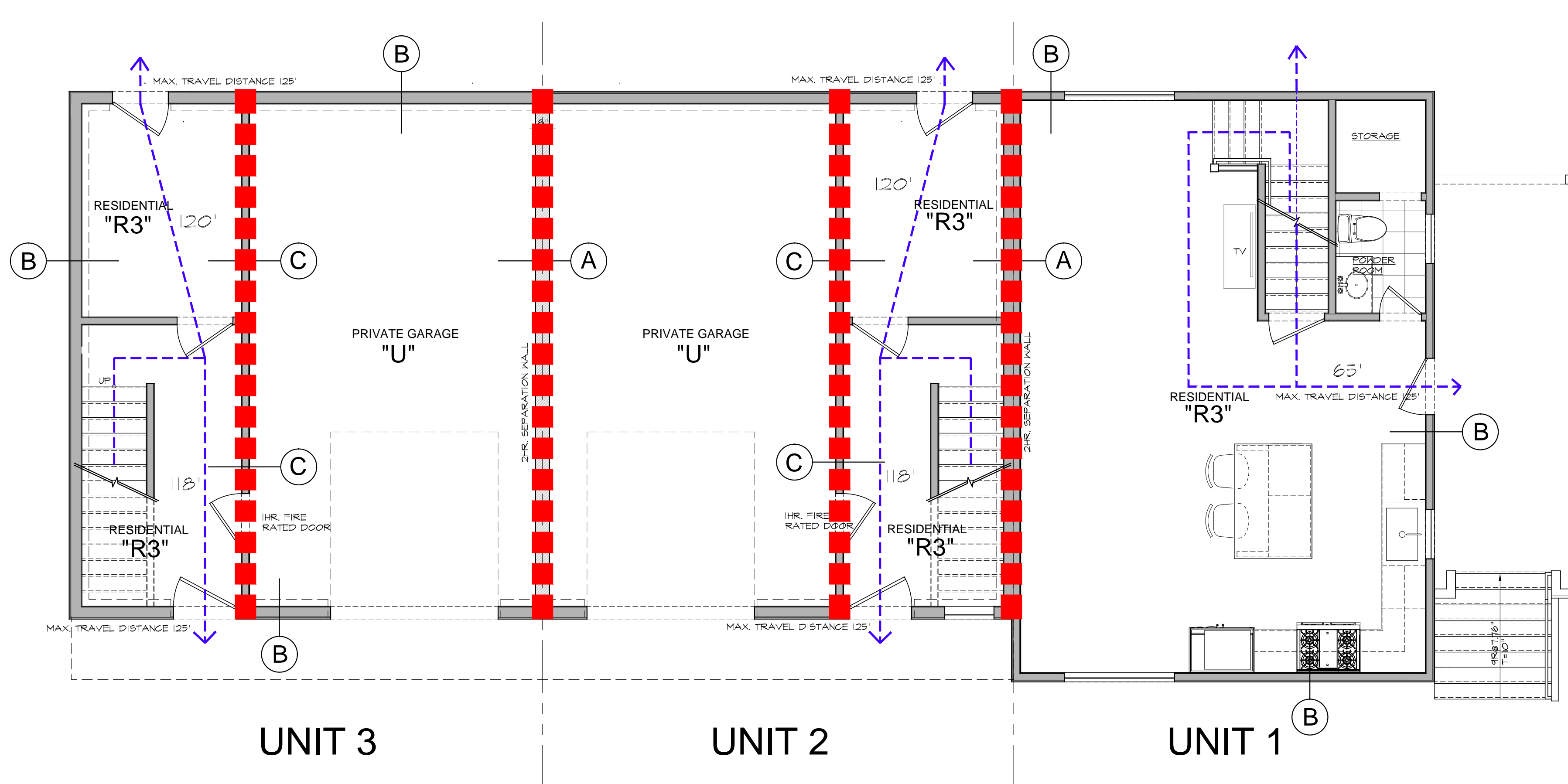
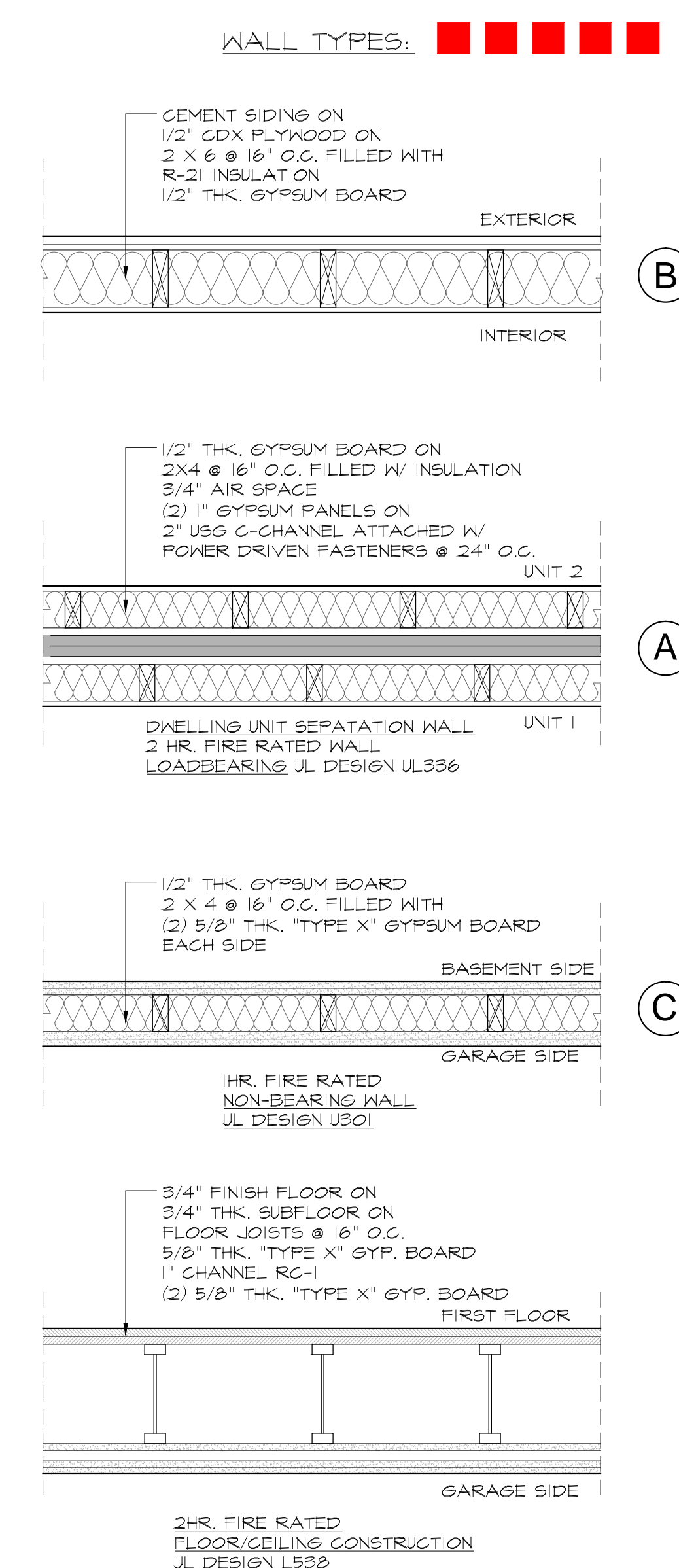


ZONING INFORMATION			ZONING DISTRICT "RM-F"	
REGULATION	REQUIRED	EXISTING	PROPOSED	HISTORIC DISTRICT BONUS
LOT AREA	5,000 SF	5,244 SF	NO CHANGE	NO CHANGE
STREET FRONTAGE	50 FT	45.67 FT	NO CHANGE	NO CHANGE
MAX. HEIGHT (STORIES)	4	1 1/2	4	5
MAX. HEIGHT (FEET)	40' MAX	17'-6" +/-	41'	50'
FRONT SETBACK	15/40' MIN	7.7"	NO CHANGE	11.25/30'
REAR SETBACK	30' MIN	57'	25.87'	22.5'
SIDE SETBACK	8/18' MIN	4.5/20.8'	5/21.3'	4/9'
BUILDING COVERAGE	30% OF LOT AREA 30% X 5244 = 1573 SF	1384 SF	700+630+630 = 1960 SF 1960/5244 = 37.4%	1573 + 25% = 1966 SF 1960/5244 = 37.5%
EXIST. BUILDING "UNIT 1" TOWNHOUSE "UNIT 2" TOWNHOUSE "UNIT 3"		1092 SF 0 SF 0 SF	700 SF 630 SF 630 SF	TOTAL 1960 SF MAX. 1966 SF > 1960 SF
PARKING SPACES	3	1	3	n/a

BUILDING AND FIRE INFORMATION		
APPLICABLE CODES:	2015 INTERNATIONAL BUILDING CODE 2018 CONNECTICUT STATE CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE 2015 INTERNATIONAL MECHANICAL CODE 2015 INTERNATIONAL PLUMBING CODE	
OCCUPANCY CLASSIFICATION:	R-3 TOWNHOUSE, 4 STORIES AND LESS THAN 60 FT IN HEIGHT UNIT No.1 TOTAL FLOOR AREA 700 SF UNIT No.2 TOTAL FLOOR AREA 630 SF UNIT No.3 TOTAL FLOOR AREA 630 SF	
U - PRIVATE GARAGE AT GRADE LEVEL		
CONSTRUCTION CLASSIFICATION (TABLE 601, 602):	5B DWELLING UNITS (R-3) 5B PRIVATE GARAGES (U) PRIMARY STRUCTURE FRAME O.H.R. BEARING WALLS EXTERIOR/INTERIOR O.H.R./H.R. NON BEARING WALLS AND PARTITIONS O.H.R. FLOOR CONSTRUCTION O.H.R. ROOF CONSTRUCTION O.H.R.	
FIRE RESISTANCE RATINGS BASED ON FIRE SEPARATION FOR BUILDINGS NOT EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM (TABLE 508.4):		
EXTERIOR WALL, FIRE SEPARATION DISTANCE 5'-0" < X < 10'	O.H.R.	
SEPARATION WALL BETWEEN UNITS "R-3" AND "R-3"	2HR. UL DESIGN 336	
SEPARATION WALL BETWEEN GARAGE "U" AND "R-3"	2HR. UL DESIGN 301	
CEILING ASSEMBLY BETWEEN GARAGE "U" AND "R-3"	2HR. UL DESIGN 538	
OCCUPANT LOAD AND MEANS OF EGRESS:	ALLOWED: PROPOSED:	
TABLES 1004.1.2, 1003.1, 1015.3.2		
OCCUPANT LOAD (200 SF. GROSS)	200/2520 = 12	3
EGRESS WIDTH PER OCCUPANT:	0.3 / 0.2	36"
MAX. TRAVEL DISTANCE	125 FT.	120 FT.
NUMBER OF EXITS	2	2
MIN. EGRESS DOOR CLEAR WIDTH	32"	34"
MIN. EGRESS DOOR CLEAR HEIGHT	80"	80"
EGRESS WINDOW CLEAR OPENING	5.75F	5.75F
EGRESS WINDOW MIN. DIM.	20"W X 24"H	
EGRESS WINDOW MAX. DIM. FROM FLOOR	44"	LESS
SAFETY GLASS PER 2015 IBC, 2403 AND 2406		



RECONSTRUCTION OF EXISTING DWELLING "UNIT 1" AND PROPOSED TWO TOWNHOUSES "UNIT 2 and 3" FOR: DARIUSZ LESNIEWSKI

16 REMINGTON ST. STAMFORD CT 06902

Revision:	Date:

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Dwg. Name: GENERAL NOTES CODE NOTES

Date:	1/25/2023	Sheet: G1.0
Scale:	AS NOTED	



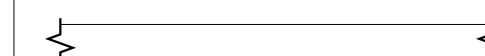
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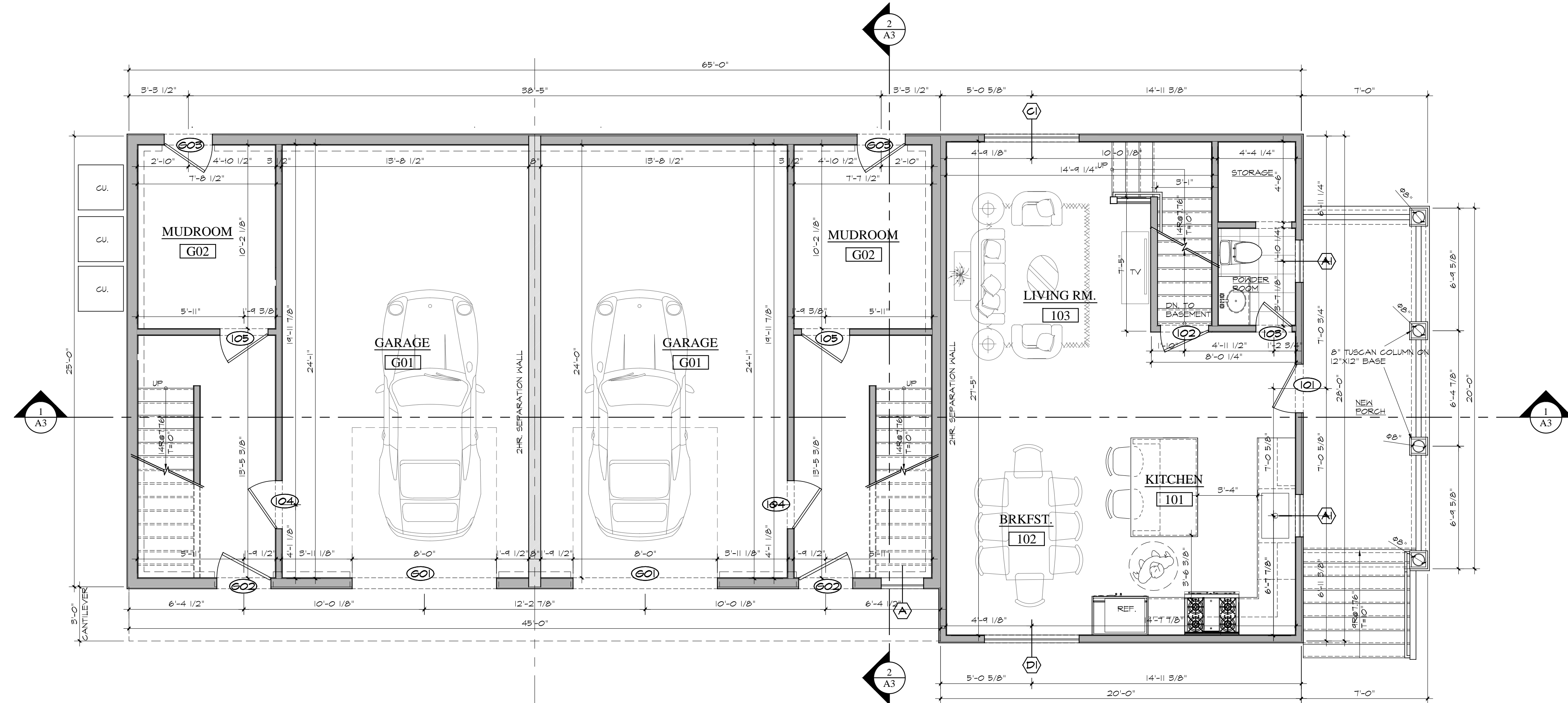
EXISTING CONDITIONS

ALL EXISTING CONDITIONS INDICATED ON THESE DRAWINGS, INCLUDING BUT NOT LIMITED TO SIZES AND LOCATIONS OF FOOTINGS, BEAMS, HEADERS, RAFTERS, JOISTS, TRUSSES, ETC. ARE BASED UPON INFORMATION PROVIDED BY THE CONTRACTOR AND/OR PROPERTY OWNER OR NONDESTRUCTIVE FIELD SURVEY. THESE EXISTING CONDITIONS **MUST BE VERIFIED!**

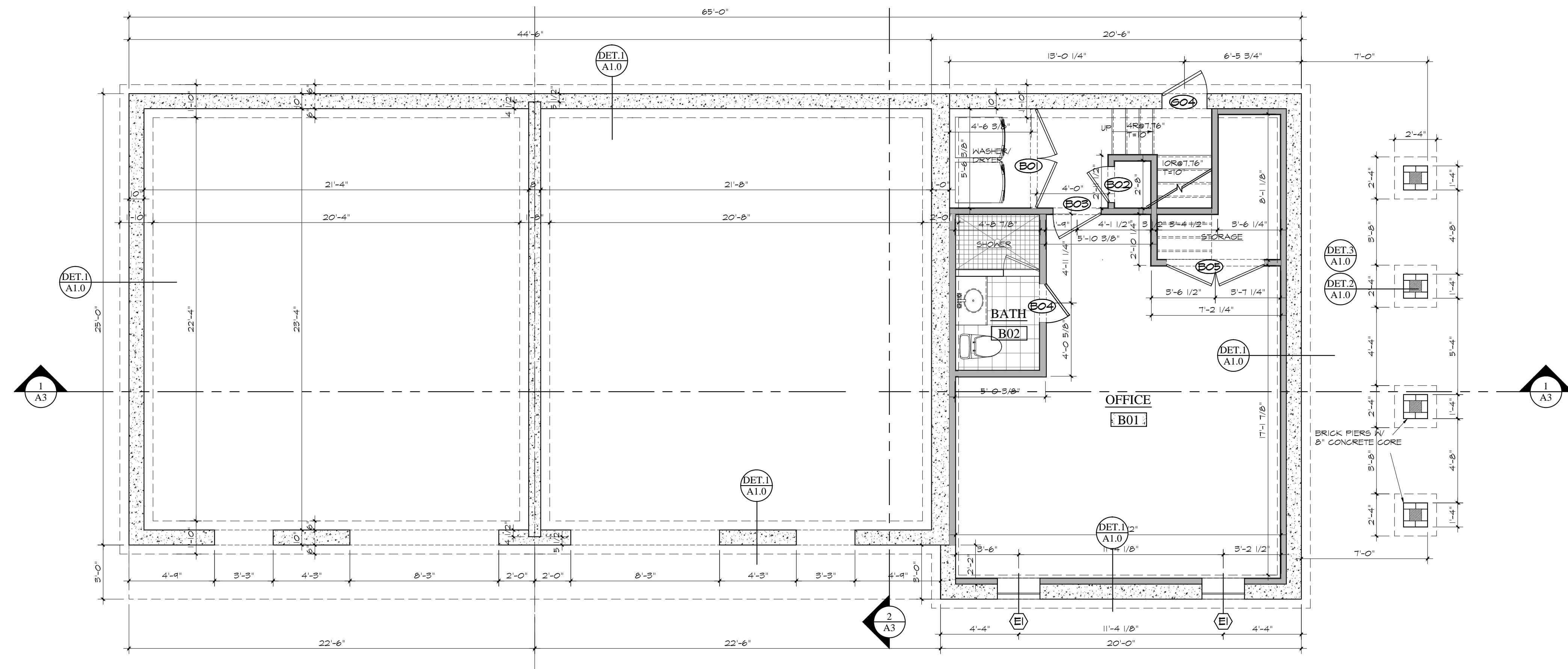
DURING CONSTRUCTION, SHOULD ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THESE DRAWINGS BE DISCOVERED, IT IS THE CONTRACTOR'S AND/OR OWNER'S RESPONSIBILITY TO IMMEDIATELY NOTIFY OWNER, DESIGNER OR ARCHITECT.

