PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

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revisions

rev #	remarks	date
10	REVISION UPDATE	09/14/23
11	ADD CSK-2 + COVER IMAGE	09/18/23
34	SHEET LIST REVISION	11/16/23

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ALLEE ARCHITECTURE

CONSTRUCTION DOCUMENTS

drawing title
COVER

G100

project number
21-009

date
05/15/23

scale
12" = 1'-0"

NOTES/SPECIFICATIONS

GENERAL CONDITIONS

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT WORK PROGRESSES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO COMPLETE ALL WORK AS REQUIRED BY THE CONTRACT DOCUMENTS UNLESS SPECIFIED OTHERWISE BY SUCH CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PROVIDE ALL WORK NOT INDICATED ON THE CONTRACT DOCUMENTS, BUT REQUIRED TO COMPLETE A SOUND, STABLE AND WEATHER TIGHT BUILDING, IN ACCORDANCE WITH THE BEST LOCAL BUILDING PRACTICES.

2. THE CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED BY THE APPLICABLE LOCAL AND STATE CODES.

3. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO SEE THAT THE SITE IS PROTECTED ACCORDING TO THE REQUIREMENTS OF THE RELEVANT ENVIRONMENTAL AGENCIES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTICING ANY STRUCTURAL DEFORMATION, DECAY, OR INADEQUACY AS WORK PROGRESSES AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS TO WORK DONE BY THE CONTRACTOR, DEEMED NECESSARY BY THE LOCAL BUILDING INSPECTOR AND THE ARCHITECT.

5. FIRE PREVENTION: THE WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO PREVENT FIRE. THE CONTRACTOR SHALL TAKE PRECAUTIONS AGAINST FIRES STARTING AND SPREADING ON THE SITE AND WITHIN THE BUILDING AND TEMPORARY STRUCTURES. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF EXTINGUISHING FIRES (DRY CHEMICAL FIRE
EXTINGUISHER RATED FOR A, B, AND C FIRES), DURING ALL PHASES OF THE WORK. NO FIRES MAY BE BUILT ON THE PREMISES. GASOLINE AND OTHER FLAMMABLE MATERIALS MAY NOT BE STORED WITHIN THE BUILDING. THEY SHALL BE STORED AND DISPENSED FROM U.L. LISTED SAFETY CONTAINERS. TARPAULINS USED ON THE SITE SHALL BE MADE OF FIRE RESISTANT MATERIAL AND BE U.L. LISTED.

6. FIELD MEASUREMENTS: BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED BECAUSE OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND MEASUREMENTS INDICATED
ON THE DRAWINGS. ANY DIFFERENCES WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR DECISION BEFORE PROCEEDING WITH THE WORK.

7. TEMPORARY HEAT: THE CONTRACTOR SHALL PROVIDE AND PAY FOR SUCH TEMPORARY HEAT AS MAY BE REQUIRED TO CARRY OUT ALL PORTIONS OF THE WORK AND TO PREVENT DAMAGE DUE TO COLD WEATHER. TEMPERATURES TO BE MAINTAINED DURING ANY STAGE OF THE WORK SHALL NOT BE LESS THAN THOSE REQUIRED AND RECOMMENDED BY THE MANUFACTURERS OF MATERIALS AND FINISHES BEING INSTALLED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FAILURES DUE TO FAILURE TO MAINTAIN REQUIRED TEMPERATURES FOR ANY PHASE OF CONSTRUCTION OR IMPROPER USE OF EQUIPMENT, AND SHALL MAKE GOOD ANY DAMAGES WHICH MAY RESULT, BOTH DIRECT AND CONTINGENT.

8. WEATHER CONDITIONS: IN THE EVENT OF TEMPORARY SUSPENSION OF WORK AND DURING INCLEMENT WEATHER, WORK AND MATERIALS SHALL BE ADEQUATELY PROTECTED AGAINST DAMAGE. ALL WORK AND MATERIALS OF ANY KIND WHICH ARE FOUND TO BE INJURED SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR WITHOUT COST TO THE OWNER.

9. COLD WEATHER CONSTRUCTION: THE CONTRACTOR SHALL TAKE SPECIAL PRECAUTIONS TO PREVENT DAMAGE TO MATERIALS AND WORK INSTALLED IN COLD OR FREEZING WEATHER, BY PROVIDING ADEQUATE TEMPORARY HEAT AND SUITABLE ENCLOSURES OR COVERING.

10. PUMPING AND DRAINING: THE CONTRACTOR SHALL DO ALL PUMPING OR DE WATERING AND PROVIDE DRAINAGE AS NECESSARY TO KEEP THE SITE FREE OF STANDING WATER. ALL PUMPING AND DRAINING SHALL BE CONDUCTED IN SUCH A MANNER AS TO AVOID ENDANGERING OR DAMAGING SURROUNDING PROPERTY.

11. UPON COMPLETION OF EACH PHASE OF THE WORK, THE CONTRACTOR SHALL LEAVE THE PREMISES FREE FROM ALL DEBRIS AND WASTE, IN A BROOM CLEAN CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE SITE FREE OF RUBBISH AND DEBRIS, IN A NEAT, ORDERLY CONDITION AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE TRASH BARRELS FOR USE BY WORKMEN.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND LAWFUL DISPOSAL OF ALL UNUSED BUILDING MATERIAL, DEBRIS AND WASTE.

13. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING AND BRACING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE.

DEMOLITION

1. REMOVE EXISTING STRUCTURES, INCLUDING FOUNDATIONS FOLLOWING ALL APPLICABLE CODES AND REGULATIONS. OBTAIN ALL REQUIRED PERMITS FOR DEMOLITION INCLUDING HAZARDOUS MATERIAL TESTING AS REQUIRED BY LAW, AND ABATE ACCORDINGLY.

2. REMOVE AND PROPERLY DISPOSE OF ALL EXISTING ASPHALT PAVING AND ALL OTHER DEBRIS.

SITE WORK

1. REFER TO CIVIL ENGINEER'S DRAWINGS.

2. LANDSCAPE ARCHITECT'S DRAWINGS FOR PLANTING AND DRIVEWAY LAYOUT TO BE DETERMINED.

CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO THE ACI "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318), LATEST EDITION.

2. SLAB WORK SHALL CONFORM TO APPLICABLE PORTIONS OF ACI 302.1R GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION, LATEST EDITION.

3. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE WITH A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.

4. ALL CONCRETE AT INTERIOR SLABS ON GRADE SHALL BE NORMAL WEIGHT CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.

5. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60. REINFORCING STEEL SHALL BE DETAILED ACCORDING TO THE ACI MANUAL OF STANDARD PRACTICE (ACI 315), LATEST EDITION.

6. COMPLY WITH THE RECOMMENDATIONS OF ACI 306 FOR COLD WEATHER CONCRETING AND ACI 305 FOR HOT WEATHER CONCRETING.

7. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185, WITH A MINIMUM ULTIMATE TENSILE STRENGTH OF 70,000 PSI.

8. PROVIDE MINIMUM TEMPERATURE REINFORCEMENT, AS REQUIRED BY ACI-318, IN ALL SLABS AND WALLS WHERE REINFORCEMENT IN NOT INDICATED ON THE STRUCTURAL DRAWINGS.

9. SUPPORT AND SECURELY TIE REINFORCING TO PREVENT DISPLACEMENT DURING CONCRETE PLACEMENT OPERATIONS. USE VINYL OR EPOXY COATED TIES AND ACCESSORIES TO SECURE EPOXY-COATED REINFORCEMENT.

10. FABRICATE REINFORCEMENT TO THE REQUIRED SHAPES AND DIMENSIONS WITHIN THE TOLERANCES STATED IN THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI) MANUAL OF STANDARD PRACTICES.

11. COORDINATE SIZE AND LOCATION OF ALL OPENINGS AND PIPE SLEEVES WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. MINIMUM CONCRETE BETWEEN SLEEVES SHALL BE 6".

12. ALL GROUT SHALL BE NON-SHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI.

13. SLABS ON GROUND SHALL BE 4" THICK POURED OVER A 2" EXPANDED POLYSTYRENE RIGID INSULATION UNLESS OTHERWISE NOTED. PROVIDE 6X6 W2.0 X W2.0 WELDED WIRE FABRIC PLACED 1" FROM TOP OF SLAB IN ALL SLABS ON GROUND.

14. INSTALL SLAB CURING MEASURES IMMEDIATELY AFTER FINISHING ON THE SAME DAY AS CONCRETE PLACEMENT. CURE SLABS USING CURING PAPER OR PLASTIC WITH TAPED JOINTS. KEEP SURFACES MOIST DURING THE CURE PERIOD BY PROVIDING ADDITIONAL MOISTURE, WIND BARRIERS, SUN PROTECTION AND OTHER METHODS TO PROMOTE A SLOW CURE. USE OF A CURING COMPOUND IS PROHIBITED. LOSS OF SURFACE MOISTURE SHALL BE INHIBITED FOR AT LEAST 7 DAYS BY RECOMMENDED ACI METHODS.

FOUNDATIONS

1. BUILDING FOUNDATIONS SHALL BEAR ON FIRM UNDISTURBED SOIL HAVING MINIMUM BEARING CAPACITY OF 3000 PSF. ADEQUACY OF BEARING STRATUM SHALL BE VERIFIED IN FIELD AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT PRIOR TO PLACING CONCRETE. ADJUST BOTTOM OF FOOTING ELEVATION AS REQUIRED.

2. PRIOR TO PLACING THE BEDDING LAYER OF CRUSHED STONE UNDER SLABS ON GRADE, PREPARE SUBGRADE BY REMOVING ALL UNSUITABLE, LOOSE, DISTURBED MATERIAL. IF ANY FILL IS REQUIRED, FILL MUST BE SUITABLE, WELL GRADED GRANULAR FILL APPROVED BY THE DESIGN PROFESSIONAL. THE FILL SHALL BE PLACED IN THIN LIFTS, WITH EACH LIFT TESTED TO VERIFY DENSITIES OF AT LEAST 95% OF MAXIMUM BY ASTM D1557.

3. MINIMUM FOUNDATION REINFORCEMENT SHALL CONSIST OF FOOTINGS: 3#5 CONTINUOUS PLACED 3" CLEAR FROM THE BOTTOM AND SIDES. LAP 2'-0" WALLS: 2#5 CONTINUOUS PLACED 2" BELOW TOP OF WALL, LAP 2'-0". WALL DOWELS: #5 @ 2'-0" O.C. EMBED VERTICAL LEG 9" INTO FOOTING WITH 90 DEGREE, 6" HOOK AT END, EMBED VERTICAL
LEG 1'-8" INTO WALL.

4. DO NOT PLACE BACKFILL AGAINST BASEMENT WALLS UNTIL ALL FLOORS BRACING THESE WALLS ARE IN PLACE AND THE CONCRETE WALLS HAVE ATTAINED THEIR 28-DAY STRENGTH.

5. ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 3'-6" BELOW FINAL GRADE.

6. DO NOT EXCAVATE BELOW BOTTOM OF EXISTING FOUNDATIONS WITHOUT WRITTEN PERMISSION FROM DESIGN PROFESSIONAL.

7. A LINE CONNECTING THE NEAREST POINTS OF THE BOTTOMS OF ANY TWO FOOTINGS SHALL NOT HAVE A SLOPE GREATER THAN 1 VERTICAL TO 2 HORIZONTAL. VERIFY BOTTOMS OF EXISTING FOOTINGS.

8. PRESSURE TREATED SILLS SHALL BE ANCHORED TO THE FOUNDATION WALL WITH 1/2" ANCHOR BOLTS WITH A 4" 90 DEGREE HOOK AT THE END. THE BOLTS SHALL BE EMBEDDED 12". LOCATE BOLTS 6" FROM CORNERS AND 4'-0" O.C.

CARPENTRY AND FRAMING

1. FRAMING LUMBER SHALL HAVE EACH PIECE STAMPED, SHALL BE SURFACED DRY (EXCEPT STUDS, WHICH SHALL BE KILN DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIE AND GRADE: RAFTERS AND JOISTS: DOUGLAS FIR-LARCH OR SPRUCE #2 UNLESS NOTED OTHERWISE BEAMS, GIRDERS AND HEADERS: DOUGLAS FIR-LARCH OR SPRUCE #1 UNLESS NOTED OTHERWISE STUDS AND PLATES: DOUGLAS FIR-LARCH OR SPRUCE, STUD GRADE

2. ALL FACTORY MANUFACTURED, GLUE-LAMINATED WOOD FRAMING MEMBERS SHALL BE I JOISTS, DOUGLAS FIR GLU-LAM BEAMS AND GIRDERS, MANUFACTURER TO BE APPROVED BY DESIGNER.

3. ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST HANGERS, MINIMUM 18 GAUGE UNLESS NOTED OTHERWISE, INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

4. NEW EXTERIOR STUD BEARING WALLS ARE TO BE 2X6 @ 16" O.C.

5. USE DOUBLE STUDS AT ENDS OF WALL AND ENDS OF WALL OPENINGS. USE DOUBLE TRIMMERS AND HEADER AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED.

6. LAP ALL PLATES AT CORNERS AND AT INTERSECTION OF PARTITIONS.

7. STAGGER ALL SPLICES A MINIMUM OF 32".

8. BRIDGING FOR SPANS UP TO 14 FT., PROVIDE 1 ROW. BRIDGING FOR SPANS OVER 14 FT., PROVIDE 2 ROWS.

9. PLYWOOD SHALL BE APA GRADE STAMPED AND SHALL NOT EXCEED THE SPANS INTENDED FOR USE ON THE GRADE STAMP. ALL PLYWOOD SHALL BE MADE WITH EXTERIOR GLUE AND SHALL BE OF THE FOLLOWING THICKNESS:

FLOORS: 3/4 "
ROOF: 5/8 "
WALLS: 1/2 "

10. ALL PLYWOOD SHALL BE GLUE NAILED TO FLOOR JOISTS USING AN APA APPROVED ADHESIVE (B.F. GOODRICH PL400 OR EQUAL).

11. ALL WORK TO BE INSTALLED BY THOSE SKILLED IN THE TRADE IN A SOLID, WORKMANLIKE MANNER. ALL WORK TO BE INSTALLED PER STATE AND LOCAL BUILDING CODES.

12. ALL SILLS AND FRAMING IN CONTACT WITH CONCRETE, MASONRY, OR IN MOIST AREAS SHALL BE PRESSURE TREATED.

13. PROVIDE ADEQUATE BLOCKING FOR FIRE STOP AND INSTALLATION OF ALL FINISH WORK, INCLUDING WORK BY OTHERS. HAND SELECT THE BEST, MOST UNIFORM MATERIALS FOR FINISH CARPENTRY WORK.

WINDOWS/DOORS

1. MANUFACTURER TO BE MARVIN WINDOWS & DOORS, ALL UNITS TO BE CLAD, INTERIOR AND EXTERIOR COLOR TO BE "EBONY."

2. SEE WINDOW/DOOR SCHEDULE FOR SIZE AND OPERATION

3. ALL DOORS TO HAVE HAND AND SWING DIRECTION AS INDICATED ON PLANS. PROVIDE SILLS AND SEALS AS REQUIRED.

4. PROVIDE MANUFACTURER'S MATCHING SCREEN DOORS AT ALL OPERABLE DOORS.

5. CONTRACTOR SHALL VERIFY THAT ALL DOOR AND WINDOW SIZES COORDINATE WITH DETAILS PRIOR TO ORDERING.

6. PROVIDE ALL REQUIRED SEALANT. SEALANT COLORS TO MATCH FINISH COLOR, U.O.N.

THERMAL AND MOISTURE PROTECTION

1. ZIP SYSTEM WALL AND ROOF SHEATHING TO BE INSTALLED AND TAPED PER MANUFACTURER'S RECOMMENDATIONS.

2. FLASH AND CAULK INTERIOR AND EXTERIOR JOINTS AS REQUIRED TO LEAVE THE BUILDING WEATHER TIGHT, INCLUDING ALL EXTERIOR JOINTS AT WINDOWS AND AT HEADS AND JAMBS OF EXTERIOR DOORS AND WINDOWS.

3. EXTERIOR WALL AND ROOF INSULATION TO BE "FLASH AND BATT" WITH 2" CLOSED-CELL SPRAY FOAM AND ROXUL BATTS IN EXTERIOR WALLS, AND 4" MIN. CLOSED-CELL SPRAY FOAM AND ROXUL BATTS IN CEILINGS. PROVIDE FIRE RETARDANT AS REQUIRED BY BUILDING & FORE CODE.

4. PROVIDE SOUND ABSORBING INSULATION BETWEEN ALL FLOORS AND ROOMS.

5. BASEMENT INSULATION IN FINISHED AREAS TO BE 3" (MIN) OF CLOSED CELL SPRAY FOAM INSULATION.

6. BASEMENT INSULATION IN MECHANICAL AREAS TO BE 1 1/2" (MIN) RIGID BOARD WITH FIRE RETARDANT FACING APPROVED BY STATE BUILDING AND FIRE CODE.

ROOFING

1) ALL FLASHING TO BE 16OZ. COPPER.

2) ROOFING TO BE STANDING SEAM METAL.

3) PROVIDE HIGH TEMPERATURE ICE AND 6' UP EAVES AND VALLEYS, WITH 30# FELT OVER ENTIRETY OF ROOF.

4) COORDINATE ROOFING WITH LIGHTNING PROTECTION. INSTALL LIGHTNING PROTECTION PER CODE/INDUSTRY STANDARD. GROUNDING WIRES TO BE ROUTED WITHIN FRAMING.

5) MEMBRANE ROOFS TO BE 60 MIL FIRESTONE EPDM (OR APPROVED EQUAL) INSTALLED PER MANUFACTURER'S RECOMMENDATIONS

ELECTRICAL

1. ALL WORK TO BE DONE BY A LICENSED ELECTRICIAN TO APPLICABLE LOCAL AND STATE CODE REQUIREMENTS AND FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL PAY ALL NECESSARY FEES, LICENSES, AND PERMITS, AND SHALL ARRANGE FOR REQUIRED INSPECTIONS.

2. CONSULT WITH ARCHITECT PRIOR TO LOCATING ANY EXPOSED CONDUIT.

3. PROVIDE ALL ELECTRICAL MATERIAL AND LABOR AS REQUIRED TO COORDINATE WITH NEW HEATING SYSTEM. PROVIDE ELECTRICAL OUTLETS, J-BOXES, AND LIGHT SWITCHES WHERE INDICATED ON DRAWINGS. COVER PLATES FOR LIGHT SWITCHES AND ELECTRICAL OUTLETS TO BE STAINLESS STEEL AT WOOD BASE AND WHITE AT GWB. PROVIDE J-BOXES, CONDUIT RUNS, AND SWITCHES AS REQUIRED AND AS INDICATED ON DRAWINGS. PROVIDE ALL NECESSARY WIRING AND ACCESSORIES TO DELIVER FULLY FUNCTIONING ELECTRICAL SYSTEM.

4. SEE LIGHTING SCHEDULE FOR FIXTURE TYPE AND DESIGNATION.

5. TOGGLE SWITCHES AND DIMMERS TBD. WALLPLATE, SWITCH AND OUTLET COLOR TO MATCH (OR COMPLIMENT) WALL COLOR WHERE POSSIBLE. CONFIRM W/ OWNER/ARCHITECT PRIOR TO FINISH INSTALL.

6. PROVIDE 400 AMP SERVICED WITH METER AND MASTER PANEL AT THE GARAGE, SUB-PANEL AT MECHANICAL ROOM.

MECHANICAL

1. ALL WORK TO BE DONE BY LICENSED MECHANICS TO APPLICABLE LOCAL AND STATE CODE REQUIREMENTS AND FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL PAY ALL NECESSARY FEES, LICENSES, AND PERMITS, AND SHALL ARRANGE FOR REQUIRED INSPECTIONS.

2. PROVIDE DESIGN-BUILD SERVICE FOR ALL NECESSARY LABOR AND MATERIALS. MECHANICAL SYSTEM TO BE FORCED HOT AIR AND A/C THROUGHOUT.

3. CONTRACTOR TO CONFIRM ALL DUCT RUNS W/ GC & ARCHITECT PRIOR TO FRAMING.

4. PROVIDE THERMOSTATS AS REQUIRED, CONFIRM LOCATIONS W/ OWNER/ARCHITECT.

5. ALL DIFFUSERS TO BE ALUMINUM BAR GRILL (TITUS OR EQUAL). COLORS TBD

6. COORDINATE CONTROL SYSTEM WITH OWNER/PROJECT MANAGER.

7. MECHANICAL (OR ELECTRICAL) CONTRACTOR TO SIZE FAN AND PROVIDE IN-LINE VENTILATION FOR ALL BATHROOMS.

8. EXPOSED WALL VENT CAPS TO BE SEIHO

PLUMBING

1. ALL WORK TO BE DONE BY LICENSED PLUMBERS TO APPLICABLE LOCAL AND STATE CODE REQUIREMENTS AND FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL PAY ALL NECESSARY FEES, LICENSES, AND PERMITS, AND SHALL ARRANGE FOR REQUIRED INSPECTIONS.

2. PROVIDE DESIGN-BUILD SERVICE FOR ALL NECESSARY LABOR AND MATERIALS TO DELIVER A FULLY FUNCTIONING SYSTEM.

EXTERIOR FINISHES

1. SIDING MARKED ON ELEVATIONS WC1 TO BE 1X8 WHITE CEDAR, STAINED IN A DARK GRAY COLOR TO BE DETERMINED.

2. SIDING MARKED ON ELEVATIONS WC2 TO BE 1X4 WHITE CEDAR SHIPLAP, FINISHED CLEAR.

3. EXTERIOR TRIM AND WINDOW CASING TO MATCH SURROUNDING SIDING. FASTENERS TO BE COUNTERSUNK AND FILLED.

4. SEALANTS SHALL BE COLORED TO MATCH EXTERIOR FINISH. ALL WINDOW AND DOOR FRAMES SHALL BE CAULKED AFTER PRIME COAT IS DRY. APPLY CAULK IN SMOOTH BEAD TO COMPLETELY FILL ALL JOINTS.

5. SAND ALL SURFACES BEFORE SEALING AND BETWEEN COATS OF SEALANT TO ASSURE SMOOTH, EVEN FINISH. ALL SURFACES TO RECEIVE SEALANT SHALL BE SMOOTH AND FREE OF SANDPAPER SCRATCHES, MILL MARKS, AND OTHER IMPERFECTIONS.

6. OPEN DECKS TO BE 5/4" X 6" MAHOGONY, FINISHED WITH PENOFIN HARDWOOD FORMULA. USE CONCEALED FASTENING SYSTEM @ 16" O.C.

7. STAIN AND SEALANT MATERIALS SHALL BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, INCLUDING ALL TEMPERATURE AND WEATHER LIMITATIONS. DO NOT APPLY FINISH WHEN TEMPERATURE IS BELOW 50 DEGREES FAHRENHEIT. DO NOT APPLY FINISH ON SURFACES IN DIRECT CONTACT WITH SUNLIGHT OR WHERE DUST IS BEING GENERATED. DO NOT APPLY EXTERIOR FINISH WITHIN 48 HOURS OF RAINY WEATHER.

8. CONTRACTOR SHALL PERFORM ALL TOUCH-UP AND RESTORATION OF DAMAGED SURFACES, AND CLEAN-UP OF ADJACENT SURFACES AT THE COMPLETION OF THE WORK.

INTERIOR FINISHES

1. ALL INTERIOR WOOD TRIM TO BE PAINTED POPLAR OR APPROVED EQUAL, COLOR TBD. COUNTER SET AND FILL AT FINISHES NAILS THROUGHOUT INTERIOR.

2. ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM WALLBOARD UNLESS OTHERWISE NOTED. ALL EDGES AND CORNERS SHALL BE LEFT SQUARE, ALL SURFACES IN TRUE PLANE, SMOOTH, FLUSH, PLUMB, STRAIGHT, AND READY FOR PAINTING. PROVIDE REINFORCED FIBERGLASS TAPE AT ALL JOINTS. USE USG CORNER BEADS AT ALL CORNERS, AND REINFORCE CORNERS AT ALL DOOR AND WINDOW OPENINGS. ALL GWB TO RECEIVE SKIM COAT, ONE COAT OF PRIMER, AND TWO FINISH COATS. COLOR TBD.

3. FIRST FLOOR CEILING TO BE 1/2" GYPSUM WALLBOARD. ALL EDGES AND CORNERS SHALL BE LEFT SQUARE, ALL SURFACES IN TRUE PLANE, SMOOTH, FLUSH, STRAIGHT, AND READY FOR PAINTING. PROVIDE REINFORCED FIBERGLASS TAPE AT ALL JOINTS. USE USG CORNER BEADS AT ALL CORNERS, AND REINFORCE CORNERS AT ALL DOOR AND WINDOW OPENINGS. ALL GWB TO RECEIVE SKIM COAT, ONE COAT OF PRIMER, AND TWO FINISH COATS. COLOR TBD

4. 2ND FLOOR VAULTED CEILINGS TO BE 1X6 DOUGLAS FIR SHIPLAP, FINISHED CLEAR.

5. PAINTED INTERIOR WOOD DOORS AND WINDOWS TO RECEIVE ONE COAT OF PRIMER AND TWO COATS FINISH PAINT. COLOR TBD.

6. WOOD FLOORS TO BE 7" PLAIN-SAWN SOLID WHITE OAK.

7. TILE FLOORS AND WALLS IN BATHROOMS TBD.

8. CONCRETE FLOORS TO BE POLISHED AND SEALED

9. ALL INTERIOR DOORS TO BE FLUSH PANEL SIMPSON DOORS, 1 3/4" THICK, PAINT GRADE

10. ALL PAINTING REQUIREMENTS PERTAINING TO APPLICATION, AND LISTED IN EXTERIOR FINISHES, SHALL APPLY HERE.

SUBMITTALS / MOCK-UPS

1. WOOD, STONE AND TILE FLOOR SAMPLES TO BE PROVIDED

ALTERNATES
1. 7" DOUGLAS FIR WOOD FLOORS
2. PEA STONE OVER MEMBRANE ROOF

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date

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ALLEE ARCHITECTURE

CONSTRUCTION DOCUMENTS

drawing title
NOTES + SPECIFICATIONS

G102

project number
21-009

date
05/15/23

scale
12" = 1'-0"

PACHTER

ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
AC	ACOUSTICAL
A/C	AIR CONDITIONING
ACC	ACCESS
ACFL	ACCESS FLOOR
AWP	ACOUSTICAL WALL PANEL
ACP	ACOUSTICAL CEILING PANEL
ACPL	ACOUSTICAL PLASTER
ACR	ACRYLIC PLASTER
ACT	ACOUSTICAL TILE
AD	AREA DRAIN
ADD	ADDENDUM
ADH	ADHESIVE
ADJ	ADJUSTABLE
ADJT	ADJACENT
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANC	ANCHORAGE
ANOD	ANODIZED
AP	ACCESS PANEL
APPROX	APPROXIMATE
APT	APARTMENT
ARCH	ARCHITECTURAL (ARCHITECT)
ASB	ASBESTOS
ASC	ABOVE SUSPENDED CEILING
ASPH	ASPHALT
AT	ASPHALT TILE
AUTO	AUTOMATIC
AV	AUDIO VISUAL
BBD	BULLETIN BOARD
BBR	BASEBOARD RADIATION
BD	BOARD
BEL	BELOW
BIT	BITUMINOUS
BJT	BED JOINT
BLDG	BUILDING
BLK(G)	BLOCK(ING)
BM	BEAM
BMK	BENCH MARK
BO	BY OWNER
BOT	BOTTOM
BP	BACK PLASTERED
BPL	BEARING PLATE
BRG	BEARING
BRZ	BRONZE
BS	BOTH SIDES
BSMT	BASEMENT
BTWN	BETWEEN
BUR	BUILT UP ROOF
BVL	BEVELED
BW	BOTH WAYS
CAB	CABINET
CAD	CADMIUM
CB	CATCH BASIN
CEM	CEMENT
CFL	COUNTERFLASHING
CF	CUBIC FOOT
CG	CORNER GUARD
CHAM	CHAMFER
CHBD	CHALKBOARD
CHT	CEILING HEIGHT
CI	CAST IRON
CIPC	CAST-IN-PLACE CONCRETE
CIR	CIRCLE
CIRC	CIRCUMFERENCE
CJT	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLK(G)	CAULK(ING)
CLL	CONTRACT LIMIT LINE
CLR	CLEAR
CLS	CLOSURE
CMT	CERAMIC MOSAIC TILE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMB	COMBINATION
COMP	COMPRESS(ED)(ION)(IBLE)
COMPO	COMPOSITE, COMPOSITION
COMPT	COMPARTMENT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT.	CONTINUOUS
CONTR	CONTRACTOR
COR	CORRUGATED
CORR	CORRIDOR
CPG	COPING
CPR	COPPER
CPT	CARPET
CR	CHROMIUM PLATED
CRG	CROSS GRAIN
CRS	COURSE (S)
CS	COUNTERSINK
CSMT	CASEMENT
CST	CAST STONE
CT	CERAMIC TILE
CTHK	COATHOOK
CTR	COUNTER
CTSK	COUNTERSUNK SCREW
CX	CONNECTION
CY	CUBIC YARD
D	DRAIN
DA	DOUBLEACTING
DEM	DEMOLISH, DEMOLITION
DEP	DEPRESSED
DET	DETAIL
DF	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIAG	DIAGONAL
DIAM	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DL	DEAD LOAD
DMT	DEMOUNTABLE
DMPR	DAMPER
DN	DOWN
DP	DAMPROOFING
DPL	DISPOSAL
DPR	DISPENSER
DR	DOOR
DRB	DRAINBOARD
DS	DOWNSPOUT
DT	DRAIN TILE
DTA	DOVETAIL ANCHOR
DTS	DOVETAIL ANCHOR SLOT
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
DWTR	DUMBWAITER
E	EAST
EA	EACH
EB	EXPANSION BOLT
EF	EXHAUST FAN
EJT	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC (AL)
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EPBD	ELECTRIC PANELBOARD
EPS	EXTERIOR PAINT SYSTEM
EQ	EQUAL
EQPT	EQUIPMENT
ESCL	ESCALATOR
ESTM	ESTIMATE
ETR	EXISTING TO REMAIN
EXCA	EXCAVATE
EXG	EXISTING
EXH	EXHAUST
EXMP	EXPANDED METAL PLATE
EXP	EXPOSED
EXS	EXTRA STRONG
EXT	EXTERIOR
EWC	ELECTRIC WATER COOLER
FA	FIRE ALARM
FAI	FRESH AIR INTAKE
FAS	FASTENER
FBD	FIBERBOARD
FBO	FURNISHED BY OTHERS
FD	FLOOR DRAIN
FE-1	FIRE EXTINGUISHER-TYPE
FEC-1	FIRE EXTINGUISHER CABINET-TYPE OF FIRE EXTINGUISHER
FF	FACTORY FINISH
FFE	FINISHED FLOOR ELEVATION
FFL	FINISHED FLOOR LINE
FG	FIXED GLASS
FGL	FIBERGLASS
FHS	FIRE HOSE STATION
FHMS	FLATHEAD MACHINE SCREW
FHWS	FLATHEAD WOOD SCREW
FIN	FINISH (ED)
FIXT	FIXTURE
FJT	FLUSH JOINT
FLCO	FLOOR CLEANOUT
FLG	FLASHING
FLR	FLOOR
FLUR	FLUORESCENT
FLX	FLEXIBLE
FN	FENCE
FNDN	FOUNDATION
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FP	FIRE PROTECTION
FP(G)	FIREPROOF(ING)
FPL	FLOOR PLATE
FR	FRAME(D) (ING)
FRC	FIRE-RESISTANT COATING
FRG	FIBERGLAS REINFORCED GYPSUM
FRPL	FIBERGLAS REINFORCED PLASTER
FRP	FIRE RATED PLYWOOD
FRGD	FORGED
FRT	FIRE RETARDANT TREATED
FS	FULL SIZE
FTG	FOOTING
FURR	FURRED, FURRING
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GF	GROUND FACE
GI	GALVANIZED IRON
GKT	GASKET
GL	GLASS, GLAZING
GLB	GLASS BLOCK
GLF	GLASS FIBER
GP	GALVANIZED PIPE
GPL	GYPSUM LATH
GPPL	GYPSUM PLASTER
GPT	GYPSUM TILE
GRD	GRADE, GRADING
GRPG	GLASS REINFORCED POLYMERIZED GYPSUM
GRN	GRANITE
GSS	GALVANIZED SHEET STEEL
GST	GLAZED STRUCTURAL TILE
GT	GROUT
GVL	GRAVEL
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
HB	HOSE BIB
HBD	HARDBOARD
HC	HOLLOW CORE
H/C	HANDICAP(PED)
HD	HEAVY DUTY
HDNR	HARDENER
HDR	HEADER
HDWR	HARDWARE
HES	HIGH EARLY STRENGTH CEMENT
HH	HANDHOLE
HJT	HEADJOINT
HK(S)	HOOK(S)
HM	HOLLOW METAL
HORZ	HORIZONTAL
HPT	HIGH POINT
HR	HOUR
HT	HEIGHT
HTG	HEATING
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
HWH	HOT WATER HEATER
HWD	HARDWOOD
HX	HEXAGONAL
ID	INSIDE DIAMETER
ILK	INTERLOCK
INCIN	INCINERATOR
INCL	INCLUDE(D), INCLUDING
INS	INSULATE, INSULATION
INSC	INSULATING CONCRETE
INSF	INSULATING FILL
INT	INTERIOR
INTM	INTERMEDIATE
INV	INVERT
IPS	INTERIOR PAINT SYSTEM
JC	JANITOR'S CLOSET
JF	JOINT FILLER
JST	JOIST
JT	JOINT
KIT	KITCHEN
KO	KNOCKOUT
KPL	KICKPLATE
L	LENGTH
LAB	LABORATORY
LAD	LADDER
LAM	LAMINATE (D)
LAV	LAVATORY
LB	LAG BOLT
LBL	LABEL
LC	LIGHT CONTROL
LF	LINEAR FOOT
LH	LEFT HAND
LL	LIVE LOAD
LPT	LOW POINT
LT	LIGHT
LTL	LINTEL
LVR	LOWVER
LW	LIGHT WEIGHT
LWC	LIGHT WEIGHT CONCRETE
LWF	LIGHT WEIGHT FILL
LCC	LEAD COATED COPPER
LOC	LOCATION
M	METER(S)
MAS	MASONRY
MAX	MAXIMUM
MB	MACHINE BOLT
MBR	MEMBER
MECH	MECHANICAL
MED	MEDIUM
MEP	MECHANICAL, ELECTRICAL AND PLUMBING
MET	METAL
MFD	METAL FLOOR DECKING
MFR	MANUFACTURER
MH	MANHOLE
MI	MALLEABLE IRON
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLDG	MOLDING, MOULDING
MM	MILLIMETER(S)
MMA	MISC METAL ACCESSORY
MO	MASONRY OPENING
MOD	MODEL
MODU	MODULAR
MOV	MOVABLE
MR	MOP RECEPTOR
MT(D)	MOUNT(ED)
MTHR	METAL THRESHOLD
MTL	MATERIAL
MULL	MULLION
MWK	MILLWORK
N	NORTH
NAT	NATURAL
NCX	NONCOMBUSTIBLE EXTERIOR
NI	NICKEL
NIC	NOT IN CONTRACT
NL	NAILABLE
NNT	NONMETALLIC
NOM	NOMINAL
NR	NOISE REDUCTION
NRC	NOISE REDUCTION COFFICIENT
NTS	NOT TO SCALE
NGVD	NATIONAL GEOGRAPHICAL VERTICAL DATA
OA	OVERALL
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OHMS	OVALHEAD MACHINE SCREW
OHWS	OVALHEAD WOOD SCREW
OJ	OPEN-WEB JOIST(S)
OP	OPAQUE
OPPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OPS	OPPOSITE SURFACE
PAR	PARALLEL
PB	PANIC BAR
PBD	PARTICLE BOARD
PCC	PRECAST CONCRETE
PCF	POUNDS PER CUBIC FOOT
PE	PORCELAIN ENAMEL
PERF	PERFORATE(D)
PERI	PERIMETER
PFB	PREFABRICATE(D)
PRN	PREFINISH
PG	PLATE GLASS
PK	PARKING
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLF	POUNDS PER LINEAR FOOT
PLT	PLATE
PNL	PANEL
PNT(D)	PAINT(ED)
POLY	POLYETHYLENE
PR	PAIR
PRF	PREFORMED
PSC	PRESTRESSSED CONCRETE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PTC	POST TENSIONED CONCRETE
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
PTR	PAPER TOWEL RECEPTOR
PVC	POLYVINYL CHLORIDE
PVG	PAVING
PVMT	PAVEMENT
PWD	PLYWOOD
QT	QUARRY TILE
R	RISER
RA	RETURN AIR
RAD	RADIUS
RAG	RETURN AIR GRILLE
RAI	REMOTE ALARM INDICATOR
RB	RUBBER BASE
RBS	RUBBLE STONE
RBT	RABBET
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RE	REINFORCE(D), REINFORCING
REF	REFERENCE
REG	REGISTER
REM	REMOVE
REQD	REQUIRED
REQA	REQUIREMENTS
RES	RESILIENT
RET	RETURN
RETG	RETAINING
REV	REVISION
RFG	ROOFING
RFL	REFLECT(ED)(IVE)(OR)
RFH	ROOF HATCH
RH	RIGHT HAND
RL	RAIL(ING)
RM	ROOM
R&S	ROD & SHELF
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RT	RUBBER TILE
RTG	RATING
RV	ROOF VENT
RVS	REVERSE SIDE
RVT	RIVET
RWC	RAINWATER CONDUCTOR
RWL	RAINWATER LEADER
S	SOUTH
SAB	SOUND ATTENUATION BATT
SC	SOLID CORE
SCH	SCHEDULE
SCN	SCREEN
SCT	STRUCTURAL CLAY TILE
SD	STORM DRAIN
SECT	SECTION
SF	SQUARE FOOT
SFGL	SAFETY GLASS
SG	SHEET GLASS
SH	SHELF, SHELVING
SHO	SHORE, SHORING
SHT	SHEET
SHTH	SHEATHING
SIM	SIMILAR
SKLT	SKYLIGHT
SL	SLEEVE
SLNT	SEALANT
SP	SOUNDPROOF
SPC	SPACER
SPEC(S)	SPECIFICATION(S)
SPL	SPECIAL
SPKR	SPEAKER
SQ	SQUARE
SSK	SERVICE SINK
SSTL	STAINLESS STEEL
STA	STATION
STD	STANDARD
STG	SEATING
STL	STEEL
STOR	STORAGE
STR	STRUCTURAL
SUS	SUSPEND(ED)
SVT	SOLID VINYL TILE
SYM	SYMMETRICAL
SYN	SYNTHETIC
SYS	SYSTEM
STN	STONE
T	TREAD
TB	TOWEL BAR
T&B	TOP AND BOTTOM
TC	TERRA COTTA
TEL	TELEPHONE
TEMP	TEMPORARY
T&G	TONGUE AND GROOVE
THK	THICK(NESS)
THR	THRESHOLD
TKBD	TACKBOARD
TKS	TACKSTRIP
TMPD	TEMPERED
T.O.	TOP OF
TOC	TOP OF CURB
TOL	TOLERANCE
TOM	TOP OF MASONRY
TOW	TOP OF WALL
TPL	TOP OF PLATE
TOS	TOP OF STEEL
TP	TACK PANEL
TPD	TOILET PAPER DISPENSER
TPTN	TOILET PARTITION
TR	TRANSOM
TSL	TOP OF SLAB
TV	TELEVISION
TW	TOP OF WALL
TYP.	TYPICAL
UC	UNDERCUT
UGD	UNDERGROUND
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
VAR	VARNISH
VCT	VINYL COMPOSITION TILE
VB	VAPOR BARRIER
VERT	VERTICAL
VF	VINYL FABRIC
VG	VERTICLE GRAIN
VIF	VERIFY IN FIELD
VIN	VINYL
VJ	V-JOINTED
VNB	VINYL BASE
VNR	VENEER
VRM	VERMICULITE
VT	VINYL TILE
VWC	VINYL WALL COVERING
W	WEST
W/	WITH
WB	WHITE BOARD
WC	WATER CLOSET
WD	WOOD
WG	WIRE GLASS
WH	WALL HUNG
WHB	WHEEL BUMPER
WI	WROUGHT IRON
WIN	WINDOW
WM	WIRE MESH
W/O	WITHOUT
WP	WATERPROOFING
WPT	WORKING POINT
WR	WASTE RECEPTACLE
WRP	WATER REPELLANT
WS	WATERSTOP
WSCT	WAINSCOT
WTW	WALL TO WALL
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
WS	WEATHER STRIP

MATERIALS PATTERNS

EARTH
POROUS FILL
CAST-IN-PLACE CONCRETE
CONCRETE MASONRY UNIT
FINISH STONE
WOOD (ROUGH)
WOOD (FINISH)
PLYWOOD
STEEL
SAND, MORTAR, PLASTER
BATT INSULATION
RIGID INSULATION
SPRAY FOAM INSULATION
GWB
FIELDSTONE (ELEVATION)

DRAWING SYMBOLS

BUILDING SECTION
ELEVATION
WALL/DETAIL SECTION
REVISION
T.O. XXXX
EL. XXX'-XX"
ELEVATION LINE
XX
WALL TYPE
W3.04
WINDOW TYPE
D3.04
DOOR TYPE
DETAIL REFERENCE
0.0
COLUMN BUBBLE

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

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CONSTRUCTION DOCUMENTS

drawing title
SYMBOLS + ABBREVIATIONS

G103

project number
21-009

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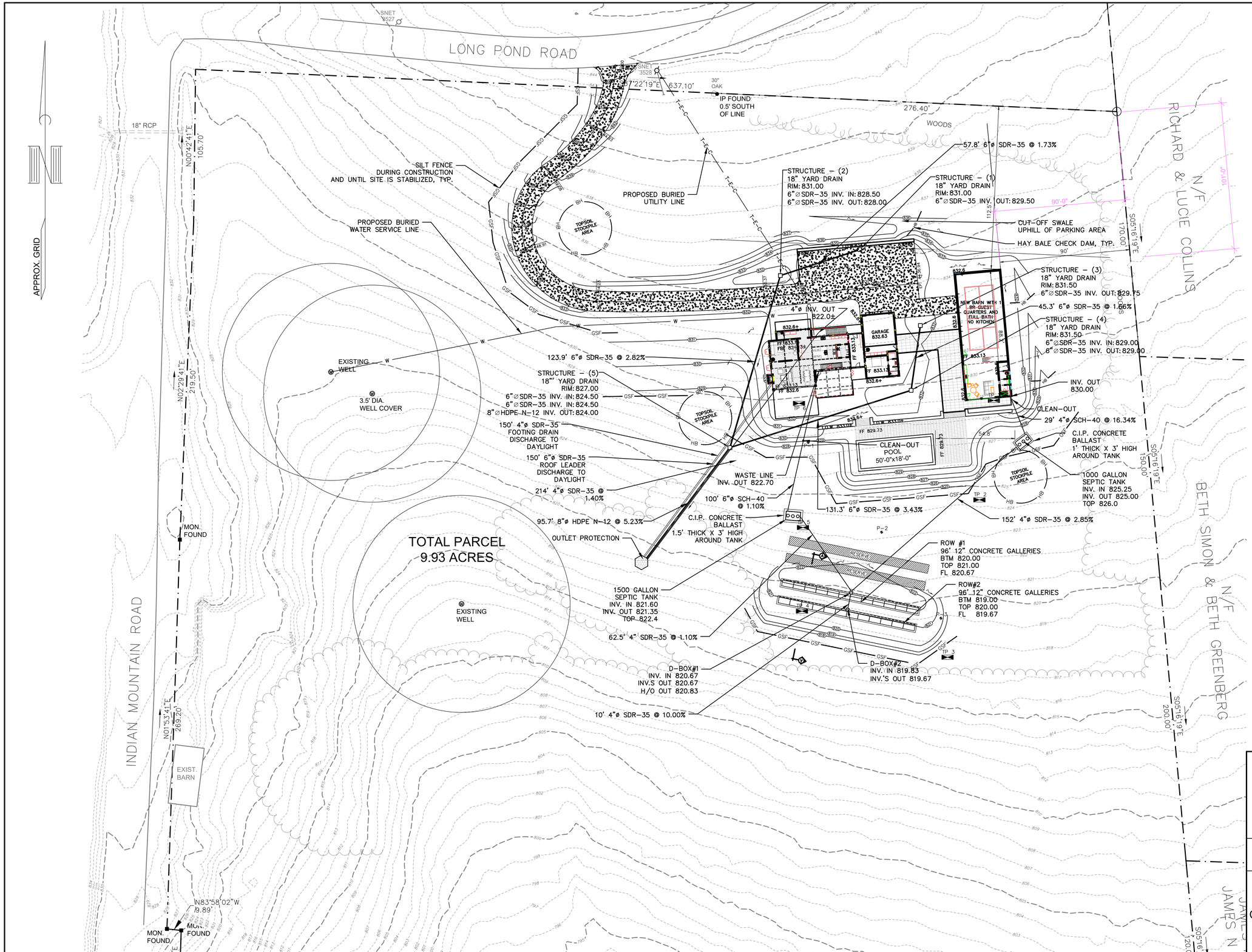
05/15/23

scale
12" = 1'-0"



GENERAL NOTES

1. Map Reference: Boundary and topographic information based on survey titled "EXISTING CONDITIONS SURVEY PARCEL 2-12 INDIAN MOUNTAIN ROAD & LONG POND ROAD PREPARED FOR THE ESTATE OF DANIEL CUNNINGHAM & ALICE CUNNINGHAM SALIBURY, CONN.", prepared by Clark Land Surveying, LLC, dated 7-26-2021.
2. Underground utilities are show for the convenience of the Contractor only and may not represent actual locations. The Engineer is not responsible for the location of underground utilities.
3. Contractor shall obtain a copy of the Design Approval from the local sanitarian/building department and comply with all conditions of approval.
4. Contractor shall comply with all State and Local building, electrical, and plumbing codes.
5. The Contractor shall contact CALL BEFORE YOU DIG at 1-800-922-4455 prior to any excavation.
6. System to be staked out by licensed land surveyor. Additional benchmarks to be added at time of septic system stake out.
7. As-built data including all inverts, tank and field locations to be surveyed by licensed land surveyor and an As-Built Record Drawing provided to the Engineer for review and approval.
8. The Health District may require addition testing during or after construction of the septic system. All costs associated with these requirements shall be borne by the Owner/Client.
9. The house is served by a private well. To the best of the Engineer's knowledge there are no wells within the 75' radius of the proposed septic system.

JASON DISMUKES CONSULTING ENGINEERS
241 Torrington Road
P.O. Box 194
Goshen, CT 06756
T: 860-491-3456
F: 860-201-4104
www.dismukesengineering.com

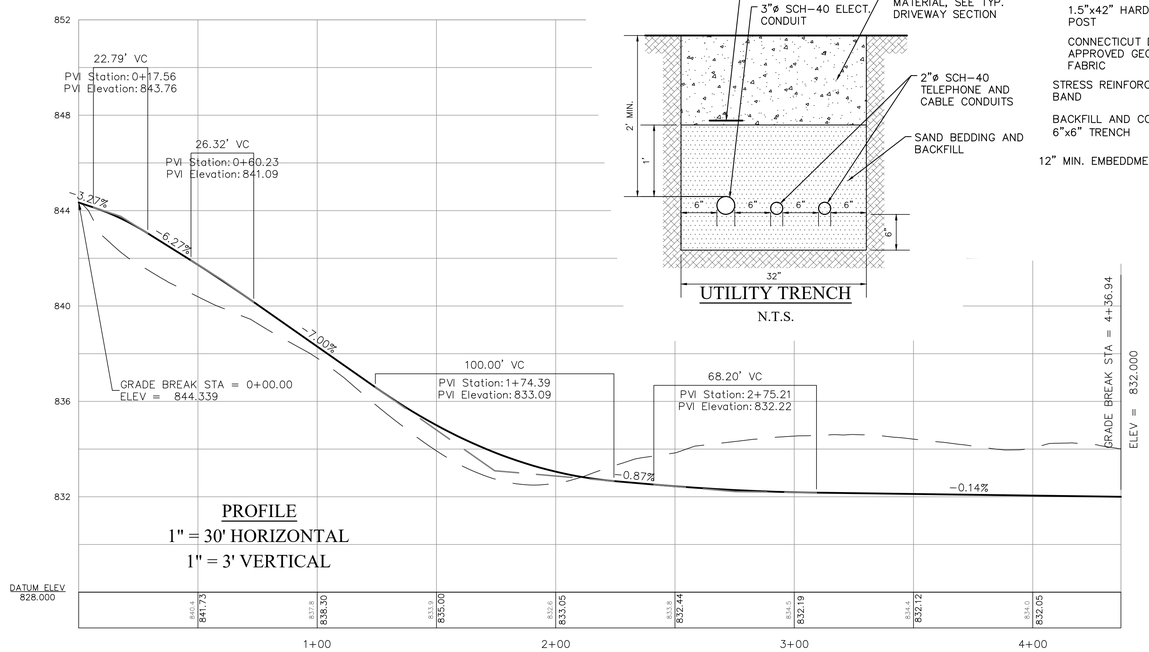
SITE DEVELOPMENT PLAN

Prepared For:

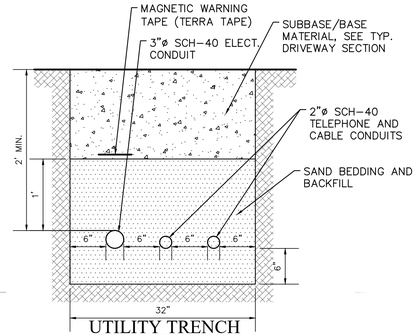
DAVID PACHTER
CORNER OF INDIAN MTN RD. & LONG POND RD.
SALISBURY, CONNECTICUT

#	Date	Revisions
1	12-20-22	Revised per health dept. comments.
2	2-21-23	Revised per health dept. comments & 2023 Tech. Stand.
3	3-07-23	Moved barn 10' east, misc revisions, moved barn septic tank.

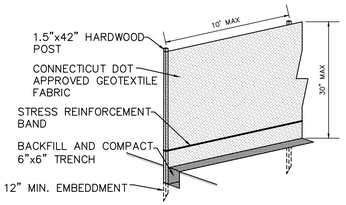
Date:	5-5-22	Job #:	21-107
Scale: (Unless shown otherwise)	1" = 30'	Sheet:	1 OF 2



PROFILE
1" = 30' HORIZONTAL
1" = 3' VERTICAL



UTILITY TRENCH
N.T.S.



SILT FENCE DETAIL
N.T.S

SPECIFICATIONS

Installers shall comply with the **Connecticut Public Health Code** *Regulations and Technical Standards for Subsurface Sewage Disposal Systems*, latest revision.

Site Preparation

Place erosion controls as shown on the plan. Clear and grub the leaching area. Strip and stockpile topsoil for later use. The leaching area shall be scarified and approved by the Sanitarian prior to the placement of select fill. The installer shall take especial care to protect the underlying naturally occurring soil from over compaction or damage.

Select Fill

Select Fill shall be clean sand and gravel, free from organic matter and foreign substances. The select fill shall meet the following requirements unless otherwise approved by the design engineer. Select fill exceeding 5% passing the #200 sieve on a wet sieve test will not be approved by the design engineer. Select fill shall meet the following:

1. Shall not contain any material larger than three (3) inches
2. Up to 45% of the dry weight of the representative sample may be retained on the #4 sieve. Note: This is the gravel portion of the sample.
3. The material that passes the #4 sieve is then reweighed and the sieve analysis started.
4. the remaining sample shall meet the following gradation criteria:

Sieve Size	Percent Passing	
	Wet Sieve	Dry Sieve
#4	100	100
#10	70 - 100	70-100
#40	10 – 50*	10 - 75
#100	0 - 20	0 - 5
#200	0 - 5	0 – 2.5

* Percent passing the #40 sieve can be increased to no greater than 75% if the percent passing the #100 sieve does not exceed 10% and the #200 sieve does not exceed 5%

The installer is responsible for properly compacting select fill to facilitate construction and prevent settling. Select fill shall be extended a minimum of five (5) feet laterally in all directions beyond the outer perimeter of the leaching system.

Septic Tank

The septic tank capacity shall be as specified on the plan and design table. Tank materials, construction, and configuration shall be as specified in the Connecticut Public Health Code.

Effluent Distribution

Effluent distribution pipe from the septic tank to the leaching system shall be an approved material as shown in Table 2-A of the **Connecticut Public Health Code** *Regulations ana Technical Standards for Subsurface Sewage Disposal Systems*, latest revision.

Distribution boxes shall be pre-cast concrete. Boxes shall be set and leveled on a 12-inch layer of crushed stone. Distribution pipe shall be perforated PVC ASTM D 3034, SDR 35.

Building Sewer

The building sewer to the septic tank shall be an approved material as shown in Table No. 2 of the **Connecticut Public Health Code** *Regulations and Technical Standards for Subsurface Sewage Disposal Systems*, latest revision. The diameter shall be as specified on the plan.

Leaching System

The bottom of each leaching field shall be constructed to line and grade as shown on the plan. Each field shall be laid level from one end to the other. Grade shall not deviate more that 1-inch in 75 feet.

The local Health District may require a land surveyor to stake out the leaching area. The installer shall confirm this with the local Health District.

Miscellaneous

Only sewage as defined in section 19-13-B103b shall be discharge to this subsurface sewage disposal system.

Other utilities shall not be installed within 5 feet of any portion of the subsurface sewage disposal system.

The installer shall provide an as-built record drawing of the subsurface sewage disposal system as required by the local Health District.

Water restrictive measures should be implemented including water saver toilets and shower heads.

Project: **Corner of Indian Mtn Rd and Long Pond Rd, Lakeville, CT**
For Septic Feasibility

Percolation tests performed by Jason Dismukes, P.E.
May 12, 2021

Percolation Test 1
Hole Depth: 19"
Pre-soak: 1:45PM

Time	Reading (in)	Elapsed Time (min)	Drop (in)	Perc Rate (min/inch)
14:45	2 3/4			
15:00	3 1/2	0:15	3/4	0:20
15:10	4 1/4	0:10	3/4	0:13
15:20	4 1/2	0:10	1/4	0:40
15:30	5	0:10	1/2	0:20
15:40	5 1/2	0:10	1/2	0:20
15:50	6	0:10	1/2	0:20
16:00	6 3/8	0:10	3/8	0:26
16:10	6 3/4	0:10	3/8	0:26

Use 20.1 - 30 min/in

Percolation Test 2
Hole Depth: 21"
Pre-soak: 1:45PM

Time	Reading (in)	Elapsed Time (min)	Drop (in)	Perc Rate (min/inch)
14:45	2 1/2			
15:00	4 1/4	0:15	1 3/4	0:08
15:10	5 1/2	0:10	1 1/4	0:08
15:20	6 1/2	0:10	1	0:10
15:30	7 1/2	0:10	1	0:10
15:40	8 1/2	0:10	1	0:10
15:50	9 1/2	0:10	1	0:10
16:00	10 1/2	0:10	1	0:10
16:10	11 1/2	0:10	1	0:10

Use 10.1 - 20 min/in

Percolation Test 3
Hole Depth: 24"
Pre-soak: 1:45PM

Time	Reading (in)	Elapsed Time (min)	Drop (in)	Perc Rate (min/inch)
14:45	3 3/4			
15:00	5 3/4	0:15	2	0:07
15:10	8 1/2	0:10	2 3/4	0:03
15:20	10 1/2	0:10	2	0:05
15:30	11 5/8	0:10	1 1/8	0:08
15:40	13	0:10	1 3/8	0:07
15:50	14 1/4	0:10	1 1/4	0:08
16:00	15 1/2	0:10	1 1/4	0:08
16:10	16 1/2	0:10	1	0:10

Use 10.1 - 20 min/in

PROJECT: Soil Testing – Corner of Indian Mtn Rd & Long Pond Rd., Lakeville, CT.

OBSERVATIONS BY: Jason Dismukes, P.E. – Jason Dismukes, LLC
Cathy Weber, TAHD

OBSERVATION DATE: 5-13-2021

TP#1

0"-11"	Topsoil	Root Penetration:	18"
11"-18"	Dark Orange Brown Fine Silty Loam	Mottling:	18"
18"-62"	Compact Glacial Till	Existing GWT:	33"
		Ledge:	None

TP#2

0"-10"	Topsoil	Root Penetration:	22"
10"-22"	Dark Orange Brown Fine Silty Loam	Mottling:	22"
22"-67"	Compact Glacial Till	Existing GWT:	46"
		Ledge:	None

TP#3

0"-11"	Topsoil	Root Penetration:	11"
11"-18"	Dark Orange Brown Fine Silty Loam	Mottling:	18"
18"-63"	Compact Glacial Till	Existing GWT:	33"
		Ledge:	None

TP#4

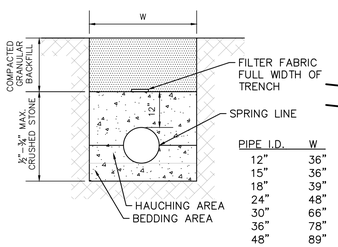
0"-11"	Topsoil	Root Penetration:	11"
11"-18"	Dark Orange Brown Fine Silty Loam	Mottling:	18"
18"-64"	Compact Glacial Till	Existing GWT:	46"
		Ledge:	None

TP#5

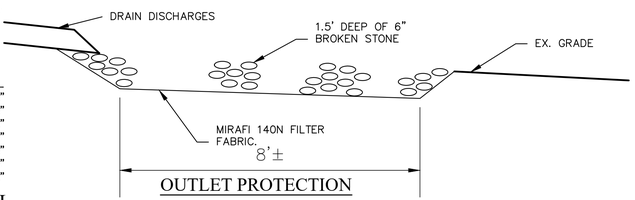
0"-11"	Topsoil	Root Penetration:	11"
11"-19"	Dark Orange Brown Fine Silty Loam	Mottling:	18"
19"-52"	Compact Glacial Till	Existing GWT:	33"
		Ledge:	None

TP#6

0"-16"	Topsoil	Root Penetration:	16"
16"-25"	Dark Orange Brown Fine Silty Loam	Mottling:	25"
25"-68"	Compact Glacial Till	Existing GWT:	40"
		Ledge:	None



TYPICAL HDPE PIPE TRENCH
NOT TO SCALE



OUTLET PROTECTION
N.T.S.

Erosion Control Narrative

This narrative describes the minimum measures required to control soil erosion during and after construction of the activities shown on this plan. The soil erosion and sediment control measures shown on this plan are designed in accordance with the 2002 "Connecticut Guidelines for Soil Erosion and Sediment Control" published by the Connecticut Council on Soil and Water Conservation.

The Contractor may be required to implement additional measures to prevent site erosion and sedimentation of downstream waterways.

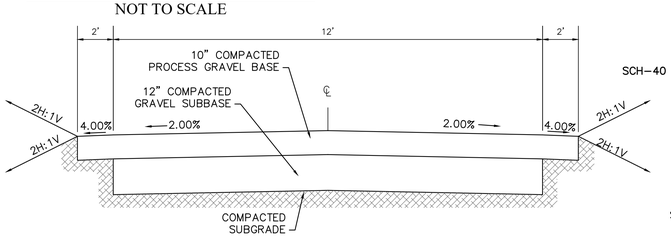
The Contractor is required to obtain copies of all permits required for this project and comply with the provisions and requirements of said permits.

The Contractor's activities and operations shall include all work incidental to construction. Such activities and operations include, but are not limited to, waste and disposal areas, haul roads, staging areas, and field offices. If any of his activities require approvals above and beyond those already accounted for by the Owner's permits, the Contractor shall apply for and obtain such permits prior to conducting said operations.

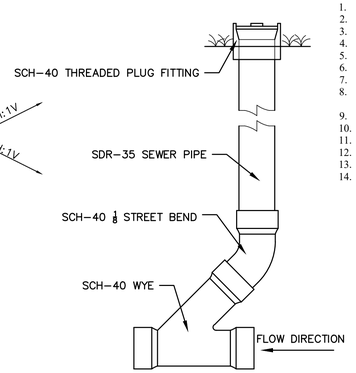
Anticipated construction equipment necessary for completion of the project include but may not be limited to the following: Excavators, dump trucks, dozer, grader, roller, tampers, loaders, concrete trucks, bucket truck, and any other tools and equipment incidental to construction of this nature.

CONSTRUCTION SEQUENCING

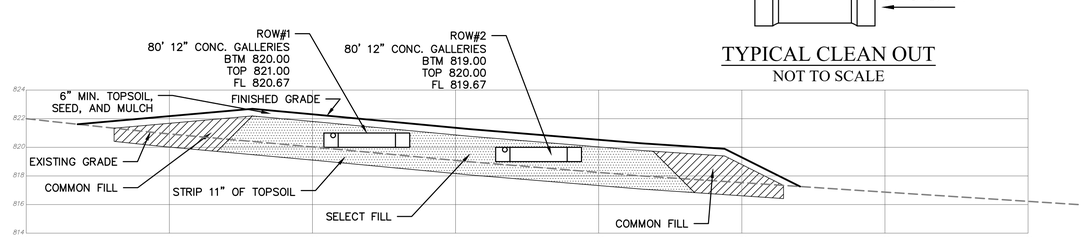
1. Stake out clearing limits
2. Clear trees to clearing limits as required
3. Install all E+S measures and Anti-tracking pad
4. Grub area within clearing limits
5. Strip and stockpile topsoil and install E+S measures around all stockpiles
6. Rough grade driveway
7. Construct septic system and install septic tanks, protect tanks during construction
8. Excavate for new building foundations, drainage structures and piping, retaining walls, and pool
9. Grade around foundations for positive drainage
10. Construct new foundations, buildings, and pool
11. Install utilities
12. Finish grade site and pave/gravel driveway and parking areas
13. Perform final landscaping and top soiling, seeding, and mulching
14. When site is stabilized remove E+S measures



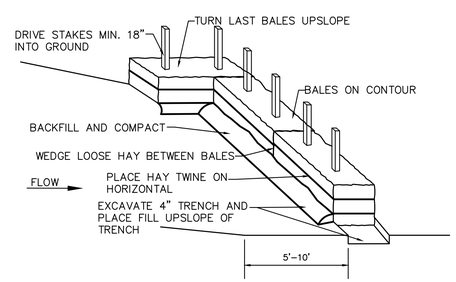
TYPICAL GRAVEL DRIVEWAY SECTION
N.T.S.



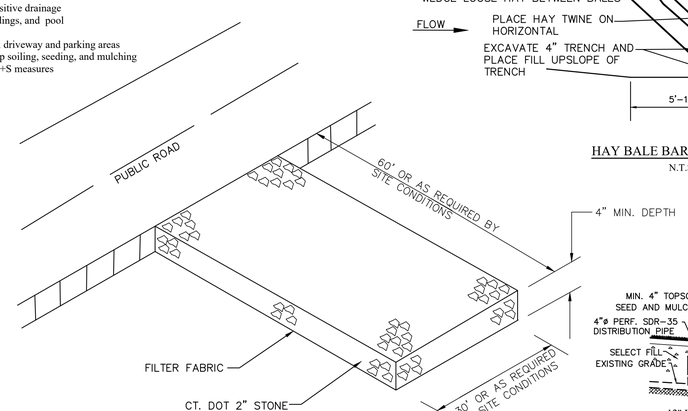
TYPICAL CLEAN OUT
NOT TO SCALE



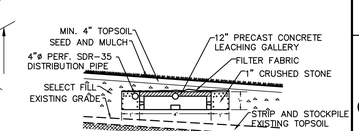
SECTION A-A
1" = 5'



HAY BALE BARRIER DETAIL
N.T.S



TYPICAL CONSTRUCTION ENTRANCE DETAIL
N.T.S



12" LEACHING GALLERY DETAIL
N.T.S

Design Table	
No. of Bedrooms	4 Bedrooms + 1Bedroom Guest House (Barn)
Design Percolation Rate	10.1 - 20 min./inch
Depth to Restrictive Layer	18"
Hydraulic Gradient	8%
Hydraulic Factor (HF)	34
Percolation Factor (PF)	1.25
Flow Factor (FF)	2.25
MLSS Required	34 x 1.25 x 2.25= 96 FT
MLSS Provided	96 LF
Required Leaching Area	675 SF + 112.5 SF + 225 SF = 1012.5 SF
Leaching Area Provided	(2) 96 FT Rows of 12-Inch Concrete Galleries 192' x 5.9 SF/FT= 1132.8 SF
Reserve	Same
Large Tubs	No
Garbage Disposal	Yes
Septic Tanks	1500 Gallon Min. For Main House 1000 Gallon Min. For Barn Apartment

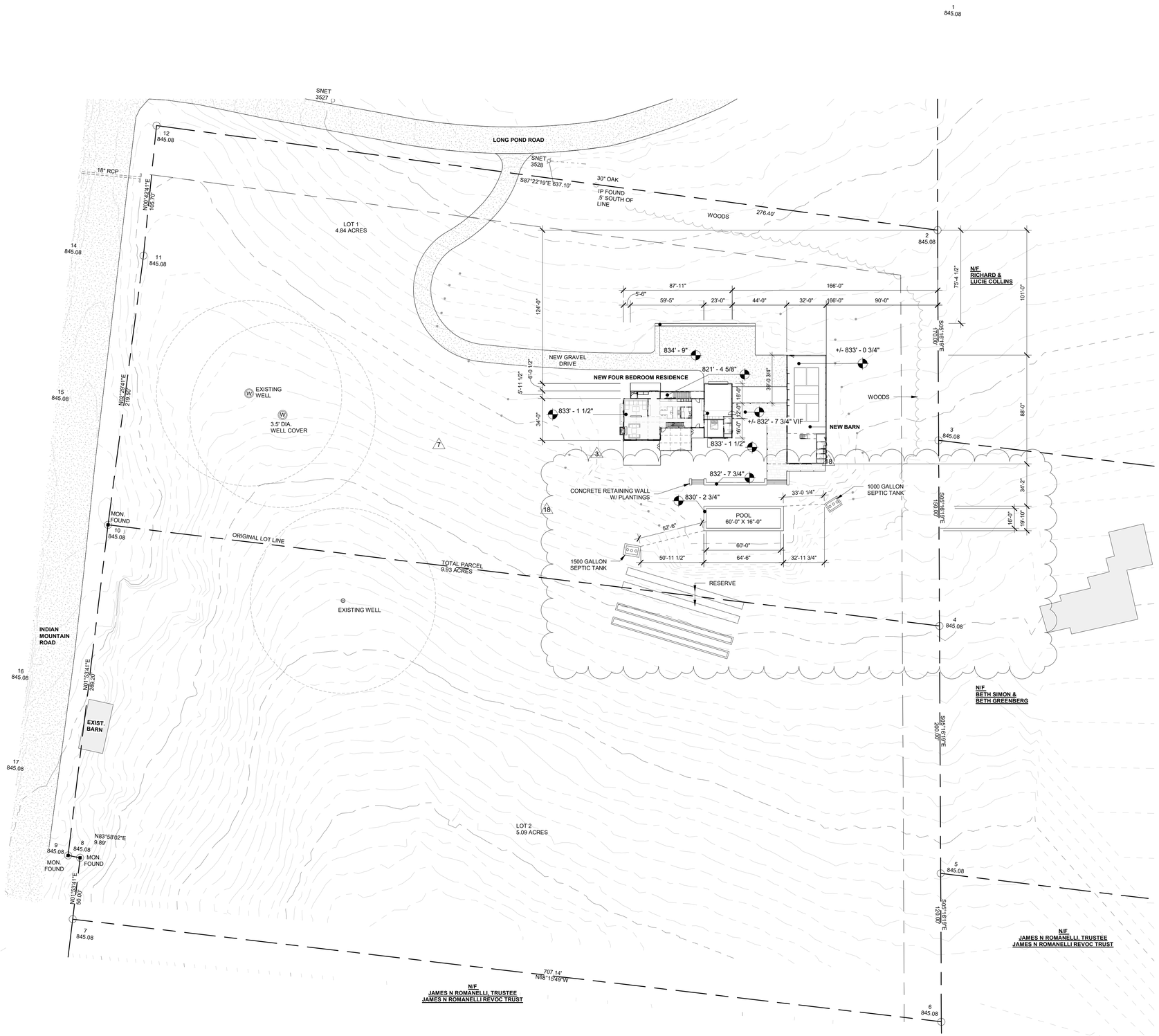
JASON DISMUKES CONSULTING ENGINEERS
241 Torrington Road
P.O. Box 194
Goshen, CT 06756
T: 860-491-3456
F: 860-201-4104
www.dismukesengineering.com

SITE DEVELOPMENT PLAN

Prepared For:
DAVID PACHTER
CORNER OF INDIAN MTN RD. & LONG POND RD.
SALISBURY, CONNECTICUT

#	Date	Revisions
1	12-20-22	Revised per health dept. comments.
2	2-21-23	Revised per health dept. comments & 2023 Tech. Stand.
3	3-07-23	Moved barn 10' east, misc revisions, moved barn septic tank.

