

THERMAL + MOISTURE PROTECTION

- ALL VENT PIPES OR OTHER PROTRUSIONS IN THE ROOF ARE TO BE PROPERLY FLASHED WITH BASE AND CAP FLASHING OR EQUAL AS APPROVED BY THE ARCHITECT/ENGINEER.
- ASPHALT SHINGLE ROOF WHERE INDICATED ON DRAWINGS SHALL BE STANDARD SELF SEALING 235 LBS. PER SQUARE AS MANUFACTURED "GAF" CORPORATION AND IS TO BE INSTALLED OVER #15 ASPHALT FELT UNDERLAYMENT AND AS RECOMMENDED BY THE MANUFACTURER.
- PROVIDING ALL FLASHING AND SHEET METAL NOT SPECIFICALLY DESCRIBED, BY REQUIRED, TO PREVENT PENETRATION OF WATER THRU EXTERIOR SHELL OF THE BUILDING.
- USE ONLY GALVANIZED NAILS AND FASTENERS FOR ALL ROOFING OR FLASHING APPLICATIONS.
- CAULK AND SEAL ALL JOINTS WITH SILICONE CAULK WHERE SHOWING ON THE DRAWINGS AND ELSEWHERE AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST PASSAGE OF AIR, AND PASSAGE OF MOISTURE.
- INSULATION TO BE OWENS CORNING KRAFT FACE FIBERGLASS. HEATLOK SOY CLOSED CELL FOAM INSULATION, OR APPROVED EQUAL BY THE ARCHITECT/ENGINEER, WITH THE VAPOR BARRIER INSTALLED ON WARM SIDE ONLY.
- ALL VAPOR BARRIERS, WHERE REQUIRED SHALL BE MOISTOP VAPOR BARRIER BY FORTIFIBER CORP. ROLLED DOWN IN THE WIDEST WIDTH PARALLEL WITH DIRECTION OF THE POUR. ALL JOINT TO BE OVERLAPPED NO LESS THAN 6" AND SEALED WITH FORTIFIBER GRADE 495 PRESSURE SENSITIVE TAPE.
- RIGID INSULATION WHEN SPECIFIED SHALL BE OWENS CORNING FOAMULAR 250 OR AS OTHERWISE SPECIFIED ON THE DRAWINGS.

SOIL EROSION NOTES

- PRIOR TO STARTING ANY CONSTRUCTION, TEMPORARY SILT TRAPS, SEDIMENTATION FENCES AND OTHER APPROVED SOIL CONTROL MEASURES SHALL BE PLACED AS REQUIRED. ADDITIONAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED WHERE DEEMED NECESSARY TO SUPPLEMENT THE EROSION CONTROL DETAILS AS SHOWN ON THIS DRAWING.
- CONTRACTOR SHALL TAKE EXTRA CARE WITH RESPECT TO LAND EXPOSED DURING DEVELOPMENT. THE EXPOSED LAND AREA SHALL BE KEPT TO A MIN. TIME PERIOD. PERMANENT SITE IMPROVEMENT METHODS AND STRUCTURES SHALL TAKE PLACE AT THE EARLIEST POSSIBLE OPPORTUNITY.
- CONTRACTOR SHALL ENSURE THE MAINTENANCE OF SOIL EROSION FENCES AS PER REQUIREMENTS OF MUNICIPAL AUTHORITIES HAVING JURISDICTION THEREOF.
- CONTRACTOR SHALL KEEP ALL PUBLIC AND PRIVATE ADJOINING AREAS CLEAR OF SEDIMENTATION DEBRIS. HE SHALL BRUSH CLEAN ALL DEBRIS FROM SIDEWALKS AND STREETS AT THE END OF EACH WORK DAY.
- METHODS FOR OPEN EXCAVATION EMBANKMENTS NOT REQUIRING SILT FENCES OR STRAW BALES CAN BE EMPLOYED SUBJECT TO SOIL CONDITIONS AND WHERE SLOPES DO NOT EXCEED A PITCH OF 8" IN 12" LOOSE STONE AND ROCK SHALL REMOVED FROM SITE, COMPACTED AND SEEDED TOP SOIL SHALL BE INSTALLED FOR SOIL PROTECTION.
- THIS ARCHITECT AND OR ENGINEER HAS NOT BEEN RETAINED FOR CONSTRUCTION ADMINISTRATION RELATED TO THE WORK THEREOF.
- ALL WORK SHALL MEET THE TOWN OF RIDGEFIELD, CT REQUIREMENTS

GENERAL NOTES

- IT IS THE INTENT THAT THE WORK INCLUDED UNDER EACH SECTION OF THE NOTES SHALL COVER THE MANUFACTURE, FABRICATION, DELIVERY, INSTALLATION AND/OR ERECTION, WITH ALL INCIDENTALS THERE TO, AS SHOWN ON THE DRAWINGS, AS SPECIFIED HEREIN, AND/OR AS REQUIRED BY JOB CONDITIONS.
- THE WORK DESCRIBED IN THESE DOCUMENTS IS EXPECTED TO MEET THE HIGHEST QUALITY STANDARDS IN BOTH MATERIAL AND WORKMANSHIP. ANY SUBSTANDARD WORK WILL BE REJECTED.
- ALL WORK SHALL CONFORM TO THE MUNICIPALITY'S APPLICABLE BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING MUNICIPAL AGENCIES.
- THE CONTRACTOR SHALL VERIFY ALL DRAWING DIMENSIONS AND FIELD CONDITIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
- THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE REQUIREMENTS OF LOCAL AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.).
- PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
- THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK AS INDICATED ON THE DRAWINGS AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
- THE CONTRACTOR, UPON COMPLETION OF WORK, SHALL APPLY FOR CERTIFICATE OF OCCUPANCY, AND SHALL ARRANGE FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS REQUIRED TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.
- NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF EACH WORK DAY.
- MANUFACTURED ARTICLES ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS IN ALL CASES. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONDITION THAT IS IN CONFLICT WITH MANUFACTURER'S SPECIFICATIONS OR INSTRUCTIONS, OR THAT MIGHT VOID A MANUFACTURER'S WARRANTY.
- THE CONTRACTOR SHALL PROVIDE THE OWNER A GUARANTEE IN FORM APPROVED BY THE ARCHITECT AND OWNER WHICH SHALL COVER ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER.
- THE CONTRACTOR SHALL ASSEMBLE IN A BINDER AND PASS ALONG TO THE OWNER ALL EQUIPMENT AND MATERIAL WARRANTIES THAT MAY EXTEND BEYOND THE BASE GUARANTEE PERIOD, AS WELL AS INSTALLATION AND MAINTENANCE INSTRUCTIONS.
- NO SUBSTITUTIONS FOR MATERIALS SPECIFIED HEREIN SHALL BE PERMITTED WITHOUT PRIOR APPROVAL BY THE ARCHITECT.
- DO NOT SCALE THE DRAWINGS.

PLUMBING + DRAINAGE NOTES

- ALL PLUMBING AND GAS PIPING WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY.
- PLUMBING FIXTURES SHALL BE OF TYPE AND MANUFACTURE APPROVED FOR USE IN THE MUNICIPALITY, AND SHALL BEAR REQUIRED APPROVALS.
- ALL GAS-FIRED EQUIPMENT TO BE A.G.A. OR M.E.A. APPROVED.
- PLUMBING CONTRACTOR TO EXAMINE PROPOSED LAYOUT WITH RESPECT TO EXISTING FIELD CONDITIONS, AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ASSUMED FIELD CONDITIONS AND THOSE ENCOUNTERED DURING CONSTRUCTION. PLUMBING CONTRACTOR SHALL INFORM ARCHITECT OF ANY REVISIONS TO PLAN WHICH SHALL BE NECESSARY, BASED ON CONDITIONS UNCOVERED IN THE FIELD, IN ORDER TO INSTALL ALL FIXTURES, EQUIPMENT AND PIPING IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY. THIS NOTE DOES NOT APPLY TO NEW CONSTRUCTION.
- PLUMBING CONTRACTOR SHALL ARRANGE AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.

INTERIOR WATER USE

- TOILETS AND URINALS. ANY NEWLY INSTALLED OR REPLACED TOILET OR URINAL MUST BE EITHER LOW FLUSH TOILETS EQUAL TO OR LESS THAN 1.28 GALLONS PER FLUSH ("GPF") OR DUAL-FLUSH TOILETS WHERE THE LOW FLUSH FEATURE IS NO MORE THAN 1.28 GPF.
- SHOWERS. ANY NEWLY INSTALLED OR REPLACED SHOWER HEAD MUST PROVIDE AN AVERAGE FLOW RATE OF NO MORE THAN 2 GALLONS PER MINUTE ("GPM").
- LAVATORY FAUCETS. ANY NEWLY INSTALLED OR REPLACED LAVATORY FAUCET MUST PROVIDE AN AVERAGE FLOW RATE OF NO MORE THAN 2 GALLONS PER MINUTE ("GPM").

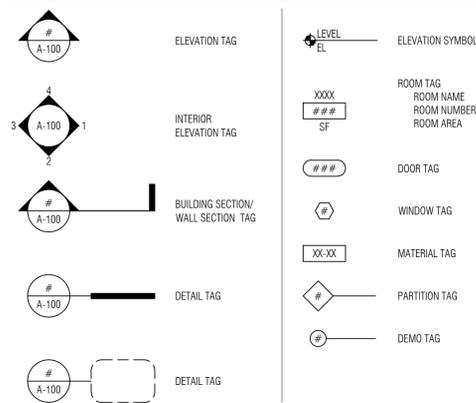
FIRE SAFETY NOTES

- PER THE 2021 IRC PORTION OF THE 2022 CT STATE BUILDING CODE, SECTIONS R314 & R315, SMOKE, HEAT, & CARBON MONOXIDE DETECTORS SHALL BE PROVIDED AT ALL FLOOR LEVELS, BASEMENT, MECHANICAL SPACES, & ATTICS. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
- COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS

SITE STORM WATER NOTES

- THE CONTRACTOR SHALL COORDINATE DOWNSPOUT LOCATIONS WITH THE ARCHITECT PRIOR TO COMMENCING WORK.
- ALL NEW STORMWATER PIPING TO BE CONNECTED TO THE EXISTING DRAINAGE SYSTEM

DRAWING SYMBOLS



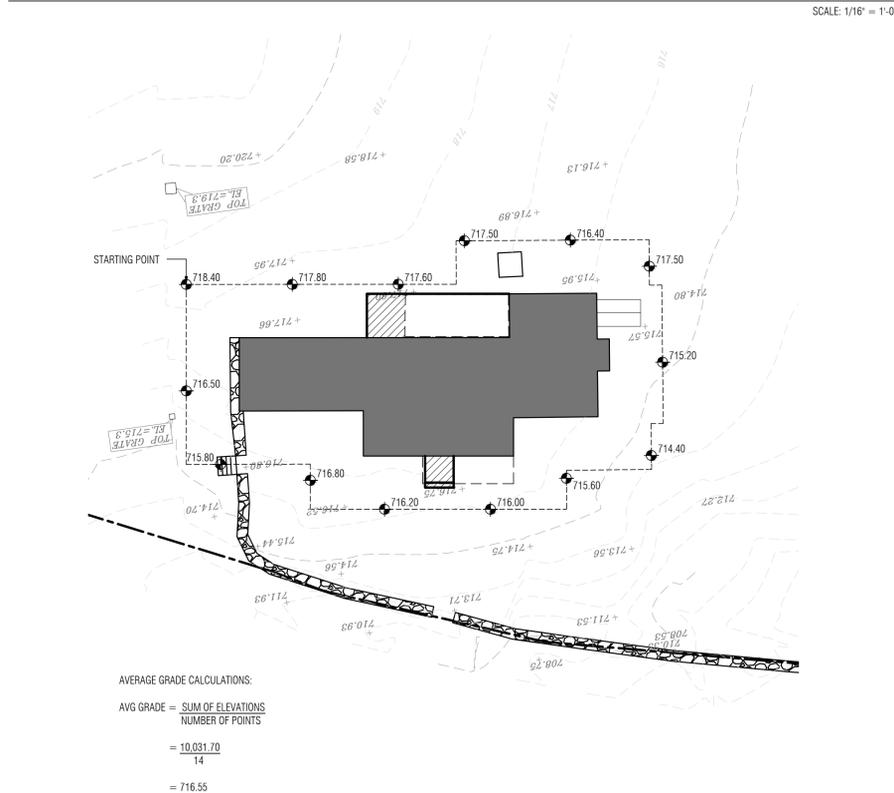
ABBREVIATIONS

ADJ	ADJUSTABLE	MTL	METAL
AFF	ABOVE FINISHED FLOOR	NEO	NEOPRENE
ARCH	ARCHITECT	NIC	NOT IN CONTRACT
BD	BOARD	NO	NUMBER
BLDG	BUILDING	NOM	NOMINAL
BLKG	BLOCKING	NTS	NOT TO SCALE
BO	BOTTOM OF	OA	OVER ALL
CAB	CABINET	OC	ON CENTER
CARP	CARPET	OCC	OCCUPANCY
CEIL	CEILING	OD	OUTSIDE DIAMETER
CL	CLOSET	OPER	OPERATE
CO	CLEAR OPENING	OPGS	OPENINGS
COORD	COORDINATE	OPP	OPPOSITE
COL	COLUMN	PART	PARTITION
CL	CENTER LINE	PERP	PERPENDICULAR
CONC	CONCRETE	PLAM	PLASTIC LAMINATE
CONST	CONSTRUCTION	PLUMB	PLUMBING
CONT	CONTINUOUS	PLYWD	PLYWOOD
CT	CERAMIC TILE	PNL	PANEL
CMU	CONCRETE MASONRY UNIT	POL	POLISHED
DEMO	DEMOLISH	QT	QUARRY TILE
DET	DETAIL	QTY	QUANTITY
DIA	DIAMETER	R	RISER, RADIUS
DIM	DIMENSION	REINF	REINFORCED
DN	DOWN	REC	RECESSED
DWG	DRAWING	REQD	REQUIRED
EA	EACH	REV	REVISION
ELEV	ELEVATION	RM	ROOM
EQ	EQUAL	RO	ROUGH OPENING
EQUIP	EQUIPMENT	SCHED	SCHEDULE
EXTG	EXISTING	SECT	SECTION
EXP	EXPOSED	SIM	SIMILAR
EXT	EXTERIOR	SPEC	SPECIFICATIONS
FIN	FINISH/ FINISHED	SPR	SPRINKLED
FL	FLOOR	SQ	SQUARE
FLASH	FLASHING	SS	STAINLESS STEEL
FT	FEET	STD	STANDARD
FF	FINISHED FLOOR	STL	STEEL
FYSB	FRONT YARD SETBACK	STOR	STORAGE
GA	GAUGE	STRUCT	STRUTURAL
GALV	GALVANIZED	SUSP	SUSPENDED
GC	GENERAL CONTRACTOR	SVC	SERVICE
GR	GRADE	SYSB	SIDEYARD SETBACK
GYP	GYPSPUM	T	TREADS
GWB	GYPSPUM WALL BOARD	TEL	TELEPHONE
HD WD	HARDWOOD	TBD	TO BE DETERMINED
HDWR	HARDWARE	THK	THICKNESS
HORIZ	HORIZONTAL	TOP	TOP OF
HT	HEIGHT	TYP	TYPICAL
HVAC	HEATING, VENTILATING, & AIR CONDITIONING	UL	UNDERWRITERS LABORATORY
ID	INTERIOR DIMENSION	UNO	UNLESS OTHERWISE NOTED
IN	INCHES	VERT	VERTICAL
INSUL	INSULATION	VEST	VESTIBULE
INT	INTERIOR	VIF	VERIFY IN FIELD
LAM	LAMINATE	WC	WATER CLOSET
LEV	LEVEL	WD	WOOD
LGTH	LENGTH	WIND	WINDOW
LP	LOW POWER	W/	WITH
LT WT	LIGHT WEIGHT	WT	WEIGHT
MAS	MASONRY		
MAT	MATERIAL		
MAX	MAXIMUM		
MFR	MANUFACTURER		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MO	MASONRY OPENING		

DRAWING LIST

SHEET No.	DESCRIPTION	SCALE	FILED	DATE	BY	CHKD	APP'D
ARCHITECTURAL							
T-001	TITLE SHEET, SITE PLANS + ZONING CHART	AS NOTED	•				
G-001	DRAWING LIST, DRAWING CONVENTIONS & NOTES	NTS	•				
D-101	EXISTING / DEMOLITION FLOOR PLANS	3/16" = 1'-0"	•				
A-100	CELLAR FLOOR PLAN + ELECTRICAL PLAN	1/4" = 1'-0"	•				
A-101	1ST FLOOR PLAN + ELECTRICAL PLAN	1/4" = 1'-0"	•				
A-102	2ND FLOOR PLAN + ELECTRICAL PLAN	1/4" = 1'-0"	•				
A-103	ROOF PLAN	1/4" = 1'-0"	•				
A-201	EXTERIOR ELEVATIONS	1/4" = 1'-0"	•				
A-301	BUILDING SECTIONS	1/4" = 1'-0"	•				
A-401	WALL SECTIONS	1" = 1'-0"	•				
A-402	EXTERIOR DETAILS	3" = 1'-0"	•				
A-403	EXTERIOR DETAILS	3" = 1'-0"	•				
A-601	INTERIOR DETAILS	3" = 1'-0"	•				
A-801	SCHEDULES AND PARTITION TYPES	AS NOTED	•				
STRUCTURAL							
S-001	GENERAL NOTES	NTS	•				
S-002	DESIGN PARAMETERS	AS NOTED	•				
S-100	FOUNDATION PLAN	1/4" = 1'-0"	•				
S-101	FIRST FLOOR FRAMING PLAN	1/4" = 1'-0"	•				
S-102	SECOND FLOOR FRAMING PLAN	1/4" = 1'-0"	•				
S-103	ATTIC FRAMING PLAN	1/4" = 1'-0"	•				
S-104	ROOF FRAMING PLAN	1/4" = 1'-0"	•				
S-200	TYPICAL DETAILS	AS NOTED	•				
S-201	TYPICAL DETAILS	AS NOTED	•				
S-202	TYPICAL DETAILS	AS NOTED	•				
S-203	TYPICAL DETAILS	AS NOTED	•				
	TOTAL DRAWINGS			25			

AVERAGE GRADE DIAGRAM + CALCULATIONS



PROJECT

**42 WHIPSTICK ROAD
GUEST HOUSE**

ärkøtekchər

TEAM

OWNER
STEVE AND MARISSA BROWN
42 - 44 WHIPSTICK ROAD, RIDGEFIELD CT 06877
T: 215.917.9174

ARCHITECT
ARKETEKCHER
6 AMERICO CIRCLE, OSSING NY 10562
T: 914.762.3936

STRUCTURAL ENGINEER
FIVE PHASE ENGINEERING, PLLC
48 MACKAY PL, BROOKLYN, NY 11209
T: 920.883.7764

INTERIOR DESIGNER
MARSHALL WATSON INTERIORS
105 WEST 72ND ST - 9B
T: 267.992.7792

CONSTRUCTION MANAGER
NORDIC CUSTOM BUILDERS
525 EAST PUTNAM AVENUE, COS COB, CT 06807
T: 203.917.2774

REVISIONS

12.15.23 FILING ISSUE

ADDRESS

**42 WHIPSTICK ROAD
RIDGEFIELD, CT 06877**

SCALE



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PROJECT No. **23020**

TITLE

**DRAWING LIST, DRAWING
CONVENTIONS & NOTES
PLUMBING RISER DIAGRAM**

SCALE

NTS

No.

G-001.00

DEMOLITION NOTES

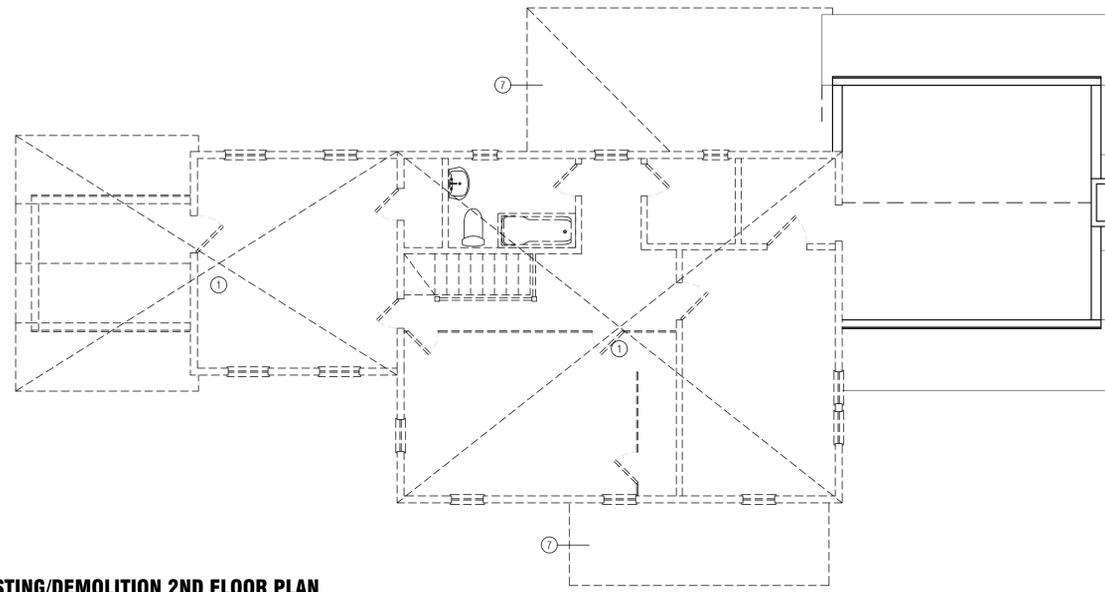
- CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.
- ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
- NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.
- NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.
- REMOVE OR RELOCATE ALL WIRING, PLUMBING, AND MECHANICAL EQUIPMENT AFFECTED BY REMOVAL OF PARTITIONS. REMOVED PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES, AND SHALL BE PROPERLY CAPPED OR PLUGGED.
- THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIER AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY DEPARTMENT OF BUILDINGS RULES AND REGULATIONS.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.
- THE CONTRACTOR SHALL FILE ALL NECESSARY CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, PAY ALL FEES, OBTAIN ALL PERMITS AND PROVIDE ANY AND ALL BONDS REQUIRED BY ANY CITY AGENCY IN ORDER TO DO THE WORK HEREIN DESCRIBED.
- COORDINATE WITH OWNER FOR A LIST OF ITEMS TO BE STORED OR SAVED.

DEMOLITION LEGEND

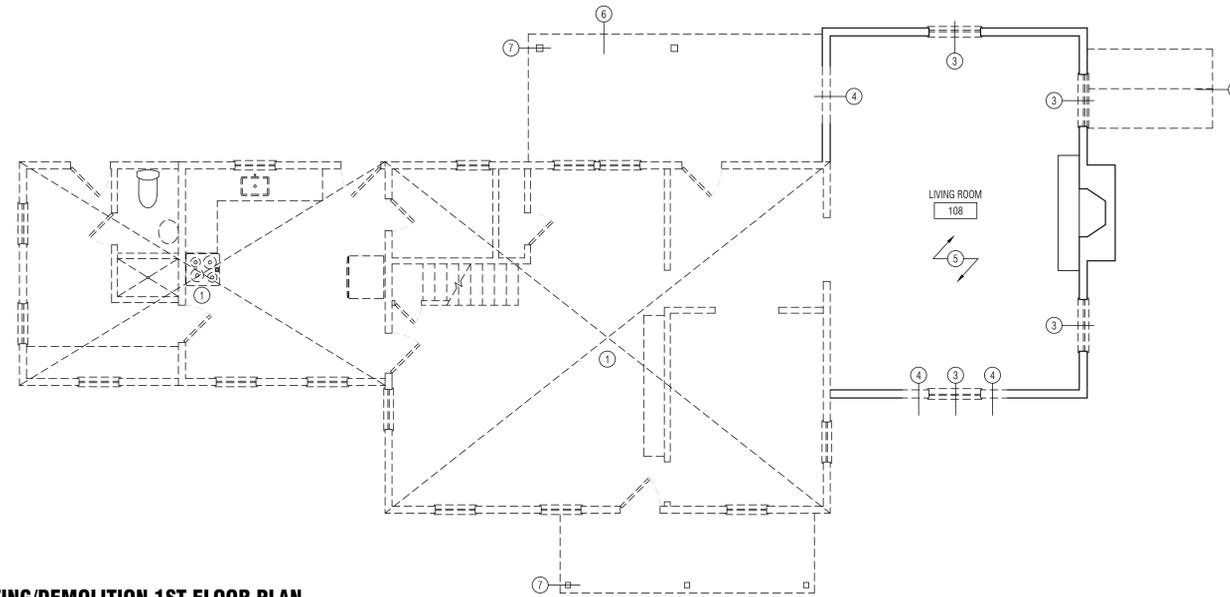
- EXISTING TO REMAIN
- - - - EXISTING TO BE DEMOLISHED
- //// NOT IN SCOPE / NO CHANGE
- ⊖ EXISTING ELECTRICAL RECEPTACLE TO BE REMOVED
- ⊖ EXISTING ELECTRICAL SWITCH TO BE REMOVED
- ⊖ EXISTING ELECTRICAL FIXTURE TO BE REMOVED

DEMOLITION KEY LEGEND

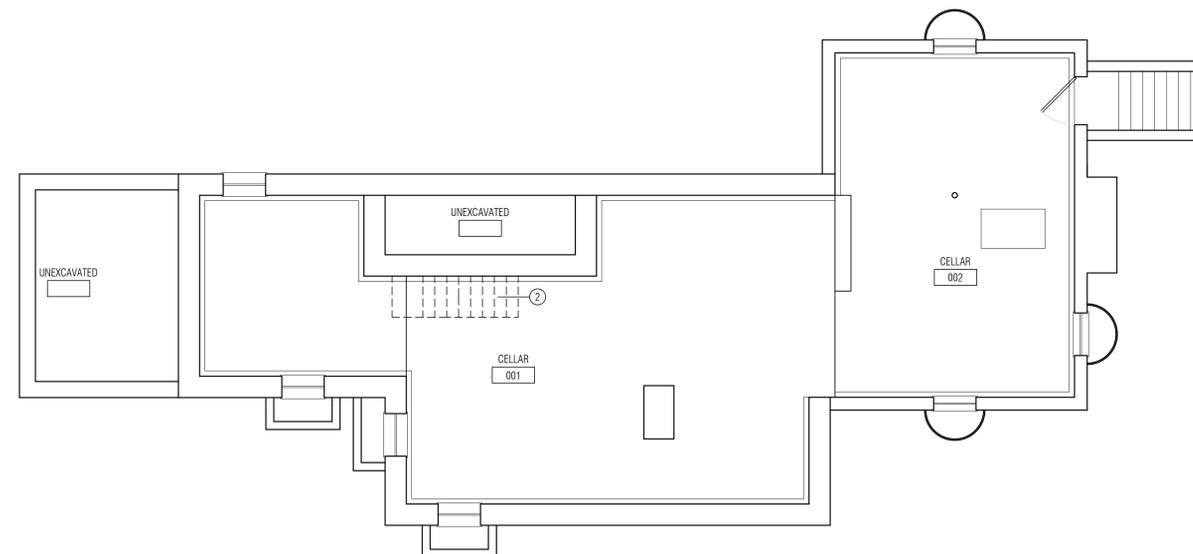
- ① EXISTING SUPER STRUCTURE TO BE REMOVED IN ITS ENTIRETY. EXIST STONE FOUNDATION TO REMAIN. REFER TO STRUCTURAL DWGS
- ② EXISTING WOOD STAIR TO BE REMOVED
- ③ EXISTING WINDOW TO BE REMOVED
- ④ PORTION OF EXISTING EXTERIOR WALL TO BE REMOVED
- ⑤ EXISTING GYPSUM BOARD CEILING AND WD CEILING JOISTS TO BE REMOVED. REFER TO STRUCTURAL DWGS
- ⑥ EXISTING STONE PATIO TO BE REMOVED
- ⑦ EXISTING PORCH STRUCTURE TO BE REMOVED IN ITS ENTIRETY
- ⑧ EXISTING CELLAR ACCESS WOOD DOOR TO BE REMOVED



3 EXISTING/DEMOLITION 2ND FLOOR PLAN
3/16" = 1'-0"



2 EXISTING/DEMOLITION 1ST FLOOR PLAN
3/16" = 1'-0"



1 EXISTING/DEMOLITION CELLAR PLAN
3/16" = 1'-0"

TEAM
OWNER
STEVE AND MARISSA BROWN
42 - 44 WHIPSTICK ROAD, RIDGEFIELD CT 06877
T: 215.917.9174
ARCHITECT
ARKETEKCHER
6 AMERICO CIRCLE, OSSINING NY 10562
T: 914.762.3936
STRUCTURAL ENGINEER
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NORDIC CUSTOM BUILDERS
525 EAST PUTNAM AVENUE, COS COB, CT 06807
T: 203.917.2774

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ADDRESS
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RIDGEFIELD, CT 06877**

SEAL



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PROJECT No. **23020**

TITLE
**EXISTING/DEMOLITION
FLOOR PLANS**

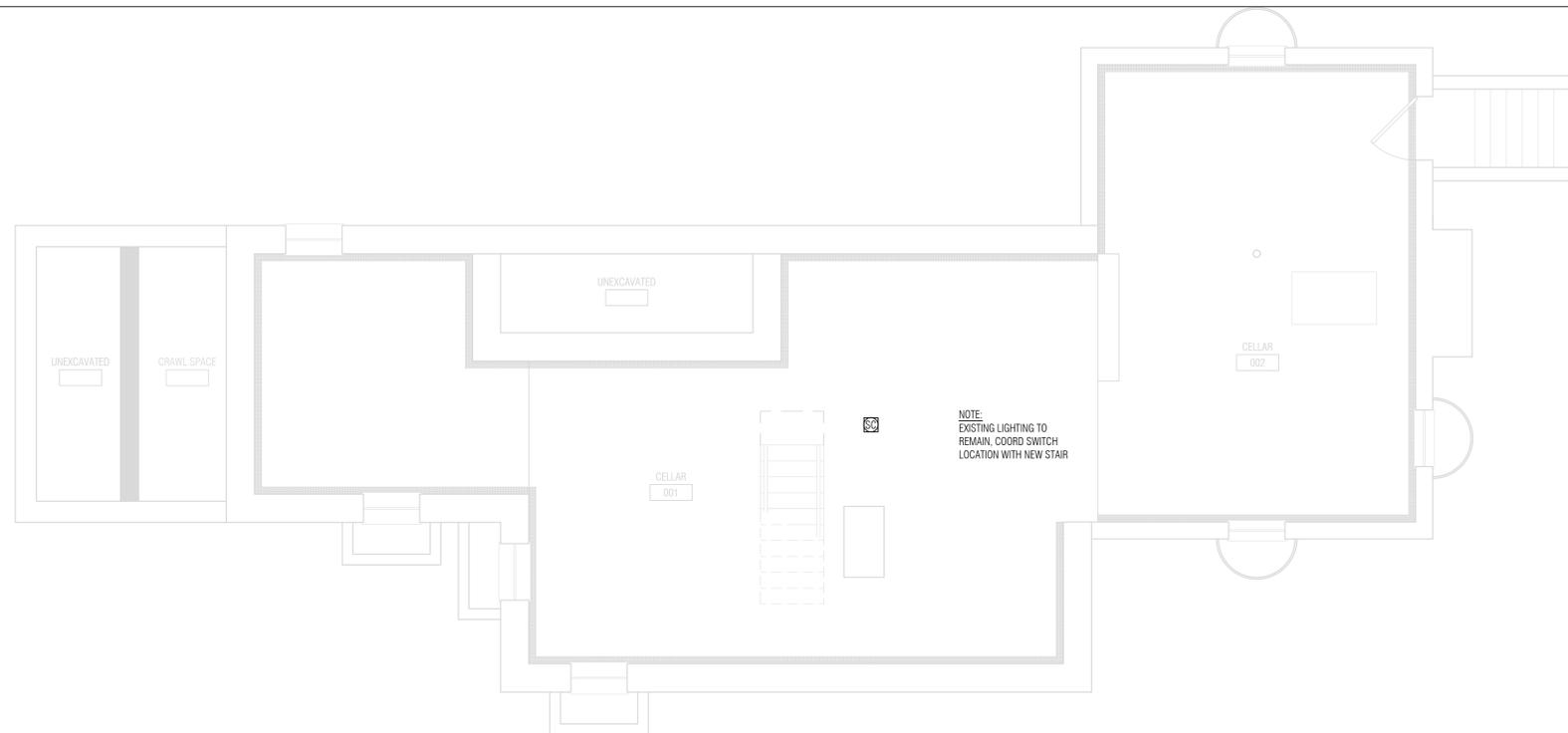
SCALE
3/16" = 1'-0"

No.

