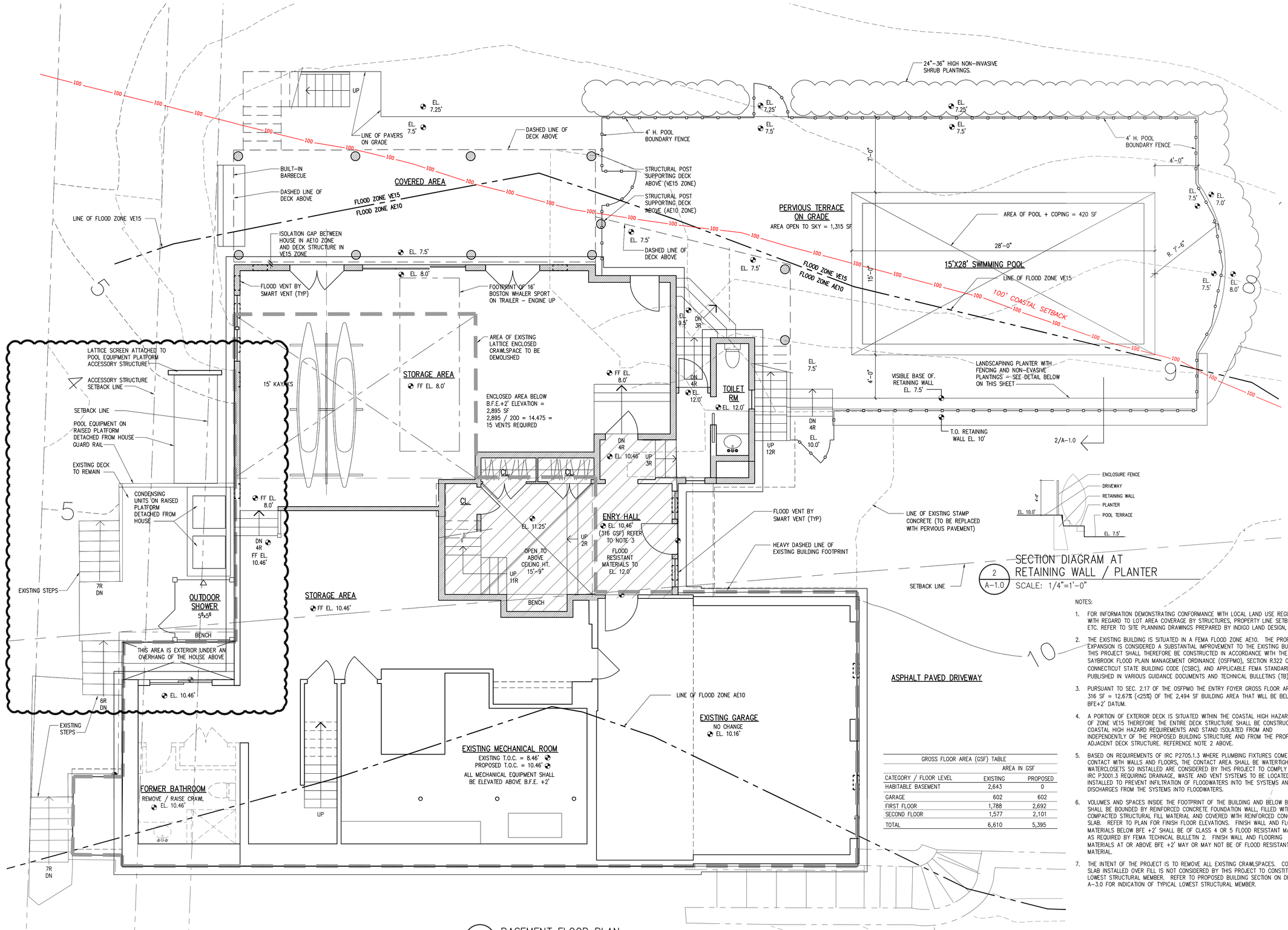

1 A–1.0 BASEMENT FLOOR PLAN
SCALE: 1/4"=1'–0"

2 A–1.0 SECTION DIAGRAM AT RETAINING WALL / PLANTER
SCALE: 1/4"=1'–0"

GROSS FLOOR AREA (GSF) TABLE		
	AREA IN GSF	
CATEGORY / FLOOR LEVEL	EXISTING	PROPOSED
HABITABLE BASEMENT	2,643	0
GARAGE	602	602
FIRST FLOOR	1,788	2,692
SECOND FLOOR	1,577	2,101
TOTAL	6,610	5,395

