

NOTE: DO NOT SCALE DRAWINGS

GENERAL NOTES:

1. THE INTENT OF THE DOCUMENTS IS TO SHOW NEW CONSTRUCTION ONLY. PROVIDE ALL REQUIRED DEMOLITION AND REMOVE ONLY THOSE EXISTING ITEMS REQUIRED TO ACCOMPLISH THE NEW CONSTRUCTION AS SHOWN. RETAIN OR RELOCATE THOSE ITEMS NOT SHOWN TO BE REMOVED OR WHERE CALLED TO BE RELOCATED.
2. EXISTING DRAWINGS ARE TO AID IN THE UNDERSTANDING OF THE NEW WORK AND SHALL NOT BE DEEMED TO SHOW ALL EXISTING CONDITIONS AND SHALL NOT SUBSTITUTE FOR FIELD VISITS.
3. VERIFY ALL FIELD CONDITIONS PRIOR TO EXECUTION OF THE WORK AND NOTIFY THE ARCHITECT OF DISCREPANCIES OR UNSATISFACTORY WORK.
4. PROVIDE ALL TEMPORARY BRACING, SHORING, FORMS, ETC. PROVIDE ALL REQUIRED TEMPORARY ENCLOSURES TO PROTECT THE NEW AND EXISTING CONSTRUCTION MATERIALS AND EQUIPMENT FROM THE WEATHER AND TO PROTECT THE UNALTERED AREA FROM THE DUST AND DEBRIS OF CONSTRUCTION.
5. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY DAMAGE OCCURRING FROM THE NEW WORK DUE TO EXPOSURE TO WEATHER OR HIS MANNER OR METHODS OF CONSTRUCTION.
6. FOR ALL GUARANTEES AND WARRANTIES, SEE THE SPECIFICATIONS.
7. PROVIDE ALL REQUIRED CUTTING, FITTING, AND PATCHING FOR THE MECHANICAL AND ELECTRICAL TRADES.
8. PROVIDE ALL REQUIRED MISCELLANEOUS ROUGH AND FINISH CARPENTRY, HEADERS, LINTELS, BLOCKING, FURRING, TRIMMING, ETC.
9. PROVIDE ALL REQUIRED PLUMBING, VENTILATION, AND ELECTRICAL CONNECTIONS FOR ALL APPLIANCES AND EQUIPMENT.
10. ALL WORK SHALL CONFORM TO LOCAL, STATE, AND NATIONAL CODES.
11. SEE M-1 FOR RESCHECK DOCUMENTATION.
12. SEE A-300s FOR INSULATION NOTES.

NEW SINGLE FAMILY HOME

238 HILLSPPOINT

238 HILLSPPOINT, WESTPORT, CT 06880



E2

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

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Drawing Title:  
TITLE SHEET

Project No.:  
2021

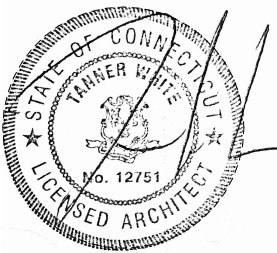
Team:  
TW, CS

Drawing No:  
T-1

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



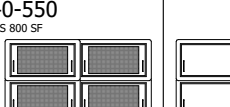

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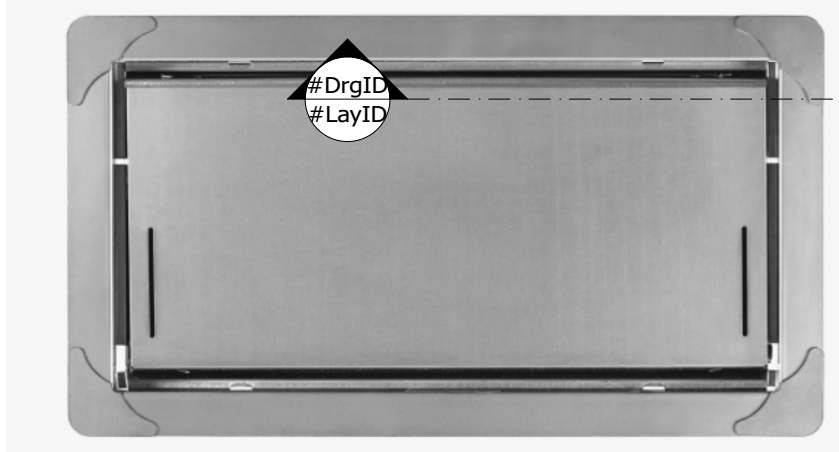
# FLOOD VENTS

SmartVENTs			
VENTED		INSULATED	
1540-510 COVERS 200 SF		1540-520 COVERS 200 SF	
1540-511 COVERS 400 SF		1540-521 COVERS 400 SF	
1540-550 COVERS 800 SF		1540-560 COVERS 800 SF	
FULL SCALE, SIMPLIFIED FOR ELEVATIONS & MARKED TO FLOAT OVER BACKGROUND HATCH			

