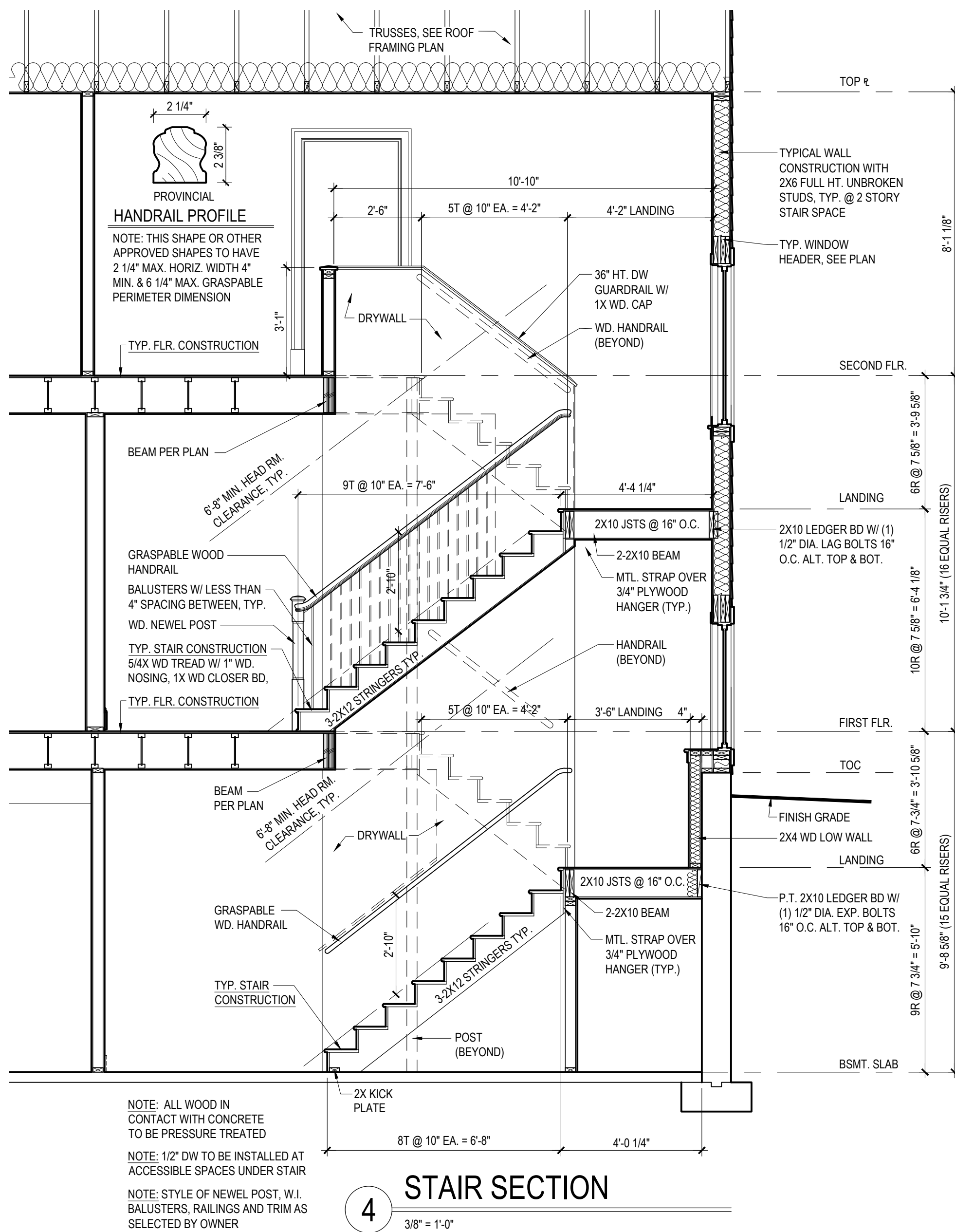
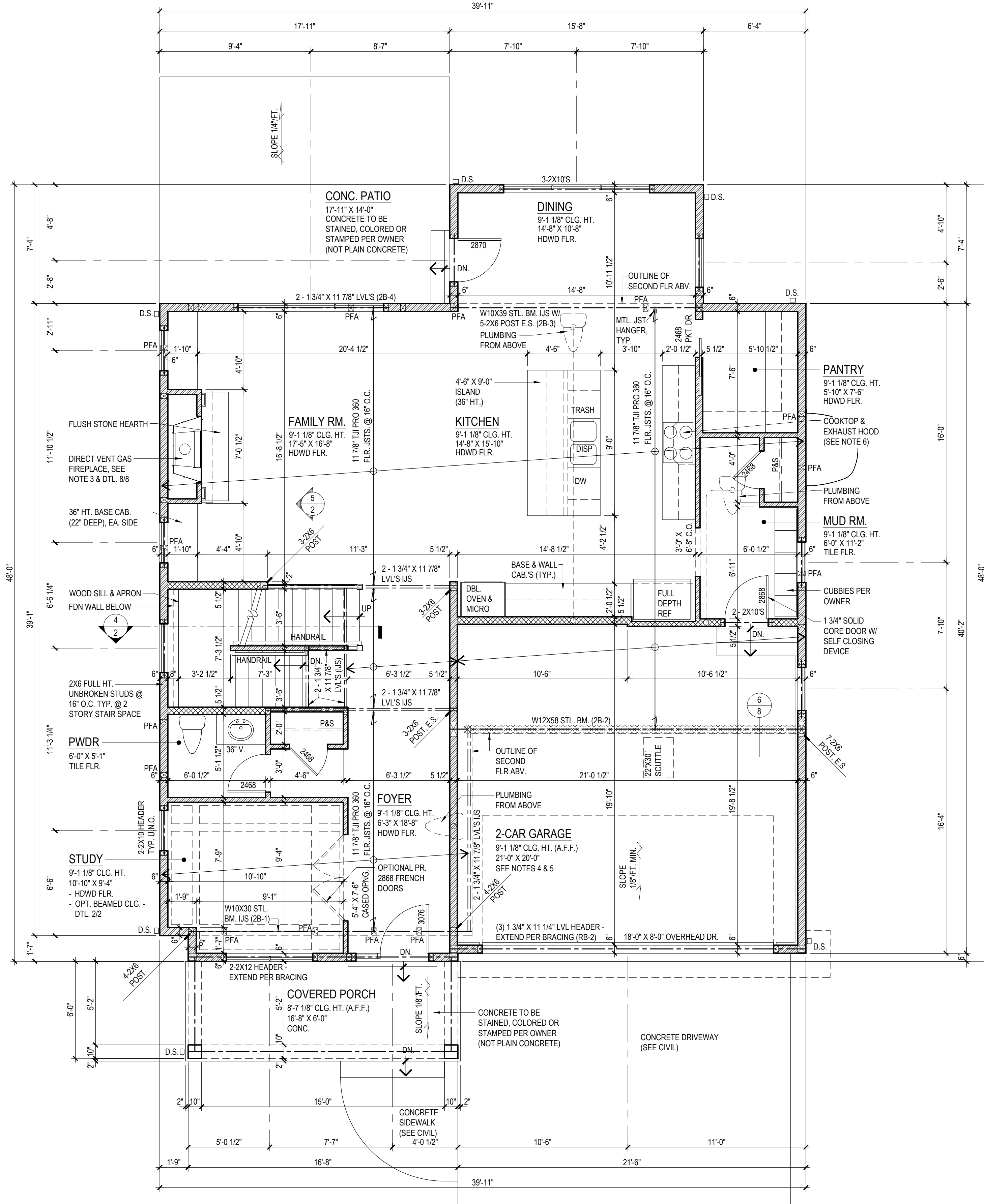


5 FAMILY ROOM FIREPLACE ELEVATION
3/8" = 1'-0"

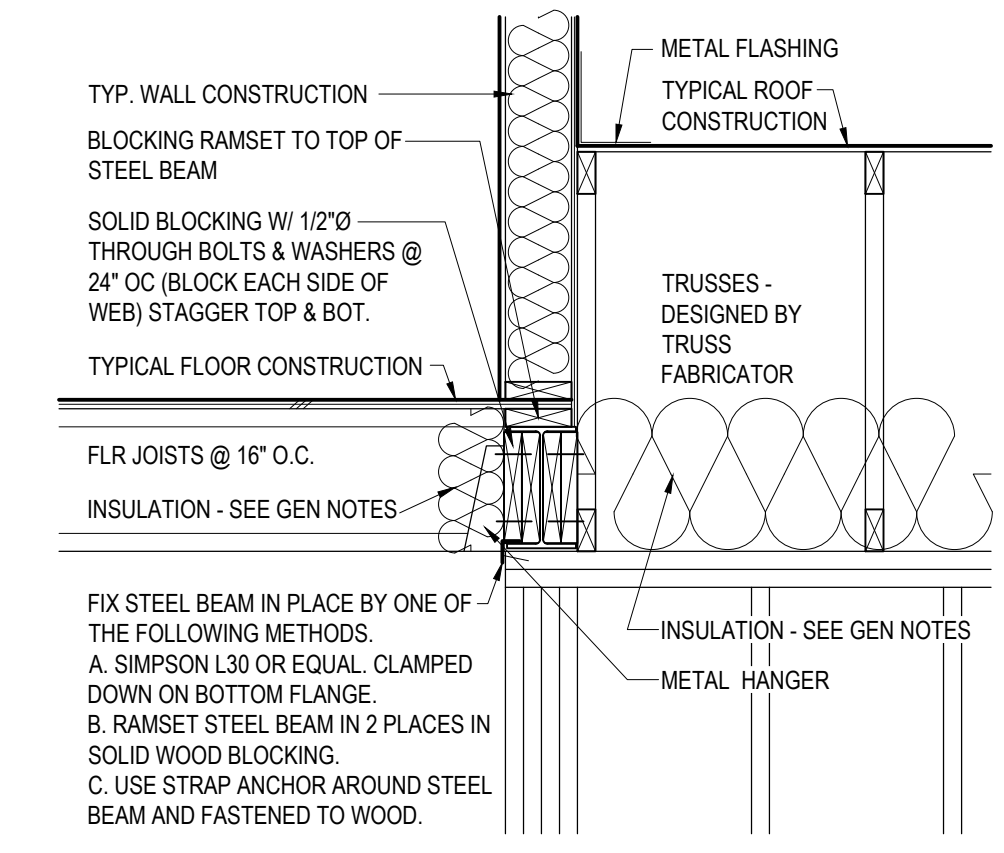


4 STAIR SECTION
3/8" = 1'-0"

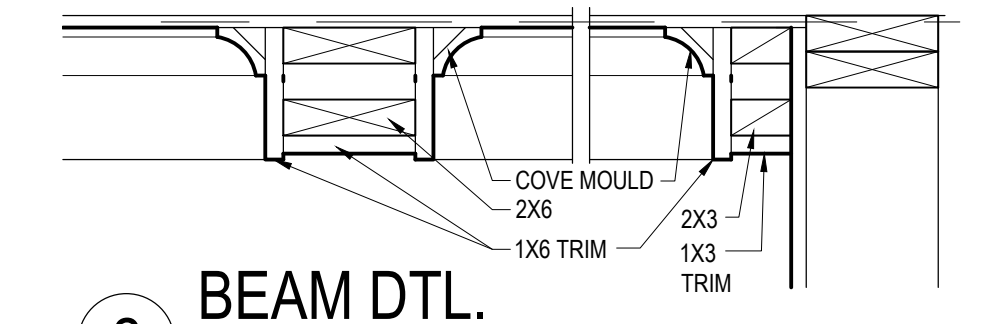


FIRST FLOOR PLAN
1/4" = 1'-0"

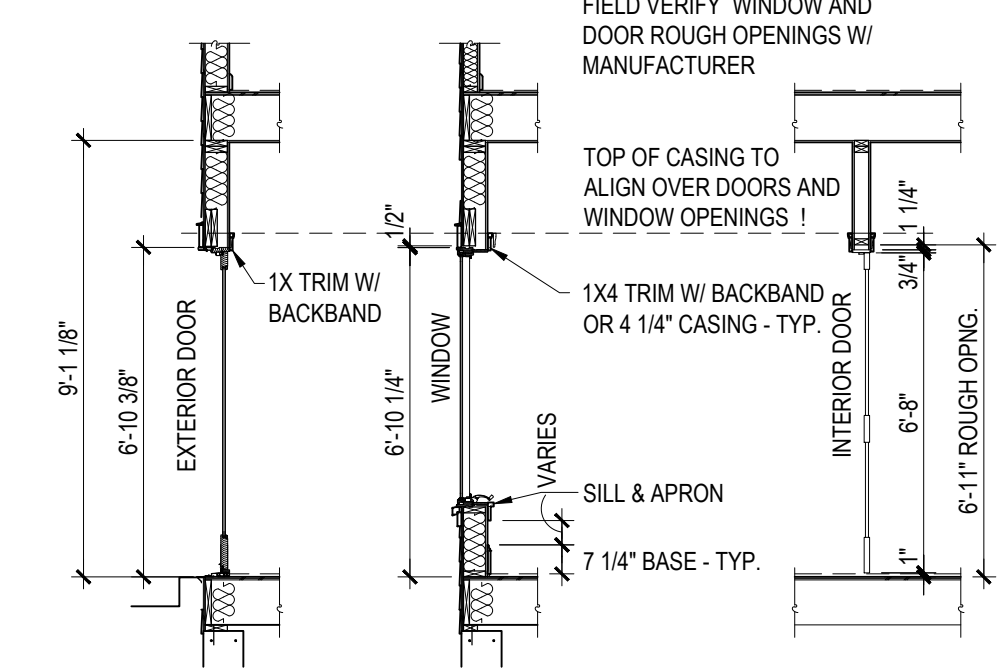
1,285 SF FIRST FLOOR	1,725 SF FIRST FLOOR FOOTPRINT
1,222 SF SECOND FLOOR	1,298 SF SECOND FLOOR FOOTPRINT
2,407 SF TOTAL	3,023 SF (MAX ALLOWED FAR 3024 SF)
440 SF GARAGE	100 SF FRONT PORCH (FULLY DEDUCTED PER ZONING)



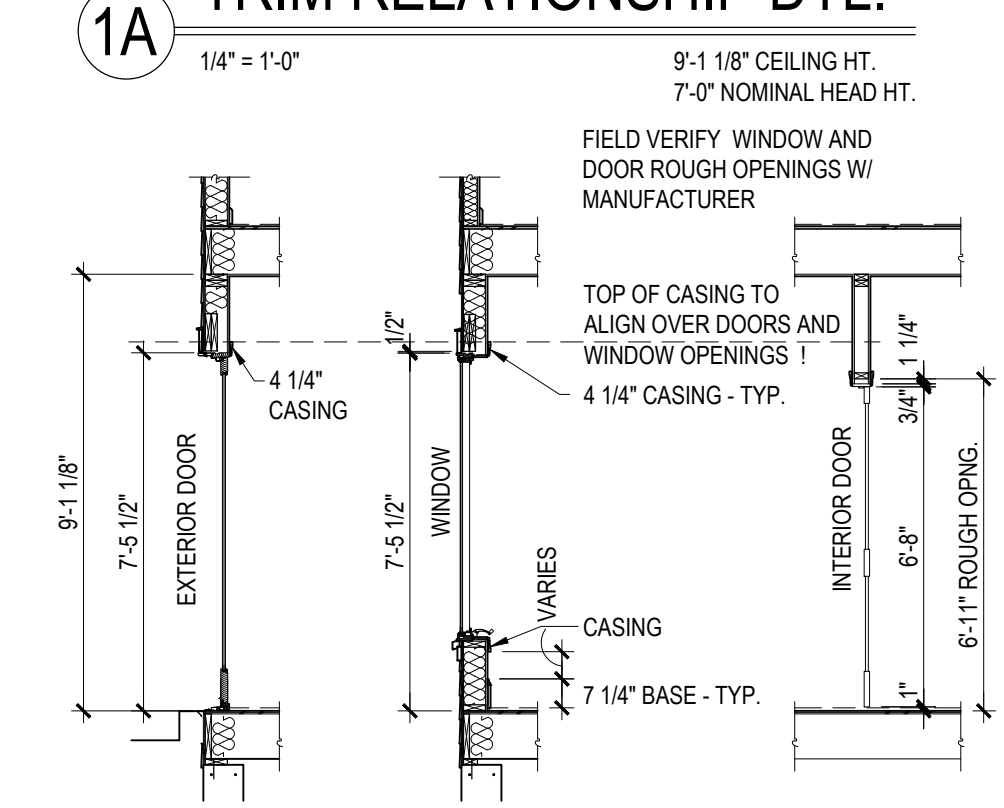
3 STL. BEAM - IN JOIST SPACE
3/4" = 1'-0"



