

PERLMAN-HANSON BARN

36 HINKLE ROAD
WASHINGTON, CONNECTICUT 06793

ISSUED FOR ZONING BOARD OF APPEALS
2022-11-21

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REV. # DATE:
DESCRIPTION:

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WASHINGTON, CT 06793
PROJECT NO.

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ISSUED FOR PERMIT SET: 2022-09-21
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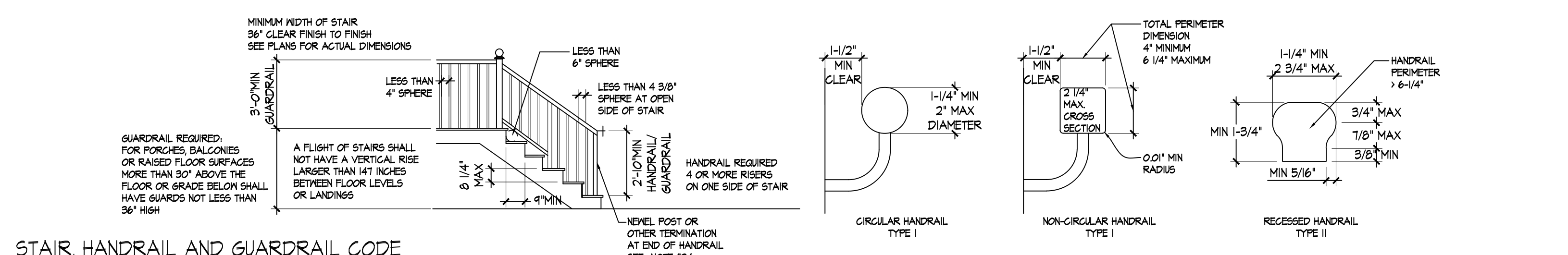
COVER PAGE

SCALE: NONE

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TABLE R301.2(1) CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMPERATURE	CLIMATE ZONE
	ULTIMATE WIND SPEED, Vult	NOMINAL WIND SPEED, Vnom	WIND EXPOSURE	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE						
35 PSF	120 MPH	49 MPH	C	NO	B	SEVERE	42"	MODERATE-HEAVY	1° F	YES SEE DETAILS	NO	1500 OR LESS	50° F	5A



GENERAL NOTES ALL NOTES MAY NOT APPLY

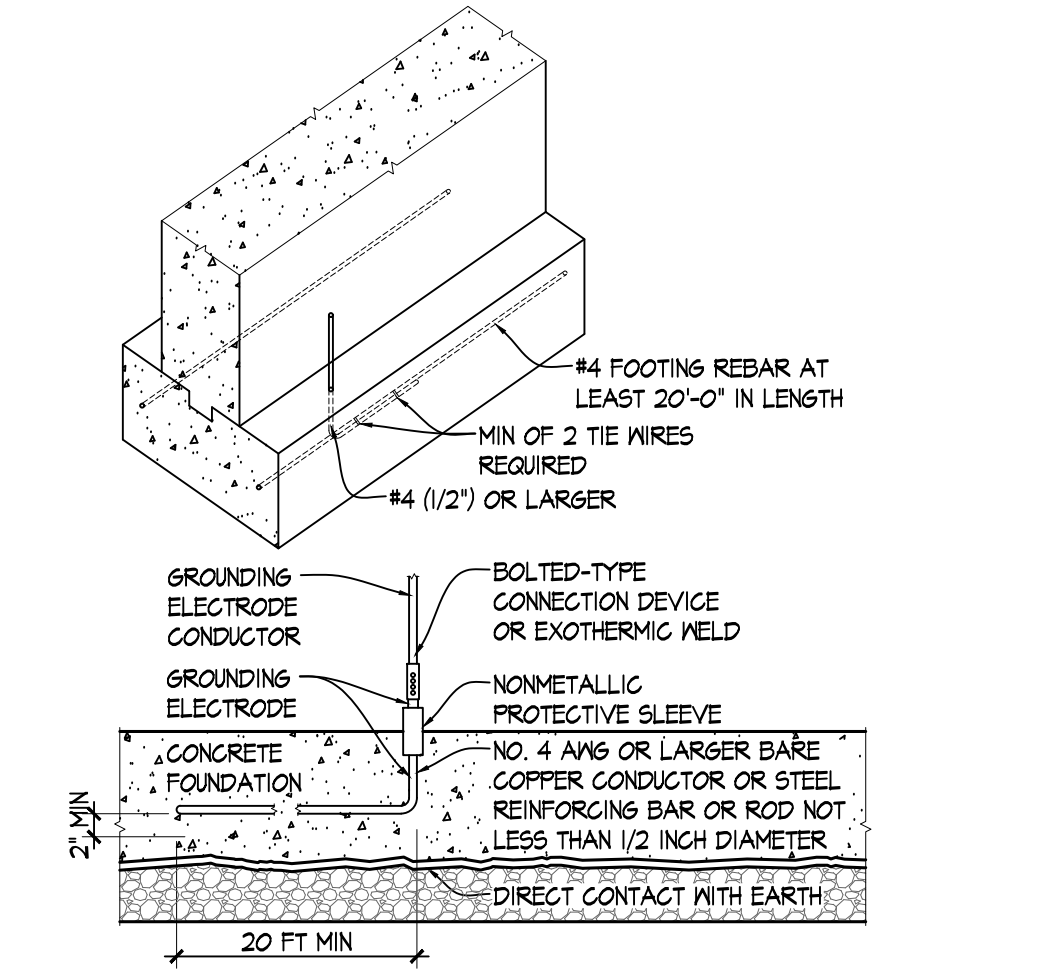
- THE WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED AND IS THE BEST OF OUR KNOWLEDGE IN COMPLIANCE WITH ALL REQUIREMENTS OF THE 2015 CONNECTICUT STATE BUILDING CODE, WITH AMENDMENTS TO THE:
 - 2015 INTERNATIONAL RESIDENTIAL CODE
 - 2015 INTERNATIONAL PLUMBING CODE
 - 2015 INTERNATIONAL MECHANICAL CODE
 - 2015 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2011 NFPA 70, NATIONAL ELECTRICAL CODE
- THE CONTRACTORS SHALL VISIT THE SITE AND BE RESPONSIBLE FOR HAVING RECORDED ALL CONDITIONS WITHIN THE SCOPE OF THE PROJECT.
- 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.
- IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND THE STANDARDS REFERENCES IN THE DRAWINGS AND NOTES, THE MORE STRINGENT PROVISION SHALL GOVERN.
- DO NOT SCALE THE DRAWINGS USE ONLY COMPUTED NUMERICAL DIMENSIONS SHOWN ON THE DRAWINGS. TYPICAL MINOR DETAILS AND ASSEMBLIES ALTHOUGH NOT SHOWN OR SPECIFIED, NECESSARY FOR PROPER CONSTRUCTION AND OPERATION OF ANY PART OF THE WORK, AND TO MATCH THE QUALITY AND APPEARANCE OF ANY EXISTING CONSTRUCTION AND SHALL BE INCLUDED IN THE WORK THE SAME AS IF SPECIFIED OR INDICATED.
- ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR MASONRY UNLESS OTHERWISE NOTED. ANY DIMENSION FOLLOWED BY +/- SYMBOL ARE APPROXIMATE AND NEED TO BE VERIFIED BY THE GENERAL CONTRACTOR, BASED ON FIELD CONDITIONS DURING CONSTRUCTION. SEE PLAN NOTES FOR HON DOORS/JAMBS ARE DIMENSIONED.
- CONTRACTORS WILL BE HELD RESPONSIBLE FOR INCORRECT WORK CAUSED BY THEIR FAILURE TO COMPLY WITH THE ABOVE INSTRUCTION.
- 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 OBTAINING PERMITS.
- THE CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AND NEW CONDITIONS AND MATERIALS ADJACENT TO THE CONSTRUCTION AREA. ANY DAMAGE CAUSED 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 REFUSE AND SHALL HAVE THE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS AND CONDITIONS.
- BY STARTING ANY WORK, THE CONTRACTOR SIGNIFIES ACCEPTANCE OF THE PREVIOUSLY INSTALLED BACKUP MATERIALS AND FRAMING, AND WAIVES ANY RIGHT TO BLAME PRIOR WORK FOR ANY DEFECTS IN HIS WORK.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL PAYMENT. 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 REPAIRED OR REPLACED, COMPLETE WITH LABOR AND MATERIALS, AT NO COST TO THE OWNER.
- 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 SURVEYOR SHALL NOTIFY THE ARCHITECT & OBTAIN HIS APPROVAL FOR ANY ADJUSTMENT THAT MAY BE REQUIRED TO COMPLY WITH ZONING AND/OR OTHER APPLICABLE REGULATIONS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- INSULATION VALUES UNLESS NOTED OTHERWISE:
 - WALLS R = 21
 - ROOF/CEILING R = 44
 - FLOORS OVER UNHEATED SPACE R = 30
 - EXTERIOR DOORS, TO BE WEATHER-STRIPPED, UNLESS OTHERWISE NOTED PROVIDE PS-25 FACED INSULATION, FLAME STOP RATING 25 OR LESS, WHERE FACING IS LEFT EXPOSED.
 - FIRE-STOPPINGS SHALL BE PROVIDED AT FLOORS, WALLS, FURRED SOFFITS, DROPPED CEILING, COVE CEILING, TUB PLUMBING AREAS, STAIRWAYS, CHIMNEYS, FIREPLACES, CORNICES AND AROUND PIPING VERTICALLY AT CEILING AND FLOOR LEVELS. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET MATERIAL: 2x SOLID WOOD, NON COMBUSTIBLE FIRESTOP, FIRE SEALANT OR APPROVED OTHER MATERIAL.
 - DRAFT-STOPPING SHALL BE PROVIDED AT SUSPENDED CEILING UNDER FLOOR FRAMING AND FLOOR FRAMING CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PERFORATED MEMBERS. MATERIAL: NOT LESS THAN 1/2" GYPSUM BOARD OR OTHER APPROVED MATERIAL. AREA: WHEN SPACE EXCEEDS 1000 SQUARE FEET, DIVIDE EQUALLY. WHEN SPACE EXCEEDS 2000 SQUARE FEET BUT NOT EXCEEDING 3000 SQUARE FEET, DIVIDE INTO THREE DIFFERENT AREAS.
 - TEMPERED GLASS SHALL BE USED FOR ALL SLIDING, SWING, STORM & SHOWER DOORS, TUB ENCLOSURES AND WINDOWS AROUND TUB. TEMPER GLASS LESS THAN 24" FROM ANY DOOR IN CLOSED POSITION.
 - STAIRWAYS HANDRAIL SHALL NOT BE LESS THAN 34" NOR MORE THAN 38", 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 IS LESS THAN 4". BALCONY RAILINGS SHALL BE 36" HIGH.
 - FIREPLACES SHALL BE PROVIDED WITH DAMPERS. HEARTH 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 SIDE. SEE PLANS FOR MORE DETAIL.
 - FIREPLACE CONSTRUCTION, CHIMNEYS, FLUES, GAS VENTS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 10 AND 18 OF THE INTERNATIONAL RESIDENTIAL CODE. CLAY FLUE LINING TO COMPLY WITH REQUIREMENTS OF ASTM C315 OR EQUIVALENT. CONTRACTOR TO PROVIDE CUT SHEET OF UL LISTINGS.
 - FIREPLACES SHALL HAVE TIGHT FITTING ENERGY-SAVING CHIMNEY TOP DAMPERS AND OUTDOOR COMBUSTION AIR AS PER STATE ENERGY CODE.
 - PROVIDE FLASHING AT WINDOWS AND DOOR HEADS, AND OVER LEDGER BOARD FOR DECKS. EXPOSED FLASHINGS AND FLASHING FOR CHIMNEY SHALL BE 16 OZ COPPER WITH SOLDERED SEAMS AND STEP FLASHING AND OTHER CONCEALED FLASHING SHALL BE ALUMINUM 20 GA UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- STAIRWAYS: ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH MINIMUM 1/2" GYPSUM BOARD.
- HANDRAIL CONTINUITY RSI.1.B.2
HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEVEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.
EXCEPTIONS:
1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEVEL POST AT THE TURN.
2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEVEL SHALL BE ALLOWED OVER THE LOWEST TREAD.