D-101.00

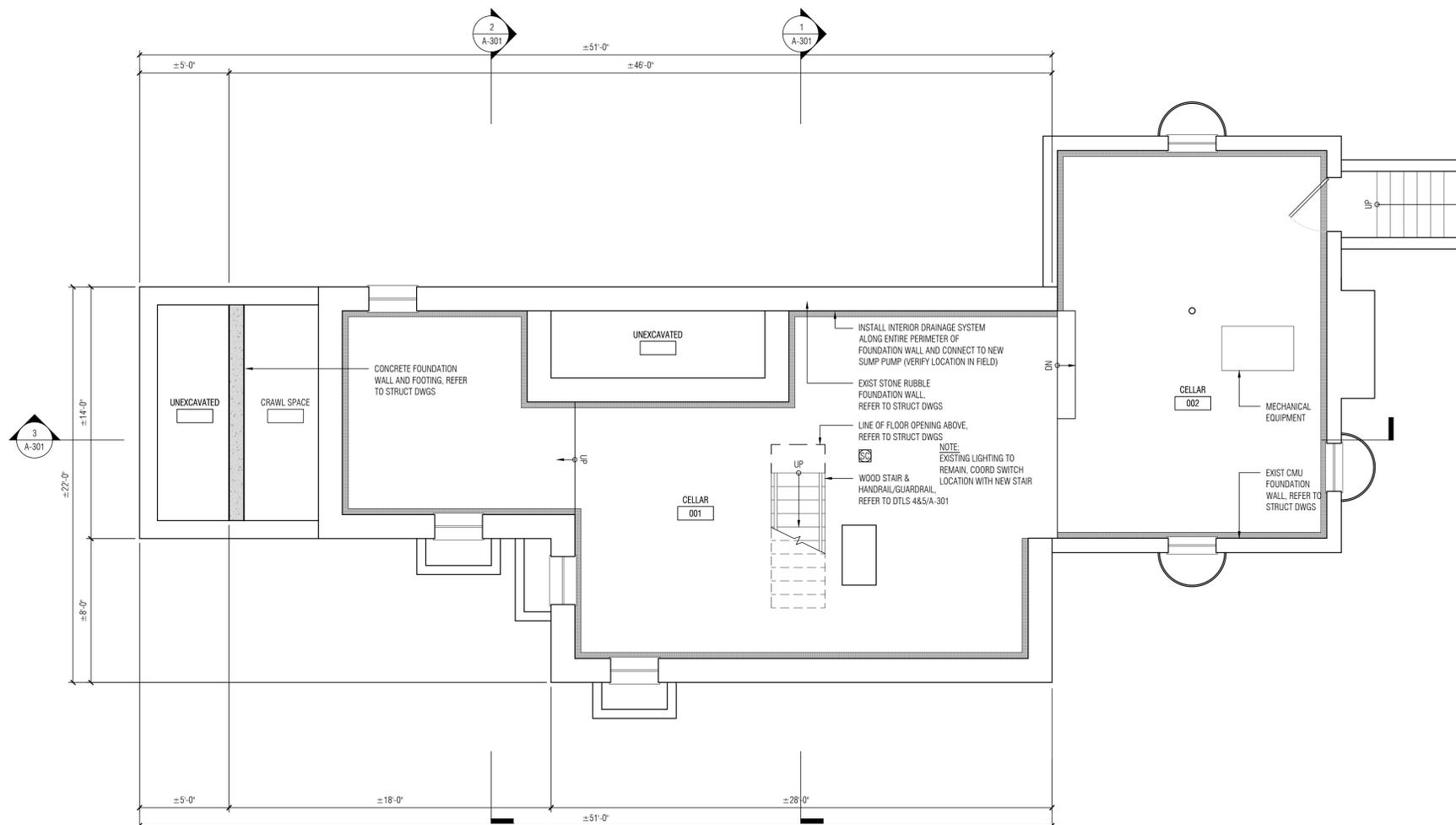
POWER PLAN LEGEND

- SURFACE MOUNTED CEILING FIXTURE
- ⊙ PENDANT MOUNTED CEILING FIXTURE
- 6" RECESSED CEILING FIXTURE
- 4" RECESSED CEILING FIXTURE
- 4" RECESSED WALL WASH CEILING FIXT
- ⊕ WALL MOUNTED FIXTURE
- ⊕ CLOSET MOUNTED FIXTURE
- ⊕ UNDER CABINET FIXTURE
- ⊕ SMOKE DETECTOR
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ SMOKE + CARBON MONOXIDE DETECTOR
- ⊕ EXHAUST FAN
- ⊕ EXHAUST FAN + LIGHT COMBINATION
- ⊕ SPEAKER
- ⊕ CIRCUIT
- ⊕ CEILING FAN
- E ALL FIXTURES WITH 'E' DESIGNATION TO REMAIN
- ⊕ SINGLE POLE SWITCH
- ⊕ SINGLE POLE DIMMER SWITCH
- ⊕ 3-WAY WALL DIMMER SWITCH
- ⊕ DUPLX RECEPTACLE
- ⊕ QUADRUPLX RECEPTACLE
- ⊕ WATERPROOF DUPLX RECEPTACLE
- ⊕ GROUND-FAULT DUPLX RECEPTACLE
- ⊕ SWITCHED DUPLX RECEPTACLE
- ⊕ SPECIAL OUTLET - SEE PLAN FOR USE
- ⊕ TELEPHONE / DATA OUTLET
- ⊕ CABLE TV OUTLET
- ⊕ THERMOSTAT



NOTE:
 EXISTING LIGHTING TO
 REMAIN. COORD SWITCH
 LOCATION WITH NEW STAIR

2 CELLAR FLOOR ELECTRICAL PLAN
 1/4" = 1'-0"



LEGEND

- ⊕ EXISTING WALL TO REMAIN
- ⊕ NEW PARTITION, REFER TO SCHEDULE

NOTES

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND EXISTING BEAM SUPPORTS. ANY DEFECT OR INADEQUATE FRAMING/SUPPORT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND ANY MODIFICATION TO THE STRUCTURE MUST BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW/APPROVAL BEFORE ANY WORK CAN PROCEED.

REVISIONS

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RIDGEFIELD, CT 06877

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TITLE
CELLAR FLOOR PLAN +
CELLAR ELECTRICAL PLAN

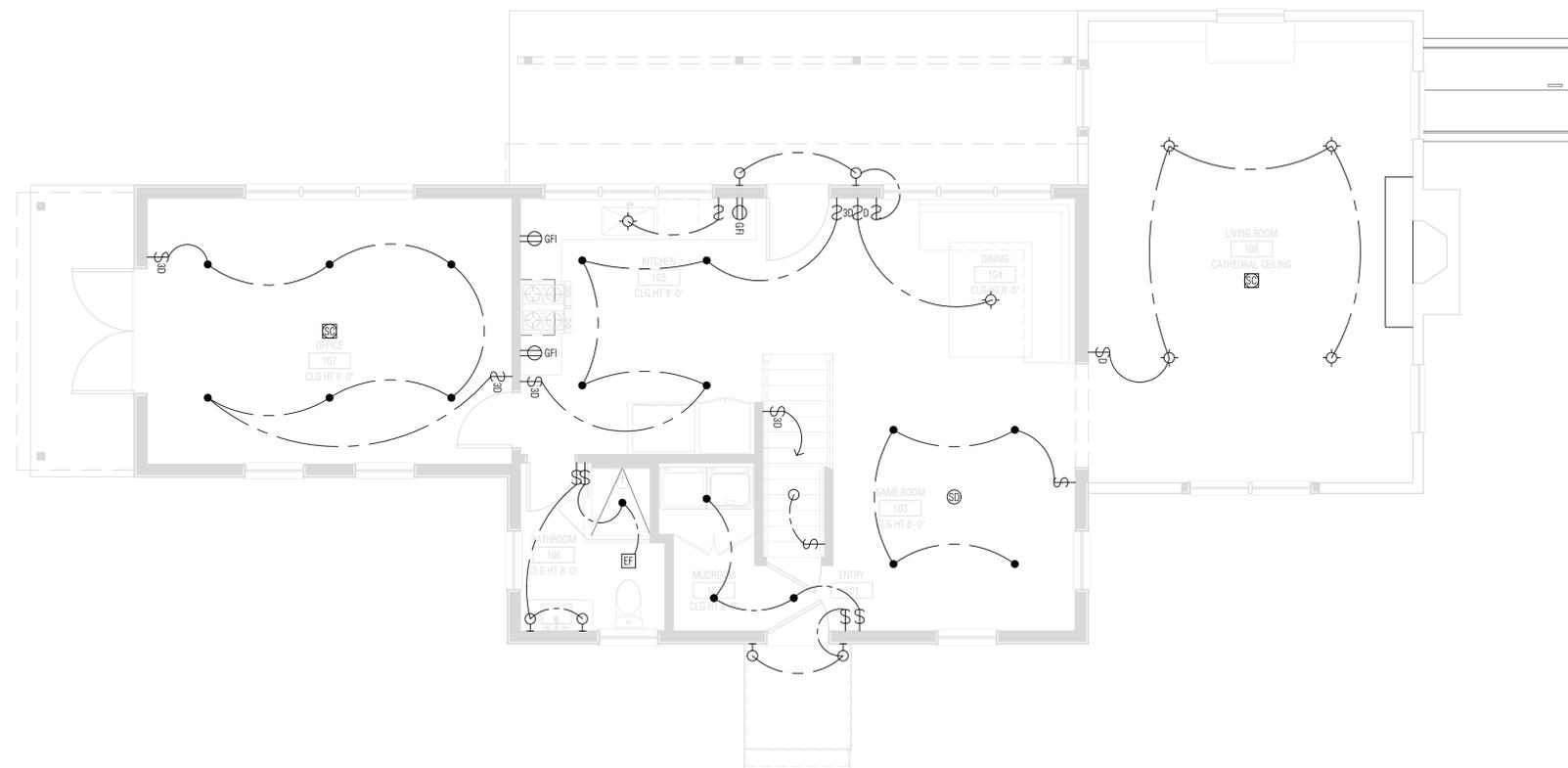
SCALE
1/4" = 1'-0"

No. **A-100.00**

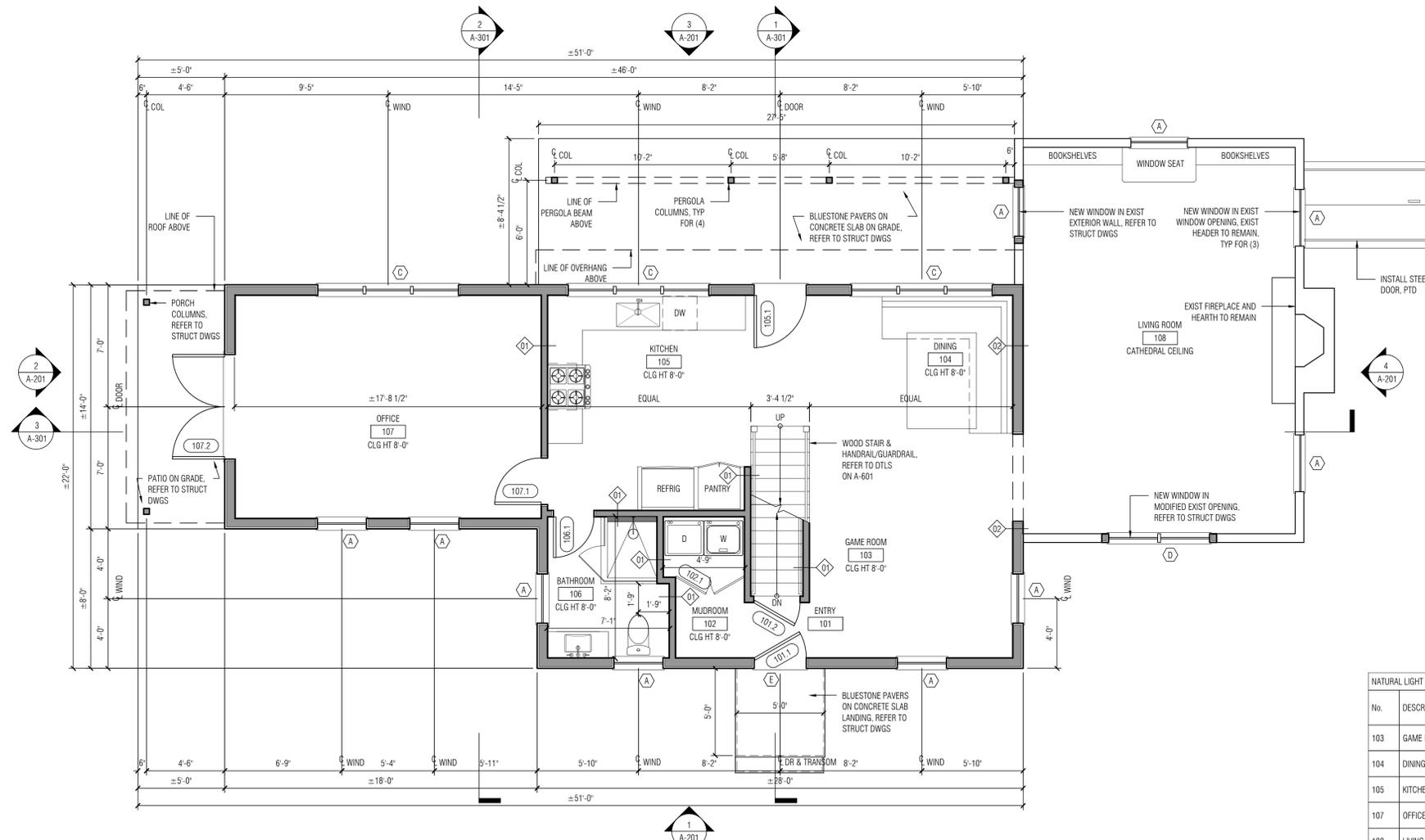
1 CELLAR FLOOR PLAN
 1/4" = 1'-0"

POWER PLAN LEGEND

- SURFACE MOUNTED CEILING FIXTURE
 - ⊙ PENDANT MOUNTED CEILING FIXTURE
 - ⦿ 6" RECESSED CEILING FIXTURE
 - 4" RECESSED CEILING FIXTURE
 - ⦿ 4" RECESSED WALL WASH CEILING FIXT
 - ⊙ WALL MOUNTED FIXTURE
 - ⊙ CLOSET MOUNTED FIXTURE
 - ⊙ UNDER CABINET FIXTURE
 - ⊙ SMOKE DETECTOR
 - ⊙ CARBON MONOXIDE DETECTOR
 - ⊙ SMOKE + CARBON MONOXIDE DETECTOR
 - ⊙ EXHAUST FAN
 - ⊙ EXHAUST FAN + LIGHT COMBINATION
 - ⊙ SPEAKER
 - ⊙ CIRCUIT
 - ⊙ CEILING FAN
- E ALL FIXTURES WITH 'E' DESIGNATION TO REMAIN
- ⚡ SINGLE POLE SWITCH
 - ⚡ SINGLE POLE DIMMER SWITCH
 - ⚡ 3-WAY WALL DIMMER SWITCH
 - ⚡ DUPLEX RECEPTACLE
 - ⚡ QUADRUPLX RECEPTACLE
 - ⚡ WATERPROOF DUPLEX RECEPTACLE
 - ⚡ GROUND-FAULT DUPLEX RECEPTACLE
 - ⚡ SWITCHED DUPLEX RECEPTACLE
 - ⚡ SPECIAL OUTLET - SEE PLAN FOR USE
 - ⚡ TELEPHONE / DATA OUTLET
 - ⚡ CABLE TV OUTLET
 - ⚡ THERMOSTAT



2 1ST FLOOR ELECTRICAL PLAN
 1/4" = 1'-0"



LEGEND

- EXISTING WALL TO REMAIN
- NEW PARTITION, REFER TO SCHEDULE

NOTES

- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND EXISTING BEAM SUPPORTS. ANY DEFECT OR INADEQUATE FRAMING/SUPPORT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND ANY MODIFICATION TO THE STRUCTURE MUST BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW/APPROVAL BEFORE ANY WORK CAN PROCEED.

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SCALE



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TITLE
1ST FLOOR PLAN + ELECTRICAL PLAN

SCALE
1/4" = 1'-0"

No.

A-101.00

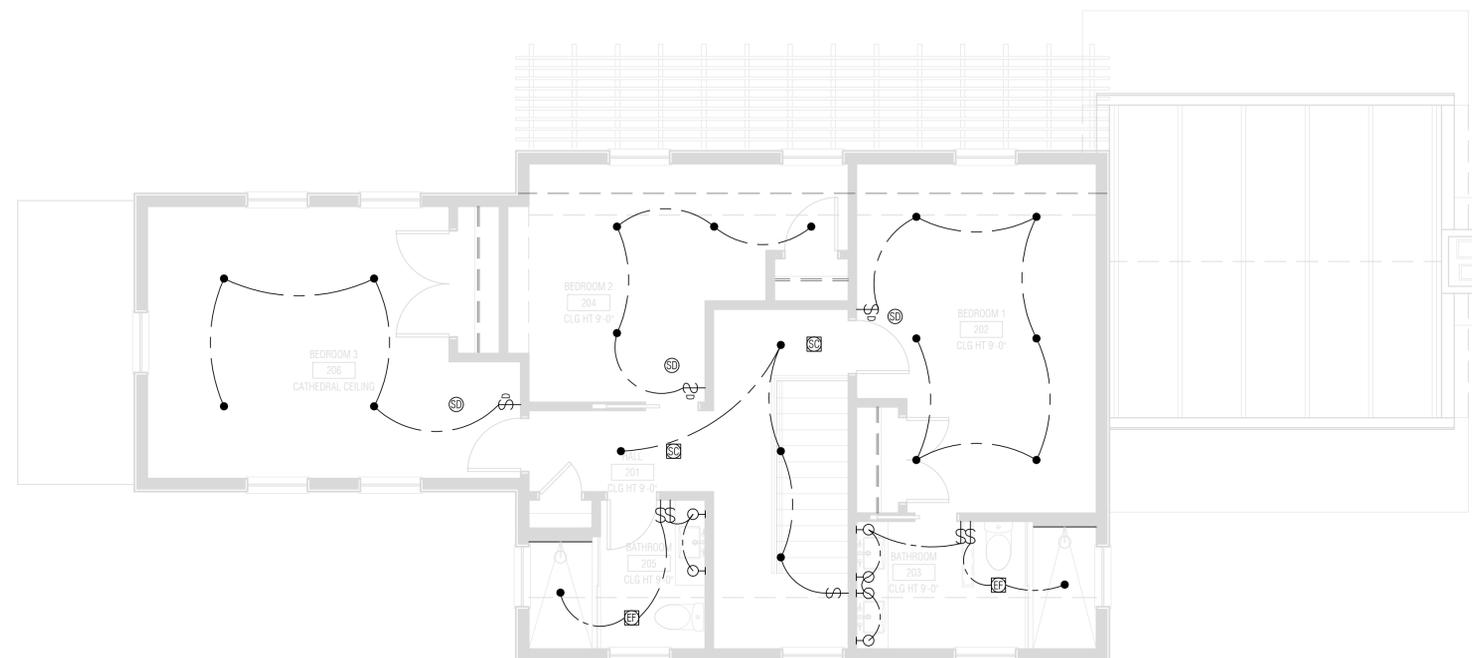
NATURAL LIGHT + VENTILATION CALCULATIONS

No.	DESCRIPTION	ROOM SF	LIGHT		VENTILATION		COMP
			REDD (8%)	PROPO	REDD (4%)	PROPO	
103	GAME ROOM	120.50 SF	9.64 SF	22.00 SF	4.82 SF	14.00 SF	complies
104	DINING	122.94 SF	9.83 SF	19.00 SF	4.92 SF	18.00 SF	complies
105	KITCHEN	143.47 SF	11.48 SF	19.00 SF	5.74 SF	18.00 SF	complies
107	OFFICE	225.45 SF	18.04 SF	41.00 SF	9.02 SF	32.00 SF	complies
108	LIVING ROOM	347.28 SF	27.78 SF	65.00 SF	13.89 SF	42.00 SF	complies

1 1ST FLOOR PLAN
 1/4" = 1'-0"

POWER PLAN LEGEND

- SURFACE MOUNTED CEILING FIXTURE
 - ⊙ PENDANT MOUNTED CEILING FIXTURE
 - 6" RECESSED CEILING FIXTURE
 - 4" RECESSED CEILING FIXTURE
 - 4" RECESSED WALL WASH CEILING FIXT
 - ⊕ WALL MOUNTED FIXTURE
 - ⊕ CLOSET MOUNTED FIXTURE
 - ⊕ UNDER CABINET FIXTURE
 - ⊕ SMOKE DETECTOR
 - ⊕ CARBON MONOXIDE DETECTOR
 - ⊕ SMOKE + CARBON MONOXIDE DETECTOR
 - ⊕ EXHAUST FAN
 - ⊕ EXHAUST FAN + LIGHT COMBINATION
 - ⊕ SPEAKER
 - ⊕ CIRCUIT
 - ⊕ CEILING FAN
- E ALL FIXTURES WITH 'E' DESIGNATION TO REMAIN
- ⊕ SINGLE POLE SWITCH
 - ⊕ SINGLE POLE DIMMER SWITCH
 - ⊕ 3-WAY WALL DIMMER SWITCH
 - ⊕ DUPLEX RECEPTACLE
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 - ⊕ WATERPROOF DUPLEX RECEPTACLE
 - ⊕ GROUND-FAULT DUPLEX RECEPTACLE
 - ⊕ SWITCHED DUPLEX RECEPTACLE
 - ⊕ SPECIAL OUTLET - SEE PLAN FOR USE
 - ⊕ TELEPHONE / DATA OUTLET
 - ⊕ CABLE TV OUTLET
 - ⊕ THERMOSTAT



2 2ND FLOOR ELECTRICAL PLAN
 1/4" = 1'-0"

LEGEND

- EXISTING WALL TO REMAIN
- NEW PARTITION, REFER TO SCHEDULE

NOTES

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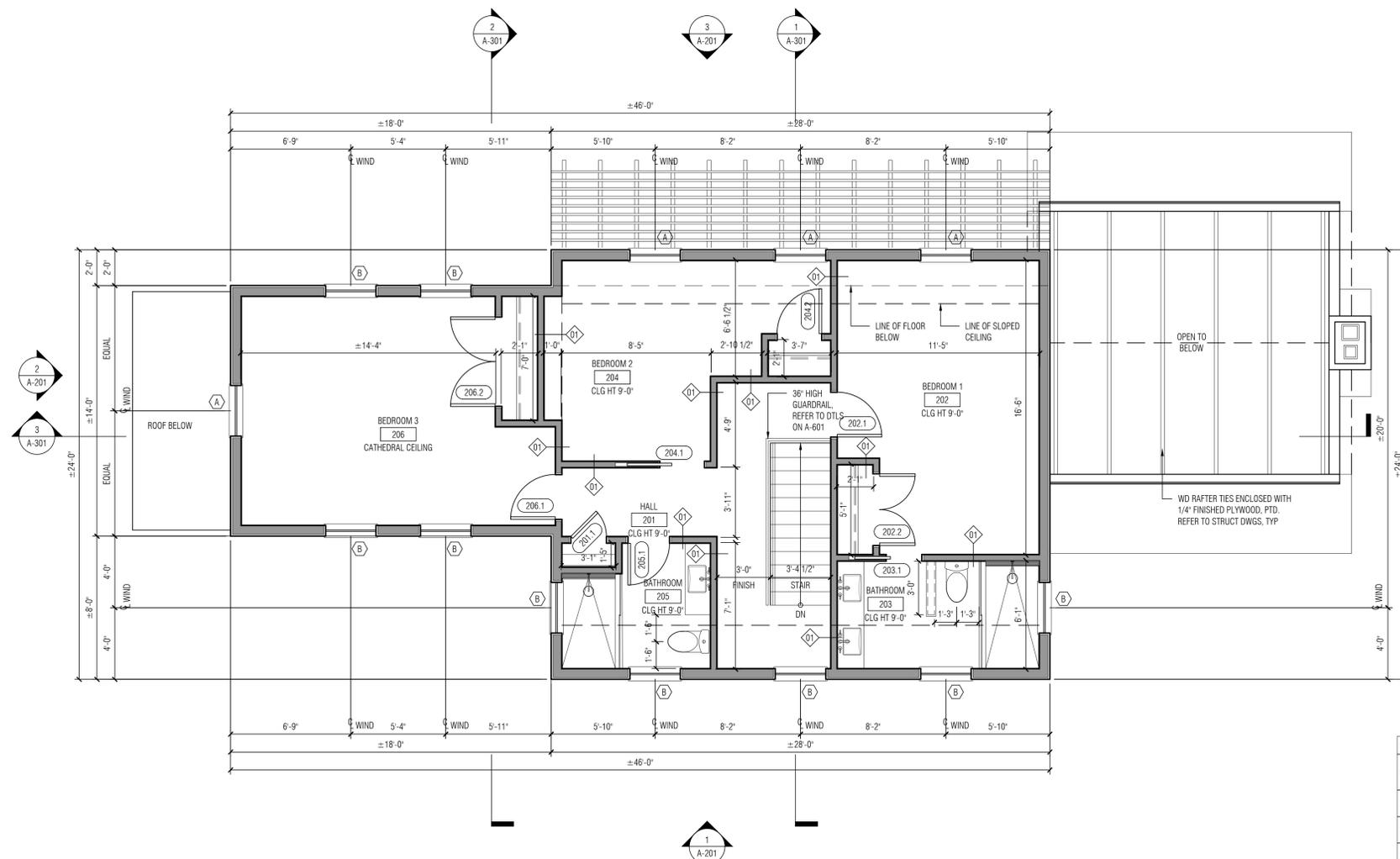
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 PROJECT No. **23020**

TITLE
2ND FLOOR PLAN + ELECTRICAL PLAN

SCALE
1/4" = 1'-0"

No. **A-102.00**

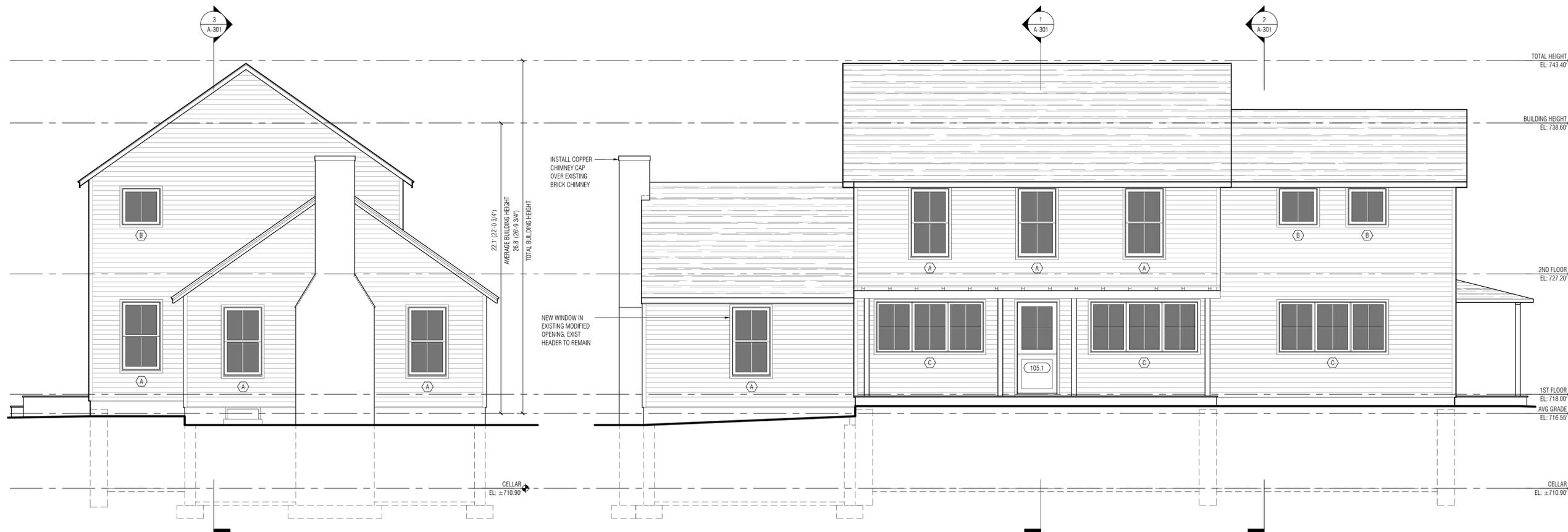
1 2ND FLOOR PLAN
 1/4" = 1'-0"



