



AERIAL SITE VIEW



PROPOSED WEST COMPOSITE VIEW

ALTERATIONS AND ADDITIONS TO
BOYS & GIRLS CLUB of RIDGEFIELD
41 GOVERNOR STREET,
RIDGEFIELD, CONNECTICUT 06877



PROPOSED NORTH COMPOSITE VIEW

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CONNECTICUT BUILDING CODE INFORMATION - FEBRUARY 5, 2022

PROPOSED ALTERATIONS AND ADDITIONS
BOYS AND GIRLS CLUB OF RIDGEFIELD
41 GOVERNOR STREET
RIDGEFIELD, CT 06877

LOT SIZE 4.901 ACRES/213,488 SF
PROPERTY ZONE R-A

COVERAGE:
ALLOWABLE = 8,147 SF
EXISTING = 17,265 SF
PROPOSED ADDITION = 7,648 SF
TOTAL PROPOSED = 24,900 SF

FLOOR AREA RATIO:
ALLOWABLE = 16.045 SF
EXISTING = 16,720 SF
PROPOSED ADDITION = 3,951 SF
TOTAL PROPOSED = 20,671 SF

BUILDING AREA CALCULATIONS:
EXISTING BUILDING = 16,720 SF
(INCLUDES LOWER LEVEL)
PROPOSED ADDITIONS = 11,636 SF
TOTAL BUILDING AREA = 30,356 SF

APPLICABLE CODE REFERENCES:
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL ELECTRICAL CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS & FACILITIES
2018 CONNECTICUT STATE BUILDING CODE
2018 CT STATE FIRE SAFETY CODE
SAFETY CODE FOR ELEVATORS AND ESCALATORS 2013 FOR CONNECTICUT

