

BUILDER: Kloter Farms 216 West Road Ellington, CT 06029	PROJECT: Bill McGeary 118 Barry Ave Ridgefield, CT 06877	FINAL	3/20/19	E.S.
DRAWN BY:				
DRAFTING CONCEPTS ARCHITECTURAL DRAFTING JOHN ESH 717-442-5053 John@DraftingConceptsLLC.net				
SCALE:	AS NOTED			
SHEET TITLE:	Cover sheet			
PROJECT NO.:	D232-19			

CODE & LOADING INFORMATION

OCCUPANCY TYPE

- RESIDENTIAL STORAGE

CONSTRUCTION TYPE

- TYPE 5 B

LOADING NOTES

- 1st FLOOR SLAB ON GRADE

- 2nd FLOOR LIVE = 30 PSF

- GROUND SNOW = 30 PSF

- DEAD LOADS = 10 PSF

- BASIC WIND SPEED = 100 MPH

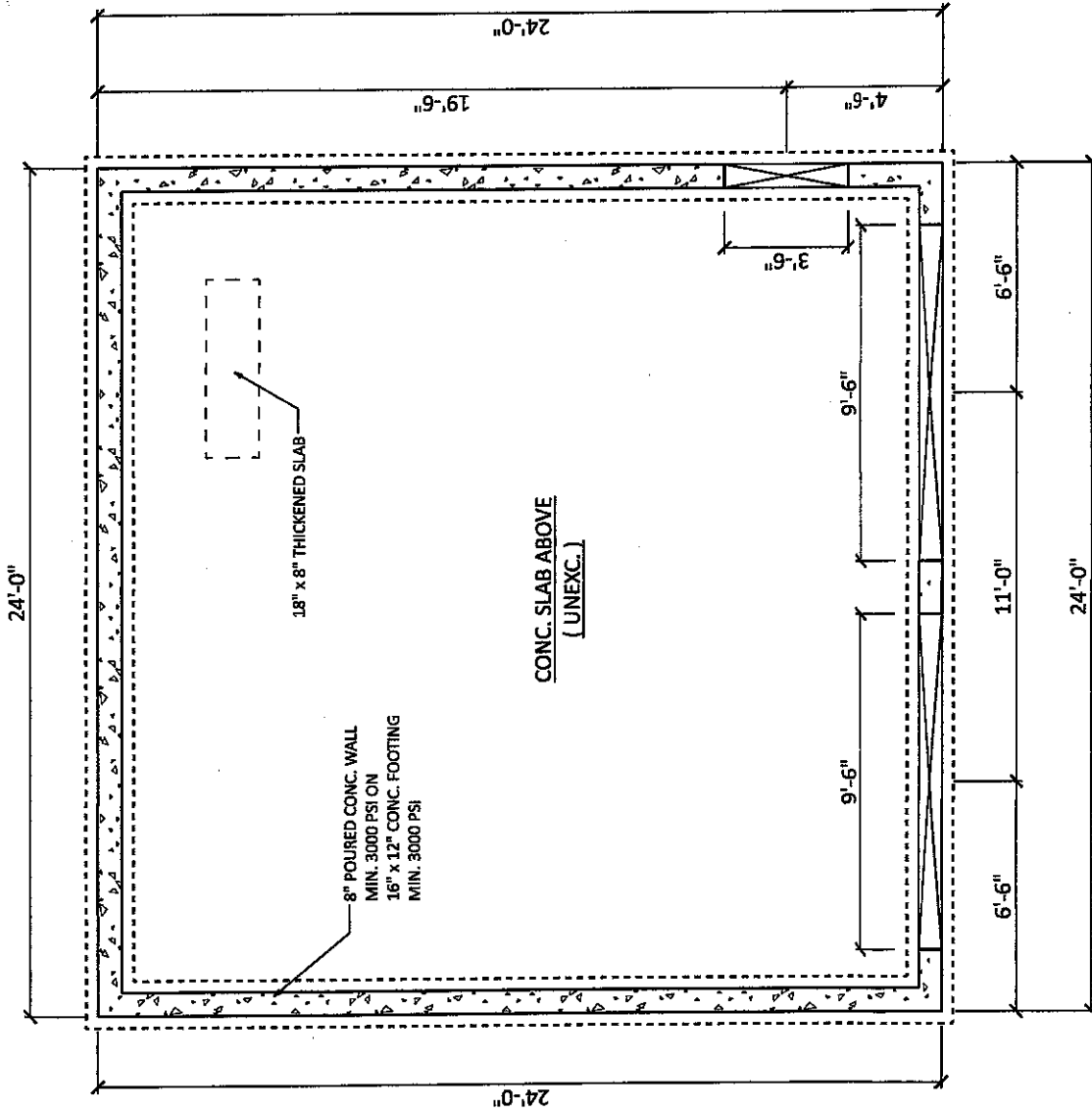
- EXPOSURE CLASS = B

- SEISMIC DESIGN CATEGORY = B

- FROST LINE DEPTH = 42"

