

FRONT ELEVATION (LAKE SIDE)

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

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  
 261 WOODLAND ROAD  
 COVENTRY, CT 06238

DRAWN FOR:  
 WILLIAM YOUNG

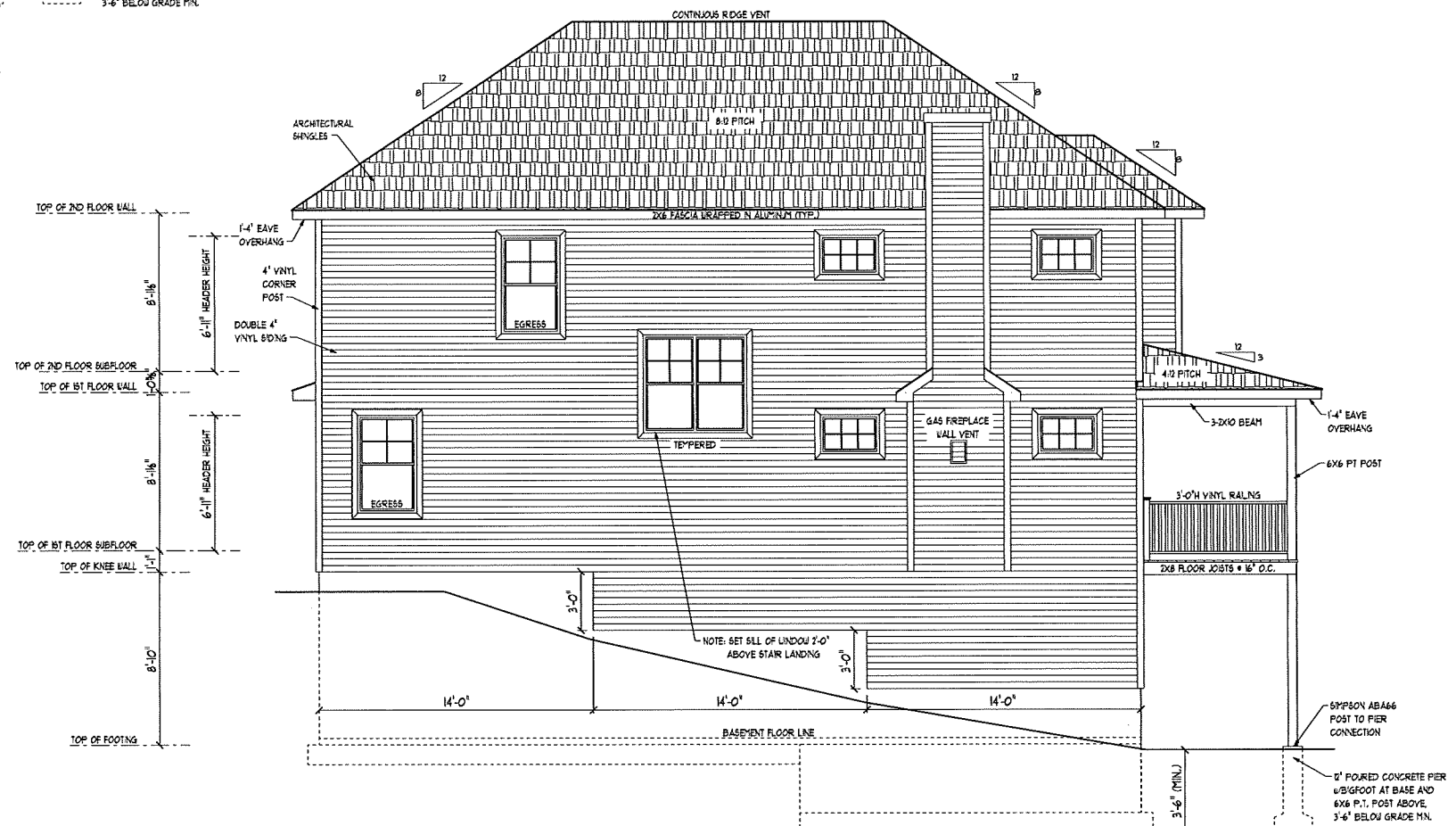
**BUILDING AREA**  
 LOWER LEVEL: 780 SQ. FT.  
 FIRST FLOOR: 1081 SQ. FT.  
 SECOND FLOOR: 1052 SQ. FT.  
 TOTAL: 2913 SQ. FT.  
 UNF. BASEMENT: 310 SQ. FT.  
 DECK: 408 SQ. FT.

