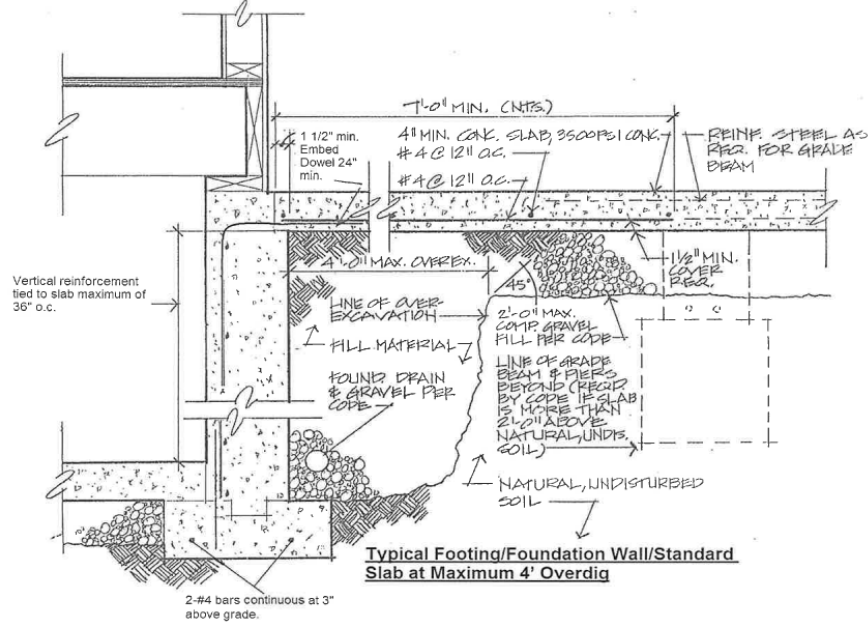
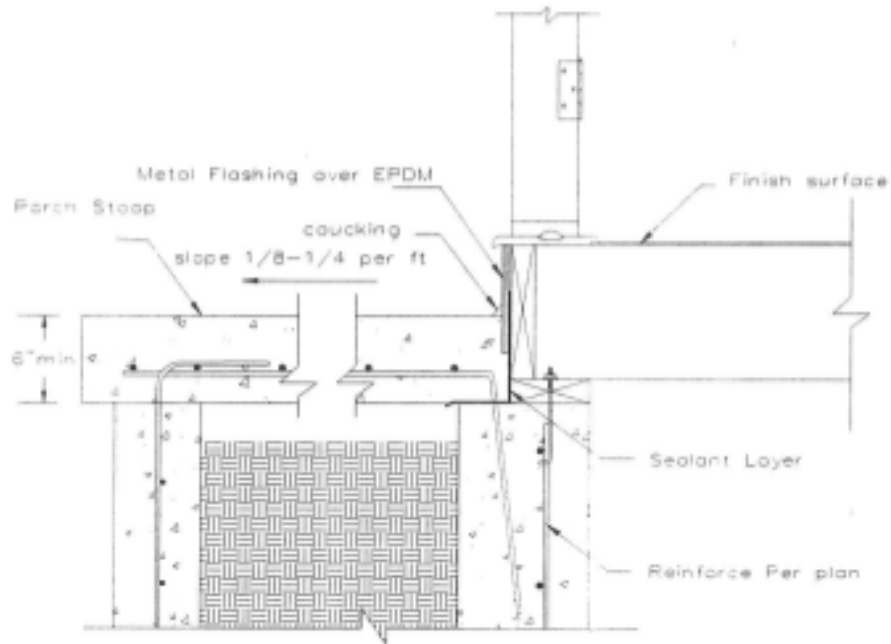


**STANDARD PORCH SLAB**



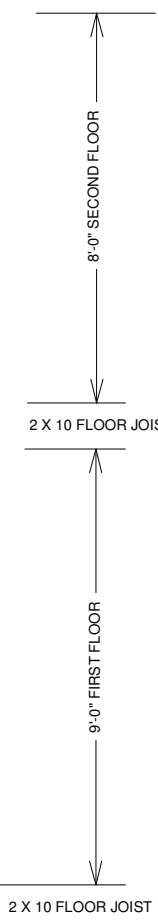
Typical Footing/Foundation Wall/Standard Slab at Maximum 4' Overdig

PLAN IS IN COMPLIANCE WITH REQUIREMENTS OF SECTION 310 OF THE IRC FOR EMERGENCY EGRESS WINDOWS  
 PLANS PROVIDE COMPLIANCE WITH THE REQUIREMENTS OF SECTION 308 OF THE IRC FOR SAFETY GLAZING WINDOWS HAVE FALL PROTECTION PER IRC 312.2  
 PLANS ARE IN COMPLIANCE WITH THE PHYSICAL ORDINANCE IN THE WESTWOOD CODE  
 THIS HOUSE WILL BE PROVIDED WITH A CONCRETE ENCASED ELECTRODE (UFER) GROUND PER IRC SECTION 3608.1  
 CORNERS AND HEADERS SHALL BE INSULATED PER TABLE N1102.4.1.1  
 SMOKE DETECTORS WILL BE PROVIDED PER R314  
 CARBON MONOXIDE DETECTORS WILL BE PROVIDED PER R315.



ALL WORK SHALL COMFORM WITH THE 2018 INTERNATIONAL BUILDING CODE AS ADOPTED BY THE CITY OF WESTWOOD, KS.

FIRST FLOOR: 965 SQ. FT.  
 SECOND FLOOR: 1265 SQ. FT.  
 SECOND FLOOR DECK: 254 SQ. FT.  
 FRONT PORCH: 101 SQ. FT.



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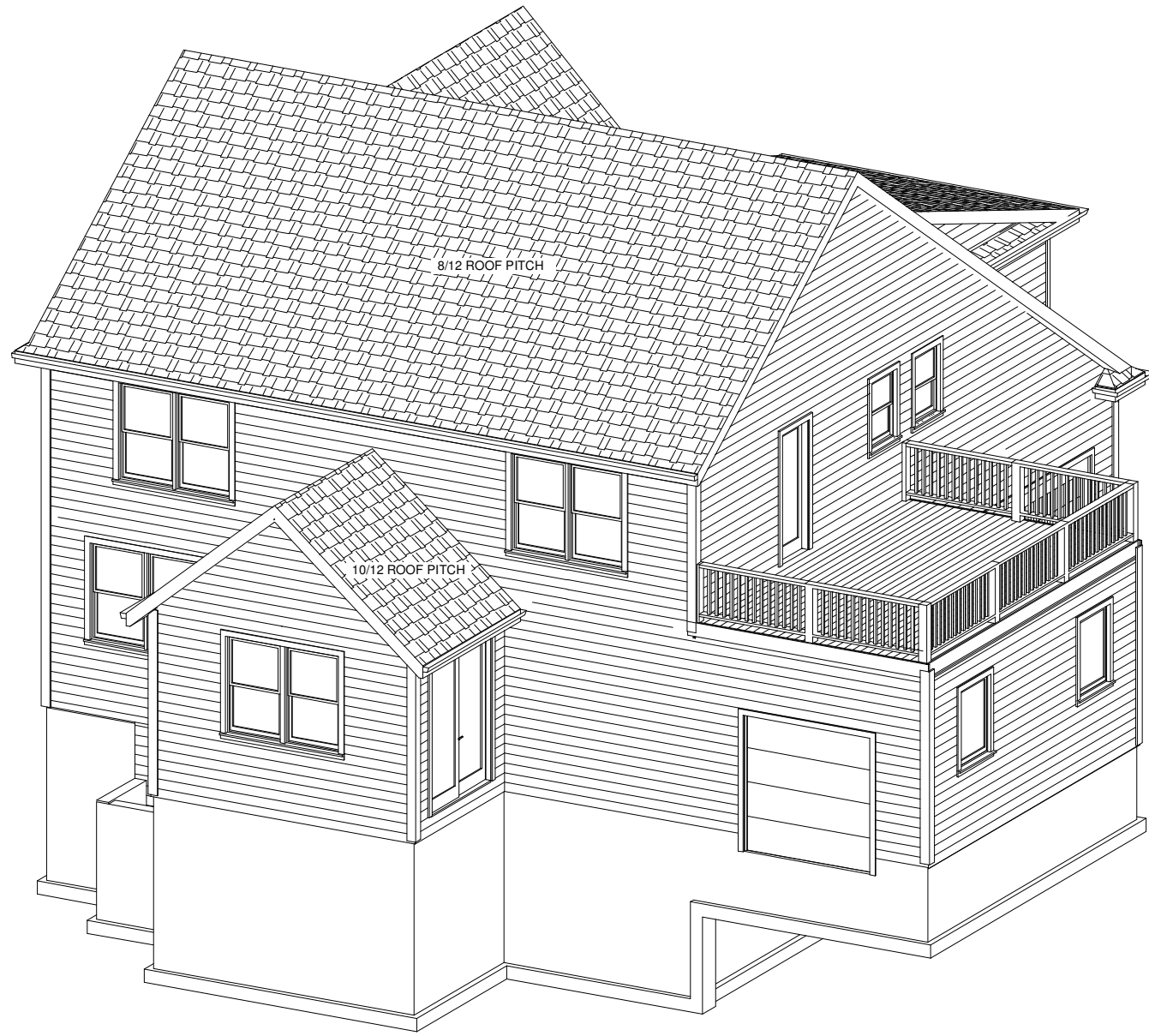
BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.  
 ELECTRICAL SYSTEM CODE: SEC.2701  
 MECHANICAL SYSTEM CODE: SEC.2801  
 PLUMBING SYSTEM CODE: SEC.2901

PAGE 1 PLAN: 2-10-23

ELEVATIONS SCALE: 1/4" = 1'-0"

