

SHEET NUMBER
1

SCALE @ 24" X 36"
DATE: 3/13/24
DRAWN BY:
Brian Martel

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PROJECT SUMMARY

186 Norwich Rd.
Plainfield, CT 06374
Plainfield Garages and Storage

MARTEL DRAFTING LLC
Email: martel.drafting@gmail.com
Phone: (860)861-2299

RENDERING
FOR ILLUSTRATION ONLY

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GENERAL NOTES:
THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE PROJECT. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.
WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
ALL DIMENSIONS IN PLAN SET WILL BE FROM THE FRAMING LAYER
CONTRACTOR WILL VERIFY AND PROVIDE ANY SPECIFICATIONS FOR ENGINEERED LUMBER AND TRUSSES

OWNER: Ernie Collelo
PROJECT: Plainfield Garages and Storage
ADDRESS: 186 NORWICH RD.
TOWN: Plainfield
SEISMIC DESIGN: B
WIND SPEED: 105 MPH
ULTIMATE DESIGN WIND SPEED: 135 MPH
WIND EXPOSURE: B
SNOW LOAD: 35 PSF
CODE REFERENCE: 2021 IBC
ENERGY CODE: 2021 IECC CHAPTER 4

PROJECT STATISTICS
TOTAL STORAGE AREA OCCUPANCY USE: 4,449 sq. ft. GROUP S-1
TOTAL OFFICE AREA OCCUPANCY USE: 316 sq. ft. GROUP B
TOTAL CARPORT AREA OCCUPANCY USE: 993 sq. ft. GROUP U

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HIGHEST RIDGE
30'-5 1/8"

30'-5 1/8"

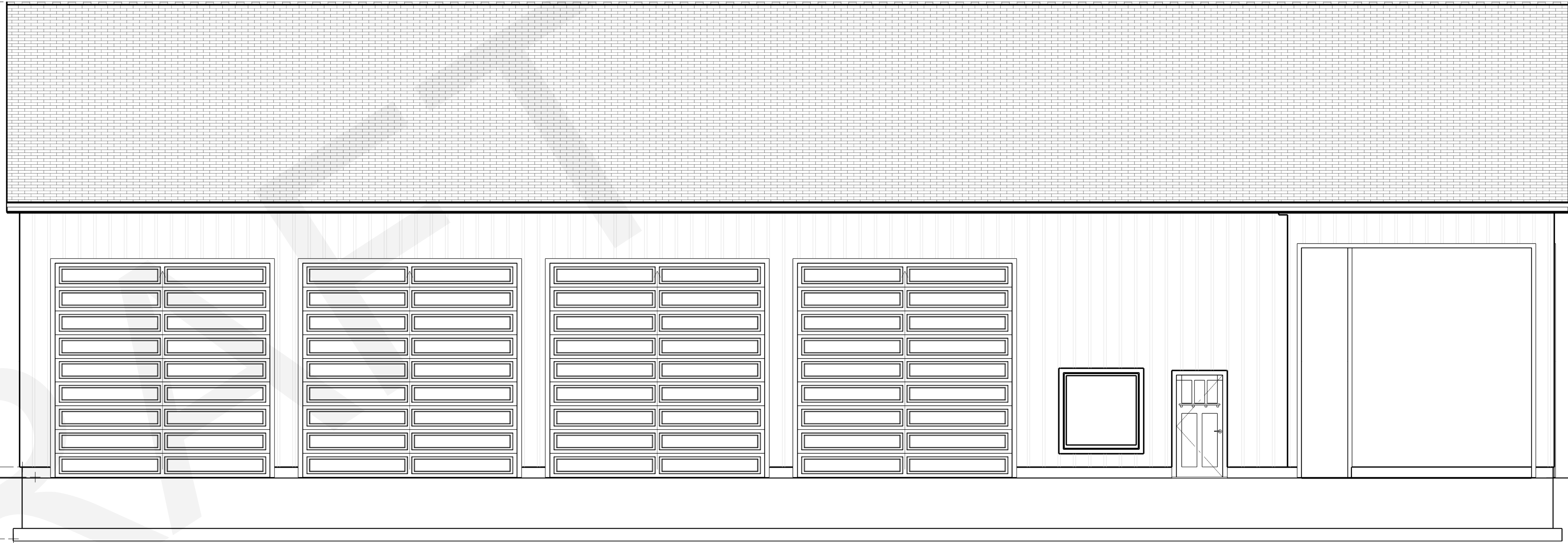
TOP OF FOUNDATION
0"

TOP OF GARAGE SLAB
-8"

BOTTOM OF FOOTING
-4'-8 1/2"

4'-0 1/2"

4'-0 1/2"



FRONT ELEVATION
1/4"=1'

HIGHEST RIDGE
30'-5 1/8"

30'-5 1/8"

