

Milne Residence

Joseph Matto Architects, AIA

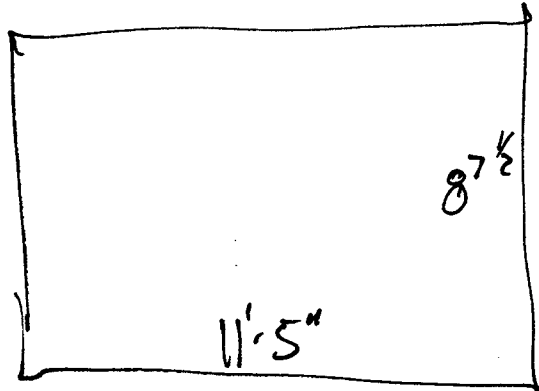
37 Geneva Road, Norwalk, CT 06850

203-866-5777

D a r i e n - C o n n e c t i c u t



A d d i t i o n s & A l t e r a t i o n s



Index of Drawings

A1	Site Plan
A2	Foundation Plan
A3	First Floor Plan
A3.1	Second Floor Plan
A4	West & South Elevations
A4.1	East & North Elevations
A5	Sections
A5.1	Sections
A5.2	Sections
A5.3	Sections
A5.4	Sections
A5.5	Sections
A5.6	Sections
A5.7	Sections
A6	Framing Plans
A6.1	Framing Plans
A6.2	Roof Plans
A7	Not Used
A8	Not Used
A9	Not Used
A10	Sections for Roof Deck
A10.1	Sections for Eaves, Columns and Beams
A10.2	Bumpout Details
A10.3	Cornice Details
A11	Window and Door Schedule
A11.1	Window & Door Schedule
A12	Not Used
A13	Not Used
A14	Not Used
A15	Lighting and Electrical Plan
A15.1	Lighting and Electrical Plan
A16	Not Used
A17	Not Used
A18	Not Used
A19	Energy Code Compliance
A20	Not Used
EX1	Not Used
Ex2	Not Used
Ex3	Not Used

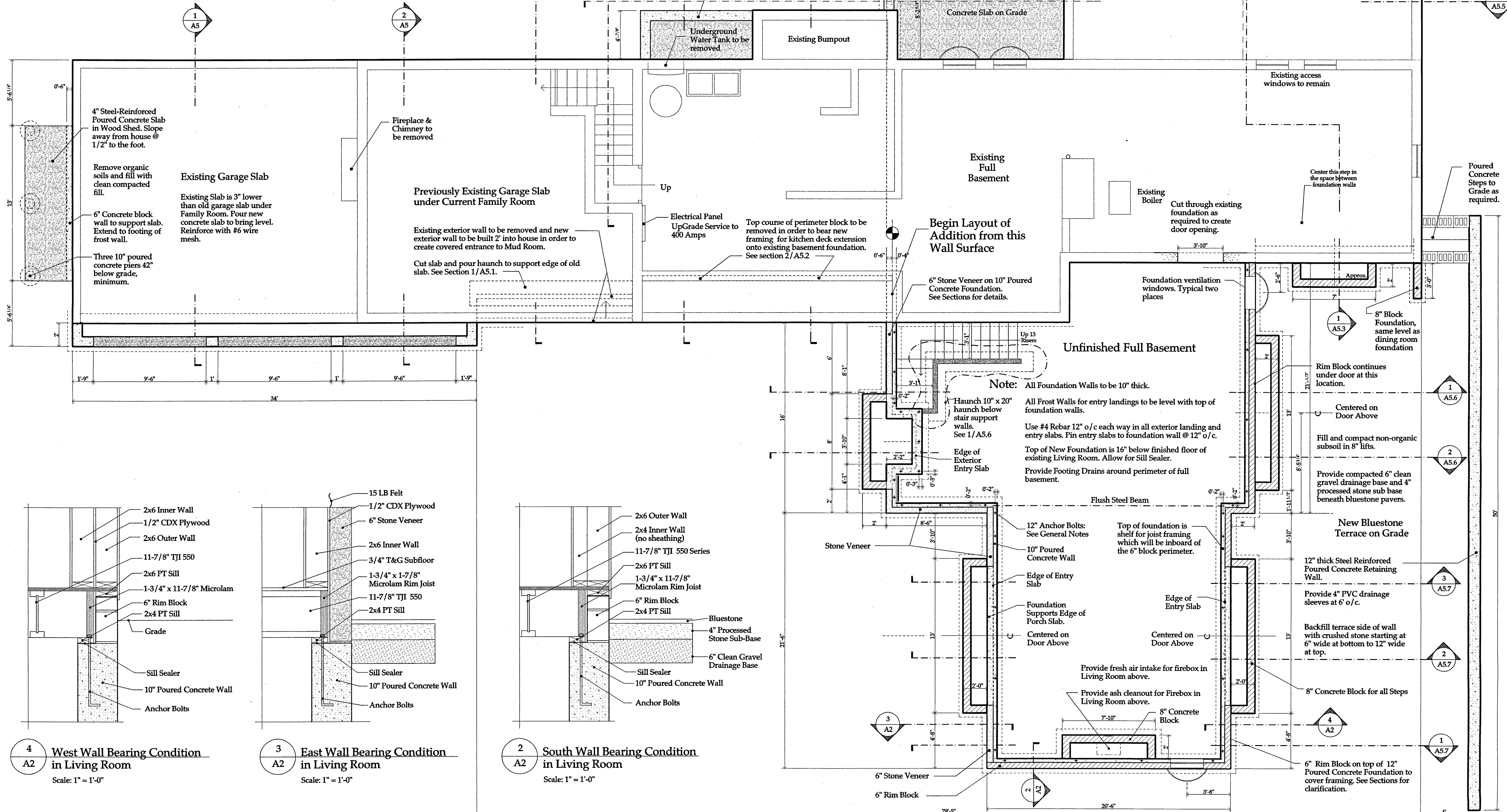
GENERAL FOUNDATION NOTES:

- Concrete walls and slabs to be 3,000 PSI concrete (28 day compressive strength).
- Provide expansion and control joints as per code.
- All footings to be installed on undisturbed soil, and of suitable bearing capacity.
- All footings to be installed a minimum of 3'6" below finished grade and a minimum of 1'6" below existing grade.
- Do not backfill foundation walls until slab is in place unless a 2" x 4" continuous keyway is used on top of footings.
- Anchor bolts to be 5/8" and to be spaced 6' o/c and 1' from corners. Embed bolts 1'4" down into foundation wall.
- Steel columns are to exceed a minimum load carrying capacity of 24,000 lbs. @ 11" in height.
- All multiple member LVL or Microlam beams to be thru-bolted with 1/2" diameter bolts, 2 rows @ 24" o/c, or as specified by manufacturer.
- Field verify depth & location of stone veneer shelves or penetrations, etc., with Architect prior to pouring.
- Field verify height of terrace and step foundation walls with Architect prior to pouring.
- Reinforce foundation as follows if wall heights exceed 8':
 - 2-#4 bars top & Bottom.
 - 1-#4 bar @ 12" o/c vertically, set 2" in from the inside.
 - 1-#4 bar @ 24" o/c horizontally, set to the inside of the vertical bars.
- All building columns to be 4" steel on 36" x 36" x 12" poured concrete footings with 2-#4 rebar each direction, 2" from bottom of pour.
- General Contractor to be responsible to ensure that all materials, methods, and structure are built in strict compliance of all governing municipal codes - City, state & federal.

- Existing Walls
- Removed Walls
- New Walls
- New Floor Area
- Remodeled Conditioned Area
- Remodeled Unconditioned Area

Builder to inspect condition of existing Frost Wall and report to Architect in order to determine bearing suitability.

Offset Frost Wall 2 5/8" from the Face of the Foundation at the Entry Wall



Issue Date

6/18/01

Revisions

Foundation Plan

All interior dimensions are drawn to finished walls. Add 1" to obtain rough framing dimensions.

Scale

1/4" = 1'-0"

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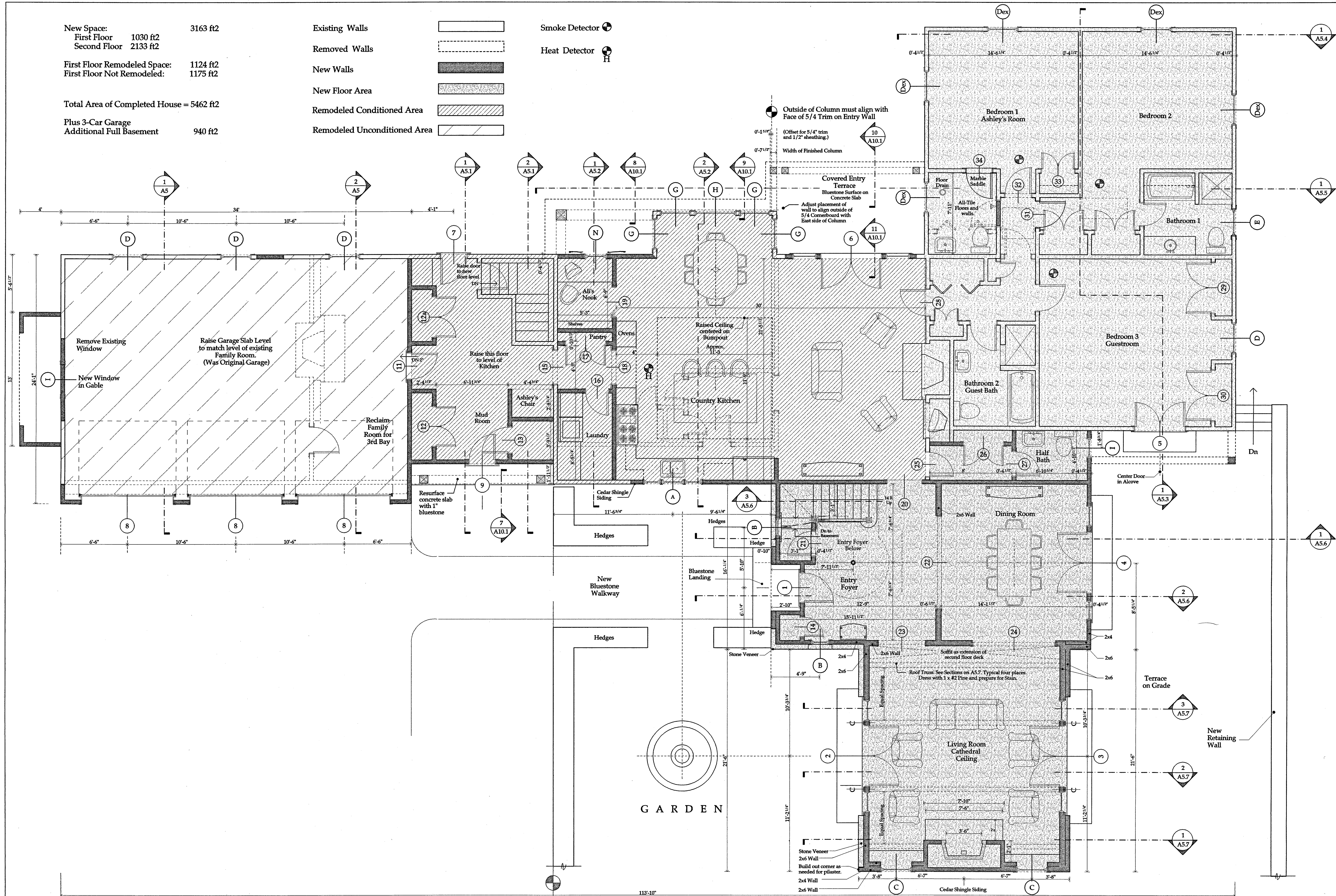
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A/E/C Architect #4440
Milne Residence, Darien CT

A2

New Space: 3163 ft2
First Floor 1030 ft2
Second Floor 2133 ft2
First Floor Remodeled Space: 1124 ft2
First Floor Not Remodeled: 1175 ft2
Total Area of Completed House = 5462 ft2
Plus 3-Car Garage
Additional Full Basement 940 ft2

Existing Walls
Removed Walls
New Walls
New Floor Area
Remodeled Conditioned Area
Remodeled Unconditioned Area

Smoke Detector
Heat Detector



Issue Date
6/18/01

Revisions

First Floor Plan

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Scale
1/4" = 1'-0"

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A3

New Space
Second Floor = 2133 ft²

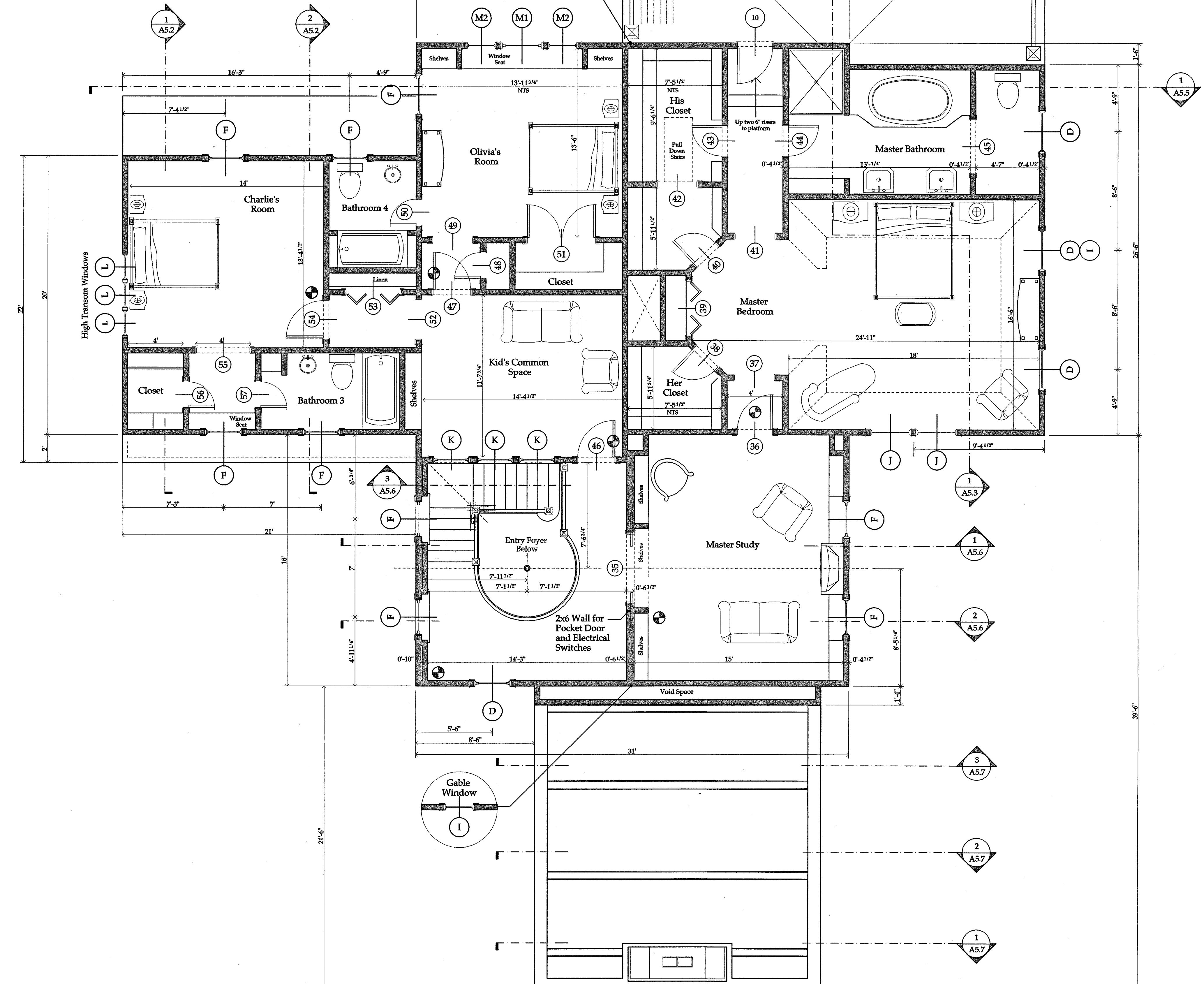
Smoke Detector

Existing Walls
Removed Walls

New Walls
New Floor Area

Remodeled Conditioned Area

Remodeled Unconditioned Area



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Revisions

Second Floor Plan

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drawn to finished walls.
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framing dimensions.

Scale

1/4" = 1'-0"

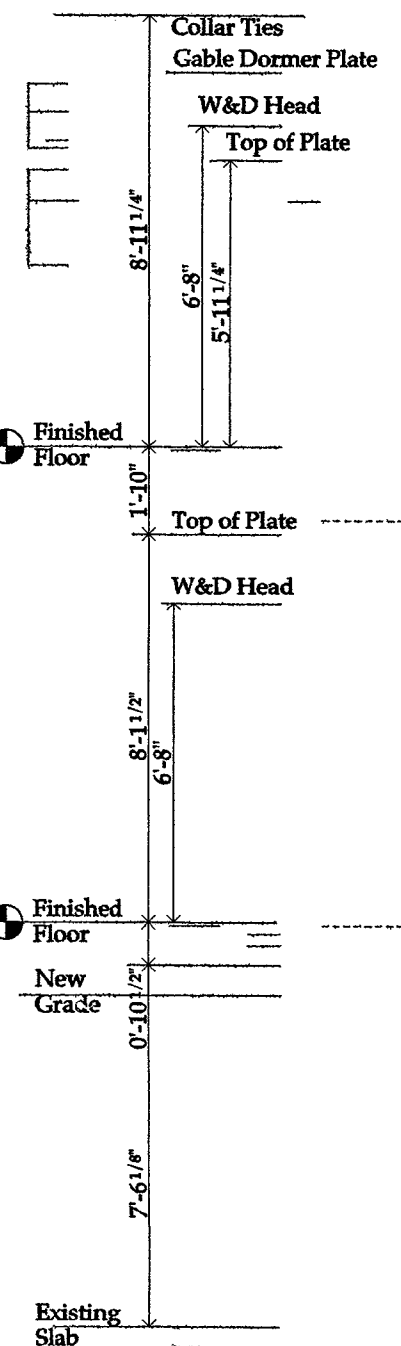
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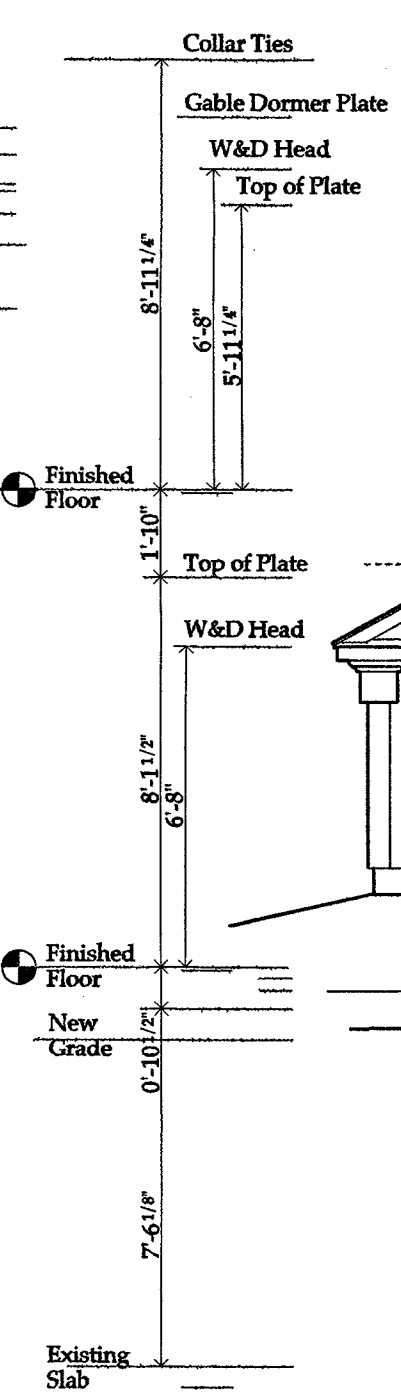
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A3.1

Elevation
Dimension String
Main Ridge

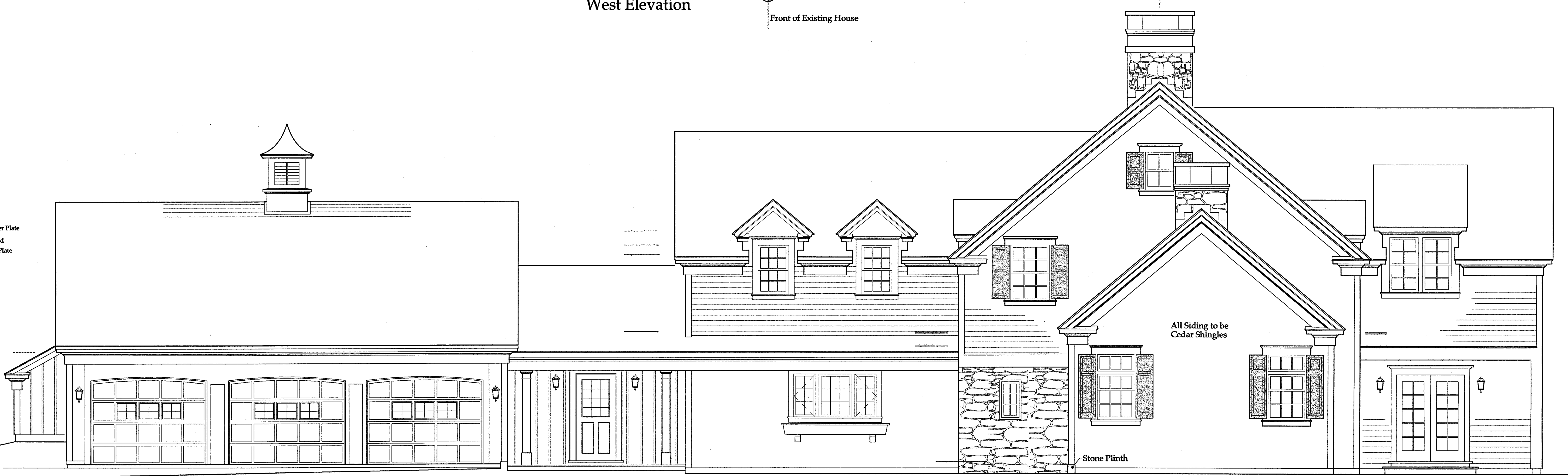


Elevation
Dimension String
Main Ridge



West Elevation

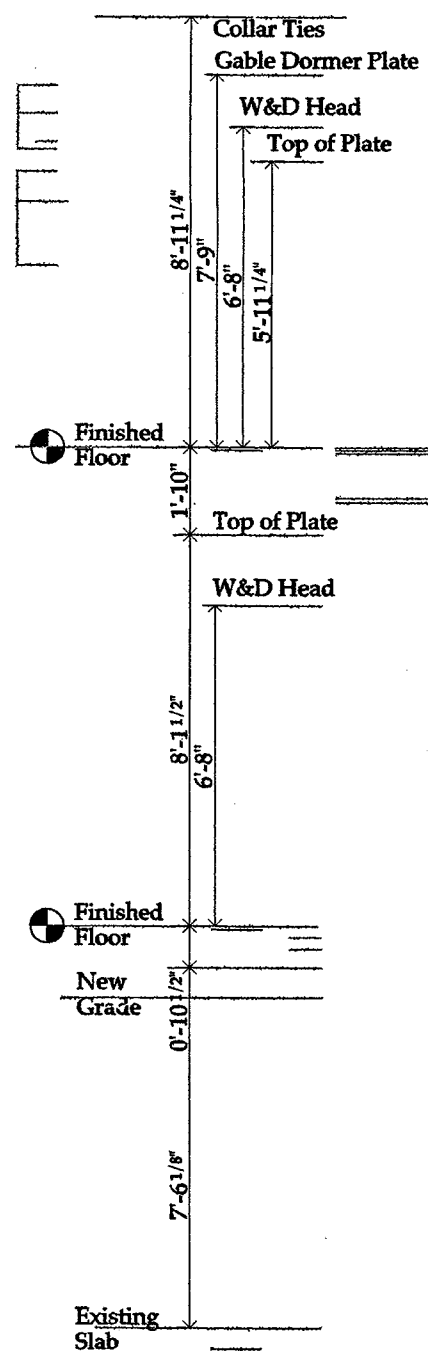
Front of Existing House



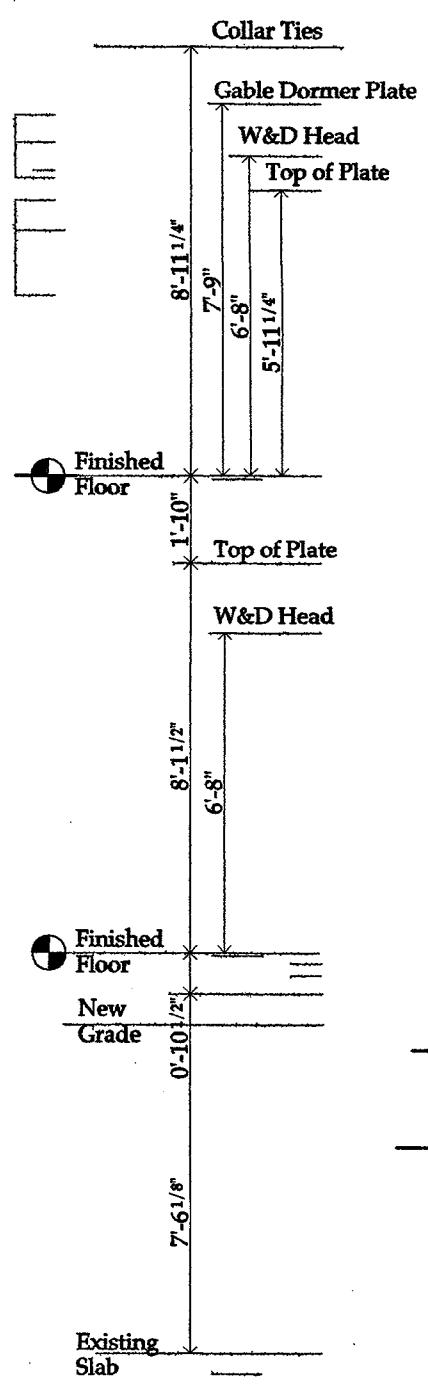
South Elevation

Issue Date 6/15/01	
Revisions	
Elevations	
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Scale 1/4" = 1'-0"	
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A4	