NATURAL LIGHT + VENTILATION CALCULATIONS

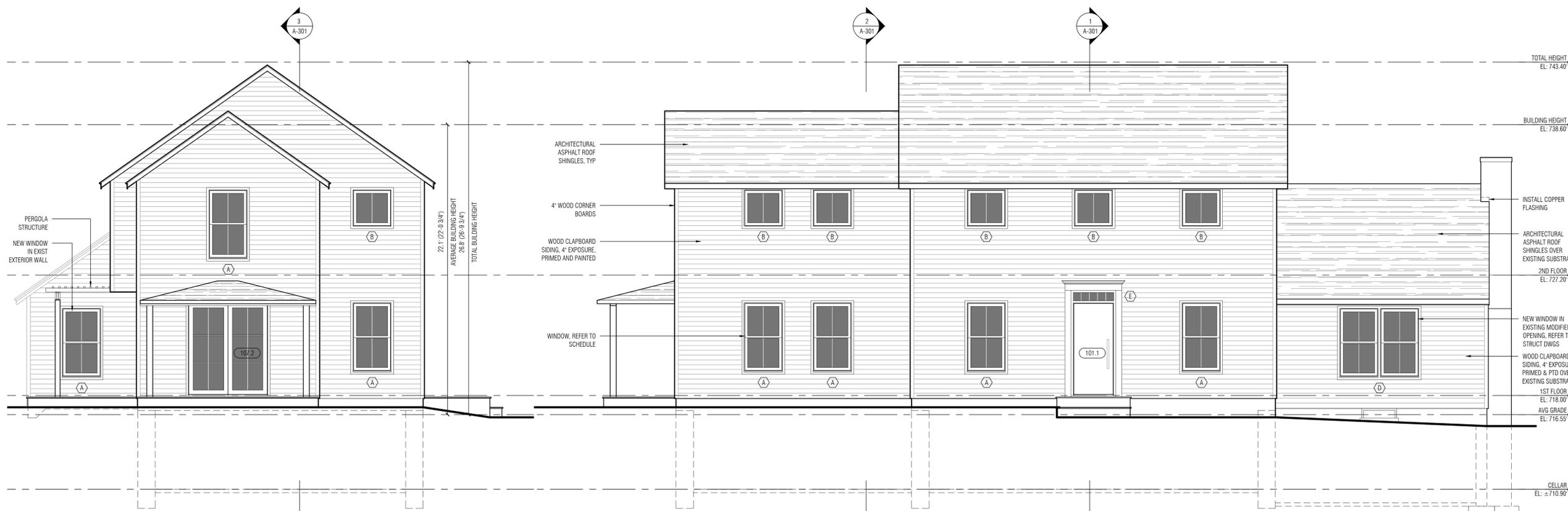
No.	DESCRIPTION	ROOM SF	LIGHT		VENTILATION		COMP
			REQD (8%)	PROPD	REQD (4%)	PROPD	
202	BEDROOM 1	173.29 SF	13.86 SF	11.00 SF	6.93 SF	7.00 SF	non-compliant
204	BEDROOM 2	134.71 SF	10.78 SF	22.00 SF	5.39 SF	14.00 SF	complies
206	BEDROOM 3	200.84 SF	16.07 SF	16.00 SF	8.03 SF	28.00 SF	complies

TEAM
 OWNER
 STEVE AND MARISSA BROWN
 42 - 44 WHIPSTICK ROAD, RIDGEFIELD CT 06877
 T: 215.917.9174
 ARCHITECT
 ARKATEKCHER
 6 AMERICO CIRCLE, OSSINING NY 10562
 T: 914.762.3936
 STRUCTURAL ENGINEER
 FIVE PHASE ENGINEERING, PLLC
 48 MACKAY PL, BROOKLYN, NY 11209
 T: 920.883.7764
 INTERIOR DESIGNER
 MARSHALL WATSON INTERIORS
 105 WEST 72ND ST - 9B
 T: 267.992.7792
 CONSTRUCTION MANAGER
 NORDIC CUSTOM BUILDERS
 525 EAST PUTNAM AVENUE, COS COB, CT 06807
 T: 203.917.2774



4 PROPOSED WEST (RIGHT) EXTERIOR ELEVATION
 1/4" = 1'-0"

3 PROPOSED SOUTH (REAR) EXTERIOR ELEVATION
 1/4" = 1'-0"



2 PROPOSED EAST (LEFT) EXTERIOR ELEVATION
 1/4" = 1'-0"

1 PROPOSED NORTH (FRONT) EXTERIOR ELEVATION
 1/4" = 1'-0"

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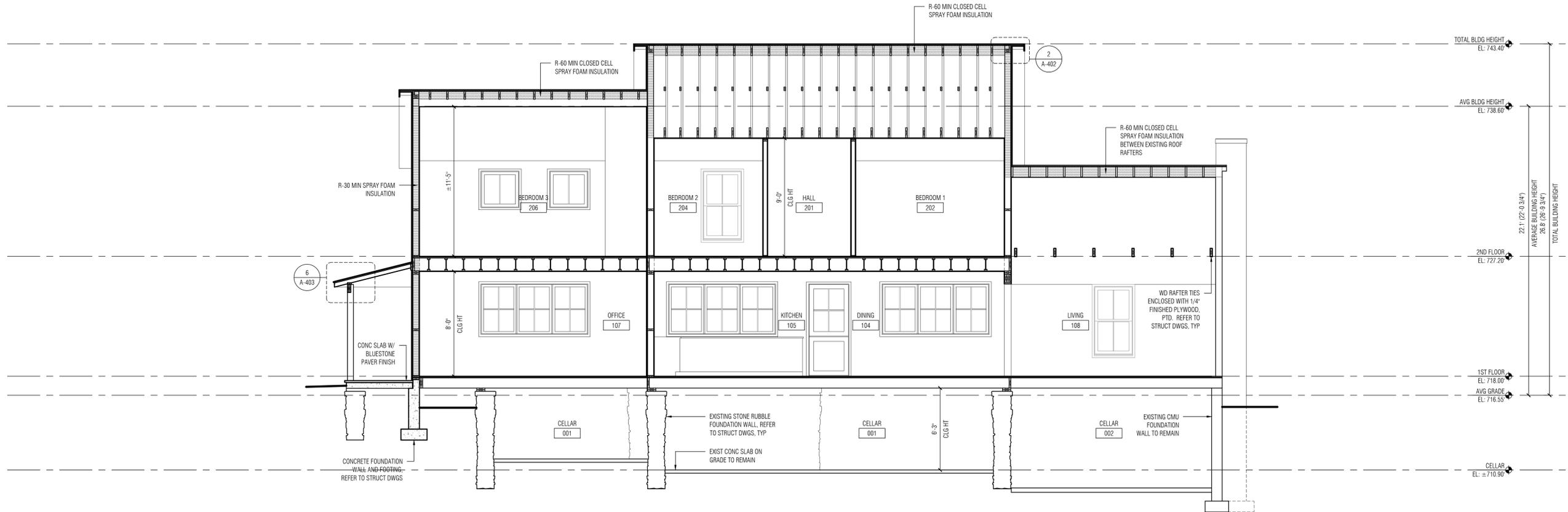
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 PROJECT No. **23020**

TITLE
EXTERIOR ELEVATIONS

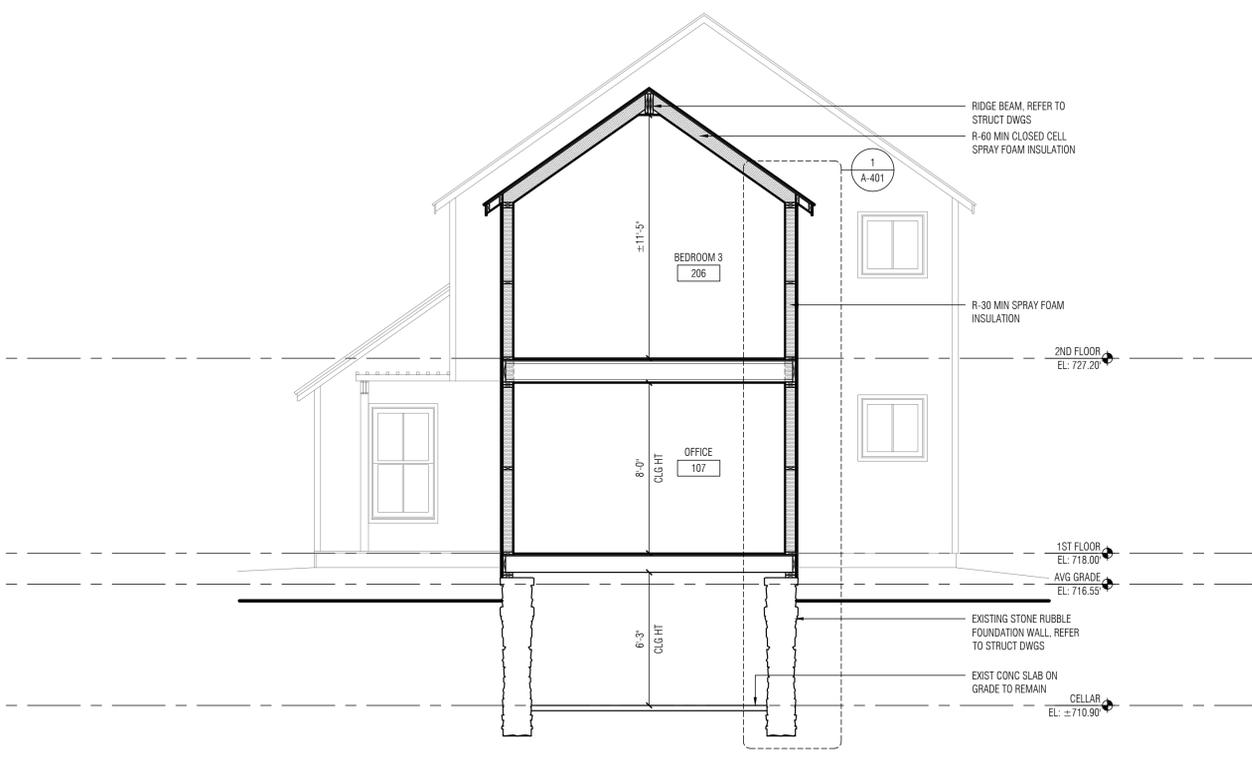
SCALE
1/4" = 1'-0"

No. **A-201.00**

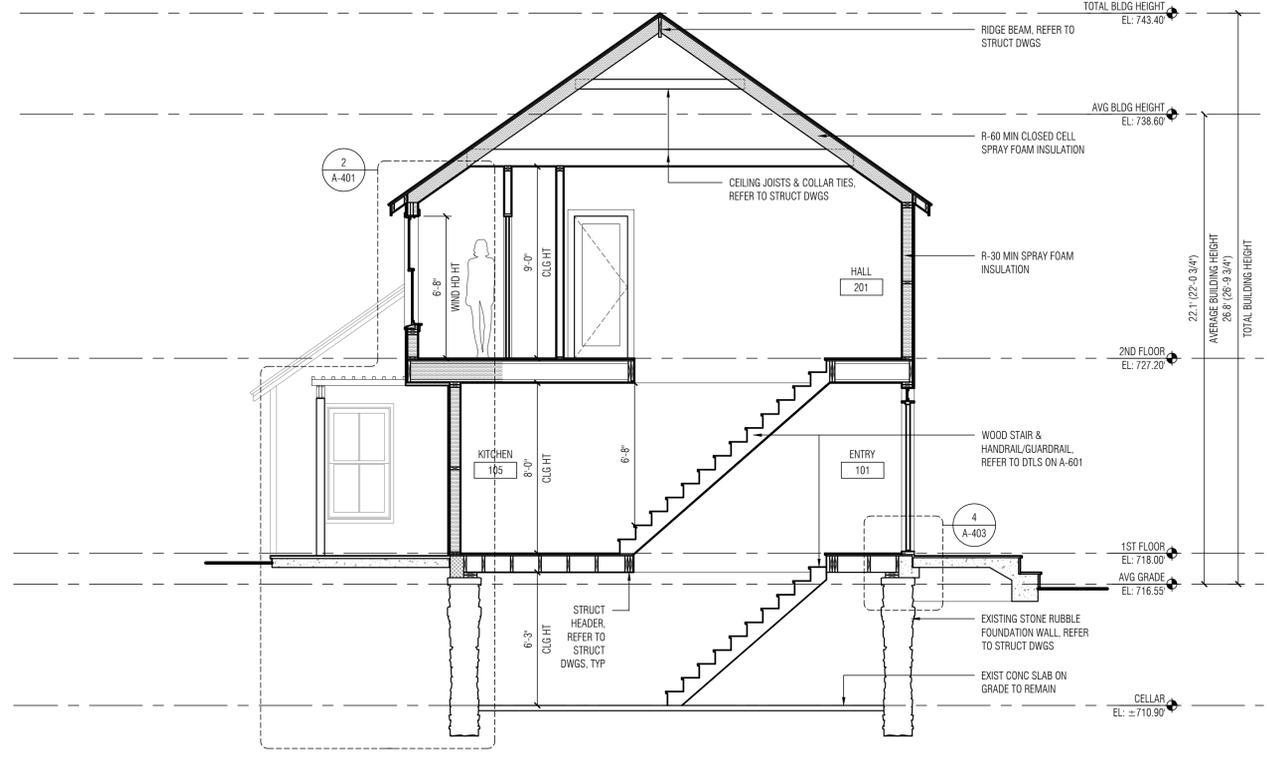
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 OWNER
 STEVE AND MARISSA BROWN
 42 - 44 WHIPSTICK ROAD, RIDGEFIELD CT 06877
 T: 215.917.9174
 ARCHITECT
 ARKATEKCHER
 6 AMERICO CIRCLE, OSSINING NY 10562
 T: 914.762.3936
 STRUCTURAL ENGINEER
 FIVE PHASE ENGINEERING, PLLC
 48 MACKAY PL, BROOKLYN, NY 11209
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3 BUILDING SECTION - EAST / WEST
 1/4" = 1'-0"



2 BUILDING SECTION - SOUTH / NORTH
 1/4" = 1'-0"



1 BUILDING SECTION - SOUTH / NORTH
 1/4" = 1'-0"

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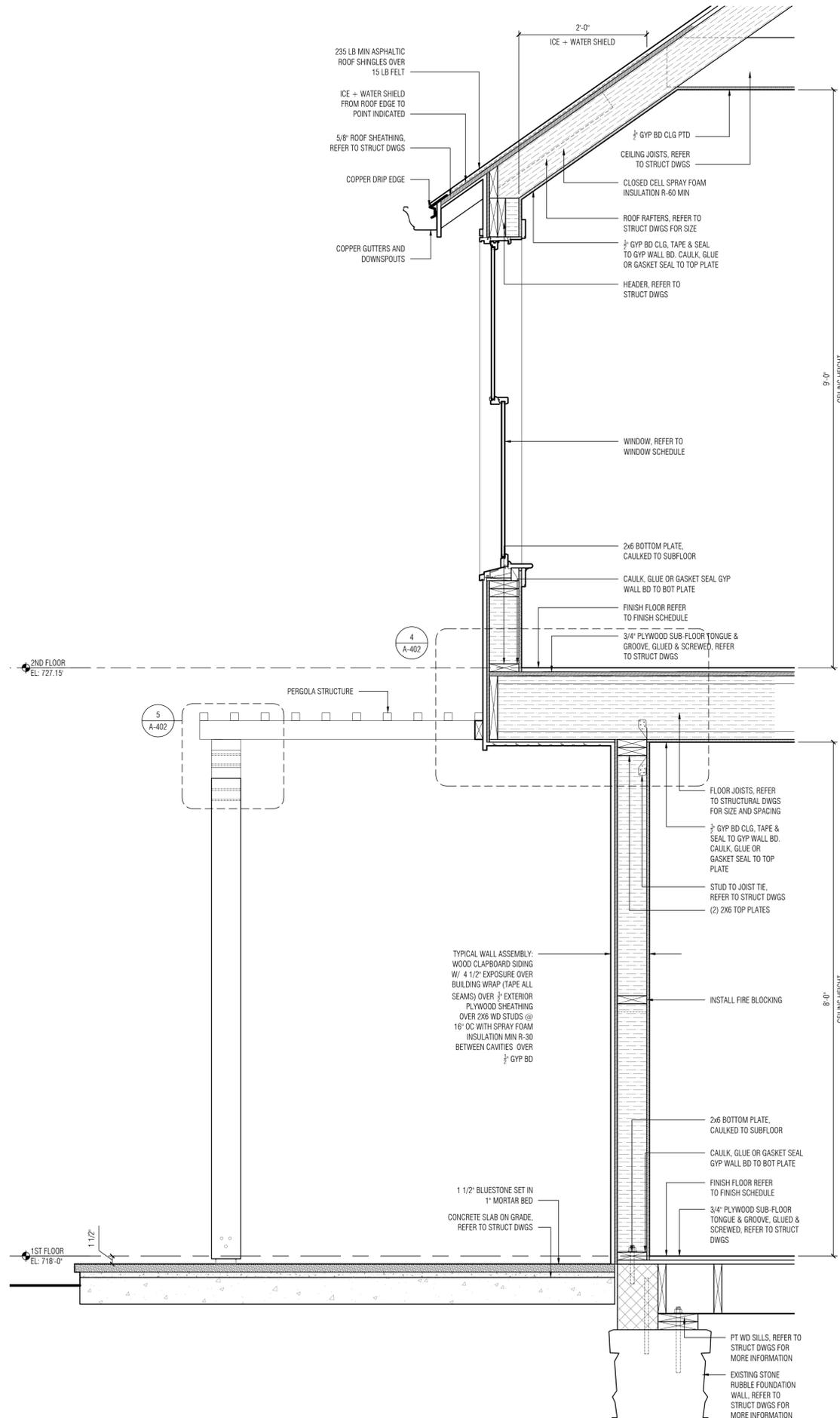
TITLE
BUILDING SECTIONS

SCALE
1" = 1'-0"

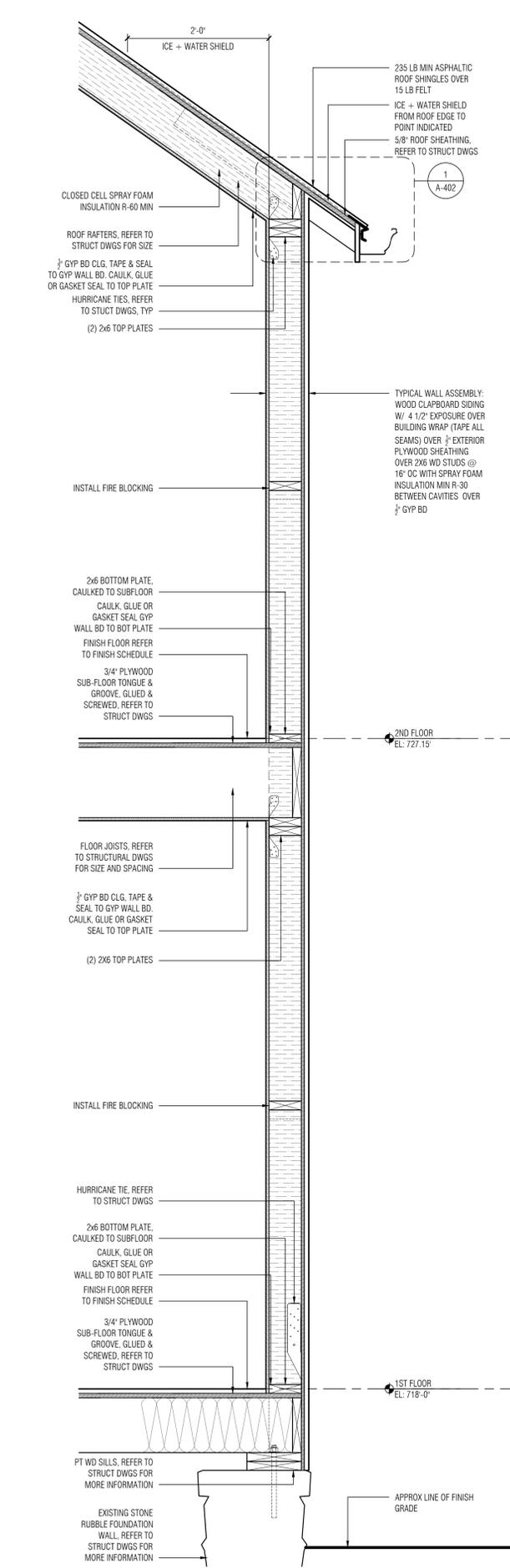
No. **A-301.00**

TABLE R402.4.1.1 - AIR BARRIER + INSULATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA	APPLICABLE
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.	YES
CEILING/ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING OR SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.	YES
WALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF NOT LESS THAN R-3 PER INCH. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND IN CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.	YES
WINDOWS, SKYLIGHTS AND DOORS	THE SPACE BETWEEN FRAMING AND SKYLIGHTS, AND THE JAMBS OF WINDOWS AND DOORS, SHALL BE SEALED.		YES
RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.	RIM JOISTS SHALL BE INSULATED.	YES
FLOORS INCLUDING CANTILEVERED FLOORS AND FLOORS ABOVE GARAGES.	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING. ALTERNATIVELY, FLOOR FRAMING CAVITY INSULATION SHALL BE IN CONTACT WITH THE TOP SIDE OF SHEATHING OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDING FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.	YES
CRAWL SPACE WALLS	EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.	CRAWL SPACE INSULATION, WHERE PROVIDED INSTEAD OF FLOOR INSULATION, SHALL BE PERMANENTLY ATTACHED TO THE WALLS.	N/A
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.		YES
NARROW CAVITIES		BATTS TO BE INSTALLED IN NARROW CAVITIES SHALL BE CUT TO FIT OR NARROW CAVITIES SHALL BE FILLED WITH INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.	YES
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.		YES
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE FINISHED SURFACE.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIRTIGHT AND IC RATED.	N/A
PLUMBING AND WIRING		IN EXTERIOR WALLS, BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING OR INSULATION THAT ON INSTALLATION, READILY CONFORMS TO AVAILABLE SPACE, SHALL EXTEND BEHIND PIPING AND WIRING.	YES
SHOWER/TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THE WALL FROM THE SHOWER OR TUB.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.	YES
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL AND COMMUNICATION BOXES. ALTERNATIVELY, AIR-SEALED BOXES SHALL BE INSTALLED.		YES
HVAC REGISTER BOOTS	HVAC SUPPLY AND RETURN REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR, WALL, COVERING OR CEILING PENETRATED BY THE BOOT.		YES
CONCEALED SPRINKLERS	WHERE REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS.		N/A



2 WALL SECTION AT REAR OVERHANG
1" = 1'-0"



1 WALL SECTION - TYPICAL
1" = 1'-0"

TEAM
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42 - 44 WHIPSTICK ROAD, RIDGEFIELD CT 06877
T: 215.917.9174
ARCHITECT: ARKATEKCHER
6 AMERICO CIRCLE, OSSING NY 10562
T: 914.762.3936
STRUCTURAL ENGINEER: FIVE PHASE ENGINEERING, PLLC
48 MACKAY PL, BROOKLYN, NY 11209
T: 920.883.7764
INTERIOR DESIGNER: MARSHALL WATSON INTERIORS
105 WEST 72ND ST - 9B
T: 267.992.7792
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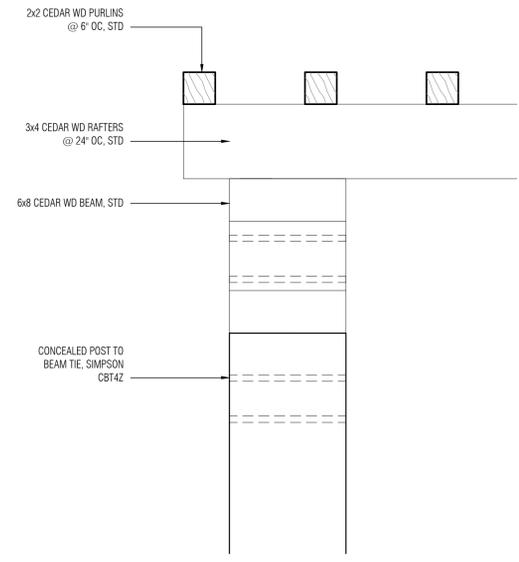


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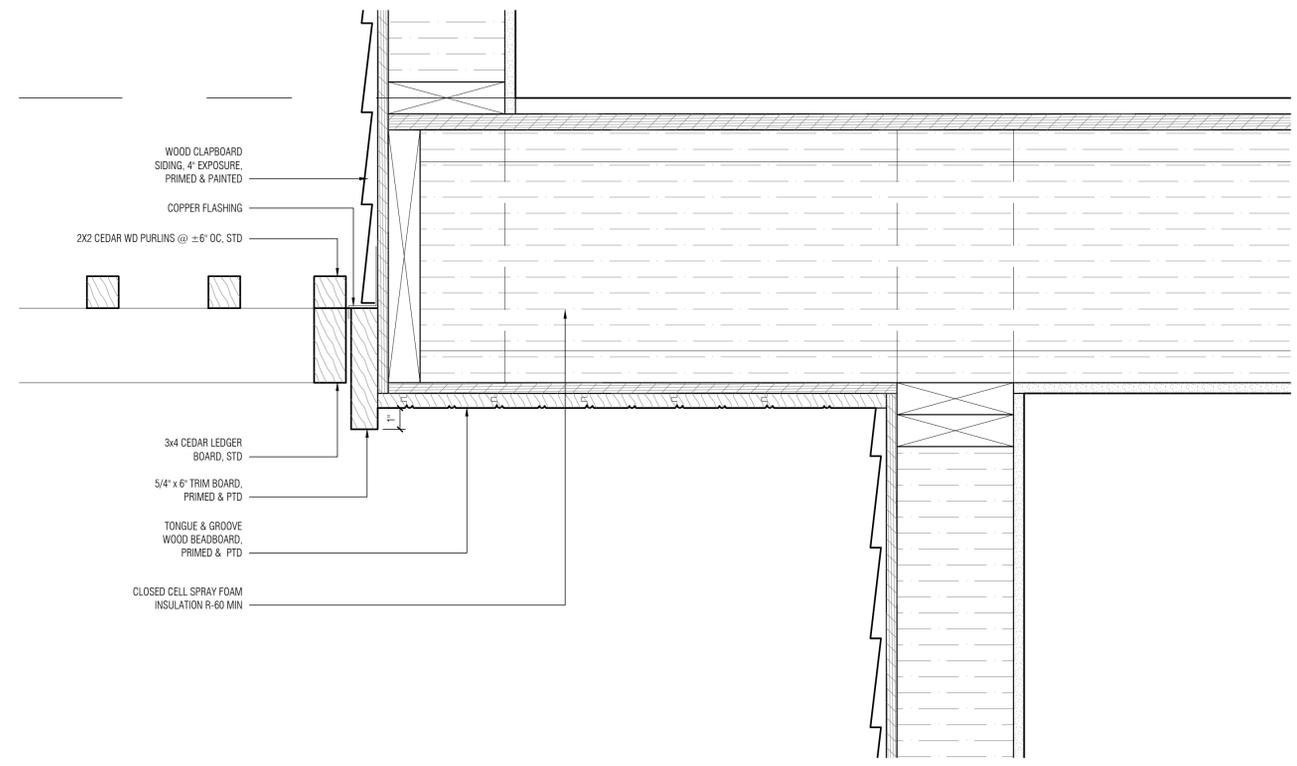
TITLE
WALL SECTIONS

SCALE
1" = 1'-0"

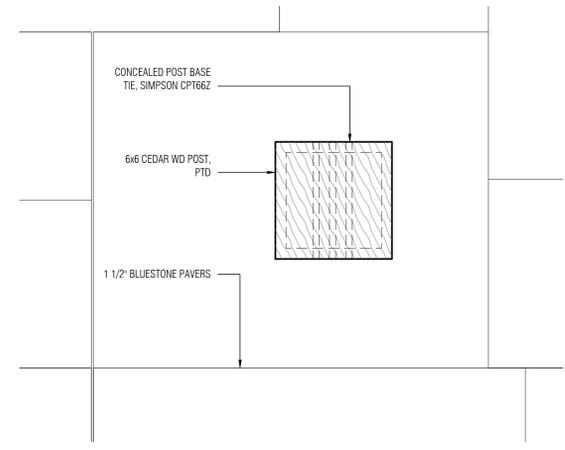
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 ARKTEKCHER
 6 AMERICO CIRCLE, OSSINING NY 10562
 T: 914.762.3936
 STRUCTURAL ENGINEER
 FIVE PHASE ENGINEERING, PLLC
 48 MACKAY PL, BROOKLYN, NY 11209
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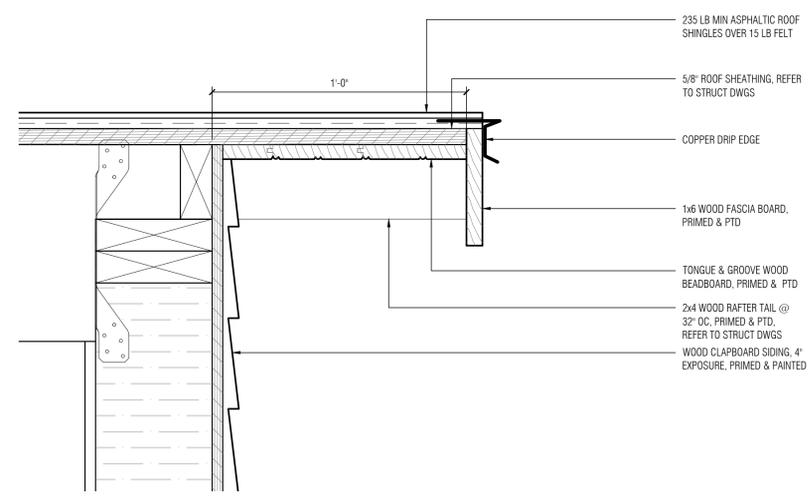
5 **DETAIL AT PERGOLA BEAM**
 3" = 1'-0"



