

All Construction Too  
Meet Or Exceed :

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- 2015 IECC
- 2017 NEC (NFPA 70)
- 2009 ICC A117.1 AUBF



FRONT ELEVATION

Drawn For:  
Patrick Snow  
Premier Real Estate Services of CT, LLC  
110 Court Street Suite One  
Cromwell CT, 06416  
Phone 860-632-1090 ext 3  
Fax 860-394-4001

Date: 12/1/2020

MODEL #2

THE BERLIN BUNGALOWS

1676 BERLIN TURNPIKE

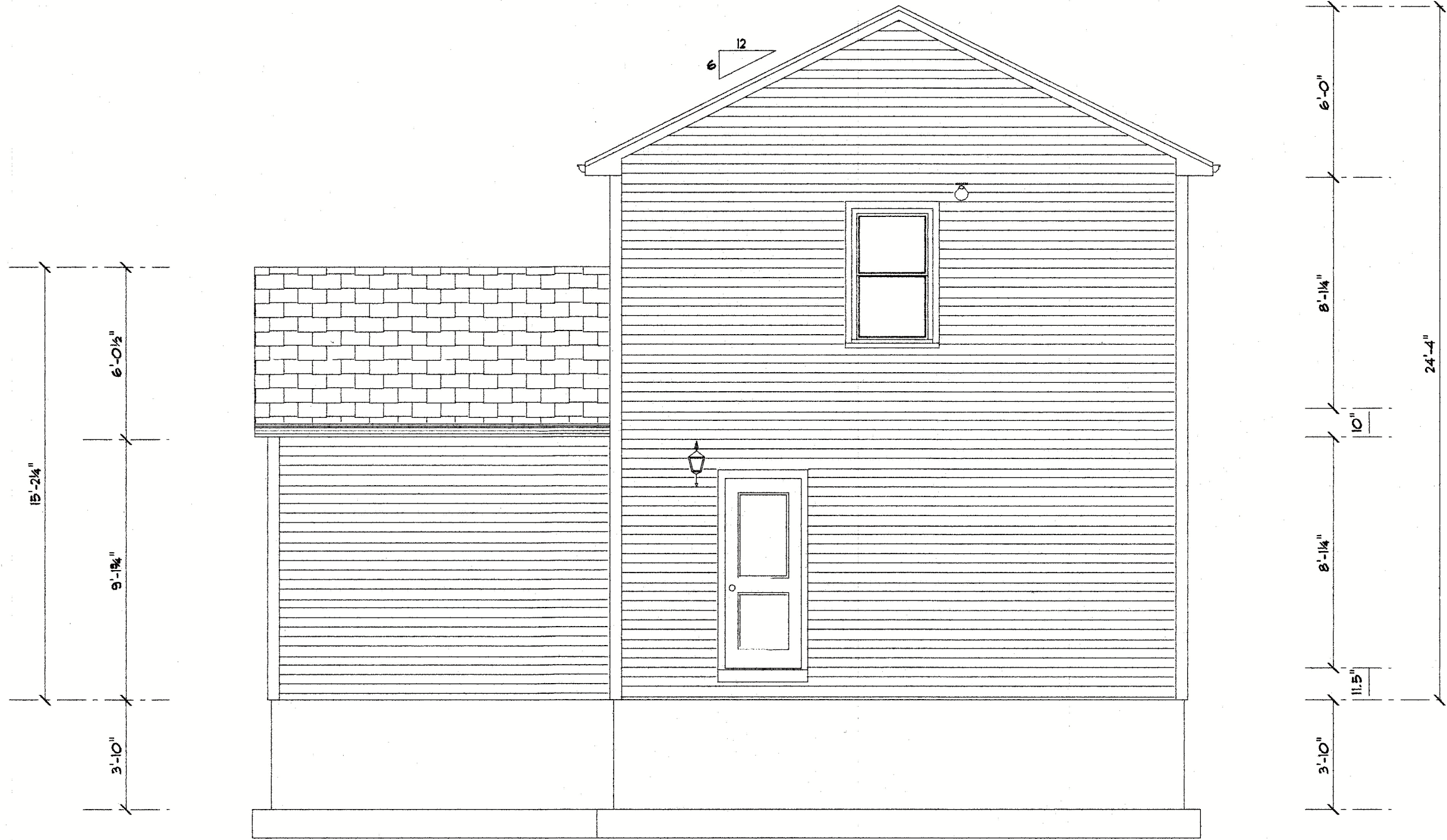
BERLIN CT. 06037

A-1



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REAR ELEVATION

Drawn For:  
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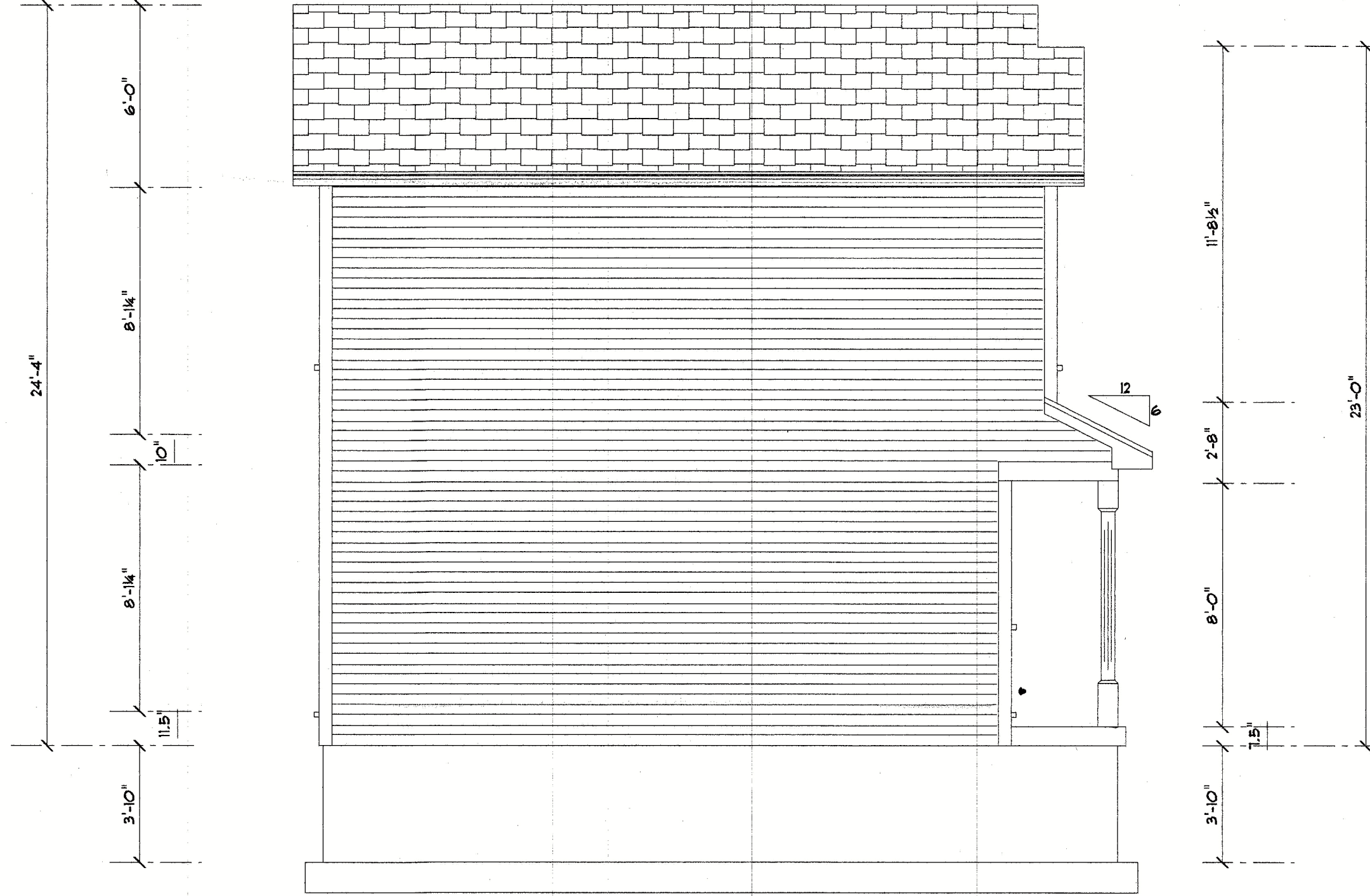
1676 BERLIN TURNPIKE

