

EXT. FRONT ELEVATION

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

These Drawings are the property of the Architect. Architect shall retain all rights including copy right. No part thereof shall be copied or used in connection with any other project without writter consent of the architect. LIST OF DRAWINGS: A.OO TITLE SHEET A.O1 PROPOSED SITE PLAN AND ZONING DATA A.O2 PROPOSED FLOOR PLANS: BASEMENT, FIRST FLR. & A.O3 PROPOSED SECOND FLR. & ROOF PLAN, PROPOSED REAR ELEVATION A.03A PROPOSED, RIGHT AND LEFT ELEVATIONS A.04 SECTION & DETAILS A.05 GENERAL NOTES ISSUE/REVISION EX.01 EXISTING FLOOR PLANS: 4.26.2021 FOR REVIEW BASEMENT, FIRST EX.02 EXISTING FLOOR PLANS: 6.1.2021 FOR PERMIT SECOND, ROOF EX.02 EXISTING ELEVATIONS: FRONT, 3 6.16.2021 FOR PERMIT RIGHT, REAR AND LEFT D.O1 DEMO PLANS: FIRST, SECOND, ROOF D.O2 DEMO ELEVATIONS Consultant:

SSB

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PROJECT NO. 20211

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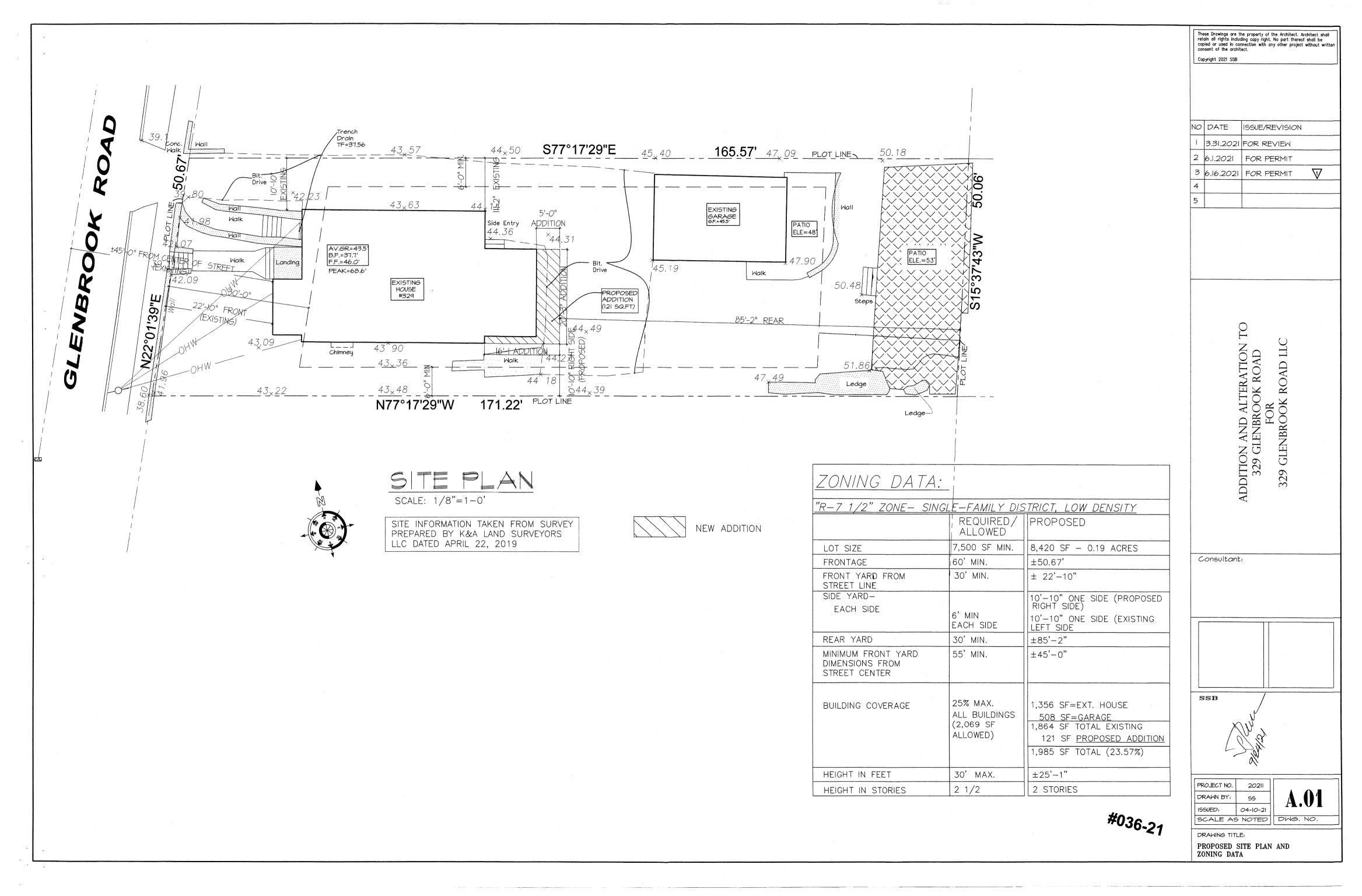
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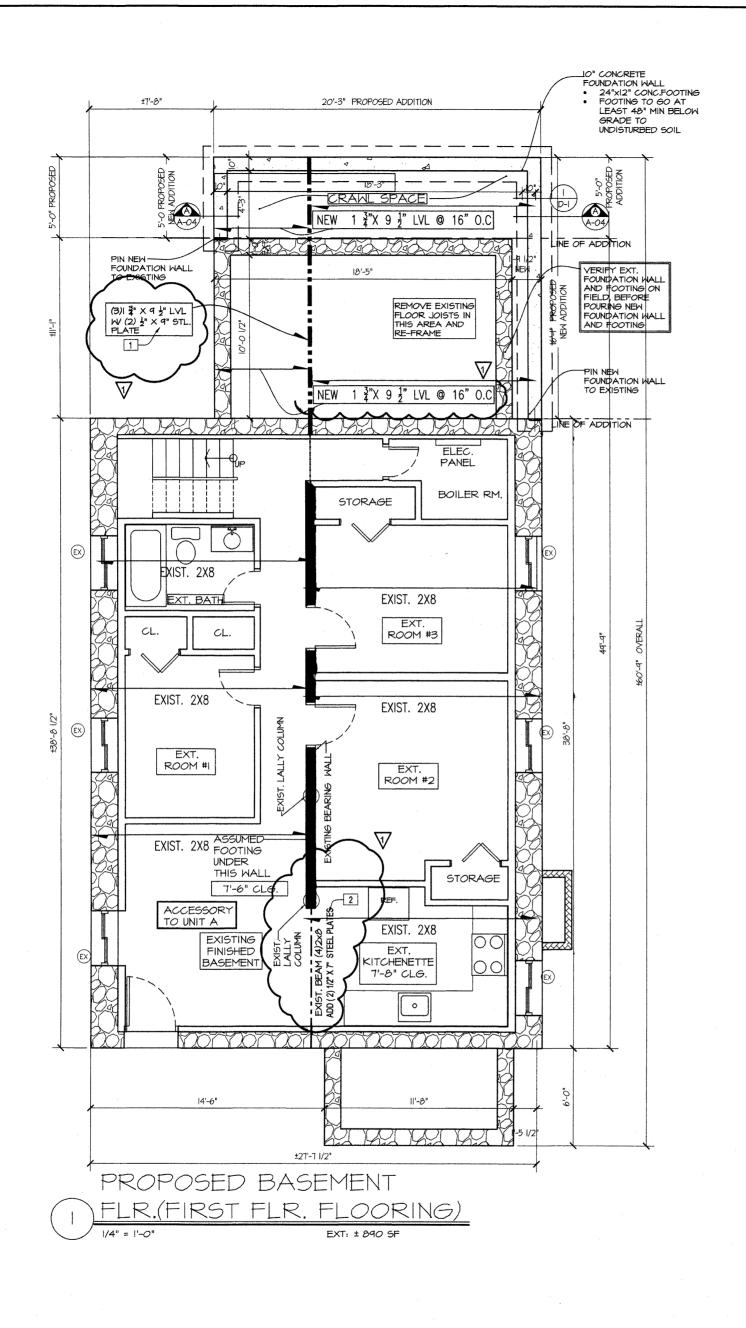
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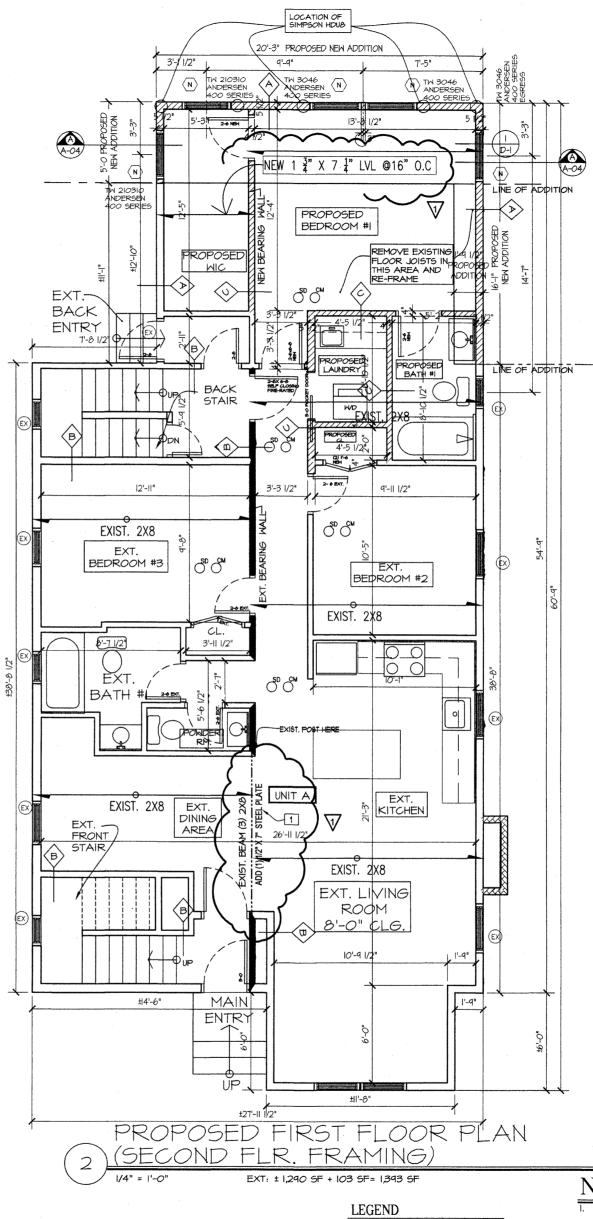
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DRAWING TITLE:
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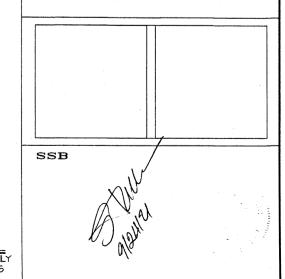
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NO	DATE	ISSUE/REVISION	
١	4.26.2021	FOR REVIEW	
2	6.1.2021	FOR PERMIT	
3	6.16.2021	FOR PERMIT	
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FOR GLENBROOK ROAD LLC

Consultant:



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DO NOT SCALE THE DRAWINGS USE ONLY COMPUTED NUMERICAL DIMENSIONS SHOWN ON THE DRAWINGS.		V(*
ALL DOOR SIZES ARE CALLED OUT FOR, IN		
THE PLANS. FOR WINDOW SIZES AND TYPES, REFER TO	PROJECT NO.	20211
PLANS, FOR WINDOW HEAD HGT. OF REFER TO	DRAWN BY:	55
ELEVATIONS. ALL EXISTING DOORS AND WINDOWS	ISSUED:	04-10-21
THAT ARE TO BE REPLACED ARE MARKED ON PLAN.	SCALE AS	5 NOTED
ALL NEW WINDOWS ARE ANDERSEN		
400 SERIES WINDOWS (WHITE) OR	DRAWING TIT	LE:
APPROVED EQUAL.	DDODOGED	DIAAD DI

A.02 04-10-21 SCALE AS NOTED DWG. NO.

DRAWING TITLE: APPROVED EQUAL.
PROVIDE EGRESS WINDOW IN EACH

PROPOSED FLOOR PLANS: BASEMENT, FIRST FLR.

NOTES:

#036-21

BEDROOM. INCREASE OPENING SIZE AS REQUIRED.

