

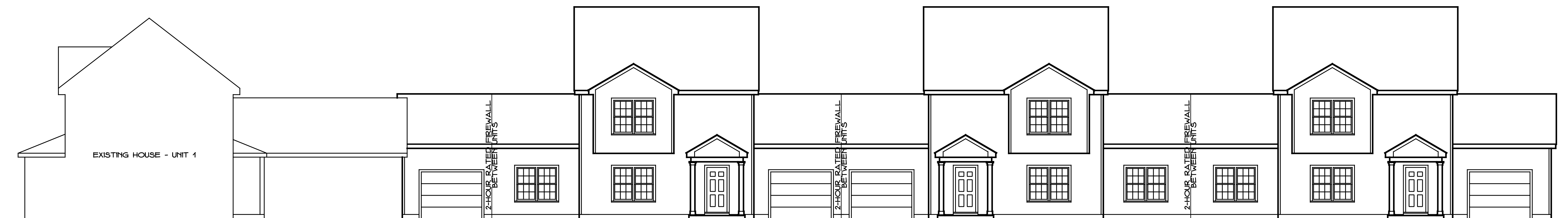
# New Three-Phase Construction

## MADISON PLACE LUXURY CONDOMINIUMS

18 Powerhouse Road  
Montville, Connecticut



PHASE ONE KEY ELEVATION: UNITS 5 - 6 - 7



PHASE TWO KEY ELEVATION: UNITS 1 - 2 - 3 - 4



PHASE THREE KEY ELEVATION: UNITS 8 - 9 - 10 - 11

### BUILDING CODE NOTES

ALL WORK TO COMPLY WITH:  
 2022 CT STATE BLDG. CODE (W/ AMENDMENTS)  
 2021 INTERNATIONAL CODE COUNCIL (ICC)  
 INTERNATIONAL BUILDING CODE  
 2021 ICC INTERNATIONAL RESIDENTIAL BUILDING CODE  
 2021 ICC INTERNATIONAL MECHANICAL CODE  
 2021 ICC INTERNATIONAL PLUMBING CODE  
 2021 ICC INTERNATIONAL ENERGY CONSERVATION CODE  
 2021 NATIONAL FIRE PROTECTION ASSOC. (NFPA) 70  
 NATIONAL ELECTRICAL CODE  
 2017 ICC/ANSI A117.1 ACCESSIBLE & USABLE  
 BUILDINGS AND FACILITIES  
 2021 CT STATE FIRE SAFETY CODE (W/ AMENDMENTS)  
 2021 ICC INTERNATIONAL FIRE CODE  
 2021 NATIONAL FIRE PROTECTION ASSOC.  
 STANDARD 101 - LIFE SAFETY CODE  
 BUILDING CONSTRUCTION TYPE 5B  
 OCCUPANCY GROUP: RESIDENTIAL R-3  
 PER 2021 IBC 1108.6.3 GROUP R-3, ALL UNITS TO BE  
 ACCESSIBLE TYPE B UNITS.

### DRAWING LIST

COVER  
 1A-1 PROJECT INFORMATION; DRAWING LIST  
 1A-2 PHASE ONE KEY PLAN; TYPICAL UNIT PLANS  
 1A-3 FOUNDATION & SECOND FL. FRAMING PLAN; FRAMING NOTES  
 1A-4 ATTIC FL. & ROOF FRAMING PLANS; CONSTRUCTION NOTES  
 2A-1 EXTERIOR ELEVATIONS; TYP. WALL SECTION & DETAILS  
 2A-2 PHASE TWO KEY PLAN; TYPICAL UNIT PLANS  
 2A-3 FOUNDATION & SECOND FL. FRAMING PLAN; FRAMING NOTES  
 2A-4 ATTIC FL. & ROOF FRAMING PLANS; CONSTRUCTION NOTES  
 EXTERIOR ELEVATIONS; TYP. WALL SECTION & DETAILS

### OWNER

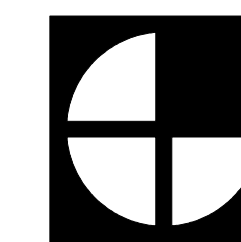
**MADO GROUP, LLC**  
 338 Westport Road  
 Wilton, Connecticut

ISSUED WITH REVISIONS: JUNE 10, 2026  
 ISSUED WITH REVISIONS: APRIL 15, 2026  
 ISSUED WITH REVISIONS: MARCH 6, 2026

Issued for Permits: Feb. 27, 2026

### ARCHITECTS

**GILL & GILL**  
 ARCHITECTS, L.L.C.  
 ARCHITECTS . DESIGNERS . PLANNERS  
 17 High St. Suite 301  
 Norwalk, CT 06851  
 203.831.8808 T  
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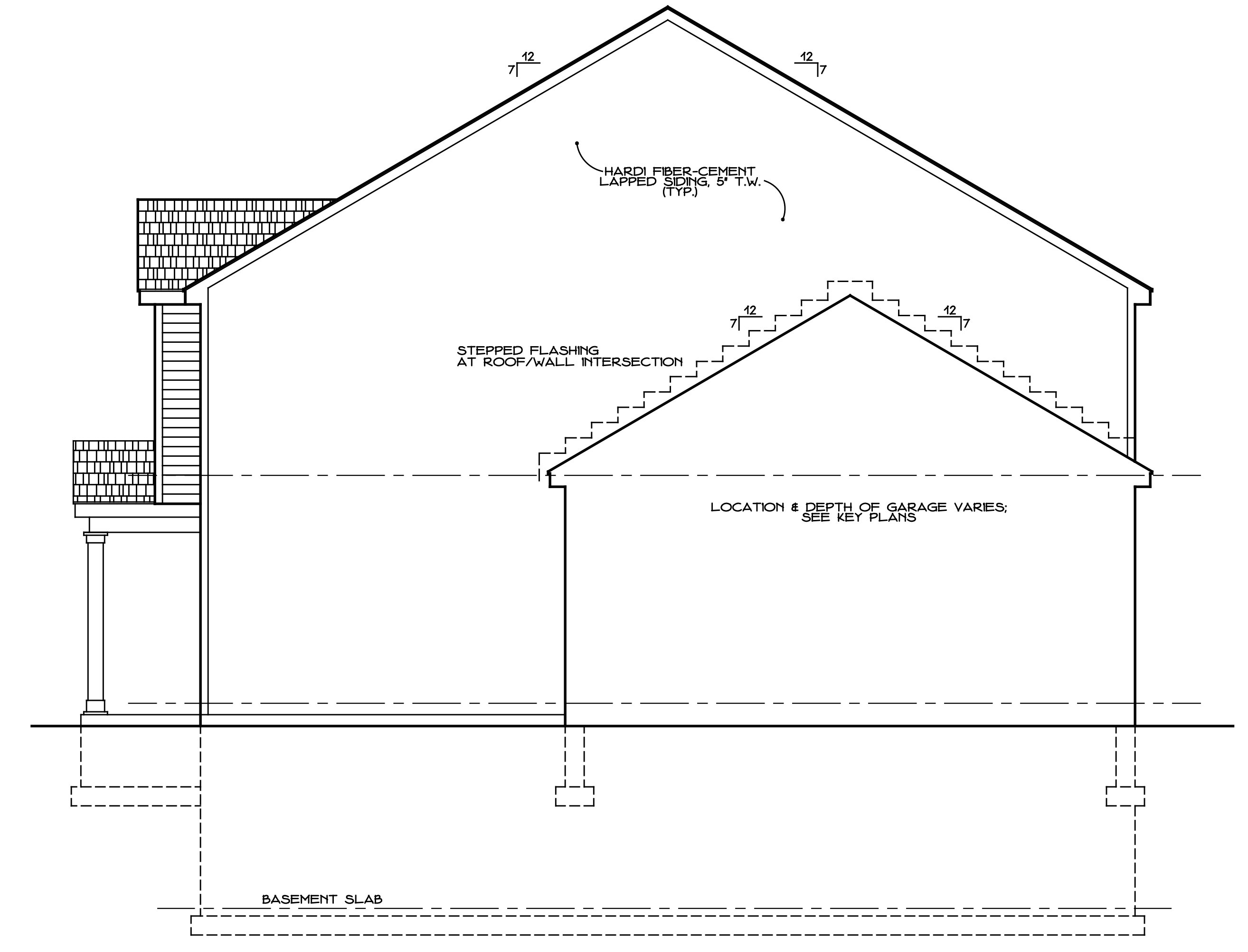


WINDOW & FRENCH DOOR SCHEDULE			
UNIT NO.	OPERATION	UNIT SIZE (WxH)	REMARKS
A	DBL. HUNG	3'-0" x 5'-0"	EGRESS WINDOW
B	DBL. HUNG	3'-0" x 3'-2"	
C	SLID. FR. DOORS	6'-0" x 6'-8"	32" MIN. CLEAR OPENING

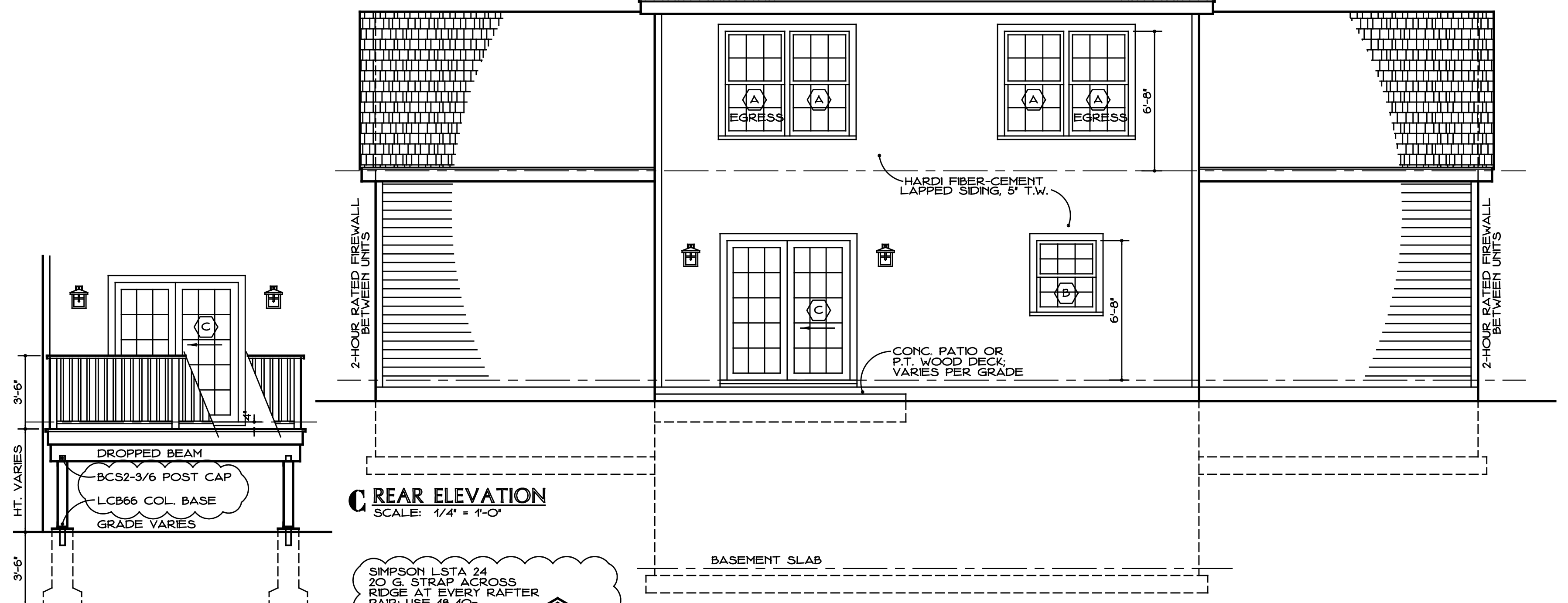
NOTES:  
GLASS TO BE TEMPERED WHERE REQUIRED.  
UNITS TO HAVE INSULATED ARGON-FILLED GLAZING.  
PROVIDE SCREENS & LOCKS FOR ALL OPERABLE UNITS.



