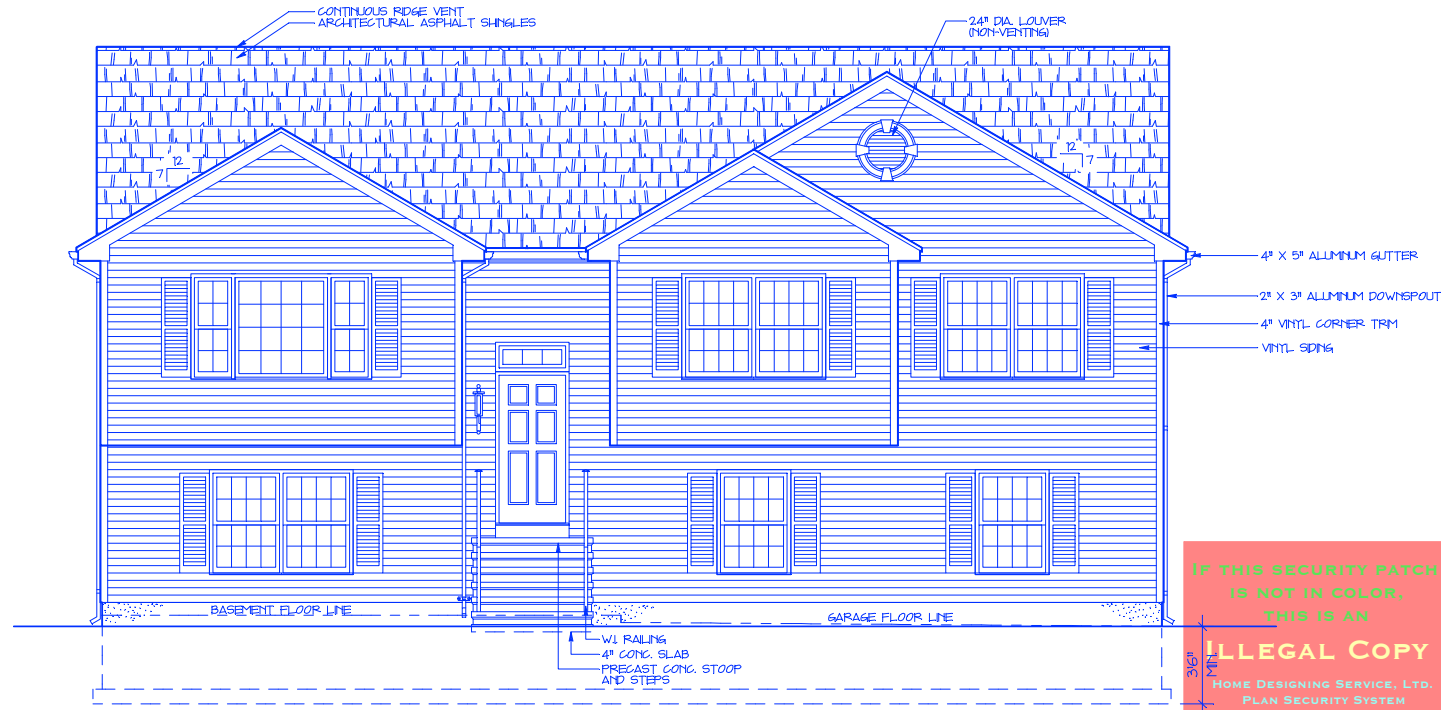


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FASTENER SCHEDULE - 2015 IRC TABLE R602.3(1)

SHEATHING	EDGE (INCHES)	INTER-MEDIATE SUPPORTS (INCHES)
TABLE R602.3 (1) 3d COMMON (2 1/2" X 0.137) NAIL (SUB-FLOOR)	6	12
3d COMMON (2 1/2" X 0.137) NAIL (ROOF)	6	12
TABLE R602.3 (3) 3d COMMON (2 1/2" X 0.137) NAIL (WALL) (STUD SPACING 16" OR 24")	6	12
TABLE R602.10.4 METHOD 6B - 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

FRONT ELEVATION

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

CODE:
 2015 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
 N1022(A) 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.E. (50 PASCALS). AIR LEAKAGE NOT TO EXCEED 3 AIR CHANGES PER HOUR.

WIND SPEED:
 ULTIMATE DESIGN WIND SPEED 135 MPH

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DATE	FOR	DESCRIPTION
8-22-18		CHANGES FOR BLD OFFICIAL
4-10-19		CODE UPDATE
10-23-20	2131 S.F.	CHANGED FROM 10123-RR
1-28-2021		CHANGED FROM 10226-RR



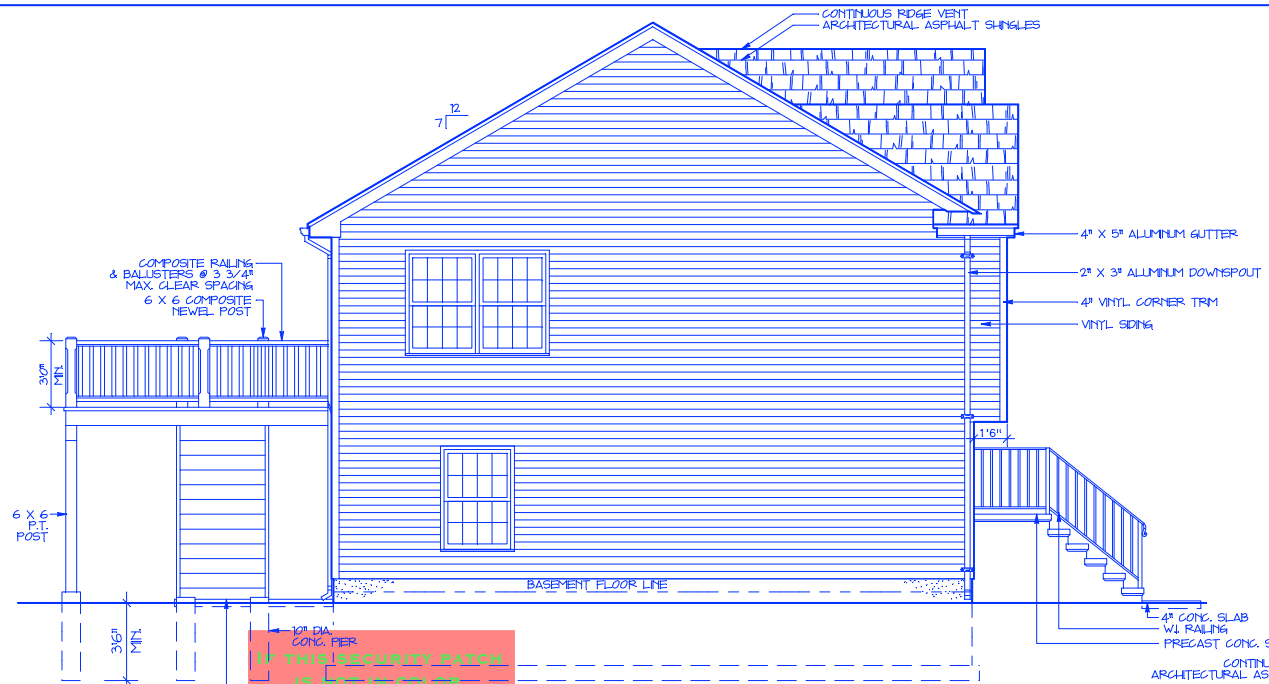
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DATE: 01-28-2021
AREA: 2131 S.F.
DATE PRINTED:
DRAWN BY: G.M.B.
REVISED:
PLAN NUMBER: 10241-RR
DRAWING NUMBER: 1 of 9