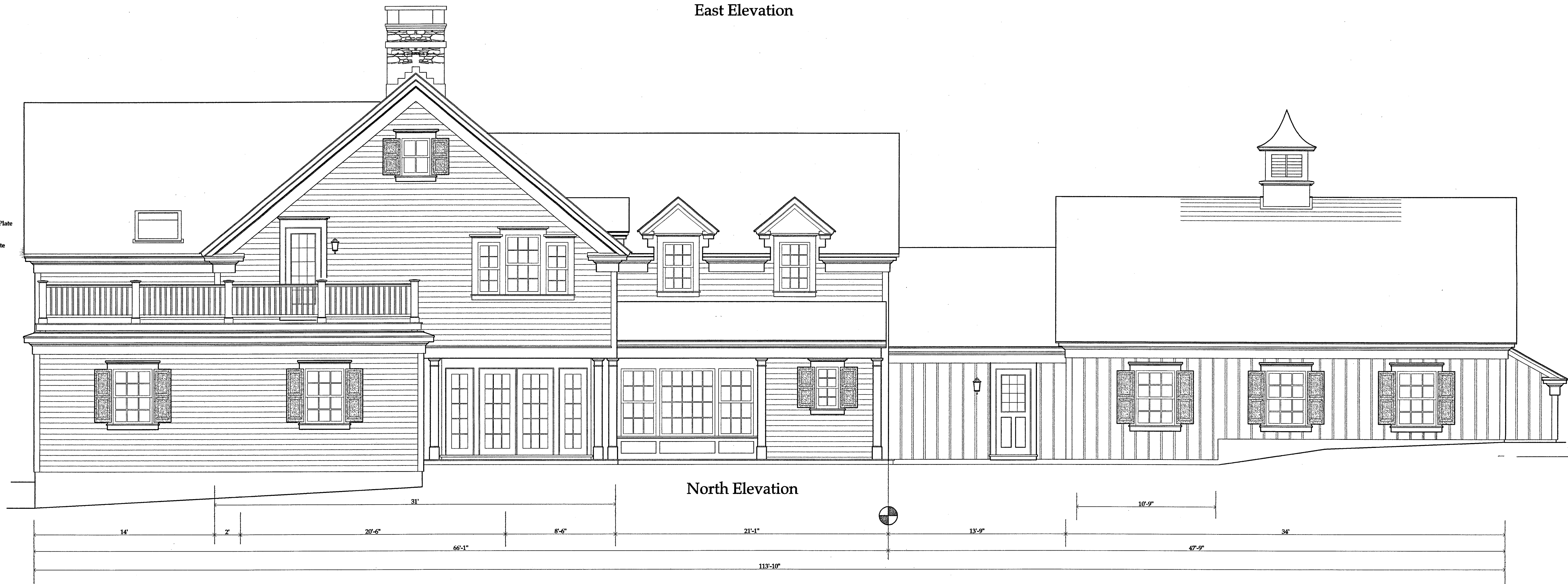
Elevation
Dimension String
Main Ridge



Elevation
Dimension String
Main Ridge



East Elevation



North Elevation

Issue Date

6/15/01

Revisions

Elevations

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Scale

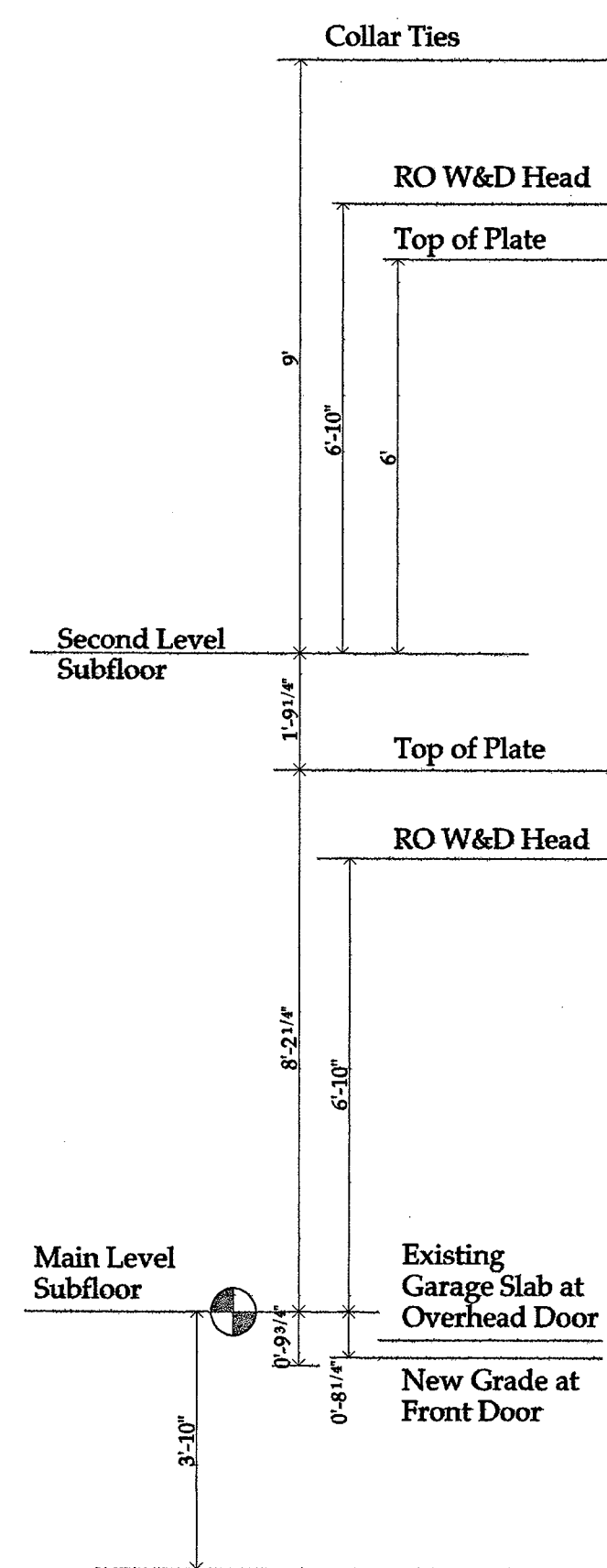
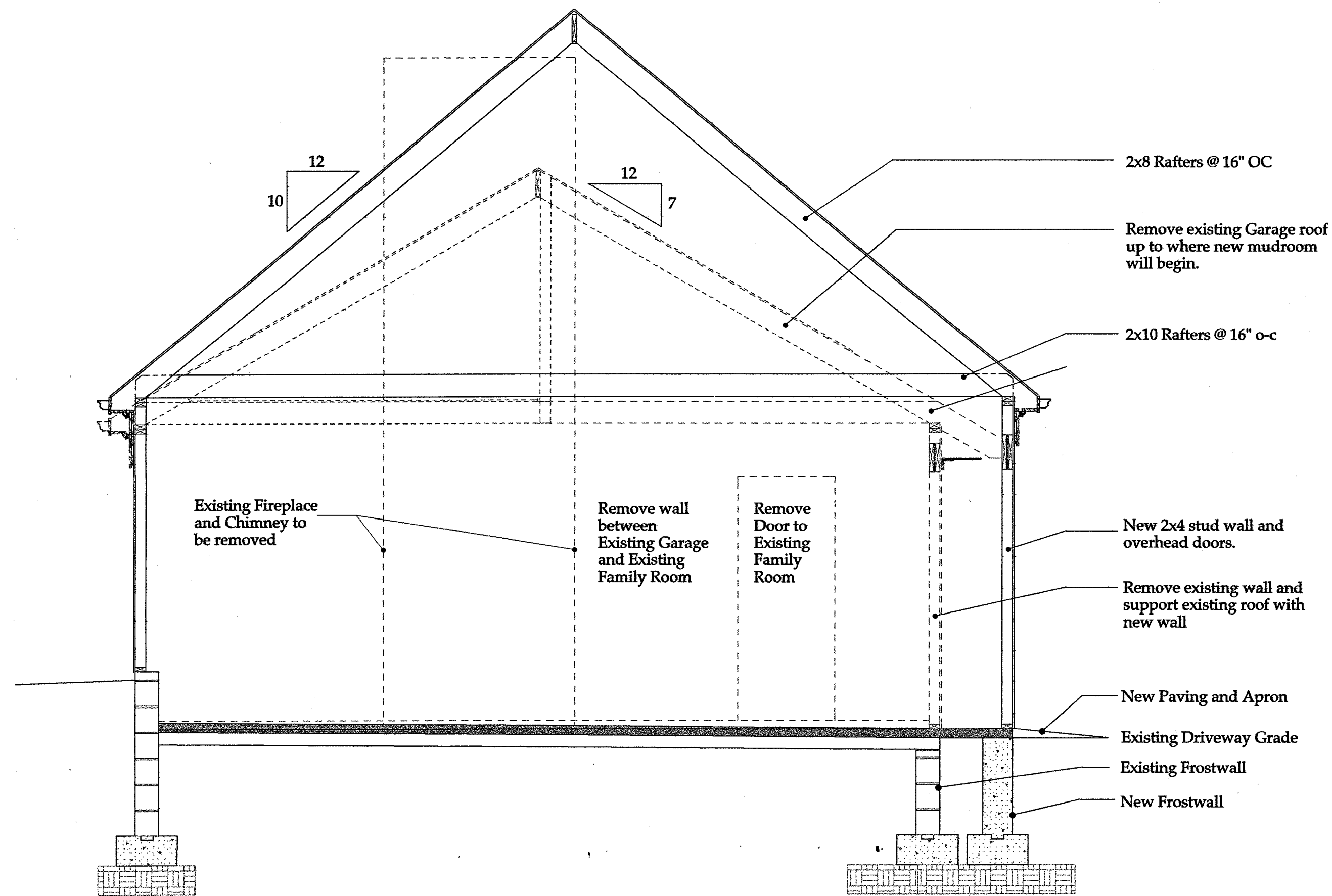
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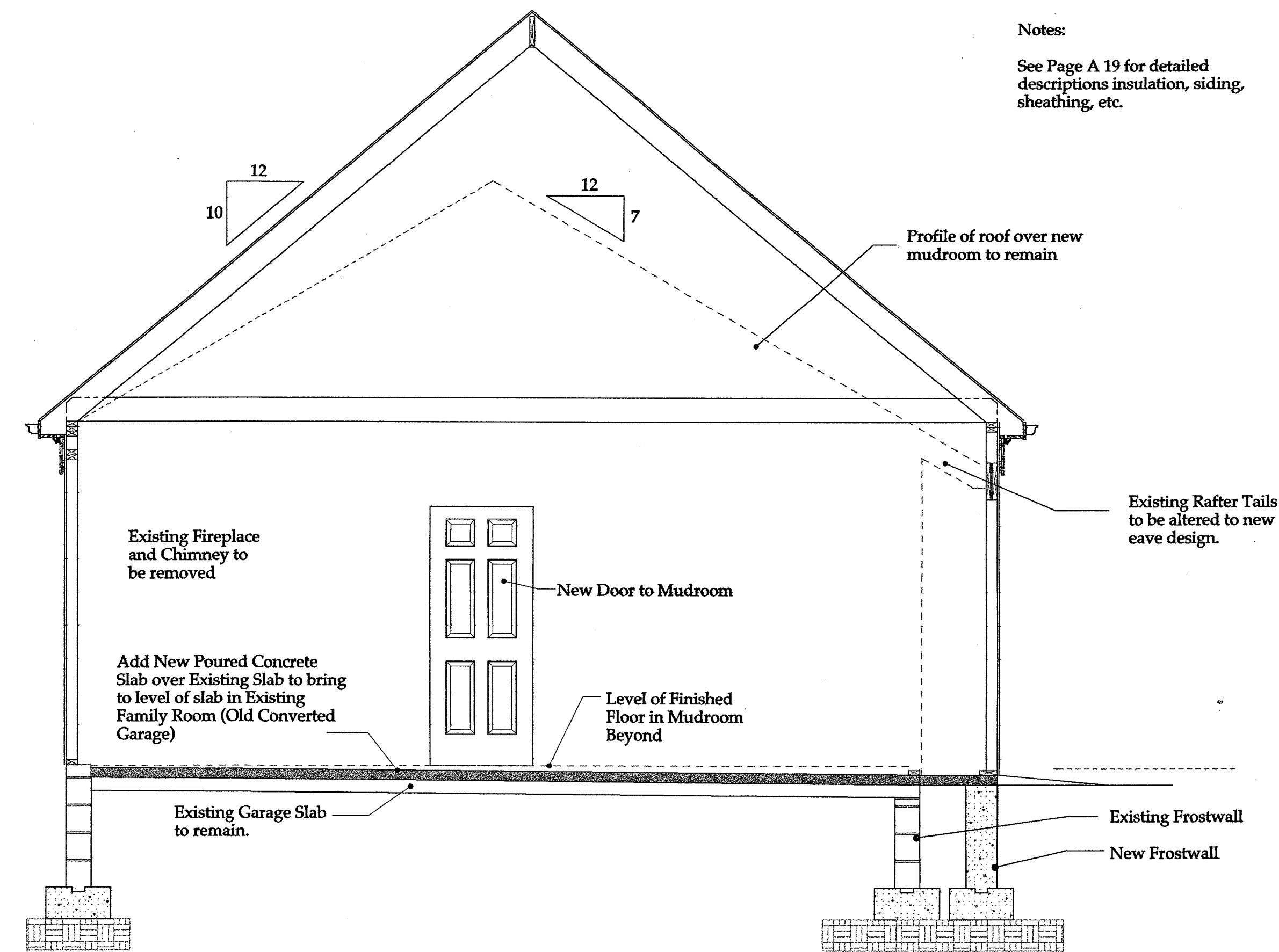
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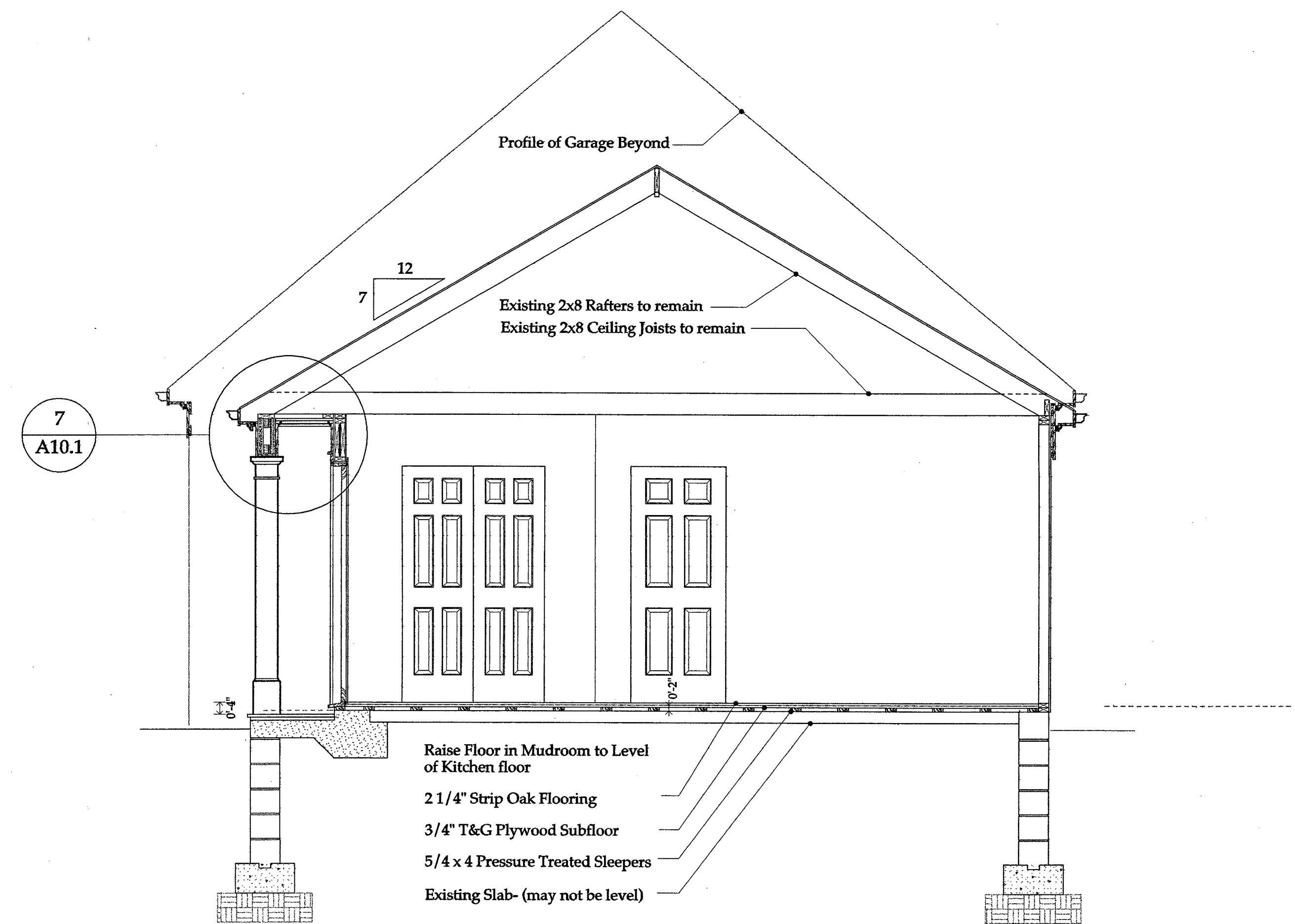
A4.1



1
A5
Garage Section



2
A5
Garage Section at Existing Family Room



3
A5
Mudroom Section Looking West Toward Expanded Garage

Notes:
See Page A 19 for detailed descriptions insulation, siding, sheathing, etc.

Issue Date
5/17/01

Revisions

Sections

All interior dimensions are drawn to finished walls. Add 1" to obtain rough framing dimensions.

Scale
3/8" = 1'-0"

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Milne Residence, Darien CT

A5

General Notes:

See Page A19 for Typical
Insulation Details

Issue Date
6/7/01

Revisions

Sections

All interior dimensions are
drawn to finished walls.
Add 1" to obtain rough
framing dimensions.

Scale
3/8" = 1'-0"

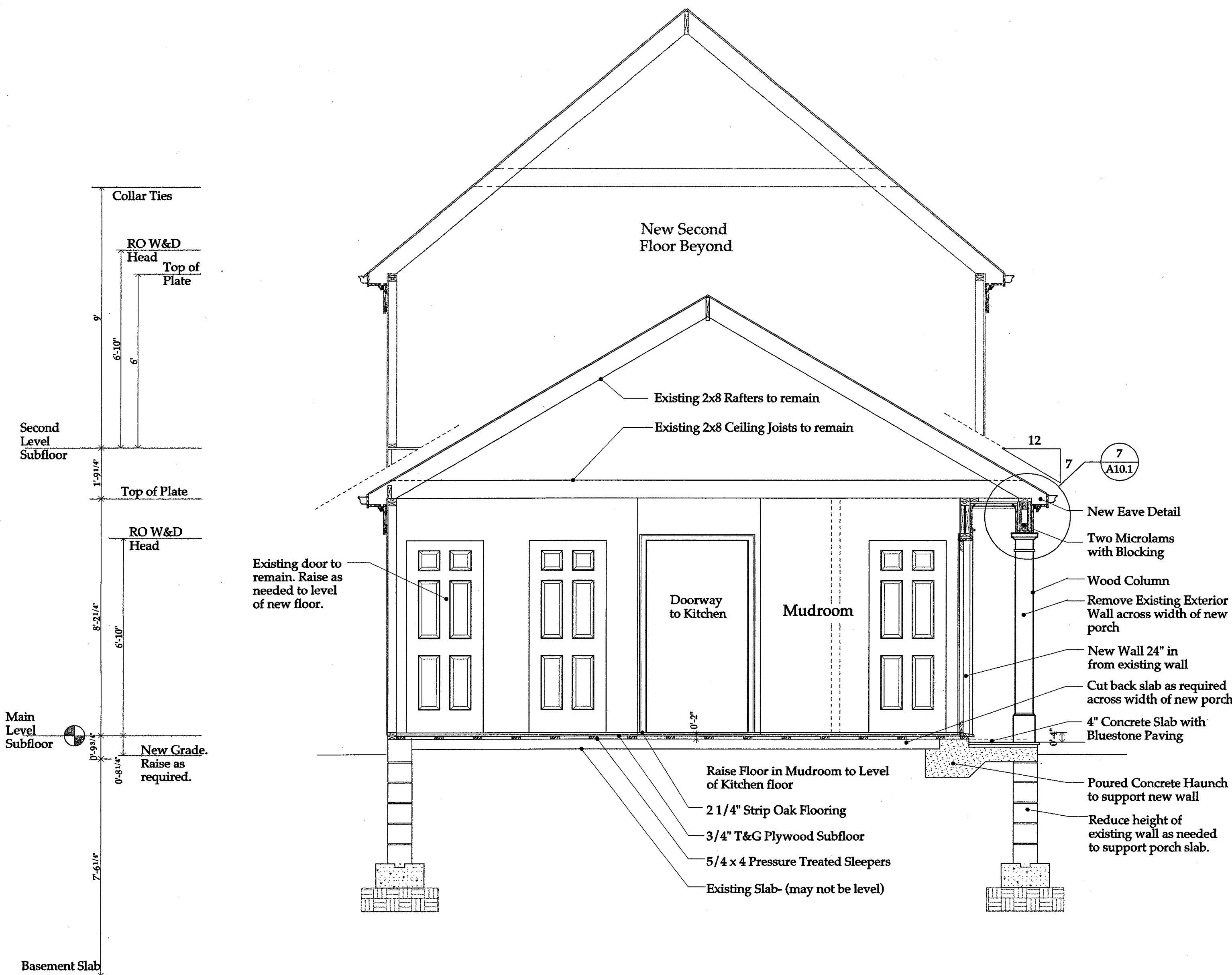
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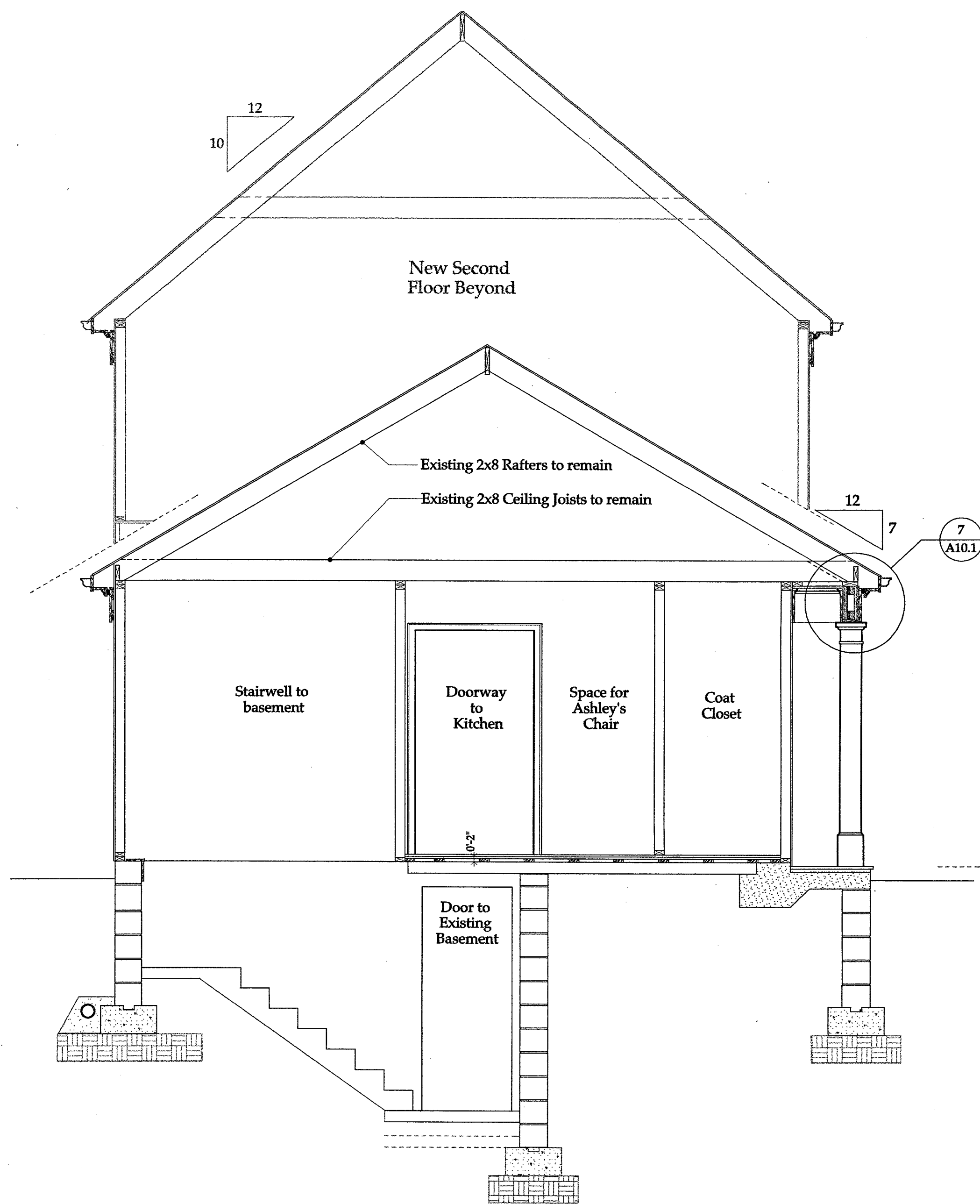
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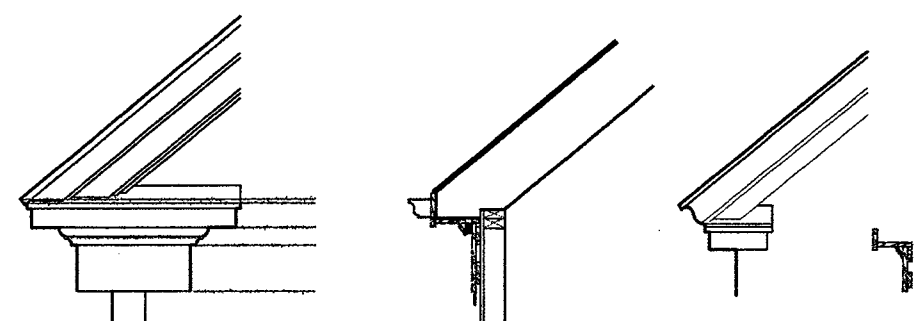
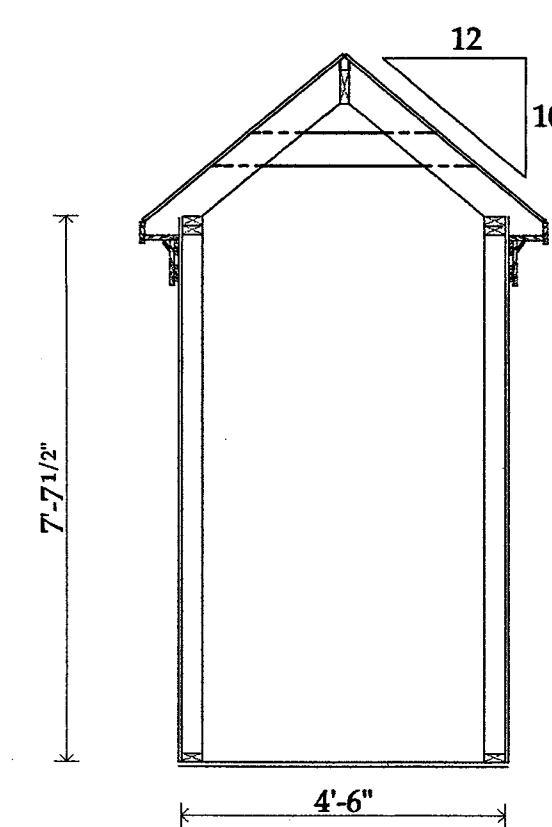
A5.1



1 Section Through Mudroom
A5.1



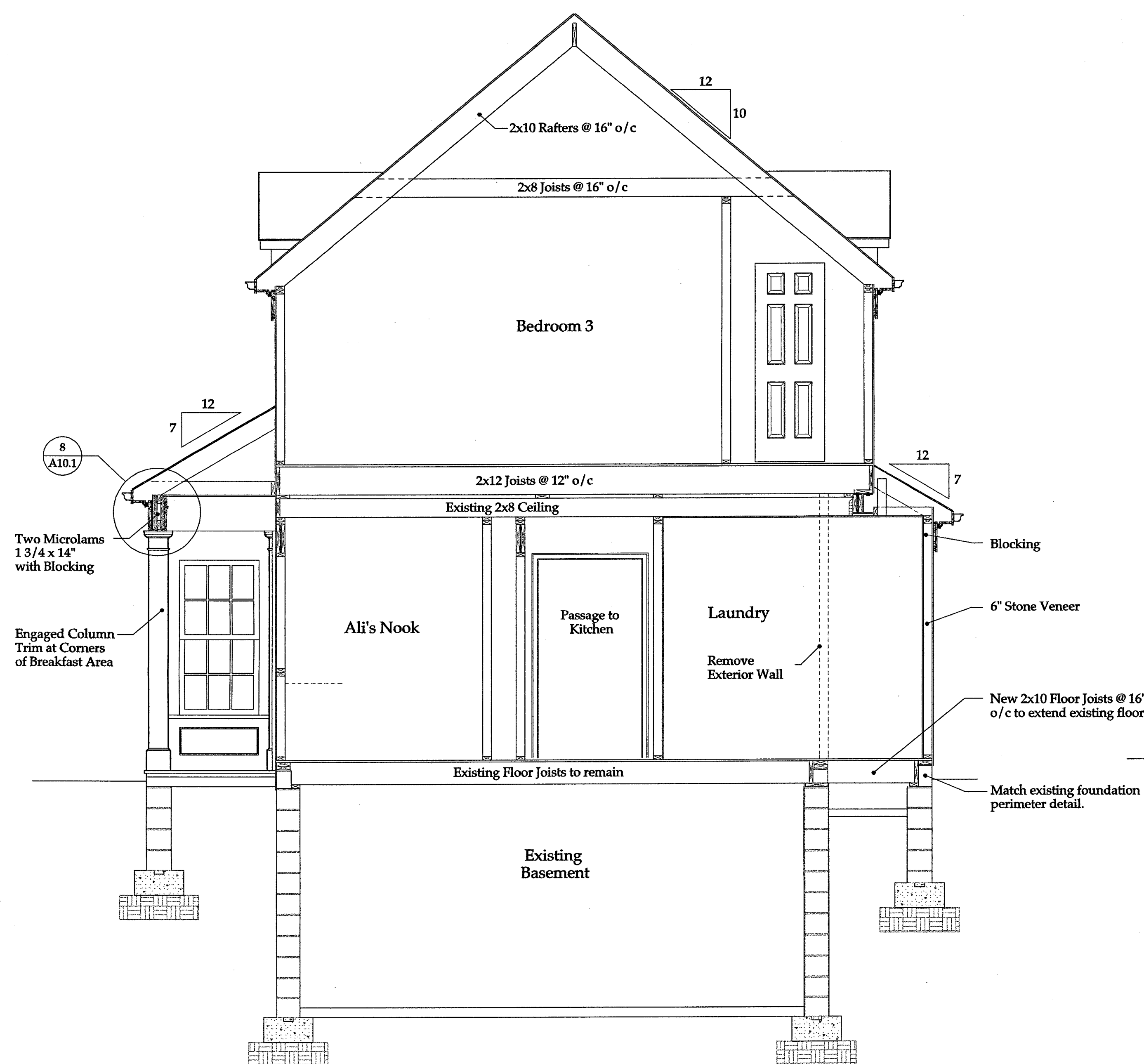
2 Section Through Mudroom at Stair to Basement
A5.1



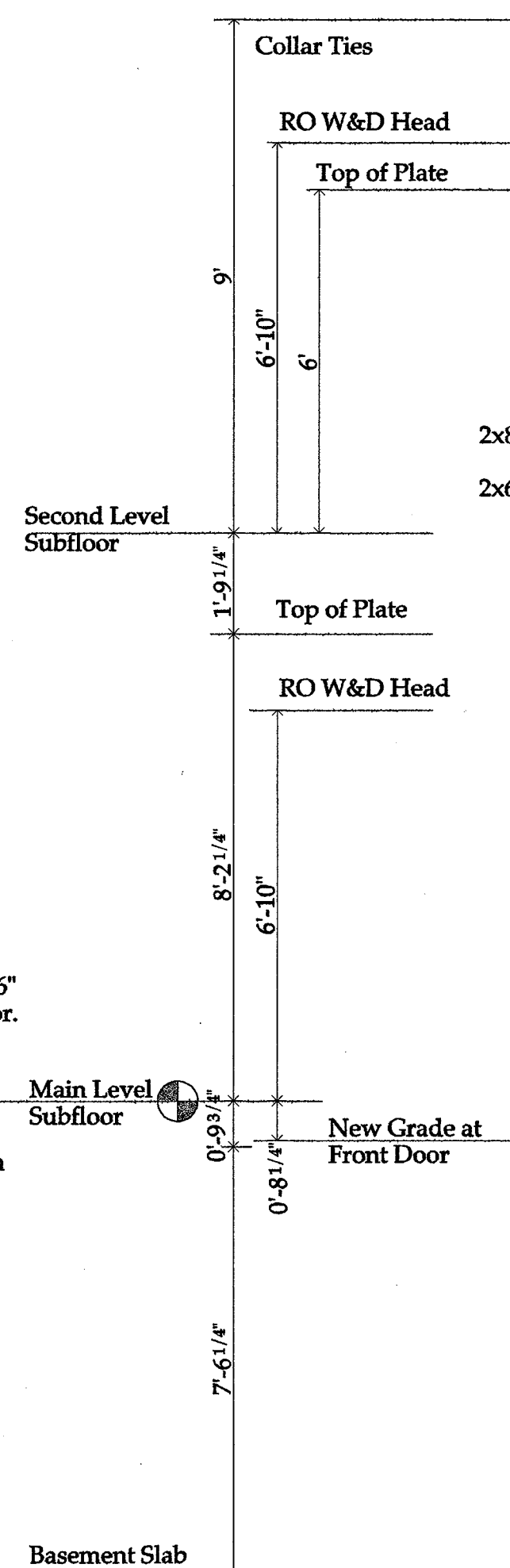
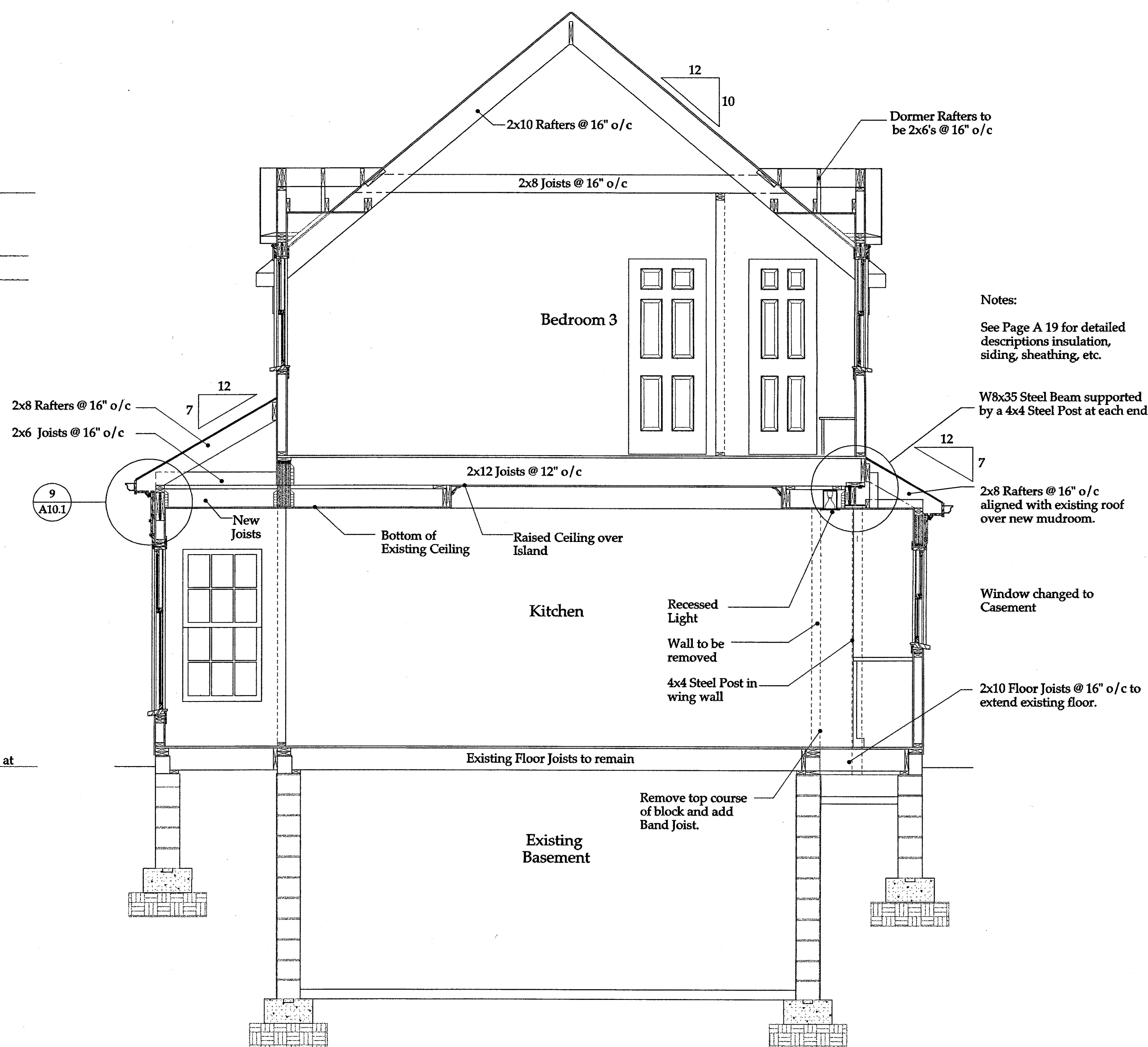
General Notes:

See Page A19 for Typical Insulation Details

3
A5.2
Typical Gable Dormer
See 5/A10.1 for eave details



1
A5.2
Section Through Laundry



2
A5.2
Section Through Kitchen at Bump-out

Sections

All interior dimensions are drawn to finished walls. Add 1" to obtain rough framing dimensions.

Scale
3/8" = 1'-0"

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Milne Residence, Darien CT

A5.2

General Notes:
See Page A19 for Typical
Insulation Details

Issue Date
6/18/01

Revisions

Sections

All interior dimensions are
drawn to finished walls.
Add 1" to obtain rough
framing dimensions.

