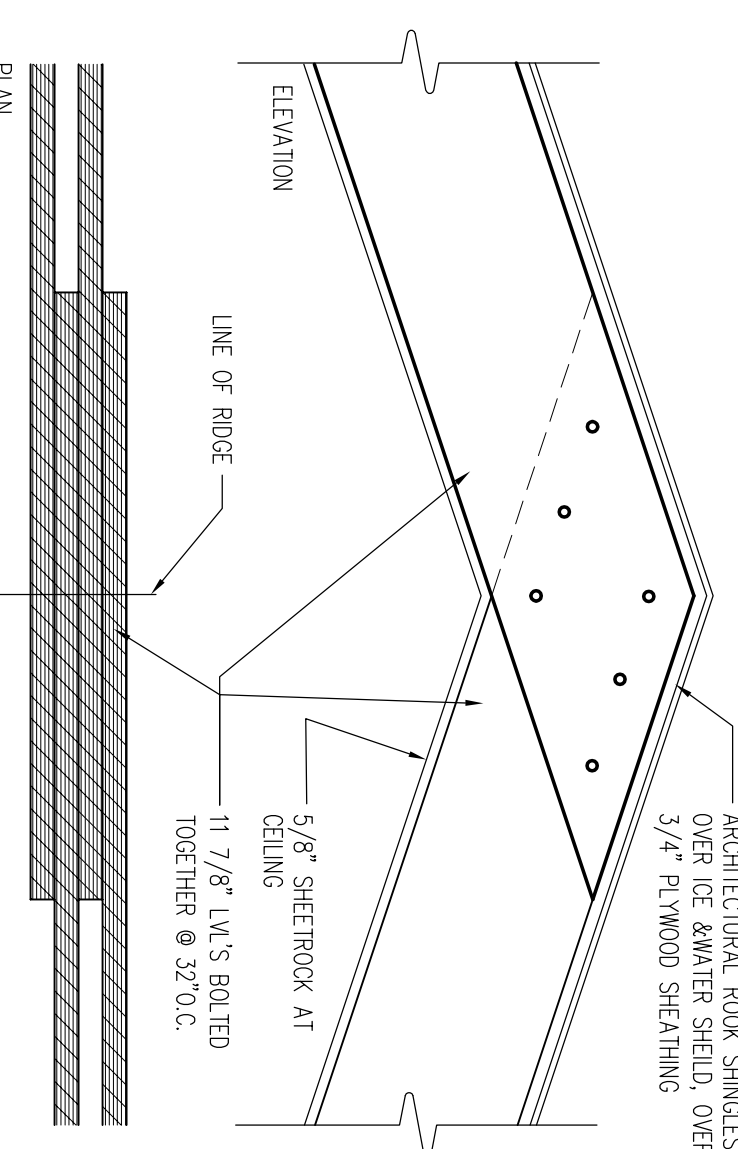
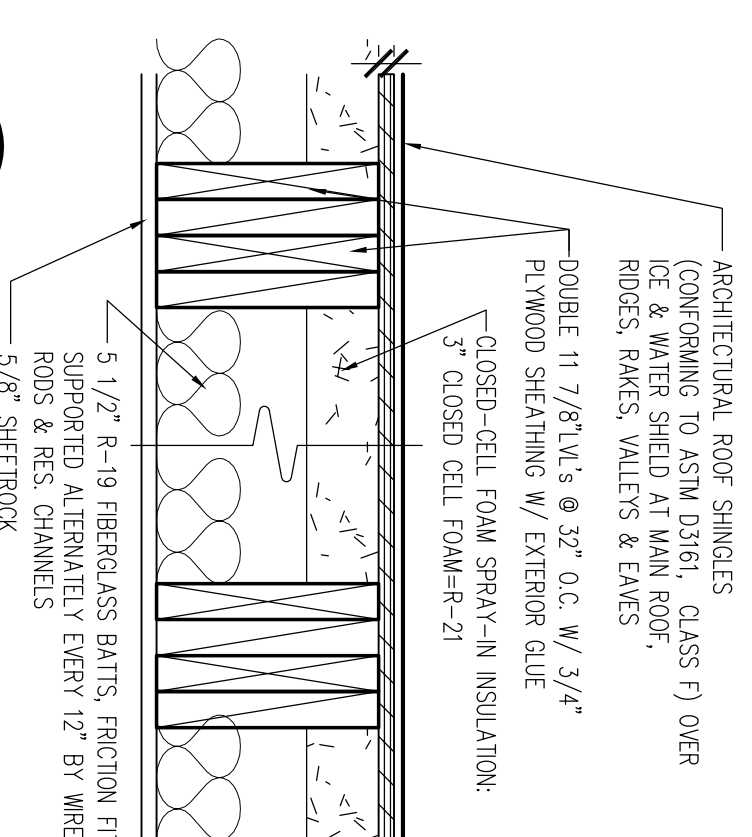


GENERAL NOTES

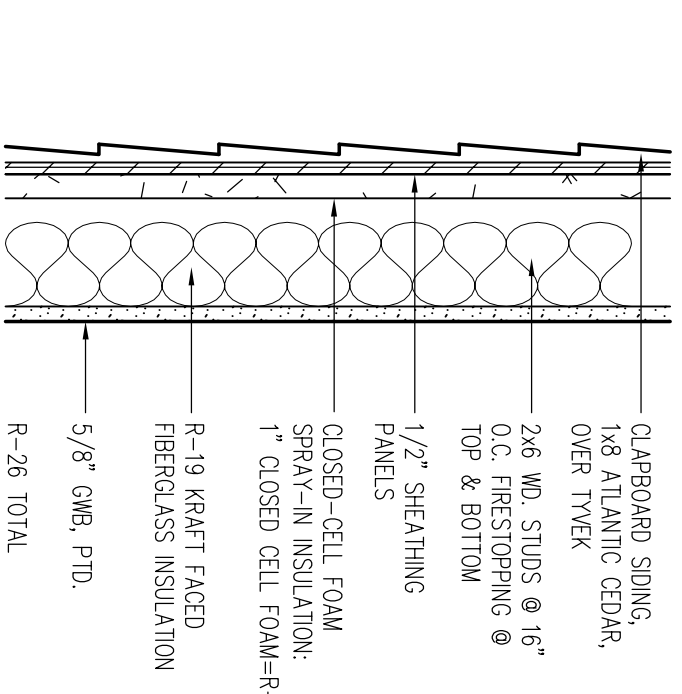
1. EACH LICENSED MECHANICAL CONTRACTOR SHALL PERFORM ALL MECHANICAL WORK IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. AFTER WHICH IT SHALL BE INSPECTED BY THE CODE OFFICIALS.



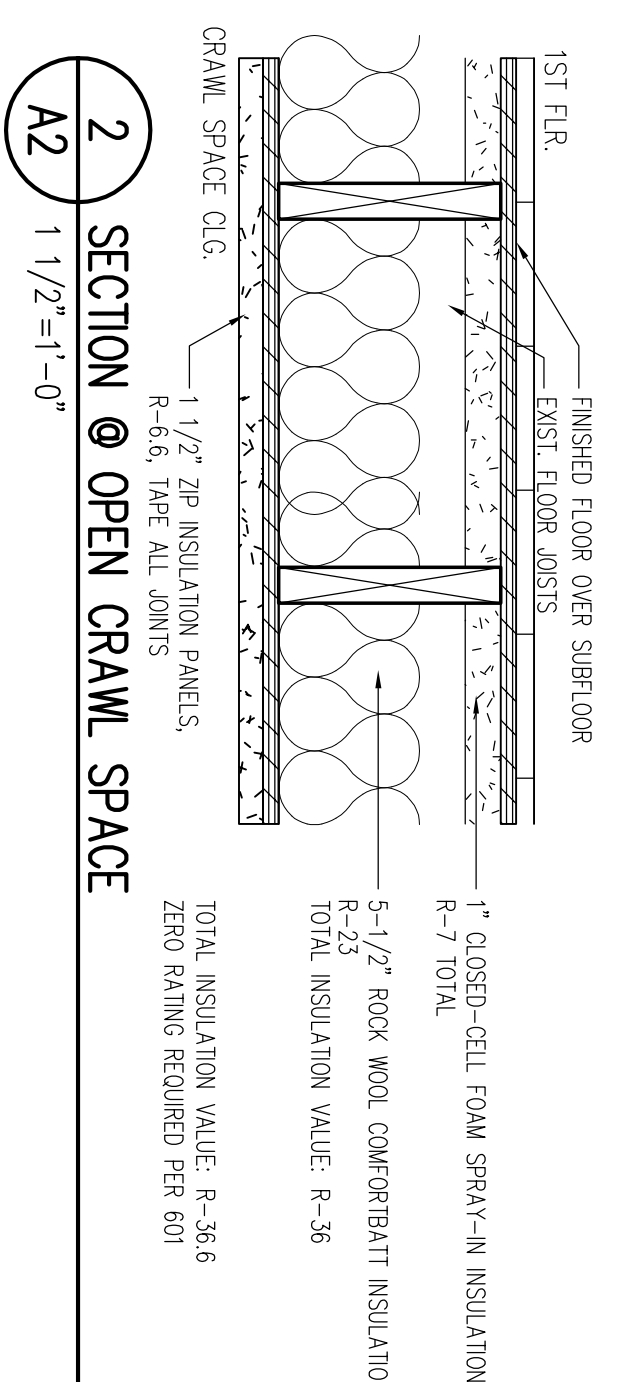
7 PLAN & ELEVATION OF ROOF RIDGE
1'-1"-0"



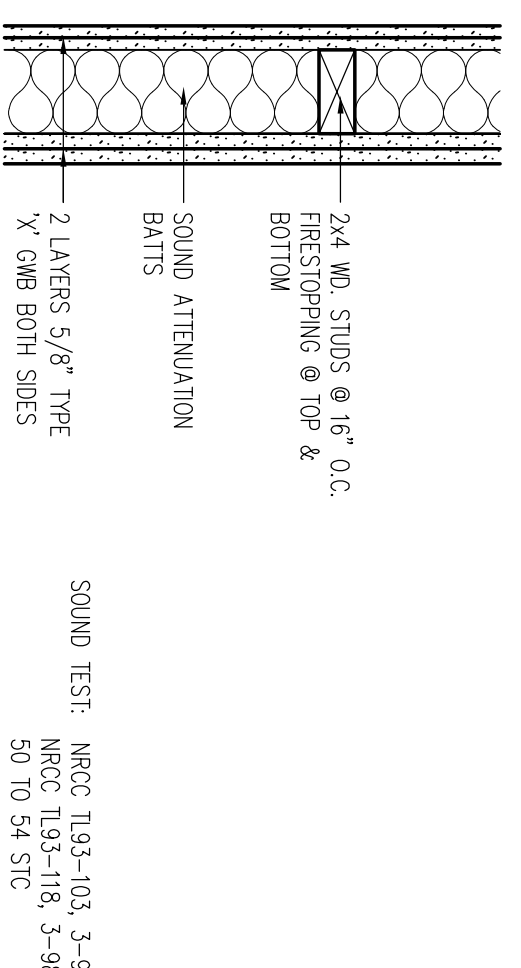
5 ROOF/CEILING ASSEMBLY
1 1/2"-1'-0" ZERO RAINING REQUIRED PER 601



