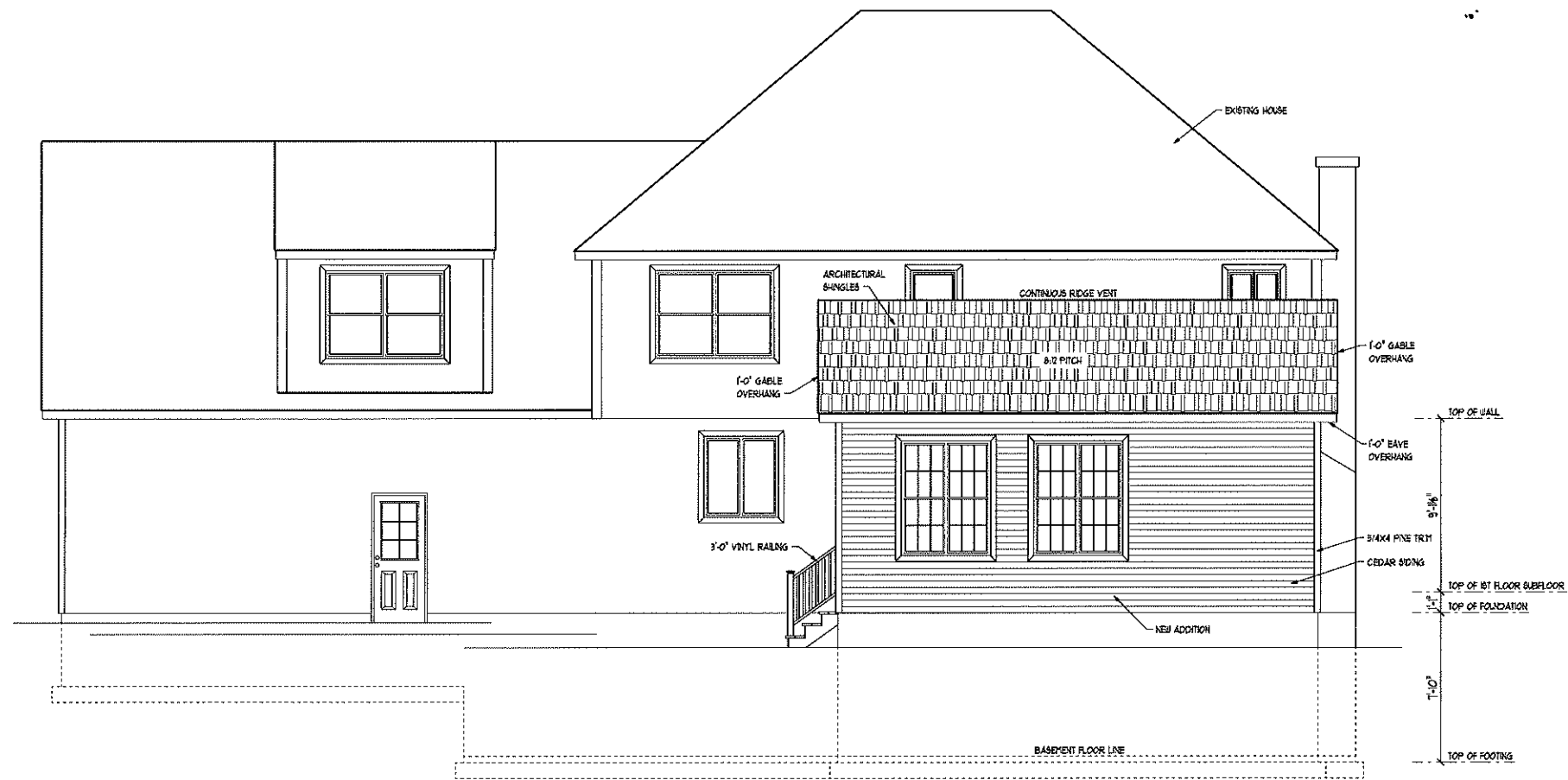


**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



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

**DRAWING LIST**

**ARCHITECTURAL**

RIGHT & REAR ELEVATIONS \_\_\_\_\_ A-1

LEFT ELEVATION & FOUNDATION PLAN \_\_\_\_\_ A-2

FIRST FLOOR PLAN \_\_\_\_\_ A-3

GENERAL NOTES & BUILDING SECTIONS \_\_\_\_\_ A-4

SITE DIAGRAM \_\_\_\_\_ A-5

**WALL BRACING**

BRACED WALL PLAN & DETAILS \_\_\_\_\_ B-1

NOTE:  
TEXTURED AREAS REPRESENT NEW CONSTRUCTION.  
NON-TEXTURED AREAS REPRESENT EXISTING STRUCTURE.  
NEW ROOFING TO MATCH EXISTING HOUSE.  
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS  
PRIOR TO START OF CONSTRUCTION.

