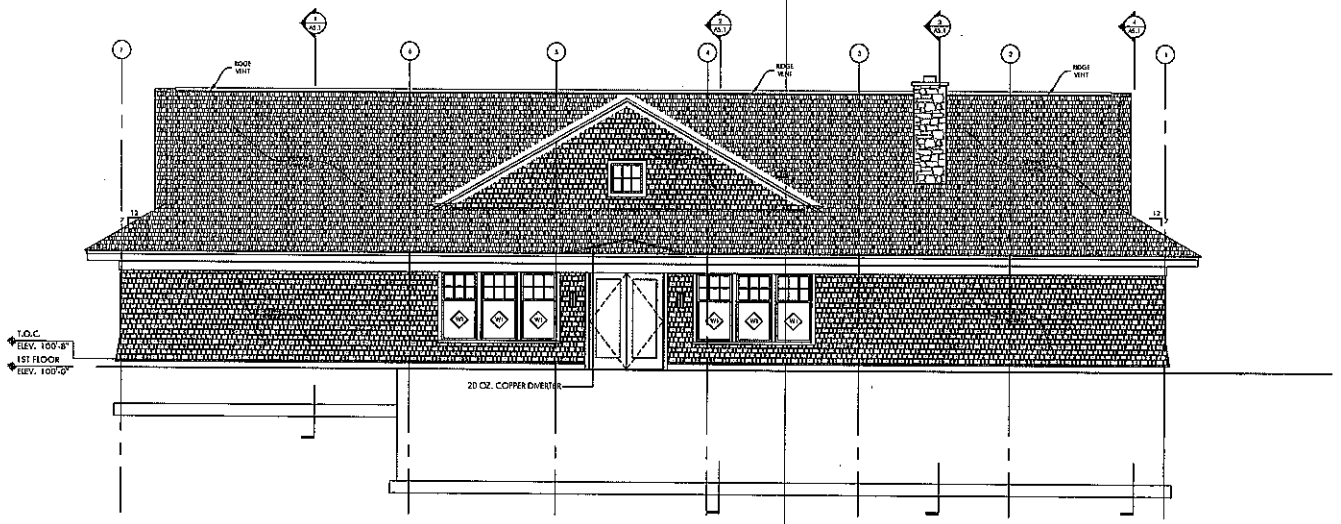
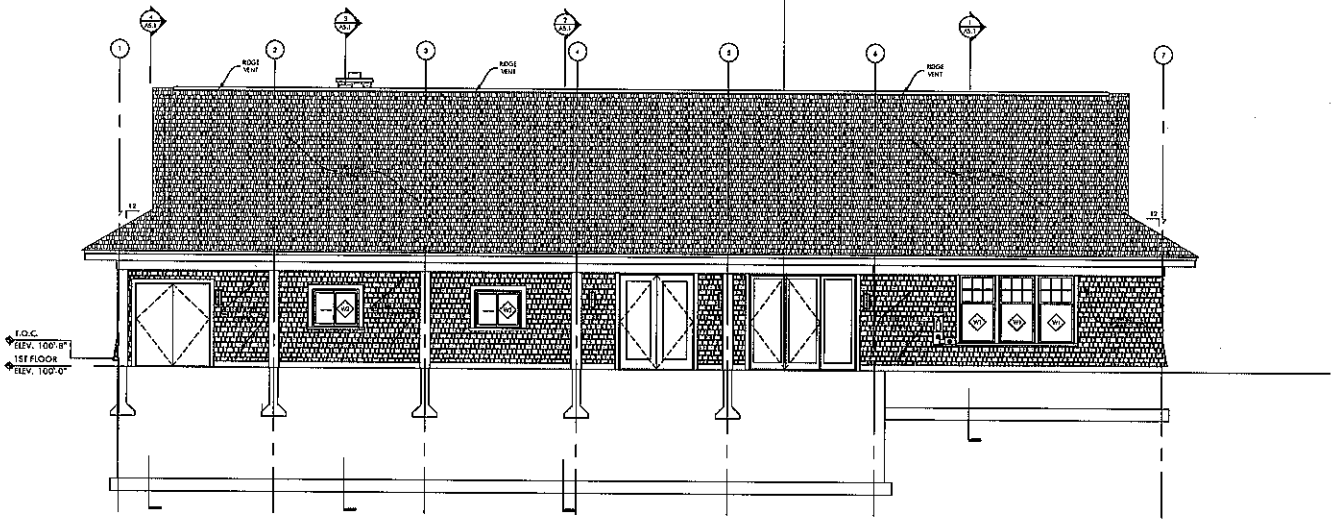


