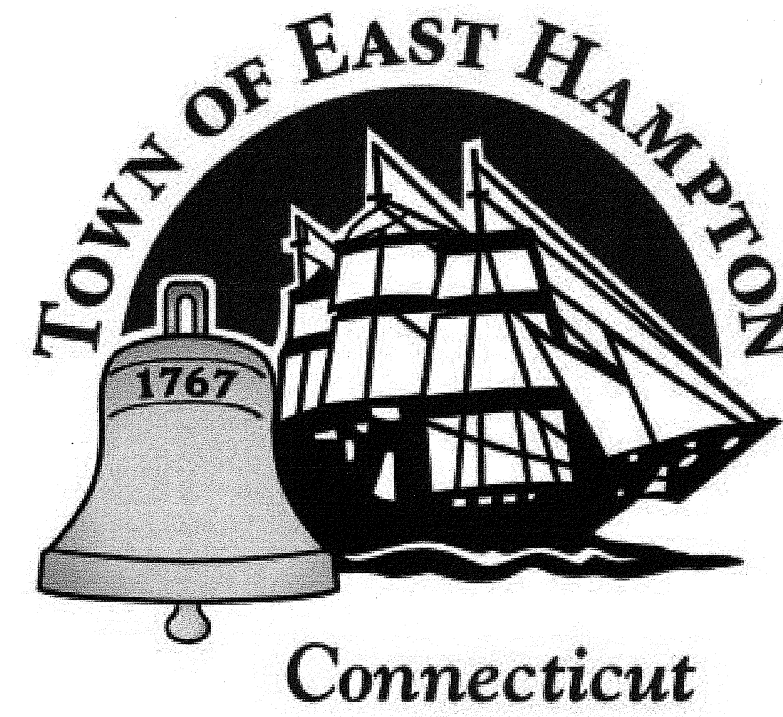


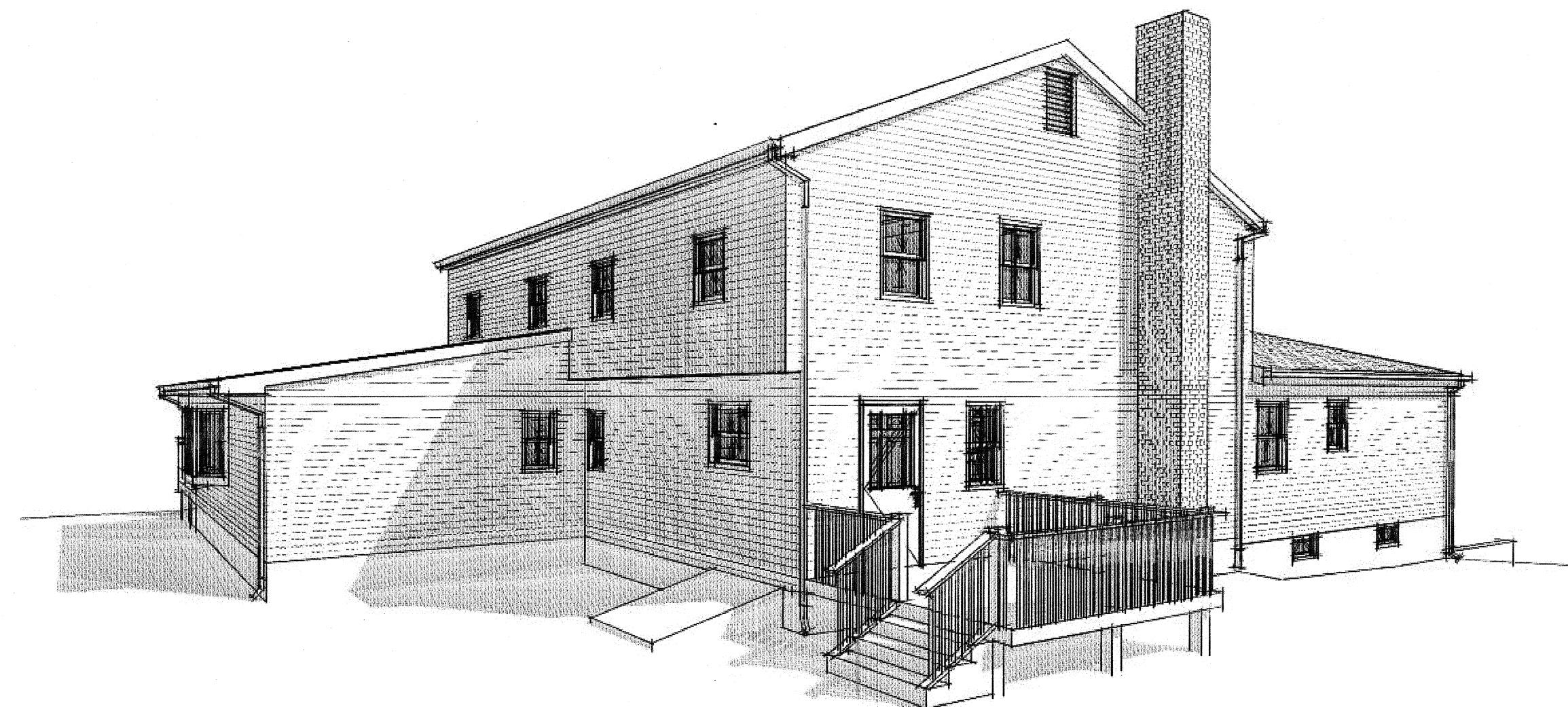
Renovations and Addition  
 Nozzolini Residence  
 59 Waterhole Road  
 East Hampton, CT 06424



Issued: 7/29/20

# PEGARCH

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 236 MAIN ST PORTLAND, CT 06480  
 860.740.5123  
 PEGARCH.COM



**TOWN OF EAST HAMPTON**

**DESIGN VALUES**

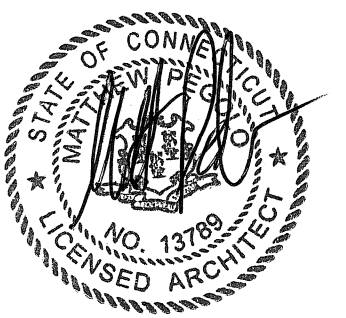
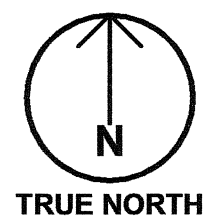
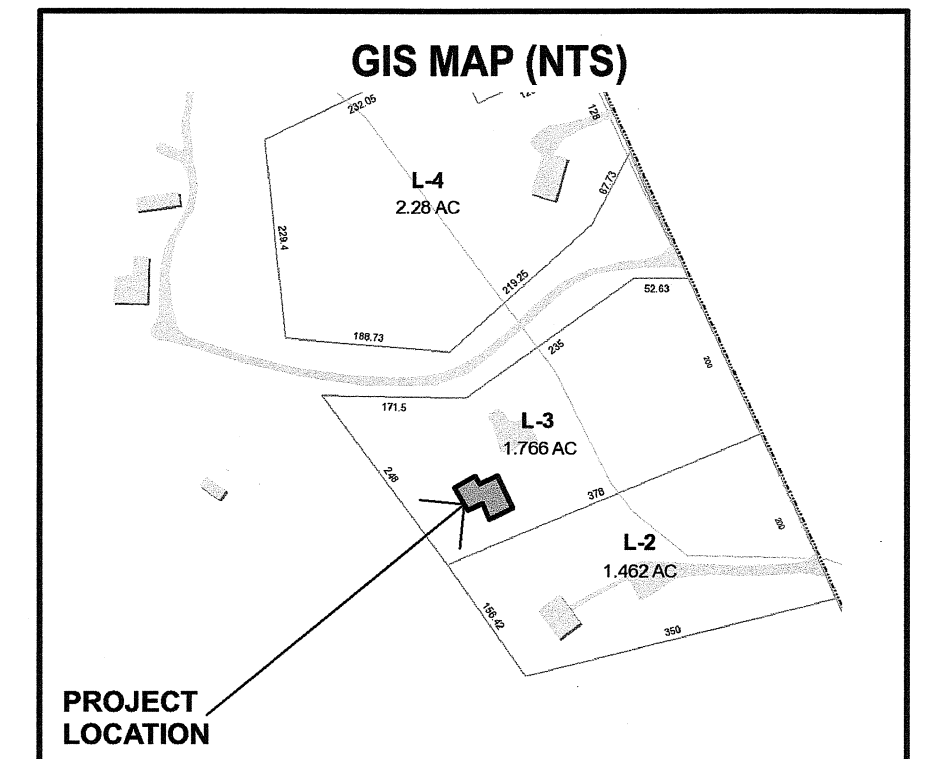
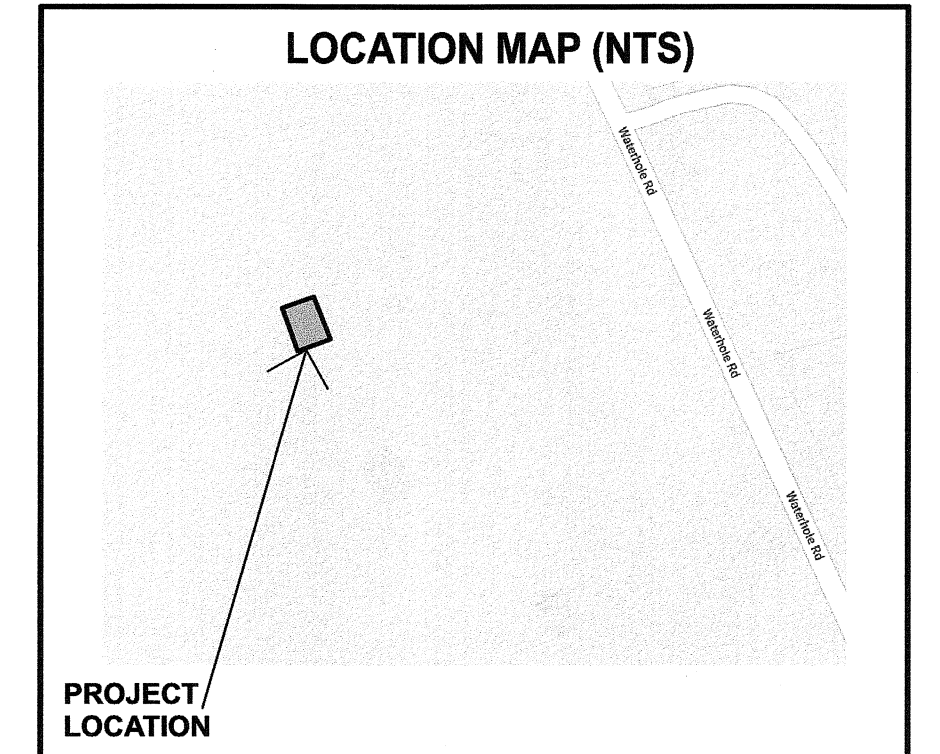
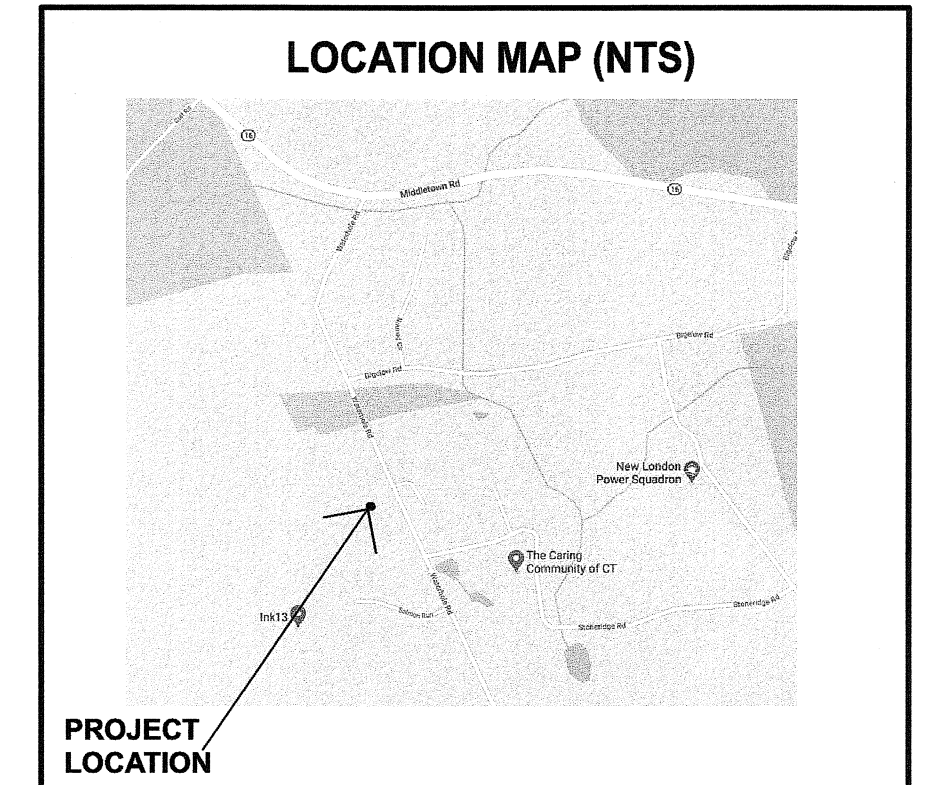
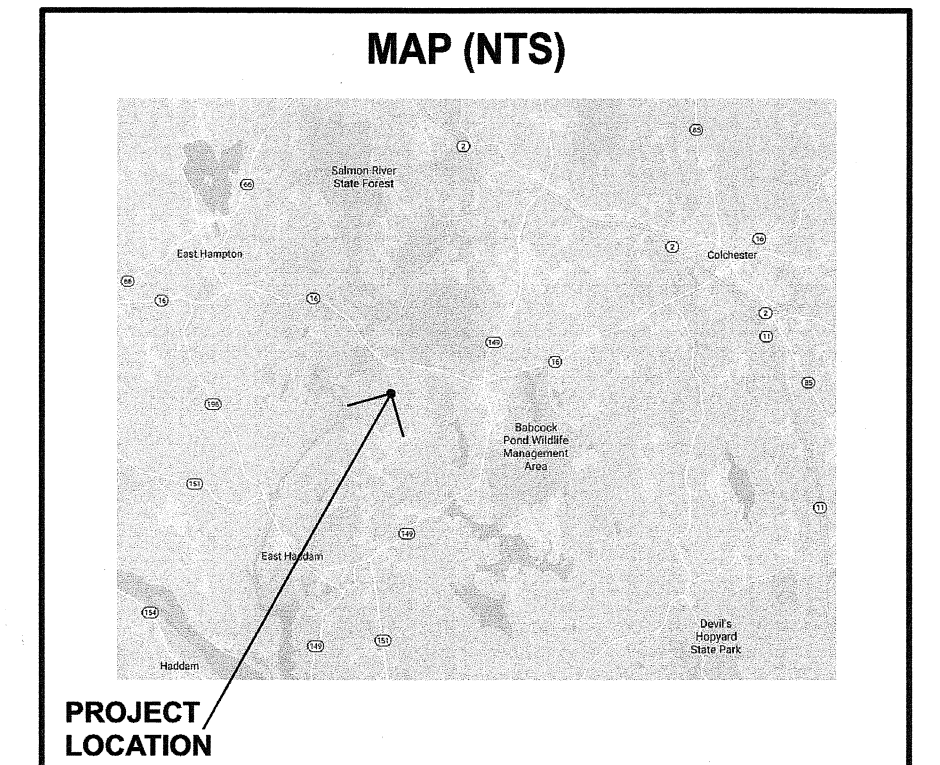
2018 CT IRC APPX V  
 ULTIMATE WIND SPEED.....130MPH  
 DESIGN WIND SPEED.....101 MPH  
 SEISMIC DESIGN CAT.....B  
 FROST DEPTH.....42"  
 WEATHERING.....SEVERE  
 ICE BARRIER UNDERLAYMENT.....YES  
 DESIGN LOADS  
 GROUND SNOW LOAD.....30PSF

