THE LOFTS AT BLACK BIRCH
COMMUNITY CENTER REDEVELOPMENT
EAST HADDAM, CT

ARCHITECTURAL STANDARD SYMBOLS

NOTE: NOT ALL ITEMS PERTAIN TO THIS CONTRACT.

- 1ST FLOOR EL 145.70' — PROPOSED ELEVATION IN ELEVATION OR SECTION
- CENTER LINE
- BREAK LINE
- BUILDING SECTIONS (0 / A-000)
- EXTERIOR ELEVATIONS (X#-#)
- WALL SECTION (0 / A-000)
- SECTION OR DETAIL REFERENCE (C / A-8)
- DRAWING WHERE DETAIL IS DRAWN
- COLUMN REFERENCE LINE (1 / A)
- XXX ROOM XXX — ROOM NUMBER
- XXX — DOOR NUMBER
- WINDOW TYPE
- INTERIOR ELEVATIONS (2 / 1 A5.0 E 3 / 4)
- 3 — REVISION REFERENCE
- 1 — PARTITION TYPE
- DISCONTINUOUS BLOCKING
- PLYWOOD (LARGE SCALE)
- BATT INSULATION
- RIGID INSULATION

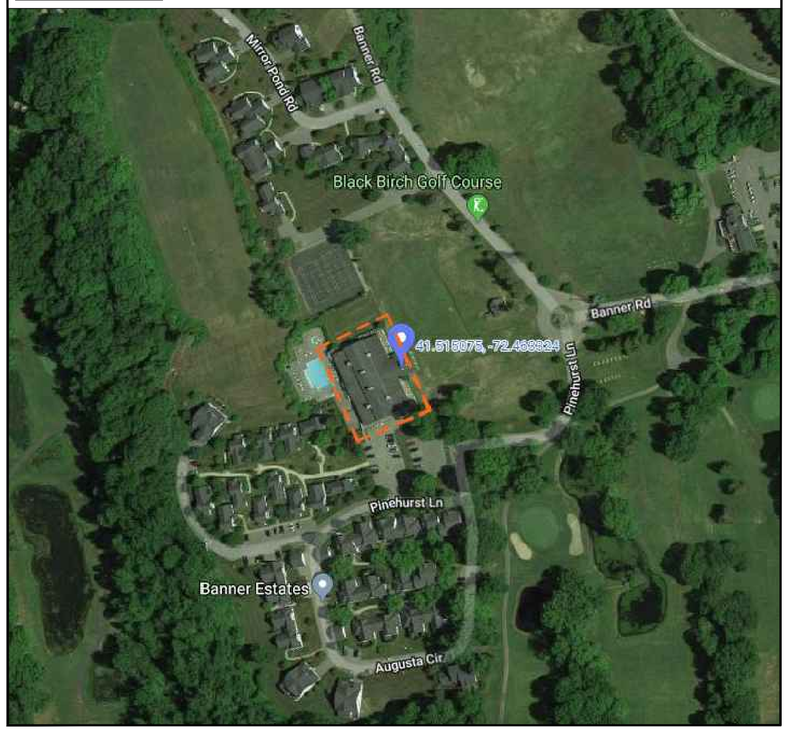
GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECTS OF ALL DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS.
2. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, AND LOCAL REGULATIONS THAT MAY APPLY TO THE CONSTRUCTION OF THE PROJECT.
3. THE GENERAL CONTRACTOR SHALL LEAVE THE PROJECT SITE AND ALL SURROUNDING AREAS IN FINAL CLEAR CONDITION INCL. THE REMOVAL OF ALL DEBRIS RESULTING FROM CONSTRUCTION.
4. THE CONTRACTORS SHALL AT ALL TIMES DURING THE PROGRESS OF WORK REMOVE ALL CONSTRUCTION DEBRIS AND MAINTAIN A DUST FREE ENVIRONMENT FOR ALL ADJACENT AREAS.
5. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND VERIFY THAT ALL CUTTING AND PATCHING REQ. FOR THE INSTALLATION OF ALL MATERIALS BY ALL TRADES IN PROPERLY EXECUTED.
6. ALL WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER ALL OTHERS.
DO NOT SCALE DRAWINGS.
IF THERE IS A QUESTION OR CONFLICT IN DIMENSIONS, NOTIFY THE ARCHITECT FOR CLARIFICATION.
7. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. THE CONTRACT DRAWINGS ARE COMPLIMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. THE CONTRACTORS SHALL COORDINATE ALL PORTIONS OF WORK.
8. EXTERIOR DIMENSIONS ARE TO CENTER LINES OF OPENINGS, EXISTING BUILDING GRID LINES OR FACE OF PANEL UNLESS OTHERWISE NOTED.
INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE IS NOTED.
9. ALL GYPSUM WALL BOARD CONSTRUCTION SHALL CONFORM TO RECOMMENDATIONS, PRACTICES, STANDARDS AND INSTRUCTIONS PUBLISHED BY US GYPSUM COMPANY HANDBOOK.
10. ALL FINISHED WORK SHALL BE FREE OF DEFECTS. THE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AND WORKMANSHIP WHICH ARE NOT CONSIDERED TO BE AT THE HIGHEST STANDARDS OF THE VARIOUS TRADES INVOLVED.
11. NO CHANGES OR SUBSTITUTIONS ARE ALLOWED UNLESS APPROVED BY THE ARCHITECT.

