

64 KING'S HIGHWAY NORTH WESTPORT CT ACCESSORY DWELLING UNIT

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APPLICABLE BUILDING CODES:

2021 IRC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE
 2021 IPC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE
 2021 IMC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE
 2022 CONNECTICUT STATE FIRE SAFETY CODE
 2021 IECC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE
 2020 NEC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE

GENERAL NOTES

- CONTRACTOR TO VERIFY LOCATIONS OF EXISTING FOUNDATION WALLS, FOOTINGS, BEARING WALLS AND OTHER RELEVANT STRUCTURAL SUPPORTS BEFORE EXCAVATION. CONTACT STRUCTURAL ENGINEER, ARCHITECT OR HOMEOWNER BEFORE PROCEEDING WITH DEMOLITION WORK IF FIELD CONDITIONS THAT MAY IMPACT STRUCTURAL INTEGRITY OF THE HOUSE IS DISCOVERED ON SITE.
- CONTRACTOR SHALL NOTIFY HOMEOWNER IN ADVANCE OF ALL UTILITY SHUT-DOWNS REQUIRED DURING DEMOLITION AND CONSTRUCTION.
- CONTRACTOR SHALL CUT AND CAP ALL UTILITIES AS REQUIRED PRIOR TO REMOVAL OF EXISTING MECHANICAL, ELECTRICAL OR PLUMBING ITEMS.
- CONTRACTOR SHALL DISPOSE OF ALL DEBRIS RESULTING FROM THE WORK OFF-SITE AT AN APPROVED FACILITY.
- CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH ALL APPLICABLE BUILDING, ENVIRONMENTAL, HEALTH, MECHANICAL, PLUMBING AND ELECTRICAL CODES OF THE STATE OF CONNECTICUT AND THE CITY OF DARIEN.
- CONTRACTOR TO COORDINATE SITE LOGISTICS, WORK HOURS AND OPERATION OF NOISE-GENERATING MACHINERY WITH HOME OWNER AND OTHER RELEVANT PARTIES TO MINIMIZE DISTURBANCE TO THE NEIGHBORHOOD.
- CONTRACTOR TO STAGE CONSTRUCTION VEHICLES, MATERIALS AND MACHINERY AT LEAST 50'-0" AWAY FROM EDGE OF WETLAND ZONE, IF APPLICABLE. REFER TO SITE SURVEY FOR LOCATION OF WETLAND ZONE.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS INCLUDING WALL DIMENSIONS, CEILING HEIGHTS, ROOF SLOPES AND WINDOW SIZES PRIOR TO COMMENCING WORK. CONTACT ARCHITECT IF MAJOR DISCREPANCY IS DISCOVERED.
- HOMEOWNER TO SELECT ALL PLUMBING FIXTURES, LIGHTING FIXTURES AND FLOOR & WALL FINISHES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING PLYWOOD OR SHEET METAL GROUNDS AT STUDS IN LOCATIONS OF ALL WALL-MOUNTED BUILT-IN CABINETS, FIXTURES, ACCESSORIES, ETC. IN INSTANCES WHERE AN ITEMS OR ACCESSORY IS TO BE HOMEOWNER-PROVIDED, CONTRACTOR SHALL REFER TO AND COMPLY WITH ALL HOMEOWNER-PROVIDED ACCESSORIES CATALOG CUTS & SPECIFICATIONS AND COORDINATE LOCATIONS AND INSTALLATION OF ALL ACCESSORIES DIRECTLY WITH HOMEOWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL REQUIRED FRAMING, BRIDGING, GROUNDS, ETC. TO SUPPORT ALL NEW RECESSED LIGHT FIXTURES, CEILING FANS, ETC. CONTRACTOR SHALL COORDINATE WITH REQUIREMENTS INHERENT IN ALL LIGHT FIXTURE DETAILS, CATALOG CUTS & SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE AND DOCUMENT THE INSTALLATION OF ALL NEW ELECTRICAL, PLUMBING AND HVAC SYSTEMS AND COMPONENTS.
- ALL DIMENSIONAL LUMBER TO BE PRESSURE-PRESERVATIVE TREATED ENGINEERED LUMBER, DOUGLAS FIR OR SOUTHERN PINE SS OR ABOVE.
- ALL EXTERIOR FASCIAS AND TRIM SHALL BE 5/4 AZEK BOARD OR EQUIVALENT, PRIMED AND PAINTED. ALL NEW WOOD EXTERIOR MOLDINGS AND TRIM SHALL BE PRIMED ALL SIDES PRIOR TO INSTALLATION. COPPER FLASHING WITH DRIP EDGE SHALL BE INSTALLED AT NEW EXTERIOR DOOR AND WINDOW HEAD CASINGS.
- CONTRACTOR TO INSTALL WATER PROOFING AND FLASHING AS NEEDED THROUGHOUT NEW ROOFS, DORMERS, EXTERIOR WALLS INCLUDING FOUNDATION WALLS, BALCONIES, WINDOWS AND DOORS TO ENSURE WATER-TIGHTNESS AND PREVENT LEAKAGE.
- CONTRACTOR TO INSTALL THERMAL INSULATION OVER ENTIRE CEILING OF THE ATTIC AND AT ALL EXTERIOR WALLS AS WELL AS WALLS AND CEILINGS BETWEEN GARAGE AND INTERIOR ROOMS, AS REQUIRED BY BUILDING CODE AND OTHER LOCAL REGULATIONS. CONSULT WITH HOMEOWNER ON TYPES OF INSULATION.
- CONTRACTOR TO APPLY MIN. CLASS II VAPOR RETARDER AT INTERIOR SIDE OF FRAME WALL PER IRC 2021 TABLE R702.7(1)(2)(4).
- THE U-FACTOR AND SHGC OF GLAZED FENESTRATION SHALL COMPLY WITH 2021 IECC R402.
- THE HVAC SYSTEM IS TO BE FUEL FIRED FORCED AIR.
- ALL OUTLETS IN THE KITCHEN, BATHROOMS, BASEMENT AND GARAGE ARE TO BE GFCI OUTLETS. ALL OTHER OUTLETS ARE TO BE AFCI OUTLETS.