ERICSON RESIDENCE  
 2917 W 47th TERRACE  
 WESTWOOD, KANSAS

QUIGLEY CUSTOM HOMES  
 Sullivan Palmer architects



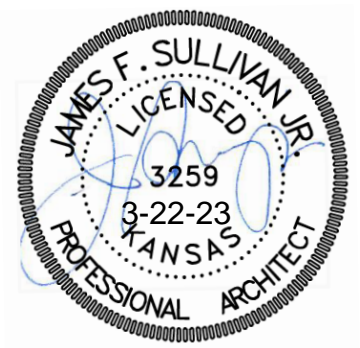
BACK



RIGHT SIDE



LEFT SIDE



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PAGE 2

PLAN: 2-10-23

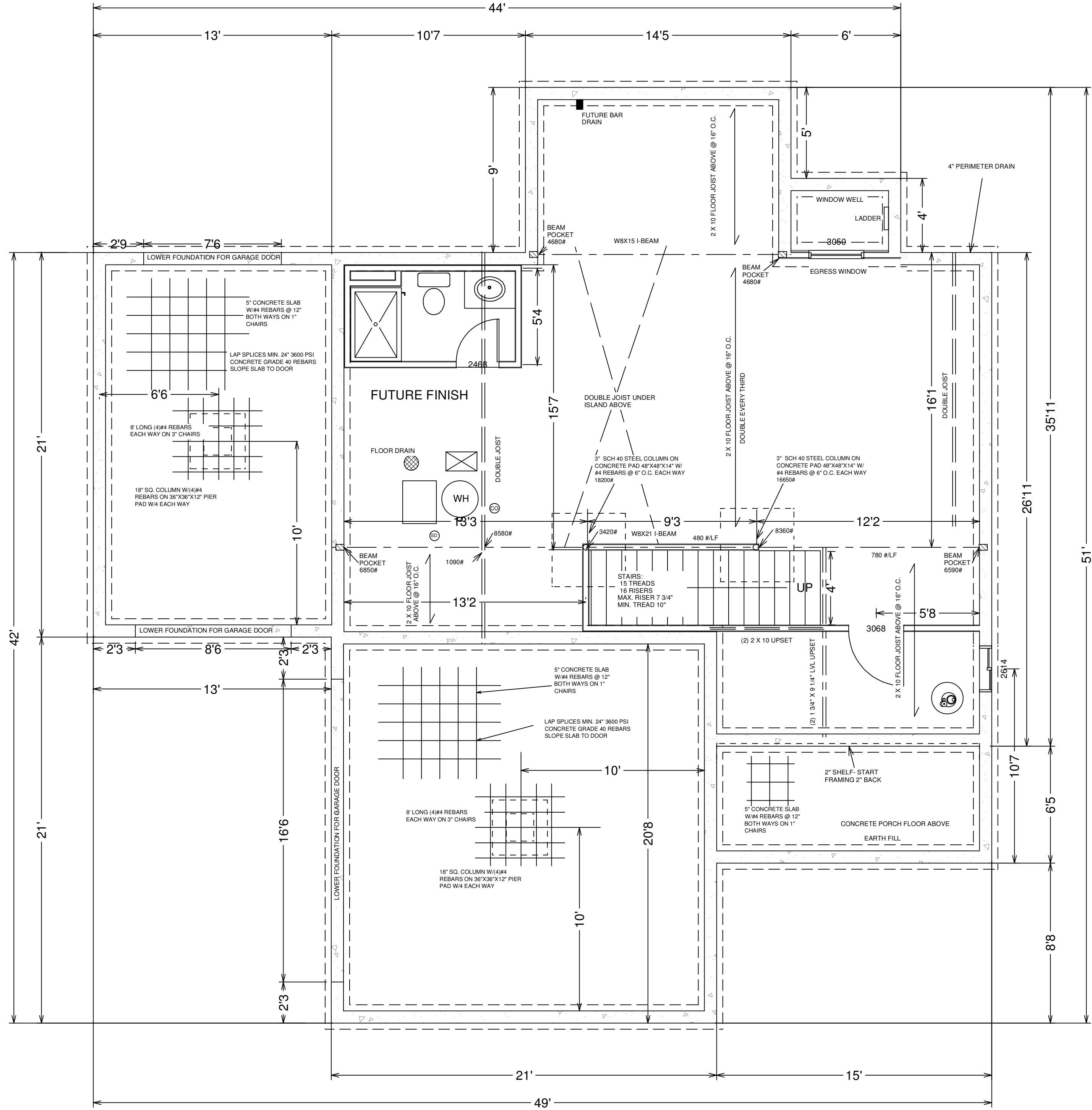
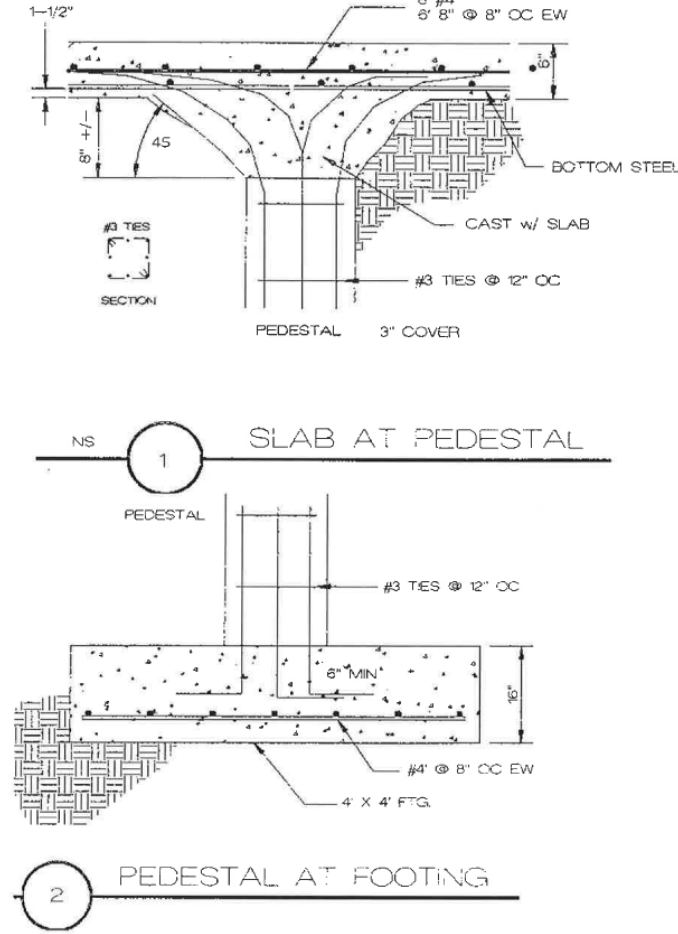
ELEVATIONS

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

ERICSON RESIDENCE  
2917 W 47th TERRACE  
WESTWOOD, KANSAS

QUIGLEY  
CUSTOM HOMES





1. 8" X 9'-0" CONCRETE WALLS W/5 #4 BARS HORIZONTAL AND #4 BARS VERTICAL @ 12" O.C. ON 16" X 8" CONCRETE FOOTING W/2 #4 BARS CONTINUOUS.
  2. DAYLIGHT WALLS- 2X4 STUDS @ 16" O.C. ON 8" X 36" CONCRETE WALL ON 16" X 8" CONCRETE FOOTING.
  3. FOUNDATION DESIGNED FOR 1500 PSF BEARING.
  4. COLUMN FOOTING 12" THICK W/4 BARS @ 6" O.C. EACH WAY.
  5. BOTTOM OF FOOTING MIN. 36" BELOW FINISHED GRADE.
- FOUNDATION TO COMPLY WITH JOHNSON COUNTY FOUNDATION GUIDELINES.

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PAGE 3  
 PLAN: 2-10-23

BASEMENT  
 SCALE: 1/4" = 1'-0"

ERICSON RESIDENCE  
 2917 W 47th TERRACE  
 WESTWOOD, KANSAS

**QUIGLEY**  
 CUSTOM HOMES

Sullivan Palmer  
 architects



ALL EXTERIOR WALLS TO BE CONSTRUCTED AS CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS CS-WSP.

- 2 X 10 FLOOR JOIST AS PER LAYOUT
- FLOOR LOAD 40 PSF LL = 10 PSF DL
- ALL BEARING POINTS TO HAVE SOLID BLOCKING TO BEARING BELOW.
- INTERIOR AND EXTERIOR WALLS TO BE 2X4 STUD GRADE @ 16" O.C.
- WALLS OVER 10'-0" TO HAVE SOLID BLOCKING @ MIDSPAN OR 9'-0" MAX.
- EXTERIOR WALL INSULATION TO BE R-13.
- MULT. HEADERS AND JOIST TO BE GLUED AND NAILED @ 12" O.C. STAGGERED.
- FLOOR TO BE NAILED AND GLUED PER APA SPEC.
- 9'-0" WALLS FIRST FLOOR UNLESS NOTED. 8'-0" SECOND FLOOR.
- UNDOOR HEADER HEIGHT @ 80" ABOVE SUBFLOOR UNLESS NOTED.
- ALL INTERIOR DOORS AND OPENINGS 6'-8"
- ALL EXTERIOR DOORS INCLUDING GARAGE DOORS SHALL INCORPORATE PHYSICAL SECURITY PROVISIONS OF SECTION 16.110R328 OF OVERLAND PARK MUNICIPAL CODE.

DWELLING TO MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE 2006 IRC TABLE N1102.1 (1) PER ENERGY REQUIREMENTS.

THE BUILDING THERMAL ENVELOPE WILL BE SEALED.

RECESS LIGHTING SHALL BE SEALED TO PREVENT LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACE.

DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED (2006 IRC SECTION N1103.2)

MINIMUM SEER RATING FOR AIR CONDITIONER IS 13.

MINIMUM EFFICIENCY RATING FOR FORCED AIR FURNACE IS 78%.

ELECTRICAL:

200 AMP ELECTRICAL SERVICE  
COPPER WIRING USED THROUGHOUT

BRANCH CIRCUIT FOR HEATING: CENTRAL HEATING EQUIPMENT OTHER THAN FIXED ELECTRICAL SPACE HEATERS BE SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT.

