

NEW OFFICE BUILDING

200 MOUNTAIN ROAD
SUFFIELD, CT 06078

BRIARWOOD HOMES, INC	DEVELOPER
SREENATH ASSOCIATES	CIVIL ENGINEER

FEBRUARY 5, 2020 -ISSUED FOR BIDDING & CONSTRUCTION PURPOSES.

ILLUSTRATED FIRE RATED ASSEMBLIES

ALL ASSEMBLIES REFERENCED FROM:
- UNDERWRITERS LABORATORIES INC. 2004 FIRE RESISTANCE DIRECTORY
- GYPSUM ASSOCIATION GA-600-03 FIRE RESISTANCE DESIGN MANUAL

GA FILE NO. WP 3520 | **GENERIC** | **1 HOUR FIRE** | **35 to 39 STC SOUND**

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X plain or predecorated gypsum wallboard applied parallel to each side of 2 x 4 wood studs 24" o.c. with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads; 7" o.c. at joints and top and bottom plates and 5/8" beads of adhesive at intermediate studs.

Joints staggered 24" on opposite sides. **(LOAD-BEARING)**

Thickness: 4 7/8"
Approx. Weight: 7 psf
Fire Test: FM WP 90, 8-21-67
Sound Test: G&H NG-2468FT, 7-2-65

GA FILE NO. WP 3660 | **GENERIC** | **1 HOUR FIRE**

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard applied at right angles to each side of 2 x 6 wood studs 16" o.c. with 2 1/4" Type S or W drywall screws 7" o.c.

Vertical joints staggered 16" o.c., horizontal joints staggered 24" o.c., on opposite sides.

Tested at 5,156 lbs per stud or 100 percent of design load. **(LOAD-BEARING)**

Thickness: 6 1/4"
Approx. Weight: 8 psf
Fire Test: ITS J99-22441.2, 10-99

GA FILE NO. RC 2602 | **GENERIC** | **1 HOUR FIRE**

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood roof trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/4" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/4" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.

Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-99

WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3660 | **GENERIC** | **1 HOUR FIRE**

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard applied at right angles to each side of 2 x 6 wood studs 16" o.c. with 2 1/4" Type S or W drywall screws 7" o.c.

Vertical joints staggered 16" o.c., horizontal joints staggered 24" o.c., on opposite sides.

Tested at 5,156 lbs per stud or 100 percent of design load. **(LOAD-BEARING)**

Thickness: 6 1/4"
Approx. Weight: 8 psf
Fire Test: ITS J99-22441.2, 10-99

GA FILE NO. WP 3661 | **GENERIC** | **1 HOUR FIRE**

GYPSUM WALLBOARD, WOOD STUDS, MINERAL FIBER INSULATION

One layer 5/8" type X gypsum wallboard applied at right angles to each side of 2 x 6 wood studs 16" o.c. with 2 1/4" Type S or W drywall screws 12" o.c. 5½" mineral fiber insulation, nominal 2.5 pcf, friction fit in stud space.

Vertical joints staggered 16" o.c., horizontal joints staggered 24" o.c., on opposite sides.

Tested at 5,156 lbs per stud or 100 percent of design load. **(LOAD-BEARING)**

Thickness: 6 1/4"
Approx. Weight: 8½ psf
Fire Test: ITS J99-22441.1, 10-99

GA FILE NO. WP 3810 | **GENERIC** | **2 HOUR FIRE** | **55 to 59 STC SOUND**

GYPSUM WALLBOARD, TWO WALL ASSEMBLY, WOOD STUDS

Base layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to 2 x 4 wood studs 24" o.c. with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 16" o.c. **Face** layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles with 6d coated nails, 2 1/4" long, 0.099" shank, 1/4" heads, 8" o.c. Joints offset 24" from base layer joints.

Inner layer 1/2" type X gypsum wallboard or gypsum veneer base applied parallel to studs with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 8" o.c.

Second wall duplicate of first wall and separated by 1" space. Walls independently loaded.

STC 59 with 3½" glass fiber insulation friction fit in stud spaces both sides; STC 57 without glass fiber insulation. **(LOAD-BEARING)**

Thickness: 11"
Approx. Weight: 14 psf
Fire Test: FM WP 897, 1-5-73
Sound Test: RAL TL73-215, 7-13-73; RAL TL73-224, 7-30-73

WINDOW SCHEDULE

QTY	MODEL NO.	ROUGH OPENING	TYPE	REMARKS
8	TW3046	3'-2 1/8" x 4'-8 7/8"	DOUBLE HUNG	ANDERSEN
27	TW3050	3'-2 1/8" x 6'-0 7/8"	DOUBLE HUNG	ANDERSEN

NOTE: – ALL WINDOWS ARE DESIGNATED WITH ANDERSEN (400 SERIES) NUMBERS UNLESS NOTED OTHERWISE.
– FIELD VERIFY ALL ROUGH OPENINGS PRIOR TO ORDERING WINDOWS.
– REVIEW ALL WINDOW TYPES, MUNTIN PATTERNS, HARDWARE, AND FINISH OPTIONS WITH OWNER PRIOR TO ORDERING WINDOWS.

ELECTRICAL LIGHTING AND POWER LEGEND

LIGHT FIXTURES
- CEILING MOUNTED FIXTURE
- WALL MOUNTED FIXTURE
- EXTERIOR WEATHER-PROOF WALL MOUNTED FLOOD LIGHT (1 more)
- WALL WASHER
- TRACK OR STRIP FIXTURE
- UNDERCABINET LIGHT
- CEILING FAN
- STEP LIGHT
- SITE LIGHT
- ILLUMINATED EXIT SIGN

RECEPTACLES
- DUPLEX RECEPTACLE OUTLET
- DOUBLE DUPLEX RECEPTACLE
- G.F.I. OUTLET
- SPLIT-WIRED OUTLET
- SPECIAL PURPOSE CONNECTION
- WEATHER-PROOF OUTLET
- TELEVISION ANTENNA OUTLET
- TELEPHONE JACK
- THERMOSTAT
- SPEAKER
- SPEAKER VOLUME CONTROL

MISCELLANEOUS
- SECURITY PANEL
- CLOCK
- SMOKE DETECTOR
- VACUUM
- MOTION DETECTOR
- SECURITY HORN

SWITCHES
- SINGLE POLE
- 3-WAY SWITCH
- 4-WAY SWITCH
- FAN CONTROL
- DIMMER SWITCH

ELECTRICAL NOTES

1. COORDINATE ALL FIXTURE, RECEPTACLE, AND SWITCH LOCATIONS IN FIELD WITH OWNER PRIOR TO INSTALLATION.
2. PROVIDE AND INSTALL ALL RECEPTACLES, SWITCHES, SMOKE ALARMS, HEAT DETECTORS, AND OTHER DEVICES REQUIRED BY STATE BUILDING CODE THAT ARE NOT INDICATED ON THE DRAWINGS.
3. ELECTRICAL MOUNTING HEIGHTS:
   - RECEPTACLES AT 18" A.F.F.
   - EXTERIOR WEATHER PROOF RECEPTACLES AT 24" ABOVE GRADE
   - PHONE/DATA AT 18" A.F.F.
   - FIRE ALARM PULL STATION AT 48" A.F.F.
   - EXIT SIGNS CENTERED ABOVE DOOR
   - EMERGENCY CALL TO AID SWITCH AT 36" A.F.F.

WALL TYPE SCHEDULE

SYMBOL	DESCRIPTION
	1 SERIES – WOOD STUD
1A	2x4 WOOD STUDS @16" O.C. TO UNDERSIDE OF WOOD ROOF TRUSSES W/ ONE LAYER OF TYPE X 5/8" GYP. BD. EACH SIDE WITH A ONE HOUR FIRE RATING. GYPSUM ASSOCIATION FILE NO. WP 3520.
1B	2x6 WOOD STUDS @16" O.C. TO UNDERSIDE OF WOOD ROOF TRUSSES W/ ONE LAYER OF TYPE X 5/8" GYP. BD. ON EACH SIDE WITH A ONE HOUR FIRE RATING. GYPSUM ASSOCIATION FILE NO. WP 3660.
1C	2x4 WOOD STUDS @16" O.C. TO UNDERSIDE OF WOOD ROOF TRUSSES W/ ONE LAYER OF 5/8" TYPE X GYP. BD. ON EACH SIDE.
1D	2x6 WOOD STUDS @16" O.C. TO UNDERSIDE OF WOOD ROOF TRUSSES W/ ONE LAYER OF 5/8" TYPE X GYP. BD. ON EACH SIDE.
1E	2x4 WOOD STUDS @16" O.C. TO UNDERSIDE OF WOOD ROOF TRUSSES W/ ONE LAYER OF 5/8" TYPE X GYP. BD. ON ONE SIDE.
1F	2x6 WOOD STUDS @16" O.C. TO UNDERSIDE OF WOOD ROOF TRUSSES W/ ONE LAYER OF 5/8" TYPE X GYP. BD. ON ONE SIDE (INTERIOR) AND ONE LAYER OF 19/32" PLYWOOD ON ONE SIDE (EXTERIOR).
1G	2x6 WOOD STUDS @16" O.C. TO UNDERSIDE OF ROOF DECK W/ ONE LAYER OF TYPE X 5/8" GYP. BD. ON EACH SIDE WITH MINERAL FIBER INSULATION WITH A ONE HOUR FIRE RATING. GYPSUM ASSOCIATION FILE NO. WP 3661.

NOTE: SEE CODE PLAN NOTES FOR ADDITIONAL INFORMATION.

DESIGN LOADS:

DESIGN LOADS:	LIVE	DEAD
OFFICES:	50 PSF (+20 PSF PARTITION ALLOW.)	PER MFR
CORRIDOR, LOBBY, HALLWAY:	80 PSF	PER MFR
STAIRS:	100 PSF	PER MATERIAL
FLOOR TRUSS:	*20 Additional	PER MFR
ROOF TRUSS:	*10 Additional	PER MFR
ROOF TRUSS @ VALLEYS:	**	PER MFR

*–ON BOTTOM CHORD FOR HVAC, SPRINKLER, ETC.
**–TO HEIGHT OF LOWER RIDGE

SNOW LOADS:	
GRAND SNOW LOAD, (Pg)	35 PSF
EXPOSURE FACTOR, (Le)	1.0
THERMAL FACTOR, (Lt)	1.1
IMPORTANCE FACTOR, (I)	1.0
FLAT ROOF SNOW LOAD, (Pf)	27 PSF (USE 30 PSF MINIMUM)

SEISMIC LOADS:	
SITE CLASS:	D
1.0 SECOND SPECTRAL RESPONSE ACCELERATION, (S1)	0.065
0.2 SECOND SPECTRAL RESPONSE ACCELERATION, (Ss)	0.233
Sd1	0.104
Sds	0.249
IMPORTANCE FACTOR, (I)	1.0
SEISMIC DESIGN CATEGORY:	B
RESPONSE MODIFICATION COEFFICIENT, (R)	6 1/2
DEFLECTION AMPLIFICATION FACTOR, (Cd)	4
SEISMIC BASE SHEAR, (V)	CsW
SEISMIC RESPONSE COEFFICIENT, (Cs)	.04 W=TOTAL DEADLOAD OF STRUCTURE
SEISMIC RESISTING SYSTEM=	LIGHT FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE.

WIND LOADS:	
BASIC WIND SPEED, (V)	95 MPH
IMPORTANCE FACTOR, (I)	1.0
EXPOSURE CATEGORY:	B
HORIZONTAL PRESSURES:	15 PSF TYPICAL; 22 PSF @ CORNERS
VERTICAL PRESSURES:	14 PSF TYPICAL; 20 PSF @ CORNERS

EXTERIOR WALL WOOD LINTEL SCHEDULE

	SUPPORTING ROOF OR UPPER FLOOR		SUPPORTING ROOF AND UPPER FLOOR		NON-BEARING WALL HEADER
MAX. SPAN	HEADER	JACK POSTS	HEADER	JACK POSTS	HEADER
4'–0"	(2) 2x8	(1) 2x6	(2) 2x10	(2) 2x6	(2) 2x4
5'–0"	(2) 2x8	(1) 2x6	(3) 2x10	(2) 2x6	(2) 2x6
6'–0"	(2) 2x10	(1) 2x6	(3) 2x12	(3) 2x6	(2) 2x6
7'–0"	(3) 2x10	(1) 2x6	(2) 1.75x12 M.LAM	(3) 2x6	(2) 2x8
8'–0"	(3) 2x12	(2) 2x6	(3) 1.75x12 M.LAM	(3) 2x6	(2) 2x8

INTERIOR WALL WOOD LINTEL SCHEDULE

	SUPPORTING ROOF OR UPPER FLOOR		SUPPORTING ROOF AND UPPER FLOOR		NON-BEARING WALL HEADER
MAX. SPAN	HEADER	JACK POSTS	HEADER	JACK POSTS	HEADER
4'–0"	(2) 2x8	(1) 2x4	(2) 2x12	(2) 2x4	(2) 2x4
5'–0"	(2) 2x10	(2) 2x4	(2) 1.75x9.5 M.LAM	(2) 2x4	(2) 2x6
6'–0"	(2) 2x10	(2) 2x4	(2) 1.75x9.5 M.LAM	(3) 2x4	(2) 2x6
7'–0"	(2) 2x12	(2) 2x4	(2) 1.75x12 M.LAM	(3) 2x4	(2) 2x8
8'–0"	(3) 1.75x12 M.LAM	(2) 2x4	(3) 1.75x14 M.LAM	(4) 2x4	(2) 2x8

MASONRY LINTEL SCHEDULE

MASONRY OPENING	4" MASONRY	8" MASONRY (CMU)
		GROUT 2 COURSES SOLID, (MIN.)
UP TO 8'–4"	(1) L4x4x5/16 (GALV.)	8" BOND BEAM W/2 #5 REBAR EXTEND 2'–0" BEYOND OPENING EACH SIDE
OVER 8'–4"	SEE STRUCTURAL DRAWINGS	SEE STRUCTURAL DRAWINGS

1. ALL LINTELS SHALL HAVE 8" BEARING MINIMUM EACH SIDE.
2. ALL EXTERIOR STEEL ANGLES SHALL BE GALVANIZED.
3. ALL EXTERIOR STEEL ANGLES SHALL BE LOCATED 1/2" BACK FROM FINISHED FACE OF BRICK.

CONCRETE REINFORCING NOTES:

1. ALL CONCRETE REINFORCING STEEL SHALL BE GRADE 60, CONFORMING TO ASTM A615
2. WWF (WELDED WIRE FABRIC) SHALL CONFORM TO ASTM A82, A-185
   WWF IN SLABS ON GRADE APPLICATIONS SHALL BE LOCATED IN UPPER 1/3 OF SLAB.
3. MINIMUM CONCRETE COVERAGE FOR REINFORCING STEEL:
   3" (IN CONTACT WITH GROUND)
   2" (#5 REBAR OR LARGER EXPOSED TO WEATHER)
   1 1/2" (#4 REBAR OR SMALLER EXPOSED TO WEATHER)
   3/4" (SLABS AND WALLS NOT EXPOSED TO WEATHER)
4. ALL CONTINUOUS REINFORCING BARS SHALL LAP 30x BAR DIAMETER UNLESS NOTED OTHERWISE.
5. REINFORCE AROUND ALL SIDES OF OPENINGS (LENGTH 4'–0" MIN.)

6" TO 11"	(1–#5)
1'–0" TO 2'–0"	(2–#5)
2'–1" TO 4'–0"	(3–#5)

MICRO-LAM NOTES:

1. ALL MULTIPLE MICRO-LAM BEAMS SHALL BE FASTENED WITH 3/8" THRU BOLTS WITH WASHERS AND NUTS @ 36" O.C. , STAGGERED. OR PER MANUFACTURER'S RECOMMENDATIONS.
2. ALL MICRO-LAM BEAMS SHALL BE 1.9 E MINIMUM.
3. MINIMUM BEARING LENGTH SHALL BE PER MANUFACTURER OR 6" MIN.
4. CONNECTIONS SHALL BE SIMPSON STRONG–TIE OR APPROVED EQUAL.