2 BEAM DTL.
1 1/2" = 1'-0"



WDW / DOOR HEAD & TRIM RELATIONSHIP DTL.
1/4" = 1'-0"



WDW / DOOR HEAD & TRIM RELATIONSHIP DTL.
1/4" = 1'-0"

1 FLOOR PLAN DRAWING NOTES
1/4" = 1'-0"

1. 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.).
2. POST INDICATED SHALL BE MINIMUM (2) 2X WALL THICKNESS, GLUED AND NAILED, UNLESS NOTED OTHERWISE. EXCEPTION: 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.
3. FIREPLACE: HEATILATOR CALBER 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.
4. GARAGE/HOUSE SEPARATION WALL TO BE INSULATED MINIMUM R-13.
5. 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.
6. COOKTOP/RANGE WITH EXHAUST HOOD. PROVIDE GAS AND/OR ELECTRIC HOOKUPS AS REQUIRED. IF GAS PROVIDE GAS SHUTOFF IN ADJACENT CABINET. ALL EXHAUST TO BE VENTED TO EXTERIOR PER ALL LOCAL CODES. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 600 CUBIC FEET PER MINUTE (0.19 S/3) SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.
7. 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.
8. SEE ELECTRIC SHEET FOR DEVICE LOCATIONS.

date: 8/19/2024
9/25/2024
9/26/2024
ARB: PERMIT:
10/7/2024
CITY COMMENTS:
11/20/2024

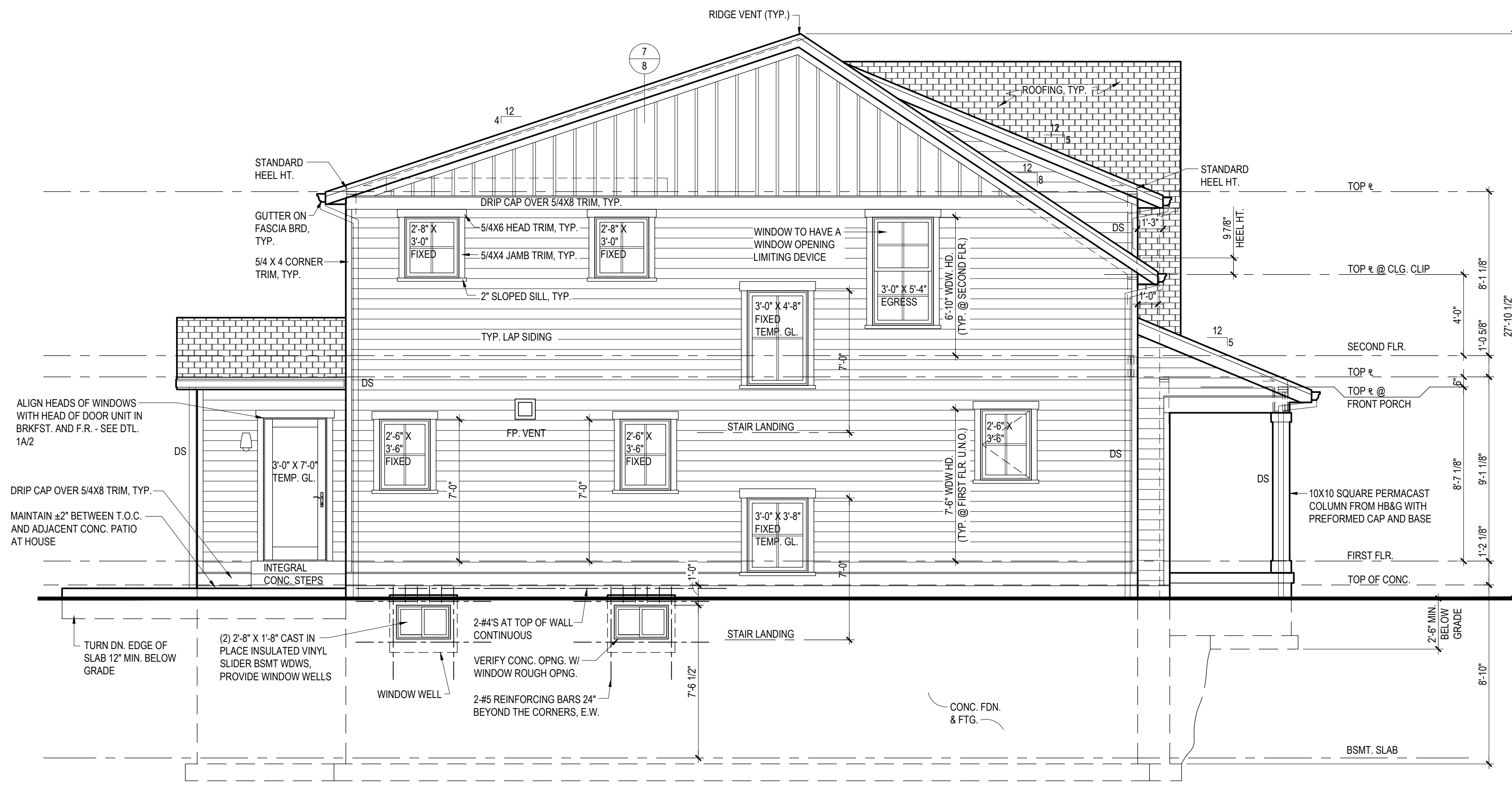
JIM BULEJSKI ARCHITECTS
345 MARSHALL AVE. SUITE 100A ST. LOUIS, MO 63119
PHONE 314-662-6700 FACSIMILE 314-662-6702
EMAIL: JIM@BARCHITECT.COM

Douglas Properties

NEW RESIDENCE AT:
25 Midpark Lane
Ladue, MO 63124

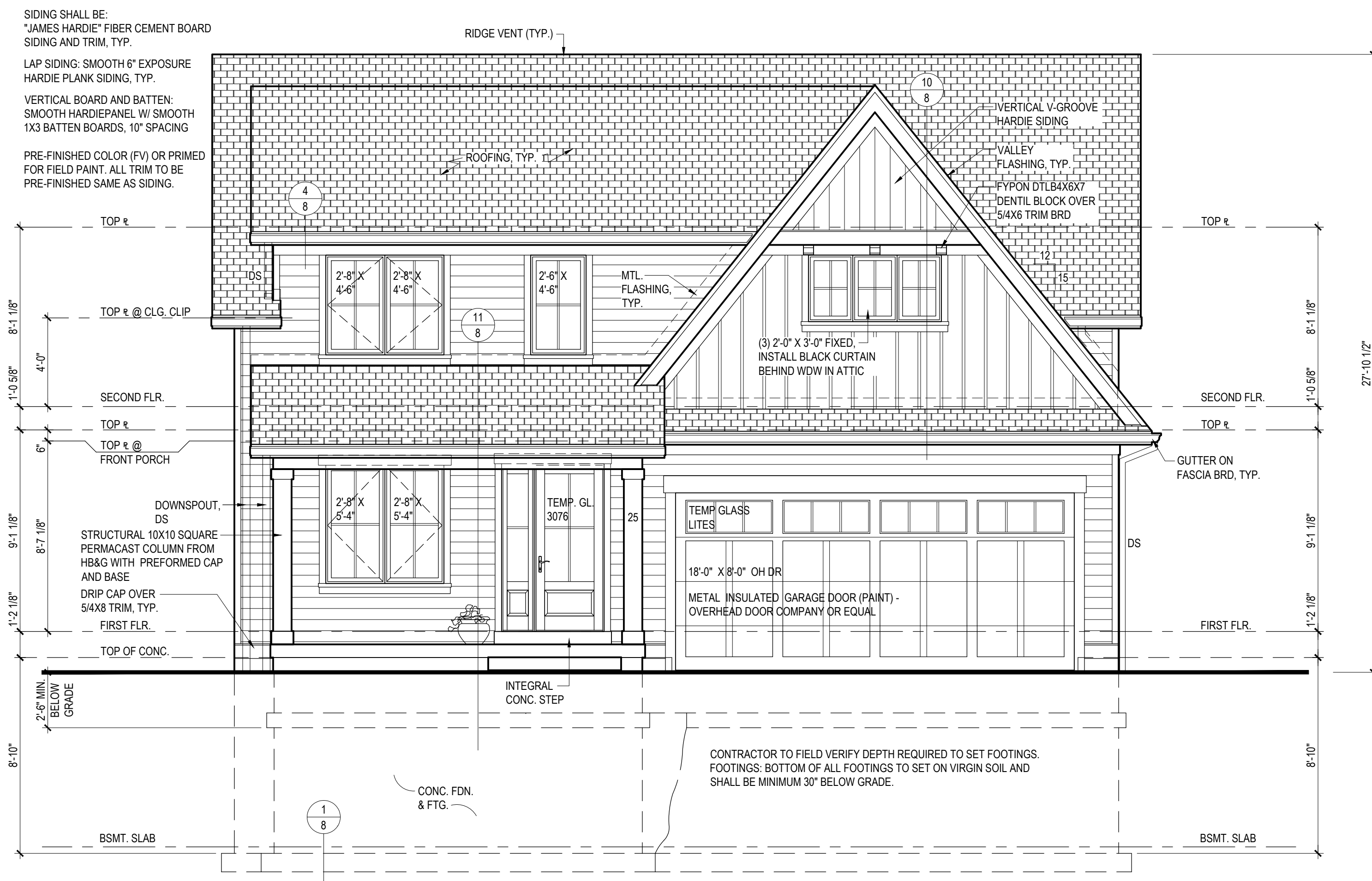
FIRST FLOOR PLAN

sheet: **2** of 10



LEFT SIDE ELEVATION

1/4" = 1'-0"



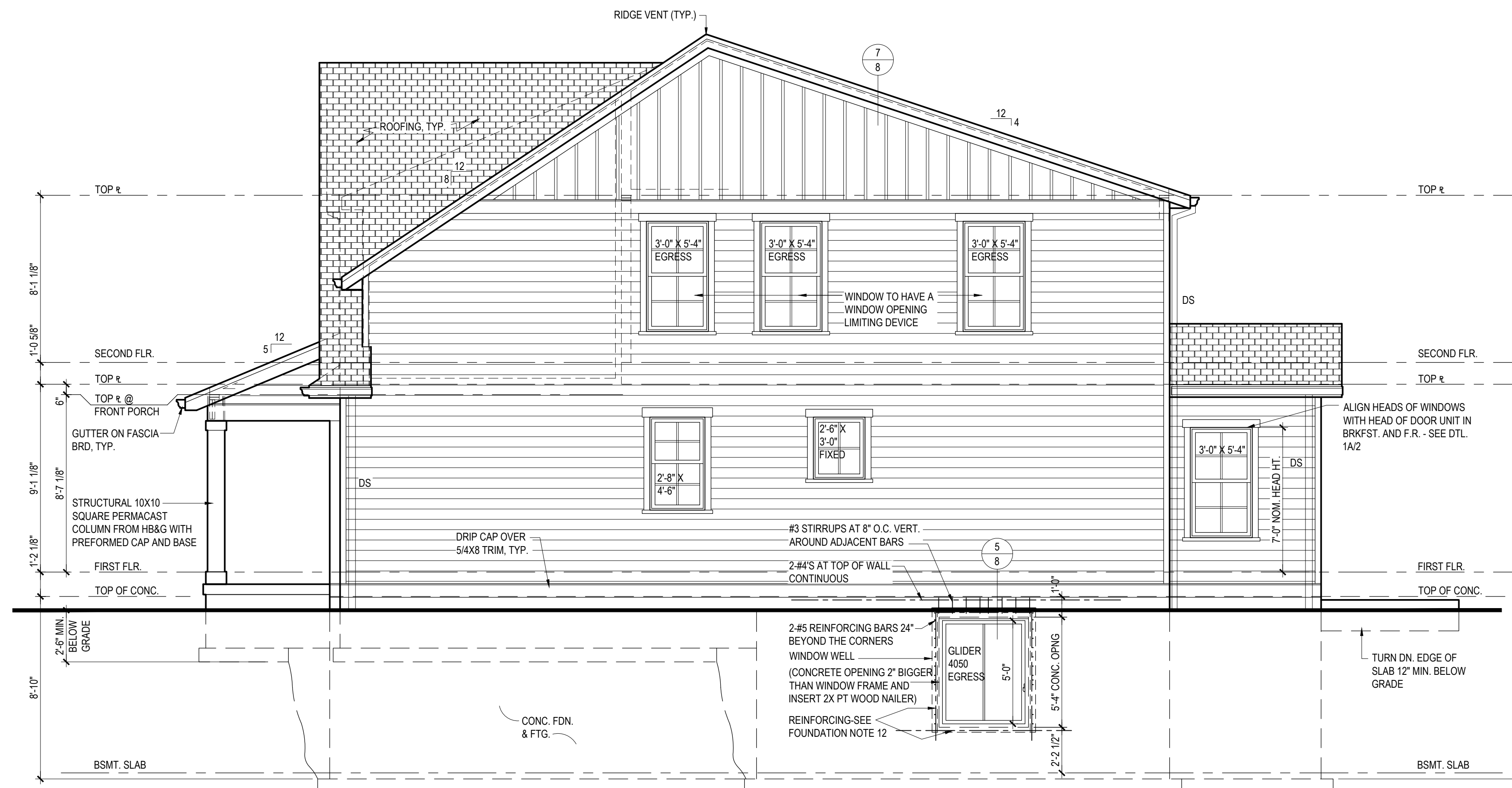
FRONT ELEVATION

1/4" = 1'-0"

SIDING SHALL BE:
 "JAMES HARDIE" FIBER CEMENT BOARD SIDING AND TRIM, TYP.
 LAP SIDING: SMOOTH 6" EXPOSURE HARDIE PLANK SIDING, TYP.
 VERTICAL BOARD AND BATTEN: SMOOTH HARDIE PANEL W/ SMOOTH 1X3 BATTEN BOARDS, 10" SPACING
 PRE-FINISHED COLOR (FV) OR PRIMED FOR FIELD PAINT. ALL TRIM TO BE PRE-FINISHED SAME AS SIDING.

