

DRAWING SCHEDULE	
<b>ARCHITECTURAL</b>	
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<b>WALL BRACING</b>	
BRACED WALL PLANS & DETAILS	B-1

K.O. HOME DESIGN, LLC.  
 ARCHITECTURAL DESIGN &  
 WALL BRACING SPECIALISTS  
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 ELLINGTON, CT 06029

NEW RESIDENCE FOR WILLIAM YOUNG  
 263 WOODLAND ROAD  
 COVENTRY, CT 06238

DRAWN FOR:  
 WILLIAM YOUNG

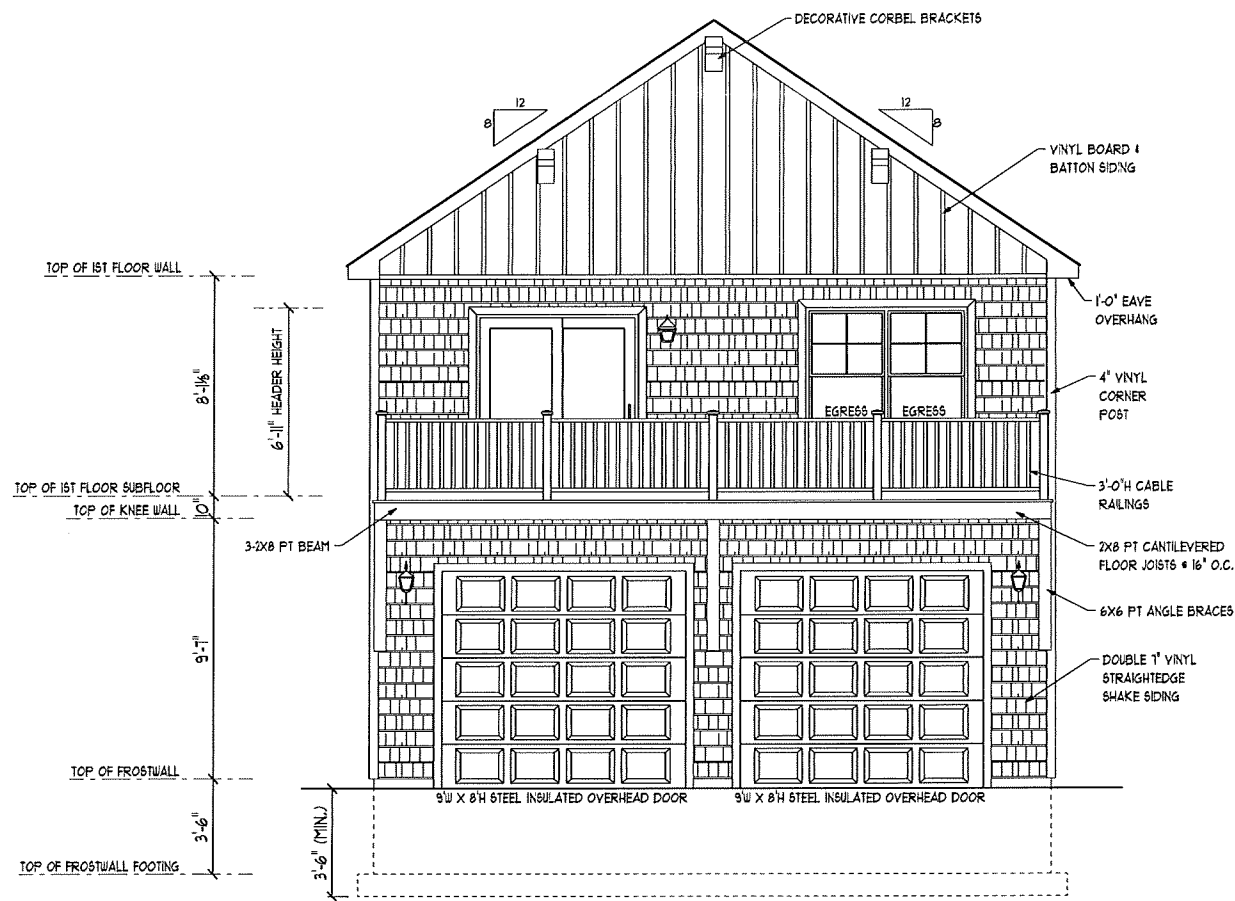
BUILDING AREA  
 FIRST FLOOR: 800 SQ. FT.  
 TOTAL: 800 SQ. FT.  
 GARAGE: 800 SQ. FT.  
 REAR DECK: 100 SQ. FT.

DATE  
 3/17/21

REVISIONS:

