURE R602.10.4.2.
- 1.2. BRACED WALL PANELS SHALL BE LOCATED AT EACH END OF A BRACED WALL LINE WITH CONTINUOUS SHEATHING AND AT LEAST EVERY 25 FEET ON CENTER. A MINIMUM 24-INCH WOOD STRUCTURAL PANEL CORNER RETURN SHALL BE PROVIDED AT BOTH ENDS OF A BRACED WALL LINE WITH CONTINUOUS SHEATHING IN ACCORDANCE WITH FIG. R602.10.4.4(1) AND FIG. R602.10.4.4(2) - SEE DETAILS 1/8 AND 2/8. IN LIEU OF THE CORNER RETURN, A HOLD-DOWN DEVICE WITH A MINIMUM UPLIFT DESIGN VALUE OF 800 POUNDS SHALL BE FASTENED TO THE CORNER STUD AND TO THE FOUNDATION OR FRAMING BELOW IN ACCORDANCE WITH FIG. R602.10.4.4(3).
2. METHOD CS-WSP: EXTERIOR WALLS INDICATED AS BWP-METHOD CS-WSP TO HAVE WOOD STRUCTURAL PANELS TO CONFORM TO DOC PS-1 OR DOC PS-2. ALL PANELS SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY. THE MAXIMUM ALLOWABLE SPANS FOR WOOD STRUCTURAL PANEL WALL SHEATHING SHALL NOT EXCEED THE VALUES IN TABLE R602.3(3). WOOD STRUCTURAL PANEL WALL SHEATHING SHALL BE ATTACHED TO FRAMING IN ACCORDANCE WITH TABLE R602.3(1) OR TABLE R602.3(3). WOOD STRUCTURAL PANELS MARKED EXPOSURE 1 OR EXTERIOR ARE CONSIDERED WATER-REPELLENT SHEATHING UNDER 2009 IRC. THE MINIMUM THICKNESS FOR SHEATHING IS 3/8". PANELS TO BE CONNECTED WITH 6d COMMON NAILS AT 6" SPACING (PANEL EDGE) AND 12" SPACING (INTERMEDIATE SUPPORTS) OR 16 GA. X 1 3/4" STAPLES AT 3" SPACING (PANEL EDGES) AND 6" SPACING (INTERMEDIATE SUPPORTS). THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ALTERNATE METHODS ARE DESIRED TO BE EMPLOYED. AS ADDITIONAL CALCULATIONS AND DELINEATION ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED. STRUCTURAL ENGINEERING BY OUTSIDE CONSULTANTS MAY BE REQUIRED. THE CONTRACTOR SHALL CONFIRM AND NOTIFY THE ARCHITECT IN WRITING OF THE SUBJECT PROPERTIES SEISMIC DESIGN CATEGORY, IF A 'D' CATEGORY, BEFORE PROCEEDING WITH THE WORK.
3. METHOD GB: INTERIOR WALLS INDICATED AS BWP-METHOD GB TO HAVE 1/2" MIN. GWB. BRACING LENGTHS FOR METHOD GB ARE BASED ON THE APPLICATION OF GYPSUM BOARD ON BOTH FACES OF A BRACED WALL PANEL. WHEN METHOD GB IS PROVIDED ON ONLY ONE SIDE OF THE WALL, THE REQUIRED BRACING AMOUNTS SHALL BE DOUBLED. WALL PANELS TO BE CONNECTED WITH NAILS OR SCREWS AT 7" SPACING AT PANEL EDGES INCLUDING TOP AND BOTTOM PLATES; FOR ALL BRACED WALL PANEL LOCATIONS FOR EXTERIOR SHEATHING NAIL OR SCREW SIZE, SEE TABLE R602.3(1). FOR INTERIOR GYPSUM BOARD NAIL OR SCREW SIZE, SEE TABLE R702.3.5. A CLG. OR FLR. JST/ TRUSS LOCATED DIRECTLY ABV. AN INTERIOR BRACED WALL LINE SHALL BE ATTACHED WITH 8d NAILS AT 6" O.C. TOENAILED. WHERE THE CLG. OR FLR. JST/ TRUSS IS NOT LOCATED DIRECTLY ABV. THE INTERIOR BRACED WALL LINE OR THE FLR./ROOF FRAMING ABV. THE INTERIOR BRACED WALL LINE IS PERPENDICULAR TO THE WALL, ADD 2X4 BLOCKING AT 16" O.C. BETWEEN THE FLR./ROOF FRAMING. THE BLOCKING SHALL BE ATTACHED TO THE FLR./ROOF FRAMING W/ 3-8d NAILS TOENAILED AT EA. END OF THE BLOCK. EA. BLOCK SHALL BE TOENAILED TO THE INTERIOR BRACED WALL PANEL W/ 3-8d NAILS TOENAILED. PROVIDE 2X HORIZONTAL BLOCKING AT ALL HORIZONTAL DRYWALL JOINTS IN BRACED WALL PANELS ONLY (ENTIRE WALL LINE NOT REQUIRED TO BE BLOCKED). SEE DETAILS 6, 7 & 8. SHT. 8.
- 3.1. SOLE PLATES OF INTERIOR BRACED WALLS SHALL BE ATTACHED TO A FLR. JST./TRUSS LOCATED DIRECTLY BELOW THE WALL WITH 3-16d NAILS AT 6" O.C. WHERE THE CLG. OR FLR. JST/ TRUSS IS NOT LOCATED DIRECTLY BELOW THE INTERIOR BRACED WALL LINE OR THE FLR. FRAMING BELOW THE INTERIOR BRACED WALL PANEL IS PERPENDICULAR TO THE WALL, ADD 2X4 BLOCKING AT 16" O.C. BETWEEN THE FLR. FRAMING. THE BLOCKING SHALL BE ATTACHED TO THE FLOOR FRAMING W/ 3-8d NAILS TOENAILED AT EA. END OF THE BLOCK.
4. METHOD CS-PF: CONTINUOUS PORTAL FRAME BRACED WALL PANELS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FIGURE R602.10.4.1.1. SEE DETAIL 5/8. SEE IRC2015 SECTION R602.10.4.1.1 AND TABLE R602.10.4.1.1.
- 4.1. CRIPPLE STUD WALL FRAMING ABV. PORTAL FRAMES (CONSISTING OF A SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE) MAY BE ADDED AS LONG AS THE COMBINED HEIGHT DOES NOT EXCEED 12" AND THE TWO WALLS ARE STRAPPED TOGETHER ON THE INTERIOR SIDE W/ A VERTICAL 16 GAUGE METAL 1/2" WIDEX21" LONG STRAP. A MIN. OF 10" OF THE STRAP SHALL BE CONNECTED TO EA. WALL OR GABLE TRUSS W/ 9-16d NAILS FOR A TOTAL OF 18-16d NAILS IN THE ENTIRE STRAP. STRAPS TO BE LOCATED AT EA. END OF THE CONNECTED WALLS OR WALL AND GABLE TRUSS WHERE SPACE ALLOWS FOR THE 10" LENGTH OF STRAP. 4" MAX. ON CENTER STRAP SPACING. THE STRAPS SHALL NOT BE BENT HORIZONTALLY TO ACCOMMODATE WOOD FRAMING. IF APPLICABLE NAILERS SHOULD BE ADDED TO ONE OF THE WALLS OR GABLE END USING A MINIMUM OF 9-16d NAILS TO CREATE THE VERTICAL PLANE NEEDED TO MOUNT THE STRAP.
5. EXTERIOR BRACED WALL PANELS SHALL BE CONNECTED TO ROOF FRAMING AS FOLLOWS:
5.1. PARALLEL RAFTERS OR ROOF TRUSSES SHALL BE ATTACHED TO THE TOP OF BRACED WALL PANELS IN ACCORDANCE WITH TABLE R602.3(1).
5.2. WHERE THE DISTANCE BETWEEN THE TOP OF RAFTERS OR ROOF TRUSSES AND PERPENDICULAR TOP PLATES (RAISED HEEL) IS 15 1/4 INCHES (387 MM) OR LESS, RAFTERS OR ROOF TRUSSES SHALL BE CONNECTED TO THE TOP PLATES OF BRACED WALL PANELS WITH BLOCKING IN ACCORDANCE WITH FIGURE R602.10.6.2(1) AND ATTACHED IN ACCORDANCE WITH TABLE R602.3(1).
5.3. WHERE THE DISTANCE BETWEEN THE TOP OF RAFTERS OR ROOF TRUSSES AND PERPENDICULAR TOP PLATES (RAISED HEEL) EXCEEDS 15 1/4 INCHES (387 MM), PERPENDICULAR RAFTERS OR ROOF TRUSSES SHALL BE CONNECTED TO THE TOP PLATES OF BRACED WALL PANELS IN ACCORDANCE WITH DETAIL 4/8.