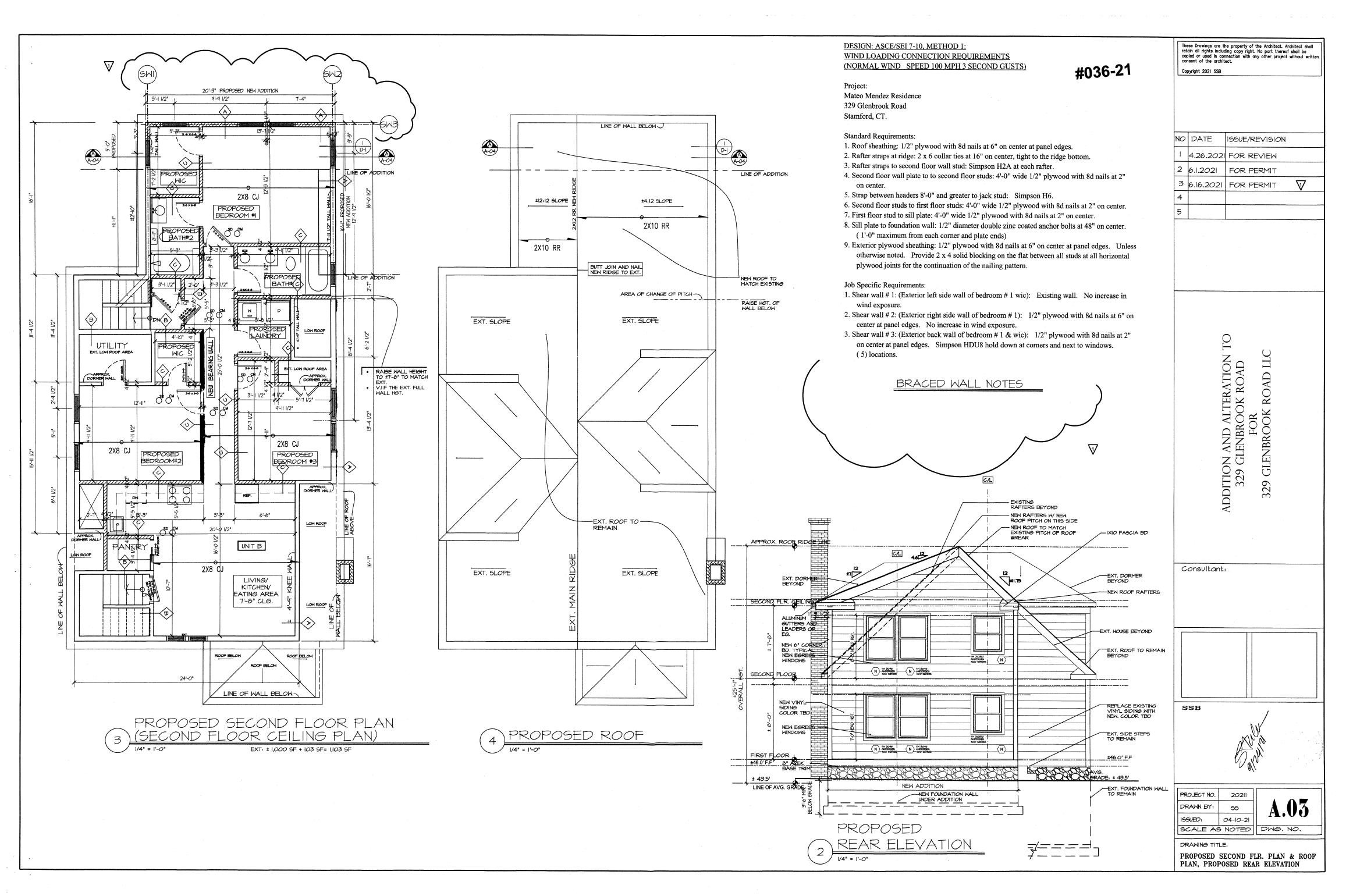
NEW HALLS

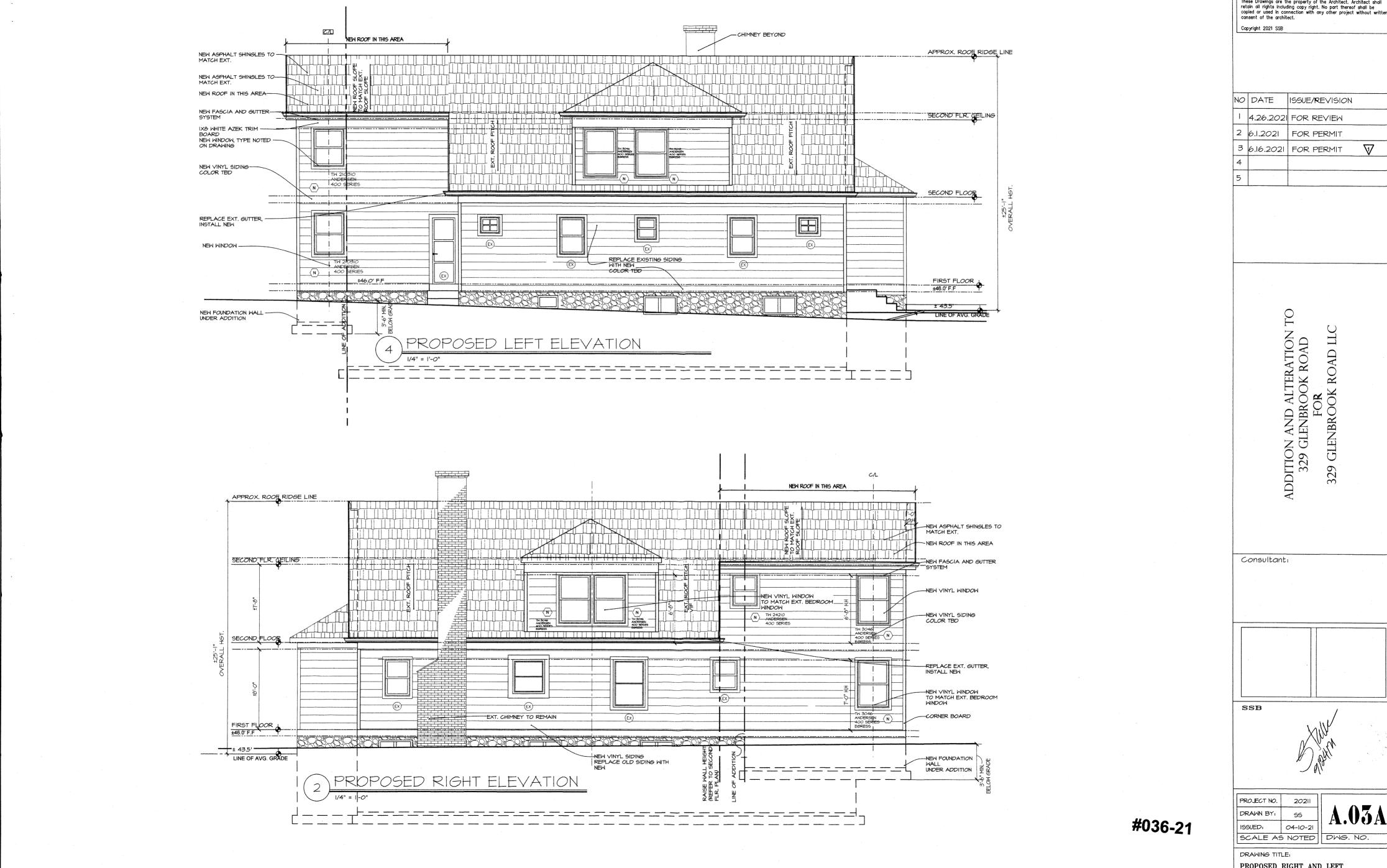
SMOKE DETECTOR
BATTERY-BACKUP WIRED IN SERIES

CARBON SMOKE DETECTOR BATTERY-BACKUP WIRED IN SERIES

EXISTING WINDOWS AND/OR DOORS

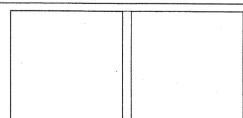
NEW WINDOWS





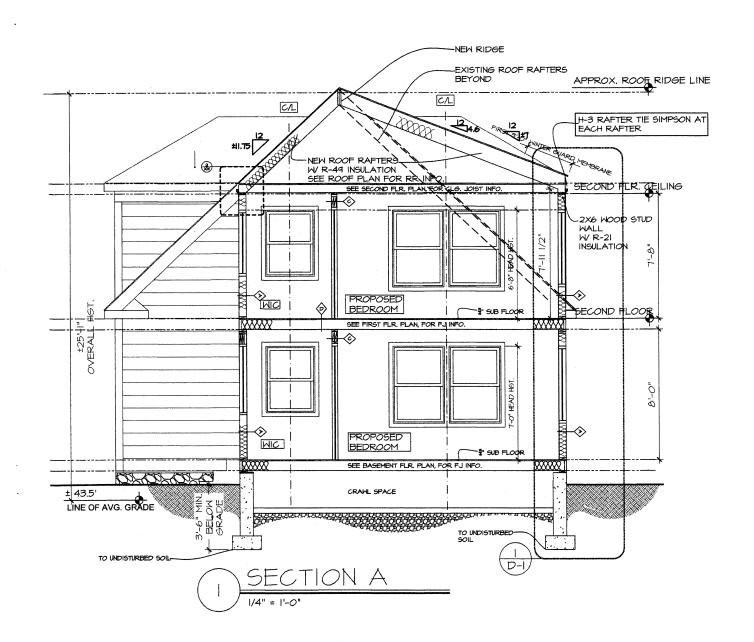
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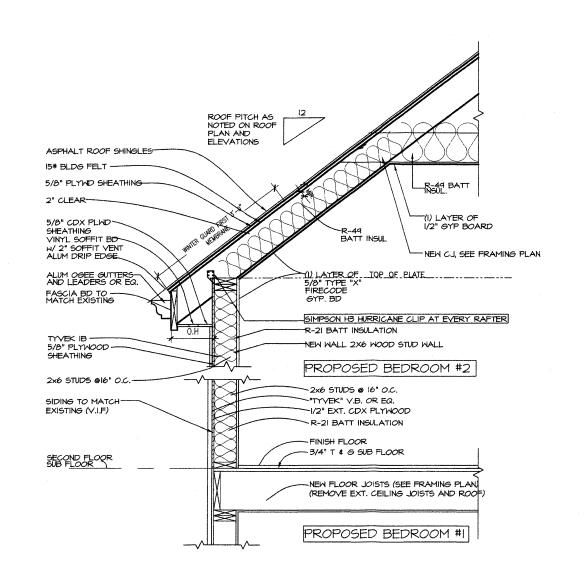
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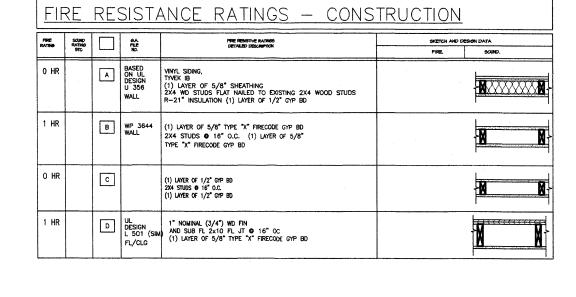
PROPOSED RIGHT AND LEFT **ELEVATIONS**

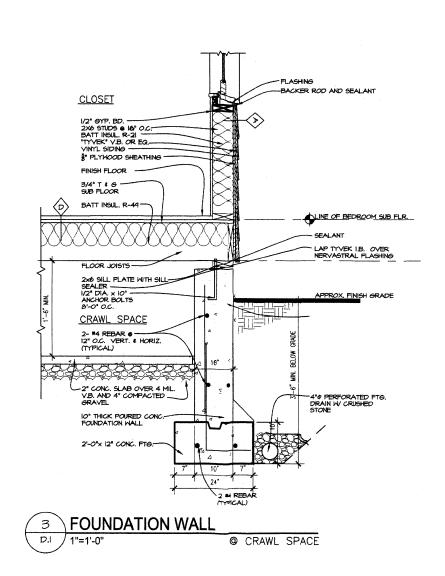




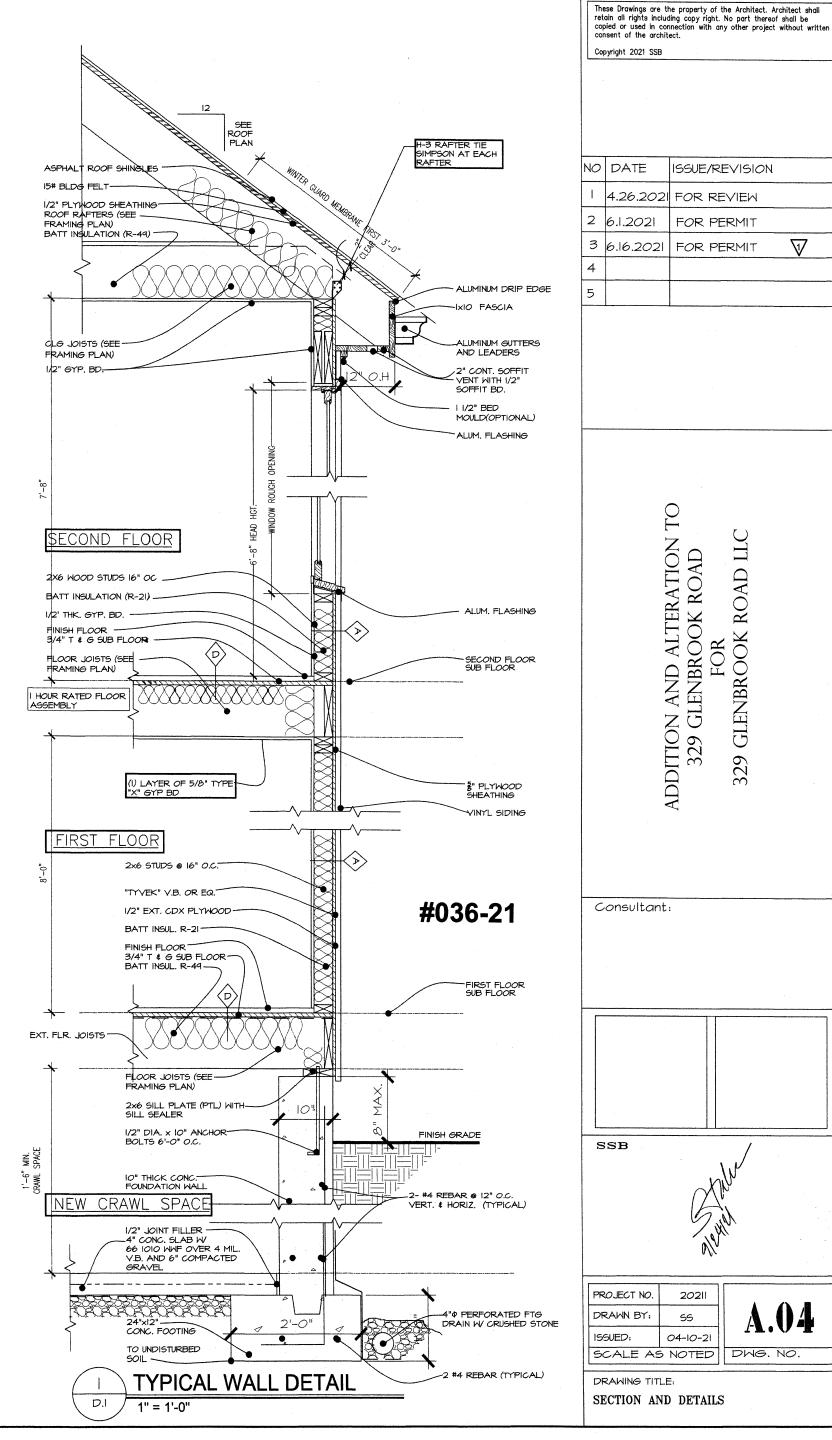
D.I 3/4"=1'-0"

2 TYP.EXTERIOR WALL DETAIL





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



THE DRAWINGS SHALL NOT BE SCALED, ONLY COMPUTED NUMERICAL DIMENSIONS SHOWN ON DRAWINGS SHALL BE USED.