DRAWING INDEX

Sheet Number	Title
ARCHITECTURAL	
T-1.0	TITLE SHEET
	SITE PLAN
D-1.0	LOWER LEVEL DEMO PLAN
D-1.1	GROUND LEVEL DEMO PLAN
A-1.0	PROPOSED LOWER LEVEL FLOOR PLAN
A-1.1	PROPOSED GROUND LEVEL FLOOR PLAN
A-1.2	PROPOSED SECOND LEVEL FLOOR PLAN
A-1.3	LIFE AND SAFETY PLAN
A-1.4	LOWER LEVEL REFLECTED CEILING PLAN
A-1.5	GROUND LEVEL REFLECTED CEILING PLAN
A-1.6	SECOND LEVEL REFLECTED CEILING PLAN
A-2.0	PROPOSED ELEVATIONS
A-2.1	PROPOSED ELEVATIONS
A-3.0	SECTIONS AND DETAILS
A-4.0	DETAIL DRAWINGS
A-5.0	INTERIOR ELEVATIONS
A-6.0	SCHEDULES

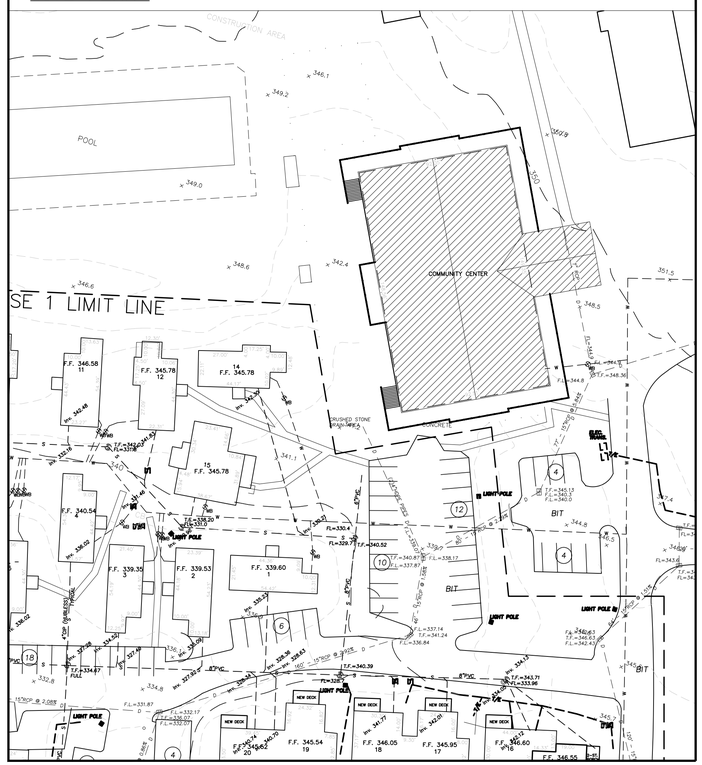
LOCUS PLAN



BUILDING CODE REVIEW

PROPERTY ADDRESS:	BANNER COUNTRY CLUB 10 BANNER RD,
PROJECT DESCRIPTION	BUILDING RENNOVATION
EXISTING BUILDING S.F.	13,915 GSF (EXISTING TO REMAIN)
PROPOSED S.F.	13,915 GSF
BUILDING TYPE	5A (EXISTING TO REMAIN)
