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FRONT ELEVATION

SCALES 1/4" = 1'-0"

FASTENER SCHEDULE - 2015 IRC TABLE R602.3(1)		
SHEATHING	EDGE (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
TABLE R602.3 (1) 8d COMMON (2 1/2" X 0.131") NAIL (SUBFLOOR) 8d COMMON (2 1/2" X 0.131") NAIL (ROOF)	6 6	12 12
TABLE R602.3 (3) 8d COMMON (2 1/2" X 0.131") NAIL (WALL) (STUD SPACING 16" OR 24")	6	12
TABLE R602.10.4 METHOD GB - GYPSUM BOARD NAILS OR SCREWS @ 7" O/C ALL PANEL EDGES	7	7
FRAMING		
TRUSS TO PLATE, TOE NAIL 3 -16d BOX NAILS (3 1/2" X 0.135") OR 3 10d COMMON (3" X 0.148")		
ALL OTHER CONNECTIONS, REFER TO 2015 IRC, TABLE R602.3(1) OR TO MANUFACTURER'S LITERATURE FOR REQUIRED FASTENERS		

CODE:
2018 CONNECTICUT STATE BUILDING CODE
INCLUDING 2015 INTERNATIONAL RESIDENTIAL CODE

WALL BRACING METHOD:
R602.10.4 CONTINUOUS SHEATHING - CS-WSP
(CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL)

ENERGY EFFICIENCY
N1102.4.1 BUILDING THERMAL ENVELOPE. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION.
IMPORTANT: REFER TO ENERGY CODE FOR 16 AREAS WHICH MUST BE SEALED.
VERIFICATION BY TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). AIR LEAKAGE NOT TO EXCEED 3 AIR CHANGES PER HOUR.

WIND SPEED:
ULTIMATE DESIGN WIND SPEED 135 MPH

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4-22-02		CHANGES FROM 7833-RR
1-29-2021		CODE UPDATE
4-22-05		CHANGES TO 8433-RR
3-12-2021		10245-RR

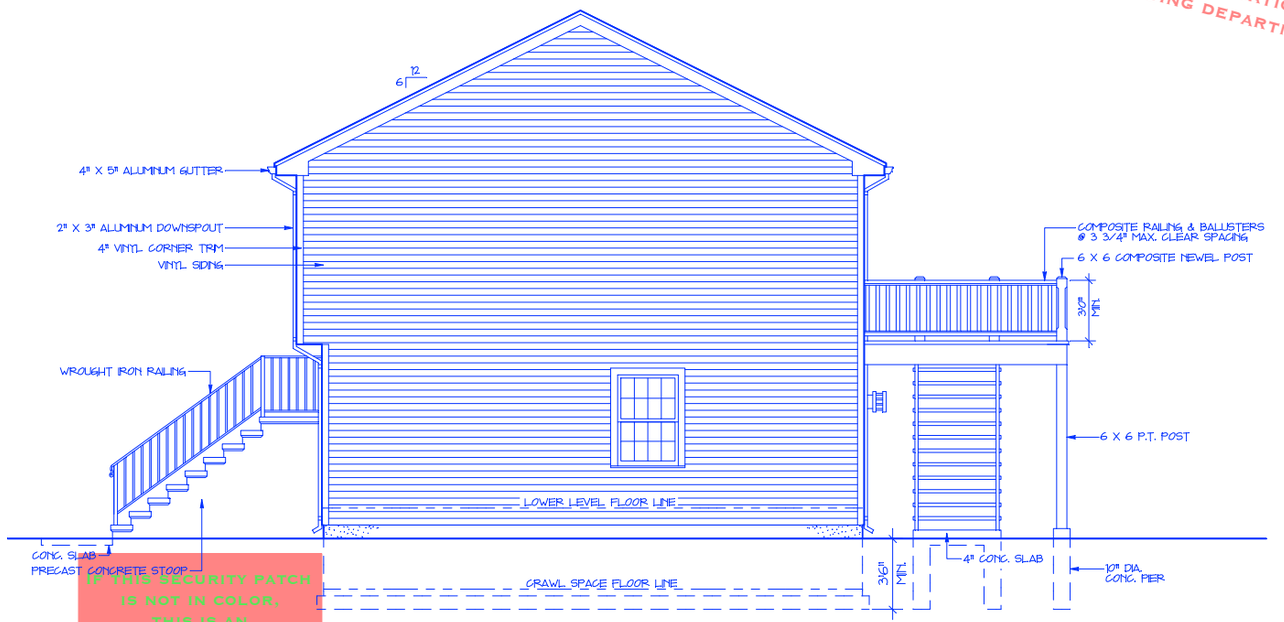
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PROJECT ADDRESS

SCALE: 1/4"=1'-0"
DATE: 6-29-2021
AREA: 1879 S.F.
DATE PRINTED:
DRAWN BY: G.M.B.
REVISED:
PLAN NUMBER: 10272-RR
DRAWING NUMBER: 1 of 10

