

RENOVATIONS and ADDITION TO KWIATKOWSKI RESIDENCE

SLD PROJECT No. 2019.002
DATE 2020.04.10

212 HOUSE STREET
GLASTONBURY, CONNECTICUT 06033

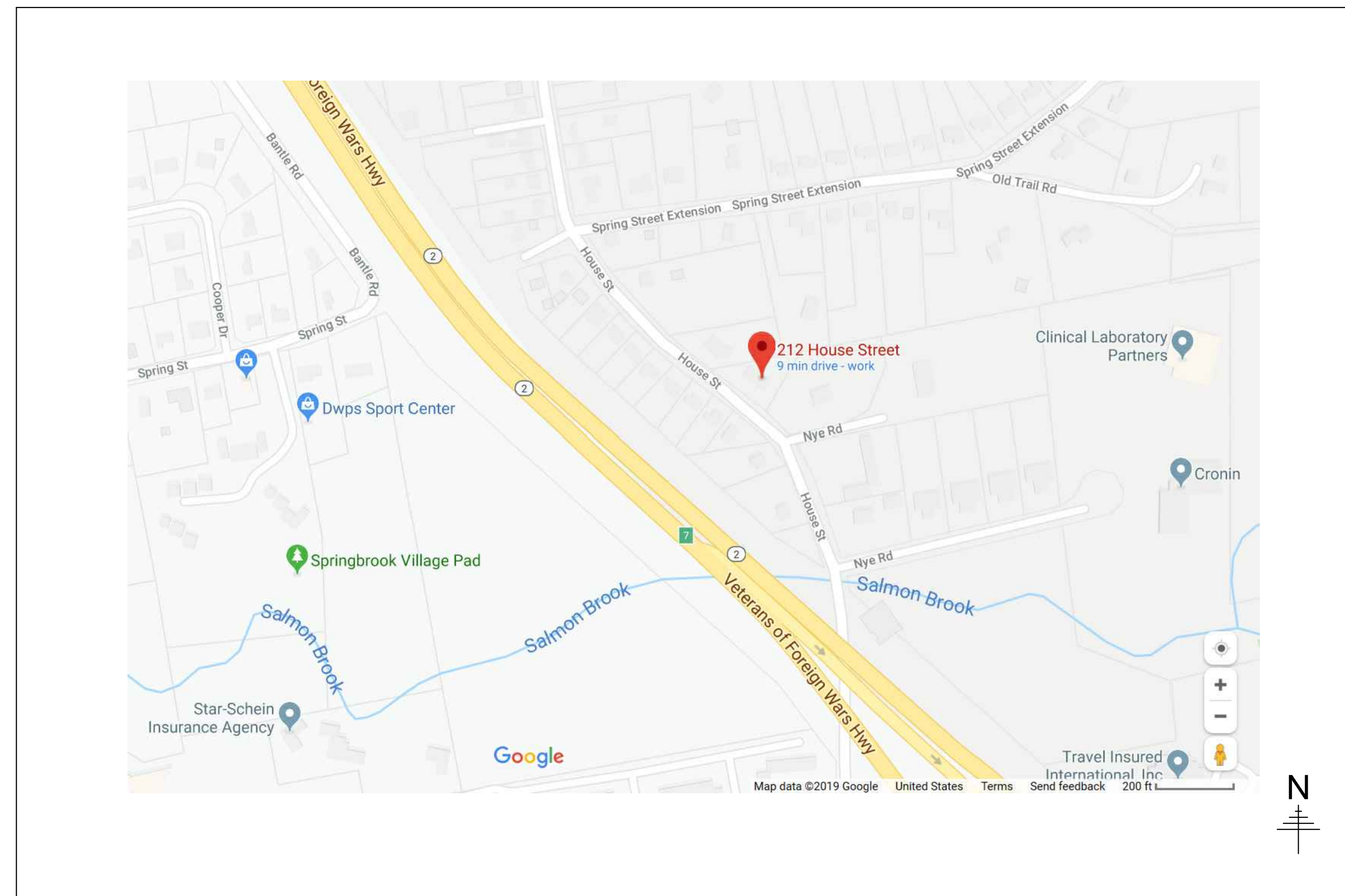
ISSUED FOR PRICING, PERMIT + CONSTRUCTION

DRAWING LIST

COVER SHEET

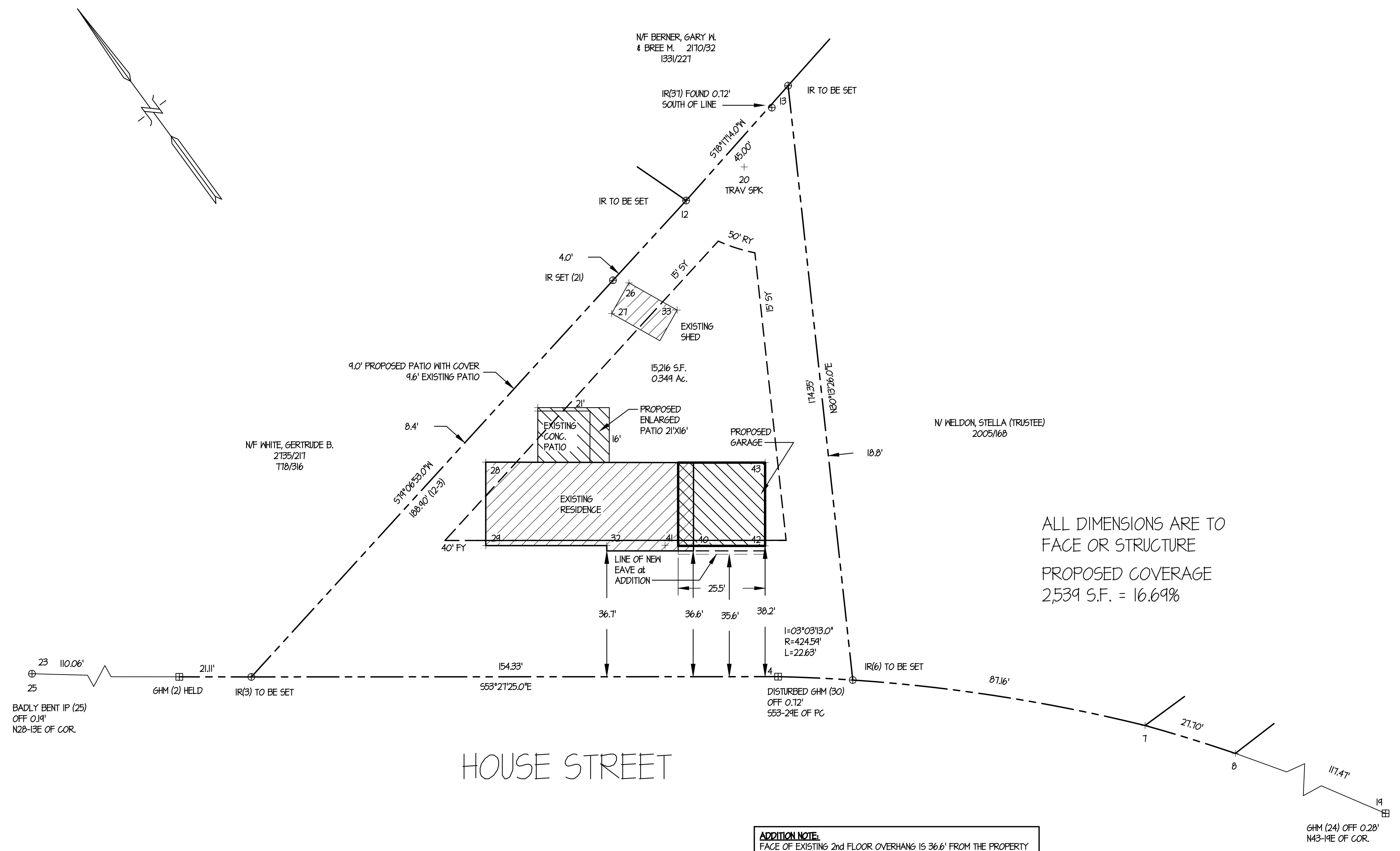
- A0.0 PLOT PLAN
- A1.0 PLANS + DETAILS
- A1.1 ROOF PLAN + DETAILS
- A2.0 ELEVATIONS
- A3.0 SECTIONS + WALL SECTIONS

SITE LOCATION MAP



SLD STRAIGHT LINE
DESIGN, LLC.

67 SASHEL LANE - COLCHESTER, CONNECTICUT 06415
P: 860.204.2742 E: J.PITTS.STRAIGHTLINEDESIGN@GMAIL.COM



ALL DIMENSIONS ARE TO FACE OR STRUCTURE
 PROPOSED COVERAGE
 2,539 S.F. = 16.69%

ADDITION NOTE:
 FACE OF EXISTING 2ND FLOOR OVERHANG IS 36.6' FROM THE PROPERTY LINE. THE NEW EAVE SHALL EXTEND NO FURTHER THAN 1'-0" FROM F.O.O. OF EXISTING WALL OF 2ND FLOOR OVERHANG AS SHOWN ON DETAIL 06/01.

