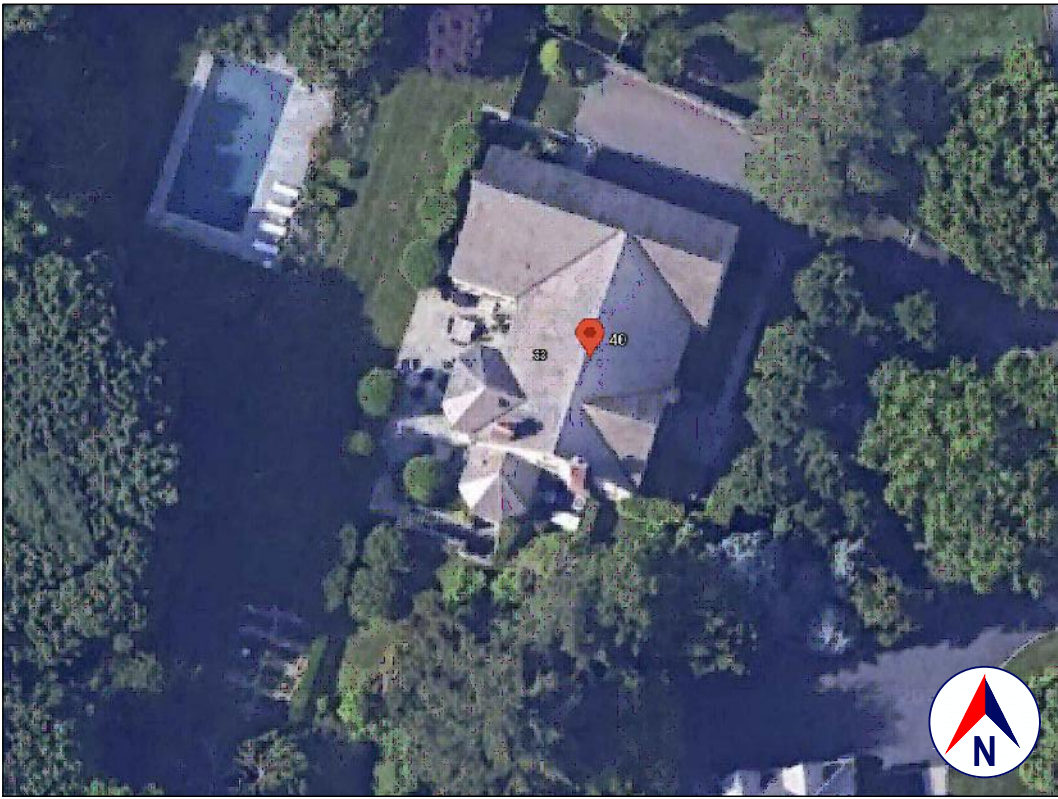


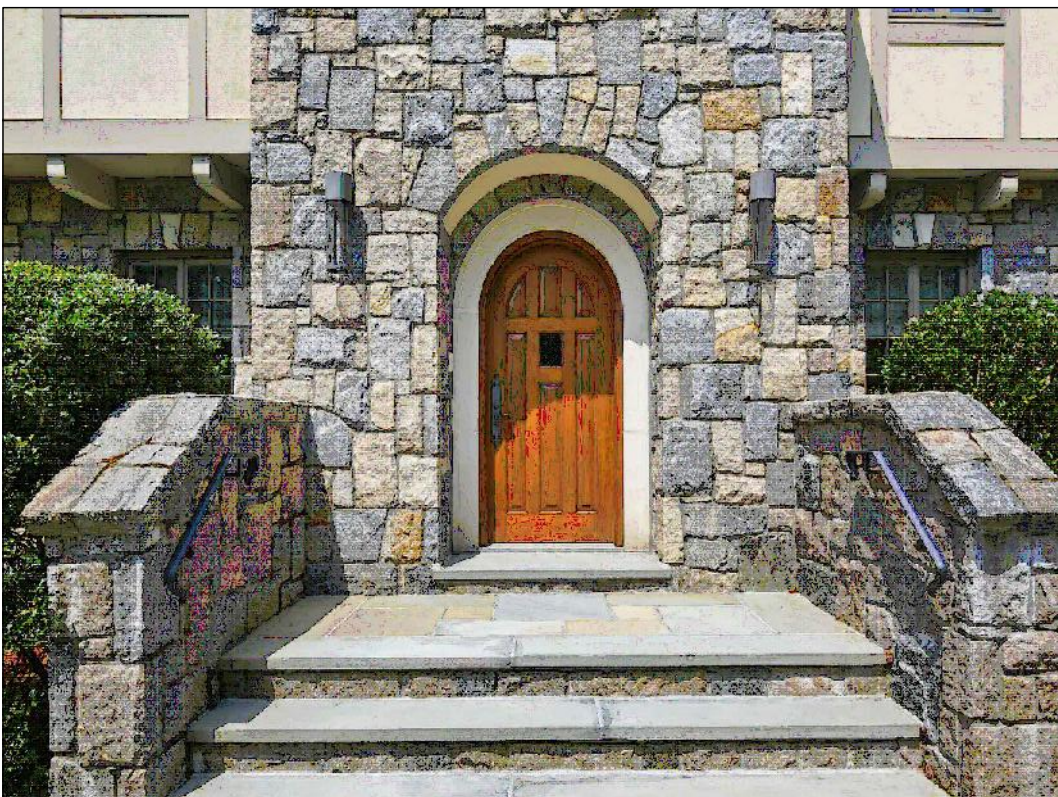
LOCATION
GOOGLE MAPS



SATELLITE VIEW
GOOGLE EARTH



TAX MAP
CT ECO MAPS



FRONT VIEW
PER ZILLOW.COM

1.0 GENERAL REQUIREMENTS:

1.1 PROJECT SCOPE:
RETROFIT STRUCTURE TO PROVIDE FOR NEW OPENINGS.

1.2 DESIGN INTENT:
THE INVOLVEMENT OF OLIVER ENGINEERING IN THIS PROJECT IS: PROVIDE STRUCTURAL DESIGN AND DRAWINGS.
THESE (STRUCTURAL) DRAWINGS ADDRESS ONLY THE STRUCTURAL INTEGRITY, BASED ON THE STIPULATED LOADS, OF THE PROPOSED CONSTRUCTION. THESE DRAWINGS SHOULD ONLY BE USED IN CONJUNCTION WITH THE ARCHITECTURAL AND OTHER DRAWINGS. IT IS THE OVERALL INTENT OF ALL OF THE DRAWINGS TO CALL FOR COMPLETE AND FINISHED WORK, IN COMPLIANCE WITH THE NOTED CODES, AND TESTED AND GUARANTEED AND READY FOR OPERATION. THESE (STRUCTURAL) DRAWINGS ARE NOT INTENDED TO ADDRESS: BUILDING PLANNING; DIMENSIONAL COORDINATION; THERMAL OR MOISTURE PROTECTION; EGRESS; FIRE PROTECTION; MECHANICAL; HEAT, LIGHT AND VENTILATION; GENERAL BUILDING; OR ANY OTHER OTHER NON-STRUCTURAL ISSUES. REFER TO THE PAUL ZELLER ARCHITECT LLC DRAWINGS FOR ALL SUCH ISSUES.
THE ENGINEER HAS NOT BEEN ENGAGED TO SUPERVISE ANY WORK AND DOES NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

1.3 EXISTING CONSTRUCTION TYPE:
THE EXISTING BUILDING, PER THE BUILDING CODE OF CONNECTICUT STATE, TABLE 601 IS CONSTRUCTION TYPE VB - CONSTRUCTION WHERE THE PRIMARY ELEMENTS ARE NOT REQUIRED TO BE FIRE RATED.

1.4 CLASSIFICATION OF PROPOSED WORK:
ALL PROPOSED WORK IS INSIDE THE EXISTING BUILDING ENVELOPE.

THIS IS A PROPOSED ALTERATION LEVEL 2, AS DEFINED IN THE EXISTING BUILDING CODE, SECTION 603.1 (MAY INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT), AND SHALL COMPLY WITH THE PROVISIONS OF CHAPTERS 7 AND 8 OF THAT CODE.

1.5 ZONING, OCCUPANCY AND USE:
YEAR BUILT: 2002 (PER ZILLOW)
ZONING: RA-1 SINGLE FAMILY
OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-3 *
EXISTING USE: SINGLE FAMILY
PROPOSED USE: SINGLE FAMILY (NO CHANGE)
ARCHITECTURAL REVIEW: REFER TO ARCHITECTURAL DRAWINGS

* WHERE THE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE AND NOT CLASSIFIED AS OCCUPANCY GROUP R-1, R-2, R-4 OR R-1, INCLUDING BUILDINGS THAT DO NOT CONTAIN MORE THAN TWO DWELLING UNITS.

1.6 COMPLIANCE:
ALL WORK SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES:
• GENERAL: 2021 INTERNATIONAL RESIDENTIAL CODE PORTION OF THE CONNECTICUT STATE BUILDING CODE (INTERNATIONAL RESIDENTIAL CODE 2021 WITH AMENDMENTS).
• EXISTING: 2021 INTERNATIONAL EXISTING BUILDING CODE PORTION OF THE 2022 CONNECTICUT STATE BUILDING CODE (INTERNATIONAL EXISTING BUILDING CODE 2021 WITH AMENDMENTS).
• ENERGY: NOT APPLICABLE TO THESE DRAWINGS.
• PLUMBING: NOT APPLICABLE TO THESE DRAWINGS.
• ELECTRICAL: NOT APPLICABLE TO THESE DRAWINGS.
• DRAINAGE: NOT APPLICABLE TO THESE DRAWINGS.
• MAINTENANCE: NOT APPLICABLE TO THESE DRAWINGS
• MUNICIPAL CODE OF THE TOWN OF GREENWICH.
• OTHER ALL REFERENCED CODES, OTHER CODES AND REGULATIONS, FEDERAL, STATE AND LOCAL, THAT MAY APPLY.

1.7 AUTHORITY HAVING JURISDICTION:
THE AUTHORITY HAVING JURISDICTION, AS DEFINED IN SECTION 103.1 OF THE RESIDENTIAL CODE, AND WHICH SHALL PROVIDE FOR ADMINISTRATION AND ENFORCEMENT OF THE UNIFORM CODE AND ENERGY CODE BY LOCAL LAW, ORDINANCE, OTHER APPROPRIATE REGULATION, OR COMBINATION THEREOF, IS THE TOWN OF GREENWICH.
THE DULY APPOINTED BUILDING OFFICIAL OF THE TOWN OF GREENWICH IS AUTHORIZED TO ENFORCE THE PROVISIONS OF THE CODE.
THE BUILDING OFFICIAL MAY ADOPT POLICIES AND PROCEDURES IN ORDER TO CLARIFY THE APPLICATION OF THE PROVISIONS OF THE CODE. SUCH POLICIES AND PROCEDURES SHALL BE IN COMPLIANCE WITH THE INTENT AND PURPOSE OF THE CODE.

