

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
EXTERIOR ELEVATIONS; TYP. WALL SECTION & DETAILS

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

OWNER

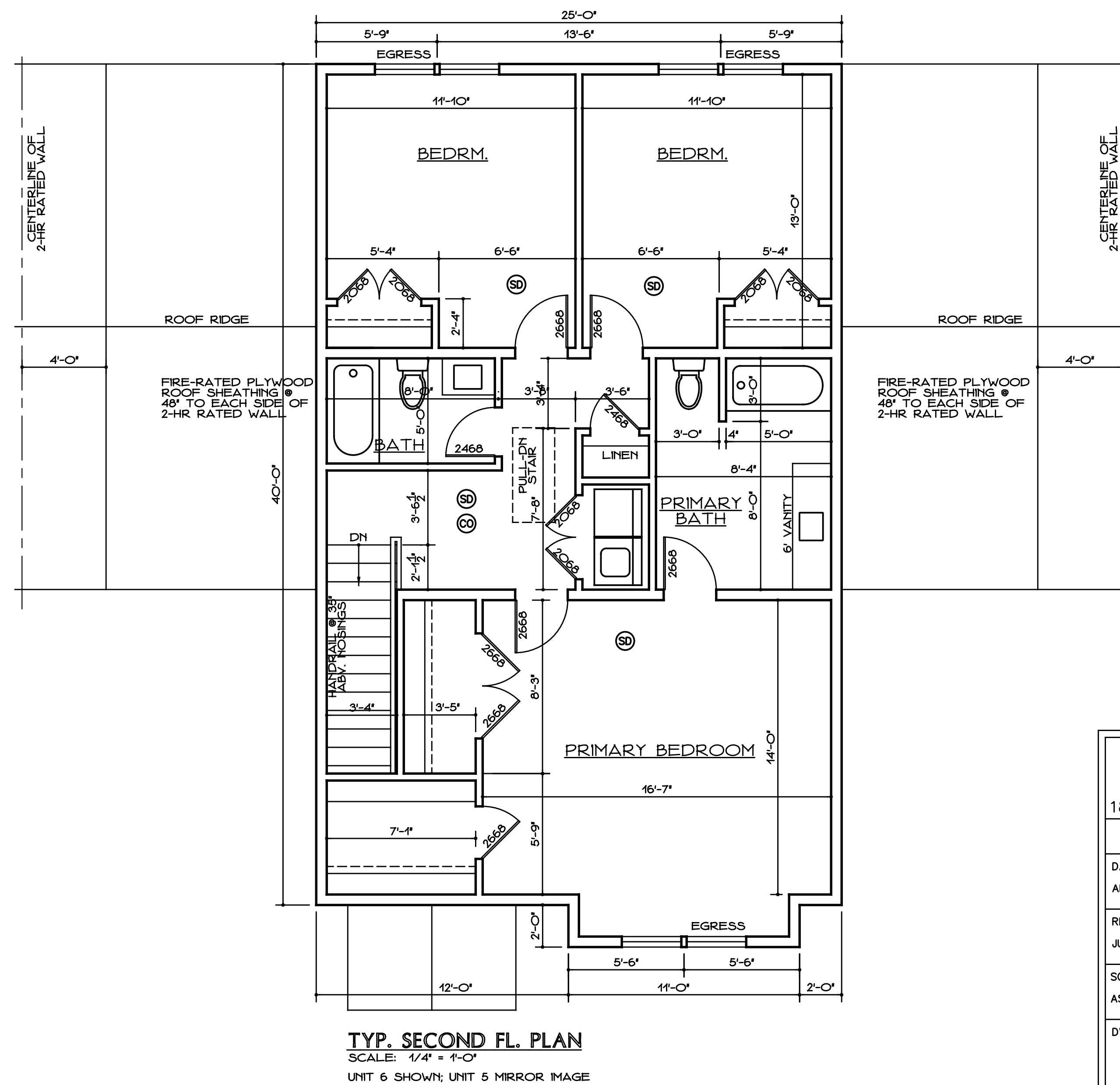
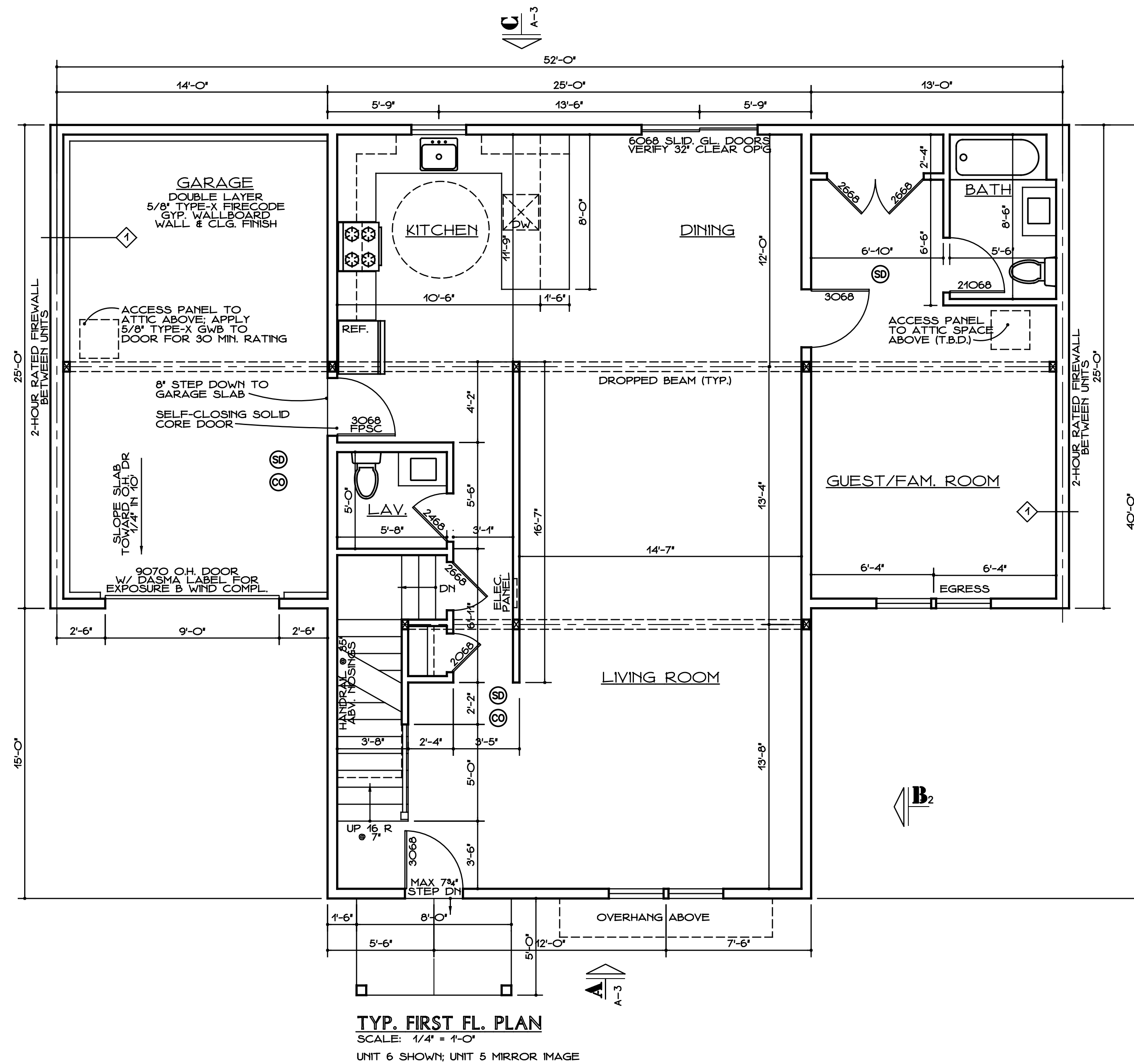
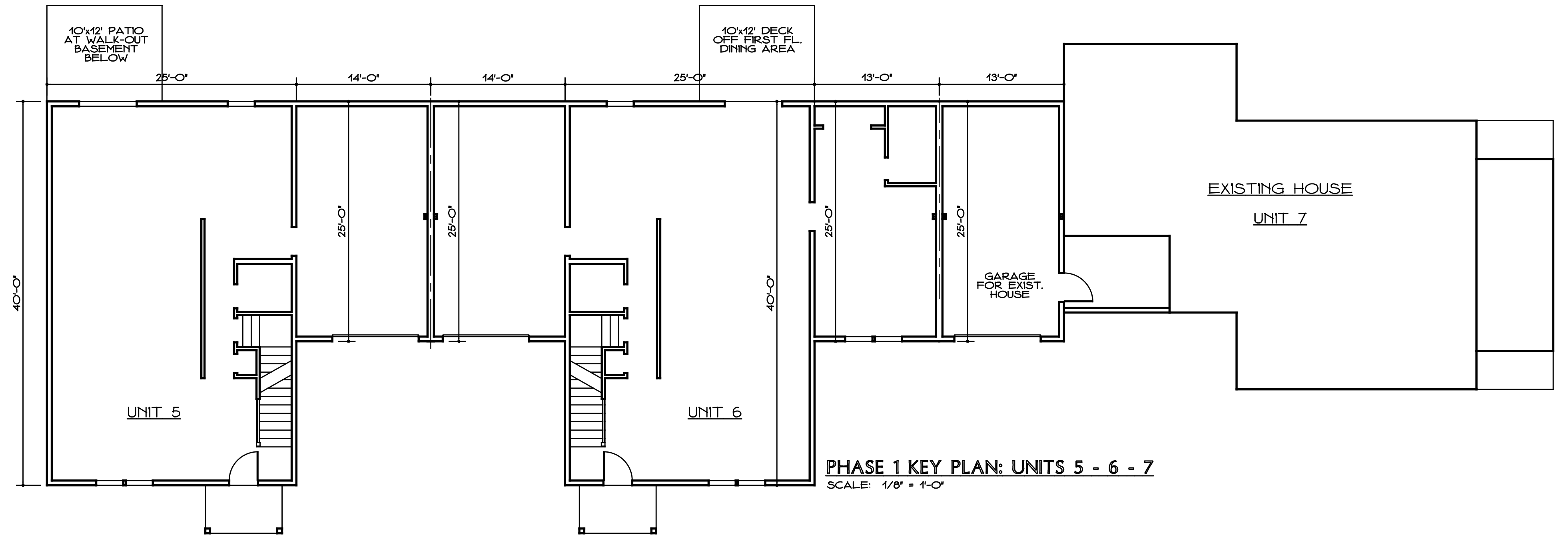
JNE HOLDINGS, LLC
338 Westport Road
Wilton, Connecticut

ISSUED WITH REVISIONS: JULY 9, 2026
ISSUED WITH REVISIONS: JUNE 10, 2026
ISSUED WITH REVISIONS: APRIL 15, 2026
ISSUED WITH REVISIONS: MARCH 6, 2026