PLOT PLAN NOTE:
 INFORMATION INCLUDED ON THIS PLOT PLAN WAS GATHERED FROM A SEALED, STAMPED and SIGNED SURVEY TITLED "IMPROVEMENT LOCATION SURVEY SHOWING EXISTING CONDITIONS ALONG WITH A PROPOSED PATIO & CANOPY & ALSO GARAGE ADDITION ON PROPERTY OF DOROTHY KWIATKOWSKI", DATED MAY 16, 2013 and PREPARED BY LICENSED LAND SURVEYOR:
 DANIEL M. HARVEY L.S. # 15455
 E.B. HARVEY, JR. & SONS, INC. LAND SURVEYING
 18 GLASTONBURY AVENUE
 ROCKY HILL, CONNECTICUT 06061
 (860) 524-4336
 AS PROVIDED BY:
 DOROTHY KWIATKOWSKI (OWNER)
 212 HOUSE STREET
 GLASTONBURY, CONNECTICUT 06033
 FOR MAP CONFORMANCE, COMPLIANCE and REFERENCES, REFER TO ORIGINAL SURVEY NOTED ABOVE.

10 PLOT PLAN

SCALE: 1" = 20'-0"

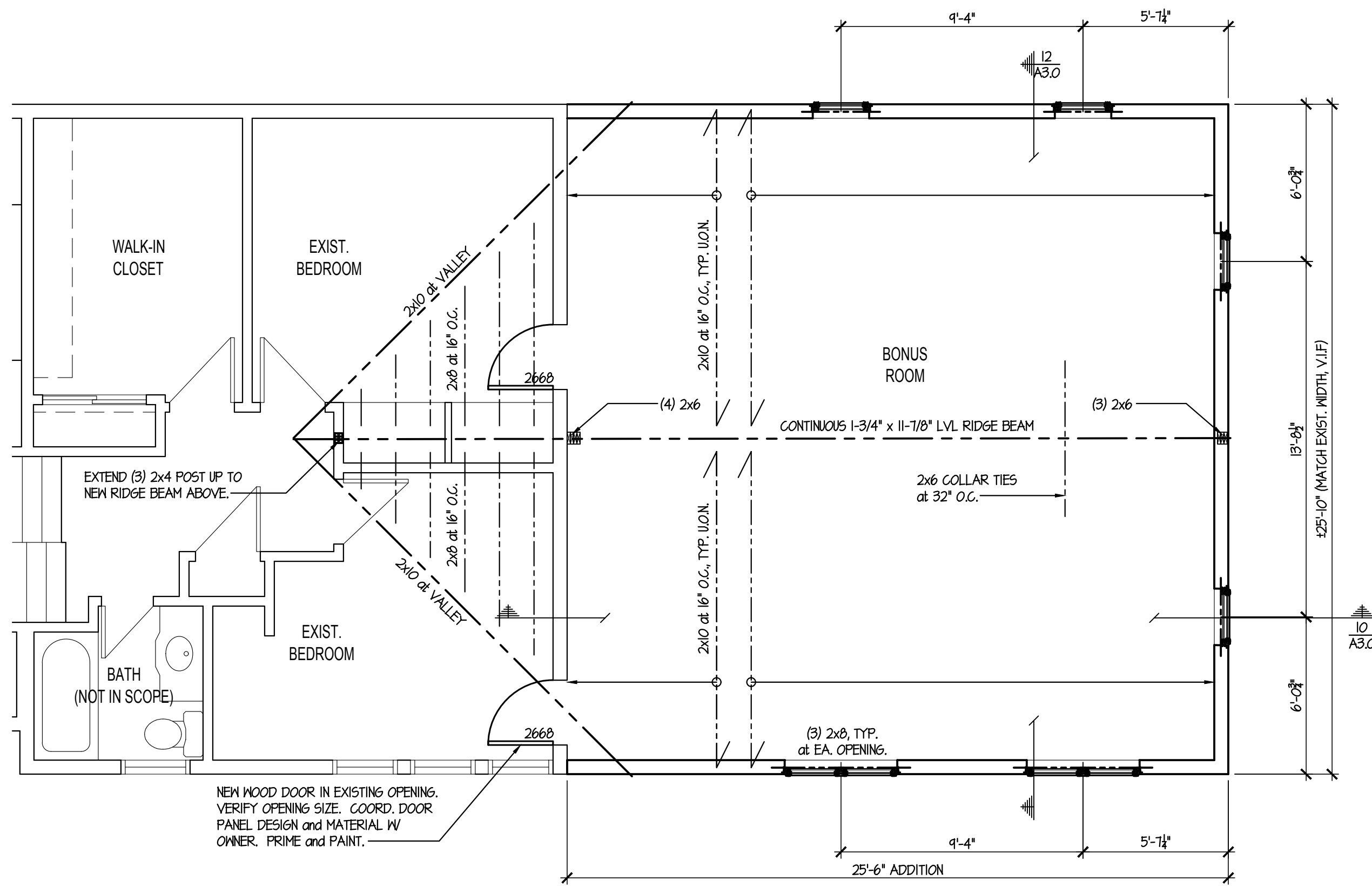
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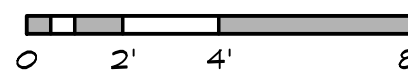
PLOT PLAN	
PROJECT No.	2019.002
DATE	10 APRIL 2020
DRAWN BY	JRP
CHECKED BY	JRP

A0.0



12 UPPER LEVEL PLAN W/ ROOF FRAMING.

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

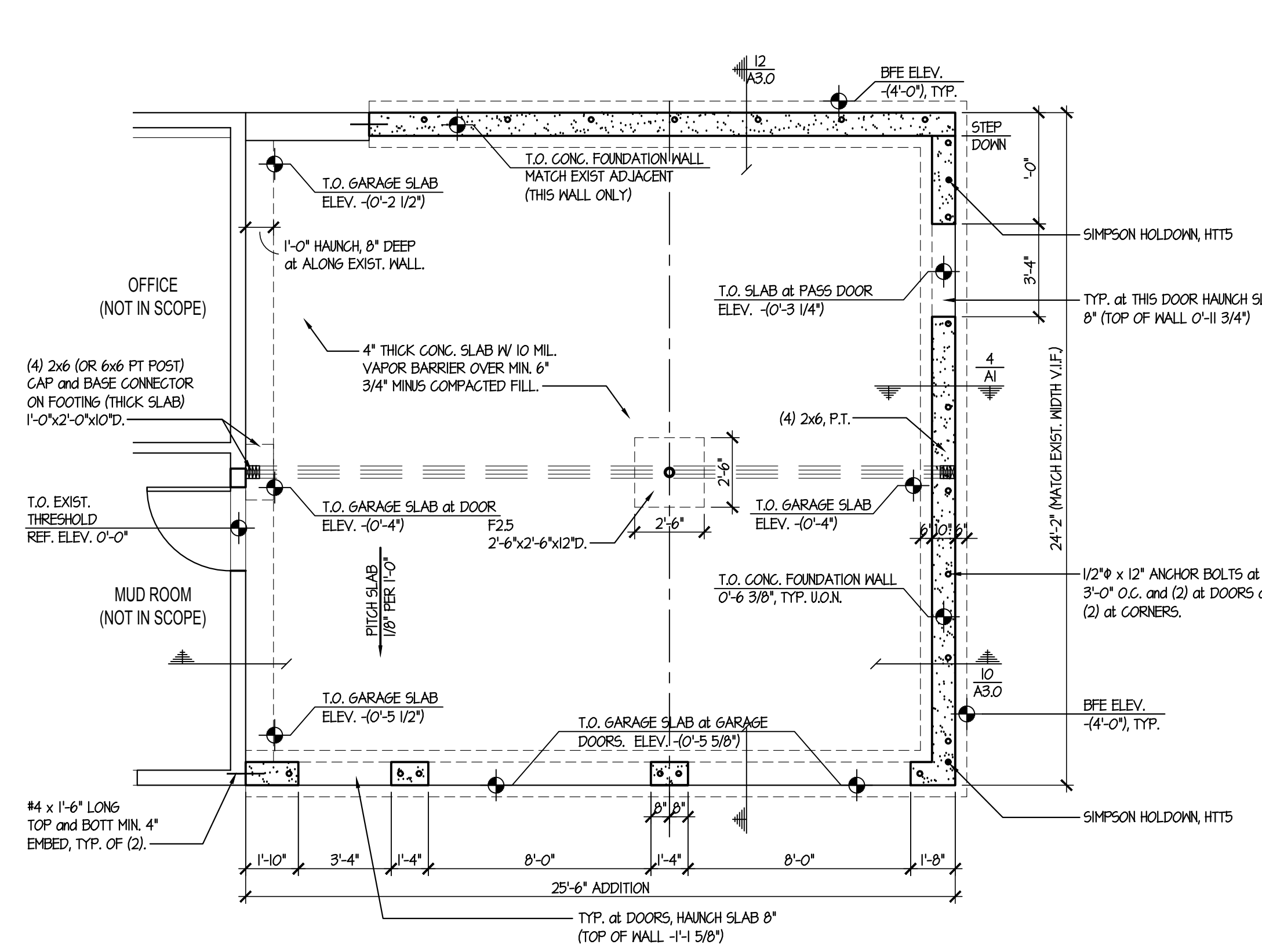


MEP NOTES:

1. ALL ELECTRICAL WORK INCLUDING MAIN SERVICE METER, PANEL WORK, SWITCHES, OUTLETS, LIGHTING, ETC. SHALL BE PROVIDED and PERFORMED BY A LICENSED ELECTRICIAN IN GOOD STANDING WITH THE STATE OF CONNECTICUT. PERMITS ARE THE RESPONSIBILITY OF THE INDIVIDUAL TRADESMAN.
2. ALL MECHANICAL WORK, INCLUDING HEATING, PIPING, THERMOSTATS, ETC. SHALL BE PROVIDED and PERFORMED BY A LICENSED HVAC CONTRACTOR IN GOOD STANDING WITH THE STATE OF CONNECTICUT. PERMITS ARE THE RESPONSIBILITY OF THE INDIVIDUAL TRADESMAN.
3. ALL PLUMBING WORK, INCLUDING FIXTURES, PIPING, SUPPLY PIPING and WASTE LINES, ETC. SHALL BE PROVIDED and PERFORMED BY A LICENSED PLUMBER IN GOOD STANDING WITH THE STATE OF CONNECTICUT. PERMITS ARE THE RESPONSIBILITY OF THE INDIVIDUAL TRADESMAN.