KITCHEN AND DINING RECEPTACLES: A MINIMUM OF TWO 20- AMPERE- RATED BRANCH CIRCUITS SHALL BE PROVIDED TO SERVE RECEPTACLES LOCATED IN KITCHEN, PANTRY, BREAKFAST AREA AND DINING AREA. THE KITCHEN COUNTERTOP RECEPTACLES SHALL BE SERVED BY A MINIMUM OF TWO 20- AMPERE- RATED BRANCH CIRCUITS, EITHER OR BOTH OF WHICH SHALL ALSO BE PERMITTED TO SUPPLY OTHER RECEPTACLE OUTLETS IN THE KITCHEN, PANTRY, BREAKFAST AREA AND DINING AREA. EXHAUST FAN BATHROOMS

LAUNDRY CIRCUIT: A MINIMUM OF ONE 20- AMPERE- RATED BRANCH CIRCUIT SHALL BE PROVIDED FOR RECEPTACLE LOCATED IN THE LAUNDRY AREA AND SHALL SERVE ONLY RECEPTACLE OUTLETS LOCATED IN THE LAUNDRY AREA.

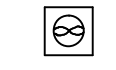
BATHROOM BRANCH CIRCUITS: A MINIMUM OF ONE 20- AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. EXCEPTION: WHERE THE 20- AMPERE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED IN ACCORDANCE WITH SECTION E3602.

NUMBER OF BRANCH CIRCUITS: THE MINIMUM NUMBER OF BRANCH CIRCUITS SHALL BE DETERMINED FROM THE TOTAL COMPUTED LOAD AND THE SIZE OR RATING OF THE CIRCUITS USED. THE NUMBER OF CIRCUITS SHALL BE SUFFICIENT TO SUPPLY THE LOAD SERVED. IN NO CASE SHALL THE LOAD ON ANY CIRCUIT EXCEED THE MAXIMUM SPECIFIED BY SECTION E3602.

BRANCH CIRCUIT LOAD PROPORTIONING: WHERE THE BRANCH CIRCUIT LOAD IS COMPUTED ON A VOLT- AMPERES- PER- SQUARE- FOOT BASIS, THE WIRING SYSTEM SHALL HAVE THE CAPACITY TO SERVE NOT LESS THAN THE CALCULATED LOAD. THIS LOAD SHALL BE EVENLY PROPORTIONED AMONG MULTIOUTLETS BRANCH CIRCUITS.

CIRCUIT CONDUCTORS: ALL CONDUCTORS OF A CIRCUIT, INCLUDING EQUIPMENT GROUNDING CONDUCTORS, SHALL BE CONTAINED IN THE SAME RACEWAY, TRENCH, CABLE OR CORD.

BATHROOM EXHAUST FAN:



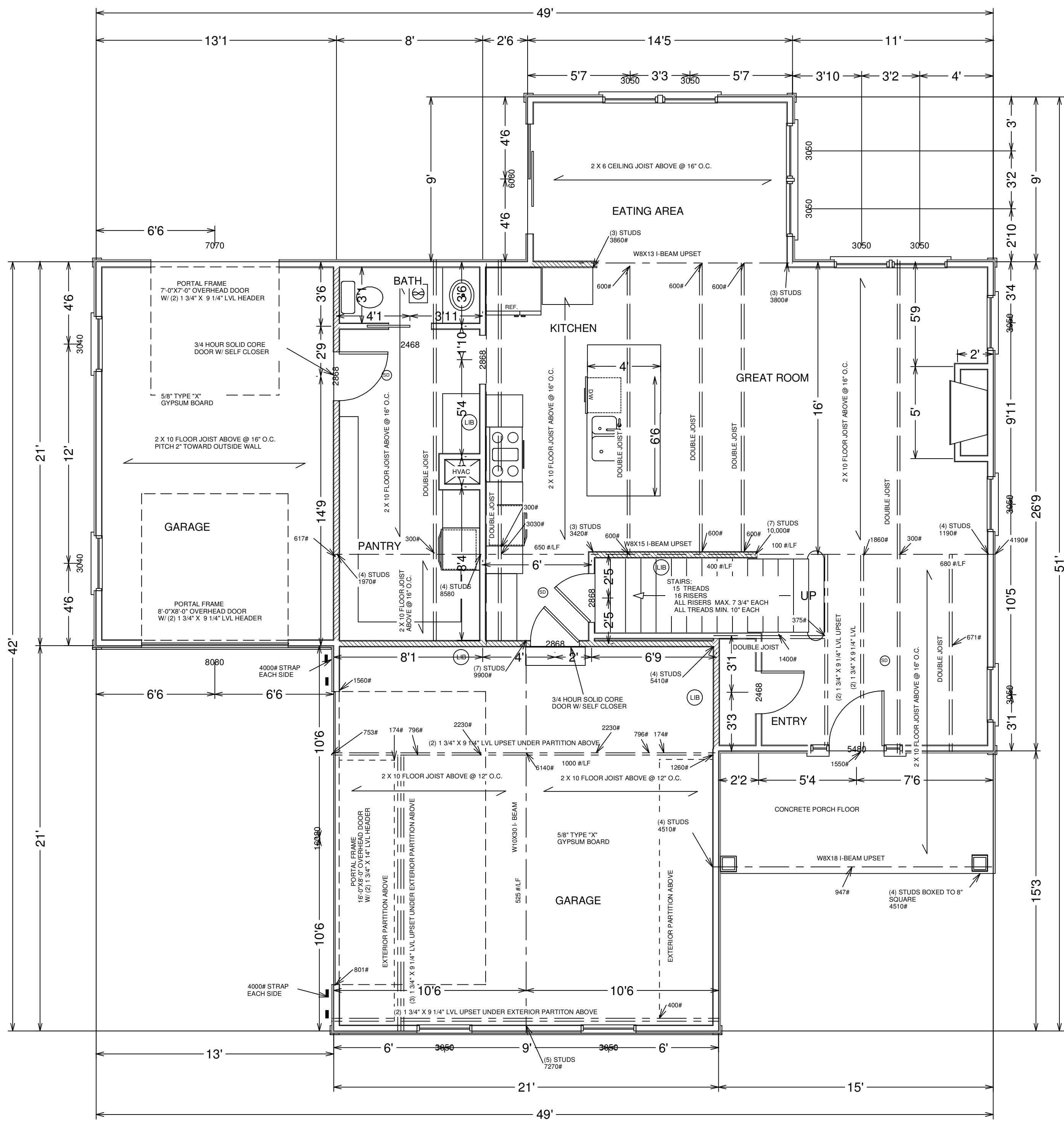
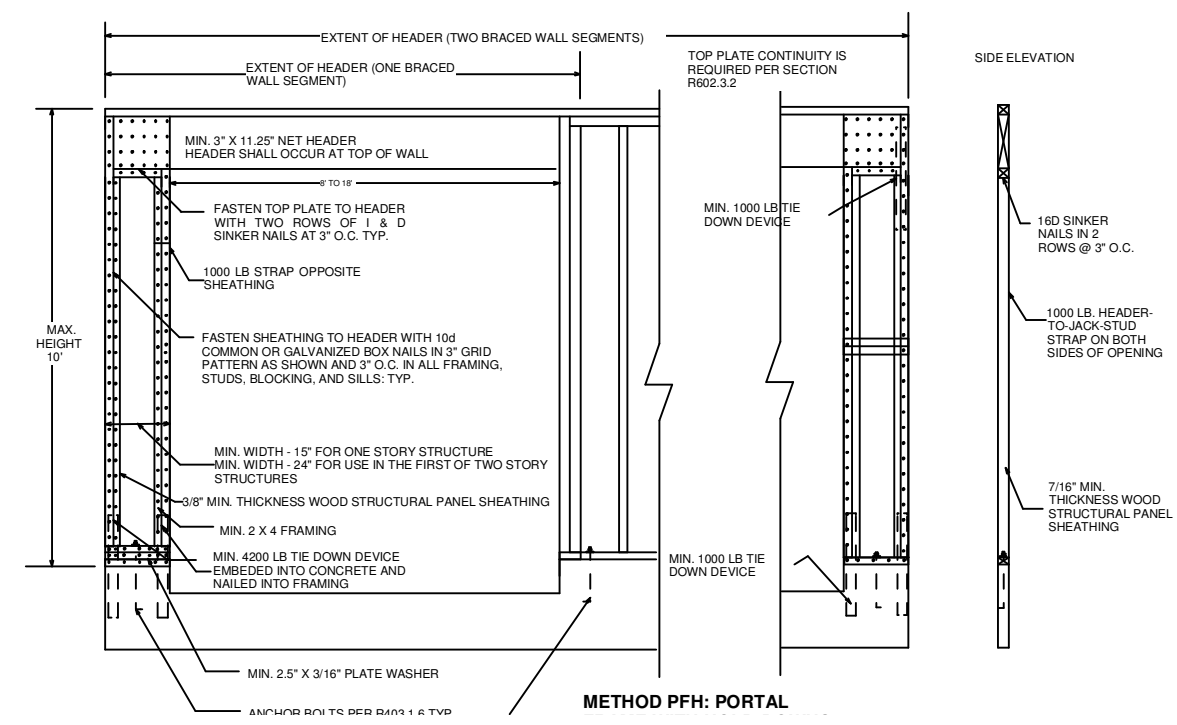
SMOKE DETECTORS SHOWN ON PLAN AND AS REQUIRED BY CODE:



LIB LET IN BRACE

ALL EXTERIOR WALLS TO BE CS-WSP

CEILING R-VALUE	R-49	EXTERIOR WALL	R-13
CATHEDRAL CEILING R-VALUE	R-30	CRAWL SPACE WALL	R-19
FLOOR OVER UNHEATED SPACE	R-19	GLAZING	< 0.40
FLOOR OVER OUTSIDE AIR	R-30	N/A	
DUCTS OUTSIDE OF THE CONDITIONED SPACE	SUPPLY AND RETURN IN FLOOR AND CEILING ASSEMBLY		R-8 R-6
BASEMENT WALL	R-13 INSULATION CONCRETE WALLS ADJACENT TO FINISHED SPACE		
ON GRADE TRENCH FOOTING	R-10, R-15 FOR HEATED SLAB		



