

FRAMING
NOTES:

1. WINDOW & EXTERIOR DOOR HEADERS ARE
2 - 1-3/4"x7-1/2" MICROLLAM UNLESS
OTHERWISE NOTED.

2. INTERIOR DOOR HEADERS ARE NOT
REQUIRED UNLESS NOTED. OPENINGS IN
INTERIOR BEARING WALLS SHALL BE 2 -
1-3/4" x 7-1/2" MICROLLAM LVL UNLESS
OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO NOMINAL FINISH
SURFACE AT INTERIOR PARTITIONS AND TO
OUTSIDE OF STUD AT EXTERIOR WALLS
UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO CENTERLINE OF
WINDOWS AND DOORS UNLESS OTHERWISE
NOTED.

5. UNLESS OTHERWISE NOTED, DOORS AND
WINDOWS SHALL BE CENTERED BETWEEN
WALLS.

6. ADD BLOCKING AT FLOOR STRUCTURE
FOR PARALLEL WALLS AND POINT LOAD
CONDITIONS. DOUBLE FRAMING AT
PARALLEL WALLS.

7. D.F. = DOUGLAS FIR STRUCTURAL GRADE
MATERIAL NO. 2 OR BETTER.

8. FLASH TOP OF ALL DOUBLED DECK
FRAMING MEMBERS TYPICAL.

9. DOUBLE FRAMING MEMBERS AT ALL
OPENINGS UNLESS OTHERWISE NOTED.

10. FRAMING IS SHOWN ABOVE TYPICAL.

11. P.T. = PRESSURE TREATED SOUTHERN
YELLOW PINE.

12. PROVIDE APPROVED HANGERS AT FLUSH
FRAMED CONDITIONS.

13. "MICROLLAM" & "PARALLAM" GIRDERS,
POSTS AND HEADERS ARE MANUFACTURED
BY LEVEL.

GARAGE FLOOR EL. 32'8".

18. ALL OPENINGS IN WALLS SHALL HAVE HEADER,
PLATE AND JACK STUDS REINFORCED WITH GALV.
STEEL STRAPS, SIMPSON CS16 W/ 14 - 16D
COMMON NAILS, PLACED OVER STUDS AND
HEADER ABOVE UNLESS OTHERWISE NOTED.

19. ALL SHEARWALL HOLDDOWNS SHALL BE
FASTENED TO 2 - 2"x4" D.F. STUDS MIN. & ALL
CORNERS SHALL BE SOLID STUDED WITHOUT
VOIDS.

