

**2012 IRC W. 2016 STATE BUILDING CODE NOTES:**

1. EGRESS WINDOWS SHALL MEET MINIMUM EGRESS REQUIREMENTS OF 20" WIDE AND 24" HIGH WITH A CLEAR SASH OPENING OF 5.7 SF AND MAXIMUM HEIGHT FROM FLOOR TO SILL OF 44". EGRESS WINDOWS SHALL MEET THESE REQUIREMENTS BY THE NORMAL OPERATION OF THE WINDOW.
2. ANY ITEMS OR METHODS OF CONSTRUCTION NOT SPECIFIED SHALL BE BUILT ACCORDING WITH ACCEPTABLE CODE AND INDUSTRY STANDARDS.
3. FINANCE: NO ACCESS SHALL BE ALLOWED TO FINANCE THROUGH A BATHROOM OR A BEDROOM. PROVIDE COMBUSTION AIR BASED ON BTU'S OF FINANCE. EXCEPTIONS: DIRECT VENT APPLIANCE.
4. ELECTRICAL PANEL SHALL NOT BE ALLOWED IN BATHROOMS OR CLOSETS. PROVIDE WORKING SPACE OF MINIMUM 30" WIDE AND 36" IN FRONT OF PANEL FROM FLOOR TO 78" HIGH. AREA TO REMAIN CLEAR AT ALL TIMES.
5. REQUIRED EGRESS WINDOW NET CLEAR OPENING SHALL BE OBTAINED BY NORMAL OPERATION OF OPENING FROM INSIDE, TYP. AT ALL EGRESS WINDOWS
6. BATHROOMS - MIN. CLOS. HEIGHT 6'-8" OVER FIXTURES AND AT FRONT CLEARANCE AREA OF FIXTURES
7. BATHROOMS - A SHOWER OR TUB EQUIPPED W/ SHOWERHEAD, MIN. CLOS. HEIGHT 6'-8" ABOVE A 30"x30" AREA AT SHOWERHEAD
8. DRYER EXHAUST DUCT MAX. LENGTH 25'. LESS 5' EACH CODEG. BEND LESS 2% EACH 45 DEG. MAKE FROM NON COMBUSTIBLE MATERIALS
9. EXHAUST VENTS TO BE MECHANICALLY VENTED TO OUTSIDE.

**GENERAL AND CONSTRUCTION NOTES:**

1. ALL FLOOR WALL AND CEILING FINISHES TO BE SELECTED BY OWNER, TYP.
2. ALL NEW HEATING AND COOLING SYSTEMS TO BE SELECTED BY OWNER AND INSTALLED PER APPLICABLE CODES.
3. PLUMBING FIXTURES, LIGHTING FIXTURES AND ACCESSORIES TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR, TYP.
4. ANY ITEMS OR METHODS OF CONSTRUCTION NOT SPECIFIED SHALL BE BUILT ACCORDING WITH ACCEPTABLE CODE AND INDUSTRY STANDARDS.
5. INTERIOR DOORS SHALL BE 6/4x8 PANEL MASONRY TYPE, SELECTED BY OWNER. INTERIOR DOORS SHALL HAVE 2" MIN. THICK AND 2" MIN. EDGE GLASS. ALL BEDROOMS SHALL HAVE EGRESS WINDOWS TO MEET CODE (MIN. 5.7 SF CLEAR EGRESS AREA). PROVIDE AND INSTALL WINDOW OPENING PREVENTION DEVICES AS REQUIRED BY CODE.

**FRAMING AND CABINETRY NOTES:**

1. ALL EXTERIOR WALLS AND BEARING WALLS SHALL BE 2x6 WOOD STUDS @ 16" O.C. UNLESS OTHERWISE NOTED AND SHALL BE INSTALLED TRUE AND LEVEL IN ACCORDANCE WITH DIMENSIONS SHOWN.
2. WOOD IN CONTACT WITH MASONRY OR FOUNDATION SHALL BE PRESSURE TREATED (A/C-D COMPLIANT) SOUTHERN YELLOW PINE. ALL FLASHING AND MANUFACTURER'S SPECIFICATIONS. ALL WOOD FRAMING MATERIAL SHALL BE DOUGLAS FIR NO.2 OR BETTER.
3. SEE BUILDING SECTIONS FOR FRAMING OF FLOORS, ROOFS & WALLS.
4. ALL FRAMING TO BE BEARING OR MECHANICALLY FASTENED AT ALL CONTINUOUS POINT LOADS.
5. INSULATION AND MOISTURE PROTECTION:
  1. USE 1/2" ASPHALT FELT AROUND ROUGH WINDOW AND DOOR OPENINGS.
  2. ROOF SHINGLES, 30 YEAR ARCHITECTURAL ASPHALT SHINGLES, A RIDGE VENT (IF REQUIRED), COR-A-VENT OR SHINGLEVENT WITH GLASS FIBER WEATHER FILTER, END FLUSH AND WIND Baffle BY AIR VENT, INC.
  3. FLASH VALLEYS AND CHIMNEY WITH FLAT STOCK ALUMINUM FLASHING. USE 5/16" FLASHING AT ROOF SLOPE/VERTICAL WALL INTERSECTIONS.
  4. FOR ALL EXTERIOR SEALANT USE COLOR MATCH SEALANT ON ALL REQUIRED SIDING JOINTS PER MANUF. INSTALLATION REQUIREMENTS. PAINTABLE, HIGH QUALITY SILICONE BASED CALKING. SEAL ALL JOINTS IN EXTERIOR WALLS, AROUND ALL WINDOWS, DOORS AND SIDING JOINTS.
  5. INSTALL TYPER AIR INFILTRATION BARRIER OVER WALL SHEATHING, OVER/SLAP HORIZONTAL JOINTS, TAPE ALL JOINTS.
  6. INSULATION:
    1. INSTALL MIN. R-21 VALUE INSULATION IN ALL EXTERIOR WALLS.
    2. INSTALL MIN. R-40 VALUE INSULATION IN ALL CEILINGS AS REQUIRED.
    3. INSTALL 1/2" POLYETHYLENE VAPOR BARRIER OVER ALL WOOD STRUCTURAL FRAMED EXTERIOR WALLS AND CEILINGS. TAPE JOINTS.