DATE  
 2/8/22

REVISIONS:

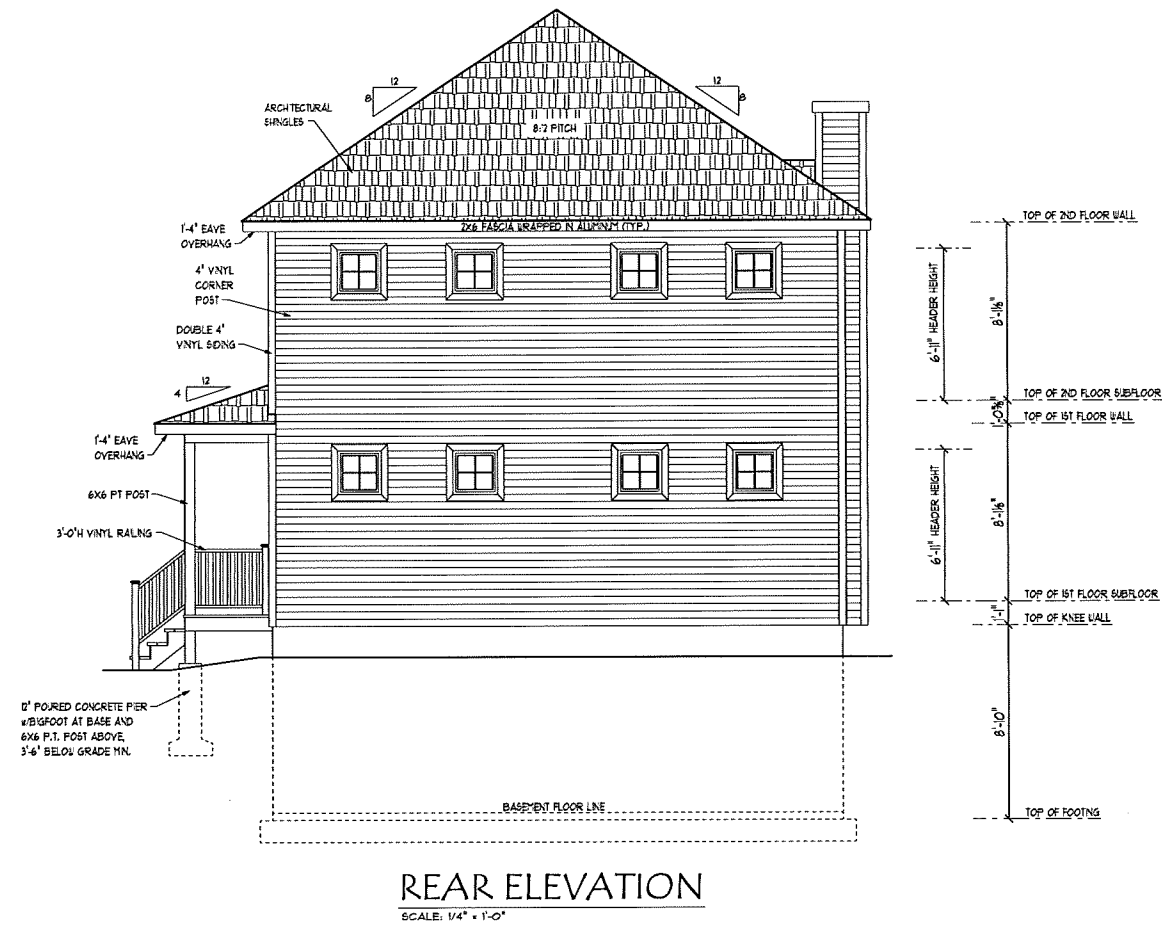
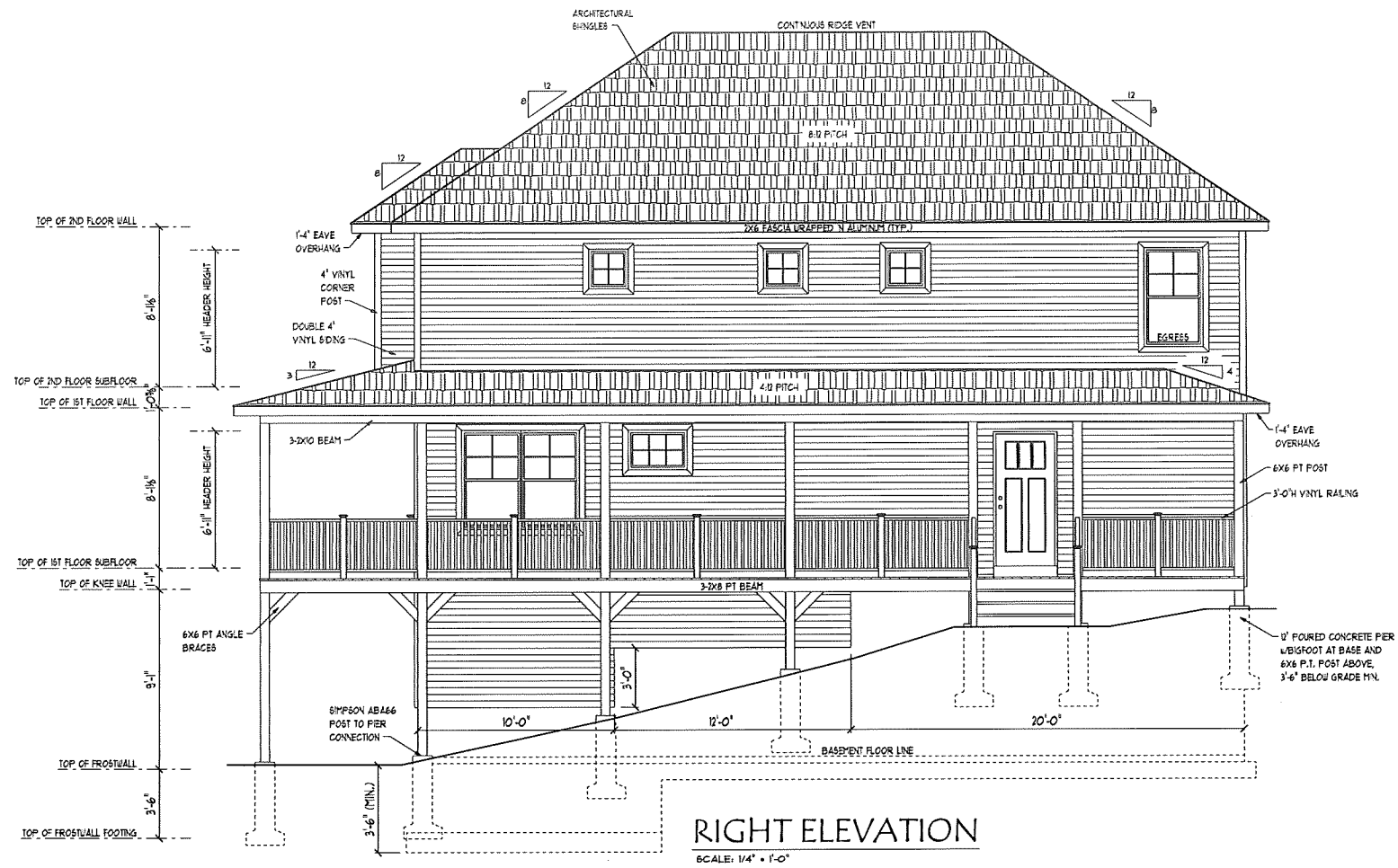
SCALE  
 1/4" = 1'-0"