20. ALL METAL STRAPS AND ANCHORS MAY BE
INSTALLED DIRECTLY TO FRAMING OR OVER
SHEATING.

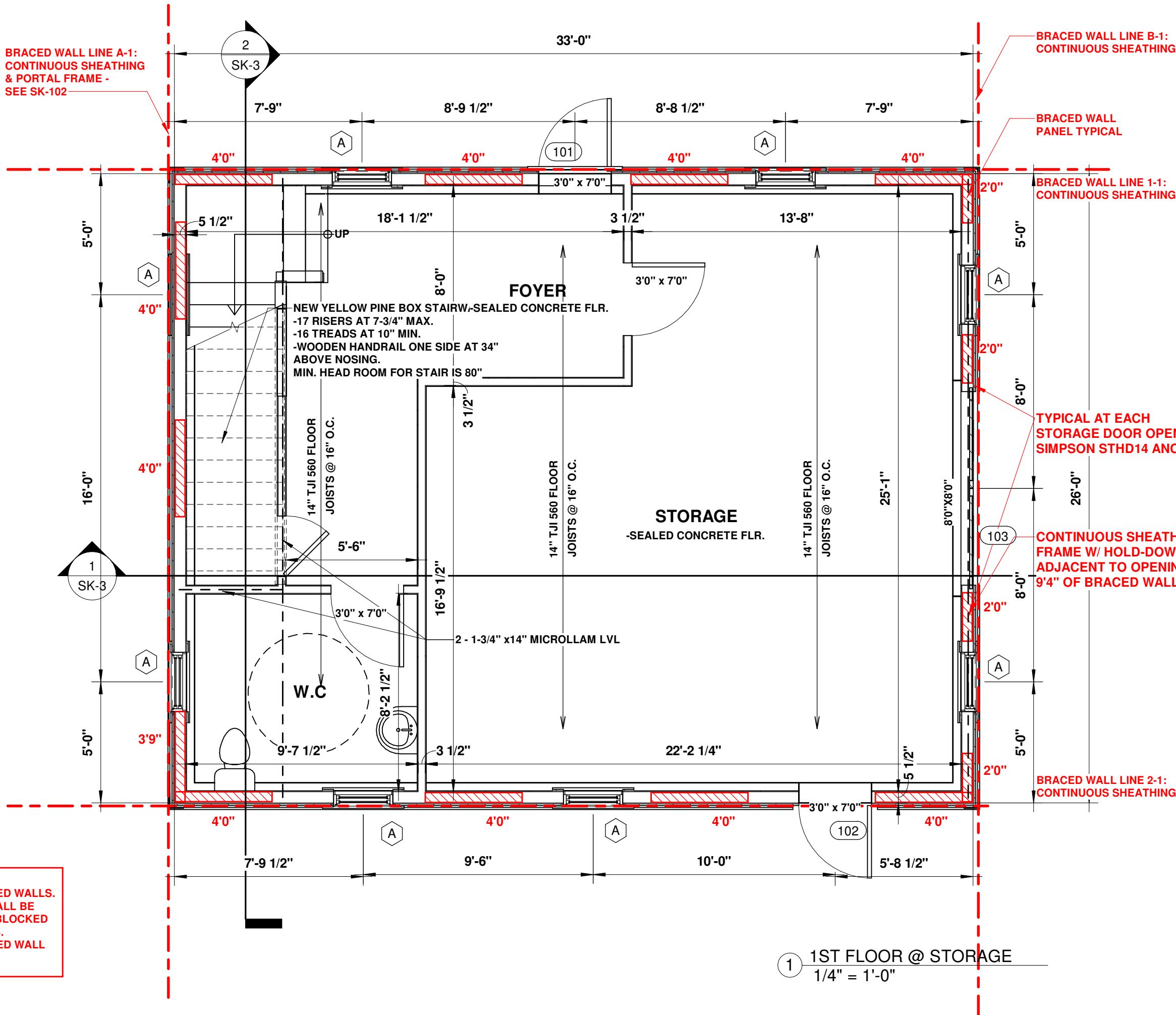
21. ALL METAL HANGERS, STRAPS, BOLTS,
WASHERS AND NUTS IN CONTACT WITH PRESSURE
TREATED WOOD SHALL BE HOT DIPPED
GALVANIZED, G185 ZINC COATED GALVANIZED OR
STAINLESS STEEL.

15. PROVIDE PERPENDICULAR BLOCKING AT 2
END BAYS AT ALL FLOOR FRAMING PARALLEL
TO END WALLS. BLOCKING SHALL CONSIST OF
SAME JOIST MATERIAL AT 48" O.C.

