

New Construction American General Investors Waterbury Road & Knapp Drive Prospect, CT 06712



Phase 1

Issued: 12/3/24

PEGARCH

ARCHITECTURE & DESIGN SERVICES

236 MAIN ST PORTLAND, CT 06480

860.740.5123

PEGARCH.COM



TOWN OF PROSPECT

DESIGN VALUES

2022 CT SBC DESIGN VALUES

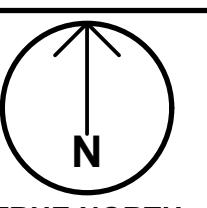
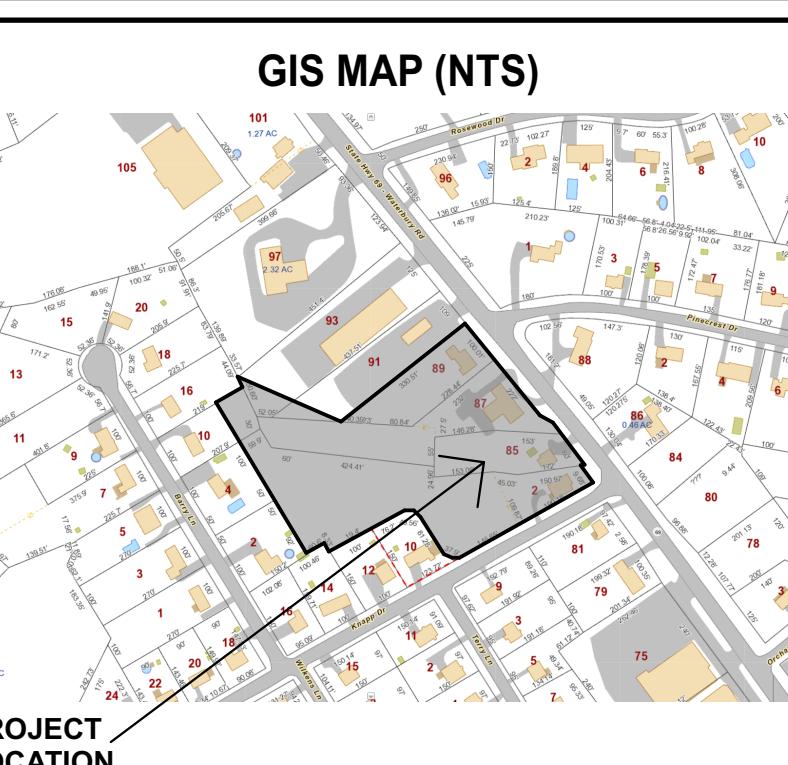
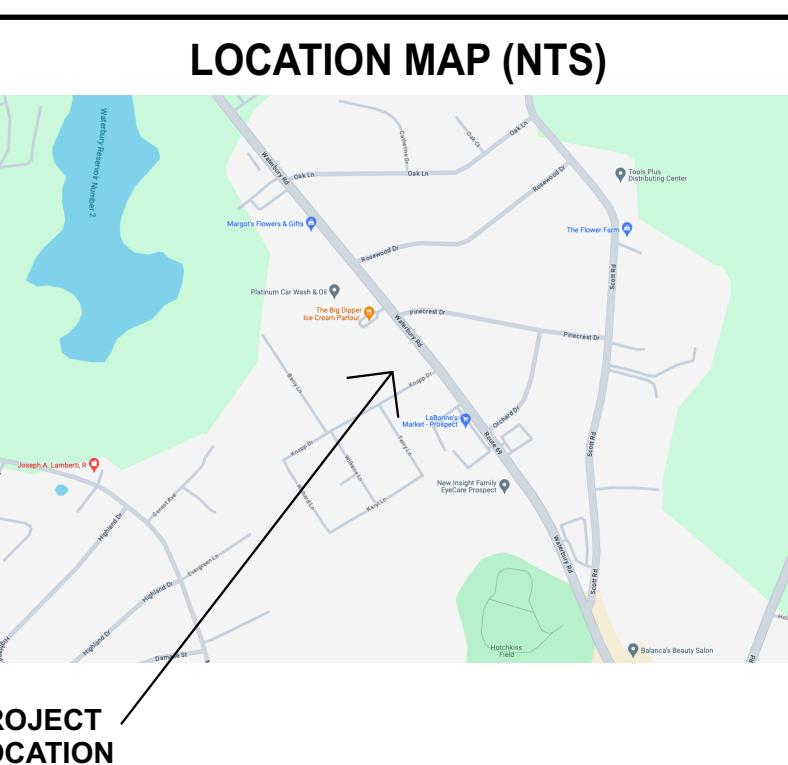
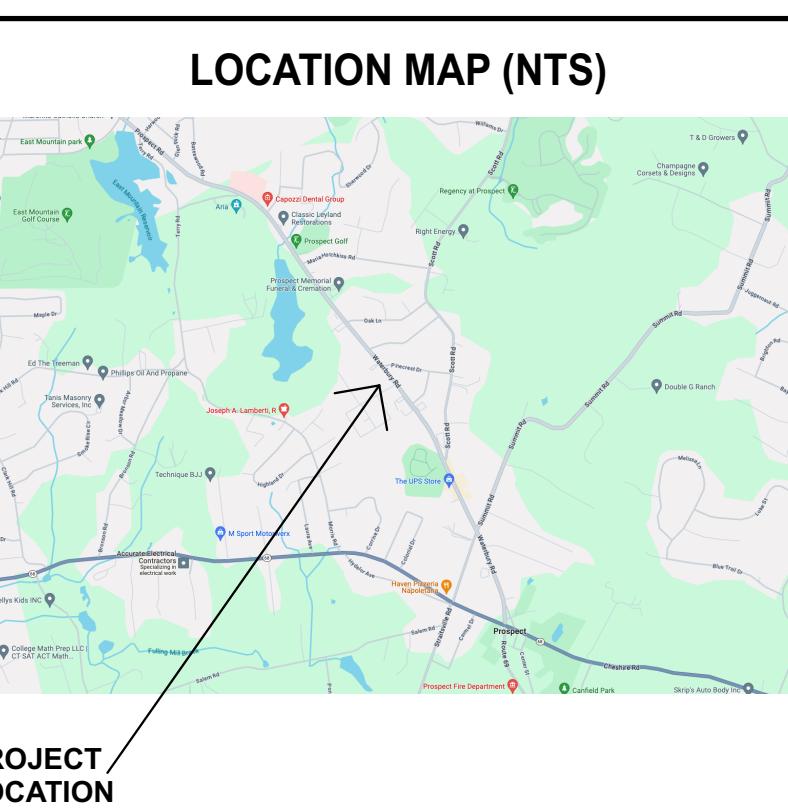
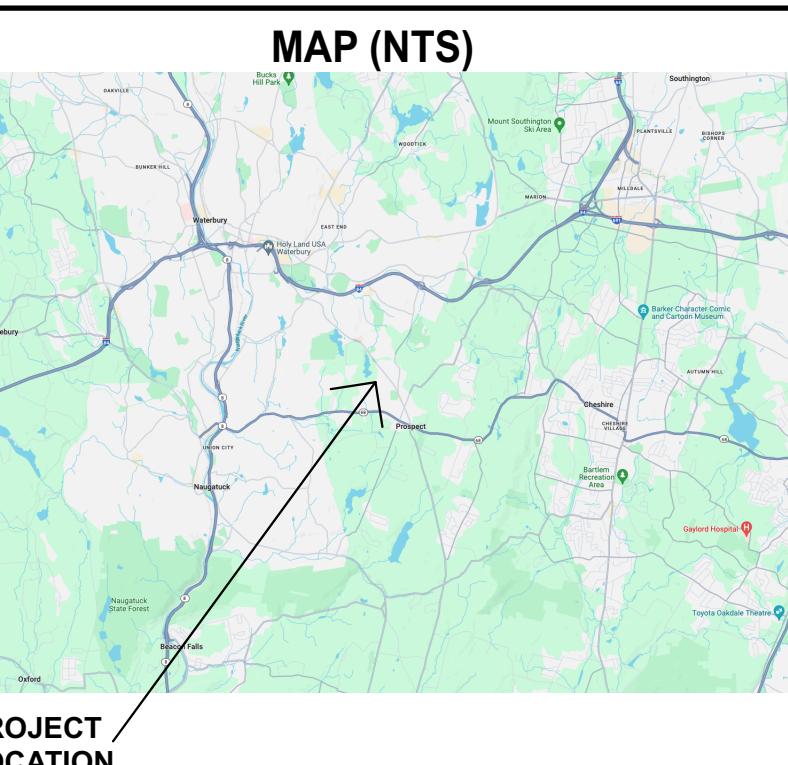
BASIC DESIGN WIND SPEED..... 120MPH
ALLOWABLE STRESS DESIGN WIND SPEED: 93 MPH
SEISMIC DESIGN CATEGORY..... B
FROST DEPTH..... 42"
WEATHERING..... SEVERE
ICE BARRIER UNDERLAYMENT..... YES

DESIGN LOADS:
GROUND SNOW LOAD..... 30 PSF
LIVE LOAD, MERCANTILE AREAS..... 100 PSF
LIVE LOAD, RESTAURANT AREAS..... 100 PSF
LIVE LOAD, COMMON AREAS..... 100 PSF

BUILDING CODES: THIS PROJECT IS TO BE TO 2022 CT STATE BUILDING CODE.

The 2022 CT SBC adopts the following model codes:
-2021 International Building Code
-2021 International Existing Building Code
-2021 International Plumbing Code
-2021 International Mechanical Code
-2021 International Residential Code
-2021 International Fire Code
-2021 International Swimming Pool and Spa Code
-2020 National Electrical Code (NFPA 70)
-2017 ICC A117.1 Accessible and Usable Buildings & Facilities
-2022 CT State Fire Prevention Code
-2022 CT State Fire Safety Code

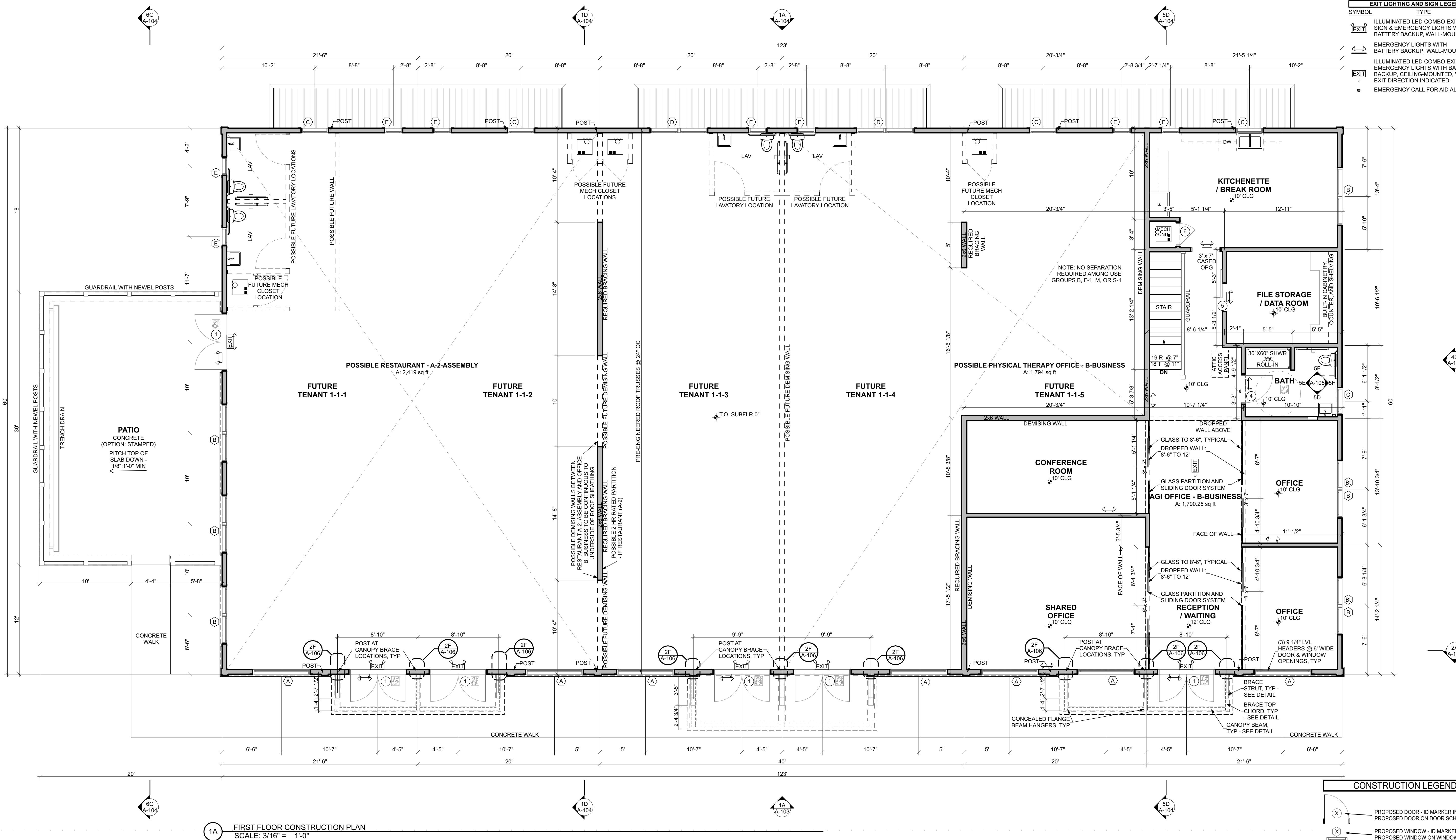
THE SCOPE OF WORK OUTLINED BY THESE DRAWINGS
INCLUDES THE CONSTRUCTION OF THE ENTIRE BUILDING
AND THE FIT-OUT OF ONE OF THE TENANT SPACES.