THIS WORK HAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE CONSTRUCTION HAS BEEN COMPLETED. THE STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THIS RESPONSIBILITY EXTENDS TO ALL ASPECTS OF THE CONSTRUCTION ACTIVITY INCLUDING, BUT NOT LIMITED TO, JOBSITE SAFETY, ERECTION METHODS, ERECTION SEQUENCE, TEMPORARY BRACING AND SHORING, USE OF EQUIPMENT AND SIMILAR CONSTRUCTION PROCEDURES. REVIEW OF CONSTRUCTION BY THE

ARCHITECT IS FOR CONFORMANCE WITH THE DESIGN ASPECTS ONLY, NOT TO REVIEW THE CONTRACTOR'S CONSTRUCTION PROCEDURE THE CONTRACTOR SHALL VISIT THE SITE AND BE RESPONSIBLE FOR HAVING RECORDED ALL CONDITIONS WITHIN THE SCOPE OF TH PROJECT, CONTRACTORS SHALL CHECK & VERIEY ALL DIMENSIONS & CONDITIONS AT THE PROJECT SITE, & BE RESPONSIBLE FOR SAME, IN CASE OF DISCREPANCIES, CONFLICTS, AMBIGUITIES OR DOUBT, CONTRACTORS SHALL NOTIFY THE ARCHITECT IN SUFFICIENT TIME TO PERMIT RESOLUTION OF SAME BEFORE PROCEEDING WITH THE WORK IN QUESTION

ALL WORK IS TO CONFORM TO ALL APPLICABLE REQUIREMENTS OF THE LOCAL GOVERNING CODES, STATE CONSTRUCTION AND ENERGY CONSERVATION CODES, FIRE DEPARTMENT REGULATIONS, FHA FRAMING STANDARDS, OSHA CODES AND THE BEST TRADE PRACTICES.

ALL CONSTRUCTION MATERIALS AND EQUIPMENT SHALL BE NEW, ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL, WORKMANLIKE MANNER.

TYPICAL MINOR DETAILS AND ASSEMBLIES, ALTHOUGH NOT SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER CONSTRUCTION AND OPERATION OF ANY PART OF THE WORK SHALL BE INCLUDED IN THE WORK THE SAME WAY AS IF SPECIFIED OR INDICATED HEREIN.

THE CONTRACTORS ARE TO FILE INSURANCE CERTIFICATES AND OBTAIN AND PAY FOR ALL PERMITS. THE CONTRACTOR SHALL SCHEDULE ALL REQUIRED INSPECTIONS WITH BUILDING DEPT., AND FILE FOR AND OBTAIN CERTIFICATES OF OCCUPANCY. NO WORK TO START PRIOR TO . THE CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AND NEW CONDITIONS AND MATERIALS ADJACENT TO

THE CONSTRUCTION AREA. ANY DAMAGE CAUSE BY EXECUTION OF THE WORK INDICATED OR IMPLIED HEREIN SHALL BE REPAIRED OR REPLACED TO THE OWNER'S SATISFACTION. THIS WORK SHALL BE PERFORMED AT THE CONTRACTOR'S SOLE EXPENSE.

THE CONTRACTOR SHALL KEEP THE WORK SITE FREE FROM DEBRIS, ACCUMULATED REPUSE AND SHALL HAVE THE SOLE RESPONSIBILITY FO PROTECTING ALL DANGEROUS AREAS AND CONDITIONS.

BY STARTING ANY WORK, THE CONTRACTOR SIGNIFIES ACCEPTANCE OF THE PREVIOUSLY INSTALLED BACKUP MATERIALS AND FRAMIN WAIVES ANY RIGHT TO BLAME PRIOR WORK FOR ANY DEFECTS IN HIS OWN WORK.

2. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL PATMENT. GENERAL CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE
ON HIS WORK AND ALL SUBCONTRACTOR WORK, AGAINST EFFECTS RESULTING FROM THE USE OF INFERIOR MATERIALS, EQUIPMENT, OR WORKMANSHIP, AS DETERMINED BY THE ARCHITECT. ALL SUCH DEFECTS ARE TO BE REPLACED OR REPAIRED, COMPLETE WITH LABOR AND MATERIALS, AT NO COST TO THE OWNER, .

CONTRACTORS WILL BE HELD RESPONSIBLE FOR INCORRECT WORK CAUSED BY THEIR FAILURE TO COMPLY WITH THE ABOVE INSTRUCTIONS I, GRADES, BUILDING LOCATIONS, UTILITIES, ETC., SHALL BE VERIFIED IN THE FIELD BY THE SURVEYOR, WHO SHALL ALSO LOCATE THE BUILDING ETC., AND FURNISH THE CERTIFIED LOCATION SURVEY(S) REQUIRED BY THE BUILDING DEPARTMENT. SHOULD ANY DISCREPANCIES OCCUR, THE

SIRVEYOR SHALL NOTIFY THE ARCHITECT \$/OR OTHER APPLICABLE REGILLATIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ALL FOUNDATION DIMENSIONS ARE TO THE FACE OF THE FOUNDATION WALL, & ALL DIMENSIONS ON THE FLOORS ABOVE ARE TO THE FACE OF THE STUD OR MASONRY, OR TOP OF SUB-FL., UNLESS OTHERWISE NOTED.

. ENTIRE PERIMETERS OF ALL EXTERIOR WINDOWS, DOOR FRAMES, LOUVERS, AND ELSEWHERE SHALL BE <u>CAULKED</u> AS REQUIRED FOR WEATHER TIGHT INSTALLATION ALL WORK SHALL BE COMPLETED WITHIN THE REQUIREMENTS OF ALL LOCAL, STATE, AND NATIONAL CODES AND AGENCIES HAVING

JURISDICTION, AND WILL BE COMPLETED IN A MANNER SATISFACTORY TO THE DEPARTMENTS OF CITY OF STAMFORD AT NO ADDITIONAL COST TO THE OWNER. CONSTRUCTION TO CONFORM TO ALL ADA REQUIREMENTS. . EACH BEDROOM SHALL HAVE AN EMERGENCY EXIT PROVIDED BY EITHER AN OPERABLE EXTERIOR WINDOW OR DOOR. THE UNITS SHALL BY

OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, A KEY, OR EXCESSIVE FORCE, WINDOWS SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH \$24" IN HEIGHT, \$ 5.7 SQ.FT, IN AREA, WITH THE SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR. BARS, GRILLES OR SCREENS SHALL BE REMOVABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, A KEY,

. ALL FASCIA SHALL HAVE CONTINUOUS SOFT VENTS, ALL RIDGES SHALL HAVE CONTINUOUS RIDGE VENTS, COLOR AS SELECTED UNLESS

20 EXTERIOR DOORS TO BE WEATHER STRIPPED. USE "TYVEK" INFILTRATION BARRIER OVER WALL SHEATHING

22 TEMPERED GLASS SHALL BE USED FOR ALL SLIDING SWING STORM &SHOWER DOORS THE ENCLOSURES AND WINDOWS AROUND THE

STAIRWAYS HANDRAIL SHALL NOT BE LESS THAN 30° NOR MORE THAN 34" MEASURED VERTICALLY ABOVE THE TREAD NOSING, A GUARDRAIL NOT LESS THAN 36" HIGH ON OPEN SIDE OF THE STAIR SHALL. BE PROVIDED. A SUFFICIENT NUMBER OF INTERMEDIATE LONGITUDINAL RAILS OR VERTICAL BALUSTERS SHALL BE PROVIDED SO THAT THE DISTANCE BETWEEN THE MEMBERS DOES NOT EXCEED 4". BALCONY RAILINGS SHALL BE MINIMUM 36" HIGH.

4. FIREPLACES SHALL BE PROVIDED WITH DAMPERS. HEARTHS FOR FIREPLACES WITH AN OPENING OF 6 SQ.FT, OR LESS SHALL EXTEND 16" MIN. IN FRONT AND 8" MIN. ON EACH SIDE; IF OPENING IS MORE THAN 6 SQ. FT., HEARTH SHALL EXTEND 20" MIN. IN FRONT AND 12" MIN. ON EACH

5. PROVIDE FLASHING AT WINDOW'S AND DOOR'S HEADS, AND OVER LEDGER BOARD FOR DECKS, FLASHING FOR CHIMNEY SHALL BE 16 0Z COPPER WITH SOLDERED SEAMS AND STEP FLASHING AND OTHER METAL FLASHING SHALL BE ALUMINUM 20 GA. UNLESS NOTED OTHERWISE ON THE DRAWINGS.EXTERIOR DOORS TO BE WEATHER STRIPPED.

6.STAIRWAYS HANDRAIL SHALL NOT BE LEGS THAN 30" NOR MORE. THAN 34". MEASURED VERTICALLY ABOVE THE TREAD NOSING, A GUARDRAIL NOT LESS THAN 36" HIGH ON OPEN SIDE OF THE STAIR SHALL. BE PROVIDED, A SUFFICIENT NUMBER OF INTERNEDIATE LONGITUDINAL RAILS OR VERTICAL BALUSTERS SHALL BE PROVIDED SO THAT THE DISTANCE BETWEEN THE MEMBERS DOES NOT EXCEED 4" BALCONY RAILINGS SHALL BE MINIMUM 36" HIGH. 7. FIREPLACES SHALL BE PROVIDED WITH DAMPERS, HEARTHS FOR FIREPLACES WITH AN OPENING OF 6 50.FT. OR LESS SHALL EXTEND 16" MIN

IN FRONT AND 6" MIN. ON EACH SIDE, IF OPENING IS MORE THAN 6 SQ. FT., HEARTH SHALL EXTEND 20" MIN. IN FRONT AND 12" MIN. ON EACH

26. PROVIDE FLASHING AT WINDOW'S AND DOOR'S HEADS, AND OVER LEDGER BOARD FOR DECKS. FLASHING FOR CHIMNEY SHALL BE 16 OZ COPPER WITH SOLDERED SEAMS AND STEP FLASHING AND OTHER METAL FLASHING SHALL BE ALIMINUM 20 GA. UNLESG NOTED OTHERWISE

PERMITS AND FEES: CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTION FEES REQUIRED FOR THE WORK, ALL LICENSES AND NOTICES REQUIRED FOR THE WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR.

THE CONTRACTOR SHALL PROVIDE THE APPROPRIATE MORKMENS COMPENSATION INSURANCE, COMPREHENSIVE PUBLIC LIABILITY AND AUTOMOBILE COVERAGE

NSURANCE: THE CONTRACTOR SHALL PROVIDE THE APPROPRIATE WORKMEN'S COMPENSATION INSURANCE, COMPREHENSIVE PUBLIC LIABILITY AND

AUTOMOBILE COVERAGE UPON COMPLETION OF THE WORK, AND BEFORE ACCEPTANCE BY THE LESSEE, CONTRACTOR SHALL THOROUGHLY CLEAN THE AREAS

AFFECTED BY ALL OF HIS WORK, AND SHALL REMOVE ALL RUBBISH FROM SAME. WARRANTY: THE CONTRACTOR SHALL WARRANTY TO OWNER AND TENANT ALL WORK FOR A PERIOD OF ONE (I) YEAR FROM THE DATE OF SUBSTANTIAL

COMPLETION. THE CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE ON HIS WORK, AGAINST EFFECTS RESULTING FROM THE USE OF MATERIALS, EQUIPMENT, OR NORKMANSHIP, AS DETERMINED BY THE ARCHITECT/OWNER ALL SUCH DEFECTS ARE TO BE REPLACED OR 30, JOISTS AND RAFTERS SHALL BE INSTALLED DIRECTLY OVER BEARING STUDS UNLESS OTHERWISE DETAILED

COMPLETE WITH LABOR AND MATERIALS, AT NO COST TO THE OWNER. . ALL EQUIPMENT WARRANTIES THAT ARE OFFERED FROM THE PARTICIPATING SUBCONTRACTORS/SUPPLIERS SHALL BE FORWARDED TO THE

FASTENING	TYPE	
3- 8d	TOENAIL	
3- 8d	TOENAIL	
3-16D AT 16"O.C.	FACENAIL	
3- 8d OR 2- 16d	TOENAIL	
3- 8d OR 2- 16d	TOENAIL	
10d AT 24"0C	FACENAIL	
10d AT 24"OC	FACENAIL	
2- 10d	FACENAIL	
16d at 16"oc along Each Edge	FACENAIL	
3- 8d	TOENAIL	
4- 8d	TOENAIL	
3- 10d	FACENAIL	
3- 10d	FACENAIL	
2- 16d	TOENAIL	
10d	24" O.C.	
4- 16d	TOENAIL	
3 16d	FACENAIL	
3- 8d	FACENAIL	
8d COMMON 6" O/C AT EDGES, 12" O/C INT SUPPORTS		
6d COMMON 6" O/C AT EDGES, 12" O/C INT SUPPORTS		
8d COMMON 6" O/C AT EDGES, 12" O/C INT SUPPORTS (SEE NOTE B)		
21. GYPSUM WALLBOARD 5d COOLER 4" O/C AT EDGES, 8" O/C INT SUPPORTS		
	3-8d 3-16D AT 16"O.C. 3-8d OR 2-16d 3-8d OR 2-16d 3-8d OR 2-16d 10d AT 24"OC 10d AT 24"OC 2-10d 16d AT 16"OC ALONG EACH EDGE 3-8d 4-8d 3-10d 3-10d 2-16d 10d 4-16d 3-16d 3-16d 3-16d 3-8d 8d COMMON 6" O/C AT EDGES, 12" O/C IN 8d COMMON 6" O/C AT EDGES, 12" O/C IN 8d COMMON 6" O/C AT EDGES, 12" O/C IN 8d COMMON 6" O/C AT EDGES, 12" O/C IN 8d COMMON 6" O/C AT EDGES, 12" O/C IN	

All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as follows: 80(ksi) (551 Mpa) for shank diameter of 0.192" (20d common nail), 90 ksi (620Mpa for shank diameters larger than 0.142" but not larger than 0.177", and 100ks1 (689Mpa) for shank diameters of 0.142" or less.