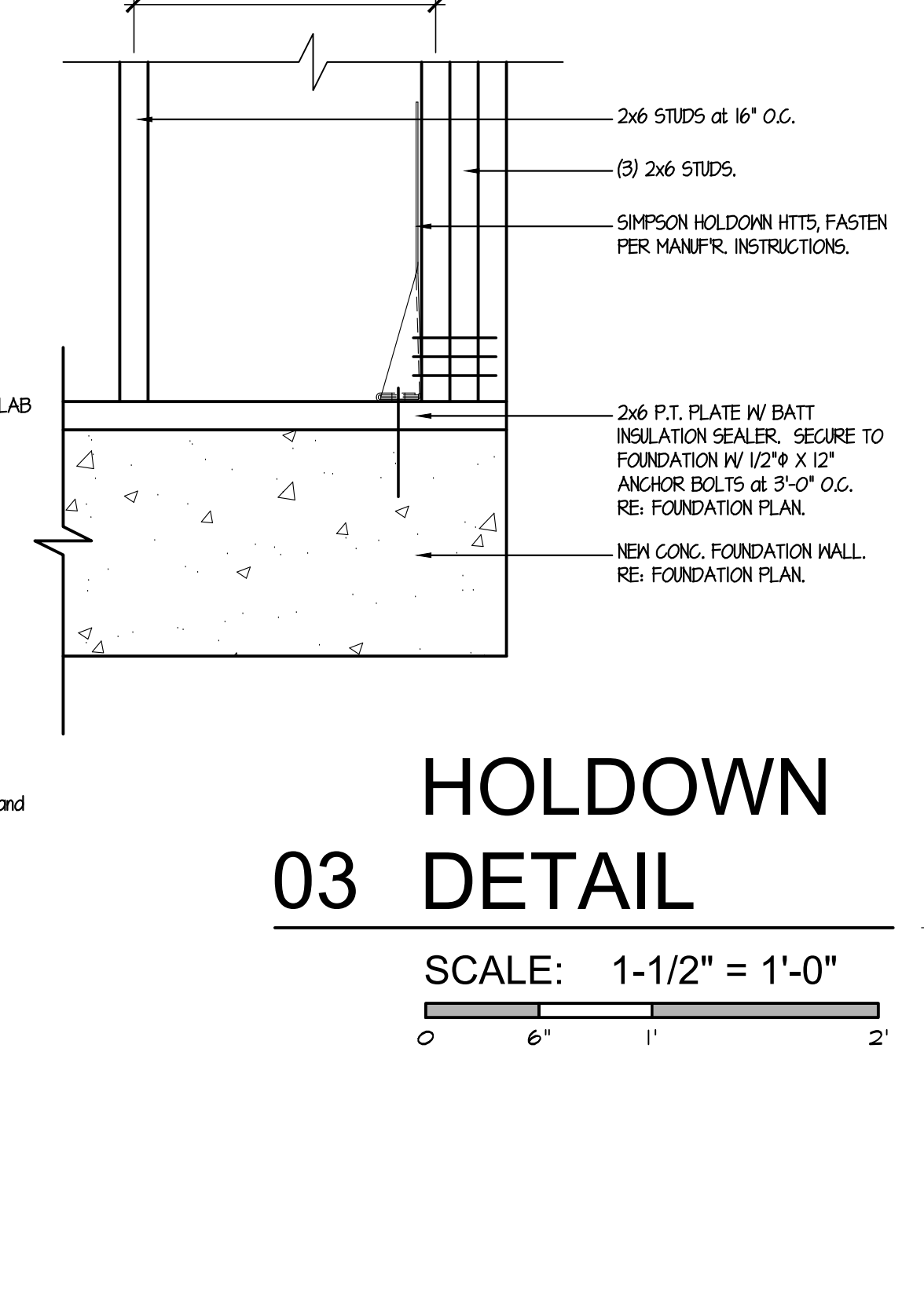
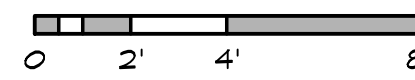
WINDOW NOTES:

1. ALL WINDOWS BASED ON HARVEY CLASSIC SERIES (OR EQUAL), VINYL WINDOWS w/ SCREEN LOW-E and ARGON GAS.
2. WINDOWS SHALL BE ENERGY STAR COMPLIANT.
3. WINDOWS SHALL MEET REQUIREMENTS FOR EGRESS PER 2018 CONNECTICUT STATE BUILDING CODE.



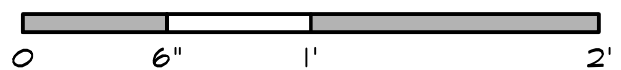
06 FOUNDATION PLAN

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



HOLDOWN 03 DETAIL

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



A. GENERAL STRUCTURAL NOTES:

1. ALL WORK SHALL CONFORM TO THE CT BUILDING CODES: IRC 2015, 2018 CONNECTICUT BLDG CODE, and the TOWN OF GLASTONBURY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING REQUIRED TO MAINTAIN STRUCTURAL STABILITY & SAFETY OF ALL EXISTING WALLS & ROOF STRUCTURE DURING NEW CONSTRUCTION.

B. FOUNDATION

1. ALL COLUMN & WALL FTGS SHALL BEAR ON THE UNDISTURBED EARTH. ANY UNSUITABLE SOIL CONDITION UNDER FTG SLAB SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/ARCHITECT.
2. SUB-GRADE BELOW SLAB AREAS SHALL BE COMPACTED USING A VIBRATORY TAMPER OR JUMPING SOIL RAMMER AFTER THE STRUCTURAL BACKFILL HAS BEEN APPROVED.
3. WHERE BOTT/FOOTINGS ARE BELOW THE GROUNDWATER ELEVATION, PLACE FILTER FABRIC & 84 OF 3/8" CRUSHED STONE.

C. CONCRETE (All materials to be submitted for Review before start of work)

1. CONCRETE MATERIALS ARE AS FOLLOWS: 3000 psi for WALLS, FOOTINGS, 3500 psi for SLAB ON-GRADE.
2. REINFORCEMENT: ASTM A615, Fy = 60 ksi.
3. CONCRETE WORK SHALL CONFORM TO ACI 301-15 & ACI 318-15.
4. MINIMUM COVER FOR REBAR:
 - a. CONCRETE AGAINST EARTH.....34
 - b. CONCRETE EXPOSED TO WEATHER.....24
 - c. CONCRETE AT INTERIOR SLABS.....14
5. INTERIOR GARAGE FLOOR:
 - a. SLAB ON GRADE SHALL HAVE A STEEL TROWEL FINISH. PITCH TO DOOR. ANY EXTERIOR SLABS SHALL RECEIVE A COURSE BROOM FINISH. VERIFY WITH OWNER ON SLAB TREATMENT BEFORE PRECEDING.
 - b. APPLY CURING COMPOUND TO SLABS IMMEDIATELY FOLLOWING TROWELING.
 - c. Keys-N-Seal 9830 or EQUAL.
6. SAW CUT SLAB-ON-GRADE CONTROL JOINTS AT A MAX. (12' x 12') MAX. JOINTS SHALL BE CUT 1/4" min. and WIN 24 HOURS OF POUR. FILL JOINTS WITH NON SHRINK GROUT.