BERLIN CT. 06031

A-2

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LEFT ELEVATION

A-3

THE BERLIN BUNGALOWS

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BERLIN CT. 06037

Drawn For:  
Patrick Snow  
Premier Real Estate Services of CT, LLC  
110 Court Street Suite One  
Cromwell CT. 06416  
Phone 860-632-7090 ext 3  
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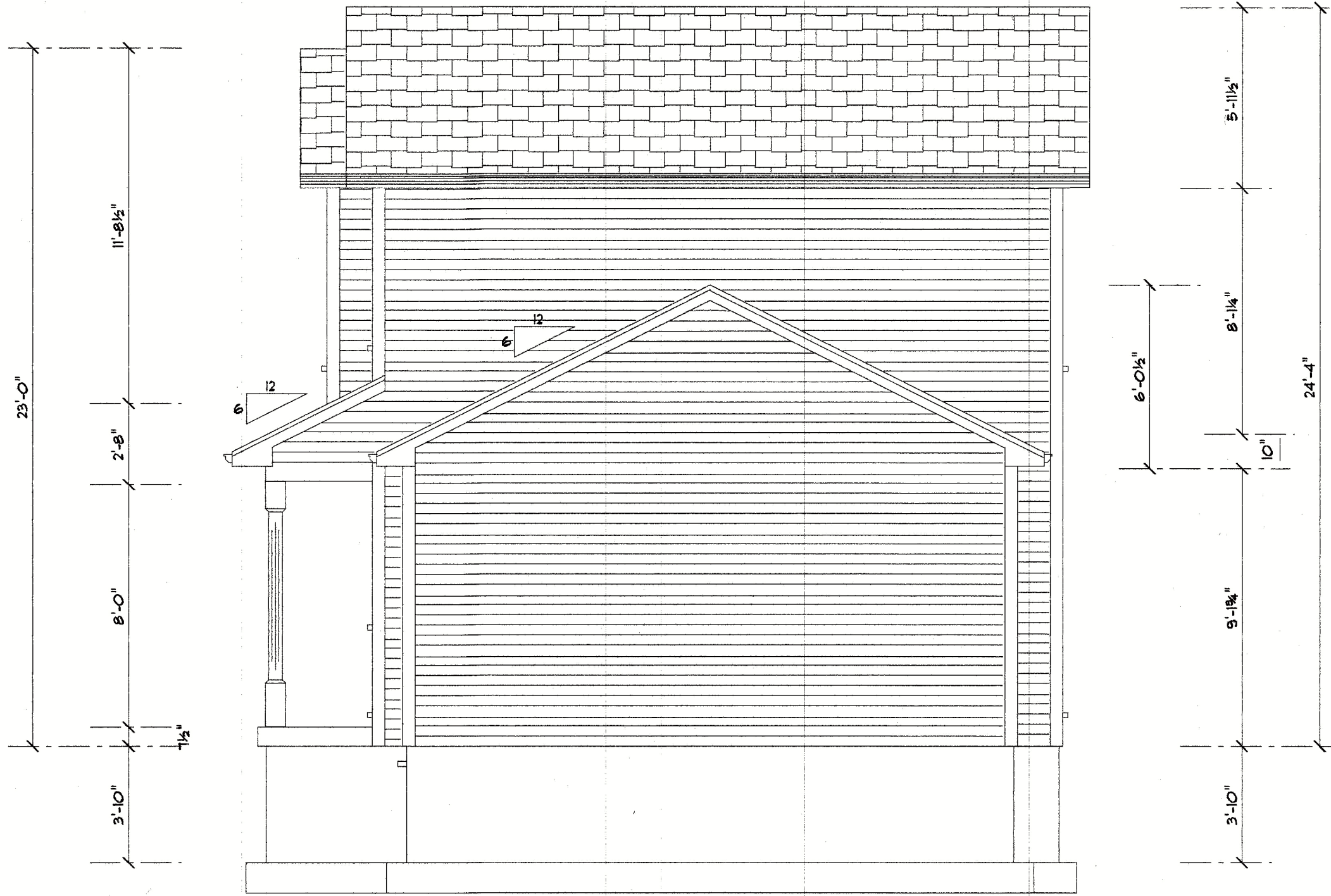
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RIGHT ELEVATION

THE BERLIN BUNGALOWS

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Phone 860-632-7090 ext 3  
Fax 860-334-4001

MODEL #2

Date: 12/1/2020

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All Construction Too  
Meet Or Exceed :

