

EXT. FRONT ELEVATION

ADDITION AND ALTERATION  
TO 329 GLENBROOK ROAD  
FOR  
329 GLENBROOK ROAD LLC

LIST OF DRAWINGS

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- A.02 PROPOSED FLOOR PLANS: BASEMENT, FIRST FLR. &
- A.03 PROPOSED SECOND FLR. & ROOF PLAN, PROPOSED REAR ELEVATION
- A.03A PROPOSED, RIGHT AND LEFT ELEVATIONS
- A.04 SECTION & DETAILS
- A.05 GENERAL NOTES

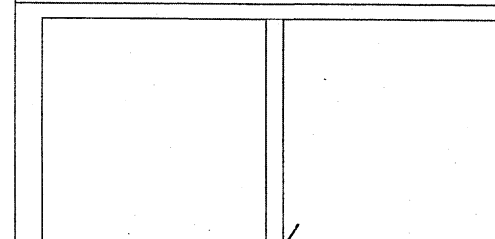
- EX.01 EXISTING FLOOR PLANS: BASEMENT, FIRST
- EX.02 EXISTING FLOOR PLANS: SECOND, ROOF
- EX.02 EXISTING ELEVATIONS: FRONT, RIGHT, REAR AND LEFT
- D.01 DEMO PLANS: FIRST, SECOND, ROOF
- D.02 DEMO ELEVATIONS

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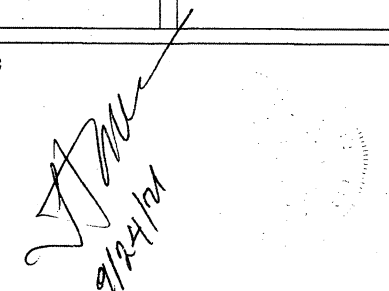
NO	DATE	ISSUE/REVISION
1	4.26.2021	FOR REVIEW
2	6.1.2021	FOR PERMIT
3	6.16.2021	FOR PERMIT <span style="float: right;">▽</span>
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ADDITION AND ALTERATION TO  
 329 GLENBROOK ROAD  
 FOR  
 329 GLENBROOK ROAD LLC

Consultant:



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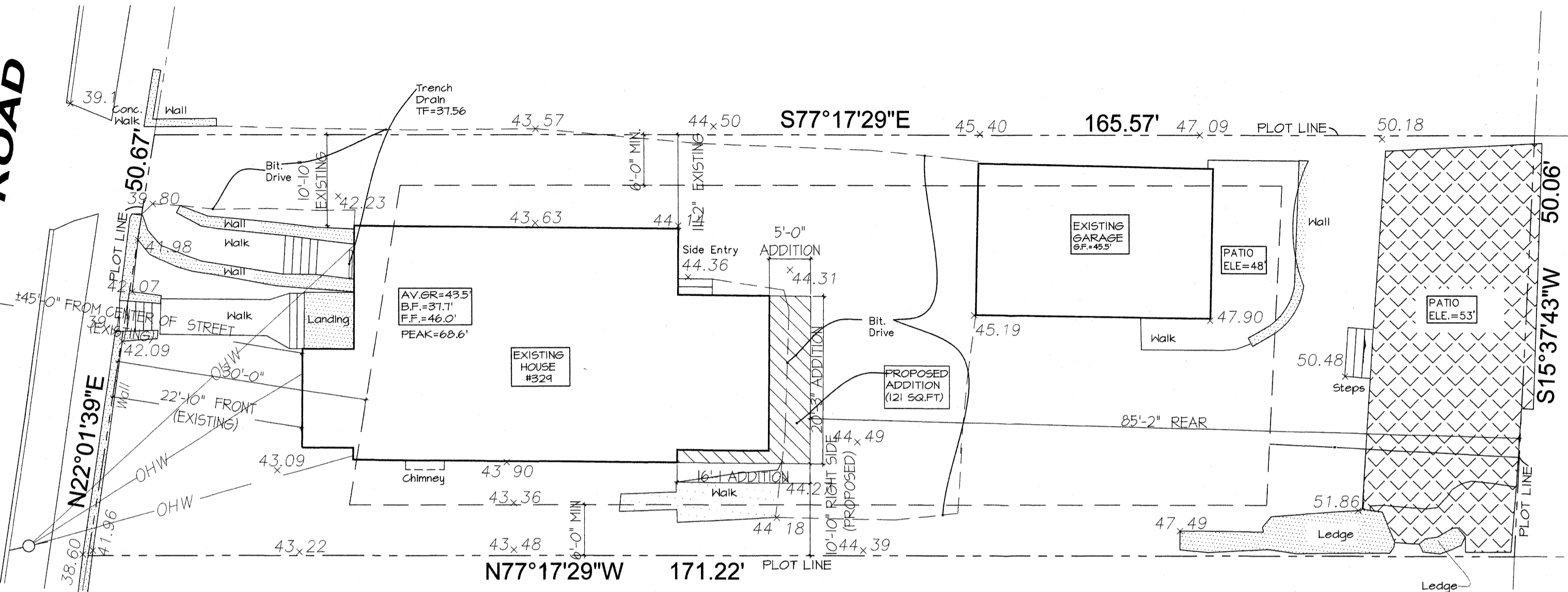
PROJECT NO.	20211	<b>A.00</b>
DRAWN BY:	SS	
ISSUED:	04-10-21	
SCALE AS NOTED	DWG. NO.	

**#036-21**

DRAWING TITLE:  
TITLE SHEET

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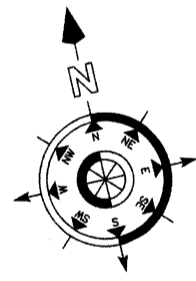
**GLENBROOK ROAD**



**SITE PLAN**

SCALE: 1/8"=1'-0'

SITE INFORMATION TAKEN FROM SURVEY  
PREPARED BY K&A LAND SURVEYORS  
LLC DATED APRIL 22, 2019



NEW ADDITION

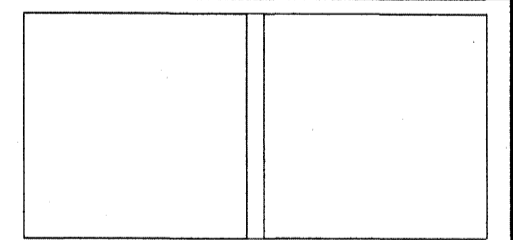
**ZONING DATA:**

	REQUIRED/ ALLOWED	PROPOSED
<i>"R-7 1/2" ZONE- SINGLE-FAMILY DISTRICT, LOW DENSITY</i>		
LOT SIZE	7,500 SF MIN.	8,420 SF - 0.19 ACRES
FRONTAGE	60' MIN.	±50.67'
FRONT YARD FROM STREET LINE	30' MIN.	± 22'-10"
SIDE YARD- EACH SIDE	6' MIN EACH SIDE	10'-10" ONE SIDE (PROPOSED RIGHT SIDE) 10'-10" ONE SIDE (EXISTING LEFT SIDE)
REAR YARD	30' MIN.	±85'-2"
MINIMUM FRONT YARD DIMENSIONS FROM STREET CENTER	55' MIN.	±45'-0"
BUILDING COVERAGE	25% MAX. ALL BUILDINGS (2,069 SF ALLOWED)	1,356 SF=EXT. HOUSE 508 SF=GARAGE 1,864 SF TOTAL EXISTING 121 SF PROPOSED ADDITION 1,985 SF TOTAL (23.57%)
HEIGHT IN FEET	30' MAX.	±25'-1"
HEIGHT IN STORIES	2 1/2	2 STORIES

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ISSUED:	04-10-21	
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DRAWING TITLE:  
**PROPOSED SITE PLAN AND ZONING DATA**

**#036-21**

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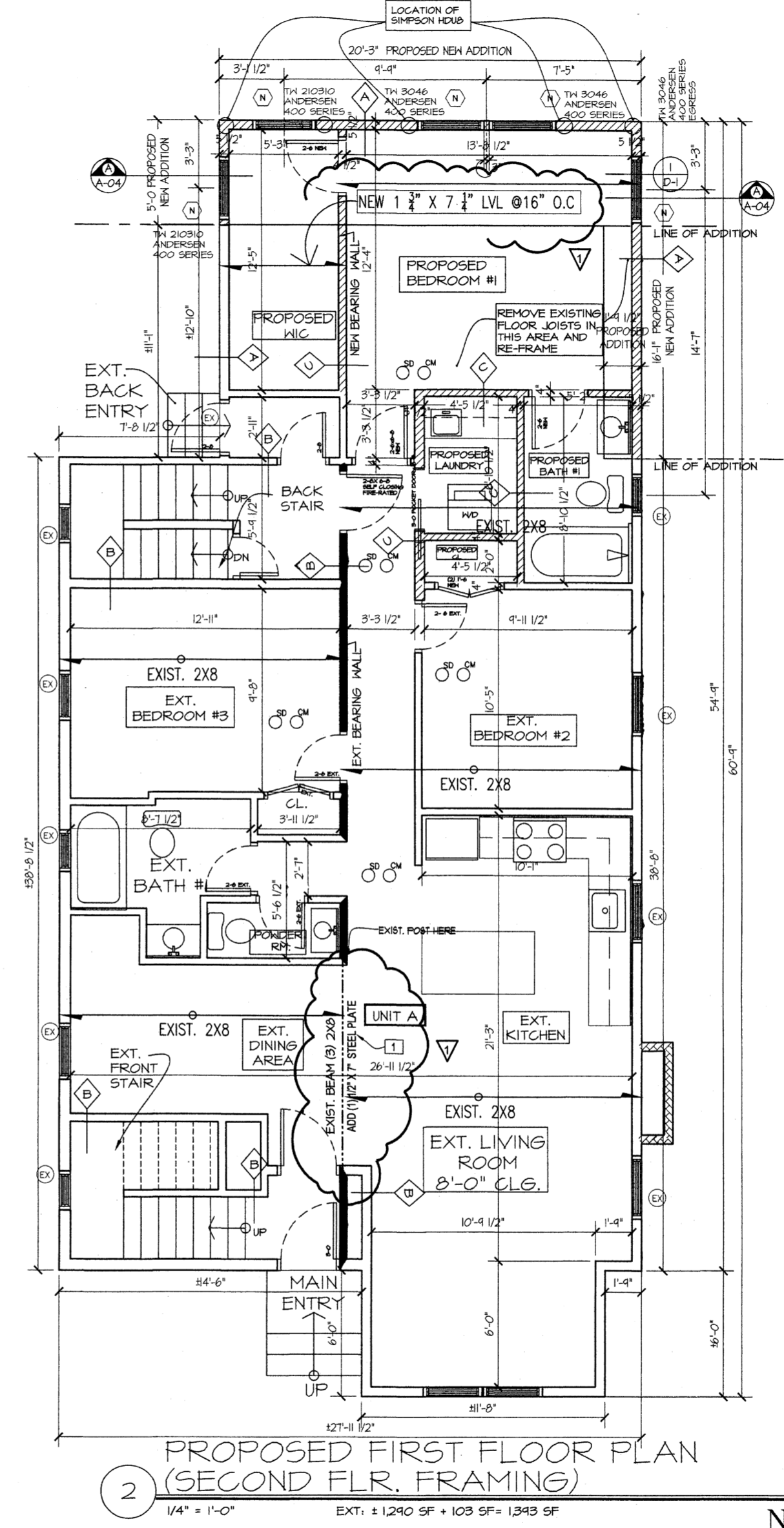
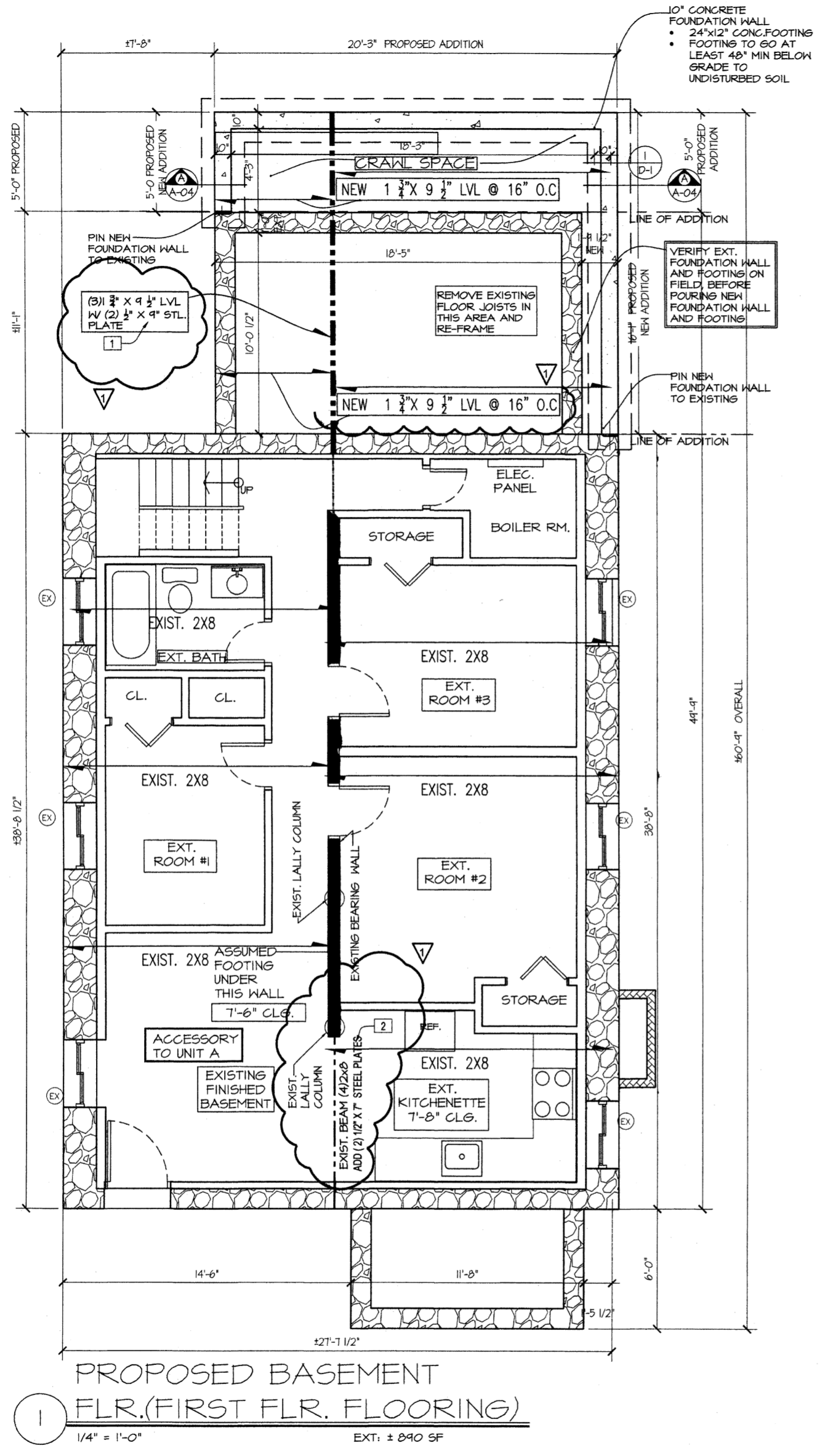
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**A.02**

