

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



Phase 1

Issued: 12/3/24

PEGARCH

ARCHITECTURE & DESIGN SERVICES

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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

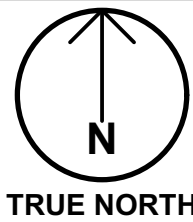
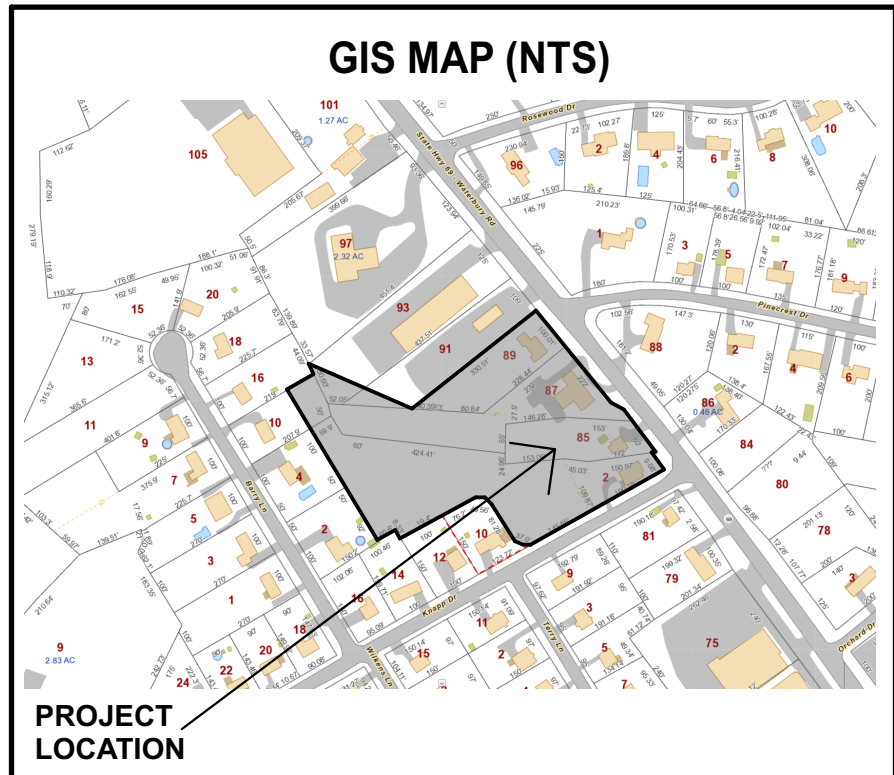
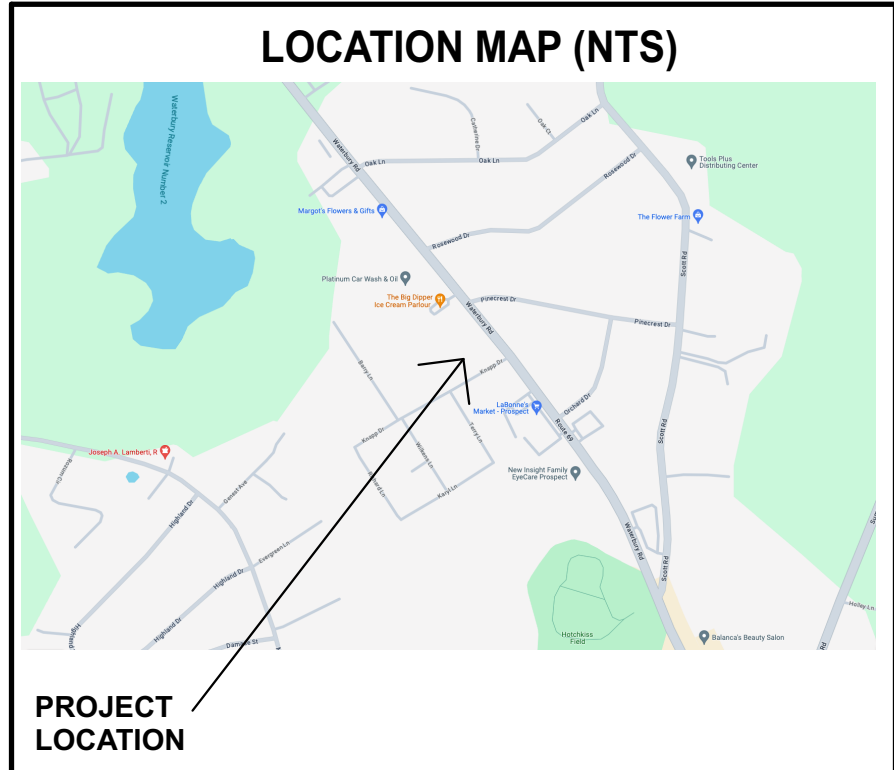
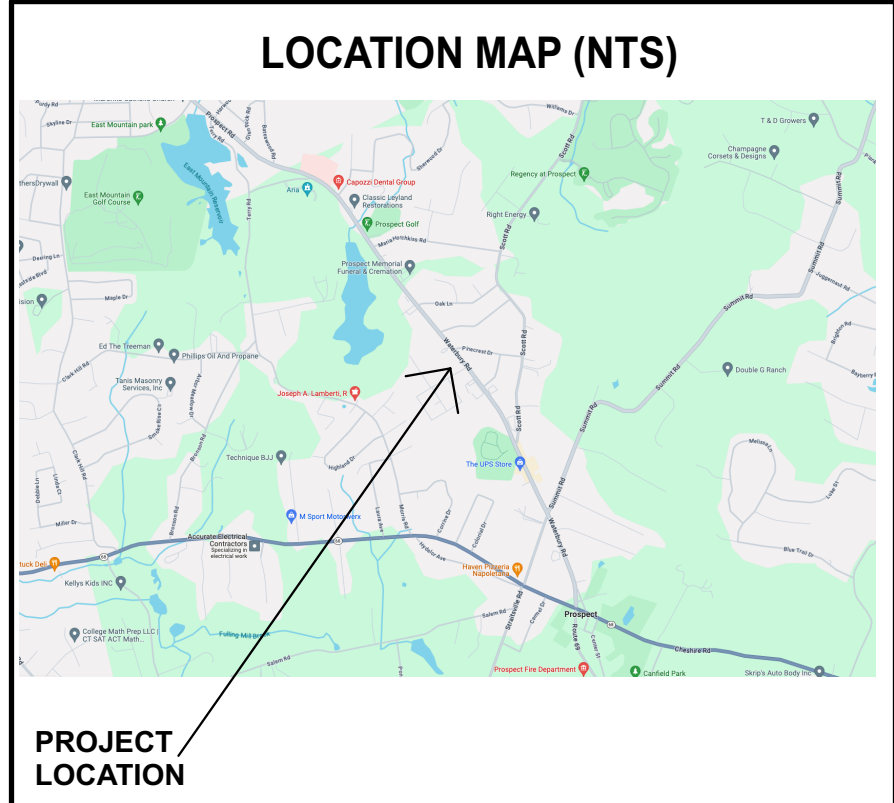
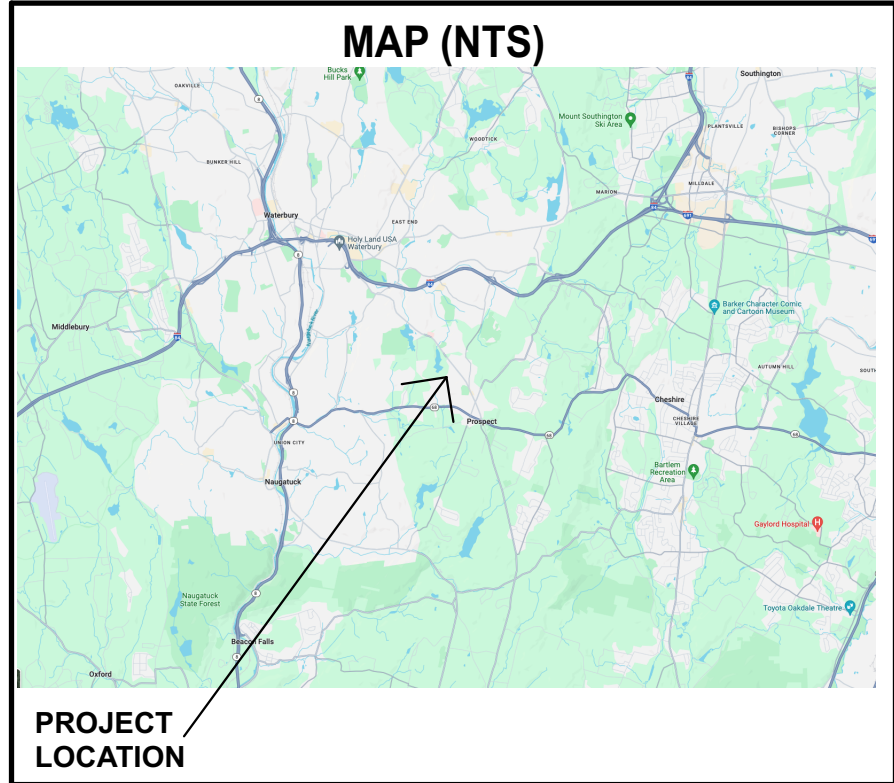
DESIGN LOADS:
GROUND SNOW LOAD: 30 PSF
LIVE LOAD, MERCANTILE AREAS: 100 PSF
LIVE LOAD, RESTAURANT AREAS: 100 PSF
LIVE LOAD, COMMON AREAS: 100 PSF

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 Energy Conservation 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.



PERMITTING SET



DRAWING LIST

#	TITLE
	COVER SHEET
A-100	BASEMENT AND FOUNDATION CONSTRUCTION...
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

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 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.
- 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.
- DO NOT SCALE DRAWINGS FOR DIMENSIONS. USE WRITTEN DIMENSIONS ONLY. CONTACT ARCHITECT IF ANY DIMENSIONS ARE UNCLEAR.
- 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.
- 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 TO GOES 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 TO BE MINIMUM 42" BELOW GRADE, OR PINNED TO LEDGE, IF APPLICABLE. USE TYPICAL LUGE 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 VAPOUR-SOL-GAS-RESISTER 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 BATHROOMS, 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 TROWEL ED 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. 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, UNLESS OTHERWISE NOTED.

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 4X8" OR 4X9" 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 EQUALS AS PER DRAWINGS. ALL FASTENING 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 7' 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 ENERGY STAR REQUIREMENTS. ALL WINDOW AND DOOR MANUFACTURERS, PANEL STYLES, MUNTIN PATTERNS, MATERIALS, TRIM FINISHES, AND HARDWARE FUNCTIONS AND FINISHES TO BE SELECTED BY OWNER. THE HINGE SIDE OF ALL DOOR FRAMES TO BE 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 SYSTEMS TO BE AS PER PLANS & CURRENTLY APPLICABLE BUILDING CODE AND FIRE CODE. PROVIDE CARBON MONOXIDE AND SMOKE DETECTOR/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 SOLUTIONS 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 DESIGNED 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.

