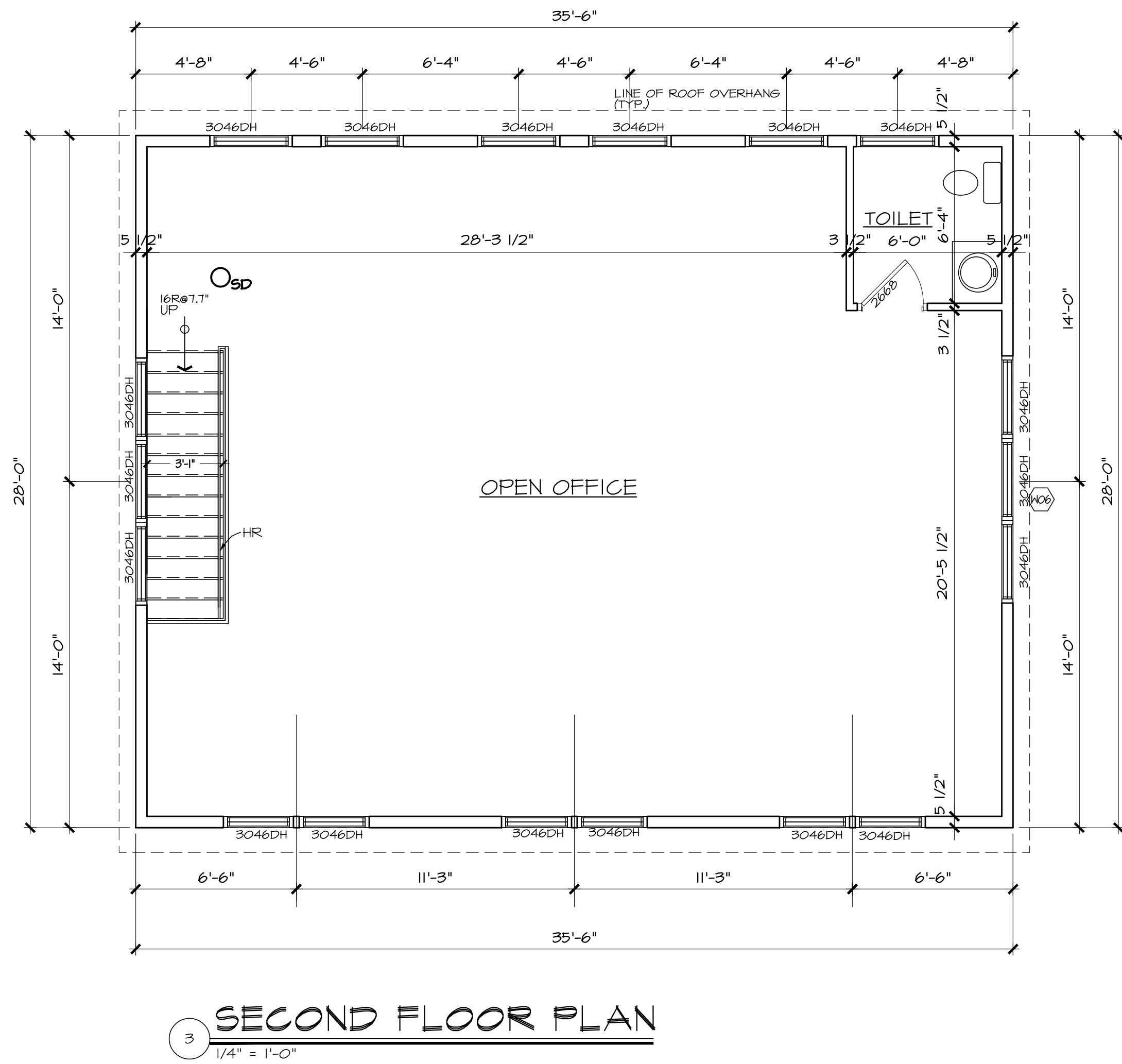
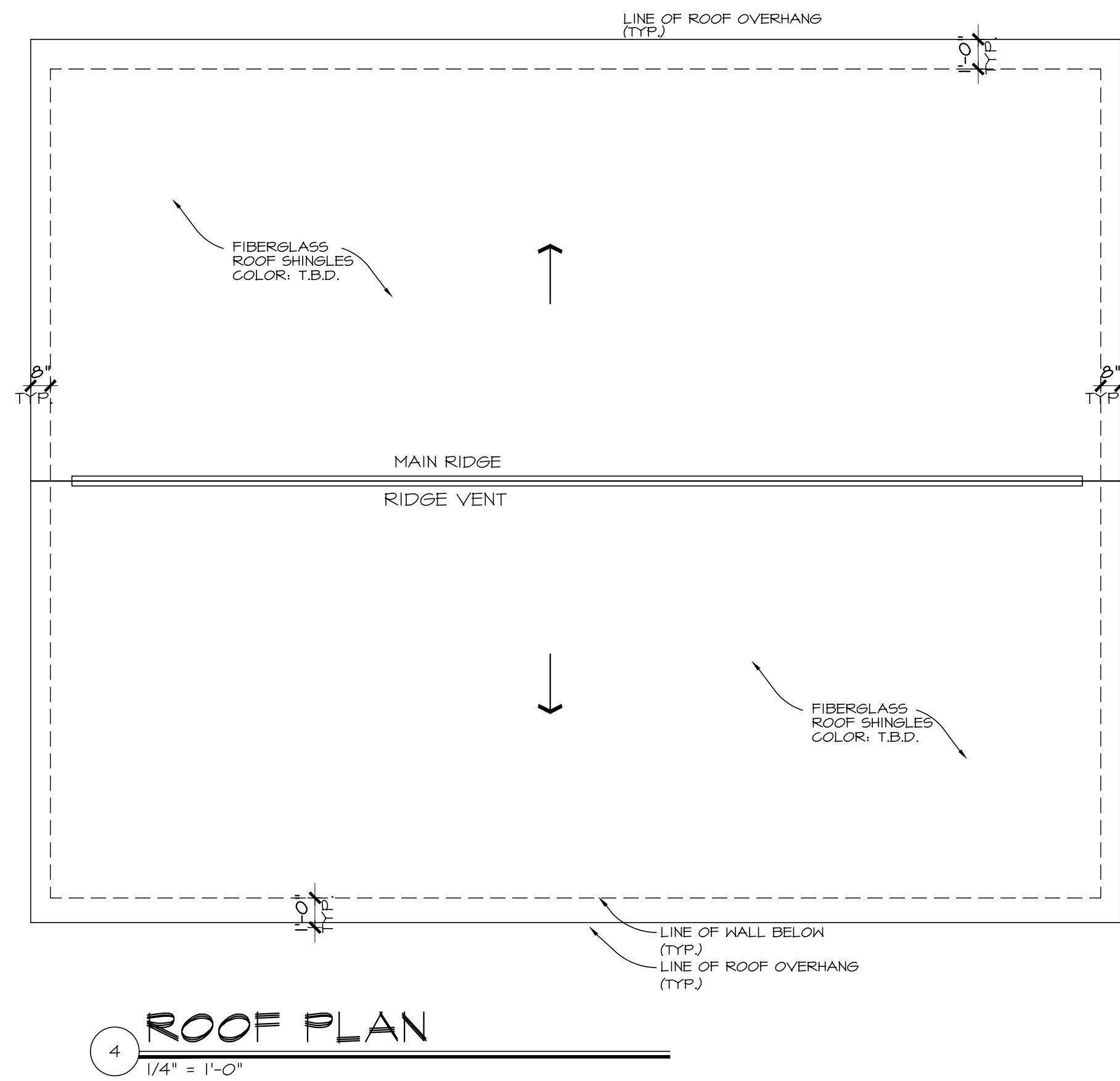


NOTES

- DO NOT SCALE THE DRAWINGS USE ONLY COMPUTED NUMERICAL DIMENSIONS SHOWN ON THE DRAWINGS.
- CERTAIN DIMENSIONS SHOWN ARE RELATIVE TO AND/OR TO BE MATCHED WITH EXISTING DIMENSIONS AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTORS PRIOR TO COMMENCEMENT OF WORK.
- SEE FRAMING DRAWINGS FOR STRUCTURAL ELEMENTS, RAFTER, JOISTS, BEAMS, POSTS ETC.

WALL LEGEND

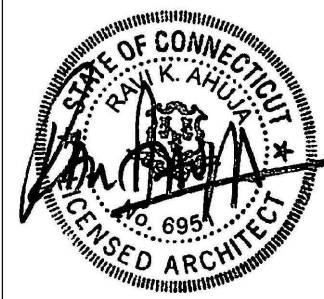
	WALLS
	NEW CONCRETE FOUNDATION WALL



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 written consent of the architect.
Copyright 2022 AWA Design Group P.C.

NO	DATE	ISSUE/REVISION
1		
2		

Project:
Consultant:
PROPOSED GARAGE
190 RANGE ROAD
WILTON, CONN.