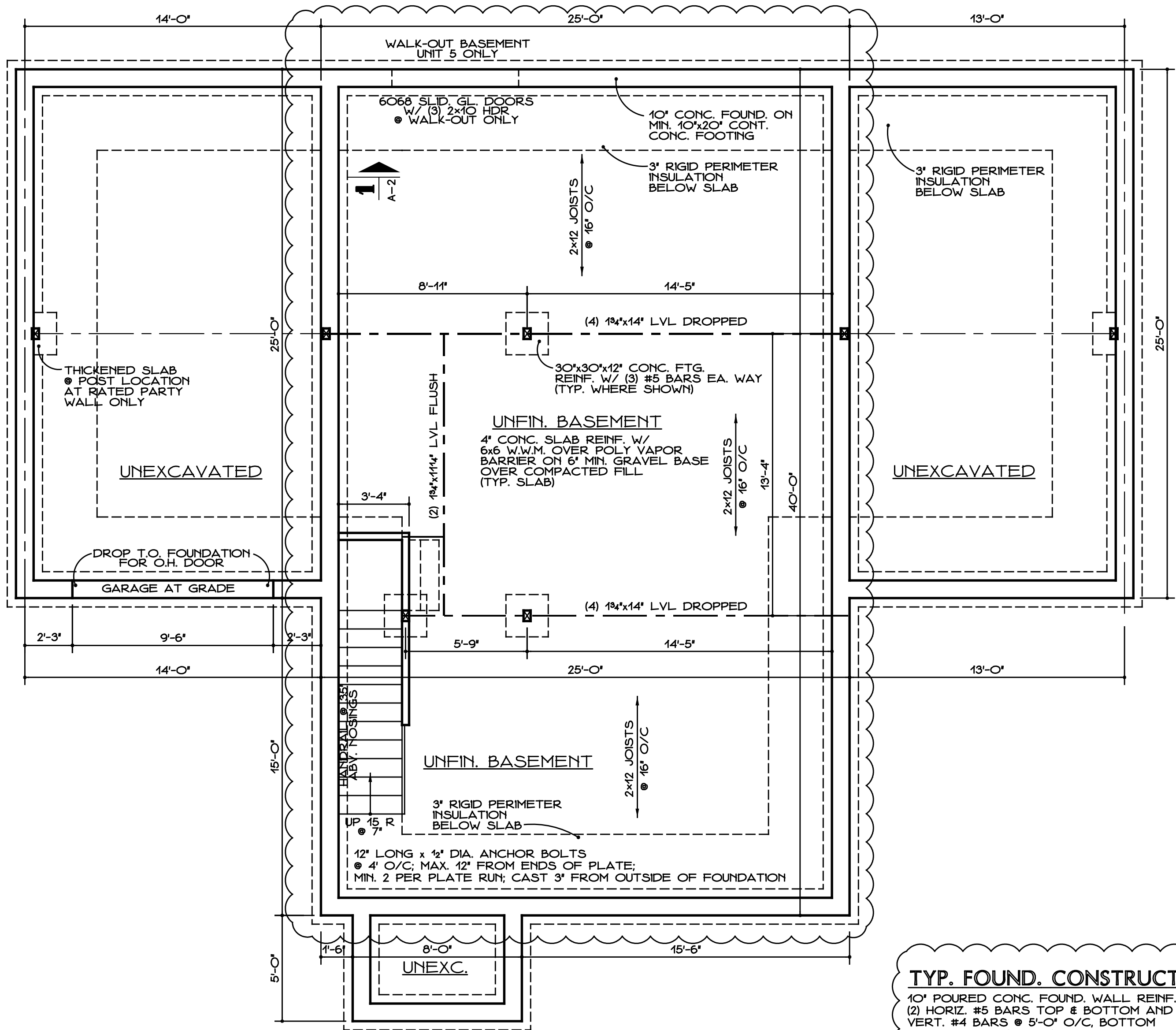
Issued for Permits: Feb. 27, 2026

ARCHITECTS

GILL & GILL
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ARCHITECTS . DESIGNERS . PLANNERS
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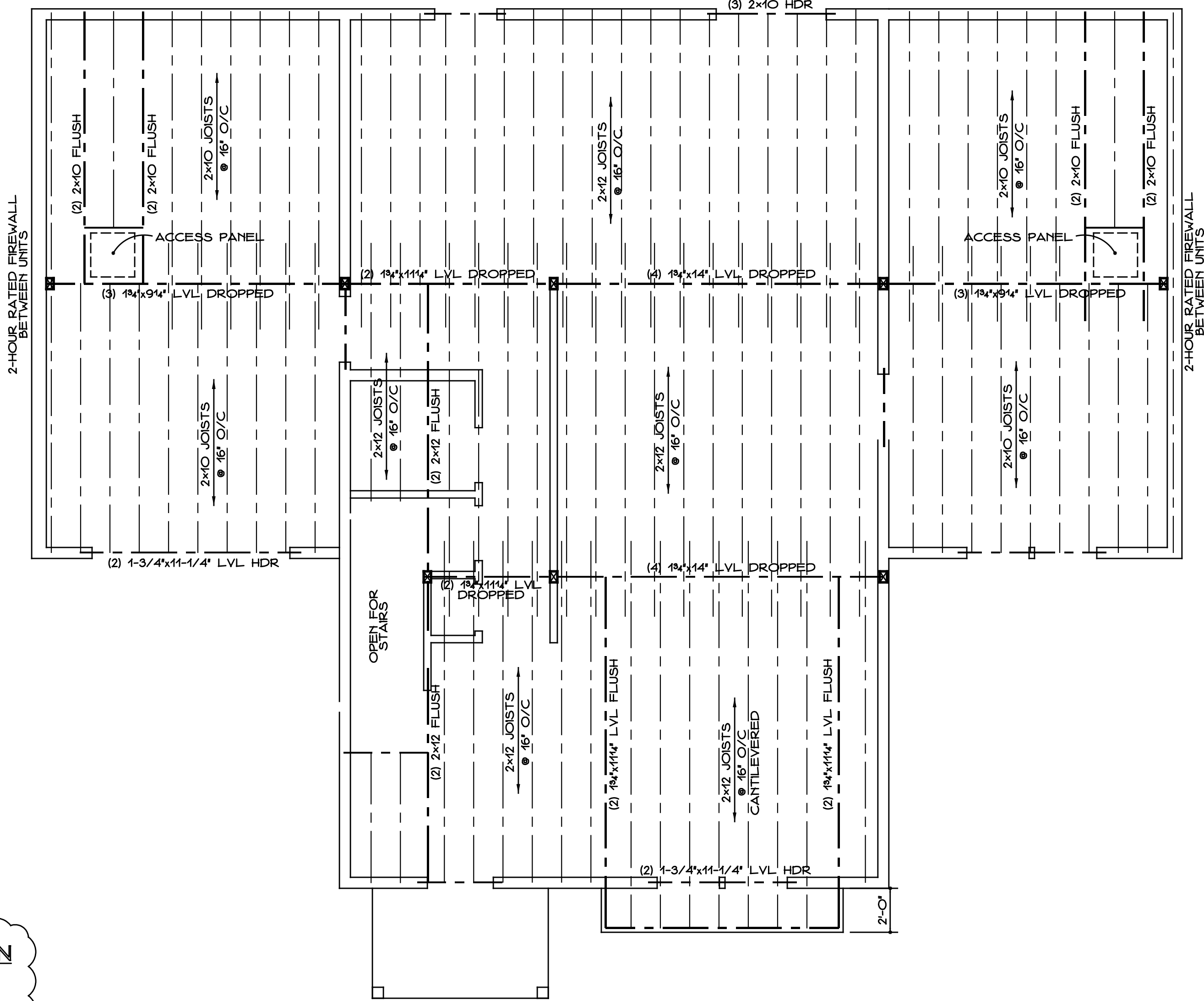


MADISON PLACE LUXURY CONDOMINIUMS 18 POWERHOUSE ROAD MONTVILLE, CT JNE HOLDINGS, LLC OWNER			
DATE: APR. 27, 2025		GILL & GILL ARCHITECTS, L.L.C. ARCHITECTS - DESIGNERS - PLANNERS 17 High St. Suite 301 Norwalk, CT 06851 203.831.8808 T 203.831.8780 F www.GILLandGILL.com	FILE NAME: 2506-A1.DWG
REVISED: JULY 9, 2026			DWG. NO.:
SCALE: AS NOTED			1A-1
DWG. NAME: KEY PLAN TYP. UNIT FLOOR PLANS			
PHASE 1: UNITS 5 AND 6			



BASEMENT/FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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



SECOND FL. FRAMING PLAN
SCALE: 1/4" = 1'-0"

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, UNH.O.
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 COUNTERS 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 PROPER COVERAGE & PERFORMANCE; TEST & BALANCE SYSTEM FOLLOWING INSTALLATION.

**MADISON PLACE
LUXURY CONDOMINIUMS**

18 POWERHOUSE ROAD MONTVILLE, CT

JNE HOLDINGS, LLC OWNER

DATE: APR. 27, 2025

REVISED: JULY 9, 2026

SCALE: AS NOTED

DWG. NAME: BASEMENT/FOUNDATION PLAN

2ND FL. FRAMING & NOTES

PHASE 1: UNITS 5 AND 6

DWG. NO.: 1A-2

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17 High St. Suite 201
Norwalk, CT 06851