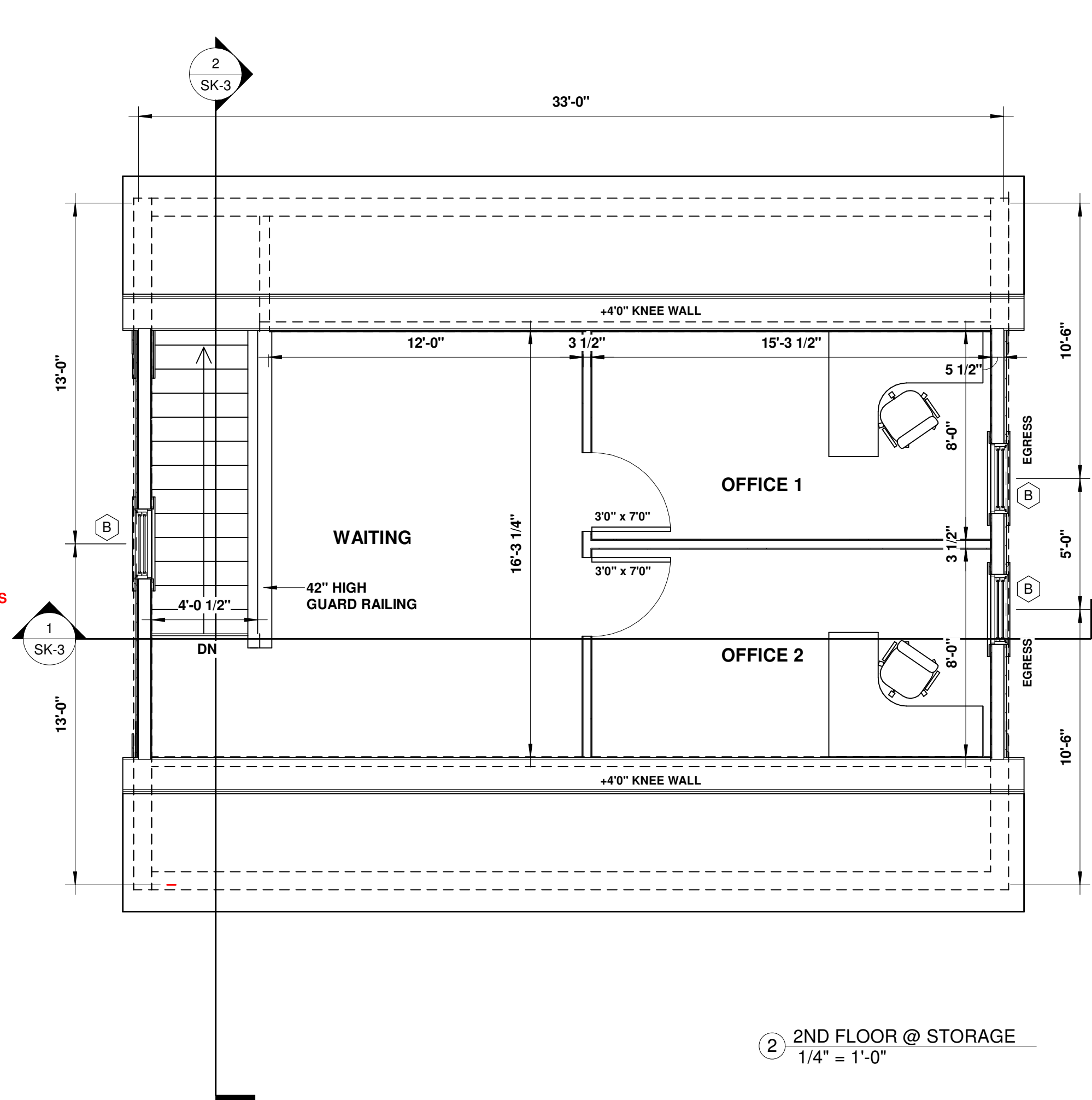
16. ALL EXTERIOR WALLS ARE SHEARWALLS AND
SHALL HAVE ALL SHEATHING SEAMS BLOCKED
WITH 2"x4" D.F. AND NAILED W/ 10D COMMON
NAILS AT 4" O.C.

17. ALL SHEATHING AT EXTERIOR WALLS SHALL
BE RUN VERTICAL FROM SOLE PLATE TO TOP
PLATE WITH INTERMEDIATE SEAMS BLOCKED AS
DESCRIBED ABOVE. WALL/
FLOOR AND FLOOR/SILL JOINTS SHALL BE
REINFORCED FOR SHEAR AND UPLIFT AS
DESCRIBED ON THE DRAWINGS.

BRACED WALL NOTES:
-HATCHED WALLS ARE BRACED WALLS.
-INTERIOR BRACED WALLS SHALL BE
SHEATHED WITH 1/2" CDX & BLOCKED
SIMILAR TO EXTERIOR WALLS.
-REFER TO SK-102 FOR BRACED WALL
DETAILS.



4 FOUNDATION @ STORAGE
1/4" = 1'-0"



5 ROOF PLAN @ STORAGE
1/4" = 1'-0"

4 FOUNDATION @ STORAGE
1/4" = 1'-0"

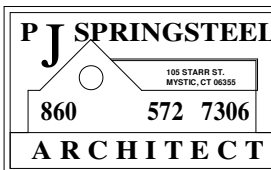
NOTE:
BLOCK TWO END BAYS AT
ALL GABLE ROOFS AT SHEATHING
EAMS 48" O.C. WITH 2"x6" D.F.
ON THE FLAT

SETTLER'S PLACE
A PLANNED RESIDENTIAL
DEVELOPMENT

1935 BOSTON POST ROAD - WESTBROOK, CONNECTICUT

NOTES:
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FOR CONFIRMING ALL DIMENSIONS IN
THE FIELD. THE CONTRACTOR SHALL
IMMEDIATELY CONTACT THE ARCHITECT
WITH ANY DISCREPANCIES FROM THE
DRAWINGS.
DO NOT SCALE THE DRAWINGS.
THE ARCHITECT SHALL NOT BE
RESPONSIBLE FOR CONSTRUCTION
MEANS, METHODS OR SAFETY
PRECAUTIONS.