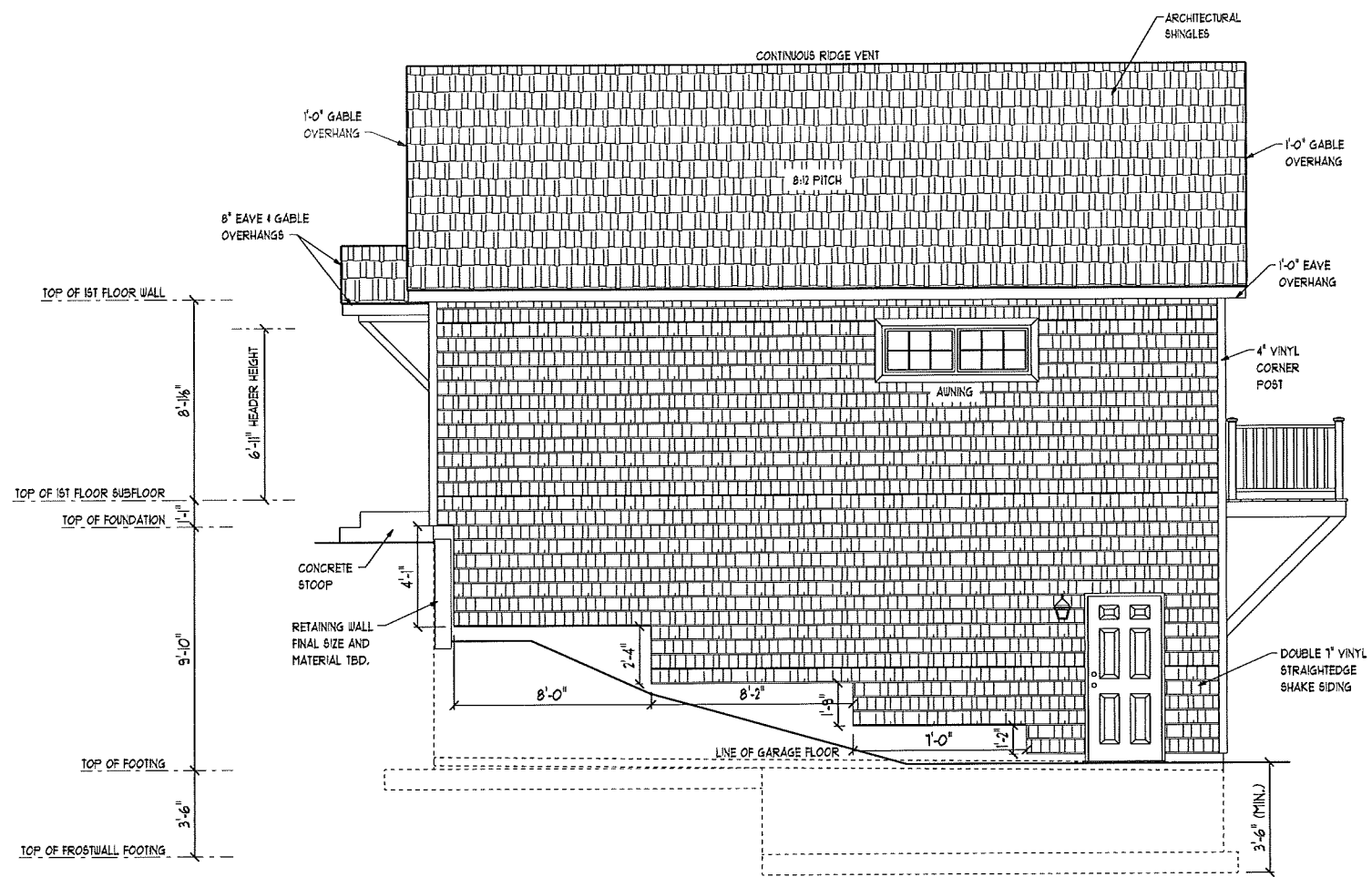
SCALE  
 1/4" = 1'-0"