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

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3-12-2021		10245-RR

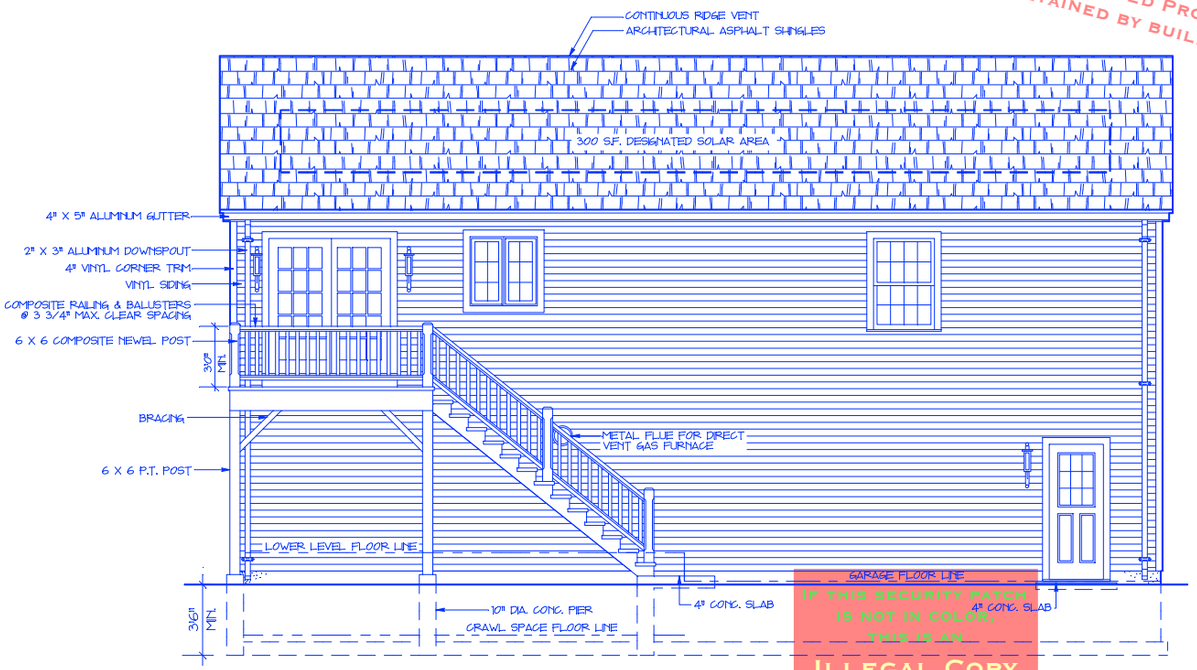
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REAR ELEVATION

SCALE 1/4" = 1'-0"

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REVISIONS		
DATE	FOR	DESCRIPTION
4-22-02		CHANGES FROM 7833-RR
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LEFT ELEVATION

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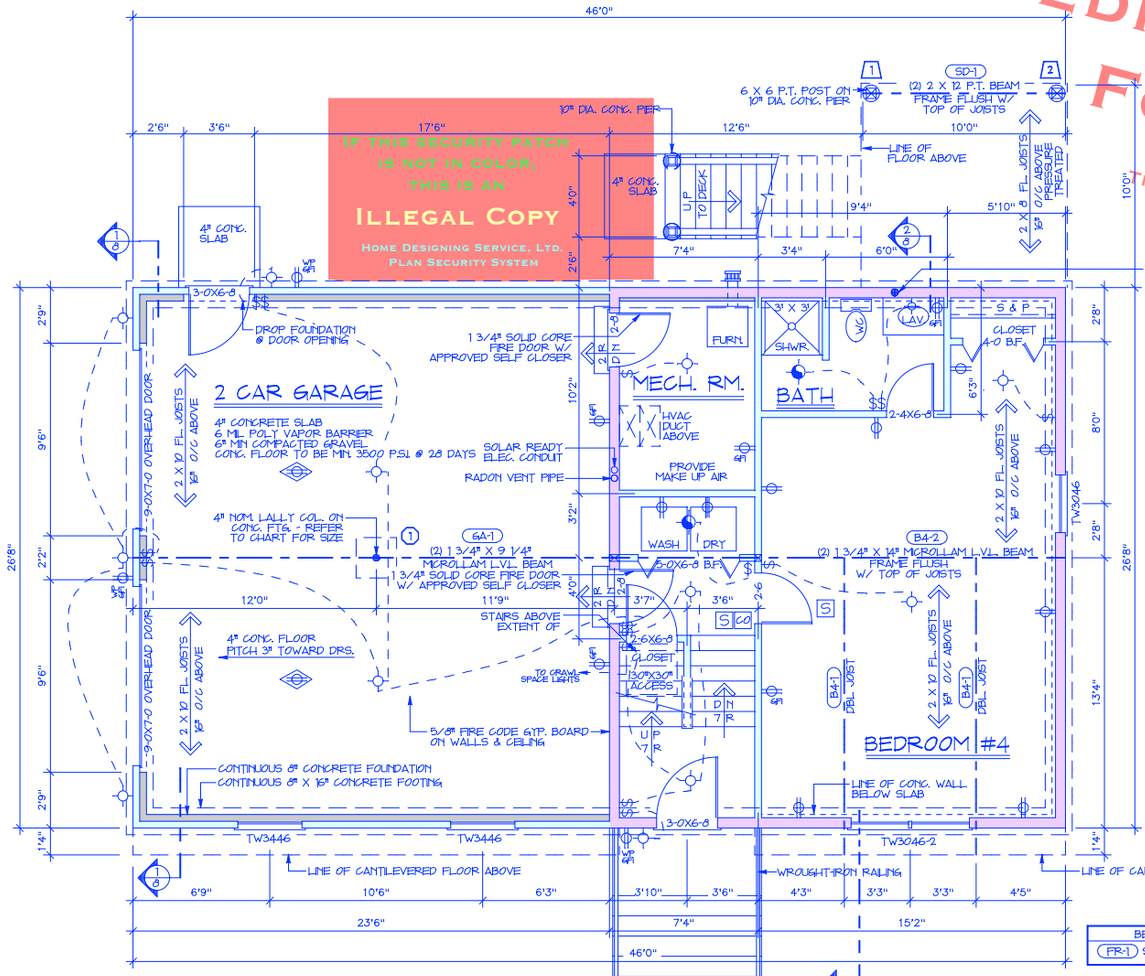
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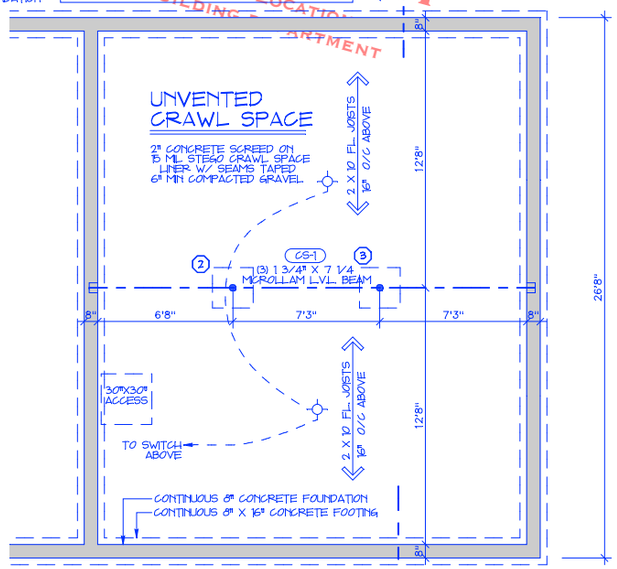
LOWER LEVEL PLAN