2.0 DESIGN CRITERIA:

2.1 DEAD LOAD:
THE FOLLOWING APPROXIMATIONS (IN PSF) ARE USED FOR THIS PROJECT:
USE PSF
FRAMED WALL ASSEMBLY: 15
ROOF / CEILING ASSEMBLY: 20
FLOOR ASSEMBLY: 15
ALL OF THE LOADS LISTED MAY NOT APPLY TO THE CURRENT PROJECT.

2.2 LIVE LOAD:
UNIFORMLY DISTRIBUTED LIVE LOADS SHALL BE PER TABLE R301.5 AND AS FOLLOWS* (IN PSF):
USE PSF OTHER
UNINHABITABLE SPACE WITHOUT STORAGE: 10
UNINHABITABLE ATTICS W/ LIMITED STORAGE: 20
HABITABLE ATTICS & ATTICS W/ FIXED STAIRS: 30
EXTERIOR BALCONIES & DECKS: 40
FIRE ESCAPES: 40
GUARDS & HANDRAILS: - (200 LB)
GUARD IN-FILL COMPONENTS: 50 (50 LB)
PASSENGER VEHICLE GARAGE: 60 (2,000 LB)
ROOMS OTHER THAN SLEEPING ROOMS: 40
SLEEPING ROOMS: 30
STAIRS: 40 (300)
ROOF, PER 301.6 (INC. SNOW): 30
*SOME OF THE LOADS LISTED ABOVE MAY BE HIGHER THAN THOSE REQUIRED PER CODE.
ALL OF THE LOADS LISTED MAY NOT APPLY TO THE CURRENT PROJECT.

2.3 WIND LOAD:
WIND LOADS SHALL BE BASED ON THE ULTIMATE DESIGN WIND SPEED LISTED IN TABLE 301.2(1) AND ADJUSTED FOR HEIGHT AND EXPOSURE):
120 MPH. WIND LOADS WILL BE ALLOWED FOR IN THE DESIGN LOAD PERFORMANCE REQUIREMENTS FOR WALL COVERINGS, ROOF COVERINGS, WINDOWS, SKYLIGHTS AND DOORS.
COMPONENT AND CLADDING LOADS WILL BE PER TABLE R301.2(2)

2.4 ALLOWABLE LIVE LOAD DEFLECTION:
THE ALLOWABLE LIVE LOAD DEFLECTION OF ALL STRUCTURAL MEMBERS, SHALL BE PER TABLE R301.7 AND AS FOLLOWS:
STRUCTURAL MEMBER ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GRATER THAN 3:12 WHIT FINISHED L/180
CEILING NOT ATTACHED TO RAFTERS L/180
INTERIOR WALLS AND PARTITIONS H/180
FLOORS L/360
CEILING WITH BRITTLE FINISHES (INCLUDING PLASTER AND STUCCO) L/360
CEILING WITH FLEXIBLE FINISHES (INCLUDING GYPSUM BOARD) L/240
ALL OTHER STRUCTURAL MEMBERS L/240
EXTERIOR WALLS-WIND LOAD WITH PLASTER OR STUCCO FINISHES L/360
EXTERIOR WALLS-WIND LOAD WITH OTHER BRITTLE FINISHES H/240
EXTERIOR WALLS-WIND LOADS WITH FLEXIBLE FINISHES H/120
LIMBELS SUPPORTING MASONRY VENEER WALLS L/600

2.5 CLIMATIC AND GEOGRAPHIC CRITERIA:
CLIMATIC AND DESIGN CRITERIA FOR THE TOWN OF GREENWICH ARE PER TABLE R301.2(1) BELOW:

PER 2021 RESIDENTIAL CODE OF CONNECTICUT, TABLE 301.2(1)						(WIND) EXPOSURE CATEGORY: B				CLIMATE ZONE: 5A			
WIND DESIGN						SUBJECT TO DAMAGE FROM							
GROUND SNOW LOAD	WIND SPEED MPH	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WINDBORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP	ICE BARRIER UNDERLMT. REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
30 PSF	120	NO	NO	NO	C	SEVERE	3'-6"	MOD/HEAVY	7°	YES	TO BE DETERMINED	1,600 OR LESS	50°

3.0 CONTRACTOR'S RESPONSIBILITIES:

THE CONTRACTOR SHALL:
• PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR A COMPLETE AND FINISHED JOB.
• PROVIDE ALL NECESSARY SHORING AND BRACING FOR ALL BUILDING COMPONENTS IN ORDER TO ADEQUATELY PROTECT AGAINST ANY FAILURES.
• OBTAIN AND PAY FOR ALL REQUIRED PERMITS - UNLESS OTHERWISE STIPULATED.
• PRIOR TO THE SUBMISSION OF ANY BID, AND BEFORE PROCEEDING WITH ANY WORK, VISIT THE SITE AND VERIFY AND FAMILIARIZE HIM/HERSELF WITH ALL SITE DIMENSIONS AND CONDITIONS, WITH SITE WORKING CONDITIONS, HOURS OF LEGAL OPERATION, METHODS AND ROUTES OF ACCESS, AND THE EXISTENCE AND EXTENT OF ANY OTHER RESTRICTIONS, AND BE RESPONSIBLE FOR THE VERIFICATION OF ALL SUCH CONDITIONS AND DIMENSIONS WHICH PERTAIN TO THE PROJECT.
• BRING ALL DISCREPANCIES IN CONDITIONS AND DIMENSIONS, BETWEEN THE APPROVED DRAWINGS AND ACTUAL FIELD CONDITIONS, TO THE IMMEDIATE ATTENTION OF THE OWNER, AND RECEIVE DIRECTION IN WRITING, BEFORE PROCEEDING WITH THE AFFECTED WORK.
• VERIFY THE AVAILABILITY, LOCATION LAYOUT AND CONDITION OF UTILITIES, INCLUDING SEWER, WATER, GAS AND ELECTRIC LINES, PRIOR TO THE SUBMISSION OF ANY BID.
• HAVE CONTROL OVER AND SUPERVISE AND DIRECT THE WORK, INCLUDING THAT OF ITS SUBCONTRACTORS, AND BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR JOBSITE SAFETY, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
• PRIOR TO THE COMMENCEMENT OF ANY WORK, VERIFY THE CONDITION OF ALL ADJOINING STRUCTURES WHICH MAY BE AFFECTED, AND PROVIDE ADEQUATE PROTECTION TO ANY STRUCTURE THAT MIGHT BE OTHERWISE AFFECTED.
• IN THE EVENT THAT DAMAGE IS CAUSED TO ANY STRUCTURE, FINISH, OR OTHER ELEMENT, RESTORE SUCH ELEMENTS TO THEIR ORIGINAL CONDITION.
• IF APPLICABLE, PROVIDE WEATHER PROTECTION, IN AN EFFECTIVE AND TIMELY MANNER, TO PROTECT THE PREMISES, PERSONNEL, MATERIALS AND INSTALLED WORK.
• BE A HOME IMPROVEMENT CONTRACTOR WITH A CURRENT LICENSE ISSUED BY THE DEPARTMENT OF CONSUMER PROTECTION OF THE STATE OF CONNECTICUT.
• BE CERTIFIED AS A LEAD SAFE FIRM BY THE EPA PER 40 CFR 745.226.
• CARRY LIABILITY INSURANCE TO THE LIMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION AND ISSUE CERTIFICATE(S) OF INSURANCE AS REQUIRED BY THE HOMEOWNER AND/OR THAT AUTHORITY.
• CARRY WORKMAN'S COMPENSATION AND DISABILITY INSURANCE AS REQUIRED THE LAW AND ISSUE CERTIFICATE(S) AS REQUIRED BY THE HOMEOWNER AND/OR THE AUTHORITY HAVING JURISDICTION.

4.0 BUILDING PERMIT:

NO PERSON OR ENTITY SHALL COMMENCE, PERFORM, OR CONTINUE ANY WORK THAT MUST CONFORM WITH THE UNIFORM CODE AND/OR ENERGY CODE UNLESS:

1. SUCH PERSON OR ENTITY HAS APPLIED TO THE TOWN OF GREENWICH FOR A BUILDING PERMIT,
2. THE TOWN OF GREENWICH HAS ISSUED A BUILDING PERMIT AUTHORIZING SUCH WORK,
3. SUCH BUILDING PERMIT HAS NOT BEEN REVOKED OR SUSPENDED, AND
4. SUCH BUILDING PERMIT HAS NOT EXPIRED.

THE BUILDING PERMIT IS REQUIRED TO BE VISIBLY DISPLAYED AT THE WORKSITE AND TO REMAIN VISIBLE UNTIL THE PROJECT, AND ALL REQUIRED INSPECTIONS, HAVE BEEN COMPLETED.

THE APPROVED DRAWINGS MUST BE KEPT AT THE WORKSITE AND BE AVAILABLE FOR REVIEW AT THE TIME OF ANY REQUIRED INSPECTIONS.

5.0 CONSTRUCTION INSPECTIONS:

IT SHALL BE THE DUTY OF THE HOLDER OF THE BUILDING PERMIT, OR THEIR DULY AUTHORIZED AGENT, TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION:

BUILDING DEPARTMENT OF THE TOWN OF GREENWICH.
101 FIELD POINT ROAD
GREENWICH, CT 06830
TEL: (203) 622-7700
EMAIL: bldginsp@greenwichct.gov
WEB SITE: www.greenwichct.gov

ANY PERSON OR ENTITY PERFORMING WORK FOR WHICH A BUILDING PERMIT HAS BEEN ISSUED SHALL KEEP SUCH WORK ACCESSIBLE AND EXPOSED UNTIL THE WORK HAS BEEN INSPECTED AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION, OR ITS AUTHORIZED AGENT, AT EACH ELEMENT OF THE CONSTRUCTION PROCESS THAT IS APPLICABLE TO THE WORK.

BUILDING PERMIT HOLDERS SHALL BE REQUIRED TO NOTIFY THE BUILDING OFFICIAL OF THE TOWN OF GREENWICH WHEN CONSTRUCTION WORK IS READY FOR INSPECTION.

THE BUILDING OFFICIAL SHALL MAKE THE REQUIRED INSPECTIONS OR SHALL HAVE THE AUTHORITY TO ACCEPT WRITTEN REPORTS OF INSPECTION BY APPROVED AGENCIES OR INDIVIDUALS.