SPECIAL INSPECTION REQUIREMENTS:

AN INDEPENDENT SPECIAL INSPECTOR (SI), HIRED BY THE OWNER, SHALL ATTEND THE PRE–CONSTRUCTION MEETING AND PERFORM THE FOLLOWING INSPECTIONS AND TESTS AT THE RECOMMENDED INTERVALS:

SOILS/FOUNDATION:
1. REVIEW THE SUBGRADE PRIOR TO THE PLACEMENT OF STRUCTURAL FILL TO DETERMINE WHETHER THE SITE HAS BEEN PREPARED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS (CDs).
2. DETERMINE THAT THE MATERIAL BEING USED AS STRUCTURAL FILL COMPLIES WITH THE APPROVED CDs AND THAT FILL IS BEING PLACED IN 12" LIFTS, MAXIMUM.
3. PERFORM TESTING OF THE COMPACTED STRUCTURAL FILL TO CONFIRM THAT THE IN–PLACE DRY DENSITY COMPLIES WITH THE APPROVED CDs. PERFORM ONE (1) TEST FOR EVERY 2,500 SQUARE FEET OF FILL PER LIFT.

CONCRETE:
1. PERFORM PERIODIC INSPECTIONS OF THE REINFORCING STEEL PLACEMENT. INSPECT A MINIMUM OF 50% OF THE FOOTING AND FOUNDATION WALL REINFORCING STEEL.
2. REVIEW THE BATCH TICKETS TO VERIFY THE CORRECT MIX DESIGN IS USED.
3. PERFORM PERIODIC INSPECTIONS TO CONFIRM THAT APPROPRIATE CURING TECHNIQUES ARE MAINTAINED.
4. DURING PLACEMENT OF CONCRETE, FABRICATE FOUR (4) SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE TEMPERATURE OF CONCRETE. ONE SET OF SPECIMENS AND TESTS SHALL BE PERFORMED FOR EVERY 50 CUBIC YARDS OF CONCRETE, BUT NOT LESS THAN ONCE PER DAY.
5. PERFORM COMPRESSIVE STRENGTH TESTS FOR THE CONCRETE. PERFORM ONE (1) TEST AT 7–DAYS FOR REFERENCE AND TWO (2) TESTS AT 28–DAYS FOR STRENGTH CONFIRMATION. CONFIRM THAT STRENGTH COMPLIES WITH ACI 318 REQUIREMENTS.

WOOD:
1. CONFIRM THAT ALL ROOF TRUSSES ARE INSTALLED IN ACCORDANCE WITH THE APPROVED CDs AND THE TRUSSES MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. INSPECT ALL WOOD SHEAR WALLS TO ASCERTAIN WHETHER THE GRADE AND THICKNESS OF PLYWOOD CONFORM TO THE APPROVED CDs.
3. VERIFY THAT THE NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING SHEAR WALL PANEL EDGES, NAIL DIAMETER AND LENGTH, THE NUMBER OF FASTENER LINES, AND THE SPACING BETWEEN FASTENERS IN EACH LINE AND ALONG THE EDGES AGREE WITH THE APPROVED CDs.

*THE SI SHALL PREPARE DAILY REPORTS AFTER EACH INSPECTION AND INTERIM REPORTS ON A MONTHLY BASIS. COPIES OF ALL REPORTS SHALL BE DISTRIBUTED TO THE ARCHITECT, CONTRACTOR AND BUILDING OFFICIAL.

GENERAL NOTES

1. All work shall be performed in accordance with all applicable national, state, and local codes and regulations.
2. General contractor shall verify all conditions and dimensions at site before beginning construction. Any discrepancies shall be reported for justification and/or correction before proceeding with work. Contractors shall assume responsibility for errors that are not reported.
3. General contractor shall install all anchors, pipe sleeves, slots/inserts, openings, etc. in concrete as required by the trades, and shall coordinate/verify all locations before proceeding with concrete work.
4. All dimensions should be read or calculated and never scaled. Construction shall be based upon dimensions shown.
5. Contractor shall insure compatibility of the building with all site requirements.
6. All wood, concrete and steel structural members shall be of good grade and quality and meet all national, state and local building codes where applicable.
7. All columns and/or built–up solid framing should be designed to carry loads and should extend down thru the levels below and terminate at the basement floor level or at other bearing points designed to carry the load.

WOOD FRAMING NOTES

The following notes are suggested minimum requirements only. Due to a variance of codes per region, please refer and comply with all local codes.

1. All framing lumber to be No.2 Douglas Fir (or better) with an allowable unfactored bending stress of 850 p.s.i.
2. All joists and rafters shall be aligned over studs below.
3. All headers shall be 2–2x10's with 1/2" plywood filtch plate unless otherwise noted.
4. Framer to install double floor joists under all partition walls parallel to joist direction unless otherwise noted.
5. Provide 1 row of 1x3 cross bridging at midpoint of all spans over 8'–0" in all floors. Two rows in spans over 16'–0".
6. All exterior corners (inside and outside) shall be braced with 1/2" CDX plywood. Nailing schedule shall be 8d commons at 6" o.c. at all edges and 8d commons at 12"o.c. at all intermediate studs.
7. All columns or solid framing that extend down thru all levels and terminate at the basement floor shall be supported by a thickened slab, grade beam, and/or footing designed to carry load.
8. Provide double 2x8 strongback at mid span for ceiling joists with spans greater than 10'–0".
9. Provide collar ties at upper 1/3 of vertical distance between ridge board and ceiling joists at 4'–0"o.c. max.
10. Hip, valley rafters, and ridge boards shall be one "2x" size larger than rafters.
11. Roof deck shall be 5/8" CDX plywood minimum.
12. Where pre–engineered floor and roof trusses are used, truss manufacturer must provide shop drawings and calculations which bear seal of registered engineer in state in which work is to be performed.
13. All ceiling joists and rafter bracing to bear on load bearing walls designed to carry load thru all levels and terminate at basement floor and be supported by thickened slab, grade beam, or footing designed to carry load.
14. All wood that comes in contact with concrete to be pressure treated.
15. Provide solid blocking above all beams and bearing walls.
16. All multiple member L/L beams to be joined as specified by mfg.
17. Structural plywood shall conform to requirements of the American Plywood Association (APA).
18. All prefabricated wood trusses shall be fabricated to carry loads as specified. Design and fabrication of wood trusses shall be in accordance with the State of Connecticut building code and applicable American Institute of Timber Construction (AITC) standards. Submit shop drawings for review and approval prior to fabrication. Shop drawings shall be sealed and signed by a professional engineer licensed in the State of Connecticut.
19. Furnish and install all temporary and permanent truss bracing as required by Connecticut building code and industry standards.

CONCRETE AND FOUNDATION NOTES

General contractor to ensure that all materials and methods used in the development of this project are within strict compliance of all governing municipal codes (local city, state, federal).

1. All concrete to attain a compressive strength of 3000 p.s.i. minimum @ 28 days (Tested), and a maximum slump of 4".
2. All footings to rest on undisturbed soil or properly compacted structural fill with a minimum presumptive soil bearing capacity of 4000 p.s.f.
3. All structural fill under footings and slabs shall be clean, with no organic materiel, clay, or silt, or construction debris. All structural fill shall be compacted to 95% meeting the following gradation:

Sieve Size	Passing
3–1/2"	100%
3/4"	50–100%
#4	25–75%
#200	< 10%

4. All structural fill to be compacted in layers of not more than 6".
5. All footings to extend below frost line/finish grade a minimum of 3'–6" and/or a minimum of 1'–6" below original grade.
6. All under slab vapor barriers to be 6 mil. polyethylene film minimum.
7. All foundation damp proofing to be brush applied (asphaltic) from top of footing to finish grade.
8. All anchor bolts to be 1/2"x12" @ 6'–0" o.c. maximum and to project 4" above top of wall. Minimum of two bolts per sill plate.
9. Foundation walls will not be completely backfilled until first floor deck is completed with anchor bolts properly fastened.
10. All footing drains (inside & outside) to be 4" perforated p.v.c. drain pipe.
11. All exterior concrete slabs and walkways to have broom finish.
12. Provide 6x6 10/10 w.w.m. reinforcing for all concrete slabs on grade.
13. All concrete exposed to weather and for exterior slab use to be air entrained.
14. All expansion joints to be 1/2" Celotex "Flexcell" (or approved equivalent) and to extend the full depth of the concrete.
15. All concrete work shall conform to ACI (ACI318–95)
16. Limit length of concrete wall construction to 40'–0" max. and concrete slabs to 40'–0"x40'–0" maximum.
17. No horizontal construction joints in concrete walls.
18. Concrete design mix shall be submitted for review by structural engineer.

ABBREVIATIONS

CONC.	CONCRETE	FL.	FLOOR
D.S.	DOWNSPOUT	F.O.	FACE OF
DWG.	DRAWING	CLG. HT.	CEILING HEIGHT
EXG.	EXISTING	MIN.	MINIMUM
EXT.	EXTERIOR	S&P	SHELF & POLE
GYP.BD.	GYPSUM BOARD	B.U.	BUILT UP
MFD.	MANUFACTURED	WC	WATER CLOSET
MFR.	MANUFACTURER	LAV	LAVATORY
O.C.	ON CENTER	PKT.	POCKET
P.T.	PRESSURE TREATED	B.F.	BI–FOLD
PT'N	PARTITION	S.D.	SLIDING DOOR
R	RISER	CONT.	CONTINUOUS
W/	WITH	STYR.	STYROFOAM
T&B	TOP & BOTTOM	POLY.	POLYETHYLENE
T&G	TONGUE & GROVE	FTG.	FOOTING
T.O.P.	TOP OF PLATE	DBL.	DOUBLE
ALUM.	ALUMINUM	MAX.	MAXIMUM
T.W.	TO WEATHER	CONT.	CONTINUOUS
NOM.	NOMINAL	INT.	INTERIOR
FND.	FOUNDATION	S.L.	SIDE LITE

LIST OF DRAWINGS

	COVER SHEET
A–1	GENERAL INFORMATION
A–2	CODE INFORMATION
A–3	FOUNDATION PLAN & DETAILS
A–4	MAIN LEVEL FLOOR PLAN
A–5	UPPER LEVEL FLOOR PLAN
A–6	EXTERIOR ELEVATIONS
A–7	EXTERIOR ELEVATIONS
A–8	BUILDING SECTIONS
A–9	BUILDING SECTIONS
A–10	WALL SECTIONS
A–11	DOOR SCHEDULE AND DETAILS

ZONING DATA

TOWN –SUFFIELD, CT
ZONE – TCVD (TOWN CENTER VILLAGE DISTRICT)
MIN. FRONTAGE – 60'–0"
MIN. LOT AREA – 12,000 SQ. FT. MIN.
MIN. FRONT YARD SETBACK – 0 FT.
MIN. SIDE YARD SETBACK – 10 FT. W/ 30 FT. AGGREGATE
MIN. REAR YARD SETBACK – 20 FT.
MAX. HEIGHT – 40 FEET
MAX. LOT COVERAGE – 75% IMPERVIOUS

OVERALL KEY PLAN:

PLAN NORTH

ALL CONCEPTS, DESIGNS, LAYOUTS AND PLANS REPRESENTED BY THIS DRAWING ARE PROPERTY OF BRIARWOOD HOMES, INC AND WERE DEVELOPED EXCLUSIVELY FOR THIS PROJECT. NO CONTENT IS TO BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF BRIARWOOD HOMES, INC.

REVISIONS:

NO.	DATE:	DESCRIPTION:

LEGEND OF SYMBOLS:

- DOOR OPENING
- WINDOW OPENING
- DRAWING NUMBER / SECTION SHEET NUMBER (A–1 / 1)
- DRAWING NUMBER / DETAIL SHEET NUMBER (A–1 / 1)
- INTERIOR ELEVATIONS (1, 2, 3, 4)
- ROOM NUMBER / NAME (101)
- WALL TYPE (SEE WALL TYPES) (A)
- NEW WALL
- EXISTING WALL – REMAINS
- EXISTING WALL – REMOVE

Briarwood HOMES CUSTOM BUILDER

PROJECT:

NEW OFFICE BUILDING FOR:

ELZEAR ROY

200 MOUNTAIN ROAD
SUFFIELD, CT 06078

SHEET TITLE:

GENERAL INFORMATION

SCALE: AS NOTED

SHEET NUMBER:

A-1

DATE: FEBRUARY 5, 2020

WORKING DRAWINGS

BUILDING INFORMATION

PROJECT: 200 MOUNTAIN ROAD
LOCATION: SUFFIELD, CT 06078

DATE OF ORIGINAL CONSTRUCTION: N/A
DATE OF ADDITION(S):

1. USE GROUP CLASSIFICATION (IBC Chapter 3)
(PRIMARY) (B) BUSINESS (SECTION 304.0)

2. CONSTRUCTION TYPE (IBC Chapter 6 Table 601)
MINIMUM TYPE REQUIRED VB
MINIMUM TYPE PROVIDED (NEW) VB
(EXISTING) N/A

3. BUILDING HEIGHT (IBC Chapter 5 Table 503) (B) BUSINESS
ALLOWABLE HEIGHT 2 STORIES/40'-0"

ACTUAL HEIGHT 1 STORY/25'-8"
STORIES ABOVE GRADE 1

4. BUILDING AREA (Chapter 5)
GROSS BUILDING AREA (EACH FLOOR):

NEW CONSTRUCTION MAIN LEVEL 4,613 SF GROSS

TOTAL FLOOR MAIN LEVEL 4,613 SF GROSS

GROSS BUILDING AREA (ENTIRE FACILITY):
EXISTING UNRENOVATED CONSTRUCTION N/A
EXISTING RENOVATED CONSTRUCTION N/A
TOTAL NEW CONSTRUCTION 4,613 SF.
TOTAL FACILITY 4,613 SF.

5. MIXED USE (302.3)
(X) NON-SEPARATED USES
( ) SEPARATED USES

ALLOWABLE TABULAR AREA (TABLE 503) 9,000 SF.
ADJUSTED TABULAR AREA NA
ALLOWABLE BUILDING AREA NA
ACTUAL FLOOR AREA (LARGEST FLOOR) 4,613 SF.