JIA HUA
ARCHITECT

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

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WESTPORT CT

PROJECT OVERVIEW



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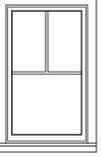
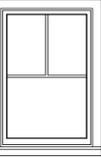
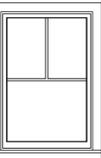
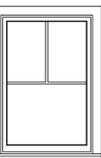
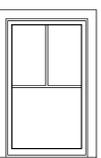
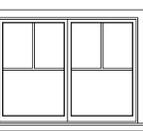
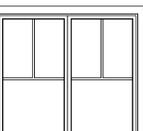
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T000

WINDOW SCHEDULE													
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	DESCRIPTION	HEADER	U-FACTOR	MANUFACTURER	COMMENTS	
	W01	2846SC	1	1	2846SC	33"X55"		SINGLE CASEMENT-HL	2"X6"X33" (2)	0.3			
	W02	3046SC	1	1	3046SC	37"X55"		SINGLE CASEMENT-HL	2"X6"X37" (2)	0.3			
	W03	3046SC	1	1	3046SC	37"X55"		SINGLE CASEMENT-HL	2"X6"X40" (2)	0.3			
	W04	3046SC	1	2	3046SC	37"X55"		SINGLE CASEMENT-HL	2"X6"X40" (2)	0.3			
	W05	2846SC	3	2	2846SC	33"X55"		SINGLE CASEMENT-HL	2"X6"X36" (2)	0.3			
	W06	5440DC	2	2	5440DC	65"X49"		DOUBLE CASEMENT-LHL/RHL	2"X8"X68" (2)	0.3			
	W07	5450DC	2	1	5450DC	65"X61"		DOUBLE CASEMENT-LHL/RHL	2"X8"X65" (2)	0.3			