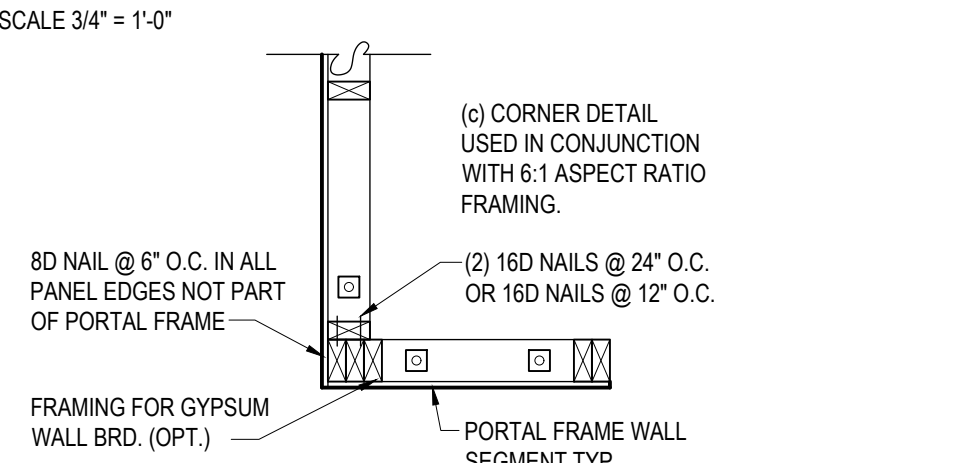
SECOND FLOOR BRACING CALCULATIONS (PER TABLE R602.10.3(1))													
BRACED WALL LINE (BWL)	BWL SPACING	STORY LOCATION	METHOD CS-WSP	ADJUSTMENT FACTORS PER TABLE R602.10.3(2)							TOTAL REQ'D	TOTAL PROVIDED	NOTES
				ITEM 1	ITEM 2	ITEM 3	ITEM 4	ITEM 5	ITEM 6	ITEM 7			
BWL-2.1	39'-7"	2 OF 2	6'-0"	1.00	1.00	0.90	1.30	N/A	N/A	N/A	7'-0"	15'-6"	
BWL-2.2	20'-6"	2 OF 2	3'-6"	1.00	1.00	0.90	1.30	N/A	N/A	N/A	4'-1"	8'-0"	
BWL-2.3	39'-7"	2 OF 2	6'-0"	1.00	1.00	0.90	1.30	N/A	N/A	N/A	7'-0"	9'-8"	
BWL-2.4	38'-6"	2 OF 2	6'-0"	1.00	1.00	0.90	1.30	N/A	N/A	N/A	7'-0"	12'-2"	
BWL-2.8	36'-2"	2 OF 2	5'-6"	1.00	1.00	0.90	1.30	N/A	N/A	N/A	6'-5"	8'-0"	
BWL-2.C	38'-6"	2 OF 2	6'-0"	1.00	1.00	0.90	1.30	N/A	N/A	N/A	7'-0"	10'-2"	

