

PROJECT SCOPE:

- REMODEL EXISTING FLOOR PLAN
- ADDING A NEW STEEL BEAM
- SECOND FLOOR ADDITION PER PLAN
- GARAGE ADDITION PER PLAN
- REROOF GARAGE PER PLAN
- NEW STAIR LOCATION
- REFRAME AS REQUIRED



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



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

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PROPOSED ELEVATIONS
SCALE: 1/4" = 1'

PLAN START DATE 08/31/18	REV/SED 10/24/18
REVISED 09/17/18	
REVISED 10/17/18	
REVISED 10/22/18	

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**LUND RESIDENCE
PROPOSED ADDITION / REMODEL**

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



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

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PROPOSED SIDE ELEVATIONS
SCALE: 1/4" = 1'

PLAN START DATE 08/31/18	REVISED 10/24/18
REVISED 09/11/18	
REVISED 10/17/18	
REVISED 10/22/18	

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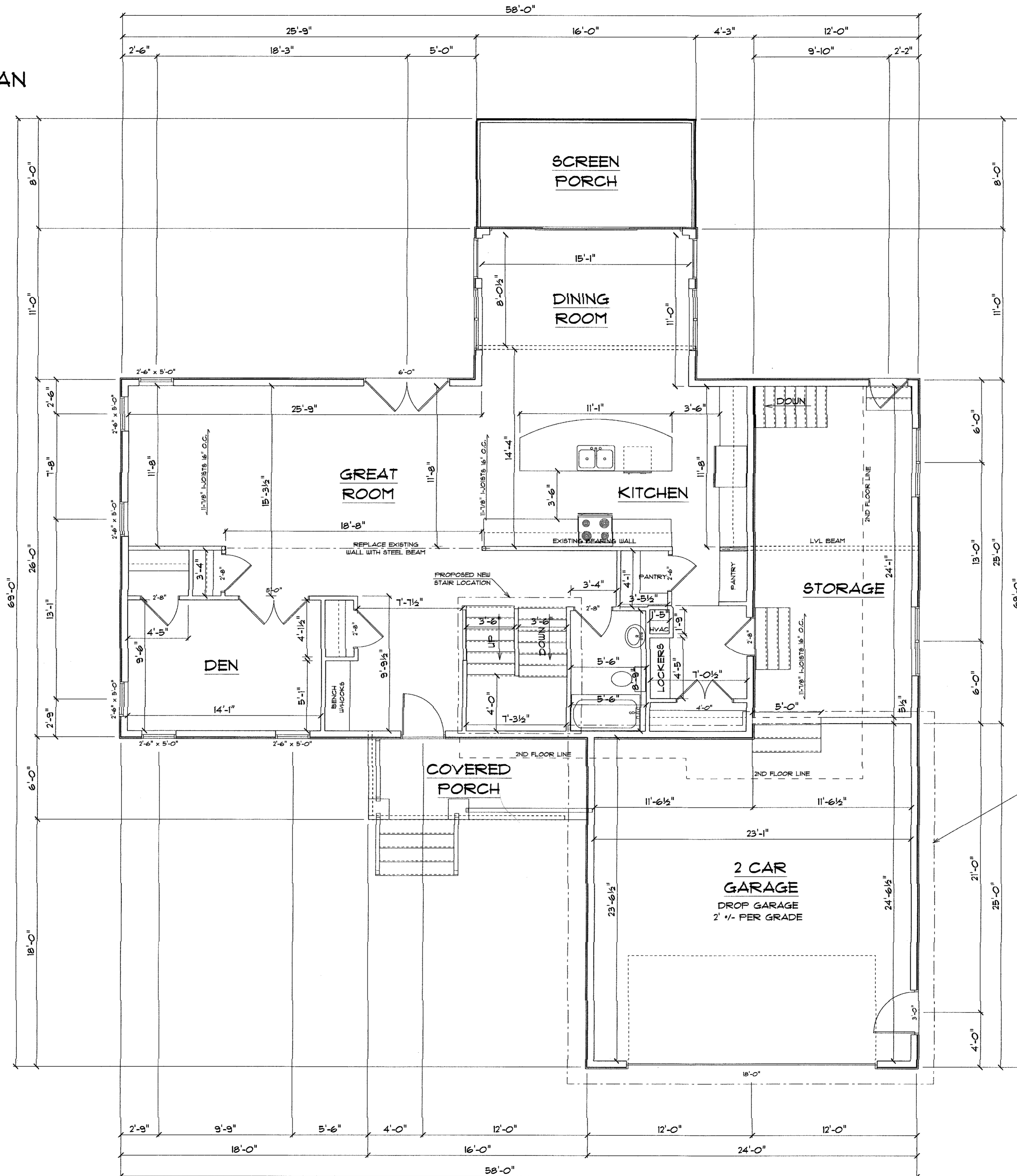
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1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 1372 SQFT FINISHED AREA
 128 SQFT SCREENED PORCH AREA