**GENERAL INFO**

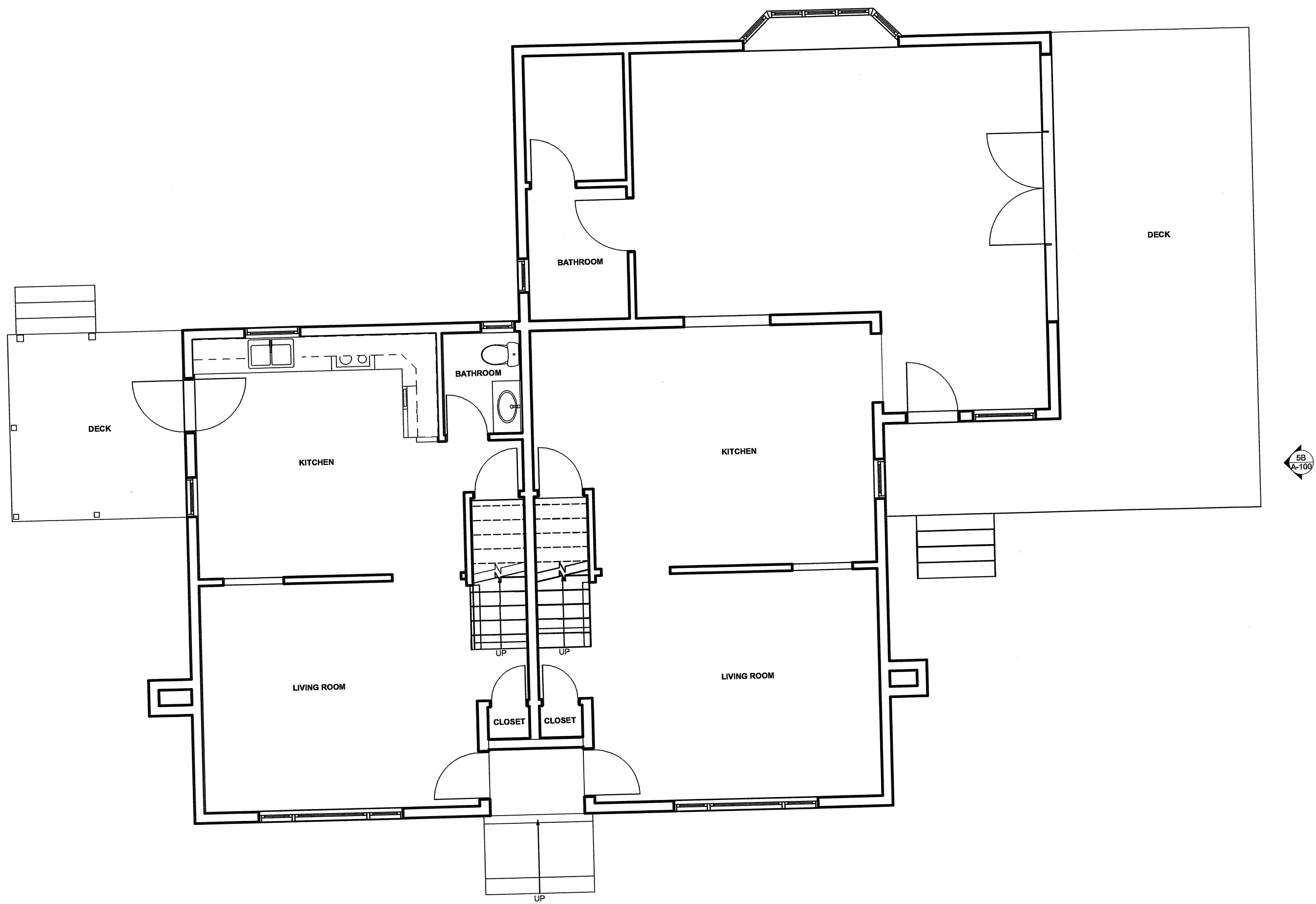
ADDRESS: 59 Waterhole Road  
 MBL: 35' 0" L/ 31'  
 LAND USE CODE: 102  
 ZONE: R-4  
 LOT: 1.76 ACRES

**BUILDING CODES:**  
 THIS PROJECT IS TO BE TO 2018 CT STATE BUILDING CODE.

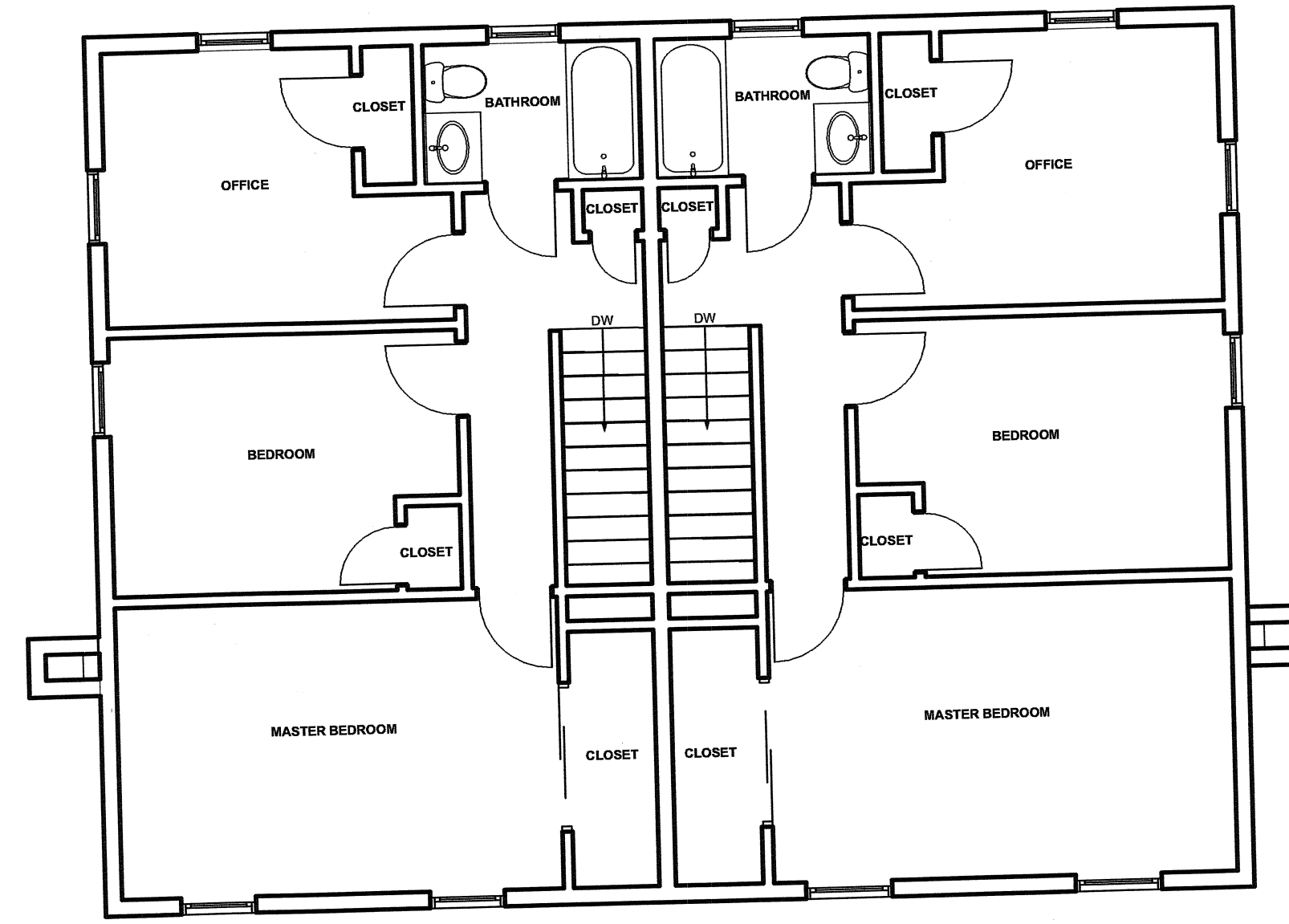
The 2018 CT SBC adopts the following model codes:  
 -2015 International Building Code  
 -2015 International Existing Building Code  
 -2015 International Plumbing Code  
 -2015 International Mechanical Code  
 -2015 International Residential Code  
 -2012 International Energy Conservation Code  
 -2017 National Electrical Code (NFPA 70)  
 -2018 CT State Fire Prevention Code



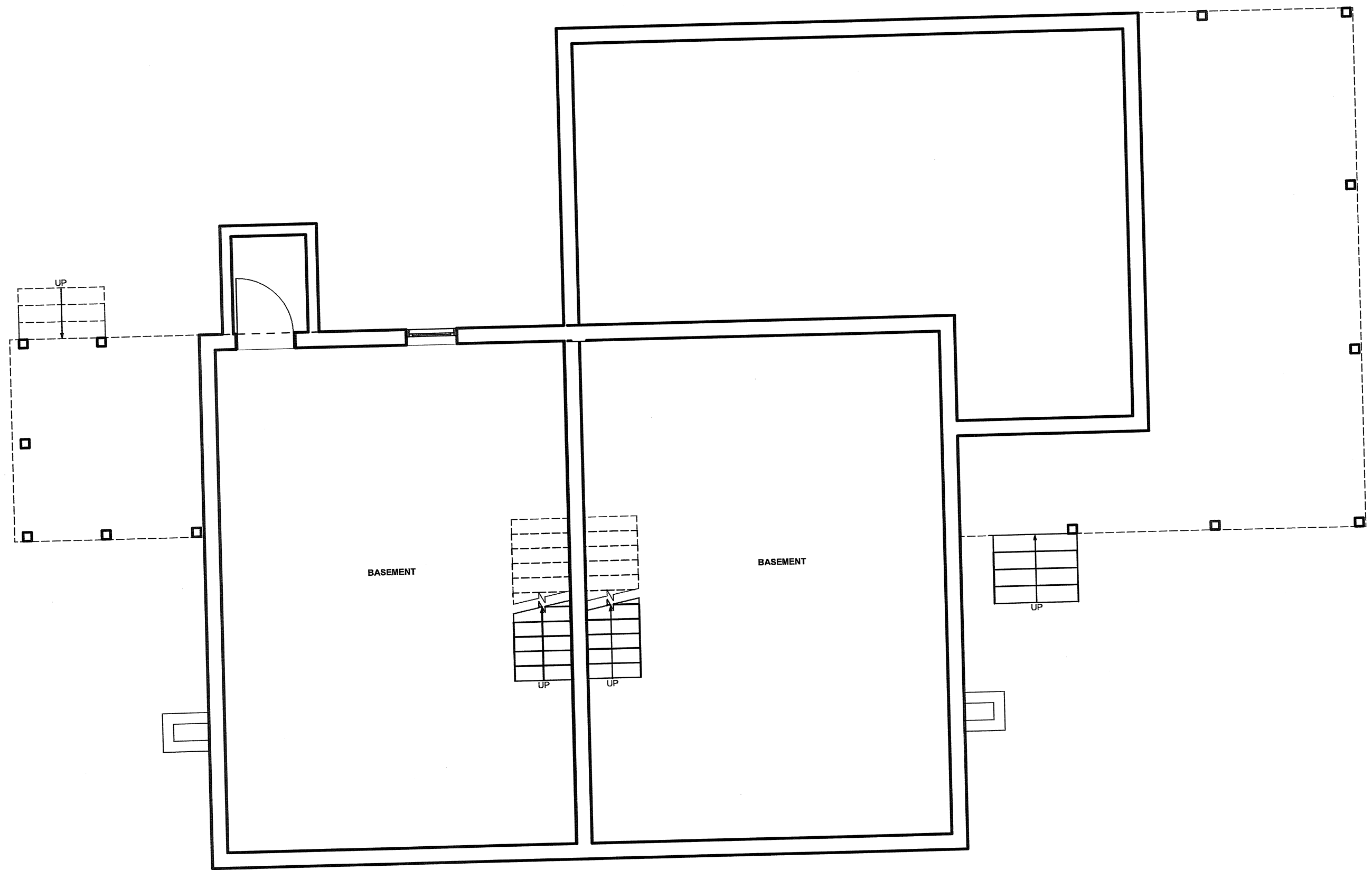
DRAWING LIST	
#	TITLE
	COVERSHEET
A-100	EXISTING DRAWINGS
A-101	DEMO DRAWINGS
A-102	NEW CONSTRUCTION DRAWINGS
A-103	SECTIONS AND STRUCTURAL CALCS
A-104	CONSTRUCTION DETAILS