Town of Glastonbury  
Office of Community Development  
**RECEIVED**  
**SEP 20 2022**

K.O. HOME DESIGN, LLC.  
ARCHITECTURAL DESIGN &  
WALL BRACING SPECIALISTS  
CELL: 860.580.7075  
KEITH@KOHOMEDSIGN.COM  
ELLINGTON, CT 06029

PROPOSED ADDITION FOR JEREMY & KAREN ROBBINS  
34 CARDINAL DRIVE  
GLASTONBURY, CT 06033

DRAWN FOR:  
JEREMY & KAREN  
ROBBINS

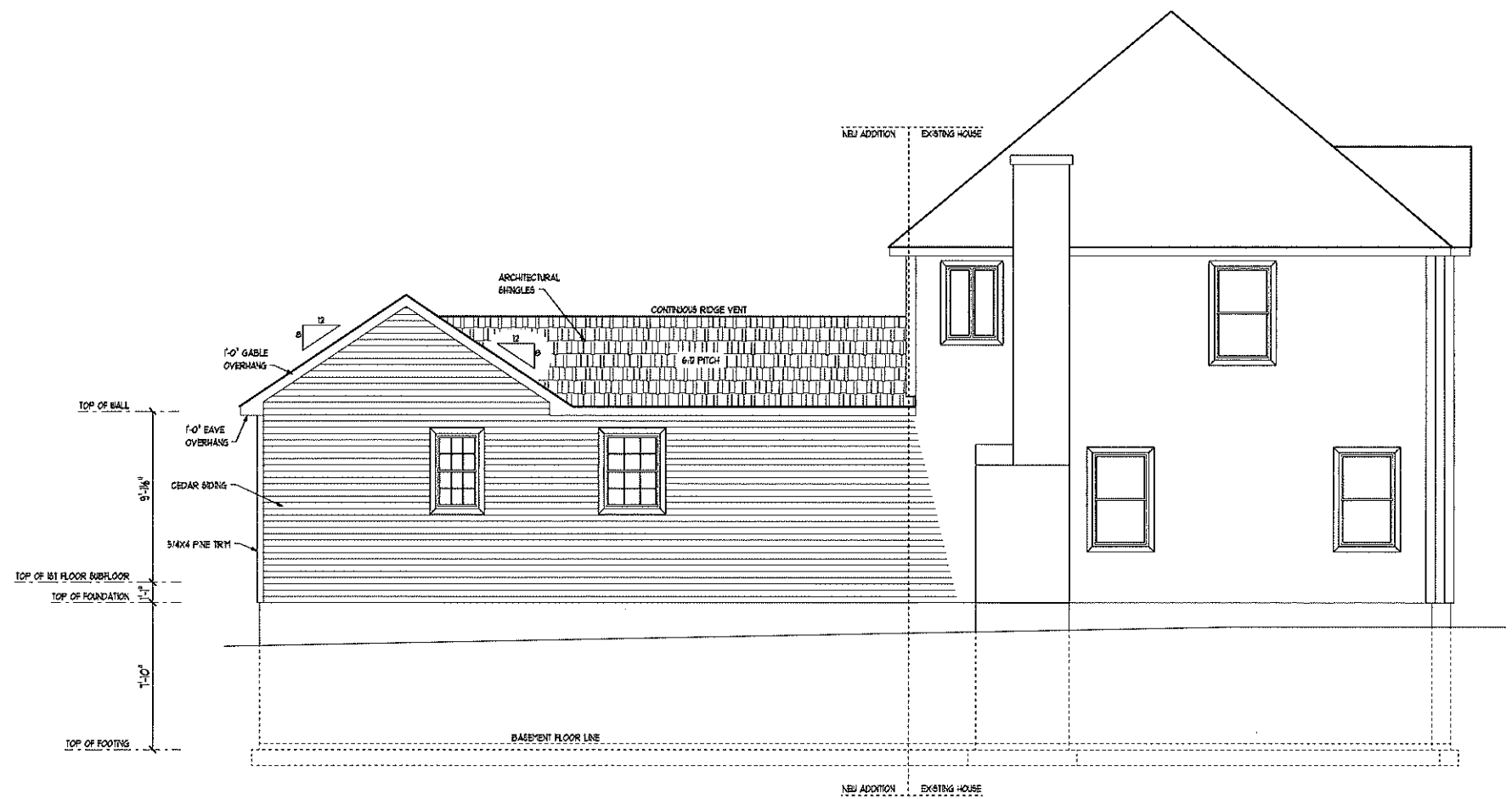
BUILDING AREA  
1ST FLOOR (NEW): 665 SQ. FT.  
TOTAL: 665 SQ. FT.  
BASEMENT (NEW): 665 SQ. FT.  
DECK (NEW): 163 SQ. FT.