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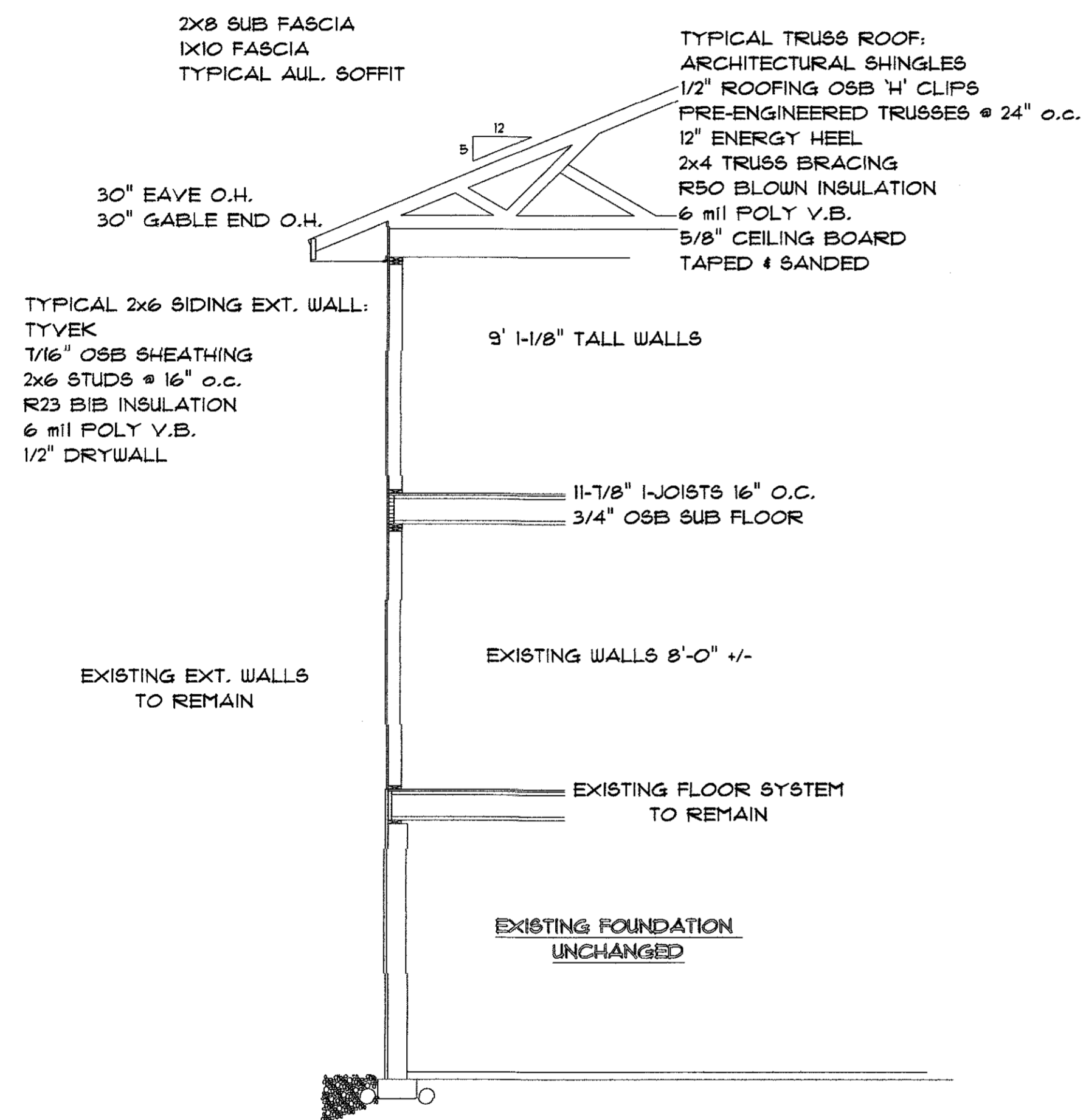
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PROPOSED FIRST FLOOR PLAN 1500 SQFT FINISHED AREA SCALE: 1/4" = 1'
PLAN START DATE 09/11/18 REVISED 09/11/18 REVISED 10/17/18 REVISED 10/22/18
REVISED 10/24/18