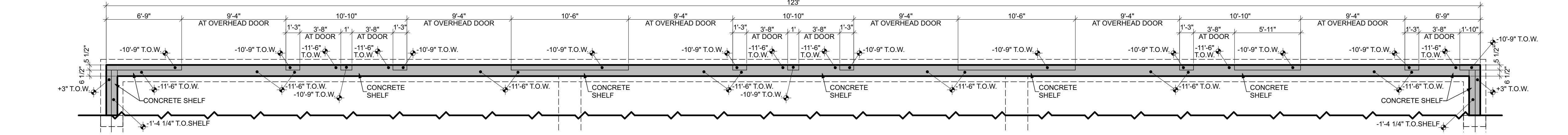
36. PROVIDE ALL FLASHING AND WATERPROOFING AS PER CURRENTLY APPLICABLE BUILDING CODE. MANUFACTURED BY SUBCONTRACTORS AND CURRENT APPLICABLE TRADE MANUALS. CONTRACTOR TO BEAR FULL AND FINAL RESPONSIBILITY FOR WEATHER-TIGHTNESS OF THE WORK.

37. ALL GUTTERS, DOWNSPOUTS, AND DRAINAGE SYSTEMS TO BE SIZED AND CONFIGURED DOWNSPOUTS TO DRAIN AWAY FROM BUILDING AND FOUNDATION. COORDINATE WITH SITE ENGINEERING PLAN, IF APPLICABLE.

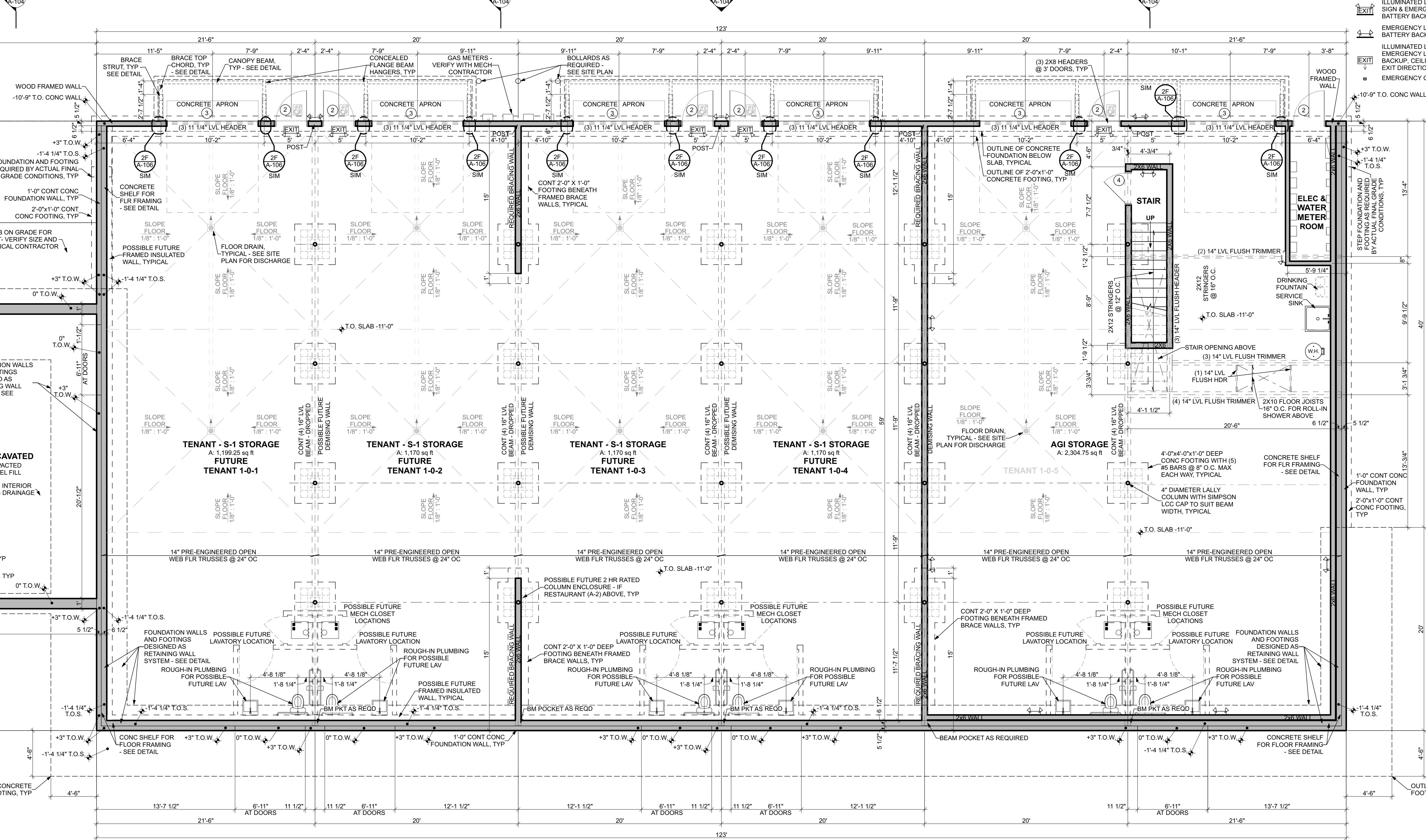
38. CABINETRY MANUFACTURER AND ALL CABINETRY AND COUNTERTOP MATERIALS, HARDWARE, FINISHES, TILE TRIM, PAINT AND STAIN COLORS AND FINISHES TO BE SELECTED BY OWNER. PROVIDE BASE TRIM AND SHOE MOLDING AT ALL NEW FLOOR TO WALL JUNCTURES.

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 OWNER. TILE MATERIALS, SIZES, COLORS, AND PATTERNS TO BE SELECTED BY OWNER. ALL TILE TO BE APPLIED TO MOISTURE AND MOLD RESISTANT CEMENTITIOUS BACKER BOARD. WATERPROOF AND SEAL ALL TILE WORK AS REQUIRED. PROVIDE WATERMOISTURE 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 BUILDING, AND THOROUGHLY CLEAN ALL SURFACES OF THE SAME.



2G PARTIAL FOUNDATION PLAN AT LOWER LEVEL
SCALE: 3/16" = 1'-0"



1A BASEMENT AND FOUNDATION CONSTRUCTION PLAN
SCALE: 3/16" = 1'-0"

EXIT LIGHTING AND SIGN LEGEND	
SYMBOL	TYPE
	ILLUMINATED LED COMBO EXIT SIGN & EMERGENCY LIGHTS WITH BATTERY BACKUP, WALL-MOUNTED
	EMERGENCY LIGHTS WITH BATTERY BACKUP, WALL-MOUNTED
	ILLUMINATED LED COMBO EXIT SIGN & EMERGENCY LIGHTS WITH BATTERY BACKUP, CEILING-MOUNTED, WITH EXIT DIRECTION INDICATED
	EMERGENCY CALL FOR AID ALARM

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PERMITTING SET



SHEET NAME
BASEMENT AND FOUNDATION CONSTRUCTION PLAN

SHEET ID

A-100

CONSTRUCTION LEGEND

	PROPOSED DOOR - ID MARKER INDICATES PROPOSED DOOR ON DOOR SCHEDULE
	PROPOSED WINDOW - ID MARKER INDICATES PROPOSED WINDOW ON WINDOW SCHEDULE

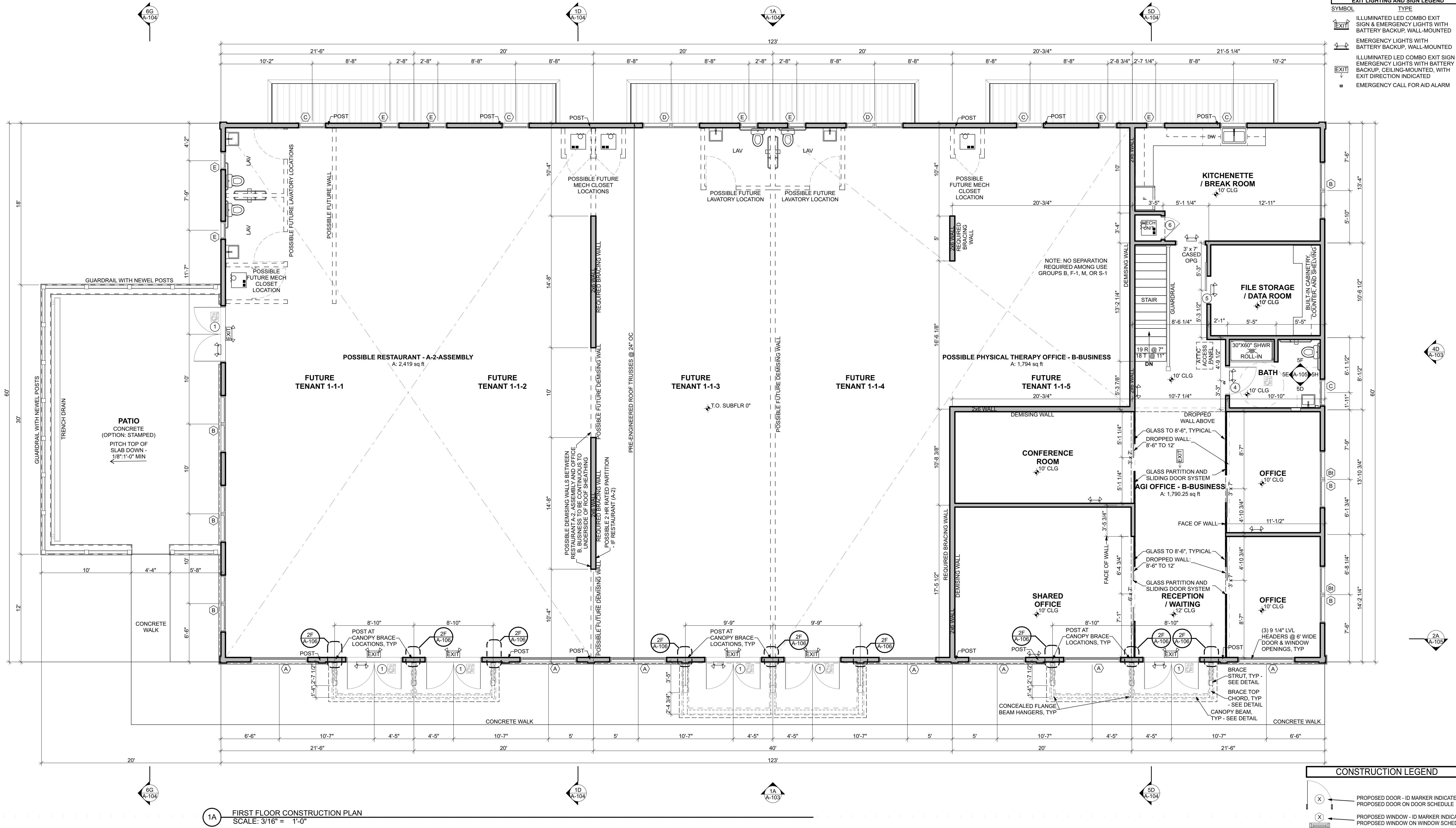
- GENERAL NOTES**
1. CONTRACTOR AND ALL SUBCONTRACTORS TO CONFIRM CLEARANCES REQUIRED TO INSTALL THEIR WORK, VERIFY ALL DIMENSIONS, AND BE CERTAIN THAT ALL WORK IS CLEAR OF UNDERGROUND AND OVERHEAD UTILITIES IN THE FIELD PRIOR TO PROCEEDING WITH ANY AND ALL WORK. PRIOR TO EXCAVATION, CONTRACTOR TO CONTACT "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.
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 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 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 BATHUBS, 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 FROWELED 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. TIE ALL LEDGER BOARDS AND JOISTS OF ALL DECKS & BALCONIES TO MAIN STRUCTURE AS PER DRAWINGS AND AS PER CURRENTLY APPLICABLE BUILDING CODE.
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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, BRACES, POST BASES, POST CAPS, HOLD-DOWNS, AND OTHER FRAMING CONNECTIONS BY SIMPSON STRONG-TIE OR APPROVED EQUALS 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 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 ENERGY STAR REQUIREMENTS. ALL WINDOW AND DOOR MANUFACTURERS, PANEL STYLES, MUNTIN PATTERNS, MATERIALS, TRIM, FINISHES, AND HARDWARE FUNCTIONS AND FINISHES TO BE SELECTED BY OWNER. THE HINGE SIDE OF ALL DOOR FRAMES TO BE 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 CEILING 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.
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37. ALL GUTTERS, DOWNSPOUTS, AND DRAINAGE SYSTEMS TO BE SIZED AND INSTALLED AS PER DRAWINGS AND AS PER CURRENT TRADE MANUALS. CONFIGURE DOWNSPOUTS TO DRAIN AWAY FROM BUILDING AND FOUNDATION. COORDINATE WITH SITE ENGINEERING PLAN, IF APPLICABLE.
38. CABINETRY 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 JUNCTIONS.
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 OWNER. TILE MATERIALS, SIZES, COLORS, AND PATTERNS TO BE SELECTED BY OWNER. ALL TILE TO BE APPLIED TO MOISTURE AND MOLD RESISTANT CEMENTITIOUS BACKER BOARD. WATERPROOF AND SEAL ALL TILE WORK AS REQUIRED. PROVIDE WATERMOISTURE 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.