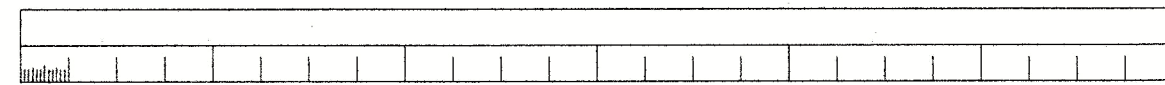
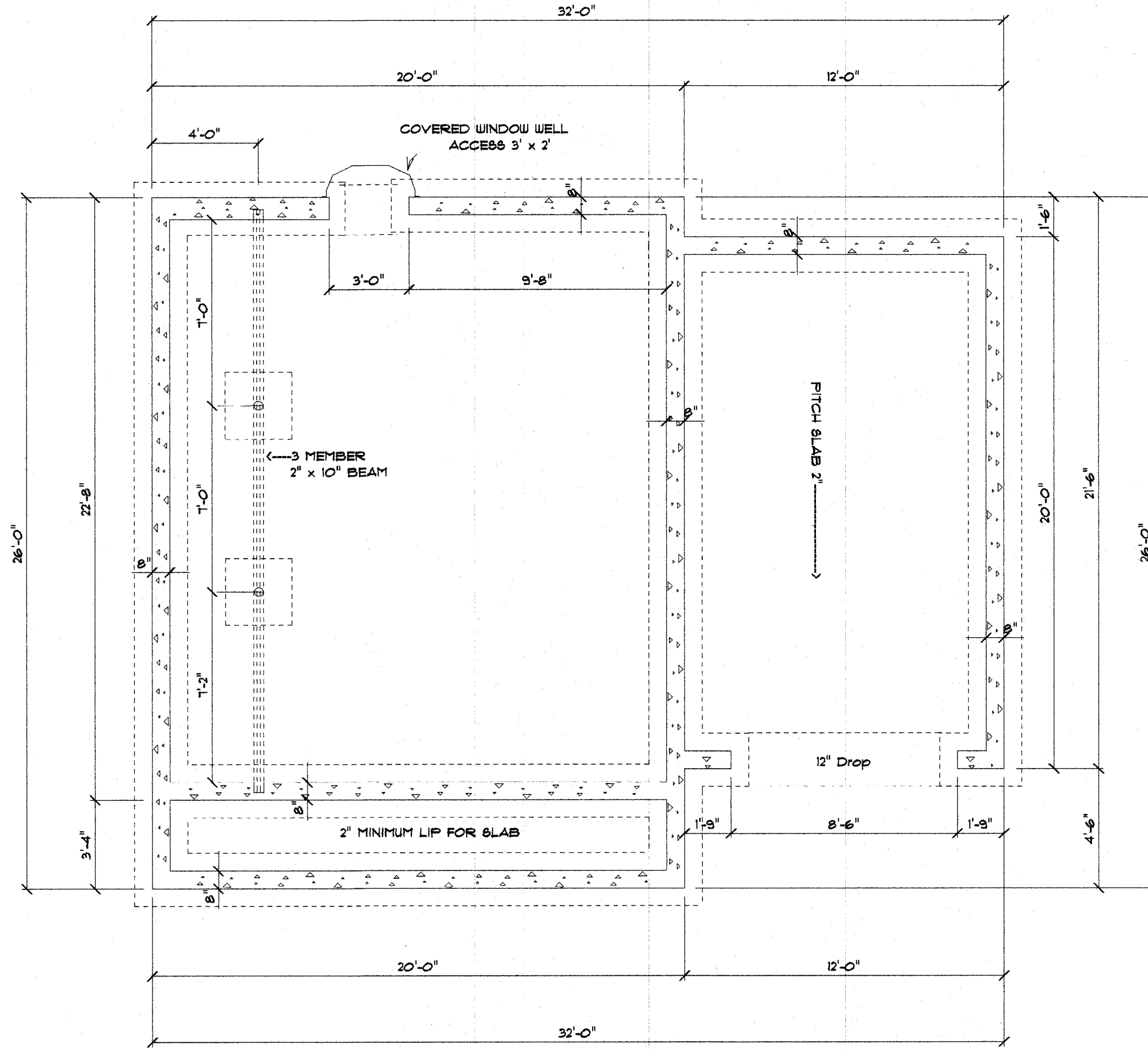
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8" x 4" FOUNDATION WALL  
W/ DUST SHELF  
20" WIDE x 10" DEEP  
CONCRETE FOOTING c/w  
2 - RUNS 15M REBAR  
24" x 24" x 12" CONCRETE PIERS  
PROVIDE 6" WIDE 8" DEEP BEAM  
POCKETS

ANCHOR BOLTS 1' FROM CORNERS  
EVERY 6' CONTINUOUS W/1 BOLT 8"  
FROM EACH PLATE END

TYPICAL GARAGE FLOOR :  
4" MIN. CONCRETE SLAB c/w  
6 mil POLY VAPOR BARRIER  
COMPACTED GRANULAR FILL

TYPICAL PORCH SLAB :  
1" CONCRETE SLAB c/w  
COMPACTED GRANULAR FILL



FOUNDATION

Drawn For:

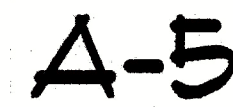
Patrick Snow  
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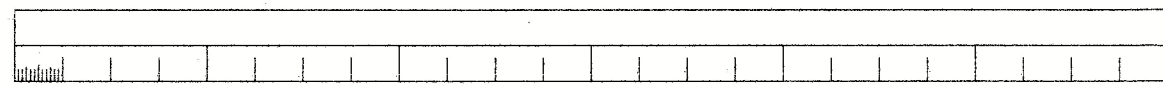
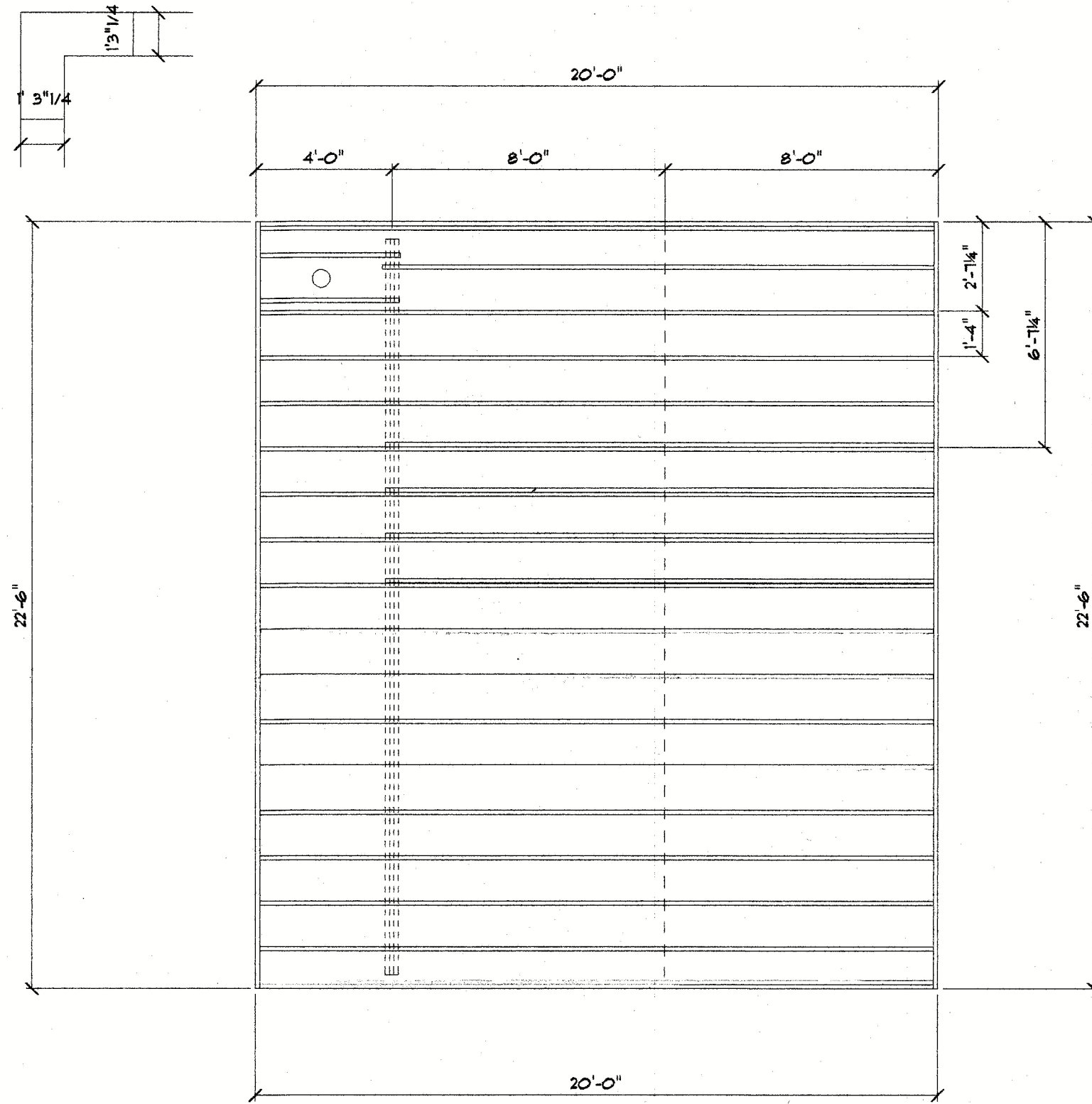
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NOTES

