New Two Family Building @

37 Old Route 7

Brookfield, Connecticut 06804

THESE PLANS WERE DESIGNED UTILIZING THE FOLLOWING CODES & STANDARDS:

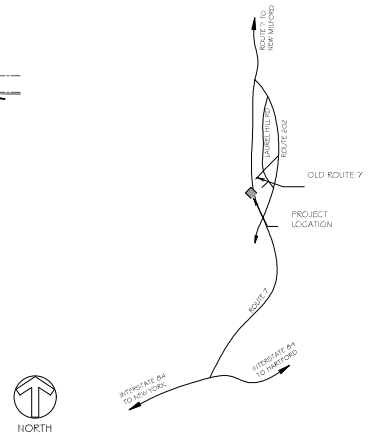
2018 CT State Building Code
2015 International Residential Code w/ CT Amendments
2015 International Energy Conservation Code w/ CT Amendments
2017 National Electrical Coded w/ CT Amendments

Building Areas

Covered Spaces:	Right Unit / Left Unit -With Third Bedroom
Front Porch:	90 sq ft / 90 sq ft
Garage:	287 sq ft / 294 sq ft
Basement:	722 sq ft / 722 sq ft
First Floor:	809 sq ft / 809 sq ft
Second Floor:	1113 sq ft/ 1120 sq ft
Total Habitable Space	2644.0 sq ft / 2651 sq ft

Design Criteria:

Floor Live Load:	40 psf 1st Fl / 30 psf 2nd Fl
Roof Live Load:	35 psf (snow)
Basic Wind Speed:	120 mph (V-ult)
Wind Exposure:	B
High-wind Design	No
Seismic Category:	C
Mean Roof Height:	25'-0 3/8"



Vicinity Map

Scale: None

GENERAL NOTES

All work will be performed in accordance with the Residential Code of the State of Connecticut, as well as Municipal, local regulations and all Codes having jurisdiction.

All electrical work will conform with the requirements of the Applicable Electric Codes having jurisdiction

Plumbing, Electrical & HVAC work will be installed by licensed contractors under permits from local building officials as required. All inspections and approvals shall be obtained by the respective trades and turned over to the owner before final payment. All electrical, plumbing & mechanical work shall conform to code & trade standards.

The contractor shall be solely responsible for construction safety, safety of the site, care of adjacent properties, and compliance with all government & OSHA regulations regarding safety.

Contractor shall verify all conditions & dimensions at the site to insure that the work as shown can be installed completely. If discrepancies or other condition is discovered while performing the work, or while laying out the work, the contractor shall notify the owner of the same before proceeding with the affected work.

Contractor will be licensed as required by the municipality & will maintain insurance required by state & local laws, including builders 'all risk' insurance, for the duration of the project. The contractor will furnish the owner with the certificates of the insurance at the time of contract signing. All trade subcontractors shall also maintain these insurance, and furnish certificates if insurance.

The contractor shall maintain the site clear of debris and trash, and shall remove any remaining debris prior to substantial completion & final payment.

All work shall be guaranteed for at one year from acceptance and use. All equipment, assemblies and/or material warranties shall be provided by the contractor at the time of substantial completion. All work shall be installed to manufacturer's specifications so as to qualify for all warranties.

DESIGN NOTES

First Floor 40lb Live Load + 10lb Dead Load
Second Floor 30lb Live Load + 10lb Dead Load
Roof 35lb Snow Load + 10lb Dead Load
Design Wind Speed 120mph (V-ult) , Exposure B

Framing lumber shall be SPF#2 construction grade, 875psi minimum fiber stress.
Double 2x10 headers at all openings unless otherwise specified.

LVL Design Properties: 3100Fb, 2,000,000 E

Builder to install 1/2" drywall on interior walls and ceiling

Structural steel shall comply with ASTM specifications A-36.

All exterior walls are dimensioned to face of studs. Interior walls are dimensioned from stud to stud.