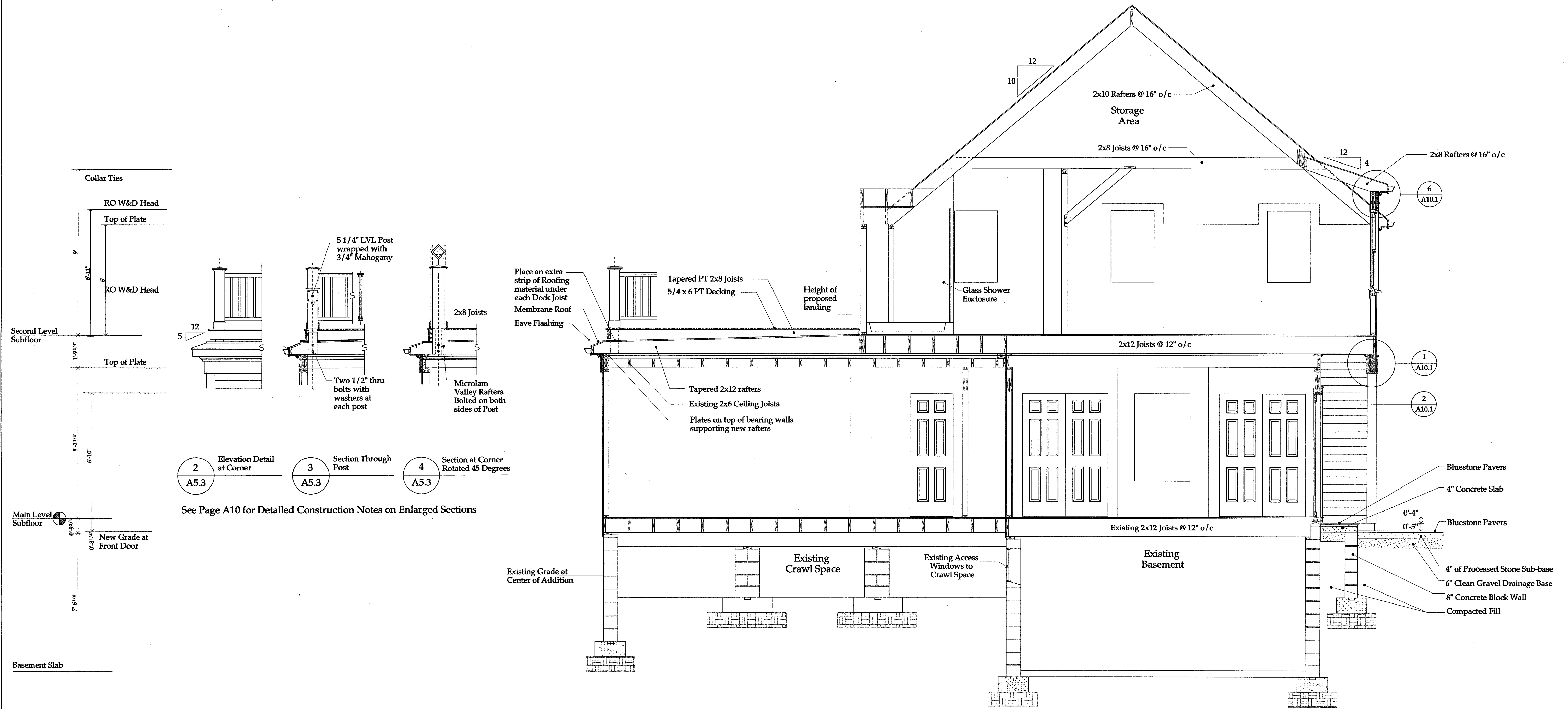
Scale
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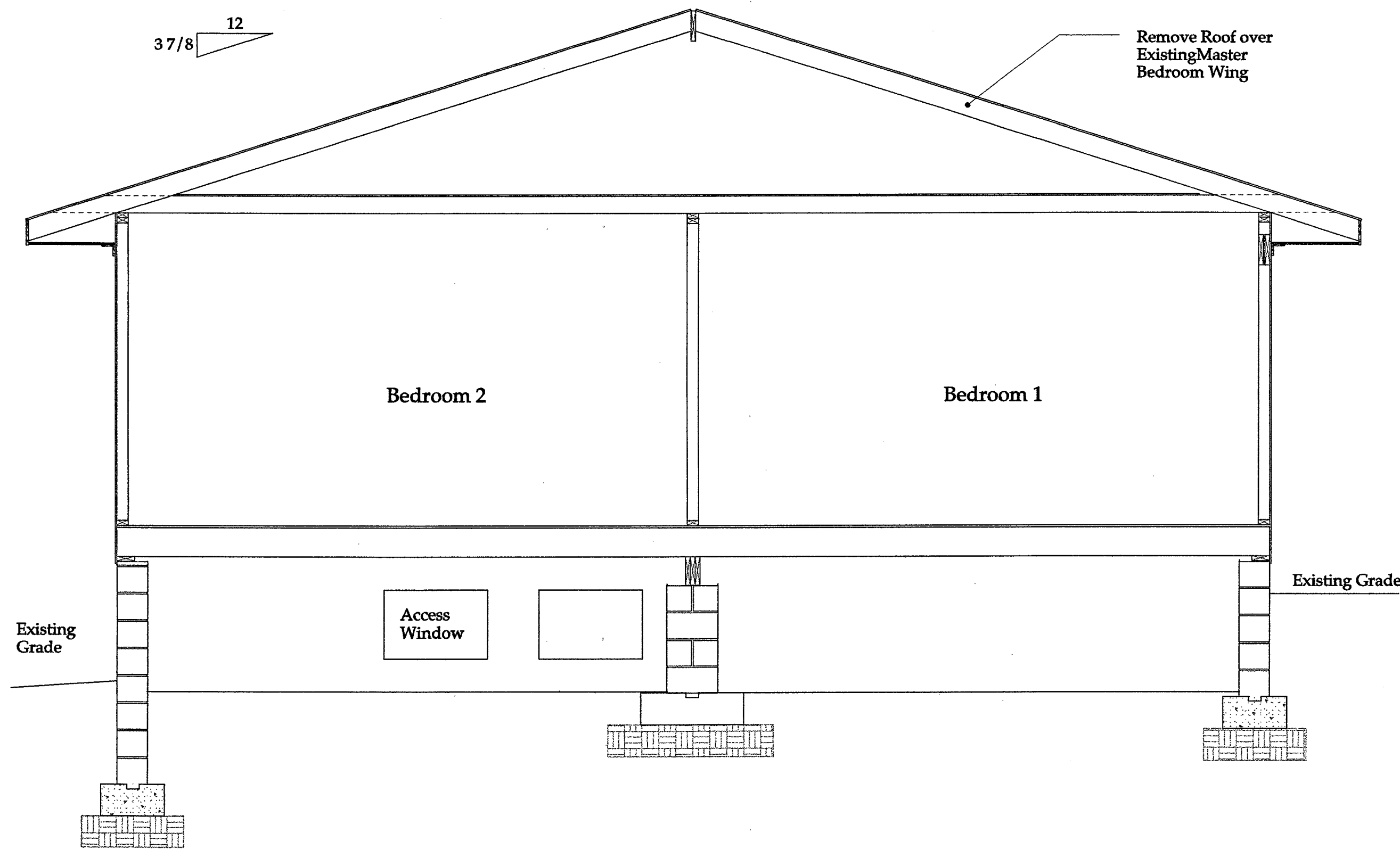
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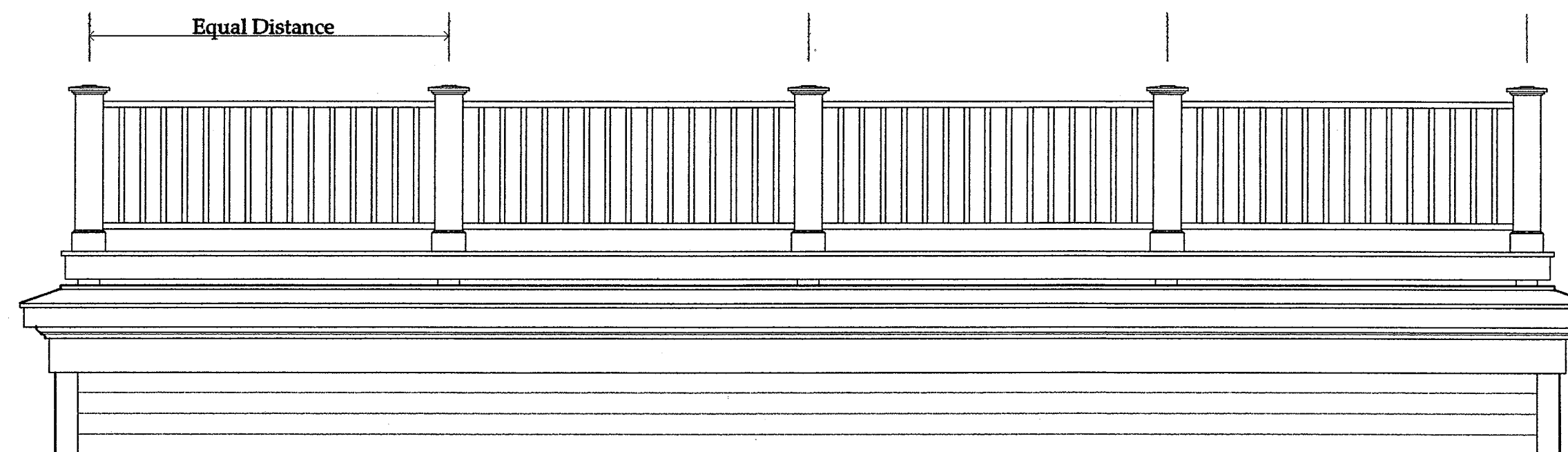
A5.3



1 Section Through Bedrooms 2 and 3
A5.3

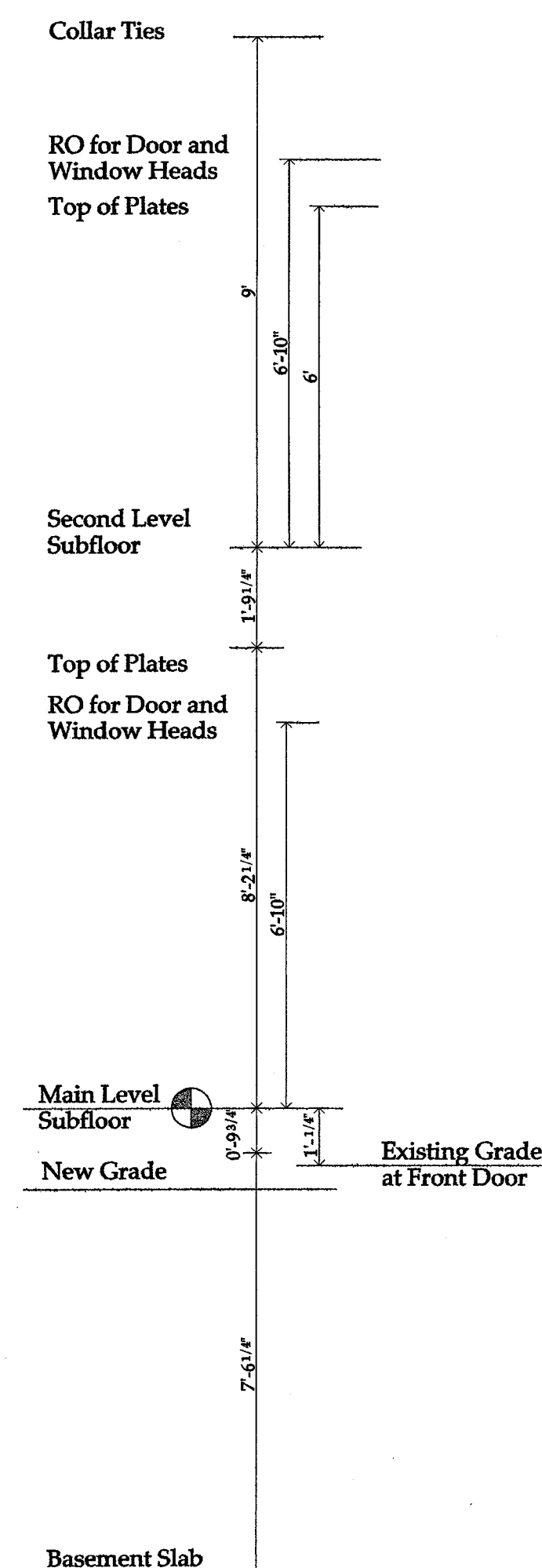
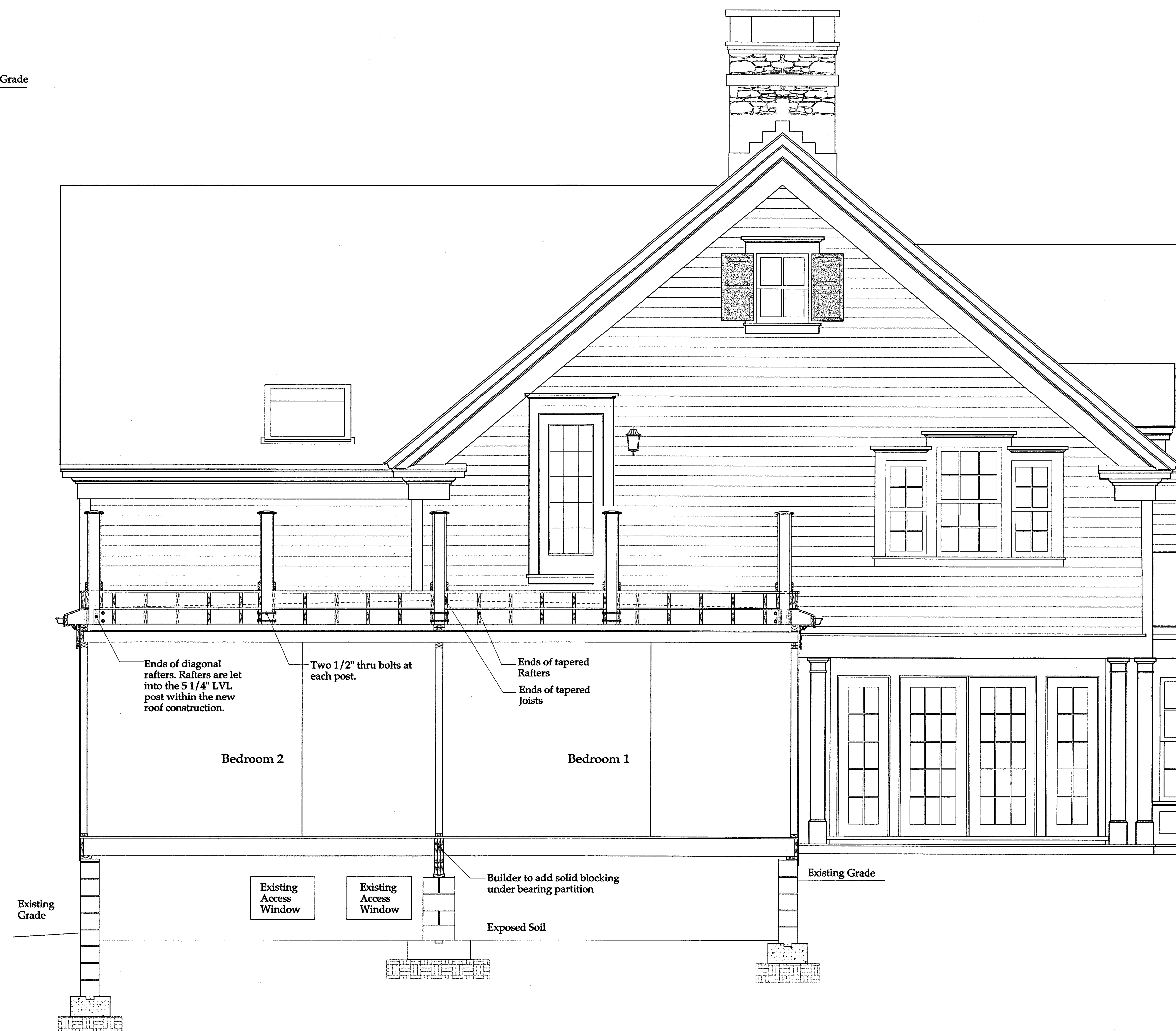


2 Existing Section Through Bedrooms 1&2 Looking South
A5.4



3 Roof Deck Railing Detail Looking South
A5.4

General Notes:
See Page A19 for Typical
Insulation Details



1 Section Through Bedrooms 1&2 Looking South
A5.4

Issue Date
6/15/01

Revisions

Sections

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drawn to finished walls.
Add 1" to obtain rough
framing dimensions.

Scale
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A5.4

General Notes:

See Page A19 for Typical
Insulation Details

Issue Date
6/15/01

Revisions

Sections

All interior dimensions are
drawn to finished walls.
Add 1" to obtain rough
framing dimensions.

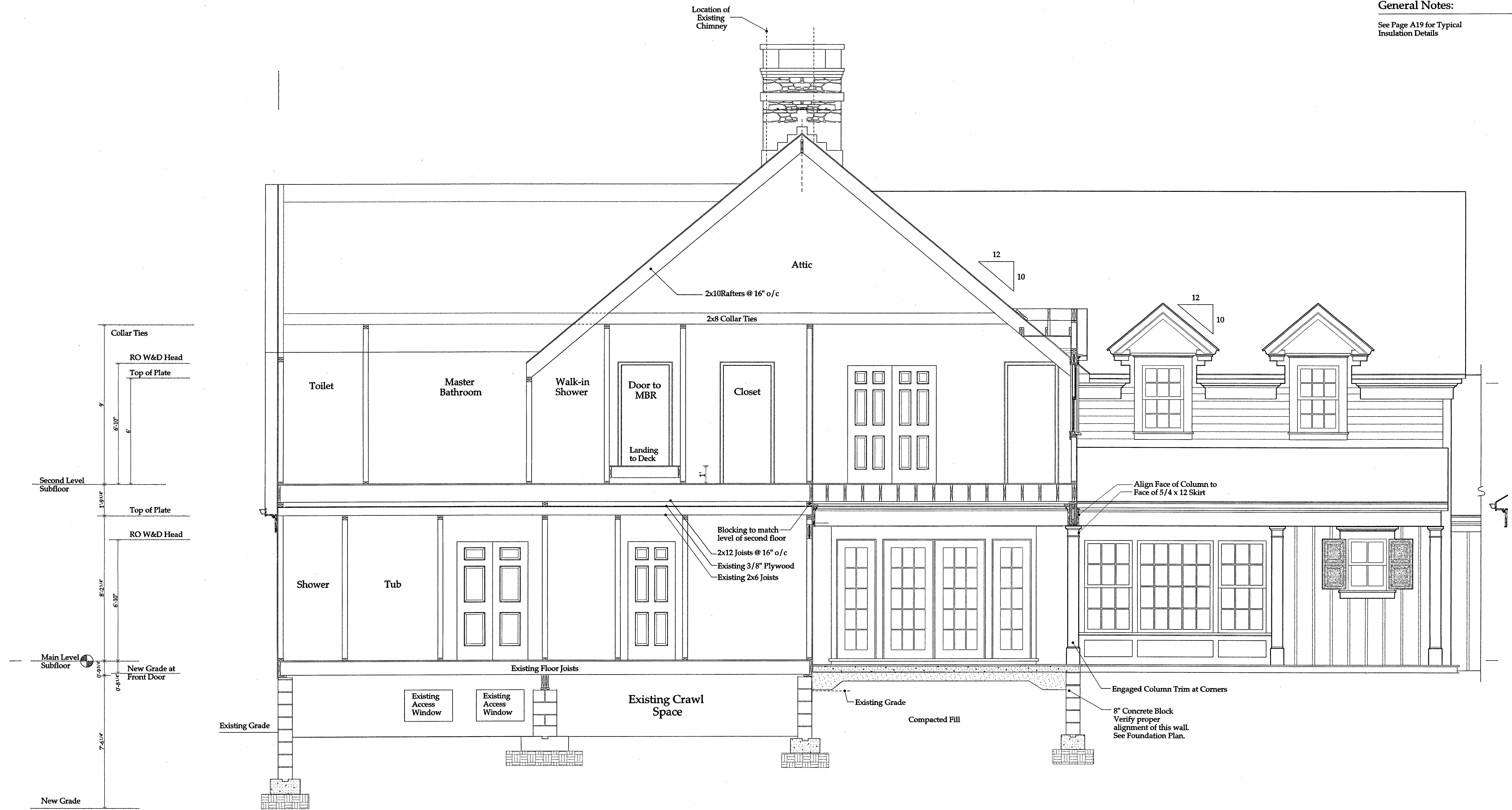
Scale
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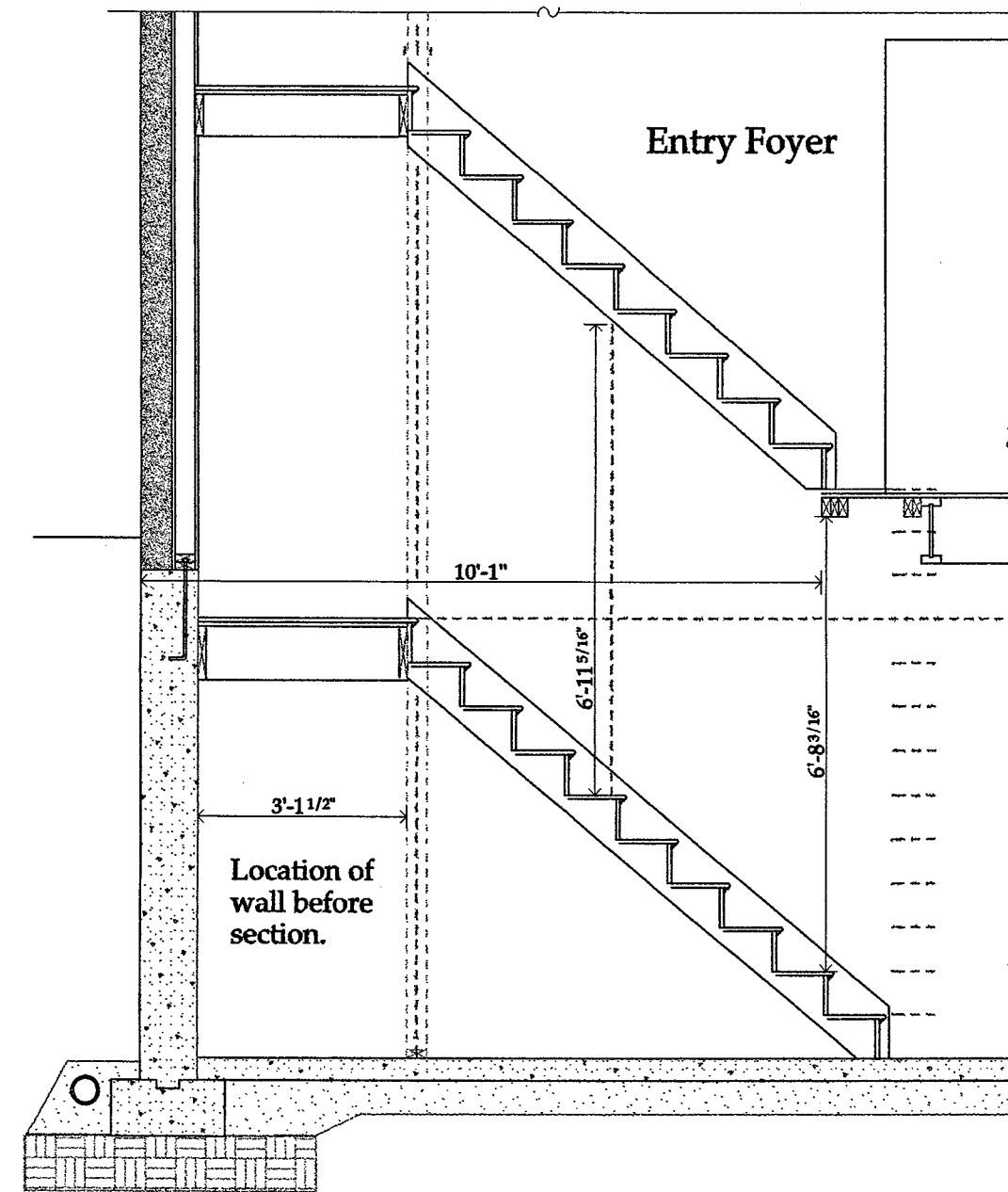
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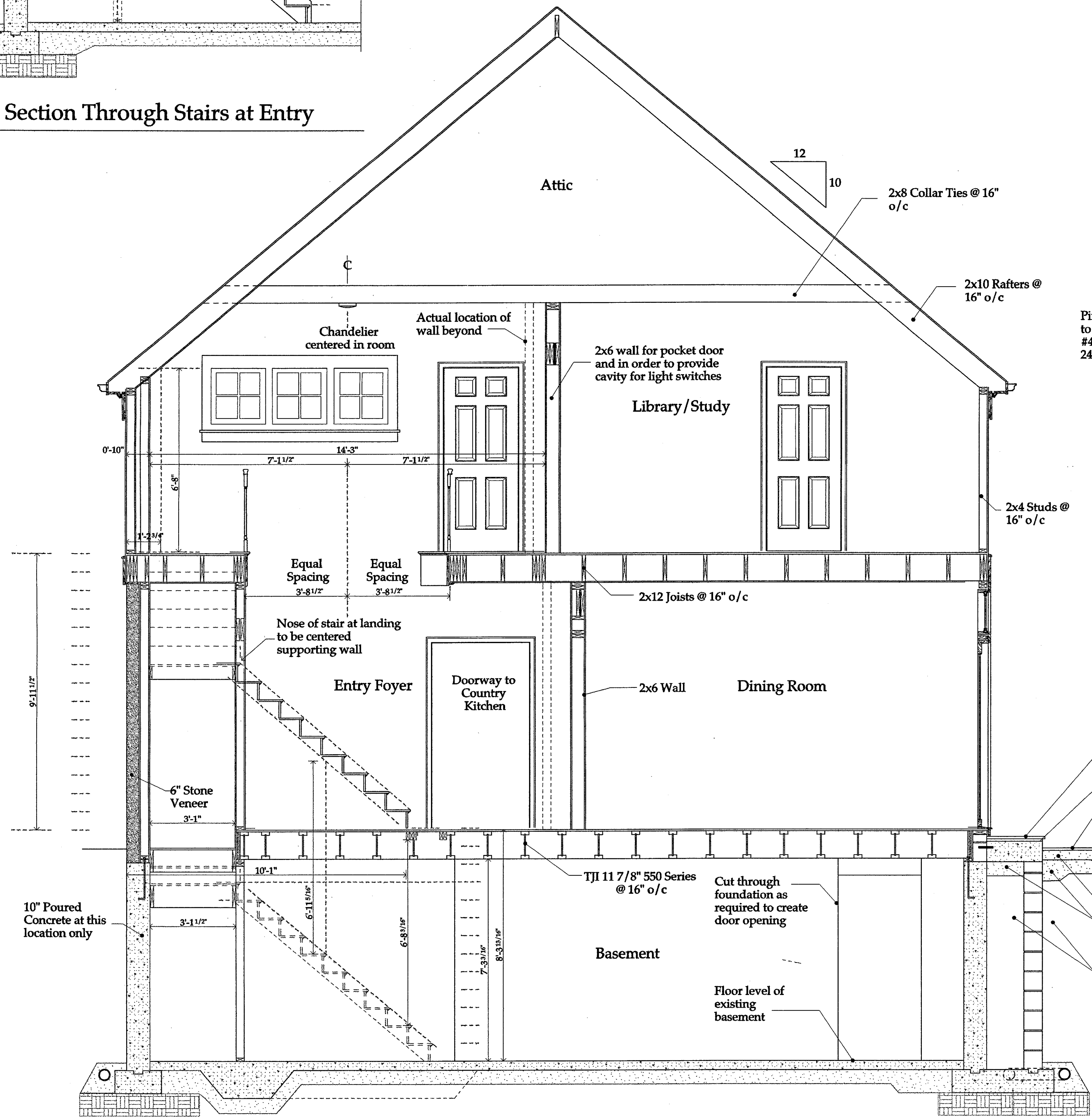
A5.5



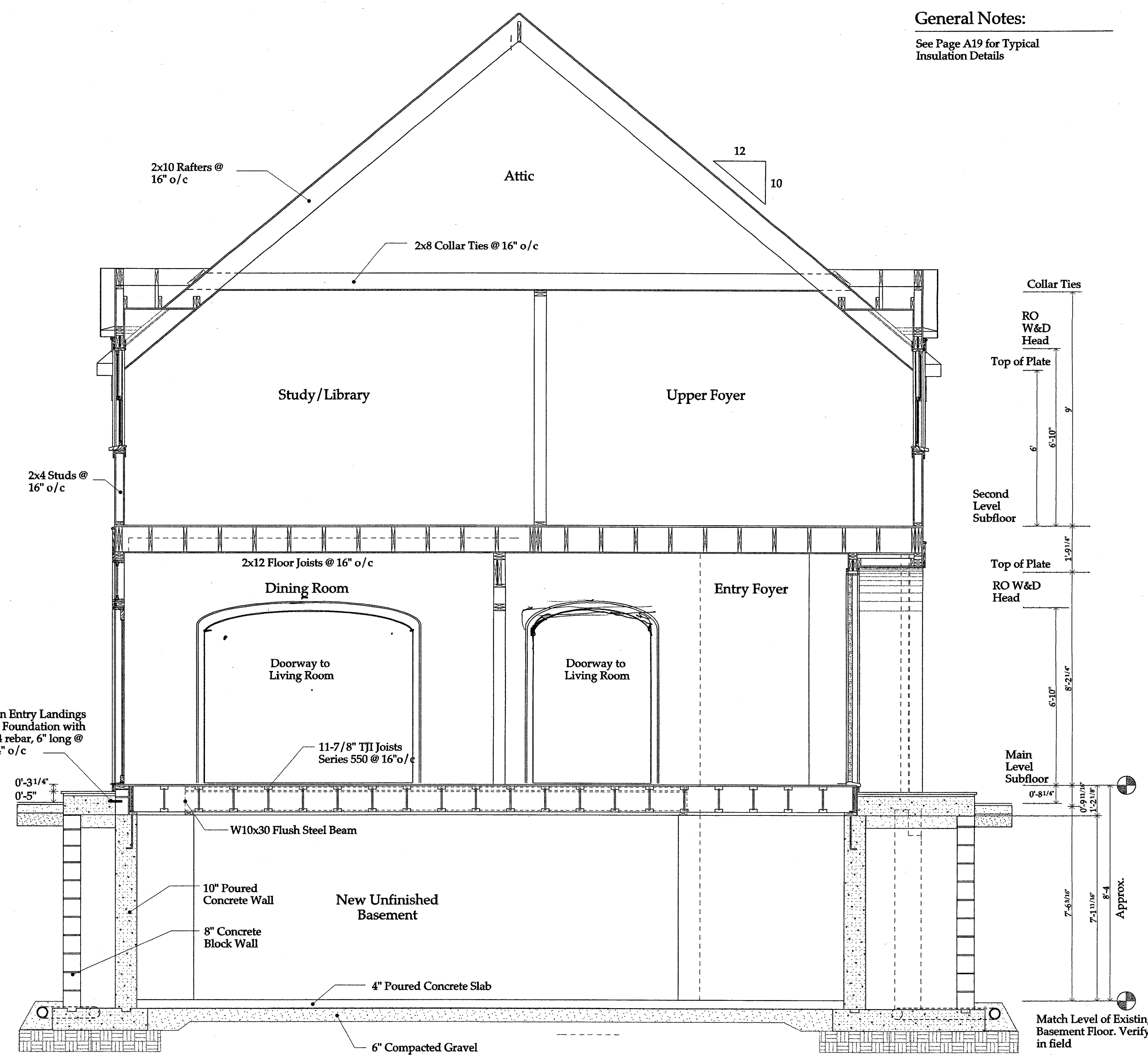
1 Section Through Bedrooms 1&2 and Bathrooms Looking South
A5.5



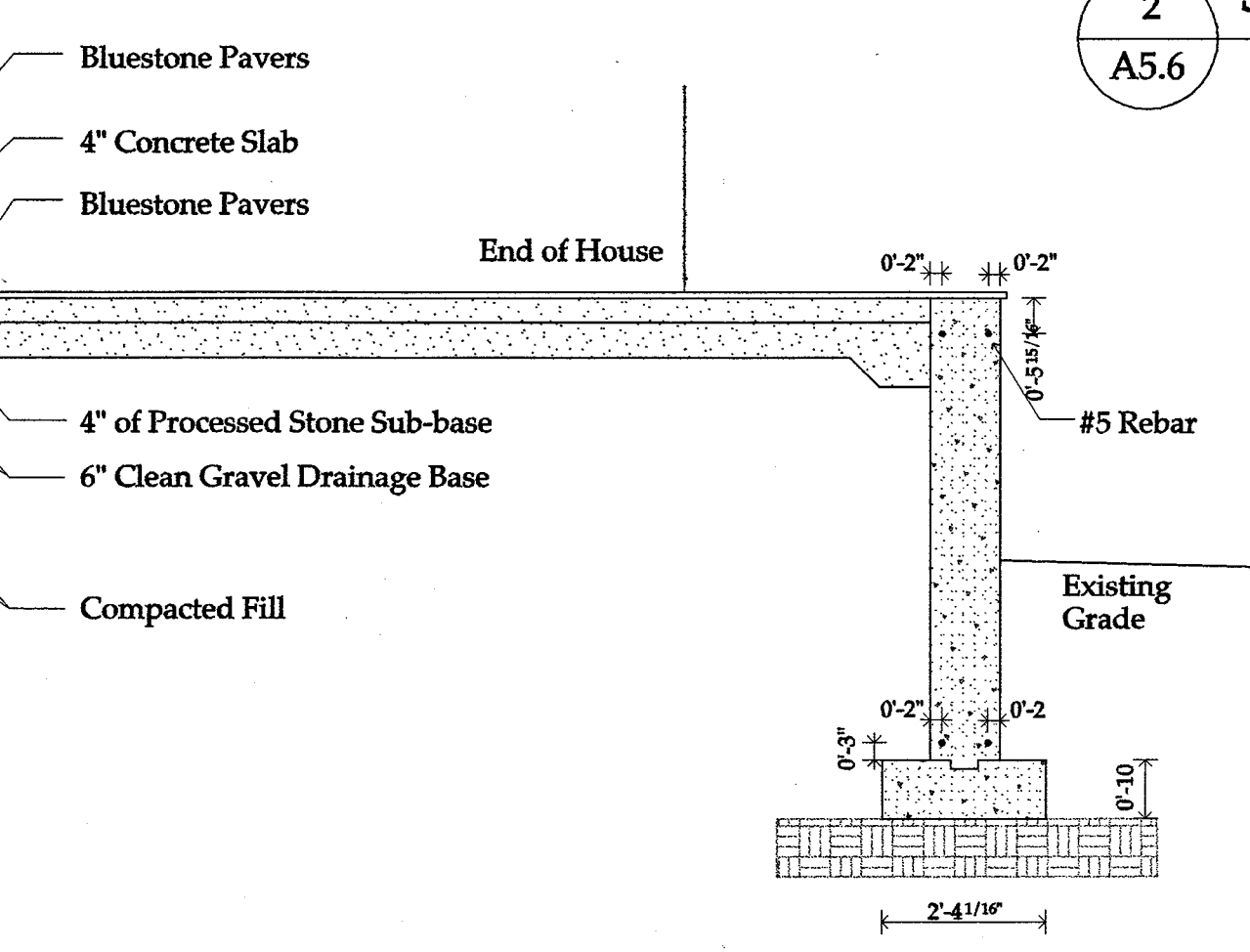
1
A5.6
Section Through Stairs at Entry



1
A5.6
Section Through Entry and Dining Room Looking North



2
A5.6
Section Through Entry and Dining Room Looking South



General Notes:
See Page A19 for Typical
Insulation Details

Issue Date
6/18/01

Revisions

Sections

All interior dimensions are
drawn to finished walls.
Add 1" to obtain rough
framing dimensions.