1C EXISTING FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



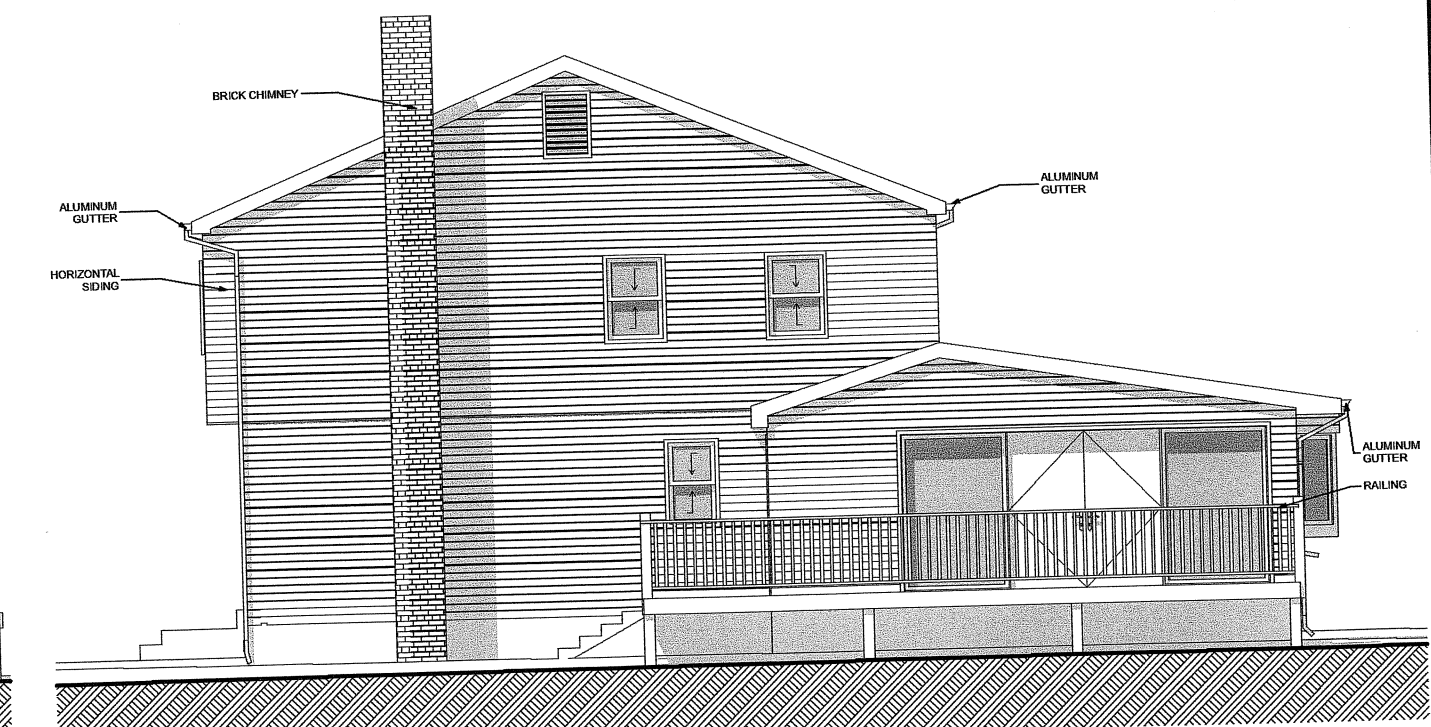
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SCALE: 3/16" = 1'-0"



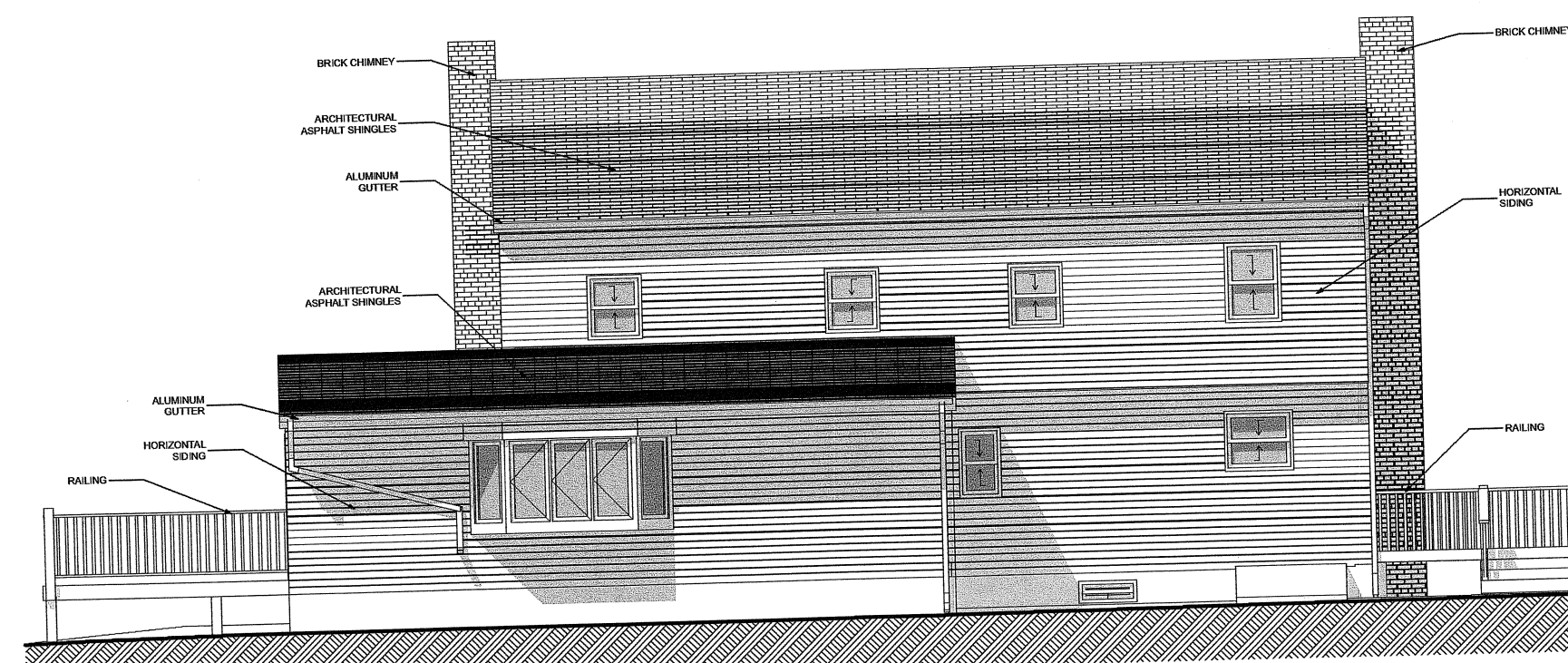
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SCALE: 3/16" = 1'-0"



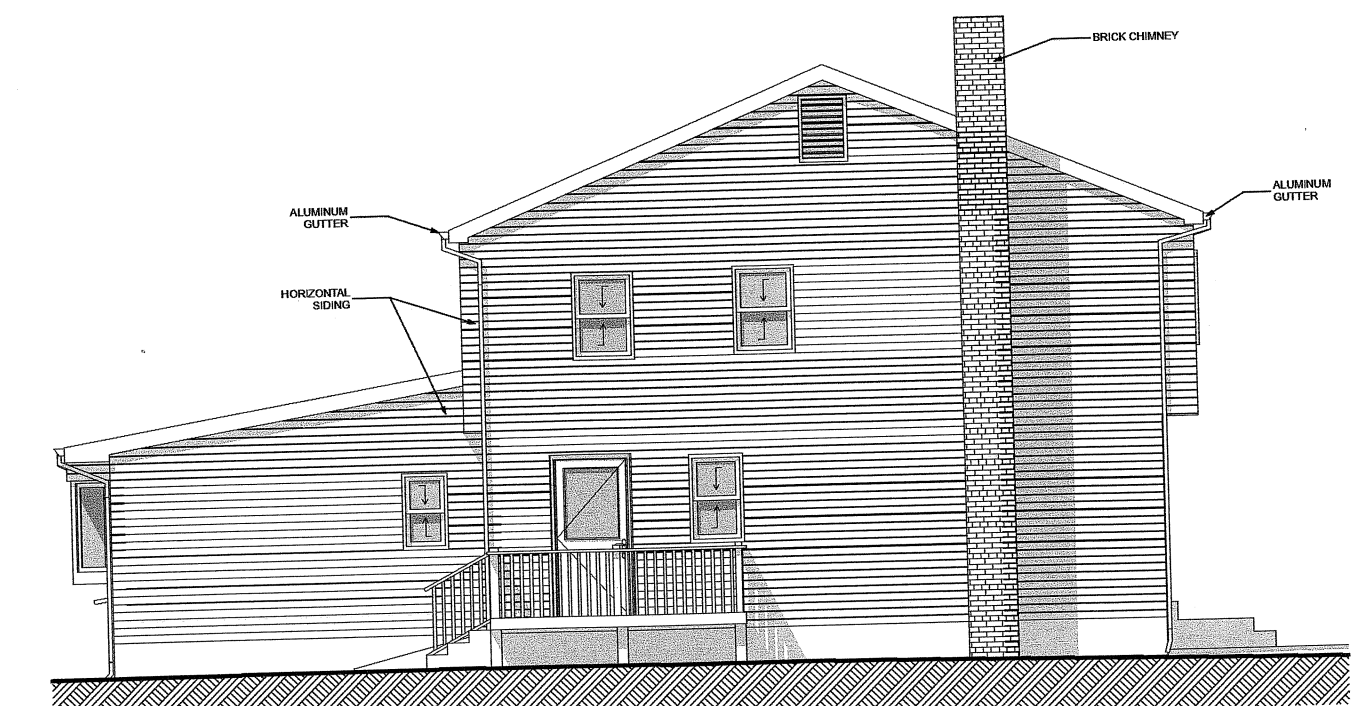
3B EXISTING EAST ELEVATION  
SCALE: 1/8" = 1'-0"



5B EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



3A EXISTING WEST ELEVATION  
SCALE: 1/8" = 1'-0"



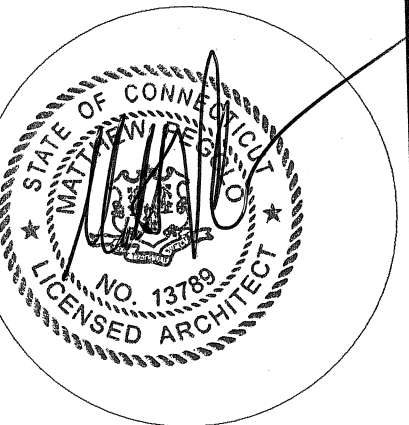
5A EXISTING SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