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WINDOW SCHEDULE



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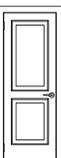
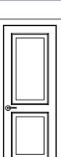
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DOOR SCHEDULE												
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS	
	D01	2068	1	1	2068 R IN	26"X82 1/2"	HINGED-DOOR P04	2"X6"X29" (2)				
	D02	3070	1	1	3070 L EX	38"X87"	EXT. HINGED-DOOR E01	2"X6"X41" (2)				
	D03	3068	1	1	3068 R EX	38"X83"	EXT. HINGED-DOOR P01	2"X6"X38" (2)				
	D04	2468	1	2	2468 R IN	30"X82 1/2"	HINGED-DOOR P04	2"X6"X33" (2)				
	D05	2668	1	1	2668 R IN	32"X82 1/2"	HINGED-DOOR P04	2"X6"X32" (2)				
	D06	2668	2	2	2668 L IN	32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)				
	D07	5068	1	2	5068 L/R IN	62"X82 1/2"	DOUBLE HINGED-DOOR P04	2"X6"X65" (2)				
	D08	2468	1	1	2468 R IN	30"X82 1/2"	HINGED-DOOR P04	2"X6"X30" (2)				
	D09	2668	1	2	2668 R IN	31 1/2"X82 1/2"	HINGED-DOOR P04	2"X6"X34 1/2" (2)				

DOOR SCHEDULE												
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS	
	D10	2368	1	1	2368 L/R IN	28 1/2"X82 1/2"	DOUBLE HINGED-DOOR P04	2"X6"X31 1/2" (2)				
	Schedules Detail		1		3068 L EX	38"X83"	EXT. HINGED-DOOR P01	2"X6"X41" (2)				