DRAWING TITLE:  
**PROPOSED FLOOR PLANS:  
BASEMENT, FIRST FLR.**



**LEGEND**

	EXISTING WALLS
	NEW WALLS
	BEARING WALL
	SMOKE DETECTOR
	BATTERY-BACKUP W/RED IN SERIES
	CARBON SMOKE DETECTOR
	BATTERY-BACKUP W/RED IN SERIES
	NEW WINDOWS
	EXISTING WINDOWS AND/OR DOORS

- NOTES:**
- DO NOT SCALE THE DRAWINGS USE ONLY COMPUTED NUMERICAL DIMENSIONS SHOWN ON THE DRAWINGS
  - ALL EXISTING DOORS AND WINDOWS THAT ARE TO BE REPLACED ARE MARKED ON PLAN.
  - FOR WINDOW HEAD HGT. OF REFER TO ELEVATIONS.
  - ALL EXISTING DOORS AND WINDOWS THAT ARE TO BE REPLACED ARE MARKED ON PLAN.
  - ALL NEW WINDOWS ARE ANDERSEN 400 SERIES WINDOWS (WHITE) OR APPROVED EQUAL.
  - PROVIDE EGRESS WINDOW IN EACH BEDROOM. INCREASE OPENING SIZE AS REQUIRED.

**#036-21**

Project:  
Mateo Mendez Residence  
329 Glenbrook Road  
Stamford, CT.

Standard Requirements:

1. Roof sheathing: 1/2" plywood with 8d nails at 6" on center at panel edges.
2. Rafter straps at ridge: 2 x 6 collar ties at 16" on center, tight to the ridge bottom.
3. Rafter straps to second floor wall stud: Simpson H2A at each rafter.
4. Second floor wall plate to second floor studs: 4'-0" wide 1/2" plywood with 8d nails at 2" on center.
5. Strap between headers 8'-0" and greater to jack stud: Simpson H6.
6. Second floor studs to first floor studs: 4'-0" wide 1/2" plywood with 8d nails at 2" on center.
7. First floor stud to sill plate: 4'-0" wide 1/2" plywood with 8d nails at 2" on center.
8. Sill plate to foundation wall: 1/2" diameter double zinc coated anchor bolts at 48" on center. (1'-0" maximum from each corner and plate ends)
9. Exterior plywood sheathing: 1/2" plywood with 8d nails at 6" on center at panel edges. Unless otherwise noted. Provide 2 x 4 solid blocking on the flat between all studs at all horizontal plywood joints for the continuation of the nailing pattern.

Job Specific Requirements:

1. Shear wall # 1: (Exterior left side wall of bedroom # 1 wic): Existing wall. No increase in wind exposure.
2. Shear wall # 2: (Exterior right side wall of bedroom # 1): 1/2" plywood with 8d nails at 6" on center at panel edges. No increase in wind exposure.
3. Shear wall # 3: (Exterior back wall of bedroom # 1 & wic): 1/2" plywood with 8d nails at 2" on center at panel edges. Simpson HDU8 hold down at corners and next to windows. (5) locations.

BRACED WALL NOTES

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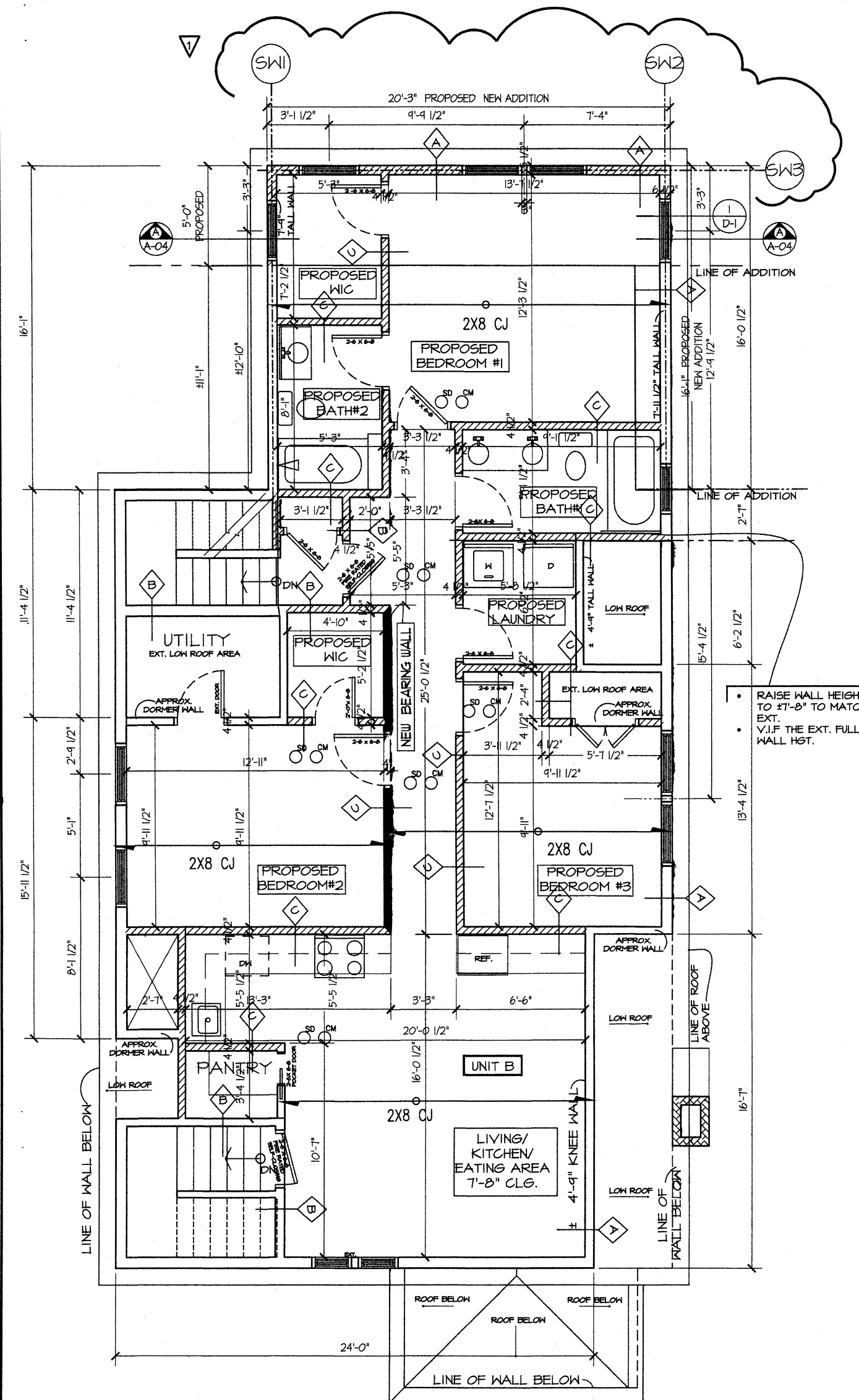
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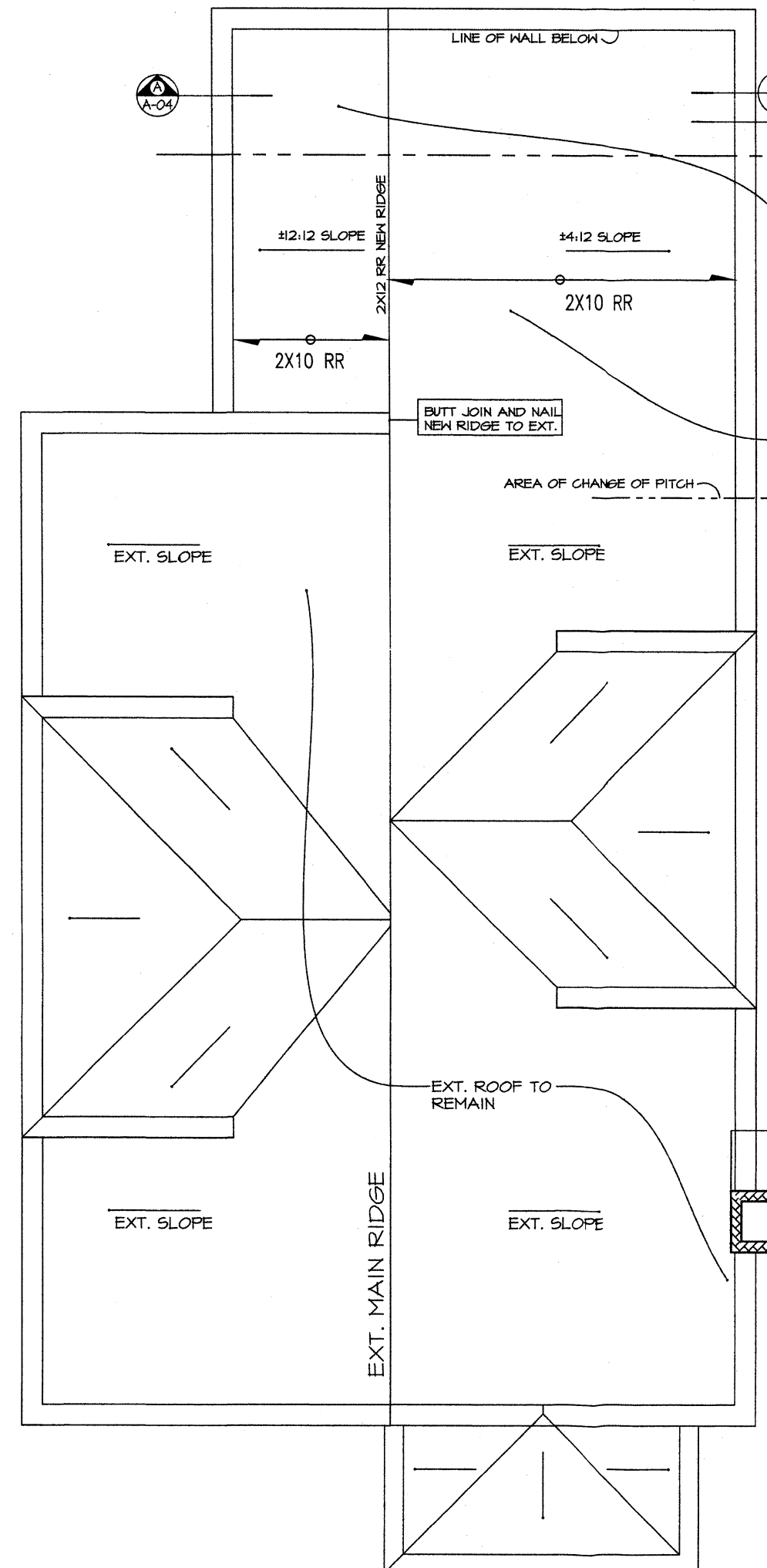
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ISSUED: 04-10-21  
SCALE AS NOTED