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**Renovations and Addition**  
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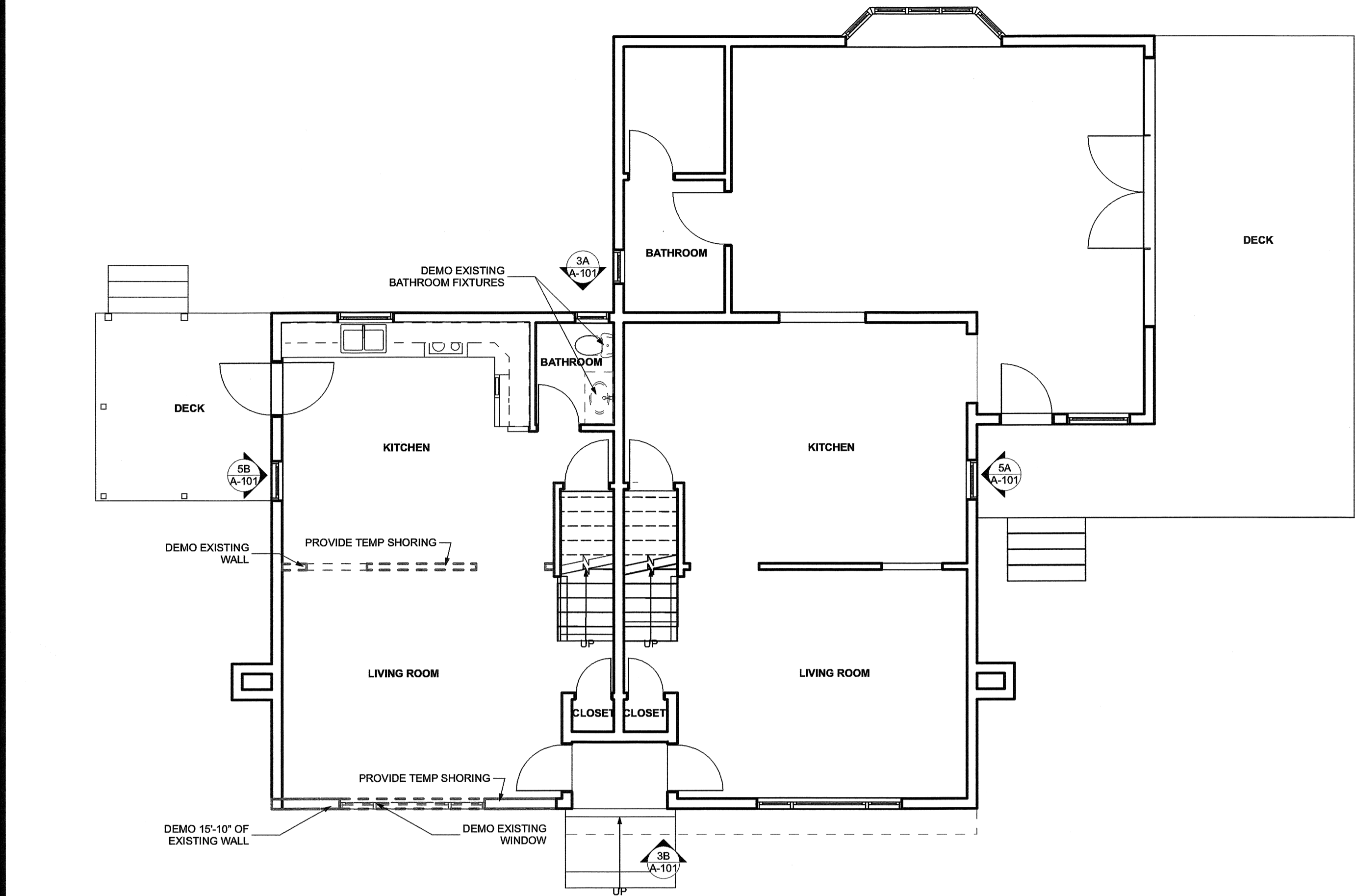
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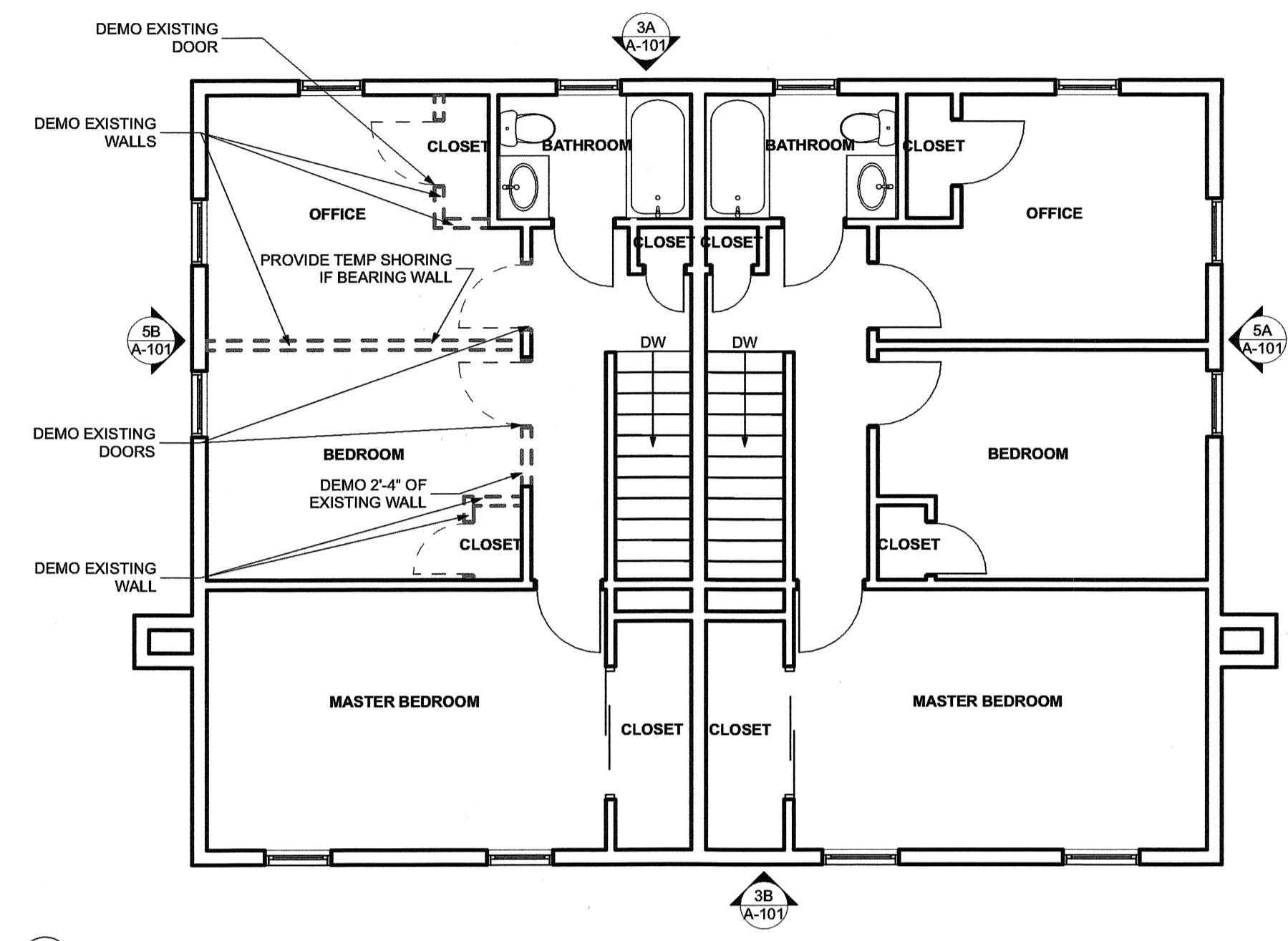
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EXISTING  
DRAWINGS

SHEET ID

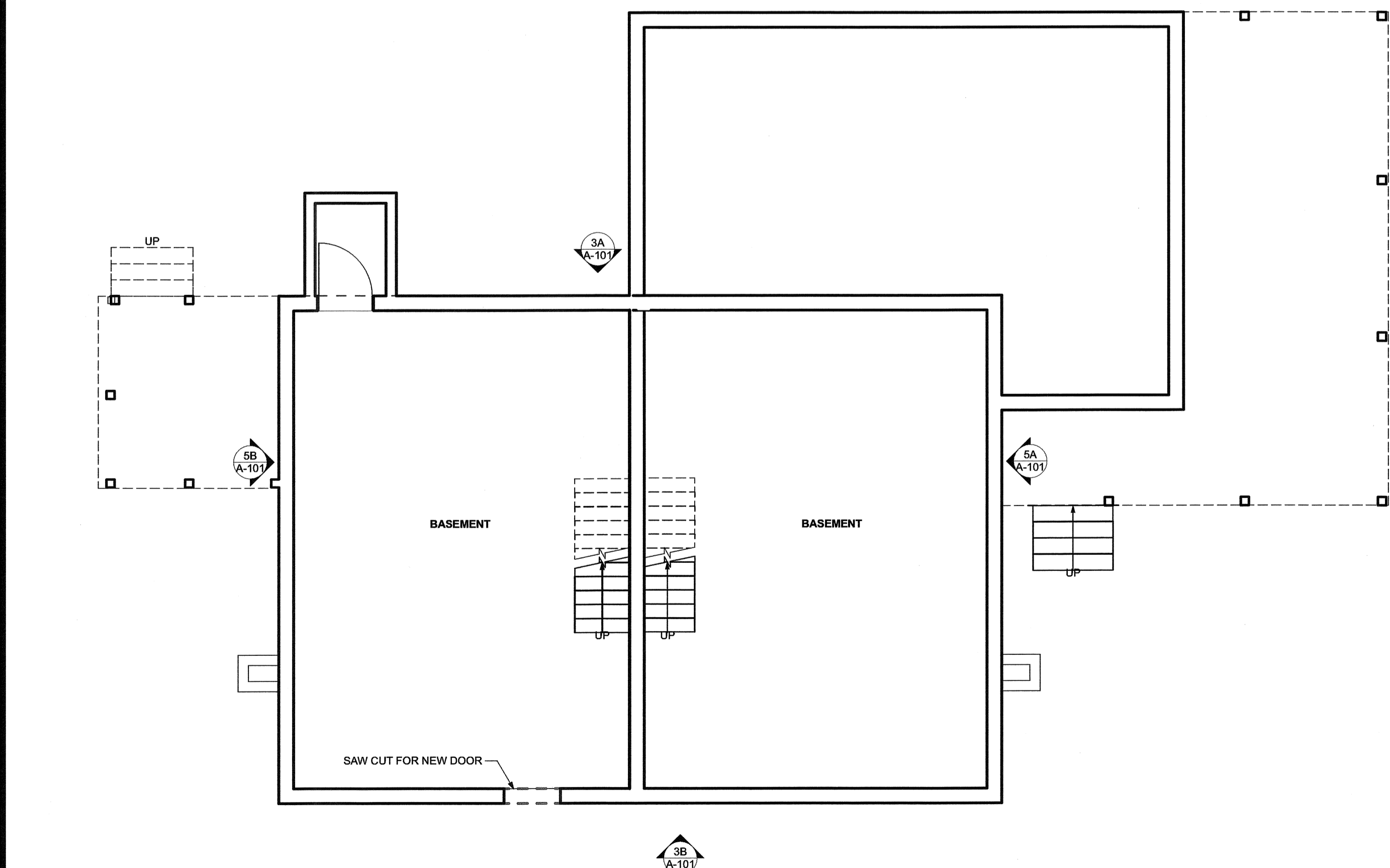
A-100



1D FIRST FLOOR DEMO PLAN  
SCALE: 3/16" = 1'-0"



3D SECOND FLOOR DEMO PLAN  
SCALE: 3/16" = 1'-0"



1A BASEMENT DEMO PLAN  
SCALE: 3/16" = 1'-0"



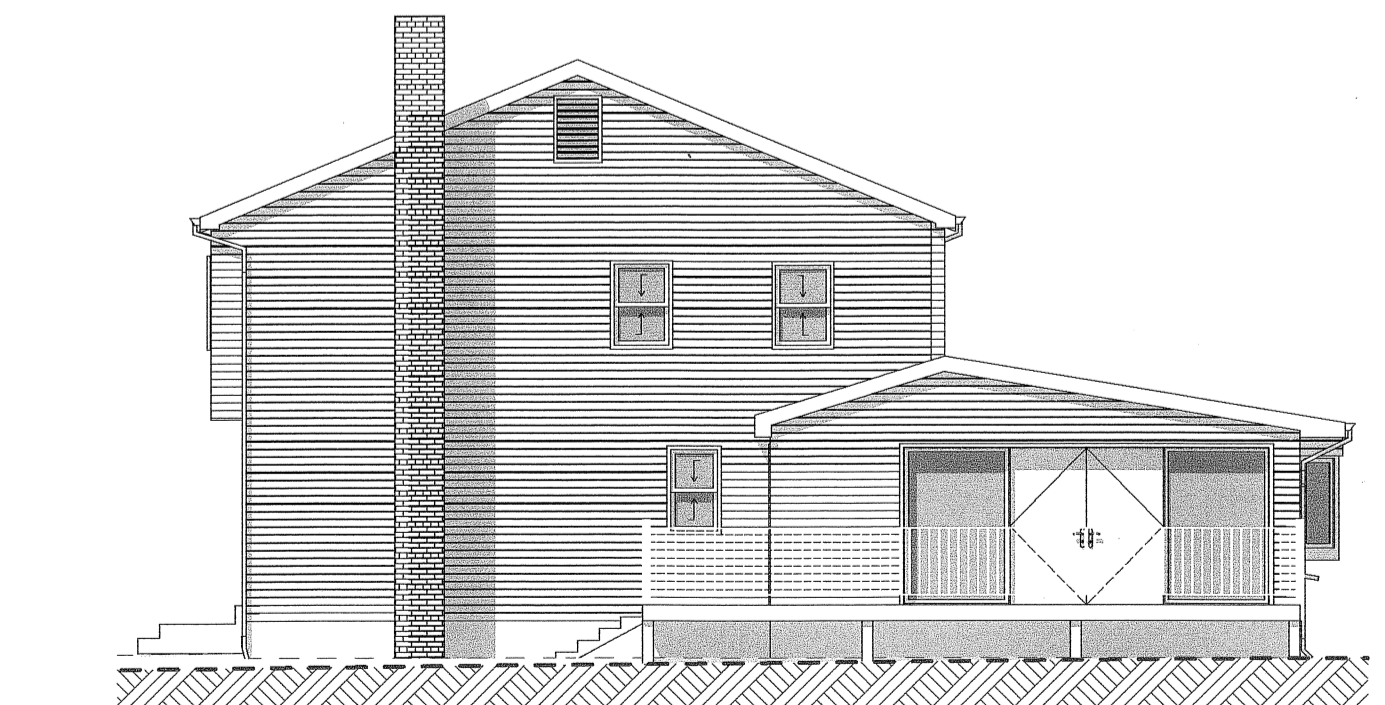
3B DEMO EAST ELEVATION  
SCALE: 1/8" = 1'-0"