DRAWING LIST	
#	TITLE
	COVER SHEET
A-100	BASEMENT AND FOUNDATION CONSTRUCTIO...
A-101	FLOOR PLAN
A-102	ROOF PLAN
A-103	ELEVATIONS
A-104	ELEVATIONS AND BUILDING SECTIONS
A-105	BUILDING SECTIONS, SCHEDULES, AND INTE...
A-106	CONSTRUCTION DETAILS
A-107	WALL BRACING PLANS
A-108	WALL BRACING INFORMATION
A-109	CODE PLANS AND INFORMATION



New Construction
American General Investors
Waterbury Road & Knapp Drive
Prospect, CT 06712

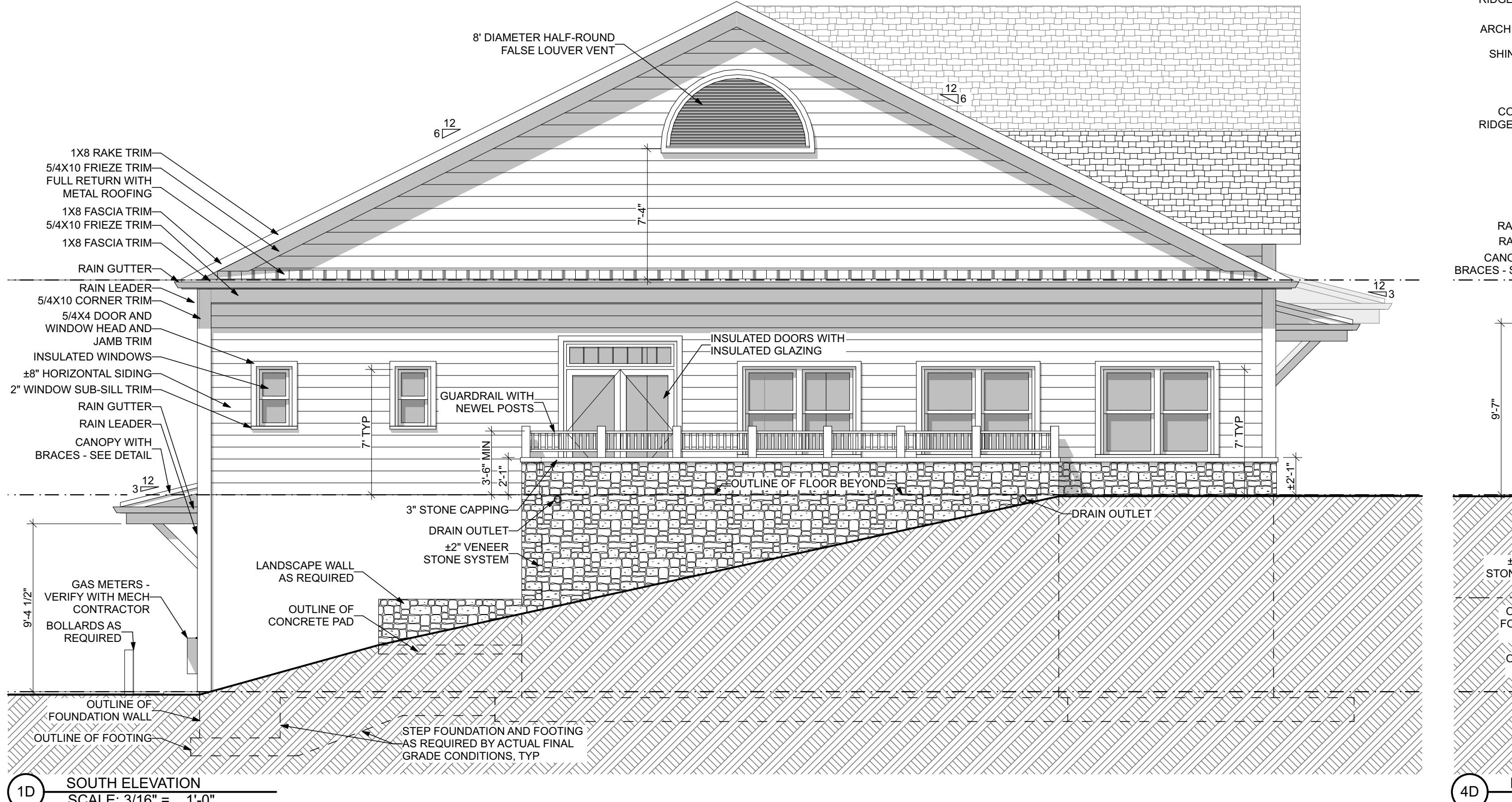


THIS IS AN ORIGINAL DOCUMENT
AND IS NOT TO BE COPIED OR
REPLICATED IN ANY WAY.
DRAWINGS AND DESIGN ARE
PROPERTY OF PEGARCH LLC AND
ARE PROTECTED BY TERMS AND
BYLAWS. DRAWINGS ARE NOT
VALID UNLESS STAMPED WITH
SHEET NUMBER AND DATE.
CONTACT ARCHITECT FOR
ADDITIONAL COPIES OR MORE
INFORMATION. DRAWINGS ARE
PROTECTED BY 2024 COPYRIGHT.



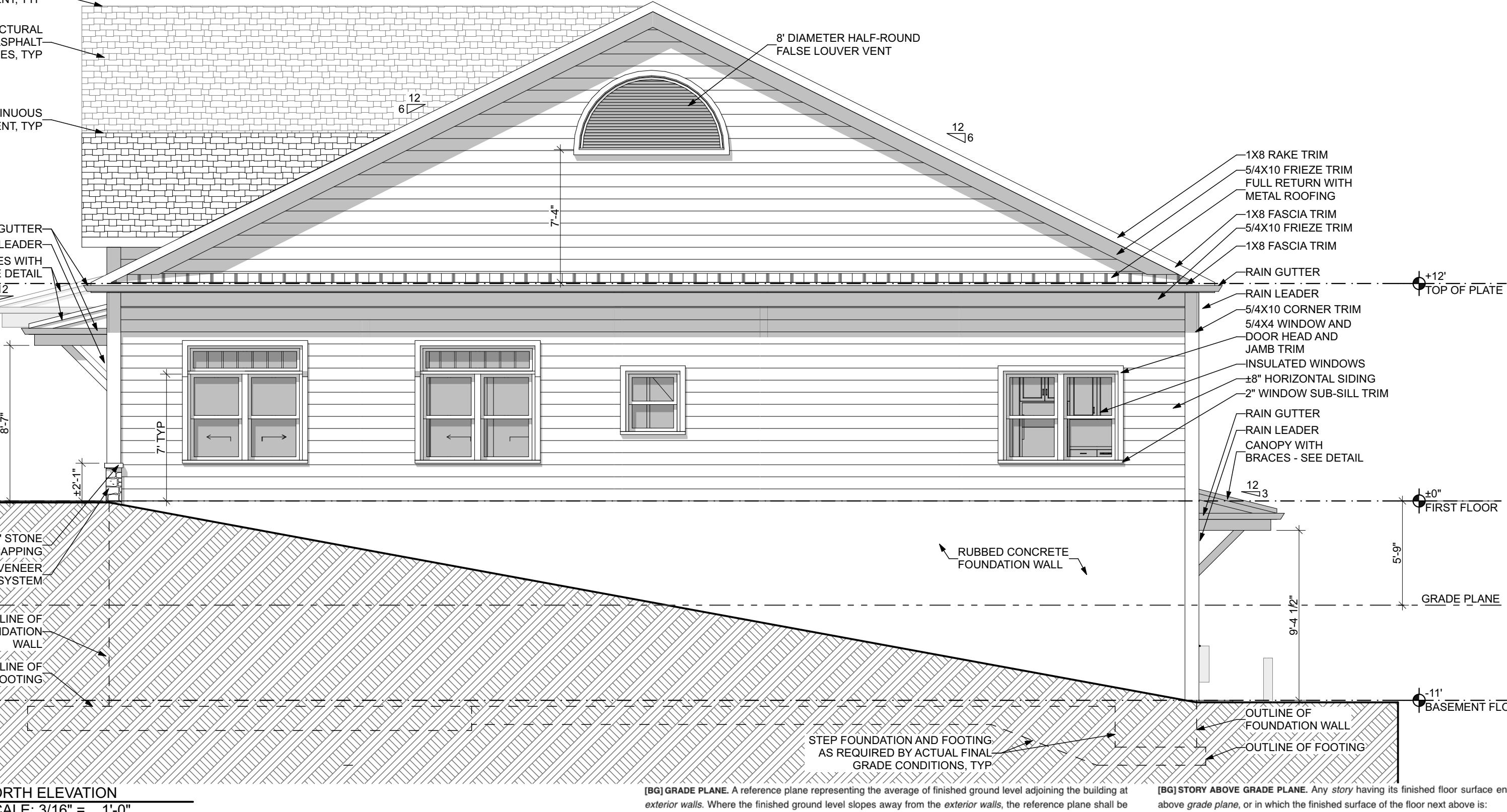
GENERAL NOTES

1. CONTRACTOR AND ALL SUBCONTRACTORS TO CONFIRM CLEARANCES REQUIRED TO INSTALL THEIR WORK, VERIFY ALL DIMENSIONS, AND BE CERTAIN THAT ALL WORK IS CLEAR OF UNDERGROUND AND OVERHEAD UTILITIES IN THE FIELD PRIOR TO PROCEEDING WITH ANY AND ALL WORK. PRIOR TO EXCAVATION, CONTRACTOR TO CONTACT "CALL BEFORE YOU DIG" TO VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. ALL WORK TO COMPLY WITH CURRENTLY APPLICABLE CONNECTICUT STATE BUILDING CODE, FIRE CODE, LOCAL BUILDING CODE REQUIREMENTS, ZONING REGULATIONS, HEALTH DEPARTMENT REGULATIONS, UTILITY-PROVIDERS' REGULATIONS, AND REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION. ALL WORK TO BE PERMITTED, INSPECTED, AND APPROVED AS REQUIRED, AND ATTAIN WRITTEN APPROVAL OF ALL AUTHORITIES HAVING JURISDICTION.
3. DO NOT SCALE DRAWINGS FOR DIMENSIONS. USE WRITTEN DIMENSIONS ONLY. CONTACT ARCHITECT IF ANY DIMENSIONS ARE UNCLEAR.
4. DIMENSIONS SHOWN ON PLANS ARE TO FACES OF EXTERIOR WALL FRAMING AND FOUNDATION WALLS, AND TO CENTERS OF INTERIOR WALL FRAMING, COLUMNS AND PIERS, UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO PROVIDE ALL MATERIALS, EQUIPMENT, AND LABOR REQUIRED TO COMPLETE THE WORK.
6. CONTRACTOR TO PROVIDE ALL MANUFACTURED ITEMS, PRODUCTS AND SYSTEMS, AND INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS' INSTALLATION INSTRUCTIONS AND/OR CURRENT TRADE MANUALS.
7. CONTRACTOR TO PROVIDE MID-GRADE ALLOWANCES FOR ALL APPLIANCES, FIXTURES, AND FINISHES IN THEIR BID AND CONTRACT.
8. ALL ITEMS NOTED "TO BE SELECTED BY OWNER": CONTRACTOR TO PRESENT OPTIONS TO OWNER, COORDINATE, AND PROVIDE.
9. CONTRACTOR AND SITE CONTRACTOR TO COORDINATE ALL SPOT ELEVATIONS, AND SLAB AND FLOOR GRADES WITH SITE SURVEY AND SITE ENGINEERING DRAWINGS, IF APPLICABLE.
10. CONTRACTOR AND ALL SUBCONTRACTORS TO CONFIRM CLEARANCES REQUIRED TO INSTALL THEIR WORK, VERIFY ALL DIMENSIONS, AND BE CERTAIN THAT ALL WORK IS CLEAR OF UNDERGROUND AND OVERHEAD UTILITIES IN THE FIELD PRIOR TO PROCEEDING WITH ANY AND ALL WORK. PRIOR TO EXCAVATION, CONTRACTOR TO CONTACT "CALL BEFORE YOU DIG" TO VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES.
11. ALL FOOTINGS TO BE MINIMUM 42" BELOW GRADE, OR PINNED TO LEDGE, IF APPLICABLE. USE TYPICAL LEDGE FASTENING DETAILS IN EVENT THAT LEDGE / BEDROCK IS ENCOUNTERED BEFORE REACHING REQUIRED FOOTING DEPTH. SEE DRAWINGS FOR FOOTING DIMENSIONS.
12. BENEATH ALL CONCRETE SLABS, PROVIDE MINIMUM 4" CLEAN AGGREGATE THAT WILL PASS THRU A 2" SIEVE BUT BE RETAINED BY A 1/4" SIEVE. COMPACT AGGREGATE TO 95% OPTIMUM BEARING CAPACITY PRIOR TO POURING SLAB.
13. PASSIVE RADON MITIGATION SYSTEM TO BE INSTALLED PER CURRENTLY APPLICABLE BUILDING CODE. BENEATH ALL INTERIOR CONCRETE SLABS, PROVIDE MINIMUM 10 MIL POLYETHYLENE VAPOR-SOIL-GAS-RETARDER. OVERLAP SEAMS BY 12", AND SEAL ALL TEARS, PUNCTURES AND PENETRATIONS PRIOR TO POURING SLAB. ALL POTENTIAL VAPOR ENTRY ROUTES SHALL BE SEALED. SEAL ALL CONCRETE SLAB JOINTS AND PENETRATIONS AND OPENINGS, SUCH AS AROUND BATHTUBS, SHOWERS, WATER CLOSETS, PIPES, CONDUITS WIRES, ETC. THAT PENETRATE THE SLAB, WITH POLYURETHANE SEALANT.
14. ALL CONCRETE SLABS TO HAVE 6X6 W1.4XW1.4 WELDED WIRE FABRIC AT 3/4" BELOW TOP SURFACE OF SLAB. ALL SLABS WITH TROWELED TOP SURFACES TO BE MINIMUM 4" THICK, ALL SLABS WITH STAMPED TOP SURFACES TO BE MINIMUM 5" THICK, UNLESS OTHERWISE NOTED. SAW CUT CONTROL JOINTS IN ALL SLABS AT ±12' O.C. EACH WAY.
15. PROVIDE DOUBLED FLOOR JOISTS BENEATH ALL PARALLEL PARTITIONS.
16. PROVIDE JOIST HANGERS AT ALL JOISTS INSTALLED AT FLUSH-FRAMED CONDITIONS.
17. ALL STRUCTURAL LUMBER TO BE MINIMUM #2 GRADE DOUGLAS FIR OR BETTER, UNLESS OTHERWISE NOTED.
18. ALL STRUCTURAL LUMBER EXPOSED TO THE ELEMENTS OR IN CONTACT WITH CONCRETE TO BE MINIMUM #2 GRADE PRESSURE TREATED SOUTHERN YELLOW PINE OR BETTER.
19. ALL EXTERIOR WALL ASSEMBLIES TO BE INSULATED TO MINIMUM R-30 FRAMING CAVITY OR MINIMUM R-20 FRAMING CAVITY + R-5 CONTINUOUS INSULATION. NEW ROOFS AND/OR CEILINGS TO BE INSULATED TO MINIMUM R-60.
20. ALL EXTERIOR WALL ASSEMBLIES TO BE INSULATED TO MINIMUM R-30 FRAMING CAVITY OR MINIMUM R-20 FRAMING CAVITY + R-5 CONTINUOUS INSULATION. NEW ROOFS AND/OR CEILINGS TO BE INSULATED TO MINIMUM R-60.
21. ALL STRUCTURAL WOOD SHEATHING PANELS AT WOOD-FRAMED FLOOR ASSEMBLIES TO BE LOCATED SUCH THAT A SINGLE CONTINUOUS PANEL HEIGHT SPANS THE RIM JOIST AND TIES THE UPPER STUDS TO THE LOWER STUDS, SILL PLATES, RIM JOIST, AND TOP PLATES.
22. AT ALL BRACED WALL PANEL LOCATIONS, PROVIDE 2X WOOD BLOCKING AT ALL UNSUPPORTED SHEATHING JOINTS, UNLESS OTHERWISE NOTED.
23. ALL STRUCTURAL 4'X8' OR 4'X9' GYPSUM BOARD SHEATHING PANELS AT BRACED WALL PANEL LOCATIONS TO BE ORIENTED VERTICALLY.
24. ROOF TRUSSES TO BE DESIGNED BY CT LICENSED PROFESSIONAL ENGINEER OR TRUSS MANUFACTURER'S CT LICENSED PROFESSIONAL ENGINEER. FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION.
25. PROVIDE GALVANIZED STEEL HURRICANE TIES AT ALL RAFTERS AND/OR ROOF TRUSSES AT CONNECTIONS TO WALL FRAMING. PROVIDE ALL GALVANIZED STEEL STRAPS, TIES, BOLTS, ANCHORS, POST BASES, POST CAPS, HOLD-DOWNS, AND OTHER FRAMING CONNECTIONS BY SIMPSON STRONG-TIE OR APPROVED EQUAL AS PER DRAWINGS. ALL FASTENER TYPES, SIZES, LOCATIONS, AND SPACINGS TO COMPLY WITH CURRENTLY APPLICABLE BUILDING CODE, MINIMUM.
26. EMERGENCY ESCAPE AND RESCUE (EGRESS) WINDOWS TO BE INSTALLED IN EACH SLEEPING ROOM AS PER DRAWINGS AND AS PER CURRENTLY APPLICABLE BUILDING CODE.
27. WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE THE GRADE BELOW ON THE EXTERIOR OF THE BUILDING, THE WINDOW IS TO BE PROVIDED WITH WINDOW OPENING CONTROL DEVICES OR FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
28. ALL EXTERIOR WALL ASSEMBLIES TO BE INSULATED TO MINIMUM R-30 FRAMING CAVITY OR MINIMUM R-20 FRAMING CAVITY + R-5 CONTINUOUS INSULATION. NEW ROOFS AND/OR CEILINGS TO BE INSULATED TO MINIMUM R-60.
29. ALL EXTERIOR WALL ASSEMBLIES TO BE INSULATED TO MINIMUM R-30 FRAMING CAVITY OR MINIMUM R-20 FRAMING CAVITY + R-5 CONTINUOUS INSULATION. NEW ROOFS AND/OR CEILINGS TO BE INSULATED TO MINIMUM R-60.
30. ALL FIRE RATINGS, RATED WALLS, DOORS AND FIRE PROTECTION SYSTEMS TO BE AS PER PLANS & CURRENTLY APPLICABLE BUILDING CODE AND FIRE CODES. PROVIDE CARBON MONOXIDE AND SMOKE DETECTORS/ALARMS AS PER DRAWINGS AND CURRENTLY APPLICABLE BUILDING CODE.
31. ALL ELECTRICAL / LIGHTING FIXTURES AND PLUMBING FIXTURES AND THEIR FINISHES TO BE SELECTED BY OWNER.
32. ALL LAVATORY & BATHING FIXTURE HOT WATER SHALL NOT EXCEED 115° F.
33. LIGHTING AND ELECTRICAL SERVICE TO BE PROVIDED AND CONFIGURED, TO MEET AND EXCEED CURRENTLY APPLICABLE BUILDING CODE. ELECTRICAL CONTRACTOR TO PROVIDE POWER SOURCES FOR ALL EQUIPMENT, SYSTEMS, AND INTERIOR AND EXTERIOR LIGHTING. LOCATIONS OF ALL SWITCHES, OUTLETS, AND FIXTURES TO BE LAID OUT BY CONTRACTOR AND SELECTED BY OWNER. LAYOUT TO BE PROVIDED TO ARCHITECT AND OWNER FOR APPROVAL PRIOR TO INSTALLATION.
34. ALL MECHANICAL, PLUMBING, FIRE PROTECTION, & TV, PHONE, DATA, & SECURITY SYSTEMS TO BE DESIGN-BUILD BY SUBCONTRACTORS, UNLESS OTHERWISE NOTED. MECHANICAL CONTRACTOR TO PROVIDE AND ROUTE HEATING, VENTILATING & AIR CONDITIONING ELEMENTS AS REQUIRED TO ACCOMMODATE ALL FINISHED ROOMS & SPACES, AND REQUIRED BASEMENT & CRAWLSPACE VENTILATION, IF APPLICABLE.
35. ALL ROOF PENETRATIONS, CURBS, ETC. SHALL BE FLASHED AND SEALED AS PER MANUFACTURER'S INSTRUCTIONS.
36. CONTRACTOR TO PROVIDE ALL MATERIALS, EQUIPMENT, AND LABOR REQUIRED TO COMPLETE THE WORK.
37. CONTRACTOR TO PROVIDE ALL MANUFACTURED ITEMS, PRODUCTS AND SYSTEMS, AND INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS' INSTALLATION INSTRUCTIONS AND/OR CURRENT TRADE MANUALS.
38. CONTRACTOR TO PROVIDE ALL MATERIALS, EQUIPMENT, AND LABOR REQUIRED TO COMPLETE THE WORK.
39. CONTRACTOR TO PROVIDE ALL MANUFACTURED ITEMS, PRODUCTS AND SYSTEMS, AND INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS' INSTALLATION INSTRUCTIONS AND/OR CURRENT TRADE MANUALS.
40. CONTRACTOR TO PROVIDE ALL MATERIALS, EQUIPMENT, AND LABOR REQUIRED TO COMPLETE THE WORK.