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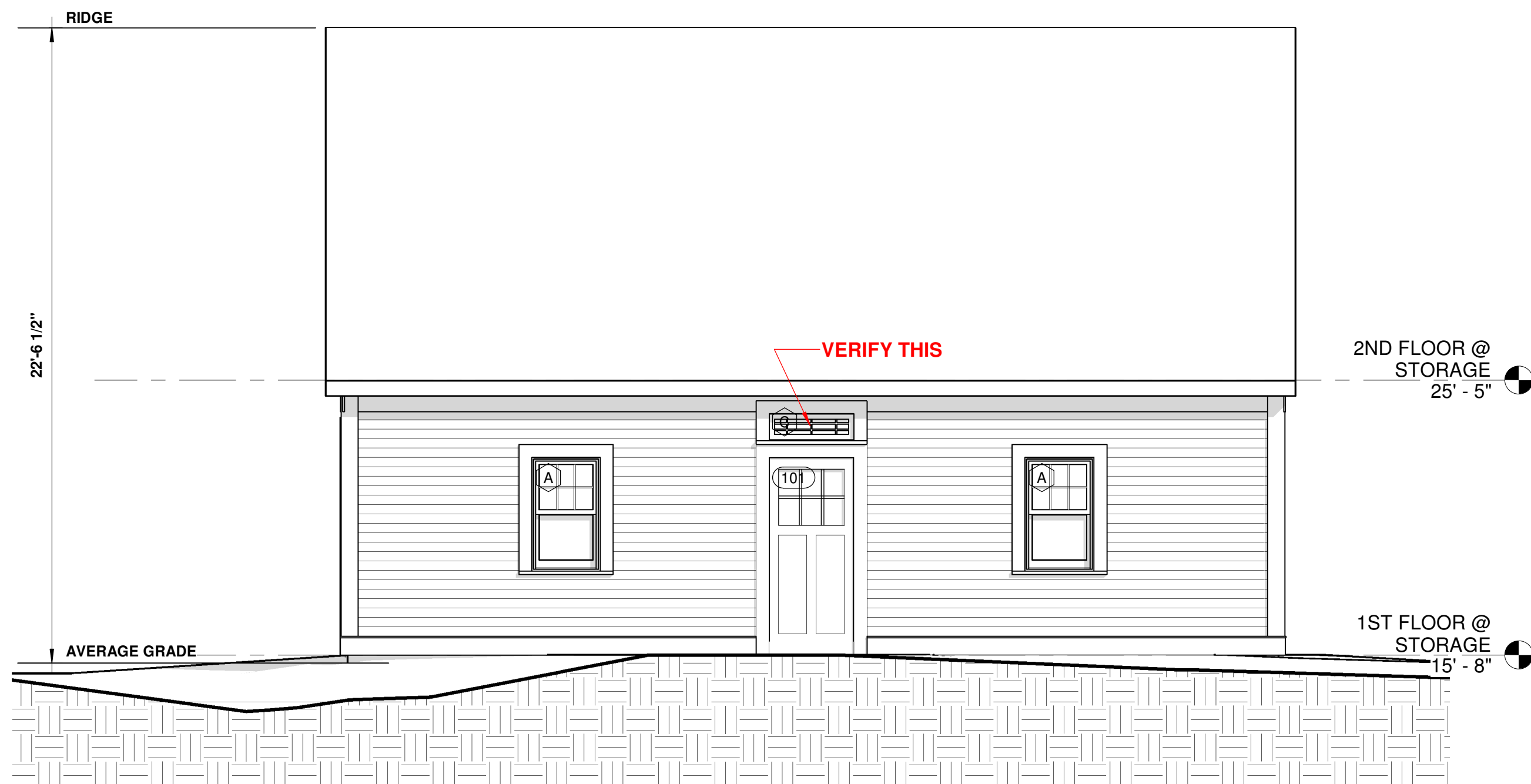
OWNERS:
1935 BOSTON POST
ROAD LLC &
VISTA VOCATIONAL
LIFE SKILLS
CENTER, INC

CIVIL ENGINEER
INDIGO LAND
DESIGN LLC
OLD SAYBROOK, CT

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105 STARR STREET
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DATE: 27 DECEMBER 2019

