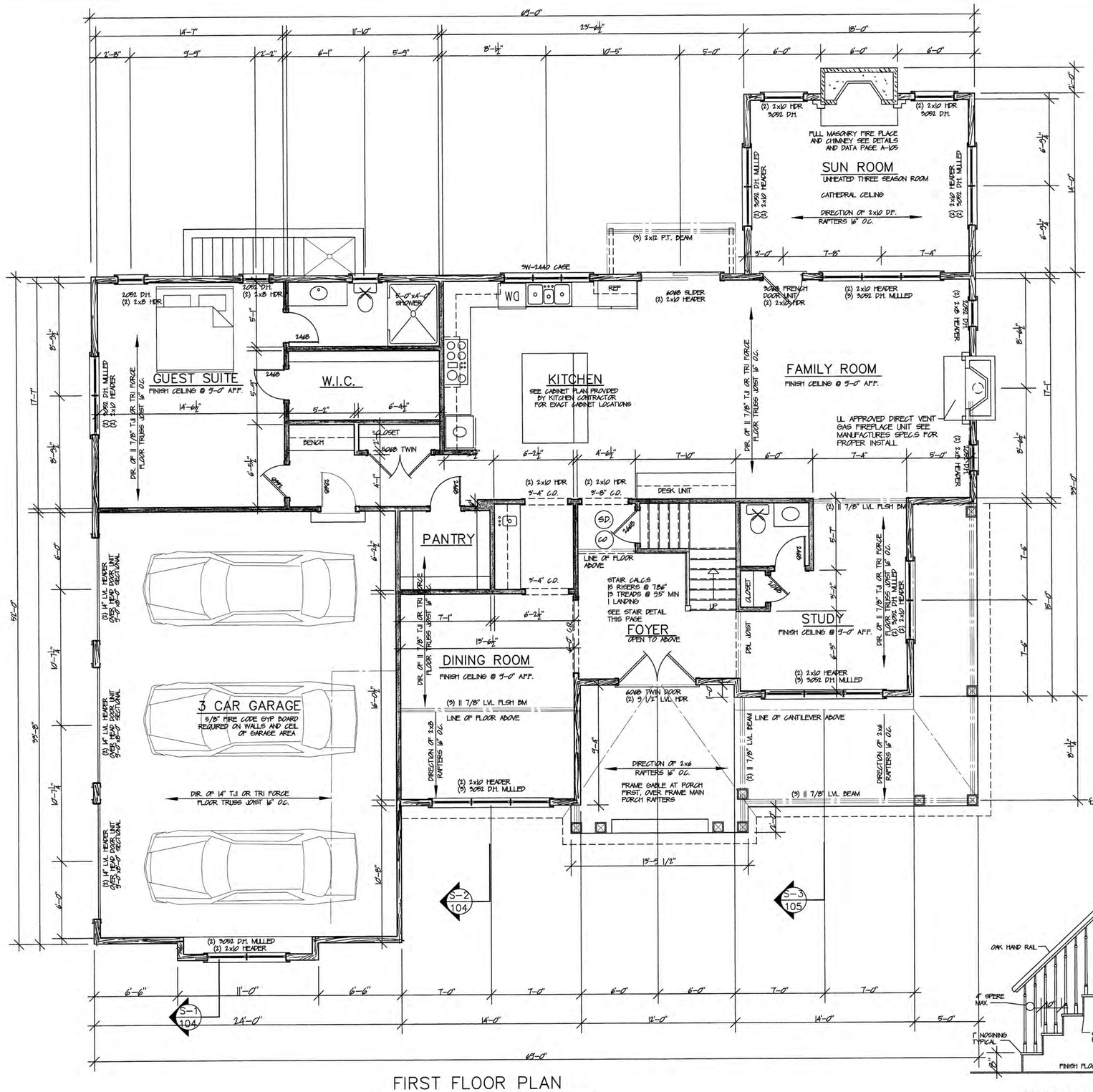
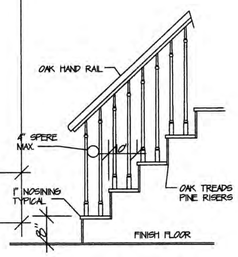


FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



STAIR DETAIL

SCALE 1/2" = 1'-0"

SPECIFICATIONS

GENERAL CONDITIONS

THESE SPECIFICATIONS ARE MADE IN GENERAL FORM ONLY AND NOT SPECIFICALLY FOR ONE BUILDING. THE OWNER IN APPLYING THESE SPECIFICATIONS ASSUMES COMPLETE RESPONSIBILITY FOR THEIR USE, CHANGES AND OMISSIONS.