§3608.1.2 CONCRETE-ENGASED ELECTRODE

A CONCRETE-ENGASED ELECTRODE CONSISTING OF NOT LESS THAN 20 FEET (6046 MM) OF EITHER OF THE FOLLOWING SHALL BE CONSIDERED AS A GROUNDING ELECTRODE:
1. ONE OR MORE BARE OR ZINC-GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS NOT LESS THAN 1/2 INCH (13 MM) IN DIAMETER, INSTALLED IN ONE CONTINUOUS 20-FOOT (6046 MM) LENGTH, OR IF IN MULTIPLE PIECES CONNECTED TOGETHER BY THE USUAL STEEL TIE WIRES, EXOTHERMIC WELDING, WELDING, OR OTHER EFFECTIVE MEAN TO CREATE A 20-FOOT (6046 MM) OR GREATER LENGTH.
2. A BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG.

METALLIC COMPONENTS SHALL BE ENGASED BY AT LEAST 2 INCHES (51 MM) OF CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH OR WITHIN VERTICAL FOUNDATIONS OR STRUCTURAL COMPONENTS OR MEMBERS THAT ARE IN DIRECT CONTACT WITH THE EARTH.

WHERE MULTIPLE CONCRETE-ENGASED ELECTRODES ARE PRESENT AT A BUILDING OR STRUCTURE, ONLY ONE SHALL BE REQUIRED TO BE BONDED INTO THE GROUNDING ELECTRODE SYSTEM. [250.52(A)(3)]



CONCRETE ENGASED ELECTRODE FOR LIGHTNING PROTECTION NTS

AIR BARRIER AND INSULATION INSTALLATION CRITERIA AND GUIDELINES

TABLE R402.4.1.1 2015 IECC AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING/ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
WALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS AND DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED.	
RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.	RIM JOISTS SHALL BE INSULATED.
FLOORS (INCLUDING ABOVE-GARAGE AND CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
CRANFL SPACE WALLS	EXPOSED EARTH IN UNVENTED CRANFL SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.	WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRANFLSPACE WALLS.
SHAFTS, PENETRATION	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	
NARROW CAVITIES		BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.	
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IG RATED.
PLUMBING AND MIRING		BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND MIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND MIRING.
SHOWER/TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWERS AND TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.	
CONCEALED SPRINKLERS	WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILING.	

A. IN ADDITION, INSPECTION OF LOS WALLS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ICC-400

AIR SEALING CHECKLIST

AIR BARRIER	COMPLETION GUIDELINES
1. AIR BARRIER AND THERMAL BARRIER ALIGNMENT	AIR BARRIER IS IN ALIGNMENT WITH THE THERMAL BARRIER (INSULATION).
2. ATTIC AIR SEALING	TOP PLATES AND WALL-TO-CEILING CONNECTIONS ARE SEALED.
3. ATTIC KNEEWALLS	AIR BARRIER IS INSTALLED AT THE INSULATED BOUNDARY (KNEEWALL TRANSITION OR ROOF, AS APPROPRIATE).
4. DUCT SHAFT/PIPING SHAFT AND PENETRATIONS	OPENINGS FROM ATTIC TO CONDITIONED SPACE ARE SEALED.
5. DROPPED CEILING/SOFFIT	AIR BARRIER IS FULLY ALIGNED WITH INSULATION. ALL GAPS ARE FULLY SEALED.
6. STAIRCASE FRAMING AT EXTERIOR WALL/ATTIC	AIR BARRIER IS FULLY ALIGNED WITH INSULATION. ALL GAPS ARE FULLY SEALED.
7. PORCH ROOF	AIR BARRIER IS INSTALLED AT THE INTERSECTION OF THE PORCH ROOF AND EXTERIOR WALL.
8. FLUE OR CHIMNEY SHAFT	OPENING AROUND FLUE IS CLOSED WITH FLASHING, AND ANY REMAINING GAPS ARE SEALED WITH FIRE-RATED CAULK OR SEALANT.
9. ATTIC ACCESS/PULL-DOWN STAIR	ATTIC ACCESS PANEL OR DROP-DOWN STAIR IS FULLY GASKETED FOR AN AIR-TIGHT FIT.
10. RECESSED LIGHTING	FIXTURES ARE PROVIDED WITH AIR-TIGHT ASSEMBLY OR COVERING.
11. DUCTS	ALL DUCTS SHOULD BE SEALED, ESPECIALLY IN ATTICS, VENTED CRANFLSPACES, AND RIM AREAS.
12. WHOLE-HOUSE FAN	PENETRATION AT ATTIC AN INSULATED COVER IS PROVIDED THAT IS GASKETED OR SEALED TO THE OPENING FROM EITHER THE ATTIC SIDE OR CEILING SIDE OF THE FAN.
13. EXTERIOR WALLS	SERVICE PENETRATIONS ARE SEALED AND AIR SEALING IS IN PLACE BEHIND OR AROUND SHOWER/TUB ENCLOSURES, ELECTRICAL BOXES, SWITCHES, AND OUTLETS ON EXTERIOR WALLS.
14. FIREPLACE WALL	AIR SEALING IS COMPLETED IN FRAMED SHAFT BEHIND THE FIREPLACE OR AT FIREPLACE SURROUND.
15. GARAGE/LIVING SPACE WALLS	AIR SEALING IS COMPLETED BETWEEN GARAGE AND LIVING SPACE. PASS-THROUGH DOOR IS WEATHER STRIPPED.
16. CANTILEVERED FLOOR	CANTILEVERED FLOORS ARE AIR SEALED AND INSULATED AT PERIMETER OR JOIST TRANSITION.
17. RIM JOISTS, SEAL PLATE, FOUNDATION AND FLOOR	RIM JOISTS ARE INSULATED AND INCLUDE AN AIR BARRIER. JUNCTION OF FOUNDATION AND SILL PLATE IS SEALED. PENETRATIONS THROUGH THE BOTTOM PLATE ARE SEALED. ALL LEAKS AT FOUNDATIONS, FLOOR JOISTS, AND FLOOR PENETRATIONS ARE SEALED. EXPOSED EARTH IN CRANFLSPACE IS COVERED WITH CLASS 1 VAPOR RETARDER OVERLAPPED AND TAPED AT SEAMS.
18. WINDOWS AND DOORS	SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING IS SEALED.
19. COMMON WALLS BETWEEN ATTACHED DWELLING UNITS	THE GAP BETWEEN A GYPSUM SHAFT WALL (I.E. COMMON WALL) AND THE STRUCTURAL FRAMING BETWEEN UNITS IS SEALED.

TABLE (N102.1.2) R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

	CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE DEPTH	CRANFL SPACE WALL R-VALUE
CODE	5A	32	55	NR	41	20 OR 13-5	13/17	30	15/14	10, 2FT	15/14
PROVIDED	5A	32	N/A	50 MAX	41	21	N/A	30	N/A	N/A	N/A

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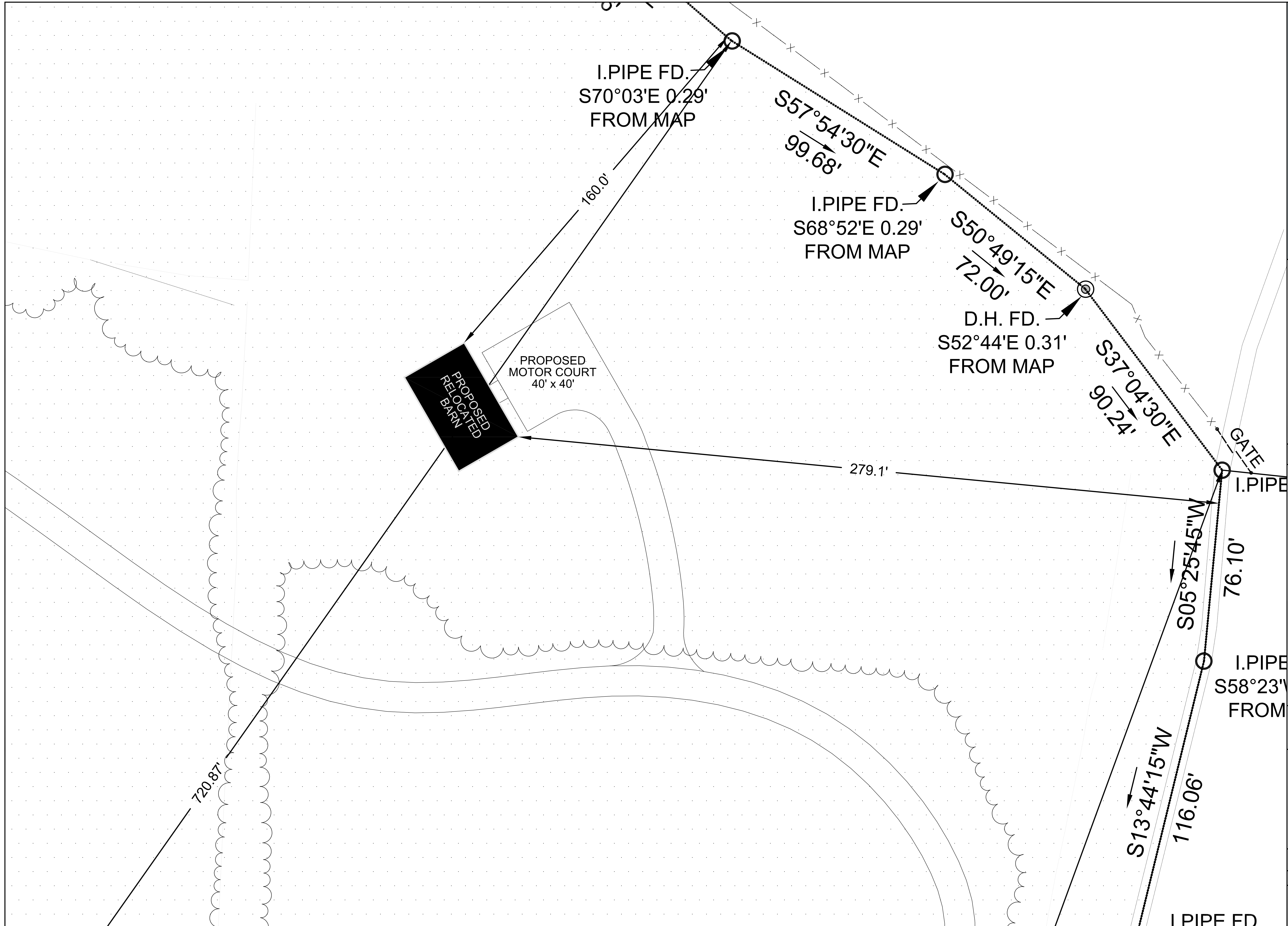
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GENERAL NOTES