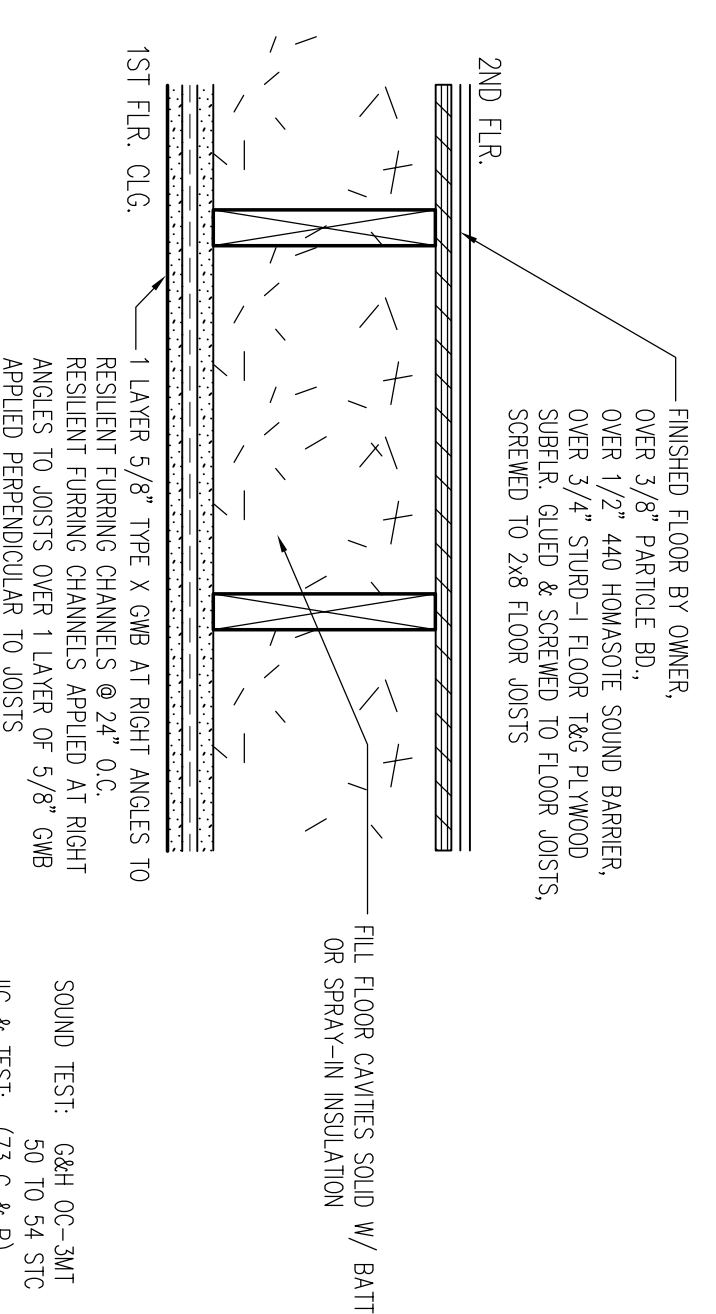
6 TYP. EXT. WALL
1 1/2"-1'-0" ZERO RAINING REQUIRED PER 601



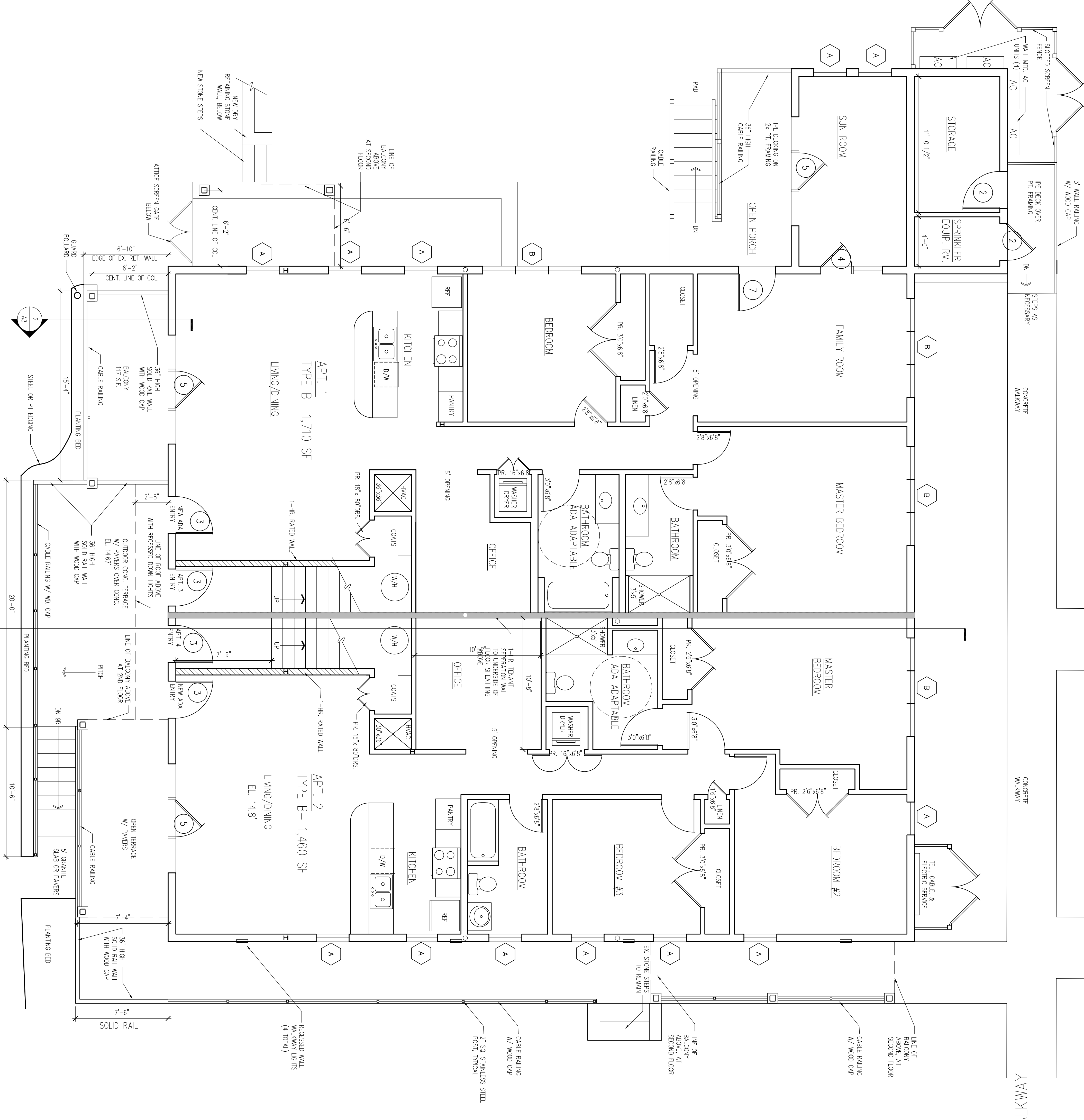
2 SECTION @ OPEN CRAWL SPACE
1 1/2"-1'-0"



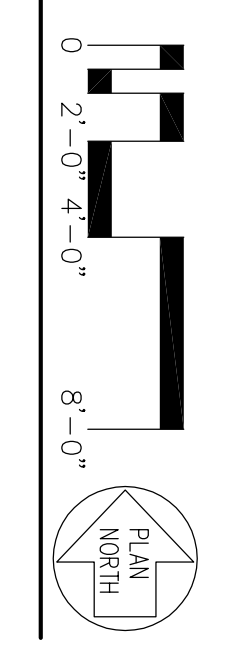
3 UNIT SEPARATION WALL ASSEMBLY (OR OWNER APPROVED EQUAL)
NO SCALE (MIN. 1/2 HR. RATING PER 708.3 EXCEPTION 2)



4 FLOOR/CEILING ASSEMBLY (OR OWNER APPROVED EQUAL)
1 1/2"-1'-0" (1/2 HR. RATING IS REQUIRED PER 711.2.4.3 W/ EXCEPTION)



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

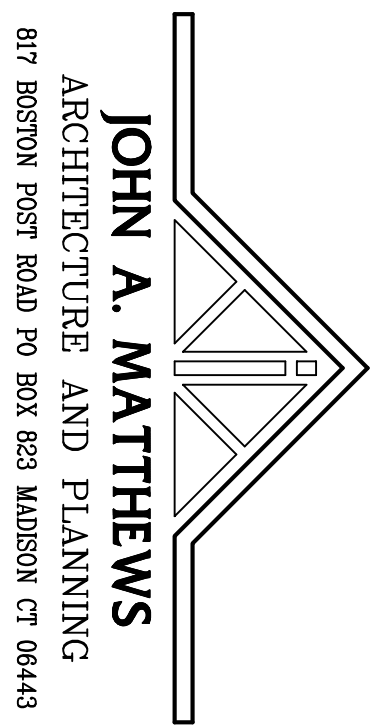


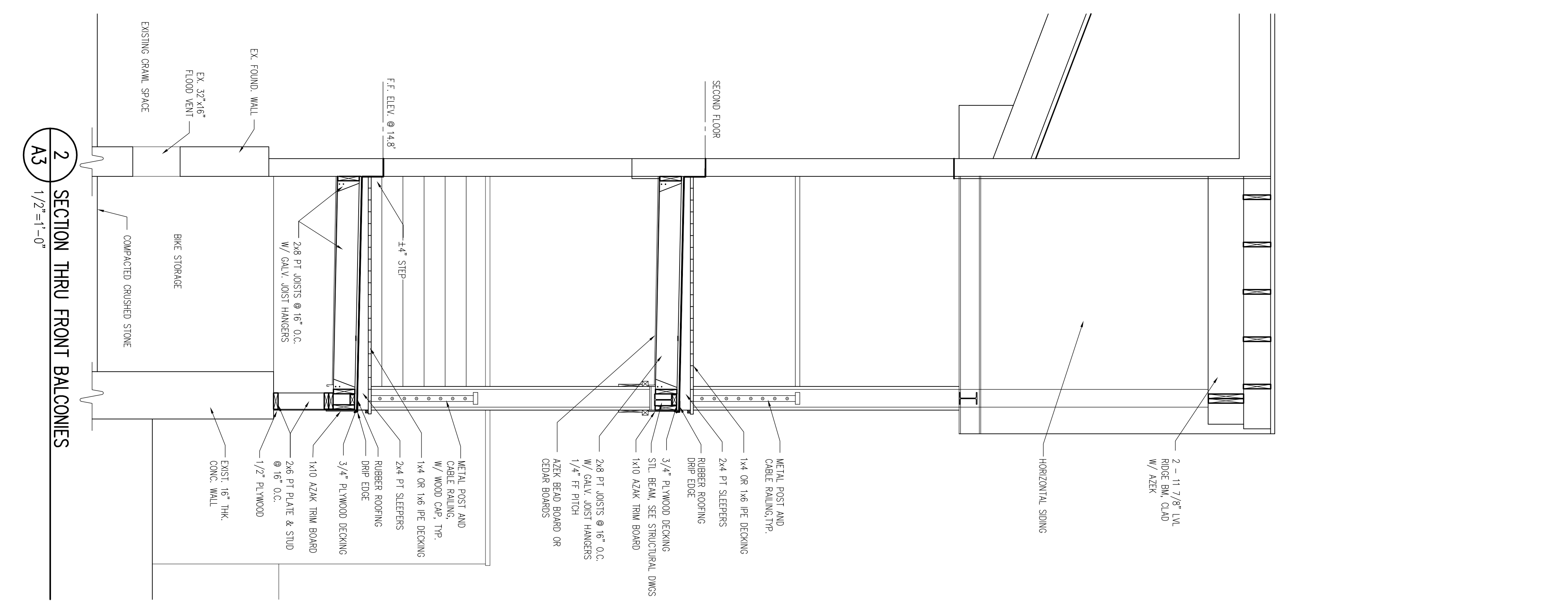
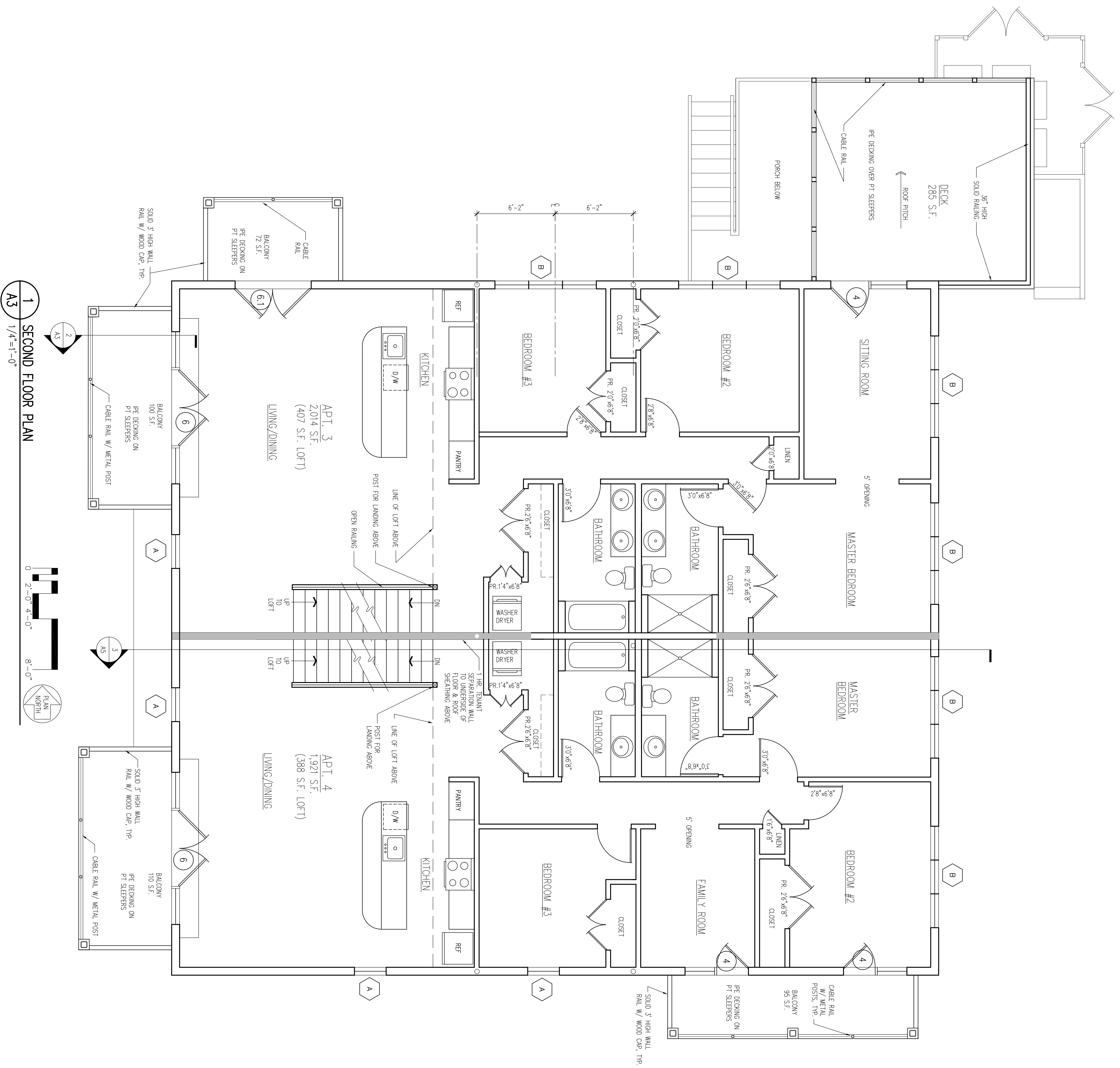
JOB NUMBER: 20082
STAGE: PERMIT
DATE: 8/25/21