DATE  
5/17/22  
REVISIONS:

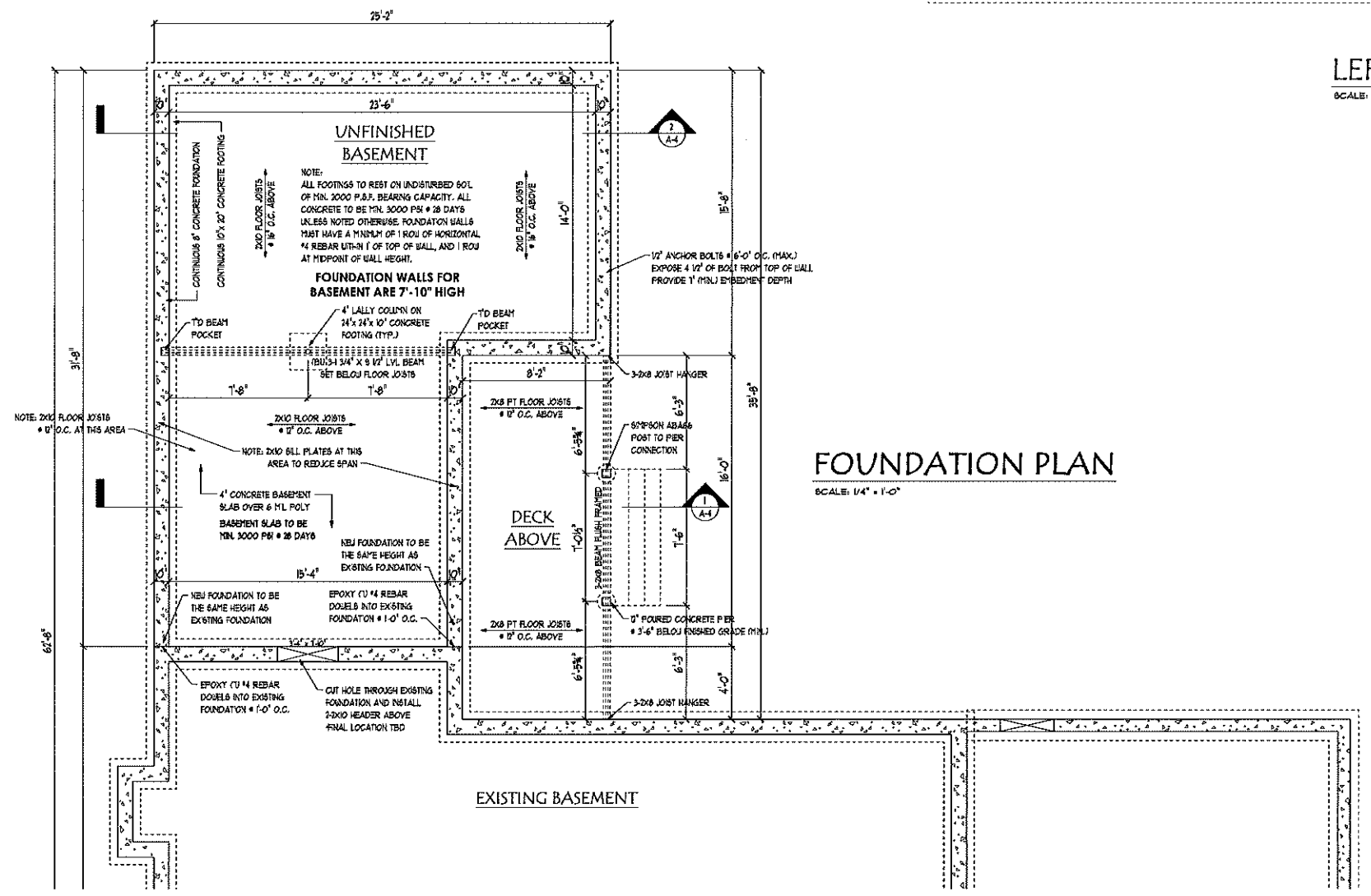
SCALE  
1/4" = 1'-0"