D. WOOD (All materials to be submitted for Review before start of work)

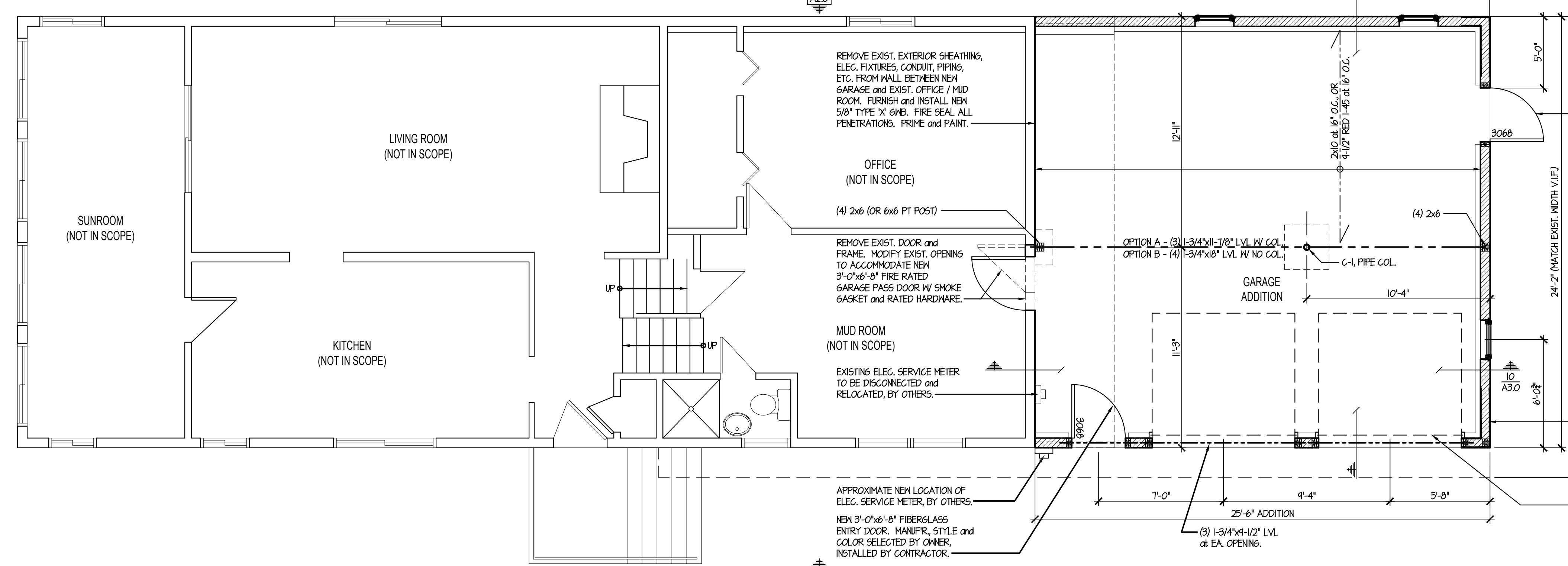
1. MATERIALS: USE HEM OR DOUG FIR-LARCH, NO. 1 OR BETTER FOR ALL CONVENTIONAL FRAMING. USE LUMBER WITH LESS THAN 14 PERCENT MOISTURE CONTENT.
 - a. Design Data - Fb = 1000 psi, E = 1500 ksi
2. MATERIALS: USE ENGINEERED FLOOR JOISTS (RED BUILT) & LVL'S (REDBUILT micro-lam or Equal) BEAMS AS INDICATED ON DRAWINGS. FOLLOW MANIF. REQUIREMENTS FOR INSTALLATION. MIN BEARING = 3 1/4".
 - a. Design Data - Fb = 2800 psi, E = 2000 ksi
3. CONNECTORS: USE SIMPSON STRONG FRAMING CONNECTORS. SUBMIT TO ENGINEER FOR REVIEW.
4. ANY LUMBER TOUCHING CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESURE TREATED.

E. STEEL (All materials shall be submitted for review before start of work)

1. STEEL PIPE, PLATES, ANGLES, ETC.....ASTM A500/A36, Fy = 36 ksi.
- a. BOLTS (galv).....ASTM A325.
- b. ANCHOR RODS: F1554-G36 - Galvanized. Provide 2 - 1/2" dia x 12" long each col.

F. DESIGN CRITERIA - GLASTONBURY, CT

1. ROOF LIVE LOAD = 30 psf
2. GARAGE - UPPER BONUS ROOM - LIVE LOAD = 40 psf
3. WIND LOAD: Vw = 125 mph, Exp B
4. PRESUMPTIVE SOIL BEARING PRESSURE.....2.0 Tons/sq ft.