A.03

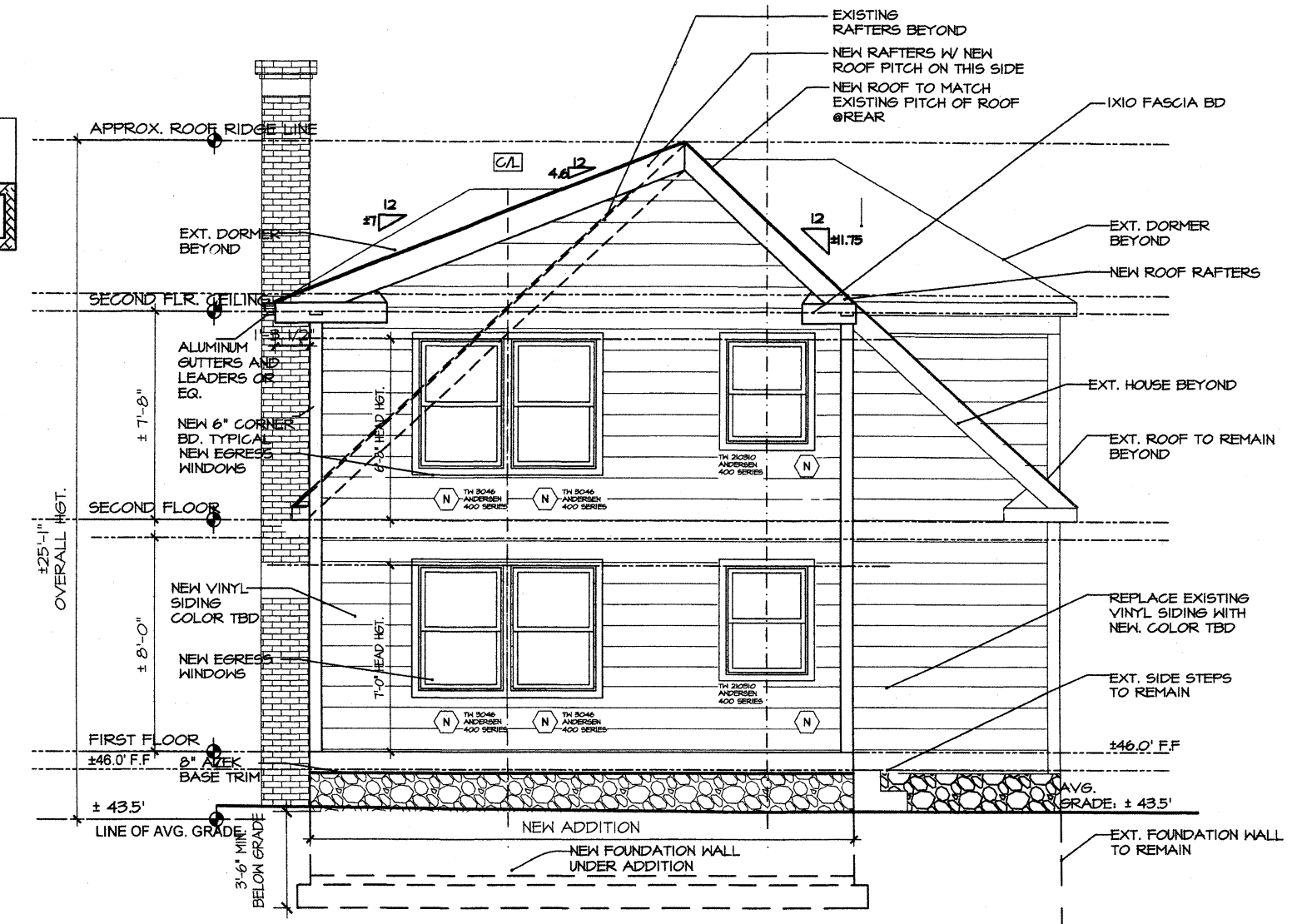
DRAWING TITLE:  
PROPOSED SECOND FLR. PLAN & ROOF  
PLAN, PROPOSED REAR ELEVATION



3 PROPOSED SECOND FLOOR PLAN (SECOND FLOOR CEILING PLAN)  
1/4" = 1'-0"  
EXT. ± 1,000 SF + 103 SF = 1,103 SF



4 PROPOSED ROOF  
1/4" = 1'-0"



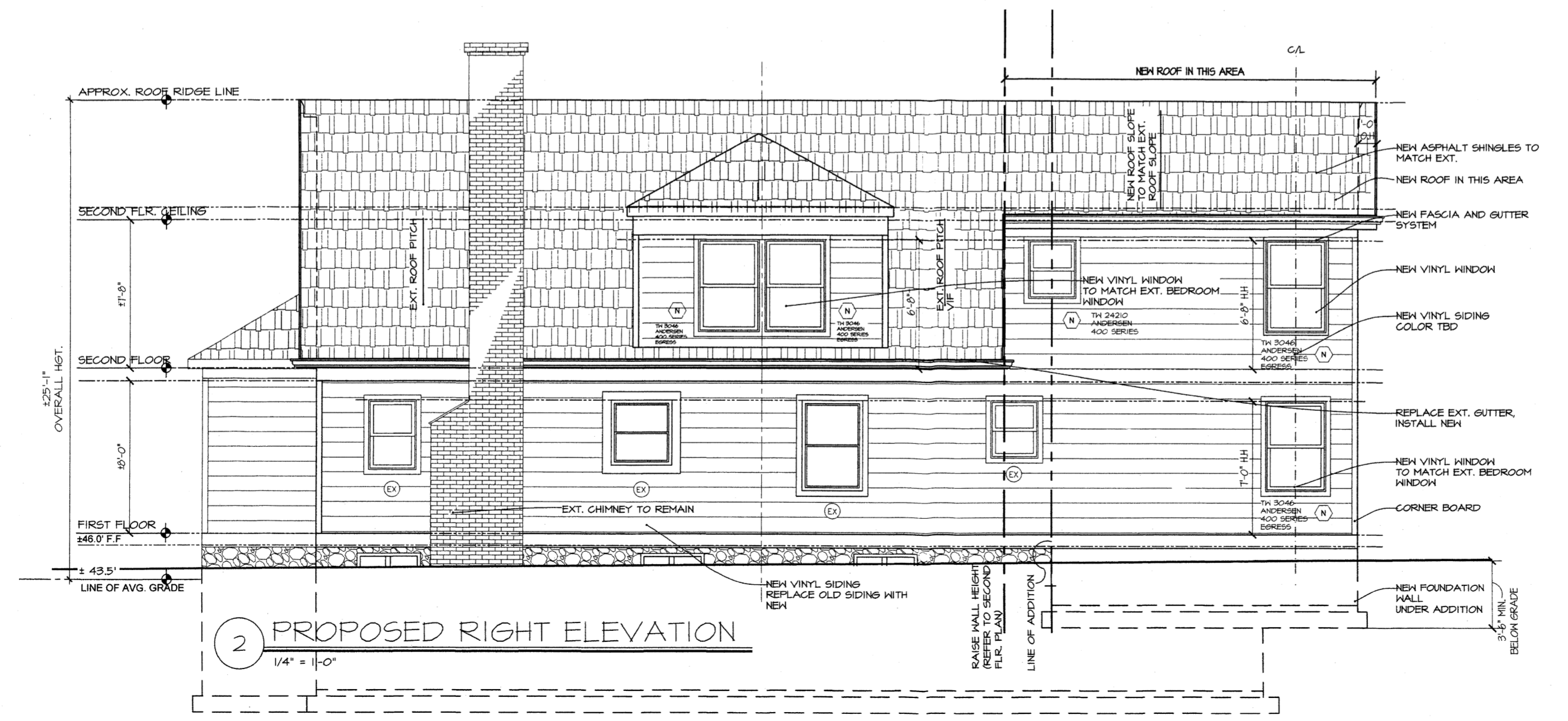
2 PROPOSED REAR ELEVATION  
1/4" = 1'-0"

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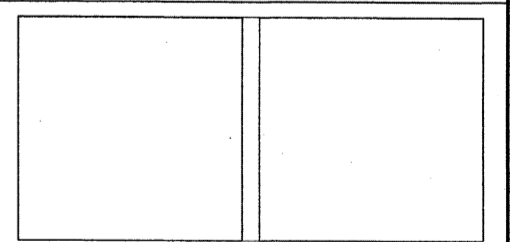
4 PROPOSED LEFT ELEVATION  
1/4" = 1'-0"



2 PROPOSED RIGHT ELEVATION  
1/4" = 1'-0"

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SSB  
*Stall*  
9/24/21

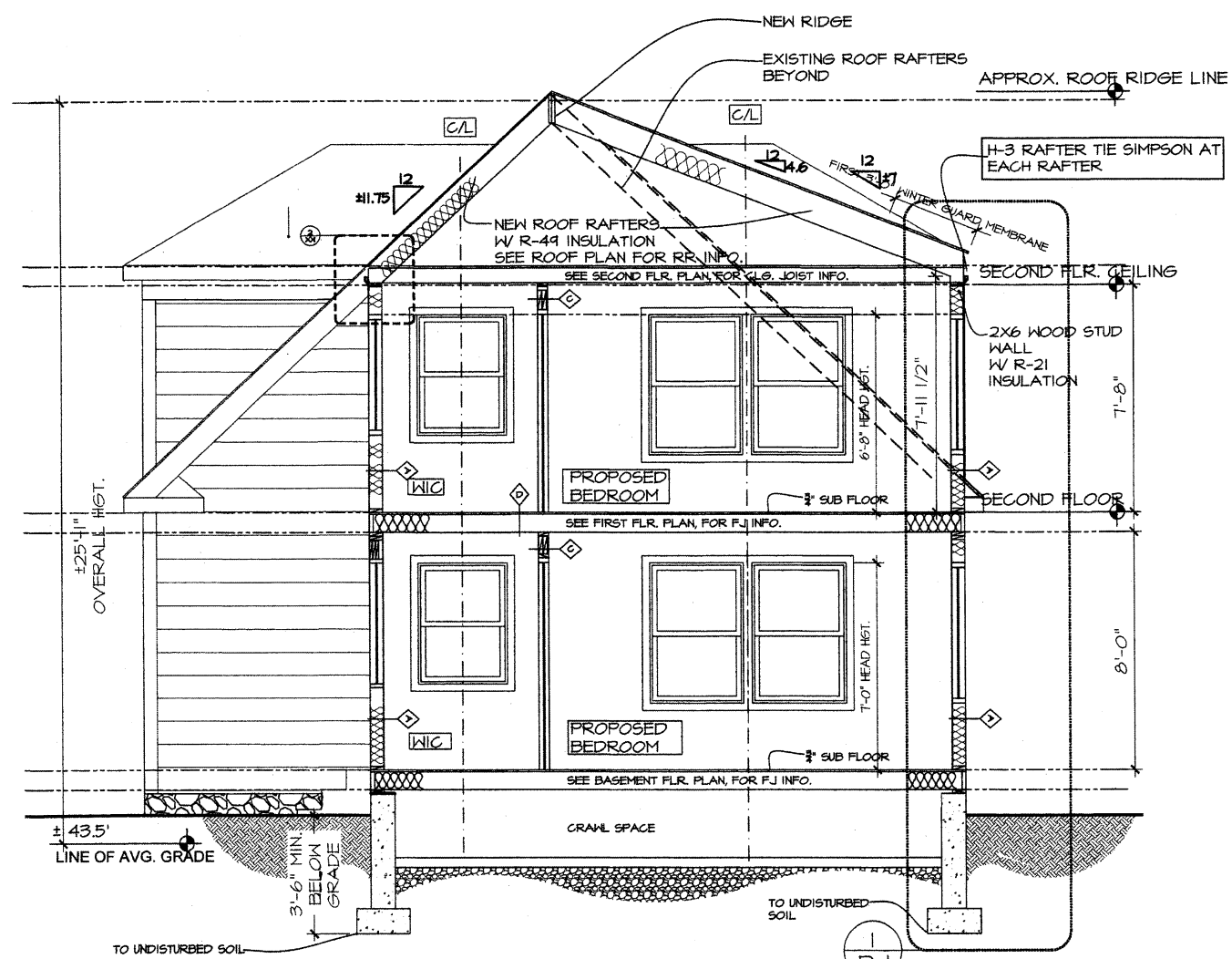
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DRAWING TITLE:  
PROPOSED RIGHT AND LEFT ELEVATIONS