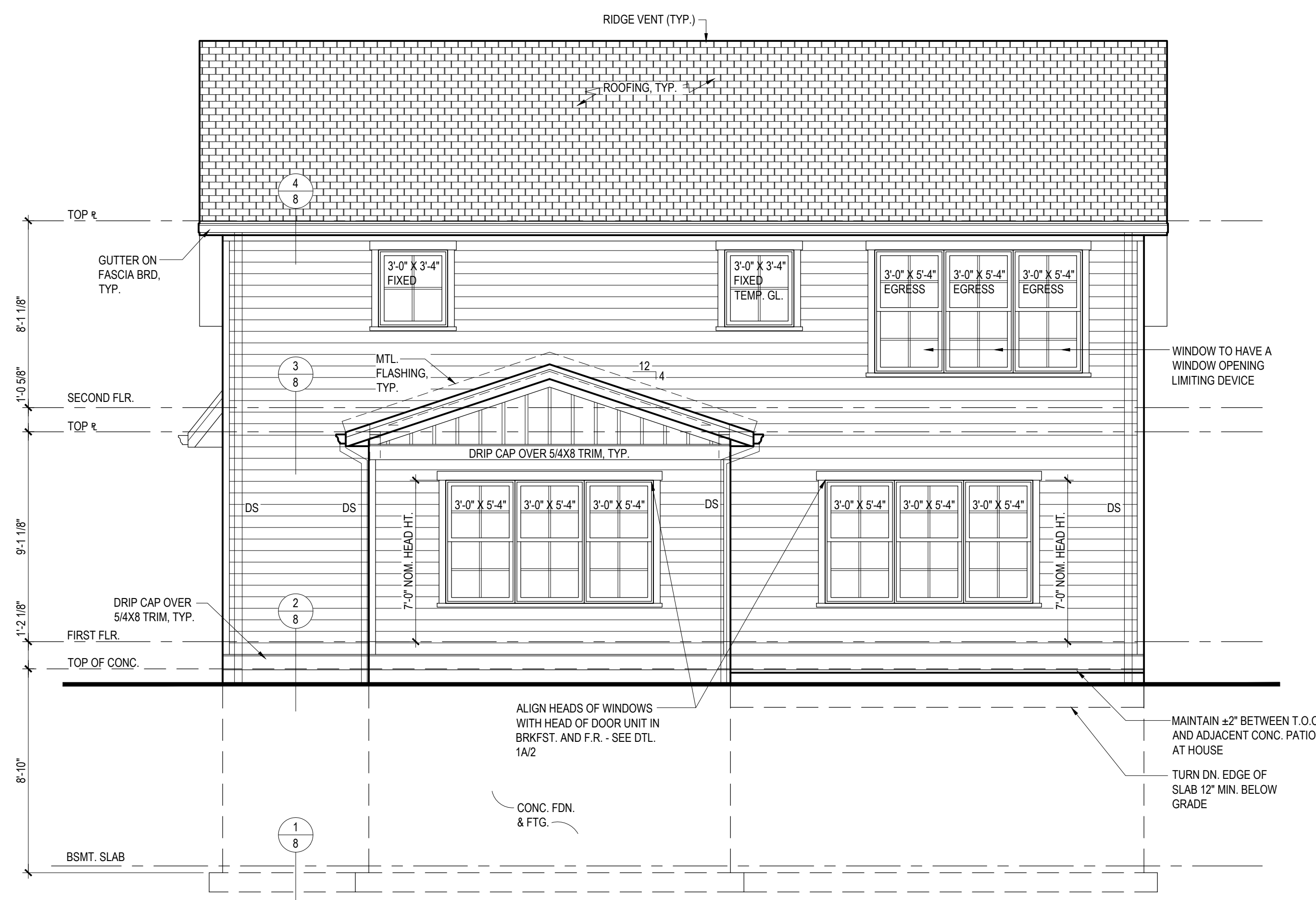
ELEVATION DRAWING NOTES

- 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.
- BRICK VENEER: ALL SOLDIER AND ROWLOCK HEADERS, SILLS, AND TRIM TO PROJECT 3/4", UNLESS NOTED OTHERWISE.
- CHIMNEY HEIGHT: SHALL EXTEND ABOVE ROOF MIN. 3'-0" AT POINT OF PENETRATION AND 2'-0" HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' HORIZONTALLY.
- DECK DOORS: SECURELY BARRICADE DOOR UNTIL DECK IS BUILT AND APPROVED.
- ROOF FLASHING: PROVIDE CORROSION-RESISTANT METAL FLASHING AT ALL ROOF VALLEYS, WALL AND CHIMNEY INTERSECTIONS, PORCHES, DECK, ETC. ROLLED ROOFING OR (2) LAYERS OF TYPE 1 UNDERLAYMENT MAY BE SUBSTITUTED FOR FLASHING AT THE ROOF VALLEY PROVIDED THE SHINGLES ARE INTERLACED.
- CANTILEVERS: PROVIDE EXTERIOR GRADE SOFFIT (SEAL ALL JOINTS). INSULATE BETWEEN FLOOR JOISTS TO MINIMUM R-19.
- 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 2021 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 2021 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.



RIGHT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

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.
- BRICK VENEER: ALL SOLDIER AND ROWLOCK HEADERS, SILLS, AND TRIM TO PROJECT 3/4", UNLESS NOTED OTHERWISE.
- CHIMNEY HEIGHT: SHALL EXTEND ABOVE ROOF MIN. 3'-0" AT POINT OF PENETRATION AND 2'-0" HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' HORIZONTALLY.
- DECK DOORS: SECURELY BARRICADE DOOR UNTIL DECK IS BUILT AND APPROVED.
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 - PROVIDE MECHANISM TO ALLOW FOR EMERGENCY ESCAPE.

date: 8/19/2024
9/25/2024
ARB: 9/26/2024
PERMIT: 10/7/2024
CITY COMMENTS: 11/20/2024

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

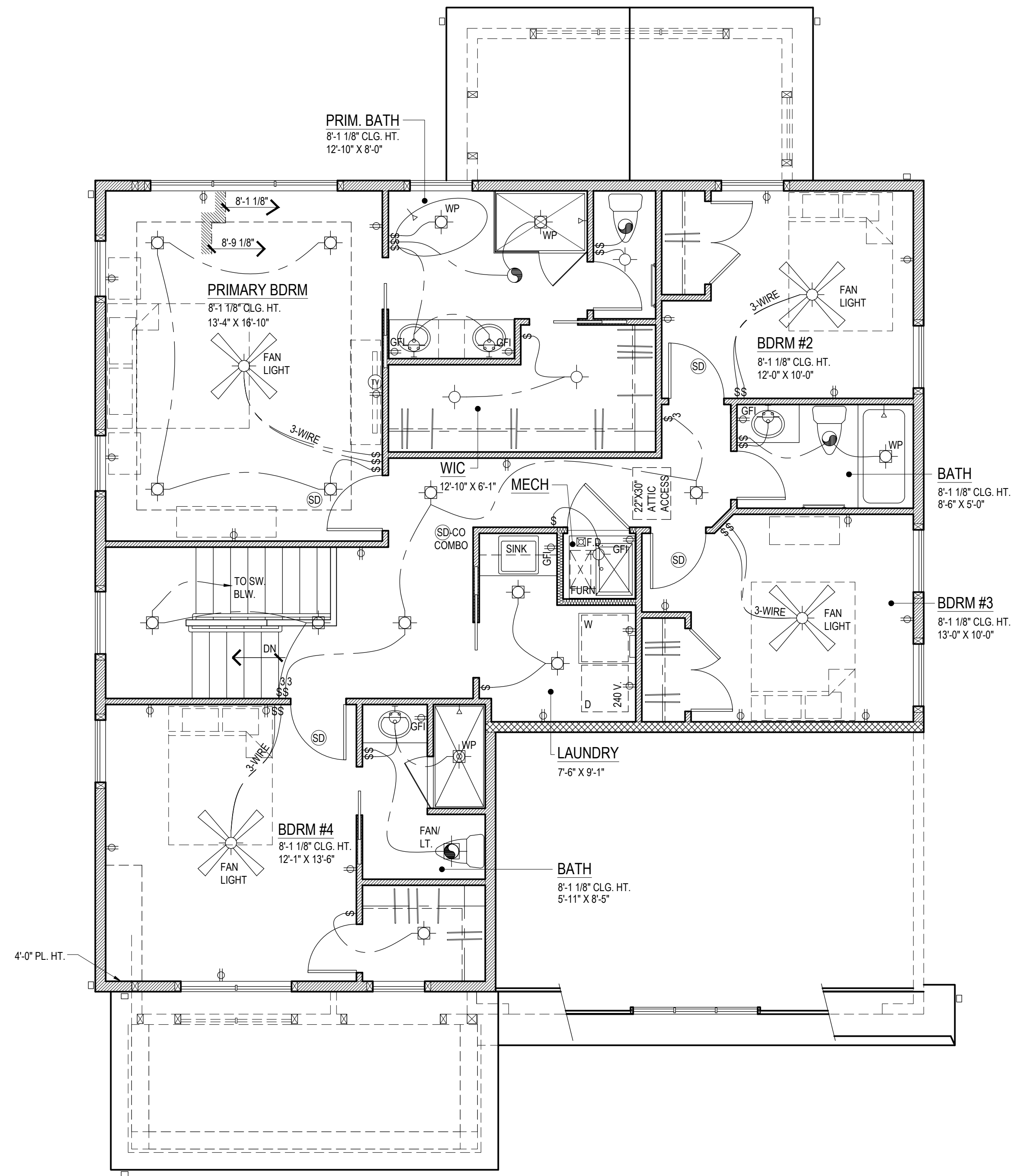
Douglas Properties

NEW RESIDENCE AT:

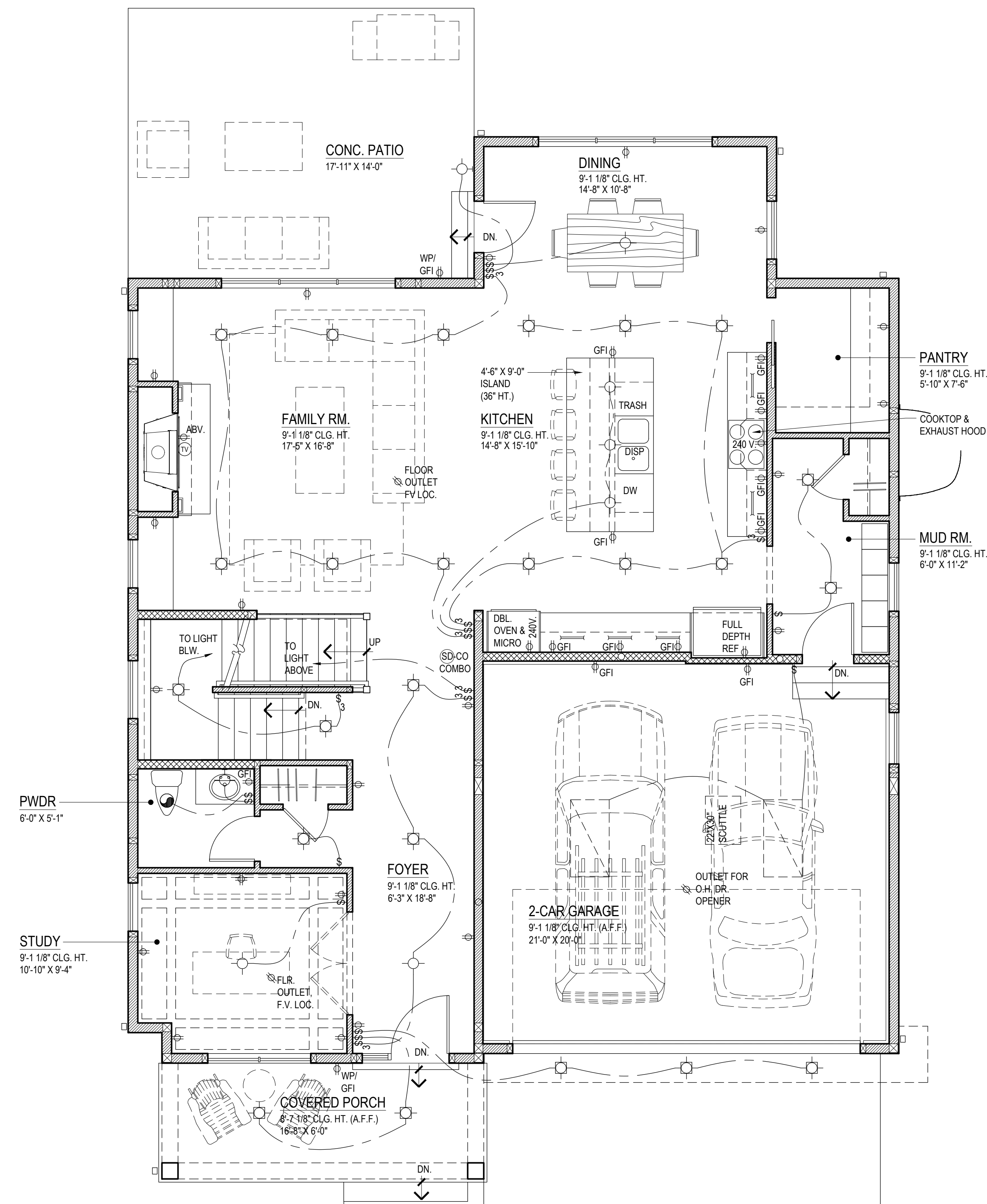
**25 Midpark Lane
Ladue, MO 63124**

REAR AND RIGHT ELEVATIONS

sheet: **5** of 10



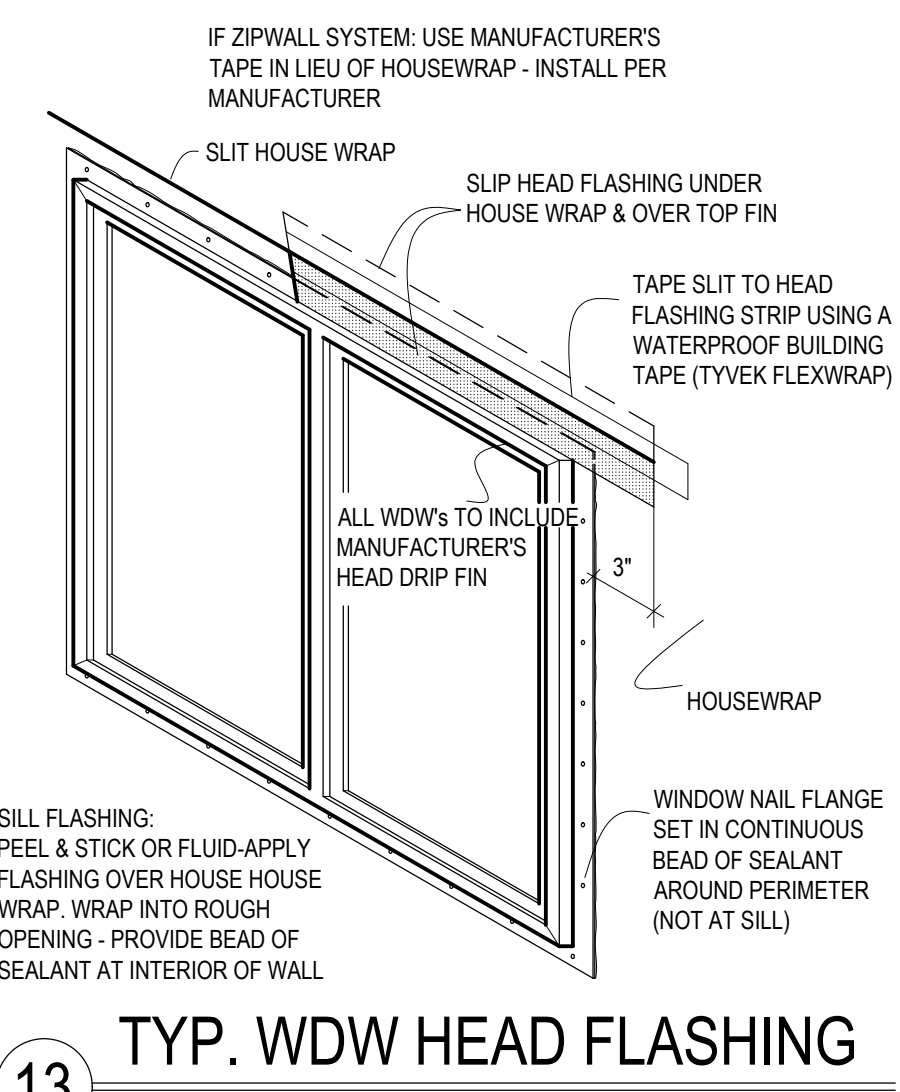
**ELECTRIC
 SECOND FLOOR PLAN**
 1/4" = 1'-0"