SCALE: N/A



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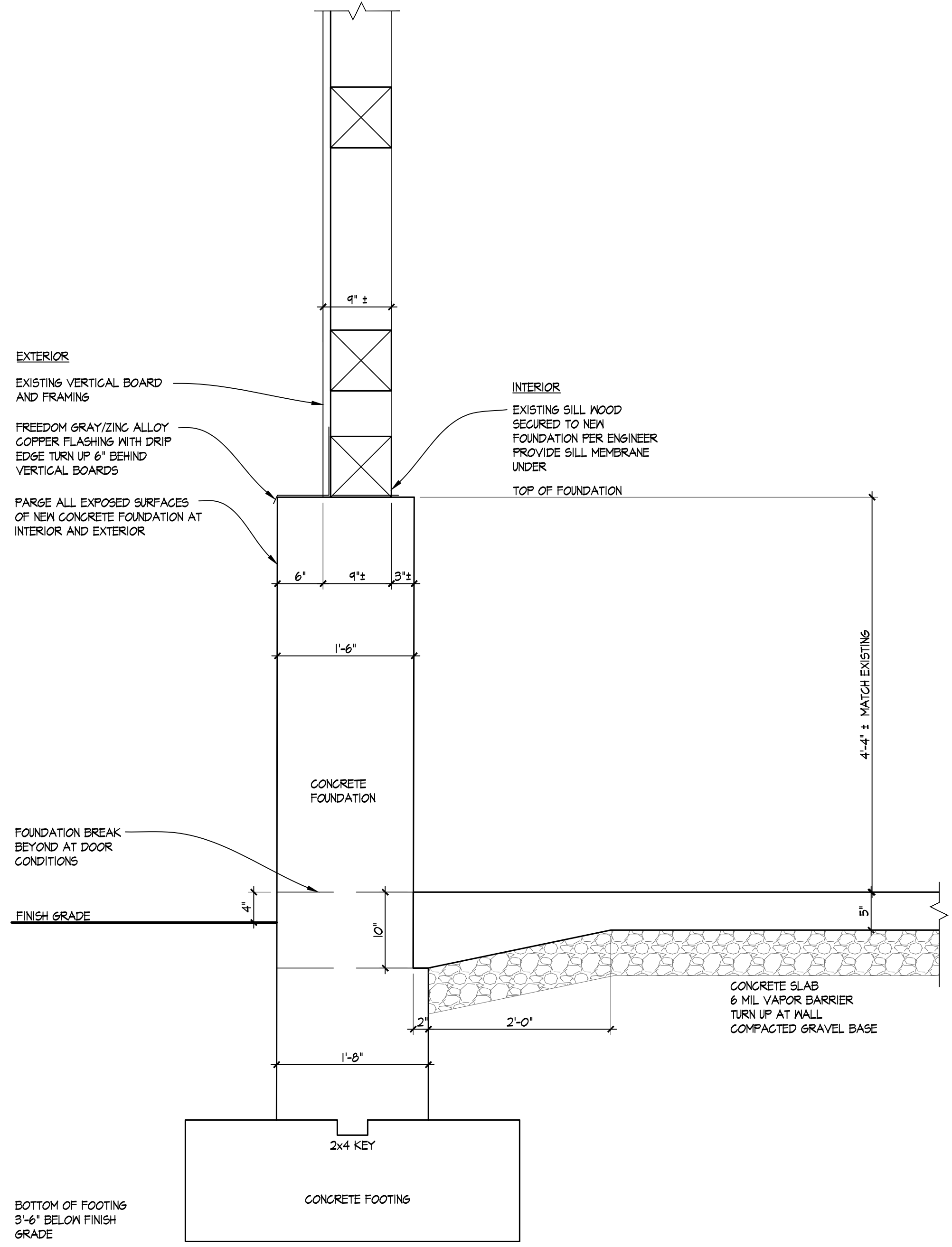
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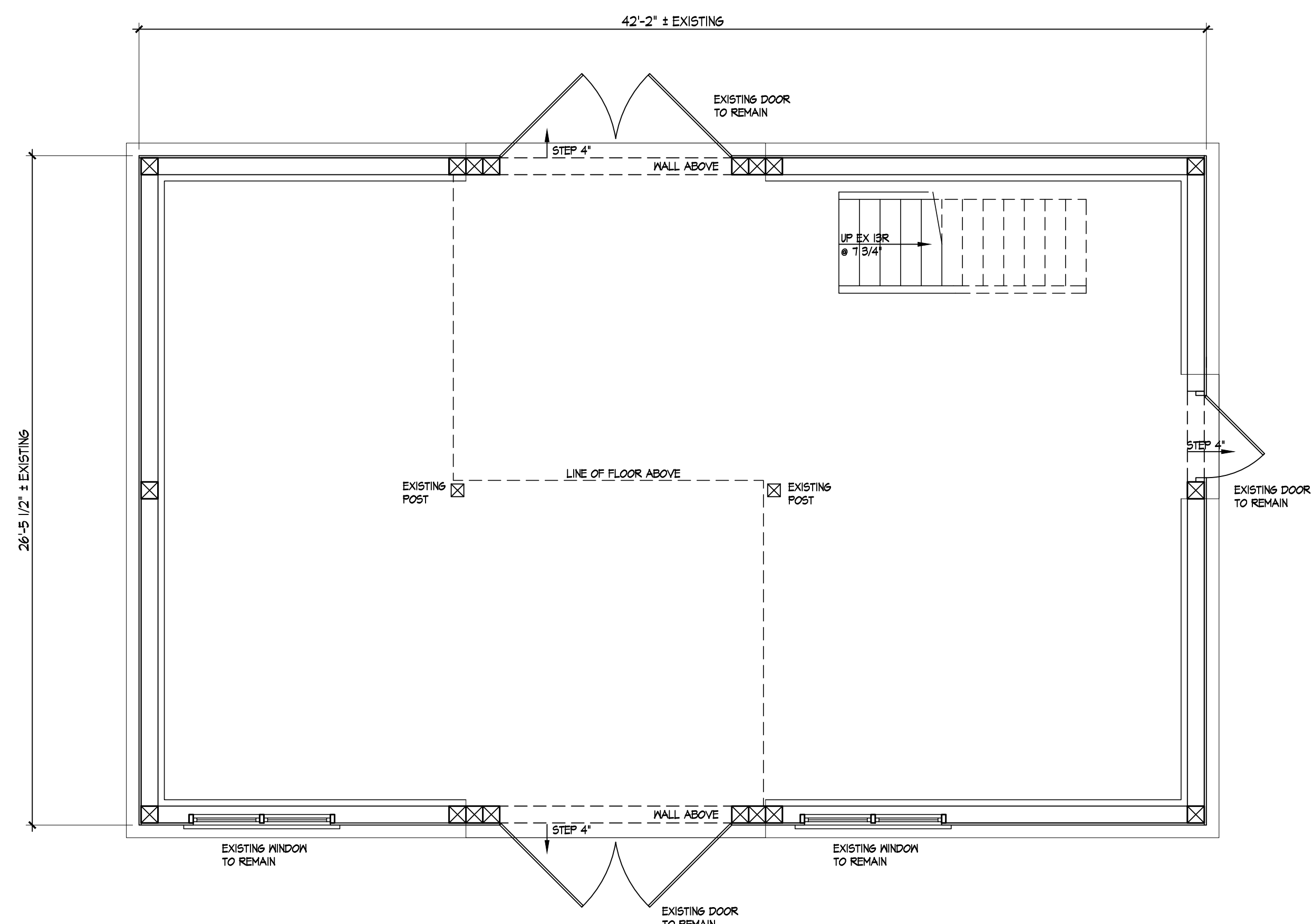
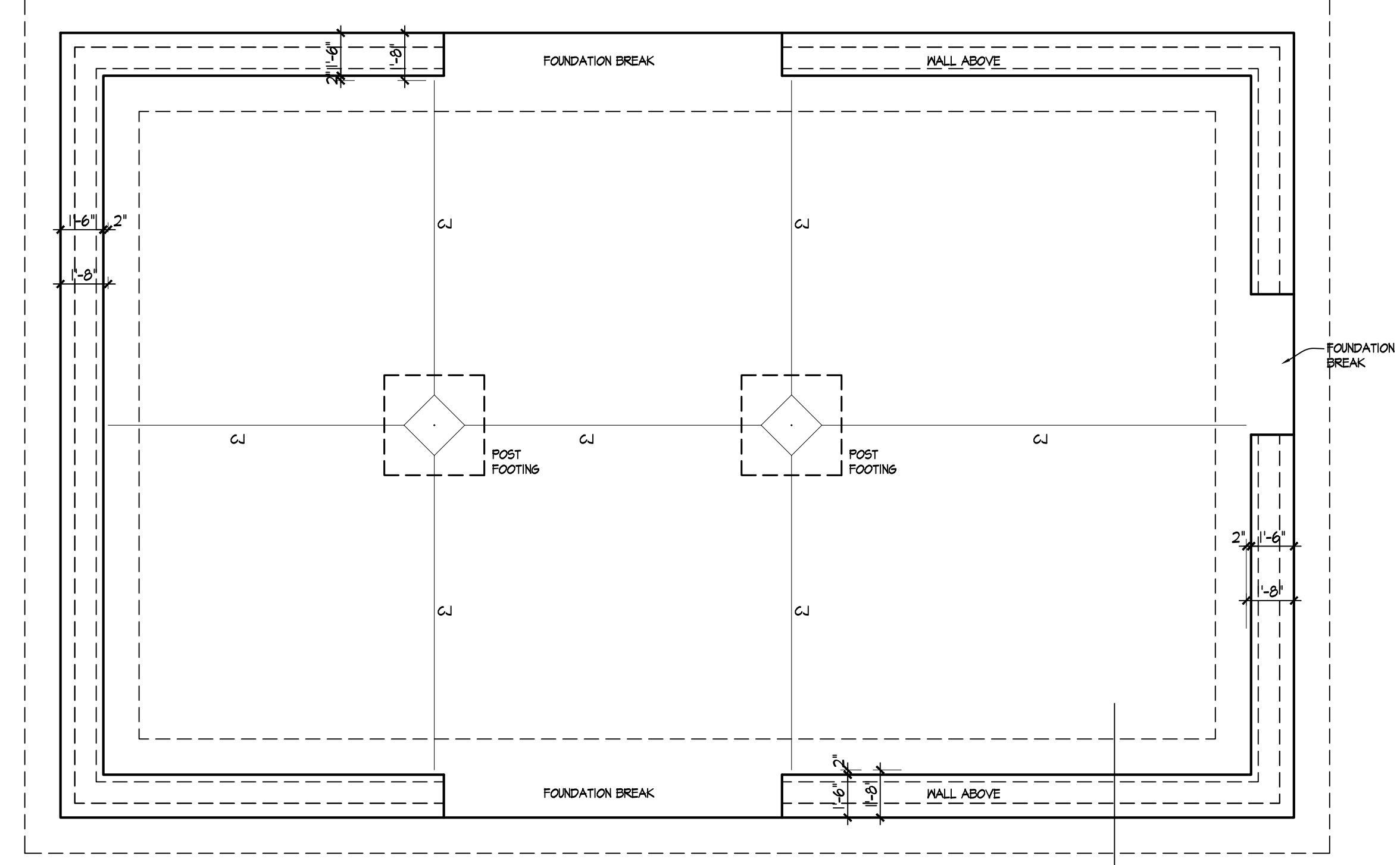
PROPOSED SITE PLAN

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

030



1 FOUNDATION DETAIL
 SCALE: 1"=1'-0"



NOTES

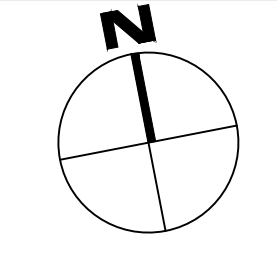
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- SEE FRAMING DRAWINGS FOR STRUCTURAL ELEMENTS, RAFTER, JOISTS, BEAMS, POSTS, SLABS AND FOOTINGS, ETC.