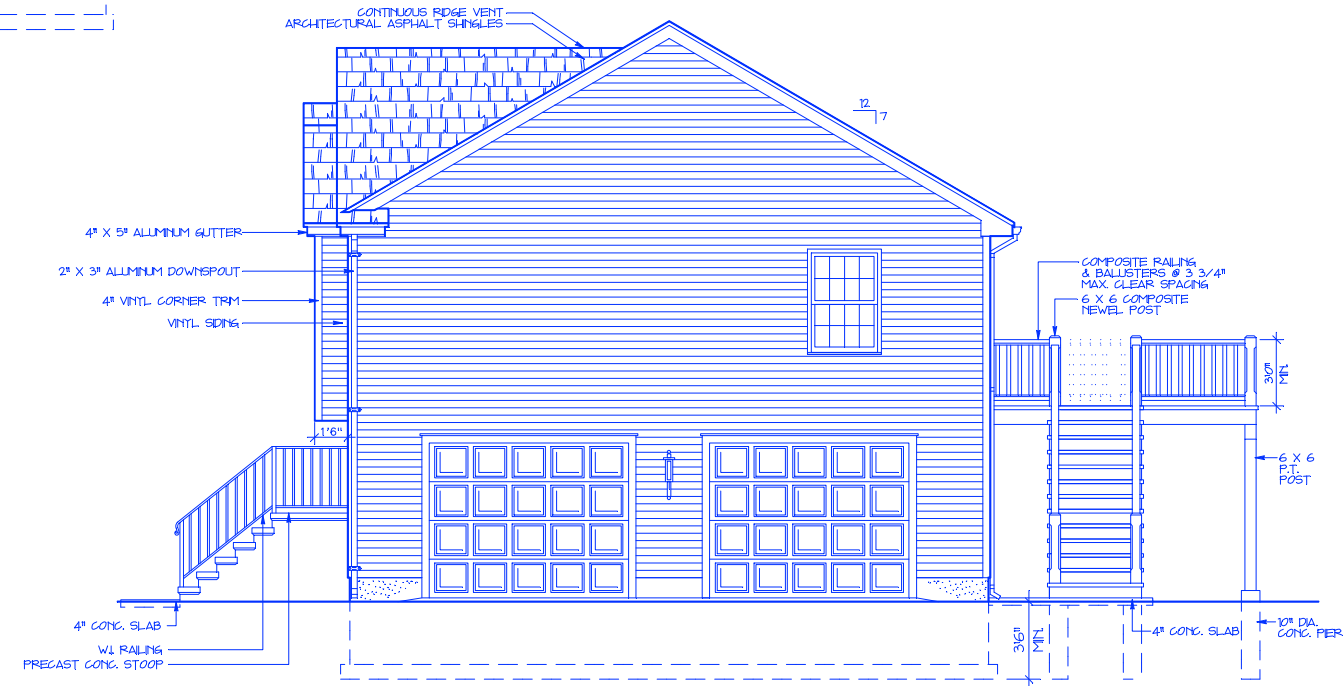
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LEFT ELEVATION

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



RIGHT ELEVATION

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

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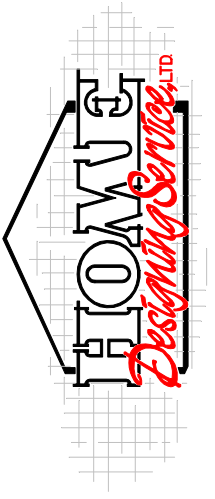
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1-28-2021		CHANGED FROM 10226-RR



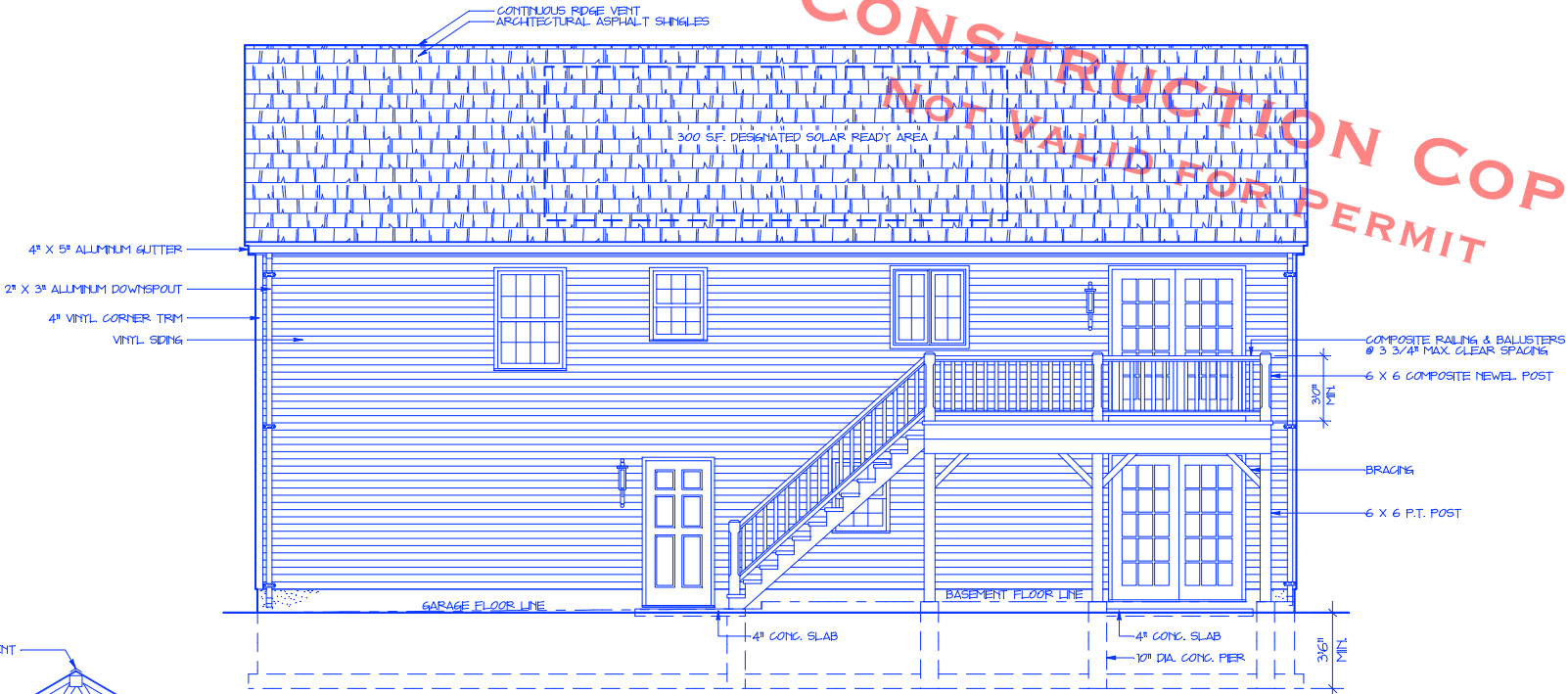
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DATE: 01-28-2021
AREA: 2131 S.F.
DATE PRINTED:
DRAWN BY: G.M.B.
REVISED:
PLAN NUMBER: 10241-RR
DRAWING NUMBER: 2 of 9