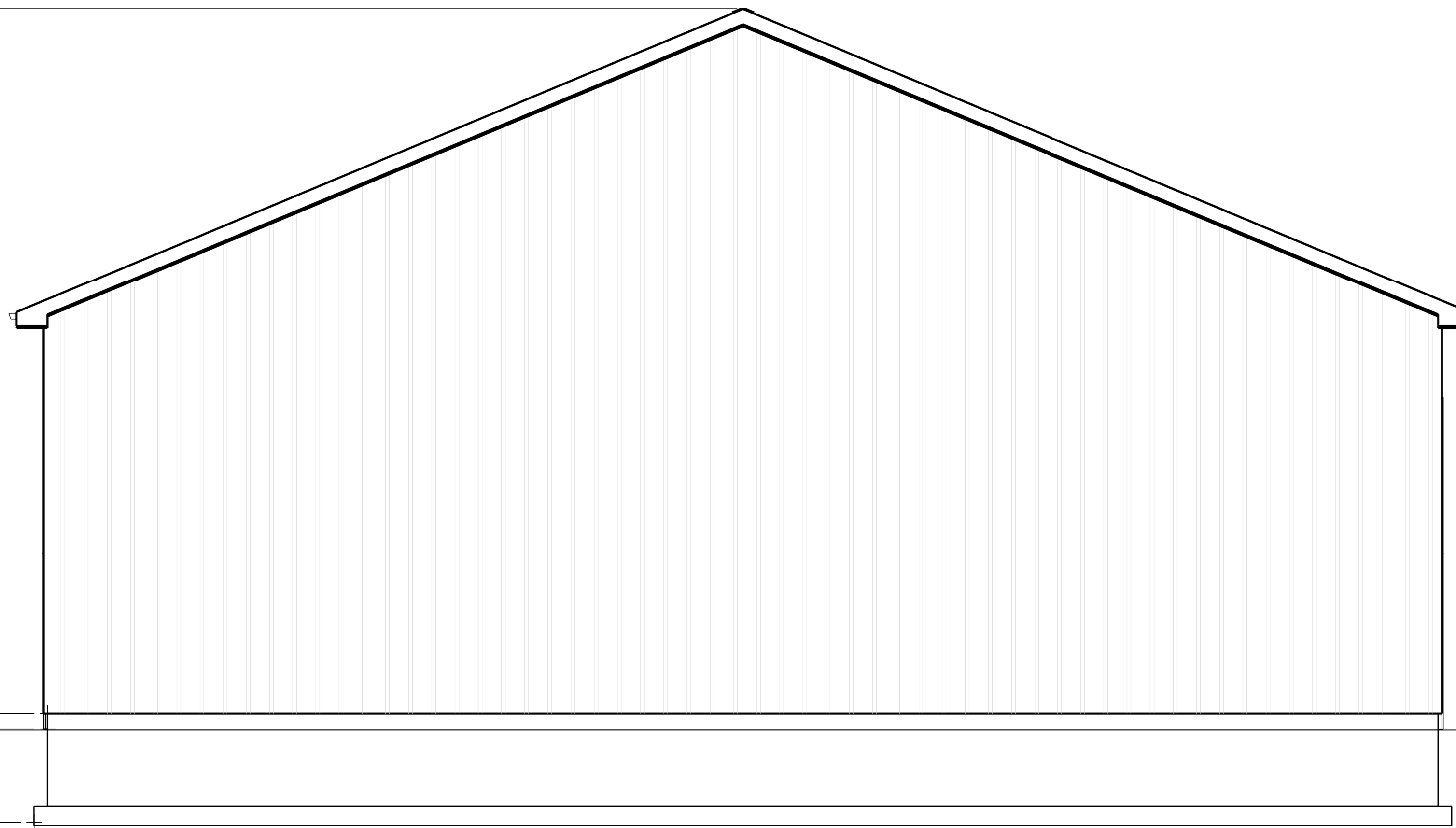
TOP OF FOUNDATION
0"

TOP OF GARAGE SLAB
-8"

BOTTOM OF FOOTING
-4'-8 1/2"

4'-0 1/2"

4'-0 1/2"



LEFT ELEVATION
1/4"=1'

SHEET NUMBER

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**FRONT/ LEFT
ELEVATIONS**

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HIGHEST RIDGE
30'-5 1/8"

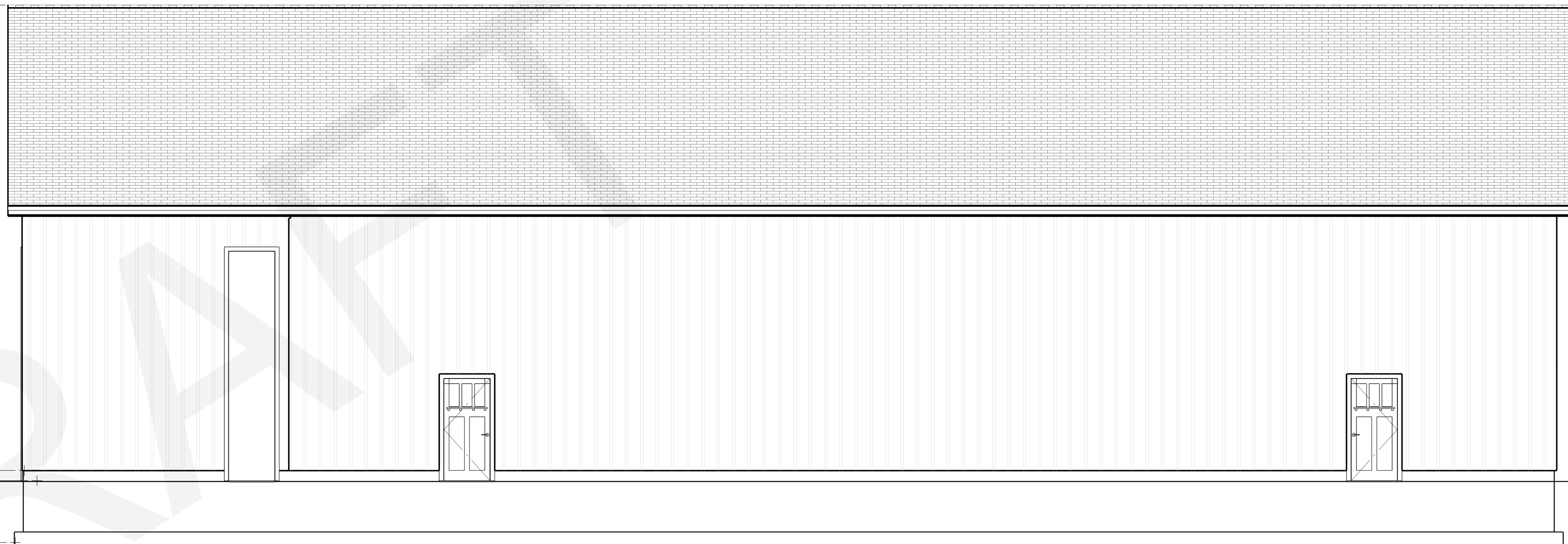
30'-5 1/8"