- ASSUMED SOIL CLASS = GM, GC

- SOIL BEARING CAPACITY = 2000 PSF
IF SOIL DIFFERS FROM ASSUMED ABOVE
(REFER TO IRC CODES)



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SCALE:

AS NOTED

SHEET TITLE:

Foundation plan

PROJECT NO.:

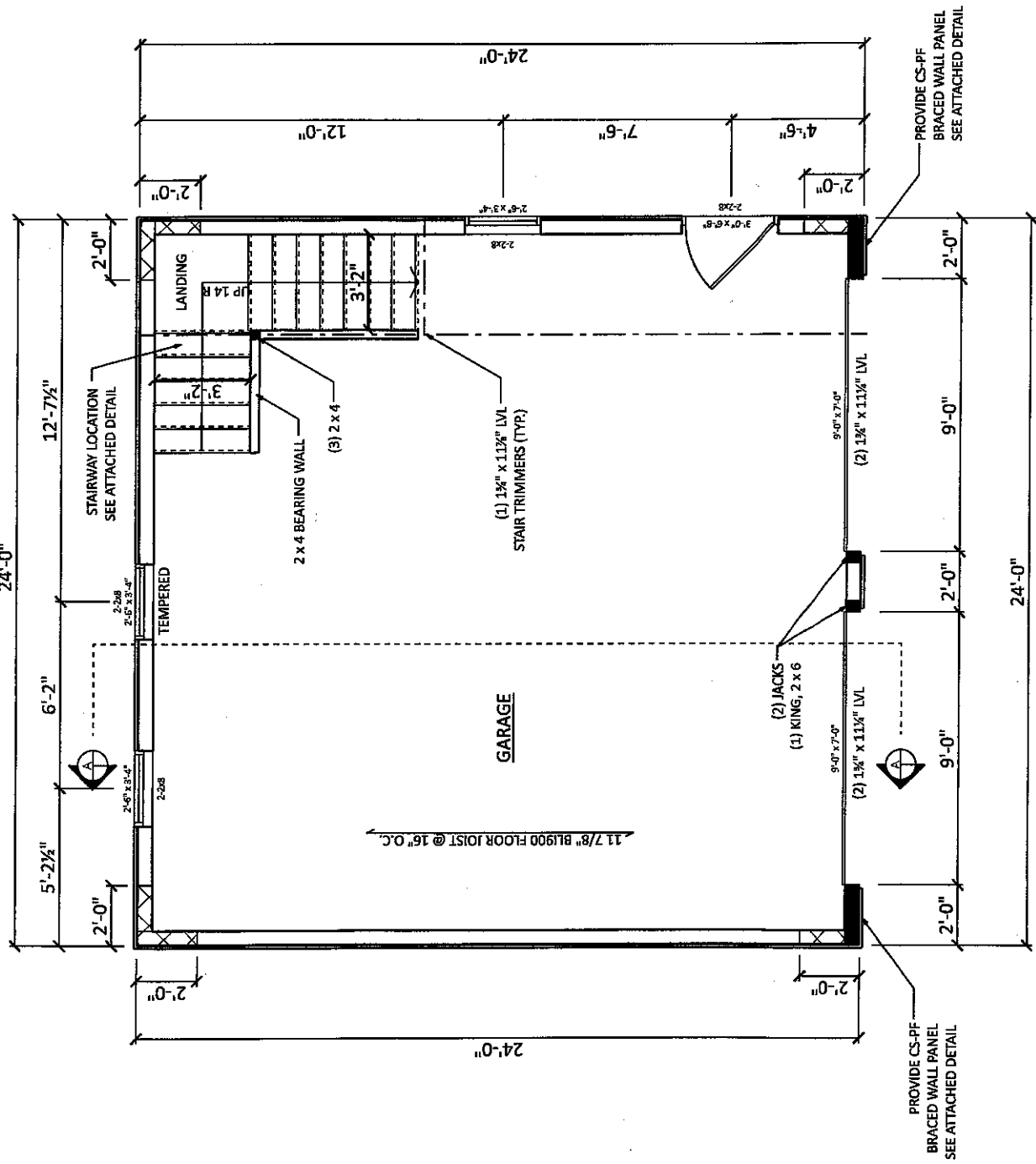
D232-19

2

FOUNDATION PLAN


SCALE: 3/16" = 1'-0"

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SCALE:	AS NOTED		
SHEET TITLE:	First floor plan		
PROJECT NO.:	D232-19		
	3		



