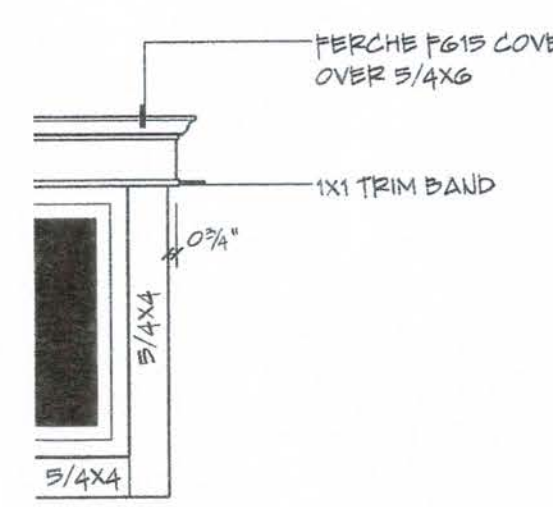
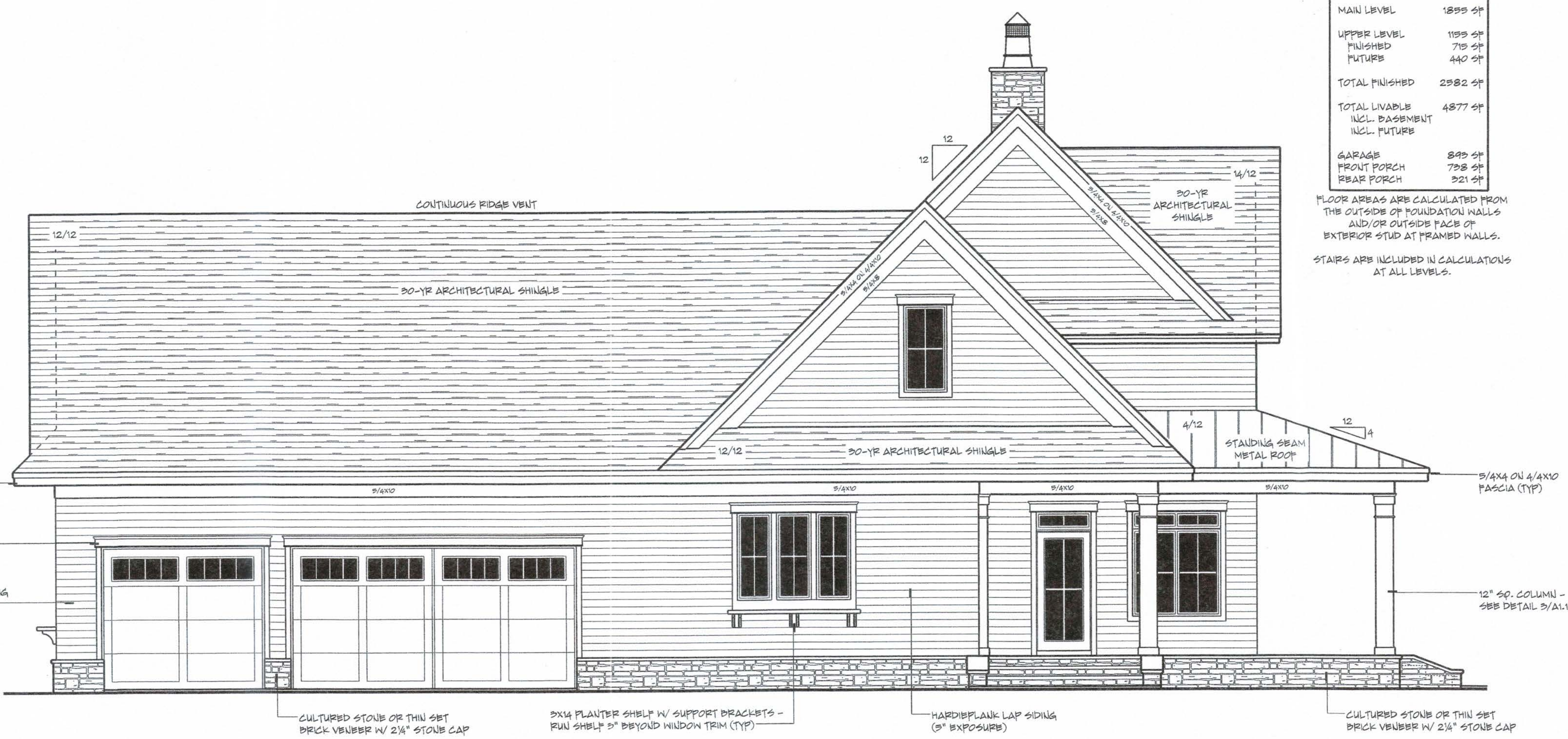


**3 COLUMN**  
A1.1 SCALE: 3/4" = 1' 0"



**4 OPENING TRIM**  
A1.1 SCALE: 3/4" = 1' 0"



**2 LEFT ELEVATION**  
A1.1 SCALE: 1/4" = 1' 0"

AREA TABULATION	
BASEMENT	1855 SF
MAIN LEVEL	1855 SF
UPPER LEVEL	1155 SF
FINISHED	715 SF
FUTURE	440 SF
TOTAL FINISHED	2582 SF
TOTAL LIVABLE	4877 SF
INCL. BASEMENT	
INCL. FUTURE	
GARAGE	845 SF
FRONT PORCH	735 SF
REAR PORCH	321 SF

FLOOR AREAS ARE CALCULATED FROM THE OUTSIDE OF FOUNDATION WALLS AND/OR OUTSIDE FACE OF EXTERIOR STUD AT FRAMED WALLS.  
STAIRS ARE INCLUDED IN CALCULATIONS AT ALL LEVELS.

**ROYAL OAKS DESIGN**  
EST. 1983

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Lake Elmo, MN  
651-964-2726  
www.royaloaksdesign.com

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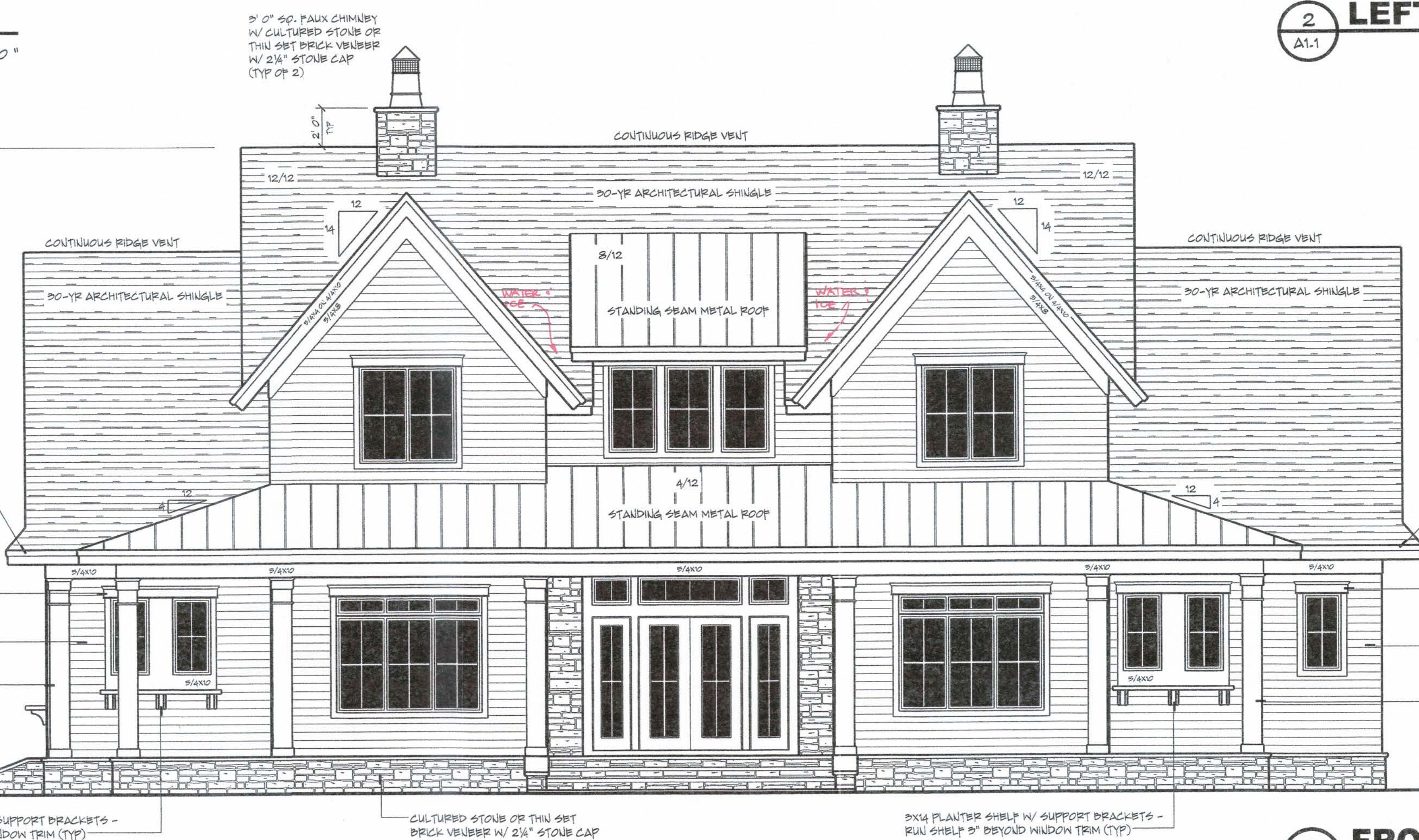
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	7/27/21	TRK SECTION NOTES & GAPAGE REVISIONS ETC. - JTB



EXTERIOR ELEVATIONS  
COLUMN DETAIL  
OPENING TRIM DETAIL

**A1.1**

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**1 FRONT ELEVATION**  
A1.1 SCALE: 1/4" = 1' 0"

**GENERAL NOTES**

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS
- KICKOUT FLASHING TO BE INSTALLED AS NOTED
- EXTERIOR WALL FINISHER TO VERIFY KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING
- CARPENTER TO FLASH ALL EXTERIOR WINDOWS & DOORS PER MIN. AND IRC CODE REQUIREMENTS
- WHILE EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE, THE OWNER/BUILDER MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, SITE CONDITIONS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.
- ANY NOTATIONS OF SIZES OF STRUCTURAL MEMBERS SUCH AS FOOTINGS, FOUNDATION SIZING, POSTS, BEAMS, JOISTS, RAFTERS, TRUSSES ETC. THAT APPEAR ON THESE PLANS ARE FOR DESIGN REVIEW AND BIDDING PURPOSES ONLY. IT IS RECOMMENDED A PROFESSIONAL ENGINEER BE ENGAGED TO CALCULATE AND DESIGN ALL STRUCTURAL COMPONENTS INVOLVED IN THIS STRUCTURE.