TOP OF FOUNDATION
0"

TOP OF GARAGE SLAB
-8"

BOTTOM OF FOOTING
-4'-8 1/2"

4'-0 1/2"



REAR ELEVATION

1/4"=1'

HIGHEST RIDGE
30'-5 1/8"

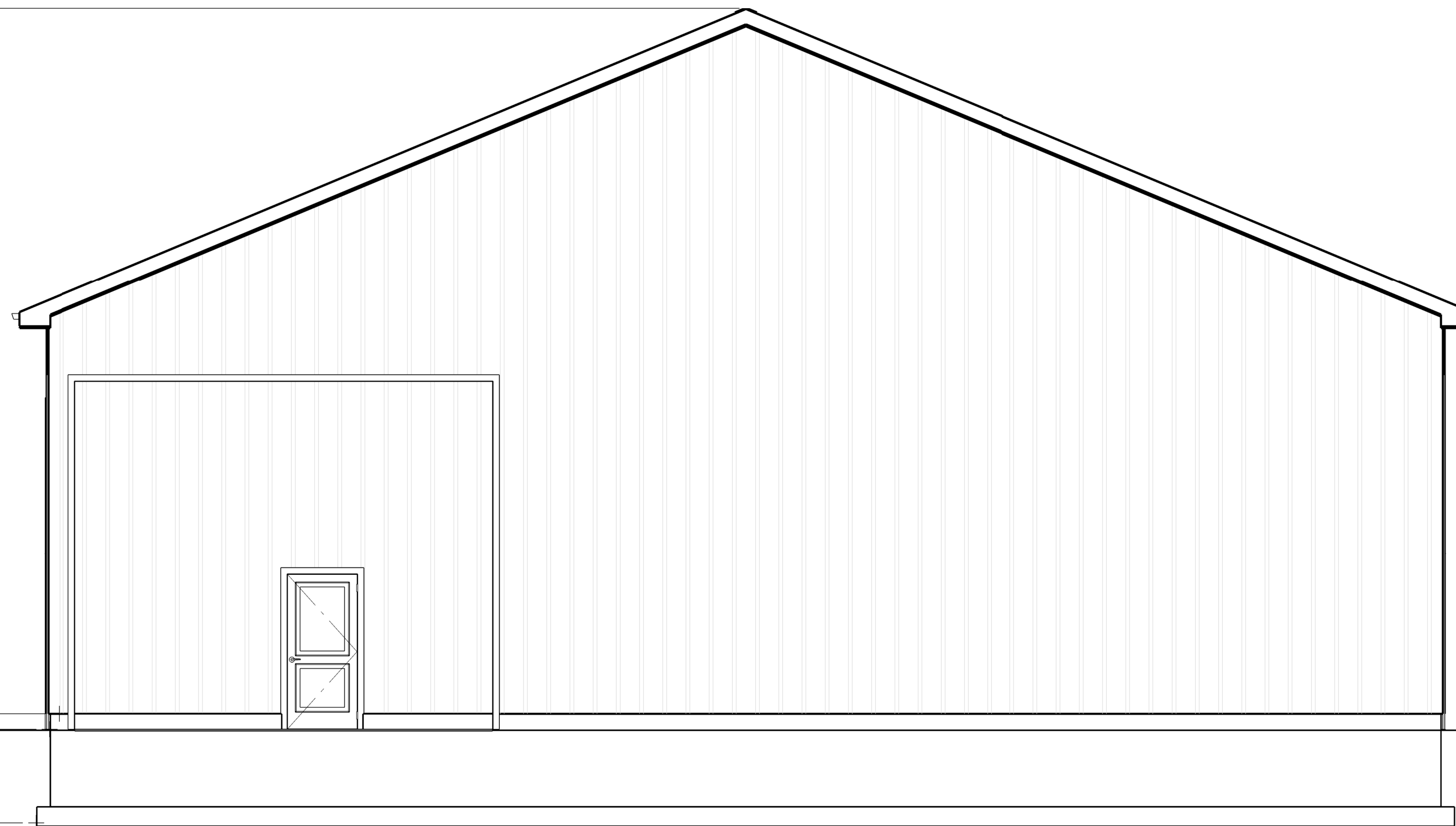
30'-5 1/8"