Nails for attaching roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.

GENERAL CARPENTRY & LUMBER NOTES:

THE STRUCTURAL COMPONENTS HAVE BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS: ROOF, GROUND SNOW AT 30 PSF+ SNOW BUILD UP

FIRST FLOOR: 40 PSF SECOND FLOOR ATTIC: A: A: 30 PSF HEADROOM > 4'-6

20 PSF HEADROOM < 4'-6 TERRACE: 40 PSFTHE STRUCTURAL WIND LOAD: WIND SPEED 80 MPH 1=1.04, EXPOSURE E

WOOD STRESS GRADE STAMPED LUMBER SHALL BE GRADED AS FOLLOWS:

JOISTS AND RAFTERS: DOUGLAS FIR-LARCH OR DOUGLAS FIR-LARCH, (NORTH), NO. 2, FB (BASE) = 825 PSI, E = 1,600,000

 STUDS: DOUGLAS FIR-LARCH OR DOUGLAS FIR-LARCH. (NORTH). STUD GRADE. FB (BASE) = 650 PSI, E = 1400,000 PSI THE DESIGN OF THE DIMENSIONAL LUMBER MEMBERS AND THEIR CONNECTIONS IS BASED ON THE LUMBER HAVING A MOISTURE CONTENT. THE TIME OF INSTALLATION OF 19% OR LESS.

ALL MOOD USED IN EXTERIOR APPLICATIONS OR IN CONTACT WITH ROOFING, FLASHING, WATERPROOFING, MASONRY, CONCRETE OR TH GROUND SHALL BE SOUTHERN YELLOW PINE NO. 2 OR BETTER, ACQ. PRESERVATIVE TREATED WOOD IN ACCORDANCE WITH APPLICABLE AMPA STANDARD

LAMINATED VENEER LUMBER SHALL BE "MICRO-LAM" AS MANUFACTURED BY TRUS JOIST MACMILLAN, "G-P LAM" AS MANUFACTURED BY THE GEORGIA PACIFIC CORPORATION OR "GANG-LAM" AS MANUFACTURED BY THE LOUISIANA PACIFIC CORPORATION. PARALLEL STRAN LUMBER SHALL BE "PARALLAM" AS MANUFACTURED BY TRUS JOIST MACMILLAN, PROVIDE LYL'S IN I 3/4" WIDTHS AS INDICATED ON PLANPROVIDE MEMBERS IN 1 3/4" WIDTHS AS SHOWN ON PLAN. STRESS AND STIFFNESS CHARACTERISTICS SHALL BE: FB = 2850 PSI, FC = 2750 PSI, FCI = 750 PSI, FV -= 285 PSI, E = 2,000,000 PSI.

MULTIPLE MICRO-LAM GIRDERS SHALL BE FASTEN TOGETHER HITH 2 RONG OF 16D NAILS AT 12" O.C. FOR GIRDERS UP TO 12" DEEP AND 3 RONG OF 16D NAILS AT 12" O.C., FOR 14", 16" AND 16" DEEP GIRDERS,

FLITCH BEAMS ARE TO BE ASSEMBLED WITH 1/2" DIAMETER THRU BOLTS AT 16" O.C., STAGGERED UP AND DOWN, WITH 2 INCH CLEARANCE AT TOP AND BOTTOM EDGES. ASSEMBLE FLITCH BEAM WITH BOTTOMS OF WOOD PLIES AND STEEL PLATE FLUSH, PLYWOOD: GROUP I APA RATED SHEATHING FOR USE AND EXPOSURE:

MOOD SHEATHING: SLOPED ROOF SHEATHING: 5/6" TONGUE & GROOVE CDX PLYMOOD, FLAT ROOF SHEATHING: 3/4" PLYMOOD PLYMOOD R APPROVED EQUAL. WALL SHEATHING SHALL BE 1/2" CDX PLYWOOD OR APPROVED EQUAL, SUB-FLOORING SHALL BE 3/4" T&G PLYMOOD OR APPROVED EQUAL FOR NAILING & GILIING INSTALL AS PER MANUFACTURER'S SPECS, PROVIDE 1/4" LAUAN PLYMOOD OVER SUBFLOOR IN AREAS TO RECEIVE CERAMIC TILES FINISH FLOORS. ALL ROOF AND WALL SHEATHING SHALL BE EXTERIOR CD) GRADE EXPOSURE # WITH EXTERIOR GLUE, AND SHALL MEET THE REQUIREMENTS OF THE LATEST FOITION OF THE U.S. PRODUCT STANDARD PS-1, AND SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. NO OSB TO BE USED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE ARCHITECT OR UNLESS NOTED OTHERWISE. SHEATHING TO BE FASTENED WITH 8D NAILS @ 6" O/C AT SUPPORTED EDGES AND 12" O/C AND

ROOF SHEATHING SHALL BE LAID WITH FACE GRAIN AT RIGHT ANGLES TO SUPPORTS; LOCATE END JOINTS OVER SUPPORTS; STAGGER JOINTS. SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN ACROSS SUPPORTS, NAIL NITH 8D COMMON NAILSS" O.C. ALONG SUPPORTED EDGES AND 10' O.C. AT INTERMEDIATE SUPPORTS, BREAK JOINTS IN ADJACENT COURSES, LOCATE END JOINTS OVER SUPPORTS AND DRIVE NAILS FLUSH OR SLIGHTLY BELOW SURFACE. TYPICAL UNDERLAYMENT PLYWOOD LAID IN SUCH MANNER TO AVOID ALIGNING JOINTS WITH SUB-FLOOR AND SIMILARLY INSTALLED WOOD ROOF SHALL BE IX4 SPRICE FURRING STRIPS @ 5-1/2" O.C. INSTALL AS PER MANUFACTURER'S SPECS, FOR NAILING & GLUING.

FASTENERS: NAIL IN ACCORDANCE WITH APLICABLE BUILDING CODE "RECOMMENDED FASTENING SCHEDULE." PROVIDE BLOCKING, BRIDGING, AND BRACING PER APPLICABLE CODE, FASTENERS AND HANGERS, ETC. TO BE "SIMPSON" OR APPROVED EQUAL IN SIZE AND GAUGE

AS REQUIRED AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

USE GALVANIZED CONNECTORS (INCLUDING NAILS) FOR ALL EXTERIOR SURFACES.

TOGGLE BOLT TYPE FOR ANCHORAGE TO HOLLOW MASONRY, EXPANSION SHIELD AND LAG BOLT TYPE FOR ANCHORAGE TO SOLID MASONRY OR CONCRETE; BOLTS OR POWER ACTIVATED TYPE FOR ANCHORAGE TO STEEL UNLESS NOTED OTHERWISE ON DRAWING.

FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH PREFABRICATED GALVANIZED STEEL HANGERS MADE BY SIMPSON STRONG-TIE, CO., INC. OR KANT-SAG CONNECTORS BY UNITED STEEL PRODUCTS CO. OF WIDTH AND DEPTH APPROPRIATE FOR THE SUPPORTED MEMBER

INSTALL WITH THE TYPE AND QUANTITY OF FASTENERS RECOMMENDED BY THE MANUFACTURER INSTALL ROUGH CARPENTRY WORK TO COMPLY WITH "MANUAL OF HOUSE FRAMING" BY NATIONAL FOREST PRODUCTS ASSOCIATION (NFP) AND WITH RECOMMENDATIONS OF AMERICAN PLYWOOD ASSOCIATION (APA), UNLESS OTHERWISE INDICATED.

NOTCHES IN THE TOP OR BOTTOM OF DIMENSIONED LUMBER JOISTS OR RAFTERS SHALL NOT EXCEED ONE-SIXTH THE MEMBER DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. END NOTCHES SHALL NOT EXCEED ONE-FOURTH THE MEMBER DEPTH. BORED HOLES SHALL NOT BE WITHIN TWO INCHES OF THE TOP AND BOTTOM OF THE MEMBER AND THEIR DIAMETER SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH.

COORDINATE LOCATIONS OF ALL PLUMBING PIPING, HVAC DUCTING AND RECESSED LIGHTING FIXTURES, ETC PRIOR TO LAYOUT T MINIMIZE INTERFERENCE THAT MAY REQUIRE THE ALTERING OR STRENGTHENING OF THE INSTALLED FRAMING. PROVIDE WOOD BLOCKING FOR ALL BATH ROOM AND CLOSETS ACCESSORIES, INCLUDING TOWEL BARS. JOISTS AND RAFTERS SHALL BE INSTALLED DIRECTLY OVER BEARING STUDS UNLESS OTHERWISE DETAILED, PROVIDE DOUBLE FRAM

AROUND ALL OPENINGS & CHIMNEYS, KEEP 2" CLEAR SPACE AROUND CHIMNEYS O. PROVIDE DOUBLE JOISTS UNDER PARTITIONS PARALLEIL TO JOISTS AND DOUBLE JACK STUDS FOR OPENINGS OVER 6' O' UNLESS NOTED

OTHERWISE, PROVIDE DOUBLE FLOOR JOISTS UNDER BATH TUBS, PROVIDE CROSS BRIDGING BETWEEN FLOOR JOISTS AT MID SPANS FOR SPANS OVER 8 FT. ALL HEADERS SHALL BE: 2 - 2 X IO"+ 2 - 2"X 4" ON TOP 4 I - 2"X4" ON BOTTOM FOR 2X4 WALLS AND 3 2"X IO" 4 3 2"X6" FOR 2X4

WALLS, TO RESULT IN A.6' II" ROUGH OPENING, UNLESS OTHERWISE NOTED ON THE DWGS. . PROVIDE SOLID BLOCKING UNDER ALL POSTS OR COLUMNS THROUGH THE FLOOR CONSTRUCTION TO SOLID BEARING ON THE FOUNDATION WALL PIER OR COLUMN. (1956 (2) 2"X4". (3) 2"X4" UNDER DOUBLE AND TRIPLE MEMBER GIRDERS, RESPECTIVELY UNLESS NOTED.)

23. PROVIDE 2X4 COLLAR BEAM AT MID SPAN OF ROOF RAFTER @ 4'-0" O.C. UNLESS NOTED OTHERWISE. 24. PROVIDE A MINIMUM OF THO STUDS AT EACH END OF ALL FLUSH FRAMED HEADERS OR BEAM, UNLESS MORE ARE INDICATED ON PLAN. PROVIDE ONE JACK STUD AND ONE FULL KING STUD AT EACH END OF ALL DROPPED HEADERS OR BEAMS, UNLESS MORE JACK AND KING

STUDS ARE INDICATED ON PLAN. BUILT-UP MEMBERS SHALL HAVE ADJACENT PLIES NAILED TOSETHER WITH TWO ROWS OF IOD COMMON NAILS AT 12° O.C. MULIPLE MICRO-LAM GIRDERS SHALL BE FASTENED TOGETHER WITH 2 ROWS OF 16D NAILS AT 12" O.C. FOR GIRDERS UP TO 12" DEEP, AND 3 ROWS OF 16D NAILS AT 12" O.C. FOR 14",16" AND 18" DEEP GIRDERS, MORE THAN 3 MEMBERS SHALL BE BOTED HITH 2 ROMS OF 1/4" DIA BOLDS AT 12" O.C.

26. SEVERELY DISTORTED (TWISTED, BOWED, CUPPED, CHECKED, ETC.) LUMBER SHALL NOT BE USED. JOISTS OR RAFTERS ARE TO BE INSTALLED WITH "CROWN" UP (I.E. POSITIVE CAMBER) AND WITHIN 1/2 INCH OF STRAIGHT, END-TO-END ALIGNMENT. 27. SIZES OF REPETITIVE WOOD FRAMING MEMBERS ARE TO BE PRECISELY AS NOTED IN CONSTRUCTION DOCUMENTS, SPACING TO BE 16" (

28. STUD BEARING WALLS, SHEAR WALLS, AND ROOF AND FLOOR DECKS SHALL BE FRAMED. WITH THE MEMBER SIZES AND/OR TYPES AT THE SPACING SHOWN ON PLAN. THE CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL PLIMBING PIPING, HYAC DUCTING AND RECESSED LIGHTING FIXTURES, ETC PRIOR TO LAYOUT TO MINIMIZE INTERFERENCE. THAT MAY REQUIRE THE ALTERING OR STRENGTHENING OF T INSTALLED FRAMING

29. WALLS SHALL BE INSTALLED STRAIGHT AND PLIMB. FLOORS SHALL BE INSTALLED LEVEL AT THE PROPER ELEVATION, ROOFS SHA BE INSTALLED AT THE PITCHES INDICATED ON THE ARCHITECTURAL DRAWINGS.

JOISTS SHALL BE SUPPORTED LATERALLY AT EACH SUPPORT BY FULL DEPTH SOLID BLOCKING TWO INCHES IN THICKNESS, EXCEPT WHERE JOISTS ARE SUPPORTED BY A FLUSH HEADER OR NAILED TO A RIM JOIST. 32. FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH PREFABRICATED GALVANIZED STEEL HANGERS MADE BY SIMPSON STRONG-TIE, CO.,

INC. OR KANT-SAG CONNECTORS BY UNITED STEEL PRODUCTS CO. OF WIDTH AND DEPTH APPROPRIATE FOR THE SUPPORTED MEMBER NSTALL WITH THE TYPE AND QUANTITY OF FASTENERS RECOMMENDED BY THE MANUFACTURER. USE STAINLESS STEEL CONNECTORS AND FASTENERS AT EXTERIOR APPLICATIONS IN CONTACT W/ PRESSURE TREATED LUMBER PROVIDE A MINIMUM OF TWO STUDS AT EACH END OF ALL FLUSH FRAMED HEADERS OR BEAM, UNLESS MORE ARE INDICATED ON PLAN.

