

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

# 14 OWENOKE PARK

## 14 OWENOKE PARK, WESTPORT, CT 06880

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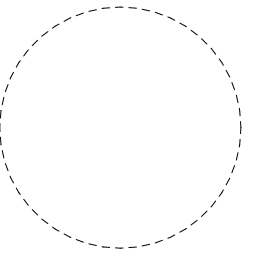
Drawing Title:  
**TITLE SHEET**

Project No.:	Team:	Drawing No.:
2021	TW, CS	T-1

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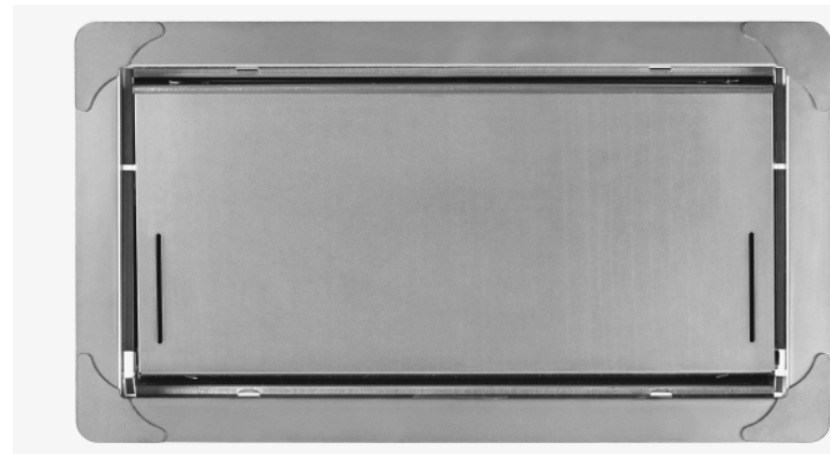



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**FLOOD OPENING CALCULATIONS**

Foundation area below flood elevation  
Flood opening requirement = 1 sq. in. per 1 sq. ft. = 2347 sq. ft.  
Smart Vent model #1540-520 = 200 sq. in. (see specification below) x 12 units = 2,400 sq.ft.  
**Total clear flood opening provided**  
= 2,400 sq.ft.

Flood gate "A"