TYPICAL 2x10 FLOOR SYSTEM:  
3/4" T&G PLYWOOD SUBFLOOR  
GLUED & NAILED  
2x10 FLOOR JOISTS @ 16" o.c. w/  
1x3 CROSS BRIDGING  
3-2x10 DF BEAM BELOW

DBL BOX FRONT & REAR  
DBL JOIST UNDER ISLAND  
MOVE JOIST FOR ALL DROPS  
BLOCKING ON BEAM



1ST FLOOR/JOIST FRAMING

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THE BERLIN BUNGALOWS

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MODEL #2

A-5.1



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WINDOW SCHEDULE

2'8" x 3'10" DOUBLE HUNG TEMP #1  
2'8" x 3'10" DOUBLE HUNG #1

EXTERIOR DOOR SCHEDULE

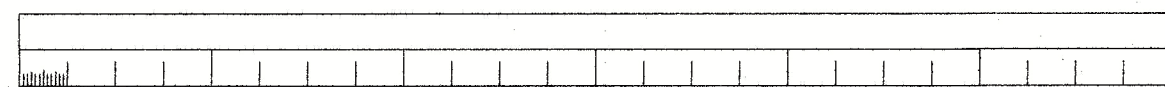
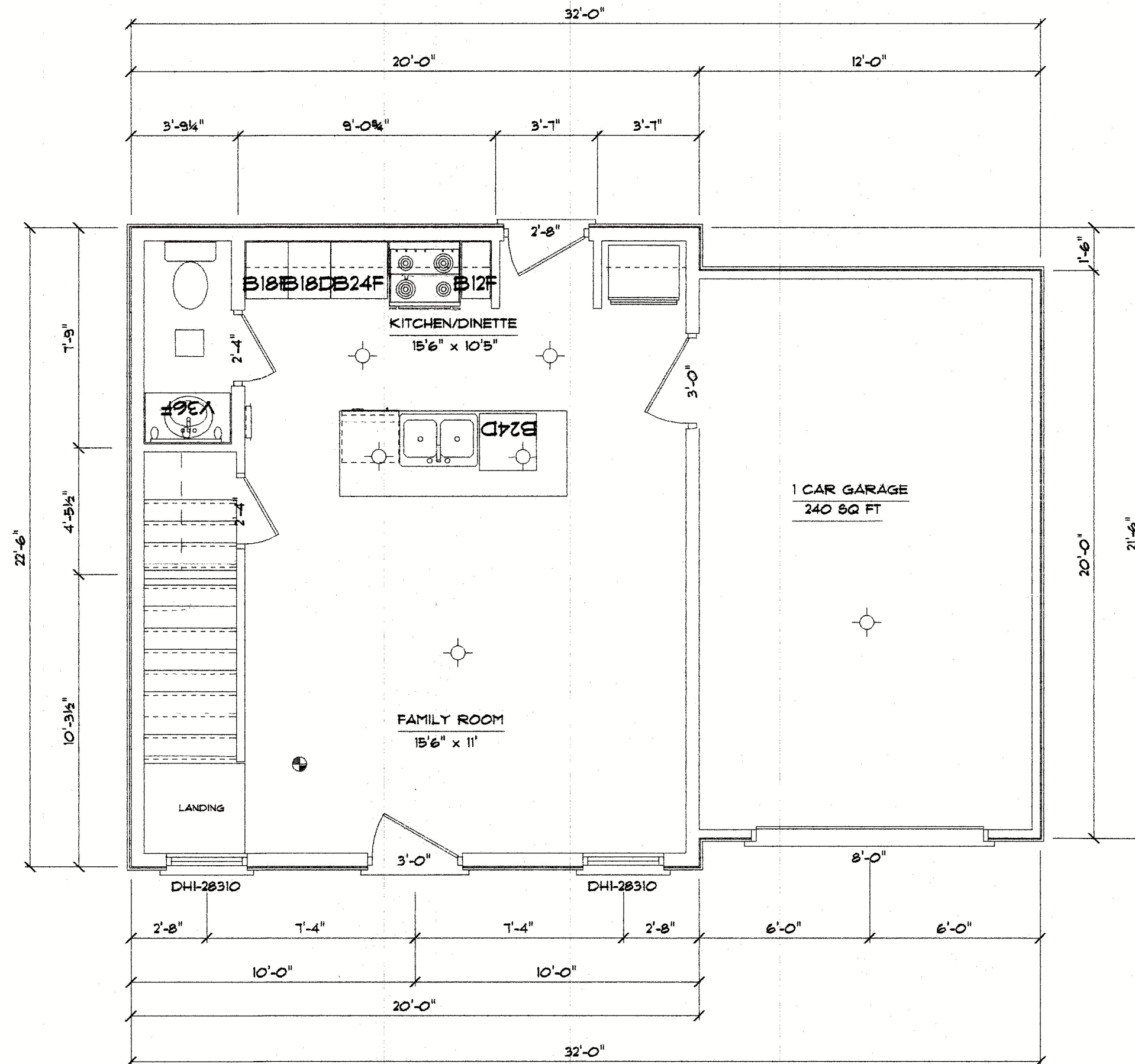
3'0" x 6'8" RIGHT IN/SWING #1  
2'8" x 6'8" LEFT IN/SWING #1  
3'0" x 6'8" RIGHT IN/SWING  
FIRERATED SELF CLOSING #1