JIA HUA ARCHITECT

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DOOR SCHEDULE



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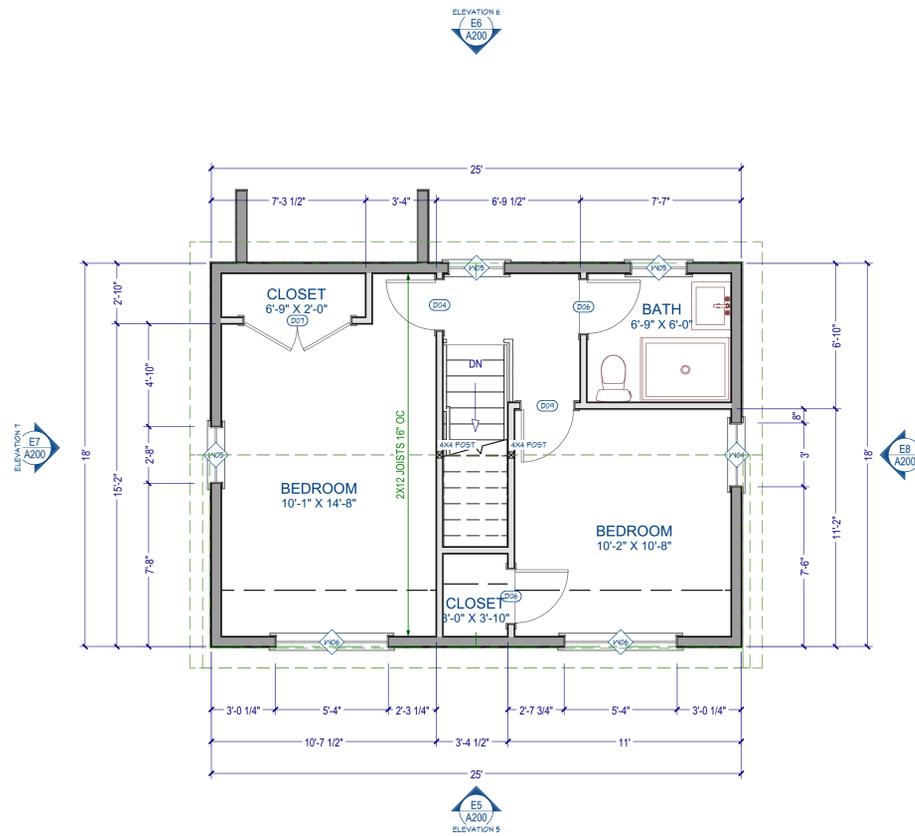
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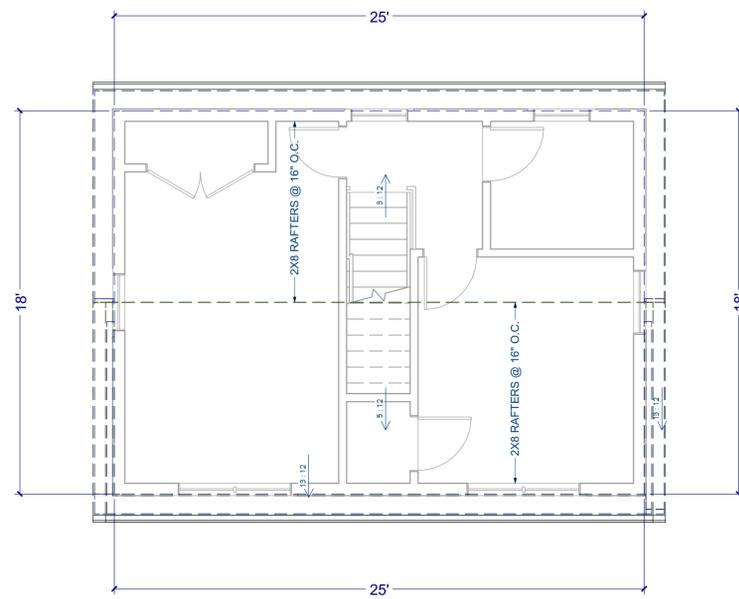
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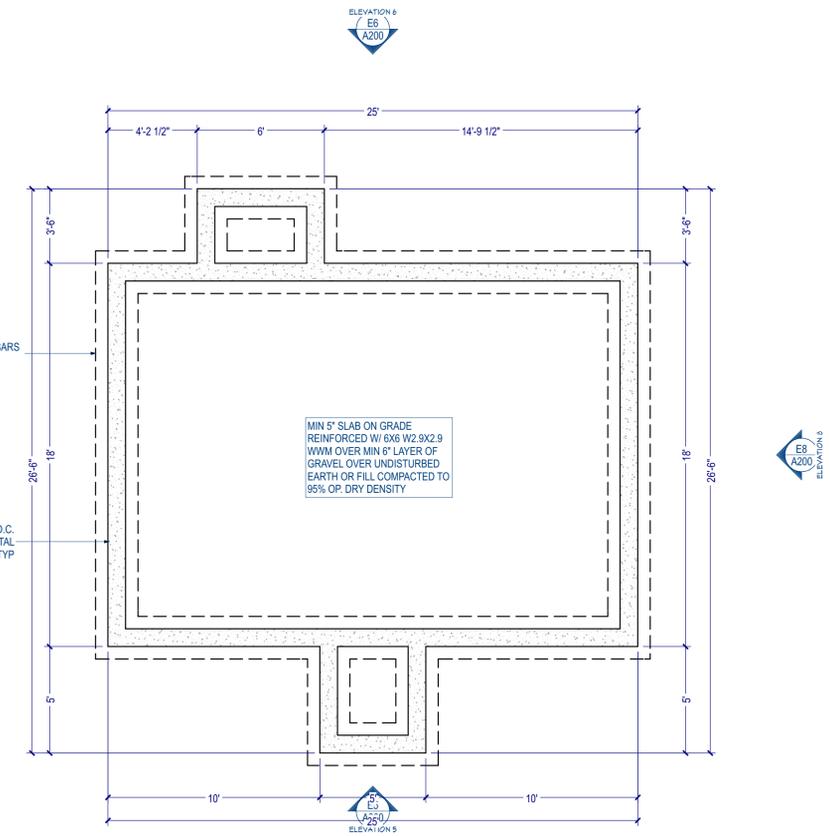
SECOND FLOOR PLAN