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PAGE 4  
PLAN: 2-10-23

FIRST FLOOR  
SCALE: 1/4" = 1'-0"

ERICSON RESIDENCE  
2917 W 47th TERRACE  
WESTWOOD, KANSAS

QUIGLEY CUSTOM HOMES  
Sullivan Palmer architects

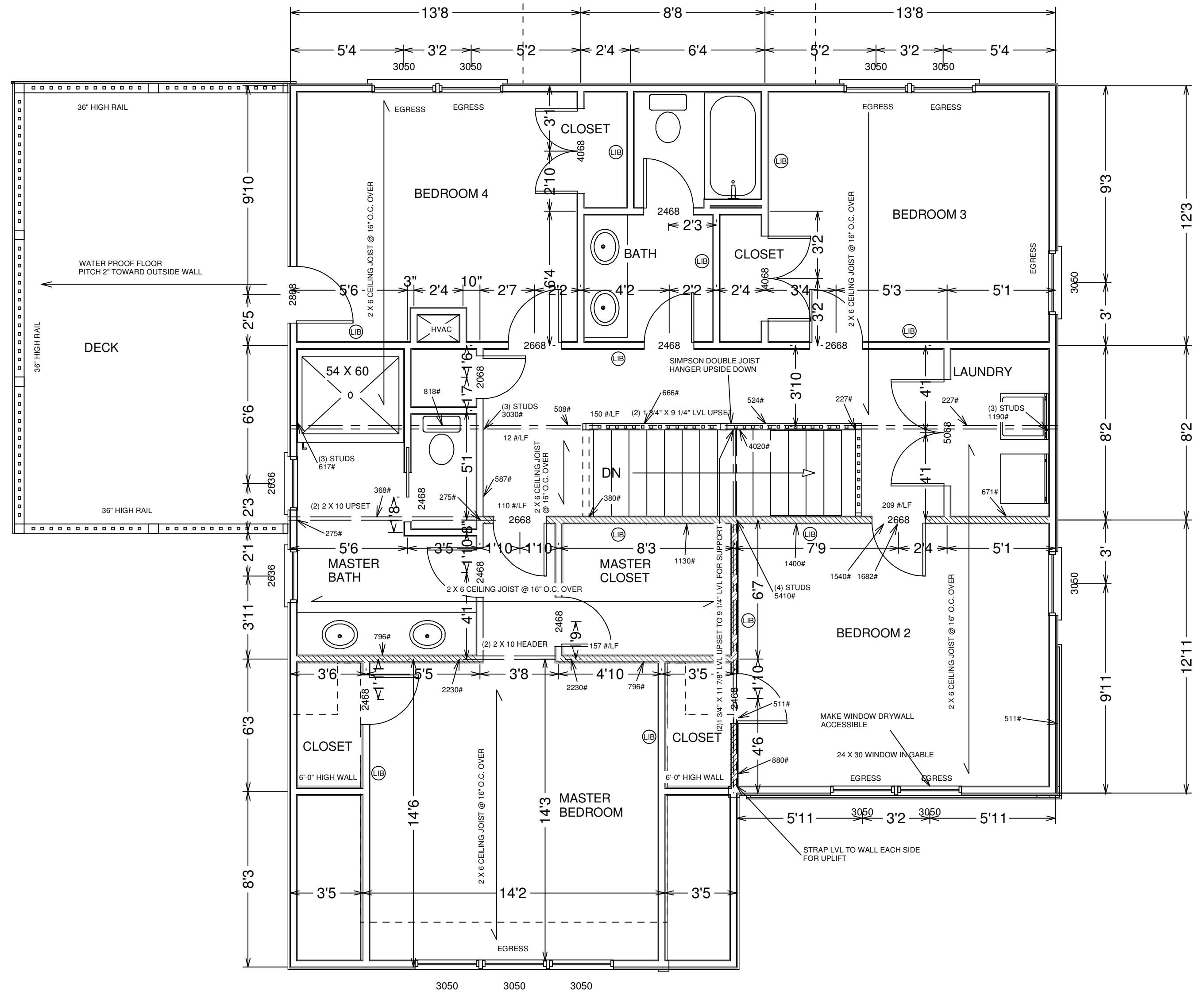
TABLE R602.3(3)  
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES<sup>a, b, c</sup>

MINIMUM NAIL Size	Penetration (inches)	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED V <sub>ult</sub> (mph)		
					Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category		
6d Common (2.0" x 0.113")	1.5	24/0	1/8	16	6	12	B	C	D
8d Common (2.5" x 0.131")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.  
 a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.  
 b. Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.  
 c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.



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BUILDING CONTRACTOR/HOME OWNER  
TO REVIEW AND VERIFY ALL DIMENSIONS,  
SPECS, AND CONNECTIONS BEFORE  
CONSTRUCTION BEGINS.

PAGE  
**5**

PLAN:  
**2-10-23**

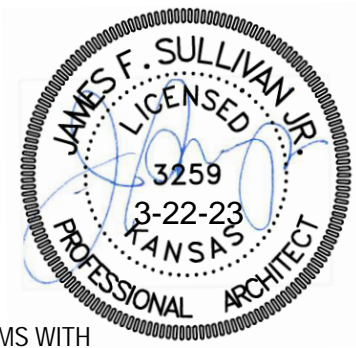
SECOND FLOOR

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

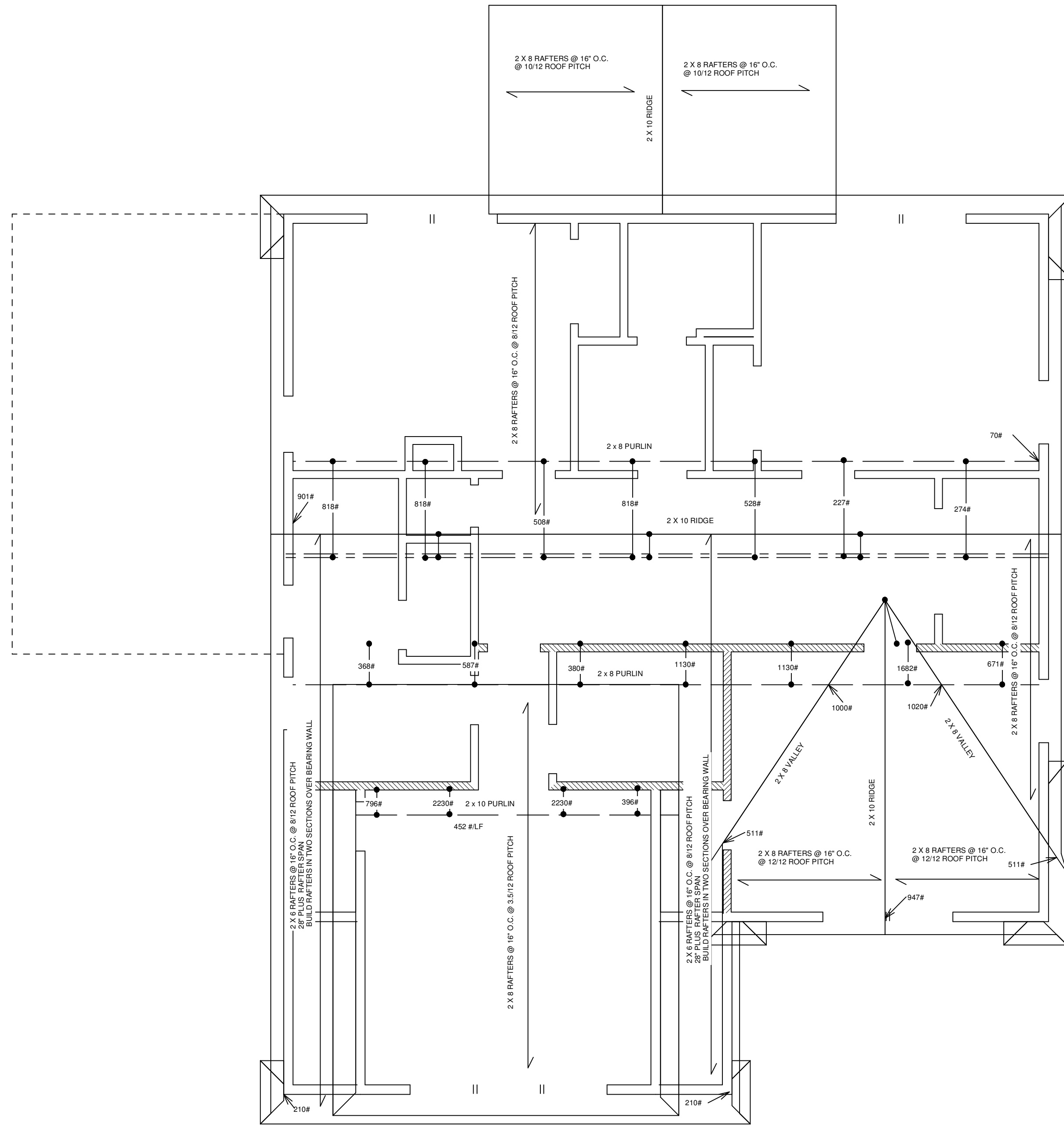
ERICSON RESIDENCE  
2917 W 47th TERRACE  
WESTWOOD, KANSAS

**QUIGLEY**  
CUSTOM HOMES

Sullivan Palmer  
architects



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ALL HIPS, VALLEYS AND RIDGES ARE DESIGNED TO BE BEAMS WITH NO LATERAL FORCES.  
 PROVIDE SIMPSON LSTA RAFTER STRAP AT RIDGE.  
 ROOF MATERIAL TO BE COMPOSITION SHINGLE ON ICE & WATER SHIELD