Fireplaces, Boilers, Furnaces & Flues are to be U.L. approved and installed per manufacturers specifications. Contractors shall submit specifications to local building department for approval. All materials, supplies and equipment, ventilation and combustion air are to be installed per manufacturers specifications and per local codes and regulations.

A whole house ventilation is to be provide bt HVAC Contractor as part of his service. System must be reviewed and approved by local plans examiner prior to purchase and installation

Drawing list:

CO	Cover Page
A100	Foundation Plan & Details
A101	First Floor Plan
A102	Second Floor Plan
A103	Roof Framing Plan
A104	Braced Walls
A200	Front & Right Elevations
A201	Rear & Left Elevations
A300	Cross Section
A301	Cross Section Details & Fastening Schedule
A400	Electrical & Plumbing Riser Diagram
11	Total Drawings

Paul Raymond Walter
Architect, P.L.L.C. Licensed: AZ CT & NY
10965 East Pear Tree Drive Cornville AZ 86325
Ph: 928.274.7974 Email:info@paulrwalter.com
Ph: 845.616.0187 www.paulrwalter.com

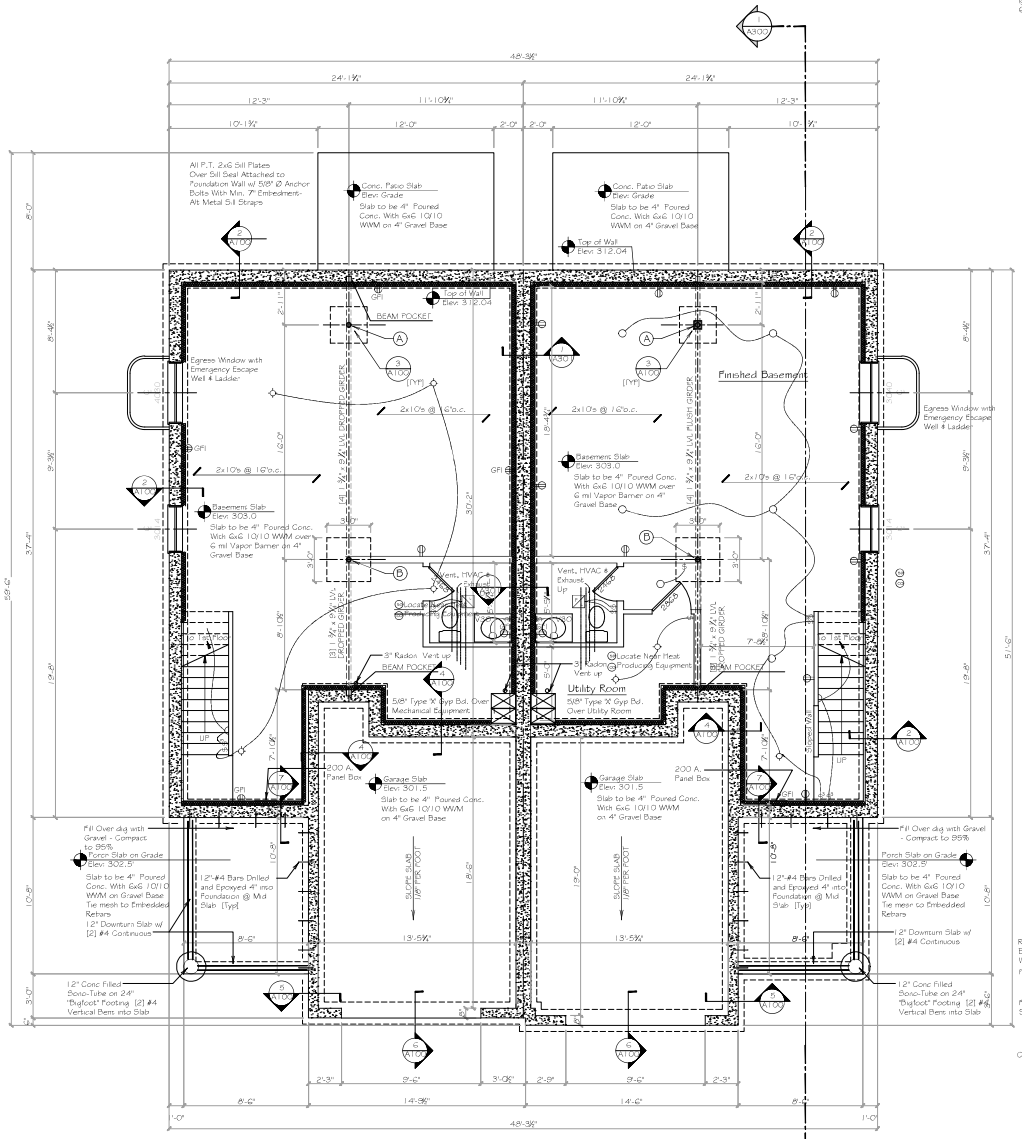
STATE OF CONNECTICUT PAUL R. WALTER NO. 13274 LICENSED ARCHITECT
Seal
05/15/2020