DRAWING #  
A-1

**FILE COPY**



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



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

**PROPOSED ADDITION FOR JEREMY & KAREN ROBBINS**  
 34 CARDINAL DRIVE  
 GLASTONBURY, CT 06033

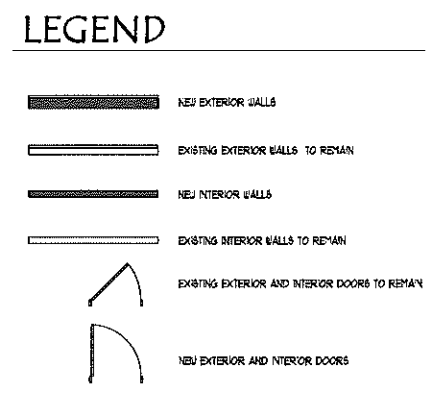
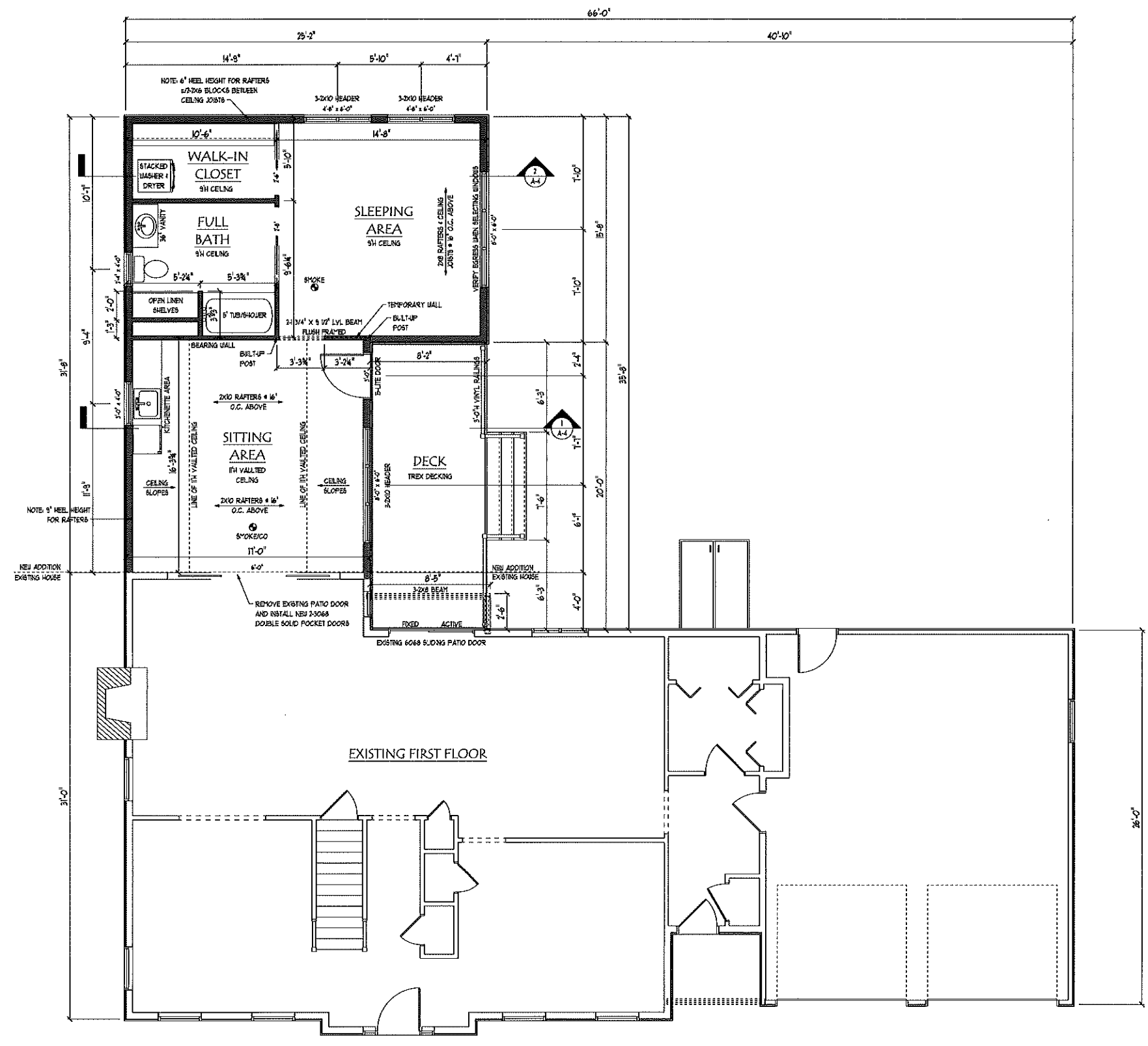
DRAWN FOR:  
 JEREMY & KAREN  
 ROBBINS

**BUILDING AREA**  
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 TOTAL: 665 SQ. FT.  
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DATE  
 5/17/22  
 REVISIONS:

SCALE  
 1/4" = 1'-0"

DRAWING #  
 A-3



**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

## CODE INFORMATION

CODE BASIS: CONNECTICUT STATE BUILDING CODE, 2015  
 INTERNATIONAL RESIDENTIAL CODE, 2015  
 INTERNATIONAL ENERGY CONSERVATION CODE, 2015  
 NATIONAL ELECTRICAL CODE, 2011