FILE NAME: 2506-A1.DWG

ARCHITECTS: DESIGNERS, PLANNERS

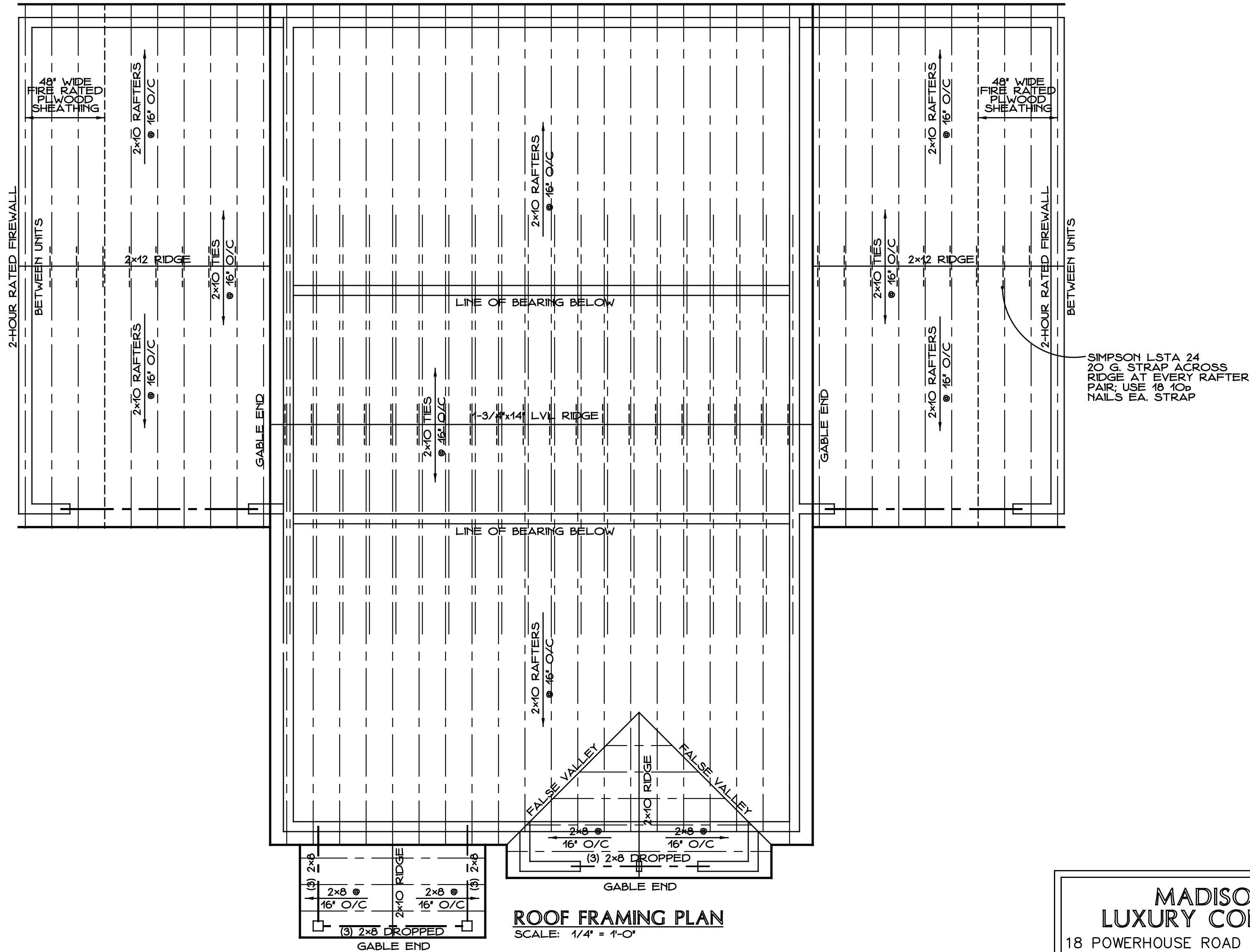
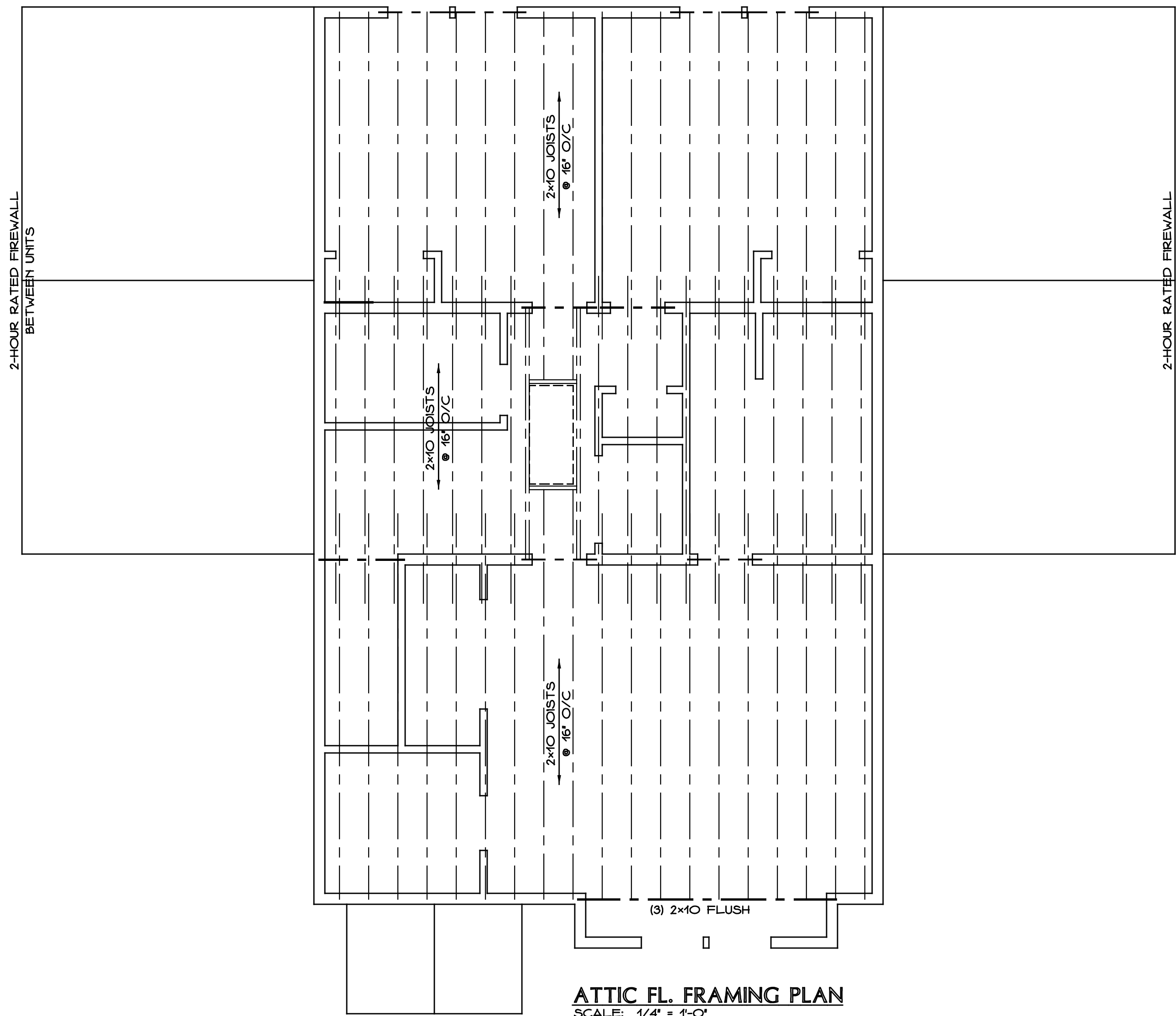
GILL & GILL ARCHITECTS, L.L.C.