Date: 5-5-22
Job #: 21-107
Scale: 1" = 5'
(Unless shown otherwise)
Sheet: 2 OF 2



PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
3	BBQ + SPA	09/08/23
7	ADD DIMS.	09/08/23
18	POOL REVISION	10/11/23

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CONSTRUCTION DOCUMENTS

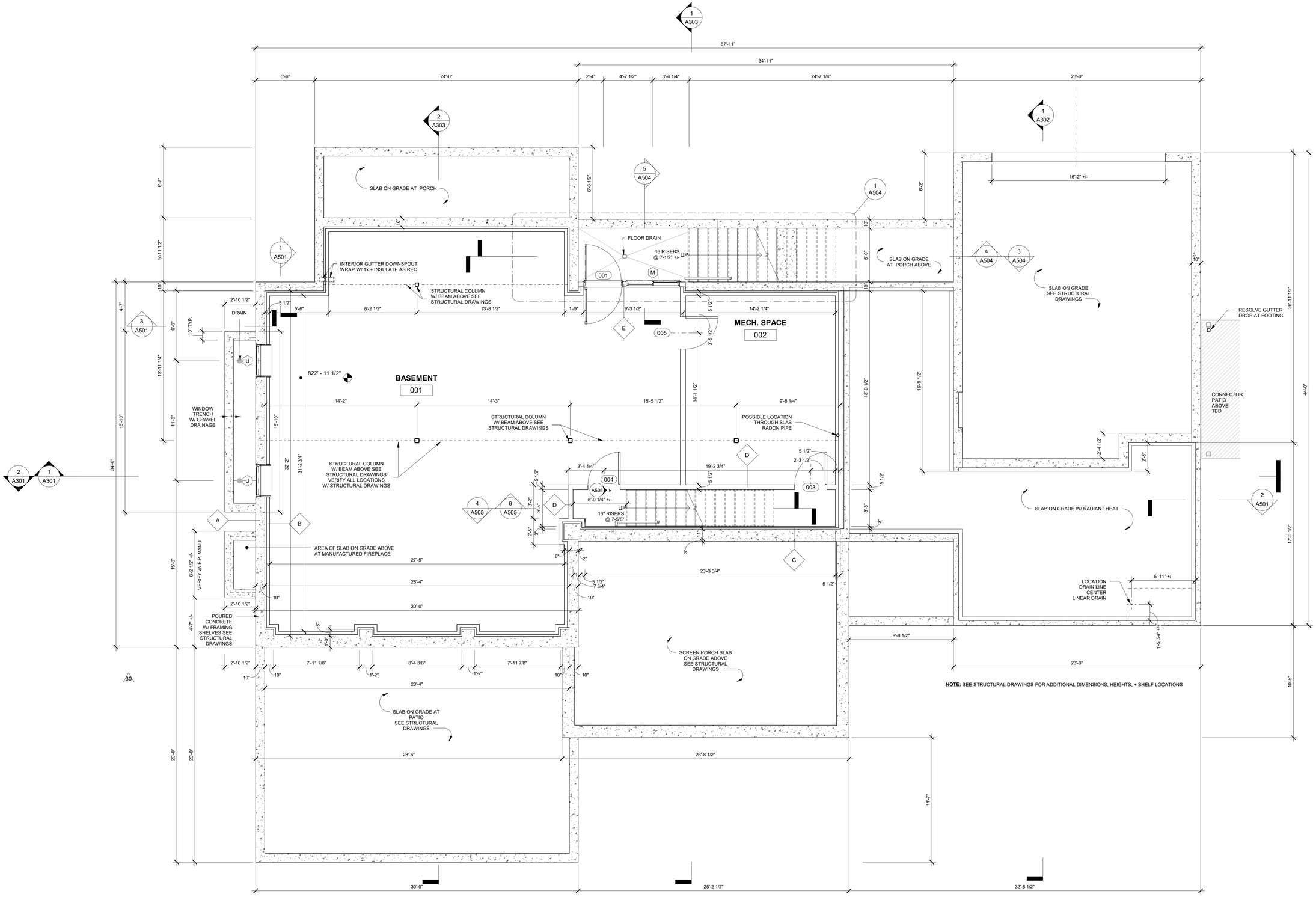
drawing title
ARCHITECTURAL SITE PLAN

SP100

project number
21-009

date
05/15/23

scale
1" = 40'-0"



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

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
3	BBQ + SPA	09/08/23
30	REMOVE BBQ + SPA	11/09/23

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CONSTRUCTION DOCUMENTS

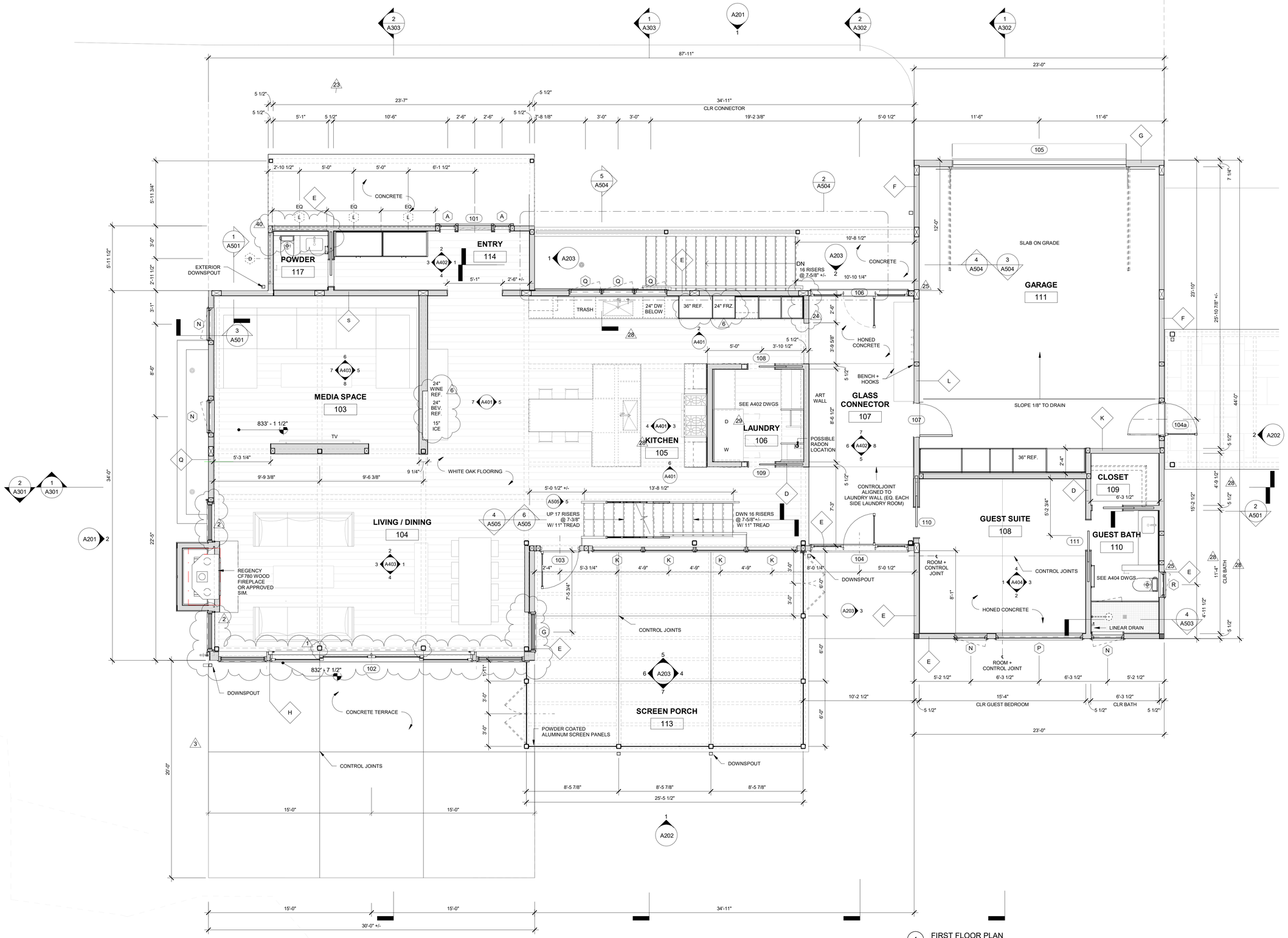
drawing title
BASEMENT PLAN

A100

project number
21-009

date
05/15/23

scale
1/4" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
1	STEEL POSTS AT MULTI-SLIDE	09/08/23
2	WINDOW + DOOR REVISIONS LIVING ROOM	09/08/23
3	BBQ + SPA	09/08/23
6	APPLIANCE + CAB REV.	09/08/23
23	POWDER ROOM WALL SIZE +LOCATION	10/27/23
24	GLASS CONNECTOR WALL	10/30/23
25	VANITY + TOILET + SHOWER	10/30/23
28	PLUMBING FIX. + BATH CHANGES	11/03/23
29	REMOVE PLUMBING FIX.	11/03/23
40	FURR OUT TOILET WALL	01/11/24

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CONSTRUCTION DOCUMENTS

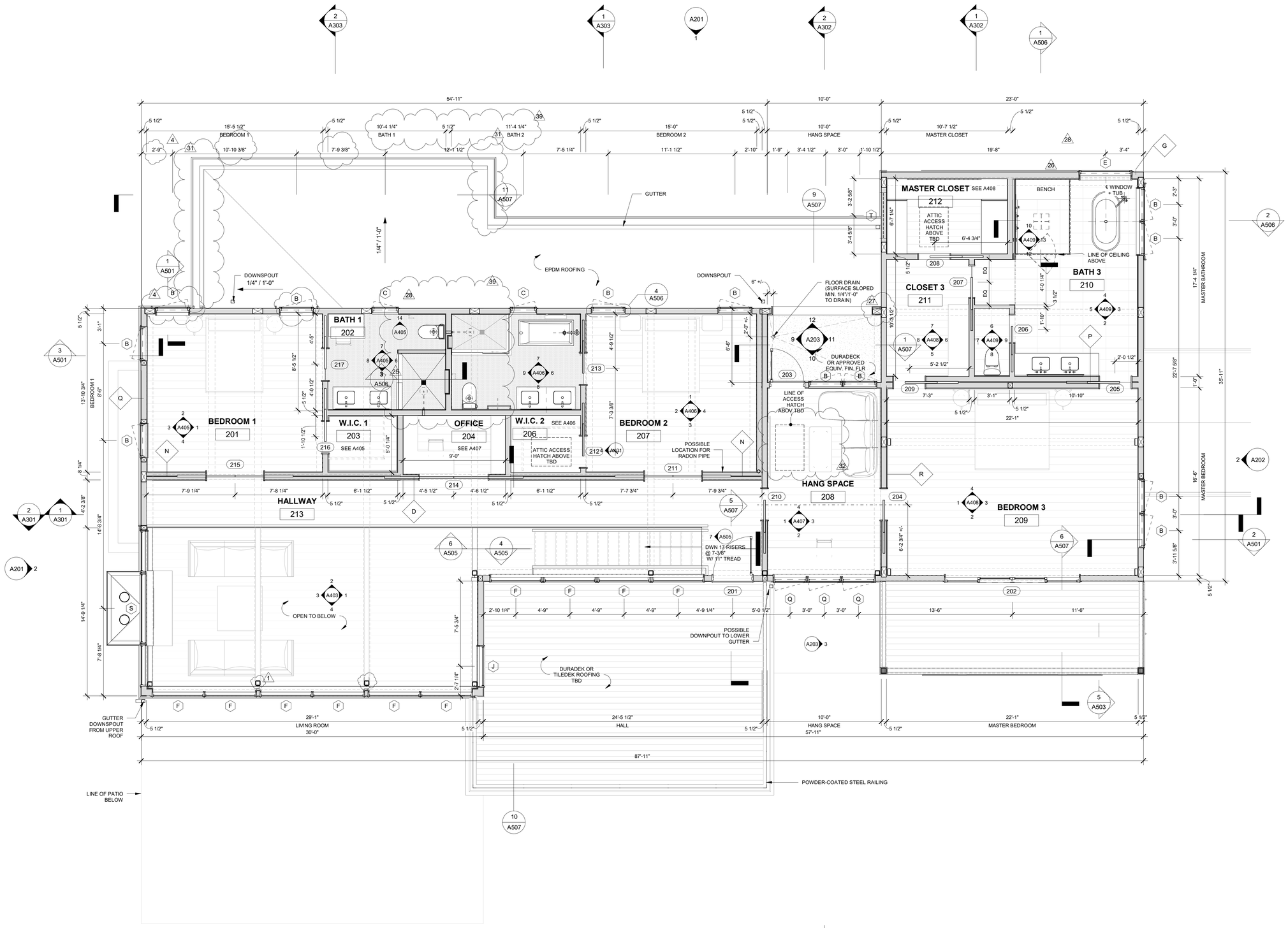
drawing title
FIRST FLOOR PLAN

A101

project number
21-009

date
05/15/23

scale
1/4" = 1'-0"



PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
1	STEEL POSTS AT MULTI-SLIDE	09/08/23
3	BBQ + SPA	09/08/23
4	B WINDOW MOVE	09/08/23
25	VANITY + TOILET + SHOWER	10/30/23
26	2x6 POCKET DOOR + SHOWER FURRING	10/30/23
27	STEEL POST CHANGE TO WD	11/02/23
28	PLUMBING FIX. + BATH CHANGES	11/03/23
31	GUTTER REVISION - SNOWGUARD	11/09/23
32	RELOCATE ATTIC HATCH	11/09/23
39	MOVE WALL WEST 6"	01/10/24

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CONSTRUCTION DOCUMENTS

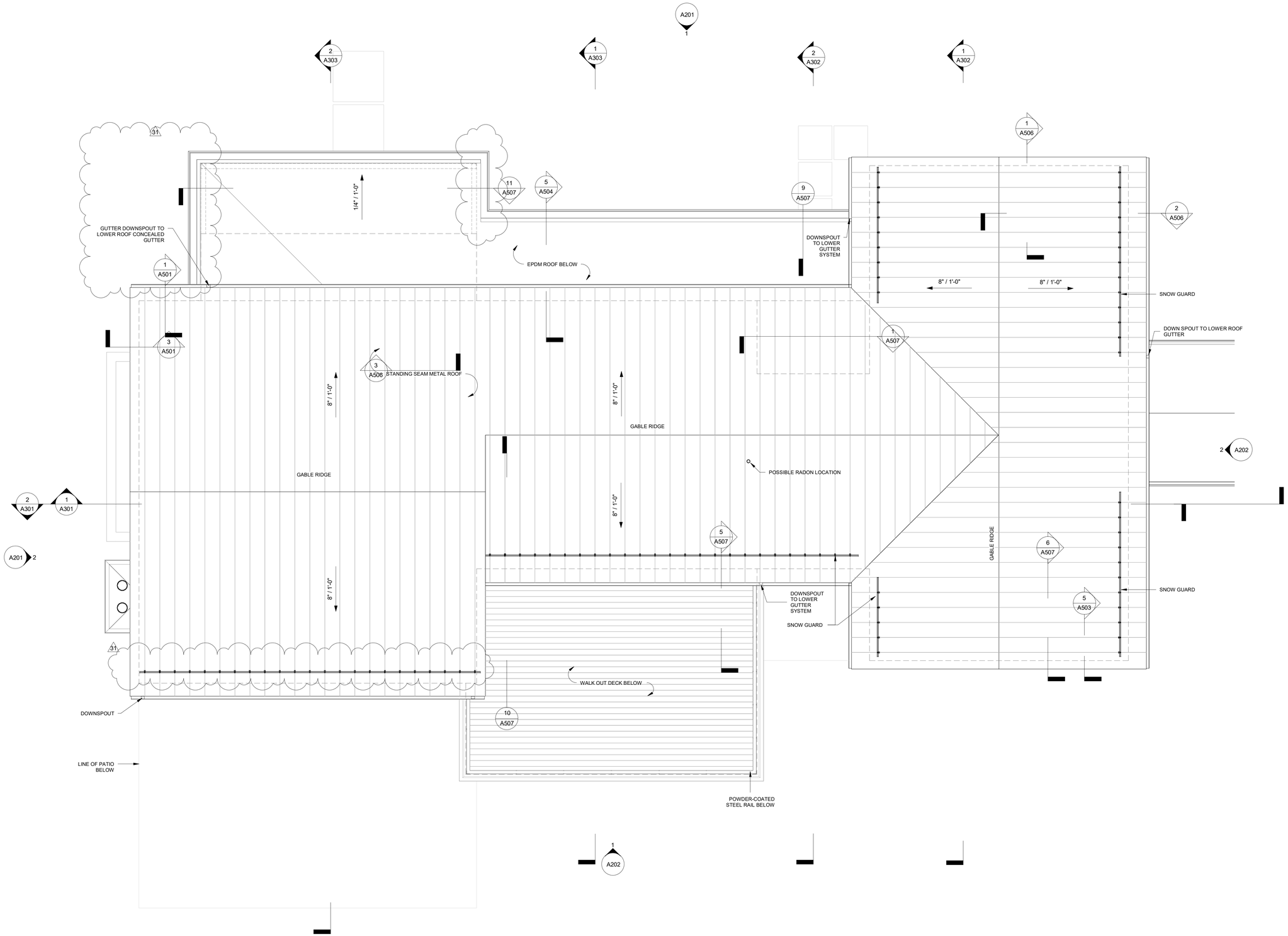
drawing title
SECOND FLOOR PLAN

A102

project number
21-009

date
05/15/23

scale
1/4" = 1'-0"



PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
31	GUTTER REVISION - SNOWGUARD	11/09/23

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CONSTRUCTION DOCUMENTS

drawing title
ROOF PLAN

A103

project number
21-009

date
05/15/23

scale
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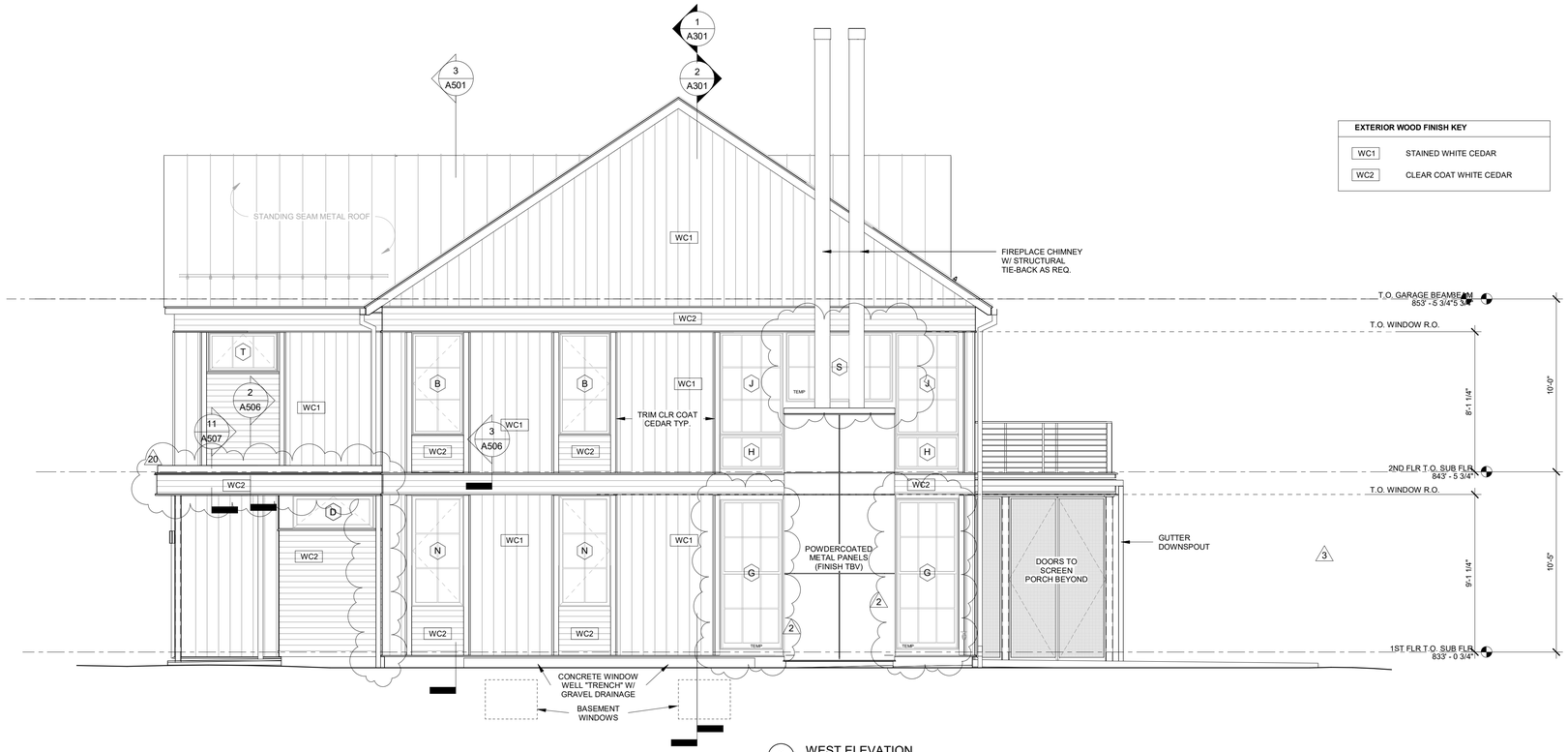

2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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

EXTERIOR WOOD FINISH KEY

WC1	STAINED WHITE CEDAR
WC2	CLEAR COAT WHITE CEDAR

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
2	WINDOW + DOOR REVISIONS LIVING ROOM	09/08/23
3	BBQ + SPA	09/08/23
4	B WINDOW MOVE	09/08/23
5	WINDOW OPERATION	09/08/23
20	ENTRY ROOF + GUTTER REVISION	10/13/23
27	STEEL POST CHANGE TO WD	11/02/23

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ALLEE ARCHITECTURE

CONSTRUCTION DOCUMENTS

drawing title
NORTH + WEST ELEVATIONS

A201

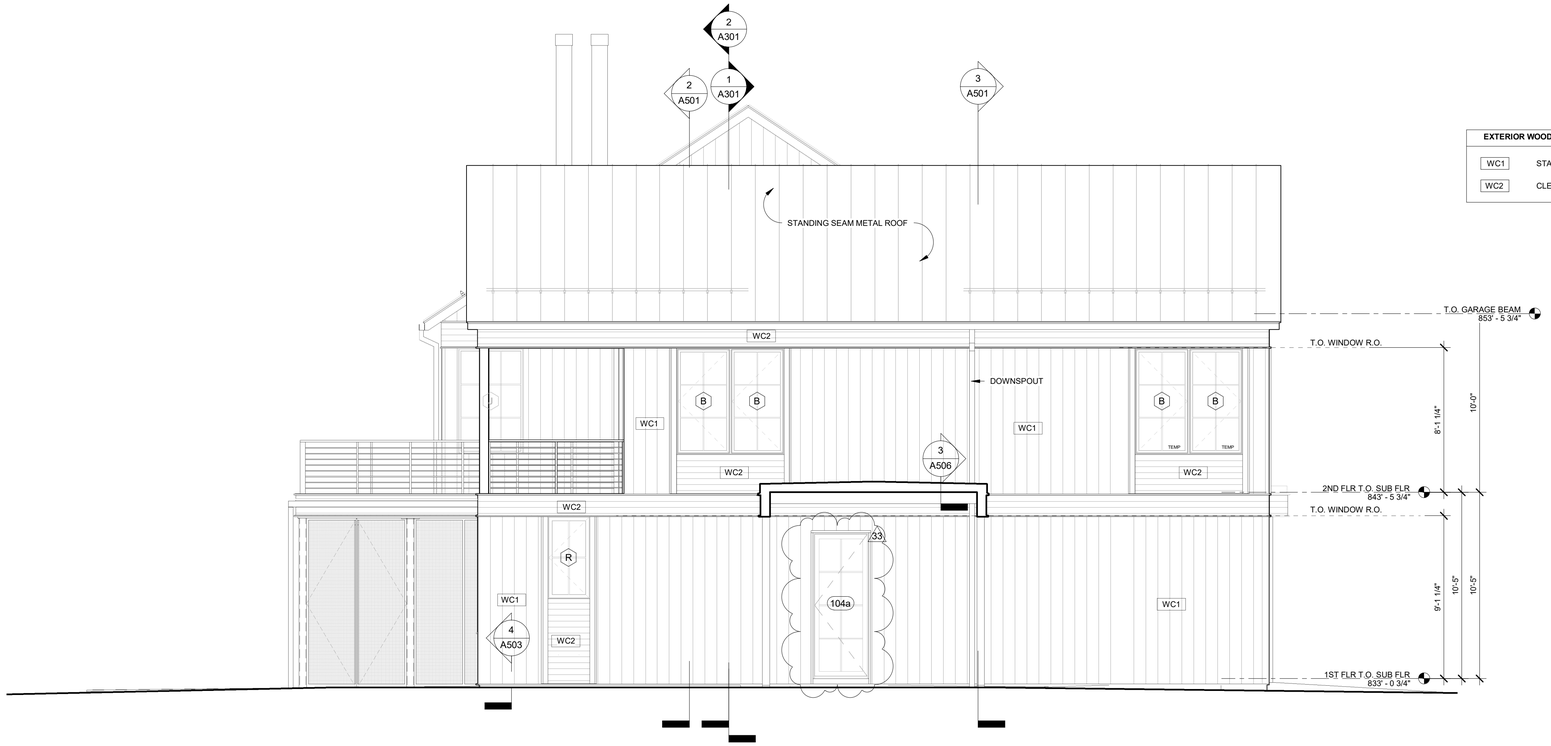
project number
21-009

date
05/15/23

scale
1/4" = 1'-0"

PACHTER

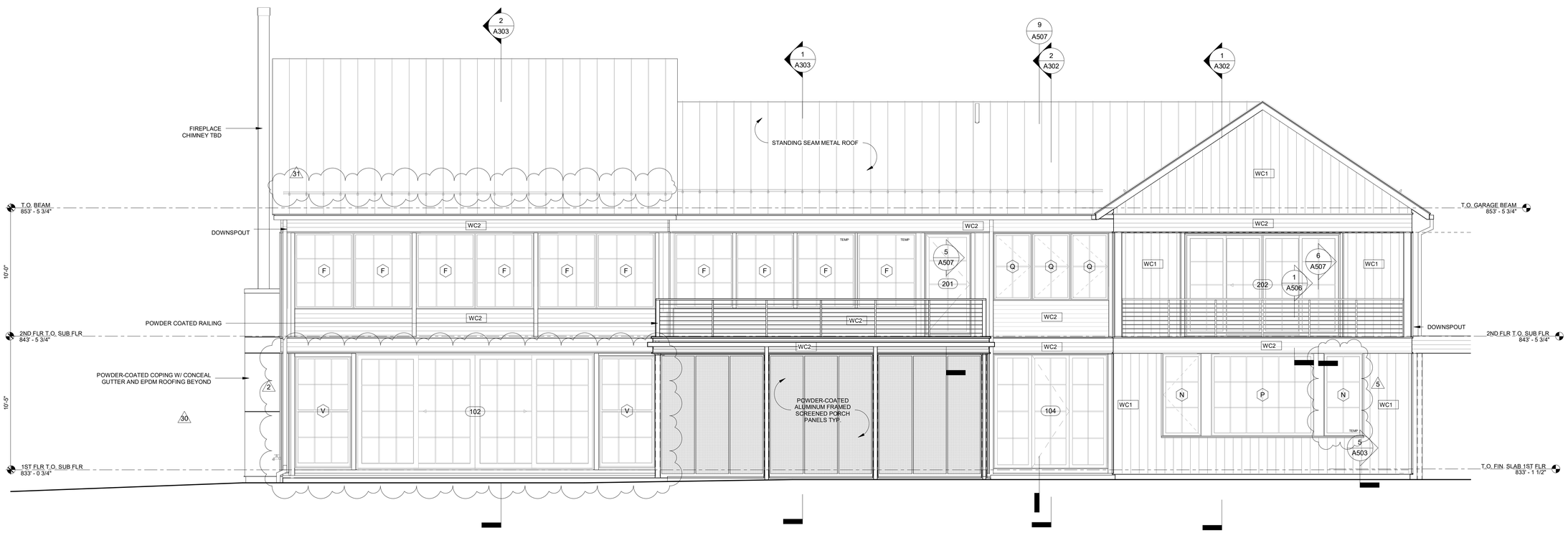
LONG POND ROAD
LAKEVILLE, CT 06039



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

EXTERIOR WOOD FINISH KEY

WC1	STAINED WHITE CEDAR
WC2	CLEAR COAT WHITE CEDAR



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

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
2	WINDOW + DOOR REVISIONS LIVING ROOM	09/08/23
5	WINDOW OPERATION	09/08/23
30	REMOVE BBQ + SPA	11/09/23
31	GUTTER REVISION - SNOWGUARD	11/09/23
33	DOOR 104A MARVIN	11/09/23

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ALLEE ARCHITECTURE

CONSTRUCTION DOCUMENTS

drawing title
SOUTH + EAST ELEVATIONS

A202

project number
21-009

date
05/15/23

scale
1/4" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

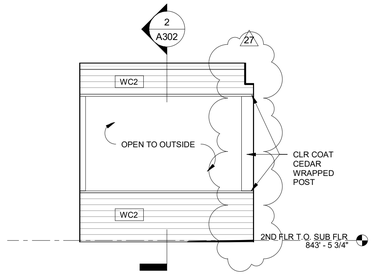
Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

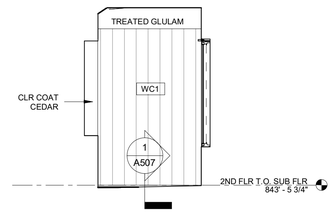
DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

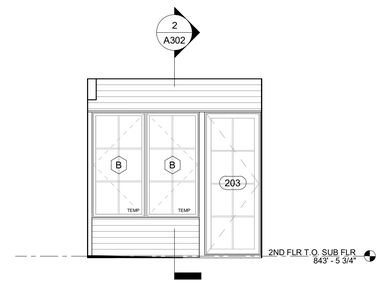
Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456



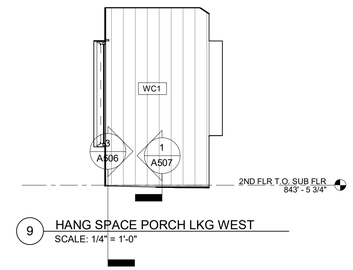
12 HANG SPACE PORCH LKG NORTH
SCALE: 1/4" = 1'-0"



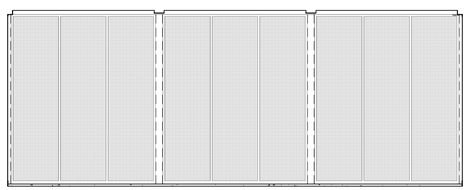
11 HANG SPACE ELEVATION LKG WEST
SCALE: 1/4" = 1'-0"



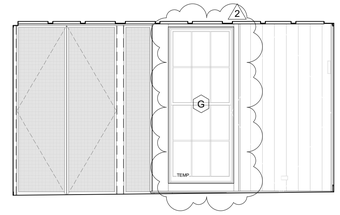
10 HANG SPACE PORCH LKG SOUTH
SCALE: 1/4" = 1'-0"



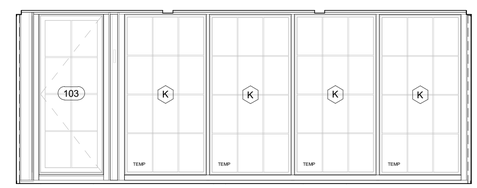
9 HANG SPACE PORCH LKG WEST
SCALE: 1/4" = 1'-0"



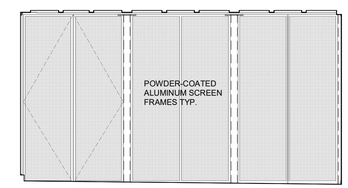
7 INTERIOR SCREEN PORCH LKG SOUTH
SCALE: 1/4" = 1'-0"



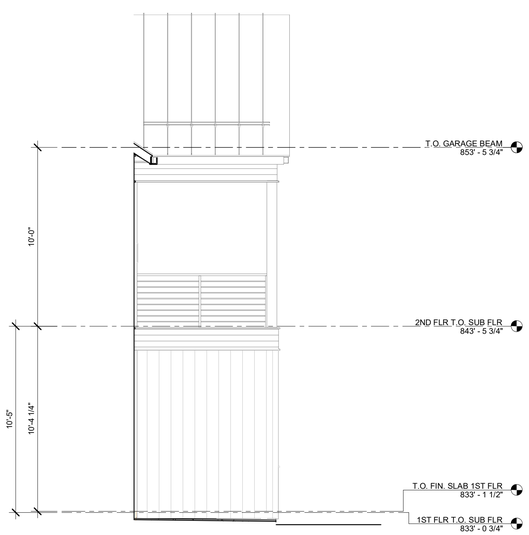
6 INTERIOR SCREEN PORCH LKG WEST
SCALE: 1/4" = 1'-0"



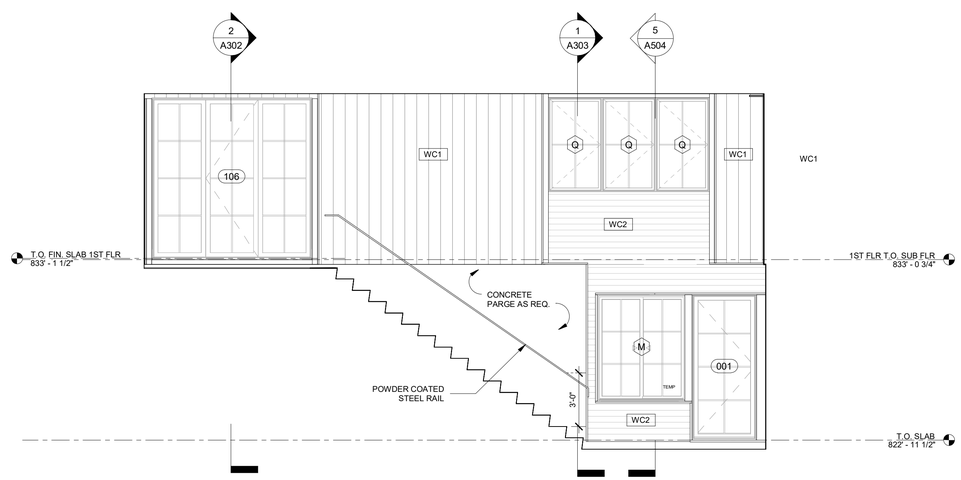
5 INTERIOR SCREEN PORCH LKG NORTH
SCALE: 1/4" = 1'-0"



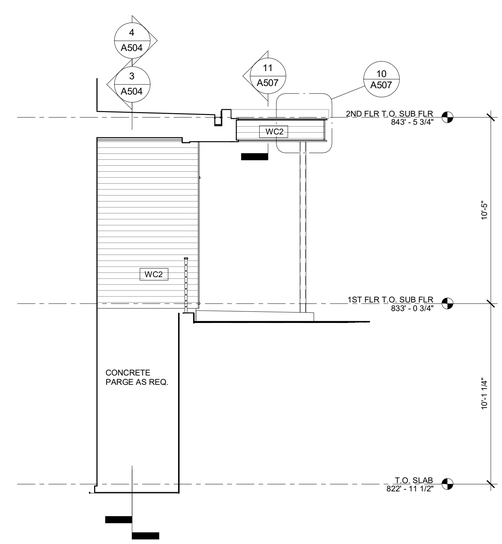
4 INTERIOR SCREEN PORCH LKG EAST
SCALE: 1/4" = 1'-0"



3 EXTERIOR ELEVATION LKG EAST AT PRIMARY BDRM DECK
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION LKG SOUTH @ FRONT PORCH
SCALE: 1/4" = 1'-0"



1 FRONT PORCH AT GLASS CONNECTOR LKG WEST
SCALE: 1/4" = 1'-0"

revisions

rev #	remarks	date
2	WINDOW + DOOR REVISIONS LIVING ROOM	09/08/23
27	STEEL POST CHANGE TO WD	11/02/23

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ALLEE ARCHITECTURE

CONSTRUCTION DOCUMENTS

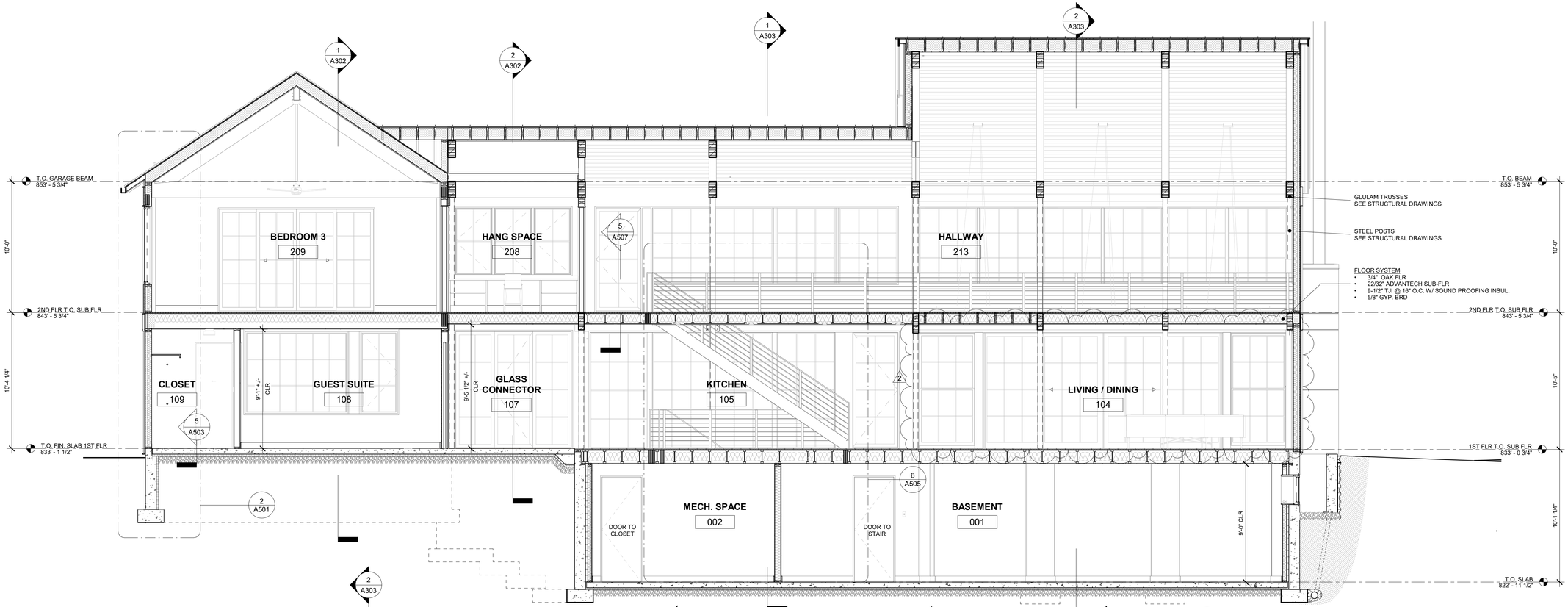
drawing title
MISC. EXTERIOR ELEVATIONS

A203

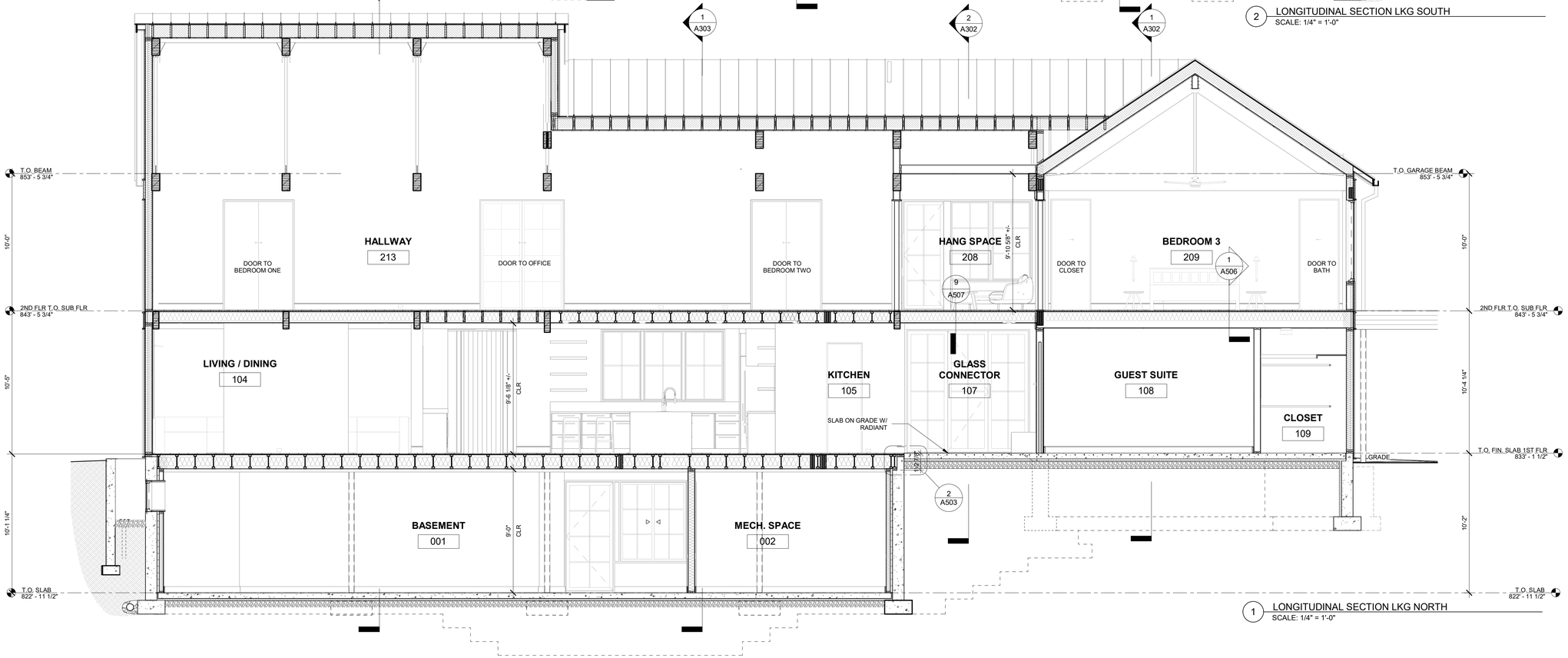
project number
21-009

date
05/15/23

scale
1/4" = 1'-0"



2 LONGITUDINAL SECTION LKG SOUTH
SCALE: 1/4" = 1'-0"



1 LONGITUDINAL SECTION LKG NORTH
SCALE: 1/4" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
2	WINDOW + DOOR REVISIONS LIVING ROOM	09/08/23

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CONSTRUCTION DOCUMENTS

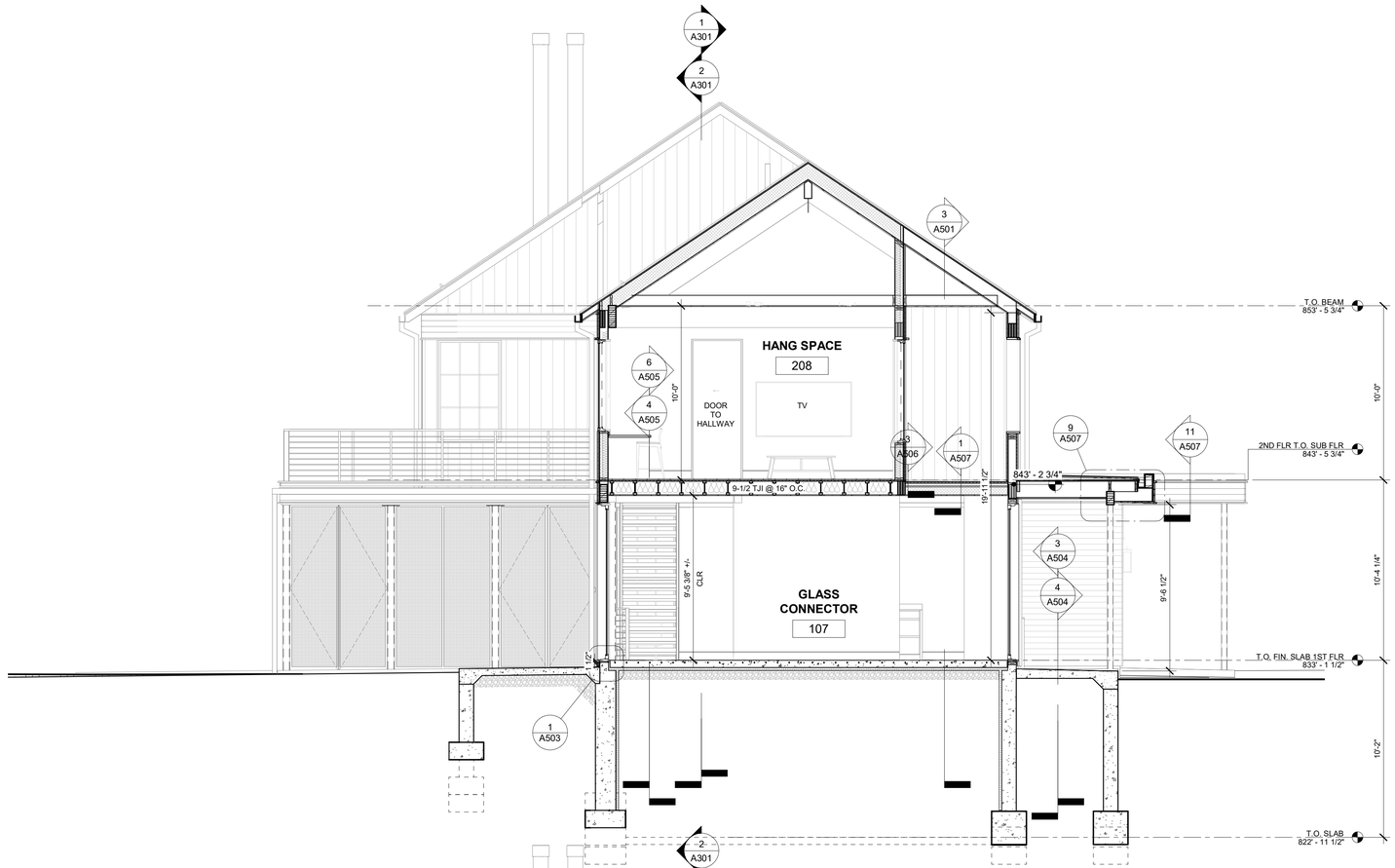
drawing title
BUILDING SECTIONS - LONGITUDINAL

A301

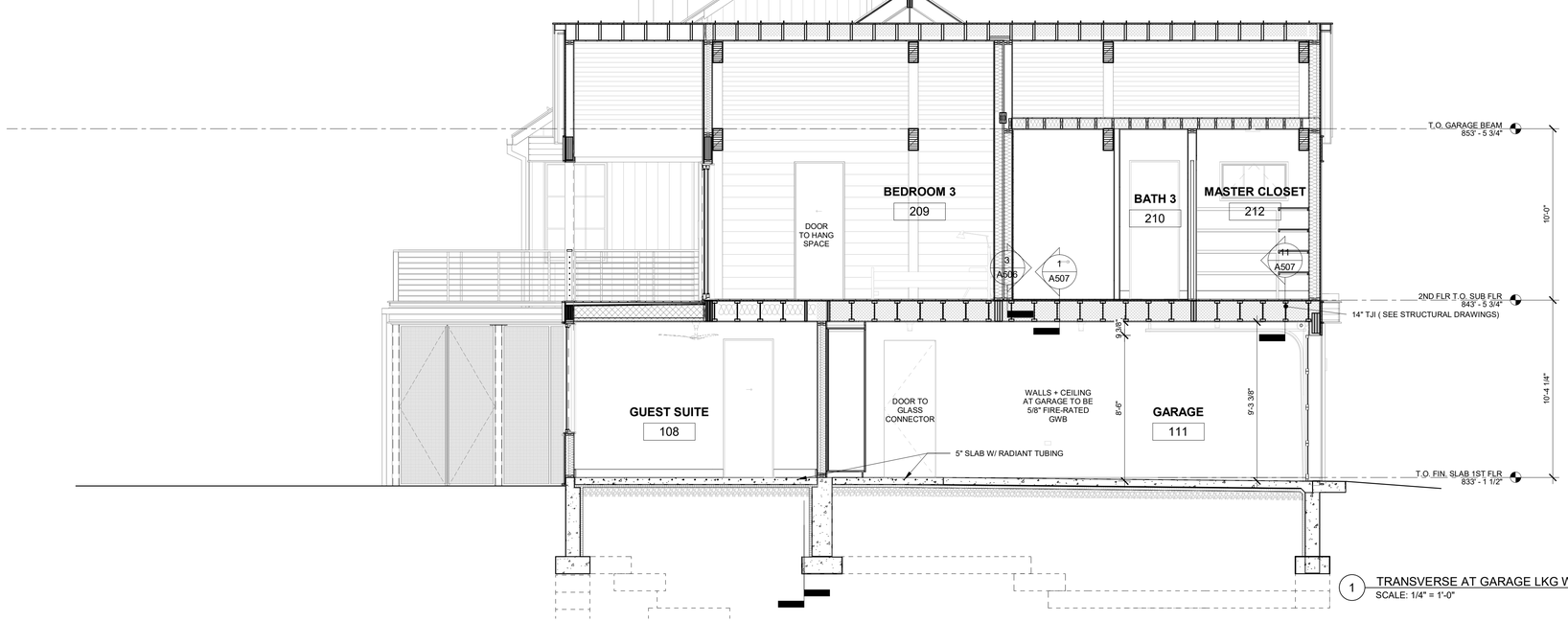
project number
21-009

date
05/15/23

scale
1/4" = 1'-0"



2 TRANSVERSE SECTION AT GLASS CONNECTOR LKG WEST
SCALE: 1/4" = 1'-0"



1 TRANSVERSE AT GARAGE LKG WEST
SCALE: 1/4" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date

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ALLEE ARCHITECTURE

CONSTRUCTION DOCUMENTS

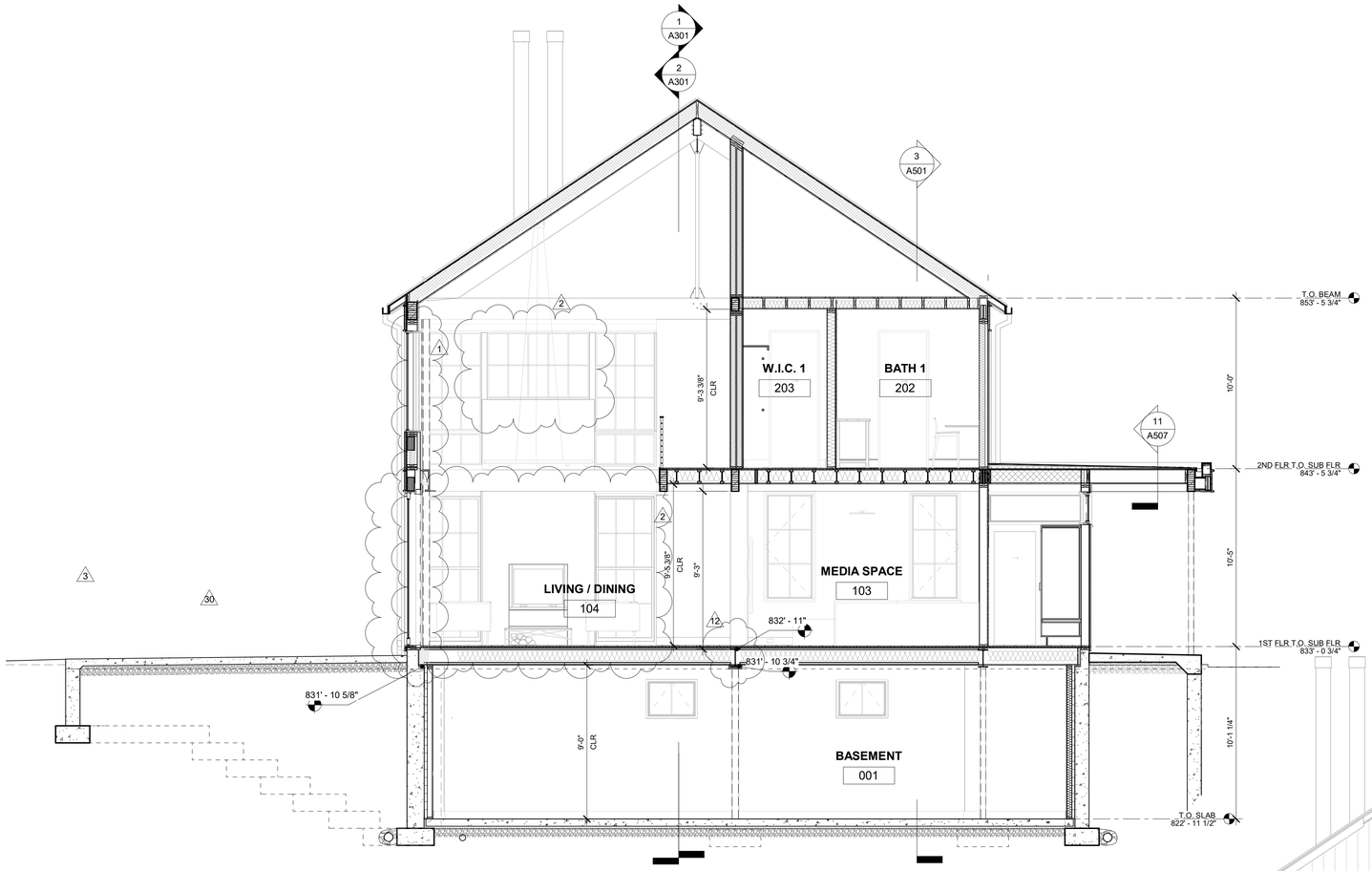
drawing title
BUILDING SECTIONS - TRANSVERSE

A302

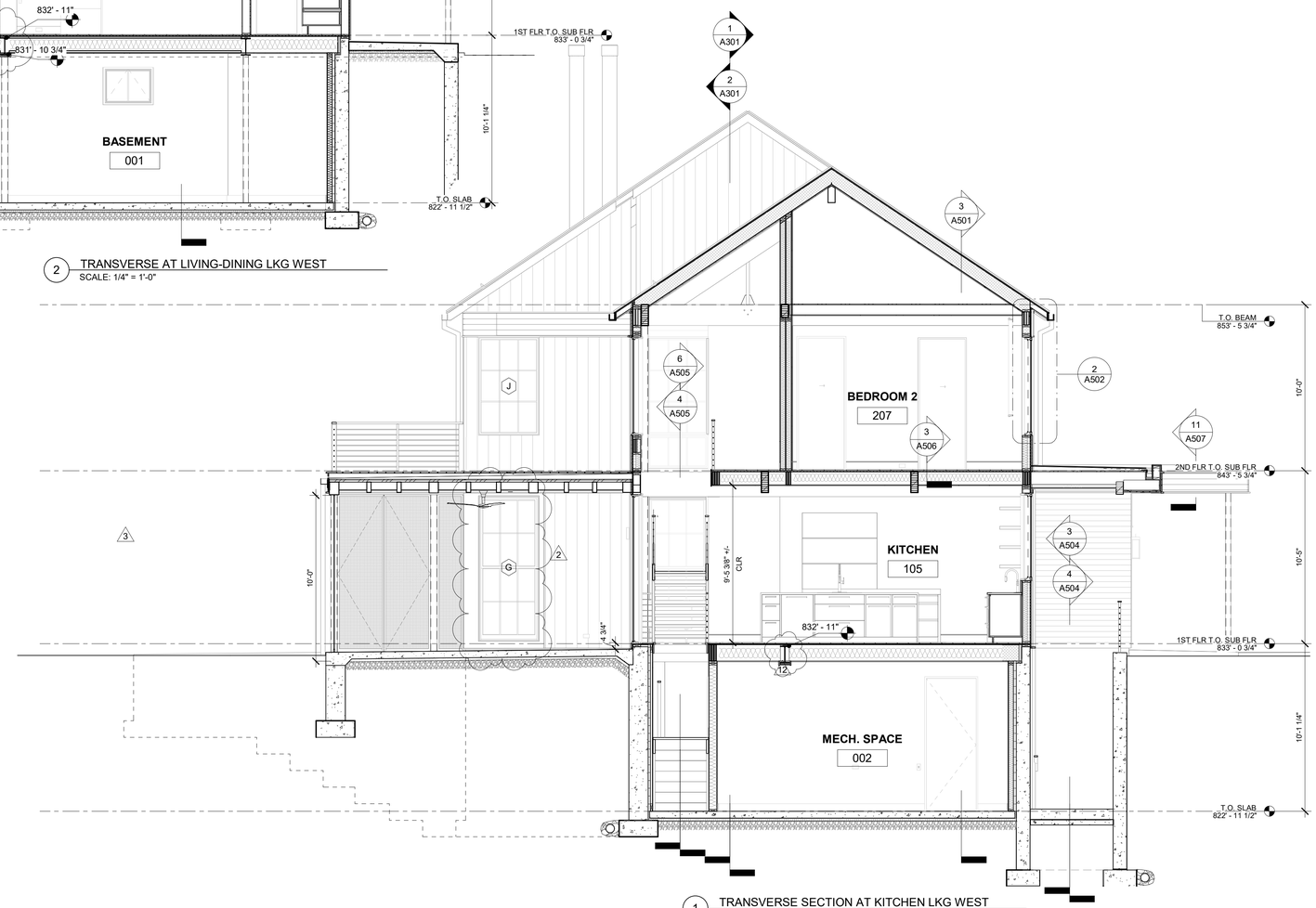
project number
21-009

date
05/15/23

scale
1/4" = 1'-0"



2 TRANSVERSE AT LIVING-DINING LKG WEST
SCALE: 1/4" = 1'-0"



1 TRANSVERSE SECTION AT KITCHEN LKG WEST
SCALE: 1/4" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
1	STEEL POSTS AT MULTI-SLIDE	09/08/23
2	WINDOW + DOOR REVISIONS LIVING ROOM	09/08/23
3	BBQ + SPA	09/08/23
12	STEEL BEAM HEIGHT	09/18/23
30	REMOVE BBQ + SPA	11/09/23

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ALLEE ARCHITECTURE

CONSTRUCTION DOCUMENTS

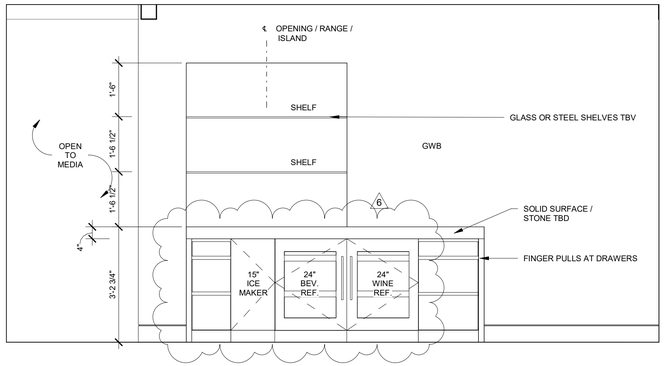
drawing title
BUILDING SECTIONS - TRANSVERSE

A303

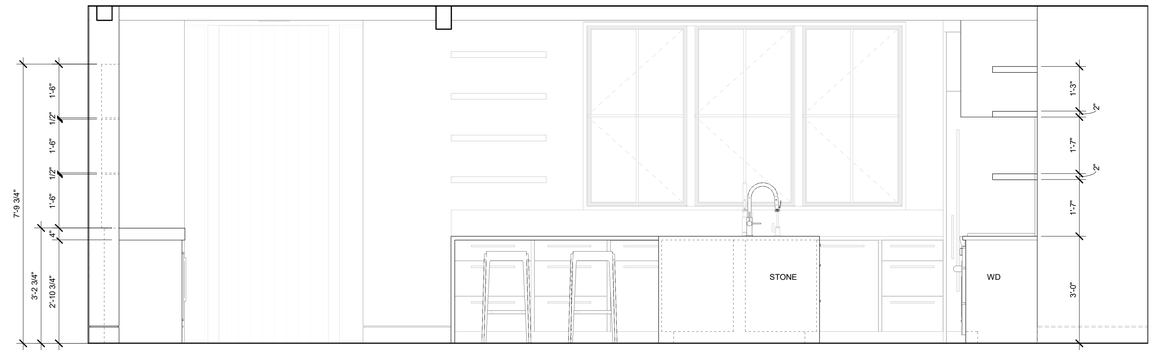
project number
21-009

date
05/15/23

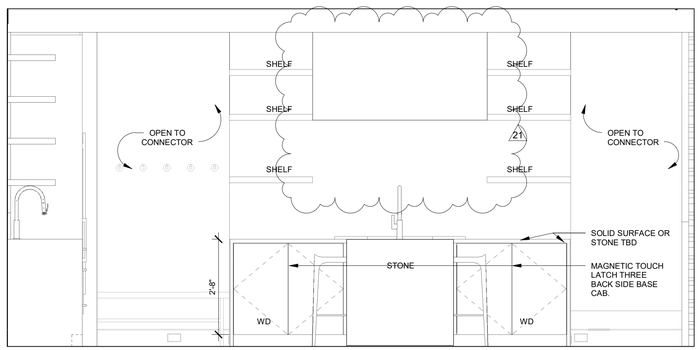
scale
1/4" = 1'-0"



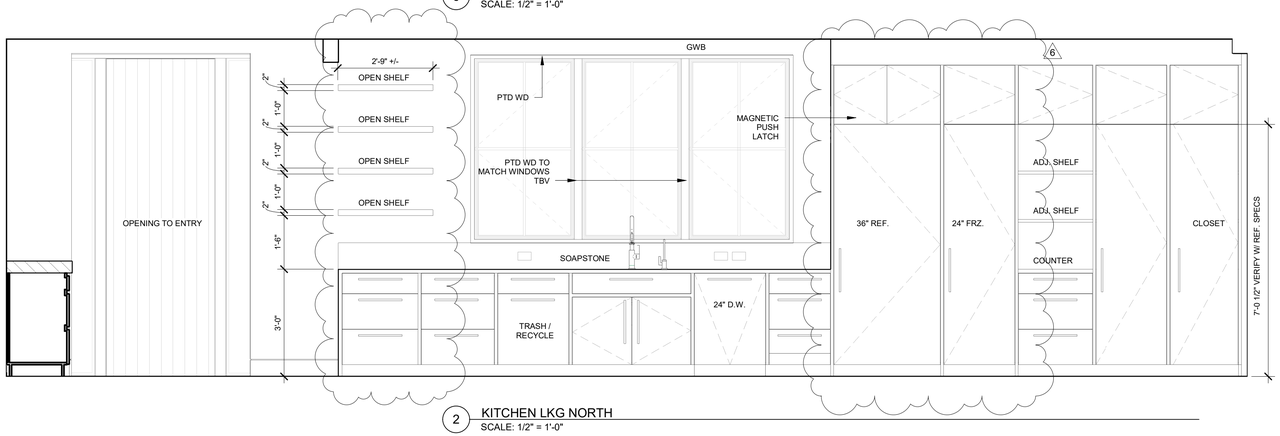
7 BAR LKG WEST
SCALE: 1/2" = 1'-0"



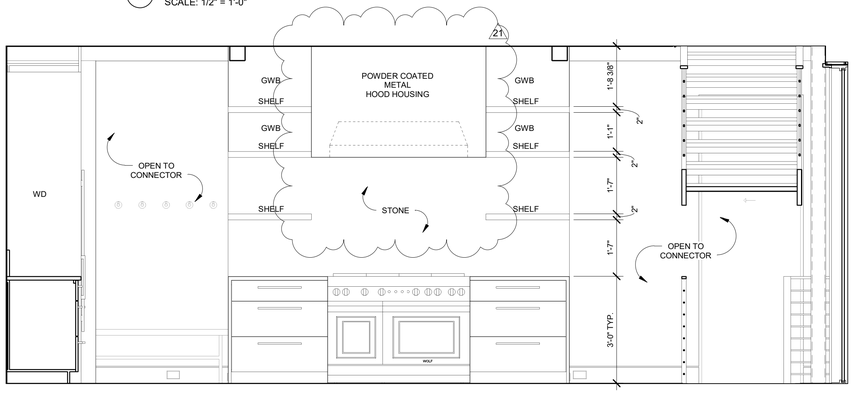
6 KITCHEN ISLAND TWO LKG NORTH (SOUTH SIM.)
SCALE: 1/2" = 1'-0"



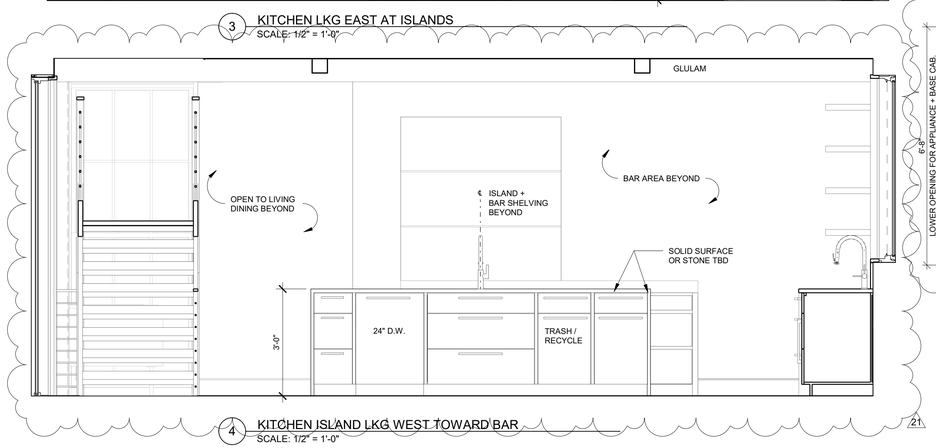
5 KITCHEN LKG EAST AT BANQUETTE
SCALE: 1/2" = 1'-0"



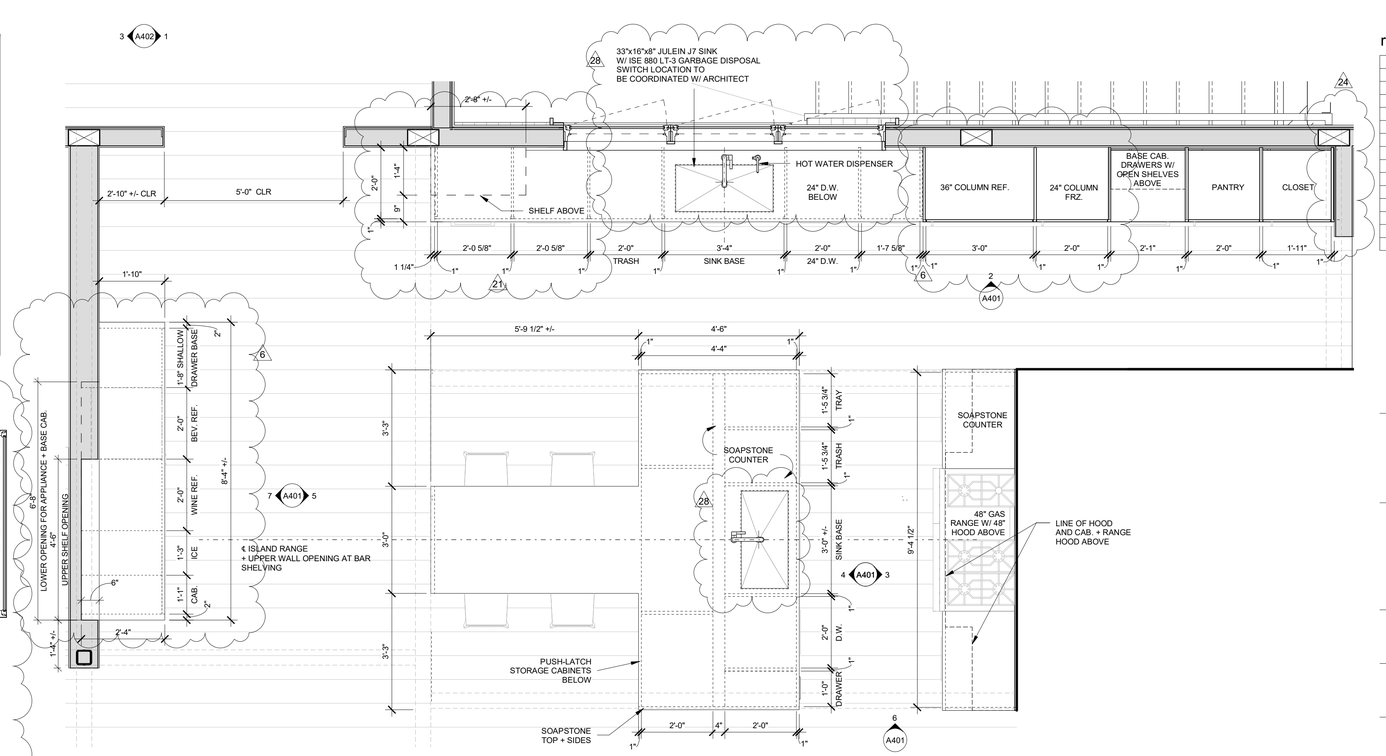
2 KITCHEN LKG NORTH
SCALE: 1/2" = 1'-0"