1 A4 ELEVATION
SCALE: 3/16"=1'-0"



2 A4-1 ELEVATION
SCALE: 3/16"=1'-0"

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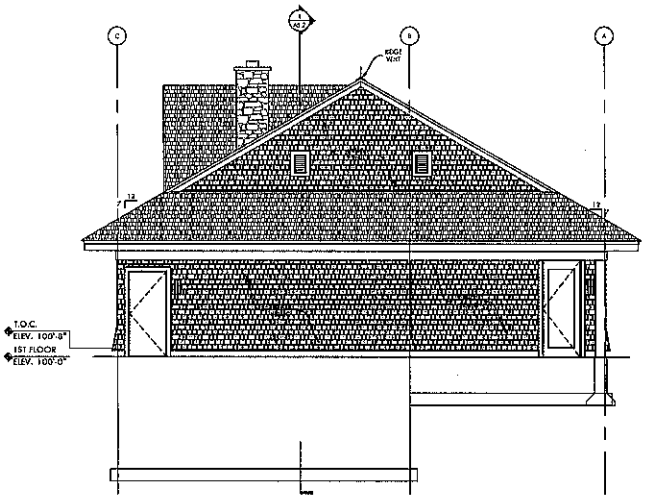
Revisions

HOPYARD GOLF CLUB
Proposed Pool House
1 Hopyard Road
East Haddam, CT 06423

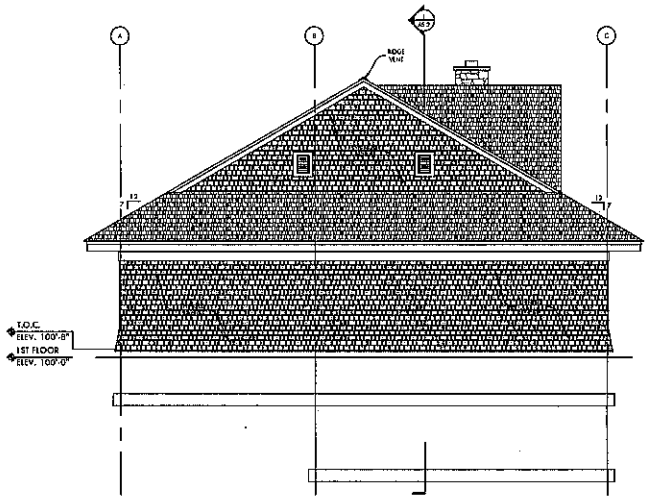
EXTERIOR ELEVATIONS

Project Number
2023.016
Drawing Scale
1/8"=1'-0"
Drawn By
RMF
Checked By
CMc
Date Issued
6/7/24

A4.1



1 A4-2 ELEVATION
SCALE: 3/16"=1'-0"



2 A4-2 ELEVATION
SCALE: 3/16"=1'-0"

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HOPYARD GOLF CLUB
Proposed Pool House
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EXTERIOR ELEVATIONS

Project Number
2022.054

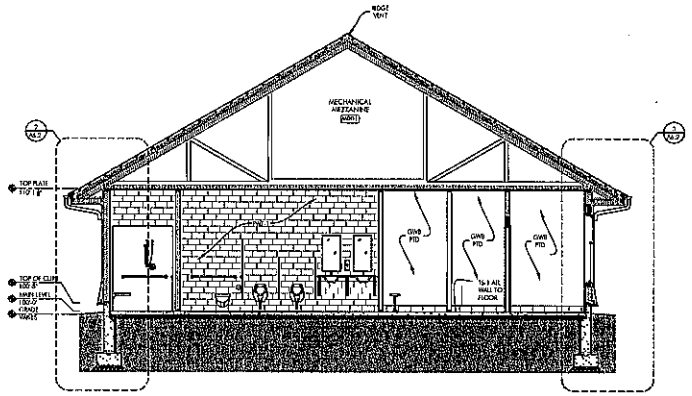
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Drawn By
BMP