FIRST FLOOR PLAN & DETAILS

4 THREE ELMS ROAD
BRANFORD, CT

JOHN A. MATTHEWS
ARCHITECTURE AND PLANNING
807 BOSTON POST ROAD PO BOX 829 MADISON CT 06443
203 245-0110 FAX 203 245-0182





GENERAL NOTES

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NO.	REFERENCE	DATE

JOHN A. MATTHEWS
 ARCHITECTURE AND PLANNING
 807 BOSTON POST ROAD PO BOX 829 MADISON CT 06443
 203 246-0110 FAX 203 246-0182

JOB: **4 THREE ELMS ROAD**
 BRANFORD, CT

TITLE OF SHEET: **SECOND FLOOR PLAN & BALCONY SECTION**

JOB NUMBER: **20082**

STAGE: **PERMIT**

DATE: **8/25/21**

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

2 SECTION THRU FRONT BALCONIES
 1/2"=1'-0"

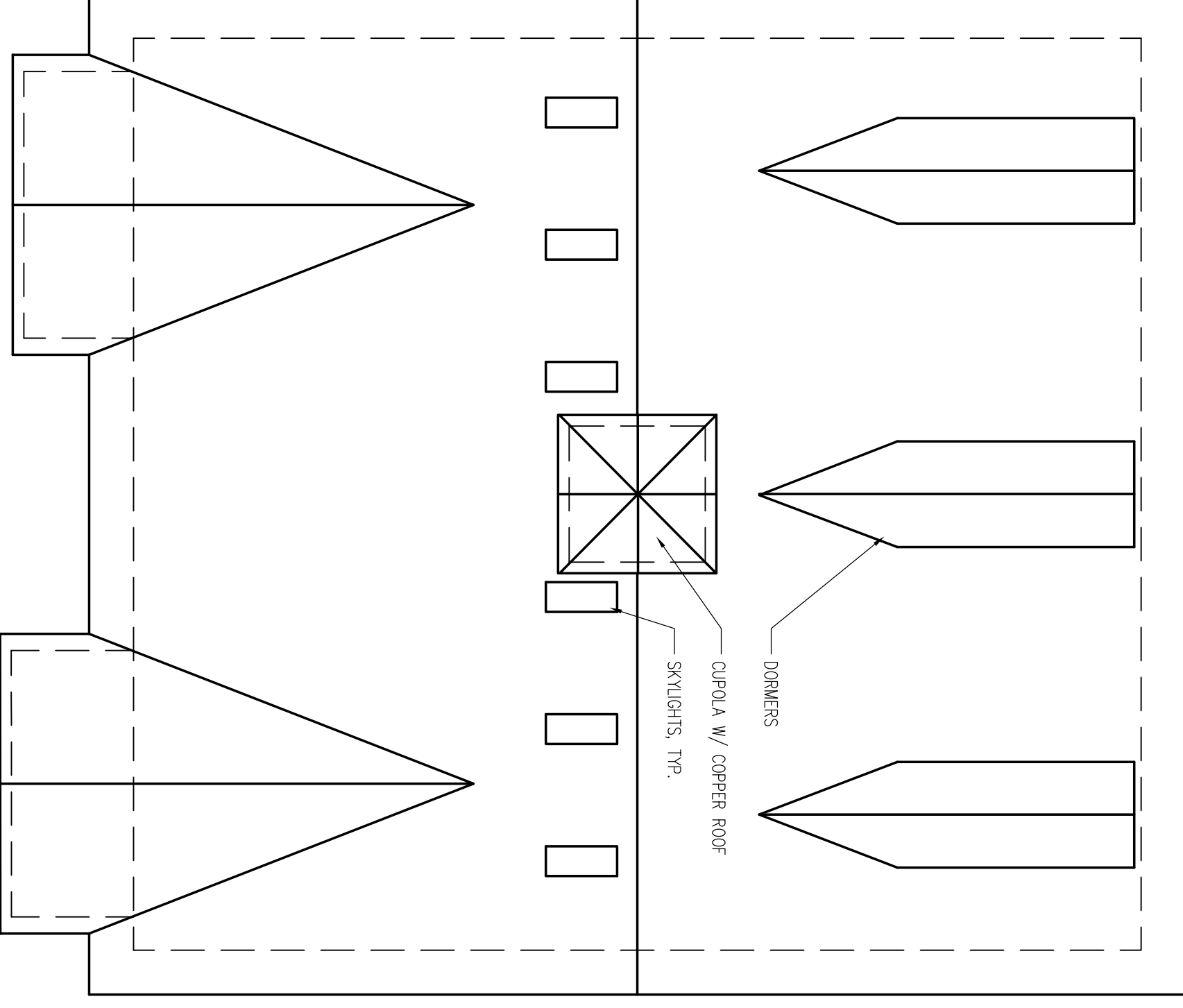
0 2'-0" 4'-0" 8'-0"