PROVIDE ONE JACK STUD (TWO AT FIRST FLOOR) AND ONE FULL KING STUD AT EACH END OF ALL DROPPED HEADERS UNLESS OTHERWISE INDICATED ON PLAN. . STRUCTURAL WOOD FRAMING USED IN EXTERIOR APPLICATIONS OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE SOUTHE YELLOW PINE NO. 2 OR BETTER, ACQ. PRESERVATIVE TREATED WOOD IN ACCORDANCE WITH APPLICABLE AWPA STANDARD

35. BUILT-UP MEMBERS OF THREE PLIES OR LESS SHALL HAVE ADJACENT PLIES NAILED TOGETHER WITH TWO ROMS OF NAILS AT 12° O.C (IOD COMMON NAILS FOR I-I/2" PLIES, I2D COMMON NAILS FOR I-3/4" PLIES). BUILT-UP MEMBERS OF MORE THAN 3 PLIES SHALL BE ASSEMBLED WITH 1/2" DIAMETER THRU BOLTS AT 16" O.C. STAGGERED UP AND DOWN WITH 2 INCH (LEARANCE AT TOP AND BOTTOM

36. CONTINUE ALL BUILT UP POSTS DOWN TO FOUNDATION. PROVIDE BLOCKING WHERE POSTS SIT ON TJI JOISTS OR OVER DROPPED HEADERS. 31. FASTENERS AND HANGERS, ETC. TO BE "SIMPSON" OR APPROVED EQUAL IN SIZE AND GAUGES AS REQUIRED AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS

88. PROVIDE APPROVED WOOD BRIDGING AT WOOD CEILING JOISTS 8'-O" O.C. MAXIMUM SPACING. SECURE BOTTOM O BRIDGING AFTER SUBFLOOR HAS BEEN NAILED. NO METAL CROSS BRIDGING SHALL BE USED. 9. PROVIDE FIRE STOPPING AT THE HALF POINT AT ALL WALLS, PARTITIONS, FIREPLACES, CHIMNEYS, BETWEEN FLOORS,

FLOORS AND CEILINGS, AND ALL OTHER CONCEALED SPACES. MAKE ALL JOINTS SMOKE TIGHT AS PER APPLICABLE_STATE 40. COORDINATE FRAMING WITH OTHER TRADES, MECHANICAL AND ELECTRICAL REQUIREMENT AS PER APPROVED DESIGNS, PROVIDE WOOD

BLOCKING FOR ALL BATH ROOM AND CLOSETS ACCESSORIES, INCLUDING TOWEL BARS I. STUD BEARING WALLS, SHEAR WALLS, AND ROOF AND FLOOR DECKS SHALL BE FRAMED. WITH THE MEMBER SIZES AND/OR TYPES AT THE SPACING SHOWN ON PLAN. THE CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL PLUMBING PIPING, HYAC DUCTING AND RECESSED

LIGHTING FIXTURES, ETC PRIOR TO LAYOUT TO MINIMIZE INTERFERENCE THAT MAY REQUIRE THE ALTERING OR STRENGTHENING OF THE 42. WALLS SHALL BE INSTALLED STRAIGHT AND PLUMB. FLOORS SHALL BE INSTALLED LEVEL AT THE PROPER ELEVATION. ROOFS SHALL

BE INSTALLED AT THE PITCHES INDICATED ON THE ARCHITECTURAL DRAWINGS.

43. JOISTS AND RAFTERS SHALL BE INSTALLED DIRECTLY OVER BEARING STUDS UNLESS OTHERWISE DETAILED 44. JOISTS SHALL BE SUPPORTED LATERALLY AT EACH SUPPORT BY FULL DEPTH SOLID BLOCKING TWO INCHES IN THICKNESS, EXCEP WHERE JOISTS ARE SUPPORTED BY A FLUSH HEADER OR NAILED TO A RIM JOIST.

45. PROVIDE A MINIMUM OF TWO STUDS AT EACH END OF ALL FLUSH FRAMED HEADERS OR BEAM, UNLESS MORE ARE INDICATED ON PLAN. PROVIDE ONE JACK STUD (TWO AT FIRST FLOOR) AND ONE FULL KING STUD AT EACH END OF ALL DROPPED HEADERS UNLESS OTHERWISE INDICATED ON PLAN. 46. FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH PREFABRICATED GALVANIZED STEEL HANGERS MADE BY SIMPSON STRONG-TIE, CO.,

INC. OR KANT-SAG CONNECTORS BY UNITED STEEL PRODUCTS CO. OF WIDTH AND DEPTH APPROPRIATE FOR THE SUPPORTED HOMBER.
INSTALL WITH THE TYPE AND QUANTITY OF FASTENERS RECOMMENDED BY THE MANUFACTURER. USE STAINLESS STEEL CONNECTORS AND FASTENERS AT EXTERIOR APPLICATIONS IN CONTACT W PRESSURE TREATED LUMBER. 7. BUILT-UP MEMBERS OF THREE PLIES OR LESS SHALL HAVE ADJACENT PLIES NAILED TOGETHER WITH TWO ROWS OF NAILS AT 12" O.C. (IOD COMMON NAILS FOR I-I/2" PLIES, I2D COMMON NAILS FOR I-3/4" PLIES). BUILT-UP MEMBERS OF MORE THAN 3 PLIES SHALL BE ASSEMBLED WITH 1/2" DIAMETER THRU BOLTS AT 16" O.C. STAGGERED UP AND DOWN WITH 2 INCH CLEARANCE AT TOP AND BOTTOM

48. CONTINUE ALL BUILT UP POSTS DOWN TO FOUNDATION. PROVIDE BLOCKING WHERE POSTS SIT ON TJI JOISTS OR OVER DROPPET HEADERS. 49. PROVIDE APPROVED WOOD BRIDGING AT WOOD CEILING JOISTS 8'-0" O.C. MAXIMUM SPACING, SECURE BOTTOM OF BRIDGING AFTER SUBFLOOR

BEEN MAILED. NO METAL CROSS BRIDGING SHALL BE USED.

PROVIDE FIRE STOPPING AT THE HALF POINT AT ALL WALLS, PARTITIONS, FIREPLACES, CHIMNEYS, BETWEEN FLOORS, FLOORS AND CEILINGS, AND ALL OTHER CONCEALED SPACES. MAKE ALL JOINTS SHOKE TIGHT AS PER APPLICABLE BUILDING CODE.

FOUNDATION NOTES:

ALL FOUNDATION WALL FOOTINGS SHALL BE OF CONCRETE, WITH A MINIMUM THICKNESS OF IO" & A PROJECTION OF 4" ON EACH SIDE, UNLESS OTHERWISE INDICATED ON THE DRAWINGS, CHIMNEY FOOTINGS SHALL BE 12" THICK WITH A PROJECTION OF 6", LALLY COLUMN FOOTINGS SHALL BE A MINIMUM OF 30"X 30" X 12" THICK, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

2. THE BOTTOM OF EXTERIOR FOOTINGS NOT ON SOLID ROCK SHALL BE AT LEAST 3'-6" BELOW FINISHED GRADE FOOTINGS ON LEDGE

SHALL REST ON BROOM CLEAN SOLID ROCK. IF THE SLOPE OF THE ROCK SURFACE EXCEEDS I ON 6, THE FOOTING SHALL BE DOWELED TO THE LEDGE WITH 3/4" STEEL RODS DRILLED IO INCHES INTO THE ROCK SURFACE AT 2 FEET ON CENTER.

3. HOLLOW BLOCK WALLS NOT MORE THAN 4'-0" BELOW GRADE SHALL BE 8" THICK, WHEN NOT MORE THAN 5'-0" BELOW GRADE SHALL BE 10" THICK WHEN MORE THAN 5"-0" BELOW GRADE SHALL BE 12" THICK, UNLESS OTHERWISE NOTED ON THE DRAWINGS, WHEN MORE THAN BELOW GRADE, BLOCK WALLS SHALL BE REINFORCED AS NOTED ON THE DRAWINGS. THIS ALSO APPLIES TO POURED CONCRETE WALLS.

4. THE FOUNDATIONS HAVE BEEN DESIGNED TO REST ON INORGANIC UNDISTURBED SOIL HAVING A PRESUMPTIVE BEARING VALUE OF 3,000 PSF EXPECTED TO BE FOUND AT THE BOTTOM OF THE REQUIRED. THE ARCHITECT SHALL BE NOTIFIED IF SOIL OF QUESTIONABLE CAPACITY IS ENCOUNTERED DURING EXCAVATION.

THE BOTTOM OF EXTERIOR FOOTINGS NOT ON SOLID ROCK SHALL BE AT LEAST 3'-6' BELOW FINISHED GRADE, FOOTINGS ON LEDGE SHALL REST ON BROOM CLEAN SOLID ROCK. IF THE SLOPE OF THE ROCK SURFACE EXCEEDS I ON 6, THE FOOTING SHALL BE DOWELED O THE LEDGE WITH 3/4" STEEL RODS DRILLED IO INCHES INTO THE ROCK SURFACE AT 2 FEET ON CENTER.

5. IN AREAS REQUIRING FILL, THE FILL MATERIAL SHALL BE A UNIFORMLY GRADED MIXTURE OF SAND AND GRAYEL MEIGHING NO LESS THA 120 PCF DRY DENSITY AFTER COMPACTION IN PLACE. THIS MIXTURE SHALL BE UNIFORMLY GRADED HAVING NO STONE GREATER THAN 3 INCHES IN ANY ONE DIMENSION, AND WITH LESS THAN 10%, BY WEIGHT, PASSING A #100 SIEVE. THE FILL SHALL BE PLACED IN MAXIMUM LIFTS OF 8 INCHES BEFORE COMPACTION. EACH LIFT SHALL BE COMPACTED WITH APPROPRIATE EQUIPMENT TO A MINIMUM OF 45% OF ITS MAXIMM DENSITY AT OR NEAR OPTIMUM MOISTURE. NO LIFTS SHALL BE PLACED WHEN WEATHER CONDITIONS ARE SUCH THAT THE MOISTURE CONTENT OF THE FILL CANNOT BE PROPERLY CONTROLLED. IN PLACING AND COMPACTING FILL AND BACKFILL MATERIAL, CARE SHOULD BE TAKEN NOT TO DAMAGE NOR DISPLACE CONCRETE WORK ALREADY IN PLACE BY CONTACT FROM COMPACTION MACHINERY, BY SUBJECTING IT TO OVERTURNING FROM HEAVY COMPACTING LOADING, OR ANY OTHER CAUSE. FILL SHALL BE AGAINST SUCH CONCRETE AT THE SAME RATE AS THE REMAINDER OF FILL, COMPACTING UNIFORMLY ON BOTH SIDES USING HAND OPERATE

. THE SLAB-ON-GRADE SUB-BASE SHALL BE CRUSHED STONE OR TRAP ROCK PASSING A 2 INCH SIEVE AND RETAINED ON A 1/4 INCH

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LIMITING POURS TO MINIMIZE SHRINKAGE CRACKING, IN GENERAL, WALLS SHALL NOT BE POURED IN CONTINUOUS LENGTHS EXCEEDING 30 FEET AND SLABS NOT EXCEEDING 20 FEET WITHOUT CONTROL JOINTS. THE LOCATION AND CONFIGURATION OF JOINTS EXPOSED TO VIEW SHALL BE COORDINATED WITH THE ARCHITECT.

1 ANCHOR BOLT REQUIREMENTS FOR ATTACHMENT OF SUPERSTRUCTURE TO FOUNDATION SHALL 1/2" DIAMETER AT 4'-0" O.C. MAX SPACING. ANCHOR BOLTS SHALL BE EMBEDDED TO A MINIMUM OF 15 INCHES INTO MASONRY, 7 INCHES INTO CAST CONCRETE, BOLT SHALL BE INSTALLED WITHIN 12 INCHES OF CORNERS ON ALL EXTERIOR WALLS, 3"X3"X3/16" WASHER PLATE SHALL BE PROVIDED ON ALL ANCHOR BOLTS, 3" HOOK ON BOLTS SHALL BE PROVIDED, ADHESIVE ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS. IO. SIZES AND LOCATIONS OF ALL REQUIRED EMBEDDED ITEMS FOR ALL TRADES SUCH AS ANCHOR BOLTS, PIPING SLEEVES, HOLDOWN

ANCHORS, ETC. SHALL BE COORDINATED BY THE GENERAL CONTRACTOR WITH OTHER TRADES.

STEP FOOTING A MAXIMUM OF I FT VERTICAL ON 2 FT HORIZONTAL. PLACE LOWER FOOTING FIRST. 12. FOOTING DRAIN INVERTS ARE TO BE SET A MINIMUM OF 2 INCHES ABOVE THE BOTTOM OF ADJACENT FOOTINGS

3. CONCRETE FOR FOUNDATIONS AND SLAB-ON-GRADE SHALL BE NORMAL NEIGHT CONCRETE AND SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS. CONCRETE SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 3/4", MINIMUM CEMENT CONTENT OF 560 LBS/CU YD., AND A MAXIMUM SLUMP OF 4 INCHES.

WALL SILL PLATES SHALL BE PRESSURE TREATED, ANCHORED TO THE FOUNDATION WITH 1/2" X 10" IN CONCRETE. 15. PROVIDE SILL SEALER BETWEEN SILL&FOUNDATION, SEB DETAIL DRAWINGS WHEN JOISTS ARE SET BELOW TOP OF FOUNDATION.

6. CONCRETE EXPOSED TO THE WEATHER, SUCH AS THAT USED IN FOUNDATION WALLS, SHALL CONTAIN 6% ENTRAINED AIR + 1%. 1. DO NOT BACKFILL AGAINST EXTERIOR OF FOUNDATION WALLS UNTIL WALLS ARE BRACES BY THE FLOOR CONSTRUCTION OR OTHER APPROVED MITHODS. IN THE CASE OF FOUNDATION WALLS BELOW FLOOR SLABS, FILL AGAINST INTERIOR & EXTERIOR FACES OF THE FOUNDATION WALL EQUALLY UP TO THE ELEVATIONS INDICATED ON THE DRAWINGS.

