

GENERAL CONSTRUCTION NOTES

BEFORE PERMIT APPLICATIONS FILED ON OR AFTER OCTOBER 1, 2022 ARE REQUIRED TO MEET THE FOLLOWING CODES WITH CONNECTICUT AMENDMENTS:

2021 INTERNATIONAL BUILDING CODE (IBC) BY ICC
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC) BY ICC
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) BY ICC
2021 INTERNATIONAL MECHANICAL CODE (IMC) BY ICC
2021 INTERNATIONAL PLUMBING CODE (IPC) BY ICC
2021 INTERNATIONAL RESIDENTIAL CODE (IRC) BY ICC
2021 INTERNATIONAL SWIMMING POOL & SPA CODE (ISPSOC) BY ICC
2020 NFPA 10 NATIONAL ELECTRICAL CODE (NEC) BY NFPA
2017 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES BY ICC
2021 INTERNATIONAL FIRE CODE (IFC) BY ICC
2021 NFPA 101 - LIFE SAFETY CODE BY THE NFPA
2021 NFPA 1 - FIRE CODE BY THE NFPA

1. VERIFIED, ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO COMMENCEMENT OF WORK.
2. ALL REQUIRED AND NECESSARY PERMITS SHALL BE SECURED FROM ALL MUNICIPAL AGENCIES HAVING JURISDICTION AT THE COST AND EXPENSE OF THE CONTRACTOR AND PRIOR TO START OF WORK AND SHALL OBTAIN APPROVAL OF ALL COMPLETED WORK AS REQUIRED BY ADMINISTRATIVE CODE AND ALL REQUIRED AGENCIES.
3. EACH CONTRACTOR WILL BE HELD RESPONSIBLE FOR HIS WORK.
4. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE BUILDINGS AND WILL BE RESPONSIBLE FOR THE JOINING OF WORK OF ALL TRADES. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE REQUIREMENTS OF 4 "SAFETY OF PUBLIC AND PROPERTY DURING CONSTRUCTION OPERATIONS" AND SHALL BE HELD RESPONSIBLE FOR THE SAFE MAINTENANCE AS PRESCRIBED THEREIN UNTIL COMPLETION OF ALL WORK.
5. NO DRAWINGS TO BE SCALED. DIMENSIONS ARE TO BE USED.
6. THE CONTRACTOR OR PERSON WHO SUPERVISED OR SUPERINTENDED THE WORK IS REQUIRED TO BE PRESENT AT FINAL INSPECTION WITH THE BUILDING DEPARTMENT INSPECTOR.
7. THE CONTRACTOR SHALL UPON COMPLETION OF THE WORK SEE THAT THE JOB IS BROOM SWEPT, AND AT HIS OWN COST DELIVER A CERTIFICATE OF OCCUPANCY TO THE OWNER AS ISSUED BY THE LOCAL DEPARTMENT OF BUILDINGS.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BUILDING CODE OF NEW YORK STATE.
9. THE ARCHITECT/ENGINEER HAS NOT BEEN RETAINED TO SUPERVISE ANY CONSTRUCTION OR INSTALLATION OF ANY EQUIPMENT.
10. THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES.
11. ALL WORK SHALL COMPLY WITH THE CODE OF THE CITY OF MT. VERNON, NY AND ALL OTHER APPLICABLE LAWS AND ORDINANCES NOT HEREIN NOTED.
12. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE.
13. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE. 4 UNOBSTRUCTED AT ALL TIMES. STAIRS SHALL HAVE HANDRAILS ON EACH SIDE (EXCEPT STAIRS LESS THAN 44" WIDE) HAVING FINGER CLEARANCE OF 1 1/2" PROJECTING NOT MORE THAN 3 1/2" AND 34" ABOVE THE TREAD. NO HANDRAILS SHALL BE RETURNED TO WALLS AND POSTS AT THEIR TERMINATION.
14. CONTRACTOR SHALL VERIFY ALL LOCATIONS OF UTILITY LINES AND REPORT TO THE A/E ANY CONDITION NOT CONSISTENT WITH THE DRAWINGS.
15. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS AND STANDARDS OF THE BUILDING CODE AND ZONING RESOLUTION.
16. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO SEEK CERTIFICATION OF THE AFOREMENTIONED SECTIONS, REQUIREMENTS AND STANDARDS.
17. IT SHALL BE ASSUMED THAT THE CONTRACTOR IS FULLY AWARE AND SHALL BE HELD RESPONSIBLE FOR ITEMS MENTIONED (BLDG. CODE SON. RES. N.Y.S. ENERGY CONSERVATION CODE, ETC.)
18. SHOULD THERE BE NO NOTIFICATION BY THE CONTRACTOR TO THE A/E, CONTRACTOR SHALL VISIT THE SITE, CHECK AND VERIFY CONDITIONS, FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED AND CORRELATE HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
19. CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ALL THE ACTS AND OMISSIONS OF ALL HIS EMPLOYEES AND SUB-CONTRACTORS, THEIR AGENTS AND ALL OTHER PERSONS PERFORMING ANY OF THE TO BE DONE.
20. CONTRACTOR SHALL PURCHASE AND MAINTAIN SUCH INSURANCE AS WILL PROTECT HIM RESULT FROM THE CONTRACTORS OPERATIONS, WHETHER BE HIMSELF, SUB-CONTRACTOR, OR BY ANY OF THEM FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE.
21. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS OF PUBLIC AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY & TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS.