SYMBOLS LEGEND

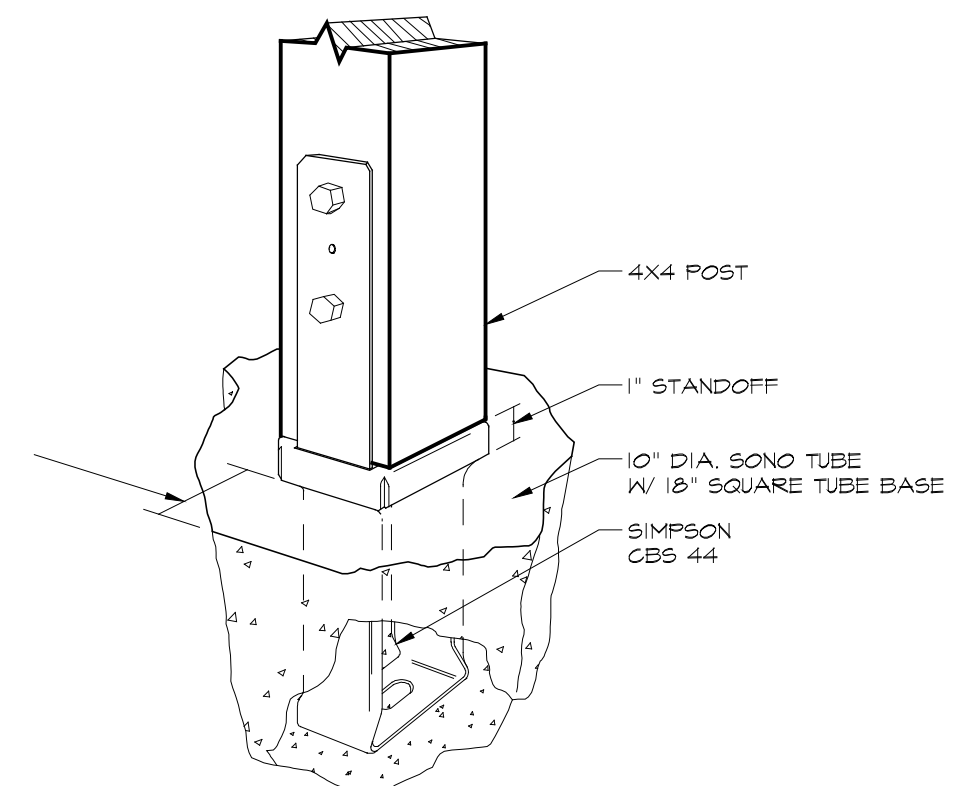
-  NEW PARTITION
-  (EX) TO BE REMOVED
-  (EX) TO REMAIN



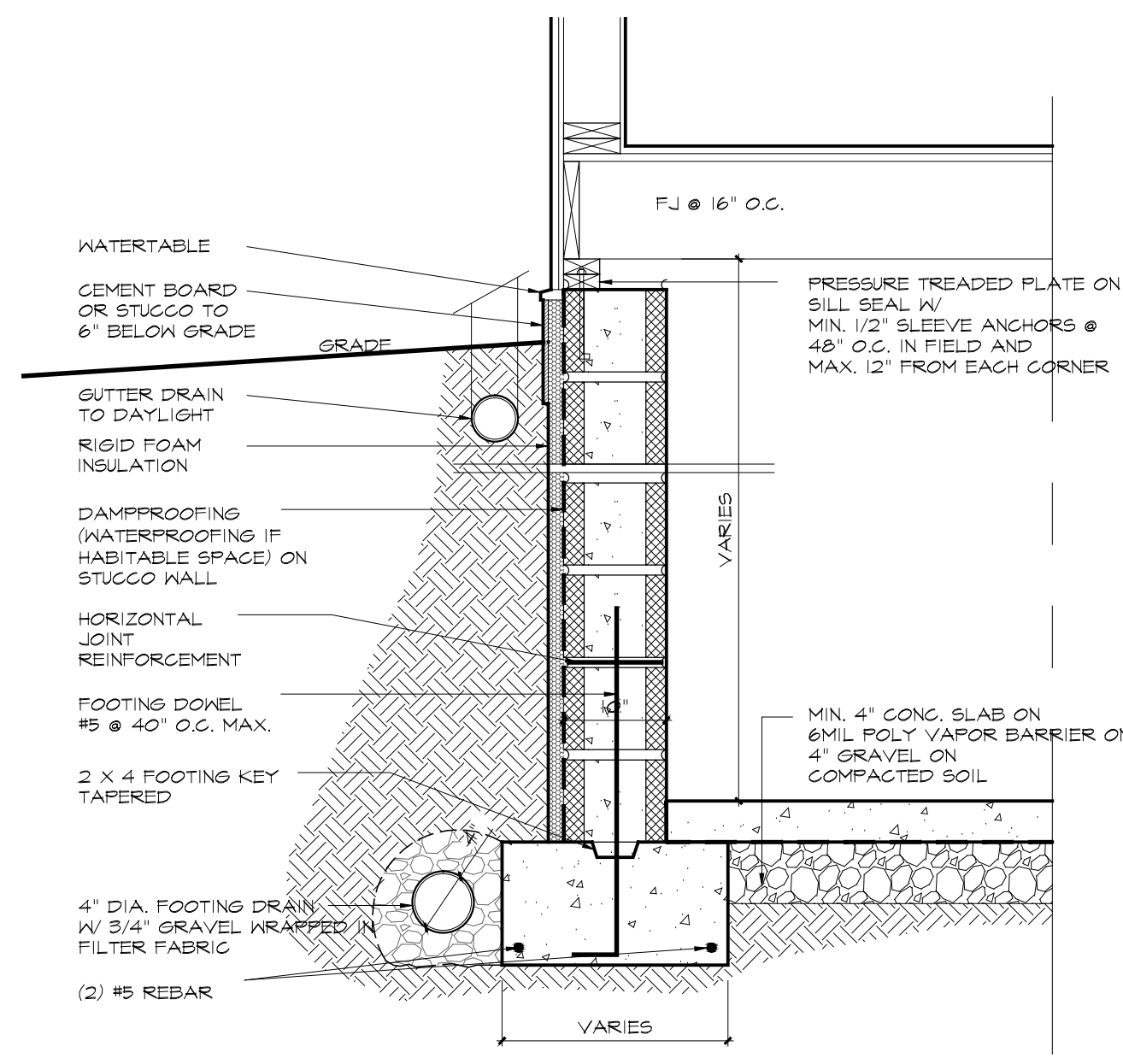
2 LOWER LEVEL / FIRST FLOOR PLAN
 A1.0 SCALE: 1/4"=1'-0"



1 FOUNDATION PLAN
 A1.0 SCALE: 1/4"=1'-0"



DET.2 POST @ SONOTUBE
 A1 NO SCALE



DET.1 FOUNDATION WALL TYPICAL
 A1 SCALE: 3/4"=1'-0"

Revision:	Date:
REVISIONS PER HPAC MEETING	3/14/2023

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Dwg. Name:
FLOOR PLANS



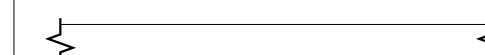
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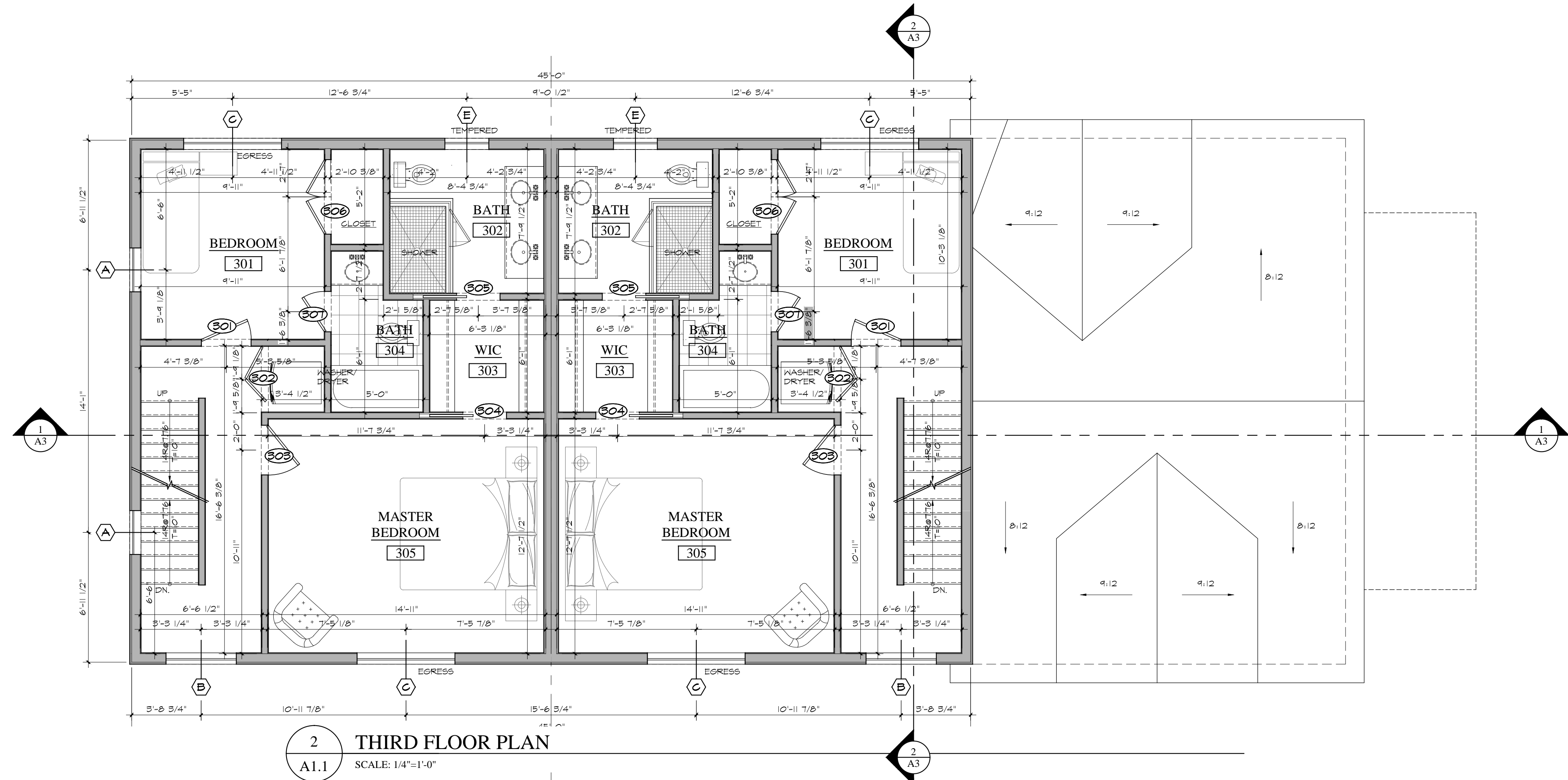
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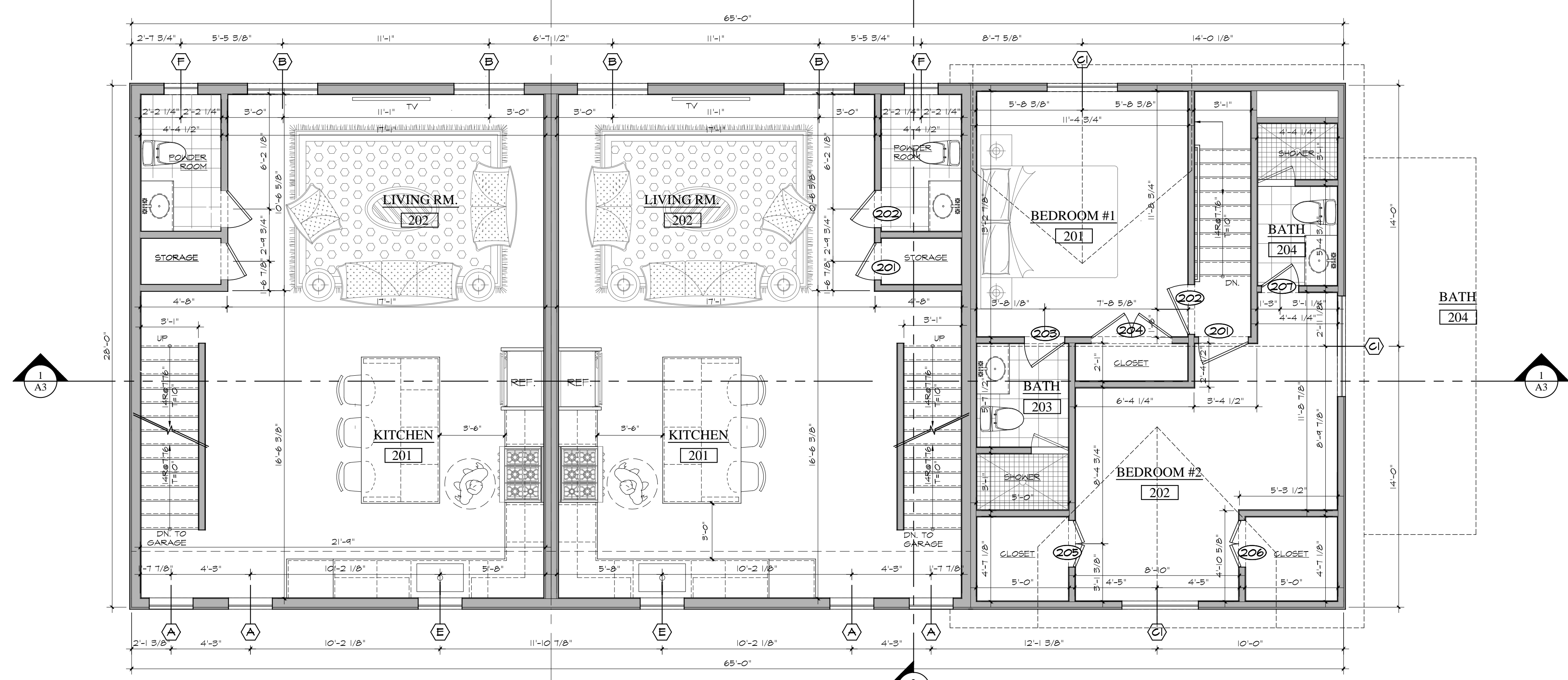
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SYMBOLS LEGEND

-  NEW PARTITION
-  (EX) TO BE REMOVED
-  (EX) TO REMAIN



2 THIRD FLOOR PLAN
 A1.1 SCALE: 1/4"=1'-0"



1 SECOND FLOOR PLAN
 A1.1 SCALE: 1/4"=1'-0"

Revision:	Date:
REVISIONS PER HPAC MEETING	3/14/2023

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Dwg. Name:
FLOOR PLANS

Date:	1/25/2023	A1.1
Scale:	AS NOTED	



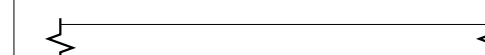
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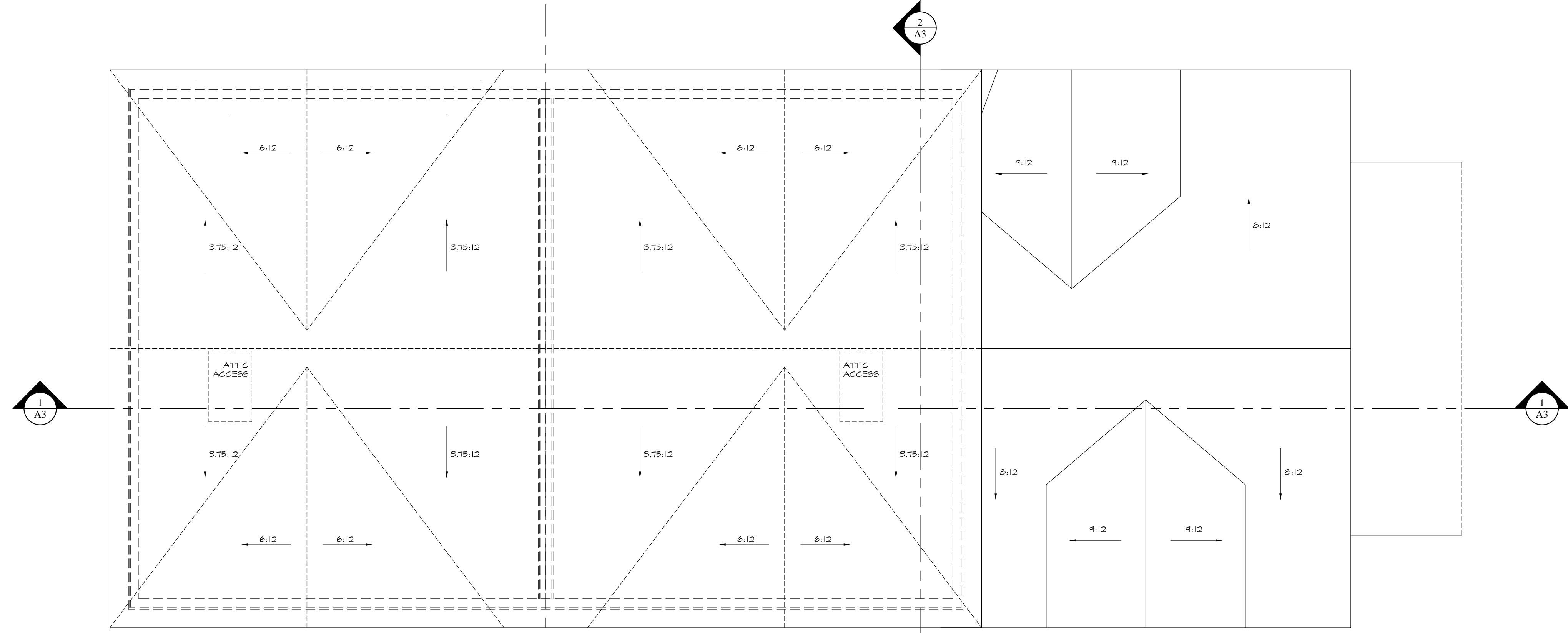
EXISTING CONDITIONS

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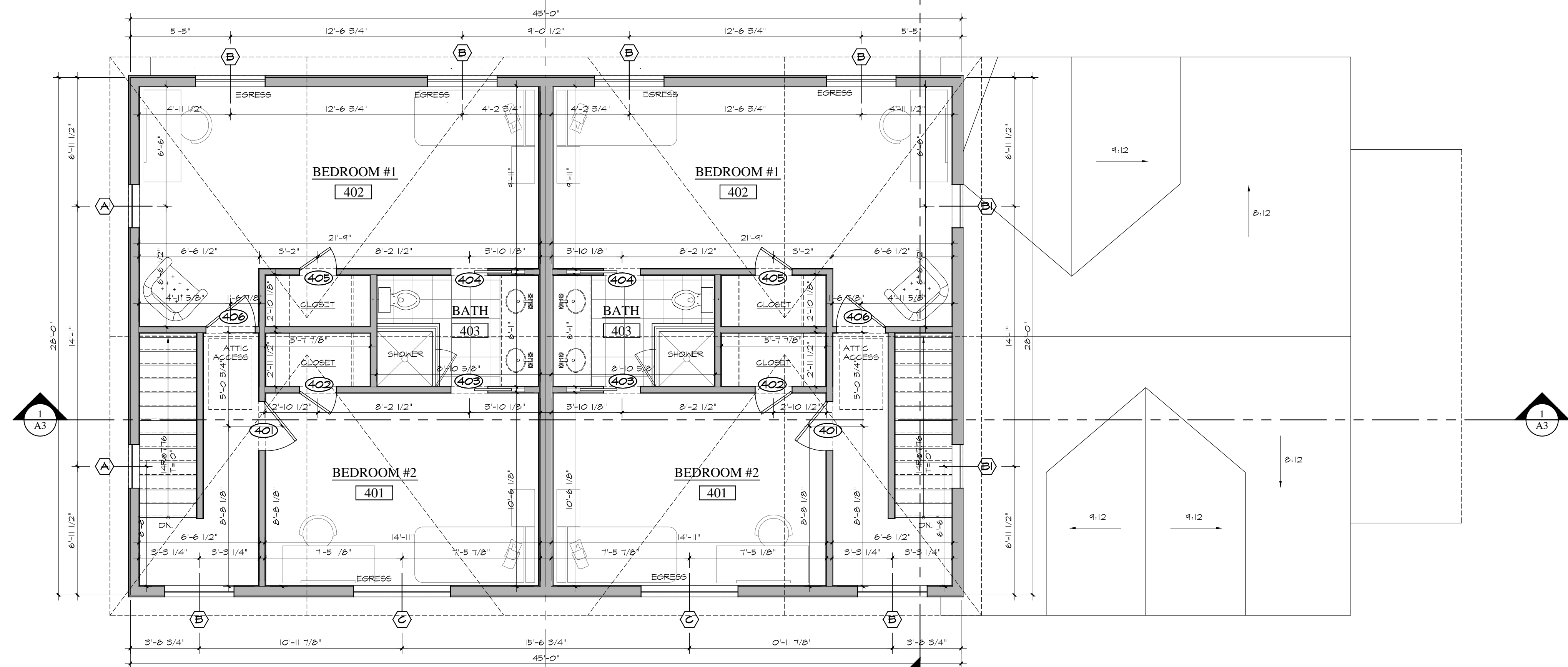
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SYMBOLS LEGEND