Scale
3/8" = 1'-0"

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A5.6

General Notes:
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Insulation Details

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Revisions

Sections

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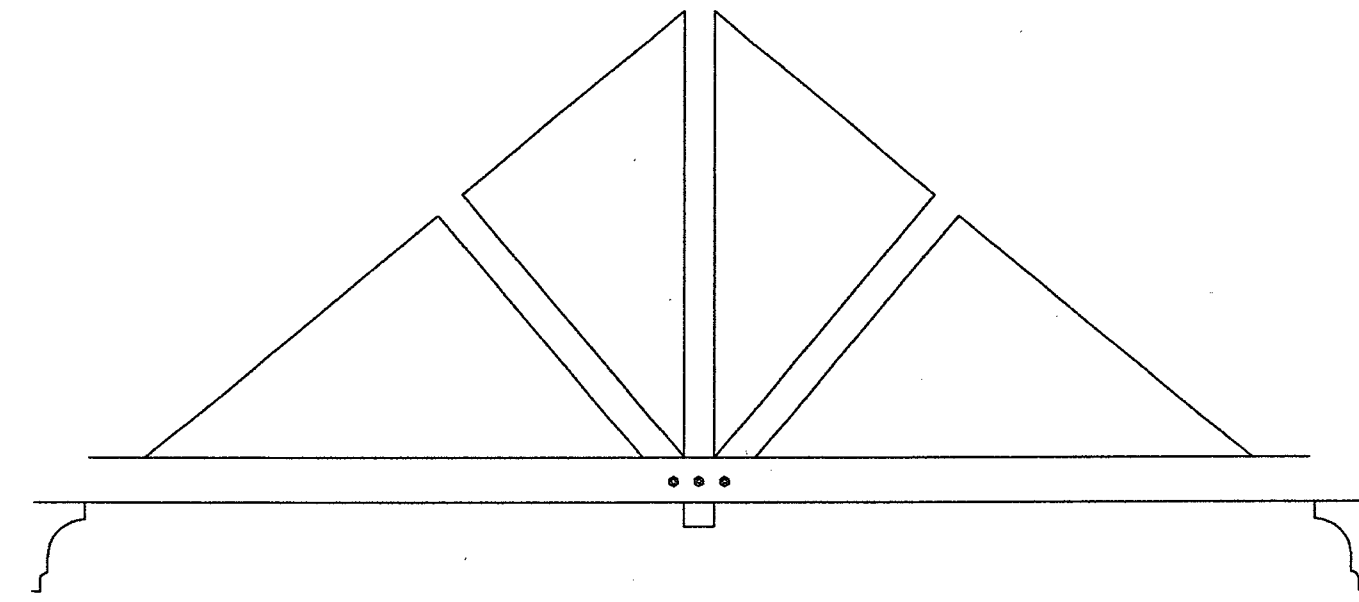
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Milne Residence, Darien CT

A5.7



See Page A 5.6 for details on
Structural Rafter Ties not
shown in this Section.

2x12 Rafters
@ 16" o/c

4
A10.1

2x6 Studs
@ 16" o/c

10" Poured
Concrete
Wall

Basement

Living Room

TJI 11 7/8" Series 550
@ 16" o/c

4" Poured Concrete Slab

6" Compacted Gravel

4a
A10.1

Stone Veneer
Framed Wall with
Clapboard
Siding

10'-2 1/2"

Basement

TJI 11 7/8" Series 550
@ 16" o/c

4" Poured Concrete Slab

6" Compacted Gravel

0'-3 1/4"

0'-5"

Doorway
to Entry
Foyer

Doorway
to Dining
Room

TJI 11 7/8" Series 550 @ 16" o/c

10" Poured
Concrete
8" Concrete
Block

Basement

Collar Ties

RO W&D
Head

Top of
Plate

6'-3 1/2"

8'-2"

Second
Level
Subfloor

Top of
Plate

RO W&D
Head

6'-10"

8'-2 1/4"

Main
Level
Subfloor

0'-8 1/4"

0'-9 3/4"

7'-6 1/4"

8'-4"

Approx.

Match Level of Existing
Basement Floor. Verify
in field

1 Section Through Living Room Looking South

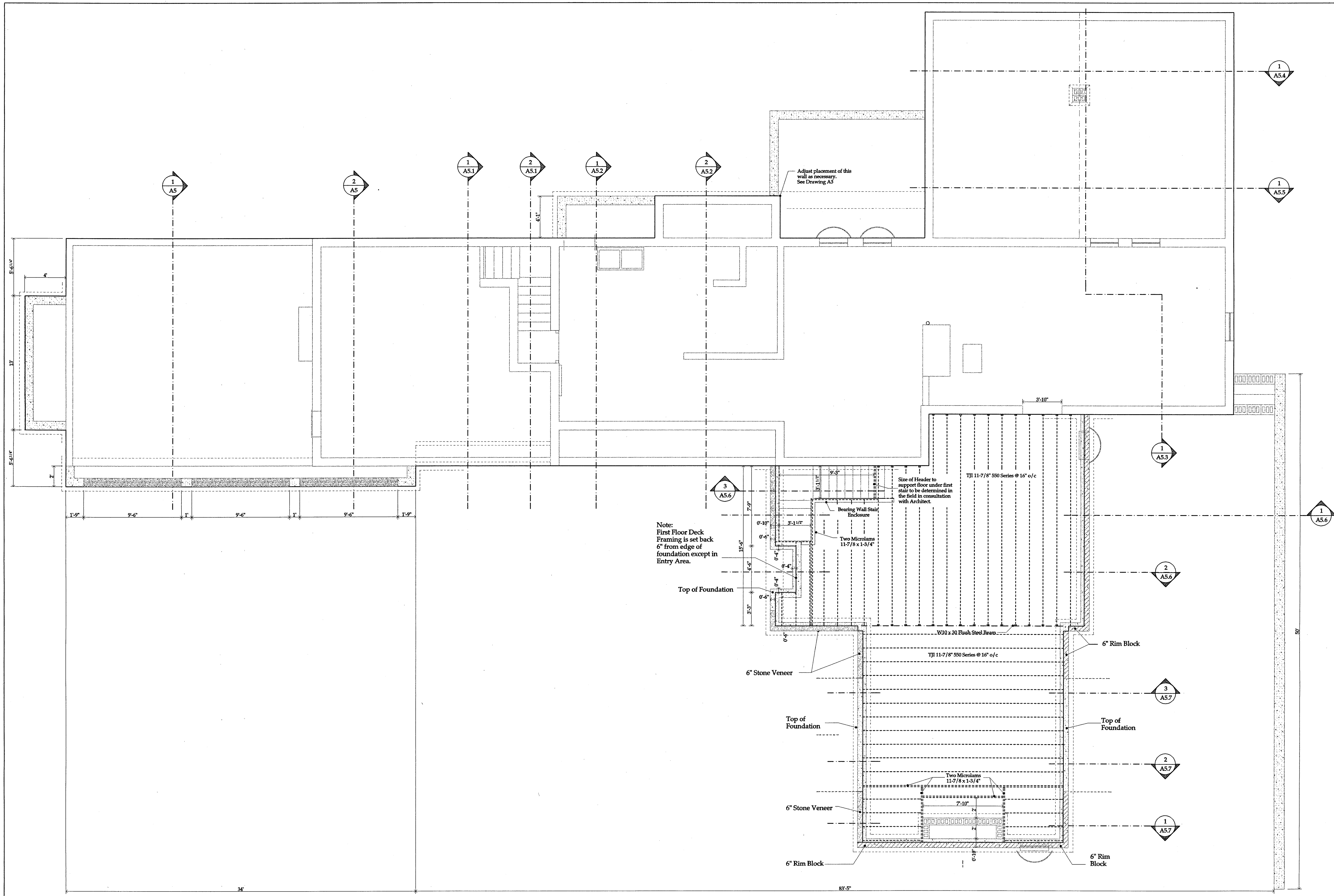
A5.7

2 Section Through Living Room Looking South

A5.7

3 Section Through Living Room Looking North

A5.7



Issue Date
6/15/01

Revisions

First Floor Framing Plan

All interior dimensions are drawn to finished walls. Add 1" to obtain rough framing dimensions.

Scale
1/4" = 1'-0"

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Milne Residence, Darien CT

A6

6/15/01

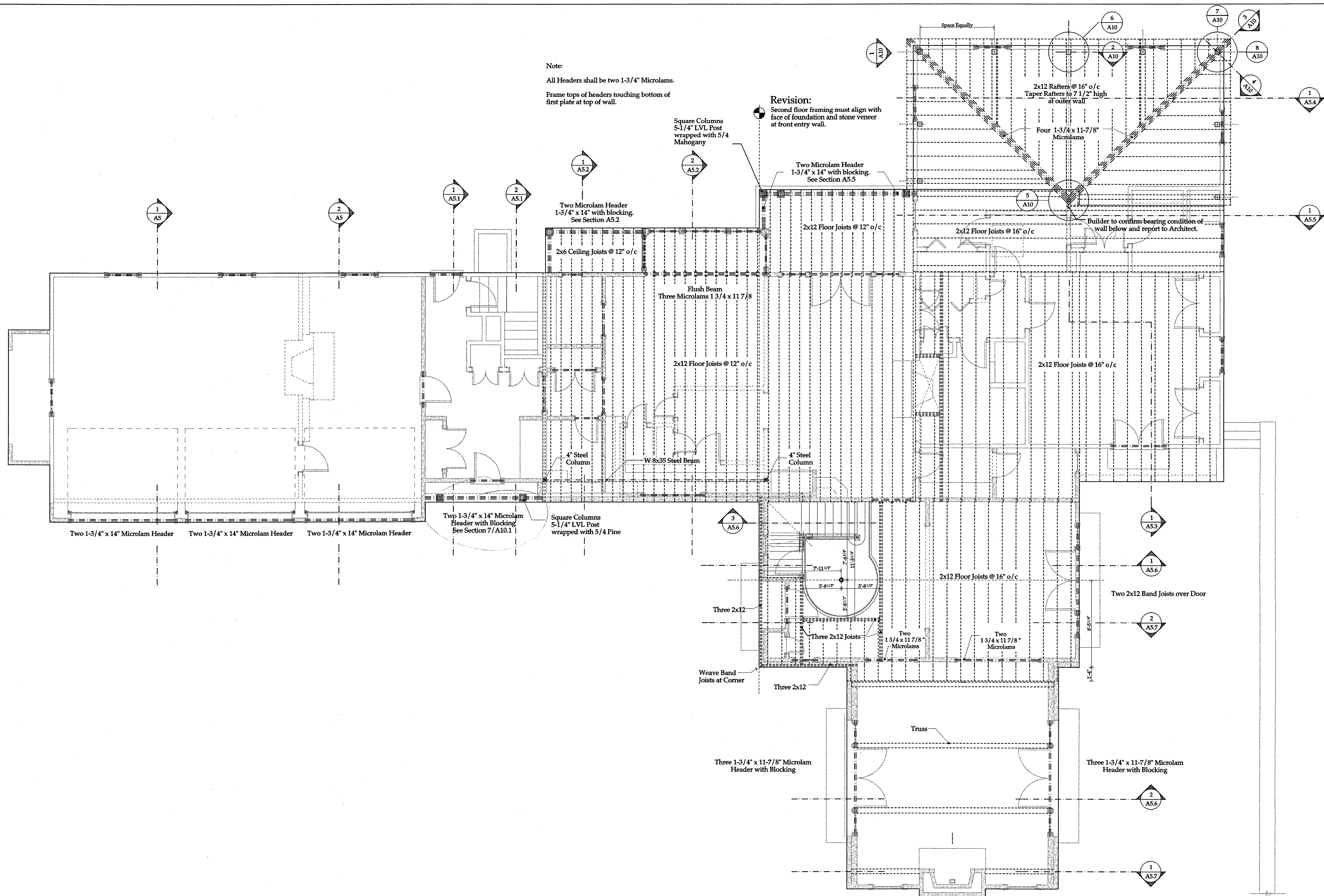
Second Floor Deck Framing Plan

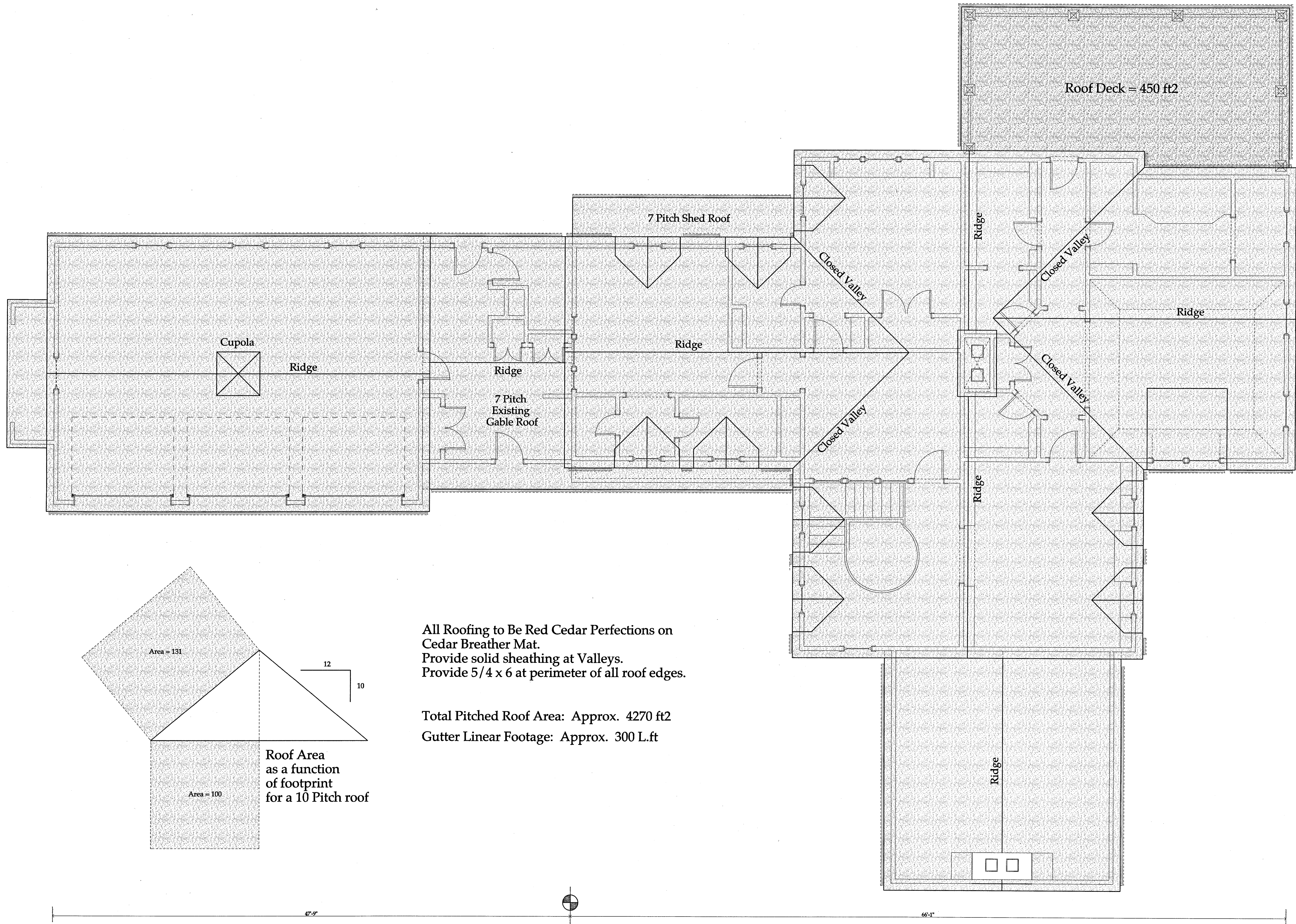
$$1/4'' = 1'-0''$$

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A6.1





All Roofing to Be Red Cedar Perfections on Cedar Breather Mat.
Provide solid sheathing at Valleys.
Provide 5/4 x 6 at perimeter of all roof edges.

Total Pitched Roof Area: Approx. 4270 ft²
Gutter Linear Footage: Approx. 300 L.ft

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6/18/01

Revisions

Roof Plan

All interior dimensions are drawn to finished walls.
Add 1" to obtain rough framing dimensions.

Scale
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Milne Residence, Darien CT

A6.2

Sections for Roof Deck

1-1/2"=1'-0"

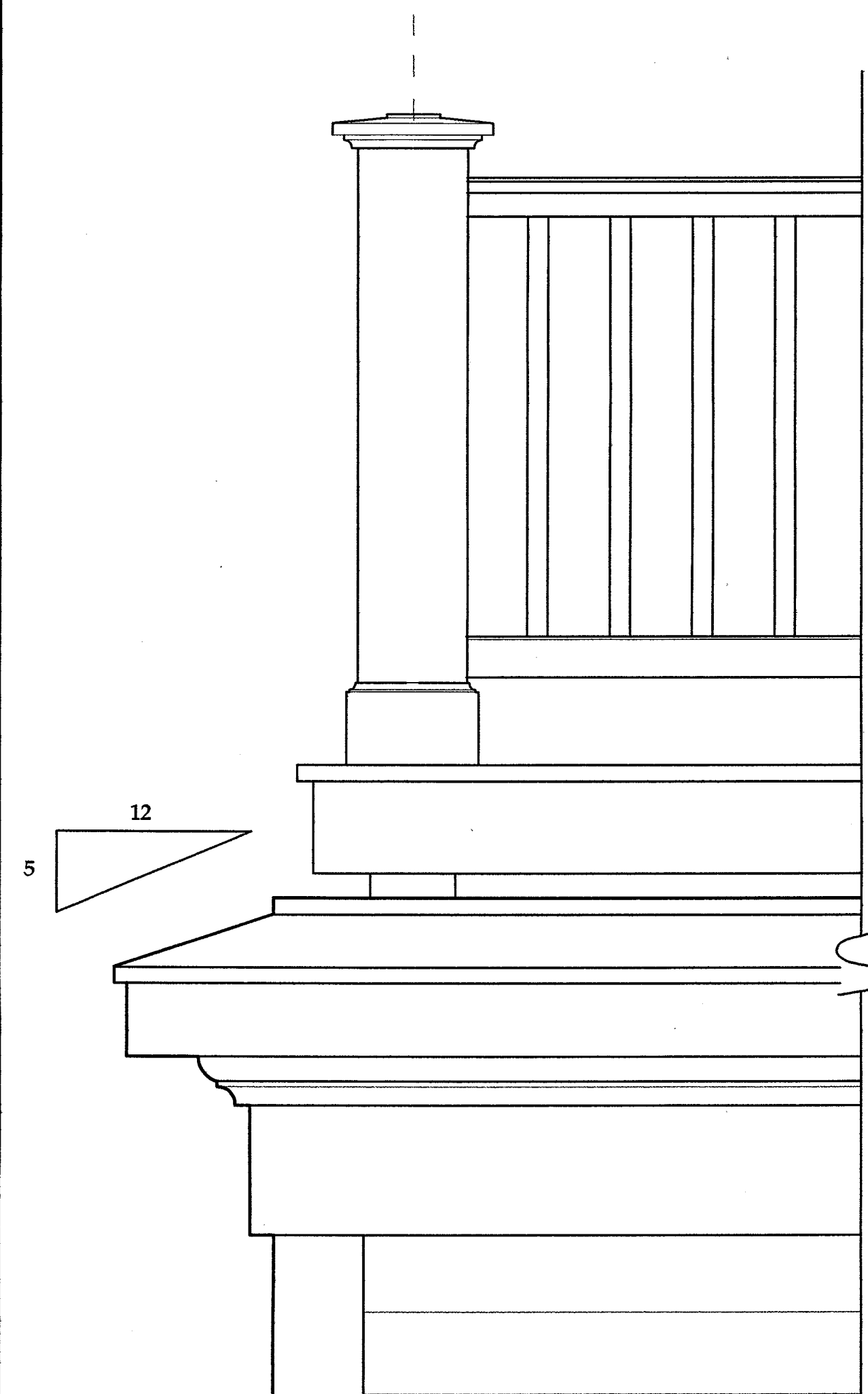
All interior dimensions are drawn to finished walls. Add 1" to obtain rough framing dimensions.

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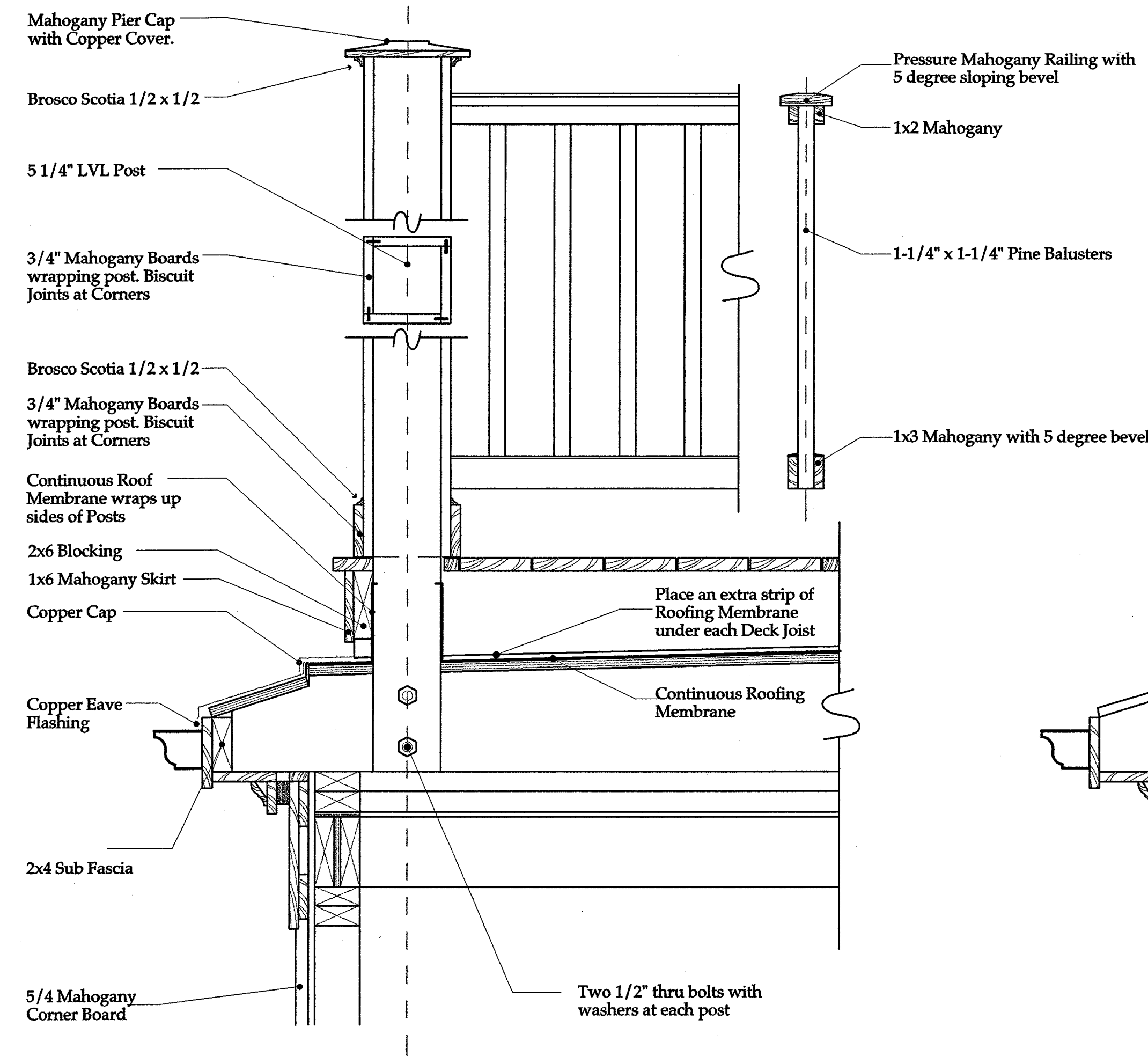
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Milne Residence, Darien CT

