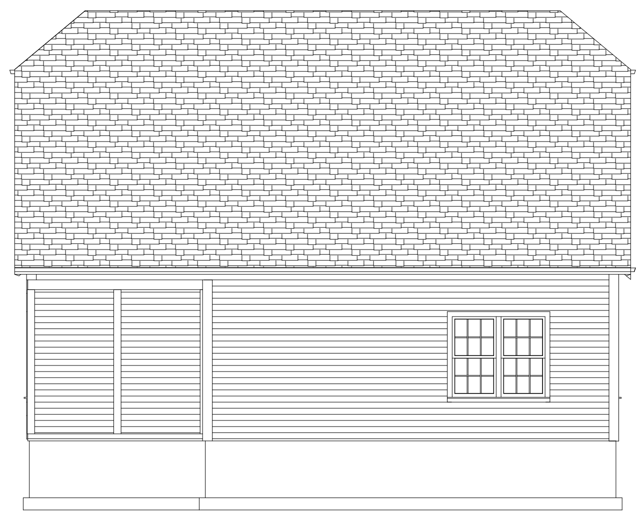
SIDE ELEVATION 1/4" = 1' - 0"

FRONT ELEVATION 1/4" = 1' - 0"

SIDE ELEVATION 1/4" = 1' - 0"



REAR ELEVATION 1/4" = 1' - 0"

PLANS AHEAD LLC
19 IVY STREET
BRANFORD,CONNECTICUT
(203) 483-8009
PLANSAHEAD@AOL.COM

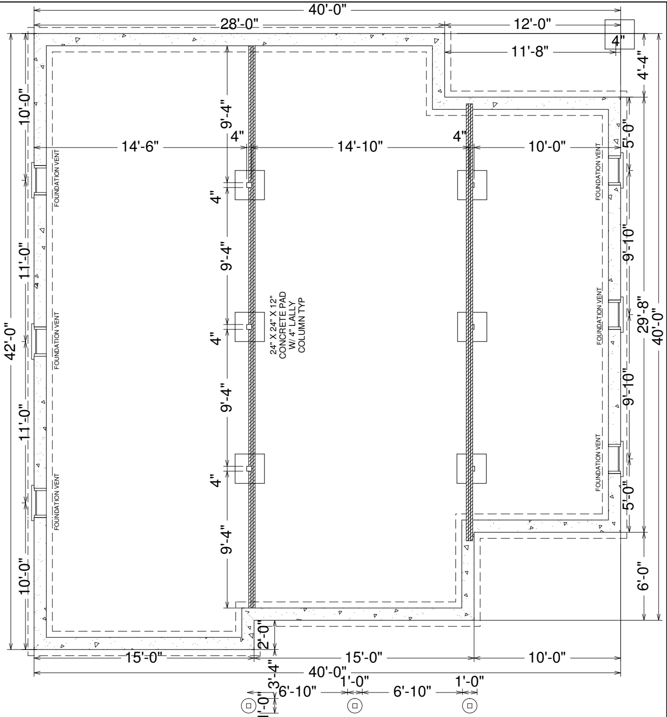
To the best of my knowledge these plans are drawn to comply with the clients requests and specifications. While every effort has been made in the preparation of these plans to avoid mistakes, the maker can not guarantee against unapproved modifications and changes to these drawings.The client shall carefully review and verify all information,notes,dimensions and details in the enclosed drawings,and provide an approved signed set of the final drawings before they are released. Commencement of work by owner/contractor provides acceptance of the following terms; In the event that the client consents to,allows,authorizes or approves any changes to any plans, specifications or other construction documents,and these changes are not approved of in writing by Plans Ahead LLC,the client recognizes that such changes and the results thereof are not the responsibility of Plans Ahead LLC. Therefor the client agrees to release Plans Ahead LLC from any liability arising from the construction,use or results of such changes. PLANS AHEAD LLC is not liable for changes once construction has begun. In addition the client agrees to the fullest extent permitted by law,to indemnify and hold Plans Ahead LLC harmless from any damage,liability or costs (including reasonable attorney fees and costs of defense) arising from such changes, except only those damages, liabilities and costs arising from sole negligence or willful misconduct of Plans Ahead LLC. The client/contractor of the job must check all dimensions, window and door sizes and other plan notes and details prior to construction and notify Plans Ahead LLC of any changes to the final drawings or be solely responsible thereafter. Any settlement sought for damages or loss can not exceed the total amount of fees paid to Plans Ahead LLC for the particular project in consideration.