18. FLOOR SLAB SHALL BE 4" THICK, WITH 66/1010 MESH REINFORCING, 3,000 # CONCRETE, OVER 4" COMPACTED RIN-OF BANK GRAVEL, OVER COMPACTED SUB-GRADE, BETWEEN THE SLAB AND THE GRAVEL, INSTALL 4IL POLYTHYLENE VAPOR BARRIER, LAPPED 6" & TURNED UP 6" AT THE PERIMETER. 19. CRANL SPACES INDER HABITABLE AREAS SHALL NOT BE LESS THAN 18" IN DEPTH FROM THE UNDERSIDE OF JOISTS OR GIRDERS, SUCH

SPACE SHALL BE COVERED WITH NOT LESS THAN 2" OF CONCRETE OVER A POLYETHYLENE VAPOR BARRIER, UNLESS OTHERWISE INDICATED ON THE DWGS, CRAWL SPACES SHALL BE VENTED WITH "MANUALLY OPERABLE LOUVERS", FOUNDATION VENTS SHALL BE EQUAL TO 6% OF THE CRAM SPACE AREA. PROVIDE METAL AREAWAYS WHEN REQUIRED BY GRADE CONDITIONS. 20. FIREPLACES SHALL BE PROVIDED WITH DAMPERS, HEARTHS FOR FIREPLACES WITH AN OPENING OF 6 SQ. FT, OR LESS SHALL EXTEND 9

MIN. IN FRONT & 8" MIN. ON EACH SIDE, IF OPENING IS MORE THAN 6 SQ. FT., HEARTH SHALL EXTEND 20" MIN. IN FRONT & 12" MIN. ON SIDE. 21 ALL PIERS AND GIRDER BEARINGS SHALL BE FILLED SOLID WITH MORTAR 22. HOLLOW BLOCK WALL SHALL BE CAPPED WITH 4" SOLID MASONRY UNITS, WITH MORTAR

23.DO NOT BACKFILL AGAINST EXTERIOR OF FOUNDATION WALLS UNTIL WALLS ARE BRACED BY THE FLOOR CONSTRUCTION OR OTHER APPROVED METHOD. IN THE CASE OF FOUNDATION WALLS BELOW FLOOR SLABS, FILL AGAINST THE INTERIOR & EXTERIOR FACES OF GYPSUM DRYWALL: THE FOUNDATION WALL EQUALLY UP TO THE ELEVATIONS INDICATED ON THE DRAWIN 24. FLOOR SLAB SHALL BE 4" THICK, WITH 66/1010 MESH REINFORCING, 3,000 # CONCRETE, OVER 4" COMPACTED RUN- OF BANK GRAVE... OVER COMPACTED SUB-GRADE, BETWEEN THE SLAB AND THE GRAVEL, INSTALL 4 MIL POLYETHYLENE VAPOR BARRIER, LAPPED 6" &

TURNED UP 6" AT THE PERIMETER.

ENTRAINED AIR.

I CONCRETE FOR FOUNDATIONS, FLOOR SLABS, AND SLAB-ON-GRADE SHALL BE NORMAL WEIGHT. CONCRETE AND SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYSY CONCRETE SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 3/4", MINIMUM CEMENT CONTENT OF 560 LB5/CU YD., AND A MAXIMUM SLUMP OF 4 INCHES. 2 CONCRETE EXPOSED TO THE WEATHER, SUCH AS THAT USED IN FOUNDATION WALLS AND EXTERIOR SLABS, SHALL CONTAIN 696

3 REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60. 4. 4 PROVIDE I 1/8"X I 1/4" DEEP SAW CUT CONTROL JOINTS AT 20" O/C MAXIMUM EACH WAY IN ALL BASEMENT, PORCH, AND GARAGE SLABS ON GRADE CUT JOINTS WITHIN 24 HOURS OF PLACING THE SLAB.

. 5 CONCRETE USED FOR EXTERIOR WALKWAYS AND SLABS SHALL HAVE A MAXIMUM WATER TO CEMENT RATIO OF 0.45. 6. 6 PROVIDE THE FOLLOWING CLEARANCES FOR REINFORCING STEEL TO: CAST AGAINST SOIL

EXPOSED TO WEATHER (FORMED) 11/2" NOT EXPOSED TO WEATHER ALL WORK TO BE PERFORMED IN CONFORMANCE WITH THE LATEST STANDARDS FOR PLACEMENT OF CONCRETE AS

SET BY THE A.C. ALL CONCRETE OR MASONRY WORK SHALL BE DONE DURING TEMPERATURES OF 28 . NO CONCRETE SHALL BE PLACED ON FROZEN SURFACES.

D. NO ADDITIVES SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT. PROVIDE ALL SLEEVES AND FOUNDATIONS VENTS AS REQUIRED BY CODE.

. PROVIDE BITUMEN EXPANSION JOINTS BETWEEN SLABS AND FOUNDATION WALLS. 3. PROVIDE WELDED WIRE MESH REINFORCED IN SLABS AS INDICATED ON THE DRAWINGS.

I. CONTRACTOR TO PROVIDE CYLINDER SAMPLES (3 PER TRUCK) TO BE SENT TO A TESTING LAB TO BE BROKEN OPEN AND TESTED AT 7. 14 AND 26 DAYS RESPECTIVELY. NOTIFY ARCHITECT OF RESULTS WITHIN 24 HOURS OF OBTAINING SAME CONTRACTORS TO SUBMIT DELIVERY RECEIPTS INDICATING THE VOLUME AND STRENGTH OF CONCRETE DELIVERED. MASONRY NOTES:

CONCRETE BLOCK SHALL BE NORMAL WEIGHT, HOLLOW LOAD BEARING MASONRY UNITS CONFORMING TO ASTM C-40, GRADE N-I, WITH, MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2,000 PSI ON THE NET AREA OF THE UNITS. . MORTAR SHALL BETYPE NOR S FOR ALL APPLICATIONS. MORTAR SHALL BE CONFORM TO ASTM C-270 AND BE MADE FROM ON

PART PORTLAND COMENT, 0.25 TO 0.50 PARTS PARTS HYDRATED LIME, AND 3.5 PARTS SAND. . COARSE GROUT USED IN WALLS SHALL CONFORM TO ASTM C-416. COARSE GROUT SHALL BE A MIXTURE OF ONE PART PORTLAND CEMENT, 3 PARTS SAND, AND 15 PARTS PEA GRAVEL. SLUMP SHALL BE 8 TO II INCHES (10 TO II IF POURING IN LIFTS > 5 FEET). . CEMENT USED IN MORTAR AND GROUT SHALL BE PORTLAND CEMENT AND CONFORM TO ASTM CISC REINFORCING STEE SHALL CONFORM TO ASTM A-615, GRADE 60. GROUT CELLS WITH BARS SOLID.

. HORIZONTAL JOINT REINFORCEMENT SHALL BE NO. 8 GAUGE DUR-O-WALL LADUR TYPE. PROVIDE JOINT REINFORCING AT EVERY OTHER COURSE AND A BOND BEAM W 2-#4 BARS AT TOP OF ALL CMU WALLS. . DO NOT GROUT BARS IN HEIGHTS EXCEEDING 5 FEET WITHOUT USING CLEANOUTS AT BASE OF WALL. PROVIDE 24" MINIMUM LAP SPLICE

IN REINFORCING BARS. 3. ALL MASONRY WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 530.

PROVIDE #4 VERTICAL BAR AT 48 INCHES ON CENTER, CORNERS, AND EACH SIDE OF OPENINGS AT ALL WALLS.

STRUCTURAL STEEL NOTES:

CONCRETE FOR FOUNDATIONS, FLOOR SLABS, AND SLAB-ON-GRADE SHALL BE NORMAL WEIGHT. THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC "MANUAL OF STEEL CONSTRUCTION", LATEST EDITION. . MATERIALS

ASTM A572, GR 50 BARS, PLATES, ANGLES, MISC ASTM A36 DARE STEEL TUBING ASTM A500, GRADE B BOLTS ASTM A325 ANCHOR BOLTS WELDING ELECTRODE ASTM ETOXX

3. ALL WELDING SHALL CONFORM TO ANS CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION AND BE PERFORMED BY WELDERS CERTFIED IN ACCORDANCE WITH AMS STANDARDS. 4. STRUCTURAL STEEL SHALL BE CLEANED IN ACCORDANCE WITH SSPC SPECIFICATION SP-3 FOR POWER TOOL CLEANING. APPLY 2

MILS PRIMER. ARCHITECT TO DETERMINE AREAS REQUIRING AND TYPE OF FINISH PAINT. 5. PLACE ALL BEAMS WITH CAMBER BOWING UP.

PREFABRICATED WOOD TRUSS NOTES:

TCLL = 100 PSF AT TERRACES

PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

ANSI/TPI I "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION"

TPI HIB "COMMENTARY AND RECOMMENDATIONS FOR HANDLING AND INSTALLING & BRACING METAL PLATE CONNECTED WOOD TRUSSES"

TPI DSB "RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD

TRUSSES"

ROOF TRUSSES SHALL BE DESIGNED TO SUPPORT THE FOLLOWING LOADS: TCLL = 30 PSF, TCDL = 15 PSF, AND BCDL = 10 PSF PLUS CODE REQUIRED WIND LOAD CONDITIONS. TCLL=100FSF AT MECH AREA

ROOF TRUSSES SHALL BE DESIGNED FOR A MAXIMUM LIVE LOAD DEFLECTION OF L/360. FLOOR TRUSSES SHALL BE DESIGNED TO SUPPORT THE FOLLOWING LOADS TCLL = 40 PSF (100PSF @ CORRIDORS), TCDL = 10 PSF, AND BCDL = 5 PSF

FLOOR TRUSSES SHALL BE DESIGNED FOR A MAXIMUM LIVE LOAD DEFLECTION OF L/480. SHOP DRAWINGS AND DESIGN CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. SHOP DRAWINGS SHALL SHOW THE SPECIE, SIZE, AND GRADE OF LUMBER USED ALONG WITH THE MEMBER FORCES, PLATE SIZES, AND DETAIL OF EACH TYPE OF TRUSS PROVIDED.

ALL LUMBER USED IN THE FABRICATION OF TRUSSES SHALL BE STRESS GRADED.

CONNECTOR PLATES SHALL BE STAMPED FROM 16, 18, OR 20 GAGE, GRADE A, GALVANIZED STEEL.
TRUSSES SHALL BE FABRICATED IN ACCORDANCE WITH THE TRUSS SHOP DRAWINGS FROM ACCURATELY CUT WOOD MEMBERS CLAMPED IN RIGID FIXTURES DURING ASSEMBLY TO INSURE TIGHT FITTING JOINTS

TRUSSES SHALL BE INSTALLED PLUMB, ADEQUATELY BRACED, IN THE PROPER ORIENTATION AND SPACING SHOWN ON THE SHOP DRAWINGS CUTTING OR FIELD ALTERATION OF ANY TRUSS IS NOT PERMITTED. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF ERECTING THE TRUSSES. THE CONTRACTOR SHALL

ENSURE THAT ADEQUATE TEMPORARY BRACING HAS BEEN DESIGNED AND INSTALLED FOR THE INSTALLATION OF THE THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF ERECTING THE TRUSSES, THE CONTRACTOR SHALL

ENSURE THAT ADEQUATE TEMPORARY BRACING HAS BEEN DESIGNED AND INSTALLED FOR THE INSTALLATION OF THE TRUSSES SHALL BE STAMPED WITH THE APPROPRIATE TPI SIGNIA TRUSSES SHALL BE SPACED AT 12", 16", 19.2, OR 24" O/C MAXIMUM AS REQUIRED BY THE DESIGN OF THE TRUSS. PROVIDE

A 2X STUD (TWO WHERE INDICATED ON PLAN) DIRECTLY BELOW EACH TRUGS AT ALL BEARING POINTS THERMAL AND MOISTURE PROTECTION:

INSULATE ALL EXTERIOR WALLS AND CEILING AREAS WITH BATT INLILATION AS FOLLOWS (UNLESS NOTED OTHERWISE): WALLS ROOF/ CEILING FLOORS OVER UNHEATED SPACE R - 44. EXTERIOR DOORS: TO BE WEATHER STRIPPED)

BLANKET/BATT TYPE INSULATION: UNFACED GLASS FIBER BLANKET INSULATION TYPES; OWENS CORNING FIBERGLASS CORP, OR APPROVED EQUAL. PROVIDE FULL THICKNESS IN ONE LAYER OVER ENTIRE AREA, TIGHTLY FITTING AROUND PENETRATIONS, PROVIDE 4 MIL CLEAR POLYETHYLENE SHEET VAPOR BARRIER OVER ENTIRE AREA OF INSIDE FACE OF EXTERIOR WALLS, CEILINGS AND

ELSEWHERE AS INDICATED. SEAL ALL SEAMS AND AROUND PERIMETER AND PENETRATIONS WITH DUCT TAPE TO FORM A CONTINUOUS VAPOR BARRIER FREE OF HOLES. PROVIDE FIBERGLASS SHINGLES ROOFING WHERE INDICATED. SHINGLES SHALL BE INSTALLED OVER UNPERFORATED ASPHALT-SATURATED ROOFING FELT # 15.

ALL PROJECTING HORIZONTAL WOOD TRIM, INCLUDING ANY WINDOW OR DOOR CASING, WOOD WATER TABLE OR OTHER MOLDINGS, ETC. ARE TO BE FULLY FLASHED. ALL FLASHING ARE TO BE 20 GAGE ALIMINIM AND ALL EXPOSED FLASHING SHALL BE BAKED ENAMEL COLOR AS SLECTED. ALL ROOF VALLEY FLASHING TO EXTEND UP EACH 10" MINIMUM IN BOTH DIRECTIONS AND PROVIDE 5" X 7" STEP FLASHING AT ROOF AND WALL INTERSECTION PROVIDE DUPONT "TYVEK" AIR INFILTRATION BARRIER, WHICH PERMITS PASSAGE OF WATER VAPOR OVER WALL SHEATHING

CAULK ENTIRE PERIMETERS OF ALL EXTERIOR WINDOWS, DOOR FRAMES, LOUVERS, AND ELSEWHERE AS REQUIRED FOR A WEATHER TIGHT

ALL WALLS AND CEILINGS SCHEDULED FOR "GMB" FINISH ARE TO RECEIVE 1/2" GYPSIM WALL BOARD, FASTENED OVER WOOD STRUCTURE OR FURRING, UNLESS OTHERWISE NOTED. ALL GYPSUM WALLBOARD IS TO BE FASTENED WITH SCREWS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, JOINTS SHALL BE TAPED, SPECKLED AND SANDED SMOOTH.