SCALE 1/4" = 1'-0"

IRC 2015 - R312.2.1 WINDOW SILLS

IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.



FOUNDATION PLAN

SCALE 1/4" = 1'-0"

Lally Column Footing Size Chart					
Column Number	Total Load (lbs)	Soil Bearing Capacity			
		1500	2000	3000	4000
		Minimum Footing size in inches			
1	7714	28 X 28 X 14	24 X 24 X 12	20 X 20 X 10	17 X 17 X 9
2	12890	36 X 36 X 18	31 X 31 X 16	25 X 25 X 13	22 X 22 X 11
3	5859	24 X 24 X 12	21 X 21 X 11	17 X 17 X 9	15 X 15 X 8

Deck and Porch Pier Footing Size Chart					
Pier Number	Total Load (lbs)	Soil Bearing Capacity			
		1500	2000	3000	4000
		Minimum Pier / Footing Diameter in inches (Min. 10")			
1	1293	13	11	10	10
2	1293	13	11	10	10

BEAM DESIGNATION KEY

FR-1 SEE PRINTOUT FOR DETAILS

NOTE:
ALL FOOTINGS TO REST ON UNDISTURBED SOIL REFER TO CHART FOR FOOTING SIZE AND SOIL BEARING CAPACITY.
ALL CONCRETE TO BE MIN. 3,000 PSI @ 28 DAYS EXCEPT AS NOTED
DOUBLE JOISTS UNDER ALL PARTITIONS
1 ROW 1 X 3 BRIDGING PER SPAN
ALL FRAMING LUMBER TO BE #2 D.F. OR BETTER BASE-VALUE FB 875

NOTE: BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION PER SECTION E3902.16.

AF101.2 RADON MITIGATION PREPARATION CONSTRUCTION TECHNIQUE.

ALL NEWLY CONSTRUCTED DETACHED ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES SHALL BE PROVIDED WITH RADON MITIGATION PREPARATION CONSTRUCTION IN ACCORDANCE WITH SECTION AF104 OF THIS CODE.

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PLAN KEY

- 2 X 4 CONSTRUCTION
- 2 X 6 CONSTRUCTION
- CONCRETE FOUNDATION WALL

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4-22-05		CHANGES TO 8433-RR
3-12-2021		10245-RR

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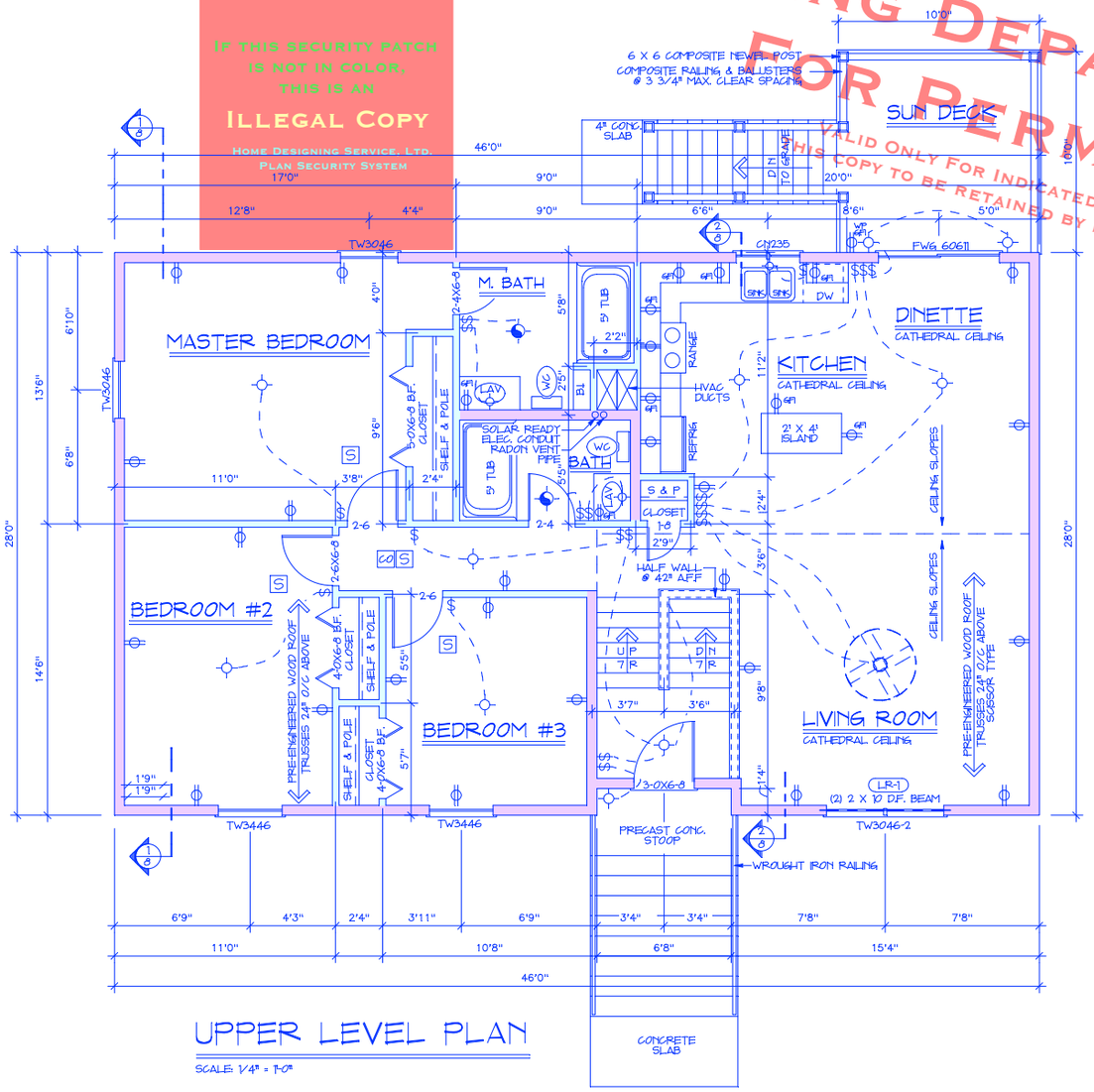
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UPPER LEVEL PLAN