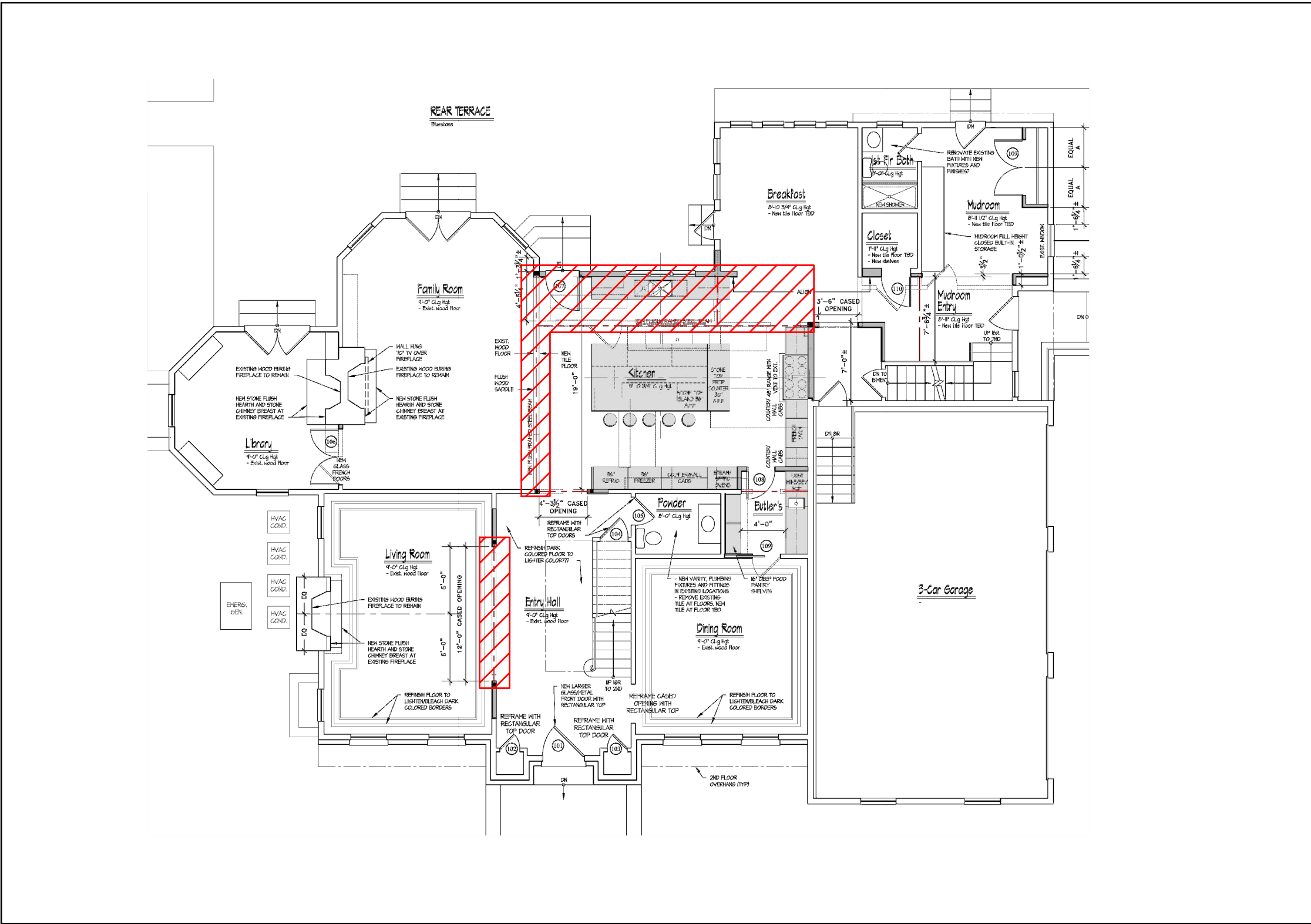
REQUIRED INSPECTIONS FOR THIS PROJECT MAY INCLUDE THE FOLLOWING, AS APPLICABLE, OR AS SPECIFIED IN THE CODE ENFORCEMENT PROGRAM OF THE TOWN OF GREENWICH:

- WORKSITE PRIOR TO THE ISSUANCE OF A PERMIT
 - PLUMBING*
 - ELECTRICAL*
 - MECHANICAL
 - FRAMING (SUBSEQUENT TO THE INSPECTION & APPROVAL OF PLUMBING, ELECTRICAL & MECHANICAL)
 - FIRE RESISTANT CONSTRUCTION
 - FIRE RESISTANT PENETRATIONS
 - ENERGY CODE COMPLIANCE
 - A FINAL INSPECTION AFTER ALL WORK AUTHORIZED BY THE BUILDING PERMIT HAS BEEN COMPLETED
 - ANY OTHER INSPECTIONS AS REQUIRED BY THE TOWN OF GREENWICH.
- ALL OF THE ABOVE INSPECTION MAY NOT BE REQUIRED FOR THIS, OR ANY GIVEN, PROJECT.
A SCHEDULE OF REQUIRED INSPECTIONS IS AVAILABLE FROM THE BUILDING DEPARTMENT OF THE TOWN OF GREENWICH.
*THE WORK APPLICABLE TO SOME OF THE ABOVE INSPECTIONS (FOR INSTANCE PLUMBING AND ELECTRICAL) SHALL BE COMPLETED UNDER A SEPARATE PERMIT, FILED BY THE RELEVANT LICENSED CONTRACTORS.

AFTER INSPECTION, THE WORK OR A PORTION THEREOF SHALL BE NOTED AS SATISFACTORY AS COMPLETED, OR THE BUILDING PERMIT HOLDER SHALL BE NOTIFIED AS TO THE MANNER IN WHICH THE WORK FAILS TO COMPLY WITH APPLICABLE CODES, INCLUDING A CITATION OF THE SPECIFIC CODE PROVISION OR PROVISIONS THAT HAVE NOT BEEN MET.

IT SHALL BE THE DUTY OF THE PERMIT HOLDER TO ASCERTAIN THE RESULTS OF REQUIRED INSPECTIONS.

CONSTRUCTION WORK NOT IN COMPLIANCE WITH APPLICABLE CODES SHALL BE REQUIRED TO REMAIN EXPOSED UNTIL IT HAS BEEN BROUGHT INTO COMPLIANCE WITH THE CODES, RE-INSPECTED, AND FOUND SATISFACTORY AS COMPLETED.



PROPOSED FIRST FLOOR
ARCHITECTURAL
NOT TO SCALE

DEMOLITION:

THE CONTRACTOR SHALL:
DEMOLISH AND REMOVE ALL ELEMENTS NOTED IN THE DRAWINGS FOR DEMOLITION, AND AS REQUIRED FOR THE COMPLETION OF ALL WORK SHOWN ON THESE DRAWINGS.

ALLOW NO DEBRIS TO ACCUMULATE; HAUL AWAY FROM SITE ALL DEBRIS AT CONTRACTOR'S EXPENSE. REMOVE ALL DEBRIS ON A REGULAR BASIS AND MAINTAIN JOBSITE IN A CLEAN AND TIDY CONDITION.

FULLY PROTECT ALL STRUCTURES, BUILDING ELEMENTS, EQUIPMENT, APPLIANCES AND FINISHES THAT ARE TO REMAIN FROM DAMAGE CAUSED BY ANY OF THE CONTRACTOR'S ACTIVITIES.

PROTECT ALL ADJACENT AREAS, AND ALL NEIGHBORING PROPERTY, FROM DAMAGE, INJURY AND DISCOMFORT CAUSED BY DUST.

PROTECT ALL PUBLIC PROPERTIES AND PREMISES FROM DAMAGE AND PREVENT ANY ACCUMULATION OF DEBRIS, DUST OR RUBBISH IN ANY PUBLIC AREA.

ASSUME FULL RESPONSIBILITY FOR ANY DAMAGE CAUSED TO EXISTING ELEMENTS AND MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.

CONDUCT ALL DEMOLITION OPERATIONS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED ENTRY OF ANY PERSONS AT ANY TIME, POST APPROPRIATE SIGNAGE AS REQUIRED.

LOCATE ALL UTILITY AND DRAINAGE LINES PRIOR TO COMMENCEMENT OF DEMOLITION AND PROTECT ALL ACTIVE LINES AS REQUIRED. IDENTIFY CLEARLY ANY WORK THAT MAY RESULT IN THE INTERRUPTION OF ANY SERVICES WITHIN THE AREA OF WORK OR IN ANY ADJACENT SPACE OR PROPERTY AND COORDINATE SUCH INTERRUPTIONS WITH ALL INVOLVED PARTIES.

NOTIFY THE OWNER, UTILITY COMPANIES, FIRE DEPARTMENT, ALARM COMPANIES, ETC. OF ANY WORK AFFECTING THEIR SYSTEMS AS REQUIRED BY ALL APPLICABLE CODES, RULES, AND REGULATIONS.

STRUCTURAL STEEL:

STRUCTURAL STEEL MEMBERS:
STRUCTURAL STEEL SHAPES SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

1. W-SHAPES: ASTM A992 (F_y = 50-65 KSI, F_u = 65 KSI)
 2. M-, S- & HP-SHAPES: ASTM A36 (F_y = 36 KSI, F_u = 58-80 KSI)
 3. CHANNELS (C & MC): ASTM A36 (F_y = 36 KSI, F_u = 58-80 KSI)
 4. ANGLES (L): ASTM A36 (F_y = 36 KSI, F_u = 58-80 KSI)
 5. STRUCTURAL TEES: SAME AS (THEIR) M-, S- & W-SHAPES
 6. RECTANGULAR & SQUARE HSS: ASTM A500 GRADE B (F_y = 46 KSI, F_u = 58-80 KSI)
 7. ROUND HSS: ASTM A500 GRADE B (F_y = 46 KSI, F_u = 58-80 KSI)
 8. STEEL PIPE: ASTM A53 GRADE B (F_y = 35 KSI, F_u = 58-80 KSI)
 9. PLATES & BARS (UP TO 8"): ASTM A36 (F_y = 36 KSI, F_u = 58-80 KSI)
 10. PLATES & BARS (> 8"): ASTM A36 (F_y = 36 KSI, F_u = 58-80 KSI)
- FASTENING PRODUCTS:
FASTENING PRODUCTS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
1. H.S. A325 BOLTS: >1"-1 1/2" (F_y = 120 KSI)
H.S. A325 BOLTS: 1/2" - 1" INC.: ASTM A325 (F_y = 105 KSI)
 2. H.S. A490 BOLTS: 1/2" - 1 1/2" INC.: ASTM A490 (F_y = 150 KSI)
 3. HEAVY-DUTY HEX NUTS: 1/2" - 1 1/2" INC.: ASTM A436 (F_y = 150 KSI)
 4. HARDENED WASHERS: 1/4" - 1 1/2" INC.: ASTM A490 (F_y = 150 KSI, F_u = 170 KSI)
 5. H.S. A490 BOLTS: 1/2" - 1 1/2" INC.: ASTM A490 (F_y = 150 KSI, F_u = 170 KSI)
 6. ANCHOR ROD: ASTM F1554 (F_y = 36 KSI, F_u = 58-80 KSI)
 7. FILLER (WELD) MATERIAL: PER TABLE D1.1 TABLE 3.1 (MINIMUM F_y = 70KSI)
 8. WELDING ELECTRODES: E70XX RODS TO AWS A5.20 (FCA PROCESS)
OR AWS A5.18, (GMAW PROCESS)
OR AWS A5.1 (SMAW PROCESS)

WOOD FRAMING:

FLOOR FRAMING:
STRUCTURAL FLOOR MEMBERS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF SECTION R502.

ALL FLOOR FRAMING, INCLUDING JOISTS, LEDGERS, HEADERS AND BLOCKING, IS TO BE 2X DOUGLAS FIR-LARCH NO. 2, FB=850 PSI, 1.4E OR BETTER.