TOP OF FOUNDATION
0"

TOP OF GARAGE SLAB
-8"

BOTTOM OF FOOTING
-4'-8 1/2"

4'-0 1/2"



RIGHT ELEVATION

1/4"=1'

SHEET NUMBER

3

SCALE @ 24" X 36"

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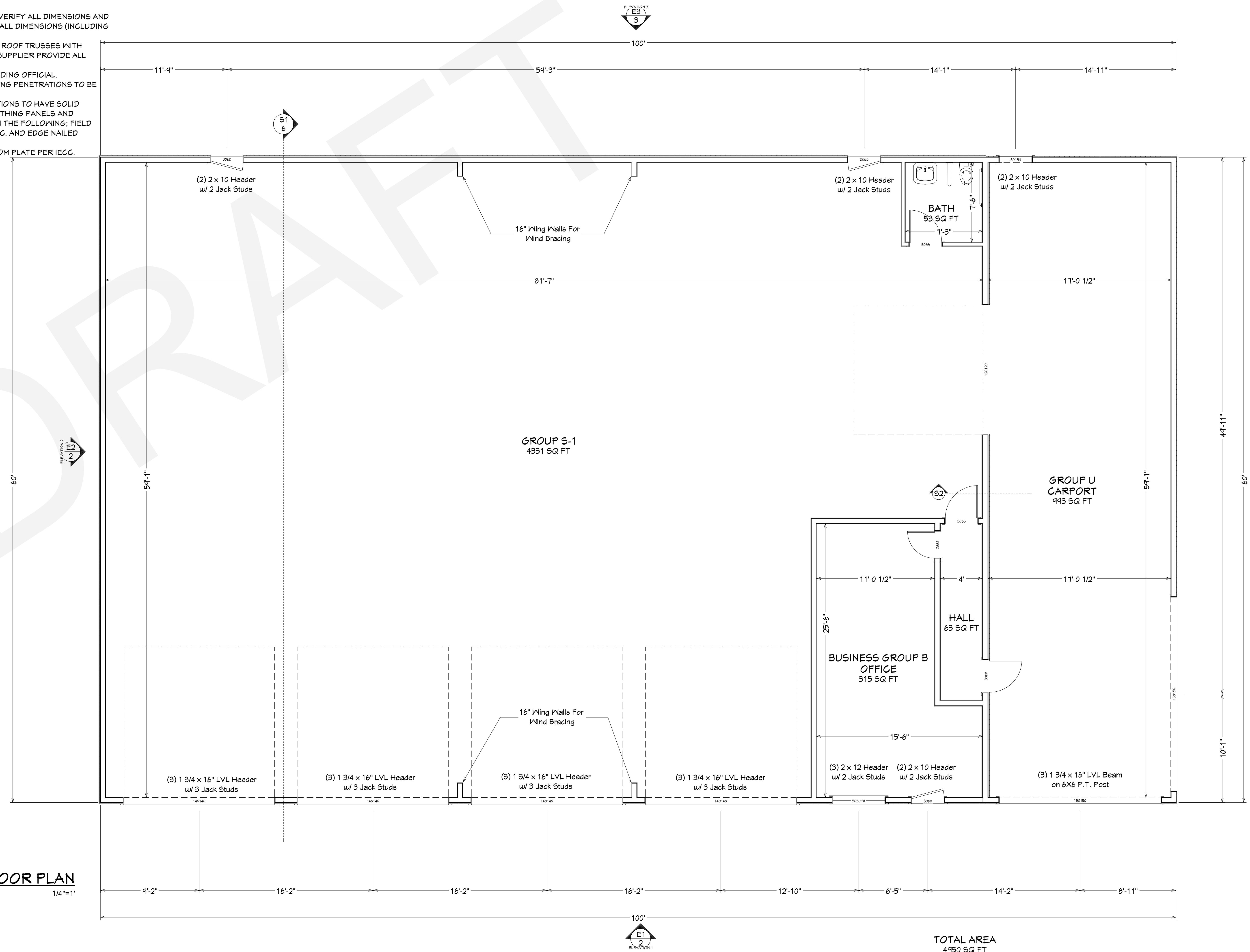
**BACK/ RIGHT
ELEVATIONS**

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- FLOOR PLAN NOTES:**
1. ALL EXTERIOR DIMENSIONS ARE TO THE FRAMING OR MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE CENTER.
 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
 3. G.C. IS TO VERIFY ALL ROOF TRUSSES WITH SUPPLIER AND HAVE SUPPLIER PROVIDE ALL ENGINEERING CALCS. AS REQUIRED BY BUILDING OFFICIAL.
 4. ALL FLOOR AND CEILING PENETRATIONS TO BE FIRESTOPPED.
 5. BRACED WALL LOCATIONS TO HAVE SOLID BLOCKING AT ALL SHEATHING PANELS AND BE NAILED BASED ON THE FOLLOWING; FIELD NAILED WITH 8D @ 12" O.C. AND EDGE NAILED @ 6" O.C. TYPICAL.
 6. CAULK UNDER BOTTOM PLATE PER IECC.