3 KITCHEN LKG EAST AT ISLANDS
SCALE: 1/2" = 1'-0"



4 KITCHEN ISLAND LKG WEST TOWARD BAR
SCALE: 1/2" = 1'-0"



1 DETAIL PLAN - KITCHEN
SCALE: 1/2" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
6	APPLIANCE + CAB REV.	09/08/23
21	KITCHEN REVISIONS	10/16/23
24	GLASS CONNECTOR WALL	10/30/23
28	PLUMBING FIX. + BATH CHANGES	11/03/23

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ALLEE ARCHITECTURE

CONSTRUCTION DOCUMENTS

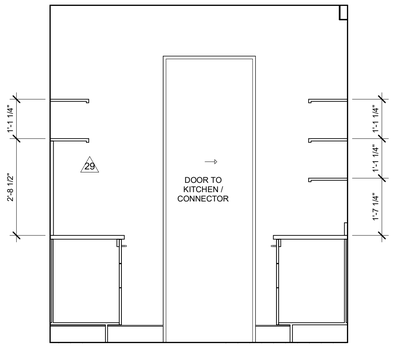
drawing title
INTERIOR ELEVATIONS - KITCHEN

A401

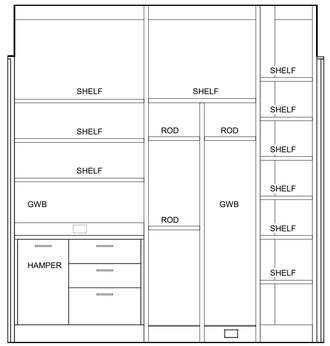
project number
21-009

date
05/15/23

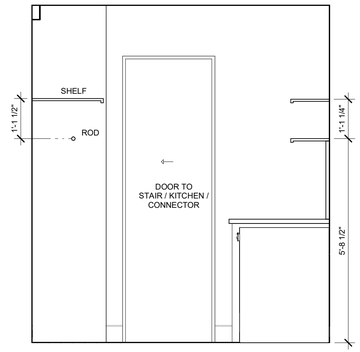
scale
1/2" = 1'-0"



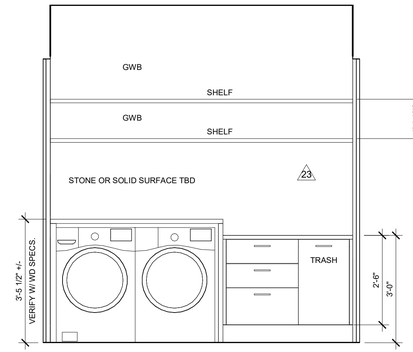
18 LAUNDRY LKG NORTH
SCALE: 1/2" = 1'-0"



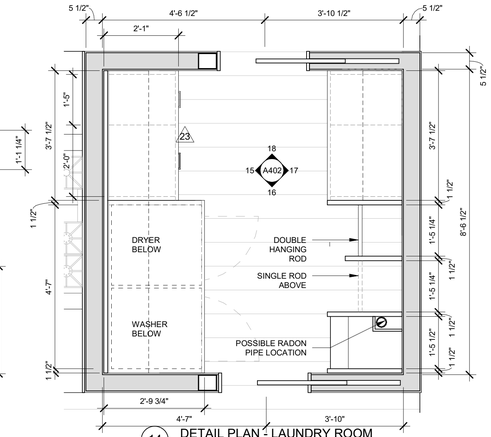
17 LAUNDRY LKG EAST
SCALE: 1/2" = 1'-0"



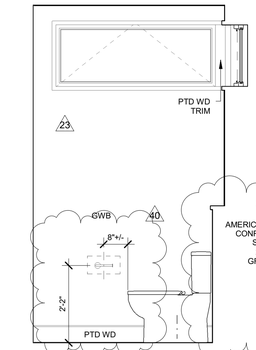
16 LAUNDRY LKG SOUTH
SCALE: 1/2" = 1'-0"



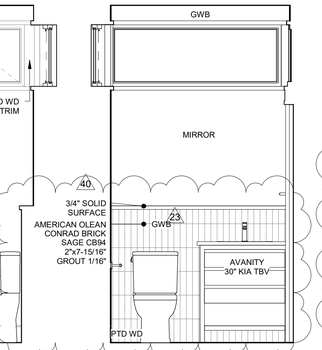
15 LAUNDRY LKG WEST
SCALE: 1/2" = 1'-0"



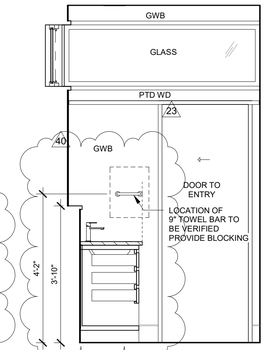
14 DETAIL PLAN - LAUNDRY ROOM
SCALE: 1/2" = 1'-0"



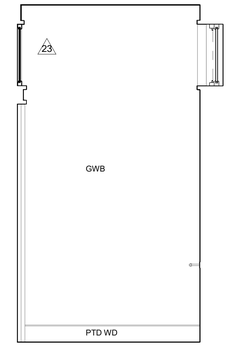
13 POWDER LKG WEST
SCALE: 1/2" = 1'-0"



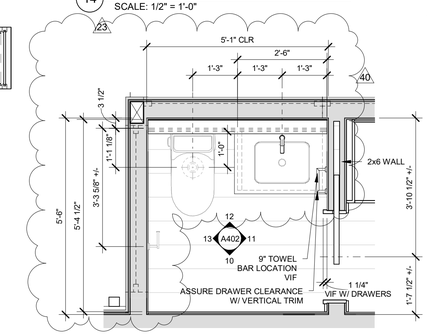
12 POWDER LKG NORTH
SCALE: 1/2" = 1'-0"



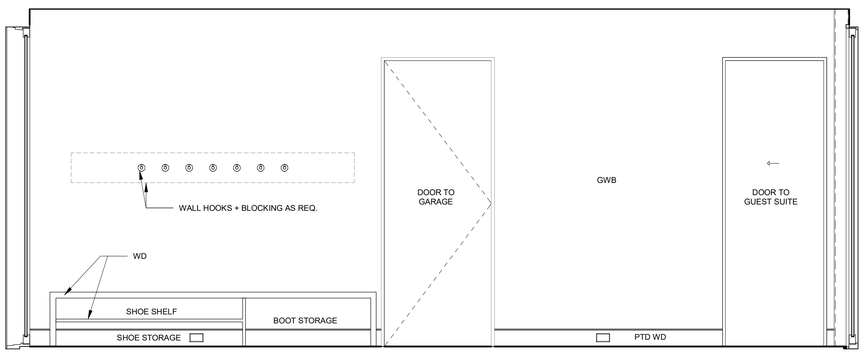
11 POWDER LKG EAST
SCALE: 1/2" = 1'-0"



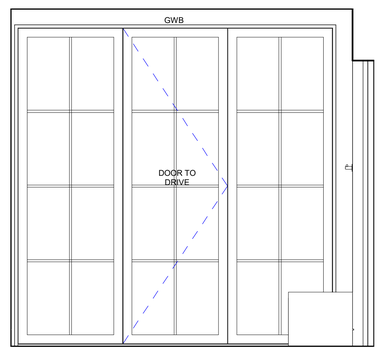
10 POWDER LKG SOUTH
SCALE: 1/2" = 1'-0"



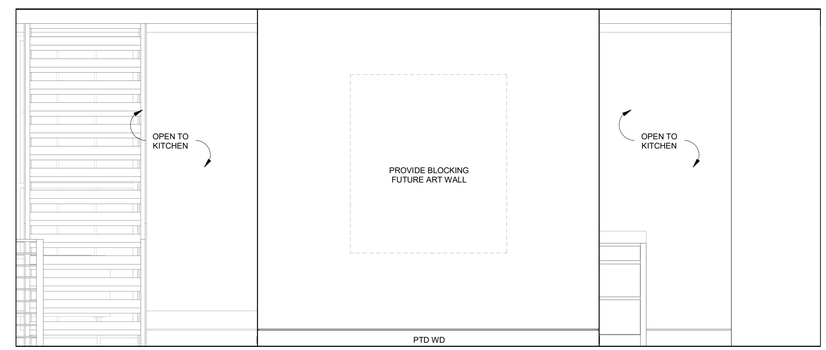
9 DETAIL PLAN - POWDER ROOM
SCALE: 1/2" = 1'-0"



8 CONNECTOR LKG EAST
SCALE: 1/2" = 1'-0"



7 CONNECTOR LKG NORTH
SCALE: 1/2" = 1'-0"



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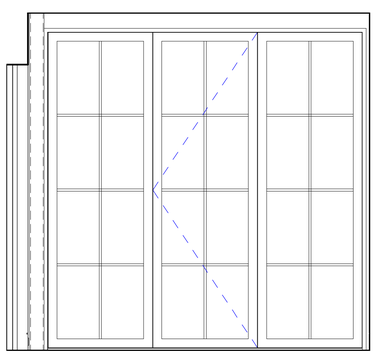
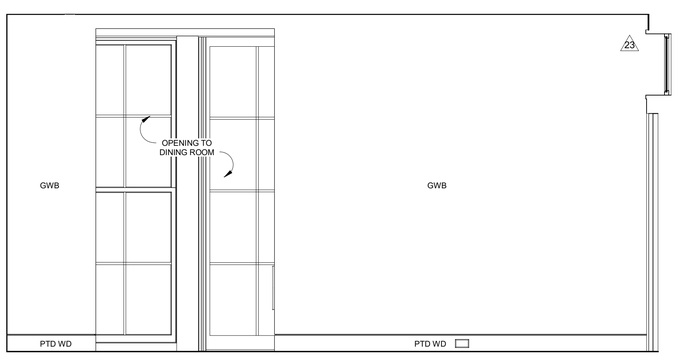
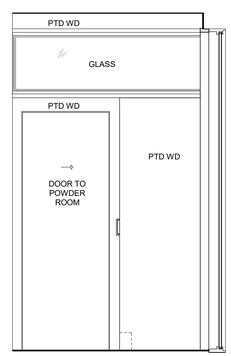


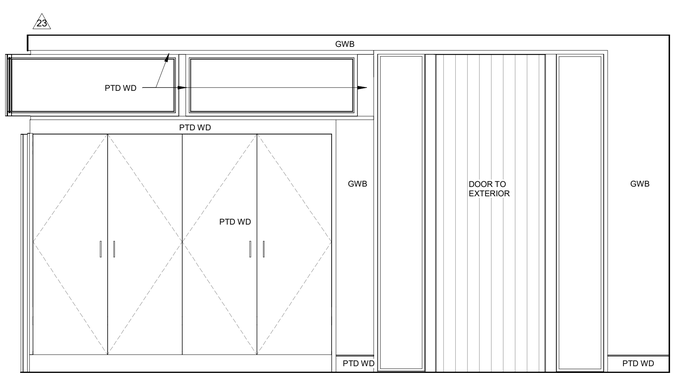
5 CONNECTOR LKG SOUTH
SCALE: 1/2" = 1'-0"



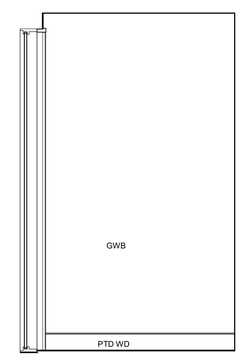
4 ENTRYLKG SOUTH
SCALE: 1/2" = 1'-0"



3 ENTRY LKG WEST
SCALE: 1/2" = 1'-0"



2 ENTRY LKG NORTH
SCALE: 1/2" = 1'-0"



1 ENTRY LKG EAST
SCALE: 1/2" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
23	POWDER ROOM WALL SIZE +LOCATION	10/27/23
29	REMOVE PLUMBING FIX.	11/03/23
40	FURR OUT TOILET WALL	01/11/24

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ALLEE ARCHITECTURE

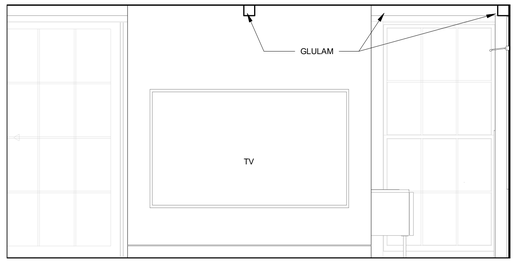
CONSTRUCTION DOCUMENTS

drawing title
INTERIOR ELEVATIONS - ENTRY + POWDER + CLOSET + LAUNDRY
A402

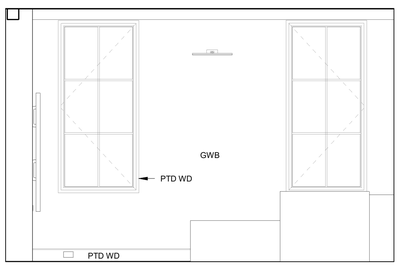
project number
21-009

date
05/15/23

scale
1/2" = 1'-0"



8 MEDIA SPACE LKG SOUTH
SCALE: 3/8" = 1'-0"



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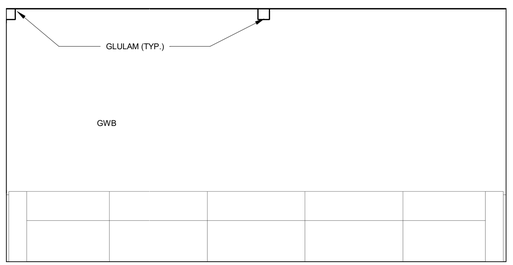
SCALE: 3/8" = 1'-0"



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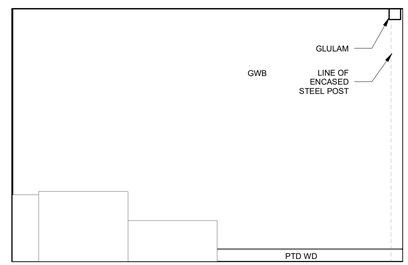
SCALE: 3/8" = 1'-0"



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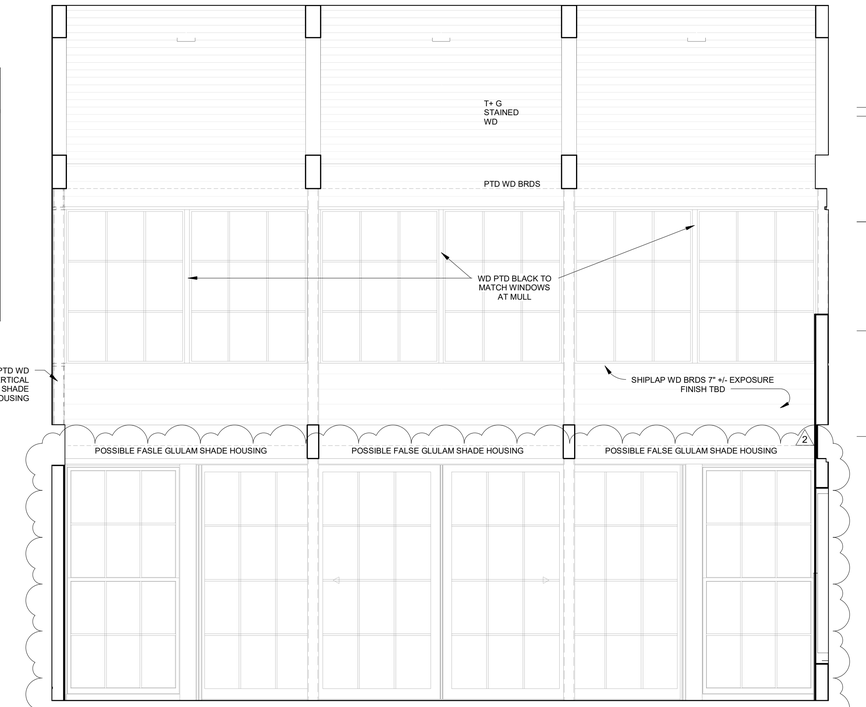
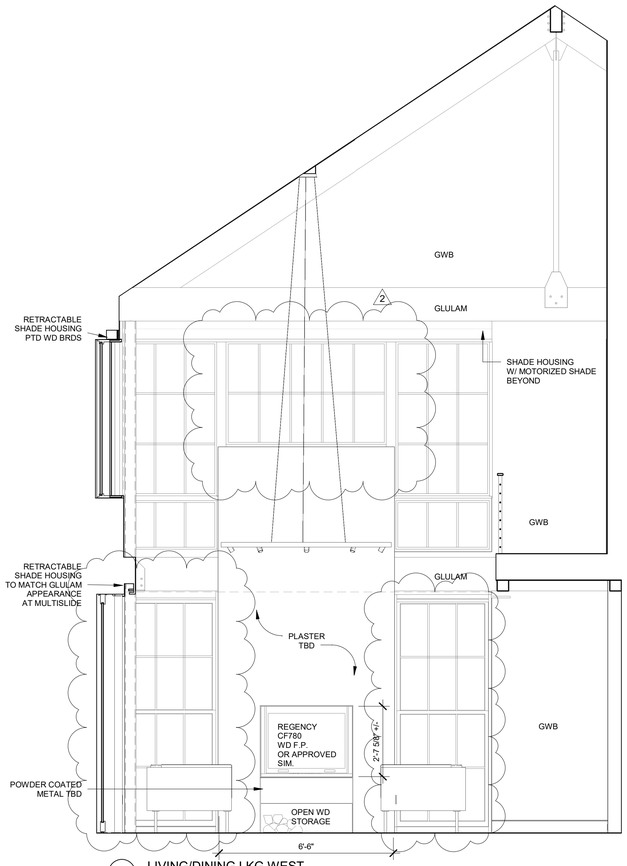
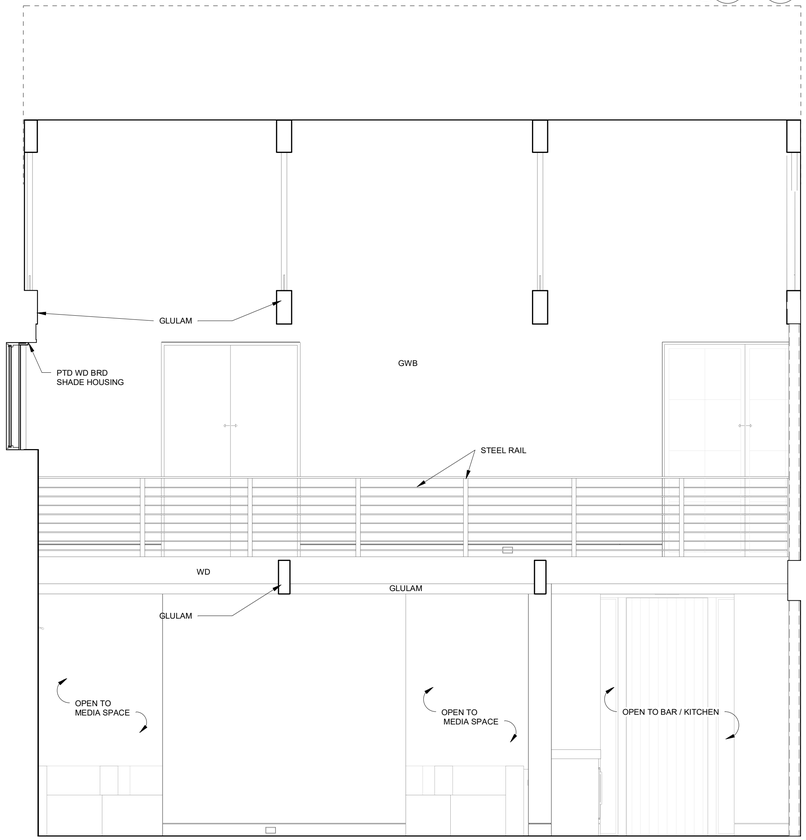


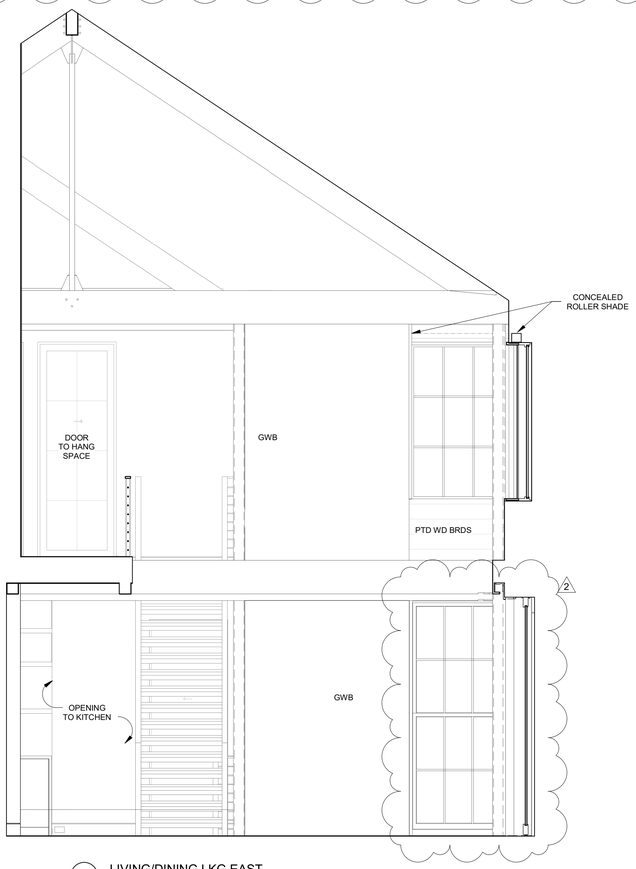
4 LIVING/DINING LKG SOUTH
SCALE: 3/8" = 1'-0"



3 LIVING/DINING LKG WEST
SCALE: 3/8" = 1'-0"



2 LIVING/DINING LKG NORTH
SCALE: 3/8" = 1'-0"



1 LIVING/DINING LKG EAST
SCALE: 3/8" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
2	WINDOW + DOOR REVISIONS LIVING ROOM	09/08/23

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ALLEE ARCHITECTURE

CONSTRUCTION DOCUMENTS

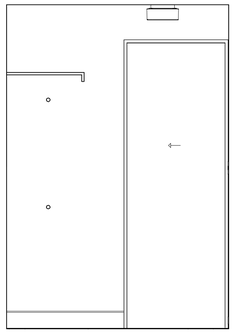
drawing title
INTERIOR ELEVATIONS
- LIVING/DINING +
MEDIA SPACE

A403

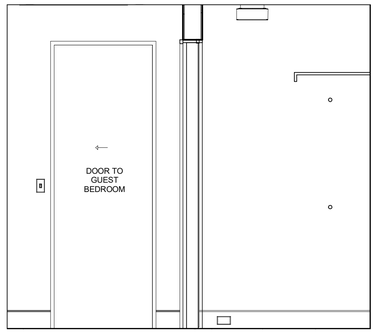
project number
21-009

date
05/15/23

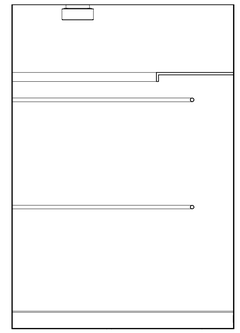
scale
3/8" = 1'-0"



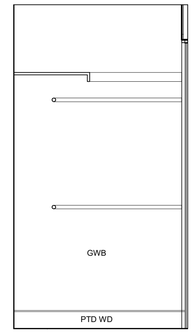
15 GUEST CLOSET LKG SOUTH
SCALE: 1/2" = 1'-0"



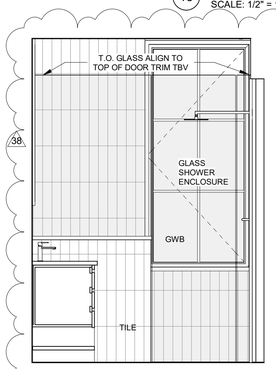
14 GUEST CLOSET LKG WEST
SCALE: 1/2" = 1'-0"



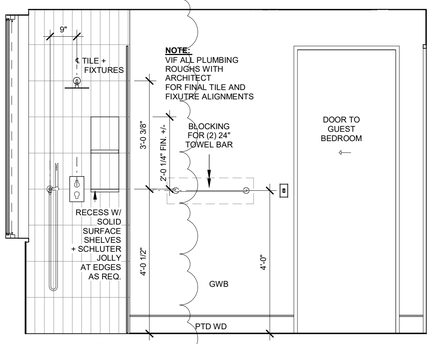
13 GUEST CLOSET LKG NORTH
SCALE: 1/2" = 1'-0"



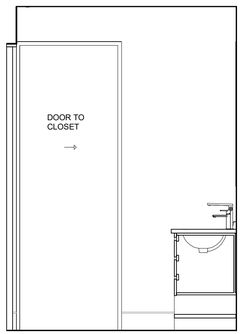
12 GUEST CLOSET LKG EAST
SCALE: 1/2" = 1'-0"



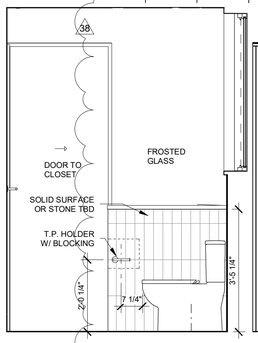
11 GUEST TOILET LKG SOUTH
SCALE: 1/2" = 1'-0"



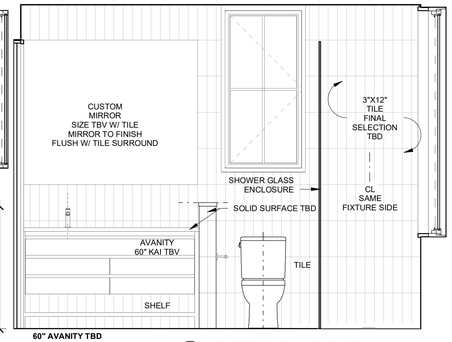
10 GUEST BATH LKG WEST
SCALE: 1/2" = 1'-0"



9 GUEST BATH LKG NORTH AT VANITY
SCALE: 1/2" = 1'-0"

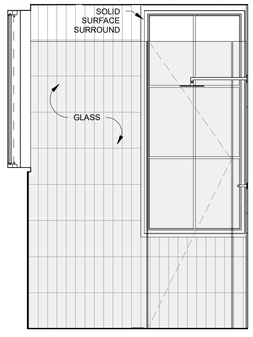


8 GUEST BATH LKG NORTH
SCALE: 1/2" = 1'-0"

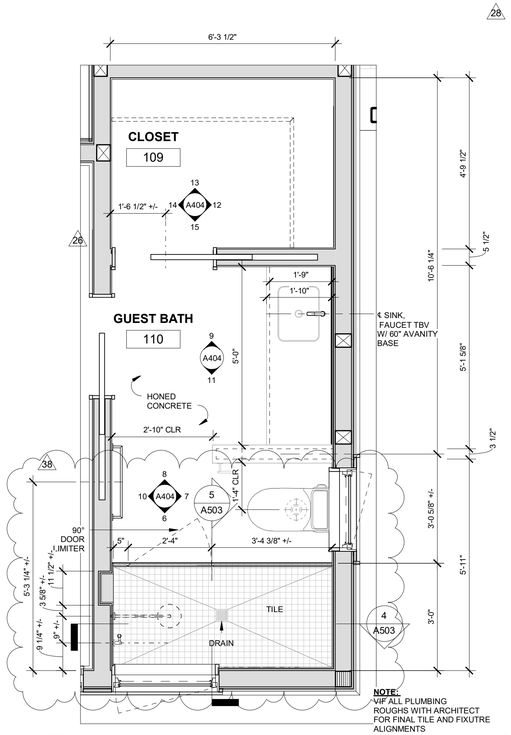


60" AVANITY TBD
VERIFY SINGLE SINK
OR IF WE NEED TO OFFSET
SINK TO ONE SIDE

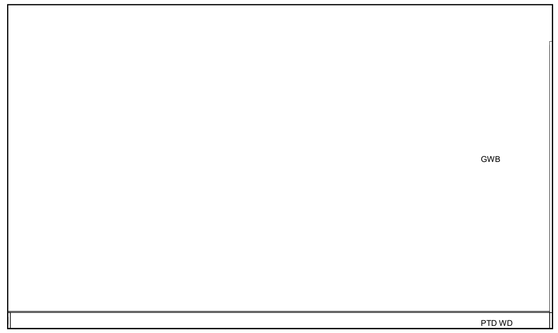
7 GUEST BATH LKG EAST
SCALE: 1/2" = 1'-0"



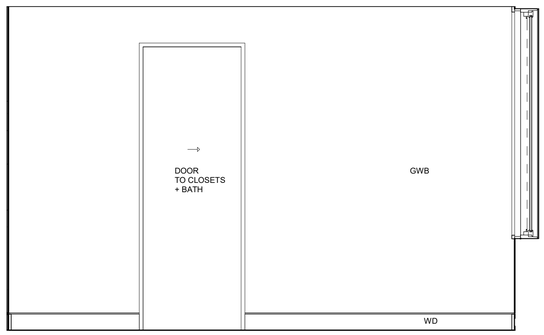
6 GUEST BATH LKG SOUTH
SCALE: 1/2" = 1'-0"



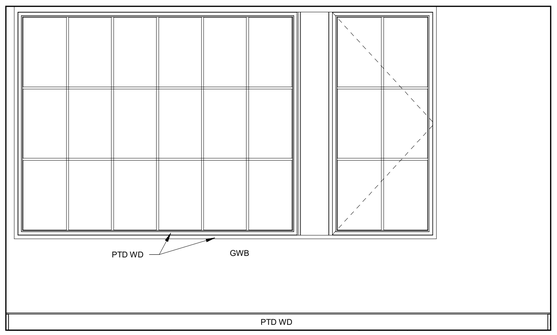
5 DETAIL PLAN - GUEST BATH
SCALE: 1/2" = 1'-0"



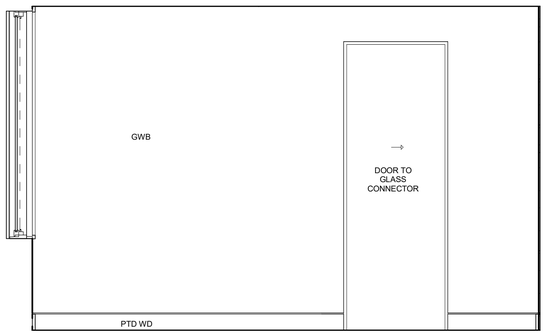
4 GUEST SUITE BDRM LKG NORTH
SCALE: 1/2" = 1'-0"



3 GUEST SUITE BDRM LKG EAST
SCALE: 1/2" = 1'-0"



2 GUEST SUITE BDRM LKG SOUTH
SCALE: 1/2" = 1'-0"



1 GUEST SUITE BDRM LKG WEST
SCALE: 1/2" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
26	2x6 POCKET DOOR + SHOWER FURRING	10/30/23
28	PLUMBING FIX. + BATH CHANGES	11/03/23
38	TILE REVISIONS	01/09/24

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ALLEE ARCHITECTURE

CONSTRUCTION DOCUMENTS

drawing title
INTERIOR ELEVATIONS
- GUEST SUITE

A404

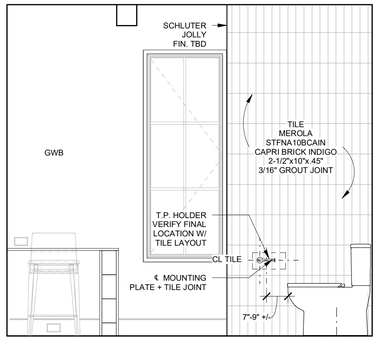
project number
21-009

date
05/15/23

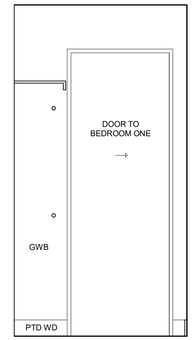
scale
1/2" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039



14 BATH 1- TOILET COMPARTMENT NORTH/SOUTH SIM.
SCALE: 1/2" = 1'-0"



13 W.I.C. LKG WEST
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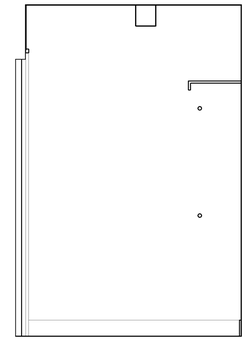

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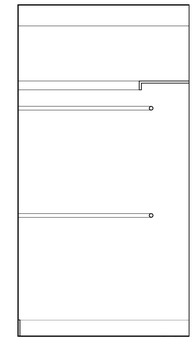
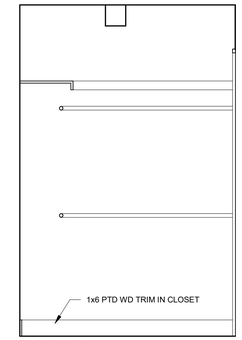
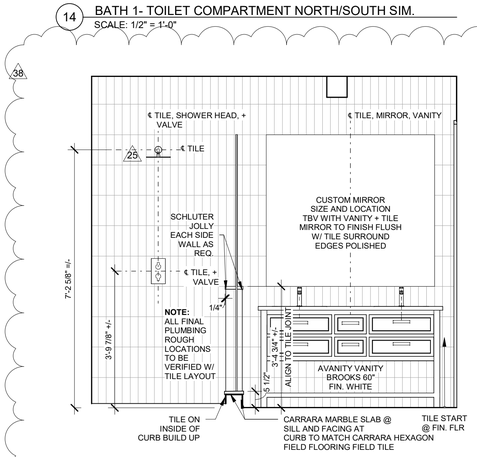
SCALE: 1/2" = 1'-0"



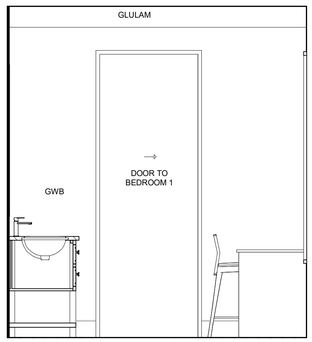
11 W.I.C. 1 LKG EAST
SCALE: 1/2" = 1'-0"



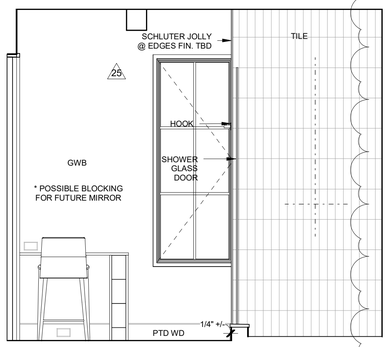
10 W.I.C. 1 LKG SOUTH
SCALE: 1/2" = 1'-0"



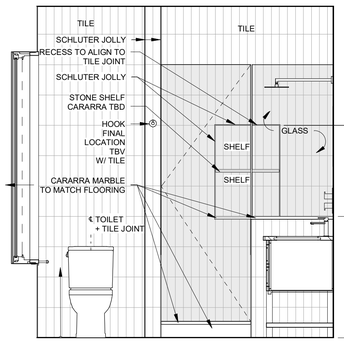
9 BATH 1 LKG SOUTH
SCALE: 1/2" = 1'-0"



8 BATH 1 LKG WEST
SCALE: 1/2" = 1'-0"

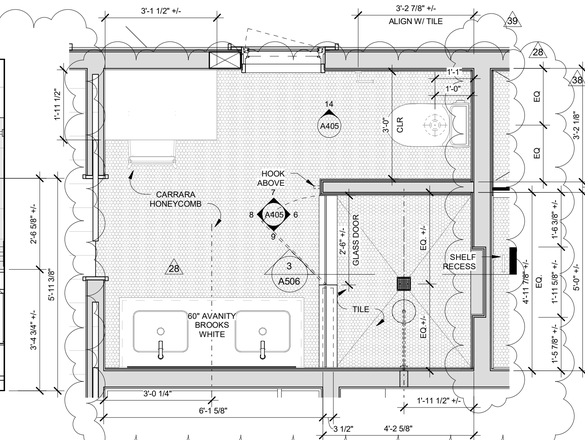


7 BATH 1 LKG NORTH
SCALE: 1/2" = 1'-0"

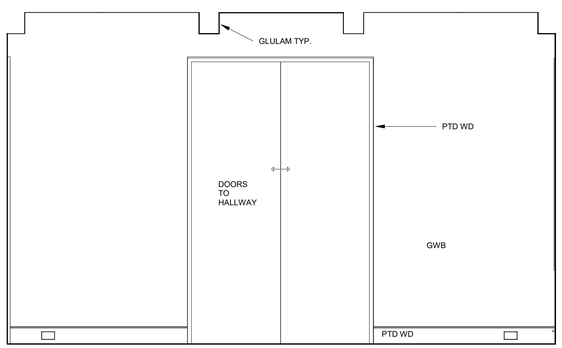


6 BATH 1 LKG EAST
SCALE: 1/2" = 1'-0"

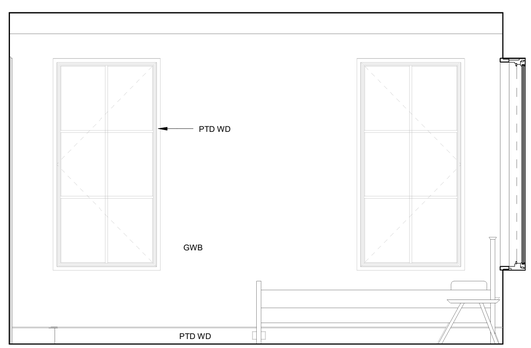
NOTE: ALL FINAL PLUMBING TRIM / FIXTURE LOCATIONS TO BE VERIFIED WITH ARCHITECT + TILE CONFIGURATION BEFORE INSTALLATION



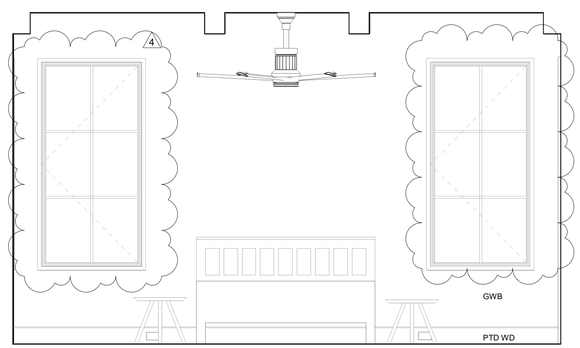
5 DETAIL PLAN - BATH 1
SCALE: 1/2" = 1'-0"



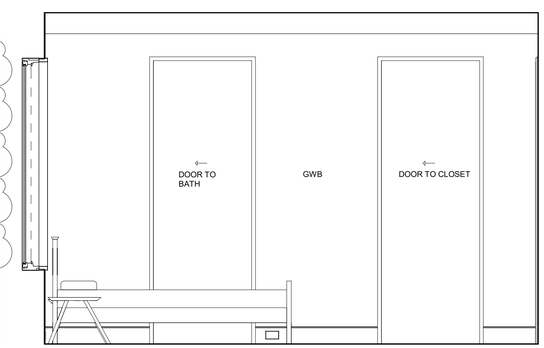
4 BEDROOM ONE LKG SOUTH
SCALE: 1/2" = 1'-0"



3 BEDROOM ONE LKG WEST
SCALE: 1/2" = 1'-0"



2 BEDROOM ONE LKG NORTH
SCALE: 1/2" = 1'-0"



1 BEDROOM ONE LKG EAST
SCALE: 1/2" = 1'-0"

design team
Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer
DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer
Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
4	B WINDOW MOVE	09/08/23
25	VANITY + TOILET + SHOWER	10/30/23
28	PLUMBING FIX. + BATH CHANGES	11/03/23
38	TILE REVISIONS	01/09/24
39	MOVE WALL WEST 6"	01/10/24

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ALLEE ARCHITECTURE

CONSTRUCTION DOCUMENTS

drawing title
INTERIOR ELEVATIONS
- BEDROOM SUITE ONE

A405

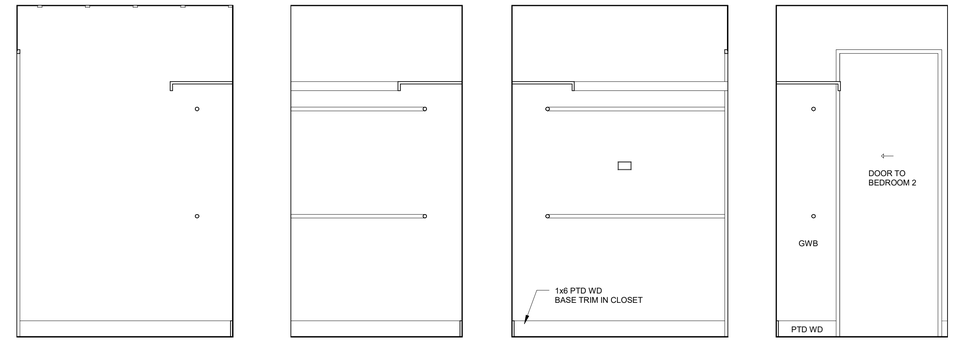
project number
21-009

date
05/15/23

scale
1/2" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039



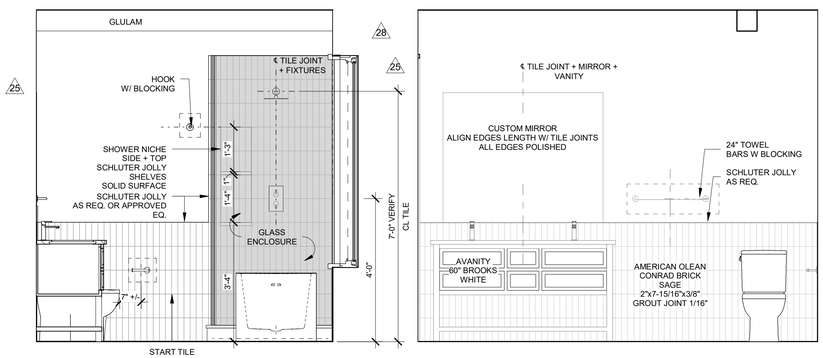
13 W.I.C. 2 LKG SOUTH
SCALE: 1/2" = 1'-0"

12 W.I.C. 2 LKG WEST
SCALE: 1/2" = 1'-0"

11 W.I.C. 2 LKG NORTH
SCALE: 1/2" = 1'-0"

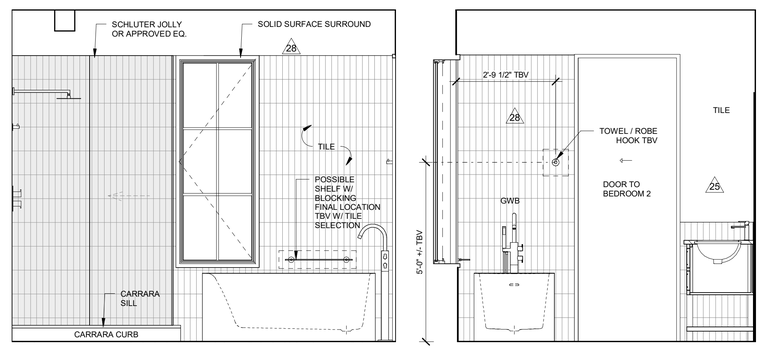
10 W.I.C. 2 LKG EAST
SCALE: 1/2" = 1'-0"

NOTE: ALL FINAL PLUMBING TRIM / FIXTURE LOCATIONS TO BE VERIFIED WITH ARCHITECT + TILE CONFIGURATION BEFORE INSTALLATION



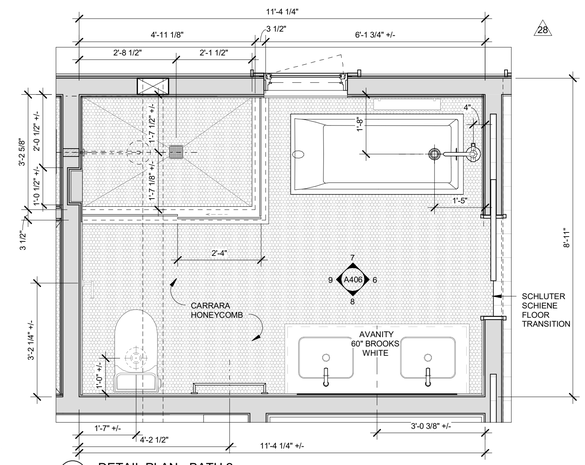
9 BATH 2 LKG WEST
SCALE: 1/2" = 1'-0"

8 BATH 2 LKG SOUTH
SCALE: 1/2" = 1'-0"

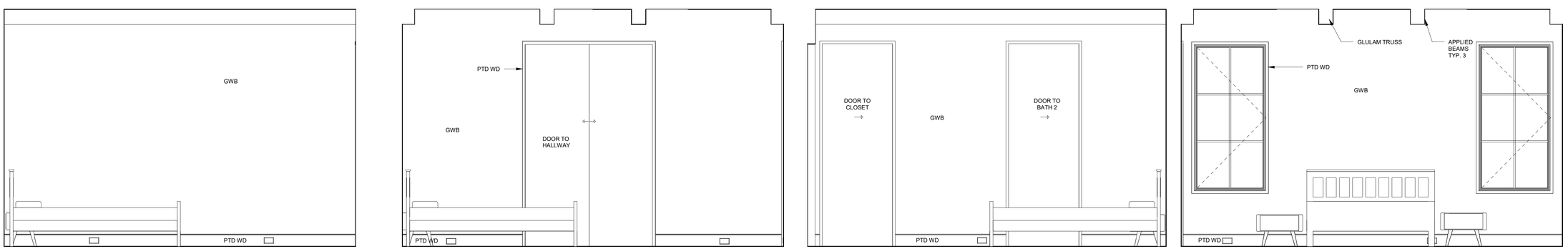


7 BATH 2 LKG NORTH
SCALE: 1/2" = 1'-0"

6 BATH 2 LKG EAST
SCALE: 1/2" = 1'-0"



5 DETAIL PLAN - BATH 2
SCALE: 1/2" = 1'-0"



4 BEDROOM 2 LKG EAST
SCALE: 1/2" = 1'-0"

3 BEDROOM 2 LKG SOUTH
SCALE: 1/2" = 1'-0"

2 BEDROOM 2 LKG WEST
SCALE: 1/2" = 1'-0"

1 BEDROOM 2 LKG NORTH
SCALE: 1/2" = 1'-0"

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
25	VANITY + TOILET + SHOWER	10/30/23
28	PLUMBING FIX. + BATH CHANGES	11/03/23

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ALLEE ARCHITECTURE

CONSTRUCTION
DOCUMENTS

drawing title
INTERIOR ELEVATIONS
- BEDROOM SUITE TWO

A406

project number
21-009

date
05/15/23

scale
1/2" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

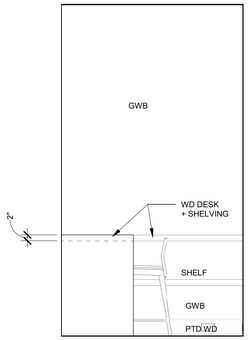
Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

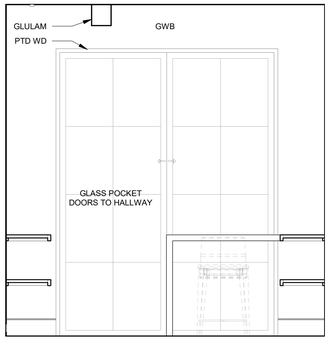
DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

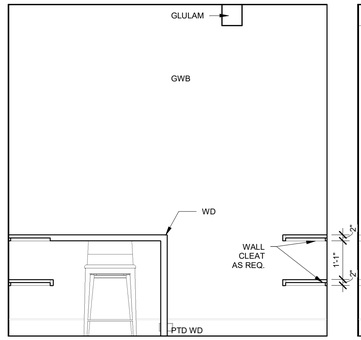
Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456



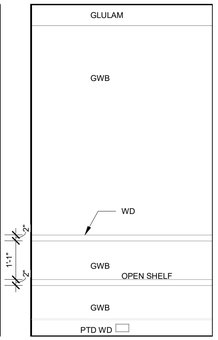
8 OFFICE LKG WEST
SCALE: 1/2" = 1'-0"



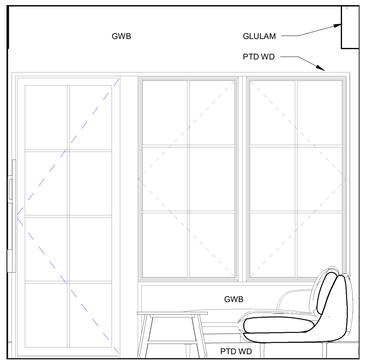
7 OFFICE LKG SOUTH
SCALE: 1/2" = 1'-0"



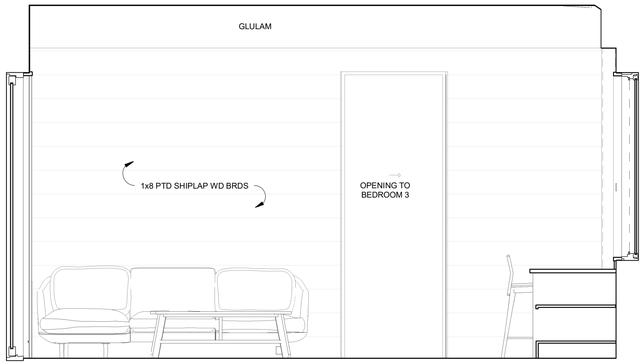
6 OFFICE LKG NORTH
SCALE: 1/2" = 1'-0"



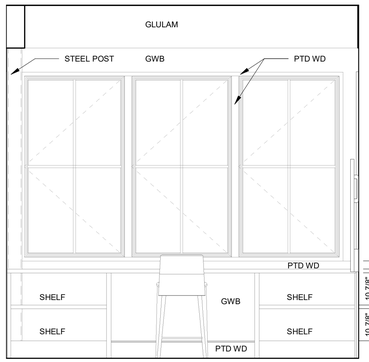
5 OFFICE LKG EAST
SCALE: 1/2" = 1'-0"



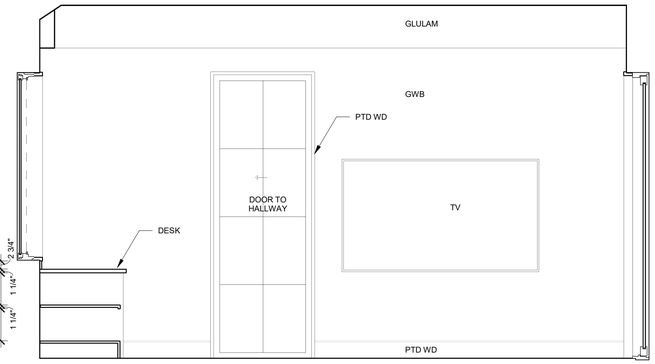
4 HANG SPACE LKG NORTH
SCALE: 1/2" = 1'-0"



3 HANG SPACE LKG EAST
SCALE: 1/2" = 1'-0"



2 HANG SPACE LKG SOUTH
SCALE: 1/2" = 1'-0"



1 HANG SPACE LKG WEST
SCALE: 1/2" = 1'-0"

revisions

rev #	remarks	date

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ALLEE ARCHITECTURE

CONSTRUCTION DOCUMENTS

drawing title
INTERIOR ELEVATIONS
- HANG SPACE +
OFFICE

A407

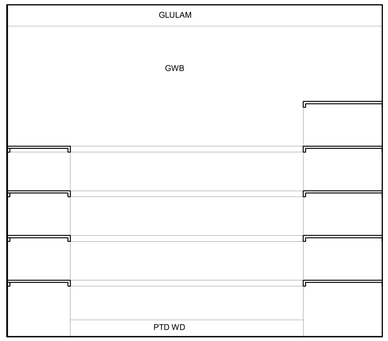
project number
21-009

date
05/15/23

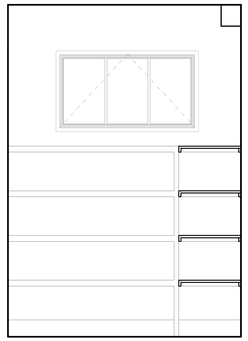
scale
1/2" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039



12 MASTER CLOSET LKG NORTH
SCALE: 1/2" = 1'-0"



11 MASTER CLOSET LKG WEST
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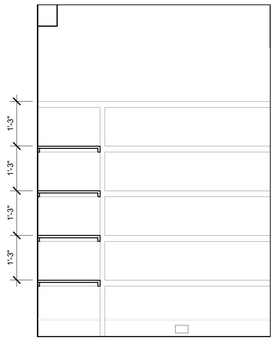
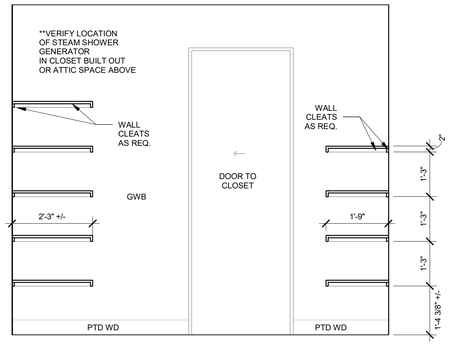
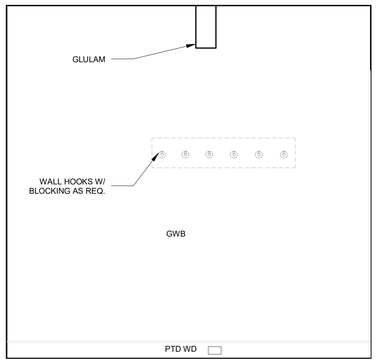


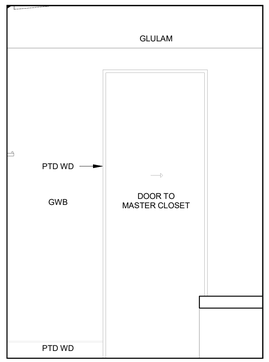
10 MASTER CLOSET LKG EAST
SCALE: 1/2" = 1'-0"



9 MASTER CLOSET LKG SOUTH
SCALE: 1/2" = 1'-0"



8 CLOSET 3 LKG WEST
SCALE: 1/2" = 1'-0"



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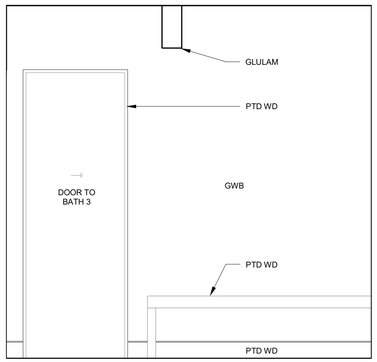
SCALE: 1/2" = 1'-0"



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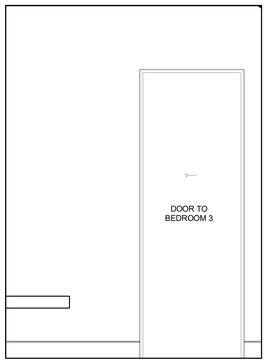

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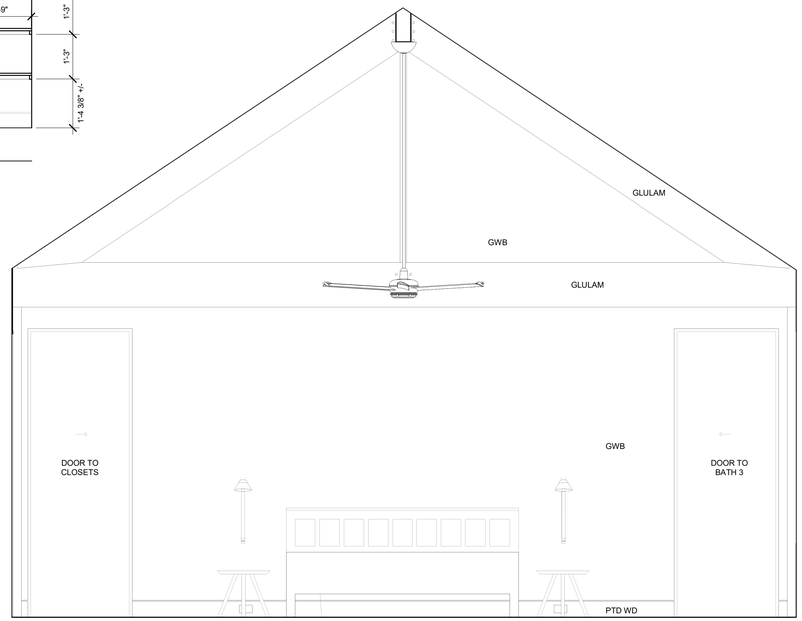

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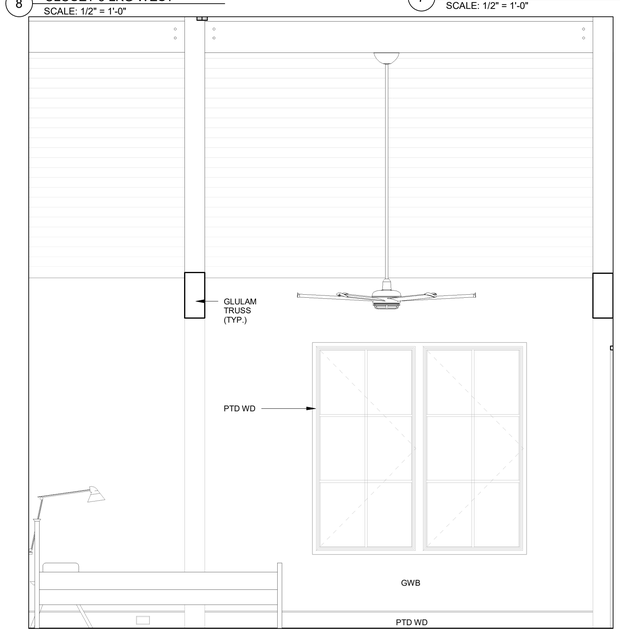
SCALE: 1/2" = 1'-0"



3 BEDROOM 3 LKG EAST
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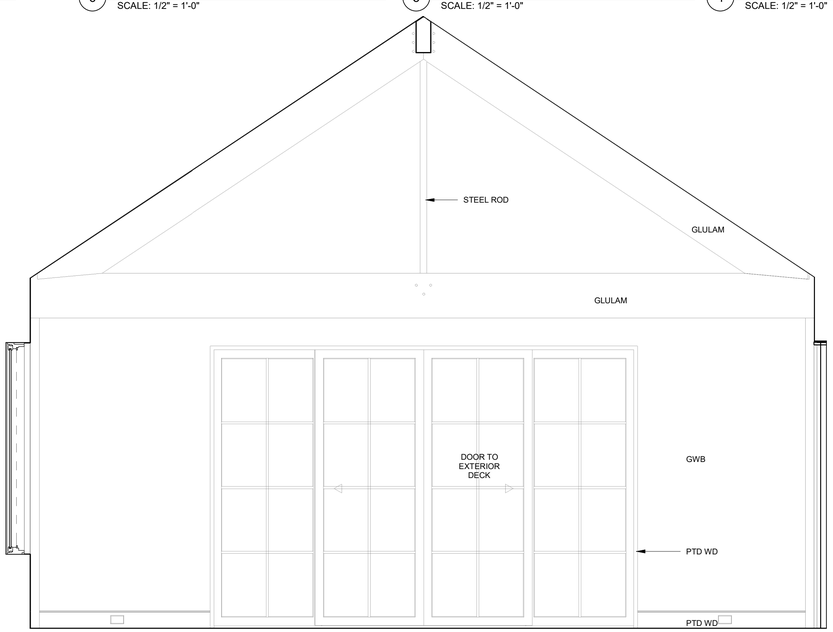

2 BEDROOM 3 LKG SOUTH
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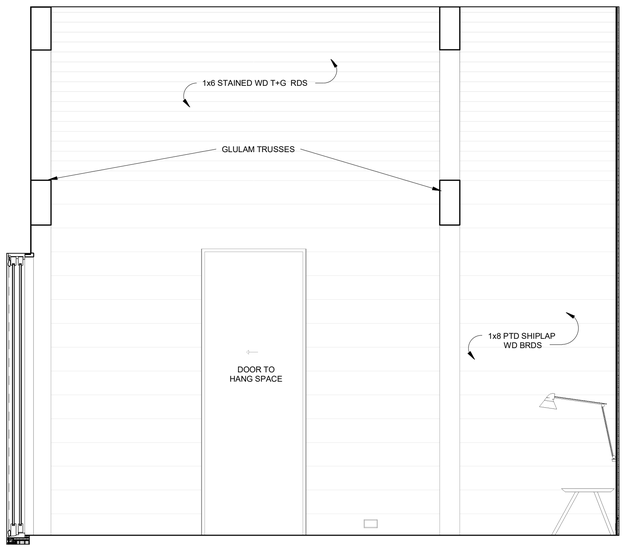

1 BEDROOM 3 LKG WEST
SCALE: 1/2" = 1'-0"

design team
Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer
DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer
Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date

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ALLEE ARCHITECTURE

CONSTRUCTION DOCUMENTS

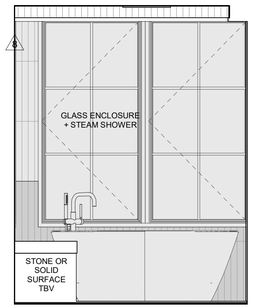
drawing title
INTERIOR ELEVATIONS
- BEDROOM 3 +
CLOSETS

A408

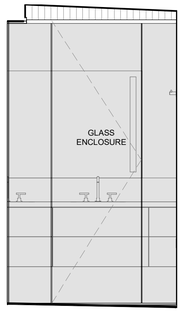
project number
21-009

date
05/15/23

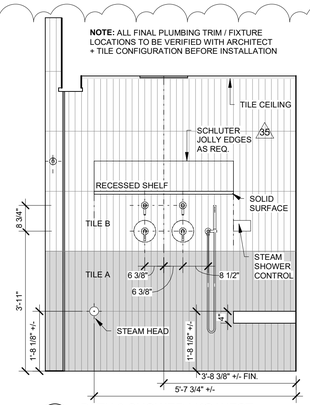
scale
1/2" = 1'-0"



13 BATH 3 SHOWER LKG EAST
SCALE: 1/2" = 1'-0"



12 BATH 3 SHOWER LKG SOUTH
SCALE: 1/2" = 1'-0"



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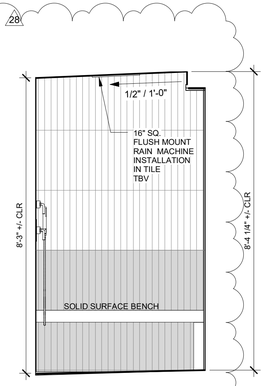
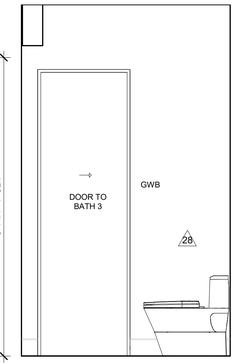
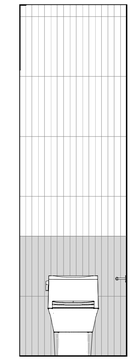
SCALE: 1/2" = 1'-0"



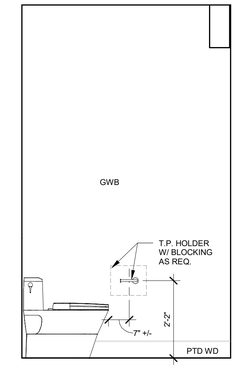
10 BATH 3 SHOWER LKG NORTH
SCALE: 1/2" = 1'-0"



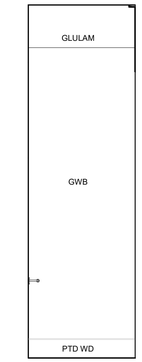
9 BATH 3 TOILET LKG EAST
SCALE: 1/2" = 1'-0"



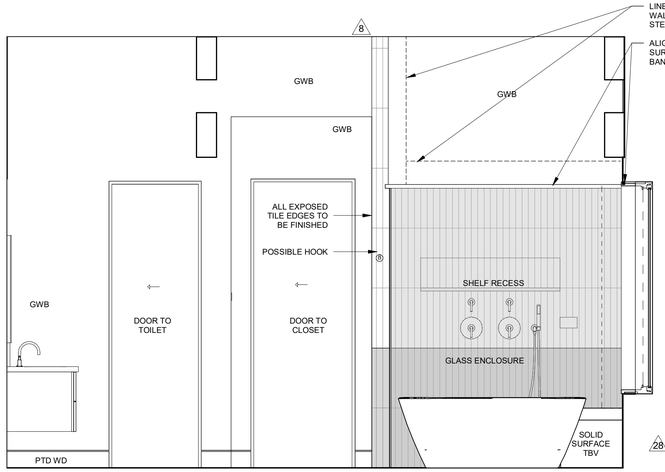
8 BATH 3 TOILET LKG SOUTH
SCALE: 1/2" = 1'-0"



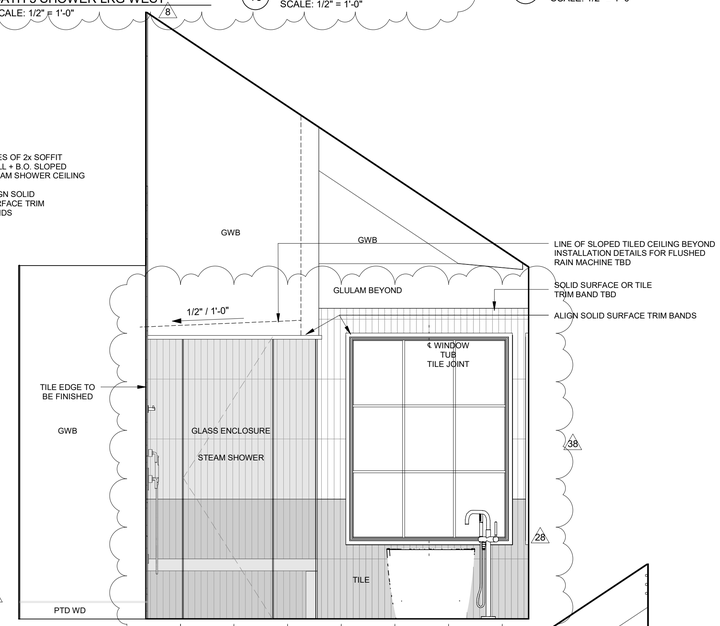
7 BATH 3 TOILET LKG WEST
SCALE: 1/2" = 1'-0"



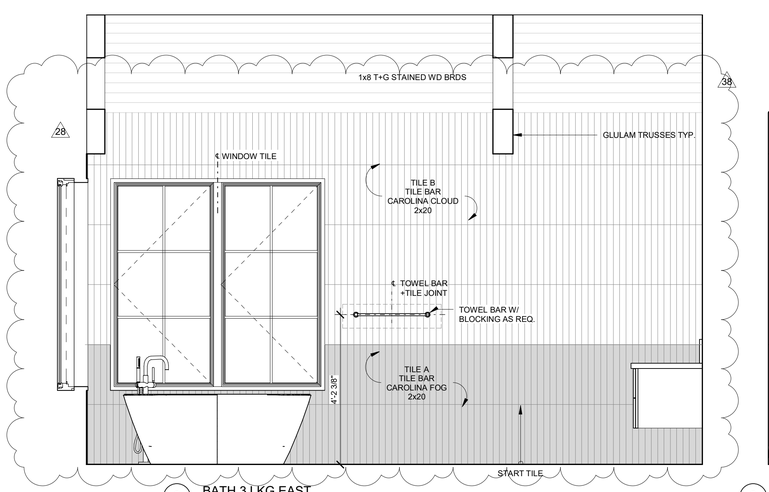
6 BATH 3 TOILET LKG NORTH
SCALE: 1/2" = 1'-0"