FIRST FLOOR BRACING CALCULATIONS (PER TABLE R602.10.3(1))													
BRACED WALL LINE (BWL)	BWL SPACING	STORY LOCATION	METHOD CS-WSP	ADJUSTMENT FACTORS PER TABLE R602.10.3(2)							TOTAL REQ'D	TOTAL PROVIDED	NOTES
				ITEM 1	ITEM 2	ITEM 3	ITEM 4	ITEM 5	ITEM 6	ITEM 7			
BWL-1.1	39'-7"	1 OF 2	11'-6"	1.00	1.00	0.95	1.00	N/A	N/A	N/A	10'-11"	18'-0"	
BWL-1.2	39'-7"	1 OF 2	11'-6"	1.00	1.00	0.95	1.00	N/A	N/A	N/A	10'-11"	16'	
BWL-1.A	19'-7"	1 OF 2	6'-6"	1.00	1.00	0.95	1.30	N/A	N/A	N/A	8'-0"	14'-6"	
BWL-1.B	23'-6"	1 OF 2	14'-8"	1.00	1.00	0.95	1.30	N/A	N/A	N/A	18'-2"	20'-0"	METHOD GB
BWL-1.C	23'-6"	1 OF 2	7'-6"	1.00	1.00	0.95	1.30	N/A	N/A	N/A	9'-3"	14'-4"	PORTAL FRAME BWP LENGTH MULTIPLIED BY 1.5 (PER TABLE R602.10.5)