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

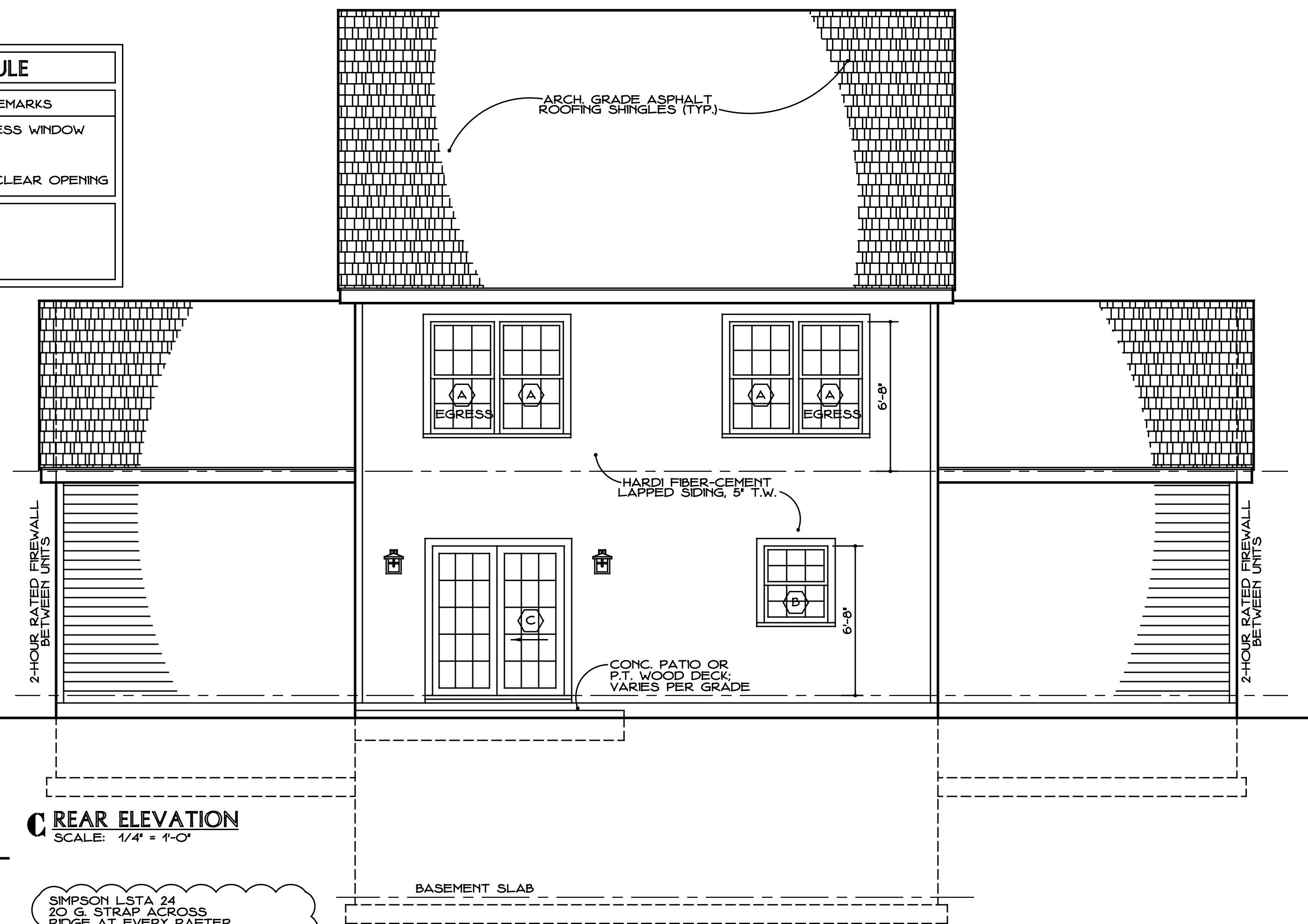
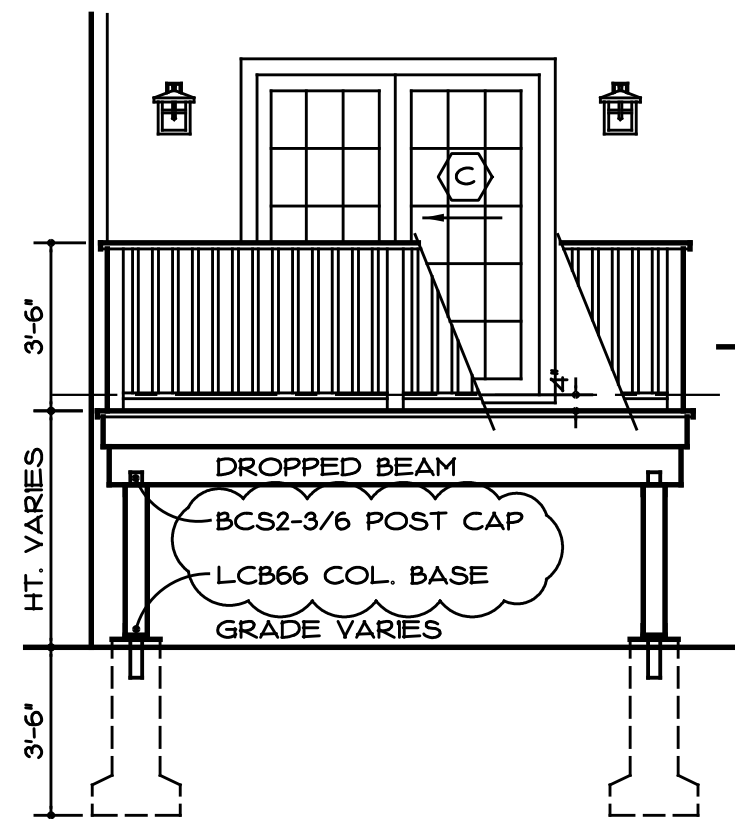
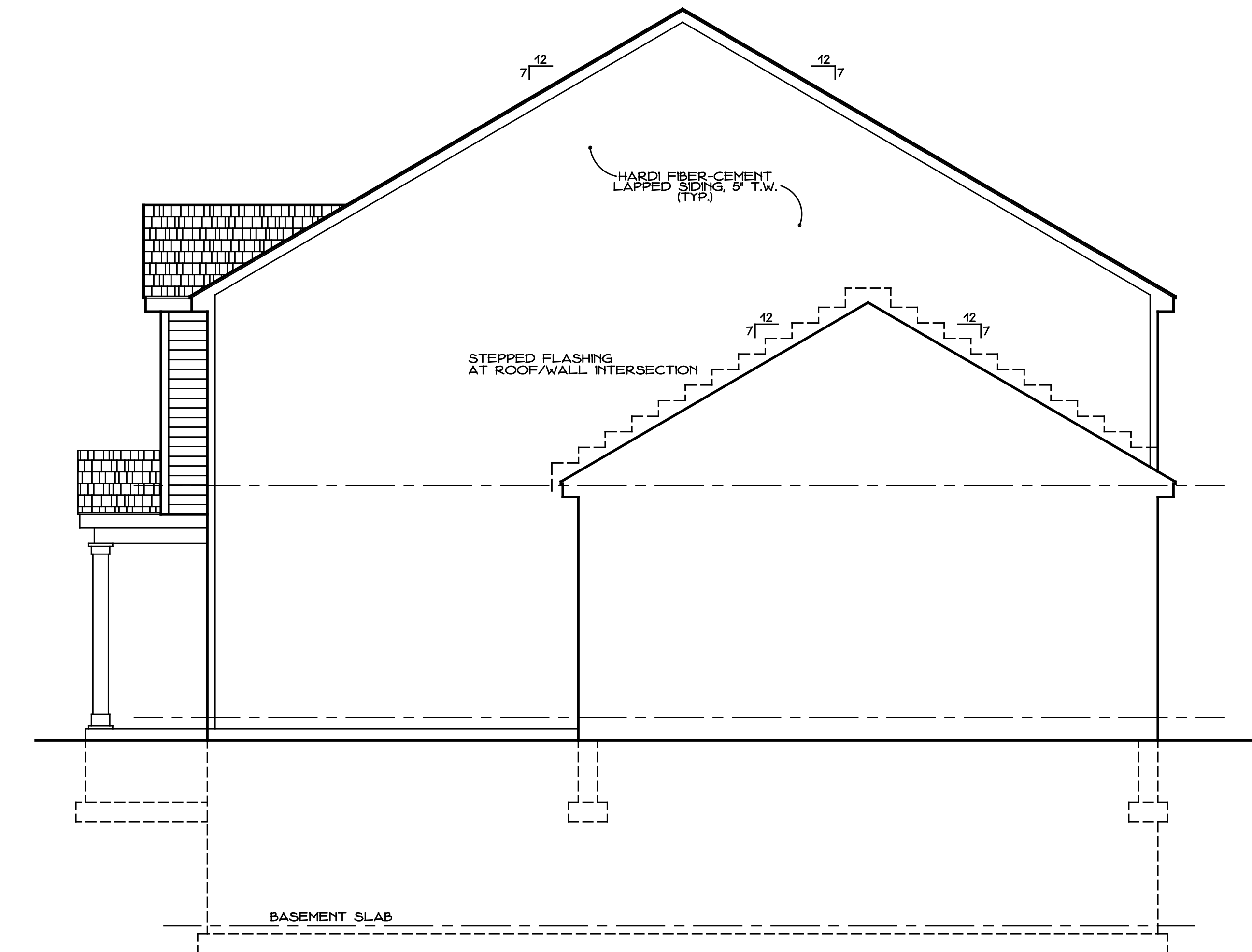
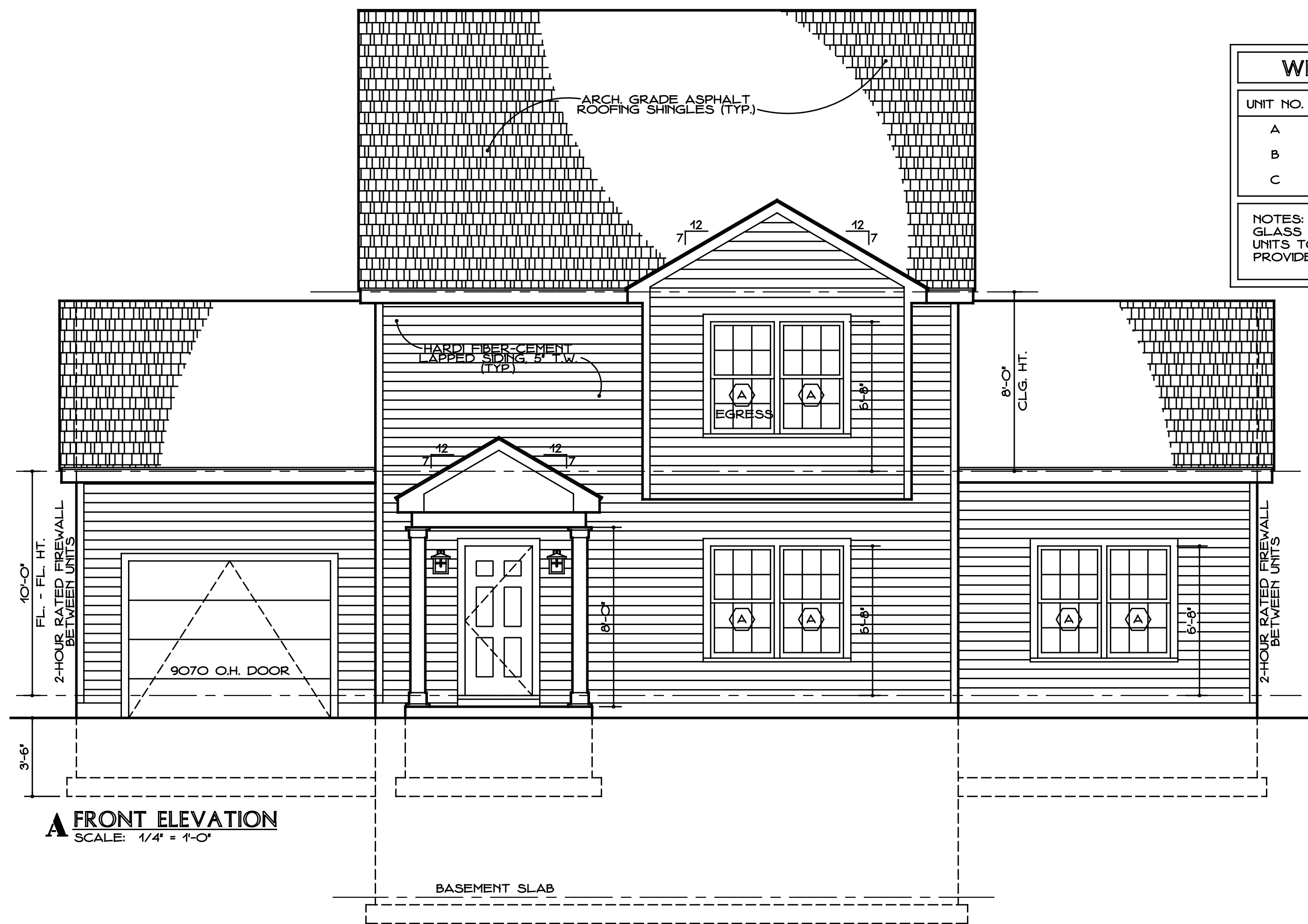
HARDI LAPPED SIDING, 5" T.W.
AIR INFILTRATION BARRIER (TYVEK OR EQUAL)
1/2" RIGID POLYSTYRENE INSULATION R-2 MIN.
1/2" EXT. PLYWOOD SHEATHING OR ZIP SHEATHING
2x6 STUDS @ 16" O/C
CLOSED-CELL SPRAY FOAM INSULATION; R-20 MIN.
1/2" GYPSUM WALLBOARD



MADISON PLACE LUXURY CONDOMINIUMS			
18 POWERHOUSE ROAD		MONTVILLE, CT	
JNE HOLDINGS, LLC		OWNER	
DATE: APR. 27, 2025	 GILL & GILL ARCHITECTS, L.L.C. ARCHITECTS - DESIGNERS - PLANNERS 17 High St. Suite 201 Norwalk, CT 06851 203.831.8808 T 203.831.8780 F www.GILLandGILL.com	FILE NAME: 2506-A1.DWG	1A-3
REVISED: JULY 9, 2026		DWG. NO.:	
SCALE: AS NOTED			
DWG. NAME: ATTIC & ROOF FRAMING PLANS CONSTRUCTION NOTES			
PHASE 1: UNITS 5 AND 6			

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.



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

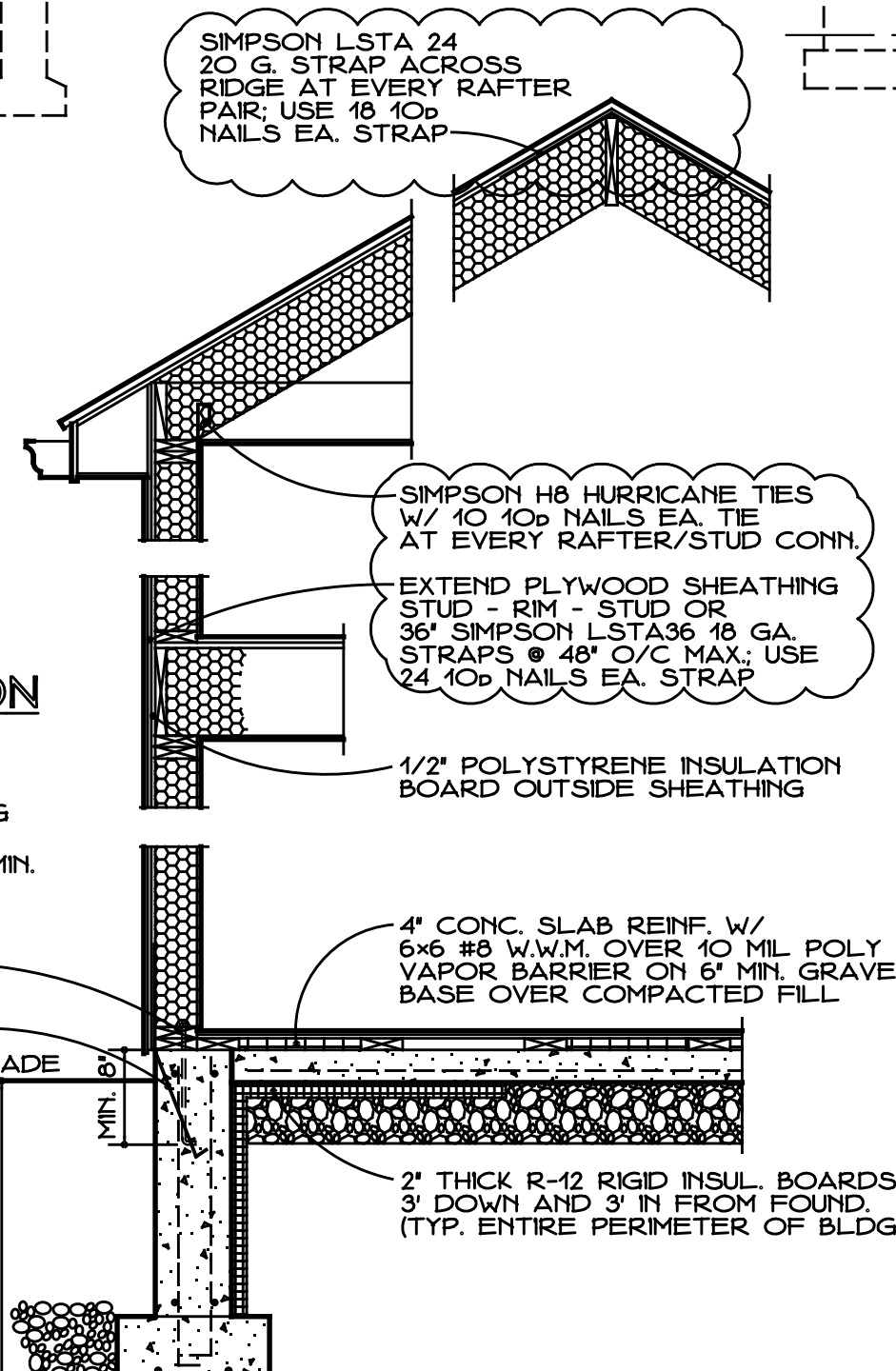
HARDI LAPPED SIDING, 5' T.W.
AIR INFILTRATION BARRIER (TYVEK OR EQUAL)
1/2" RIGID POLYSTYRENE INSULATION R-2 MIN.
1/2" EXT. PLYWOOD SHEATHING OR ZIP SHEATHING
2x6 STUDS @ 16" O/C
CLOSED-CELL SPRAY FOAM INSULATION; R-28 MIN.
1/2" GYPSUM WALLBOARD

12" LONG x 1/4" 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.