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Prospect, CT 06712

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PERMITTING SET



SHEET NAME
FLOOR PLAN

SHEET ID

A-101

GENERAL NOTES

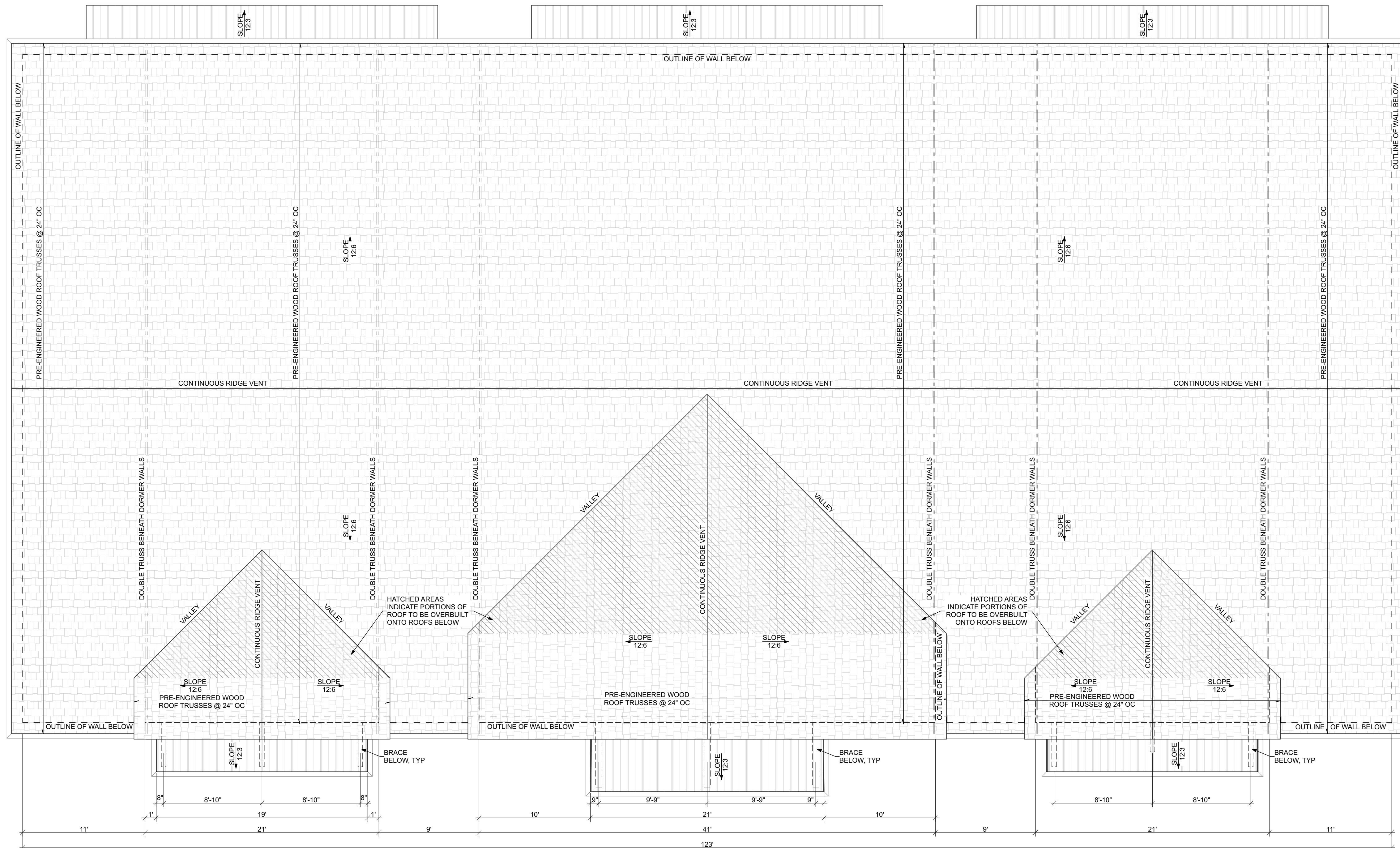
- CONTRACTOR AND ALL SUBCONTRACTORS TO CONFIRM CLEARANCES REQUIRED TO INSTALL THEIR WORK, VERIFY ALL DIMENSIONS, AND BE CERTAIN THAT ALL WORK IS CLEAR OF UNDERGROUND AND OVERHEAD UTILITIES IN THE FIELD PRIOR TO PROCEEDING WITH ANY AND ALL WORK. PRIOR TO EXCAVATION, CONTRACTOR TO CONTACT "CALL BEFORE YOU DIG" TO VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES.
- 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.
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- CONTRACTOR TO PROVIDE ALL MATERIALS, EQUIPMENT, AND LABOR REQUIRED TO COMPLETE THE WORK.
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- 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 GRADES 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 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.
- 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.
- 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.
- ALL CONCRETE SLABS TO HAVE 6X6 W1.4XW1.4 WELDED WIRE FABRIC AT 3/4" BELOW TOP SURFACE OF SLAB. ALL SLABS WITH FROWELED 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.
- PROVIDE DOUBLED FLOOR JOISTS BENEATH 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.

- TIE ALL LEDGER BOARDS AND JOISTS OF ALL DECKS & BALCONIES TO MAIN STRUCTURE 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 HEIGHT SPANS THE RIM JOIST AND TIES THE UPPER STUDS TO THE LOWER STUDS, SILL PLATES, RIM JOIST, AND TOP PLATES.
- AT ALL BRACED WALL PANEL LOCATIONS, PROVIDE 2X WOOD BLOCKING AT ALL UNSUPPORTED SHEATHING JOINTS, UNLESS OTHERWISE NOTED.
- ALL STRUCTURAL 4'X8" OR 4'X9" 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 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 EQUALS PER DRAWINGS. ALL FASTENER TYPES, SIZES, LOCATIONS, AND SPACINGS TO COMPLY WITH 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 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.

- 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 ENERGY STAR REQUIREMENTS. ALL WINDOW AND DOOR MANUFACTURERS, PANEL STYLES, MUNTIN PATTERNS, MATERIALS, TRIM, FINISHES, AND HARDWARE FUNCTIONS AND FINISHES TO BE SELECTED BY OWNER. THE HINGE SIDE OF ALL DOOR FRAMES TO BE 4" 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 + R-5 CONTINUOUS INSULATION. NEW ROOFS AND/OR CEILING TO BE INSULATED TO MINIMUM R-60.
- 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.
- ALL ELECTRICAL / LIGHTING FIXTURES AND PLUMBING FIXTURES AND THEIR FINISHES TO BE SELECTED BY OWNER.
- ALL LAVATORY & BATHING 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 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.
- 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.
- 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 WEATHER-TIGHTNESS OF THE WORK.
- ALL GUTTERS, DOWNSPOUTS, AND DRAINAGE SYSTEMS TO BE SIZED AND INSTALLED AS PER DRAWINGS AND AS PER CURRENT TRADE MANUALS. CONFIGURE DOWNSPOUTS TO DRAIN AWAY FROM BUILDING AND FOUNDATION. COORDINATE WITH SITE ENGINEERING PLAN, IF APPLICABLE.
- CABINETRY 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 OWNER. TILE MATERIALS, SIZES, COLORS, AND PATTERNS TO BE SELECTED BY OWNER. ALL TILE TO BE APPLIED TO MOISTURE AND MOLD RESISTANT CEMENTITIOUS BACKER BOARD. WATERPROOF AND SEAL ALL TILE WORK AS REQUIRED. PROVIDE WATERMOISTURE 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.