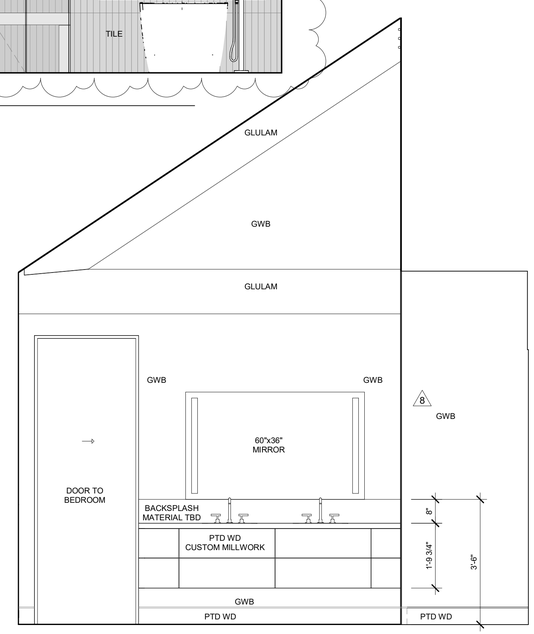
5 BATH 3 LKG WEST
SCALE: 1/2" = 1'-0"



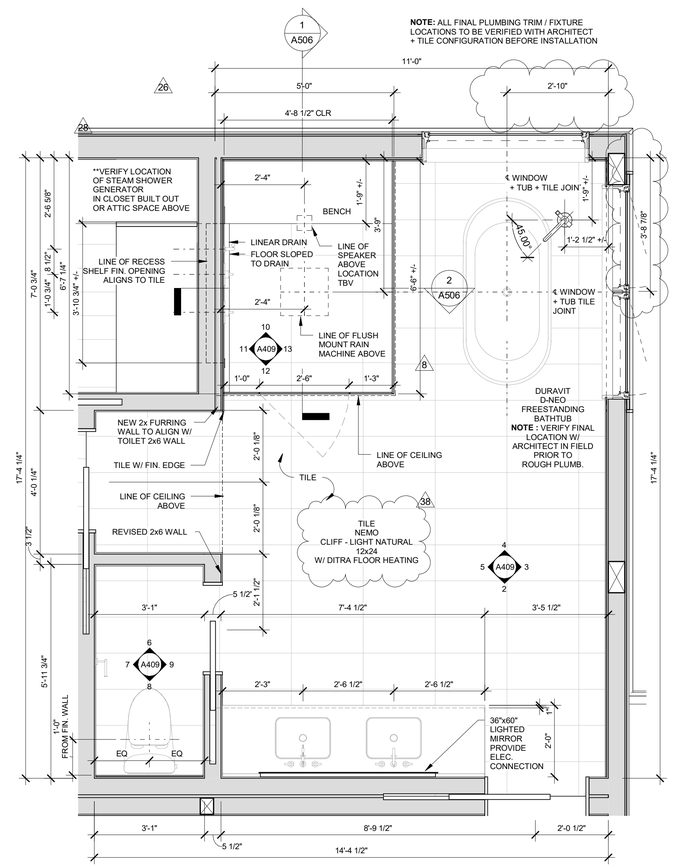
4 BATH 3 LKG NORTH
SCALE: 1/2" = 1'-0"



3 BATH 3 LKG EAST
SCALE: 1/2" = 1'-0"



2 BATH 3 LKG SOUTH
SCALE: 1/2" = 1'-0"



1 DETAIL PLAN - BATH 3
SCALE: 1/2" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
8	STEAM SHOWER - MED CAB	09/08/23
26	2x6 POCKET DOOR + SHOWER FURRING	10/30/23
28	PLUMBING FIX. + BATH CHANGES	11/03/23
35	THERMASOL STEAM SHOWER	TBD
38	TILE REVISIONS	01/09/24

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CONSTRUCTION DOCUMENTS

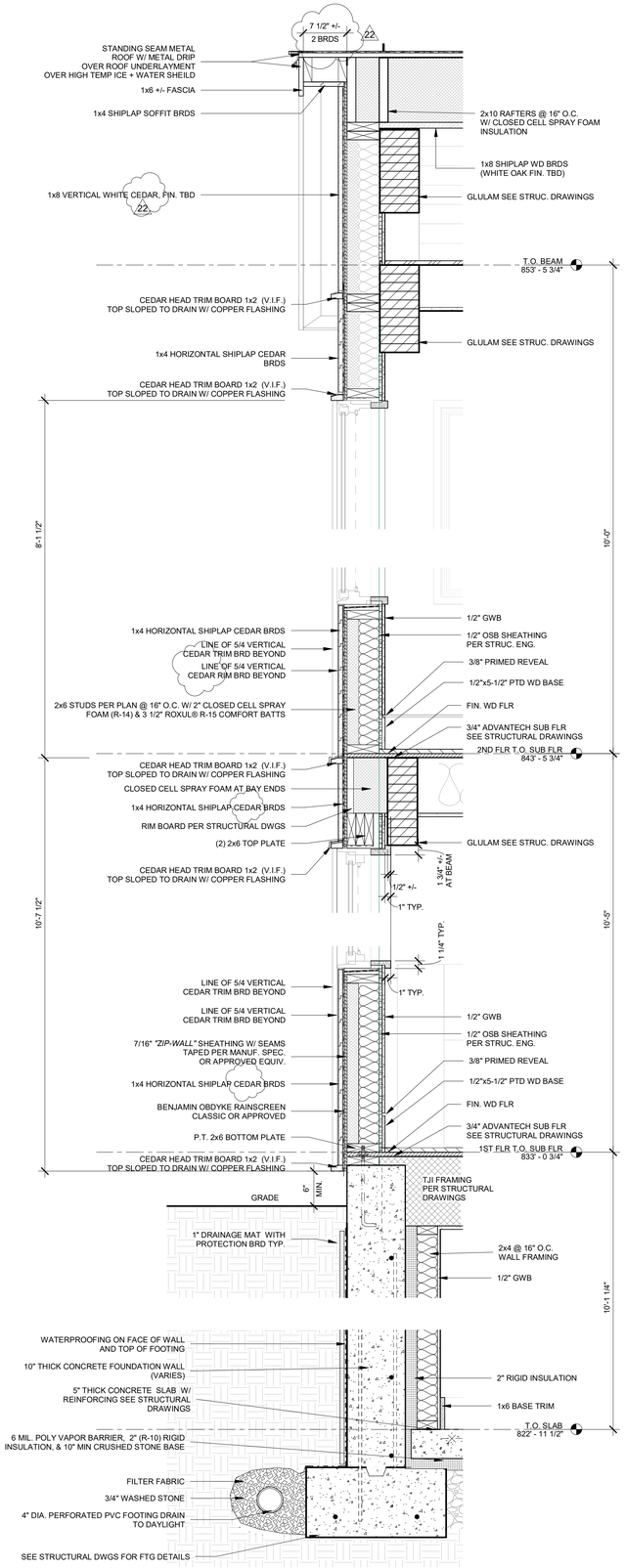
drawing title
INTERIOR ELEVATIONS
- BATH 3

A409

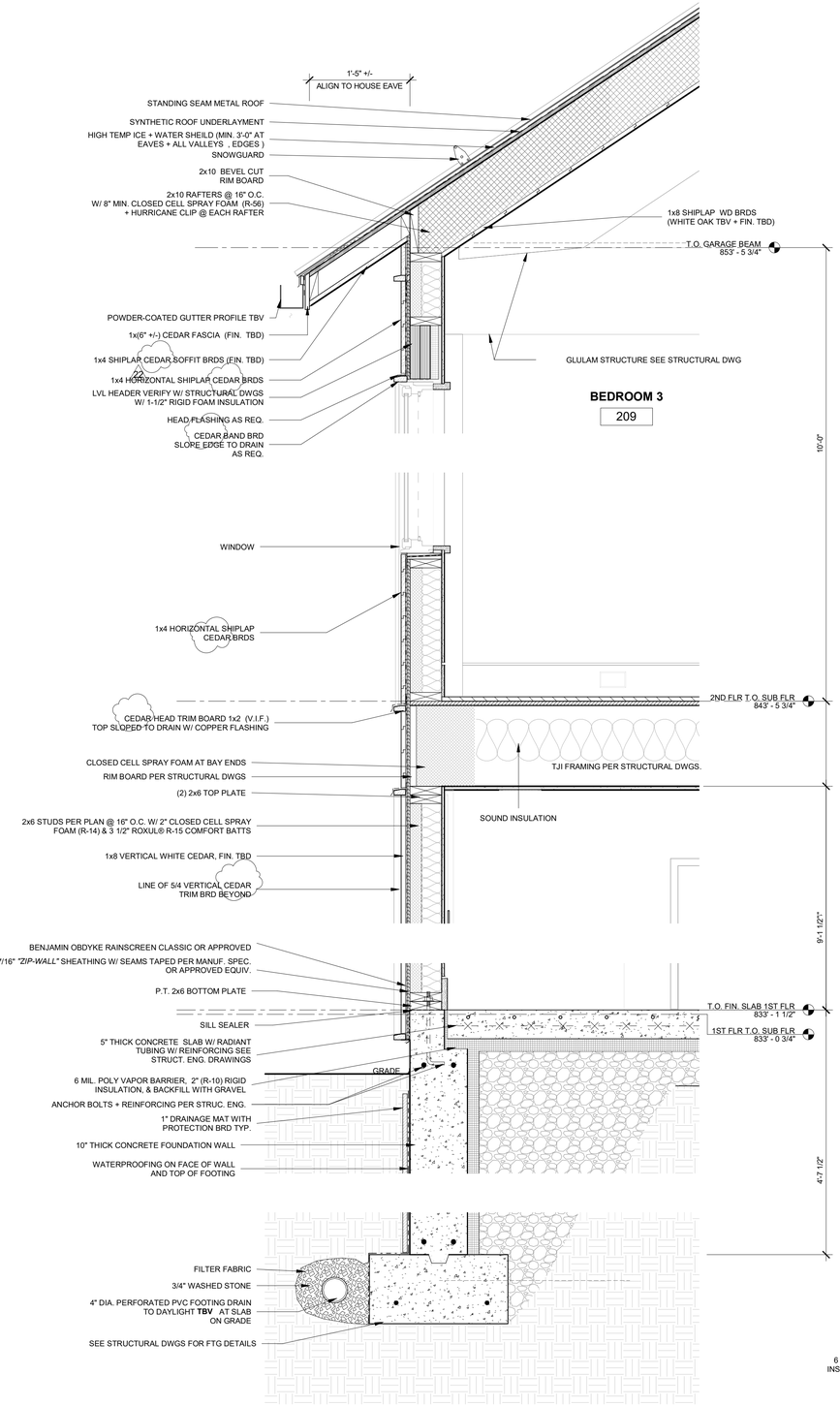
project number
21-009

date
05/15/23

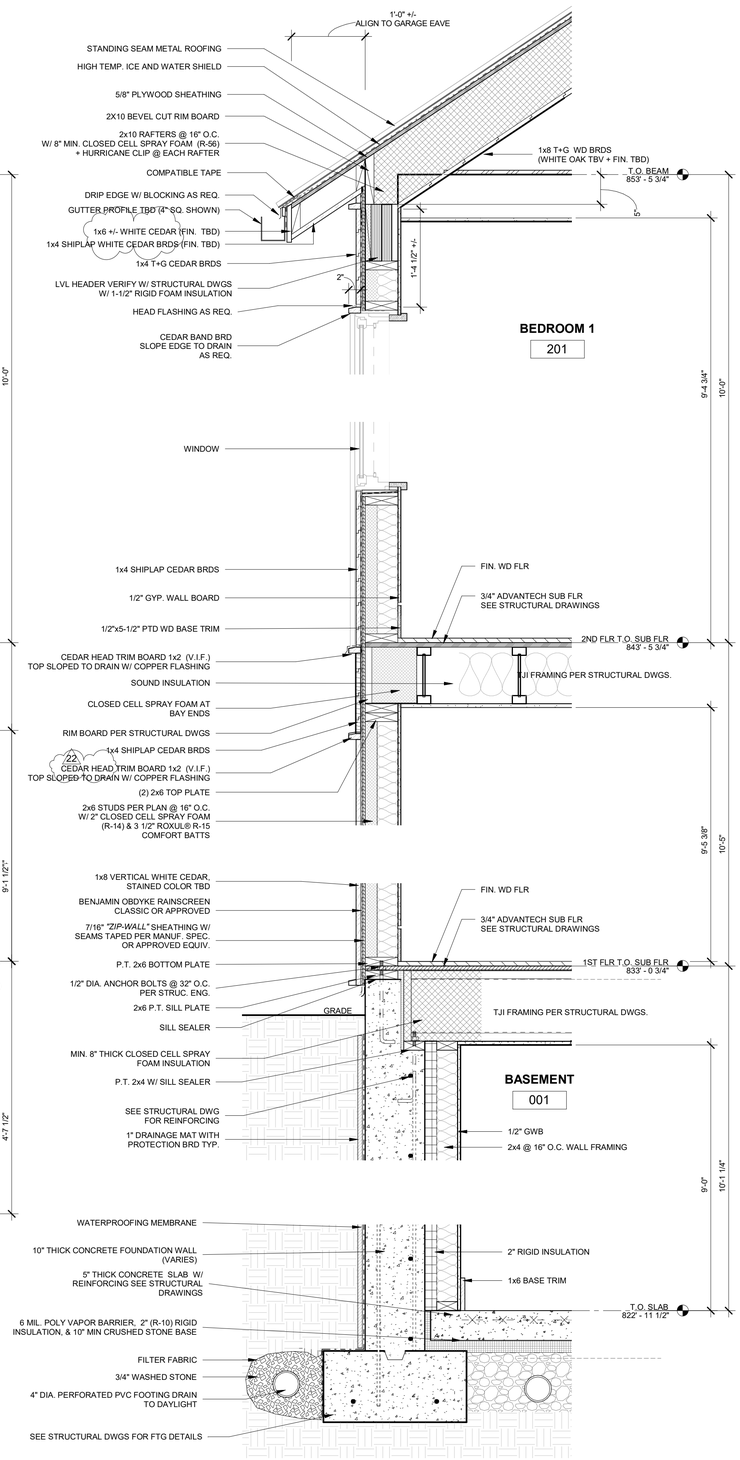
scale
1/2" = 1'-0"



3 WALL SECTION GABLE END
SCALE: 1" = 1'-0"



2 WALL SECTION DETAIL LKG SOUTH AT BEDROOM 3
SCALE: 1" = 1'-0"



1 WALL SECTION DETAIL LKG EAST AT LIVING ROOM + BDRM 1
SCALE: 1" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
22	CEDAR NOTES + RAKE DIM.	10/18/23

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CONSTRUCTION DOCUMENTS

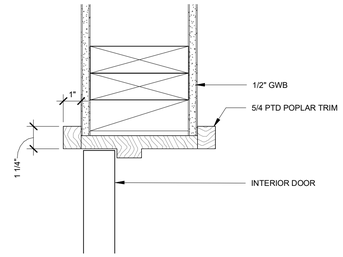
drawing title
DETAIL - WALL SECTIONS

A501

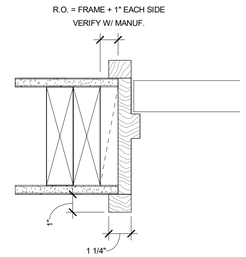
project number
21-009

date
05/15/23

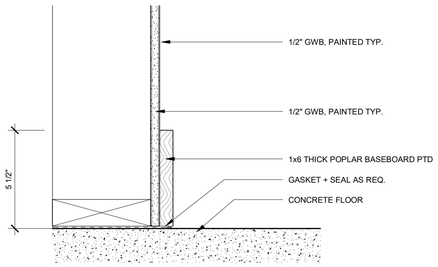
scale
1" = 1'-0"



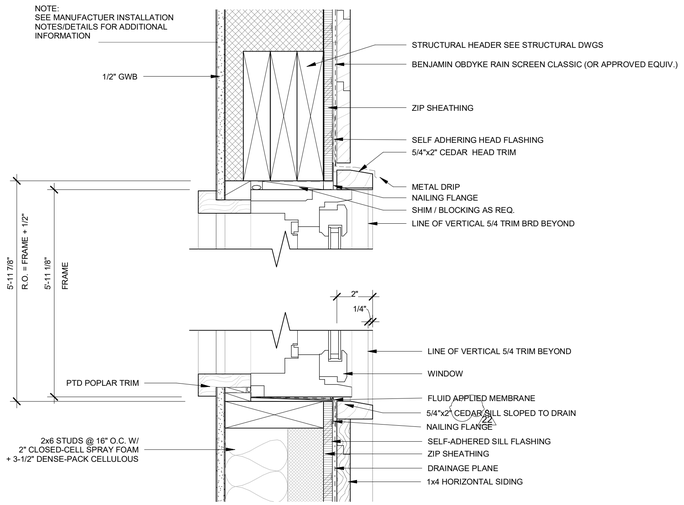
6 TYPICAL DOOR HEAD CASING DETAIL
SCALE: 3" = 1'-0"



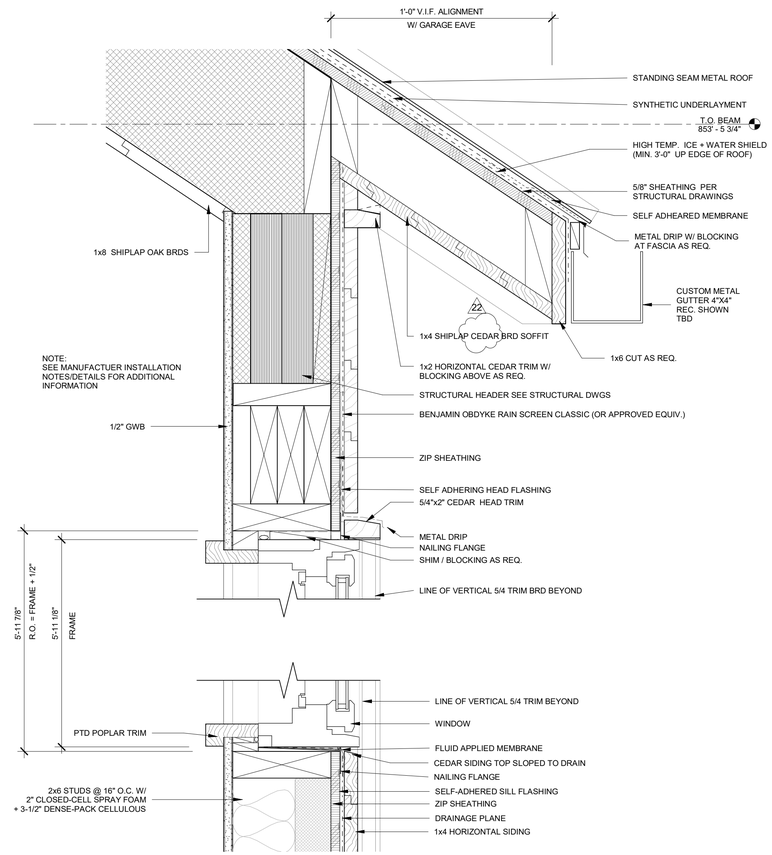
5 TYPICAL DOOR JAMB DETAIL
SCALE: 3" = 1'-0"



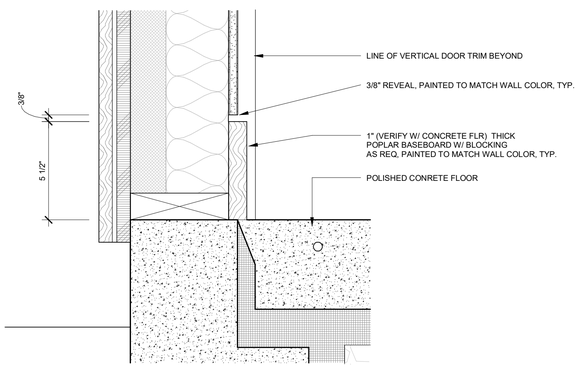
9 TYPICAL BASEMENT BASE TRIM DETAIL
SCALE: 3" = 1'-0"



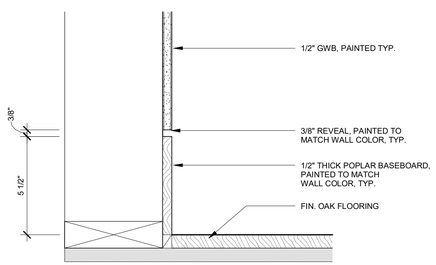
4 DETAIL SECTION - TYP. WINDOW HEAD + SILL AT NARROW EXTERIOR TRIM
SCALE: 3" = 1'-0"



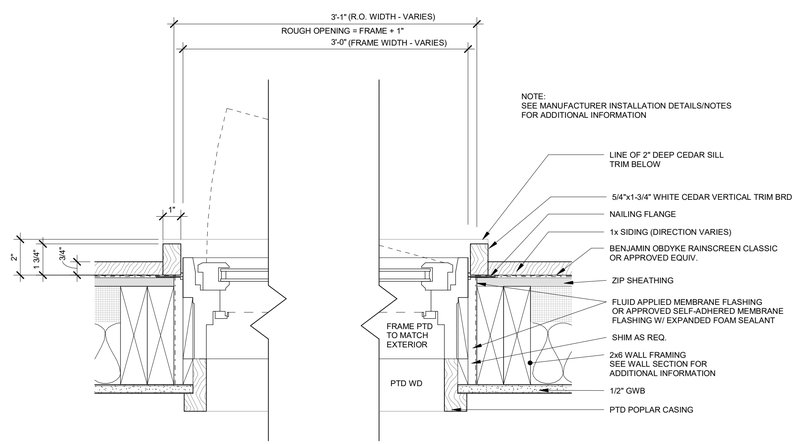
2 DETAIL SECTION - TYP. WINDOW HEAD + EAVE DETAIL
SCALE: 3" = 1'-0"



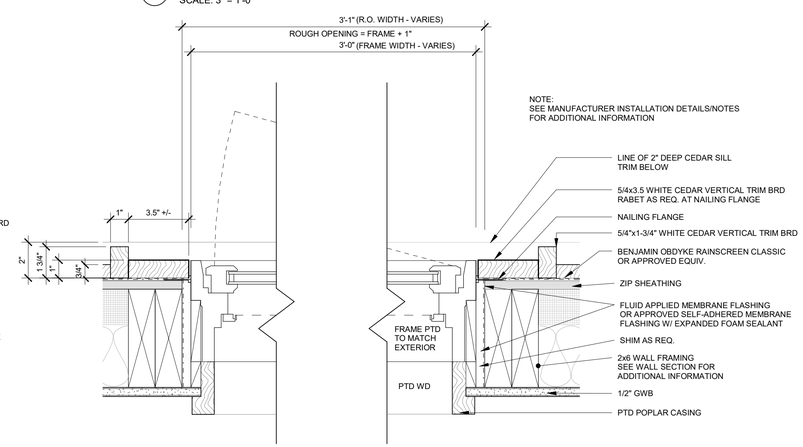
8 BASE TRIM AT CONCRETE INSULATION JOINT
SCALE: 3" = 1'-0"



7 TYPICAL BASE TRIM DETAIL
SCALE: 3" = 1'-0"



3 DETAIL PLAN - TYP. TRIM TYPE 2 - EXTERIOR NARROW
SCALE: 3" = 1'-0"



1 DETAIL PLAN - TYP. TRIM TYPE 1 AT WINDOW JAMB - EXTERIOR WIDE
SCALE: 3" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
22	CEDAR NOTES + RAKE DIM.	10/18/23

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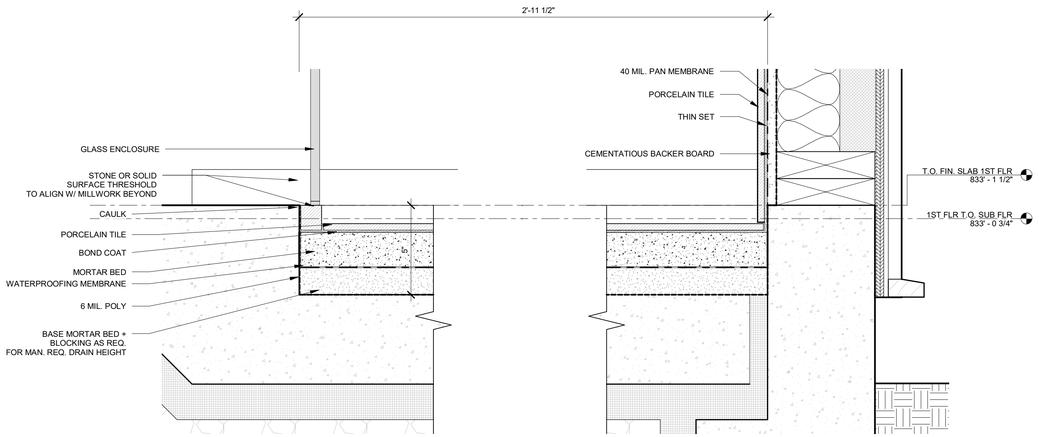
CONSTRUCTION DOCUMENTS

drawing title
DETAILS - WINDOW + DOOR CASING + TYP. BASE TRIM
A502

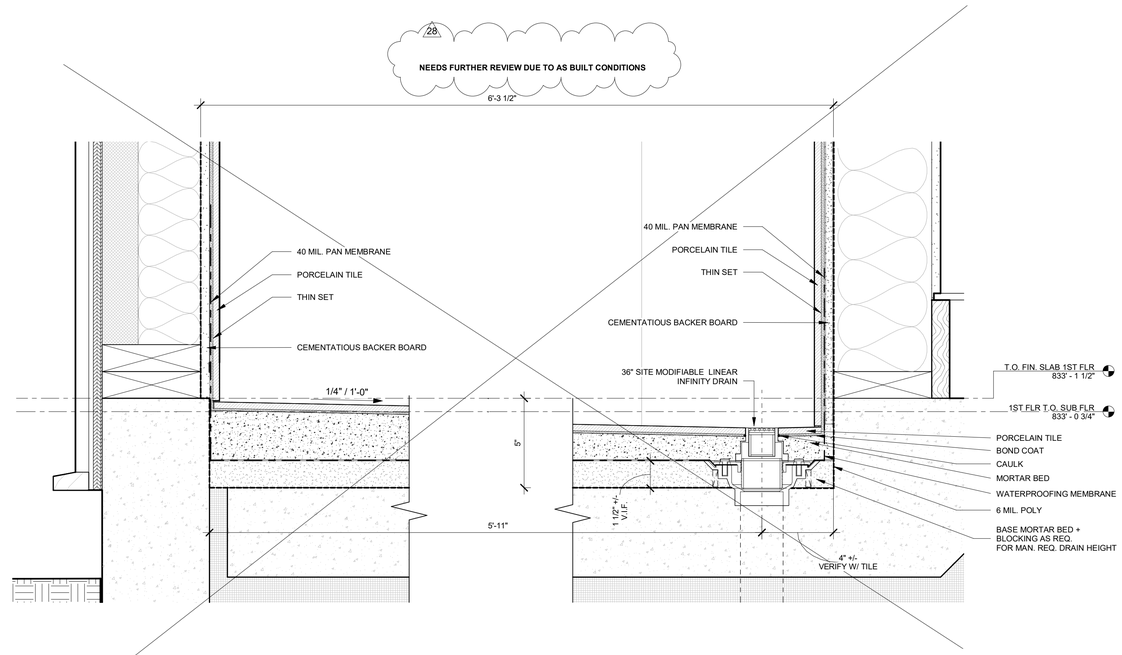
project number
21-009

date
05/15/23

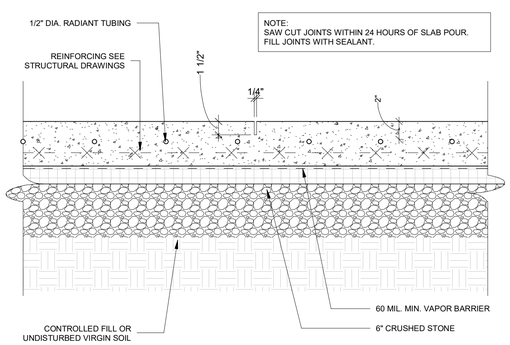
scale
3" = 1'-0"



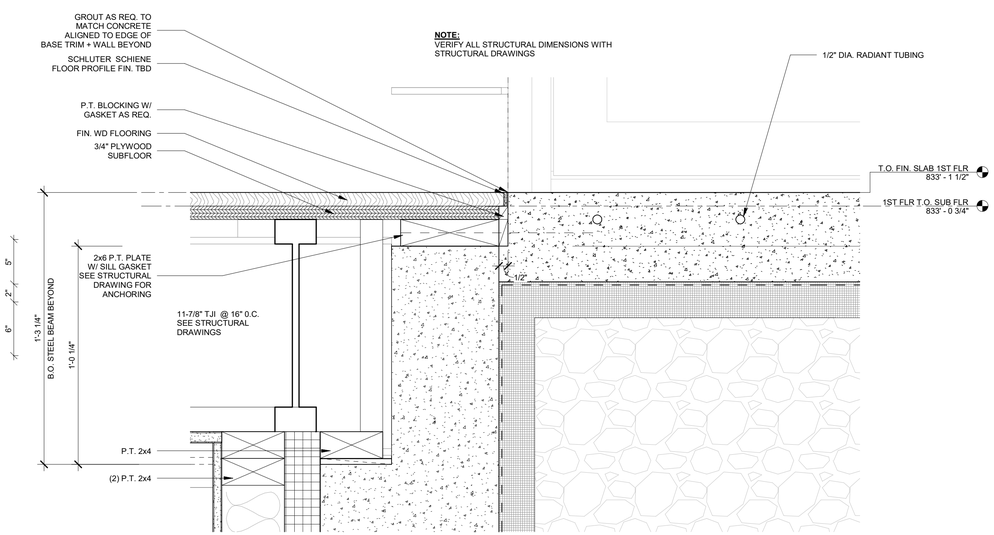
5 DETAIL SECTION - CONCRETE AT GUEST SHOWER LKG EAST
SCALE: 3" = 1'-0"



4 DETAIL SECTION - CONCRETE AT GUEST SUITE SHOWER LKG SOUTH
SCALE: 3" = 1'-0"



3 SECTION DETAIL - CONCRETE SLAB CONTROL JOINT
SCALE: 1 1/2" = 1'-0"



2 DETAIL SECTION - CONCRETE TO WOOD FLOOR TRANSITION
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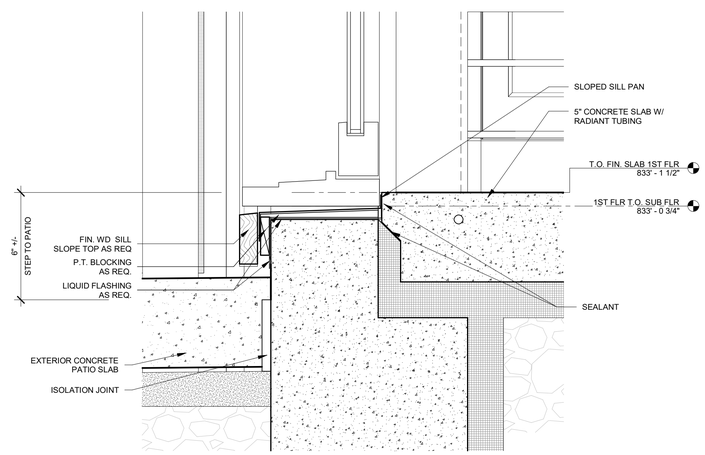

1 SECTION DETAIL - DOOR SILL AT SLAB ON GRADE
SCALE: 3" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
28	PLUMBING FIX. + BATH CHANGES	11/03/23

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CONSTRUCTION DOCUMENTS

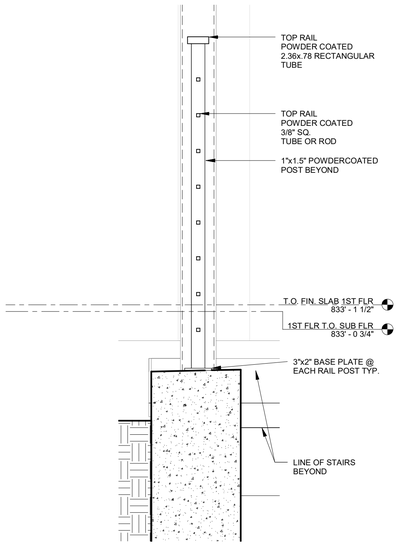
drawing title
SECTION DETAILS AT SLAB ON GRADE

A503

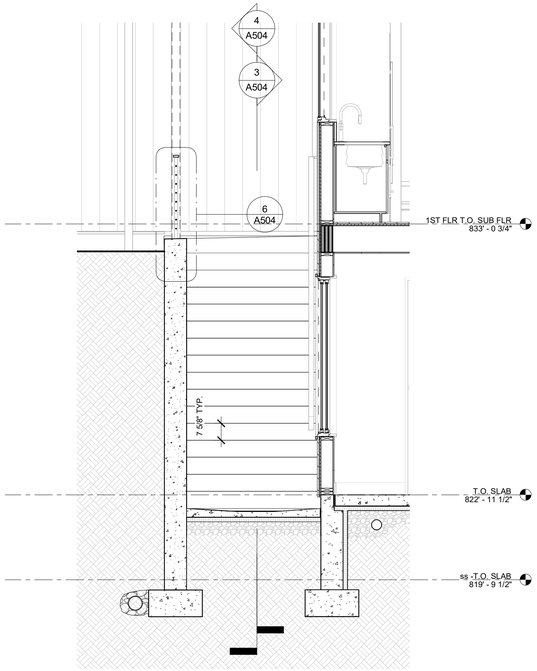
project number
21-009

date
05/15/23

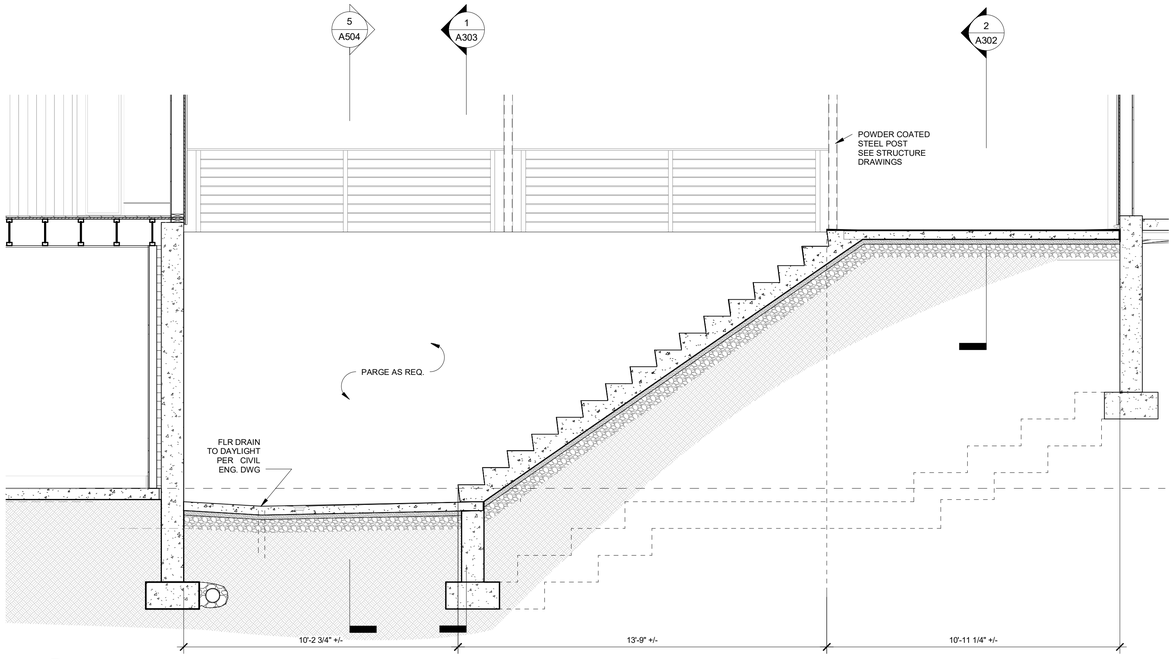
scale
As indicated



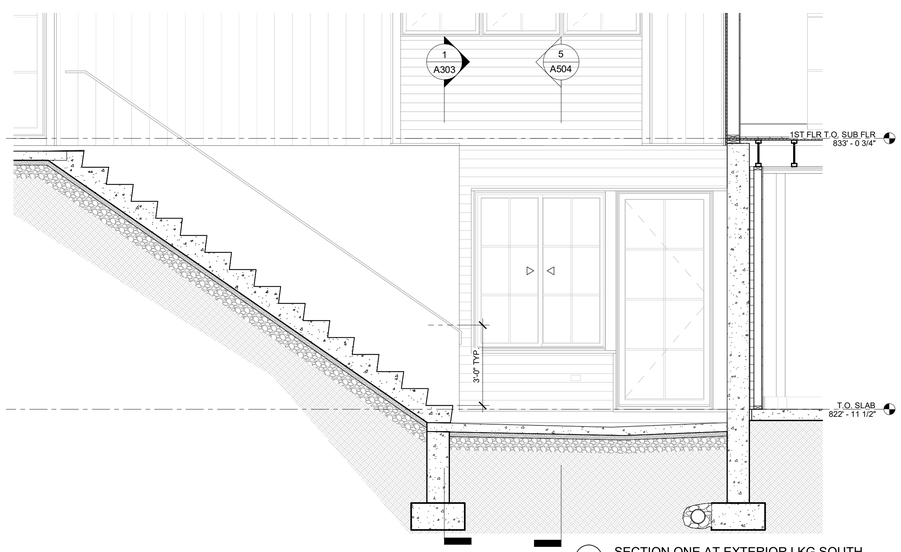
6 EXTERIOR STAIR SECTION LKG EAST - RAIL DETAIL
SCALE: 1 1/2" = 1'-0"



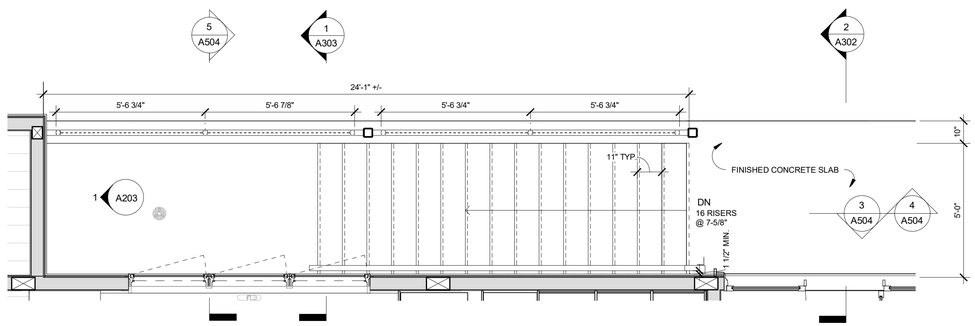
5 EXTERIOR STAIR SECTION LKG EAST
SCALE: 3/8" = 1'-0"



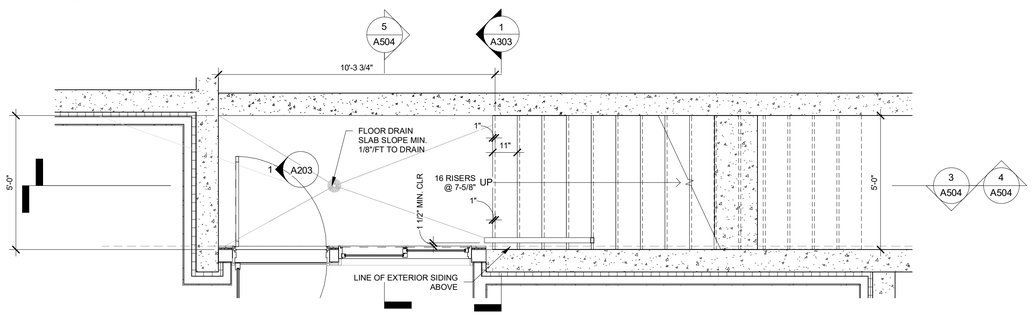
4 SECTION ONE AT EXTERIOR STAIR LKG NORTH
SCALE: 3/8" = 1'-0"



3 SECTION ONE AT EXTERIOR LKG SOUTH
SCALE: 3/8" = 1'-0"



2 DETAIL PLAN - FIRST FLOOR EXTERIOR STAIR
SCALE: 3/8" = 1'-0"



1 DETAIL PLAN - BASMENT PLAN EXTERIOR STAIR
SCALE: 3/8" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date

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CONSTRUCTION DOCUMENTS

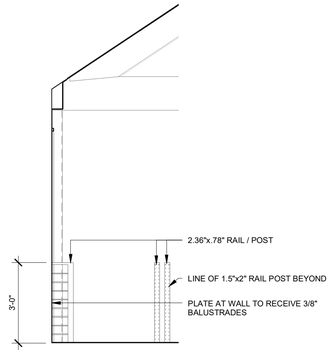
drawing title
EXTERIOR STAIR + RAIL DETAILS

A504

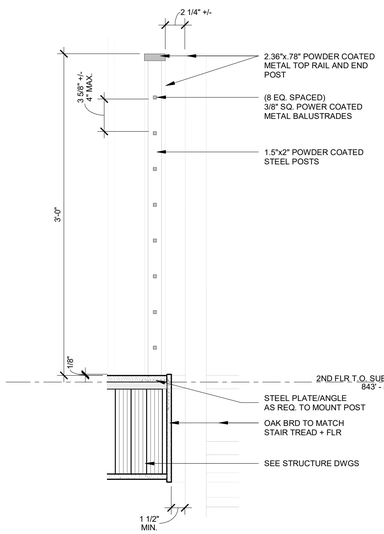
project number
21-009

date
05/15/23

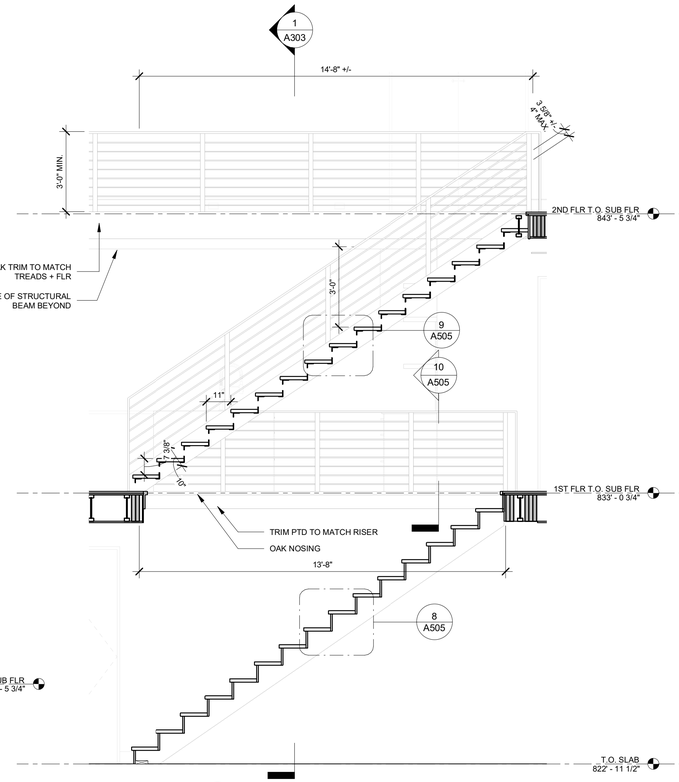
scale
As indicated



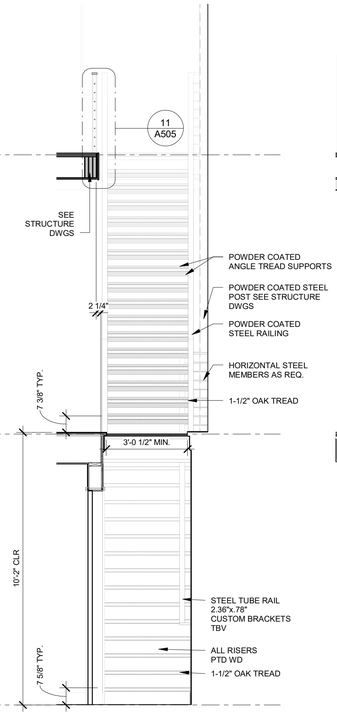
7 UPPER RAIL ELEVATION LKG WEST
SCALE: 3/8" = 1'-0"



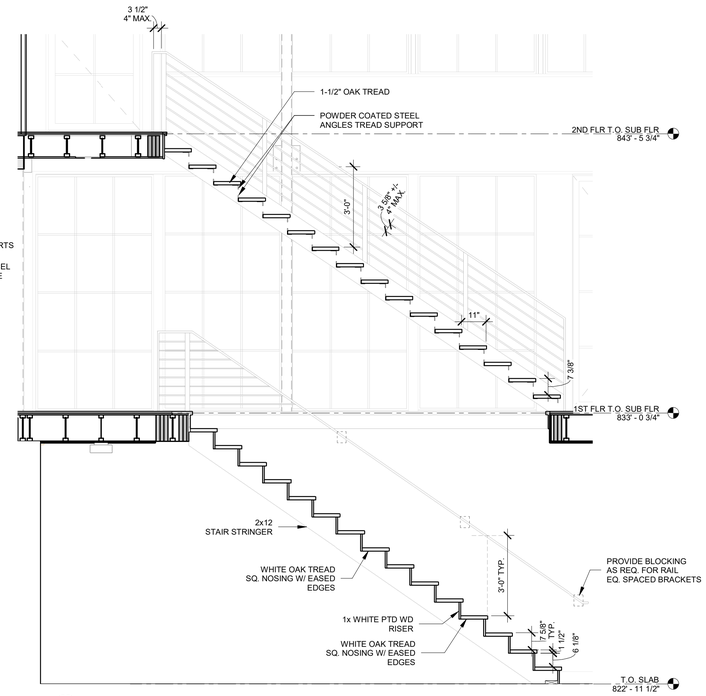
11 SECOND FLOOR - HALLWAY RAIL DETAIL
SCALE: 1 1/2" = 1'-0"



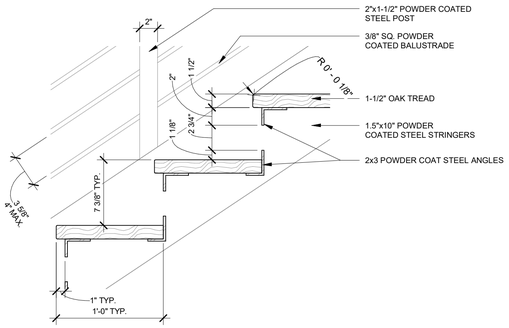
6 STAIR SECTION LKG NORTH
SCALE: 3/8" = 1'-0"



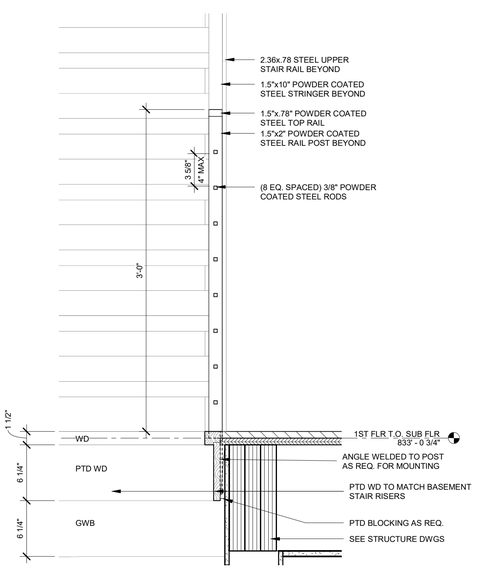
5 STAIR ELEVATION LKG EAST
SCALE: 3/8" = 1'-0"



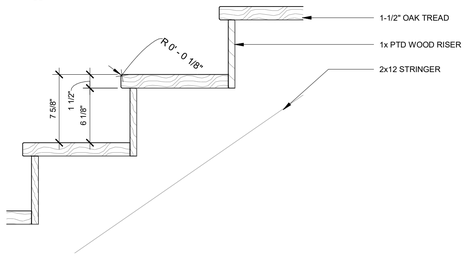
4 STAIR SECTION LKG SOUTH
SCALE: 3/8" = 1'-0"



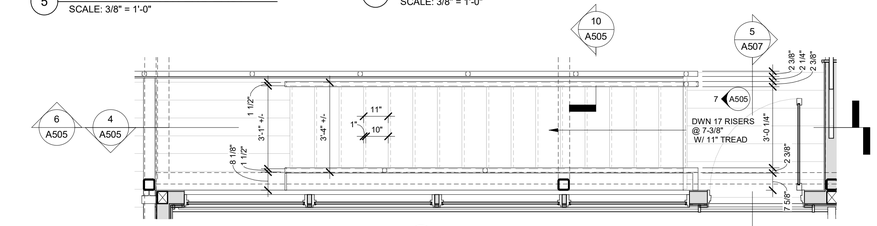
9 DETAIL SECTION - UPPER STAIR
SCALE: 1 1/2" = 1'-0"



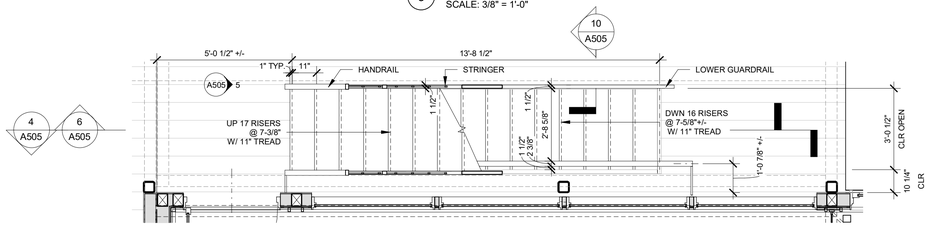
10 FIRST FLOOR GAURD RAIL
SCALE: 1 1/2" = 1'-0"



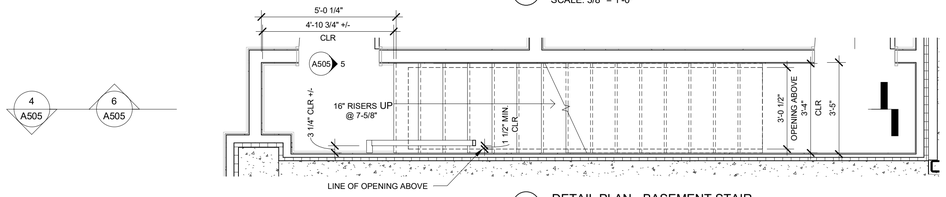
8 DETAIL SECTION - LOWER STAIR
SCALE: 1 1/2" = 1'-0"



3 DETAIL PLAN - SECOND FLOOR STAIR
SCALE: 3/8" = 1'-0"



2 DETAIL PLAN - FIRST FLOOR STAIR
SCALE: 3/8" = 1'-0"



1 DETAIL PLAN - BASEMENT STAIR
SCALE: 3/8" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date

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ALLEE ARCHITECTURE

CONSTRUCTION DOCUMENTS

drawing title
INTERIOR STAIR DETAILS

A505

project number
21-009

date
05/15/23

scale
As indicated

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

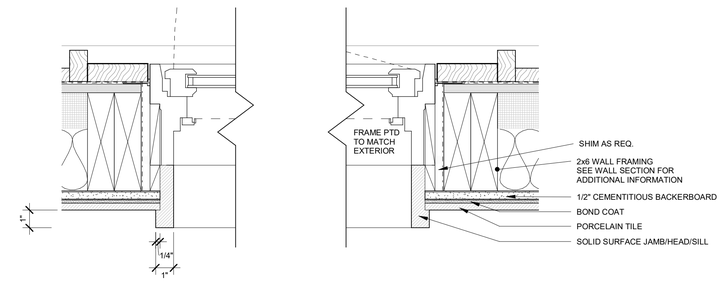
Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

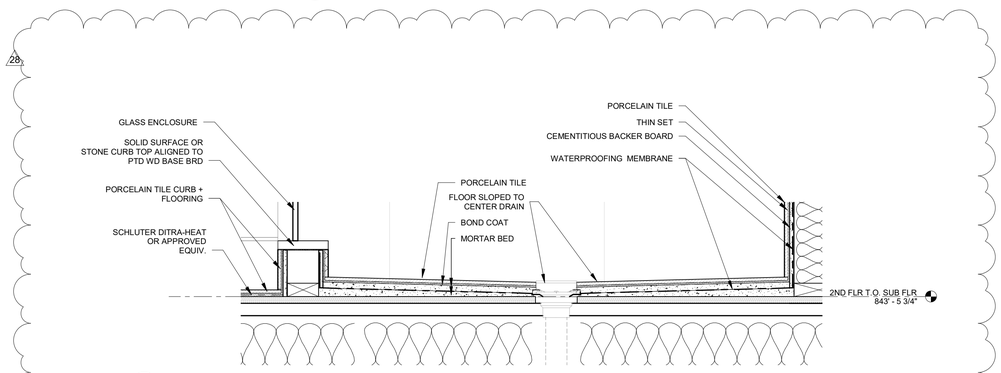
DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

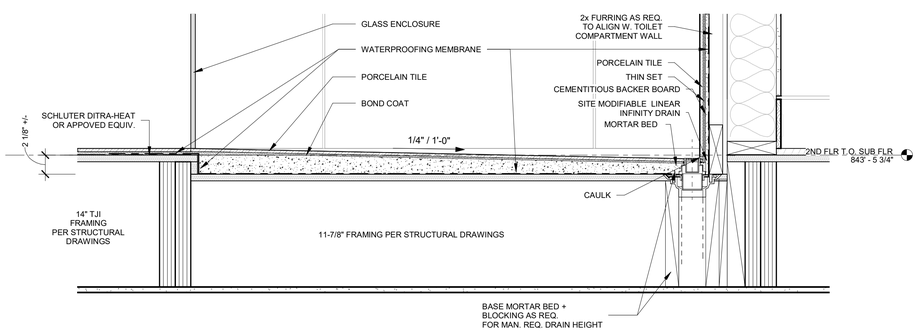
Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456



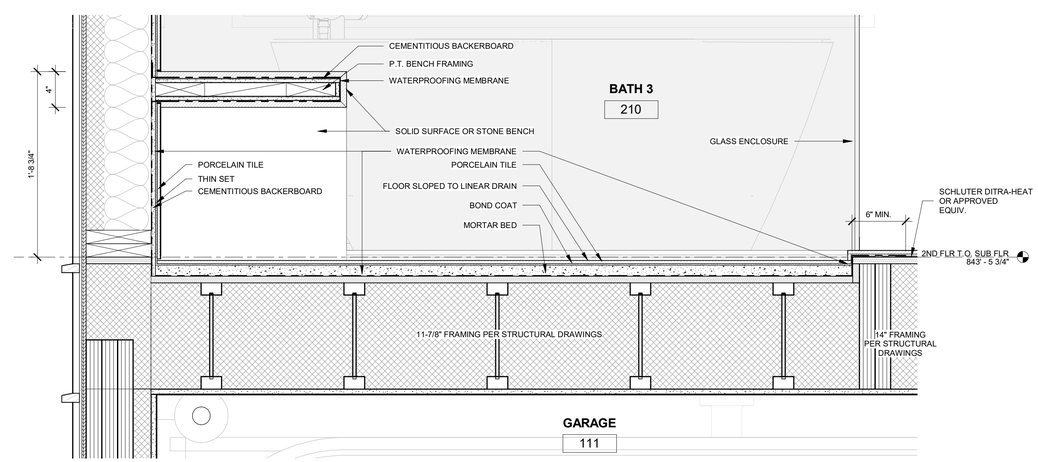
4 DETAIL PLAN - TILE DETAIL AT WINDOW TYP. (HEAD + SILL SIM.)
SCALE: 3" = 1'-0"



3 DETAIL SECTION - BATH 1 SHOWER PAN DETAIL (BATH 2 SIM.)
SCALE: 1 1/2" = 1'-0"



2 DETAIL SECTION - BATH 3 SHOWER PAN LKG SOUTH
SCALE: 1 1/2" = 1'-0"



1 DETAIL SECTION - BATH 3 SHOWER PAN
SCALE: 1 1/2" = 1'-0"

revisions

rev #	remarks	date
28	PLUMBING FIX. + BATH CHANGES	11/03/23

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CONSTRUCTION DOCUMENTS

drawing title
MISC. DETAILS

A506

project number
21-009

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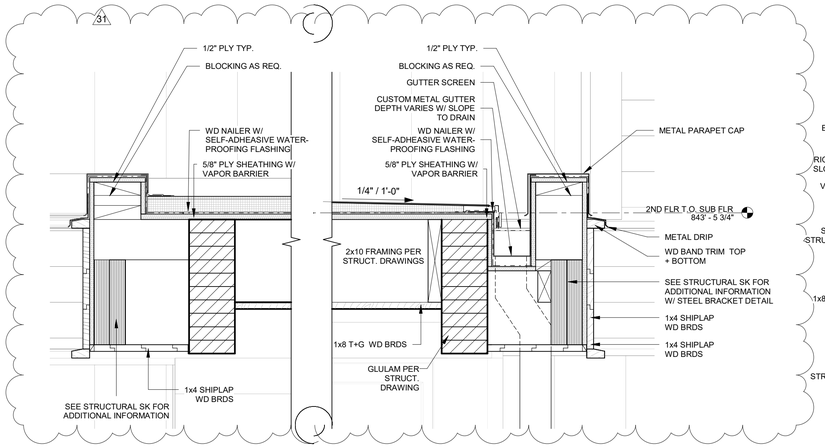
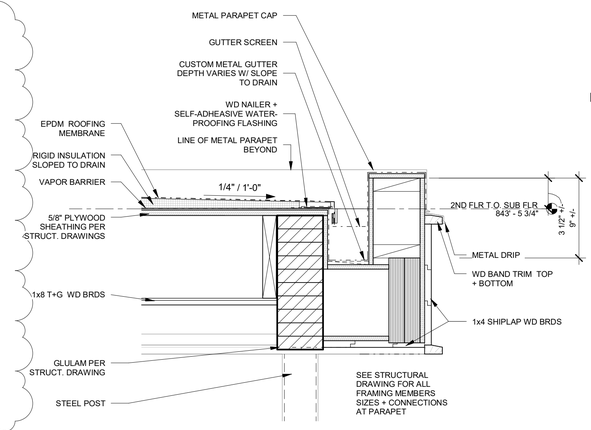
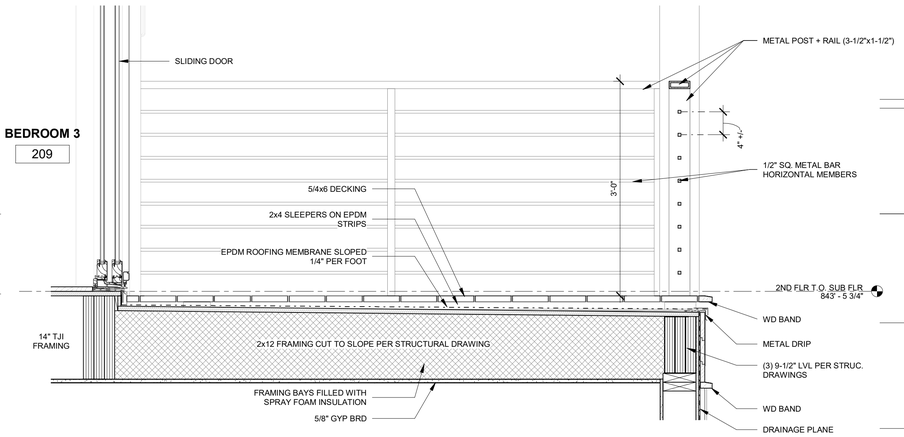
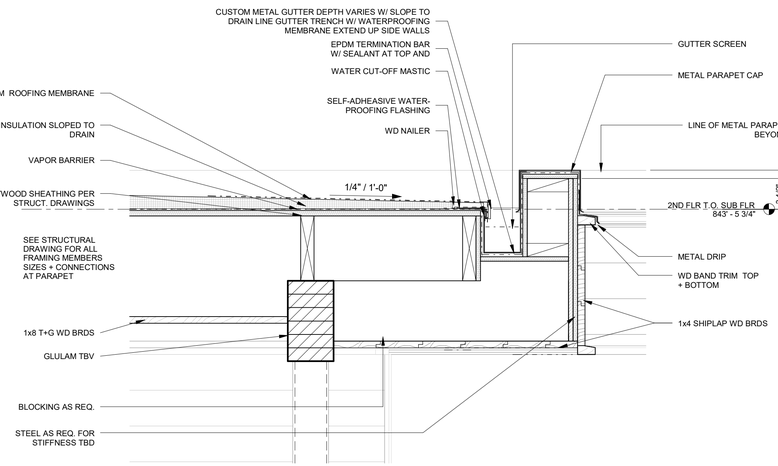


10 SECTION DETAIL - PARAPET LKG WEST AT FRONT ENTRY ROOF
SCALE: 1 1/2" = 1'-0"

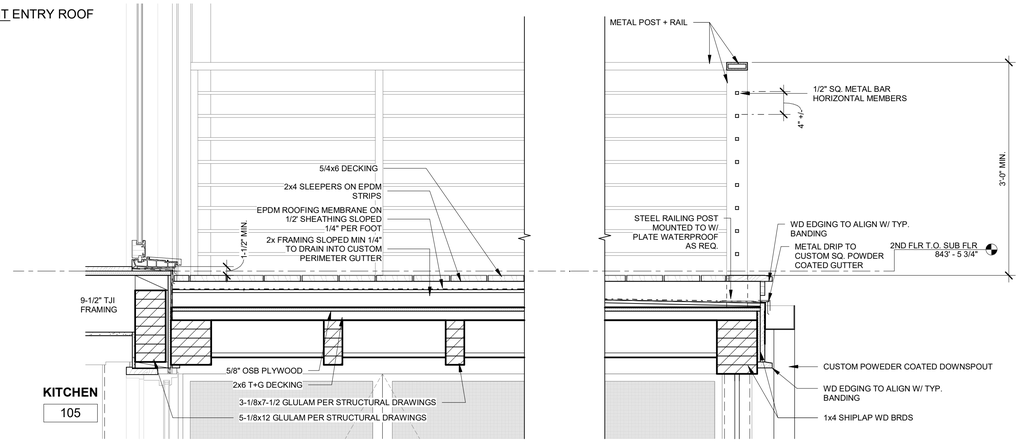




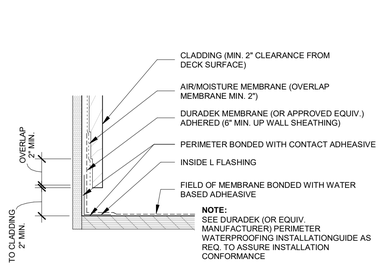
6 SECTION DETAIL - PRIMARY DECK LKG EAST
SCALE: 1" = 1'-0"



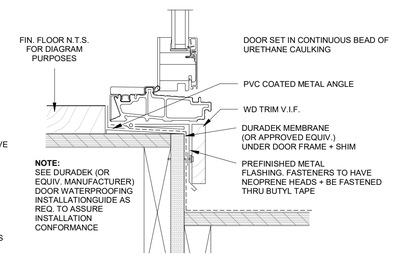
9 SECTION DETAIL - PARAPET LKG WEST NORTH STAIR ROOF
SCALE: 1 1/2" = 1'-0"



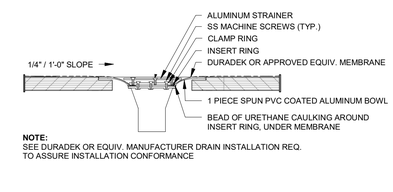
5 SECTION DETAIL - DECK AT UPPER STAIR
SCALE: 1" = 1'-0"



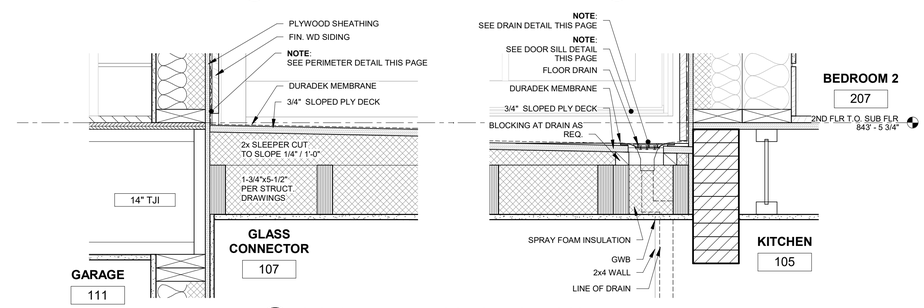
4 SECTION DETAIL - PERIMETER MEMBRANE DECK
SCALE: 3" = 1'-0"



3 SECTION DETAIL - DOOR AT MEMBRANE DECK
SCALE: 3" = 1'-0"



2 SECTION DETAIL - DRAIN AT MEMBRANE DECK
SCALE: 3" = 1'-0"



1 SECTION DETAIL - HANG SPACE DECK LKG SOUTH
SCALE: 1 1/2" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team
Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer
DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer
Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
31	GUTTER REVISION - SNOWGUARD	11/09/23

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ALLEE ARCHITECTURE

CONSTRUCTION DOCUMENTS

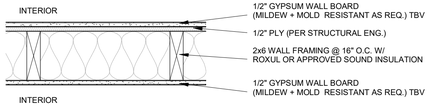
drawing title
EXTERIOR ROOF DECK + PARAPET DETAILS

A507

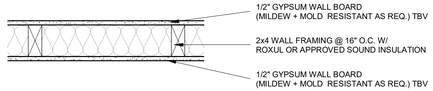
project number
21-009

date
10/31/22

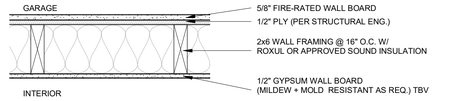
scale
As indicated



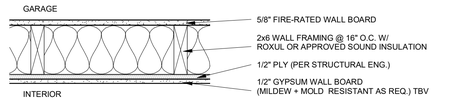
S WALL DETAIL - INTERIOR 2x6 SHEAR
SCALE: 1 1/2" = 1'-0"



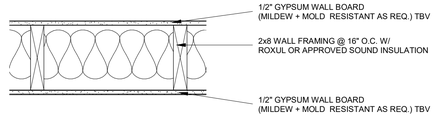
J WALL DETAIL - INTERIOR 2x4
SCALE: 1 1/2" = 1'-0"



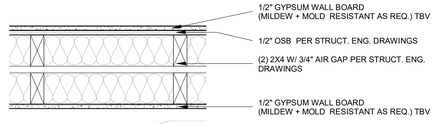
K WALL DETAIL - GARAGE 2x6 A
SCALE: 1 1/2" = 1'-0"



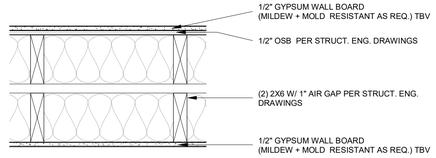
L WALL DETAIL - GARAGE 2x6 B
SCALE: 1 1/2" = 1'-0"



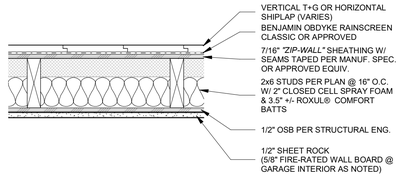
M WALL DETAIL - INTERIOR 2x8
SCALE: 1 1/2" = 1'-0"



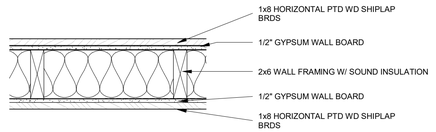
N WALL DETAIL - INTERIOR 2ND FLOOR SHEAR WALL A
SCALE: 1 1/2" = 1'-0"



P WALL DETAIL - INTERIOR 2ND FLOOR SHEAR WALL B
SCALE: 1 1/2" = 1'-0"

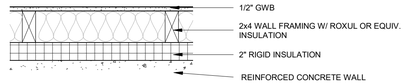


Q WALL DETAIL - EXTERIOR WALL TYPE 5
SCALE: 1 1/2" = 1'-0"