DRAWING #  
 A-1



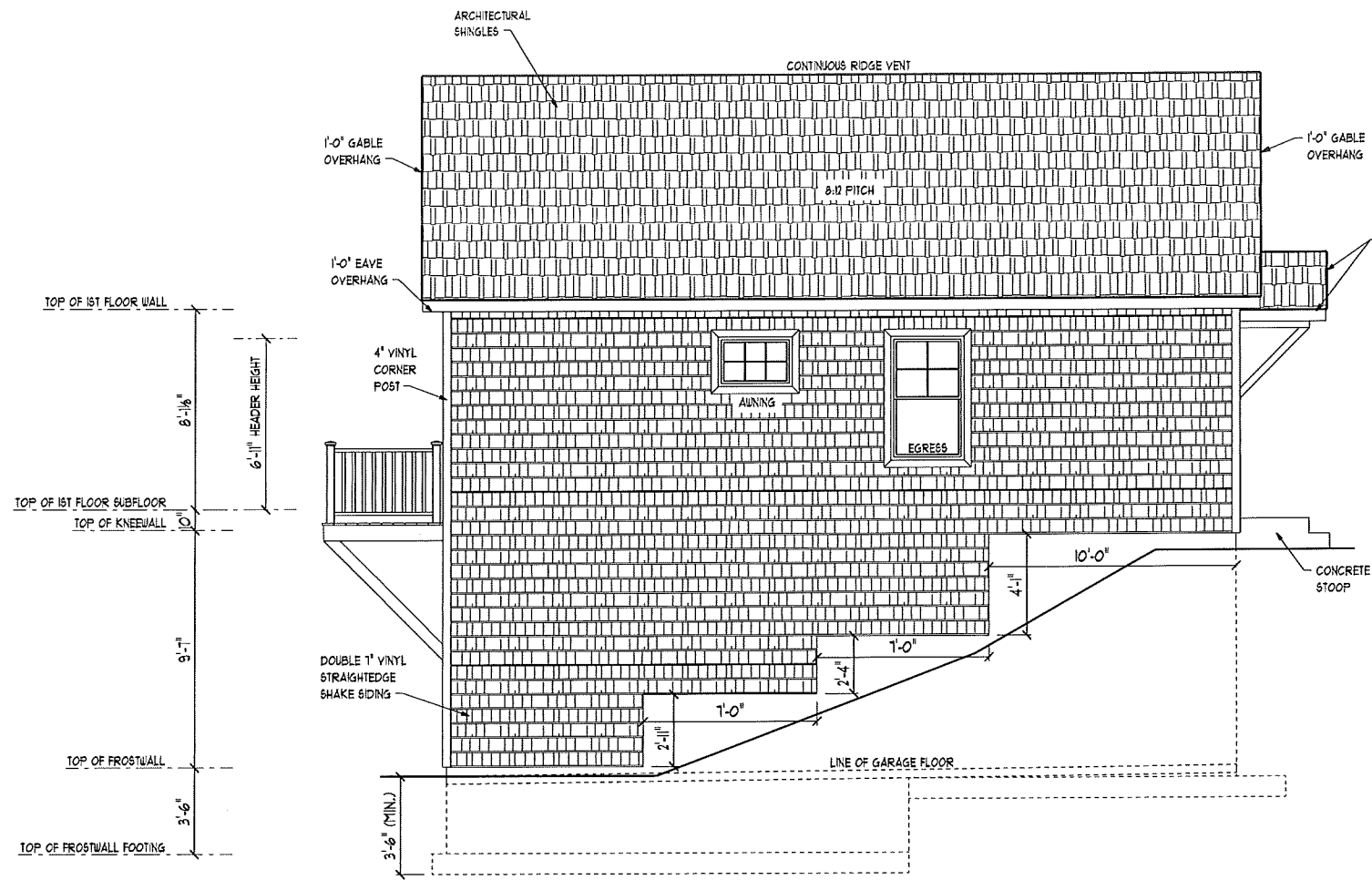
**FRONT ELEVATION (LAKE SIDE)**

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

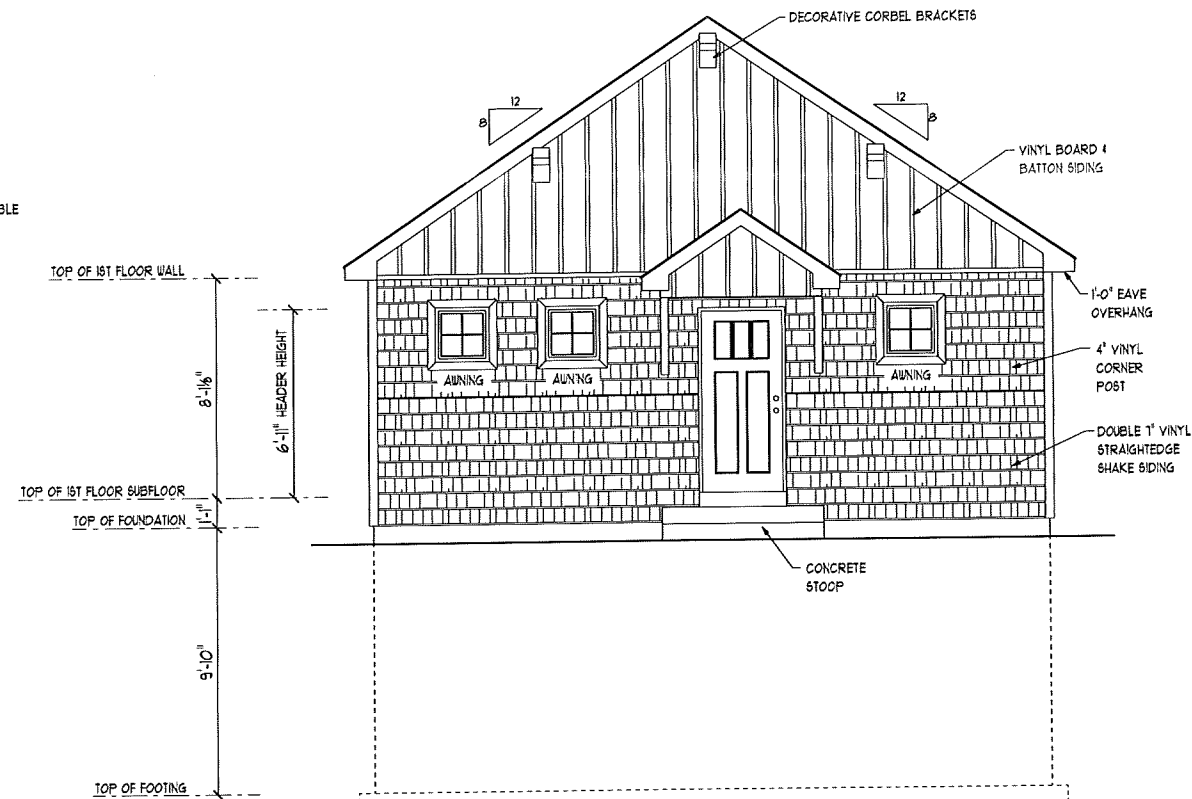


**LEFT ELEVATION**

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



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



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