FLOOR FRAMING IS TO BE AT 16" (MAXIMUM) ON CENTER, OR AS OTHERWISE NOTED IN THE DRAWINGS.

FLOOR SHEATHING SHALL BE 3/4" AVANTECH T&G SUBFLOOR FASTENED WITH 8d COMMON NAILS @ 6" O.C. AND AVANTECH SUBFLOOR ADHESIVE PER MANUFACTURERS INSTRUCTIONS AND SHALL CONFORM TO SECTION 502 OF THE RESIDENTIAL CODE.

WALL FRAMING:
LOAD BEARING WALLS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF SECTION R602.

ALL LOAD BEARING WOOD FRAMED PARTITIONS INCLUDING STUDS, TOP AND BOTTOM PLATE AND BLOCKING, IS TO BE 2X DOUGLAS FIR-LARCH NO. 2 OR HEM-FIR NO. 2, FB=850 PSI, 1.4E OR BETTER.

WALL FRAMING IS TO BE AT 16" (MAXIMUM) ON CENTER, OR AS OTHERWISE NOTED IN THE DRAWINGS.

EXCEPTION:
BEARING STUDS NOT SUPPORTING FLOORS AND NONBEARING STUDS SHALL BE PERMITTED TO BE UTILITY GRADE LUMBER, PROVIDED THAT THE STUDS ARE SPACED AT 16" O.C. MINIMUM.

BOTTOM (SOLE) PLATE:
STUDS SHALL HAVE FULL BEARING ON A NOMINAL 2X OR LARGER PLATE OR SILL HAVING A WIDTH NOT LESS THAN TO THE WIDTH OF THE STUDS.

TOP PLATE:
WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS IN TOP PLATES SHALL BE OFFSET NOT LESS THAN 24" JOINTS IN PLATES NEED NOT OCCUR OVER STUDS. PLATES SHALL BE NOT LESS THAN 2" NOMINAL THICKNESS AND HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STUDS.

WALL SHEATHING SHALL BE 1/2" MINIMUM 1/2" WOOD STRUCTURAL PANEL, ZIP SYSTEM, PER MANUFACTURERS INSTRUCTIONS. HARDIE PLANK SIDING AND SHALL CONFORM TO SECTION 602 OF THE RESIDENTIAL CODE.

STATEMENT OF DESIGN PROFESSIONAL:

THESE PLANS HAVE BEEN PREPARED IN CONFORMANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE PORTION OF THE CONNECTICUT STATE BUILDING CODE (INTERNATIONAL RESIDENTIAL CODE 2021 WITH AMENDMENTS).

WILLIAM COAKLEY, P.E.
(STAMP AFFIXED AND SIGNED).

LIST OF DRAWINGS			
SHEET	DRAWING NAME	DATE	REVISION
C-01	COVER SHEET	08.25.2025	10.03.2025
S-01	FOUNDATION	08.25.2025	10.03.2025
S-02	FIRST FLOOR	08.25.2025	10.03.2025
S-03	SECOND FLOOR	08.25.2025	10.03.2025
S-04	BEAMS 1	08.25.2025	10.03.2025
S-05	BEAMS 2	08.25.2025	10.03.2025
S-06	DETAILS	08.25.2025	10.03.2025



Oliver Engineering, P.C.
Design - Permit Applications - Legalizations
Code Compliance - Project Supervision
188 North Main Street | Port Chester, NY 10573
(914) 774-9878 | www.proeng.nyc | vc@proeng.nyc

PROPERTY ADDRESS:

**GREENWICH, CT 06831
(TOWN OF GREENWICH
BUILDING DEPARTMENT)**

TAX ID:

CLIENT:

TEL: ***
EMAIL: ***

DATE: **08.25.2025** ISSUE: **PRELIMINARY**
DATE: **09.25.2025** FOR REVIEW
DATE: **10.03.2025** FOR PERMIT

PROJECT NAME:
FLOOR PLAN ALTERATION

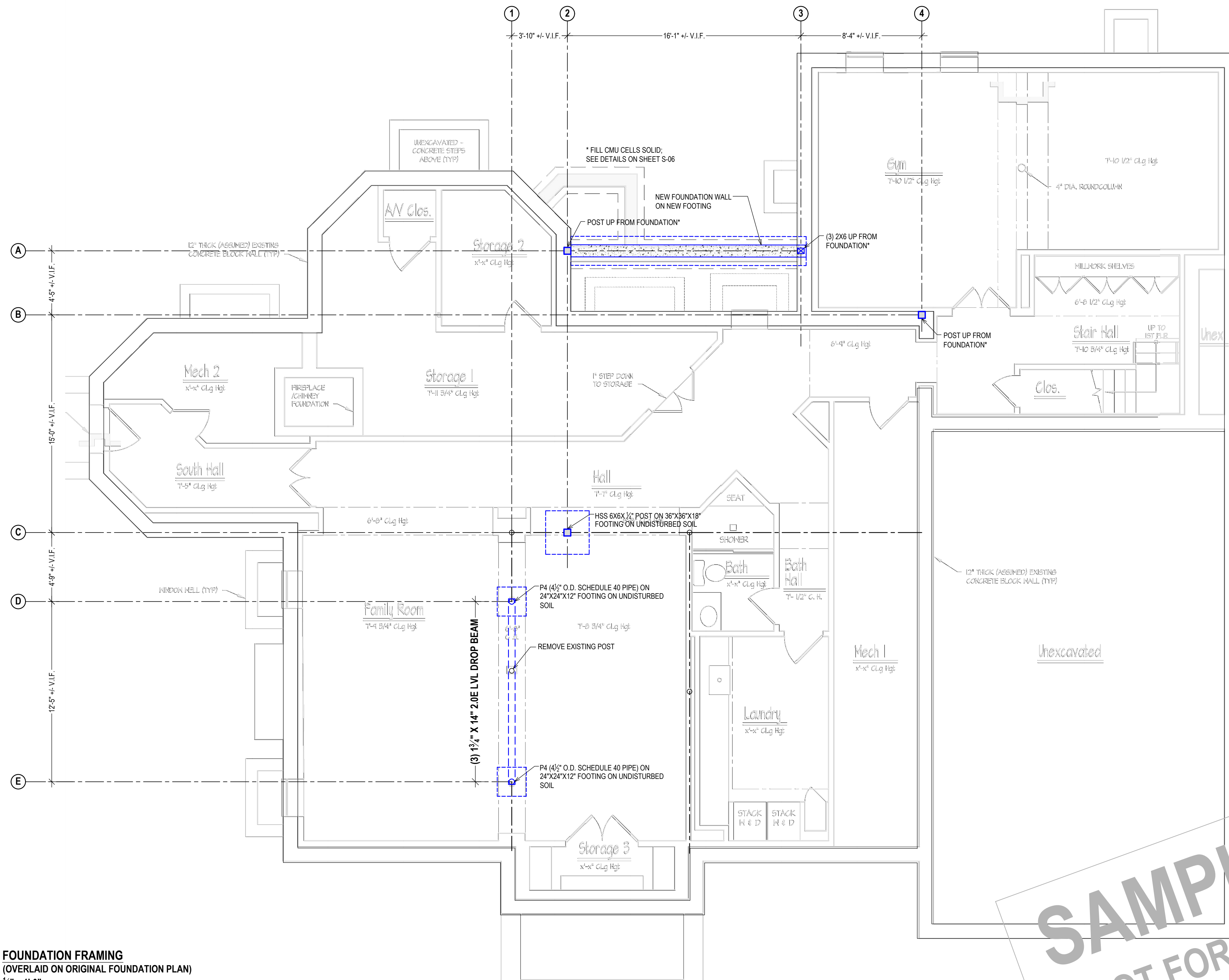
DRAWING NAME:
COVER SHEET

DRAWING NUMBER:
C-01

DATE: **08.25.2025**

SCALE:
AS NOTED

NOTE:
THIS DRAWING IS VALID FOR CONSTRUCTION IF (AND ONLY IF) A PERMIT IS ISSUED, BASED ON THIS DRAWING, BY THE TOWN OF GREENWICH.



FOUNDATION FRAMING
(OVERLAID ON ORIGINAL FOUNDATION PLAN)
1/4" = 1'-0"

ALL WELDING TO BE PERFORMED BY AN AWS-CERTIFIED WELDER.
CONTRACTOR TO PROVIDE STEEL SHOP DRAWINGS, AND SHOP DRAWINGS
SHALL BE APPROVED, PRIOR TO FABRICATION.

MASONRY AND CONCRETE

CONCRETE

STRUCTURAL CONCRETE AND CONCRETING PRACTICES SHALL CONFORM WITH THE LATEST EDITION OF ACI 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ISSUED AND MAINTAINED BY THE AMERICAN CONCRETE INSTITUTE, AND AS NOTED BELOW.
ALL ACI REQUIREMENTS FOR HOT AND COLD WEATHERING CONCRETE MUST BE ADHERED TO.

STRENGTH:

CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS FOLLOWS UNLESS OTHERWISE NOTED ON THE DRAWINGS:
FOUNDATION WALLS, SLAB ON GRADE: 4000 PSI, NORMAL WEIGHT
FOOTINGS AND PIERS: 4000 PSI, NORMAL WEIGHT
CONCRETE ON METAL DECK: 4000 PSI, NORMAL WEIGHT
ALL OTHER CONCRETE: 4000 PSI, NORMAL WEIGHT

ALL EXPOSED CONCRETE SHALL HAVE AN AIR ENTRAINING AGENT.

COVER:

MINIMUM CONCRETE COVER SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE ON THE DRAWINGS:

SLABS:	3/4"
WALLS:	1"
COLUMNS:	1 1/2"
EXPOSED TO WEATHER OR EARTH:	2"
CONCRETE PLACED AGAINST EARTH:	3"

REINFORCING STEEL:

DETAILS SHALL BE IN ACCORDANCE WITH ACI-315, DETAILS & DETAILING OF CONCRETE REINFORCEMENT UNLESS OTHERWISE NOTED ON THE DRAWINGS.

ALL REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60 UNLESS REQUIRED TO BE WELDED AS SHOWN ON PLANS.

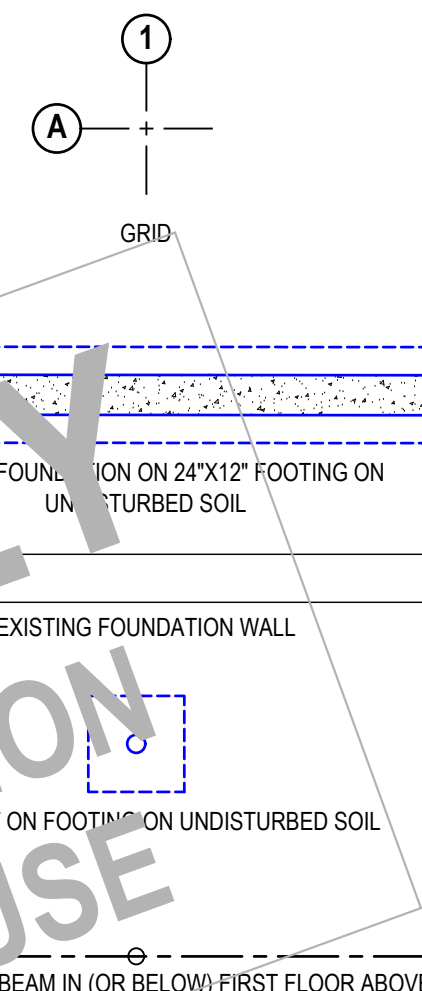
ALL REINFORCING BARS REQUIRED TO BE WELDED SHALL CONFORM TO ASTM A706, GRADE 50.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

SUPPORT WIRE FABRIC WITH CHAIRS OR LIFTS DURING CONCRETE PLACEMENT TO INSURE PROPER POSITION IN SLAB.