INTERIOR DOOR SCHEDULE

2'4" x 6'8" LEFT SWING SOLID 6 #2

GARAGE DOOR SCHEDULE

8'0" x 8'0" #1



1ST FLOOR PLAN 450 SQ FT

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THE BERLIN BUNGALOWS

1676 BERLIN TURNPIKE

BERLIN CT. 06037

MODEL #2

A-6



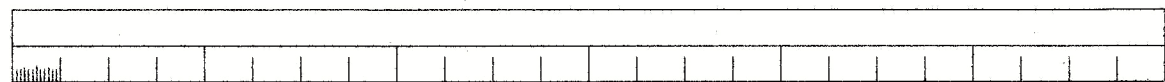
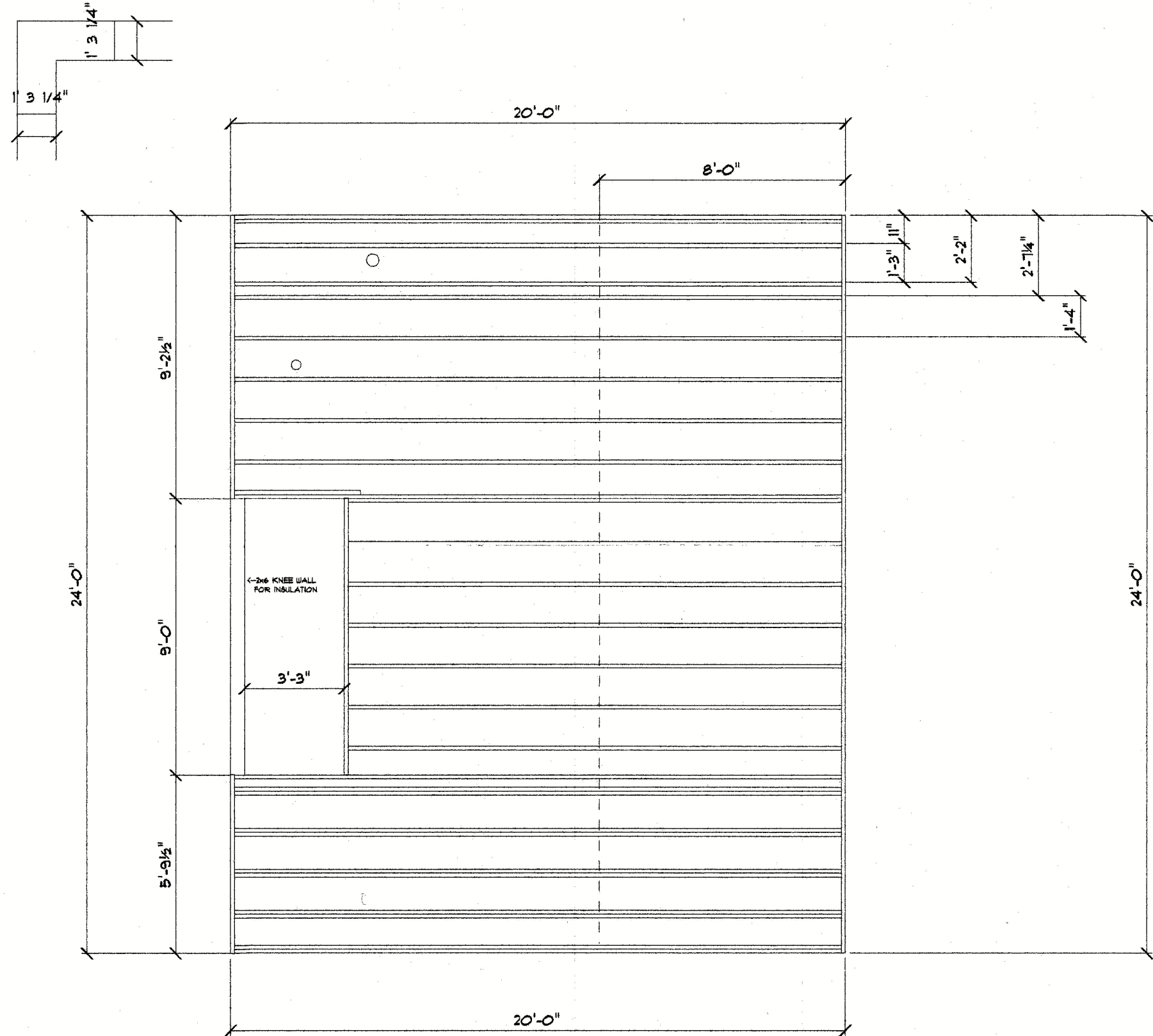
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TYPICAL 2x10 FLOOR SYSTEM:  
3/4" T&G FLYWOOD SUBFLOOR  
GLUED & NAILED  
2x10 FLOOR JOISTS @ 16" o.c. w/  
1x3 CROSS BRIDGING

DBL BOX FRONT & REAR  
DBL JOIST FRONT 3  
MOVE JOIST FOR ALL DROPS



2ND FLOOR/JOIST FRAMING

Drawn For:  
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Cromwell CT, 06416  
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MODEL #2

THE BERLIN BUNGALOWS

1676 BERLIN TURNPIKE

BERLIN CT, 06031

A-6.11



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**NOTES**

22.5"x30"  
ATTIC ACCESS

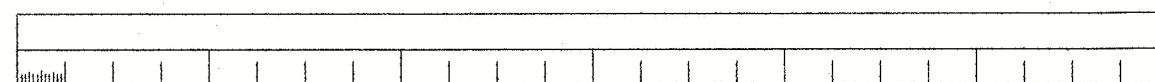
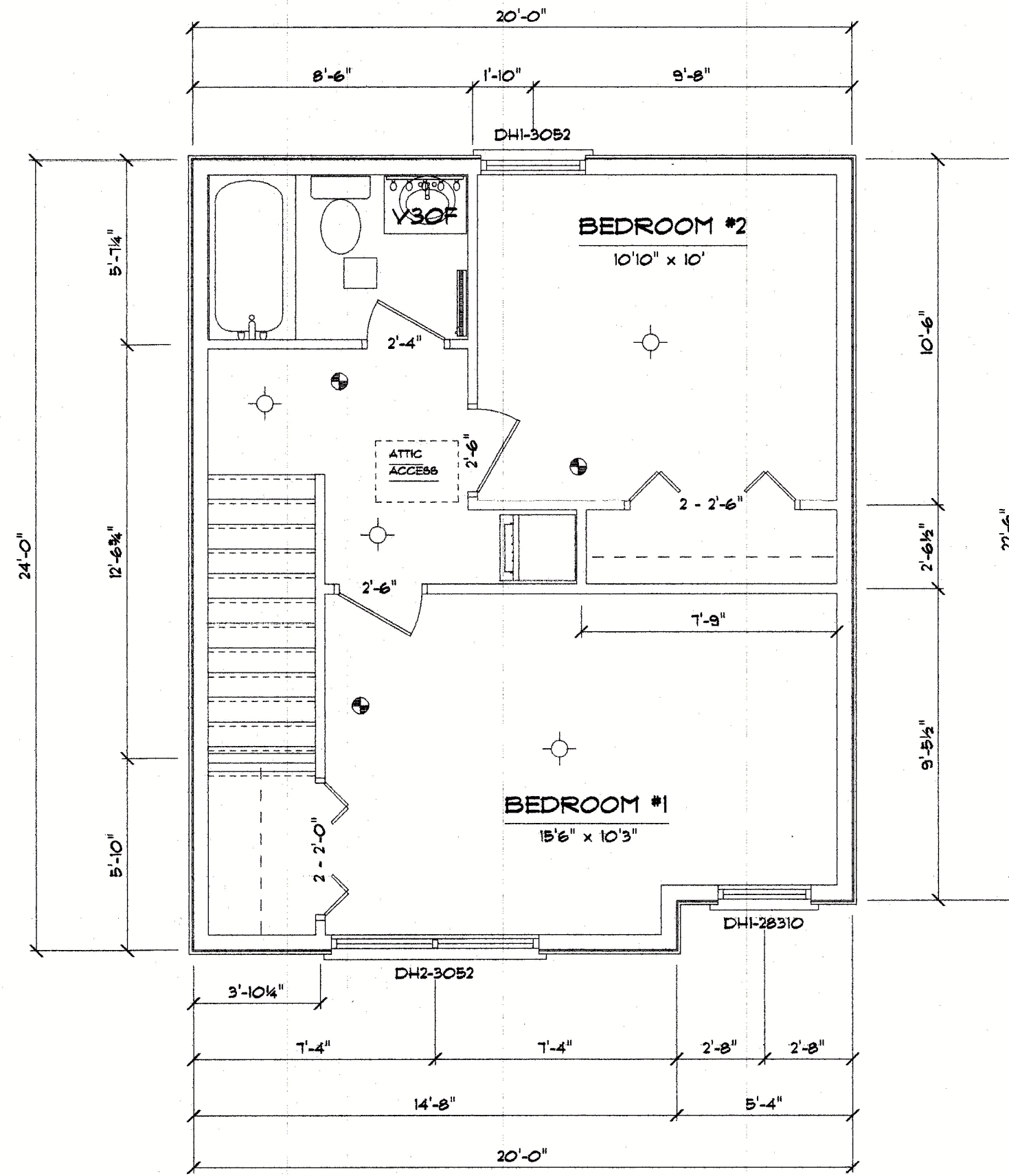
W/D OVERFLOW PAN  
DRAINED TO GARAGE  
FLOOR