6. FIRE RESISTANT RATING OF STRUCTURAL ELEMENTS (Table 601 Construction Type 5B)

1. STRUCTURAL FRAME:	INCLUDING COLUMNS, GIRDERS, TRUSSES	0
2. BEARING WALLS	EXTERIOR (Not Less Than Table 602)	0
	INTERIOR	0
3. NON-BEARING WALLS AND PARTITIONS	EXTERIOR (Table 602)	0
4. NON-BEARING WALLS AND PARTITIONS	INTERIOR	0
5. FLOOR CONSTRUCTION	INCLUDING SUPPORTING BEAMS AND JOISTS	0
6. ROOF CONSTRUCTION	INCLUDING SUPPORTING BEAMS AND JOISTS	0

7. OCCUPANCY LOAD (REFERENCE CODE PLAN)
DESIGN TOTAL FOR EACH FLOOR

MAIN LEVEL: 47 PEOPLE

TOTAL EXIT CAPACITY FOR EACH FLOOR

MAIN LEVEL: 612 PEOPLE

DESIGN TOTAL FOR BUILDING 47 PEOPLE
TOTAL EXIT CAPACITY FOR BUILDING 612 PEOPLE

8. MODIFICATIONS
MODIFICATION NUMBER AND CODE SECTION NONE

9. ACCESSIBLE BUILDING
(X) DESIGNATED
( ) NOT DESIGNATED

10. MINIMUM PLUMBING FIXTURE COUNT
(I.P.C. DESIGN LOAD TABLE 403.1, SEE PLUMBING FIXTURE COUNT SCHEDULE BELOW)

DESIGNED FOR: BUSINESS OCCUPANCY WITH DESIGN LOAD 47 PEOPLE

FIXTURES	TABLE 403.1	# REQUIRED	# PROVIDED
LAVATORIES	1 PER 40 FIRST 50	50/40=1.25	4
	1 PER 80 REMAINDER	17/80=0.212 (1.46)	
WATER CLOSETS M/F	1 PER 25 FIRST 50	50/25=2.00	4
	1 PER 50 REMAINDER	17/50=0.34 (2.34)	
BATHTUBS AND SHOWERS	-----	-----	-----
SERVICE SINKS	1	1	1
DRINKING FOUNTAINS	1 PER 100	67/100=0.67	1 (ADA)

11. SPRINKLER PROTECTION (402.8)
( ) ENTIRE BUILDING – FULLY AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH 2002 NFPA 13, DESIGNED BY FIRE PROTECTION ENGINEER AND INSTALLED BY A QUALIFIED FIRE PROTECTION CONTRACTOR.
( ) LIMITED AREA
(X) NONE

12. CODES TO WHICH THIS PROJECT WAS DESIGNED

INTERNATIONAL BUILDING CODE	2015
CT STATE BUILDING CODE SUPPLEMENT	2018
INTERNATIONAL FIRE CODE	2015
CT STATE FIRE SAFETY CODE	2015
NFPA 70 NATIONAL ELECTRIC CODE	2017
INTERNATIONAL PLUMBING CODE	2015
INTERNATIONAL MECHANICAL CODE	2015
INTERNATIONAL ENERGY CONSERVATION CODE	2015

– ICC/ANSI A117.1–2009
– CURRENT CONNECTICUT PUBLIC HEALTH CODE
– CURRENT O.S.H.A.
– CONNECTICUT GENERAL STATUTES

13. THRESHOLD BUILDING CONDITIONS (106.1.5)
( ) YES
(X) NO

14. FIRE ALARM
(X) REQUIRED – FIRE ALARM SYSTEM COMPLYING WITH 2005 NFPA 70 (NATIONAL ELECTRICAL CODE) AND 2002 NFPA 72 (NATIONAL FIRE ALARM CODE).
( ) NOT REQUIRED

CODE REFERENCE PLAN LEGEND

ROOM OCCUPANCY LOAD
A/B = OP — ACTUAL EGRESS CAPACITY OF DOOR/STAIR
A/B = OP — MAXIMUM ALLOWABLE EGRESS CAPACITY OF DOOR/STAIR

EXIT CAPACITY
0 / 150 — ACTUAL EGRESS CAPACITY OF DOOR/STAIR
0 / 150 — MAXIMUM ALLOWABLE EGRESS CAPACITY OF DOOR/STAIR
5P — DIRECTION OF TRAVEL TO EXIT (WITH ACCUMULATED OCCUPANCY LOAD)
25' — MAXIMUM TRAVEL DISTANCE TO EXIT (FROM FURTHEST POINT)
HANDICAPPED AREA OR EXIT

FIRE RATED SEPARATIONS ARE DESIGNATED AS FOLLOWS:
1 HOUR FIRE RATED SEPARATION (SEE PLAN FOR LOCATIONS) (TIGHT TO DECK ABOVE)
2 HOUR FIRE RATED SEPARATION (SEE PLAN FOR LOCATIONS) (TIGHT TO DECK ABOVE)
SMOKE RESISTANT SEPARATION (SEE PLAN FOR LOCATIONS) (TIGHT TO DECK ABOVE)

MEANS OF EGRESS

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT USE

(B) BUSINESS (1004.1.2) 100 GROSS SF PER OCCUPANT

MAXIMUM LENGTH OF EXIT TRAVEL
IBC (Table 1015.1) 200 FT.

CODE PLAN NOTES

1. SEAL ALL PENETRATIONS AND VOIDS IN NEW OR EXISTING FIRE RATED WALLS WITH A U.L. DESIGN FIRE SEALANT SYSTEM. SEE CODE PLANS AND FLOOR PLANS FOR FIRE RATED WALL LOCATIONS.
2. SEAL ALL PENETRATIONS AND VOIDS IN NEW OR EXISTING FIRE RATED FLOORS WITH A U.L. DESIGN FIRE SEALANT SYSTEM. SEE CODE PLANS AND FLOOR PLANS FOR FIRE RATED FLOOR LOCATIONS.
3. SMOKE SEAL ALL PENETRATIONS AND VOIDS IN NEW OR EXISTING NON-FIRE RATED FLOORS BY FILLING ALL PENETRATIONS WITH SEALANT AND FIRE SAFING COMPRESSED TO 50%.
4. SMOKE SEAL ALL PENETRATIONS AND VOIDS IN ALL CORRIDOR WALLS, CUSTODIAN CLOSETS, AND STORAGE ROOMS BY FILLING ALL PENETRATIONS WITH SEALANT AND FIRE SAFING COMPRESSED TO 50%.
5. SEE FLOOR PLANS FOR WALL TYPES.

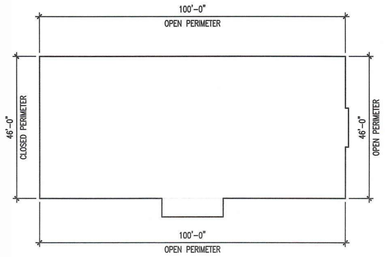
CODE PLAN NOTES FOR INTERIOR FINISHES

INTERIOR FINISHES FOR BUILDING SHALL BE PROVIDED AND CONFIRMED TO HAVE THE FOLLOWING CLASSIFICATION RATINGS:

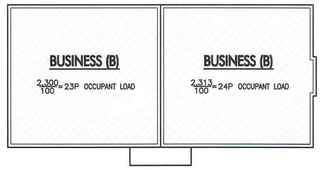
1. (B) BUSINESS (NON-SPRINKLERED) (Table 803.5)

INTERIOR WALL AND CEILING
A. VERTICAL EXITS AND EXIT PASSAGEWAYS – CLASS B
B. EXIT ACCESS CORRIDORS AND OTHER EXITWAYS – CLASS C
C. ROOMS AND ENCLOSED SPACES – CLASS C

INTERIOR FLOOR FINISH (Section 804.5.1)
A. VERTICAL EXITS AND EXIT PASSAGEWAYS – CLASS II
B. EXIT ACCESS CORRIDORS AND OTHER EXITWAYS – CLASS II
C. ROOMS AND ENCLOSED SPACES – DEPT. OF COMMERCE "PILL TEST" (DPSC 16 CFR, PART 1630)

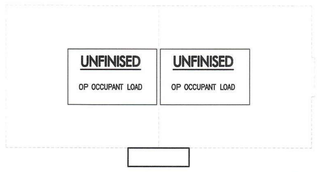


OPEN PERIMETER DIAGRAM 1"=20'



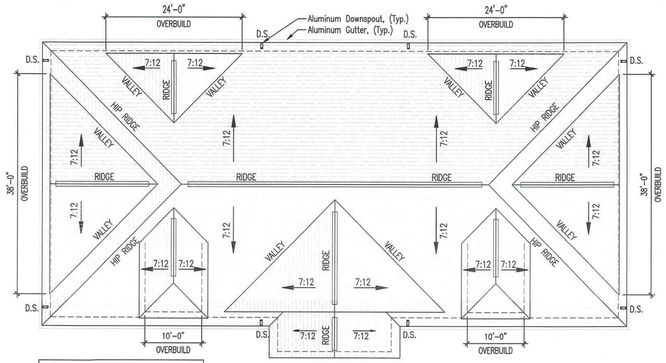
MAIN LEVEL

USE GROUP KEY PLAN 1"=20'



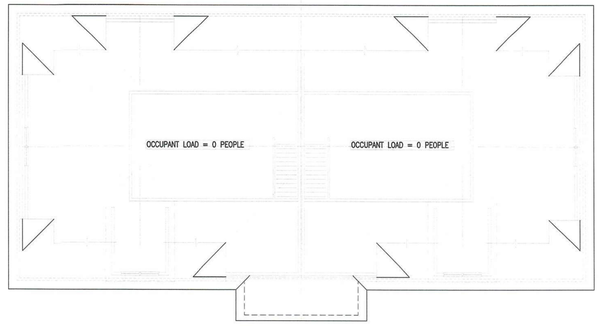
UPPER LEVEL

USE GROUP KEY PLAN 1"=20'

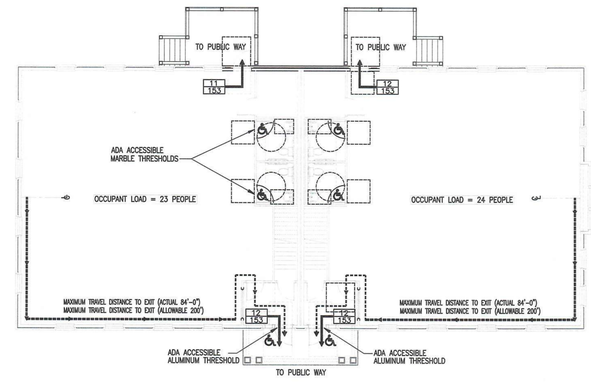


General Notes:
1. Provide and Install 3'-0" Ice and Water Shield @ all Valleys and Eaves, (Typ.)

1 / A-2 Roof Plan
Scale: 3/32"-1'-0"

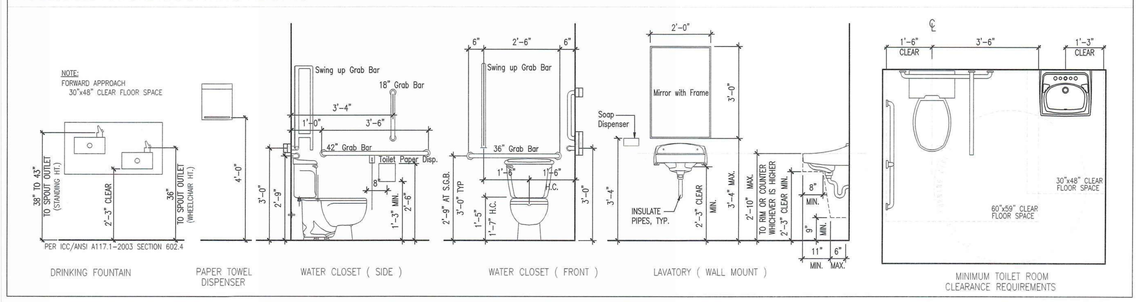


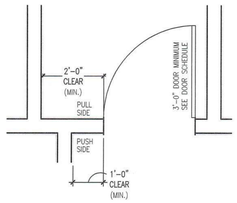
2 / A-2 Upper Level
Scale: 3/32"-1'-0"



3 / A-2 Main Level
Scale: 3/32"-1'-0"

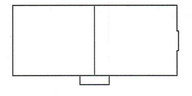
ACCESSIBLE FIXTURE MOUNTING HEIGHTS





MIN. DOOR CLEARANCE DIAGRAM

OVERALL KEY PLAN:



PLAN NORTH

ALL CONCEPTS, DESIGNS, LAYOUTS AND PLANS REPRESENTED BY THIS DRAWING ARE PROPERTY OF BRIARWOOD HOMES, INC AND WERE DEVELOPED EXCLUSIVELY FOR THIS PROJECT. NO CONTENT IS TO BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF BRIARWOOD HOMES, INC.

REVISIONS:

NO.	DATE:	DESCRIPTION:

LEGEND OF SYMBOLS:

- DOOR OPENING
- WINDOW OPENING
- DRAWING NUMBER / SECTION / SHEET NUMBER
- DRAWING NUMBER / DETAIL / SHEET NUMBER
- 1 / 4 / 2 / 3 — INTERIOR ELEVATIONS
- 101 — ROOM NUMBER / NAME
- A — WALL TYPE (SEE WALL TYPES)
- NEW WALL
- EXISTING WALL - REMAINS
- EXISTING WALL - REMOVE

Briarwood HOMES CUSTOM BUILDER

PROJECT:

NEW OFFICE BUILDING FOR:
ELZEAR ROY

200 MOUNTAIN ROAD
SUFFIELD, CT 06078

SHEET TITLE:

CODE INFORMATION

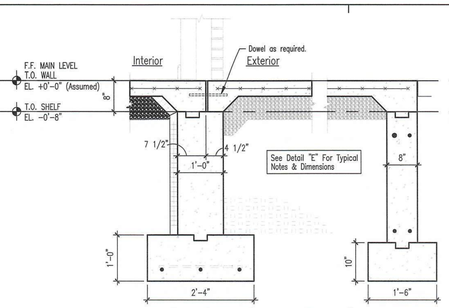
SCALE: AS NOTED

SHEET NUMBER:

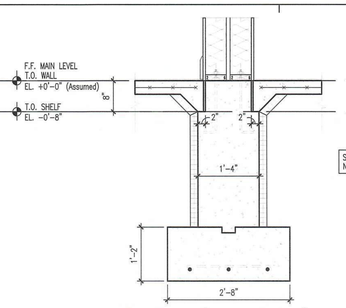
A-2

DATE: FEBRUARY 5, 2020

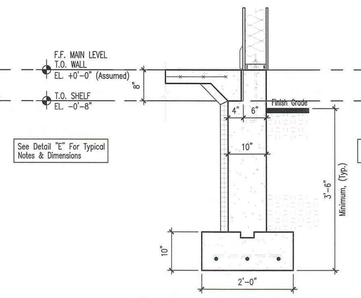
WORKING DRAWINGS



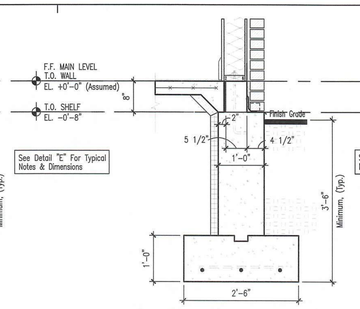
A **Foundation Detail**
Scale: 3/4"= 1'-0"



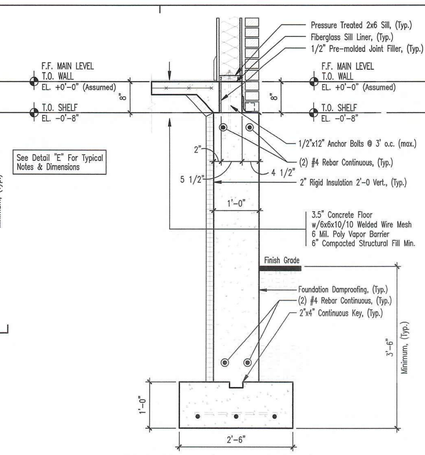
B **Foundation Detail**
Scale: 3/4"= 1'-0"



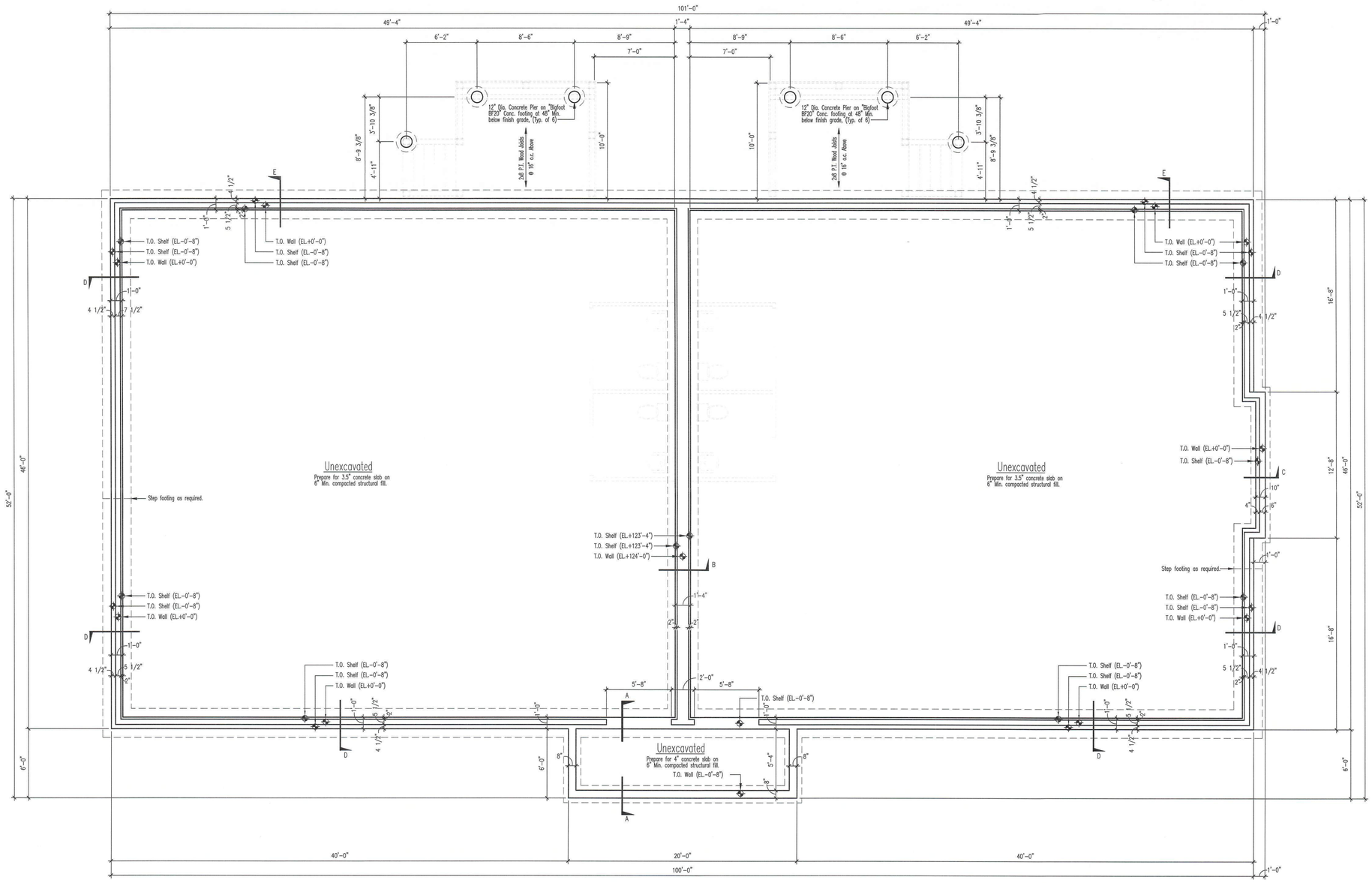
C **Foundation Detail**
Scale: 3/4"= 1'-0"