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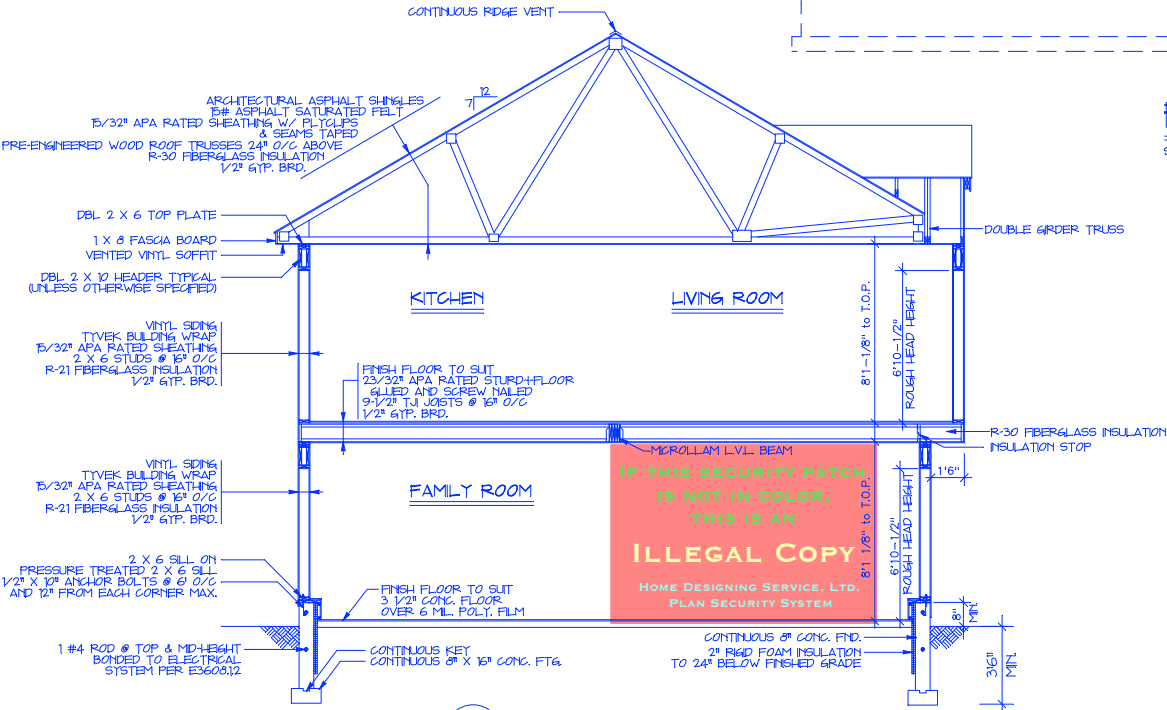


REAR ELEVATION

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

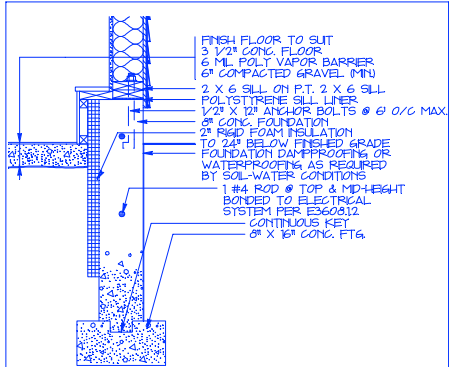
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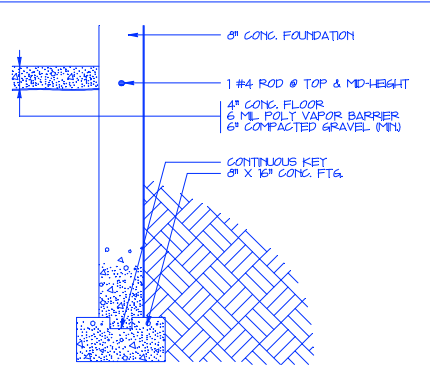
CROSS SECTION

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



FOOTING DETAIL

SCALE: 3/4" = 1'-0" @ FAMILY ROOM



FOOTING DETAIL

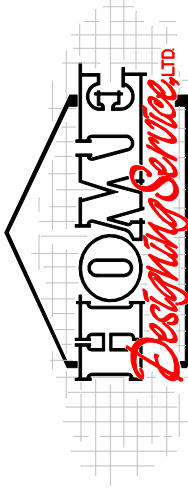
SCALE: 3/4" = 1'-0" @ GARAGE

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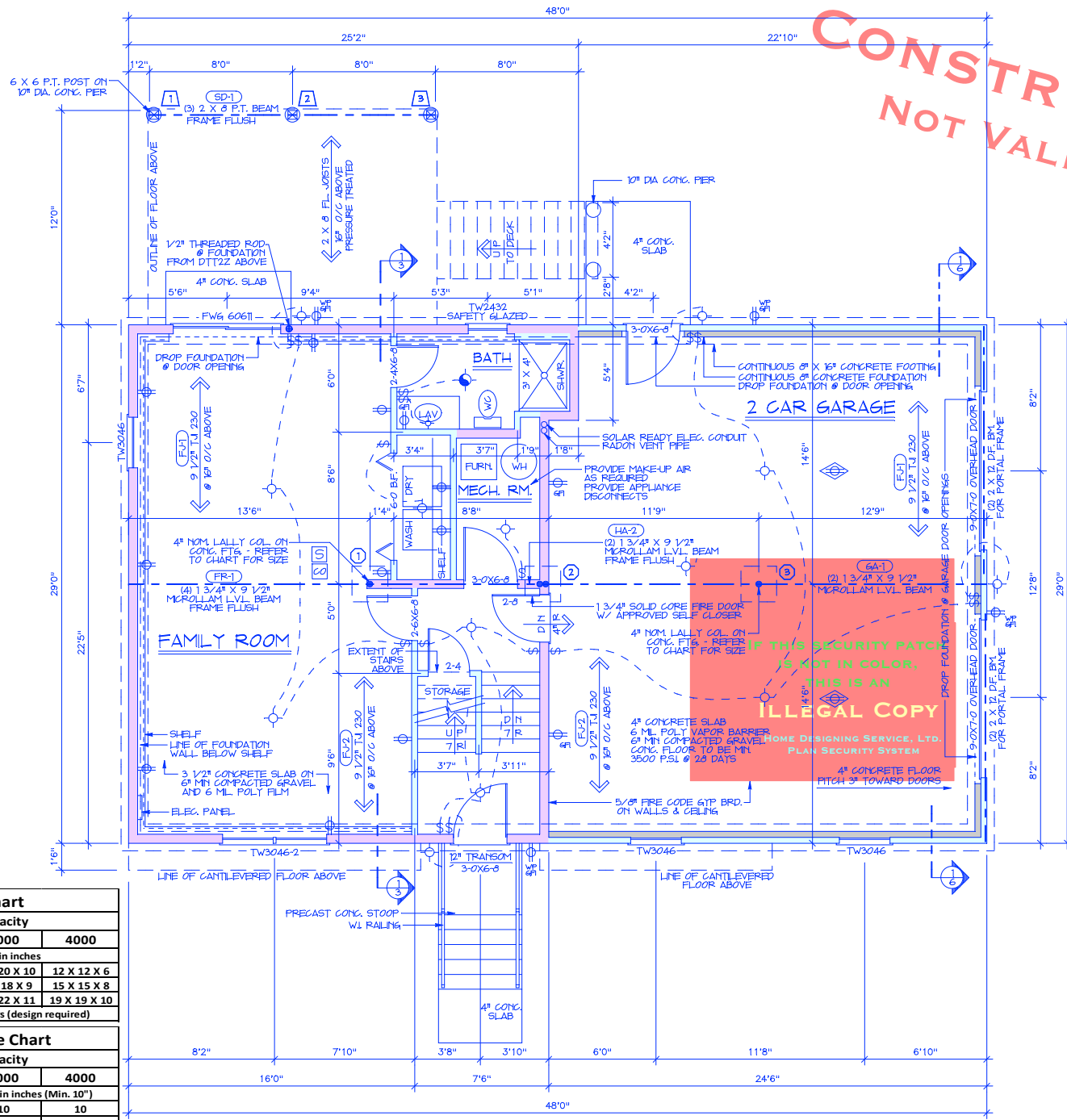