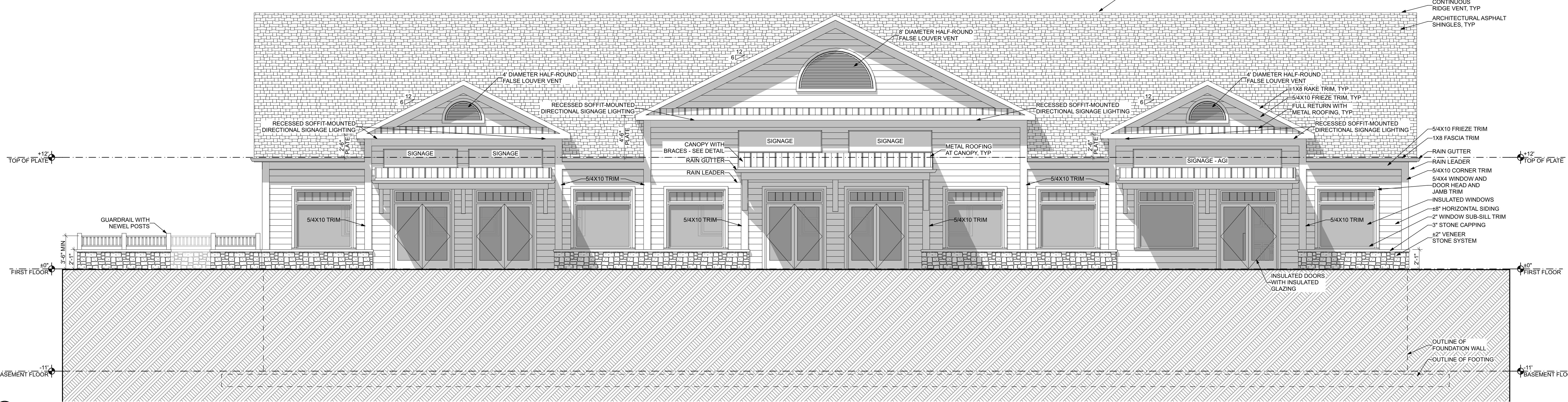
1B SOUTH ELEVATION

1D SCALE: 3/16" = 1'-0"



FRONT ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

1A EAST ELEVATION
SCALE: 3/16" = 1'-0"