**ELECTRIC
 FIRST FLOOR PLAN**
 1/4" = 1'-0"

ELECTRICAL SYMBOLS			
DUPLEX OUTLET	⊕	UNDER CAB. INCANDESCENT	— —
WATER PROOF (WP)	⊕ WP/	CLICK STRIP	—○—
GROUND FAULT INTERRUPTER (GFI)	⊕ GFI	BRACKET MOUNT	⊕
FOURPLEX	⊕	CEILING MOUNT	⊕
SPECIALTY OUTLET	⊕ 240 V.	RECESSED CAN LIGHT	⊕
PHONE	⊕	RECESSED WALL WASH	⊕
SWITCH	⊕	FLUORESCENT LIGHT	⊕
DIMMER (D)	⊕ D	FLOOD LIGHT	⊕
CABLE TV OUTLET	⊕	PULL CHAIN LIGHT	⊕ TPC
EXHAUST FAN/MOTOR	⊕	SMOKE DETECTOR	⊕ SD
COMPUTER NETWORK PORT/INTERNET ACCESS LINE	⊕	CARBON MONOXIDE DETECTOR	⊕ CO
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 DSS.
 - COMPUTER NETWORK PORT TO RECEIVE THE FOLLOWING: (1) RG6 COAX CABLE, (2) CAT. 6 FOR PHONE/INTERNET ACCESS, MODEM, AND NETWORK