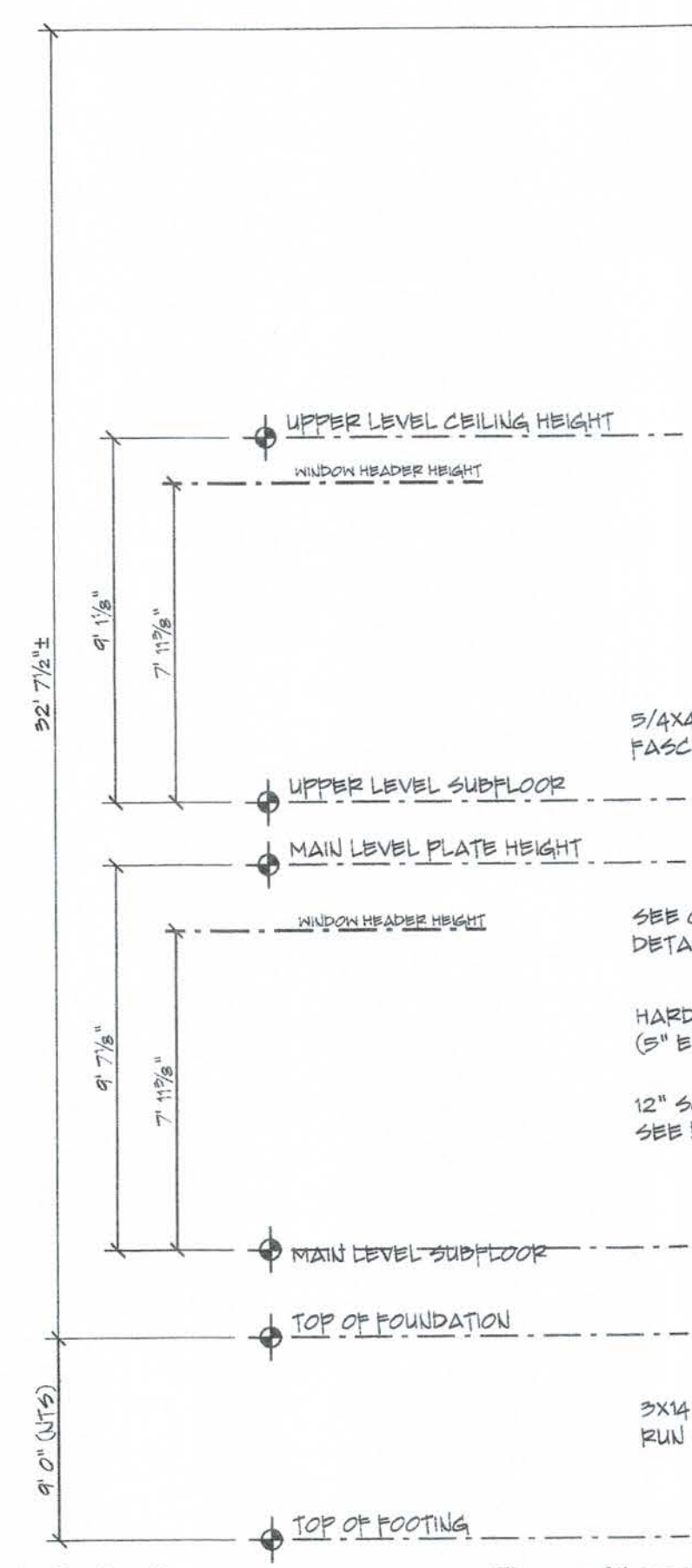
**WINDOWS**

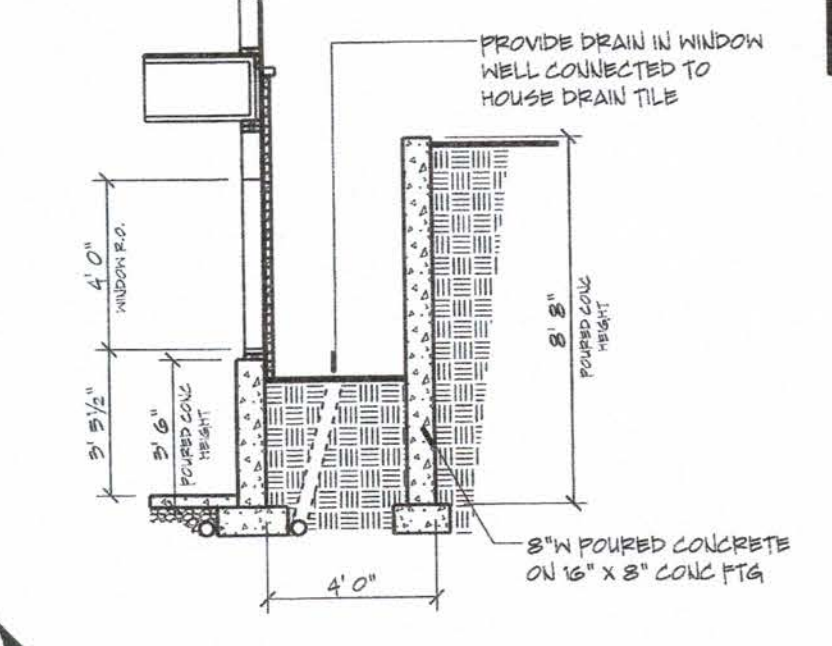
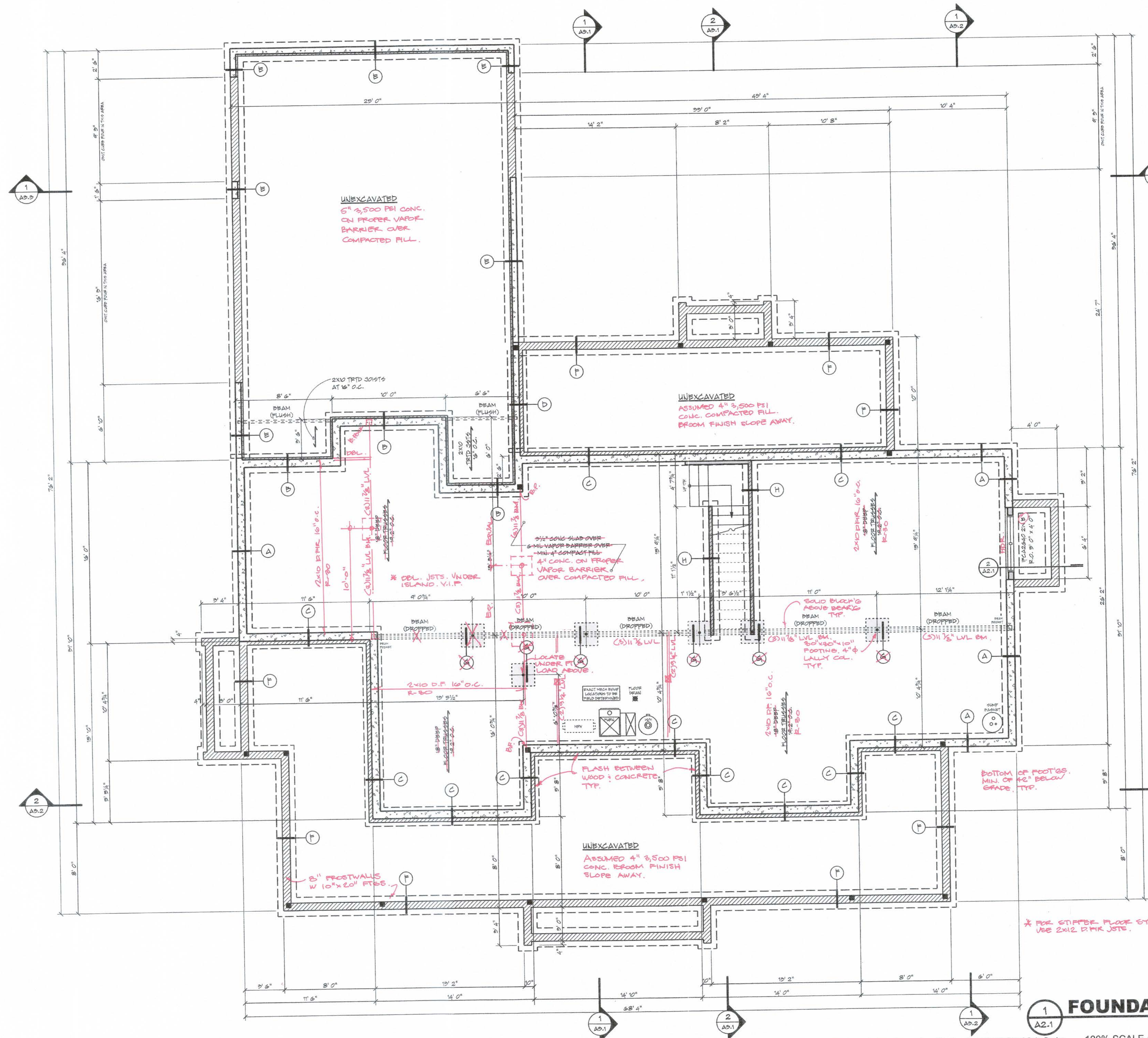
- INTEGRITY ALL ULTREX SERIES
- TYPE AND SIZE PER PLAN
- WINDOWS DESIGNATED WITH 'T' TO HAVE TEmPERED GLASS
- WINDOWS DESIGNATED WITH 'B' MUST BEARSS CODES
- BUILDER TO VERIFY ALL ROUGH OPENING DIMENSIONS AND HEADER HEIGHTS.

**EXTERIOR FINISHES**

- SIDING (AS NOTED)
- HARDIPLANK LAP SIDING
- 5" EXPOSURE
- THIN SET BRICK VENEER OR CULTURED STONE W/ 2 1/4" ROCK FACE STONE CAP
- HARDI TRIM BOARDS
- THICKNESS AND WIDTH AS NOTED

**+++ STRUCTURAL NOTICE +++**  
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REVIEWED BY ARCHITECT





**2 WINDOW WELL**  
A2.1 SCALE: 1/4" = 1' 0"

- FOUNDATION LEGEND**
- (A) 8" N x 8" O" H POURED ON 20" X 8" CONC FOOTING
  - (B) 8" N x 8" H POURED ON 20" X 8" CONC FOOTING - 2" N x 8" H BXT. LEDGE
  - (C) 8" N x 8" H POURED ON 12" N x 8" H POURED ON 20" X 8" CONC FOOTING - 4" N x 8" H BXT. LEDGE
  - (D) 6" N x 8" H POURED ON 12" N x 4" H POURED ON 20" X 8" CONC FOOTING - 4" N x 8" H BXT. LEDGE
  - (E) 6" N x 8" H POURED ON 8" N x 4" H POURED ON 20" X 8" CONC FOOTING - 2" N x 8" H BXT. LEDGE
  - (F) 8" N x 4" H POURED ON 20" X 8" CONC FOOTING
  - (G) 8" O ADJUSTABLE STEEL COLUMN ON SPREAD FOOTING - SEE AND REINFORCEMENT BY OTHERS
  - (H) 2X4 BEARING WALL ON 4" N x 4" H POURED CONC CURB ON 16" X 8" CONC FOOTING
- ALL FOOTINGS SHALL BE 10" X 20"!  
ALL BASEMENT WALLS SHALL BE 10" THICK.

- GENERAL NOTES**
- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS
  - DIMENSIONS ARE FROM EXTERIOR FACE OF CONCRETE FOUNDATION WALLS AND CENTERLINE OF INTERIOR BEARING WALLS, POSTS AND BEAMS.
  - FOUNDATION CONTRACTOR TO VERIFY ALL ROUGH-IN PLUMBING LOCATIONS AND ANY OTHER PENETRATIONS THRU CONCRETE FLOOR PRIOR TO CONSTRUCTION.
  - BUILDING FOUNDATION CONTRACTOR TO VERIFY FOOTING SIZE AND REINFORCEMENT REQUIREMENTS BASED ON EXISTING SOIL CONDITIONS PRIOR TO CONSTRUCTION.
  - WHILE EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE, THE OWNER/BUILDER MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, SITE CONDITIONS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.
  - ANY NOTATIONS OF SIZE OF STRUCTURAL MEMBERS SUCH AS FOOTINGS, FOUNDATION SIZING, POSTS, BEAMS, JOISTS, RANDES, TRUSSES, ETC. THAT APPEAR ON THESE PLANS ARE FOR DESIGN REVIEW AND BIDDING PURPOSES ONLY. IT IS RECOMMENDED A PROFESSIONAL ENGINEER BE ENGAGED TO CALCULATE AND DESIGN ALL STRUCTURAL COMPONENTS INVOLVED IN THIS STRUCTURE.

- FLOOR SYSTEM**
- BUSINERBRED WOOD FLOOR TRUSSES
  - DESIGNED TO MIN. L/480 DEFLECTION OR LESS
  - TRUSS MANUFACTURER TO PROVIDE CHASSES FOR ALL SUPPLY AND RETURN DUCTWORK
  - TRUSS MANUFACTURER TO VERIFY FRAMING AT CAULTRIVERS FOR POINT LOADS FROM ABOVE
  - TRUSS MANUFACTURER TO VERIFY LOCATIONS OF ANY CONCENTRATED LOADS, SUCH AS GRANITE COUNTERTOPS, AND PROVIDE PROPER FRAMING AS SHOWN
- FRAMING**
- 8" O" ROUGH CEILING HEIGHT
  - PROVIDE SOLID BLOCKING AT ALL POINT LOADS

- INDICATES BEARING POINT LOAD
- PROVIDE CONTINUOUS SOLID BLOCKING TO FOUNDATION BELOW - VERIFY LOADS W/ LOCAL STRUCTURAL ENGINEER

**\*\*\* STRUCTURAL NOTICE \*\*\***

ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. OWNER/BUILDER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.

REVIEWED BY ARCHITECT

**1 FOUNDATION PLAN**  
A2.1 SCALE: 1/4" = 1' 0"

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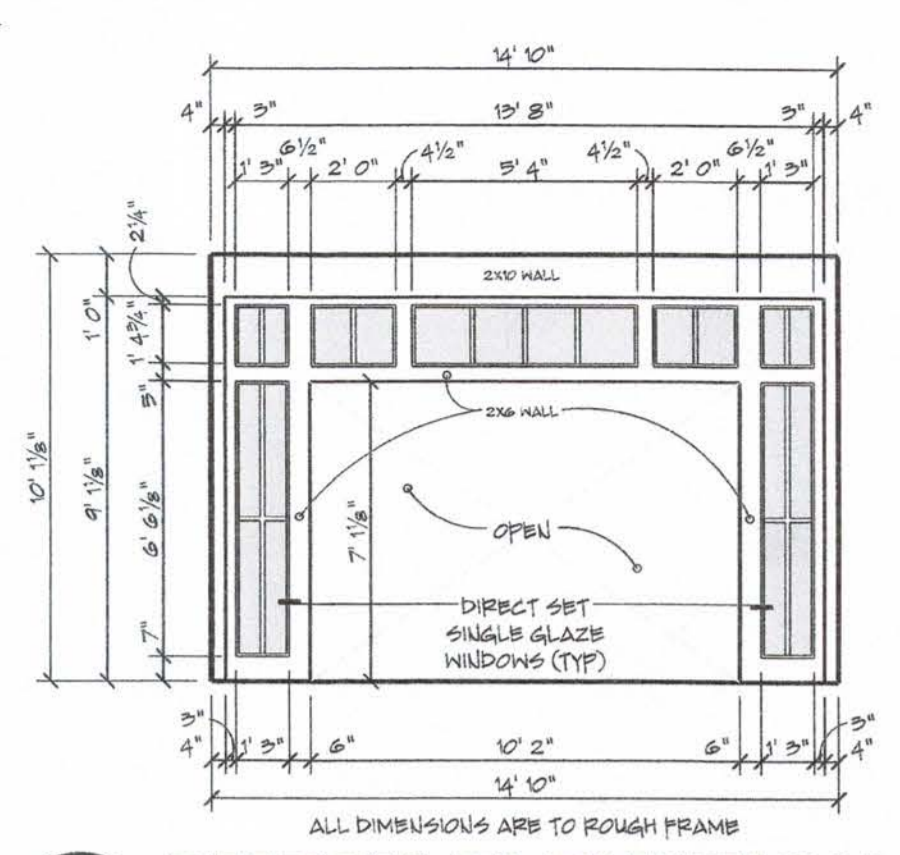
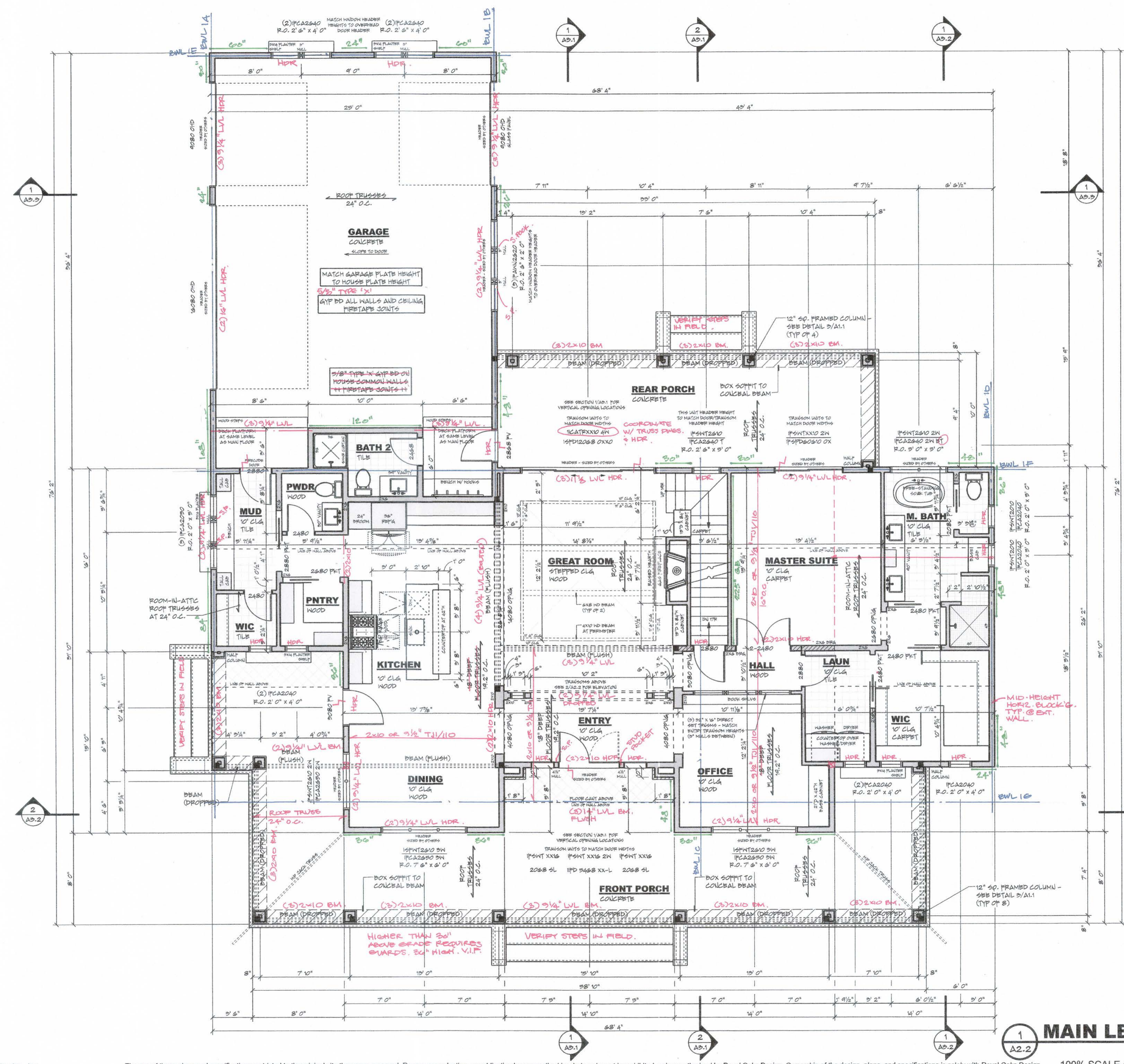
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FOUNDATION PLAN