**WINDOW SCHEDULE**

- 3'0" x 5'0" SINGLE DH EGRESS =1
- 3'0" x 5'0" DOUBLE DH EGRESS =1
- 2'8" x 3'10" SINGLE DH =1

**INTERIOR DOOR SCHEDULE**

- 2'4" x 6'8" RIGHT SWING SOLID 6 =1
- 2'6" x 6'8" RIGHT SWING SOLID 6 =2
- 5'0" x 6'8" RIGHT DBL BI-FOLD SOLID 6 =1
- 4'0" x 6'8" RIGHT DBL BI-FOLD SOLID 6 =1



**2ND FLOOR PLAN**

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**MODEL #2**

**THE BERLIN BUNGALOWS**

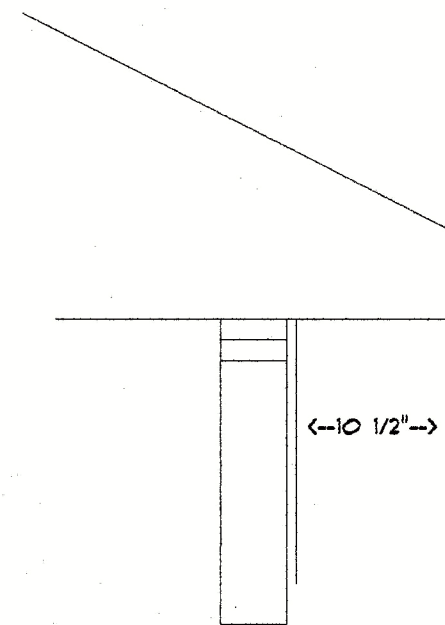
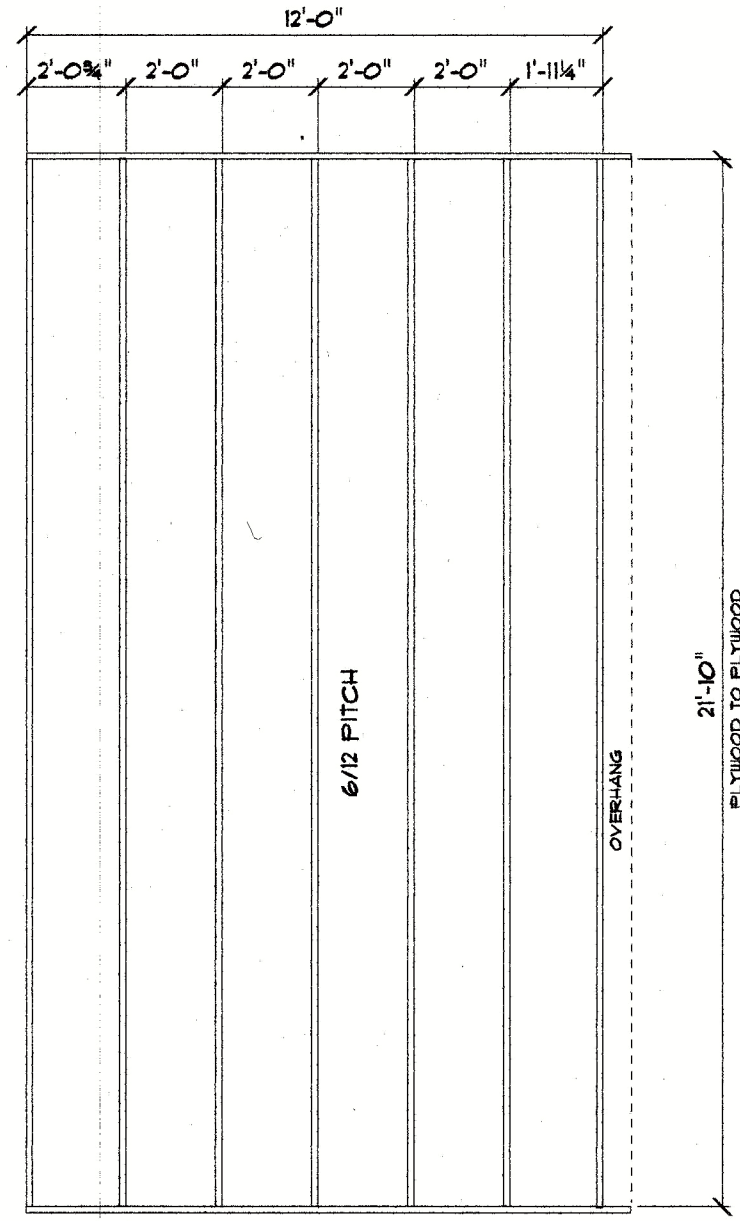
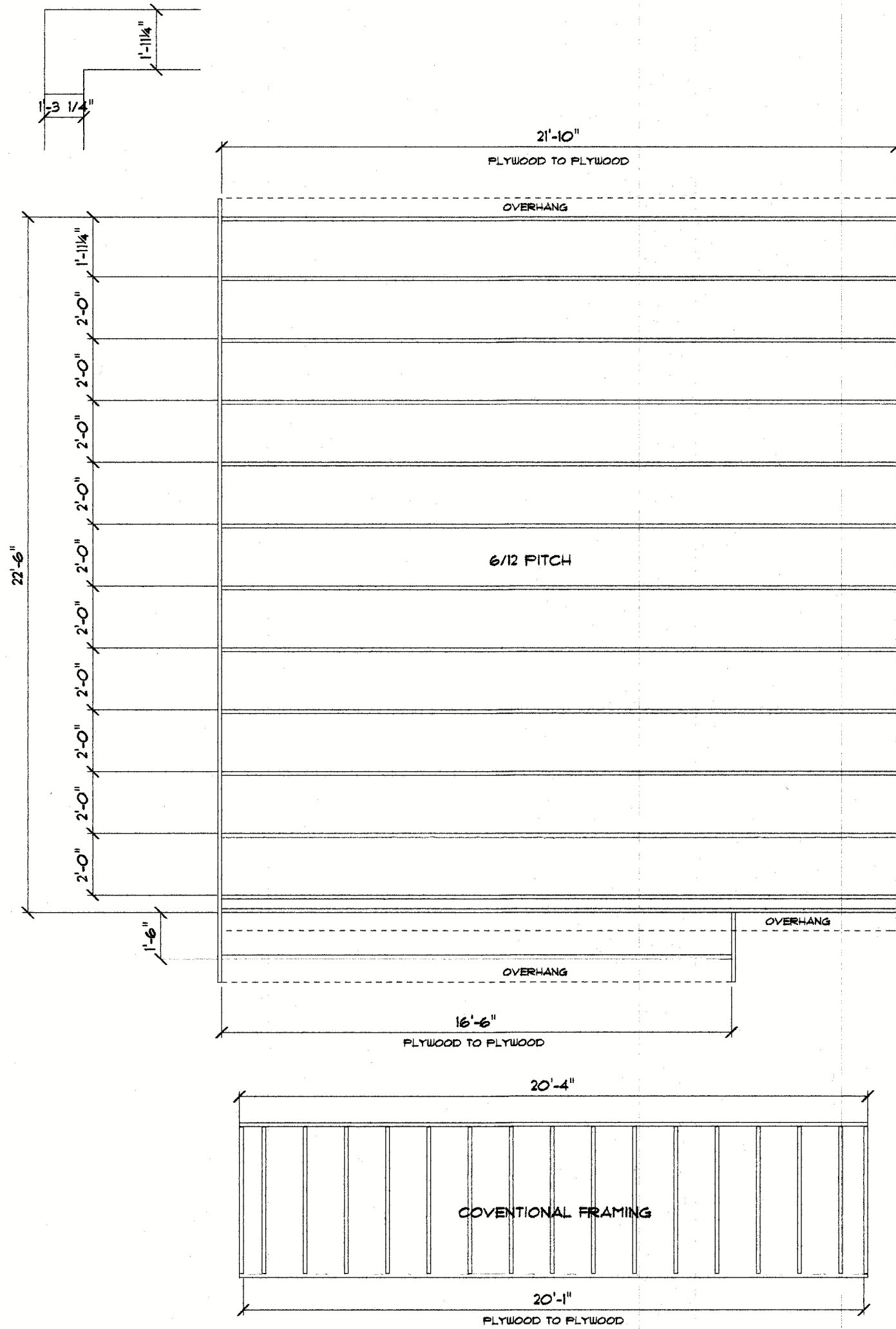
**1676 BERLIN TURNPIKE**