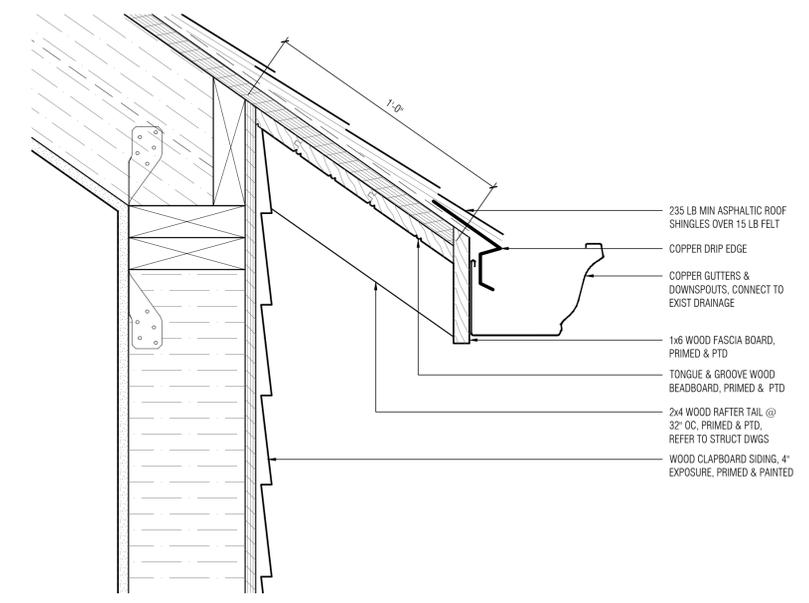
4 **DETAIL AT 2ND FLOOR OVERHANG**
 3" = 1'-0"



3 **DETAIL AT PERGOLA COLUMN**
 3" = 1'-0"



2 **DETAIL AT TYPICAL RAKE**
 3" = 1'-0"



1 **DETAIL AT TYPICAL EAVE**
 3" = 1'-0"

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SCALE



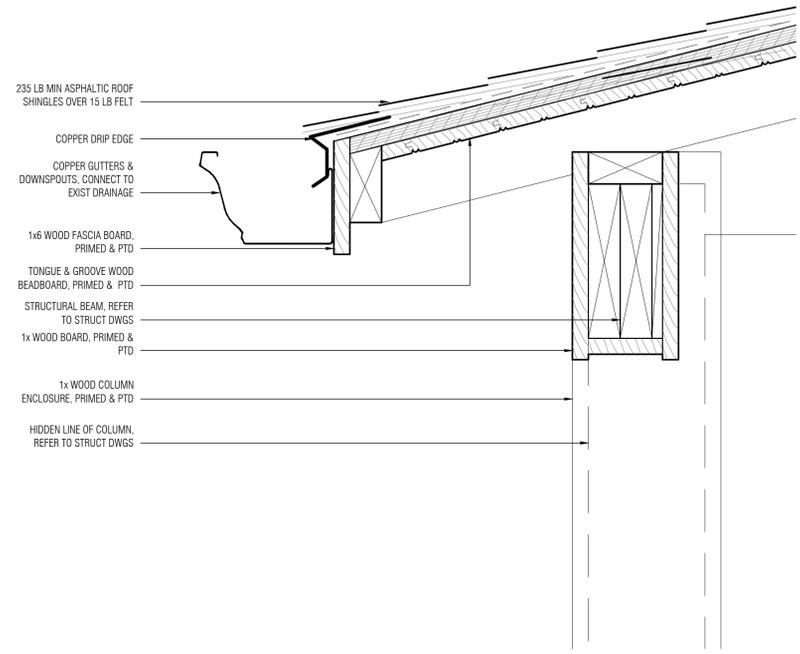
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TITLE
EXTERIOR DETAILS

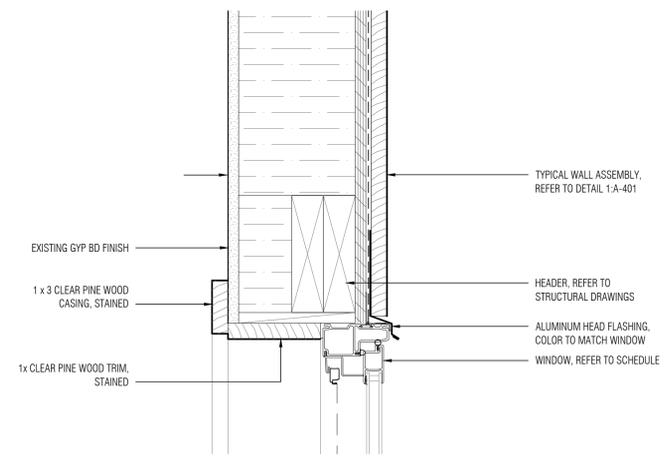
SCALE
3" = 1'-0"

No.
A-402.00

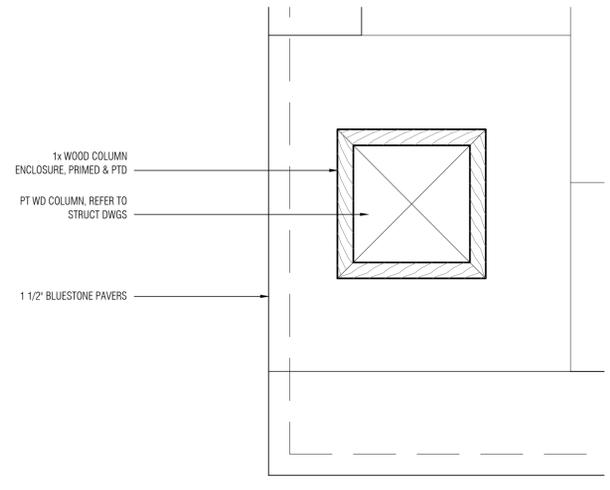
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 T: 215.917.9174
 ARCHITECT
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 6 AMERICO CIRCLE, OSSINING NY 10562
 T: 914.762.3936
 STRUCTURAL ENGINEER
 FIVE PHASE ENGINEERING, PLLC
 48 MACKAY PL, BROOKLYN, NY 11209
 T: 920.883.7764
 INTERIOR DESIGNER
 MARSHALL WATSON INTERIORS
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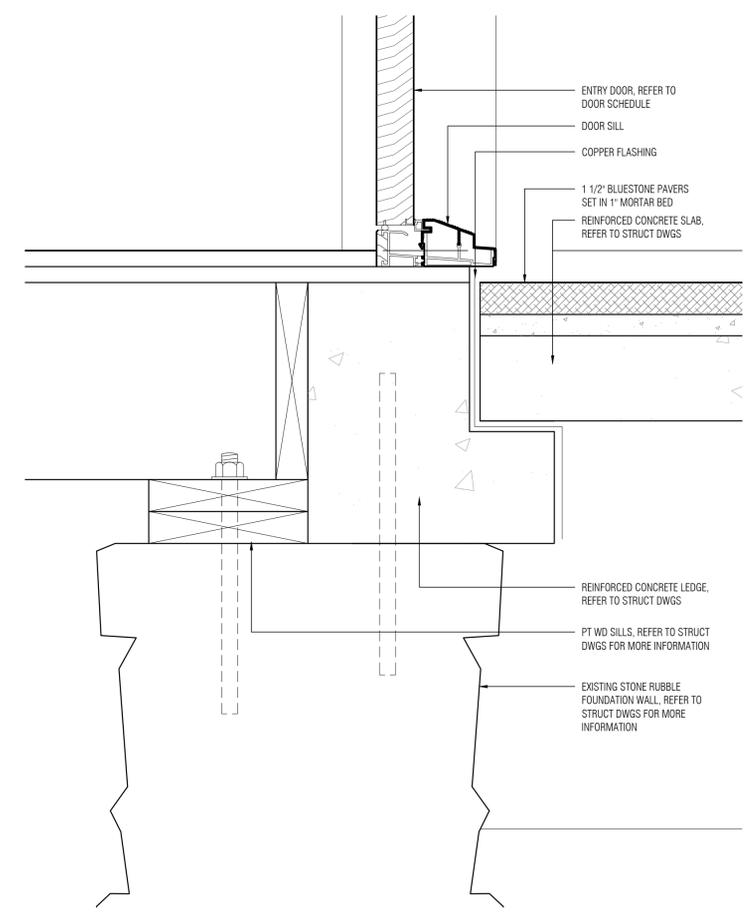
6 **DETAIL AT PORCH ROOF**
 3" = 1'-0"



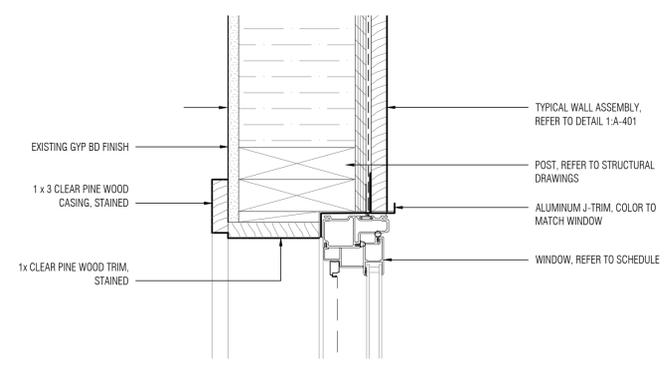
3 **WALL SECTION - WINDOW HEAD**
 3" = 1'-0"



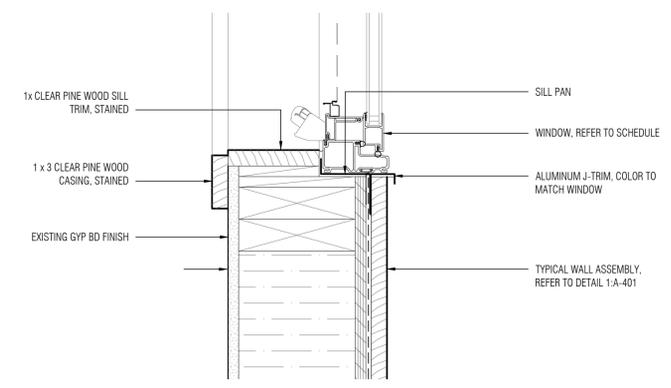
5 **DETAIL AT SIDE PORCH COLUMN ENCLOSURE**
 3/4" = 1'-0"



4 **DETAIL AT FRONT DOOR LANDING**
 3" = 1'-0"



2 **WALL SECTION - WINDOW JAMB**
 3" = 1'-0"



1 **WALL SECTION - WINDOW SILL**
 3" = 1'-0"

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SEAL



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TITLE
EXTERIOR DETAILS

SCALE
3" = 1'-0"

No.

A-403.00

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 OWNER
 STEVE AND MARISSA BROWN
 42 - 44 WHIPSTICK ROAD, RIDGEFIELD CT 06877
 T: 215.917.9174
 ARCHITECT
 ARKØTEKCHER
 6 AMERICO CIRCLE, OSSINING NY 10562
 T: 914.762.3936
 STRUCTURAL ENGINEER
 FIVE PHASE ENGINEERING, PLLC
 48 MACKAY PL, BROOKLYN, NY 11209
 T: 920.883.7764
 INTERIOR DESIGNER
 MARSHALL WATSON INTERIORS
 105 WEST 72ND ST - 9B
 T: 267.992.7792
 CONSTRUCTION MANAGER
 NORDIC CUSTOM BUILDERS
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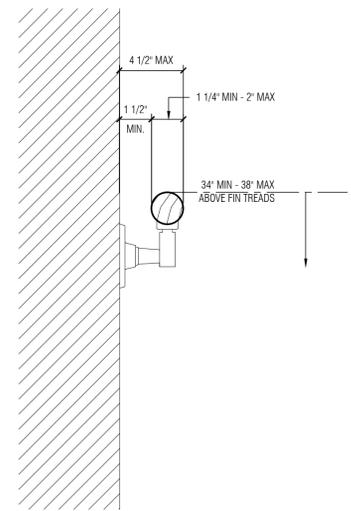


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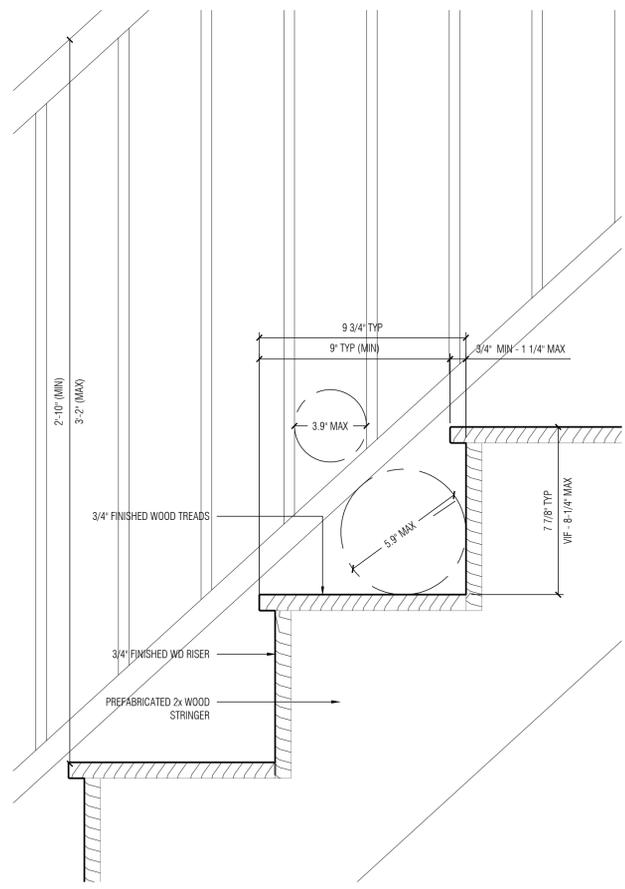
TITLE
INTERIOR DETAILS

SCALE
3" = 1'-0"

No. **A-601.00**



2 **DETAIL - HANDRAIL**
 3" = 1'-0"

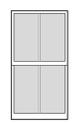


1 **DETAIL - WOOD STAIR & GUARDRAIL**
 3" = 1'-0"

WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER		FRAME SIZE		MASONRY/ROUGH OPENING		U-VALUE	SHGC	FINISH		NOTES
		MFGR	MODEL No	WIDTH	HEIGHT	WIDTH	HEIGHT			INTERIOR	EXTERIOR	
A	DOUBLE HUNG	MARVIN SIGNATURE ULTIMATE	UWDH3028	2-11 3/8"	5-5"	3-0 3/8"	5-5 1/2"	0.30	0.40	WD	-	MEETS ESCAPE WINDOW REQUIREMENTS
B	AWNING	MARVIN SIGNATURE ULTIMATE	UWAAWNP03032	2-6"	2-8 1/16"	2-7"	2-8 9/16"	0.30	0.40	WD	-	
C	CASEMENT / PICTURE / CASEMENT	MARVIN SIGNATURE ULTIMATE	UWCAP03244	2-8"	3-8 1/16"	2-9"	3-8 9/16"	0.30	0.40	WD	-	
D	DOUBLE HUNG	MARVIN SIGNATURE ULTIMATE	UWDH3028	2-11 3/8"	5-5"	3-0 3/8"	5-5 1/2"	0.30	0.40	WD	-	DOUBLE MULLED WINDOW

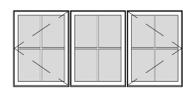
WINDOW TYPES



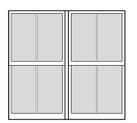
A WINDOW TYPE A
LIGHT AREA: 11 SF
VENTILATION AREA: 7 SF



B WINDOW TYPE B
LIGHT AREA: 4 SF
VENTILATION AREA: 7 SF



C WINDOW TYPE C
LIGHT AREA: 19 SF
VENTILATION AREA: 18 SF

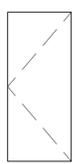


D WINDOW TYPE D
LIGHT AREA: 21 SF
VENTILATION AREA: 14 SF

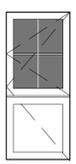
DOOR SCHEDULE

DOOR No.	LOCATION	TYPE	MANUFACTURER		SIZE			DOOR		GLAZED FEN. U-FACTOR	GLAZED FEN. SHGC	HARDWARE	NOTES
			MFGR	MODEL No	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH				
FIRST FLOOR													
101.1	101 ENTRY	A	MARVIN	-	3-0"	7-0"	2 1/4"	FIBERGLASS/ALUM	BLACK	0.30	0.40	ENTRY	
101.2	101 ENTRY	C	-	-	2-8"	7-0"	1 3/4"	WD	PTD	-	-	PASSAGE	
102.1	102 MUDROOM	D	-	-	3-11 1/2"	7-0"	1 3/4"	WD	PTD	-	-	PASSAGE	DOUBLE DOOR
105.1	105 KITCHEN	B	-	-	3-0"	7-0"	2 1/4"	WD	PTD	-	-	ENTRY	
106.1	106 BATHROOM	D	-	-	2-4"	7-0"	1 3/4"	WD	PTD	-	-	PRIVACY	
107.1	107 OFFICE	D	-	-	2-8"	7-0"	1 3/4"	WD	PTD	-	-	PRIVACY	
107.2	107 OFFICE	C	-	-	6-0"	7-0"	2 1/4"	WD	PTD	-	-	ENTRY	DUTCH DOOR
SECOND FLOOR													
201.1	201 HALL	D	-	-	2-0"	6-8"	1 3/4"	WD	PTD	-	-	PASSAGE	
202.1	202 BEDROOM 1	D	-	-	2-6"	6-8"	1 3/4"	WD	PTD	-	-	PRIVACY	
202.2	202 BEDROOM 1	D	-	-	4-0"	6-8"	1 3/4"	WD	PTD	-	-	PASSAGE	DOUBLE DOOR
203.1	203 BATHROOM	E	-	-	2-0"	6-8"	1 3/4"	WD	PTD	-	-	PRIVACY	POCKET DOOR
204.1	204 BEDROOM 2	E	-	-	2-6"	6-8"	1 3/4"	WD	PTD	-	-	PRIVACY	POCKET DOOR
204.2	204 BEDROOM 2	D	-	-	2-6"	6-8"	1 3/4"	WD	PTD	-	-	PASSAGE	
205.1	205 BATHROOM	D	-	-	2-0"	6-8"	1 3/4"	WD	PTD	-	-	PRIVACY	
206.1	206 BEDROOM 3	D	-	-	2-6"	6-8"	1 3/4"	WD	PTD	-	-	PRIVACY	
206.2	206 BEDROOM 3	D	-	-	5-0"	6-8"	1 3/4"	WD	PTD	-	-	PASSAGE	DOUBLE DOOR

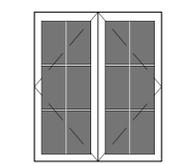
DOOR TYPES



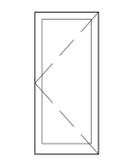
A DOOR TYPE A



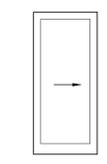
B DOOR TYPE B
LIGHT AREA: 7 SF
VENTILATION AREA: 21 SF



C DOOR TYPE C
LIGHT AREA: 28 SF
VENTILATION AREA: 42 SF



D DOOR TYPE D



E DOOR TYPE E

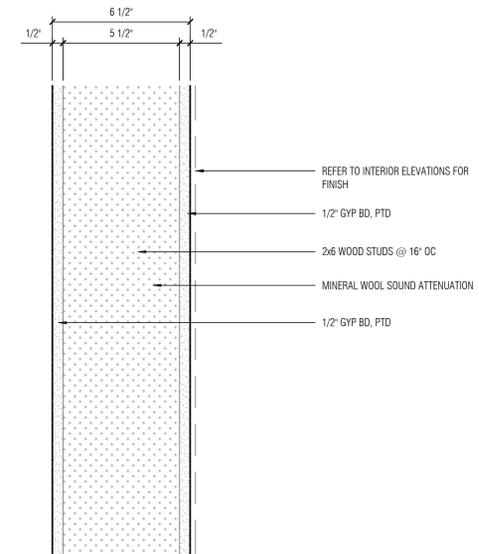
ENERGY CODE CERTIFICATION STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DRAWINGS AND SPECIFICATIONS ARE PREPARED IN CONFORMANCE WITH THE 2021 IECC PORTION OF THE 2022 CT STATE BUILDING CODE REQUIREMENTS FOR CLIMATE ZONE 5A.



MICHAEL BEVIVINO, AIA 12.15.23
NAME DATE

02 PARTITION TYPE 02
3" = 1'-0"



01 PARTITION TYPE 01
3" = 1'-0"

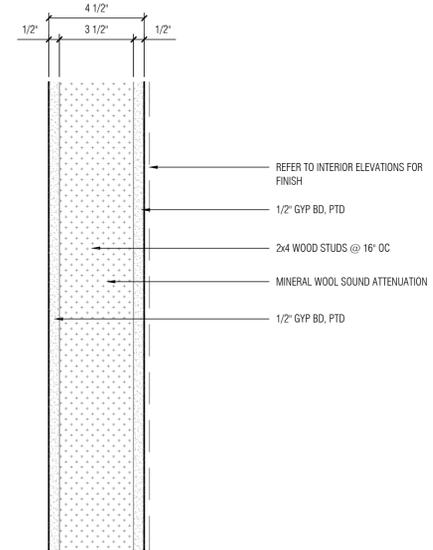


TABLE R301.2 - CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD (psf)	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM:			WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.	CLIMATE ZONE
			WEATHERING	FROST LINE DEPTH	TERMITES						
30	120	B	SEVERE	3-6"	MODERATE TO HEAVY	7°	YES	TBD LOCAL	1,500 or LESS	50°	5A

TABLE R402.1.2 - INSULATION AND FENESTRATION CRITERIA

	CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
REQUIRED	5A	0.30	0.55	0.40	60	30 INT or 20+5cl or 13+10cl	13/17	30	15cl or 19 or 13+5cl	10cl, 4ft	15cl or 19 or 13+5cl
PROPOSED		0.30	n/a	0.40	60	30	n/a	30	n/a	n/a	n/a
COMPLIES		complies	complies	complies	complies	complies	complies	complies	complies	complies	complies

NOTE: ALL EXPOSED CAVITIES TO BE BROUGHT UP TO CURRENT CODE

PROJECT
42 WHIPSTICK ROAD
GUEST HOUSE

ärkatekchər

TEAM
OWNER
STEVE AND MARISSA BROWN
42 - 44 WHIPSTICK ROAD, RIDGEFIELD CT 06877
T: 215.917.9174

ARCHITECT
ARKATEKCHER
6 AMERICO CIRCLE, OSSINING NY 10562
T: 914.762.3936

STRUCTURAL ENGINEER
FIVE PHASE ENGINEERING, PLLC
48 MACKAY PL, BROOKLYN, NY 11209
T: 920.883.7764

INTERIOR DESIGNER
MARSHALL WATSON INTERIORS
105 WEST 72ND ST - 9B
T: 267.992.7792

CONSTRUCTION MANAGER
NORDIC CUSTOM BUILDERS
525 EAST PUTNAM AVENUE, COS COB, CT 06807
T: 203.917.2774

REVISIONS
12.15.23 FILING ISSUE

ADDRESS
42 WHIPSTICK ROAD
RIDGEFIELD, CT 06877

SEAL



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PROJECT No. **23020**

TITLE
SCHEDULES & PARTITION
TYPES + ENERGY AND
CLIMATE CRITERIA

SCALE
3" = 1'-0"

No.

A-801.00

GENERAL NOTES

- G-1 ALL STRUCTURAL WORK SHALL BE COORDINATED WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS, INCLUDING THE 2022 CONNECTICUT STATE BUILDING CODE WITH AMENDMENTS TO THE 2021 INTERNATIONAL RESIDENTIAL CODE AND IT'S APPLICABLE REFERENCED STANDARDS.
- G-2 THESE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS IN ADDITION TO ALL OTHER DRAWINGS/DOCUMENTS RELATING TO OTHER TRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THEIR OWN CHECK AND COORDINATION OF DIMENSIONS, CLEARANCES, ETC. WITH THE WORK OF OTHER TRADES. WHERE THERE ARE POSSIBLE CONFLICTS OR IF THE DRAWINGS ARE UNCLEAR TO THE CONTRACTOR IN ANY MANNER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD PRIOR TO BIDDING SO THAT ANY NECESSARY ADJUSTMENTS CAN BE MADE PER THEIR INSTRUCTIONS. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.
- G-3 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR TEMPORARY SHORING, BRACING, AND SHEETING AND SHALL MAKE SAFE ALL WALLS AND ADJACENT CONDITIONS REQUIRE DURING ALL PHASES OF CONSTRUCTION. SHORING AND SHEETING SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE PROJECT JURISDICTION, HIRED BY THE CONTRACTOR, WHO SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW. THE ENGINEER OF RECORD'S PRESENCE OR REVIEW OF WORK DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S MEANS OR METHODS OF CONSTRUCTION.
- G-4 DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION GIVEN IN STRUCTURAL DRAWINGS ARE BASED ON LIMITED FIELD OBSERVATIONS/MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ENGINEER OF RECORD FOR EVALUATION PRIOR TO THE COMMENCEMENT OF WORK.
- G-5 IF THERE ARE ANY DISCREPANCIES BETWEEN THE STRUCTURAL DRAWINGS, ARCHITECTURAL DRAWINGS, STRUCTURAL DETAILS, STRUCTURAL NOTES, THE PROJECT SPECIFICATIONS, OR APPLICABLE CODES, THE STRICTEST REQUIREMENT SHALL GOVERN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF THE CONFLICT.
- G-6 STRUCTURAL MEMBERS SHALL NOT BE MODIFIED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER OF RECORD. ANY MODIFICATIONS TO THE CONSTRUCTION DOCUMENTS MUST BE SUBMITTED TO THE ENGINEER OF RECORD AS AN RFI FOR REVIEW AND COMMENT. THE ENGINEER OF RECORD CANNOT CERTIFY ANY UNAUTHORIZED DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS.
- G-7 DO NOT SCALE STRUCTURAL DRAWINGS TO OBTAIN DIMENSIONAL INFORMATION.
- G-8 THE EVALUATION OF THE STRUCTURE TO SAFELY SUPPORT ANY AND ALL CONSTRUCTION LOADING (E.G. EQUIPMENT LOADS, TEMPORARY LOADS FROM DEBRIS AND MATERIAL STORAGE, ETC.) IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THE DESIGN TEAM HAS DESIGNED THE STRUCTURE FOR PERMANENT DEAD LOADS AND LIVE LOADS INDICATED ON THE STRUCTURAL DRAWINGS ACCORDING TO THE REQUIREMENTS OF THE BUILDING CODE.

FOUNDATIONS

- F-1 BUILDING FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL HAVING A MINIMUM BEARING CAPACITY OF 2,000 PSF. ADEQUACY OF BEARING STRATUM SHALL BE VERIFIED IN FIELD BY LICENSED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
- F-2 CONTRACTOR TO NOTIFY ENGINEER OF RECORD IF SOIL CONDITIONS ON SITE DIFFER FROM THOSE INDICATED ABOVE. ALL NECESSARY ADJUSTMENTS TO THE BOTTOM OF FOOTING ELEVATIONS TO BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD.
- F-3 ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 3'-6" BELOW FINAL GRADE.
- F-4 DO NOT PLACE BACKFILL AGAINST FOUNDATION WALLS UNTIL ALL FLOORS BRACING THESE WALLS ARE IN PLACE AND THE WALLS HAVE ATTAINED THEIR 28-DAY STRENGTH.
- F-5 CONCRETE SHALL BE POURED IN DRY EXCAVATIONS.
- F-6 HORIZONTAL JOINTS IN FOOTINGS ARE NOT PERMITTED.
- F-7 WHERE NECESSARY, STEPS IN WALL FOOTINGS SHALL NOT EXCEED A SLOPE OF (1) VERTICAL TO (2) HORIZONTAL.