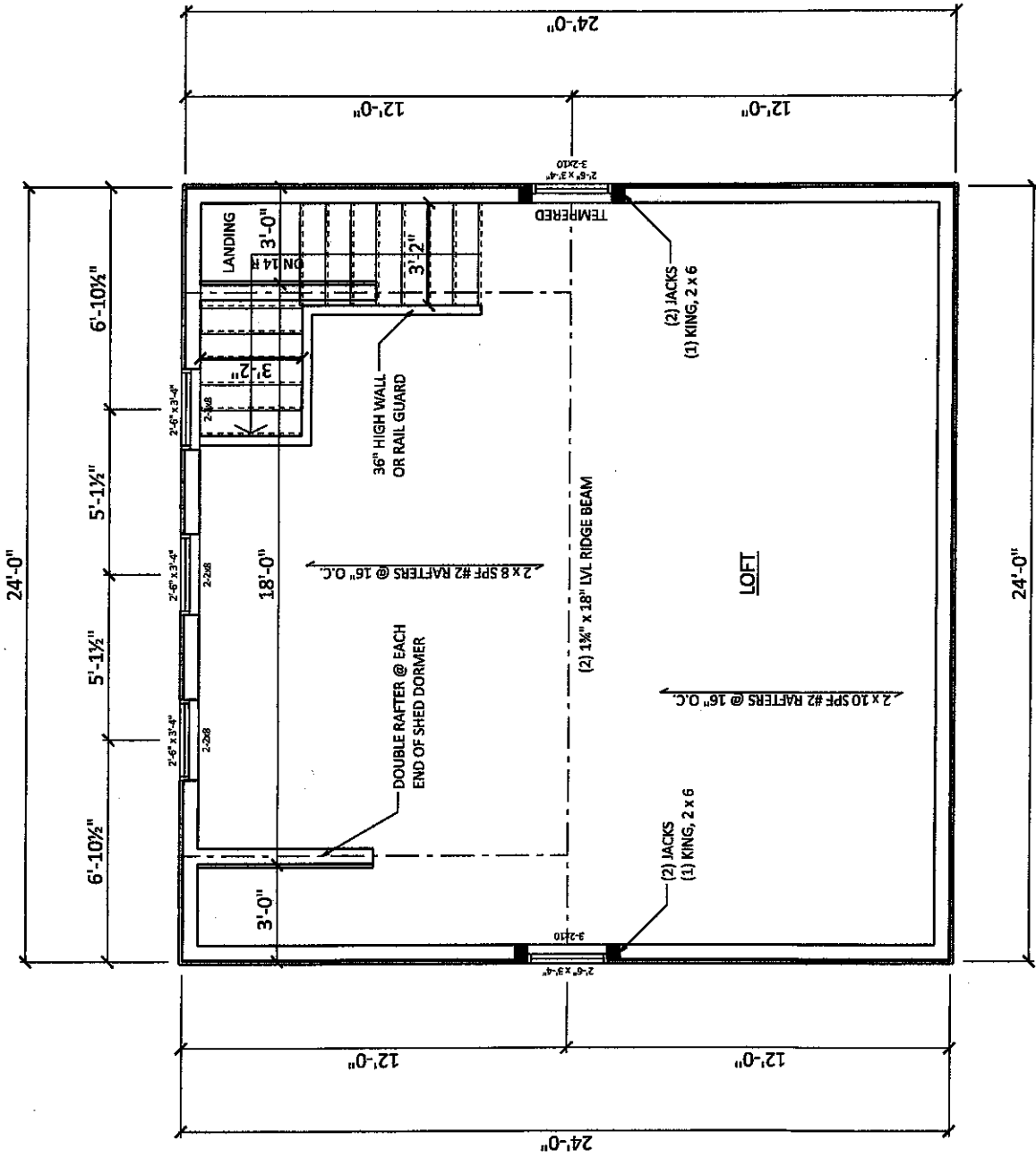
FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