DRAWING \*  
 A-1



LEFT ELEVATION

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



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

DRAWN FOR:  
WILLIAM YOUNG

BUILDING AREA  
LOWER LEVEL: 180 SQ. FT.  
FIRST FLOOR: 1091 SQ. FT.  
SECOND FLOOR: 1057 SQ. FT.  
TOTAL: 2328 SQ. FT.

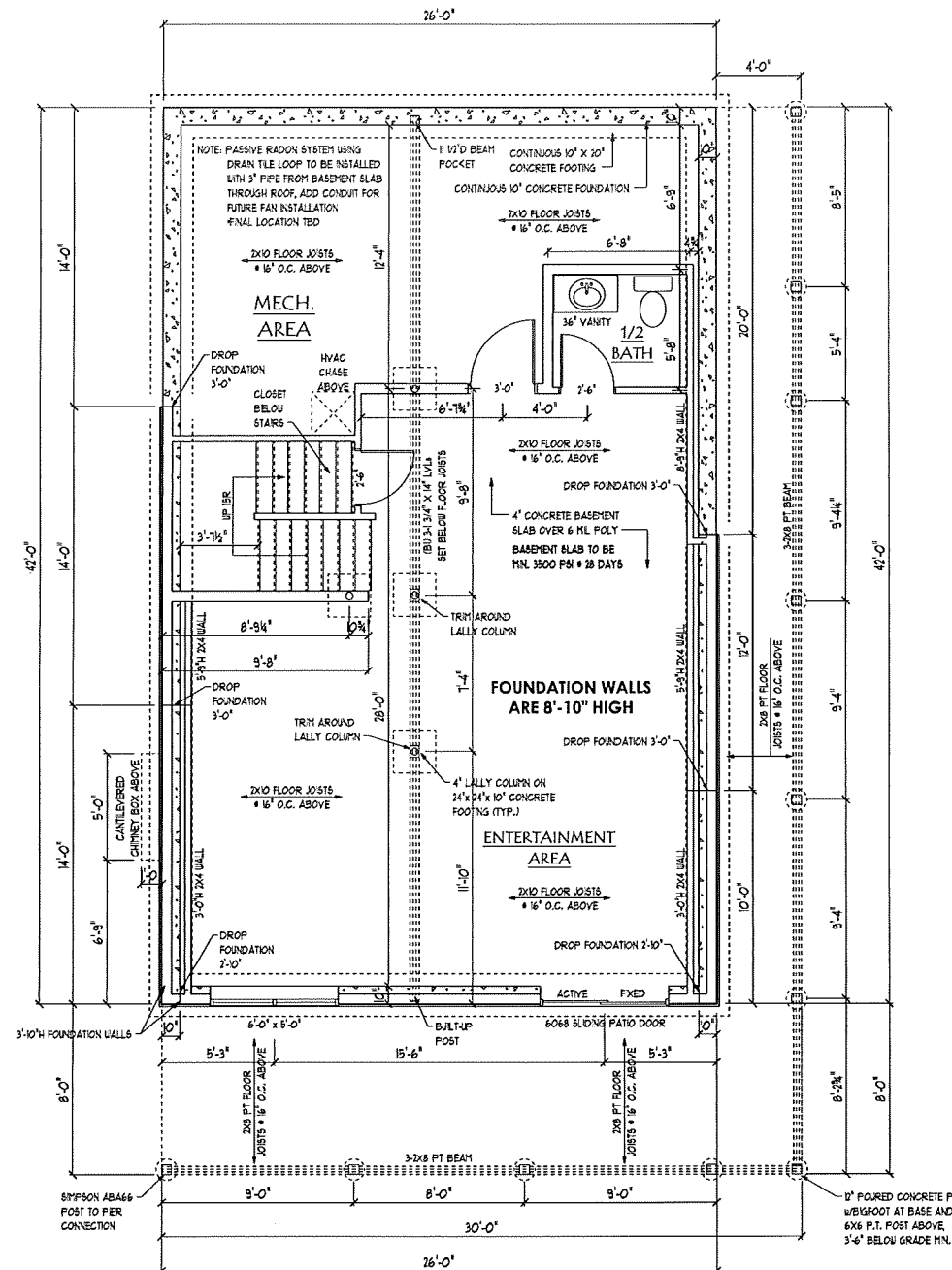
UNF. BASEMENT: 312 SQ. FT.  
DECK: 408 SQ. FT.