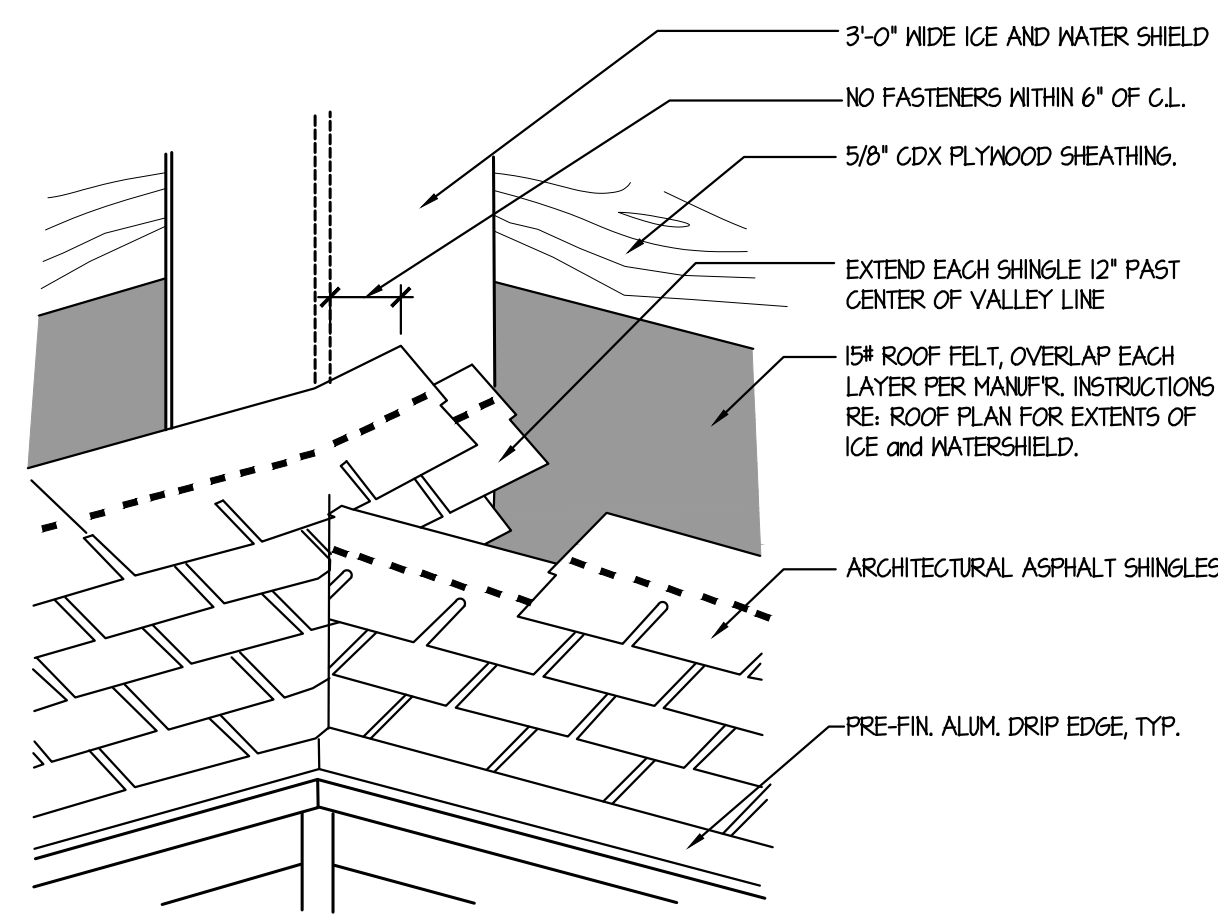


10 GROUND + MAIN LEVEL PLAN W/ FLOOR FRAMING + NOTES

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

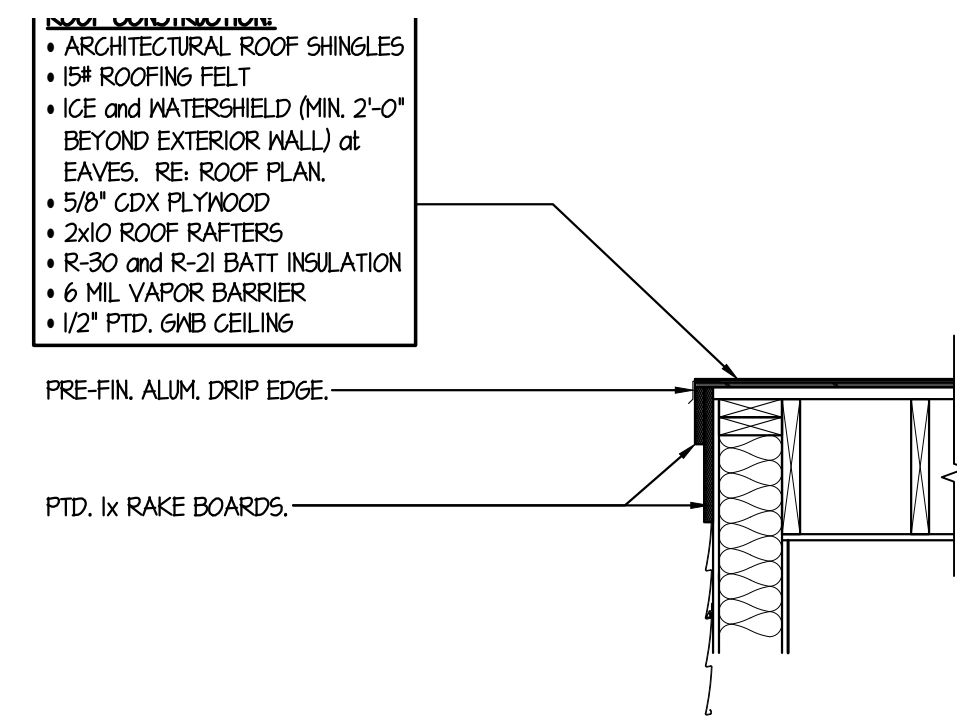


NUMBER	DESCRIPTION	DATE



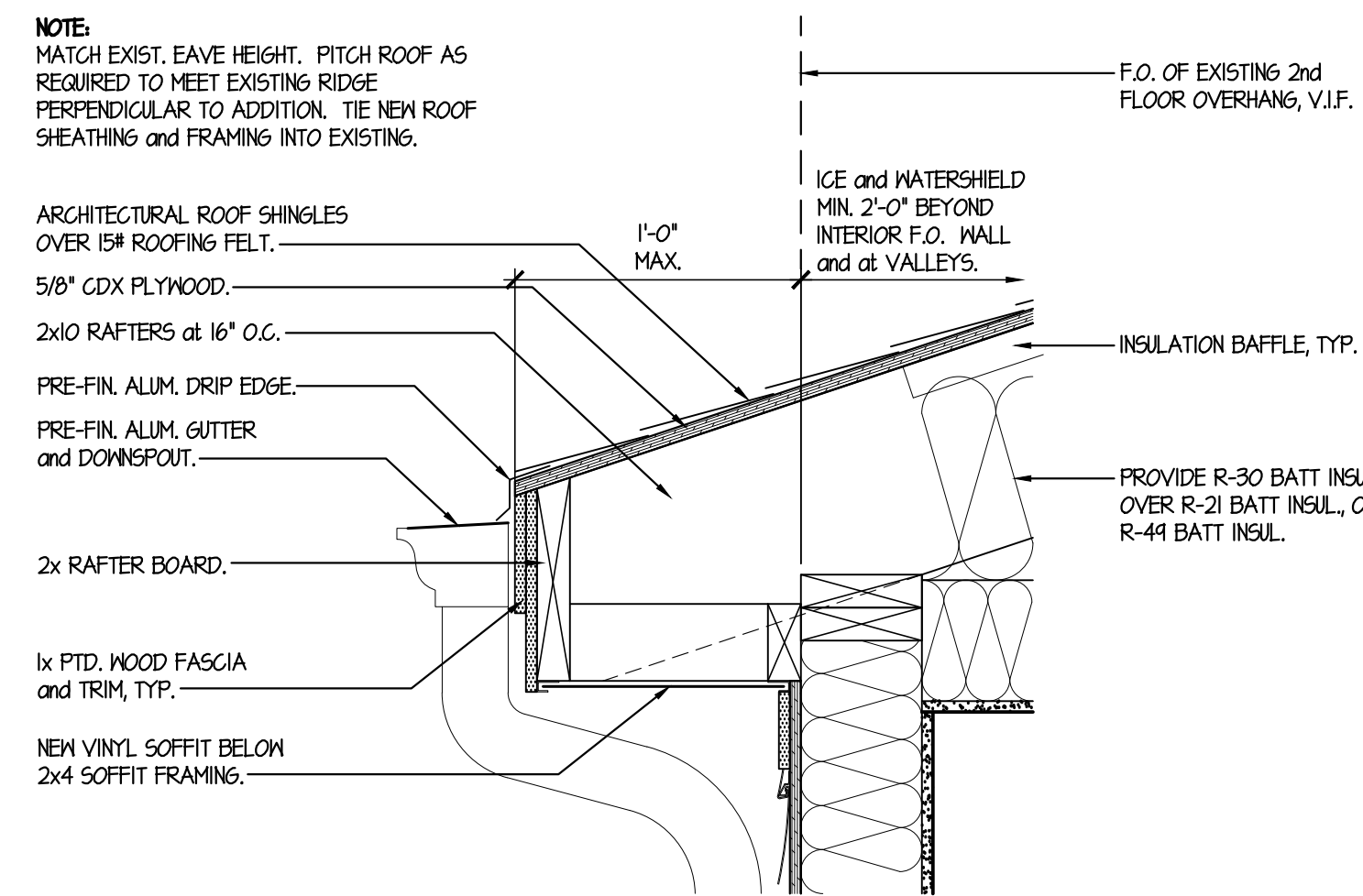
12 ROOF VALLEY DETAIL

SCALE: 3/4" = 1'-0"



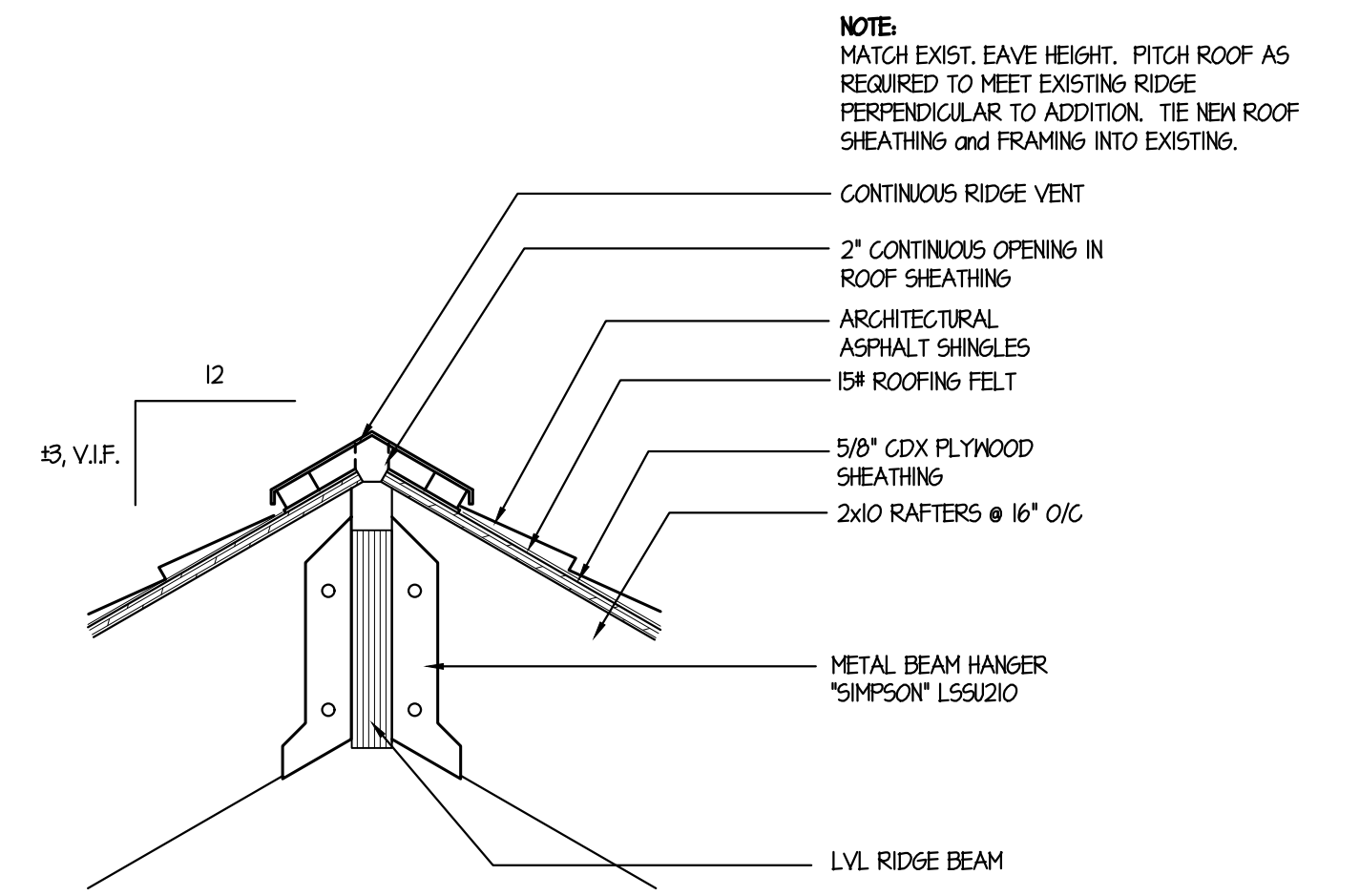
09 ROOF RAKE DETAIL

SCALE: 3/4" = 1'-0"



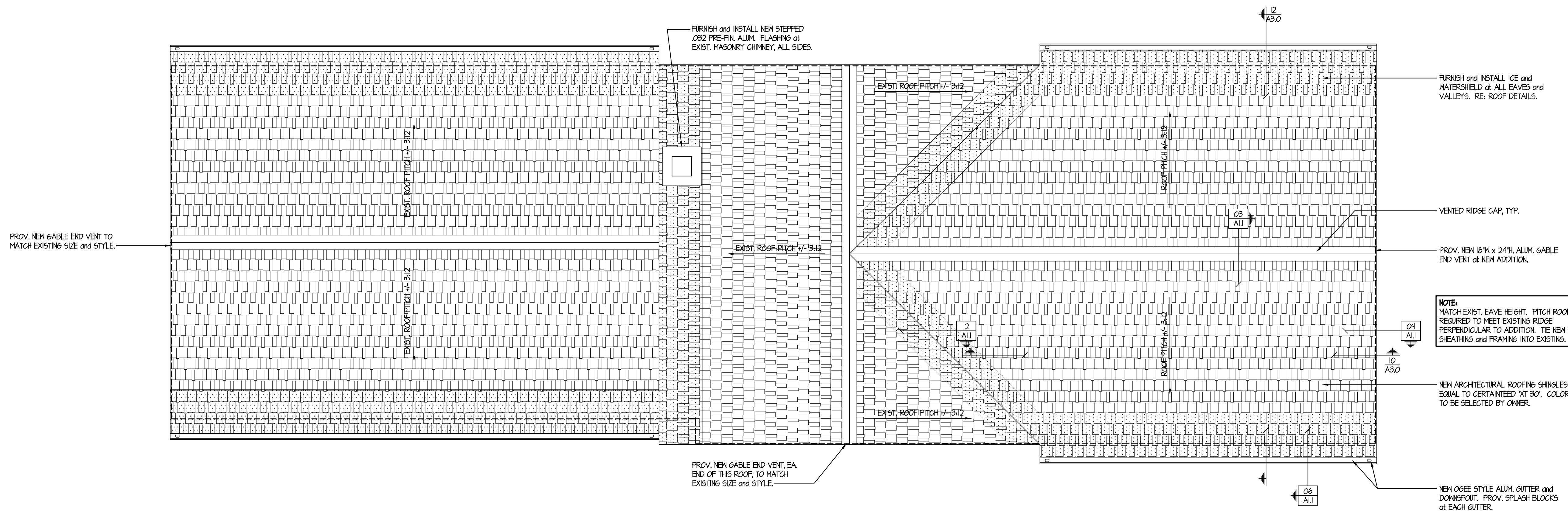
06 ROOF EAVE DETAIL

SCALE: 3/4" = 1'-0"