5B DEMO SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3A DEMO WEST ELEVATION  
SCALE: 1/8" = 1'-0"



5A DEMO NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

**GENERAL NOTES**

- ALL CONTRACTORS SHALL CONFIRM CLEARANCES NEEDED TO INSTALL THEIR WORK PRIOR TO PROCEEDING. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD AND TO BE SURE ALL WORK IS CLEAR OF UNDERGROUND AND OVERHEAD UTILITIES.
- ALL CONSTRUCTION SHALL BE TO CURRENT 2018 CONNECTICUT STATE BUILDING CODES AND LOCAL BUILDING CODES. ALL WORK MUST BE PERMITTED, APPROVED AND INSPECTED AS NEEDED TO MEET LOCAL BUILDING DEPARTMENT APPROVAL.
- CARBON MONOXIDE AND SMOKE DETECTORS TO BE INSTALLED PER 2015 IRC.
- EXTERIOR WALL ASSEMBLIES TO BE INSULATED TO MIN. R-20; ROOF AND/OR INSULATED CEILING TO BE MIN. R-49.
- BOTTOM OF ALL CONCRETE FOOTINGS TO BE MIN. 42" BELOW GRADE OR PINNED TO LEDGE IF APPLICABLE.
- DIMENSIONS SHOWN ARE TO FACE OF WALL UNLESS OTHERWISE NOTED.
- ALL FINISHES, TRIM AND PAINT COLORS TO BE SELECTED BY OWNER.
- NEW INSULATED WINDOWS AND DOORS TO MEET HIGH PERFORMANCE ENERGY STAR REQUIREMENTS. WINDOW AND DOOR MANUFACTURER SHALL BE COORDINATED AND SELECTED BY OWNER.
- ARCHITECTURAL ASPHALT ROOF SHINGLES TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS; STYLE AND COLOR TO BE SELECTED BY OWNER.
- CONTRACTOR TO VERIFY ALL EXISTING STRUCTURAL COLUMNS AND BEAMS ARE IN GOOD STABLE CONDITION. REPLACE ALL STRUCTURAL WOOD THAT SHOWS EXTENSIVE ROT, DAMAGE OR OTHERWISE MAY COMPROMISE THE STRUCTURAL INTEGRITY.
- CONTRACTOR TO INSTALL HURRICANE TIE DOWNS AT ALL NEW RAFTERS; TYP.
- LIGHTING AND ELECTRICAL TO BE PROVIDED TO MEET AND EXCEED 2018 SBC REQUIREMENTS. ELECTRICAL CONTRACTOR TO PROVIDE LAYOUT TO ARCHITECT AND HOMEOWNER FOR APPROVAL BEFORE CONSTRUCTION.
- CONTRACTOR TO FOLLOW MANUFACTURER'S SPECIFICATIONS FOR ALL LVL INSTALL.
- MECHANICAL CONTRACTOR TO REROUTE HEATING ELEMENTS TO ACCOMMODATE NEW ROOMS AND SPACES.
- ALL FASTENERS TO COMPLY WITH 2015 IRC 602.3.
- ALL STRUCTURAL LUMBER TO BE #2 GRADE OR BETTER.
- ALL EXTERIOR LOAD BEARING WALLS TO BE 2X6 WOOD STUD CONSTRUCTION. ALL INTERIOR NON-BEARING WALL PARTITIONS TO BE 2X4 WOOD STUD CONSTRUCTION UNLESS OTHERWISE NOTED.
- STRUCTURAL WOOD SHEATHING TO BE ORIENTATED VERTICALLY TO THE STUDS, SILLS, AND TOP PLATE. FASTEN SHEATHING AND BLOCK ALL JOINTS AS REQUIRED BY CODE. IMPLEMENT APPROVED SIMPSON STRONG TIES AS REQUIRED BY CODE. RUN SHEATHING PAST RIM BOARD AND BLOCK ALL SHEATHING SEAMS AT SHEAR WALL LOCATIONS.
- NEW EXTERIOR SIDING TO MATCH EXISTING STRUCTURE UNLESS OTHERWISE NOTED.
- PASSIVE RADON MITIGATION SYSTEM TO BE INSTALLED PER 2015 MINIMUM M POLYETHYLENE SOIL-GAS-BARRIER BELOW NEW CONCRETE SLAB. OVERLAP SEAMS BY 12". TAPE ALL TEARS, PUNCTURES AND PENETRATIONS. MIN. 4" CLEAN AGGREGATE THAT WILL PASS THRU A 2" SIEVE BUT RETAINED BY A 1/4" SIEVE. SEAL ALL CONCRETE SLAB JOINTS AND PENETRATIONS WITH POLYURETHANE SEALANT. POTENTIAL RADON ENTRY ROUTES SHALL BE CLOSED IN ACCORDANCE WITH 4103.4. ALL OPENINGS AROUND BATHUBS, SHOWERS, WATER CLOSETS PIPES AND WIRES THAT PENETRATE THE SLAB SHALL BE FILLED WITH A POLYURETHANE SEALANT.
- FIRE RATED GARAGE CONSTRUCTION TO BE 5/8" TYPE X GYP BOARD ON GARAGE SIDE OF WALLS AND CEILING. RATING DESIGNED TO BE UL # U305. FIRE DOOR IN RATED WALL TO BE 30 MIN RATED ON SELF CLOSER. FIRE SEAL ALL PENETRATIONS AS REQUIRED BY CODE.
- ALL FLASHINGS AND WATERPROOFING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. SOME SELECTIVE DEMOLITION MAY BE REQUIRED TO PROPERLY INSTALL FLASHING.
- ALL WALL TILE TO BE APPLIED TO MOISTURE AND MOLD RESISTIVE BOARDS SUCH AS CEMENT BOARD OR BLUEBOARD. CONTRACTOR TO WATERPROOF AND SEAL AS NECESSARY.
- NEW EGRESS WINDOWS TO BE INSTALLED IN EACH DWELLING UNIT PER 2015 IRC 310.2.
- NEW EGRESS WINDOWS TO BE INSTALLED WHERE APPLICABLE. ADJUST AND RECONFIGURE EXISTING GUTTERS AND DOWNSPOUTS TO DRAIN AWAY FROM HOUSE AND FOUNDATION.

**DEMOLITION LEGEND**

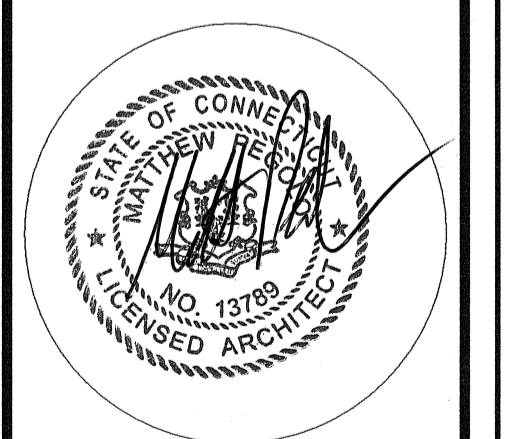
	ITEM TO REMAIN
	ITEM TO BE REMOVED

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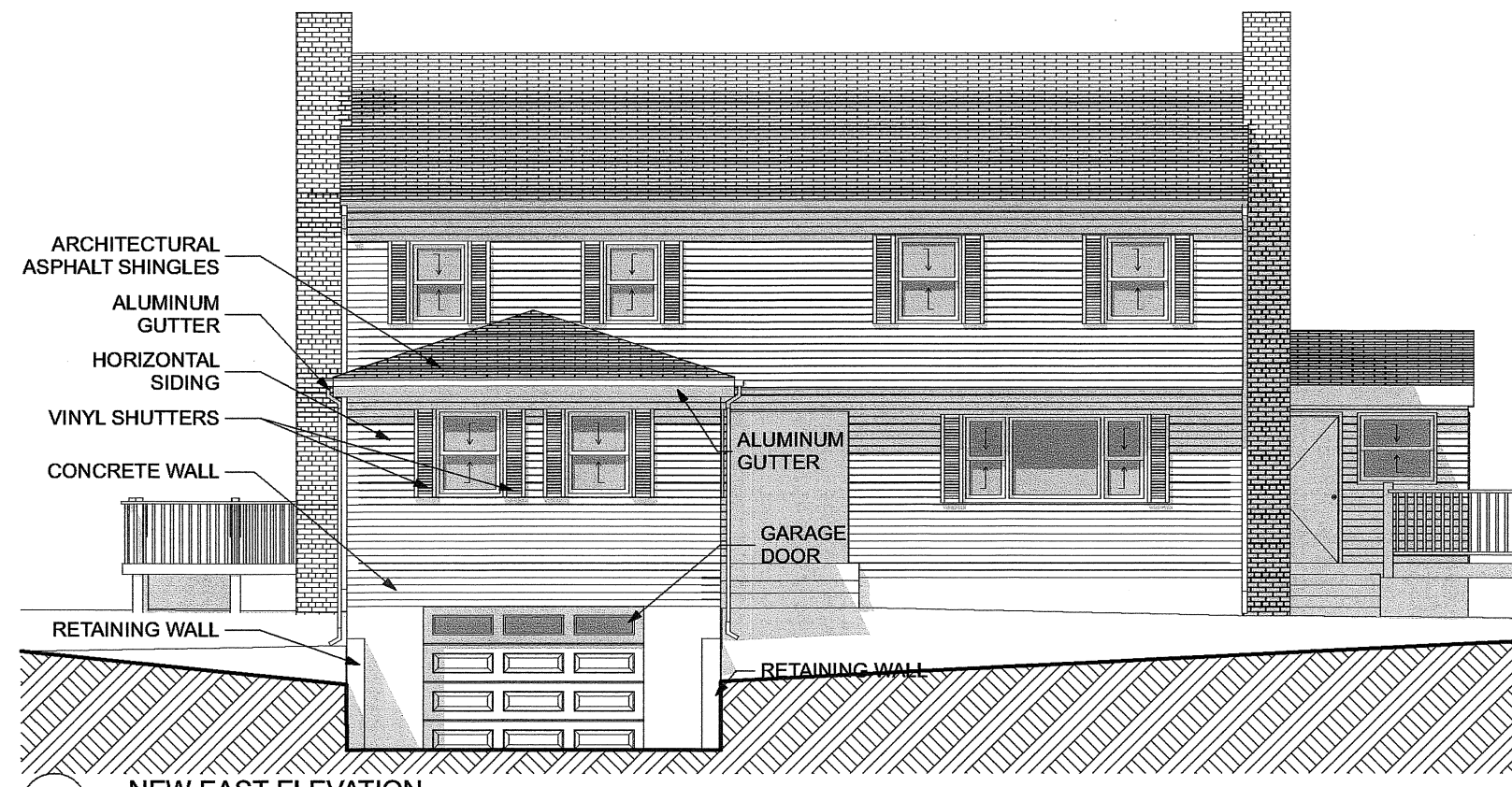
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SHEET NAME  
**DEMO DRAWINGS**