PLAN NORTH

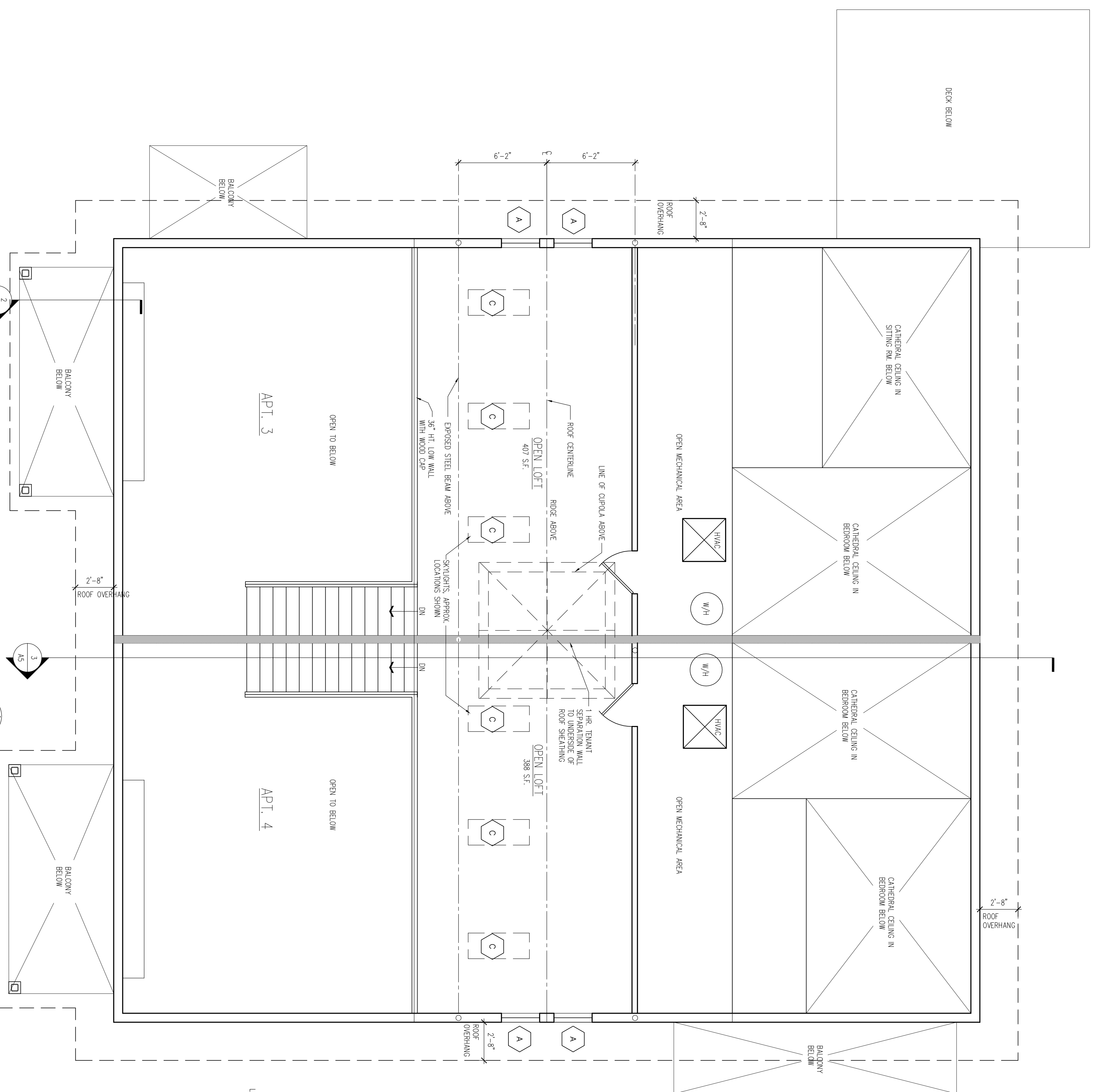
JOB NUMBER: **20082**

SHEET NUMBER: **A3**

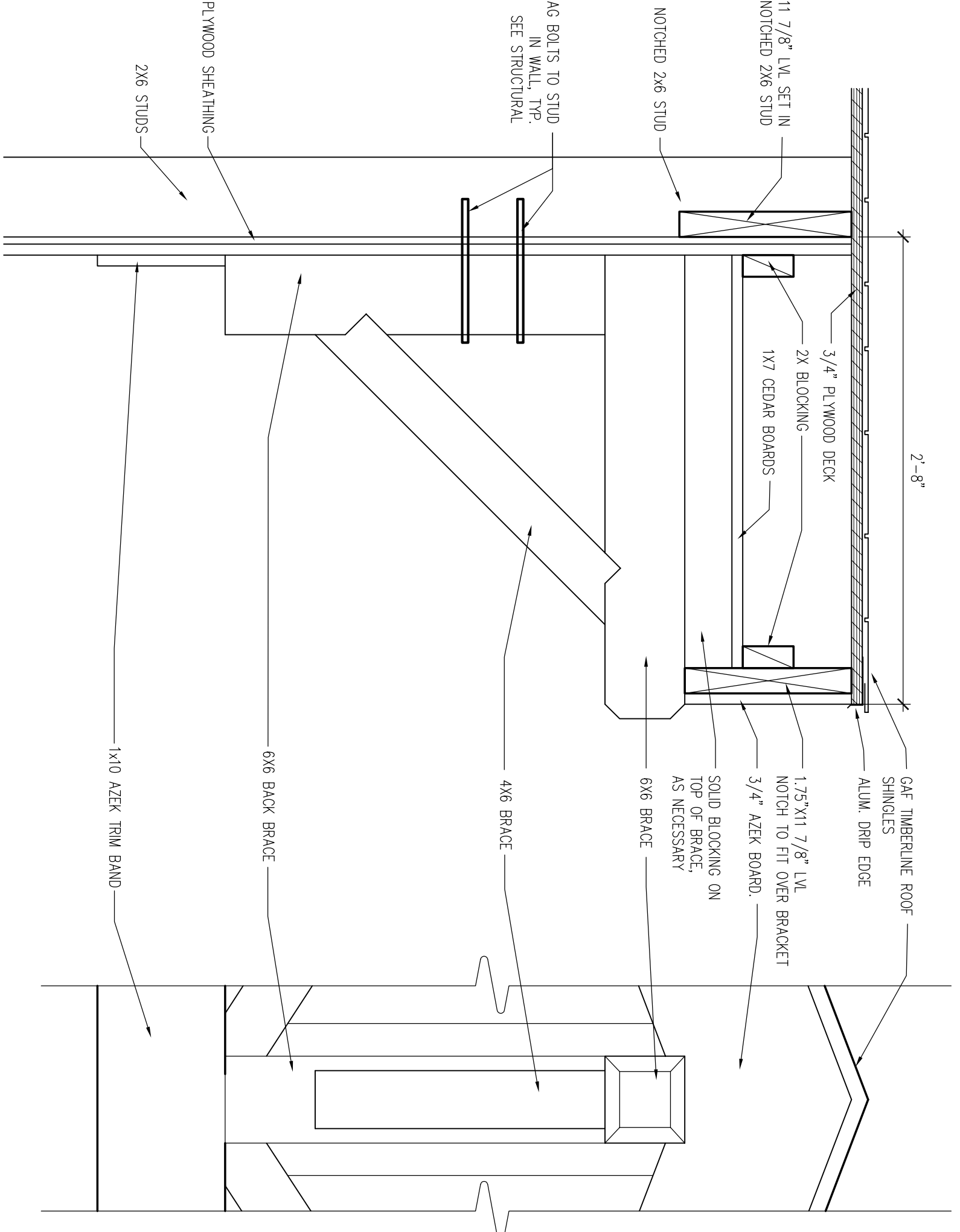
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3 ROOF PLAN
A3.1 1/8"=1'-0"
0 2'-0" 4'-0" 8'-0"



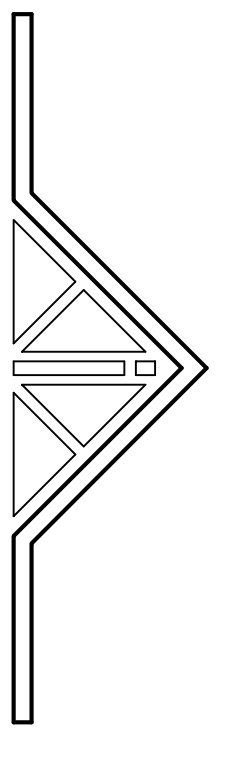
1 LOFT FLOOR PLAN
A3.1 1/4"=1'-0"
0 2'-0" 4'-0" 8'-0"



2 RAKE BRACKET DETAIL
A3.1 1 1/2"=1'-0"

NO.	REFERENCE	DATE

4 THREE ELMS ROAD
BRANFORD, CT



JOHN A. MATTHEWS
ARCHITECTURE AND PLANNING
817 BOSTON POST ROAD PO BOX 829 MADISON CT 06443
203 246-0110 FAX 203 246-0182

JOB NUMBER 20082
STAGE PERMIT
DATE 8/25/21

JOB
4 THREE ELMS ROAD
BRANFORD, CT

TITLE OF SHEET
LOFT FLOOR PLAN

JOB NUMBER 20082
STAGE PERMIT
DATE 8/25/21

SHEET NUMBER
A3.1

GENERAL NOTES

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

NO.	REFERENCE	DATE

JOHN A. MATTHEWS
ARCHITECTURE AND PLANNING
807 BOSTON POST ROAD PO BOX 828 MADISON CT 06443
203 245-0110 FAX 203 245-0182

JOB
4 THREE ELMS ROAD
BRAUNFORD, CT

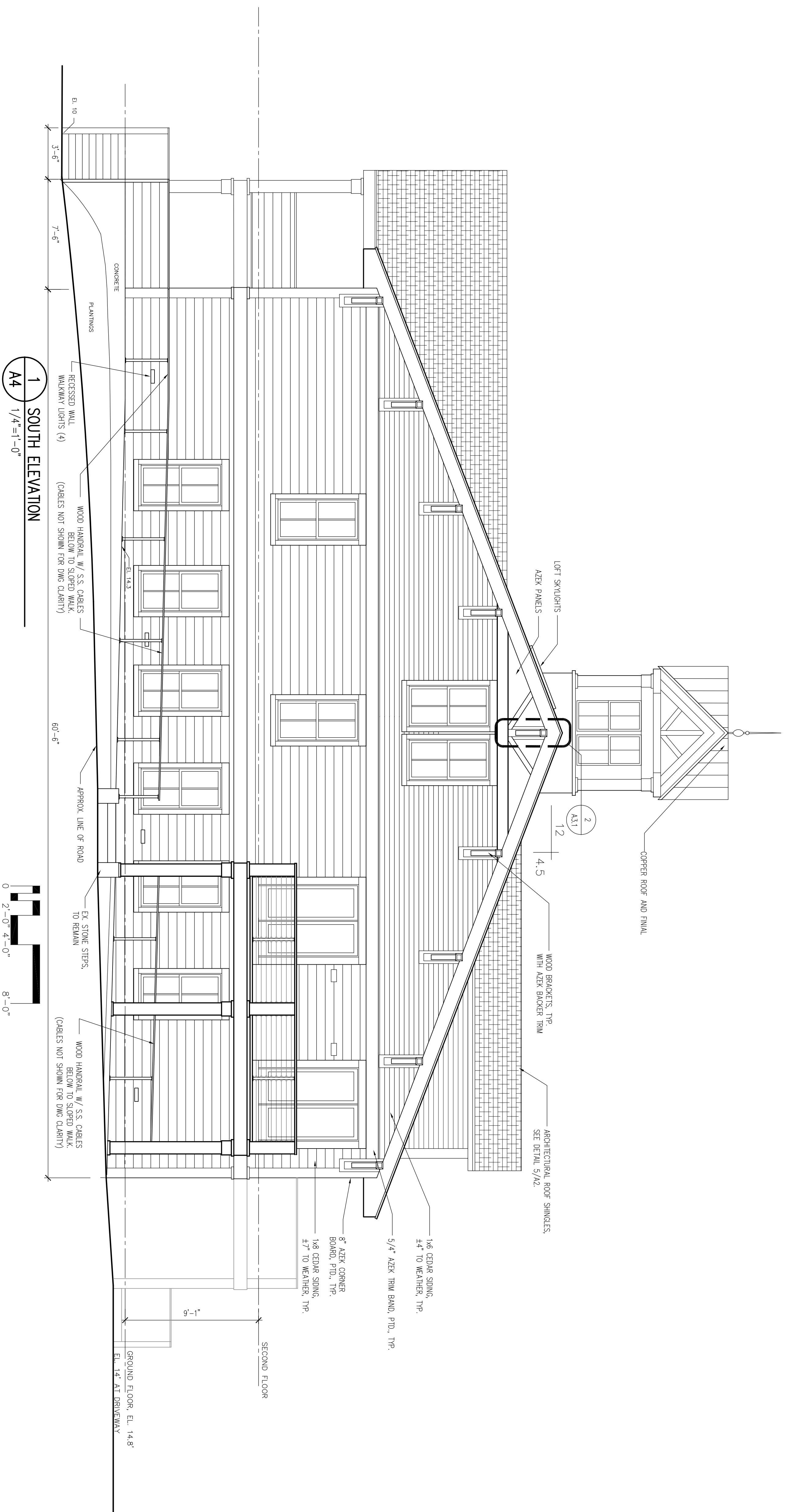
TITLE OF SHEET
SOUTH ELEVATION

JOB NUMBER
20082

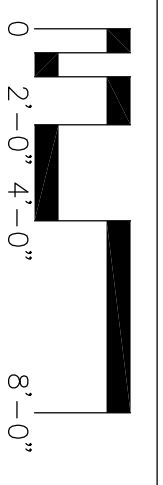
STAGE
PERMIT

DATE
8/25/21

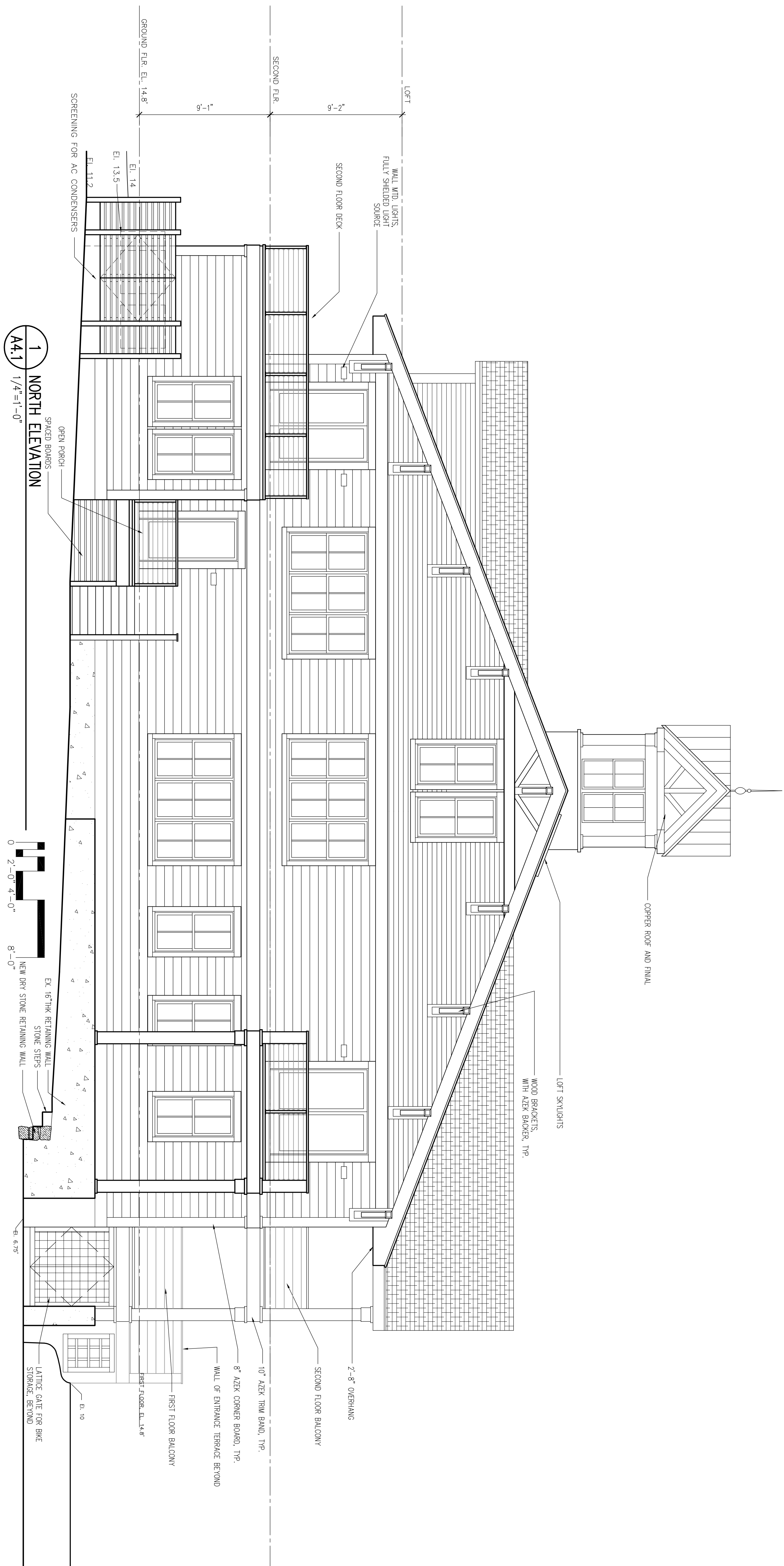
SHEET NUMBER
A4



1 SOUTH ELEVATION
1/4"=1'-0"
A4



GENERAL NOTES



1
44.1
NORTH ELEVATION
1/4"=1'-0"