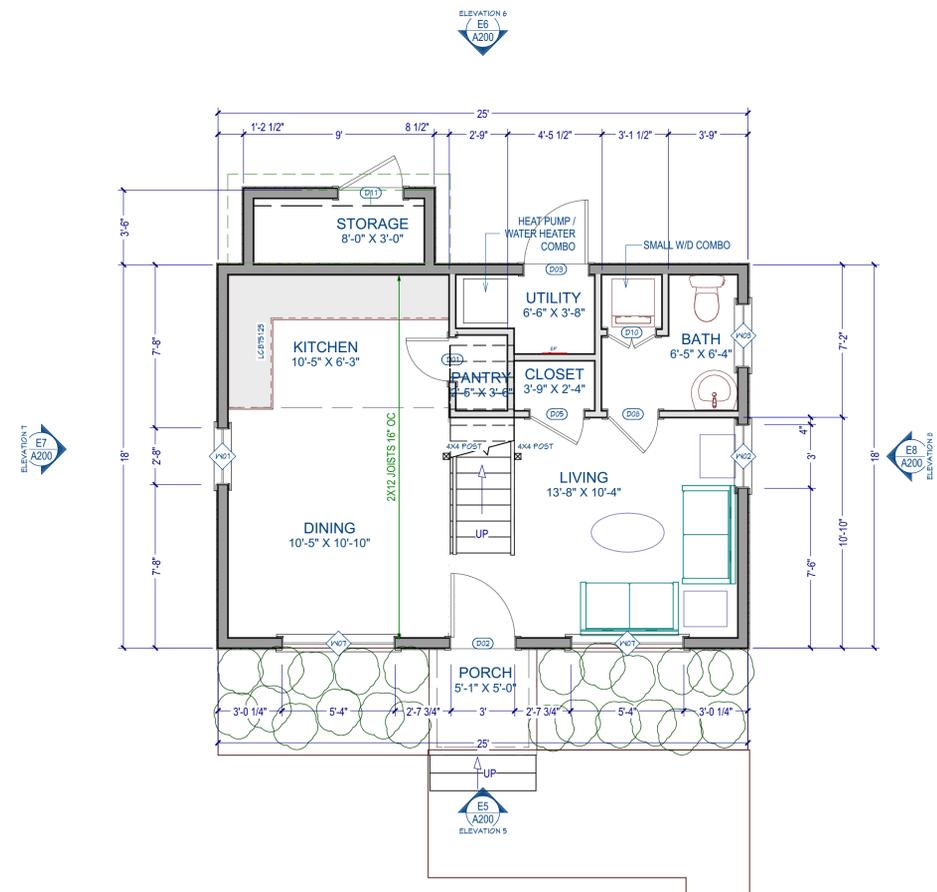
ROOF PLAN

24"x12" CONCRETE FOOTING W/ (3) CONT. #5 REBARS AND #5 @12" O.C. SHORT REBARS, TYP

10" CONCRETE FOUNDATION WALL W/ #5 @12" O.C. VERTICAL REINFORCEMENT & #4 @12" HORIZONTAL REINFORCEMENT, TYP



FOUNDATION FLOOR PLAN



FIRST FLOOR PLAN

NUMBER	DATE	REVISION BY	DESCRIPTION



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1/4"=1'-0"

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NUMBER	DATE	REVISION BY	DESCRIPTION