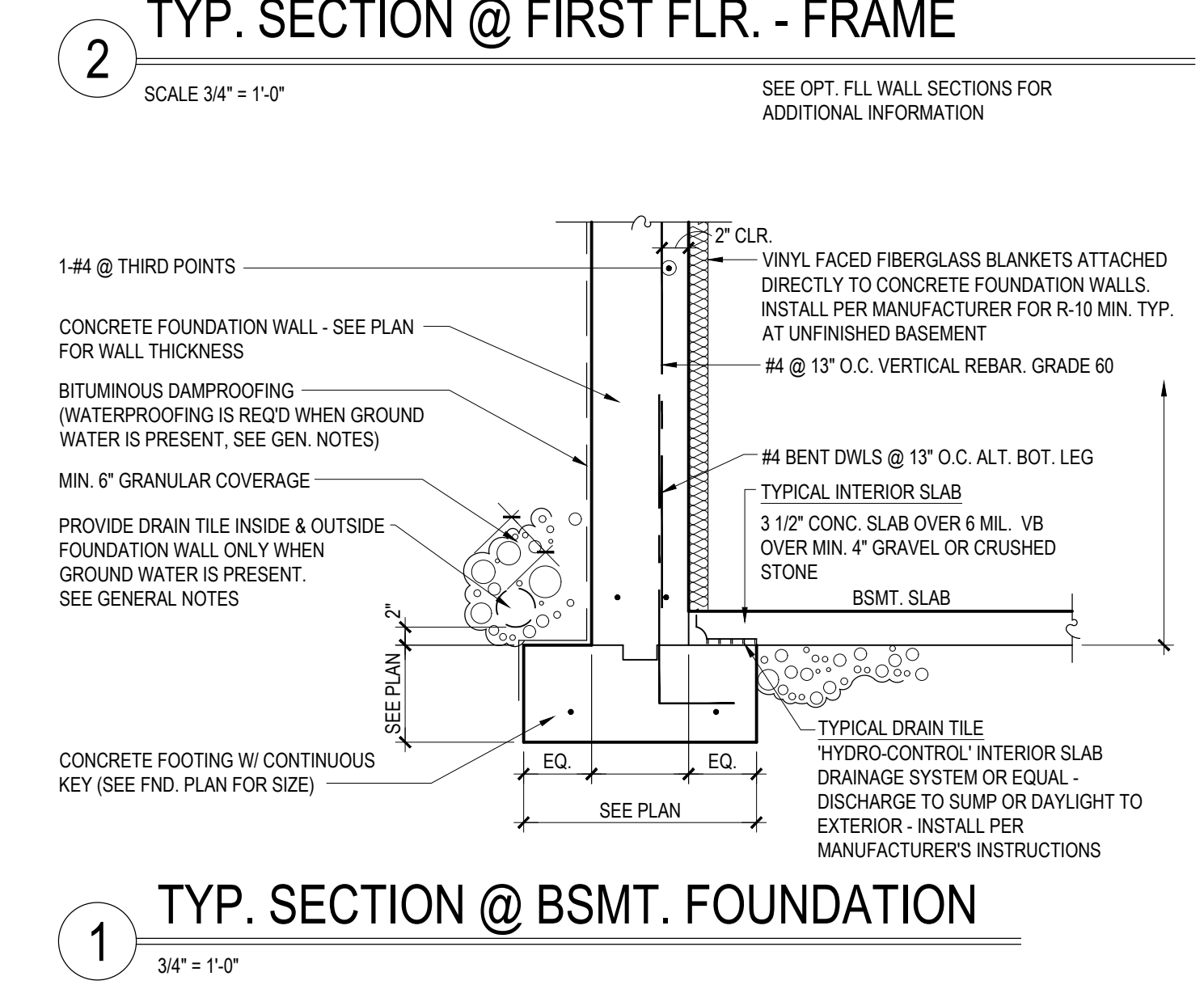
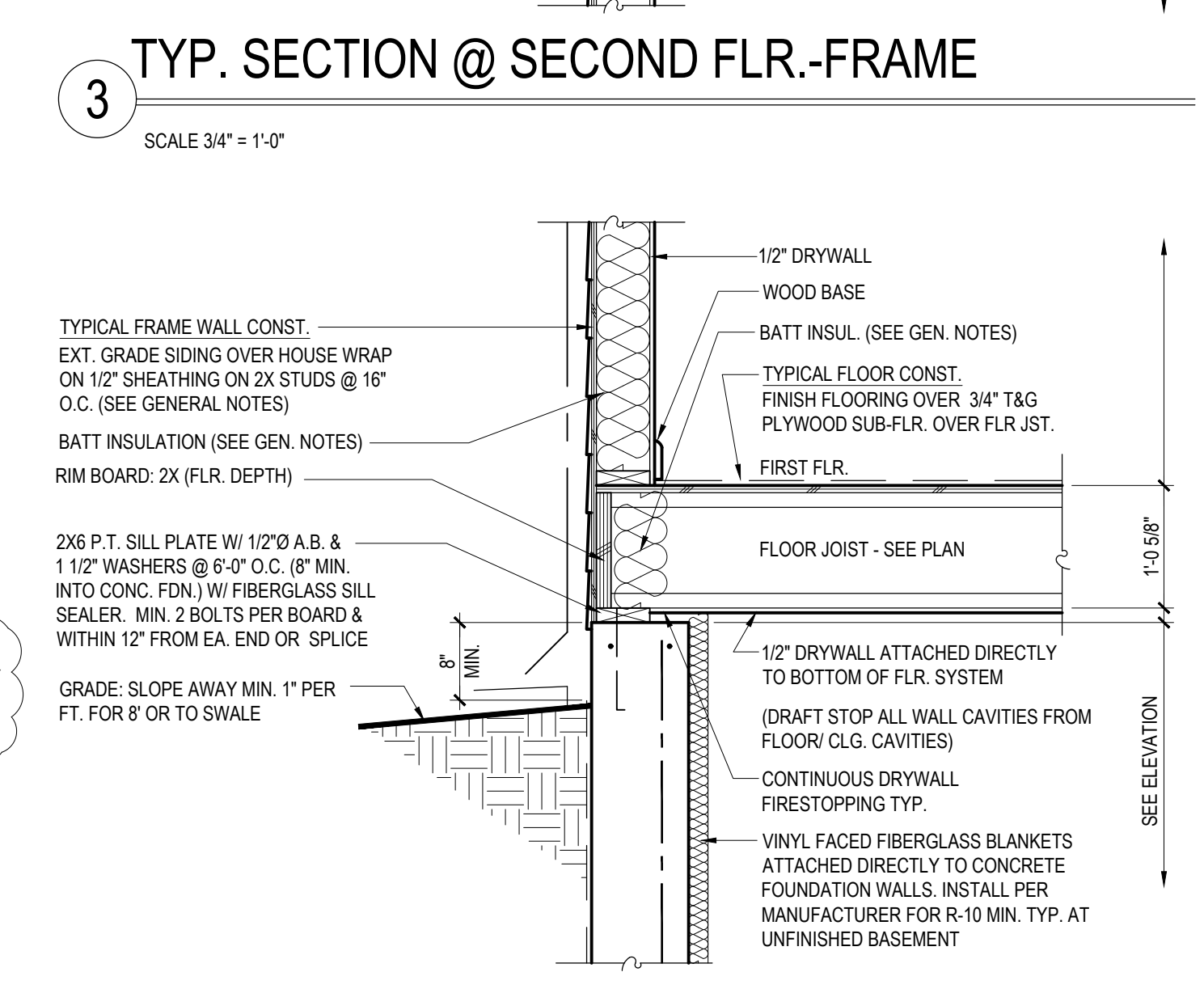
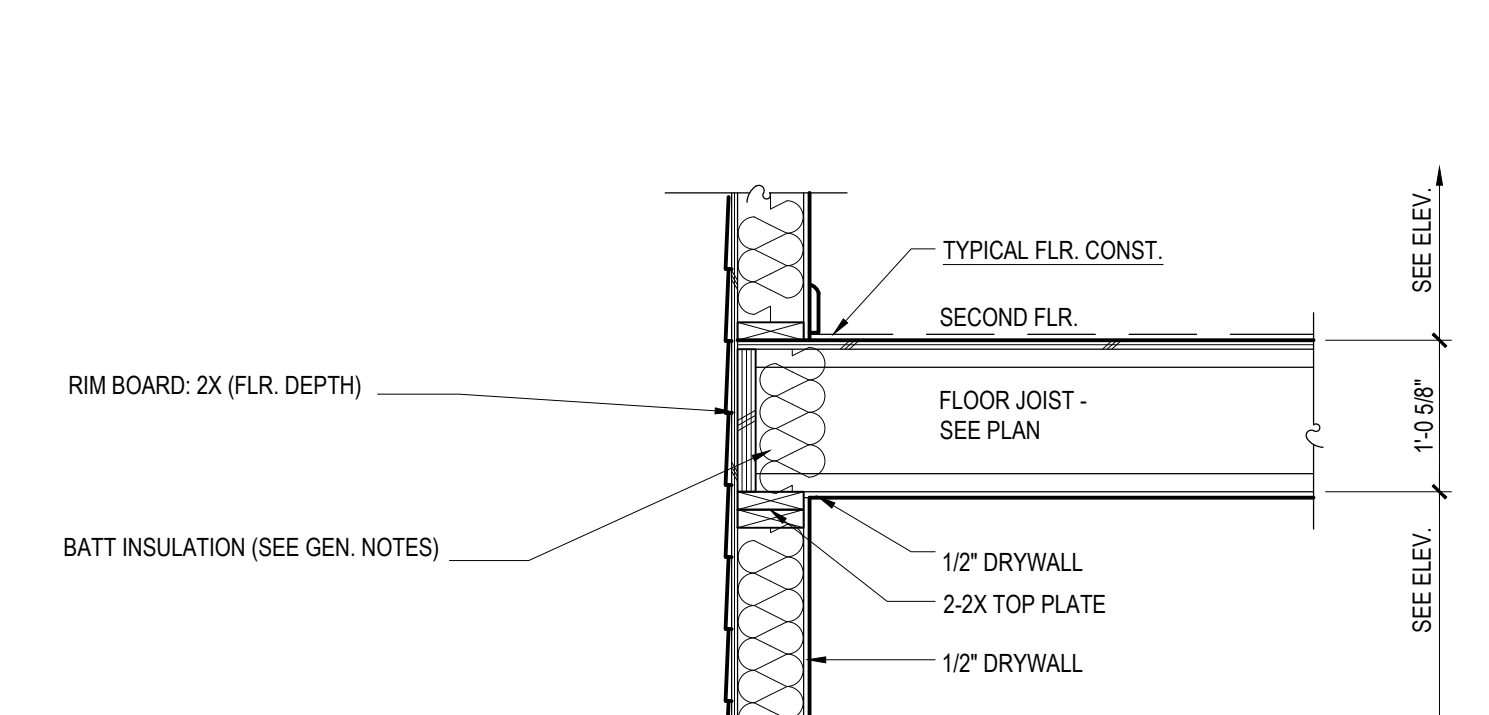
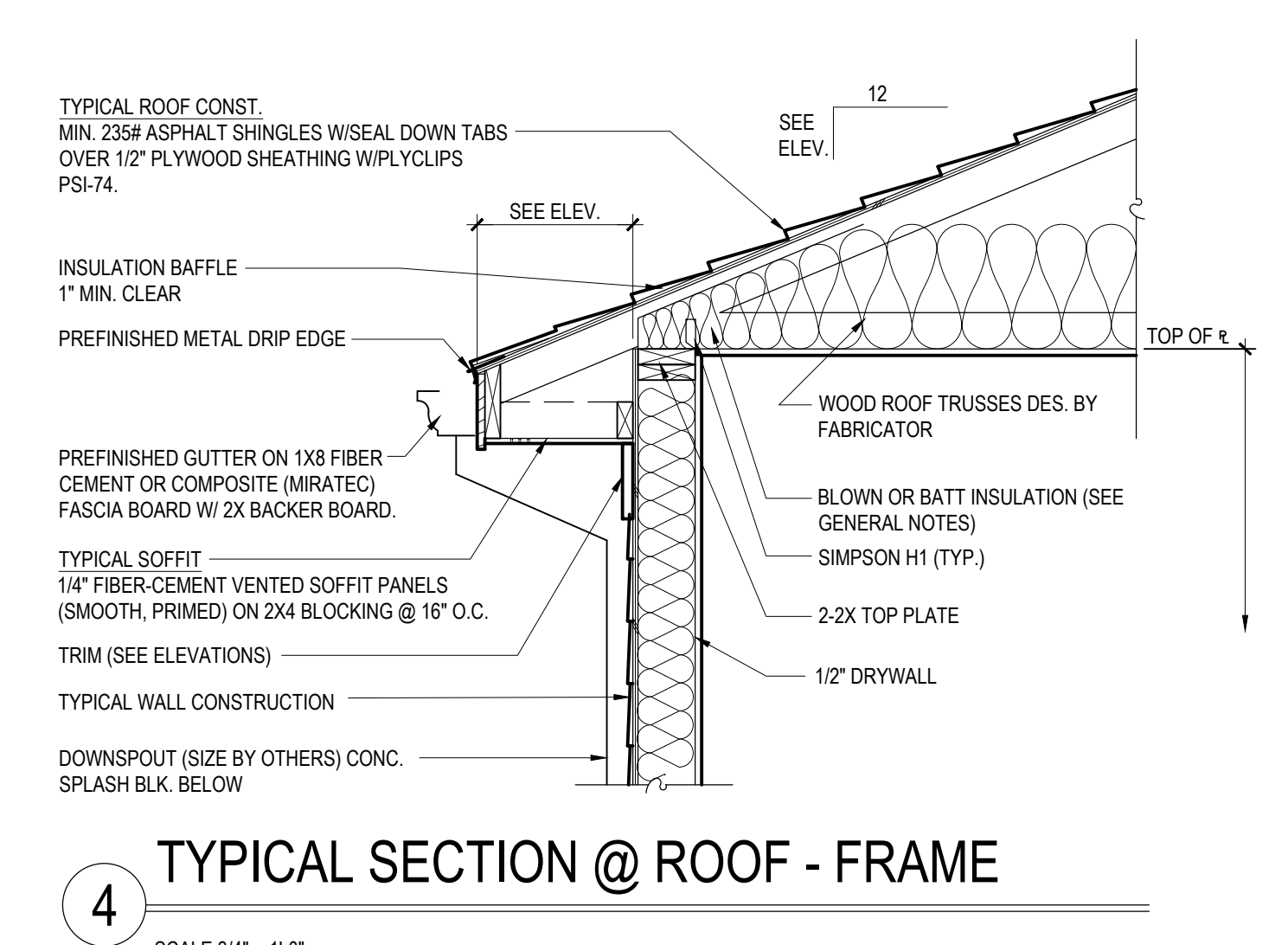
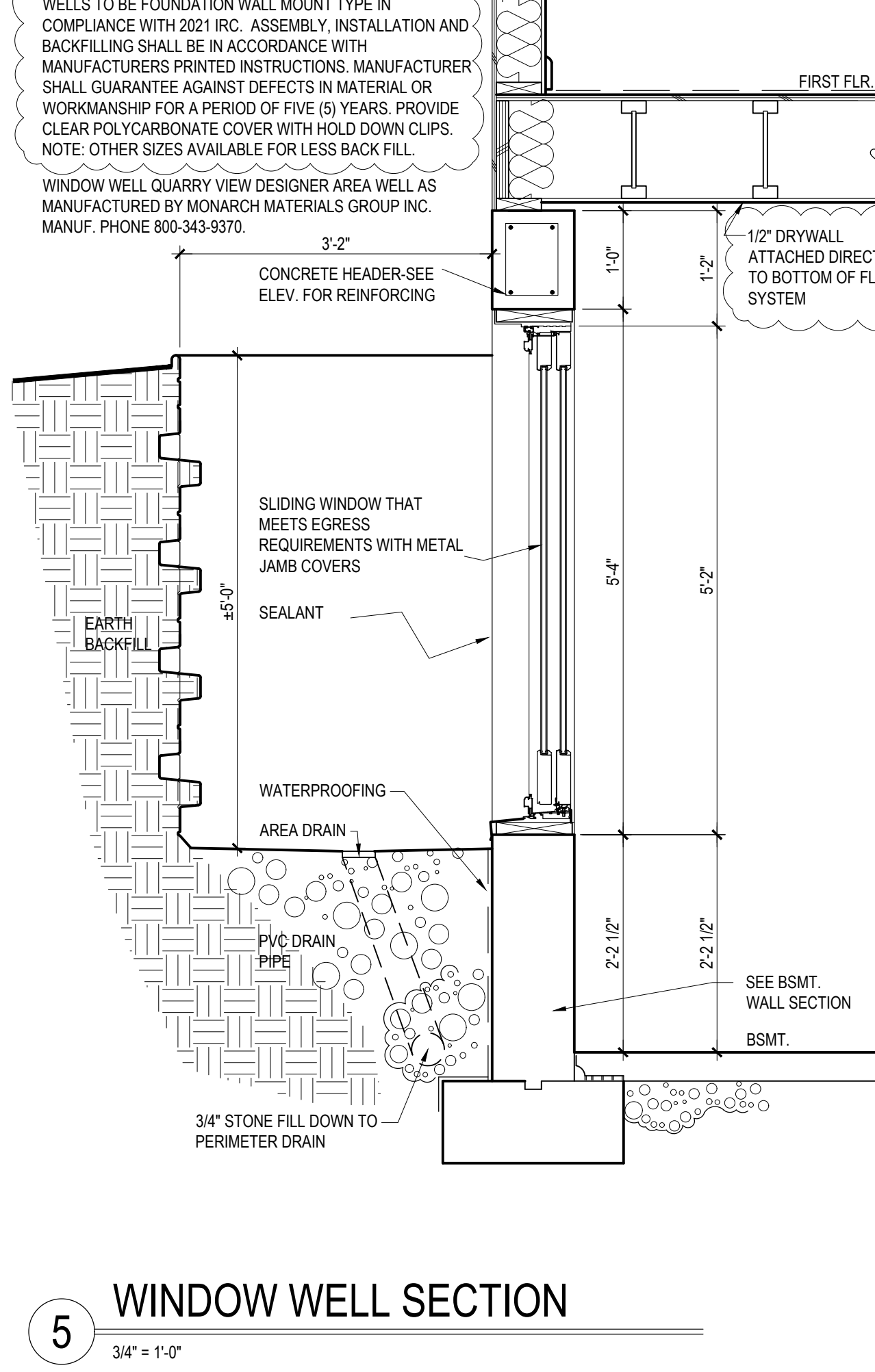
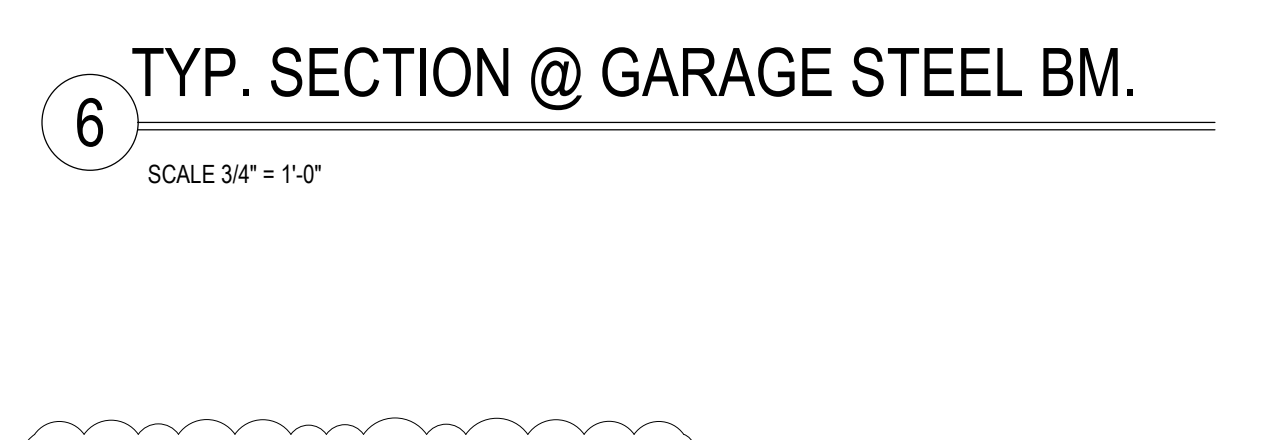
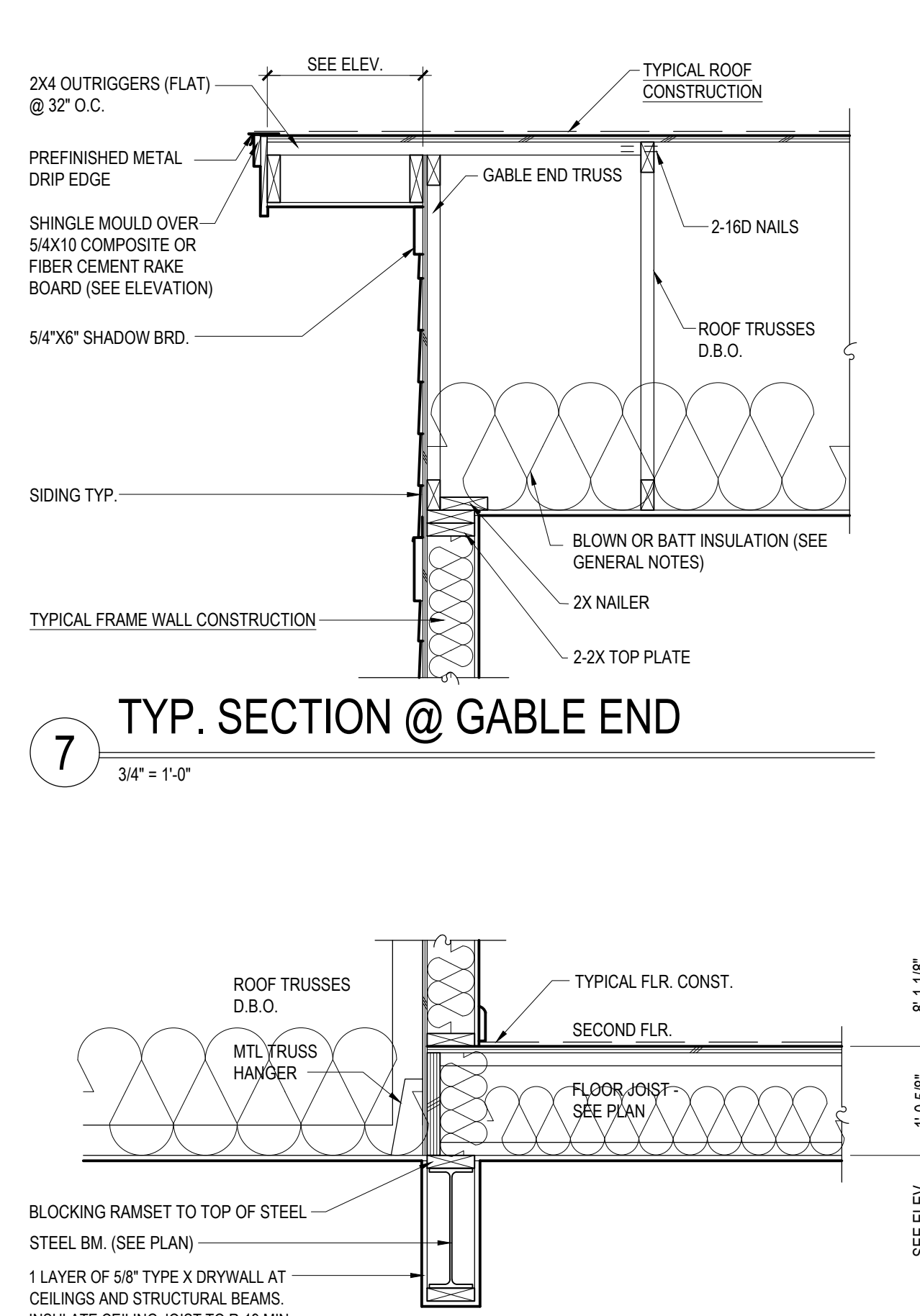
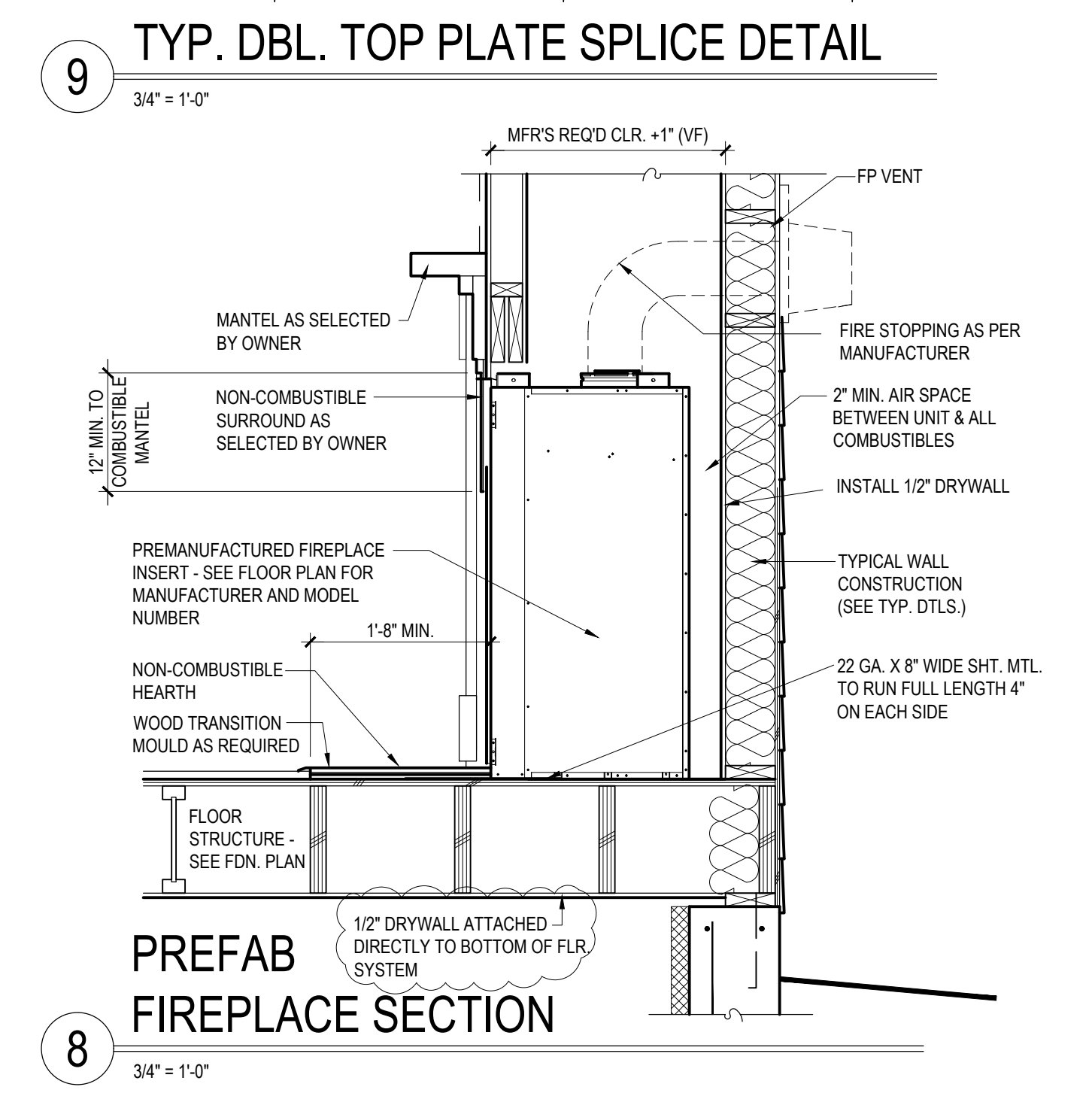
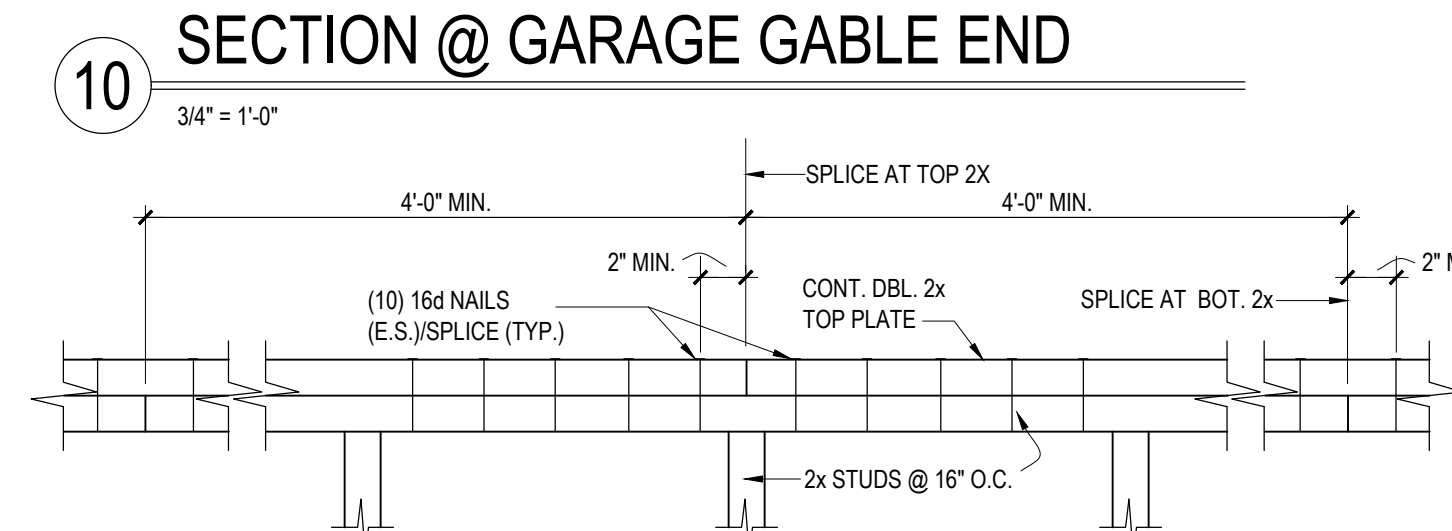
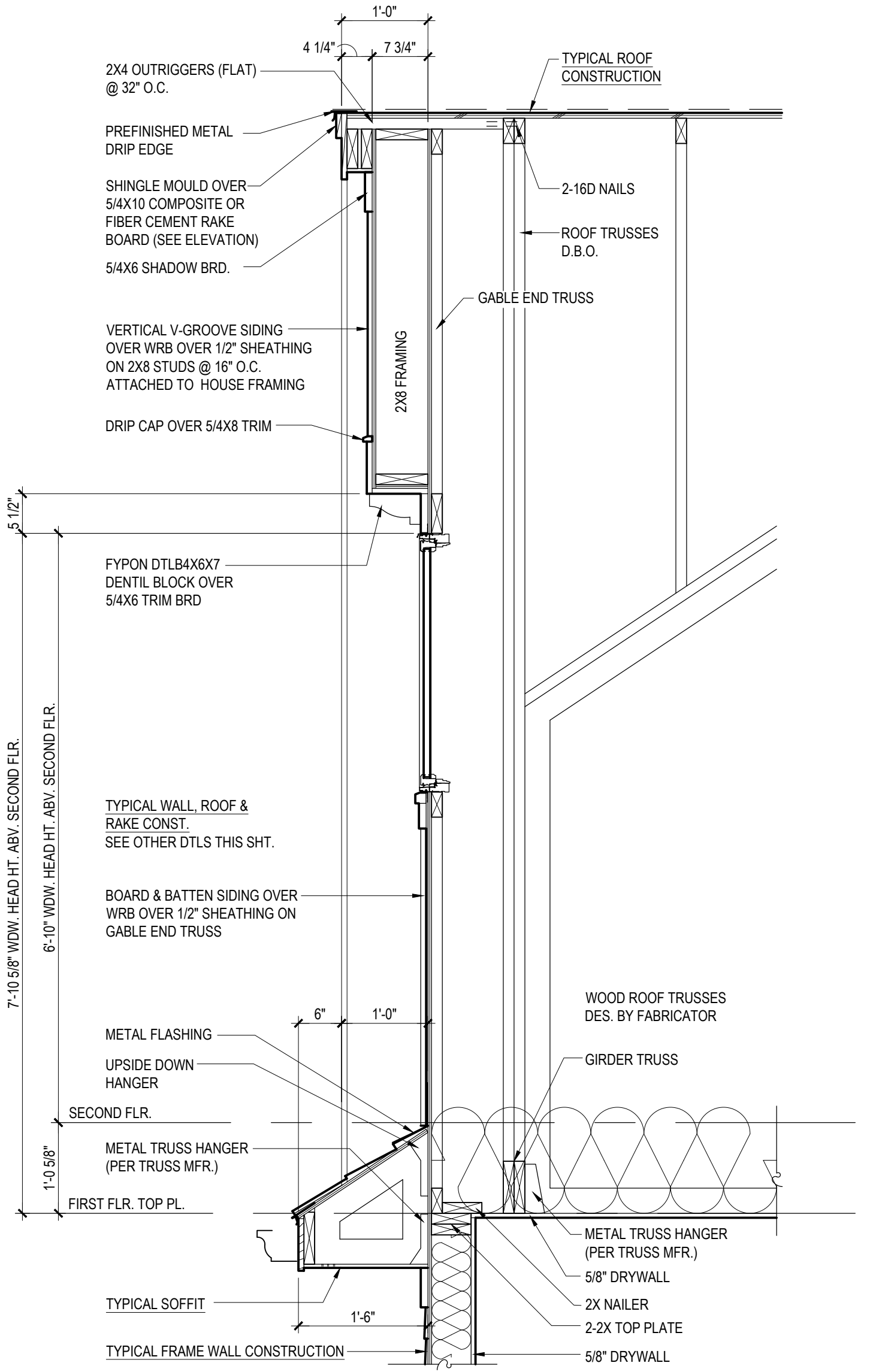
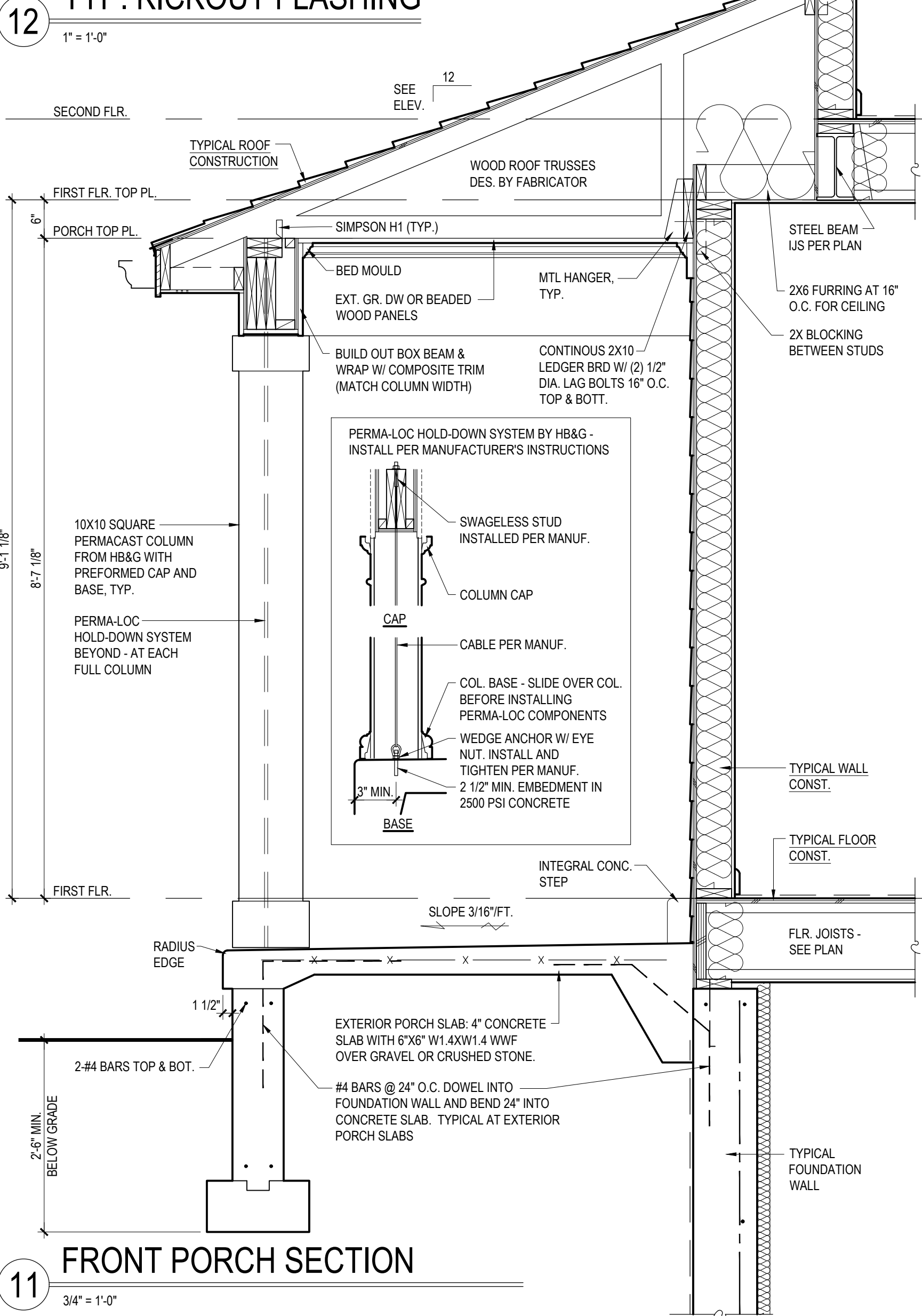
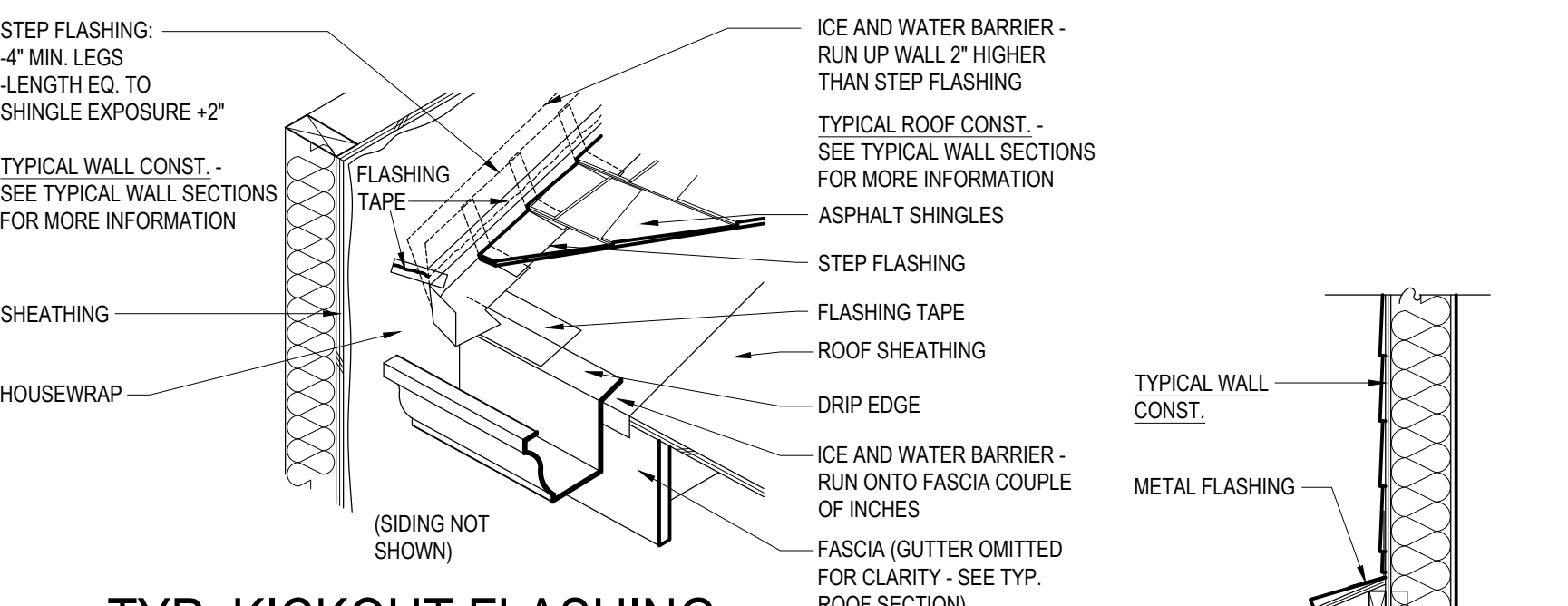