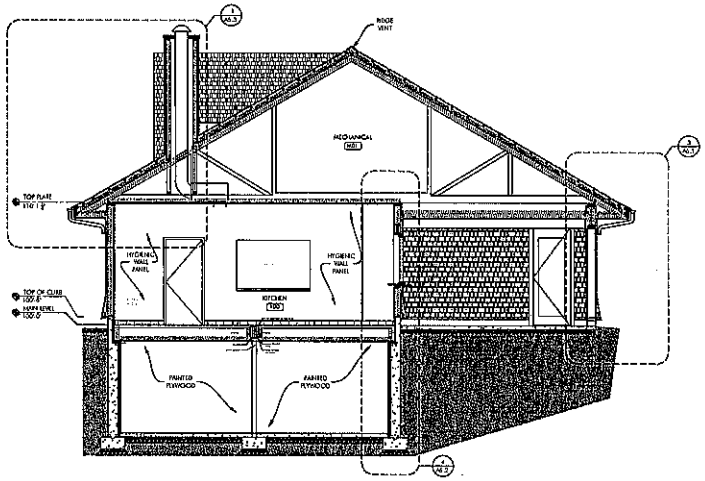
Checked By
CMG

Date Issued
8/2/24

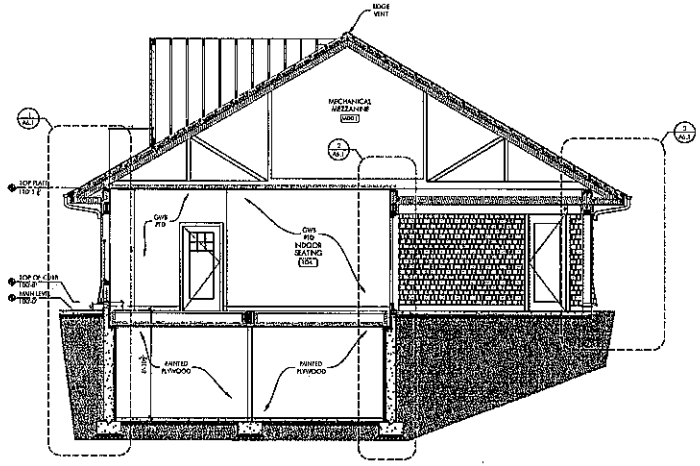
A4.2



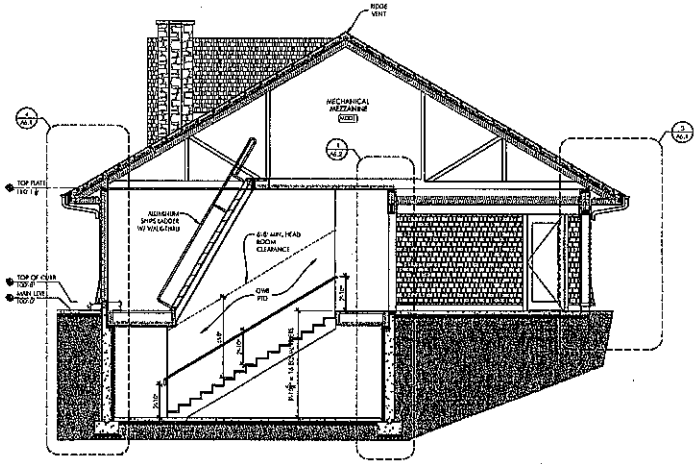
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SCALE: 1/4"=1'-0"



2 A5.1 **SECTION**
SCALE: 1/4"=1'-0"



3 A5.1 **SECTION**
SCALE: 1/4"=1'-0"



4 A5.1 **SECTION**
SCALE: 1/4"=1'-0"

NOTE: REFER TO DRAWING CR1.1 FOR ALL CODE REQUIRED MINIMUM R-VALUES

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BUILDING SECTIONS

Project Number: 2023.054
Drawing Scale: AS NOTED
Drawn By: MHT
Checked By: QMc
Date Issued: 6/7/24

A5.1

GOVERNING REGULATIONS

2022 Connecticut State Building Code
2021 IBC - International Building Code
2022 Connecticut State Fire Safety Code
2021 IFC - International Fire Code
2021 IECC - International Energy Conservation Code
2021 IPC - International Plumbing Code
2021 IMC - International Mechanical Code
2020 NEC - National Electrical Code
2017 ICC A117.1 Accessible and Usable Buildings & Facilities