-  NEW PARTITION
-  (EX) TO BE REMOVED
-  (EX) TO REMAIN



2 ROOF / ATTIC PLAN
 A1.2 SCALE: 1/4"=1'-0"



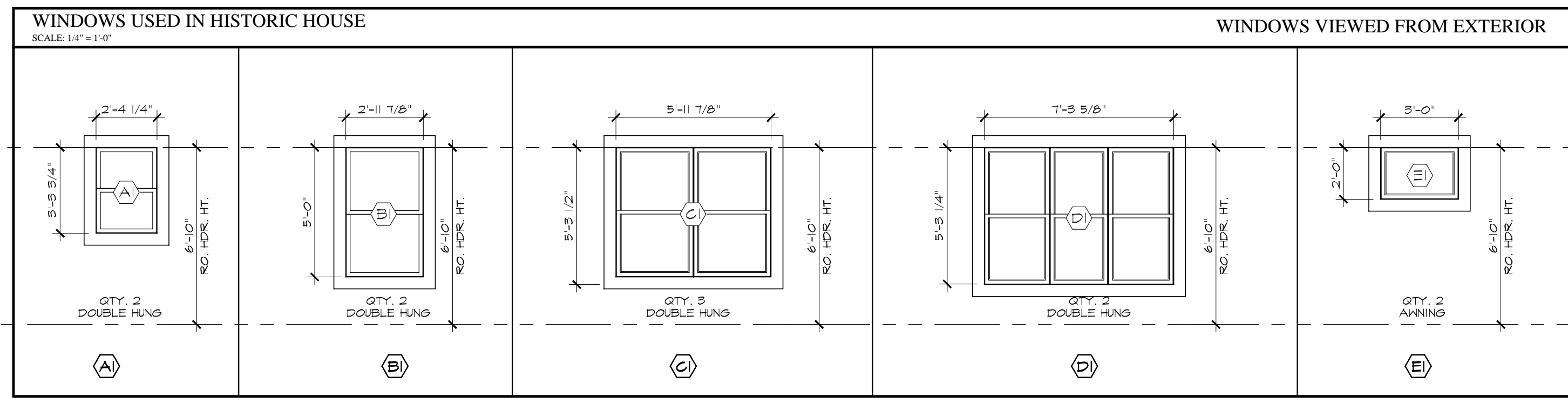
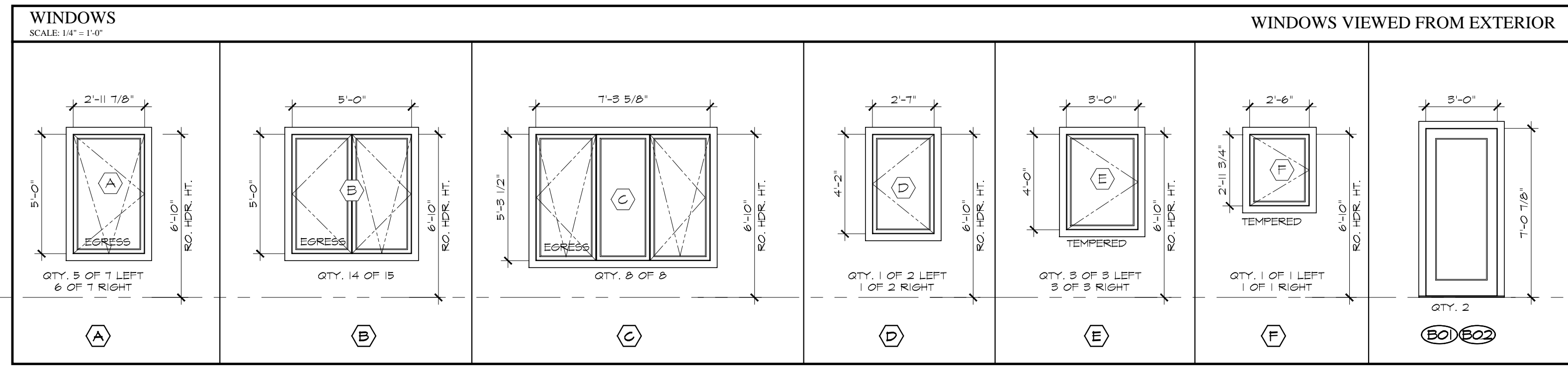
1 FORTH FLOOR PLAN
 A1.2 SCALE: 1/4"=1'-0"

Revision:	Date:
REVISIONS PER HPAC MEETING	3/14/2023

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Dwg. Name:
FLOOR PLANS

Date:	1/25/2023	A1.2
Scale:	AS NOTED	



2 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



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

- General Notes:
- ELEVATION / SECTION NOTES**
 (NOTES SHALL BE CONSIDERED TYPICAL FOR ITEMS IDENTIFIED AND SHALL APPLY AT ALL SAME AND SIMILAR CONDITIONS. ALL LOCATIONS MAY NOT BE NOTES.)
- 30 YEAR ARCH. ASPHALT SHINGLE
 - CEMENT SIDING, HARDIE ARCTIC WHITE
 - 5/4" X 4 WINDOW CASING
 - 5/4 X 6 CORNER BOARD
 - 1-1/4" AZEK SILL TAPERED
 - 1 X 8 FASCIA BOARD
 - VERTICAL SIDING TBD.Q
 - 1/2" SOFFIT W/ COR-A-VENT
- HISTORIC BUILDING NOTES**
 (NOTES SHALL BE CONSIDERED TYPICAL FOR ITEMS IDENTIFIED AND SHALL APPLY AT ALL SAME AND SIMILAR CONDITIONS. ALL LOCATIONS MAY NOT BE NOTES.)
- 30 YEAR ARCH. ASPHALT SHINGLE
 - CEMENT SIDING, HARDIE ARCTIC WHITE
 - 5/4" X 6 WINDOW CASING, WHITE
 - 5/4 X 6 CORNER BOARD, WHITE
 - 1 X 8 FASCIA BOARD
 - 5/4" X 6 FREEZE BOARD
 - 1/2" SOFFIT W/ COR-A-VENT
 - 12X12 POST BASE, PAINTED
 - BRICK PIER
 - CEDAR RAILING, 1" BALUSTERS PAINTED
 - 8" TUSCAN COLUMN, PAINTED
 - MAILBOXES

Revision:	Date:
REVISIONS PER HPAC MEETING	3/14/2023

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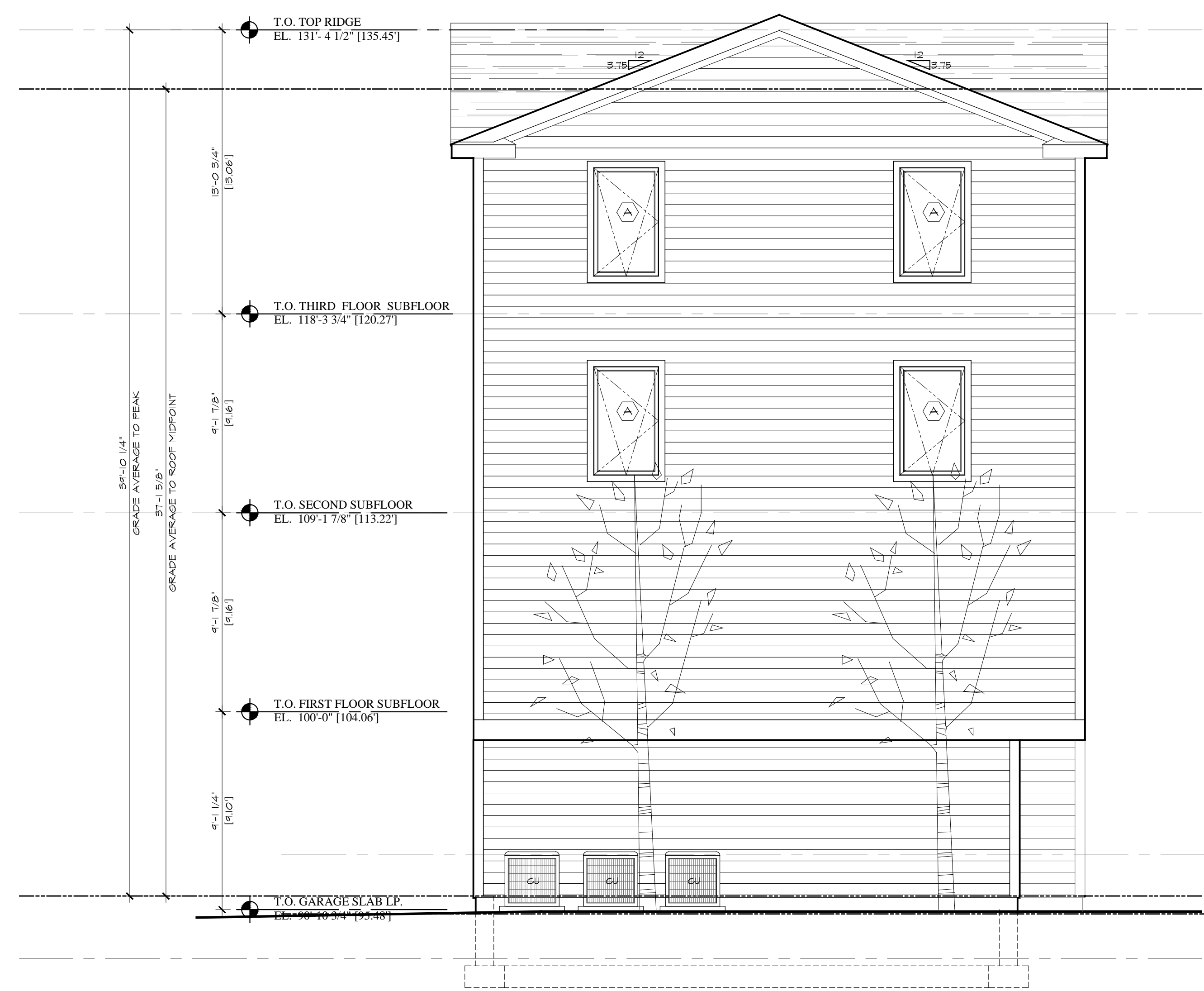
Dwg. Name:
ELEVATIONS WINDOWS SCHEDULE

Date:	1/25/2023	A2.0
Scale:	as shown	

General Notes:
ELEVATION / SECTION NOTES
(NOTES SHALL BE CONSIDERED TYPICAL FOR ITEMS IDENTIFIED AND SHALL APPLY AT ALL SAME AND SIMILAR CONDITIONS. ALL LOCATIONS MAY NOT BE NOTES.)

1. 30 YEAR ARCH. ASPHALT SHINGLE
2. CEMENT SIDING, HARDIE ARCTIC WHITE
3. 5/4" X 4 WINDOW CASING
4. 5/4 X 6 CORNER BOARD
5. 1-1/4" AZEK SILL TAPERED
6. 1 X 8 FASCIA BOARD
7. VERTICAL SIDING TBD.Q
8. 1/2" SOFFIT W/ COR-A-VENT

- HISTORIC BUILDING NOTES**
(NOTES SHALL BE CONSIDERED TYPICAL FOR ITEMS IDENTIFIED AND SHALL APPLY AT ALL SAME AND SIMILAR CONDITIONS. ALL LOCATIONS MAY NOT BE NOTES.)
- A. 30 YEAR ARCH. ASPHALT SHINGLE
 - B. CEMENT SIDING, HARDIE ARCTIC WHITE
 - C. 5/4" X 6 WINDOW CASING, WHITE
 - D. 5/4 X 6 CORNER BOARD, WHITE
 - E. 1 X 8 FASCIA BOARD
 - F. 5/4" X 6 FREEZE BOARD
 - G. 1/2" SOFFIT W/ COR-A-VENT
 - H. 12X12 POST BASE, PAINTED
 - I. BRICK PIER
 - J. CEDAR RAILING, 1" BALUSTERS PAINTED
 - K. 8" TUSCAN COLUMN, PAINTED
 - L. MAILBOXES



2 REAR ELEVATION
 A2.1 SCALE: 1/4"=1'-0"



1 RIGHT ELEVATION
 A2.1 SCALE: 1/4"=1'-0"



Revision:	Date:
REVISIONS PER HPAC MEETING	3/14/2023

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Dwg. Name:
ELEVATIONS

Date:	1/25/2023	A2.1
Scale:	as shown	

General Notes:

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ROOF SHEATHING
 UNLESS OTHERWISE NOTED, ALL ROOF SHEATHING SHALL BE 15/32" (32/16) CDX PLYWOOD, NAILED WITH 10d COMMON NAILS AT 6" O.C. BOUNDARY, 6" O.C. ALL OTHER EDGES AND 12" O.C. FIELD.

FLOOR SHEATHING
 UNLESS OTHERWISE NOTED, ALL FLOOR SHEATHING SHALL BE 23/32" (45/24) T&G UNDERLAYMENT OR OSB, ATTACHED TO JOISTS WITH #10 SCREWS AT 8" & 10" O.C. ALL FLOOR ADHESIVE SHALL BE MANUFACTURED BY "TOPS-PRO" OR "JAWS", NO SUBSTITUTE. INSTALL FLOOR SHEATHING SCREWS NO MORE THAN ONE HOUR AFTER APPLICATION OF THE ADHESIVE. UPON COMPLETION OF FLOOR FRAMING, INSTALL SCREWS THROUGH THE "DIAMOND HOLE" ON THE BOTTOM OF EACH IT JOIST HANGER. INSTALL 6 SCREWS AT 6" ON CENTER THROUGH THE BOTTOM OF THE SHEATHING INTO THE BOTTOM PLATE AT EACH END OF ALL NONBEARING WALLS.

TJI INSTALLATION AND NAILING REQUIREMENTS

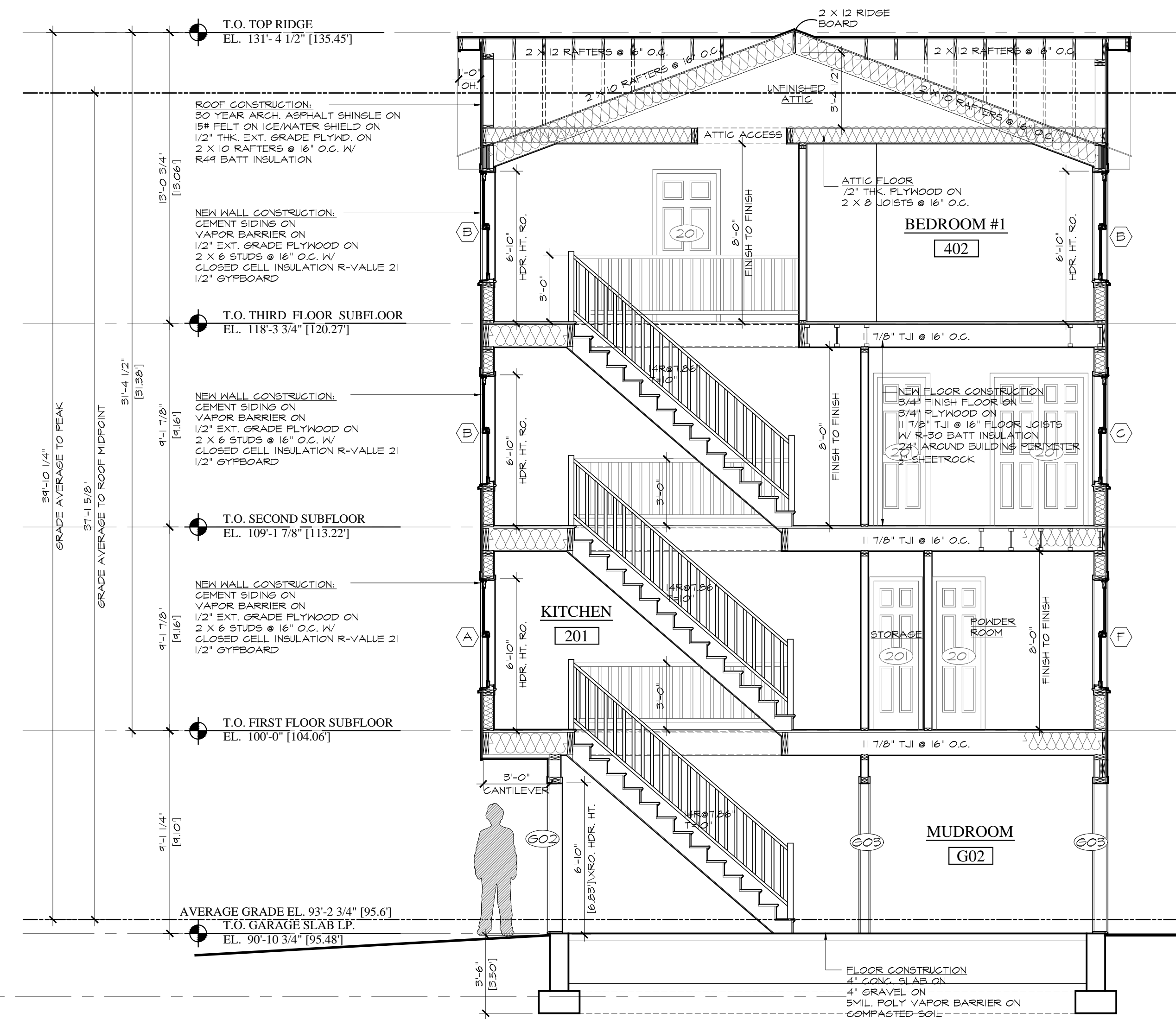
WARNING
 Joists are unstable until braced laterally.

Bracing Includes:
 • Blocking • Shoring
 • Hangers • Rim Board
 • Stud Lines • Rein Joist

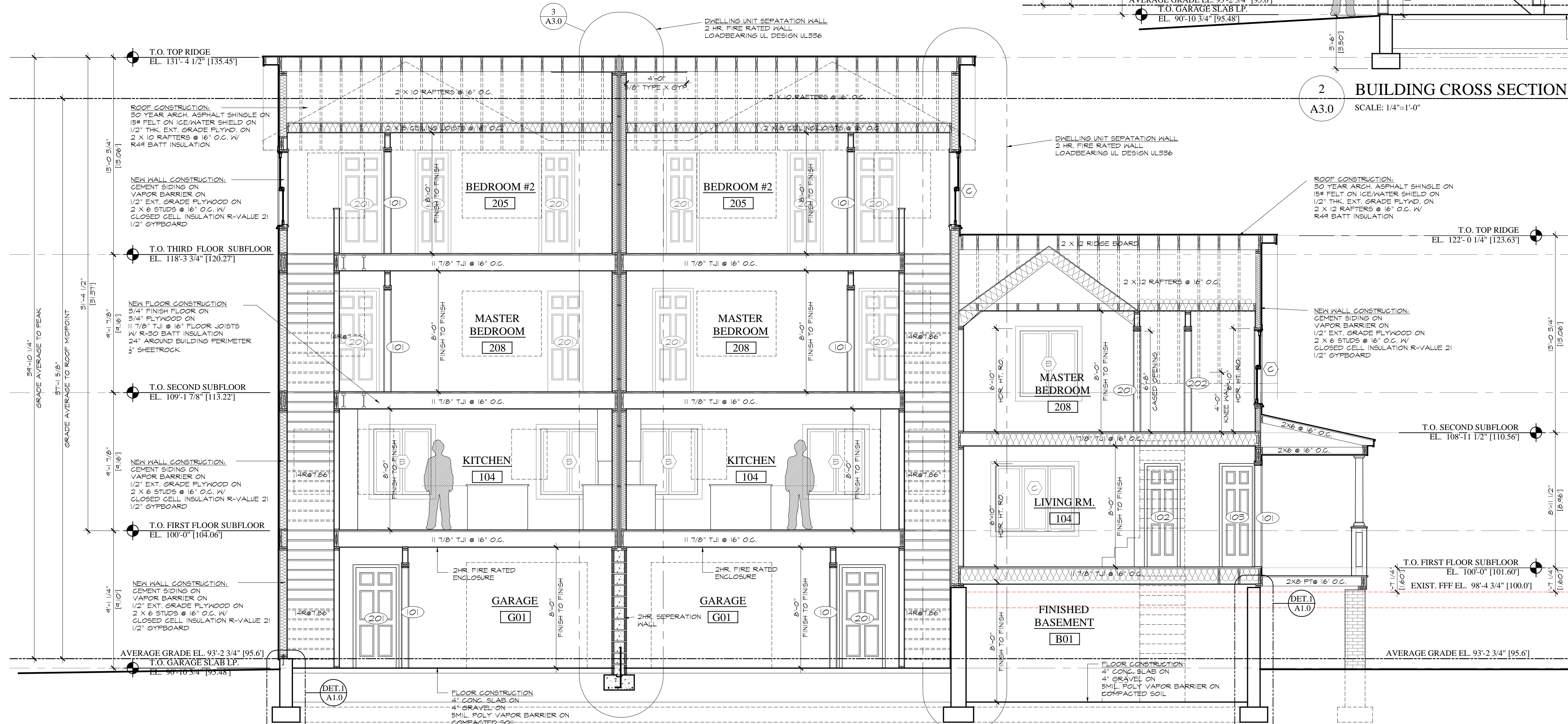
DO NOT allow workers to walk on joists until braced. DO NOT stack building materials on unbraced joists.