1A ROOF CONSTRUCTION PLAN
SCALE: 3/16" = 1'-0"

GENERAL NOTES

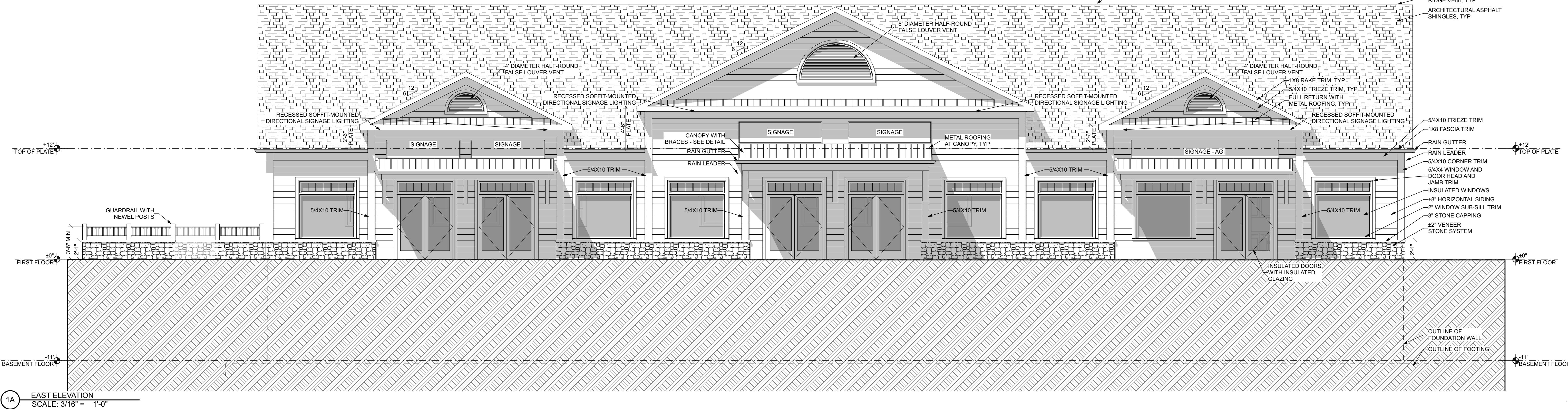
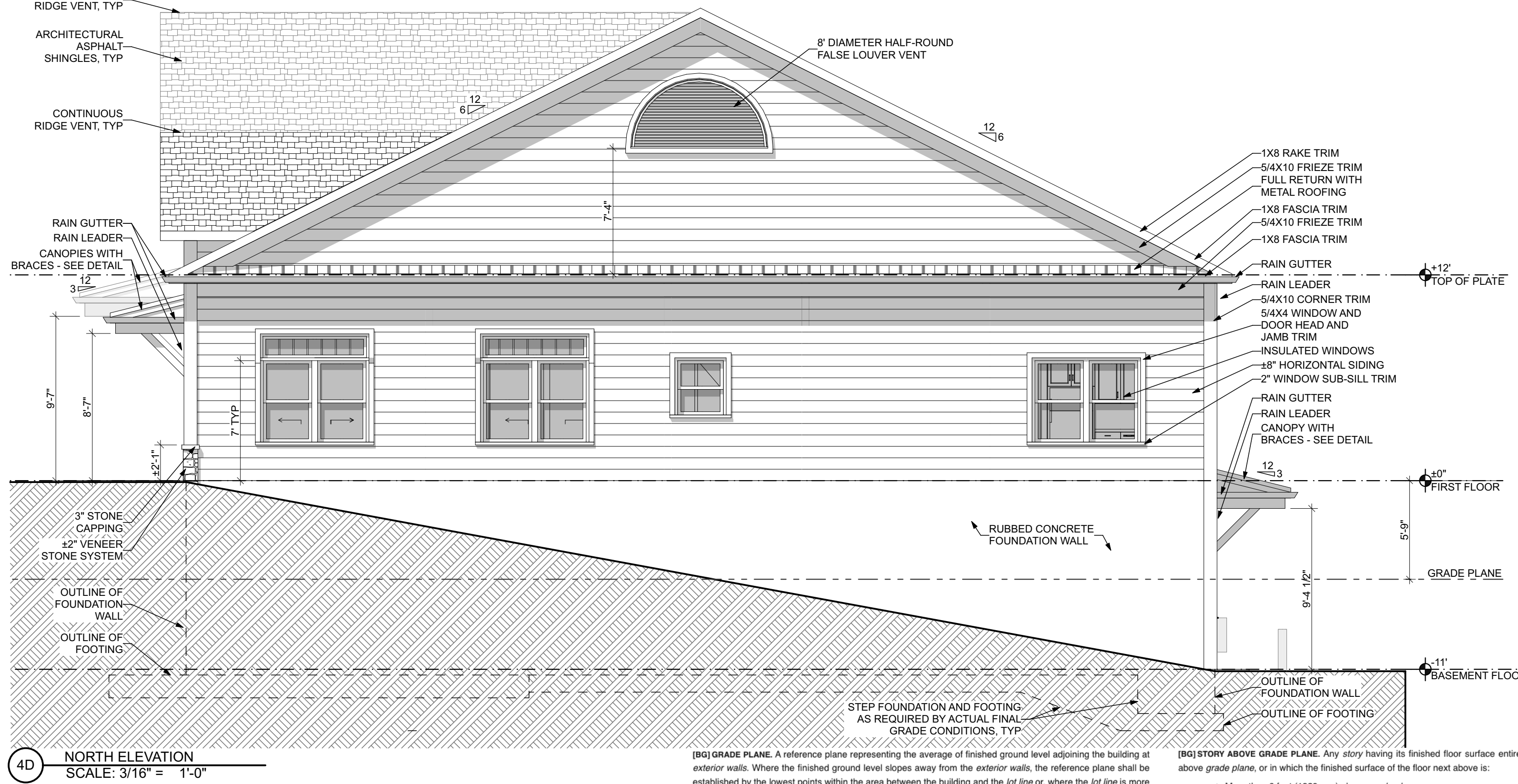
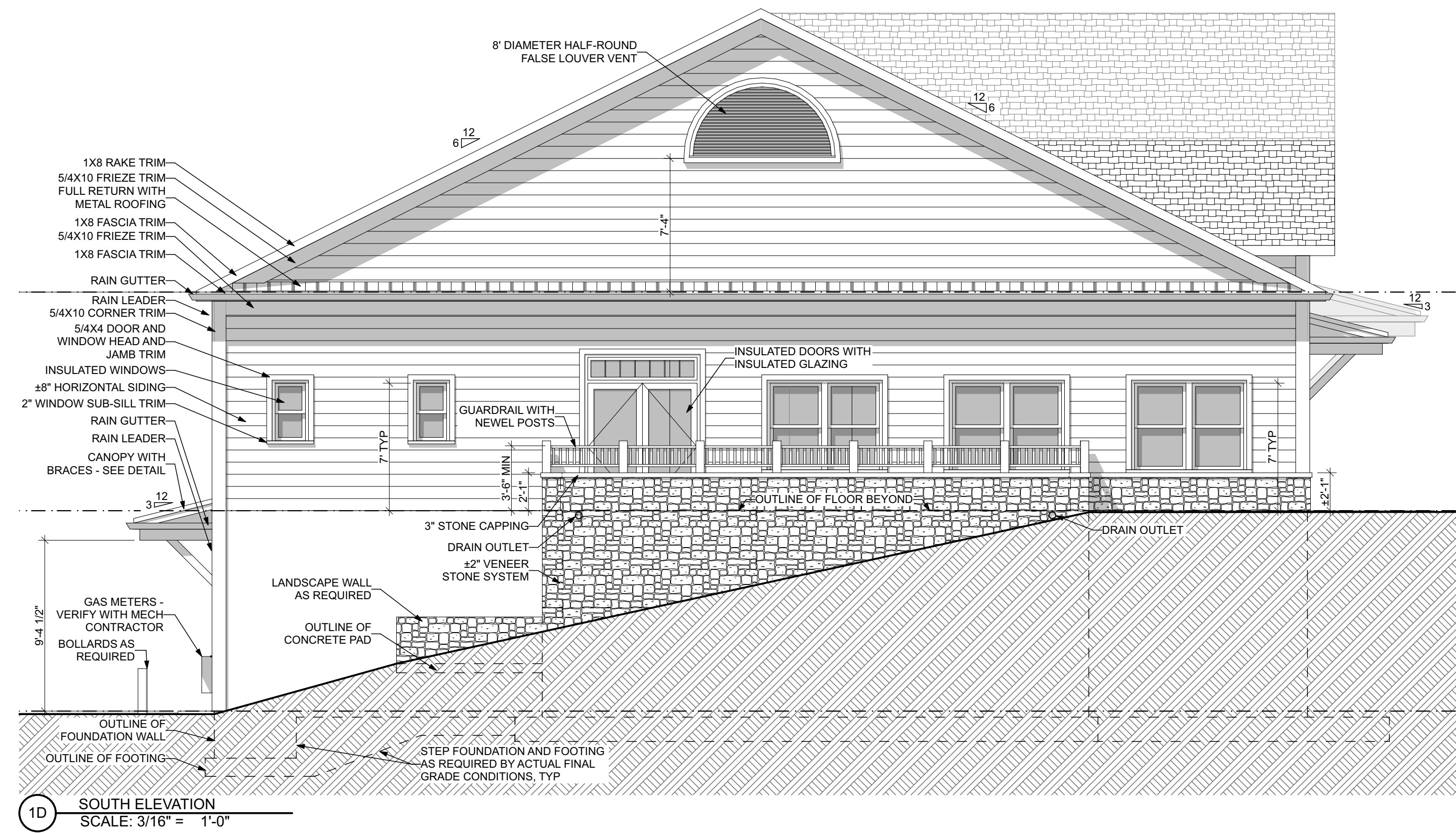
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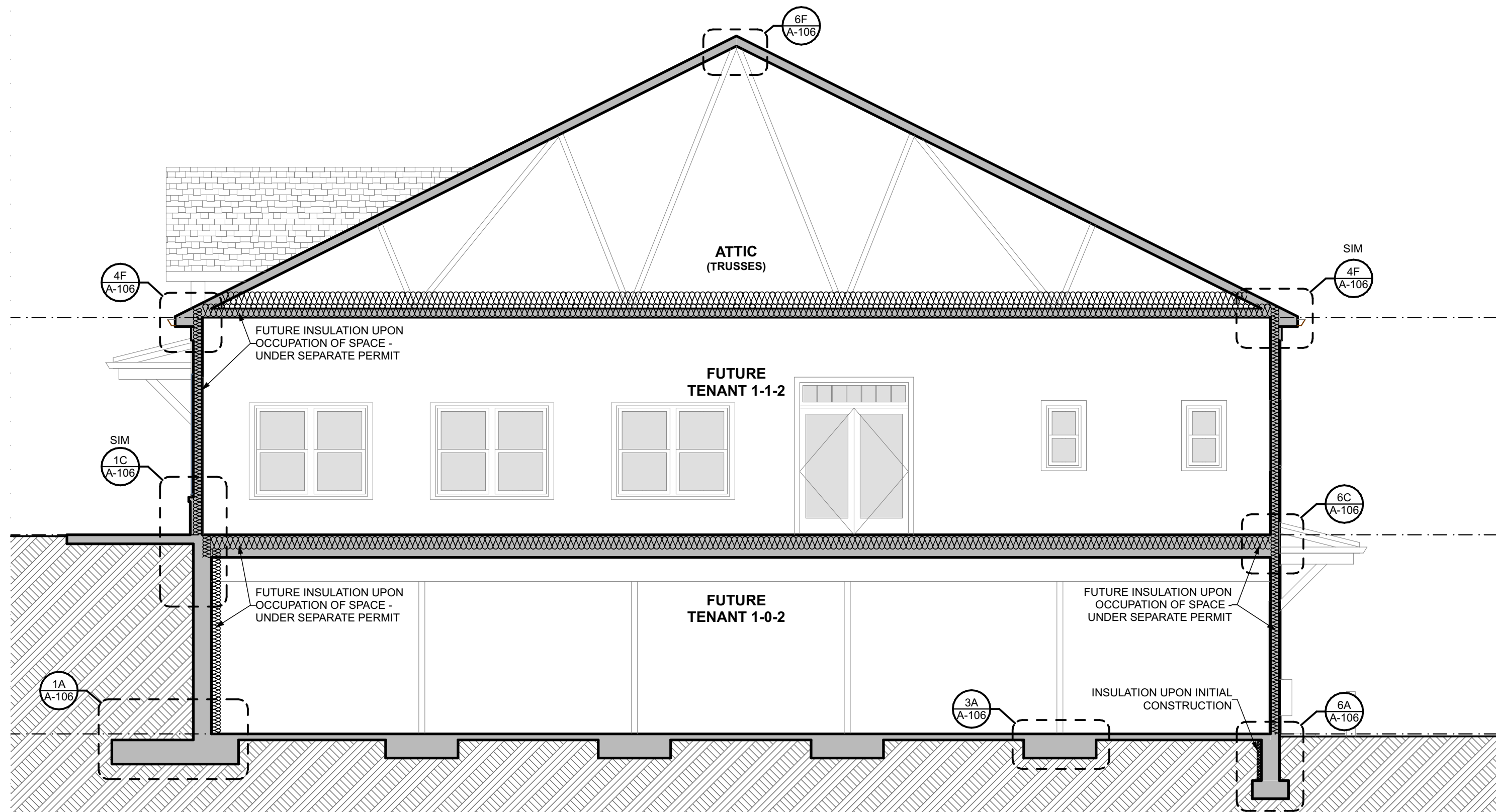