SECTION	REGULATION	REQUIRED/ALLOWED	PROVIDED
302.0	USE CLASSIFICATION	-	A-2 ASSEMBLY (RESTAURANT) B BUSINESS S-1 STORAGE
TABLE 504.3, TABLE 504.4 AND TABLE 506.2	HEIGHT, STORIES AND AREA	A-2 (Type VB) - 60 Feet, 2 Stories, 9,000 SF B and S-1 (Type VB) - 60 Feet, 2 Stories, 36,000 SF	A-2 - 1 Story, 9,994 SF B - 1 Story, 126 SF S-1 - 1 Story, 309 SF TOTAL 2,438 SF
TABLE 508.3	NONSEPARATED OCCUPANCIES	SEPARATION NOT REQUIRED EXCEPT FOR USE GROUPS I-1, I-2, I-3, I-4, H-5, R-1, R-2 and R-3	NO SEPARATION REQUIRED
602.4	TYPES OF CONSTRUCTION	-	TYPE 5B
TABLE 601	FIRE RESISTANCE RATINGS: • PRIMARY STRUCTURAL FRAME • BEARING WALLS-EXTERIOR • BEARING WALLS-INTERIOR • NONBEARING WALLS AND PARTITIONS - INTERIOR • FLOOR CONSTRUCTION & SECONDARY MEMBERS • ROOF CONSTRUCTION & SECONDARY MEMBERS	0 HRS 0 HRS 0 HRS 0 HRS 0 HRS 0 HRS	0 HRS 0 HRS 0 HRS 0 HRS 0 HRS 0 HRS
717.1	FIRESTOPPING/DRAFTSTOPPING	YES	YES
803.11	INTERIOR FINISH AND TRIM (NOT SPRINKLERED) • EXIT ENCLOSURES • CORRIDORS • ROOMS & ENCLOSED SPACES	CLASS B CLASS C CLASS C	N/A CLASS C CLASS C
TABLE 1004.5	MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT	FIRST FLOOR ASSEMBLY GROUP A-2 753 SF LOCKER ROOMS 967 SF COMMERCIAL KITCHEN 312 SF ACCESSORY GROUP B 126 SF BASEMENT STORAGE GROUP S-1 1,367 SF MECHANICAL ATTIC STORAGE GROUP S-1 1,130 SF TOTAL BUILDING OCCUPANT LOAD	15 GSF/OCCUPANT = 49 OCCUPANTS (Unconcentrated Tables & Chairs) 50 GSF/OCCUPANT = 20 OCCUPANTS 10 MEN / 10 WOMEN 200 GSF / OCCUPANT = 2 OCCUPANTS 100 GSF / OCCUPANT = 1 OCCUPANT 300 GSF / OCCUPANT = 5 OCCUPANTS 300 GSF / OCCUPANT = 4 OCCUPANTS 81 OCCUPANTS
1006.3.3	MINIMUM EGRESS WIDTH, OTHER THAN STAIRWAYS	0.2" x 81 OCCUPANTS = 16.2" REQUIRED @ DOORS	288" PROVIDED
TABLE 1006.2.1	SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY	A-2 = 49 OCCUPANTS and 75' travel B and S-1 = 49 OCCUPANTS and 100' travel	A-2 LOCKER ROOMS = 20 OCCUPANTS and 62' travel S-1 BASEMENT = 5 OCCUPANTS and 99' travel S-1 MECH ATTIC = 5 OCCUPANTS and 98' travel
1006.3.3	MINIMUM # OF EXITS	1-500 OCCUPANTS = 2 EXITS	A-2 and B = 4 EXITS S-1 = 1 EXIT
TABLE 1017.2	EXIT TRAVEL DISTANCE	A and S-1 = 250' B = 300'	A-2 and S-1 = 98' B = 40'
1020.4	DEAD END CORRIDORS	A-2 = 20' B and S = 50'	NONE

ICC A117.1

SECTION	REGULATION	REQUIRED/ALLOWED	PROVIDED
304.3	TURNING SPACES	67" MINIMUM WAY 10" MINIMUM OVERLAP	AS REQUIRED
305.3	CLEAR FLOOR SPACE	30" LENGTH BY 30" WIDTH, MINIMUM	AS REQUIRED
403.5.1	ACCESSIBLE ROUTE, CLEAR WIDTH	INTERIOR ACCESSIBLE ROUTE WIDTH, 36 INCHES MINIMUM EXTERIOR ACCESSIBLE ROUTE WIDTH, 42 INCHES MINIMUM	AS REQUIRED
403.5.2	ACCESSIBLE ROUTE, CLEAR WIDTH AT 180 DEGREE TURN WITH LESS THAN 32 INCHES BETWEEN	APPROACHING AND LEAVING WIDTH IS EQUAL TO 36 INCHES, TURN WIDTH SHALL BE 60 INCHES MINIMUM APPROACHING AND LEAVING WIDTH IS EQUAL TO 42 INCHES, TURN WIDTH SHALL BE 48 INCHES MINIMUM APPROACHING AND LEAVING WIDTH IS EQUAL TO 48 INCHES, TURN WIDTH SHALL BE 42 INCHES MINIMUM	AS REQUIRED
403.5.3	ACCESSIBLE ROUTE, CLEAR WIDTH AT 90 DEGREE TURN	BOTH LEGS OF TURN SHALL BE A MINIMUM OF 42 INCHES, MINIMUM WIDTH SHALL BE FOR 28 INCHES FROM INSIDE CORNER BOTH LEGS OF TURN SHALL BE A MINIMUM OF 36 INCHES, WHERE INSIDE CORNER IS CHAMFERED 8" WHERE ONE LEG IS MINIMUM OF 48 INCHES, THE OTHER LEG MAY BE 36 INCHES MINIMUM WIDTH WHERE ONE LEG IS MINIMUM OF 44 INCHES, THE OTHER LEG MAY BE 36 INCHES MINIMUM WIDTH	AS REQUIRED
404.2.3	DOOR MANEUVERING CLEARANCES	DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32 INCHES MINIMUM FRONT APPROACH, PULL SIDE = 60 INCHES LENGTH AND 18 INCHES BEYOND STRIKE EDGE OF DOOR FRONT APPROACH, PUSH SIDE = 54 INCHES LENGTH AND 12 INCHES BEYOND STRIKE EDGE OF DOOR HINGE SIDE APPROACH, PULL SIDE = 60 INCHES WIDE AND 54 INCHES BEYOND STRIKE EDGE OF DOOR, OR 54 INCHES WIDE AND 42 INCHES BEYOND STRIKE EDGE OF DOOR HINGE SIDE APPROACH, PUSH SIDE = 42 INCHES OR INCHES WITH CLOSER, WIDE AND 22 INCHES BEFORE HINGE EDGE OF DOOR LATCH SIDE APPROACH, PULL SIDE = 48 INCHES OR 54 INCHES WITH CLOSER, WIDE AND 24 INCHES BEFORE LATCH EDGE OF DOOR LATCH SIDE APPROACH, PUSH SIDE = 42 INCHES WIDE AND 24 INCHES BEFORE LATCH EDGE OF DOOR	AS REQUIRED
404.2.3.4	DOORWAY MANEUVERING CLEARANCES, TWO DOORS	FRONT APPROACH SHALL HAVE A CLEAR OPENING LENGTH OF 32 INCHES AND A CLEAR WIDTH OF 32 INCHES MINIMUM SIDE APPROACH SHALL HAVE A CLEAR OPENING LENGTH OF 42 INCHES AND A CLEAR WIDTH OF 32 INCHES MINIMUM	AS REQUIRED