64 KINGS HIGHWAY
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ELEVATIONS



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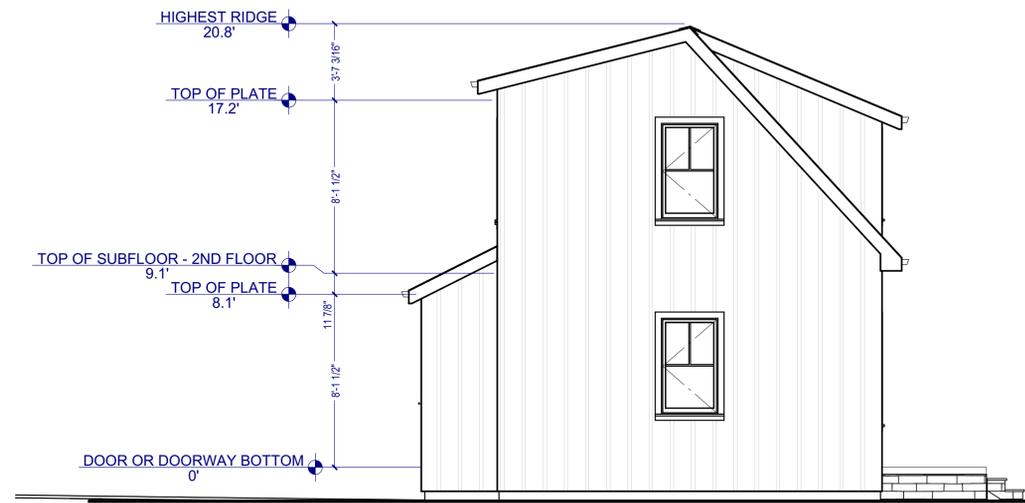
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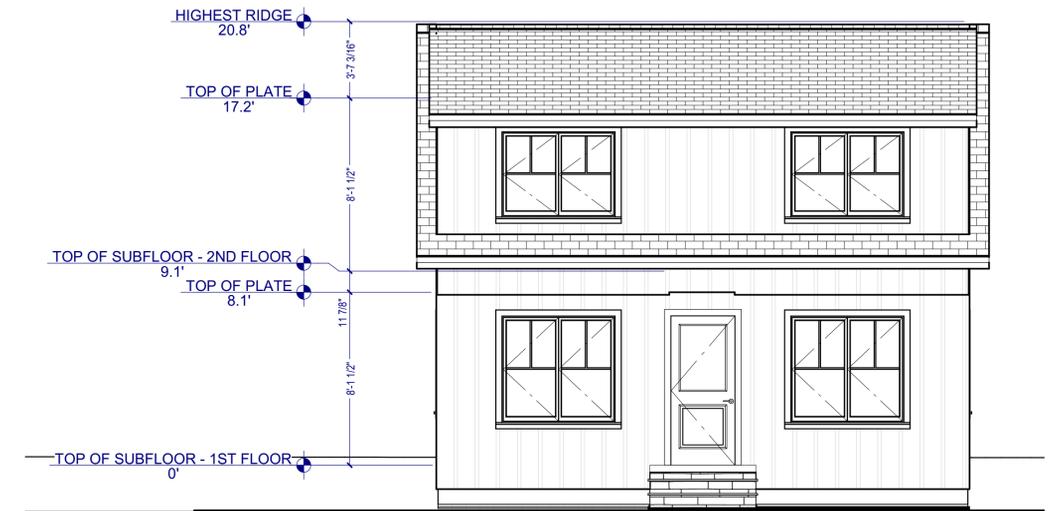
1/4"=1'-0"