D **Foundation Detail**
Scale: 3/4"= 1'-0"

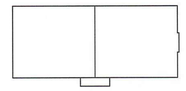


E **Foundation Detail**
Scale: 3/4"= 1'-0"



1 / A-3 **Foundation Plan**
Scale: 1/4"= 1'-0"

OVERALL KEY PLAN:



PLAN NORTH

ALL CONCEPTS, DESIGNS, LAYOUTS AND PLANS REPRESENTED BY THIS DRAWING ARE PROPERTY OF BRIARWOOD HOMES, INC AND WERE DEVELOPED EXCLUSIVELY FOR THIS PROJECT. NO CONTENT IS TO BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF BRIARWOOD HOMES, INC.

REVISIONS:

NO.	DATE:	DESCRIPTION:

LEGEND OF SYMBOLS:

- DOOR OPENING
- WINDOW OPENING
- DRAWING NUMBER / SECTION / SHEET NUMBER
- DRAWING NUMBER / DETAIL / SHEET NUMBER
- INTERIOR ELEVATIONS
- ROOM NUMBER / NAME
- WALL TYPE (SEE WALL TYPES)
- NEW WALL
- EXISTING WALL - REMAINS
- EXISTING WALL - REMOVE

Briarwood HOMES CUSTOM BUILDER

PROJECT:

NEW OFFICE BUILDING FOR:
ELZEAR ROY

200 MOUNTAIN ROAD
SUFFIELD, CT 06078

SHEET TITLE:

FOUNDATION PLAN & DETAILS

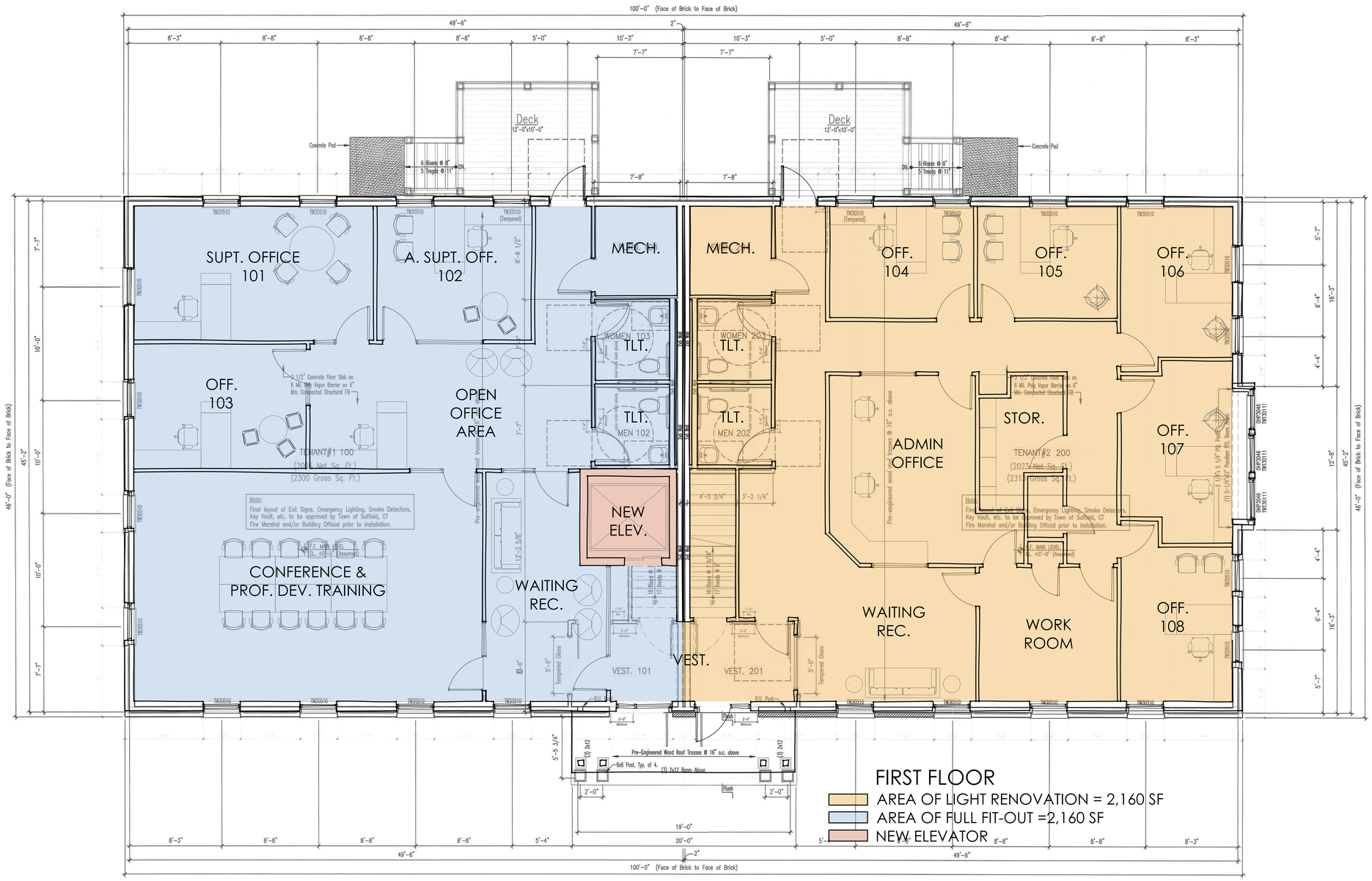
SCALE: AS NOTED

SHEET NUMBER:

A-3

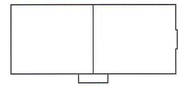
DATE: FEBRUARY 5, 2020

WORKING DRAWINGS



1 / A-4 Main Level Floor Plan
Scale: 1/4"= 1'-0"

OVERALL KEY PLAN:



PLAN NORTH

ALL CONCEPTS, DESIGNS, LAYOUTS AND PLANS REPRESENTED BY THIS DRAWING ARE PROPERTY OF BRIARWOOD HOMES, INC AND WERE DEVELOPED EXCLUSIVELY FOR THIS PROJECT. NO CONTENT IS TO BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF BRIARWOOD HOMES, INC.

REVISIONS:

NO.	DATE:	DESCRIPTION:

LEGEND OF SYMBOLS:

- DOOR OPENING
- WINDOW OPENING
- DRAWING NUMBER SECTION SHEET NUMBER
- DRAWING NUMBER DETAIL SHEET NUMBER
- INTERIOR ELEVATIONS
- ROOM NUMBER / NAME
- WALL TYPE (SEE WALL TYPES)
- NEW WALL
- EXISTING WALL - REMAINS
- EXISTING WALL - REMOVE

Briarwood HOMES CUSTOM BUILDER

PROJECT:

NEW OFFICE BUILDING FOR:

ELZEAR ROY

200 MOUNTAIN ROAD
SUFFIELD, CT 06078

SHEET TITLE:

MAIN LEVEL FLOOR PLAN

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

SHEET NUMBER:

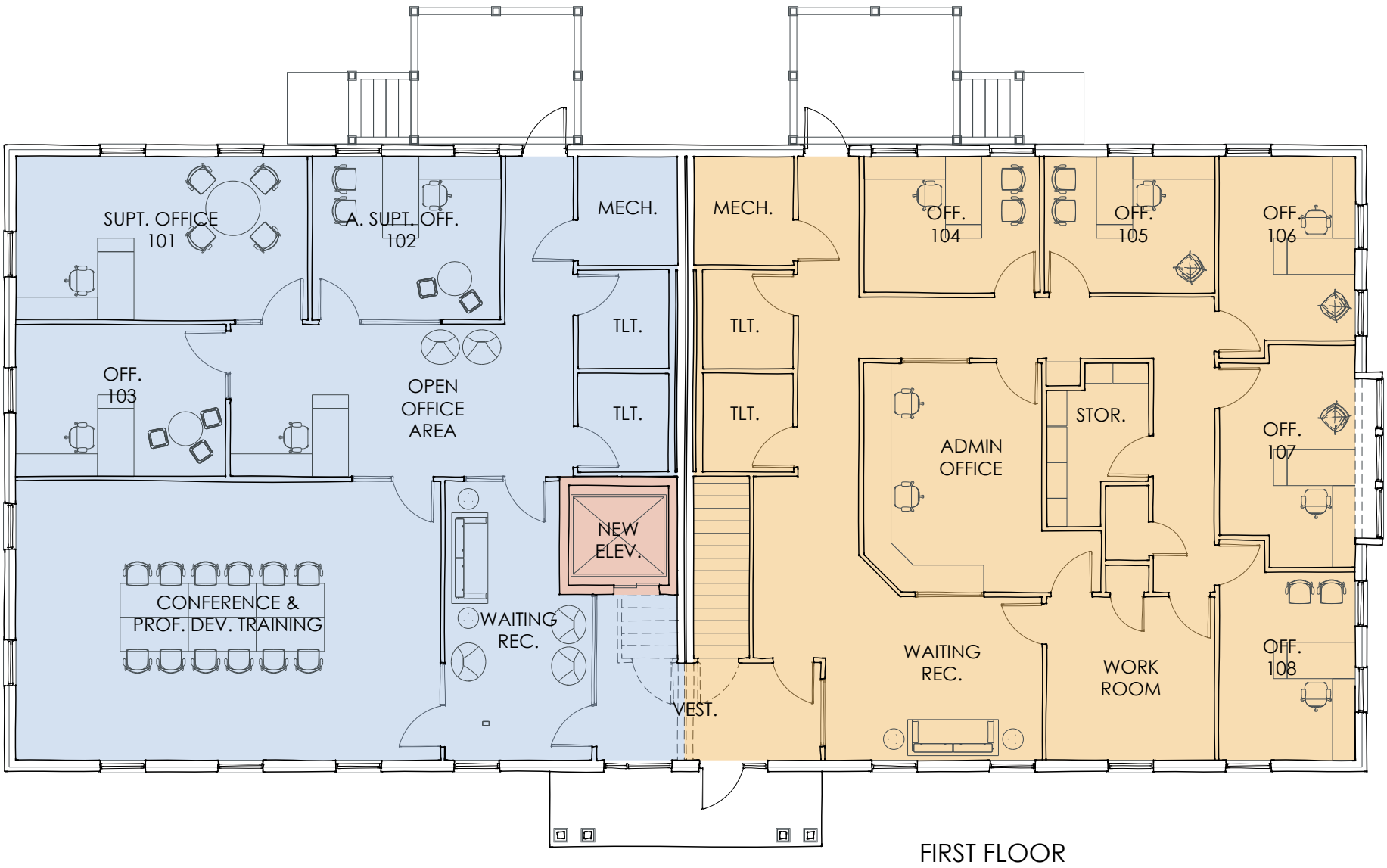
A-4

DATE: FEBRUARY 5, 2020

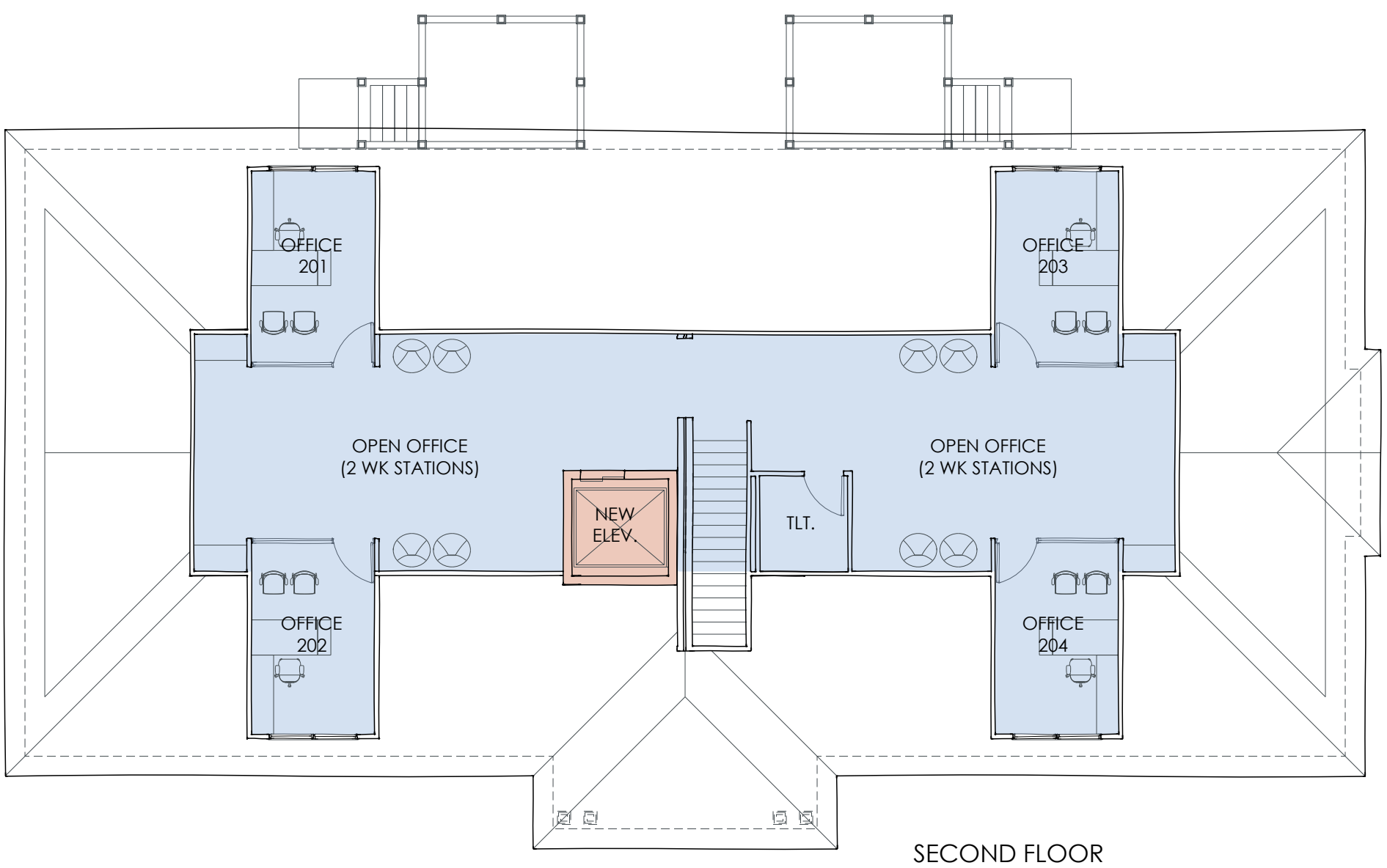
WORKING DRAWINGS

CONCEPTUAL DESIGN - "TEST-FIT"