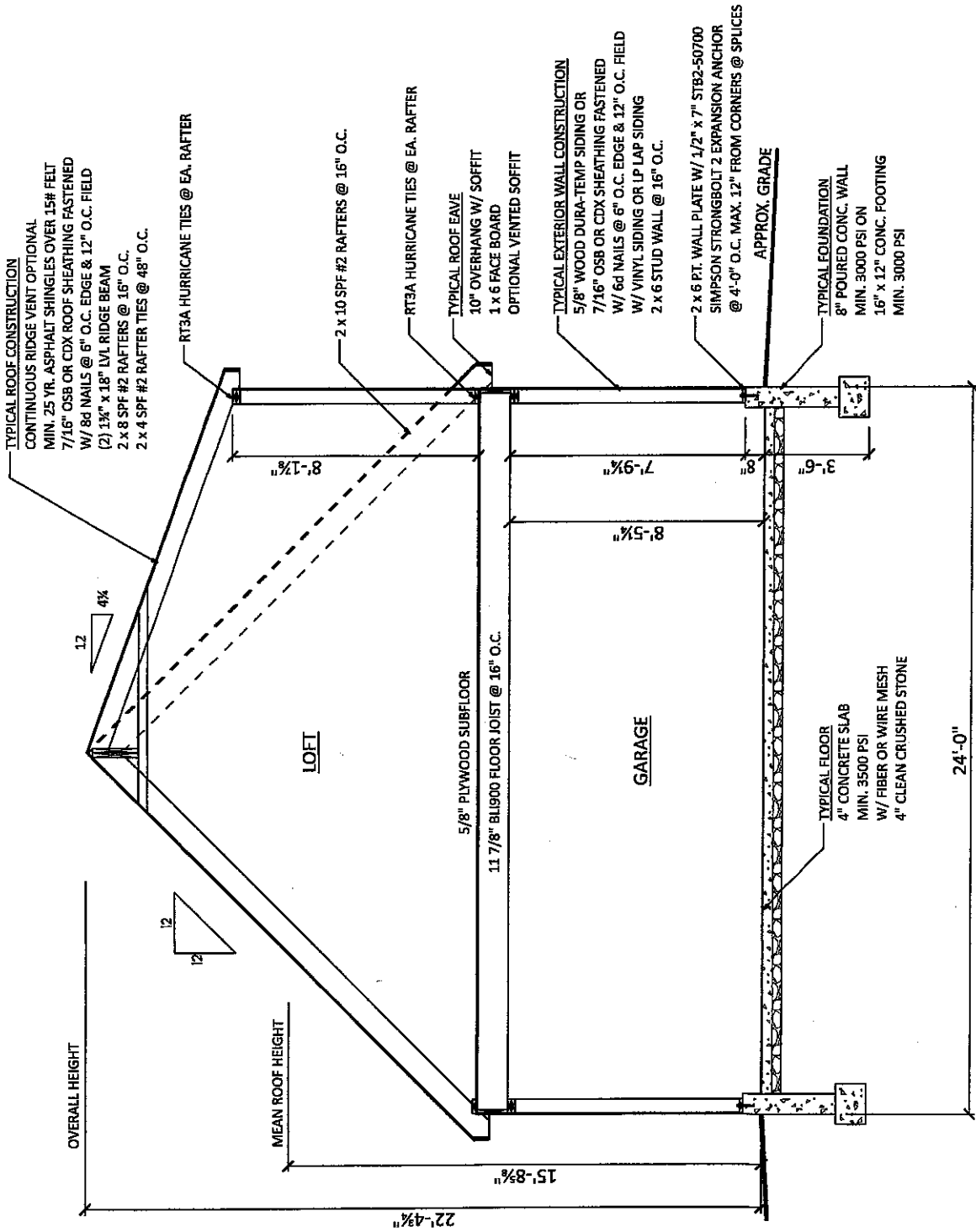
INDICATES CS-WSP BRACED WALL PANEL: 

8D COMMON (2 1/2" x 0.131") NAILS AT 6" SPACING (PANEL EDGES) AND AT 12" SPACING (INTERMEDIATE SUPPORTS)

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SCALE: AS NOTED			SHEET TITLE: 2nd floor plan			
PROJECT NO.: D232-19						4



SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"



SECTION A
SCALE: 3/16" = 1'-0"

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SHEET TITLE:	Section A	
PROJECT NO.:	D232-19	
5		

SLOPED CEILING LINE

6'-8" MIN. HEADROOM

2 X 4 FRAME WALL, ACTING AS GUARD RAIL
OR RAILING BALUSTERS TO PRECLUDE
PASSAGE OF 4" DIA. SPHERE

GRASPABLE HANDRAIL
(TO RETURN TO WALL OR NEWEL POST)

WALL CAPPING (CUSTOM DESIGN)

34" - 38"

36" MIN.

MIN. 9"

PROVIDE 1" NOSING

MAX. RISE 8 1/4"

2 X 12 SYP #1 STRINGER
(3) REQUIRED, OR PREFAB STAIRS

STAIR DETAIL

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SCALE:

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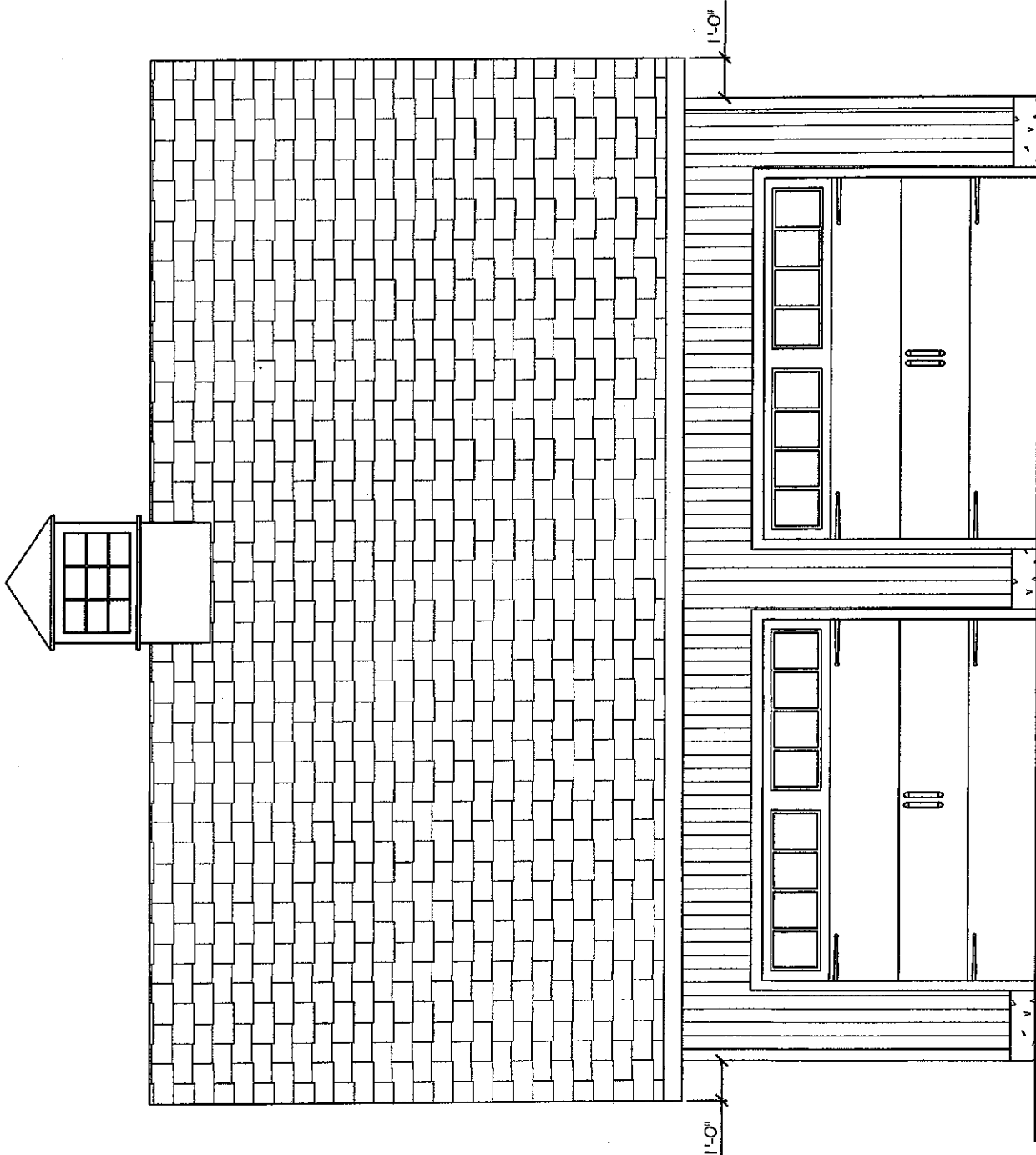
SHEET TITLE:

Stair detail

PROJECT NO.:

D232-19

7



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

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SCALE:

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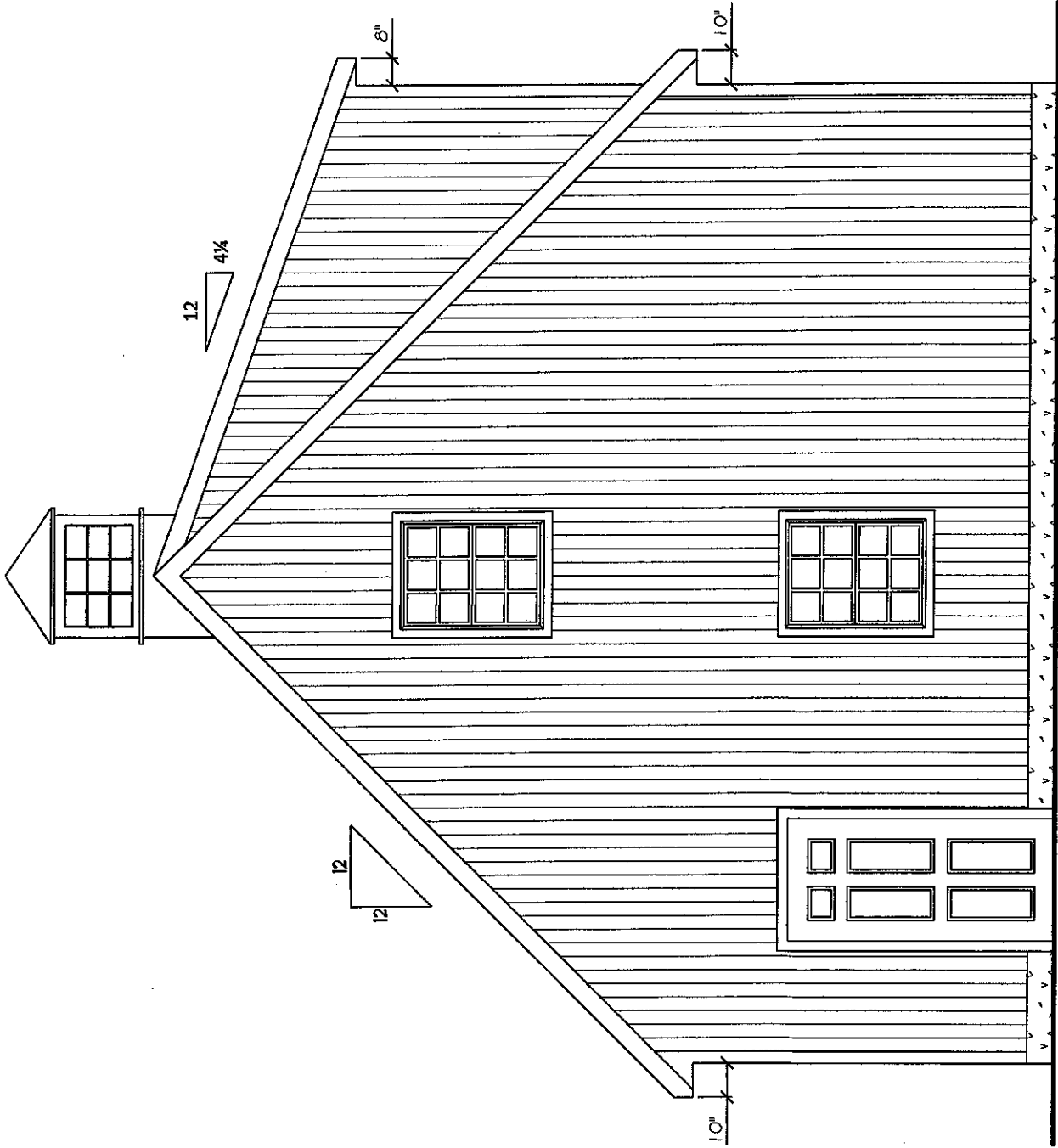
SHEET TITLE:

Front elevation

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8



RIGHT ELEVATION

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

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SCALE:

AS NOTED

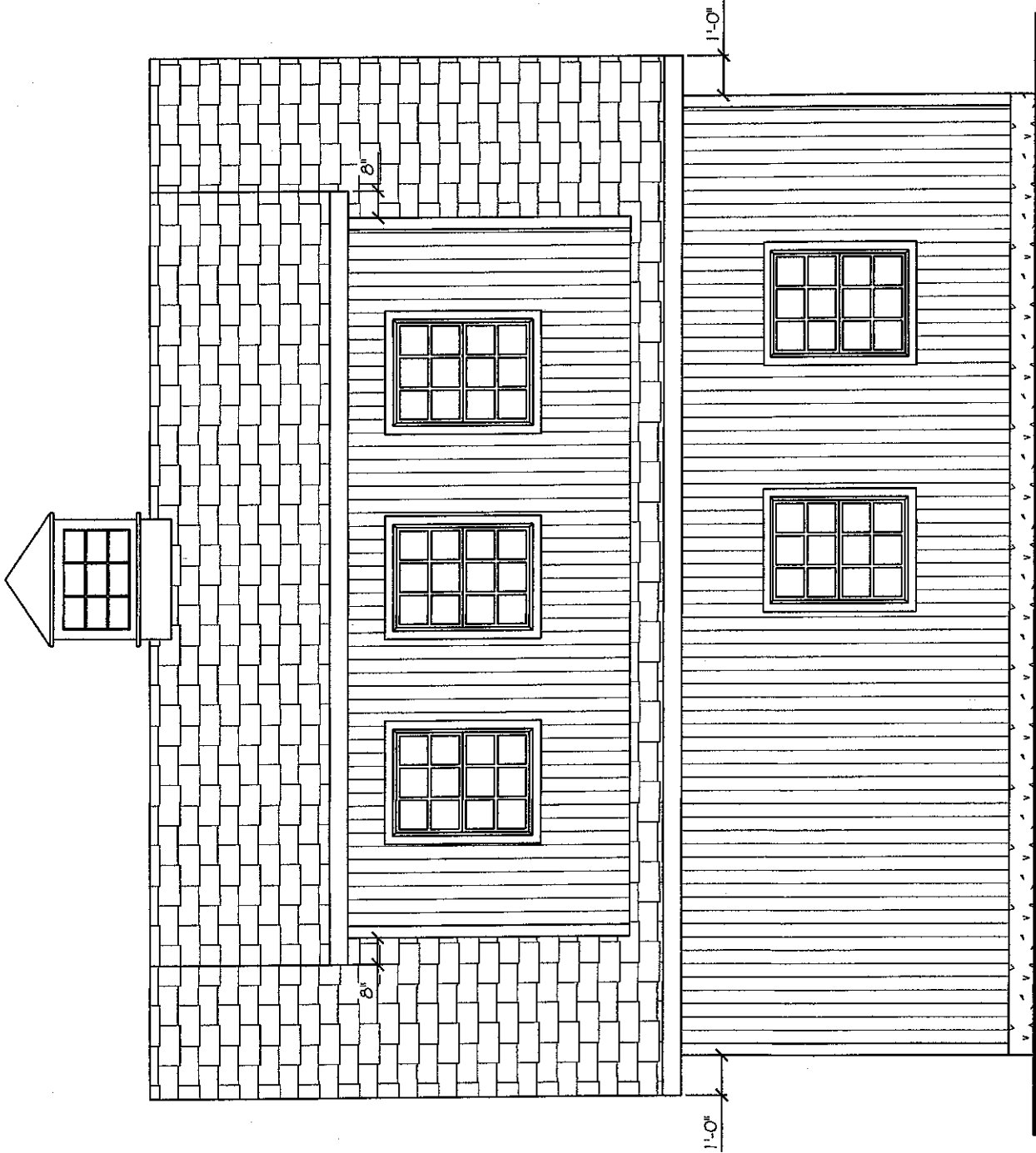
SHEET TITLE:

Right elevation

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D232-19

9



REAR ELEVATION

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

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SCALE:

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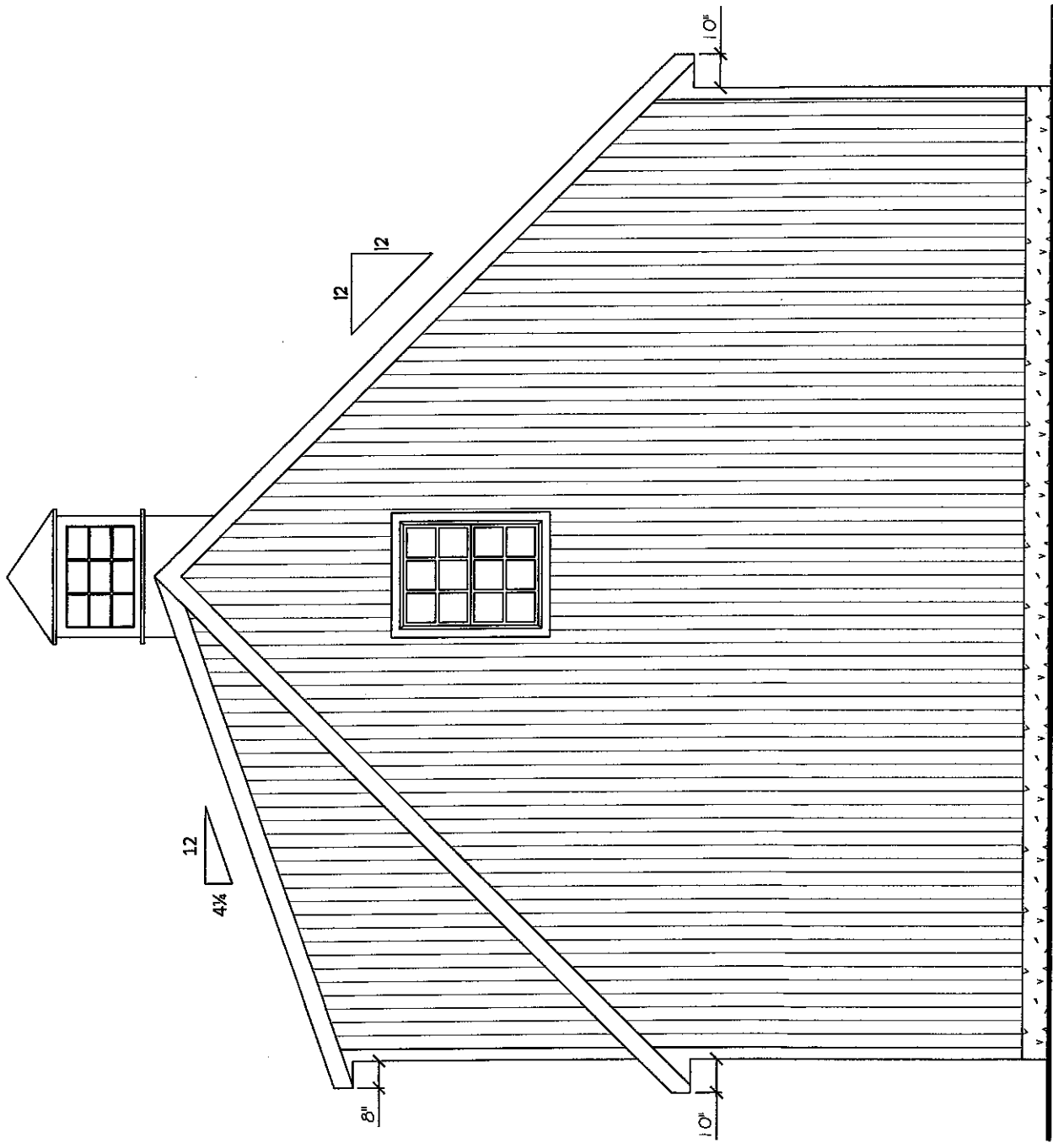
SHEET TITLE:

Rear elevation

PROJECT NO.:

D232-19

10



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

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SCALE:	AS NOTED
SHEET TITLE:	Left elevation
PROJECT NO.:	D232-19
<div style="font-size: 2em; font-weight: bold; letter-spacing: 0.5em;">11</div>	