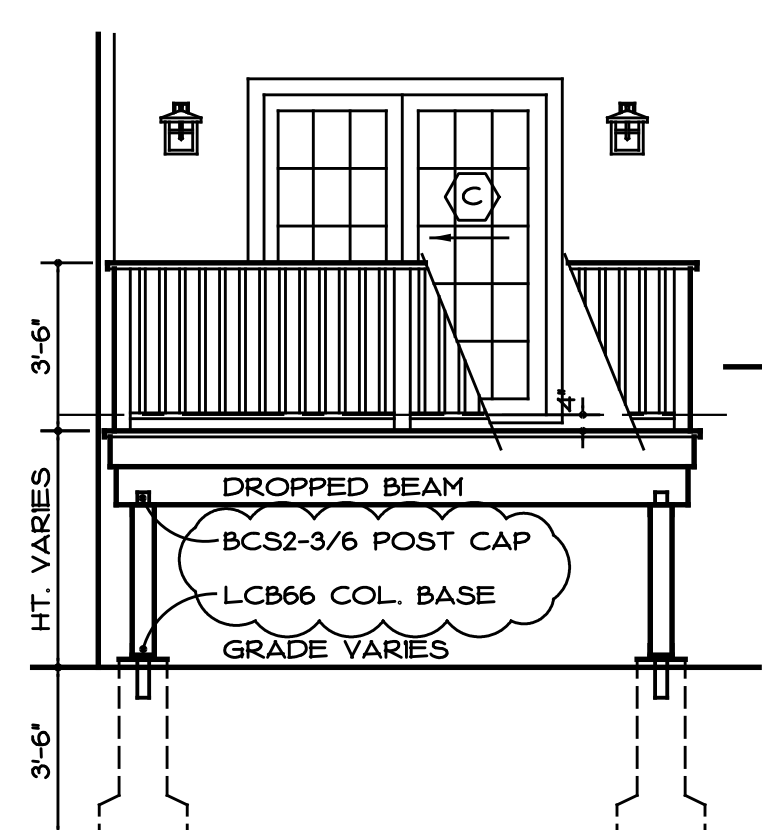
**A FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**B TYP. SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**C REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**OPT. DECK ELEV.**  
SCALE: 1/4" = 1'-0"

**TYP. ROOF CONSTRUCTION**

ARCH. GRADE ASPHALT ROOFING SHINGLES UNDERLAYMENT PER ROOFING MANUF. ICE/WATER BARRIER AT EAVES & RAKES 5/8" ZIP ROOF SHEATHING FRAMING PER ROOF FRAMING PLANS CLOSED-CELL SPRAY FOAM INSULATION: R-56 1/2" GYPSUM WALLBOARD CLG.

**TYP. EXT. WALL CONSTRUCTION**

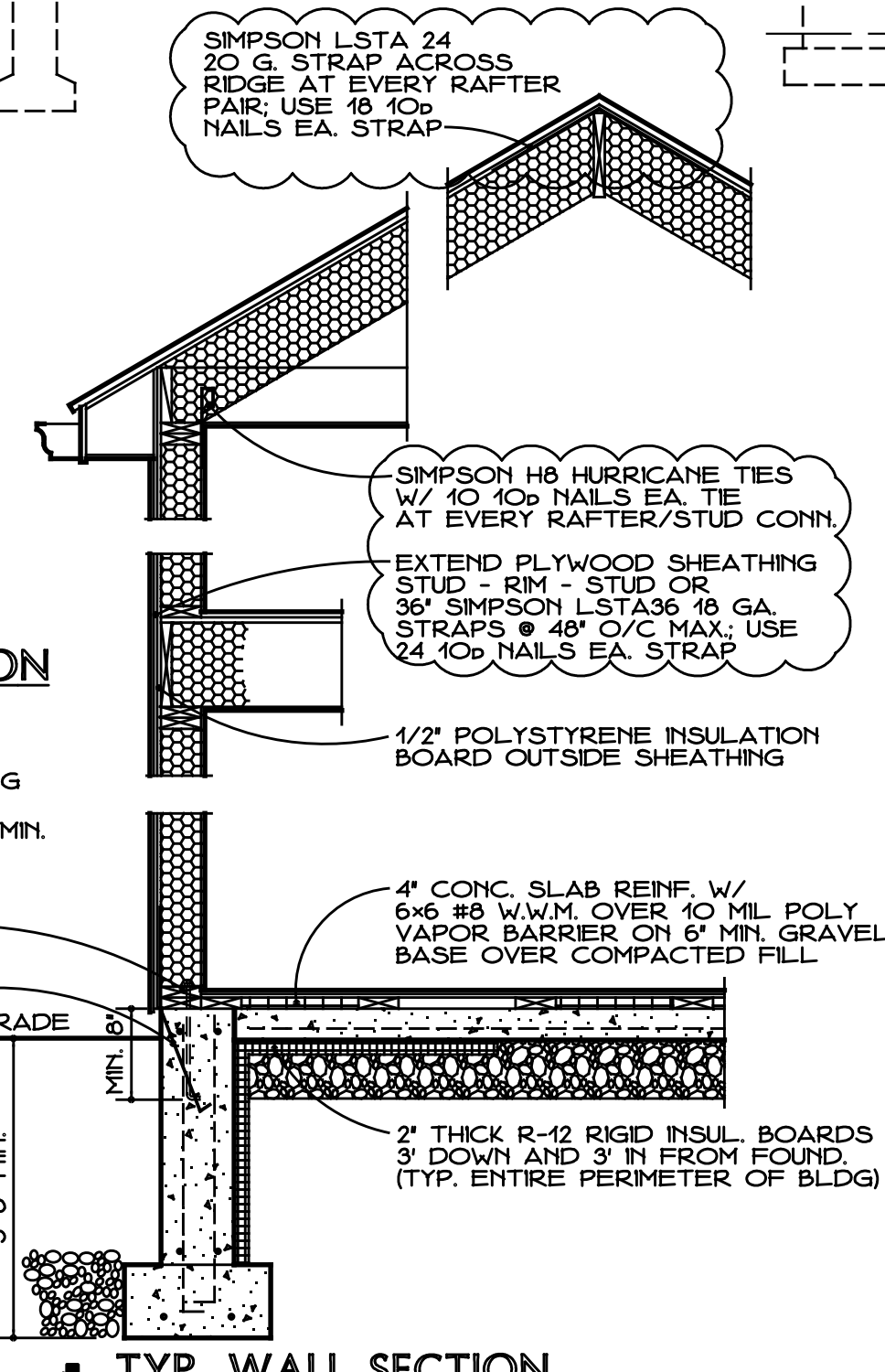
HARDI LAPPED SIDING, 5' T.W. AIR INFILTRATION BARRIER (TYVEK OR EQUAL) 1/2" RIGID POLYSTYRENE INSULATION R-2 MIN. 1/2" EXT. PLYWOOD SHEATHING OR ZIP SHEATHING 2x6 STUDS @ 16" O/C CLOSED-CELL SPRAY FOAM INSULATION: R-28 MIN. 1/2" GYPSUM WALLBOARD

**TYP. FOUND. CONSTRUCTION**

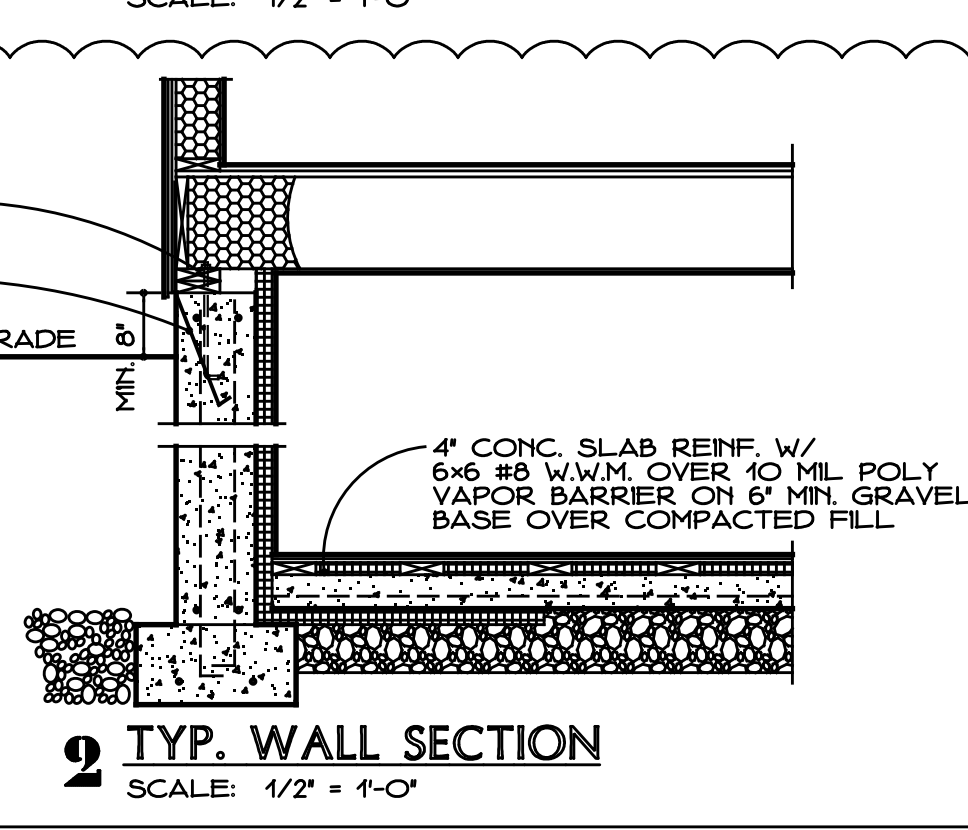
12" LONG x 1/2" DIA. ANCHOR BOLTS @ 4' O/C, MAX. 12" FROM ENDS OF PLATE, MIN. 2 PER PLATE RUN  
24" LONG 10 GA. STRAP-TIE HOLD-DOWNS @ 48" O/C TYP.  
10'x20" POURED CONC. FOUND. WALL REINF. W/ (2) HORIZ. #5 BARS TOP & BOTTOM AND VERT. #4 BARS @ 5'-0" O/C, BOTTOM HOOKED IN ALTERNATE DIRECTIONS  
10'x20" CONTINUOUS CONC. FOOTING W/ (2) #5 BARS, LAPPED BOT. OF FTG. AT 42" BELOW GRADE, MIN.