03 ROOF RIDGE DETAIL

SCALE: 3/4" = 1'-0"

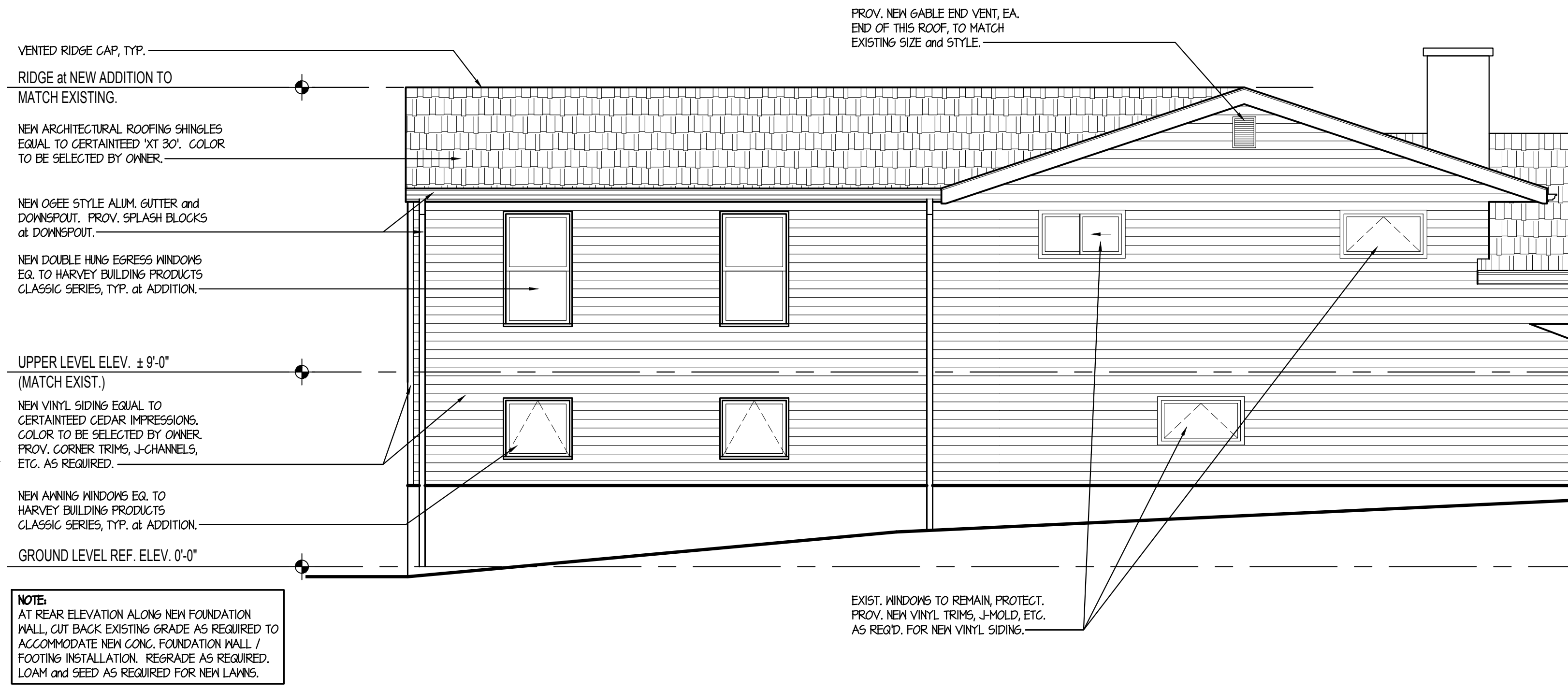


10 ROOF PLAN + NOTES

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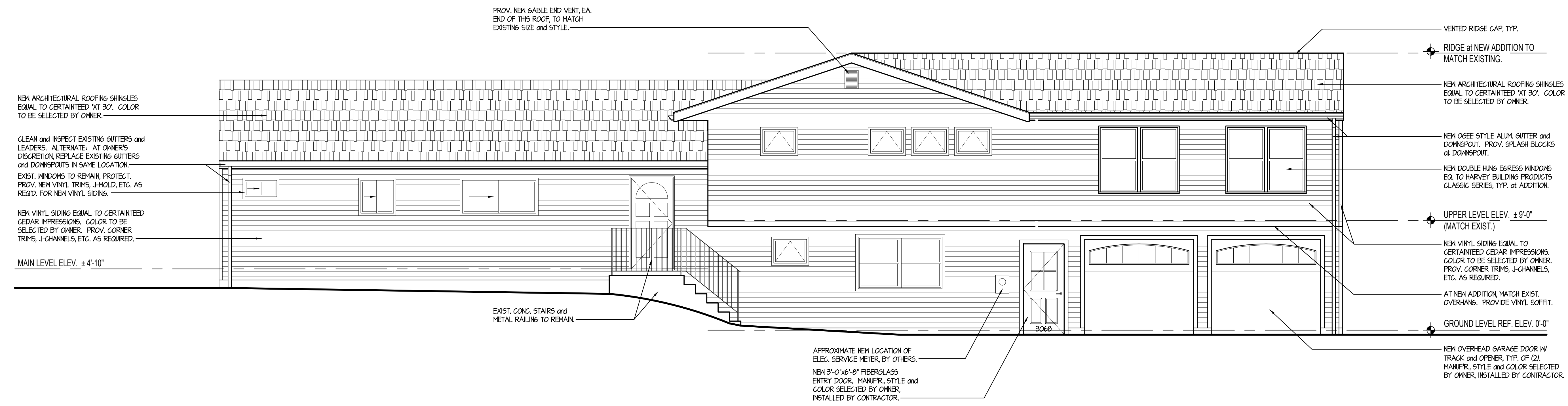
10 REAR ELEVATION

SCALE: 1/4" = 1'-0"
 0 2' 4' 8'



06 RIGHT SIDE ELEVATION

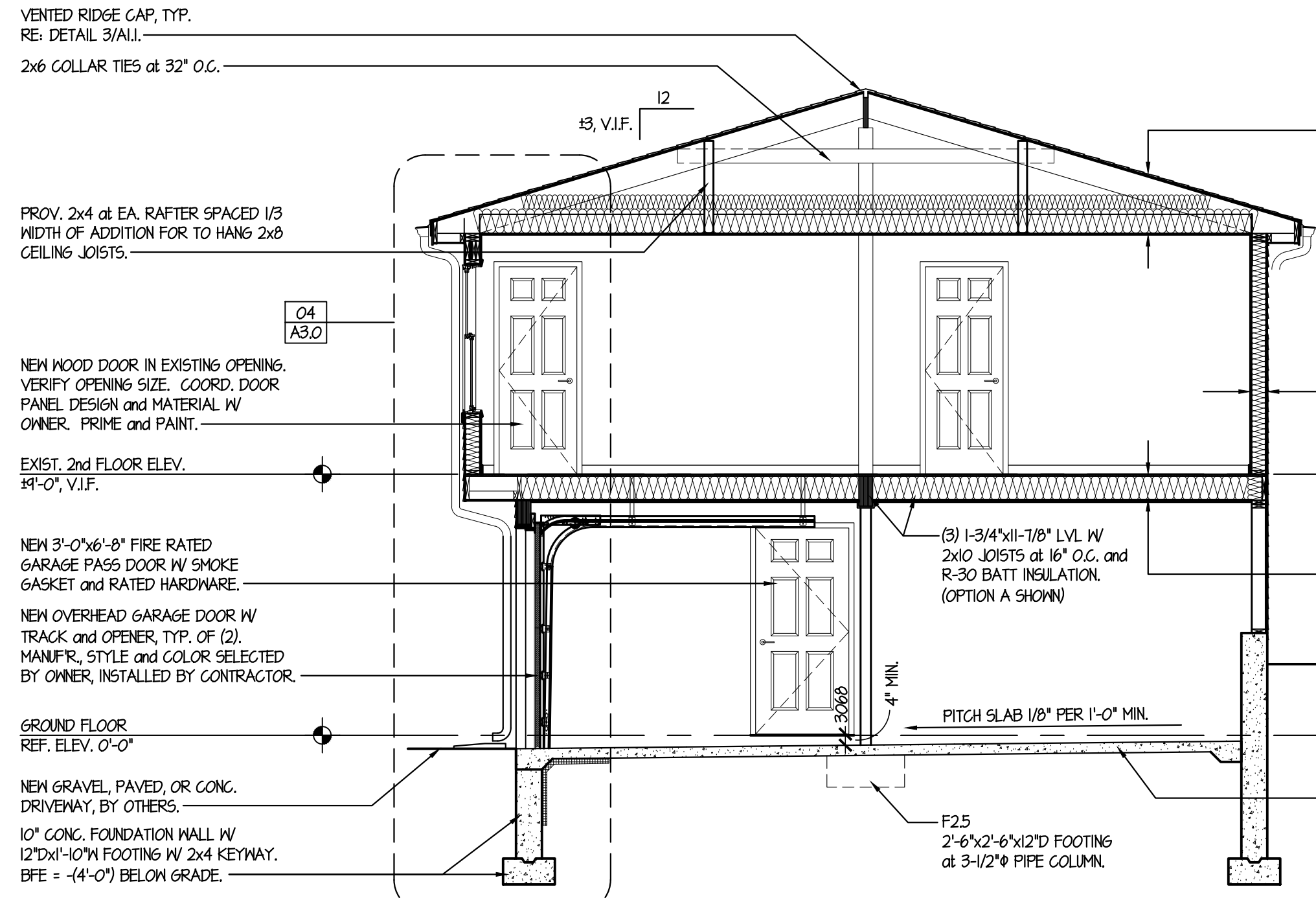
SCALE: 1/4" = 1'-0"
 0 2' 4' 8'