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
ROOF		
CEILING JOISTS TO TOP PLATE	(3) 10d	TOE NAIL
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS	(4) 10d	FACE NAIL
COLLAR TIE TO RAFTER, FACE NAIL OR 1" X 2" GAGE IRON STRAP TO RAFTER	(4) 10d	FACE NAIL EACH RAFTER
RAFTER OR ROOF TRUSS TO PLATE	(3) 16d	TOE NAIL
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS	(4) 16d	TOE NAIL
WALL		
STUD TO STUD	16d	24" O.C. FACE NAIL
BUILD-UP HEADER, TWO PIECES	16d	18" O.C. FACE NAIL
CORNER STUDS, FACE NAIL	(4) 8d	TOE NAIL
DOUBLE STUDS, FACE NAIL	10d	24" O.C.
TOP PLATE TO TOP PLATE	10d	12" O.C. FACE NAIL
DOUBLE TOP PLATE, MINIMUM 48-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	(8) 16d	—
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING	16d	12" O.C. FACE NAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	(3) 16d	18" O.C. FACE NAIL
TOP OR BOTTOM PLATE TO STUD	(3) 16d	END NAIL
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	(3) 10d	FACE NAIL
JOIST TO SILL, TOP PLATE OR GIRDER	(4) 8d	TOE NAIL
RIM JOIST, BAND JOIST, OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	10d	8" O.C. TO NAIL
BUILD-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	10d	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
WOOD STRUCTURAL WALLS, SUBFLOOR, ROOF AND INTERIOR WALLS SUBJECT TO FRAMING AND INTERMEDIATE WALL SUBJECT TO FRAMING		
2" x 4" x 1/2"	6	12
2" x 6" x 1/2"	6	12
2" x 8" x 1/2"	7	7
2" x 10" x 1/2"	7	7
ALTERNATE ATTACHMENTS		
DESCRIPTION OF FASTENER AND LENGTH (INCHES)	EDGES (INCHES)	SPACING OF FASTENERS INTERMEDIATE SUPPORTS (INCHES)
WOOD STRUCTURAL WALLS, SUBFLOOR, ROOF AND INTERIOR WALLS SUBJECT TO FRAMING AND INTERMEDIATE WALL SUBJECT TO FRAMING		
UP TO 1/2"	4	8
1/2" TO 1"	3	6
1" TO 1 1/2"	3	6
1 1/2" TO 2"	4	8
2" AND 2 1/2"	3	6
2 1/2" TO 3"	4	8

TABLE 1602.2(9) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES

MINIMUM NAIL SIZE	PENETRATION (INCHES)	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (INCHES)	MAXIMUM WALL STUD SPACING (INCHES)	MAXIMUM WIND SPEED (MPH)		
					EDGES (INCHES O.C.)	FIELD (INCHES O.C.)	WIND EXPOSURE CATEGORY
SIZE					B	C	D
8d COMMON (2.0" X 0.113")	1.5	24/0	3/8	16	6	12	85
8d COMMON (2.5" X 0.131")	1.75	24/16	7/16	16	6	12	105
				24	5	12	85

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH 2015 INTERNATIONAL RESIDENTIAL CODE. BUILDER MUST VERIFY ALL DIMENSIONS AND ACCURACY BEFORE CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
- WINDOW AND DOOR, SIZES AND LOCATIONS, MAY VARY.
- ALL STRUCTURAL LUMBER SHALL BE SPRUCE-PINE-FIR #2 OR BETTER, UNLESS OTHERWISE NOTED.
- IF APPLICABLE, WHERE GARAGE IS ATTACHED TO DWELLING UNIT, A (1) HR. FIRE SEPARATION SHALL BE PROVIDED. (1 LAYER 1/2" DRYWALL). DOORS BETWEEN AREAS TO BE 20 MIN. C-LABEL DOOR WITH FIRE-CODE HAMB.
- ANY WOOD IN CONTACT WITH MASONRY TO BE PRESSURE-TREATED WOOD.
- GRADE MUST SLOPE AWAY FROM STRUCTURE. WOOD FRAMING TO BE MIN. 8" FROM GRADE LEVEL, EXCEPT AT DOORWAYS.
- WOOD TRUSSES SHALL BE DESIGNED BY A REGISTERED ENGINEER. BUILDER MUST PROVIDE CUT-SHEETS TO CODE OFFICIAL PRIOR TO INSTALLATION.
- WALL BRACING PROVIDED BY CS-WSP AND CS-G OR CS-PP METHODS AS PER IRC SECTION 602.10
- TEMPERED GLAZING REQUIREMENTS:
 - IN WINDOWS & DOORS WITHIN (1.8) INCHES OF WALKING SURFACE
 - IN ANY INDIVIDUAL PANEL GREATER THAN (9) SQ. FT.
 - IN WINDOWS WITHIN (24) INCHES OF ANY OPERABLE DOOR WHEN DOOR IS IN CLOSED POSITION
 - IN PANELS WITHIN STAIRWAYS, LANDING AND RAMPS, AND WITHIN (36) INCHES HORIZONTALLY OF WALKING SURFACE, UNLESS PROTECTED WITH BARS 3" O.C. CAPABLE OF WITHSTANDING 50 LB. PER LINEAR FOOT
 - IN PANELS ADJACENT TO STAIRWAY WITHIN (60) INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION, AND WHEN THE PANEL IS WITHIN (60) INCHES OF THE TREAD NOSING. EXCEPTION: IF HANDRAIL OR GUARDRAIL IS PROVIDED, DISTANCE CAN BE REDUCED TO (18) INCHES FROM RAILING TO ADJACENT GLAZING. APPLICANT SHALL PROVIDE CODE OFFICIAL WITH CUT-SHEETS PRIOR TO CONSTRUCTION

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General notes

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12