DEMOLITION NOTES

1. THE CONTRACTOR SHALL PERFORM ALL REMOVALS AND RELATED WORK AS SHOWN ON THE DRAWINGS DESCRIBED IN THESE NOTES AND REASONABLY INFERRED AS NECESSARY TO ENSURE A COMPLETE AND CLEAN OPEN SPACE, FREE OF ANY FOREIGN MATTER.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY INSPECT THE BUILDING IN ORDER TO VERIFY ACTUAL CONDITIONS AND FULL SCOPE OF DEMOLITION WORK AND REMOVAL WORK REQUIRED.
3. THE CONTRACTOR SHALL INSPECT ALL EXISTING SURFACES TO REMAIN AND PROVIDE REASONABLE AND ADEQUATE PROTECTION FROM DEMOLITION WORK.
4. THE CONTRACTOR SHALL MAINTAIN EXISTING BUILDING UTILITIES IN OPERATION DURING THE PERFORMANCE OF THE WORK.
5. THE CONTRACTOR SHALL COMPLY WITH THE RULES OF THE BUILDING AS TO THE REQUIREMENTS FOR HANDLING OF MATERIALS, EQUIPMENT, AND DEBRIS TO AVOID CONFLICT AND INTERFERENCE WITH THE BUILDING OPERATIONS. DEMOLITION MUST BE PERFORMED DURING HOURS SPECIFIED BY THE LANDLORD. THE REMOVAL OF MATERIALS, EQUIPMENT, AND DEBRIS MUST BE ARRANGED TO AVOID INCONVENIENCE AND ANNOYANCE TO TENANTS.
6. PRIOR TO REMOVALS THE CONTRACTOR IS TO IDENTIFY ALL BUILDING SYSTEMS MATERIALS, INCLUDING PIPES, WIRING, CONDUIT, ETC. QUESTIONS REGARDING IDENTIFICATION SHALL BE ADDRESSED TO THE BUILDING ENGINEER.