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

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



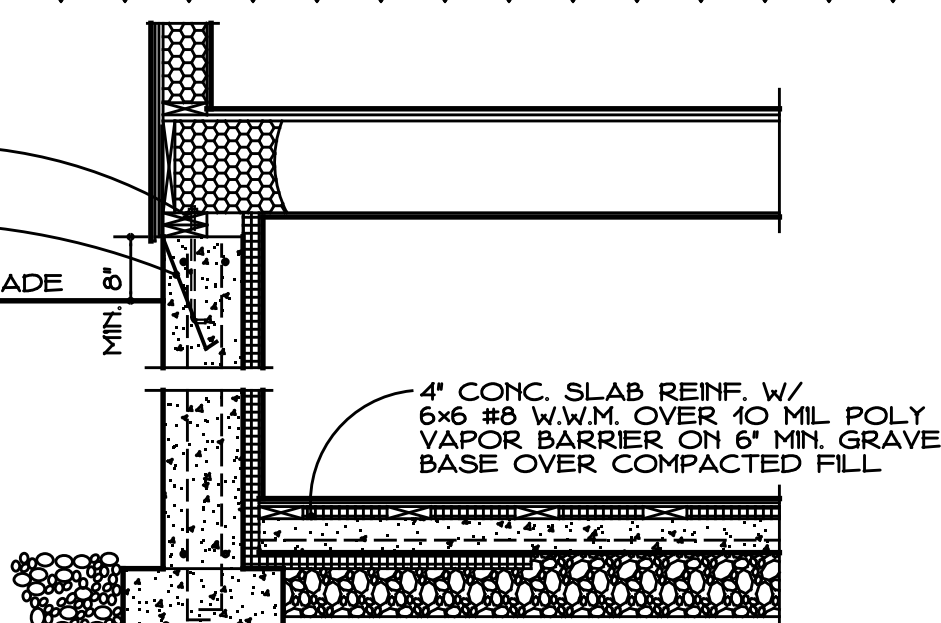
1 TYP. WALL SECTION
SCALE: 1/2" = 1'-0"

12" LONG x 1/4" 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.

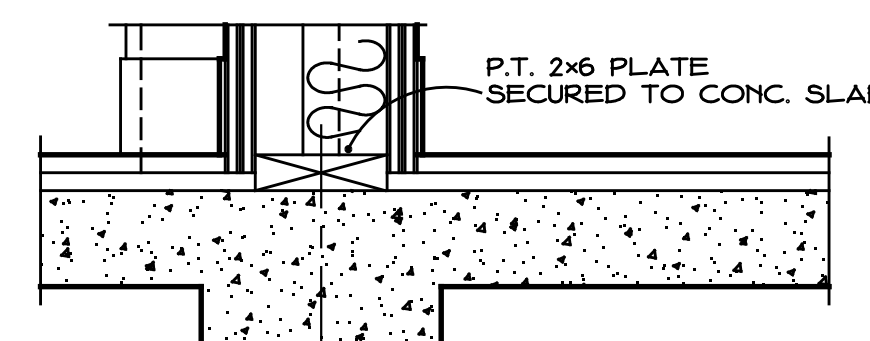
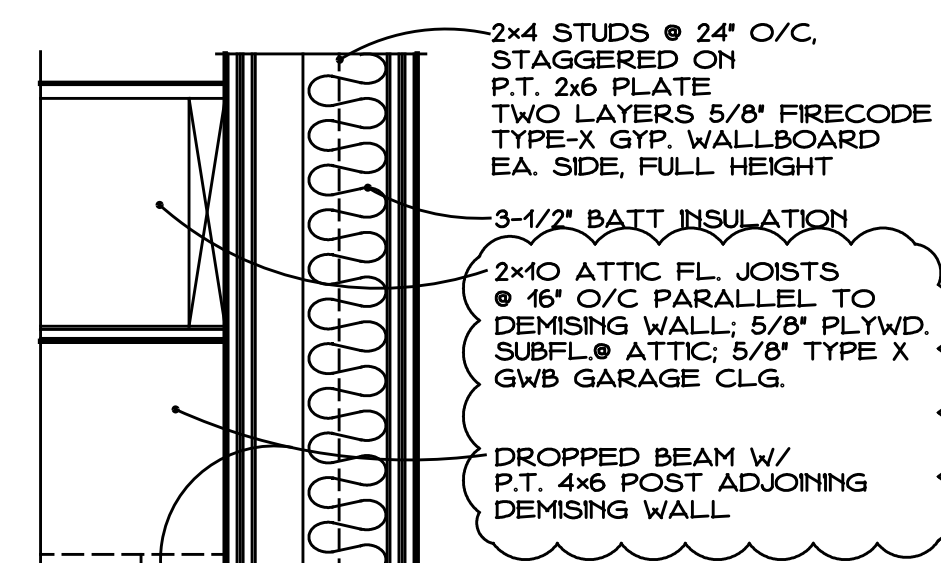
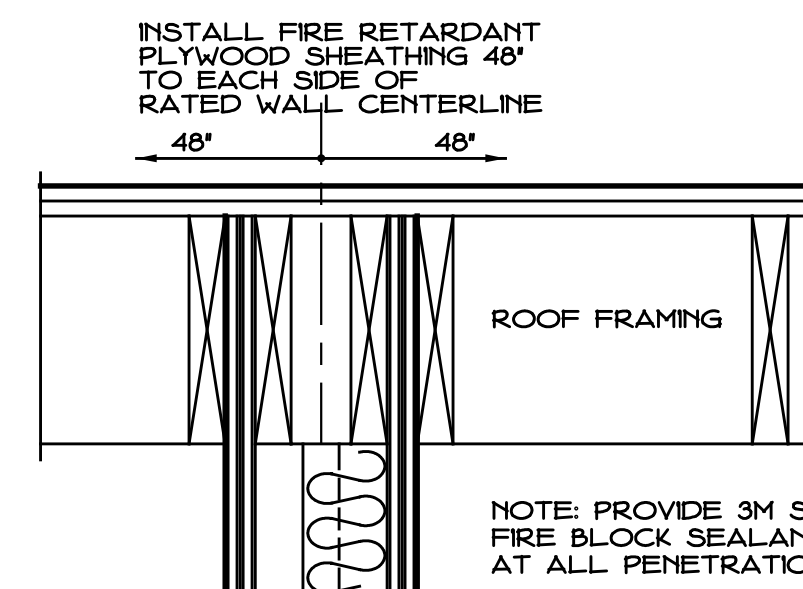
TYP. FOUND. CONSTRUCTION

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

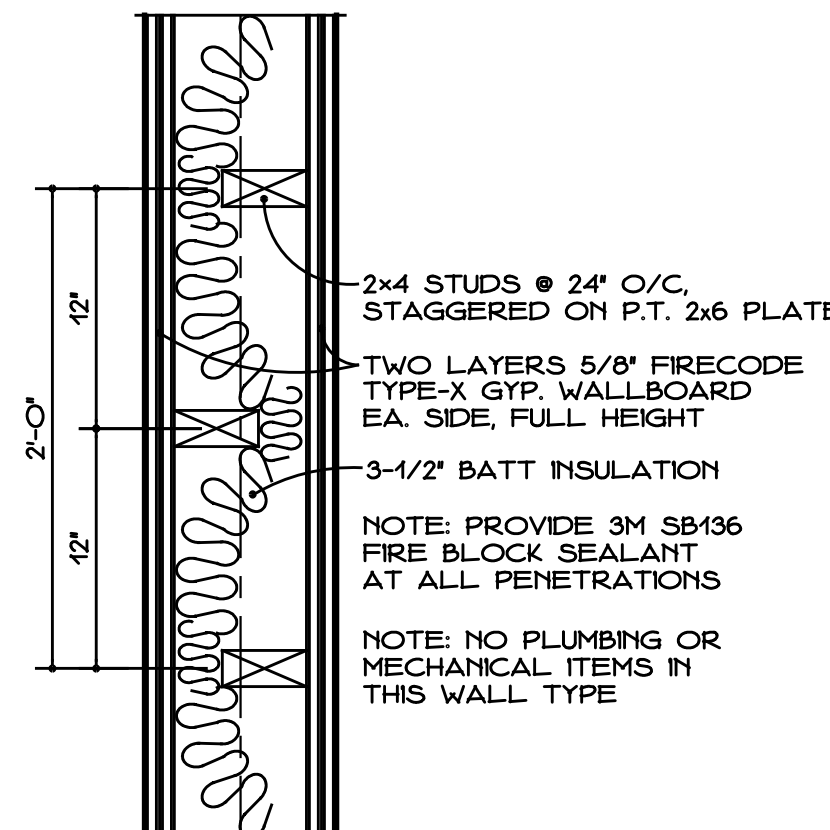
10x20" CONTINUOUS CONC. FOOTING W/ (2) #5 BARS, LAPPED BOT. OF FTG. AT 42" BELOW GRADE, MIN.