RAVI AHUJA, ARCHITECT

AWA DESIGN GROUP P.C.
ARCHITECTURE DESIGN PLANNING
40 Warsaw Place, Stamford, CT 06902

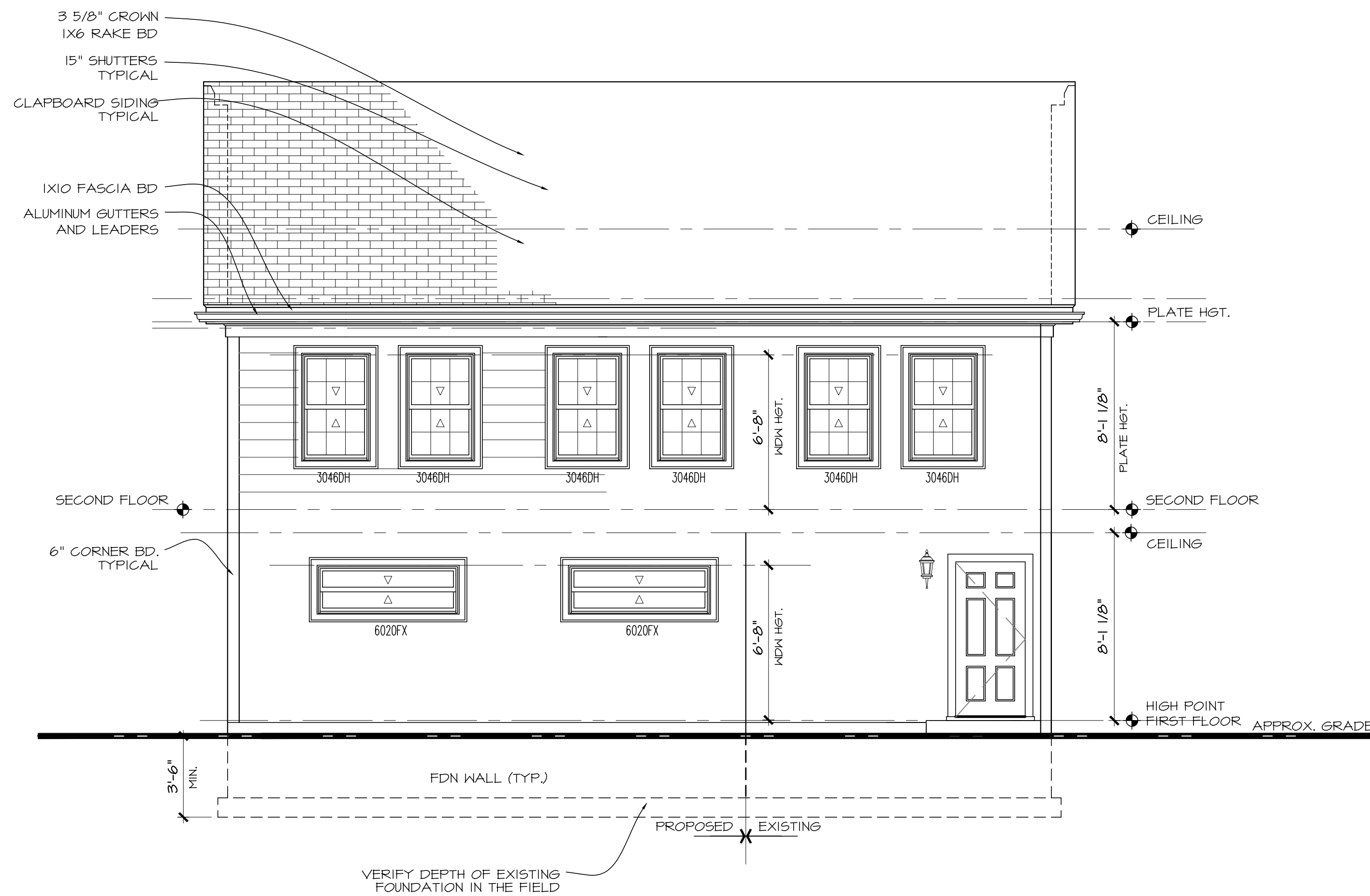
Ph: 203.325.4121 Fax: 203.325.4123
email: awa@awadg.com

PROJECT NO.	2227
DRAWN BY:	MCG
ISSUED:	10.03.22
SCALE AS NOTED	

A-1

DWG. NO.

DRAWING TITLE:
PLANS



REAR ELEVATION

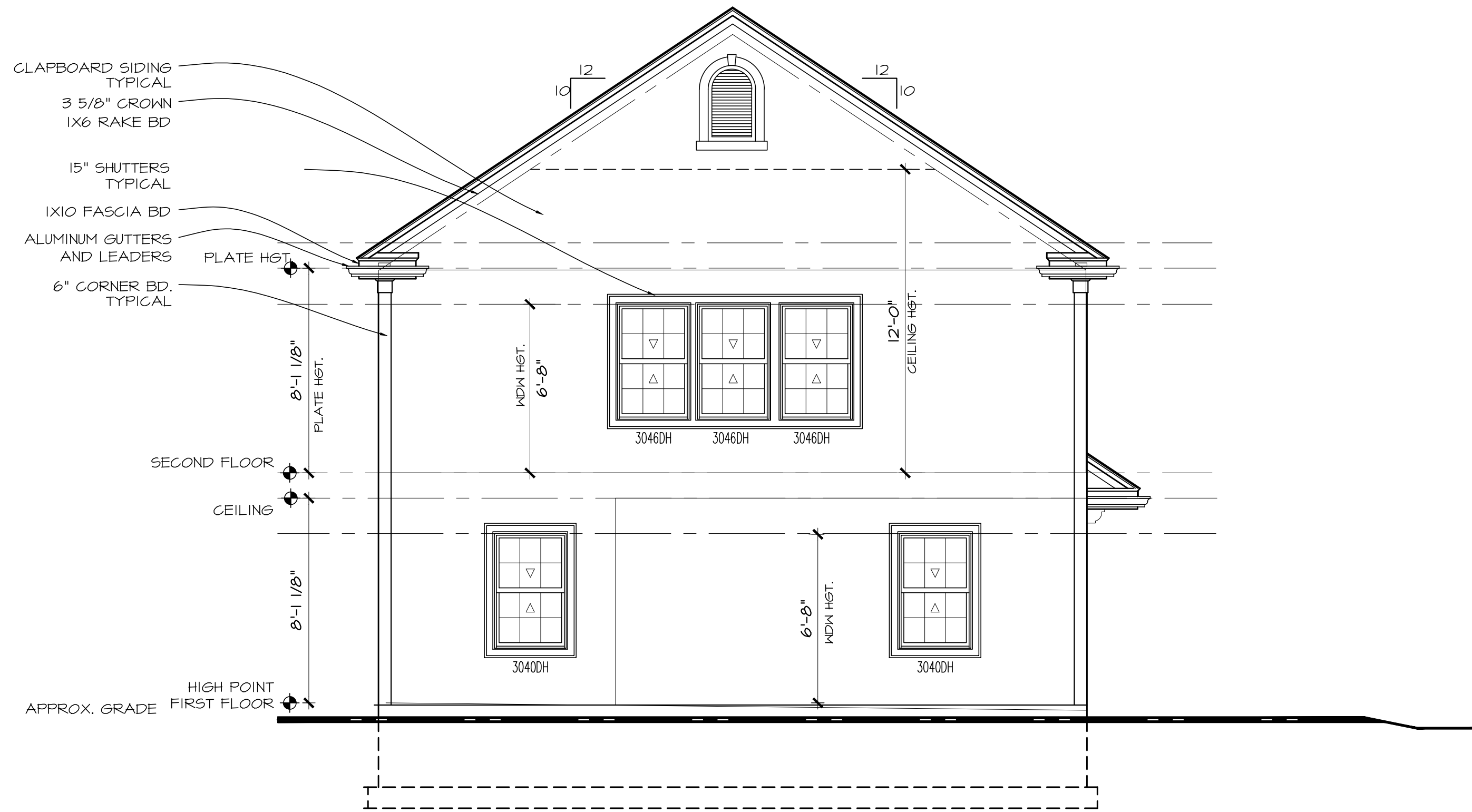
2



FRONT ELEVATION

1

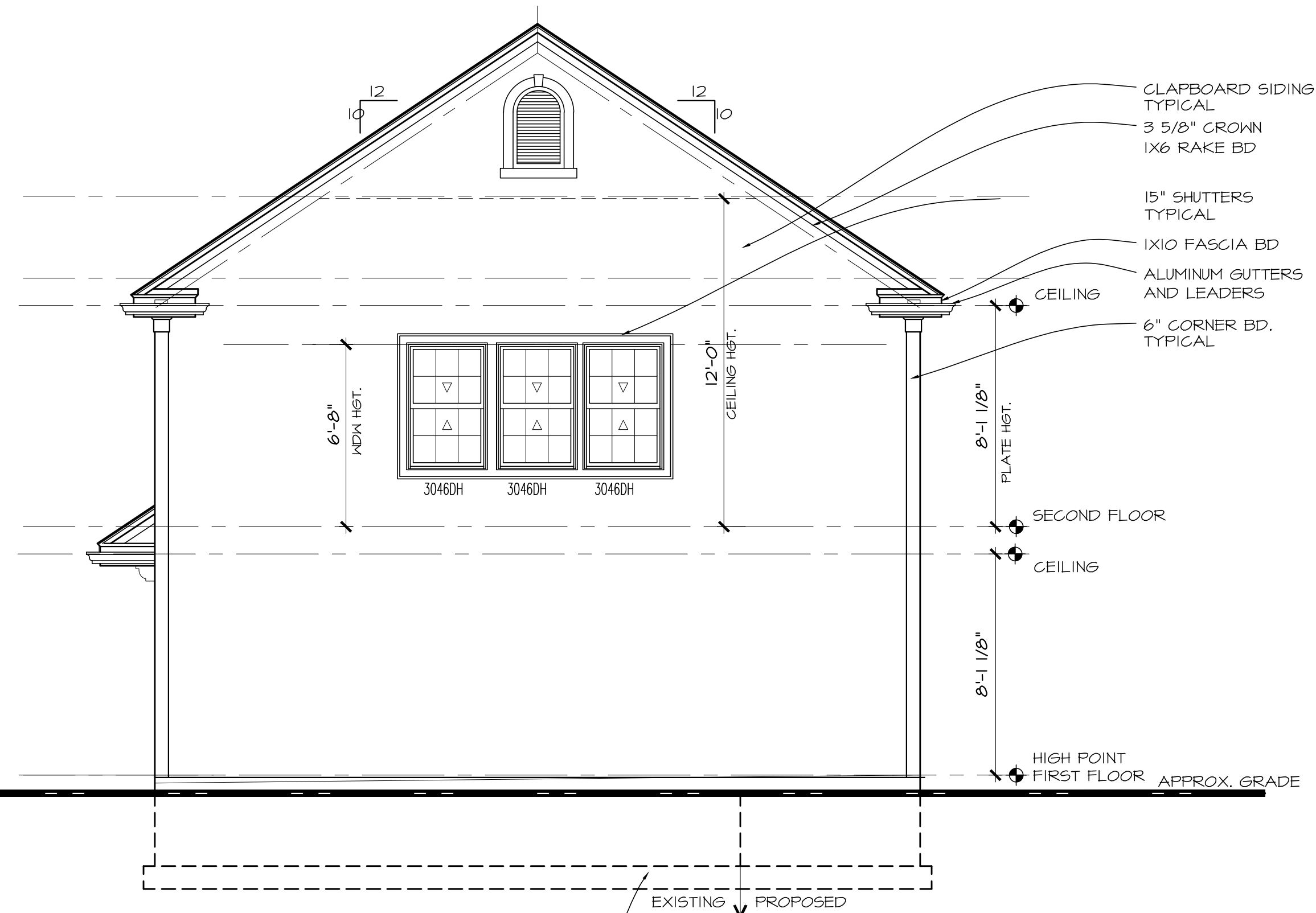
1/4" = 1'-0"



LEFT SIDE ELEVATION

4

1/4" = 1'-0"



RIGHT SIDE ELEVATION

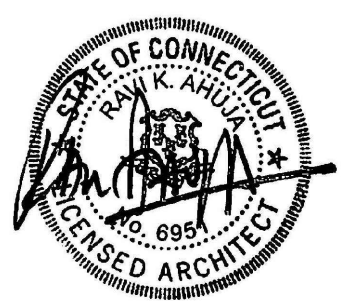
3

1/4" = 1'-0"

NO	DATE	ISSUE/REVISION
1		
2		

Project:
PROPOSED GARAGE
190 RANGE ROAD
WILTON, CONN.