## FOUNDATION NOTES AND SPECIFICATIONS

- ALL CONCRETE FOR FOUNDATION WALLS AND FOOTINGS SHALL OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT THE AGE OF 28 DAYS. ALL CONCRETE FOR BASEMENT SLABS SHALL OBTAIN 3000 PSI AT THE AGE OF 28 DAYS. ALL CONCRETE FOR GARAGE SLABS SHALL OBTAIN 3500 PSI AT THE AGE OF 28 DAYS. ALL FOOTINGS SHALL BE A MINIMUM OF 3'-6" BELOW GRADE. ALL FOOTINGS TO REST ON UNDISTURBED SOIL OF A MINIMUM OF 3000 PSF BEARING CAPACITY.
- ALL ANCHOR BOLTS TO BE 1/2" X 12" @ 6'-0" O.C., MINIMUM OF TWO BOLTS PER WALL.
- ALL UNSUPPORTED FOUNDATION WALLS 8'-0" OR LESS SHALL HAVE 1 #4 REBAR WITHIN 12" OF THE TOP OF WALL AND 1 #4 REBAR NEAR MID-HEIGHT OF THE WALL.
- ALL FOUNDATION DRAINAGE AND DAMPPROOFING SHALL COMPLY WITH SECTIONS R405 AND R406 OF THE 2015 IRC.

## FRAMING NOTES AND SPECIFICATIONS

- ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER UNLESS NOTED OTHERWISE. POST ALL LOADS DOWN TO FOUNDATION OR BEAM BELOW. ALL PRESSURE TREATED WOOD SHALL BE SOUTHERN PINE #2 OR BETTER. ALL FASTENERS IN PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED.
- INSTALL ALL LVL BEAMS IN ACCORDANCE WITH MANUFACTURER'S DETAILS AND INSTRUCTIONS.
- INSTALL ALL ENGINEERED TRUSSES AND/OR ENGINEERED FLOOR SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S DETAILS, DRAWINGS AND INSTRUCTIONS.
- PROVIDE SOLID BLOCKING ABOVE ALL BEAMS AND BEARING WALLS.
- ALL LALLY COLUMNS SHALL BE 3/4" DIAMETER AND INSTALLED WITH STANDARD PLATES.
- ALL FASTENERS SHALL BE INSTALLED IN ACCORDANCE WITH 2015 IRC CODE TABLE R602.3(1) AND TABLE R602.3(2) AND AS NOTED.
- PROVIDE METAL STRAPS ACROSS EDGE OF TOP PLATES IF OVER 50% NOTCHED.