WALL LEGEND

- DEMO, EXISTING WALL REMOVED
- EXISTING WALL
- STUD WALL
- BRICK
- FIREBRICK
- CONCRETE BLOCK
- CONCRETE
- STONE
- LEADER

FOUNDATION AND FOOTINGS

- SEE STRUCTURAL DETAILS FOR FOUNDATION AND FOOTINGS.



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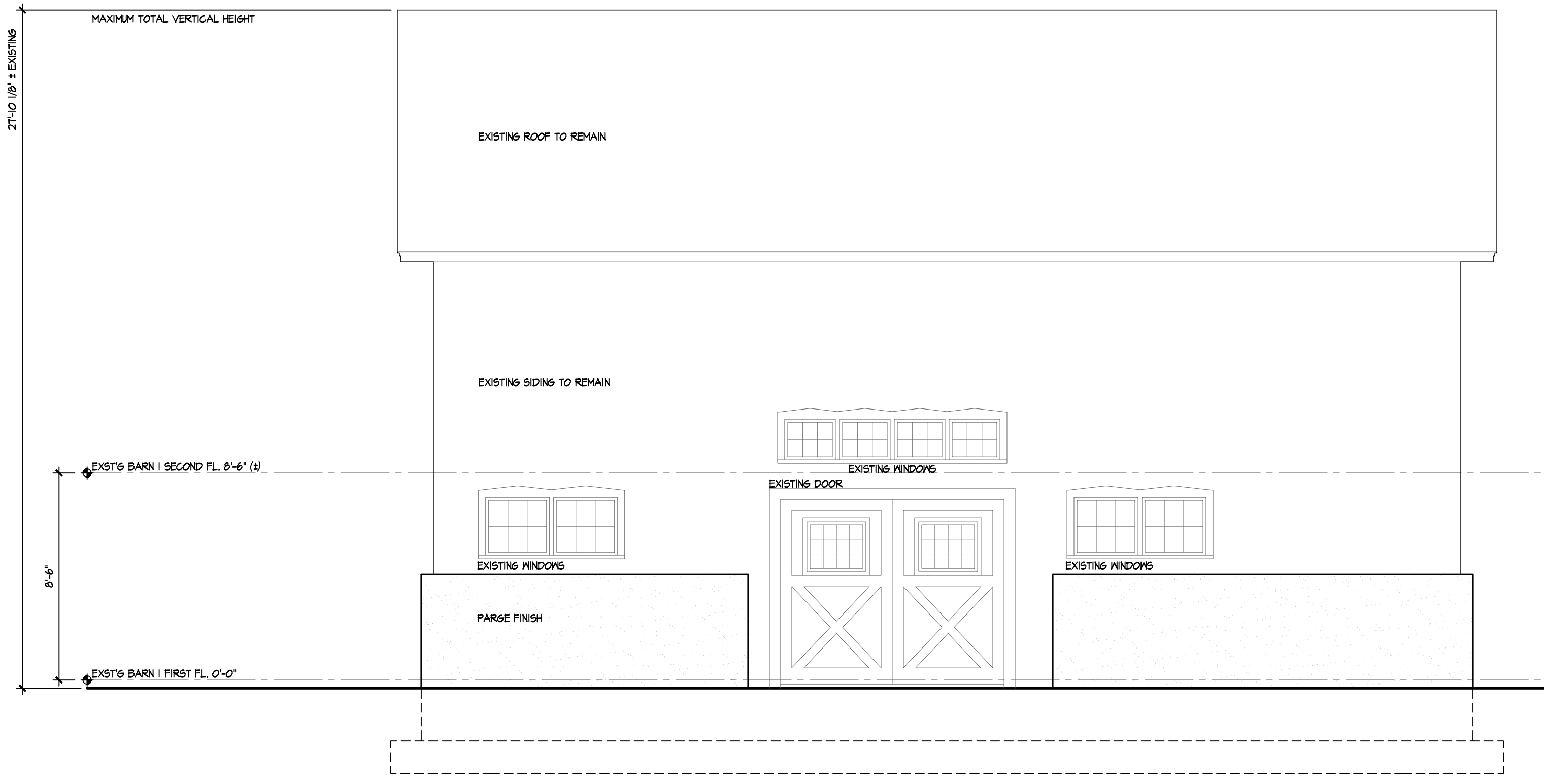
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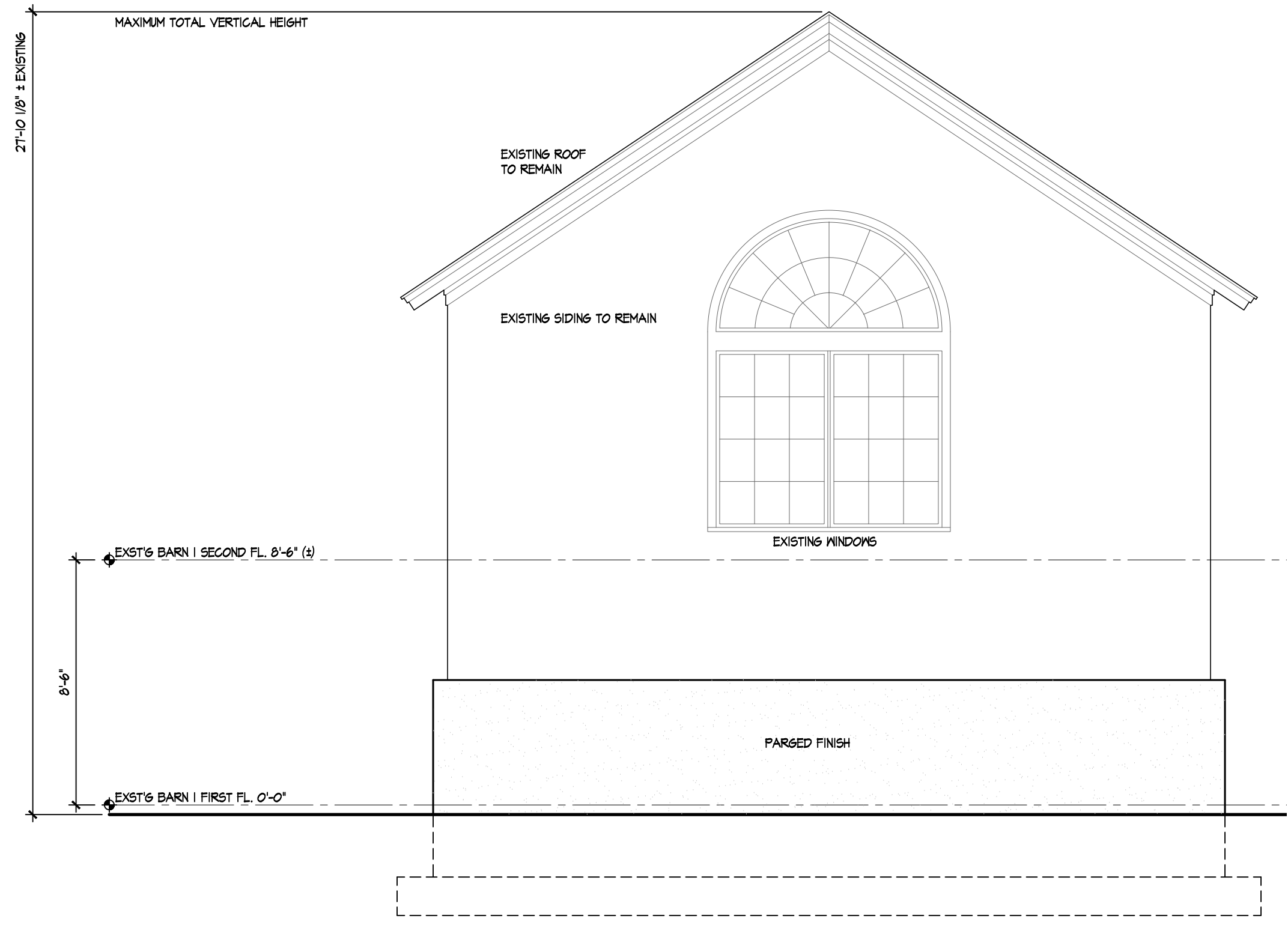
FLOOR PLANS AND FOUNDATION DETAIL
 SCALE: AS NOTED

EXTERIOR NOTES

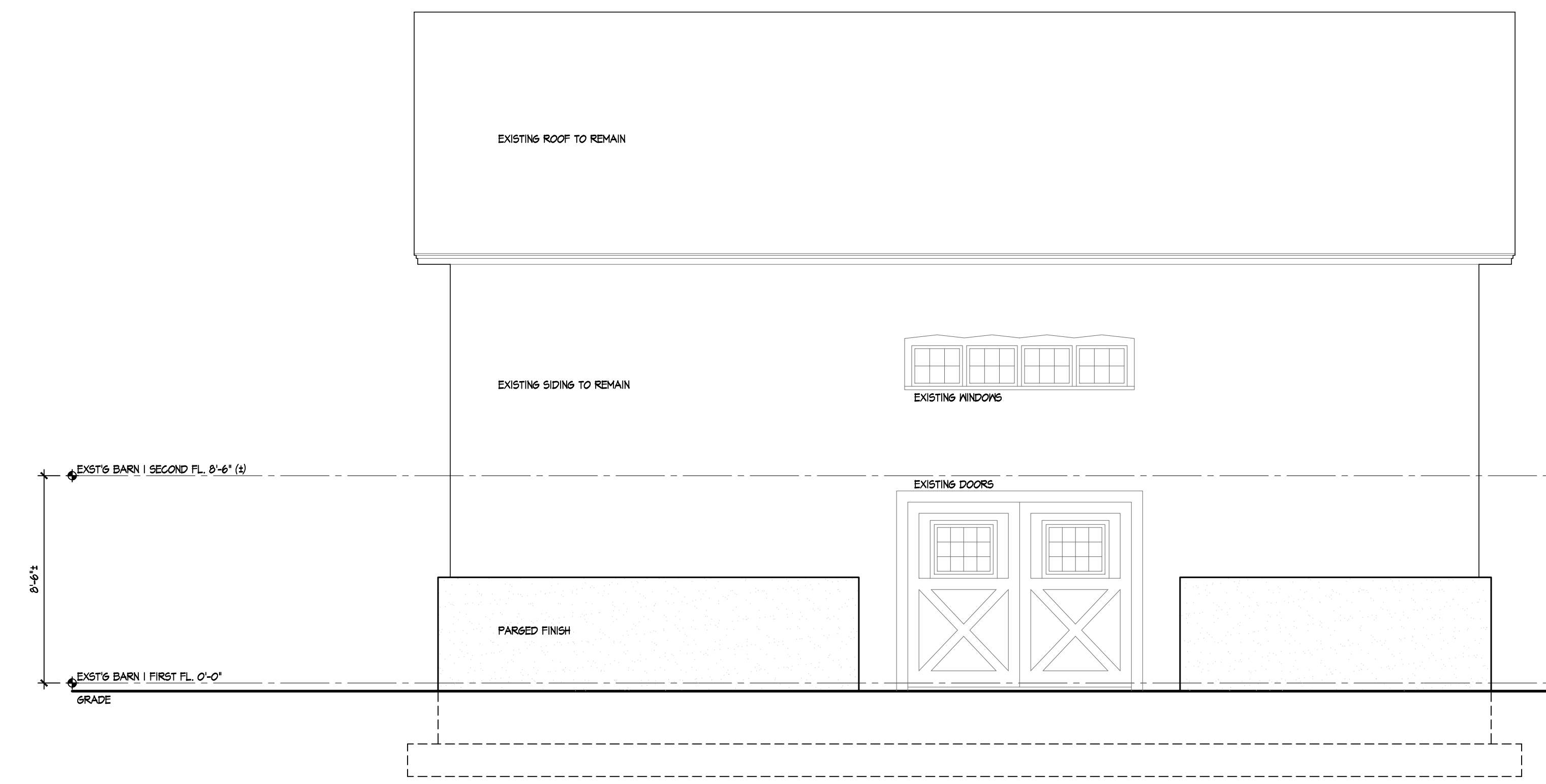
1. ALL EXTERIOR FASCIA, SOFFIT, FRIEZE BOARD, CROWN MOLDING, GUTTERS, TRIM IS EXISTING TO REMAIN
2. BOTTOM OF FOOTINGS OR GRADE BEAMS 3'-6" MINIMUM BELOW FINISH GRADE OR TERRACE, UNLESS FOUNDATION SHOWN OR NOTED DEEPER, TYPICAL.
3. SEE SECTIONS FOR DIMENSIONS NOT SHOWN.
4. FINISH GRADE SHOWN IS APPROXIMATE. SEE FINAL GRADING PLAN.
5. ALL EXISTING SIDING TO REMAIN UNLESS OTHERWISE NOTED.