**2 A2.2**  
SCALE: 1/4" = 1' 0"

PROVIDE MIN. 2"x2" CHASE V.I.F. PROVIDE TRUSS SHOP DRAWINGS FOR REVIEW.

- GENERAL NOTES**
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  - DIMENSIONS ARE FROM EXTERIOR FACE OF EXTERIOR STUD WALLS AND CENTERLINE OF INTERIOR PARTITIONS
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- WINDOWS**
- MAINTAIN INTEGRITY ALL ULTREX SERIES
  - STYLE AND SIZE AS NOTED
  - WINDOWS DESIGNATED WITH "T" TO HAVE TEMPERED GLASS
  - WINDOWS DESIGNATED WITH "B" MEET BERRYS CODES
  - WINDOW HEADS HEIGHTS SET TO 7'-0" (A.L.O.)
  - BUILDER TO VERIFY WINDOW AND DOOR ROUGH OPENINGS AND HEADER HEIGHTS

- FLOOR SYSTEM**
- ENGINEERED WOOD FLOOR TRUSSES
  - DESIGNED TO MIN. L/800 DEFLECTION OR LESS
  - TRUSS MANUFACTURER TO PROVIDE CHASSES FOR ALL SUPPLY AND RETURN DUCTWORK
  - TRUSS MANUFACTURER TO VERIFY FRAMING AT CANTILEVERS FOR POINT LOADS FROM ABOVE
  - TRUSS MANUFACTURER TO VERIFY LOCATIONS OF ANY CONCENTRATED LOADS, SUCH AS GRANITE COUNTERTOPS, AND PROVIDE PROPER FRAMING AS USUALLY

- FRAMING**
- 10' 1/8" PLATE HEIGHT (A.L.O.)
  - 2X6 WALLS AT ALL POCKET DOORS
  - DOUBLE STUDS AT WINDOWS AND DOOR HEADERS
  - PROVIDE SOLID BLOCKING AT ALL POINT LOADS

- INDICATES BEARING POINT LOAD
- PROVIDE CONTINUOUS SOLID BLOCKING TO FOUNDATION BELOW - VERIFY LOADS W/ LOCAL STRUCTURAL ENGINEER

**\*\*\* STRUCTURAL NOTICE \*\*\***  
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**1 A2.2**  
**MAIN LEVEL FLOOR PLAN**

100% SCALE @ 36"x24" SCALE: 1/4" = 1' 0"

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MAIN LEVEL FLOOR PLAN

**A2.2**

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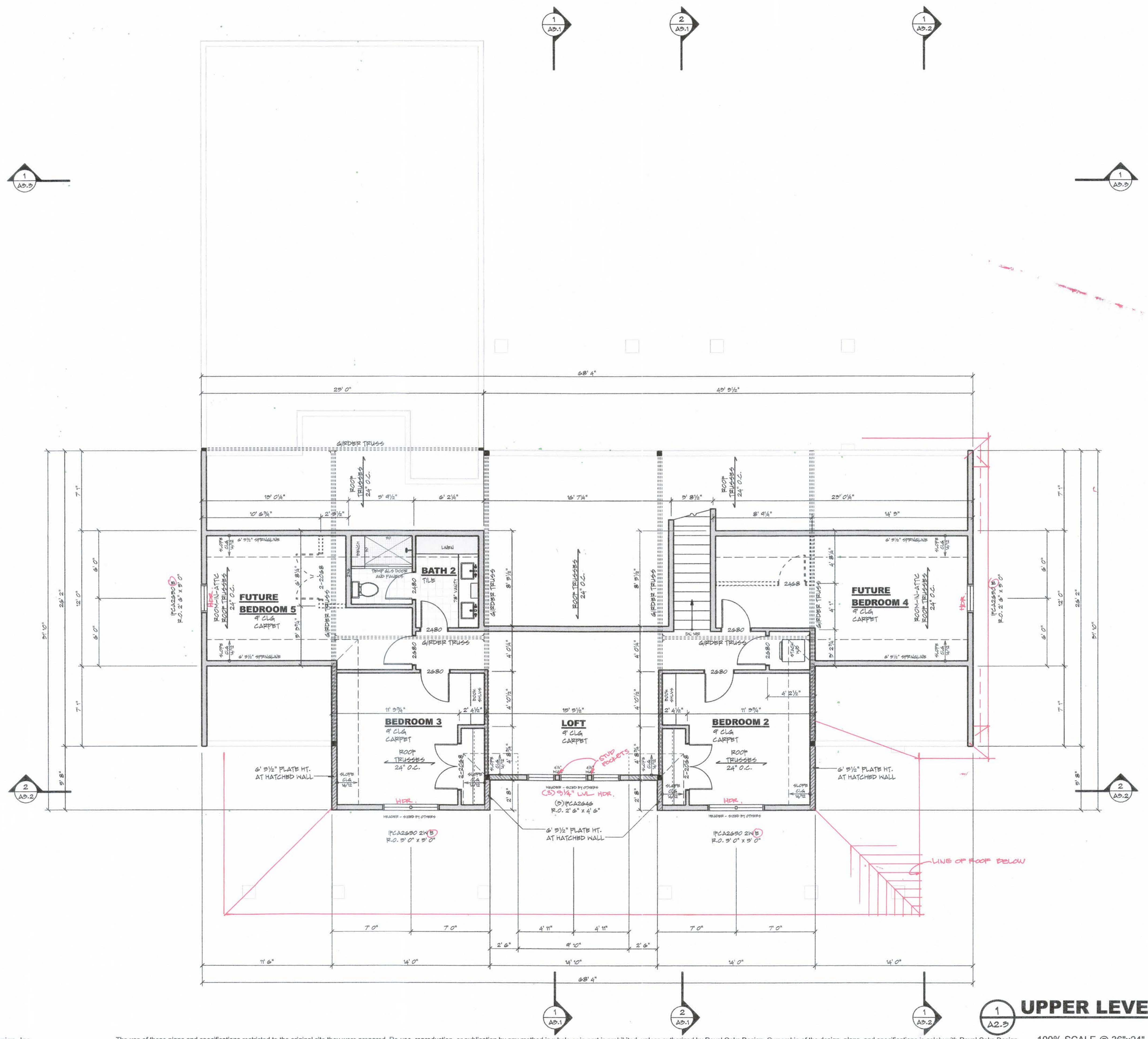
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1	7/27/21	FOR SECTION NOTES & GARAGE REVISIONS - 011



UPPER LEVEL FLOOR PLAN



PROVIDE TRUSS SHOP DRAWINGS FOR REVIEW.

**GENERAL NOTES**

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- DIMENSIONS ARE FROM EXTERIOR FACE OF EXTERIOR STUD WALLS AND CENTERLINE OF INTERIOR PARTITIONS
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**WINDOWS**

- MAINTAIN INTEGRITY ALL ULTREX SERIES
- STYLE AND SIZE AS NOTED
- WINDOWS DESIGNATED WITH 'T' TO HAVE TEMPERED GLASS
- WINDOWS DESIGNATED WITH 'B' MUST MEET ENERGY CODES
- WINDOW HEADER HEIGHTS SET TO 7'-10 1/8" (U.L.O.)
- BUILDER TO VERIFY WINDOW AND DOOR ROUGH OPENINGS AND HEADER HEIGHTS

**FLOOR SYSTEM**

- ENGINEERED WOOD FLOOR TRUSSES
- DESIGNED TO MIN. L/480 DEFLECTION OR LESS
- TRUSSES MANUFACTURER TO PROVIDE CHASERS FOR ALL SUPPLY AND RETURN DUCTWORK
- TRUSSES MANUFACTURER TO VERIFY FRAMING AT CAULTRIVERS FOR POINT LOADS FROM ABOVE
- TRUSSES MANUFACTURER TO VERIFY LOCATIONS OF ANY CONCENTRATED LOADS, SUCH AS GRANITE COUNTERTOPS, AND PROVIDE PROPER FRAMING AS NEEDED

**FRAMING**

- 9'-1 1/8" PLATE HEIGHT (U.L.O.)
- 2X6 WALLS AT ALL POCKET DOORS
- DOUBLE STUDS AT WINDOWS AND DOOR HEADERS
- PROVIDE SOLID BLOCKING AT ALL POINT LOADS

- - INDICATES BEARING POINT LOAD
- PROVIDE CONTINUOUS SOLID BLOCKING TO FOUNDATION BELOW - VERIFY LOADS W/ LOCAL STRUCTURAL ENGINEER

**+++ STRUCTURAL NOTICE +++**  
ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. OWNER/BUILDER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.  
REVIEWED BY ARCHITECT

**UPPER LEVEL FLOOR PLAN**

100% SCALE @ 36"x24" SCALE: 1/4" = 1'-0"

TRUSS SUPPLIER TO VERIFY ALL SPANS, PITCHES, HEBB HEIGHTS AND OTHER CONDITIONS CRITICAL TO PROPER TRUSS FABRICATION

ALL STRUCTURAL COMPONENTS THAT MAY BE NOTED ON THESE PLANS ARE INTENDED FOR DESIGN/ID PURPOSES ONLY. IT IS RECOMMENDED THAT ALL STRUCTURAL DESIGN BE REVIEWED BY A LICENSED PROFESSIONAL ENGINEER

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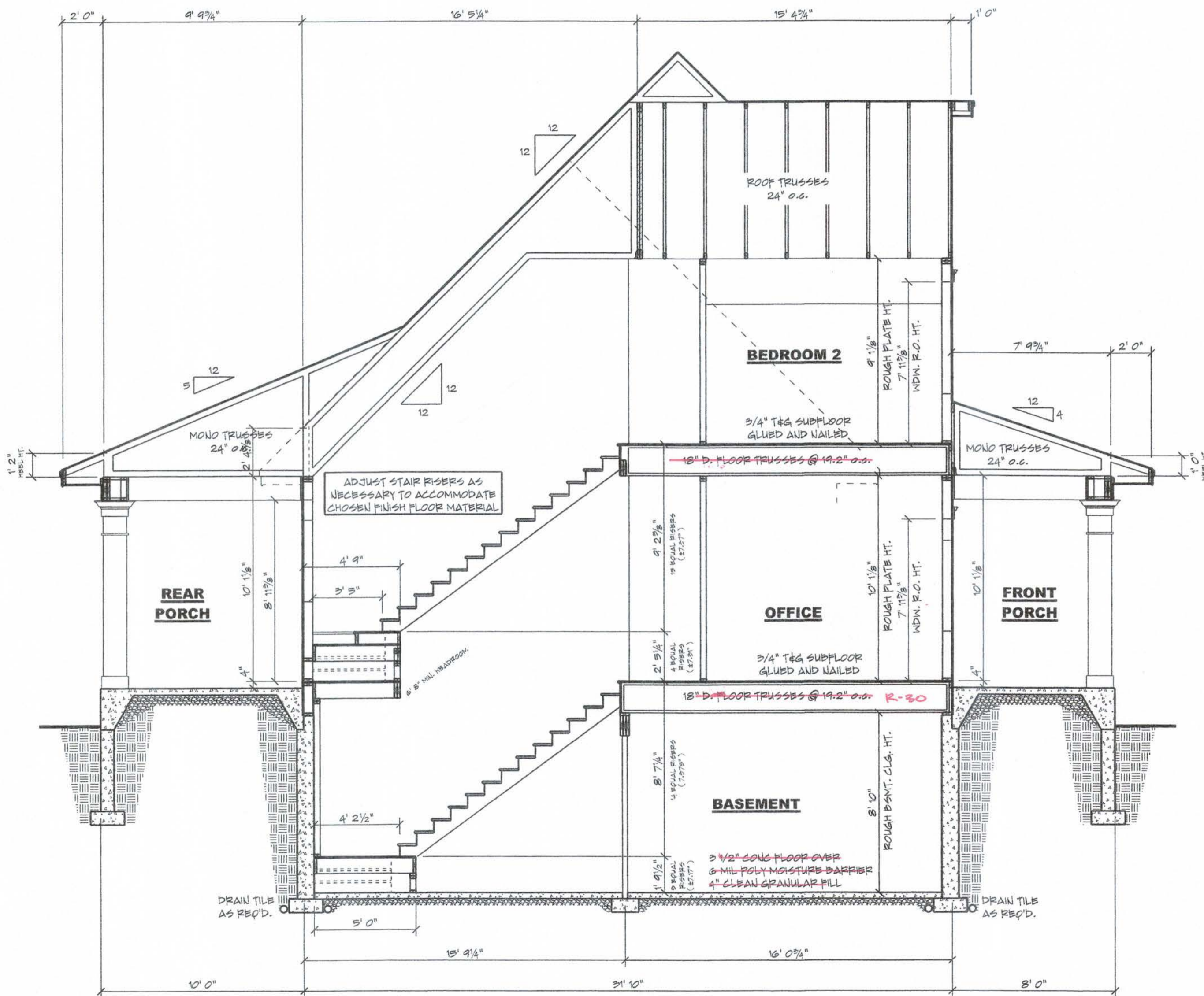
ISSUE	DATE	REMARK
	7/27/21	FIX SECTION NOTES & GARAGE ELEVATION HT. - 074