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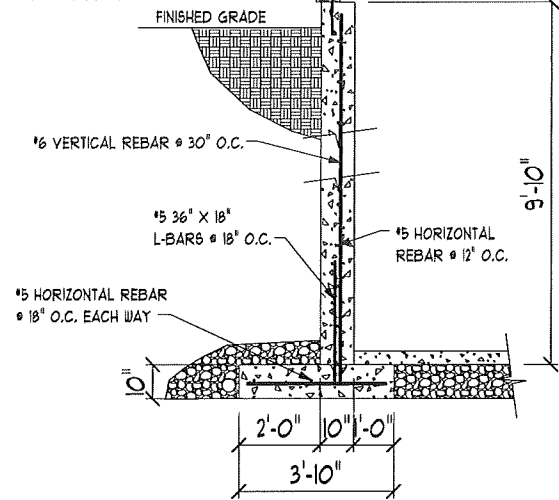
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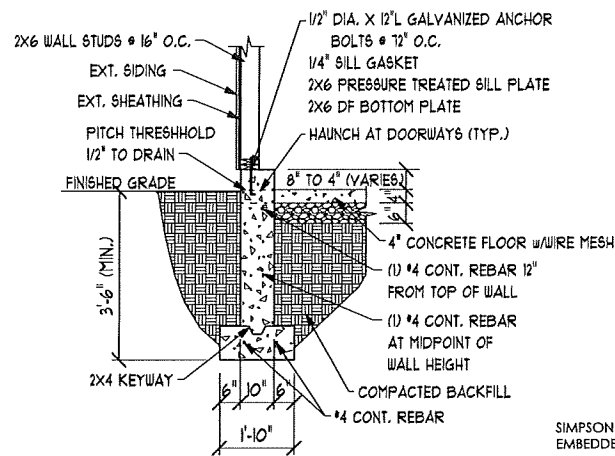
DRAWING #  
A-2

1/2" DIA. X 12" L GALVANIZED ANCHOR BOLTS @ 12' O.C.  
 1/4" SILL GASKET  
 2X6 PRESSURE TREATED SILL PLATE  
 2X6 DF SILL PLATE