**FOUNDATION & CONCRETE NOTES:**

1. FOOTINGS SHALL BE ACCURATELY LAID OUT ACCORDING TO THE DRAWINGS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL HAVING A MINIMUM ALLOWABLE BEARING CAPACITY OF 2500 P.S.F. AT A MINIMUM OF 3'-6" BELOW FINISH GRADE.
2. CONCRETE FOOTINGS, WALLS AND SLABS OF SIZES SHOWN ON THE DRAWINGS MUST BE OF SUCH A MIX AS TO ATTAIN MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3500PSI AT 28 DAYS.
3. PROVIDE 6" COMPACTED GRAVEL BASE UNDER ALL SLABS. INSTALL 6 MIL VAPOR BARRIER UNDER ALL NEW SLABS.
4. INSTALL GALVANIZED STEEL ANCHOR BOLTS IN TOP OF CONCRETE FOUNDATION WALLS OF 1/2" DIAMETER AND 12" IN LENGTH. PLACE ANCHOR BOLTS AT CORNERS AND SPACE A MINIMUM OF 4' AROUND PERIMETER OF ALL NEW FOUNDATION WALLS.
5. FOUNDATION WALLS TO BE COVERED WITH BRUSH ON TYPE WATERPROOFING BELOW GRADE OR RUBBER-WALL SYSTEM.
6. ALL WOOD IN CONTACT WITH CONCRETE AND MASONRY SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE, TYP.
7. PROVIDE RADON MITIGATION TESTING PRIOR TO START OF CONSTRUCTION.

REVISED 09-27-17

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CONSTRUCTION DOCUMENTS  
**FOUNDATION PLAN**  
FIRST FLOOR PLAN  
DETAILS & NOTES