Rev.	Description:	Date:	By:
1	Permit	06.05.20	CL
2	Mirrored Plans for Left Side Unit	06.05.20	CL
3			

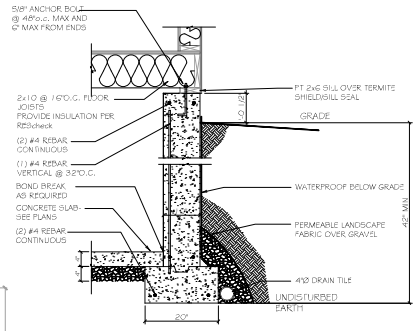
Project:
New Two Family Residence @
37 Old Route 7
Brookfield, Connecticut 06804

Drawing Description:
Cover Page

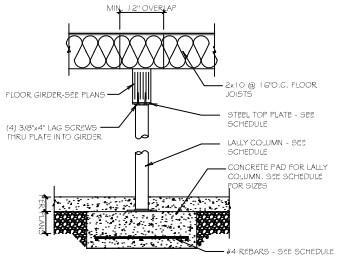
Job No: 2005-26	Drawing No: CO
Date: 05.15.20	
Scale: As Noted	
Drawn By: C.Lanteyriaga	
Checked: P.Walter	1 of 11



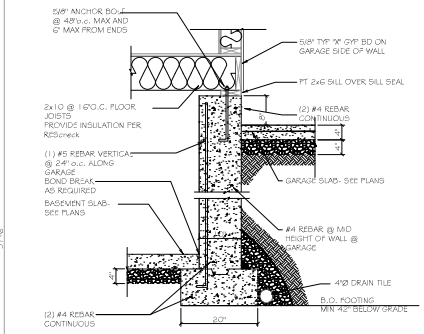
1 Foundation Plan
A100 Scale: 1/4" = 1'-0"



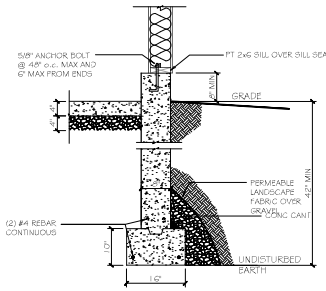
2 Typical Foundation Wall
A100 Scale: 3/4" = 1'-0"



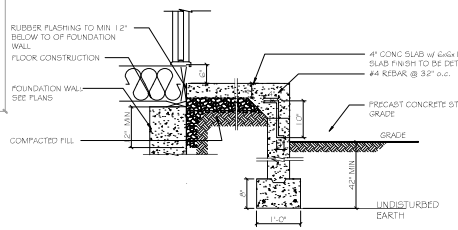
3 Lally Column & Footing Detail
A100 Scale: 3/4" = 1'-0"