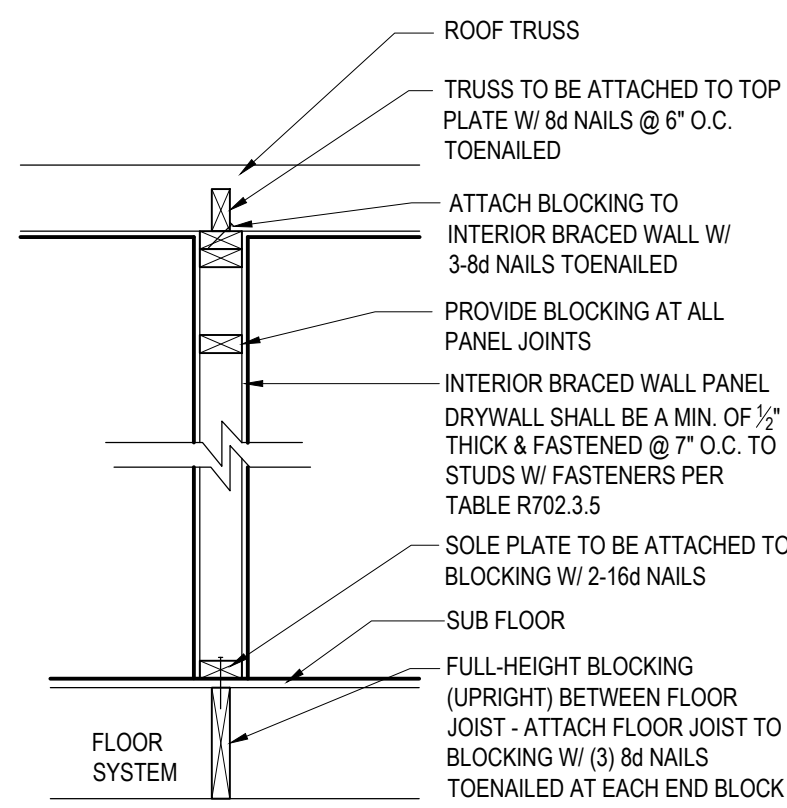
NAILING SCHEDULE FOR BUILT UP COLUMN

COLUMN SIZE	NAILS	ROWS (EA. SIDE)	SPACING	EDGE DISTANCE	END DISTANCE
(2) 2x4	10d	1	8"	1"	2 1/2"
(3) 2x4	30d	1	8"	1"	3 1/2"
(4) 2x4	60d	1	8"	1 1/4"	4 1/2"
(2) 2x6	10d	2	8"	1 1/2"	2 1/2"
(3) 2x6	30d	2	8"	1 1/2"	3 1/2"
(4) 2x6	60d	2	8"	1 1/2"	4 1/2"
(2) 2x8	10d	2	8"	2"	2 1/2"
(3) 2x8	30d	2	8"	2"	3 1/2"
(4) 2x8	60d	2	8"	2"	4 1/2"