**TYP. FOUND. CONSTRUCTION**

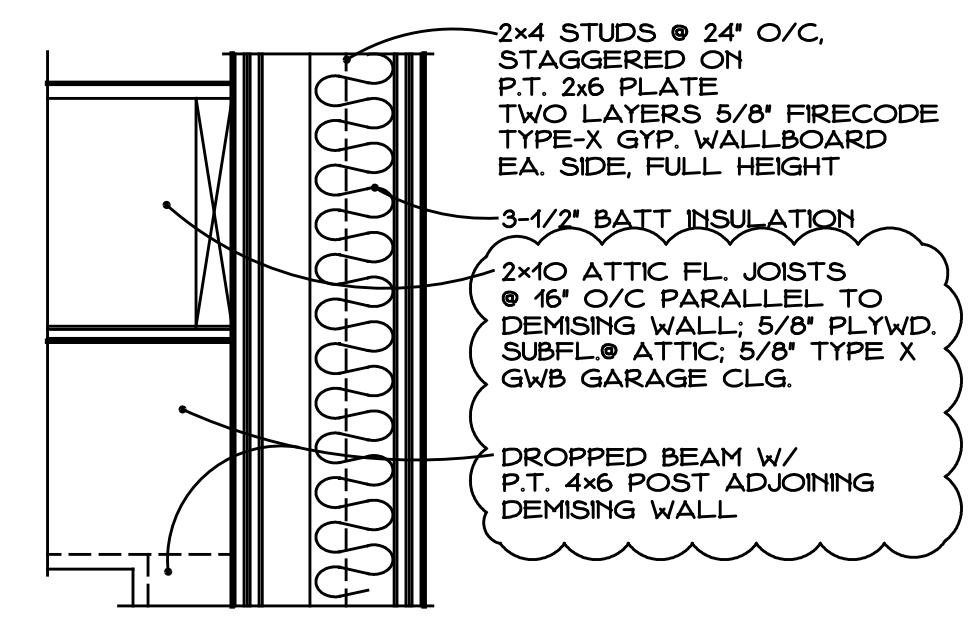
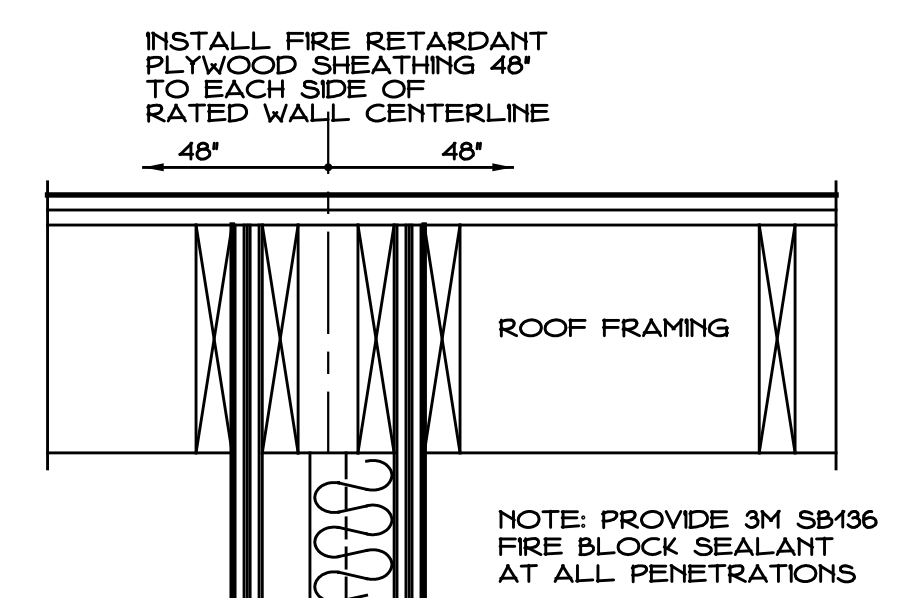
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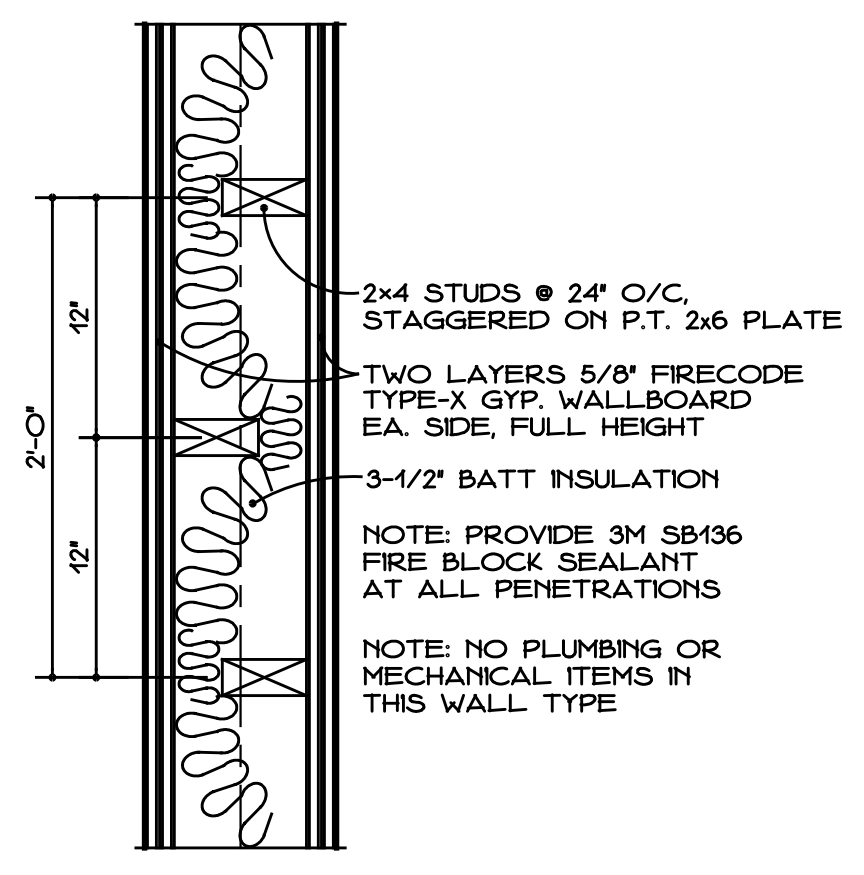
**1 TYP. WALL SECTION**  
SCALE: 1/2" = 1'-0"



**2 TYP. WALL SECTION**  
SCALE: 1/2" = 1'-0"



**WALL SECTION: UL 2-HR RATED PARTITION**  
GA WP 5530 FIRE RATED  
SCALE: 1-1/2" = 1'-0"



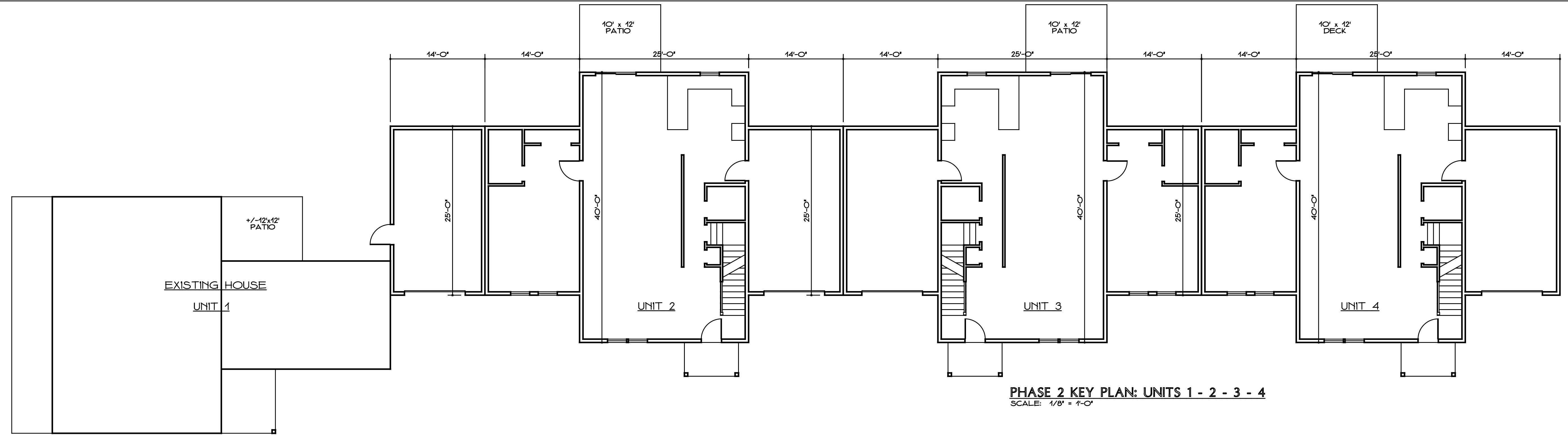
**PLAN DETAIL: UL 2-HR RATED PARTITION**  
GA WP 5530 FIRE RATED  
SCALE: 1-1/2" = 1'-0"