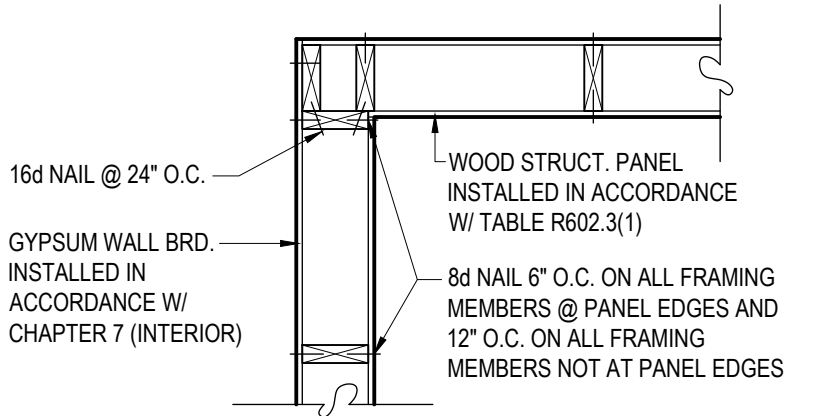
BRACING CALCULATIONS FOOTNOTES:
CS-PF PANELS CONTRIBUTE 1.5 X ACTUAL LENGTH PER R602.10.3.4
METHOD GB BWP LENGTH: SINGLE SIDED = 1/2 LENGTH; DOUBLE SIDED = LENGTH