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COMPANY	DATE: 01-28-2021
PROJECT ADDRESS	AREA: 2131 S.F.
	DATE PRINTED:
	DRAWN BY: G.M.B.
	REVISED:
	PLAN NUMBER: 10241-RR
	DRAWING NUMBER:
	3 of 9

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NOTE
ALL FOOTINGS TO REST ON UNDISTURBED SOIL. REFER TO CHART FOR FOOTING SIZE AND SOIL BEARING CAPACITY. ALL CONCRETE TO BE MIN. 3000 PSI @ 28 DAYS EXCEPT AS NOTED. DOUBLE JOISTS UNDER ALL PARTITIONS. 1" ROW 1 X 3 BRIDGES PER SPAN. ALL FRAMING LUMBER TO BE #2 D.F. OR BETTER. BASE-VALUE FB 075.

IRC 2012 - R312.2.1 WINDOW SILLS
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4-INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR.

EXCEPTIONS:
1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4-INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
3. WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

AF1012 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

Lally Column Footing Size Chart					
Column Number	Total Load (lbs)	Soil Bearing Capacity			
		1500	2000	3000	4000
Minimum Footing size in inches					
(1)	8146	28 X 28 X 14	25 X 25 X 13	20 X 20 X 10	12 X 12 X 6
2	6201	25 X 25 X 13	22 X 22 X 11	18 X 18 X 9	15 X 15 X 8
3	9613	31 X 31 X 16	27 X 27 X 14	22 X 22 X 11	19 X 19 X 10
Footing thickness may be reduced by adding reinforcing bars (design required)					
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	1269	13	11	10	10
2	2538	18	16	13	11
3	1269	13	11	10	10

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

FOUNDATION PLAN

SCALE: 1/4" = 1'-0" (AND LOWER LEVEL)

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, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ARC-FALLT CIRCUIT-INTERRUPTER PROTECTION PER SECTION E3902.12.

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4-10-19		CODE UPDATE
10-23-20		CHANGED FROM 10123-RR
1-28-2021		CHANGED FROM 10226-RR

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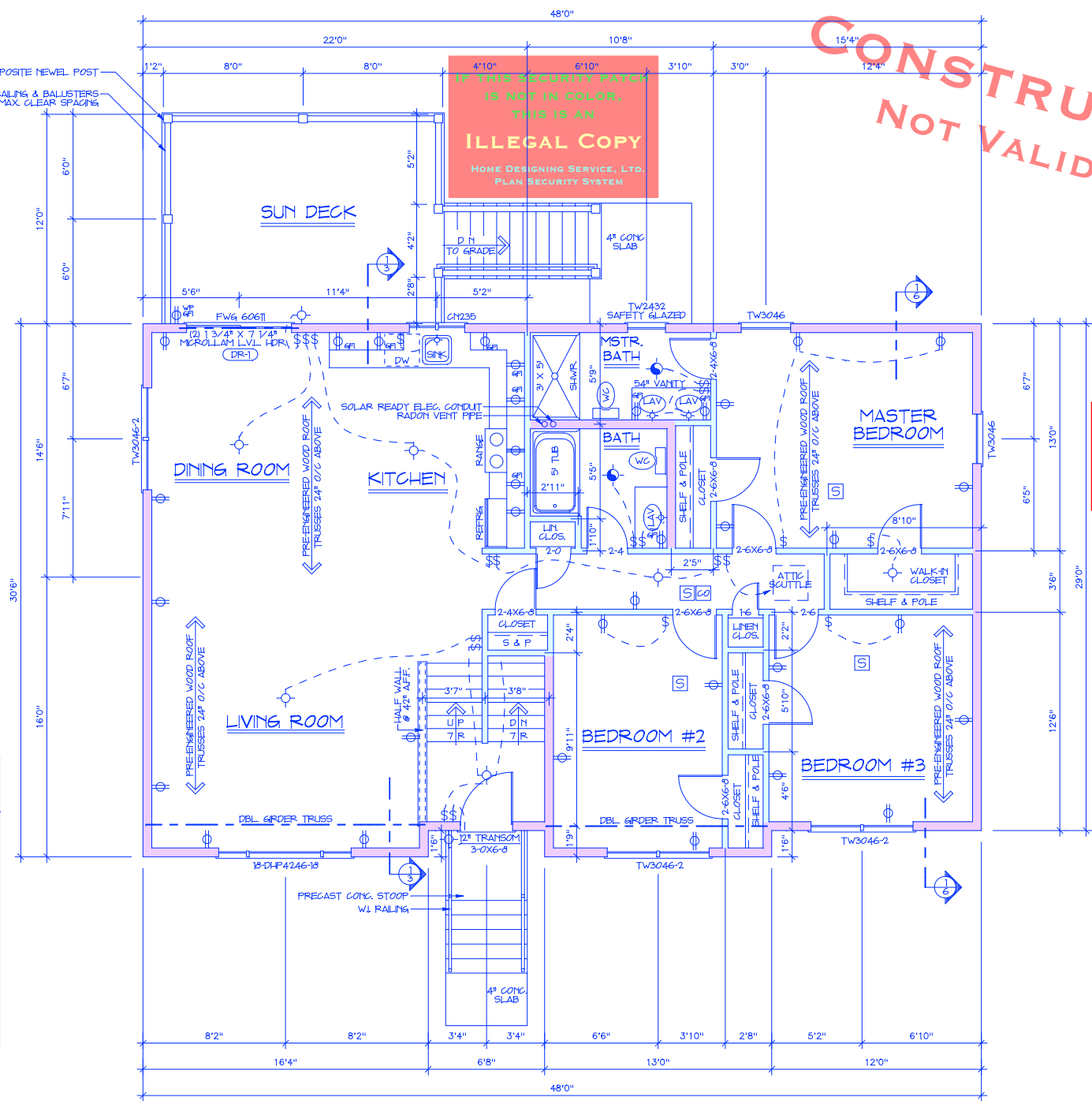
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AREA: 2131 S.F.	DATE PRINTED:
DRAWN BY: G.M.B.	REVISED:
PLAN NUMBER: 10241-RR	DRAWING NUMBER: 4 of 9

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.
⊕	RECESSED LIGHTING FIXTURE
⊕	CARBON MONOXIDE DETECTOR

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, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AFCI-FULLY CIRCUIT INTERRUPTER PROTECTION PER SECTION E3902.6.