**MADISON PLACE LUXURY CONDOMINIUMS**  
18 POWERHOUSE ROAD MONTVILLE, CT

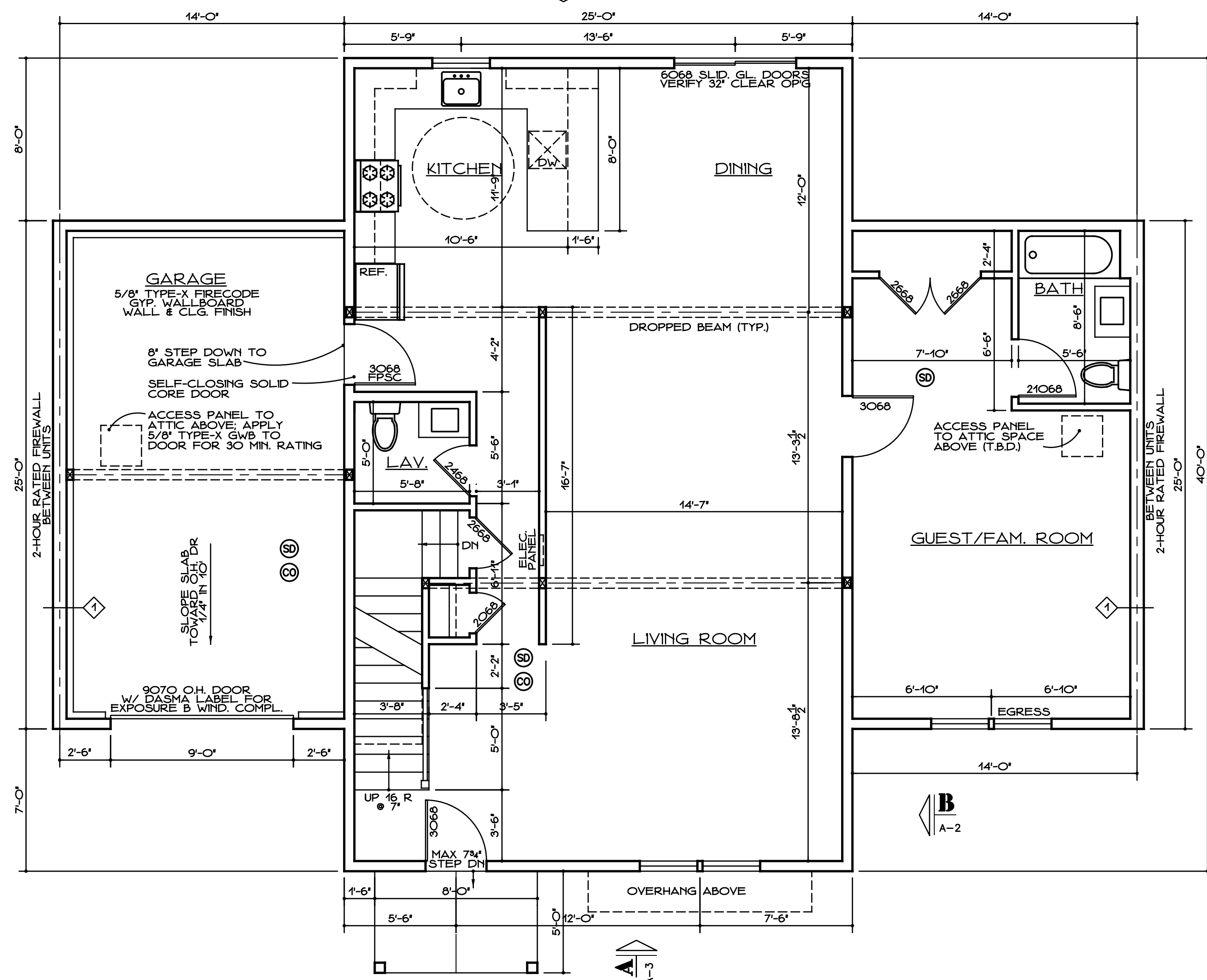
DATE: APR. 27, 2025  
REVISED: JUNE 10, 2026  
SCALE: AS NOTED  
DWG. NAME: EXTERIOR ELEVATIONS TYP. WALL SECTION & DETAILS  
PHASE 1: UNITS 5 AND 6

GILL & GILL ARCHITECTS, L.L.C.  
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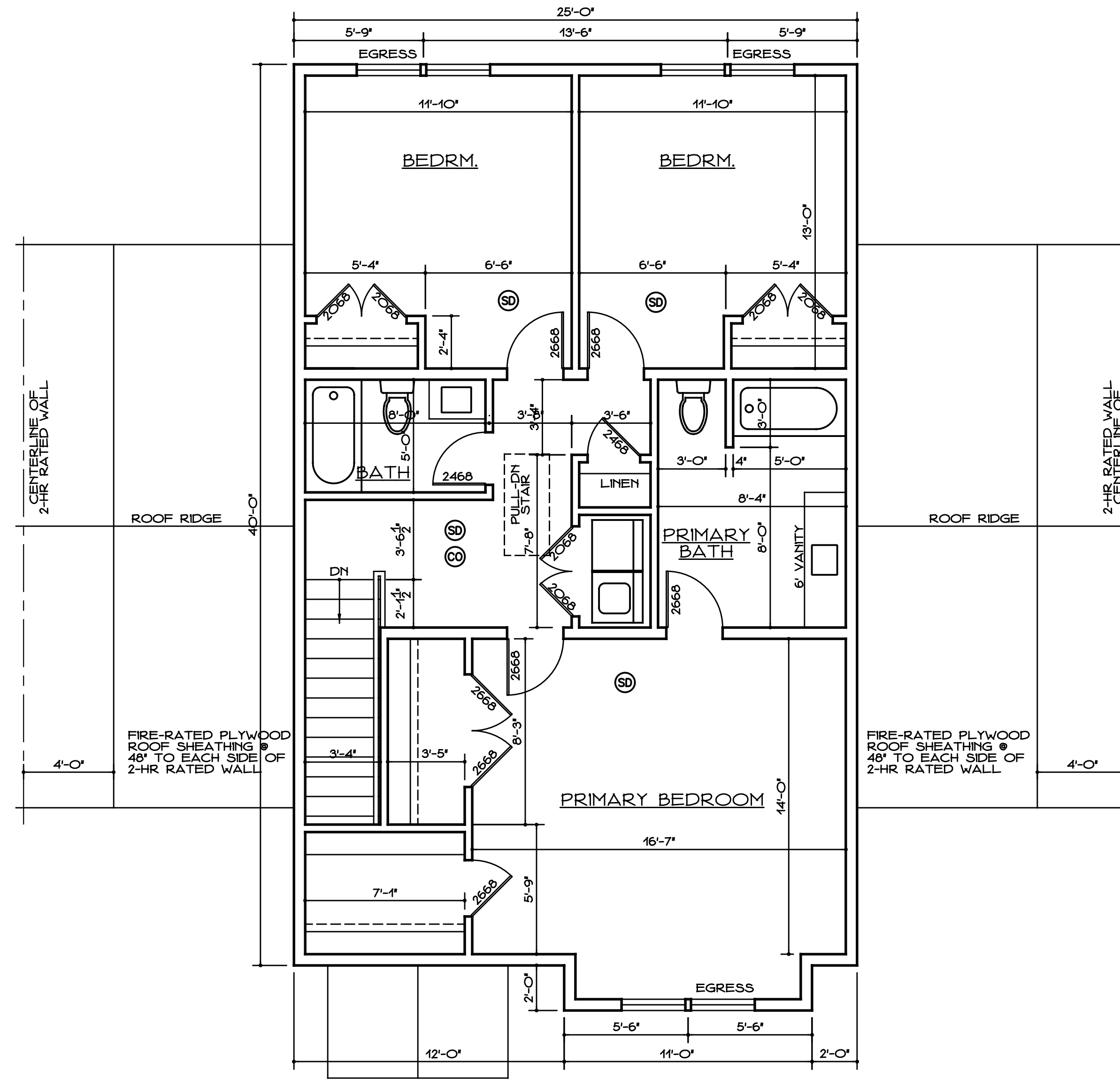
FILE NAME: 2506-A1.DWG  
DWG. NO.: 1A-4



**PHASE 2 KEY PLAN: UNITS 1 - 2 - 3 - 4**  
SCALE: 1/8" = 1'-0"



**TYP. FIRST FL. PLAN**  
SCALE: 1/4" = 1'-0"  
UNIT 3 SHOWN; UNITS 2 & 4 SIMILAR



**TYP. SECOND FL. PLAN**  
SCALE: 1/4" = 1'-0"  
UNIT 3 SHOWN; UNITS 2 & 4 SIMILAR

<b>MADISON PLACE LUXURY CONDOMINIUMS</b>	
18 POWERHOUSE ROAD MONTVILLE, CT	
DATE: FEB. 27, 2026	FILE NAME: 2506-A1.DWG
REVISED: JUNE 10, 2026	DWG. NO.:
SCALE: AS NOTED	<b>2A-1</b>
DWG. NAME: <b>KEY PLAN TYP. UNIT FLOOR PLANS PHASE 2: UNITS 2, 3 AND 4</b>	

**WIND BRACING NOTES:**

DESIGN: ASCE/SEI 7-10, METHOD 1:  
WIND LOADING CONNECTION  
REQUIREMENTS (NORMAL WIND  
SPEED 120 MPH, 3 SEC. GUSTS)

**STANDARD REQUIREMENTS:**

1. ROOF SHEATHING: 1/2" PLYWOOD W/ 8d NAILS @ 6" O/C AT PANEL EDGES.
2. RAFTER STRAPS AT RIDGE: SIMPSON LSTA 24 20 GA. STRAP OVER RIDGE @ EVERY RAFTER PAIR.
3. RAFTER STRAPS TO SECOND FLOOR WALL STUDS: SIMPSON H8 AT EACH RAFTER.
4. SECOND FL. STUDS - RM - FIRST FL. STUDS: LSTA 36 STRAPS SECURED W/ 24 10d NAILS.
5. STRAP BETWEEN HEADERS 8'-0" OR MORE TO JACK STUDS: SIMPSON H8.
6. FIRST FL. STUDS TO CONC. FOUNDATION: 24" LONG STRAP-TIE HOLDDOWNS @ 48" O/C
7. EXT. PLYWOOD SHEATHING: 1/2" PLYWD W/ 8d NAILS @ 6" O/C @ PANEL EDGES, UNLESS OTHERW. NOTED. PROVIDE 2x4 SOLID BLOCKING ON THE FLAT BETWEEN ALL STUDS @ HORIZ. PLYWD JOISTS FOR THE CONTINUATION OF NAILING PATTERN.