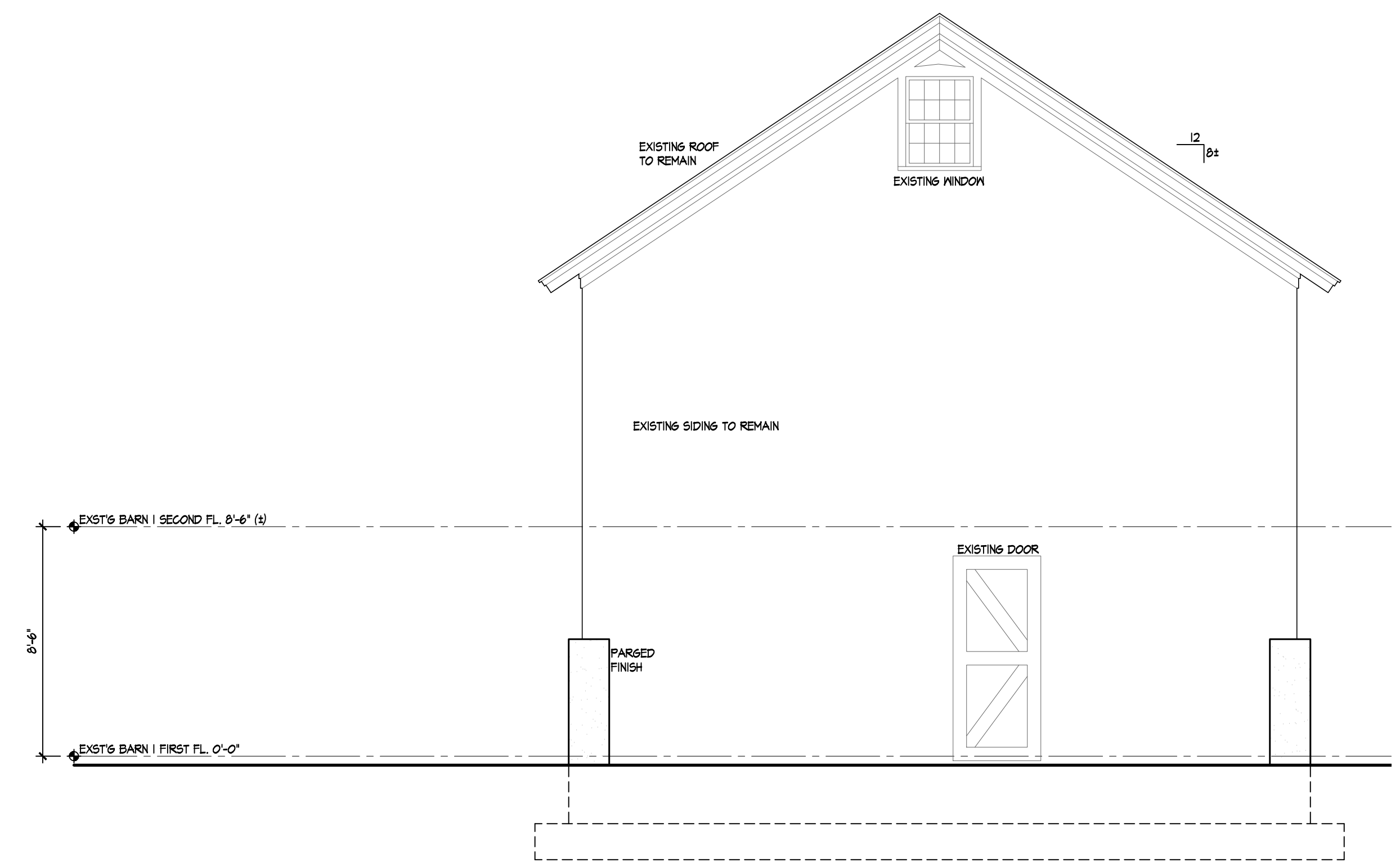
1 FRONT ELEVATION
1/4"=1'-0"



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



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



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

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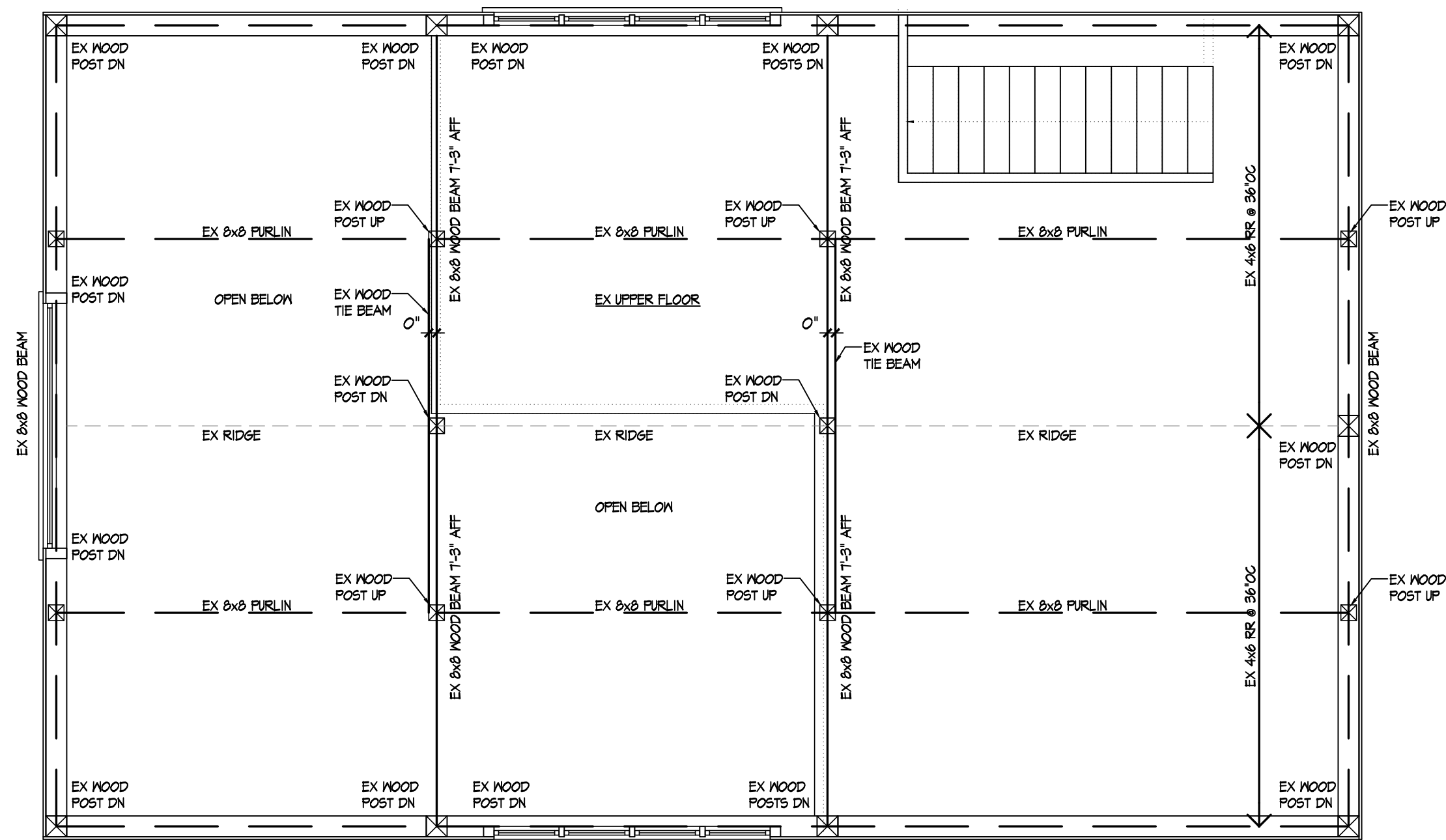
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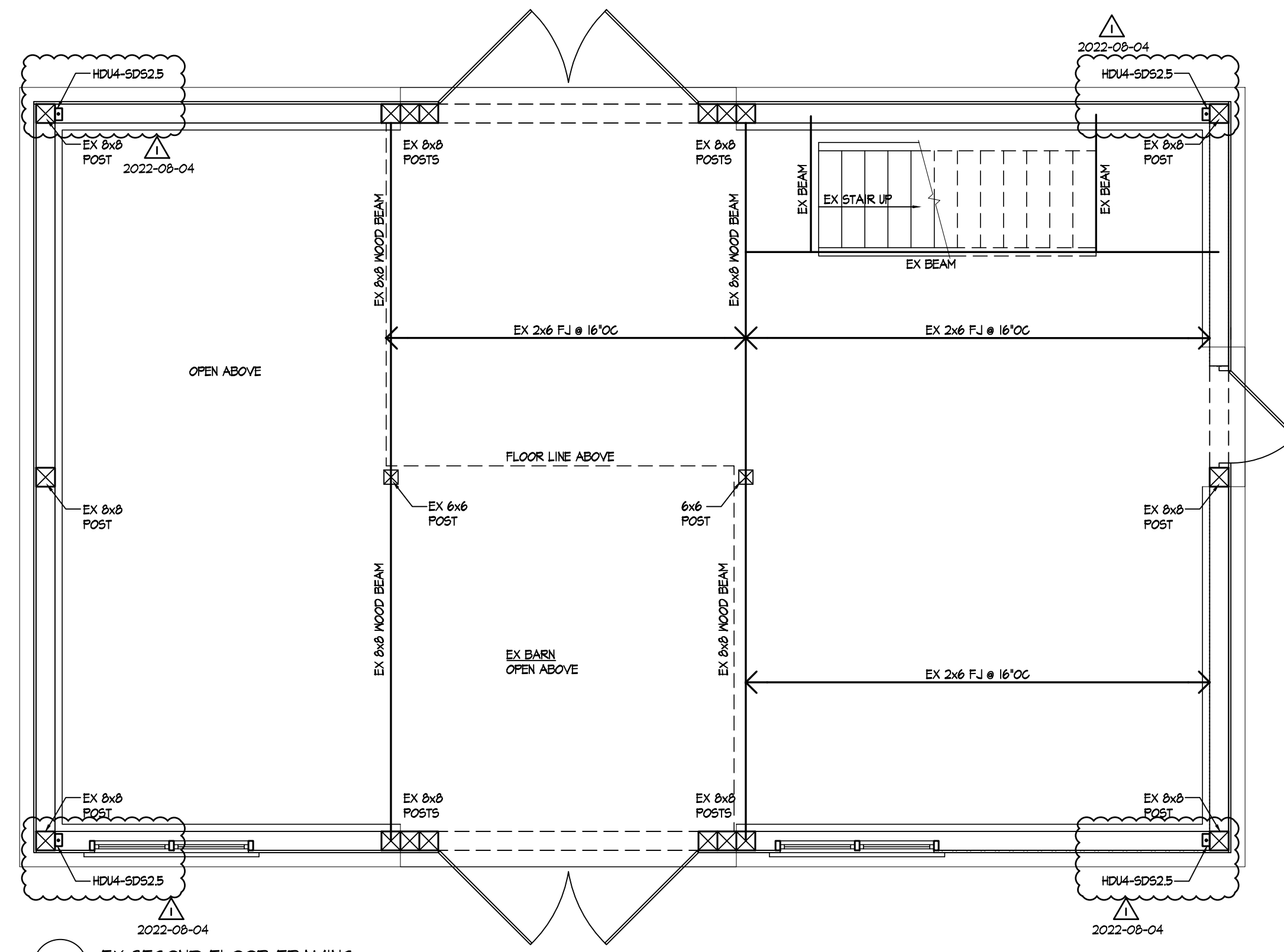
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ELEVATIONS