UPPER LEVEL PLAN
SCALE 1/4" = 1'-0"

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

PLAN KEY	
	2 X 4 CONSTRUCTION
	2 X 6 CONSTRUCTION
	CONCRETE FOUNDATION WALL

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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.

AF1012 RADON MITIGATION PREPARATION CONSTRUCTION TECHNIQUE
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DATE:	01-28-2021
AREA:	2131 S.F.
DATE PRINTED:	
DRAWN BY:	G.M.B.
REVISED:	
PLAN NUMBER:	10241-RR
DRAWING NUMBER:	5 of 9

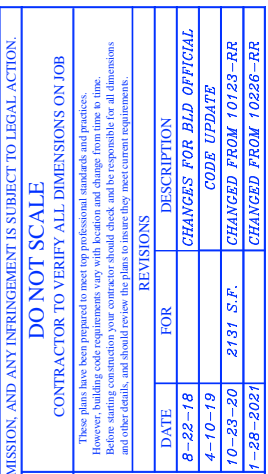
DO NOT SCALE CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB	
DATE	DESCRIPTION
8-22-18	CHANGES FOR BLD OFFICIAL
4-10-19	CODE UPDATE
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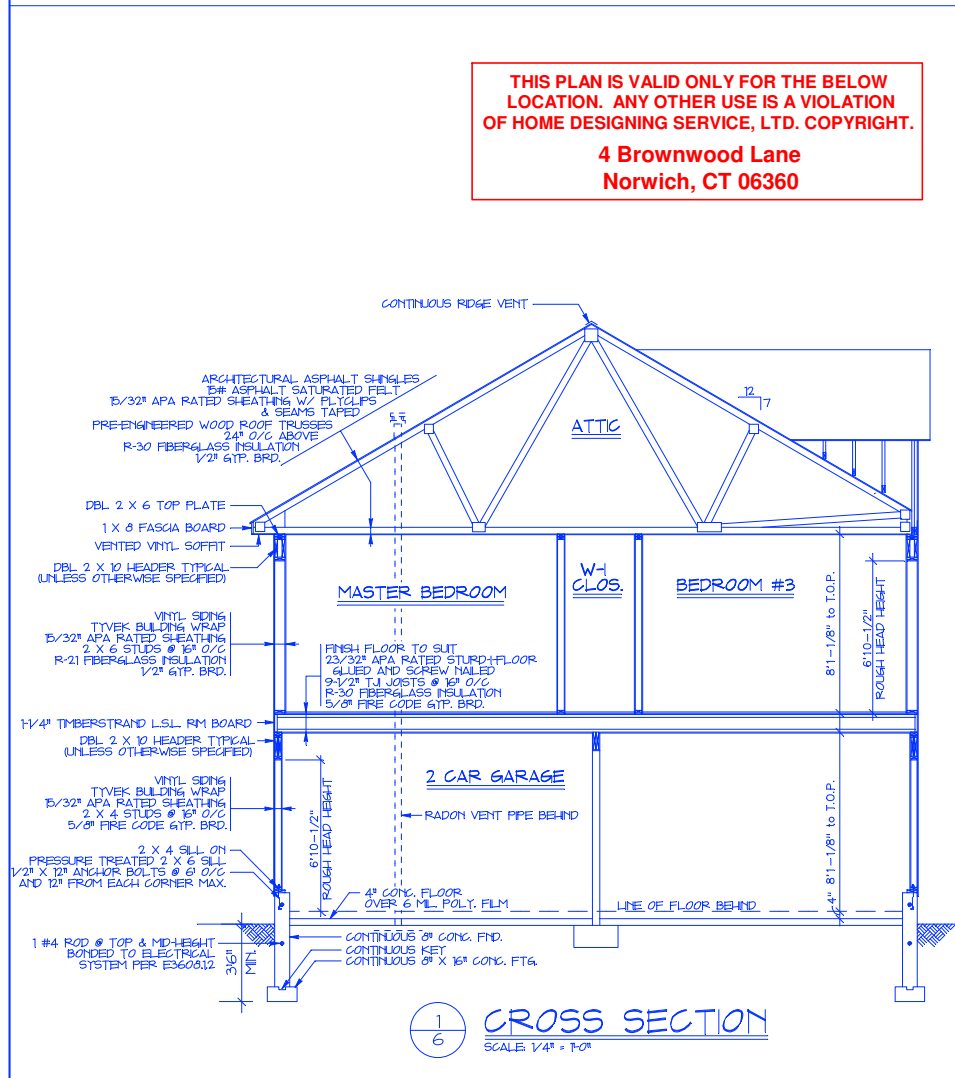
WINDOW SCHEDULE

MODEL NO.	ROUGH OPENING	COMBINED SQ. FT. GLASS	NET CLEAR OPENING WIDTH	NET CLEAR OPENING HEIGHT	SQ. FT. CLEAR OPENING	NUCON BRAND APPROXIMATE EQUIVALENT
CN235	3'-5 1/4" X 3'-5 3/8"	8.0	10 3/16"	35 15/16"	2.5	3636-2
TW2432	2'-6 1/8" X 3'-4 7/8"	5.09	25 7/8"	16 1/4"	2.92	2432
TW3032	3'-2 1/8" X 3'-4 7/8"	6.87	33 7/8"	16 1/4"	3.82	3032
TW3046	3'-2 1/8" X 4'-8 7/8"	10.31	33 7/8"	24 1/4"	5.70	3046
TW3046-2	6'-4" X 4'-8 7/8"	20.62	33 7/8"	24 1/4"	5.70	3046-2-DH
18-DHP4246-18	8'-0 1/8" X 4'-8 7/8"	25.84	17 7/8"	24 1/4"	3.02	18-4046 PW-18
FW6 60611	6'-0" X 6'-11"	24.86	28 1/8"	78 1/8"	15.28	N/A

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

FRAMING SPECIFICATION

- ALL FRAMING LUMBER SHALL BE DOUGLAS FIR OF THE FOLLOWING GRADES.
2 X 4 STUDS- STANDARD & BETTER
JOISTS/BEAMS/2 X 6 STUDS-NO. 2 & BETTER
#2 D.F. BASE-VALUE FB #75
E = 1600,000
- 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.
- ALL NAILS SHALL BE HOT-DIPPED GALV. WHERE EXPOSED TO EXTERIOR.
- DOUBLE JOISTS UNDER ALL PARTITIONS.
- THERE SHALL BE NO NAILING INTO END GRAIN. END CONNECTORS SHALL BE MADE W/ 1/6 GA. GALV. MET. CONNECTORS, JOIST HANGERS, ETC.