**NEW TWO FAMILY DWELLING**  
FOR T.D. & SONS, INC.  
68 RESERVOIR STREET - LOT NO. 2  
BETHEL, CT

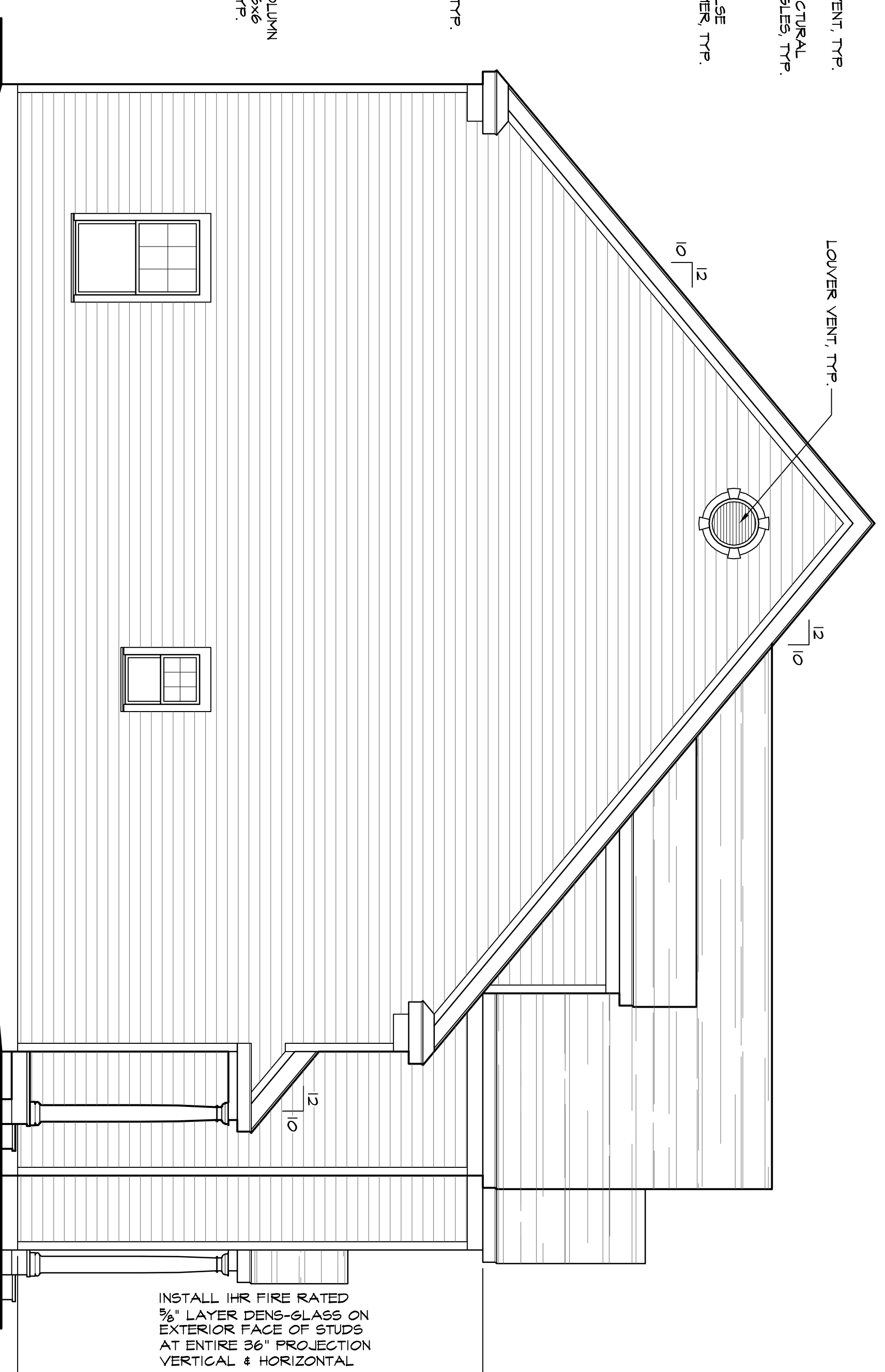
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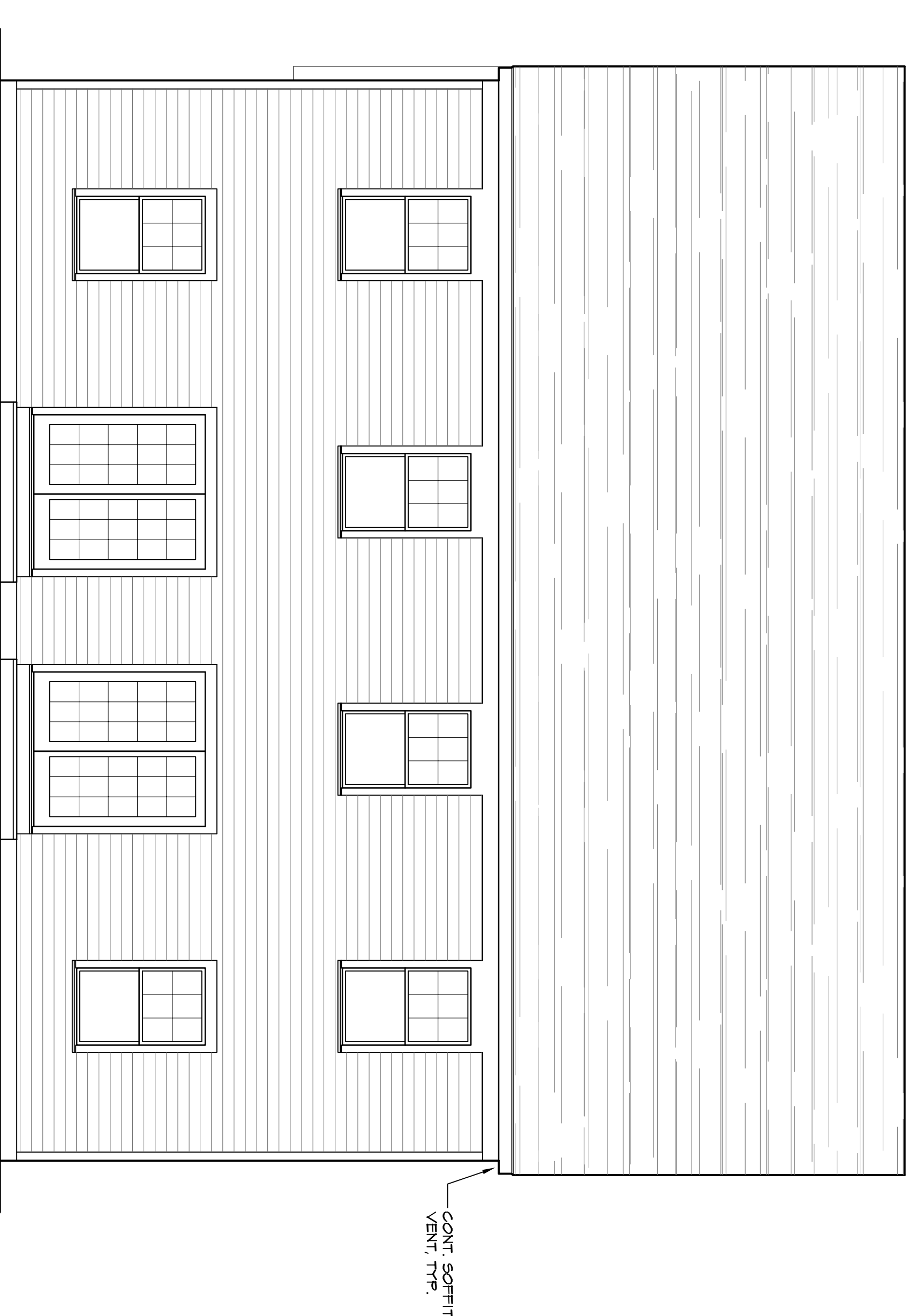