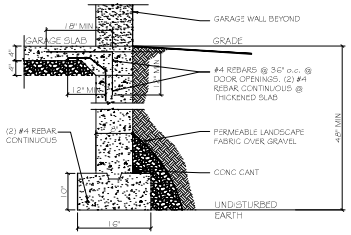
4 Foundation Wall Between Garage & House
A100 Scale: 3/4" = 1'-0"



5 Foundation Wall in Garage
A100 Scale: 3/4" = 1'-0"



7 Entry Slab Detail
A100 Scale: 3/4" = 1'-0"



6 Garage Haunch Detail
A100 Scale: 3/4" = 1'-0"

The architect has not been engaged to supervise or inspect the work and is not responsible for the materials or methods of the contractor. These plans are to be used specifically for the construction of a Single Family Residence at the indicated address and may not be altered without the written permission of the architect. Any unauthorized use or alteration of these plans is a violation of Connecticut State Education Law.

Lally Column and Footing Table

Column	Size	Wall Thickness	Top Plate	Bottom Plate	Footing Size	Req'd Rebar - Min 3" Cover @ Bottom
A	3 1/2"Ø	Conc Filled	4"X8"X1/4"	4"x4"x1/4"	2'-6" x 2'-6" x 12"Min	(4) #4 - 8"o.c. - Each Way
B	3 1/2"Ø	Conc Filled	4"X8"X1/4"	4"X4"X1/4"	3'-0" x 3'-0" x 12"Min	(7) #4 - 6"o.c. - Each Way

Paul Raymond Walter Architect, P.L.L.C.
Licensed: AZ, CT & NV
10955 East Pear Tree Drive Cornville AZ 86325
Ph: 928.274.7974 Email: info@paulrwalter.com
Ph: 845.616.0187 www.paulrwalter.com