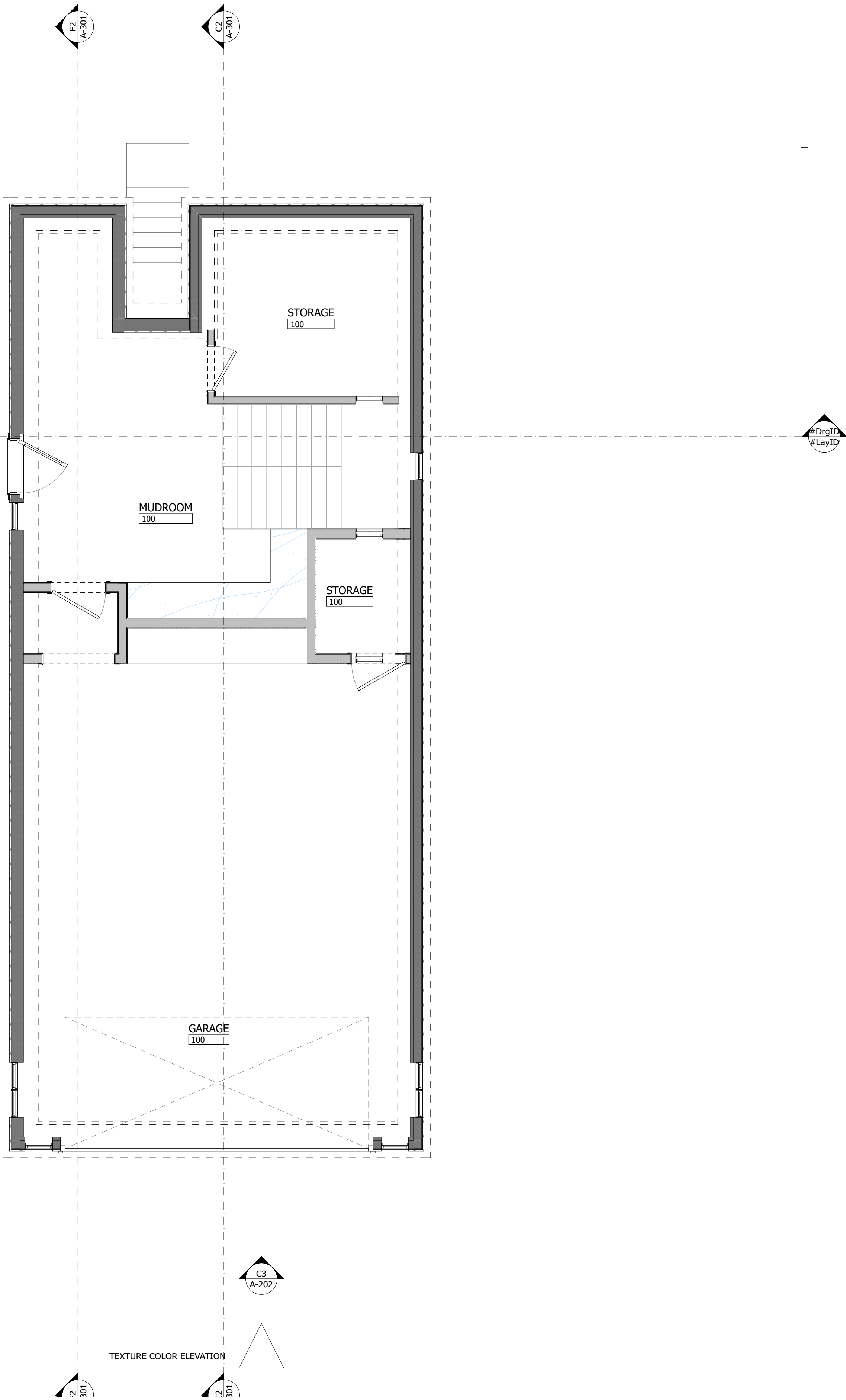
## FLOOD OPENING CALCULATIONS

Foundation area below flood elevation  
Flood opening requirement = 1 sq. in. per 1 sq. ft. = 1200 sq. ft.  
Smart Vent model #1540-520 = 200 sq. in. (see specification below) x 6 units = 1,200 sq.ft.  
Total clear flood opening provided = 1,200 sq.ft.

Flood gate "A"



Caption



## GENERAL ARCHITECTURAL NOTES:

- REFER TO ALL APPLICABLE NOTATIONS ON ALL PLANS, ELEVATIONS, SECTIONS, AND DETAILS, TYPICAL ALL DRAWINGS.
- IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE LIGHTING, SECURITY CONTROLS, HVAC DUCTWORK AND GRILLES WITH FRAMING. SEE ELECTRICAL, SECURITY, HVAC, AND INTERIOR ELEVATION DRAWINGS FOR LOCATIONS.
- ASSUMED SOIL BEARING CAPACITY 2 TONS/SQ. FT. SUBJECT TO INSPECTION AND VERIFICATION BY SOIL ENGINEER AND OR LOCAL AUTHORITY.
- NEW CONSTRUCTION / FOUNDATION TO BE STAKED OUT AND ALL REQUIRED BUILDING DIMENSIONS AND SETBACKS ARE TO BE FIELD VERIFIED AND APPROVED BY A LICENSED SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION.
- ALL STEEL, INCLUDING COLUMNS, BEAMS, LINTELS, ETC., IN CONTACT WITH MASONRY, TO BE COVERED WITH GCP PERM-A-BARRIER WALL MEMBRANE.
- ALL STEEL TO RECEIVE TWO SHOP COATS TMENEC RUST RESISTANT PAINT AND ONE FIELD COAT TOUCH UP, TYPICAL.
- ALL STEEL LINTELS AND OR ANGLES TO BE GALVANIZED STEEL, TYPICAL.
- GENERAL CONTRACTOR TO PROVIDE PIPING POCKETS AND 4" AND 6" DIAMETER SLEEVES BELOW SLABS AND IN FOUNDATION WALLS FOR DRAINAGE, SEPTIC, PLUMBING, ELECTRICAL, WATER, ETC. TYPICAL. REVIEW WITH ARCHITECT AND ALL SUB-CONTRACTORS FOR NUMBER AND REQUIREMENTS PRIOR TO POCKET AND SLEEVE INSTALLATION AT CONCRETE WALL AND SLAB POURS.
- ALL SLEEPING ROOMS TO HAVE AT LEAST ONE EGRESS WINDOW:
  - SILL HEIGHT: 44" APX. MAXIMUM
  - NET CLEAR OPENING = 5.7 SQUARE FEET
  - NET CLEAR HEIGHT = 24" MINIMUM
  - NET CLEAR WIDTH = 20" MINIMUM
- STAIR CONSTRUCTION TO COMPLY WITH THE FOLLOWING:
  - RISER: 4" MINIMUM, 8 1/4" MAXIMUM
  - TREAD: 9" MINIMUM RISER FACE TO RISER FACE
  - HANDRAIL HEIGHT: 36" MINIMUM, 38" MAXIMUM
  - GUARDRAIL: 36" MINIMUM HEIGHT w/ 4" MAXIMUM ON CENTER SPACING.
- HARD WIRED SMOKE DETECTORS w/ BATTERY BACK-UP SHALL BE LISTED BY AN APPROVED AGENCY AND SHALL BE INSTALLED AS FOLLOWS:
  - IN ALL BEDROOMS
  - IN HALLWAYS IN FRONT OF BEDROOM DOORS
  - AT THE TOP OF ALL FLIGHTS OF STAIRS AT EACH FLOOR
- HARDWIRED CARBON MONOXIDE DETECTORS w/ BATTERY BACK-UP TO BE INSTALLED OUTSIDE OF EACH SLEEPING AREA. CARBON MONOXIDE DETECTORS SHALL BE LISTED BY AN APPROVED AGENCY.
- ALL DIMENSIONS ARE SHOWN TO ROUGH FRAMING, NOT FINISHED, UNLESS OTHERWISE NOTED. DIMENSIONS AT UNDISTURBED EXISTING AREAS ARE TO EXISTING FINISHES.
- PROVIDE 4" PERFORATED FOOTING DRAIN IN GRAVEL BED WITH FILTER FABRIC AROUND ENTIRE PERIMETER OF REINFORCED POURED CONCRETE FOUNDATION (ARCHITECT SPECIFY: CONNECT TO DRYWELL / CONNECT TO DRAINAGE SYSTEM / SLOPE TO DAYLIGHT / CONNECT TO EXISTING SYSTEM PER ENGINEER'S DRAWINGS).
- PROVIDE GCP PERM-A-BARRIER WATERPROOFING SYSTEM WITH 2" OWENS CORNING RIGID INSULATION PROTECTION BOARD AT FOUNDATION WALL PERIMETER FROM TOP OF FOOTING TO BOTTOM OF WOOD FRAMING AT ALL FOUNDATION WALL EXTERIORS, TYPICAL.
- PROVIDE 1/2" REMOLDED FILLER JOINT WITH CAULKING AT ENTIRE PERIMETER OF SLAB, TYPICAL.
- PROVIDE A 6" MIN. FOOTING EXTENSION AROUND FOUNDATION WALLS, TYPICAL.
- PROVIDE A 1'-0" MIN. FOOTING EXTENSION AROUND FIREPLACE FOUNDATIONS, TYPICAL.
- MAINTAIN A MINIMUM OF 6" FROM TOP OF FOUNDATION WALL TO FINISH GRADE. NOTIFY ARCHITECT IF A DISCREPANCY OCCURS.
- PROVIDE CONCRETE HARDENER FOR CONCRETE GARAGE SLAB, TYPICAL.
- PROVIDE CRAWL SPACE VENTS (ARCHITECT SPECIFY: SIZE AND TYPE). MINIMUM ONE SQUARE FOOT FOR EACH 150 SQUARE FEET OF CRAWL SPACE. MUST HAVE A MINIMUM OF ONE VENT WITHIN THREE FEET OF EACH CORNER.
- PROVIDE SMARTVENT FLOOD VENTS AS NOTED ON DRAWINGS. MINIMUM ONE SMARTVENT PER 200 SQUARE FEET OF APPLICABLE AREA. VENTS MUST BE INSTALLED ON AT LEAST TWO FACES OF THE BUILDING.
- LARGER SCALE DRAWINGS SUPERSEDE SMALLER SCALE VERSIONS.