USE GROUP – MIXED	R–2: RESIDENTIAL(GROUND LEVEL – PROPOSED) /A–3: GYMNASIUMS (LOWER LEVEL – EXISTING TO REMAIN)
OCCUPANCY LOAD: 2015 IBC TABLE 1004.1.1	R–2: 200 GROSS PER OCCUPANT 13,915 GSF/200 = 69 INDIVIDUALS
FIRE PROTECTION	2 HRS OR 1HR AND AUTOMATIC FIRE EXTINGUISHING SYSTEM
EGRESS: 2015 IBC TABLE 1021.1	.2IN OF EGRESS PER PERSON WITH MIN OF 72IN EGRESS COMPONENTS AND 3 EXITS TOTAL (EXISTING TO REMAIN)
UNIT WIDTH OF EGRESS	MIN OF 2 EXITS PER STORY; 3 EXITS TOTAL PER FLOOR. EACH DOOR 72IN WIDE
	72IN x 3 = 216IN OF EGRESS 216IN/.2 = <1,080 PPL
CODE REFERENCE	2015 IBC CHAPTERS 3, 6, AND 10

SITE PLAN



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The Lofts at Black Birch
Community Center Redevelopment
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REVISIONS

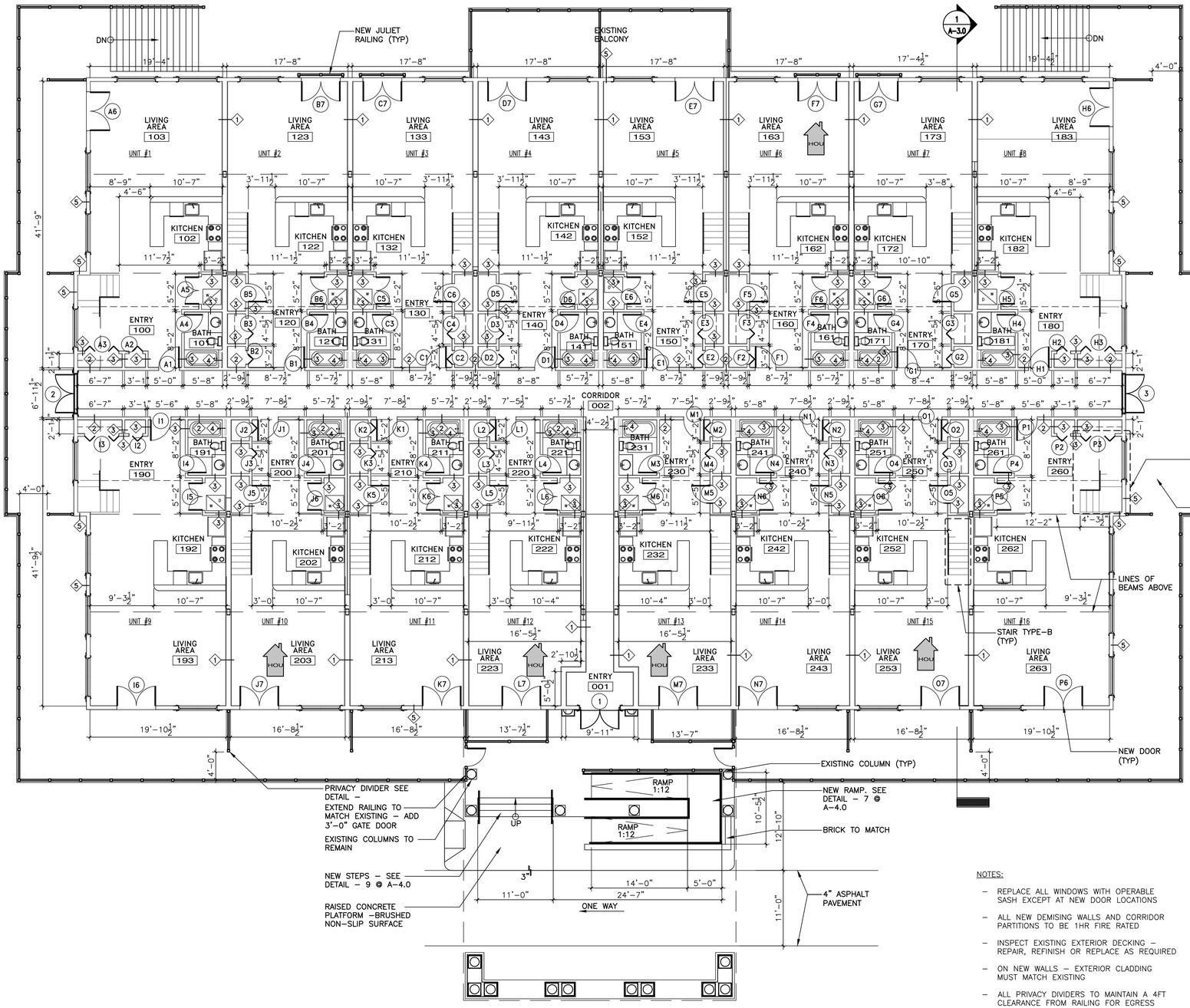
NO.	DATE	ISSUE/DESCRIPTION
2	07/14/21	PUBLIC SHOWER REVISION
1	06/16/21	ZONING SUBMISSION