Consultant:



RAVI AHUJA, ARCHITECT

AWA DESIGN GROUP P.C.
ARCHITECTURE DESIGN PLANNING
40 Warsaw Place, Stamford, CT 06902

Ph: 203.325.4121 Fax: 203.325.4123
email: awa@awadg.com

PROJECT NO.	2227
DRAWN BY:	MC6
ISSUED:	10.03.22
SCALE AS NOTED	

A-2
DWG. NO.

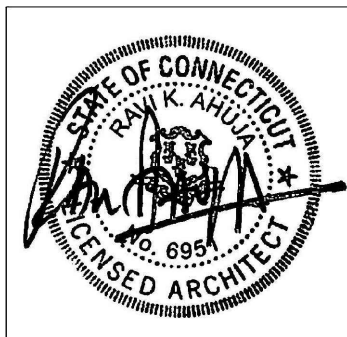
DRAWING TITLE:
ELEVATIONS

NO	DATE	ISSUE/REVISION
1		
2		
3		
4		
5		

PROPOSED GARAGE
190 RANGE ROAD
WILTON, CONN.

Project:

Consultant:

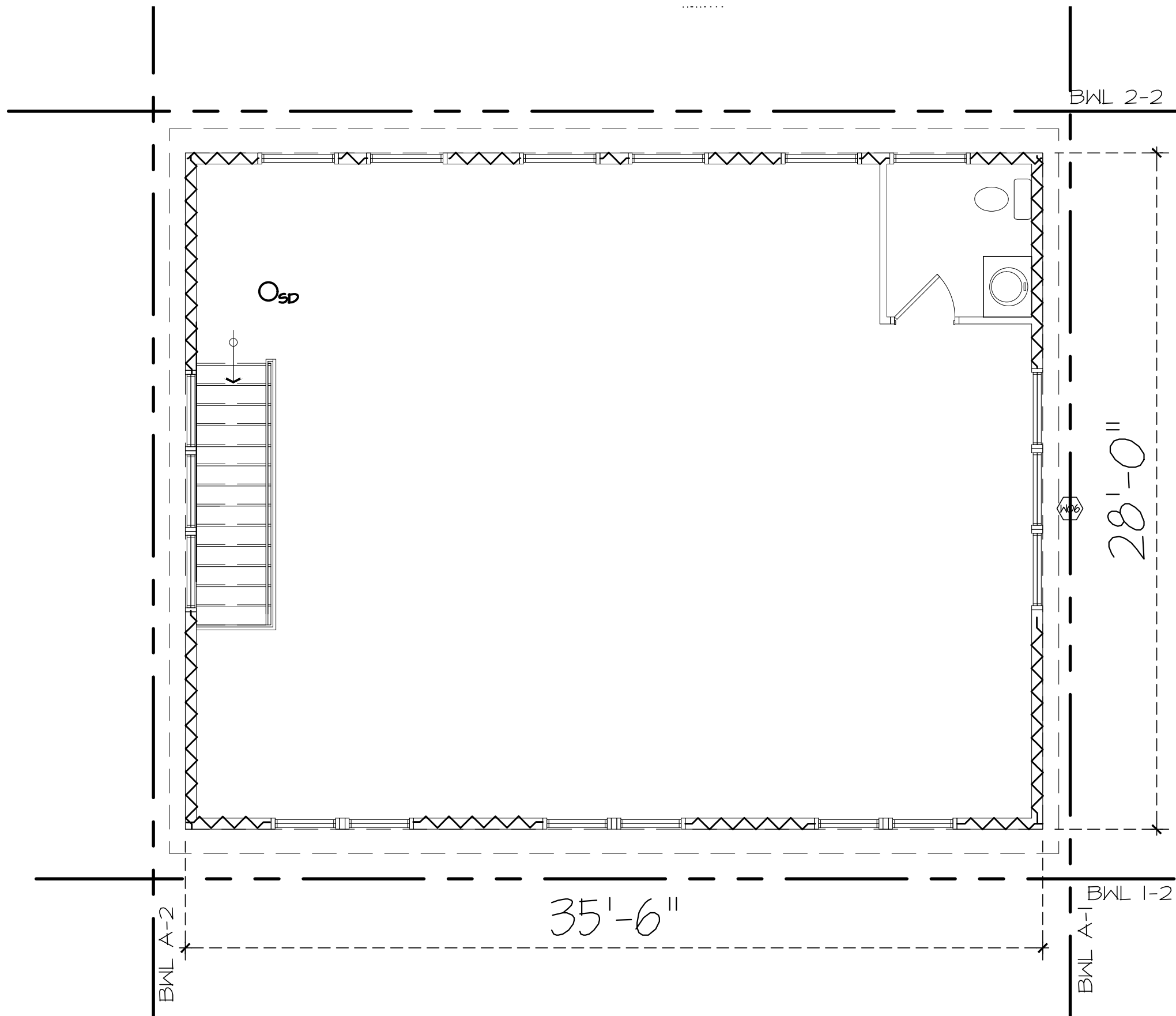


RAVI AHUJA, ARCHITECT

AWA DESIGN GROUP P.C.
ARCHITECTURE DESIGN PLANNING
401 Shippan Ave., Suite 202 Stamford, CT 06902
Phone: 203-325-4121 Fax: 203-325-4123
Web Site: AWAAdg.com Email: awa@AWAAdg.com

PROJECT NO.	2227
DRAWN BY:	MCG
ISSUED:	10.03.22
SCALE AS NOTED	DWG. NO.

DRAWING TITLE:
BRACE WALLS DETAILS

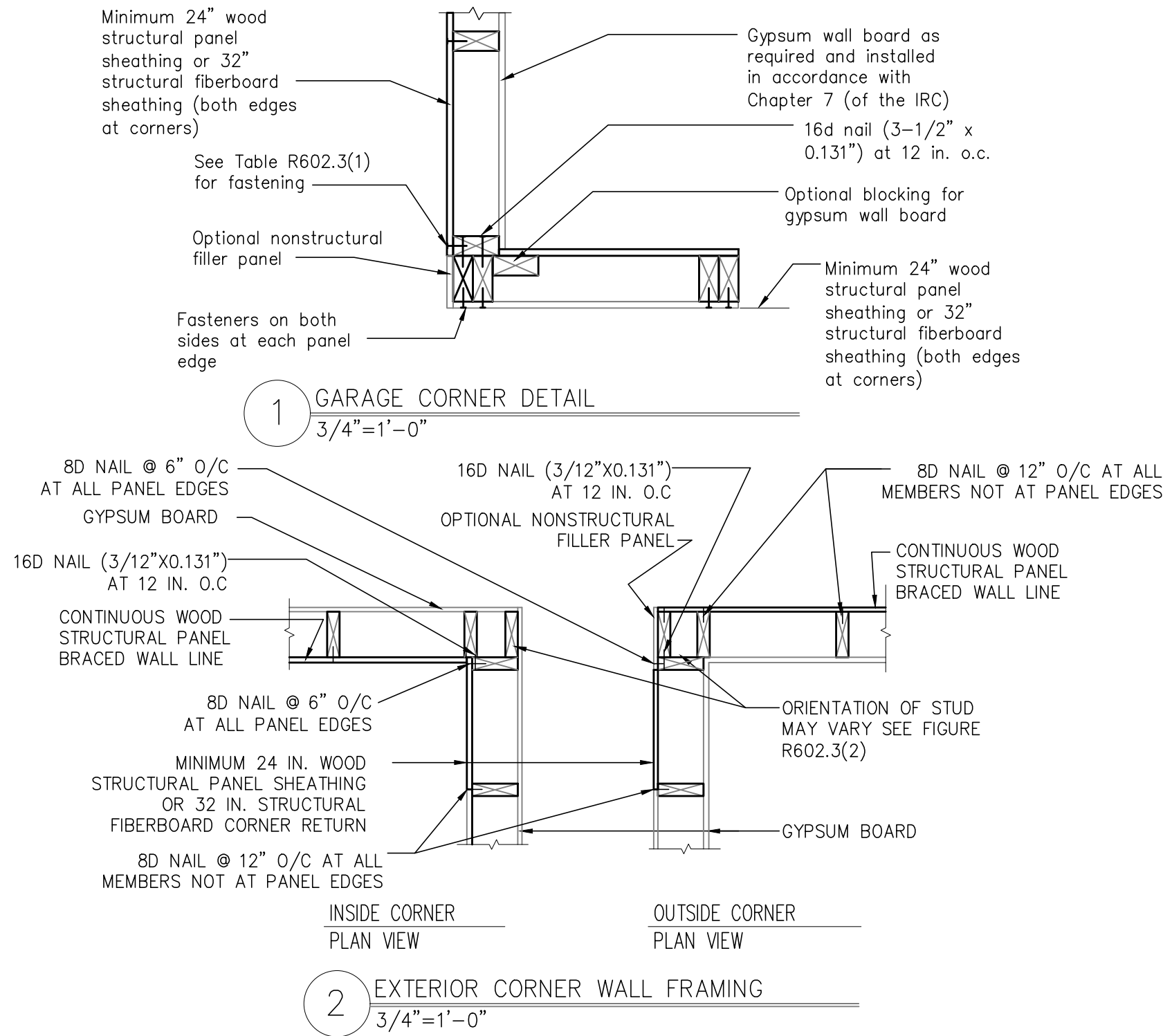


TYPICAL SECOND FLOOR

N.T.S.