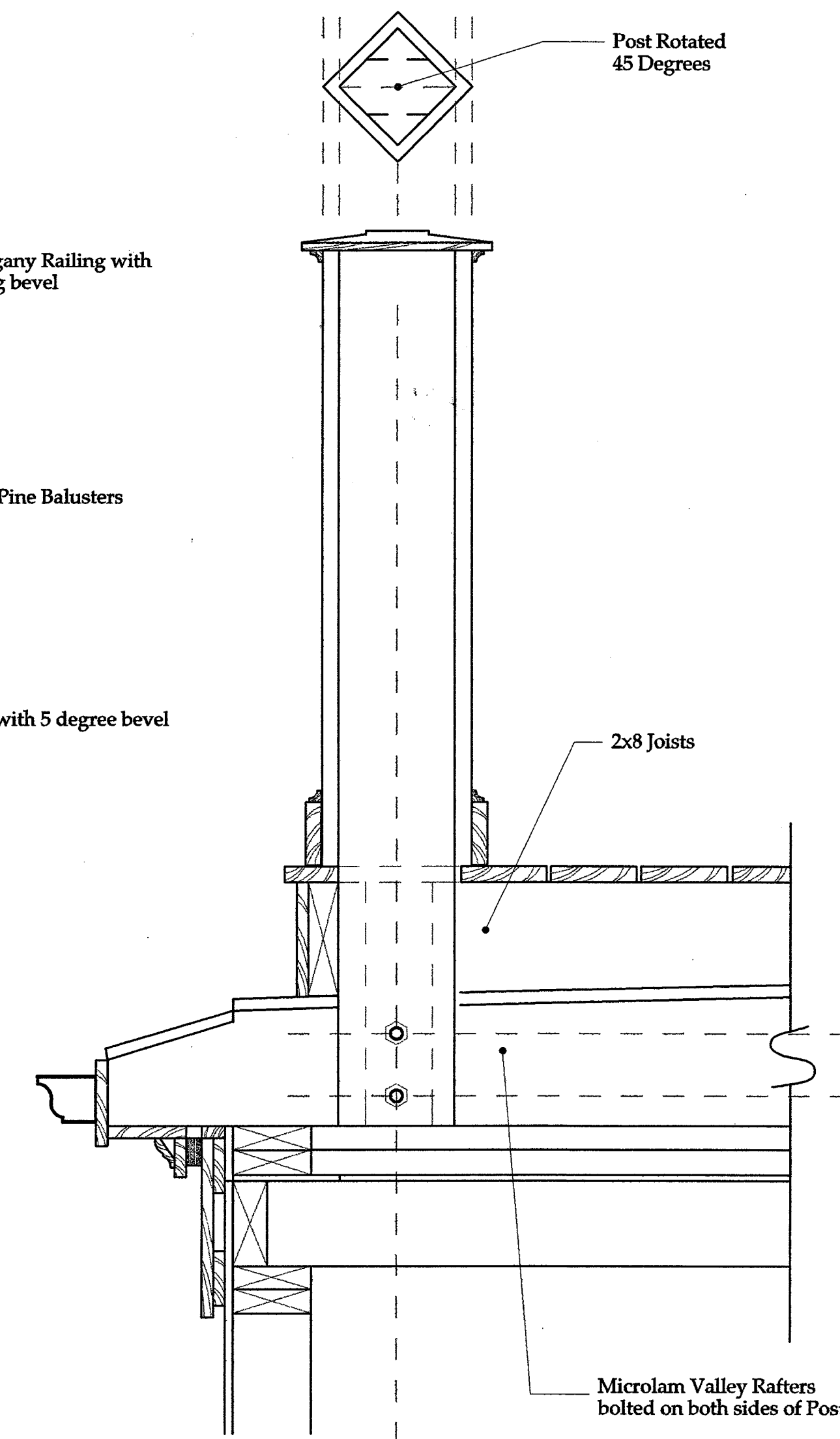
A10



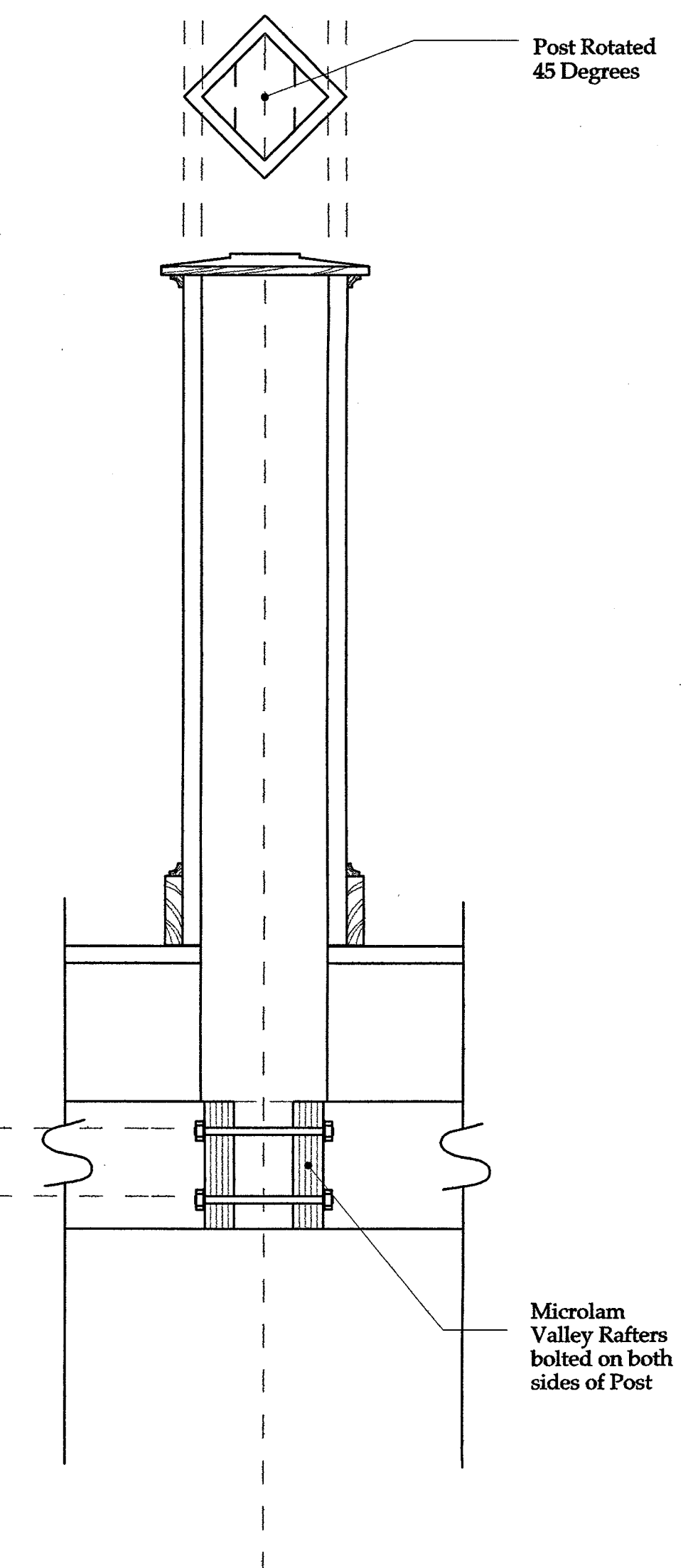
1 Elevation Detail at Corner
A10



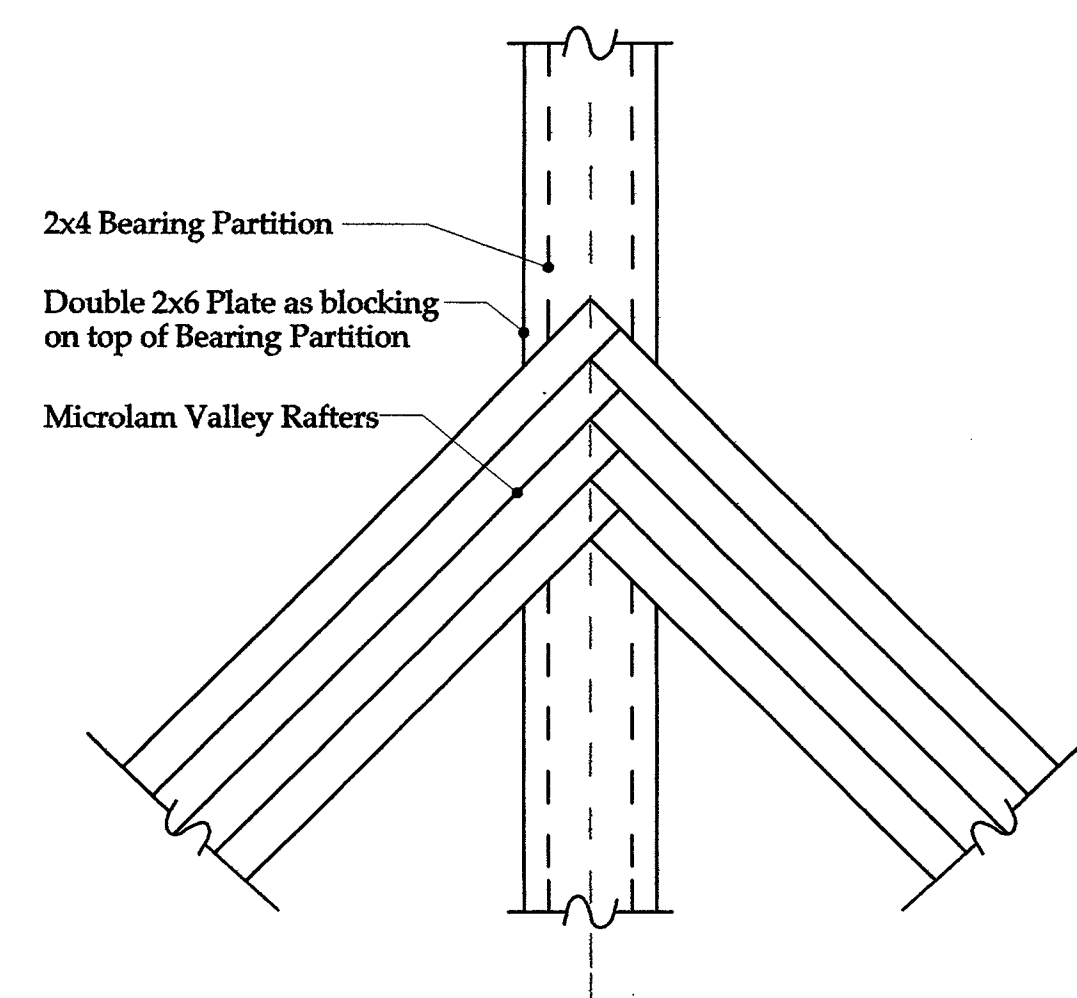
2 Section Through Post
A10



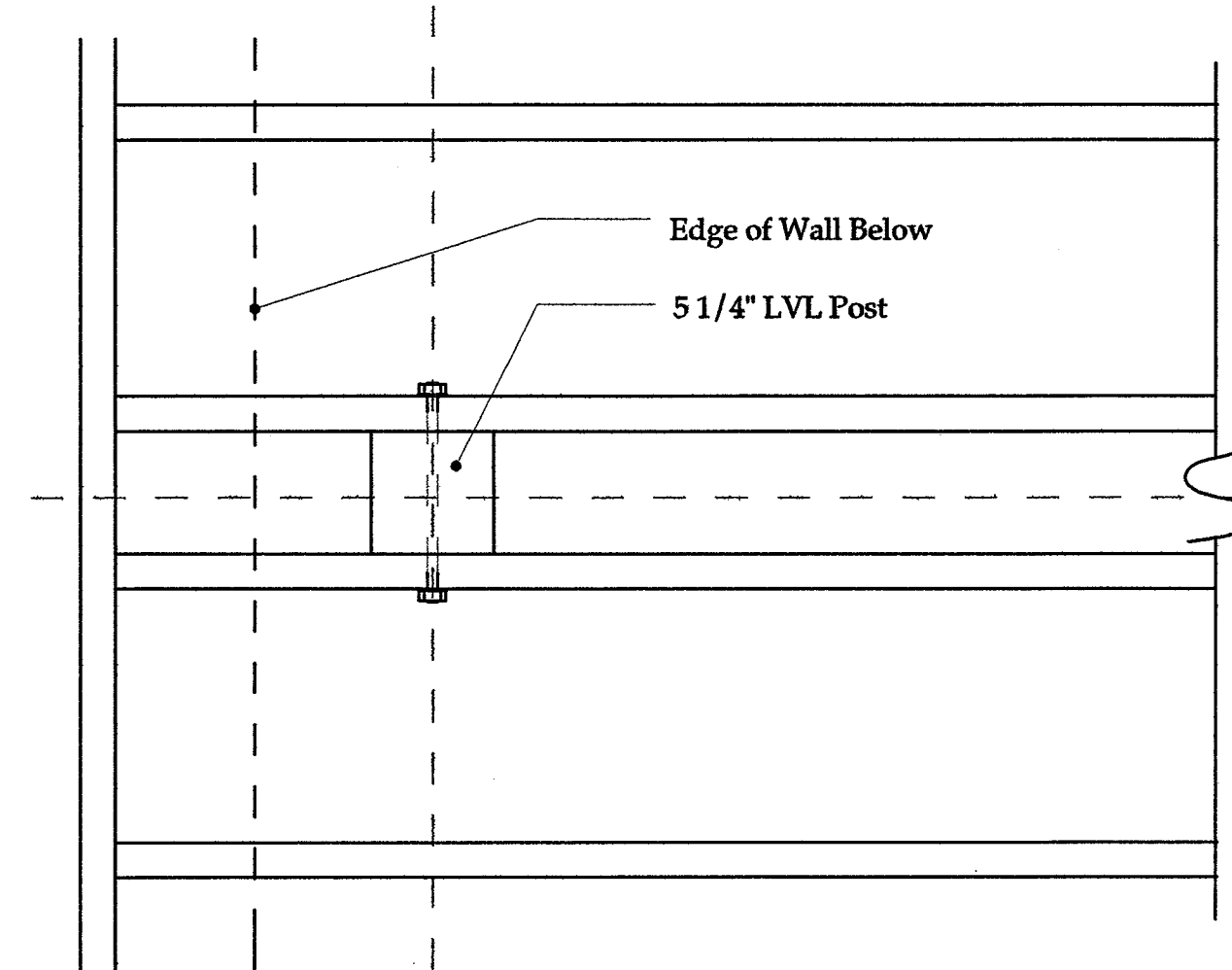
3 Section at Corner Rotated 45 Degrees
A10



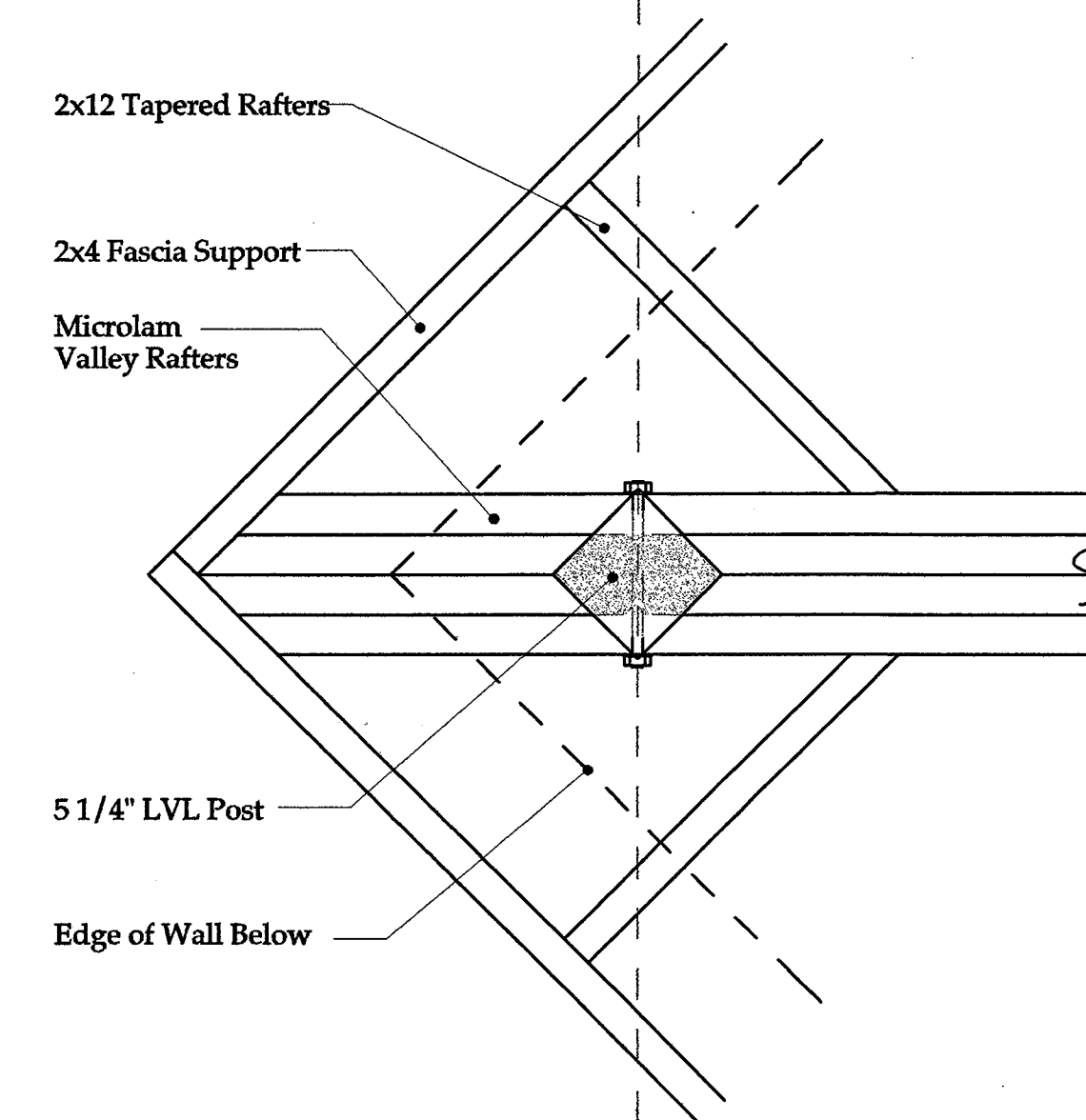
4 Section at Corner Rotated Perpendicular to ends of Valley Rafters
A10



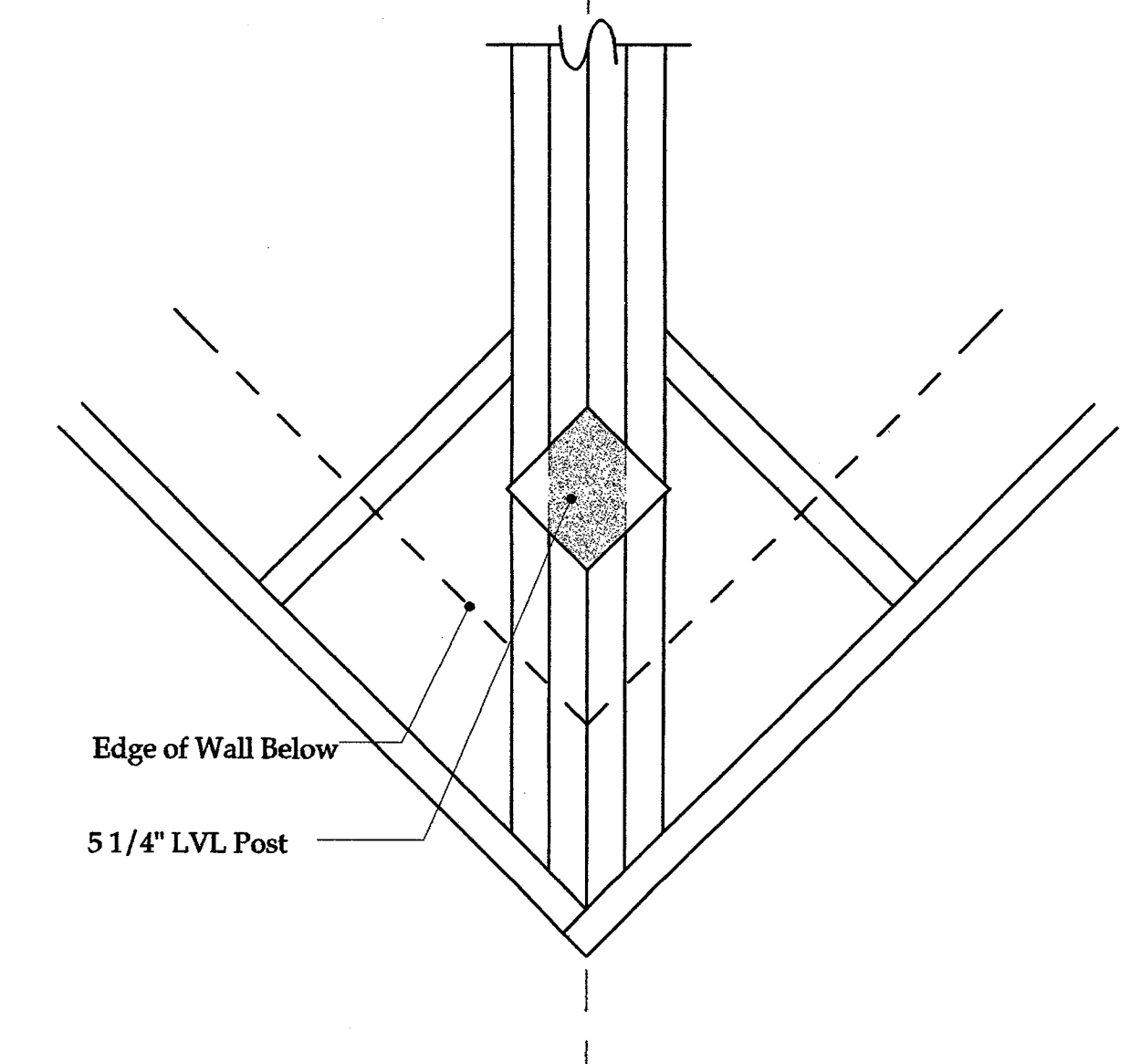
5 Intersection of Microlam Valley Rafters for Roof Deck
A10 Plan View



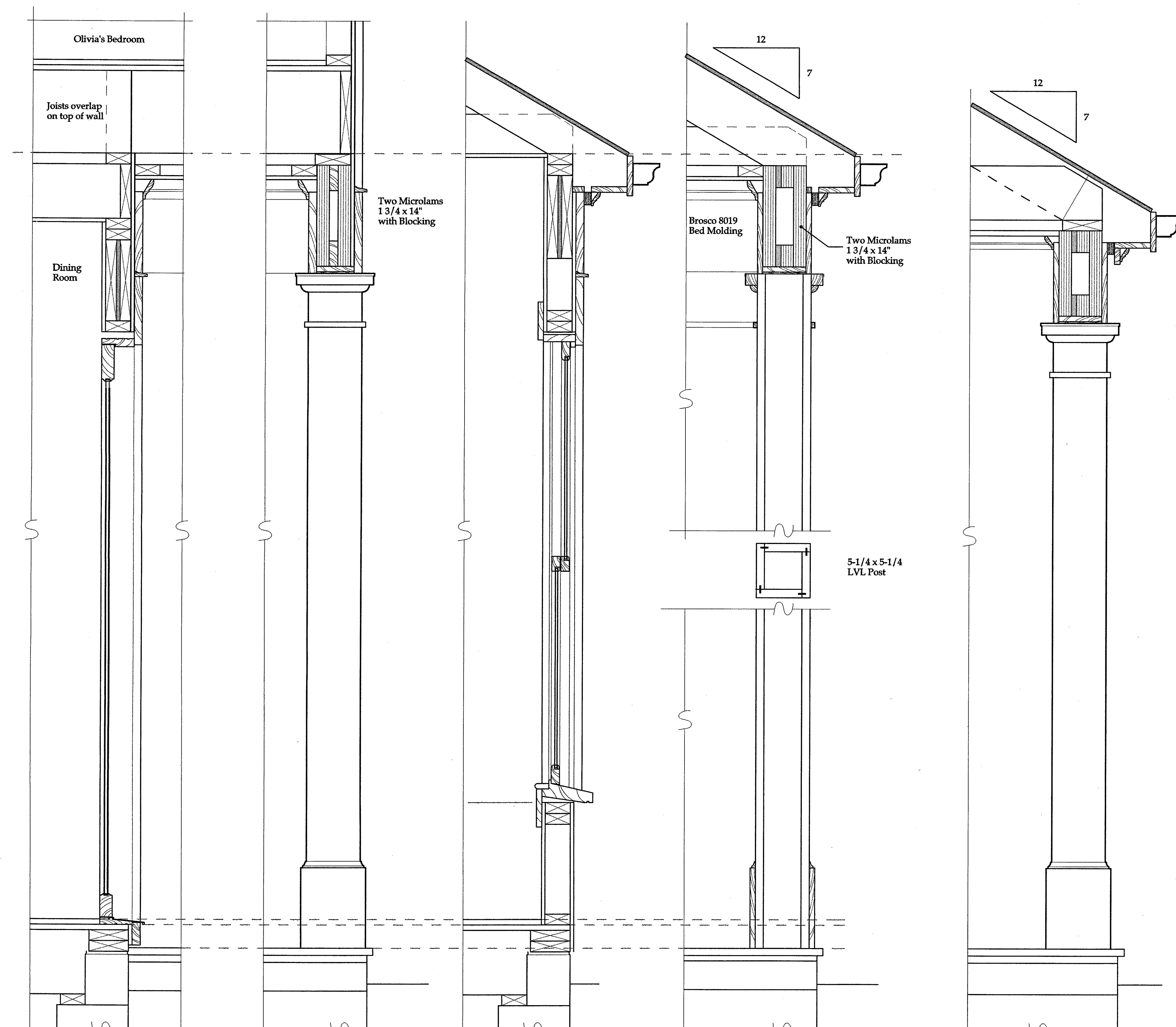
6 Post at Center of North Wall
A10 Plan View



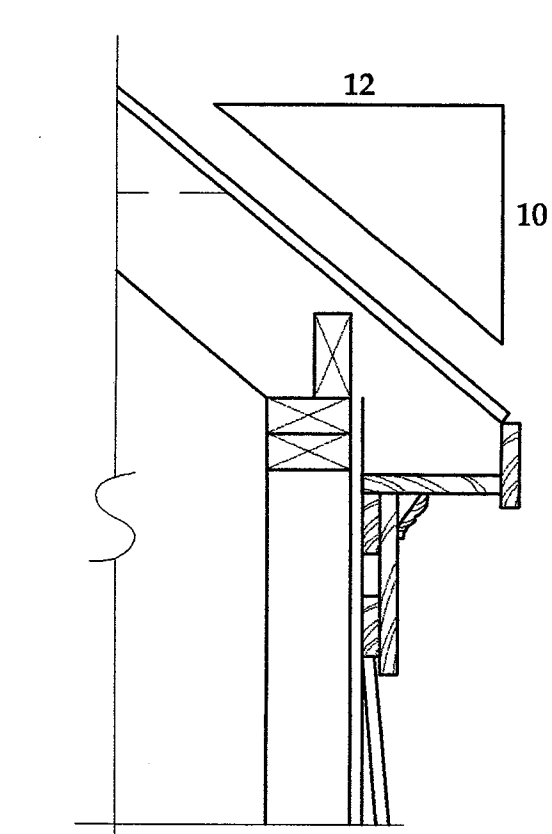
7 Post at Corner Between Valley Rafters
A10 Plan View



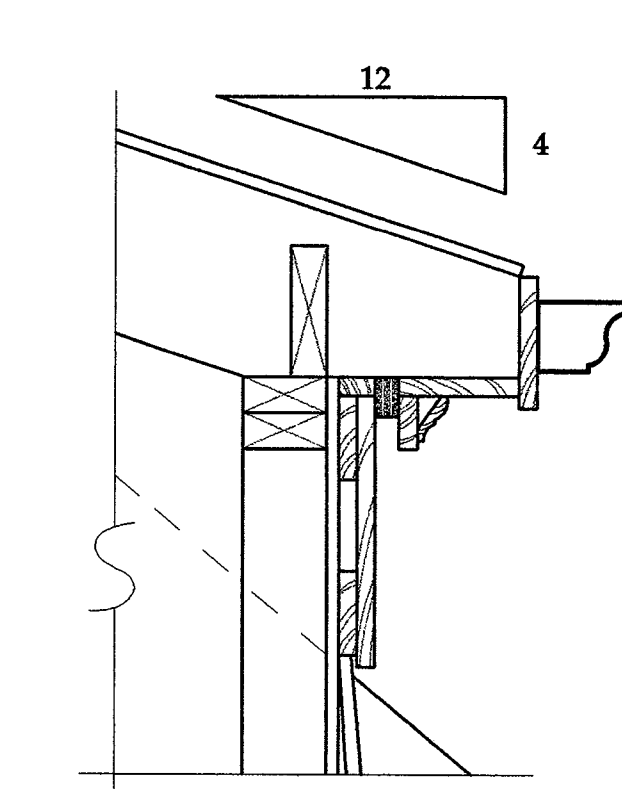
8 Post at Corner Between Valley Rafters
A10 Plan View



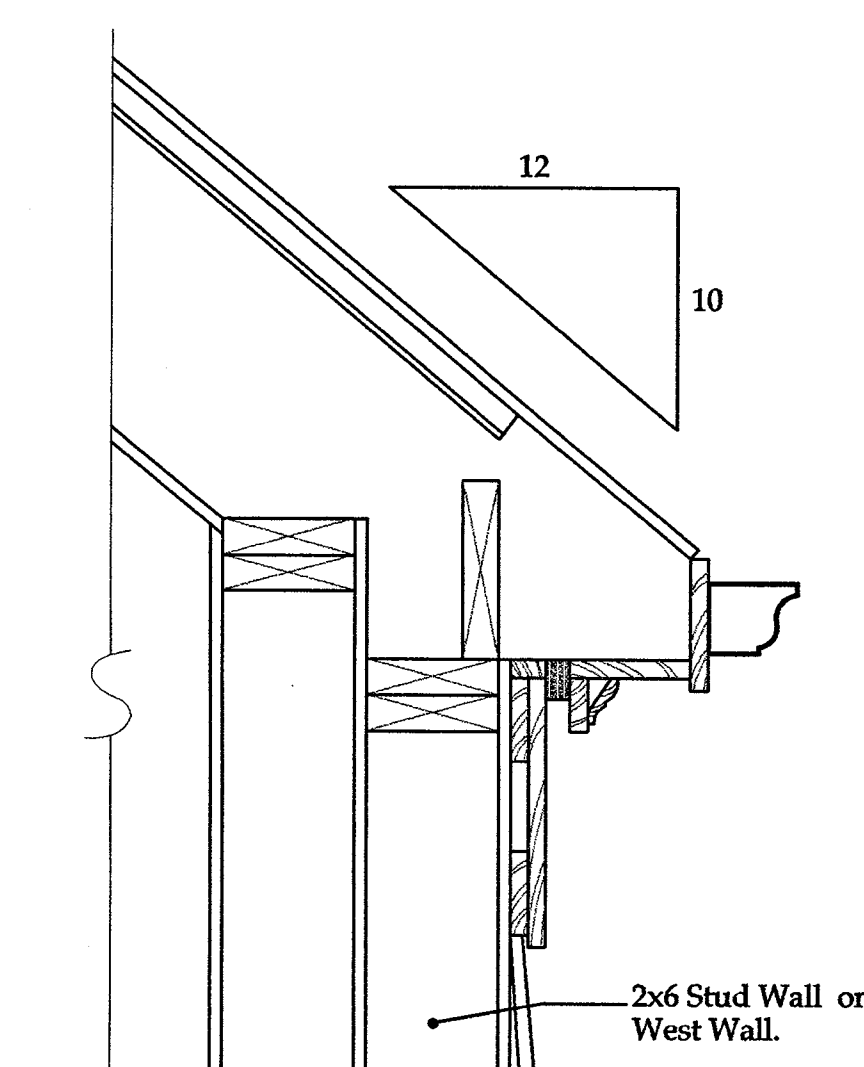
11 Section through Dining Room French Door
 10 Beam Detail at Covered Entry Terrace
 9 Eave Detail at Bumpout
 8 Column & Roof West of Kitchen Bumpout
 7 Column & Eave at Mud Room Entry



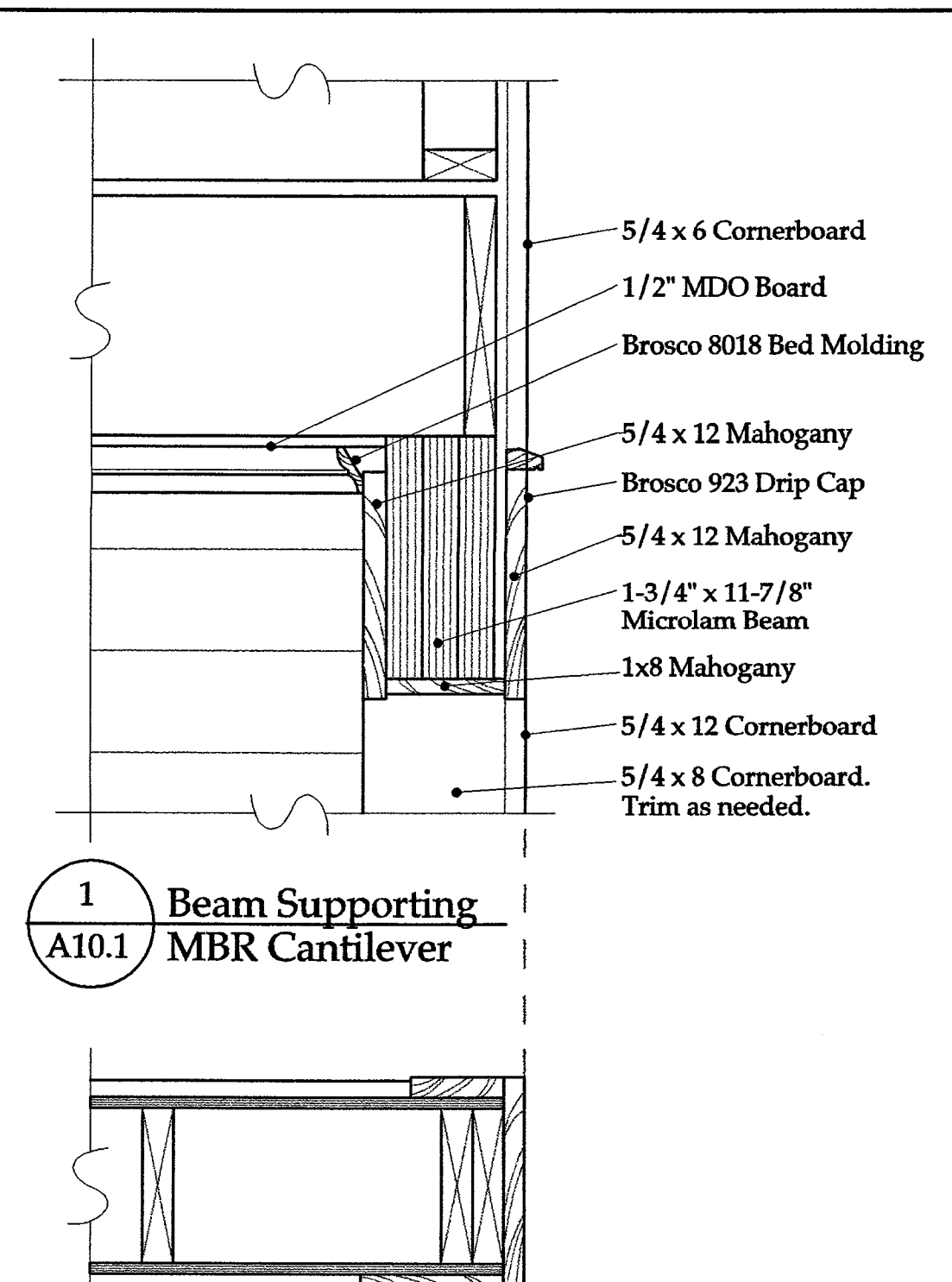
5 Eave Detail at Gable Dormers



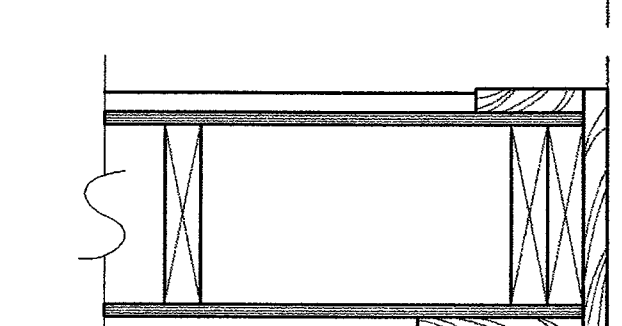
6 Eave Detail at MBR Shed Dormer



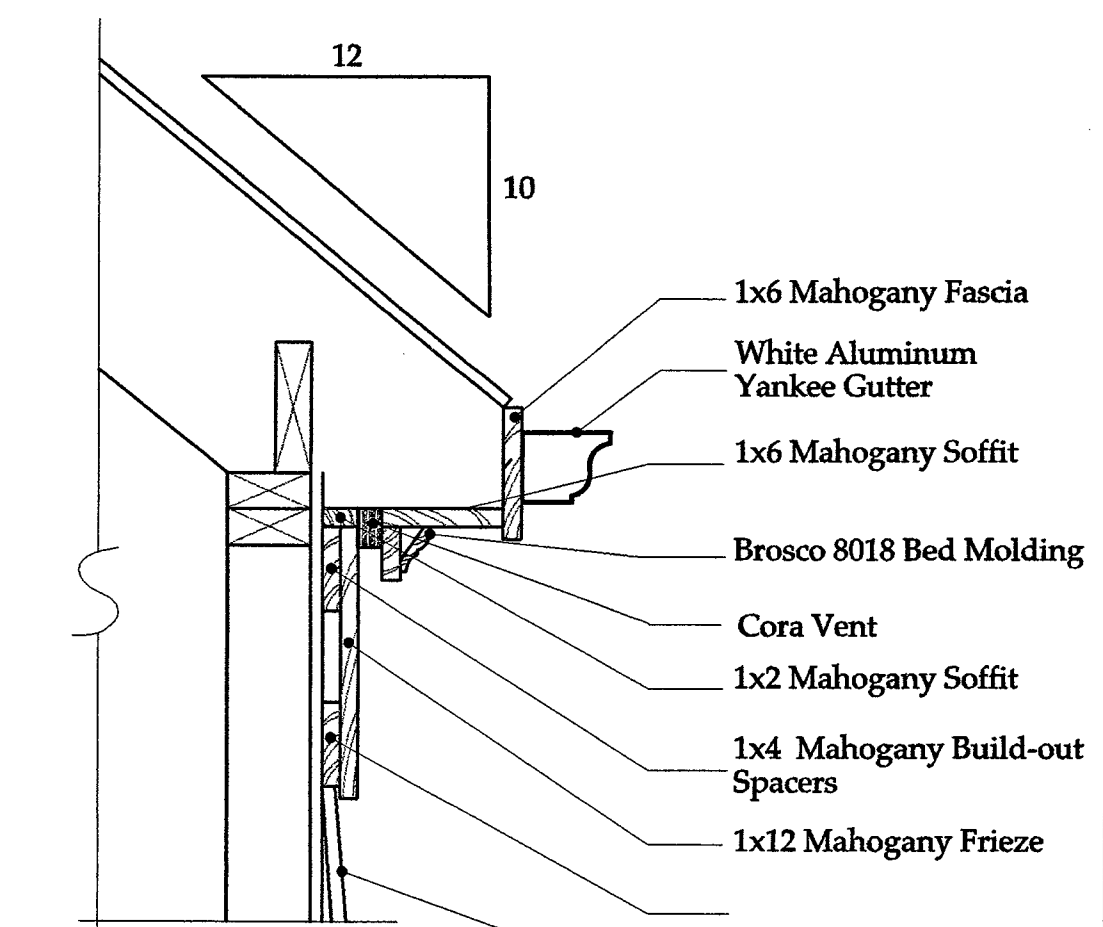
4a Eave Detail 2x12 Rafter at Living Room



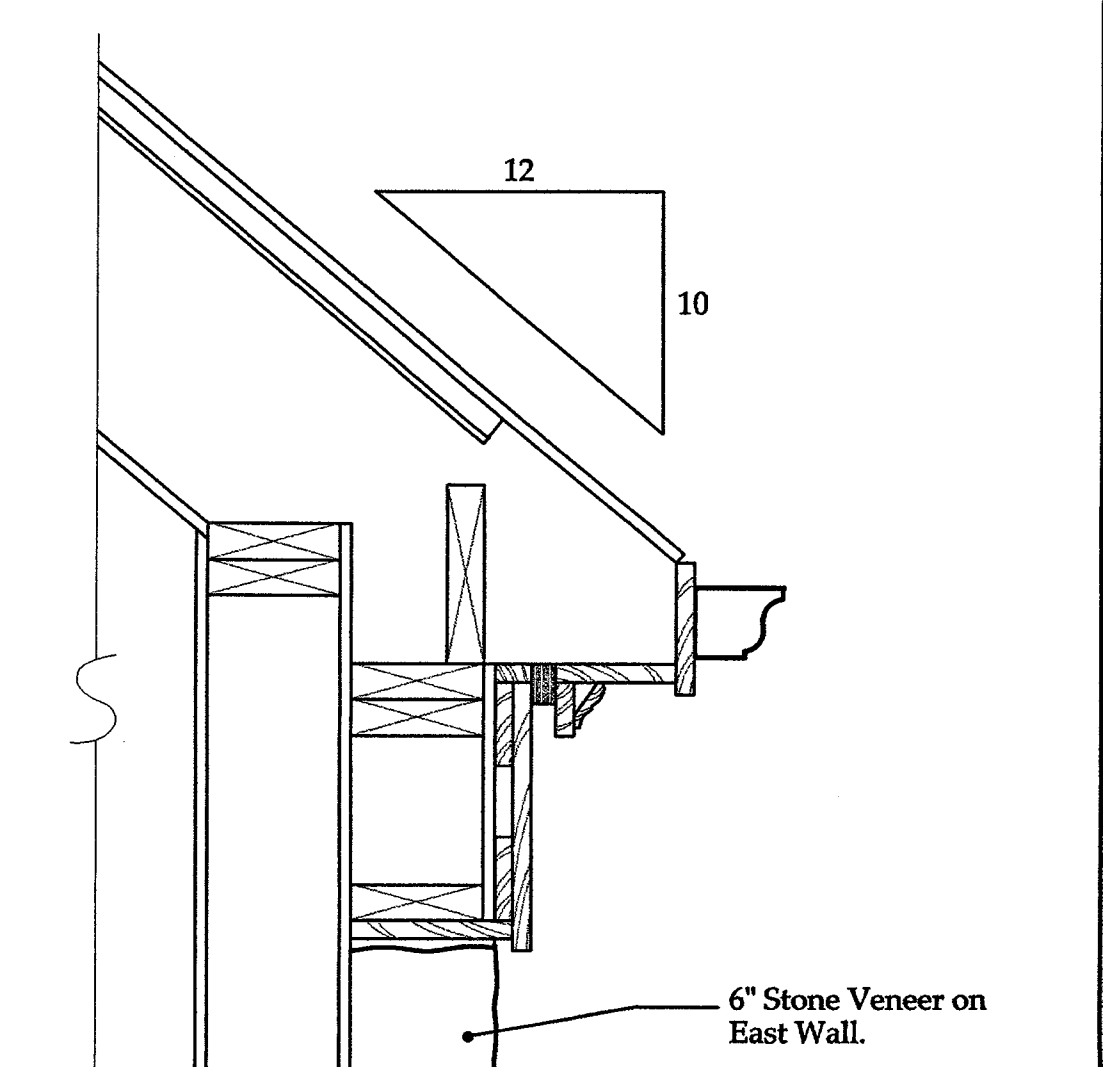
1 Beam Supporting MBR Cantilever



2 Wing Wall Below Master Bedroom



3 Eave Detail 2x10 Rafter



4 Eave Detail 2x12 Rafter at Living Room

Issue Date
6/19/01

Revisions

Sections for Eaves, Columns and Beams

1-1/2"=1'-0"

All interior dimensions are drawn to finished walls. Add 1" to obtain rough framing dimensions.