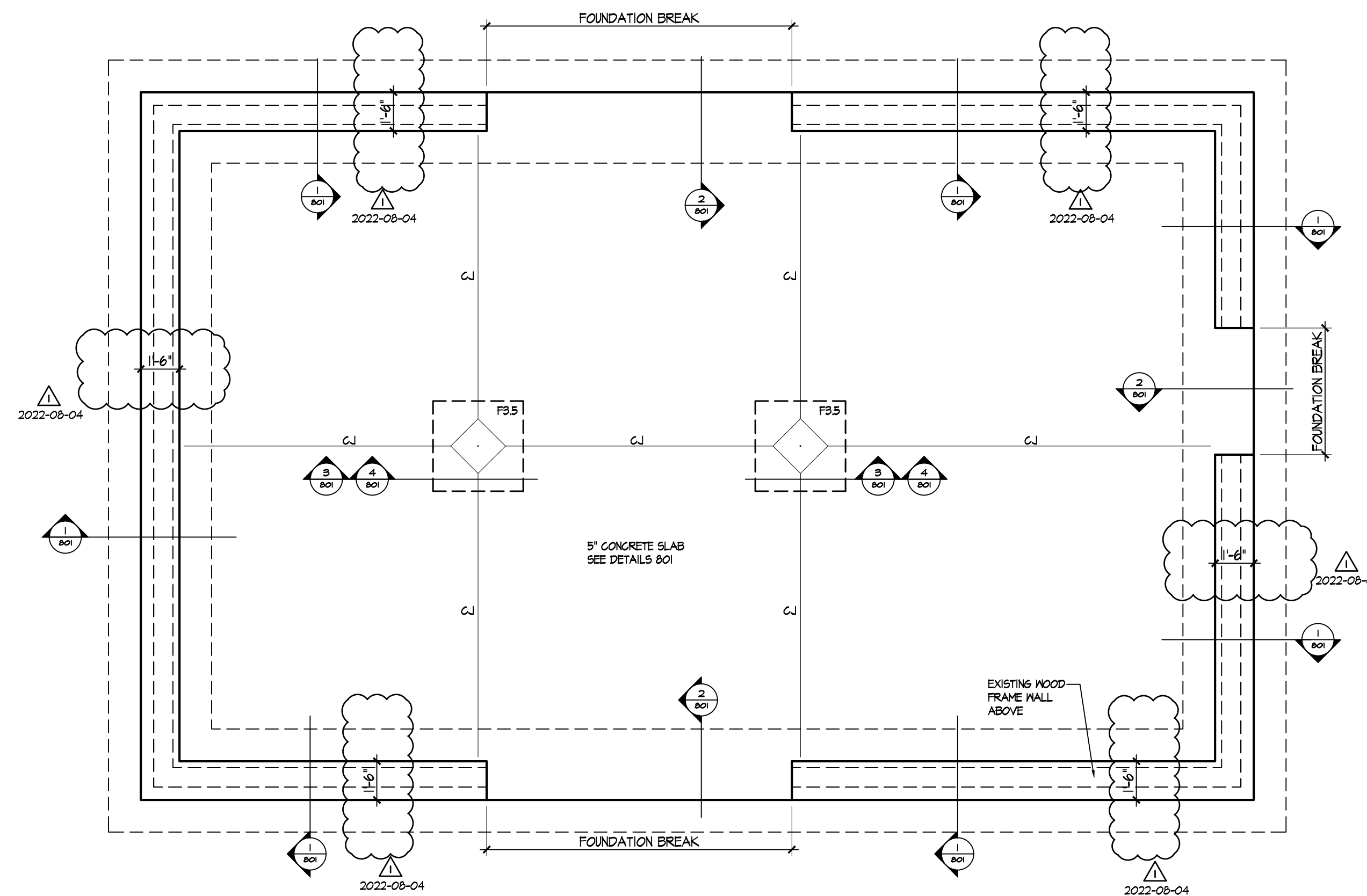
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EX ROOF FRAMING
1/4"=1'-0" SHOWN OVER FIRST FLOOR
SEE LEGEND, NOTES, STRUCTURAL NOTES



EX SECOND FLOOR FRAMING
1/4"=1'-0" SHOWN OVER FIRST FLOOR
SEE LEGEND, NOTES, STRUCTURAL NOTES



FOUNDATION AND SLAB PLAN
1/4"=1'-0" SEE LEGEND, NOTES, STRUCTURAL NOTES

FOOTING SCHEDULE: @2000PSF, SEE FOOTING DETAIL. REBAR 3' CLEAR TO SOIL.

MARK	FOOTING "W"x"L"x"HT"	REINFORCING
F3.5	3'-6"x3'-6"x16"	3-#5 EACH WAY

LEGEND: ALL MAY NOT APPLY

CJ = 1 1/2" DEEP SAWN CUT CONTROL JOINT CUT WITHIN 24 HOURS OF PLACING SLAB

HD = PROVIDE SIMPSON HDU2 HOLD-DOWN WITH 5/8" BOLT INTO FOUNDATION AT DOUBLE STUD END POST LOCATIONS INDICATED "HD" ON PLAN. SEE DETAILS

DS = DOUBLE STUD, UNLESS NOTED OTHERWISE

MINIMUM OF TWO STUDS AT EACH END OF ALL FLUSH FRAMED HEADERS OR BEAM, UNLESS MORE ARE INDICATED ON PLAN. PROVIDE TWO JACK STUDS AND TWO FULL KING STUD AT EACH END OF ALL DROPPED HEADERS MORE JACK AND KING STUDS AS INDICATED ON PLAN.

PA = COLUMN-POST ON BEAM, HEADER OR GIRDER FROM ABOVE.

STRUCTURAL NOTES: ALL MAY NOT APPLY

- GENERAL CONTRACTOR IS OBLIGATED TO REVIEW AND COORDINATE SIZES OF ELECTRICAL, LIGHTING, MECHANICAL AND PLUMBING INSTALLATIONS LOCATED ON PLANS BEFORE FRAMING BEGINS. ADJUST FRAMING IN FIELD TO ACCOMMODATE WHERE POSSIBLE. NOTIFY ARCHITECT FOR ADJUSTMENTS TO THE ABOVE.
- CONTRACTOR TO VERIFY EXISTING FRAMING MEMBERS AND THEIR DIRECTIONS WHICH ARE NOT ACCESSIBLE TO VERIFY PRIOR TO PREPARATION OF THE DRAWINGS.

ABBREVIATIONS:

- ASB=ASSUMED EX-BEARING WALL
- BS=BOTH SIDES
- BN=BEARING WALL
- SHA=BEARING WALL ABOVE
- BWP=BRACED WALL PANEL
- BWL=BRACED WALL LINE
- CH=CONCEALED HANGER
- D=DRIP
- FF=FLUSH FRAME
- FB=FLUSH AT BOTTOM
- FT=FLUSH AT TOP
- H=HANGER
- J=JACK STUD
- K=KING STUD
- RBD=RIDGE BOARD
- RB=RIDGE BEAM
- SH=SHOULDER HANGER
- SD=SHOWER DRAIN ABOVE
- TD=TOILET DRAIN ABOVE
- TBD=TUB DRAIN ABOVE
- TH=TOP MOUNT HANGERS
- FLUSH AT TOP STEEL BEAMS TO HAVE 2x NAILER TIGHT TO FLANGES UNLESS OTHERWISE NOTED

