

NEW 2ND FLOOR ADDITION, KITCHEN AND DECK EXPANSION

DICAIRANO RESIDENCE  
14 ERIN DRIVE  
NEW FAIRFIELD, CT

BUILDING DEPARTMENT NOTES

- PROVIDE 2" CLEARANCE BETWEEN WOOD FRAMING TO FRONT FACE AND SIDES. PROVIDE 4" CLEARANCE TO BACK FACES OF FIREPLACES. FIRESTOP AROUND CHIMNEY AT ALL FLOORS AND CEILING
- GARAGE WALLS AND CEILINGS TO DWELLING - INSTALL 5/8" TYPE-X DRYWALL
- ALL CHANGES TO THIS PLAN SHALL BE RESUBMITTED FOR PROPER APPROVALS.
- AN APPROVED PLAN FROM THE LOCAL BUILDING DEPARTMENT SHALL BE ON SITE AT ALL TIMES FOR USE BY THE BUILDING DEPARTMENT DURING INSPECTION
- AN ACQUIRED PERMIT PROVIDED BY THE LOCAL BUILDING DEPARTMENT REQUIRES A CERTIFICATE OF OCCUPANCY INSPECTION AND DOCUMENT UPON COMPLETION
- POST ALL POINT LOADS THROUGH FLOOR DIAPHRAGM TO FOUNDATION
- FOOTINGS MUST BE INSPECTED BEFORE THEY ARE POURED
- ALL FRAMING, ELECTRICAL WIRING AND ROUGH PLUMBING MUST BE INSPECTED BEFORE COVERING
- ARC-FAULT CIRCUIT INTERRUPTER REQUIRED FOR ALL BRANCH CIRCUITS SUPPLYING 125 VOLTS SINGLE PHASE 15-20 AMP OUTLETS THROUGHOUT
- DRYER EXHAUST DUCT MAXIMUM LENGTH 25 FT LESS 5 FT EACH 90° LESS 2 1/2 FEET EACH 45°
- TEMPERED GLASS REQUIRED IF GLAZING WITHIN 24" ARC OF DOOR EDGE AND LESS THAN 60" A.F.F.
- TEMPERED GLASS WHEN GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF BOTTOM TREAD IN ANY DIRECTION AND WHEN GLASS IS LESS THAN 36" ABOVE NOSE OF TREAD
- GARAGE DOORS TO BE 1 3/8" SELF CLOSING DOOR MINIMUM 20 MINUTE FIRE RATED

DRAWING INDEX	
DWG NO.	DESCRIPTION
A101	EXISTING CONDITIONS
A101	BASEMENT/ FOUNDATION PLAN ROOF PLAN
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A103	PROPOSED ELEVATIONS
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PROPOSED FRONT ELEVATION

CODE INFORMATION

1. APPLICABLE STATE BUILDING CODES:

2018 CONNECTICUT STATE BUILDING CODE WHICH CONSIST OF:

- 2015 International Building Code
- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- 2015 INTERNATIONAL EXISTING BUILDING CODE
- 2015 INTERNATIONAL PLUMBING CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2017 NFPA 70, NATIONAL ELECTRICAL CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE

AS AMENDED BY STATE OF CONNECTICUT

2. OCCUPANCY CLASSIFICATIONS

- USE GROUP: R-3 SINGLE FAMILY

3. TYPE OF CONSTRUCTION

- COMBUSTIBLE - WOOD FRAMED - TYPE V B 602.5 - NON-SPRINKLED

TABLE 601 PRIMARY STRUCTURAL FRAME	0 HRS
BEARING WALLS	0 HRS

FLOOR CONSTRUCTION	0 HRS
ROOF CONSTRUCTION	0 HRS

TABLE 602 FIRE RESISTANCE OF EXTERIOR WALLS BASED ON FIRE SEPARATION RESISTANCE	0 HRS
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- INTERIOR FINISH: CLASS B, FLOOR FINISH CLASS 1 OR 2 AS REQUIRED

- PORTABLE FIRE EXTINGUISHERS: PROVIDED

- FIRE ALARM & DETECTION SYSTEM: PROVIDED

(EXISTING BUILDING ALTERATIONS IS AS PER 801 2015 IBC GENERAL ALTERATIONS LEVEL 2)