SECTION	REGULATION	REQUIRED/ALLOWED	PROVIDED
404.2.5	DOORS IN A SERIES	SWINGING JAMBS FROM EACH OTHER SHALL HAVE A CLEAR FLOOR AREA OF 60 INCHES WIDE BY 84 INCHES LENGTH BETWEEN DOORS SWINGING TOWARDS EACH OTHER SHALL HAVE A CLEAR FLOOR AREA OF 60 INCHES WIDE BY THE DOOR WIDTH PLUS THE DOOR WIDTH PLUS 48 INCHES LENGTH BETWEEN DOORS SWINGING THE SAME DIRECTION SHALL HAVE A CLEAR FLOOR AREA OF 60 INCHES WIDE BY THE DOOR WIDTH PLUS 48 INCHES LENGTH BETWEEN DOORS	AS REQUIRED
404.2.6	DOOR AND GATE HARDWARE	MOUNTING HEIGHT FROM 24 INCHES MINIMUM TO 48 INCHES MAXIMUM	AS REQUIRED
404.2.9	DOOR AND GATE SURFACES	WITHIN 10 INCHES OF THE FINISH FLOOR SHALL BE SMOOTH ON THE PUSH SIDE FOR THE FULL WIDTH OF THE DOOR	AS REQUIRED
602.2.1	DRINKING FOUNTAINS CLEAR FLOOR SPACE	CLEAR FLOOR SPACE FOR A FORWARD APPROACH CENTERED ON THE DRINKING FOUNTAIN SHALL BE PROVIDED	AS REQUIRED
603.2.1	TOILET ROOM TURNING SPACE	REQUIRED TURNING SPACE SHALL BE ALLOWED WITHIN THE ROOM. TURNING SPACE IS NOT REQUIRED WITHIN A TOILET COMPARTMENT	AS REQUIRED
603.2.2	TOILET ROOM DOOR SWING	DOORS SHALL NOT SWING INTO ANY CLEAR FLOOR SPACE OR TOILET CLEARANCE AREA. EXCEPTION: WHERE ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE AS REQUIRED BY 305.3.2 PROVIDED BEYOND THE ARC OF THE DOOR SWING	AS REQUIRED
604.9.2.1	WHEELCHAIR ED LIFT COMPARTMENT MINIMUM AREA	MINIMUM INTERIOR AREA OF A WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT SHALL BE 60" MINIMUM WIDTH AND 59" MINIMUM DEPTH	AS REQUIRED
608.2.2.1	SHOWER COMPARTMENT SIZE AND CLEARANCES	MINIMUM INTERIOR AREA OF A WHEELCHAIR ACCESSIBLE ROLL-IN SHOWER COMPARTMENT SHALL BE 60" MINIMUM LENGTH AND 30" MINIMUM DEPTH., MINIMUM CLEAR FLOOR AREA AT THE OPEN FACE OF THE ROLL-IN SHOWER COMPARTMENT SHALL BE 60" MINIMUM LENGTH AND 30" MINIMUM DEPTH	AS REQUIRED
608.2.2.2	SHOWER SEAT	A FOLDING SEAT SHALL BE PROVIDED ON THE SHOWER SIDE WALL OPPOSITE THE CONTROLS WALL	AS REQUIRED
703	SIGNS	SIGNS SHALL COMPLY WITH SECTION 703. TACTILE SIGNS SHALL CONTAIN BOTH RAISED CHARACTERS AND BRAILLE. EXTERIOR AND INTERIOR SIGNS IDENTIFYING PERMANENT ROOMS SHALL BE PROVIDED	AS REQUIRED
904.4	SALES AND SERVICE COUNTERS	SALES COUNTERS AND SERVICE COUNTERS SHALL COMPLY WITH 904.4.1 OR 904.4.2. THE ACCESSIBLE PORTION OF THE COUNTER TOP SHALL EXTEND THE SAME DEPTH AS THE SALES OR SERVICE COUNTER TOP.	AS REQUIRED
904.4.2	PARALLEL APPROACH	A PORTION OF THE COUNTER SURFACE THAT IS 36 INCHES LONG AND 36 INCHES HIGH MAXIMUM ABOVE THE FINISH FLOOR SHALL BE PROVIDED. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 305 SHALL BE POSITIONED FOR A PARALLEL APPROACH ADJACENT TO THE 36 INCH MINIMUM LENGTH OF COUNTER.	AS REQUIRED