SINGLE ROW NAIL PLACEMENT 1" = 1'-0"

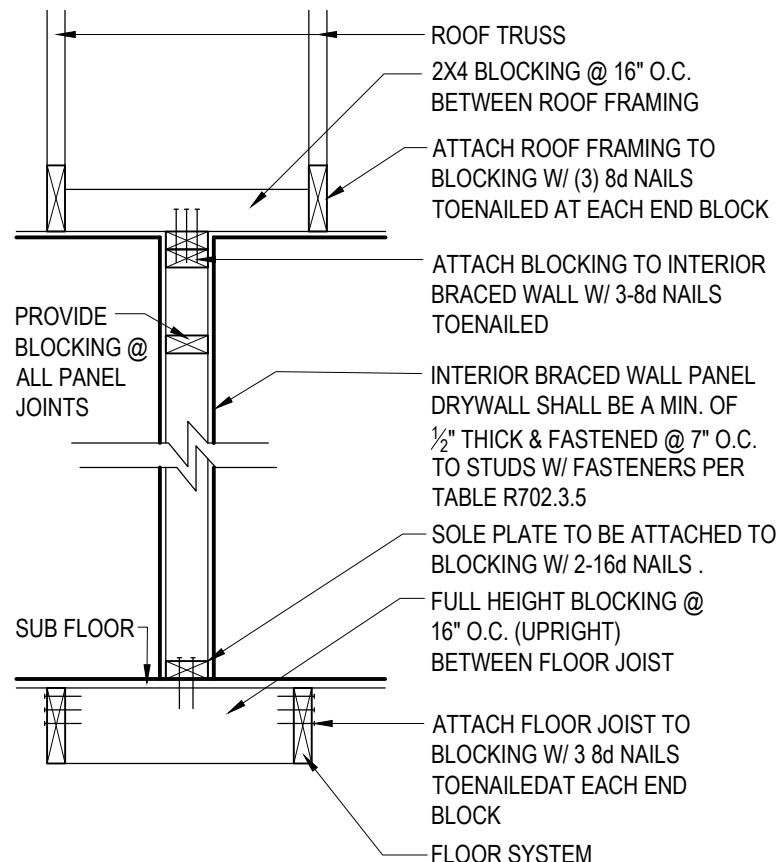
TWO ROW NAIL PLACEMENT 1" = 1'-0"





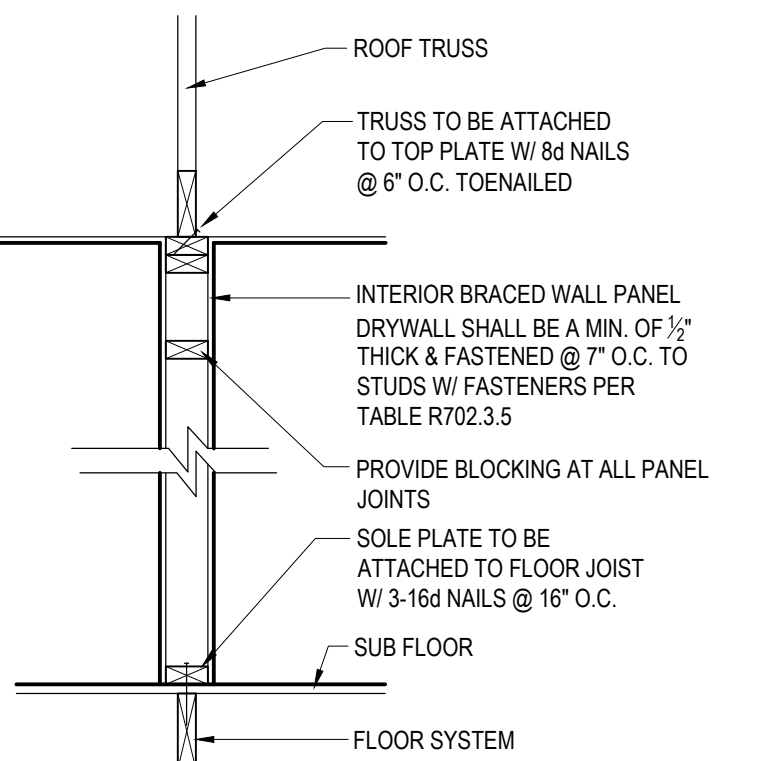
**METHOD GB
PERPENDICULAR W/
TRUSS AND JOIST**

8
3/4" = 1'-0"



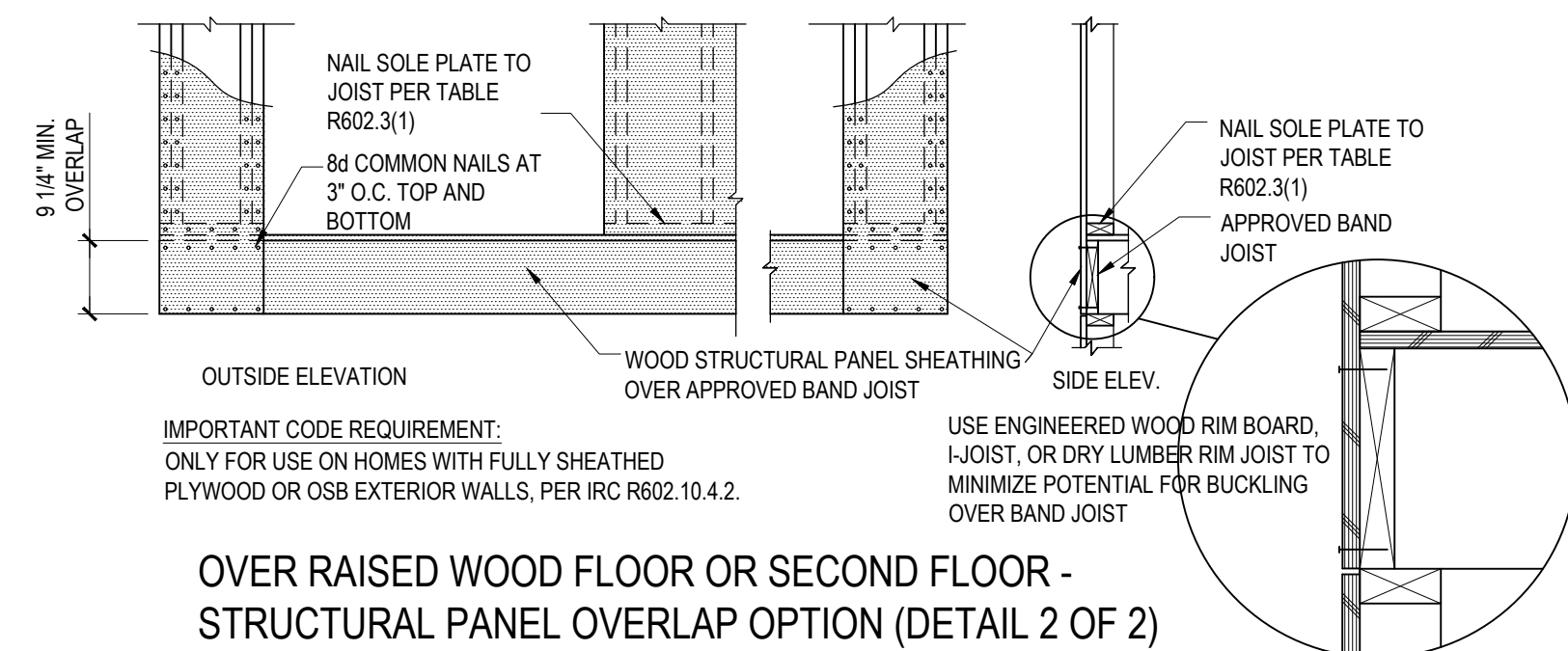
**METHOD GB W/O TRUSS
AND JOIST OFFSET
ABOVE AND BELOW**

7
3/4" = 1'-0"

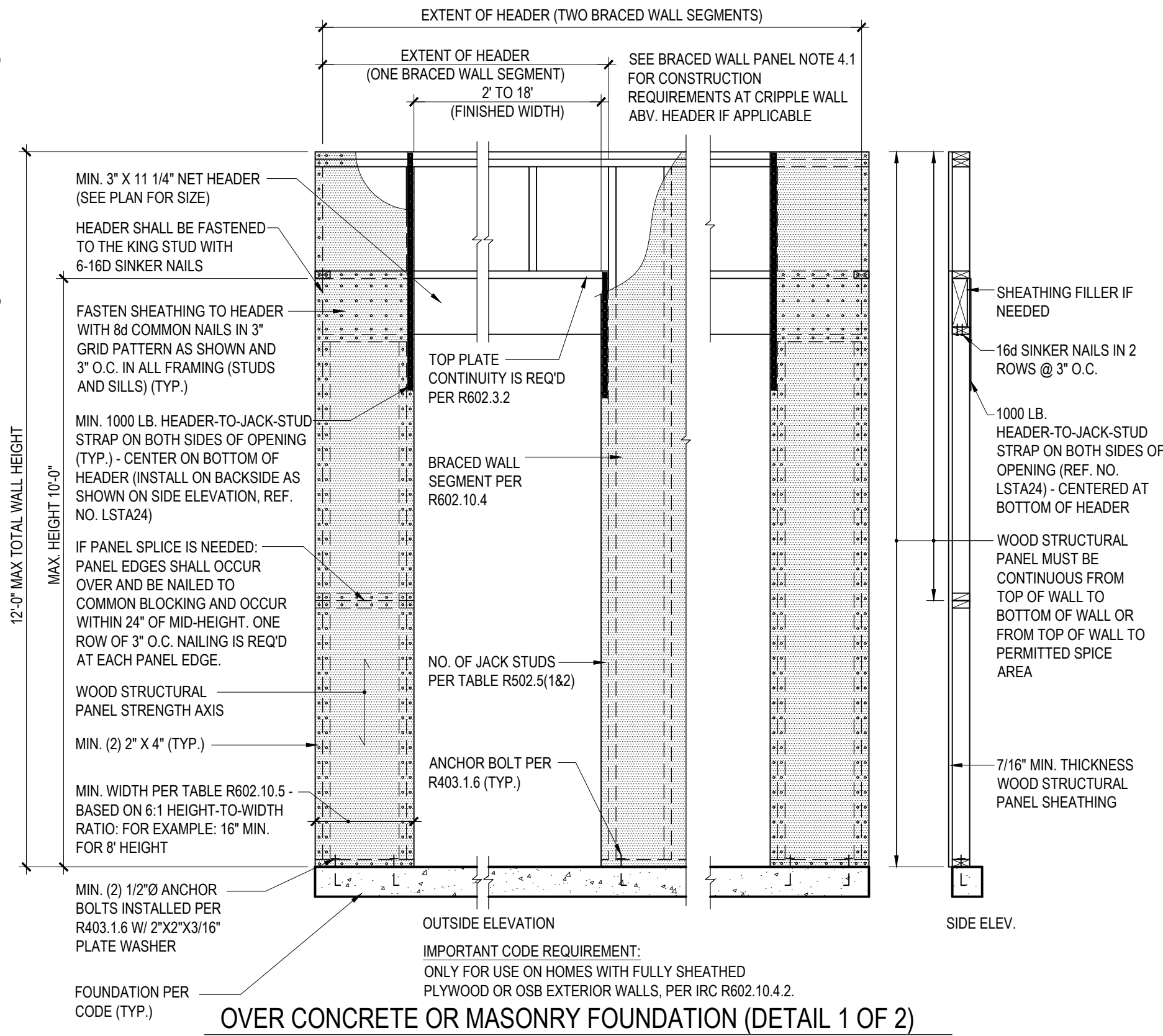


**METHOD GB W/ TRUSS
AND JOIST DIRECTLY
ABOVE AND BELOW**

6
3/4" = 1'-0"