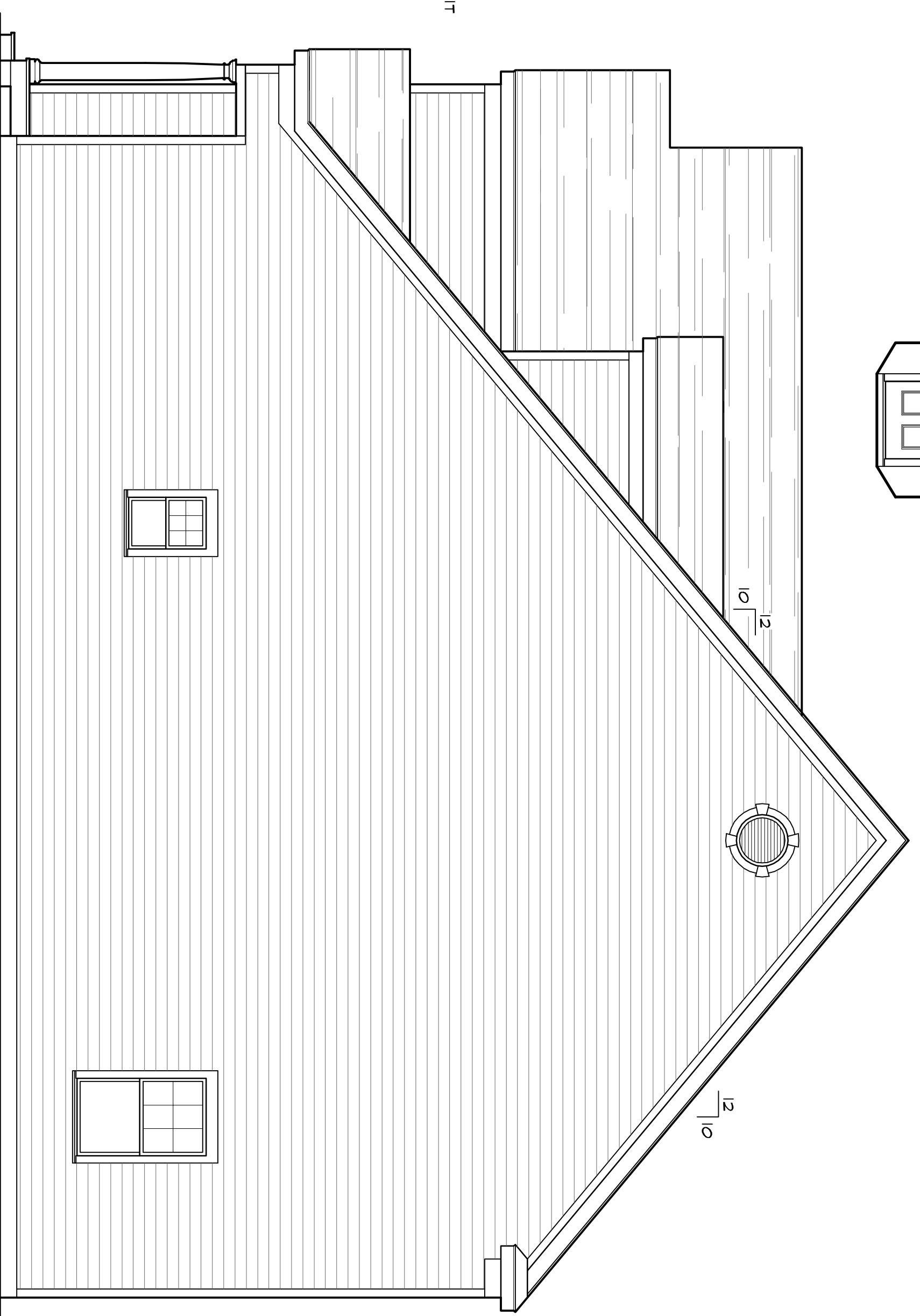
**1** FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