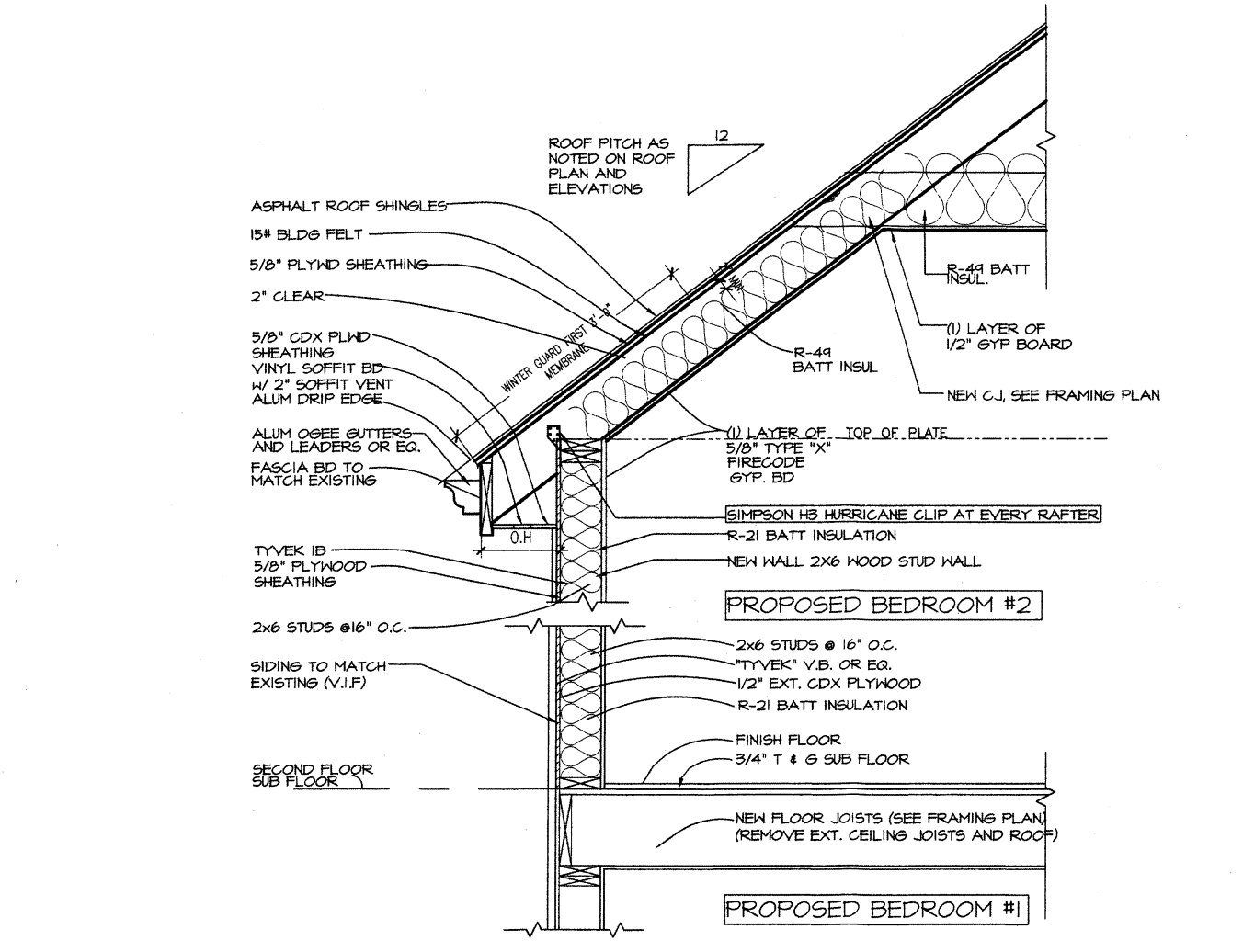
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A.03A

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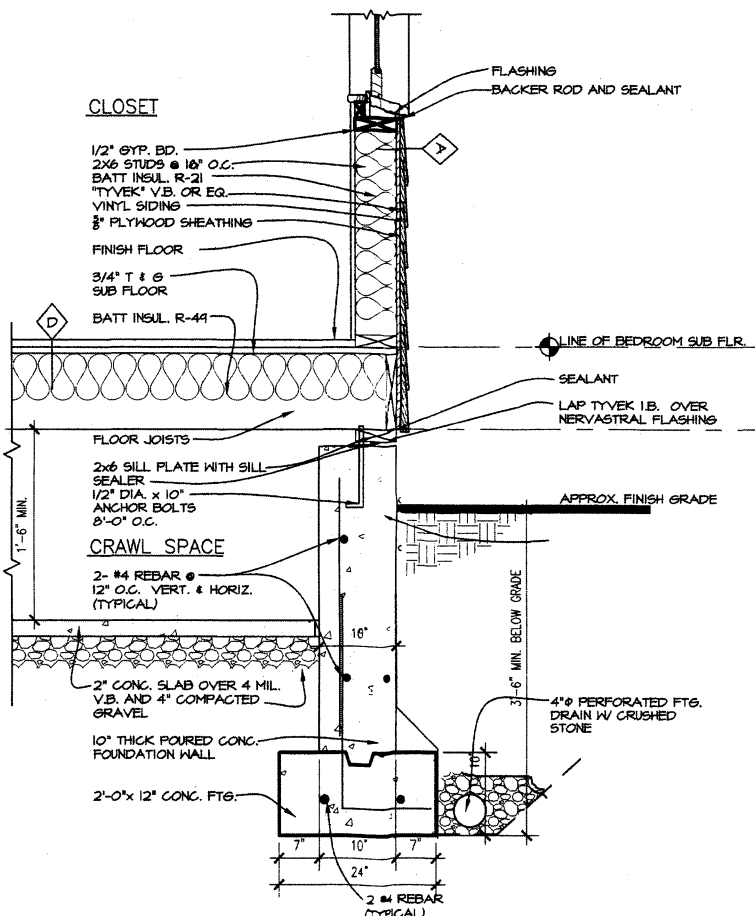
SECTION A  
1/4" = 1'-0"



2 TYP. EXTERIOR WALL DETAIL  
3/4" = 1'-0"

FIRE RESISTANCE RATINGS - CONSTRUCTION

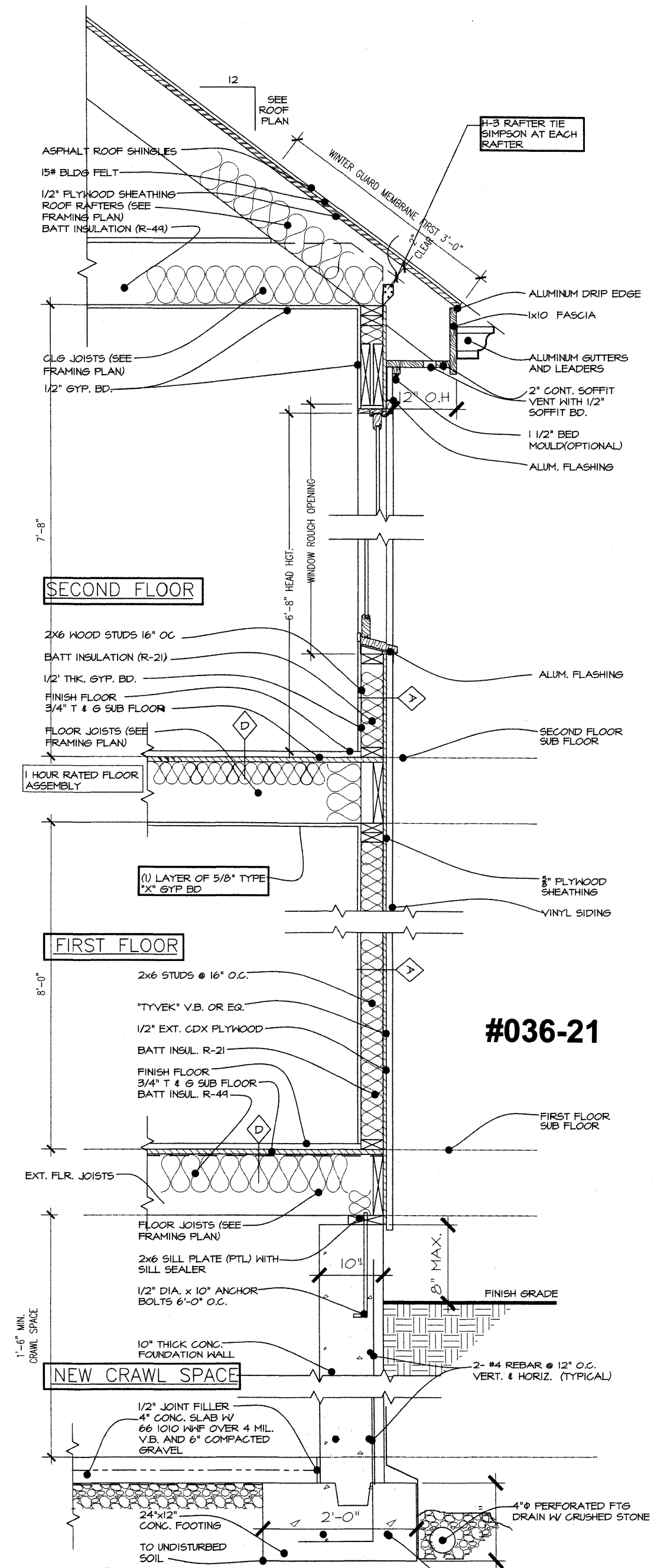
FIRE RATING	CONC. DIV. NO.	S.A. REF. NO.	FIRE RESISTANCE RATING	SKETCH AND DESIGN DATA	
				FIRE	SOUD.
0 HR		A	BASED ON UL DESIGN U 358 WALL		
1 HR		B	WP 3644 WALL		
0 HR		C	(1) LAYER OF 1/2" GYP. BD 2X4 STUDS @ 16" O.C. (1) LAYER OF 1/2" GYP. BD		
1 HR		D	UL DESIGN L 501 (SM) FL/CLG		



3 FOUNDATION WALL  
1" = 1'-0"

APPLICABLE BUILDING CODES

2015 IRC W/2018 STATE CODE AMENDMENTS
2015 INTERNATIONAL MECHANICAL CODE W/ 2018 CODE AMENDMENTS
2015 INTERNATIONAL PLUMBING CODE W/ 2018 CODE AMENDMENTS
2015 INTERNATIONAL ELECTRICAL CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ 2018 CODE AMENDMENTS