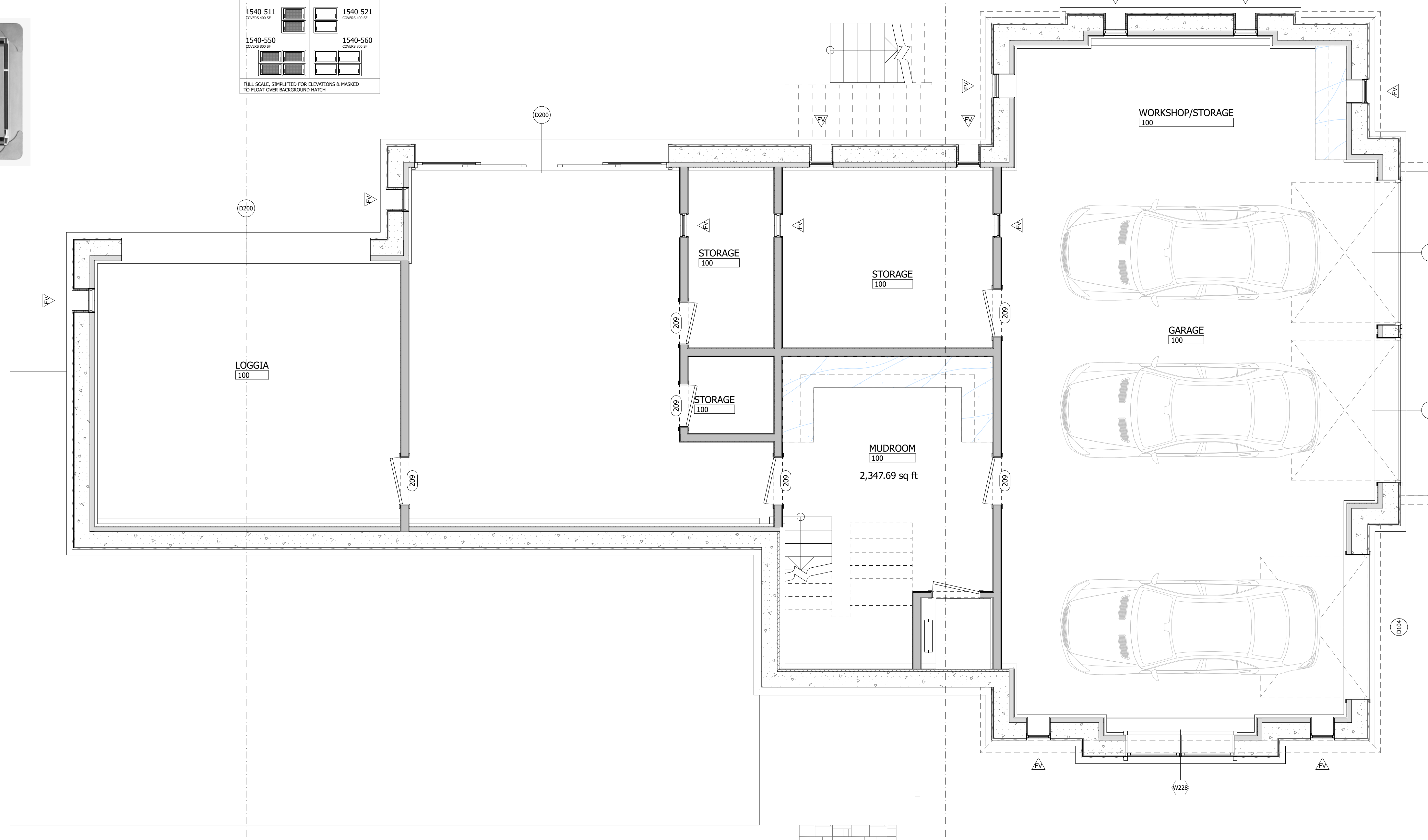


Caption

**FLOOD VENTS**

SmartVENTs	
VENTED	INSULATED
1540-510 COVER 200 SF	1540-520 COVER 200 SF
1540-511 COVER 400 SF	1540-521 COVER 400 SF
1540-550 COVER 800 SF	1540-560 COVER 800 SF

SCALE: SIMPLIFIED FOR ELEVATIONS & MARKED TO FLOOR OVER BACKGROUND HATCH



**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 TENEMEC 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" 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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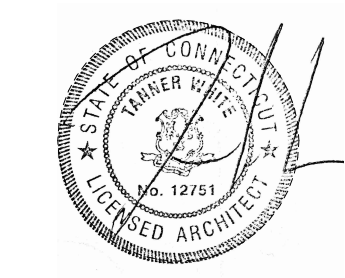
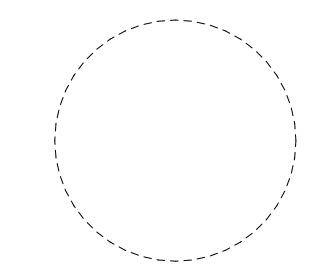
Drawing Title:  
**ARCH. NOTES & BASEMENT PLAN**