- CARPENTRY**
- LUMBER SHALL CONFORM TO PRODUCT STANDARD FS 20, AND GRADED IN ACCORDANCE WITH ESTABLISHED GRADING RULES. MAXIMUM MOISTURE CONTENT SHALL BE 19 PERCENT. ROUGH CARPENTRY:
- 21 FRAMING STUDS: DOUGLAS FIR OR BETTER IN GRADE BASE FB VALUE 900 F5# 22. STUDS: DOUGLAS FIR OR HEM FIR STUD GRADE, SIZE AND SPACING AS INDICATED ON THE DRAWINGS.
 - 23 UNDERLAMENT: 15/32" DOUGLAS UNDERLAMENT, EXTERIOR GRADE (EXCEPT UNDER TILE FLOORS) AT 1/4" ON CENTER, UNDERLAMENT.
 - 24 BLOCKING, BRIDGING, NAILS, AND FURRING: COMMON DOUGLAS FIR SOUTHERN PINE OR HEMLOCK LEDGER BOARDS, WHERE REQUIRED, SHALL BE SECURELY SET WITH JOISTS NOTCHED TIGHTLY.
 - 25 BRIDGING SHALL BE 5/4 X 3 DIAGONAL (OR SOLID, OR METAL) AS FOLLOWS: SPANS UP TO 14'-0" USE ONE ROU AT CENTER OF SPAN; SPANS FROM 14'-0" TO 21'-0" USE TWO ROUS AT 1/3 POINTS OF SPAN; SPANS FROM 21'-0" TO 32'-0" USE THREE ROUS AT 1/4 POINTS OF SPAN. PROVIDE SOLID BRIDGING UNDER ALL PARTITIONS PERPENDICULAR TO THE JOISTS.
 - 26 BRIDGING SHALL BE PROVIDED, AS REQUIRED, FOR THE APPLICATION OF SHEATHING, WALLBOARD, AND OTHER MATERIALS OR BUILDING ITEMS, AND TO PROVIDE FIRESTOPPING WHERE REQUIRED.
 - 27 DOUBLE JOISTS UNDER ALL PARTITIONS RUNNING PARALLEL TO THE FRAMING.
 - 28 DOUBLE HEADER AND TRIMMER JOIST AT ALL FLOOR OPENINGS.
 - 29 CONCEALED SPACES WITH WALL PARTITIONS, FLOOR OR CORNICE CONSTRUCTION, AND AROUND CHIMNEYS, PIPES AND DUCT OPENINGS IN SUCH CONSTRUCTION, SHALL BE FIRESTOPPED.
 - 30 CONCEAL VERTICAL SPACES IN WALLS AND PARTITIONS SHALL BE FIRESTOPPED AT EACH FLOOR LEVEL AND AT THE CEILING OF THE UPPERMOST STORY SUCH THAT THESE SPACES SHALL NOT BE CONTINUOUS FOR MORE THAN ONE STORY, OR COMMUNICATE WITH CONCEALED HORIZONTAL SPACES IN THE FLOOR OR ROOF CONSTRUCTION.
 - 31 ALL MEMBERS SHALL BE CLOSELY FITTED, ACCURATELY SET TO THE REQUIRED LINES AND LEVELS, AND RIGIDLY SECURED IN PLACE. NAILING SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL CODES. JOISTS SHALL BE SET WITH THE CROWN EDGE UP.
 - 32 ALL WOOD WHICH COMES IN CONTACT WITH CONCRETE SHALL BE TREATED WITH F150 TACHLOFORM, WOOD PRES, OR BARD-K.
 - 33 1/2" OVER ALL OPENINGS UNLESS INDICATED OTHERWISE.
 - 34 PROVIDE SOLID BLOCKING FOR THE BEARING OF ALL BEAMS AND COLUMNS. BEAMS SHALL HAVE BEARING OF NOT LESS THAN 4 INCHES ON CONCRETE OR MASONRY, AND 1-1/2 INCHES ON WOOD OR METAL. JOISTS, TRIMMERS, HEADERS AND BEAMS FRAMING INTO CARRYING MEMBERS AT THE SAME RELATIVE LEVELS SHALL BE CARRIED ON JOIST HANGERS.
 - 35 JOIST HANGERS SHALL BE GALVANIZED STEEL OR IRON, SIZED TO FIT THE SUPPORTED MEMBER AND OF SUFFICIENT STRENGTH TO DEVELOP THE FULL STRENGTH OF THE SUPPORTED MEMBER AND FURNISHED COMPLETE WITH ANY SPECIAL FASTENERS REQUIRED.
 - 36 F150: 1/2" MEDIUM DENSITY OVERLAP FLYWOOD EXTERIOR GLUE LINE WITH CONTINUOUS ALUMINUM SCREENED VENT.