IECC 2021
INTERNATIONAL ENERGY CONSERVATION CODE W/ STRETCH CODE

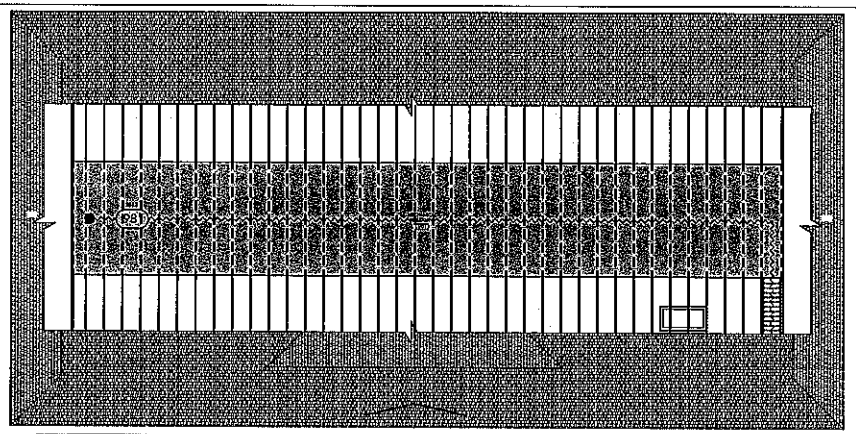
TABLE 300.1 | CLIMATE ZONE
Haddam, CT, Middlesex County, Climate Zone 6A

TABLE 502.2(2) | BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES

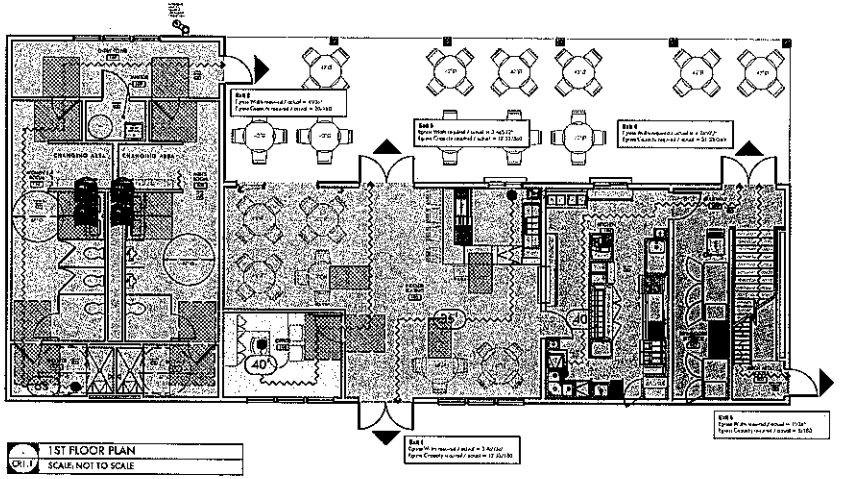
COMPONENT	REQUIRED/ALLOWED	PROVIDED
SLAB:	R-10@4 FT	R-10@4 eff.
FLOORS:	R-30	R-30
BASEMENT WALLS:	R-15@1 OR R-19 OR R-13@1 + R-5	R-19
WALLS:	R-20 OR R-20 + R-5@1 OR R-13 + R-10@1 OR R-0 + R-20@1	R-21 + R-4ci
MASS WALLS:	13/17	R-19
CEILING/ROOF:	R-60	R-60
PENETRATIONS:	U=0.30	U=0.06
GLAZED FENESTRATION SHGC:	U=0.40	U=0.57