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

BEAM DESIGNATION KEY
(FR-1) SEE PRINTOUT FOR DETAILS

NOTE: BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION PER SECTION E3902.16.

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2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

AF101.2 RADON MITIGATION PREPARATION CONSTRUCTION TECHNIQUE.

ALL NEWLY CONSTRUCTED DETACHED ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES SHALL BE PROVIDED WITH RADON MITIGATION PREPARATION CONSTRUCTION IN ACCORDANCE WITH SECTION AF104 OF THIS CODE.

PLAN KEY

- : 2 X 4 CONSTRUCTION
- : 2 X 6 CONSTRUCTION
- : CONCRETE FOUNDATION WALL

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REVISED:
PLAN NUMBER: 10272-RR
DRAWING NUMBER: 6 of 10

WINDOW SCHEDULE

MODEL NO.	ROUGH OPENING	COMBINED SQ. FT. GLASS	NET CLEAR OPENING WIDTH	NET CLEAR OPENING HEIGHT	SQ FT CLEAR OPENING
CN235	3'-5 1/4"X3'-5 3/8"	8.0	10 3/16"	35 15/16"	2.5
TW3046	3'-2 1/8"X4'-8 7/8"	10.31	33 7/8"	24 1/4"	5.70
TW3046-2	6'-4"X4'-8 7/8"	20.62	33 7/8"	24 1/4"	5.70
TW3446	3'-6 1/8"X4'-8 7/8"	11.64	37 7/8"	24 1/4"	6.37
FWG 60611	6'-0"X6'-1"	24.86	28 1/8"	78 1/8"	15.28

NOTE: ALL WINDOWS ARE DESIGNATED WITH ANDERSEN 400 SERIES MODEL NUMBERS
SEE IMPORTANT NOTE ON FLOOR PLAN REGARDING WINDOW FALL PREVENTION DEVICES.

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FRAMING SPECIFICATION

1. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR OF THE FOLLOWING GRADES.
   2 X 4 STUDS- STANDARD & BETTER
   JSTS/BEAMS/2 X 6 STUDS-NO. 2 & BETTER
   #2 DF, BASE-VALUE FB 875
   E = 1600,000
2. APPROVED NATURALLY DURABLE OR PRESSURE PRESERVATIVELY TREATED WOOD SHALL BE USED FOR THOSE PORTIONS OF WOOD MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHEN SUCH MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS. SUCH MEMBERS SHALL INCLUDE:
   A. HORIZONTAL MEMBERS SUCH AS GIRDERS, JOISTS AND DECKING.
   B. VERTICAL MEMBERS SUCH AS POSTS, POLES AND COLUMNS.
   C. BOTH HORIZONTAL AND VERTICAL MEMBERS.
3. ALL NAILS SHALL BE HOT-DIPPED GALV. WHERE EXPOSED TO EXTERIOR.
4. DOUBLE JOISTS UNDER ALL PARTITIONS.
5. THERE SHALL BE NO NAILING INTO END GRAIN. END CONNECTORS SHALL BE MADE W/ 16 GA. GALV. MTL. CONNECTORS, JOIST HANGERS, ETC.

DESIGN INFORMATION

ALL FOOTINGS TO REST ON UNDISTURBED SOIL. REFER TO CHART FOR FOOTING SIZE AND SOIL BEARING CAPACITY

ALL FILL TO BE COMPACTED IN LAYERS OF NOT MORE THAN 8".

COMPACT TO 95% OPTIMUM.

ALL CONCRETE TO BE MIN. 3000 P.S.I @ 28 DAYS. EXCEPT AS NOTED

ALL PARTS OF FOUNDATION WALLS BELOW GRADE BUT ABOVE THE LEVEL OF THE LOWER FLOOR SHALL BE DAMPPROOFED ON THE OUTSIDE W/ AT LEAST ONE COAT OF ASPHALTIC DAMPPROOFING PAINT OR A 1/2" THICK PARGING COAT OF PORTLAND CEMENT MORTAR.