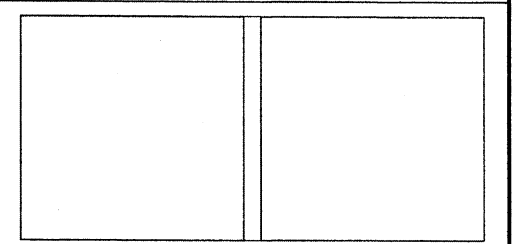


1 TYPICAL WALL DETAIL  
1" = 1'-0"

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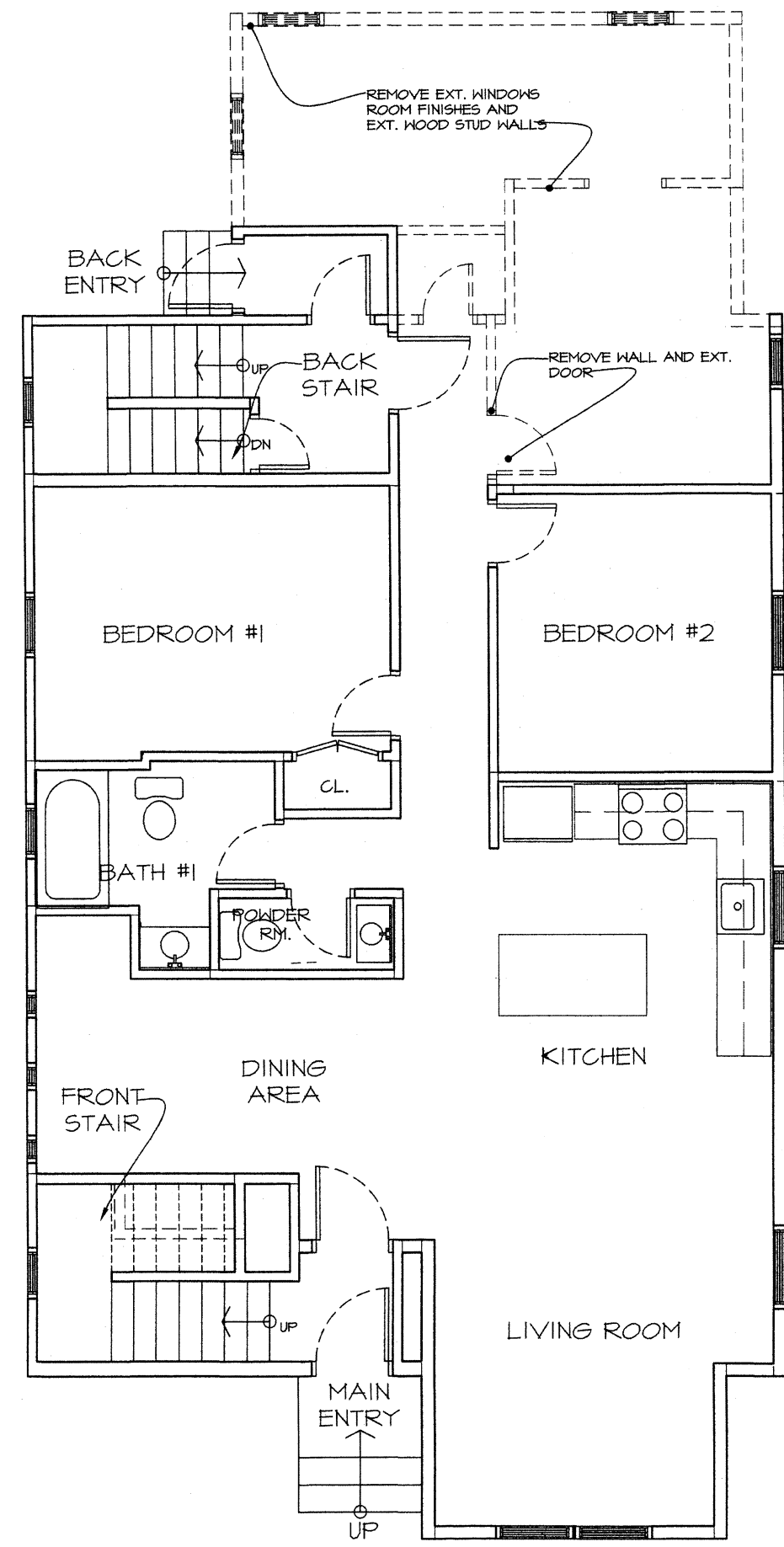
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DRAWING TITLE:  
SECTION AND DETAILS

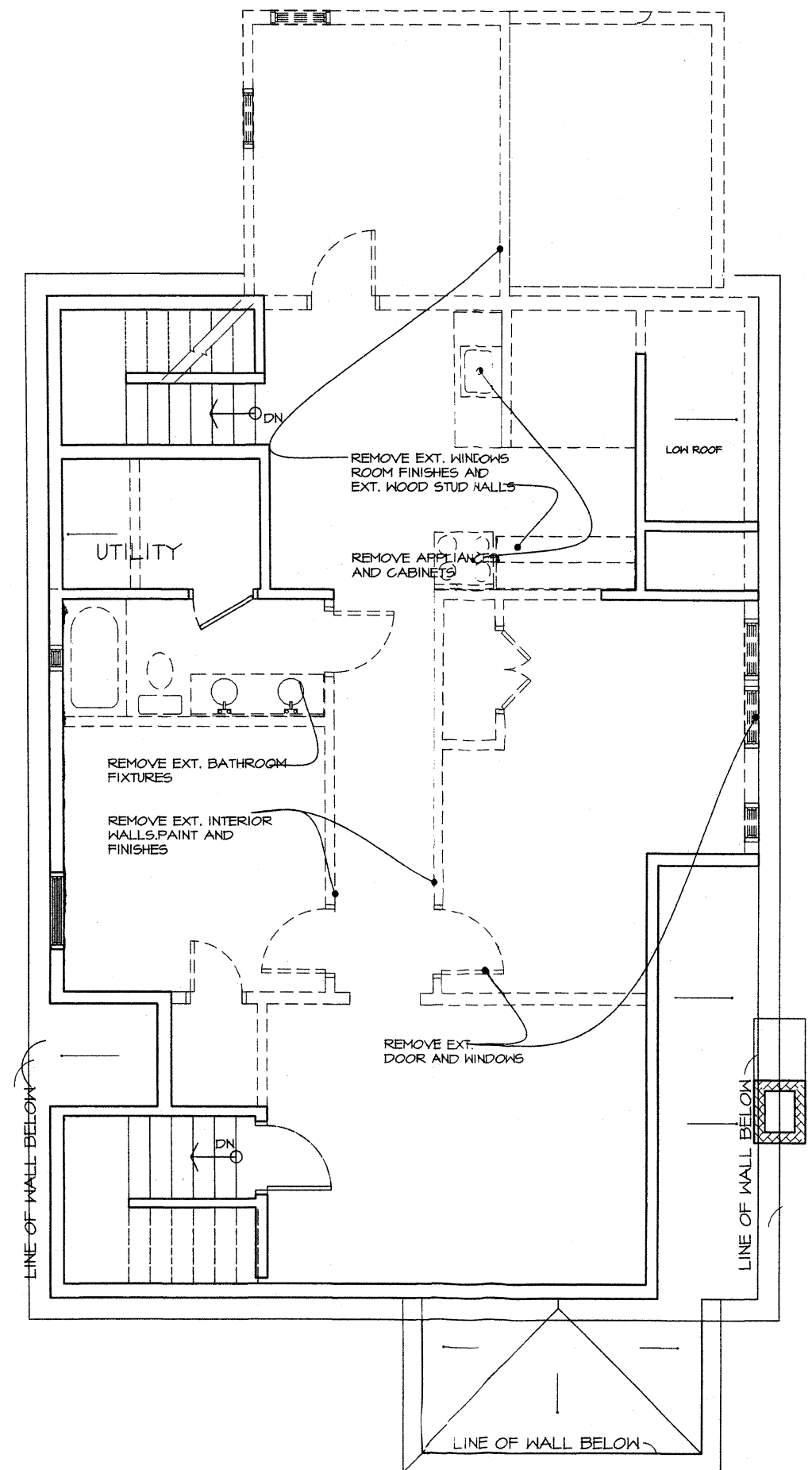


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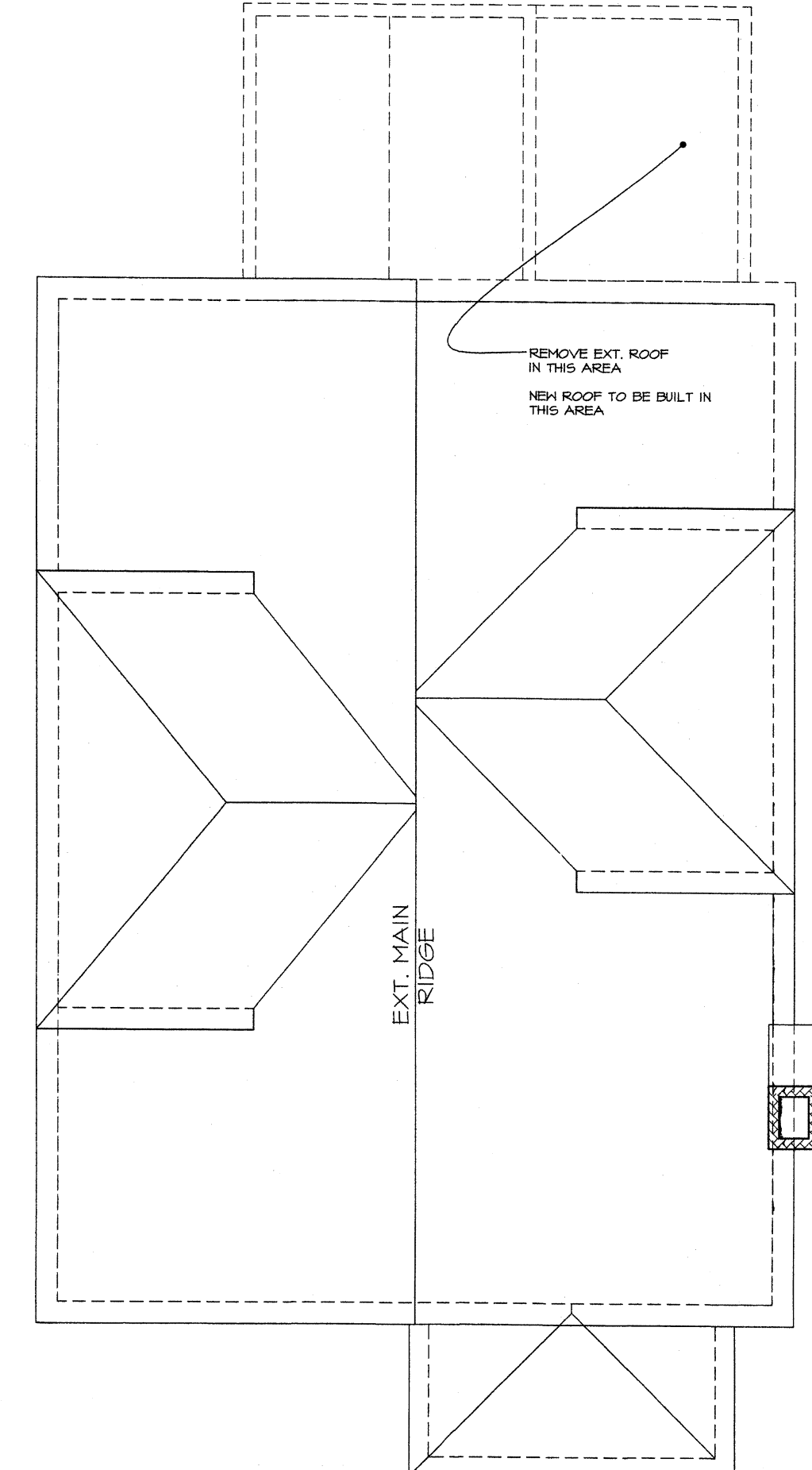
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1 FIRST FLOOR DEMO PLAN  
1/4" = 1'-0"



2 SECOND FLOOR DEMO PLAN  
1/4" = 1'-0"



3 EXT. ROOF DEMO PLAN  
1/4" = 1'-0"

**DEMOLITION NOTES:**

- ALL WORK IN THIS SECTION SHALL BE ACCOMPLISHED IN STRICT CONFORMANCE TO THE APPLICABLE LOCAL, STATE, OSHA AND BASE BUILDING STANDARD CODES AND REQUIREMENTS.
- REMOVAL OF MATERIALS AND EQUIPMENT ITEMS SHALL BE DONE WHEN SAFETY DISCONNECTED FROM OPERATING SERVICES BY CONTRACTOR SKILLED IN THIS TRADE.
- PROVIDE ALL NECESSARY PROTECTIONS TO ALL EXISTING AREAS.
- ALL STRUCTURAL MEMBERS ARE TO REMAIN UNDISTURBED WHERE LOCATED WITHIN CONSTRUCTION WHICH HAS BEEN DESIGNATED TO BE REMOVED.
- EXCEPT WHERE NOTED ON THE DOCUMENTS ALL REMOVED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR (GC) AND SHALL BE REMOVED DAILY FROM THE PREMISES. & LEGALLY DISPOSED.
- AT ALL TIMES MAINTAIN 5 FC LIGHTING LEVEL THROUGHOUT DURATION OF DEMOLITION PHASE
- AT ALL TIME CONTRACTOR SHALL MAINTAIN OPERABLE EXIT SIGNAGE & EGRESS LIGHTING, SAFE EGRESS PASSAGE TO ALL EXITS.
- REMOVE CABINETS, SHEET ROCK, DOORS AND WINDOWS INCLUDING FRAMES. REMOVE EXISTING CEILING, SUB FLOOR AND EXTERIOR SIDING TO BRING TO BUILDING CORE.