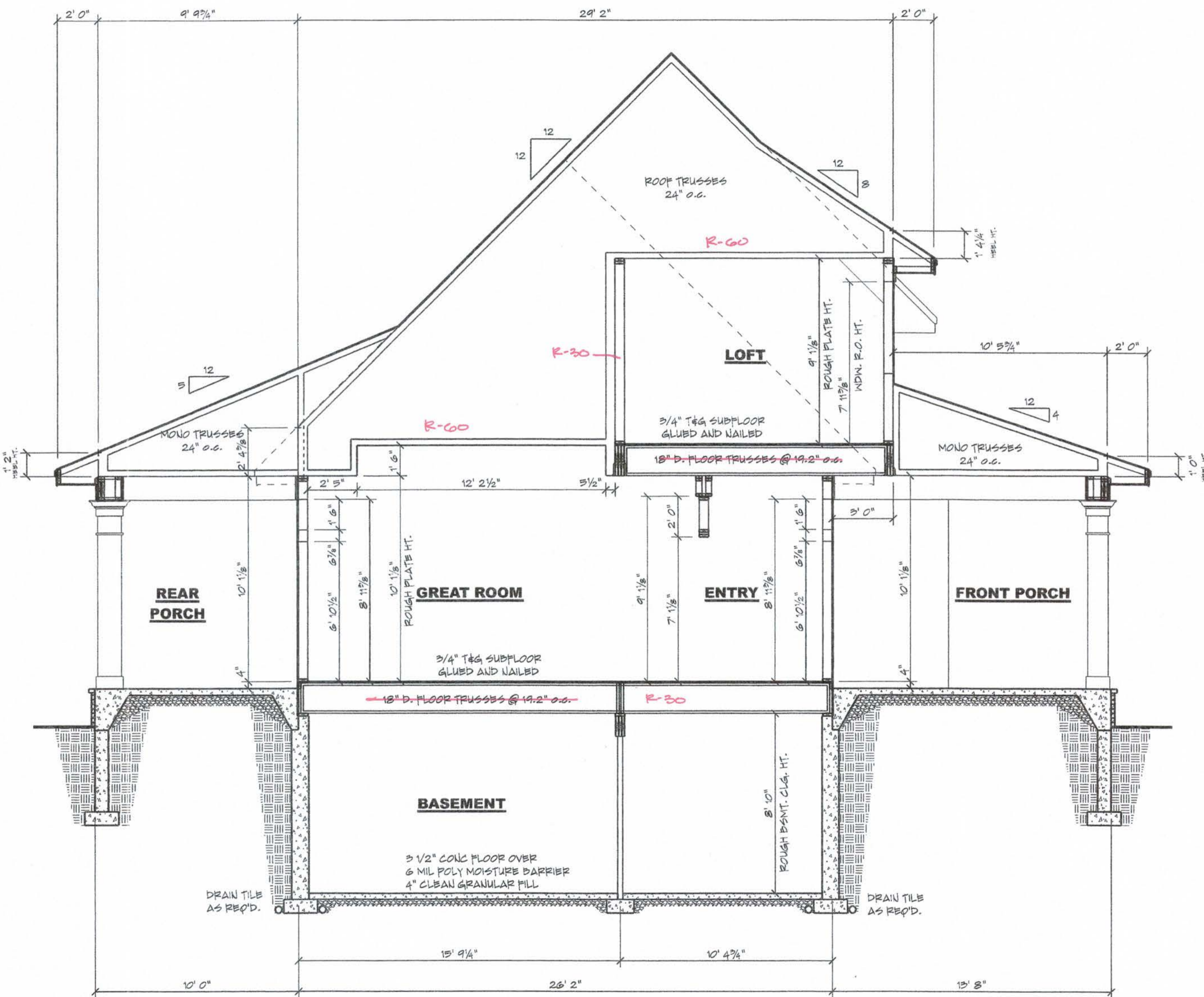
BUILDING SECTIONS

6 **A3.1** 9

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**2 BUILDING SECTION**  
A3.1  
SCALE: 1/4" = 1' 0"



**1 BUILDING SECTION**  
A3.1  
SCALE: 1/4" = 1' 0"

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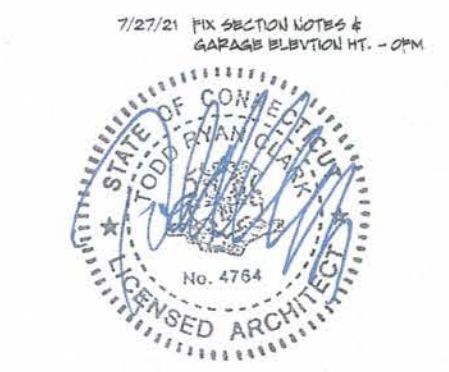
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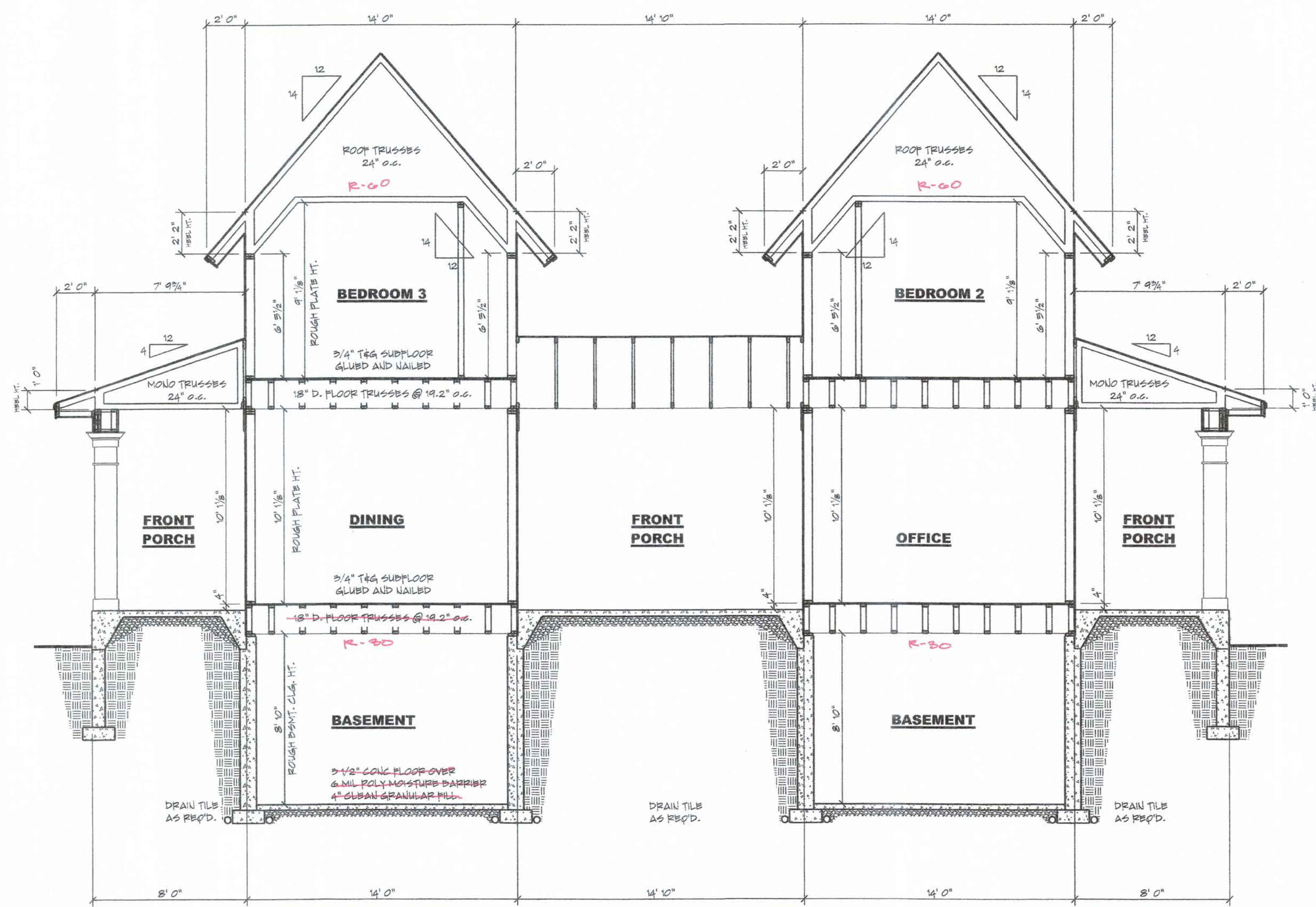
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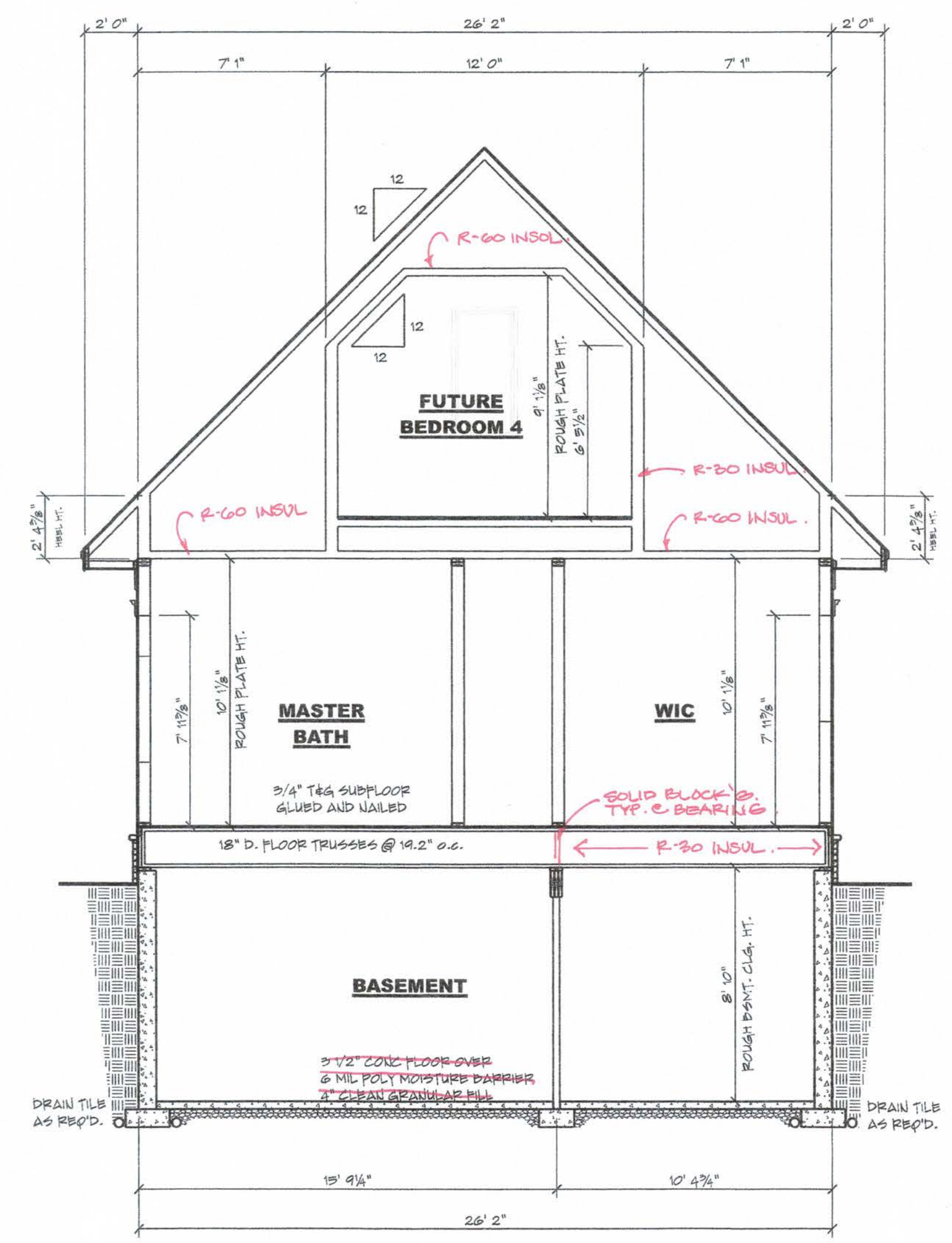