PROPOSED OFFICE BUILDING
46 PLAINS RD
ESSEX,CONNECTICUT

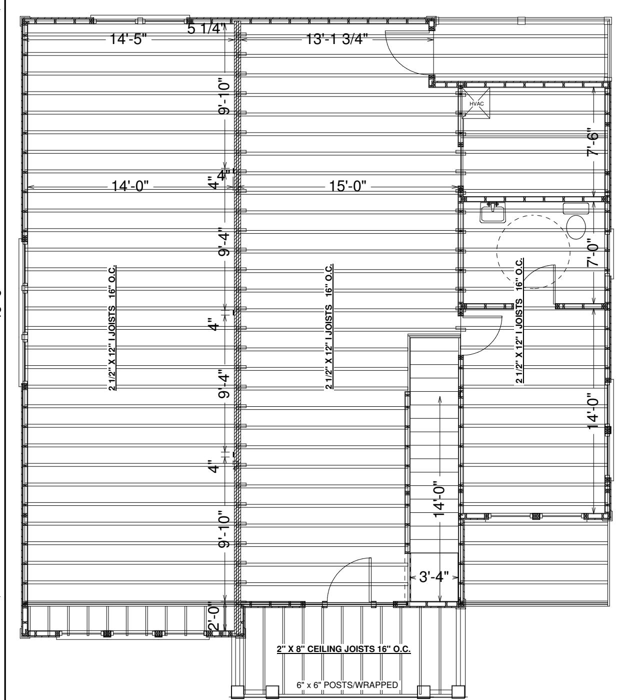
DATE
09 14 2010

DRAWN BY
AMT

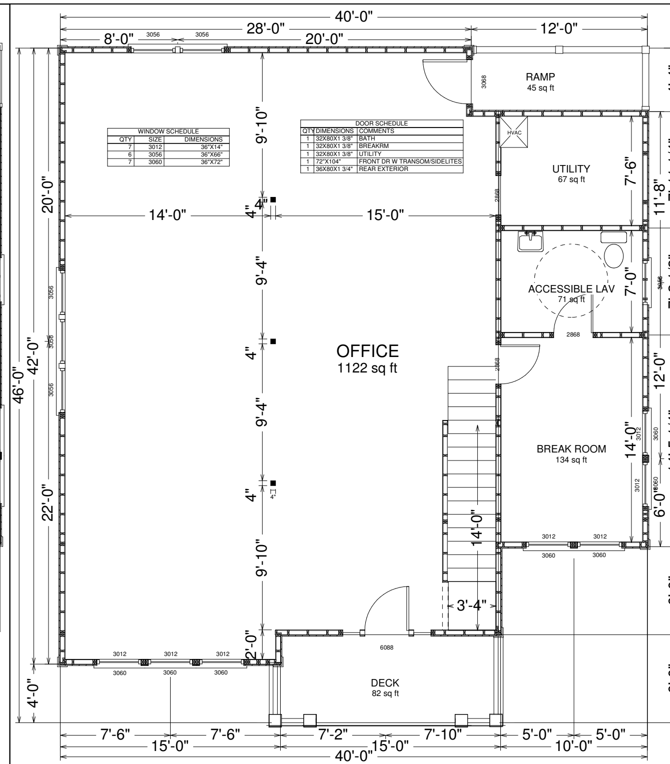
SHEET



FOUNDATION PLAN 1/4" = 1' - 0"



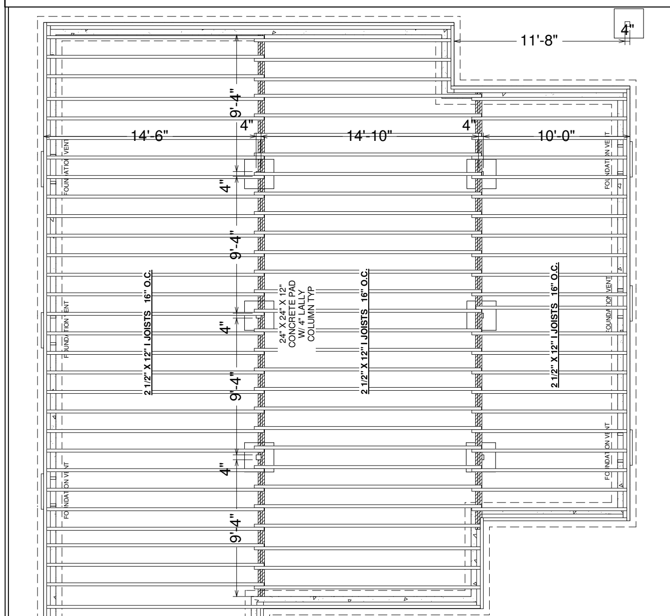
SECOND FLOOR FRAMING PLAN 1/4" = 1' - 0"