CODE SYMBOLS LEGEND

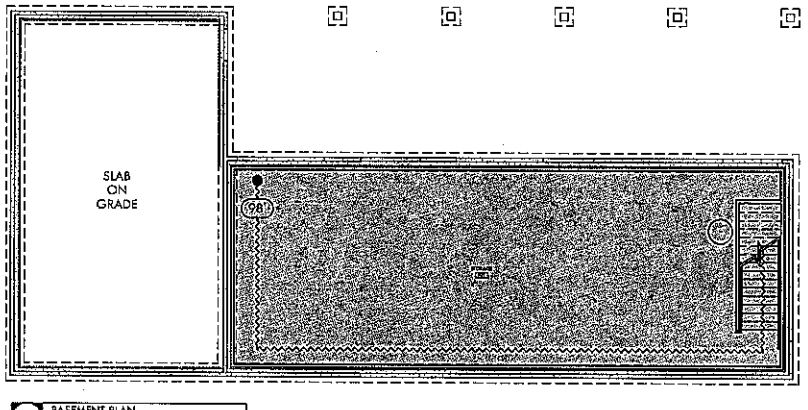
- EGRESS PATH TRAVEL DISTANCE
- FIRE EXTINGUISHERS
- EMERGENCY EXIT SIGNAGE
- LIMIT OF USE GROUP "A-2" OCCUPANCY (NON-SEPARATED)
- LIMIT OF USE GROUP "B" OCCUPANCY
- LIMIT OF COMMERCIAL KITCHEN, ACCESSORY USE TO "A-2" OCCUPANCY
- LIMIT OF USE GROUP "S-1" OCCUPANCY
- LIMIT OF MECHANICAL ROOM, ACCESSORY USE TO "A-2" OCCUPANCY



CR1.1 ATTIC / MECHANICAL SPACE PLAN
SCALE: NOT TO SCALE



CR1.1 1ST FLOOR PLAN
SCALE: NOT TO SCALE



CR1.1 BASEMENT PLAN
SCALE: NOT TO SCALE

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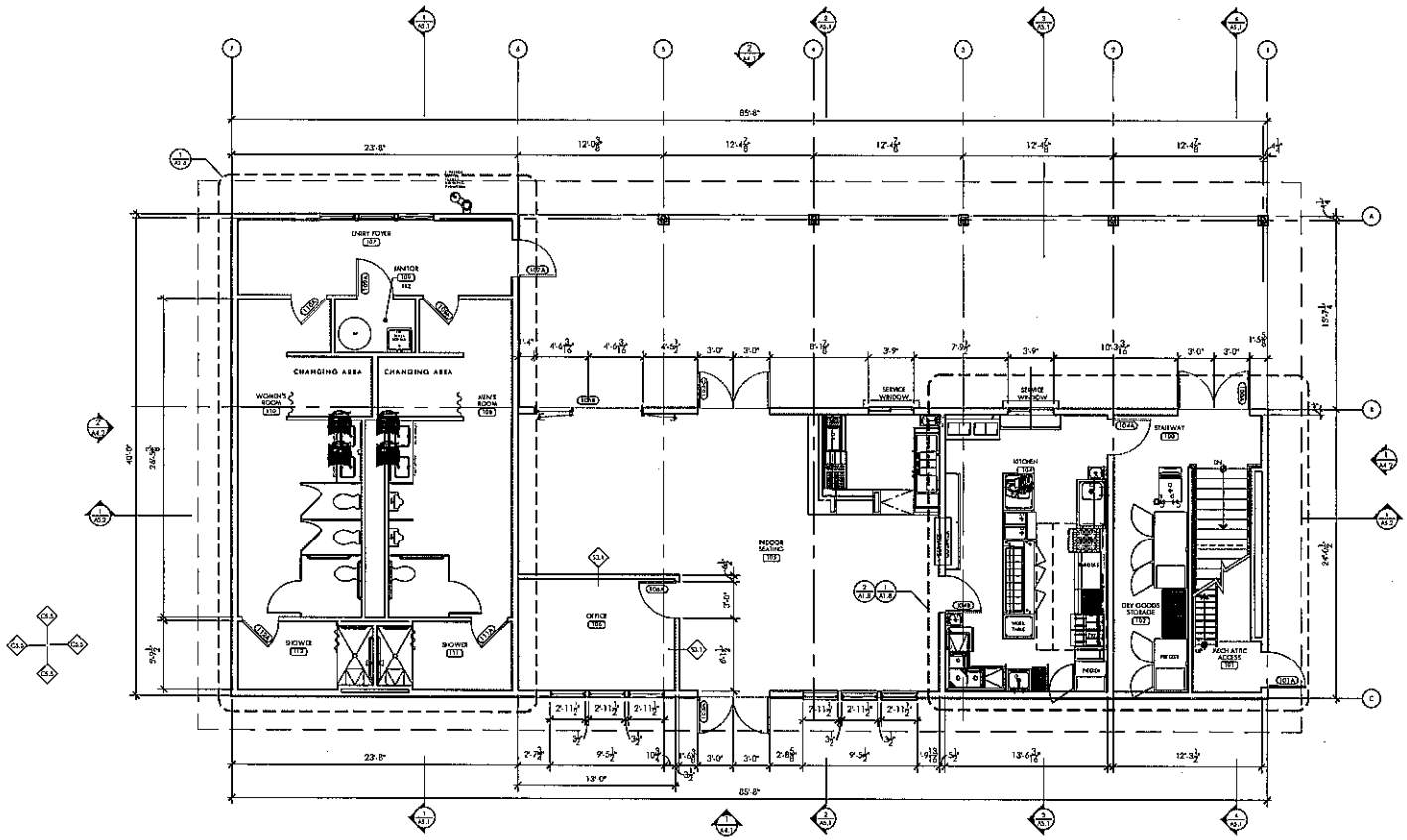
Revisions