DATE  
2/8/22

REVISIONS:

SCALE  
1/4" = 1'-0"

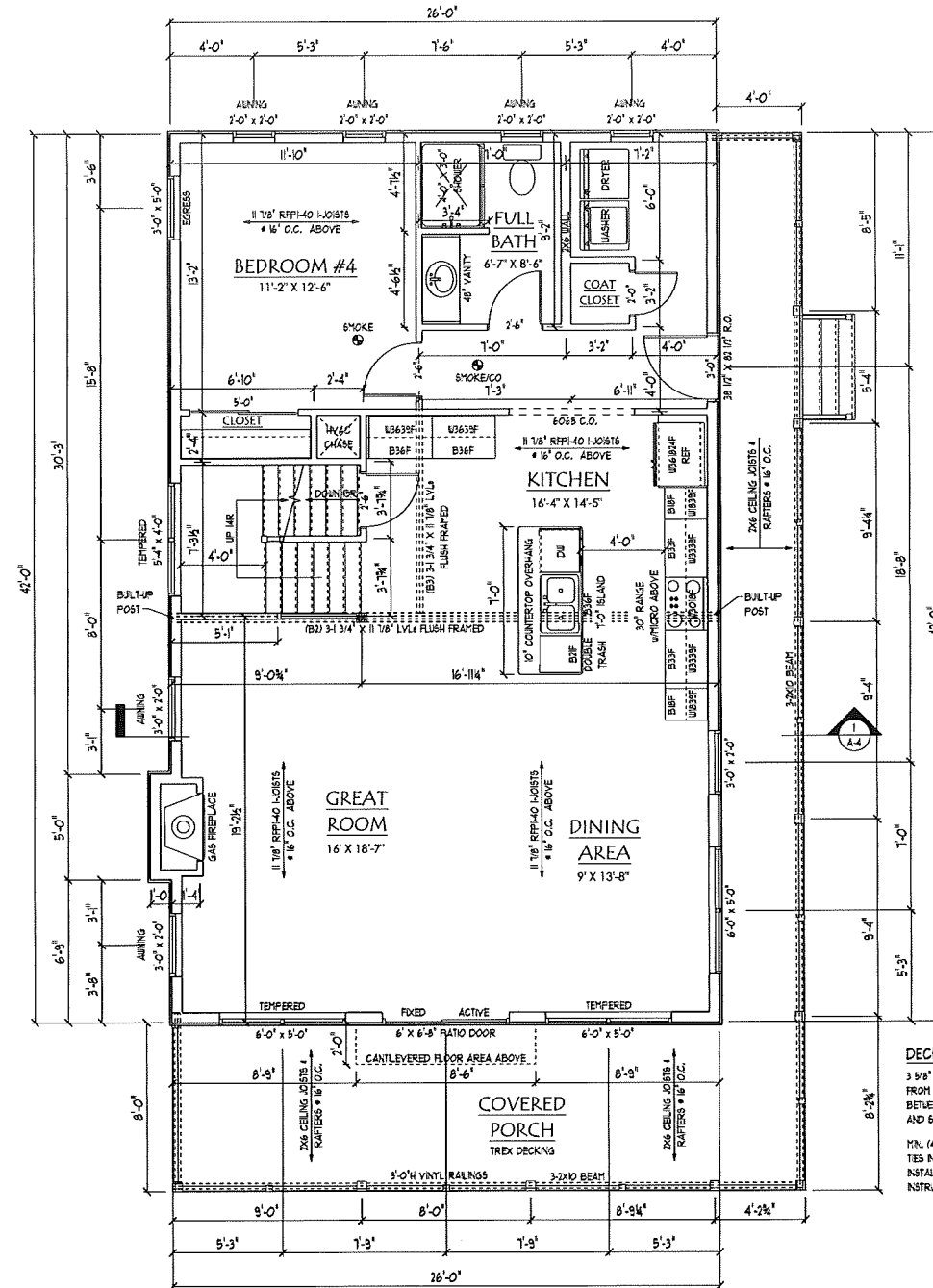
DRAWING •  
A-2



**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.



**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 2-2X10  
UNLESS NOTED OTHERWISE

**DECK CONNECTION NOTES**  
3/8" LEDGERLOCKS INSTALLED 2"  
FROM TOP AND BOTTOM OF LEDGER,  
BETWEEN 2" AND 5" FROM THE ENDS  
AND STAGGERED # 16" O.C.  
MIN. (4) EPPSON DITZ TENSION  
TIES INSTALLED BELOW LEDGER,  
INSTALLED PER MANUFACTURER'S  
INSTRUCTIONS

**NEW RESIDENCE FOR WILLIAM YOUNG**

261 WOODLAND ROAD  
COVENTRY, CT 06238

DRAWN FOR:  
WILLIAM YOUNG

**BUILDING AREA**  
LOWER LEVEL: 180 SQ. FT.  
FIRST FLOOR: 1051 SQ. FT.  
SECOND FLOOR: 1052 SQ. FT.  
TOTAL: 2283 SQ. FT.