WALL LEGEND

BRACED WALL LINE #
BRACED PANEL WALL LOCATION

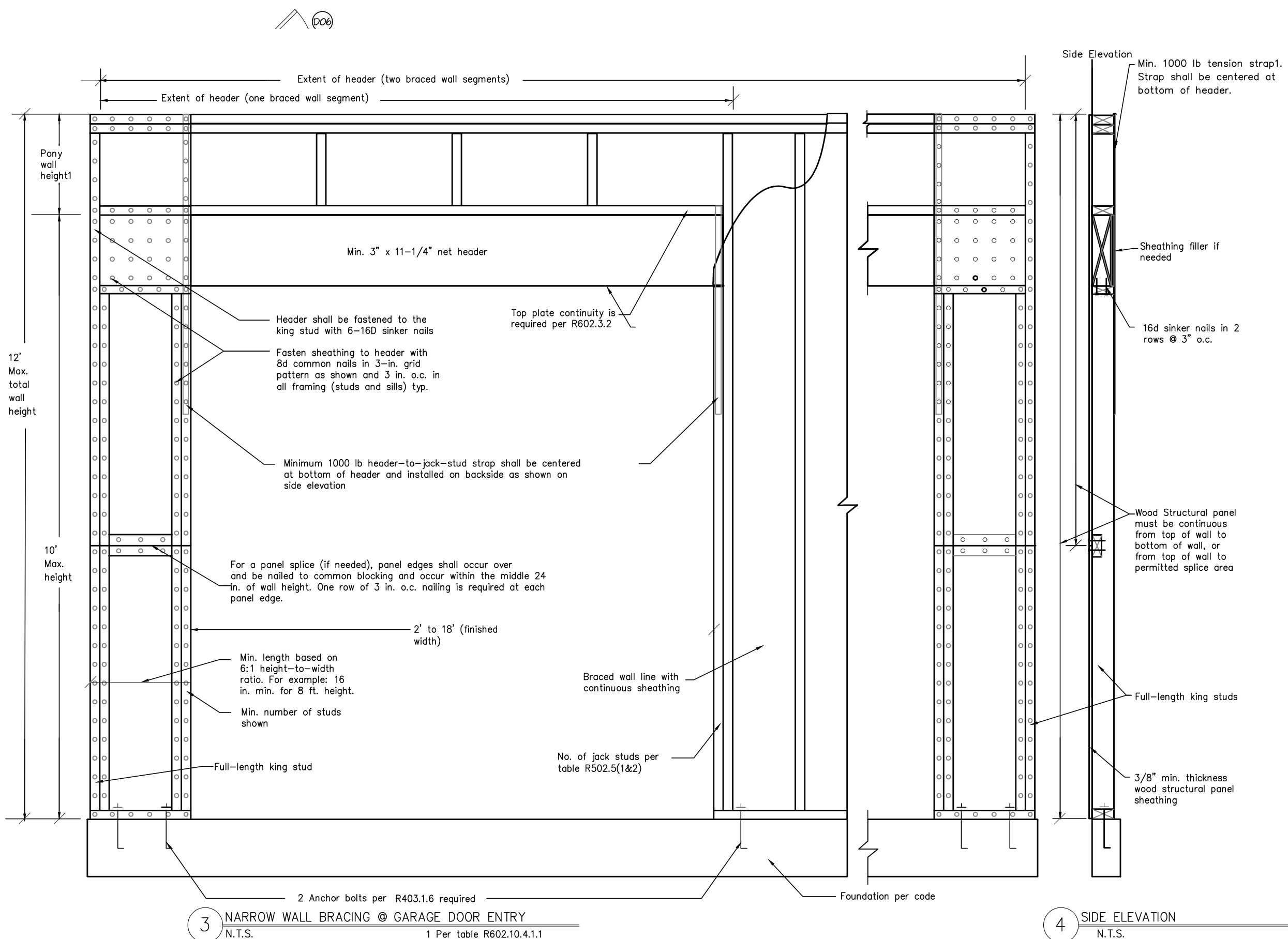


1 GARAGE CORNER DETAIL

3/4"=1'-0"

2 EXTERIOR CORNER WALL FRAMING

3/4"=1'-0"



3 NARROW WALL BRACING @ GARAGE DOOR ENTRY

N.T.S.

1 Per table R602.10.4.1.1

4 SIDE ELEVATION

N.T.S.

2015 IRC Required Braced-Wall-Line Length Calculations			
PROJECT INFORMATION			
NAME: Proposed Garage			
ADDRESS: 190 Range Road, Wilton, CT 06897			
WALL DIRECTION: Front to Back			
SEISMIC DESIGN CATEGORY: C (Detached One or Two-Family Dwelling)			
ULTIMATE DESIGN WIND SPEED: 115 mph			
WIND EXPOSURE CATEGORY: B			
WALL LINE A-1		WALL LINE B-1	
Braced Wall Line Length (ft)	2nd of 2 bays	Braced Wall Line Length (ft)	2nd of 2 bays
From to Ridge Height	10.0	From to Ridge Height	10.0
Unbraced Wall Line Spacing	10.00 ft	Unbraced Wall Line Spacing	10.00 ft
Wall Height	8 ft	Wall Height	8 ft
Bracing System	Cs-1000	Bracing System	Cs-1000
ASD Connection Type	100	ASD Connection Type	100
Gypsum Shear Board on End	Yes	Gypsum Shear Board on End	Yes
Horizontal Joists Braced	Yes	Horizontal Joists Braced	Yes
Horizontal Joist Spacing	16	Horizontal Joist Spacing	16
Notes		Notes	
2) Unbraced Wall Bracing Amount		2) Unbraced Wall Bracing Amount	
Engineered Height Factor		Engineered Height Factor	
From to Ridge Height Factor		From to Ridge Height Factor	
Wind Wall Height Factor		Wind Wall Height Factor	
Number of Wind Panels		Number of Wind Panels	
Required Bracing Factor		Required Bracing Factor	
Required Wind Bracing Amount		Required Wind Bracing Amount	
Length of Wall Bracing Required		Length of Wall Bracing Required	
NOTES			
1) This wall-bracing evaluation is based on the 2015 International Residential Code. The user is responsible for ensuring that the project fits within the scope of the IRC and complies with the wall-bracing requirements of Sections R602.10, R602.11 and R602.12 as applicable.			
2) One- and two-family dwellings and townhouses in Seismic Design Categories A and B and one- and two-family dwellings in Seismic Design Category C are exempt from the seismic requirements of the IRC. The length of wall bracing shall be in accordance with the requirements of Table R602.10.2(1) based on wind speeds including all applicable adjustment factors.			
3) Braced wall lines using the continuous sheathing method shall be constructed in accordance with the requirements of Sections R602.10.4.2, R602.10.6.4, and R602.10.7 as applicable.			
4) Braced wall panels shall be located at each end of braced wall lines and may begin up to 10 feet from the end in accordance with Figure R602.10.2.2. Corner construction for continuously sheathed methods shall be in accordance with Section R602.10.7.			
5) The distance between braced wall panels shall not exceed 20 feet in accordance with Section R602.10.2.2.			
6) Braced wall line spacing shall not exceed 60 feet on center.			
7) Interior braced wall line spacing is the greater of the distance between two adjacent braced wall lines or the average of the distance as selected by the designer. Refer to the Strong-Wall® Bracing Selector for pre-engineered solutions when the required bracing amounts cannot be satisfied with prescriptive braced wall panels.			
8) Refer to the Strong-Wall® Bracing Selector for pre-engineered solutions when the required bracing amounts cannot be satisfied with prescriptive braced wall panels.			

www.sifongis.com/websupport/bracedWall

This is page 1 of 2

2015 IRC Required Braced-Wall-Line Length Calculations			
PROJECT INFORMATION			
NAME: Proposed Garage			
ADDRESS: 190 Range Road, Wilton, CT 06897			
WALL DIRECTION: Front to Back			
SEISMIC DESIGN CATEGORY: C (Detached One or Two-Family Dwelling)			
ULTIMATE DESIGN WIND SPEED: 115 mph			
WIND EXPOSURE CATEGORY: B			
WALL LINE A-1		WALL LINE B-1	
Braced Wall Line Length (ft)	2nd of 2 bays	Braced Wall Line Length (ft)	2nd of 2 bays
From to Ridge Height	10.0	From to Ridge Height	10.0
Unbraced Wall Line Spacing	10.00 ft	Unbraced Wall Line Spacing	10.00 ft
Wall Height	8 ft	Wall Height	8 ft
Bracing System	Cs-1000	Bracing System	Cs-1000
ASD Connection Type	100	ASD Connection Type	100
Gypsum Shear Board on End	Yes	Gypsum Shear Board on End	Yes
Horizontal Joists Braced	Yes	Horizontal Joists Braced	Yes
Horizontal Joist Spacing	16	Horizontal Joist Spacing	16
Notes		Notes	
2) Unbraced Wall Bracing Amount		2) Unbraced Wall Bracing Amount	
Engineered Height Factor		Engineered Height Factor	
From to Ridge Height Factor		From to Ridge Height Factor	
Wind Wall Height Factor		Wind Wall Height Factor	
Number of Wind Panels		Number of Wind Panels	
Required Bracing Factor		Required Bracing Factor	
Required Wind Bracing Amount		Required Wind Bracing Amount	
Length of Wall Bracing Required		Length of Wall Bracing Required	
NOTES			
1) This wall-bracing evaluation is based on the 2015 International Residential Code. The user is responsible for ensuring that the project fits within the scope of the IRC and complies with the wall-bracing requirements of Sections R602.10, R602.11 and R602.12 as applicable.			
2) One- and two-family dwellings and townhouses in Seismic Design Categories A and B and one- and two-family dwellings in Seismic Design Category C are exempt from the seismic requirements of the IRC. The length of wall bracing shall be in accordance with the requirements of Table R602.10.2(1) based on wind speeds including all applicable adjustment factors.			
3) Braced wall lines using the continuous sheathing method shall be constructed in accordance with the requirements of Sections R602.10.4.2, R602.10.6.4, and R602.10.7 as applicable.			
4) Braced wall panels shall be located at each end of braced wall lines and may begin up to 10 feet from the end in accordance with Figure R602.10.2.2. Corner construction for continuously sheathed methods shall be in accordance with Section R602.10.7.			
5) The distance between braced wall panels shall not exceed 20 feet in accordance with Section R602.10.2.2.			
6) Braced wall line spacing shall not exceed 60 feet on center.			
7) Interior braced wall line spacing is the greater of the distance between two adjacent braced wall lines or the average of the distance as selected by the designer. Refer to the Strong-Wall® Bracing Selector for pre-engineered solutions when the required bracing amounts cannot be satisfied with prescriptive braced wall panels.			
8) Refer to the Strong-Wall® Bracing Selector for pre-engineered solutions when the required bracing amounts cannot be satisfied with prescriptive braced wall panels.			

www.sifongis.com/websupport/bracedWall

This is page 1 of 2

Copyright 2022 AWA Design Group P.C.