CHIEF NAME

EELEVATORS

1. **What is the primary purpose of the following sentence?**

11. *What is the primary purpose of the following statement?*

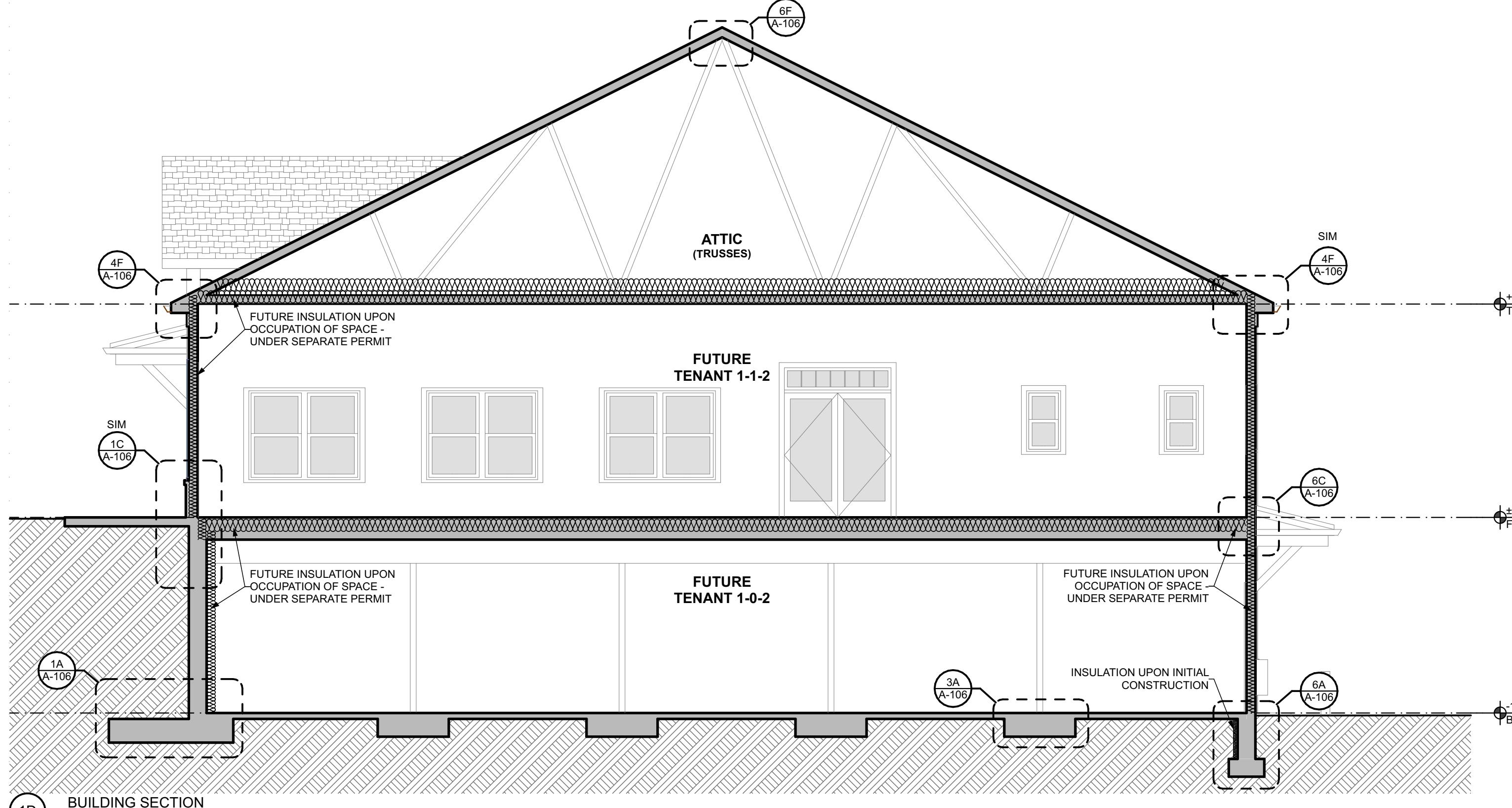
A 102

A-103

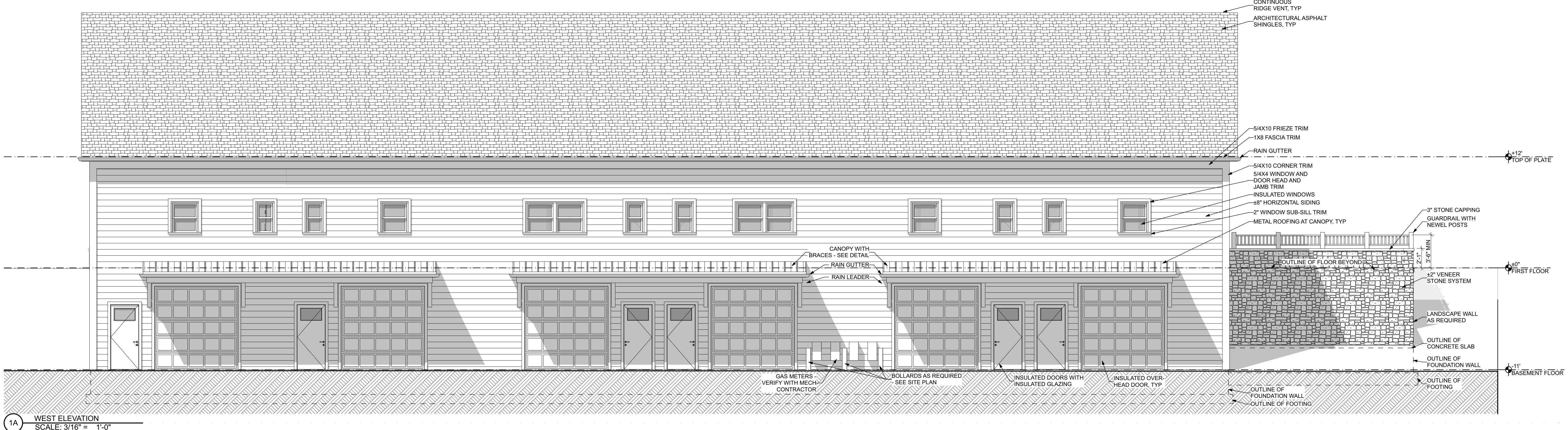
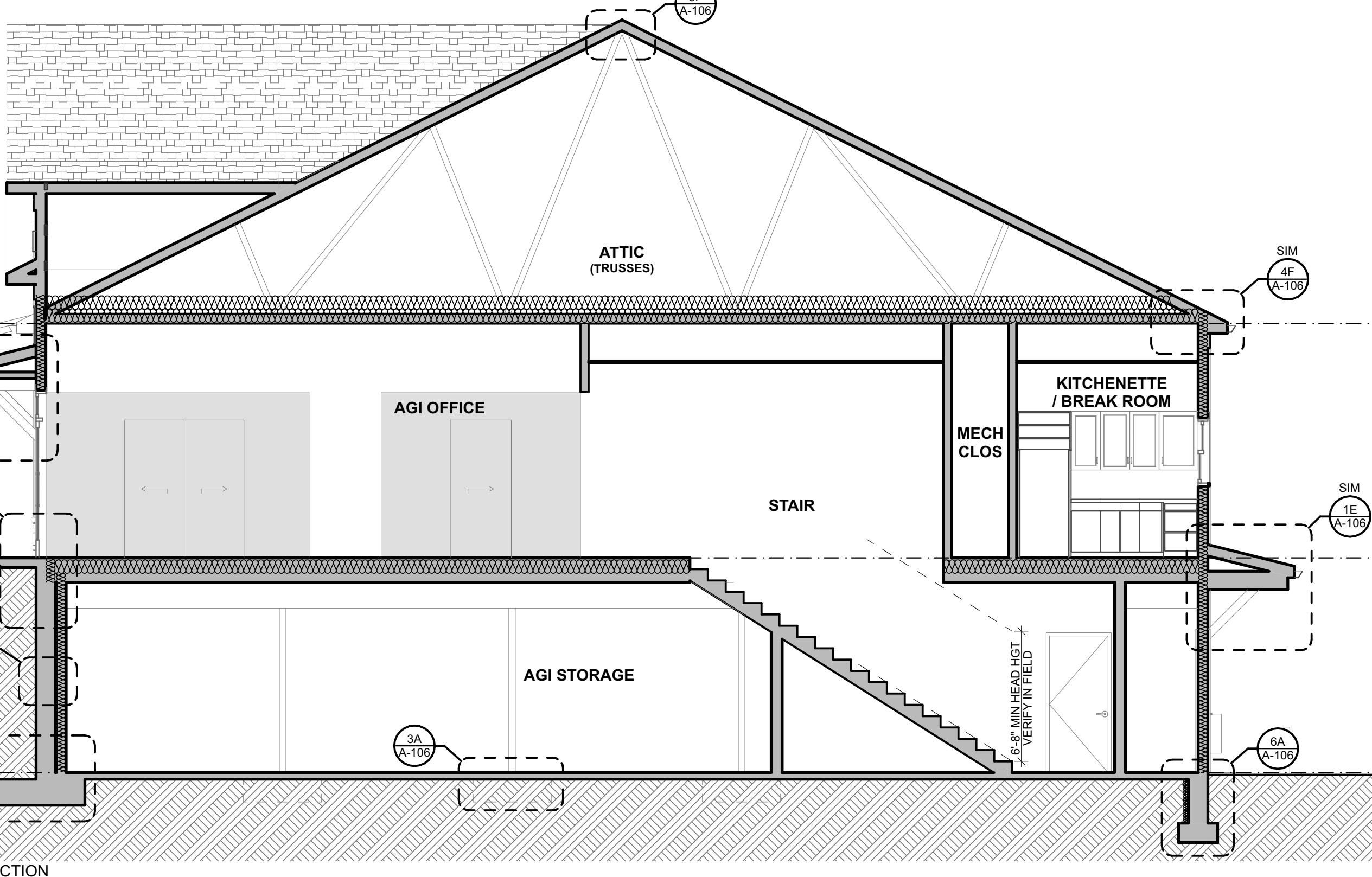
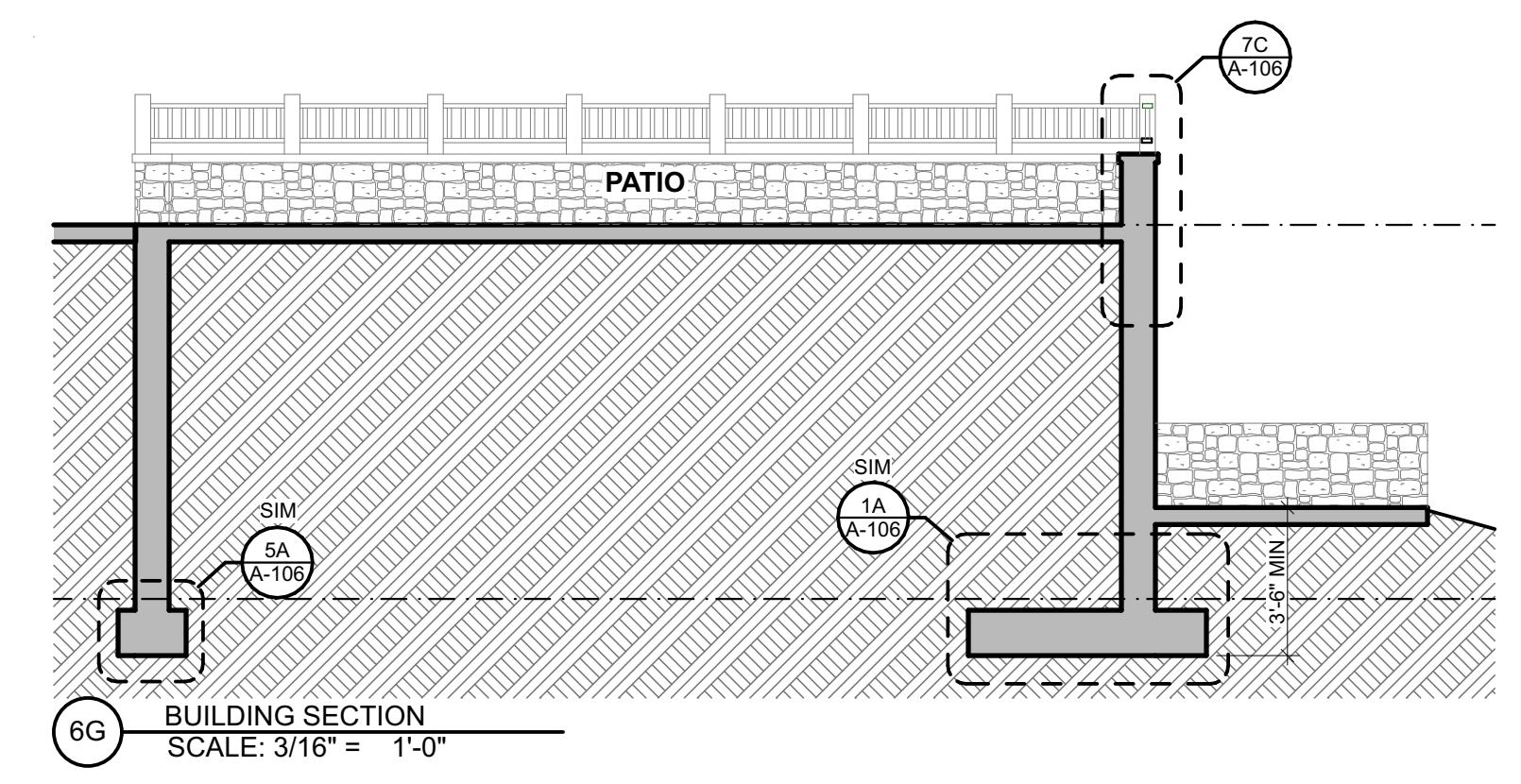
A-103

GENERAL NOTES

1. CONTRACTOR AND ALL SUBCONTRACTORS TO CONFIRM CLEARANCES REQUIRED TO INSTALL THEIR WORK. VERIFY ALL DIMENSIONS, AND BE CERTAIN THAT ALL WORK IS CLEAR OF UNDERGROUND AND OVERHEAD UTILITIES. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTING WORK, PRIOR TO EXCAVATION. CONTRACTOR TO CONTACT OWNER BEFORE YOU DIG TO VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. ALL WORK TO COMPLY WITH CURRENTLY APPLICABLE CONNECTICUT STATE BUILDING CODE, FIRE CODE, LOCAL BUILDING CODE REQUIREMENTS, ZONING REGULATIONS, HEALTH DEPARTMENT REGULATIONS, UTILITY PROVIDER REGULATIONS, AND REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION. ALL WORK TO BE PERMITTED, INSPECTED, AND APPROVED AS REQUIRED, AND ATTAIN WRITTEN APPROVAL OF ALL AUTHORITIES HAVING JURISDICTION.
3. DO NOT SCALE DRAWINGS FOR DIMENSIONS. USE WRITTEN DIMENSIONS ONLY. CONTRACTOR ERECTS DIMENSIONS ARE UNCLAR.
4. DIMENSIONS SHOWN ON PLANS ARE TO FACES OF EXTERIOR WALL FRAMING AND FOUNDATION WALLS. NOT TO CENTER OF EXTERIOR WALL FRAMING, COLUMNS AND PIERS, UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO PROVIDE ALL MATERIALS, EQUIPMENT, AND LABOR REQUIRED TO COMPLETE THE WORK.
6. CONTRACTOR TO PROVIDE ALL MANUFACTURED ITEMS, PRODUCTS AND SYSTEMS, AND INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS' INSTALLATION INSTRUCTIONS AND/OR CURRENT TRADE MANUALS.
7. CONTRACTOR TO PROVIDE MID-GRADE ALLOWANCES FOR ALL APPLIANCES, FIXTURES, AND FINISHES IN THEIR BID AND CONTRACT.
8. ALL ITEMS NOTED "TO BE SELECTED BY OWNER" CONTRACTOR TO PRESENT OPTIONS TO OWNER, COORDINATE AND PROVIDE.
9. CONTRACTOR AND SITE CONTRACTOR TO COORDINATE ALL SPOT ELEVATIONS, AND SLAB AND FLOOR GRADES WITH SITE SURVEY AND SITE ENGINEERING DRAWINGS, IF APPLICABLE.



10. ALL FOOTINGS, FOUNDATION WALLS, AND SLABS TO BE 4000 PSI MINIMUM COMPRESSIVE STRENGTH CONCRETE.
11. ALL FOOTINGS TO BE MINIMUM 42" BELOW GRADE, OR PINNED TO LEDGE, IF APPLICABLE. USE TYPICAL LEDGE FASTENING DETAILS IN EVENT THAT LEDGE / BEDROCK IS ENCOUNTERED BEFORE REACHING REQUIRED FOOTING DEPTH. SEE DRAWINGS FOR POURING DIMENSIONS.
12. BEHIND ALL CONCRETE SLABS, PROVIDE MINIMUM 4" CLEAN COMPACT AGGREGATE TO 95% OPTIMUM BEARING CAPACITY PRIOR TO POURING SLAB.
13. PASSIVE RADON MITIGATION SYSTEM TO BE INSTALLED PER CURRENTLY APPLICABLE BUILDING CODE, BEHIND ALL INTERIOR CONCRETE SLABS, PROVIDE 10' DIA. DUCTS TO EXHAUST. PROVIDE 4" OFF-ADJACENT PERPENDICULAR WALL, UNLESS OTHERWISE NOTED.
14. ALL CONCRETE SLABS TO HAVE 6X6 W14XW1.4 WELDED WIRE FABRIC AT 3/8" BELOW TOP SURFACE OF SLAB. ALL SLABS WITH TROWEL FINISH SURFACE TO BE 1/4" THICK. ALL SLABS WITH PREPARED TOP SURFACES TO BE MINIMUM 5" THICK, UNLESS OTHERWISE NOTED. SAW CUT CONTROL JOINTS IN ALL SLABS AT 12° C. EACH WAY.
15. PROVIDE DOUBLED FLOOR JOISTS BENEATH ALL PARALLEL PARTITIONS.
16. PROVIDE JOIST HANGERS AT ALL JOISTS INSTALLED AT FLUSH-FRAMED CONDITIONS.
17. ALL STRUCTURAL LUMBER TO BE MINIMUM #2 GRADE DOUGLAS FIR OR BETTER, UNLESS OTHERWISE NOTED.
18. ALL STRUCTURAL LUMBER EXPOSED TO THE ELEMENTS OR IN CONTACT WITH CONCRETE TO BE MINIMUM #2 GRADE PRESSURE TREATED SOUTHERN YELLOW PINE OR BETTER.
19. TIE ALL LEDGER BOARDS AND JOISTS OF ALL DECKS & BALCONIES TO MAIN STRUCTURE AS PER DRAWINGS AND AS PER CURRENTLY APPLICABLE BUILDING CODE.
20. ALL EXTERIOR WALLS TO BE 2X6 WOOD STUD CONSTRUCTION, ALL INTERIOR NON-BEARING WALL PARTITIONS TO BE 2X4 WOOD STUD CONSTRUCTION.
21. ALL STRUCTURAL WOOD SHEATHING PANELS AT WOOD-FRAMED FLOOR AND CEILINGS TO BE 5/8" THICK. PROVIDE 1/2" CONTINUOUS PANEL HEIGHT SPANS FROM RIM JOIST AND TIES THE UPPER STUDS TO THE LOWER STUDS, SILL PLATES, RIM JOIST, AND TOP PLATES.
22. AT ALL WALL PANEL LOCATIONS, PROVIDE 2X WOOD BLOCKING AT ALL UNSUPPORTED SHEATHING JOINTS, UNLESS OTHERWISE NOTED.
23. ALL STRUCTURAL 4X6 OR 4X8 GYPSUM BOARD SHEATHING PANELS AT BRACED WALL PANEL LOCATIONS TO BE ORIENTED VERTICALLY.
24. ROOF TRUSSES TO BE DESIGNED BY CT LICENSED PROFESSIONAL ENGINEER OR TRUSS MANUFACTURER. CT LICENSED PROFESSIONAL ENGINEER, FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION.
25. PROVIDE GALVANIZED STEEL HURRICANE TIES AT ALL RAFTERS AND/OR ROOF TRUSSES AT CONNECTIONS TO WALL FRAMING. PROVIDE ALL GALVANIZED STEEL STRAPS, TIES, BOLTS, ANCHORS, POST BASES, POST CAPS, HOLD-DOWNS, AND OTHER FRAMING CONNECTIONS BY SIMPSON STRUTURETTE. ENSURE EQUALLY SPACED, IN LINE, AND IN PLANE. TYPES, SIZES, LOCATIONS, AND SPACINGS TO COMPLY WITH CURRENTLY APPLICABLE BUILDING CODE, MINIMUM.
26. EMERGENCY ESCAPE AND RESCUE (EGRESS) WINDOWS TO BE INSTALLED IN EACH SLEEPING ROOM AS PER DRAWINGS AND AS PER CURRENTLY APPLICABLE BUILDING CODE.
27. WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW IS LOCATED IN A WALL THAT IS SET BACK FROM THE FINISHED FLOOR AND GREATER THAN 72" ABOVE THE GRADE BELOW ON THE EXTERIOR OF THE BUILDING, THE WINDOW IS TO BE PROVIDED WITH WINDOW OPENING CONTROL DEVICES OR FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
28. ALL EXTERIOR WINDOW AND DOOR GLAZING TO BE INSULATED, HAVE MINIMUM U-VALUES AND SOLAR HEAT GAIN COEFFICIENTS AS PER CURRENTLY APPLICABLE BUILDING CODE, AND MEET HIGH PERFORMANCE REQUIREMENTS AS PER CURRENTLY APPLICABLE TRADE MANUALS. MANUFACTURERS, PANEL STYLES, MUNTIN PATTERNS, MATERIALS, TRIM, FINISHES, AND HARDWARE FUNCTIONS AND FINISHES TO BE SELECTED BY OWNER. PROVIDE 1/2" MINIMUM GLAZING SPACES 4" OFF-ADJACENT PERPENDICULAR WALL, UNLESS OTHERWISE NOTED.
29. ALL EXTERIOR WALL ASSEMBLIES TO BE INSULATED TO MINIMUM R-30 FRAMING CAVITY OR MINIMUM R-20 FRAMING CAVITY + R-5 CONTINUOUS INSULATION. NEW ROOFS AND/OR CEILINGS TO BE INSULATED TO MINIMUM R-60.
30. ALL FIRE RATINGS, RATED WALLS, DOORS AND FIRE PROTECTION REQUIREMENTS TO BE PROVIDED BY OWNER. PROVIDE BASE TRIM AND SHOE MOLDING AT ALL NEW FLOOR TO WALL JUNCTURES.
31. ALL ELECTRICAL / LIGHTING FIXTURES AND PLUMBING FIXTURES AND THEIR FINISHES TO BE SELECTED BY OWNER.
32. ALL LAUNDRY & BATHING FIXTURE HOT WATER SHALL NOT EXCEED 115° F.
33. LIGHTING AND ELECTRICAL SERVICE TO BE PROVIDED AND CONFIGURED, TO MEET AND EXCEED CURRENTLY APPLICABLE BUILDING CODE. ELECTRICAL CONTRACTOR TO PROVIDE POWER SOURCES FOR ALL LIGHTING AND ELECTRICAL OUTLETS AND FIXTURES. PROVIDE LOCATIONS OF ALL SWITCHES, OUTLETS, AND FIXTURES TO BE LAID OUT BY CONTRACTOR AND SELECTED BY OWNER. LAYOUT TO BE PROVIDED BY ARCHITECT AND OWNER FOR APPROVAL PRIOR TO INSTALLATION.
34. ALL MECHANICAL, PLUMBING, FIRE PROTECTION, & TV, PHONE, DATA & SECURITY SYSTEMS TO BE PROVIDED BY OWNER. PROVIDE ALL SYSTEMS UNLESS OTHERWISE NOTED. MECHANICAL CONTRACTOR TO PROVIDE AND ROUTE HEATING, VENTILATING & AIR CONDITIONING ELEMENTS AS REQUIRED TO PROVIDE THE APPROPRIATE ENVIRONMENT AS REQUIRED. BASEMENT & CRAWLSPACE VENTILATION, IF APPLICABLE.
35. ALL ROOF PENETRATIONS, CURBS, ETC. SHALL BE FLASHED AND SEALED AS PER MANUFACTURER'S INSTRUCTIONS.