MASONRY

- M-1 ALL CONCRETE BLOCK WORK SHALL CONFORM TO THE "NATIONAL CONCRETE MASONRY ASSOCIATION TEK MANUAL FOR THE DESIGN AND CONSTRUCTION OF CONCRETE MASONRY", LATEST EDITION, AND "ACI 530-BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURE".
- M-2 THIS SECTION APPLIES TO STRUCTURAL MASONRY CONSTRUCTION. REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR OTHER MASONRY CONSTRUCTION TYPES.
- M-3 UNLESS OTHERWISE NOTED, PROVIDE HOLLOW, LOAD-BEARING CONCRETE MASONRY UNITS (CMU) CONFORMING TO ASTM C90, TYPE 1, WITH A MAXIMUM DENSITY OF 105 PCF.
- M-4 UNLESS OTHERWISE NOTED ON PLANS AND/OR ELEVATIONS, PROVIDE CONCRETE MASONRY WITH A MINIMUM COMPRESSIVE STRENGTH, $f'_m=2000$ PSI, CORRESPONDING TO A UNIT STRENGTH OF 2,000 PSI ON NET CROSS-SECTIONAL AREA OF CMU DETERMINED IN ACCORDANCE WITH ASTM C140.
- M-5 ALL MORTAR SHALL BE ASTM C270, TYPE S. MORTAR BED JOISTS SHALL NOT EXCEED 5/8" THICKNESS.
- M-6 ALL GROUT FOR FILLING CELLS SHALL BE ASTM C476 WITH MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI BUT NOT LESS THAN THE COMPRESSIVE STRENGTH OF THE MASONRY ASSEMBLY, f'_m . WHERE GROUTED CELLS DO NOT EXCEED 4" IN DIAMETER FINE GROUT SHALL BE USED.
- M-7 GROUT SHALL BE PLACED IN LIFTS NO HIGHER THAN 5 FT. CELLS TO BE GROUTED OVER 5FT HIGH SHALL HAVE CLEAN-OUT HOLES PROVIDED AT THE BASE.
- M-8 THE CONTRACTOR SHALL TAKE ADDITIONAL PRECAUTIONS WHEN MASONRY IS CONSTRUCTED DURING COLD AND/OR HOT WEATHER AND FOLLOW THE RECOMMENDATIONS PRESCRIBED BY THE PORTLAND CEMENT ASSOCIATION FOR COLD AND HOT WEATHER CONDITIONS.
- M-9 ALL BLOCK DIMENSIONS INDICATED ON STRUCTURAL PLANS ARE NOMINAL DIMENSIONS.
- M-10 ALL BLOCK SHALL BE PLACED IN RUNNING BOND PATTERN UNLESS OTHERWISE NOTED.
- M-11 ALL CONCRETE BLOCK BELOW GRADE SHALL BE FILLED SOLID WITH GROUT.
- M-12 INSTALL GALVANIZED "TRUSS TYPE" OR "LADDER TYPE" HORIZONTAL JOINT REINFORCEMENT EVERY OTHER COURSE WITH MINIMUM (2) 9 GA. LONGITUDINAL LINES COMPLYING TO ASTM A82 UNLESS OTHERWISE NOTED. LAP SPLICE ALL HORIZONTAL REINFORCING 6". PROVIDE PREFABRICATED "TEE" OR CORNER SECTIONS AT ALL INTERSECTING WALLS.
- M-13 BOND BEAMS, CMU LINTELS, MASONRY BENEATH STEEL AND JOISTS BEARINGS, AND OTHER STRUCTURAL ELEMENTS SHALL EXTEND UNINTERRUPTED ACROSS CONTROL JOINTS.

POST-INSTALLED ADHESIVE AND MECHANICAL ANCHORS

- PIA-1 POST INSTALLED ANCHORAGE SHALL BE INSTALLED BY QUALIFIED PERSONNEL PER THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTION (MPII), AS INCLUDED IN THE ANCHOR PACKAGING, TO INTACT BASE MATERIAL.
- PIA-2 INSTALLATION OF ANCHOR SHALL BE CARRIED OUT BY AN INSTALLER TRAINED TO INSTALL THE SPECIFIED ANCHORS.
- PIA-3 NOTIFY ENGINEER OF RECORD PRIOR TO INSTALLATION IF BASE MATERIAL CONDITION DEVIATES FROM THE CONTRACT DOCUMENTS OR ASSUMPTIONS AND CONDITIONS OF THE MPII.
- PIA-4 ALL HOLES SHALL BE DRY AND HAMMER DRILLED UNLESS OTHERWISE NOTED.
- PIA-5 ALL CONCRETE BASE MATERIAL TO RECIEVE ADHESIVE ANCHORS SHALL HAVE A MINIMUM AGE OF 21 DAYS.
- PIA-6 EXISTING REINFORCING BARS IN THE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. REINFORCING BARS SHALL NOT BE CUT WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD. UNLESS NOTED ON THE DRAWINGS THAT THE EXISTING REBARS CAN BE CUT, THE CONTRACTOR SHALL REVIEW THE EXISTING STRUCTURAL DRAWINGS AND SHALL UNDERTAKE TO LOCATE THE POSITION OF THE REINFORCING BARS BY MEANS APPROVED BY THE ENGINEER OF RECORD.
- PIA-7 ANCHOR CAPACITY IS DEPENDENT UPON SPACING BETWEEN ADJACENT ANCHORS, PROXIMITY OF ANCHORS TO EDGE OF CONCRETE, AND EMBEDMENT DEPTH INTO THE SUBSTRATE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING, EDGE DISTANCES, AND EMBEDMENT DEPTHS INDICATED ON THE DRAWINGS.
- PIA-8 UNLESS OTHERWISE NOTED, POST INSTALLED ANCHORAGE SHALL BE ADHESIVE TYPE HILTI HIT-HY 200-R INTO CONCRETE AND HILTI HIT-HY 270 INTO BRICK MASONRY, GROUT FILLED CMU OR UNGROUTED CMU BASE MATERIAL. PROVIDE MESH SCREENS INCLUDED IN UNGROUTED CMU, UNREINFORCED MASONRY CONSTRUCTION, AND BRICK MASONRY WITH HOLES OR VOIDS.
- PIA-9 SUBSTITUTION REQUESTS FOR ALTERNATE ANCHORAGE PRODUCTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO USE. THIS SHALL INCLUDE MANUFACTURER PRODUCT DATA AND CALCULATIONS DEMONSTRATING THAT THE PROPOSED SUBSTITUTE CAN ACHIEVE THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. ANCHOR CAPACITY USED IN DESIGN SHALL BE BASED ON THE TECHNICAL DATA PUBLISHED BY THE MANUFACTURER OR SUCH OTHER METHOD AS APPROVED BY THE ENGINEER OF RECORD. SUBSTITUTIONS WILL BE EVALUATED BY THEIR HAVING AN ICC-ES EVALUATION REPORT SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE, SEISMIC USE, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF MPII. ADHESIVE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, IN-SERVICE TEMPERATURE AND INSTALLATION TEMPERATURE AND MUST PROVIDE INFORMATION ON THESE ITEMS. SUBSTITUTION REQUEST FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE ENGINEER OF RECORD PRIOR TO USE.

CONCRETE

- C-1 ALL CONCRETE WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
A. AMERICAN CONCRETE INSTITUTE (ACI) "BUILDING CODE REQUIREMENTS FOR CONCRETE (ACI 318)
B. ACI COLLECTION, LATEST EDITION
C. CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE"
- C-2 CONCRETE MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO COMMENCEMENT OF WORK.
A. PORTLAND CEMENT CONFORMING TO ASTM C150, TYPES I, II, OR I/II SHALL NOT EXCEED 75% OF THE CEMENTITIOUS CONTENT OF EACH MIX. USE ONE BRAND OF CEMENT THROUGHOUT PROJECT. PROVIDE EITHER FLY ASH OR GROUND GRANULATED BLAST FURNACE SLAG AS INDICATED BELOW.
B. FLY ASH CONFORMING TO ASTM C618 CLASS C OR F. SHALL BE USED AS A REPLACEMENT FOR AT LEAST 25% (BY WEIGHT) OF PORTLAND CEMENT IN EACH MIX. FLY ASH SHALL NOT BE USED IN CONJUNCTION WITH GROUND GRANULATED BLAST FURNACE SLAG.
C. GROUND GRANULATED BLAST FURNACE SLAG CONFORMING TO ASTM C989 SHALL BE AS A REPLACEMENT FOR AT LEAST 40% (BY WEIGHT) OF PORTLAND CEMENT IN EACH MIX. GROUND GRANULATED BLAST FURNACE SLAG SHALL NOT BE USED IN CONJUNCTION WITH FLY ASH.
D. ADDITIONAL ADMIXTURES MAY BE USED OR REQUIRED TO MEET PROJECT REQUIREMENTS.
E. NORMAL WEIGHT AGGREGATE SHALL CONFORM TO ASTM C33.
F. USE OF CALCIUM CHLORIDE, CHLORIDE IONS, OR OTHER SALTS IN THE CONCRETE IS NOT PERMITTED.
G. MAXIMUM WATER/CEMENT RATIO:
a. 0.45 CONCRETE SUBJECTED TO FREEZING AND THAWING AND DEICERS.
b. 0.40 ALL OTHER CONCRETE.
- C-3 NO WATER SHALL BE ADDED TO THE CONCRETE AT THE SITE.
- C-4 ALL OTHER CONCRETE SHALL BE NORMAL WEIGHT CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
- C-5 CONTRACTOR SHALL TAKE ADDITIONAL PRECAUTIONS WHEN PLACING CONCRETE IN COLD OR HOT WEATHER AND SUBMIT WRITTEN DESCRIPTION OF PROPOSED COLD AND HOT WEATHER CONCRETING PROCEDURE TO ENGINEER OF RECORD FOR REVIEW THAT FOLLOW ACI 305R AND ACI 306R.
- C-6 REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60. REINFORCING STEEL SHALL BE DETAILED ACCORDING TO THE ACI "DETAILS AND DETAILING OF REINFORCEMENT" (ACI 315)
- C-7 REINFORCING STEEL TO BE WELDED TO CONFORM TO ASTM A706 GRADE 60
- C-8 CONTRACTOR SHALL COORDINATE AND VERIFY DIMENSIONS AND LOCATIONS OF ALL OPENINGS, PIPE SLEEVES, ANCHOR BOLTS, ETC. WITH ALL OTHER DISCIPLINES AND AS REQUIRED BY TRADES PRIOR TO CONCRETE PLACEMENT. MINIMUM CONCRETE BETWEEN SLEEVES SHALL BE 6".
- C-9 MINIMUM CONCRETE COVER FOR REINFORCING STEEL IN CAST-IN-PLACE NON-PRESTRESSED CONCRETE SHALL BE AS FOLLOWS:
A. ALL CONCRETE CAST AGAINST AND PERMANENTLY IN CONTACT WITH GROUND: 3"
B. ALL CONCRETE EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
a. 2" (#6 THROUGH #18 BARS)
b. 1 1/2" (#5 BAR, w31 OR g31 WIRE, AND SMALLER)
- C. ALL CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
a. WALLS:
• 3/4" (#11 BAR AND SMALLER)
- C-10 PROVIDE CONTINUOUS REINFORCEMENT WHEREVER POSSIBLE; SPLICE ONLY AS SHOWN OR APPROVED; STAGGER SPLICES WHEREVER POSSIBLE; USE CLASS "B" TENSION SPLICE UNLESS OTHERWISE NOTED. DOWELS SHALL MATCH THE SIZE AND SPACING OF THE SPECIFIED REINFORCEMENT AND SHALL BE LAPPED WITH CLASS "B" TENSION SPLICE. UNLESS OTHERWISE NOTED LAP LENGTHS EXPRESSED IN NUMBER OF BAR DIAMETERS SHALL BE AS PRESCRIBED IN ACI 318.
- C-11 CLEAN AND ROUGHEN TO 1/4" AMPLITUDE ALL EXISTING CONCRETE SURFACES TO RECEIVE NEW CONCRETE PRIOR TO PLACEMENT.
- C-12 PRIOR TO PLACING CONCRETE, ALL REINFORCEMENT SHALL BE FREE OF LOOSE FLAKY RUST, MUD, OIL OR OTHER COATING THAT WILL DESTROY, REDUCE OR HAMPER FULL BOND CAPACITY.
- C-13 SEE OTHER DRAWINGS IN THIS PROJECT FOR SIZE AND LOCATIONS OF EQUIPEMENT PADS, INSERTS AND OTHER EMBED ITEMS.
- C-14 REINFORCING DOWELS, WATER STOPS, AND OTHER EMBED ITEMS SHALL BE INSTALLED AND SECURED PRIOR TO CONCRETE PLACEMENT. "WET-SETTING" OF EMBEDDED ITEMS IS NOT PERMITTED.
- C-15 NO REINFORCING BARS SHALL BE CUT TO ACCOMMODATE THE INSTALLATION OF ANCHORS, EMBED OR OTHER ITEMS.
- C-16 DO NOT PLACE OBJECTS EXCEEDING ONE-THIRD THE SLAB OR WALL THICKNESS WITHIN THE SLAB OR WALL UNLESS SPECIFICALLY SHOWN AND DETAILED ON THE STRUCTURAL DRAWINGS.

WOOD STRUCTURAL PANEL SHEATHING

- WSP-1 PROVIDE STRUCTURAL I PLYWOOD SHEATHING WITH BOND CLASSIFICATIONS APPROPRIATE TO THE END USE: "EXTERIOR" (PERMANENT EXPOSURE), OR "EXPOSURE I" (CONSTRUCTION EXPOSURE ONLY).
- WSP-2 FLOOR SHEATHING: NOM. 3/4" THICK T&G PLYWOOD (48/24 SPAN RATING), APA STURD-I-FLOOR, OR ADVANTECH SUBFLOOR.
- WSP-3 ROOF SHEATHING:
• (STANDARD): NOM 5/8" THICK T&G PLYWOOD (48/24 SPAN RATING).
- WSP-4 WALL SHEATHING:
• (STANDARD): NOM. 1/2" THICK PLYWOOD (32/16 SPAN RATING).
- WSP-5 USE PLY CLIPS OR OTHER EDGE SUPPORT AS REQUIRED FOR PLYWOOD SHEATHING.
- WSP-6 LEAVE 1/16" SPACE AT ALL PLYWOOD END JOINTS AND 1/8" SPACE AT ALL PANEL EDGE JOINTS.
- WSP-7 UNLESS OTHERWISE NOTED, ROOF SHEATHING SHALL BE FASTENED TO FRAMING WITH 8d COMMON NAILS AT 6" ON CENTER ALONG SHEET EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS.
- WSP-8 UNLESS OTHERWISE NOTED, WALL SHEATHING SHALL BE FASTENED TO FRAMING WITH 8d COMMON NAILS AT 4" ON CENTER ALONG SHEET EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS. PROVIDE BLOCKING AT ALL FREE EDGES.
- WSP-9 UNLESS OTHERWISE NOTED, FLOOR SHEATHING SHALL BE GLUED AND SCREWED TO FLOOR JOISTS USING AN APA APPROVED ADHESIVE AND #8 SCREWS AT 6" ON CENTER ALONG SHEET EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS.

ENGINEERED WOOD PRODUCTS

- EW-1 WOOD I- JOISTS: PROVIDE ENGINEERED WOOD I- JOISTS, SIZES AND SERIES AS SHOWN, AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS, INCLUDING CONSTRUCTION BRACING, MINIMUM BEARING LENGTHS, WEB STIFFENERS, SQUASH BLOCKS, BLOCKING, KNOCK-OUTS, AND HOLES ETC.
- EW-2 RIM BOARDS: PROVIDE CONTINUOUS 1 1/4" THICK RIM BOARDS, TIMBERSTRAND LSL AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL WITH THE MANUFACTURER'S RECOMMENDATIONS AT THE PERIMETER OF ALL FLOOR PLATFORMS.
- EW-3 MICRO-LAM BEAMS: PROVIDE ENGINEERED BEAMS, SIZES AS SHOWN, MICROLAM (LVL) OR PARALLAM (PSL) AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS.
A. LVL LUMBER SHALL HAVE THE FOLLOWING DESIGN VALUES:
a. GRADE: 1.9E
b. FLEXURAL STRESS (FB): 2,600 PSI
c. MODULUES OF ELASTICITY (E): 1,900,000 PSI
d. HORIZONTAL SHEAR STRESSES (FV): 285 PSI
- EW-4 CUTTING, NOTCHING, & DRILLING OF BEAMS AND JOISTS SHALL COMPLY WITH BUILDING CODE AND MANUFACTURER REQUIREMENTS. MODIFICATIONS OF BEAMS AND JOISTS WITHIN SPAN /3 OF SUPPORTS IS PROHIBITED. CONTACT ENGINEER OF RECORD FOR GUIDANCE.

FRAMING LUMBER

- FL-1 ALL FRAMING LUMBER WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
A. AMERICAN WOOD COUNCIL "WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS
B. AMERICAN WOOD COUNCIL "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" "NDS SUPPLEMENT: DESIGN VALUES FOR WOOD CONSTRUCTION", AND "SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC".
- FL-2 ALL WOOD FRAMING INCLUDING DETAILS FOR BRIDGING, BLOCKING, FIRE STOPPING, ETC. SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS SUPPLEMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NFPA "MANUAL FOR HOUSE FRAMING" OR THE GOVERNING LOCAL/STATE BUILDING CODE.
- FL-3 FRAMING LUMBER SHALL HAVE EACH PICE GRADE STAMPED, SHALL BE SURFACED DRY (EXCEPT STUDS, WHICH SHALL BE KILN DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADES:
A. RAFTERS AND JOISTS: DOUGLAS FIR-LARCH #2, SPRUCE PINE FIR #2, OR HEM FIR #2
B. BEAMS, GIRDERS AND HEADERS: DOUGLAS FIR-LARCH #1, SPRUCE PINE FIR #1, OR HEM FIR #1
C. STUDS AND PLATES: DOUGLAS FIR-LARCH STUD GRADE, SPRUCE PINE FIR STUD GRADE, OR HEM FIR STUD GRADE
- FL-4 TIMBER LUMBER SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADES:
A. POST AND TIMBER: DOUGLAS FIR-LARCH #1, SPRUCE PINE FIR #1, OR HEM FIR #1
B. BEAMS AND STRINGERS: DOUGLAS FIR-LARCH #1, SPRUCE PINE FIR #1, OR HEM FIR #1
- FL-5 PRESERVATIVE-TREATED (PT) WOOD: PROVIDE TREATED LUMBER COMPLYING WITH ACO-D (CARBONATE), COPPER AZOLE (CA-B), OR SODIUM BORATE (SBX (DOT) WITH NaS10/2) AT ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, UNLESS OTHERWISE INDICATED ON STRUCTURAL DRAWINGS. ACZA TREATMENT IS NOT PERMITTED. TREATED LUMBER AND/OR PLYWOOD SHALL BEAR LABEL OF AN ACCREDITED AGENCY SHOWING 0.40 PCF RETENTION. WHERE LUMBER AND/OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD-TREATED WITH COPPER NAPHTHATE (THE CONCENTRATION OF WHICH SHALL CONTAIN A MINIMUM OF 2% COPPER METAL) BY REPEATED BRUSHING, DIPPING, OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE.
- FL-6 FASTENING SHALL BE IN ACCORDANCE WITH THE MOST RESTRICTIVE OF THE GOVERNING LOCAL/STATE BUILDING CODE AND THE MANUFACTURER'S RECOMMENDED FASTENING SCHEDULES.
- FL-7 ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS, MINIMUM 18 GAGE, INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- FL-8 ALL LIGHT GAGE HANGERS SUPPORTING PRESERVATIVE TREATED WOOD SHALL MEET OR EXCEED G185 (1.85 OX OF ZINC PER SQUARE FOOT). ALTERNATIVELY, STAINLESS STEEL CONNECTIONS MAY BE USED. FASTENERS SHALL MATCH THE HANGER FINISH AND MATERIAL.
- FL-9 WHERE FRAMING LUMBER IS FLUSH FRAMED TO MICROLAM (LVL), STEEL OR FLITCH-PLATE GIRDER, SET THESE GIRDERS 1/2" CLEAR (MIN.) BELOW THE TOP OF THE FRAMING LUMBER, TO ALLOW FOR SHRINKAGE AND CONSTRUCTION TOLERANCE.
- FL-10 STUD BEARING WALLS ARE TO BE 2x4 @16" ON CENTER AT INTERIOR AND 2x6 @ 16" ON CENTER AT THE EXTERIOR UNLESS OTHERWISE NOTED ON PLAN.
- FL-11 ALL RAFTERS AND JOISTS SHALL ALIGN DIRECTLY WITH STUDS BELOW. WHERE REQUIRED, INSTALL ADDITIONAL STUDS.
- FL-12 ALL LOAD-BEARING WALLS SHALL BE CAPPED WITH DOUBLE TOP PLATES INSTALLED TO PROVIDE OVERLAPPING CORNERS AND INTERSECTIONS. TOP PLATE JOINTS SHALL LAP (I.E. SPLICED) A MINIMUM OF 24 INCHES.
- FL-13 STAGGER ALL TOP AND BOTTOM PLATE SPLICES A MINIMUM OF 32 INCHES.
- FL-14 USE DOUBLE STUDS AT ENDS OF WALL AND EDGES OF WALL OPENINGS.
- FL-15 AT THE ENDS OF ALL BEAMS, HEADERS, AND GIRDERS, PROVIDE BUILT-UP OR SOLID POST WITH A WIDTH AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WITH A DEPTH OF 4" (NOMINAL) AT INTERIOR WALLS AND 6" (NOMINAL) AT EXTERIOR WALLS, UNLESS OTHERWISE NOTED.
- FL-16 USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED.
- FL-17 PROVIDE CROSS BRIDGING AT A MAXIMUM OF 8'-0" ON CENTER.
- FL-18 ALL BUILT-UP DIMENSIONAL LUMBER MEMBERS SHALL BE FASTENED TOGETHER PER THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) FOR MEMBERS TO ACT TOGETHER AS ONE.
- FL-19 PROVIDE SOLID WOOD BLOCKING OF EQUAL SIZE AND MATERIAL TO THE POSTS WITHIN ALL FLOOR AND ROOF CAVITIES AS REQUIRED TO MAINTAIN CONTINUOUS LOAD PATH TO FOUNDATION OR SUPPORTING MEMBER
- FL-20 WHERE CANTILEVERED BEAMS ARE INDICATED, THE FAR CONNECTOR SHALL BE CAPABLE OF RESISTING UPLIFT OF 1000 LBS MINIMUM UNLESS OTHERWISE NOTED.
- FL-21 NO NEW OR EXISTING JOISTS, BEAMS, POSTS, OR STUDS MAY BE CUT OR NOTCHED WITHOUT APPROVAL.
- FL-22 ALL NON-LOAD-BEARING PARTITIONS SHALL BE CONSTRUCTED TO ALLOW FOR A VERTICAL LIVE LOAD DEFLECTION OF THE ROOF OR FLOOR SYSTEM. PROVIDE FRAMING CLIPS AS NECESSARY TO STABILIZE WALLS WHILE ALLOWING FOR DEFLECTIONS.
- FL-23 WHERE JOIST ORIENTATION IS PARALLEL TO EXTERIOR STUD OR FOUNDATION WALLS, PROVIDE FULL SECTION BLOCKING FOR 2 BAYS AT 4'-0" ON CENTER SPACING MAXIMUM WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO TOP OR BOTTOM OF JOISTS. PROVIDE 18 GA x 1 1/2" x 1'-0" (MIN.) FLAT TENSION STRAP BETWEEN ALIGNED BLOCKING MEMBERS.
- FL-24 ALL SILL PLATES SHALL BE PRESSURE TREATED AND ANCHORED TO FOUNDATION WALLS WITH 1/2" DIAMETER HEADED ANCHOR BOLTS (ASTM F1554) AT 4'-0" ON CENTER AND WITHIN 12" OF ALL SILL PLATE SPLICES. (MINIMUM 7" EMBED)
- FL-25 **BRACED WALL PANELS**
A. WIND BRACING METHODOLOGY = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL (CS-WSP)
B. CONTINUOUS SHEATHING METHOD REQUIRES STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF THE BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS.
C. ALL WALLS SHOWN SHALL BE SHEATHED FROM TOP PLATE TO FLOOR PLATE, WITH THE WALL SHEATHING AND FASTENING SPECIFIED IN WOOD STRUCTURAL PANEL SHEATHING GENERAL NOTES.
D. ALL GYPSUM BOARD INTERIOR WALL SHEATHING SHALL BE INSTALLED WITH A 4" NAIL/SCREW SPACING, WITH FULLY BLOCK EDGES.
- FL-26 PROVIDE SIMPSON PCZ/EPCZ POST CAPS FOR BEAM TO POST CONNECTIONS WHEN REQUIRED.

PROJECT

42 WHIPSTICK ROAD GUEST HOUSE

ärkøtekchər

TEAM

OWNER
STEVE AND MARISSA BROWN
42 WHIPSTICK ROAD, RIDGEFIELD CT 06877
T: 860.392.7792

ARCHITECT
ARKETEKCHER
6 AMERICO CIRCLE, OSSINGIN NY 10562
T: 914.762.9330

STRUCTURAL ENGINEER
FIVE PHASE ENGINEERING, PLLC
48 MADKAY PL, BROOKLYN, NY 11209
T: 920.883.7764

INTERIOR DESIGNER
MARSHALL WATSON INTERIORS
105 WEST 72ND ST - 9B
T: 267.992.7792

REVIEWS

12.15.23 FILING CONDITIONS

ADDRESS

42 WHIPSTICK ROAD RIDGEFIELD, CT 06877

SEAL



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PROJECT NO.

23020

TITLE

GENERAL NOTES

SCALE

AS NOTED

NO.

S-001

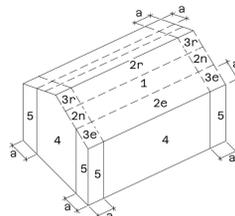
FIVE PHASE # 23012



PROJECT DESIGN CRITERIA (AS PER TABLE R301.2(1) OF 2021 INTERNATIONAL RESIDENTIAL CODE)														
GROUND SNOW LOAD (PSF)	WIND DESIGN				SEISMIC DESIGN CATEGORY (F)	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP (E)	ICE BARRIER UNDERLAYMENT REQUIRED (H)	FLOOD HAZARD (FEMA) (G)	AIR FREEZING INDEX (I)	MEAN ANNUAL TEMP (J)	CLIMATE ZONE
	ULTIMATE WIND SPEED (mph) (D)	HURRICANE PRONE REGION	WIND-BORNE DEBRIS REGION (L)	WEATHERING (A)		FROST LINE DEPTH (B)	TERMITE (C)							
30	120	YES	NO	B	SEVERE	42"	MODERATE TO HEAVY	7 F	YES	NO	1500 OR LESS	50 F	5A	

NOTES:

- WEATHERING MAY REQUIRE A HIGHER STRENGTH CONCRETE OR GRADE OF MASONRY THAN NECESSARY TO SATISFY THE STRUCTURAL REQUIREMENTS OF THIS CODE. THE WEATHERING COLUMN SHALL BE FILLED IN WITH THE WEATHERING INDEX, 'NEGLIGIBLE', 'MODERATE', OR 'SEVERE' FOR CONCRETE AS DETERMINED FROM FIGURE R301.2(3).
- THE FROST LINE DEPTH MAY REQUIRE DEEPER FOOTINGS THAN INDICATED IN FIGURE R403.1(1). THE FROST LINE DEPTH INDICATING THE MINIMUM DEPTH OF THE FOOTING BELOW FINISH GRADE IS ESTABLISHED BY THE LOCAL JURISDICTION.
- THE NEED FOR PROTECTION DEPENDS ON WHETHER THERE HAS BEEN A HISTORY OF LOCAL SUBTERRANEAN TERMITE DAMAGE, AND IS DETERMINED BY FIGURE R301.2(6) AND BY THE LOCAL JURISDICTION.
- WIND SPEED DETERMINED FROM THE BASIC WIND SPEED MAP [FIGURE R301.2(4)A] OR AS ESTABLISHED BY THE LOCAL JURISDICTION. WIND EXPOSURE CATEGORY SHALL BE DETERMINED ON A SITE-SPECIFIC BASIS IN ACCORDANCE WITH SECTION R301.2.1.4.
- THE OUTDOOR DESIGN DRY-BULB TEMPERATURE SHALL BE SELECTED FROM THE COLUMNS OF 97 1/2 PERCENT VALUES FOR WINTER FROM APPENDIX D OF THE INTERNATIONAL PLUMBING CODE. DEVIATIONS FROM THE APPENDIX D TEMPERATURES SHALL BE PERMITTED TO REFLECT LOCAL CLIMATES OR LOCAL WEATHER EXPERIENCE AS DETERMINED BY THE BUILDING OFFICIAL.
- SEISMIC DESIGN CATEGORY DETERMINED FROM SECTION R301.2.2.21.
- THE JURISDICTION SHALL FILL IN THIS PART OF THE TABLE WITH (a) THE DATE OF THE JURISDICTION'S ENTRY INTO THE NATIONAL FLOOD INSURANCE PROGRAM (DATE OF ADOPTION OF THE FIRST CODE OR ORDINANCE FOR MANAGEMENT OF FLOOD HAZARD AREAS), (b) THE DATE(S) OF THE FLOOD INSURANCE STUDY AND (c) THE PANEL NUMBERS AND DATES OF THE CURRENTLY EFFECTIVE FIRMS AND FBMS OR OTHER FLOOD HAZARD MAP ADOPTED BY THE AUTHORITY HAVING JURISDICTION, AS AMENDED. WHERE APPLICABLE, THE FOLLOWING PARAMETERS HAVE BEEN USED:
 - DFE (DESIGN FLOOD ELEVATION)
 - BFE (BASE FLOOD ELEVATION)
 - ESW (DESIGN STILLWATER FLOOD ELEVATION ABOVE DATUM)
 - DS (DESIGN STILLWATER FLOOD DEPTH IN FEET)
 - DWS (WAVE SETUP IN FEET)
 - G (GROUND ELEVATION IN FEET ABOVE DATUM)
 - EROSION (LOSS OF SOIL DURING DESIGN FLOOD EVENT)
- IN ACCORDANCE WITH SECTIONS R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1, R905.8.3.1, OR AS ESTABLISHED BY THE LOCAL JURISDICTION, WHERE THERE HAS BEEN A HISTORY OF LOCAL DAMAGE FROM THE EFFECTS OF ICE DAMMING, THE TABLE WILL INDICATE 'YES'; OTHERWISE, 'NO' WILL BE INDICATED IN THIS PART OF THE TABLE.
- THE 100-YEAR RETURN PERIOD AIR FREEZING INDEX (BF-DAYS) IS DETERMINED FROM FIGURE R403.3(2) OR FROM THE 100-YEAR (99 PERCENT) VALUE ON THE NATIONAL CLIMATIC DATA CENTER DATA TABLE 'AIR FREEZING INDEX-USA METHOD (BASE 32 DEGREE F)'
- THE MEAN ANNUAL TEMPERATURE IS DETERMINED FROM THE NATIONAL CLIMATIC DATA CENTER DATA TABLE 'AIR FREEZING INDEX-USA METHOD (BASE 32 DEGREE F)'
- IN ACCORDANCE WITH SECTION R301.2.1.5, WHERE THERE IS LOCAL HISTORICAL DATA DOCUMENTING STRUCTURAL DAMAGE TO BUILDINGS DUE TO TOPOGRAPHIC WIND SPEED-UP EFFECTS & AS ESTABLISHED BY THE JURISDICTION, THE TABLE WILL INDICATE 'YES'; OTHERWISE, 'NO' WILL BE INDICATED IN THIS PART OF THE TABLE.
- IN ACCORDANCE WITH SECTION R301.2.1.2.1 OR AS ESTABLISHED BY THE JURISDICTION, THE WIND-BORNE DEBRIS WIND ZONE(S) ARE INDICATED. OTHERWISE, 'NO' WILL BE INDICATED IN THIS PART OF THE TABLE.