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

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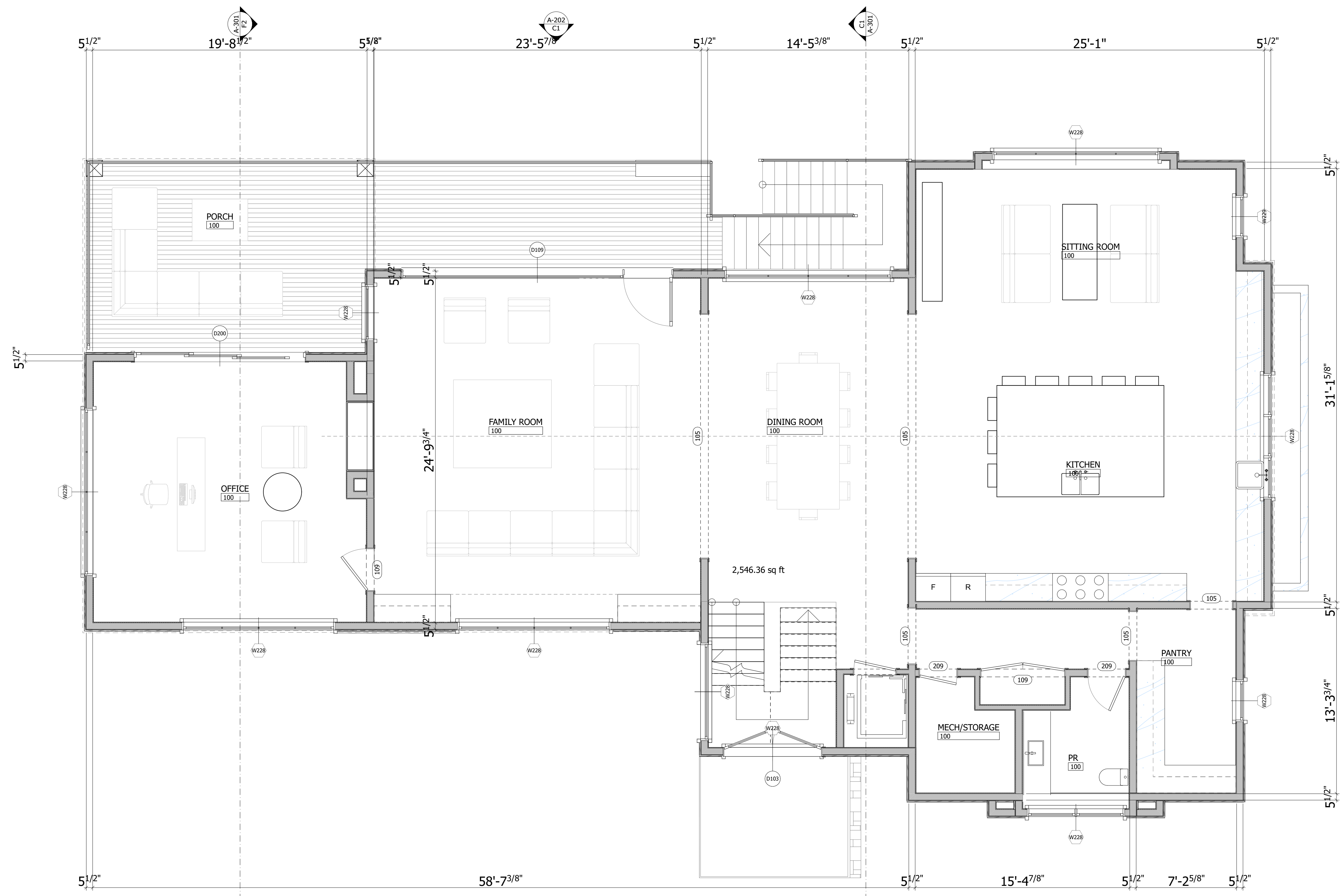
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-1. BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