**2** LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



**3** REAR ELEVATION  
SCALE: 1/4" = 1'-0"



**4** RIGHT SIDE ELEVATION  
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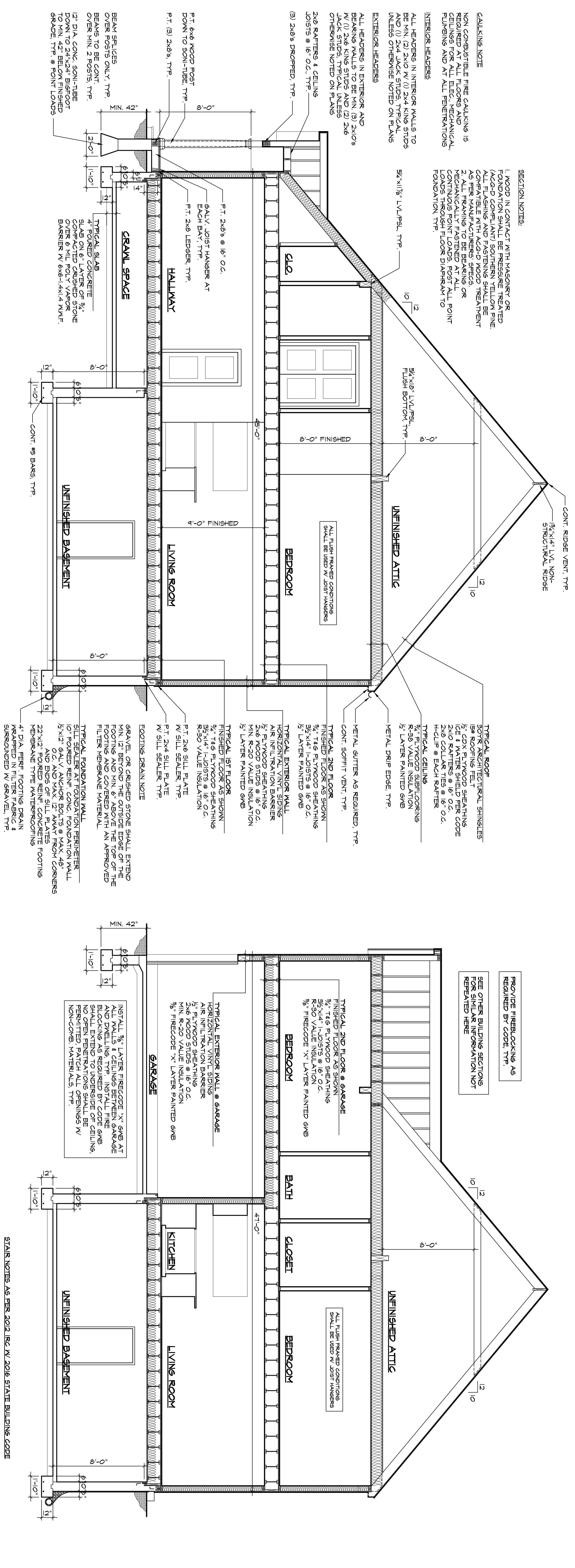
CONSTRUCTION DOCUMENTS  
**EXTERIOR ELEVATIONS**

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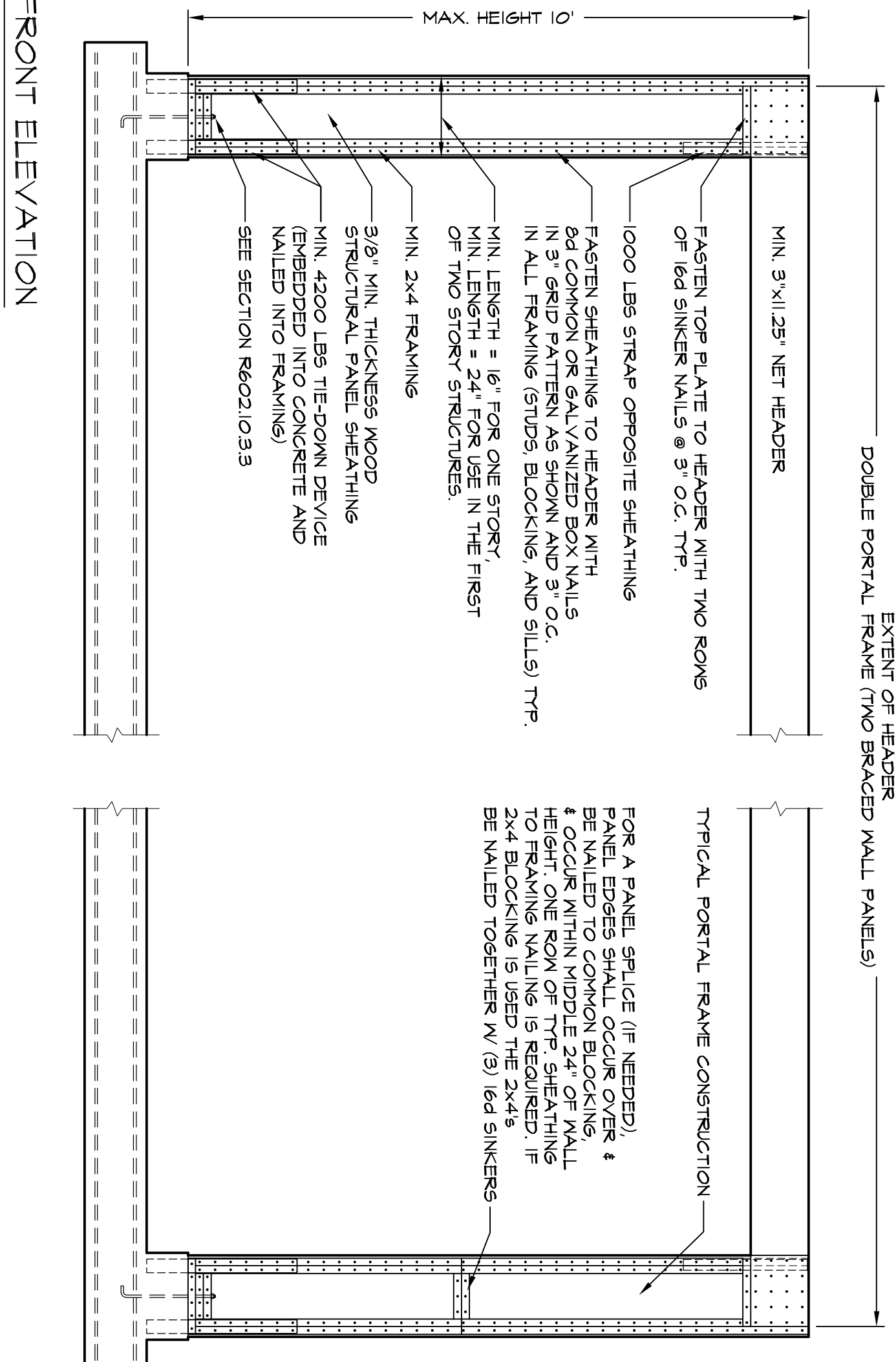