PROVIDE GYPSUM BOARD: ASTM C 36, REGULAR, WATER RESISTANT, FIRE RESISTANT, U. S. GYPSUM OR APPROVED EQUAL, AS FOLLOW: INTERIOR USE: 1/8" THICK REGULAR. ALL WALLS AND CEILINGS IN BATH ROOMS, AND PLIMBING WALLS IN KITCHEN, LAINDRY AREA, ETC.: ½" THICK WATER RESISTANT, PIRE RATED WALLS AND CEILING AT SARAGE : 5/8" FIRE RESISTANT.

. UNDER WAL MOUNTED TILE WORK PROVIDE GLASS MESH REINFORCED PORTLAND CEMENT BACKER BOARD: DUROCK, WONDERBOARD OR APPROVED EQUAL. INSTALL TRIM AND JOINT TREATMENT IN STRICT COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. SAND AND

LEAVE READY FOR FINISH PAINTING, UNLESS NOTED OTHERWISE. JOINT REINFORCEMENT: ASTM C 561 PAPER TAPE AND READY-MIXED VINYL COMPOUND, ACCESSORIES, GALVANIZED STEEL CORNER BEADS, CASING BEADS, CONTROL JOINTS. COMPLY WITH ASTM C840 AND GA 216; EXCEPT AS OTHERWISE INDICATED. INSTALL BOARDS HORIZONTALLY, IN MAXIMUM PRACTICAL LENGTHS. INTERIOR TEMPERATURE OF WORK AREA MUST BE CONTINUOUSLY MAINTAINED OVER 60 DEG. DURING DRYWALL WORK TOLERANCES: NOT MORE THAN 1/16" DIFFERENCE IN TRUE PLANE AT JOINTS BETWEEN

ADJACENT BOARDS BEFORE FINISHING. AFTER FINISHING, JOINTS SHALL BE INVISIBLE, NO GAPS OR VOIDS BETWEEN GYPSUM BOARD UNITS OR BETWEEN DRYWALL AND ADJACENT WORK, UNLESS DETAILED OTHERWISE. NOT MORE THAN 1/8" IN 10' DEVIATION FROM TRUE PLANE PLUMB AND LEVEL IN FINISHED WORK. PAINTING:

TYPICAL INTERIOR 6MB IS TO RECEIVE BASE COAT OF OIL-BASE FLAT PRIMER, PLUS TWO FINISH COATS OF LATEX-BASE FLAT WALL

PAINT. INTERIOR GIND AT BATHROOMS AND ANY OTHER AREAS SUBJECT TO DAMP CONDITIONS ARE TO RECEIVE BASE COAT OF OIL-BASE FLAT PRIMER, PLUS TWO FINISH COATS OF OIL-BASE EGGSHELL ENAMEL. . ANY INTERIOR TRIMS AND SITE FABRICATED CABINETS IS TO RECEIVE A PRIMER COAT PLUS TWO COATS OF OIL-BASE SEMI-GLOSS

DOOR AND WINDOW NOTES: WINDOWS AND DOOR SIZES INDICATED ON THE DRAWINGS ARE NOMINAL SIZES, WILESS OTHERWISE NOTED. VERIFY ACTUAL ROUGH

OPENING WITH THE MANUFACTURER OF THE UNITS TO BE USED. THEY SHALL BE DOUBLE GLAZED & WEATHER-STRIPPE ALL GLASSESEXTENDING VERTICALLY LOWER THATIN 18" FROM ANY FINISHED FLOOR SHALL RECEIVE SAFTEY GLAZING. TEMPERED GLASS SHALL BE USED FOR ALL SLIDING, SHING, STORM & SHOWER DOORS, TUB ENCLOSURES AND WINDOWS AROUND TUR ALL GLASSES LOCATED WITHIN A SHOWER ECCLOSURE, OR EXTENDING WITHIN 20" HORIZONTALLY AND 6" VERTICALLY FROM A

BATHTUB RIM, SHALL RECEIVE SAFERY GLAZING UP TO A MINIMUM HEIGHT OF 6'-0" above TUB PLATFORM OR OTHER APP WINDOWS REQUIRED FOR LIGHT & VENTILATION SHALL HAVE AN AGGREGATE AREA OF NOT LESS THAN 8% OF THE FLOOR AREA

SCREENS SHALL BE REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR EXCESSIVE FORCE.

SERVED, WITH NOT LESS THAN 1/2 OF THE REQUIRED AREA AVAILABLE FOR VENTILATION. EACH BED ROOM SHALL HAVE AN EMERGENCY EXIT PROVIDED BY EITHER AN OPERABLE EXTERIOR WINDOW OR DOOR. THE UNITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, WINDOWS SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 20° IN WIDTH & 24" IN HEIGHT, & 5.7 SQ.FT. IN AREA, WITH THE SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR, BARS, GRILLES OR

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6.1.2021 FOR PERMIT 3 6.16.2021 FOR PERMIT

> OIALTERATION 1 SOOK ROAD \bigcup ROAD FOR Glenbrook 1

Consultant:



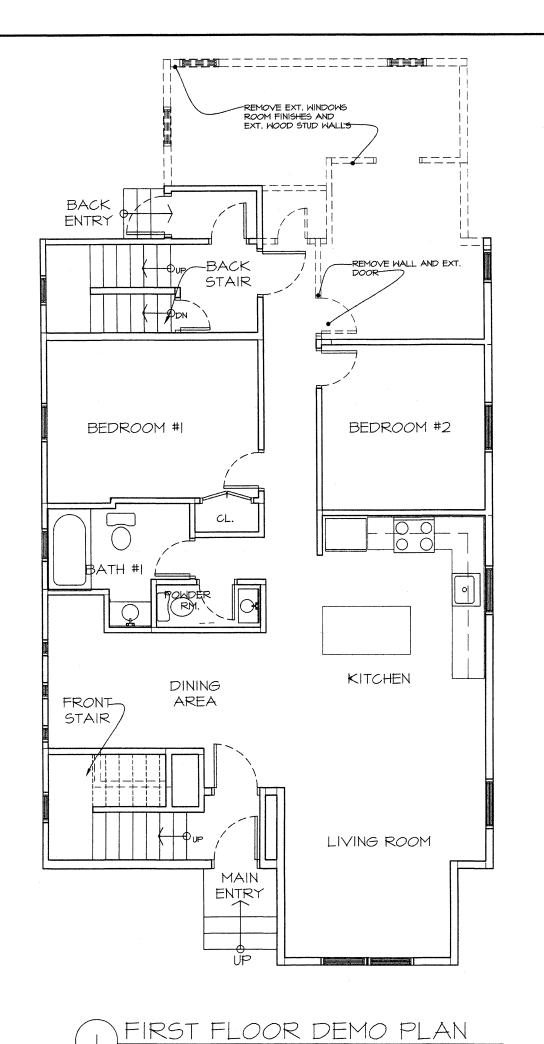
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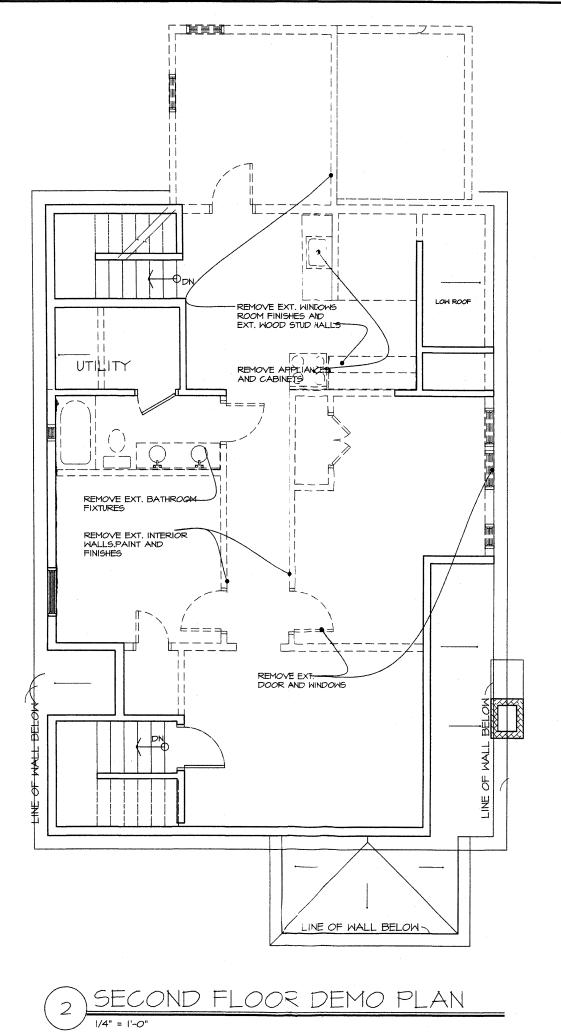
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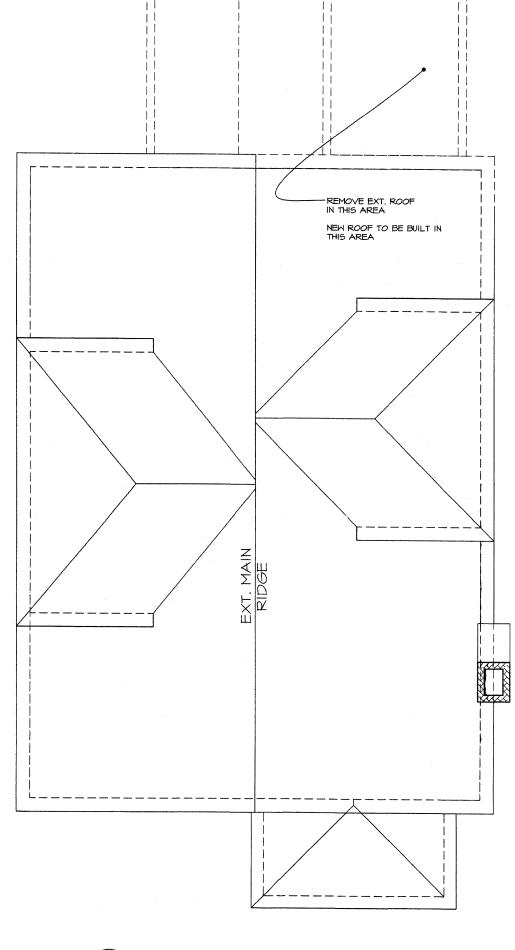
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GENERAL NOTES

SCALE AS NOTED DWG. NO







3 EXT. ROOF DEMO PLAN

DEMOLITION NOTES:

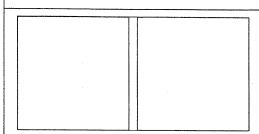
- 1. ALL WORK IN THIS SECTION SHALL BE ACCOMPLISHED IN STRICT CONFORMANCE TO THE APPLICABLE LOCAL, STATE, OSHA AND BASE BUILDING STANDARD CODES AND REQUIREMENTS.
- 2. REMOVAL OF MATERIALS AND EQUIPMENT ITEMS SHALL BE DONE WHEN SAFETY DISCONNECTED FROM OPERATING SERVICES BY CONTRACTOR SKILLED IN THIS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