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



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

<b>Project No.:</b> 2021	<b>Team:</b> TW, CS	<b>Drawing No.:</b> A-101
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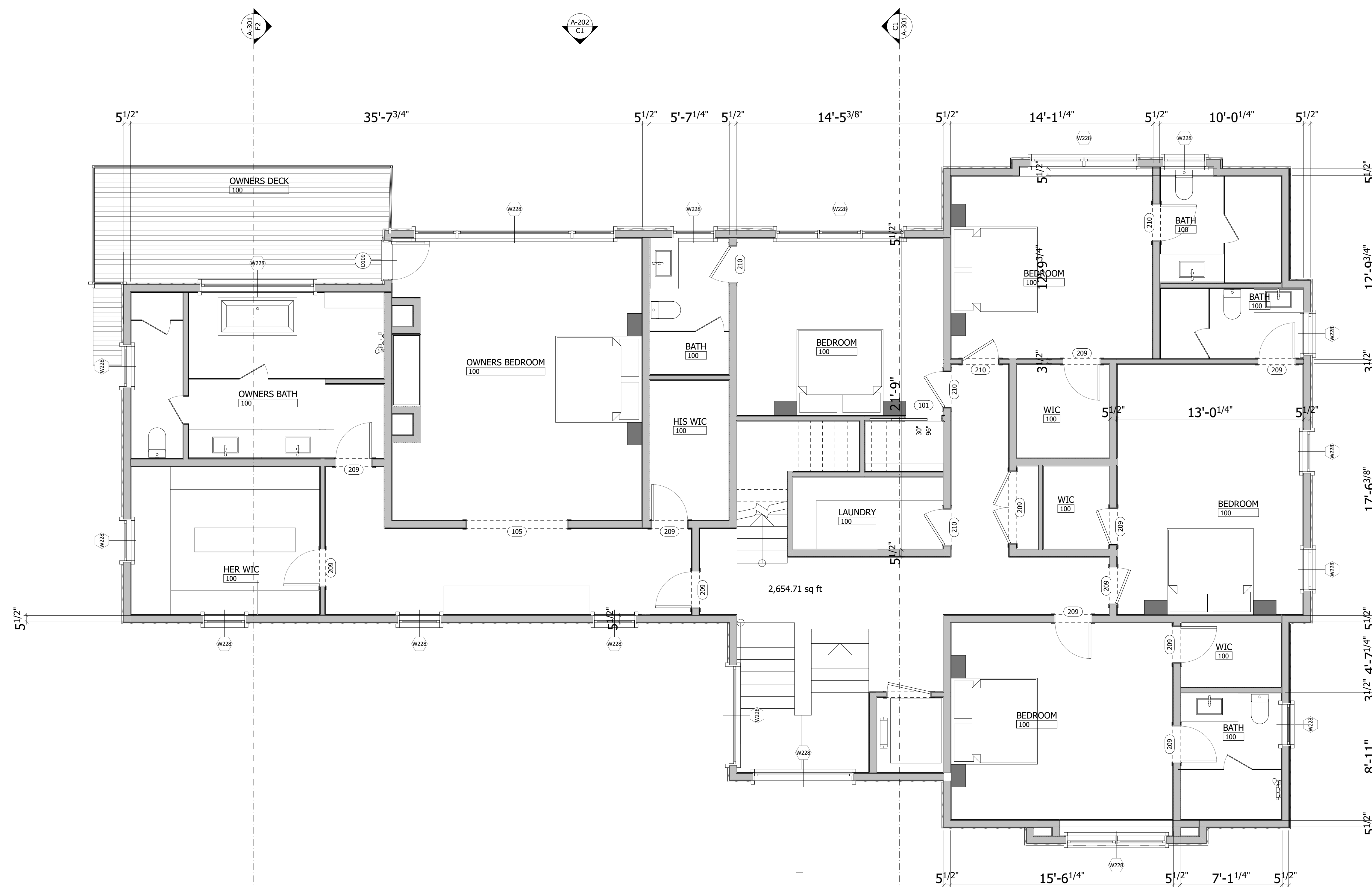
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F1 2. 2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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