**SECTION NOTES:**  
 1. WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE TREATED WITH AN ACQ-D COMPELLANT SOFTENED YELLOW PINE. ALL FLASHING AND FASTENING SHALL BE COMPATIBLE WITH ACQ-D WOOD TREATMENT AS PER MANUFACTURER'S SPECS.  
 2. ALL FRAMING TO BE BEARING OR STRUCTURAL SHALL BE SIZED FOR ALL POINT LOADS THROUGH FLOOR DIAPHRAGM TO FOUNDATION, TYP.

**INTERIOR HEADERS:**  
 ALL HEADERS IN INTERIOR WALLS TO BE MIN. (2) 2x6 STUDS TYPICAL AT 24" O.C. UNLESS OTHERWISE NOTED ON PLANS

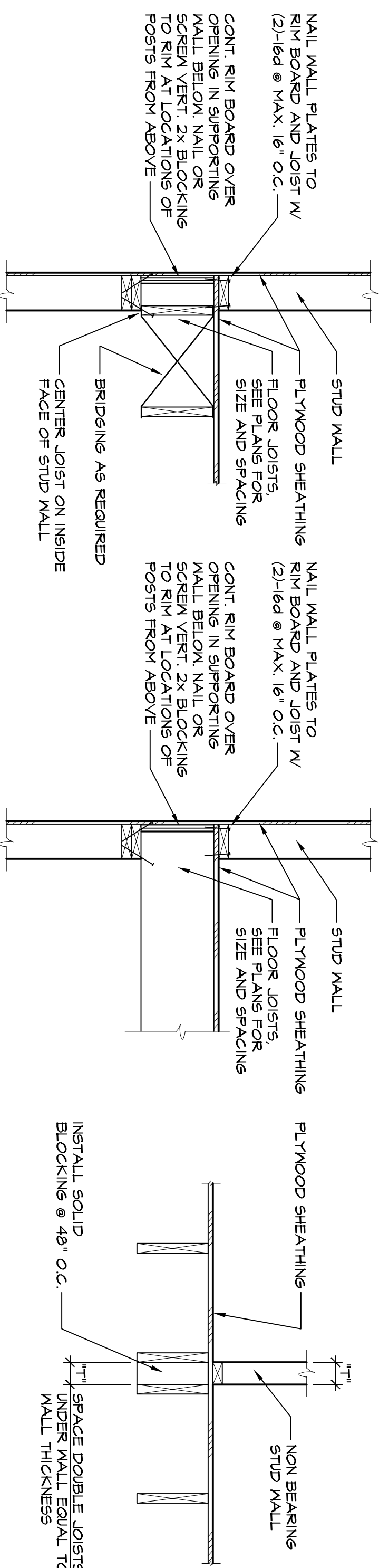
**EXTERIOR HEADERS:**  
 ALL HEADERS IN EXTERIOR AND BEARING WALLS TO BE MIN. (3) 2x10'S TYPICAL AT 24" O.C. UNLESS OTHERWISE NOTED ON PLANS  
 2x6 RAFTERS & CEILING JOISTS @ 16" O.C. TYP.  
 (3) 2x6'S DROPPED TYP.