NO.	REFERENCE	DATE

JOHN A. MATTHEWS
ARCHITECTURE AND PLANNING
807 BOSTON POST ROAD PO BOX 829 MADISON CT 06443
203 245-0110 FAX 203 245-0182

JOB: **4 THREE ELMS ROAD**
BRAUNFORD, CT

TITLE OF SHEET:
NORTH ELEVATION

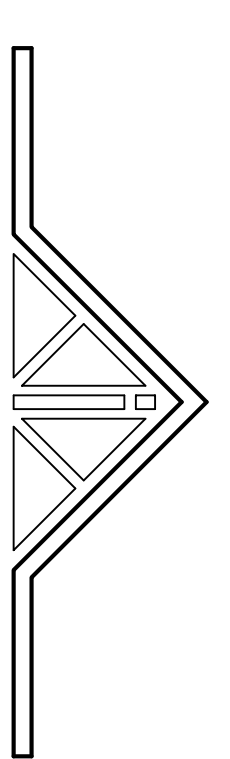
JOB NUMBER: **20082** SHEET NUMBER:
STAGE: **PERMIT**
DATE: **8/25/21**

A4.1

GENERAL NOTES

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NO.	REFERENCE	DATE



JOHN A. MATTHEWS
 ARCHITECTURE AND PLANNING
 807 BOSTON POST ROAD PO BOX 929 MADISON CT 06443
 203 245-0110 FAX 203 245-0122

JOB
4 THREE ELMS ROAD
 BRANFORD, CT

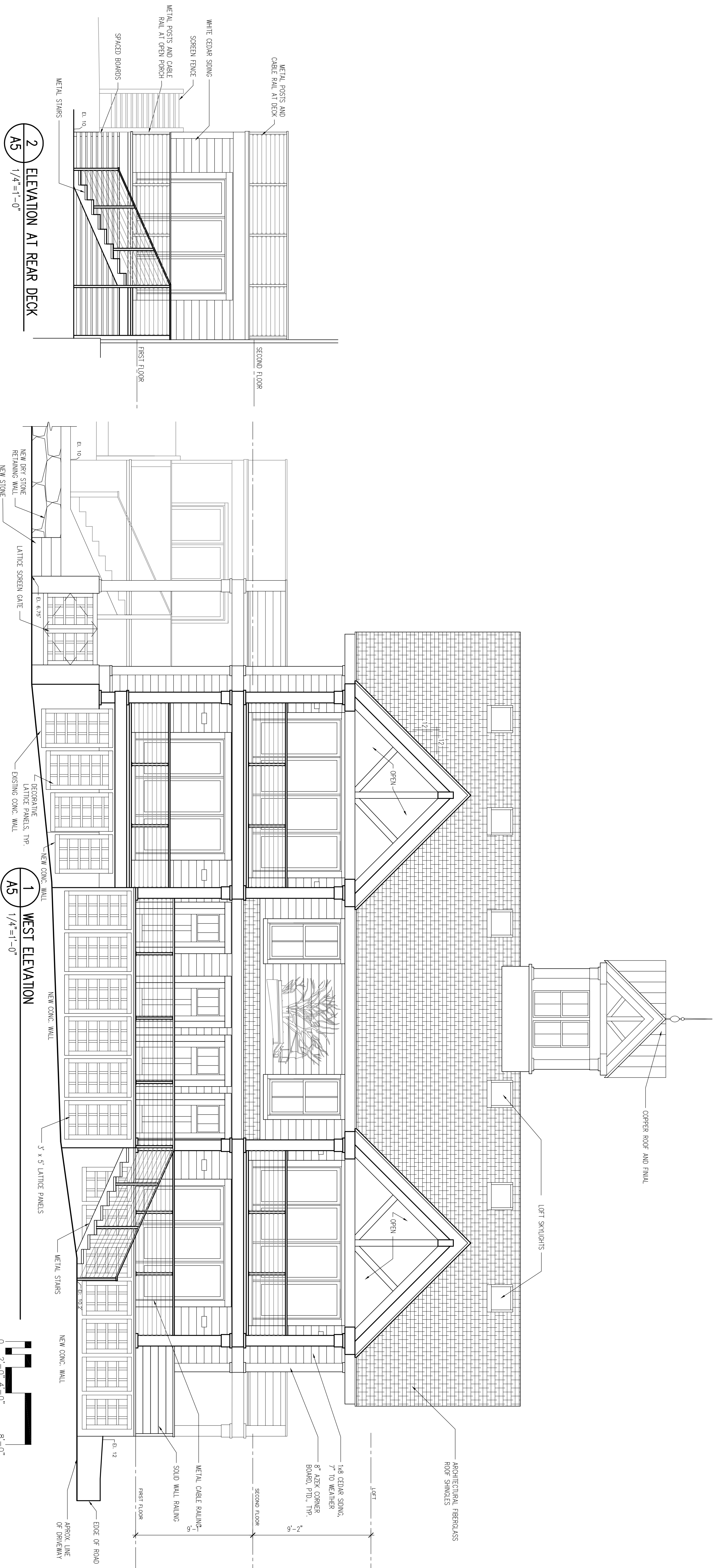
TITLE OF SHEET
WEST ELEVATIONS

JOB NUMBER
20082

SHEET NUMBER
A5

STAGE
PERMIT

DATE
8/25/21



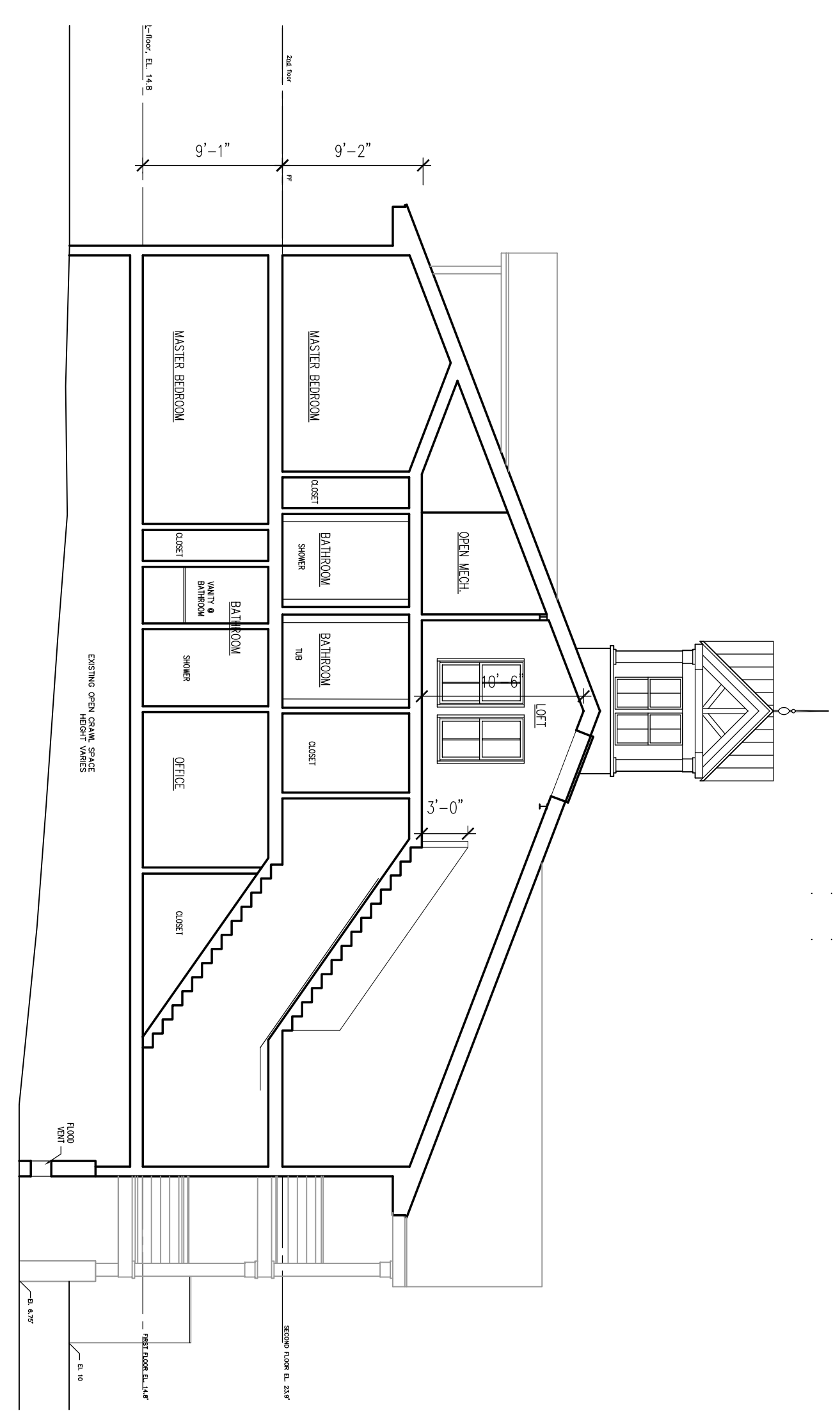
2 ELEVATION AT REAR DECK
 1/4" = 1'-0"

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

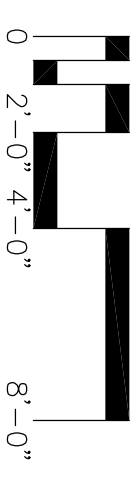


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2 SECTION THRU BUILDING
A5.1 1/8"=1'-0"



1 EAST ELEVATION
A5.1 1/4"=1'-0"



JOHN A. MATTHEWS
 ARCHITECTURE AND PLANNING
 817 BOSTON POST ROAD PO BOX 929 MADISON CT 06443
 203 245-0110 FAX 203 245-0182