UNF. BASEMENT: 312 SQ. FT.  
DECK: 408 SQ. FT.

DATE  
2/8/22

REVISIONS:

SCALE  
1/4" = 1'-0"

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

- 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 2000 PSF BEARING CAPACITY.
- ALL ANCHOR BOLTS TO BE 1/2" X 12" @ 6'-0" O.C., MINIMUM OF TWO BOLTS PER WALL.
- ALL UNSUPPORTED FOUNDATION WALLS GREATER THAN 8'-0" H SHALL HAVE 1 #4 REBAR WITHIN 12" OF THE TOP OF WALL AND 1 #4 REBAR AT ONE THIRD POINTS OF THE WALL WALL HEIGHT.
- ALL FOUNDATION DRAINAGE AND DAMPROOFING SHALL COMPLY WITH SECTIONS R405 AND R406 OF THE 2015 IRC

### FRAMING NOTES AND SPECIFICATIONS

- 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.
- INSTALL ALL LVL BEAMS IN ACCORDANCE WITH MANUFACTURER'S DETAILS AND INSTRUCTIONS.
- INSTALL ALL ENGINEERED TRUSSES AND/OR ENGINEERED FLOOR SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S DETAILS, DRAWINGS AND INSTRUCTIONS.
- PROVIDE SOLID BLOCKING ABOVE ALL BEAMS AND BEARING WALLS.
- ALL LALLY COLUMNS SHALL BE 3 1/2" DIAMETER AND INSTALLED WITH STANDARD PLATES.
- ALL FASTENERS SHALL BE INSTALLED IN ACCORDANCE WITH 2015 IRC CODE TABLE R602.3(1) AND TABLE R602.3(2) AND AS NOTED.
- PROVIDE METAL STRAPS ACROSS EDGE OF TOP PLATES IF OVER 50% NOTCHED.

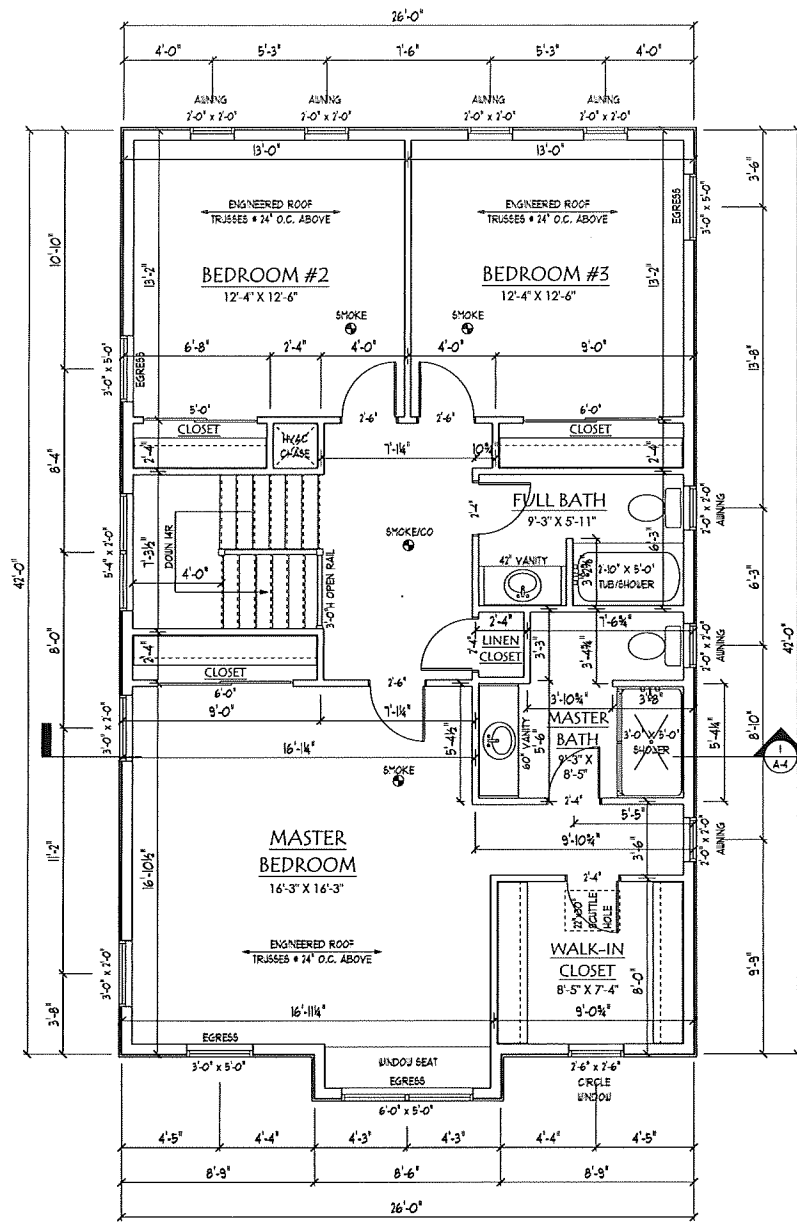
### GENERAL NOTES AND REQUIREMENTS

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS.
- 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.
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- 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
SECOND FLOOR	40 PSF	10 PSF
ROOF	30 PSF	10 PSF