BUILDING SECTIONS



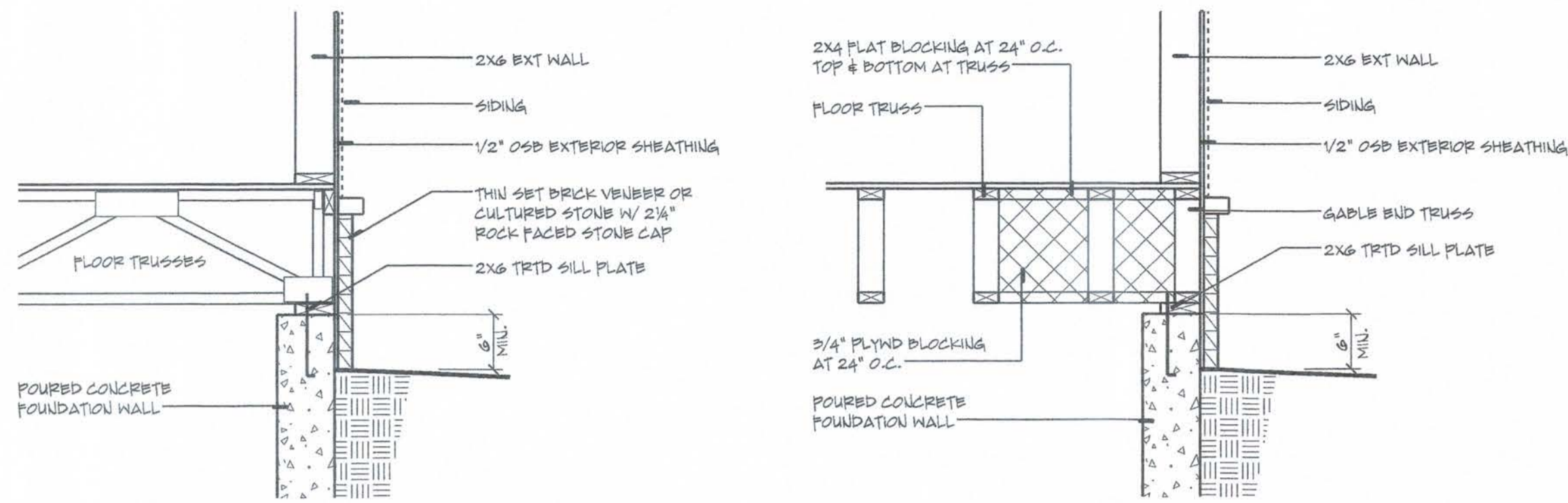
**2 BUILDING SECTION**  
A3.2

SCALE: 1/4" = 1' 0"



**1 BUILDING SECTION**  
A3.2

SCALE: 1/4" = 1' 0"

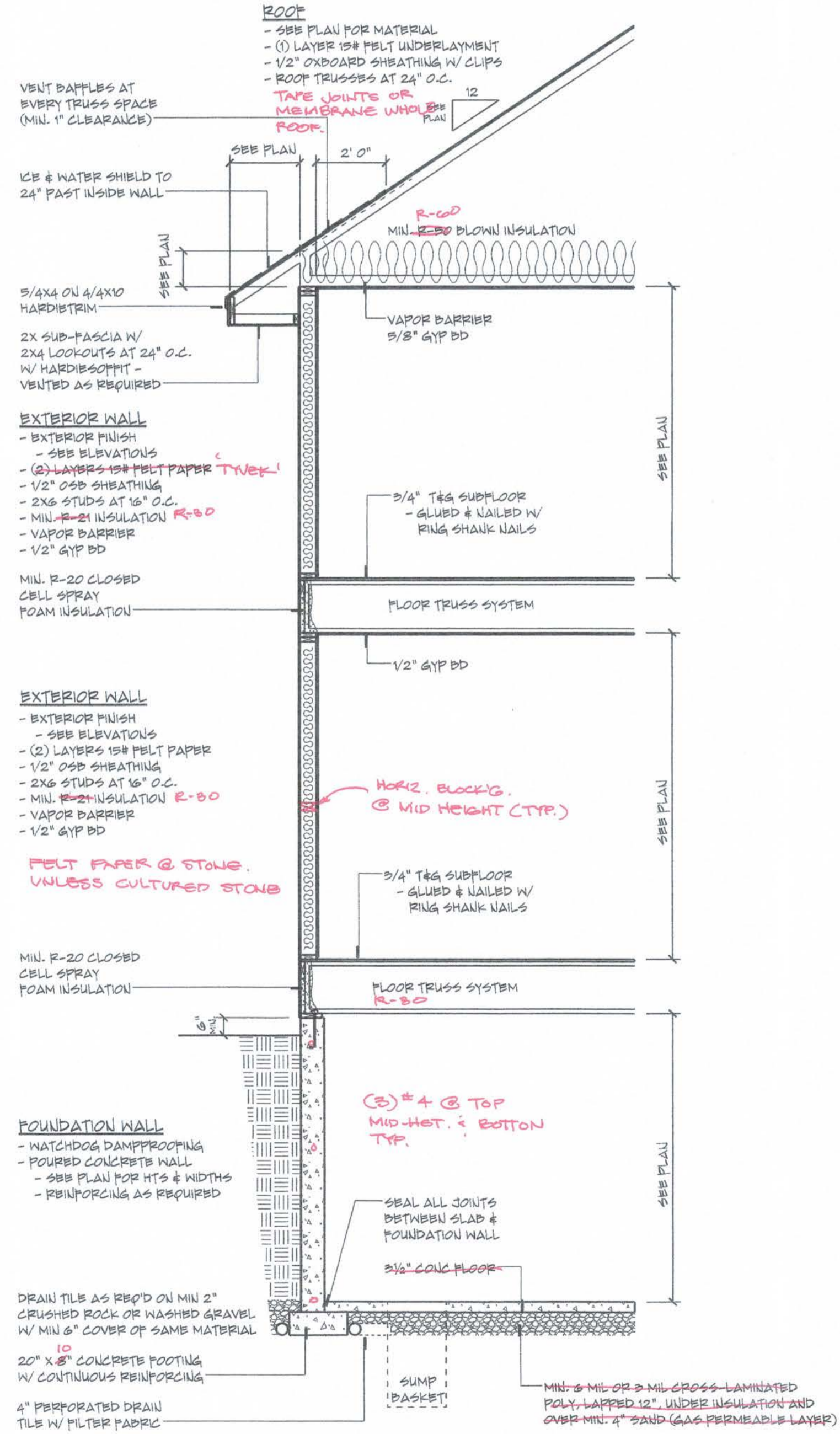


FLOOR TRUSSES - PERPENDICULAR

FLOOR TRUSSES - PARALLEL

**3 FLOOR FRAMING DETAILS**

SCALE: 3/4" = 1' 0"

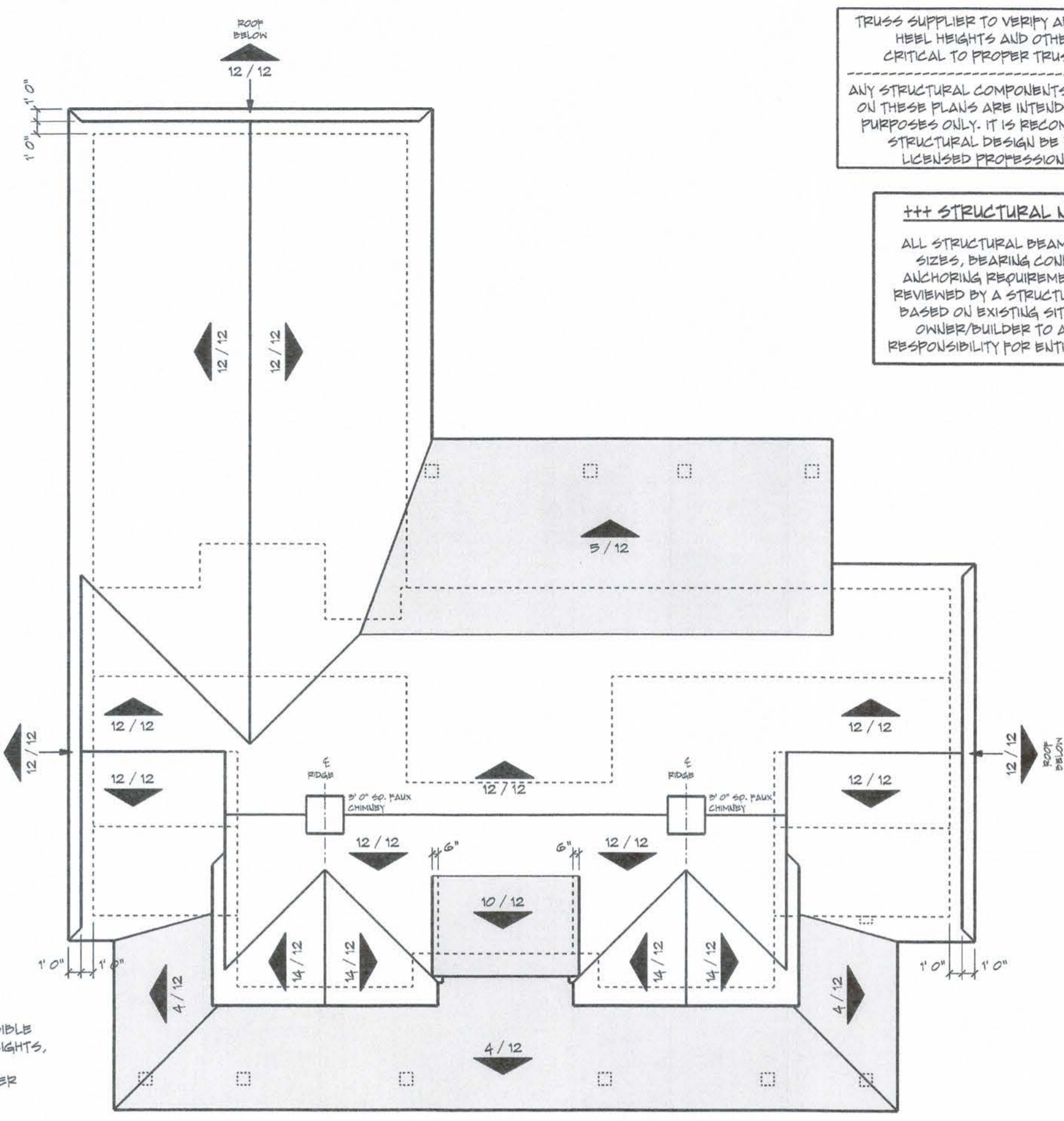


**4 TYPICAL WALL SECTION**

SCALE: 3/8" = 1' 0"

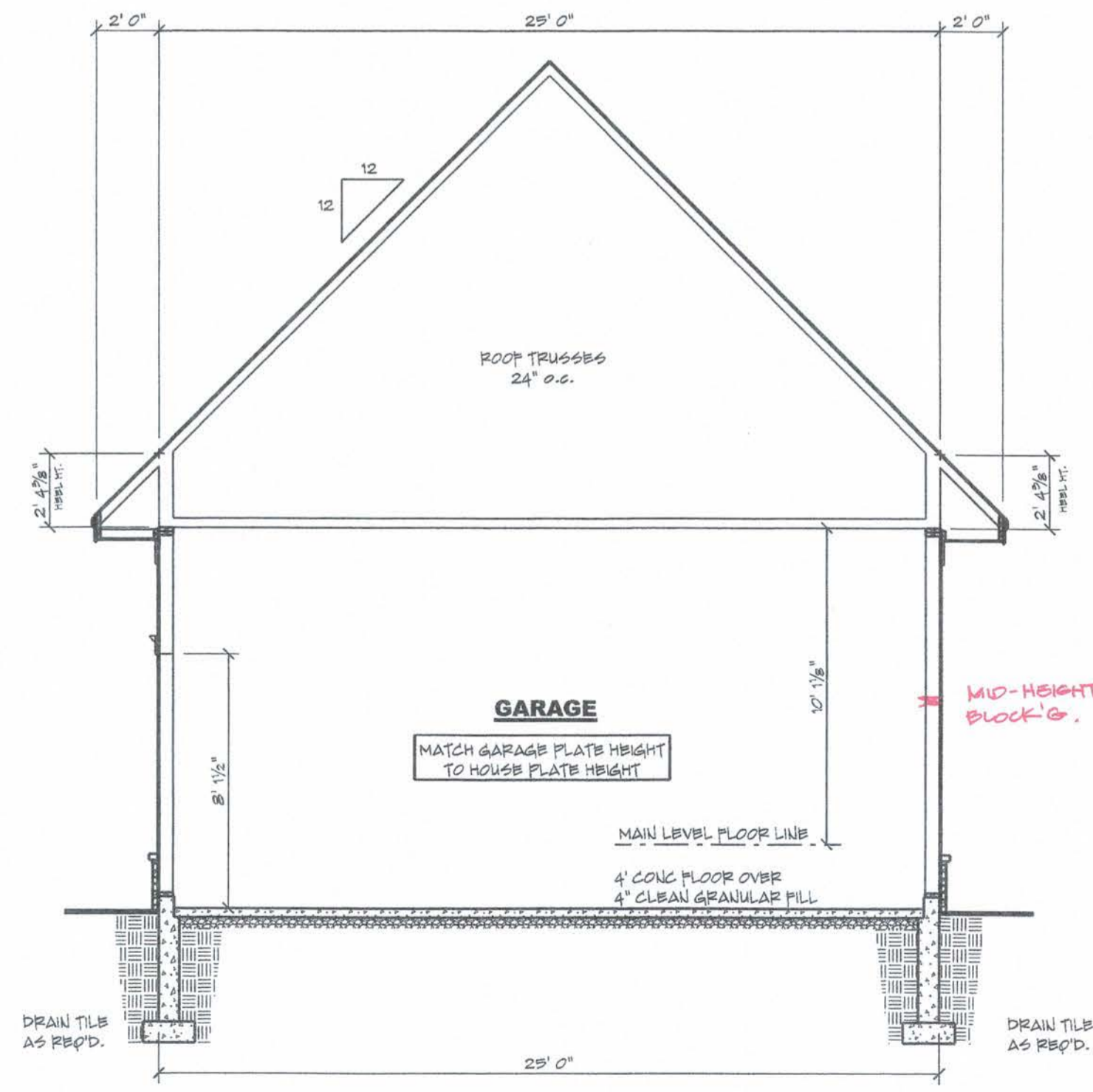
**GENERAL NOTES - ROOF PLAN**

- TYPICAL OVERHANG DIMENSIONS (U.L.O.)
- EAVES = 24"
- GABLES = 18"
- ROOF VENTING TO BE 1/200 OF ATTIC AREA
- 50% IN EAVES 50% IN ROOF
- KEEP ROOF PENETRATIONS ON REAR SIDE OF ROOF AS MUCH AS POSSIBLE
- TRUSS MANUFACTURER TO VERIFY ALL PITCHES, OVERHANGS, HEBL HEIGHTS, EXTENDED CHORDS AND HEBL WALL HEIGHTS
- BUILDER TO REVIEW TRUSS DESIGN AND LAYOUT PRIOR TO TRUSS ORDER
- ICE & WATER SHIELD AT EAVES TO POINT OF 2' 0" BACK FROM INSIDE EDGE OF EXTERIOR WALL
- FULL ICE & WATER SHIELD ON ROOF PITCHES LESS THAN 4/12
- ROOFING CONTRACTOR TO INSTALL FLASHING AS URBED
- EXTERIOR WALL FINISHER TO VERIFY INSTALLATION PRIOR TO FINISHING