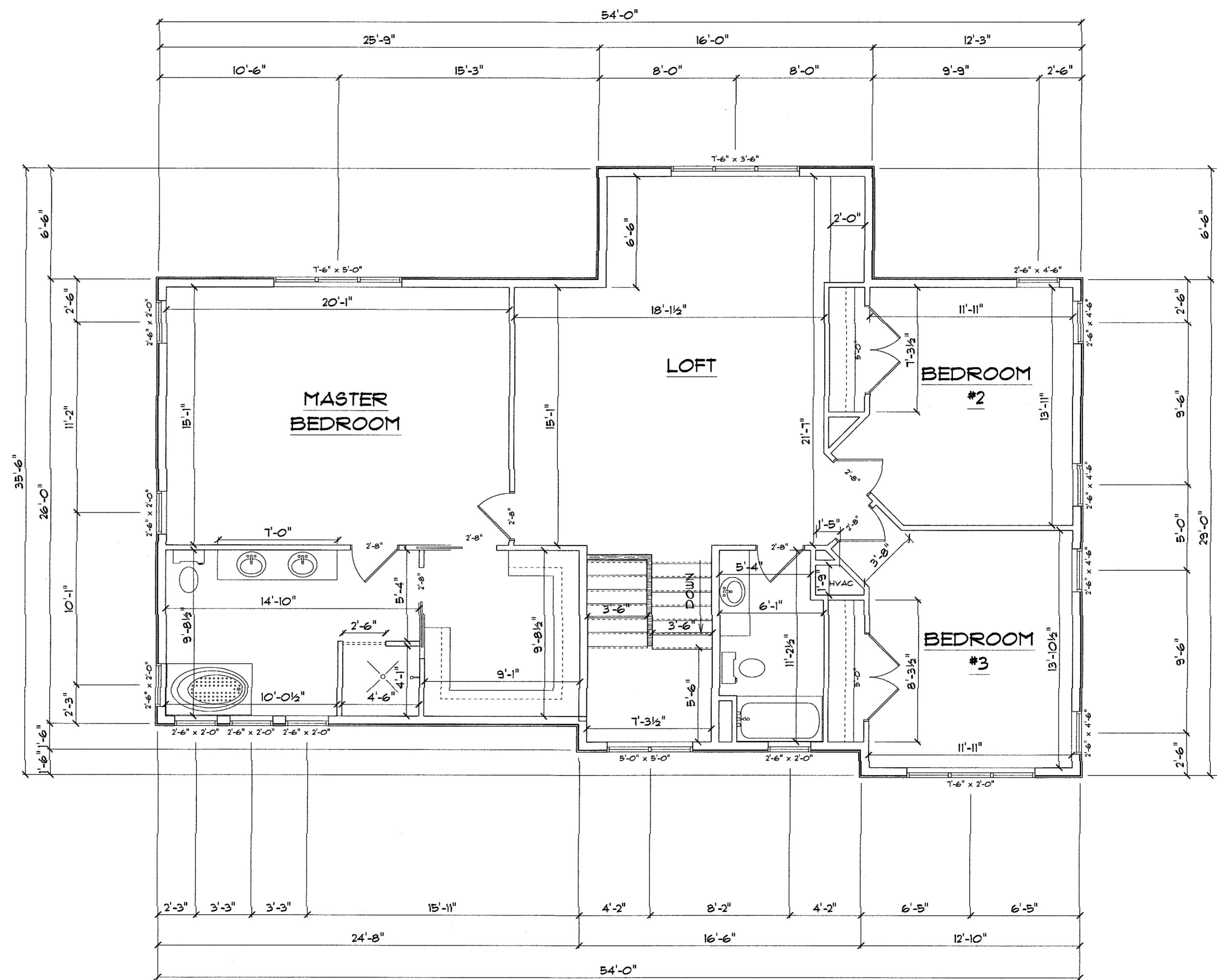
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PROJECT SCOPE:

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SECTION THROUGH
TYPICAL



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"
1258 SQFT FINISHED AREA

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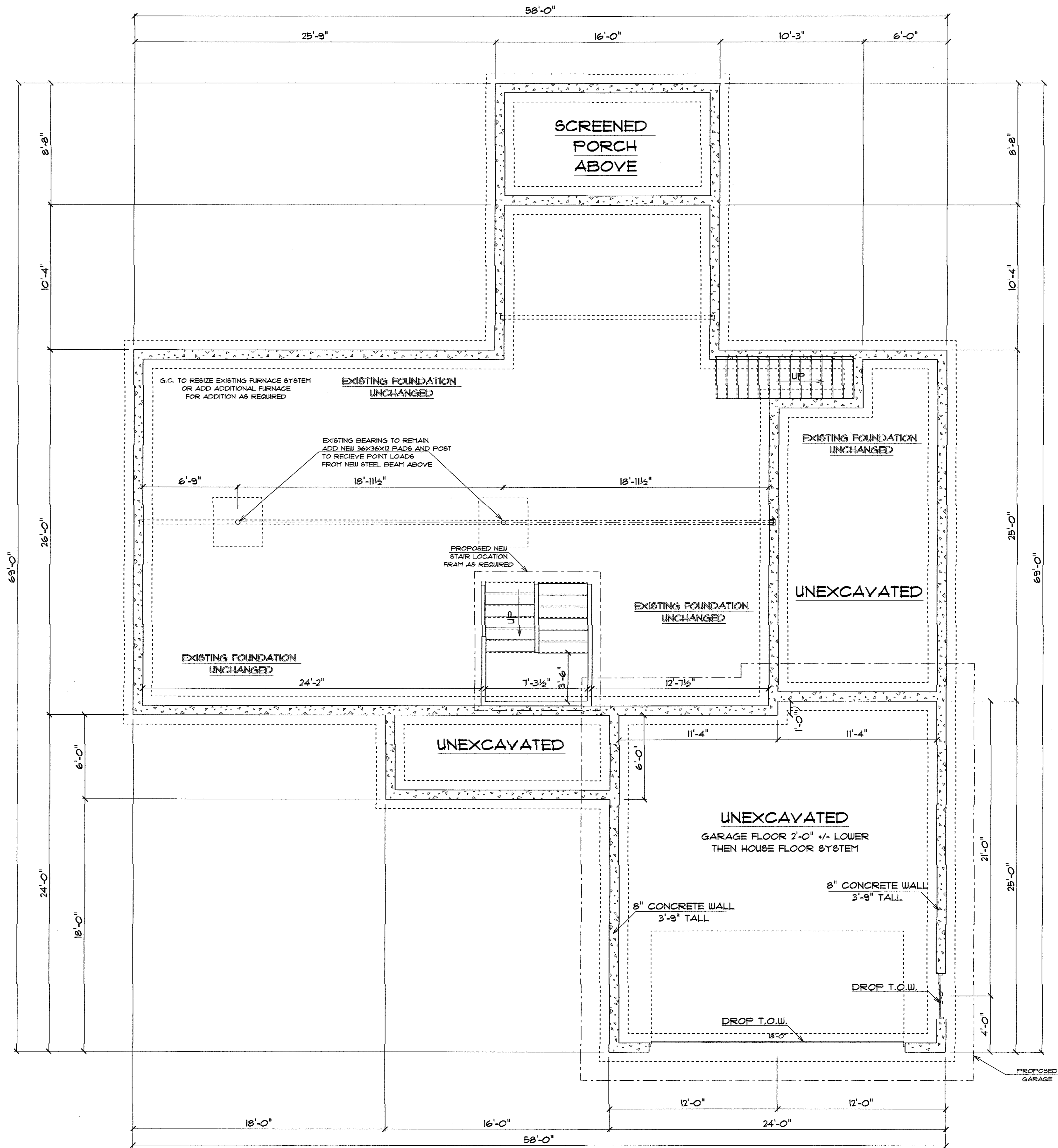
PROPOSED SECOND FLOOR FLOOR PLAN
1258 SQFT FINISHED AREA
SCALE: 1/4" = 1'
PLAN START DATE 09/11/18
REVISED 09/11/18
REVISED 10/17/18
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FOUNDATION PLAN

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

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FOUNDATION PLAN
SCALE: 1/4" = 1'