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

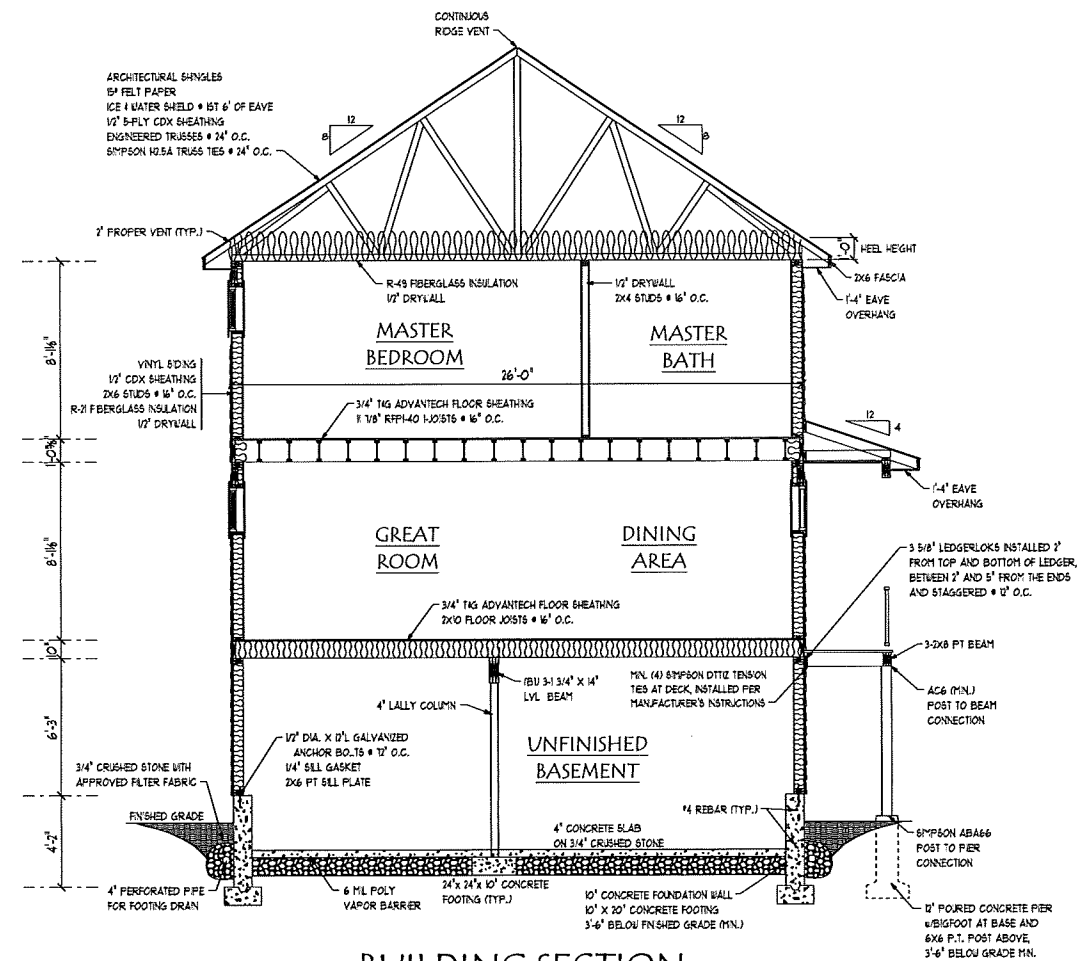


### SECOND FLOOR PLAN

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

### 8'H SECOND FLOOR WALLS

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



### BUILDING SECTION

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

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 COVENTRY, CT 06238

DRAWN FOR:  
 WILLIAM YOUNG

BUILDING AREA  
 LOWER LEVEL: 780 SQ. FT.  
 FIRST FLOOR: 1091 SQ. FT.  
 SECOND FLOOR: 1052 SQ. FT.  
 TOTAL: 2923 SQ. FT.  
 UNF. BASEMENT: 312 SQ. FT.  
 DECK: 408 SQ. FT.

DATE  
 2/8/22

REVISIONS:

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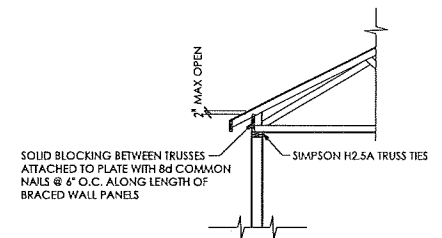
DRAWING \*  
 A-4

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.