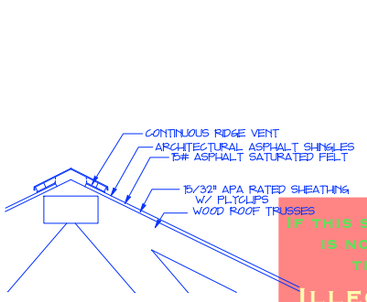
DESIGN LIVE LOADS:

LIVING AREA LOAD	40 PSF
SLEEPING AREA LOAD	30 PSF
ROOF LOAD	30 PSF
DECK LOAD	40 PSF
EXTERIOR BALCONY LOAD	60 PSF

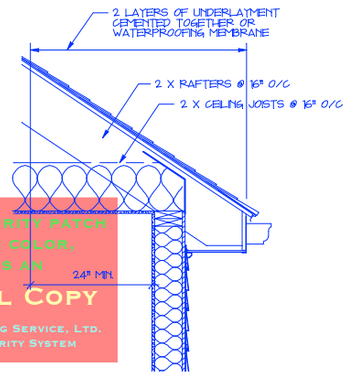
ABBREVIATION KEY

CONC.	CONCRETE
DWG	DRAWING
EXG.	EXISTING
EXT.	EXTERIOR
GYP. BRD.	GYPSUM BOARD
MFD.	MANUFACTURED
MFR.	MANUFACTURER
O/C	ON CENTER
P.T.	PRESSURE TREATED TO RESIST MOISTURE/DECAY
PTN	PARTITION
R	RISER
W/	WITH
T&B	TOP & BOTTOM
CONT.	CONTINUOUS
T.O.P.	TOP OF PLATE
A.F.F.	ABOVE FINISHED FLOOR
F.H.H.	FINISHED HEAD HEIGHT

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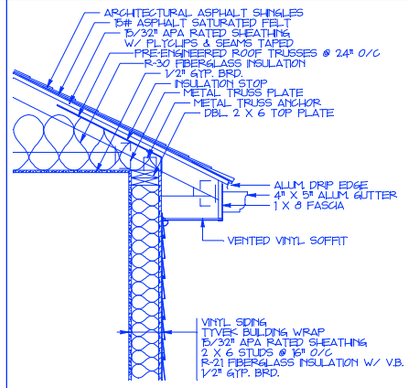


RIDGE VENT DETAIL
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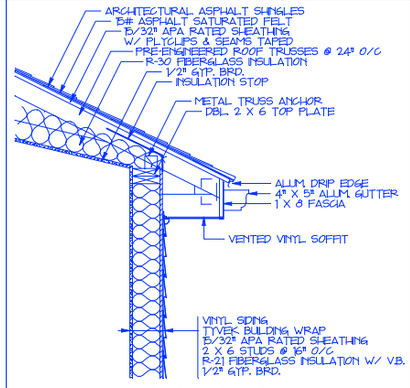


PROTECTIVE ICE BARRIER
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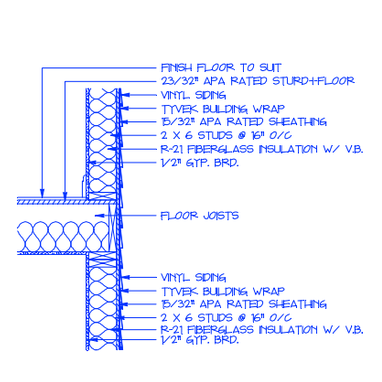
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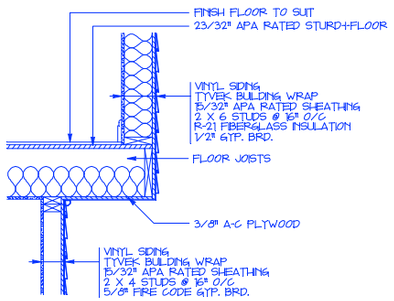
ROOF EAVE DETAIL
SCALE: 3/4" = 1'-0"



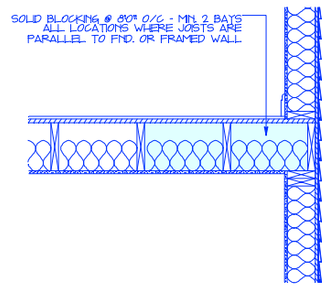
ROOF EAVE DETAIL
SCALE: 3/4" = 1'-0" @ KITCHEN



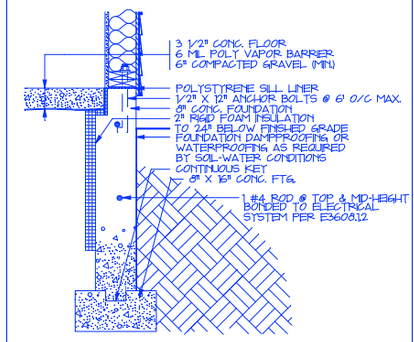
FOUNDATION / FRAMING DETAIL
SCALE: 3/4" = 1'-0"