CODE ITEM REFERENCE	PERMITTED OR REQUIREMENT	MINIMUM CODE/PROVIDED
DATE OF ORIGINAL CONSTRUCTION	CIRCA 1946	
PREVIOUS RENOVATIONS/ADDITIONS	2012	
CHAPTER 3 GROUP CLASSIFICATION	A-3	
CHAPTER 5 BUILDING HEIGHT (CHPT 5, TABLE 503)	ALLOWABLE HEIGHT 75 FEET PROPOSED HEIGHT 35 FEET AVERAGE	
CHAPTER 5 BUILDING AREA (CHPT 5, TABLE 506.2)	ALLOWABLE AREA 36,000/FLOOR EXISTING BUILDING = 16,720 SF FIRST FLOOR ADDITION = 7,648 SF SECOND FLOOR ADDITION = 3,951 SF TOTAL AREA = 30,356 SF	
CHAPTER 6 CONSTRUCTION TYPE (CHPT 6)	TYPE IIB	
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (CHPT 6, TABLE 601)	PRIMARY STRUCTURAL FRAME 0 HOURS BEARING WALLS (IE) 0 HOURS NON-BEARING WALLS 0 HOURS FLOOR CONSTRUCTION 0 HOURS ROOF CONSTRUCTION 0 HOURS	
CHAPTER 8 INTERIOR FINISH CLASSIFICATIONS	INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH NFPA 285 INTERIOR FINISHES CLASS B INTERIOR FLOOR FINISHES CLASS I OR II	
CHAPTER 9 FIRE PROTECTION (CHPT 9, 903.2.1.3) (SEE CHPT. 907)	NFPA 13 SPRINKLER SYSTEM SYSTEM PROVIDED PORTABLE FIRE EXTINGUISHERS EQUIPPED FIRE ALARM AND DETECTION SYSTEM PROVIDED	
CHAPTER 10 OCCUPANT LOAD - ADDITION ONLY (CHPT 10 - A-3 OCCUPANCY)		
FIRST FLOOR:		
MULTI-PURPOSE ROOM	3,000 SF / 7 NET =	428 PERSONS
TEEN CENTER	1,000 SF NET =	100 PERSONS
TWEEN CENTER	780 SF / 7 NET =	111 PERSONS
COMMON HALL	2,500 SF	60 PERSONS
OFFICE	100 SF/100 GROSS =	1 PERSON
MECHANICAL	300 SF / 300 GROSS =	1 PERSON
STORAGE		
BATHROOMS		
SECOND FLOOR:		
CAFE	880 SF/15 NET =	65 PERSONS
HALL	305 SF	0 PERSONS
BATHROOM		1 PERSON
TOTAL OCCUPANT LOAD		786 PERSONS
OCCUPANT EXIT CAPACITY DISCHARGE PER FLOOR AT ADDITION - MULTI-PURPOSE ROOM	428 X 2 = 85.6	2 EXITS (4 DOORS)
TEEN/TWEEN/OFFICE/BATHROOMS	270 X 2 = 54.0	2 EXITS (6 DOORS)
CAFE	66 X 2 = 13.2	2 EXITS (4 DOORS)
TOTAL EXIT CAPACITY FOR ADDITION		
MEANS OF EGRESS		PROVIDED
ILLUMINATION OF MEANS OF EGRESS		PROVIDED
MINIMUM DOOR WIDTH SHALL NOT BE LESS THAN 32"		PROVIDED
LEVER TYPE HARDWARE AT ALL DOORS		PROVIDED
MINIMUM STAIRWAY EXIT ACCESS WIDTH SHALL BE > 36"		PROVIDED
ALL HANDRAIL AND GUARDRAIL SHALL COMPLY W/SECTIONS 1014 & 1015		COMPLIES
1017.2 - EXIT TRAVEL DISTANCE	EQUIPPED W/NFPA 13 SPRINKLER MAXIMUM 250 FEET	COMPLIES
CHAPTER A117.1 ACCESSIBLE BUILDING	APPLICABLE ACCESSIBILITY STANDARDS	COMPLIES
CHAPTER 29 REQUIRED PLUMBING FIXTURES (TABLE 2902.1)		
FIRST FLOOR A-3 - 689 PERSONS	OCCUPANT - MF WIC-M (1/125) =	3
344 MF	*UNSEX BATHROOM =	1
	WIC-F (1/65) =	6
	LAV-M (1/200) =	2
	LAV-F (1/200) =	2
	*UNSEX BATHROOM =	1/1
	WIC + LAV	
SECOND FLOOR A-3 - 65 PERSONS	WIC-M (1/125) =	1
UNSEX BATHROOM (MF/NON-B)	WIC-F (1/65) =	1
	LAV-M (1/200) =	1
	LAV-F (1/200) =	1
	DIF - 1/500 =	1
	SERVICE SINK	1

CONSULTANTS

LAND SURVEYOR:	ENVIRONMENTAL CONSULTANT:	MEP FIRE PROTECTION ENGINEERING:	STRUCTURAL ENGINEER:	LANDSCAPE ARCHITECTS:
RKW LAND SURVEYING 22 EAST AVENUE NEW CANAAN, CT 06840 (203) 966-3501	ENVIRONMENTAL LAND SOLUTIONS KATE THROCKMORTON; LANDSCAPE ARCHITECT 8 KNIGHT STREET #203 NORWALK, CT 06851 (203) 855-7879	PETERSEN ENGINEERING GROUP 25 VAN ZANT STREET, UNIT 7D NORWALK, CT 06855 (203) 810-4191	DI SALVO ENGINEERING GROUP LEE FARM CORPORATE PARK 83 WOOSTER HEIGHTS ROAD, SUITE 200 DANBURY, CT 06810 (203) 490-4140	STUDER DESIGN ASSOCIATES 679 DANBURY ROAD RIDGEFIELD, CT 06877 (203) 894-1428



380 GROVE STREET
RIDGEFIELD, CONNECTICUT 06877
203 438 5355

64 WALLACKS DRIVE
STAMFORD, CONNECTICUT 06902

CERTIFICATION & SEAL

ENGINEER:

CONSULTANTS:

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PROJECT

Alterations and Additions
for
BOYS & GIRLS CLUB of RIDGEFIELD
41 Governor Street
Ridgefield, Connecticut 06877