WARNING NOTES:
 Lack of proper bracing during construction can result in serious accidents. Under normal conditions if the following guidelines are observed, accidents will be avoided.
 1. Install all blocking, hangers, rim boards and rim joists at TJI joist end supports.
 2. Establish a permanent deck (sheathing), nailed to the first 4 feet of joists at the end of the bay or braced end wall.
 3. Safety strut lines of 1/4" (minimum) must be nailed to a braced end wall or sheathed area.
 4. Sheathing must be properly nailed to each TJI joist before additional loads can be placed on the system.
 5. Ends of cantilevers require stud lines on both the top and bottom flanges.
 6. TJI joist flanges must remain straight within a tolerance of 1/8" from true alignment.

TJI NAILING REQUIREMENTS
 TJI joists at bearings: Two 8d (2 1/2") box nails (1 each side), 1 1/2" minimum from end.
 Blocking panels, rim joist or rim board to bearing plate:
 TJI blocking panels or rim joist: 10d (3") box nails at 6" o.c.
 Trus Joist rim board: Toenail with 10d (3") box nails at 6" o.c. or 16d (3 1/2") box nails at 12" o.c.
 Shear transfer: Connections equivalent to decking nail schedule.
 Rim board, rim joist or closure to TJI joist:
 1 1/2" width or less: Two 10d (3") box nails, one each at top and bottom flange.
 TJI Pro™ 130, 350, 100C & 300C rim joist: Two 16d (3 1/2") box nails, one each at top and bottom flange.
 TJI Pro™ 550 & 400C rim joist: Toenail joist to rim joist with one 10d (3") box nail each side of joist top flange.
 2x4 minimum squash blocks: Two 10d (3") box nails, one each at top and bottom flange.



2 BUILDING CROSS SECTION
 SCALE: 1/4"=1'-0"



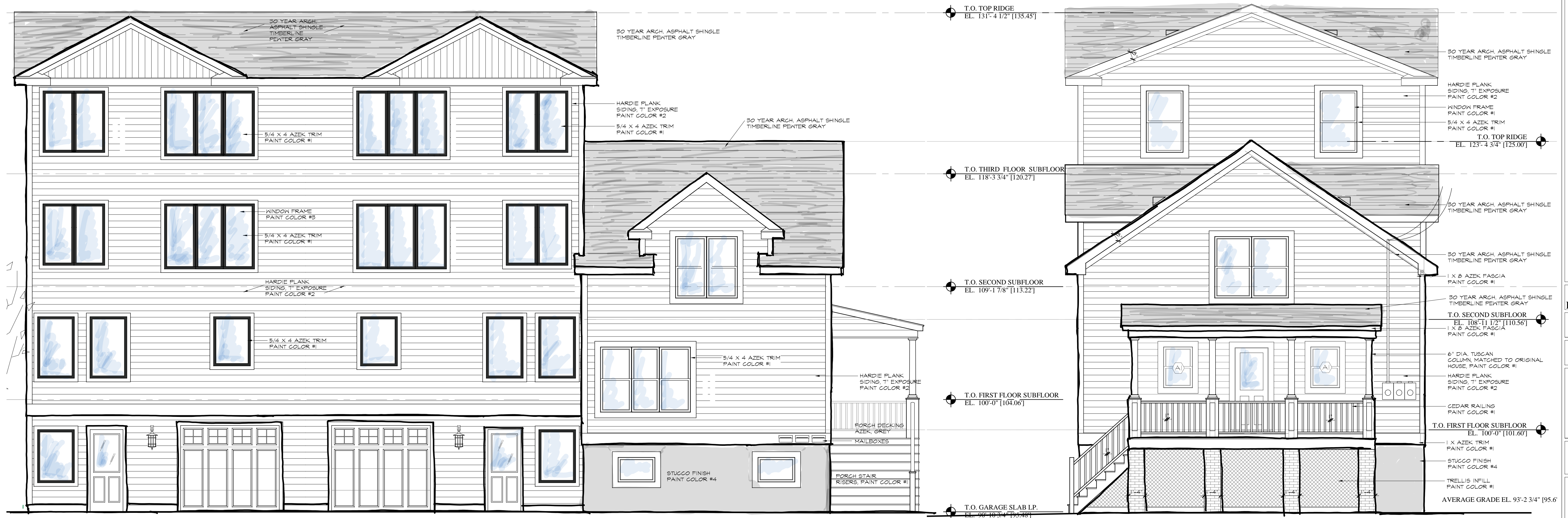
1 BUILDING SECTION
 SCALE: 1/4"=1'-0"

Revision:	Date:
REVISIONS PER HPAC MEETING	3/14/2023

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Draw. Name:
BUILDING SECTION

	PAINT COLOR #1 USED AT HISTORIC HOUSE AND NEW TOWNHOUSES EXTERIOR PAINT, LOW LUSTER DECORATORS WHITE OC-149 BY BENJAMIN MOORE
	PAINT COLOR #2 USED AT HISTORIC HOUSE AND NEW TOWNHOUSES HARDIE PLANK, SMOOTH FINISH FACTORY PAINTED 'ARCTIC WHITE'
	PAINT COLOR #3 USED AT HISTORIC HOUSE AND NEW TOWNHOUSES EXTERIOR WINDOW FRAME FACTORY APPLIED 'ANTHRACITE GRAY'
	PAINT COLOR #4 USED AT HISTORIC HOUSE AND NEW TOWNHOUSES EXTERIOR PAINT, LOW LUSTER GOVENTRY GRAY HC-164 BY BENJAMIN MOORE



1 ELEVATION facing GARAGES
A4.0 SCALE: 1/4"=1'-0"

1 FRONT ELEVATION
A4.0 SCALE: 1/4"=1'-0"

Revised:	Date:
REVISIONS PER HPAC MEETING	3/14/2023

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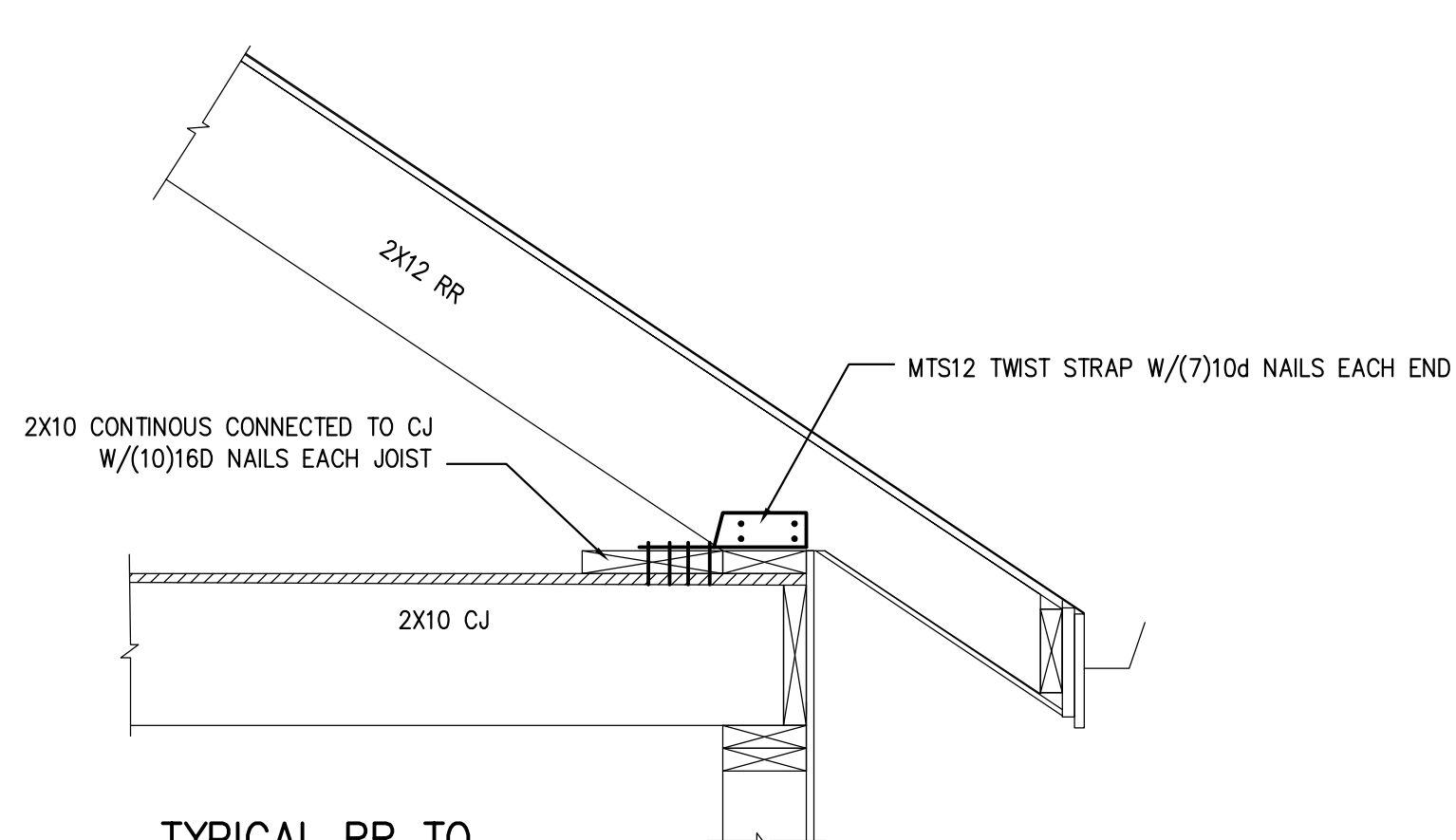
Dwg. Name: **ELEVATIONS w/
COLOR SAMPLES**

Date: 1/25/2023

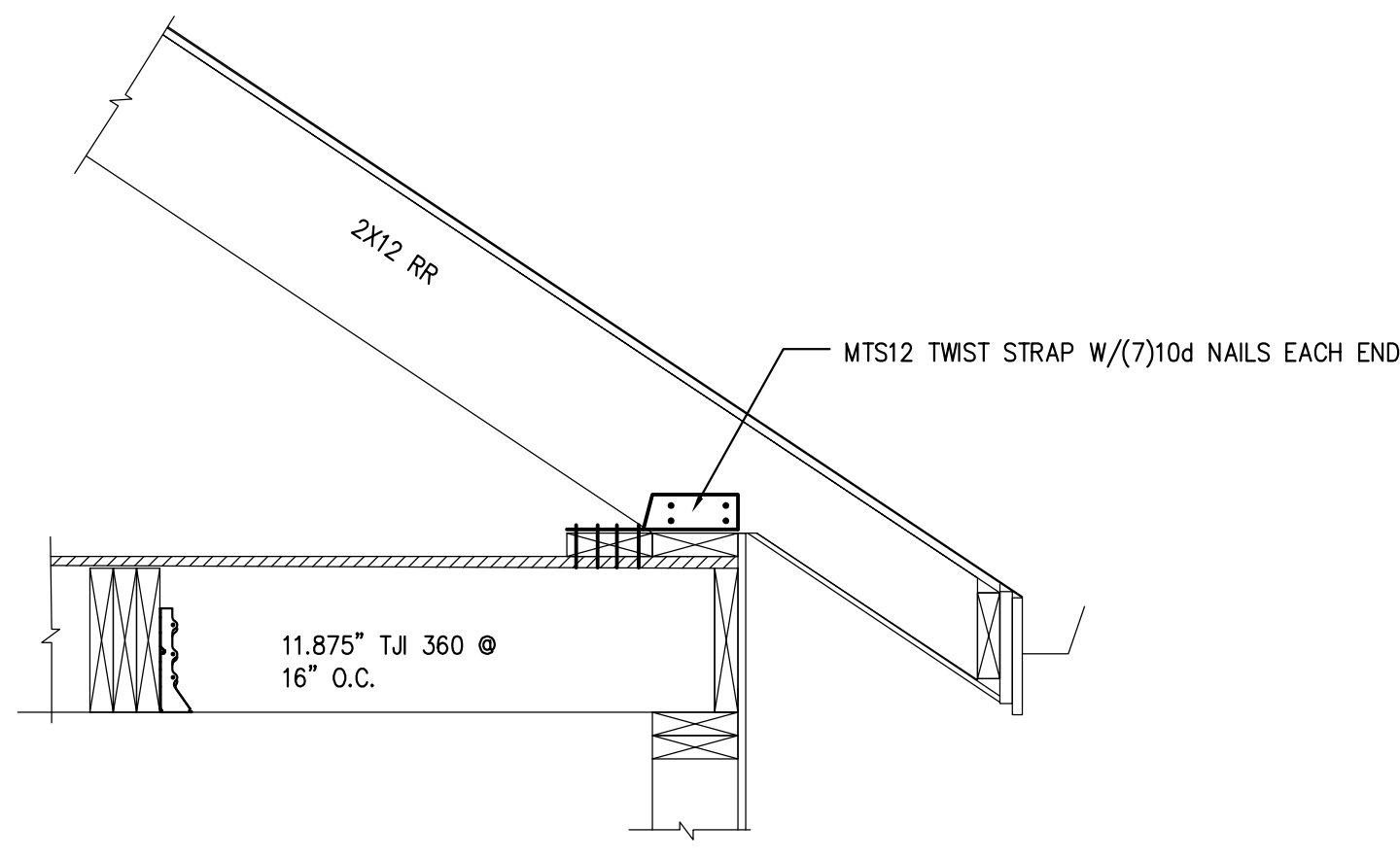
Scale: as shown

Sheet: **A4.0**

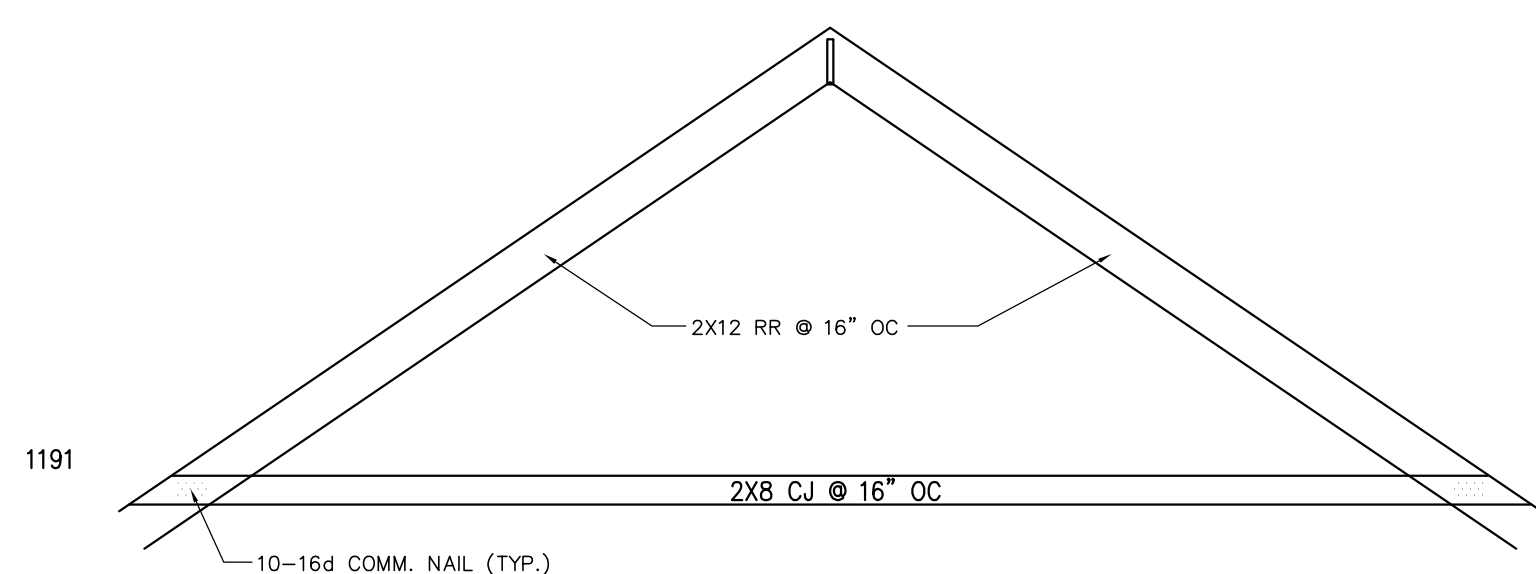
PERMIT SET



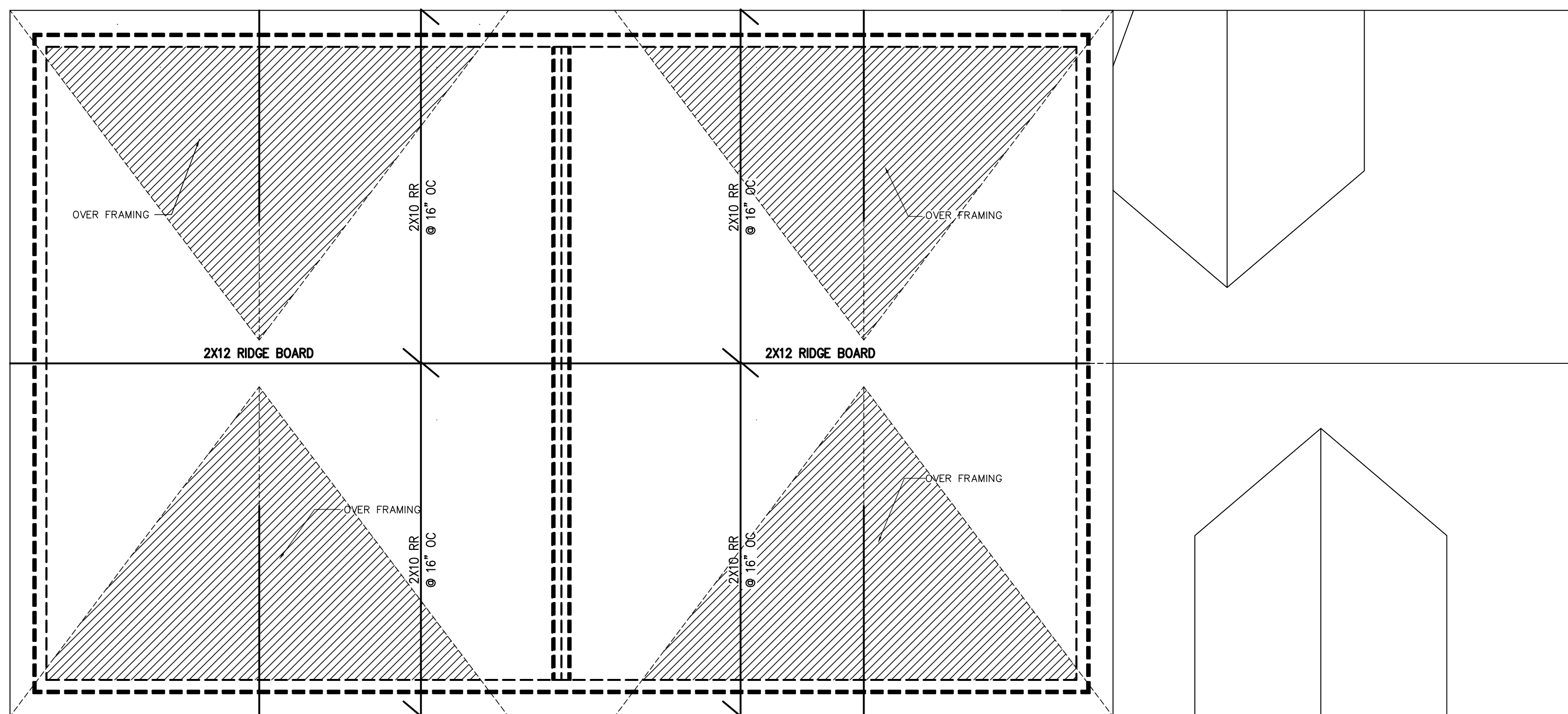
TYPICAL RR TO CJ CONNECTION
SCALE: 1-1/2" = 1'-0"



TYPICAL RR PERPENDICULAR TO CJ CONNECTION
SCALE: 1-1/2" = 1'-0"