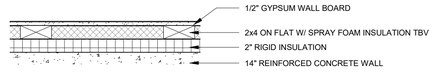


R WALL DETAIL - INTERIOR 2ND FLOOR PANELED WALL
SCALE: 1 1/2" = 1'-0"

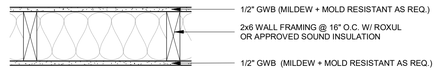
A WALL DETAIL - 10" REINFORCED CONCRETE WALL
SCALE: 1 1/2" = 1'-0"



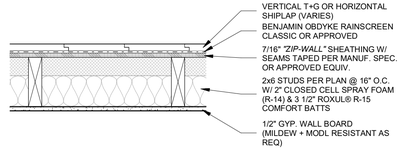
B WALL DETAIL - BASEMENT PERIMETER WALL
SCALE: 1 1/2" = 1'-0"



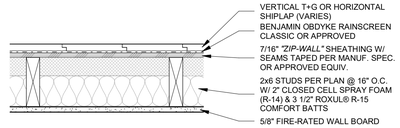
C WALL DETAIL - BASEMENT PERIMETER TYPE 2
SCALE: 1 1/2" = 1'-0"



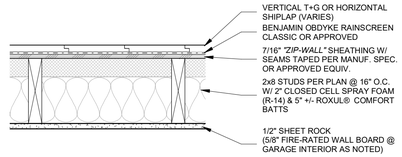
D WALL DETAIL - INTERIOR 2x6 A
SCALE: 1 1/2" = 1'-0"



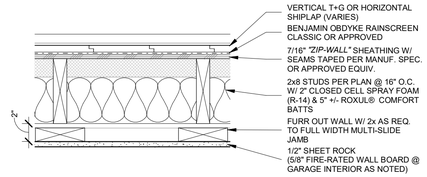
E WALL DETAIL - EXTERIOR WALL TYPE 1
SCALE: 1 1/2" = 1'-0"



F WALL DETAIL - EXTERIOR WALL TYPE 2
SCALE: 1 1/2" = 1'-0"



G WALL DETAIL - EXTERIOR WALL TYPE 3
SCALE: 1 1/2" = 1'-0"



H WALL DETAIL - EXTERIOR WALL TYPE 4
SCALE: 1 1/2" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date

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ALLEE ARCHITECTURE

CONSTRUCTION DOCUMENTS

drawing title
WALL TYPES

A600

project number
21-009

date
05/15/23

scale
1 1/2" = 1'-0"

Window Schedule

Type Mark	Type	Manufacturer	Window Type	Width	Height	Rough Width	Rough Height	Cladding Material	Interior Material	Egress	Frame	Glass Type	Glazing Material	Jamb Exten.	Comments
A	UDGRECT Custom A	Marvin Windows and Doors	Ultimate Direct Glaze Rectangle	1' - 6"	9' - 0 3/4"	1' - 7"	9' - 1 1/4"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	Tempered
A	UDGRECT Custom A	Marvin Windows and Doors	Ultimate Direct Glaze Rectangle	1' - 6"	9' - 0 3/4"	1' - 7"	9' - 1 1/4"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	Tempered
B	ELCA3771	Marvin Windows and Doors	Elevate Casement	3' - 0"	5' - 11 1/8"	3' - 1"	5' - 11 5/8"	Ultrex-Marvin-Ebony	PTD Black TBV	Yes	Wood Ultrex	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	Tempered
B	ELCA3771	Marvin Windows and Doors	Elevate Casement	3' - 0"	5' - 11 1/8"	3' - 1"	5' - 11 5/8"	Ultrex-Marvin-Ebony	PTD Black TBV	Yes	Wood Ultrex	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	Tempered
B	ELCA3771	Marvin Windows and Doors	Elevate Casement	3' - 0"	5' - 11 1/8"	3' - 1"	5' - 11 5/8"	Ultrex-Marvin-Ebony	PTD Black TBV	Yes	Wood Ultrex	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	Tempered
B	ELCA3771	Marvin Windows and Doors	Elevate Casement	3' - 0"	5' - 11 1/8"	3' - 1"	5' - 11 5/8"	Ultrex-Marvin-Ebony	PTD Black TBV	Yes	Wood Ultrex	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	Tempered
B	ELCA3771	Marvin Windows and Doors	Elevate Casement	3' - 0"	5' - 11 1/8"	3' - 1"	5' - 11 5/8"	Ultrex-Marvin-Ebony	PTD Black TBV	Yes	Wood Ultrex	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
B	ELCA3771	Marvin Windows and Doors	Elevate Casement	3' - 0"	5' - 11 1/8"	3' - 1"	5' - 11 5/8"	Ultrex-Marvin-Ebony	PTD Black TBV	Yes	Wood Ultrex	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
B	ELCA3771	Marvin Windows and Doors	Elevate Casement	3' - 0"	5' - 11 1/8"	3' - 1"	5' - 11 5/8"	Ultrex-Marvin-Ebony	PTD Black TBV	Yes	Wood Ultrex	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
B	ELCA3771	Marvin Windows and Doors	Elevate Casement	3' - 0"	5' - 11 1/8"	3' - 1"	5' - 11 5/8"	Ultrex-Marvin-Ebony	PTD Black TBV	Yes	Wood Ultrex	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
B	ELCA3771	Marvin Windows and Doors	Elevate Casement	3' - 0"	5' - 11 1/8"	3' - 1"	5' - 11 5/8"	Ultrex-Marvin-Ebony	PTD Black TBV	Yes	Wood Ultrex	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
B	ELCA3771	Marvin Windows and Doors	Elevate Casement	3' - 0"	5' - 11 1/8"	3' - 1"	5' - 11 5/8"	Ultrex-Marvin-Ebony	PTD Black TBV	Yes	Wood Ultrex	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
B	ELCA3771	Marvin Windows and Doors	Elevate Casement	3' - 0"	5' - 11 1/8"	3' - 1"	5' - 11 5/8"	Ultrex-Marvin-Ebony	PTD Black TBV	Yes	Wood Ultrex	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
B	ELCA3771	Marvin Windows and Doors	Elevate Casement	3' - 0"	5' - 11 1/8"	3' - 1"	5' - 11 5/8"	Ultrex-Marvin-Ebony	PTD Black TBV	Yes	Wood Ultrex	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
B	ELCA3771	Marvin Windows and Doors	Elevate Casement	3' - 0"	5' - 11 1/8"	3' - 1"	5' - 11 5/8"	Ultrex-Marvin-Ebony	PTD Black TBV	Yes	Wood Ultrex	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
C	ELCA2971	Marvin Windows and Doors	Elevate Casement	2' - 4"	5' - 11 1/8"	2' - 5"	5' - 11 5/8"	Ultrex-Marvin-Ebony	PTD Black TBV	Yes	Wood Ultrex	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	Tempered
C	ELCA2971	Marvin Windows and Doors	Elevate Casement	2' - 4"	5' - 11 1/8"	2' - 5"	5' - 11 5/8"	Ultrex-Marvin-Ebony	PTD Black TBV	Yes	Wood Ultrex	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	Tempered
D	UAWN5624	Marvin Windows and Doors	Ultimate Awning	4' - 8"	1' - 11 1/8"	4' - 9"	1' - 11 5/8"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	mech op. tbv
E	ELCAP5771	Marvin Windows and Doors	Elevate Casement Picture	4' - 8"	5' - 11 1/8"	4' - 9"	5' - 11 5/8"	Ultrex-Marvin-Ebony	PTD Black TBV	NO	Wood Ultrex	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	Tempered
F	UDGRECT Custom F	Marvin Windows and Doors	Ultimate Direct Glaze Rectangle	4' - 7"	5' - 11"	4' - 8"	5' - 11 1/2"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	Tempered
F	UDGRECT Custom F	Marvin Windows and Doors	Ultimate Direct Glaze Rectangle	4' - 7"	5' - 11"	4' - 8"	5' - 11 1/2"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	Tempered
F	UDGRECT Custom F	Marvin Windows and Doors	Ultimate Direct Glaze Rectangle	4' - 7"	5' - 11"	4' - 8"	5' - 11 1/2"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
F	UDGRECT Custom F	Marvin Windows and Doors	Ultimate Direct Glaze Rectangle	4' - 7"	5' - 11"	4' - 8"	5' - 11 1/2"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
F	UDGRECT Custom F	Marvin Windows and Doors	Ultimate Direct Glaze Rectangle	4' - 7"	5' - 11"	4' - 8"	5' - 11 1/2"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
F	UDGRECT Custom F	Marvin Windows and Doors	Ultimate Direct Glaze Rectangle	4' - 7"	5' - 11"	4' - 8"	5' - 11 1/2"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
F	UDGRECT Custom F	Marvin Windows and Doors	Ultimate Direct Glaze Rectangle	4' - 7"	5' - 11"	4' - 8"	5' - 11 1/2"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
F	UDGRECT Custom F	Marvin Windows and Doors	Ultimate Direct Glaze Rectangle	4' - 7"	5' - 11"	4' - 8"	5' - 11 1/2"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
F	UDGRECT Custom F	Marvin Windows and Doors	Ultimate Direct Glaze Rectangle	4' - 7"	5' - 11"	4' - 8"	5' - 11 1/2"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
G	UDHG2 Custom G	Marvin Windows and Doors	Ultimate Double Hung G2	3' - 8"	8' - 9 1/16"	3' - 9"	8' - 9 9/16"	Aluminum-Marvin-Ebony	PTD Black TBV	Yes	Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	Tempered
G	UDHG2 Custom G	Marvin Windows and Doors	Ultimate Double Hung G2	3' - 8"	8' - 9 1/16"	3' - 9"	8' - 9 9/16"	Aluminum-Marvin-Ebony	PTD Black TBV	Yes	Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	Tempered
G	UDHG2 Custom G	Marvin Windows and Doors	Ultimate Double Hung G2	3' - 8"	8' - 9 1/16"	3' - 9"	8' - 9 9/16"	Aluminum-Marvin-Ebony	PTD Black TBV	Yes	Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	Tempered
H	UDGRECT Custom H	Marvin Windows and Doors	Ultimate Direct Glaze Rectangle	3' - 8"	2' - 0"	3' - 9"	2' - 0 1/2"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
H	UDGRECT Custom H	Marvin Windows and Doors	Ultimate Direct Glaze Rectangle	3' - 8"	2' - 0"	3' - 9"	2' - 0 1/2"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
J	UDGRECT Custom J	Marvin Windows and Doors	Ultimate Direct Glaze Rectangle	3' - 8"	5' - 11"	3' - 9"	5' - 11 1/2"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
J	UDGRECT Custom J	Marvin Windows and Doors	Ultimate Direct Glaze Rectangle	3' - 8"	5' - 11"	3' - 9"	5' - 11 1/2"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
J	UDGRECT Custom J	Marvin Windows and Doors	Ultimate Direct Glaze Rectangle	3' - 8"	5' - 11"	3' - 9"	5' - 11 1/2"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
K	UDGRECT Custom K	Marvin Windows and Doors	Ultimate Direct Glaze Rectangle	4' - 7"	8' - 11 3/4"	4' - 8"	9' - 0 1/4"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	Tempered
K	UDGRECT Custom K	Marvin Windows and Doors	Ultimate Direct Glaze Rectangle	4' - 7"	8' - 11 3/4"	4' - 8"	9' - 0 1/4"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	Tempered
K	UDGRECT Custom K	Marvin Windows and Doors	Ultimate Direct Glaze Rectangle	4' - 7"	8' - 11 3/4"	4' - 8"	9' - 0 1/4"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	Tempered
K	UDGRECT Custom K	Marvin Windows and Doors	Ultimate Direct Glaze Rectangle	4' - 7"	8' - 11 3/4"	4' - 8"	9' - 0 1/4"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	Tempered
L	UAWN6024	Marvin Windows and Doors	Ultimate Awning	5' - 0"	1' - 11 1/8"	5' - 1"	1' - 11 5/8"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon		mech op. tbv
L	UAWN6024	Marvin Windows and Doors	Ultimate Awning	5' - 0"	1' - 11 1/8"	5' - 1"	1' - 11 5/8"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon		mech op. tbv
L	UAWN6024	Marvin Windows and Doors	Ultimate Awning	5' - 0"	1' - 11 1/8"	5' - 1"	1' - 11 5/8"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon		fixed
M	UGL5060	Marvin Windows and Doors	Ultimate Glider	4' - 11 1/2"	5' - 11 1/2"	5' - 0 1/2"	6' - 0"	Aluminum-Marvin-Ebony	PTD Black TBV	Yes	Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	Tempered
N	UCA3678	Marvin Windows and Doors	Ultimate Casement	3' - 0"	6' - 5 1/8"	3' - 1"	6' - 5 5/8"	Aluminum-Marvin-Ebony	PTD Black TBV	Yes	Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
N	UCA3678	Marvin Windows and Doors	Ultimate Casement	3' - 0"	6' - 5 1/8"	3' - 1"	6' - 5 5/8"	Aluminum-Marvin-Ebony	PTD Black TBV	Yes	Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
N	UCA3678	Marvin Windows and Doors	Ultimate Casement	3' - 0"	6' - 5 1/8"	3' - 1"	6' - 5 5/8"	Aluminum-Marvin-Ebony	PTD Black TBV	Yes	Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
N	UCA3678	Marvin Windows and Doors	Ultimate Casement	3' - 0"	6' - 5 1/8"	3' - 1"	6' - 5 5/8"	Aluminum-Marvin-Ebony	PTD Black TBV	Yes	Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
P	UCAP9678	Marvin Windows and Doors	Ultimate Casement Picture	8' - 0"	6' - 5 1/8"	8' - 1"	6' - 5 5/8"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
Q	ELCA3763	Marvin Windows and Doors	Elevate Casement	3' - 0"	5' - 3 1/8"	3' - 1"	5' - 3 5/8"	Ultrex-Marvin-Ebony	PTD Black TBV	Yes	Wood Ultrex	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
Q	ELCA3763	Marvin Windows and Doors	Elevate Casement	3' - 0"	5' - 3 1/8"	3' - 1"	5' - 3 5/8"	Ultrex-Marvin-Ebony	PTD Black TBV	Yes	Wood Ultrex	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
Q	ELCA3763	Marvin Windows and Doors	Elevate Casement	3' - 0"	5' - 3 1/8"	3' - 1"	5' - 3 5/8"	Ultrex-Marvin-Ebony	PTD Black TBV	Yes	Wood Ultrex	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
Q	ELCA3763	Marvin Windows and Doors	Elevate Casement	3' - 0"	5' - 3 1/8"	3' - 1"	5' - 3 5/8"	Ultrex-Marvin-Ebony	PTD Black TBV	Yes	Wood Ultrex	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
Q	ELCA3763	Marvin Windows and Doors	Elevate Casement	3' - 0"	5' - 3 1/8"	3' - 1"	5' - 3 5/8"	Ultrex-Marvin-Ebony	PTD Black TBV	Yes	Wood Ultrex	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
Q	ELCA3763	Marvin Windows and Doors	Elevate Casement	3' - 0"	5' - 3 1/8"	3' - 1"	5' - 3 5/8"	Ultrex-Marvin-Ebony	PTD Black TBV	Yes	Wood Ultrex	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
R	UCA2856	Marvin Windows and Doors	Ultimate Casement	2' - 4"	4' - 7 1/8"	2' - 5"	4' - 7 5/8"	Aluminum-Marvin-Ebony	PTD Black TBV	Yes	Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
S	UDGRECT Custom S	Marvin Windows and Doors	Ultimate Direct Glaze Rectangle	6' - 2"	4' - 0"	6' - 3"	4' - 0 1/2"	Aluminum-Marvin-Ebony	PTD Black TBV		Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	Tempered
T	ELAWN4927	Marvin Windows and Doors	Elevate Awning	4' - 0"	2' - 3 1/8"	4' - 1"	2' - 3 5/8"	Ultrex-Marvin-Ebony	PTD Black TBV		Wood Ultrex	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
U	ELAWN3727	Marvin Windows and Doors	Elevate Awning	3' - 0"	2' - 3 1/8"	3' - 1"	2' - 3 5/8"	Ultrex-Marvin-Ebony	PTD Black TBV		Wood Ultrex	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
U	ELAWN3727	Marvin Windows and Doors	Elevate Awning	3' - 0"	2' - 3 1/8"	3' - 1"	2' - 3 5/8"	Ultrex-Marvin-Ebony	PTD Black TBV		Wood Ultrex	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon	4-9/16"	
V	UDHG2 Custom V	Marvin Windows and Doors	Ultimate Double Hung G2	4' - 5"	8' - 9 3/32"	4' - 6"	8' - 9 19/32"	Aluminum-Marvin-Ebony	PTD Black TBV	Yes	Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon		
V	UDHG2 Custom V	Marvin Windows and Doors	Ultimate Double Hung G2	4' - 5"	8' - 9 3/32"	4' - 6"	8' - 9 19/32"	Aluminum-Marvin-Ebony	PTD Black TBV	Yes	Aluminum Clad	IG Low E II with Argon	Glass-Marvin-IG Low E II with Argon		

Door Schedule

Mark	Manufacturer	Model	Door Type	Width	Height	Rough Width	Rough Height	Unit Width	Unit Height	Thickness	Cladding Material	Interior Material	Hardware	Hardware Finish	Assembly Description	Comments	Remote Unlock
001	Marvin Windows and Doors	UID 3680	Ultimate Inswing Door	3' - 7 7/16"	8' - 2"	3' - 8 7/16"	8' - 2 1/2"			0' - 2 1/4"	Aluminum-Marvin-Ebony	PTD Black TBV					
003				3' - 0"	8' - 0"					0' - 2"					Interior Doors with Frames		
004				3' - 0"	8' - 0"					0' - 2"					Interior Doors with Frames		
005				3' - 0"	8' - 0"					0' - 2"					Interior Doors with Frames		
101				3' - 0"	9' - 0"											Custom Door Verify Alignment with Sidelights	YES
102	Marvin Windows and Doors	UMSDSTK20090_OX-XO	Ultimate Multi-Slide Door Stacked	18' - 7"	9' - 0 3/4"	18' - 8"	9' - 1 1/4"			0' - 2 1/4"	Aluminum-Marvin-Ebony	PTD Black TBV					
103	Marvin Windows and Doors	UOD 3690	Ultimate Outswing Door	3' - 7 7/16"	8' - 11 3/4"	3' - 8 7/16"	9' - 0 1/4"			0' - 2 1/4"	Aluminum-Marvin-Ebony	PTD Black TBV					
104	Marvin Windows and Doors	UID 9090	Ultimate Inswing Door	8' - 11 13/16"	9' - 0 3/4"	9' - 0 13/16"	9' - 1 1/4"			0' - 2 1/4"	Aluminum-Marvin-Ebony	PTD Black TBV					
104a	Marvin Windows and Doors	UID 3080	Ultimate Inswing Door	3' - 1 7/16"	8' - 2"	3' - 2 7/16"	8' - 2 1/2"			0' - 2 1/4"	Aluminum-Marvin-Ebony	PTD Black TBV					
104c				2' - 6"	6' - 8"	5' - 1"	7' - 0 1/2"			0' - 1 3/4"					Interior Doors with Frames		
104d				2' - 10"	8' - 0"	5' - 9"	8' - 4 1/2"			0' - 1 3/4"					Interior Doors with Frames		
105	Overhead Door Corporation	521		0' - 0"	0' - 0"	0' - 0"	0' - 0"			0' - 0"					Overhead Doors	Track	
106	Marvin Windows and Doors	UID 9090	Ultimate Inswing Door	8' - 11 13/16"	9' - 0 3/4"	9' - 0 13/16"	9' - 1 1/4"			0' - 2 1/4"	Aluminum-Marvin-Ebony	PTD Black TBV					
107				3' - 0"	8' - 0"					0' - 2"					Interior Doors with Frames		YES
108				2' - 6"	8' - 0"	5' - 1"	8' - 4 1/2"			0' - 1 3/8"					Interior Doors with Frames		
108a	Overhead Door Corporation			0' - 0"	0' - 0"	0' - 0"	0' - 0"	16' - 2"	8' - 6"	0' - 0"					Overhead Doors	Door	
109				2' - 6"	8' - 0"	5' - 1"	8' - 4 1/2"			0' - 1 3/8"					Interior Doors with Frames		
110				2' - 10"	8' - 0"	5' - 9"	8' - 4 1/2"			0' - 1 3/4"					Interior Doors with Frames		
111				2' - 10"	8' - 0"	5' - 9"	8' - 4 1/2"			0' - 1 3/4"					Interior Doors with Frames		
201	Marvin Windows and Doors	UID 3680	Ultimate Inswing Door	3' - 7 7/16"	8' - 0 3/4"	3' - 8 7/16"	8' - 1 1/4"			0' - 2 1/4"	Aluminum-Marvin-Ebony	PTD Black TBV					
202	Marvin Windows and Doors	USPD12080	Ultimate Sliding Patio Door	11' - 11"	7' - 11 1/2"	12' - 0"	8' - 0"			0' - 1 3/4"	Aluminum-Marvin-Ebony	PTD Black TBV					
203	Marvin Windows and Doors	UOD 3080	Ultimate Outswing Door	3' - 1 7/16"	8' - 0 3/4"	3' - 2 7/16"	8' - 1 1/4"			0' - 2 1/4"	Aluminum-Marvin-Ebony	PTD Black TBV					
204				2' - 10"	8' - 0"	5' - 9"	8' - 4 1/2"			0' - 1 3/4"					Interior Doors with Frames		
205				2' - 10"	8' - 0"	5' - 9"	8' - 4 1/2"			0' - 1 3/4"					Interior Doors with Frames		
206				2' - 6"	8' - 0"	5' - 1"	8' - 4 1/2"			0' - 1 3/4"					Interior Doors with Frames		
207				2' - 10"	8' - 0"	5' - 9"	8' - 4 1/2"			0' - 1 3/4"					Interior Doors with Frames		
208				2' - 10"	8' - 0"	5' - 9"	8' - 4 1/2"			0' - 1 3/4"					Interior Doors with Frames		
209				2' - 10"	8' - 0"	5' - 9"	8' - 4 1/2"			0' - 1 3/4"					Interior Doors with Frames		
210				2' - 10"	8' - 0"	5' - 9"	8' - 4 1/2"			0' - 1 3/4"					Interior Doors with Frames	GLASS Door Jansen or Sim.	
211				5' - 0"	8' - 0"	10' - 2"	8' - 4 1/2"			0' - 1 3/4"					Interior Doors with Frames	PAIR (2) 2'-6"	
212				2' - 10"	8' - 0"	5' - 9"	8' - 4 1/2"			0' - 1 3/4"					Interior Doors with Frames		
213				2' - 10"	8' - 0"	5' - 9"	8' - 4 1/2"			0' - 1 3/4"					Interior Doors with Frames		
214				6' - 0"	8' - 0"	12' - 2"	8' - 4 1/2"			0' - 1 3/4"					Interior Doors with Frames	PAIR (2) 3'-0" GLASS Door Jansen or Sim.	
215				5' - 0"	8' - 0"	10' - 2"	8' - 4 1/2"			0' - 1 3/4"					Interior Doors with Frames	PAIR (2) 2'-6"	
216				2' - 10"	8' - 0"	5' - 9"	8' - 4 1/2"			0' - 1 3/4"					Interior Doors with Frames		
217				2' - 10"	8' - 0"	5' - 9"	8' - 4 1/2"			0' - 1 3/4"					Interior Doors with Frames		

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
2	WINDOW + DOOR REVISIONS LIVING ROOM	09/08/23
17	REMOTE UNLOCK	10/11/23

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CONSTRUCTION DOCUMENTS

drawing title
SCHEDULES - WINDOW + DOOR

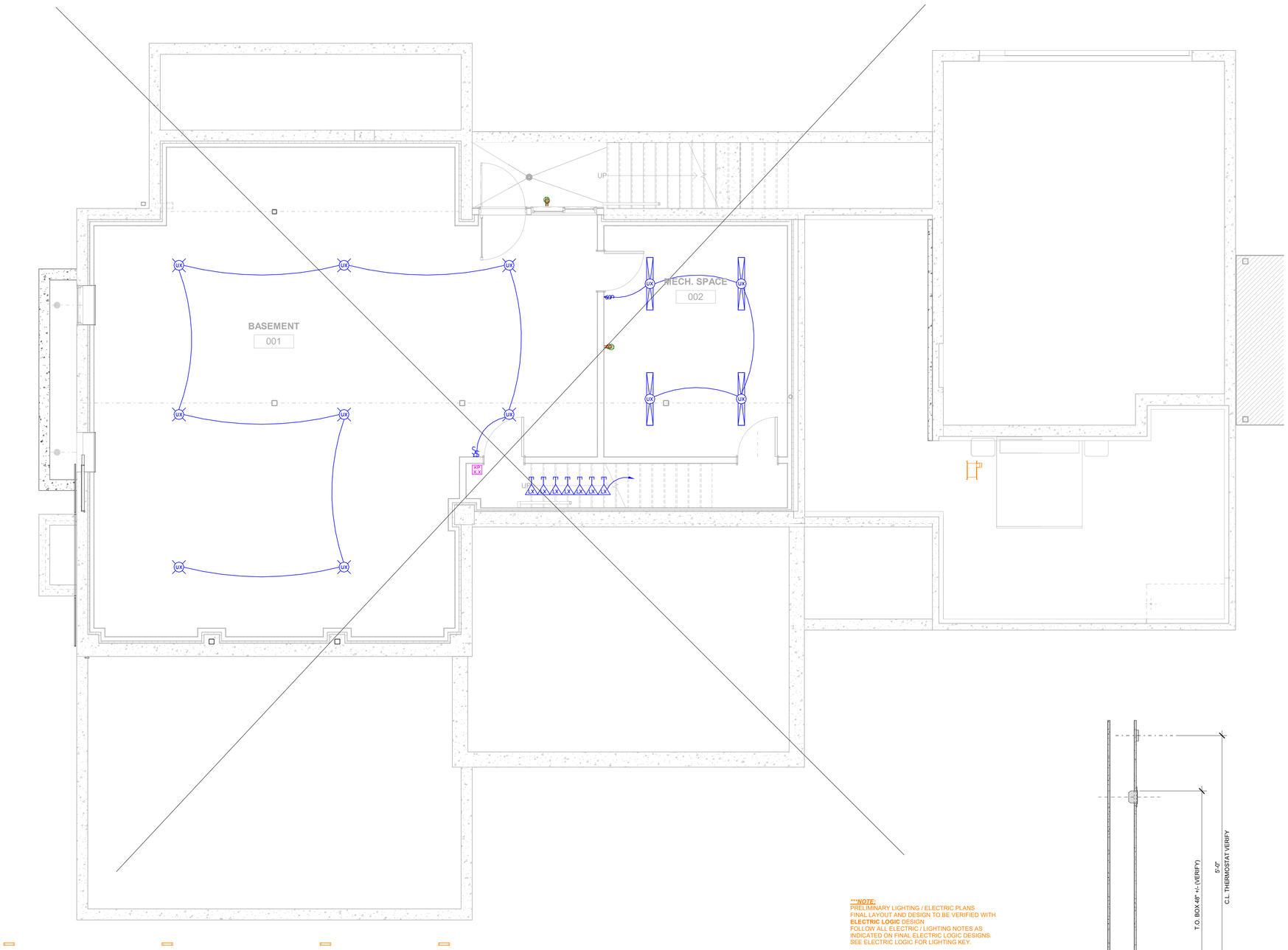
A601

project number
21-009

date
05/15/23

scale
12" = 1'-0"

NOTE: SEE ELECTRIC LOGIC DRAWINGS + SPECIFICATIONS



***NOTE:**
PRELIMINARY LIGHTING / ELECTRIC PLANS
FINAL LAYOUT AND DESIGN TO BE VERIFIED WITH
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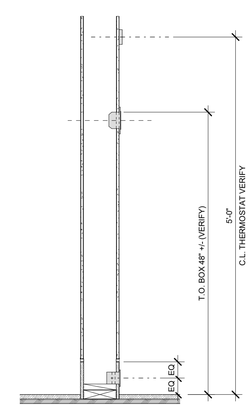
FOLLOW ALL ELECTRIC / LIGHTING NOTES AS
INDICATED ON FINAL ELECTRIC LOGIC DESIGNS.
SEE ELECTRIC LOGIC FOR LIGHTING KEY.



TYPICAL COMPONENT HEIGHT DIAGRAM
SCALE: 1" = 1'-0"

DESCRIPTION	LEGEND
Duplex Power Outlet	
Exterior Waterproof Outlet	WP
1/2 Switched Outlet	
Quad Power Outlet	
Flush Floor Mounted Outlet w/ Flip Cover (finish TBD)	
Light / Outlet Switch (3,4,5.. gang)	
Thermostat	T
Telephone / Data	
Smoke & CO Detector	SM CO

AV	LEGEND
TV	TV
Keypad	K
Volume Control	VC
Speaker (C - Ceiling mtd; F - Floor mtd; W - Wall mtd; H - Hardwired)	

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

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date

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CONSTRUCTION DOCUMENTS

drawing title
PRELIM. BASEMENT ELECTRIC + LIGHTING PLAN

AE101

project number
21-009

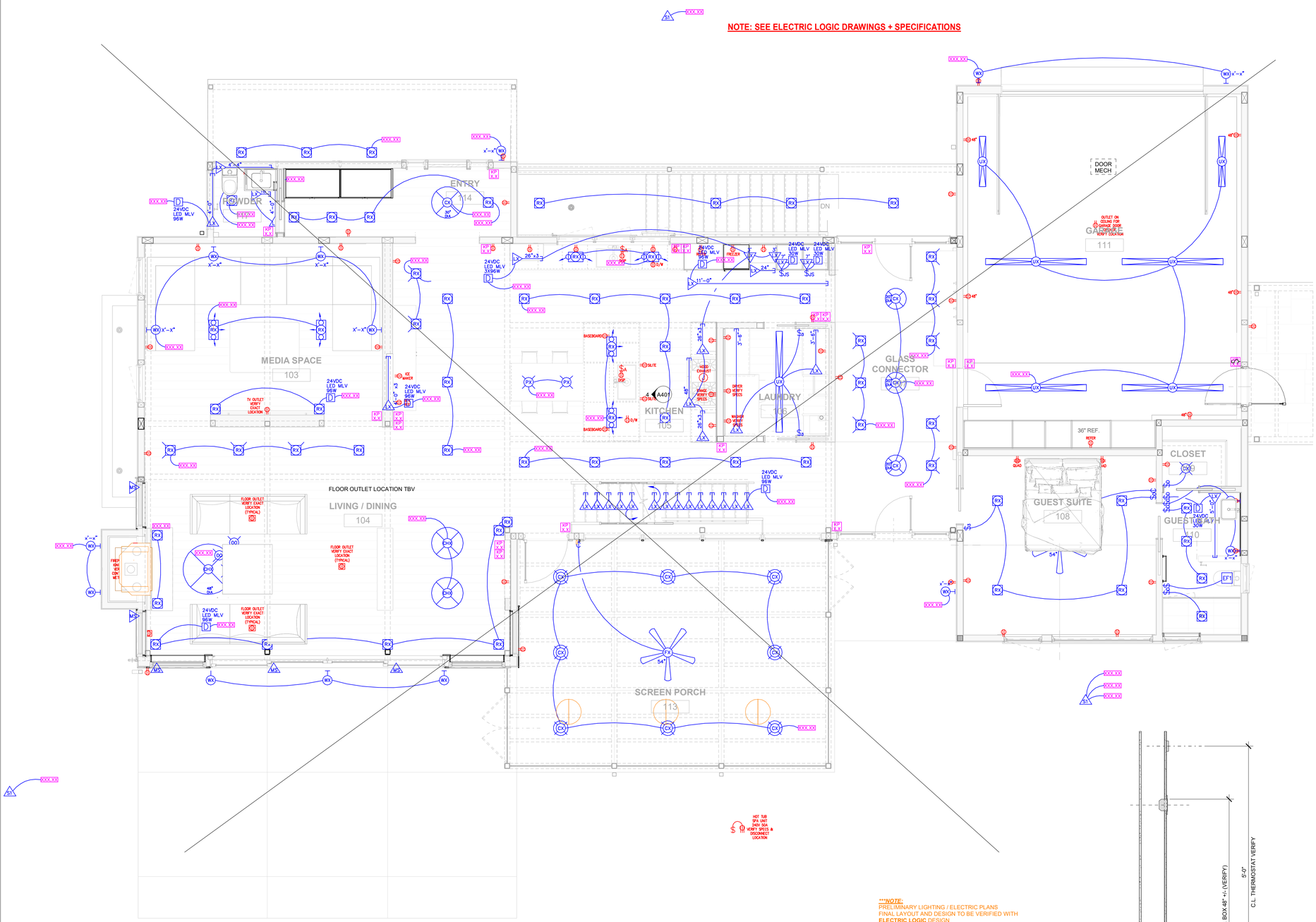
date
05/15/23

scale
As indicated

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

NOTE: SEE ELECTRIC LOGIC DRAWINGS + SPECIFICATIONS



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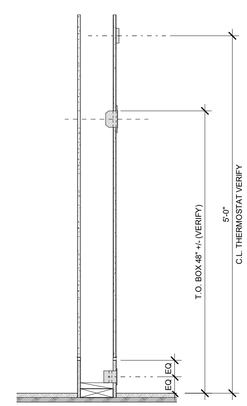

TYPICAL COMPONENT HEIGHT DIAGRAM
SCALE: 1" = 1'-0"

DESCRIPTION	LEGEND
Duplex Power Outlet	
Exterior Waterproof Outlet	WP
1/2 Switched Outlet	
Quad Power Outlet	
Flush Floor Mounted Outlet w/ Flip Cover (finish TBD)	
Light / Outlet Switch (3,4,5.. gang)	
Thermostat	T
Telephone / Data	
Smoke & CO Detector	SM CO

AV	LEGEND
TV	TV
Keypad	K
Volume Control	VC
Speaker (C - Ceiling mtd; F - Floor mtd; W - Wall mtd; H - Hardwired)	

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

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date

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CONSTRUCTION DOCUMENTS

drawing title
PRELIM. FIRST FLOOR ELECTRIC + LIGHTING PLAN

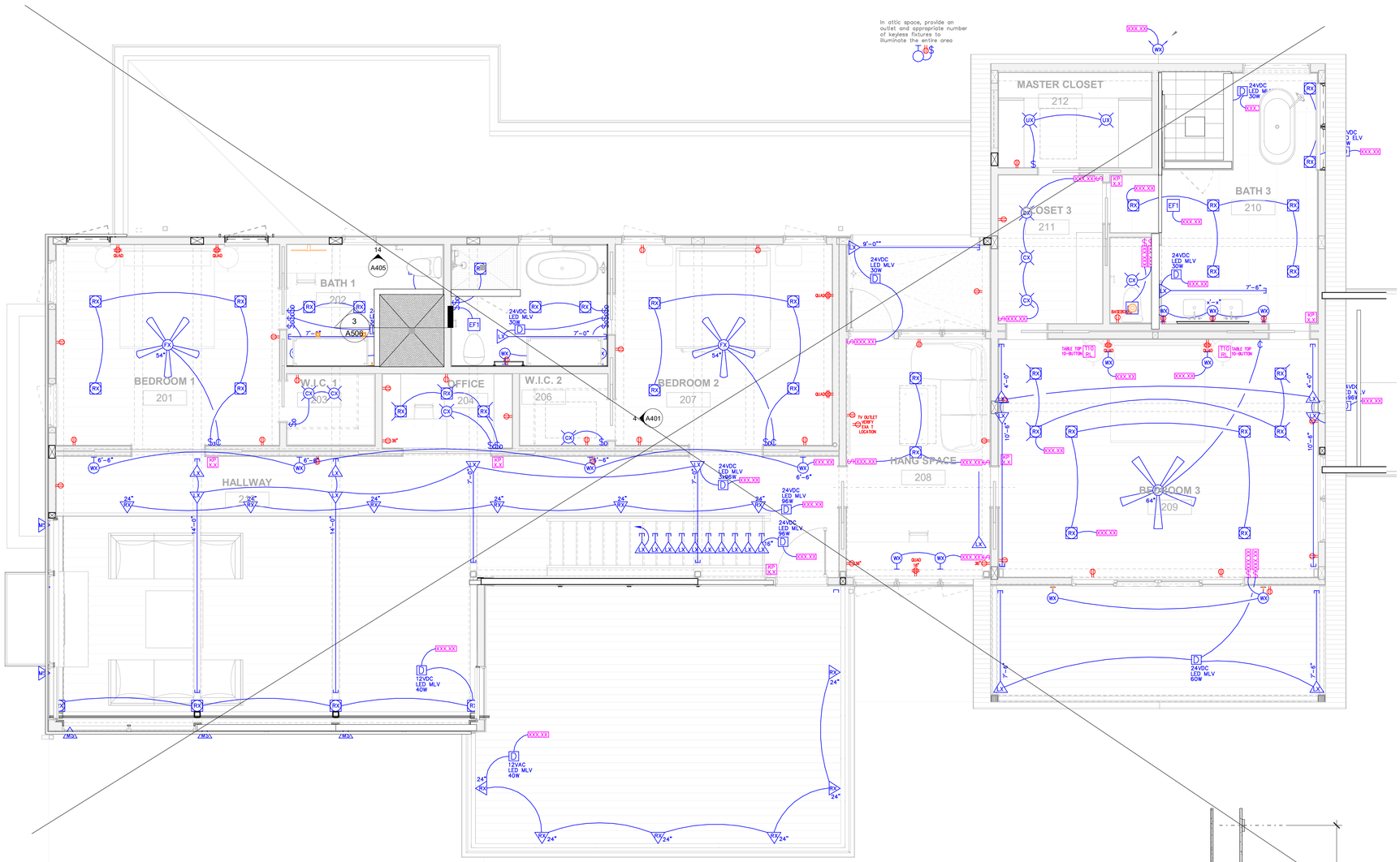
AE102

project number
21-009

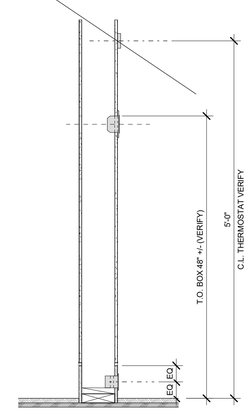
date
05/15/23

scale
As indicated

NOTE: SEE ELECTRIC LOGIC DRAWINGS + SPECIFICATIONS



NOTE:
PRELIMINARY LIGHTING / ELECTRIC PLANS
FINAL LAYOUT AND DESIGN TO BE VERIFIED WITH
LIGHTING DESIGNER



TYPICAL COMPONENT HEIGHT DIAGRAM
SCALE: 1" = 1'-0"

TYPE	DESCRIPTION	LEGEND
EXR1	EXTERIOR - RECESS WET-LISTED LIGHT TYPE 1	EXR1
EXS1	EXTERIOR - WALL SCONCE TYPE 1	EXS1
EXS2	EXTERIOR - WALL SCONCE TYPE 2	EXS2
EXS3	EXTERIOR - WALL SCONCE TYPE 3	EXS3
EXS4	EXTERIOR - WALL SCONCE TYPE 4	EXS3
EXSM1	EXTERIOR - SURFACE MOUNT TYPE 1	EXSM1
P1	PENDANT TYPE 1	P1
P2	PENDANT TYPE 2	P2
P3	PENDANT TYPE 3	P3
P4	PENDANT TYPE 4	P4
P5	PENDANT TYPE 5	P5
R1	SQUARE RECESSED FIXED	R1
R2	RECESSED WALLWASH	R2
R3	RECESSED WET LISTED	R3
R4	RECESSED DAMP LISTED	R4
R5	RECESSED ADJUSTABLE	R5
S1	SCONCE TYPE 1 - PICTURE LIGHT	S1
S2	DECORATIVE SCONCE TYPE 2	S2
S3	DECORATIVE SCONCE TYPE 3	S3
S4	DECORATIVE SCONCE TYPE 4	S4
SM1	DECORATIVE SURFACE MOUNT	SM1
SM2	DECORATIVE SURFACE MOUNT	SM2
SM3	SURFACE MOUNT	SM3
SM4	SURFACE MOUNT	SM4
A	UNDER-CABINET LED STRIP LIGHT	A
B	STRIP LIGHT - WALL MOUNTED W/ JAMB DOOR CONTACT UNLESS SWITCH SHOWN(CLOSETS)	B
E		
F1	BATH EXHAUST FAN	F1
F2	52" CEILING FAN	F2
F3	60" CEILING FAN	

LIGHT FIXTURE KEY
SCALE: 1/4" = 1'-0"

DESCRIPTION	LEGEND
Duplex Power Outlet	
Exterior Waterproof Outlet	WP
1/2 Switched Outlet	
Quad Power Outlet	
Flush Floor Mounted Outlet w/ Flip Cover (finish TBD)	
Light / Outlet Switch (3,4,5.. gang)	
Thermostat	
Telephone / Data	
Smoke & CO Detector	SM CO

AV	LEGEND
TV	TV
Keypad	K
Volume Control	VC
Speaker (C - Ceiling mtd; F - Floor mtd; W - Wall mtd; H - Hardwired)	

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

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team
Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer
DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer
Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date

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CONSTRUCTION DOCUMENTS

drawing title
PRELIM. SECOND FLOOR ELECTRIC + LIGHTING PLAN

AE103

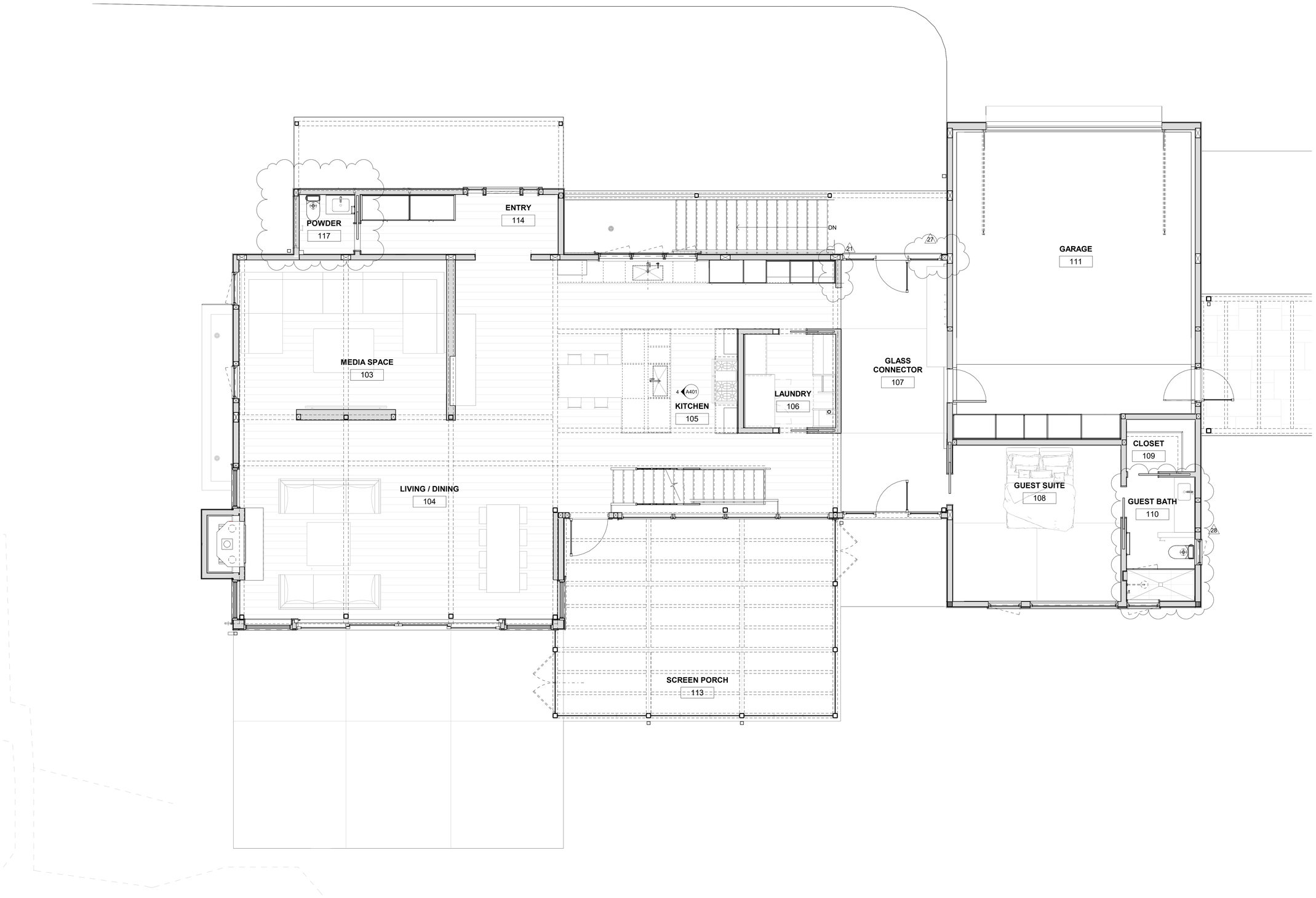
project number
21-009

date
05/15/23

scale
As indicated

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039



design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
21	KITCHEN REVISIONS	10/16/23
27	STEEL POST CHANGE TO WD	11/02/23
28	PLUMBING FIX. + BATH CHANGES	11/03/23

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CONSTRUCTION DOCUMENTS

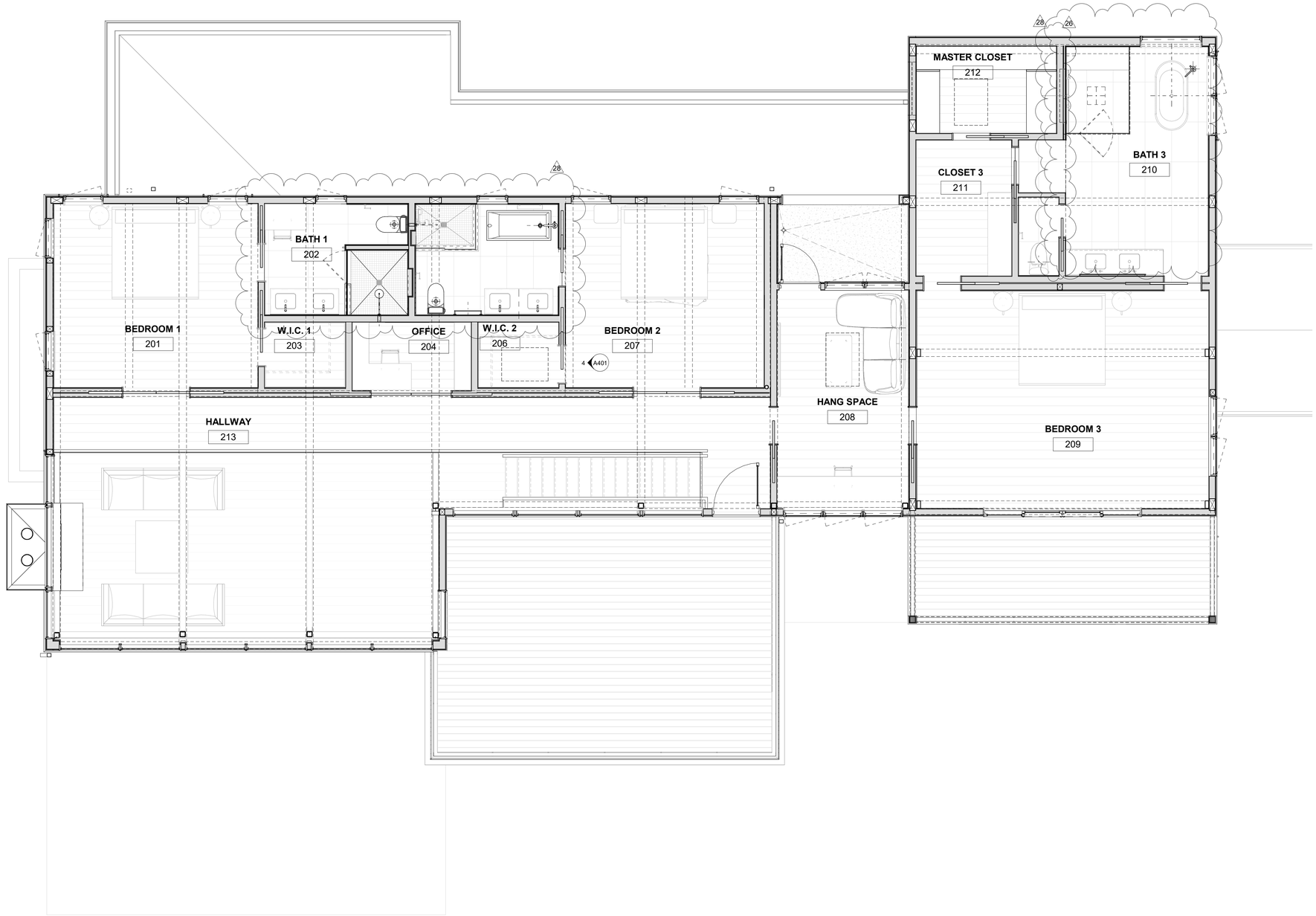
drawing title
PRELIMINARY 1ST FLR
FURNITURE PLAN

AI101

project number
21-009

date
05/15/23

scale
1/4" = 1'-0"



PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
26	2x6 POCKET DOOR + SHOWER FURRING	10/30/23
28	PLUMBING FIX. + BATH CHANGES	11/03/23

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drawing title
PRELIMINARY 2ND FLR FURNITURE PLAN

AI102

project number
21-009

date
05/15/23

scale
1/4" = 1'-0"

ABBREVIATIONS

abv.	Above	jst.	Joist
AFF	Above Finished floor	lb.	Pound
alum.	Aluminum	LF	Lineal foot
anch.	Anchor	LL	Live load
arch.	Architect	LLH	Long leg horizontal
BC	Bottom chord	LLV	Long leg vertical
bldg.	Building	LP	Low point
bm.	Beam	LW	Light weight
BDE	Base design elevation	max.	Maximum
BFE	Base flood elevation	min.	Minimum
BOF	Bottom of footing	MO	Masonry opening
BOS	Bottom of steel	mtl.	Metal
bott.	Bottom	NIC	Not in contract
brg.	Bearing	NTS	Not to scale
bsmt.	Basement	NS	Near side
BS	Both sides	o.c.	On center
BUR	Built up roof	OD	Outside diameter
cant.	Cantilever	opng.	Opening
CJ	Control joint	PAF	Powder actuated fastener
clg. jst.	Ceiling joist	PE	Professional engineer
clr.	Clear	PSF	Pounds per square foot
CMU	Concrete masonry unit	PSI	Pounds per square inch
col.	Column	PT	Pressure treated
conc.	Concrete	perf.	Perforated
const. jt.	Construction joint	PLF	Pounds per lineal foot
cont.	Continuous	plwd.	Plywood
CY	Cubic yard	RD	Roof drain
dia.	Diameter	reinf.	Reinforce
diag.	Diagonal	reqd.	Required
Dbl.	Double	rev.	Revision
DL	Dead load	rm.	Room
DO	Ditto	RO	Rough opening
dwg.	Drawing	sched.	Schedule
EF	Each face	sect.	Section
FD	Footing drain	sim.	Similar
elev.	Elevation	SIP	Structural insulated panel
engr.	Engineer	SF	Stepped footing
eq.	Equal	SS	Stainless steel
EW	Each way	std.	Standard
EC	Epoxy coated	stl.	Steel
ex.	Existing	struct.	Structural
exp.	Expansion	T&B	Top and bottom
exp. jt.	Expansion joint	TBD	To be determined
ext.	Exterior	TC	Top chord
fdn.	Foundation	temp.	Temperature
fin.	Finished	thru	Through
FF	Finished floor	T&G	Tongue and groove
FOS	Face of stud	TOC	Top of concrete
FS	Far side	TOM	Top of masonry
ftg.	Footing	TOS	Top of steel
FW	False work	TOW	Top of wall
ga.	Gage	typ.	Typical
galv.	Galvanized	UD	Under drain
GL	Glulaminated Timber	UON	Unless otherwise noted
G.C.	General contractor	vert.	Vertical
H&B	Hohmann and Barnard, Inc.	v.i.f.	Verify in field
hdr.	Header	wd.	Wood
hgr.	Hanger	WP	Work point
horiz.	Horizontal	WWF	Welded wire fabric
HP	High point	w/	With
HS	High strength	w/o	Without
ID	Inside diameter	ø	Diameter

DESIGN LOADS

The structure and foundations have been designed to resist the following loads in accordance with Chapter 16 of the 2021 International Building Code as amended by the 2022 Connecticut State Building Code, and ASCE Standard 7-16

Floor live load:

30 PSF Sleeping areas
40 PSF All other areas

Snow load:

Ground snow load P_g = 40 PSF
Exposure factor C_e = 1.0
Importance factor I = 1.0
Flat roof snow load $P_f = 0.7xC_exC_txIxP_g$ = 28 PSF

All roofs designed for a minimum flat roof snow load of 30PSF per Connecticut State Building code

Wind design criteria:

Basic wind speed - V_{asd} = 93 MPH; V_{ult} = 115 MPH
Exposure classification - B
Risk Category II, enclosed building

Lateral load system:

Light-frame wood walls sheathed with wood structural panels rated for shear resistance

GENERAL

All details shall be considered typical and shall apply at all same and similar conditions.

The Contractor shall be responsible for all temporary shoring and bracing required to maintain the structural stability of the building during construction.

All work shall be in accordance with the 2022 Connecticut State Building Code, which includes the 2021 International Building Code

The Contractor shall be solely responsible for construction site safety as well as the means and methods of construction.

All elevations are referenced to first floor subfloor elevation equaling 833'-0 3/4", NAVD

FOUNDATION

Design assumption: soil bearing capacity is 2 tons per square foot.

Footings shall bear on undisturbed virgin soil, free of frost, mud, and ice, or on bedrock.

Footing sub-grade shall be compacted using a vibratory tamper or a jumping soil rammer after the soil has been inspected and approved.

The Contractor shall be responsible for all dewatering, shoring, sheeting, or bracing required to maintain a safe, dry, and stable excavation.

No footings shall be placed in water.

Soil adjacent to and below footings shall be kept from freezing at all times.

Where suitable bearing soils is not encountered at indicated bottom of footing elevation carry excavations deeper as directed by the Engineer.

Where foundation walls retain soil, do not backfill against foundation walls until first floor framing is in place. Where foundation walls do not retain soil, backfill evenly both sides.

Provide 6" minimum of 3/4" crushed stone under all slabs on grade.

Install vapor barrier under all interior slabs on grade.

Install 2" thick extruded polystyrene rigid insulation at perimeter foundations and below interior slabs.

The Contractor shall verify the location of all underground utility lines, sewers, and fuel storage tanks to avoid any damage. Contractor shall contact "Call Before You Dig" prior to any excavation. DIAL-811

Backfill shall be compacted granular soil with not more than 10% passing the #200 sieve, and free of debris and organic material. If on-site soil does not meet this specification, the Contractor shall bring in soil from off-site at his own expense.

Where footings are below the groundwater elevation, place 6 inches of crushed stone under footings. Crushed stone shall be placed after the subsoil has been inspected, and approved.

Where soil below footings consist of a high level of silt or clay, place 6 inches of crushed stone under footings. Crushed stone shall be placed after the subsoil has been inspected, and approved.

Exterior footings bearing on soil shall be at least 42" below finished grade. Minimum frost protection requirement can be reduced to 1-6" where bedrock exists, at the direction of the Engineer.

CAST-IN-PLACE CONCRETE

Concrete strength at 28 days: 3,000 psi

DO NOT ALLOW RELEASE AGENT TO COME IN CONTACT WITH REINFORCING STEEL OR HARDENED CONCRETE

Calcium chloride shall not be used.

Air-entrain all concrete exposed to the weather, omit air-entrainment from interior slabs with trowel finish.

Reinforcing steel: ASTM A615 grade 60.

Concrete work shall be in accordance with ACI 301-16 and ACI 318-11.

Maximum slump:
4 inches for slabs
5 inches for all other concrete.

Saw cut control joints in ground-supported slabs on grade and slabs on metal deck 30'-0" on center maximum. Joints shall be cut within 24 hours of slab pour. Stop reinforcing mesh 6" on either side of joints. Location of joints to be approved by the Engineer. Fill joints with urethane sealant immediately prior to project closeout. Protect open joints from filling with debris.

Slab finishes shall be designated by Architect.

Apply curing compound to slabs immediately following final troweling.

A testing laboratory shall cast 4 test cylinders for each 50 yards for each day's pour. Slump, air content, and temperature tests shall be performed when cylinders are cast. Test 1 cylinder at 7 days and 2 cylinders at 28 days. Hold 4th cylinder for 56 day break if needed.

Submit concrete mix design for approval

Inspections shall be made of reinforcing steel.

Cold weather concrete work shall conform to ACI 306.1. Protect concrete from physical damage or reduced strength that could be caused by frost, freezing actions, or low temperatures. Use non-chloride accelerating admixture in all concrete that will be placed in temperatures below 40° F for 24 hours following pour.

STRUCTURAL STEEL

Structural steel:
ASTM A992 for wide-flange shapes
ASTM A36 for other rolled shapes
ASTM A500 grade C for tube and pipe shapes

Bolts: ASTM A325, 3/4 inch diameter, tension control bolts with dome head and twist-off spline. Provide hardened washer under nut.

SMAW welding electrodes: ASTM A233, E70xx series.

Shop primer: one coat of grey, rust inhibitive primer, except for members which are to be hot-dip galvanized, or within 2 inches of field welds.

Steel work shall be in accordance with AISC "Specification for the Design, Fabrication, and Erection of Structural Steel for Buildings."

Welders shall be certified in accordance with AWS standard qualification procedures.

Steel frame is non-self supporting and requires permanent bracing from shear walls. Temporary brace steel frame with steel guy cables until permanent bracing is in place.

Provide 9/16"ø nailer holes in both flanges and web of beams and columns receiving wood nailers, 24"o.c. staggered. Coordinate locations with the structural drawings and general contractor.

Submit Erection Plans and complete shop drawings of all structural steel for review.

Inspections shall be made of the structural steel in the field.

ROUGH CARPENTRY

Framing lumber shall be Douglas Fir #2 or better, except that wood framing in contact with concrete or masonry, and exterior deck framing, shall be Southern Yellow Pine #2 or better ACQ preservative treated in accordance with AWPA Standard C2.

All framing lumber and plywood shall be clearly marked with a grade stamp. Plywood shall be APA rated sheathing.

Typical wall header over window and door openings, where not noted in plan, shall be (2) 1 3/4"x9 1/2" LVL's.

Provide TJI blocking panels between joists, equally spaced 8'-0" maximum along the span of the joists. Where only one row of blocking is required, position at mid-span of joists.

Laminated Veneer Lumber (LVL) shall be Microllam as manufactured by Weyerhaeuser.

I-joists shall be TJI Pro series manufactured by Weyerhaeuser.

Laminated Strand Lumber (LSL) shall be Timberstrand manufactured by Weyerhaeuser.

Parallel Strand Lumber (PSL) shall be Parallam manufactured by Weyerhaeuser.

Provide blocking, web stiffeners, rim boards, squash blocks, and bridging in accordance with Weyerhaeuser standard details, and as shown on the drawings.

Notching in the top and bottom of rafters and beams shall not be permitted. Holes shall not be within 2" of the top or bottom of the member, shall not exceed 1/3 the depth, and shall be located within the middle 1/3 of the span. I-joists shall not be notched, and all holes shall conform to manufacturer's chart.

Provide Simpson seismic and hurricane tie at all bearing points of rafters, ridge beams, hips, valleys, and overhang rafter framing, as indicated on the plans. Where no hurricane tie is specified, provide one H2.5 at each bearing point, applied to same side of studs as plywood wall sheathing.

All light-gage Simpson connectors (such as joist hangers, beam hangers, post caps, post bases, hurricane clips, etc.) shall be Zmax coated where exposed to weather or in contact with ACQ pressure treated lumber.

Simpson Strong-Tie connectors are specified herein. Substitutions of other equivalent products will be considered on a case-by-case basis, provided equal load-carrying capacity is provided and there is no additional cost.

Thru-bolts, carriage bolts, lag screws, and the associated hardware shall be hot-dipped galvanized.

G.C. shall coordinate layout of framing members such as rafters, joists, and studs with locations of light fixtures, recessed electrical devices, HVAC ducts, diffusers, ceiling treatments, paneling, millwork etc. with the responsible trade and the architect.

Provide full blocking at 32" o.c. below all partitions parallel with joist span, unless shown otherwise.

At all exterior walls, and where plywood shear walls are indicated, minimum nailing required shall be 8d nails spaced 6" o.c. along all panel edges, and 12" o.c. in panel field, unless otherwise shown on the drawings. Provide 2x4 blocking between studs to support all plywood panel joints perpendicular to studs.

Provide blocking as required for attachment of architectural trim, including but not limited to eaves, roof sweeps, and all roof edge details.

Provide 2x blocking mid-height between studs in all partition walls 8'-0" or taller in height.

Inspections shall be made of all structural framing at completion and at the end of mechanical rough ins prior to installation of insulation. Under no condition shall finishes be installed prior to final inspection.

Provide wood nailers as required on steel beams to receive incoming framing. Fasten to steel with 1/2"ø carriage bolts at 24"o.c. staggered.

HEAVY TIMBER

Glued laminated timber: Douglas Fir 24F-V8, Architectural Appearance Grade.

Glued laminated timber shall be fabricated using an exterior grade of adhesive in accordance with AITC 103-72.

Members shall be marked with an AITC Quality Mark and, in addition, an AITC Certificate of Conformance shall be provided to indicate conformance with Voluntary Product Standard PS56-73, "Structural Glued Laminated Timber".

Members shall be individually wrapped with a protective covering.

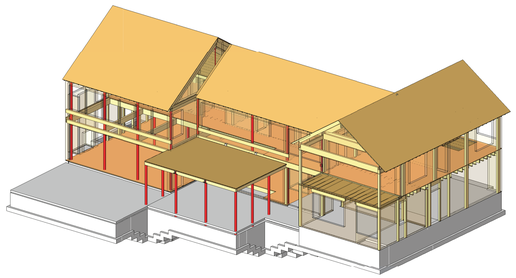
A coat of end sealer shall be applied to the ends of all members as soon as practical after end trimming. Surfaces shall be sealed with a penetrating sealer.

Fabrication of glued laminated members shall be by an experienced fabricator and shall be in accordance with AITC 117 "Standard for Fabricated Structural Timber".

All bolts and lag bolts shall be hot-dip galvanized. Steel connection hardware shall be primed with one coat of red-oxide paint.

All Timbers exposed to weather shall be painted with (2) coats of brush-applied "Wood Life Classic" as manufactured by RUST-OLEUM.

Submit for review complete shop drawings of all members and coordinate connections with the structural steel detailer.



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Revisions/Submission:

Date	Description
5-12-23	Revision 1

Seal

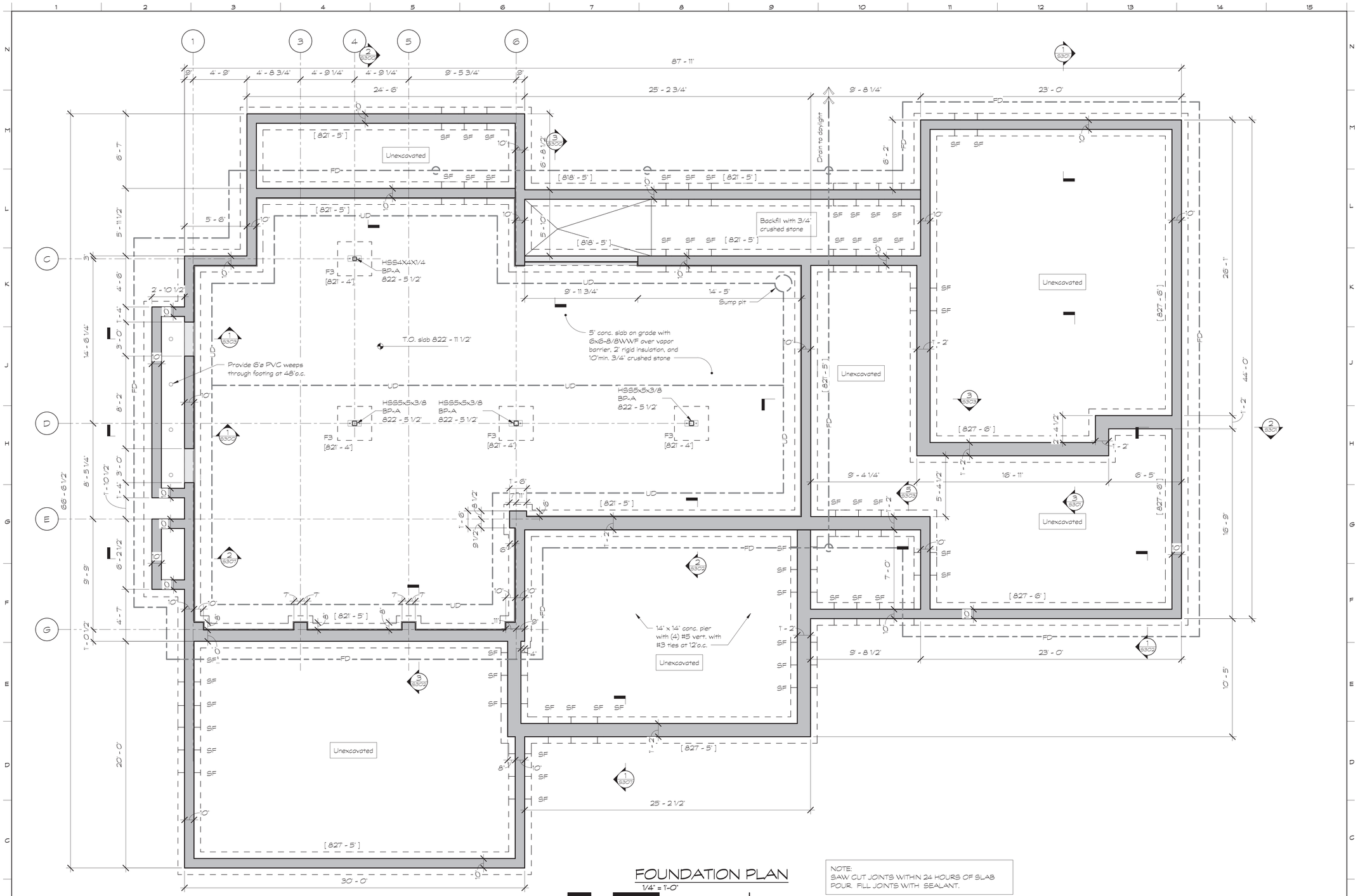
PACHTER RESIDENCE
- MAIN HOUSE

Long Pond Road
Sharon, CT 06069

GENERAL NOTES

Project Number: 22-1895	Date: 05/15/23
Scale: 3/4" = 1'-0"	Drawing number: S001
Designed by: RTW	
Drawn by: RTW	
Checked by: KAF/JBD	

5/15/2023 3:45:37 PM



FOUNDATION PLAN

1/4" = 1-0"

0 2 4 8 16

Footings shall bear on undisturbed virgin soil, controlled fill, or bedrock, free of frost, and mud.

Bottom of footing elevation noted as thus [xx-xx] on plan are approximate and shall be field verified.

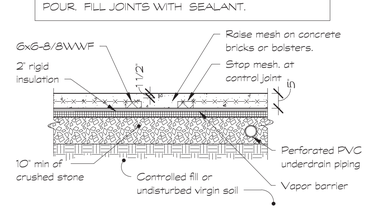
CJ denotes control joint, see detail on S100-A.

FD denotes 4'ø perf. PVC footing drain pipe.

UD denotes 4'ø perf. PVC underslab drainage pipe.

denotes concrete foundation wall.

NOTE:
SAW CUT JOINTS WITHIN 24 HOURS OF SLAB POUR. FILL JOINTS WITH SEALANT.