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**A-1**

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TRUSSE FRAMING/LAYOUT

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THE BERLIN BUNGALOWS

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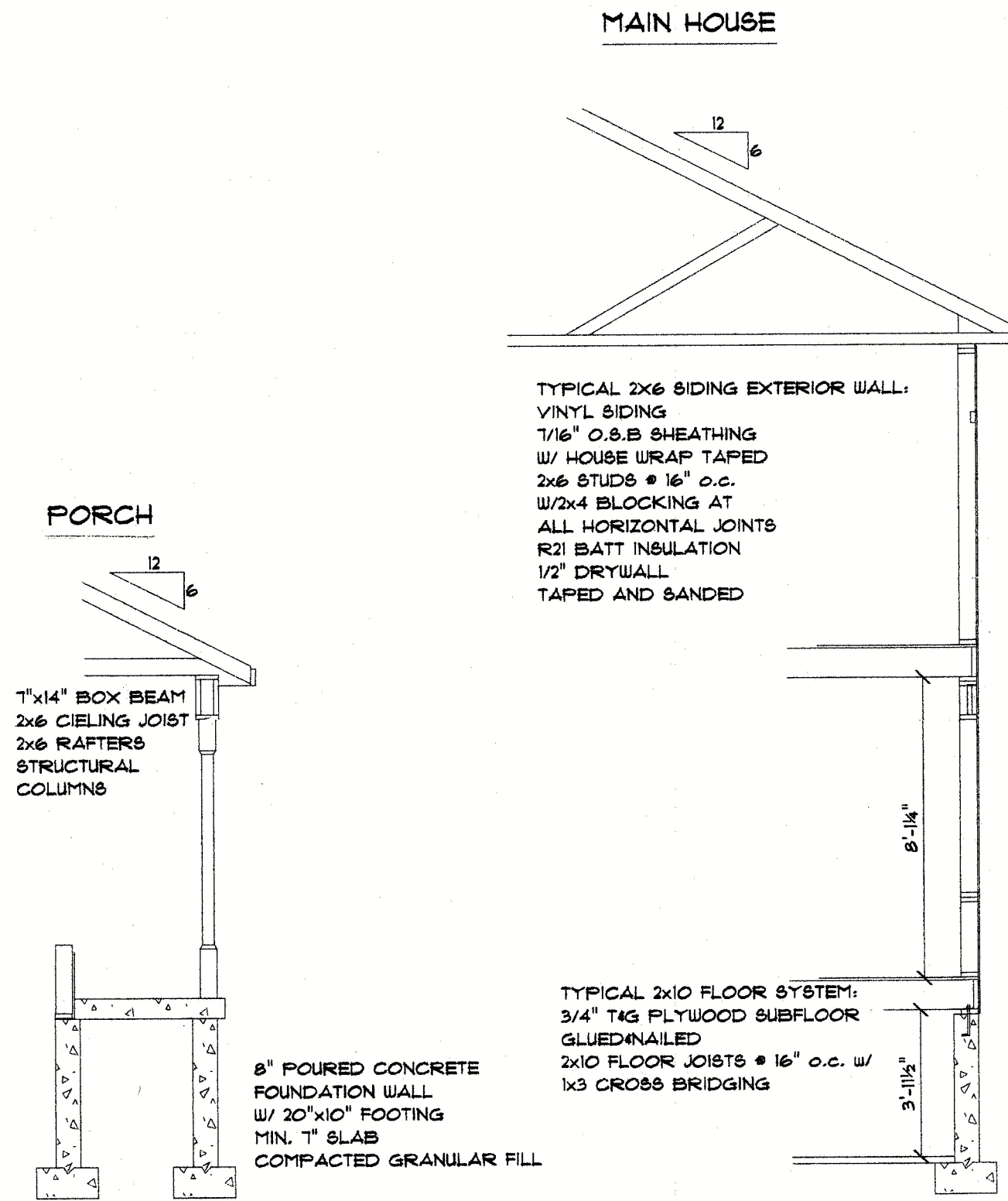
MODEL #2