DRAWING TITLE:
DETAILS

ct: PROPOSED GARAGE
190 RANGE ROAD
WILTON, CONN.

BUILDING CODES

2015 IBC W/2018 STATE CODE AMENDMENTS

2015 INTERNATIONAL MECHANICAL CODE

2015 INTERNATIONAL PLUMBING CODE

2017 NATIONAL ELECTRICAL CODE

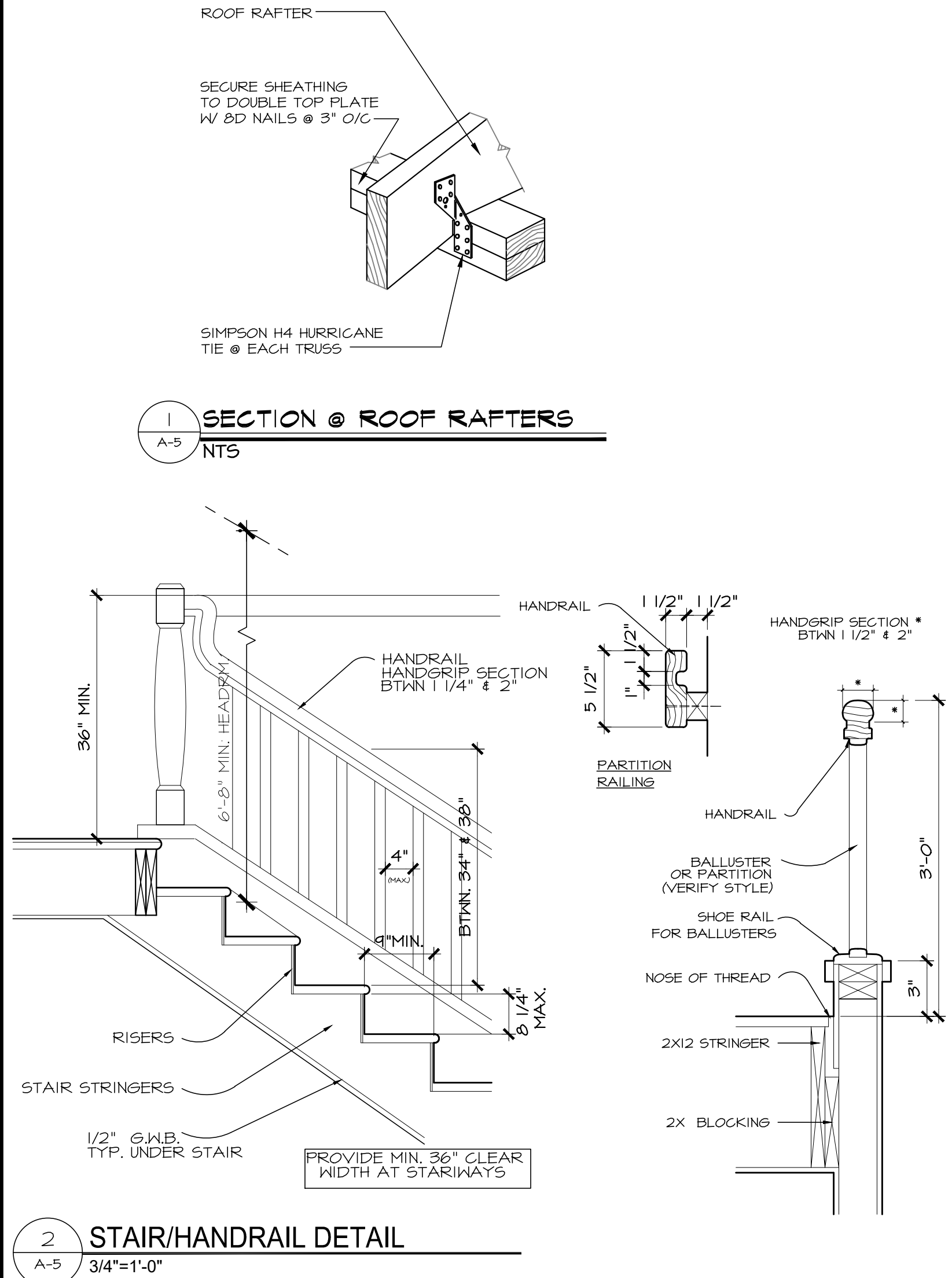
2015 INTERNATIONAL ENERGY CONSERVATION CODE

2009 ICC/ANSI A117.1-2009 ACCESSIBILITY CODE

2015 FIXTURE COUNT

FIRE RESISTANCE RATINGS - CONSTRUCTION

FIRE RATING	SOUND RATING STC		S.A. FILE NO.	FIRE RESISTIVE RATINGS DETAILED DESCRIPTION	SKETCH AND DESIGN DATA	
					FIRE.	SOUND.
O HR		A	UL DESIGN U 344 EXT.WALL	VINYL SIDING, TYVEK IB (1) LAYER OF 1/16" OSB SHEATHING 2X6 STUDS @ 16" O.C. R-21 INSULATION (1) LAYER OF 1/2" GYP BD		
O HR		C	UL DESIGN U 305 WALL	(1) LAYER OF 1/2" GYP BD 2X4 STUDS @ 16" O.C. (1) LAYER OF 1/2" GYP BD		



APPLICABLE CODES:

- 1.1. The work shall be completed in accordance with the drawings and outline specifications to meet all applicable codes.
- 1.2. 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 Greenwich at no additional cost to the Owner. Construction to conform to all ADA requirements.

PERMITS AND FEES:

- 1.1. 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.

SCHEDULE:

- 1.1. The contractor shall maintain a progress schedule during the course of construction, and hold periodic meetings with the Owner to review project progress. Time is of the essence.

INSURANCE:

- 1.1. The contractor shall provide the appropriate Workmen's Compensation Insurance, Comprehensive Public Liability and Automobile coverage.

FINAL CLEANING:

- 1.1. 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:

- 1.1. The contractor shall warranty to Owner and Tenant all work for a period of one (1) 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 workmanship, as determined by the Architect/Owner. All such defects are to be replaced or repaired, complete with labor and materials, at no cost to the owner.
- 1.2. All equipment warranties that are offered from the participating subcontractors/suppliers shall be forwarded to the Owner.

PAINTING:

1. TYPICAL INTERIOR GWB IS TO RECEIVE BASE COAT OF OIL-BASE FLAT PRIMER, PLUS TWO FINISH COATS OF LATEX-BASE FLAT WALL PAINT. INTERIOR GWB 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.
2. ANY INTERIOR TRIMS AND SITE FABRICATED CABINETS IS TO RECEIVE A PRIMER COAT PLUS TWO COATS OF OIL-BASE SEMI-GLOSS ENAMEL.

MISCELLANEOUS:

3. ALL FACIA SHALL HAVE CONTINUOUS SOFT VENTS. ALL RIDGES SHALL HAVE CONTINUOUS RIDGE VENTS, COLOR AS SELECTED UNLESS NOTED OTHERWISE.
4. STAIRWAYS HANDRAIL SHALL NOT BE LESS THAN 30" NOR MORE THAN 34" MEASURED VERTICALLY ABOVE THE THREAD NOSING. A GUARDRAIL NO 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 36" HIGH.

MECHANICAL AND ELECTRICAL:

- 1.1. PROVIDE AND INSTALL ALL INDICATED EQUIPMENT, FIXTURE AND REQUIRED MATERIALS PIPING AND TOOLS ETC. FOR COMPLETE PLUMBING SYSTEM. PLUMBING WORK INCLUDES TYING INTO SEWER AND DRAINAGE SYSTEM SUCH THAT THE SYSTEM BECOMES COMPLETE AND FUNCTIONAL. SYSTEM MUST MEET ANY APPLICABLE CODE REQUIREMENTS.
- 1.2. ALL PIPING AND PLUMBING WORK ARE TO RUN THROUGH NON-HABITABLE SPACES, OR ARE TO BE HIDDEN WITHIN STRUCTURAL VOIDS. NO SOFFITS FURRED-OUT SPACES, ETC. SHALL BE ACCEPTABLE UNLESS SPECIFICALLY SHOWN IN THE CONSTRUCTION DOCUMENTS, OR ACCEPTED IN ADVANCE BY THE DESIGN PROFESSIONAL.
- 1.3. ALL PLUMBING VENTS WHERE EXPOSED ABOVE THE ROOF ARE TO BE WITH INTEGRAL SLEEVE/FLASHING, AND ARE TO BE ROUTED TO REAR-FACING OR INCONSPICUOUS ROOF SURFACES WHEREVER POSSIBLE.