ALL REINFORCEMENT SHALL BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS. REINFORCEMENT SHALL BE SECURED IN THE PROPER LOCATION IN THE FORMS WITH TIE WIRE OR OTHER BAR SUPPORT SYSTEM TO PREVENT DISPLACEMENT DURING THE CONCRETE PLACEMENT OPERATION.

WHERE NOT SPECIFICALLY INDICATED ON THE DRAWINGS, SPLICING & EMBEDMENTS SHALL BE IN ACCORDANCE TABLE R608.5.4(1) LAP SPLICE AND TENSION DEVELOPMENT LENGTHS



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GREENWICH, CT 06831
(TOWN OF GREENWICH
BUILDING DEPARTMENT)

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DATE:

08.25.2025

09.25.2025

10.03.2025

ISSUE:

PRELIMINARY

FOR REVIEW

FOR PERMIT

PROJECT NAME:

FLOOR PLAN ALTERATION

DRAWING NAME:

FOUNDATION

DRAWING NUMBER:

S-01

DATE:

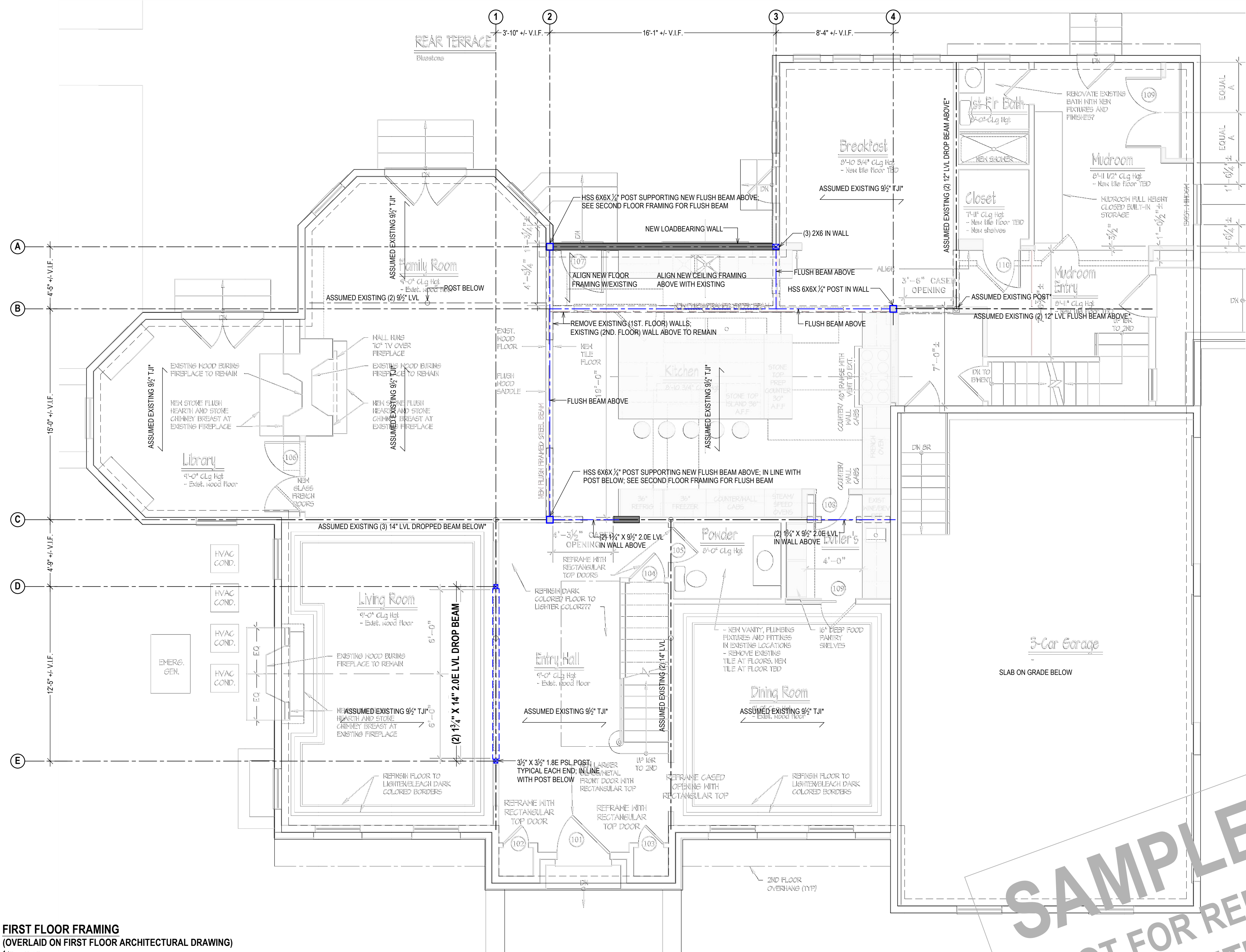
08.25.2025

SCALE:

AS NOTED

NOTE:

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CONSTRUCTION IF (AND ONLY IF) A
PERMIT IS ISSUED, BASED ON THIS
DRAWING, BY THE TOWN OF
GREENWICH.



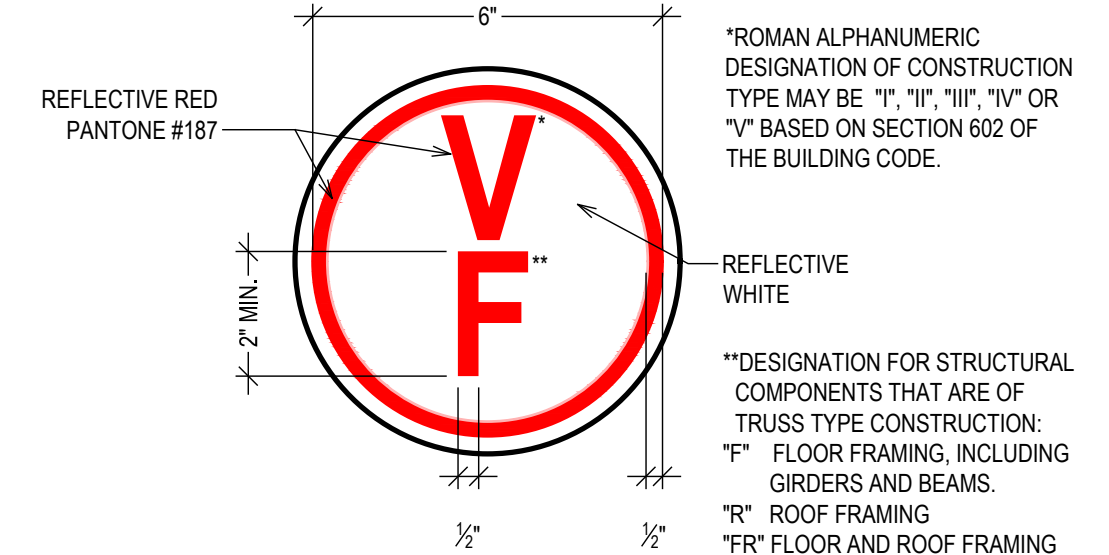
FIRST FLOOR FRAMING
(OVERLAIN ON FIRST FLOOR ARCHITECTURAL DRAWING)
1/4" = 1'-0"

ALL WELDING TO BE PERFORMED BY AN AWS-CERTIFIED WELDER.
CONTRACTOR TO PROVIDE STEEL SHOP DRAWINGS, AND SHOP DRAWINGS SHALL BE APPROVED, PRIOR TO FABRICATION.

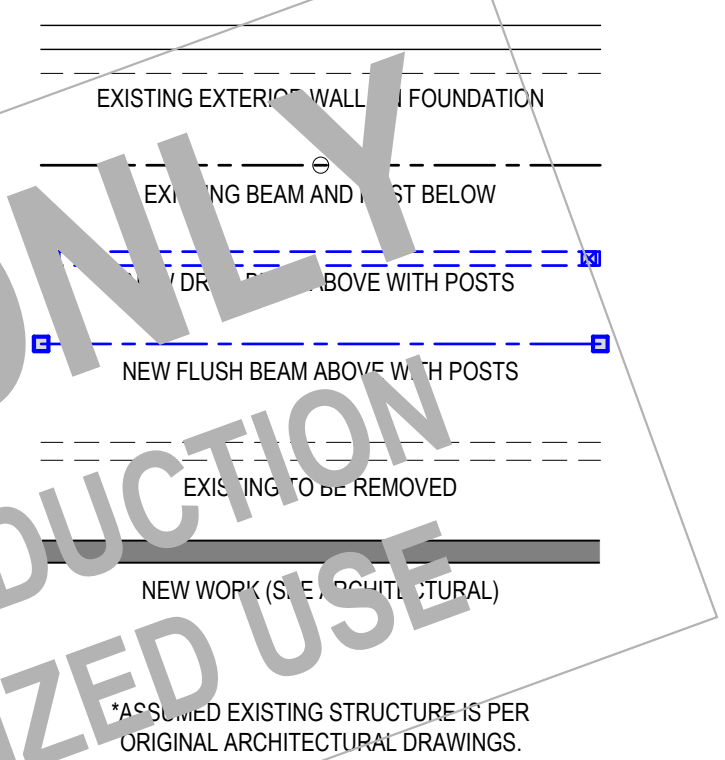
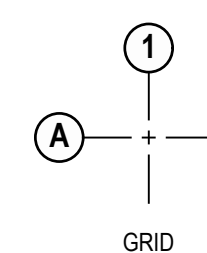
NOTE:
THIS DRAWING REPRESENTS THE FIRST FLOOR FRAMING OVERLAIN ON THE FIRST FLOOR ARCHITECTURAL PLAN.
PER CONVENTION, ARCHITECTURAL FLOOR PLANS, OF ANY GIVEN FLOOR, MAY SHOW FLOOR FRAMING OF THE FLOOR ABOVE.