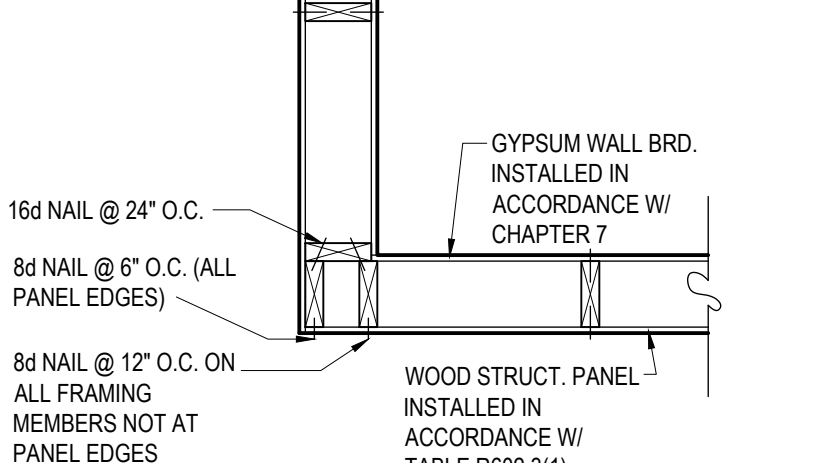
BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS / TRUSSES (CS-WSP)



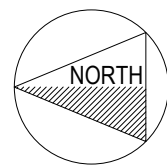
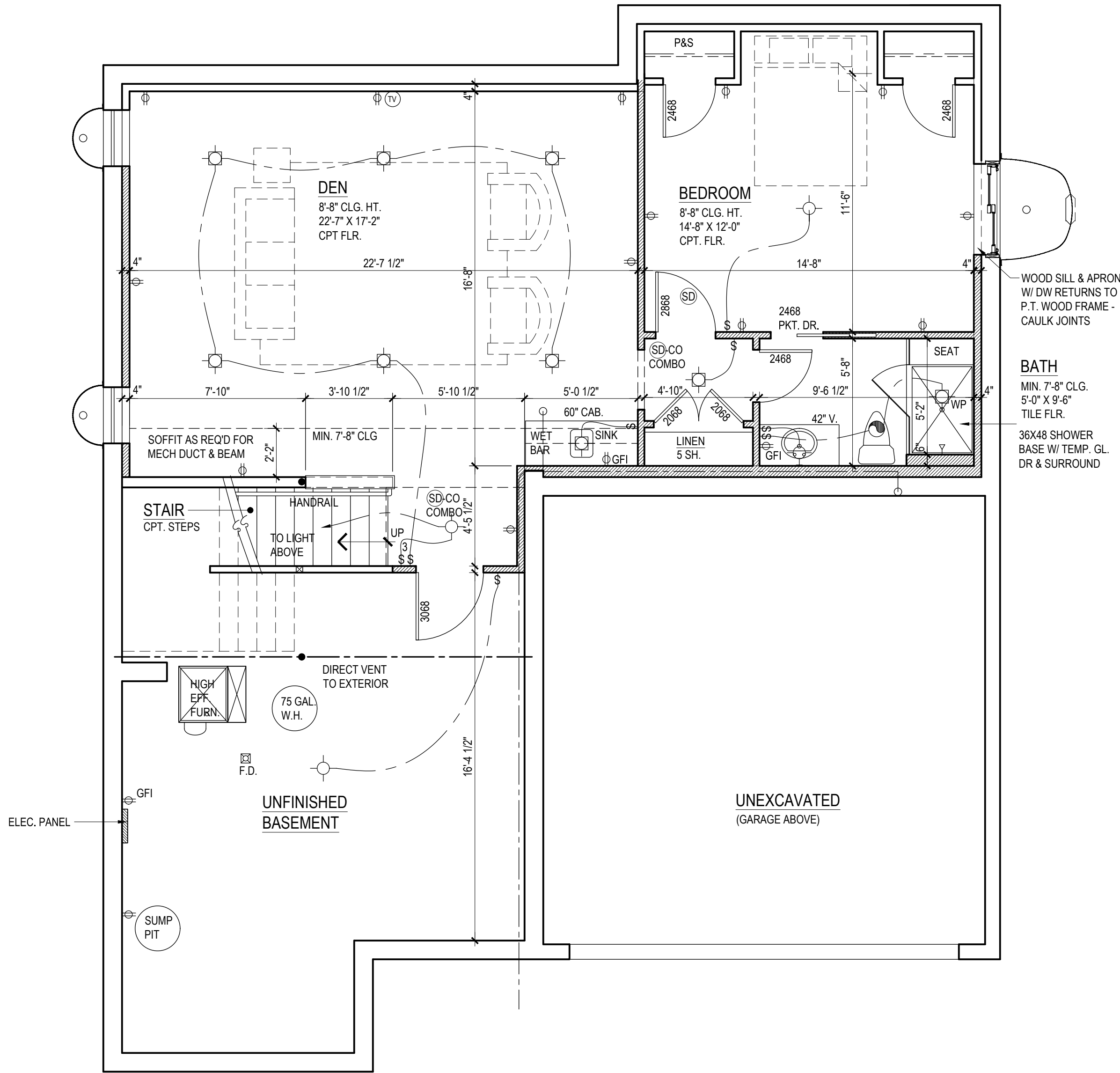
CORNER DETAIL AT BRACED WALL (CS-WSP)