**FRAMING NOTES & LEGEND:**

1. ALL NEW FRAMING LUMBER TO BE KILN-DRY DOUG. FIR CLEAR GRADE FB-875 PSI FOR REP. USE OR EQUAL.
2. BRIDGING SHALL BE 8'-0" O/C. MAX.
3. DOUBLE ALL JOISTS & RAFTERS @ PARALLEL PARTITIONS, ALL EDGES, & AROUND OPENINGS EXCEEDING 24".
4. EXCEPT AS NOTED, ALL WINDOW & DOOR HEADERS SHALL BE (2) 2x10 W/ 1 LAYER OF 1/2" PLYWD. IN BET. FOR 2x4 WALL CONSTRUCTION & (3) 2x10 W/ 2 LAYERS OF 1/2" PLYWD FOR 2x6 WALL CONSTRUCTION TO EXACT WIDTH OF FRAMING WALLS.
5. ALL WALLS, EXCEPT AS NOTED, ARE DIMENSIONED TO THE EDGE OF ROUGH FRAMING.
6. FOOTINGS SHALL REST ON UNDISTURBED SOIL AT A MIN. OF 3'-6" BELOW FINISH GRADE, OR SOLID ROCK. CONFIRM MIN. SOIL BEARING CAPACITY OF 1500 PSF IN THIS LOCATION.
7. USE GALVANIZED NAILS AND PRESSURE-TREATED WOOD FOR EXTERIOR WORK, UNYO.
8. ALL WOOD IN CONTACT W/ CONCRETE OR MASONRY TO BE PRESSURE-TREATED.
9. ALL FASTENERS USED FOR TREATED LUMBER & PLYWOOD MUST BE TYPE 304 STAINLESS STEEL OR HOT-DIPPED GALVANIZED AND IN PACKAGING NOTED AS CORROSION RESISTANT.

**TYP. NOTES:**

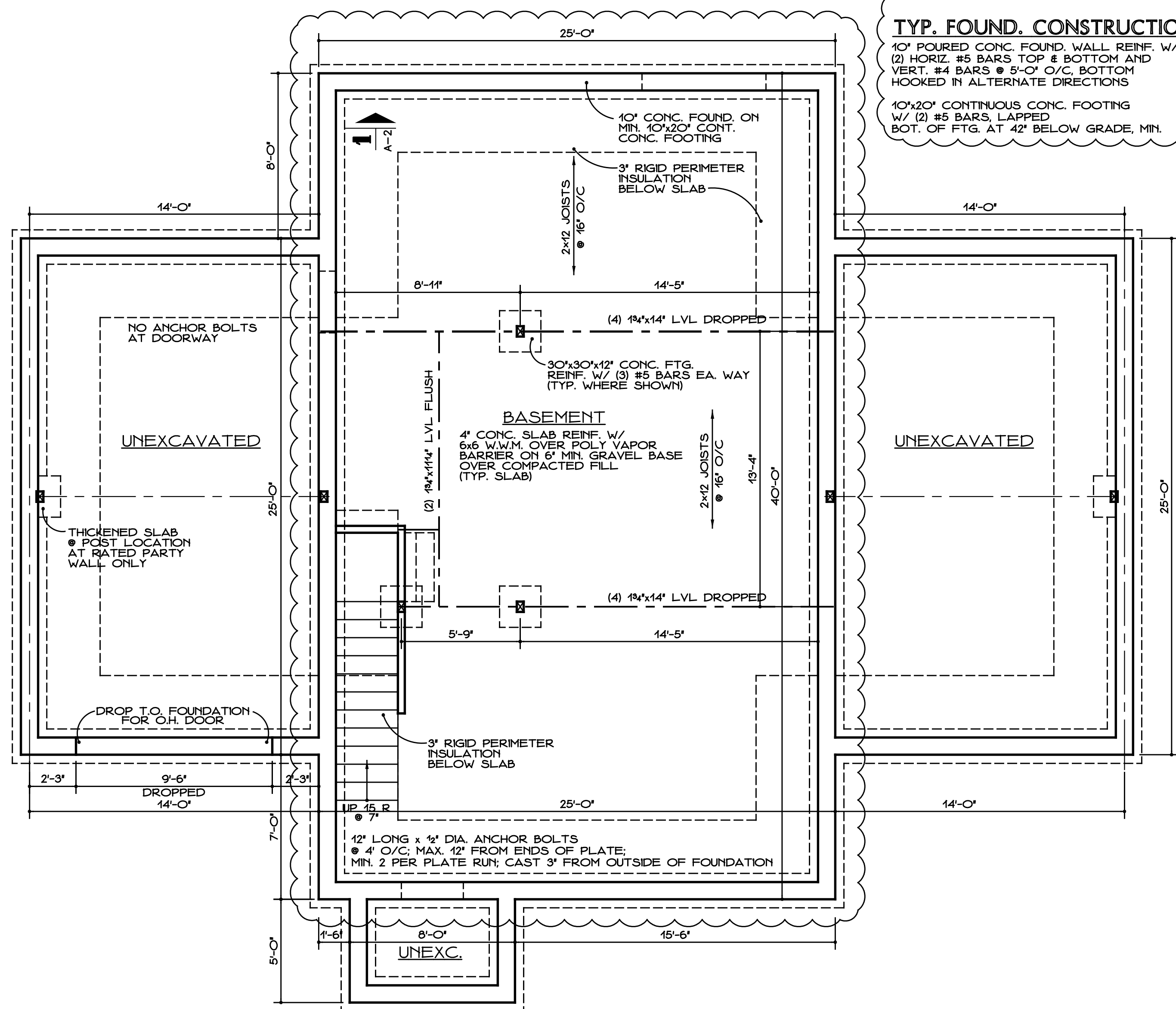
1. CONSTRUCTION SHALL COMPLY W/ LOCAL, STATE & OTHER APPLICABLE BUILDING CODES.
2. OUTLETS IN BATHROOMS AND OVER KITCHEN COUNTERTOPS TO BE GROUNDED TYPE.
3. DISPOSE OF ALL CONSTRUCTION DEBRIS IN A LEGAL MANNER; PROTECT ADJACENT AREAS FROM CONSTRUCTION DEBRIS AND NOISE.
4. APPLIANCES TO BE VENTED PER CODE. PROVIDE DEDICATED POWER AS REQUIRED.
5. LIGHTING TO BE LED TYPE.

**MECH./ELEC. NOTES:**

1. CONSTRUCTION SHALL COMPLY W/ LOCAL, STATE & OTHER APPLICABLE BUILDING CODES.
2. DO NOT RUN ANY ELEC. CONDUITS, FEEDERS, ETC. OR ANY GAS LINES THRU ADJOINING UNITS.
3. LOCATE METERS AT FRONT OF BUILDING; EXACT LOCATION T.B.D.
4. PROVIDE HEAT LOSS CALCULATIONS STAMPED BY ENGINEER FOR HVAC SYSTEM, INDICATING PROPER COVERAGE & PERFORMANCE; TEST & BALANCE SYSTEM FOLLOWING INSTALLATION.

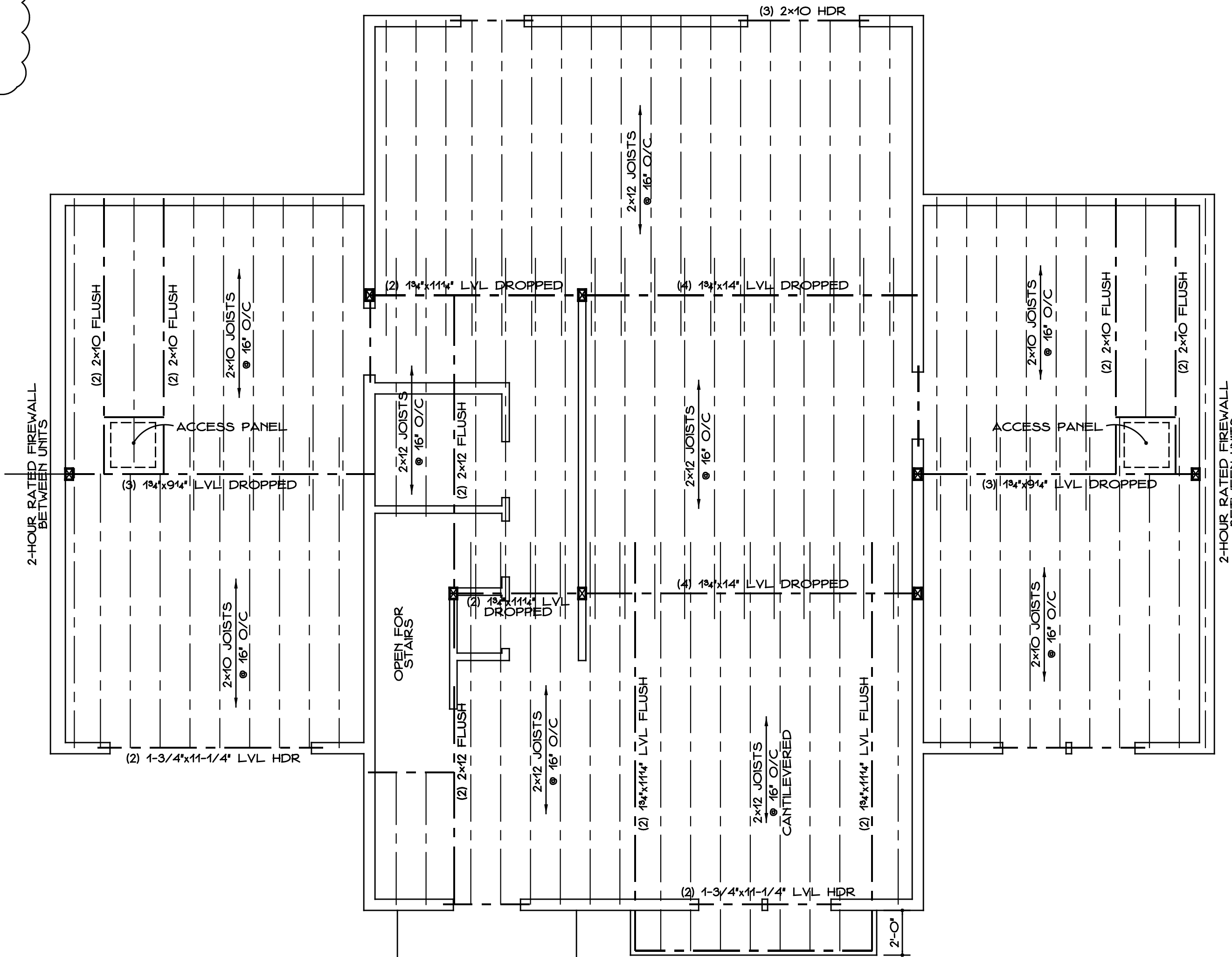
**TYP. FOUND. CONSTRUCTION**

10' POURED CONC. FOUND. WALL REINF W/ (2) HORIZ. #5 BARS TOP & BOTTOM AND VERT. #4 BARS @ 5'-0" O/C, BOTTOM HOOKED IN ALTERNATE DIRECTIONS  
10"x20" CONTINUOUS CONC. FOOTING W/ (2) #5 BARS, LAPPED BOT. OF FTG. AT 42" BELOW GRADE, MIN.