Project No.:	Team:	Drawing No.:
2021	TW, CS	A-102

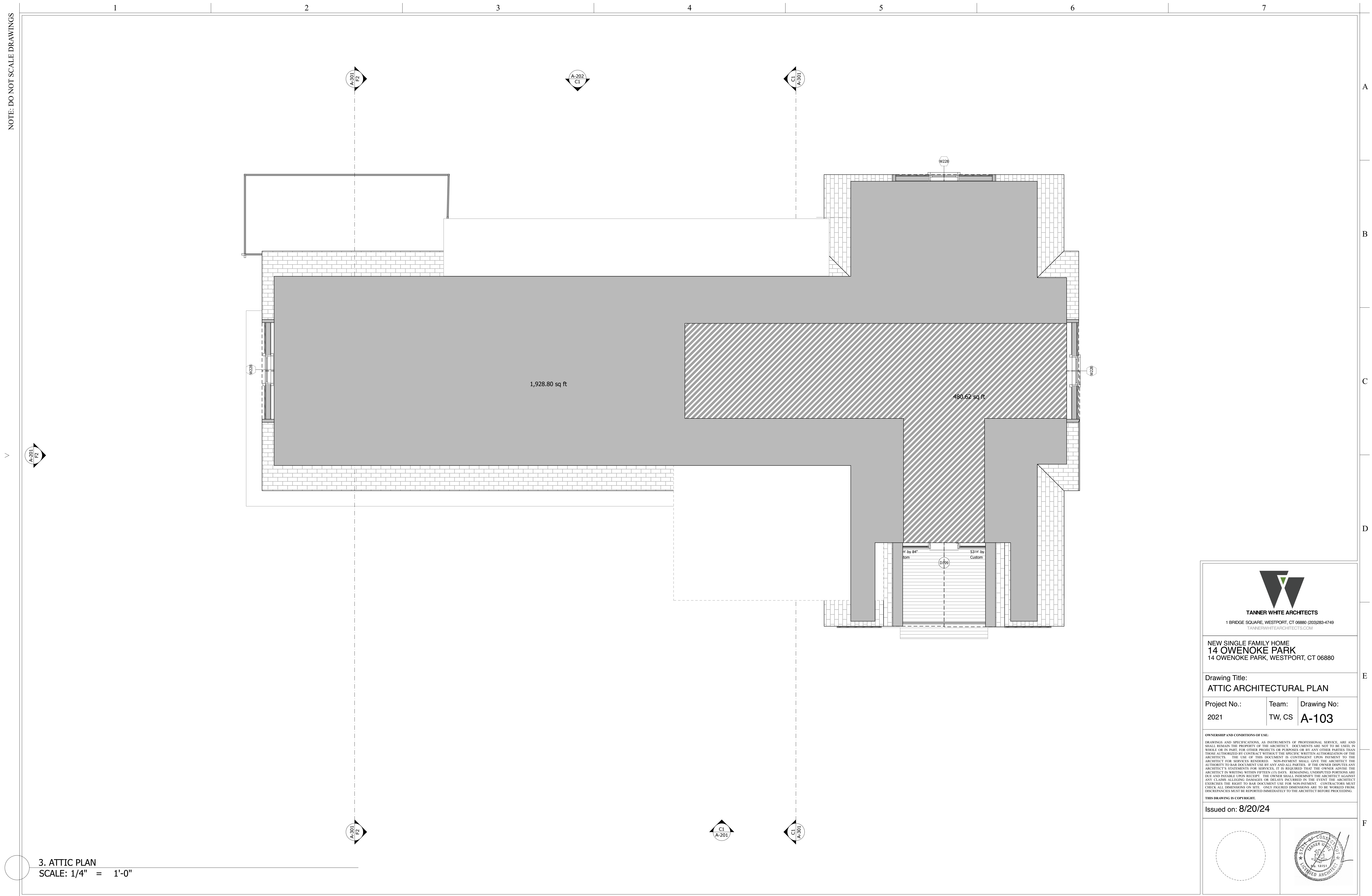
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3. ATTIC PLAN  
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**Drawing Title:**  
 ATTIC ARCHITECTURAL PLAN

<b>Project No.:</b> 2021	<b>Team:</b> TW, CS	<b>Drawing No.:</b> A-103
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A

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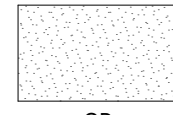
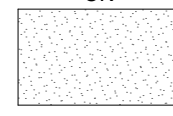
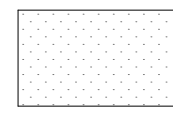
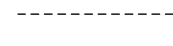