THIS IS AN ORIGINAL DOCUMENT
AND IS NOT TO BE COPIED OR
REPLICATED IN ANY WAY.
DRAWINGS AND DESIGN ARE
PROPERTY OF PEGARCH LLC
AND ARE PROTECTED BY TERMS AND
BYLAWS. DRAWINGS ARE NOT
VALID UNLESS STAMPED WITH
STATE APPROVAL NUMBER, DATE
CONTACT ARCHITECT FOR
ADDITIONAL COPIES OR MORE
INFORMATION. DRAWINGS ARE
PROTECTED BY 2024 COPYRIGHT.

PERMITTING SET

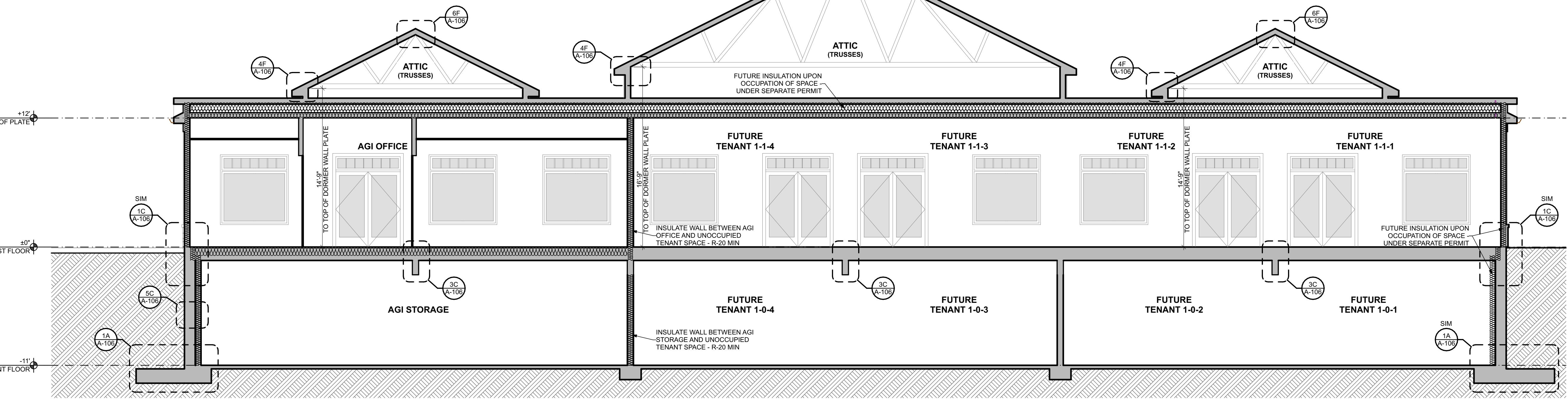
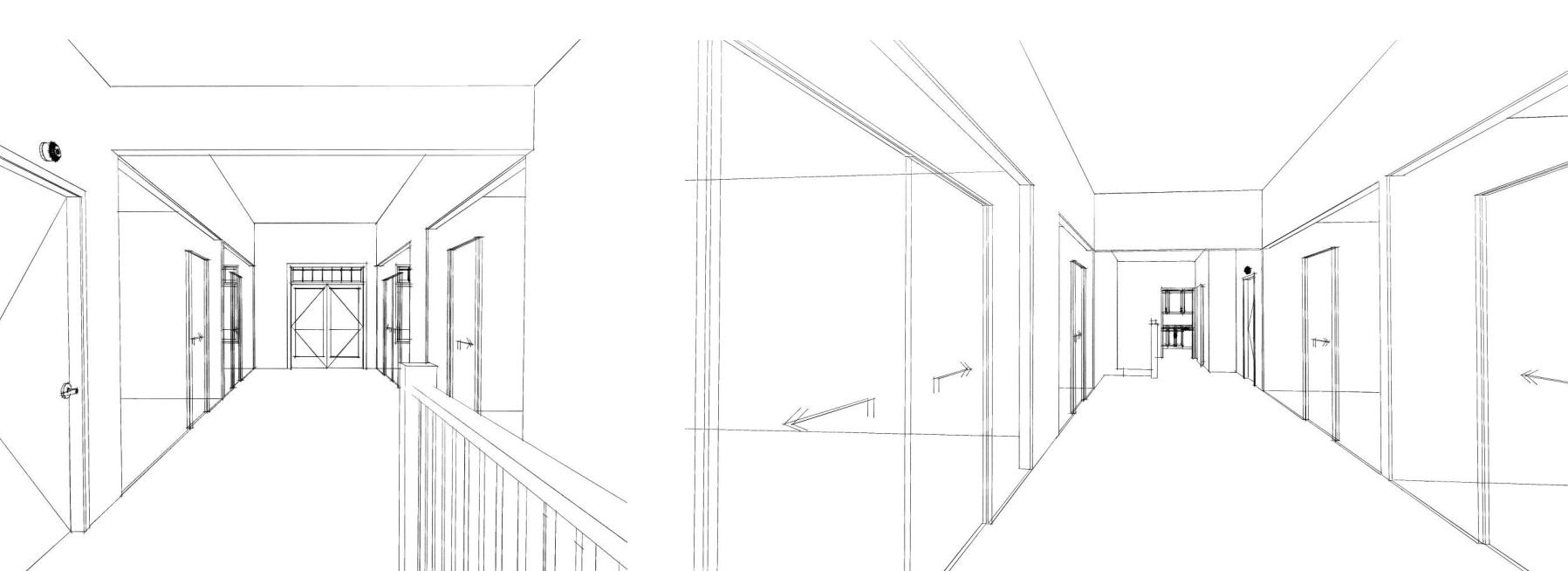
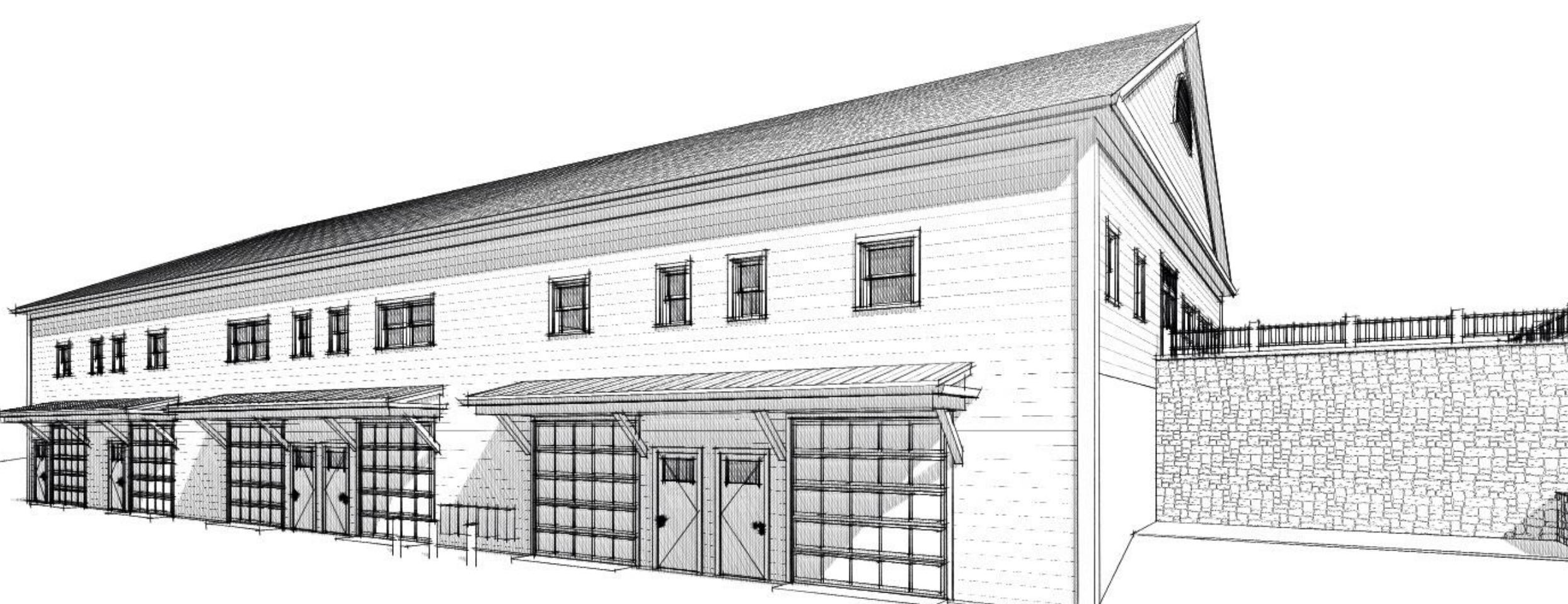