SCOPE OF WORK :

THE CONTRACTOR SHALL PROVIDE ALL LABOR MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE ALL WORK, ETC. AS SHOWN ON DRAWINGS, NECESSARY FOR A COMPLETE JOB, UNLESS OTHERWISE SPECIFIED. ALL MATERIALS AND WORKMANSHIP TO BE OF GOOD QUALITY

ALL DIMENSIONS AND CONDITIONS SHOWN AND ASSUMED ON THE DRAWINGS MUST BE VERIFIED AT THE SITE BY THE CONTRACTOR BEFORE ORDERING MATERIALS OR STARTING ANY WORK. DISCREPANCIES ERRORS OR CHANGES TO PLAN SHOULD BE BROUGHT TO THE ATTENTION OF ARCH. DESIGN SERVICES OR (A.D.S.).

CONTRACTORS ARE TO HAVE PROPER LICENSEES AND INSURANCE TO OBTAIN PERMITS AND INSPECTIONS FROM LOCAL BUILDING DEPT.

UNLESS OTHERWISE NOTED, MATERIALS SHALL BE PREPARED , INSTALLED, FITTED AND ADJUSTED IN ACCORDANCE WITH MANUFACTURERS SPEC.S, DETAILS AND RECOMMENDATIONS.

FOUNDATION:

EXCAVATE ALL EARTH, BOULDERS, LOOSE AND SOFT ROCK TO THE LINES AND DEPTHS INDICATED ON DRAWINGS. ALL FOOTINGS TO BEAR ON SOLID UNDISTURBED EARTH. EXCAVATE FOR ALL UTILITIES AS REQUIRED.

FINISH GRADING

FINISH GRADING SHALL BE ESTABLISHED TO PROVIDE SURFACE DRAINAGE IN ALL DIRECTIONS AWAY FROM HOUSE

CONCRETE

1.) ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF ACI 318 AS APPLICABLE
2.) CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS FOR REINFORCED CONCRETE MEMBERS AND 2000 PSI @ 28 DAYS FOR UNREINFORCED CONCRETE WORK. READY MIX CONCRETE TO BE USED AT CONTRACTORS OPTION. ADD MIXTURES MUST BE APPROVED BY LPR ASSOCIATES OR LISCENSED ENGINEER.
3.) REINFORCED MATERIAL : REINFORCING BARS TO CONFORM TO ASTM A 615 GRADE 40 MIN
4.) PLACING CONCRETE WHEN TEMPERATURES ARE ABOVE 80 DEGREES F OR BELOW FREEZING SHALL BE DONE IN ACCORDANCE WITH ACI SPECIFICATIONS
5.) FOOTINGS AT DIFFERNET ELEVATIONS SHALL BE STEPPED ON A SLOPE OF 1 VERTICAL TO 2 HORIZONTAL (24" MINIMUM)

METALS

1.) STEEL PLATES, SHAPES AND BARS SHALL CONFORM TO ASTM A 36.
2.) STEEL PIPES SHALL CONFORM TO ASTM A 53, TYPE E OR S GRADE B
3.) FASTNERS : UNFINISHED BILTS AND NUTS TO CONFORM TO ASTM A 307 GRADE A
4.) ALL STEEL DESIGN SHALL CONFORM WITH THE LATEST RECOMMENDATIONS OF AISC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR METHOD AND SEQUENCE OF STEEL ERECTION OF STRUCTURAL STEEL BEAMS
5.) PROVIDE ALL NECESSARY BEARING PLATES, COLUMN BASES & CAPS AND FASTNERS AS REQUIRED

THERMAL AND MOISTURE PROTECTION

1.) FOUNDATION WALLS TO RECEIVE 1 COAT OF RUBBER WALL BRAND MOISTURE BARRIER AND EXTERIOR FACE OF WALL
2.) ALL FORM TIES TO BE SNAPPED OFF AND INTERIOR FACE OF WALL TO HAVE FORM TIES FILLED WITH NON SHRINK WATER PLUG GROUT
3.) INSULATION : PROVIDED TYPE II FIBERGLASS INSULATION BATTS WITH INTEGRAL NAILING STRIPS IN THE FOLLOWING R-VALUES
   a.) FRAMED WALLS AT BASEMENT = R-21
   b.) 2x6 FRAMED EXTERIOR WALLS = R-21 MIN
   c.) FLOORS OVER UNHEATED AREAS = R-30
   d.) CEILING AREAS = R-49
4.) SHINGLES : 3-DIMENSIONAL LAMINATED STRIP, UL CLASS "A". MINERAL SURFACED SELF SEALING, LAMINATED MULTIPLY CONSTRUCTED WEIGHT NOT LESS THAN 25 YEAR RATING. INSTALL METAL FLASHING, VENT FLASHING AND EDGE PROTECTION AS REQUIRED BY THE NRCA STEEP ROOF MANUAL
5.) ROOF DRAINAGE : PROVIDE COMPLETE ALUMINUM OR COPPER GUTTER AND LEADERS AS REQUIRED TO TIE INTO EXISTING STORM DRAINAGE
6.) ALL EXTERIOR WINDOWS, OPENINGS AND TRIM COMPONENTS TO RECEIVE PROPER FLASHING