ADDITION AND ALTERATION TO  
329 GLENBROOK ROAD  
FOR  
329 GLENBROOK ROAD LLC

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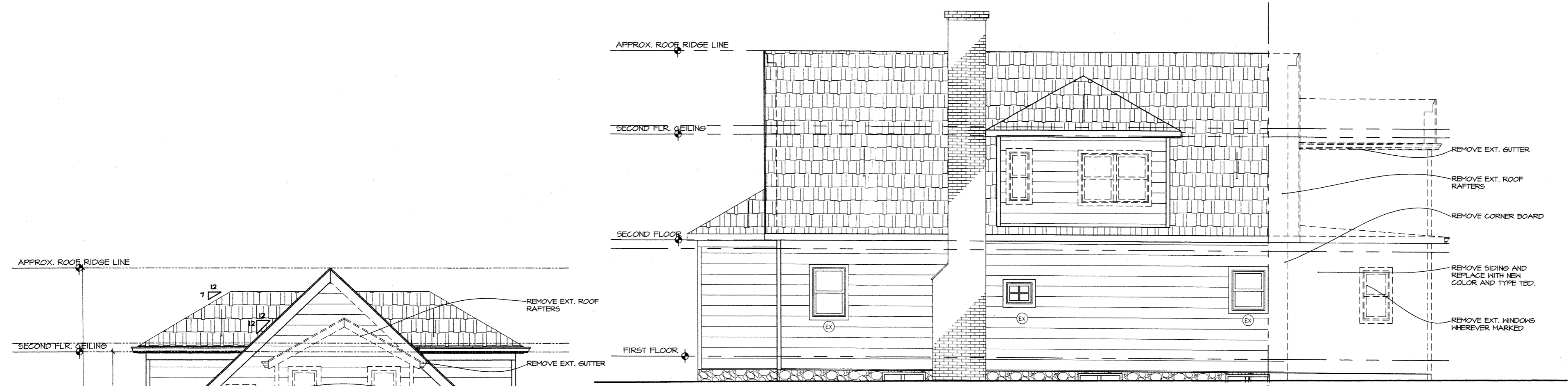
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DRAWING TITLE:  
**DEMO PLANS: FIRST, SECOND, ROOF**

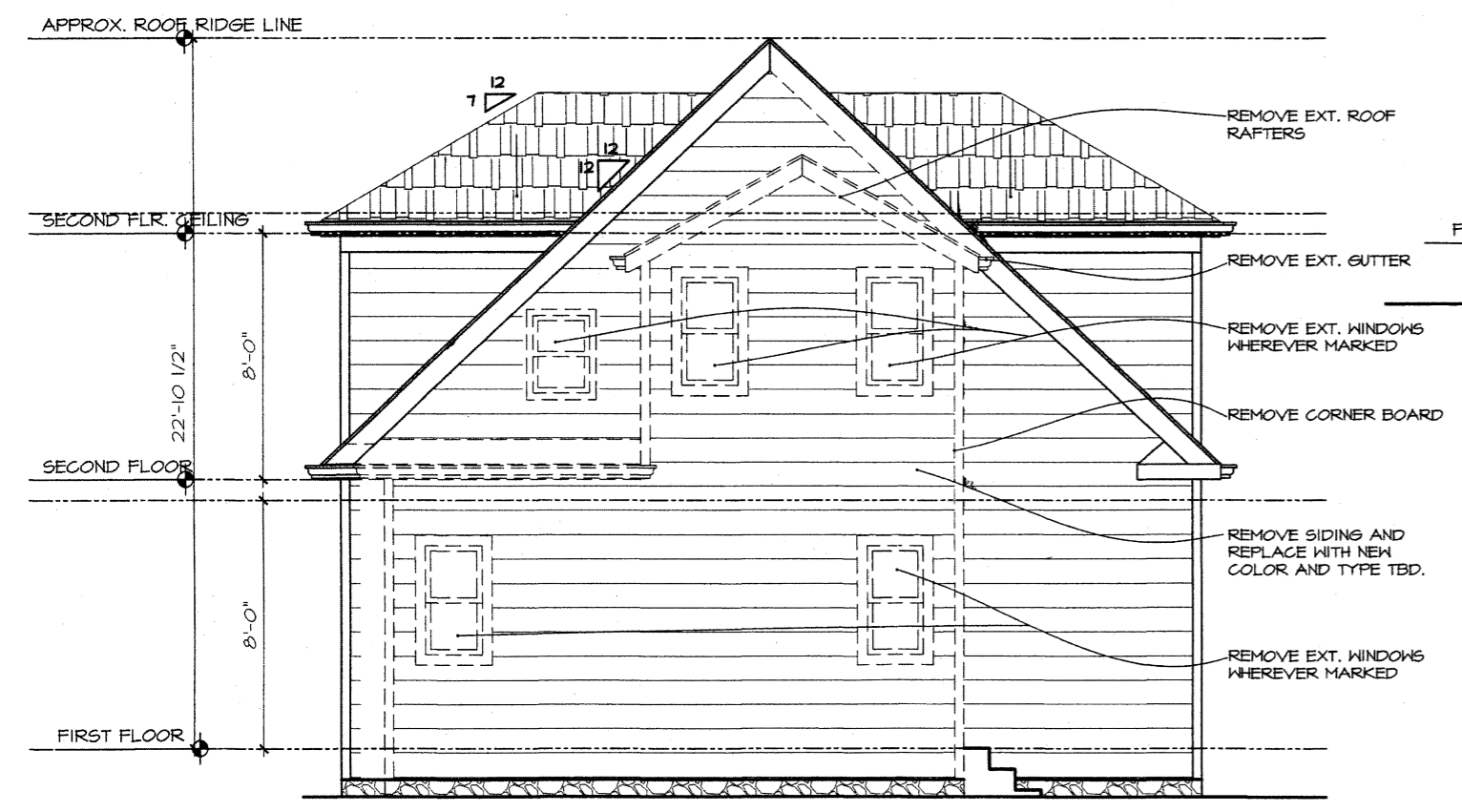


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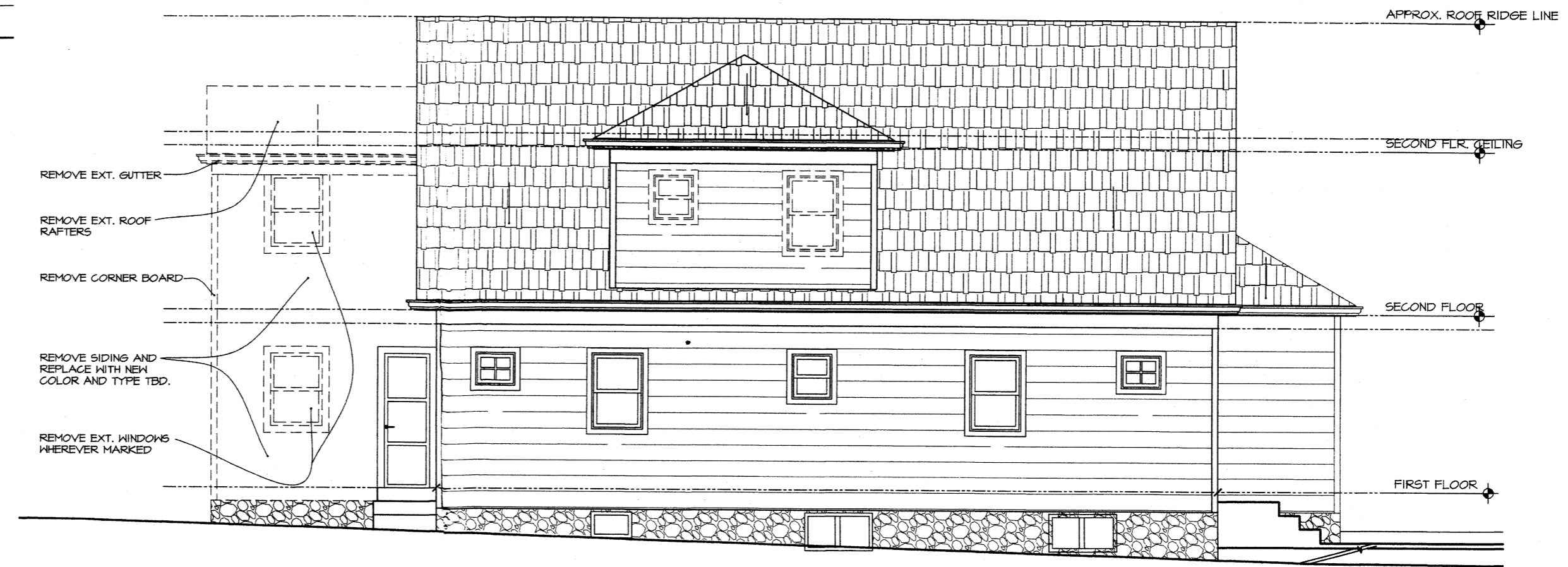
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2 EXT. RIGHT ELEVATION  
1/4" = 1'-0"



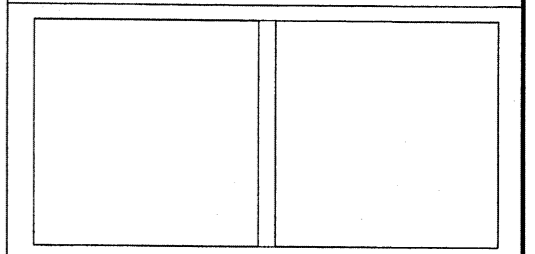
4 REAR ELEVATION DEMO  
1/4" = 1'-0"