- 1.4. HVAC SYSTEM IS TO BE DESIGNED AND INSTALLED BY A SINGLE EXPERIENCED SUBCONTRACTOR WHO WILL IN COMBINATION WITH MANUFACTURERS OFFER A UNIFIED WARRANTIES OF COMPONENTS, INSTALLATION, AND PERFORMANCE. SUBCONTRACTOR SHALL PROVIDE A SUBMITTAL PACKAGE SPECIFYING ALL PRODUCTS TO BE UTILIZED IN THE SYSTEM, AS WELL AS TOTAL SYSTEM CAPACITIES AND BTU'S DELIVERY TO EACH ROOM, FOR REVIEW AND ACCEPTANCE BY THE ARCHITECT/OWNER. AS A MINIMUM, PRIOR TO DETERMINATIONS OF PERFORMANCE, SYSTEM MUST MEET ANY APPLICABLE CODE REQUIREMENTS INCLUDING ANY ENERGY USE CODES.
- 1.5. THE HVAC SUBCONTRACTOR SHALL BE RESPONSIBLE FOR GUARANTEEING THE PERFORMANCE OF THE INSTALLED SYSTEM TO MAINTAIN A 70 DEG. F. TEMPERATURE IN EACH ROOM UNDER OUTDOOR TEMPERATURE CONDITIONS RANGING DOWN TO 0 DEG. F. AND 78 DEG. F TEMPERATURE UNDER OUTDOOR TEMPERATURE CONDITION RANGING UP TO 100 DEG. F.
- 1.6. ANY HEATING MEDIUM, WHETHER AIR, GAS, OR LIQUID, IS TO BE INSULATED WHEN PASSING THROUGH ANY NON-CONDITIONED SPACE. PROVIDE AND INSTALL DUCTWORK FOR BATH ROOM, POWDER ROOM, KITCHEN AND DRYER EXHAUST AND EXTERIOR TERMINATION OF SIZE AND TYPE RECOMMENDED BY MANUFACTURER, SUBJECT TO REVIEW AND ACCEPTANCE BY ARCHITECT.
- 1.7. EACH VENT TO EXTERIOR IS TO HAVE A WEATHERPROOF TERMINATION, PROPERLY FLASHED INTO WALL OR ROOF, IN AN INCONSPICUOUS LOCATION.
- 1.8. ALL MISCELLANEOUS VENTING AND DUCTWORK IS TO RUN THROUGH NON-HABITABLE SPACES AT ATTIC AND BASEMENT, OR IS TO BE HIDDEN WITHIN STRUCTURAL VOIDS. NO SOFFITS, FURRED-OUT SPACES, ETC. SHALL BE ACCEPTABLE UNLESS SHOWN IN THE CONSTRUCTION DOCUMENTS OR SPECIFICALLY APPROVED BY THE DESIGN PROFESSIONAL.
- 1.9. ALL ELECTRICAL INSTALLATION IS TO BE AS PER NATIONAL ELECTRIC CODE. ELECTRICAL WORK SHALL INCLUDE WIRING OF EQUIPMENT PROVIDED AND INSTALLED WITHIN THE SCOPE OF WORK OF OTHER TRADES. THIS EQUIPMENT INCLUDES BUT IS NOT LIMITED TO, HVAC EQUIPMENT, VENT FANS INCLUDING BATHROOM VENTS AND LINE VOLTAGE SUPPLY TO LOW VOLTAGE EQUIPMENT SUCH AS SECURITY AND AUDIOVISUAL

FOUNDATION NOTES:

1. ALL FOUNDATION WALL FOOTINGS SHALL BE OF CONCRETE, WITH A MINIMUM THICKNESS OF 10" & A PROJECTION OF 5" 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. 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 7' BELOW GRADE, BLOCK WALLS SHALL BE REINFORCED AS NOTED ON THE DRAWINGS. THIS ALSO APPLIES TO POURED CONCRETE WALLS.
3. THE NEW FOUNDATIONS HAVE BEEN DESIGNED TO REST ON INORGANIC UNDISTURBED SOIL HAVING A PRESUMPTIVE BEARING VALUE OF 2,000 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.
4. 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.
5. 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 COMPACTING 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 COMPACTING. EACH LIFT SHALL BE COMPACTED WITH APPROPRIATE EQUIPMENT TO A MINIMUM OF 95% OF ITS MAXIMUM 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.
6. THE SLAB-ON-GRADE SUB-BASE SHALL BE CRUSHED STONE PASSING A 2 INCH SIEVE AND RETAINED ON A 1/4 INCH SIEVE.
7. 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.
8. MINIMUM ANCHOR BOLT REQUIREMENTS FOR ATTACHMENT OF SUPERSTRUCTURE TO FOUNDATION SHALL 1/2" DIAMETER AT 6'-0" O.C.MAX SPACING. EMBED ANCHOR BOLTS A MINIMUM OF 15 INCHES INTO MASONRY, 7 INCHES INTO CAST CONCRETE. INSTALL BOLTS WITHIN 12 INCHES OF CORNERS ON ALL EXTERIOR WALLS.
9. 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.
10. FOOTING DRAIN INVERTS ARE TO BE SET A MINIMUM OF 2 INCHES ABOVE THE BOTTOM OF ADJACENT FOOTINGS.

11. CONCRETE FOR FOUNDATIONS 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.
12. CONCRETE EXPOSED TO THE WEATHER, SUCH AS THAT USED IN FOUNDATION WALLS, SHALL CONTAIN 6% ENTRAINED AIR + 1%.
13. DO NOT BACKFILL AGAINST EXTERIOR OF FOUNDATION WALLS UNTIL WALLS ARE BRACES BY THE FLOOR CONSTRUCTION OR OTHER APPROVED MTHODS. 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.
14. FLOOR SLAB SHALL BE 4" THICK, WITH 66/1010 MESH REINFORCING, 3,000 # CONCRETE, OVER 4" COMPACTED RUN-OF BANK GRAVEL, OVER COMPACTED SUB-GRADE. BETWEEN THE SLABE AND THE GRAVEL, INSTALL 4MIL POLYETHYLENE VAPOR BARRIER, LAPPED 6' & TURNED UP 6' AT THE PERIMETER.
15. CRAWL SPACES UNDER 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 CRAWL SPACE AREA. PROVIDE METAL AREAWAYS WHEN REQUIRED BY GRADE CONDITIONS.
16. FIREPLACES SHALL BE PROVIDED WITH DAMPERS, HEARTHS FOR FIREPLACES WITH AN OPENING OF 6 SQ. FT. OR LESS SHALL EXTEND 16" 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.

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE AND BE RESPONSIBLE FOR HAVING RECORDED ALL CONDITIONS WITHIN THE SCOPE OF THE PROJECT.
2. 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. DO NOT SCALE THE DRAWINGS USE ONLY COMPUTED NUMERICAL DIMENSIONS SHOWN ON DRAWINGS.
3. TYPICAL MINOR DETAILS AND ASSEMBLIES ALTHOUGH NOT SHOWN OR SPECIFIED, NECESSARY FOR PROPER CONSTRUCTION AND OPERATION OF ANY PART OF THE WORK SHALL BE INCLUDED IN THE WORK THE SAME AS IF SPECIFIED OR INDICATED HEREIN.
4. CONTRACTORS WILL BE HELD RESPONSIBLE FOR INCORRECT WORK CAUSED BY THEIR FAILURE TO COMPLY WITH THE ABOVE INSTRUCTIONS.
5. 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.
6. 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 IDICATED OR IMPLIED HEREIN SHALL BE REPAIRED OR REPLACED TO THE OWNER'S SATISFACTION. THIS WORK SHALL BE PERFORMED AT THE CONTRACTOR'S SOLE EXPENSE.
7. 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.
8. 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 OWN WORK.
9. 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 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.
10. 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 DISCREPANCES OCCUR, THE SURVEYOR SHALL NOTIFY THE ARCHITECT &/OR OTHER APPLICABLE REGULATIONS, PRIOR TO THE COMMENCEMET OF CONSTRUCTION.
12. 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 MASONARY, OR TOP OF SUB-FL., UNLESS OTHERWISE NOTED.

THERMAL AND MOISTURE PROTECTION

1. INSULATE ALL EXTERIOR WALLS AND CEILING AREAS WITH BATT INULATION AS FOLLOWS (UNLESS NOTED OTHERWISE):

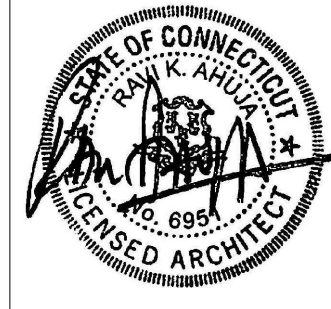
WALLS	R - 21
ROOF/ CEILING FLOORS	R - 49.
OVER UNHEATED SPACE	R - 49.
- EXTERIOR DOORS: TO BE WEATHER STRIPPED)
2. BLANKET/BATT TYPE INSULATION: UNFACED GLASS FIBER BLANKET INSULATION TYPES; OWENS CORNING FIBERGLASS CORP. OR APPROVED EQUAL. PROVIDE FULL THICKNESS IN ONE LAYER OVER ENTIRE AREA, TIGHTLY FITTING AROUND PENETRATIONS.
3. 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.
4. PROVIDE FIBERGLASS SHINGLES ROOFING WHERE INDICATED. SHINGLES SHALL BE INSTALLED OVER UNPERFORATED ASPHALT-SATURATED ROOFING FELT # 15.
5. 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 ALUMINUM AND ALL EXPOSED FLASHING SHALL BE BAKED ENAMEL COLOR AS SLECTED. ALL ROOF VALLEY FLASHING TO EXTEND UP EACH 18" MINIMUM IN BOTH DIRECTIONS AND PROVIDE 5" X 7" STEP FLASHING AT ROOF AND WALL INTERSECTION.
6. PROVIDE DUPONT "TYVEK" AIR INFILTRATION BARRIER, WHICH PERMITS PASSAGE OF WATER VAPOR, OVER WALL SHEATHING.
7. CAULK ENTIRE PERIMETERS OF ALL EXTERIOR WINDOWS, DOOR FRAMES, LOUVERS, AND ELSEWHERE AS REQUIRED FOR A WEATHER TIGHT INSTALLATION.