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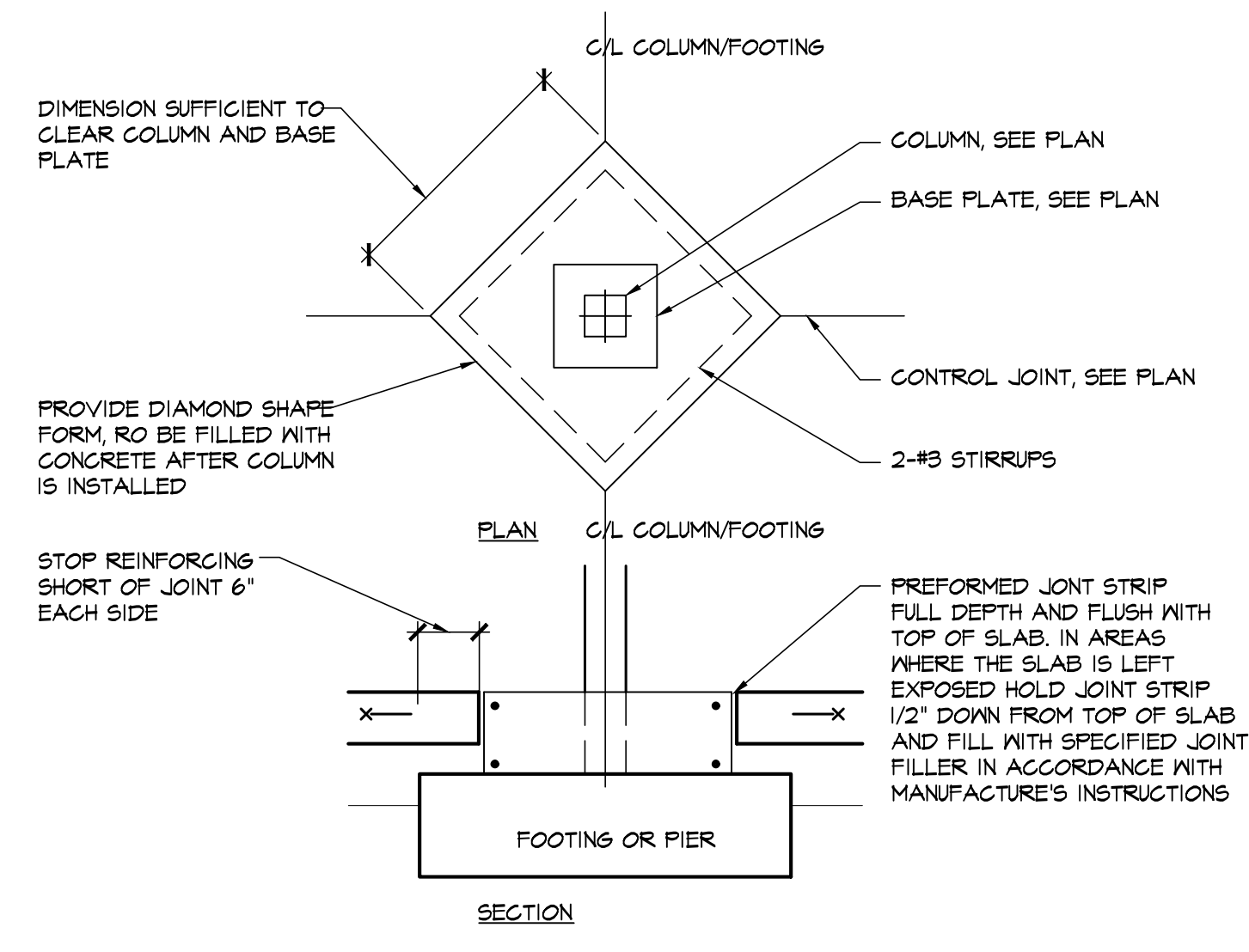
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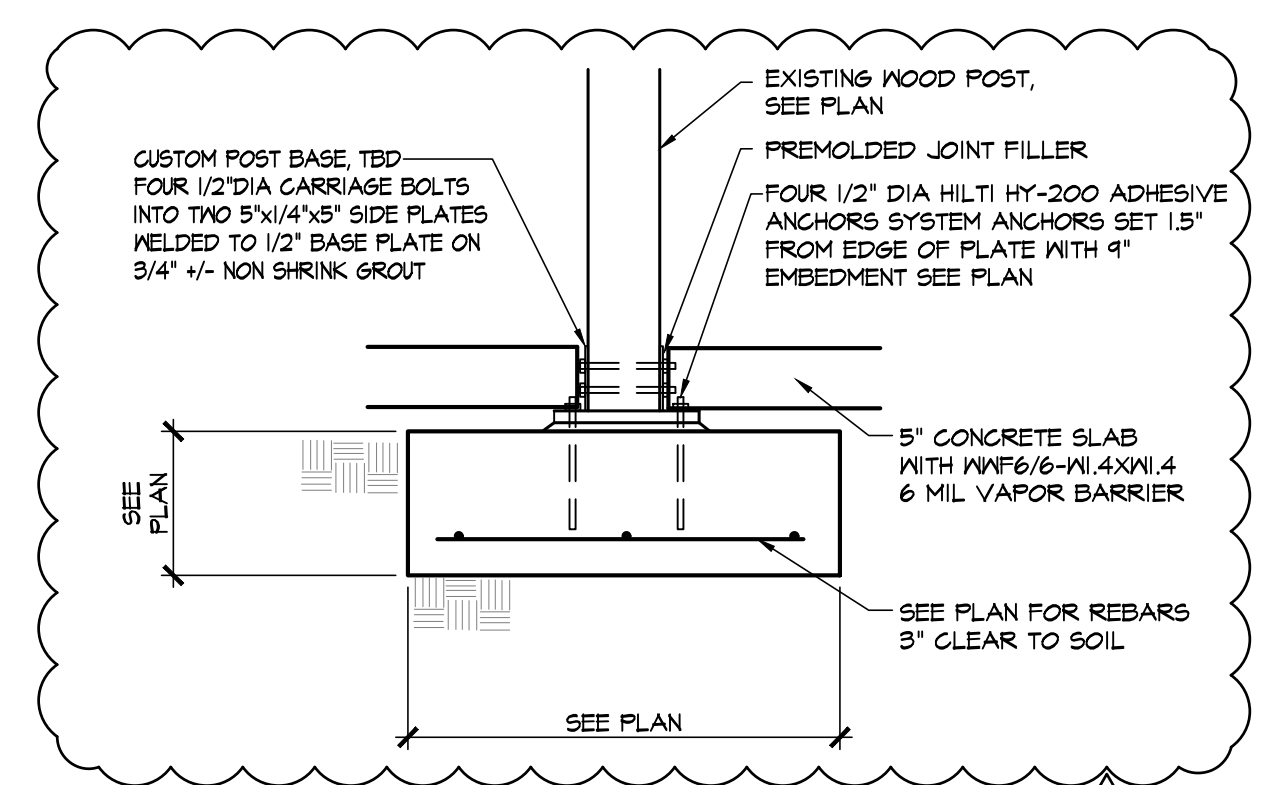
STRUCTURAL PLANS

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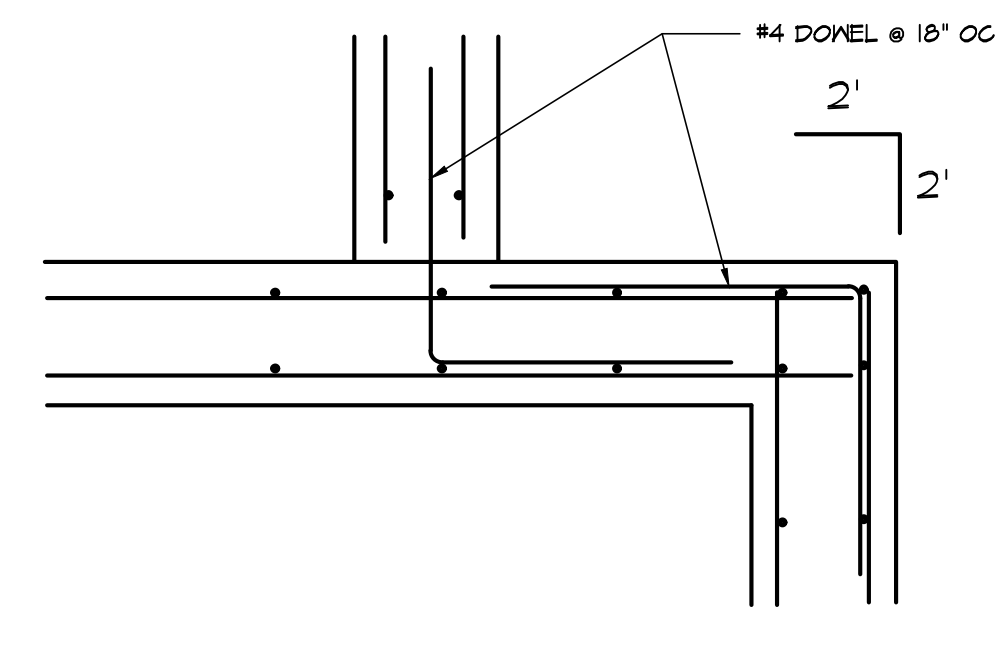
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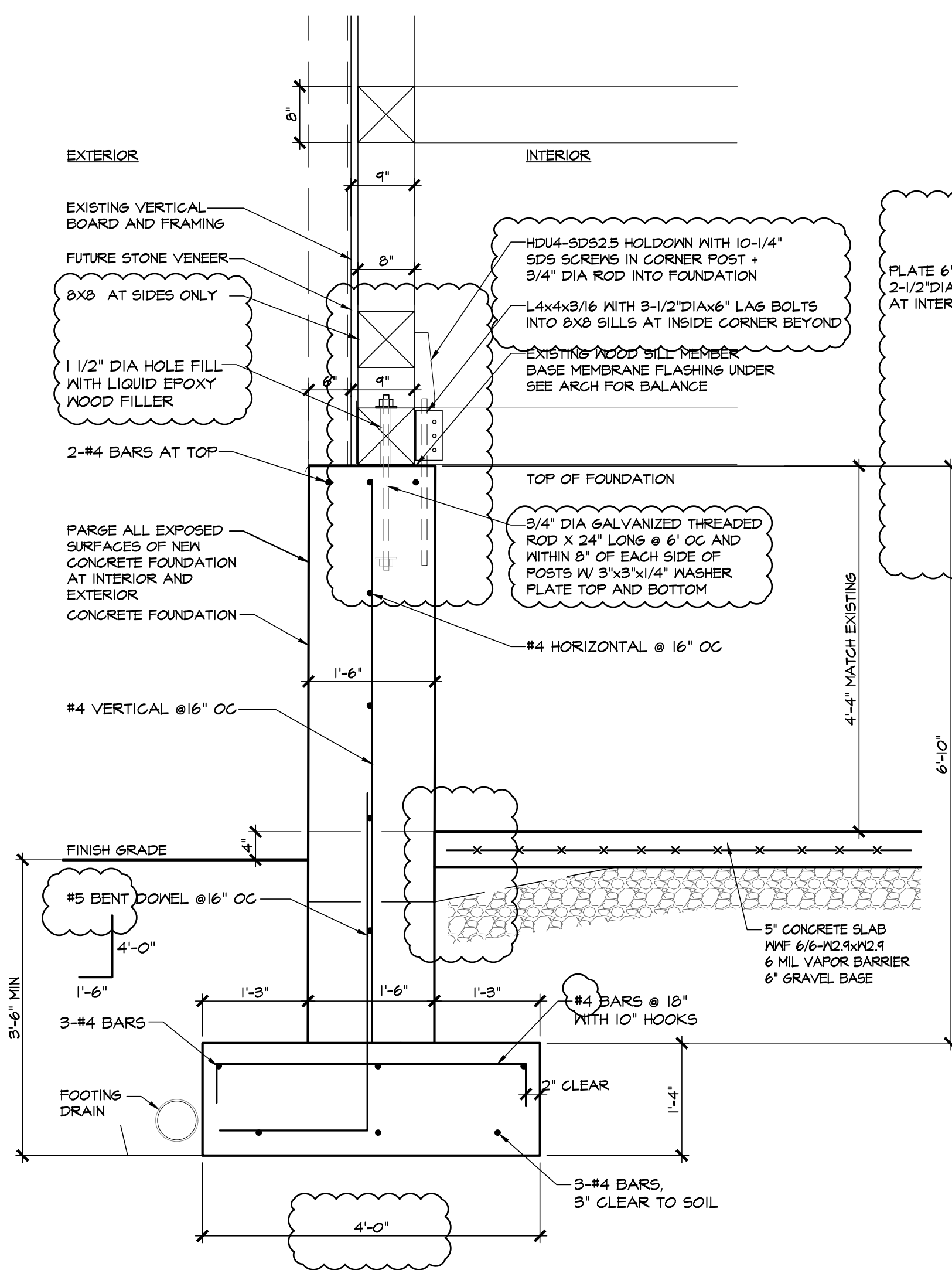
3
801
SLAB AT POST DETAIL
NTS