JOB
4 THREE ELMS ROAD
BRANFORD, CT

TITLE OF SHEET
EAST ELEVATION &
BUILDING SECTION

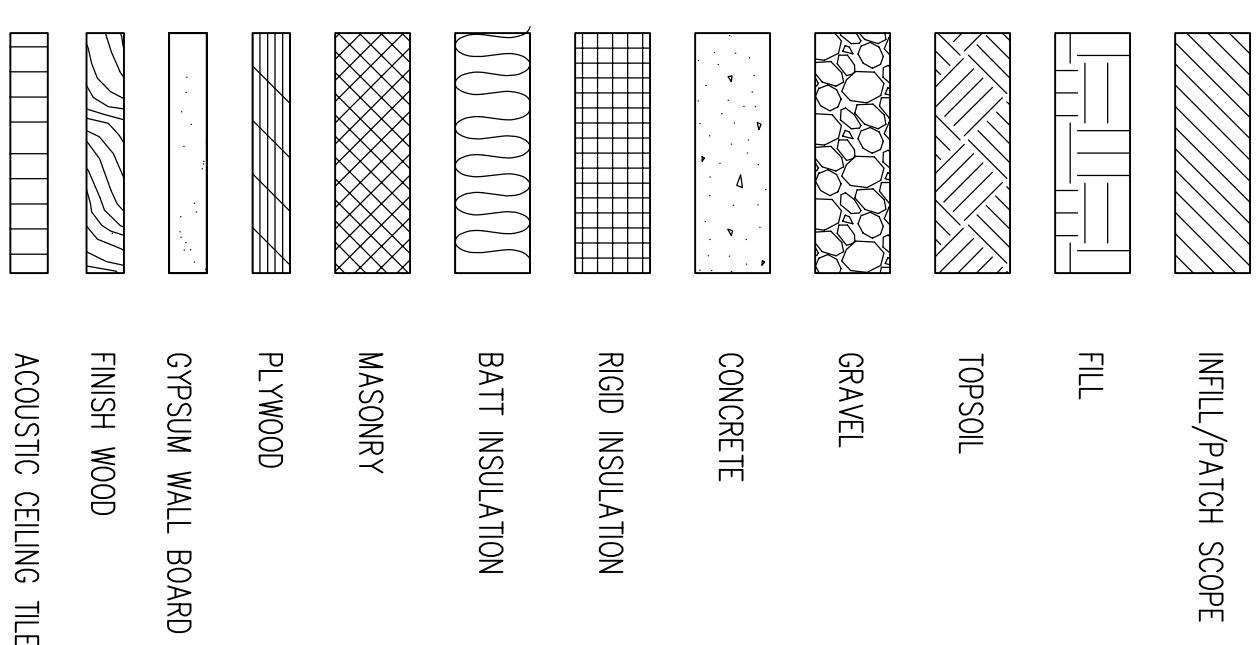
JOB NUMBER
20082

STAGE
PERMIT

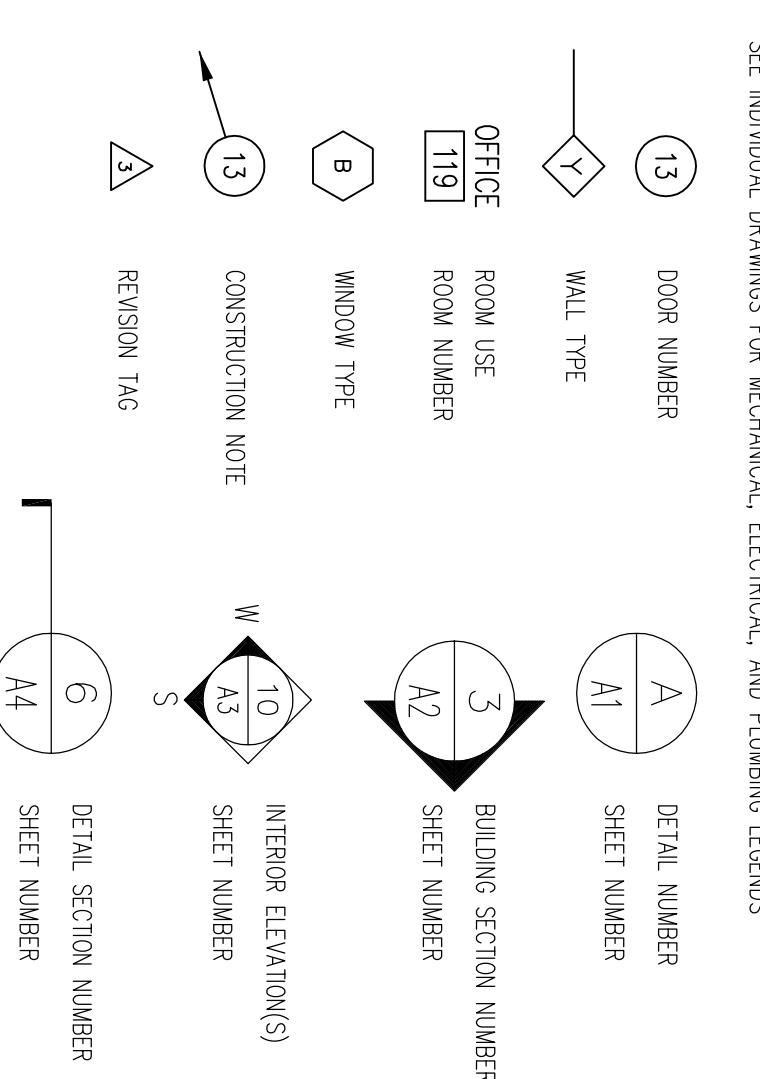
DATE
8/25/21

SHEET NUMBER
A5.1

MATERIALS LEGEND



SYMBOLS LEGEND

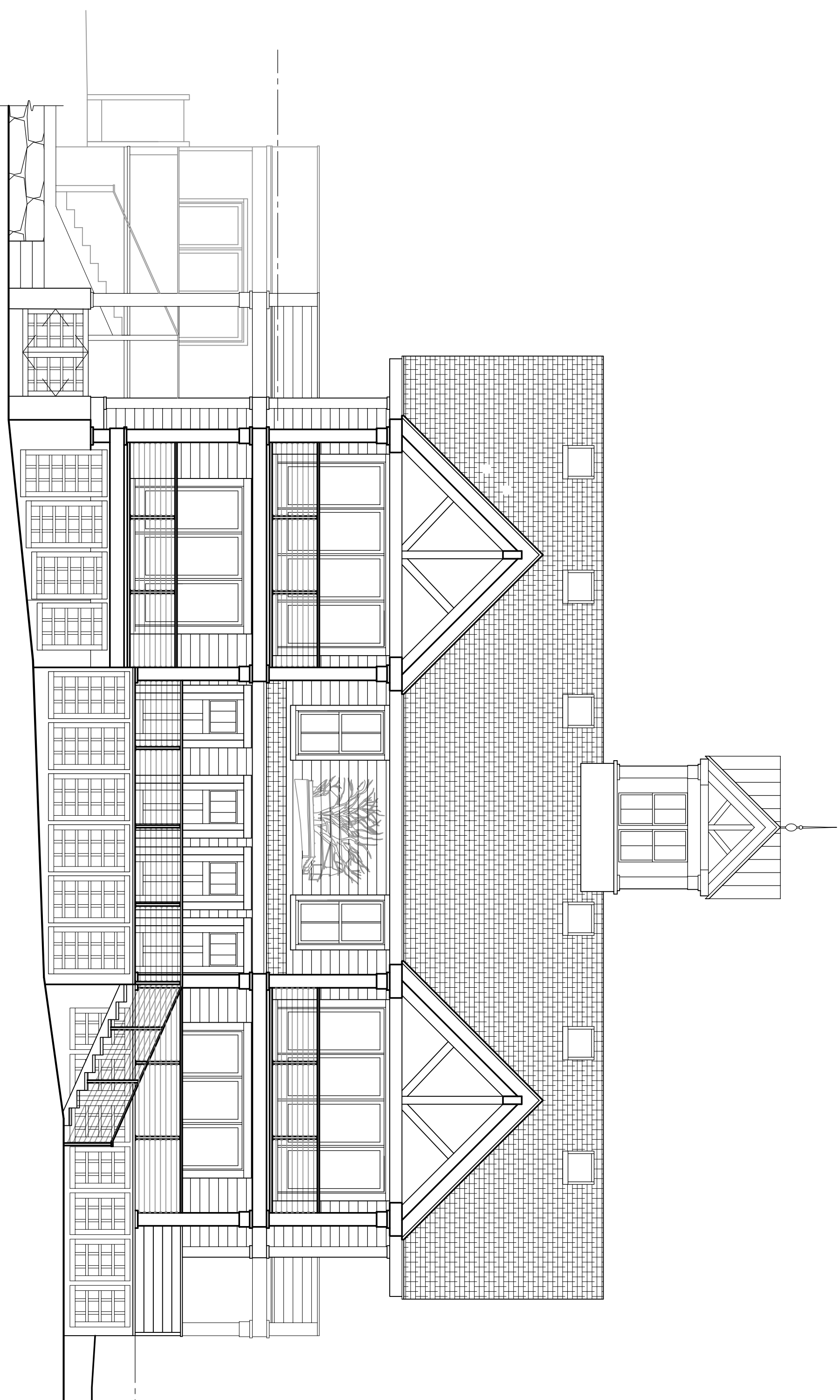


ABBREVIATIONS

Table of abbreviations with descriptions for architectural, structural, and mechanical symbols.

WINDOW AND DOOR SCHEDULE

Window and door schedule table with columns for window type, description, and quantity.



4 THREE ELMS ROAD
BRANFORD, CT.

DRAWING LIST

- CS COVER SHEET/CODE INFORMATION
CIVL BY THOMAS A. STEVENS & ASSOCIATES, INC.
C-1 EXISTING & PROPOSED CONDITIONS PLAN, COASTAL SITE PLAN & EROSION SEDIMENT CONTROL PLAN

- LANDSCAPE BY TEC LANDSCAPING LP-1 LANDSCAPE PLAN BY TEC LANDSCAPING
ARCHITECTURAL BY JOHN A. MATTHEWS
SP SITE PLAN & SITE DETAILS
LSP LIFE SAFETY PLAN
A1 FOUNDATION & GRAVEL SPACE PLAN
A2 FIRST FLOOR PLAN & DETAILS
A3 SECOND FLOOR PLAN & BALCONY SECTION
A31 LOFT FLOOR PLAN
A4 NORTH ELEVATION
A4-1 SOUTH ELEVATION
A5 WEST ELEVATIONS
A5.1 EAST ELEVATION & BUILDING SECTION

- STRUCTURAL BY ASCHETTO ASSOC., LLC.
S-2003 BALCONY FRAMING PLANS & SECTIONS

Building Thermal Envelope table with columns for climate zone, required, and provided values for various envelope components.

RENOVATION TO 4 THREE ELM RD,
STONY CREEK, BRANFORD, CT.
BUILDING CODE INFORMATION

GOVERNING CODE: 2015 INTERNATIONAL BUILDING CODE & 2018 CT STATE FIRE SAFETY CODE, PARTS 1, II, & III
USE GROUP CLASSIFICATION: RESIDENTIAL GROUP R-2 (APARTMENT HOUSE)
CONSTRUCTION TYPE: 50 COMBUSTIBLE NONPROTECTED PER 506.2
SPRINKLER PROTECTION: APPROVED AUTOMATIC SPRINKLER PROTECTION MEETING NFPA 13R WILL BE PROVIDED. 903.1.1

Table providing egress width, travel distance, and primary structural frame details for the building renovation project.

GENERAL NOTES

- Notes 1 through 5, including details on window and door placement, material specifications, and construction requirements.

NO. REFERENCE DATE table for tracking drawing revisions.

Logo and contact information for JOHN A. MATTHEWS ARCHITECTURE AND PLANNING, 807 BOSTON POST ROAD PO BOX 829 MADISON CT 06443.

Project title block: 4 THREE ELMS ROAD BRANFORD, CT, COVER SHEET, JOB NUMBER 20082, SHEET NUMBER PERMIT, DATE 8/25/21, SHEET NUMBER CS.

GENERAL NOTES

1. WIRE EACH EMERGENCY LIGHT AND EXIT SIGN TO LOCAL CONSTANT LIGHTING CIRCUIT.

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









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LIFE SAFETY LEGEND

-  SINGLE FACED EXIT LIGHT
-  TWIN HEAD EMERGENCY LIGHT
-  MINI-HORN/STROKE LIGHT
-  FIRE ALARM HORN-STROBE COMPAGNION AND PULL STATION
-  AC/DC-CO/SMOKE DETECTOR
-  EMERGENCY EGRESS WALL MOUNTED LIGHT
-  FIRE ALARM CONTROL PANEL
-  EGRESS WINDOW
-  1-HR RATED STAR
-  1-HR RATED WALL
-  PATH/DIRECTION OF EMERGENCY EGRESS
-  DIST. OF EXIT TRAVEL: 105'
-  COMMON PATH OF TRAVEL: 62'