1191



ROOF FRAMING PLAN

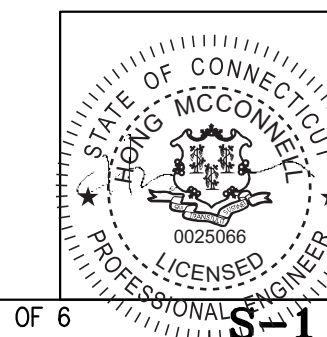
STRUCTURAL NOTES AND LEGENDS

1. ALL CONSTRUCTION SHALL CONFORM THE MINIMUM REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE AS MODIFIED BY "THE 2018 CONNECTICUT SUPPLEMENT" AND SUPERCEDED BY THE CONTRACT DOCUMENTS BY MORE STRINGENT REQUIREMENTS.
2. STRUCTURAL DESIGN INFORMATION:
DESIGN LOADS:
GROUND SNOW LOAD - 30 PSF;
DEAD LOAD: 15 PSF FOR ALL FLOORS
LIVE LOAD: ATTIC & 2ND FLOOR - 30 PSF; 1ST FLOOR - 40 PSF
BASIC WIND SPEED - 110 MPH, (IBC 2015)
WIND EXPOSURE - B (IBC 2015)
SEISMIC COEFFICIENTS - S_S=.353, S₁=.089
3. IF ANY UNUSUAL CONDITIONS OR DISCREPANCIES WITH THE DRAWINGS ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND NOT PROCEED WITH AFFECTED WORK UNTIL AUTHORIZED.
4. THE BUILDING STRUCTURE IN THE COMPLETED STATE IS INTENDED TO BE STABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING STRUCTURES AND NEW CONSTRUCTION DURING THE COURSE OF CONSTRUCTION UNTIL COMPLETE. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL TEMPORARY SHORING AS REQUIRED.
5. FOUNDATION SUB-GRADE SHALL BE FREE OF WATER AT THE TIME OF POUR. FOUNDATIONS SHALL NOT BE POURED ON FROZEN SUB-GRADE. BACKFILL AGAINST BASEMENT WALLS SHALL BE CLEAN WELL GRAVEL NOT EXCEEDING 12% PASSING THE NUMBER 200 SIEVE. BACKFILL AND FOUNDATIONS SHALL BE PROTECTED FROM FROST UNTIL BACKFILL LIMITS ARE COMPLETE.
FOUNDATION WALL AND SPREAD FOOTINGS SHALL EXTEND TO THE BOTTOM OF ADJACENT EXISTING OR NEW FOOTINGS. IN ALL CASES, THE MINIMUM DEPTH BELOW GRADE SHALL BE 3'-6" OR BELOW AN IMAGINARY LINE WITH A SLOPE OF 1 VERTICAL TO 2 HORIZONTAL DRAWN FROM THE BOTTOM OF ADJACENT FOUNDATIONS TO THE NEW PROPOSED FOOTINGS OR TO UN-DISTURBED SOIL, WHICHEVER PRODUCES THE LARGER DEPTH.
6. FOUNDATION WALL AND WALL FOOTING SIZES:
BASEMENT FOUNDATION WALLS WITH HEIGHTS FROM SLAB ON GRADE TO BOTTOM OF FLOOR FRAMING BETWEEN 5FT AND 9FT SHALL BE 12" THICK MINIMUM ON 22" WIDE X 10" THICK CONTINUOUS WALL FOOTINGS. WALLS SHALL BE REINFORCED WITH (1) #6 TOP AND BOTTOM. ALL WALLS SHALL BE SUPPORTED BY THE FRAMING LEVEL ABOVE.
CRAWL SPACE WALLS WITH HEIGHTS FROM SLAB ON GRADE TO BOTTOM OF FLOOR FRAMING UP TO 5FT SHALL BE 10" THICK MINIMUM ON 20" WIDE X 10" THICK CONTINUOUS WALL FOOTINGS. WALLS SHALL BE REINFORCED WITH (1) #6 TOP AND BOTTOM.
FROST WALL SHALL BE 8" THICK MINIMUM ON 18" WIDE X 8" THICK CONTINUOUS WALL FOOTINGS. WALLS SHALL BE REINFORCED WITH (1) #6 TOP AND BOTTOM.
7. SLABS-ON-GRADE SHALL BE 5" THICK ON VAPOR BARRIER ON 6" THICK COMPACTED GRANULAR SUBGRADE
8. CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH F_c = 3,500 PSI
9. REINFORCING TO HAVE A MINIMUM YIELD STRESS, F_y=60,000 PSI
10. THE CONTRACTOR HAS THE OPTION TO USE SAWN LUMBER OR ENGINEERED LUMBER FRAMING. A MIX OF SYSTEMS SHALL NOT BE PERMITTED, THUS, IT SHALL BE ONE MATERIAL OR THE OTHER ON ANY GIVEN FLOOR.
11. ALL FRAMING LUMBER TO BE DOUGLAS FIR (N) NO. 2 OR BETTER, F_b = 825 PSI, UNLESS OTHERWISE NOTED AS PRESSURE TREATED. FRAMING LUMBER INCLUDES JOISTS, RAFTERS, AND SOLID POSTS.
12. UNLESS OTHERWISE NOTED, WALL STUDS AND PLATES TO BE DOUGLAS-FIR STUD GRADE OR BETTER, KILN-DRIED. PLATES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
13. ALL PRESSURE TREATED (PT AS INDICATED IN PLAN) LUMBER TO BE SYP NO. 2 OR BETTER, F_b=1,350 PSI.
14. WHERE SPECIFIED ON THE DRAWINGS, MICROLAM LVL'S, LSL'S AND PSL'S SHALL BE THAT AS MANUFACTURED BY TRUSJOIST OR APPROVED EQUAL.
15. WHERE SPECIFIED ON THE DRAWINGS, ENGINEERED JOISTS TO BE TJ/PRO BY TRUSJOIST OR APPROVED EQUAL. LSL RIM BOARD SHALL BE USED THROUGHOUT WHERE TJ/PRO JOISTS ARE SPECIFIED.
16. THE CONTRACTOR SHALL INSTALL ENGINEERED LUMBER FLOOR AND ROOF SYSTEMS IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO BRIDGING, RIM JOISTS, AND NAILING OF BUILT UP MEMBERS. COMPREHENSIVE LITERATURE IS AVAILABLE BY THE MANUFACTURER, TRUSJOIST, 1-800-628-3997.
17. ALL BEARING POSTS SHALL BE CONTINUOUSLY SUPPORTED THROUGH TO THE FOUNDATION. USE SAWN LUMBER SQUASH BLOCKS WITH GRAIN ORIENTED PARALLEL TO LOAD IN NEW JOIST SPACES AND LVL BLOCKS IN EXISTING STRUCTURE JOIST SPACE. SQUASH BLOCKS OR SQUASH BLOCKS IN COMBINATION WITH ADJACENT FRAMING SHALL FORM A WIDTH AND DEPTH TO A MINIMUM SIZE OF THE SUPPORTED POST ABOVE.
18. BEARING POSTS INDICATED IN PLAN SHALL BE (3) PLYS OF THE STUDS OF THE WALL THICKNESS SHOWN ON THE DRAWINGS FOR SUPPORTS SUPPORTING THE ATTIC AND ROOF FRAMING. ALL POSTS SUPPORTING LOADS OF THE SECOND FLOOR, ATTIC AND ROOF LEVEL SHALL BE (4) PLYS. ALL PLYS SHALL BE NAILED TO TOGETHER ADJACENT PLY WITH 8D NAILS @ 6" OC
19. DOUBLE WALL PLATES SHALL BE USED ON TOP OF BEARING WALLS UNLESS OTHERWISE NOTED IN PLAN. USE SINGLE PLATES ON FLOORS. ALL PLATE JOINTS SHALL BE STAGGERED AND SHALL BE TERMINATED AT STUDS. PLATES TO BE NAILED TOGETHER WITH A MINIMUM OF 12D COMMON NAILS @ 8" OC, STAGGERED.
20. ALL FLOOR FRAMING SHALL HAVE STEEL STRAP BRIDGING OR SOLID BLOCKING LINES LOCATED 8'-0" MAXIMUM.
BOLTS SHALL BE A MINIMUM OF 5/8" DIAM. WITH 7" EMBEDMENT INTO FOUNDATION. ANCHOR BOLTS SHOULD BE INSTALLED WITH 3X3X1/4 PLATE WASHER.
20. ALL FLOOR FRAMING SHALL HAVE STEEL STRAP BRIDGING OR SOLID BLOCKING LINES LOCATED 8'-0" MAXIMUM.
21. UNLESS OTHERWISE NOTED, INSTALL DOUBLE JOISTS UNDER PARTITIONS RUNNING PARALLEL TO THE SPAN, EITHER IN NEW OR EXISTING FLOORS.
22. FOR CONNECTION DETAILS NOT INDICATED OR IF UNUSUAL FIELD CONDITIONS ARE FOUND, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST IN WRITING QUESTIONS REGARDING THESE CONDITIONS TO THE ENGINEER FOR REVIEW.
23. EXTERIOR WALLS SHALL BE 2X6 @ 16" O.C. UNLESS OTHERWISE NOTED IN PLAN. INTERIOR BEARING WALLS SHALL BE 2X4 @ 16" OC AND BLOCKED MID-HEIGHT FROM THE SECOND FLOOR FRAMING DOWN. INTERIOR BEARING WALLS ARE NOTED IN PLAN.
24. SPECIAL HEADERS ARE INDICATED IN PLAN WHERE REQUIRED. AT OTHER LOCATIONS, THE CONTRACTOR SHALL SIZE APPROPRIATE HEADER USING THE ATTACHED HEADER TABLES.
25. LOAD-BEARING HEADERS ARE NOT REQUIRED IN INTERIOR AND EXTERIOR NONBEARING WALLS. A SINGLE 2"x4" NOMINAL MEMBER MAY BE USED AS A HEADER IN INTERIOR OR EXTERIOR AND EXTERIOR NON-BEARING WALLS FOR OPENINGS UP TO 8 FEET IN WIDTH IF THE VERTICAL DISTANCE TO THE PARALLEL NAILING SURFACE ABOVE IS NOT MORE THAN 24 INCHES. FOR SUCH NON-BEARING HEADERS, NO CRIPPLES OR BLOCKING ARE REQUIRED ABOVE THE HEADER. FOR SPANS GREATER THAN 8 FEET, THE FOLLOWING SHALL BE USED FOR NON-BEARING WALLS AND PARTITIONS: (2)-2X8 FOR SPANS UP TO 10 FEET, (2)-2X10 FOR SPANS BETWEEN 10 AND 12 FEET AND (2)-2X12 FOR SPANS BETWEEN 12 AND 16 FEET.
26. ROOF SHEATHING FOR SLOPED ROOFS: APA RATED 15/32" CD-X WITH UNBLOCKED DIAPHRAGM CONSTRUCTION, PLYS TO RUN PERPENDICULAR TO ROOF FRAMING MEMBERS WITH STAGGERED JOINTS.
27. FLOOR SHEATHING TO BE APA RATED 3/4" CD-X WITH STAGGERED JOINTS SCREWED AND GLUED TO FLOOR JOISTS. RUN PLYS PERPENDICULAR TO FLOOR JOISTS.
28. WALL SHEATHING: APA RATED 15/32 CD-X, PLYS TO RUN PERPENDICULAR TO WALL FRAMING. USE 3" GALVANIZED NAILS @ 6" OC INTO BOTTOM PLATE.
29. ROOF AND WALL NAILING: UNBLOCKED: 10D COMMON WIRE @ 6" O.C. AT ALL BOUNDARY PANEL EDGES UNLESS OTHERWISE NOTED ON THE ROOF PLAN AT A GREATER SPACING AND 12" O.C. ELSEWHERE.
30. FLOOR NAILING: 10D COMMON WIRE @ 6" O.C. AT BOUNDARY PANEL EDGES AND 12" O.C. ELSEWHERE.
31. THE WOOD SOLE PLATE AT CRAWL SPACE EXTERIOR WALLS, FROST WALLS AND INTERIOR HAUNCHED FOOTINGS SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED AT 4FT MAX ON CENTER. AT BASEMENT WALLS WOOD SOLE PLATE ANCHOR BOLTS SHALL BE SPACED 2'-8" MAX OC AND EACH JOIST/BLOCKING WHERE JOISTS RUN PARALLEL TO WALL) CONNECTED TO SILL WITH SIMPSON A23 CLIPS. ANCHOR BOLTS SHALL BE LOCATED WITHIN 12 INCHES FROM ENDS OF EACH PLATE SECTION. BOLTS SHALL BE A MINIMUM OF 5/8" DIAM. WITH 7" EMBEDMENT INTO FOUNDATION.

ROOF FRAMING PLAN/GENERAL NOTES

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

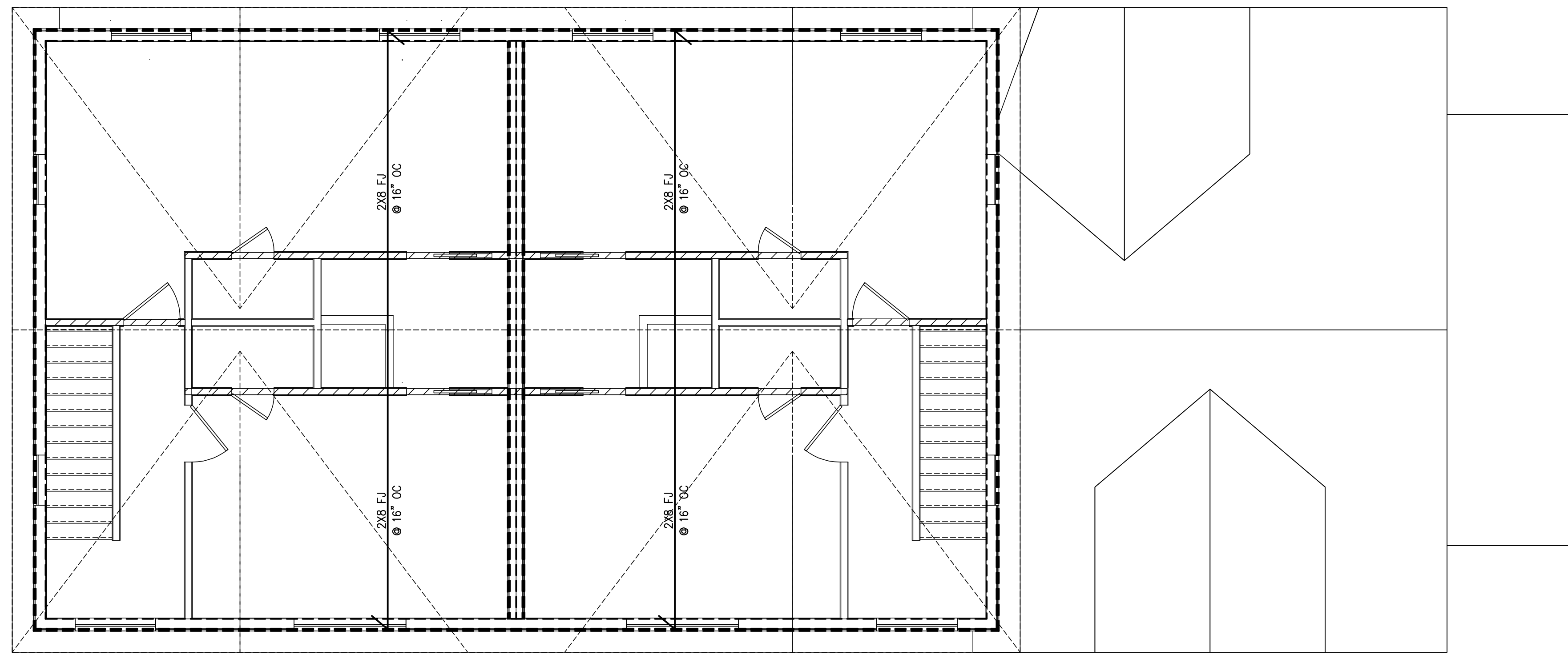
ADDRESS: 16 REMINGTON STREET
STAMFORD, CT



1 OF 6

3/20/23

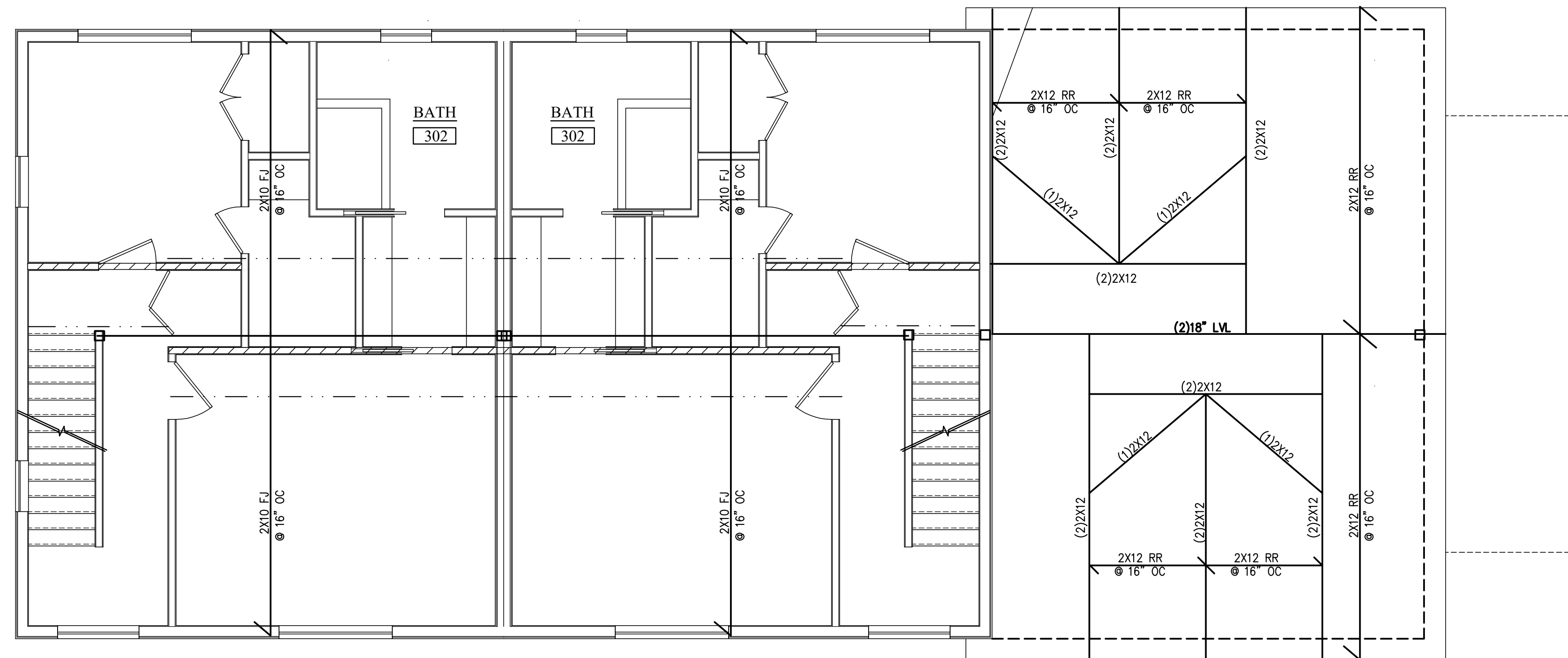
H.C. MCCONNELL
ENGINEERING
PLLC
9 ROCKLAND HILL WESTPORT, CT 06890
TEL: 203-448-7841