FLOOR PLAN
1/4"=1'

TOTAL AREA
4950 SQ FT

SHEET NUMBER
4

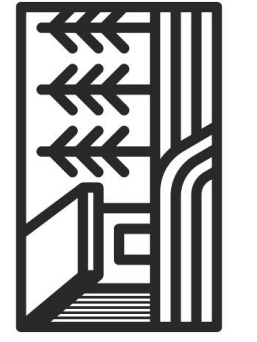
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FIRST FLOOR PLAN

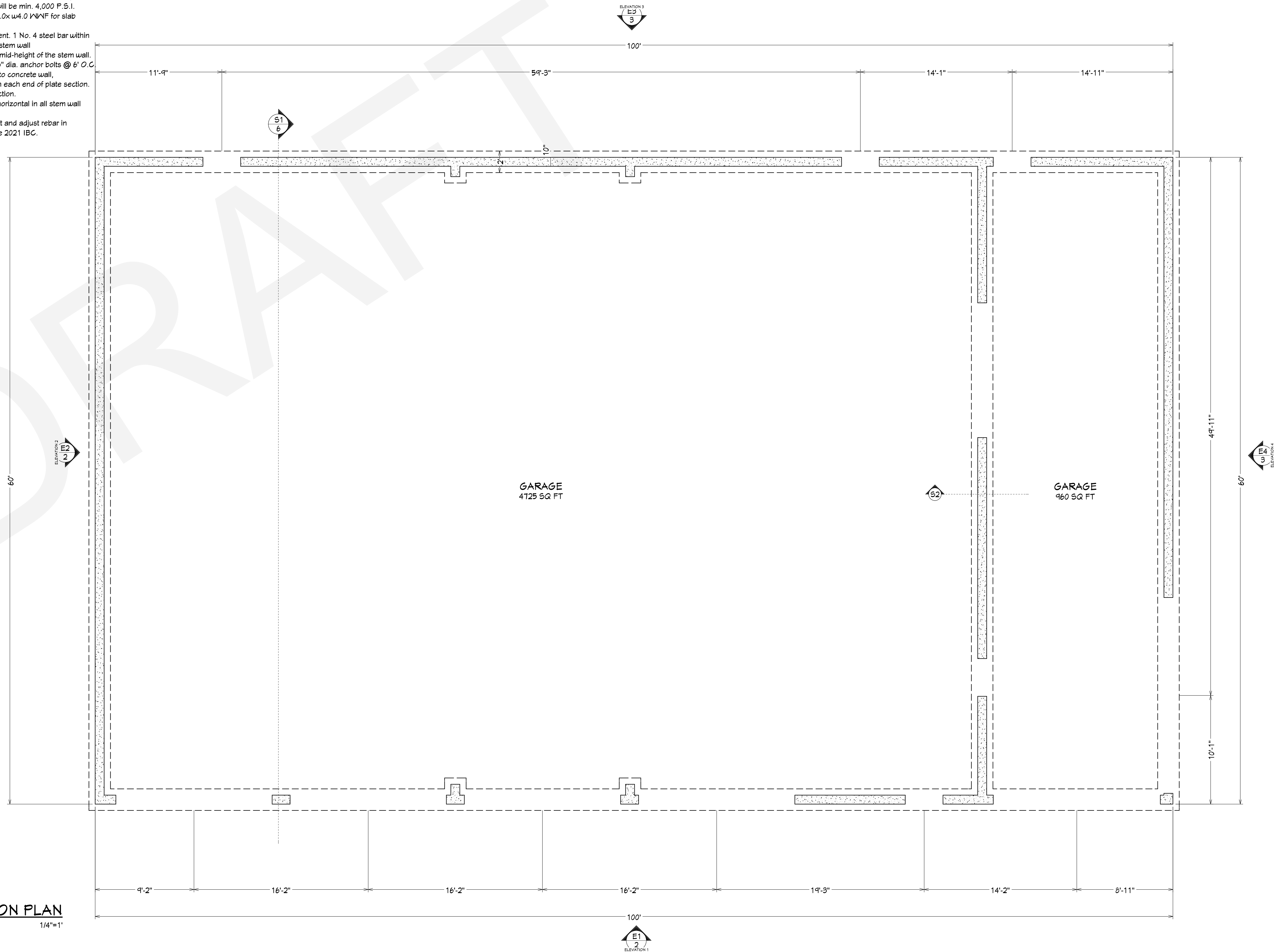
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Foundation Reinforcement

1. All concrete foundation stem walls will be min. 3,000 P.S.I. and concrete slabs will be min. 4,000 P.S.I.
2. Provide minimum 6"x6" w4.0xw4.0 W/W/F for slab reinforcement.
3. Min. Horizontal reinforcement. 1 No. 4 steel bar within 12 inches of the top of the stem wall and 1 No. 4 steel bar near mid-height of the stem wall.
3. Foundation Anchorage. 5/8" dia. anchor bolts @ 6' O.C. max. with washers, min. 1" into concrete wall, and not more than 12" from each end of plate section. Minimum 2 bolts per plate section.
4. Provide two #4 steel bars horizontal in all stem wall concrete footings.
5. G.C. Is to verify soil content and adjust rebar in foundation as required per the 2021 IBC.