WINDOW SCHEDULE		
QTY	SIZE	DIMENSIONS
7	3012	36"X14"
6	3056	36"X66"
7	3060	36"X72"

DOOR SCHEDULE		
QTY	DIMENSIONS	COMMENTS
1	32X80X1 3/8"	BATH
1	32X80X1 3/8"	BREAKRM
1	32X80X1 3/8"	UTILITY
1	72"X104"	FRONT DR W TRANSOM/SIDELITES
1	36X80X1 3/4"	REAR EXTERIOR

FIRST FLOOR PLAN 1/4" = 1' - 0"



FIRST FLOOR FRAMING PLAN 1/4" = 1' - 0"

FRONT PERSPECTIVE VIEW

PLANS AHEAD LLC
19 IVY STREET
BRANFORD,CONNECTICUT
(203) 483-8009
PLANSAHEAD@AOL.COM

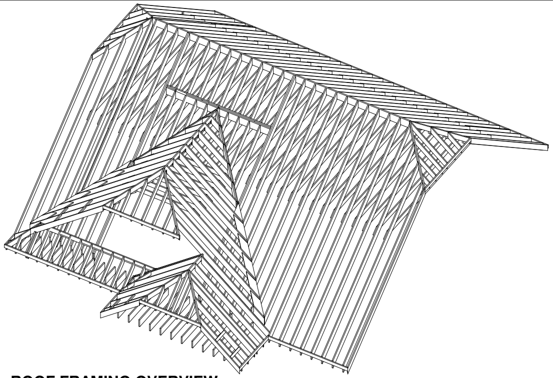
To the best of my knowledge these plans are drawn to comply with the clients requests and specifications. While every effort has been made in the preparation of these plans to avoid mistakes, the maker can not guarantee against unapproved modifications and changes to these drawings.The client shall carefully review and verify all information,notes,dimensions and details in the enclosed drawings,and provide an approved signed set of the final drawings before they are released. Commencement of work by owner/contractor provides acceptance of the following terms; In the event that the client consents to,allows,authorizes or approves any changes to any plans, specifications or other construction documents,and these changes are not approved of in writing by Plans Ahead LLC,the client recognizes that such changes and the results thereof are not the responsibility of Plans Ahead LLC. Therefor the client agrees to release Plans Ahead LLC from any liability arising from the construction,use or results of such changes. PLANS AHEAD LLC is not liable for changes once construction has begun. In addition the client agrees to the fullest extent permitted by law,to indemnify and hold Plans Ahead LLC harmless from any damage,liability or costs (including reasonable attorney fees and costs of defense) arising from such changes, except only those damages, liabilities and costs arising from sole negligence or willful misconduct of Plans Ahead LLC. The client/contractor of the job must check all dimensions, window and door sizes and other plan notes and details prior to construction and notify Plans Ahead LLC of any changes to the final drawings or be solely responsible thereafter. Any settlement sought for damages or loss can not exceed the total amount of fees paid to Plans Ahead LLC for the particular project in consideration.