SHEET TITLE:
COVER PAGE

DATE: 07/14/2021
DRAWN BY: GGO
CHKD. BY:
JOB NO.:
DWG. NO.:

T-1.0

UNITS	AREA
UNITS #1	1106 S.F
UNITS #2	1005 S.F
UNITS #3	1005 S.F
UNITS #4	1005 S.F
UNITS #5	1005 S.F
HOU UNITS #6	1005 S.F
UNITS #7	993 S.F
UNITS #8	1102 S.F
UNITS #9	1142 S.F
HOU UNITS #10	950 S.F
UNITS #11	949 S.F
HOU UNITS #12	924 S.F
HOU UNITS #13	924 S.F
UNITS #14	949 S.F
HOU UNITS #15	949 S.F
UNITS #16	1140 S.F



1 PROPOSED GROUND LEVEL PLAN
SCALE: 1/8"=1'-0"

NOTES:

- REPLACE ALL WINDOWS WITH OPERABLE SASH EXCEPT AT NEW DOOR LOCATIONS
- ALL NEW DEMISING WALLS AND CORRIDOR PARTITIONS TO BE 1HR FIRE RATED
- INSPECT EXISTING EXTERIOR DECKING – REPAIR, REFINISH OR REPLACE AS REQUIRED
- ON NEW WALLS – EXTERIOR CLADDING MUST MATCH EXISTING
- ALL PRIVACY DIVIDERS TO MAINTAIN A 4FT CLEARANCE FROM RAILING FOR EGRESS