PLAN START DATE 09/21/18	REVISED 10/24/18
REVISED 09/11/18	
REVISED 10/17/18	
REVISED 10/22/18	

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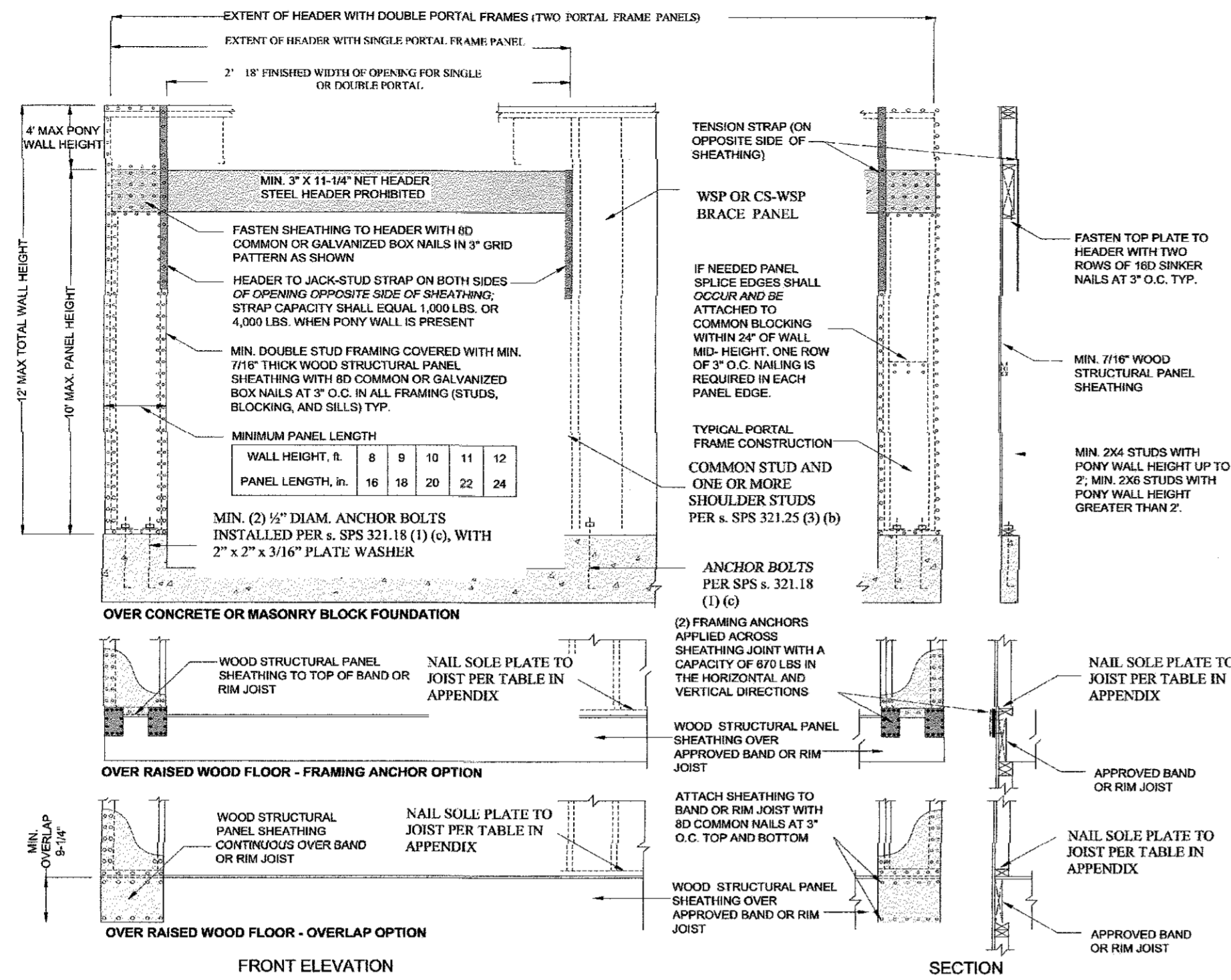
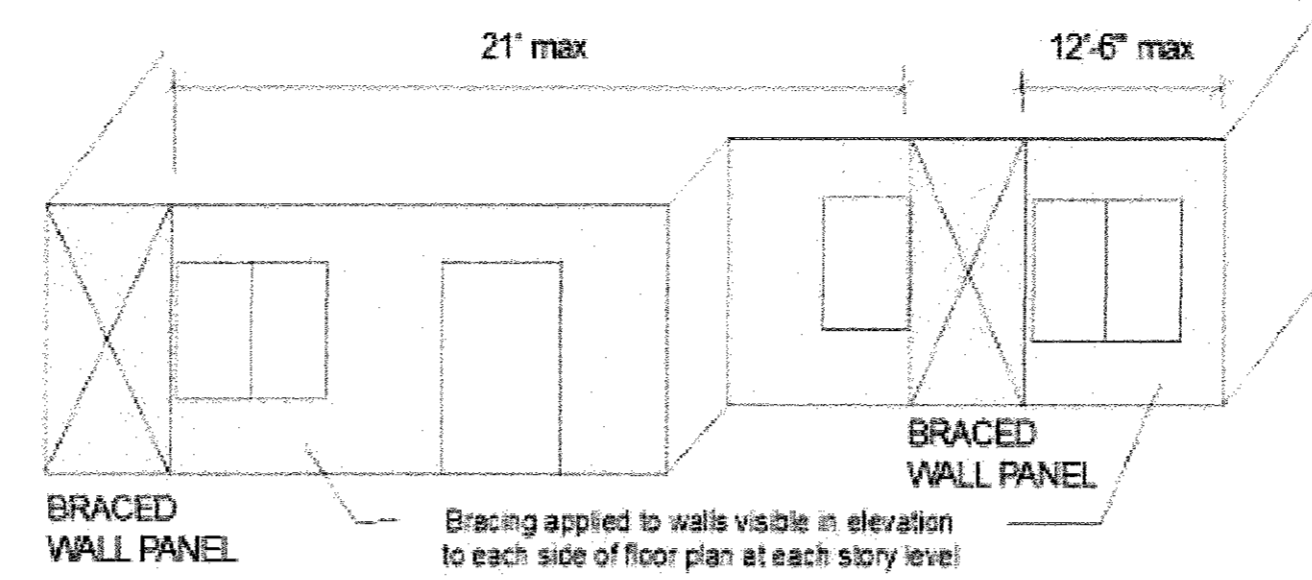