DESIGN INFORMATION

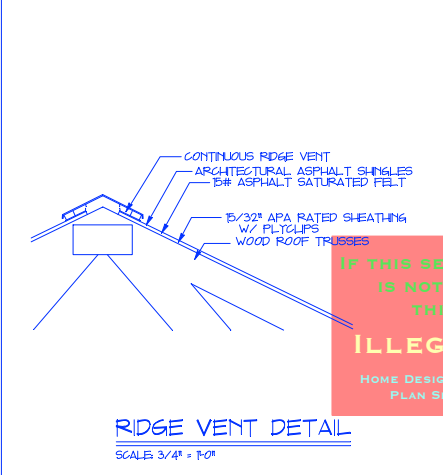
ALL FOOTINGS TO REST ON UNDISTURBED SOIL REFER TO CHART FOR FOOTING SIZE AND SOIL BEARING CAPACITY
ALL FILL TO BE COMPACTED IN LAYERS OF NOT MORE THAN 8" COMPACT TO 95% OPTIMUM.
ALL CONCRETE TO BE MIN. 3000 PSI @ 28 DAYS, EXCEPT AS NOTED.
ALL PARTS OF FOUNDATION WALLS BELOW GRADE BUT ABOVE THE LEVEL OF THE LOWER FLOOR SHALL BE DAMPROOFED ON THE OUTSIDE W/ AT LEAST ONE COAT OF ASPHALTIC DAMPROOFING PAINT OR A 1/2" THICK PARING COAT OF PORTLAND CEMENT MORTAR.

DESIGN LIVE LOADS:

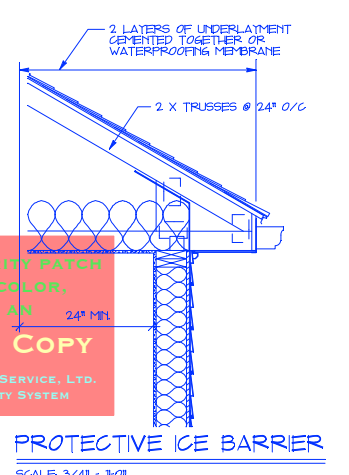
LIVING AREA LOAD	40 PSF
SLEEPING AREA LOAD	30 PSF
ROOF LOAD	30 PSF
DECK LOAD	40 PSF
EXTERIOR BALCONY LOAD	60 PSF

ABBREVIATION KEY

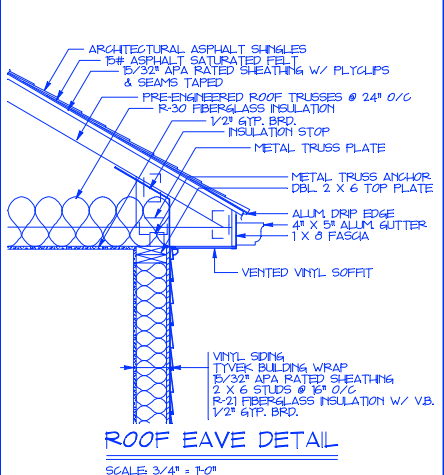
CONG.	CONCRETE
DWG.	DRAWING
EXG.	EXISTING
EXT.	EXTERIOR
G.T.P. BRD.	GIPSUM BOARD
M.F.D.	MANUFACTURED
M.F.R.	MANUFACTURER
O/C	ON CENTER
P.T.	PRESSURE TREATED TO RESIST MOISTURE/DECAY
PTN	PARTITION
R	RISER
W/	WITH
T&B	TOP & BOTTOM
CONT.	CONTINUOUS
T.O.P.	TOP OF PLATE
A.F.F.	ABOVE FINISHED FLOOR
F.H.H.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



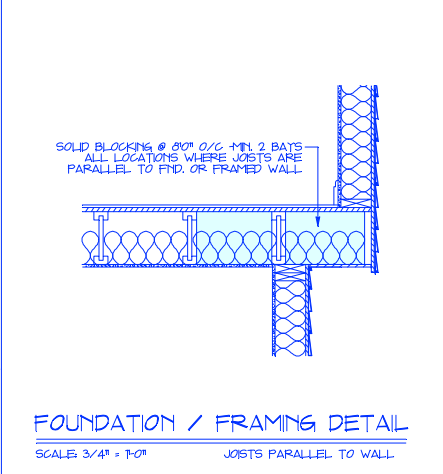
RIDGE VENT DETAIL
SCALE: 3/4" = 1'-0"



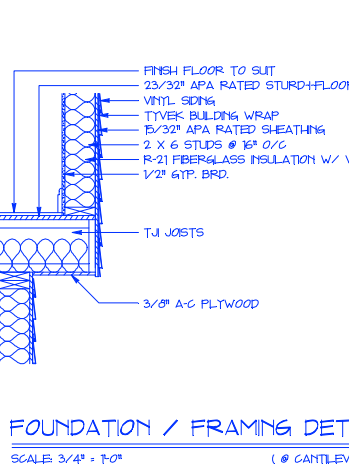
PROTECTIVE ICE BARRIER
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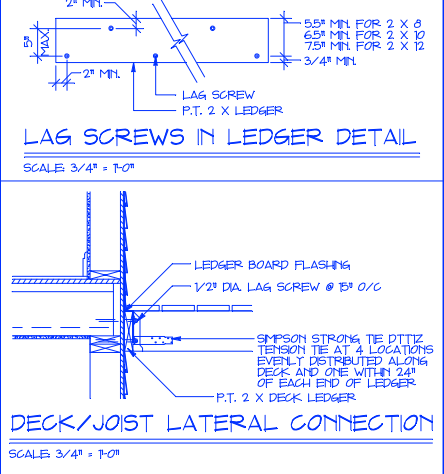
ROOF EAVE DETAIL
SCALE: 3/4" = 1'-0"



FOUNDATION / FRAMING DETAIL
SCALE: 3/4" = 1'-0" JOISTS PARALLEL TO WALL



FOUNDATION / FRAMING DETAIL
SCALE: 3/4" = 1'-0" (@ CANTILEVER)



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

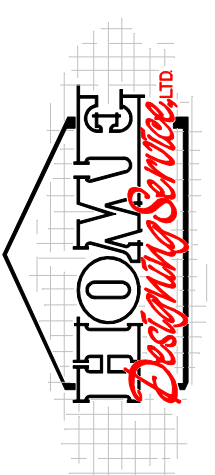
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SCALE:	1/4" = 1'-0"
DATE:	01-28-2021
AREA:	2131 S.F.
DATE PRINTED:	
DRAWN BY:	G.M.B.
REVISED:	
PLAN NUMBER:	10241-RR
DRAWING NUMBER:	6 of 9