GYPHUM DRYWALL

1. ALL WALLS AND CEILINGS SCHEDULED FOR "GWB" FINISH ARE TO RECEIVE 1/2" GYPHUM WALL BOARD, FASTENED OVER WOOD STRUCTURE OR FURRING, UNLESS OTHERWISE NOTED. ALL GYPHUM WALLBOARD IS TO BE FASTENED WITH SCREWS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. JOINTS SHALL BE TAPED, SPECKLED AND SANDED SMOOTH.
2. PROVIDE GYPHUM BOARD: ASTM C 36, REGULAR, WATER RESISTANT, FIRE RESISTANT; U. S. GYPHUM OR APPROVED EQUAL, AS FOLLOW:
3. INTERIOR USE: 1/2" THICK REGULAR.
4. ALL WALLS AND CEILINGS IN BATH ROOMS, AND PLUMBING WALLS IN KITCHEN, LAUNDRY AREA, ETC.: 1/2" THICK WATER RESISTANT;
5. FIRE RATED WALLS AND CEILING AT GARAGE : 5/8" FIRE RESISTANT.
6. UNDER WALL MOUNTED TILE WORK PROVIDE GLASS MESH REINFORCED PORTLAND CEMENT BACKER BOARD: DUROCK, WONDERBOARD OR APPROVED EQUAL, .
7. INSTALL TRIM AND JOINT TREATMENT IN STRICT COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. SAND AND LEAVE READY FOR FINISH PAINTING, UNLESS NOTED OTHERWISE.
8. JOINT REINFORCEMENT: ASTM C 587 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.
9. 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 GYPHUM 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.

PROPOSED GARAGE
190 RANGE ROAD
WILTON, CONN.

Consultant:



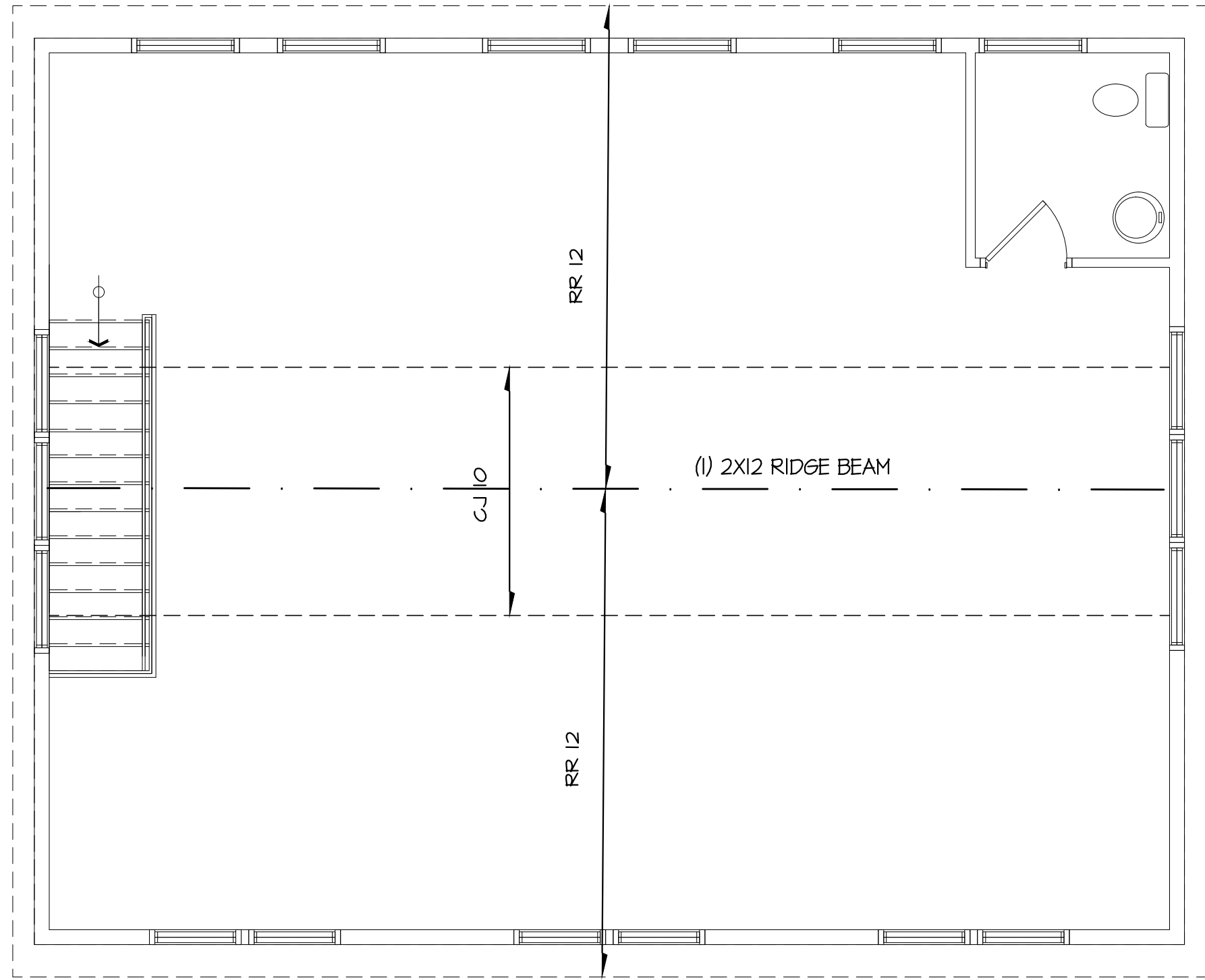
RAVI AHUJA, ARCHITECT

AWA DESIGN GROUP P.C.
ARCHITECTURE DESIGN PLANNING
40 Warshaw Place, Stamford, CT 06902
Ph: 203.325.4121 Fax: 203.325.4123
email: awagawadg.com

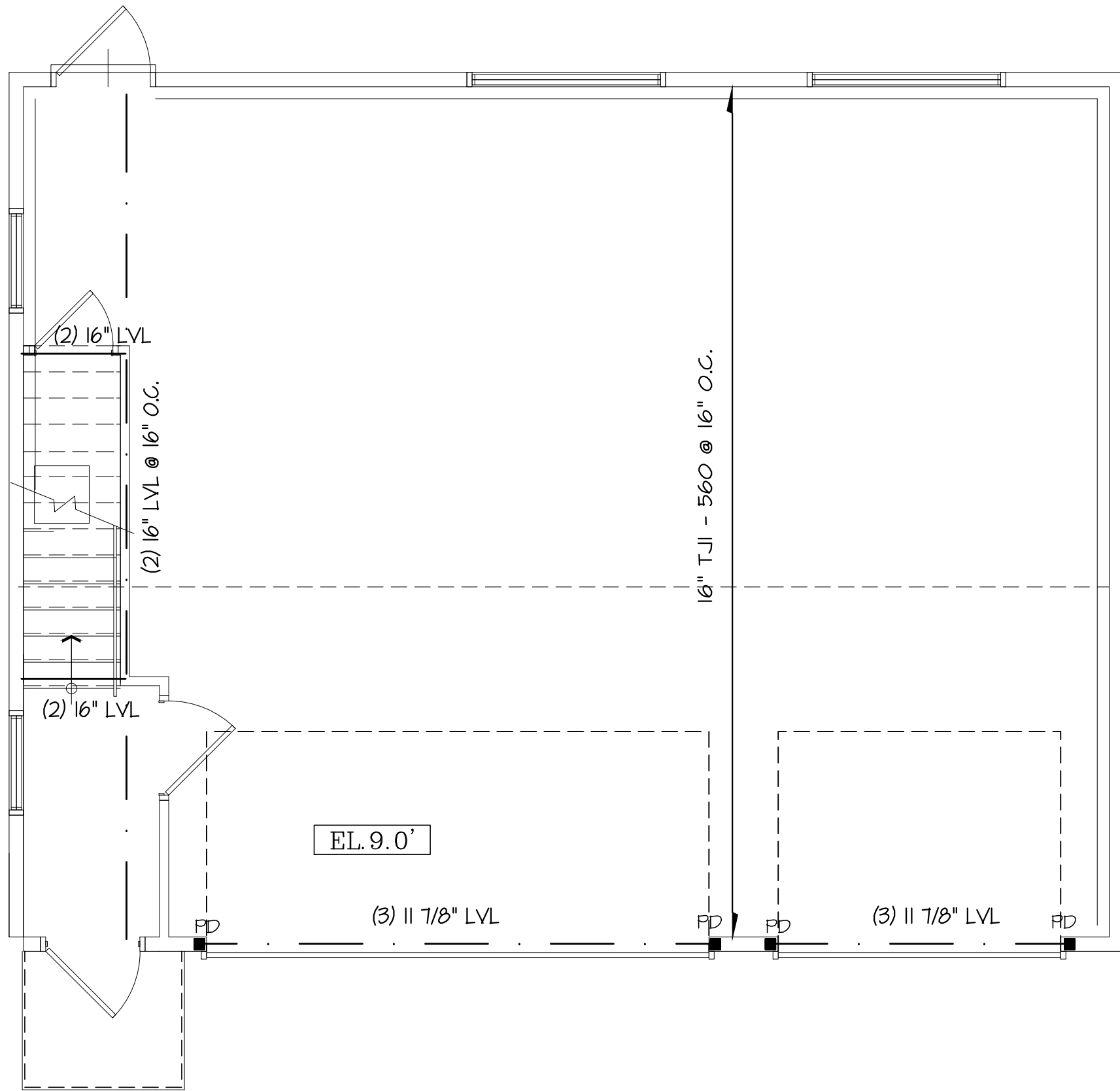
PROJECT NO. 2221
DRAWN BY: MCG
ISSUED: 10.03.22
SCALE AS NOTED

A-5
DWG. NO.