NOTES:

1. FOR INFORMATION DEMONSTRATING CONFORMANCE WITH LOCAL LAND USE REGULATIONS WITH REGARD TO LOT AREA COVERAGE BY STRUCTURES, PROPERTY LINE SETBACKS, ETC. REFER TO SITE PLANNING DRAWINGS PREPARED BY INDIGO LAND DESIGN, LLC.
2. THE EXISTING BUILDING IS SITUATED IN A FEMA FLOOD ZONE AE10. THE PROPOSED EXPANSION IS CONSIDERED A SUBSTANTIAL IMPROVEMENT TO THE EXISTING BUILDING. THIS PROJECT SHALL THEREFORE BE CONSTRUCTED IN ACCORDANCE WITH THE OLD SAYBROOK FLOOD PLAIN MANAGEMENT ORDINANCE (OSFPMO), SECTION R322 OF THE CONNECTICUT STATE BUILDING CODE (CSBC), AND APPLICABLE FEMA STANDARDS AS PUBLISHED IN VARIOUS GUIDANCE DOCUMENTS AND TECHNICAL BULLETINS (TB).
3. PURSUANT TO SEC. 2.17 OF THE OSFPMO THE ENTRY FOYER GROSS FLOOR AREA OF 316 SF = 12.67% (<25%) OF THE 2,494 SF BUILDING AREA THAT WILL BE BELOW THE BFE+2' DATUM.
4. A PORTION OF EXTERIOR DECK IS SITUATED WITHIN THE COASTAL HIGH HAZARD AREA OF ZONE VE15 THEREFORE THE ENTIRE DECK STRUCTURE SHALL BE CONSTRUCTED TO COASTAL HIGH HAZARD REQUIREMENTS AND STAND ISOLATED FROM AND INDEPENDENTLY OF THE PROPOSED BUILDING STRUCTURE AND FROM THE PROPOSED ADJACENT DECK STRUCTURE. REFERENCE NOTE 2 ABOVE.
5. BASED ON REQUIREMENTS OF IRC P2705.1.3 WHERE PLUMBING FIXTURES COME IN CONTACT WITH WALLS AND FLOORS, THE CONTACT AREA SHALL BE WATERTIGHT. WATERCLOSETS SO INSTALLED ARE CONSIDERED BY THIS PROJECT TO COMPLY WITH IRC P3001.3 REQUIRING DRAINAGE, WASTE AND VENT SYSTEMS TO BE LOCATED AND INSTALLED TO PREVENT INFILTRATION OF FLOODWATERS INTO THE SYSTEMS AND DISCHARGES FROM THE SYSTEMS INTO FLOODWATERS.
6. VOLUMES AND SPACES INSIDE THE FOOTPRINT OF THE BUILDING AND BELOW BFE +2' SHALL BE BOUNDED BY REINFORCED CONCRETE FOUNDATION WALL, FILLED WITH COMPACTED STRUCTURAL FILL MATERIAL AND COVERED WITH REINFORCED CONCRETE SLAB. REFER TO PLAN FOR FINISH FLOOR ELEVATIONS. FINISH WALL AND FLOORING MATERIALS BELOW BFE +2' SHALL BE OF CLASS 4 OR 5 FLOOD RESISTANT MATERIALS AS REQUIRED BY FEMA TECHNCAL BULLETIN 2. FINISH WALL AND FLOORING MATERIALS AT OR ABOVE BFE +2' MAY OR MAY NOT BE OF FLOOD RESISTANT MATERIAL.
7. THE INTENT OF THE PROJECT IS TO REMOVE ALL EXISTING CRAWLSPACES. CONCRETE SLAB INSTALLED OVER FILL IS NOT CONSIDERED BY THIS PROJECT TO CONSTITUTE THE LOWEST STRUCTURAL MEMBER. REFER TO PROPOSED BUILDING SECTION ON DRAWING A–3.0 FOR INDICATION OF TYPICAL LOWEST STRUCTURAL MEMBER.

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PRELIMINARY

FOR APPROVALS

NORTH

KEY PLAN
NOT TO SCALE

3	:::	X-XX-XX
2	:::	X-XX-XX
1	:::	X-XX-XX

HOUSE ADDITION & ALTERATION

201 North Cove Road, Old Saybrook, CT

BASEMENT FLOOR PLAN

AS NOTED
SCALE
4–30–24
DATE
JRB
DRAWN BY
20003
JOB NO.

A–1.0