TRUSS TYPE CONSTRUCTION:

UTILIZATION:
THE UTILIZATION OF TRUSS-TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION AND/OR TIMBER CONSTRUCTION IN RESIDENTIAL STRUCTURES IS SUBJECT TO THE REQUIREMENTS OF TITLE 19 OF THE CONNECTICUT CODES, RULES AND REGULATIONS (NRCR), PART 1285.
ANY PERSON UTILIZING TRUSS TYPE, PRE-ENGINEERED WOOD OR TIMBER CONSTRUCTION FOR THE ERECTION OF ANY NEW RESIDENTIAL STRUCTURE, FOR ANY ADDITION TO AN EXISTING RESIDENTIAL STRUCTURE, OR FOR ANY REHABILITATION OF AN EXISTING RESIDENTIAL STRUCTURE, SHALL, UPON APPLICATION FOR A BUILDING PERMIT WITH THE LOCAL GOVERNMENT HAVING JURISDICTION, INCLUDE ON THE PERMIT APPLICATION THAT TRUSS TYPE, PRE-ENGINEERED WOOD OR TIMBER CONSTRUCTION IS BEING UTILIZED, AND THAT THE PROPERTY OWNER OR THE PROPERTY OWNER'S REPRESENTATIVE SHALL COMPLETE A FORM PRESCRIBED BY THE STATE FIRE PREVENTION AND BUILDING CODE COUNCIL (HEREINAFTER REFERRED TO AS THE CODE COUNCIL) DESIGNATING THE STRUCTURE AS TRUSS TYPE, PRE-ENGINEERED WOOD OR TIMBER CONSTRUCTION AND FILE SUCH FORM WITH THE APPLICATION FOR A BUILDING PERMIT.



REQUIRED SIGN:
AS A CONDITION OF THE RECEIPT OF A CERTIFICATE OF OCCUPANCY, A SIGN OR SYMBOL DESIGNED AND APPROVED BY THE CODE COUNCIL SHALL BE AFFIXED TO THE ELECTRIC BOX ATTACHED TO THE EXTERIOR OF THE RESIDENTIAL STRUCTURE, PROVIDED:
HOWEVER:
IF AFFIXING THE SIGN OR SYMBOL TO THE ELECTRIC BOX WOULD OBSCURE ANY METER ON THE ELECTRIC BOX, OR IF THE UTILITY PROVIDING ELECTRIC SERVICE TO THE RESIDENTIAL STRUCTURE DOES NOT ALLOW THE SIGN OR SYMBOL TO BE AFFIXED TO THE ELECTRIC BOX, THE SIGN OR SYMBOL SHALL BE AFFIXED TO THE EXTERIOR WALL OF THE RESIDENTIAL STRUCTURE AT A POINT IMMEDIATELY ADJACENT TO THE ELECTRIC BOX, AND:
IF NO ELECTRIC BOX IS ATTACHED TO THE EXTERIOR OF THE RESIDENTIAL STRUCTURE OR IF, IN THE OPINION OF THE AUTHORITY HAVING JURISDICTION, THE ELECTRIC BOX ATTACHED TO THE EXTERIOR OF THE BUILDING IS NOT LOCATED IN A PLACE LIKELY TO BE SEEN BY FIREFIGHTERS OR OTHER FIRST RESPONDERS RESPONDING TO A FIRE OR OTHER EMERGENCY AT THE RESIDENTIAL STRUCTURE, THE SIGN OR SYMBOL SHALL BE AFFIXED TO THE EXTERIOR OF THE STRUCTURE IN A LOCATION APPROVED BY THE BUILDING OFFICIAL OF THE TOWN OF GREENWICH AS A LOCATION LIKELY TO BE SEEN BY FIREFIGHTERS OR OTHER FIRST RESPONDERS RESPONDING TO A FIRE OR OTHER EMERGENCY AT THE RESIDENTIAL STRUCTURE.



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PROPERTY ADDRESS:

GREENWICH, CT 06831
(TOWN OF GREENWICH BUILDING DEPARTMENT)

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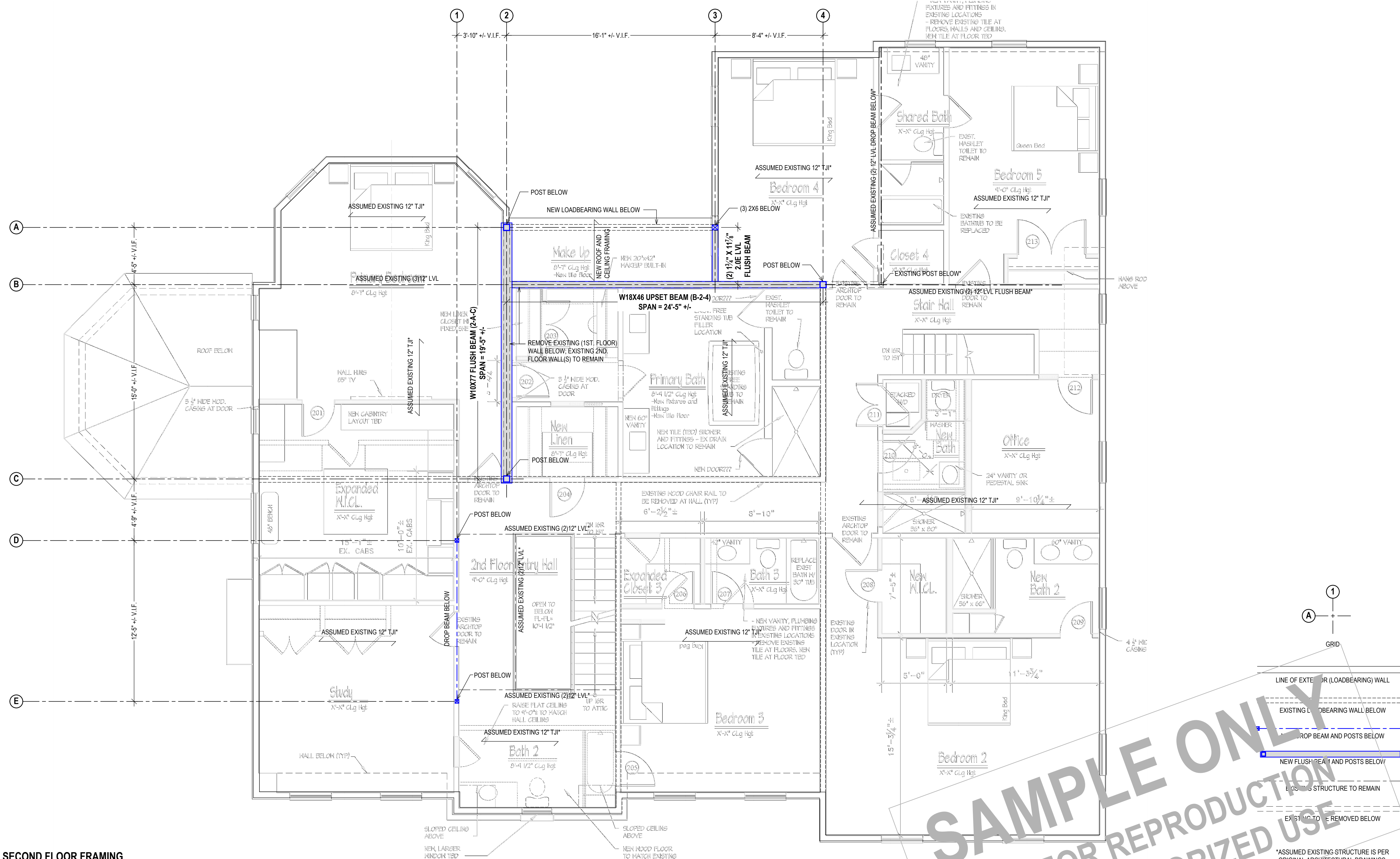
PROJECT NAME:
FLOOR PLAN ALTERATION

DRAWING NAME:
FIRST FLOOR

DRAWING NUMBER:
S-02

DATE: 08.25.2025
SCALE: AS NOTED

NOTE:
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SECOND FLOOR FRAMING
(OVERLAID ON SECOND FLOOR ARCHITECTURAL DRAWING)
1/4" = 1'-0"

ALL WELDING TO BE PERFORMED BY AN AWS-CERTIFIED WELDER.
CONTRACTOR TO PROVIDE STEEL SHOP DRAWINGS, AND SHOP DRAWINGS SHALL BE
APPROVED, PRIOR TO FABRICATION.

NOTE:
THIS DRAWING REPRESENTS THE SECOND FLOOR FRAMING OVERLAID ON THE SECOND FLOOR ARCHITECTURAL PLAN.
PER CONVENTION, ARCHITECTURAL FLOOR PLANS, OF ANY GIVEN FLOOR, MAY SHOW FLOOR FRAMING OF THE FLOOR ABOVE.

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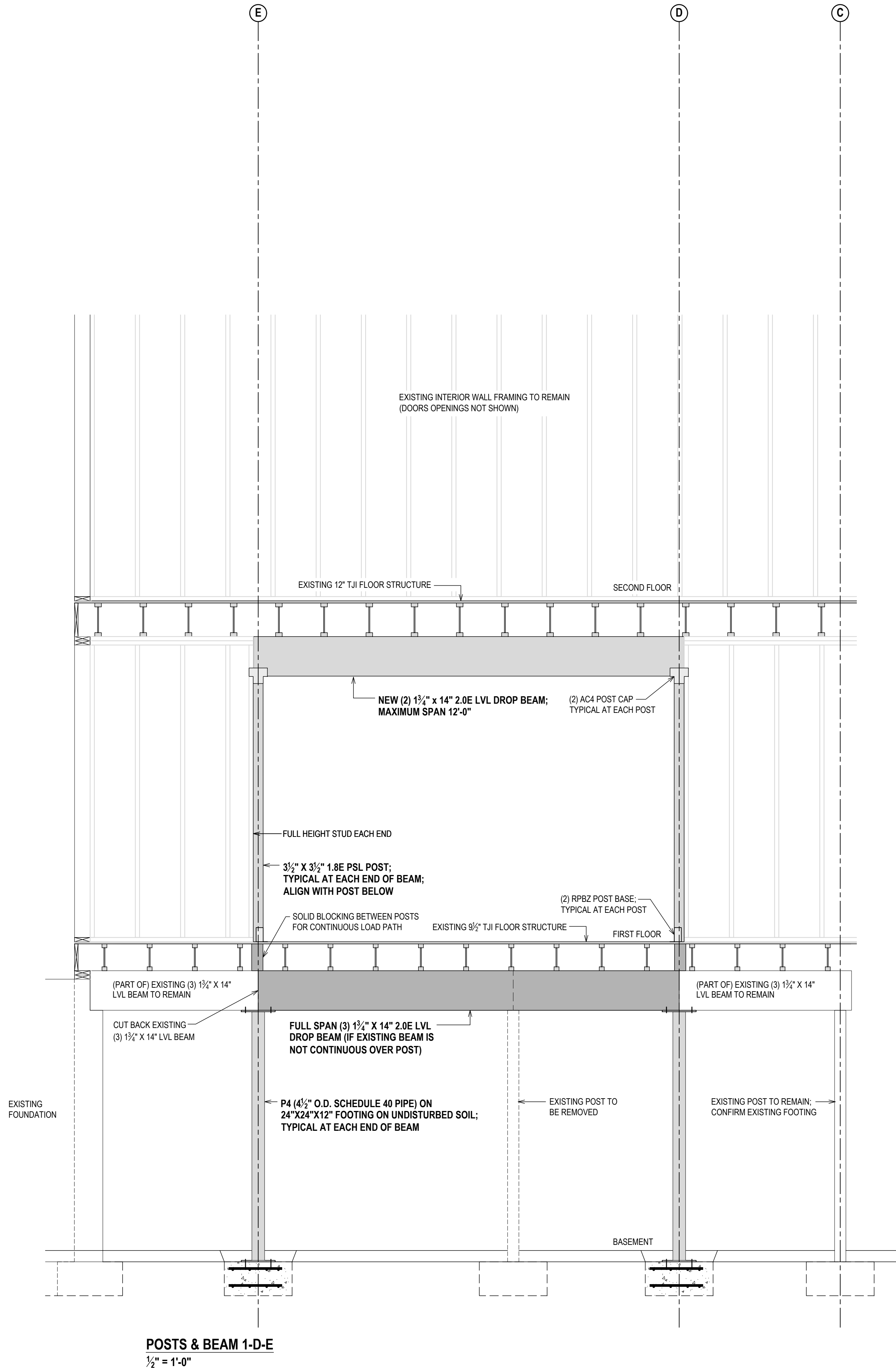
PROJECT NAME:
FLOOR PLAN ALTERATION