GENERAL NOTES:

ROOF PITCHES VARY, CHECK PLAN  
 12" SOFFITS  
 8" FASCIA  
 6" RAKES

1. RAFTER SPANS MEASURED ON HORIZONTAL PROJECTION.
2. BRACE RAFTERS TO BEARING WALLS, LEGS @ MIN. 45 DEGREE ANGLE FROM HORIZ.
3. PURLINS TO BE PERPENDICULAR TO RAFTERS.
4. ROOF LOADING:  
 SNOW LOAD=20 PSF  
 DEAD LOAD=7 PSF
5. COMPOSITION SHINGLE ROOFING

MAXIMUM RAFTER SPANS: 16" O.C.  
 2 X 6 DF.L. #3 = 10'-10"  
 2 X 6 DF.L. #2 = 14'-2"

NOTES:

ALL RAFTERS MIN. #2- 2 X 6 @ 16" OC UNLESS OTHERWISE NOTED

ALL RIDGES, HIPS AND VALLEYS NOT MARKED SHALL BE (1) NOMINAL SIZE LARGER THAN THE INTERSECTING RAFTERS

STRUTS TO BE STUD GRADE 2 X 4 WITH MAXIMUM UNBRACED LENGTH OF 8'-0" AND AT AN 45 DEGREE W/ HORIZONTAL

MAXIMUM UNBRACED LENGTH

0'-4" - 0"	#2- 2X4
4'-1" - 5'-6"	#2- 2X6
5'-7" - 6'-3"	#2- 2X8
>6'-4" - MIN.	#2- 2X4

PURLINS MAX. SPAN

#2- 2X6	4'-8"
#2- 2X8	5'-9"
#2- 2X10	7'-0"
#2- 2X12	8'-2"

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ELECTRICAL SYSTEM CODE: SEC.2701  
 MECHANICAL SYSTEM CODE: SEC.2801  
 PLUMBING SYSTEM CODE: SEC.2901

PAGE 6  
 PLAN: 2-10-23

ROOF  
 SCALE: 1/4" = 1'-0"

ERICSON RESIDENCE  
 2917 W 47th TERRACE  
 WESTWOOD, KANSAS

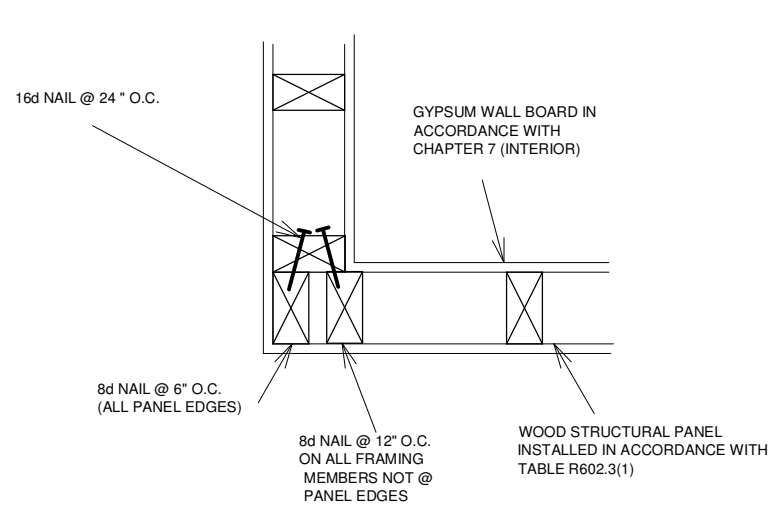
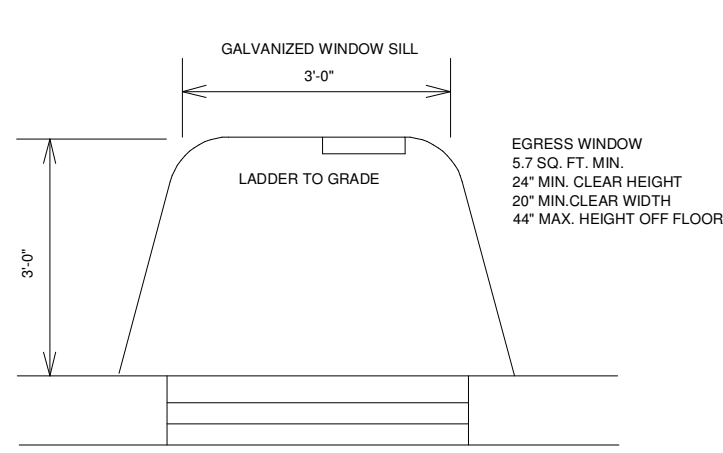
QUIGLEY CUSTOM HOMES

Sullivan Palmer architects

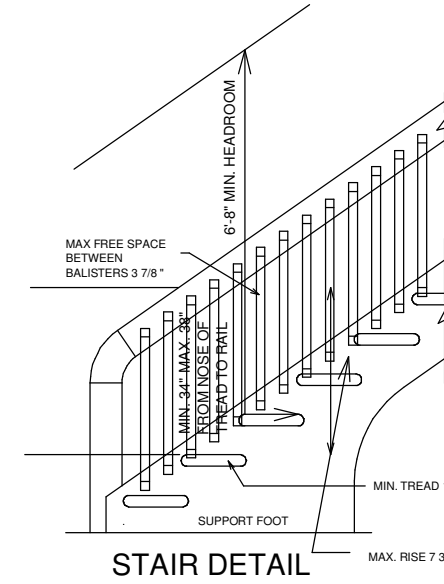
**WALL BRACING**

Walls shall be braced in accordance with IRC table R602.10.3 Other engineered designs may be approved provided adequate justification is provided and the method is clearly indicated on the plan. Where braced panel sheathing is used, vertical joints will be over studs and horizontal joints that occur over minimum 1 1/2" blocking.

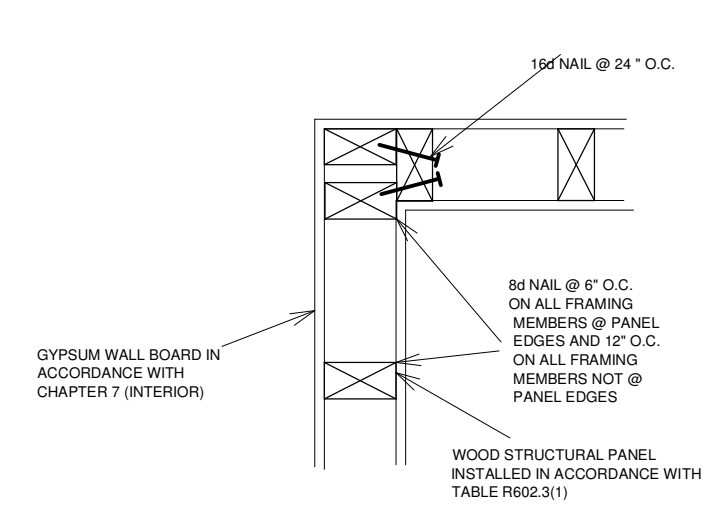
Braced wall lines shall be provided and braced using the methods noted below. Braced wall lines shall be provided on each level of the structure. Braced panels shall begin no more than 10'-0" from each end of a braced wall line. Panels counted in the braced wall line shall be in line except offsets up to 4'-0" are permitted provided that the total offset dimension in any braced wall line does not exceed 8'-0". Braced panel locations less than 4'-0" in length shall use an alternate approved bracing method.