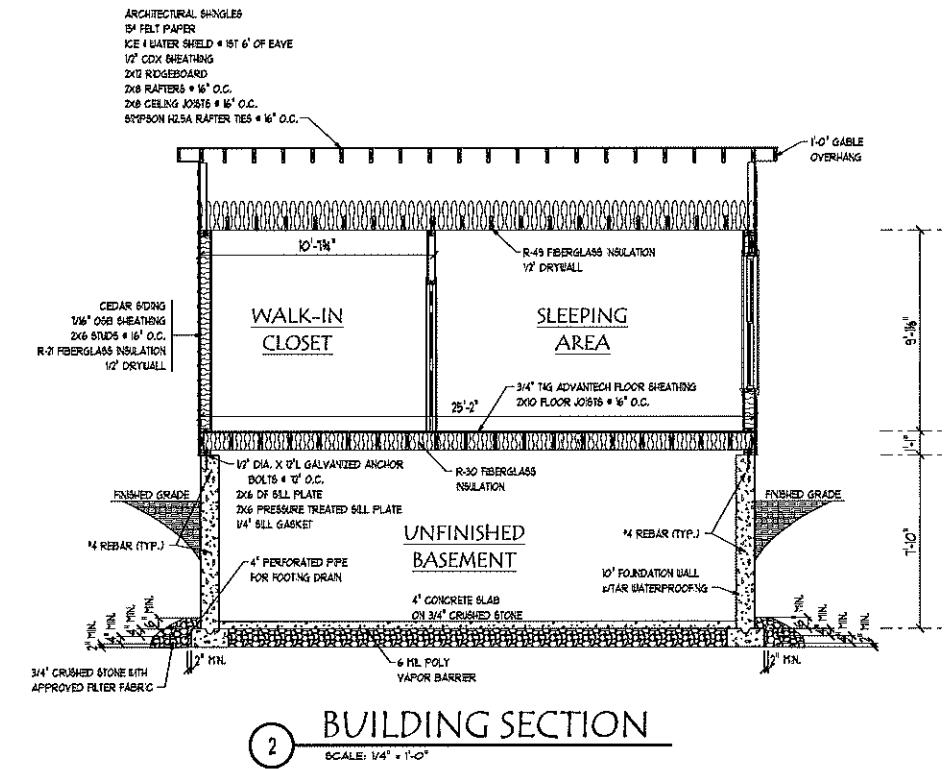
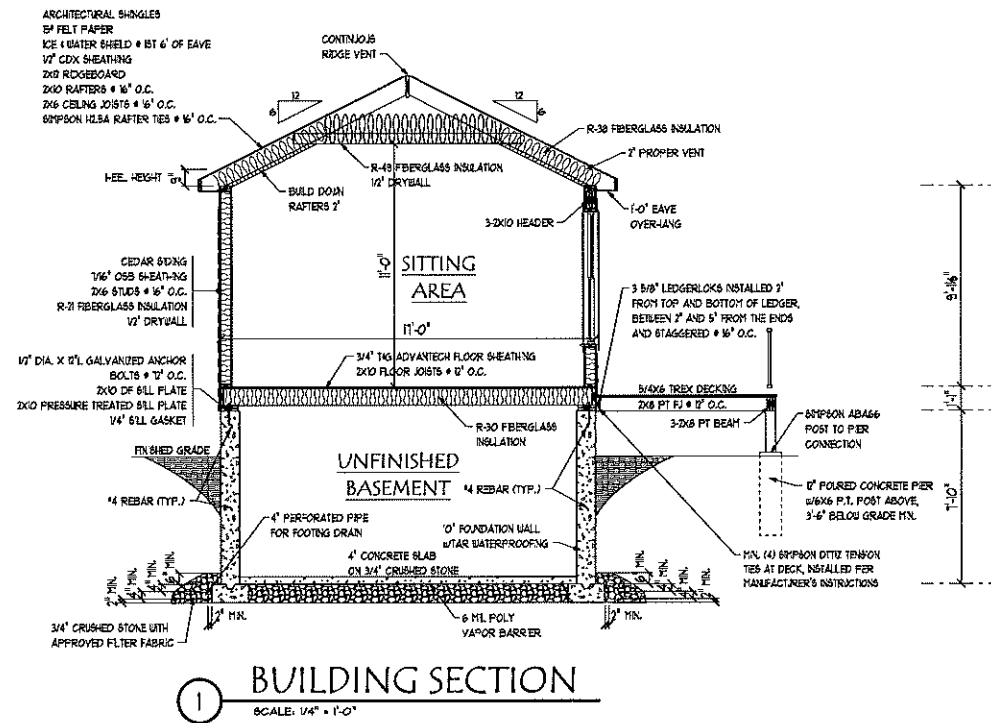
## GENERAL NOTES AND REQUIREMENTS

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF PROPOSED STRUCTURE PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- ALL COLUMNS AND/OR BUILT-UP SOLID FRAMING SHALL BE DESIGNED TO CARRY THE LOADS BEING APPLIED TO THEM. THE LOAD PATH SHOULD BE CARRIED DOWN THROUGH THE LEVELS BELOW, AND SHOULD TERMINATE AT THE FOUNDATION OR OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

## DESIGN LOAD SPECIFICATIONS

DESIGN LOADS	LIVE LOAD	DEAD LOAD
FIRST FLOOR	40 PSF	10 PSF
ROOF	30 PSF	10 PSF

ULTIMATE WIND SPEED, VULT: 125 MPH (3-SEC. GUST)



NOTE: CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION.