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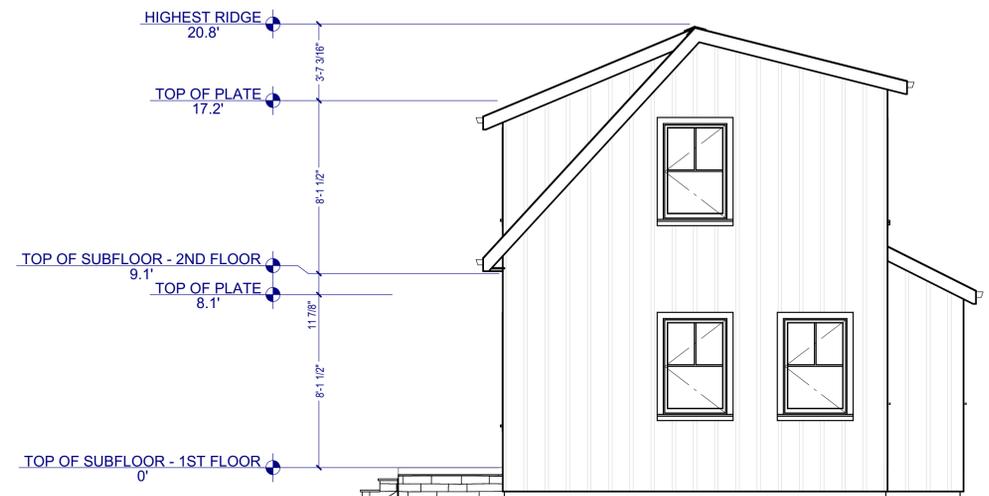
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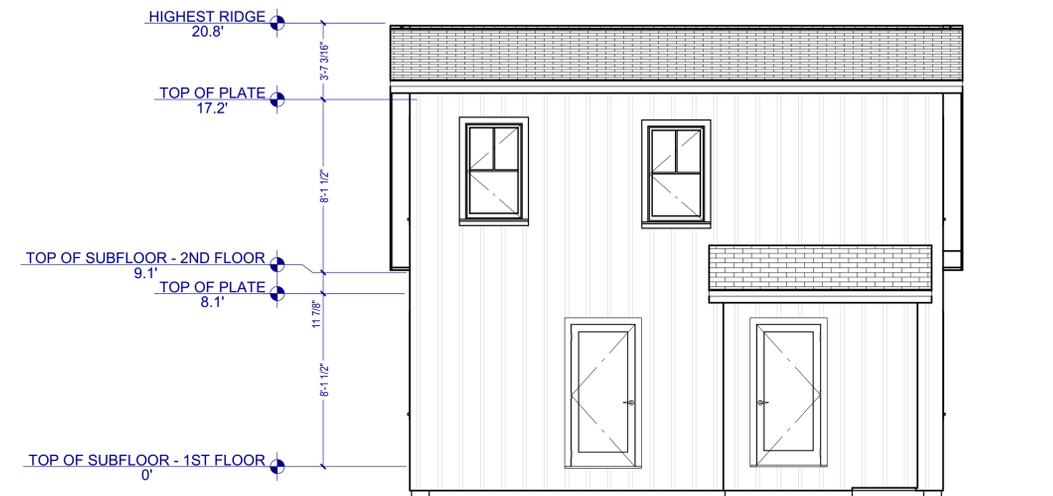
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