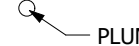
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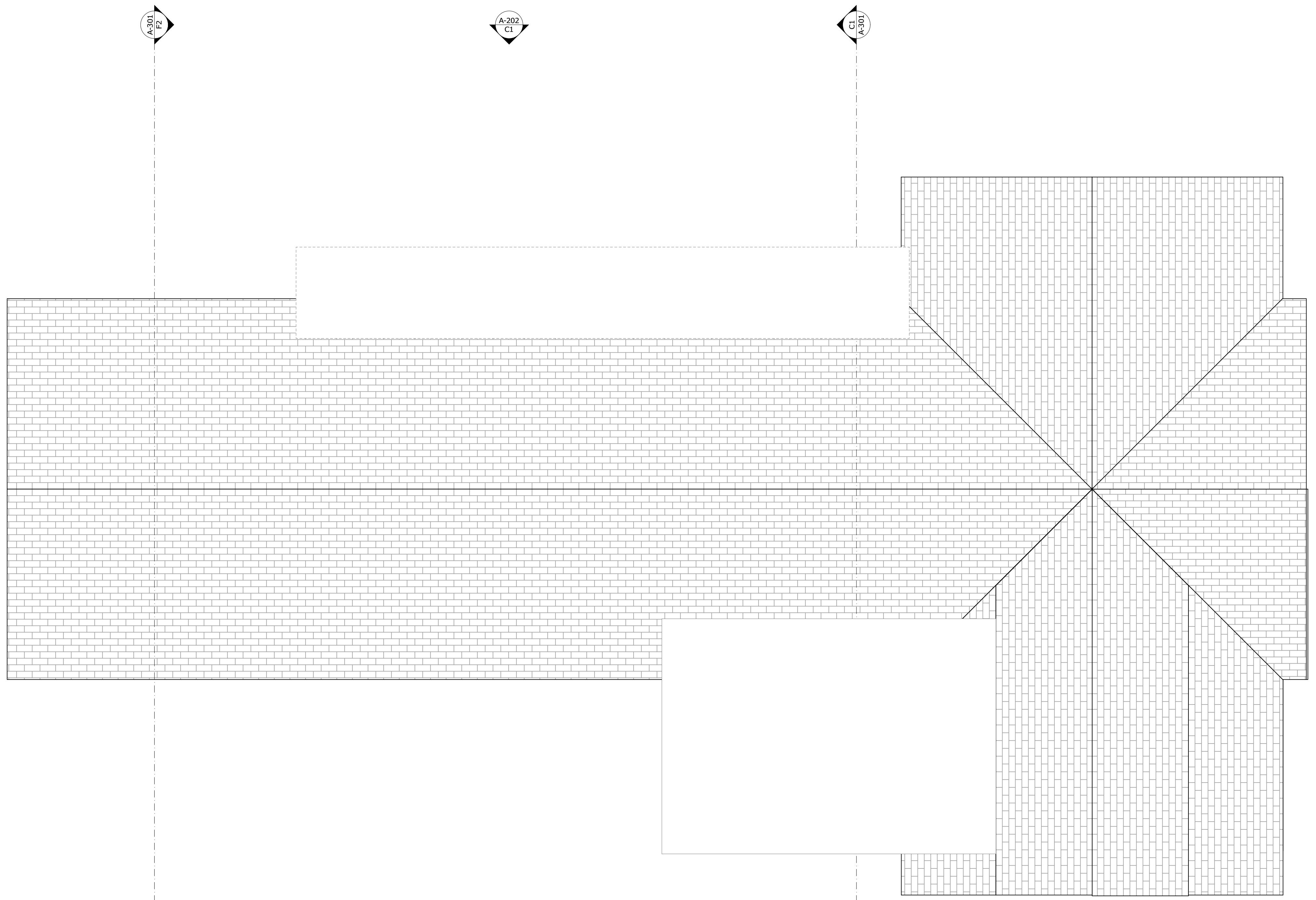
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F

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.