STATE OF CONNECTICUT PAUL R. WALTER NO. 13274 LICENSED ARCHITECT

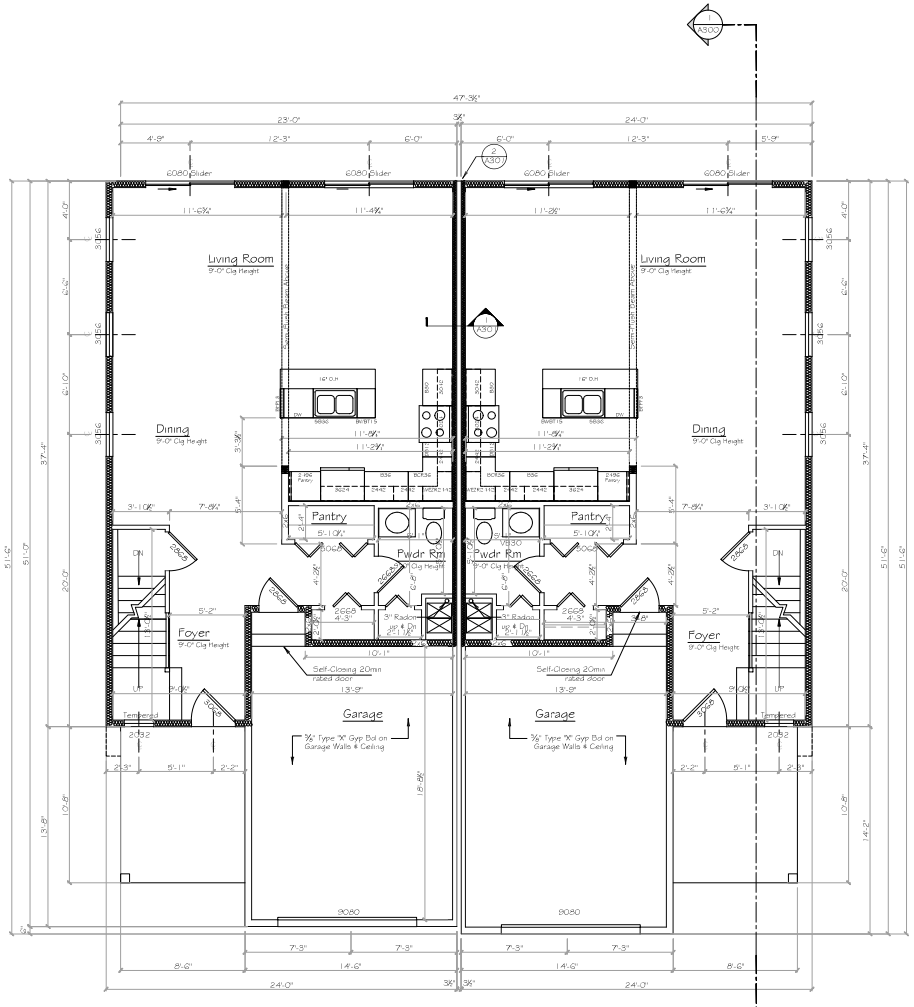
Seal: 05-26-2022

Rev.	Description:	Date:	By:
1	Permit	05.26.22	CL
	Removed Plans for Left Side Unit	06.03.22	CL

Project:
New Two Family Residence @
37 Old Route 7
Brookfield, Connecticut 06804

Drawing Description:
Foundation Plan & Details

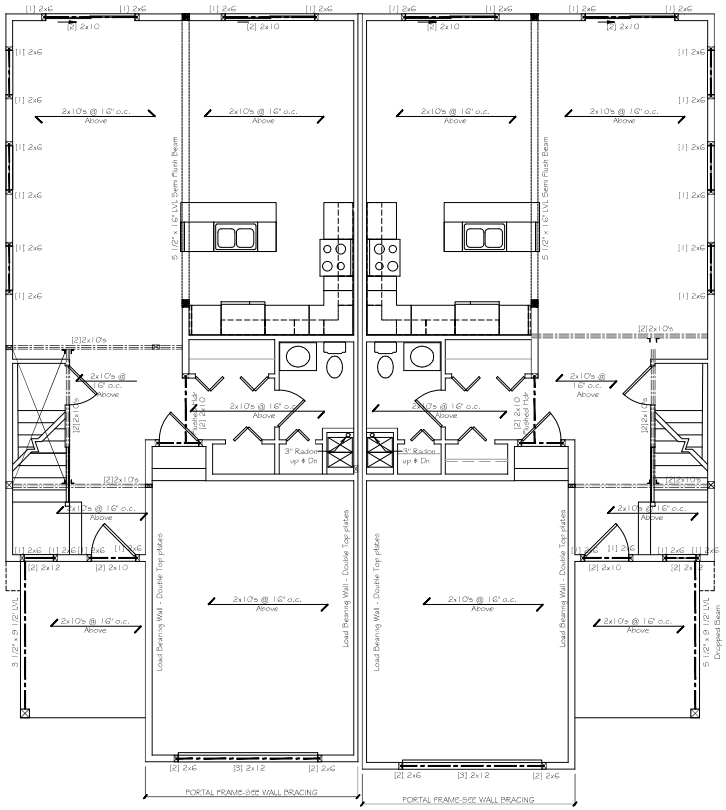
Job No: 220517	Drawing No: A100
Date: 05.26.22	
Scale: As Noted	
Drawn By: C.Lanesmaga	
Checked: P.Walter	2 of 11



1 A101 First Floor Plan
Scale: 1/4" = 1'-0"

Window Schedule
(Harvey Windows)

Model	Rough Opening	Light	Vent	"U" Value	SHGC	Egress
T2020	2'-2" x 2'-2"	3.6	0.0	.30	.34	No
2032	2'-2 1/2" x 3'-5"	4.2	2.39	.30	.34	No
2446	2'-6 1/2" x 4'-3"	7.6	4.31	.30	.34	No
3046	3'-2 1/2" x 4'-3"	10.31	5.73	.30	.34	Yes
3056	3'-2 1/2" x 5'-3"	12.89	6.89	.30	.34	Yes