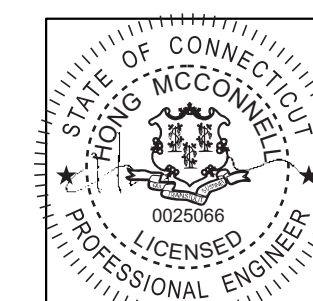
ATTIC FRAMING PLAN

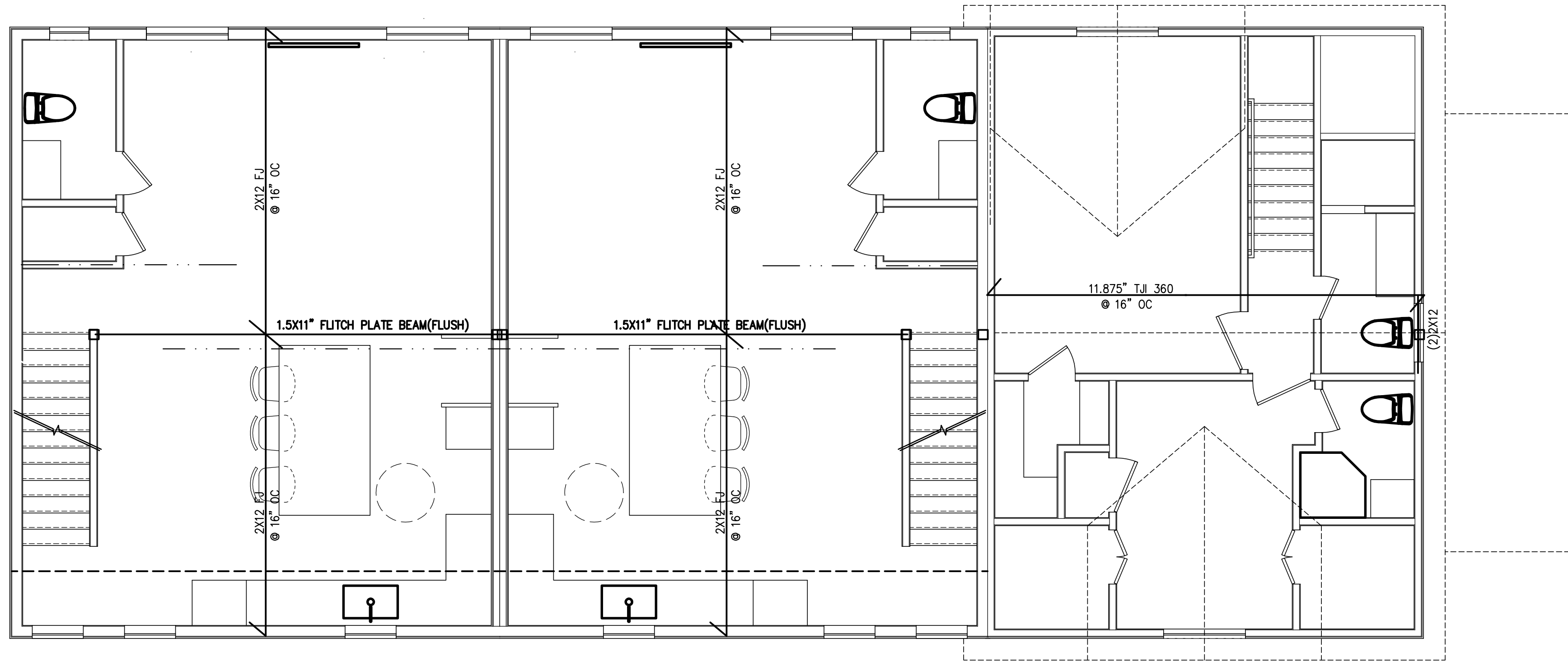
LEGEND:

- POST/COLUMN (3)2XSTUDS NAILED TOGETHER UNLESS NOTED ON THE PLAN
- ▨ BEARING WALL
- BEARING WALL ABOVE - BLOCKING OF FJ REQUIRED
- ⊗ POST LOAD ABOVE



3RD FLOOR FRAMING PLAN

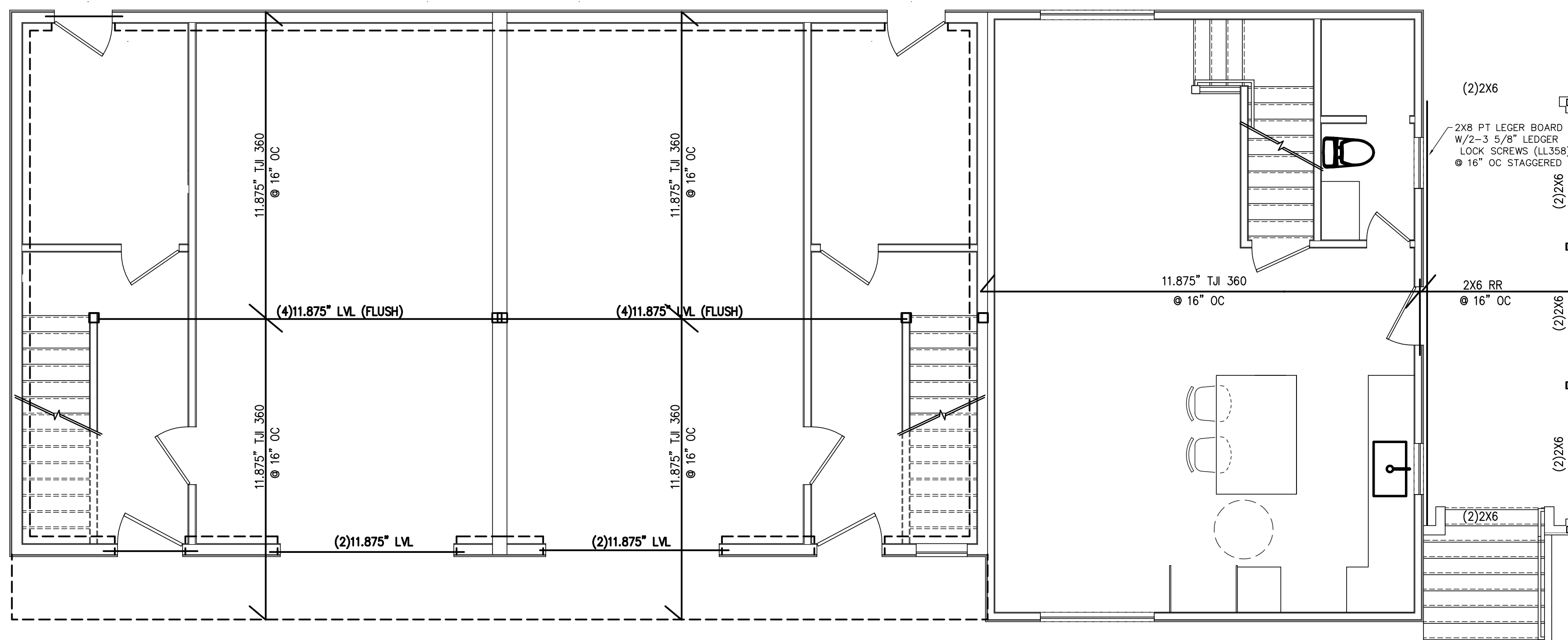




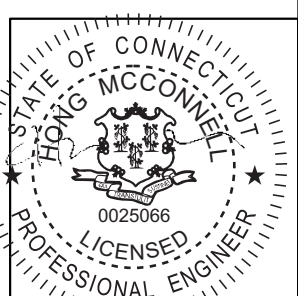
2ND FLOOR FRAMING PLAN

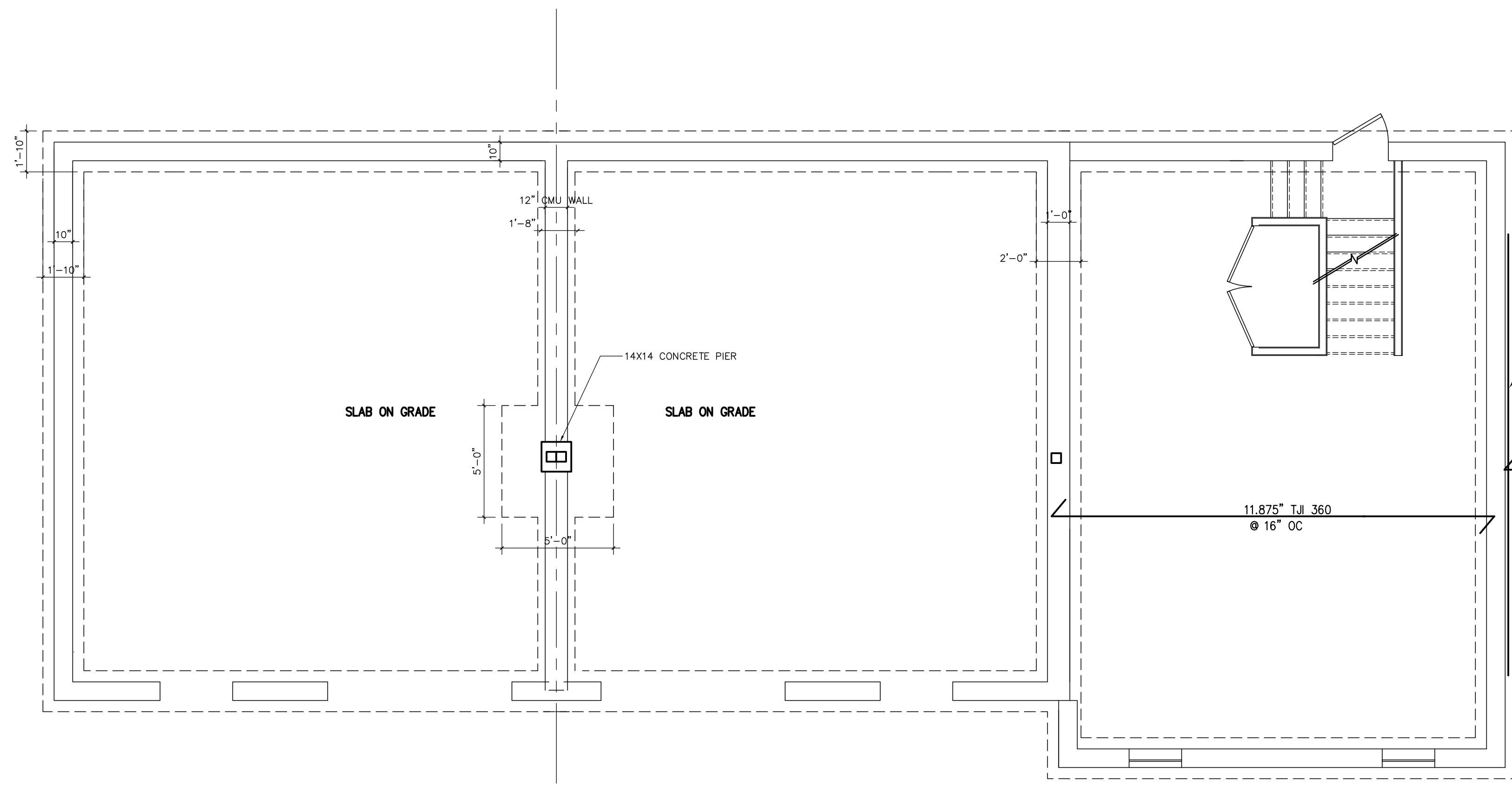
LEGEND:

- POST/COLUMN (3)2X STUDS NAILED TOGETHER UNLESS NOTED ON THE PLAN
- ▨ BEARING WALL
- BEARING WALL ABOVE - BLOCKING OF FJ REQUIRED
- ✱ POST LOAD ABOVE

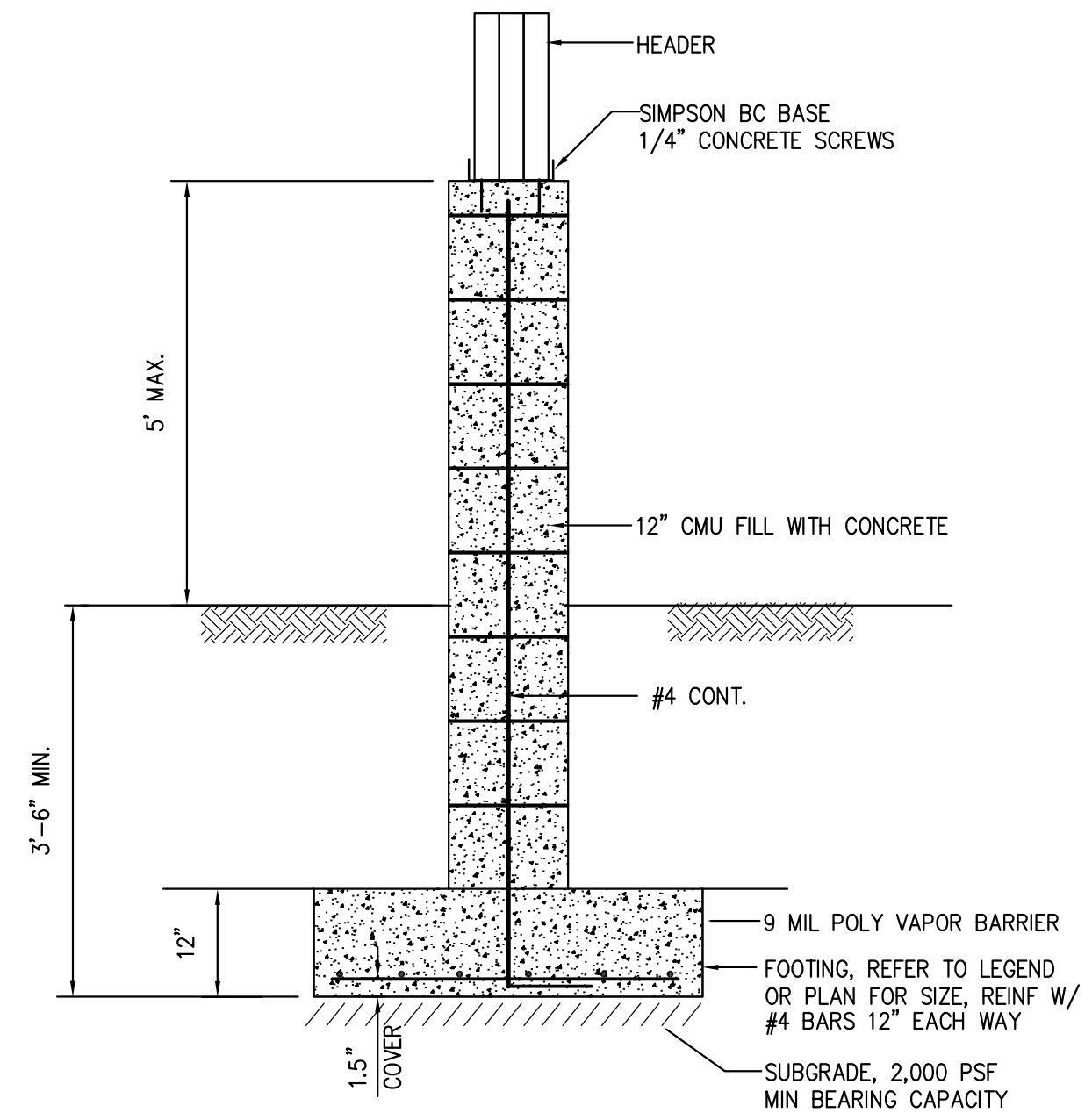
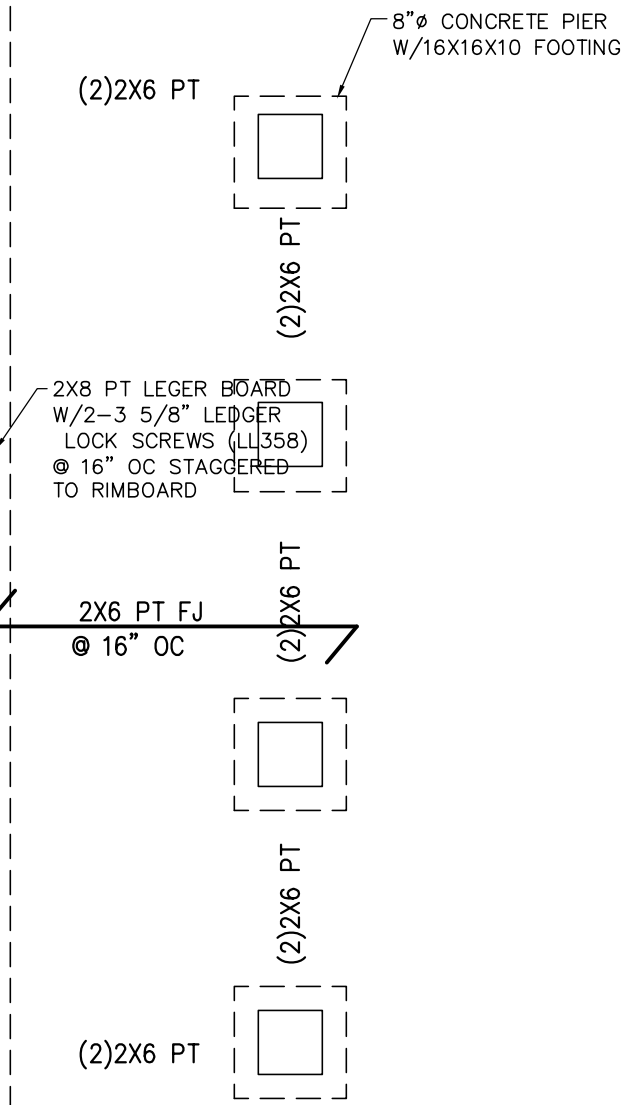