INSIDE CORNER DETAIL (CS-WSP)



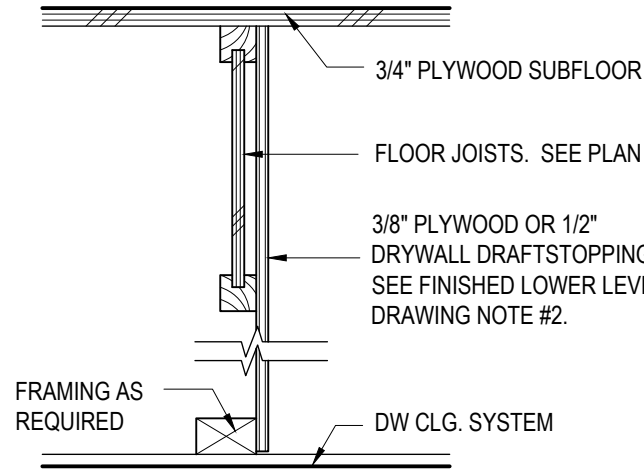
OUTSIDE CORNER DETAIL (CS-WSP)



ELECTRIC
FINISHED LOWER LEVEL PLAN

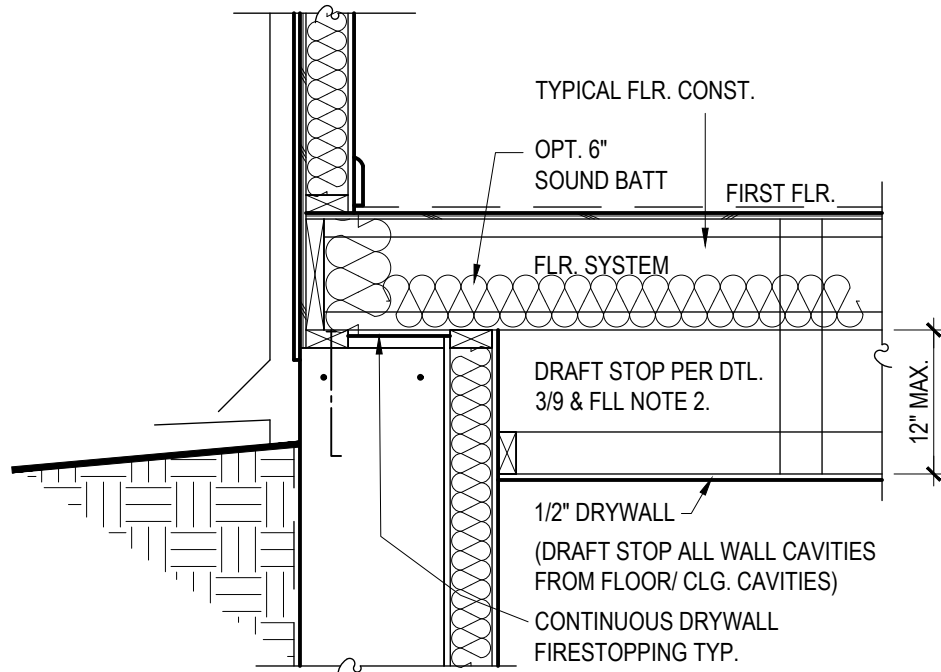
1/4" = 1'-0"

841 S.F. FINISHED SPACE



DRAFTSTOPPING DTL.