**FOUNDATION PLAN**

SCALE: 1/4" = 1'-0"  
UNIT 3 SHOWN; UNITS 2 & 4 MIRROR IMAGE



**SECOND FL. FRAMING PLAN**

SCALE: 1/4" = 1'-0"  
UNIT 3 SHOWN; UNITS 2 & 4 MIRROR IMAGE

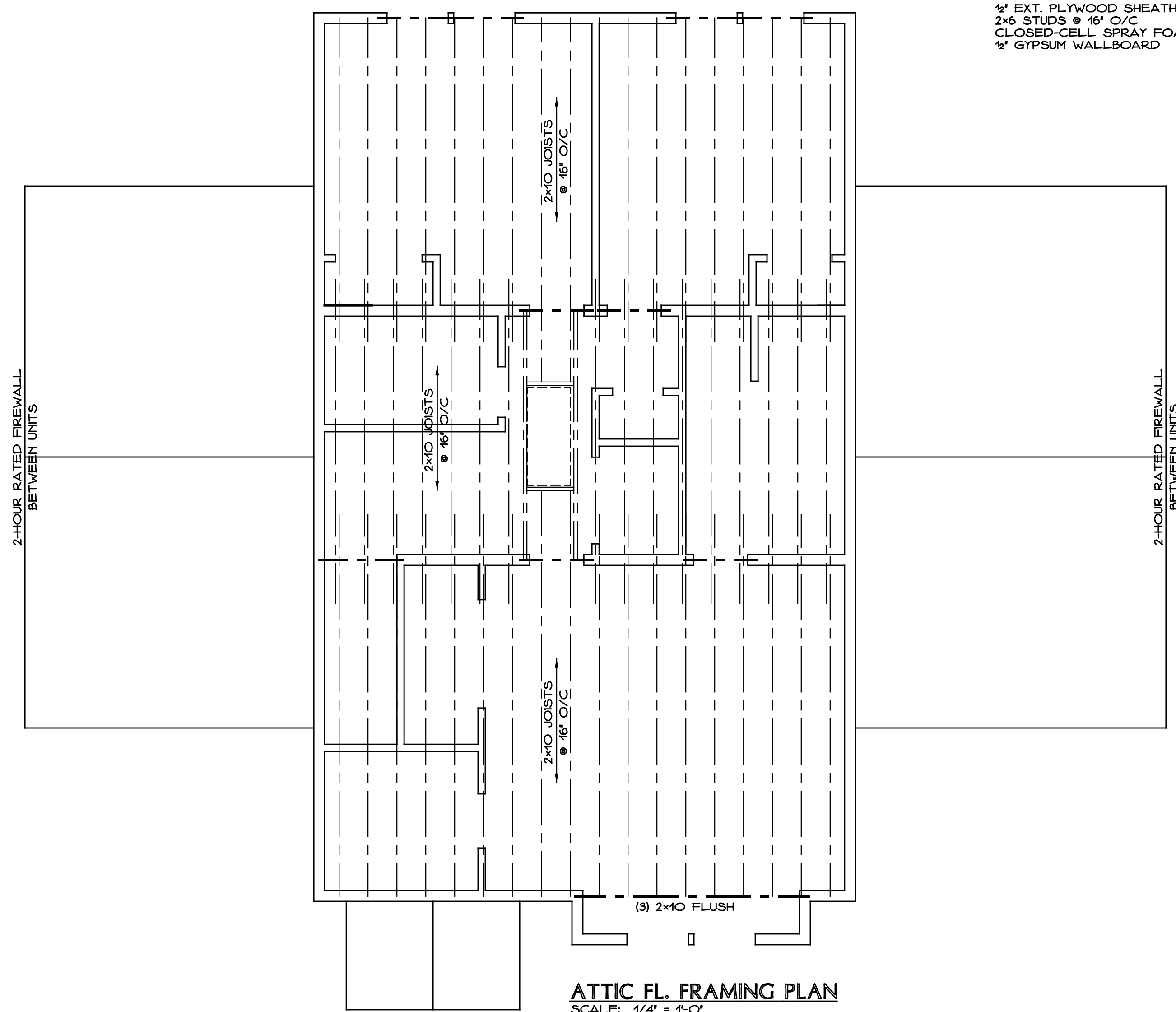
**MADISON PLACE LUXURY CONDOMINIUMS**

18 POWERHOUSE ROAD MONTVILLE, CT

DATE: FEB. 27, 2026	GILL & GILL ARCHITECTS, L.L.C. ARCHITECTS - DESIGNERS - PLANNERS	FILE NAME: 2506-A1.DWG
REVISED: JUNE 10, 2026		DWG. NO.:
SCALE: AS NOTED	17 High St. Suite 201 Norwalk, CT 06851 203.831.8808 T 203.831.8780 F www.GILLandGILL.com	<b>2A-2</b>

DWG. NAME:  
**FOUND. & SECOND FL. FRAMING FRAMING NOTES**

**PHASE 2: UNITS 2, 3 AND 4**



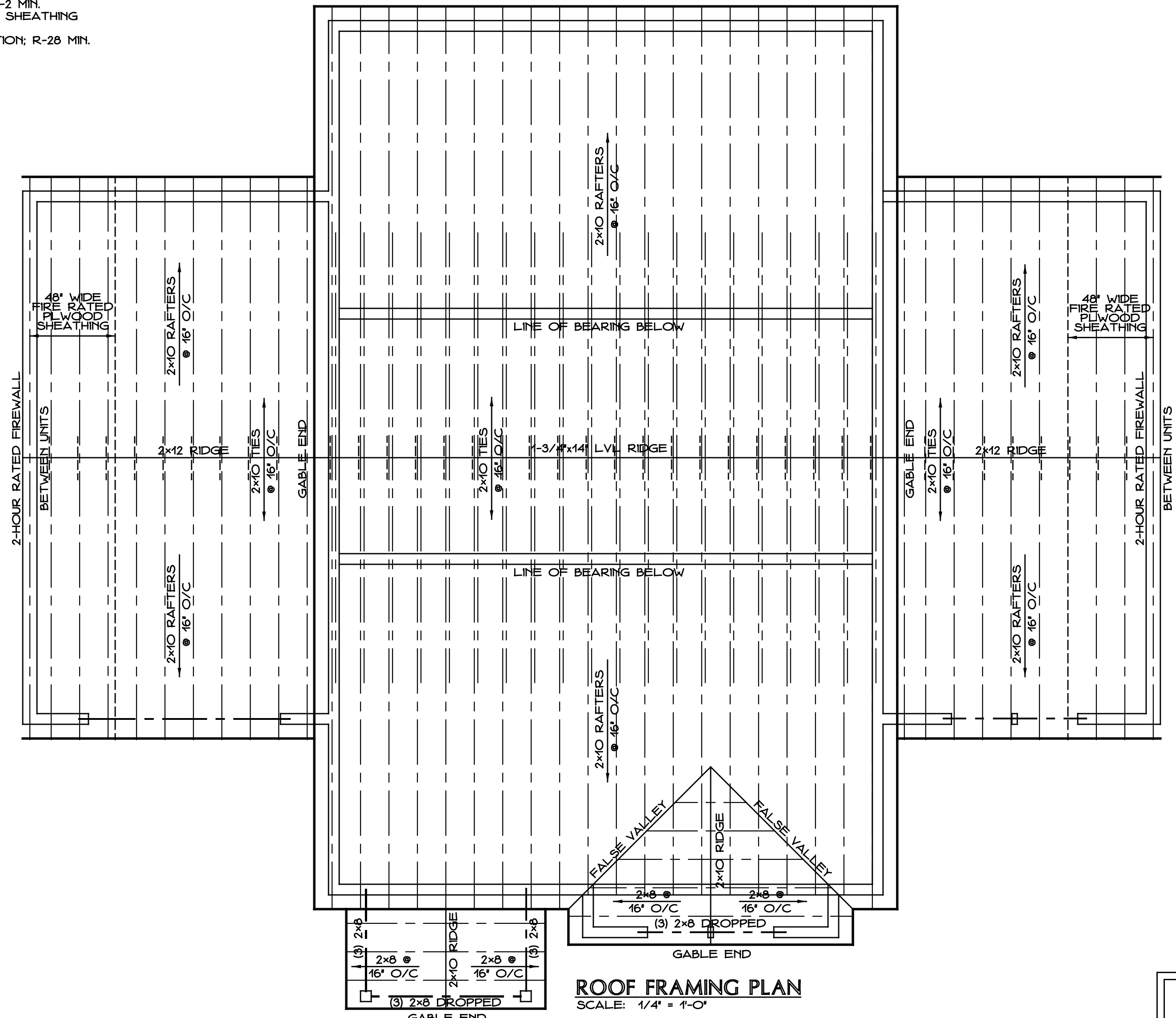
**ATTIC FL. FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"  
 UNIT 3 SHOWN; UNITS 2 & 4 MIRROR IMAGE

**TYP. ROOF CONSTRUCTION**

ARCH. GRADE ASPHALT ROOFING SHINGLES  
 UNDERLAYMENT PER ROOFING MANUF.  
 ICE/WATER BARRIER  
 AT EAVES & RAKES  
 5/8" ZIP ROOF SHEATHING  
 FRAMING PER ROOF FRAMING PLANS  
 CLOSED-CELL SPRAY FOAM INSULATION; R-56  
 1/2" GYPSUM WALLBOARD CLG.