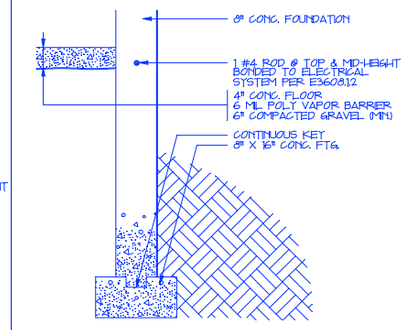
FLOOR FRAMING DETAIL
SCALES 3/4" = 1'-0" @ GARAGE CANTILEVER



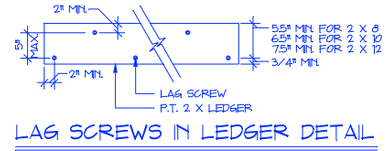
FRAMING DETAIL
SCALES 3/4" = 1'-0" JOISTS PARALLEL TO WALL



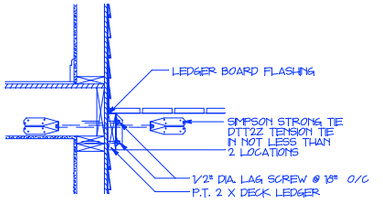
FOOTING DETAIL
SCALES 3/4" = 1'-0"



FOOTING DETAIL
SCALES 3/4" = 1'-0" @ GARAGE



LAG SCREWS IN LEDGER DETAIL
SCALE: 3/4" = 1'-0"



DECK/JOIST LATERAL CONNECTION
SCALES 3/4" = 1'-0"

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4-22-02		CHANGES FROM 7833-RR
1-29-2021		CODE UPDATE
4-22-05		CHANGES TO 8433-RR
3-12-2021		10245-RR

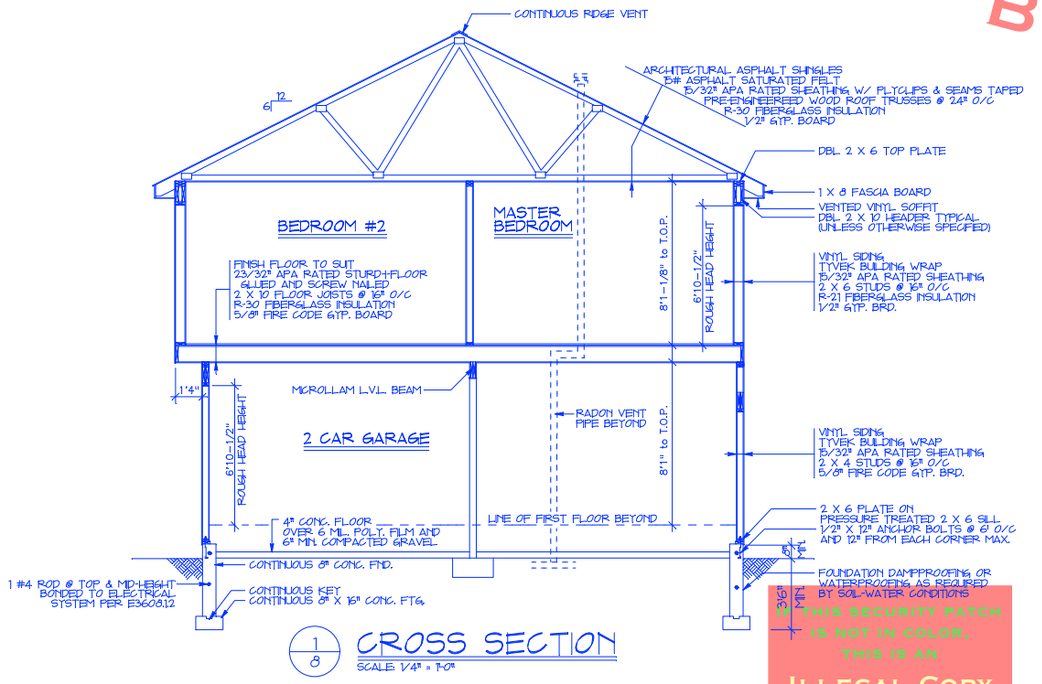
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PROJECT ADDRESS

SCALE: 1/4"=1'-0"
DATE: 6-29-2021
AREA: 1879 S.F.
DATE PRINTED:
DRAWN BY: G.M.B.
REVISED:
PLAN NUMBER: 10272-RR
DRAWING NUMBER: 7 of 10

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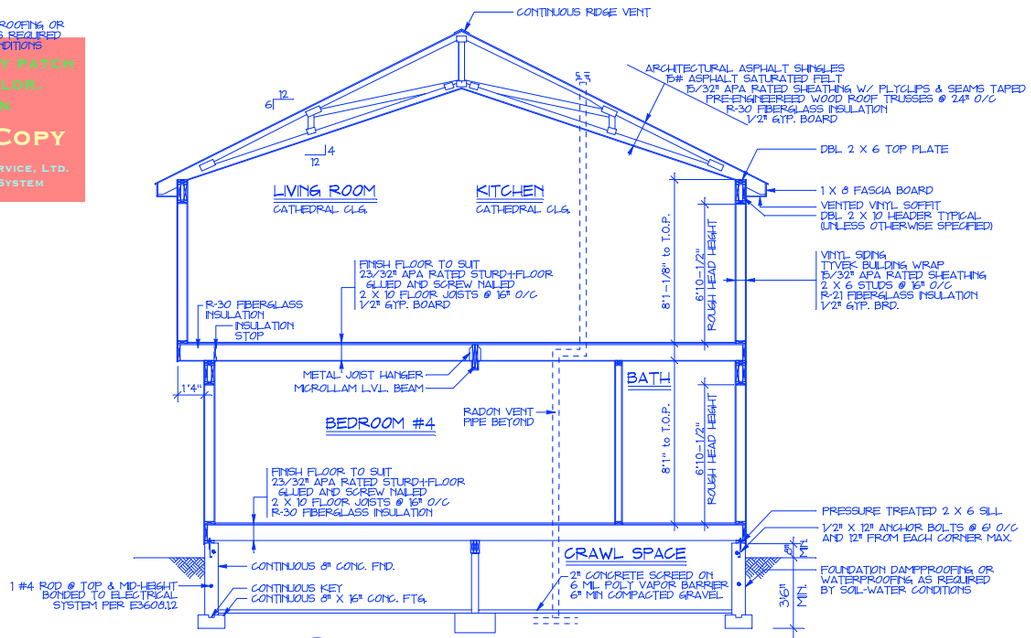
1/8 CROSS SECTION
SCALE: 1/4" = 1'-0"