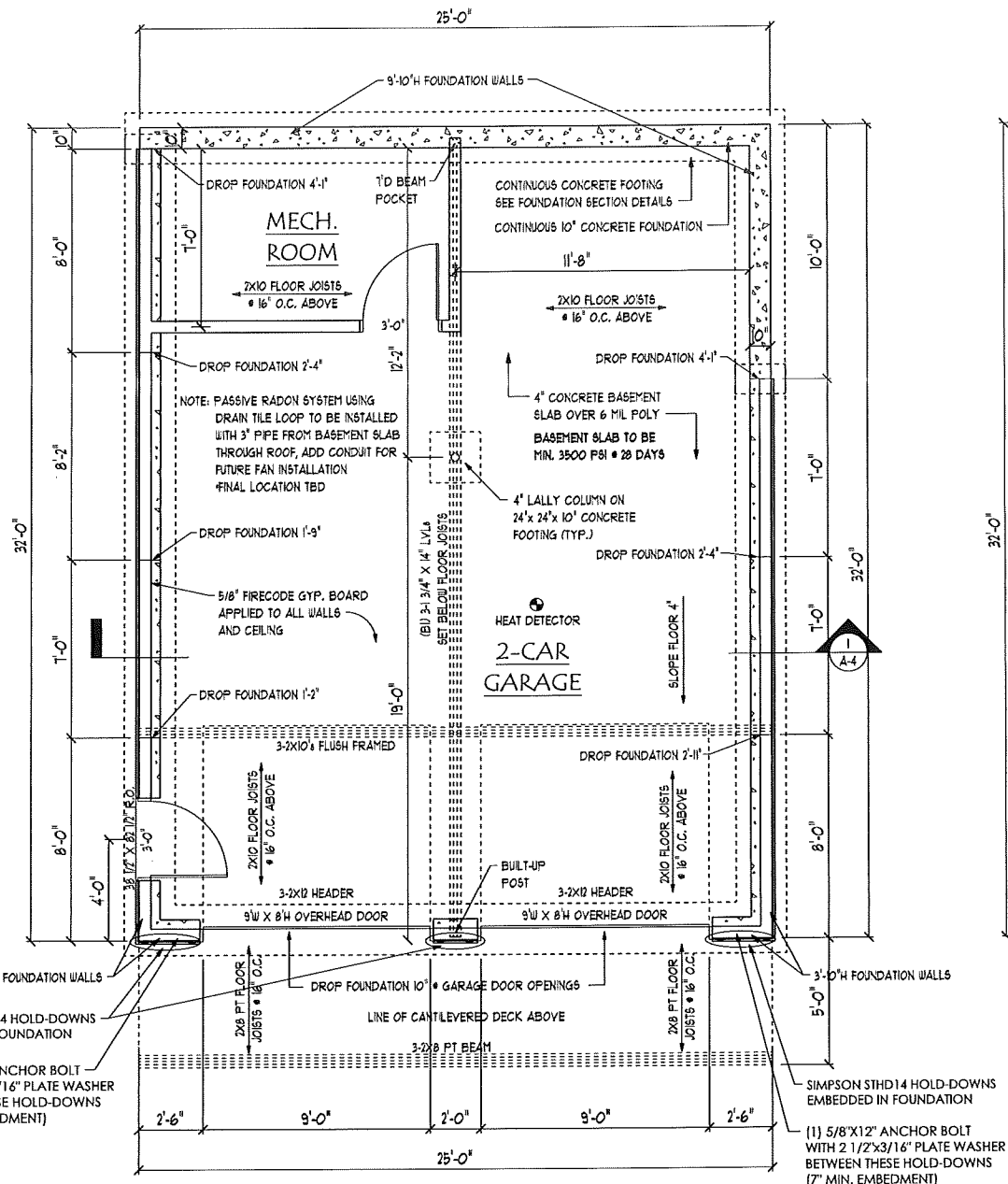
**FOUNDATION DETAIL @ 9'-10" H WALLS**

NOT TO SCALE



**FOUNDATION SECTION DETAIL**

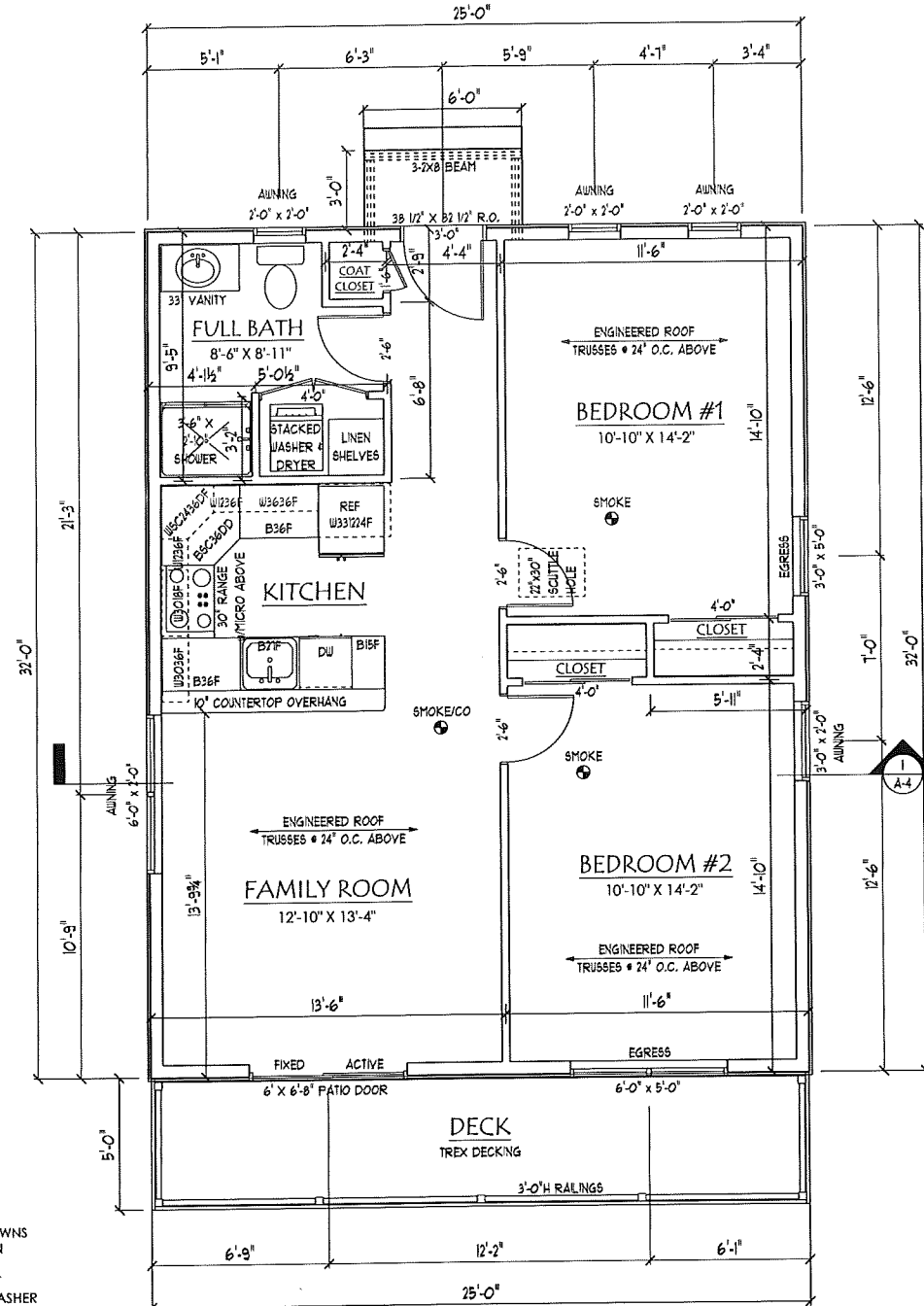
SCALE: 3/8" = 1'-0"



**FOUNDATION PLAN**

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

NOTE:  
 ALL FOOTINGS TO REST ON UNDISTURBED SOIL  
 OF MIN. 2000 P.S.F. BEARING CAPACITY.  
 ALL CONCRETE TO BE MIN. 3000 PSI @ 28 DAYS  
 UNLESS NOTED OTHERWISE.  
 SEE FOUNDATION SECTIONS FOR REBAR SPECS



**FIRST FLOOR PLAN**

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

**8'H FIRST FLOOR WALLS**

-ALL WINDOW HEAD HEIGHTS @ 6'-11"  
 UNLESS NOTED OTHERWISE  
 -ALL HEADERS ARE 2X10  
 UNLESS NOTED OTHERWISE

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REVISIONS:

SCALE  
 As Noted

DRAWING #  
 A-3

## CODE INFORMATION

CODE BASIS: CONNECTICUT STATE BUILDING CODE, 2018  
INTERNATIONAL RESIDENTIAL CODE, 2015  
INTERNATIONAL ENERGY CONSERVATION CODE, 2015  
NATIONAL ELECTRICAL CODE, 2011 (NFPA-70)