DATE / REVISIONS

Dec 20, 2021 - PHIII Prelim Budget
Feb. 12, 2022 - PHIII ZBA Sub Set

DRAWING TITLE

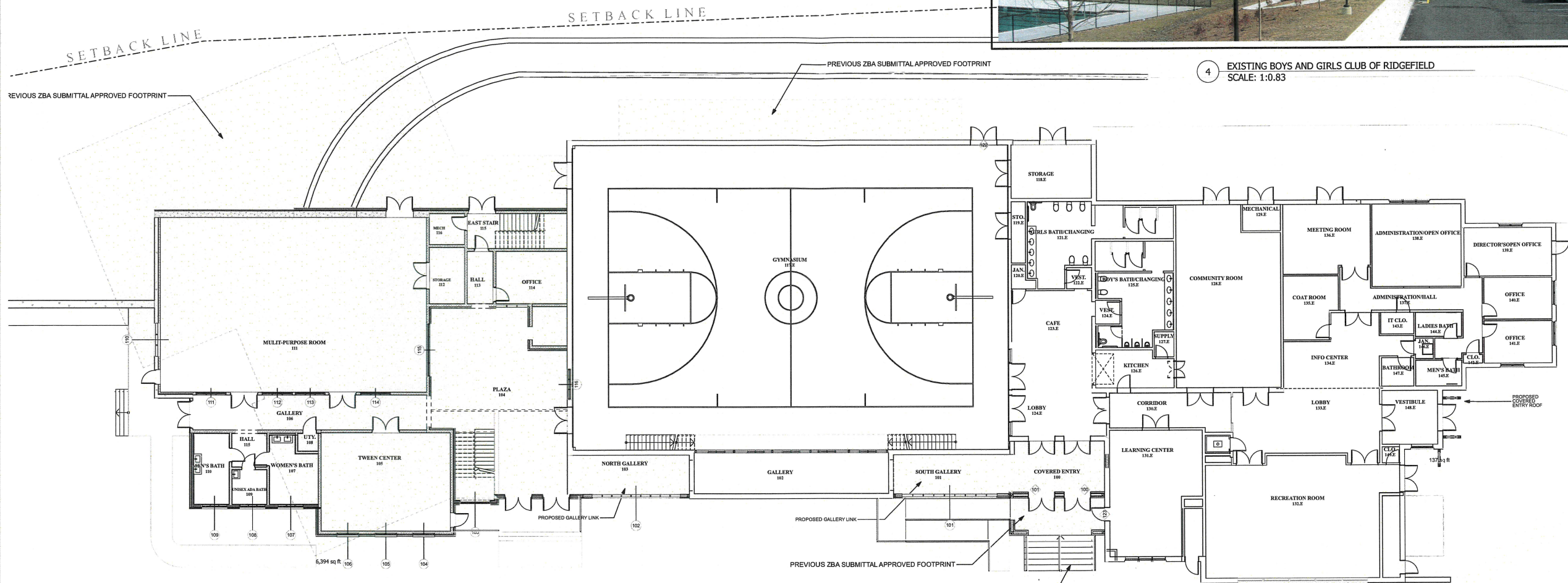
COVER SHEET

DATE: 2/10/22
BY:
JOB NO: #1805
DWG. NO:

A-001



4 EXISTING BOYS AND GIRLS CLUB OF RIDGEFIELD
SCALE: 1:0.83



1. PREVIOUS ZBA APPROVAL FOOTPRINT
SCALE: 1/8" = 1'-0"



2 PROPOSED ADDITION VIEW
SCALE: 1' = 1'-0"



3 PREVIOUSLY APPROVED VIEW
SCALE: 1:1.43



382 GROVE STREET
RIDGEBFIELD, CONNECTICUT 06877
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ARCHITECTURAL SITE
PLAN