BACK ELEVATION

NUMBER	DATE	REVISED BY	DESCRIPTION

64 KINGS HIGHWAY
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WESTPORT CT

DETAILS



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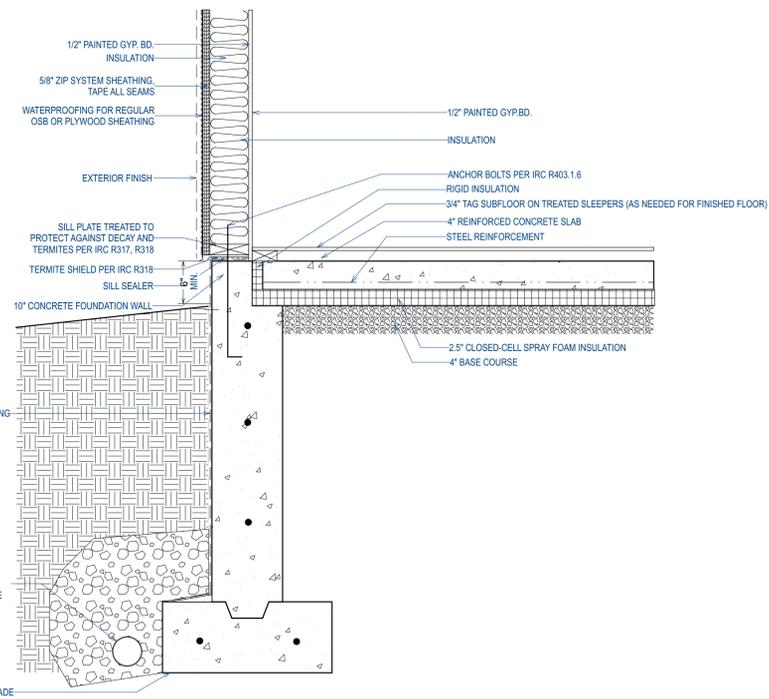
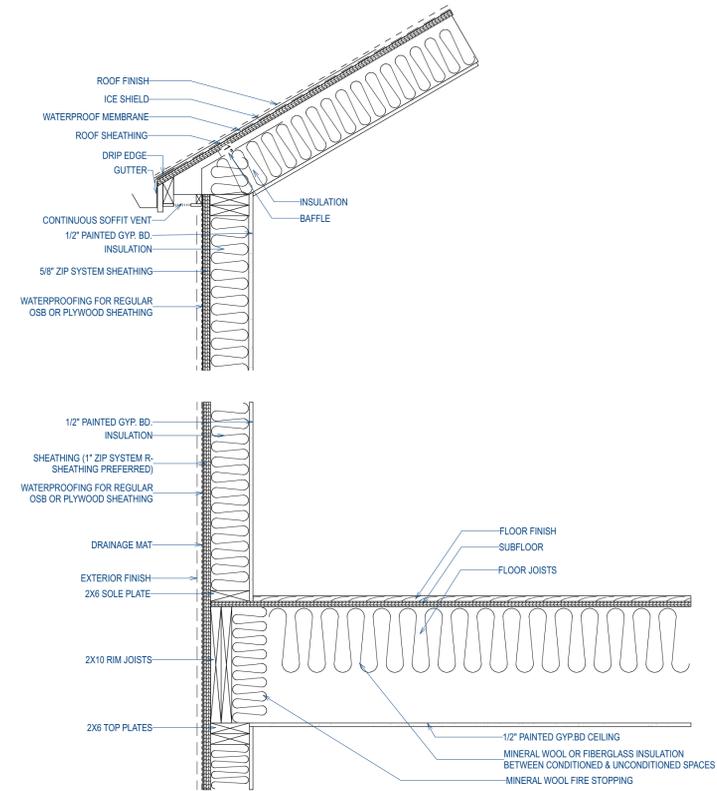
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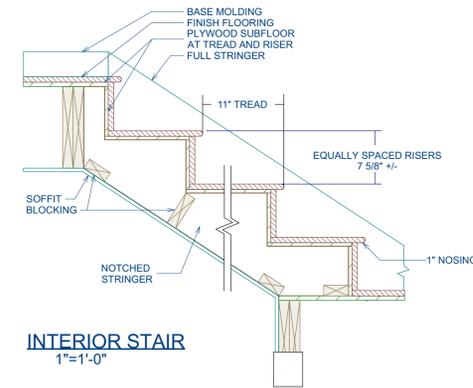
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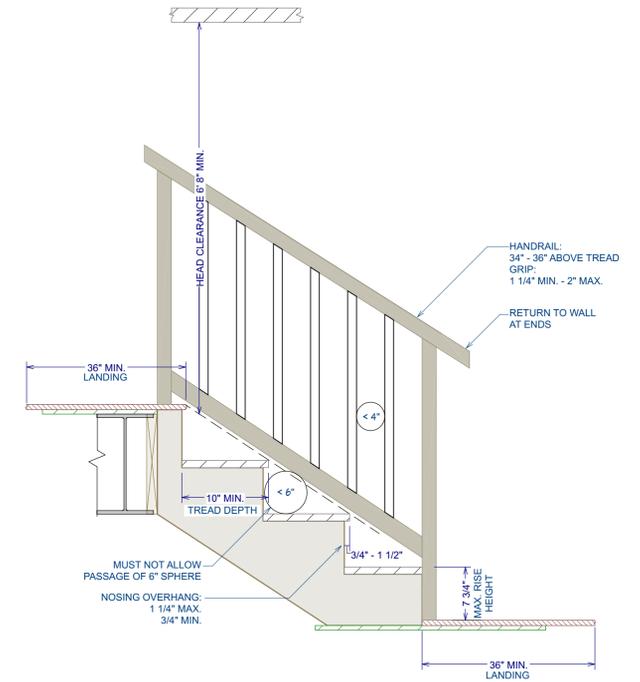


WALL SECTION DETAILS

1"=1'-0"



INTERIOR STAIR
1"=1'-0"



STAIR RAILING DETAIL
1"=1'-0"