## FOUNDATION NOTES AND SPECIFICATIONS

1. ALL CONCRETE FOR FOUNDATION WALLS AND FOOTINGS SHALL OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT THE AGE OF 28 DAYS. ALL CONCRETE FOR BASEMENT SLABS SHALL OBTAIN 3000 PSI AT THE AGE OF 28 DAYS. ALL CONCRETE FOR GARAGE SLABS SHALL OBTAIN 3500 PSI AT THE AGE OF 28 DAYS. ALL FOOTINGS SHALL BE A MINIMUM OF 3'-6" BELOW GRADE. ALL FOOTINGS TO REST ON UNDISTURBED SOIL OF A MINIMUM OF 3000 PSF BEARING CAPACITY.
2. ALL ANCHOR BOLTS TO BE 1/2" X 12" @ 6'-0" O.C., MINIMUM OF TWO BOLTS PER WALL.
3. ALL UNSUPPORTED FOUNDATION WALLS 8'-0" H OR LESS SHALL HAVE 1 #4 REBAR WITHIN 12" OF THE TOP OF WALL AND 1 #4 REBAR NEAR MID-HEIGHT OF THE WALL.
4. ALL FOUNDATION DRAINAGE AND DAMPROOFING SHALL COMPLY WITH SECTIONS R405 AND R406 OF THE 2015 IRC

## FRAMING NOTES AND SPECIFICATIONS

1. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER UNLESS NOTED OTHERWISE. POST ALL LOADS DOWN TO FOUNDATION OR BEAM BELOW. ALL PRESSURE TREATED WOOD SHALL BE SOUTHERN PINE #2 OR BETTER. ALL FASTENERS IN PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED.
  2. INSTALL ALL LVL BEAMS IN ACCORDANCE WITH MANUFACTURER'S DETAILS AND INSTRUCTIONS.
  3. INSTALL ALL ENGINEERED TRUSSES AND/OR ENGINEERED FLOOR SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S DETAILS, DRAWINGS AND INSTRUCTIONS.
  4. PROVIDE SOLID BLOCKING ABOVE ALL BEAMS AND BEARING WALLS.
  5. ALL LALLY COLUMNS SHALL BE 3 1/2" DIAMETER AND INSTALLED WITH STANDARD PLATES.
  6. ALL FASTENERS SHALL BE INSTALLED IN ACCORDANCE WITH 2015 IRC CODE TABLE R602.3(1) AND TABLE R602.3(2) AND AS NOTED.
1. PROVIDE METAL STRAPS ACROSS EDGE OF TOP PLATES IF OVER 50% NOTCHED.