TYPICAL SLAB ON GRADE BASEMENT

FOOTING SCHEDULE			
Mark	Size	Depth	Reinforcing
F3	3' - 0" x 3' - 0"	1' - 0"	(3) #5

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North

Seal

PACHTER RESIDENCE - MAIN HOUSE

Long Pond Road
Sharon, CT 06069

MAIN HOUSE - FOUNDATION PLAN

Project Number: 22-1895	Date: 05/15/23
Scale: As Indicated	Drawing number: S100-A
Designed by: RTW	
Drawn by: RTW	
Checked by: KAF/JBD	

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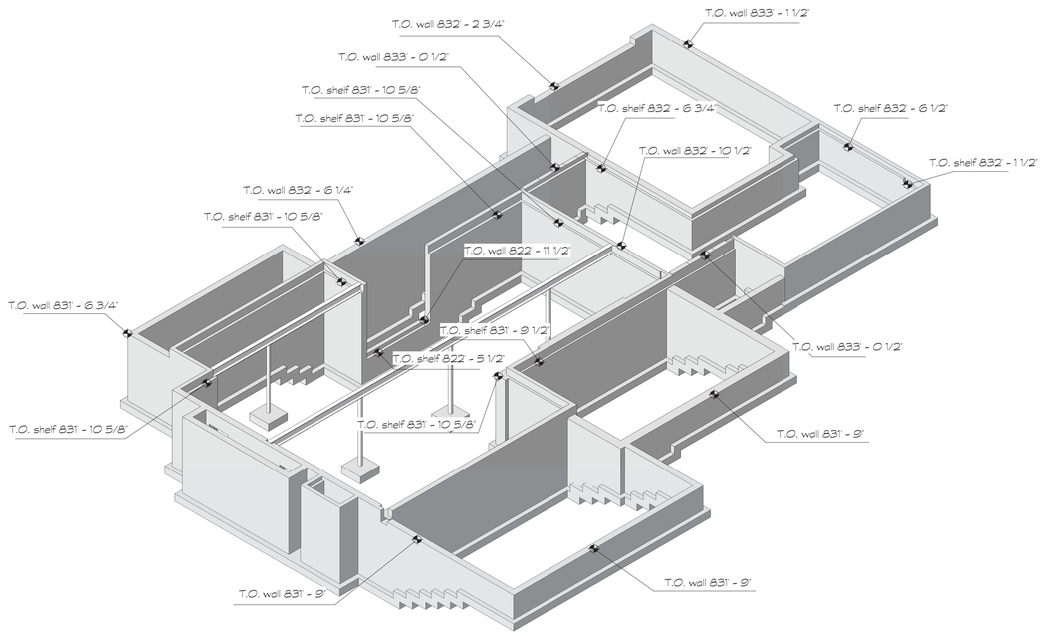
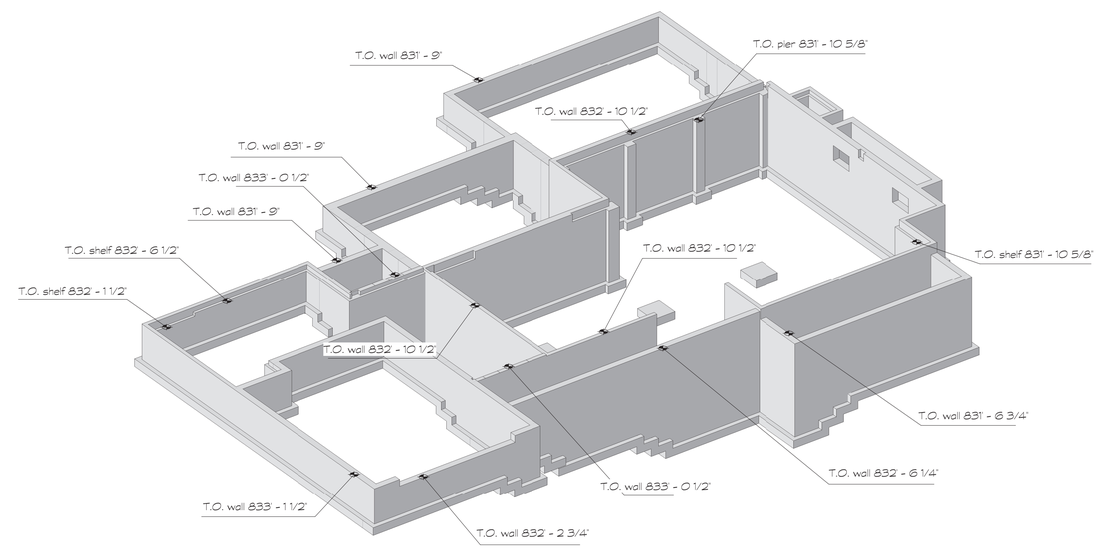


SOUTHEAST FOUNDATION ISOMETRIC



NORTHWEST FOUNDATION ISOMETRIC

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PACHTER RESIDENCE
- MAIN HOUSE

Long Pond Road
Sharon, CT 06069

MAIN HOUSE - FOUNDATION ISOMETRICS

Project Number: 22-1895	Date: 05/15/23
Scale:	Drawing number: S100-B
Designed by: RTW	
Drawn by: RTW	
Checked by: KAF/JBD	

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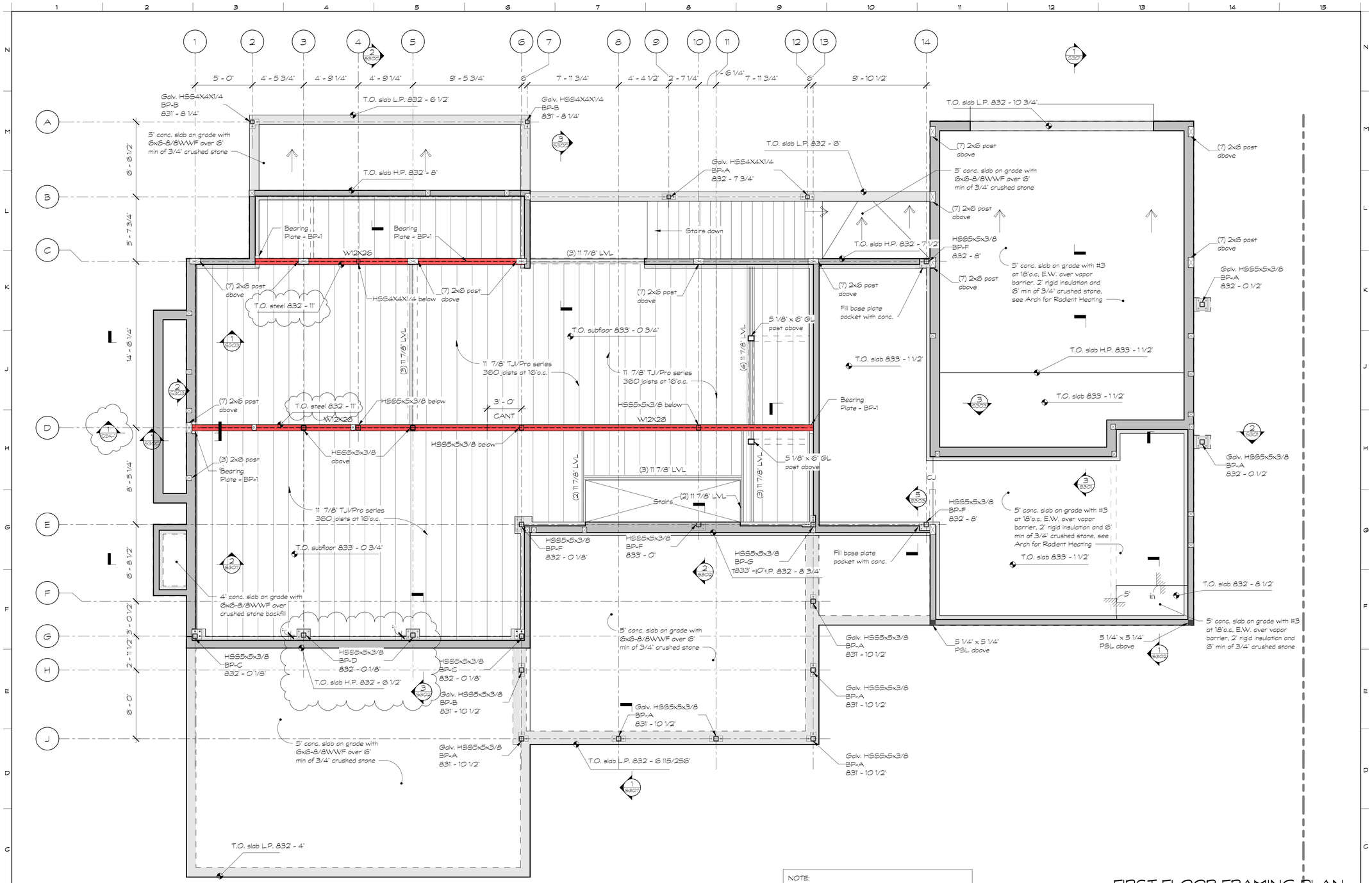
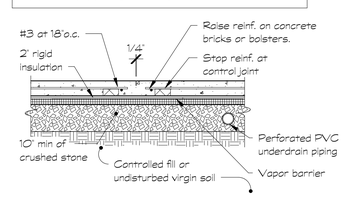


NOTE:
SAW CUT JOINTS WITHIN 24 HOURS OF SLAB POUR. FILL JOINTS WITH SEALANT.



TYPICAL POLISHED SLAB ON GRADE

FIRST FLOOR FRAMING PLAN

1/4" = 1'-0"

0 2 4' 8 16

Typical joists are 11 7/8" TJI/Pro 360 series, unless noted otherwise.

Subfloor consists of 3/4" AdvanTech.

Top of subfloor elevation is 833' - 0 3/4", unless noted otherwise.

Top of steel elevation is 832' - 10 1/2", unless noted otherwise.

For placement of shear wall holdowns, see S109 - Shear Wall Plan

9/18/2023 10:32:25 AM

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Date	Description
5-12-23	Revision 1
6-28-23	Revision 2
9-18-23	Column Shift

North

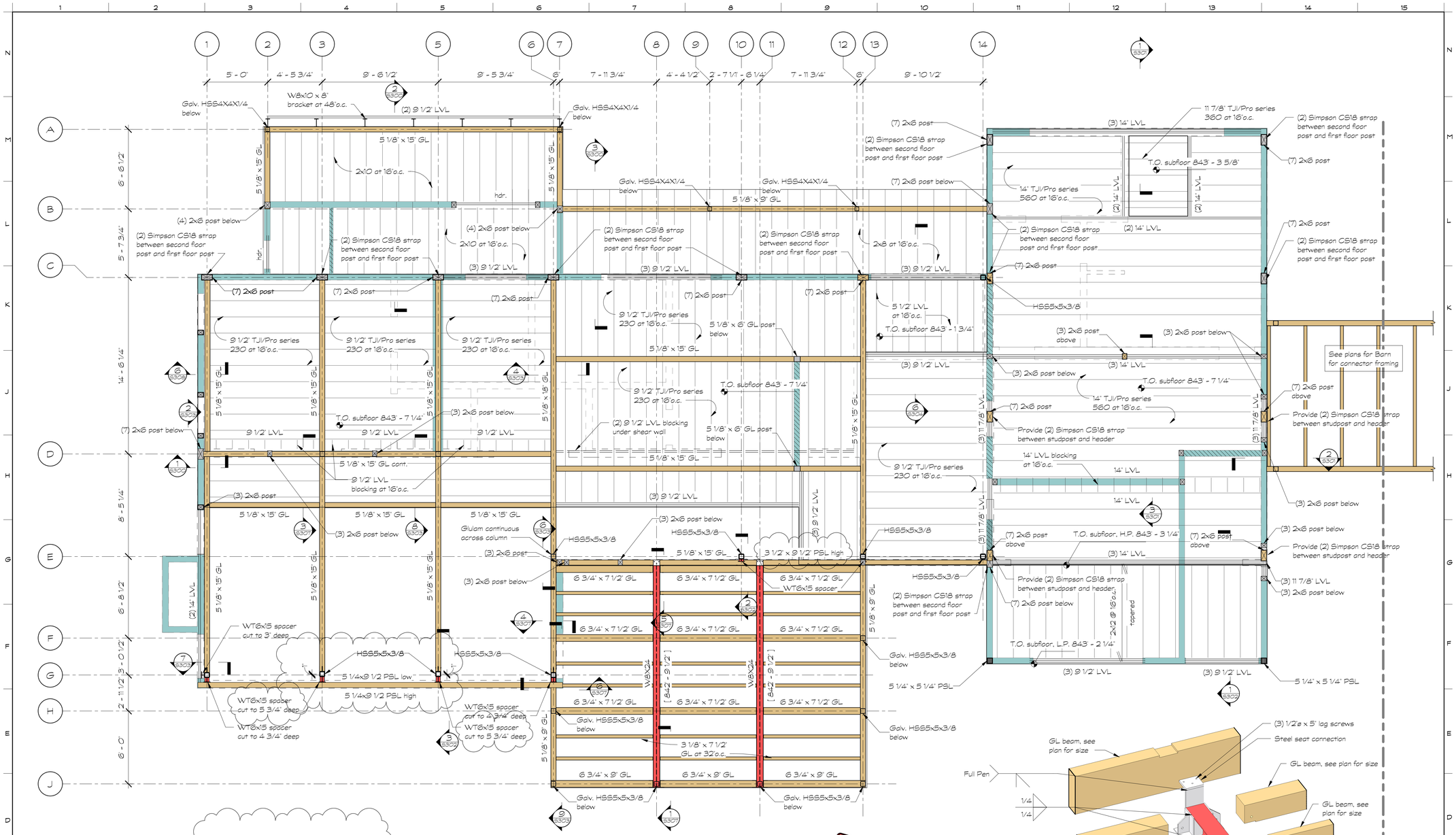
Seal

PACHTER RESIDENCE
- MAIN HOUSE

Long Pond Road
Sharon, CT 06069

MAIN HOUSE - FIRST FLOOR FRAMING PLAN

Project Number: 22-1895	Date: 05/15/23
Scale: As indicated	Drawing number: S101
Designed by: RTW	
Drawn by: RTW	
Checked by: KAF/JBD	



COL GRID G/3, G/5 ISOMETRIC

COL GRID G/6 ISOMETRIC

COL GRID E/8,E/11,E/13,E/14 ISOMETRIC

STEEL TO GLULAM CONNECTION

SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"

0 2 4 8 16

Typical joists are 9 1/2" TJI/Pro 230 series, unless noted otherwise.

Subfloor consists of 3/4" AdvanTech.

Top of subfloor elevation is 843' - 5 3/4", unless noted otherwise.

For diaphragm nailing and strapping, see S109 - Shear Wall Plan

9/18/2023 10:32:30 AM

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9-18-23	Column Shift

North

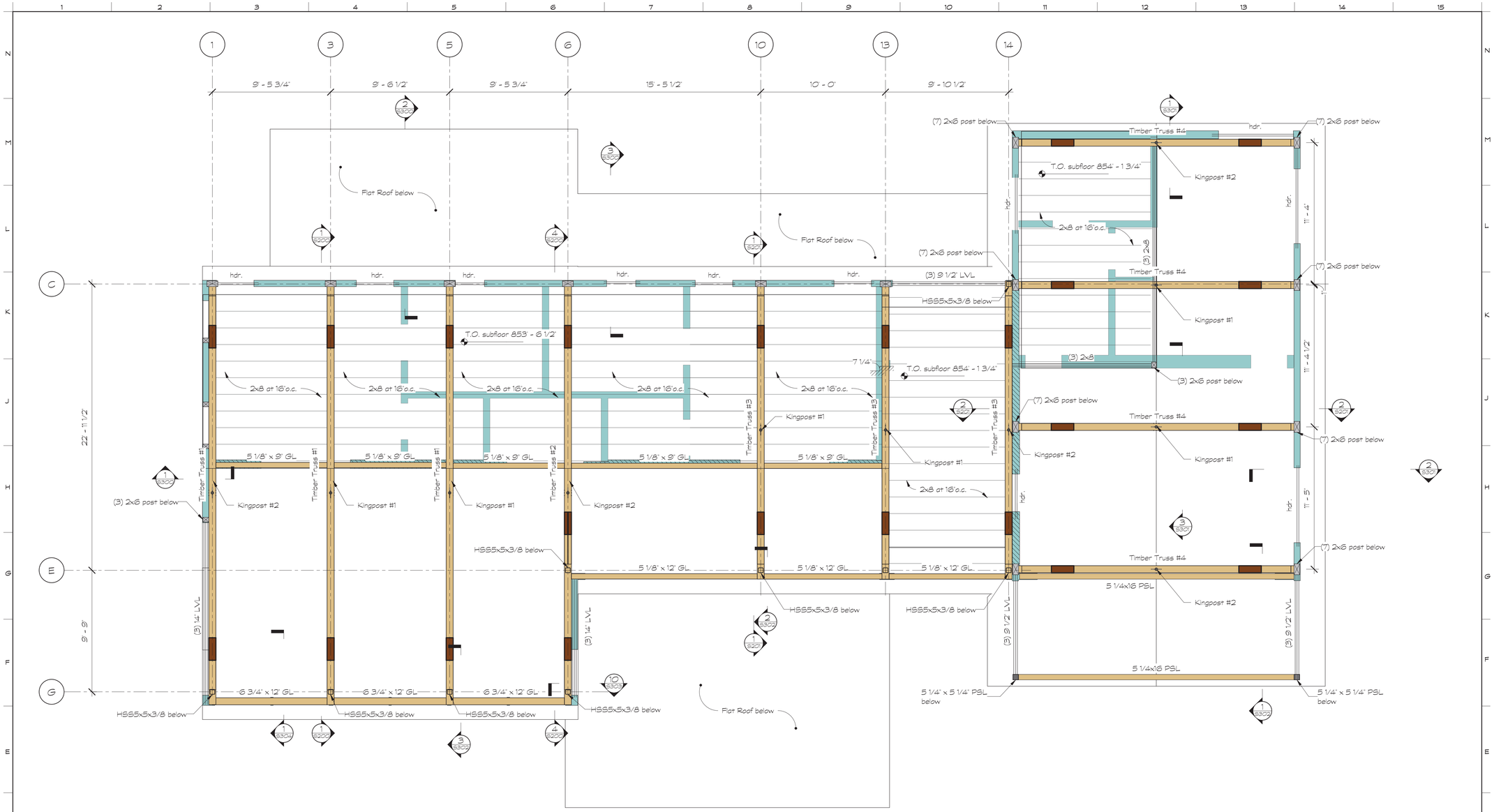
Seal

PACHTER RESIDENCE - MAIN HOUSE

Long Pond Road
Sharon, CT 06069

MAIN HOUSE - SECOND FLOOR FRAMING PLAN

Project Number: 22-1895	Date: 05/15/23
Scale: 1/4" = 1'-0"	Drawing number: S102
Designed by: RTW	
Drawn by: RTW	
Checked by: KAF/JBD	



ATTIC FRAMING PLAN

1/4" = 1'-0"

Typical joists are 2x8, unless noted otherwise.

Subfloor consists of 3/4" AdvanTech.

Top of subfloor elevation is 853' - 6 1/2", unless noted otherwise.

hdr denotes (2) 1 3/4" x 9 1/2" LVL.

5/15/2023 3:45:45 PM

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North

Seal

PACHTER RESIDENCE - MAIN HOUSE

Long Pond Road
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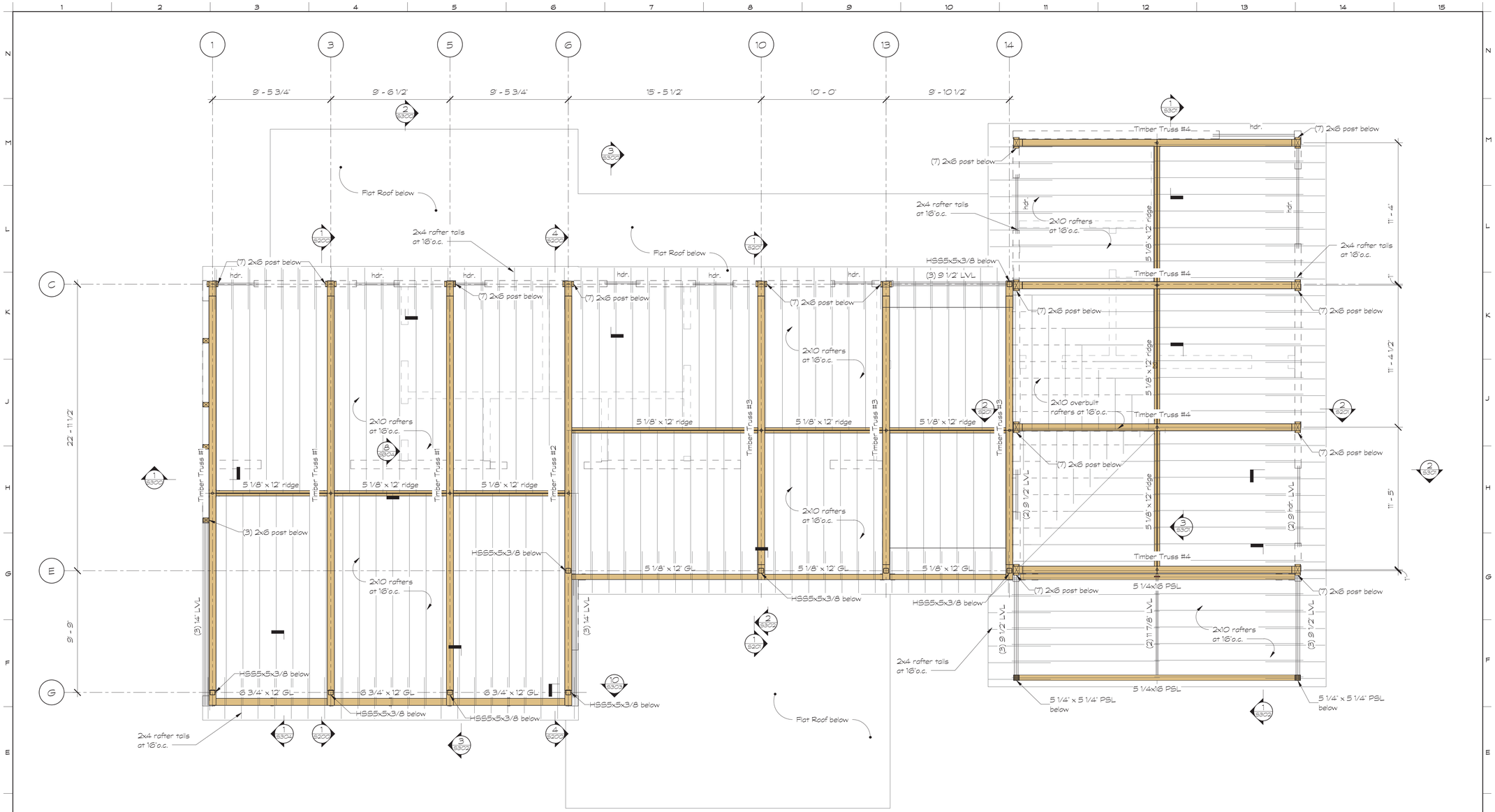
MAIN HOUSE ATTIC PLAN

Project Number: 22-1895	Date: 05/15/23
Scale: 1/4" = 1'-0"	Drawing number: S103
Designed by: RTW	
Drawn by: RTW	
Checked by: KAF/JBD	



ROOF FRAMING PLAN

1/4" = 1'-0"

0 2 4 8 16

Typical rafters are 2x10, unless noted otherwise.

Roof sheathing consists of 5/8" OSB plywood. Fasten w/ 10d nails at 6"o.c. at panel edges and 12"o.c. in the field.

hdr. denotes (2) 1 3/4" x 9 1/2" LVL.

5/15/2023 3:45:45 PM

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Seal

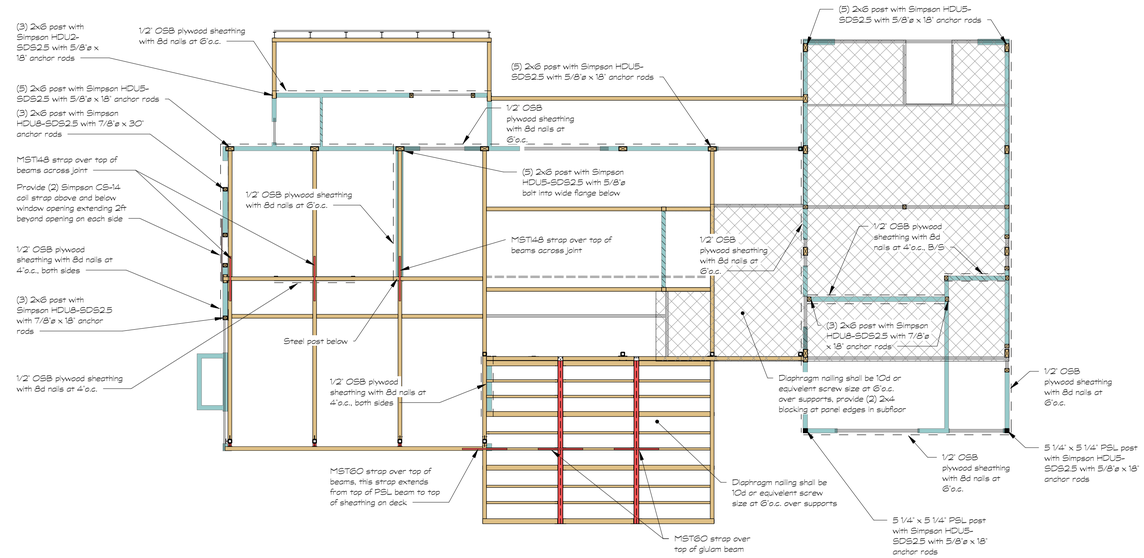
STATE OF CONNECTICUT
RICHARD T. WOLF
No. 32109
LICENSED PROFESSIONAL ENGINEER

PACHTER RESIDENCE - MAIN HOUSE

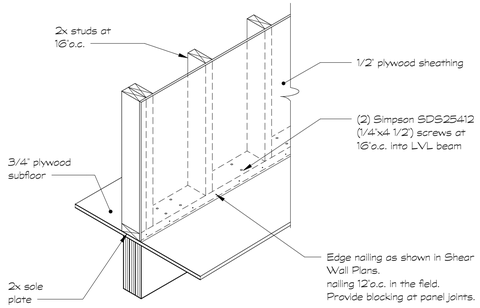
Long Pond Road
Sharon, CT 06069

MAIN HOUSE - ROOF FRAMING PLAN

Project Number: 22-1895	Date: 05/15/23
Scale: 1/4" = 1'-0"	Drawing number: S104
Designed by: RTW	
Drawn by: RTW	
Checked by: KAF/JBD	



FIRST FLOOR SHEAR WALL PLAN



TYPICAL INTERIOR SHEAR WALL DETAIL

3/4" = 1'-0"

SHEAR WALL NOTES

All shear walls shall be nailed as follows, unless noted otherwise of the plan: 8d common nails, spaced 6"o.c. along all panel edges, 12"o.c. within balance of panel field.

Shear wall end posts shall be (3) 2x6, unless noted otherwise.

Provide 2x4 blocking between studs along all horizontal panel edges, typical for all shear walls.

Where end posts are common with jamb stud assembly at window or door openings, locate post so as to leave room for double 2x6 jack stud to support header.

Lay out framing members such as joists and studs to allow for placement of posts and hold-down anchors per the plans.

Plywood sheathing shown continuous across door and window openings in plan represents that the perforated shear wall design approach permitted by IBC was used (CS - continuously sheathed).

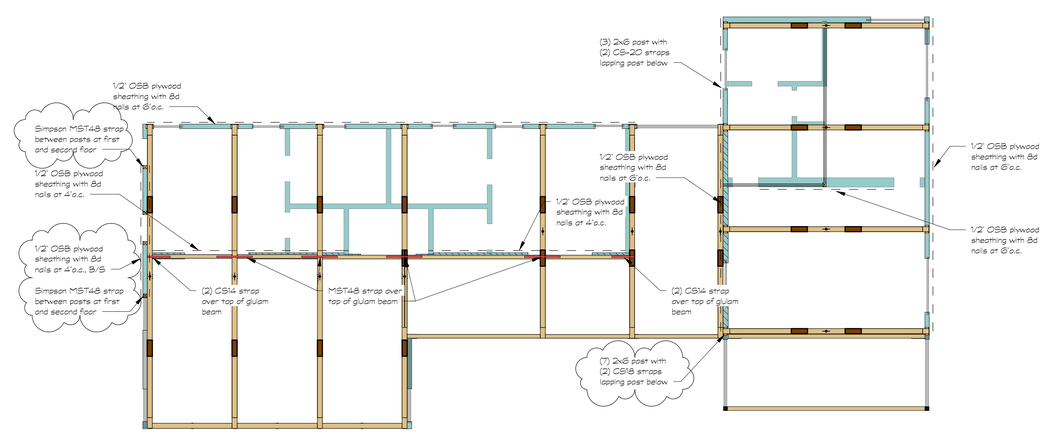
All hold downs are specified as Simpson Strong Tie products. Substitutions with equivalent load resistance will be reviewed on a case-by-case basis, subject to Engineer approval.

Provide full nailing through all nails holes, and use bolts sizes as specified by the manufacturer.

All Simpson hardware , bolts, screws, nuts, and washers shall be hot dip galvanized.

All anchor rods shall be cast-in-place into the foundation wall

Basic wind speed = 115 mph



SECOND FLOOR SHEAR WALL PLAN

6/29/2023 9:34:01 AM

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5-12-23	Revision 1
6-28-23	Revision 2

North

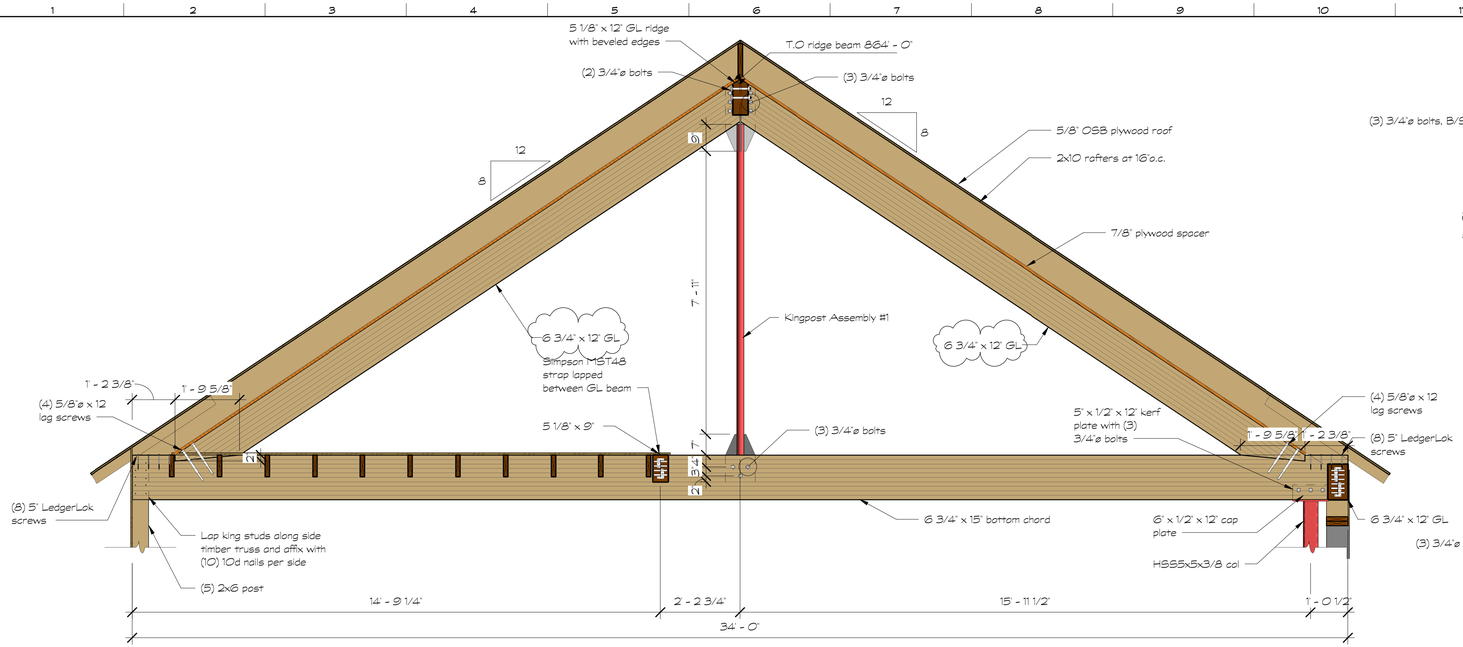
Seal

PACHTER RESIDENCE - MAIN HOUSE

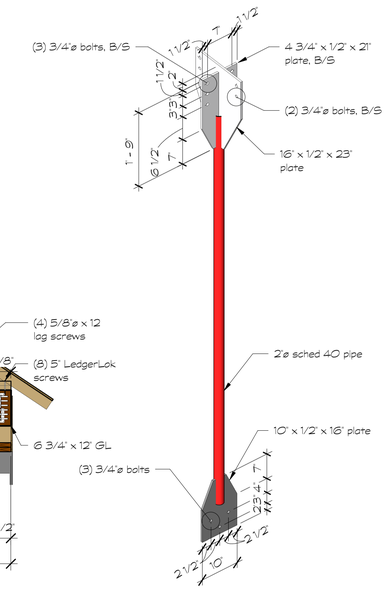
Long Pond Road
Sharon, CT 06069

SHEAR WALL PLAN

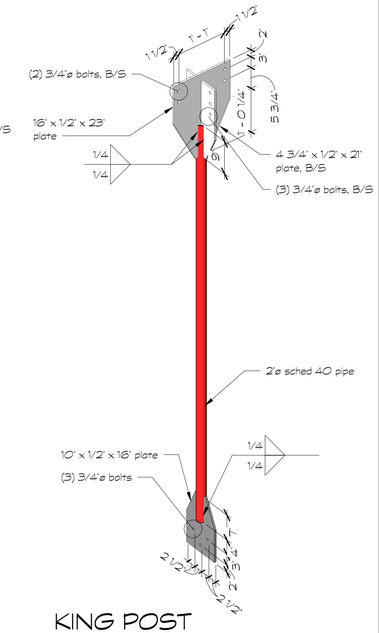
Project Number: 22-1895	Date: 05/15/23
Scale: As indicated	Drawing number: S105
Designed by: RTW	
Drawn by: RTW	
Checked by: KAF/JBD	



1 S200 TIMBER TRUSS #1
1/2" = 1'-0"



KING POST ASSEMBLY #1 - View 1



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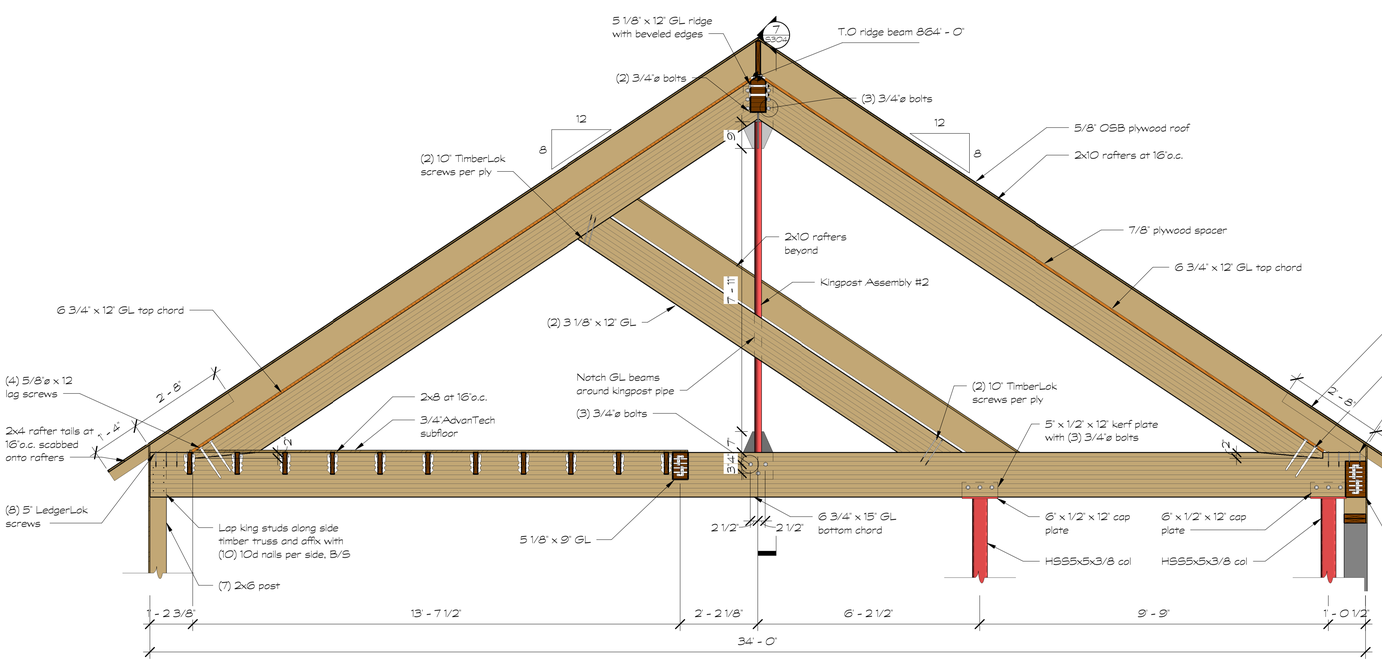
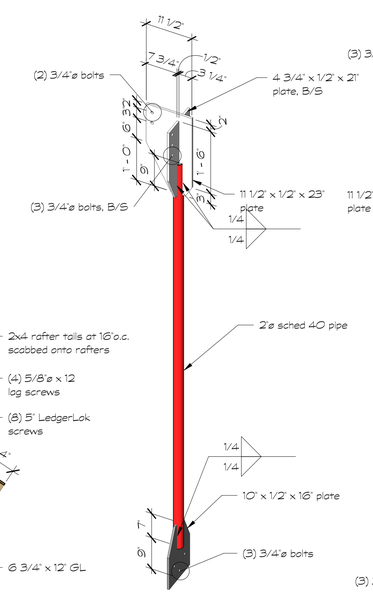


TIMBER TRUSS #2
1/2" = 1'-0"



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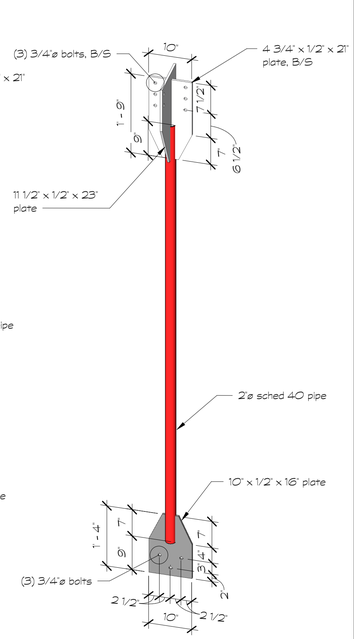

KING POST ASSEMBLY #2 - View 1

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5-12-23	Revision 1
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Seal

PACHTER RESIDENCE - MAIN HOUSE

Long Pond Road
Sharon, CT 06069

TRUSS ELEVATIONS

Project Number: 22-1895	Date: 05/15/23
Scale: 1/2" = 1'-0"	Drawing number: S200
Designed by: RTW	
Drawn by: RTW	
Checked by: KAF/JBD	

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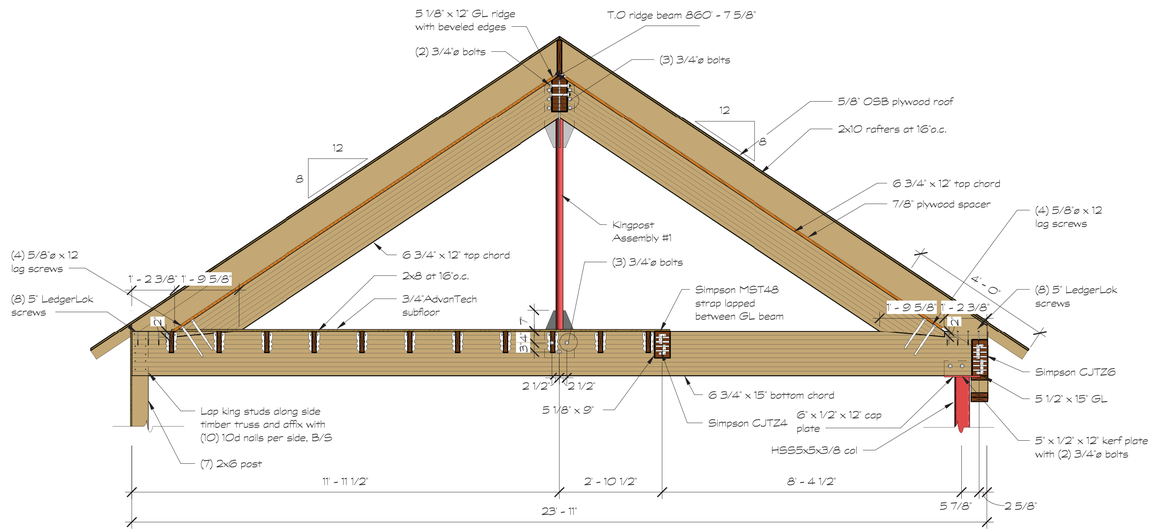
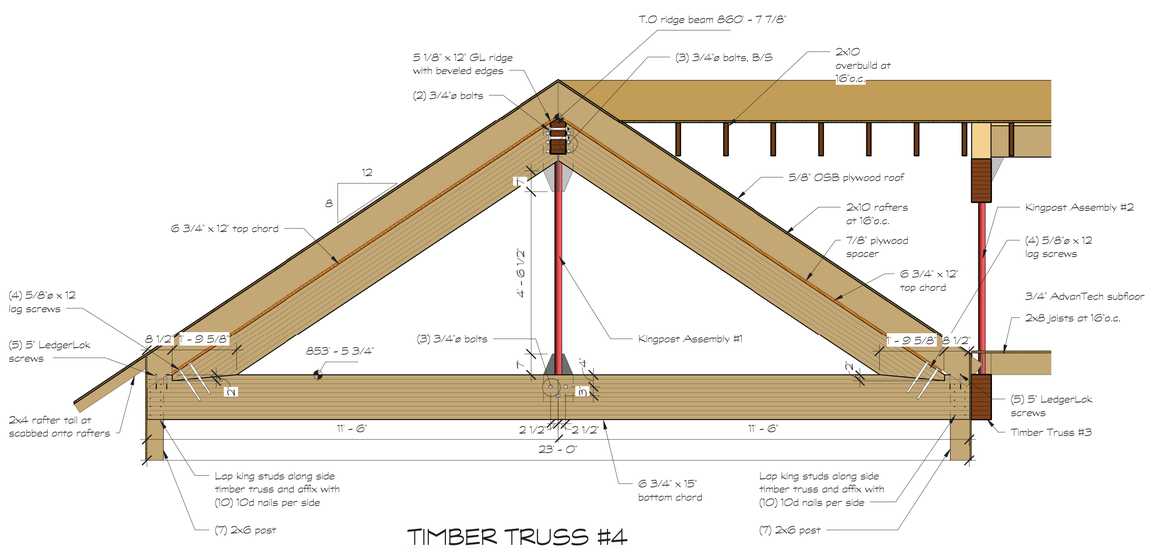


TIMBER TRUSS #3

1/2" = 1'-0"



TIMBER TRUSS #4

1/2" = 1'-0"

5/15/2023 3:45:49 PM

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Revisions/Submission:

Date	Description
5-12-23	Revision 1

Seal

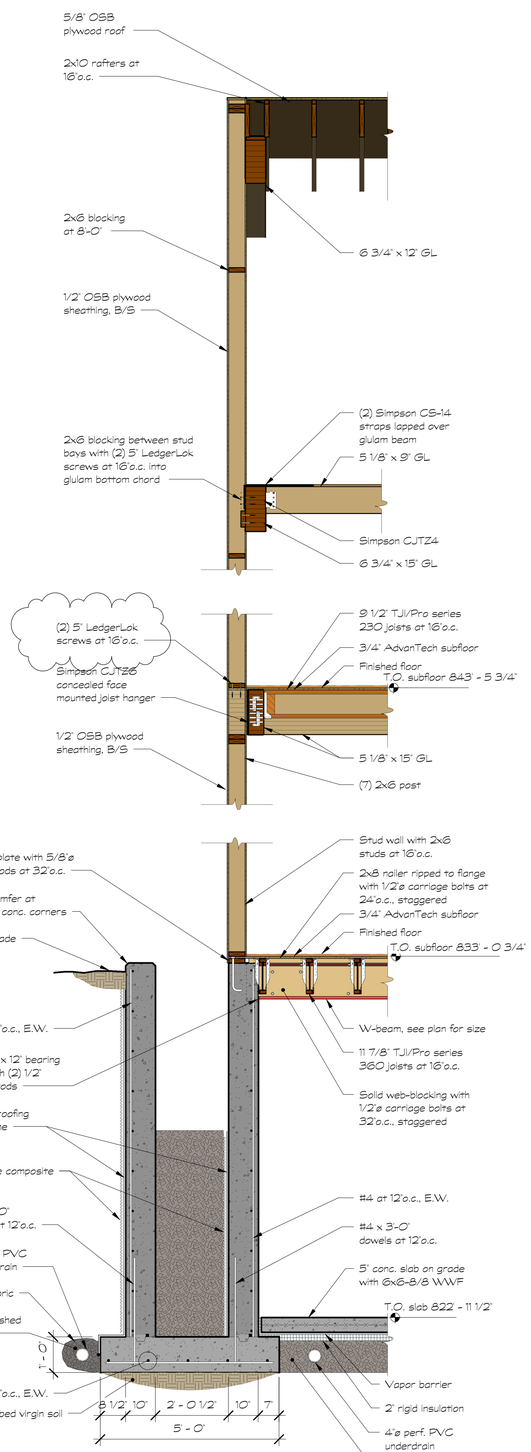
STATE OF CONNECTICUT
RICHARD T. WALSH
No. 32109
LICENSED PROFESSIONAL ENGINEER

PACHTER RESIDENCE
- MAIN HOUSE

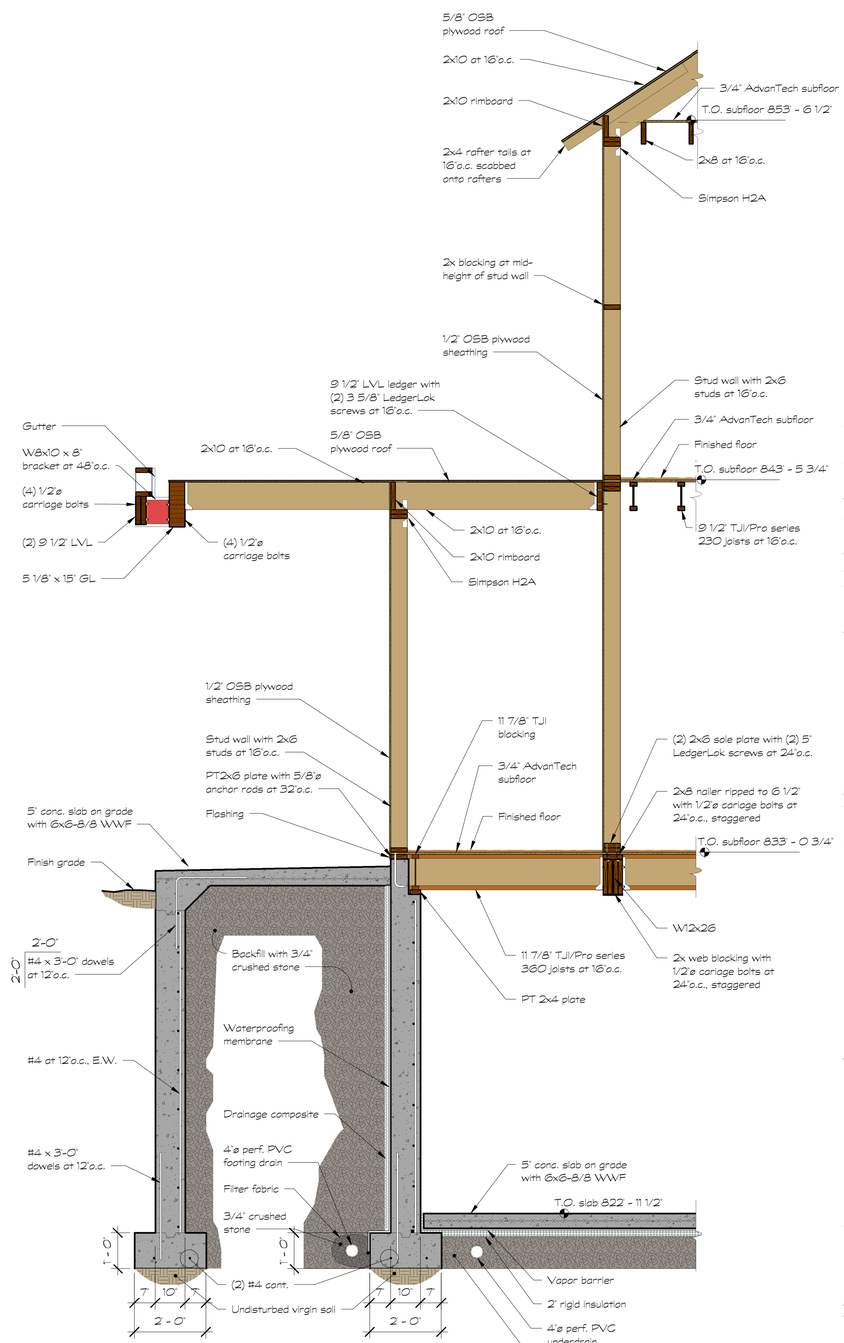
Long Pond Road
Sharon, CT 06069

TRUSS ELEVATIONS

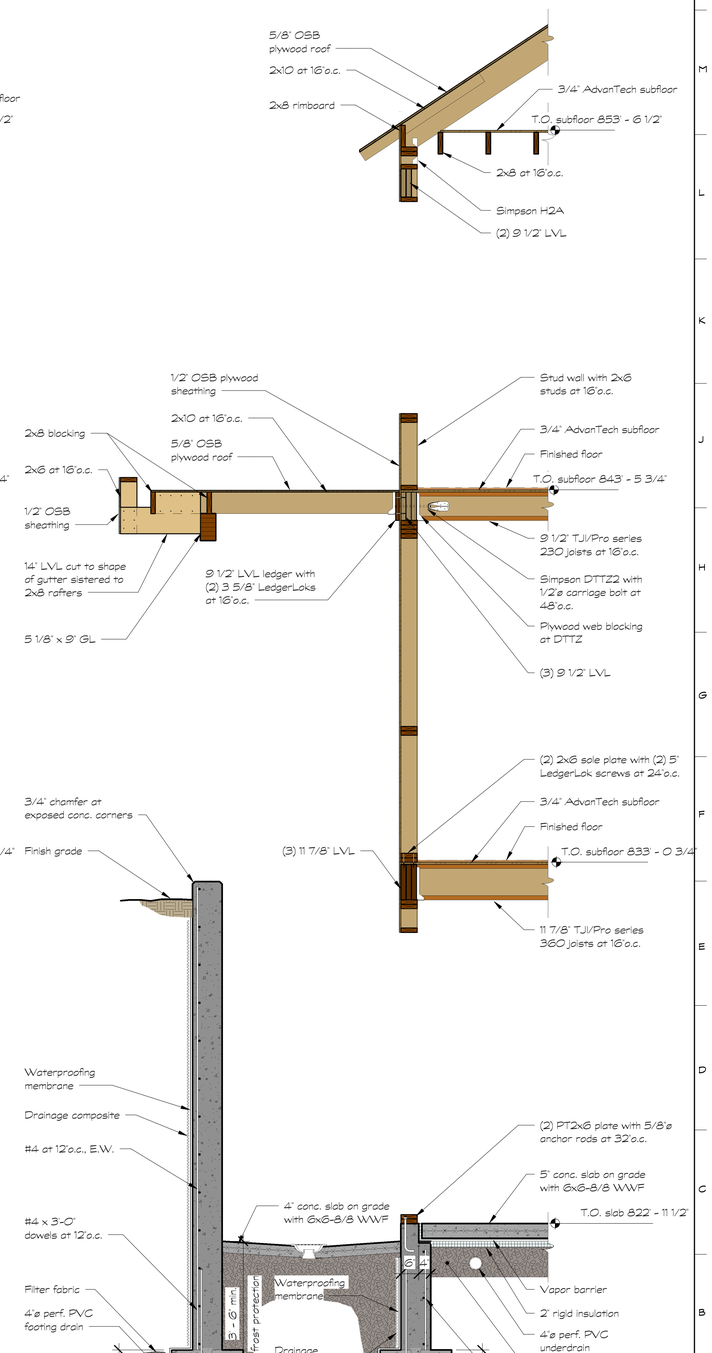
Project Number: 22-1895	Date: 05/15/23
Scale: 1/2" = 1'-0"	Drawing number: S201
Designed by: RTW	
Drawn by: RTW	
Checked by: KAF/JBD	



1 S300 SECTION 1/2" = 1'-0"



2 S300 SECTION 1/2" = 1'-0"



3 S300 SECTION 1/2" = 1'-0"

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Revisions/Submission:

Date	Description
5-12-23	Revision 1
6-28-23	Revision 2

Seal

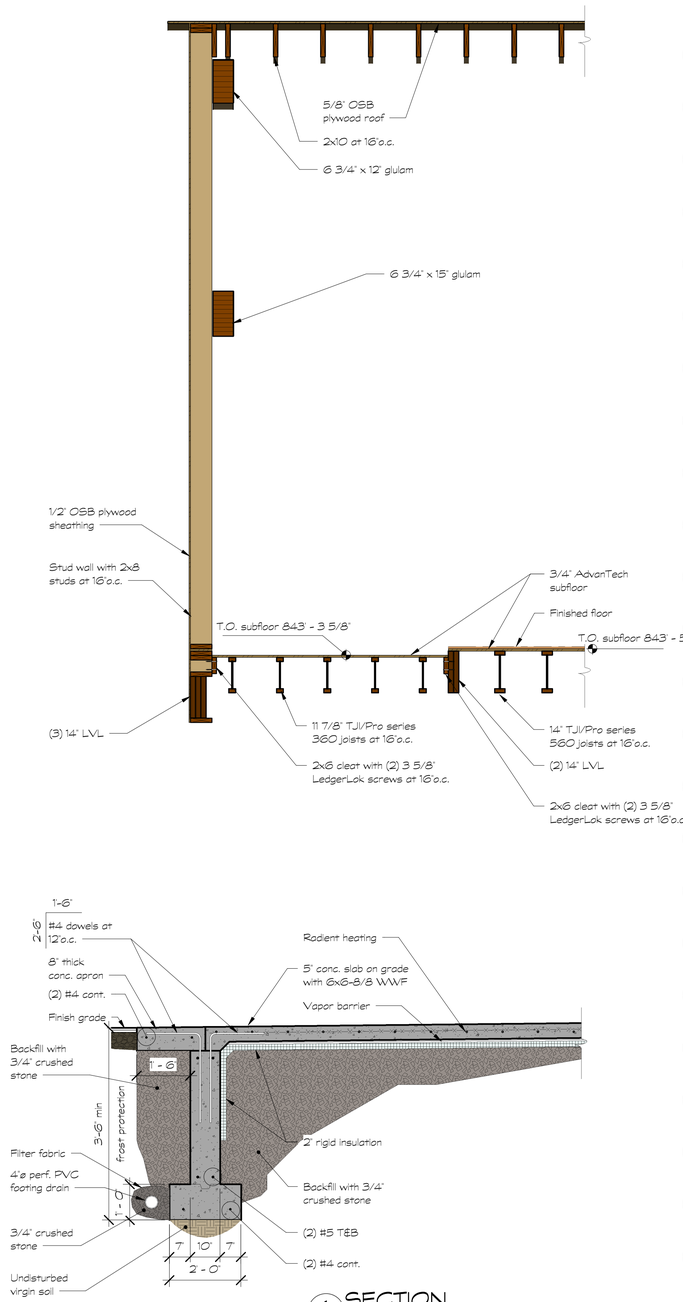
PACHTER RESIDENCE - MAIN HOUSE

Long Pond Road
Sharon, CT 06069

SECTIONS AND DETAILS

Project Number: 22-1895	Date: 05/15/23
Scale: 1/2" = 1'-0"	Drawing number: S300
Designed by: RTW	
Drawn by: RTW	
Checked by: KAF/JBD	

6/29/2023 9:34:04 AM



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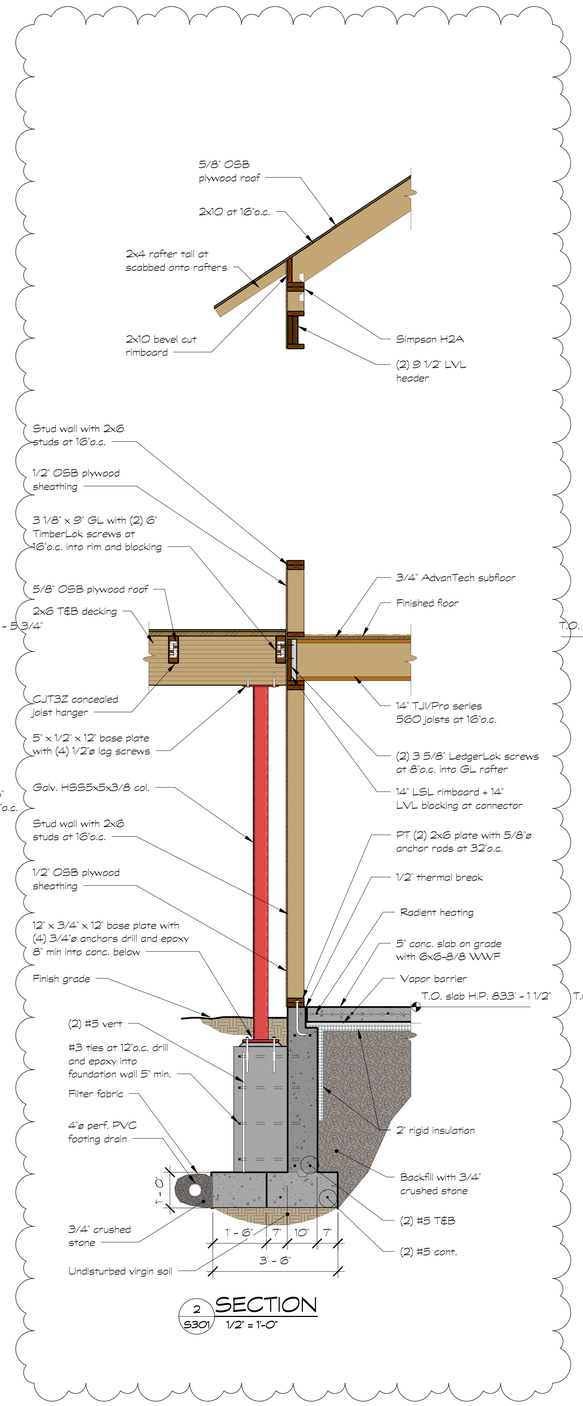

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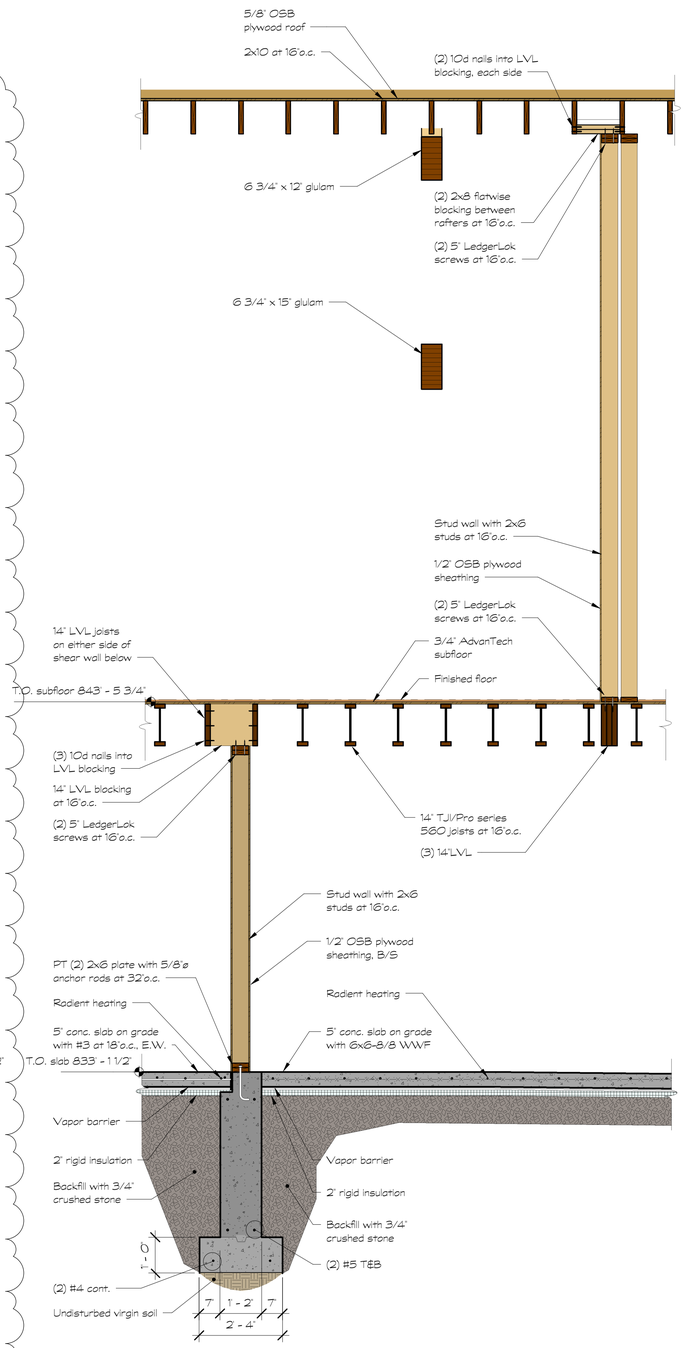

3 S301 SECTION
1/2" = 1'-0"

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Revisions/Submission:

Date	Description
5-12-23	Revision 1
9-18-23	Column Shift

Seal

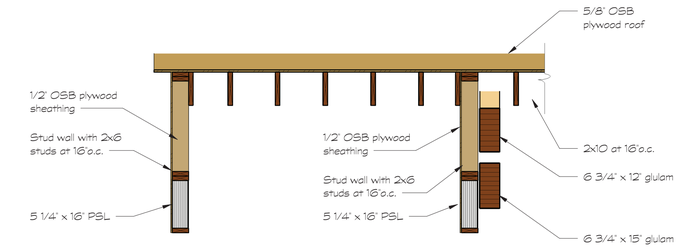
PACHTER RESIDENCE
- MAIN HOUSE

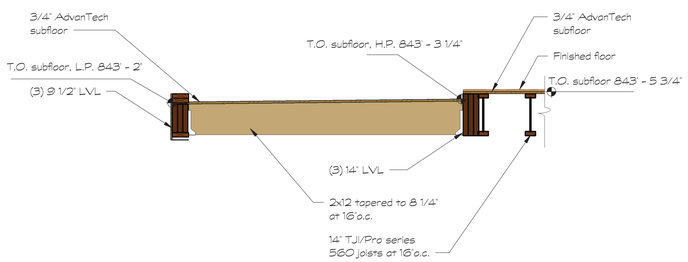
Long Pond Road
Sharon, CT 06069

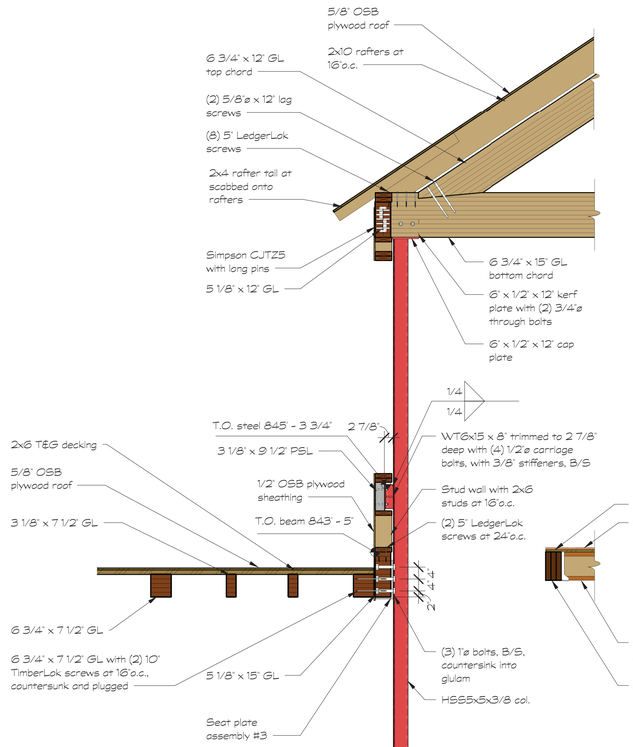
SECTIONS AND DETAILS

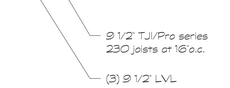
Project Number: 22-1895	Date: 05/15/23
Scale: 1/2" = 1'-0"	Drawing number: S301
Designed by: RTW	
Drawn by: RTW	
Checked by: KAF/JBD	

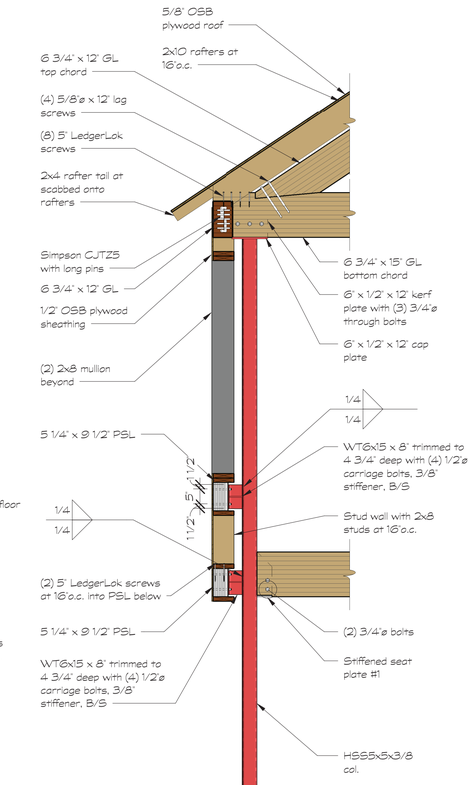
9/18/2023 10:34:35 AM

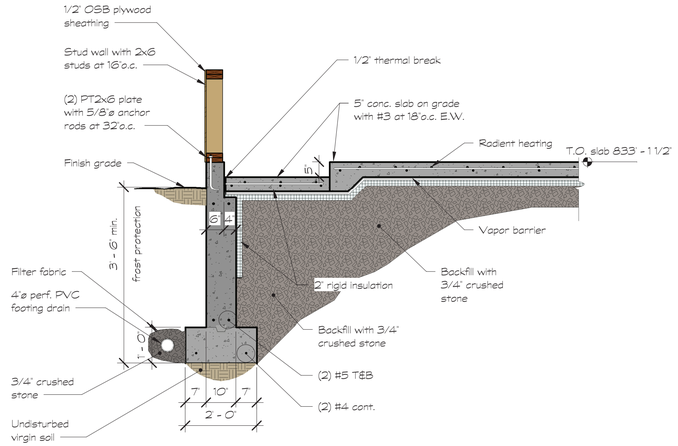




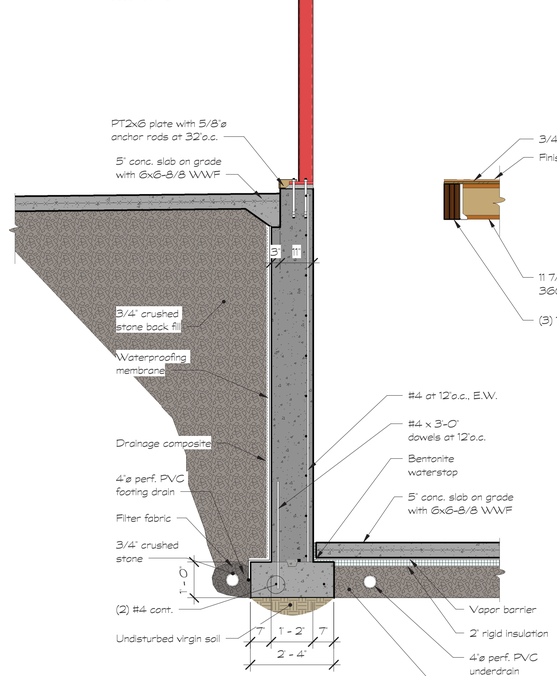








1 S302 SECTION 1/2" = 1'-0"



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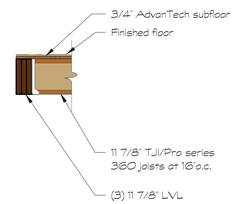