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ELECTRICAL KEY	
$	SWITCH
	DUPLEX OUTLET
	220 V. OUTLET
	FLOOR OUTLET
	OUT. FOR GAR. DR. OPENER
	LIGHT
S	SMOKE DETECTOR
	FAN LIGHT TO VENT TO EXT.
R	RECESSED LIGHTING FIXTURE
CO	CARBON MONOXIDE DETECTOR

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2/8 CROSS SECTION
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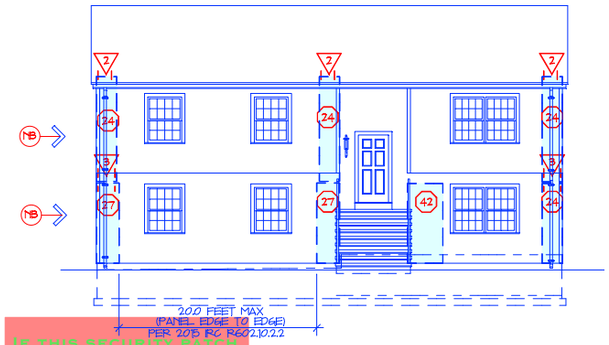
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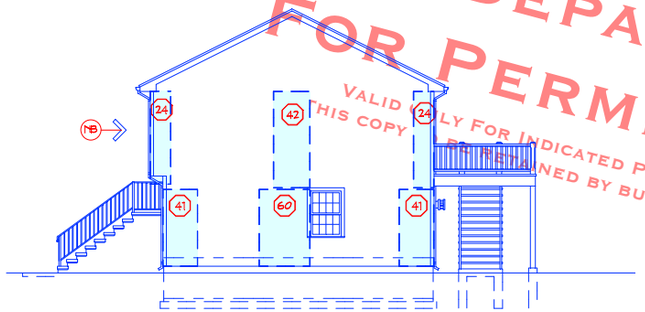
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FRONT ELEVATION

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RIGHT ELEVATION

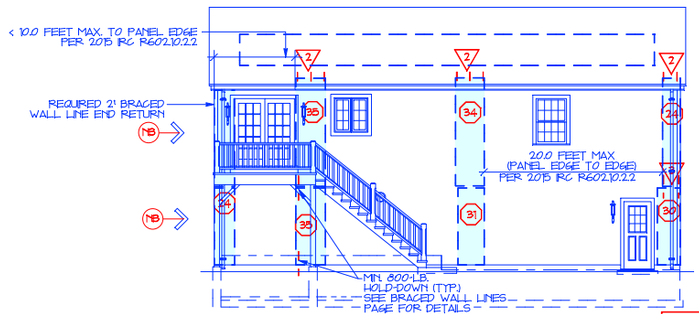
SCALE: 1/8" = 1'-0"

WALL BRACING KEY

NB	TOTAL AVAILABLE BRACING IS MORE THAN TWICE THE REQUIRED LENGTH. NO BLOCKING REQUIRED ON THIS LINE PER 2015 IRC R602.10.10
27	LENGTH OF REQUIRED BRACING IN INCHES MEASURED IN A HORIZONTAL DIRECTION ALONG BRACED WALL LINE.
2	TYPE OF UPLIFT RESISTANCE REQUIRED SEE LIST BELOW FOR EXPLANATION OF EACH TYPE

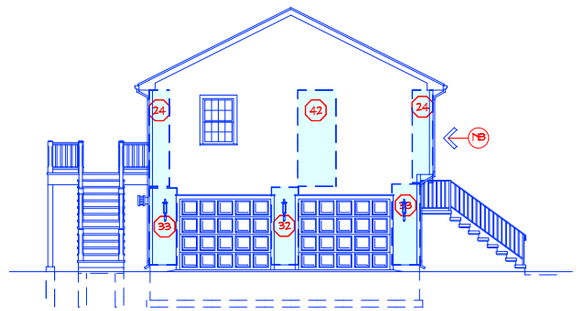
WALL BRACING UPLIFT RESISTANCE

TYPE	DESCRIPTION
1	NO RAFTER BEARING ON THIS PANEL, SO NO UPLIFT RESISTANCE REQUIRED
2	PROVIDE 1 SIMPSON STRONG TIE H2A RAFTER TO STUD CONNECTOR AT EACH RAFTER.
3	PROVIDE SIMPSON STRONG TIE SDWF FLOOR-TO-FLOOR SCREWS AT BASE OF PANEL AT 32" O/C MAX. MIN. 2 CONNECTORS PER PANEL.
4	PROVIDE 1 SIMPSON STRONG TIE COIL STRAP TIE FROM STUD TO BAND JOIST, ONE AT EACH EDGE OF BRACED WALL PANEL. MIN 5-8D NAILS INTO EACH FRAMING MEMBER.
5	PROVIDE 1 SIMPSON STRONG TIE LTP4 TIE PLATE FROM BAND JOIST TO SILL PLATE, ONE AT EACH EDGE OF BRACED WALL PANEL. MIN 6-8D NAILS INTO EACH FRAMING MEMBER.
6	PROVIDE 1 SIMPSON STRONG TIE RSP4 STUD PLATE TIE FROM STUD TO SILL PLATE, ONE AT EACH EDGE OF BRACED WALL PANEL. MIN 4-8D NAILS INTO EACH FRAMING MEMBER.