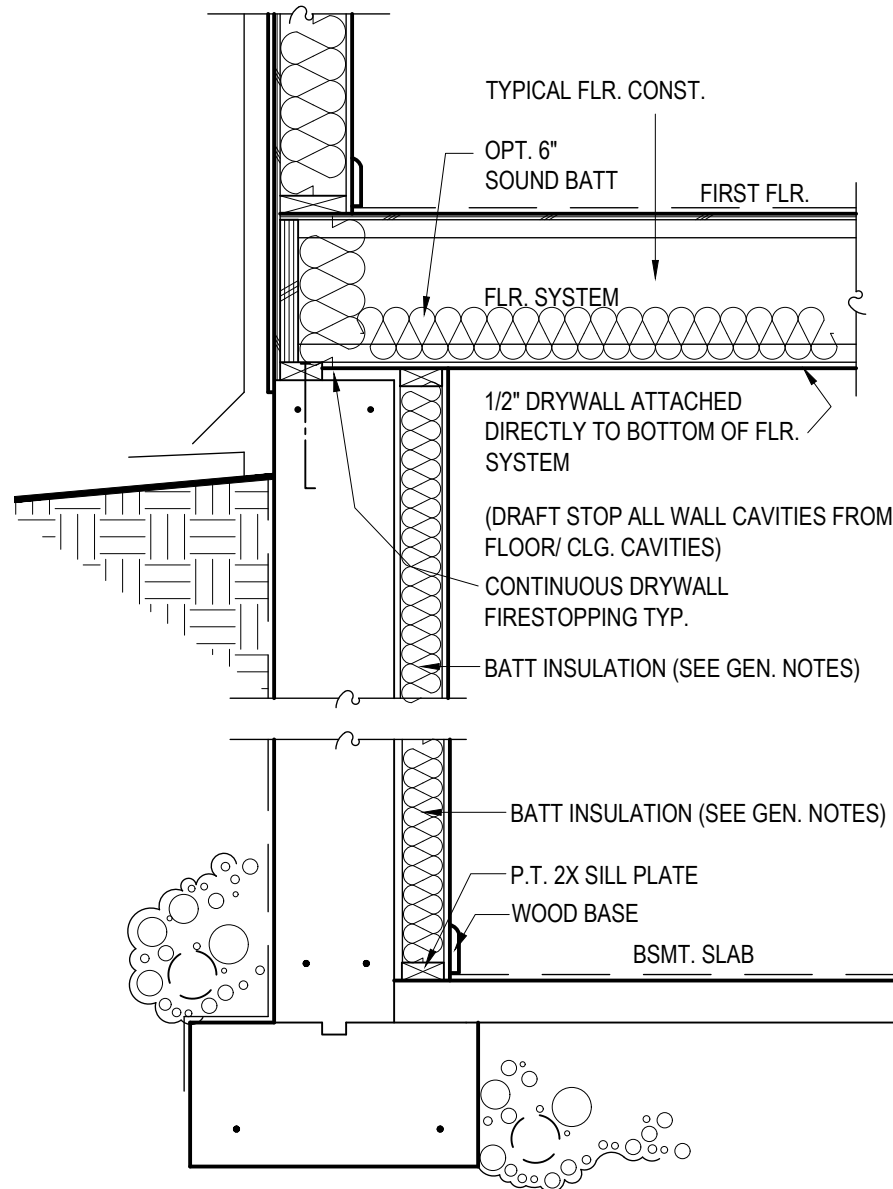
1 1/2" = 1'-0"



BSMT. WALL SECTION -
DROPPED CLG.