FIGURE 321.25-C
LOCATION OF BRACED WALL PANELS ALONG A BUILDING SIDE*



*Continuous sheathing shall be applied to all surfaces of the wall, including areas between brace panels and above and below wall openings.

Table 321.25-H
MINIMUM WIDTHS OF METHOD CS-WSP AND CS-SFB BRACED WALL PANELS

Maximum Opening Height Adjacent to Braced Wall Panel	Minimum Length of Braced Wall Panel (inches)			
	8' Tall Wall	9' Tall Wall	10' Tall Wall	12' Tall Wall
Up to 5'-4"	24	27	30	36
Up to 6'-8"	32	30	30	36
Up to 8'	48	41	38	36
Up to 9'	-	54	46	41
Up to 10'	-	-	60	48
Up to 12'	-	-	-	72

Table 321.25-J
REQUIRED LENGTH OF CONTINUOUS BRACING ON EXTERIOR WALLS PARALLEL TO EACH RECTANGLE SIDE AT EACH FLOOR LEVEL

Eave-to-Ridge Height (feet)	Wall Supporting ¹	Required Length (feet) of Bracing on Any Side of Rectangle							
		Length of perpendicular side (feet) ²							
		10	20	30	40	50	60	70	80
10	Roof and ceiling only	2.0	3.5	5.0	6.0	7.5	9.0	10.5	12.0
	One floor, roof and ceiling	3.5	6.5	9.0	12.0	14.5	17.0	19.8	22.6
15	Two floors, roof and ceiling	5.0	9.5	13.5	17.5	21.5	25.5	29.2	33.4
	Roof and ceiling only	2.6	4.6	6.5	7.8	9.8	11.7	13.7	15.7
20	One floor, roof and ceiling	4.0	7.5	10.4	13.8	16.7	19.6	22.9	26.2
	Two floors, roof and ceiling	5.5	10.5	14.9	19.3	23.7	27.5	32.1	36.7
25	Roof and ceiling only	2.9	5.2	7.3	8.8	11.1	13.2	15.4	17.6
	One floor, roof and ceiling	4.5	8.5	11.8	15.6	18.9	22.1	25.8	29.5
30	Two floors, roof and ceiling	6.2	11.9	16.8	21.8	27.3	31.1	36.3	41.5

A B

Wall Bracing Compliance Worksheet

Complete this worksheet or provide equivalent information on the plans submitted with the permit application. Sketch and dimension the building plan and the wall bracing rectangles (A) per 321.25(9)(c) 1, and Figure 321.25-B. Provide and label additional sketches if the building plan/rectangles change at different floor levels.

Rectangle: A Wall Ht = 9' Eave to Ridge Ht = 4'-10" Max Opening Ht = 6'-8" Wind Exp = B

Rectangle:	Intermittent method (LFB, DUB, WSP, SFB, GB, PCP) and # of panels per Table 321.25-1		Continuous method (CS-WSP, CS-SFB) and total length required per Table 321.25-1		PF Method (see Figure 321.25-A), indicate number of PF panels 16'-24" wide provided, Min. PF width (Fig. 321.25-A) =	
	Long side	Short side	Long side	Short side	Long side	Short side
Roof and ceiling only			61'-0"	58'-0"		
One floor, roof and ceiling						
Two floors, roof and ceiling						

Rectangle: B Wall Ht = 8' Eave to Ridge Ht = 7'-2" Max Opening Ht = 5'-0" Wind Exp = B

Rectangle:	Intermittent method (LFB, DUB, WSP, SFB, GB, PCP) and # of panels per Table 321.25-1		Continuous method (CS-WSP, CS-SFB) and total length required per Table 321.25-1		PF Method (see Figure 321.25-A), indicate number of PF panels 16'-24" wide provided, Min. PF width (Fig. 321.25-A) =	
	Long side	Short side	Long side	Short side	Long side	Short side
Roof and ceiling only			54'-0"	35'-6"		
One floor, roof and ceiling						
Two floors, roof and ceiling						

PF Method: For Intermittent bracing per Table 321.25-1 footnote 'h', each PF panel (16'-24" wide per Figure 321.25-A) counts as 1/1 of a braced wall panel when determining compliance with Table 321.25-1. For Continuous sheathed bracing, the actual length of each PF panel (16'-24" wide per Figure 321.25-A) in feet counts toward the required total length of bracing required. For intermittent or when evaluating panel spacing per Fig. 321.25-C.