2 A101 First Floor/ Second Floor Framing Plan - typ.
Scale: 1/4" = 1'-0"

Paul Raymond Walter
Architect, P.L.L.C. Licensed: AZ, CT & NV
10265 East Pear Tree Drive Cornville AZ 86325
Ph: 928.274.7974 Email: info@paulrwalter.com
Ph: 845.616.0187 www.paulrwalter.com

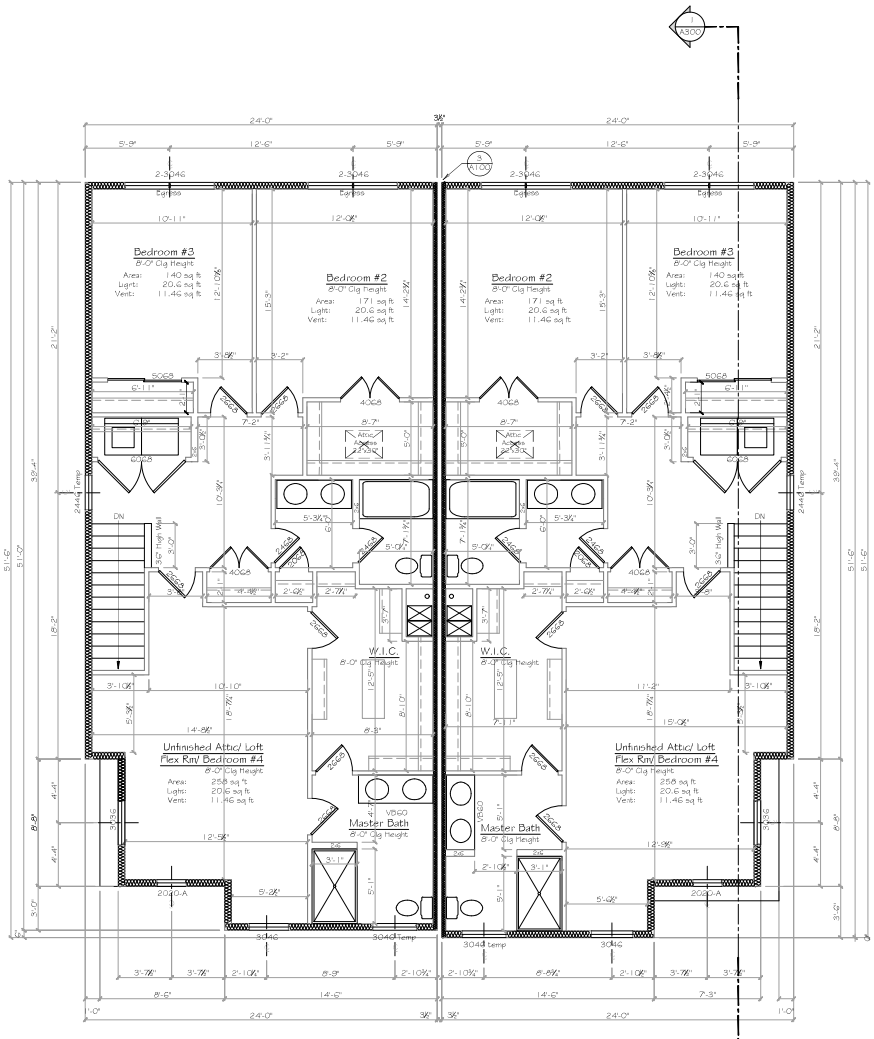
Seal: STATE OF CONNECTICUT PAUL R. WALTER NO. 13274 LICENSED ARCHITECT
05/15/2022

Rev.	Description:	Date:	By:
1	Permit	05/15/20	CL
	Revised Plans for Left Side Unit	05/15/20	CL

Project:
New Two Family Residence @
37 Old Route 7
Brookfield, Connecticut 06804

Drawing Description:
First Floor Plan

Job No: 200529	Drawing No: A101
Date: 05.15.20	
Scale: As Noted	
Drawn By: C.Lamoyiaga	
Checked: P.Walter	3 of 11