HOPYARD GOLF CLUB
Proposed Pool House
1 Hopyard Road
East Haddam, CT 06423

LIFE SAFETY PLAN
CODE REVIEW

Project Number: 2023.014
Drawing Scale: 1/8"=1'-0"
Drawn By: MW
Checked By: CMc
Date Issued: 9/7/24

CR1.1



1 A1.2 — 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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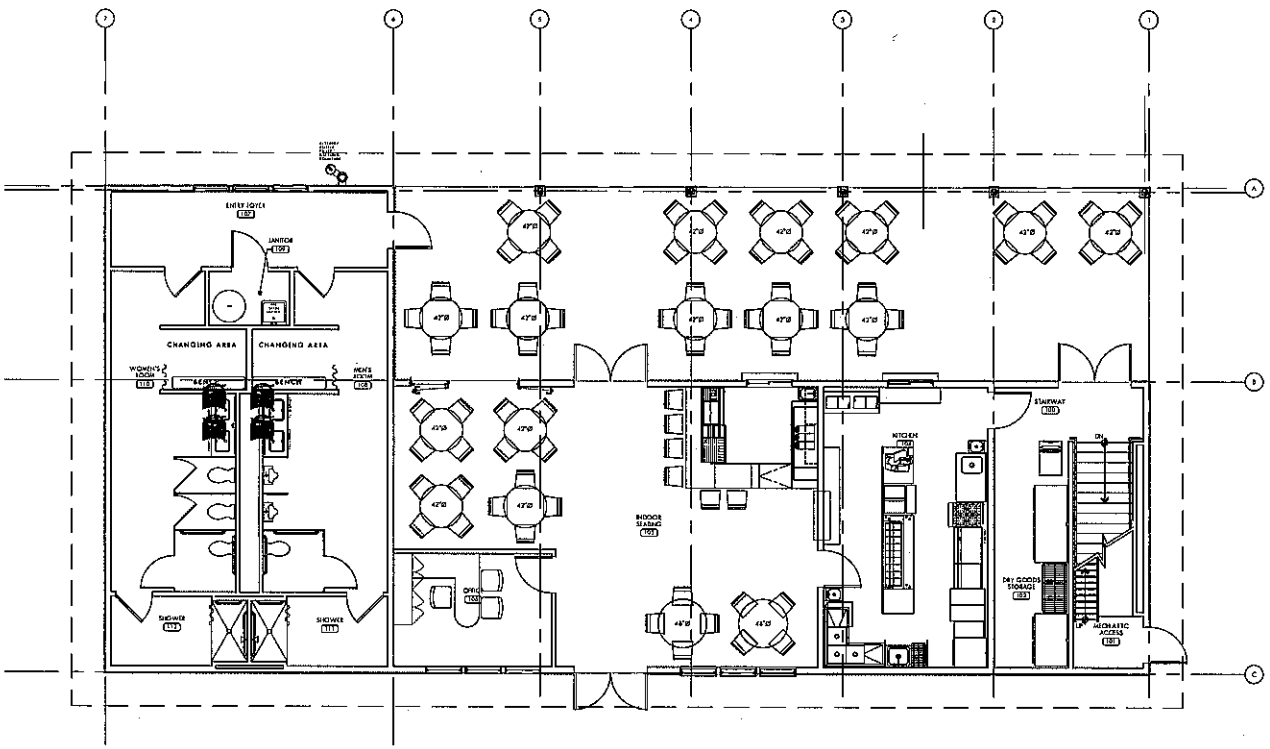
Revisions

HOPYARD GOLF CLUB
Proposed Pool House
1 Hopyard Road
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FIRST FLOOR PLAN

Project Number: 2020.014
Drawing Scale: 1/4"=1'-0"
Drawn By: EMT
Checked By: CMH
Date Issued: 5/7/21

A1.2



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Revisions

HOPYARD GOLF CLUB
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N

FIRST FLOOR FURNITURE AND EQUIPMENT PLAN

Project Number
2021.054

Drawing Scale
1/4"=1'-0"

Drawn By
BMF

Checked By
GMC

Date Issued
3/7/24

A1.5