4. BUILDING HEIGHT AND AREA

ALLOWABLE AREA =  
TABLE 506.2 - R-3 SINGLE FAMILY 21,000 S.F./ FLOOR

ACTUAL AREA = 1500 SF EXISTING, 350 1ST FLR ADDITION + 995 2ND FLR = 2425 SF PROPOSED

ALLOWABLE HEIGHT =  
TABLE 504.4 - USE GROUP R-3: 3 STORIES ABOVE GRADE PLANE

ACTUAL HEIGHT = 2 STORY AND 24"-7 1/2" FEET, CLG HEIGHT 8'-0"

- STORY ABOVE GRADE PLANE: ANY STORY HAVING FINISHED FLOOR ENTIRELY ABOVE GRADE PLANE, OR IN WHICH THE FINISHED SURFACE OF THE FLOOR ABOVE IS
  - MORE THAN 6 FEET ABOVE GRADE PLANE (AVERAGE GRADE)
  - MORE THAN 12 FEET ABOVE FINISHED GROUND LEVEL AT ANY POINT

MAX OCCUPANCY LOAD AS PER TABLE 1004.1.2 =  
2425 SF / 200 GROSS PER PERSON (RESIDENTIAL) = 15 MAXIMUM PERSONS

5. EGRESS

TABLE 1017.2: EXIT ACCESS TRAVEL DISTANCE: USE GROUP R-3: 200 FT WITHOUT SPRINKLER SYSTEM

SECTION 1006.3.2: SINGLE EXITS OCCUPANT LOAD & CORRIDOR PATH AT EGRESS TRAVEL PER TABLE 1006.3.2 (20

TABLE: 1006.3.2: STORIES W/ ONE EXIT: MAX. OCCUPANT LOAD OF 24  
MAX COMMON PATH OF EGRESS TRAVEL: 15 FEET

SECTION 1011.2 STAIRWAYS WIDTH AND CAPACITY: EXCEPTION 1: STORIES WITH AN OCCUPANT LOAD OF LESS THEN 50 CAN NOT BE LESS THEN 36"

SECTION 1011.5.2 STAIRWAYS RISER AND TREAD: EXCEPTION 6.

The riser height and tread depth of existing stairways in buildings undergoing addition, alteration, repair, relocation or change of occupancy that involve the existing stairways shall be permitted to remain, provided the greatest riser height within any flight of stairs shall not exceed the smallest by 3/8 inch (9.5 mm) and the greatest tread depth within any flight of stairs shall not exceed the smallest by 3/8 inch (9.5 mm).

TABLE 1017.2: EXIT ACCESS TRAVEL DISTANCE: USE GROUP R-3: 200 FT WITHOUT SPRINKLER SYSTEM

SPECIAL NOTES:

THE CONSTRUCTION DOCUMENTS DO NOT INDICATE/INCLUDE THE DESIGN OF HVAC SYSTEMS.

THE CONTRACTOR IS TO DISCUSS/VERIFY THE SCOPE OF THIS WORK WITH THE OWNER.

THE DESIGNER IS NOT RESPONSIBLE FOR CONSTRUCTION PHASE.

ADMINISTRATION OF THE CONSTRUCTION CONTRACT IS THE RESPONSIBILITY OF THE OWNER.

THE INFORMATION SHOWN ON THIS DRAWING IS PURPORTED TO BE ACCURATE BUT NOT GUARANTEED.

EXISTING CONDITIONS (IF APPLICABLE) SHOULD BE VERIFIED IN THE FIELD.

BUILDING DESIGNS, LLC

P.O. BOX 813

GEORGETOWN, CT 06829

(203) 948-0734

1. APPLICABLE STATE BUILDING CODES:

- 2015 International Building Code
- 2015 International Residential Code
- 2015 IPC, IMC, IECC, IEBC, 2017 NEC
- STATE FIRE SAFETY CODES:
- 2015 International Fire Code (Part III)
- 2015 NFPA 101 Life Safety Code
- 2015 NFPA 1

2. USE GROUP:

- USE GROUP R-3 ONE FAMILY DWELLING

1. CLIENT:

DICAIRANO RESIDENCE

2. PROJECT ADDRESS:

14 ERIN DRIVE, NEW FAIRFIELD CT

3. PROJECT:

2ND FLOOR ADDITION, KITCHEN AND DECK EXPANSION

4. DESIGNED BY:

BUILDING DESIGNS, LLC PO BOX 813, GEORGETOWN, CT 06829  
203-948-0734