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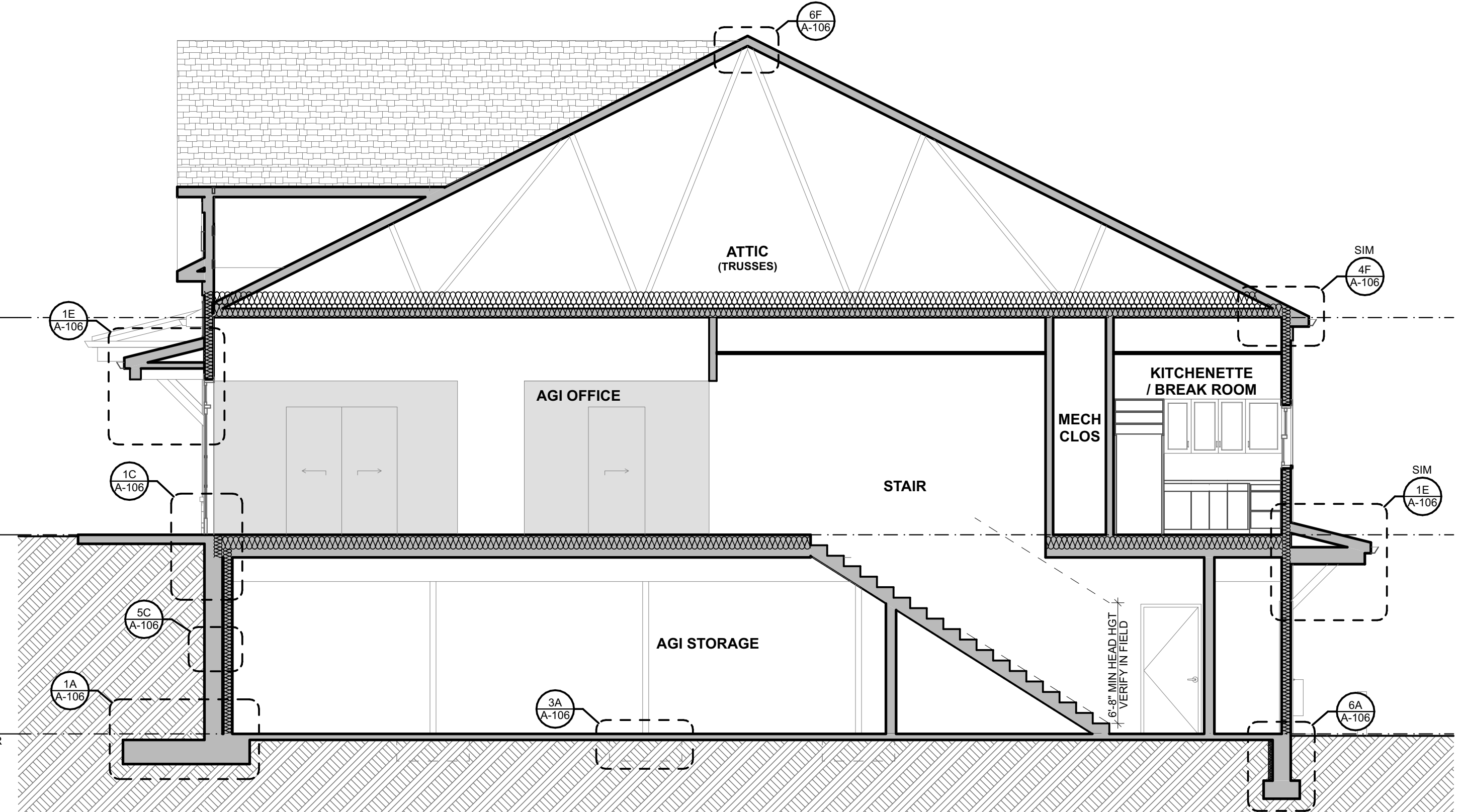
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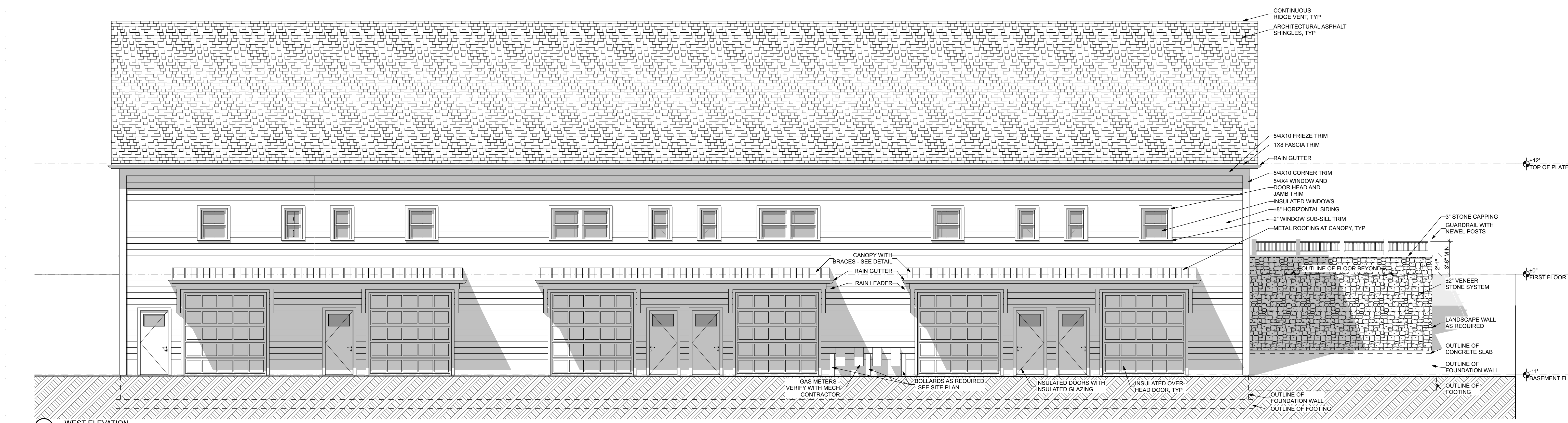
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 - BENEATH ALL CONCRETE SLABS, PROVIDE MINIMUM 4" CLEAN AGGREGATE THAT WILL PASS THRU A 2" SIEVE BUT BE RETAINED BY A 1/4" SIEVE. COMPACT AGGREGATE TO 95% OPTIMUM BEARING CAPACITY PRIOR TO POURING SLAB.
 - PASSIVE RADON MITIGATION SYSTEM TO BE INSTALLED 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.
 - 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.
 - PROVIDE DOUBLED FLOOR JOISTS BENEATH 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.
 - TIE ALL LEDGER BOARDS AND JOISTS OF ALL DECKS & BALCONIES TO MAIN STRUCTURE 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 HEIGHT SPANS THE RIM JOIST AND TIES THE UPPER STUDS TO THE LOWER STUDS, SILL PLATES, RIM JOIST, AND TOP PLATES.
 - AT ALL BRACED WALL PANEL LOCATIONS, PROVIDE 2X WOOD BLOCKING AT ALL UNSUPPORTED SHEATHING JOINTS, UNLESS OTHERWISE NOTED.
 - ALL STRUCTURAL 4'X8" OR 4'X9" 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.
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 - 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 ENERGY STAR REQUIREMENTS. ALL WINDOW AND DOOR MANUFACTURERS, PANEL STYLES, MUNTIN PATTERNS, MATERIALS, TRIM FINISHES, AND HARDWARE FUNCTIONS AND FINISHES TO BE SELECTED BY OWNER. THE HINGE SIDE OF ALL DOOR FRAMES TO BE 4" 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 + R-5 CONTINUOUS INSULATION. NEW ROOFS AND/OR CEILINGS TO BE INSULATED TO MINIMUM R-60.
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 - CABINETRY 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.
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 - 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.