3/4" = 1'-0"

SEE TYP. WALL SECTIONS FOR
ADDITIONAL INFORMATION



BSMT. WALL SECTION

3/4" = 1'-0"

SEE TYP. WALL SECTIONS FOR
ADDITIONAL INFORMATION

FINISHED LOWER LEVEL DRAWING NOTES

- ALL INTERIOR WALLS TO BE 3 1/2" (2X4 STUDS), UNLESS NOTED OTHERWISE (UNO), (OPTIONAL LIGHT GAGE STEEL STUDS) USE PRESSURE TREATED SILL PLATES OR STEEL TRACKS.
- DRAFTSTOPPING: CEILINGS SUSPENDED BELOW WOOD JOISTS OR ATTACHED DIRECTLY TO WOOD FLOOR TRUSSES SHALL BE DRAFT STOPPED AT MAXIMUM 1000 S.F. INTERVALS PARALLEL TO MAIN FRAMING MEMBERS. SEE DETAIL THIS SHEET.
- CEILING HEIGHTS TO BE DETERMINED BY EXTENT OF DUCTWORK, STEEL BEAMS, ETC. (7'-0" MIN. CEILING HEIGHT).
- FURR DOWN CEILING, IF REQUIRED, TO CLEAR BEAMS, DUCTWORK, WIRES, PIPES, ETC., UNLESS NOTED OTHERWISE.
- SET ALL CEILING AS HIGH AS POSSIBLE. PROVIDE ACCESS PANELS TO UTILITIES, CLEANOUTS ETC. IN FINISHED AREAS. VERIFY METHOD WITH OWNER.
- MAINTAIN REQUIRED CLEARANCES AROUND FURNACES AND WATER HEATERS.
- VENT BATHROOM EXHAUST FAN TO EXTERIOR.
- ADJUST LOCATIONS OF RECESSED LIGHT FIXTURES IF REQUIRED FOR FRAMING MEMBERS, DUCTWORK, ETC. REVIEW ALTERNATE LOCATIONS WITH OWNER.

MECHANICAL: GAS APPLIANCES LOCATED IN SPACES WHERE THE VOLUME IS LESS THAN 50 CUBIC FEET PER 1,000 BTU/HR. INPUT RATING. SHALL HAVE COMBUSTION AIR PROVIDED. MECHANICAL CONTRACTOR SHALL CALCULATE, SPECIFY AND COORDINATE WITH GC ALL ADDITIONAL COMBUSTION AIR AS REQUIRED BY THE MECHANICAL CODE AND LOCAL JURISDICTIONS. LOUVERED DOORS SHALL BE PERMITTED BY THE ARCHITECT IF CALLED OUT ON THE PLANS. VERIFY WITH OWNER. IF ADDITIONAL COMBUSTION AIR IS REQUIRED MC SHALL PROVIDE THE FOLLOWING:
USING INSIDE AIR: PROVIDE 1 SQ. IN. PER 1000BTU/HR. IN HIGH AND LOW OPENINGS. MIN. OPENING SIZE 100 SQ. IN.
USING OUTSIDE AIR: PROVIDE 1 SQ. IN. PER 4,000 BTU/HR. (1 SQ. IN. PER 2,000 BTU/HR. IF DUCTED HORIZONTAL OPENING)

ENERGY CONSERVATION REQUIRED WITH COMBUSTION / VENTILATION OUTSIDE AIR:
- SOLID, SELF-CLOSING WEATHERSTRIPPED DOOR
- R-13 INSULATION AT INTERIOR WALLS
- R-19 INSULATION AT FLOOR/CEILING
- WRAPPED, INSULATED DUCTS
- STOPPED WALL PENETRATIONS

DIVISION 1 - GENERAL REQUIREMENTS