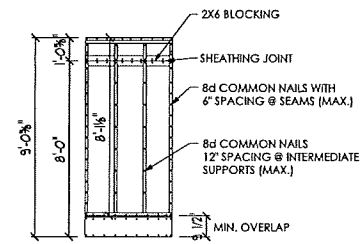
CS-WSP QUALIFIED CONTINUOUSLY SHEATHED BRACED WALL PANELS CAN BE INSTALLED VERTICAL OR HORIZONTAL. ALL BRACED WALL PANEL SEAMS SHALL BE BLOCKED AND NAILED WITH 8d COMMON (2 3/8" x .131") NAILS WITH NO MORE THAN 6" SPACING AT EDGES. A MAXIMUM OF 12" SPACING IS ALLOWED AT INTERMEDIATE SUPPORTS.

----- = BRACED WALL LINE

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

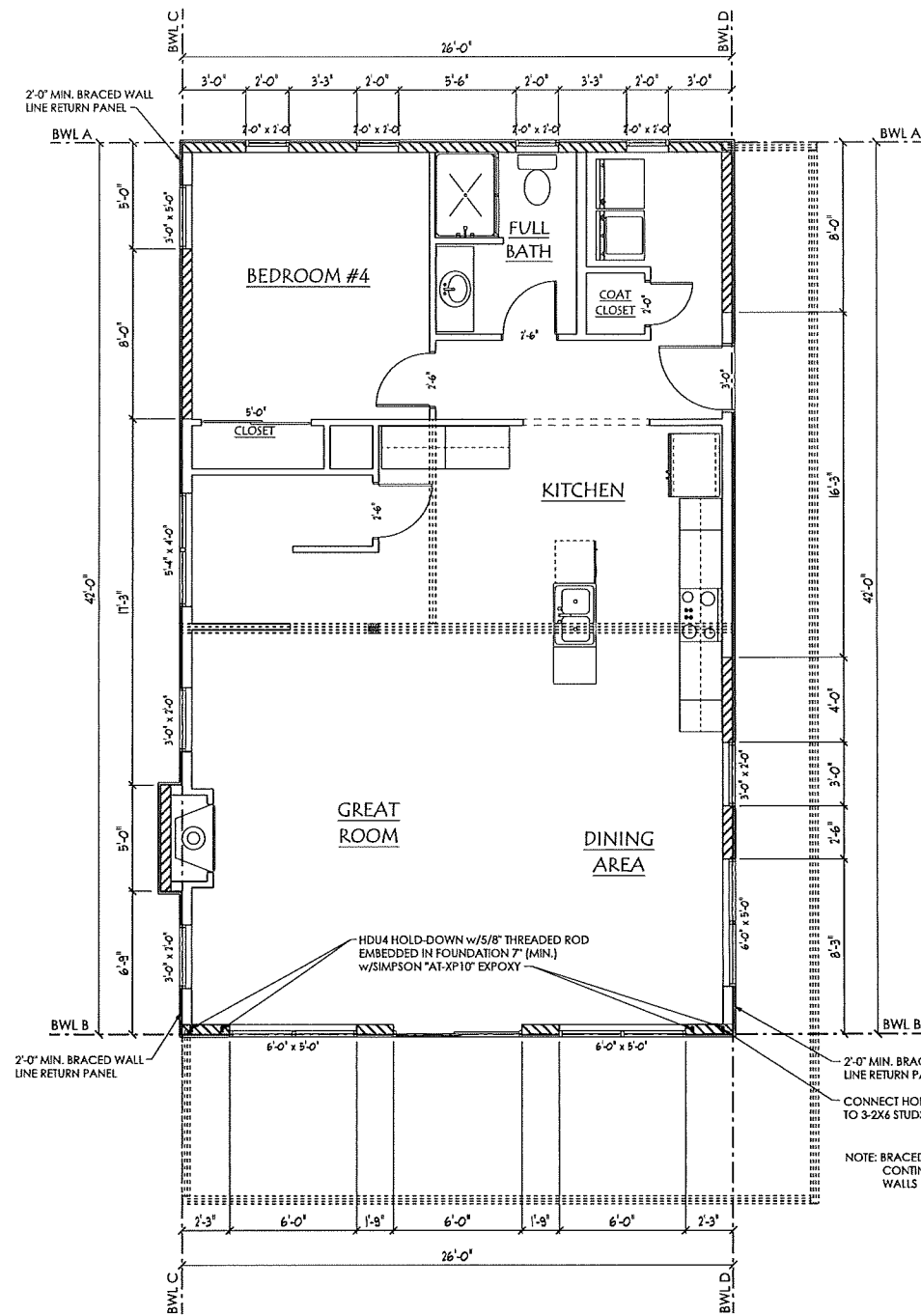


**BRACED WALL PANEL CONNECTION TO PERPENDICULAR TRUSSES**  
SCALE: 1/4" = 1'-0"

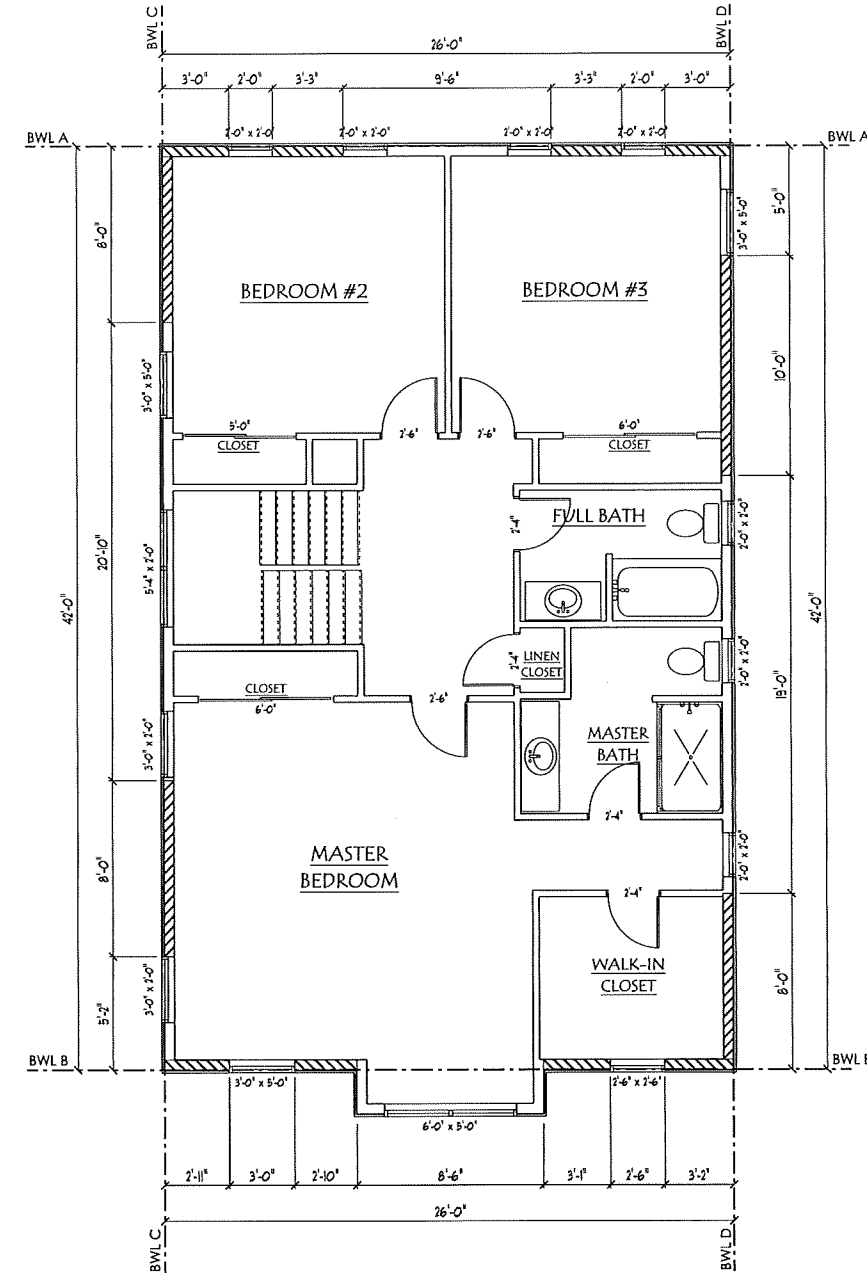


**BRACED WALL PANEL WITH FLOOR OVERLAP**  
SCALE: 1/4" = 1'-0"

	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	42	CS-WSP	2	15.20	(B) 1	10	1.00	8'-0"	0.90	(2) 1	13.68	18'-0"	N	Y
	B	42	CS-WSP	2	15.20	(B) 1	10	1.00	8'-0"	0.90	(2) 1	13.68	ENGINEERED SOLUTION		