10 FRONT ELEVATION

SCALE: 1/4" = 1'-0"
 0 2' 4' 8'

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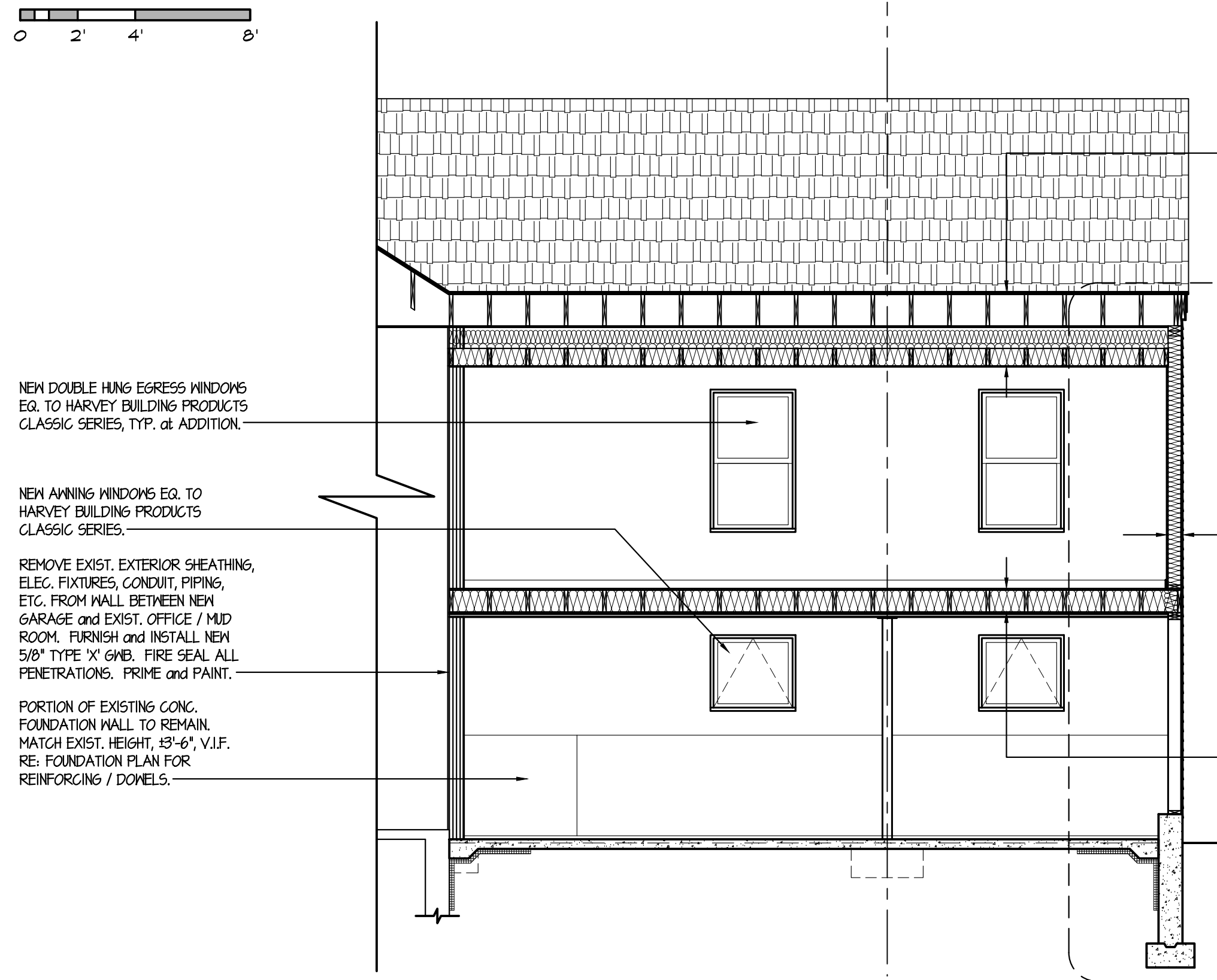
- ROOF CONSTRUCTION**
- ARCHITECTURAL ROOF SHINGLES
 - 15# ROOFING FELT
 - ICE and WATERSHIELD (MIN. 2'-0" BEYOND EXTERIOR WALL) at EAVES, RE: ROOF PLAN
 - 5/8" CDX PLYWOOD
 - 2x10 ROOF RAFTERS
 - R-30 and R-21 BATT INSULATION
 - 2x6 CEILING JOISTS
 - 6 MIL VAPOR BARRIER
 - 1/2" PTD. GNB CEILING

- HALL CONSTRUCTION**
- VINYL SIDING
 - AIR and MOISTURE BARRIER
 - 1/2" CDX PLYWOOD
 - 2x6 WOOD STUDS at 16" O.C.
 - R-21 BATT INSULATION
 - 1/2" PTD. GNB

- FLOOR CONSTRUCTION**
- 3/4" T&G PLYWOOD SCREEMED and GLUED
 - (3) 1-3/4"x11-7/8" LVL
 - 2x10 FLOOR JOISTS W/ JOIST HANGERS.
 - 5/8" PTD. TYPE 'X' GNB CEILING

12 BUILDING SECTION

SCALE: 1/4" = 1'-0"
 0 2' 4' 8'



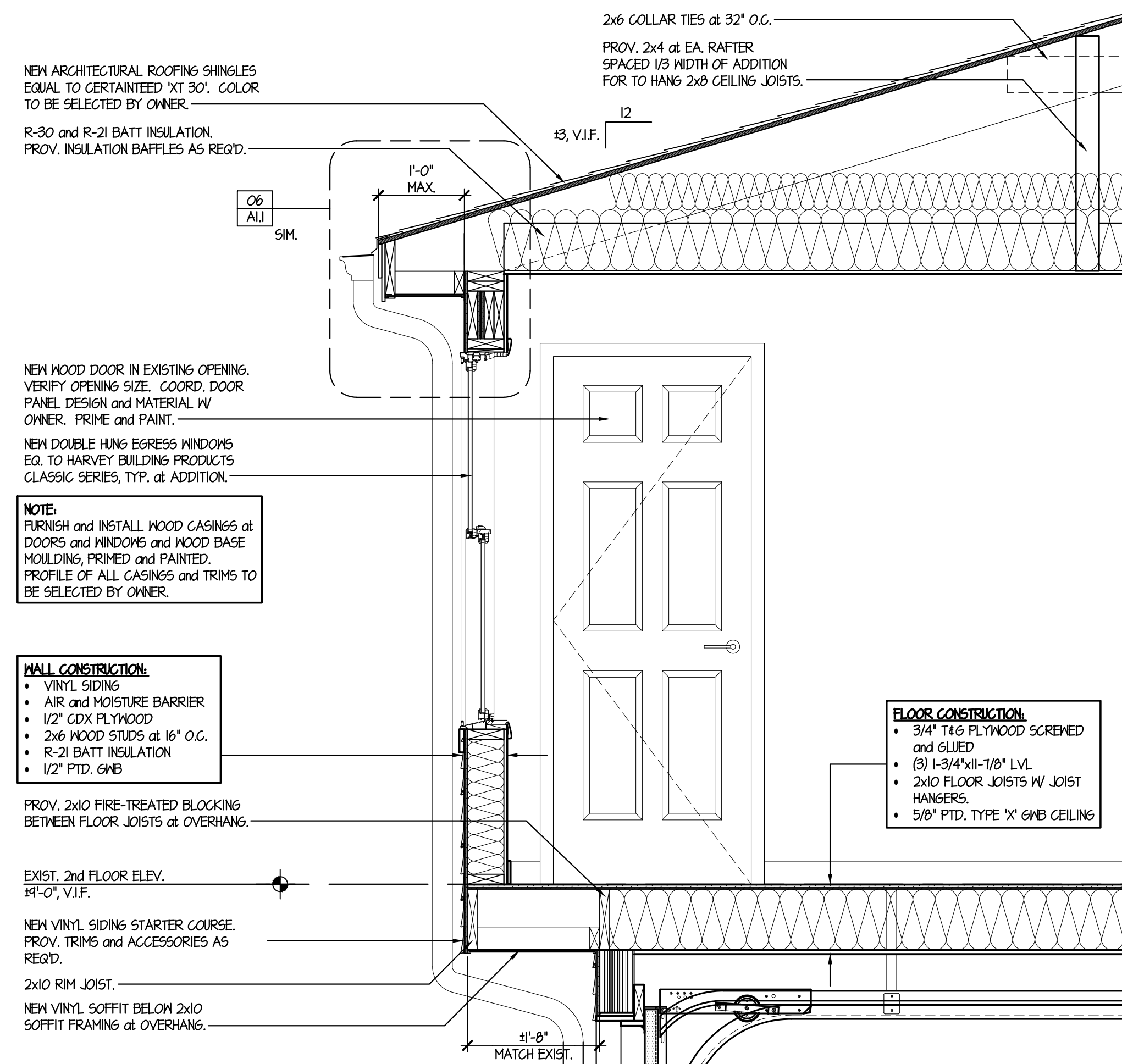
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- ARCHITECTURAL ROOF SHINGLES
 - 15# ROOFING FELT
 - ICE and WATERSHIELD (MIN. 2'-0" BEYOND EXTERIOR WALL) at EAVES, RE: ROOF PLAN
 - 5/8" CDX PLYWOOD
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 - 2x6 CEILING JOISTS
 - 6 MIL VAPOR BARRIER
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- HALL CONSTRUCTION**
- VINYL SIDING
 - AIR and MOISTURE BARRIER
 - 1/2" CDX PLYWOOD
 - 2x6 WOOD STUDS at 16" O.C.
 - R-21 BATT INSULATION
 - 1/2" PTD. GNB