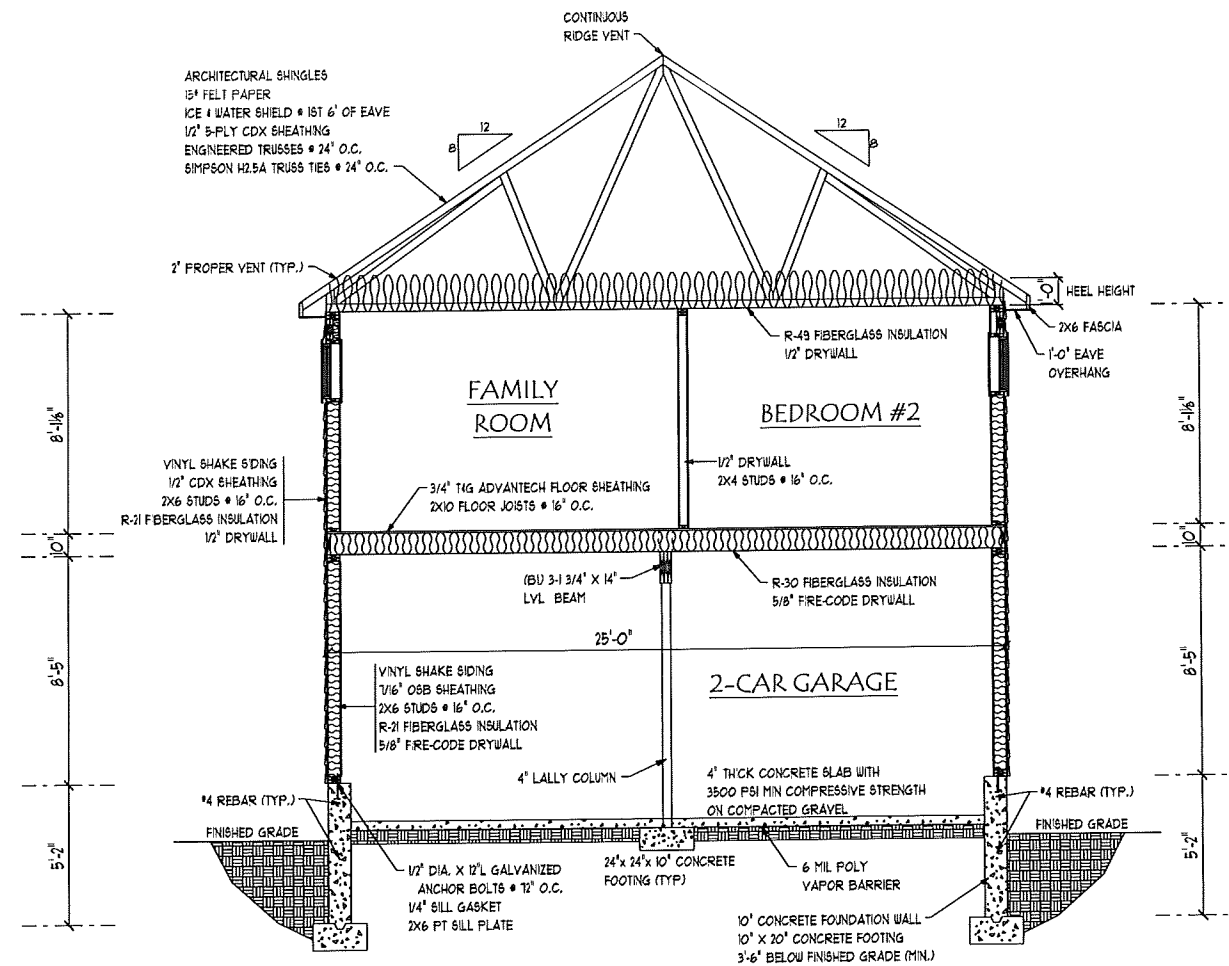
## GENERAL NOTES AND REQUIREMENTS

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF PROPOSED STRUCTURE PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL COLUMNS AND/OR BUILT-UP SOLID FRAMING SHALL BE DESIGNED TO CARRY THE LOADS BEING APPLIED TO THEM. THE LOAD PATH SHOULD BE CARRIED DOWN THROUGH THE LEVELS BELOW, AND SHOULD TERMINATE AT THE FOUNDATION OR OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

## DESIGN LOAD SPECIFICATIONS

DESIGN LOADS	LIVE LOAD	DEAD LOAD
FIRST FLOOR	40 PSF	10 PSF
ROOF	30 PSF	10 PSF

ULTIMATE WIND SPEED, V(ULT): 130 MPH (3-SEC. GUST)



**BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

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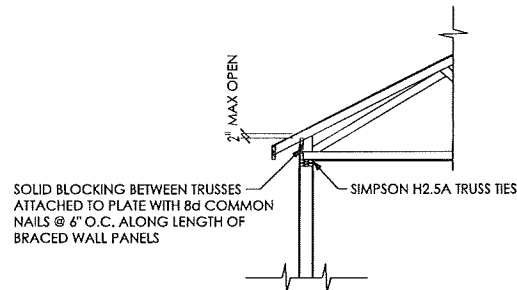
DRAWING #  
A-4

NOTE: WALL BRACING METHODS USED ARE FROM THE PRESCRIPTIVE CODE FOUND IN SECTIONS R602.10 - R602.12.1.1 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE AS APPLICABLE. TYPES OF METHODS USED ARE CONTINUOUS SHEATHING WITH STRUCTURAL PANELS - METHODS CS-WSP.

CS-WSP  
 QUALIFIED CONTINUOUSLY SHEATHED BRACED WALL PANELS CAN BE INSTALLED VERTICAL OR HORIZONTAL. ALL BRACED WALL PANEL SEAMS SHALL BE BLOCKED AND NAILED WITH 8d COMMON (2 3/8" x .131") NAILS WITH NO MORE THAN 6" SPACING AT EDGES. A MAXIMUM OF 12" SPACING IS ALLOWED AT INTERMEDIATE SUPPORTS.