PROPOSED OFFICE BUILDING
46 PLAINS RD
ESSEX,CONNECTICUT

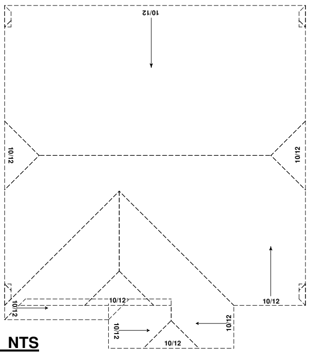
DATE
09 14 2010

DRAWN BY
AMT

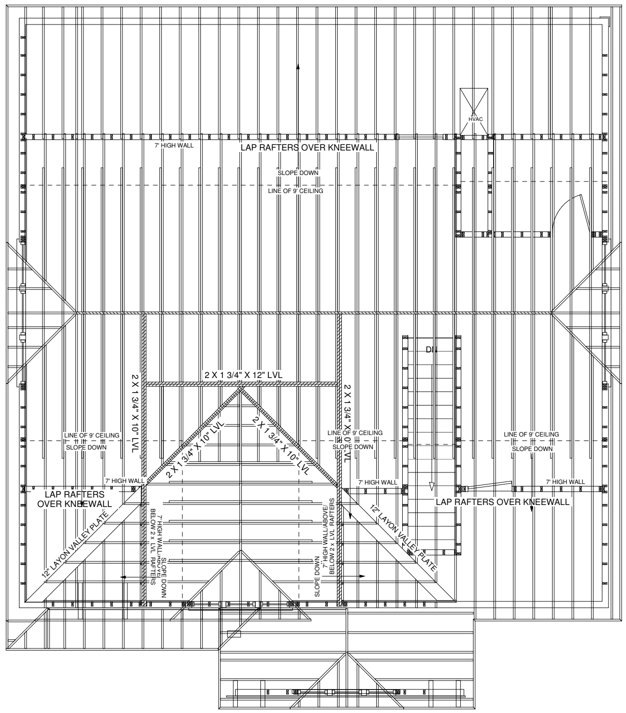
SHEET
2 OF 3



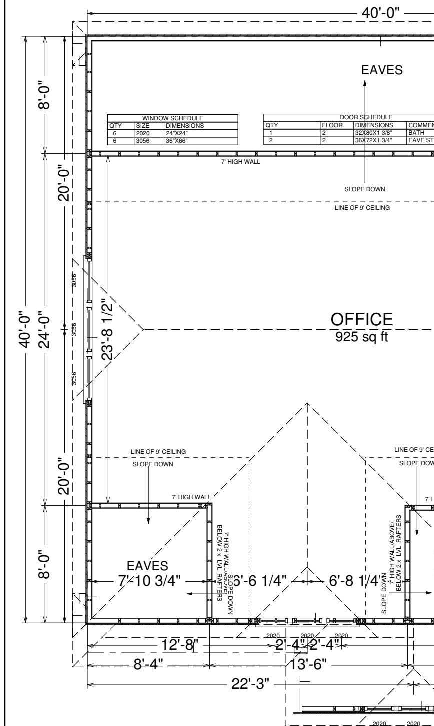
ROOF FRAMING OVERVIEW



ROOF PLAN NTS



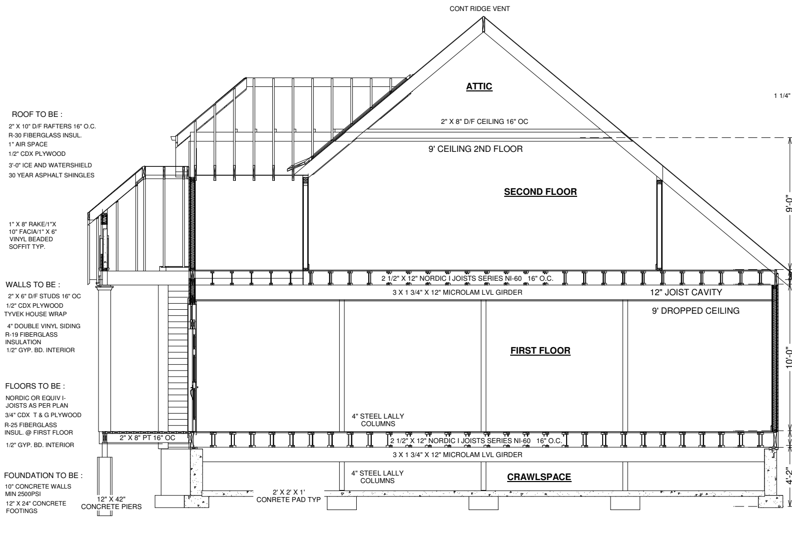
ROOF FRAMING PLAN 1/4" = 1' - 0"



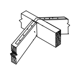
WINDOW SCHEDULE		
QTY	SIZE	DIMENSIONS
6	2020	24"X24"
6	3056	36"X66"

DOOR SCHEDULE			
QTY	FLOOR	DIMENSIONS	COMMENTS
1	2	32X80X1 3/8"	BATH
2	2	36X72X1 3/4"	EAVE STORAGE

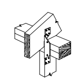
SECOND FLOOR PLAN 1/4" = 1' - 0"



SECTION THRU 1/4" = 1' - 0"

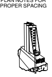


1 1/4" X 20 GAUGE RIDGE STRAP



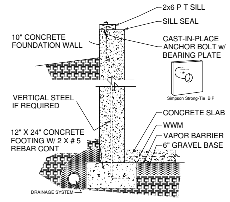
SIMPSON STRONG TIE H2 @ ALL RAFTERS TO WALL