A-1.F



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TYPICAL TRUSS ROOF:  
#225 ASPHALT SHINGLES  
1/2" ROOFING PLYWOOD C/W  
4' CLIPS  
CONTINUOUS RIDGE VENT  
PRE-ENGINEERED TRUSSES @ 24" o.c.  
PROVIDE HURRICANE CLIPS  
2x4 TRUSS BRACING  
2x6 SUB FACIA  
R40 BLOWN INSULATION  
PROVIDE VENTING W/  
BATT INSULATION OVER WALLS  
1x3 STRAPPING 16" o.c.  
6 MIL POLY V.B.  
1/2" SHEETROCK  
TAPED & SANDED

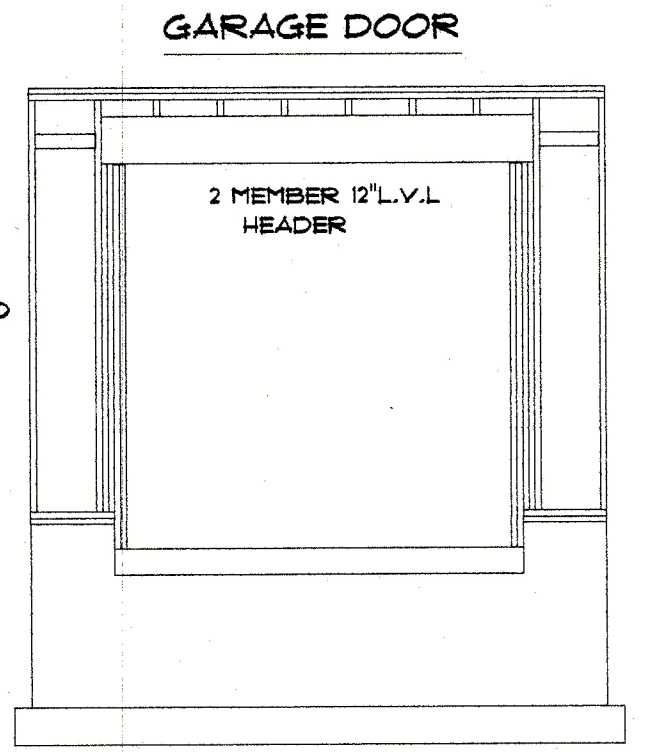
ALUMINUM FASCIA,  
VENTED SOFFIT,  
GUTTERS AND  
RAIN WATER LEADERS

HEADER DETAIL

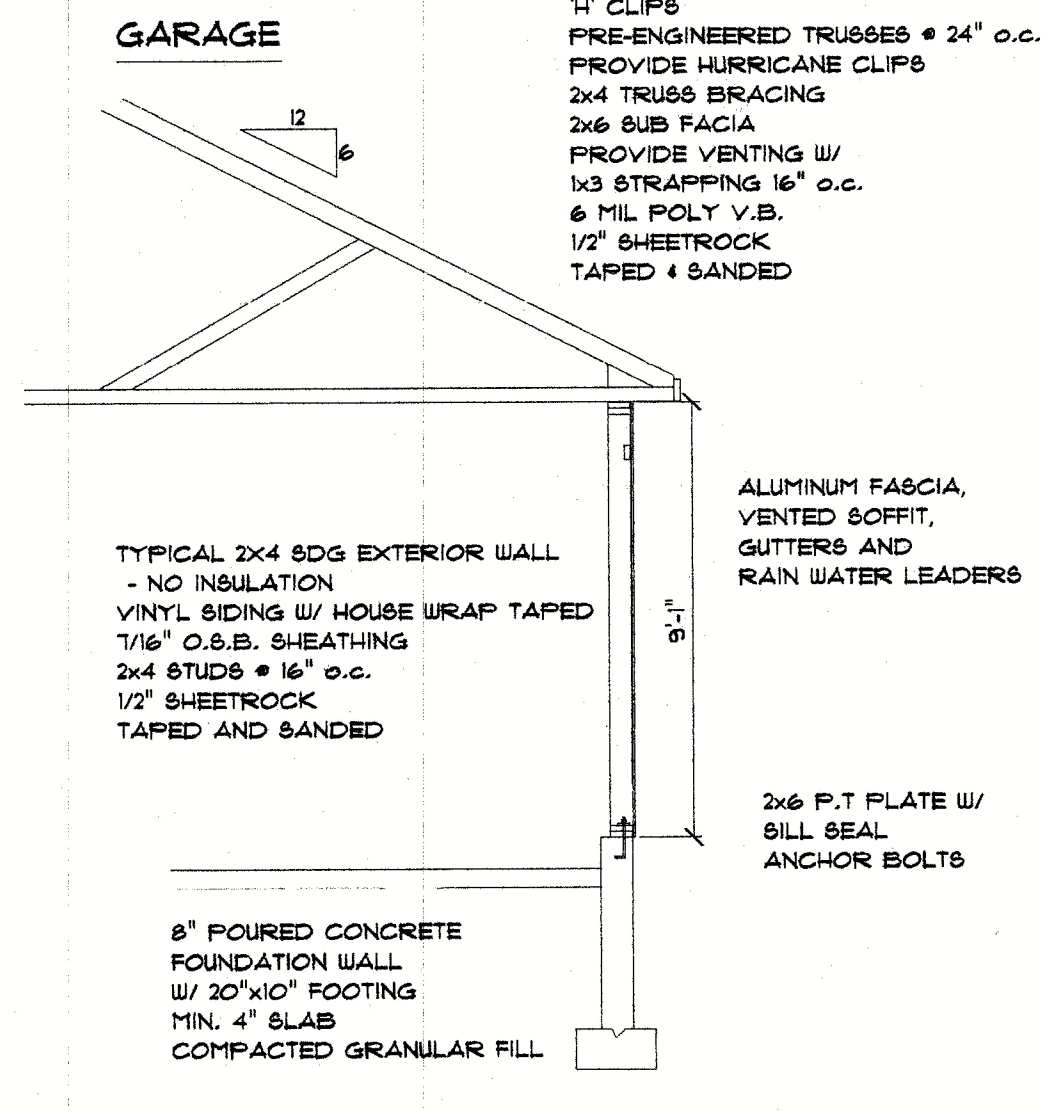
SILL DETAIL

2x6 P.T PLATE W/  
SILL SEAL  
ANCHOR BOLTS

8" POURED CONCRETE FOUNDATION WALL W/ 20" x 10" FOOTING PROVIDE DUST SHELF



TYPICAL 2x4 SDG EXTERIOR WALL  
- NO INSULATION  
VINYL SIDING W/ HOUSE WRAP TAPED  
1/16" O.S.B. SHEATHING  
2x4 STUDS @ 16" o.c.  
1/2" SHEETROCK  
TAPED AND SANDED



**CROSS SECTION/DETAILS**

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**A-8**