3 EXT. LEFT ELEVATION  
1/4" = 1'-0"

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329 GLENBROOK ROAD  
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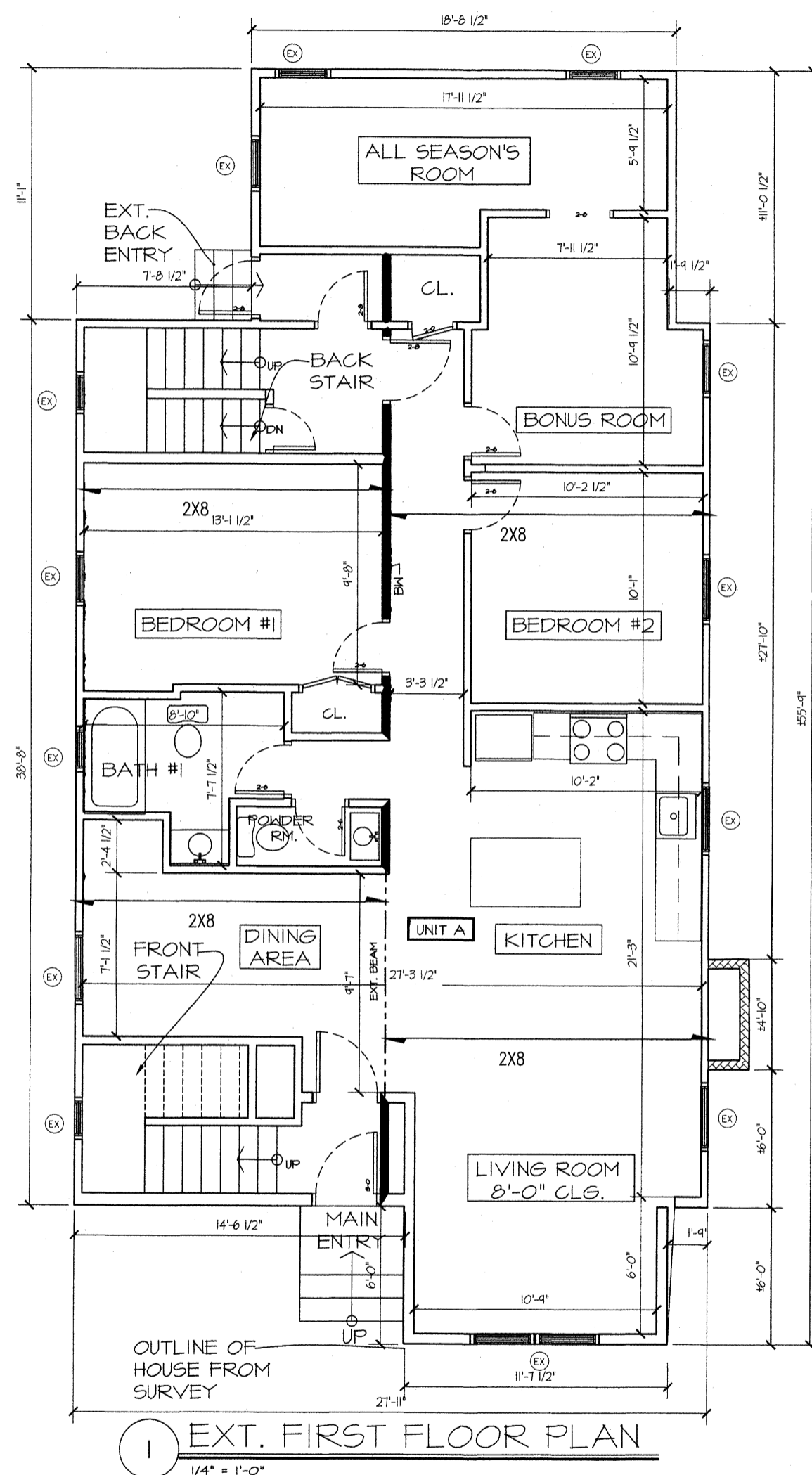
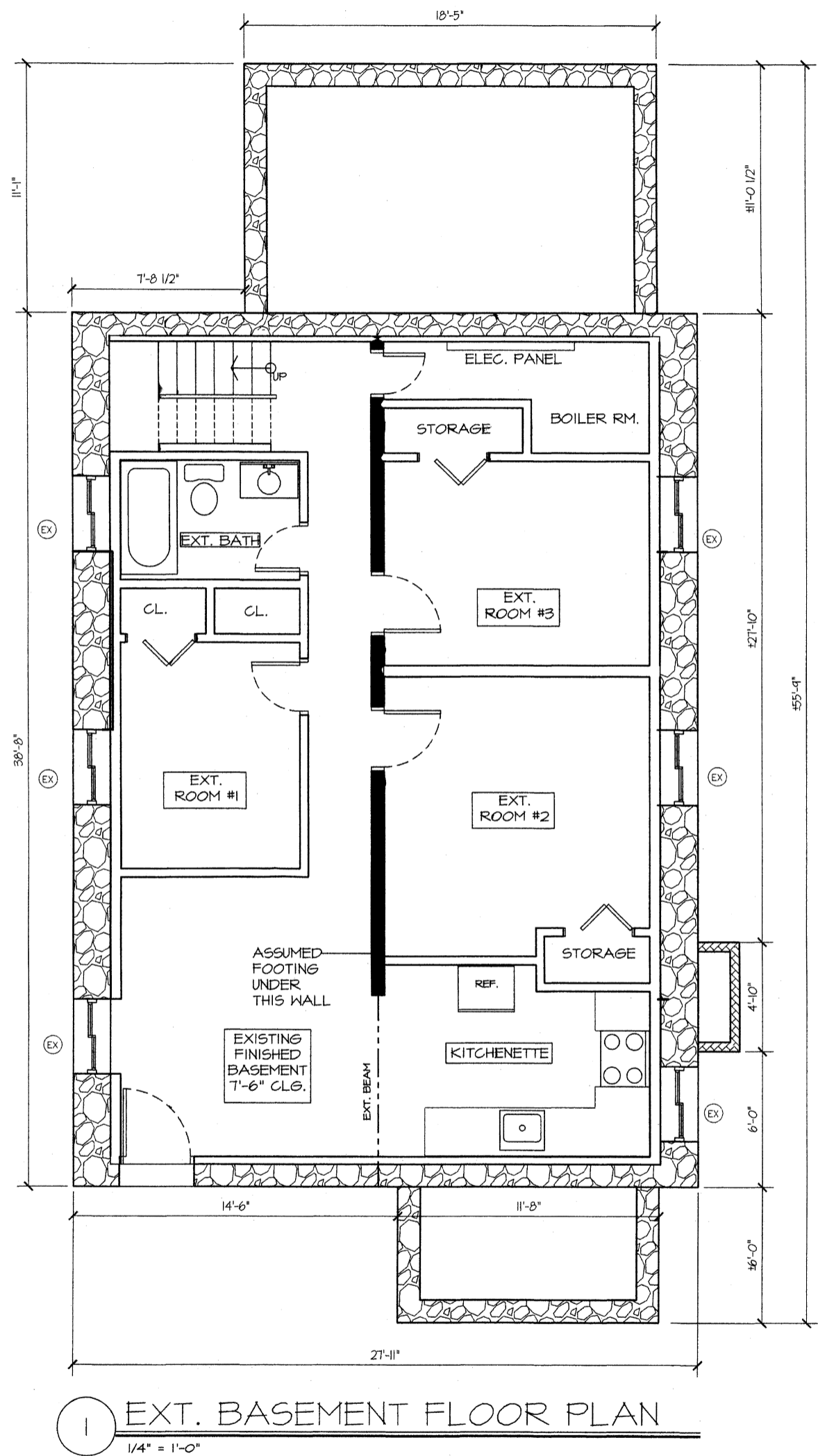
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DRAWING TITLE:  
DEMO ELEVATIONS

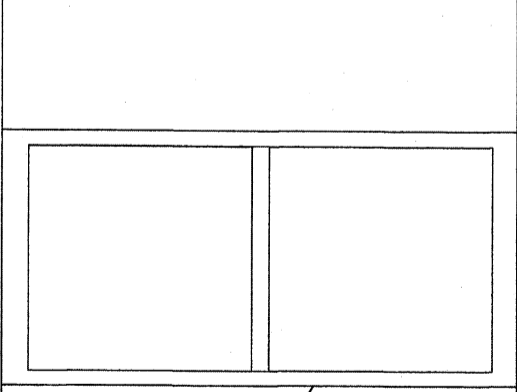
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6/24/21

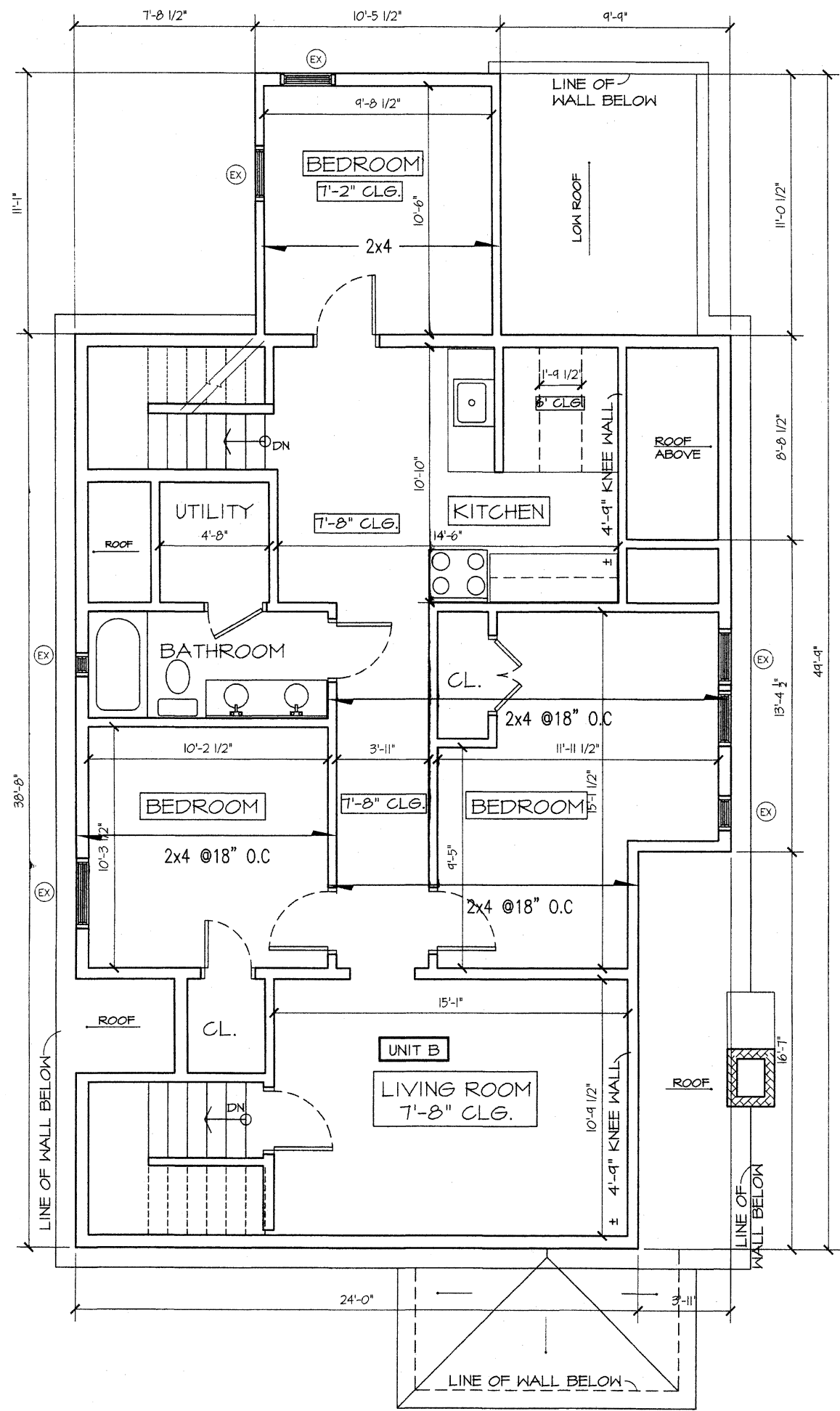
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DRAWN BY:	SS	
ISSUED:	04-10-21	
SCALE AS NOTED	DWS. NO.	

DRAWING TITLE:  
EXISTING FLOOR PLANS:  
BASEMENT, FIRST

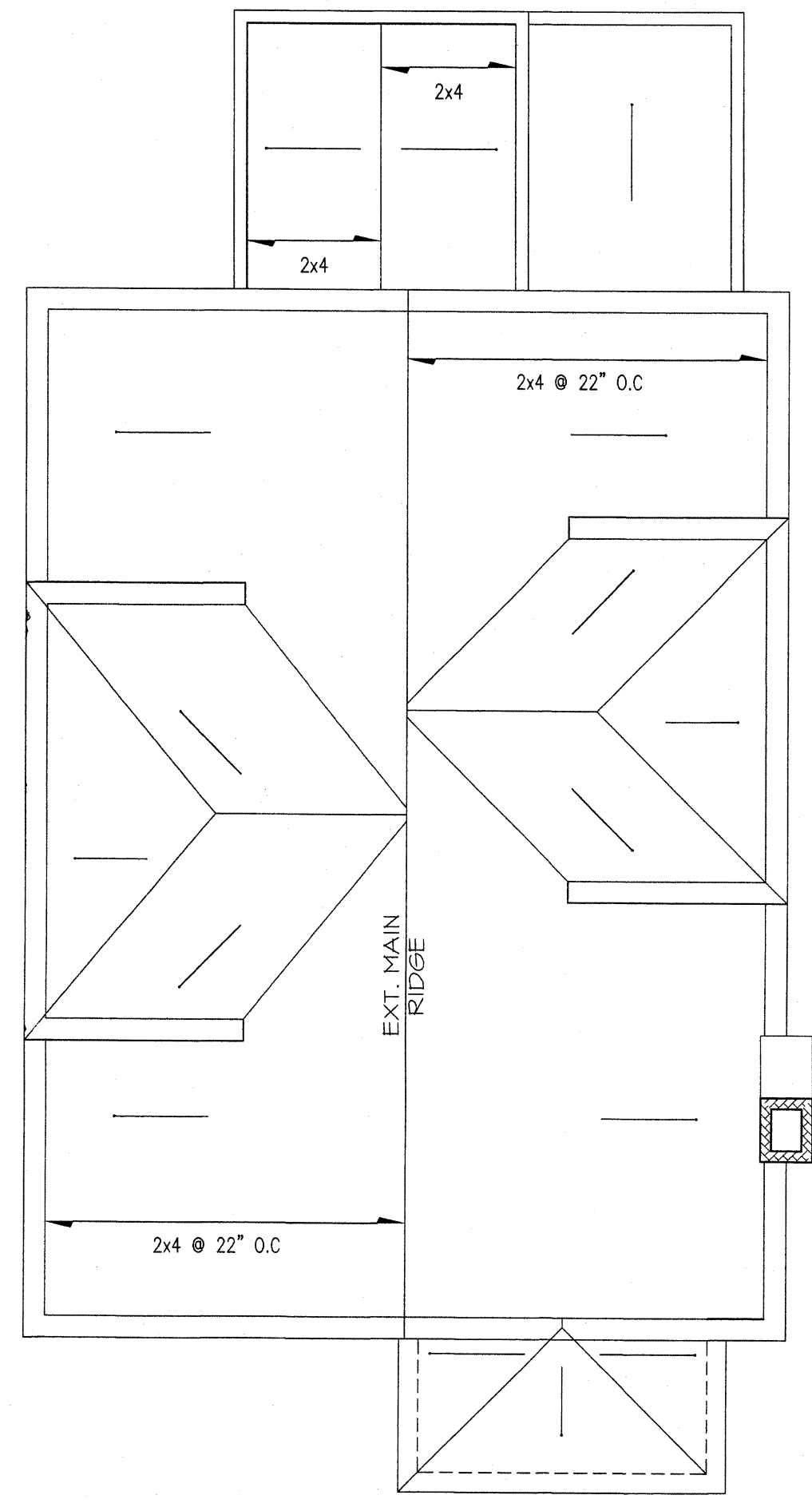
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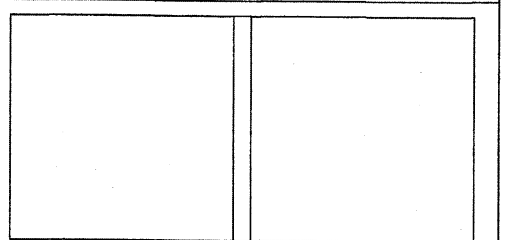
3 EXT. SECOND FLOOR PLAN  
1/4" = 1'-0"