SK-1



1 FRONT @ OFFICE / STORAGE
1/4" = 1'-0"

WINDOW SPECIFICATIONS:

1. ALL WINDOWS AND EXTERIOR DOORS, UNLESS OTHERWISE NOTED, ARE ANDERSEN 400-SERIES, STORMWATCH, SERIES AS NOTED.
2. GLAZING SHALL BE HIGH PERFORMANCE, LOW E4, IMPACT RESISTANT, TEMPERED AT LOCATIONS INDICATED.
3. MUNTINS SHALL BE SIMULATED DIVIDED LIGHTS.
4. GANGED WINDOWS SHALL BE SEPARATED BY TWO STUDS UNLESS OTHERWISE INDICATED.
5. EXTERIOR CASINGS SHALL BE 5/4"x6" W/ 2" HISTORIC SILL, SPLINED AND WELDED, PAINTED PVC, "AZEK", "BORAL" OR EQUAL. USE CORTEX FASTENER SYSTEM.
6. ALL OPERABLE WINDOWS SHALL BE SUPPLIED WITH SCREENS IN WHITE.

7. PROVIDE EXTENSION JAMBS AS NECESSARY AT EACH CONDITION.
8. CLADDING SHALL BE WHITE.
9. GLAZING AT DOORS AND WHERE INDICATED BY "T" SHALL BE TEMPERED.
10. WINDOWS SHALL BE FLASHED AND SEALED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED SPECIFICATIONS. THE MANUFACTURER'S REPRESENTATIVE SHALL APPROVE THE WINDOW INSTALLATION ON SITE PRIOR TO INSTALLATION OF EXTERIOR AND INTERIOR CASINGS.
11. CONTRACTOR SHALL SUBMIT WINDOW/EXTERIOR DOOR SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO RELEASING THE ORDER FOR FABRICATION.

- A ANDERSEN 400 SERIES DOUBLE HUNG R.O. 2'6" W x 4'0" H
6/1 LITES, 3W2H R.O. HEAD @ 6'8" ABOVE STORAGE SLAB
- B ANDERSEN 400 SERIES DOUBLE HUNG R.O. 2'8" W x 4'8" H
6/1 LITES, 3W2H R.O. HEAD @ 6'8" ABOVE STORAGE SLAB



3 RIGHT SIDE @ OFFICE / STORAGE
1/4" = 1'-0"

- 101 THERMATRU "SMOOTHSTAR" PAINTED FIBERGLASS PREHUNG DOOR SYSTEM, 3'0"x7'0"x1-3/4", WEATHERSTRIPPING ON ALL SIDES, BRONZE THRESHOLD. VERIFY STYLE/MODEL NUMBER WITH OWNER.
- 102 THERMATRU "SMOOTHSTAR" PAINTED FIBERGLASS PREHUNG DOOR SYSTEM, 3'0"x7'0"x1-3/4", WEATHERSTRIPPING ON ALL SIDES, BRONZE THRESHOLD. VERIFY STYLE/MODEL NUMBER WITH OWNER.
- 103 CLOPAY "RESERVE COLLECTION - SERIES SELECTED BY THE OWNER, 2" THICK, OVERHEAD INSULATED STEEL DOOR, 8'0" W x 8'0" H, W/ 1/2HP MOTOR, EXTERIOR KEYPAD, AUTO REVERSE, SPADE STRAP HINGES, SPADE LIFT HANDLES, TORSION AND EXTENSION SPRINGS, STEEL TRACKS, REMOTE OPERATOR. VERIFY STYLE/MODEL NUMBER WITH OWNER.