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

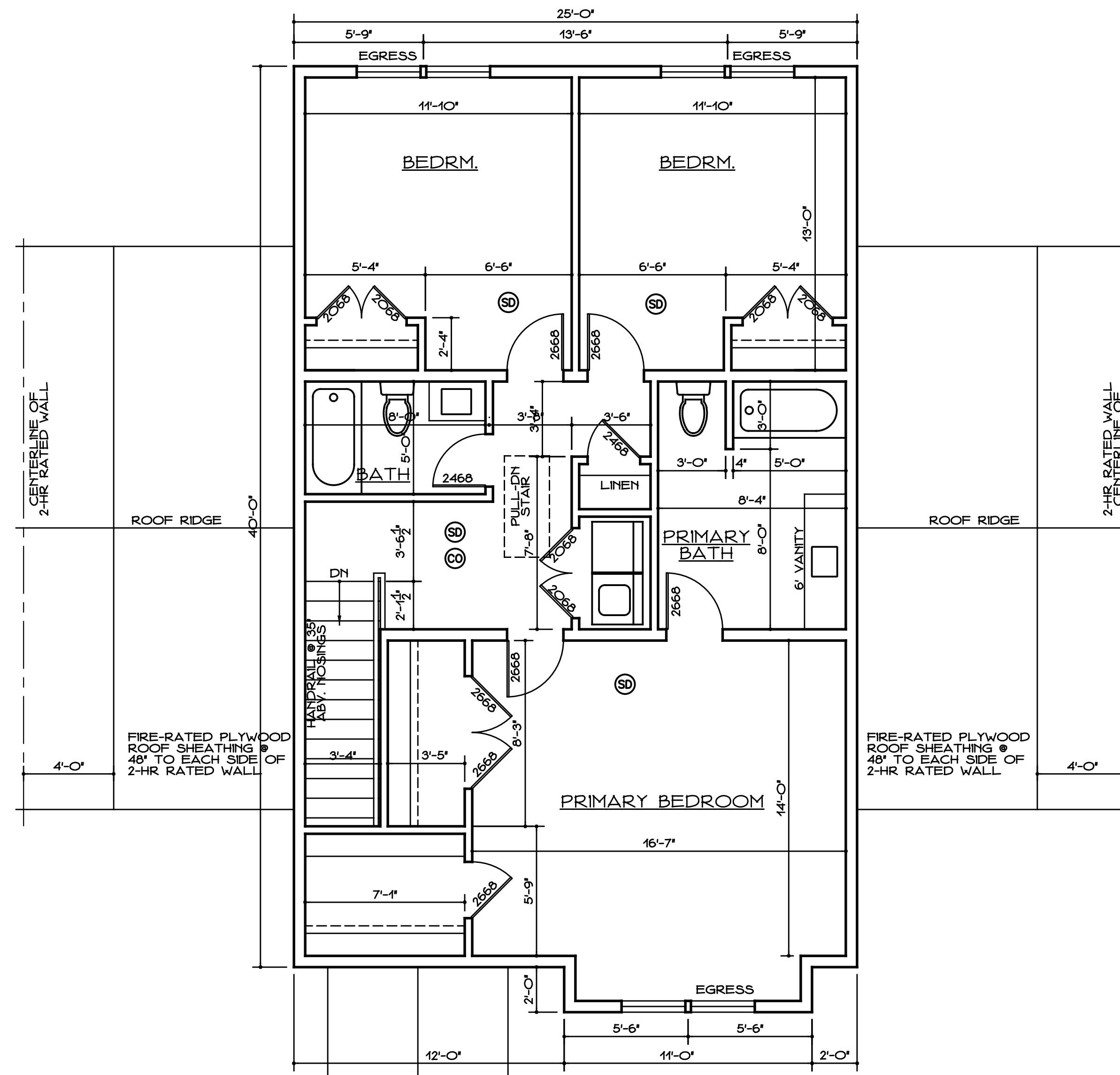
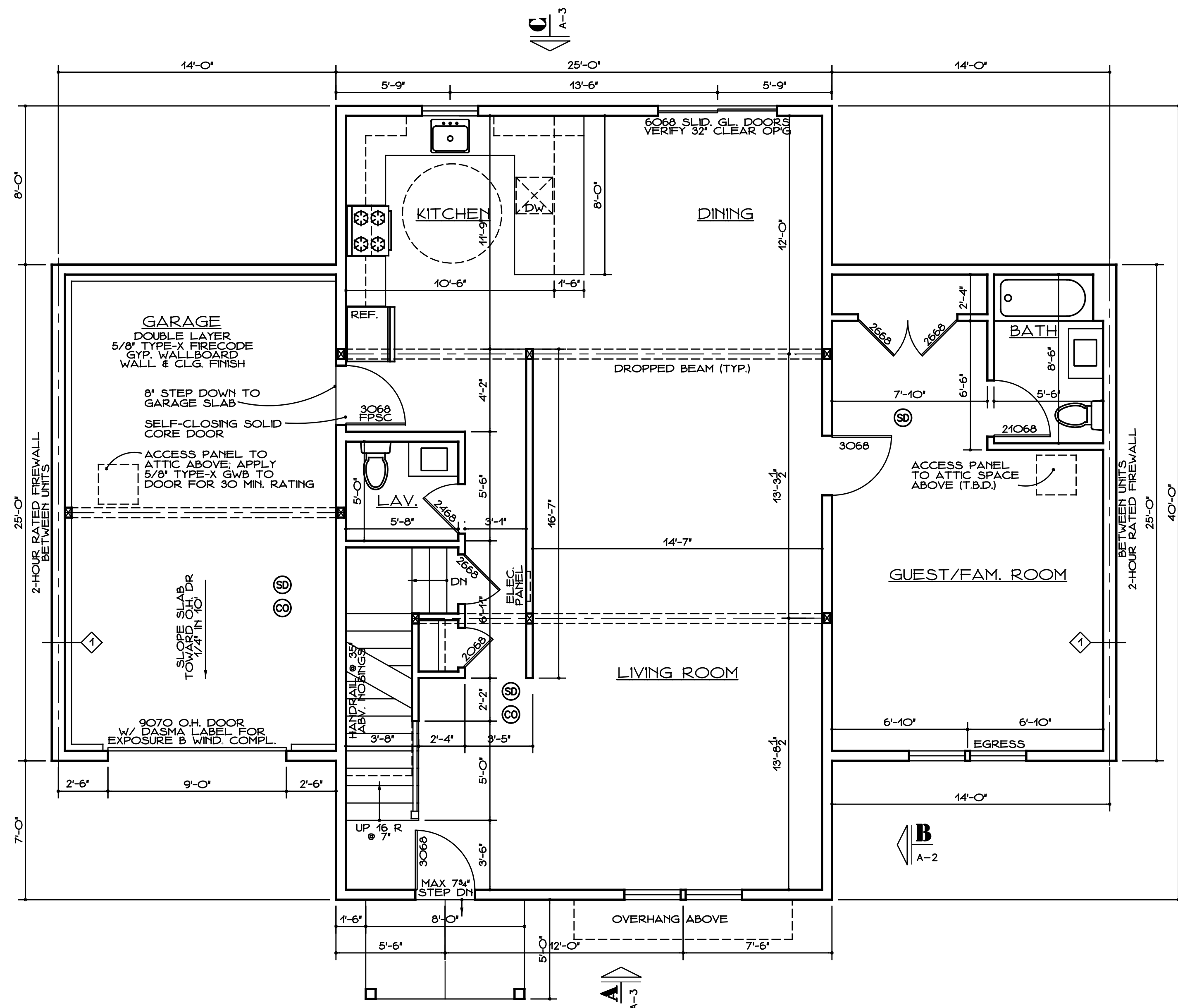
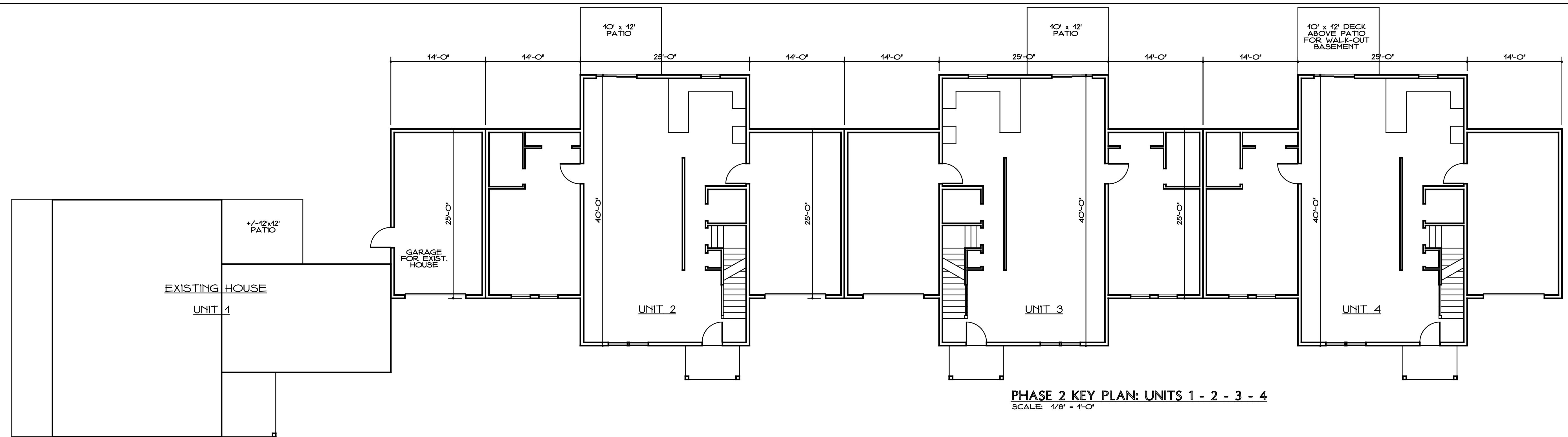


WALL SECTION:
UL 2-HR RATED PARTITION
GA WP 5530 FIRE RATED
SCALE: 1-1/2" = 1'-0"



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
JNE HOLDINGS, LLC		OWNER
DATE: APR. 27, 2025	 GILL & GILL ARCHITECTS, L.L.C. ARCHITECTS - DESIGNERS - PLANNERS 17 High St. Suite 301 Norwalk, CT 06851 203.831.8808 T 203.831.8780 F www.GILLandGILL.com	FILE NAME: 2506-A1.DWG
REVISED: JULY 9, 2026		DWG. NO.:
SCALE: AS NOTED		1A-4
DWG. NAME: EXTERIOR ELEVATIONS TYP. WALL SECTION & DETAILS		
PHASE 1: UNITS 5 AND 6		



MADISON PLACE LUXURY CONDOMINIUMS 18 POWERHOUSE ROAD MONTVILLE, CT JNE HOLDINGS, LLC OWNER			
DATE: FEB. 27, 2026	GILL & GILL ARCHITECTS, L.L.C. ARCHITECTS . DESIGNERS . PLANNERS 17 High St. Suite 301 Norwalk, CT 06851 203.831.8808 T 203.831.8780 F www.GILLandGILL.com		FILE NAME: 2506-A1.DWG
REVISED: JULY 9, 2026			DWG. NO.:
SCALE: AS NOTED			2A-1
DWG. NAME: KEY PLAN TYP. UNIT FLOOR PLANS PHASE 2: UNITS 2, 3 AND 4			

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

1. ROOF SHEATHING: 1/2" PLYWOOD W/ 80 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 H6 AT EACH RAFTER.
4. SECOND FL. STUDS - RM - FIRST FL. STUDS: LSTA 36 STRAPS SECURED W/ 24 10# NAILS.
5. STRAP BETWEEN HEADERS 8'-0" OR MORE TO JACK STUDS: SIMPSON H6.
6. FIRST FL. STUDS TO CONC. FOUNDATION: 24" LONG STRAP-TIE HOLDOWNS @ 48" O/C
7. EXT. PLYWOOD SHEATHING: 1/2" PLYWD W/ 80 NAILS @ 6" O/C @ PANEL EDGES, UNLESS OTHERWISE NOTED. PROVIDE 24" SIZED STRAP-TIE OR 2" FLAT BETWEEN ALL STUDS @ HORIZ. PLYWD. JOINTS FOR THE CONTINUATION OF NAILING PATTERN.