1/2" ANCHOR BOLTS W BP/SEE FOUNDATION PLAN NOTES FOR PROPER SPACING



SIMPSON STRONG TIE PHD AS PER PLAN

BEARING PLATES @ ALL ANCHOR BOLTS/SEE FOUNDATION PLAN FOR PROPER SPACING



ALL FOOTINGS TO REST ON VIRGIN OR COMPACTED SOIL MIN 42" BELOW GRADE

TYP FOUNDATION WALL DETAIL

APPLICABLE CODES:

CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO FOLLOWING CODES;OTHER CODES AND REQUIREMENTS SPECIFIC TO THE ACTUAL LOCATION OF THE PROJECT MAY APPLY.CONSULT THE LOCAL BUILDING DEPARTMENT.

2005 CONNECTICUT STATE BUILDING CODE AND THE 2009 CONNECTICUT AMENDMENT

2003 INTERNATIONAL ENERGY CONSERVATION CODE

2005 NATIONAL ELECTRICAL CODE (NFPA-70)

NEW CONSTRUCTION :115 MPH WIND ZONE REQUIREMENTS- WOOD FRAME CONSTRUCTION MANUAL 2001 EDITION

THE CONTRACTOR AND ANY SUBCONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS TO ACQUAINT HIM/HERSELF WITH THE PROJECT AND HIS/HER RESPONSIBILITIES FOR PROPER CONSTRUCTION/INSTALLATION OF ITEMS IN THIS PLAN.ONCE CHOSEN THE CONTRACTOR(S) SHALL REVIEW AND VERIFY ENCLOSED DRAWINGS AND CONTACT PLANS AHEAD OF ANY DISCREPANCIES BEFORE MAKING ANY CHANGES TO THESE PLANS.

THE CONTRACTOR SHALL PROVIDE ALL BLOCKING AND SUPPORT FOR FRAMING AS NECESSARY FOR A COMPLETE AND PROPER INSTALLATION OF ALL WORK,FINISHES,TRIM AND ACCESSORIES.CONTRACTOR MUST FOLLOW ALL MANUFACTURERS INSTALLATION GUIDELINES FOR ANY PART OF THE BUILDING PROJECT.

CONTRACTOR(S) SHALL PROVIDE FOR ALL REQUIRED PERMITS,FEES AND INSPECTIONS FOR REGULATORY AGENCIES AND APPROVALS

CONTRACTOR SHALL PROVIDE FOR REMOVAL FOR PROPER AND LEGAL REMOVAL OF ALL DEBRIS ASSOCIATED WITH THE PROJECT

CONTRACTOR TO PROVIDE AND COORDINATE ALL PLUMBING,HVAC AND ELECTRICAL WORK

IN GENERAL ALL NEW GYP. BD. SHALL BE FINISHED W/ 3 COATS OF COMPOUND,SANDED BETWEEN COATS AND PROPERLY PREPPED FOR PAINTING.ALL COMMON WALLS/FLOORS/BEAMS AND OTHER PENETRATIONS BETWEEN UTILITY ROOMS SHALL HAVE A MIN 1 HOUR FIRE RATING.

ALL WOOD FRAMING OR BLOCKING IN CONTACT WITH CONRETE,MASONRY OR EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED UNLESS OTHERWISE NOTED AND SHALL HAVE PROPER NONCORROSIVE FASTENERS/FLASHINGS AS APPROVED BY THE MANUFACTURER.

CONTRACTOR SHALL PROVIDE WINDOWS AND DOORS IN SIZES SPECIFIED .WINDOWS ARE TO BE ANDERSON 400 SERIES OR EQUIV. WINDOW SIZES ON THIS PLAN ARE FRAME SIZES AND CONTRACTOR SHALL MAKE ADJUSTMENTS TO ROUGH OPENINGS BASED ON MANUFACTURS RECOMMENDATIONS.DOOR SIZES ON THIS PLAN ARE GIVEN IN FEET/INCHES OF DOOR SIZE ONLY. ADD FRAME AND R.O. SIZES AS REQUIRED.

THE CONTRACTOR AND ALL THOSE INVOLVED WITH THE CONSTRUCTION/INSTALLATION OF THIS PROJECT SHOULD REVIEW THESE DRAWINGS AND BECOME FAMILIAR WITH THE MANUFACTURERS INSTRUCTIONS AND INSTALLATION REQUIREMENTS FOR THE NORDIS I JOISTS AND ANY ITEM ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT AND ALL DETAILS RELATED TO THIS PLAN.