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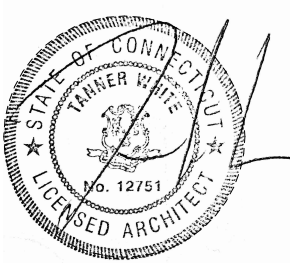
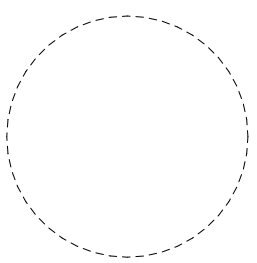
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ARCH. NOTES & BASEMENT PLAN

Project No.:	Team:	Drawing No.:
2021	TW, CS	A-100

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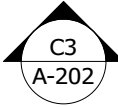
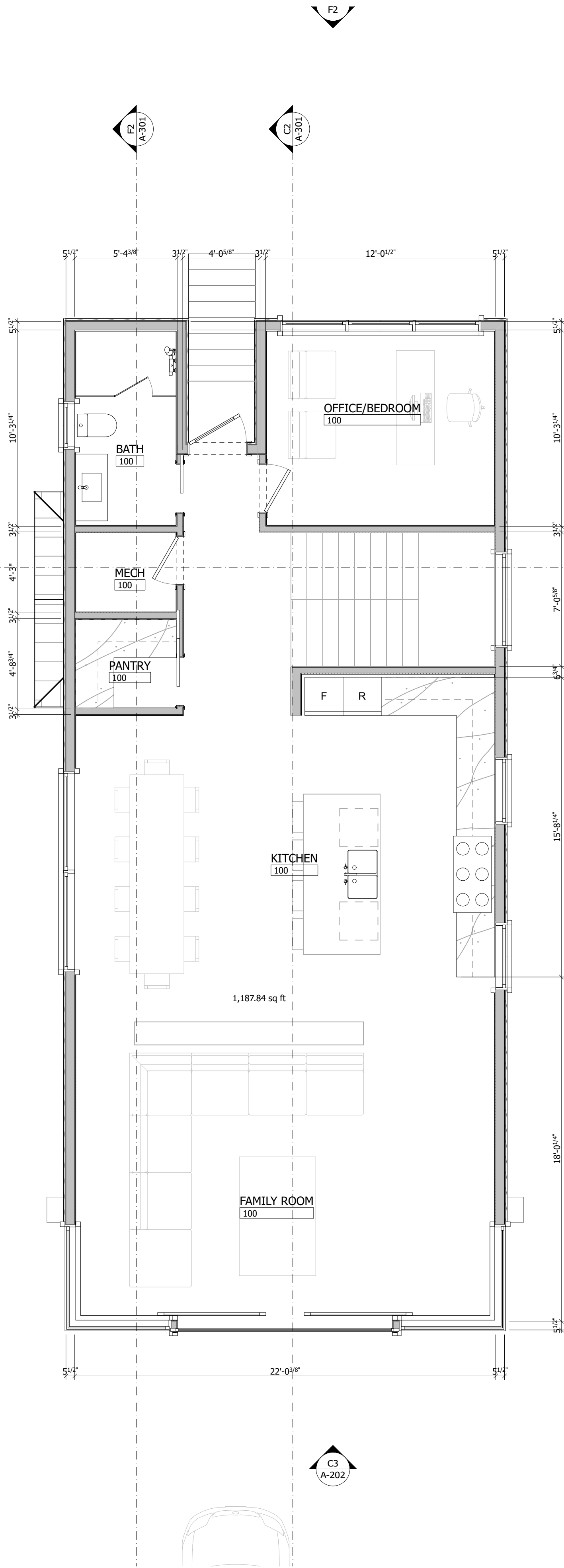
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F1 -1. BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

NOTE: DO NOT SCALE DRAWINGS



F1 1. 1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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Drawing Title:  
**1ST FLOOR ARCHITECTURAL PLAN**