SHEET NAME
**BUILDING
SECTIONS,
SCHEDULES, AND
INTERIOR ELEVS**
SHEET ID

A-105

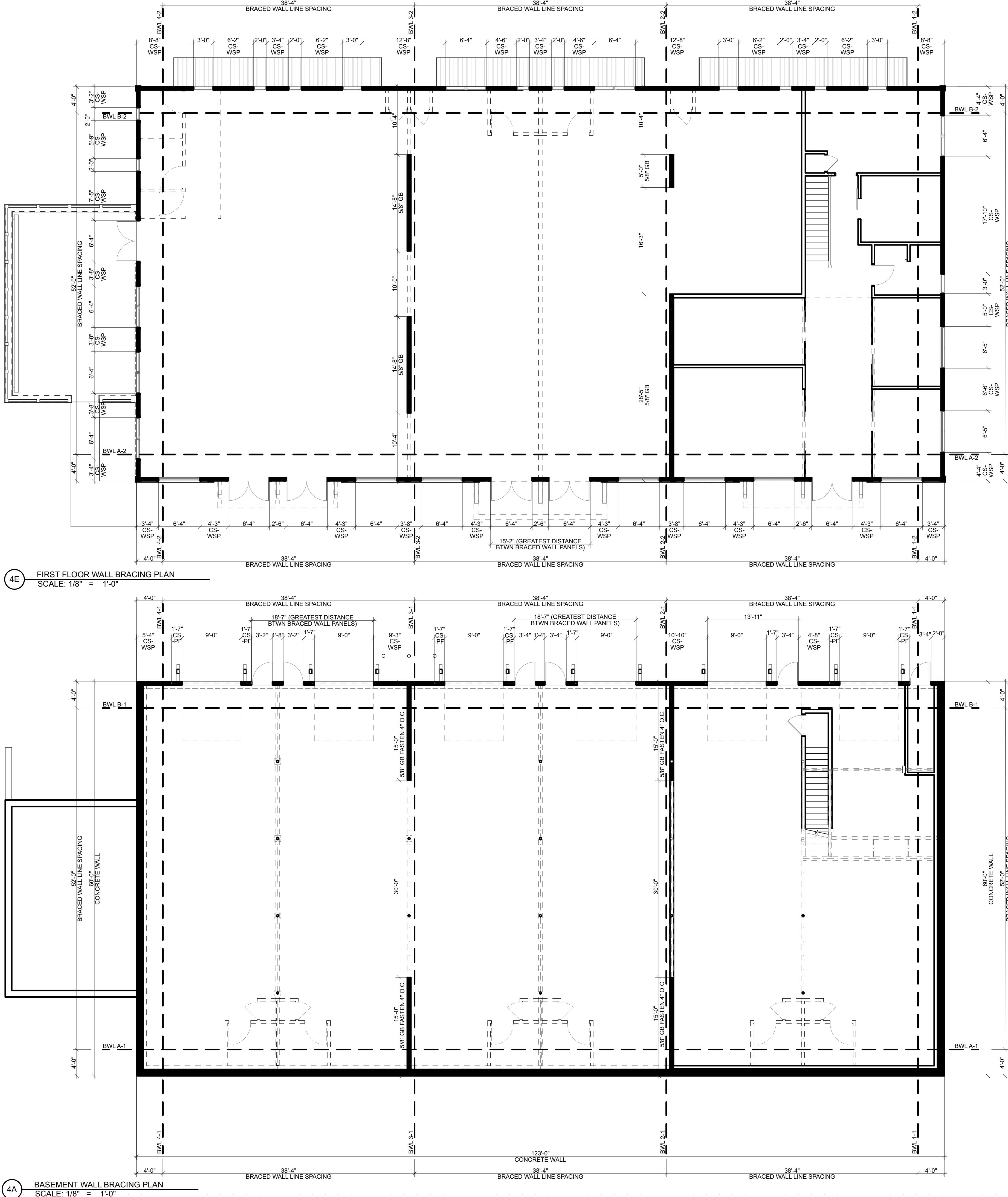
GENERAL NOTES

1. CONTRACTOR AND ALL SUBCONTRACTORS TO CONFIRM CLEARANCES REQUIRED TO INSTALL THEIR WORK. VERIFY ALL DIMENSIONS, AND BE CERTAIN THAT ALL WORK IS CLEAR OF UNDERGROUND AND OVERHEAD UTILITIES. CONTRACTOR TO CEASE ALL WORK PERTAINING TO THE WORK PRIOR TO EXCAVATION. CONTRACTOR TO CONTACT OWNER BEFORE YOU DIG TO VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. ALL WORK TO COMPLY WITH CURRENTLY APPLICABLE CONNECTICUT STATE BUILDING CODE, FIRE CODE, LOCAL BUILDING CODE REQUIREMENTS, ZONING REGULATIONS, HEALTH DEPARTMENT REGULATIONS, UTILITY PROVIDER REGULATIONS, AND REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION. ALL WORK TO BE PERMITTED, INSPECTED, AND APPROVED AS REQUIRED, AND ATTAIN WRITTEN APPROVAL OF ALL AUTHORITIES HAVING JURISDICTION.
3. DO NOT SCALE DRAWINGS FOR DIMENSIONS. USE WRITTEN DIMENSIONS ONLY. CONTRACTOR ERECTS ANY DIMENSIONS ARE UNCLAR.
4. DIMENSIONS SHOWN ON PLANS ARE TO FACES OF EXTERIOR WALL FRAMING, FOUNDATION WALLS, AND EXTERIOR WALL FRAMING COLUMNS AND PIERS, UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO PROVIDE ALL MATERIALS, EQUIPMENT, AND LABOR REQUIRED TO COMPLETE THE WORK.
6. CONTRACTOR TO PROVIDE ALL MANUFACTURED ITEMS, PRODUCTS AND SYSTEMS, AND INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS' INSTALLATION INSTRUCTIONS AND/OR CURRENT TRADE MANUALS.
7. CONTRACTOR TO PROVIDE MID-GRADE ALLOWANCES FOR ALL APPLIANCES, FIXTURES, AND FINISHES IN THEIR BID AND CONTRACT.
8. ALL ITEMS NOTED "TO BE SELECTED BY OWNER" CONTRACTOR TO PRESENT OPTIONS TO OWNER, COORDINATE AND PROVIDE.
9. CONTRACTOR AND SITE CONTRACTOR TO COORDINATE ALL SPOT ELEVATIONS, AND SLAB AND FLOOR GRADES WITH SITE SURVEY AND SITE ENGINEERING DRAWINGS, IF APPLICABLE.
10. ALL FOOTINGS, FOUNDATION WALLS, AND SLABS TO BE 4000 PSI MINIMUM COMPRESSIVE STRENGTH CONCRETE.
11. ALL FOOTINGS TO BE MINIMUM 42" BELOW GRADE, OR PINNED TO LEDGE, IF APPLICABLE. USE TYPICAL LEDGE FASTENING DETAILS IN EVENT THAT LEDGE IS NOT PRESENT. ISOLATE ALL EXTERIOR CONCRETE FROM REQUIRED FOOTING DEPTH. SEE DRAWINGS FOR FOOTING DIMENSIONS.
12. BENEATH ALL CONCRETE SLABS, PROVIDE MINIMUM 4" CLEAN AGGREGATE THAT WILL PASS THRU A 2" SIEVE BUT BE RETAINED BY A 1/4" SIEVE. COMPACT AGGREGATE TO 95% OPTIMUM BEARING CAPACITY PRIOR TO POURING SLABS.
13. PASSIVE RADON MITIGATION SYSTEM TO BE INSTALLED PER CURRENTLY APPLICABLE CONNECTICUT CODE. BATH ALL INTERIOR CONCRETE SLABS. PROVIDE MINIMUM 10 MIL POLYETHYLENE VAPOR-SOIL-GAS-RETARDER. OVERLAP SEAMS BY 12", AND SEAL ALL TEAR, PUNCTURES AND PENETRATIONS. SEAL ALL CONCRETE SLAB JOINTS AND PENETRATIONS. ENTRY ROUTES SHALL BE SEALED. SEAL ALL CONCRETE SLAB JOINTS AND PENETRATIONS AND OPENINGS SUCH AS AROUND BATHTUBS, SHOWERS, VANITIES, CLOSETS, DRAINS, DRAVINGS, ETC, THAT PENETRATE THE SLAB, WITH POLYURETHANE SEALANT.
14. ALL CONCRETE SLABS TO HAVE 6X6 W/ 4X11 WELDED WIRE FABRIC AT 1/4" BELOW TOP SURFACE OF SLAB. ALL SLABS WITH TROWELED TOP SURFACES TO BE MINIMUM 4" THICK. ALL SLABS WITH STAMPED TOP SURFACES TO BE MINIMUM 5" THICK. UNLESS OTHERWISE NOTED. SAW CUT CONTROL JOINTS IN ALL SLABS AT ±12 O.C. EACH WAY.
15. PROVIDE DOUBLED FLOOR JOISTS BEHIND ALL PARALLEL PARTITIONS.
16. PROVIDE JOIST HANGERS AT ALL JOISTS INSTALLED AT FLUSH-FRAMED CONDITIONS.
17. ALL STRUCTURAL LUMBER TO BE MINIMUM #2 GRADE DOUGLAS FIR OR BETTER, UNLESS OTHERWISE NOTED.
18. ALL STRUCTURAL LUMBER EXPOSED TO THE ELEMENTS OR IN CONTACT WITH CONCRETE TO BE MINIMUM #2 GRADE PRESSURE TREATED SOUTHERN YELLOW PINE OR BETTER.
19. ALL EXTERIOR LEDGER BEAMS AND JOISTS OF ALL DECKS & BALCONIES TO MATCH EXISTING DECKS AS PER DRAWINGS AND AS PER CURRENTLY APPLICABLE BUILDING CODE.
20. ALL EXTERIOR WALLS TO BE 2X6 WOOD STUD CONSTRUCTION. ALL INTERIOR NON-BEARING WALL PARTITIONS TO BE 2X4 WOOD STUD CONSTRUCTION, UNLESS OTHERWISE NOTED.
21. ALL STRUCTURAL WOOD SHEATHING PANELS AT WOOD-FRAMED FLOOR ASSEMBLIES TO BE LOCATED SUCH THAT A SINGLE CONTINUOUS PANEL HELPS TO TRANSFER ALL LATERAL LOADS AND MOMENTS TO THE LOWER STUDS, SILL PLATES, RIM JOIST AND TOP PLATES.
22. AT ALL BRACED WALL PANEL LOCATIONS, PROVIDE 2X WOOD BLOCKING AT ALL UNSUPPORTED SHEATHING JOINTS, UNLESS OTHERWISE NOTED.
23. ALL STRUCTURAL 4X6 OR 4X8 GYPSUM BOARD SHEATHING PANELS AT BRACED WALL PANEL LOCATIONS TO BE ORIENTED VERTICALLY.
24. ROOF TRUSSES TO BE DESIGNED BY CT LICENSED PROFESSIONAL ENGINEER OR TRUSS MANUFACTURER'S CT LICENSED PROFESSIONAL ENGINEER. FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION.
25. PROVIDE GALVANIZED STEEL HURRICANE TIES AT ALL RAFTERS AND/OR ROOF TRUSSES AT CONNECTIONS TO FRAMING. PROVIDE HURRICANE TRUSS TIES, STRAP, BOLTS, AND NUTS, WASHERS, BASES, POST CAPS, HOLD-DOWNS, AND OTHER FRAMING CONNECTIONS BY SIMPSON STRONG-TIE, OR APPROVED EQUAL AS PER DRAWINGS. ALL FASTENER TYPES AND SIZES TO BE APPROVED BY CONTRACTOR TO COMPLY WITH CURRENTLY APPLICABLE BUILDING CODE, MINIMUM.
26. EMERGENCY ESCAPE AND RESCUE (EGRESS) WINDOWS TO BE INSTALLED IN EACH SLEEPING ROOM AS PER DRAWINGS AND AS PER CURRENTLY APPLICABLE BUILDING CODE.
27. WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR, AND GREATER THAN 48" ABOVE THE GROUND, THE OPERABLE WINDOW IS TO BE A HOPPER, THE WINDOW IS TO BE PROVIDED WITH WINDOW OPENING CONTROL DEVICES OR FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
28. ALL EXTERIOR WINDOW AND DOOR GLAZING TO BE INSULATED, HAVE MINIMUM U-VALUES AND SOLAR HEAT GAIN COEFFICIENTS AS PER CURRENTLY APPLICABLE BUILDING CODE. PROVIDE ENERGY STAR PERFORMANCE ENERGY STAR REQUIREMENTS. WINDOW AND DOOR MANUFACTURERS, PANEL STYLES, MUNTIN PATTERNS, MATERIALS, TRIM, FINISHES, GLAZING, AND HARDWARE ARE TO BE SELECTED BY OWNER. THE HINGE SIDE OF DOOR FRAMES TO BE 45° OFF ADJACENT PERPENDICULAR WALL, UNLESS OTHERWISE NOTED.
29. ALL EXTERIOR WALL ASSEMBLIES TO BE INSULATED TO MINIMUM R-30 FRAMING CAVITY OR MINIMUM R-20 FRAMING CAVITY + R-5 CONTINUOUS INSULATION. NEW ROOFS AND/OR CEILINGS TO BE INSULATED TO MINIMUM R-30.
30. ALL FIRE RATING, RATED WALLS, DOORS AND FIRE PROTECTION SYSTEMS TO BE AS PER PLANS & CURRENTLY APPLICABLE BUILDING CODE AND FIRE CODES. PROVIDE CARBON MONOXIDE AND SMOKE DETECTORS/ALARMS AS PER DRAWINGS AND CURRENTLY APPLICABLE BUILDING CODE.
31. ALL ELECTRICAL / LIGHTING FIXTURES AND PLUMBING FIXTURES AND THEIR FINISHES TO BE SELECTED BY OWNER.
32. ALL LAVATORY & BATHING FIXTURE HOT WATER SHALL NOT EXCEED 115° F.
33. LIGHTING AND ELECTRICAL SERVICE TO BE PROVIDED AND CONFIGURED, TO MEET AND EXCEED CURRENTLY APPLICABLE BUILDING CODE. ELECTRICAL SYSTEMS TO BE PROVIDED BY CONTRACTOR, AND ALL EQUIPMENT, SYSTEMS, AND INTERIOR AND EXTERIOR LIGHTING LOCATIONS OF ALL SWITCHES, OUTLETS, AND FIXTURES TO BE Laid OUT BY CONTRACTOR. CONTRACTOR TO PROVIDE DRAWINGS AND APPROVALS TO ARCHITECT AND OWNER FOR APPROVAL PRIOR TO INSTALLATION.
34. ALL MECHANICAL, PLUMBING, FIRE PROTECTION, A/T, PHONE, DATA, & SECURITY SYSTEMS TO BE DESIGNED/BUILT BY SUBCONTRACTORS, UNLESS OTHERWISE NOTED. MECHANICAL CONTRACTOR TO PROVIDE AND ROUTE HEATING, VENTILATION, AND AIR CONDITIONING ELEMENTS AS REQUIRED TO ACCOMMODATE ALL FINISHED ROOMS & SPA AND REQUIRED BASEMENT & CRAWLSPACE VENTILATION, IF APPLICABLE.
35. ALL ROOF PENETRATIONS, CURBS, ETC. SHALL BE FLASHED AND SEALED AS PER MANUFACTURER'S INSTRUCTIONS.
36. PROVIDE ALL FLASHING AND WATERPROOFING AS PER CURRENTLY APPLICABLE BUILDING CODE, MANUFACTURER'S INSTRUCTIONS AND CURRENT APPLICABLE TRADE MANUALS. CONTRACTOR TO BEAR FULL AND FAIR SHARE OF ALL FLASHING AND WATERPROOFING COSTS OF THE WORK.
37. ALL GUTTERS, DOWNSPOUTS, AND DRAINAGE SYSTEMS TO BE SIZED AND INSTALLED AS PER DRAWINGS AND AS PER CURRENTLY APPLICABLE TRADE MANUALS. CONFIGURE DOWNSPOUTS TO DRAIN AWAY FROM BUILDING AND FOUNDATION, COORDINATE WITH SITE ENGINEERING PLAN, IF APPLICABLE.
38. CABINET MANUFACTURER AND ALL CABINETRY AND COUNTERTOP MATERIALS, HARDWARE, FINISHES, TILE, TRIM, PAINT AND STAIN COLORS AND FINISHES TO BE SELECTED BY OWNER. PROVIDE BASE TRIM AND SHOE MOLDING AT ALL NEW FLOOR TO WALL JUNCTURES.
39. CERAMIC, PORCELAIN AND/OR STONE TILE TO BE INSTALLED BEHIND ALL NEW SINKS, TOILETS AND LAVATORIES TO A HEIGHT OF 4'-0" A.F.F. - USE WITHIN 12" OF THE FLOOR. TILE TO BE APPLIED TO MOISTURE AND MOLD RESISTANT CEMENTIMENTIC BACKER BOARD. WATERPROOF AND SEAL ALL TILE JOINTS AS REQUIRED. PROVIDE WATER/MOISTURE AND MOLD/MILDEW RESISTANT GYPSUM BOARD AT ALL KITCHEN, BATHROOM, AND OTHER WET LOCATIONS.
40. UPON COMPLETION OF THE WORK, REMOVE ALL DEBRIS, SCRAP TOOLS, EQUIPMENT, TRASH, SOIL, DUST, GRIME, VEGETATION, DERRITUS, BIOLOGICAL GROWTH, ETC. FROM EXTERIOR AND INTERIOR, AND THOROUGHLY CLEAN ALL SURFACES OF THE SAME.