SHEET ID

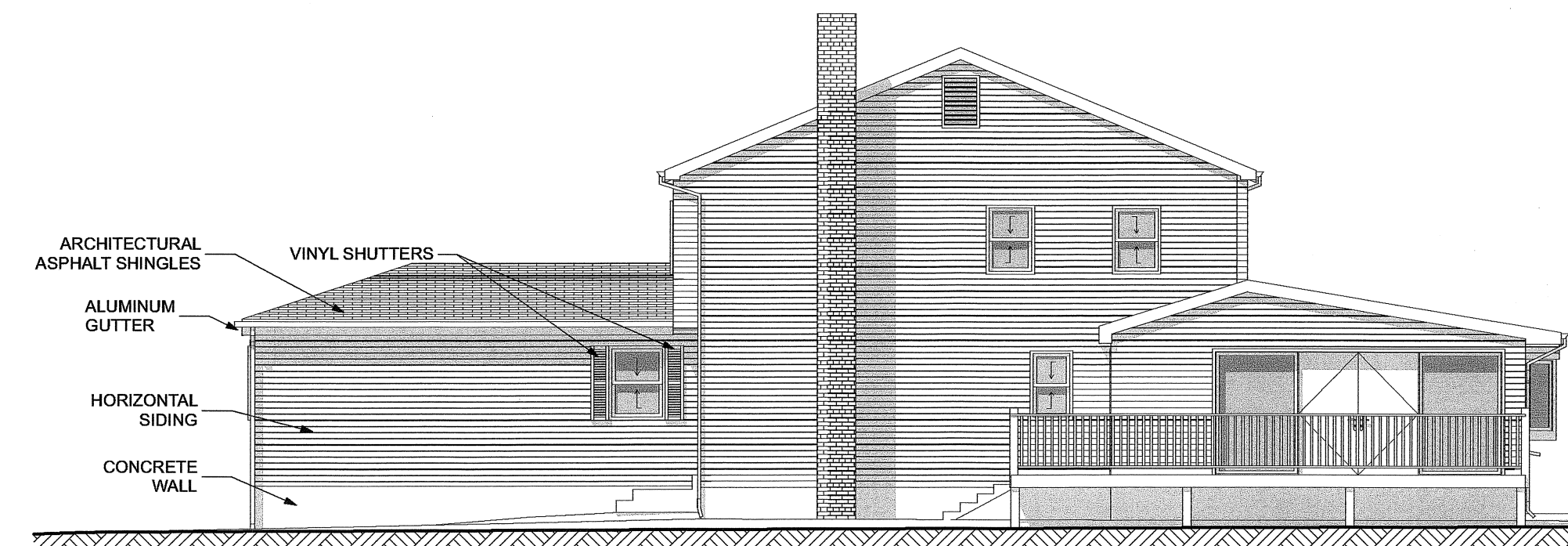
**A-101**



1E NEW EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2E NEW SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



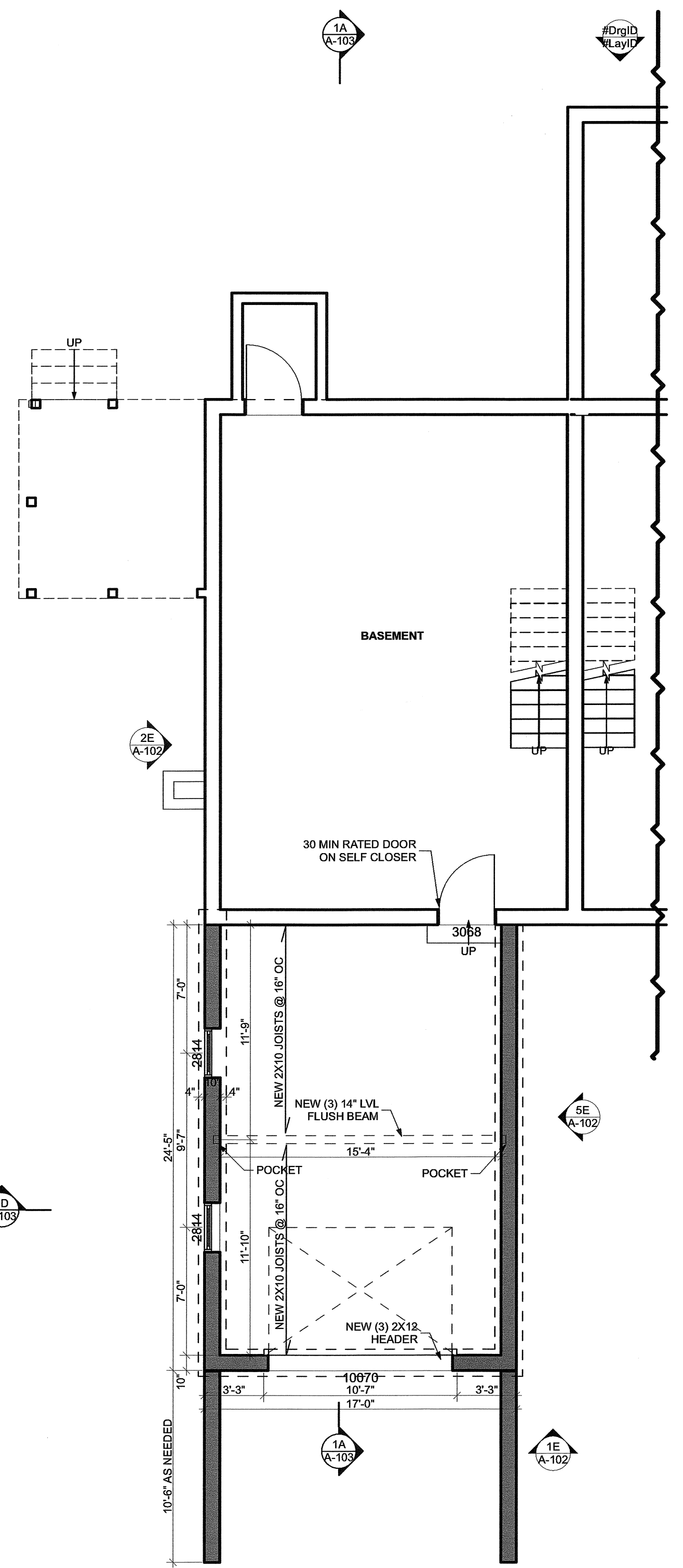
5E NEW NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

**GENERAL NOTES**

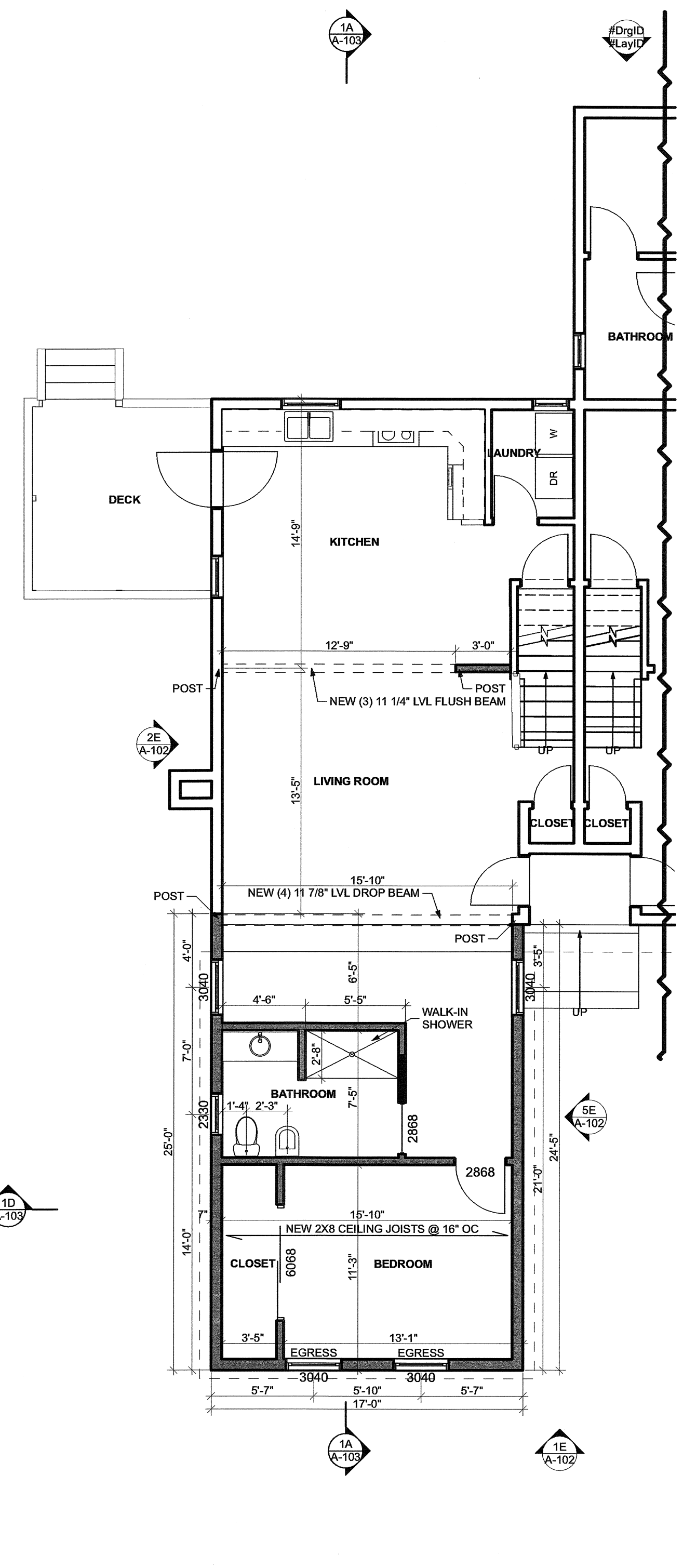
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**LEGEND**

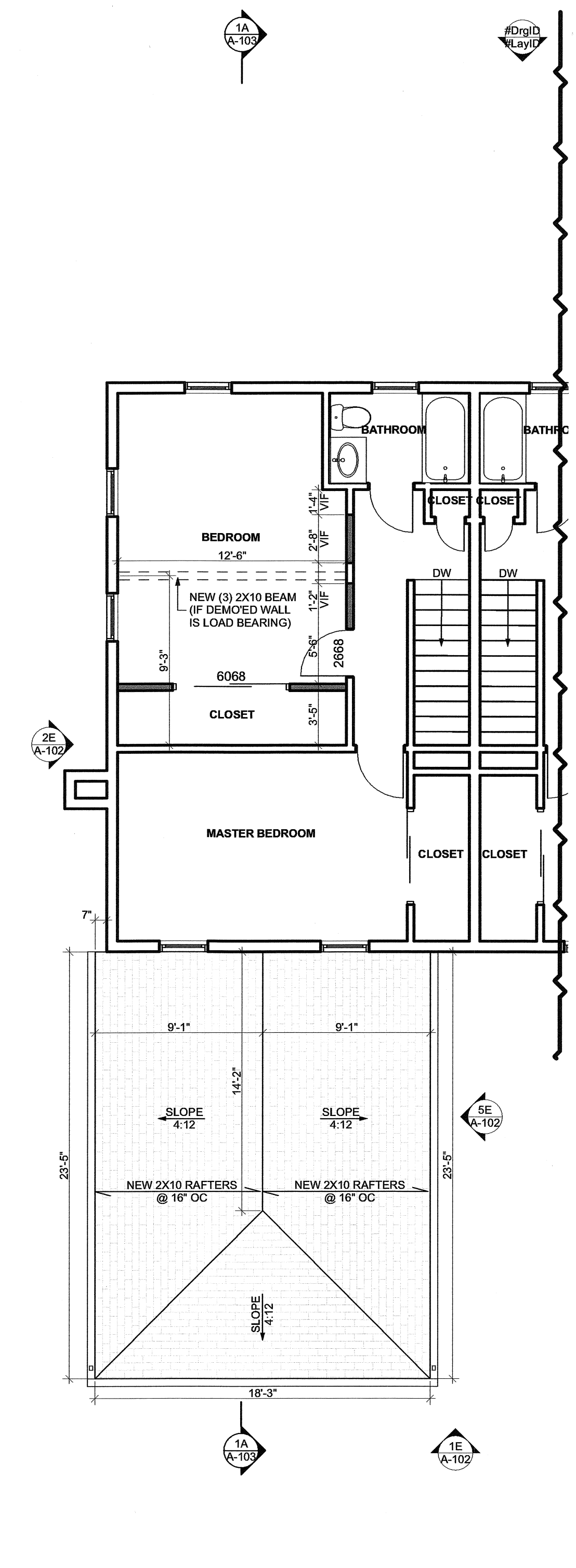
	NEW CONSTRUCTION
	EXISTING CONDITIONS



1A BASEMENT CONSTRUCTION PLAN  
SCALE: 3/16" = 1'-0"



2A FIRST FLOOR CONSTRUCTION PLAN  
SCALE: 3/16" = 1'-0"



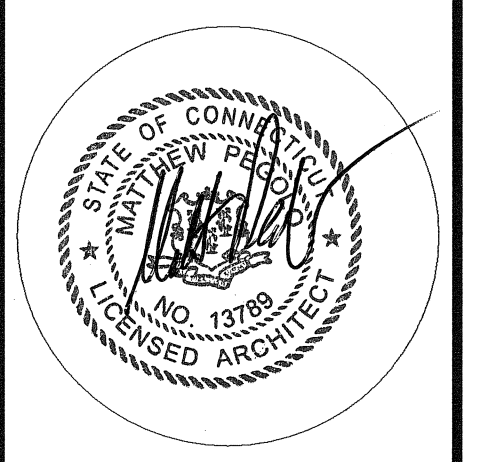
4A SECOND FLOOR CONSTRUCTION PLAN  
SCALE: 3/16" = 1'-0"