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DRAWN FOR:  
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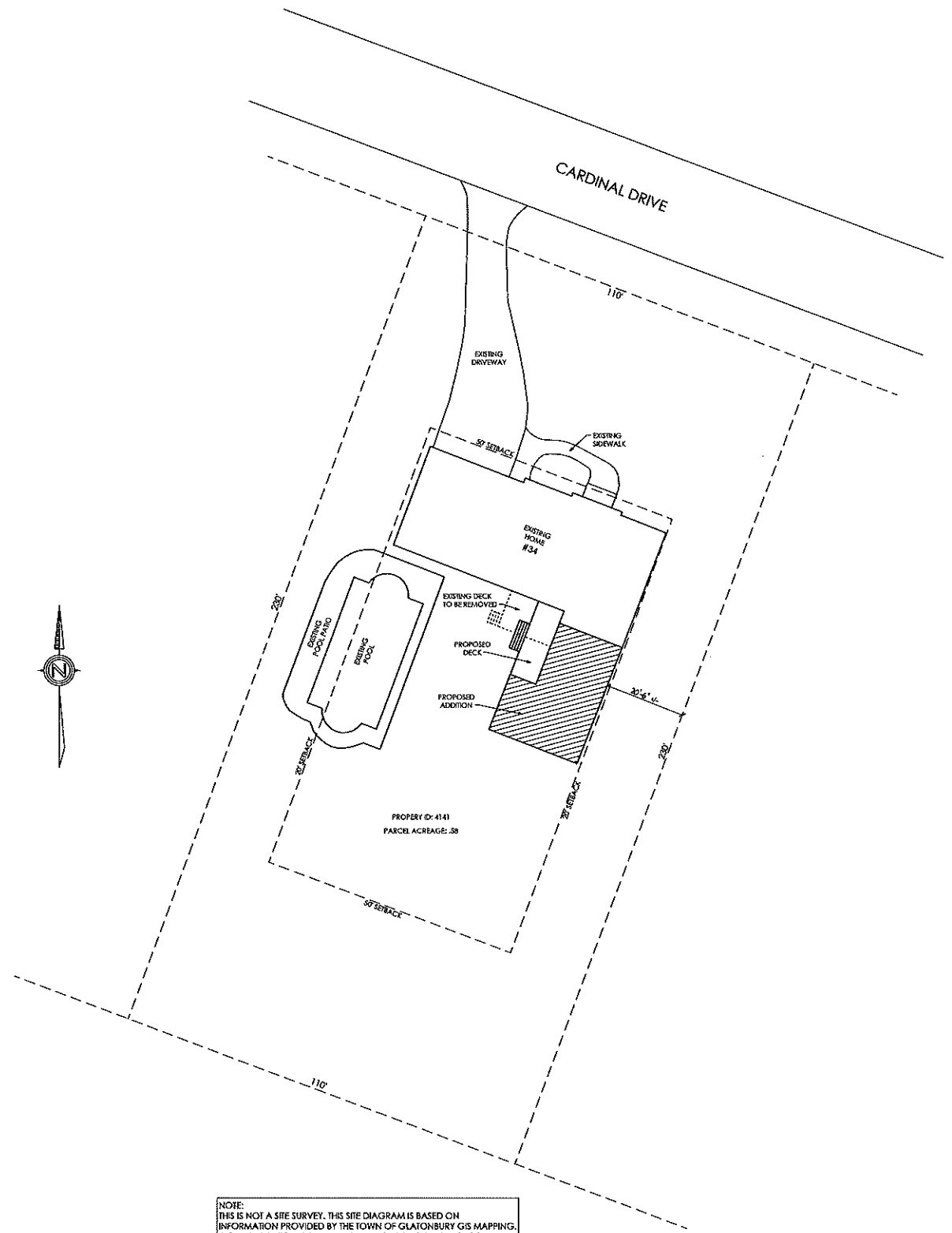
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DATE  
 5/17/22

REVISIONS:

SCALE  
 1/4" = 1'-0"

DRAWING #  
 A-4



NOTE:  
 THIS IS NOT A SITE SURVEY. THIS SITE DIAGRAM IS BASED ON  
 INFORMATION PROVIDED BY THE TOWN OF GLASTONBURY GIS MAPPING.  
 IT IS INTENDED TO ILLUSTRATE THE RELATIONSHIP OF THE PROPOSED  
 ADDITION TO THE EXISTING HOME AND PROPERTY BOUNDARIES.