1 Second Floor Plan
A102 Scale: 1/4" = 1'-0"

See Roof/ Truss Framing Plan A103
For Required Door & Window Headers

Paul Raymond Walter Architect, P.L.L.C.
Licensed: AZ, CT & NV
10955 East Pear Tree Drive
Cornville AZ 86325
Ph: 928.274.7974
Email:info@paulrwalter.com
Ph: 845.616.0187
www.paulrwalter.com

STATE OF CONNECTICUT
PAUL R. WALTER
NO. 13274
LICENSED ARCHITECT
Paul R. Walter, R.A.
9/14/23 2022

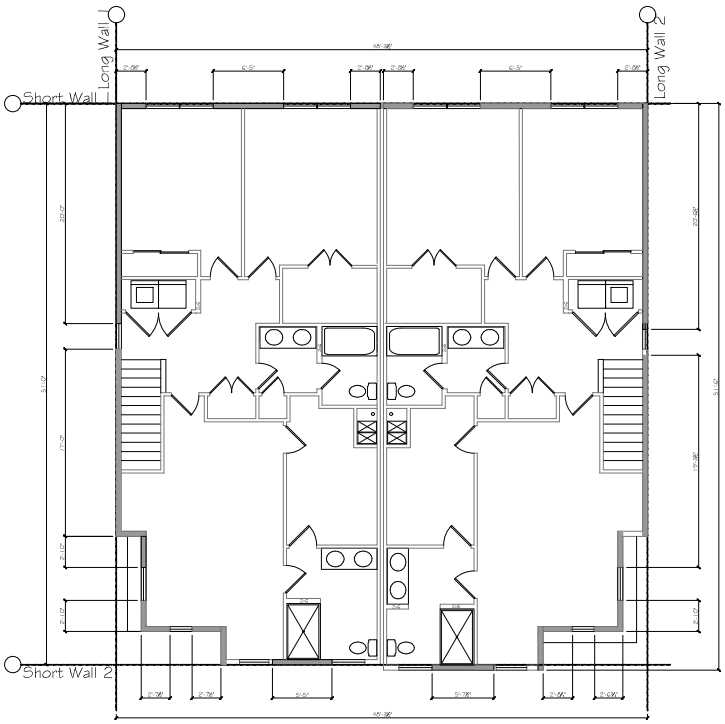
Seal

Rev.	Description:	Date:	By:
1	Permit	06.15.22	CL
	Mirrored Plans for Left Side Unit	06.15.22	CL

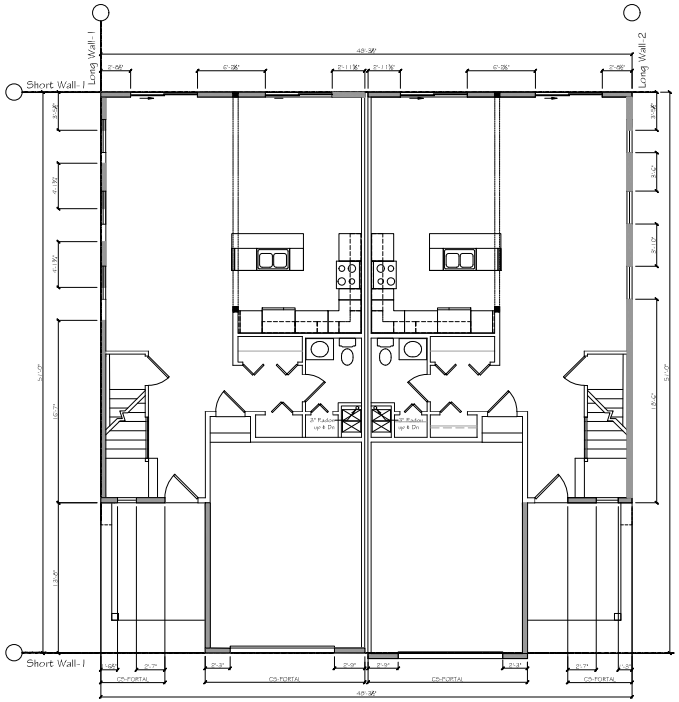
Project:
New Two Family Residence @
37 Old Route 7
Brookfield, Connecticut 06804