**OUTSIDE CORNER BRACING DETAIL**



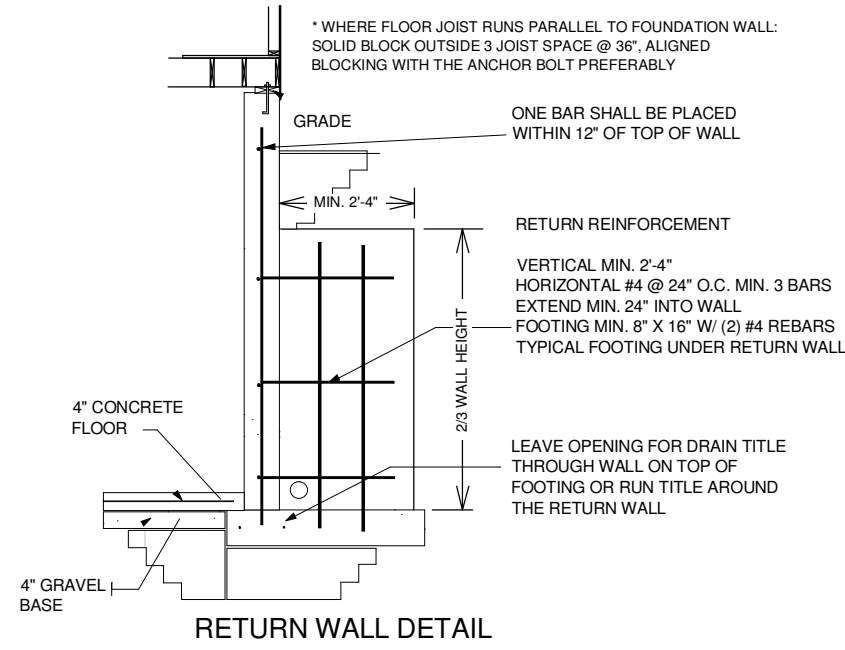
**STAIR DETAIL**



**INSIDE CORNER BRACING DETAIL**

**TABLE R602.10.4 BRACING METHODS**

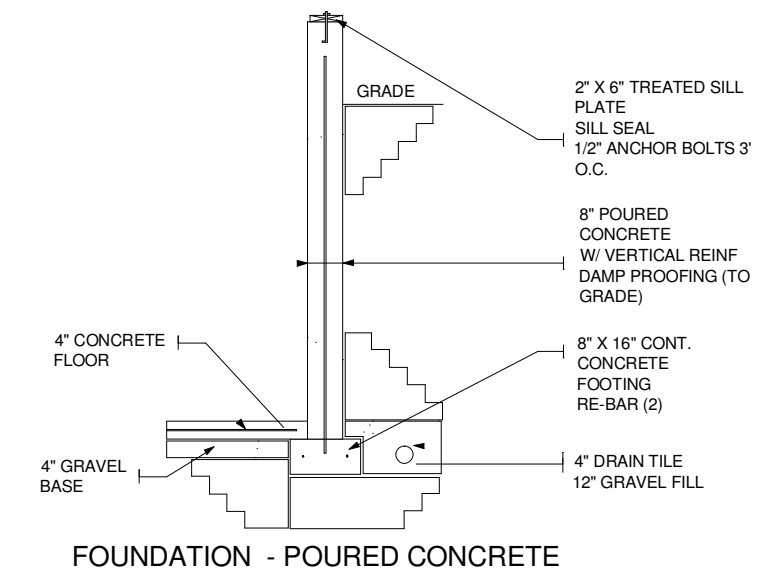
METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA*	
			Fasteners	Spacing
<b>LIB</b> Let-in-bracing	1 x 4 wood or approved metal straps at 45° to 60° angles for maximum 16" stud spacing		Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails Metal strap: per manufacturer	Wood: per stud and top and bottom plates Metal: per manufacturer
<b>DWB</b> Diagonal wood boards	1/2" (1" nominal) for maximum 24" stud spacing		2-8d (2 1/2" long x 0.113" dia.) nails or 2 - 1 1/4" long staples	Per stud
<b>WSP</b> Wood structural panel (See Section R604)	3/8"		Exterior sheathing per Table R602.3(3) Interior sheathing per Table R602.3(1) or R602.3(2)	6" edges 12" field Varies by fastener
<b>BV-WSP</b> Wood structural panels with stone or masonry veneer (See Section R602.10.6.5)	7/16"	See Figure R602.10.6.5	8d common (2 1/2" x 0.131") nails	4" at panel edges 12" at intermediate supports 4" at braced wall panel end posts
<b>SFB</b> Structural fiberboard sheathing	1/2" or 5/8" for maximum 16" stud spacing		1 1/2" long x 0.12" dia. (for 1/2" thick sheathing) 1 1/4" long x 0.12" dia. (for 5/8" thick sheathing) galvanized roofing nails	3" edges 6" field
<b>GB</b> Gypsum board	1/2"		Nails or screws per Table R602.3(1) for exterior locations Nails or screws per Table R702.3.5 for interior locations	For all braced wall panel locations; 7" edges (including top and bottom plates) 7" field
<b>PBS</b> Particleboard sheathing (See Section R605)	3/8" or 1/2" for maximum 16" stud spacing		For 1/2" 6d common (2" long x 0.113" dia.) nails For 3/8" 8d common (2 1/2" long x 0.131" dia.) nails	3" edges 6" field
<b>PCP</b> Portland cement plaster	See Section R703.7 for maximum 16" stud spacing		1 1/2" long, 11 gage, 1/16" dia. head nails or 7/8" long, 16 gage staples	6" o.c. on all framing members
<b>HPS</b> Hardboard panel siding	7/16" for maximum 16" stud spacing		0.092" dia., 0.225" dia. head nails with length to accommodate 1 1/2" penetration into studs	4" edges 8" field
<b>ABW</b> Alternate braced wall	3/8"		See Section R602.10.6.1	See Section R602.10.6.1



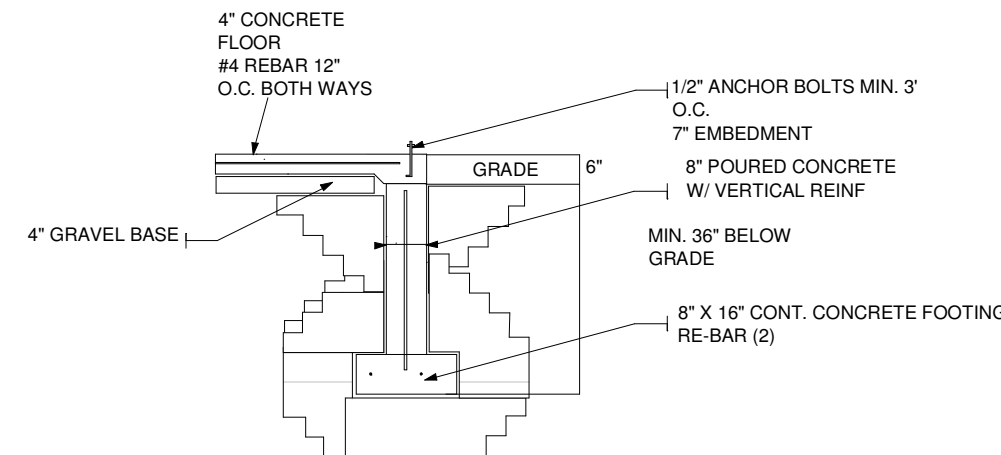
**RETURN WALL DETAIL**

**MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per sq. ft.)**

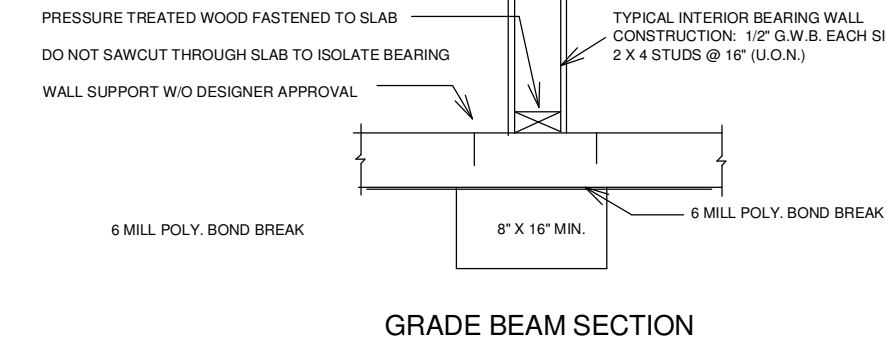
USE	LIVE LOADS
Attics with limited storage	20
Attics without storage	10
Decks	40
Exterior balconies	60
Fire escapes	40
Guardrails and handrails	200
Guardrails in-fill components	50
Passenger vehicle garages	50
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40



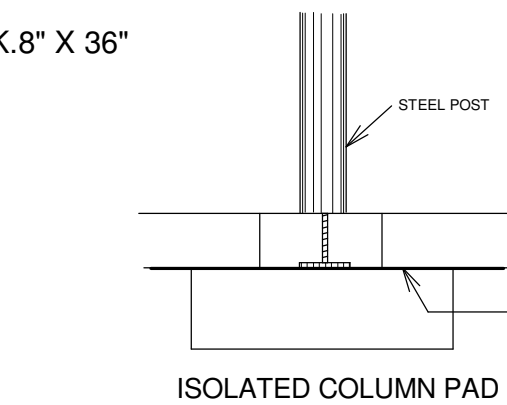
**FOUNDATION - POURED CONCRETE**



**FOUNDATION - FROST (SLAB) - POURED CONC. BLK. 8" X 36"**



**GRADE BEAM SECTION**



**ISOLATED COLUMN PAD**

PADS AND BEARING WALLS SHALL BE ISOLATED FROM THE FLOOR SLAB WITH A BOND BREAK

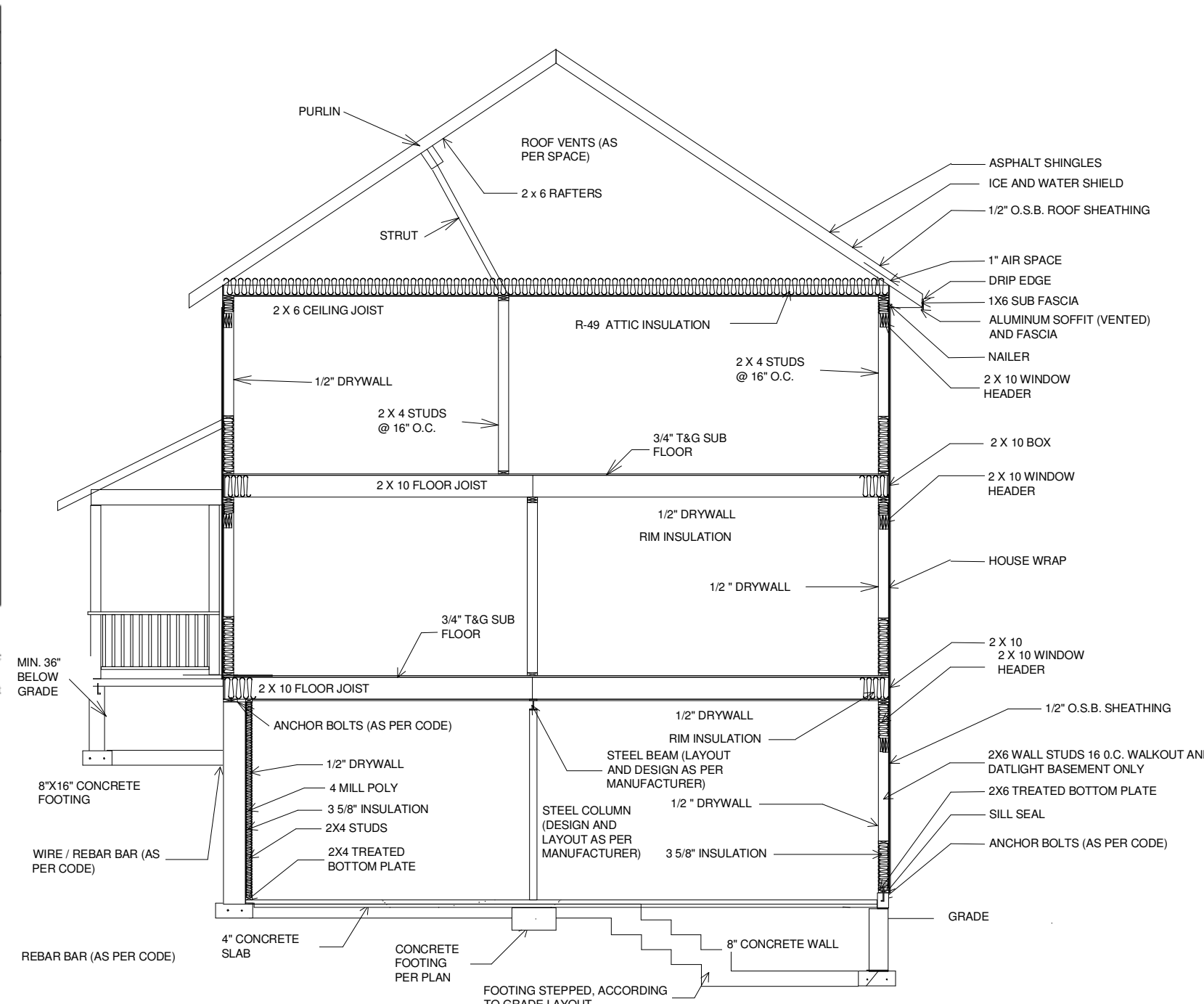
Concrete strength/ Grade	8 inch thick wall			10 inch thick wall		
	8'	9'	10'	8'	9'	10'
3,000 psi/ Grade 40	16	12	NP	24	16	12
3,500 psi/ Grade 40	16	12	NP	24	24	12
3,000 psi/ Grade 60	24	16	NP	24	20	16
3,500 psi/ Grade 60	24	16	NP	24	24	16