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



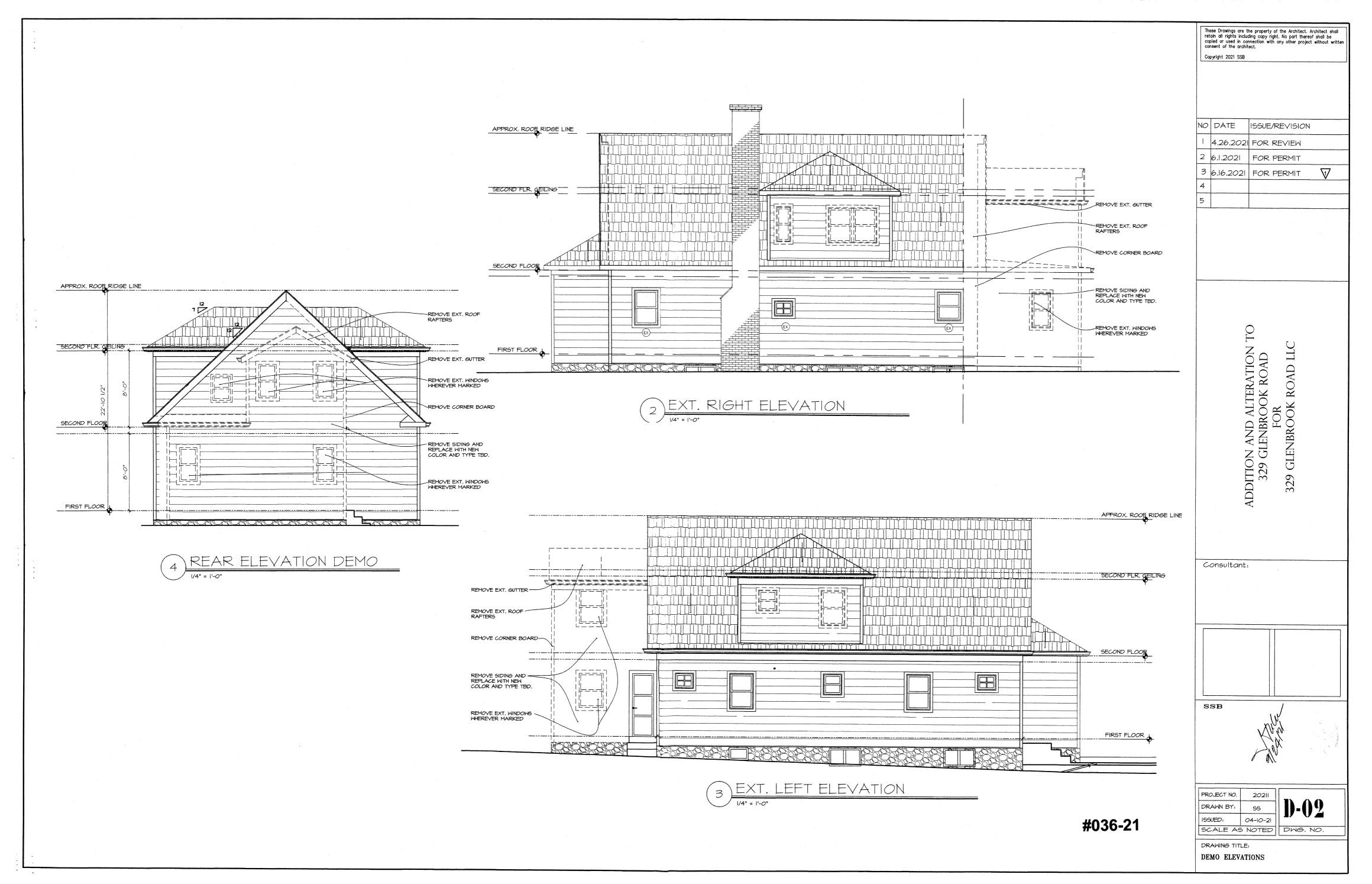


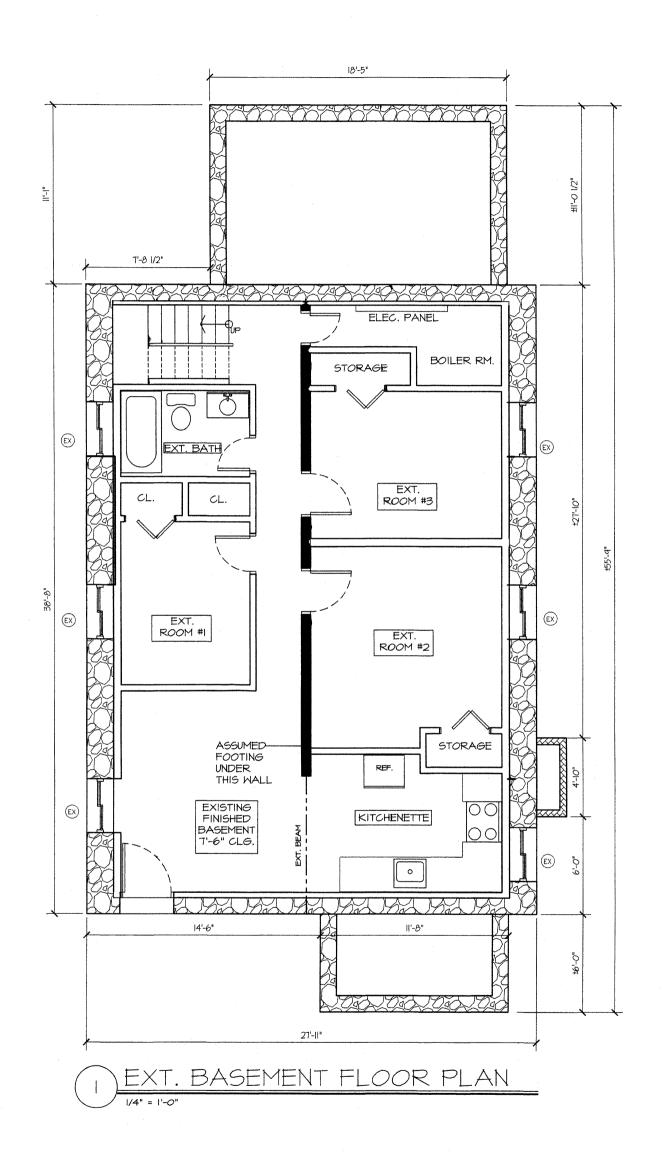
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ISSUED:	04-10-21	
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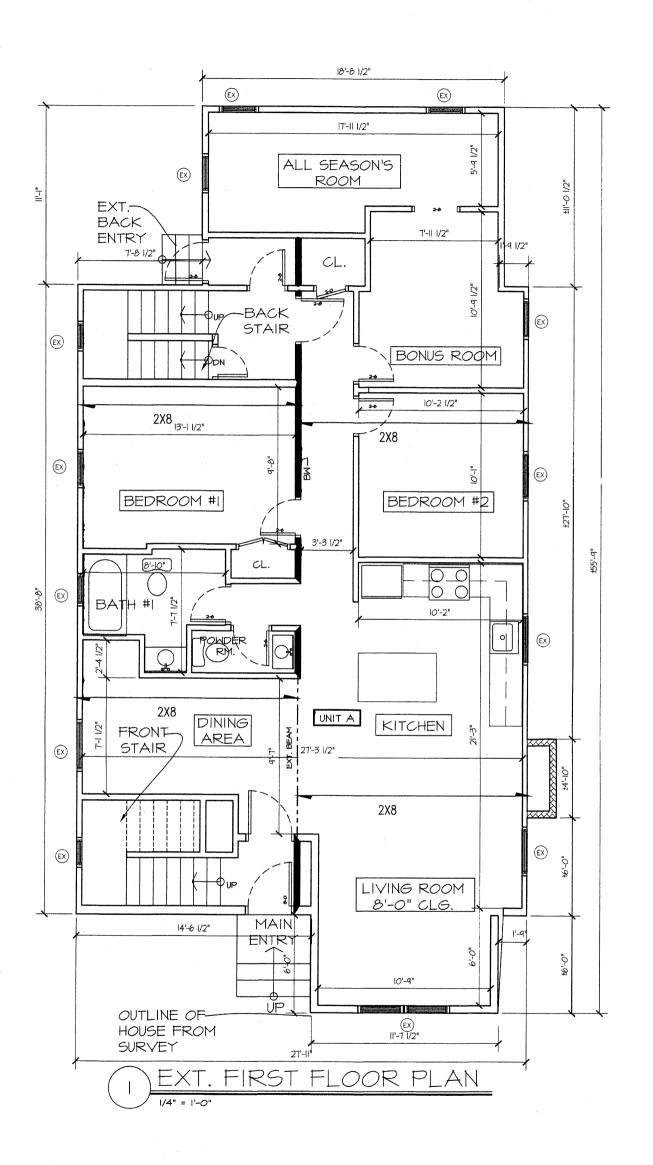
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Consultant:

DEMO PLANS: FIRST, SECOND, ROOF







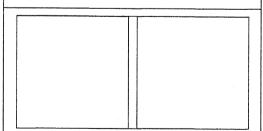
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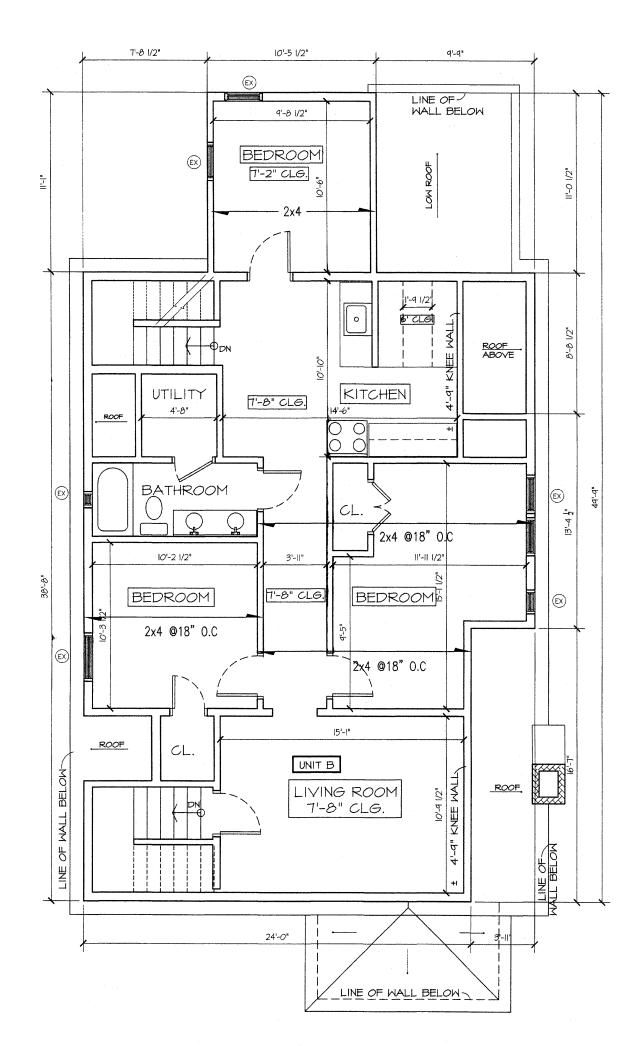
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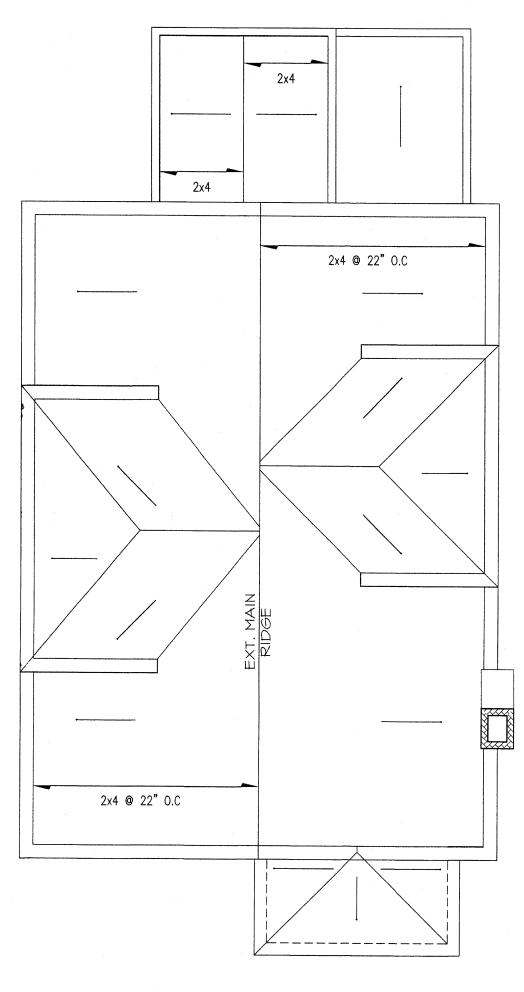
DRAWING TITLE:
EXISTING FLOOR PLANS:
BASEMENT, FIRST

#036-21



3 EXT. SECOND FLOOR PLAN

1/4" = 1'-0"



EXT. ROOF PLAN

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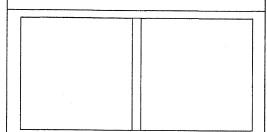
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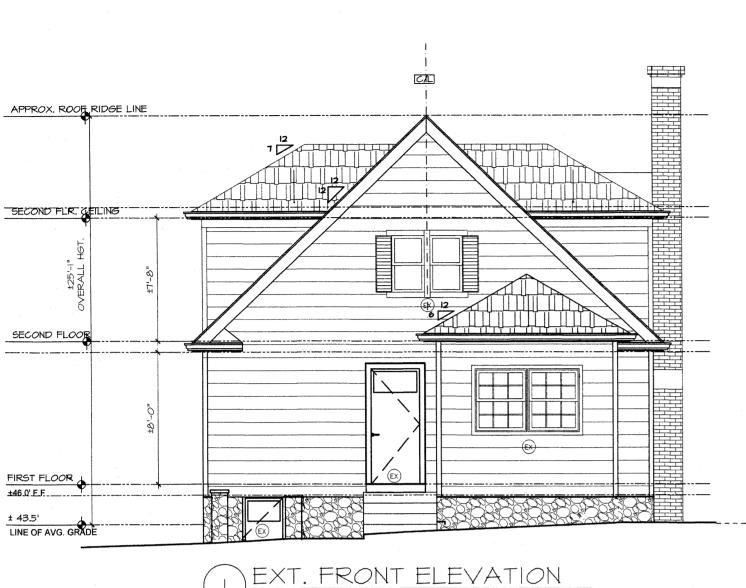
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SCALE AS NOTED

DRAWING TITLE:

EXISTING FLOOR PLANS:
SECOND, ROOF

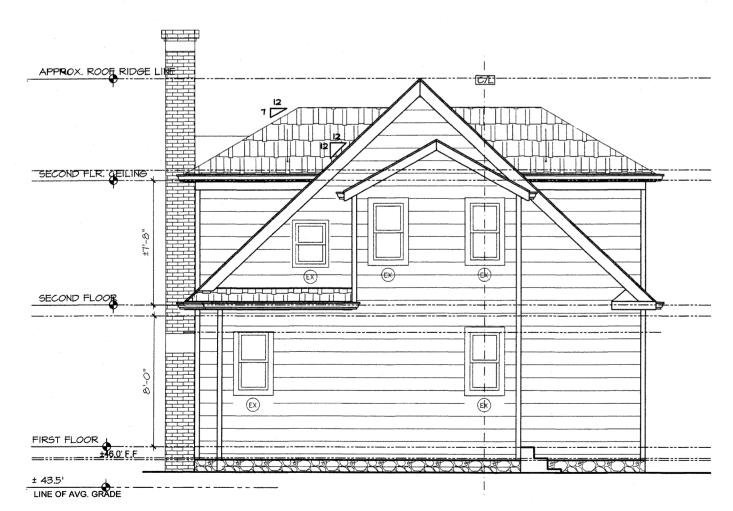
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EXT. FRONT ELEVATION

EXT. RIGHT ELEVATION



EXT. REAR ELEVATION



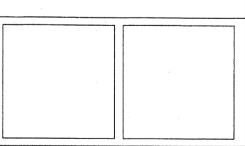
EXT. LEFT ELEVATION

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Consultant:





PROJECT NO. 20211 **EX-03** DRAWN BY: ISSUED: 04-10-21

SCALE AS NOTED DWG. NO. DRAWING TITLE:

EXISTING ELEVATIONS: FRONT, RIGHT, REAR AND LEFT