200 MOUNTAIN ROAD
SUFFIELD, CT

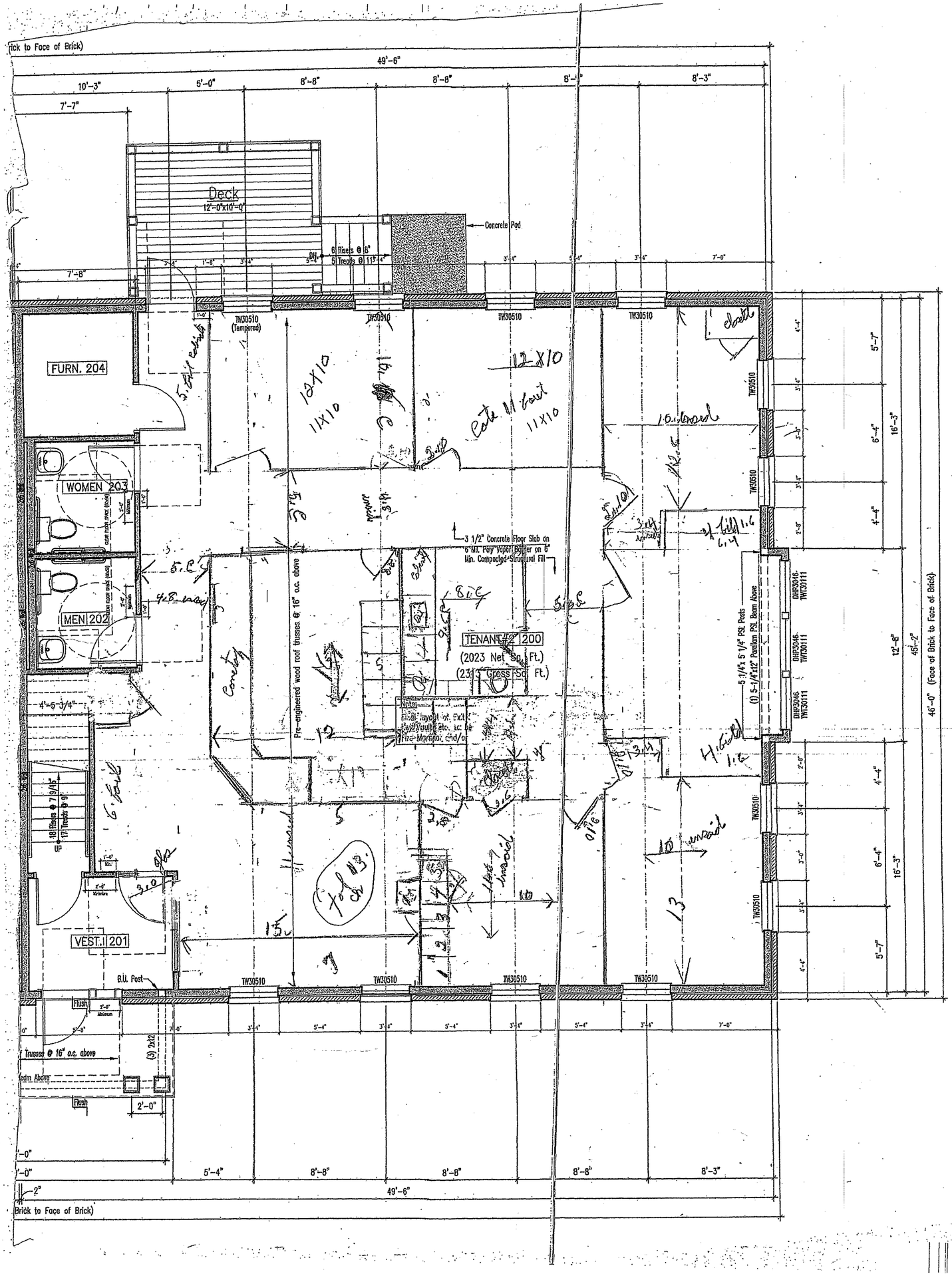


FIRST FLOOR
- AREA OF LIGHT RENOVATION = 2,160 SF
- AREA OF FULL FIT-OUT =2,160 SF
- NEW ELEVATOR



SECOND FLOOR
- AREA OF FIT-OUT = 1,750 SF
- NEW ELEVATOR

0' 5' 10' 15' 30'



PLAN NORTH

ALL CONCEPTS, DESIGNS, LAYOUTS AND PLANS REPRESENTED BY THIS DRAWING ARE PROPERTY OF BRIARWOOD HOMES, INC AND WERE DEVELOPED EXCLUSIVELY FOR THIS PROJECT. NO CONTENT IS TO BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF BRIARWOOD HOMES, INC.

REVISIONS:

NO.	DATE:	DESCRIPTION:

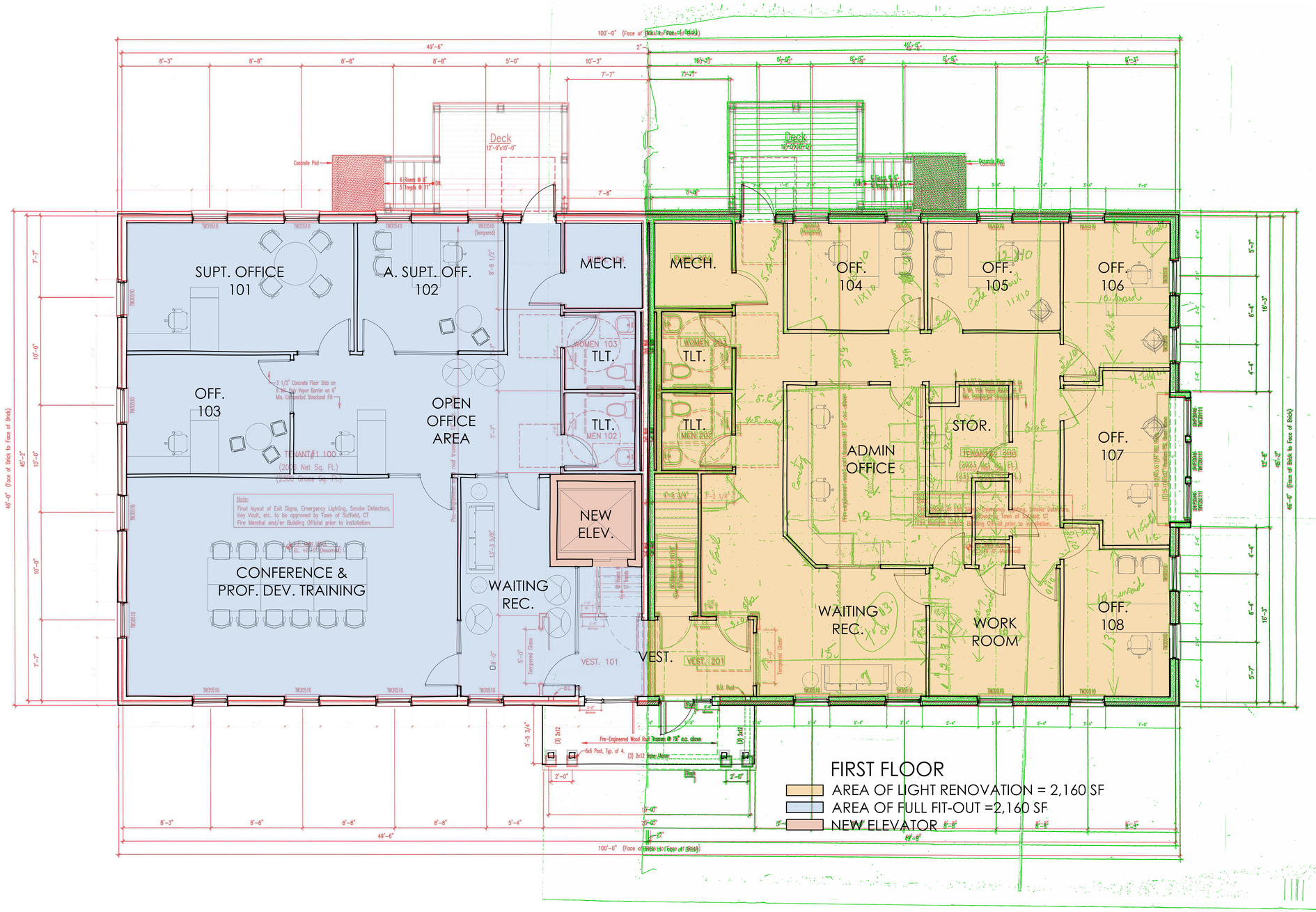
LEGEND OF SYMBOLS:

- DOOR OPENING
- WINDOW OPENING
- DRAWING NUMBER / SECTION / SHEET NUMBER
- DRAWING NUMBER / DETAIL / SHEET NUMBER
- INTERIOR ELEVATIONS
- 101 ROOM NUMBER / NAME
- A WALL TYPE (SEE WALL TYPES)
- NEW WALL
- EXISITNG WALL - REMAINS
- EXISITNG WALL - REMOVE

Briarwood HOMES CUSTOM BUILDER

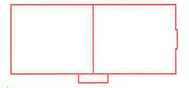
PROJECT:

NEW OFFICE BUILDING



1 / A-4 Main Level Floor Plan
Scale: 1/4"= 1'-0"

OVERALL KEY PLAN:



PLAN NORTH

ALL CONCEPTS, DESIGNS, LAYOUTS AND PLANS REPRESENTED BY THIS DRAWING ARE PROPERTY OF BRIARWOOD HOMES, INC. AND WERE DEVELOPED EXCLUSIVELY FOR THIS PROJECT. NO CONTRACT IS TO BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF BRIARWOOD HOMES, INC.

REVISIONS:

NO.	DATE:	DESCRIPTION:
		DESCRIPTION:

LEGEND OF SYMBOLS:

- DOOR OPENING
- WINDOW OPENING
- DRAWING NUMBER / SECTION / SHEET NUMBER
- DRAWING NUMBER / DETAIL / SHEET NUMBER
- INTERIOR ELEVATIONS
- ROOM NUMBER / NAME
- WALL TYPE (SEE WALL TYPES)
- NEW WALL
- EXISTING WALL - REMAIN
- EXISTING WALL - REMOVE

Briarwood HOMES CUSTOM BUILDER

PROJECT:
NEW OFFICE BUILDING

FOR:
ELZEAR ROY

200 MOUNTAIN ROAD
SUFFIELD, CT 06078

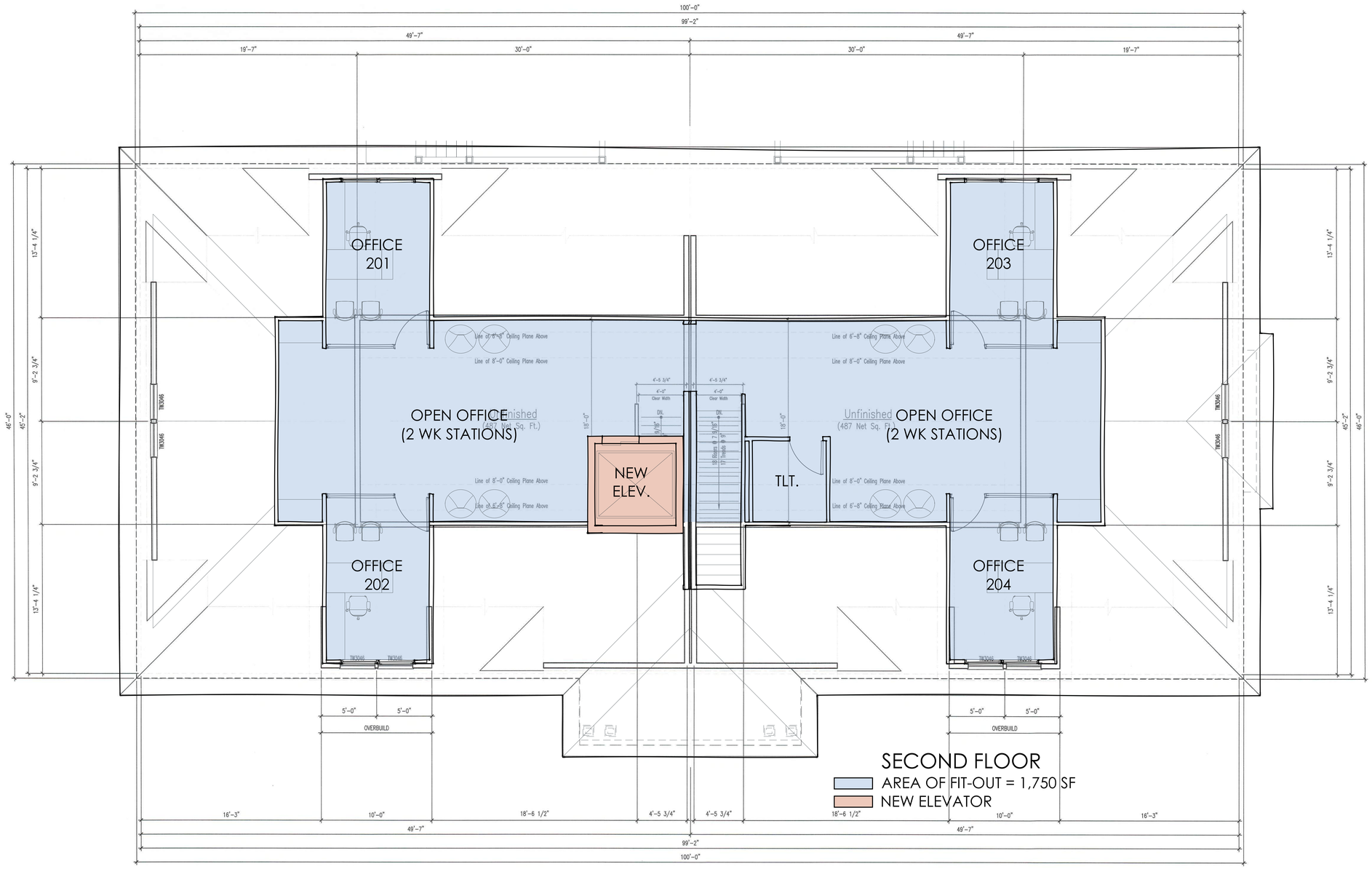
SHEET TITLE:
MAIN LEVEL FLOOR PLAN

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

SHEET NUMBER:
A-4

DATE: FEBRUARY 5, 2020

WORKING DRAWINGS



1 / A-5 Upper Level Floor Plan
Scale: 1/4"= 1'-0"

OVERALL KEY PLAN:

PLAN NORTH

ALL CONCEPTS, DESIGNS, LAYOUTS AND PLANS REPRESENTED BY THIS DRAWING ARE PROPERTY OF BRIARWOOD HOMES, INC AND WERE DEVELOPED EXCLUSIVELY FOR THIS PROJECT. NO CONTENT IS TO BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF BRIARWOOD HOMES, INC.

REVISIONS:

NO.	DATE:	DESCRIPTION:

LEGEND OF SYMBOLS:

- DOOR OPENING
- WINDOW OPENING
- DRAWING NUMBER / SECTION / SHEET NUMBER
- DRAWING NUMBER / DETAIL / SHEET NUMBER
- INTERIOR ELEVATIONS
- 101 ROOM NUMBER / NAME
- A WALL TYPE (SEE WALL TYPES)
- NEW WALL
- EXISTING WALL - REMAINS
- EXISTING WALL - REMOVE

Briarwood HOMES CUSTOM BUILDER

PROJECT:

NEW OFFICE BUILDING FOR:

ELZEAR ROY

200 MOUNTAIN ROAD
SUFFIELD, CT 06078

SHEET TITLE:

UPPER LEVEL FLOOR PLAN

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

SHEET NUMBER:

A-5

DATE: FEBRUARY 5, 2020

WORKING DRAWINGS

Line of 6'-8" Ceiling Plane Above

Line of 8'-0" Ceiling Plane Above

4'-5 3/4"

4'-0"
Clear Width

DN.