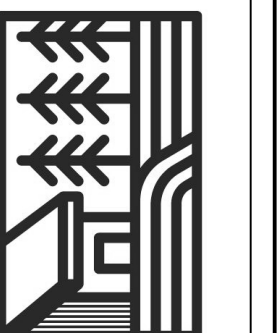


FOUNDATION PLAN
1/4"=1'

FOUNDATION PLAN

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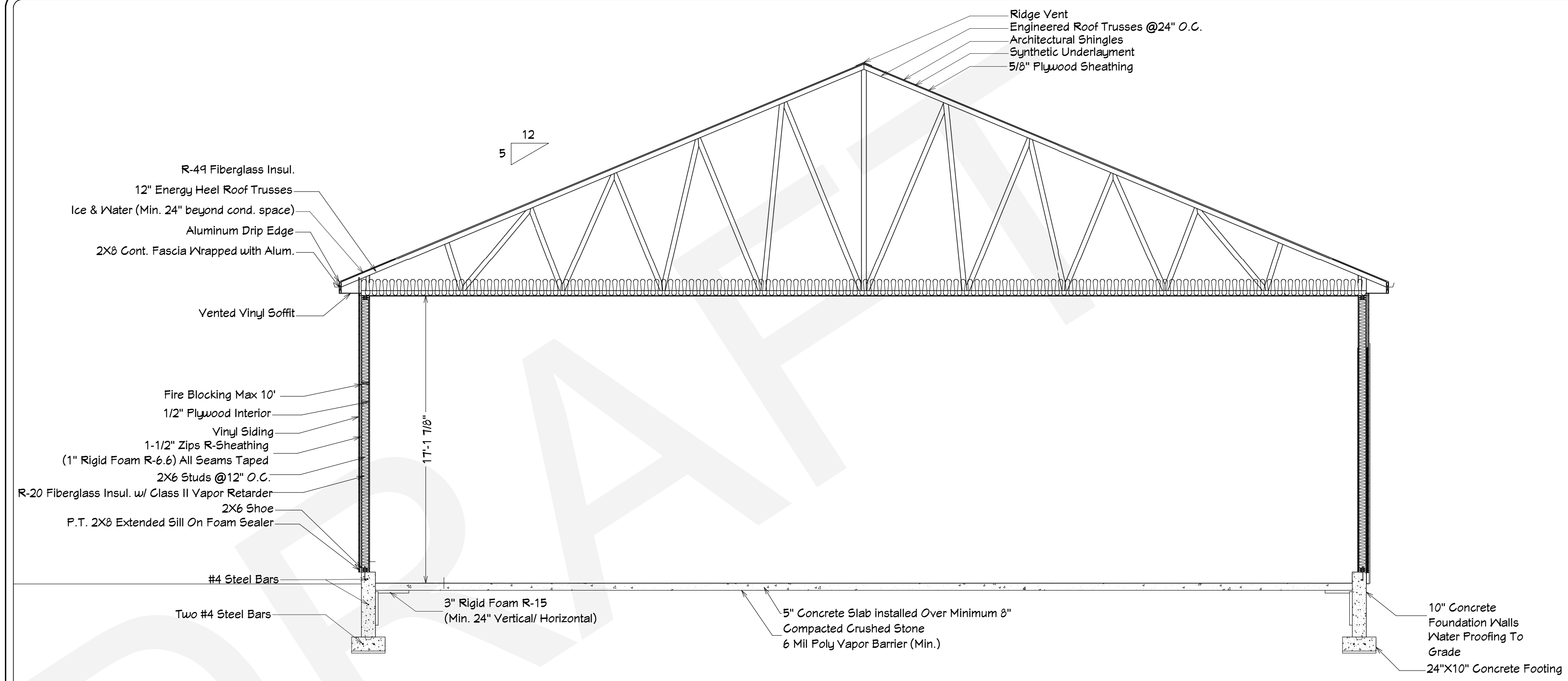
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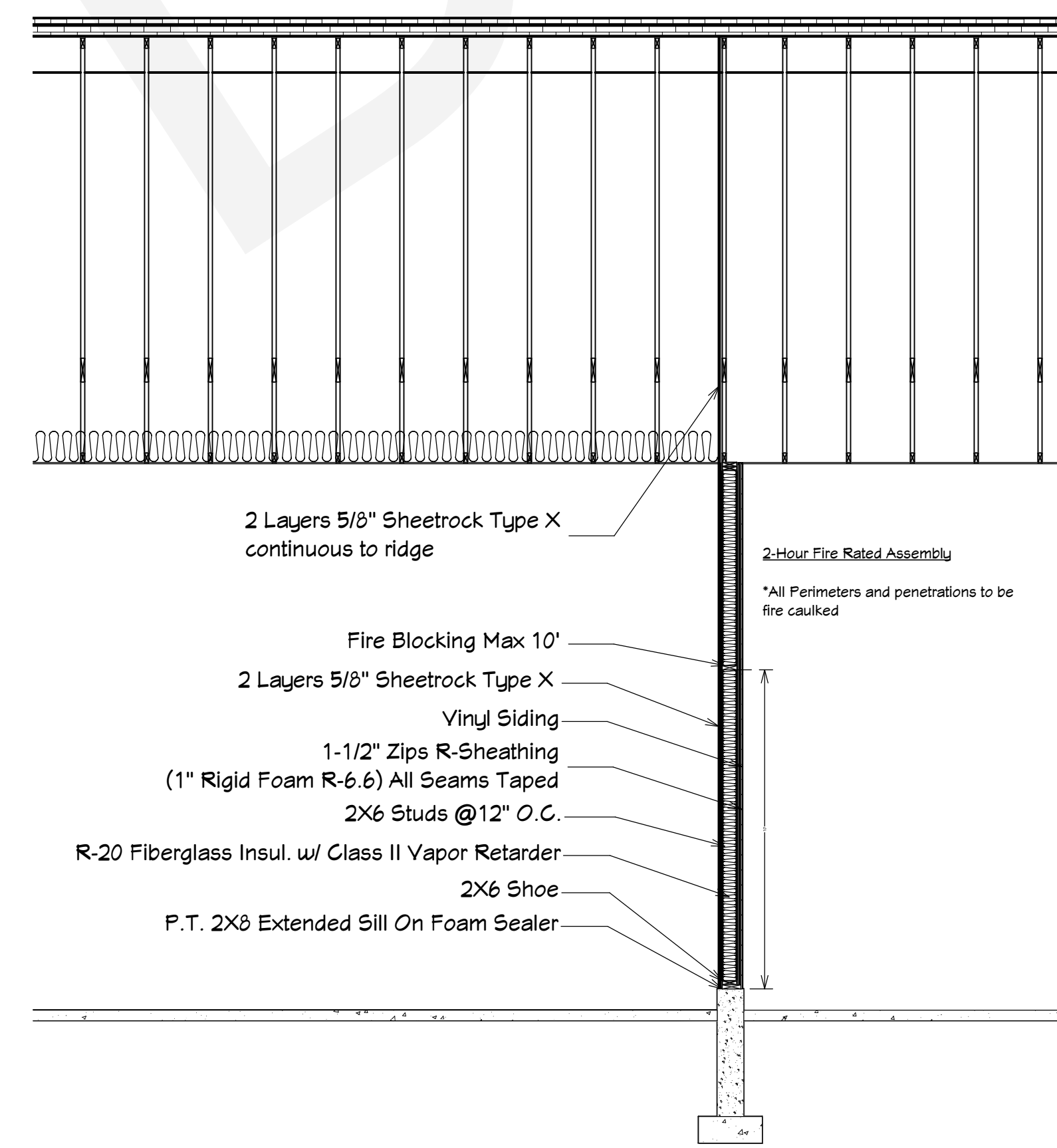
DISCLAIMER: I AM NOT A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT. I AM PROVIDING THESE SERVICES AS A DRAFTSMAN. I AM NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE. I AM PROVIDING THESE SERVICES AS A DRAFTSMAN. I AM NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE.