GENERAL NOTES

1. CONTRACTOR AND ALL SUBCONTRACTORS TO CONFIRM CLEARANCES REQUIRED TO INSTALL THEIR WORK. VERIFY ALL DIMENSIONS, AND BE CERTAIN THAT ALL WORK IS CLEAR OF UNDERGROUND AND OVERHEAD UTILITIES. CONTRACTOR TO CONFIRM ALL EXISTING UNDERGROUND WORK PRIOR TO EXCAVATION. CONTRACTOR TO CONTACT OWNER BEFORE DIG TO VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. ALL WORK TO COMPLY WITH CURRENTLY APPLICABLE CONNECTICUT STATE BUILDING CODE, FIRE CODE, LOCAL BUILDING CODE REQUIREMENTS, ZONING REGULATIONS, HEALTH DEPARTMENT REGULATIONS, UTILITIES PROVIDER REGULATIONS, AND REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION. ALL WORK TO BE PERMITTED, INSPECTED, AND APPROVED AS REQUIRED, AND ATTAIN WRITTEN APPROVAL OF ALL AUTHORITIES HAVING JURISDICTION.
3. DO NOT SCALE DRAWINGS FOR DIMENSIONS. USE WRITTEN DIMENSIONS ONLY. CONTRACTOR ACTS AS IF ALL DIMENSIONS ARE UNCLAR.
4. DIMENSIONS SHOWN ON PLANS ARE TO FACES OF EXTERIOR WALL FRAMING AND FOUNDATION WALLS, NOT TO THE EXTERIOR WALL FRAMING, COLUMNS AND PIERS, UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO PROVIDE ALL MATERIALS, EQUIPMENT, AND LABOR REQUIRED TO COMPLETE THE WORK.
6. CONTRACTOR TO PROVIDE ALL MANUFACTURED ITEMS, PRODUCTS AND SYSTEMS, AND INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS' INSTALLATION INSTRUCTIONS AND/OR CURRENT TRADE MANUALS.
7. CONTRACTOR TO PROVIDE MID-GRADE ALLOWANCES FOR ALL APPLIANCES, FIXTURES, AND FINISHES IN THEIR BID AND CONTRACT.
8. ALL ITEMS NOTED "TO BE SELECTED BY OWNER" CONTRACTOR TO PRESENT OPTIONS TO OWNER, COORDINATE AND PROVIDE.
9. CONTRACTOR AND SITE CONTRACTOR TO COORDINATE ALL SPOT ELEVATIONS, AND SLAB AND FLOOR GRADES WITH SITE SURVEY AND SITE ENGINEERING DRAWINGS, IF APPLICABLE.
10. ALL FOOTINGS, FOUNDATION WALLS, AND SLABS TO BE 4000 PSI MINIMUM COMPRESSIVE STRENGTH CONCRETE.
11. ALL FOOTINGS TO BE MINIMUM 42" BELOW GRADE, OR PINNED TO LEDGE, IF APPLICABLE. USE TYPICAL LEDGE FASTENING DETAILS IN EVENT THAT LEDGE IS NOT PRESENT. ISOLATE ALL EXISTING CONCRETE BY REQUIRED FOOTING DEPTH. SEE DRAWINGS FOR FOOTING DIMENSIONS.
12. BEATHEN ALL CONCRETE SLABS, PROVIDE MINIMUM 4" CLEAN AGGREGATE THAT WILL PASS THRU A 2" SIEVE BUT BE RETAINED BY A 1/4" SIEVE. COMPACT AGGREGATE TO 95% OPTIMUM BEARING CAPACITY PRIOR TO POURING SLAB.
13. PASSIVE RADON MITIGATION SYSTEM TO BE INSTALLED PER CURRENTLY APPLICABLE CODE. COPE AND SEAL ALL INTERIOR CONCRETE SLABS. PROVIDE MINIMUM 10 MIL POLYETHYLENE VAPOR-SOIL-GAS-RETARDER. OVERLAP SEAMS BY 12", AND SEAL ALL TEAR, PUNCTURES AND PERFORATIONS. SEAL ALL EXTERIOR CONCRETE SLABS. ALL EXTERIOR ENTRY ROUTES SHALL BE SEALED. SEAL ALL CONCRETE SLAB JOINTS AND PENETRATIONS AND OPENINGS SUCH AS AROUND BATHTUBS, SHOWERS, VANITIES, CLOSETS, DRAINS, DRAVES, ETC. THAT PENETRATE THE SLAB. WITH POLYURETHANE SEALANT.
14. ALL CONCRETE SLABS TO HAVE 6X6 W/ 4XW14 WELDED WIRE FABRIC AT 1/4" BELOW TOP SURFACE OF SLAB. ALL SLABS WITH TROWELED TOP SURFACES TO BE MINIMUM 4" THICK. ALL SLABS WITH STAMPED TOP SURFACES TO BE MINIMUM 5" THICK, UNLESS OTHERWISE NOTED. CUT CONTROL JOINTS IN ALL SLABS AT ±1/2" O.C. EACH WAY.
15. PROVIDE DOUBLED FLOOR JOISTS BEHNEATH ALL PARALLEL PARTITIONS.
16. PROVIDE JOIST HANGERS AT ALL JOISTS INSTALLED AT FLUSH-FRAMED CONDITIONS.
17. ALL STRUCTURAL LUMBER TO BE MINIMUM #2 GRADE DOUGLAS FIR OR BETTER, UNLESS OTHERWISE NOTED.
18. ALL STRUCTURAL LUMBER EXPOSED TO THE ELEMENTS OR IN CONTACT WITH CONCRETE TO BE MINIMUM #2 GRADE PRESSURE TREATED SOUTHERN YELLOW PINE OR BETTER.
19. ALL ALL LEDGER BEAMS AND JOISTS OF ALL DECKS & BALCONIES TO MATCH EXISTING DECKS AS PER DRAWINGS AND AS PER CURRENTLY APPLICABLE BUILDING CODE.
20. ALL EXTERIOR WALLS TO BE 2X6 WOOD STUD CONSTRUCTION. ALL INTERIOR NON-BEARING WALL PARTITIONS TO BE 2X4 WOOD STUD CONSTRUCTION, UNLESS OTHERWISE NOTED.
21. ALL STRUCTURAL WOOD SHEATHING PANELS AT WOOD-FRAMED FLOOR ASSEMBLIES TO BE LOCATED SUCH THAT A SINGLE CONTINUOUS PANEL HELPS TO TRANSFER ALL LATERAL LOADS TO THE LOWER STUDS, SILL PLATES, RIM JOIST AND TOP PLATES.
22. AT ALL BRACED WALL PANEL LOCATIONS, PROVIDE 2X WOOD BLOCKING AT ALL UNSUPPORTED SHEATHING JOINTS, UNLESS OTHERWISE NOTED.
23. ALL STRUCTURAL 4X6 OR 4X8 GYPSUM BOARD SHEATHING PANELS AT BRACED WALL PANEL LOCATIONS TO BE ORIENTED VERTICALLY.
24. ROOF TRUSSES TO BE DESIGNED BY CT LICENSED PROFESSIONAL ENGINEER OR TRUSS MANUFACTURER'S CT LICENSED PROFESSIONAL ENGINEER. FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION.
25. PROVIDE GALVANIZED STEEL HURRICANE TIES AT ALL RAFTERS AND/OR ROOF TRUSSES AT CONNECTIONS TO FRAMING. PROVIDE GALVANIZED HANGER STRAPS, HANGER BOLTS, AND HANGER BASES, POST CAPS, HOLD-DOWNS, AND OTHER FRAMING CONNECTIONS BY SIMPSON STRONG-TIE, OR APPROVED EQUAL AS PER DRAWINGS. ALL FASTENER TYPES AND SIZES ARE TO BE DETERMINED TO COMPLY WITH CURRENTLY APPLICABLE BUILDING CODE, MINIMUM.
26. EMERGENCY ESCAPE AND RESCUE (EGRESS) WINDOWS TO BE INSTALLED IN EACH SLEEPING ROOM AS PER DRAWINGS AND AS PER CURRENTLY APPLICABLE BUILDING CODE.
27. WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR, AND GREATER THAN 48" ABOVE THE GROUND, PROVIDE AN OPERABLE WINDOW. THE WINDOW IS TO BE PROVIDED WITH WINDOW OPENING CONTROL DEVICES OR FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
28. ALL EXTERIOR WINDOW AND DOOR GLAZING TO BE INSULATED, HAVE MINIMUM U-VALUES AND SOLAR HEAT GAIN COEFFICIENTS AS PER CURRENTLY APPLICABLE CODE. PROVIDE DOOR GLAZING WITH ENERGY STAR REQUIREMENTS. ALL WINDOW AND DOOR GLAZING, MANUFACTURERS, PANEL STYLES, MUNTIN PATTERNS, MATERIALS, TRIM, FINISHES, AND HARDWARE ARE TO BE SELECTED BY OWNER. THE HINGE SIDE OF DOOR FRAMES TO BE OFF ADJACENT PERPENDICULAR WALL, UNLESS OTHERWISE NOTED.
29. ALL EXTERIOR WALL ASSEMBLIES TO BE INSULATED TO MINIMUM R-30 FRAMING CAVITY OR MINIMUM R-20 FRAMING CAVITY + R-5 CONTINUOUS INSULATION. NEW ROOFS AND/OR CEILINGS TO BE INSULATED TO MINIMUM R-19.
30. ALL FIRE RATINGS, RATED WALLS, DOORS AND FIRE PROTECTION SYSTEMS TO BE AS PER PLANS & CURRENTLY APPLICABLE BUILDING CODE AND FIRE CODES. PROVIDE CARBON MONOXIDE AND SMOKE DETECTORS/ALARMS AS PER DRAWINGS AND CURRENTLY APPLICABLE BUILDING CODE.
31. ALL ELECTRICAL / LIGHTING FIXTURES AND PLUMBING FIXTURES AND THEIR FINISHES TO BE SELECTED BY OWNER.
32. ALL LATRORY & BATHING FIXTURE HOT WATER SHALL NOT EXCEED 115° F.
33. LIGHTING AND ELECTRICAL SERVICE TO BE PROVIDED AND CONFIGURED, TO MEET AND EXCEED CURRENTLY APPLICABLE BUILDING CODE, ELECTRICAL, PLUMBING, AND MECHANICAL CODES, AND ALL EQUIPMENT SYSTEMS, AND INTERIOR AND EXTERIOR LIGHTING. LOCATION OF ALL SWITCHES, OUTLETS, AND FIXTURES TO BE Laid OUT BY THE ELECTRICAL CONTRACTOR AND APPROVED BY THE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO INSTALLATION.
34. ALL MECHANICAL, PLUMBING, FIRE PROTECTION, A/T, PHONE, DATA, & SECURITY SYSTEMS TO BE DESIGNED/BUILT BY SUBCONTRACTORS, UNLESS OTHERWISE NOTED. MECHANICAL CONTRACTOR TO PROVIDE AND ROUTE HEATING, VENTILATION, AND AIR CONDITIONING ELEMENTS AS REQUIRED TO ACCOMMODATE ALL FINISHED ROOMS & SPA, AND REQUIRED BASEMENT & CRAWLSPACE VENTILATION, IF APPLICABLE.
35. ALL ROOF PENETRATIONS, CURBS, ETC. SHALL BE FLASHED AND SEALED AS PER MANUFACTURER'S INSTRUCTIONS.
36. PROVIDE ALL FLASHING AND WATERPROOFING AS PER CURRENTLY APPLICABLE BUILDING CODE, MANUFACTURER'S INSTRUCTIONS AND CURRENTLY APPLICABLE TRADE MANUALS. CONTRACTOR TO BEAR FULL AND ABSOLUTE LIABILITY FOR ALL FLASHING AND WATERPROOFING.
37. ALL GUTTERS, DOWNSPOUTS, AND DRAINAGE SYSTEMS TO BE SIZED AND INSTALLED AS PER DRAWINGS AND AS PER CURRENTLY APPLICABLE TRADE MANUALS. CONFIGURE DOWNSPOUTS TO DRAIN AWAY FROM BUILDING AND FOUNDATION. COORDINATE WITH SITE ENGINEERING PLAN, IF APPLICABLE.
38. CABINET MANUFACTURER AND ALL CABINETRY AND COUNTERTOP MATERIALS, HARDWARE, FINISHES, TILE, TRIM, PAINT AND STAIN COLORS AND FINISHES TO BE SELECTED BY OWNER. PROVIDE BASE TRIM AND SHOE MOLDING AT ALL NEW FLOOR TO WALL JUNCTURES.
39. CERAMIC, PORCELAIN AND/OR STONE TILE TO BE INSTALLED BEHIND ALL NEW SINKS, TOILETS AND LAVATORIES TO A HEIGHT OF 4'-0" A.F.F. - VERIFY WITH MANUFACTURER. ALL TILE TO BE APPLIED TO A BACKER BOARD. TILE TO BE SELECTED BY OWNER. ALL TILE TO BE APPLIED TO MOISTURE AND MOLD RESISTANT CEMENTITIOUS BACKER BOARD. WATERPROOF AND SEAL ALL TILE JOINTS AS REQUIRED. PROVIDE WATER/MOISTURE AND MOLD/MILDEW RESISTANT GYPSUM BOARD AT ALL KITCHEN, BATHROOM, AND OTHER WET LOCATIONS.
40. UPON COMPLETION OF THE WORK, REMOVE ALL DEBRIS, SCRAP TOOLS, EQUIPMENT, TRASH, SOIL, DUST, GRIME, VEGETATION, DETRITUS, BIOLOGICAL GROWTH, ETC. FROM EXTERIOR AND INTERIOR, AND THOROUGHLY CLEAN ALL SURFACES OF THE SAME.



PEGARCH
ARCHITECTURE & DESIGN SERVICES
236 MAIN ST PORTLAND, CT 06480
860.740.5123
PEGARCH.COM

New Construction
American General Investors
Waterbury Road & Knapp Drive
Prospect, CT 06712

THIS IS AN ORIGINAL DOCUMENT
AND IS NOT TO BE COPIED OR
REPLICATED IN ANY WAY.
DRAWINGS ARE DESIGN OWNERS
PROPERTY OF PEGARCH LLC AND
ARE PROTECTED BY TERMS AND
BYLAWS. DRAWINGS ARE NOT
VALID UNLESS STAMPED WITH
PERMIT NUMBER AND DATE.
CONTACT ARCHITECT FOR
ADDITIONAL COPIES, OR MORE
INFORMATION. DRAWINGS ARE
PROTECTED BY 2024 COPYRIGHT.