CARPENTRY

1.) FRAMING LUMBER SHALL BE DOUGLAS FIR GRADE #2

   2x8 Fb = 1380
   2x10 Fb = 1265
   2x12 FB= 1150

2.) ALL FRAMING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF " NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADED LUMBER AND ITS FASTENINGS" PUBLISHED BY THE NLMA AND TIMBER CONSTRUCTION STANDARDS OF THE AITC. WOOD FRAMING TO BE 8" MIN ABOVE FINISHED GRADES
3.) DOUBLE JOIST TO BE PROVIDED UNDER ALL PARALLEL TO FRAMING MEMBERS
4.) 1 ROW OF CROSS BRIDGING REQUIRED FOR SPANS OF 8'-0"
5.) ALL BUILT UP BEAMS , GIRDERS AND POST TO BE SPIKED AT 16" ON CENTER AND FASTENED TO SUPPORTS WITH 2 1/2" BOLTS.
6.) WHERE NOTED OR REQUIRED PROVIDE LUMBER AND OR PLYWOOD PRESSURE TREATED WITH WATERBORNE PRESERVATIVES IN ACCORDANCE WITH AWPB LP-2
7.) WOOD STAIRS AND RAILINGS : WOOD STAIRS SHALL HAVE AT LEAST 1 HANDRAIL. RISERS SHALL NOT EXCEED 8 1/4" TREADS NOT TO EXCEED 9 1/2"
8.) ALL PRE-ENGINEERED FRAMING COMPONENTS TO BE INSTALLED IN ACCORDANCE TO MANUFACTURERS SPECIFICATIONS, INCLUDE ANY ADDITIONAL REQUIRED REINFORCING PERTAINING TO FRAMING CONDITIONS AS DESCRIBED IN MANUFACTURERS SPEC.S

GENERAL NOTES AND REQUIREMENTS

1.) DESIGN LOADS

ASSUMED SOIL BEARING TWO TONS

LIVE LOADS :
ROOF = 40 PSF
FIRST FLOOR = 40 PSF
SECOND FLOOR = 40 PSF
ATTIC FLOOR = 20 PSF

2.) ALL BEDROOMS AND LIVING AREAS TO HAVE MIN ON WINDOW w/ CLEAR OPENING OF 5.7" SQ. FT. 22" WIDE x24" HIGH SILL HEIGHT OF 44" A.F.F. MAX,
3.) GARAGE WALLS AND CEILINGS TO HAVE ON LAYER OF 5/8" FIRE CODE GYP BOARD
4. CONNECTING DOOR TO HOUSE TO BE MIN A LABLE 1 HR FIRE RESISTANT w/ SILL TO BE MIN 4" A.F.F.
5.) ENERGY STANDARDS TO MEET STATE AND LOCAL BUILDING CODES
6) ALL WINDOW GLAZING WITHIN 18" OF FINISH FLOOR OR LOCATED ADJACENT TO BATH TUB LOCATION TO BE TEMPERED
7) MECHINICAL CONTRACTOR TO SUBMIT MAKE UP AIR UNIT REQUIREMENTS / CALCULATIONS AS PER MANUFACTURER FOR PROPOSED COMBUSTION AIR REQUIREMENTS
8) ALL GUARDRAIL AND HANDRAIL CONFIGURATIONS BOTH INTERIOR AND EXTERIOR TO CONFORM TO THE FOLLOWING CODE CRITERIA
   - ALL GAURDRAILS TO BE 36" MIN. HEIGHT
   - MAXIMUM CLEAR NET SPACING TO BE 4" FOR ALL COMPONENTS
   - A HANDRAIL WHICH PROVIDES PART OF A GUARDRAILMUST BE 34" MIN. ABOVE NOSING TREAD
9) AC/DC/ TYPE HARD WIRED SMOKE DETECTORS REQUIRED IN ALL BEDROOMS & HALLS w/ ONE ADDITIONAL DETECTOR REQUIRED PER FLOOR C-O1 DETECTORS TO BE INSTALLED PER CODE

(SD) = SMOKE DETECTOR
(CO) = CARBON MONOXIDE DETECTOR

ADS
ARCH-DESIGN SERVICES
PO BOX 994
SOUTHBURY CT 06798
203-733-1392

CONSULTANTS

REVISION		

PROJECT TITLE

DRAWINGS PREPARED FOR
ASIM ALIMI

DRAWING TITLE

FIRST FLOOR PLAN
FOR
PROPOSED COLONIAL FARM HOUSE
AT
LOT 7 MADELINE DRIVE
NEW FAIRFIELD CT

SCALE	PROJECT NO.
DRAWN BY	
CHECKED BY	A-102
DATE 7/18/20	2 OF 7