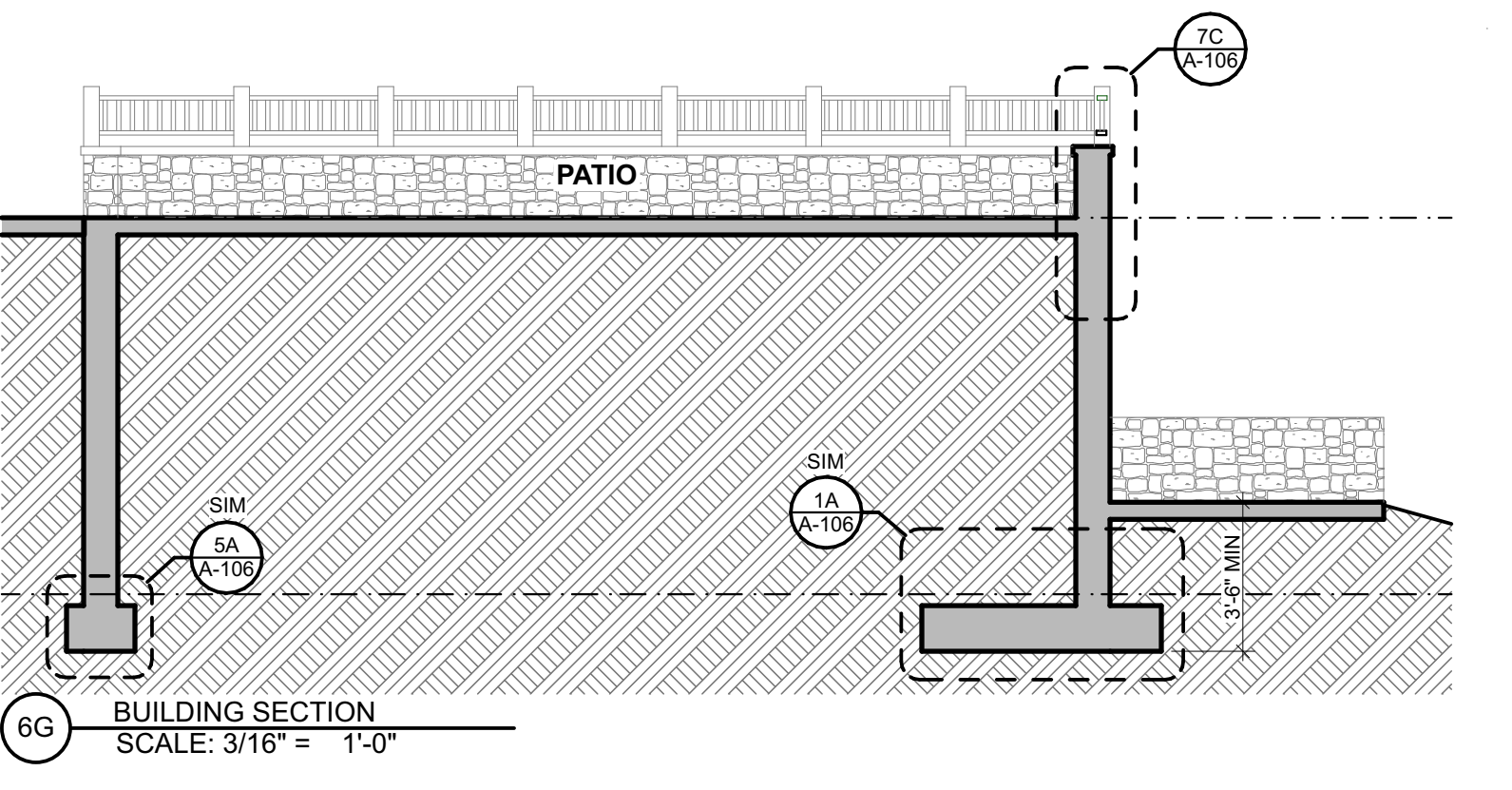
1D BUILDING SECTION
SCALE: 3/16" = 1'-0"



5D BUILDING SECTION
SCALE: 3/16" = 1'-0"



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



6G BUILDING SECTION
SCALE: 3/16" = 1'-0"

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New Construction
American General Investors
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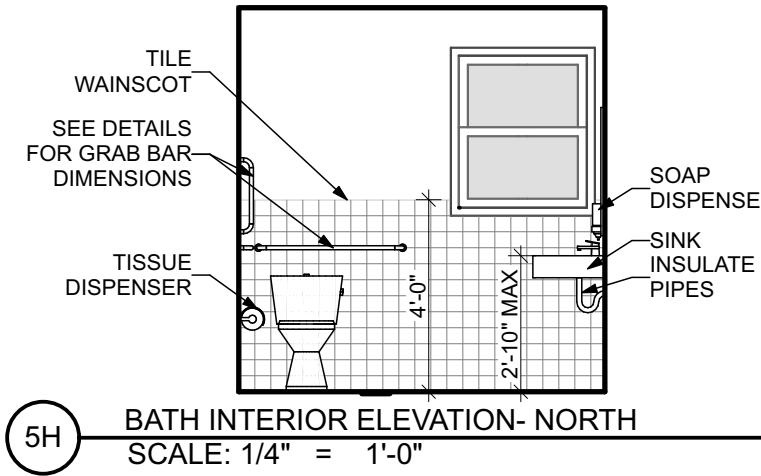
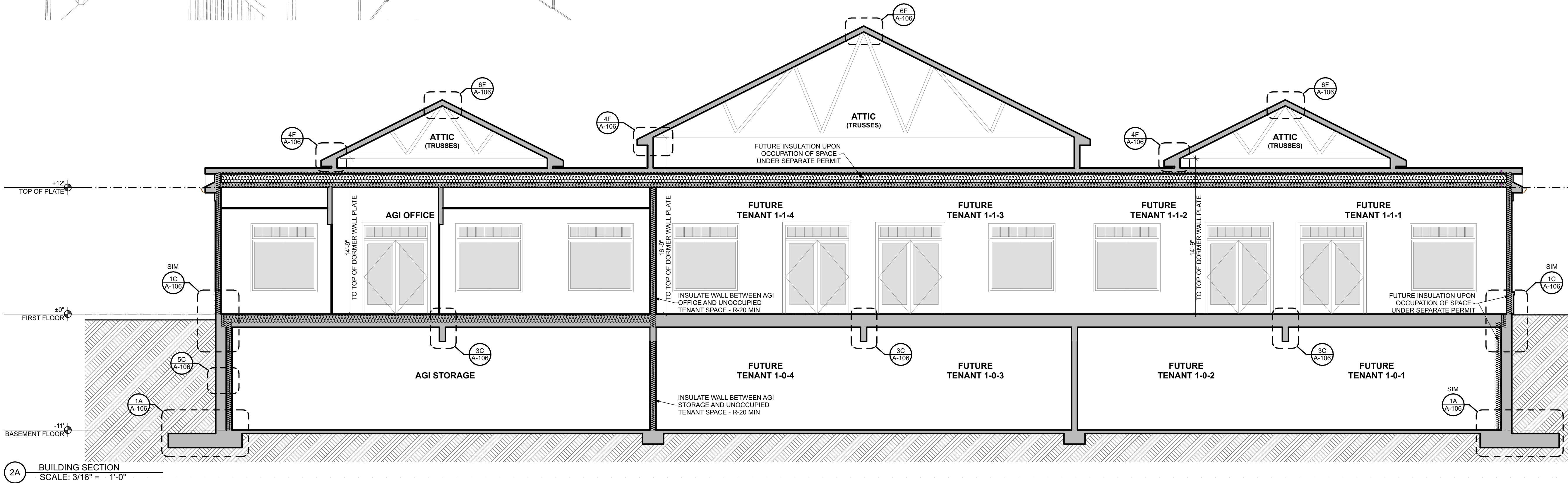
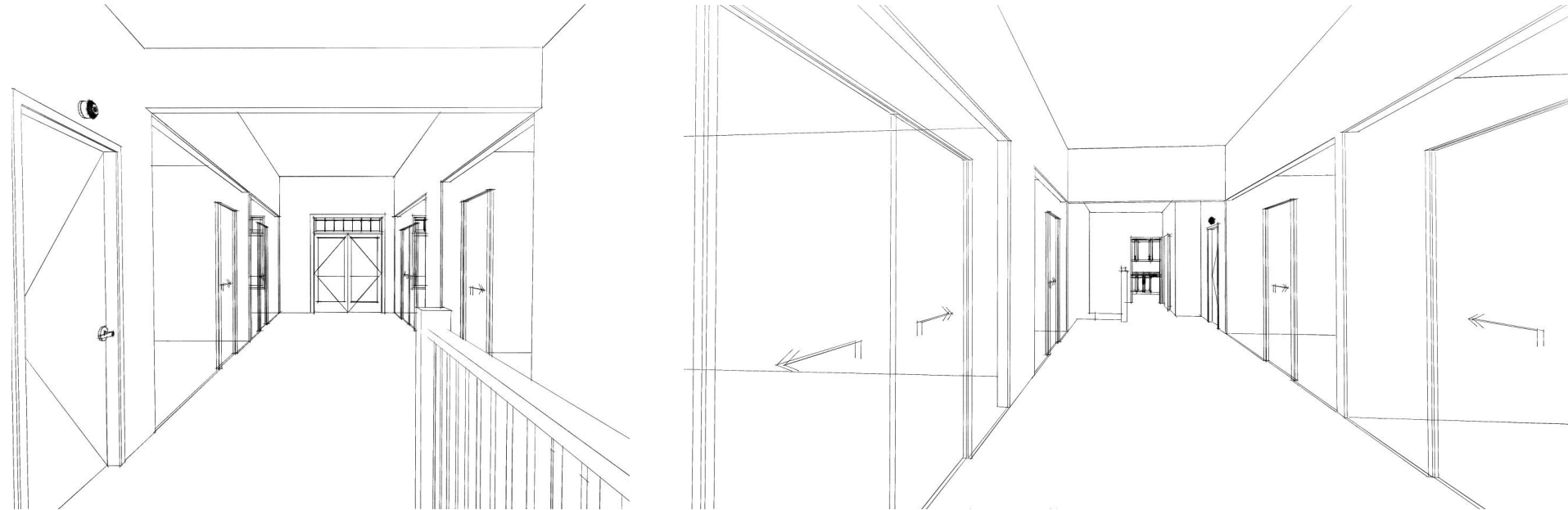
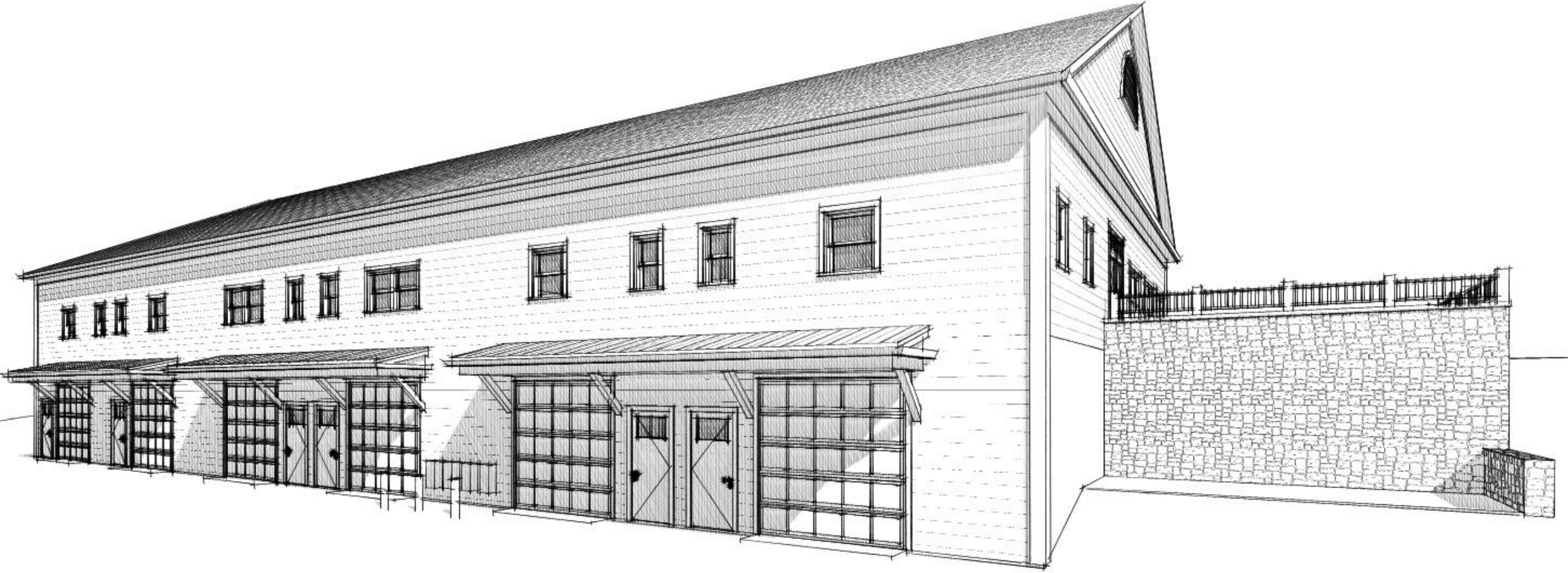
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ELEVATIONS AND BUILDING SECTIONS