Project No.:	Team:	Drawing No.:
2021	TW, CS	<b>A-101</b>

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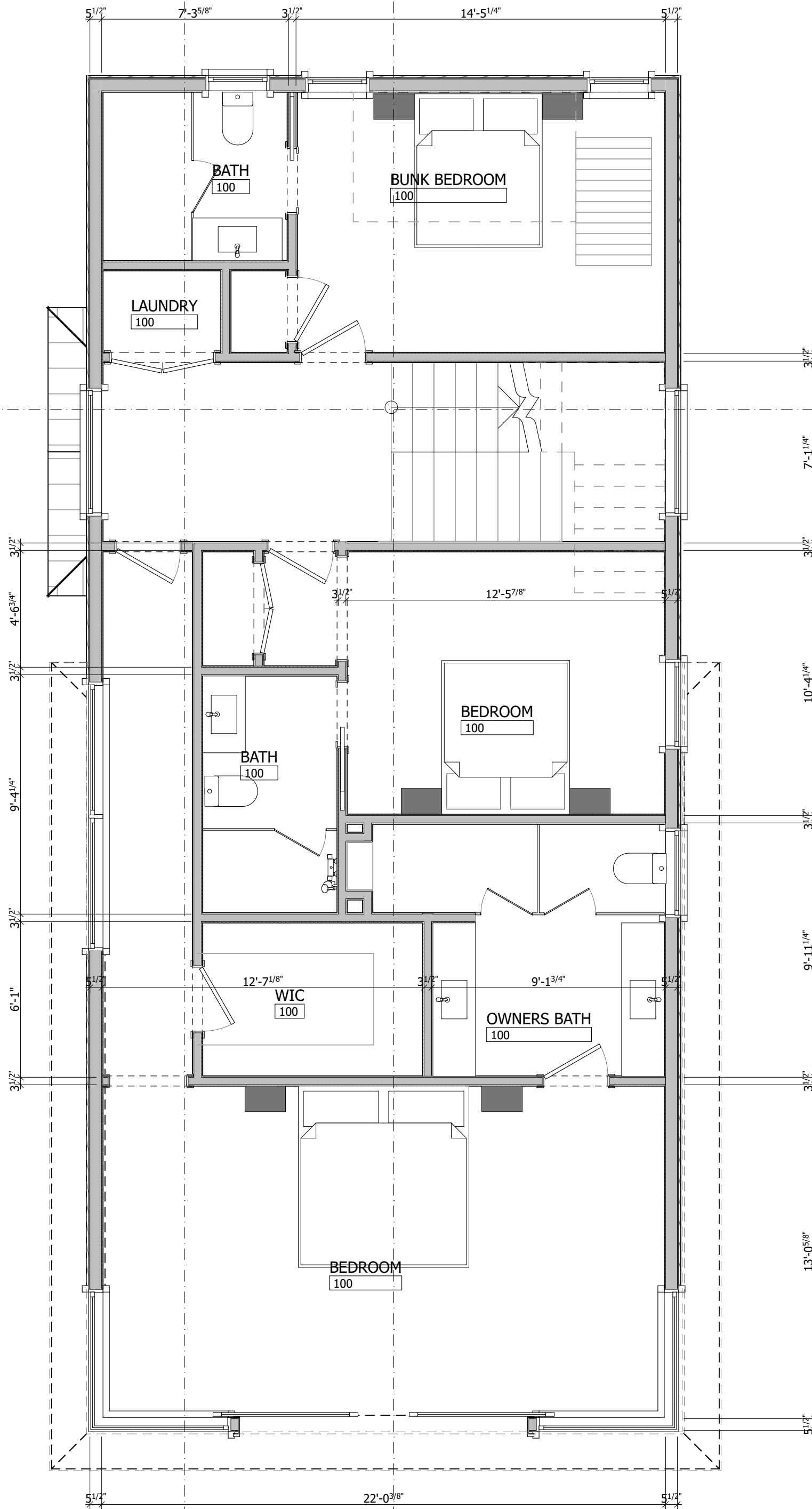
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F1 2. 2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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Drawing Title:  
**2ND FLOOR ARCHITECTURAL PLAN**

Project No.:	Team:	Drawing No.:
2021	TW, CS	<b>A-102</b>

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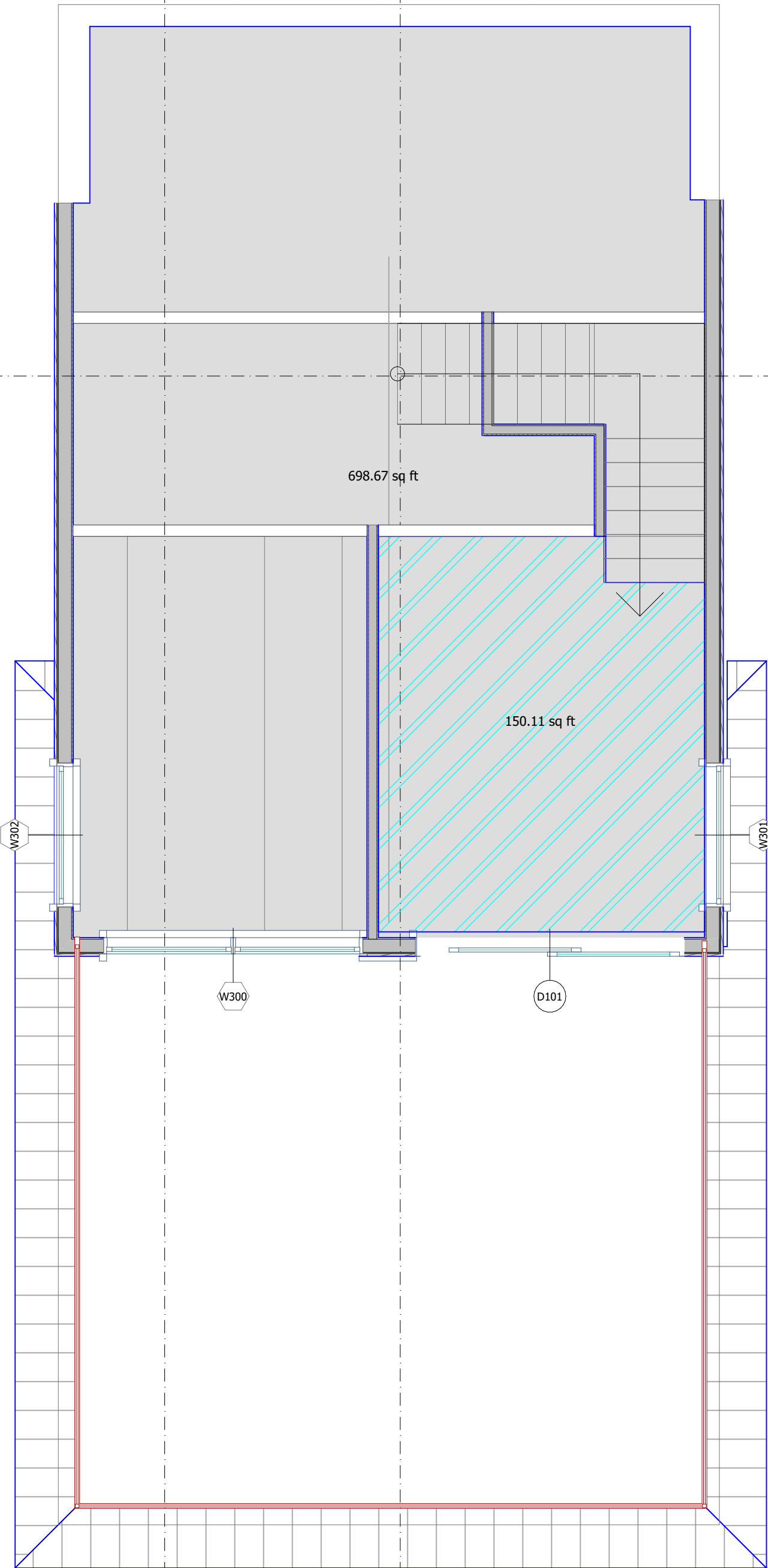
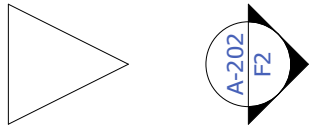
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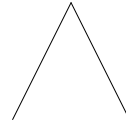
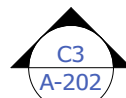
TEXTURE COLOR ELEVATION