	C	26	CS-WSP	2	9.80	(B) 1	10	1.00	8'-0"	0.90	(2) 1	8.82	13'-0"	N	Y
	D	26	CS-WSP	2	9.80	(B) 1	10	1.00	8'-0"	0.90	(2) 1	8.82	14'-6"	N	Y
SECOND FLOOR	A	42	CS-WSP	1	7.90	(B) 1	10	1.00	8'-0"	0.90	(2) 1	7.11	12'-6"	N	Y
	B	42	CS-WSP	1	7.90	(B) 1	10	1.00	8'-0"	0.90	(2) 1	7.11	12'-0"	N	Y
	C	26	CS-WSP	1	5.20	(B) 1	10	1.00	8'-0"	0.90	(2) 1	4.68	16'-0"	N	Y
	D	26	CS-WSP	1	5.20	(B) 1	10	1.00	8'-0"	0.90	(2) 1	4.68	18'-0"	N	Y



**FIRST FLOOR BRACED WALL PLAN**  
SCALE: 1/4" = 1'-0"



**SECOND FLOOR BRACED WALL PLAN**  
SCALE: 1/4" = 1'-0"

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BUILDING AREA  
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FIRST FLOOR: 1091 SQ. FT.  
SECOND FLOOR: 1092 SQ. FT.  
TOTAL: 2973 SQ. FT.  
UNF. BASEMENT: 312 SQ. FT.  
DECK: 408 SQ. FT.

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B-1