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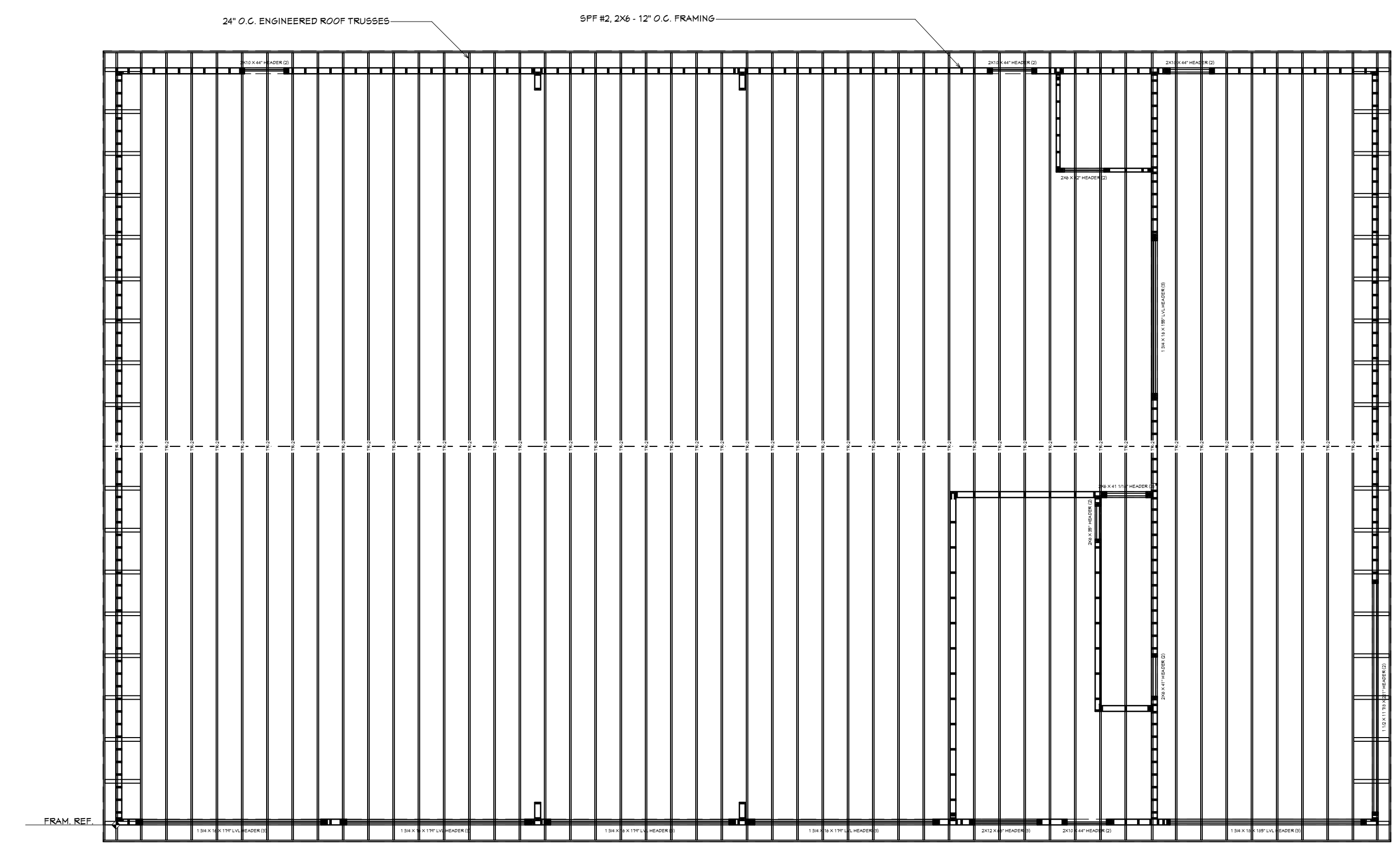
SHEET NUMBER
5