1. ALL NEW FRAMING LUMBER TO BE KILN-DRY DOUG. FIR CLEAR GRADE FB-#75 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 BE 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 12" FROM FINISH GRADE OR SOLID ROCK. CONFIRM MIN. SOIL BEARING CAPACITY OF 1600 PSF IN THIS LOCATION.
7. USE GALVANIZED NAILS AND PRESSURE-TREATED WOOD FOR EXTERIOR WORK, UNO.
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.

1. CONSTRUCTION SHALL COMPLY W/ LOCAL, STATE & OTHER APPLICABLE BUILDING CODES.
2. OUTLETS IN BATHROOMS AND OVER KITCHEN COUNTERS 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.

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 COVER COEFFICIENTS & PERFORMANCE. TEST BALANCE SYSTEM FOLLOWING INSTALLATION.



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	
POWERHOUSE ROAD	MONTVILLE, CT
JNE HOLDINGS, LLC	OWNER
DATE: 01.27.2026 REVISIONS: 01.27.2026 DRAWING: 2A-2	FILE NAME: 2506-A1.DWG DWG. NO.: 2A-2
ARCHITECTS & DESIGNERS GILL & GILL ARCHITECTS, L.L.C. 17 High St. Suite 301 New York, CT 06851 203.831.8808 F 203.831.8780 P www.GillandGill.com	
S. NAME: BASEMENT/FOUNDATION PLAN 2ND FL. FRAMING & NOTES PHASE 2: UNITS 2, 3 AND 4	

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.

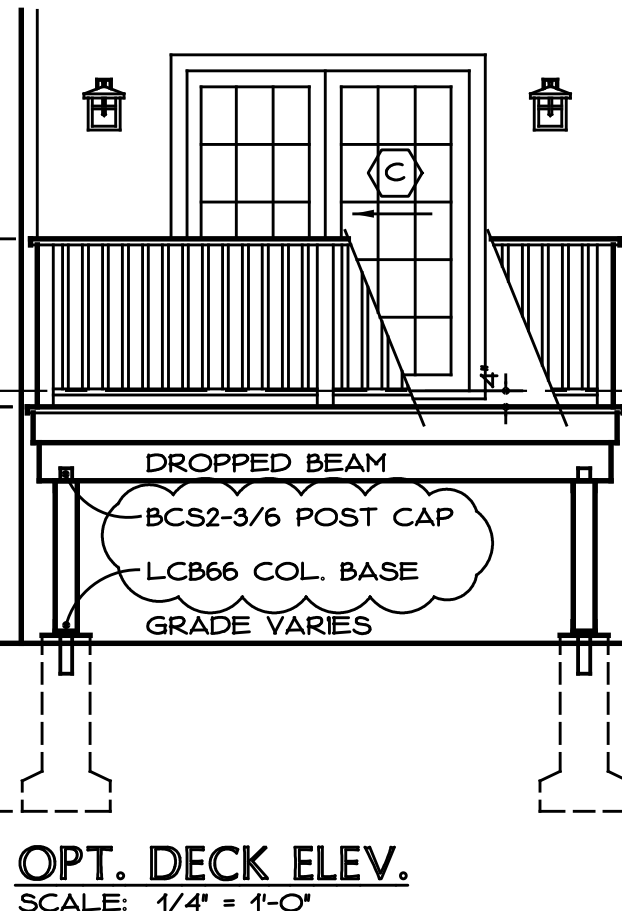
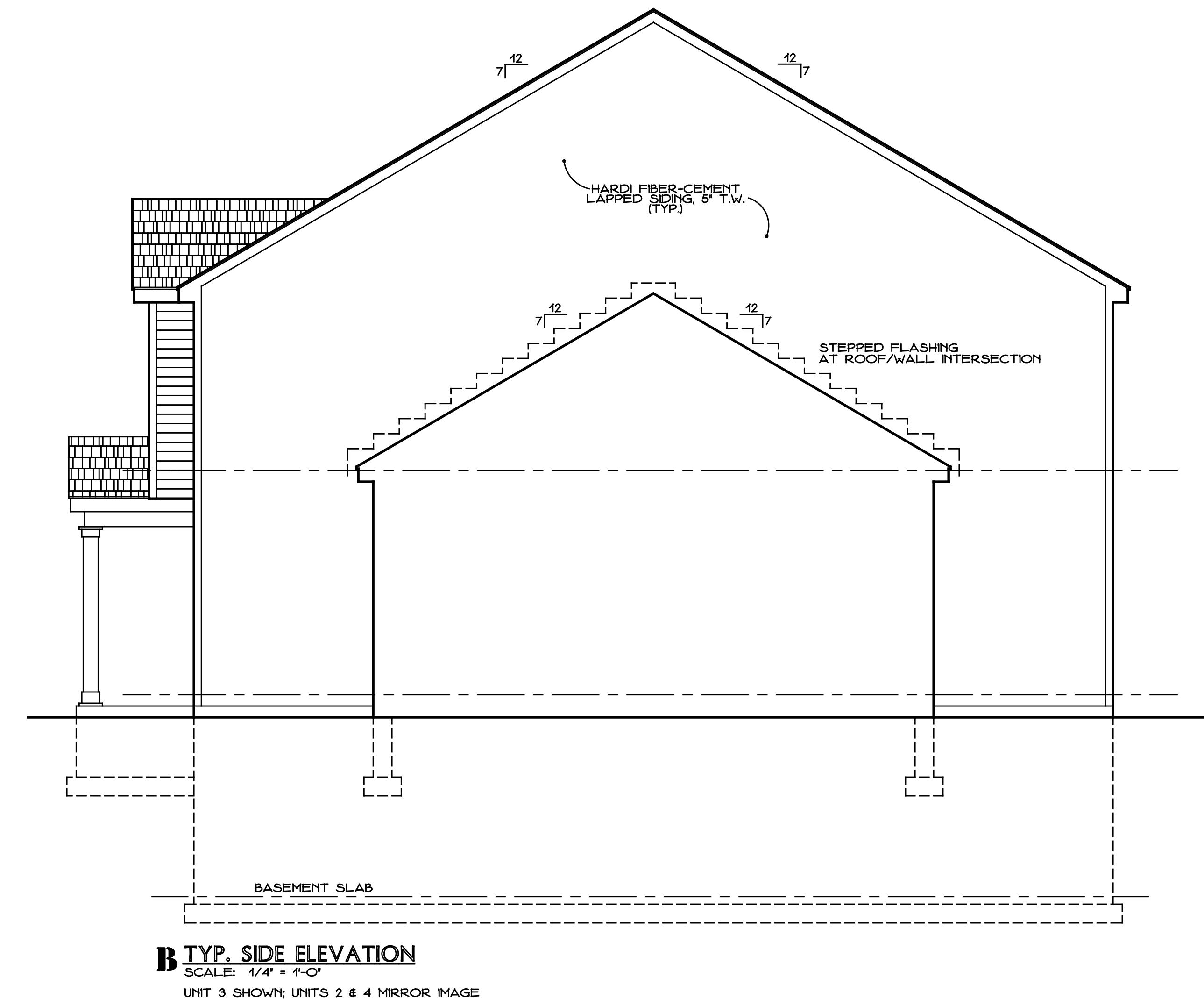
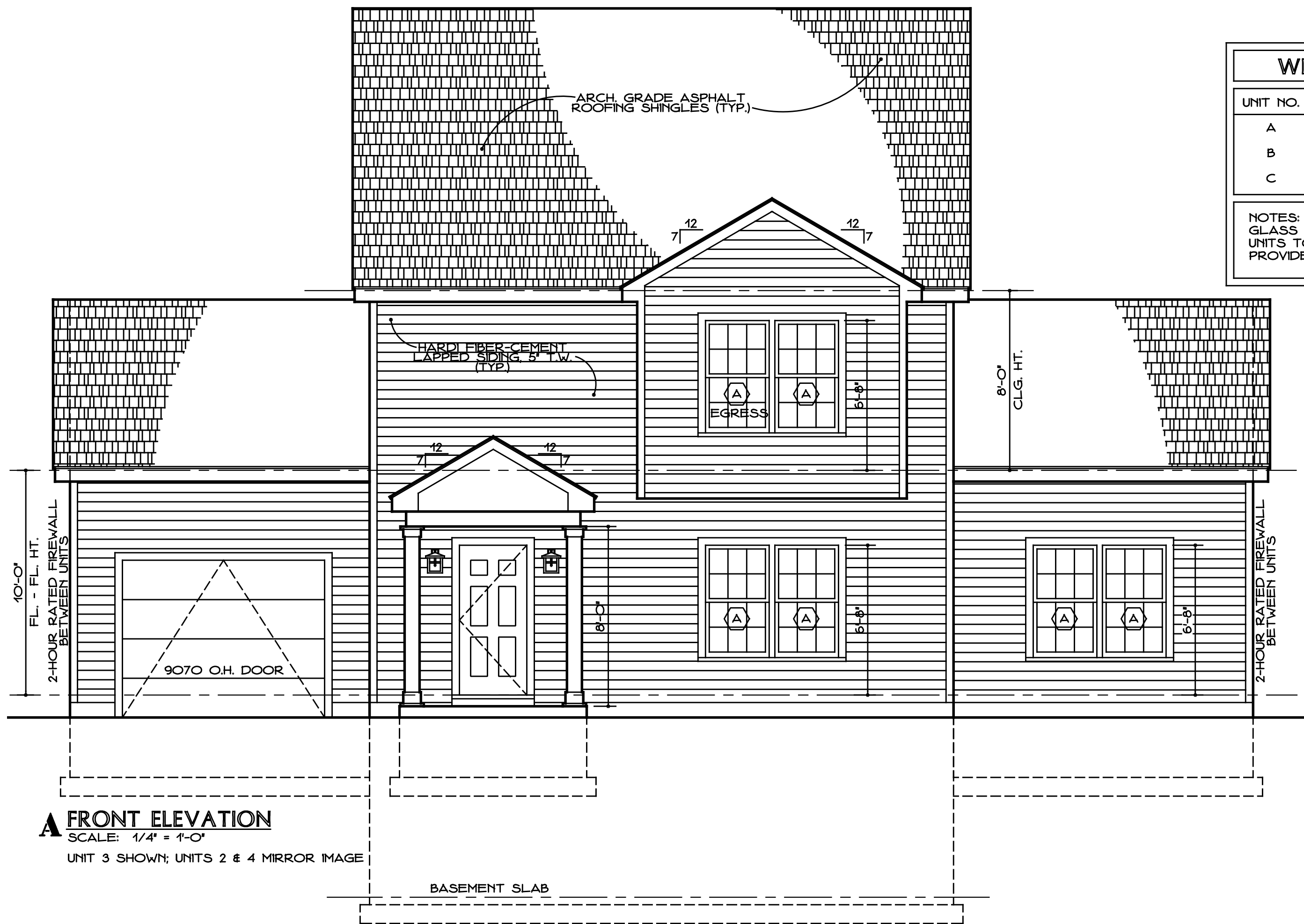
HARDI LAPPED SIDING, 5' T.W.
AIR INFILTRATION BARRIER (TYVEK OR EQUAL)
1" RIGID POLYSTYRENE INSULATION R-2 MIN.
1/2" EXT. PLYWOOD SHEATHING OR ZIP SHEATHING
2X6 STUDS @ 16" O/C
CLOSED-CELL SPRAY FOAM INSULATION; R-28 MIN.
1/2" GYPSUM WALLBOARD



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18 POWERHOUSE ROAD		MONTVILLE, CT
JNE HOLDINGS, LLC		OWNER
DATE: FEB. 27, 2026	GILL & GILL ARCHITECTS, L.L.C. ARCHITECTS . DESIGNERS . PLANNERS 17 High St. Suite 301 Norwalk, CT 06851 203.831.8808 T 203.831.8780 F www.GILLandGILL.com	FILE NAME: 2506-A1.DWG DWG. NO.:
REVISED: JULY 9, 2026		2A-3
SCALE: AS NOTED	DWG. NAME: ATTIC & ROOF FRAMING PLANS CONSTRUCTION NOTES	
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.