- PROVIDE AND INSTALL ALL ELECTRICAL WORK REQUIRED. ALL WORK SHALL CONFORM WITH THE NEC 2011 CODE, LOCAL UTILITY COMPANY, AND ALL CODES AND THE REQUIREMENTS OF AGENCIES HAVING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE FOR THE PROCUREMENT OF ALL INSPECTION CERTIFICATES
- PROVIDE A COPY OF THE UNDERWRITERS CERTIFICATES TO THE OWNER UPON COMPLETION OF THE WORK. FIXTURE ELECTION SHALL BE BY THE OWNER. ALL ELECTRICAL WORK SHALL BE PERFORMED BY AN ELECTRICIAN LICENSED TO DO WORK IN TOWN OF RIDGFIELD, CONNECTICUT.

ARC-FAULT CIRCUIT INTERRUPTER PROTECTION TO BE SUPPLIED AS PER SECTION R3802.11 OF THE 2025 CONNECTICUT BUILDING CODE.

SCOPE OF WORK

REPAIR DAMAGE BY FIRE AND NEW FIRST & SECOND FLOOR ADDITION OF EXISTING ONE FAMILY HOUSE

- ADD NEW FRONT ROOFED PORCH
- REPLACE AND RELOCATE EXISTING KITCHEN FIXTURES AND CABINETS W/ NEW FIXTURES AND CABINETS, PROVIDE NEW CERAMIC TILE ON WALLS
- RISE UP CEILING ON FIRST FLOOR
- PROVIDE NEW EXTERIOR WALLS W/ INSULATION AND EXTERIOR SIDING FINISH
- PROVIDE NEW ROOF
- PROPOSED NEW BATHROOM ON SECOND FLOOR AND REPLACE FIXTURES ON EXISTING BATHROOM, PROVIDE NEW CERAMIC TILE ON FLOOR AND WALLS
- ADD WINDOWS ON SECOND FLOOR
- ELECTRIC AND PLUMBING WORKS ON KITCHEN AND SECOND FLOOR
- REMOVE WALL TO CREATE OPENING BETWEEN DINING AND MUD ROOM.
- REMOVE EXISTING CHIMNEY