PERMITTING SET

STATE OF CONNECTICUT
NEW HAVEN
NO. 1378A
GENESE ARCHITECT

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024

12/20/2024



**WALL BRACING
INFORMATION**

SHEET ID

A-108

GENERAL NOTES

- CONTRACTOR AND ALL SUBCONTRACTORS TO CONFIRM CLEARANCES REQUIRED TO INSTALL THEIR WORK. VERIFY ALL DIMENSIONS, AND BE CERTAIN THAT ALL WORK IS CLEAR OF UNDERGROUND AND OVERHEAD UTILITY LINES AND FORCES. CONTRACTOR SHALL NOTIFY OWNER PRIOR TO EXCAVATION. CONTRACTOR TO CONTACT OWNER BEFORE YOU DIG TO VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL WORK TO COMPLY WITH CURRENTLY APPLICABLE CONNECTICUT STATE BUILDING CODE, LOCAL BUILDING CODE REQUIREMENTS, ZONING, HEALTH, DEPARTMENT OF LABOR, UTILITY PROVIDER REGULATIONS, AND REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION. ALL WORK TO BE PERMITTED, INSPECTED, AND APPROVED AS REQUIRED, AND ATTAIN WRITTEN APPROVAL OF ALL AUTHORITIES HAVING JURISDICTION.
- DO NOT SCRAPE DRAWINGS FOR DIMENSIONS. USE WRITTEN DIMENSIONS ONLY. CONTRACTOR ACTUAL DIMENSIONS ARE UNCLEAR.
- DIMENSIONS SHOWN ON PLANS ARE TO FACES OF EXTERIOR WALL FRAMING AND FOUNDATION WALLS, NOT TO THE EXTERIOR WALL FRAMING AND PIERS, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO PROVIDE ALL MATERIALS, EQUIPMENT, AND LABOR REQUIRED TO COMPLETE THE WORK.
- CONTRACTOR TO PROVIDE ALL MANUFACTURED ITEMS, PRODUCTS AND SYSTEMS, AND INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS' INSTALLATION INSTRUCTIONS AND/OR CURRENT TRADE MANUALS.
- CONTRACTOR TO PROVIDE MID-GRADE ALLOWANCES FOR ALL APPLIANCES, FIXTURES, AND FINISHES IN THEIR BID AND CONTRACT.
- ALL ITEMS NOTED "TO BE SELECTED BY OWNER" CONTRACTOR TO PRESENT OPTIONS TO OWNER, COORDINATE, AND PROVIDE.
- CONTRACTOR AND SITE CONTRACTOR TO COORDINATE ALL SPOT ELEVATIONS, AND SLAB AND FLOOR GRADINGS WITH SITE SURVEY AND SITE ENGINEERING DRAWINGS, IF APPLICABLE.
- ALL FOOTINGS, FOUNDATION WALLS, AND SLABS TO BE 4000 PSI MINIMUM COMPRESSIVE STRENGTH CONCRETE.
- ALL FOOTINGS, FOUNDATION WALLS, AND SLABS TO BE 4000 PSI MINIMUM COMPRESSIVE STRENGTH CONCRETE.
- IF APPLICABLE, USE TYPICAL LEGGE FASTENING DETAILS. IN EVENT THAT LEGGE DETAILS ARE NOT PROVIDED, CONTRACTOR TO DETERMINE REQUIRED FOOTING DEPTH, SEE DRAWINGS FOR FOOTING DIMENSIONS.
- BENEATH ALL CONCRETE SLABS, PROVIDE MINIMUM 4" CLEAN AGGREGATE THAT WILL PASS THRU A/2 SIEVE BUT BE RETAINED BY A 1/4" SIEVE. COMPACT AGGREGATE TO 95% OPTIMUM BEARING CAPACITY PRIOR TO POURING SLABS.
- PASSIVE RADON MITIGATION SYSTEM TO BE INSTALLED PER CURRENTLY APPLICABLE CONDENSATION MITIGATION ALL INTERIOR CONCRETE SLABS. PROVIDE MINIMUM 10 MIL POLYETHYLENE VAPOR-SOIL-GAS-RETARDER OVERLAP SEAMS BY 12", AND SEAL ALL TEARS, PUNCTURES AND PENETRATIONS. ALL CONCRETE SLABS AND CONCRETE SLAB JOINTS AND ENTRY ROUTES SHALL BE SEALED. SEAL ALL CONCRETE SLAB JOINTS AND PENETRATIONS AND OPENINGS, SUCH AS AROUND BATHROOMS, SHOWERS, VANITIES, KITCHENS, CLOSETS, ETC., THAT PENETRATE THE SLAB, WITH POLYURETHANE SEALANT.
- ALL CONCRETE SLABS TO HAVE 1/8" X 1/4" WELDED WIRE FABRIC AT 8" X 8" BELOW THE SURFACE OF SLAB. ALL SLABS WITH TROWELED TOP SURFACES TO BE MINIMUM 4" THICK. ALL SLABS WITH STAMPED TOP SURFACES TO BE MINIMUM 5" THICK. UNLESS OTHERWISE NOTED. SAW CUT CONTROL JOINTS IN ALL SLABS AT ±1/2" O.C. EACH WAY.
- PROVIDE DOUBLED FLOOR JOISTS BECAUSE OF ALL PARALLEL PARTITIONS.
- PROVIDE JOIST HANGERS AT ALL JOISTS INSTALLED AT FLUSH-FRAMED CONDITIONS.
- ALL STRUCTURAL LUMBER TO BE MINIMUM #2 GRADE DOUGLAS FIR OR BETTER, UNLESS OTHERWISE NOTED.
- ALL STRUCTURAL LUMBER EXPOSED TO THE ELEMENTS OR IN CONTACT WITH CONCRETE TO BE MINIMUM #2 GRADE PRESSURE TREATED SOUTHERN YELLOW PINE OR BETTER.
- ALL LEDGER BEAMS AND JOISTS OF ALL DECKS & BALCONIES TO MATCH DRAWINGS AND AS PER DRAWINGS AND AS PER CURRENTLY APPLICABLE BUILDING CODE.
- ALL EXTERIOR WALLS TO BE 2X6 WOOD STUD CONSTRUCTION. ALL INTERIOR NON-BEARING WALL PARTITIONS TO BE 2X4 WOOD STUD CONSTRUCTION, UNLESS OTHERWISE NOTED.
- ALL STRUCTURAL WOOD SHEATHING PANELS AT WOOD-FRAMED FLOOR ASSEMBLIES TO BE LOCATED SUCH THAT A SINGLE CONTINUOUS PANEL HEADING IS PROVIDED FOR ALL JOISTS, RIM JOIST, AND TOP PLATE.
- AT ALL BRACED WALL PANEL LOCATIONS, PROVIDE 2X WOOD BLOCKING AT ALL UNSUPPORTED SHEATHING JOINTS, UNLESS OTHERWISE NOTED.
- ALL STRUCTURAL 4X6 OR 4X8 GYPSUM BOARD SHEATHING PANELS AT BRACED WALL PANEL LOCATIONS TO BE ORIENTED VERTICALLY.
- ROOF TRUSSES TO BE DESIGNED BY CT LICENSED PROFESSIONAL ENGINEER OR TRUSS MANUFACTURER'S CT LICENSED PROFESSIONAL ENGINEER. FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION.
- PROVIDE GALVANIZED STEEL HURRICANE TIES AT ALL RAFTERS AND/OR ROOF TRUSSES AT CONNECTIONS TO FRAMING. PROVIDE GALVANIZED, STAINLESS STEEL BOLTS AND NUTS, WOOD NAILS, POST CAPS, HOLD-DOWNS, AND OTHER FRAMING CONNECTIONS BY SIMPSON STRONG-TIE, OR APPROVED EQUAL AS PER DRAWINGS. ALL FASTENER TYPES AND SIZES TO BE APPROVED AS PER DRAWINGS AND CURRENTLY APPLICABLE BUILDING CODE. MINIMUM.
- EMERGENCY ESCAPE AND RESCUE (EGRESS) WINDOWS TO BE INSTALLED IN EACH SLEEPING ROOM AS PER DRAWINGS AND AS PER CURRENTLY APPLICABLE BUILDING CODE.
- WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN THE MAXIMUM CLEAR OPENING ALLOWABLE FOR THE DOOR, THE WINDOW IS TO BE PROVIDED WITH WINDOW OPENING CONTROL DEVICES OR FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2990.
- ALL EXTERIOR WINDOW AND DOOR GLAZING TO INSULATED, HAVE MINIMUM U-VALUES AND SOLAR HEAT GAIN COEFFICIENTS AS PER CURRENTLY APPLICABLE BUILDING CODE. PROVIDE HIGH PERFORMANCE ENERGY STAR REQUIREMENTS, WINDOW AND DOOR MANUFACTURERS, PANEL STYLES, MUNTIN PATTERNS, MATERIALS, TRIM, FINISHES, AND GLAZING. INSULATION FRAMES TO BE SELECTED BY OWNER. THE HINGE SIDE OF DOOR FRAMES TO BE 45° OFF ADJACENT PERPENDICULAR WALL, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALL ASSEMBLIES TO BE INSULATED TO MINIMUM R-30, FRAMING CAVITY OR MINIMUM R-20 FRAMING CAVITY + 5" CONTINUOUS INSULATION. NEW ROOFS AND ROOFING TO BE INSULATED TO MINIMUM R-30.
- A FIRE RATING, RATED WALLS, DOORS AND FIRE PROTECTION SYSTEMS TO BE AS PER PLANS CURRENTLY APPLICABLE BUILDING CODE AND FIRE CODES. PROVIDE CARBON MONOXIDE AND SMOKE DETECTORS/ALARMS AS PER DRAWINGS AND CURRENTLY APPLICABLE BUILDING CODE.
- ALL ELECTRICAL, LIGHTING FIXTURES AND PLUMBING FIXTURES AND THEIR FINISHES TO BE SELECTED BY OWNER.
- ALL LATRORY & BATH FIXTURE HOT WATER SHALL NOT EXCEED 115° F.
- LIGHTING AND ELECTRICAL SERVICE TO BE PROVIDED AND CONFIGURED, TO MEET AND EXCEED CURRENTLY APPLICABLE BUILDING CODE, ELECTRICAL, PLUMBING, AND MECHANICAL SYSTEMS, AND INTERIOR AND EXTERIOR LIGHTING. LOCATION OF ALL SWITCHES, OUTLETS, AND FIXTURES TO BE LAID OUT BY OWNER. CONTRACTOR TO PROVIDE AND INSTALL, AS PER DRAWINGS, AND PROVIDE APPROVAL PRIOR TO INSTALLATION.
- ALL MECHANICAL, PLUMBING, FIRE PROTECTION, A/T, PHONE, DATA, & SECURITY SYSTEMS TO BE DESIGNED/BUILT BY SUBCONTRACTORS, UNLESS OTHERWISE NOTED. MECHANICAL CONTRACTOR TO PROVIDE AND ROUTE HEATING, VENTILATION, AND AIR CONDITIONING ELEMENTS AS REQUIRED TO ACCOMMODATE ALL FINISHED ROOMS & SPA, AND REQUIRED BASEMENT & CRAWLSPACE VENTILATION, IF APPLICABLE.
- ALL ROOF PENETRATIONS, CURBS, ETC. SHALL BE FLASHED AND SEALED AS PER MANUFACTURER'S INSTRUCTIONS.
- PROVIDE ALL FLASHING AND WATERPROOFING AS PER CURRENTLY APPLICABLE BUILDING CODE, MANUFACTURER'S INSTRUCTIONS AND CURRENT APPLICABLE TRADE MANUALS. CONTRACTOR TO BEAR FULL AND FINAL RESPONSIBILITY FOR ALL FLASHING OF THE WORK.
- ALL GUTTERS, DOWNSPOUTS, AND DRAINAGE SYSTEMS TO BE SIZED AND INSTALLED AS PER DRAWINGS AND AS PER DRAWINGS TRADE MANUALS. CONFIGURE DOWNSPOUTS TO DRAIN AWAY FROM BUILDING AND FOUNDATION, COORDINATE WITH SITE ENEAMING PLAN, IF APPLICABLE.
- CABINET MANUFACTURER AND ALL CABINETRY AND COUNTERTOP MATERIALS, HARDWARE, FINISHES, TILE, TRIM, PAINT AND STAIN COLORS AND FINISHES TO BE SELECTED BY OWNER. PROVIDE BASE TRIM AND SHOE MOLDING AT ALL NEW FLOOR TO WALL JUNCTURES.
- CERAMIC, PORCELAIN AND/OR STONE TILE TO BE INSTALLED BEHIND ALL NEW SINKS, TOILETS AND LAVATORIES TO A HEIGHT OF 4'-0" A.F.F., VERIFY WITH MANUFACTURER'S DRAWINGS AND TRADE MANUALS. TILE TO BE SELECTED BY OWNER. ALL TILE TO BE APPLIED TO MOISTURE AND MOLD RESISTANT CEMENTUMS BACKER BOARD, WATERPROOF AND SEAL ALL TILE JOINTS. PROVIDE WATER/MOISTURE AND MOLD/MILDEW RESISTANT GYPSUM BOARD AT ALL KITCHEN, BATHROOM, AND OTHER WET LOCATIONS.
- UPON COMPLETION OF THE WORK, REMOVE ALL DEBRIS, SCRAP TOOLS, EQUIPMENT, TRASH, SOIL, DUST, GRIME, VEGETATION, DETRITUS, BIOLOGICAL GROWTH, ETC. FROM EXTERIOR AND INTERIOR, AND THOROUGHLY CLEAN ALL SURFACES OF THE SAME.

SIMPSON
Simpson Strong-Tie

2021 IRC Required Braced-Wall-Line Length Calculations

PROJECT INFORMATION

NAME: AGI Prospect - Knapp - Phase 1
ADDRESS: Waterbury Road, Prospect, CT, 06712
WALL DIRECTION: Front to Back
SEISMIC DESIGN CATEGORY: B
ULTIMATE DESIGN WIND SPEED: 120 mph
WIND EXPOSURE CATEGORY: B

Inputs	Wall Line A-2	Wall Line B-2
Braided-Wall-Line Location	2nd of 2-story	2nd of 2-story
Eave to Ridge Height	16 ft	16 ft
Braided-Wall-Line Spacing	52.00 ft	52.00 ft
Wall Height	12 ft	12 ft
Bracing Method	CS-WSP	CS-WSP
GB Construction Type	N/A	N/A
Gypsum Wall Board on Inside	Yes	Yes
Horizontal Joints Blocked	No	No
Holdown Device Used	No	No
WIND		
Tabulated Wind Bracing Amount	8.3 ft	8.3 ft
Exposure Height Factor	1	1
Eave-to-Ridge Height Factor	1.36	1.36
Wind Wall Height Factor	1.1	1.1
Number of BWL Factor	1	1
Holdown Factor	1	1
Blocked Joint Factor	2	2
Gypsum on Inside Factor	1	1
Wind GB Construction Factor	1	1
Required Wind Bracing Amount	24.83 ft	24.83 ft
RESULTS		
Length of Wall Bracing Required	24.83 ft	24.83 ft
Length of Wall Bracing Provided	39.50 ft	86.35 ft
NOTES		

This wall-bracing evaluation is based on the 2021 International Residential Code. The user is responsible for ensuring that the project fits within the scope of the IRC and complies with the wall-bracing requirements of Sections R602.10, R602.11 and R602.12 as applicable.

- One- and two-family dwellings and townhouses in Seismic Design Categories A and B and one- and two-family dwellings in Seismic Design Category C are exempt from the seismic requirements of the IRC. The length of wall bracing shall be in accordance with the requirements of Table R602.10.3(1) based on wind speed, including all applicable adjustment factors.
- Braided-wall lines using the continuous sheathing methods shall be constructed in accordance with the requirements of Sections R602.10.4.2, R602.10.6.4, and R602.10.7, as applicable.
- Braided-wall panels shall be located at each end of braided-wall lines and may begin up to 10 feet from the end in accordance with Figure R602.10.2.2. Corner construction for continuously sheathed methods shall be in accordance with Section R602.10.7.
- The distance between braided-wall panels shall not exceed 20 feet in accordance with Section R602.10.7.
- Braided-wall spacing shall not exceed 60 feet on center.
- Interior braced-wall panels shall be located at each end of braided-wall lines and may begin up to 10 feet from the end in accordance with Figure R602.10.2.2. Corner construction for continuously sheathed methods shall be in accordance with Figure R602.10.7.
- The distance between braided wall panels shall not exceed 20 feet in accordance with Section R602.10.2.2.

SIMPSON
Simpson Strong-Tie

2021 IRC Required Braced-Wall-Line Length Calculations

PROJECT INFORMATION

NAME: AGI Prospect - Knapp - Phase 1
ADDRESS: Waterbury Road, Prospect, CT, 06712
WALL DIRECTION: Side To Side
SEISMIC DESIGN CATEGORY: B
ULTIMATE DESIGN WIND SPEED: 120 mph
WIND EXPOSURE CATEGORY: B

Inputs	Wall Line 1-2	Wall Line 2-2	Wall Line 3-2	Wall Line 4-2
Braided-Wall-Line Location	2nd of 2-story	2nd of 2-story	2nd of 2-story	2nd of 2-story
Eave to Ridge Height	16 ft	16 ft	16 ft	16 ft
Braided-Wall-Line Spacing	38.33 ft	38.33 ft	38.33 ft	38.33 ft
Wall Height	12 ft	12 ft	12 ft	12 ft
Bracing Method	CS-WSP	GB	GB	CS-WSP
GB Construction Type	N/A	N/A	N/A	N/A
Gypsum Wall Board on Inside	Yes	N/A	N/A	Yes
Horizontal Joints Blocked	No	N/A	N/A	No
Holdown Device Used	No	No	No	No
WIND				
Tabulated Wind Bracing Amount	8.3 ft	8.3 ft	8.3 ft	8.3 ft
Exposure Height Factor	1	1	1	1
Eave-to-Ridge Height Factor	1.36	1.36	1.36	1.36
Wind Wall Height Factor	1.1	1.1	1.1	1.1
Number of BWL Factor	1	1	1	1
Holdown Factor	1	1	1	1
Blocked Joint Factor	2	N/A	N/A	2
Gypsum on Inside Factor	1	1	1	1
Wind GB Construction Factor	1	1	1	1
Required Wind Bracing Amount	27.11 ft	28.2 ft	28.2 ft	27.11 ft
RESULTS				
Length of Wall Bracing Required	27.11 ft	28.2 ft	28.2 ft	27.11 ft
Length of Wall Bracing Provided	37.97 ft	33.41 ft	29.33 ft	30.67 ft
NOTES				

This wall-bracing evaluation is based on the 2021 International Residential Code. The user is responsible for ensuring that the project fits within the scope of the IRC and complies with the wall-bracing requirements of Sections R602.10, R602.11 and R602.12 as applicable.

- One- and two-family dwellings and townhouses in Seismic Design Categories A and B and one- and two-family dwellings in Seismic Design Category C are exempt from the seismic requirements of the IRC. The length of wall bracing shall be in accordance with the requirements of Table R602.10.3(1) based on wind speed, including all applicable adjustment factors.
- Braided-wall lines using the continuous sheathing methods shall be constructed in accordance with the requirements of Section R602.10.4 and Table R602.10.4 and the minimum length requirements of Section R602.10.7, as applicable.
- Braided-wall panels shall be located at each end of braided-wall lines and may begin up to 10 feet from the end in accordance with Figure R602.10.2.2. Corner construction for continuously sheathed methods shall be in accordance with Section R602.10.7.
- The distance between braided-wall lines and may begin up to 10 feet from the end in accordance with Figure R602.10.2.2. Corner construction for continuously sheathed methods shall be in accordance with Section R602.10.7.
- Braided-wall spacing shall not exceed 60 feet on center.
- Interior braced-wall panels shall be located at each end of braided-wall lines and may begin up to 10 feet from the end in accordance with Figure R602.10.2.2. Corner construction for continuously sheathed methods shall be in accordance with Figure R602.10.7.
- The distance between braided wall panels shall not exceed 20 feet in accordance with Section R602.10.2.2.

TABLE R602.10.4 BRACING METHODS

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA*	
			Fasteners	Spacing
CS-WSP Continuously sheathed wood structural panel	3/8"		Exterior sheathing per Table R602.3(3)	6" edges 12" field
GB Gypsum board	1/2"		Interior sheathing per Table R602.3(1) or R602.3(2)	Varies by fastener
CS-PF Continuously sheathed portal frame	7/16"		Nails or screws per Table R602.3(1) for exterior locations	For all braced wall panel locations: 7" edges (including top and bottom plates) 7" field