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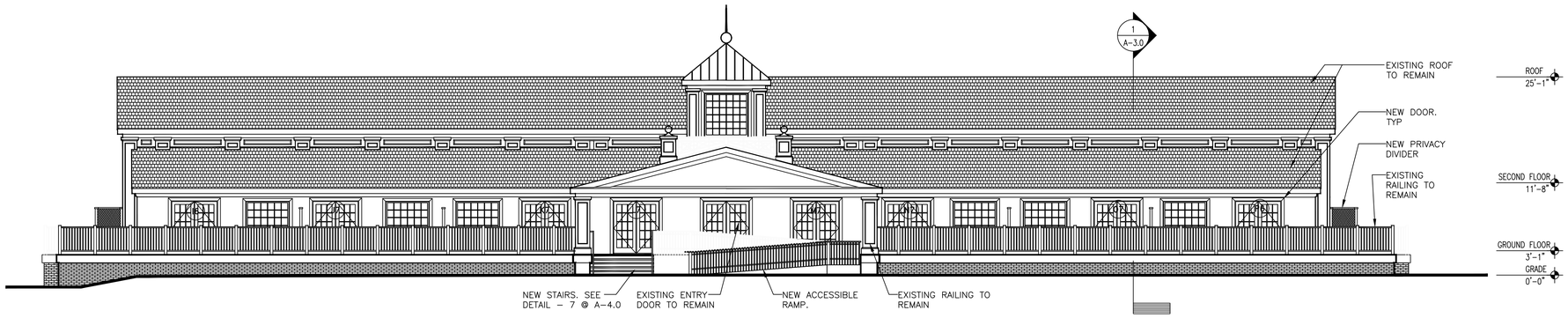
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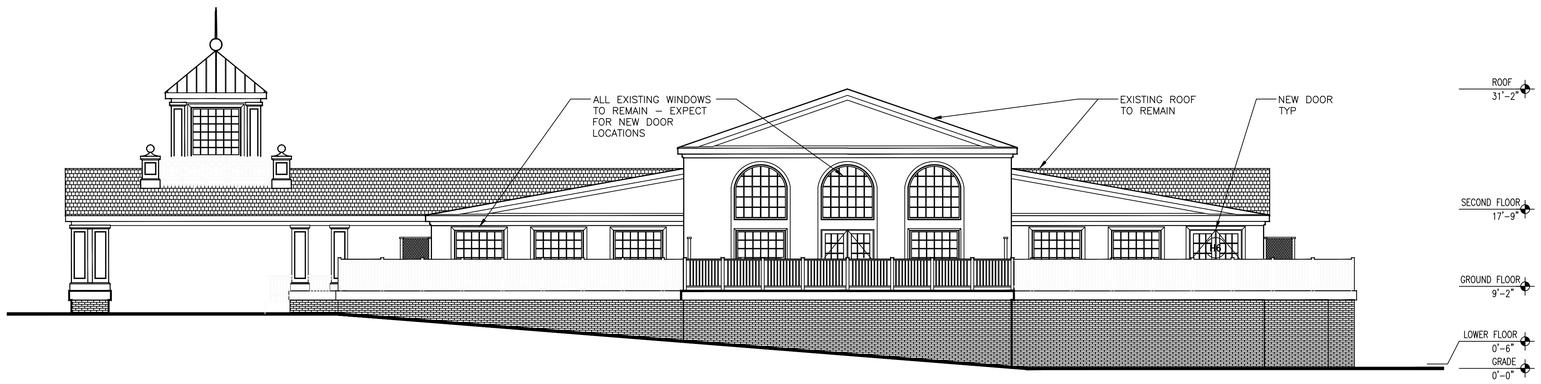
SHEET TITLE:
GROUND LEVEL FLOOR PLAN

DATE: 07/14/2021
DRAWN BY: GGO
CHKD. BY:
JOB NO.:
DWG. NO.:

A-1.1



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



2 PROPOSED NORTH ELEVATION
SCALE: 1/8"=1'-0"

NOTES:

- REPLACE ALL WINDOWS WITH OPERABLE SASH EXCEPT AT NEW DOOR LOCATIONS
- INSPECT EXISTING EXTERIOR DECKING – REPAIR, REFINISH OR REPLACE AS REQUIRED
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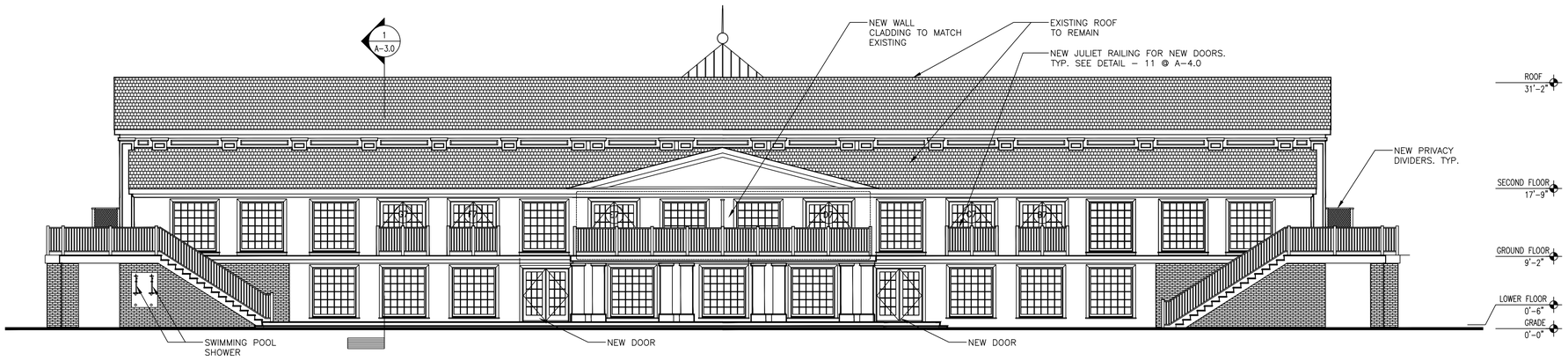
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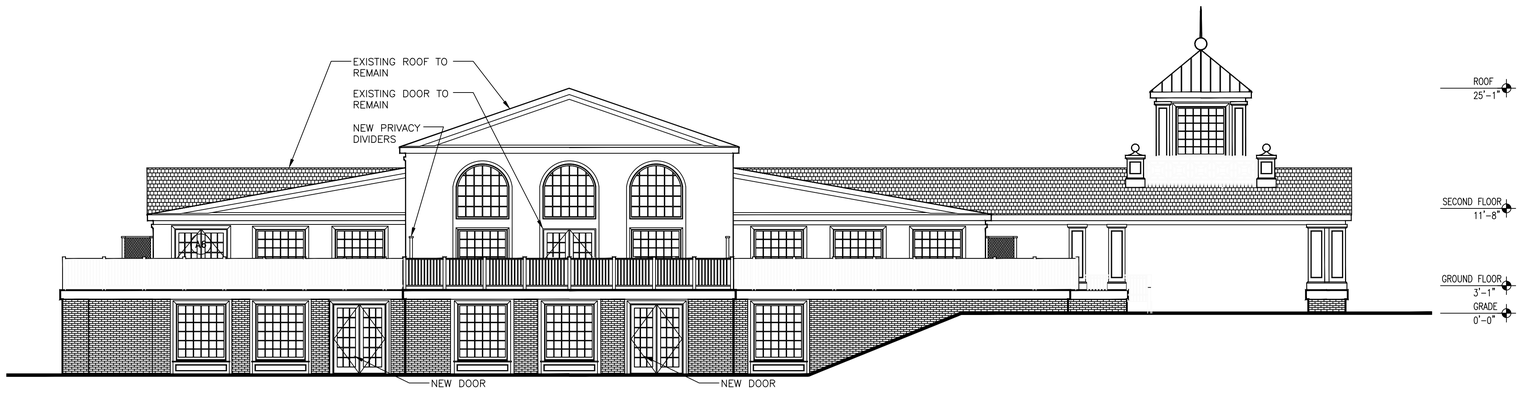
SHEET TITLE:
EXTERIOR ELEVATIONS

DATE: 07/14/2021
DRAWN BY: GGO
CHKD. BY:
JOB NO.:
DWG. NO.:

A-2.0



1 PROPOSED WEST ELEVATION
SCALE: 1/8"=1'-0"



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

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A-2.1