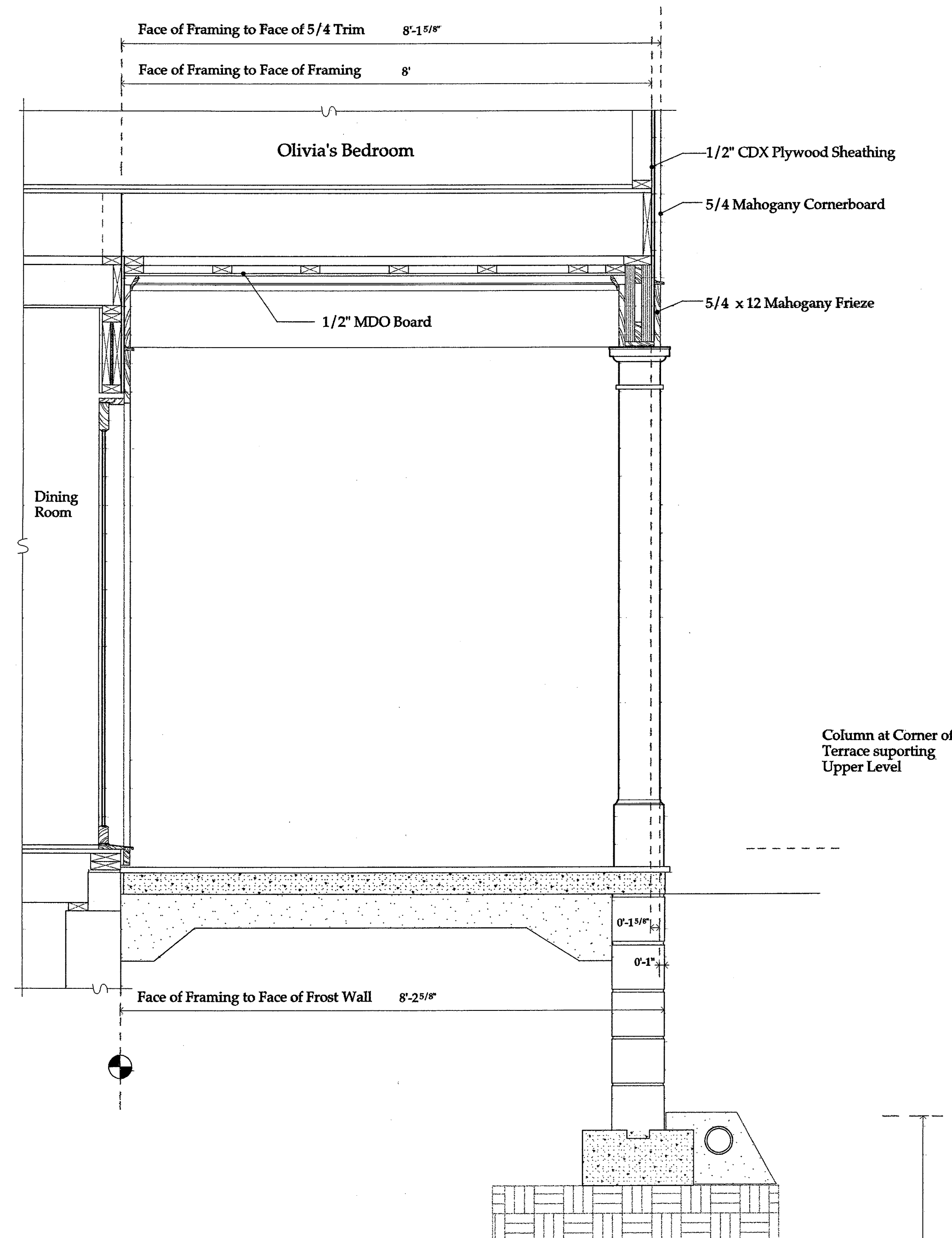
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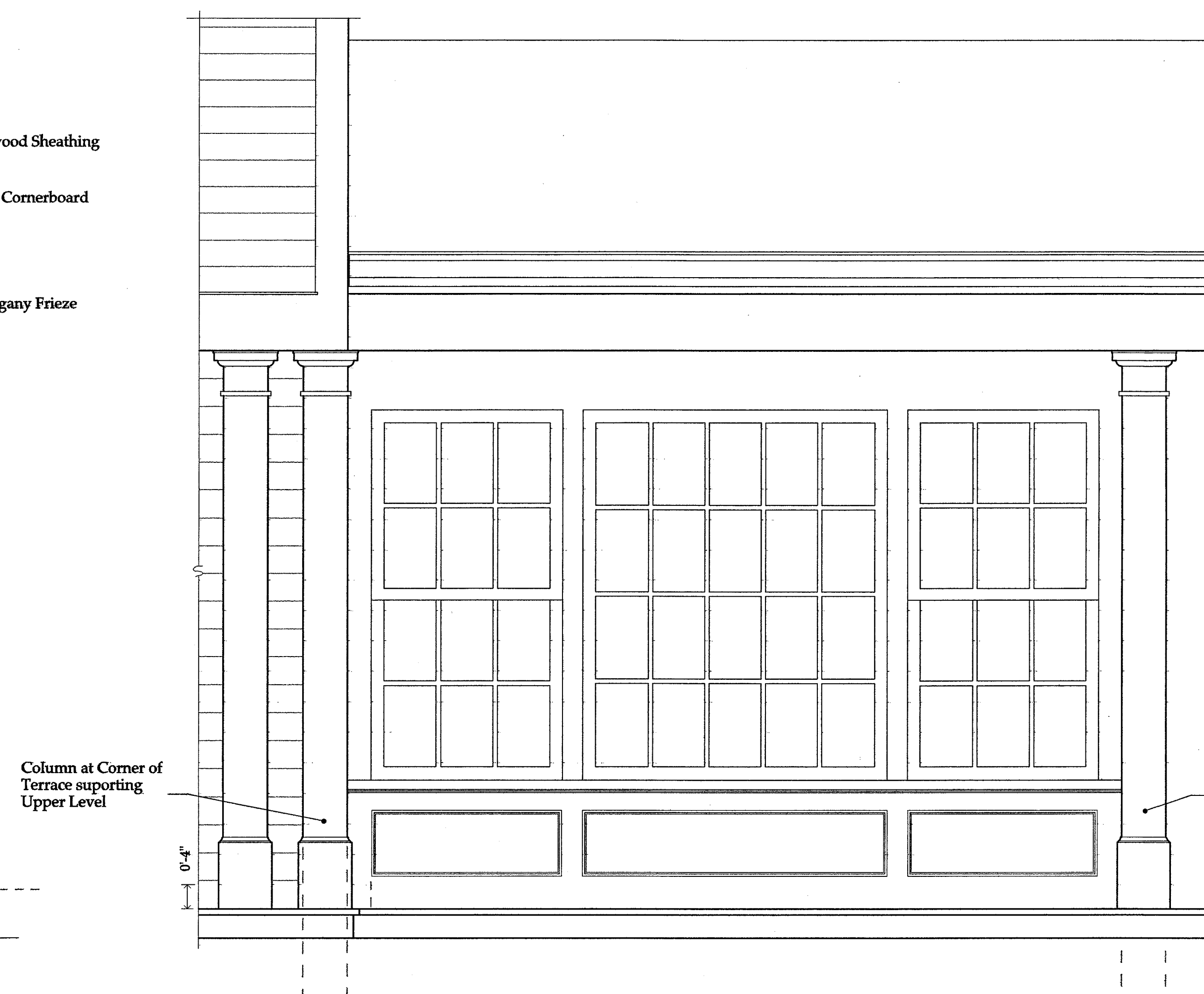
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Milne Residence, Darien CT

A10.1



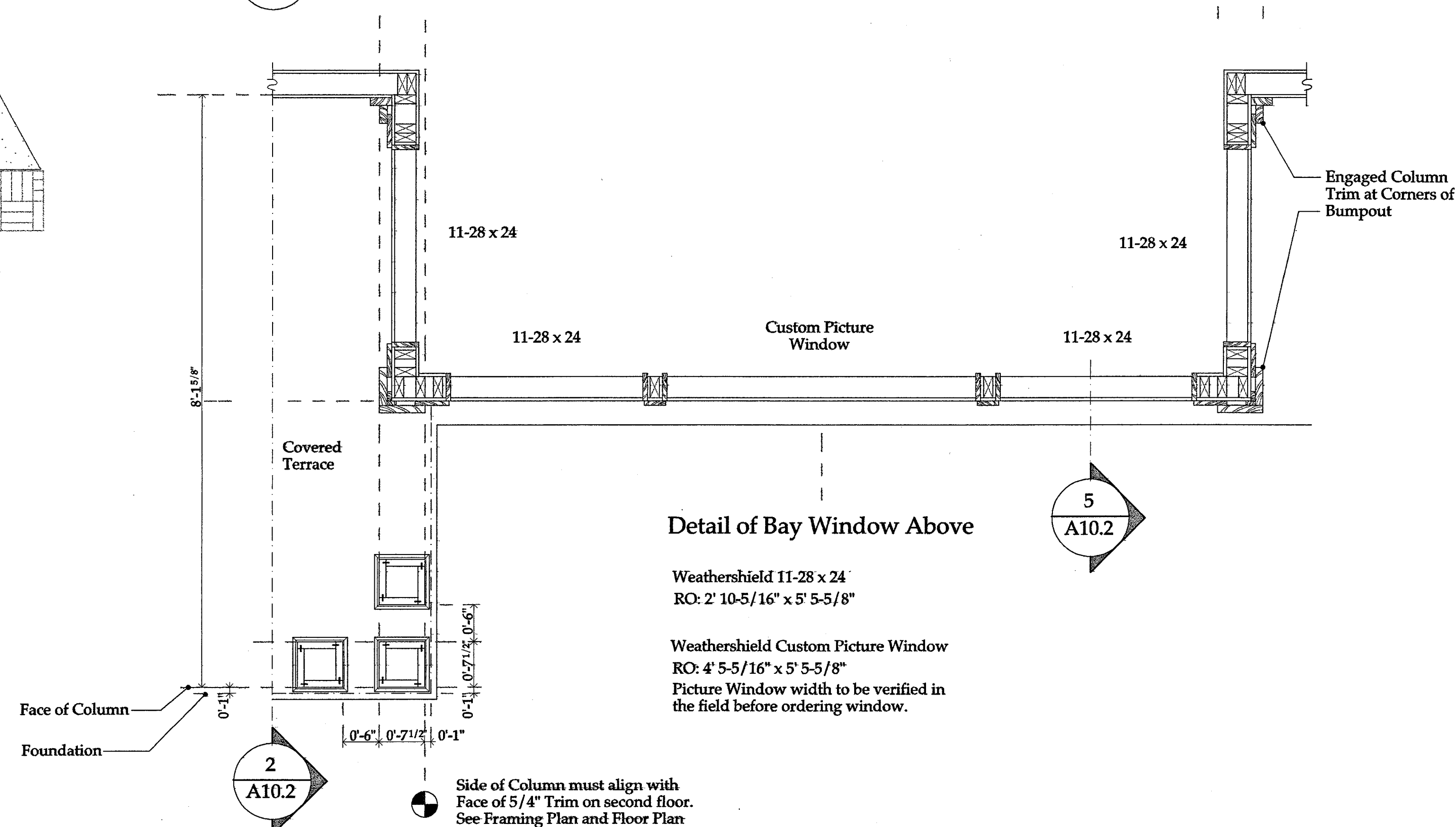
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A10.2
Section Through Covered Terrace Looking West
Foundation Placement



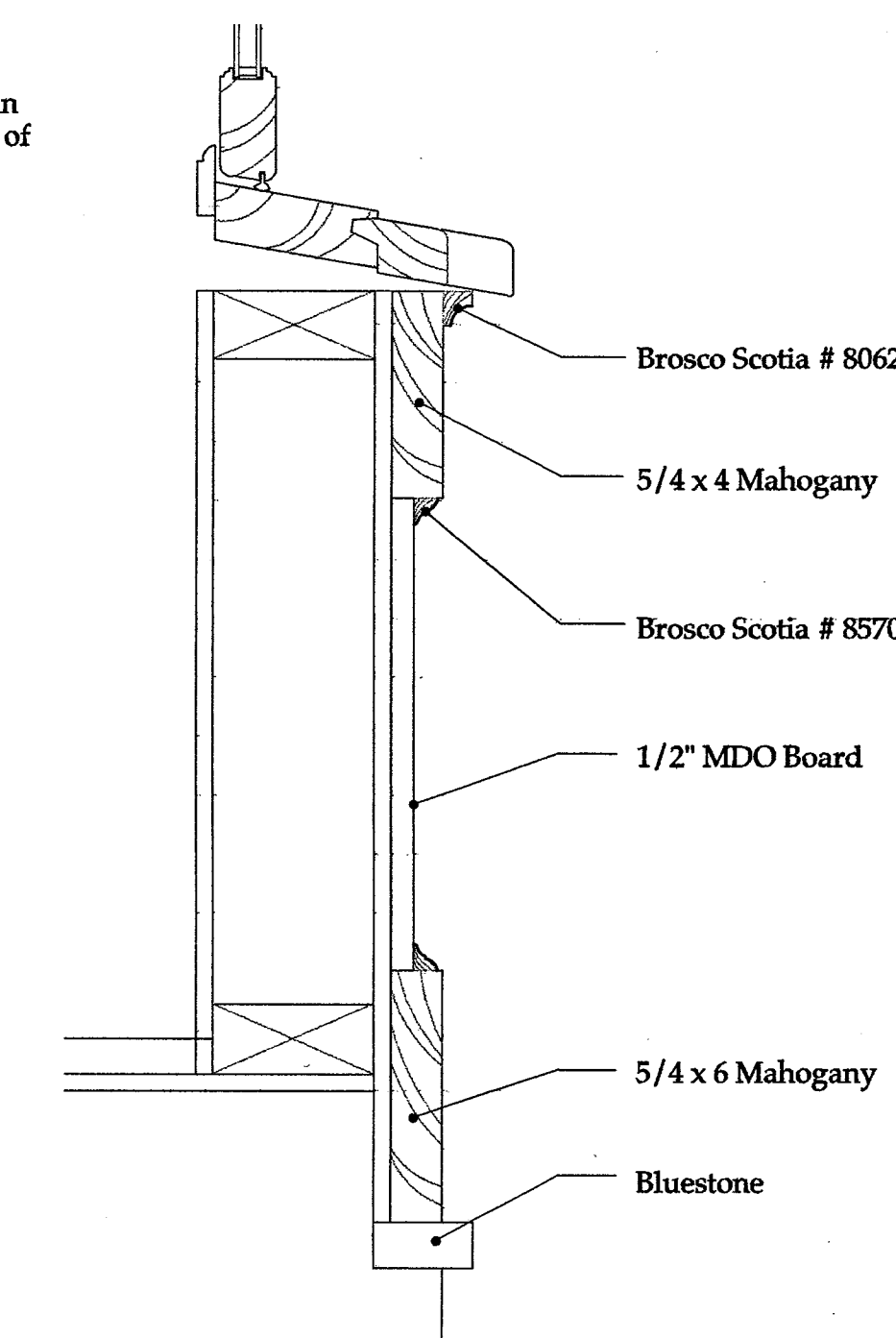
3
A10.2
North Elevation of Bumpout



4
A10.2
West Elevation of Bumpout



1
A10.2
Section Through Bedrooms 1&2 and Bathrooms Looking South



5
A10.2
Cross Section of Panel
Below Window
Scale: 3\"/>

Issue Date

5/30/01

Revisions

Bumpout Details

All interior dimensions are
drawn to finished walls.
Add 1\"/>

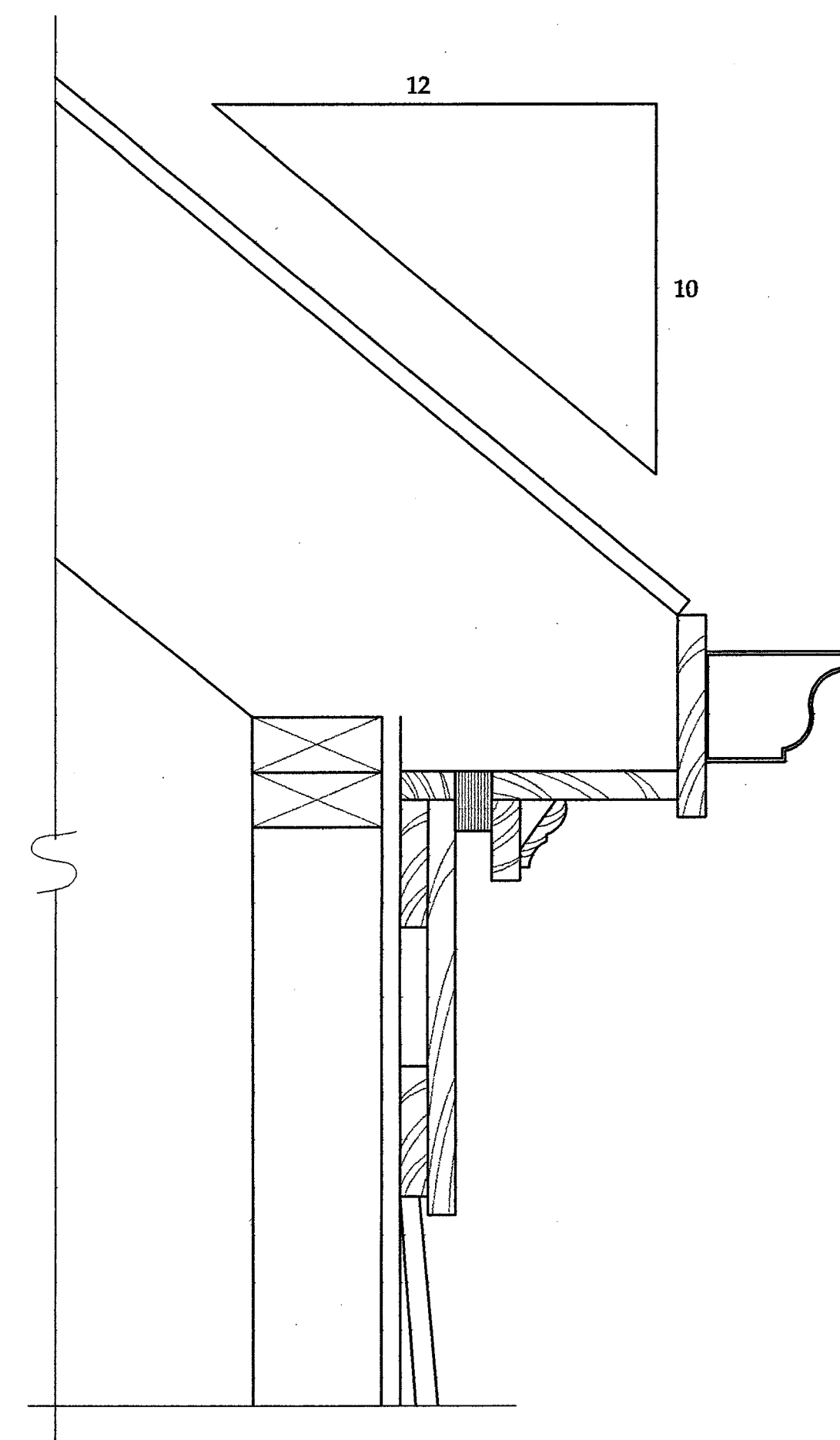
3/4\"/>

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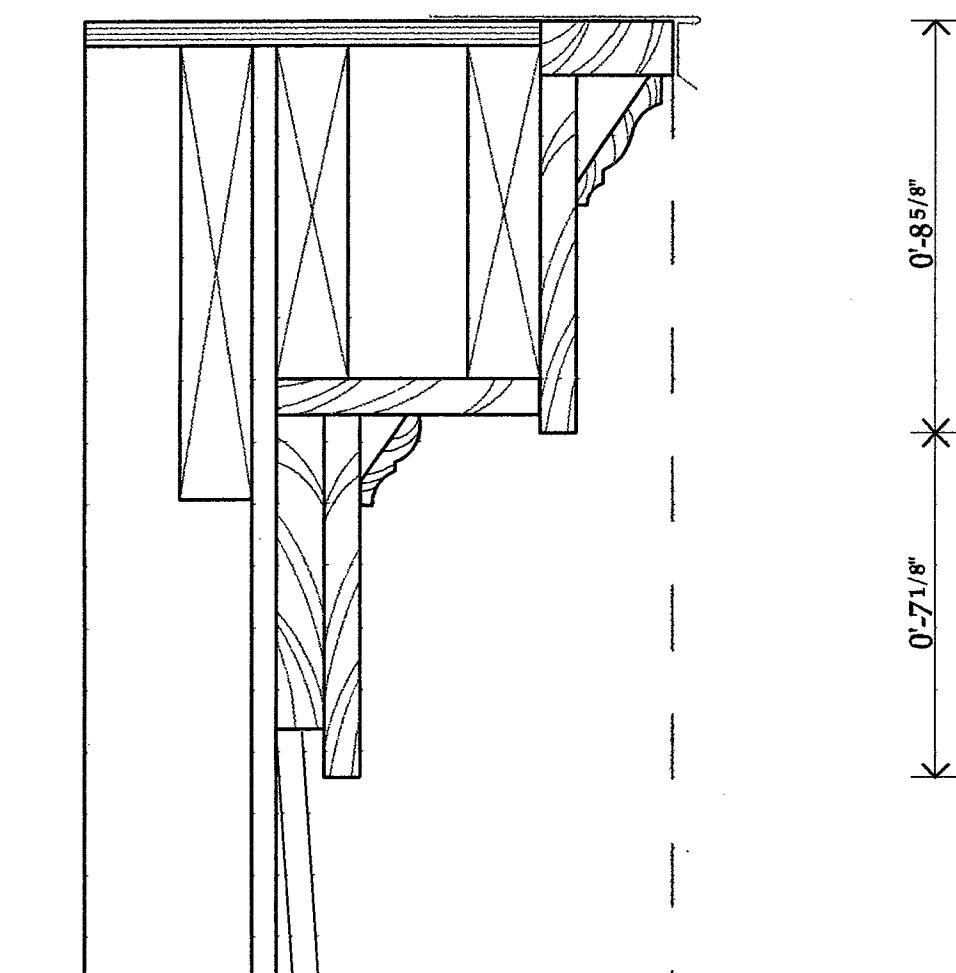
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Milne Residence, Darien CT