TYP. ROOF CONSTRUCTION

ARCH. GRADE ASPHALT ROOFING SHINGLES UNDERLAYMENT PER ROOFING MANUF.
ICE/WATER BARRIER AT EAVES & RAKES
6" 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

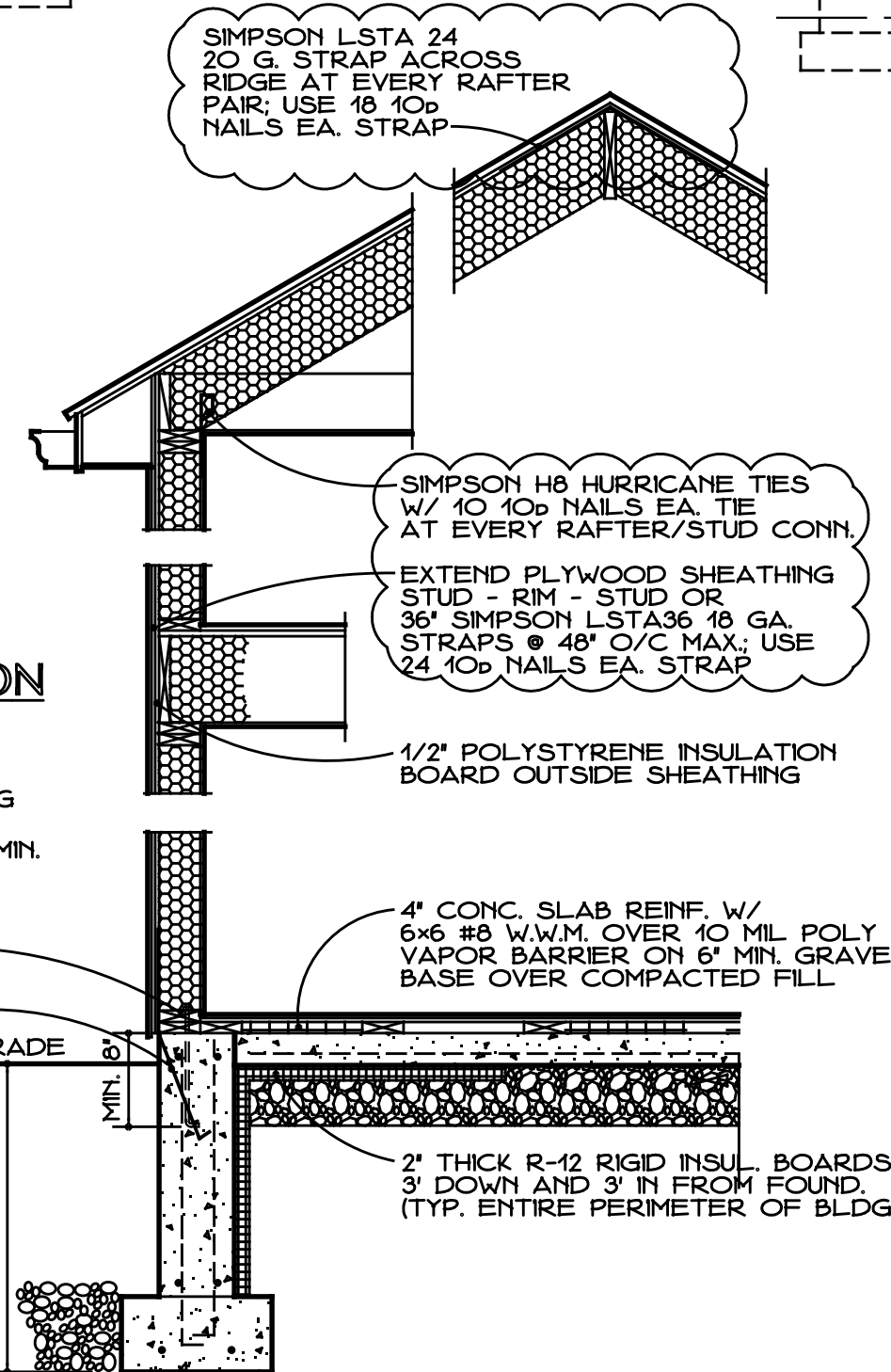
TYP. FOUND. CONSTRUCTION

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' 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.



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.

GRADE

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

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

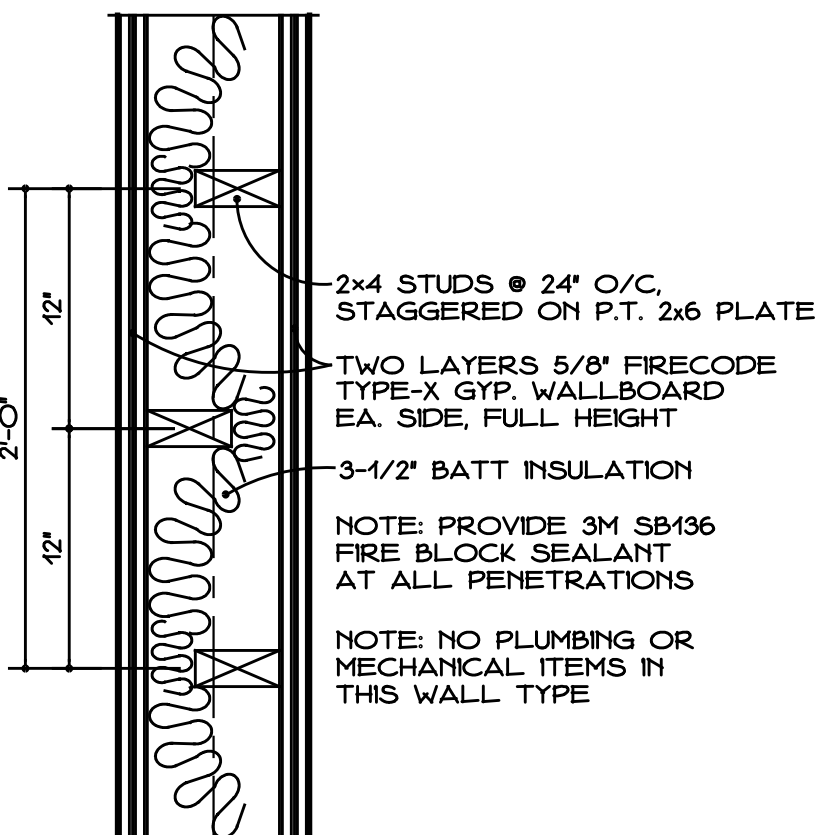
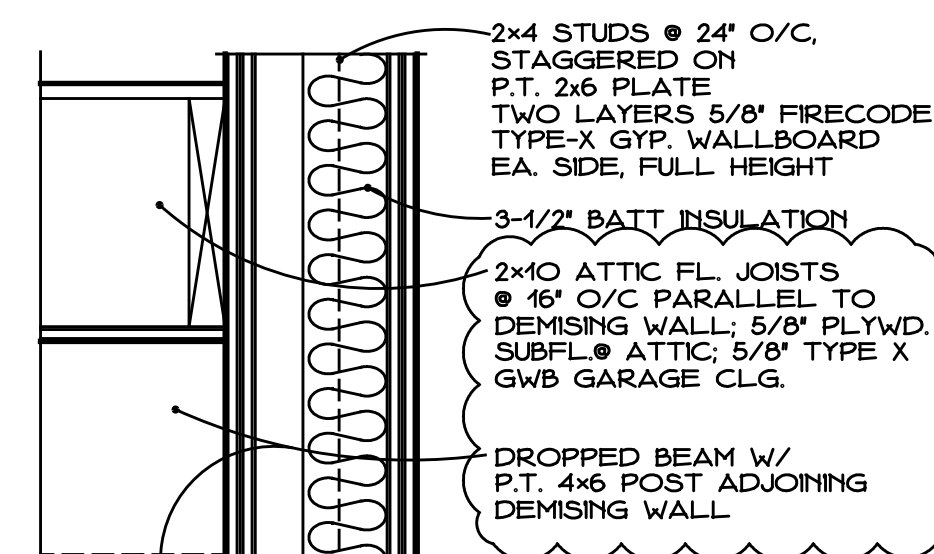
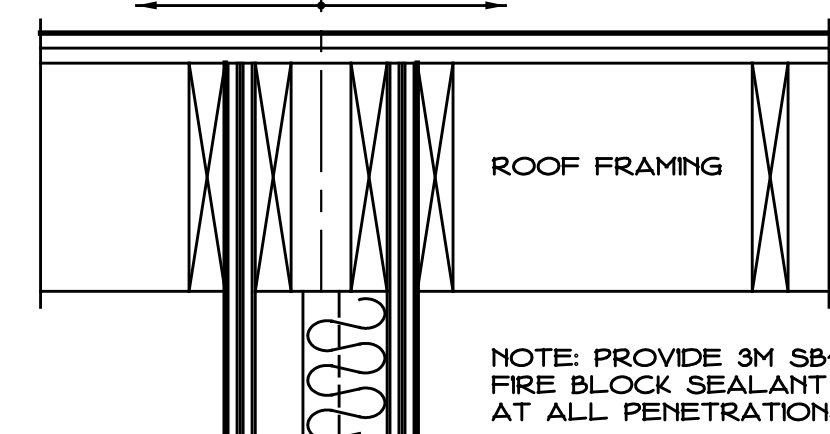
10'x20" CONTINUOUS CONC. FOOTING W/ (2) #5 BARS, LAPPED BOT. OF FTG. AT 42" BELOW GRADE, MIN.

INSTALL FIRE RETARDANT PLYWOOD SHEATHING 48" TO EACH SIDE OF RATED WALL CENTERLINE

48"

48"

ROOF FRAMING



MADISON PLACE LUXURY CONDOMINIUMS		
18 POWERHOUSE ROAD		MONTVILLE, CT
JNE HOLDINGS, LLC		OWNER
DATE: FEB. 27, 2026	GILL & GILL ARCHITECTS, L.L.C. ARCHITECTS . DESIGNERS . PLANNERS  17 High St. Suite 201 Norwalk, CT 06851 203.831.8808 T 203.831.8780 F www.GILLandGILL.com	FILE NAME: 2506-A1.DWG
REVISED: JULY 9, 2026		DWG. NO.:
SCALE: AS NOTED		2A-4
DWG. NAME: EXTERIOR ELEVATIONS TYP. WALL SECTION & DETAILS		
PHASE 2: UNITS 2, 3 AND 4		