- FLOOR CONSTRUCTION**
- 3/4" T&G PLYWOOD SCREEMED and GLUED
 - (3) 1-3/4"x11-7/8" LVL
 - 2x10 FLOOR JOISTS W/ JOIST HANGERS.
 - 5/8" PTD. TYPE 'X' GNB CEILING

10 BUILDING SECTION

SCALE: 1/4" = 1'-0"
 0 2' 4' 8'



- NEW ARCHITECTURAL ROOF SHINGLES EQUAL TO CERTAINTED XT 30'. COLOR TO BE SELECTED BY OWNER.
- R-30 and R-21 BATT INSULATION. PROV. INSULATION BAFFLES AS REQ'D.
- 2x6 COLLAR TIES at 32" O.C.
- PROV. 2x4 at EA. RAFTER SPACED 1/3 WIDTH OF ADDITION FOR TO HANG 2x6 CEILING JOISTS.

- NEW WOOD DOOR IN EXISTING OPENING. VERIFY OPENING SIZE. COORD. DOOR PANEL DESIGN and MATERIAL W/ OWNER. PRIME and PAINT.
- NEW DOUBLE HUNG EGRESS WINDOWS EQ. TO HARVEY BUILDING PRODUCTS CLASSIC SERIES, TYP. at ADDITION.
- NOTE:** FURNISH and INSTALL WOOD CASINGS at DOORS and WINDOWS and WOOD BASE MOLDING, PRIMED and PAINTED. PROFILE OF ALL CASINGS and TRIMS TO BE SELECTED BY OWNER.

- HALL CONSTRUCTION**
- VINYL SIDING
 - AIR and MOISTURE BARRIER
 - 1/2" CDX PLYWOOD
 - 2x6 WOOD STUDS at 16" O.C.
 - R-21 BATT INSULATION
 - 1/2" PTD. GNB

- FLOOR CONSTRUCTION**
- 3/4" T&G PLYWOOD SCREEMED and GLUED
 - (3) 1-3/4"x11-7/8" LVL
 - 2x10 FLOOR JOISTS W/ JOIST HANGERS.
 - 5/8" PTD. TYPE 'X' GNB CEILING

- NEW OVERHEAD GARAGE DOOR W/ TRACK and OPENER, TYP. OF (2). MANIFR. STYLE and COLOR SELECTED BY OWNER, INSTALLED BY CONTRACTOR.

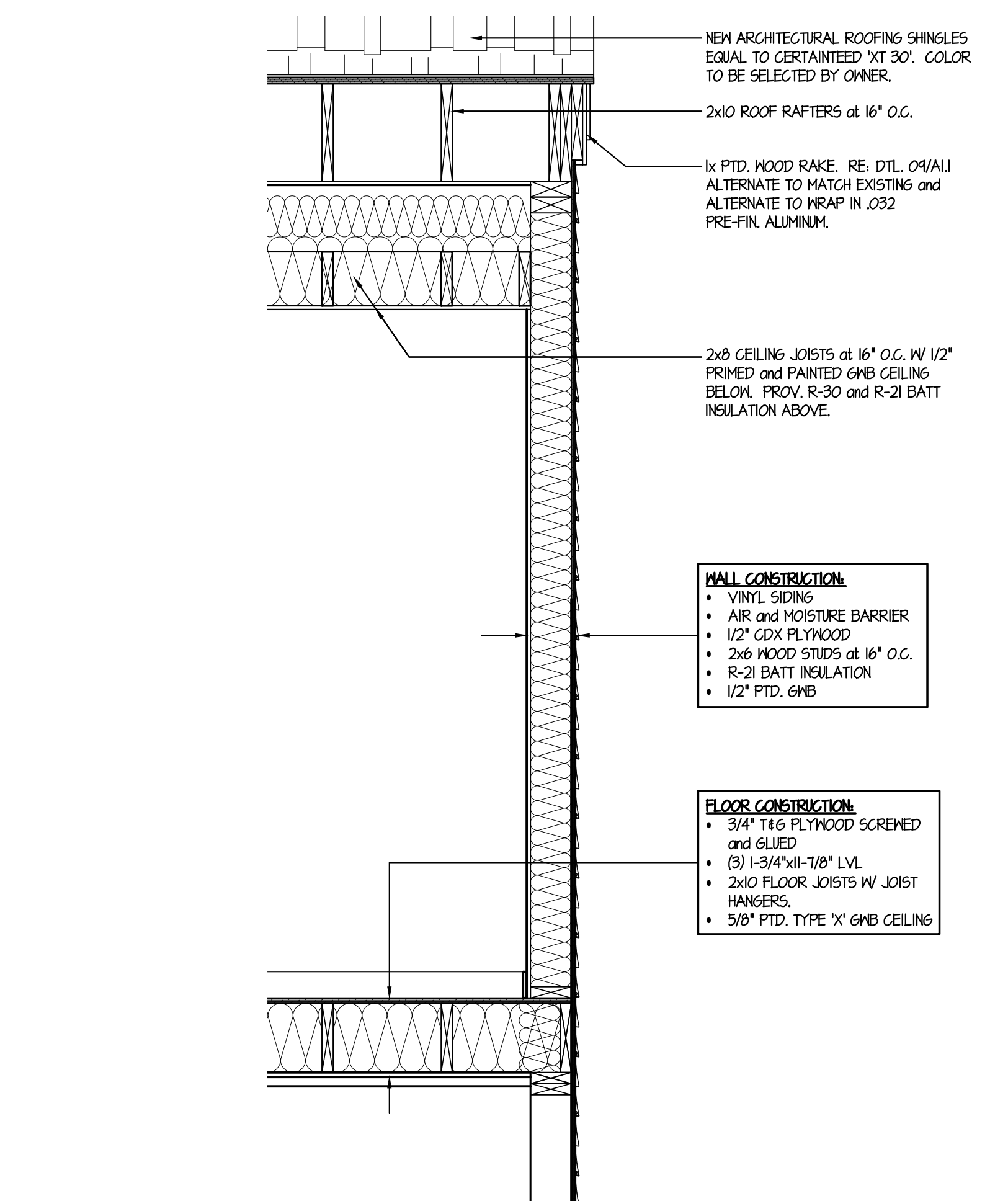
- PROV. SPASHBLOCKS, TYP. at DOWNSPOUTS.

- GROUND FLOOR REF. ELEV. 0'-0"
- NEW GRAVEL, PAVED, OR CONG. DRIVEWAY, BY OTHERS.

- PROV. 2" THICK, 24" LONG FOUNDATION INSULATION BOARDS HORIZONTAL and VERTICAL, TYP. at PERIMETER OF SLAB / WALL.
- 10" CONG. FOUNDATION WALL W/ 12"Dx1'-10"W FOOTING W/ 2x4 KEYWAY. BFE = -4'-0" BELOW GRADE.

04 WALL SECTION

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



- NEW ARCHITECTURAL ROOF SHINGLES EQUAL TO CERTAINTED XT 30'. COLOR TO BE SELECTED BY OWNER.
- 2x10 ROOF RAFTERS at 16" O.C.
- 1x PTD. WOOD RAKE. RE: DTL. 04/AL1 ALTERNATE TO MATCH EXISTING and ALTERNATE TO WRAP IN .052 PRE-FIN. ALUMINUM.

- 2x6 CEILING JOISTS at 16" O.C. W/ 1/2" PRIMED and PAINTED GNB CEILING BELOW. PROV. R-30 and R-21 BATT INSULATION ABOVE.

- HALL CONSTRUCTION**
- VINYL SIDING
 - AIR and MOISTURE BARRIER
 - 1/2" CDX PLYWOOD
 - 2x6 WOOD STUDS at 16" O.C.
 - R-21 BATT INSULATION
 - 1/2" PTD. GNB

- FLOOR CONSTRUCTION**
- 3/4" T&G PLYWOOD SCREEMED and GLUED
 - (3) 1-3/4"x11-7/8" LVL
 - 2x10 FLOOR JOISTS W/ JOIST HANGERS.
 - 5/8" PTD. TYPE 'X' GNB CEILING

- 2x6 P.T. PLATE W/ BATT INSULATION SEALER, SECURE TO FOUNDATION W/ 1/2" X 12" ANCHOR BOLTS at 3'-0" O.C. RE: FOUNDATION PLAN.

- PROV. 2" THICK, 24" LONG FOUNDATION INSULATION BOARDS HORIZONTAL and VERTICAL, TYP. at PERIMETER OF SLAB / WALL.
- 10" CONG. FOUNDATION WALL W/ 12"Dx1'-10"W FOOTING W/ 2x4 KEYWAY. BFE = -4'-0" BELOW GRADE.

01 WALL SECTION

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

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