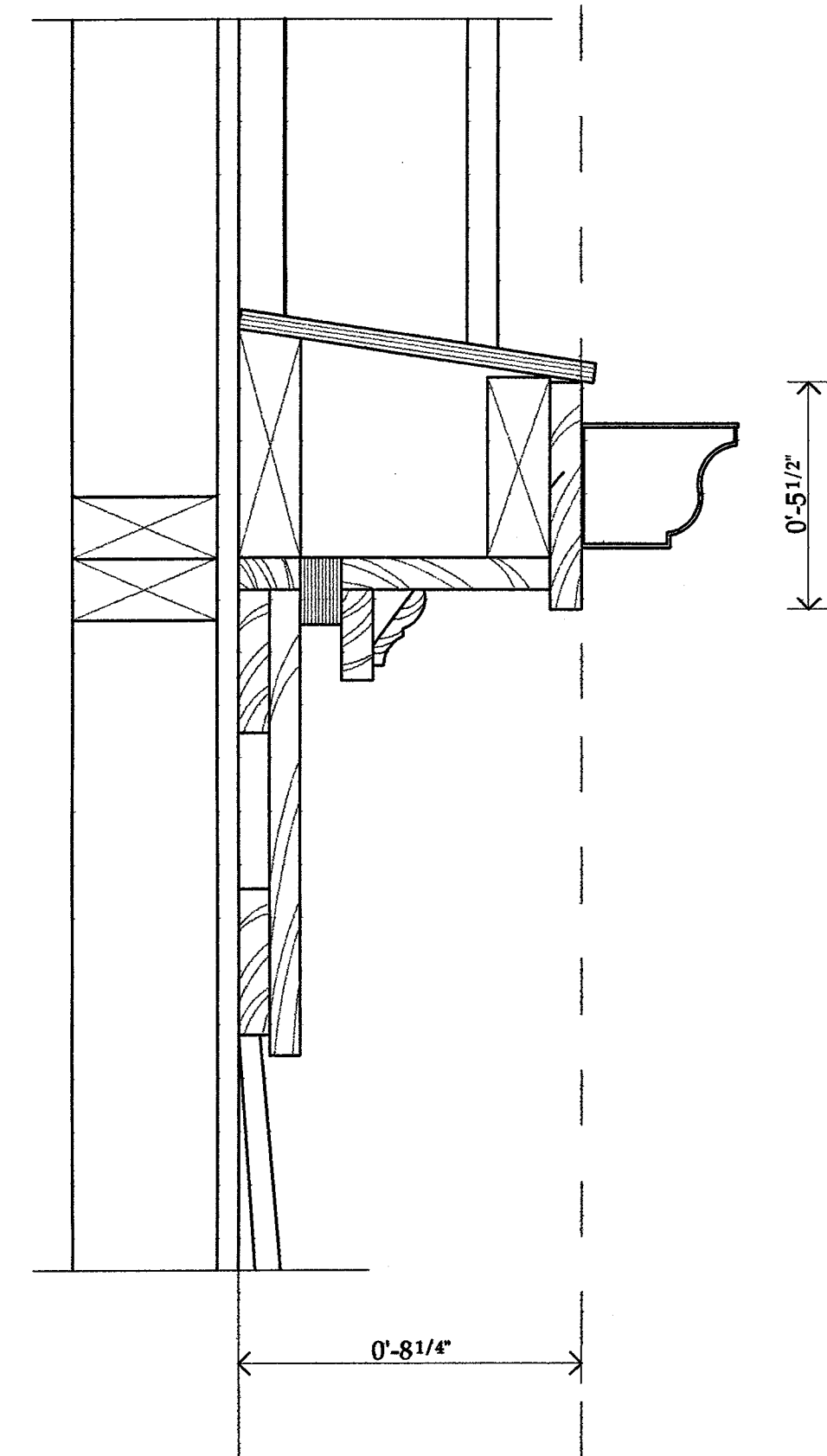
A10.2



4 Eave Section
A10.3 See 3/A10.1

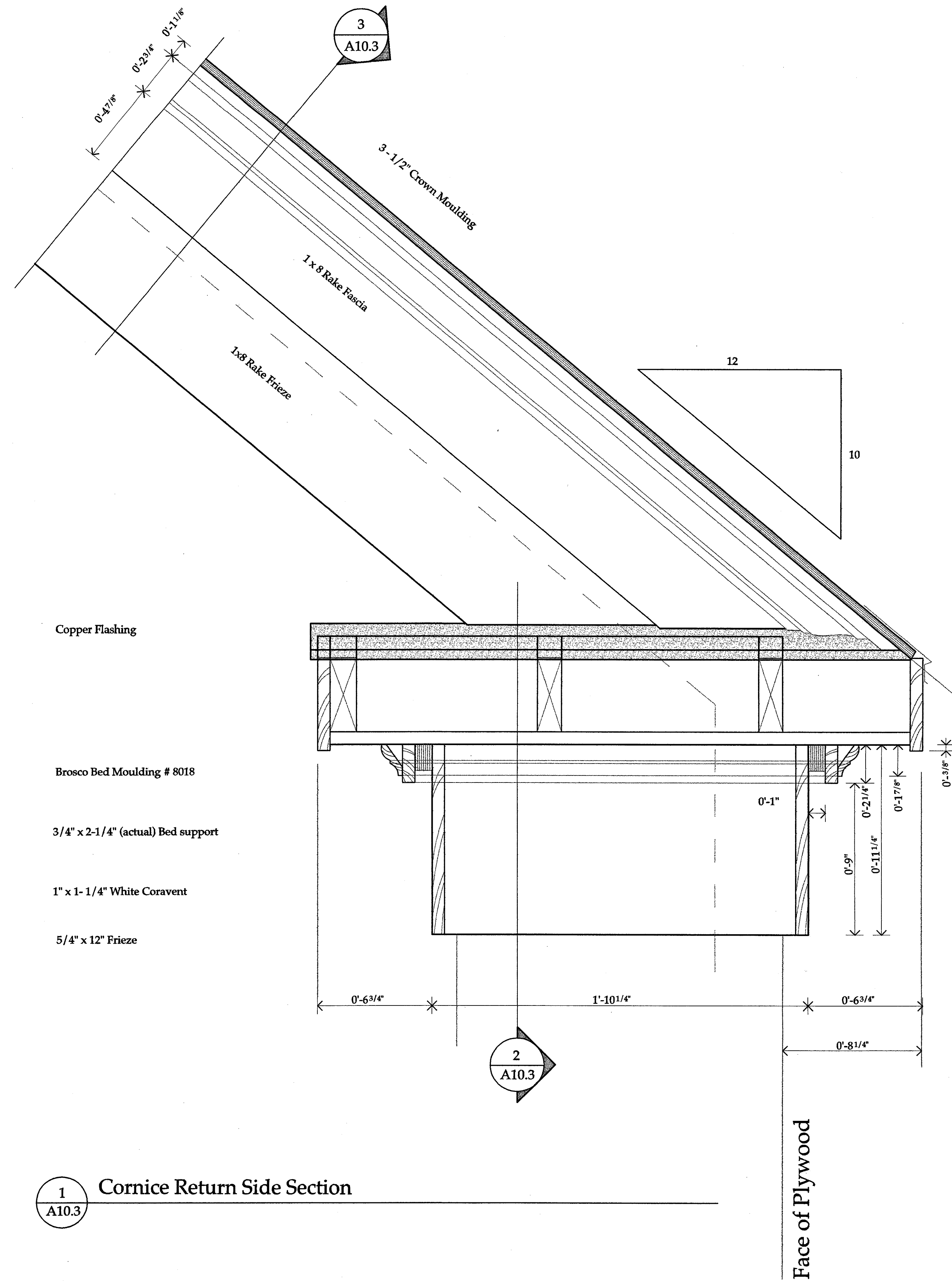


3 Rake Section
A10.3



2 Cornice Return Section
A10.3

Brosco 8010 Crown



1 Cornice Return Side Section
A10.3

Copper Flashing

Brosco Bed Moulding # 8018

3/4" x 2-1/4" (actual) Bed support

1" x 1-1/4" White Coravent

5/4" x 12" Frieze

Issue Date

5/14/01

Cornice Details for 2x10 Rafters

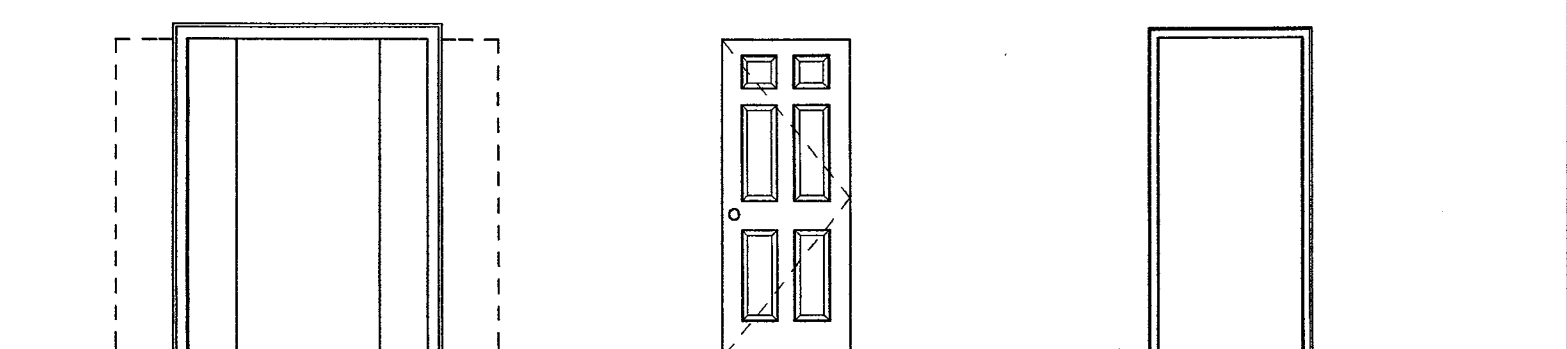
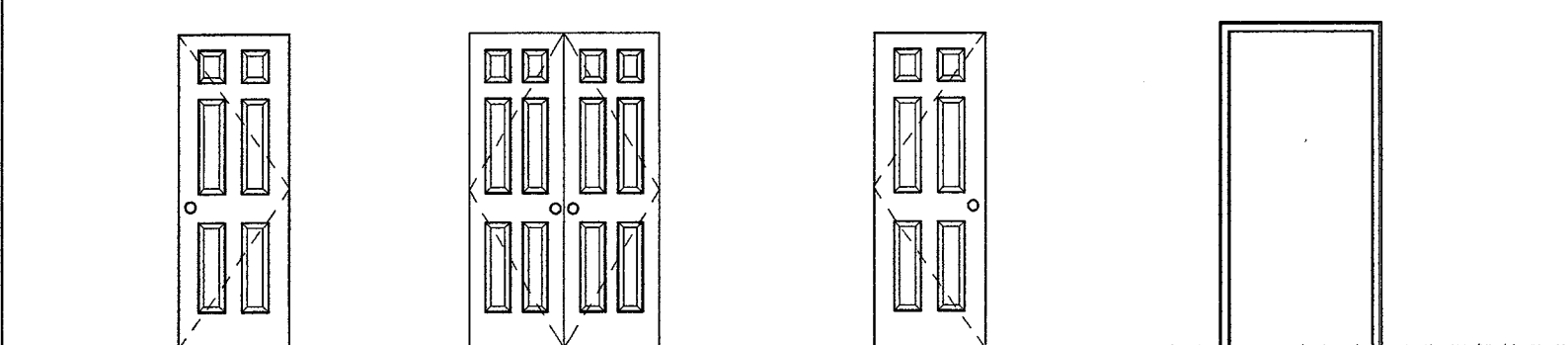
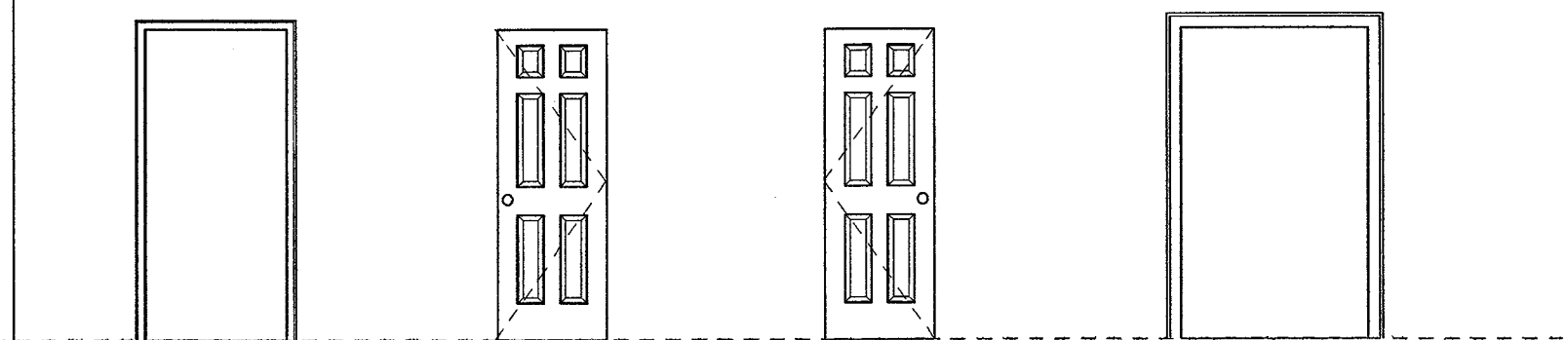
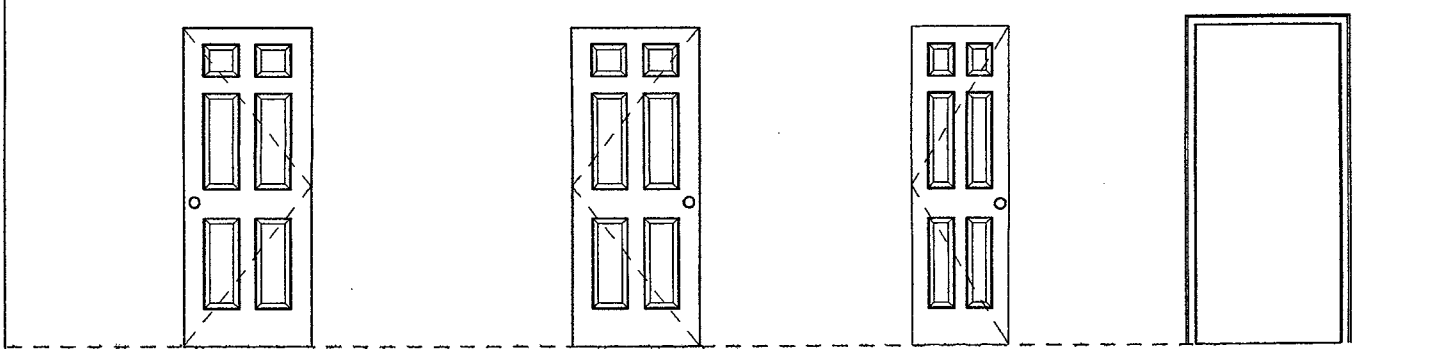
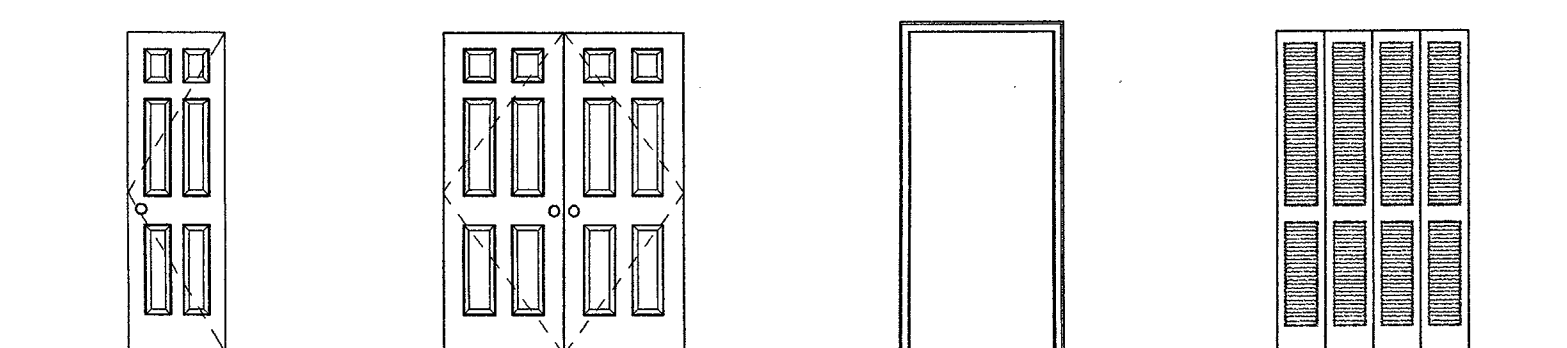
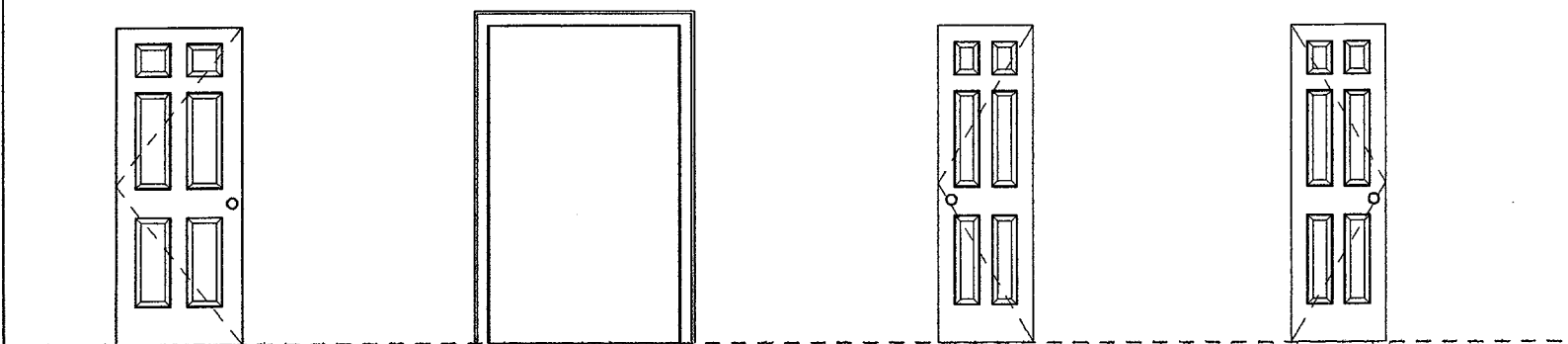
Revisions

Scale
3" = 1'-0"

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Milne Residence, Darien, CT

A10.3

Sheet 17				Sheet 18				Sheet 19				Sheet 20			
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Sheet 21				Sheet 22				Sheet 23				Sheet 24			
<div>50515253</div>				<div>54555657</div>											
															
Sheet 25				Sheet 26				Sheet 27				Sheet 28			
Sheet 29				Sheet 30				Sheet 31				Sheet 32			

Issue Date

6/15/01

Revisions

Window and Door Schedule

All interior dimensions are drawn to finished walls. Add 1" to obtain rough framing dimensions.

Scale

1/4" = 1'-0"

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Milne Residence, Darien, CT

A11.1

TYPICAL WINDOW

Weathershield Tilt Windows
Unit #:
Double Glazed
Simulated Divided Lights
7/8" Mullins with wood profile,
interior and exterior
Single Brass Sash Lock, Centered.
Brass locks and operators on
Casings.
Shutters and hardware to match
existing house. No sash pulls.

Casing to be 5/4 x 4 on vertical Legs
and 5/4 x 6 for Head.
Casing to be factory applied to all
units, including those which will be
re-cased in the field.
All Sill horns to be extended 1"
beyond edge of casing.

TYPICAL WINDOW TRANSOMS

Weathershield Tilt Windows Transoms

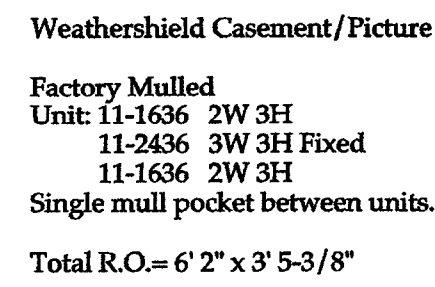
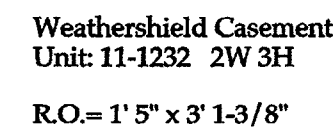
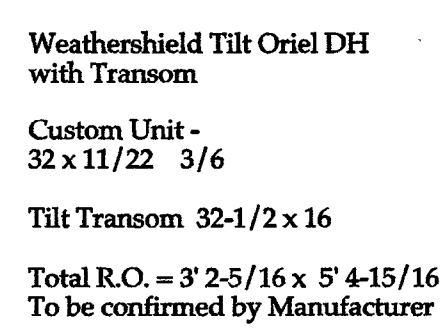
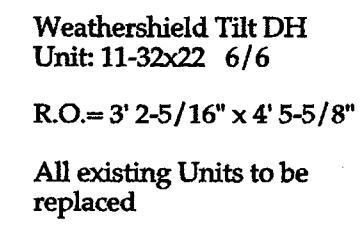
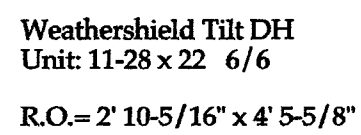
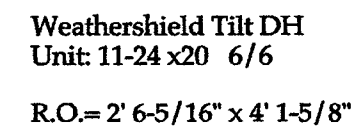
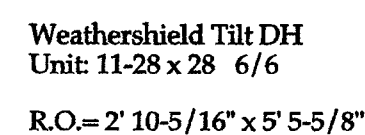
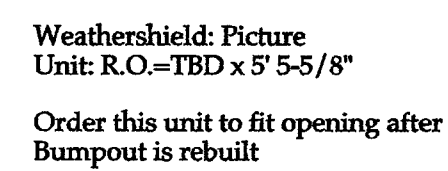
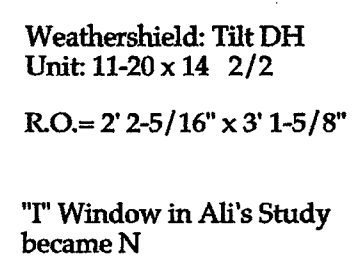
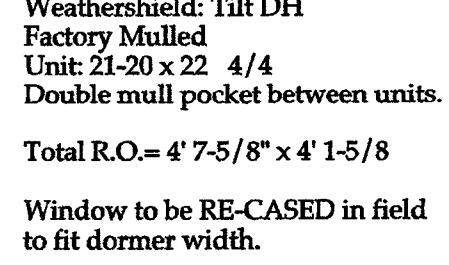
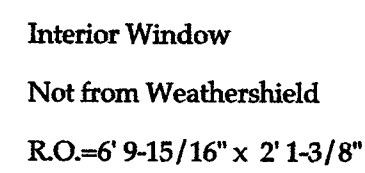
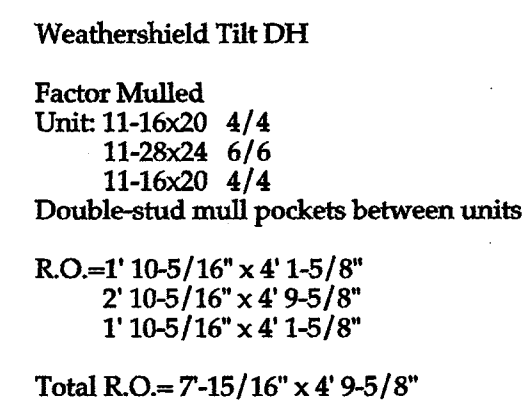
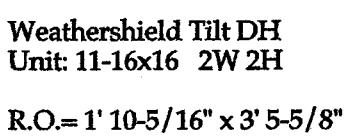
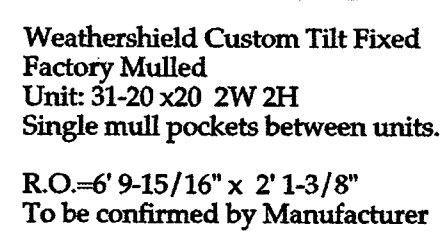
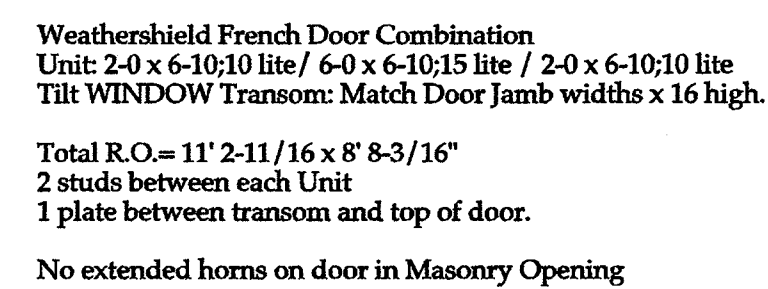
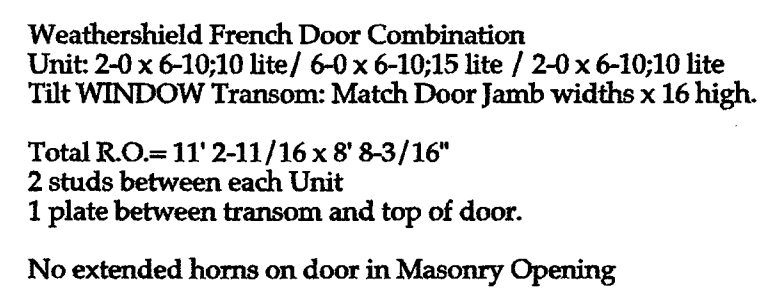
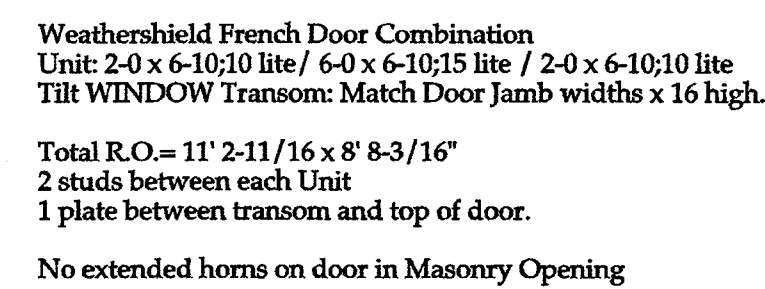
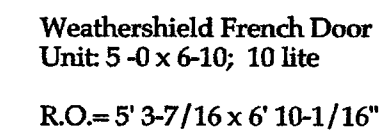
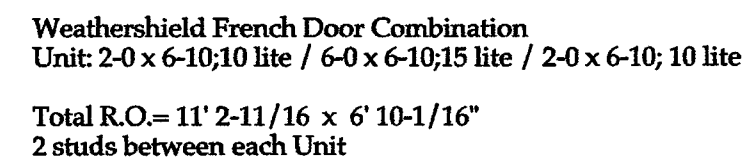
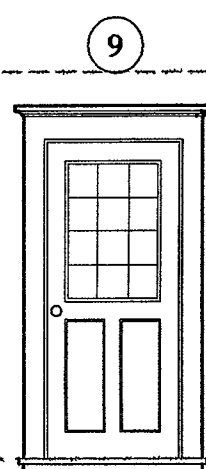
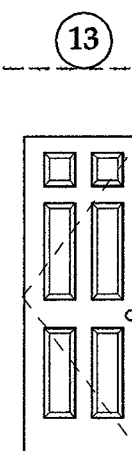
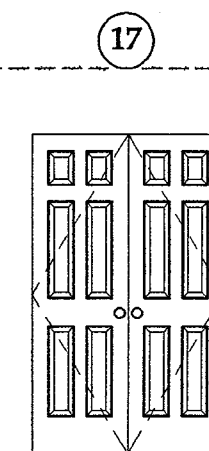
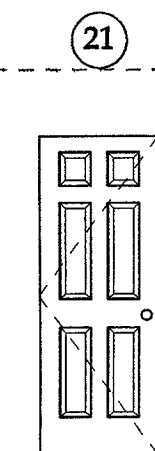
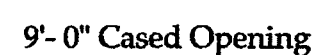
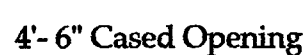
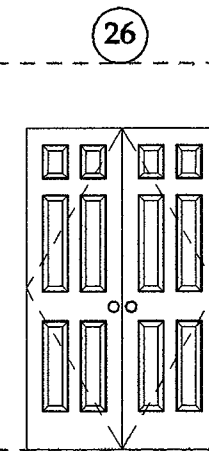
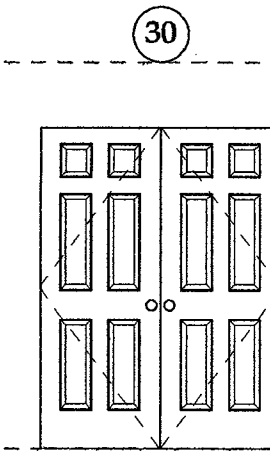
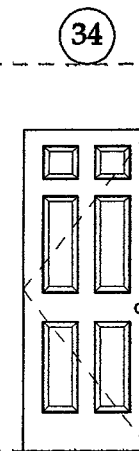
Match window sight lines.
Double Glazed, Tilt Divisions as shown
Simulated Divided Lights
7/8" Mullins with wood profile, interior
and exterior

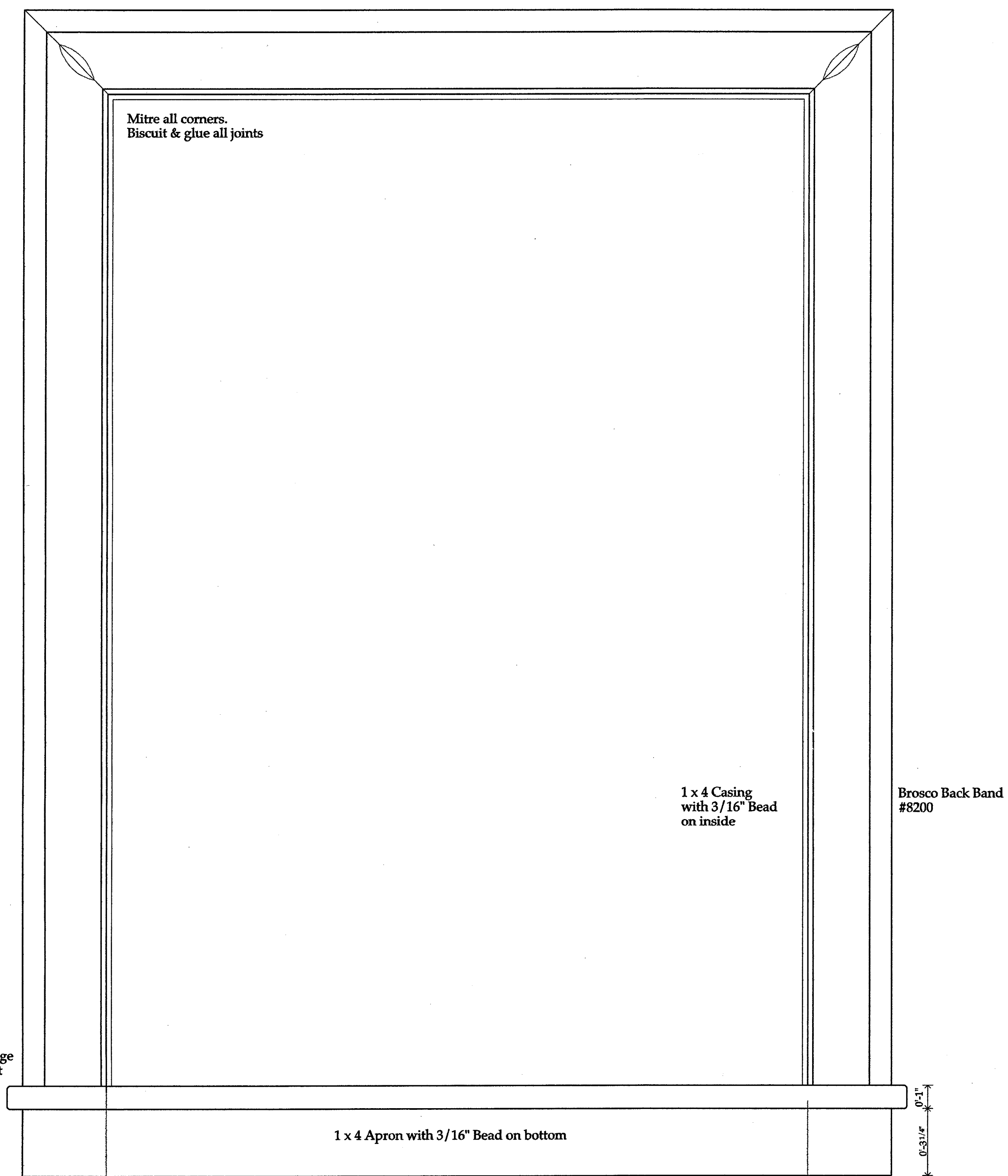
Weathershield French Door
Unit #: 6-0 x 6-10
Double Glazed, 3w5h
Simulated Divided Lights
7/8" Muntins with wood
profile interior and exterior
Entry Lockset: Brass

Weathershield French Sidelites
Unit #: 2-0 x 6-10
Double Glazed, 3w5h
Simulated Divided Lights
7/8" Mullions with wood profile, interior
and exterior

Weathershield Tilt WINDOW Transoms
Do not use standard Door Transoms, Use Window Transoms!
Do not match sight lines with Door Rails!
Double Glazed, light divisions as shown
Simulated Divided Lights
7/8" Muntins with wood profile, interior and exterior

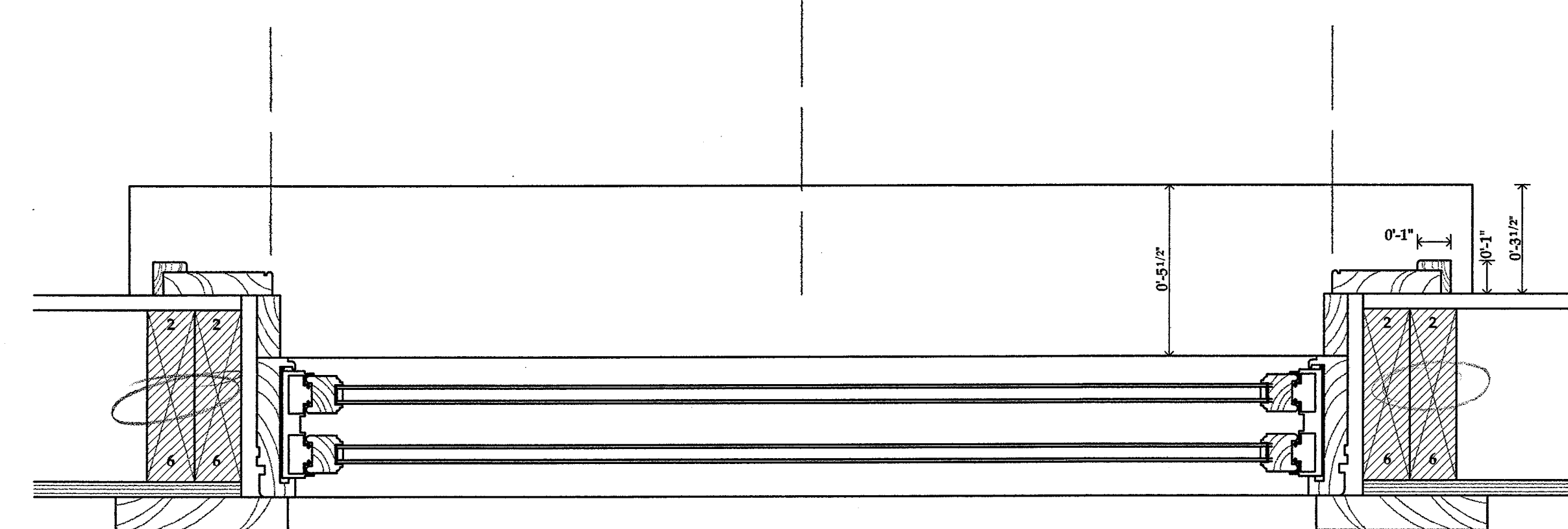
Morgan Exterior Pine Door
M-7989
Unit #: 2-8 x 6-8
LH Swing Door
Double Glazed
Full Divided Lights, 3w4h
Entry lockset
Weatherstripping





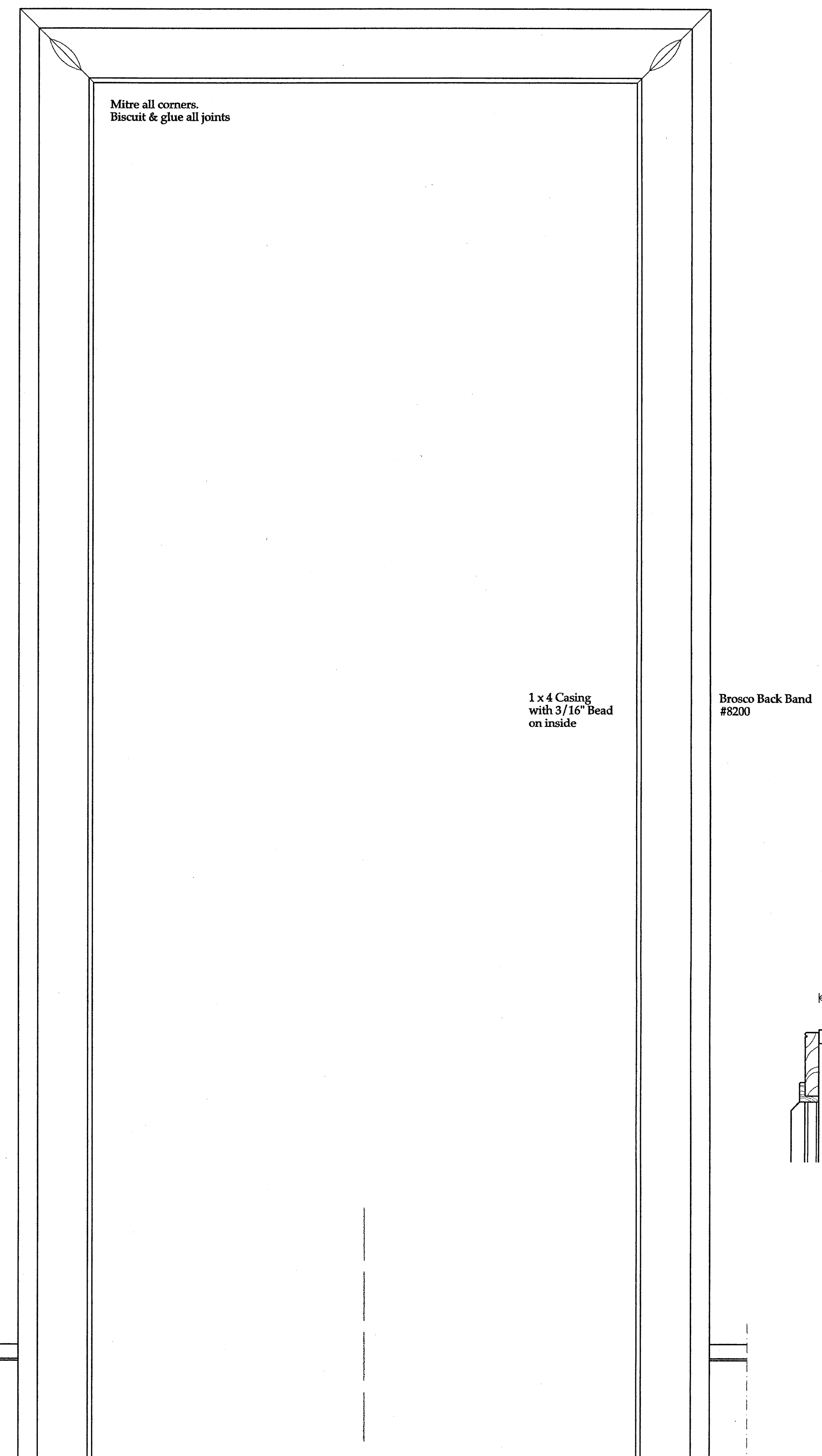
Elevation

Return apron on itself with mitre cut to wall.