**2 ROOF PLAN**

SCALE: 1/8" = 1' 0"



**1 BUILDING SECTION**

SCALE: 1/4" = 1' 0"

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 651-964-2726  
 www.royaloaksdesign.com

CERTIFIED PROFESSIONAL BUILDING DESIGNER  
 NATIONAL COUNCIL OF BUILDING DESIGNERS  
 Kieran J. Liebl 24-108

**CL-19-005**  
**BASEMENT**  
**STANDARD**



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Document Date: 7/28/2021  
 Document Phase:  
 Drawn by: BJJ

ISSUE	DATE	REMARK
1/2/21	1/2/21	1/2" SECTION NOTES & GARAGE SECTION NOT - RPH

BUILDING SECTION  
 ROOF PLAN  
 FLOOR FRAMING DETAILS  
 TYPICAL WALL SECTION

**A3.3**

8 9

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## Wall Bracing Schedule

Flr.	Wall Brace Number	Braced Wall Line Spacing	Method #	Min. length required Table R602.10.5	Adjustment Factors				Adjusted min. Length	Bracing Length Provided	80° Hold Downs	Block'g Required
					b. Exposure	c. Ridge Hgt.	d. Wall Hgt.	e. No. of BU's				
Base	NA											
First	1A	25'	C5	5/8" x25=5.0 lf.	(B) 1.0	1.30	(10') 1.0	(2) 1.00	6.5'	8.5'	N	N
	1A	42'	C5	5/8" x42=8.4 lf.	(B) 1.0	1.30	(10') 1.0	(3) 1.30	14.2'	16.0'	N	N
	1B	25'	C5	5/8" x25=5.0 lf.	(B) 1.0	1.30	(10') 1.0	(2) 1.00	6.5'	9.5'	N	N
	1C	25'	C5/GB	5/8" x25=5.0 lf.	(B) 1.0	1.30	(10') 1.0	(3) 1.30	8.4'x2	19.0'	N	N
	1D	25'	C5	5/8" x25=5.0 lf.	(B) 1.0	1.30	(10') 1.0	(3) 1.30	6.5'	11.0'	N	N
	1E	36'	C5	5/8" x36=7.2 lf.	(B) 1.0	1.30	(10') 1.0	(2) 1.00	9.4'	12.0'	N	N
	1F	29'	GE/C5	5/8" x29=5.8 lf.	(B) 1.0	1.30	(10') 1.0	(2) 1.00	7.5'	19.0'	N	N
	1G	29'	C5	5/8" x29=5.8 lf.	(B) 1.0	1.30	(10') 1.0	(2) 1.00	7.5'	14.0'	N	N

Wind Speed Category: B (125 mph) East Hampton

Condition: One story

Type of Brace: Continuous sheathing (C5) per T602.10.5. Method #3

Amount of bracing: T602.10.5

Method 3: Wood structural panel sheathing. Min. thickness not less than 3/8". Installed per T602.3(3).

Blocking required: Per 602.10.7.

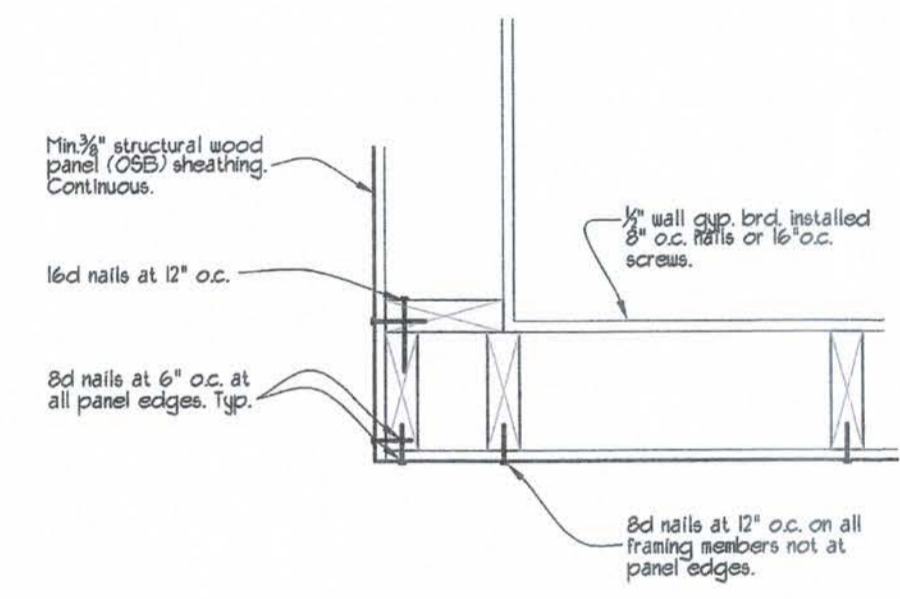
Orientation of panels: Horizontal or vertical.  
Gypsum Board panels: Fastened 4" o.c. at panel edges, including top and bottom plates and all horizontal joints blocked. 1" o.c. field.

IRC 2021 w/ CT State Building Code 2022 amendments.

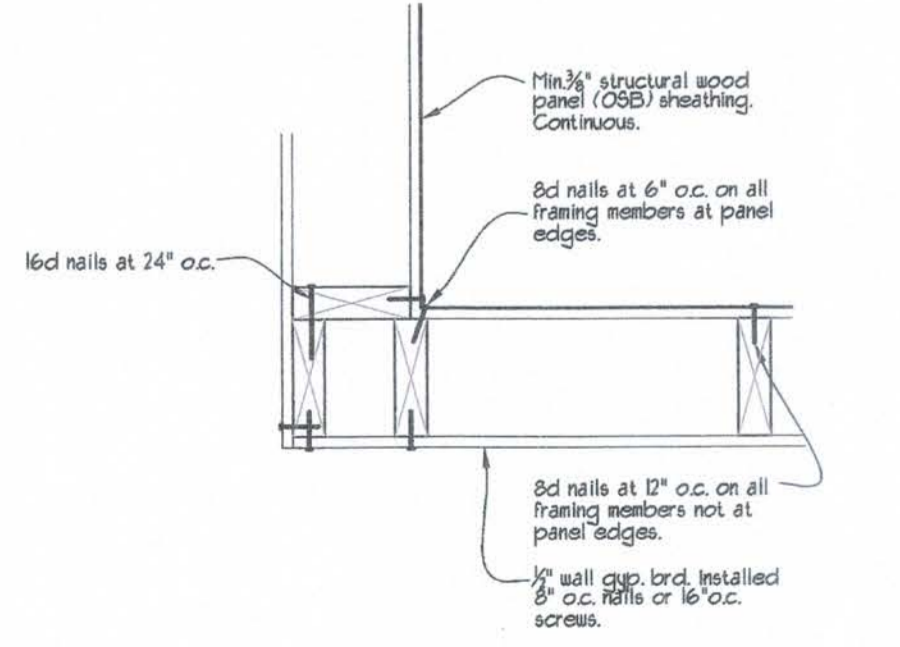
1st floor load/ living: 40 psf.  
2nd floor load/ sleeping: 30 psf.  
Attic load w/ storage: 20 psf.  
Snow Load: 30 psf.

Blocking required: Per 602.10.7.

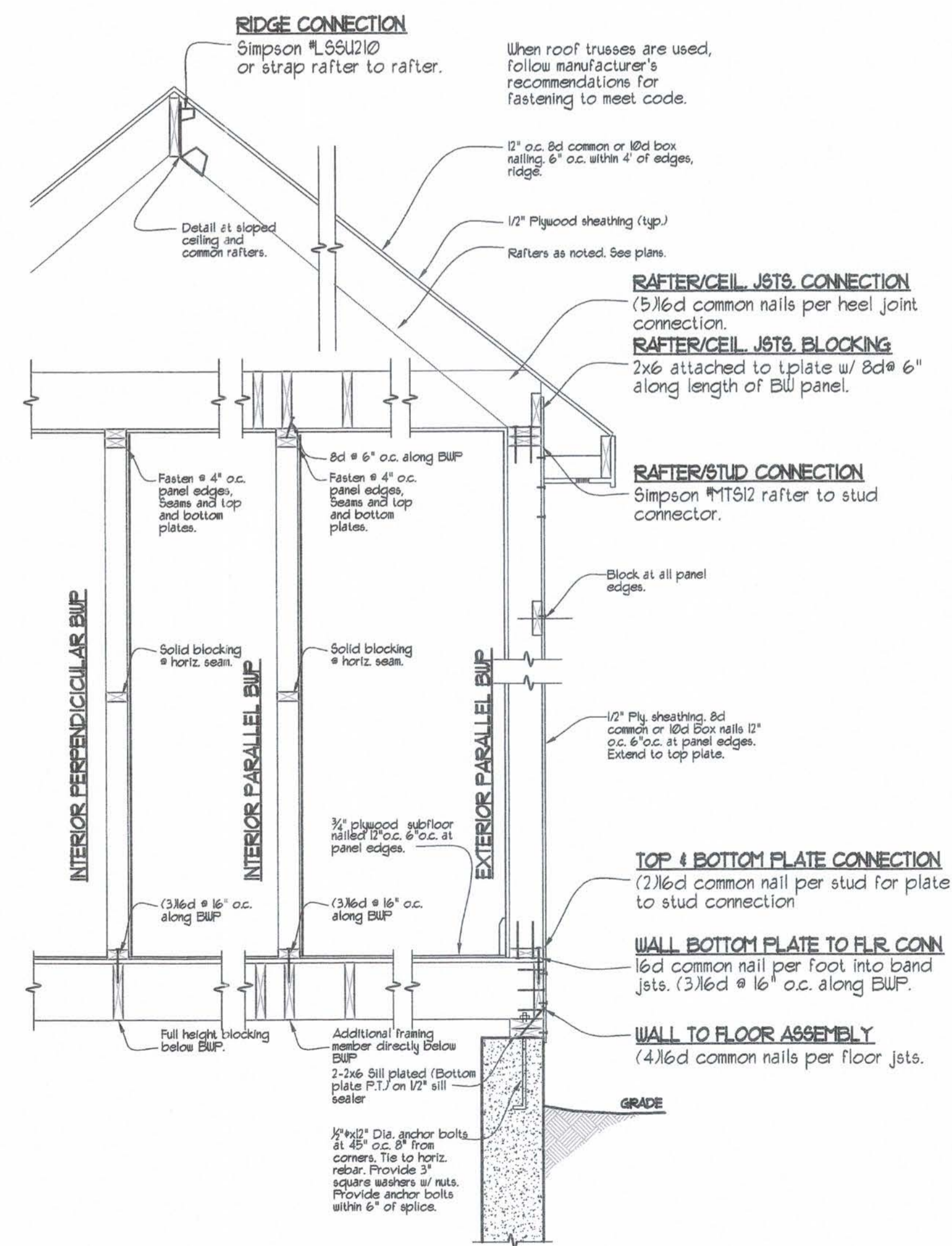
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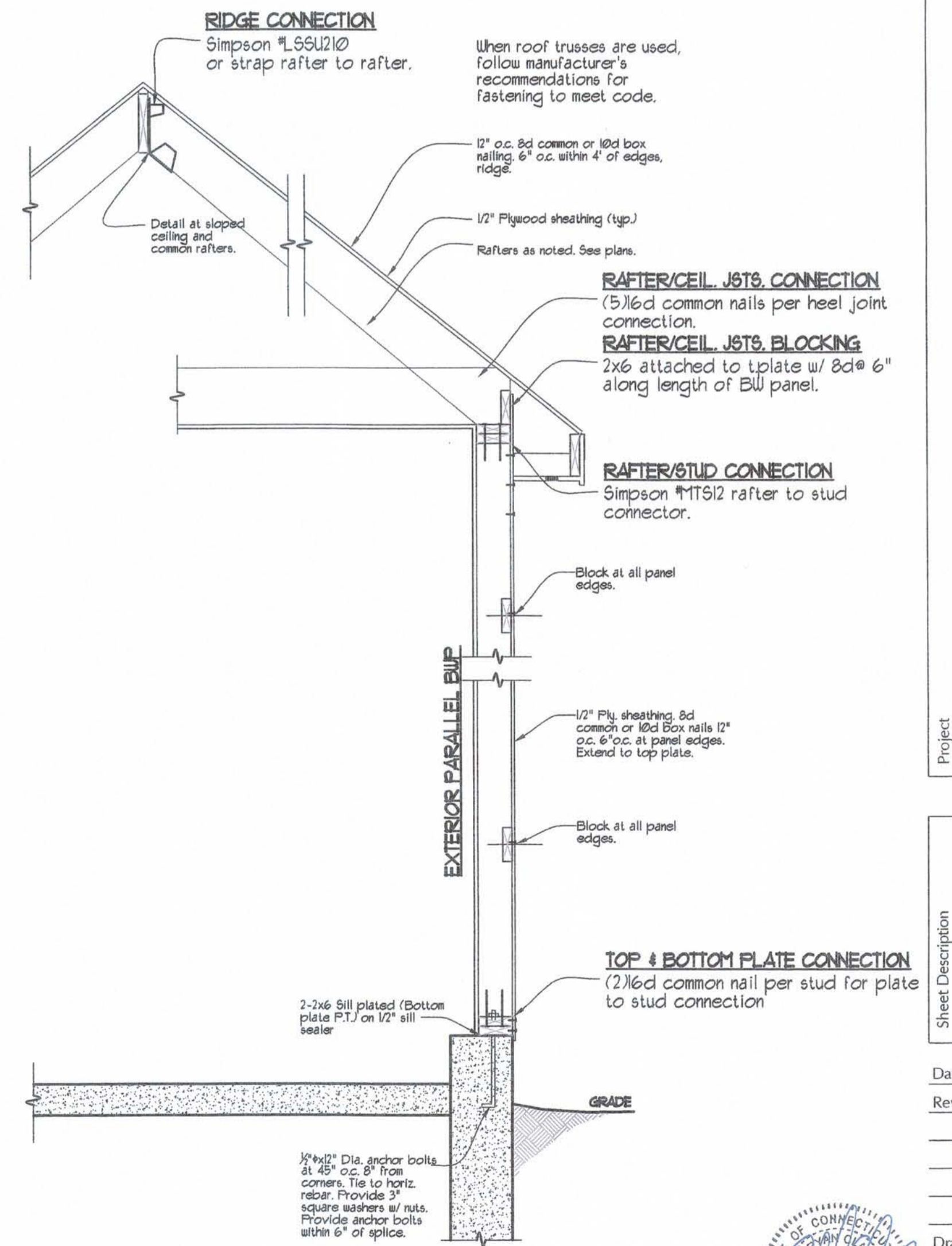
**EXT. CORNER FASTENING**  
SCALE: 1-1/2"=1'-0"