TOTAL ATTIC AREA  
698.67 sq ft

TOTAL ATTIC AREA OVER 5'-6"  
150.11 sq ft

TEXTURE COLOR ELEVATION



F1

3. ATTIC PLAN  
SCALE: 1/4" = 1'-0"



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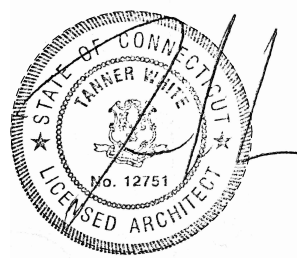
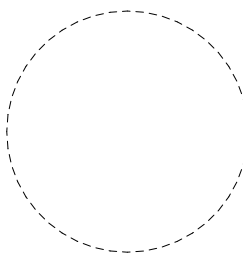
Drawing Title:  
ATTIC ARCHITECTURAL PLAN

Project No.:	Team:	Drawing No.:
2021	TW, CS	A-103

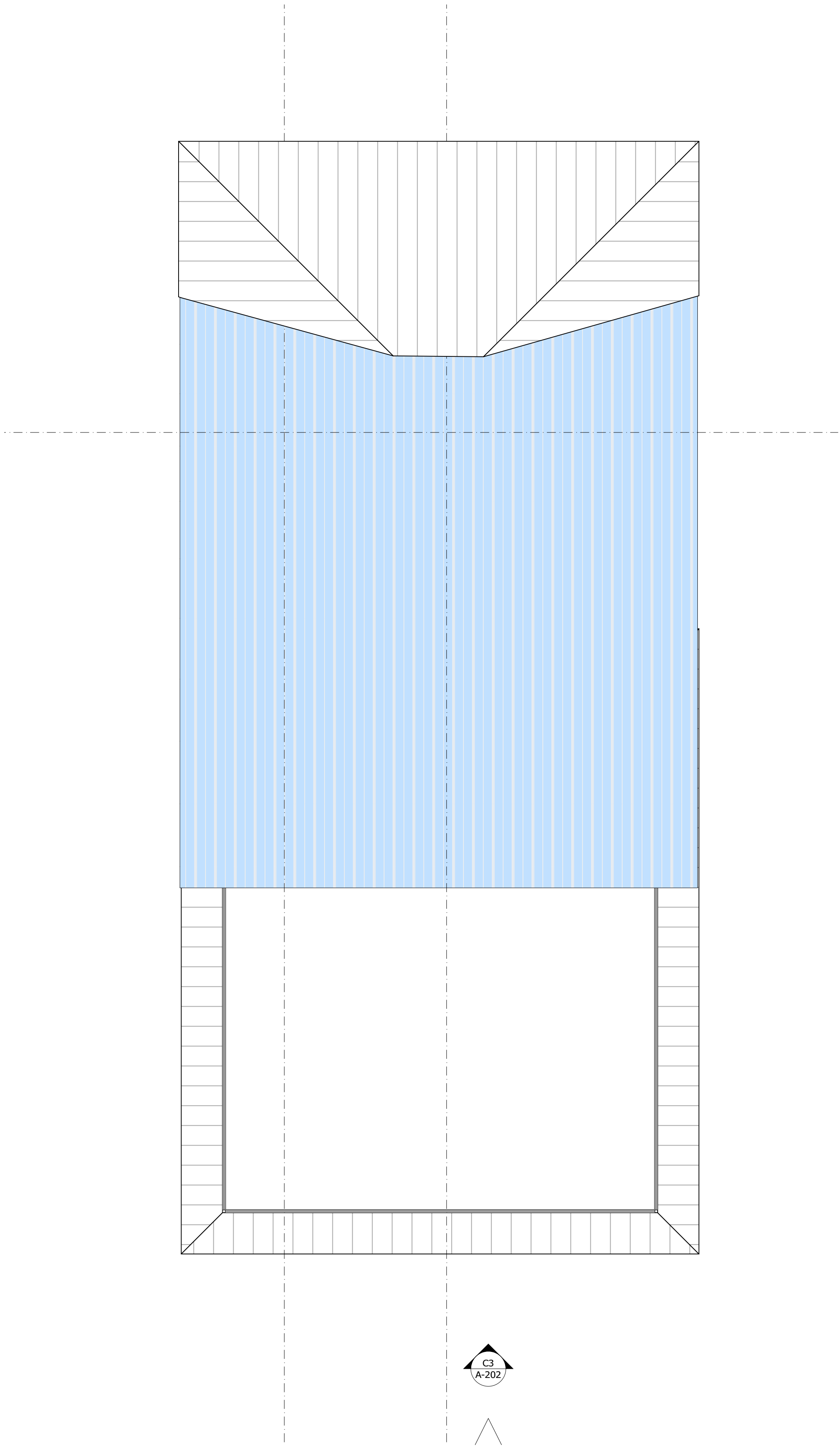
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F3 4. ROOF PLAN  
SCALE: 1/4" = 1'-0"

ROOF PLAN LEGEND

ICE & WATER SHIELD: PROVIDE FOR A MIN. OF 5'-4" (2 LAPPED LAYERS, w/ 8" OVERLAP) AT ALL EAVES AND VALLEYS. PROVIDE 2 LAYERS AT LOW PITCH ROOFS, TYPICAL.

OR

TAMKO METAL & TILE UNDERLAYMENT OR EQUAL: TO BE USED AT ALL METAL ROOF AREAS.

EPDM

COPPER FLASHING (TYPE AS SPECIFIED IN PROJECT NOTES) AT ALL VALLEYS AND WALL & ROOF INTERSECTIONS, TYPICAL. REVIEW w/ ARCHITECT PRIOR TO FABRICATION AND INSTALLATION, TYPICAL.

4:12 PITCH OF DOWNWARD ROOF SLOPE

BATHROOM VENT

PLUMBING STACK

NOTES:

1. ALL ROOF JACK VENTS (DRYER, KITCHEN, BATHROOMS) SHALL RECEIVE COPPER FLASHING.

2. ALL PLUMBING STACK VENT PENETRATIONS SHALL RECEIVE A COPPER BOOT AND COPPER WRAP.

3. ALL PLUMBING VENTS SHALL BE LOCATED TO MINIMIZE VISIBILITY FROM FRONT AND SIDES OF HOUSE.

4. SEE A-400 SERIES FOR TYPICAL FLASHING DETAILS.

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Drawing Title:  
ROOF ARCHITECTURAL PLAN