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



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Drawing Title:  
**ROOF ARCHITECTURAL PLAN**

Project No.:	Team:	Drawing No.:
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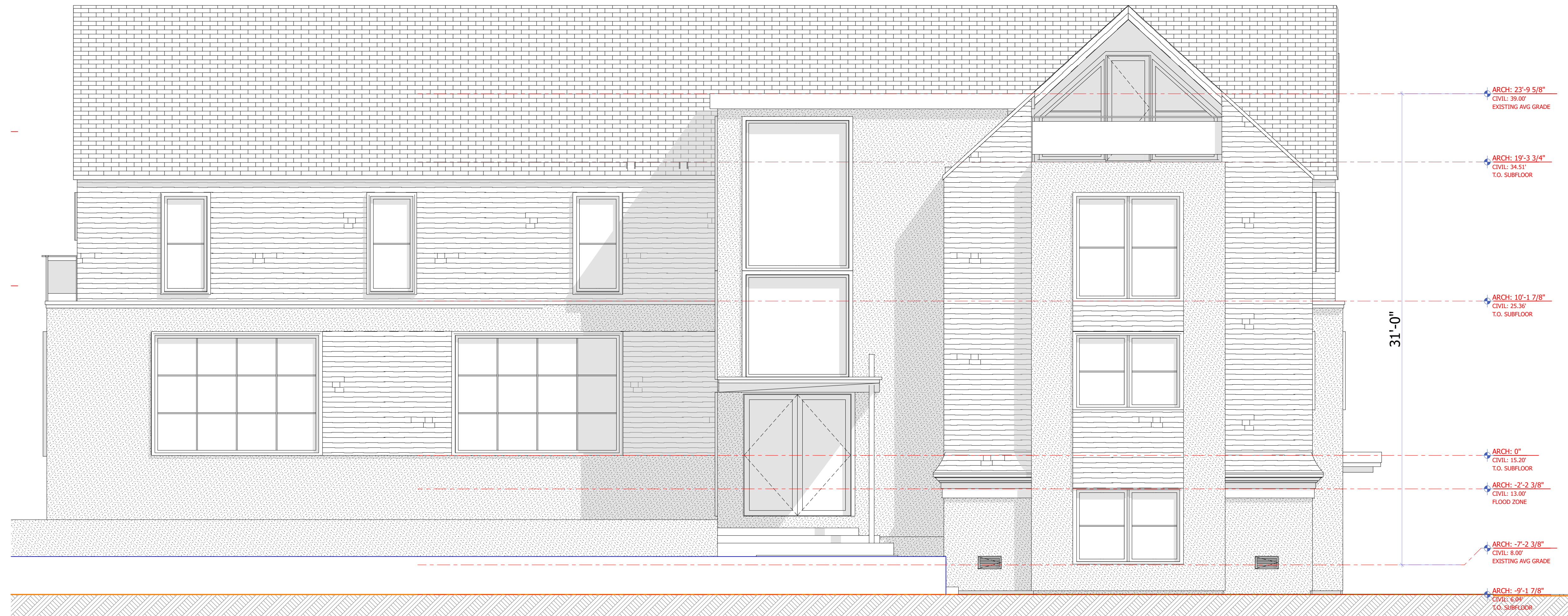
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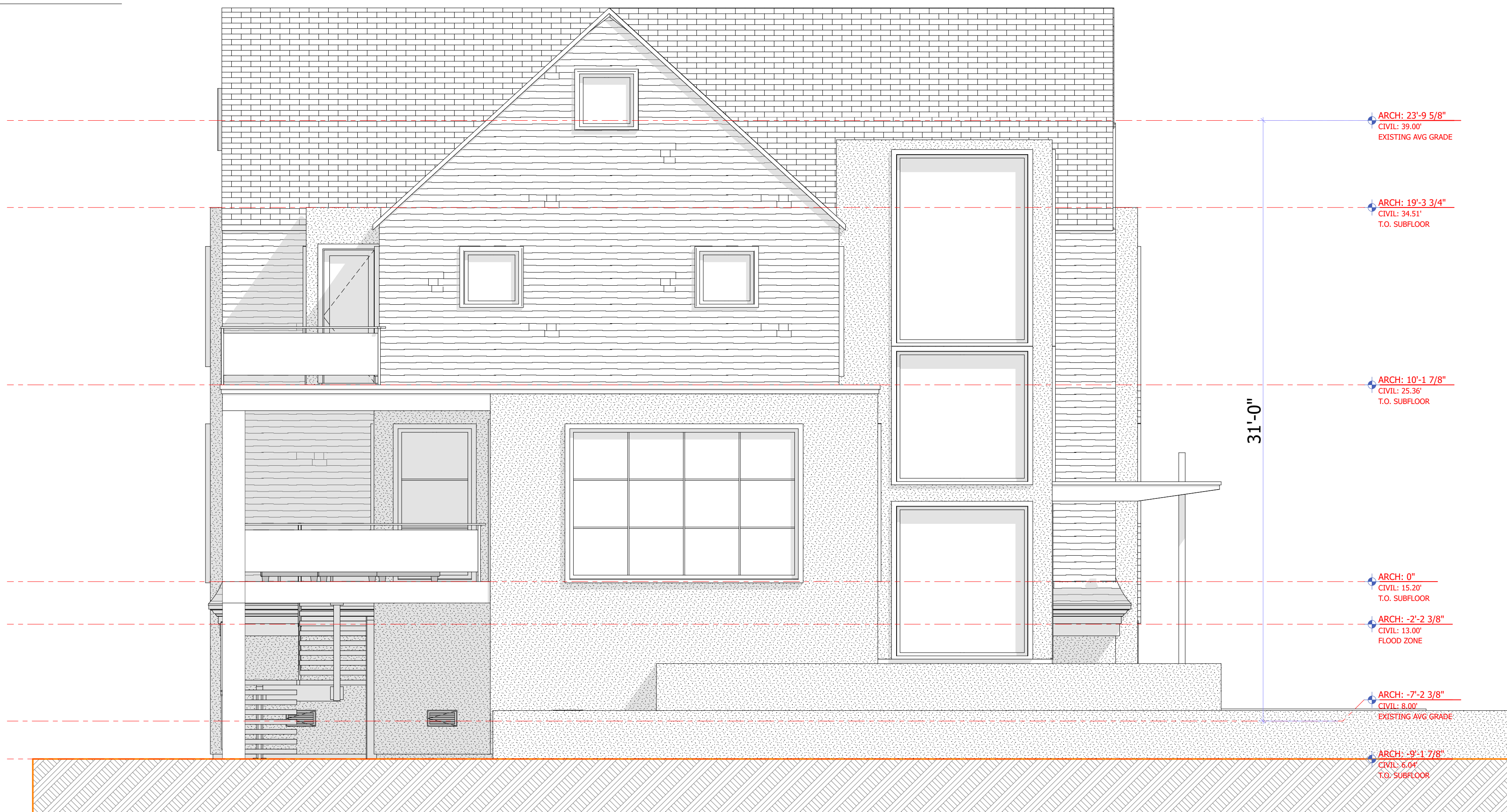
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C1 1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



F2 1 WEST 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

<b>Project No.:</b> 2021	<b>Team:</b> TW, CS	<b>Drawing No.:</b> A-201
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NOTE: DO NOT SCALE DRAWINGS



C1 1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



F1 1 EAST 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

<b>Project No.:</b> 2021	<b>Team:</b> TW, CS	<b>Drawing No.:</b> A-202
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C1 Generic Perspective  
SCALE: 1/4" = 1'-0"



F1 Generic Perspective  
SCALE: 1/4" = 1'-0"

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Drawing Title:  
**3D VIEWS**

Project No.:	Team:	Drawing No.:
2021	TW, CS	A-203

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