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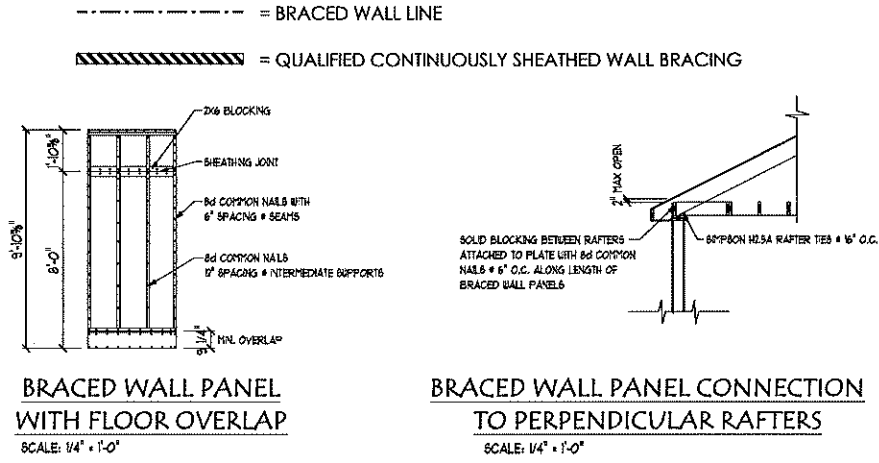
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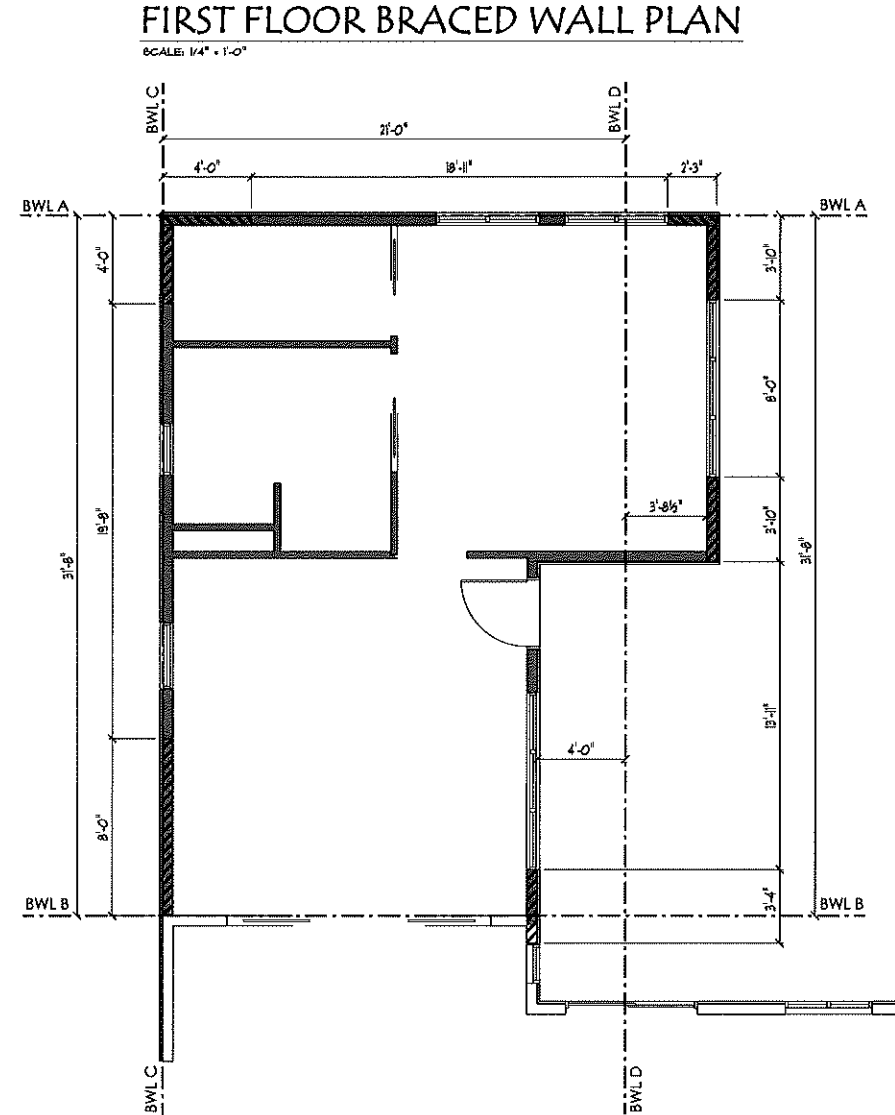
SCALE  
 3/16" = 1'-0"

DRAWING #  
 A-5

NOTE: WALL BRACING METHODS USED ARE FROM THE PRESCRIPTIVE CODE FOUND IN SECTIONS R602.10 - R602.12.1.1 OF THE 2012 INTERNATIONAL RESIDENTIAL CODE AS APPLICABLE. TYPES OF METHODS USED ARE CONTINUOUS SHEATHING WITH STRUCTURAL PANELS (CS-WSP). QUALIFIED CONTINUOUSLY SHEATHED BRACED WALL PANELS CAN BE INSTALLED VERTICAL OR HORIZONTAL. ALL BRACED WALL PANEL SEAMS SHALL BE BLOCKED AND NAILED WITH 8d COMMON (2 3/8" x .131") NAILS WITH NO MORE THAN 6" SPACING. A MAXIMUM OF 12" SPACING IS ALLOWED AT INTERMEDIATE SUPPORTS.



Wall Bracing Schedule													
FIRST FLOOR	Braced Wall Line	Braced Wall Line Spacing	Method	Minimum Length Required. Table R602.10.1.2(1)	# Of Floors	Adjustment Factors				Adjusted Minimum Length	Bracing Length Provided	800# Hold Down Y/N	Blocking Needed Y/N
						Exposure	Ridge Height	Wall Height	Number of BWL's				
	A	31'-0"	CS-WSP	6.15 LF	1	(B) 1	(6'-0") .76	(9'-0") .95	(2) 1.00	4.44'	6'-3"	N	Y
	B	21'-0"	CS-WSP	4.20 LF	1	(B) 1	(6'-0") .76	(9'-0") .95	(2) 1.00	3.03'	12'-0"	N	Y
	D	21'-0"	CS-WSP	4.20 LF	1	(B) 1	(6'-0") .76	(9'-0") .95	(2) 1.00	3.03'	11'-0"	N	Y



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