SHEET ID

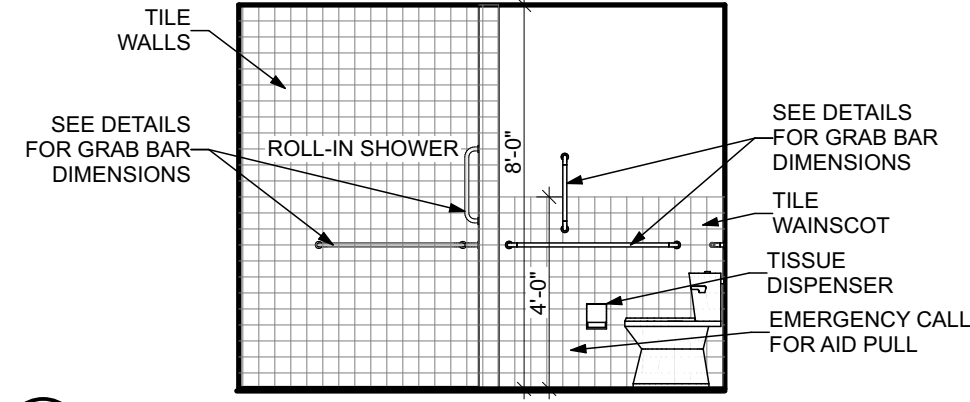
A-104

GENERAL NOTES

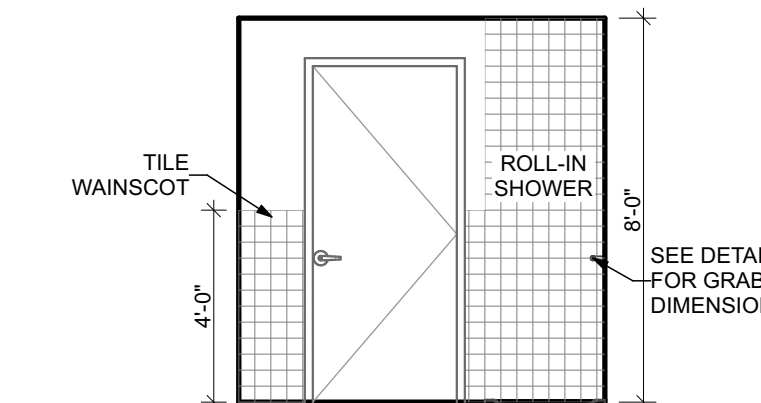
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- CONTRACTOR TO PROVIDE MID-GRADE ALLOWANCES FOR ALL APPLIANCES, FIXTURES, AND FINISHES IN THEIR BID AND CONTRACT.
- ALL ITEMS NOTED "TO BE SELECTED BY OWNER": CONTRACTOR TO PRESENT OPTIONS TO OWNER, COORDINATE, AND PROVIDE.
- CONTRACTOR AND SITE CONTRACTOR TO COORDINATE ALL SPOT ELEVATIONS, AND SLAB AND FLOOR GRADES WITH SITE SURVEY AND SITE ENGINEERING DRAWINGS, IF APPLICABLE.
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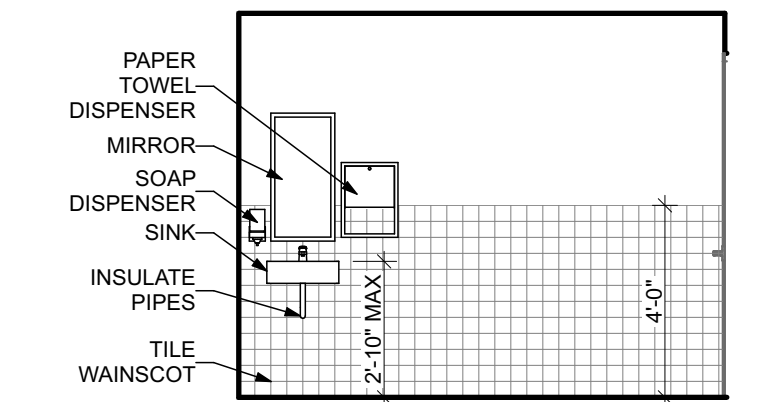
5H BATH INTERIOR ELEVATION- NORTH
SCALE: 1/4" = 1'-0"



5F BATH INTERIOR ELEVATION- EAST
SCALE: 1/4" = 1'-0"



5E BATH INTERIOR ELEVATION- SOUTH
SCALE: 1/4" = 1'-0"



5D BATH INTERIOR ELEVATION- WEST
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE						
ID	QUANTITY	FRAME SIZE WIDTH	HEIGHT	TYPE	NOTES	ELEVATION
A	7	6'-4"	6'-6"	FIXED WITH 1'-6" TRANSOM	UNIT HEIGHT INCLUDES TRANSOM	
B	6	6'-4"	5'-1"	(2) MULLED DOUBLE HUNG	OMIT INTERIOR AND EXTERIOR TOP CASING AT UNITS WITH TRANSOMS	
Bt	2	6'-6"	1'-7"	MULLED TRANSOM OVER (2) MULLED DOUBLE HUNG	DIRECT-MULL TO WINDOWS BELOW	
C	5	3'-0"	3'-6"	DOUBLE HUNG		
D	2	6'-4"	3'-6"	(2) MULLED DOUBLE HUNG		
E	8	2'-0"	3'-6"	DOUBLE HUNG		

DOOR SCHEDULE						
ID	QUANTITY	LEAF WIDTH	LEAF HEIGHT	TYPE	FIRE RATING (MIN.)	NOTES
1	6	6'-0"	7'-0"	EXTERIOR DOUBLE OUT-SWING		INSULATED GLAZED DOOR WITH 1'-6" HIGH TRANSOM, SECURITY HARDWARE
2	6	3'-0"	7'-0"	EXTERIOR SINGLE OUT-SWING		INSULATED PANEL / GLAZED DOOR, SECURITY HARDWARE
3	6	9'-0"	9'-0"	EXTERIOR OVERHEAD		INSULATED PANEL SECTIONAL DOOR, TORSION SPRING OPERATING HARDWARE
4	2	3'-0"	7'-0"	INTERIOR SINGLE SWING		FLUSH LEAF, PRIVACY HARDWARE
5	1	3'-0"	7'-0"	INTERIOR TOP-HUNG SLIDING		FLUSH LEAF, "BARN DOOR" PASSAGE HARDWARE
6	1	2'-4"	7'-0"	INTERIOR SINGLE SWING		FLUSH LEAF, CLOSET HARDWARE