Horizontal reinforcement - Minimum Grade 40 steel #4 bar  
One bar 12" from top of wall; maximum spacing 24" o.c.

Reinforcement	4'-#4	5'-#4	6'-#4	4'-#4	5'-#4	6'-#4
Reinforcement						

**Footnotes:**

- Wall height is measure from the top of the wall to the top of the floor slab
- Vertical reinforcements for concrete walls that are not full height , and for reinforcement spacing 24 inch on center, reinforcements may be placed in the middle of the wall. Other walls shall have vertical reinforcements place as follows:
  - 8-inch wall - Minimum 5 inches from the outside face.
  - 10-inch wall - Minimum 6.75 inches from outside face.
  - Extend bars to within 8" of the top of the wall.
- Reinforcement clearances:
  - Concrete exposed to earth - minimum 1 1/2" inches.
  - Not exposed to weather (interior side of walls) - minimum 3/4 inches
  - Concrete exposed to weather (top clearance in garage and driveway slabs)- 1 1/2 inches
- Horizontal reinforcement:
  - One bar shall be placed within 12 inches of the top of the wall.
  - Other bars shall be equally spaced with spacing not to exceed 24 inches on center.



**Two Story Full Section with Walkout**

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.8 N/m<sup>2</sup>, 1 mile per hour = 0.447 m/s.  
 a. Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic Design Categories C, D<sub>s</sub>, D<sub>1</sub> and D<sub>2</sub>.  
 b. Applies to panels next to garage door opening where supporting gable end wall or roof load only. Shall only be used on one wall of the garage. In Seismic Design Categories D<sub>s</sub>, D<sub>1</sub> and D<sub>2</sub>, roof covering dead load shall not exceed 3 psf.  
 c. Garage openings adjacent to a Method CS-G panel shall be provided with a header in accordance with Table R602.7(1). A full-height clear opening shall not be permitted adjacent to a Method CS-G panel.  
 d. Method CS-SFB does not apply in Seismic Design Categories D<sub>s</sub>, D<sub>1</sub> and D<sub>2</sub>.  
 e. Method applies to detached one- and two-family dwellings in Seismic Design Categories D<sub>s</sub> through D<sub>2</sub> only.



To the best of my knowledge these plans are drawn to specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall be responsible for obtaining all necessary permits. The maker of these plans is not liable for errors, omissions or other defects in the plans. Once construction has begun, while every effort has been made in the preparation of this plan to conform to the latest code requirements, the contractor must check all dimensions and other details prior to construction and be solely responsible therefor.

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS. AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.  
 MECHANICAL SYSTEM CODE: SEC.2701  
 PLUMBING SYSTEM CODE: SEC.2901

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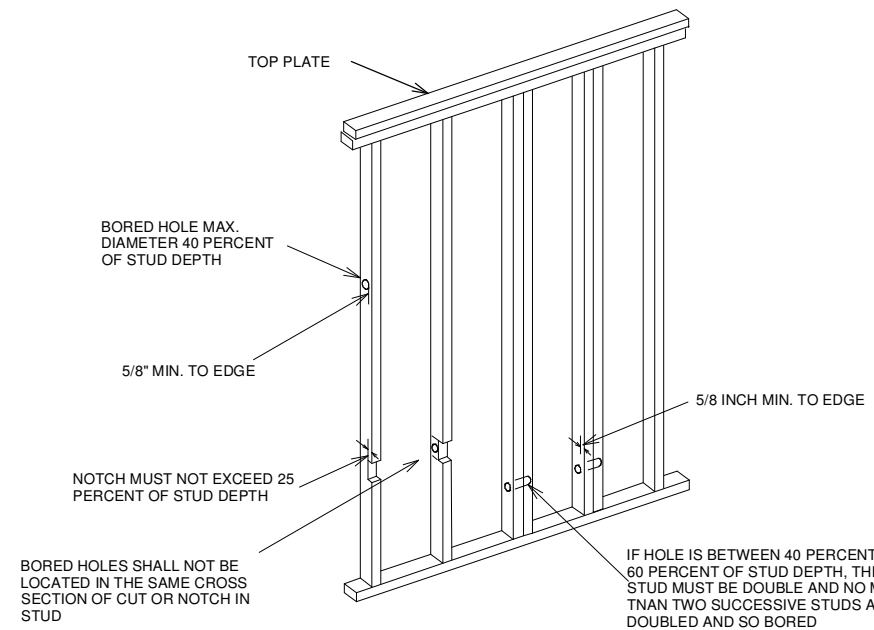
**GENERAL NOTES**