LIST OF JOB TO BE FILED UNDER SEPARATE APPLICATION

- PLUMBING
- HVAC
- ELECTRICAL

PLUMBING NOTES

1. ALL PLUMBING WORK TO COMPLY WITH ALL 2020 NEW YORK STATE PLUMBING CODE.
2. THE PLUMBING CONTRACTOR (P.C.) IS TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS PERTAINING TO THE PLUMBING WORK. THE P.C. IS TO ARRANGE FOR ALL REQUIRED INSPECTIONS AND OBTAIN ALL APPROVALS.
3. THE P.C. IS TO SUPPLY ALL REQUIRED LABOR, MATERIAL, EQUIPMENT AND SERVICES NECESSARY FOR THE COMPLETE INSTALLATION OF ALL PLUMBING FIXTURES AND PIPING AS INDICATED ON THE DRAWING AND AS MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO THE FOLLOWINGS.
4. A INSTALLATION OF NEW WATER SUPPLY LINES, SANITARY WASTE AND VENT LINES, VALVES AND PLUMBING FIXTURES REQUIRED FOR A COMPLETE INSTALLATION.
5. ALL VALVES, TRAPS, CLEAN OUTS ETC. AND OTHER WORK IS TO BE INSTALLED TO BE READILY ACCESSIBLE FOR OPERATION, REPAIR AND MAINTENANCE. ALL PIPING IS TO RUN CONCEALED.
6. PIPING LAYOUT IS DIAGNOSTIC ONLY. THE P.C. IS TO PROVIDE AS BUILT DRAWINGS SHOWING LOCATIONS, DIMENSIONS AND ANY AND ALL CHANGES MADE THAT DEVIATES FROM THE CONSTRUCTION DOCUMENTS.
7. ALL UNDERGROUND SANITARY SEWER PIPING TO BE SERVICE WEIGHT CAST IRON PIPING WITH HUB LESS CONNECTORS UNLESS OTHERWISE NOTED.
8. INSTALL CLEAN OUTS AT ALL DEAD ENDS, AT TRAPS, AT BASE OF STACKS, AT CHANGES IN DIRECTION AND HORIZONTAL RUNS SPACED 10'-0" MAXIMUM FOR PIPES 4" OR SMALLER AND 100'-0" MAXIMUM FOR PIPES LARGER THAN 4".
9. ABOVE GROUND SANITARY WASTE PIPING AND VENT PIPING TO BE CAST IRON, COFFER GALVANIZED STEEL OR OTHER APPROVED MATERIAL. NO PVC IS TO BE USED.
10. ALL VENT PIPES TO BE A MINIMUM OF 12" ABOVE THE ROOF. THE P.C. IS TO PROVIDE VENT FLASHING. COORDINATE WITH G.C. FOR TYPE OF ROOF SPECIFIED.
11. WATER SERVICE AND DISTRIBUTION PIPING TO BE COPPER, TYPE 'K' FOR BELOW GROUND AND TYPE 'L' FOR ABOVE GROUND. FITTINGS TO BE COPPER OR BRASS. ALL JOINTS TO BE FORMERLY CLEANED, FLUXED AND SOLDERED USING LEAD FREE SOLDER CONFORMING TO ASTM B32. FLARED FITTINGS AND THREADED FITTINGS ARE ALSO PERMITTED.
12. HANGER AND SUPPORTS FOR WATER PIPING TO BE OF AN APPROVED TYPE, SPACED 6'-0" O.C. MAXIMUM FOR PIPES SMALLER THAN 2" AND 10'-0" O.C. MAXIMUM FOR PIPES 2" AND LARGER.
13. ALL FLOAT WATER PIPING TO BE INSULATED PER THE REQUIREMENTS OF THE N.Y.S. ENERGY CONSERVATION CONSTRUCTION CODE. THE INSULATION IS TO BE FIBERGLASS, FOAM OR ANOTHER APPROVED MATERIAL.
14. INTERIOR ROOF LEADERS ARE TO BE CAST IRON, COPPER OR GALVANIZED STEEL PIPE. INSULATE INTERIOR LEADERS TO PREVENT FREEZING, SEATING AND NOISE TRANSMISSION. PROVIDE A CLEAN OUT AT THE BASE OF ALL INTERIOR LEADERS.
15. EXCAVATIONS FOR UNDERGROUND PIPING TO BE OF THE REQUIRED DEPTH, PITCH AND LOCATIONS WITH A FIRM BED TAMPED AS REQUIRED. BACK FILL TO BE CLEAN EARTH WITH STONE SIZES NOT TO EXCEED 2" IN DIAMETER, SAND OR GRAVEL, BACK FILLING AND COMPACTION ARE TO BE PERFORMED IN SUCH A METHOD TO ASSURE PROPER COMPACTNESS WITHOUT DAMAGE TO THE PIPE. THE P.C. IS TO PROVIDE DEWATERING AS MAY BE REQUIRED.
16. PROVIDE CHROME PLATED SHUT OFF VALVES WITH CHROME PLATED ESCUTCHEON PLATES AT EACH FIXTURES HOT AND COLD WATER LINES.
17. WHERE HOT AND COLD WATER LINES AND WASTE TRAPS ARE EXPOSED UNDER HANDICAPPED ACCESSIBLE LAVATORIES, THE P.C. IS TO INSULATE THOSE ITEMS IN CONFORMANCE WITH THE ADA AND ANSI A117-1998.
18. ALL FLOOR DRAINS ARE TO HAVE DEEP TRAP WATER SEALS OF 4" MINIMUM AND ADJUSTABLE STRAINERS WITH BRASS FINISH. PROVIDE REMOTE VENT UNDER SLAB AT EACH FLOOR DRAIN TYPICAL.