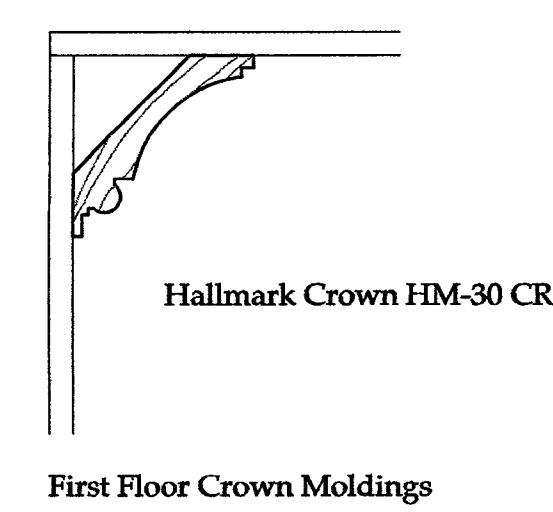


Plan

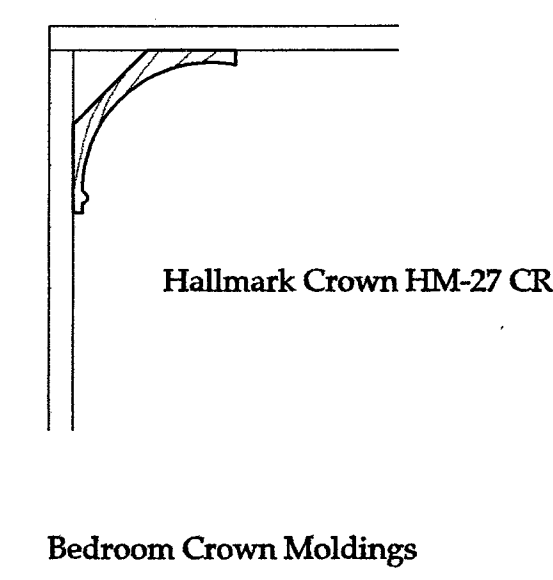
Window Interior Trim



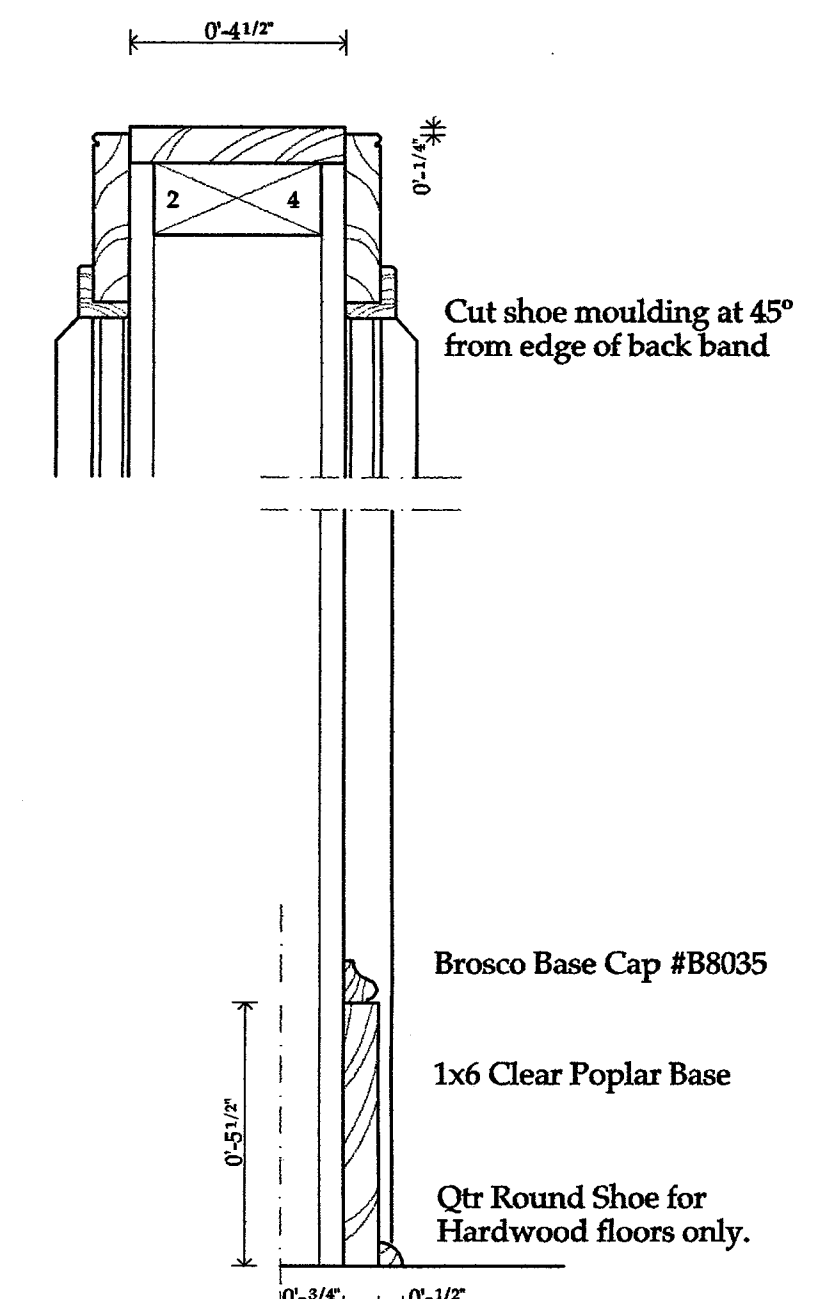
Door Interior Trim

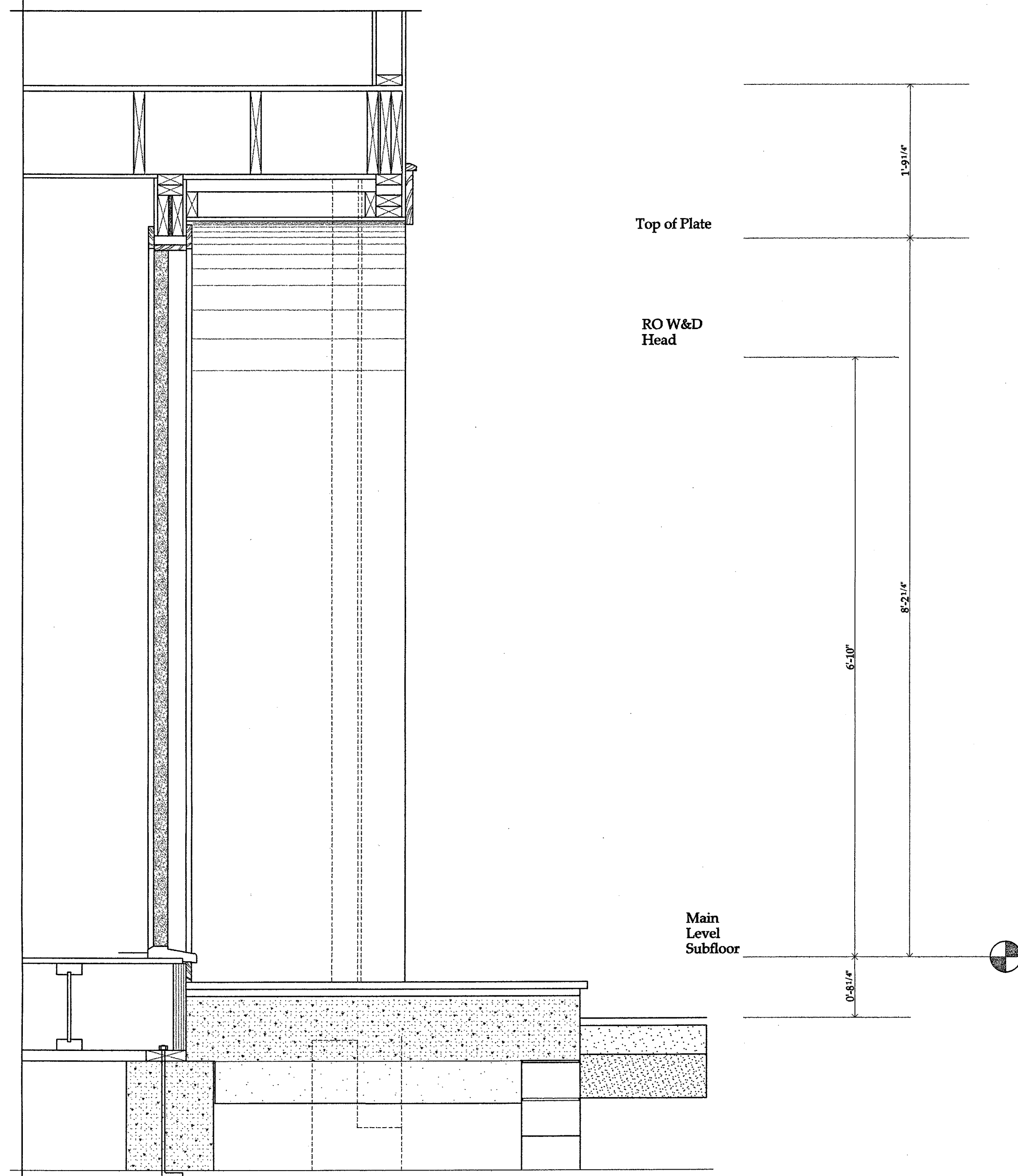
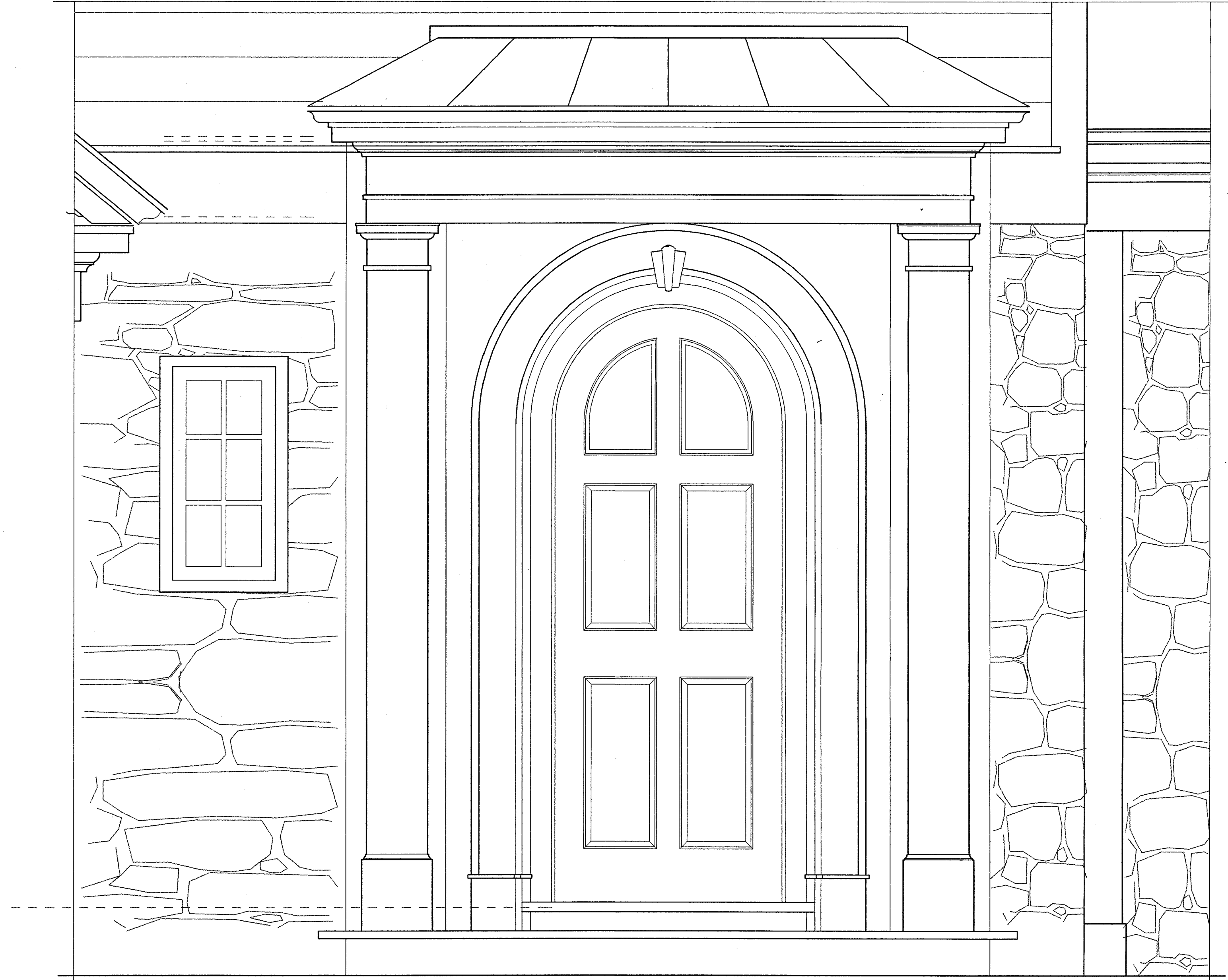
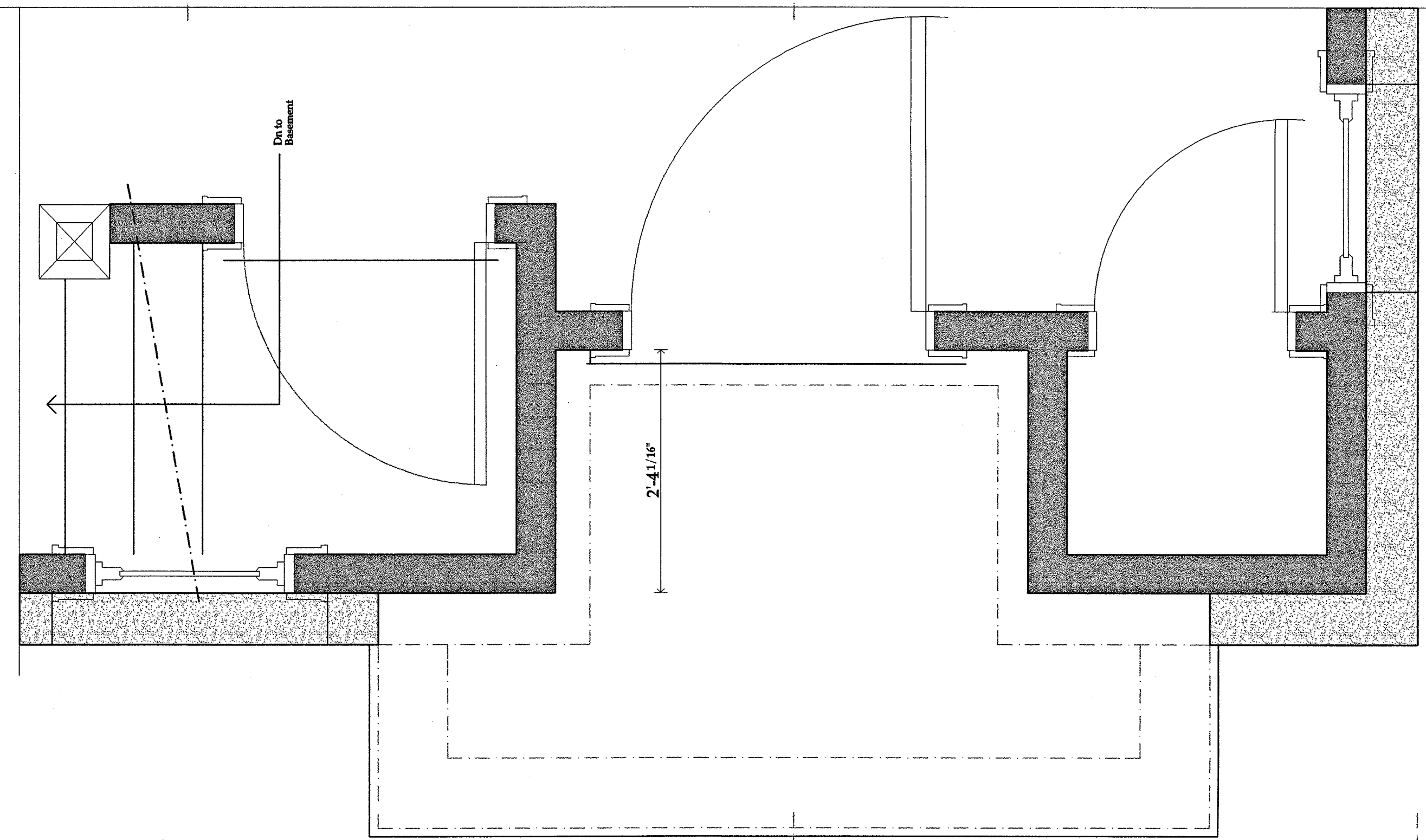


First Floor Crown Moldings



Bedroom Crown Moldings





Issue Date
6/7/01

Revisions

Front Entry Elevation

1"=1'-0"

All interior dimensions are
drawn to finished walls.
Add 1" to obtain rough
framing dimensions.

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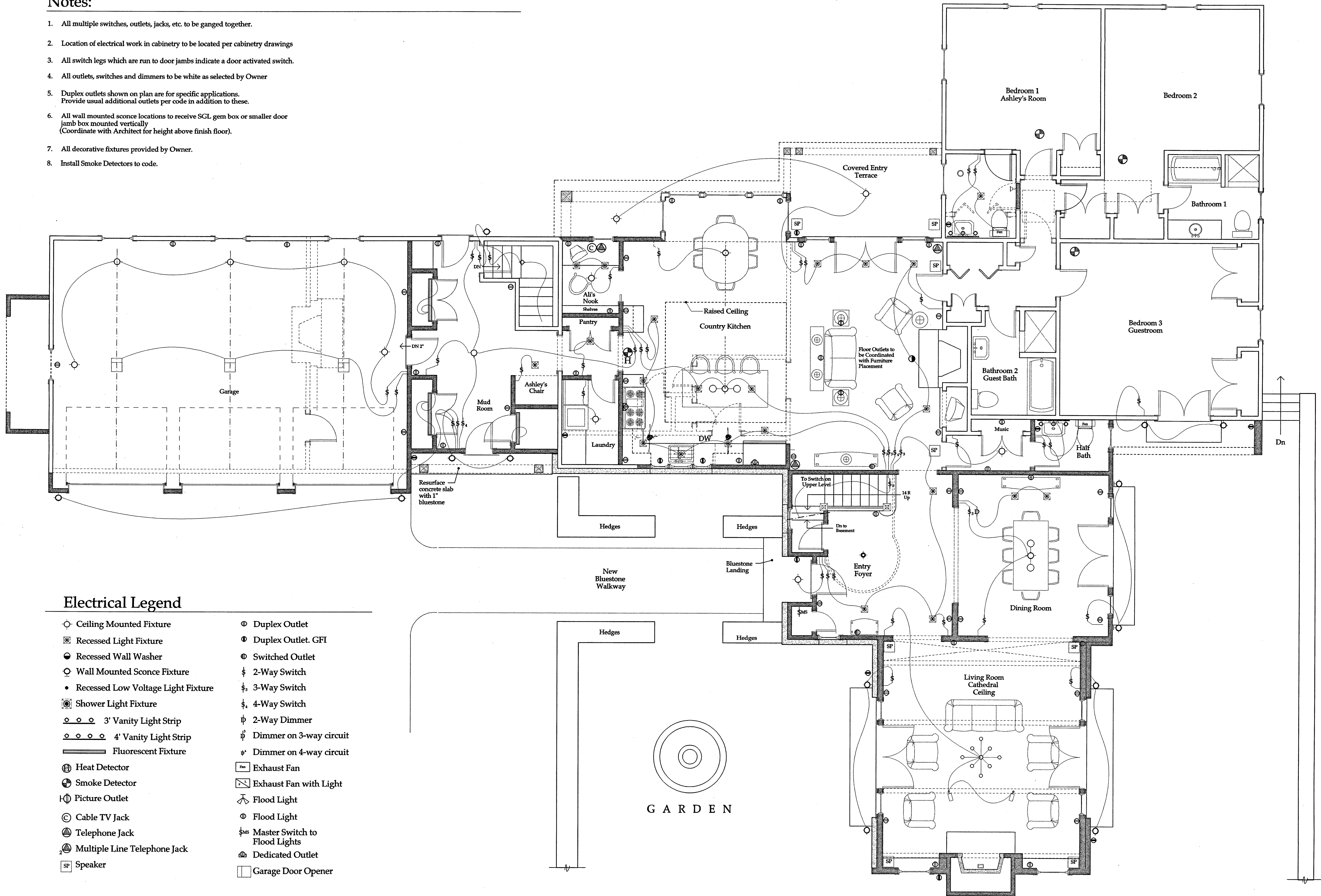
Joseph Matto Architect AIA CT #5440
37 Geneva Road, Norwalk, Ct. 06850 Tel: 203-845-5777 Fax: 203-845-5779

Ittner Residence - Darien, Ct.

A14

Notes:

1. All multiple switches, outlets, jacks, etc. to be ganged together.
2. Location of electrical work in cabinetry to be located per cabinetry drawings
3. All switch legs which are run to door jams indicate a door activated switch.
4. All outlets, switches and dimmers to be white as selected by Owner
5. Duplex outlets shown on plan are for specific applications. Provide usual additional outlets per code in addition to these.
6. All wall mounted sconce locations to receive SGL gem box or smaller door jamb box mounted vertically (Coordinate with Architect for height above finish floor).
7. All decorative fixtures provided by Owner.
8. Install Smoke Detectors to code.



Electrical Legend

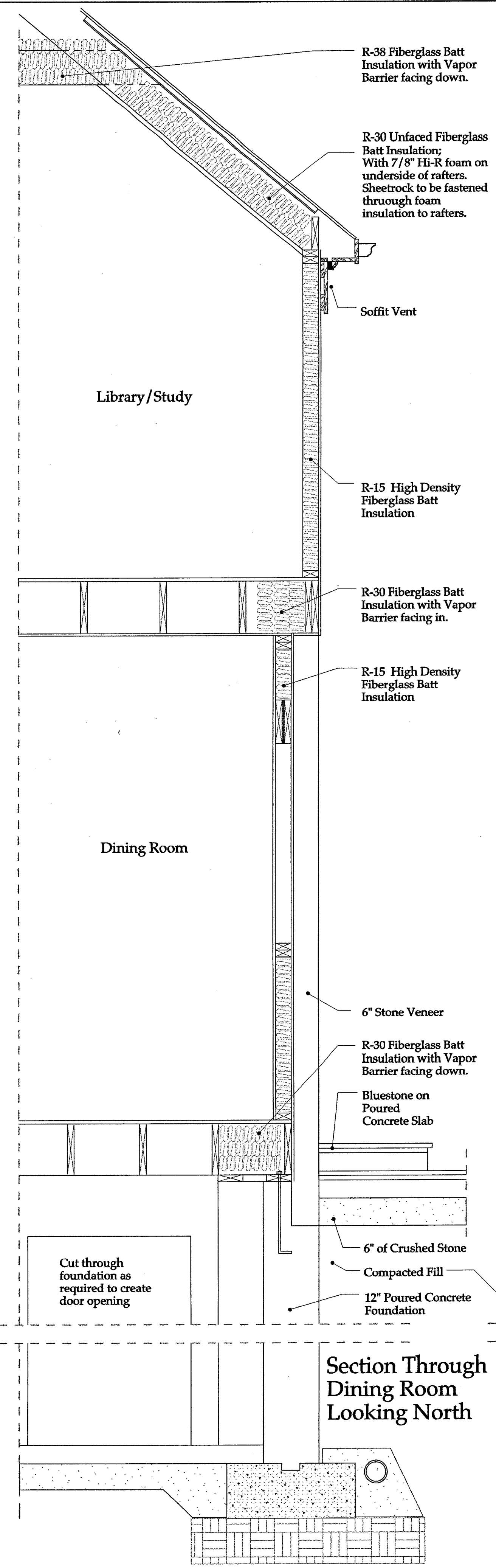
- | | |
|--------------------------------------|---------------------------------|
| ○ Ceiling Mounted Fixture | Ⓢ Duplex Outlet |
| Ⓢ Recessed Light Fixture | Ⓢ Duplex Outlet, GFI |
| ● Recessed Wall Washer | Ⓢ Switched Outlet |
| ○ Wall Mounted Sconce Fixture | Ⓢ 2-Way Switch |
| • Recessed Low Voltage Light Fixture | Ⓢ 3-Way Switch |
| Ⓢ Shower Light Fixture | Ⓢ 4-Way Switch |
| ○ ○ ○ 3' Vanity Light Strip | Ⓢ 2-Way Dimmer |
| ○ ○ ○ 4' Vanity Light Strip | Ⓢ Dimmer on 3-way circuit |
| — Fluorescent Fixture | Ⓢ Dimmer on 4-way circuit |
| Ⓢ Heat Detector | Ⓢ Exhaust Fan |
| Ⓢ Smoke Detector | Ⓢ Exhaust Fan with Light |
| Ⓢ Picture Outlet | Ⓢ Flood Light |
| Ⓢ Cable TV Jack | Ⓢ Flood Light |
| Ⓢ Telephone Jack | Ⓢ Master Switch to Flood Lights |
| Ⓢ Multiple Line Telephone Jack | Ⓢ Dedicated Outlet |
| Ⓢ Speaker | Ⓢ Garage Door Opener |

Issue Date	
6/5/01	
Revisions	
Lighting and Electrical-First Floor	
All interior dimensions are drawn to finished walls. Add 1" to obtain rough framing dimensions.	
Scale 1/4" = 1'-0"	
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Milne Residence, Darien CT	
A15	

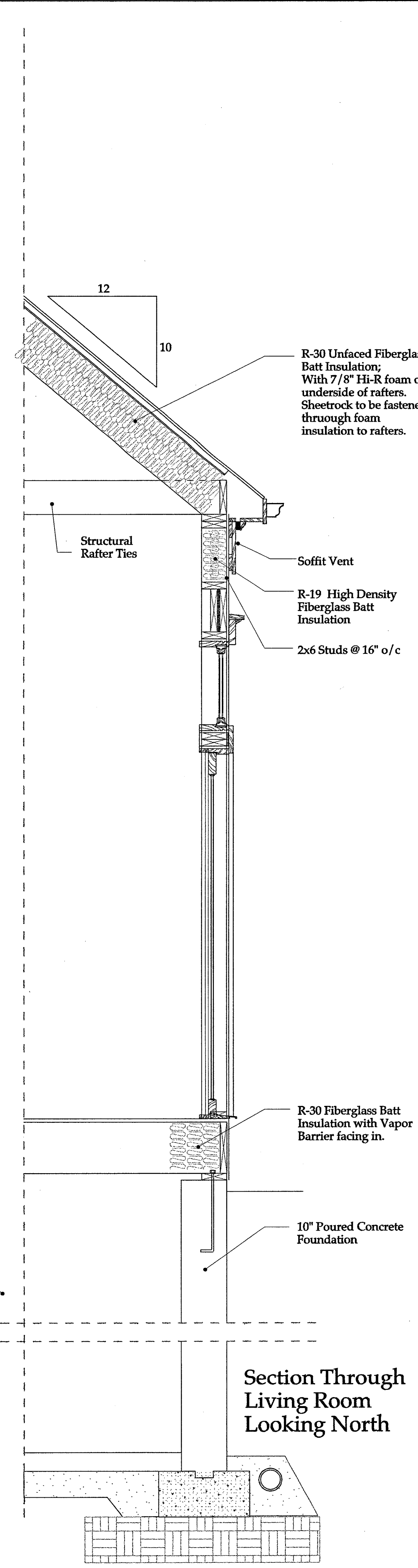
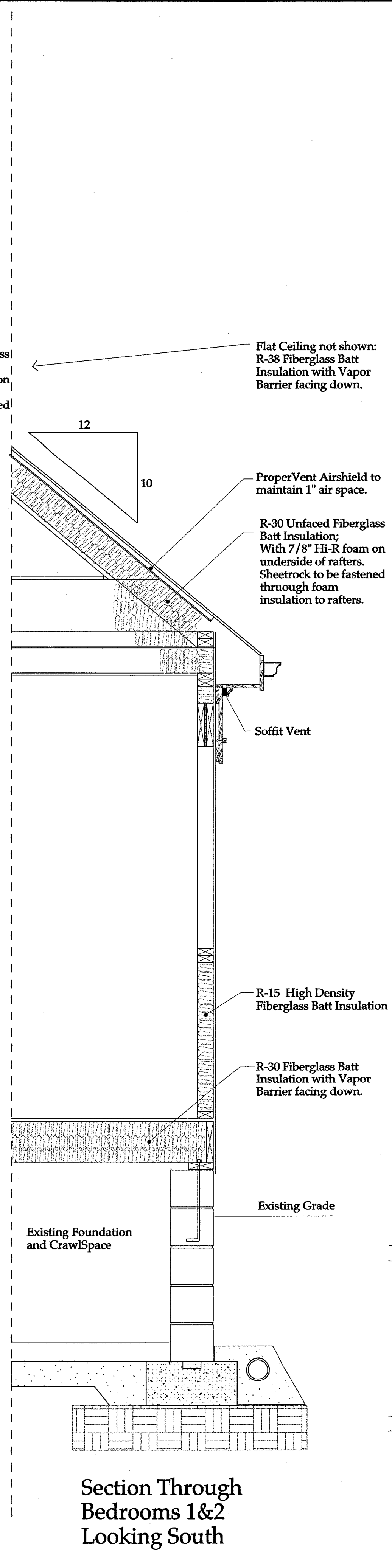
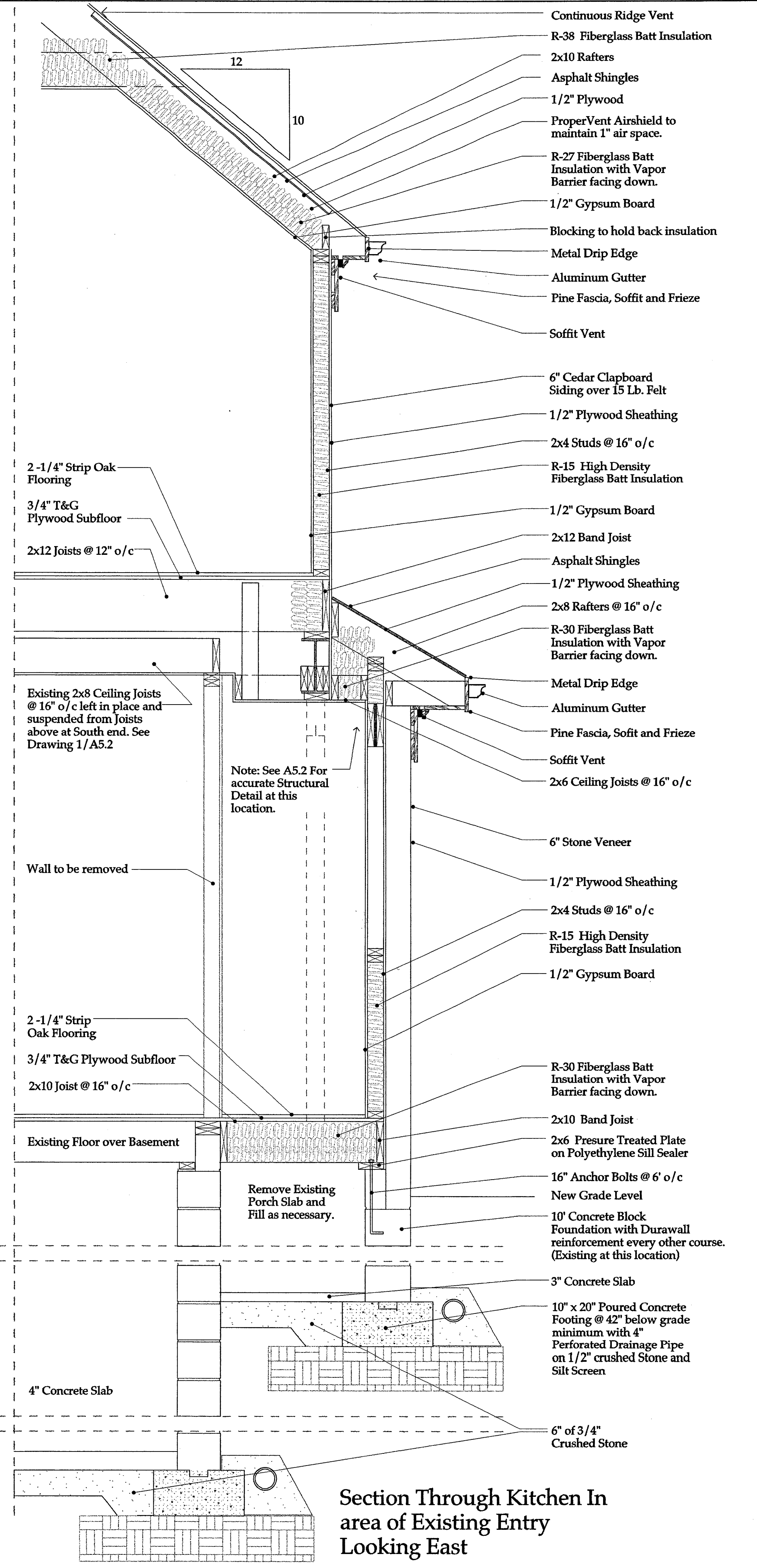
	Ceiling Mounted Fixture		Duplex Outlet
	Recessed Light Fixture		Duplex Outlet. GFI
	Recessed Wall Washer		Switched Outlet
	Wall Mounted Sconce Fixture		2-Way Switch
	Recessed Low Voltage Light Fixture		3-Way Switch
	Shower Light Fixture		4-Way Switch
	3' Vanity Light Strip		2-Way Dimmer
	4' Vanity Light Strip		Dimmer on 3-way circuit
	Fluorescent Fixture		Dimmer on 4-way circuit
	Heat Detector		Exhaust Fan
	Smoke Detector		Exhaust Fan with Light
	Picture Outlet		Flood Light
	Cable TV Jack		Flood Light
	Telephone Jack		Master Switch to Flood Lights
	Multiple Line Telephone Jack		Dedicated Outlet

1. All multiple switches, outlets, jacks, etc. to be ganged together.
2. Location of electrical work in cabinetry to be located per cabinetry drawings
3. All switch legs which are run to door jambs indicate a door activated switch.
4. All outlets, switches and dimmers to be white as selected by Owner
5. Duplex outlets shown on plan are for specific applications.
Provide usual additional outlets per code in addition to these.
6. All wall mounted sconce locations to receive SGL gem box or smaller door jamb box mounted vertically
(Coordinate with Architect for height above finish floor).
7. All decorative fixtures provided by Owner.
8. Install Smoke Detectors to code.





Section Through Dining Room Looking North



Issue Date	
6/18/01	
Revisions	
MecCheck & Typical Sections	
All interior dimensions are drawn to finished walls. Add 1" to obtain rough framing dimensions.	
3/4" = 1'-0"	
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A19	