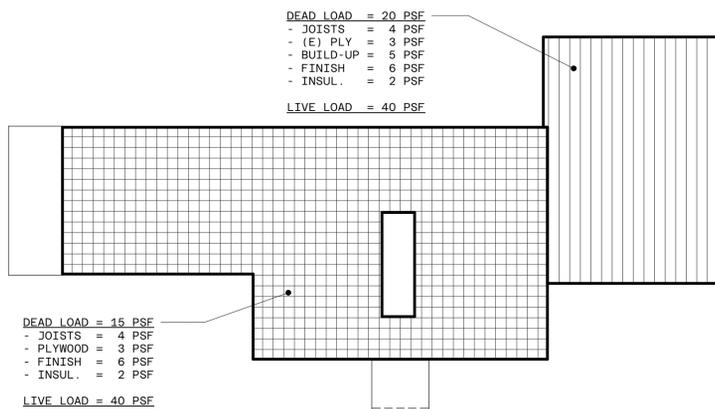


FOR ROOF SLOPE 28 TO 45 DEGREES

EFFECTIVE WIND AREA (SF)	COMPONENTS AND CLADDING WIND PRESSURE LOADS ON BUILDING									
	ROOF LOADS (PSF)						WALL LOADS (PSF)			
	ZONE 1,2e,2n		ZONE 2n,3n		ZONE 3e		ZONE 4		ZONE 5	
10	14.2	-26.1	-14.2	-28.7	14.2	-35.3	15.5	-16.9	15.5	-20.8
20	12.6	-22.1	12.6	-25.7	12.6	-31.3	14.8	-16.2	14.8	-19.4
50	10.5	-16.9	10.5	-21.6	10.5	-26.1	13.9	-15.2	13.9	-17.5
100	9.0	-12.9	9.0	-18.6	9.0	-22.1	13.2	-14.5	13.2	-16.1
500	-	-	-	-	-	-	11.6	-12.9	11.6	-12.9

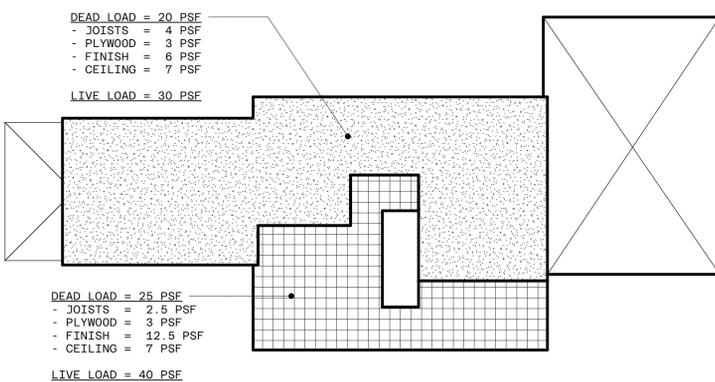
NOTES:

- "POS" INDICATES POSITIVE PRESSURE (INWARD OR TOWARD THE SURFACES)
- "NEG" INDICATES NEGATIVE PRESSURE (OUTWARD OR AWAY FROM THE SURFACES)
- PERIMETER ZONE (a) = 4 FT (IRC FIGURE R301.2(8))
- LOADS INDICATED IN TABLE ARE ASD
- LOADS IN TABLE PER 2021 RESIDENTIAL CODE OF CONNECTICUT TABLE R301.2.1 (1)



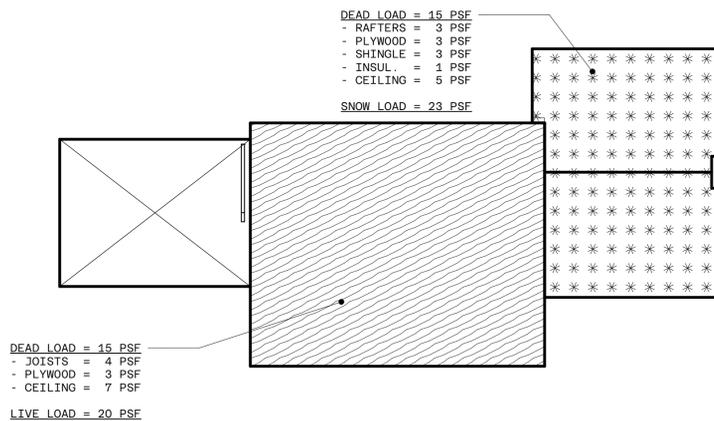
1 FIRST FLOOR LOAD DIAGRAM

S-002 1/8" = 1'-0"



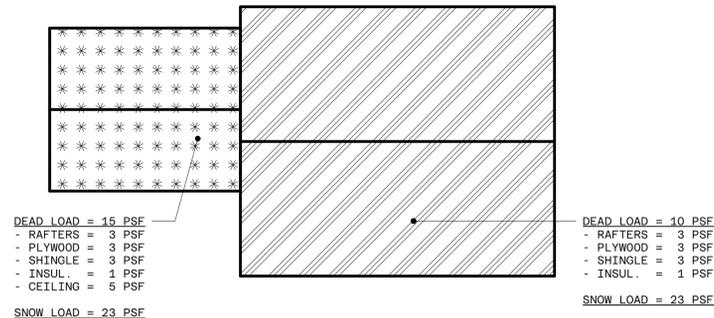
2 SECOND FLOOR LOAD DIAGRAM

S-002 1/8" = 1'-0"



3 ATTIC/ROOF LOADING DIAGRAM

S-002 1/8" = 1'-0"



4 ROOF LOAD DIAGRAM

S-002 1/8" = 1'-0"

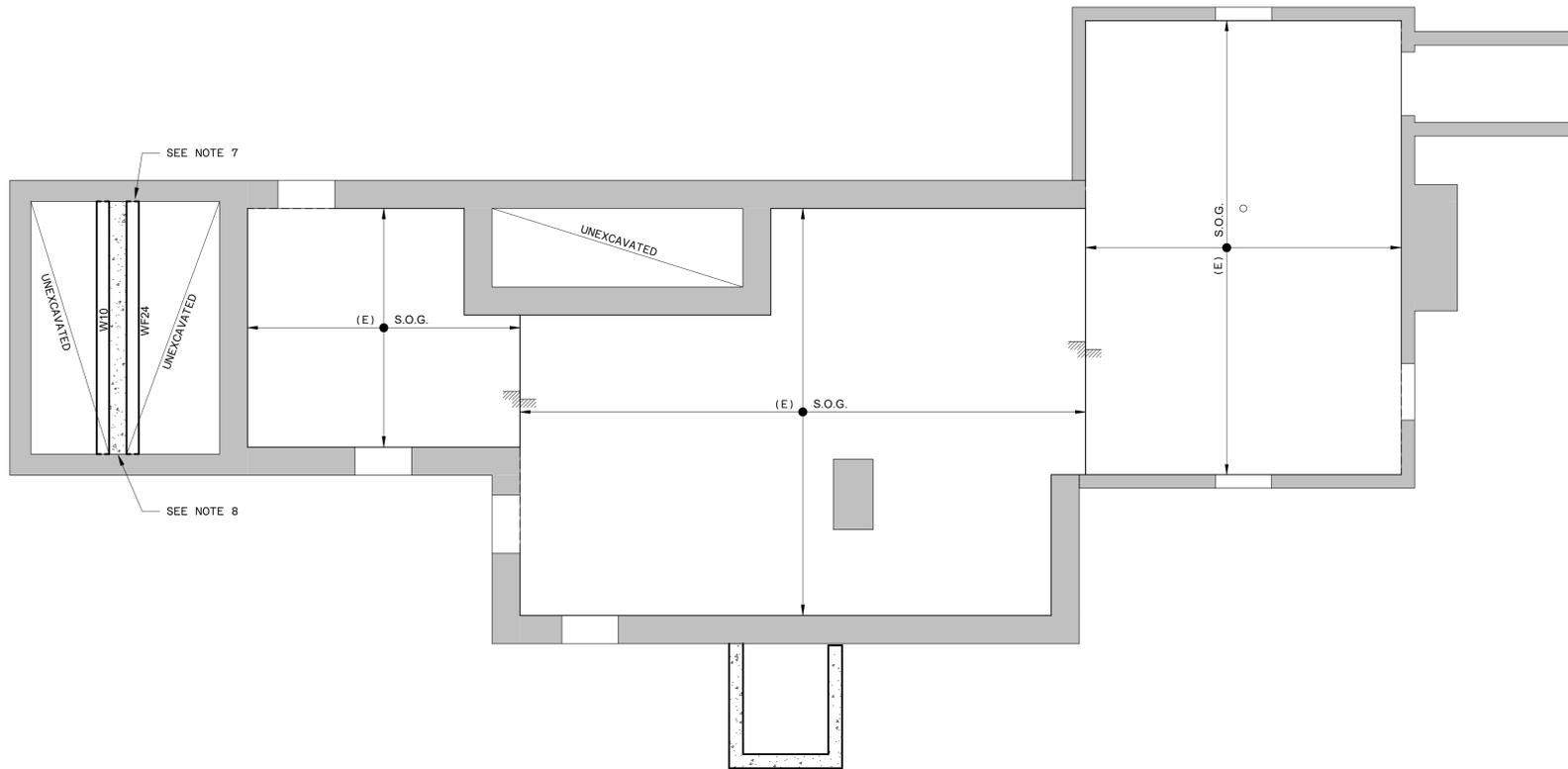
STRUCTURAL SCOPE NARRATIVE

FIVE PHASE WAS CONTRACTED BY THE PROJECT OWNER TO PROVIDE STRUCTURAL ENGINEERING SERVICES FOR THE RENOVATION OF THE EXISTING HOUSE AT 42 WHIPSTICK ROAD IN RIDGEFIELD, CT. THE STRUCTURAL SCOPE DEPICTED IN THE DRAWINGS IS BASED ON THE ARCHITECTURAL DRAWINGS BY ARKATEKCHER. APPROXIMATELY 2/3 OF THE EXISTING HOUSE FOOTPRINT IS TO BE DEMOLISHED ABOVE GRADE. THE RUBBLE STONE MASONRY FOUNDATIONS ARE TO REMAIN AND BE REPAIRED AS REQUIRED. THE REBUILT PORTION OF THE HOUSE CONSTRUCTED ON THE EXISTING FOUNDATION WALLS IS OF STICK-BUILT WOOD CONSTRUCTION AND TWO-STORIES. IN THE PORTION OF EXISTING HOUSE TO REMAIN, EXISTING WINDOW OPENINGS WILL BE ENLARGED AND THE EXISTING CEILING IS TO BE REMOVED TO CREATE A DOUBLE HEIGHT SPACE.

STANDARD ABBREVIATIONS

ACT.	ACTUAL	HT.	HEIGHT
ADD'L	ADDITIONAL	HVAC	HEATING, VENTILATION, & AIR CONDITIONING
ADJ.	ADJACENT	I.D.	INSIDE DIAMETER
A/E	DESIGN TEAM OF RECORD	I.F.	INSIDE FACE
ALT.	ALTERNATE	I.J.	ISOLATION JOINT
ANCH.	ANCHOR	INFO	INFORMATION
APPROX.	APPROXIMATE/APPROXIMATELY	INT.	INTERIOR
ARCH.	ARCHITECT/ARCHITECTURAL	JT.	JOINT
BLDG.	BUILDING	K	KIP
BM.	BEAM	LB.	POUND
B.O.	BOTTOM OF	L.L.	LIVE LOAD
BOT.	BOTTOM	LLBB	LONG LEGS BACK-TO-BACK
BRG.	BEARING	LLH	LONG LEG HORIZONTAL
BSMT.	BASEMENT	LLV	LONG LEG VERTICAL
CANT.	CANTILEVER	LSL	LAMINATED STRAND LUMBER
CFS	COLD FORMED STEEL	LVL	LAMINATED VENEER LUMBER
C.I.	CAST IRON	L.W.	LONG WAY
C.I.P.	CAST IN PLACE	MAS.	MASONRY
C.J.	CONTRACTION JOINT	MAX.	MAXIMUM
CLG.	CEILING	MEP	MECH., ELECT., PLUMBING, & FIRE PROTECTION
CLR.	CLEAR	MFR.	MANUFACTURER
CMU	CONCRETE MASONRY UNIT	MIN.	MINIMUM
COL.	COLUMN	MISC.	MISCELLANEOUS
COMP.	COMPOSITE	M.O.	MASONRY OPENING
CONC.	CONCRETE	N.F.	NEAR FACE
CONST.	CONSTRUCTION	NO.	NUMBER
CONT.	CONTINUOUS	NOM.	NOMINAL
COORD.	COORDINATE/COORDINATION	N.S.	NEAR SIDE
CONTR.	CONTRACTOR	N.T.S.	NOT TO SCALE
CTR.	CENTER	N.W.	NORMAL WEIGHT
DBL.	DOUBLE	O.C.	ON CENTER
DEMO	DEMOLITION/DEMOLISH	O.D.	OUTSIDE DIAMETER
DIA.	DIAMETER	O.F.	OUTSIDE FACE
DIAG.	DIAGONAL	OPNG.	OPENING
DIM.	DIMENSION	OPP.	OPPOSITE
D.L.	DEAD LOAD	PC.	PIECE
DN.	DOWN	PERP.	PERPENDICULAR
DTL.	DETAIL	PL.	PLATE
DWG(S)	DRAWING(S)	PLF	POUNDS PER LINEAR FOOT
DWL.	DOWEL	PSF	POUNDS PER SQUARE FOOT
(E)	EXISTING MEMBER OR DIMENSION	PSI	POUNDS PER SQUARE INCH
EA.	EACH	P.T.	PRESERVATIVE TREATED
E.F.	EACH FACE	REIN.F.	REINFORCE(D)/REINFORCEMENT
EL.	ELEVATION	REQ'D	REQUIRED
ELEV.	ELEVATOR	REV.	REVISION
EMBED.	EMBEDMENT	R.O.	ROUGH OPENING
E.O.	EDGE OF	SCHED.	SCHEDULE
E.O.R.	ENGINEER OF RECORD	SECT.	SECTION
EQ.	EQUAL	SLBB	SHORT LEGS BACK-TO-BACK
E.S.	EACH SIDE	SIM	SIMILAR
E.W.	EACH WAY	S.O.G.	SLAB ON GRADE
EXIST.	EXISTING	SPEC.	SPECIFICATION
EXP.	EXPANSION	STD.	STANDARD
EXT.	EXTERIOR	STL.	STEEL
FIN.	FINISH	S.W.	SHORT WAY
FLR.	FLOOR	SYM.	SYMMETRIC
FRMG.	FRAMING	T & B	TOP & BOTTOM
F.S.	FAR SIDE	TEMP.	TEMPORARY/TEMPERATURE
FT.	FEET	T&G	TONGUE & GROOVE
FTG.	FOOTING	T.O.	TOP OF
GA.	GAGE	TYP.	TYPICAL
GALV.	GALVANIZED	U.N.O.	UNLESS NOTED OTHERWISE
HDR.	HEADER	V.I.F.	VERIFY IN FIELD
HGR.	HANGER	W/	WITH
HORIZ.	HORIZONTAL	#	NUMBER/SIZE
H.P.	HIGH POINT	Ø	DIAMETER

TEAM
 OWNER
 STEVE AND MARISSA BROWN
 42 WHIPSTICK ROAD, RIDGEFIELD CT 06877
 T.
 ARCHITECT
 ARKETEKCHER
 6 AMERICO CIRCLE, OSSINING NY 10562
 T: 914.762.9936
 STRUCTURAL ENGINEER
 FIVE PHASE ENGINEERING, PLLC
 48 MACKAY PL., BROOKLYN, NY 11209
 T: 920.883.7764
 INTERIOR DESIGNER
 MARSHALL WATSON INTERIORS
 105 WEST 72ND ST - 9B
 T: 267.992.7792



1 FOUNDATION PLAN
 S-100 1/4" = 1'-0"

NOTES

- REFER TO S001 FOR GENERAL NOTES
- REFER TO S200 SERIES FOR TYPICAL DETAILS
- ALL SITE LOGISTICS AND MEANS AND METHODS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTORS AND THEIR SUBS.
- ALL EXISTING LOAD BEARING STRUCTURE TO REMAIN SHALL BE TEMPORARILY SHORED AS REQUIRED DURING CONSTRUCTION.
- G.C. TO NOTIFY E.O.R. WHEN ABOVE GRADE STRUCTURE IS DEMOLISHED AND EXISTING RUBBLE FOUNDATION WALLS TO REMAIN ARE EXPOSED TO DETERMINE AREAS OF EXTERIOR FOUNDATION WALL FACE TO BE INVESTIGATED WITH TEST PITS.
- RAKE, REPAIR, AND REPOINT ALL EXISTING RUBBLE STONE FOUNDATION WALLS PER TYPICAL DETAIL ON S200 WHERE LOOSE MORTAR, DETERIORATED MORTAR, LOOSE STONE, AND/OR MISSING STONES ARE OBSERVED. SEE TYPICAL DETAIL FOR PRICING ALLOWANCE ESTIMATES.
- BOTTOM OF NEW FOOTING TO MATCH BOTTOM OF EXISTING WALL. DO NOT EXCAVATE BELOW BOTTOM OF EXISTING WALL. NOTIFY E.O.R. IF BOTTOM OF EXISTING WALL IS LESS THAN 3'-6" BELOW GRADE.
- DOWEL NEW FOUNDATION WALL INTO EXISTING WITH (3) #4 DOWELS EQUALLY SPACED ALONG WAL HEIGHT WITH HILTI HIT-HY 270 EPOXY AND 8" EMBED (WITH SCREENS).
- ANCHOR PULL TESTS REQUIRED IN TOP OF EXISTING FOUNDATION WALL TO REMAIN TO VERIFY ANCHOR CAPACITY INTO RUBBLE STONE MASONRY. NOTIFY E.O.R. WHEN DEMOLITION IS COMPLETE AND PULL TEST CAN BE SCHEDULED.

LEGEND

-  EXISTING MASONRY FOUNDATION WALL TO REMAIN, SEE NOTE 5 AND 6
-  NEW 10" THICK CAST-IN-PLACE CONCRETE FOUNDATION WALL WITH #4@12 HORIZONTAL AND VERTICAL BARS
-  NEW CONTINUOUS 24" WIDE BY 10" THICK CAST-IN-PLACE CONCRETE STRIP FOOTING
-  EXISTING STEEL COLUMN TO REMAIN
-  EXISTING SLAB ON GRADE TO REMAIN
-  STEP IN SLAB

REVISIONS
 09.08.23 EXISTING CONDITIONS

ADDRESS
**42 WHIPSTICK ROAD
 RIDGEFIELD, CT 06877**

SEAL



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 PROJECT No. **23020**
 TITLE

FOUNDATION PLAN

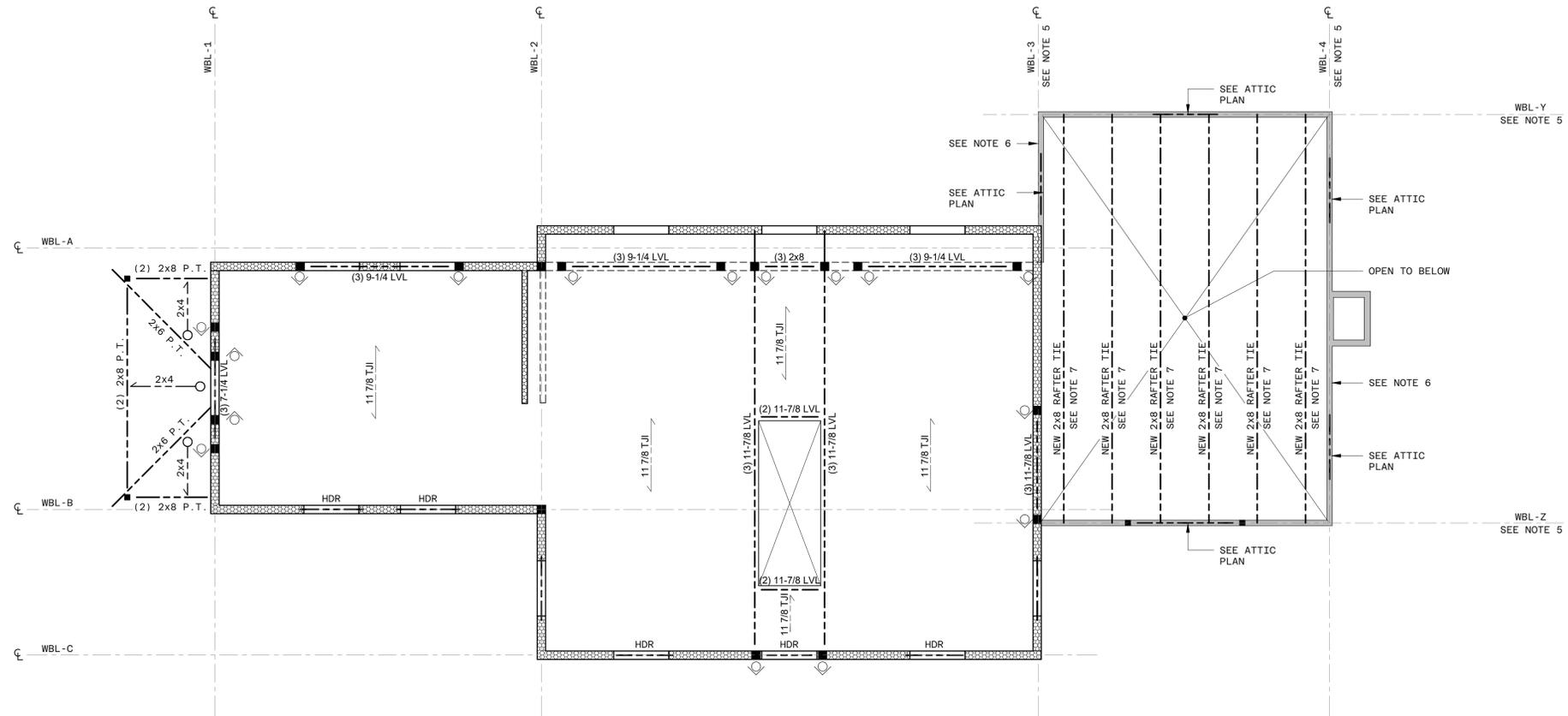
SCALE
AS NOTED

No.



S-100

TEAM
 OWNER
 STEVE AND MARISSA BROWN
 42 WHIPSTICK ROAD, RIDGEFIELD CT 06877
 T:
 ARCHITECT
 ARKATEKCHER
 6 AMERICO CIRCLE, OSSINING NY 10562
 T: 914.762.9306
 STRUCTURAL ENGINEER
 FIVE PHASE ENGINEERING, PLLC
 48 MACKAY PL., BROOKLYN, NY 11209
 T: 920.883.7764
 INTERIOR DESIGNER
 MARSHALL WATSON INTERIORS
 105 WEST 72ND ST - 9B
 T: 267.992.7792



1 SECOND FLOOR FRAMING PLAN
 S-102 1/4" = 1'-0"

NOTES

- REFER TO S001 FOR GENERAL NOTES
- REFER TO S200 SERIES FOR TYPICAL DETAILS
- ALL SITE LOGISTICS AND MEANS AND METHODS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTORS AND THEIR SUBS.
- ALL EXISTING LOAD BEARING STRUCTURE TO REMAIN SHALL BE TEMPORARILY SHORED AS REQUIRED DURING CONSTRUCTION.
- AT EXISTING WALL FRAMING TO REMAIN, G.C. MUST V.I.F. EXISTING WALL SHEATHING AND NAILING. FOR PRICING PURPOSES, ASSUME NEW WALL SHEATHING AND NAILING PER GENERAL NOTES.
- G.C. TO NOTIFY E.O.R. IF EXISTING STUDS ARE NOT BALLOON FRAMED TO ROOF EAVE. FOR PRICING PURPOSES, ASSUME NEW FULL HEIGHT STUD INSTALLED ADJACNET TO EXISTING STUDS.
- NEW RAFTER TIES INSTALLED TO TIE ROOF PRIOR TO DEMOLITION OF EXISTING CEILING. TOP OF RAFTER TIE TO BE NO MORE THAN 2'-9" ABOVE TOP OF EXISTING WALL. G.C. TO SEQUENCE INSTALL WITH REMOVAL OF CEILING AND PROVIDE TEMPORARY SHORING AS REQUIRED TO EXECUTE THE WORK.

LEGEND

- WALL BELOW
- EXISTING WOOD STUD BEARING WALL TO REMAIN
- NEW WOOD STUD BEARING WALL AND BRACED WALL PANEL, SEE PLAN AND GENERAL NOTES
- NEW (3) 2x6 STUD BUILT-UP WOOD POST SUPPORTING BOTTOM OF BEAM
- POST ABOVE / BELOW
- #PLYS (X) DEPTH LVL
NEW 2.0E 1 3/4" LVL MULTIPLY BEAM
- HDR
NEW HEADER IN LOAD BEARING WALL AT OR BELOW FLOOR FRAMING, SEE TYPICAL DETAIL AND SCHEDULE
- 11 7/8 TJI
NEW 11 7/8" TJI/PRO 360 @ 16" O.C. SPACING U.O.N. (BY WEYERHAEUSER OR APPROVED EQUAL)
- 2x4
NEW PRESSURE TREATED 2x4 WOOD PORCH RAFTER @ 16" O.C. U.O.N., SEE PLAN (CIRCLE INDICATES HIGH END)
- NEW FRAMING OPENING
- WBL-X
BRACED WALL LINE, SEE TYPICAL DETAILS.
• WIND BRACING METHODOLOGY = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL (CS-WSP)
• SEE GENERAL NOTE FL-25

REVISIONS
 12.15.23 FILING CONDITIONS

ADDRESS
42 WHIPSTICK ROAD
RIDGEFIELD, CT 06877

SEAL



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 PROJECT No. **23020**

TITLE
SECOND FLOOR FRAMING PLAN

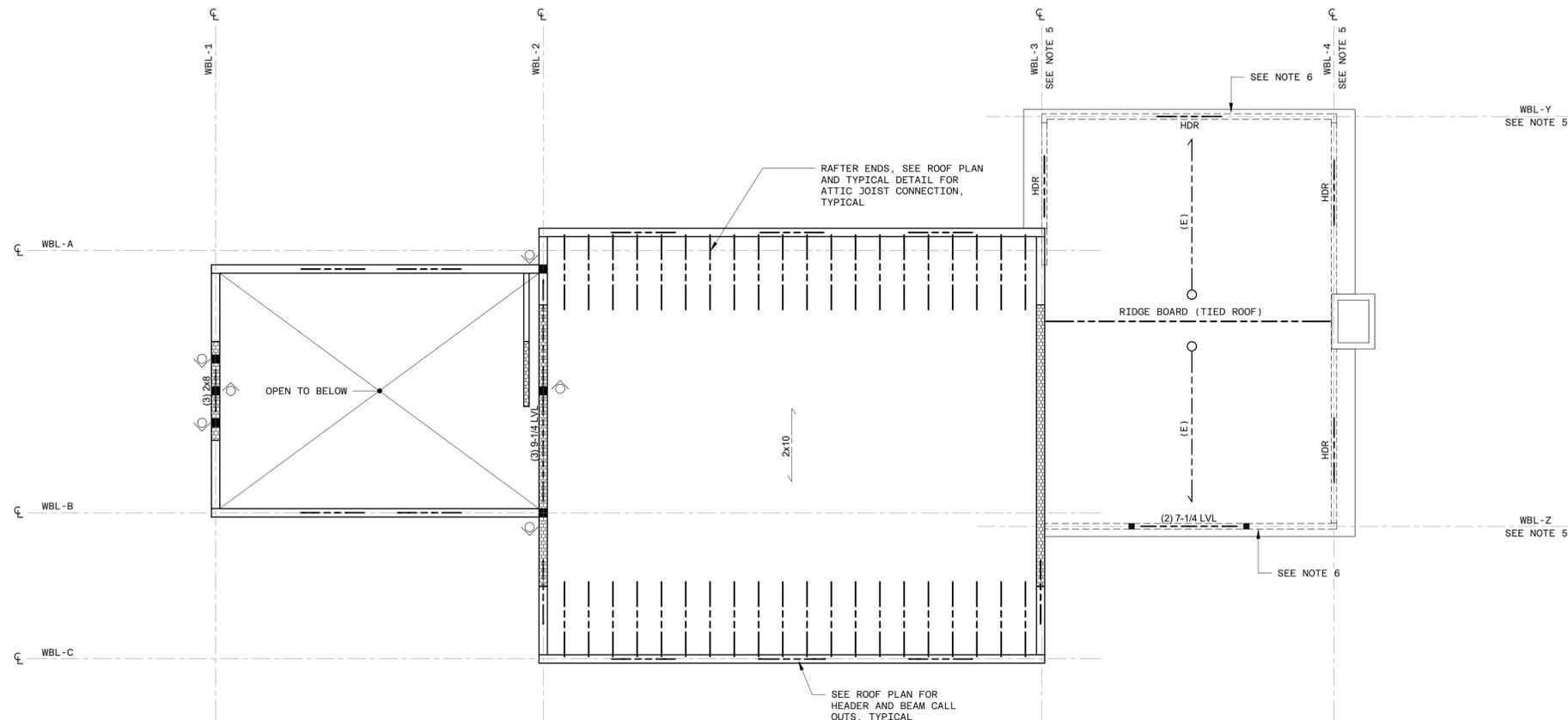
SCALE
AS NOTED

No.