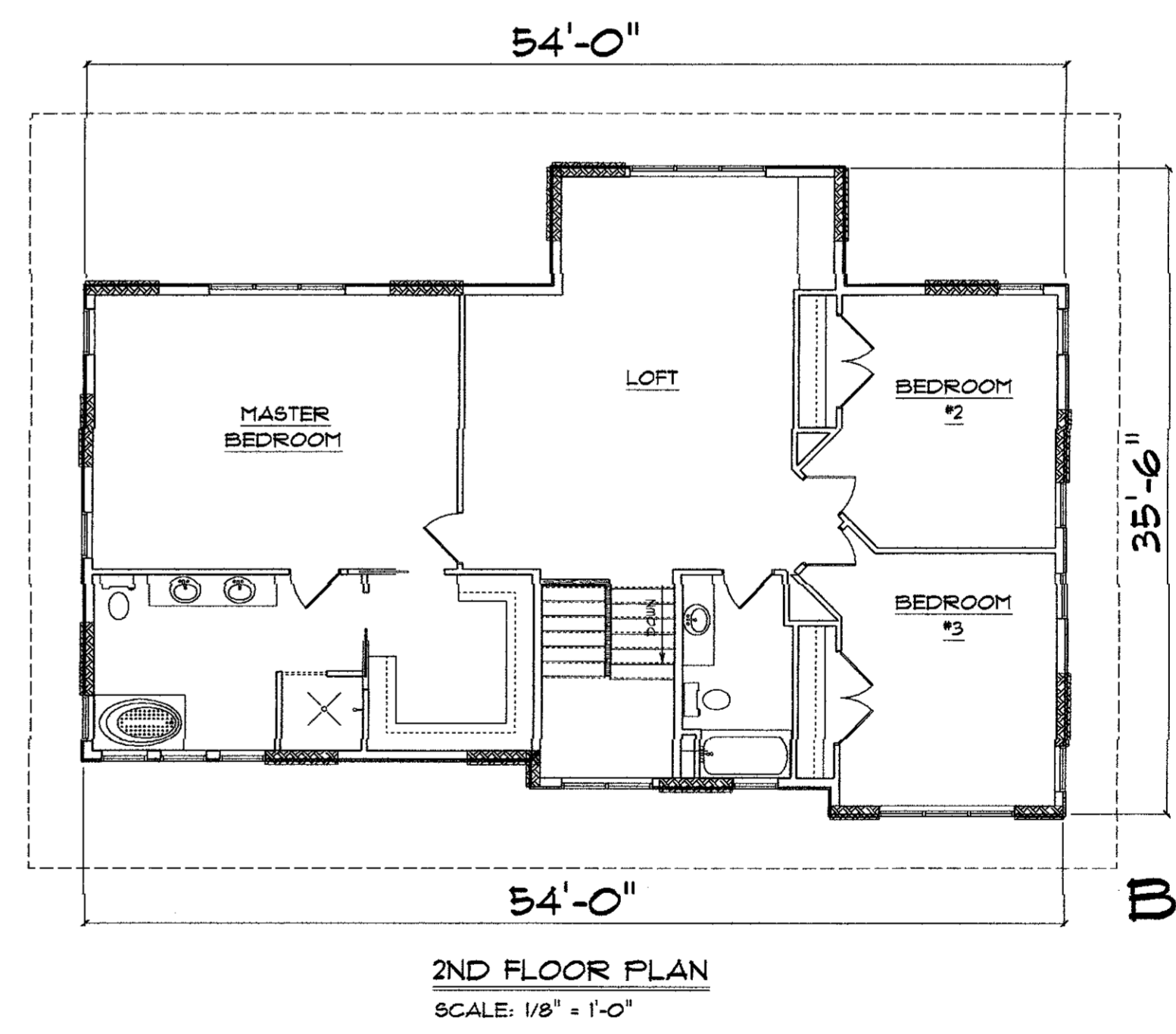
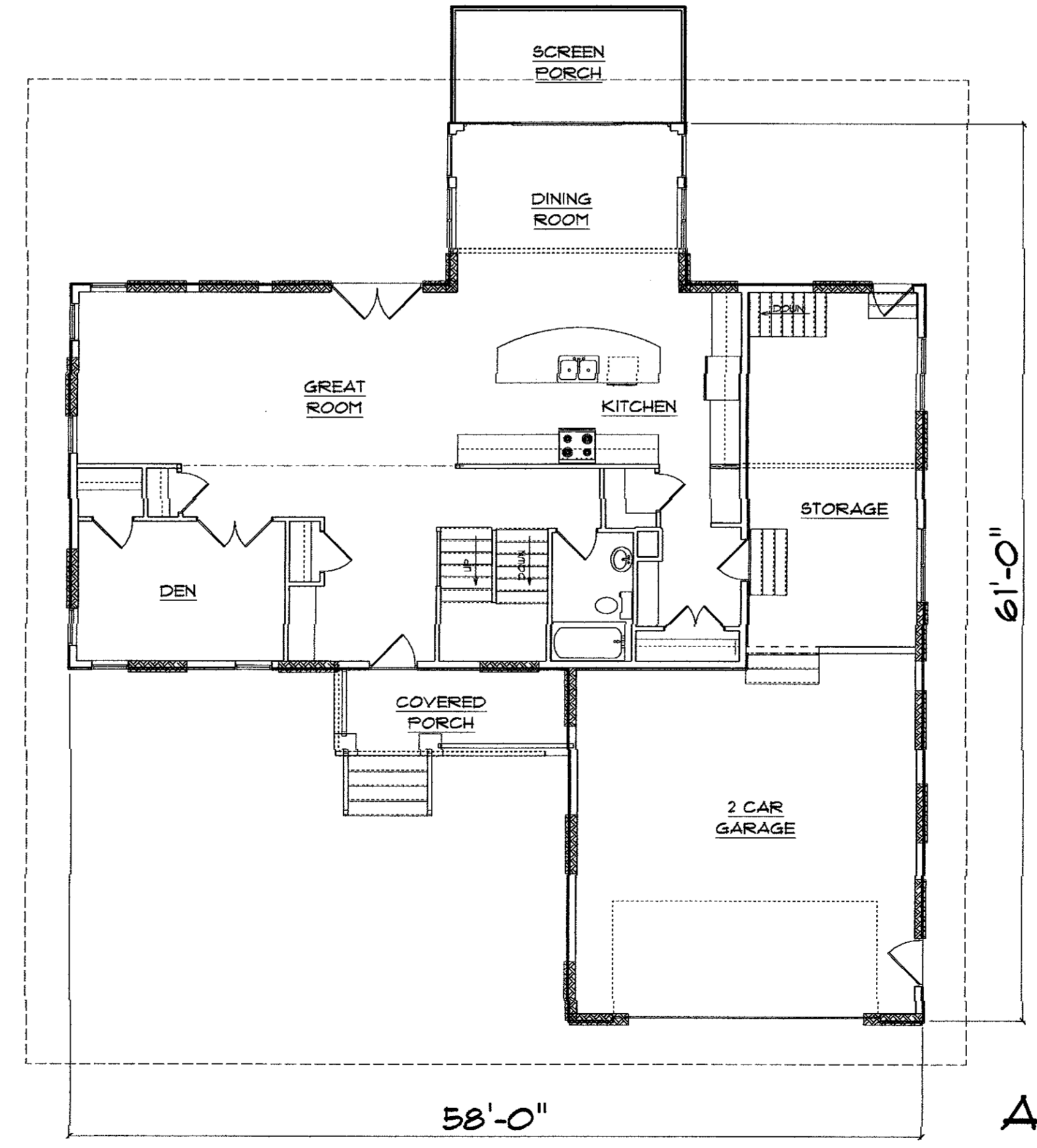
CS-WSP
CONTINUOUS SHEATHED WPS

4'-0" STRUCTURAL SHEATHING
Minimum 7/16" wood structural panel sheathing with 4d common nail or flat head nail (24" long x 10d diameter or 7/16" crown 16 gage staples 1/4" long

GENERAL STRUCTURAL NOTES
Double top plates are required over all studs and headers. The end joint offset between the two top plates shall be at least 2 stud spacings. Joints in the top plates shall be installed only over studs. The top top plates shall be nailed together with a minimum of (3) 16d x 3" nails or (2) 16d x 3-1/4" nails.
Bottom top plates shall be fastened to the floor joists with a minimum of (2) 16d x 3" nails through the bottom plate into the floor joist below.

G.C. TO VERIFY AND APPROVE SHEATHING SCHEDULE PRIOR TO CONSTRUCTION

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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER
G.C. TO VERIFY ALL BRACED WALL SPECIFICATIONS PRIOR TO CONSTRUCTION



BU

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BRACED WALL
SCALE: 1/8" = 1'

PLAN START DATE 10/24/18