**INT. CORNER FASTENING**  
SCALE: 1-1/2"=1'-0"



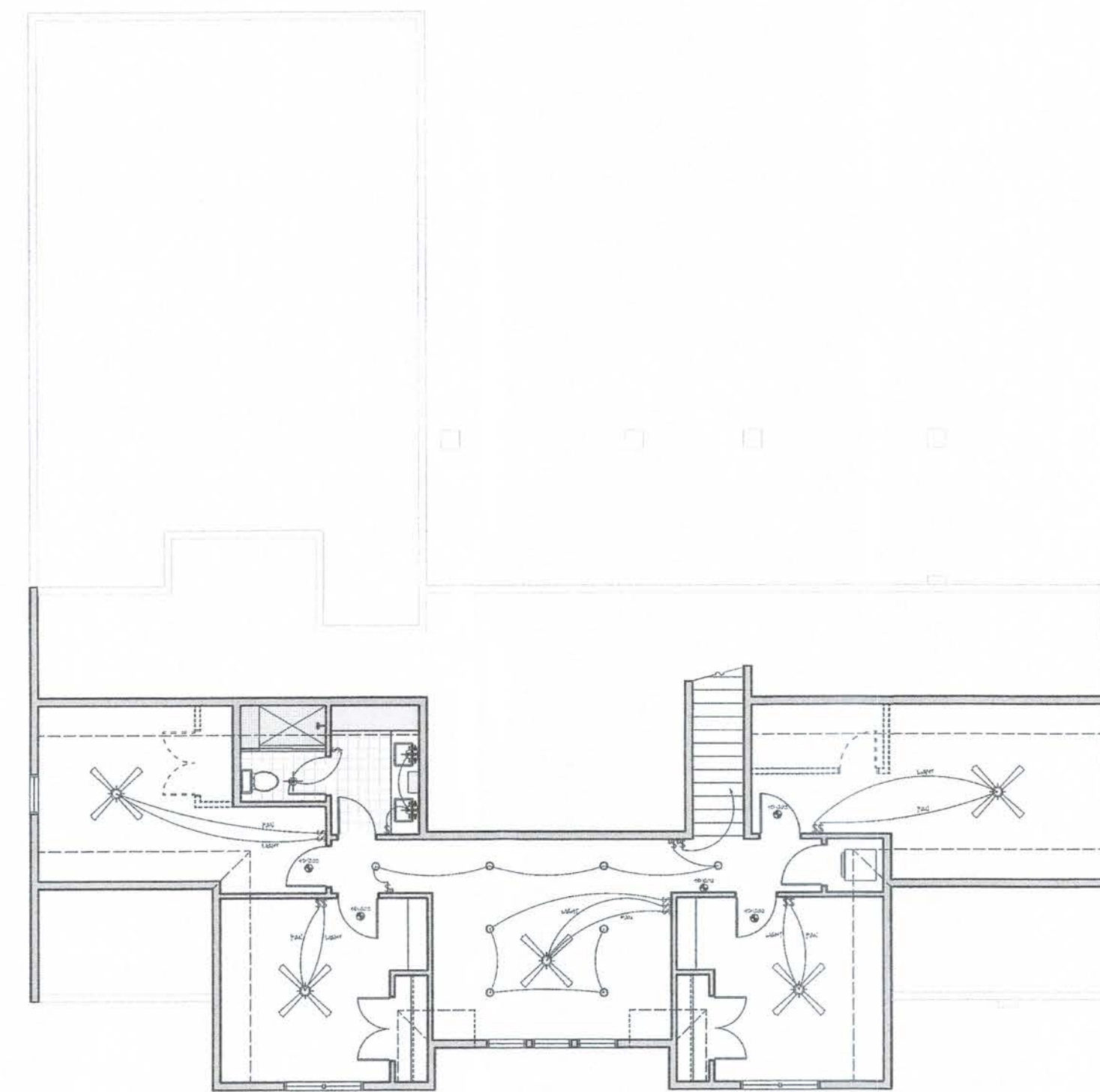
**BRACED WALL SECTION**  
SCALE: 3/4"=1'-0" One Story



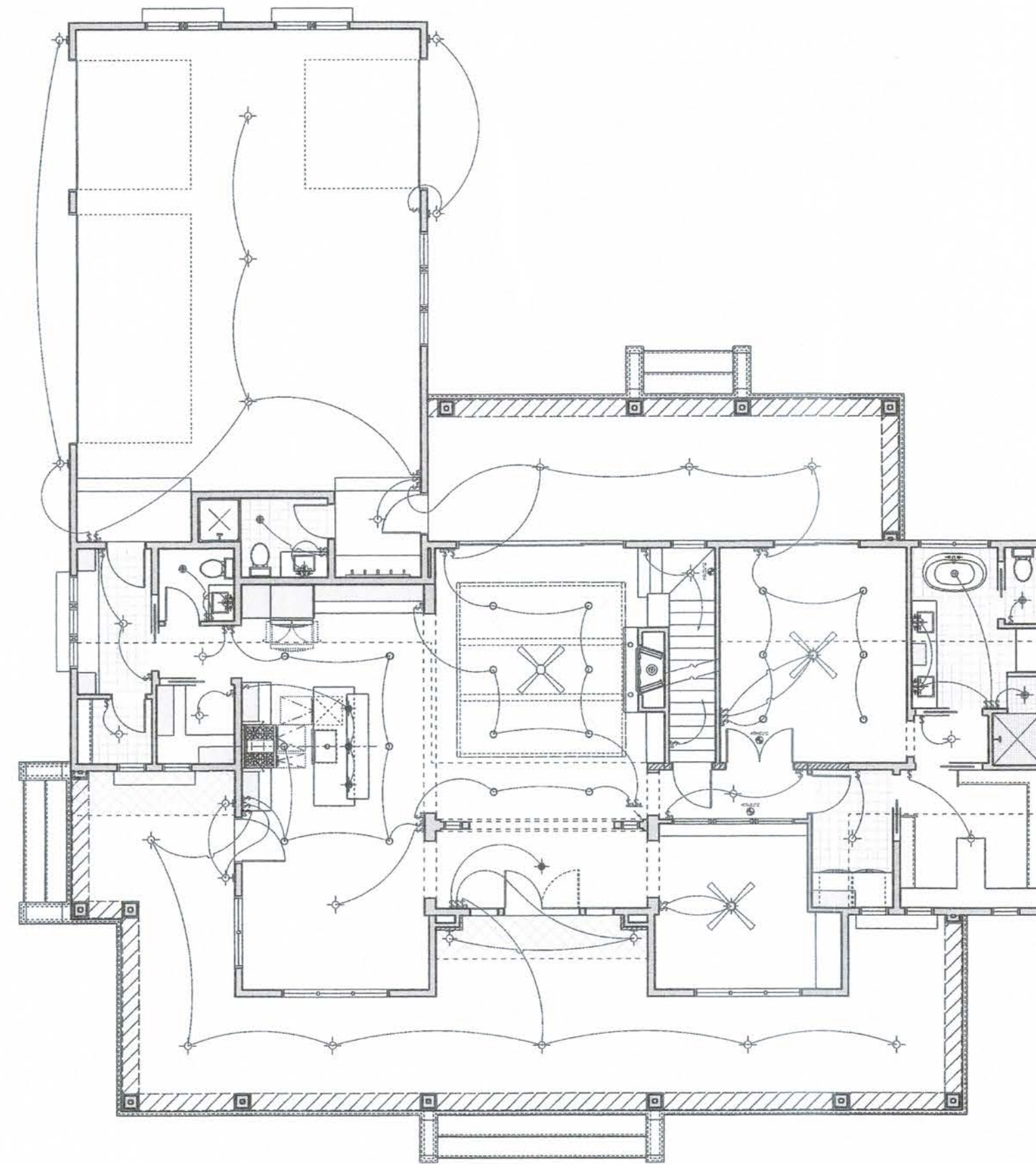
**BRACED WALL SECTION**  
SCALE: 3/4"=1'-0" One Story Garage







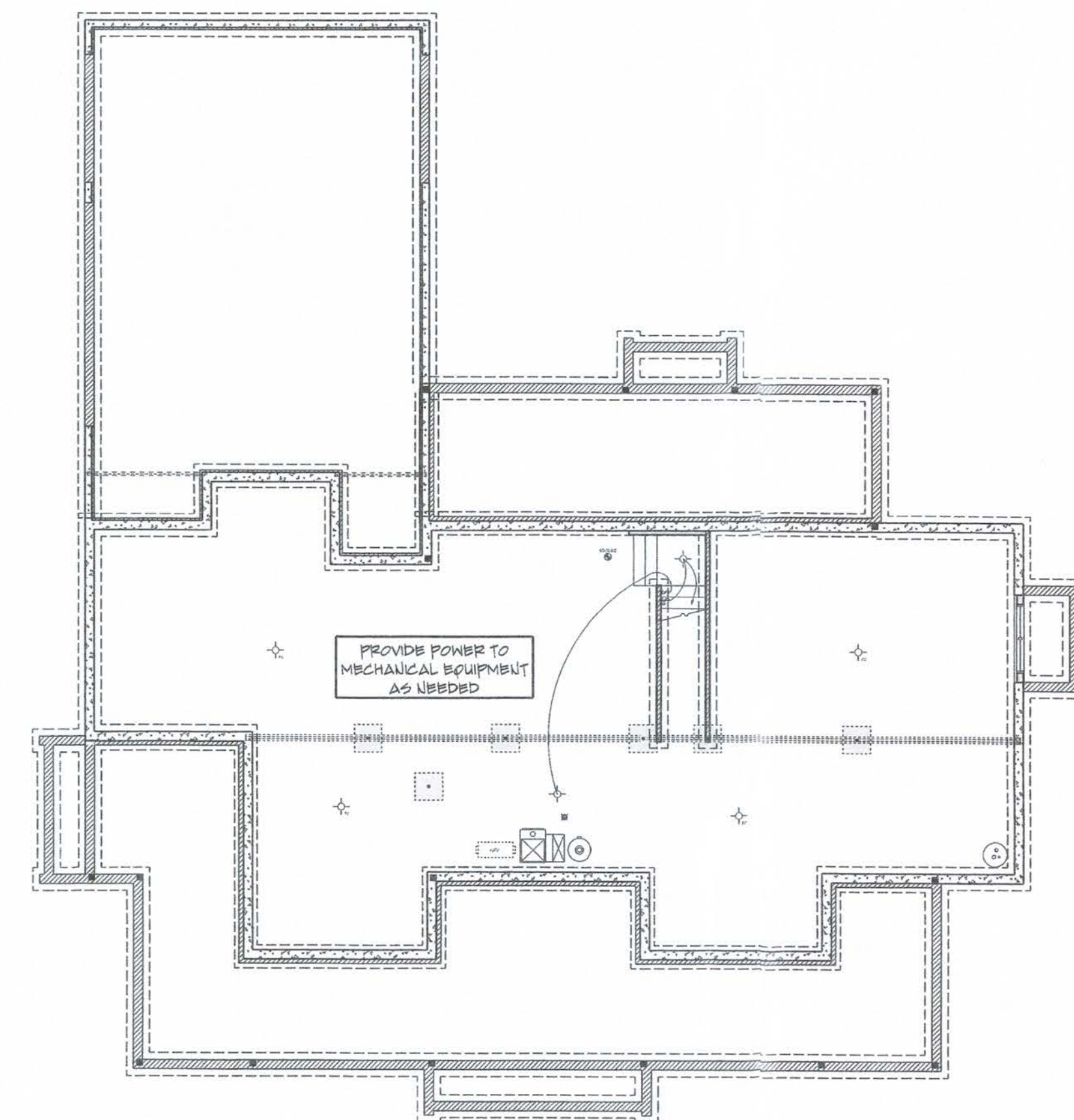
**3 UPPER LEVEL ELECTRICAL PLAN**  
 B1.1 SCALE: 1/8" = 1' 0"



**2 MAIN LEVEL ELECTRICAL PLAN**  
 B1.1 SCALE: 1/8" = 1' 0"

ELECTRICAL LEGEND	
	CEILING MOUNT LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	WALL MOUNT LIGHT FIXTURE
	RECESSED CAN LIGHT FIXTURE
	BATH EXHAUST FAN
	COMBO LIGHT / BATH EXHAUST FAN
	SWITCH
	SWITCH - 2-WAY
	SWITCH - 4-WAY
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	FAN/LIGHT COMBO FIXTURE

ALL ELECTRICAL TO BE INSTALLED IN ACCORDANCE TO THE LATEST NATIONAL AND LOCAL CODES



**1 BASEMENT ELECTRICAL PLAN**  
 B1.1 SCALE: 1/8" = 1' 0"



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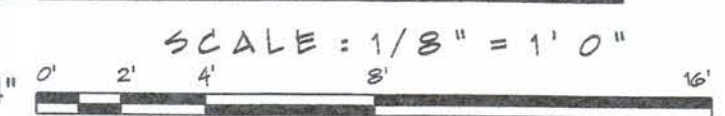
Document Date:  
 7/28/2021

Document Phase:

Drawn by: BJJ

ISSUE	DATE	REMARK
7/27/21		174 SECTION NOTES & ASSEMBLY SCHEDULES INT. - 021

ELECTRICAL PLANS



### Wall Bracing Schedule

Flr.	Wall Brace Number	Braced Wall Line Spacing	Method	Min. length required Table R602.10.5	Adjustment Factors				Adjusted min. Length	Bracing Length Provided	800# Hold Downs	Block'g Required
					b. Exposure	c. Ridge Hgt.	d. Wall Hgt.	a. No. of BWL				
Base	NA											
First	1A	25'	C5	5/8" x 25=5.0 Lf.	(B) 1.0	1.30	(10') 1.0	(2) 1.00	6.5'	8.5'	N	N
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	1E	36'	C5	5/8" x 36=7.2 Lf.	(B) 1.0	1.30	(10') 1.0	(2) 1.00	9.4'	12.0'	N	N
	1F	29'	GB/C5	5/8" x 29=5.8 Lf.	(B) 1.0	1.30	(10') 1.0	(2) 1.00	7.5'	13.0'	N	N
1G	29'	C5	5/8" x 29=5.8 Lf.	(B) 1.0	1.30	(10') 1.0	(2) 1.00	7.5'	14.0'	N	N	

Wind Speed Category: B (125 mph) East Hampton

IRC 2021 w/ CT State Building Code 2022 amendments.