DRAWING TITLE:
DETAIL AND NOTES



2 SECOND FLOOR PLAN
1/4" = 1'-0"
(ATTIC FLOOR FRAMING)



1 FIRST FLOOR PLAN
1/4" = 1'-0"
(SECOND FLOOR FRAMING)

NOTES-STRUCTURAL

(SEE ALSO GENERAL NOTES)

- ALL FRAMING SHALL BE DOUGLAS FIR#2 OR BETTER
Fb = 875 PSI(BASE) Fb = 1000 PSI(REPETITIVE) E=1,600,000 PSI
- ALL PRESSURE TREATED LUMBER SHALL BE SOUTHERN PINE#2 OR BETTER
Fb = 975 PSI(BASE) Fb = 1100 PSI(REPETITIVE) E=1,600,000 PSI
- ALL LVL MEMBERS TO BE LAMINATED VENEER LUMBER
Fb = 2600 PSI E=1,900,000 PSI OR BETTER
ALL PSL MEMBERS TO BE PARALLAM LUMBER
Fb = 2400 PSI E=2,000,000 PSI OR BETTER
TJI, LVL AND PSL AS MANUFACTURED BY TRUS JOIST MacMILLAN
SEE MANUFACTURE SPECS FOR ALL BLOCK'S, BRACING, NAIL'S, ETC.
- PROVIDE SOLID BLOCKING FROM POSTS TO SUPPORTING MEMBERS OR FOUNDATION BELOW
- FLITCH BEAMS ARE TO BE ASSEMBLED USING A CONTINUOUS STEEL PLATE BOLTED TO WOOD MEMBERS W/ 1/2" Ø DIA BOLTS @ 2'-0" O.C. STAGGERED, BOTTOM OF STEEL PLATE FLUSH WITH BOTTOM WOOD MEMBER
- PROVIDE PREFABRICATED GALVANIZED STEEL HANGERS AT ALL FLUSH FRAMED MEMBERS. HANGERS SHALL BE THE APPROPRIATE SIZE FOR THE SUPPORTED MEMBER WITH THE SPECIFIED NUMBER OF FASTENERS. BEAM HANGERS TO BE TOP FLANGE TYPE
SEE MANUF SPECS FOR TJI HANGERS
- ALL STEEL SHALL BE ASTM A36
- ALL BOLTS FOR WOOD SHALL BE ASTM A307
- ALL BOLTS FOR STEEL SHALL BE ASTM A325
- ALL WELDS SHALL BE E 70XX, LOW HYDROGEN
- ALL REBAR SHALL BE ASTM A615 GRADE 60

LEGEND

(ALL MEMBERS MAY NOT BE APPLICABLE)

RR12 = 2x12 RAFTERS@ 16"OC

CJ10 = 2x10 CEILING JOISTS@ 16"OC

TJI 16 - 560 = 16" TJI/560 @ 16"OC

LEDGER BD FOR : WOOD FRAME
1 3/4"x11 7/8" WOLMANIZED PARALLAM PSL
W/ 1/2"Ø LAG BOLTS @ 16" O/C STAGGERED

LEDGER BD FOR: CONC WALL/STONE FDN
1 3/4"x11 7/8" WOLMANIZED PARALLAM PSL
LEDGER W/ 3/4"Ø HILTI HIT DOWELING
ANCHOR @ 16" O/C STAGGERED

- PD ■ POST DOWN, SIZE SAME AS BEAM OR HEADER, MIN. 4x4 UNLESS NOTED OTHERWISE.
- PA □ WD POST ON BEAM, HEADER, OR GIRDER FROM ABOVE
- PA ⊖ PIPE COL FROM ABOVE, ON STEEL BEAM
- P-I ○ 3"Ø (3 1/2" O.D.) STANDARD PIPE COL W/TOP AND BOTTOM PLATES, DOWN TO COLUMN OR FOUNDATION / FTG UNLESS OTHERWISE NOTED
- BW BEARING WALL
FF FLUSH FRAME
F@BOT FLUSH AT BOTTOM
F@TOP FLUSH AT TOP

ROUGH CARPENTRY

- THE WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED IN ACCORDANCE WITH THE STRUCTURAL REQUIREMENTS OF THE 2016 CONNECTICUT STATE BUILDING CODE (CSBC) AND 2016 AMENDMENT WHICH IS THE INTERNATIONAL RESIDENTIAL CODE/2012, EXCEPT AS AMENDED, ALTERED OR DELETED BY CERTAIN PROVISIONS INDICATED IN THE CONNECTICUT SUPPLEMENT. 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: 30 PSF
 - ATTIC: 30 PSF HEADROOM > 4'-6" 20 PSF HEADROOM < 4'-6"
 - TERRACE: 40 PSF
 - WIND LOAD: WIND SPEED 100 MPH I=1.04, EXPOSURE B
- 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 PROCEDURES
- THE STRUCTURAL 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) = 875 PSI, E = 1,600,000 PSI
 - STUDS: DOUGLAS FIR-LARCH OR DOUGLAS FIR-LARCH (NORTH), STUD GRADE, Fb (BASE) = 650 PSI, E = 1,400,000 PSI
 - THE DESIGN OF THE DIMENSIONAL LUMBER MEMBERS AND THEIR CONNECTIONS IS BASED ON THE LUMBER HAVING A MOISTURE CONTENT AT THE TIME OF INSTALLATION OF 19% OR LESS.
- ALL WOOD USED IN EXTERIOR APPLICATIONS OR IN CONTACT WITH ROOFING, FLASHING, WATERPROOFING, MASONRY, CONCRETE OR THE GROUND SHALL BE SOUTHERN YELLOW PINE NO. 2 OR BETTER, CCA PRESERVATIVE PRESURE TREATED WOOD IN ACCORDANCE WITH AWPA SPECIFICATIONS. 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.
 - PROVIDE MEMBERS IN 1 3/4" WIDTHS AS SHOWN ON PLAN.
 - STRESS AND STIFFNESS CHARACTERISTICS SHALL BE : Fb = 2850 PSI, Fc = 2750 PSI, Fcl = 750 PSI, Fv = 285 PSI, E = 2,000,000 PSI.
- 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 1 APA RATED SHEATHING FOR USE AND EXPOSURE:
 - SUBFLOORING: 3/4" TONGUE & GROVE CDX PLYWOOD, GLUED AND NAILED TO FLOOR JOISTS. PROVIDE 1/4" LAUAN PLYWOOD OVER SUBFLOOR IN AREAS TO RECEIVE CERAMIC TILES FINISH FLOORS.
 - WALL SHEATHING: 1/2" CDX PLYWOOD, EXPOSURE 1
 - SLOPED ROOF SHEATHING: 1/2" PLYWOOD, FLAT ROOF SHEATHING: 3/4" PLYWOOD, EXPOSURE 1. ROOF SHEATHING FOR WOOD ROOF SHALL BE 1x4 SPRUCE FURRING STRIPS @ 5-1/2" O.C.
 - INSTALL AS PER MFRS, SPECS, FOR NAILING & GLUING.
- FASTENERS:
 - NAIL IN ACCORDANCE WITH BUILDING OFFICIALS AND CODE ADMINISTRATORS (BOCA) NATIONAL BUILDING CODE (LATEST EDITION), APPENDIX C, "RECOMMENDED FASTENING SCHEDULE." PROVIDE BLOCKING, BRIDGING, AND BRACING PER SAME CODE.
 - USE GALVANIZED CONNECTORS (INCLUDING NAILS) FOR 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 DRAWINGS.
 - 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 (NFFA) 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 TO MINIMIZE INTERFERENCE THAT MAY REQUIRE THE ALTERING OR STRENGTHENING OF THE INSTALLED FRAMING. PROVIDE WOOD BLOCKING FOR ALL BATH ROOM AND CLOSETS ACCESSORIES, INCLUDING TONEL BARS.
- JOISTS AND RAFTERS SHALL BE INSTALLED DIRECTLY OVER BEARING STUDS UNLESS OTHERWISE DETAILED. PROVIDE DOUBLE FRAME AROUND ALL OPENINGS & CHIMNEYS. KEEP 2" CLEAR SPACE AROUND CHIMNEYS.
- PROVIDE DOUBLE JOISTS UNDER PARTITIONS PARALLEL TO JOISTS AND DOUBLE JACK STUDS FOR OPENINGS OVER 6'-0" UNLESS NOTED OTHERWISE. PROVIDE DOUBLE FLOOR JOISTS UNDER BATH TUBS.
- ALL HEADERS SHALL BE: 2 - 2 x 10's 2 - 2'x 4" ON TOP & 1 - 2'x4" ON BOTTOM FOR 2'x4 WALLS AND 3-2'x 10" & 3-2'x6" FOR 2'x6 WALLS, TO RESULT IN A 6'-11" 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. (USE 2-2"x4", 3-2'x4" UNDER DOUBLE AND TRIPLE MEMBER GIRDERS, RESPECTIVELY UNLESS NOTED.)
- PROVIDE 2x4 COLLAR BEAM AT MID SPAN OF ROOF RAFTER @ 4'-0" O.C. UNLESS NOTED OTHERWISE.
- 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 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 TOGETHER WITH TWO ROWS OF 10D COMMON NAILS AT 12" O.C. MULTIPLE 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 BOLTED WITH 2 ROWS OF 3/4" DIA. BOLTS AT 12" O.C.
- 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.
- SIZES OF REPETITIVE WOOD FRAMING MEMBERS ARE TO BE PRECISELY AS NOTED IN CONSTRUCTION DOCUMENTS. SPACING TO BE 16" O.C. UNLESS OTHERWISE NOTED.
- PROVIDE DOUBLE FLOOR JOISTS UNDER PARTITION PARALLEL WITH JOISTS.
- PROVIDE CROSS BRIDGING BETWEEN FLOOR JOISTS AT MID SPANS FOR SPANS OVER 8 FT.
- COORDINATE FRAMING WITH OTHER TRADES, MECHANICAL AND ELECTRICAL REQUIREMENTS AS PER APPROVED DESIGNS. PROVIDE WOOD BLOCKING FOR ALL BATH ROOM AND CLOSETS ACCESSORIES, INCLUDING TONEL BARS.

Project:

32 LOUGHLIN AVENUE
GREENWICH, CONN.
FOR JH REAL ESTATE GROUP, LLC

Consultant:



RAVI AHUJA, ARCHITECT

AWA DESIGN GROUP P.C.
ARCHITECTURE DESIGN PLANNING
40 Warsaw Place, Stamford, CT 06902

Ph: 203.325.4121 Fax: 203.325.4123
email: awa@awadg.com

PROJECT NO. 2221
DRAWN BY: MCG
ISSUED: 10.03.22
SCALE AS NOTED

A-6
DWG. NO.

DRAWING TITLE:
FRAMING PLAN