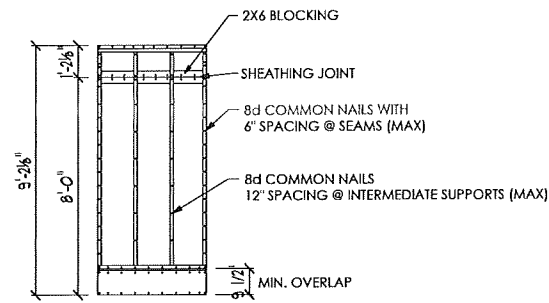
----- = BRACED WALL LINE

////// = QUALIFIED CONTINUOUSLY SHEATHED WALL BRACING - METHOD CS-WSP



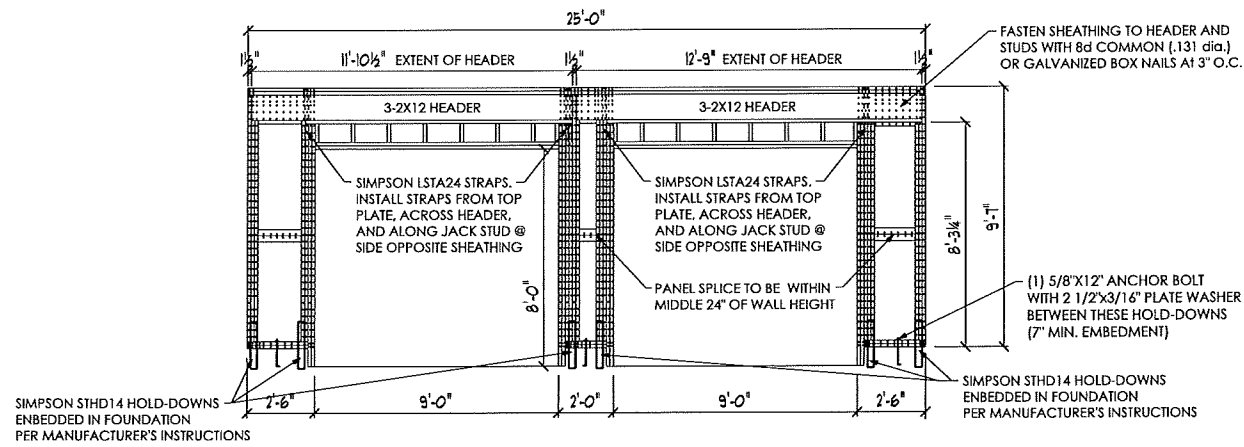
**BRACED WALL PANEL CONNECTION TO PERPENDICULAR TRUSSES**

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



**BRACED WALL PANEL WITH FLOOR OVERLAP**

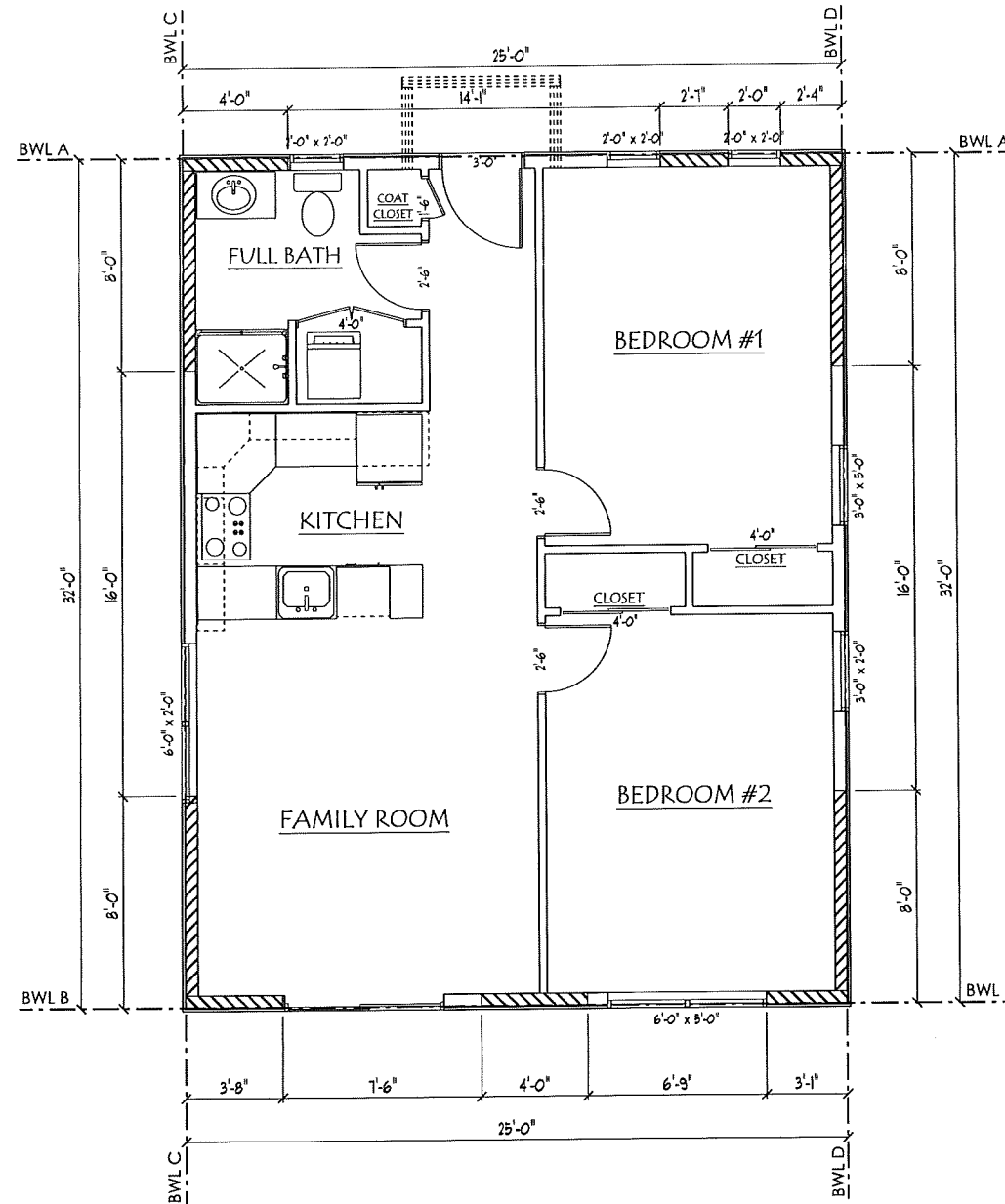
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**PFH PORTAL FRAME DETAIL**

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

Braced wall line #	Braced wall line spacing - ft.	Method	# of Floors	Minimum Length	Adjustment Factors				Adjusted min. length - ft.	Bracing length provided	800# Hold Down Y/N	Blocking Needed Y/N	
					Exposure	Ridge height - ft.	Wall height	Number of BWL's					
FIRST FLOOR	A	CS-WSP	1	6.30	(B) 1	9.5	0.97	8'-0" 0.90	(2) 1	5.50	8'-11"	N	Y
	B	CS-WSP	1	6.30	(B) 1	9.5	0.97	8'-0" 0.90	(2) 1	5.50	10'-9"	N	Y
	C	CS-WSP	1	5.00	(B) 1	9.5	0.97	8'-0" 0.90	(2) 1	4.37	16'-0"	N	Y
	D	CS-WSP	1	5.00	(B) 1	9.5	0.97	8'-0" 0.90	(2) 1	4.37	16'-0"	N	Y
LOWER LEVEL	B	CS-WSP	2	12.20	(B) 1	9.5	0.99	9'-7" 0.98	(2) 1	11.78	12'-0"	N	Y



**FIRST FLOOR BRACED WALL PLAN**

NOT TO SCALE

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