Condition: One story

1st floor load/ living: 40 psf.  
2nd floor load/ sleeping: 30 psf.  
Attic load w/ storage: 20 psf.  
Snow Load: 30 psf.

Type of Brace: Continuous sheathing (CS) per T602.10.5. Method #3

Amount of bracing: T602.10.5

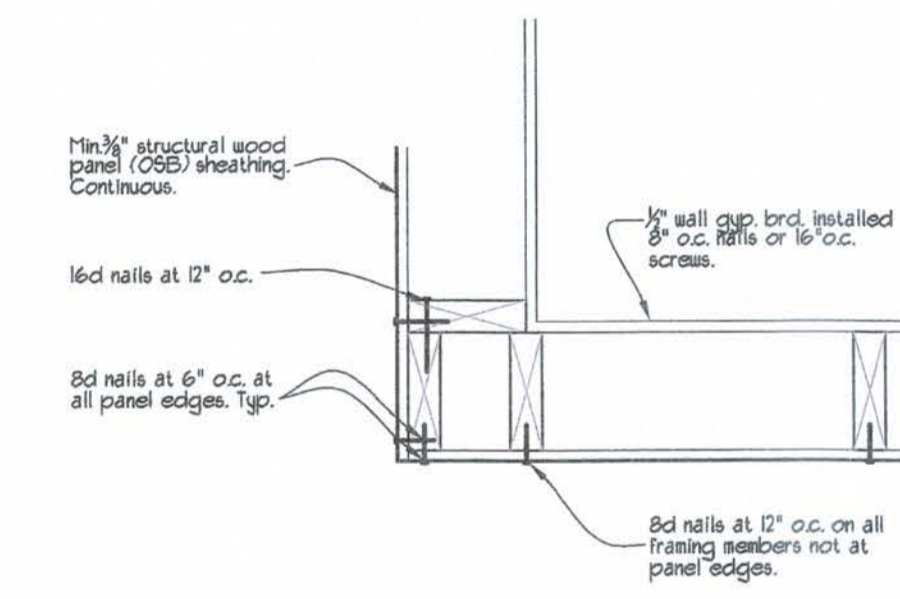
Blocking required: Per 602.10.1.

Method 3: Wood structural panel sheathing. Min. thickness not less than 3/8". Installed per T602.3(3).

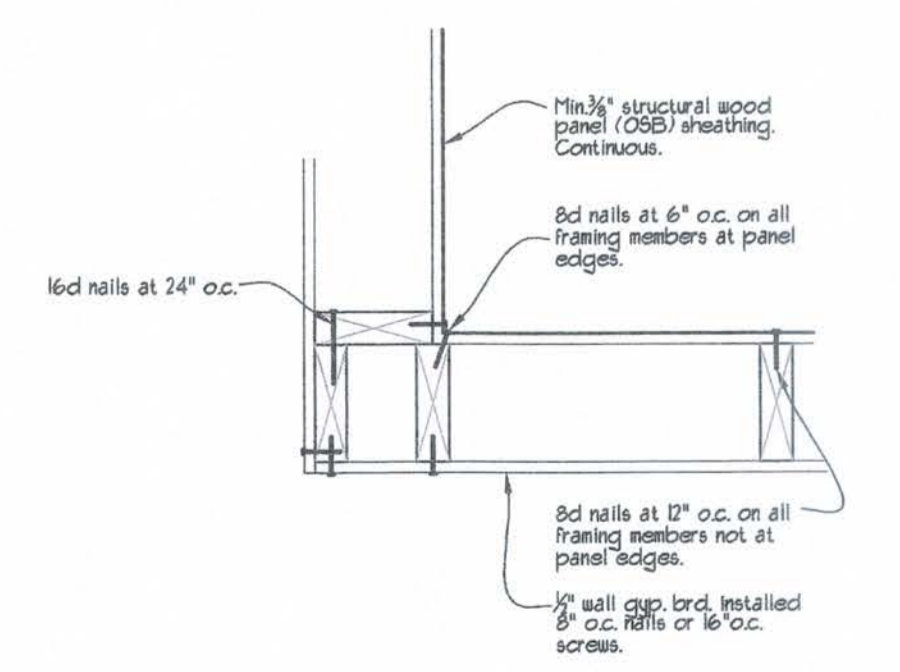
Orientation of panels: Horizontal or vertical.

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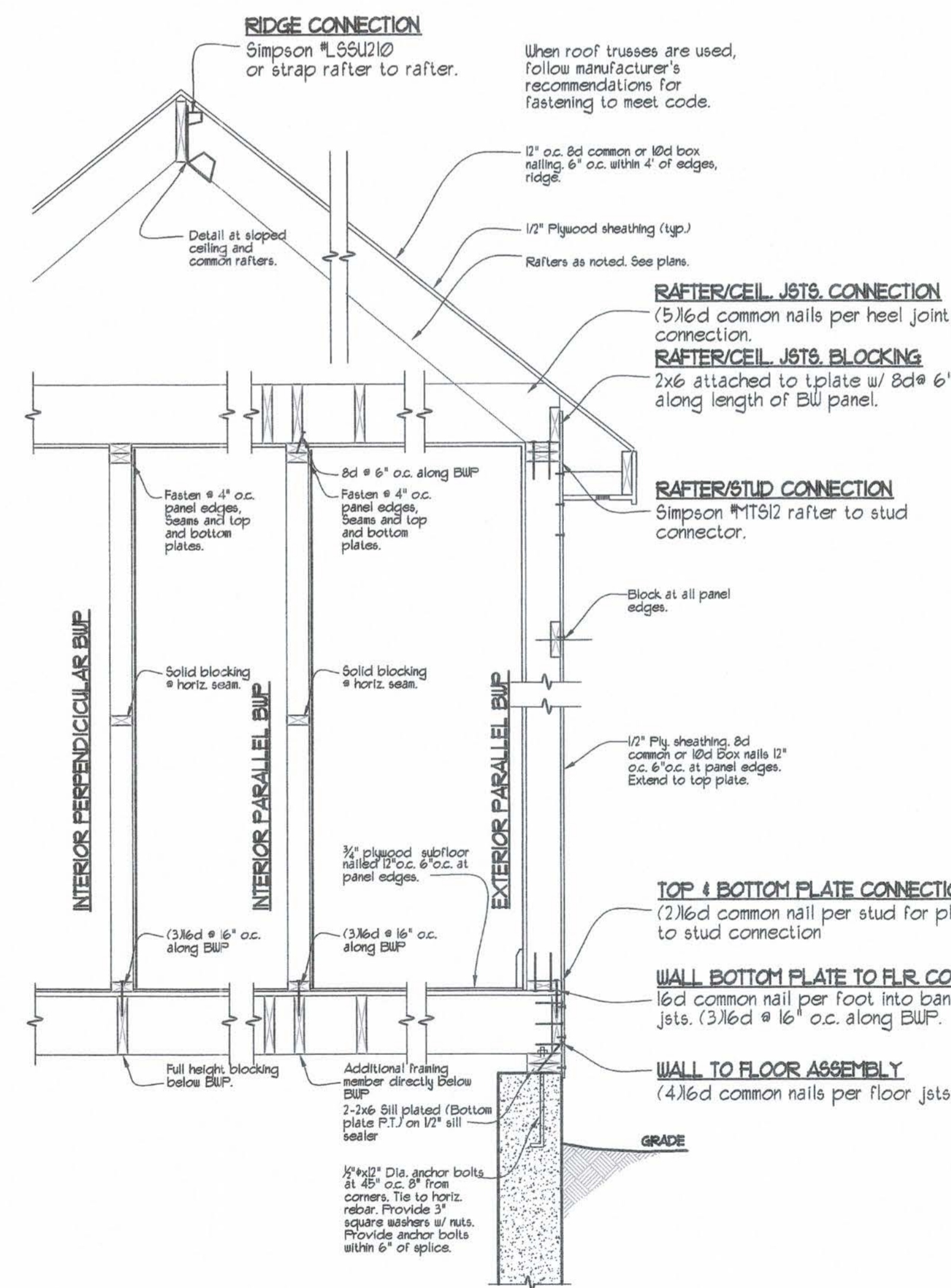
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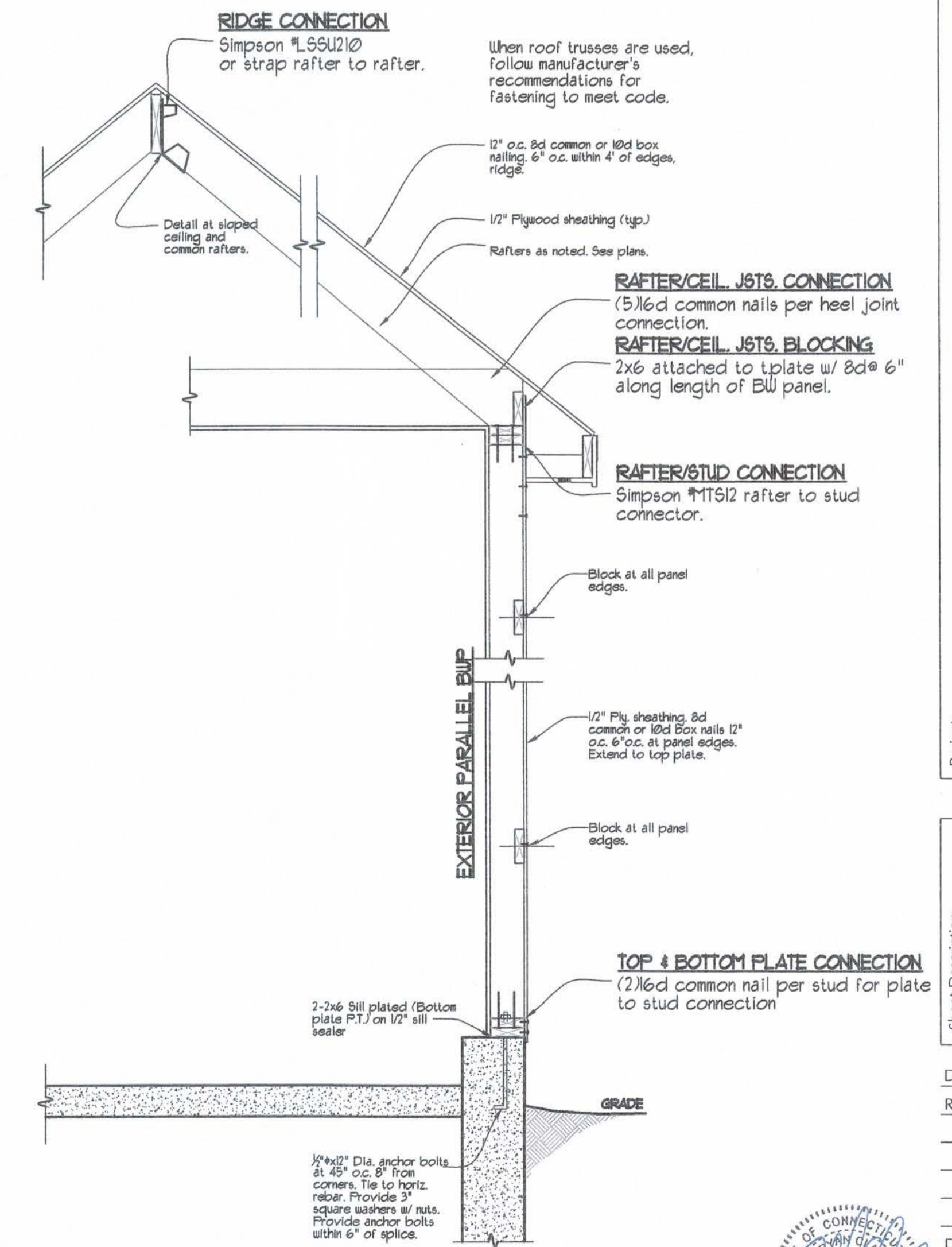
**EXT. CORNER FASTENING**  
SCALE: 1-1/2"=1'-0"



**INT. CORNER FASTENING**  
SCALE: 1-1/2"=1'-0"



**BRACED WALL SECTION**  
SCALE: 3/4"=1'-0" One Story



**BRACED WALL SECTION**  
SCALE: 3/4"=1'-0" One Story Garage