**TABLE R602.3(1)  
FASTENING SCHEDULE**

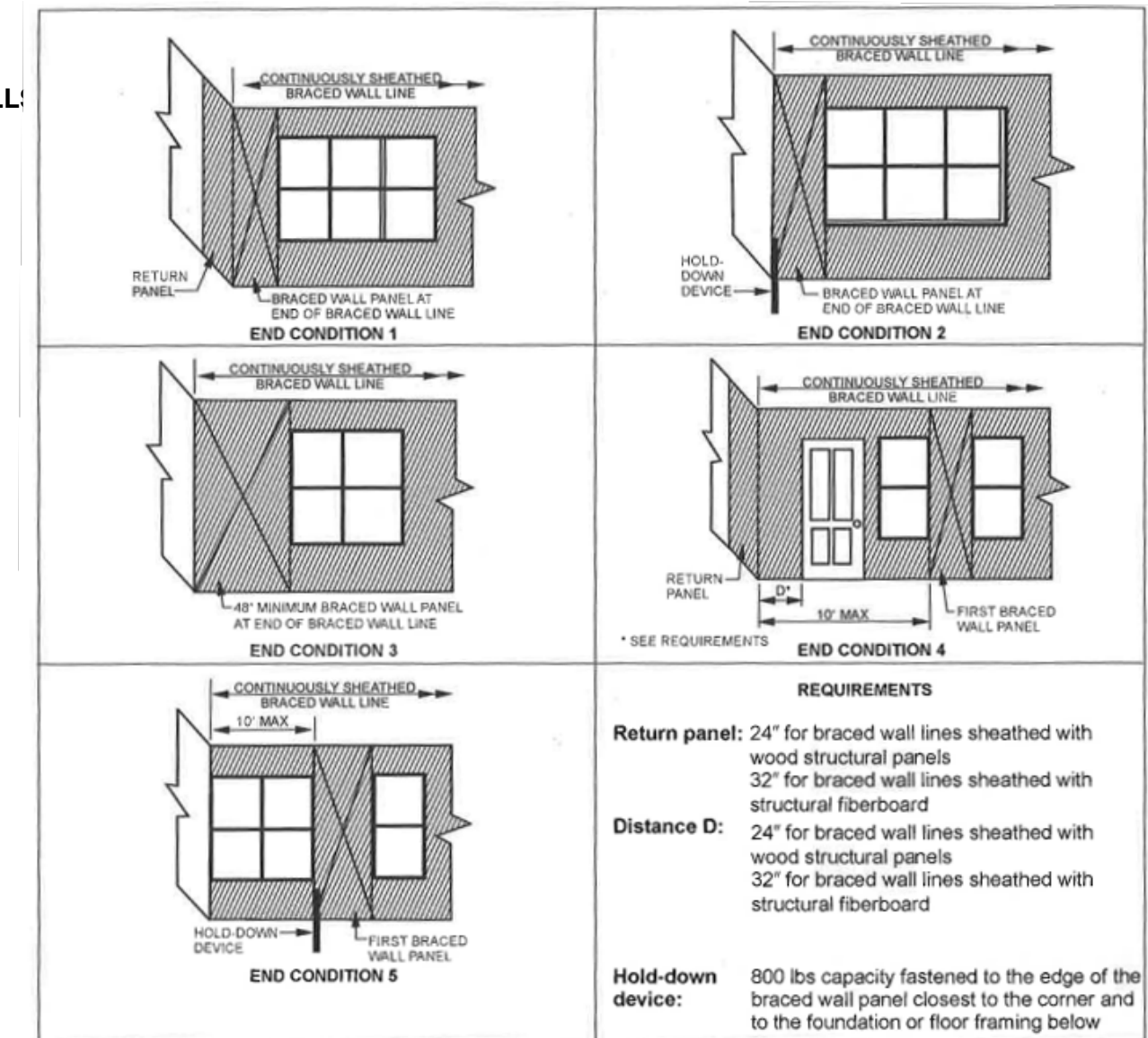
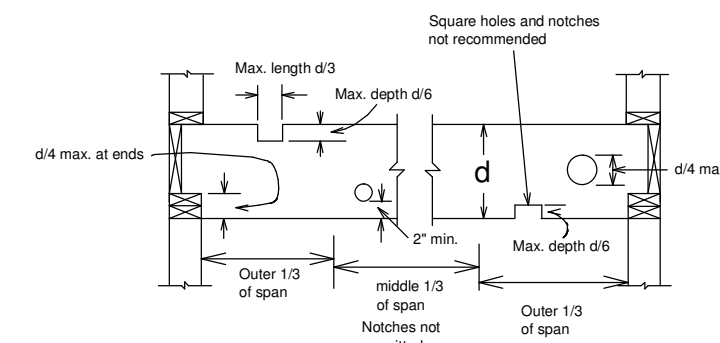
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER <sup>a, b, c</sup>	SPACING AND LOCATION
<b>Roof</b>			
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R802.5.2 and Table R802.5.2)	4-10d box (3" x 0.128"); or 3-16d common (3 1/2" x 0.162"); or 4-3" x 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R802.5.2 and Table R802.5.2)	Table R802.5.2	Face nail
5	Collar tie to rafter, face nail or 1 1/4" x 20 ga. ridge strap to rafter	4-10d box (3" x 0.128"); or 3-10d common (3" x 0.148"); or 4-3" x 0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3 1/2" x 0.135"); or 3-10d common nails (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3 1/2" x 0.135"); or 3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails 3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail End nail
<b>Wall</b>			
8	Stud to stud (not at braced wall panels)	16d common (3 1/2" x 0.162") 10d box (3" x 0.128"); or 3" x 0.131" nails	24" o.c. face nail 16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3 1/2" x 0.135"); or 3" x 0.131" nails 16d common (3 1/2" x 0.162")	12" o.c. face nail 16" o.c. face nail
10	Built-up header (2" to 2" header with 1/2" spacer)	16d common (3 1/2" x 0.162") 16d box (3 1/2" x 0.135")	16" o.c. each edge face nail 12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2 1/2" x 0.113"); or 4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128")	Toe nail
12	Top plate to top plate	16d common (3 1/2" x 0.162") 10d box (3" x 0.128"); or 3" x 0.131" nails	16" o.c. face nail 12" o.c. face nail
13	Double top plate splice	8-16d common (3 1/2" x 0.162"); or 12-16d box (3 1/2" x 0.135"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER <sup>a, b, c</sup>	SPACING AND LOCATION
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2" x 0.162") 16d box (3 1/2" x 0.135"); or 3" x 0.131" nails	16" o.c. face nail 12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 4-3" x 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box (2 1/2" x 0.113"); or 3-16d box (3 1/2" x 0.135"); or 4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails 3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail End nail
17	Top plates, laps at corners and intersections	3-10d box (3" x 0.128"); or 2-16d common (3 1/2" x 0.162"); or 3-3" x 0.131" nails	Face nail
18	1" brace to each stud and plate	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 1/4" long	Face nail
19	1" x 6" sheathing to each bearing	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 1/4" long	Face nail
20	1" x 8" and wider sheathing to each bearing	3-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3 staples, 1" crown, 16 ga., 1 1/4" long Wider than 1" x 8" 4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 4 staples, 1" crown, 16 ga., 1 1/4" long	Face nail
<b>Floor</b>			
21	Joist to sill, top plate or girder	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2 1/2" x 0.113") 8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails	4" o.c. toe nail 6" o.c. toe nail
23	1" x 6" subfloor or less to each joist	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 1/4" long	Face nail

**NOTCHING AND HOLES IN EXTERIOR AND BEARING WALL**



**CUTTING AND NOTCHING IN FLOOR AND CEILING JOIST**



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

**FIGURE R602.10.7  
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING**



03-22-23

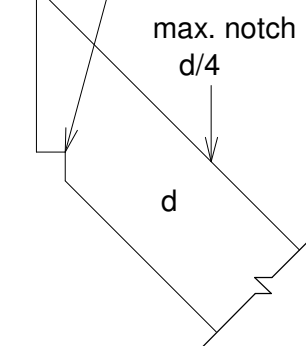
To the best of my knowledge these plans are drawn in accordance with the specifications and any changes made on them after the date of issue are the responsibility of the contractor. I am not responsible for the contractor's failure to follow the specifications or for any errors or omissions in the plans. The contractor is responsible for checking all dimensions and other details prior to construction and for being solely responsible therefor.

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS. AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.  
ELECTRICAL SYSTEM CODE: SEC.2701  
MECHANICAL SYSTEM CODE: SEC.2801  
PLUMBING SYSTEM CODE: SEC.2901

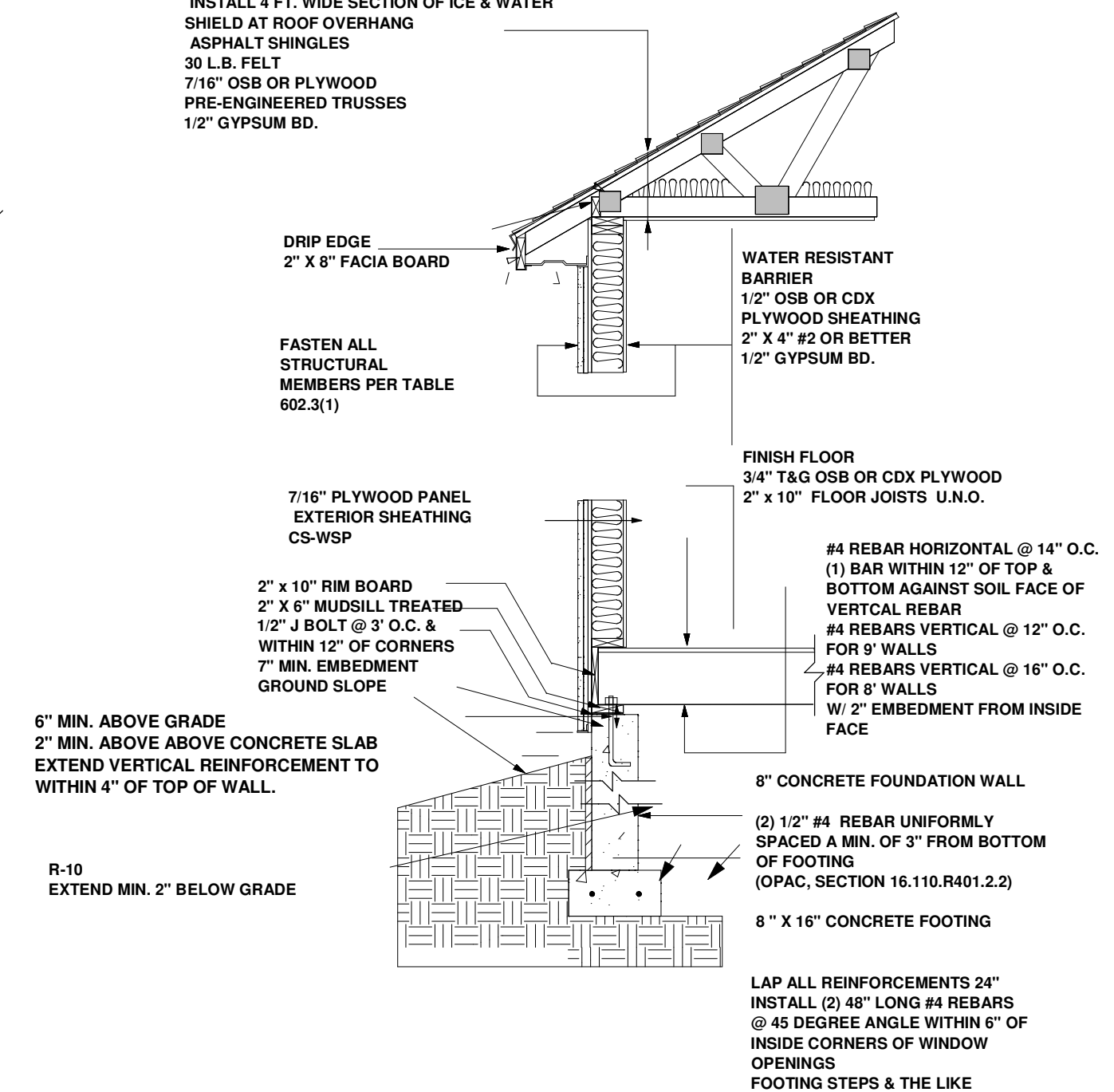
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**GENERAL NOTES**

**STRUCTURAL RIDGE CONNECTIONS**



INSTALL 4 FT. WIDE SECTION OF ICE & WATER SHIELD AT ROOF OVERHANG  
ASPHALT SHINGLES  
30 L.B. FELT  
7/16" OSB OR PLYWOOD  
PRE-ENGINEERED TRUSSES  
1/2" GYPSUM BD.



6" MIN. ABOVE GRADE  
2" MIN. ABOVE ABOVE CONCRETE SLAB  
EXTEND VERTICAL REINFORCEMENT TO WITHIN 4" OF TOP OF WALL.

R-10  
EXTEND MIN. 2" BELOW GRADE

8" CONCRETE FOUNDATION WALL

(2) 1/2" #4 REBAR UNIFORMLY SPACED A MIN. OF 3" FROM BOTTOM OF FOOTING (OPAC, SECTION 16.110.R401.2.2)

8" X 16" CONCRETE FOOTING

LAP ALL REINFORCEMENTS 24" INSTALL (2) 48" LONG #4 REBARS @ 45 DEGREE ANGLE WITHIN 6" OF INSIDE CORNERS OF WINDOW OPENINGS FOOTING STEPS & THE LIKE