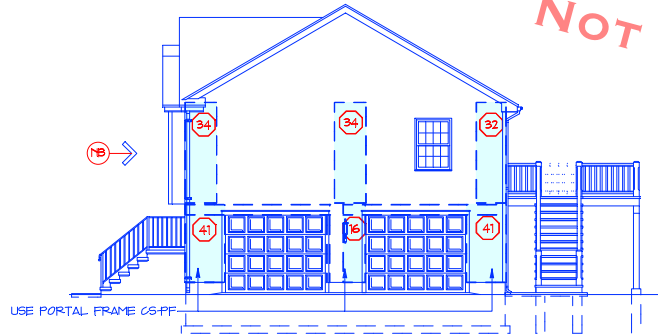
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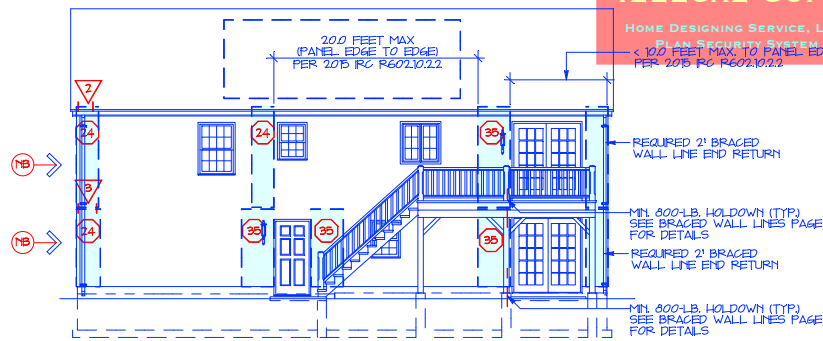
FRONT ELEVATION

SCALE 1/8" = 1'-0"



RIGHT ELEVATION

SCALE 1/8" = 1'-0"

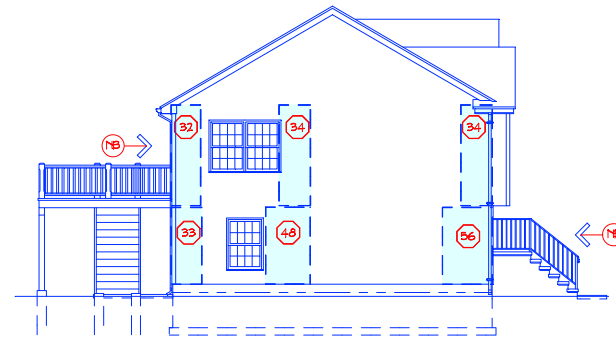


REAR ELEVATION

SCALE 1/8" = 1'-0"

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 PLAN SECURITY SYSTEM
 < 100 FEET MAX. TO PANEL EDGE PER 2015 IRC R602.10.2.2



LEFT ELEVATION

SCALE 1/8" = 1'-0"

BRACED WALL PANELS

SCALE 1/8" = 1'-0"

WALL BRACING KEY	
(NB)	TOTAL AVAILABLE BRACINGS 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
(3)	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 30" O.C. MAX. MIN. 2 CONNECTORS PER PANEL.
4	PROVIDE 1 SIMPSON STRONG TIE COL STRAP TIE FROM STUD TO BAND JOIST, ONE AT EACH EDGE OF BRACED WALL PANEL. MIN 8-8D NAILS INTO EACH FRAMING MEMBER.
5	PROVIDE 1 SIMPSON STRONG TIE LTR4 TIE PLATE FROM BAND JOIST TO SILL PLATE, ONE AT EACH EDGE OF BRACED WALL PANEL. MIN 8-8D 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.

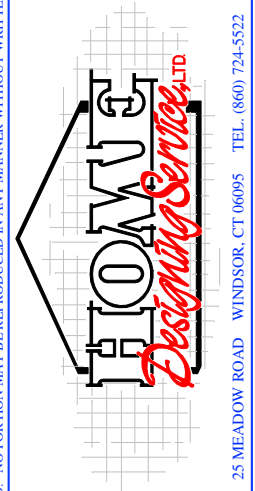
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Norwich, CT 06360

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REVISIONS	DATE	FOR	DESCRIPTION
	8-22-18		CHANGES FOR BLD OFFICIAL
	4-10-19		CODE UPDATE
	10-23-20	2131 S.F.	CHANGED FROM 10123-RR
	1-28-2021		CHANGED FROM 10226-RR

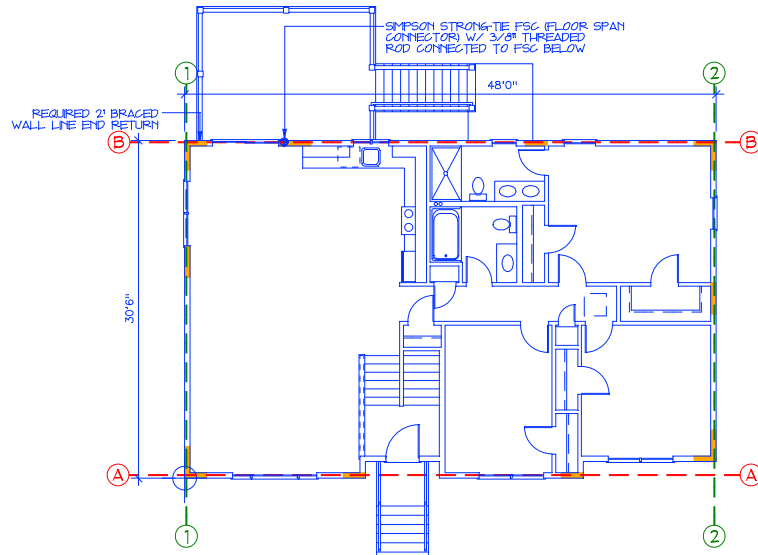


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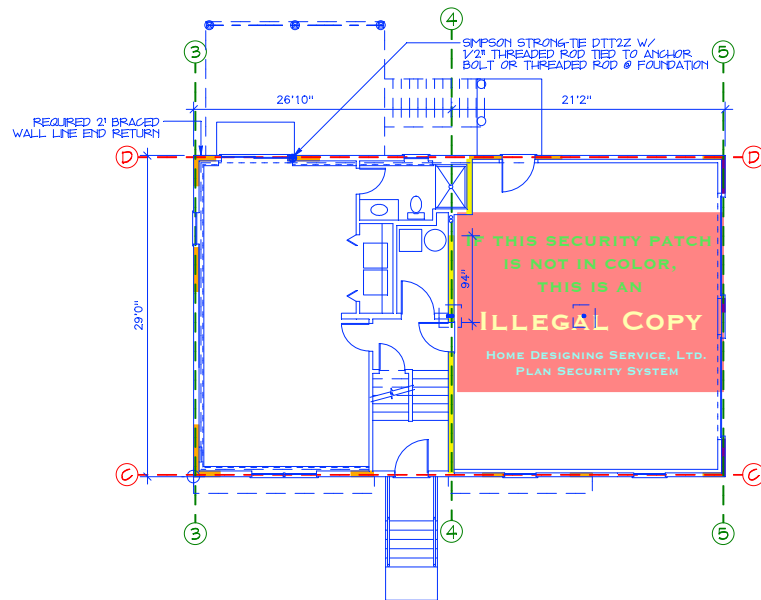
SCALE: 1/4"=1'-0"
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AREA: 2131 S.F.
DATE PRINTED:
DRAWN BY: G.M.B.
REVISED:
PLAN NUMBER: 10241-RR
DRAWING NUMBER: 7 of 9

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UPPER LEVEL PLAN

SCALE 1/8" = 1'-0"



LOWER LEVEL PLAN

SCALE 1/8" = 1'-0"

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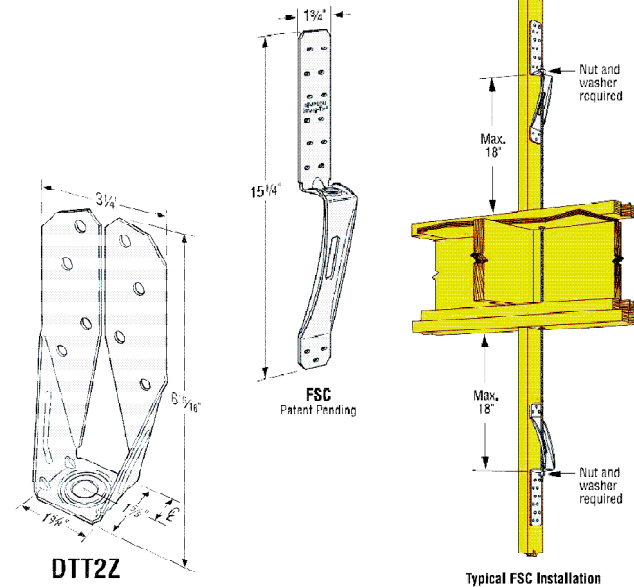
REFER TO HOME DESIGNING SERVICE, LTD. BRACED WALL CALCULATION WORKSHEET FOR MORE INFORMATION.