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PERMITTING SET



SHEET NAME  
**NEW CONSTRUCTION DRAWINGS**

SHEET ID  
**A-102**

Wednesday, July 28, 2021

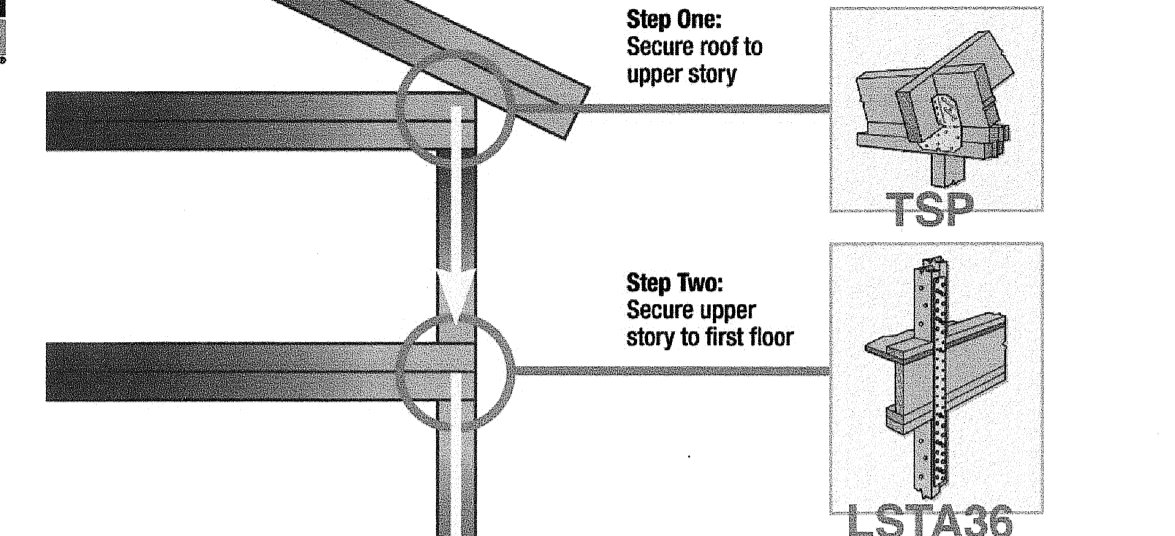
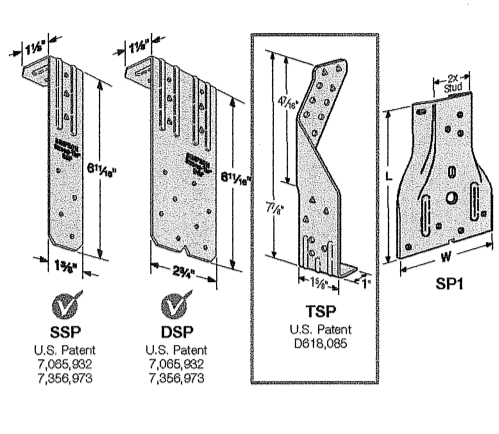
COPYRIGHT 2021 PEGARCH LLC



DSP/SSP/SPH/RSPA/TSP

Stud Plate Ties

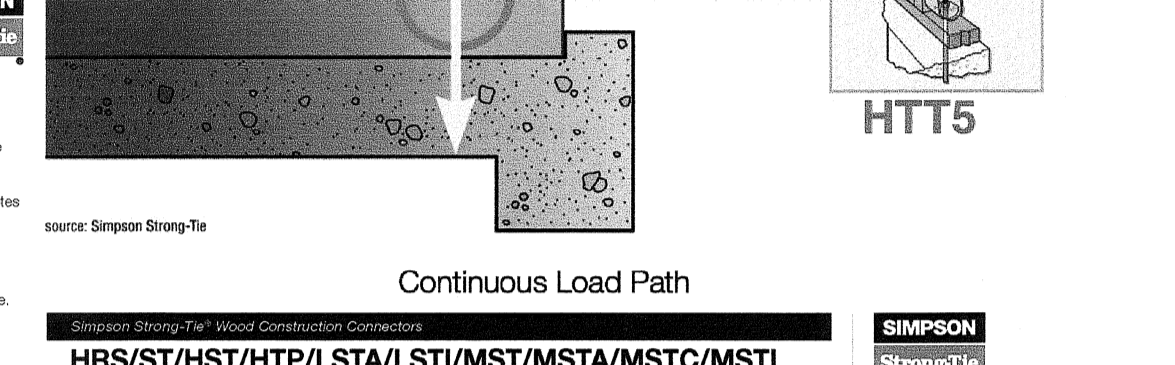
This product is available in either galvanized steel or stainless steel... Installation: 1. Use standard fasteners... 2. SSP/SSP/SPH - 18 gauge, 18 in. long...



HRS/ST/HST/HTP/LSTA/LSTI/MST/MSTA/MSTC/MSTI

Strap Ties

Straps are designed to transfer loads in a wide variety of applications... Installation: 1. Use standard fasteners... 2. HRS/ST/HST/HTP - 18 gauge, 18 in. long...



HRS/ST/HST/HTP/LSTA/LSTI/MST/MSTA/MSTC/MSTI

Strap Ties (cont.)

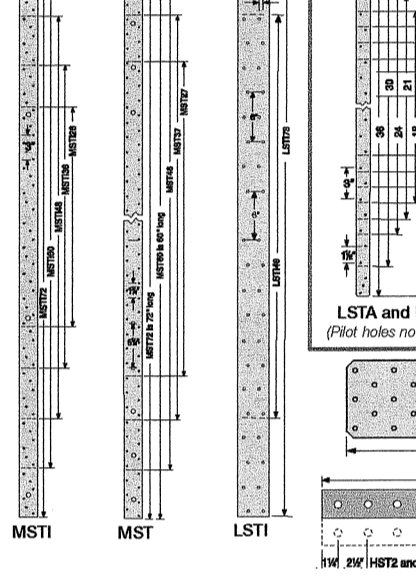
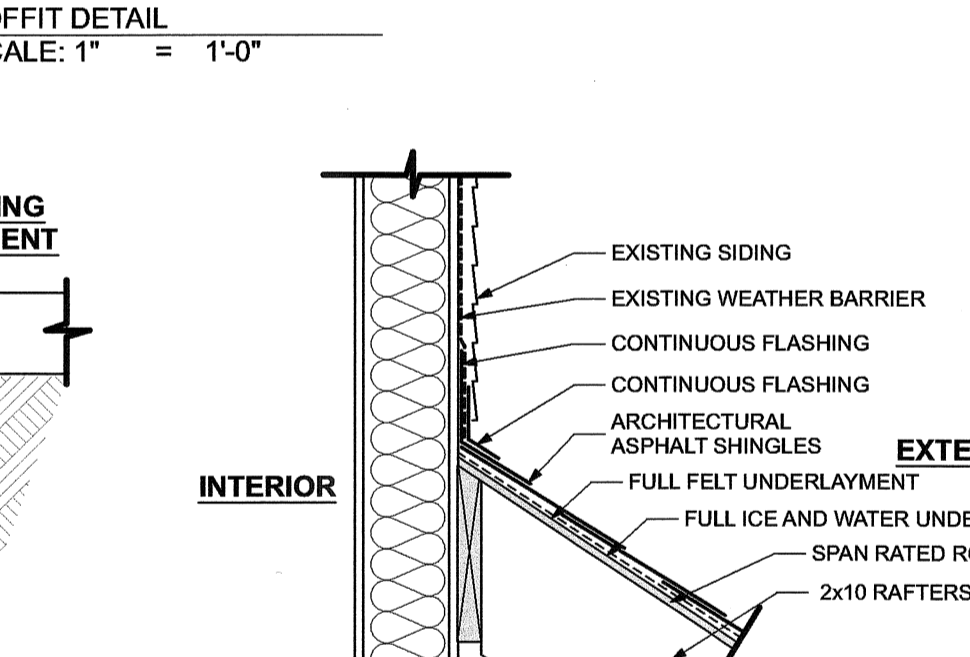
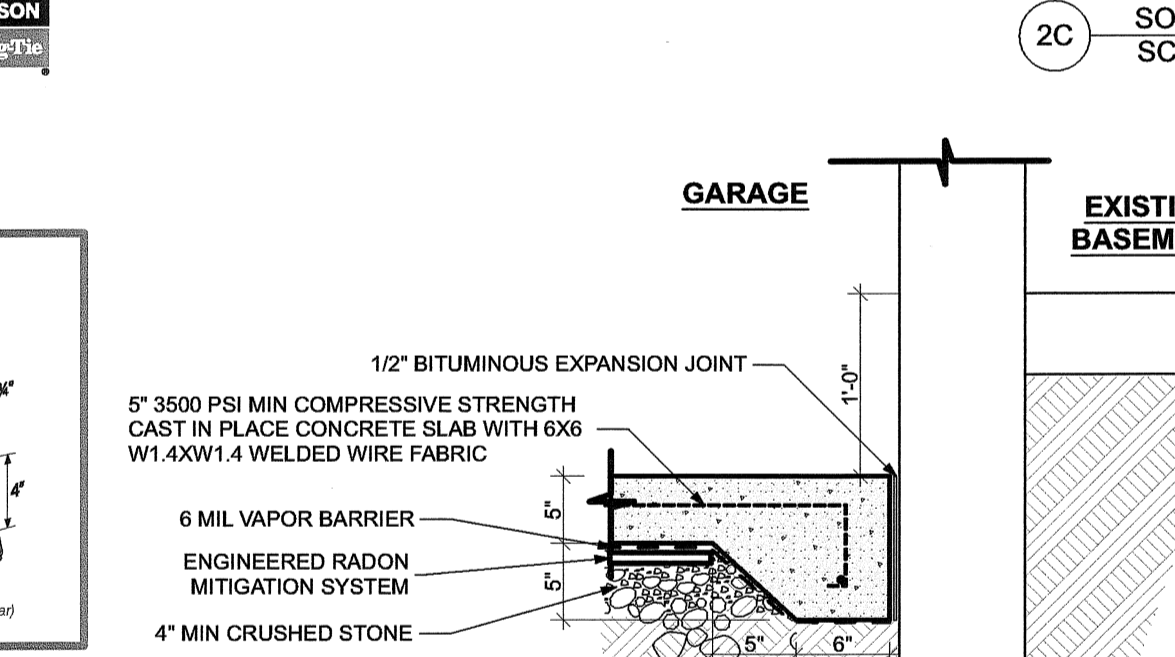
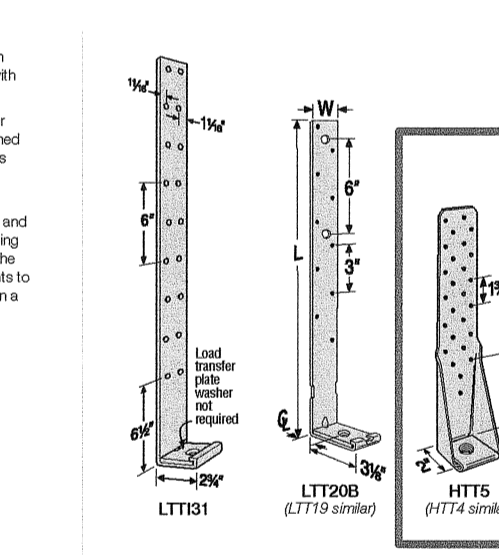


Table with columns: Model No., Dimensions (W x L), Fasteners (Type, Qty), Allowable Tension Load (kips), and Allowable Shear Load (kips). Lists various models like LSTA, LSTI, MST, etc.