S1 MAIN SECTION
1/4"=1'



S2 Separation Wall Section
1/4"=1'



FRAMING PLAN
1/8"=1'

FORTEWEB MEMBER REPORT PASSED

Level: 01-1st Floor
3 panels 1 1/2" x 14" R-12 Sheathing VLA
Overall Length: 12'-0"

Design Results: Actual vs. Allowable values for various loads and conditions.

Supports: 2x6 Studs @ 12" O.C.

Vertical Loads: 1.2 psf (Dead), 1.6 psf (Live), 0.5 psf (Wind).

FORTEWEB MEMBER REPORT PASSED

Level: 01-1st Floor
3 panels 1 1/2" x 14" R-12 Sheathing VLA
Overall Length: 12'-0"

Design Results: Actual vs. Allowable values for various loads and conditions.

Supports: 2x6 Studs @ 12" O.C.

Vertical Loads: 1.2 psf (Dead), 1.6 psf (Live), 0.5 psf (Wind).

FORTEWEB MEMBER REPORT PASSED

Level: 01-1st Floor
1 panel 1 1/2" x 14" R-12 Sheathing VLA
Overall Length: 12'-0"

Design Results: Actual vs. Allowable values for various loads and conditions.

Supports: 2x6 Studs @ 12" O.C.

Vertical Loads: 1.2 psf (Dead), 1.6 psf (Live), 0.5 psf (Wind).

FORTEWEB MEMBER REPORT PASSED

Level: 01-1st Floor
2 panels 1 1/2" x 14" R-12 Sheathing VLA
Overall Length: 12'-0"

Design Results: Actual vs. Allowable values for various loads and conditions.

Supports: 2x6 Studs @ 12" O.C.

Vertical Loads: 1.2 psf (Dead), 1.6 psf (Live), 0.5 psf (Wind).

FORTEWEB MEMBER REPORT PASSED

Level: 01-1st Floor
3 panels 1 1/2" x 14" R-12 Sheathing VLA
Overall Length: 12'-0"

Design Results: Actual vs. Allowable values for various loads and conditions.

Supports: 2x6 Studs @ 12" O.C.

Vertical Loads: 1.2 psf (Dead), 1.6 psf (Live), 0.5 psf (Wind).

TABLE 1: PRESCRIPTIVE METHOD: FASTENING REQUIREMENTS FOR ZIP SYSTEM® R-SHEATHING WITH FRAMING OF DOUGLAS FIR-LARCH FOR WIND OR SEISMIC LOADING UNDER THE IRC (WSP METHOD)

R-SHEATHING TYPE ³	FRAMING ⁴		Fastener Specifications ²	Fasteners Max. Edge/Field Spacing (inches)	Min. Penetration into Framing (inches)
	Nominal Stud Size (min.)	Maximum Stud Space (inches)			
R-3	2x4	24	0.131-inch shank nails	4/12	1.5
	2x4	16	16 ga, 7/16" crown, 2" length	3/6	1.0
R-6	2x4	24	0.131-inch shank nails	4/12	1.5
			15 ga, 7/16" crown, 2-1/2" length	3/6	1.0
R-9	2x4	24	0.131-inch shank nails	3/12	1.5
R-12	2x4	24	0.131-inch shank nails	3/12	1.5

For SI: 1 inch = 25.4 mm; 1 pound per foot (ppf) = 14.59 N/m.

1. All fasteners must be located a minimum of 3/8 inch from panel edges. 2. Fasteners must be common nails or equivalent, or staples, of a type generally used to attach wood sheathing. 3. R-12 R-Sheathing panels have a foam plastic insulation thickness of 2.0 inch. R-9 R-Sheathing panels have a foam plastic insulation thickness of 1.5 inch. R-6 R-Sheathing panels have a foam plastic insulation thickness of 1.0 inch. R-3 R-Sheathing panels have a foam plastic insulation thickness of 0.5 inch. 4. All panel edges must be backed by framing.

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SECTIONS & DETAILS

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