S-102

TEAM
 OWNER
 STEVE AND MARISSA BROWN
 42 WHIPSTICK ROAD, RIDGEFIELD CT 06877
 T:
 ARCHITECT
 ARKÆTEKCHÆR
 6 AMERICO CIRCLE, OSSINING NY 10562
 T: 914.762.9306
 STRUCTURAL ENGINEER
 FIVE PHASE ENGINEERING, PLLC
 48 MACKAY PL., BROOKLYN, NY 11209
 T: 920.883.7764
 INTERIOR DESIGNER
 MARSHALL WATSON INTERIORS
 105 WEST 72ND ST - 9B
 T: 267.992.7792

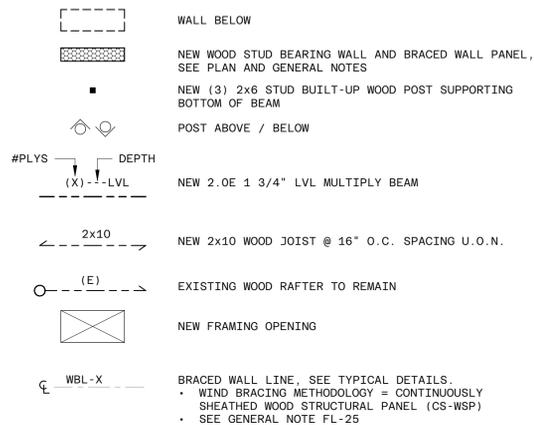


1 ATTIC FRAMING PLAN
 S-103 / 1/4" = 1'-0"

NOTES

- REFER TO S001 FOR GENERAL NOTES
- REFER TO S200 SERIES FOR TYPICAL DETAILS
- ALL SITE LOGISTICS AND MEANS AND METHODS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTORS AND THEIR SUBS.
- ALL EXISTING LOAD BEARING STRUCTURE TO REMAIN SHALL BE TEMPORARILY SHORED AS REQUIRED DURING CONSTRUCTION.
- AT EXISTING WALL FRAMING TO REMAIN, G.C. MUST V.I.F. EXISTING WALL SHEATHING AND NAILING. FOR PRICING PURPOSES, ASSUME NEW WALL SHEATHING AND NAILING PER GENERAL NOTES.
- G.C. TO VERIFY EXISTING RAFTER TO TOP PLATE CONNECTION AND INSTALL SIMPSON H2A HURICANE TIE AT EACH RAFTER.

LEGEND



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ADDRESS
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 RIDGEFIELD, CT 06877**

SEAL



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TITLE
ATTIC FRAMING PLAN

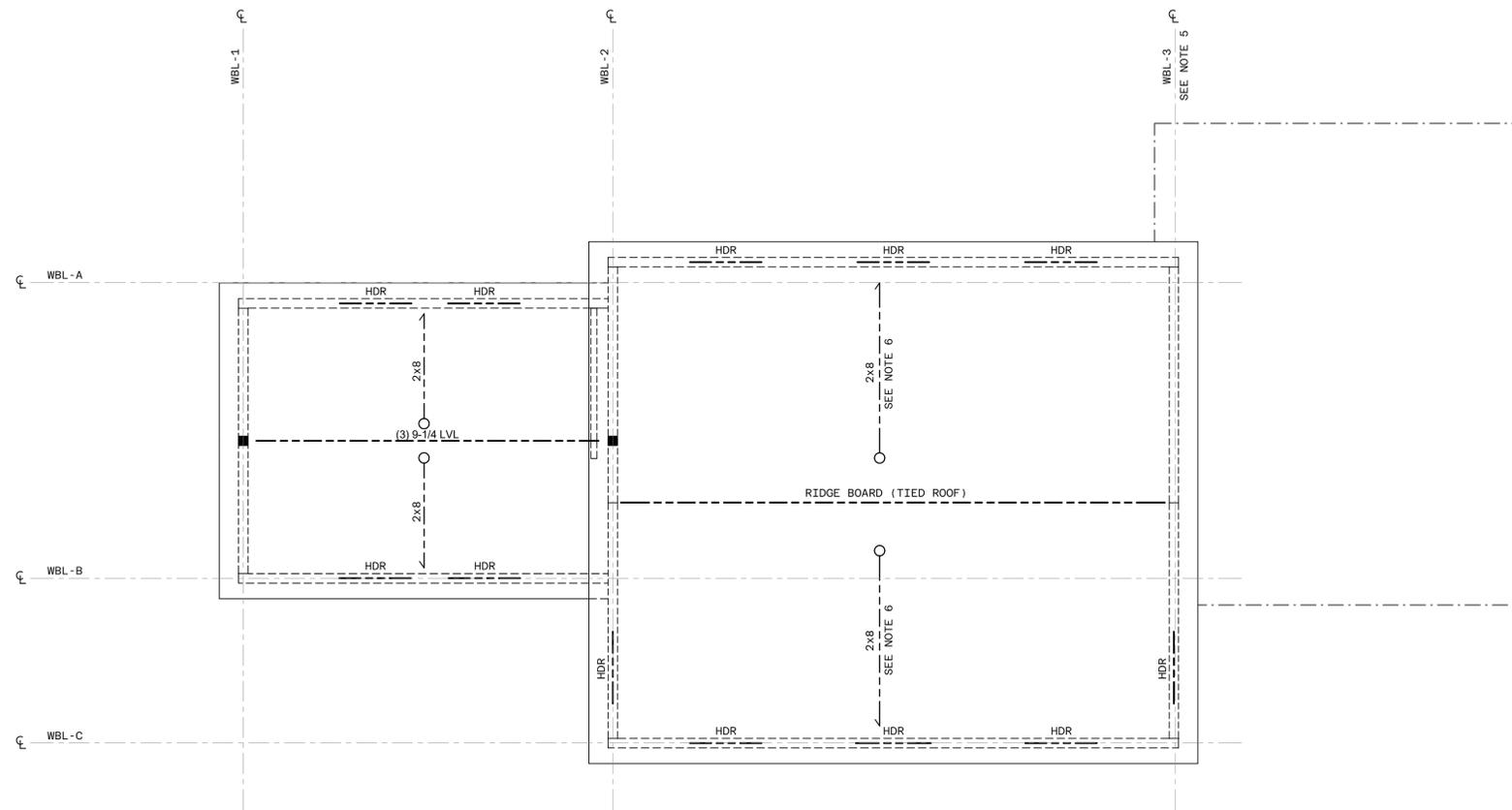
SCALE
AS NOTED

No.



S-103

TEAM
 OWNER
 STEVE AND MARISSA BROWN
 42 WHIPSTICK ROAD, RIDGEFIELD CT 06877
 T:
 ARCHITECT
 ARKÆTEKCHÆR
 6 AMERICO CIRCLE, OSSINING NY 10562
 T: 914.762.9306
 STRUCTURAL ENGINEER
 FIVE PHASE ENGINEERING, PLLC
 48 MACKAY PL., BROOKLYN, NY 11209
 T: 920.883.7764
 INTERIOR DESIGNER
 MARSHALL WATSON INTERIORS
 105 WEST 72ND ST - 9B
 T: 267.992.7792



1 ROOF
 S-104 1/4" = 1'-0"

NOTES

- REFER TO S001 FOR GENERAL NOTES
- REFER TO S200 SERIES FOR TYPICAL DETAILS
- ALL SITE LOGISTICS AND MEANS AND METHODS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTORS AND THEIR SUBS.
- ALL EXISTING LOAD BEARING STRUCTURE TO REMAIN SHALL BE TEMPORARILY SHORED AS REQUIRED DURING CONSTRUCTION.
- AT EXISTING WALL FRAMING TO REMAIN, G.C. MUST V.I.F. EXISTING WALL SHEATHING AND NAILING. FOR PRICING PURPOSES, ASSUME NEW WALL SHEATHING AND NAILING PER GENERAL NOTES.
- RAFTERS MUST BE DF-L #1

LEGEND

- WALL BELOW
- NEW (3) 2x6 STUD BUILT-UP WOOD POST SUPPORTING BOTTOM OF BEAM
- NEW 2.0E 1 3/4" LVL MULTIPLY BEAM
- NEW HEADER IN LOAD BEARING WALL AT OR BELOW ROOF FRAMING, SEE TYPICAL DETAIL AND SCHEDULE
- NEW 2x8 WOOD RAFTER @ 16" O.C. U.O.N., SEE PLAN (CIRCLE INDICATES HIGH END)
- BRACED WALL LINE, SEE TYPICAL DETAILS.
 - WIND BRACING METHODOLOGY = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL (CS-WSP)
 - SEE GENERAL NOTE FL-25

REVISIONS
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ADDRESS
**42 WHIPSTICK ROAD
 RIDGEFIELD, CT 06877**

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TITLE
ROOF FRAMING PLAN

SCALE
AS NOTED

No.



NORTH

S-104

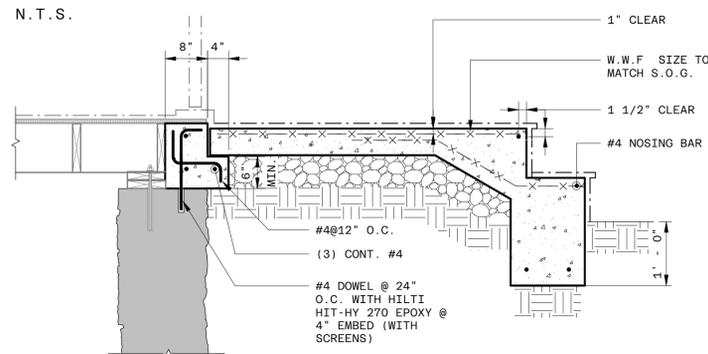
DEFORMED BAR TENSION DEVELOPMENT LENGTH (L _D)				
FOR NORMAL WEIGHT STONE CONCRETE & UNCOATED BARS				
BAR SIZE	3000 PSI CONCRETE		4000 PSI CONCRETE	
	CASE I	CASE II	CASE I	CASE II
#3	17	25	15	22
#4	22	33	19	29
#5	28	42	24	36
#6	33	50	29	43
#7	48	72	42	63
#8	55	83	48	72
#9	62	93	54	81
#10	70	105	61	91
#11	78	116	67	101

DEFORMED BAR TENSION LAP SPLICE - CLASS B				
FOR NORMAL WEIGHT STONE CONCRETE & UNCOATED BARS				
BAR SIZE	3000 PSI CONCRETE		4000 PSI CONCRETE	
	CASE I	CASE II	CASE I	CASE II
#3	22	33	19	28
#4	29	43	25	37
#5	36	54	31	47
#6	43	65	37	56
#7	63	94	54	81
#8	72	107	62	93
#9	81	121	70	105
#10	91	136	79	118
#11	101	151	87	131

DEFORMED TENSION BAR NOTES:

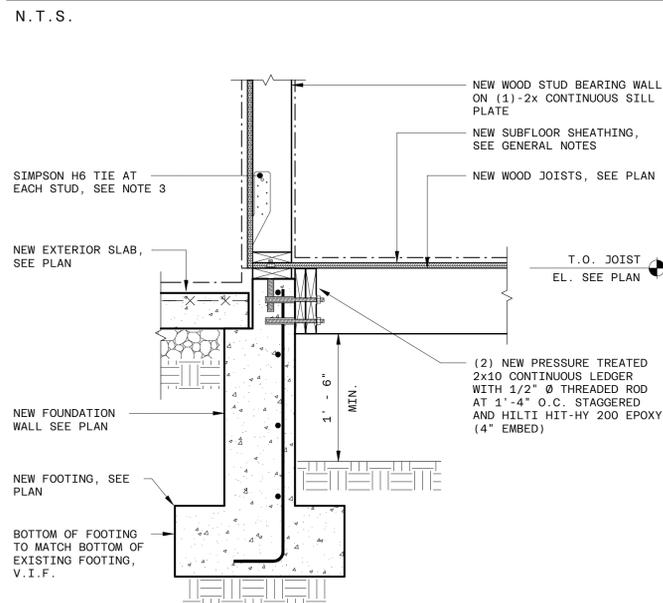
- FOR HORIZONTAL REINFORCEMENT WITH 12 INCH OR MORE FRESH CONCRETE CAST BELOW IT, TENSION DEVELOPMENT LENGTH/ TENSION LAP SPLICE LENGTH SHALL BE 1.3x THE VALUES GIVEN.
 - FOR REINFORCEMENT IN LIGHTWEIGHT CONCRETE, TENSION DEVELOPMENT LENGTH/TENSION LAP LENGTH SHALL BE 1.3x THE VALUES GIVEN.
 - FOR EPOXY-COATED BARS:
 - WHERE CONCRETE COVER IS LESS THAN 3x BAR DIAMETER, OR CLEAR SPACING IS LESS THAN 6x BAR DIAMETER, TENSION DEVELOPMENT LENGTH/ TENSION LAP SPLICE LENGTH SHALL BE 1.5x THE VALUES GIVEN.
 - WHERE CONCRETE COVER IS EQUAL TO OR GREATER THAN 3x BAR DIAMETER AND CLEAR SPACING IS GREATER THAN 6x BAR DIAMETER, TENSION DEVELOPMENT LENGTH/ TENSION LAP SPLICE LENGTH SHALL BE 1.2x THE VALUES GIVEN.
 - CASE I APPLIES WHEN EITHER OF THE FOLLOWING SETS OF CONDITIONS ARE MET:
 - ALL THREE OF THESE:
 - CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED IS NOT LESS THAN DB AND
 - CLEAR COVER IS NOT LESS THAN DB AND
 - STIRRUPS OR TIES ARE PROVIDED THROUGHOUT THE DEVELOPMENT LENGTH AND THE QUANTITY IS NOT LESS THAN THE CODE MINIMUM.
 - OR BOTH OF THESE:
 - CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED IS NOT LESS THAN 2DB AND
 - CLEAR COVER IS NOT LESS THAN DB.
- CASE II APPLIES TO ALL OTHER CONDITIONS NOT DESCRIBED IN CASE I

CONCRETE DEFORMED BAR LAP SPLICE & DEVELOPMENT LENGTHS



- NOTES:**
- SEE TYPICAL DETAIL EXTERIOR SLAB ON GRADE FOR BALANCE OF SLAB INFORMATION.
 - SEE TYPICAL DETAILS ON S203 FOR BALANCE OF INFORMATION ON FOUNDATION AND INTERIOR FRAMING.

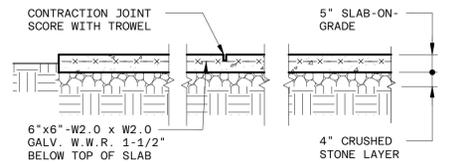
TYPICAL DETAIL NEW FRONT STOOP AND STAIR



- NOTES:**
- SEE TYPICAL DETAIL JOIST BEARING ON EXISTING RUBBLE STONE FOUNDATION WALL AND JOIST PARALLEL TO RUBBLE STONE FOUNDATION WALL FOR BALANCE OF INFORMATION NOT SHOWN.

TYPICAL DETAIL NEW WOOD JOIST BEARING ON NEW CONCRETE FOUNDATION WALL

N.T.S.

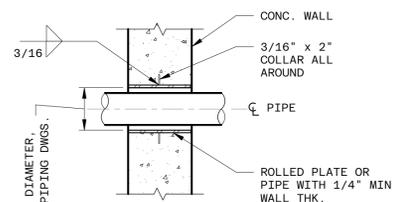


CONTRACTION JOINT
MAXIMUM SPACING = 5'-0"

- NOTES:**
- UNDISTURBED SOIL, GRAVEL, OR CRUSHED STONE BASE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. REMOVE ORGANIC MATERIAL.
 - IF JOINTS ARE SAW CUT, CUTTING SHALL BE EXECUTED NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED.
 - BROOM FINISH UNLESS NOTED OTHERWISE.

TYPICAL DETAIL EXTERIOR SLAB ON GRADE

N.T.S.

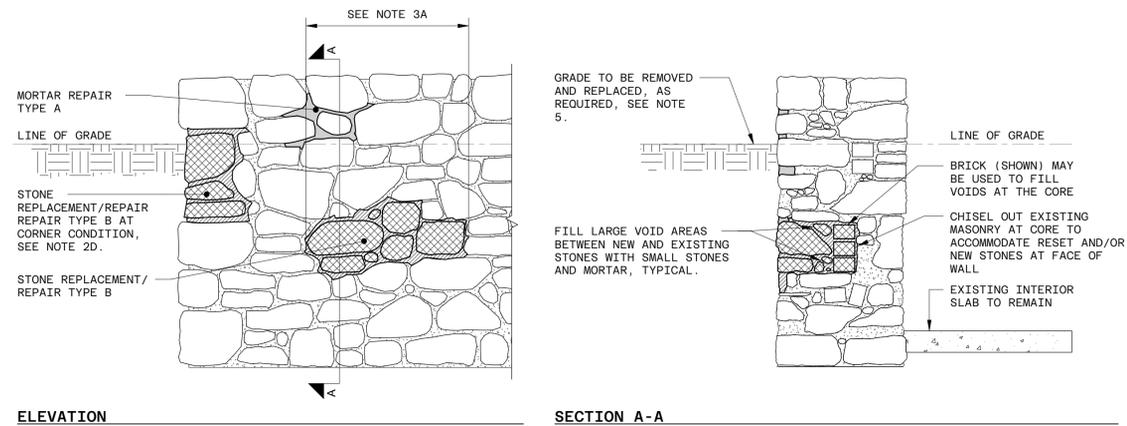


NOTE:
SPACE ADJACENT PIPE SLEEVES AS FOLLOWS:

PIPE DIAMETER (OUTSIDE DIA.)	CLEAR DISTANCE BETWEEN EDGES OF PIPE OPENINGS
DIA. ≤ 6"	CLEAR DIST. = PIPE DIA.
6" < DIA. ≤ 12"	CLEAR DIST. = 6"
12" < DIA. ≤ 24"	CLEAR DIST. = WALL THICKNESS

TYPICAL DETAIL PIPE SLEEVE IN CONCRETE WALL

N.T.S.



ELEVATION

- LEGEND:**
- MORTAR TO BE REPLACED (REPAIR TYPE A)
 - STONE TO BE REPLACED OR RESET (REPAIR TYPE B)
 - BEDDING MORTAR FOR REPLACED OR RESET STONES (REPAIR TYPE B)
 - EXISTING MORTAR TO REMAIN

SECTION A-A

NOTES

- REPAIR TYPE A: REPAIR OF LOOSE, CRACKED, OR MISSING MORTAR**
WHERE MORTAR IS DETERIORATED OR MISSING AND STONE(S) IS **NOT** LOOSE OR DAMAGED, RAKE AND REPOINT JOINTS USING TYPE N MORTAR ABOVE GRADE AND TYPE S MORTAR BELOW GRADE.
- REPAIR TYPE B: REPAIR OF LOOSE, CRACKED, OR MISSING STONES**
A. WHERE STONE(S) IS MISSING, PROCEED TO STEP 3.
B. WHERE STONE(S) IS LOOSE, CRACKED, OR BROKEN, REMOVE STONE BY CHISELING AWAY MORTAR UNTIL STONE CAN BE REMOVED FROM WALL.
C. REMOVE DIRT, DEBRIS, AND DELETERIOUS MATERIAL FROM VOID IN WALL, CLEAN FACE OF SURROUNDING STONE(S) AND RESET SAME OR NEW STONE IN MORTAR NOTED ABOVE AND AS SHOWN IN ELEVATION AND SECTION.
D. AT EXTERIOR CORNER CONDITIONS, STONES SHALL BE CHOSEN TO FIT EXISTING WALL PROFILE ON BOTH EXTERIOR FACES AND SHALL NOT PROTRUDE BEYOND EITHER FACE, BRICKS SHALL NOT BE USED TO FILL VOIDS AT EXTERIOR FACE OF EXISTING WALL.
- STONE REMOVAL MEANS AND METHODS**
WHERE DAMAGED STONE NEEDS TO BE REMOVED FROM THE WALL, USE ONLY HAND TOOLS (HAMMER AND CHISEL) OR PNEUMATIC TOOLS. DO NOT USE ELECTRIC DEMOLITION GUNS AND/OR GRINDERS.
A. FOR AREAS WHERE LOOSE OR DAMAGED STONES NEED TO BE REPLACED OR RESET, LIMIT THE EXTENT OF SIDE-TO-SIDE REMOVALS TO +/- 4'-0".
- VOIDS**
NOTIFY ENGINEER OF RECORD IF VOIDS ARE OBSERVED IN THE CORE OF THE WALL.
- REPAIRS AT EXTERIOR WALL FACE**
CONDITION OF EXTERIOR WALL NEEDS TO BE INVESTIGATED WITH TEST PITS DUG AROUND BUILDING PERIMETER. G.C. AND E.O.R. TO COORDINATE NUMBER AND LOCATION OF TEST PITS.
- SCOPE**
THE CONTRACTOR AND THEIR MASON SHALL VERIFY EXTENTS OF REPAIR TYPE A AND B AS DEFINED ABOVE BY ACTUAL OBSERVATION AT THE SITE. ANNOTATED PHOTOS BELOW REPRESENT TYPICAL CONDITIONS OF INTERIOR FACE OF WALL. THE INTENT OF THE REPRESENTATIVE PHOTOS ARE TO CLARIFY REPAIR TYPE DEFINITIONS AND DO NOT CAPTURE ALL REPAIR LOCATIONS IN THE PHOTOS OR AT THE SITE.

FOR PRICING PURPOSES AT INTERIOR WALL FACE, ASSUME REPAIR TYPE A REQUIRED AT 50% OF WALL SURFACE AND REPAIR TYPE B AT 25% OF WALL SURFACE.

FOR PRICING PURPOSES AT EXPOSED TOP OF WALL, ASSUME REPAIR TYPE B REQUIRED AT 50% OF WALL LENGTH.

FOR PRICING PURPOSES AT EXTERIOR WALL FACE, ASSUME REPAIR TYPE A REQUIRED AT 100% OF TOP 1'-0" OF WALL ABOVE GRADE.

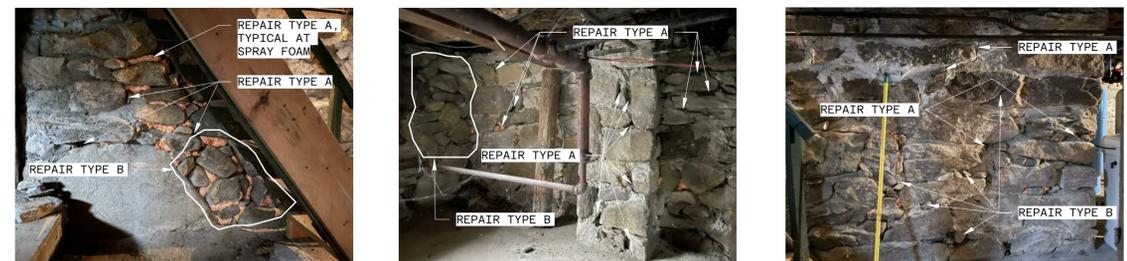


PHOTO 1
PHOTO 2
PHOTO 3
REPRESENTATIVE PHOTOS

TYPICAL DETAIL REPAIR AND REPOINTING OF RUBBLE WALL

N.T.S.

TEAM
OWNER
STEVE AND MARISSA BROWN
42 WHIPSTICK ROAD, RIDGEFIELD CT 06877
T: 920.883.7764

ARCHITECT
ARKATEKCHER
6 AMERICO CIRCLE, OSSING NY 10562
T: 914.762.9306

STRUCTURAL ENGINEER
FIVE PHASE ENGINEERING, PLLC
48 MACKAY PL., BROOKLYN, NY 11209
T: 920.883.7764

INTERIOR DESIGNER
MARSHALL WATSON INTERIORS
105 WEST 72ND ST - 9B
T: 201.992.7792

REVISIONS
12.15.23 FILING CONDITIONS

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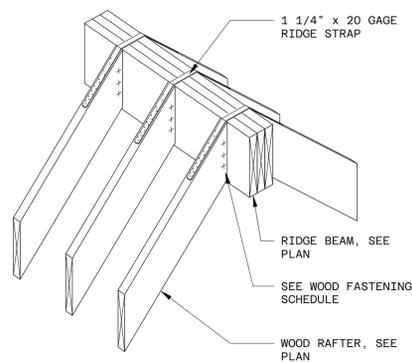
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PROJECT No. **23020**

TITLE

TYPICAL DETAILS

SCALE
AS NOTED

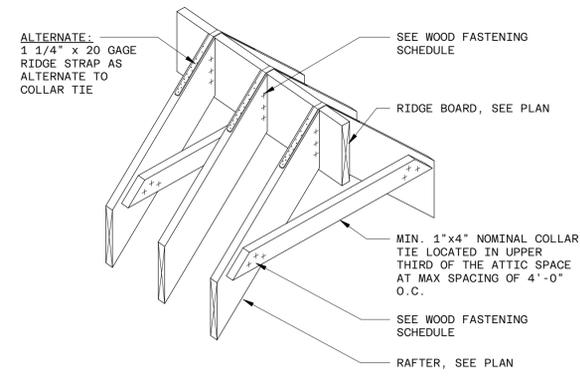
No.



NOTE:
 1. RAFTERS SHALL BE DIRECTLY OPPOSITE ON BOTH SIDES OF RIDGE BOARD.
 2. FOR FASTENER SUBSTITUTIONS, SEE IRC TABLE R602.3(1)

TYPICAL DETAIL RIDGE BEAM

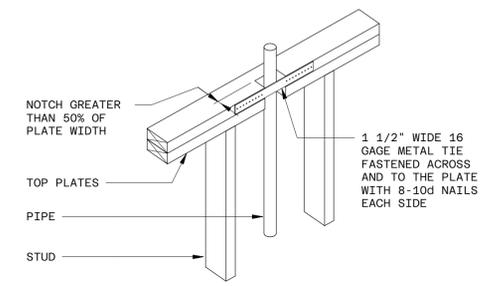
N.T.S.



NOTE:
 1. RAFTERS SHALL BE DIRECTLY OPPOSITE ON BOTH SIDES OF RIDGE BOARD.
 2. COLLAR TIE OR STRAP INSTALLED, NOT BOTH.
 3. FOR FASTENER SUBSTITUTIONS, SEE IRC TABLE R602.3(1)

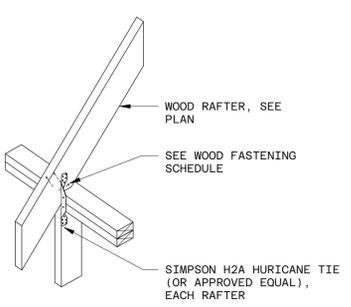
TYPICAL DETAIL RIDGE BOARD (TIED ROOF)

N.T.S.

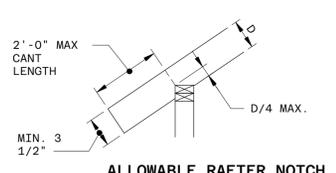


TYPICAL DETAIL TOP PLATE PIPE PENETRATION

N.T.S.



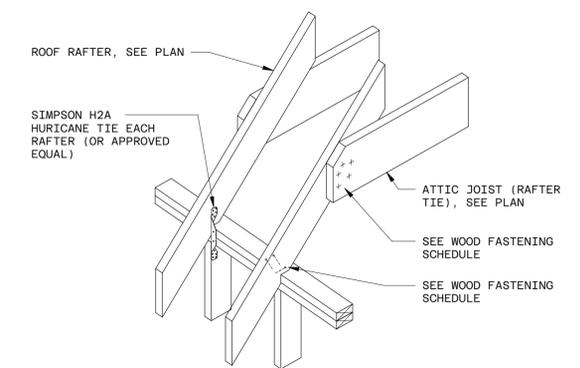
NOTE:
 1. BLOCKING AT BEARING POINT REQUIRED AT ALL WALLS
 2. MINIMUM 1 1/2\"/>



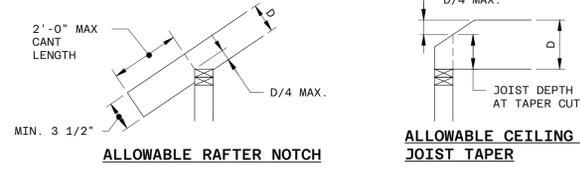
ALLOWABLE RAFTER NOTCH

TYPICAL DETAIL RAFTER BEARING

N.T.S.



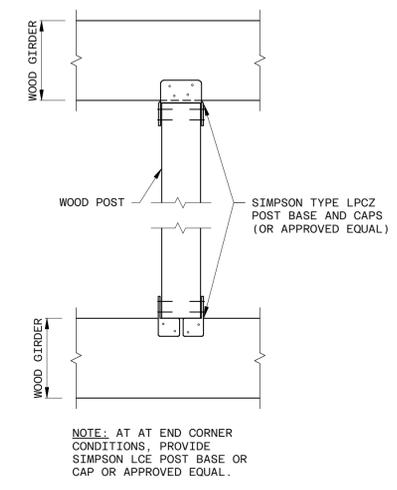
NOTE:
 1. BLOCKING AT BEARING POINT REQUIRED AT ALL WALLS
 2. MINIMUM 1 1/2\"/>



ALLOWABLE RAFTER BEARING WITH ATTIC JOIST (TIED ROOF)

TYPICAL DETAIL RAFTER BEARING WITH ATTIC JOIST (TIED ROOF)

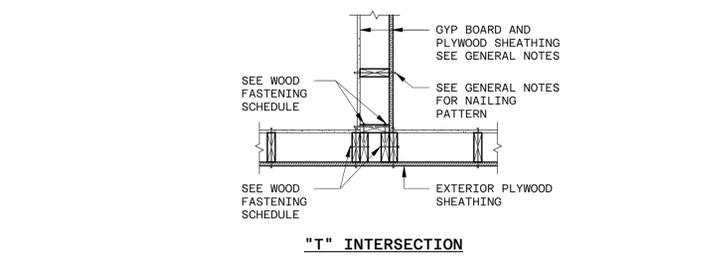
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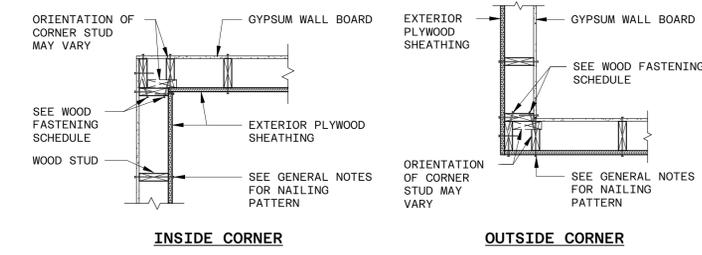
NOTE: AT AT END CORNER CONDITIONS, PROVIDE SIMPSON LCE POST BASE OR CAP OR APPROVED EQUAL.