**1 BUILDING SECTION @ HALLWAY - RIGHT UNIT**  
 SCALE: 1/4" = 1'-0"



**3 WALL BRACING DETAIL AT GARAGE METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS**  
 SCALE: 1/2" = 1'-0"

**4 TYPICAL FLOOR FRAMING DETAILS**  
 SCALE: 1/2" = 1'-0"



**2 BUILDING SECTION @ GARAGE - RIGHT UNIT**  
 SCALE: 1/4" = 1'-0"

**STAIR NOTES AS PER 2012 IRC AND 2016 STAIR BUILDING CODE**

1. STAIR RISER HEIGHTS SHALL BE 8 1/4" MAXIMUM. STAIR TREAD DEPTHS SHALL BE 11" MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF ADJACENT TREADS. THE SHALLEST RISE OR TREAD SHALL NOT EXCEED 0.975". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SHALLEST BY MORE THAN 0.975".
2. STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOE EXCEEDANCE IN ANY FLIGHT OF STAIRS.
3. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL NOT BE LESS THAN 1/4". BEARING SURFACES SHALL BE CONTINUOUS FROM THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 90 DEGREES FROM THE VERTICAL. THE LEADING EDGE (NOSE) OF TREADS SHALL PROJECT NO MORE THAN 1/2" BEYOND THE TREAD BELOW AND ALL PROJECTIONS OF THE LEADING EDGES SHALL BE OF UNIFORM SIZE, INCLUDING THE LEADING EDGE OF THE FLOOR AT THE TOP OF A FLIGHT.
4. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF STAIRWAYS THEY SERVE. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY. SUCH DIMENSION NEED NOT EXCEED 48" WHERE THE STAIRWAY HAS A STRAIGHT RUN.
5. THE WALKING SURFACE OF TREADS AND LANDINGS OF A STAIRWAY SHALL NOT BE SLOPED STEEPER THAN 2% SLOPE IN ANY DIRECTION. STAIRWAY TREADS AND LANDINGS SHALL HAVE A SOLID SURFACE. OUTDOOR STAIRWAYS AND APPROACHES TO STAIRWAYS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.
6. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS.
7. STAIRWAYS SHALL HAVE HANDRAILS ON ONE SIDE. HANDRAILS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/8" AND NOT GREATER THAN 2". HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NIBBL POSTS OR SPOUTS. HANDRAILS SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MINIMUM OF 1 1/2" AND SHALL BE FREE OF ANY SHARP OR ABRASIVE SURFACES. HANDRAILS SHALL EXTEND MIN. 12" HORIZONTALLY BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.
8. MINIMUM HEAD CLEARANCE UNDER A STAIR CEILING SHALL BE 80" VERTICALLY FROM ANY MIDPOINT OF AN IMAGINARY LINE CONNECTING NOSING OF TWO RISERS.

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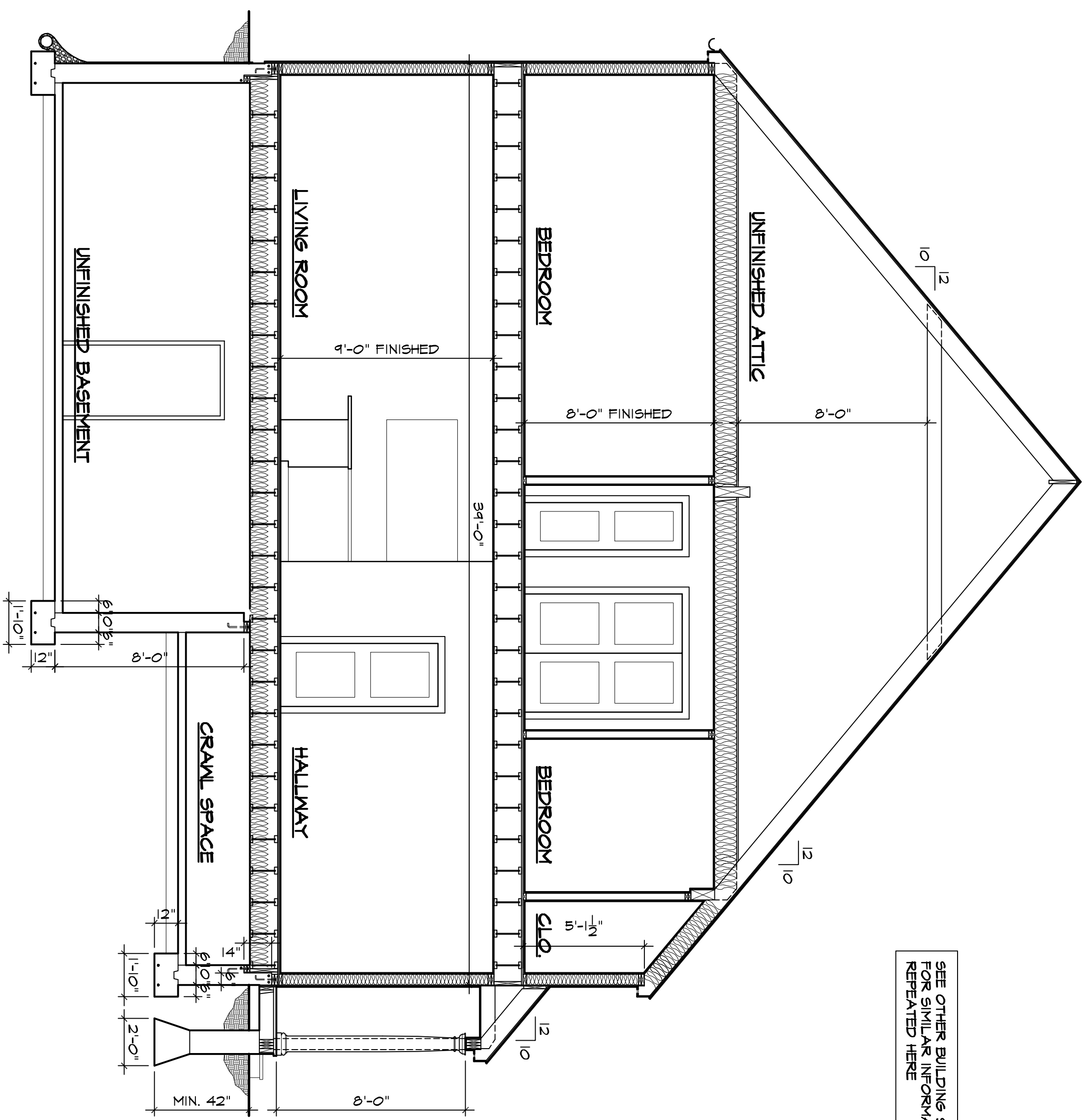
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CONSTRUCTION DOCUMENTS  
**BUILDING SECTIONS**  
 NOTES & DETAILS