18 Risers @ 7 9/16"
17 Treads @ 9"

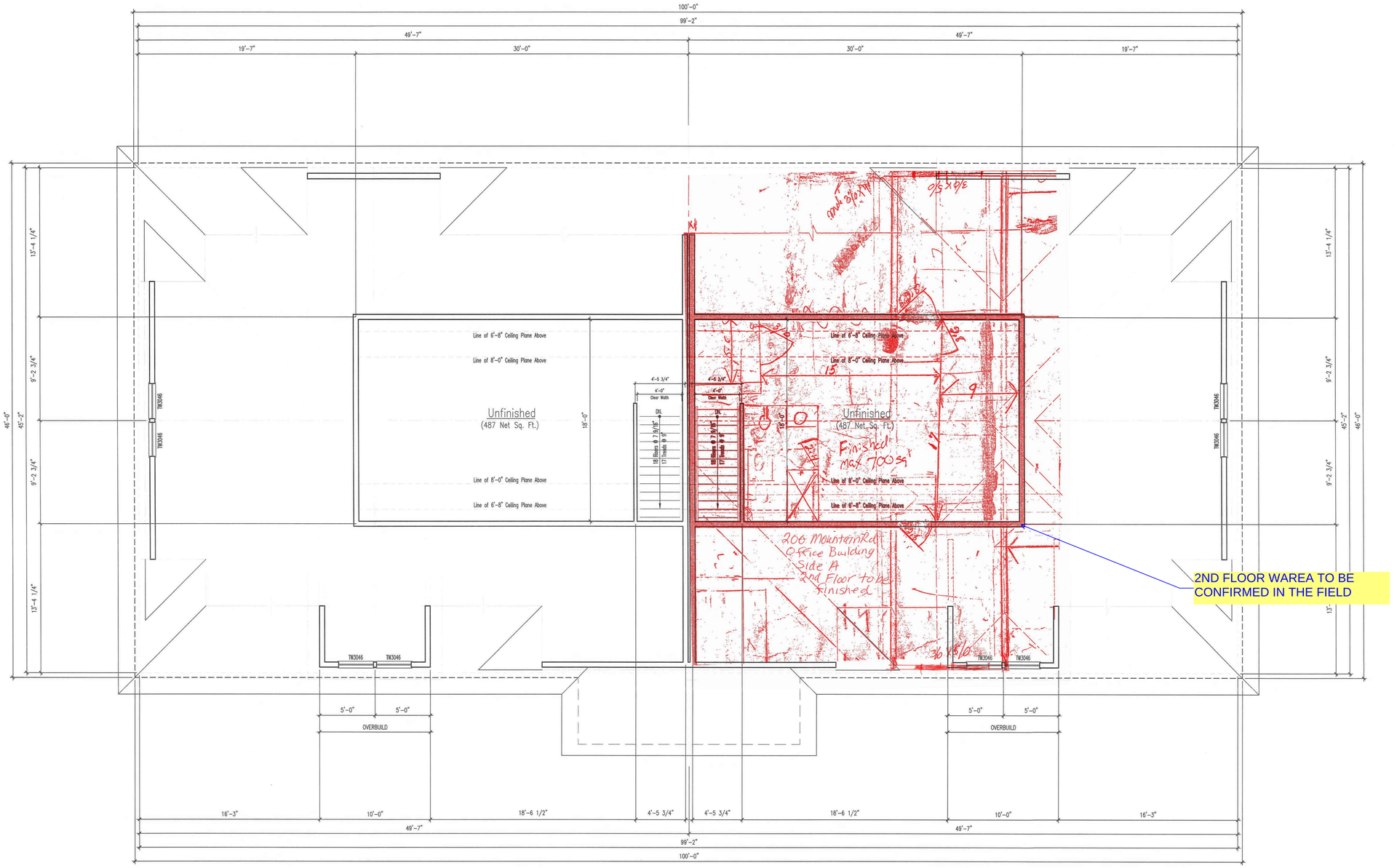
18'-0"

Finished
max 700 sq'

Line of 8'-0" Ceiling Plane Above

Line of 6'-8" Ceiling Plane Above

200 Mountain Rd
Office Building
Side A
2nd Floor to be
finished



1 / A-5 Upper Level Floor Plan
Scale: 1/4"= 1'-0"

OVERALL KEY PLAN:

PLAN NORTH

ALL CONCEPTS, DESIGNS, LAYOUTS AND PLANS REPRESENTED BY THIS DRAWING ARE PROPERTY OF BRIARWOOD HOMES, INC AND WERE DEVELOPED EXCLUSIVELY FOR THIS PROJECT. NO CONTENT IS TO BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF BRIARWOOD HOMES, INC.

REVISIONS:

NO.	DATE:	DESCRIPTION:

LEGEND OF SYMBOLS:

- DOOR OPENING
- WINDOW OPENING
- DRAWING NUMBER / SECTION / SHEET NUMBER
- DRAWING NUMBER / DETAIL / SHEET NUMBER
- INTERIOR ELEVATIONS
- 101 ROOM NUMBER / NAME
- A WALL TYPE (SEE WALL TYPES)
- NEW WALL
- EXISTING WALL - REMAINS
- EXISTING WALL - REMOVE

Briarwood HOMES CUSTOM BUILDER

PROJECT:

NEW OFFICE BUILDING FOR:

ELZEAR ROY

200 MOUNTAIN ROAD
SUFFIELD, CT 06078

SHEET TITLE:

UPPER LEVEL FLOOR PLAN

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

SHEET NUMBER:

A-5

DATE: FEBRUARY 5, 2020

WORKING DRAWINGS

Line of 6'-8" Ceiling Plane Above

Line of 8'-0" Ceiling Plane Above

4'-5 3/4"

4'-0"
Clear Width

DN.

18 Risers @ 7 9/16"
17 Treads @ 9"

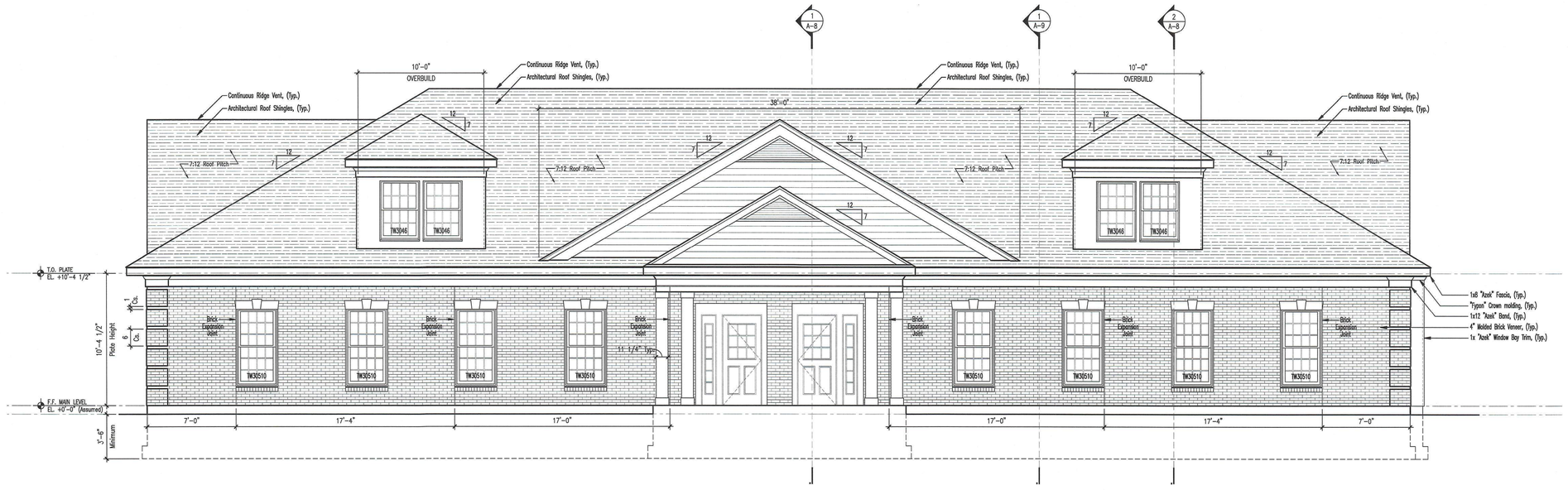
18'-0"

Finished
max 700 sq'

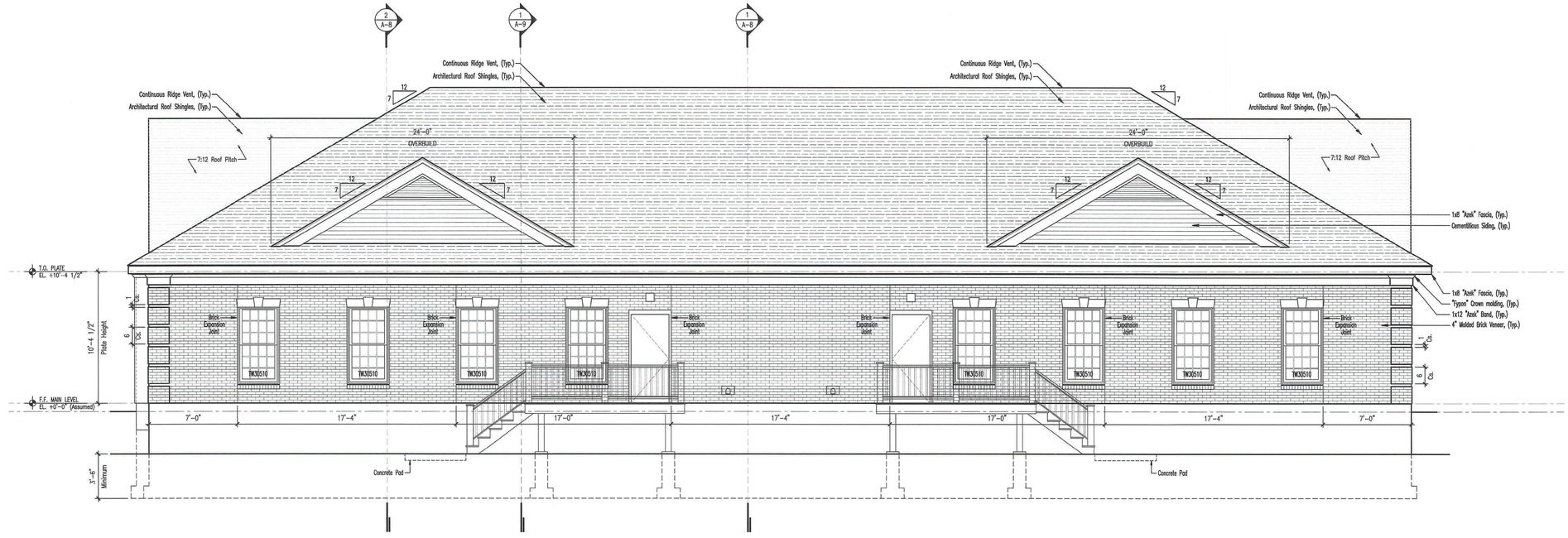
Line of 8'-0" Ceiling Plane Above

Line of 6'-8" Ceiling Plane Above

200 Mountain Rd
Office Building
Side A
2nd Floor to be
finished

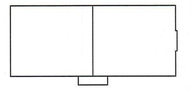


1 A-6 — Proposed West Elevation
Scale: 1/4"=1'-0"



2 A-6 — Proposed West Elevation
Scale: 1/4"=1'-0"

OVERALL KEY PLAN:



PLAN NORTH

ALL CONCEPTS, DESIGNS, LAYOUTS AND PLANS REPRESENTED BY THIS DRAWING ARE PROPERTY OF BRIARWOOD HOMES, INC AND WERE DEVELOPED EXCLUSIVELY FOR THIS PROJECT. NO CONTENT IS TO BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF BRIARWOOD HOMES, INC.

REVISIONS:

NO.	DATE:	DESCRIPTION:

LEGEND OF SYMBOLS:

- DOOR OPENING
- WINDOW OPENING
- DRAWING NUMBER / SECTION / SHEET NUMBER
- DRAWING NUMBER / DETAIL / SHEET NUMBER
- INTERIOR ELEVATIONS
- ROOM NUMBER / NAME
- WALL TYPE (SEE WALL TYPES)
- NEW WALL
- EXISTING WALL - REMAINS
- EXISTING WALL - REMOVE

Briarwood HOMES CUSTOM BUILDER

PROJECT:

NEW OFFICE BUILDING FOR:

ELZEAR ROY

200 MOUNTAIN ROAD
SUFFIELD, CT 06078

SHEET TITLE:

PROPOSED EXTERIOR ELEVATIONS

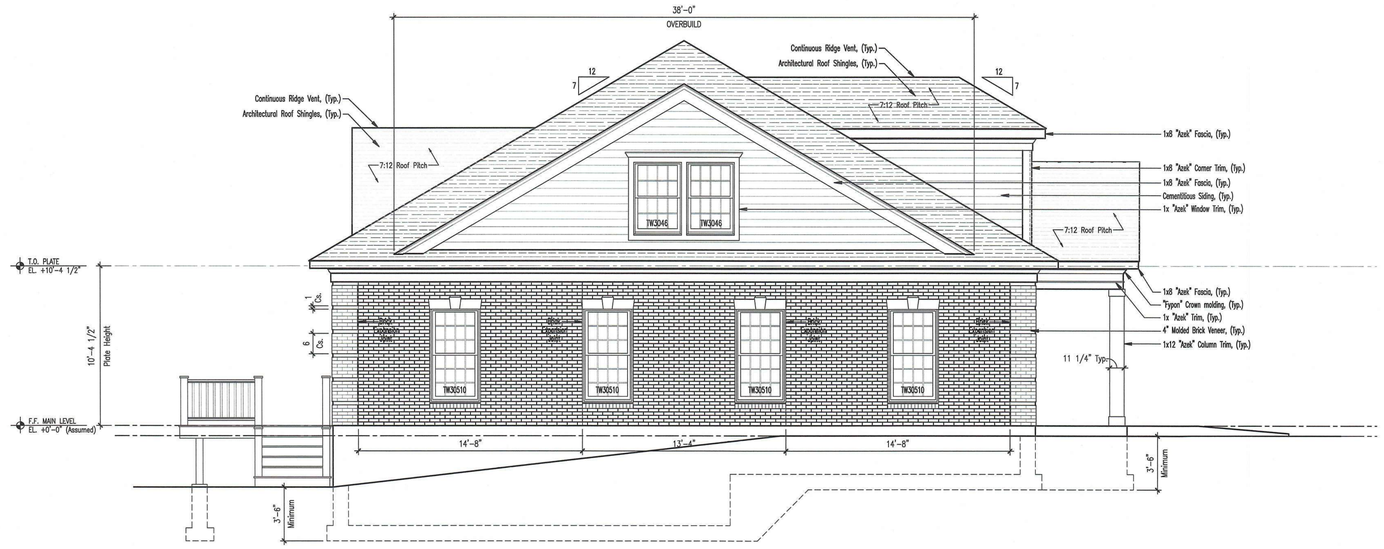
SCALE: 1/4"=1'-0"

SHEET NUMBER:

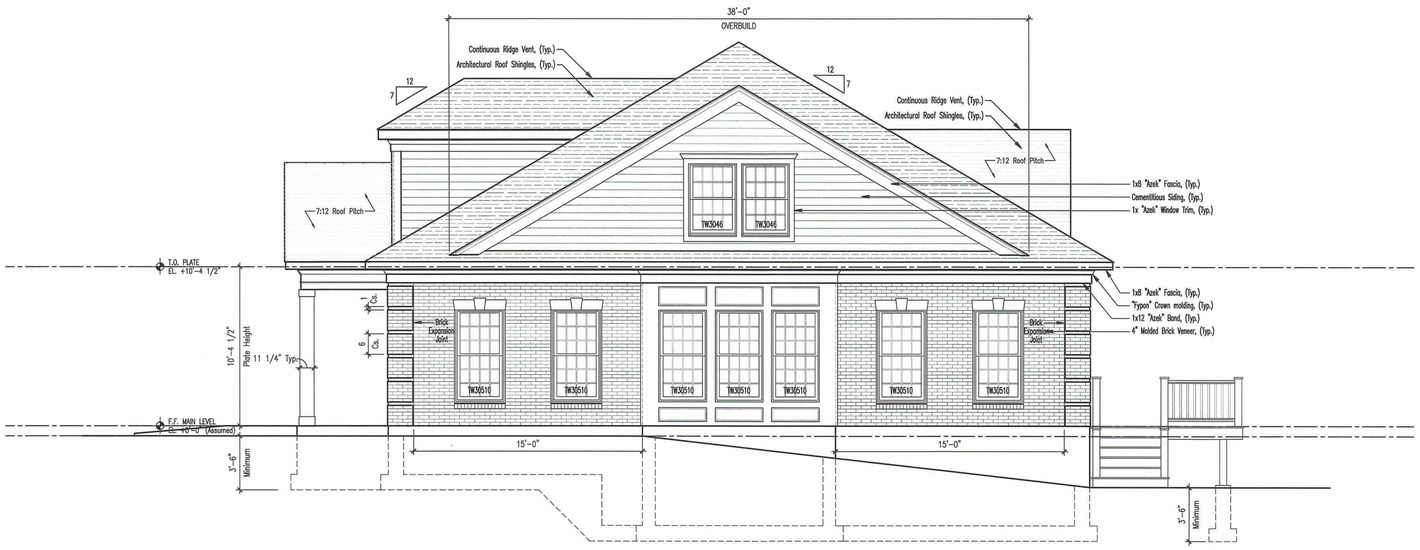
A-6

DATE: FEBRUARY 5, 2020

WORKING DRAWINGS

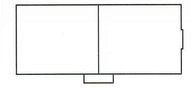


1 / A-7 Proposed North Elevation
Scale: 1/4"=1'-0"



2 / A-7 Proposed South Elevation
Scale: 1/4"=1'-0"

OVERALL KEY PLAN:



PLAN NORTH

ALL CONCEPTS, DESIGNS, LAYOUTS AND PLANS REPRESENTED BY THIS DRAWING ARE PROPERTY OF BRIARWOOD HOMES, INC AND WERE DEVELOPED EXCLUSIVELY FOR THIS PROJECT. NO CONTENT IS TO BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF BRIARWOOD HOMES, INC.