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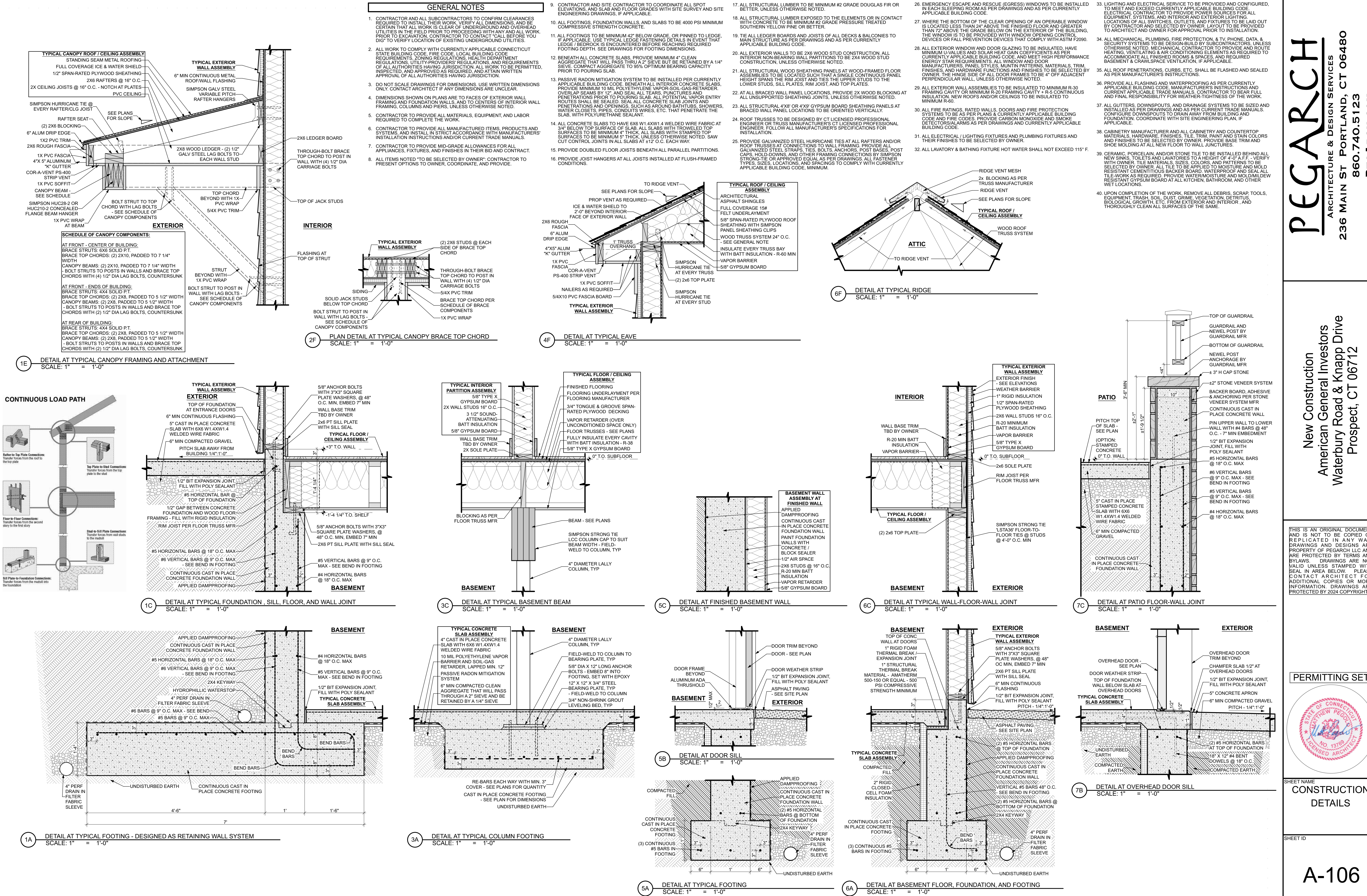
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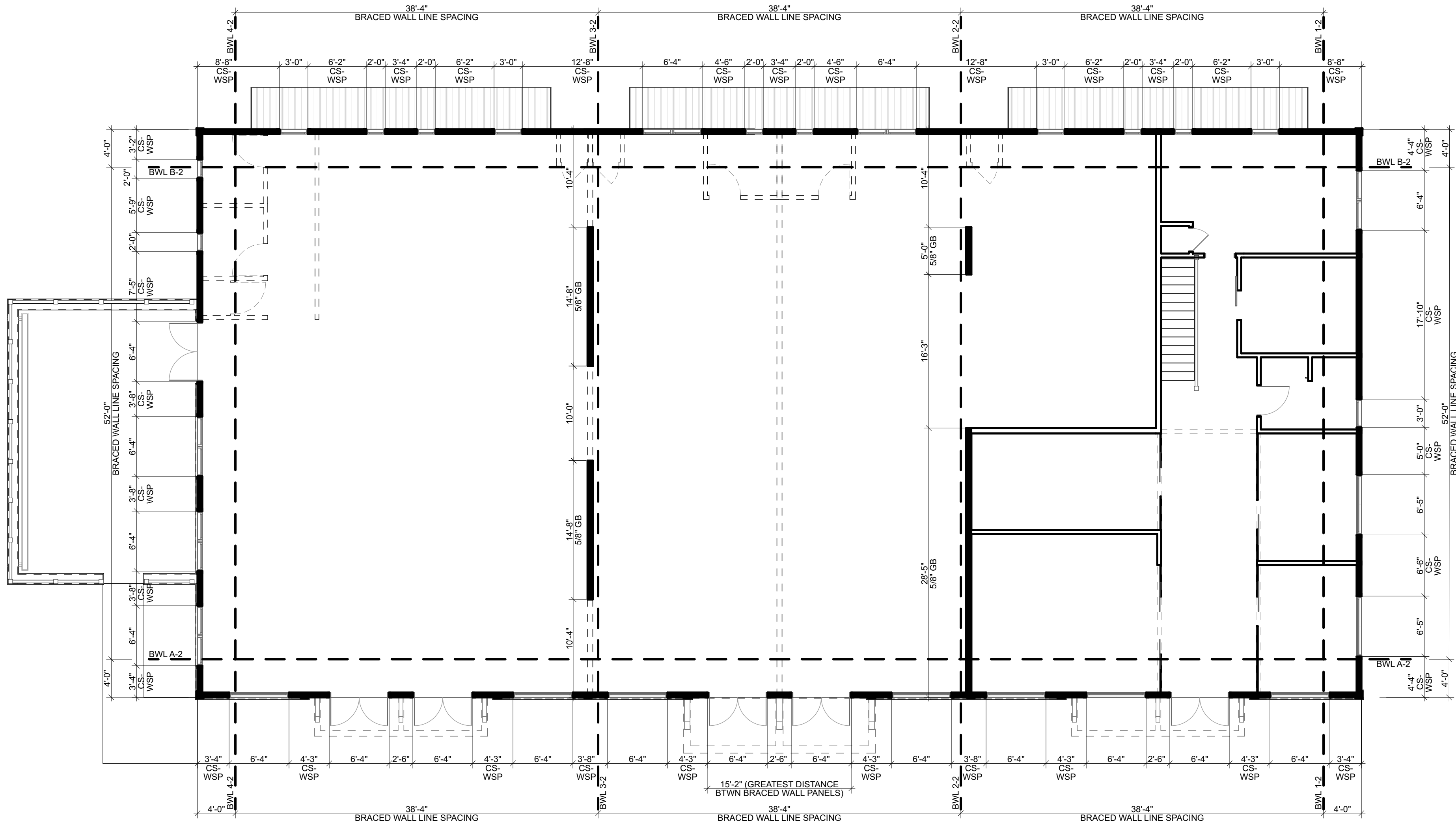
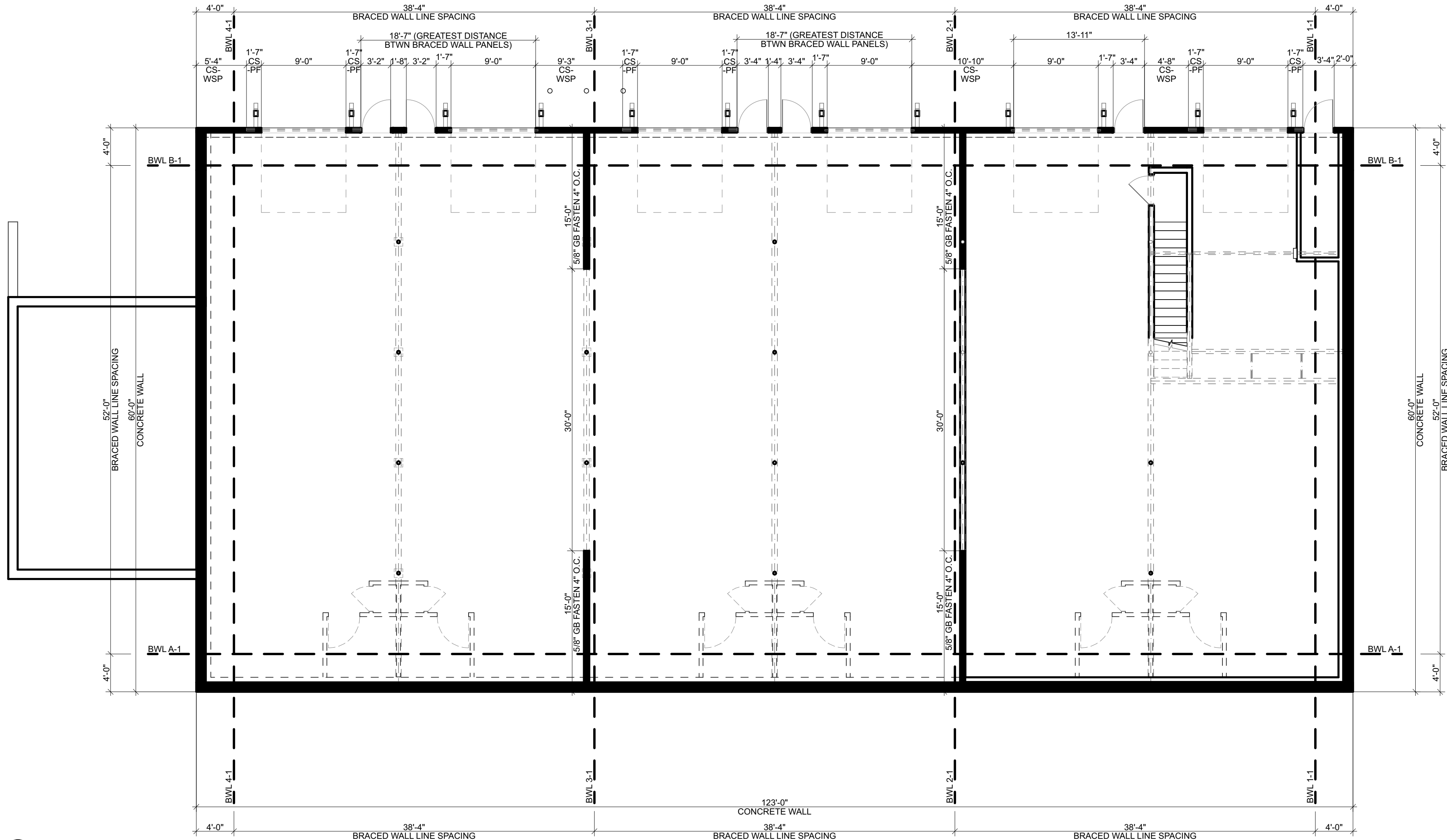
SHEET NAME
BUILDING SECTIONS, SCHEDULES, AND INTERIOR ELEVATIONS
SHEET ID

A-105



GENERAL NOTES

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- 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 GRADES 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 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.
- 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.
- 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.
- ALL CONCRETE SLABS TO HAVE 6X6 W14XW14 WELDED WIRE FABRIC AT 3/4" BELOW TOP SURFACE OF SLAB. ALL SLABS WITH TROWELED TOP SURFACES TO BE MINIMUM 5" THICK, UNLESS OTHERWISE NOTED. SAW CUT CONTROL JOINTS IN ALL SLABS AT $\pm 12'$ O.C. EACH WAY.
- PROVIDE DOUBLED FLOOR JOISTS BENEATH 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.
- TIE ALL LEDGER BOARDS AND JOISTS OF ALL DECKS & BALCONIES TO MAIN STRUCTURE 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 HEIGHT SPANS THE RIM JOIST AND TIES THE UPPER STUDS TO THE LOWER STUDS, SILL PLATES, RIM JOIST, AND TOP PLATES.
- AT ALL BRACED WALL PANEL LOCATIONS, PROVIDE 2X WOOD BLOCKING AT ALL UNSUPPORTED SHEATHING JOINTS, UNLESS OTHERWISE NOTED.
- ALL STRUCTURAL 4"X8" OR 4"X9" 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 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 EQUALS AS PER DRAWINGS. ALL FASTENER TYPES, SIZES, LOCATIONS, AND SPACINGS TO COMPLY WITH 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 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.
- 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 ENERGY STAR REQUIREMENTS. ALL WINDOW AND DOOR MANUFACTURERS' PANEL STYLES, MUNTIN PATTERNS, MATERIALS, TRIM, FINISHES, AND HARDWARE FUNCTIONS AND FINISHES TO BE SELECTED BY OWNER. THE HINGE SIDE OF ALL DOOR FRAMES TO BE 4" 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 + R-5 CONTINUOUS INSULATION. NEW ROOFS AND/OR CEILINGS TO BE INSULATED TO MINIMUM R-60.
- 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 DETECTOR/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 LAVATORY & BATHING 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 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.
- 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.
- 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 WEATHER-TIGHTNESS OF THE WORK.
- ALL GUTTERS, DOWNSPOUTS, AND DRAINAGE SYSTEMS TO BE SIZED AND INSTALLED AS PER DRAWINGS AND AS PER CURRENT TRADE MANUALS. CONFIGURE DOWNSPOUTS TO DRAIN AWAY FROM BUILDING AND FOUNDATION. COORDINATE WITH SITE ENGINEERING PLAN, IF APPLICABLE.
- CABINETRY 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 OWNER. TILE MATERIALS, SIZES, COLORS AND PATTERNS TO BE SELECTED BY OWNER. ALL TILE TO BE APPLIED TO MOISTURE AND MOLD RESISTANT CEMENTITIOUS BACKER BOARD. WATERPROOF AND SEAL ALL TILE WORK AS REQUIRED. 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.

4E FIRST FLOOR WALL BRACING PLAN
SCALE: 1/8" = 1'-0"4A BASEMENT WALL BRACING PLAN
SCALE: 1/8" = 1'-0"

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PERMITTING SET



SHEET NAME
**WALL BRACING
PLANS**

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A-107