4 EXT. ROOF PLAN  
1/4" = 1'-0"

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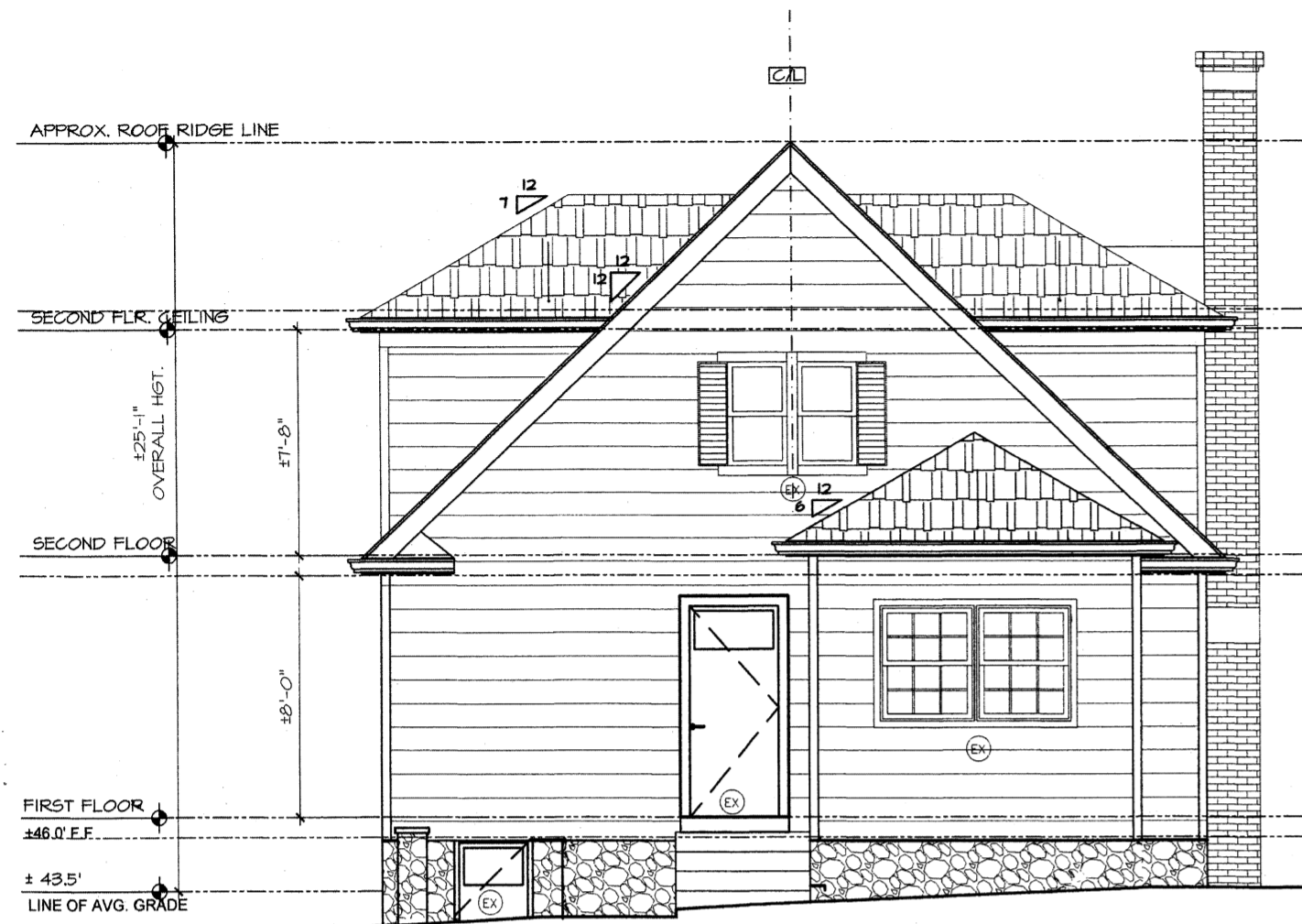
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DRAWN BY:	SS	
ISSUED:	04-10-21	
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DRAWING TITLE:  
EXISTING FLOOR PLANS:  
SECOND, ROOF

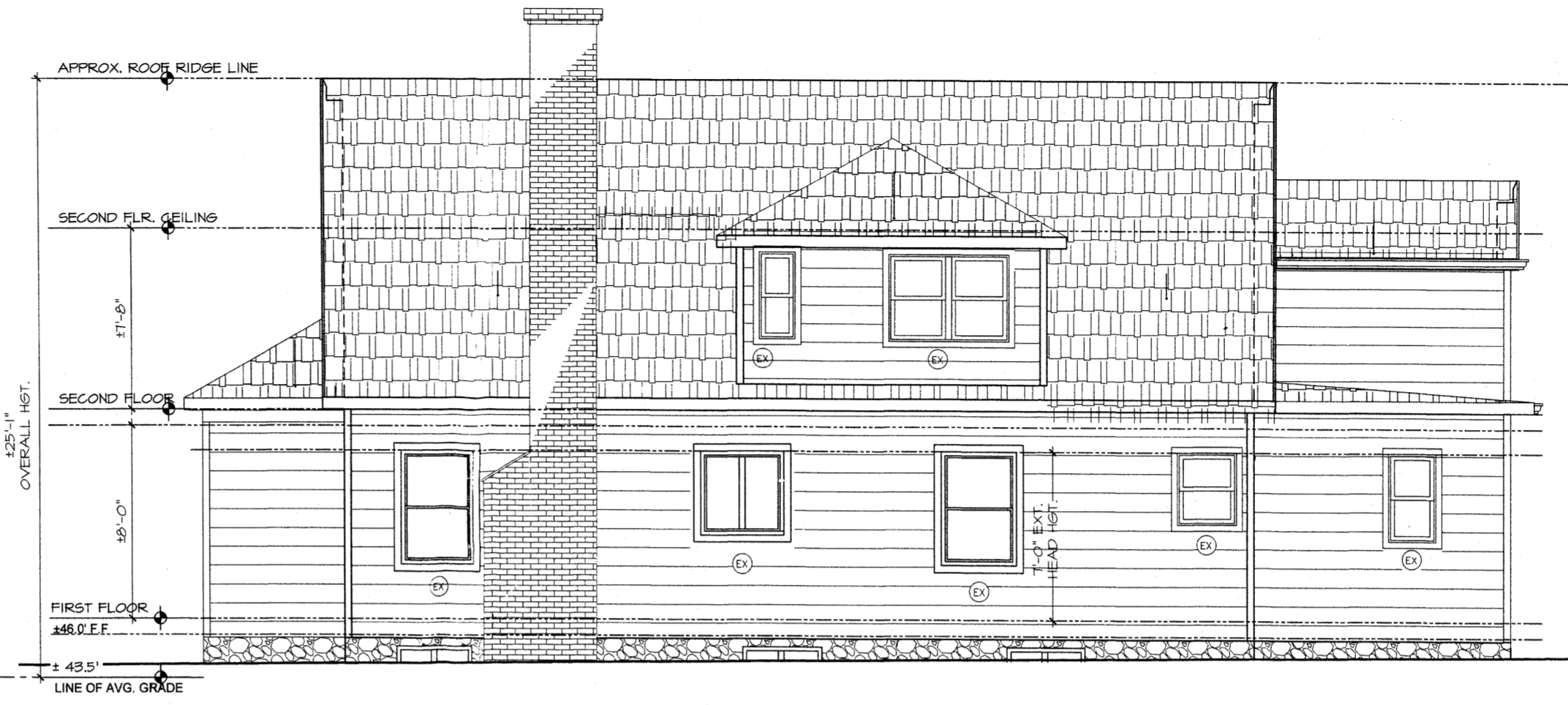
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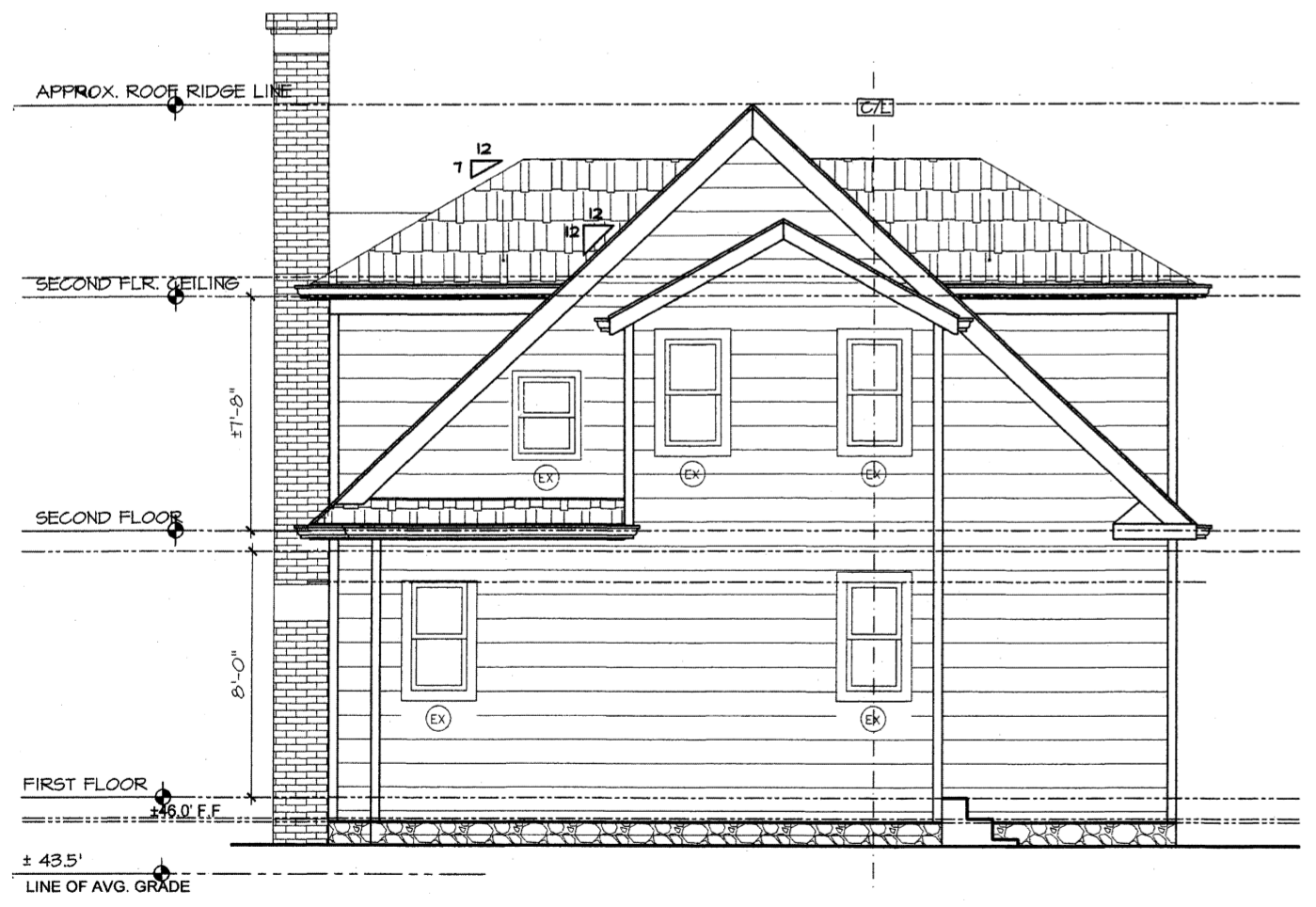
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1 EXT. FRONT ELEVATION  
1/4" = 1'-0"



2 EXT. RIGHT ELEVATION  
1/4" = 1'-0"



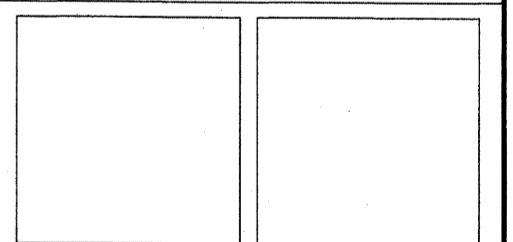
3 EXT. REAR ELEVATION  
1/4" = 1'-0"



4 EXT. LEFT ELEVATION  
1/4" = 1'-0"

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329 GLENBROOK ROAD LLC

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*SSB*  
9/10/21

#036-21

PROJECT NO.	20211	<b>EX-03</b>
DRAWN BY:	SS	
ISSUED:	04-10-21	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:  
EXISTING ELEVATIONS: FRONT, RIGHT,  
REAR AND LEFT