REVISIONS:

NO.	DATE:	DESCRIPTION:

LEGEND OF SYMBOLS:

- DOOR OPENING
- WINDOW OPENING
- DRAWING NUMBER / SECTION / SHEET NUMBER
- DRAWING NUMBER / DETAIL / SHEET NUMBER
- INTERIOR ELEVATIONS
- 101 — ROOM NUMBER / NAME
- A — WALL TYPE (SEE WALL TYPES)
- NEW WALL
- EXISTING WALL - REMAINS
- EXISTING WALL - REMOVE

Briarwood HOMES CUSTOM BUILDER

PROJECT:

NEW OFFICE BUILDING FOR:

ELZEAR ROY

200 MOUNTAIN ROAD
SUFFIELD, CT 06078

SHEET TITLE:

PROPOSED EXTERIOR ELEVATIONS

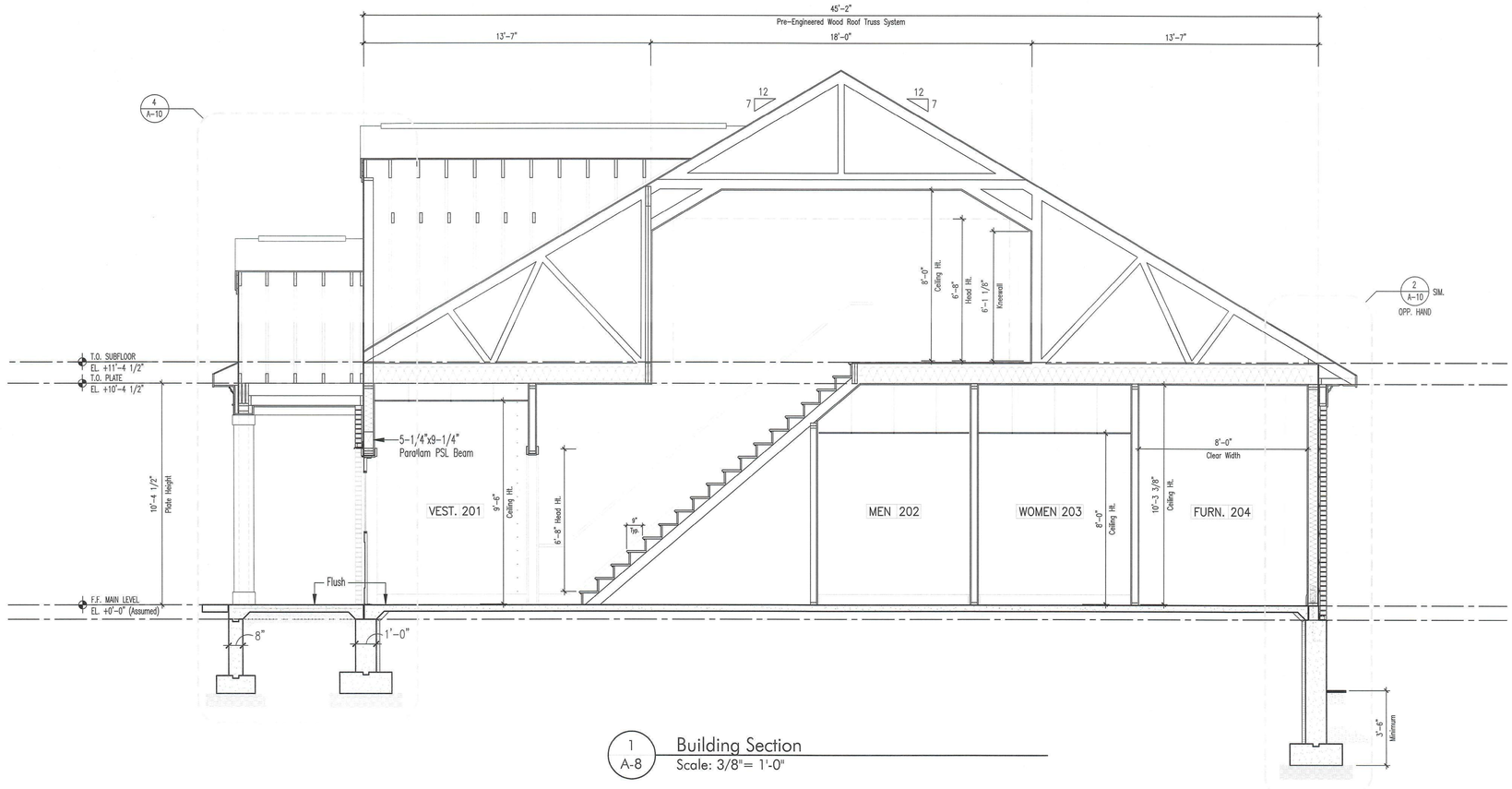
SCALE: 1/4"=1'-0"

SHEET NUMBER:

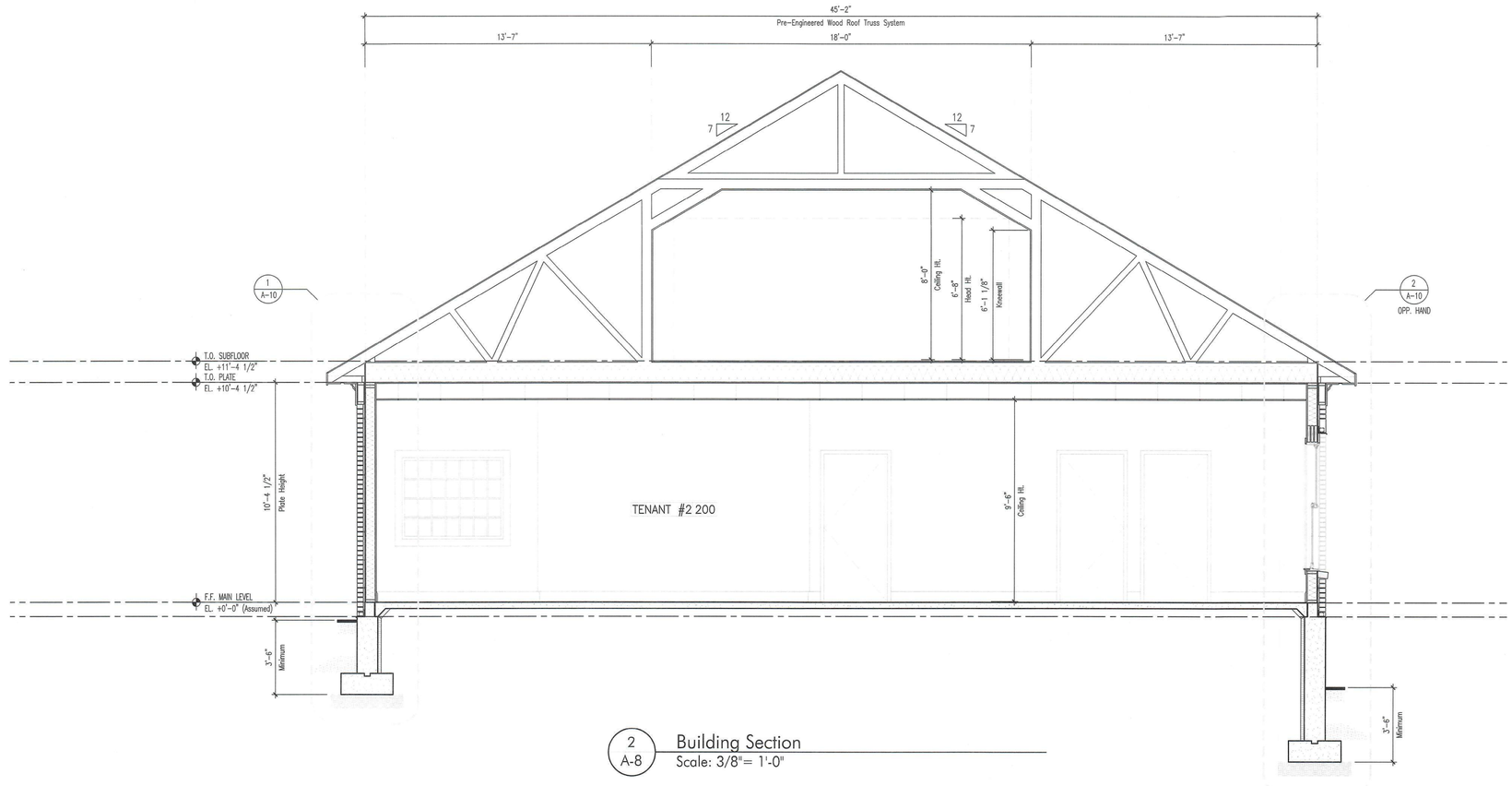
A-7

DATE: FEBRUARY 5, 2020

WORKING DRAWINGS

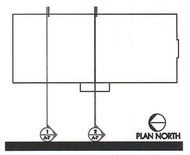


1 A-8 Building Section
Scale: 3/8"= 1'-0"



2 A-8 Building Section
Scale: 3/8"= 1'-0"

OVERALL KEY PLAN:



ALL CONCEPTS, DESIGNS, LAYOUTS AND PLANS REPRESENTED BY THIS DRAWING ARE PROPERTY OF BRIARWOOD HOMES, INC AND WERE DEVELOPED EXCLUSIVELY FOR THIS PROJECT. NO CONTENT IS TO BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF BRIARWOOD HOMES, INC.

REVISIONS:

NO.	DATE:	DESCRIPTION:

LEGEND OF SYMBOLS:

- DOOR OPENING
- WINDOW OPENING
- DRAWING NUMBER / SECTION / SHEET NUMBER
- DRAWING NUMBER / DETAIL / SHEET NUMBER
- INTERIOR ELEVATIONS
- 101 ROOM NUMBER / NAME
- A WALL TYPE (SEE WALL TYPES)
- NEW WALL
- EXISTING WALL - REMAINS
- EXISTING WALL - REMOVE

Briarwood HOMES CUSTOM BUILDER

PROJECT:

NEW OFFICE BUILDING FOR:

ELZEAR ROY

200 MOUNTAIN ROAD
SUFFIELD, CT 06078

SHEET TITLE:

BUILDING SECTIONS

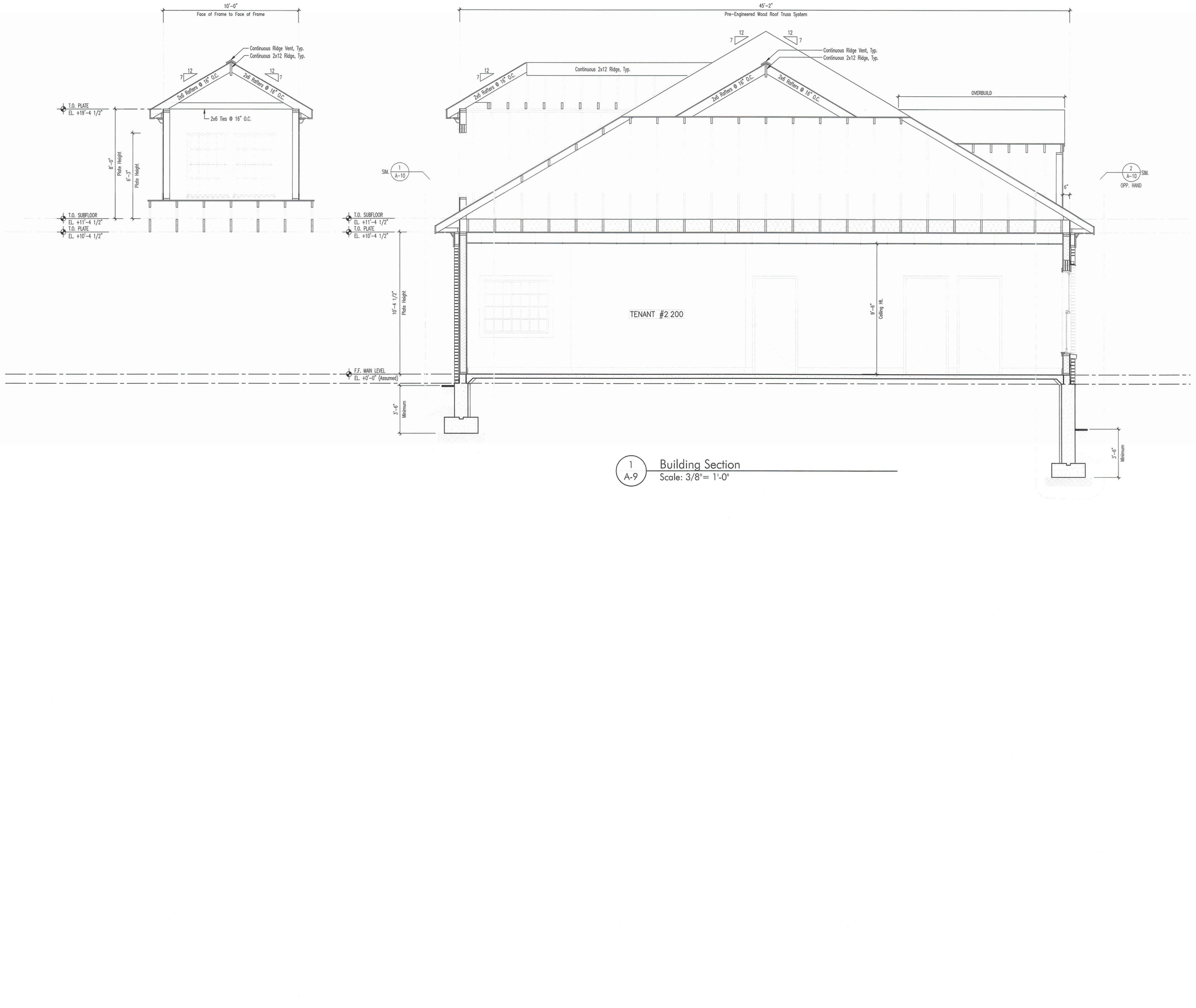
SCALE: 3/8"=1'-0"

SHEET NUMBER:

A-8

DATE: FEBRUARY 5, 2020

WORKING DRAWINGS



1 A-9 Building Section
Scale: 3/8"= 1'-0"

OVERALL KEY PLAN:

PLAN NORTH

ALL CONCEPTS, DESIGNS, LAYOUTS AND PLANS REPRESENTED BY THIS DRAWING ARE PROPERTY OF BRIARWOOD HOMES, INC AND WERE DEVELOPED EXCLUSIVELY FOR THIS PROJECT. NO CONTENT IS TO BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF BRIARWOOD HOMES, INC.