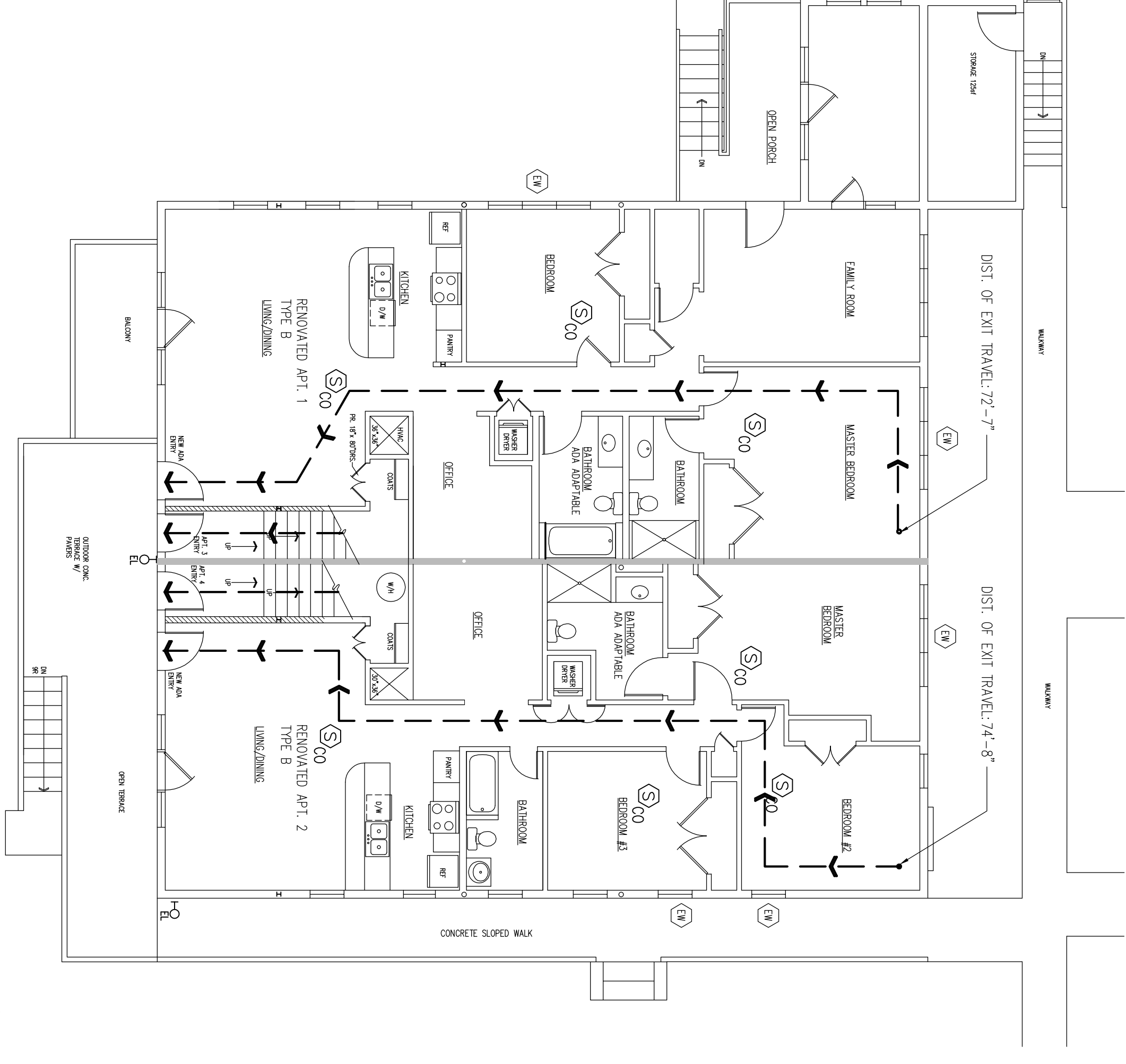
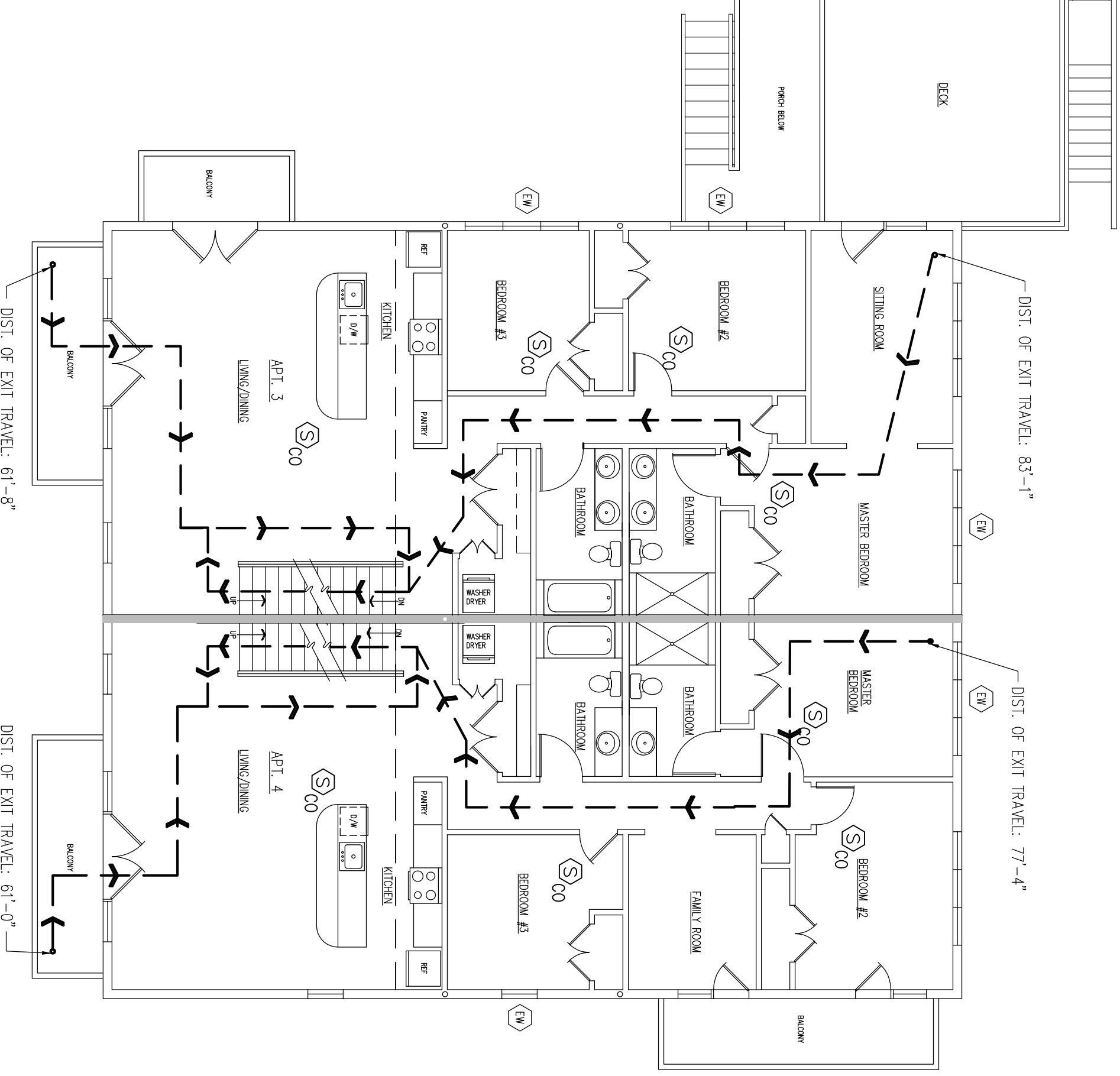
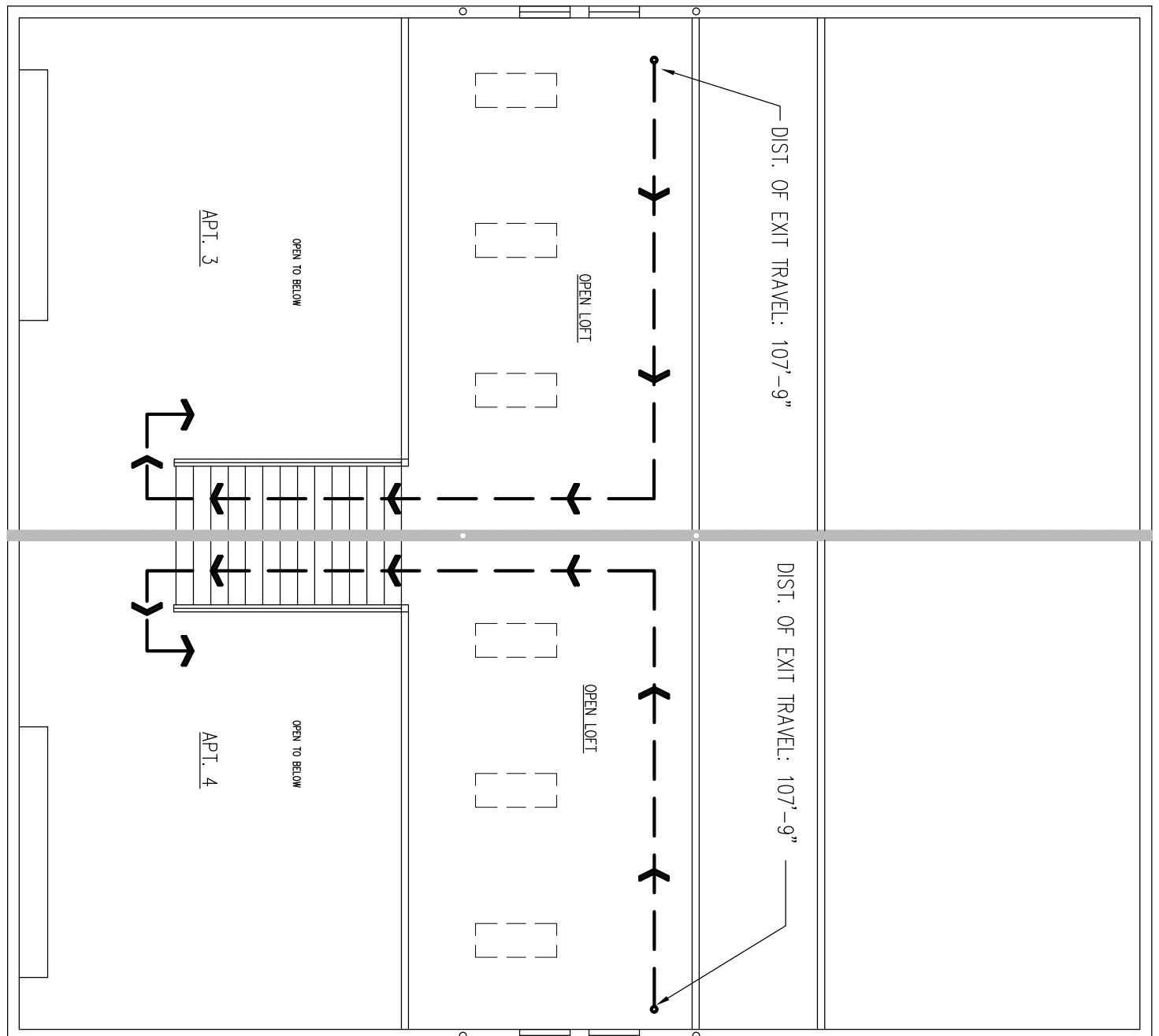
NO.	REFERENCE	DATE

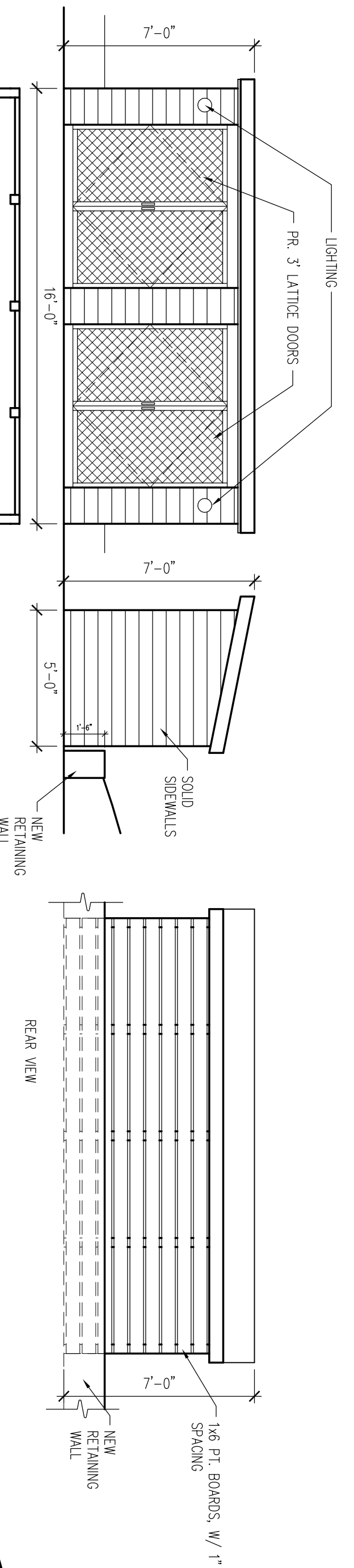
JOHN A. MATTHEWS
 ARCHITECTURE AND PLANNING
 807 BOSTON POST ROAD PO BOX 929 MADISON CT 06443
 203 245-0110 FAX 203 245-0122