Project No.:  
2021

Team:  
TW, CS

Drawing No.:  
A-104

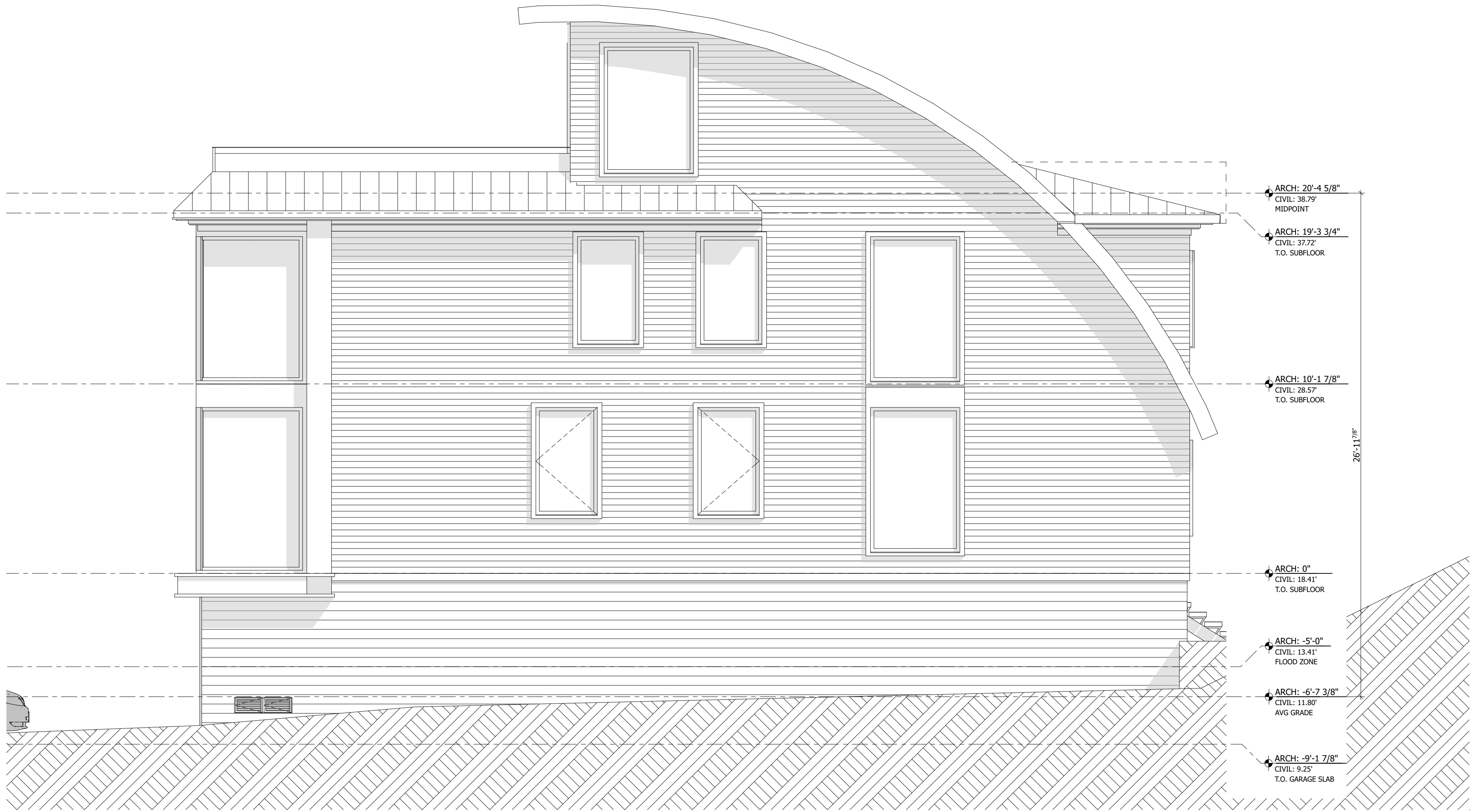
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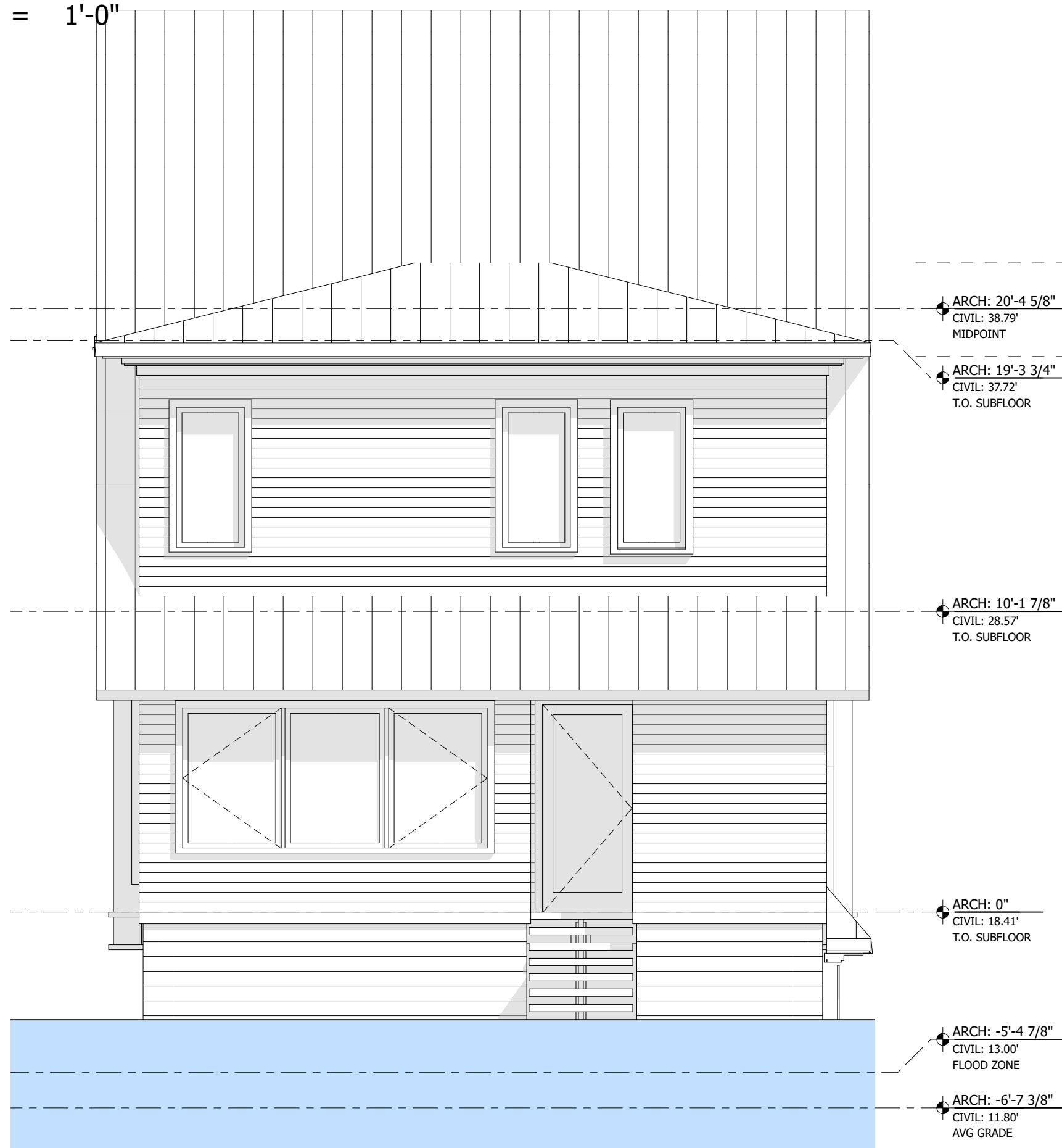
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D2 1 EAST ELEVATION  
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F2 1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