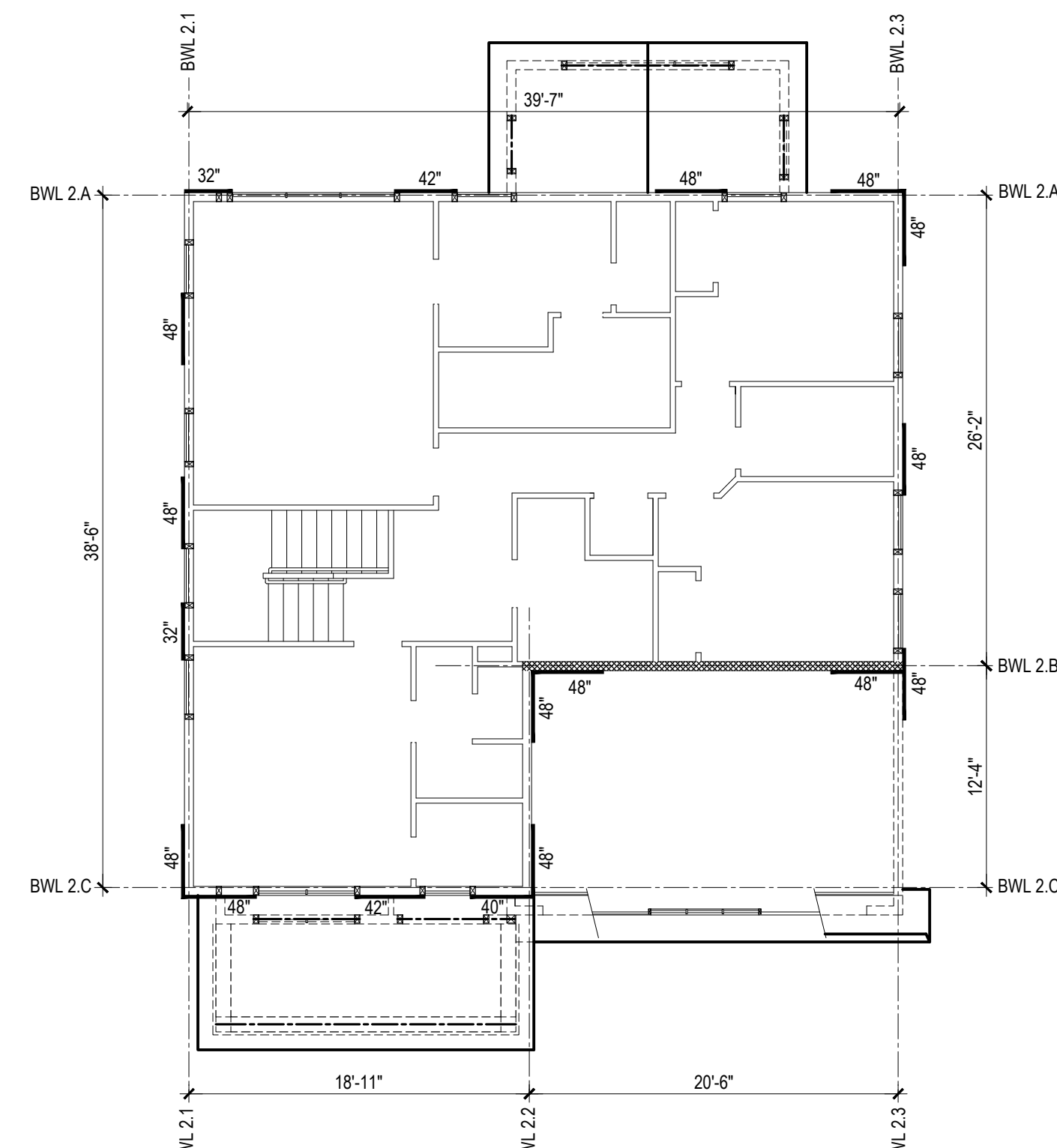


**OVER RAISED WOOD FLOOR OR SECOND FLOOR -
STRUCTURAL PANEL OVERLAP OPTION (DETAIL 2 OF 2)**



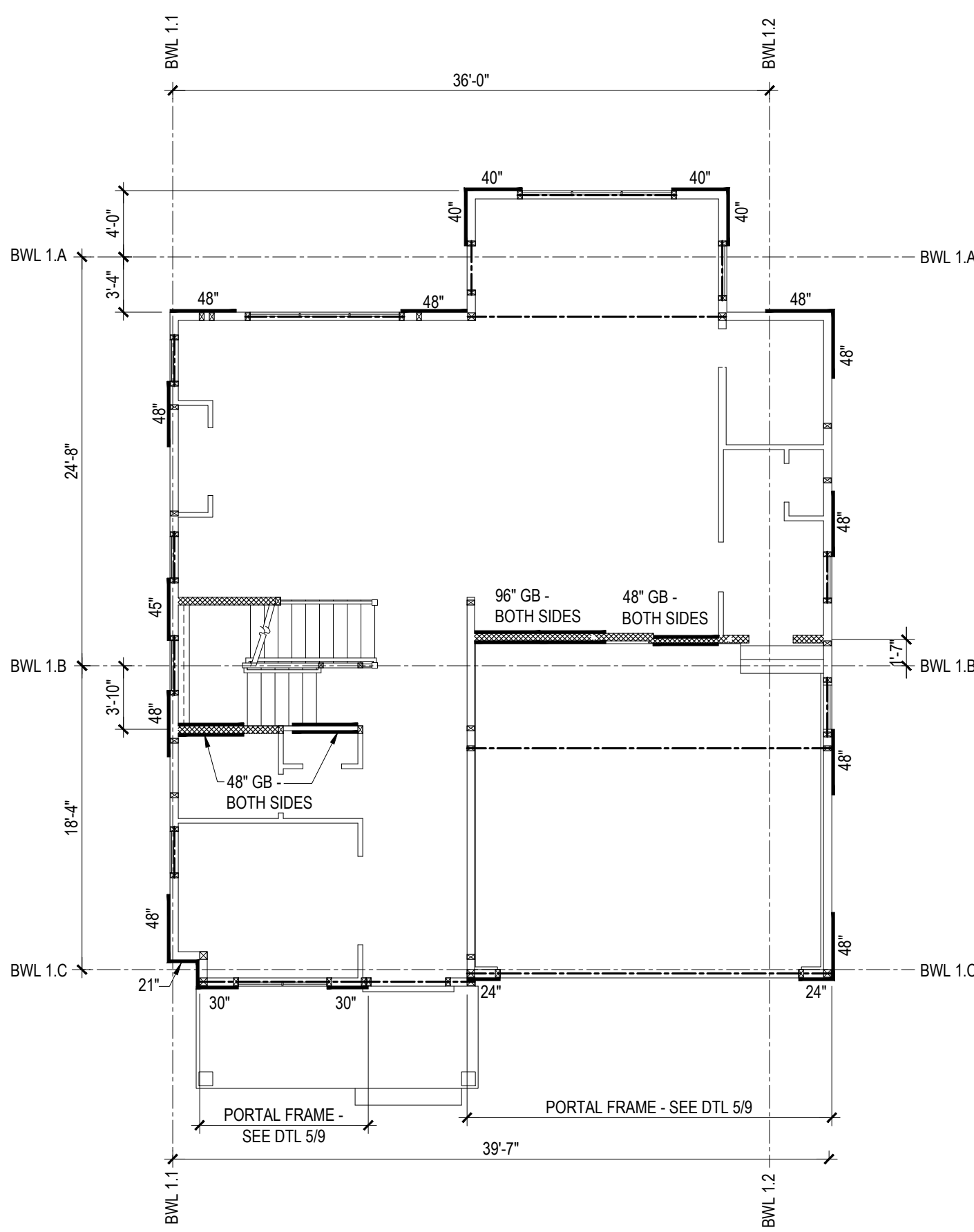
**METHOD CS-PF: CONTINUOUS
PORTAL FRAME PANEL CONSTRUCTION**

5
1/2" = 1'-0"



SECOND FLR. - WALL BRACING

18" = 1'-0"



FIRST FLR. - WALL BRACING

18" = 1'-0"

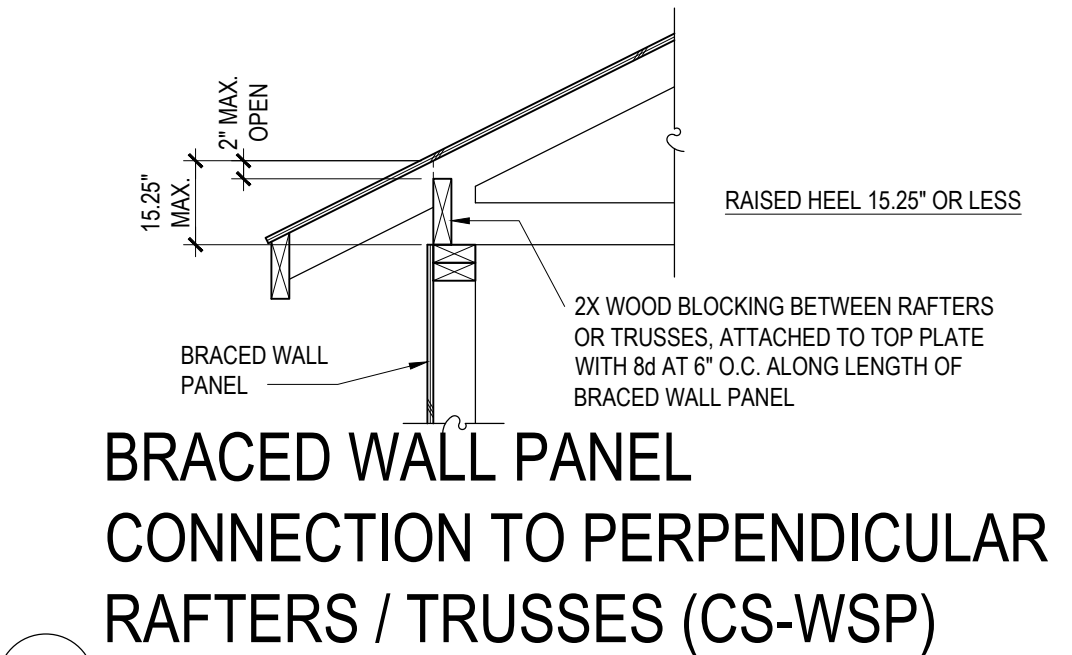
BRACED WALL PANEL NOTES

- NEW CONSTRUCTION TO BE BRACED USING CONTINUOUS SHEATHING AS PRESCRIBED IN IRC 2021 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.
 - 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.
 - 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 1/9 AND 2/9. 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).
- 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.
- 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 ABOVE 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 ABOVE THE INTERIOR BRACED WALL LINE OR THE FLR./ROOF FRAMING ABOVE. 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. 9.
- 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.
- METHOD CS-PF: CONTINUOUS PORTAL FRAME BRACED WALL PANELS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FIGURE R602.10.4.1.1. SEE DETAIL 5/9. SEE IRC2021 SECTION R602.10.4.1.1 AND TABLE R602.10.4.1.1.
 - CRIPPLE STUD WALL FRAMING ABOVE 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.
- EXTERIOR BRACED WALL PANELS SHALL BE CONNECTED TO ROOF FRAMING AS FOLLOWS:
 - PARALLEL RAFTERS OR ROOF TRUSSES SHALL BE ATTACHED TO THE TOP PLATES OF BRACED WALL PANELS IN ACCORDANCE WITH TABLE R602.3(1).
 - 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) AND ATTACHED IN ACCORDANCE WITH TABLE R602.3(1) AND DETAIL 4/9.
 - 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 R602.10.8.2.

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"	14'-8"	
BWL-2.2	20'-6"	2 OF 2	3'-8"	1.00	1.00	0.90	1.30	N/A	N/A	N/A	4'-3"	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"	12'-0"	
BWL-2.A	38'-6"	2 OF 2	6'-0"	1.00	1.00	0.90	1.30	N/A	N/A	N/A	7'-0"	14'-2"	
BWL-2.B	26'-2"	2 OF 2	4'-3"	1.00	1.00	0.90	1.30	N/A	N/A	N/A	5'-0"	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'-10"	

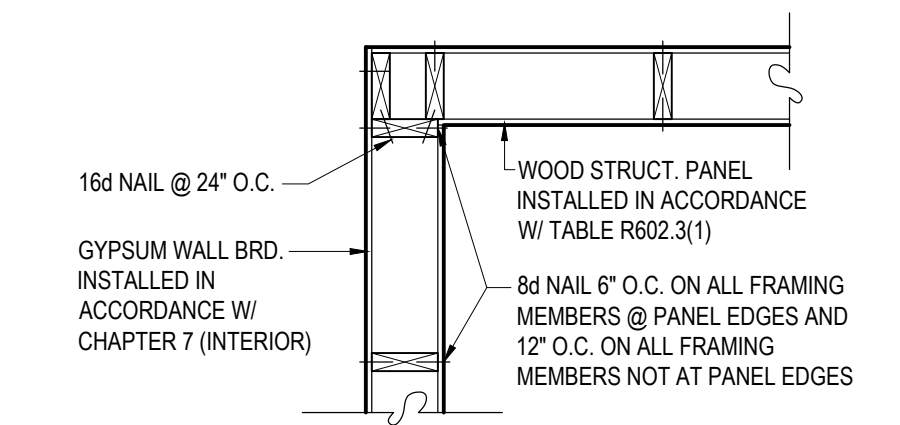
BRACED WALL LINE (BWL)	BWL SPACING	STORY LOCATION	METHOD CS-WSP	ADJUSTMENT FACTORS PER TABLE R602.10.3(2)							TOTAL REQ'D	TOTAL PROVIDED	NOTES
				ITEM 1	ITEM 2	ITEM 3	ITEM 4	ITEM 5	ITEM 6	ITEM 7			
BWL-1.1	36'-0"	1 OF 2	10'-6"	1.00	1.00	0.95	1.00	N/A	N/A	N/A	10'-0"	16'-0"	
BWL-1.2	36'-0"	1 OF 2	10'-6"	1.00	1.00	0.95	1.00	N/A	N/A	N/A	10'-0"	19'-4"	
BWL-1.A	24'-8"	1 OF 2	7'-9"	1.00	1.00	0.95	1.30	N/A	N/A	N/A	9'-7"	14'-8"	
BWL-1.B	24'-8"	1 OF 2	15'-3"	1.00	1.00	0.95	1.30	N/A	N/A	N/A	18'-10"	20'-0"	METHOD GB
BWL-1.C	18'-4"	1 OF 2	6'-2"	1.00	1.00	0.95	1.30	N/A	N/A	N/A	7'-8"	10'-9"	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



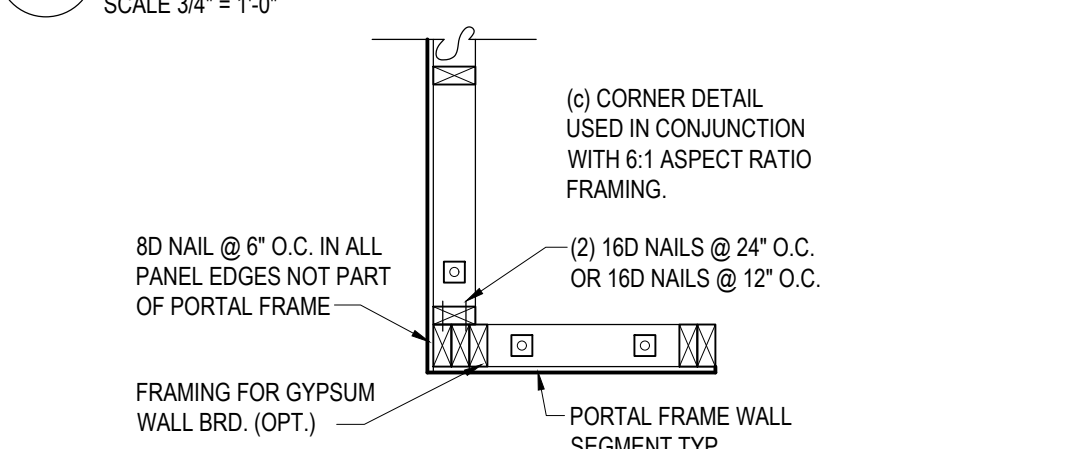
**BRACED WALL PANEL
CONNECTION TO PERPENDICULAR
RAFTERS / TRUSSES (CS-WSP)**

4
SCALE 3/4" = 1'-0"



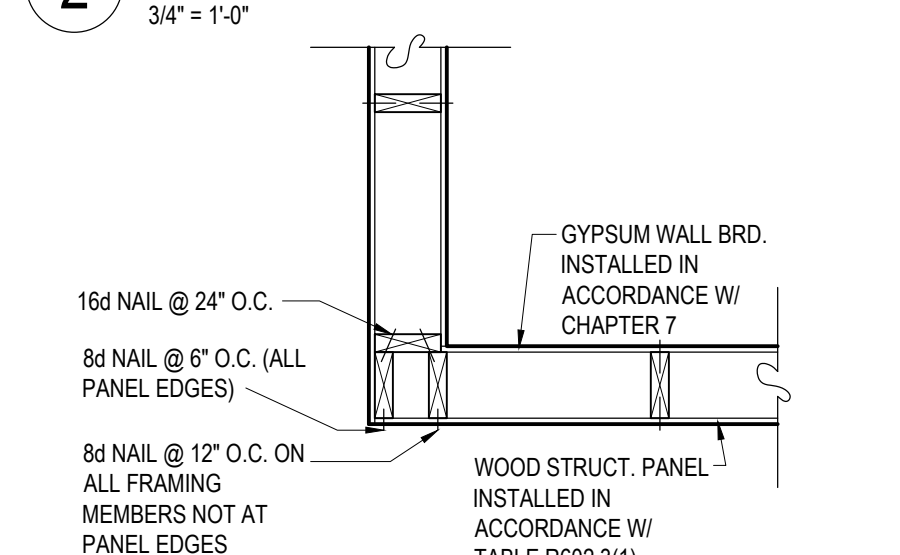
**INSIDE CORNER
DETAIL (CS-WSP)**

2
3/4" = 1'-0"



**CORNER DETAIL AT
BRACED WALL (CS-WSP)**

3
3/4" = 1'-0"



**OUTSIDE CORNER
DETAIL (CS-WSP)**

1
3/4" = 1'-0"

- GENERAL NOTES:
1. PER IRC 2021 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
- LEGEND:
--- BWL BRACED WALL LINE
--- BWP BRACED WALL PANEL
--- PORTAL FRAME METHOD: CS-PF (METHOD CS-WSP U.N.O.)

date: 8/19/2024
9/25/2024
9/26/2024
PERMIT: 10/7/2024
CITY COMMENTS: 11/20/2024

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BRACING PLANS & DETAILS

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