TABLE E.302.1 EXTERIOR DESIGN CONDITIONS - CONNECTICUT											
COUNTY	WINTER DESIGN DRY-BULB TEMP.	SUMMER DESIGN DRY-BULB TEMP.	COINCIDENT DESIGN WET-BULB TEMP.	HEATING DEGREE DAYS	CRAWL SPACE WALL						
CONNECTICUT	7	84	73	5750	R-10/13						
TABLE N1102.1.2 SIMPLIFIED PRESCRIPTIVE BUILDING ENVELOPE THERMAL COMPONENT CRITERIA MINIMUM REQUIRED THERMAL PERFORMANCE (U-FACTOR AND R-FACTOR) THE FIRST VALUE SHOWN REPRESENTS MINIMUM R-VALUE OF CONTINUOUSLY INSULATED SURFACING ON THE INTERIOR OF THE EXTERIOR WALL. THE SECOND VALUE SHOWN REPRESENTS MINIMUM R-VALUE FOR CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.											
	HEATING DEGREE DAYS	MAXIMUM FENEST. U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTER. SHGC b,e	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	MINIMUM FLOOR FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB PERIMETER R-VALUE AND DEPTH	SLAB R-VALUE & DEPTH
REQUIRED	5,500 5,999	0.32	0.55	0.40	R-60	R-20 13 + 5h	R-8/13	R-19	R-10/13	R-10 2'-0"	10.2 ft
PROPOSED	—	0.28	—	0.40	R-60	—	R-13	—	—	—	—

District / Use	MAXIMUM COVERAGE in percent		MINIMUM LOT DIMENSIONS		MINIMUM REQUIREMENTS YARD DIMENSIONS						MAXIMUM Building Height	
	BUILDING COVERAGE	ITE COVERAGE (Retail and Dining Areas)	Floor Area Ratio	Lot Area (Acres)	Frontage (feet)	Width and Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Storeroom	Feet	
RAA	7%	15%	6:120 4 S.F.	2	200'	n/a	35'	35'	35'	212'	35'	
SINGLE FAMILY RESIDENCE	3.60% (1,739.04 S.F.)	6.75% (4,222.04 S.F.)	2,428.79 S.F.	1.106 AC	150.00'	n/a	139.80'	27.4'	50.5'	128.5'	2	25'-6"
EXISTING	3.60% (1,739.04 S.F.)	6.75% (4,222.04 S.F.)	2,428.79 S.F.	1.106 AC	150.00'	n/a	139.80'	27.4'	50.5'	128.5'	2	25'-6"
PROPOSED	3.60% (1,739.04 S.F.)	6.75% (4,222.04 S.F.)	2,428.79 S.F.	1.106 AC	150.00'	n/a	139.80'	27.4'	50.5'	128.5'	2	25'-6"

☒ EXIST FRAME DWELLING
☒ NEW FIRST AND SECOND FL ADDITION
☒ NEW PAVEMENT PATIO
☒ EXIST DRIVEWAY
☒ EXIST CONC PLATFORM AND BRICK SIDEWALK