Drawing Description:
Second Floor Plan

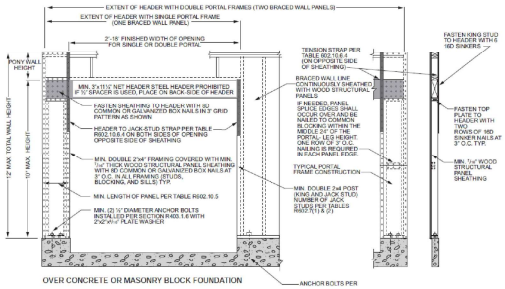
Job No: 2006.28	Drawing No: A102
Date: 06.15.20	
Scale: As Noted	
Drawn By: C.Lanes/rapa	
Checked: P.Walter	4 of 11



1 Second Floor Braced Walls Plan
A104 Scale: 3/16" = 1'-0"



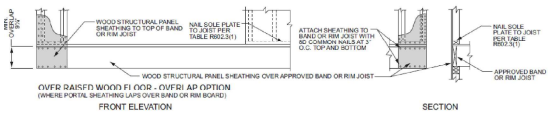
2 First Floor Braced Walls Plan
A104 Scale: 3/16" = 1'-0"



3 Garage Wall Detail
A103 Scale: None

Design Parameters

Structure Type	1-2 Family Detached
# Stories	2
Seismic Design Category	C
Wind Speed (Vult)	120
Wind Exposure	B
Applicable Code	2015
Mean Roof Height	25 ft
Eave to Ridge Height	11 ft
Roof/Ceiling Dead Load	12 psf
GWB on Interior of Walls.	YES



4 Front Entry Base of Wall Detail
A103 Scale: None

PER APA Simplified Bracing method - Exterior Sheathing to be min 7/16" Performance Catagory -fastened with min 8d commons @ 4" o.c. edge nailing at 12 o.c in Field at Fiesr Floor Level. Second Floor level may be Fastened at 6" o.c. Edge and 12" in the Field

APA SIMPLIFIED BRACED WALL DESIGN BASED ON 2015 IRC

Wall Bracing Requirements

Braced Wall Lines - Second Story

Wall Bracing Requirements **Wall Height:** 8 ft

Adjustment Factors:

Wall height Factor **Exposure Factor**

0.9 1

Wall Line	Spacing	Required Braced Wall (ft) Tabulated	Required Braced Walls (ft) Adjusted	Braced Walls Provided (ft)		
Long Walls	46.25	8.0 ft	7.2 ft	LW1	48.7 ft	Passes
				LW2	48.7 ft	Passes
Short Walls	51	8.8 ft	7.9 ft	SW1	20.8 ft	Passes
				SW2	22.4 ft	Passes

Braced Wall Lines - First Floor

Wall Bracing Requirements **Wall Height:** 9 ft

Adjustment Factors:

Wall height Factor **Exposure Factor**

0.95 1

Wall Line	Spacing	Required Braced Wall (ft) Tabulated	Required Braced Walls (ft) Adjusted	Braced Walls Provided (ft)		
Long Walls	46.25	12.4 ft	11.8 ft	LW1	43.5 ft	Passes
				LW2	43.5 ft	Passes
Short Walls	51	13.6 ft	12.9 ft	SW1	21.7 ft	Passes
				SW2	17 ft	Passes

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Seal

Rev	Description:	Date:	By:
1	Permit	06.26.20	CL
	Marked Plans for Left Side Unit	06.03.20	CL

Project:
New Two Family Residence @
37 Old Route 7
Brookfield, Connecticut 06804

Drawing Description:
First & Second Floor
Braced Walls

Job No: 200520
Date: 05.15.20
Scale: As Noted
Drawn By: CJ.Lamymaga
Checked: P.Walter
Drawing No: A104
6 of 11