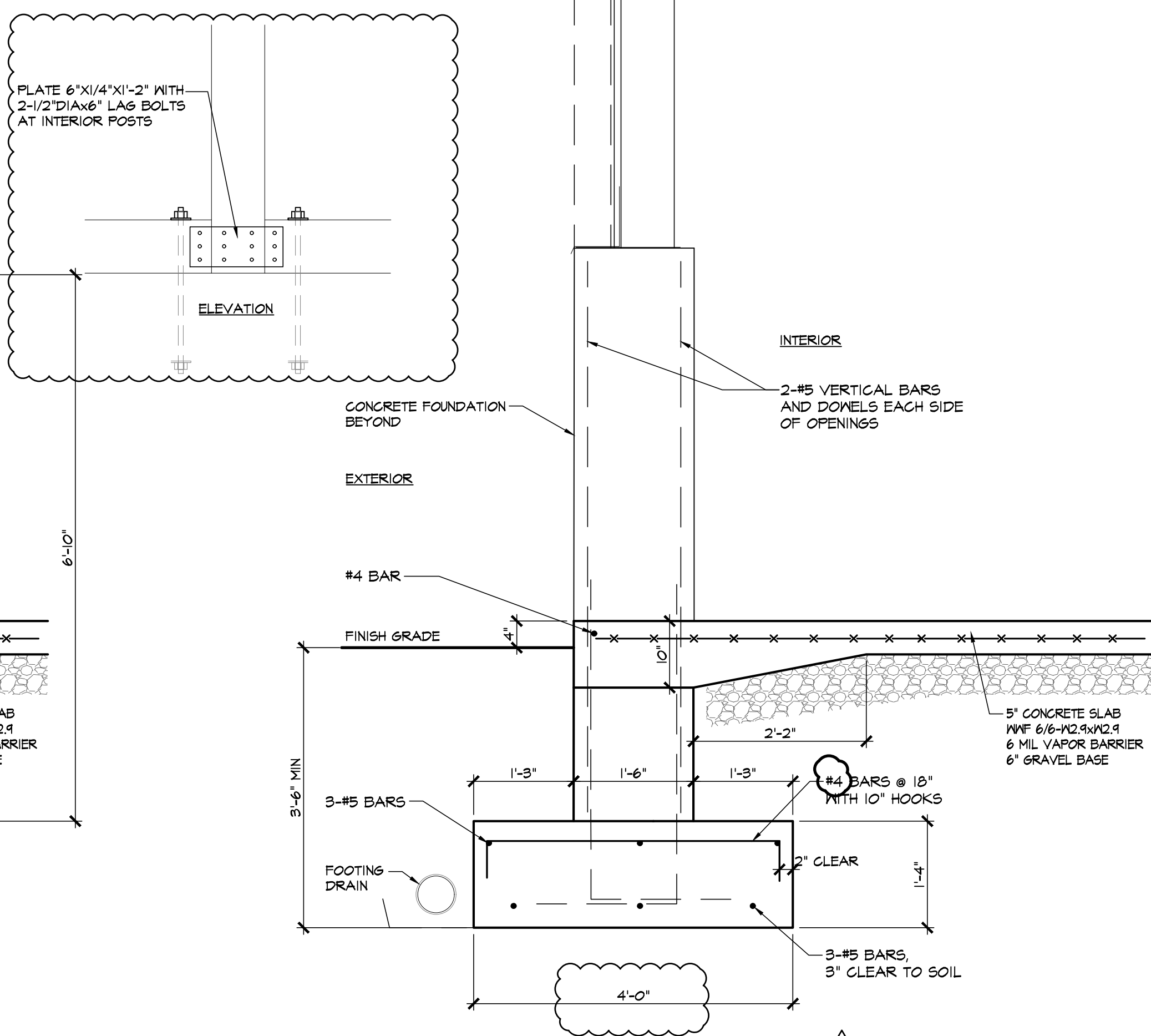
4
801
INTERIOR POST FOOTING
3/4\"/>



5
801
CORNER WALL REINFORCING DETAIL
NTS



1
801
SECTION
3/4\"/>



2
801
SECTION AT OPENINGS
3/4\"/>

GENERAL NOTES

1. THE WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED IN ACCORDANCE WITH THE STRUCTURAL REQUIREMENTS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS AS ADOPTED BY THE 2018 STATE OF CONNECTICUT BUILDING CODE.
2. THE STRUCTURAL COMPONENTS HAVE BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS:
 ROOF: GROUND SNOW AT 35 PSF
 ROOF DECK: 60 PSF
 FIRST FLOOR: 40 PSF
 SECOND FLOOR: 40 PSF
 ATTIC: 30 PSF
 INACCESSIBLE ATTIC SPACE: 20 PSF
 WIND LOAD: 120 MPH ULTIMATE WIND SPEED, 93 MPH NOMINAL, EXPOSURE C, CATEGORY 2, I=1.0
 BRACED WALL PANELS HAVE BEEN DESIGNED IN ACCORDANCE WITH SECTION 602.10 OF THE 2018 IRC. WALLS NOT CONFORMING TO SECTION 602.10 HAVE BEEN DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES USING ASCE7-10.
 COMPONENTS AND GLADDINGS ARE DESIGNED FOR WIND PRESSURES FROM TABLE R301.2(2)
 WALL ZONE WIND PRESSURE (PSF)
 5 15.2/-2.1
 3 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 SEQUENCING, TEMPORARY BRACING AND SHORING USE OF EQUIPMENT AND SIMILAR CONSTRUCTION PROCEDURES. REVIEW OF CONSTRUCTION BY THE ENGINEER IS FOR CONFORMANCE WITH THE DESIGN ASPECTS ONLY, NOT TO REVISION THE CONTRACTOR'S CONSTRUCTION PROCEDURES.
 4 SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS.

FOUNDATION NOTES

1. THE FOUNDATIONS HAVE BEEN DESIGNED TO REST ON UNDISTURBED CLASS GM, GP, SW, SP, SM, SG, SH, AND SC HAVING A PREScriptive BEARING VALUE OF 2,000 PSF. IF PREDOMINANTLY CLAYEY AND/OR SILTY SOILS OR FILL IS ENCOUNTERED BENEATH FOOTINGS, THE MATERIAL SHALL BE REMOVED AND REPLACED WITH COMPACTED STRUCTURAL FILL.
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 1 ON 6, THE FOOTING SHALL BE DOWELED TO THE LEDGE WITH 3/4" STEEL RODS DRILLED 10 INCHES INTO THE ROCK SURFACE AT 2 FEET ON CENTER.
3. IN AREAS REQUIRING FILL, THE FILL MATERIAL SHALL BE A UNIFORMLY GRADED MIXTURE OF SAND AND GRAVEL WEIGHING NO LESS THAN 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 COMPACTIONED WITH APPROPRIATE EQUIPMENT TO A MINIMUM OF 95% OF ITS MAXIMUM DENSITY AT OR NEAR OPTIMUM MOISTURE. A SOILS TESTING LAB, HIRED BY THE OWNER SHALL TEST THE MATERIAL BEFORE AND AFTER COMPACTION FOR CONFORMANCE WITH THIS SPECIFICATION. NO LIFTS SHALL BE PLACED WHEN WEATHER CONDITIONS ARE SUCH THAT THE MOISTURE CONTENT OF THE FILL CANNOT BE PROPERLY CONTROLLED. IN PLACING AND COMPACTIONING FILL AND BACKFILL MATERIAL DO NOT DAMAGE NOR DISPLACE CONCRETE WORK ALREADY IN PLACE BY CONTACT FROM COMPACTION MACHINERY, BY SUBJECTING IT TO OVERTURNING FROM HEAVY COMPACTIONING LOADING, OR ANY OTHER CAUSE. BRING FILL AGAINST SUCH CONCRETE AT THE SAME RATE AS THE REMAINDER OF FILL. COMPACTION UNIFORMLY ON BOTH SIDES USING HAND OPERATED TAMPERS.
4. THE SLAB-ON-GRADE SUB-BASE SHALL BE STONE OR TRAP ROCK PASSING A 2 INCH SIEVE AND RETAINED ON A 1/2 INCH SIEVE.
5. 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.
6. SEE SECTIONS FOR MINIMUM ANCHOR BOLT REQUIREMENTS. EMBED ANCHOR BOLTS A MINIMUM OF 3 INCHES INTO CONCRETE OR GROUTED MASONRY. INSTALL BOLTS WITHIN 12 INCHES OF END OF SILL PLATE ON ALL EXTERIOR WALLS. PROVIDE 3"X3"X1/8" WASHER PLATE ON ALL ANCHOR BOLTS PROVIDE 3" HOOK ON BOLTS. ADHESIVE ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS.
7. SIZES AND LOCATIONS OF ALL REQUIRED EMBEDDED ITEMS FOR ALL TRADES SUCH AS ANCHOR BOLTS, PIPING SLEEVES, HOLD DOWN ANCHORS, ETC. SHALL BE COORDINATED BY THE GENERAL CONTRACTOR WITH OTHER TRADES.
8. STEP FOOTINGS A MAXIMUM OF 1 FT VERTICAL ON 2 FT HORIZONTAL. PLACE LOWER FOOTING FIRST.

CONCRETE NOTES

1. 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 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.
2. CONCRETE EXPOSED TO THE WEATHER, SUCH AS THAT USED IN FOUNDATION WALLS AND EXTERIOR SLABS, SHALL CONTAIN 6% ENTRAINED AIR.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60.
4. PROVIDE 1 1/8" X 1 1/4" DEEP SAW CUT CONTROL JOINTS AT 20' O/C MAXIMUM EACH WAY IN ALL PORCH AND GARAGE SLABS ON GRADE. CUT JOINTS WITHIN 24 HOURS OF PLACING THE SLAB.
5. PROVIDE 2-#4 BARS OVER AND EACH SIDE OF ALL OPENINGS IN WALLS. BARS TO BE 1 1/2" CLEAR OF AND EXTEND 12 INCHES PAST OPENING.
6. CONCRETE USED FOR EXTERIOR WALKWAYS AND SLABS SHALL HAVE A MAXIMUM WATER TO CEMENT RATIO OF 0.45.
7. PROVIDE THE FOLLOWING CLEARANCES FOR REINFORCING STEEL TO:
 CAST AGAINST SOIL 3"
 EXPOSED TO WEATHER (FORMED) 1 1/2"
 NOT EXPOSED TO WEATHER 1"
8. ALL WORK TO BE PERFORMED IN CONFORMANCE WITH THE LATEST STANDARDS FOR PLACEMENT OF CONCRETE AS SET BY THE A.C.I.
9. ALL CONCRETE OR MASONRY WORK SHALL BE DONE DURING TEMPERATURES OF 28 DEGREES F. AND RISING MIN.
10. NO CONCRETE SHALL BE PLACED ON FROZEN SURFACES.
11. NO ADDITIVES SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.
12. PROVIDE ALL SLEEVES AND FOUNDATIONS VENTS AS REQUIRED BY CODE.
13. PROVIDE WALL REINFORCING AS INDICATED ON THE STRUCTURAL PLAN.
14. PROVIDE BITUMEN EXPANSION JOINTS BETWEEN SLABS AND FOUNDATION WALLS.
15. PROVIDE WELDED WIRE MESH REINFORCED IN SLABS AS INDICATED ON THE DRAWINGS.
16. CONTRACTOR TO CHECK CONCRETE DELIVERY TICKETS AND CONCRETE SLUMP FROM EACH TRUCK.
17. ALL CONCRETE TO BE POURED MONOLITHICALLY, WITHOUT COLD JOINTS, UNLESS SHOWN OTHERWISE OR PERMISSION IS OBTAINED IN WRITING FROM THE ARCHITECT PRIOR TO PLACEMENT.

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STRUCTURAL SECTION AND DETAILS
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Roof made of modern lumber, rafter clips, and hangers. Not original to barns.



Open to weather at all times, wood is rotted in many locations.



Large gaps in wall material allowed in weather and deteriorated materials

Interior damaged by animals

Materials not original to main barn



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