- LEGEND:
- 1 - ALASKAN YELLOW CEDAR ROOFING
  - 2 - CLAPBOARD SIDING- 8" BEVEL COLLECTION
  - 3 - PTD. DECORATIVE PERGOLA
  - 4 - STONE TERRACE AND PAVERS (STONE TBD)
  - 5 - 3/4" X 3" AZEK CASING
  - 6 - PTD 4" HORIZONTAL C-CHANNEL BOARD
  - 7 - 1X AZEK FASCIA BOARD (SEE WALL SECTIONS & DETAILS)
  - 8 - 6" WHITE ALUMINUM HALFRound GUTTERS
  - 9 - PTD 8" HORIZONTAL BOARD SIDING
  - 10 - PTD WOOD GARAGE DOORS (COLOR TBD)
  - 11 - STANDING SEAM ALUMINUM ROOFING
  - 12 - CUSTOM ENTRY DOOR TBD
  - 13 - AZEK TRIM SEE SECTION DETAIL
  - 14 - STAINLESS STEEL NEWEL POST & HORIZONTAL ROD
  - 15 - 2X4 IPE HANDRAIL



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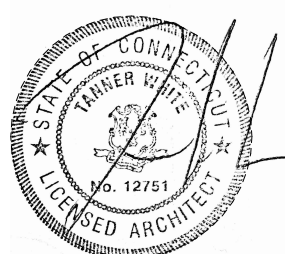
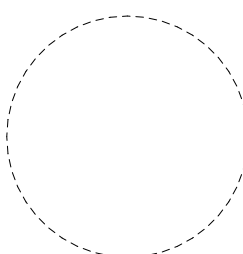
Drawing Title:  
EXTERIOR ELEVATIONS

Project No.:	Team:	Drawing No:
2021	TW, CS	A-201

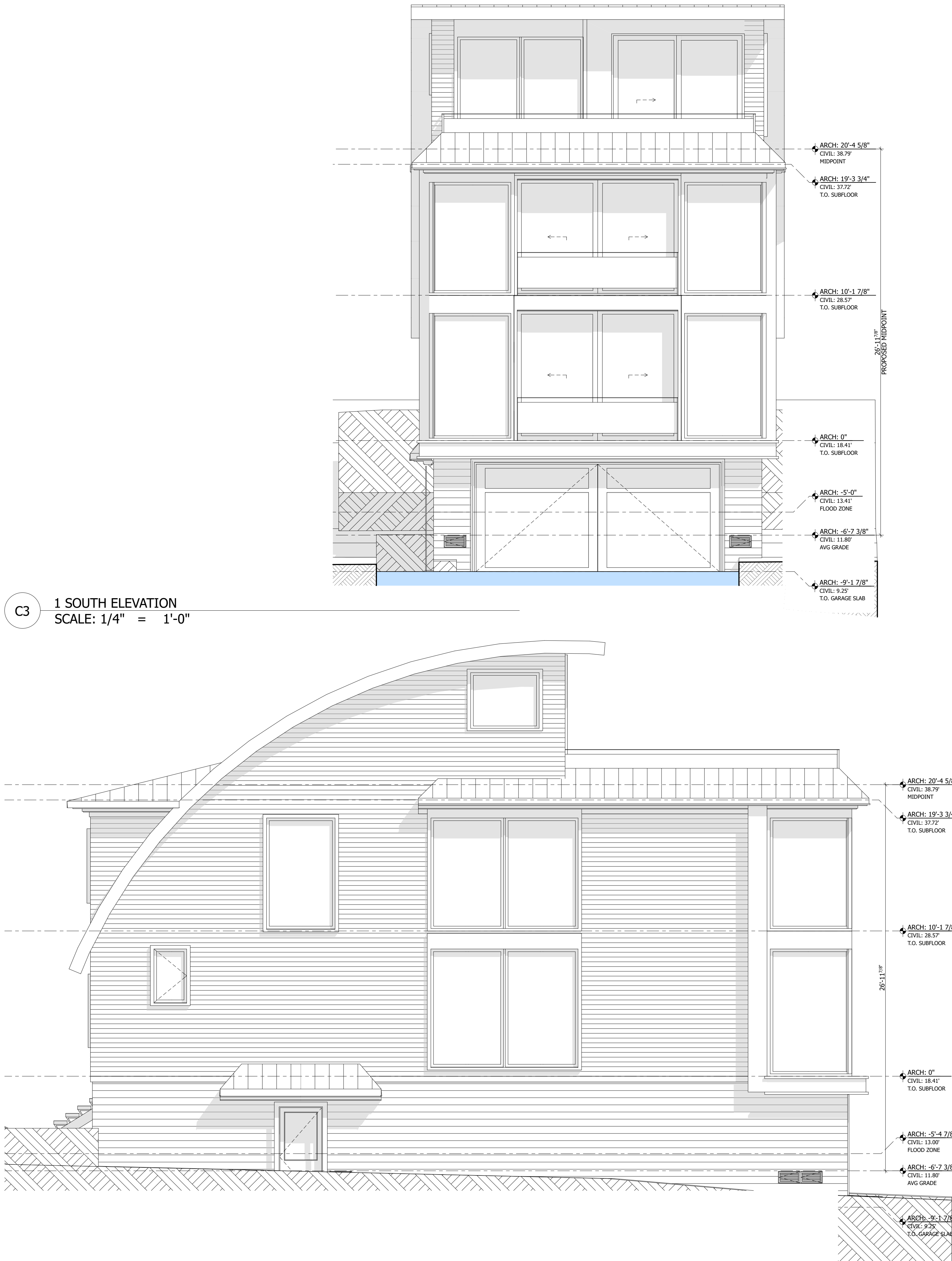
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NOTE: DO NOT SCALE DRAWINGS



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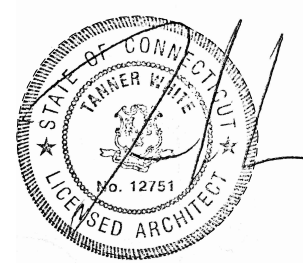
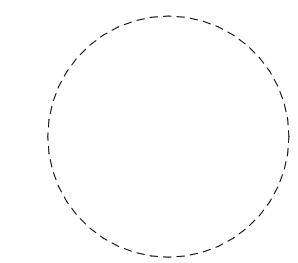
Drawing Title:  
EXTERIOR ELEVATIONS

Project No.:	Team:	Drawing No:
2021	TW, CS	A-202

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E1 Generic Perspective  
SCALE: 1/4" = 1'-0"



E4 Generic Perspective  
SCALE: 1/4" = 1'-0"



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Drawing Title:  
**3D VIEWS**