DRAWING NAME:
SECOND FLOOR

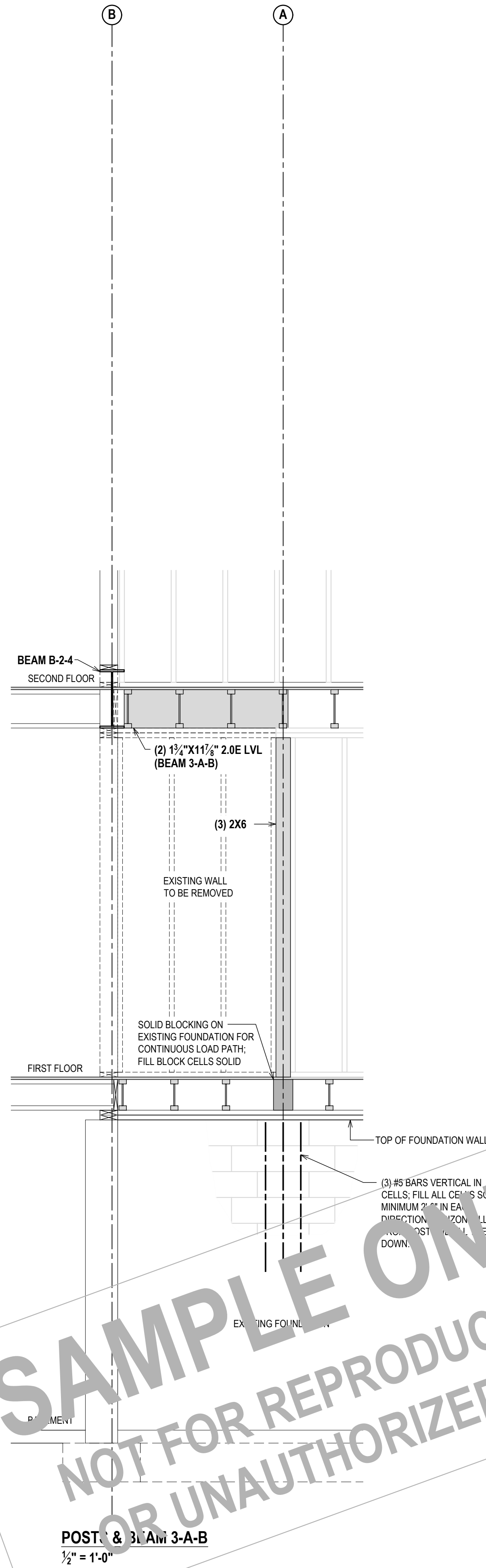
DRAWING NUMBER:
S-03

DATE:
08.25.2025
SCALE:
AS NOTED

NOTE:
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CONSTRUCTION IF (AND ONLY IF) A
PERMIT IS ISSUED, BASED ON THIS
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GREENWICH.



POSTS & BEAM 1-D-E
1/2" = 1'-0"



POSTS & BEAM 3-A-B
1/2" = 1'-0"

NOTE:
SEE SHEET S-06 FOR CONNECTIONS



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PROJECT NAME:
FLOOR PLAN ALTERATION

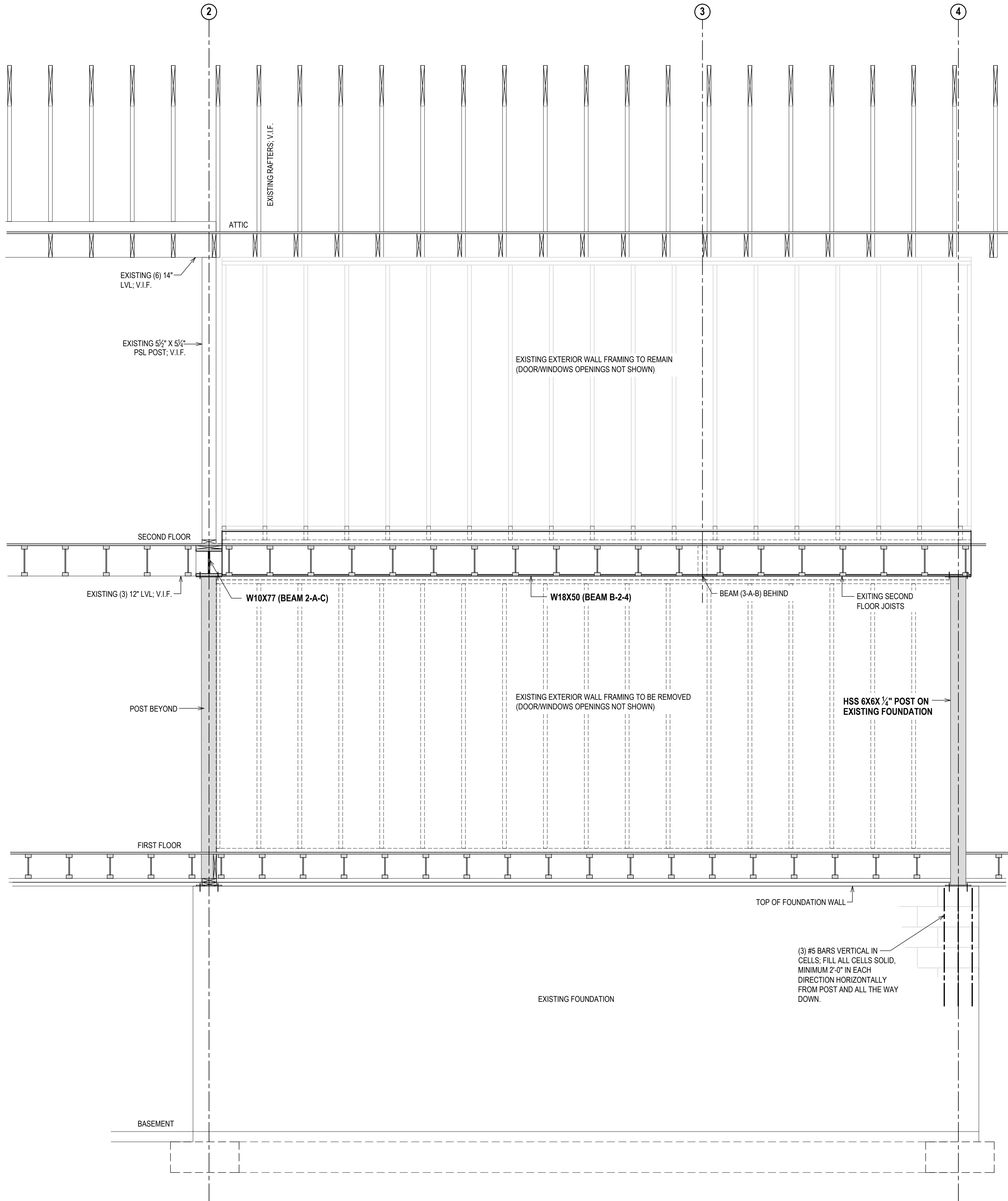
DRAWING NAME:
BEAMS 1

DRAWING NUMBER:
S-04

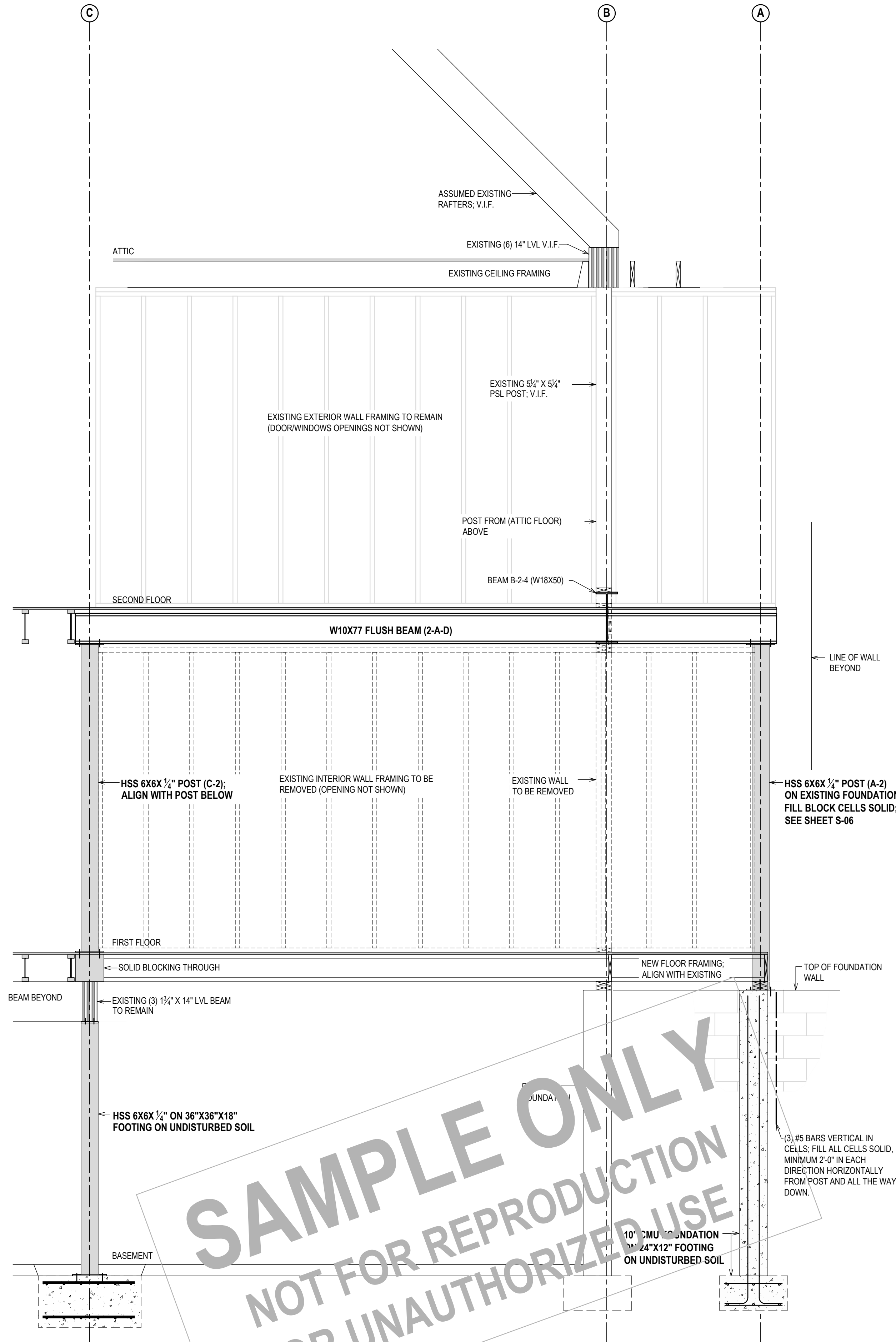
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POSTS & BEAM B-2-4
1/2" = 1'-0"