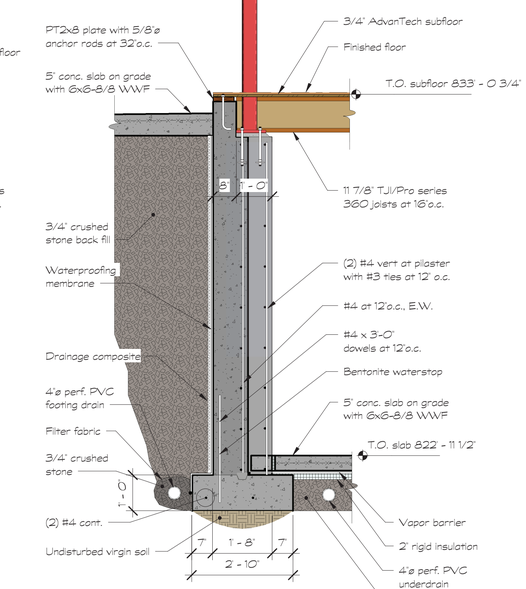

3 S302 SECTION 1/2" = 1'-0"

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Revisions/Submission:

Date	Description
5-12-23	Revision 1

Seal

STATE OF CONNECTICUT
RICHARD T. WOLF
No. 32109
LICENSED PROFESSIONAL ENGINEER

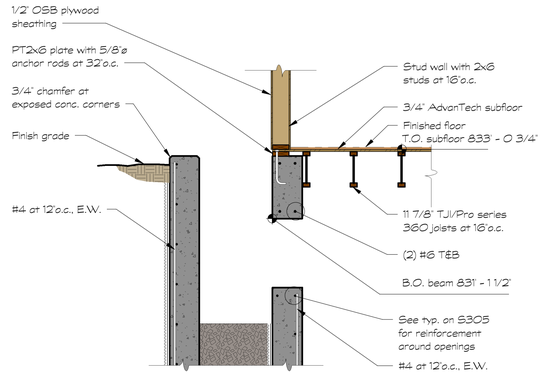
PACHTER RESIDENCE - MAIN HOUSE

Long Pond Road
Sharon, CT 06069

SECTIONS AND DETAILS

Project Number: 22-1895	Date: 05/15/23
Scale: 1/2" = 1'-0"	Drawing number: S302
Designed by: RTW	
Drawn by: RTW	
Checked by: KAF/JBD	

5/15/2023 3:45:57 PM



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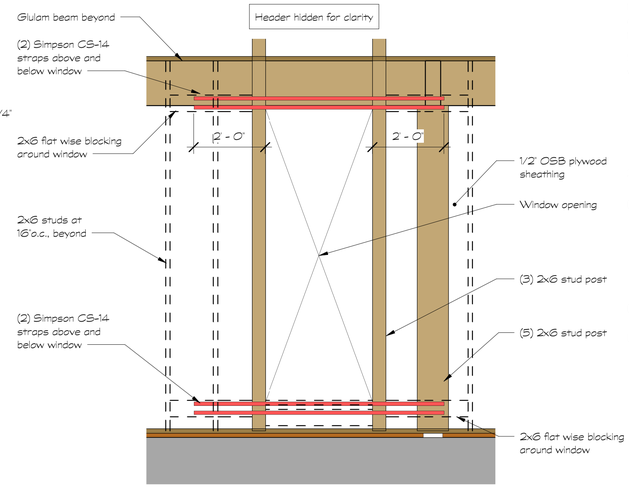
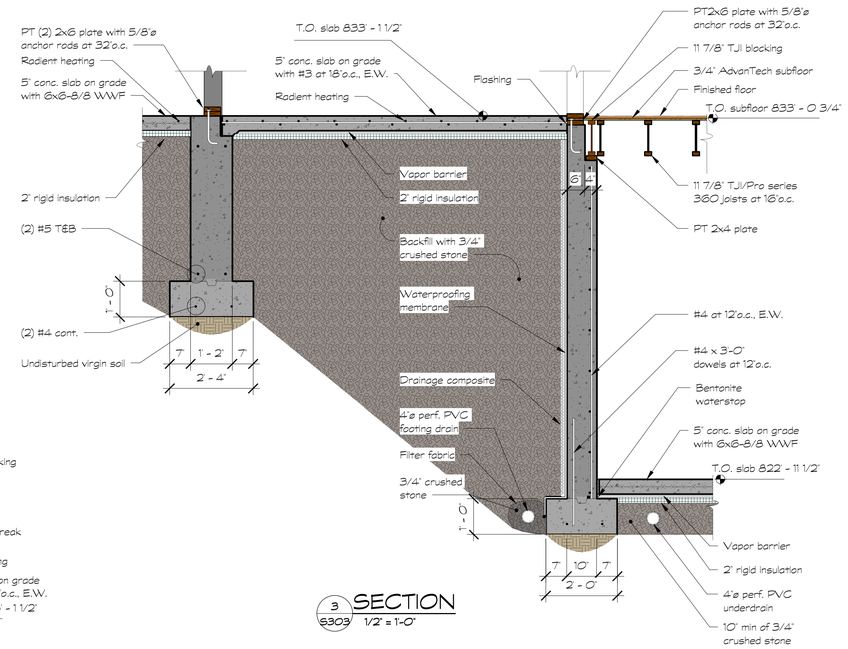


2 S303 SECTION 1/2" = 1'-0"



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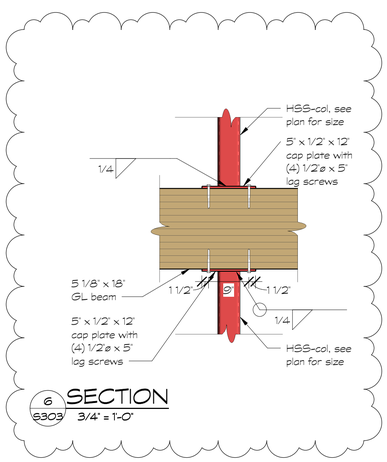
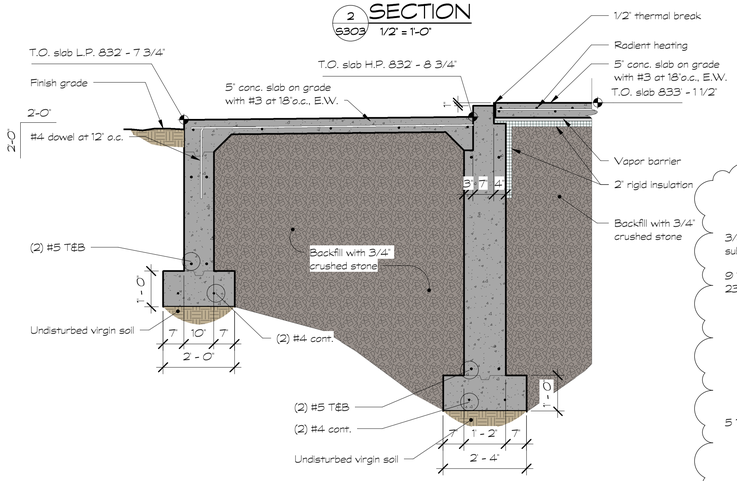
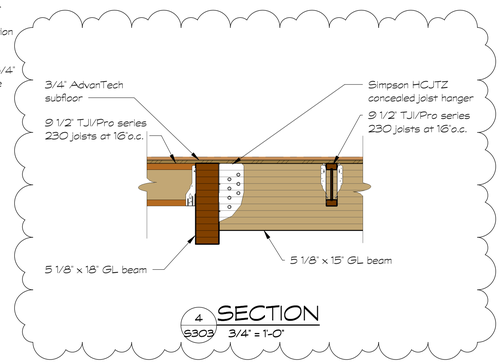


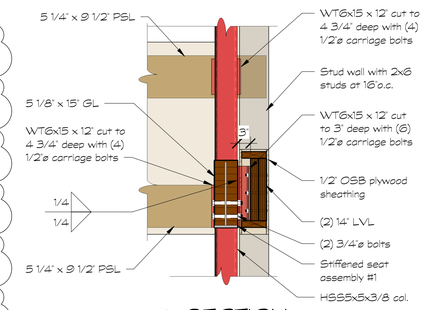
6 S303 SECTION 3/4" = 1'-0"



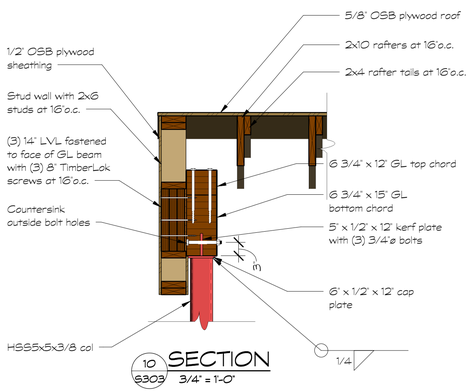
5 S303 SECTION 1/2" = 1'-0"



4 S303 SECTION 3/4" = 1'-0"



7 S303 SECTION 3/4" = 1'-0"



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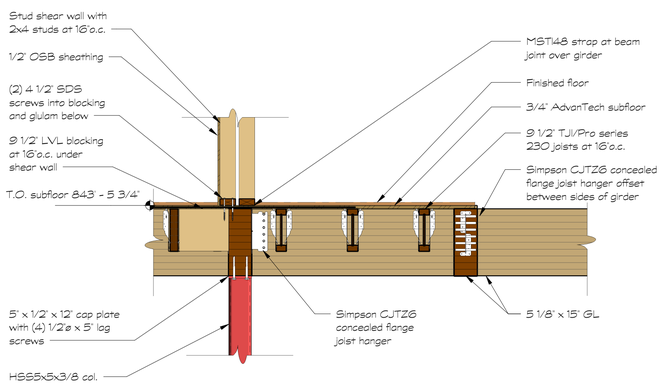
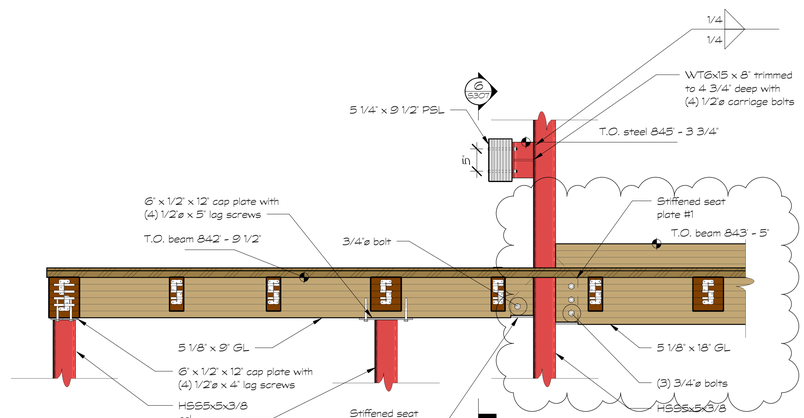


8 S303 SECTION 3/4" = 1'-0"



9 S303 SECTION 3/4" = 1'-0"

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Revisions/Submission:

Date	Description
5-12-23	Revision 1
6-28-23	Revision 2

Seal

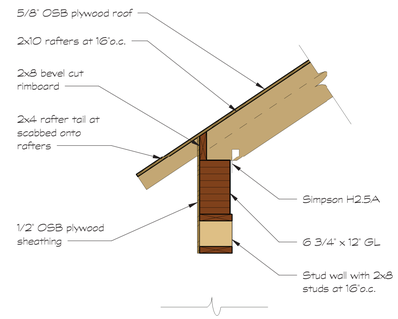
PACHTER RESIDENCE - MAIN HOUSE

Long Pond Road
Sharon, CT 06069

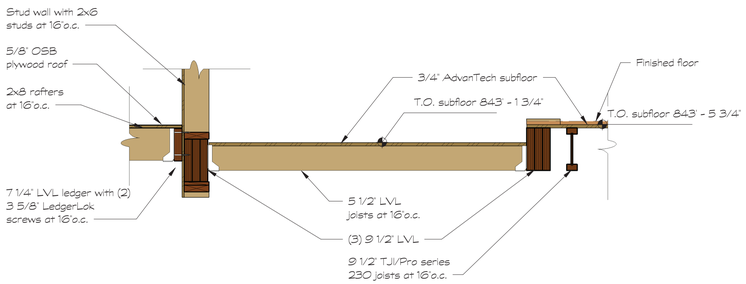
SECTIONS AND DETAILS

Project Number: 22-1895	Date: 05/15/23
Scale: As indicated	Drawing number: S303
Designed by: RTW	
Drawn by: RTW	
Checked by: KAF/JBD	

6/28/2023 4:59:29 PM



1 S304 SECTION
3/4" = 1'-0"



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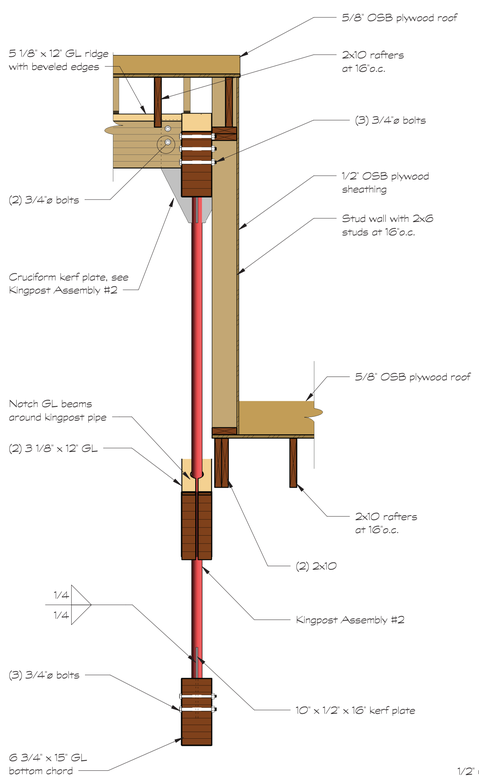
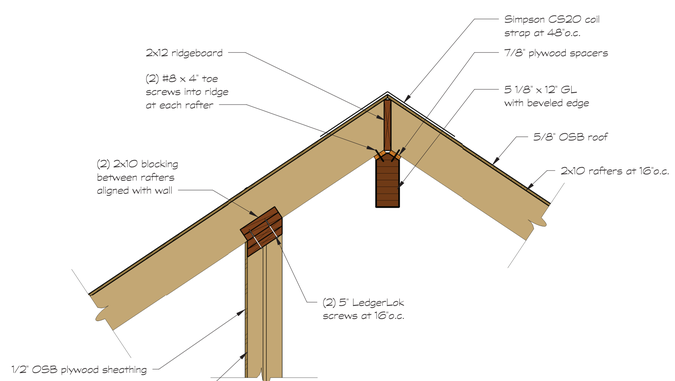
3/4" = 1'-0"



7 S304 SECTION
3/4" = 1'-0"



8 S304 SECTION
3/4" = 1'-0"

5/15/2023 3:46:01 PM

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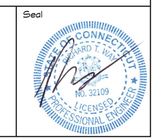
Revisions/Submission:

Date	Description
5-12-23	Revision 1

Seal

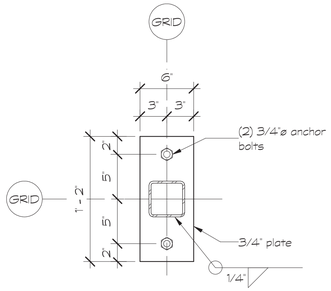


PACHTER RESIDENCE - MAIN HOUSE

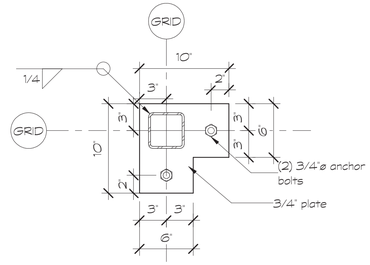
Long Pond Road
Sharon, CT 06069

SECTIONS AND DETAILS

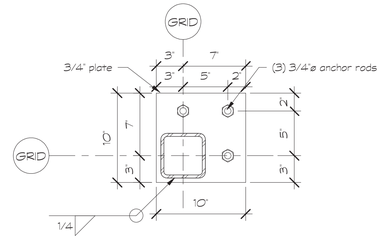
Project Number: 22-1895	Date: 05/15/23
Scale: 3/4" = 1'-0"	Drawing number: S304
Designed by: RTW	
Drawn by: RTW	
Checked by: KAF/JBD	



BASEPLATE - BP-A



BASEPLATE - BP-B



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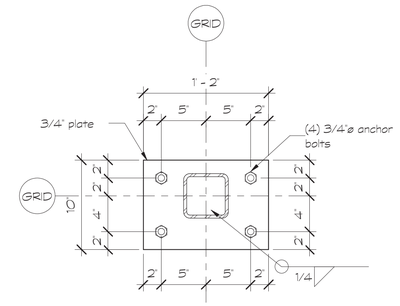

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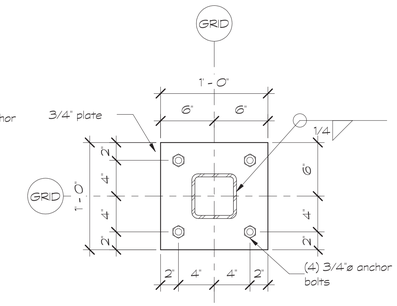

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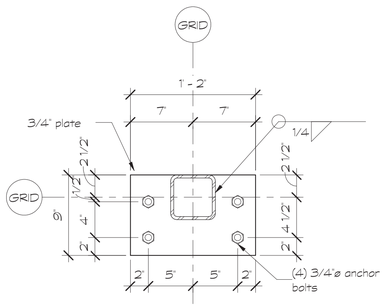

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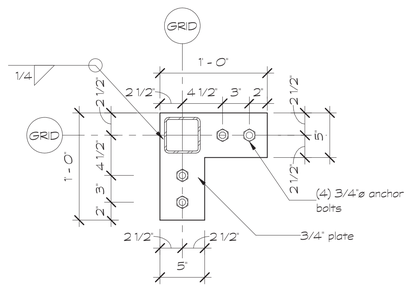

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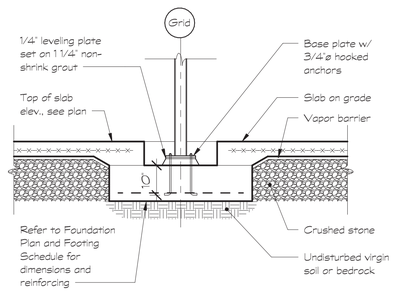
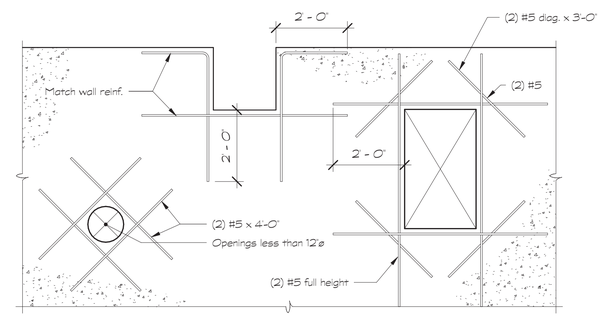
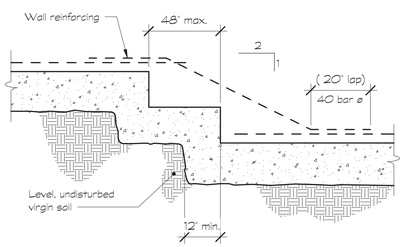


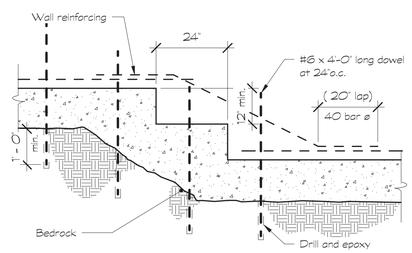
COLUMN FOOTING DETAIL
1/2" = 1-0"



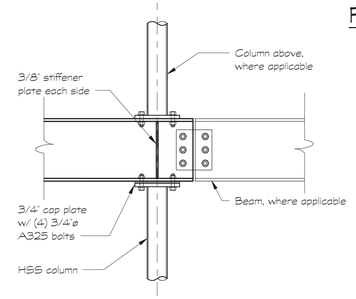
FOUNDATION AND WALL OPENINGS
1/2" = 1-0"



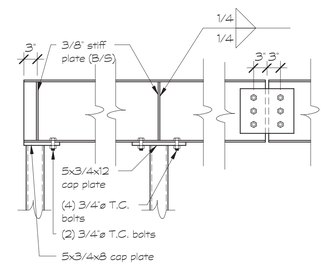
STEP FOOTING DETAIL
1/2" = 1-0"



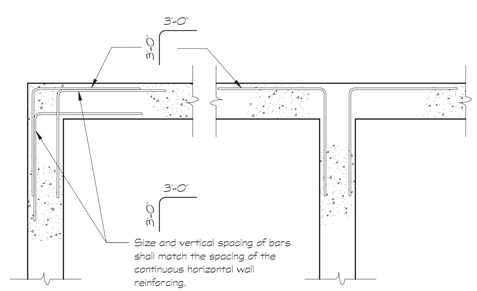
STEP FOOTING ON ROCK
1/2" = 1-0"



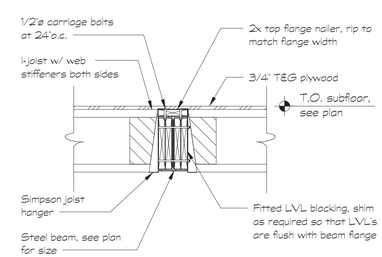
INTERRUPTED COLUMN DETAIL
3/4" = 1-0"



STEEL FRAME DETAIL
3/4" = 1-0"



CORNER WALL REINFORCING
1/2" = 1-0"



FLUSH STEEL BEAM
3/4" = 1-0"

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Revisions/Submission:

Date	Description

Seal

PACHTER RESIDENCE - MAIN HOUSE

Long Pond Road
Sharon, CT 06069

SECTIONS AND DETAILS

Project Number: 22-1895	Date: 05/15/23
Scale: As Indicated	Drawing number: S305
Designed by: RTW	
Drawn by: RTW	
Checked by: KAF/JBD	

5/15/2023 3:46:02 PM

HANGER SCHEDULE

Based on Simpson Strong Tie

Member	Face Mount Option	Top Mount Option
2x8	LUS 28	JB 28
2x10	LUS 210	JB 210A
(2) 9 1/2" LVL	HHUS 410	HWU 356/9.5
(2) 11 7/8" LVL	HHUS 410	HWU 356/11.88
(3) 11 7/8" LVL	HGUS 5.50/12	HGLTV 5.511
9 1/2" I joists / 2 5/16" flange	IUS 2.37/9.5	ITS 2.37/9.5
11 7/8" I joists / 2 5/16" flange	IUS 2.37/11.88	ITS 2.37/11.88

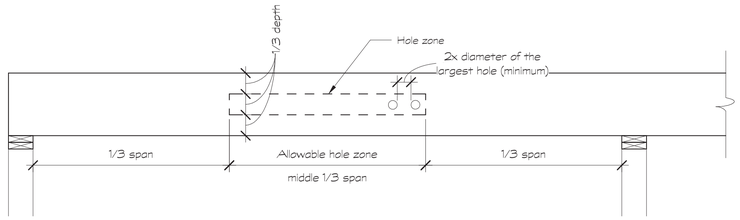
Provide specialty hangers (for example skewed or sloped) where required by framing conditions.

See plans for other hangers not shown here.

Coordinate face mount vs. top mount with installation access & field conditions.

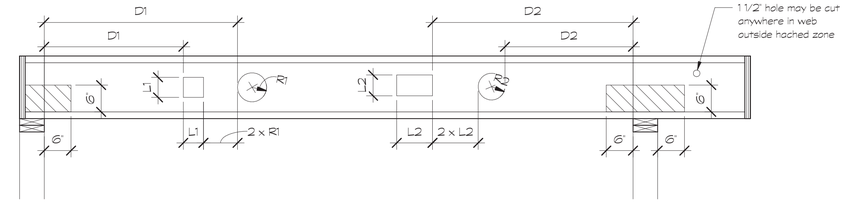
NAILING SCHEDULE

Building Element	Nail Size & Type	Number & Location
Stud to sole plate	8d common 16d common	4 toe nail or 2 direct
Stud to cap plate	16d common	2 toe nail or 2 direct
Double stud	10d common	12"o.c. direct
Corner studs	16d common	24"o.c. direct
Sole plate to joist or blocking	16d common	16"o.c. direct
Double cap plate	10d common	16"o.c. direct
Cap plate laps	10d common	2 direct
Ribbon strip	10d common	3 ea. bearing direct
Roof rafter to plate	8d common	3 toe nail
Roof rafter to ridge	16d common	2 toe nail or direct
Jack rafter to hip	10d common 16d common	3 toe nail or 2 direct
Floor joists to studs	10d common	5 direct
Floor joists to sill or girder	8d common	3 toe nail
Ledger strip	16d common	3 ea. joist direct
Ceiling joists to plate	16d common	3 toe nail
Ceiling joists (laps over partition)	10d common	3 direct
Ceiling joist to rafter	10d common	3 direct
Collar beam	10d common	3 direct
Bridging to joists	8d common	2 ea. end direct
Plywood roof & wall sheathing	6d common	6"o.c. edges and 12"o.c. intermediate
Plywood subflooring	8d common or 6d annular	6"o.c. edges and 10"o.c. intermediate
Built-up girders	20d common	2 rows 16"o.c. direct
Continuous header to stud	8d common	4 toe nail
Continuous header (2 pieces)	16d common	16"o.c. direct



Notes:
- Allowable hole zone suitable for uniformly loaded headers and beams only.
- Round holes only
- No holes in cantilevers
- Maximum round hole is 2", unless coordinated with engineer

ALLOWABLE HOLES - HEADERS AND BEAMS

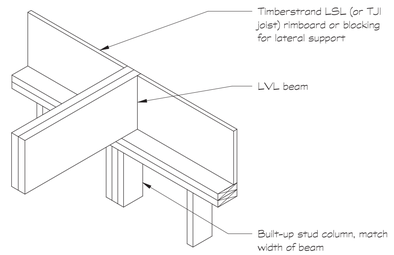


Distance from end support (D1)													
Joist Depth	Radius of Round Hole Size (R1)							Square or rectangular Hole Size (L1)					
	1"	1 1/2"	2"	3 1/4"	4 1/2"	5 1/2"	6 1/2"	2"	3"	4"	6 1/2"	8 7/8"	11"	13"
9 1/2"	1'-6"	2'-0"	3'-0"	6'-0"	-	-	-	1'-6"	2'-6"	3'-6"	5'-6"	-	-	-
11 7/8"	1'-0"	1'-0"	1'-6"	5'-0"	8'-0"	-	-	1'-0"	2'-0"	3'-6"	7'-0"	8'-0"	-	-

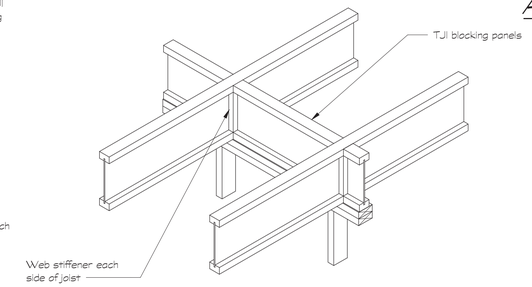
Distance from end support (D2)													
Joist Depth	Radius of Round Hole Size (R2)							Square or rectangular Hole Size (L2)					
	1"	1 1/2"	2"	3 1/4"	4 1/2"	5 1/2"	6 1/2"	2"	3"	4"	6 1/2"	8 7/8"	11"	13"
9 1/2"	3'-0"	4'-0"	5'-6"	9'-0"	-	-	-	1'-6"	2'-6"	3'-6"	5'-6"	-	-	-
11 7/8"	2'-0"	3'-0"	4'-6"	8'-0"	12'-0"	-	-	1'-0"	2'-0"	3'-6"	7'-0"	8'-0"	-	-

Notes:
- Do not cut holes on cantilever reinforcement
- Do not cut or notch flange.
- Leave 1/8" web at top and bottom of hole.
- For simple-span of (5' minimum), one maximum size round hole may be located in the center of the joist span provided no other holes occur in the joist.

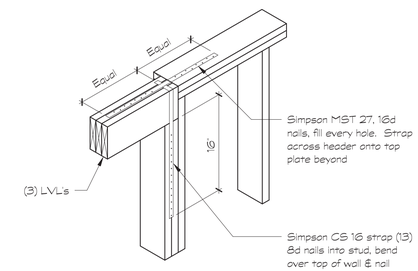
ALLOWABLE HOLES - TJI JOISTS



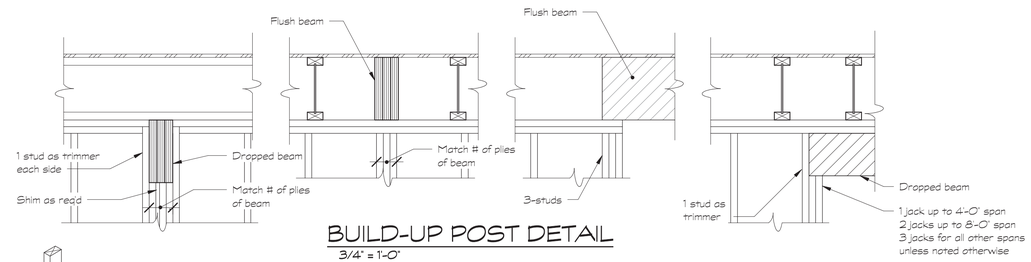
BEARING AT WALL
3/4" = 1'-0"



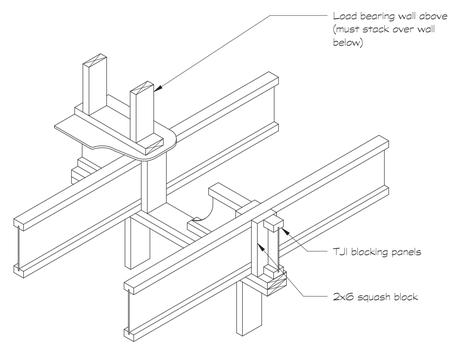
BEARING PARTITION, NO WALL ABOVE
3/4" = 1'-0"



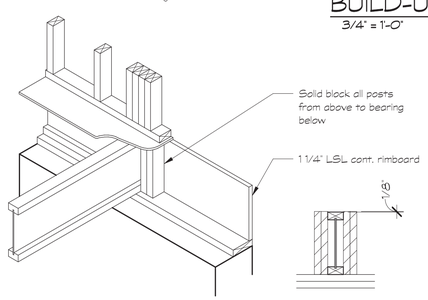
HEADER ATTACHMENT
3/4" = 1'-0"



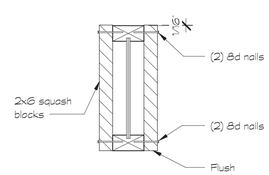
BUILD-UP POST DETAIL
3/4" = 1'-0"



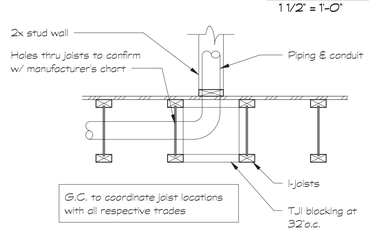
INTERMEDIATE BEARING WALL
3/4" = 1'-0"



POST BLOCKING DETAIL
3/4" = 1'-0"



SQUASH BLOCK DETAIL
1 1/2" = 1'-0"



G.C. to coordinate joist locations with all respective trades

PARALLEL NON-BEARING PARTITION SUPPORT DETAIL
3/4" = 1'-0"

JOIST SUBSTITUTION TABLE

	Width	Trus Joist	Boise Cascade	Georgia Pacific	Louisiana Pacific	International Paper
* I Joists	1 3/4"	Pro 230	BCI 45	GPI 20	LPI 225	IPI-500
	2 5/16"	Pro 360	BCI 60	GPI 40/65	LPI 300	IPI-700
	3 1/2"	Pro 560	BCI 90	G-P LAM LVL	LPI 56	IPI-900
LVL's	1 3/4"	Microllam 2750 Fb 2.0E	Versa-Lam 3100 Fb 2.0E	G-P LAM 2900 Fb 2.0E	LP LVL 2950 Fb 2.0E	Weldwood LVL 3100 Fb 2.0E
PSL & LSL	columns, beams, headers & studs - Trus Joist products only					

* All I Joists shall have LVL flanges and OSB webs

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Revisions/Submission:

Date	Description

Seal

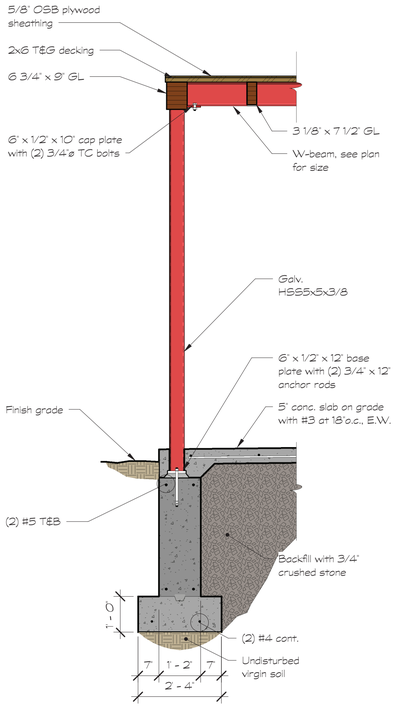
PACHTER RESIDENCE - MAIN HOUSE

Long Pond Road
Sharon, CT 06069

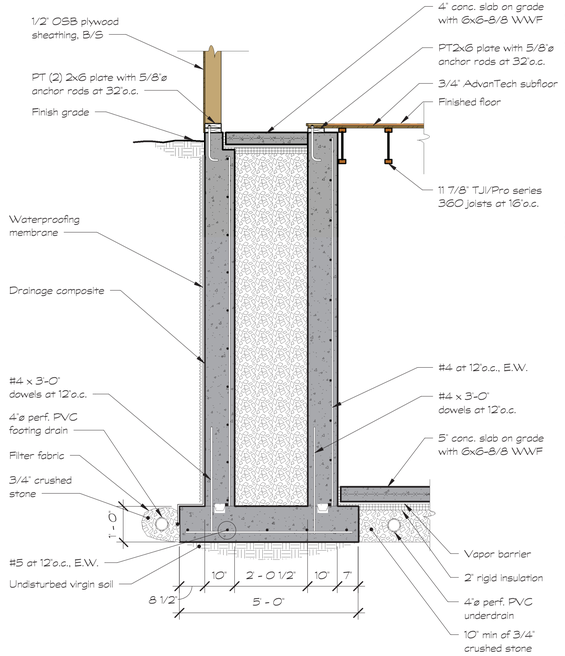
SECTIONS AND DETAILS

Project Number: 22-1895	Date: 05/15/23
Scale: As Indicated	Drawing number: S306
Designed by: RTW	
Drawn by: RTW	
Checked by: KAF/JBD	

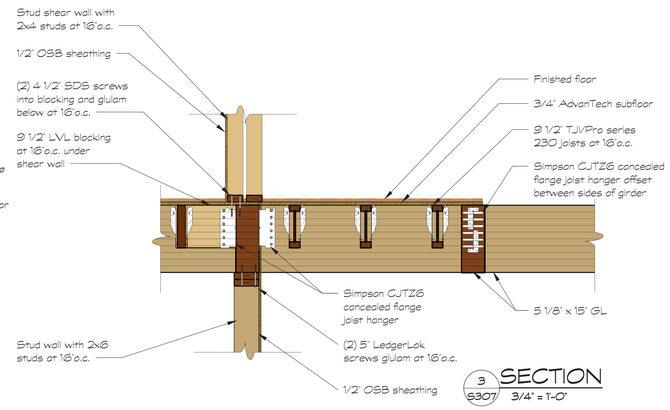
5/15/2023 3:46:03 PM



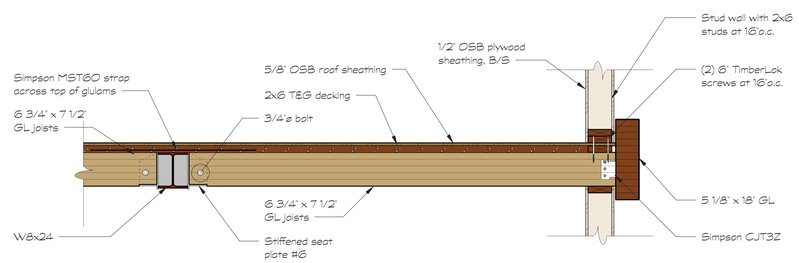
1 S307 SECTION
1/2" = 1'-0"



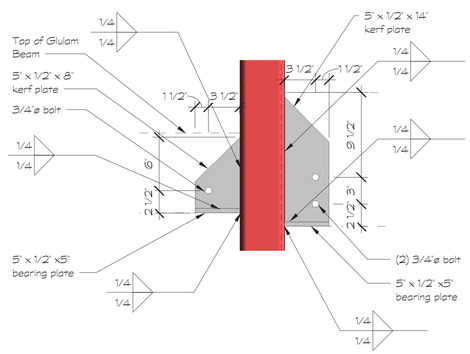
2 S307 SECTION
1/2" = 1'-0"



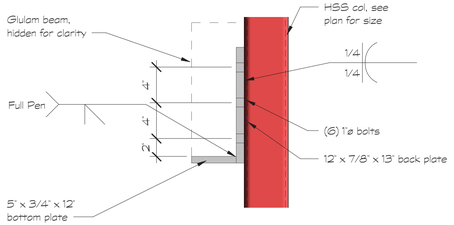
3 S307 SECTION
3/4" = 1'-0"



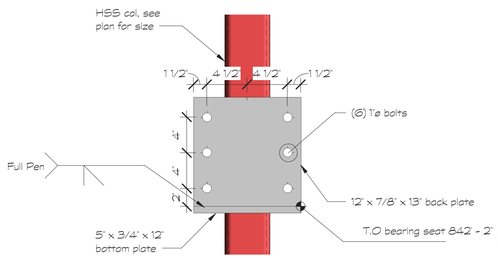
4 S307 SECTION
3/4" = 1'-0"



STIFFENED SEAT CONNECTION #1 & #2
1 1/2" = 1'-0"



SEAT CONNECTION #3 - SIDE
1 1/2" = 1'-0"



SEAT CONNECTION #3 - FRONT
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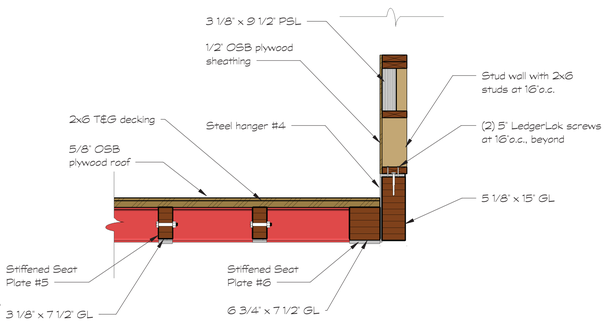
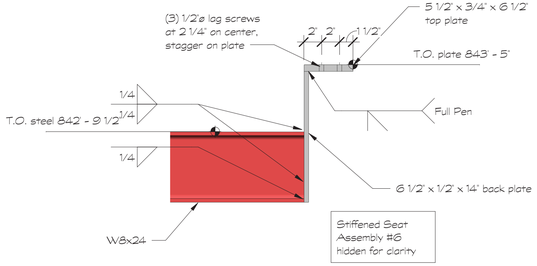
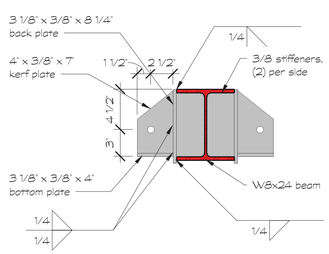


5 S307 SECTION
3/4" = 1'-0"



STEEL HANGER CONNECTION #4
1 1/2" = 1'-0"



STIFFENED SEAT CONNECTION #5
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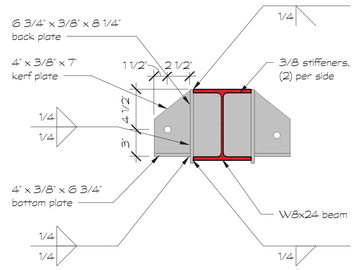
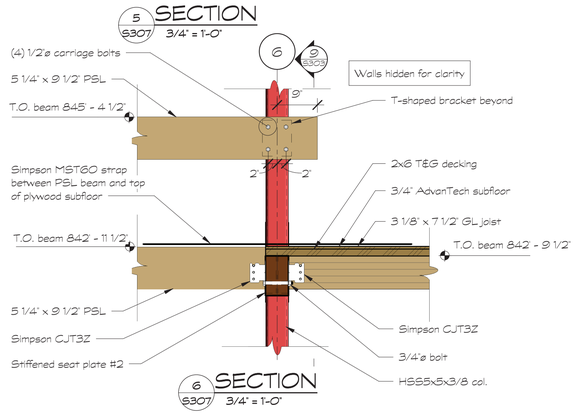


STIFFENED SEAT CONNECTION #6
1 1/2" = 1'-0"



6 S307 SECTION
3/4" = 1'-0"

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Revisions/Submission:

Date	Description
5-12-23	Revision 1

Seal

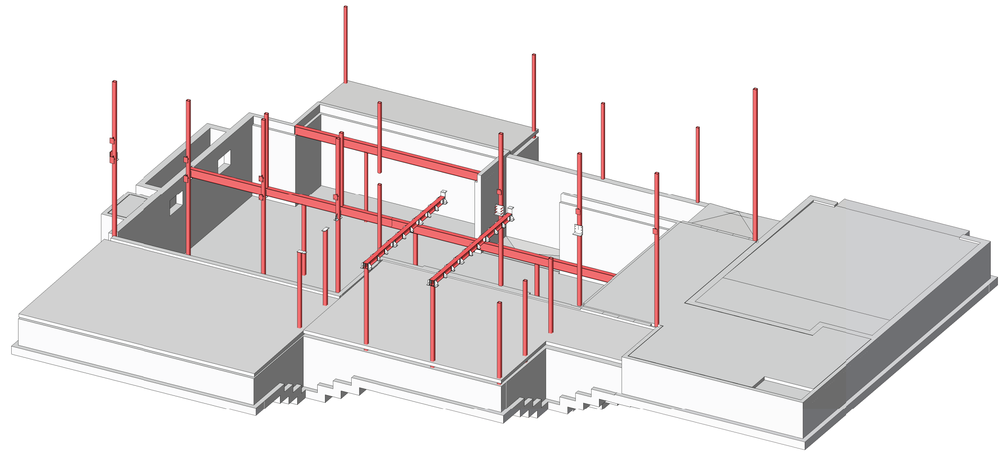
STATE OF CONNECTICUT
RICHARD T. NOLAN
No. 32109
LICENSED PROFESSIONAL ENGINEER

PACHTER RESIDENCE - MAIN HOUSE

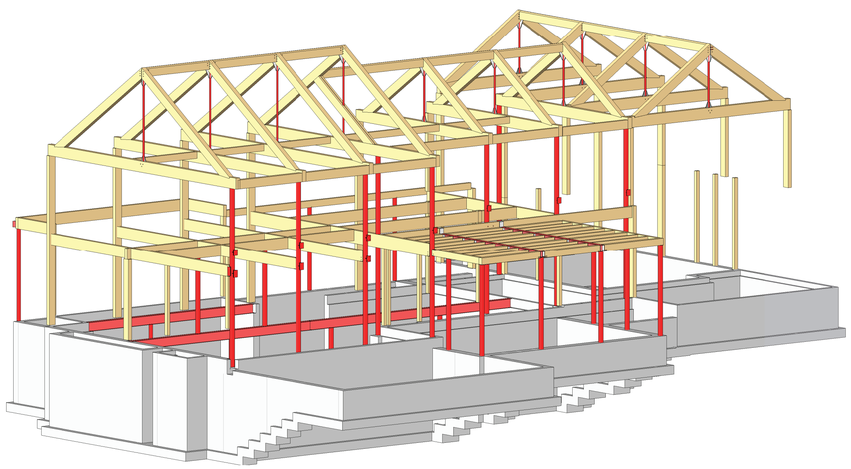
Long Pond Road
Sharon, CT 06069

SECTIONS AND DETAILS

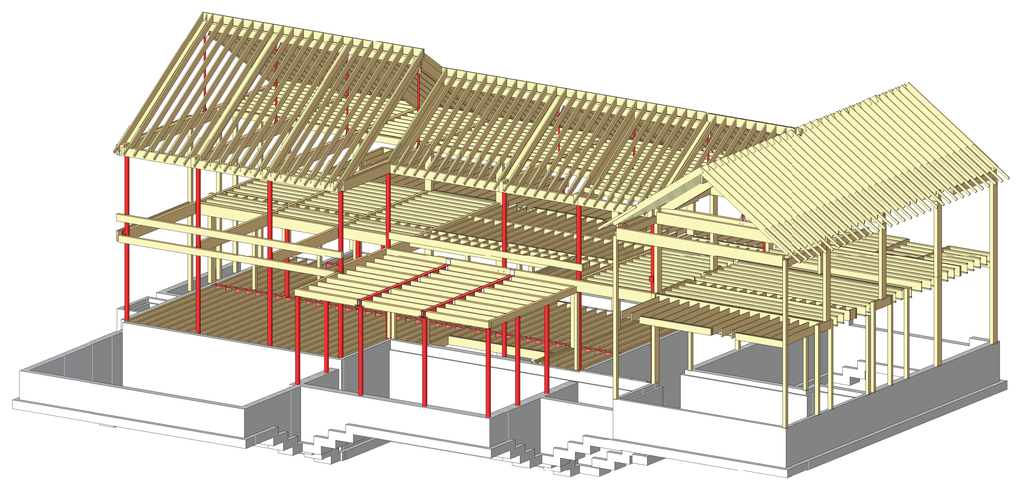
Project Number: 22-1895	Date: 05/15/23
Scale: As Indicated	Drawing number: S307
Designed by: Designer	
Drawn by: Author	
Checked by: Checker	



STEEL FRAME ISOMETRIC



TIMBER FRAMING ISOMETRIC



FRAMING ISOMETRIC

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Revisions/Submission:

Date	Description

North

Seal

STATE OF CONNECTICUT
RYAN T. WAY
No. 32109
LICENSED PROFESSIONAL ENGINEER

PACHTER RESIDENCE - MAIN HOUSE

Long Pond Road
Sharon, CT 06069

ISOMETRICS

Project Number: 22-1895	Date: 05/15/23
Scale:	Drawing number: S900
Designed by: RTW	
Drawn by: RTW	
Checked by: KAF/JBD	

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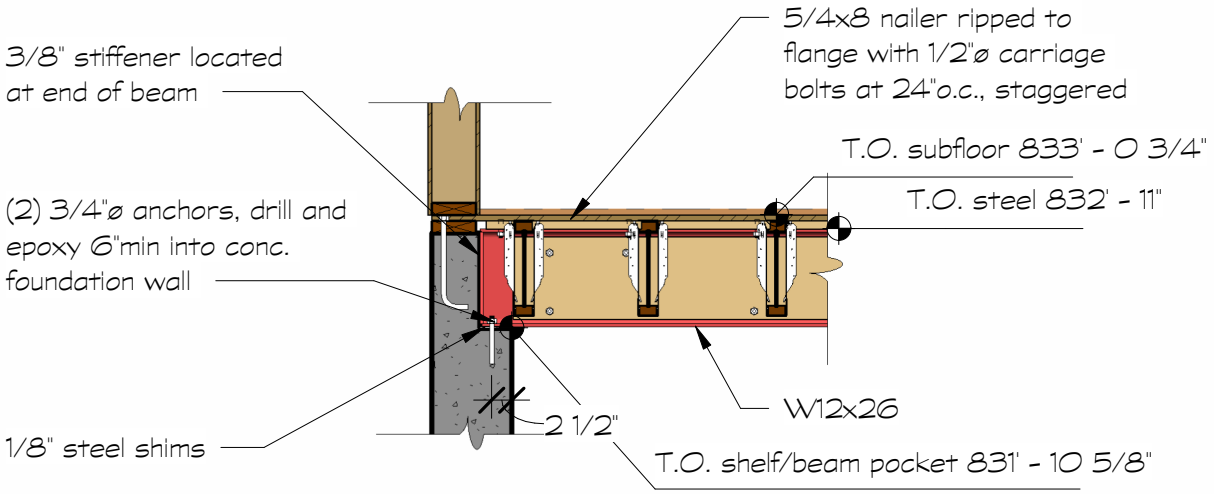


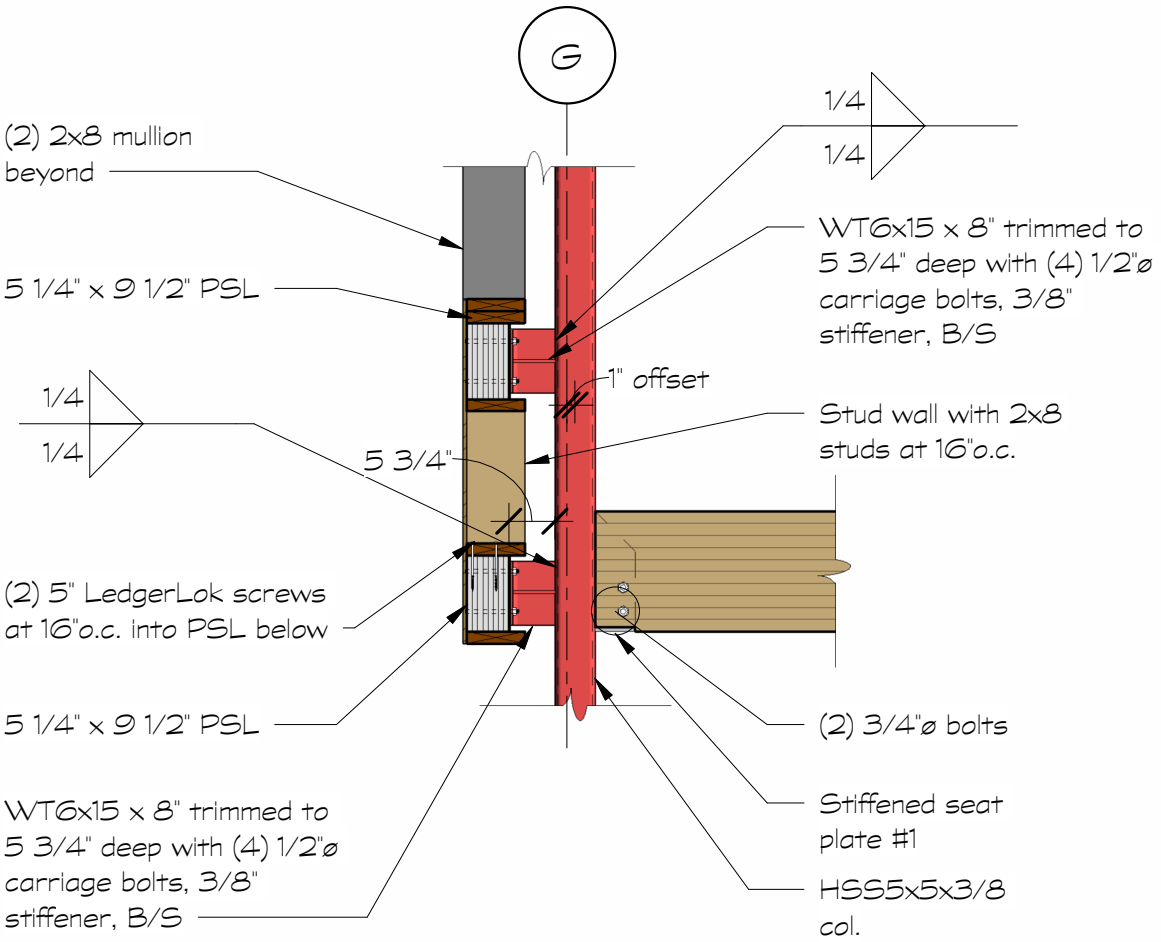
DeStefano & Chamberlain Incorporated

PACHTER RESIDENCE - MAIN HOUSE

Long Pond Road
Sharon, CT 06069

BEAM POCKET BEARING UPDATE AND TOP OF STEEL CHANGE

Project #	22-1895	CSK-1
Date	09/07/23	
Drawn by	RTW	
Checked by		Scale 1/2" = 1'-0"

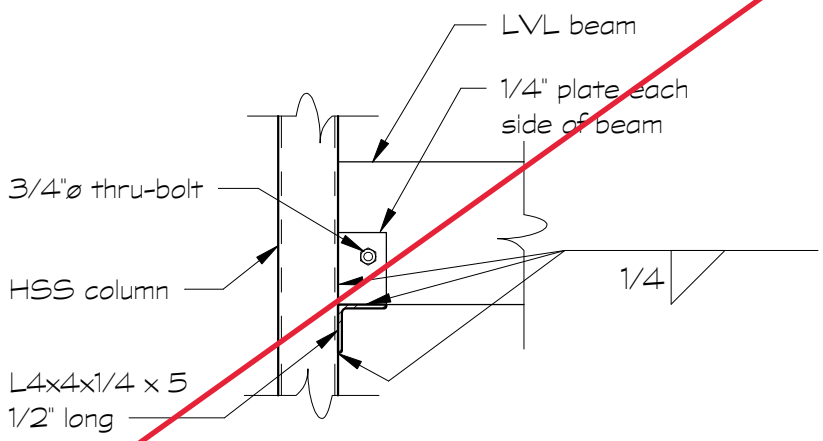


Update to Stand off at G/3 and G/5

1/2" = 1'-0"

This column offset applies to the columns located at grid intersection G/3 and G/5

DeStefano & Chamberlain Incorporated	PACHTER RESIDENCE - MAIN HOUSE Long Pond Road Sharon, CT 06069	UPDATE TO STANDOFF AT G/3 AND G/5 FOR COLUMN SHIFT
	Project # 22-1895	CSK-2
	Date 09/15/23	
	Drawn by RTW	
	Checked by	Scale 1/2" = 1'-0"



LVL TO STEEL CONNECTION

SS WHEN STEEL POST WAS REMOVED AT GLASS CONNECTOR

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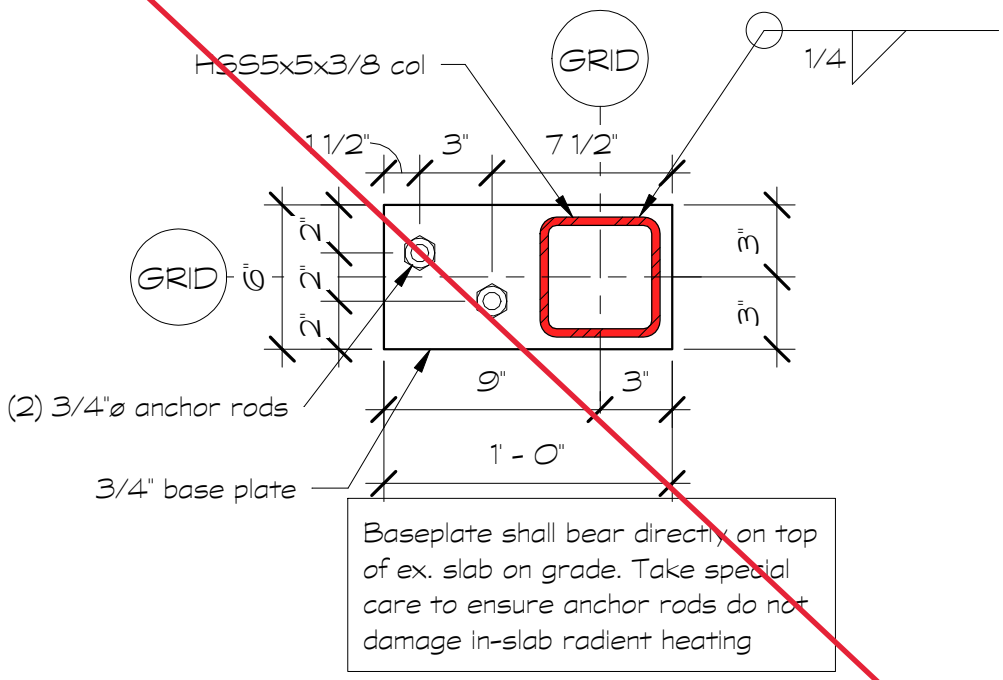
PACHTER RESIDENCE - MAIN HOUSE
Long Pond Road
Sharon, CT 06069

LVL TO STEEL CONNECTION		
Project #	22-1895	CSK-3
Date	10/18/23	
Drawn by	RTW	
Checked by		Scale 3/4" = 1'-0"



BASEPLATE AT C/14

1 1/2" = 1'-0"

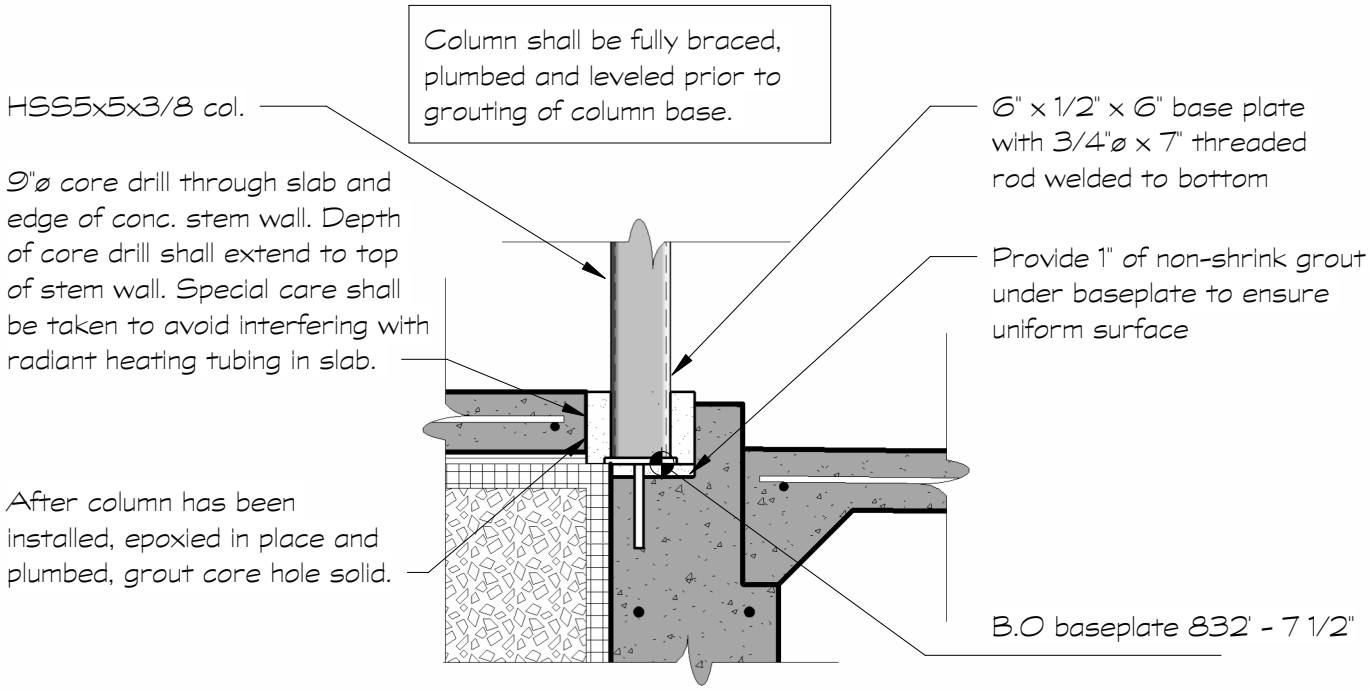
SS WHEN STEEL POST WAS REMOVED
AT GLASS CONNECTOR

DeStefano & Chamberlain
Incorporated

PACHTER RESIDENCE - MAIN HOUSE
Long Pond Road
Sharon, CT 06069

COL. BASEPLATE AT C/14

Project #	22-1895	CSK-4
Date	10/18/23	
Drawn by	RTW	
Checked by		Scale 1 1/2" = 1'-0"



1 CSK-5 **SECTION** 3/4" = 1'-0"

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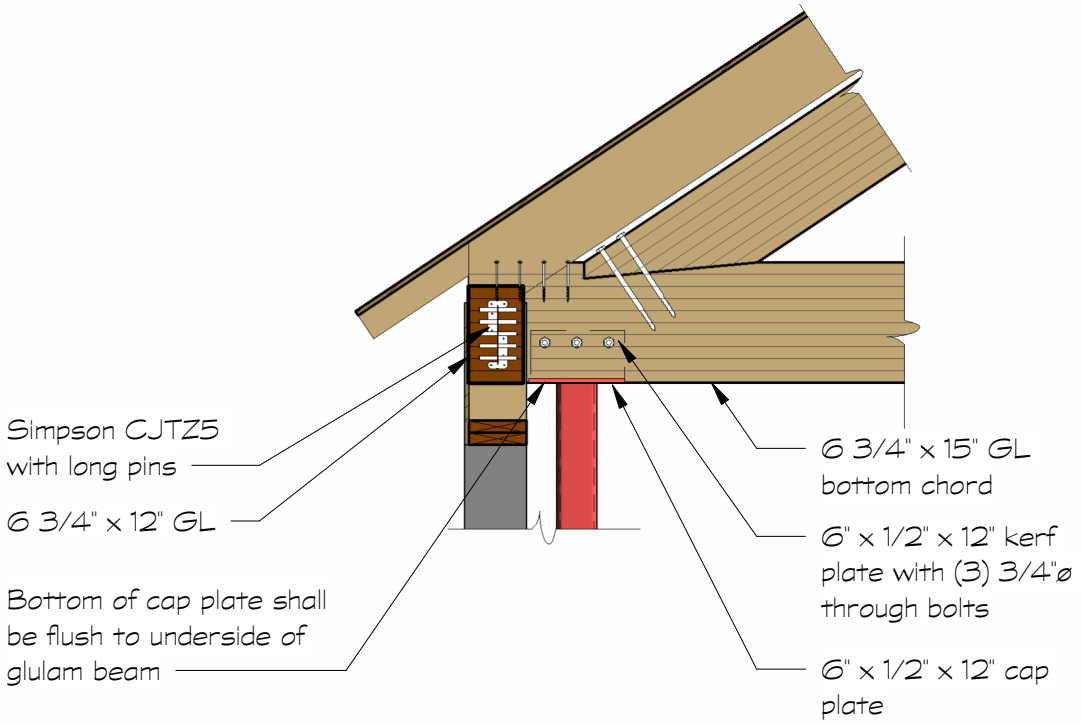
Long Pond Road
Sharon, CT 06069

COL BASE AT E/14

Project #	22-1895	CSK-5
Date	10/18/23	
Drawn by	RTW	
Checked by	JBD	Scale 3/4" = 1'-0"



RECESSED CAP PLATE

1/2" = 1'-0"

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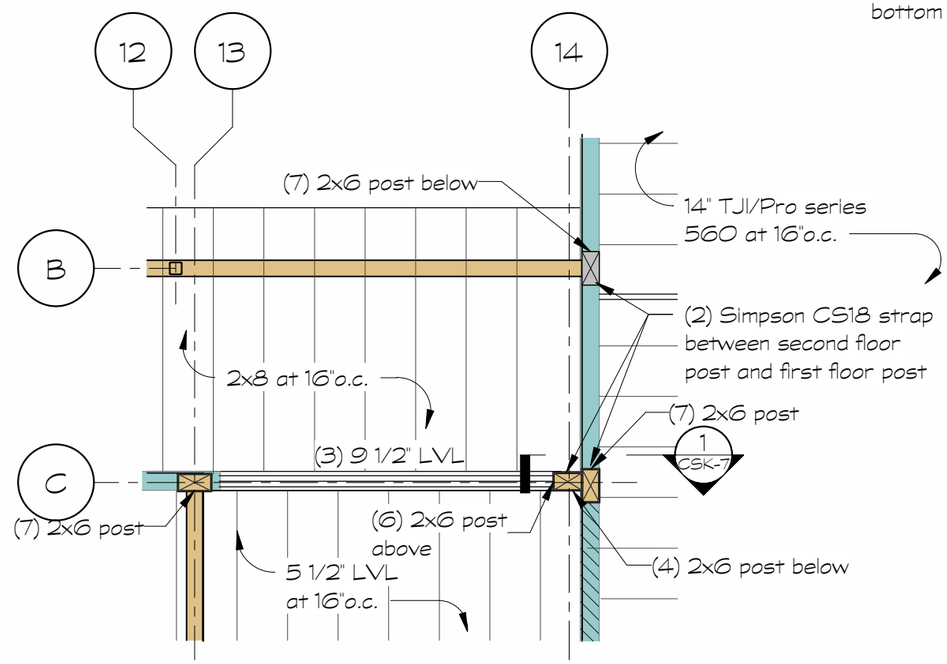
Incorporated

PACHTER RESIDENCE - MAIN HOUSE
Long Pond Road
Sharon, CT 06069

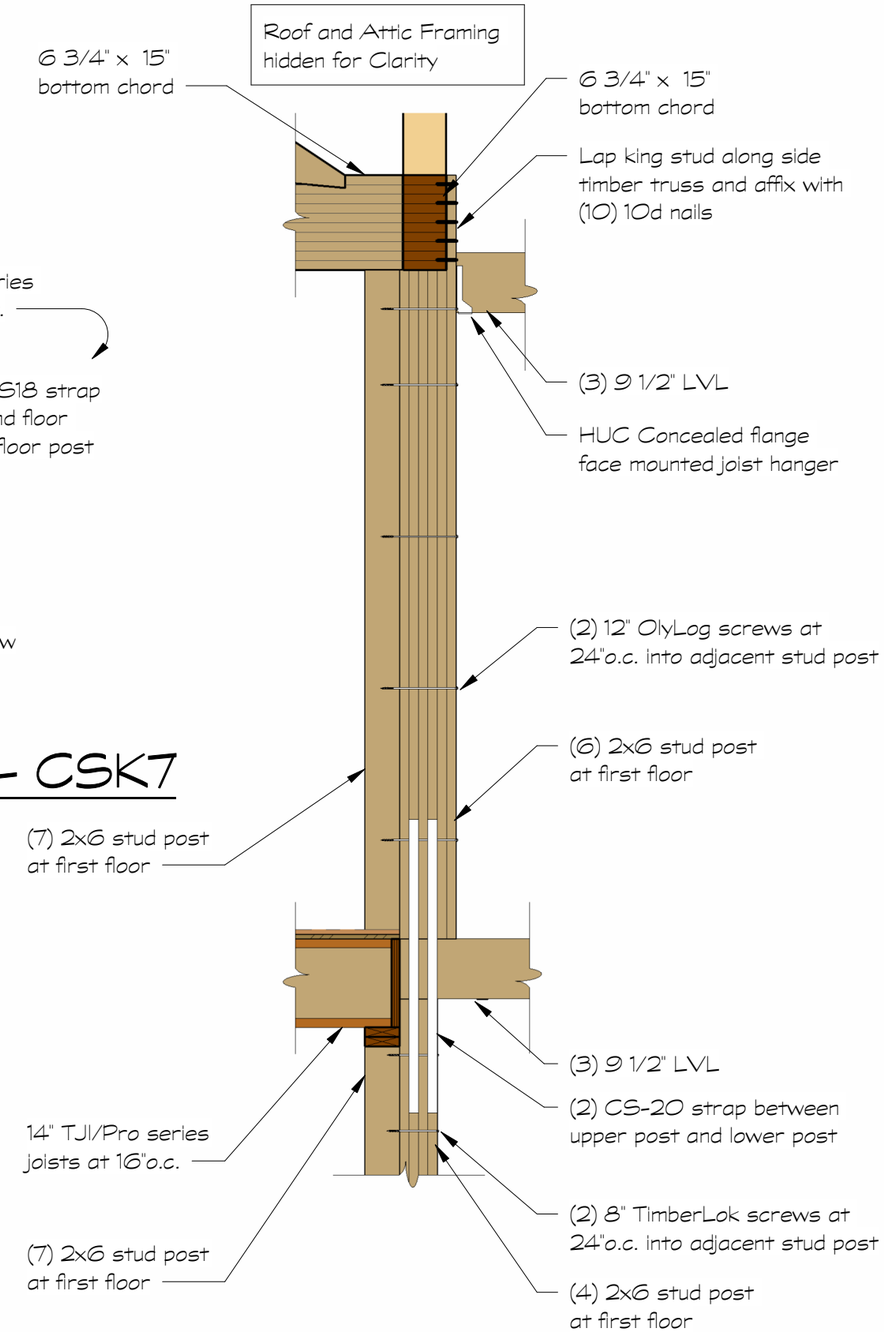
RECESSED CAP PLATE

Project #	22-1895	CSK-6
Date	10/19/23	
Drawn by	RTW	
Checked by		Scale 1/2" = 1'-0"