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. 600-LB. HOLD-DOWN DEVICE

BRACED WALL LINES

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

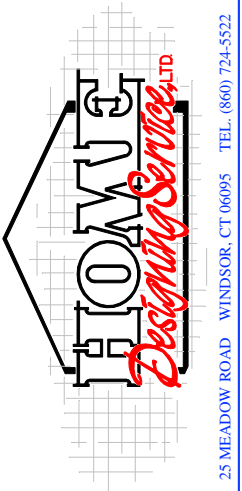


SIMPSON STRONG-TIE CONNECTOR
 NOT TO SCALE

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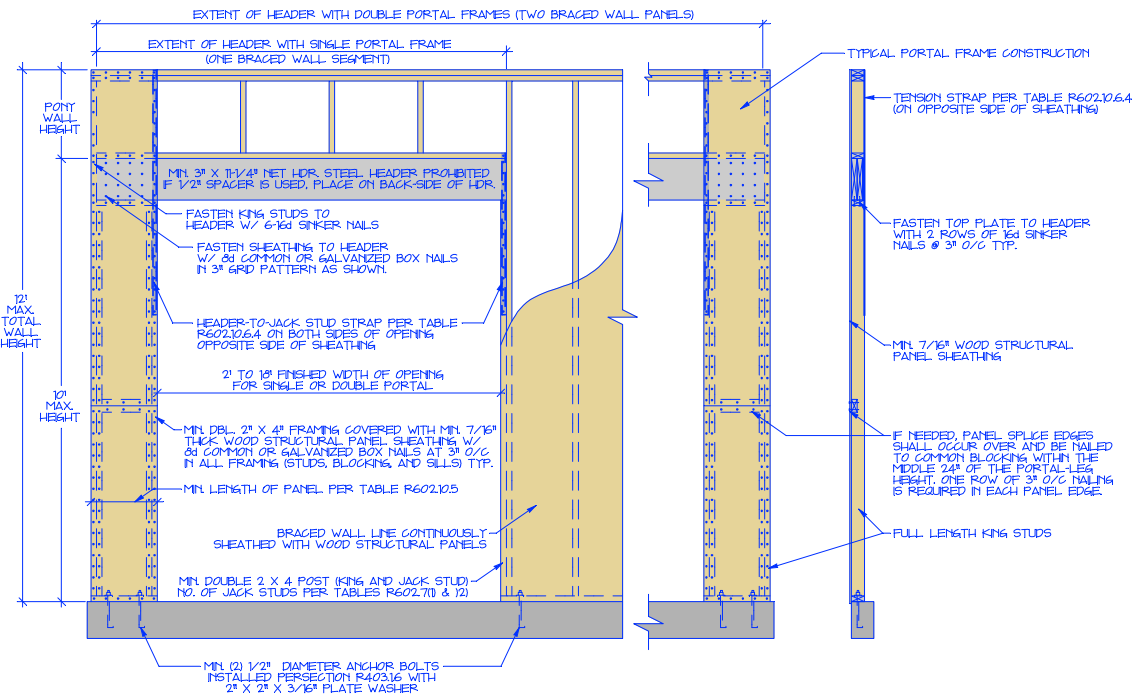
DATE	FOR	DESCRIPTION
8-22-18		CHANGES FOR BLD OFFICIAL
4-10-19		CODE UPDATE
10-23-20	2131 S.F.	CHANGED FROM 10123-RR
1-28-2021		CHANGED FROM 10226-RR



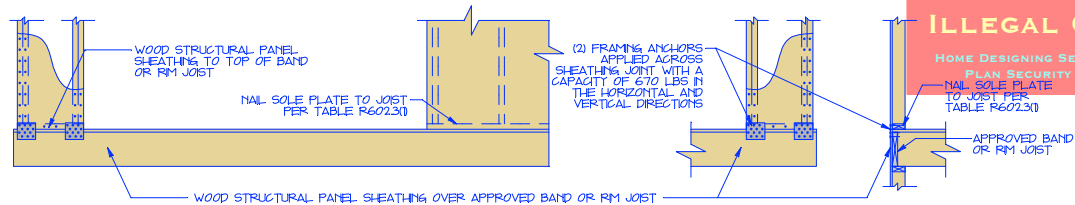
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REVISED:
PLAN NUMBER: 10241-RR
DRAWING NUMBER: 8 of 9

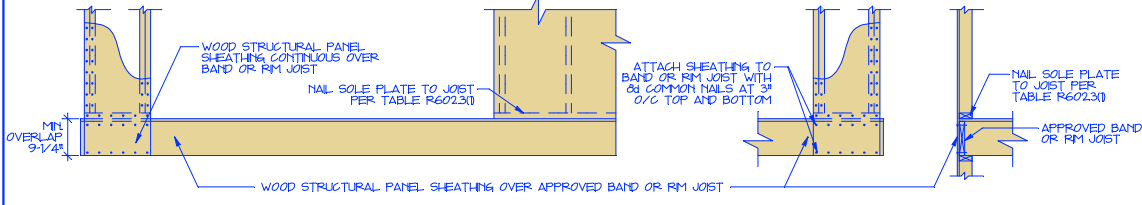
FIGURE R602.10.6.4
METHOD CS-PF-CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION



OVER CONCRETE OR MASONRY BLOCK FOUNDATION
 NOT TO SCALE



OVER RAISED WOOD FLOORS-FRAMING ANCHOR OPTION
 NOT TO SCALE (WHERE PORTAL SHEATHING DOES NOT LAP OVER BAND OR RM JOIST)



OVER RAISED WOOD FLOORS-WOOD STRUCTURAL PANEL OVERLAP OPTION
 NOT TO SCALE (WHERE PORTAL SHEATHING LAPS OVER BAND OR RM BOARD)

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 PLAN SECURITY SYSTEM
 NAIL SOLE PLATE TO JOIST PER TABLE R602.3(1)

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CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB

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NAME: _____ COMPANY: _____ PROJECT ADDRESS: _____	SCALE: 1/4"=1'-0" DATE: 01-28-2021 AREA: 2131 S.F. DATE PRINTED: _____ DRAWN BY: G.M.B. REVISED: _____ PLAN NUMBER: 10241-RR DRAWING NUMBER: 9 of 9
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