1ST FLOOR FRAMING PLAN

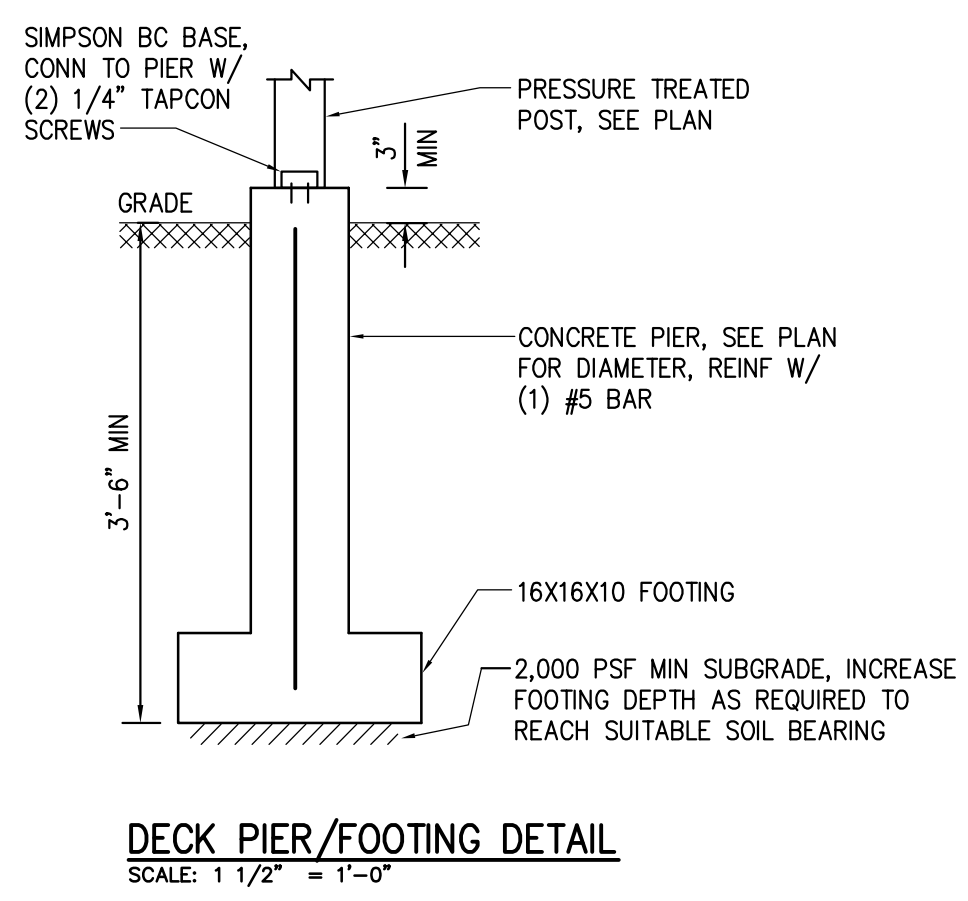




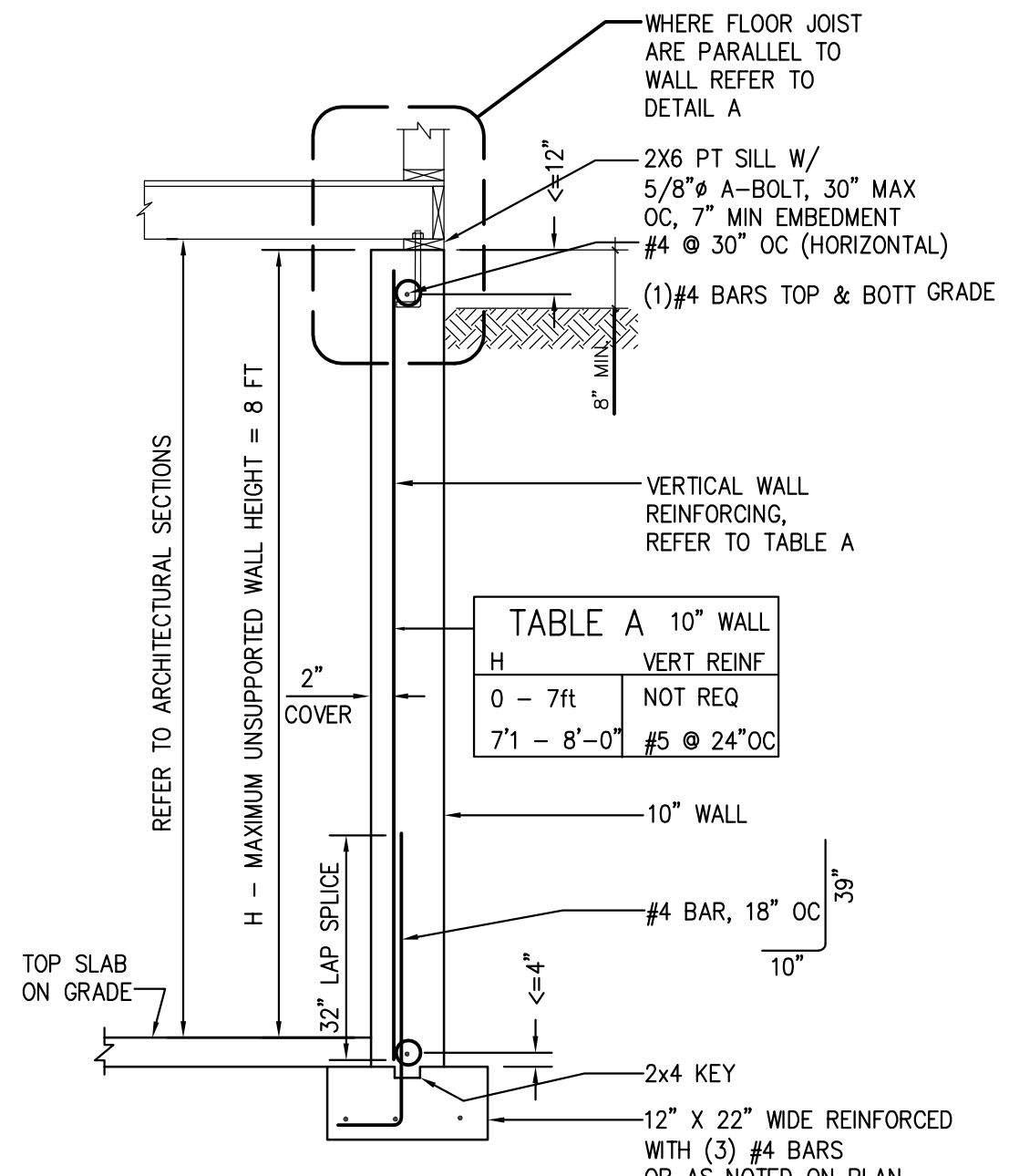
BASEMENT FOUNDATION PLAN



CONCRETE PIER W/FOOTING

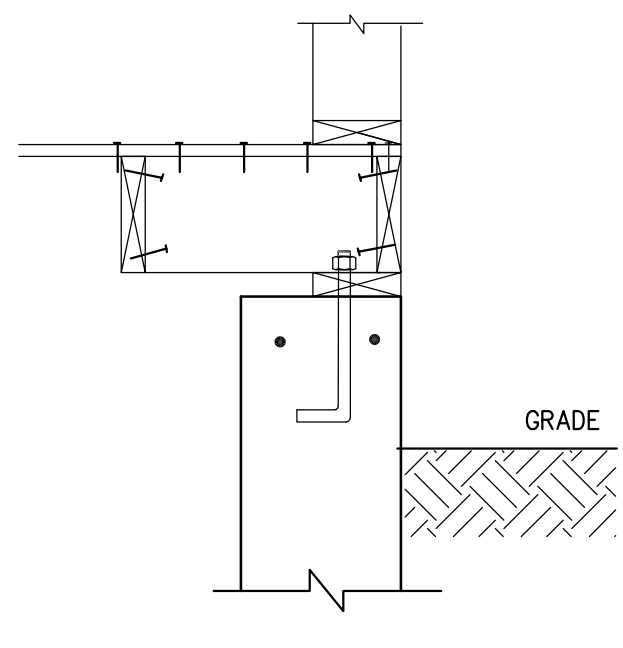


DECK PIER/FOOTING DETAIL
SCALE: 1 1/2" = 1'-0"

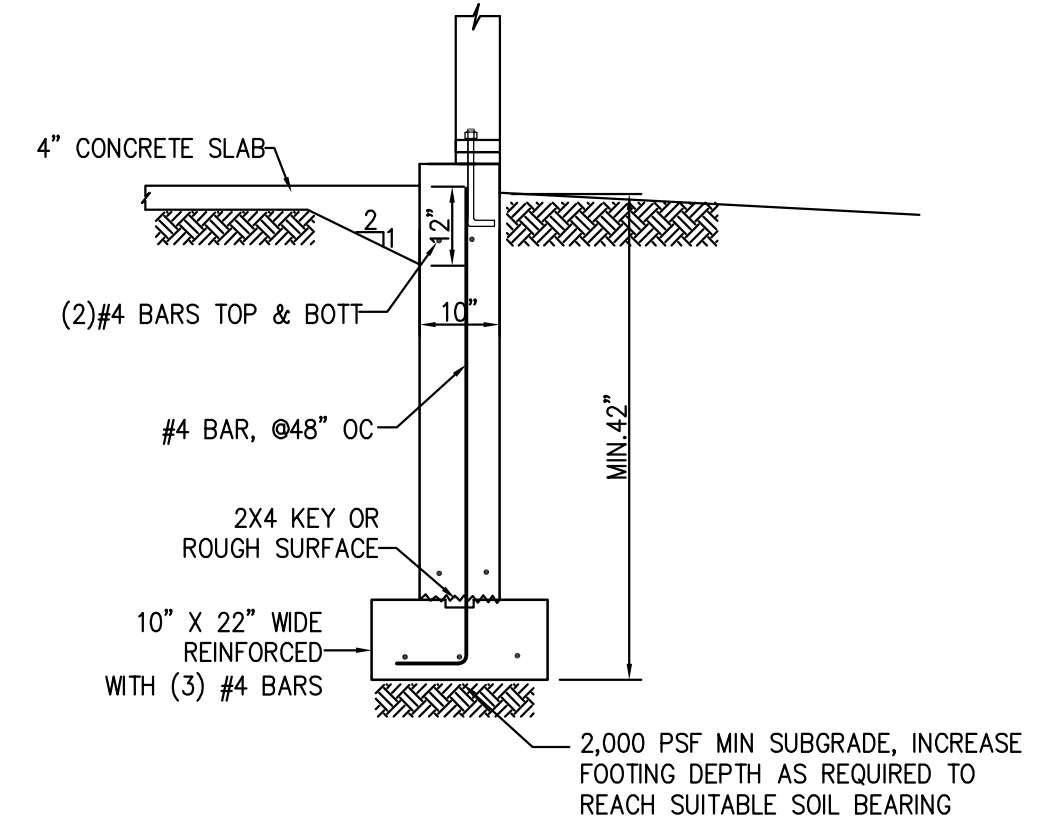


TYPICAL FOUNDATION SECTION BASEMENT

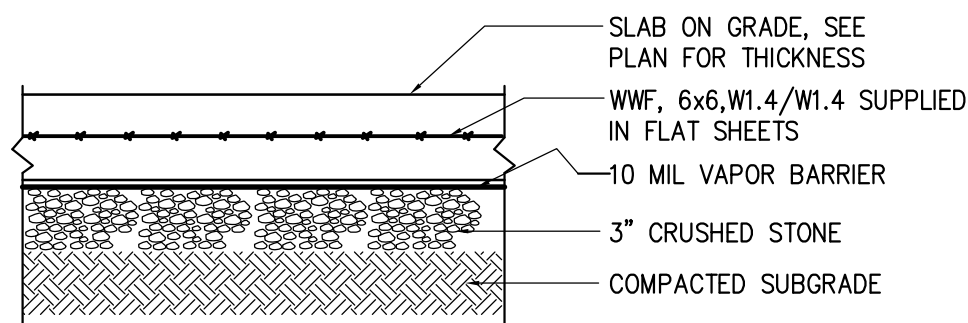
TABLE A 10" WALL	
H	VERT REINF
0 - 7ft	NOT REQ
7'1 - 8'-0"	#5 @ 24" OC



DETAIL A



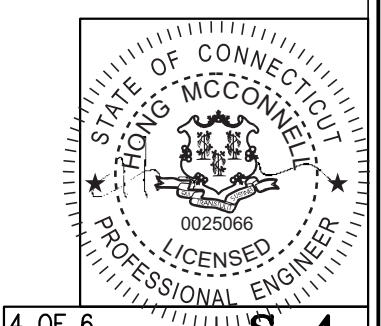
TYPICAL FOOTING DETAIL SLAB ON GRADE AREA






SLAB ON GRADE DETAIL
SCALE: 1" = 1'-0"

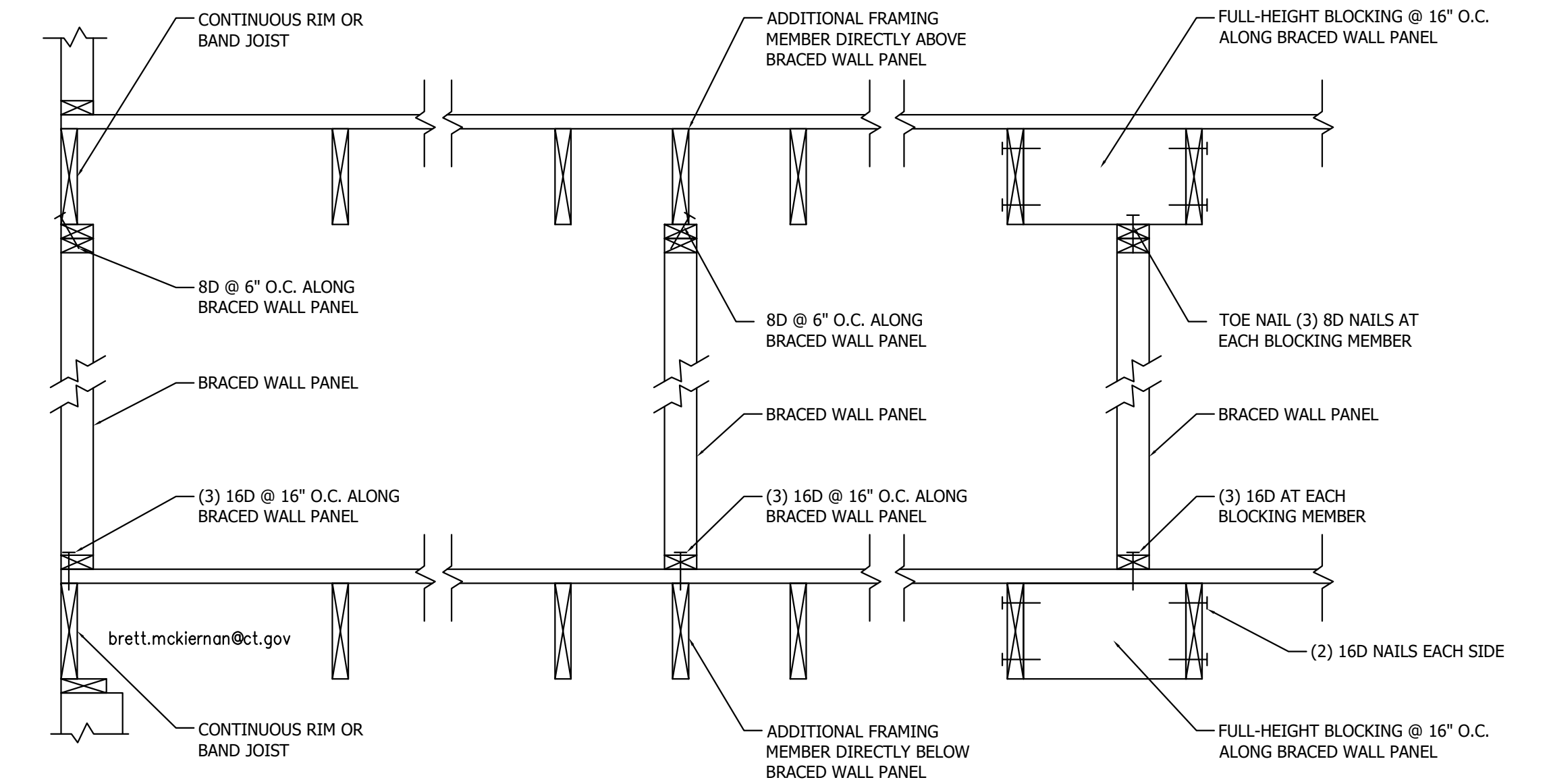
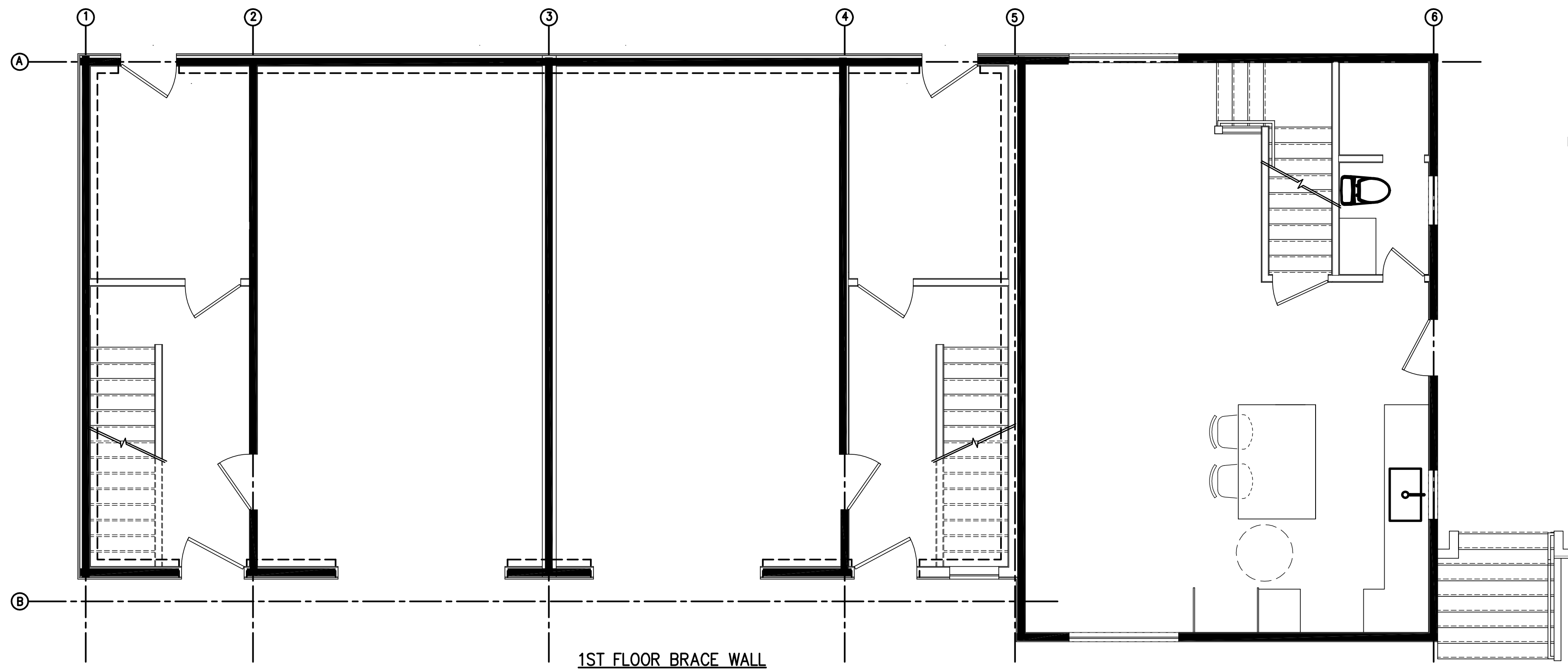
LEGEND:

- POST/COLUMN (3) 2X6 STUDS NAILED TOGETHER UNLESS NOTED ON THE PLAN
- ▨ BEARING WALL
- BEARING WALL ABOVE - BLOCKING OF FJ REQUIRED
- ✕ POST LOAD ABOVE



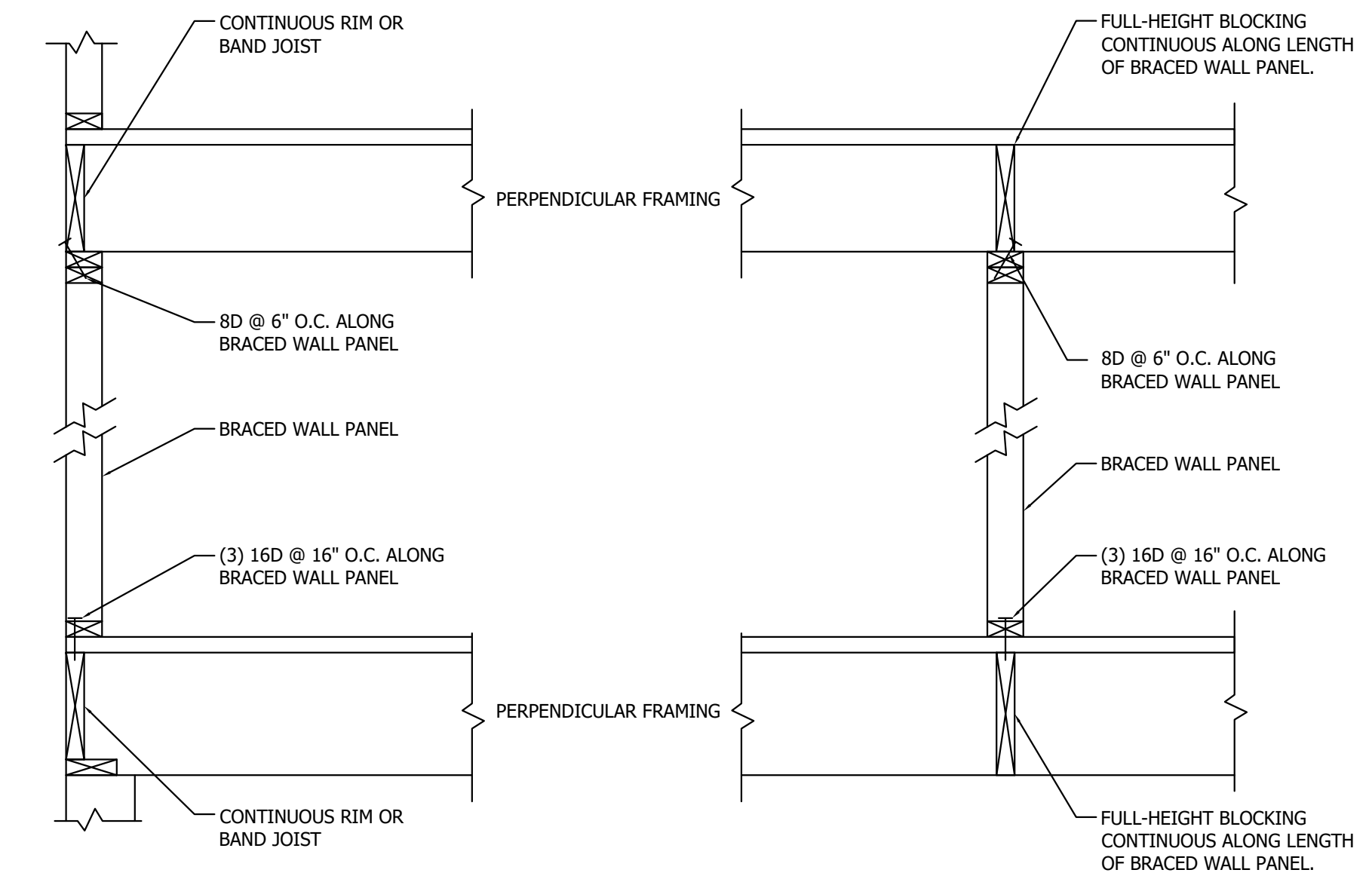
LEGEND:

-  BRACE WALL PANEL
-  WSP WOOD STRUCTURAL PANEL SHEATHING
-  GB(D) GYPSUM BOARD (DOUBLE SIDED)



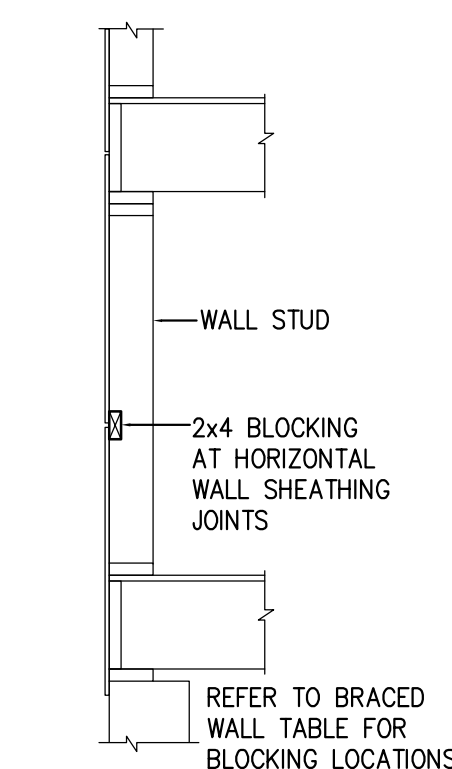
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

N.T.S.



BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

N.T.S.

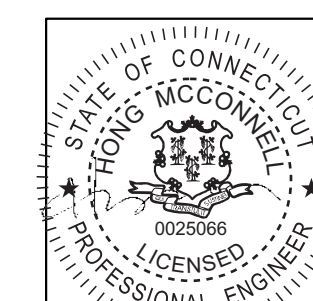


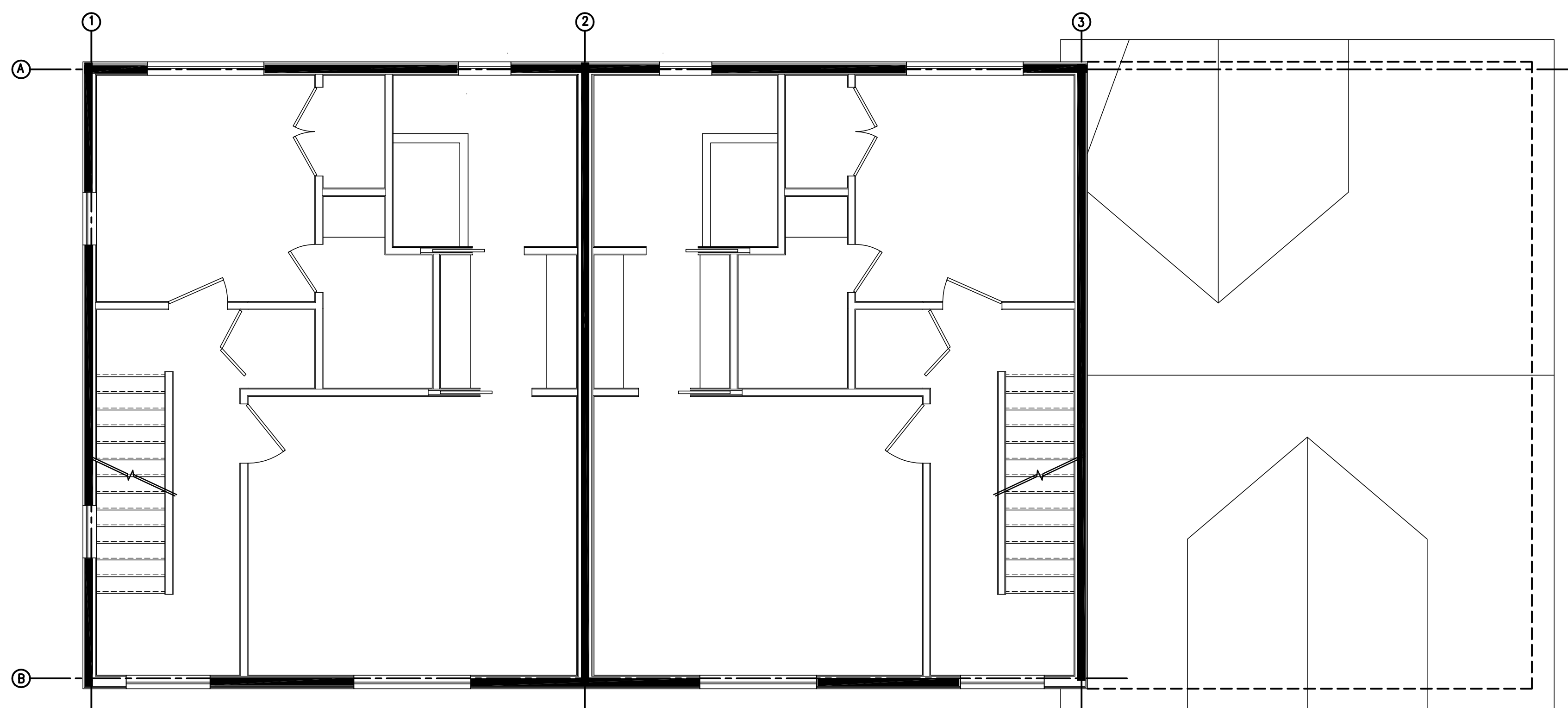
BRACED WALL BLOCKING DETAIL

1ST FLOOR												
WIND SPEED	BRACED WALL LINE #	BRACED WALL LINE SPACING	METHOD	MIN. LENGTH REQ'D T602.10.1.2(1)	ADJUSTMENT FACTORS				ADJUSTMENT MINIMUM LENGTH	BRACING LENGTH PROVIDED	800# HOLD DOWN Y/N	BLOCKING NEEDED Y/N
					B. EXPOSURE	C. RIDGE HEIGHT	D. WALL HEIGHT	E. NUMBER OF BWLS				
100	BWL1	10	WSP	7.5	(B)1	10(1.0)	8(0.9)	6(1.6)	10.80	24	N	Y
100	BWL2	10	GB(D)	12.5	(B)1	10(1.0)	8(0.9)	6(1.6)	18.00	21	N	Y
100	BWL3	15	GB(D)	18	(B)1	10(1.0)	8(0.9)	6(1.6)	25.92	24	N	Y
100	BWL4	10	GB(D)	12.5	(B)1	10(1.0)	8(0.9)	6(1.6)	18.00	21	N	Y
100	BWL5	10	GB(D)	12.5	(B)1	10(1.0)	8(0.9)	6(1.6)	18.00	24	N	Y
100	BLW6	10	WSP	7.5	(B)1	10(1.0)	8(0.9)	6(1.6)	10.80	15	N	Y
100	BWLA	25	WSP	16.5	(B)1	10(1.0)	8(0.9)	2(1.0)	14.85	52	N	N
100	BWLB	25	WSP	16.5	(B)1	10(1.0)	8(0.9)	2(1.0)	14.85	31.25	N	N

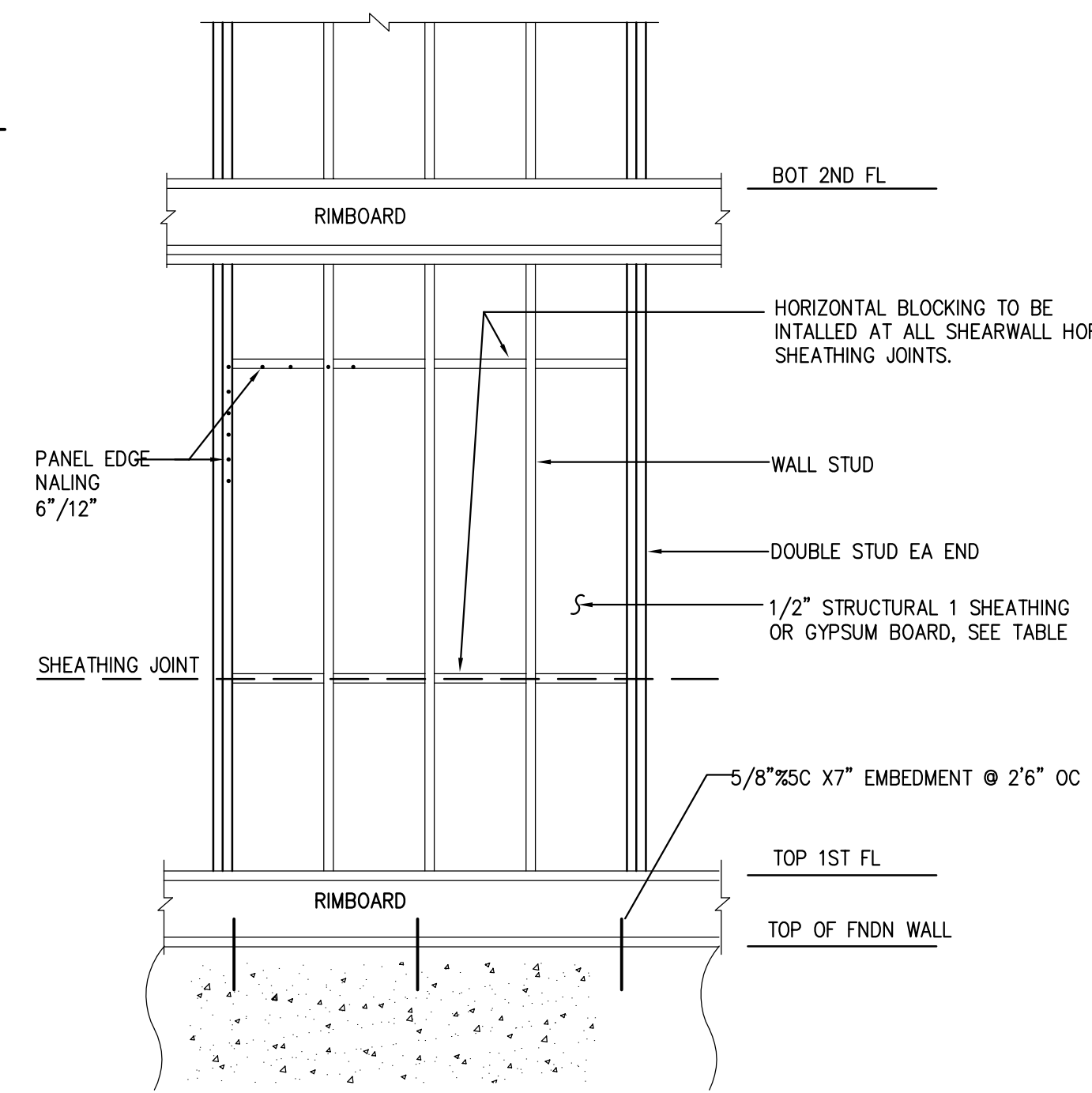
2ND FLOOR												
WIND SPEED	BRACED WALL LINE #	BRACED WALL LINE SPACING	METHOD	MIN. LENGTH REQ'D T602.10.1.2(1)	ADJUSTMENT FACTORS				ADJUSTMENT MINIMUM LENGTH	BRACING LENGTH PROVIDED	800# HOLD DOWN Y/N	BLOCKING NEEDED Y/N
					B. EXPOSURE	C. RIDGE HEIGHT	D. WALL HEIGHT	E. NUMBER OF BWLS				
100	BWL1	20	WSP	9	(B)1	10(1.0)	8(0.9)	4(1.45)	11.75	24.5	N	N
100	BWL2	20	GB(D)	16	(B)1	10(1.0)	8(0.9)	4(1.45)	20.88	24.5	N	Y
100	BWL3	20	GB(D)	16	(B)1	10(1.0)	8(0.9)	4(1.45)	20.88	24.5	N	Y
100	BWL4	20	WSP	9	(B)1	10(1.0)	8(0.9)	4(1.45)	11.75	21.5	N	N
100	BWLA	25	WSP	11	(B)1	10(1.0)	8(0.9)	2(1.0)	9.90	41.25	N	N
100	BWLB	25	WSP	11	(B)1	10(1.0)	8(0.9)	2(1.0)	9.90	42	N	N

3RD FLOOR												
WIND SPEED	BRACED WALL LINE #	BRACED WALL LINE SPACING	METHOD	MIN. LENGTH REQ'D T602.10.1.2(1)	ADJUSTMENT FACTORS				ADJUSTMENT MINIMUM LENGTH	BRACING LENGTH PROVIDED	800# HOLD DOWN Y/N	BLOCKING NEEDED Y/N
					B. EXPOSURE	C. RIDGE HEIGHT	D. WALL HEIGHT	E. NUMBER OF BWLS				
100	BWL1	20	WSP	5	(B)1	10(1.0)	8(0.9)	3(1.3)	5.85	18.5	N	N
100	BWL2	20	GB(D)	8.5	(B)1	10(1.0)	8(0.9)	3(1.3)	9.95	24.5	N	N
100	BWL3	20	WSP	5	(B)1	10(1.0)	8(0.9)	3(1.3)	5.85	24.5	N	N
100	BWLA	25	WSP	6	(B)1	10(1.0)	8(0.9)	2(1.0)	5.40	29.5	N	N
100	BWLB	25	WSP	6	(B)1	10(1.0)	8(0.9)	2(1.0)	5.40	23.25	N	N

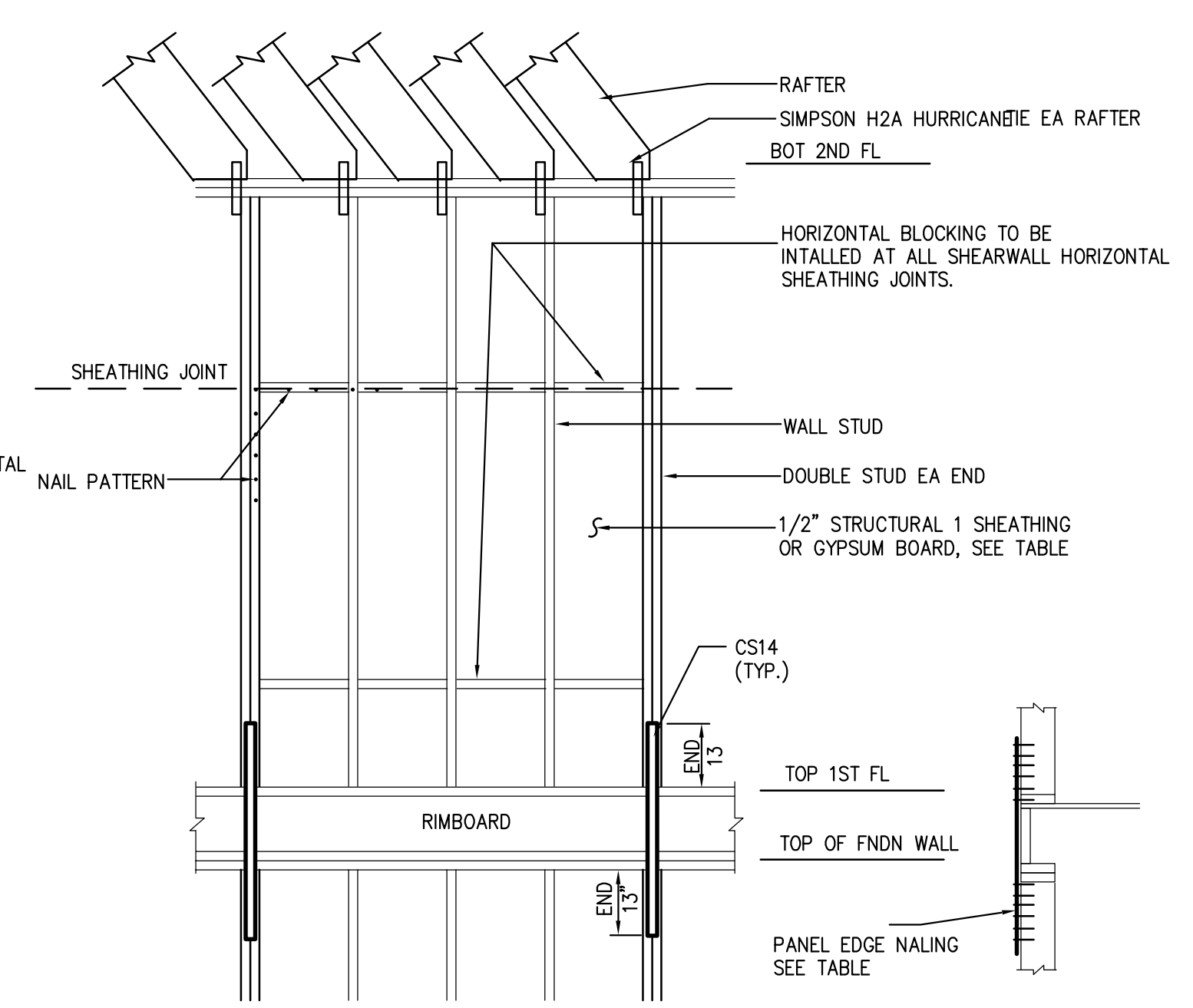




3RD FLOOR BRACE WALL

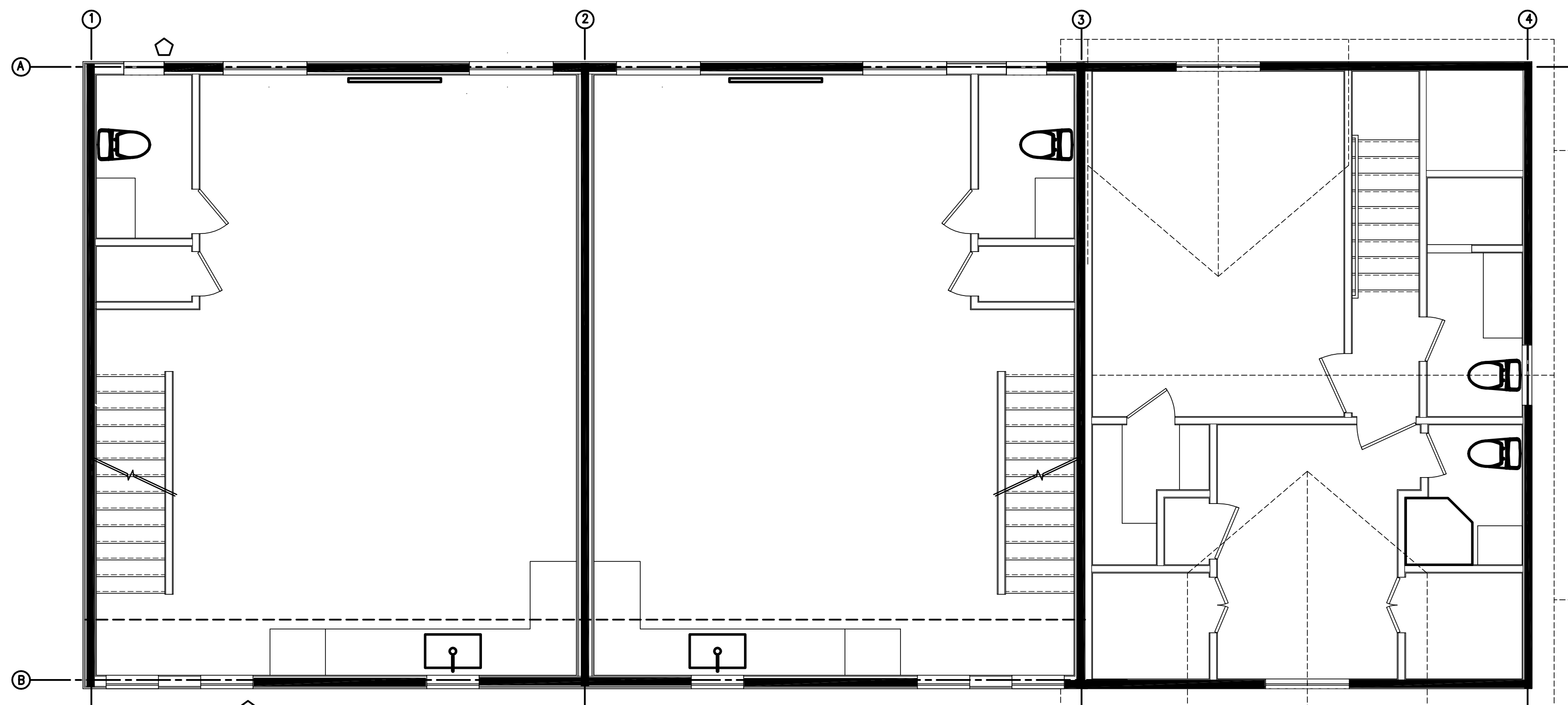


SHEARWALL CONSTRUCTION LOWER LEVEL



SHEARWALL CONSTRUCTION UPPER LEVEL

SHEAR WALL NAILING PATTERN:
 - WSP - 6" EDGES, 12" FIELD, FASTENER - PER R602.3(3)
 - GB - 7" EDGES, 7" FIELD, FASTENER - PER R702.3.5



2ND FLOOR BRACE WALL

LEGEND:
 — BRACE WALL PANEL
 CS/WSP CONTINUOUS SHEATHING
 GB(D) GYPSUM BOARD (DOUBLE SIDED)