2 LEFT SIDE @ OFFICE / STORAGE
1/4" = 1'-0"



4 REAR @ OFFICE / STORAGE
1/4" = 1'-0"

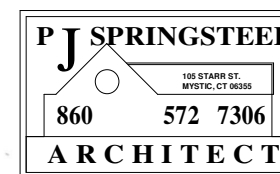
ELEVATIONS @ OFFICE STORAGE OUTBUILDING

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DEVELOPMENT

1935 BOSTON POST ROAD - WESTBROOK, CONNECTICUT

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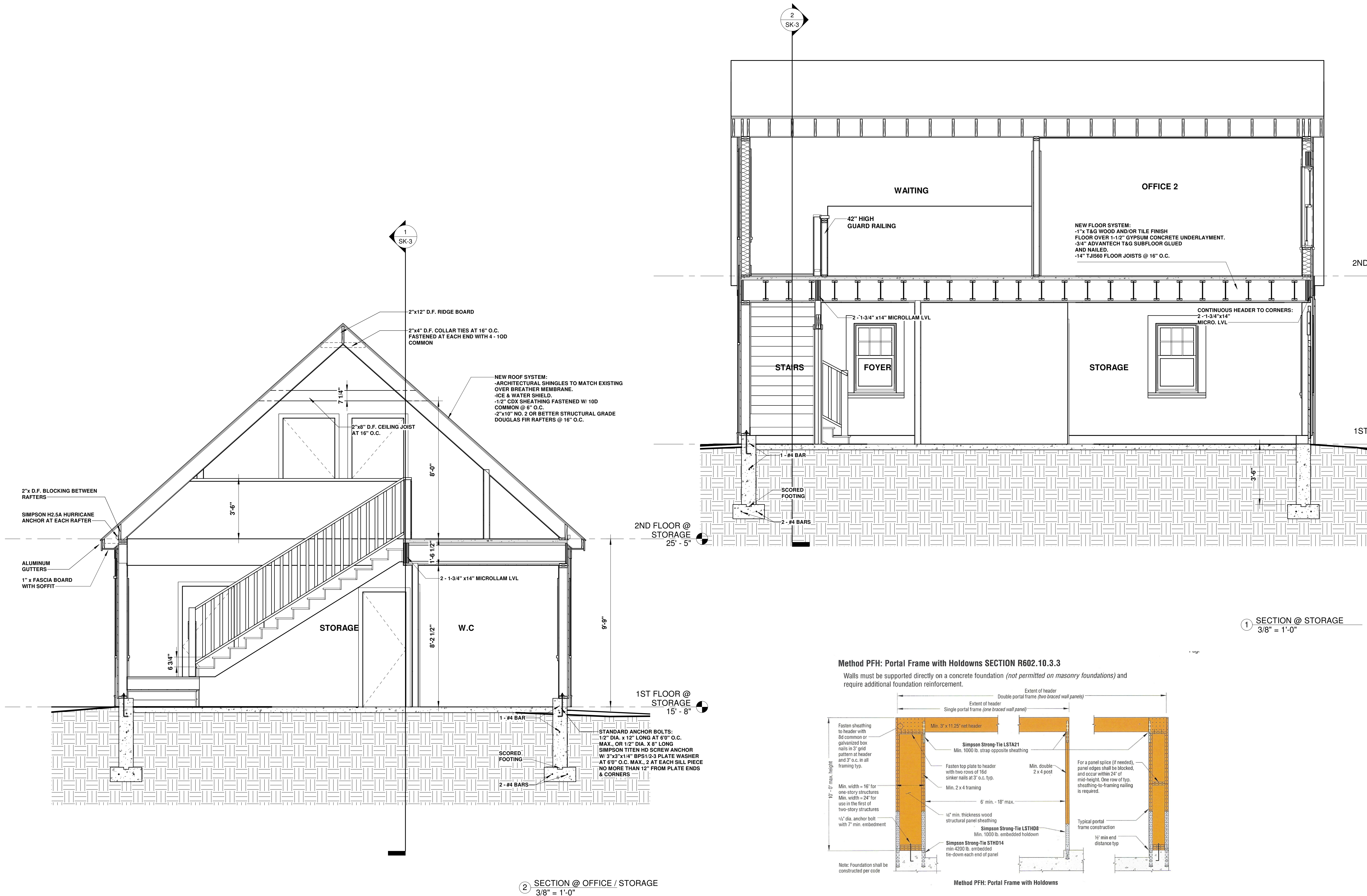
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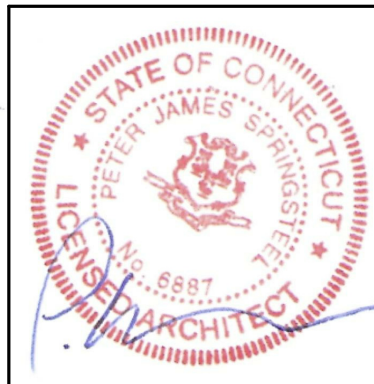
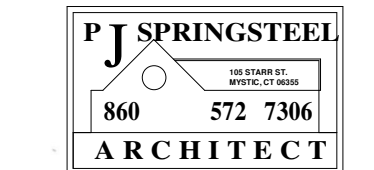
SECTIONS @ OFFICE STORAGE OUTBUILDING

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