**TYP. EXT. WALL CONSTRUCTION**

HARDI LAPPED SIDING, 5/8" T.W.  
 AIR INFILTRATION BARRIER (TYVEK OR EQUAL)  
 1/2" RIGID POLYSTYRENE INSULATION R-2 MIN.  
 1/2" EXT. PLYWOOD SHEATHING OR ZIP SHEATHING  
 2x6 STUDS @ 16" O/C  
 CLOSED-CELL SPRAY FOAM INSULATION; R-28 MIN.  
 1/2" GYPSUM WALLBOARD



**ROOF FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"  
 UNIT 3 SHOWN; UNITS 2 & 4 MIRROR IMAGE

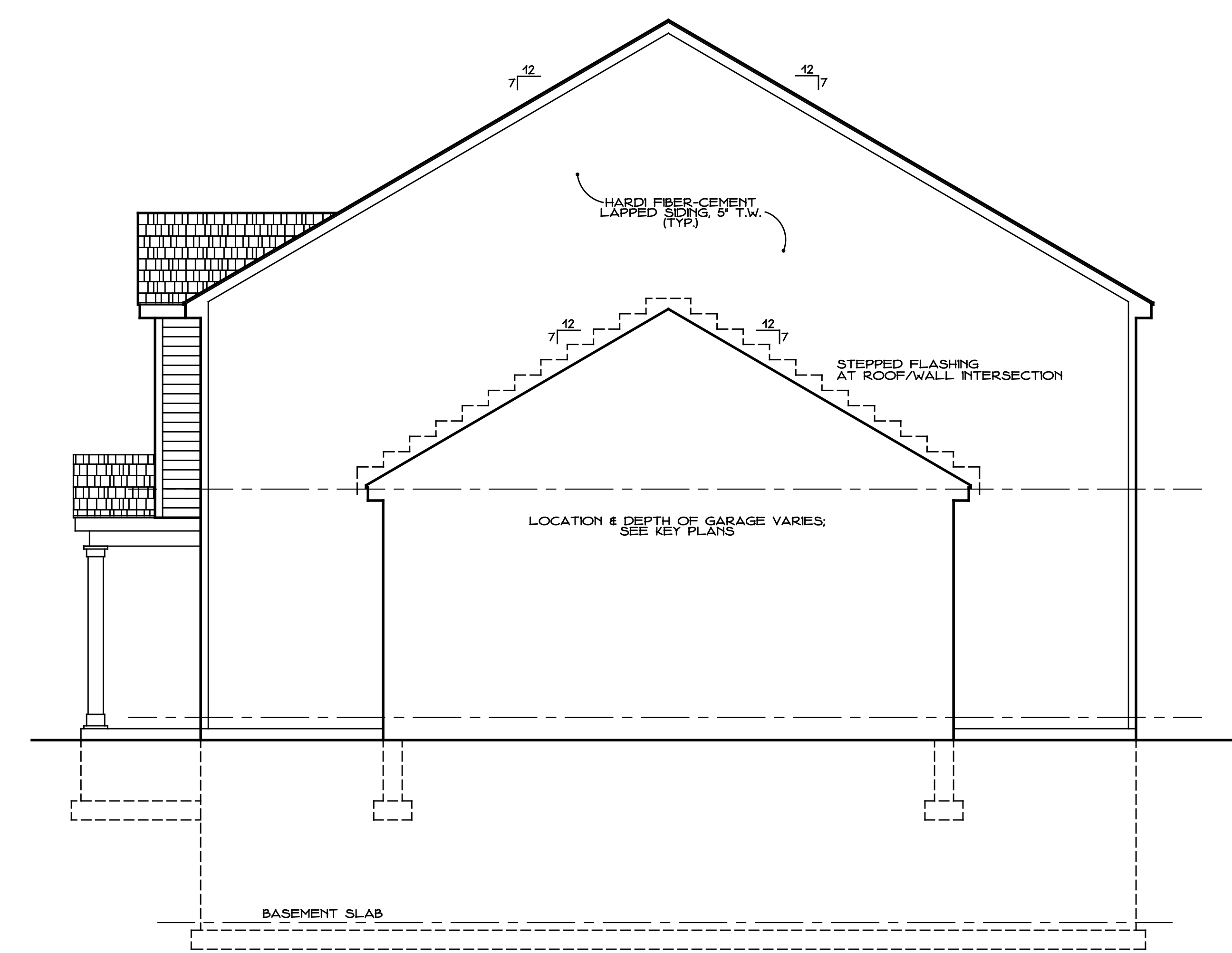
<b>MADISON PLACE LUXURY CONDOMINIUMS</b>		18 POWERHOUSE ROAD MONTVILLE, CT
DATE: FEB. 27, 2026	<b>GILL &amp; GILL ARCHITECTS, L.L.C.</b> ARCHITECTS - DESIGNERS - PLANNERS	FILE NAME: 2506-A1.DWG
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SCALE: AS NOTED	17 High St. Suite 201 Norwalk, CT 06851 203.831.8808 T 203.831.8780 F www.GILLandGILL.com	<b>2A-3</b>
DWG. NAME: <b>ATTIC &amp; ROOF FRAMING PLANS CONSTRUCTION NOTES</b>		PHASE 2: UNITS 2, 3 AND 4

WINDOW & FRENCH DOOR SCHEDULE			
UNIT NO.	OPERATION	UNIT SIZE (WxH)	REMARKS
A	DBL. HUNG	3'-0" x 5'-0"	EGRESS WINDOW
B	DBL. HUNG	3'-0" x 3'-2"	
C	SLID. FR. DOORS	6'-0" x 6'-8"	32" MIN. CLEAR OPENING

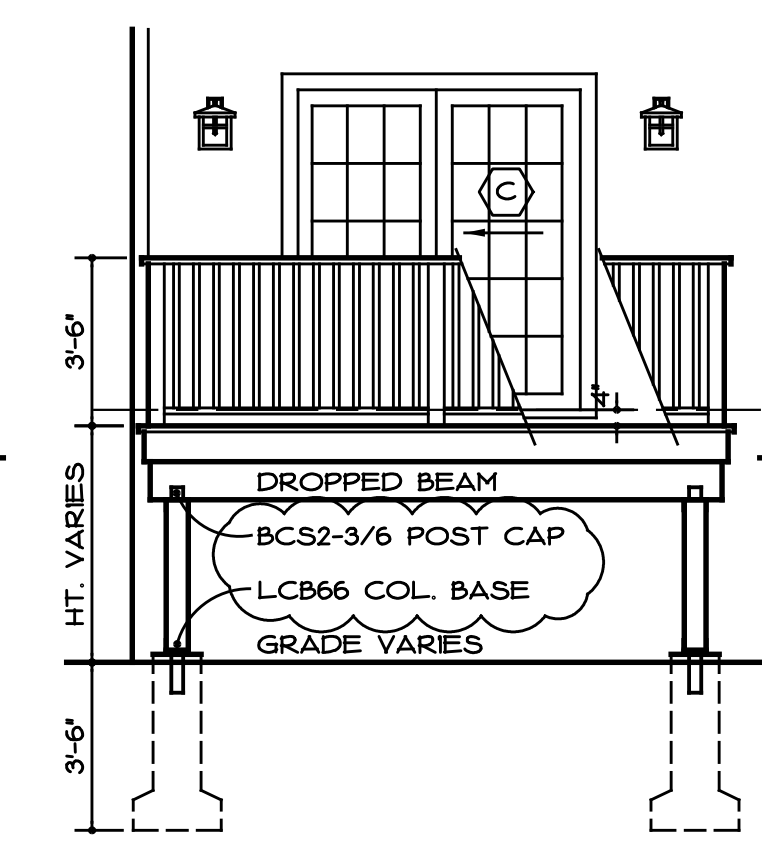
NOTES:  
GLASS TO BE TEMPERED WHERE REQUIRED.  
UNITS TO HAVE INSULATED ARGON-FILLED GLAZING.  
PROVIDE SCREENS & LOCKS FOR ALL OPERABLE UNITS.



**A FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"  
UNIT 3 SHOWN; UNITS 2 & 4 MIRROR IMAGE



**B TYP. SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"  
UNIT 3 SHOWN; UNITS 2 & 4 MIRROR IMAGE



**OPT. DECK ELEV.**  
SCALE: 1/4" = 1'-0"



**C REAR ELEVATION**  
SCALE: 1/4" = 1'-0"  
UNIT 3 SHOWN; UNITS 2 & 4 MIRROR IMAGE

**TYP. ROOF CONSTRUCTION**

ARCH. GRADE ASPHALT ROOFING SHINGLES UNDERLAYMENT PER ROOFING MANUF. ICE/WATER BARRIER AT EAVES & RAKES  
1/2" ZIP ROOF SHEATHING FRAMING PER ROOF FRAMING PLANS  
CLOSED-CELL SPRAY FOAM INSULATION; R-56  
1/2" GYPSUM WALLBOARD CLG.

**TYP. EXT. WALL CONSTRUCTION**

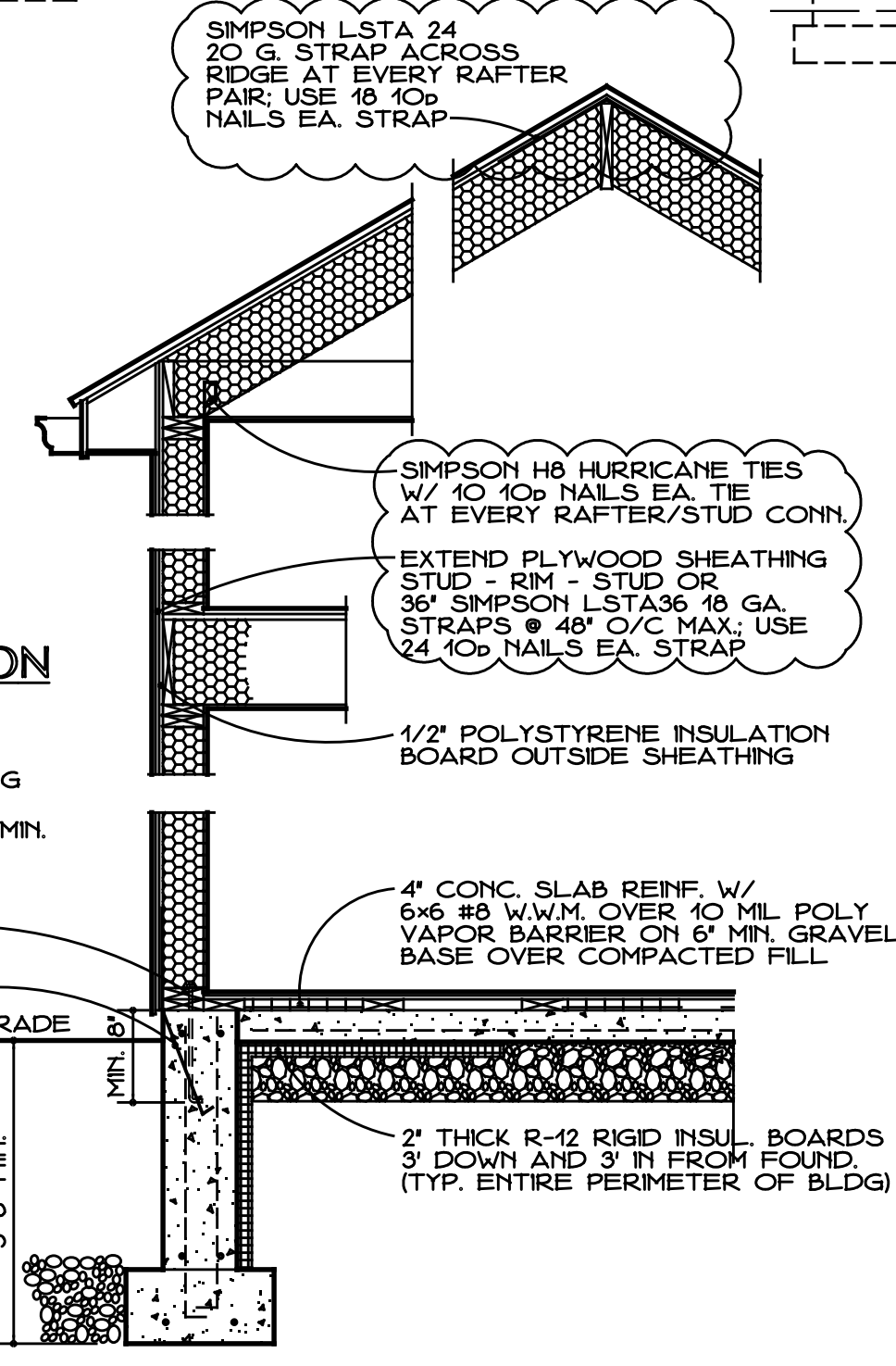
HARDI LAPPED SIDING, 5" T.W.  
AIR INFILTRATION BARRIER (TYVEK OR EQUAL)  
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2x6 STUDS @ 16" O/C  
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**TYP. FOUND. CONSTRUCTION**