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

NOTE TO FRAMER

PANELS SHOWN FOR WIND BRACING INDICATE THE MINIMUM REQUIRED BY CODE AND NOT THE DIRECTION IN WHICH THE SHEATHING IS APPLIED.

IN NEW ENGLAND, THE ENTIRE WALL IS TYPICALLY SHEATHED, SO THIS IS NOT AS BIG AN ISSUE AS IT IS IN OTHER AREAS OF THE COUNTRY.

BLOCKING IS ONLY REQUIRED IN THE DESIGNATED PANEL AREAS. IF THE WALL HAS TWICE AS MUCH SHEATHING AS THE MINIMUM REQUIRED, THEN NO BLOCKING IS NEEDED, AS INDICATED ON THE ELEVATIONS BY THE NO BLOCKING (NB) NOTE.

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BRACED WALL PANELS

SCALE: 1/8" = 1'-0"

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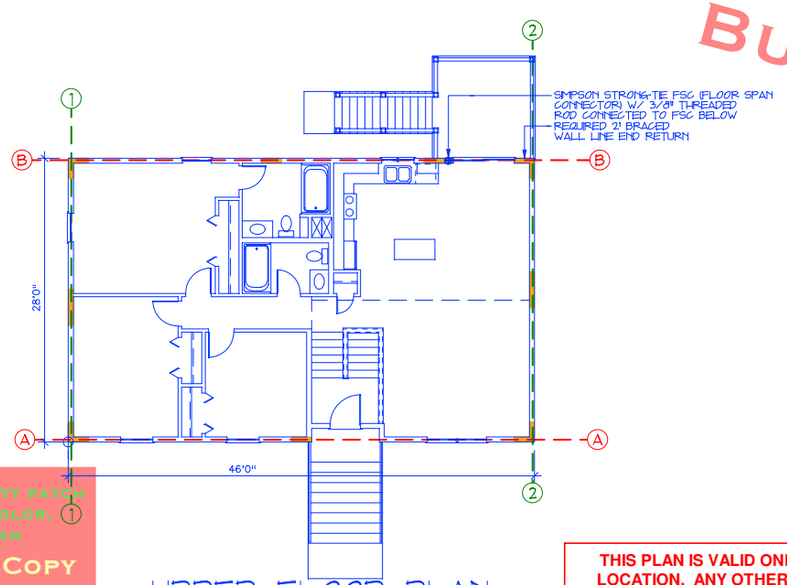
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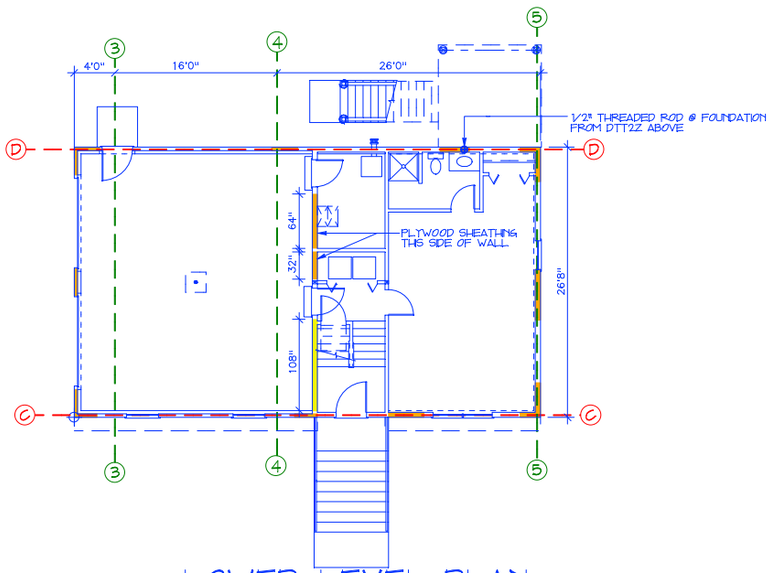
UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"

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LOWER LEVEL PLAN

SCALE: 1/8" = 1'-0"

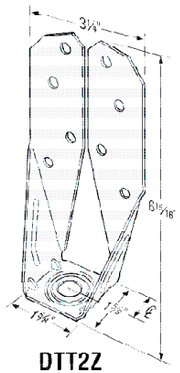
REFER TO HOME DESIGNING SERVICE, LTD. BRACED WALL CALCULATION WORKSHEET FOR MORE INFORMATION.

PLAN KEY

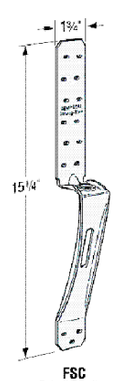
- FRONT TO BACK BRACED WALL LINE
- LEFT TO RIGHT BRACED WALL LINE
- BRACED WALL PANEL -WSP
- BRACED WALL PANEL -GB
- PORTAL FRAME CS-PF
- SIMPSON STRONG-TIE STRONG-WALL
- MIN. 800-LB. HOLDOWN DEVICE

BRACED WALL LINES

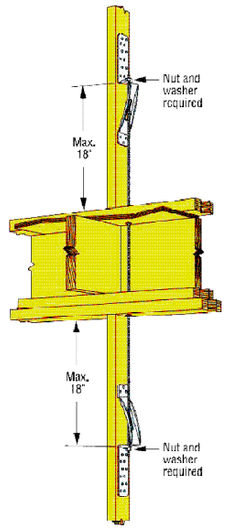
SCALE: 1/8" = 1'-0" W/ BRACED WALL PANEL LOCATIONS



DTT2Z



FSC
Patent Pending



Typical FSC Installation

SIMPSON STRONG-TIE CONNECTOR

NOT TO SCALE

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