SECOND FLOOR FRAMING PLAN - CSK7

1/4" = 1'-0"



1 CSK-7 **SECTION**

1/2" = 1'-0"

Structural and Architectural Engineering

DeStefano & Chamberlain

Incorporated

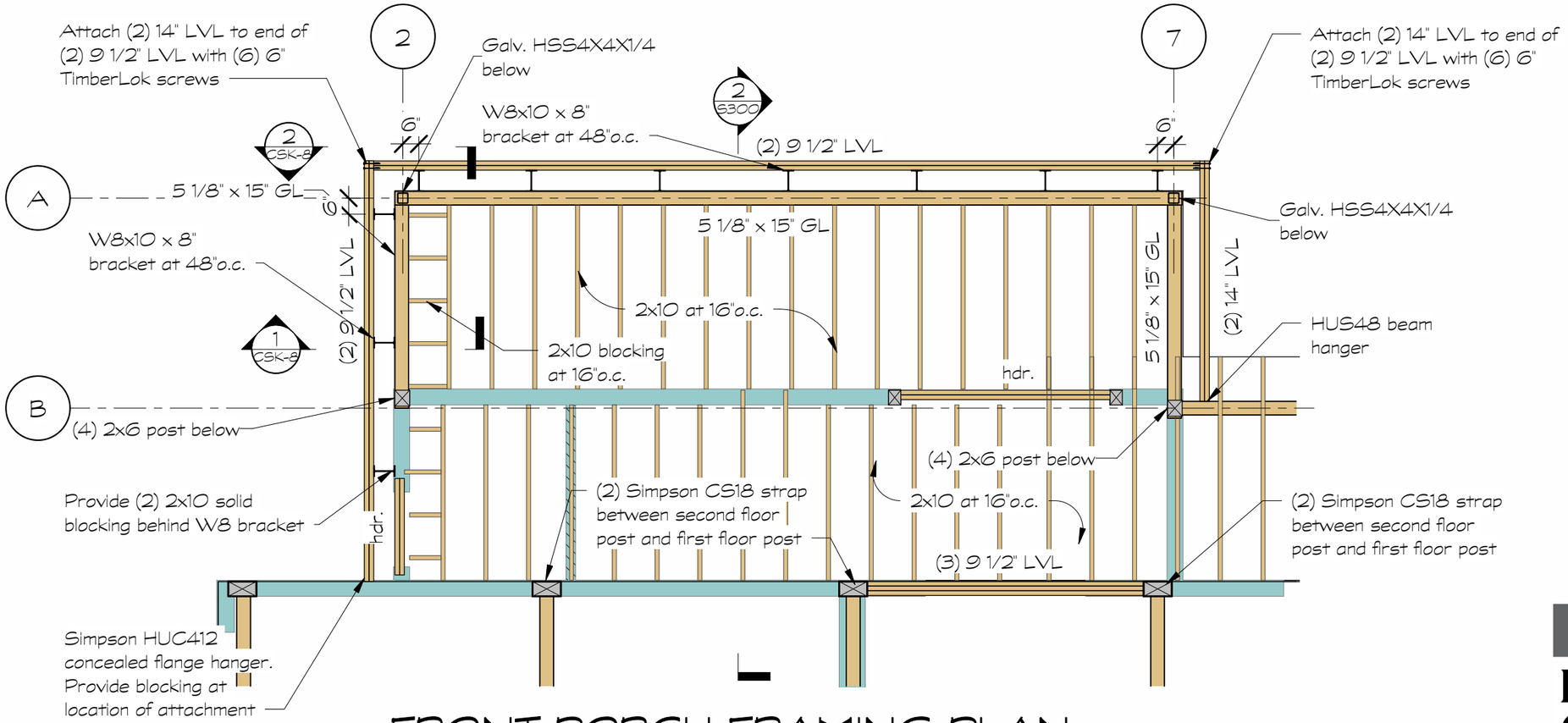
50 Thorpe Street
Fairfield, CT
06824-5725
Tel. 203 254-7131
Fax 203 254-0263
www.dcstructural.com

PACHTER RESIDENCE - MAIN HOUSE

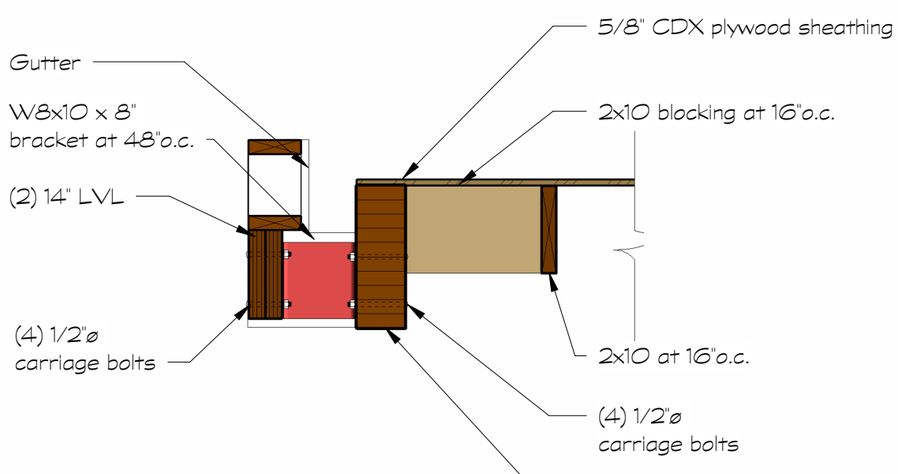
Long Pond Road
Sharon, CT 06069

UPDATED POST AT COL GRID C/14

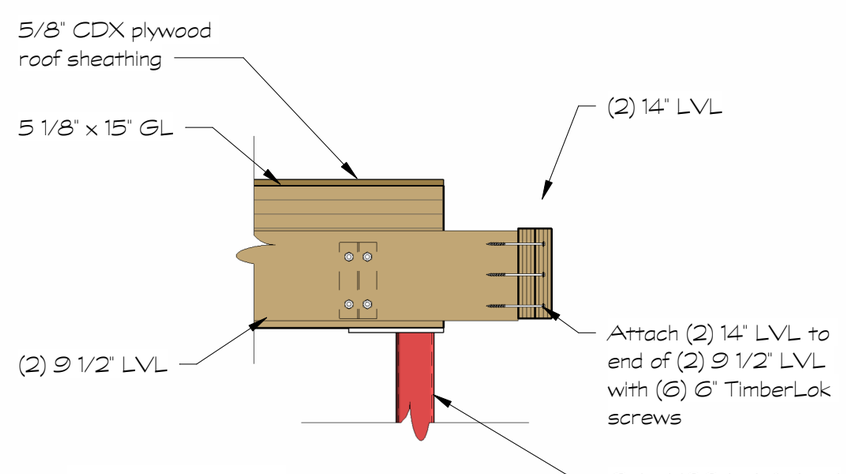
Project #	22-1895	CSK-7
Date	11/02/23	
Drawn by	RTW	
Checked by		Scale As indicated



FRONT PORCH FRAMING PLAN



1 CSK-8 **SECTION** 3/4" = 1'-0"



2 CSK-8 **SECTION** 3/4" = 1'-0"

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DeStefano & Chamberlain Incorporated

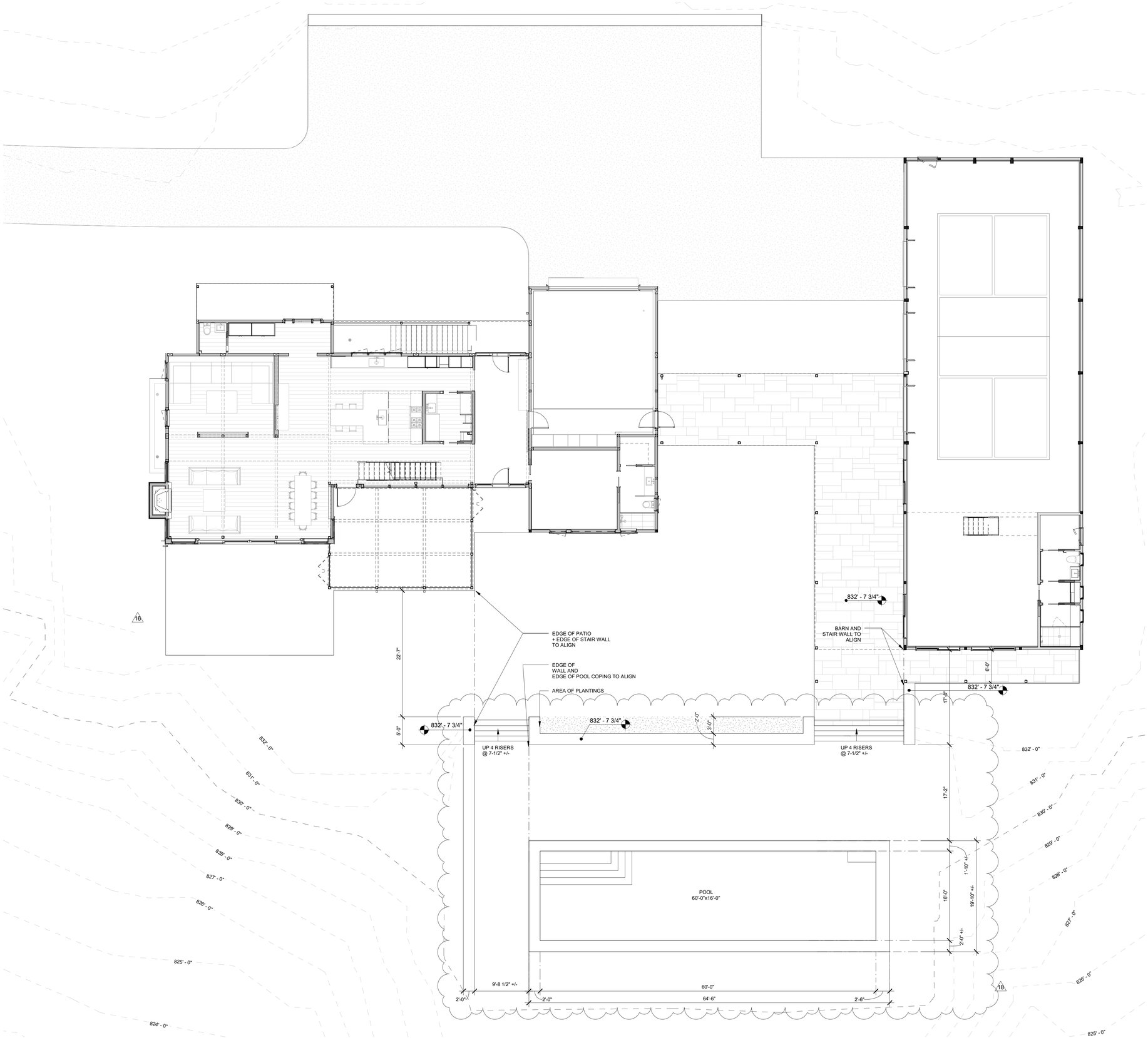
50 Thorpe Street
Fairfield, CT
06824-5725
Tel. 203 254-7131
Fax 203 254-0263
www.dcstructural.com

PACHTER RESIDENCE - MAIN HOUSE

Long Pond Road
Sharon, CT 06069

FRONT PORCH EDGE ROOF UPDATE

Project #	22-1895	CSK-8
Date	11/07/23	
Drawn by	RTW	
Checked by	JBD	Scale As indicated



PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
16	POOL AND SPA REVISIONS	10/03/23
18	POOL REVISION	10/11/23

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CONSTRUCTION
DOCUMENTS

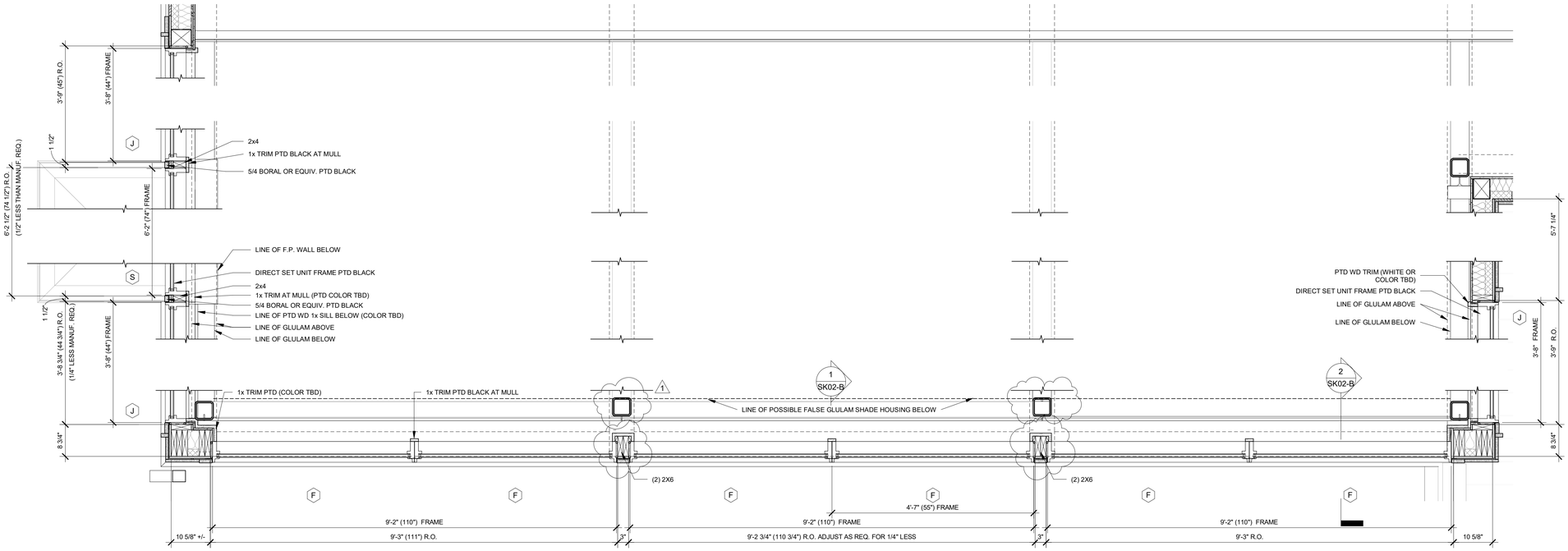
drawing title
REVISED POOL LAYOUT

SK01

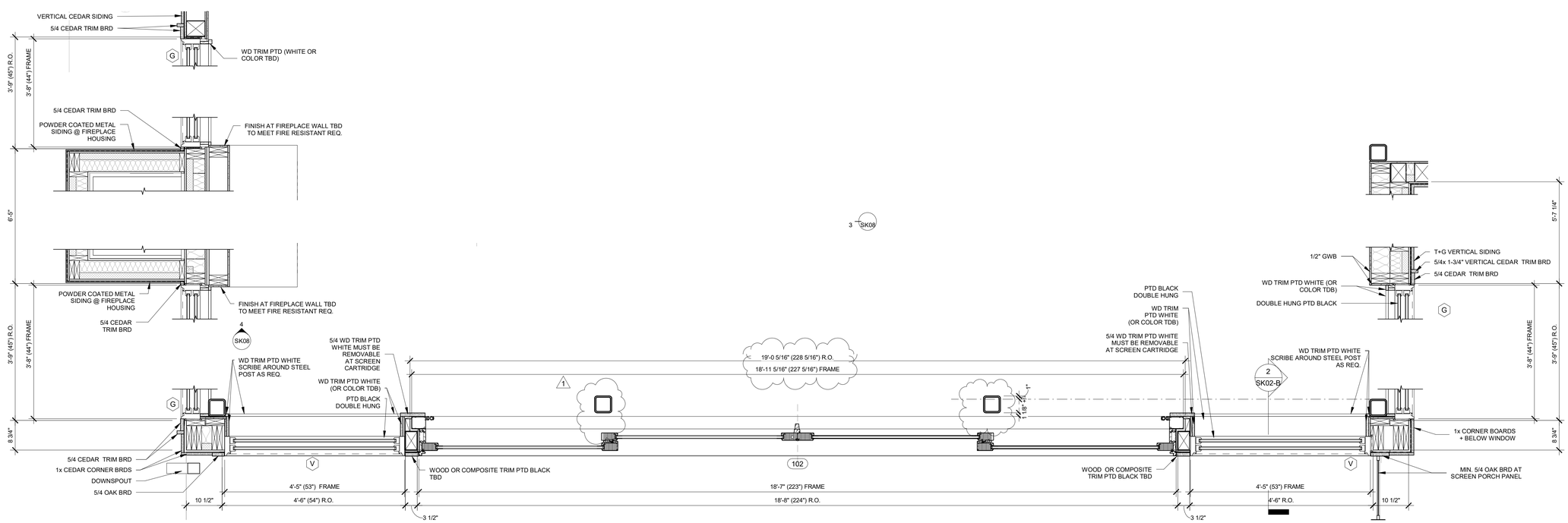
project number
21-009

date
09/07/14

scale
1/8" = 1'-0"



2 DETAIL PLAN - LIVING ROOM UPPER WINDOW PLAN
SCALE: 3/4" = 1'-0"



1 DETAIL PLAN - LIVING ROOM SOUTH WALL
SCALE: 3/4" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
1	STEEL POSTS AT MULTI-SLIDE	09/08/23
14	WINDOW FRAMING	09/26/23
15	SCREEN R.O. NOTE	10/03/23

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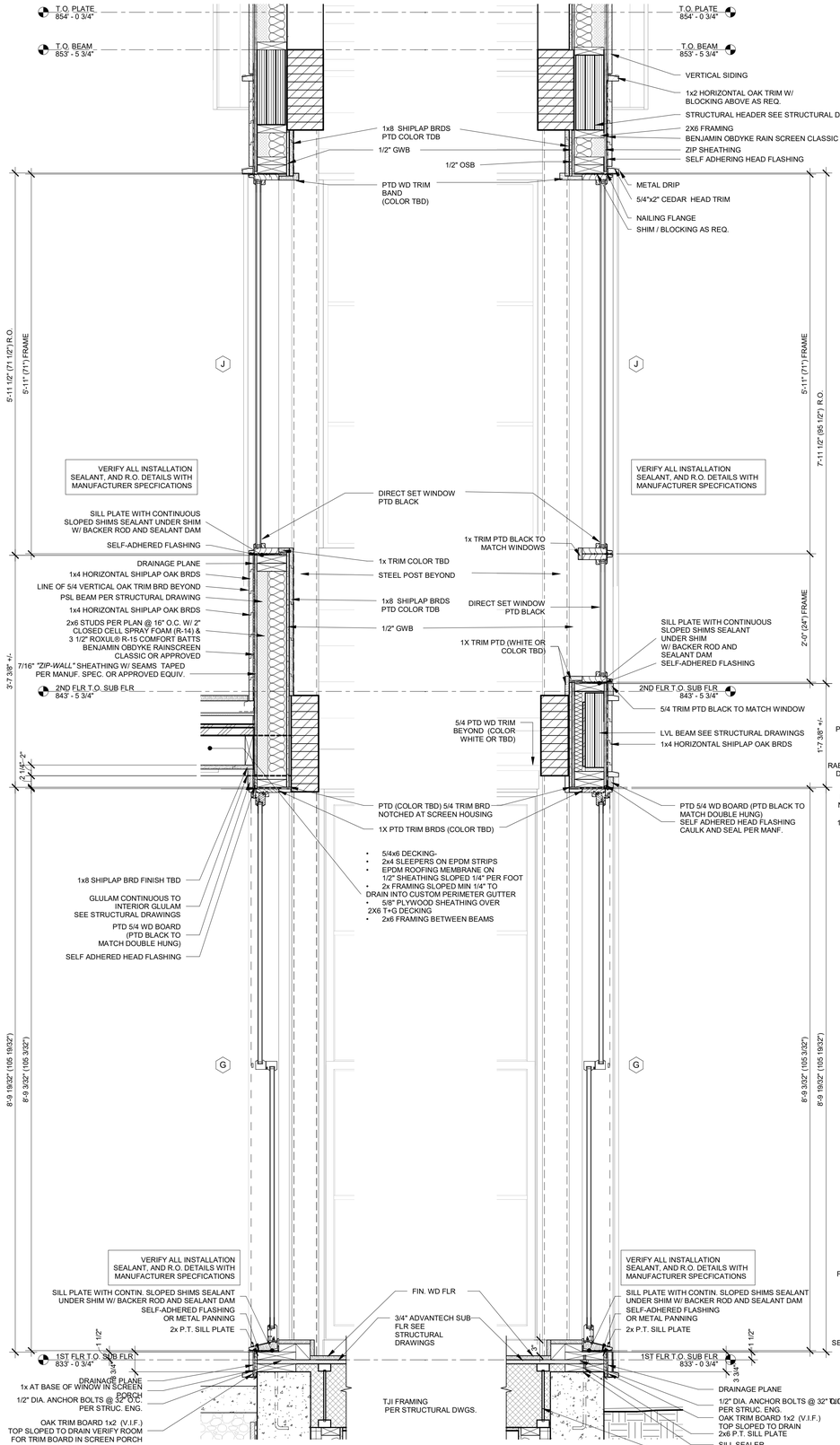
CONSTRUCTION DOCUMENTS

drawing title
LIVING ROOM - WINDOW + DOOR DETAIL PLANS
SK02-A

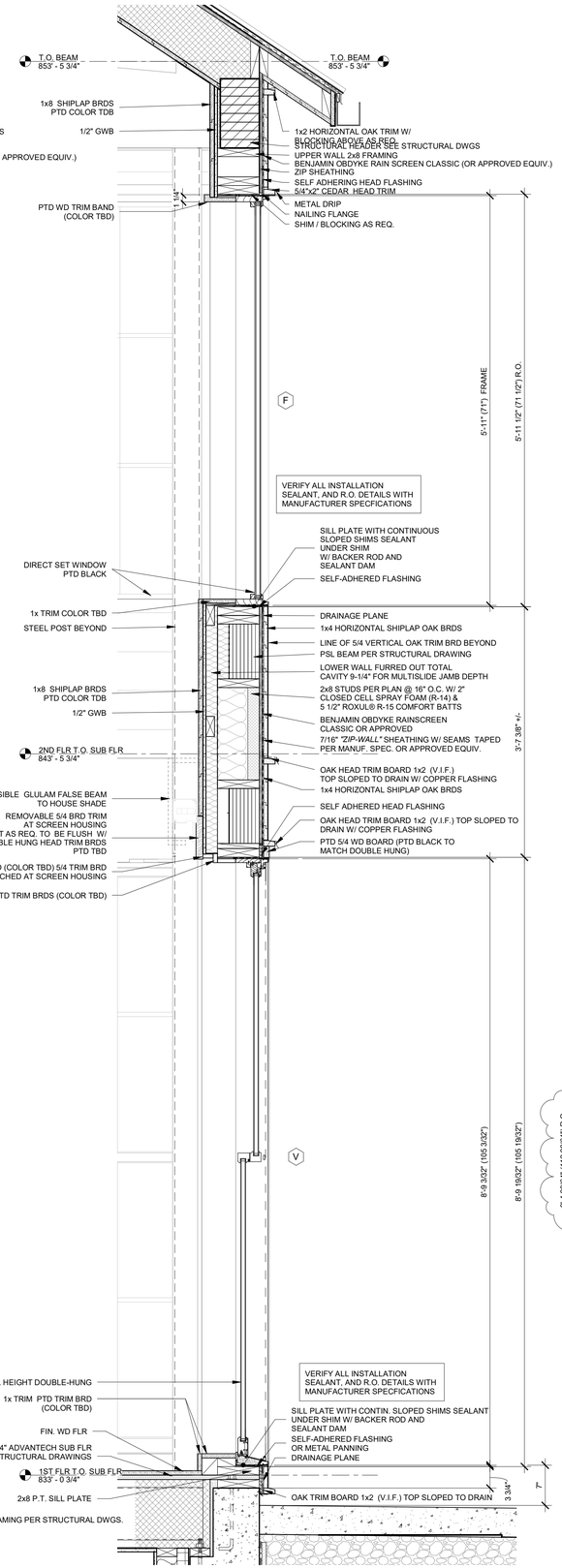
project number
21-009

date
09/14/23

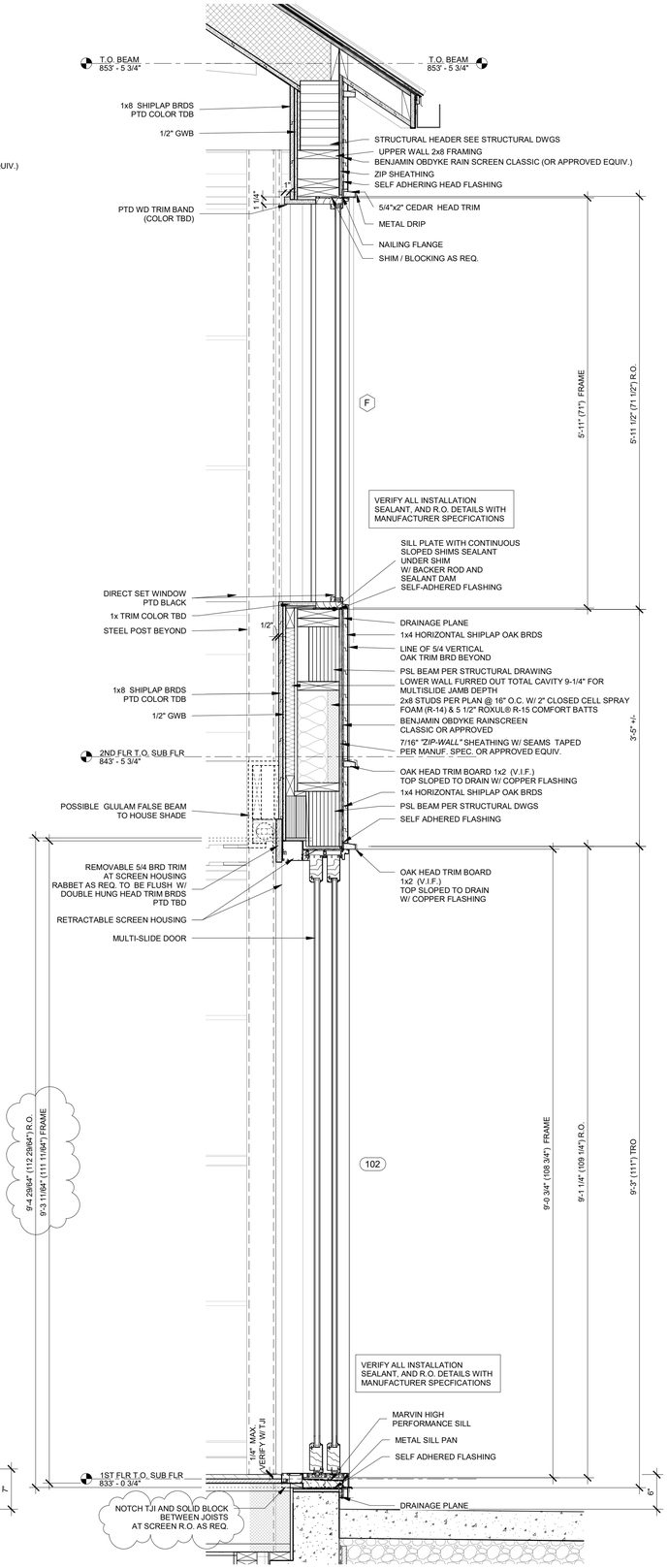
scale
3/4" = 1'-0"



3 DETAIL SECTION - EAST + WEST DOUBLE HUNGS
SCALE: 1" = 1'-0"



2 DETAIL SECTION - SOUTH WALL DOUBLE HUNG
SCALE: 1" = 1'-0"



1 DETAIL SECTION - MULTISLIDE
SCALE: 1" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date
15	SCREEN R.O. NOTE	10/03/23

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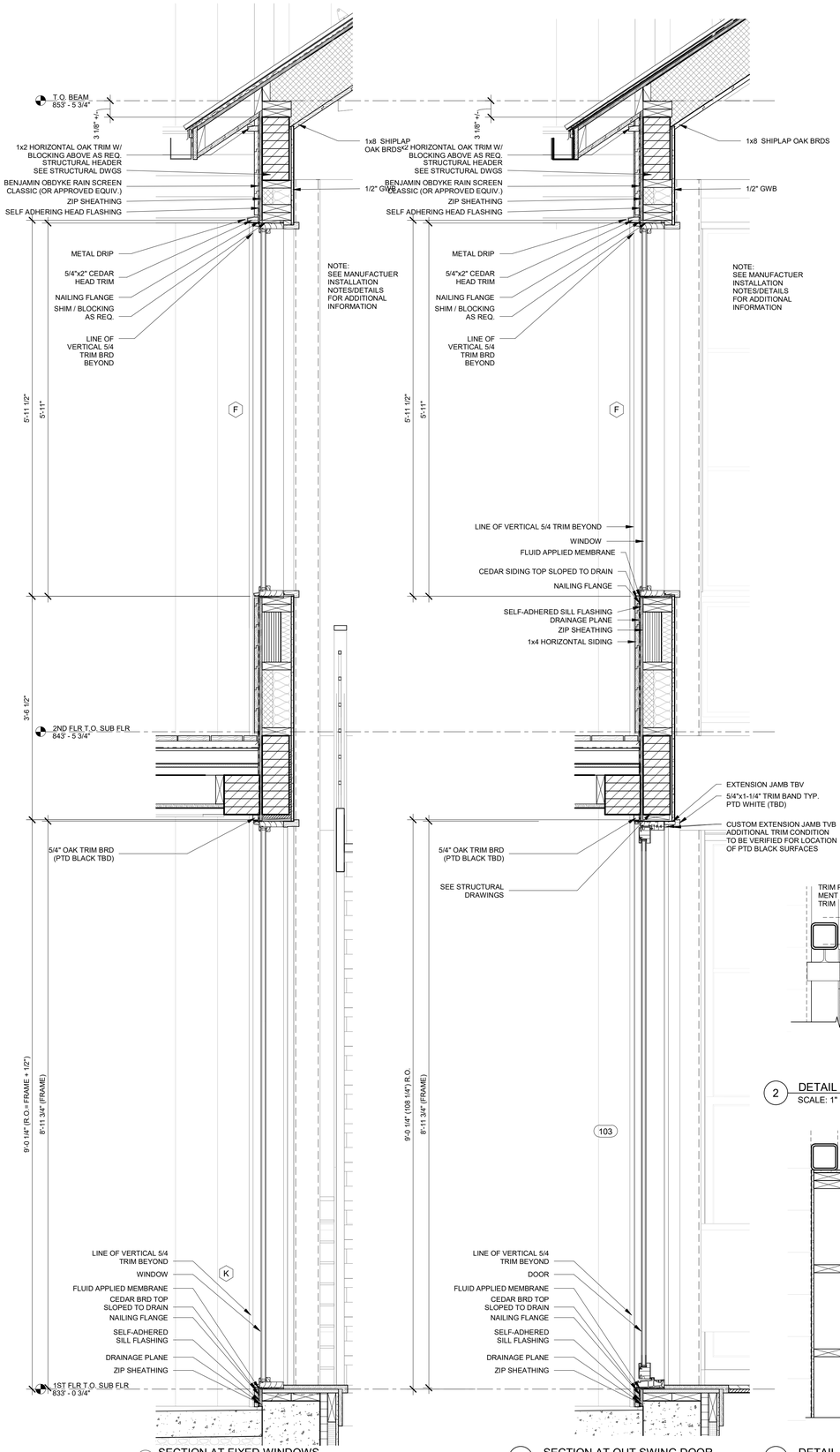
CONSTRUCTION DOCUMENTS

drawing title
LIVING ROOM - WINDOWS + DOOR DETAIL SECTIONS
SK02-B

project number
21-009

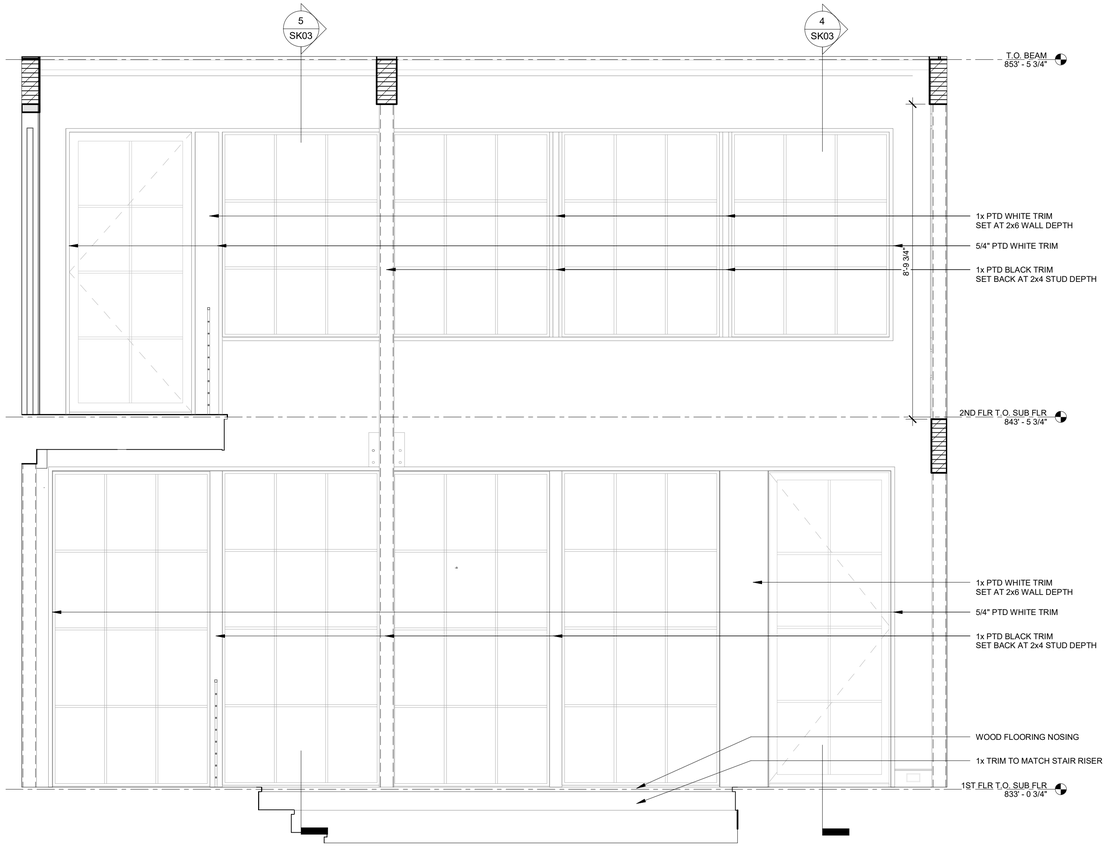
date
09/14/23

scale
1" = 1'-0"

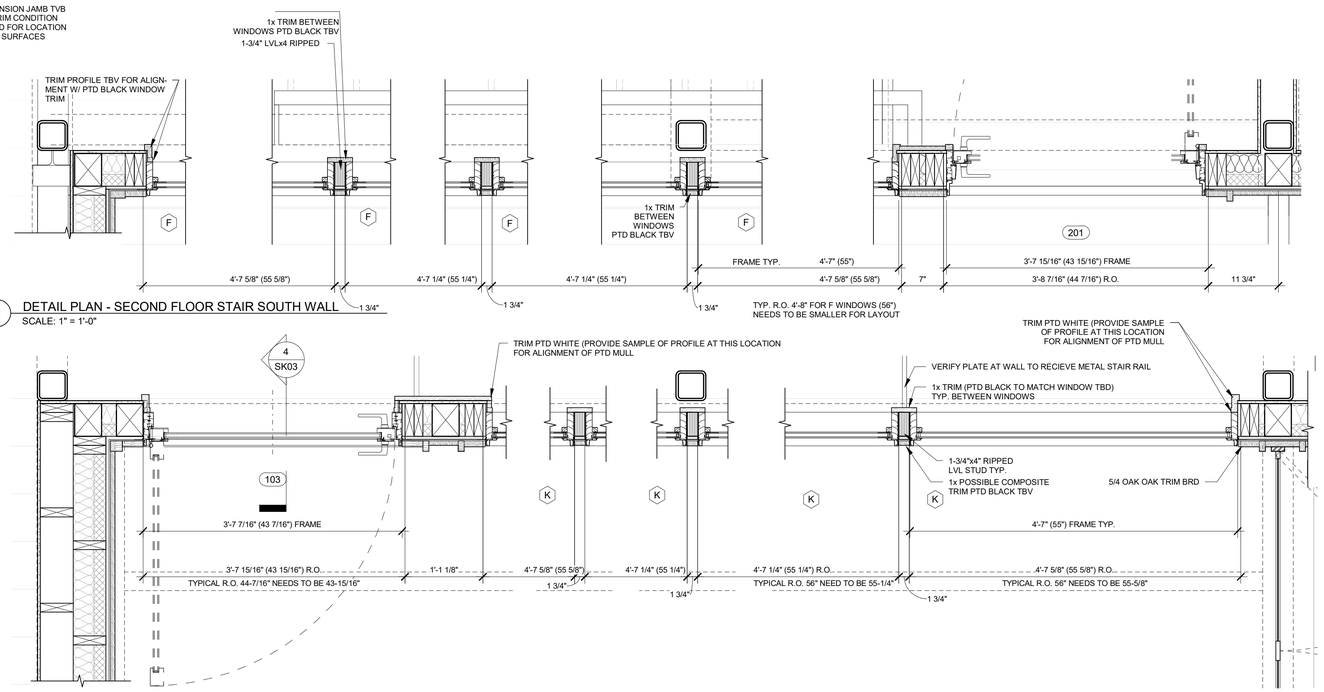


5 SECTION AT FIXED WINDOWS
1" = 1'-0"

4 SECTION AT OUT SWING DOOR
SCALE: 1" = 1'-0"



3 STAIR WINDOW WALL ELEVATION
SCALE: 1/2" = 1'-0"



2 DETAIL PLAN - SECOND FLOOR STAIR SOUTH WALL
SCALE: 1" = 1'-0"

1 DETAIL PLAN - STAIR SOUTH WALL
SCALE: 1" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date

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CONSTRUCTION DOCUMENTS

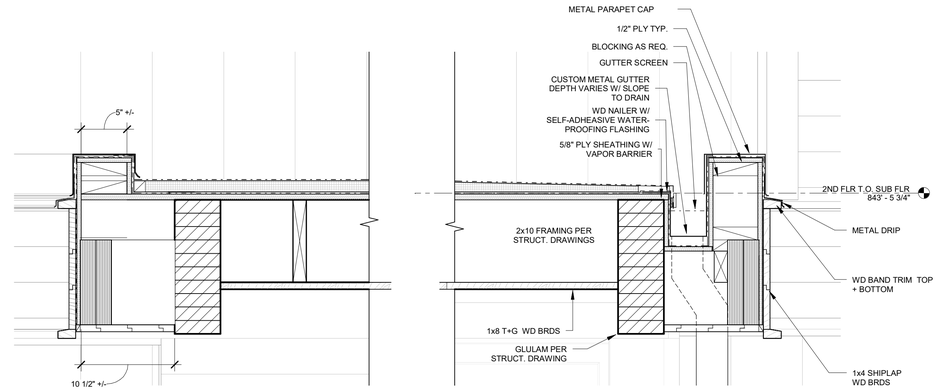
drawing title
DETAILS AT SOUTH STAIR WALL

SK03

project number
21-009

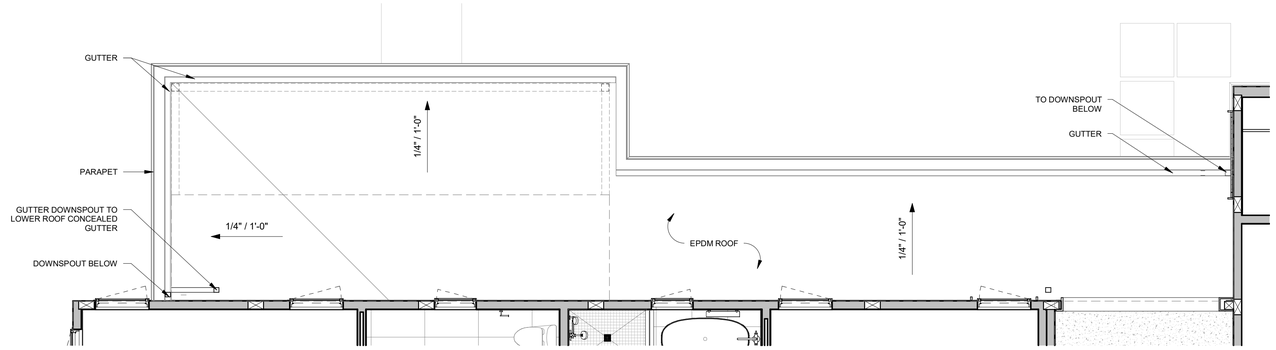
date
09/27/23

scale
As indicated



3 SECTION DETAIL - PARAPET LKG SOUTH AT ENTRY ROOF - REVISED
SCALE: 1 1/2" = 1'-0"

2 NORTH ELEVATION - REVISED PARAPET + GUTTER
SCALE: 1/4" = 1'-0"



1 ROOF PLAN - REVISED ENTRY PARAPET + GUTTER
SCALE: 1/4" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date

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CONSTRUCTION DOCUMENTS

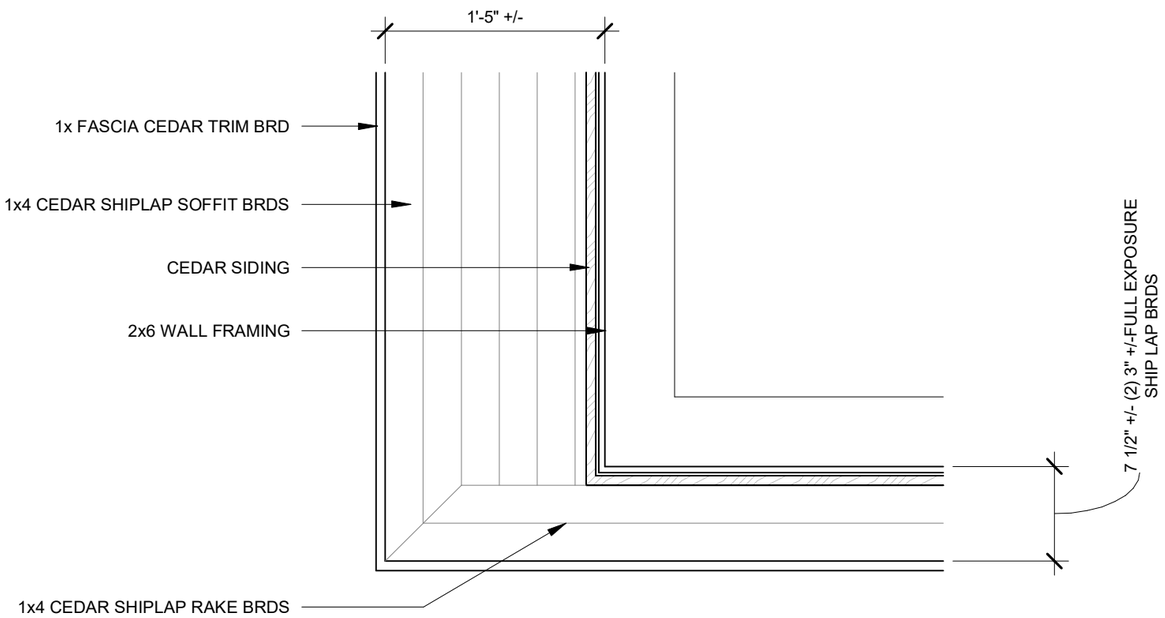
drawing title
REVISED ENTRY GUTTER + PARAPET

SK04

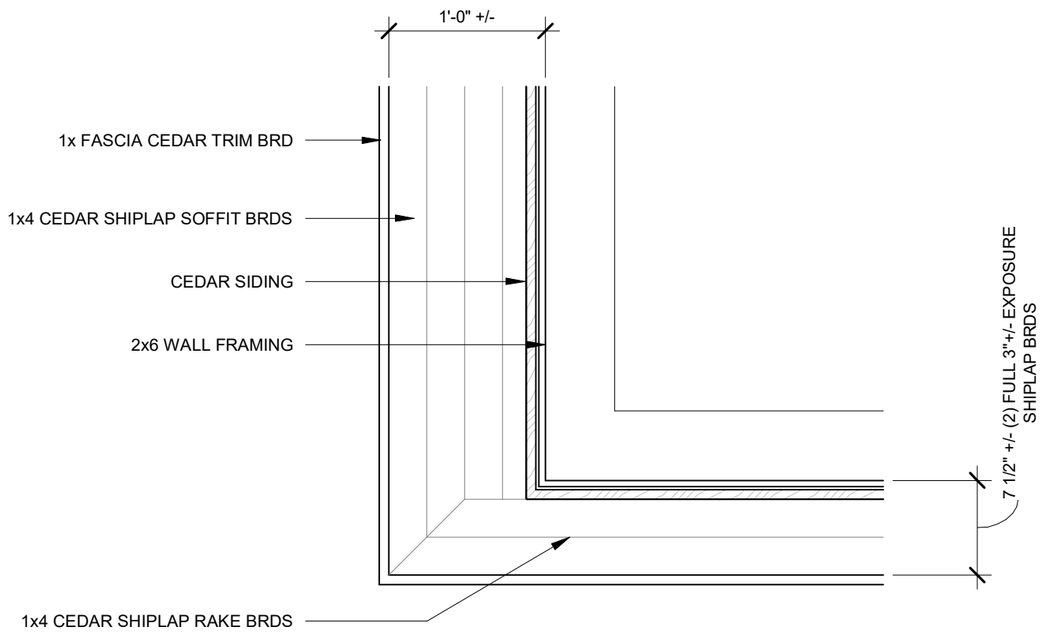
project number
21-009

date
10/16/23

scale
As indicated



SOFFIT + RAKE REFLECTED PLAN AT GARAGE VOLUME



SOFFIT + RAKE REFLECTED PLAN AT LIVING ROOM VOLUME

RAKE + SOFFIT REFLECTED PLAN

Allee Architecture + Design, LLC.

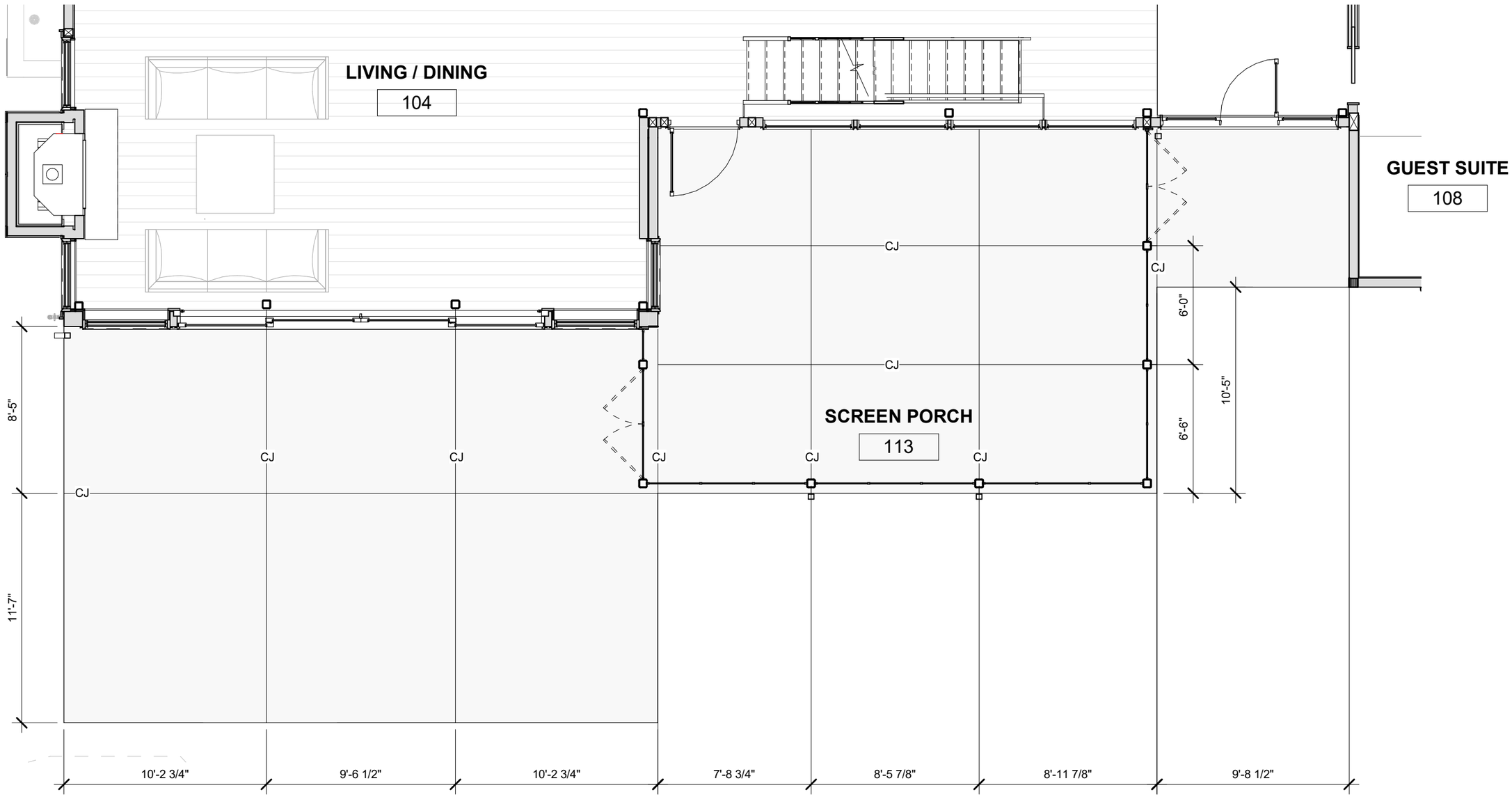
56 Main Street
Millerton NY, 12546
(860) 435-0640

Pachter Residence

LAKEVILLE, CT
06039

Scale 1" = 1'-0"
Date 10/18/23
Job No. 18-007

SK05



EXTERIOR SLAB CONTROL JOINT LAYOUT

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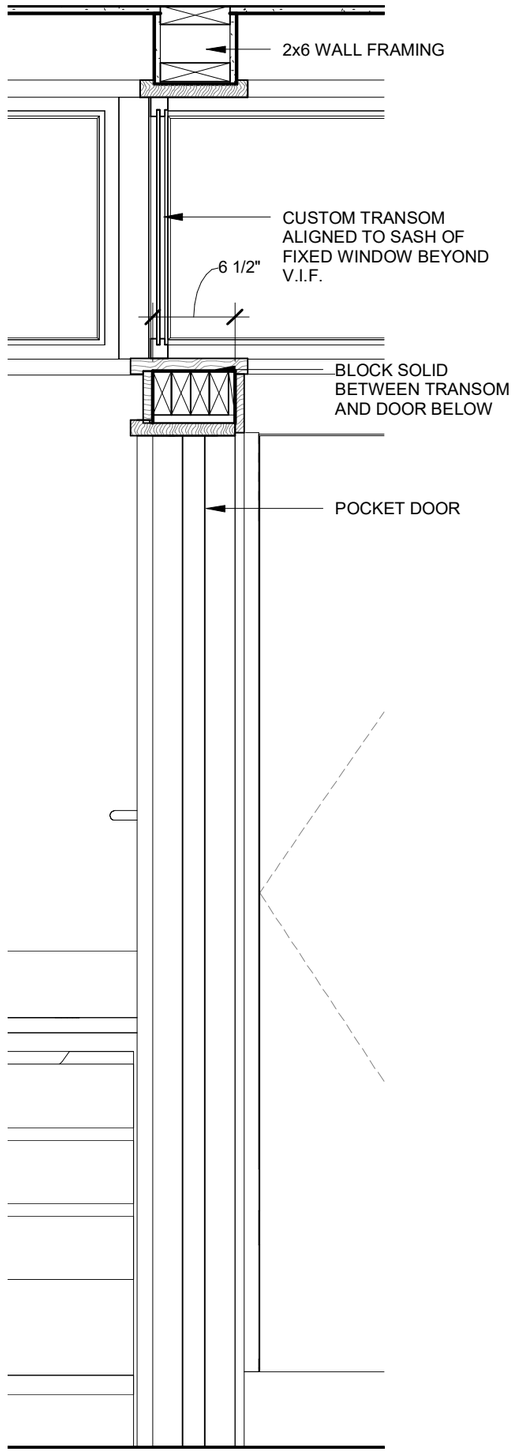
Millerton NY, 12546
(860) 435-0640

Pachter Residence

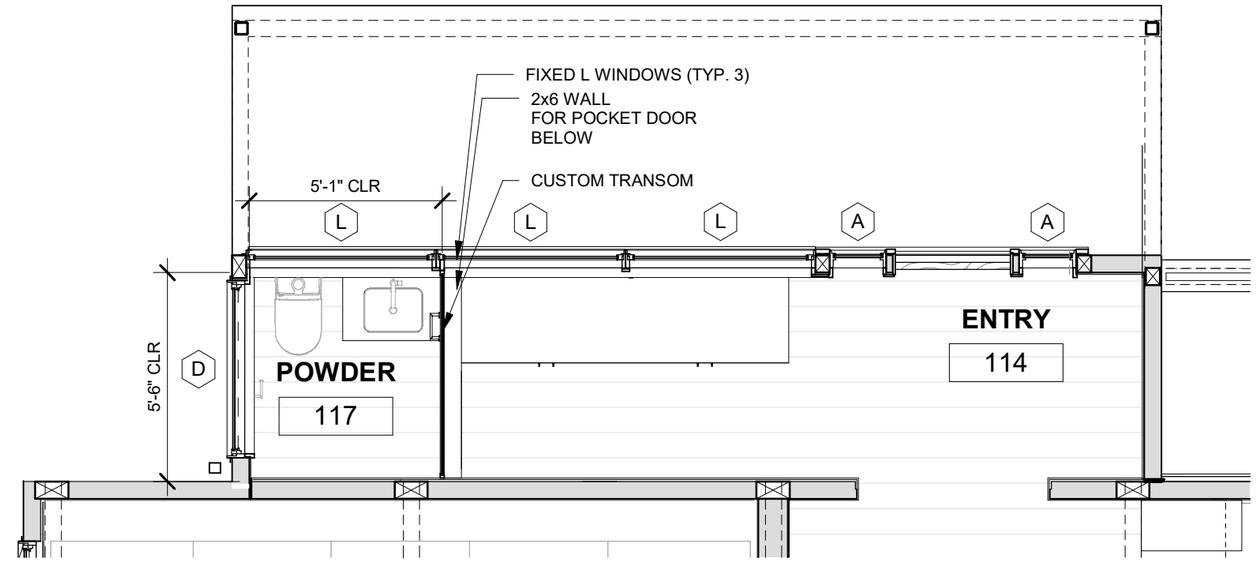
LAKEVILLE, CT
06039

Scale	3/16" = 1'-0"
Date	10/20/23
Job No.	18-007

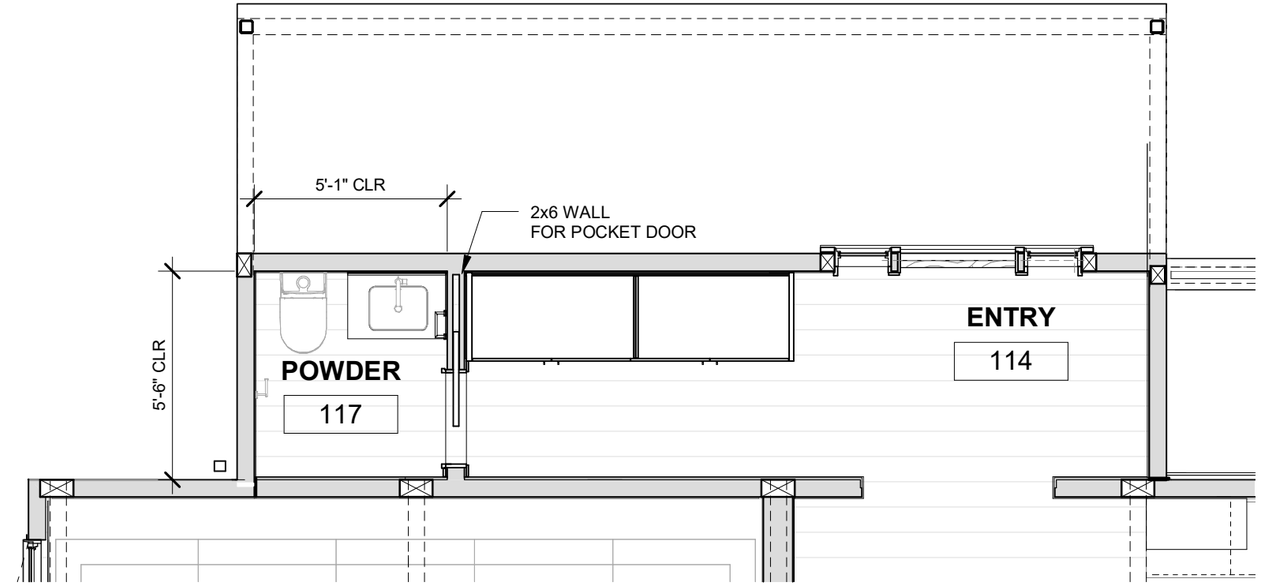
SK06



3 PROPOSED INTERIOR WALL SECTION @ POWDER
SCALE: 1" = 1'-0"



2 FIRST FLOOR PLAN - POWDER ROOM WALL CHANGE @ WINDOWS ABOVE
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN - POWDER ROOM WALL CHANGE
SCALE: 1/4" = 1'-0"

POWDER ROOM FRAMING

Allee Architecture + Design, LLC.
56 Main Street
Millerton NY, 12546
(860) 435-0640

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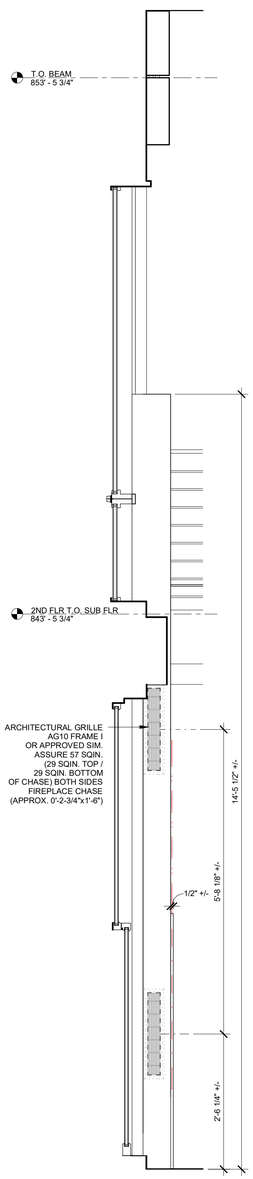
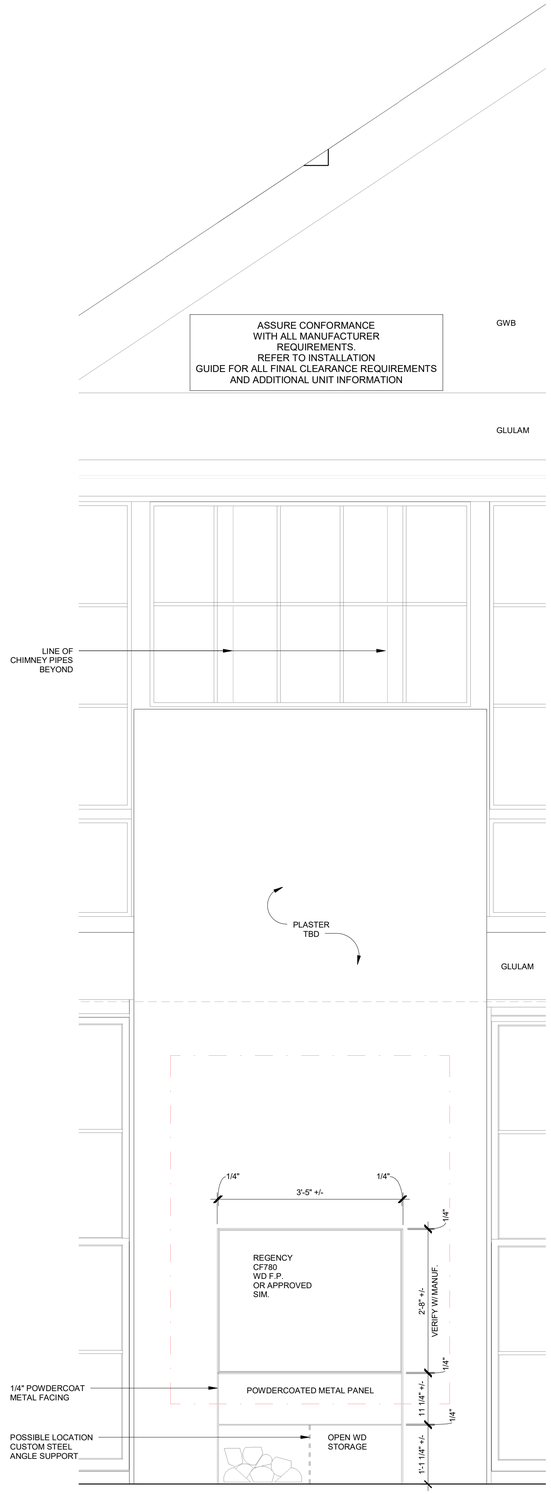
LAKEVILLE, CT
06039

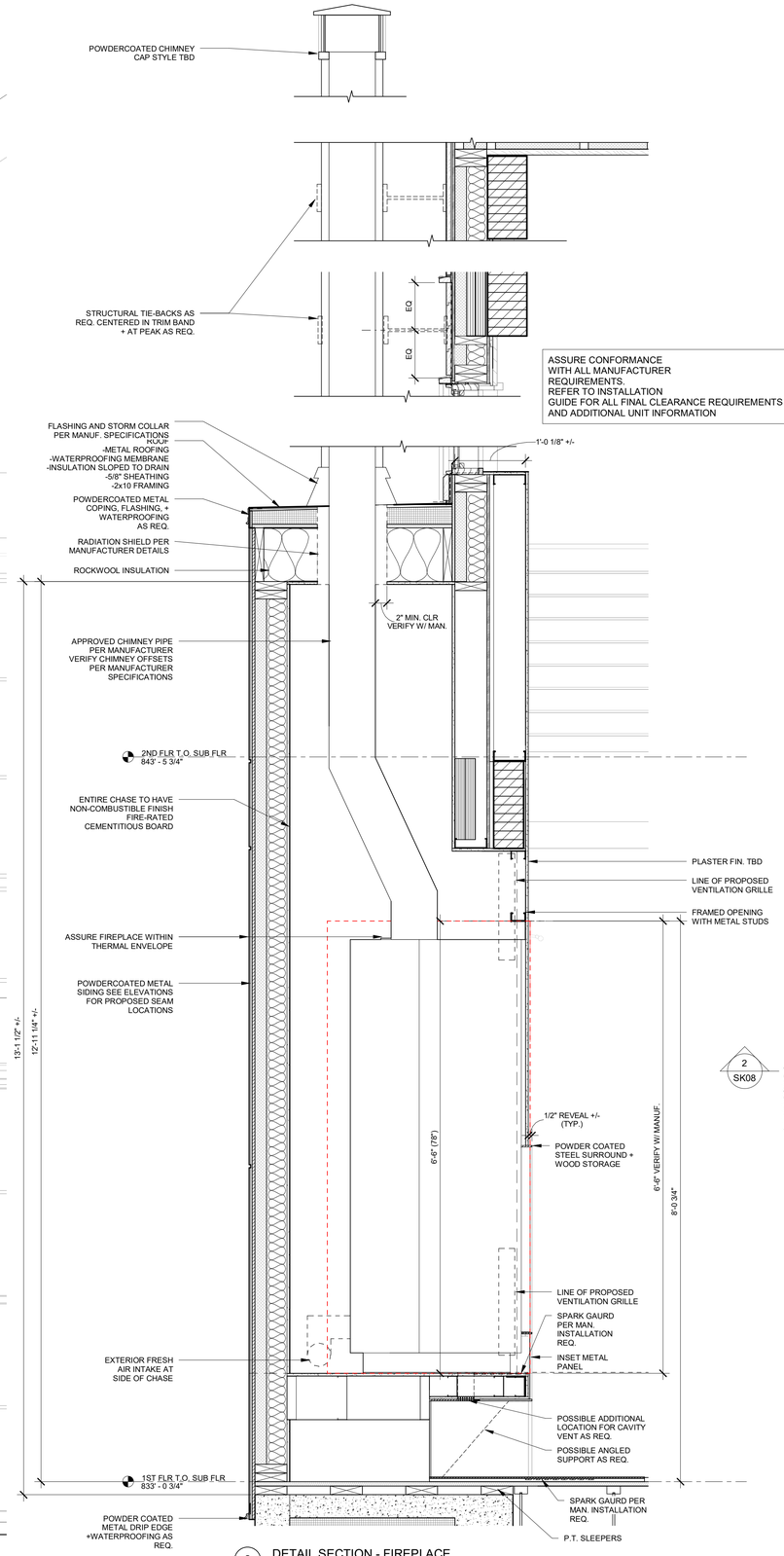
Scale	As indicated
Date	10/27/23
Job No.	18-007
	SK07



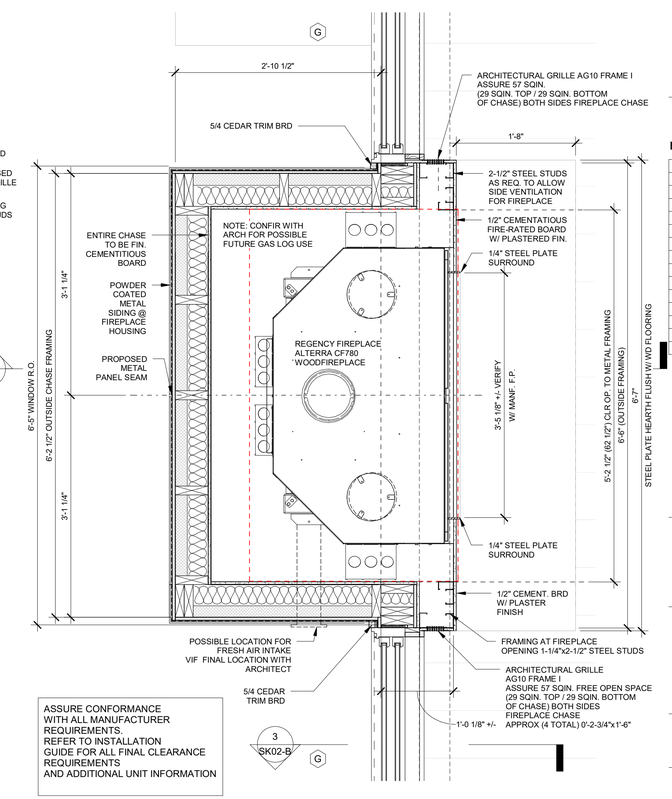
4 FIREPLACE CHASE LKG NORTH (SOUTH SIM.)
SCALE: 3/4" = 1'-0"



3 LIVING/DINING LKG WEST - FIREPLACE DETAIL
SCALE: 3/4" = 1'-0"



2 DETAIL SECTION - FIREPLACE
SCALE: 1" = 1'-0"



1 FIRST FLOOR PLAN - FIREPLACE WALL DETAIL PLAN
SCALE: 1" = 1'-0"

PACHTER

LONG POND ROAD
LAKEVILLE, CT 06039

design team

Allee Architecture + Design
PO Box 1626 Lakeville, CT 06039
alleedesign.com
T 860.435.0640

structural engineer

DeStefano & Chamberlain Inc.
50 Thorpe St.
Fairfield, CT 06824
dcstructural.com
T 203.254.7131

civil engineer

Jason Dismukes llc
241 Torrington Road
Goshen, CT 06756
dismukesengineering.com
T 860.491.3456

revisions

rev #	remarks	date

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ALLEE ARCHITECTURE

CONSTRUCTION DOCUMENTS

drawing title
FIREPLACE DETAILS

SK08

project number
21-009

date
10/18/23

scale
As indicated