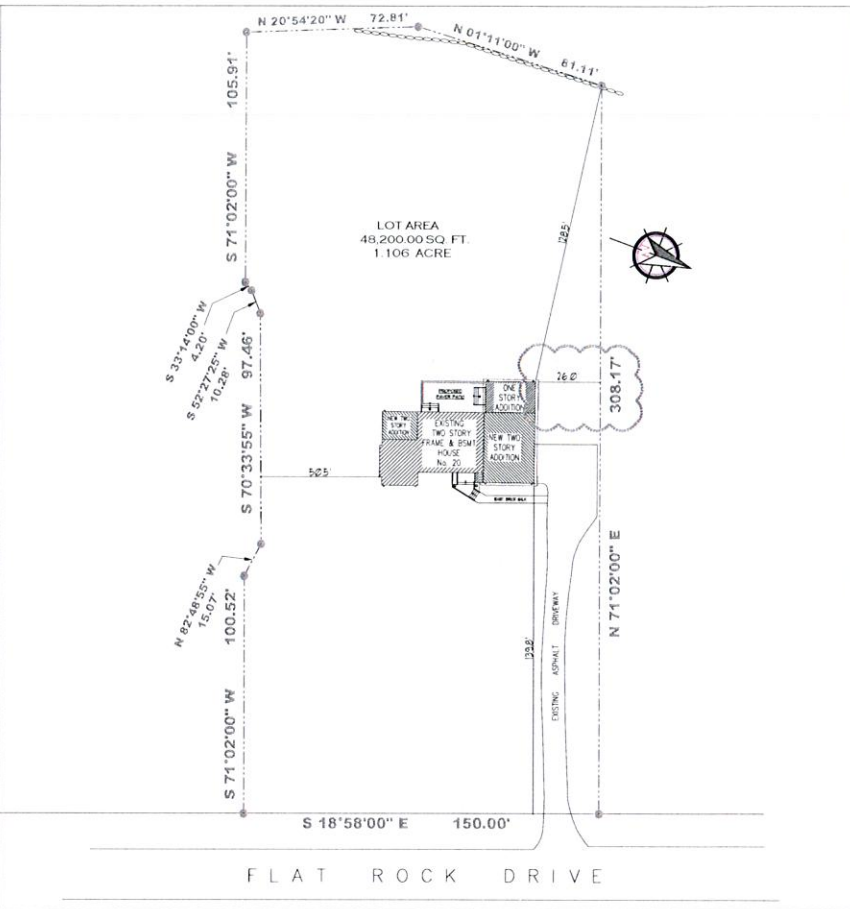
LOT: 106 ACRE
 ± 481000 SF

BUILDING COVERAGE
 1A 13324 SF
 1B 2728 SF
 1C 13171 SF
 1D 525 SF

SITE COVERAGE
 (Building and Paved Areas)
 01 24941 SF
 02 36433 SF
 03 18156 SF
 04 282154 SF

TOTAL: 709417 SF
 434 % BUILDING COVERAGE
 434% > 100 % OK

TOTAL: 483039 SF
 87 % PAVED SURFACE
 87% < 90 % OK



1732-1-0

ZONING DATA

REPAIR DAMAGE BY FIRE AND NEW FIRST & SECOND FLOOR ADDITION OF EXISTING ONE FAMILY HOUSE
ADDRESS : 20 FLAT ROCK DRIVE, RIDGEFIELD CONNECTICUT - 06877

ZONE: RAA MAP LOT: D19-0005

ALTERATION LEVEL: 2

LOCATION OF SITE

Lewisboro, NY

I, PETER KLEIN RA DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE,
BELIEF AND PROFESSIONAL JUDGMENT, THAT THESE PLANS AND SPECIFICATIONS
ARE IN COMPLIANCE WITH THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE.

09-14-2026

DATE:

A circular professional seal for Peter Klein, a Registered Architect in the State of Connecticut. The seal features the text "STATE OF CONNECTICUT" at the top, "PETER KLEIN" in the center, "No. 98" below the name, and "REGISTERED ARCHITECT" at the bottom. The seal is surrounded by a decorative border of stars.

20 FLAT ROCK DRIVE, RIDGEFIELD
CONNECTICUT - 06877

ZONE: RAA MAP LOT: D19-0005

	EXISTING WALL TO REMAIN
	EXISTING AREA TO BE REMOVED
	NEW 2"x4" STUD WALL @ 16" O.C.
	NEW 10" CONCRETE BLOCK FOUNDATION WALL
	NEW 2"x6" STUD WALL @ 16" O.C. W/ NEW R-21 BATT INSULATION AND VINYL SIDING ON EXTERIOR FINISH
	EXISTING MASONRY WALL
	INSTALL NEW 2"x4" STUD WALL @ 16" O.C. W/ NEW R-15 BATT INSULATION
	EXISTING SMOKE DETECTOR
	EXISTING CARBON MONOXIDE
M.V. 50 CMF	EXISTING MECHANICAL VENTILATION
FE	FIRE EXTINGUISH
	HEAT DETECTOR
HD.	

ARCHITECTS • BUILDERS • DEVELOPERS
CONSTRUCTION MANAGEMENT
44 WINDING WOOD ROAD
RYE BROOK, NEW YORK 10573

**REPAIR DAMAGE BY FIRE AND NEW FIRST &
SECOND FLOOR ADDITION OF EXISTING ONE
FAMILY HOUSE**

**20 FLAT ROCK DRIVE, RIDGEFIELD
CONNECTICUT - 06877**

ZONE: RAA MAP LOT: D19-0005

- PLOT PLAN
- ZONING DATA
- ZONING MAP
- GENERAL NOTES

	PROJECT No: 023-2026	
	DATE 06-30-2026	
	DRAWING BY: LP	
	CKD BY: P.K.	
	DWG No: A-001.00	
REV DATE: 09-14-2026	OUTLINE:	1 of 13