HVAC SYSTEM TO BE DESIGNED BY OTHER

NOTE TO FOUNDATION CONTRACTOR: ALL ANCHOR BOLTS TO CONFORM WITH IRC 2OO3 AS WELL AS WFCM 2001 115 MPH CODE AND SHALL BE OF APPROVED TYPE AND SIZE WITH APPROPRIATE WASHERS SIMILAR TO SIMPSON BP AND SHALL BE A MIN 1/2" IN DIAMETER AND SPACED NO GREATER THAN 2'-6" APART.THERE SHALL BE A MIN. OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END PLATE SECTION. GREATER THAN 30" O.C.

IT SHALL BE UP TO THE CONTRACTOR AND ALL OF THOSE INVOLVED IN THE DEMOLITION/CONSTRUCTION AND FABRICATION OF THE ELEMENTS OF THESE PLANS TO REVIEW THOROUGHLY THESE DRAWINGS AND BECOME FAMILIAR WITH THE INTENT AND PURPOSE OF THIS PROJECT.AS WORK COMMENCES THERE MAY ARISE UNKNOWN OR UNFORESEEN CONDITIONS THAT MAY NECESSITATE CHANGES IN THESE DRAWINGS AND IT SHALL BE UP TO THE CONTRACTOR TO USE GOOD JUDGEMENT IN THESE AREAS AND IF NECESSARY CONSULT PLANS AHEAD LLC BEFORE PROCEEDING AND MAKING CHANGES TO THESE DRAWINGS.WHERE SPECIFIED B.O. THE CONTRACTOR SHALL PROVIDE APPROVED DRAWINGS AND OR SPECIFICATIONS TO THE BUILDING OFFICIAL AS NOTED FOR BEAM SIZING/SUPPORT OF AREAS INDICATED IN THESE DRAWINGS.ALL WORK TO BE DONE IN A COMPETENT WORKMANSHIP MANNER AND WHERE EVER POSSIBLE EXISTING DETAILS SHALL BE MATCHED AND REPLICATED AS AGREED UPON WITH THE OWNER.IT SHALL BE UP TO THE CONTRACTOR TO NOTIFY PLANS AHEAD LLC WITH ANY CHANGES AND OR DISCREPANCIES IN THESE DRAWINGS BEFORE WORK BEGINS. PLANS AHEAD LLC IS NOT LIABLE ONCE CONSTRUCTION BEGINS. THE CONTRACTOR MUST COMPLY WITH ALL NATIONAL,STATE AND LOCAL BUILDING CODES AND ANY OTHER AGENCY HAVING JURISDICTION OVER ASPECTS OF THE PROPOSED PROJECT.

PLANS AHEAD LLC
19 IVY STREET
BRANFORD,CONNECTICUT
(203) 483-8009
PLANSAHEAD@AOL.COM

To the best of my knowledge these plans are drawn to comply with the clients requests and specifications. While every effort has been made in the preparation of these plans to avoid mistakes, the maker can not guarantee against unapproved modifications and changes to these drawings.The client shall carefully review and verify all information,notes,dimensions and details in the enclosed drawings,and provide an approved signed set of the final drawings before they are released. Commencement of work by owner/contractor provides acceptance of the following terms; In the event that the client consents to,allows,authorizes or approves any changes to any plans, specifications or other construction documents,and these changes are not approved of in writing by Plans Ahead LLC,the client recognizes that such changes and the results thereof are not the responsibility of Plans Ahead LLC. Therefor the client agrees to release Plans Ahead LLC from any liability arising from the construction,use or results of such changes. PLANS AHEAD LLC is not liable for changes once construction has begun. In addition the client agrees to the fullest extent permitted by law,to indemnify and hold Plans Ahead LLC harmless from any damage,liability or costs (including reasonable attorney fees and costs of defense) arising from such changes, except only those damages, liabilities and costs arising from sole negligence or willful misconduct of Plans Ahead LLC. The client/contractor of the job must check all dimensions, window and door sizes and other plan notes and details prior to construction and notify Plans Ahead LLC of any changes to the final drawings or be solely responsible thereafter. Any settlement sought for damages or loss can not exceed the total amount of fees paid to Plans Ahead LLC for the particular project in consideration.

PROPOSED OFFICE BUILDING
46 PLAINS RD
ESSEX,CONNECTICUT

DATE
09 14 2010

DRAWN BY
AMT

SHEET
3 OF 3