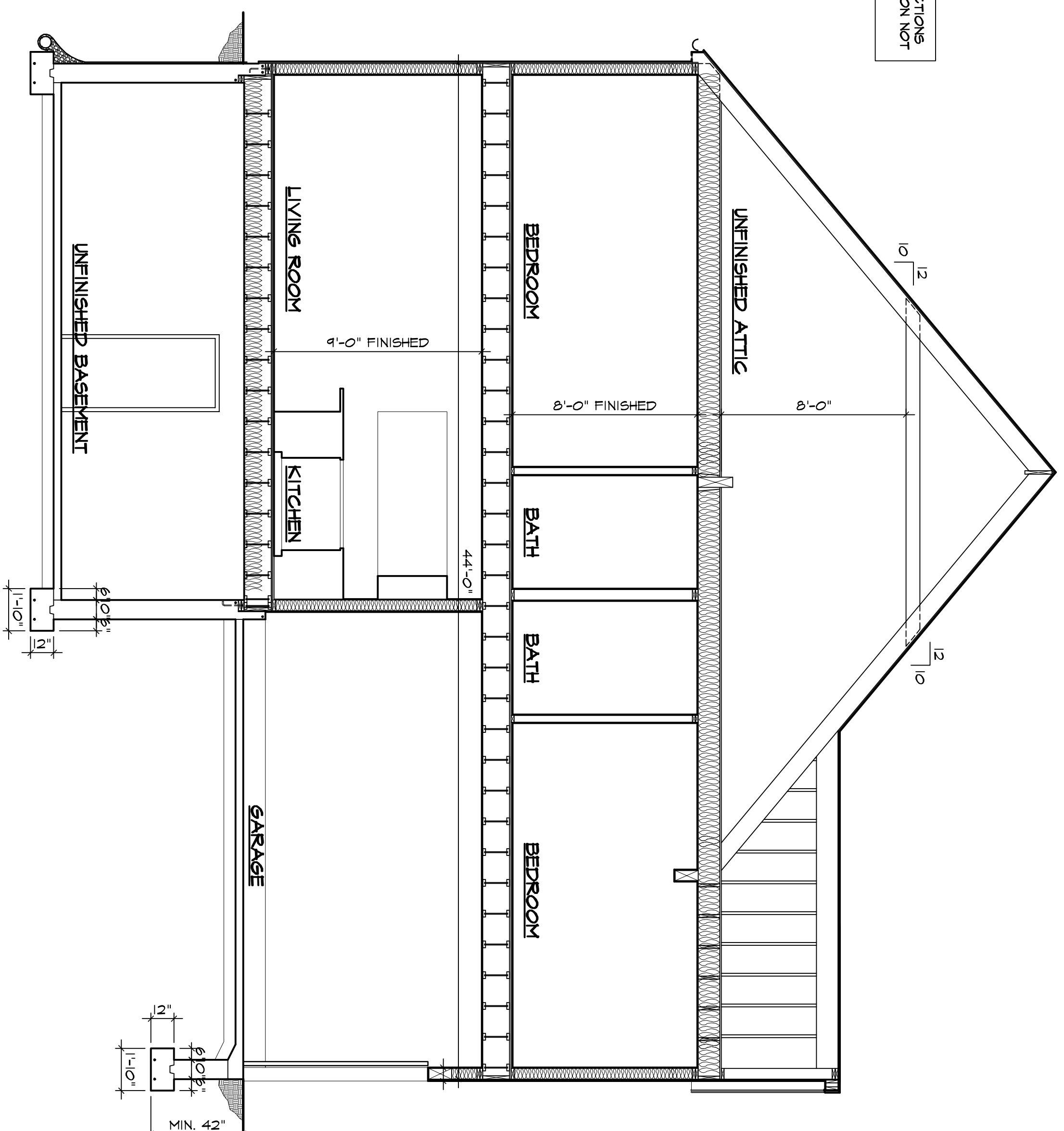
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**A-4**



**1** BUILDING SECTION @ HALLWAY - LEFT UNIT  
SCALE: 1/4" = 1'-0"



**2** BUILDING SECTION @ GARAGE - LEFT UNIT  
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CONSTRUCTION DOCUMENTS

**BUILDING SECTIONS**

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**A-5**