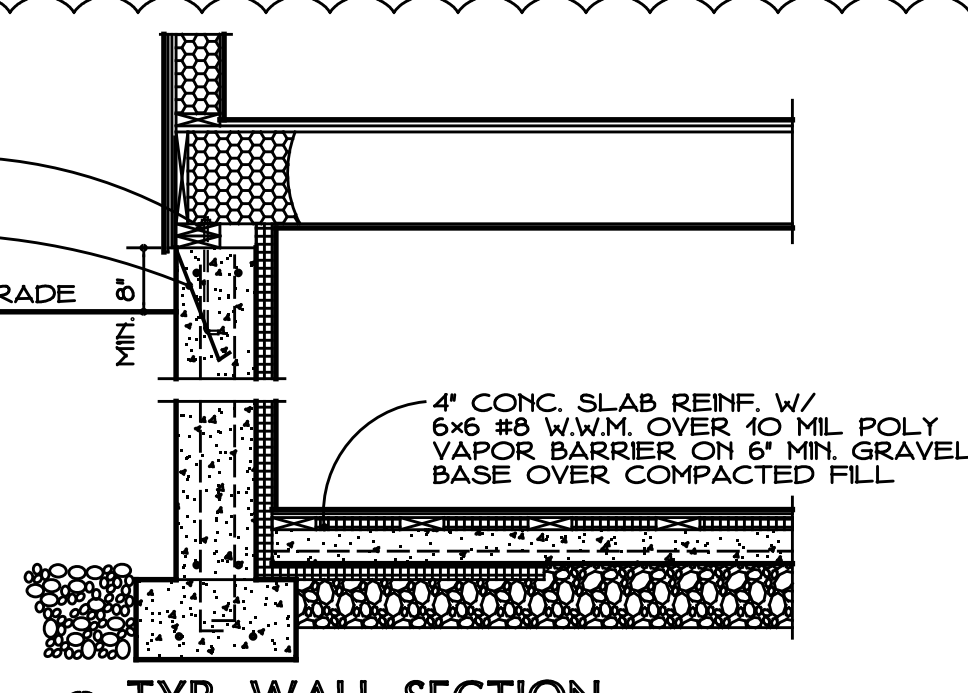
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10"x20" CONTINUOUS CONC. FOOTING W/ (2) #5 BARS, LAPPED BOT. OF FTG. AT 42" BELOW GRADE, MIN.

**TYP. FOUND. CONSTRUCTION**

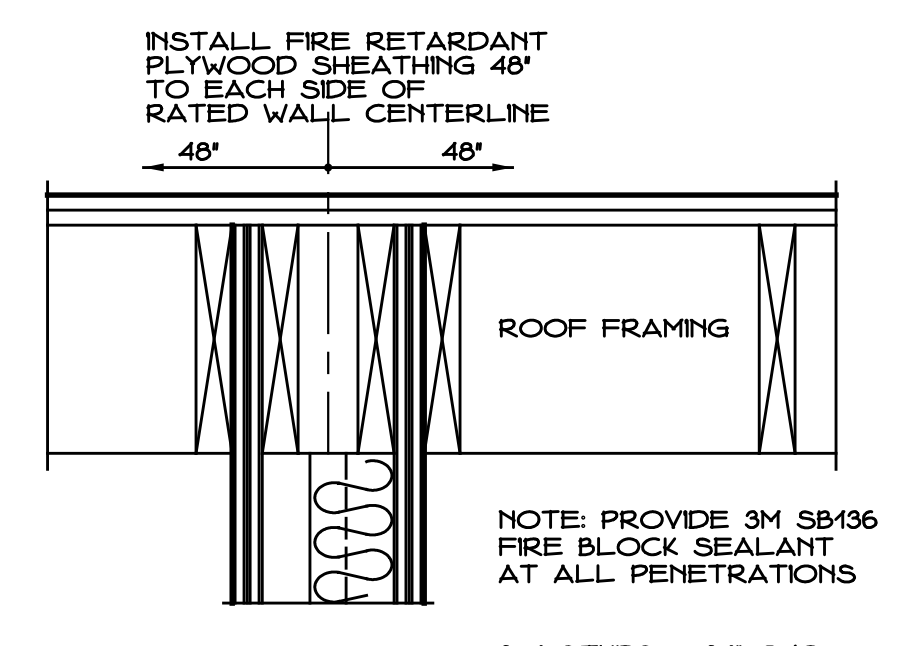
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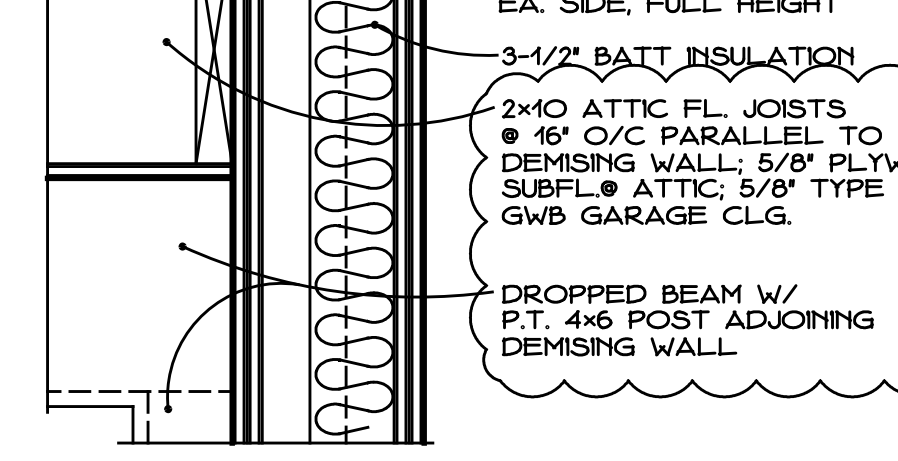
**1 TYP. WALL SECTION**  
SCALE: 1/2" = 1'-0"



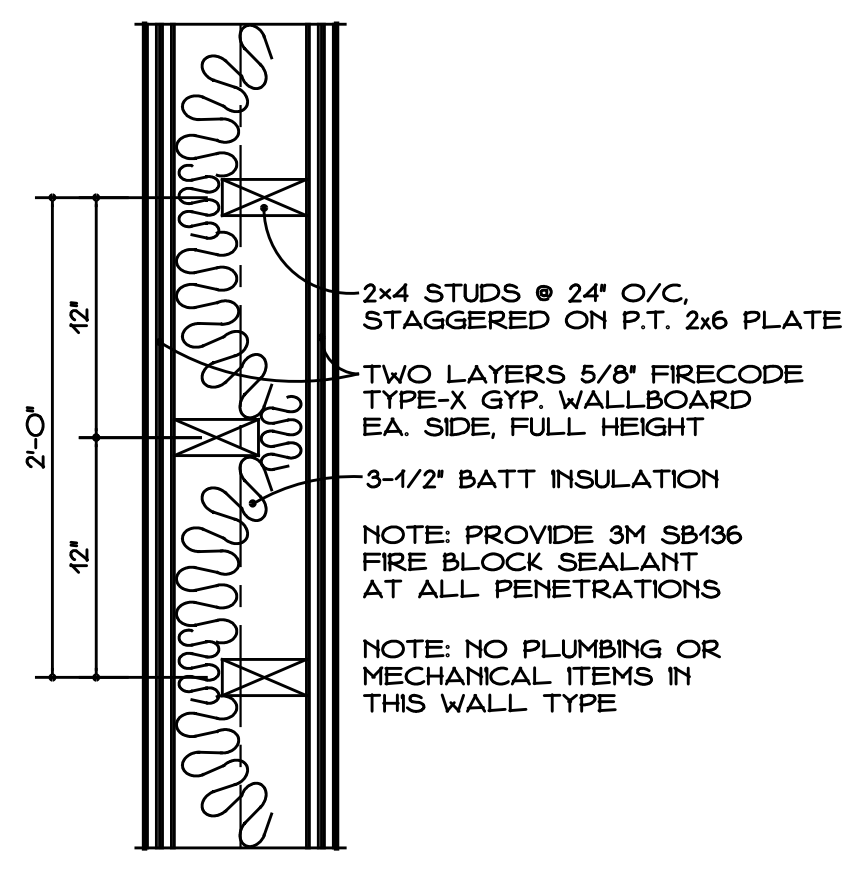
**2 TYP. WALL SECTION**  
SCALE: 1/2" = 1'-0"



**ROOF FRAMING**



**WALL SECTION: UL 2-HR RATED PARTITION**  
GA WP 5530 FIRE RATED  
SCALE: 1-1/2" = 1'-0"



**PLAN DETAIL: UL 2-HR RATED PARTITION**  
SCALE: 1-1/2" = 1'-0"

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18 POWERHOUSE ROAD MONTVILLE, CT

DATE: FEB. 27, 2026  
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SCALE: AS NOTED  
DWG. NAME: EXTERIOR ELEVATIONS TYP. WALL SECTION & DETAILS  
PHASE 2: UNITS 2, 3 AND 4

FILE NAME: 2506-A1.DWG  
DWG. NO.:  
GILL & GILL ARCHITECTS, L.L.C. ARCHITECTS, DESIGNERS, PLANNERS  
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**2A-4**