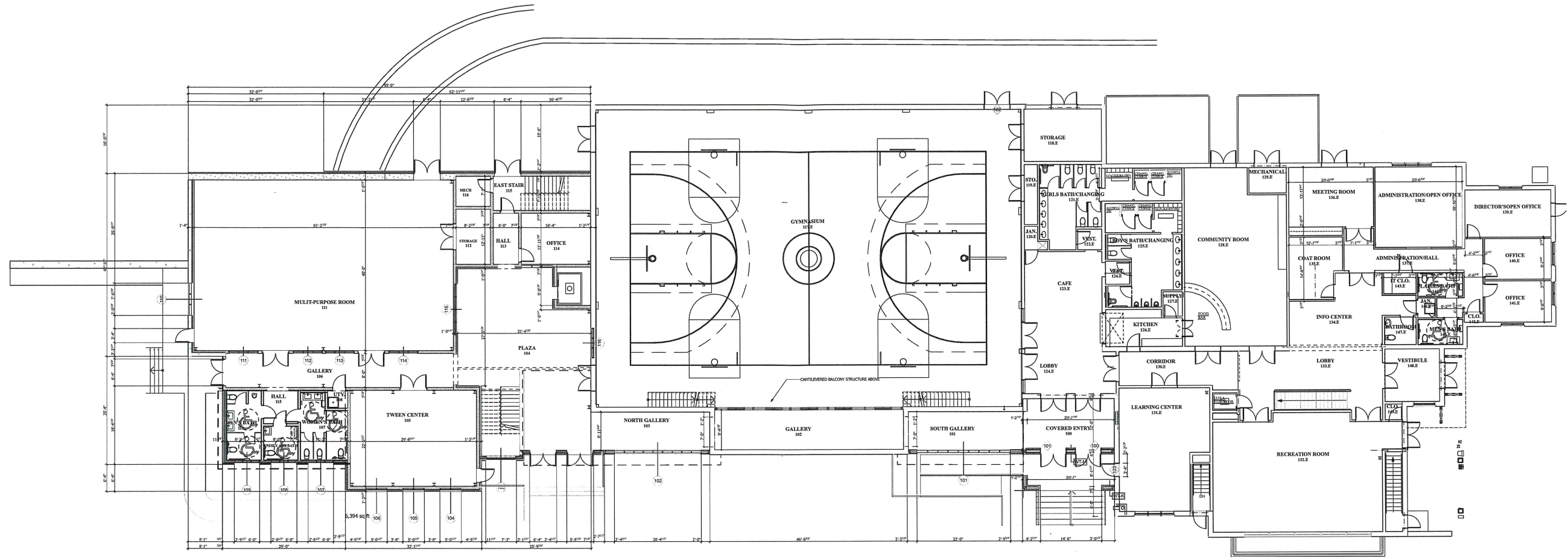
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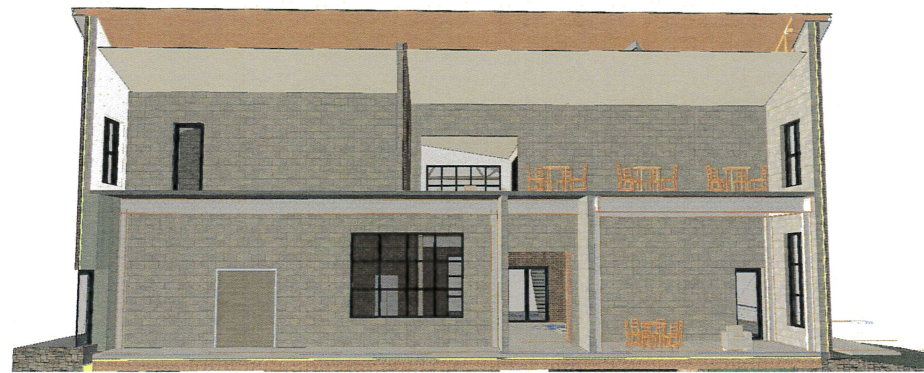
JOB NO: #1805

DWG NO:

A-002



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



4 SECTION VIEW THROUGH GYM
SCALE: 1" = 1'-0"



WESTERLY ADDITION VIEW



300 GROVE STREET
RIDGEFIELD, CONNECTICUT 06877
203 438 5355
64 WALLACKS DRIVE
STAMFORD, CONNECTICUT 06902

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FIRST FLOOR PLAN

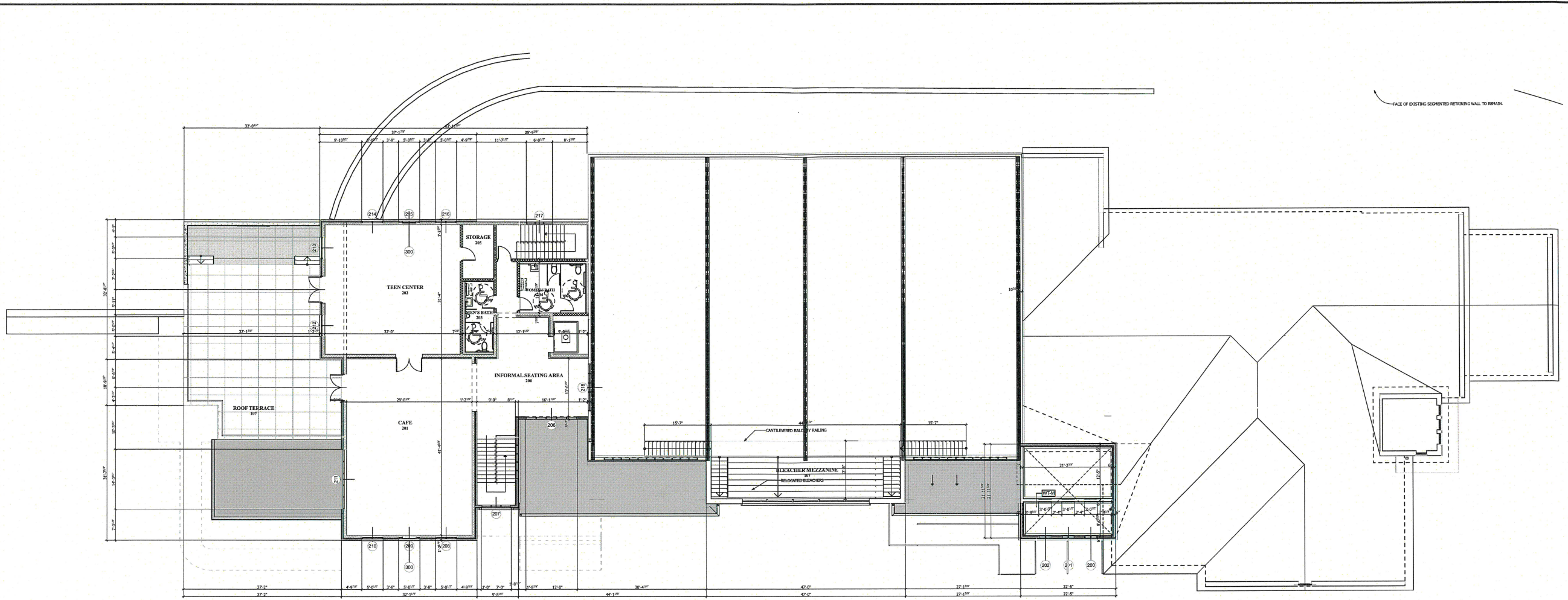
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BY:

JOB NO: #1805

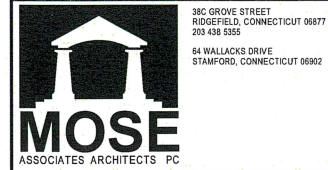
DWG. NO:

A-101



○ SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Handwritten initials



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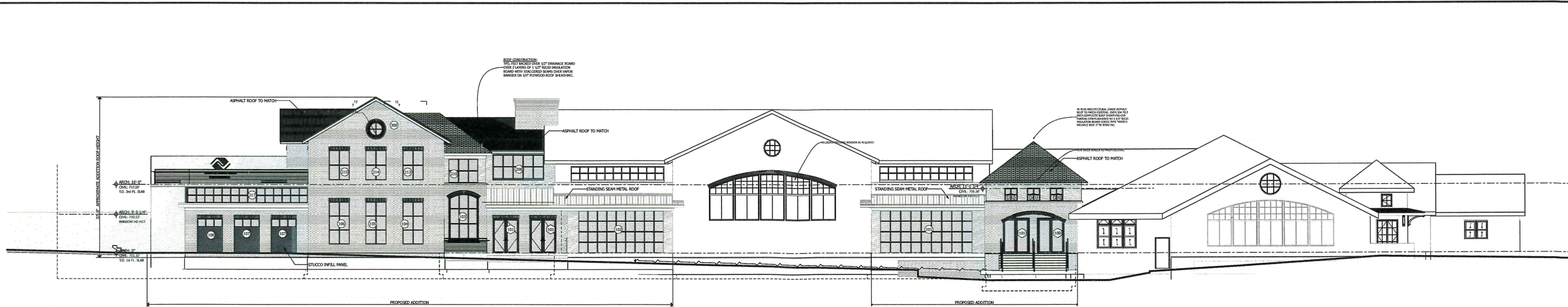
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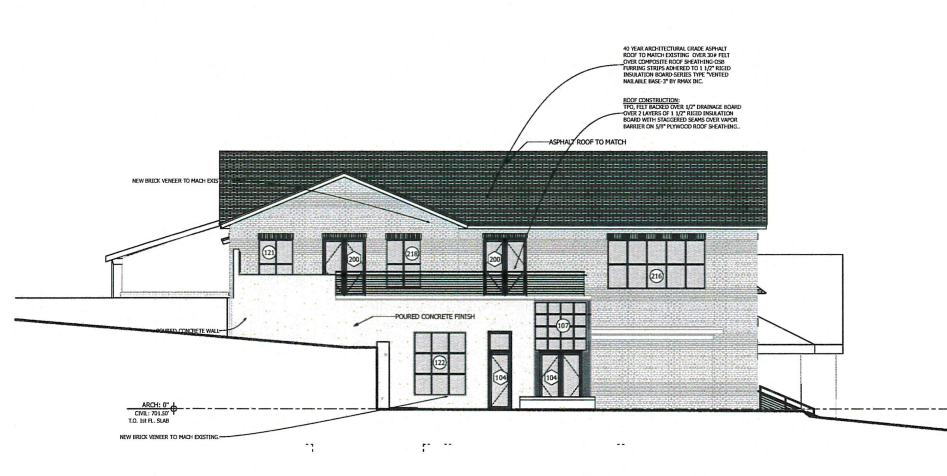
DRAWING TITLE
SECOND FLOOR PLAN

DATE: 2/10/22
BY:
JOB NO.: #1805
DWG. NO.:

A-102



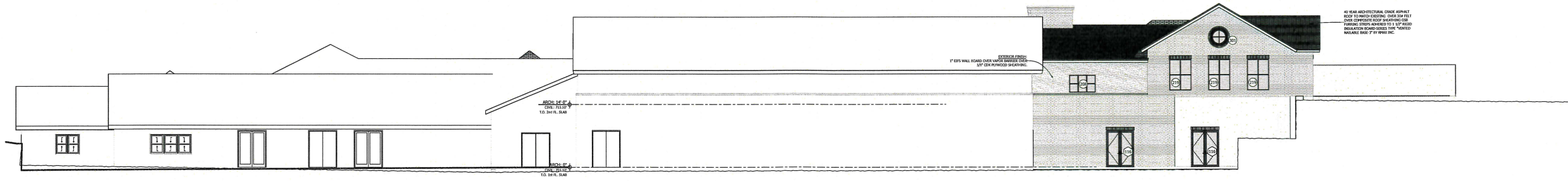
1 FRONT (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



2 12 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



6 AERIAL VIEW OF BACK COURT
SCALE: 1:1.67



3 14 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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DWG. NO:
A-201