TYPICAL DETAIL WOOD GIRDER TO POST

N.T.S.



"T" INTERSECTION

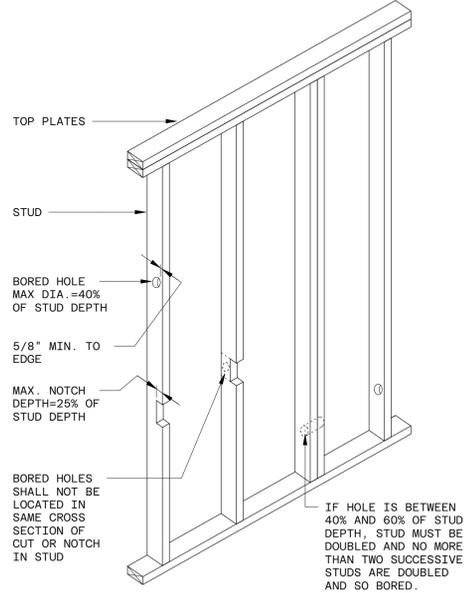


INSIDE CORNER

OUTSIDE CORNER

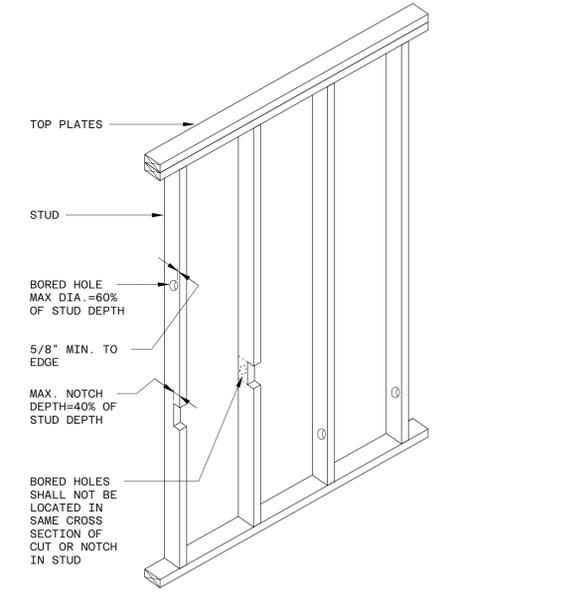
TYPICAL DETAIL WOOD BRACED WALL PANEL CORNER AND 'T' INTERSECTION

N.T.S.



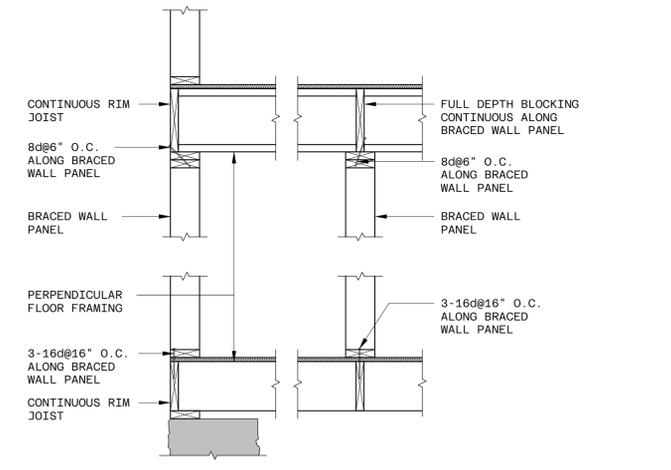
TYPICAL DETAIL ALLOWABLE NOTCHING AND BORED HOLES FOR EXTERIOR AND BEARING WALLS

N.T.S.



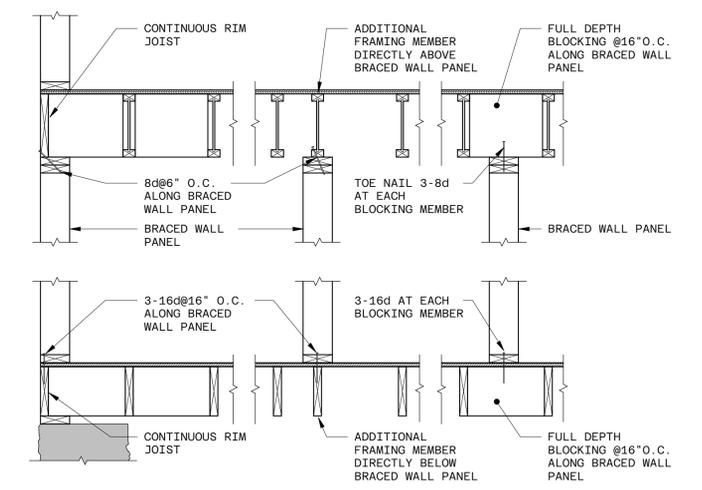
TYPICAL DETAIL ALLOWABLE NOTCHING AND BORED HOLES FOR INTERIOR NON-BEARING WALLS

N.T.S.



TYPICAL DETAIL BRACED WALL PANEL CONNECTION (PERPENDICULAR FLOOR FRAMING)

N.T.S.



TYPICAL DETAIL BRACED WALL PANEL CONNECTION (PARALLEL FLOOR FRAMING)

N.T.S.

PROJECT
42 WHIPSTICK ROAD GUEST HOUSE

TEAM

OWNER
 STEVE AND MARISSA BROWN
 42 WHIPSTICK ROAD, RIDGEFIELD CT 06877
 T:

ARCHITECT
 ARKETEKCHER
 6 AMERICO CIRCLE, OSSINING NY 10562
 T: 914.762.9306

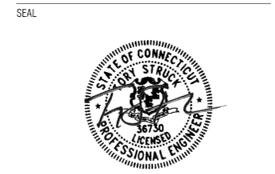
STRUCTURAL ENGINEER
 FIVE PHASE ENGINEERING, PLLC
 48 MACKAY PL., BROOKLYN, NY 11209
 T: 920.883.7764

INTERIOR DESIGNER
 MARSHALL WATSON INTERIORS
 105 WEST 72ND ST - 9B
 T: 267.992.7792



REVISIONS
 12.15.23 FILING CONDITIONS

ADDRESS
42 WHIPSTICK ROAD RIDGEFIELD, CT 06877

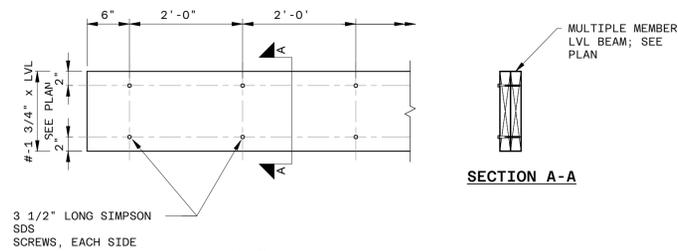


PROJECT No. **23020**

TYPICAL DETAILS

SCALE
AS NOTED

No.



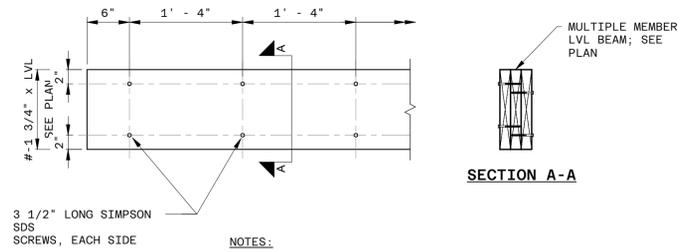
SECTION A-A

NOTES:

1. USE 1-3/4" X LVL BY ILEVEL BY WEYERHAEUSER.

TYPICAL DETAIL MULTIPLE MEMBER LVL BEAM CONNECTION (2 PLY)

N.T.S.



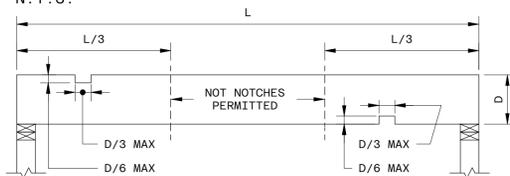
SECTION A-A

NOTES:

1. USE 1-3/4" X LVL BY ILEVEL BY WEYERHAEUSER.

TYPICAL DETAIL MULTIPLE MEMBER LVL BEAM CONNECTION (3 PLY)

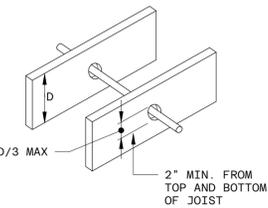
N.T.S.



FLOOR JOISTS - CENTER CUTS

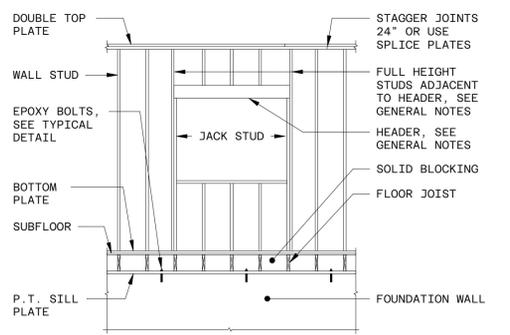


FLOOR JOIST - END CUTS



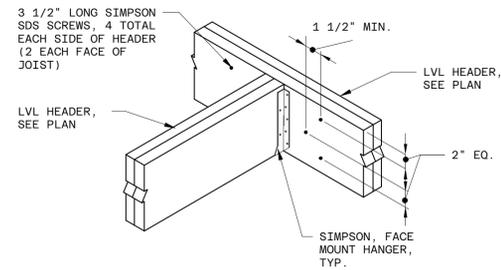
TYPICAL DETAIL ALLOWABLE SAWN LUMBER JOIST CUTTING, NOTCHING, AND DRILLING

N.T.S.



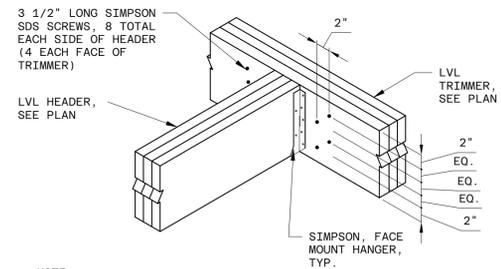
TYPICAL DETAIL WALL FRAMING DETAILS

N.T.S.



TYPICAL DETAIL (2 PLY) BEAM TO BEAM CONNECTION

N.T.S.

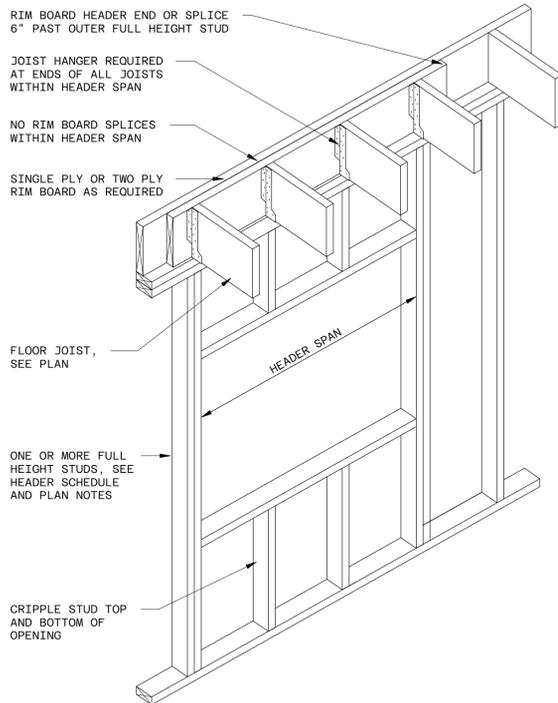


TYPICAL DETAIL (3 PLY) BEAM TO BEAM CONNECTION

N.T.S.

TYPICAL DETAIL (3 PLY) LVL BEAM TO BEAM CONNECTION

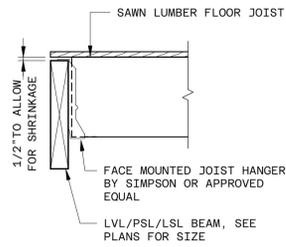
N.T.S.



NOTES:
1. JOIST HANGERS REQUIRED OUTSIDE OF HEADER SPAN WHERE JOIST END BEARIGN LENGTH IS LESS THAN 1 1/2".
2. THIS DETAIL IS APPLICABLE FOR ENGINEERED LUMBER JOISTS.

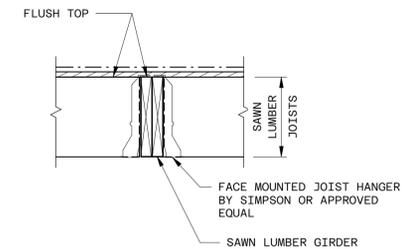
TYPICAL DETAIL ALTERNATE RIM BOARD HEADER

N.T.S.



TYPICAL DETAIL SAWN LUMBER TO LVL BEAM

N.T.S.



TYPICAL DETAIL SAWN LUMBER JOISTS TO SAWN LUMBER BEAMS

N.T.S.

WOOD FASTENING SCHEDULE		
2021 IRC TABLE R602.3(1)		
CONNECTION	FASTENING	LOCATION
FULL DEPTH BLOCKING BETWEEN JOISTS & RAFTERS TO TOP PLATE	(3) 8d COMMON	TOE NAIL
FULL DEPTH BLOCKING BETWEEN JOISTS & RAFTERS	(2) 8d COMMON	TOE NAIL EACH END
COLLAR TIE TO RAFTER	(3) 10d COMMON	FACE NAIL EACH RAFTER
CEILING JOISTS (RAFTER TIE) ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	(6) 16d COMMON	FACE NAIL
RAFTER TO TOP PLATE	(3) 10d COMMON	2 TOE NAIL ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER
RAFTER TO RIDGE	(3) 10d COMMON	TOE NAIL OR END NAIL
STUD TO STUD (NOT BRACED WALL PANEL)	16d COMMON	24" O.C. FACE NAIL
STUD TO STUD AND BUTTING STUDS AT INTERSECTING WALL CORNERS (BRACED WALL PANEL)	16d COMMON	16" O.C. FACE NAIL
BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16d COMMON	16" O.C. EACH EDGE FACE NAIL
CONTINUOUS HEADER TO STUD	(4) 8d COMMON	TOE NAIL
ADJACENT FULL HEIGHT STUD TO END OF HEADER	(3) 16d COMMON	END NAIL
TOP PLATE TO TOP PLATE	16d COMMON	16" O.C. FACE NAIL
DOUBLE TOP PLATE SPLICE	(8) 16d COMMON	FACE NAIL ON EACH SIDE OF END JOINT (MIN. 24" LAP LENGTH EACH SIDE OF JOINT)
BOTTOM PLATE TO JOIST, RIM JOIST OR BLOCKING (BRACED WALL PANEL)	(2) 16d COMMON	16" O.C. FACE NAIL
TOP OR BOTTOM PLATE TO STUD	(2) 16d COMMON	END NAIL
	(4) 8d COMMON	TOE NAIL
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	(2) 16d COMMON	FACE NAIL
JOIST TO SILL, TOP PLATE OR BEAM	(3) 8d COMMON	TOE NAIL
RIM JOIST OR BLOCKING TO SILL OR TOP PLATE	8d COMMON	6" O.C. TOE NAIL
RIM JOIST TO JOIST	(3) 16d COMMON	END NAIL
BUILT-UP BEAMS, 2" LUMBER LAYERS	20d COMMON	32" O.C. TOP AND BOTTOM STAGGERED EACH LAYER
	AND: (2) 20d COMMON	FACE NAIL AT ENDS AND EACH SPLICE
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	(3) 16d COMMON	EACH JOIST OR RAFTER, FACE NAIL

NOTES:
1. NAILS ARE SMOOTH-COMMON. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS ARE CARBON STEEL AND SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 KSI FOR SHANK DIAMETER OF 0.192" (20d COMMON), 90 KSI FOR SHANK DIAMETERS LARGER THAN 0.142" BUT NOT LARGER THAN 0.177", AND 100 KSI FOR SHANK DIAMETERS OF 0.142" OR LESS.
2. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.
3. COMMON (6d-2"x0.113"; 8d-2 1/2"x0.131"; 10d-3"x0.128"; 16d-3 1/2"x0.162"; 20d-4"x0.192")

JOIST & BEAM HANGER SCHEDULE		
CONNECTION	SIZE	LOCATION
SAWN LUMBER JOIST TO BEAM/RIM BOARD	2x4 2x8 2x10	SIMPSON LUS24 SIMPSON LUS28 SIMPSON LUS210
TJI TO ENGINEERED LUMBER	11 7/8 TJI PRO 360	SIMPSON IUS2.37/11.88 OR MIU2.37/11
LVL BEAM TO LVL BEAM	(2) 11 7/8 (3) 11 7/8	SIMPSON HGUS412 SIMPSON HGUS5.5/12

NOTES:
1. HANGERS TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS

LOAD BEARING WALL WOOD HEADER SCHEDULE			
ROUGH OPENING WIDTH	HEADER SIZE	# OF JACK STUDS	# OF FULL HEIGHT STUDS
4'-0" AND LESS (2ND FLOOR)	(2) 2x8	2	1
4'-0" AND LESS (1ST FLOOR)	(2) 2x10	3	1
OVER 4'-0"	SEE PLAN	SEE PLAN	SEE PLAN

NOTES:
1. PROVIDE HEADERS AND HEADER SUPPORT PER SCHEDULE ABOVE WHERE NOT OTHERWISE SPECIFIED ON PLAN.
2. SEE TYPICAL DETAILS AND FASTENING SCHEDULE FOR BALANCE OF INFORMATION NOT PROVIDED IN TABLE.

PROJECT
**42 WHIPSTICK ROAD
GUEST HOUSE**

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TEAM
OWNER
STEVE AND MARISSA BROWN
42 WHIPSTICK ROAD, RIDGEFIELD CT 06877
T:
ARCHITECT
ARKATEKCHER
6 AMERICO CIRCLE, OSSINING NY 10562
T: 914.762.9936
STRUCTURAL ENGINEER
FIVE PHASE ENGINEERING, PLLC
48 MACKAY PL., BROOKLYN, NY 11209
T: 920.883.7764
INTERIOR DESIGNER
MARSHALL WATSON INTERIORS
105 WEST 72ND ST - 9B
T: 267.992.7792

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12.15.23 FILING CONDITIONS

ADDRESS
**42 WHIPSTICK ROAD
RIDGEFIELD, CT 06877**

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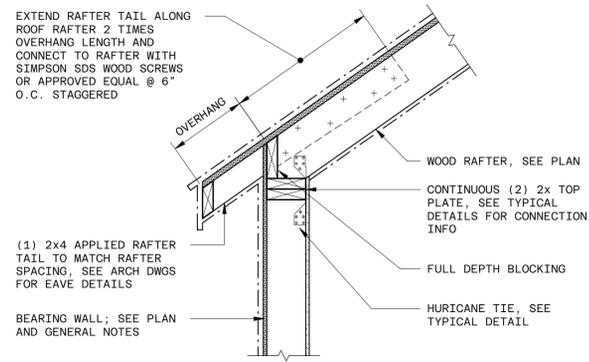
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PROJECT No. **23020**
TITLE

TYPICAL DETAILS

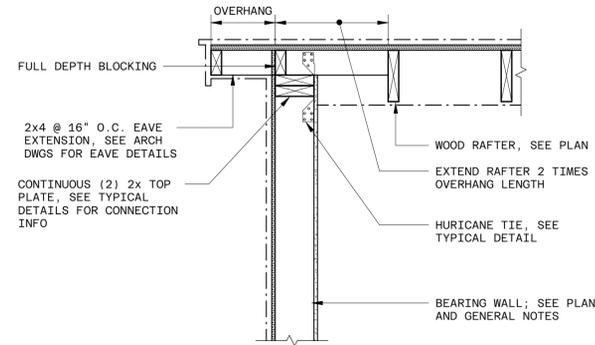
SCALE
AS NOTED

No.

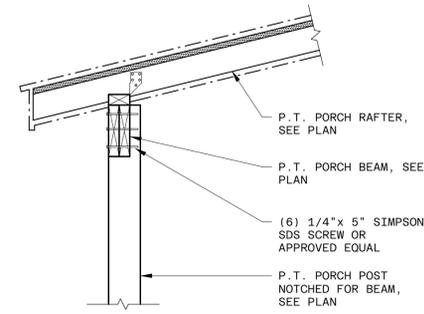
S-202



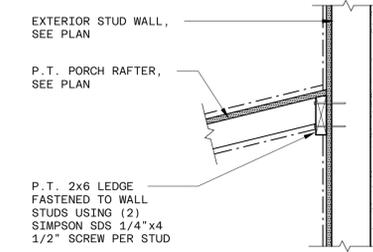
TYPICAL DETAIL RAFTER BEARING ON WOOD WALL
N.T.S.



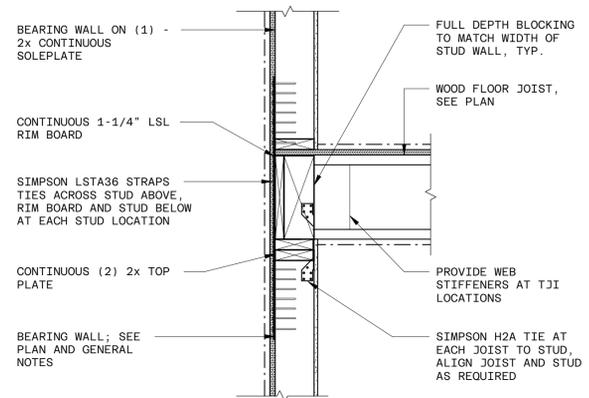
TYPICAL DETAIL RAFTER PARALLEL TO WOOD WALL
N.T.S.



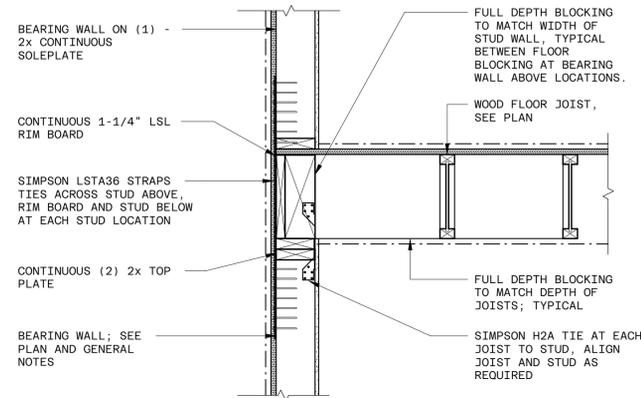
TYPICAL DETAIL PORCH POST CONNECTION
N.T.S.



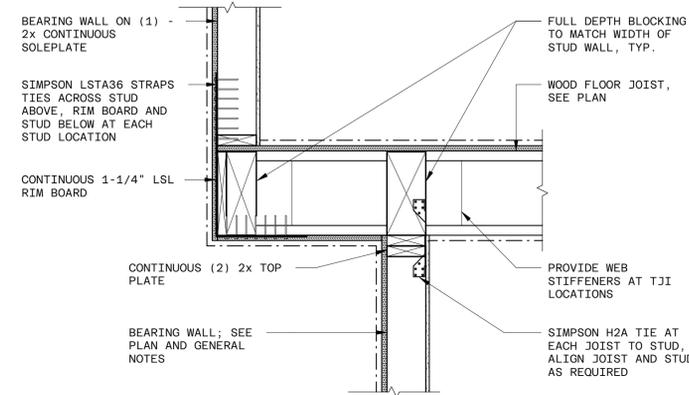
TYPICAL DETAIL PORCH ROOF LEDGER
N.T.S.



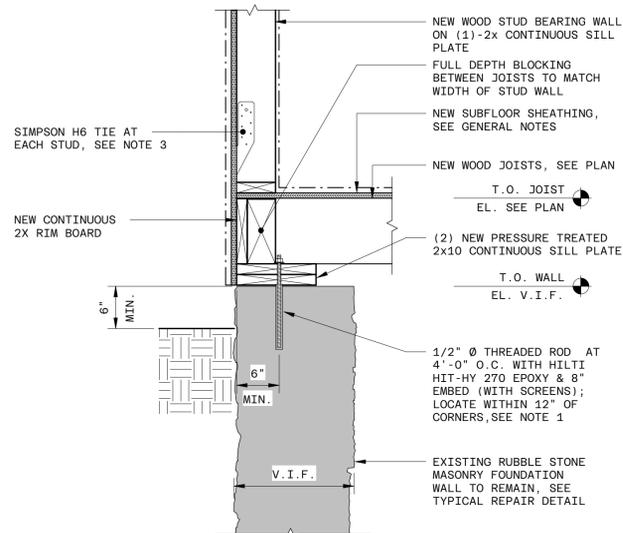
TYPICAL DETAIL JOISTS BEARING ON WOOD WALL
N.T.S.



TYPICAL DETAIL JOISTS PARALLEL TO WOOD WALL
N.T.S.

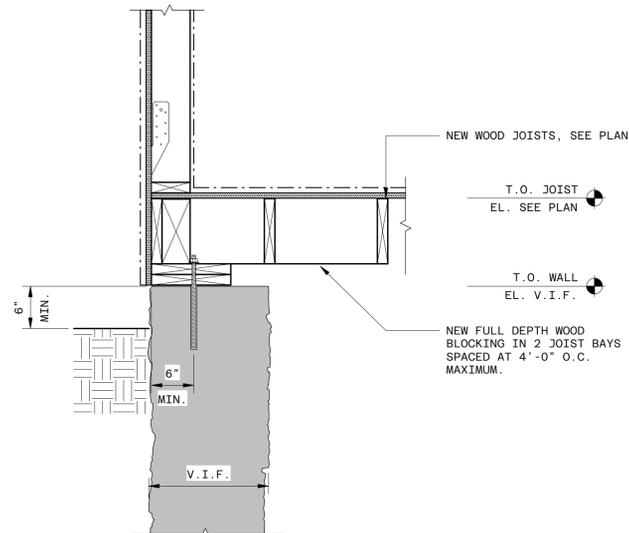


TYPICAL DETAIL CANTILEVERED JOISTS BEARING ON WOOD WALL
N.T.S.



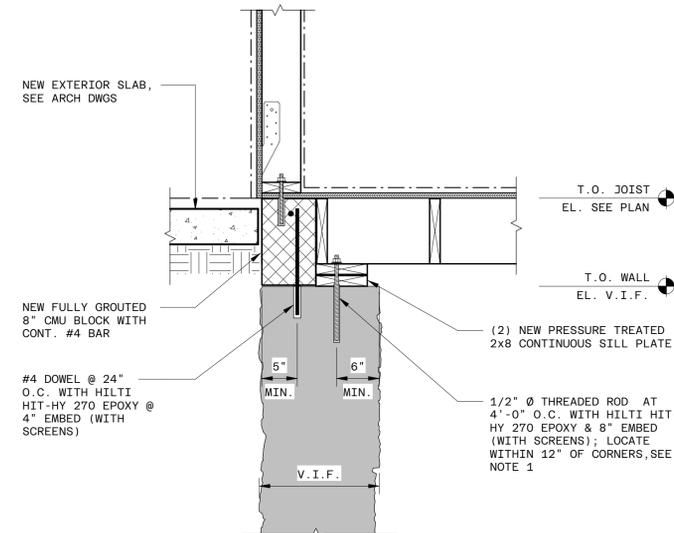
- NOTES:**
- PULL TEST REQUIRED IN TOP OF EXISTING FOUNDATION WALL TO REMAIN TO VERIFY ANCHOR CAPACITY INTO RUBBLE STONE MASONRY. NOTIFY E.O.R. WHEN TOP DEMOLITION IS COMPLETE AND PULL TEST CAN BE SCHEDULED.
 - ALL LIGHT-GAUGE CONNECTORS IN CONTACT WITH PRESSURE-TREATED MEMBERS SHALL BE HOT-DIPPED GALVANIZED. SEE GENERAL NOTES.
 - SIMPSON H6 TIE TO BE INSTALLED INTO WALL STUD AND SILL PLATE PRIOR SHEATHING INSTALLATION. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.

TYPICAL DETAIL NEW JOISTS BEARING ON EXISTING RUBBLE STONE FOUNDATION WALL
N.T.S.



- NOTES:**
- SEE TYPICAL DETAIL JOIST BEARING ON EXISTING RUBBLE STONE FOUNDATION WALL FOR BALANCE OF INFORMATION NOT SHOWN.

TYPICAL DETAIL NEW JOISTS PARALLEL TO EXISTING RUBBLE STONE FOUNDATION WALL
N.T.S.



- NOTES:**
- SEE TYPICAL DETAIL JOIST BEARING ON EXISTING RUBBLE STONE FOUNDATION WALL AND JOIST PARALLEL TO RUBBLE STONE FOUNDATION WALL FOR BALANCE OF INFORMATION NOT SHOWN.

TYPICAL DETAIL NEW JOISTS PARALLEL TO EXISTING RUBBLE STONE FOUNDATION WALL AT EXTERIOR SLAB
N.T.S.

TEAM
OWNER
STEVE AND MARISSA BROWN
42 WHIPSTICK ROAD, RIDGEFIELD CT 06877
T.
ARCHITECT
ARKATEKCHER
6 AMERICO CIRCLE, OSSINING NY 10562
T: 914.762.9306
STRUCTURAL ENGINEER
FIVE PHASE ENGINEERING, PLLC
48 MACKEY PL., BROOKLYN, NY 11209
T: 920.883.7764
INTERIOR DESIGNER
MARSHALL WATSON INTERIORS
105 WEST 72ND ST - 9B
T: 267.992.7792

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ADDRESS
42 WHIPSTICK ROAD RIDGEFIELD, CT 06877

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TYPICAL DETAILS

SCALE
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No.
S-203