Project No.:	Team:	Drawing No.:
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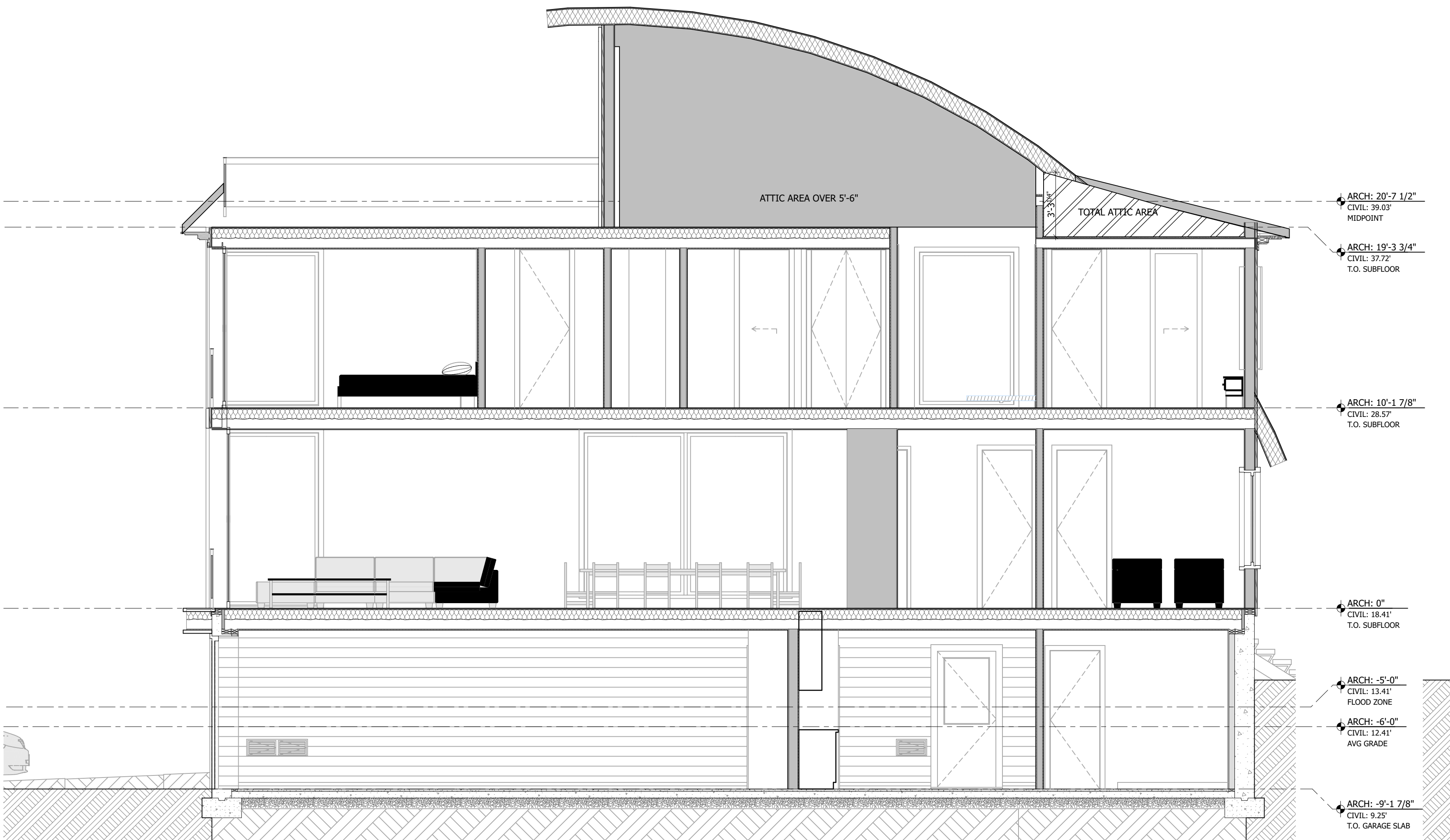
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NOTE: DO NOT SCALE DRAWINGS



C2 NS SECTION5 AT  
SCALE: 1/4" = 1'-0"



F2 NS SECTION8 AT  
SCALE: 1/4" = 1'-0"

**INSULATION R-VALUES:**  
ROOF/ATTIC OPEN JOISTS R-60  
CEILING WITHOUT ATTIC R-30 (500SF OR 20%)  
FLOORS @UNCOND. R-30  
EXTERIOR WALLS R-30  
BASEMENT/CRAWLSPACE (INTERIOR APPLIED) R-15 WALL (R-19 CAVITY)  
SLAB, 2FT BELOW GRADE R-10  
NEW WINDOWS INSULATED GLASS

**INSULATION TYPES:**  
CLOSED CELL  
OPEN CELL  
RIGID  
BATT

**INSULATION FOR TYPICAL ZONES:**  
**ROOF/ATTIC OPEN JOISTS:** FULL DEPTH SPRAY APPLIED CLOSED CELL.  
**CEILING WITHOUT ATTIC:** FULL DEPTH SPRAY APPLIED CLOSED CELL, R-30 ALLOWED FOR 500SF OR 20%, WHICHEVER IS LESS WHEN THERE IS NOT SUFFICIENT SPACE TO MEET R-60 (CATHEDRAL, DORMER, ETC.)  
**FLOORS ADJACENT TO UNCONDITIONED SPACE:** SINGLE PASS WITH SPRAY APPLIED CLOSED CELL (1 1/2"-2") FOLLOWED BY FULL DEPTH SPRAY APPLIED OPEN CELL.  
**EXTERIOR 2x4 WALLS:** SINGLE PASS WITH SPRAY APPLIED CLOSED CELL (1 1/2"-2") FOLLOWED BY FULL DEPTH SPRAY APPLIED OPEN CELL.  
**EXTERIOR 2x6 WALLS:** SINGLE PASS WITH SPRAY APPLIED CLOSED CELL (1 1/2"-2") FOLLOWED BY FULL DEPTH SPRAY APPLIED OPEN CELL.  
**INTERIOR WALLS:** 3" SAFEN'SOUND STONE WOOL FIRE AND SOUNDPROOFING INSULATION AS MANUFACTURED BY ROXUL, INC.  
**INTERIOR FLOORS:** 6" SAFEN'SOUND STONE WOOL FIRE AND SOUNDPROOFING INSULATION AS MANUFACTURED BY ROXUL, INC.  
**EXTERIOR BASEMENT/CRAWLSPACE WALLS:** 3" RIGID FULL LENGTH OF WALL OR FULL DEPTH SPRAY APPLIED CLOSED CELL.  
**UNDER BASEMENT SLAB:** IN HABITABLE SPACES OR HEATED GARAGE AREA APPLY 2 1/2" CLOSED CELL UNDER ENTIRE SLAB AND WRAPPED UP INTERIOR OF WALLS 1'-2' OR APPROVED EQUIVALENT WITH 3" RIGID INSULATION.

**INSULATION NOTES:**  
1. FILL ALL VOIDS OF INSULATION ZONE, TYPICAL.  
2. SEE SPECIFICATIONS FOR SPECIAL CONDITIONS.  
3. WHERE NECESSARY TO ACHIEVE REQUIRED R-VALUES, INCREASE DEPTH OF CLOSED CELL INSULATION.  
4. THIS INFORMATION MEETS CODE FOR IBC 2021 AND IRC 2021.