REVISIONS:

NO.	DATE:	DESCRIPTION:

LEGEND OF SYMBOLS:

- DOOR OPENING
- WINDOW OPENING
- DRAWING NUMBER / SECTION / SHEET NUMBER
- DRAWING NUMBER / DETAIL / SHEET NUMBER
- INTERIOR ELEVATIONS
- ROOM NUMBER / NAME
- WALL TYPE (SEE WALL TYPES)
- NEW WALL
- EXISITNG WALL - REMAINS
- EXISITNG WALL - REMOVE

Briarwood HOMES CUSTOM BUILDER

PROJECT:

NEW OFFICE BUILDING FOR:

ELZEAR ROY

200 MOUNTAIN ROAD
SUFFIELD, CT 06078

SHEET TITLE:

BUILDING SECTIONS

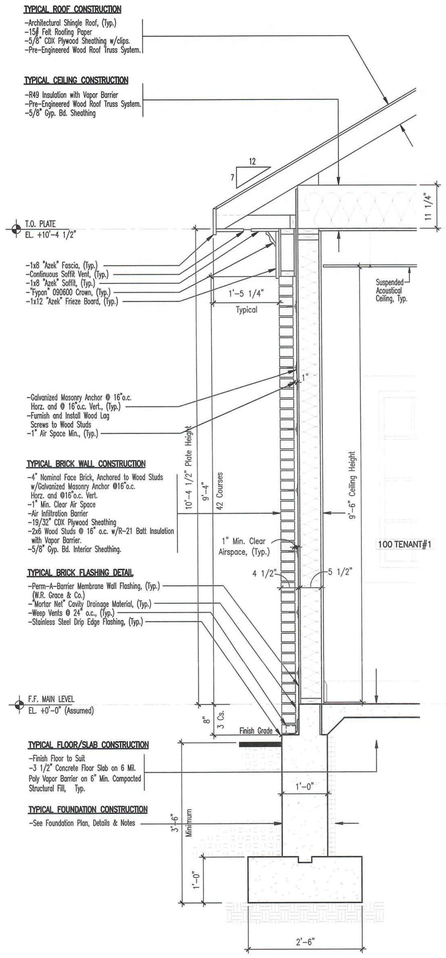
SCALE: 1/4"=1'-0"

SHEET NUMBER:

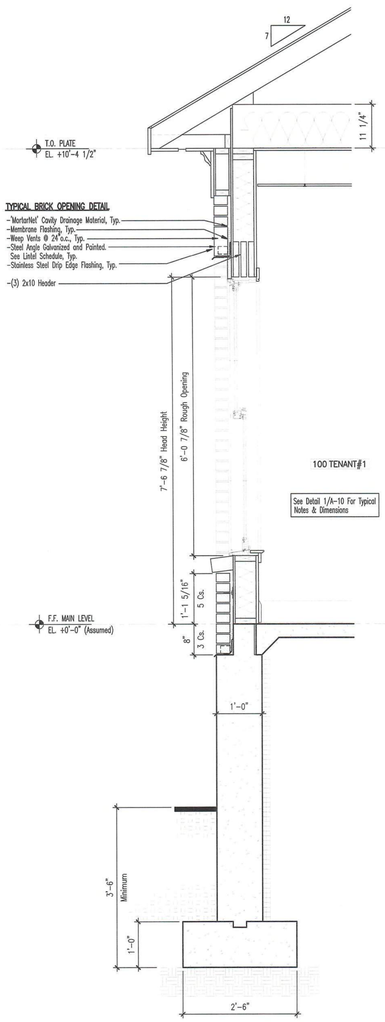
A-9

DATE: FEBRUARY 5, 2020

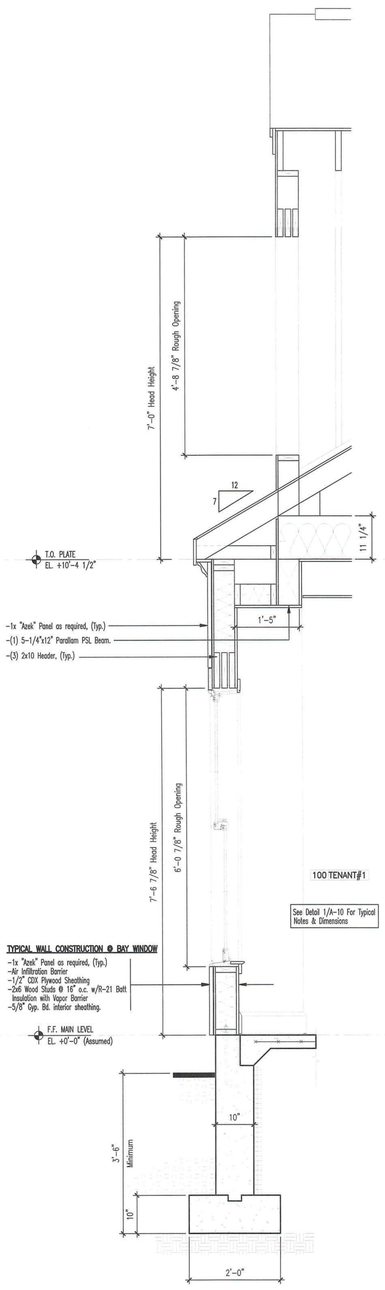
WORKING DRAWINGS



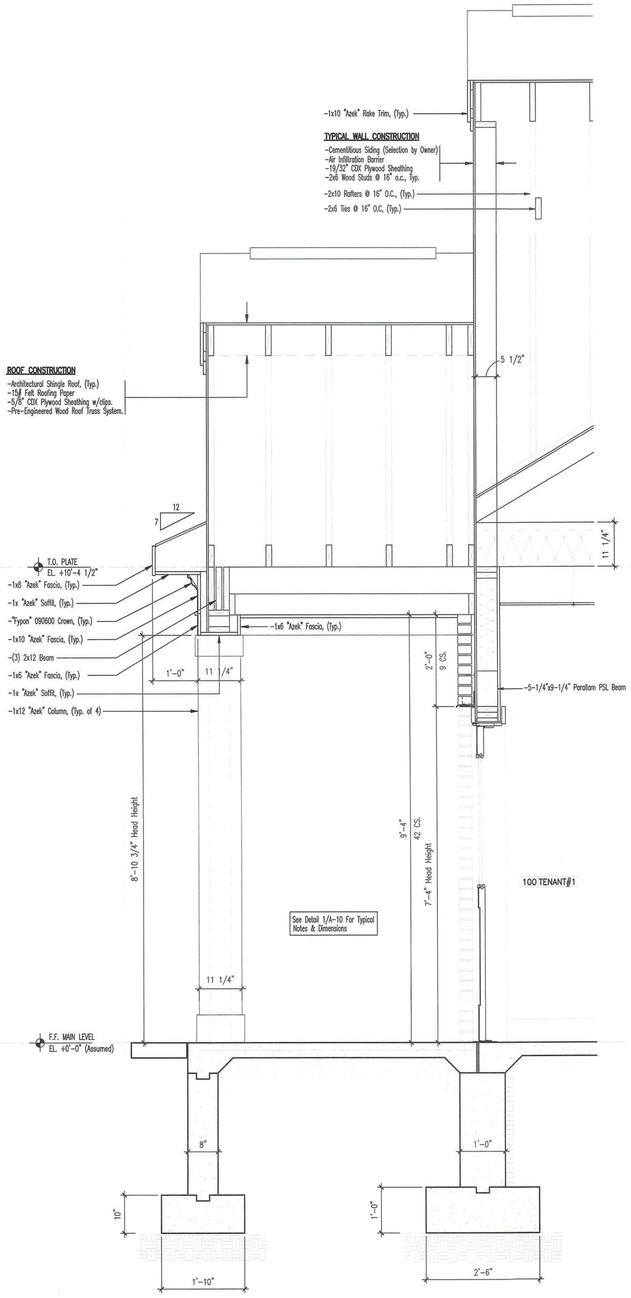
1 A-10 **Wall Section**
Scale: 3/4"= 1'-0"



2 A-10 **Wall Section**
Scale: 3/4"= 1'-0"

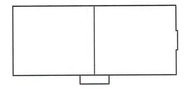


3 A-10 **Wall Section**
Scale: 3/4"= 1'-0"



4 A-10 **Wall Section**
Scale: 3/4"= 1'-0"

OVERALL KEY PLAN:



PLAN NORTH

ALL CONCEPTS, DESIGNS, LAYOUTS AND PLANS REPRESENTED BY THIS DRAWING ARE PROPERTY OF BRIARWOOD HOMES, INC AND WERE DEVELOPED EXCLUSIVELY FOR THIS PROJECT. NO CONTENT IS TO BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF BRIARWOOD HOMES, INC.

REVISIONS:

NO.	DATE:	DESCRIPTION:

LEGEND OF SYMBOLS:

- DOOR OPENING
- WINDOW OPENING
- DRAWING NUMBER / SECTION / SHEET NUMBER
- DRAWING NUMBER / DETAIL / SHEET NUMBER
- INTERIOR ELEVATIONS
- ROOM NUMBER / NAME
- WALL TYPE (SEE WALL TYPES)
- NEW WALL
- EXISTING WALL - REMAINS
- EXISTING WALL - REMOVE

Briarwood HOMES CUSTOM BUILDER

PROJECT:

NEW OFFICE BUILDING FOR:

ELZEAR ROY

200 MOUNTAIN ROAD
SUFFIELD, CT 06078

SHEET TITLE:

WALL SECTIONS

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

SHEET NUMBER:

A-10

DATE: FEBRUARY 5, 2020

WORKING DRAWINGS

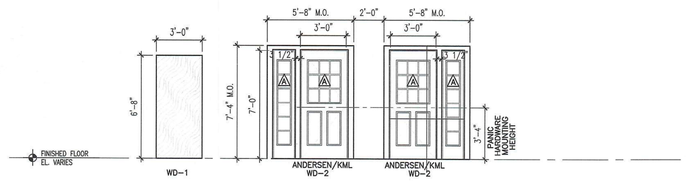
GLAZING SCHEDULE

SYMBOL	TYPE	FOR USE IN THE FOLLOWING LOCATIONS:
A	1" CLEAR INSULATED GLASS, TEMPERED	ALL EXTERIOR DOOR LOCATIONS

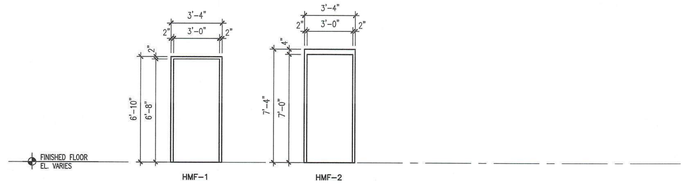
DOOR SCHEDULE

OPENING NUMBER	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR TYPE	FRAME TYPE	HEAD DETAIL	JAMB DETAIL	ADA THRESHOLD	U.L. RATING	SMOKE GASKET	AUTOMATIC CLOSER	NOTES
MAIN LEVEL												
100A	3'-0"	6'-8"	1-3/4"	WD-1	HMF-1	H-1	J-1				YES	ADA PANIC HARDWARE
100B	3'-0"	7'-0"	1-3/4"	WD-1	HMF-2	H-3	J-3	T-2			YES	ADA PANIC HARDWARE
101A	3'-0"	7'-0"	1-3/4"	WD-2		H-2	J-2	T-2			YES	ADA PANIC HARDWARE
101B	3'-0"	6'-8"	1-3/4"	WD-1		H-1	J-1					
102	3'-0"	6'-8"	1-3/4"	WD-1	HMF-1	H-1	J-1	T-1				
103	3'-0"	6'-8"	1-3/4"	WD-1	HMF-1	H-1	J-1	T-1				
104	3'-0"	6'-8"	1-3/4"	WD-1	HMF-1	H-1	J-1	T-1				
200A	3'-0"	6'-8"	1-3/4"	WD-1	HMF-1	H-1	J-1				YES	ADA PANIC HARDWARE
200B	3'-0"	7'-0"	1-3/4"	WD-1	HMF-2	H-3	J-3	T-2			YES	ADA PANIC HARDWARE
201A	3'-0"	7'-0"	1-3/4"	WD-2		H-2	J-2	T-2			YES	ADA PANIC HARDWARE
201B	3'-0"	6'-8"	1-3/4"	WD-1		H-1	J-1					
202	3'-0"	6'-8"	1-3/4"	WD-1	HMF-1	H-1	J-1	T-1				
203	3'-0"	6'-8"	1-3/4"	WD-1	HMF-1	H-1	J-1	T-1				
204	3'-0"	6'-8"	1-3/4"	WD-1	HMF-1	H-1	J-1	T-1				

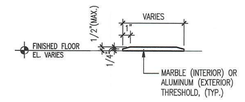
NOTE: ALL DOOR HARDWARE SHALL BE ADA COMPLIANT CONFORMING TO ICC/ANSI A117.1-2003 STANDARDS.
ALL MEANS OF EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY.



DOORS
1/4"=1'-0"

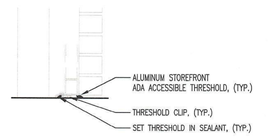


HOLLOW METAL FRAMES
1/4"=1'-0"

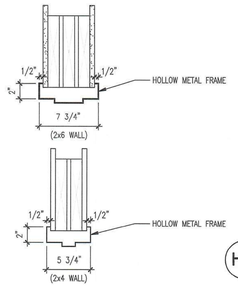


ADA ACCESSIBLE THRESHOLD PROFILE

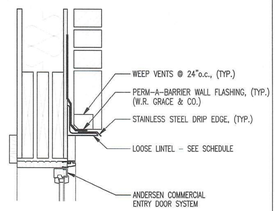
T-1



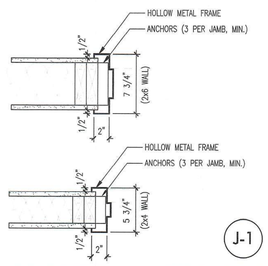
T-2



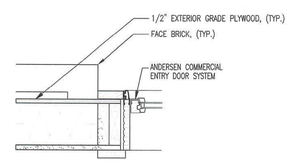
H-1



H-2

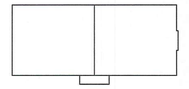


J-1



J-2

OVERALL KEY PLAN:



PLAN NORTH

ALL CONCEPTS, DESIGNS, LAYOUTS AND PLANS REPRESENTED BY THIS DRAWING ARE PROPERTY OF BRIARWOOD HOMES, INC AND WERE DEVELOPED EXCLUSIVELY FOR THIS PROJECT. NO CONTENT IS TO BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF BRIARWOOD HOMES, INC.

REVISIONS:

NO.	DATE:	DESCRIPTION:

LEGEND OF SYMBOLS:

- DOOR OPENING
- WINDOW OPENING
- DRAWING NUMBER / SECTION / SHEET NUMBER
- DRAWING NUMBER / DETAIL / SHEET NUMBER
- INTERIOR ELEVATIONS
- ROOM NUMBER / NAME
- WALL TYPE (SEE WALL TYPES)
- NEW WALL
- EXISTING WALL - REMAINS
- EXISTING WALL - REMOVE

Briarwood HOMES CUSTOM BUILDER

PROJECT:

NEW OFFICE BUILDING FOR:

ELZEAR ROY

200 MOUNTAIN ROAD
SUFFIELD, CT 06078

SHEET TITLE:

DOOR DETAILS

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

SHEET NUMBER:

A-11

DATE: FEBRUARY 5, 2020

WORKING DRAWINGS