LTT/HTT

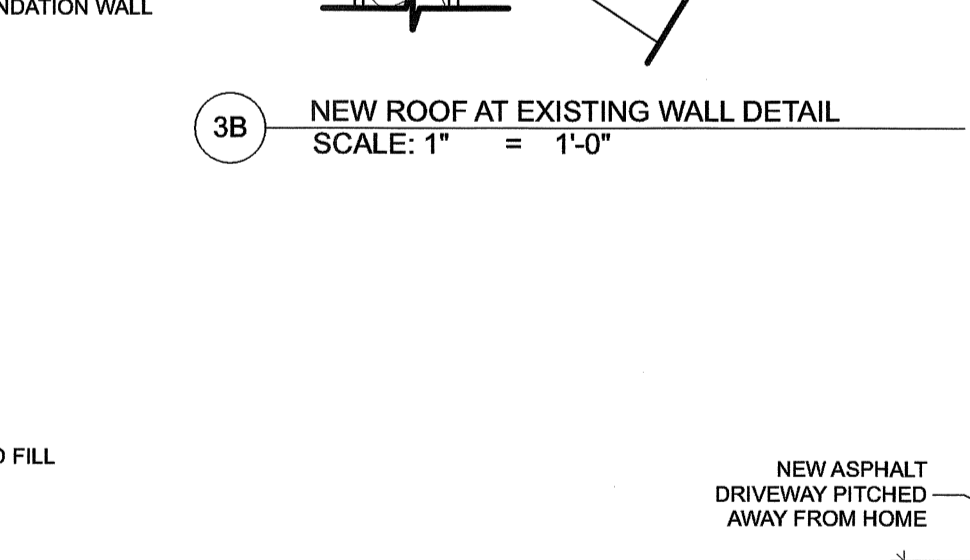
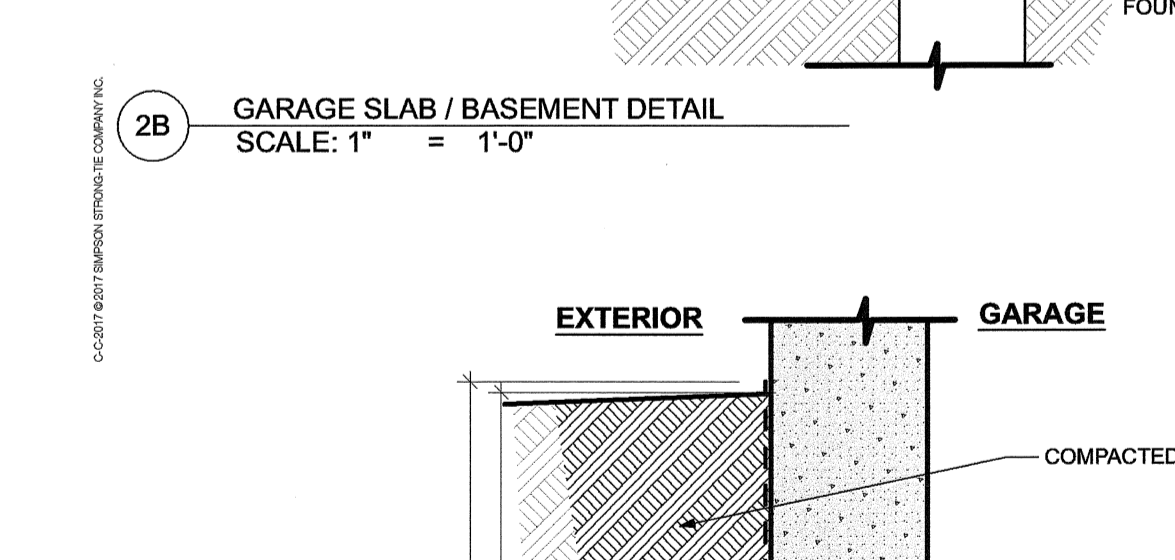
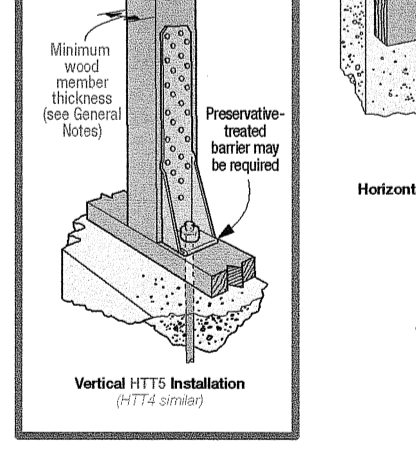
Tension Ties

Tension ties offer a solution for resisting tension loads... Installation: 1. Use standard fasteners... 2. LTT/HTT - 1/2 in. dia. steel rod...



HRS/ST/HST/HTP/LSTA/LSTI/MST/MSTA/MSTC/MSTI

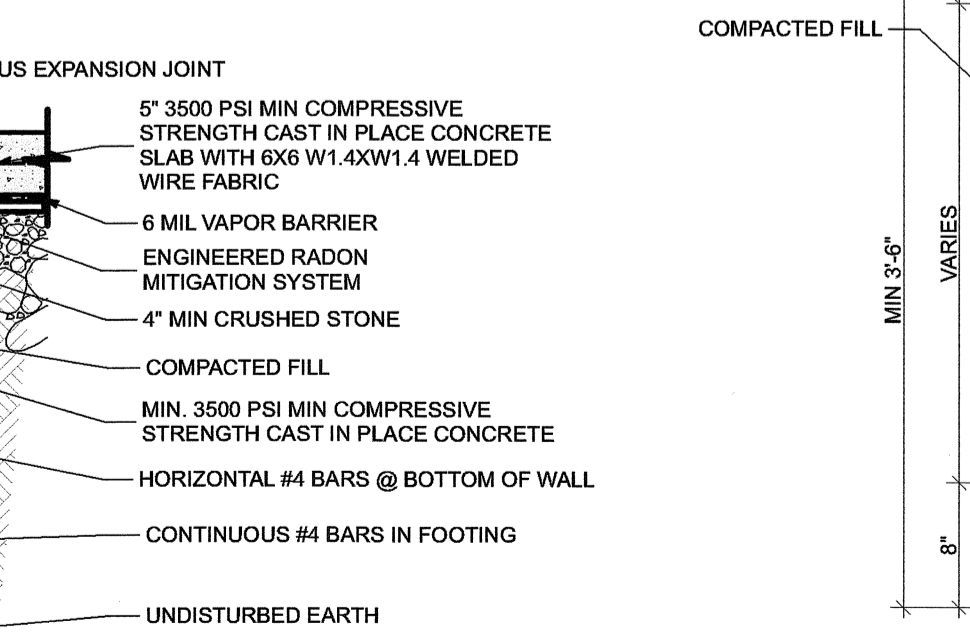
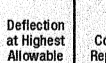
Strap Ties (cont.)



HRS/ST/HST/HTP/LSTA/LSTI/MST/MSTA/MSTC/MSTI

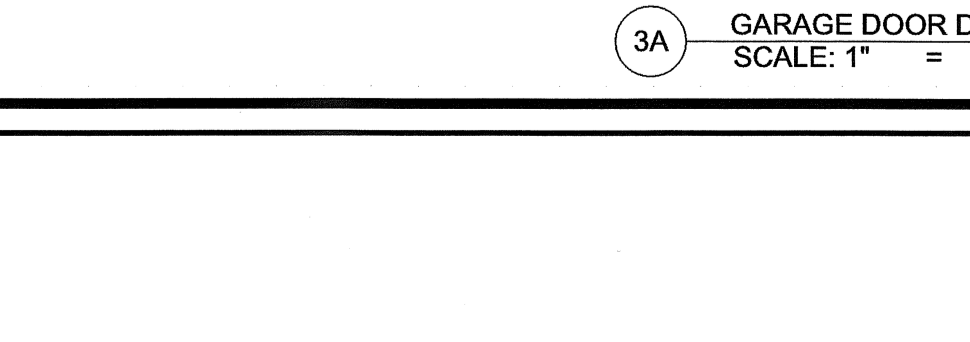
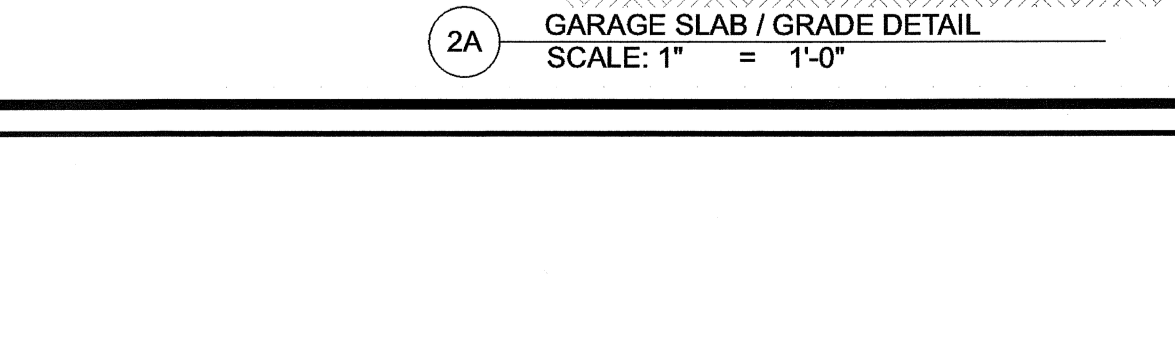
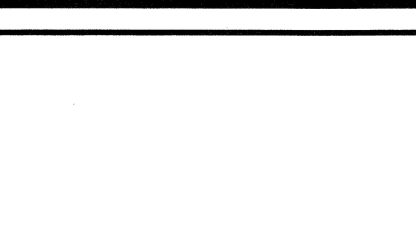
Strap Ties (cont.)

Table with columns: Model No., Dimensions (W x L), Fasteners (Type, Qty), Allowable Tension Load (kips), and Allowable Shear Load (kips). Lists various models like LTT, HTT, etc.

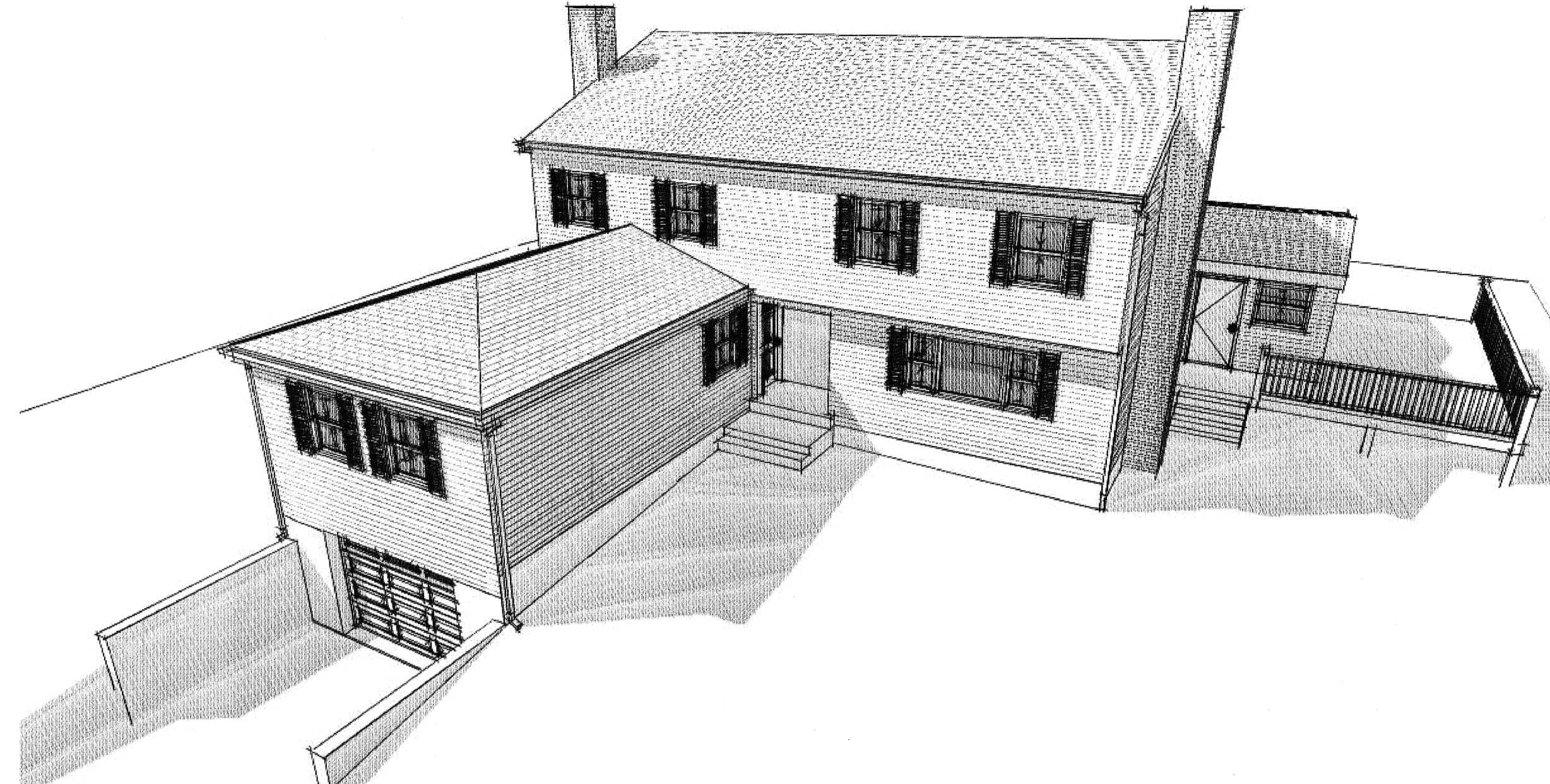


HRS/ST/HST/HTP/LSTA/LSTI/MST/MSTA/MSTC/MSTI

Strap Ties (cont.)



1. LTT/HTT installed with or without epoxy... 2. Allowable load for HST with 20% increase in shear capacity...



GENERAL NOTES

- 1. ALL CONTRACTORS SHALL CONFIRM CLEARANCES... 2. ALL CONSTRUCTION SHALL BE TO CURRENT 2018 CONNECTICUT STATE BUILDING CODES... 3. CARBON MONOXIDE AND SMOKE DETECTORS...

LEGEND

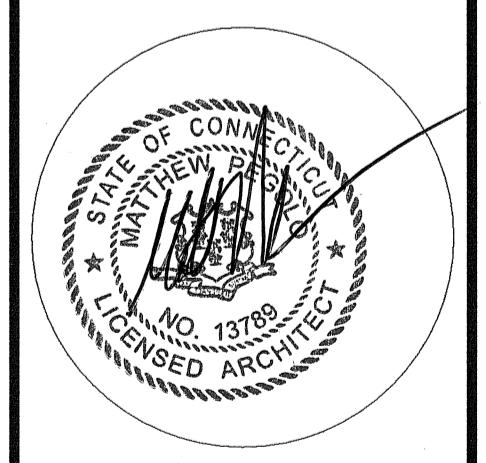
- NEW CONSTRUCTION (hatched pattern)
EXISTING CONDITIONS (stippled pattern)

Renovations and Addition
Nozzolini Residence
59 Waterhole Road
East Hampton, CT 06424

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PERMITTING SET



CONSTRUCTION DETAILS

SHEET NAME
CONSTRUCTION DETAILS
SHEET ID
A-104