JOB **4 THREE ELMS ROAD**
 BRAANFORD, CT

TITLE OF SHEET **LIFE SAFETY PLANS**

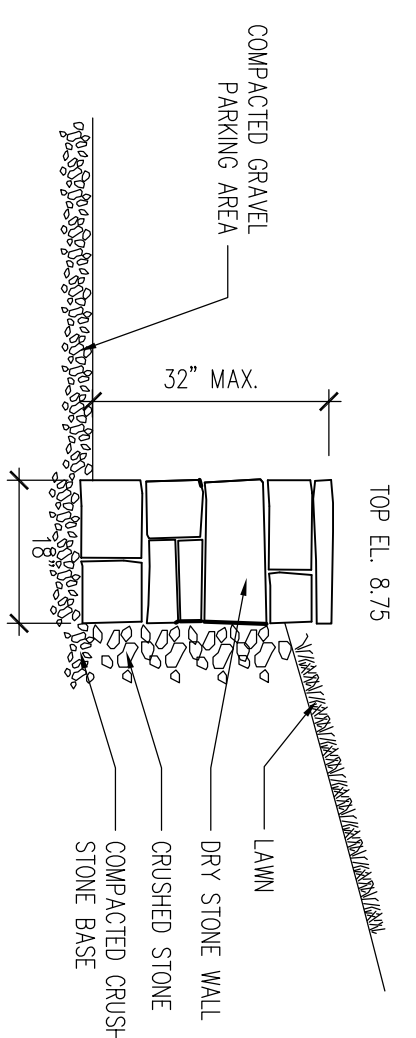
JOB NUMBER **20081** SHEET NUMBER **LSP**
 STAGE **PERMIT**
 DATE **8/25/21**



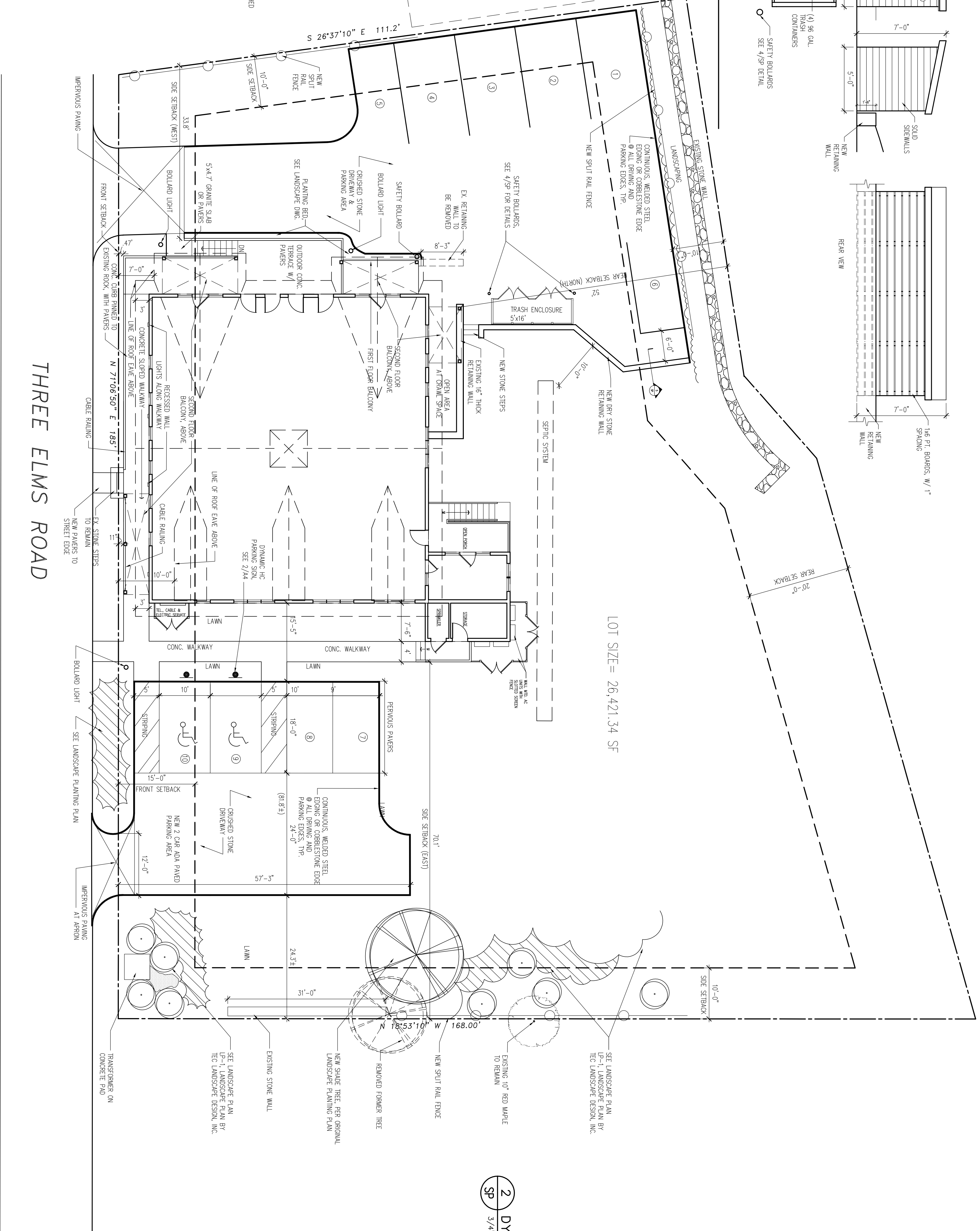
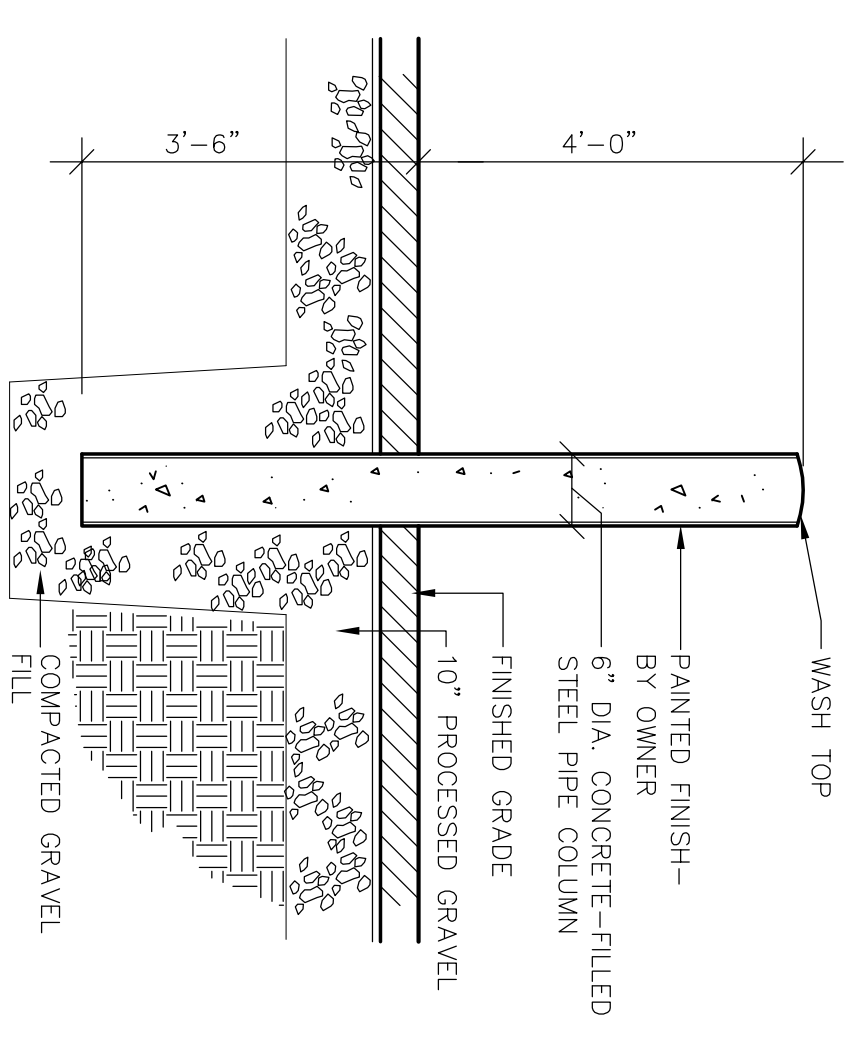


3 TRASH ENCLOSURE
1/4"=1'-0"

5 RETAINING WALL
1/2"=1'-0"



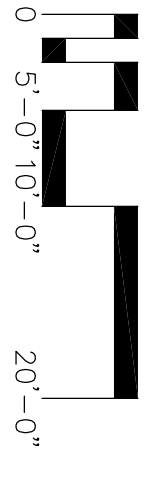
4 SAFETY BOLLARD DETAIL
1/2"=1'-0"



1 SITE PLAN - ADA PARKING LOT
1/10"=1'-0"

THREE ELMS ROAD

LOT SIZE = 26,421.34 SF

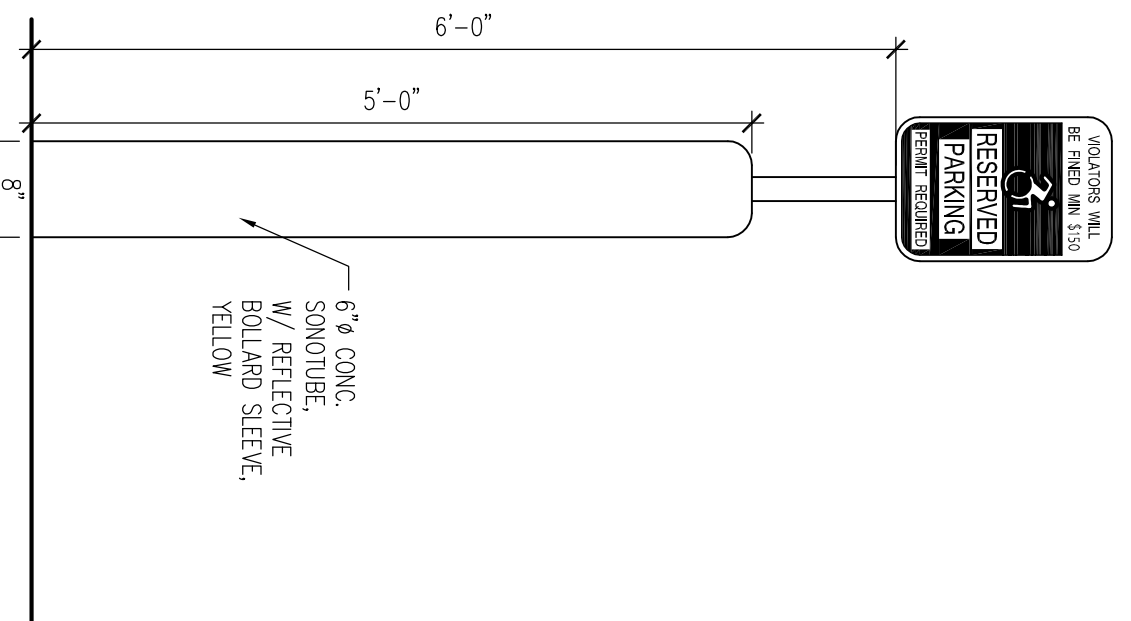


ZONING CHART - R-2

DESCRIPTION	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	4,500 SF MIN.	26,421.34 SF	26,421.34 SF
LOT AREA PER UNIT	4,000 MIN.	3,774	6,605
FRONTAGE	50' MIN.	185'	185'
SQUARE	50	120'	120'
FRONT SETBACK (S)	15' MIN.	0.47' & 5.47'	47'
SIDE SETBACK (E)	10' MIN.	75.2'	70.1'
SIDE SETBACK (W)	10' MIN.	33.1'	33.8'
REAR SETBACK (N)	20' MIN.	54.7'	52'
BOUL. HT.	35' MAX.	32.4'	33.46'
COVERAGE	25 (6,605 SF MAX.)	17	19
FLOOR AREA	50 (13,210 SF MAX.)	N/A	31 (8,135 SF)

- GENERAL NOTES**
- INFO TAKEN FROM SURVEY PREPARED BY THOMAS A. STEVENS & ASSOCIATES, INC.
 - DRAWING C-1, DATED 6/10/21

2 DYNAMIC HC PARKING SIGN
3/4"=1'-0"



JOHN A. MATTHEWS
ARCHITECTURE AND PLANNING
807 BOSTON POST ROAD PO BOX 829 MADISON CT 06443
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JOB
4 THREE ELMS ROAD
BRANFORD, CT

TITLE OF SHEET
SITE PLAN AND SITE DETAILS

JOB NUMBER
20081

STAGE
ZBA

DATE
8/25/21

SHEET NUMBER