POSTS & BEAM 2-A-C
1/2" = 1'-0"

NOTE:
SEE SHEET S-06 FOR CONNECTIONS

PROPERTY ADDRESS:

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PROJECT NAME:
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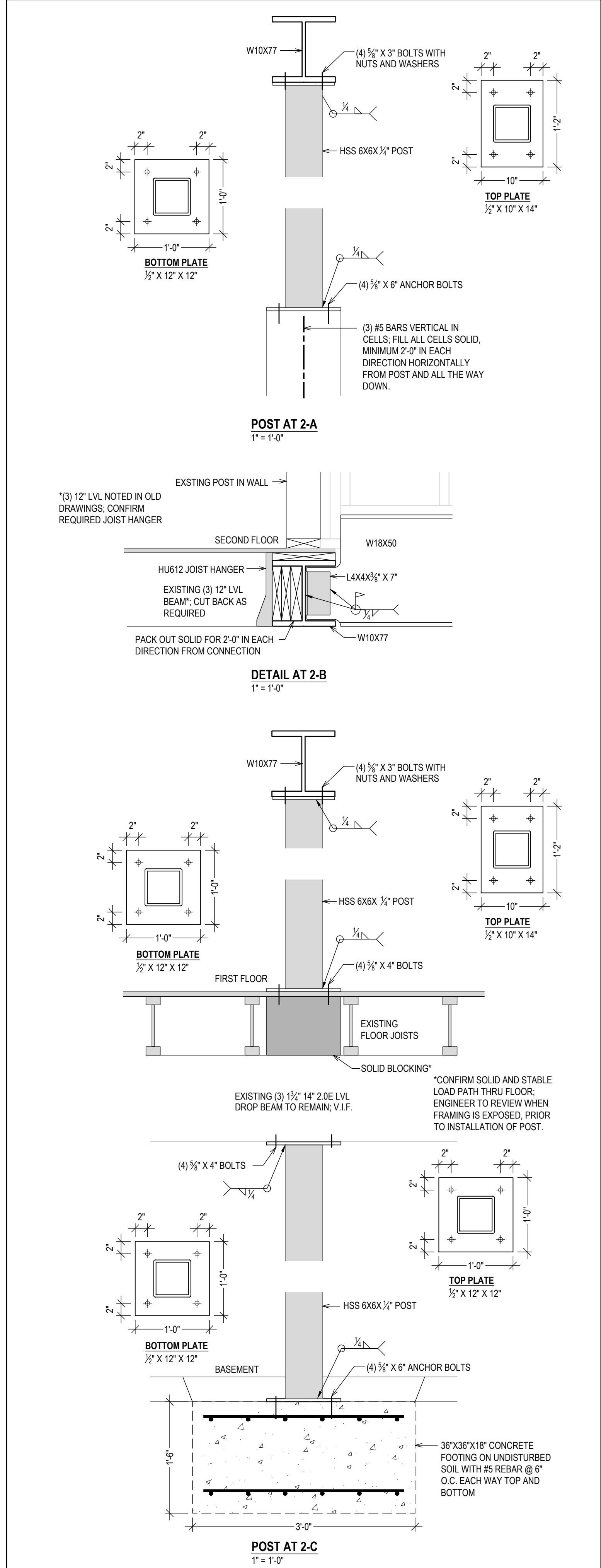
DRAWING NAME:
BEAMS 2

DRAWING NUMBER:
S-05

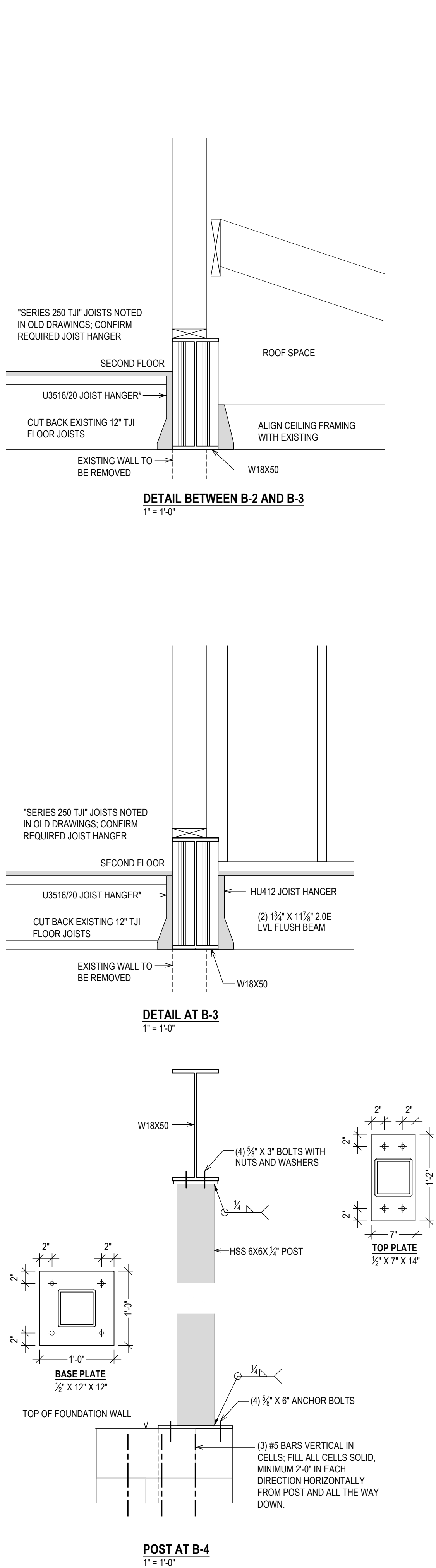
DATE:
08.25.2025

SCALE:
AS NOTED

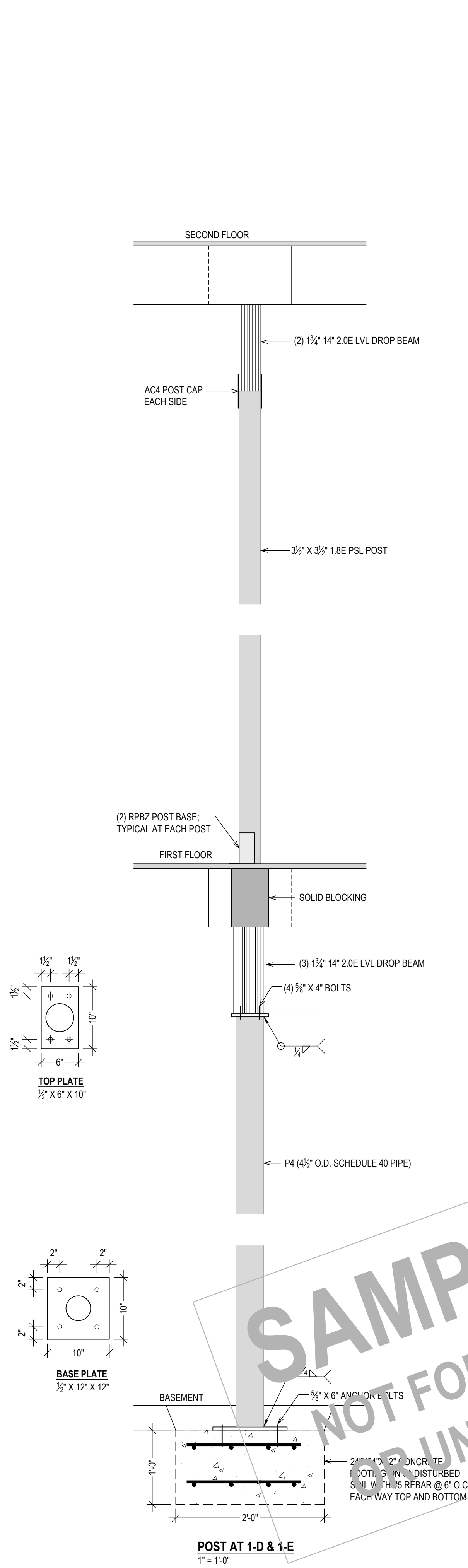
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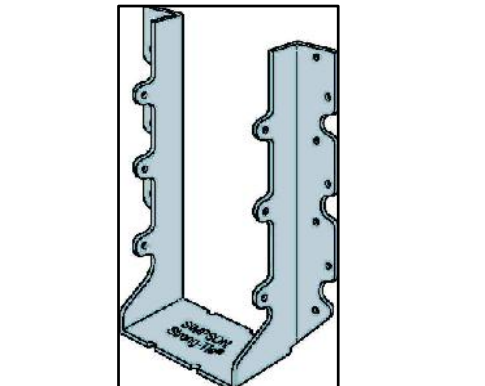
POSTS AND BEAM 2-A-C
1" = 1'-0"



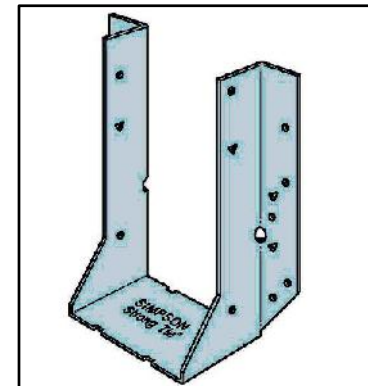
POSTS AND BEAM B-2-4
1" = 1'-0"



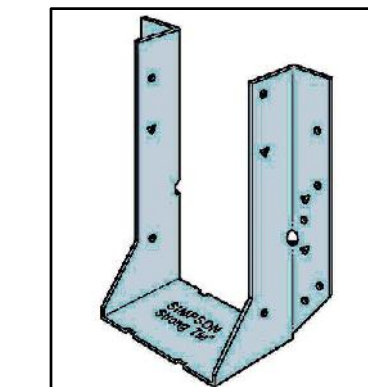
POSTS AND BEAM 1-D-E
1" = 1'-0"



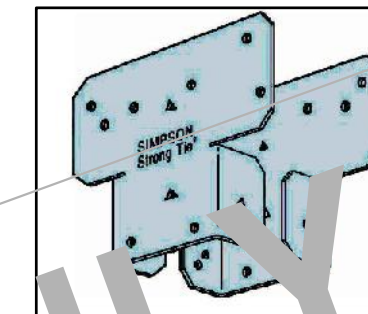
U3516/20 JOIST HANGER
WEB STIFFENER IS REQUIRED
FASTENERS AS FOLLOWS (EACH ONE):
(16) 0.162 X 3/8" IN FACE
(6) 0.148 X 1/2" IN BEAM



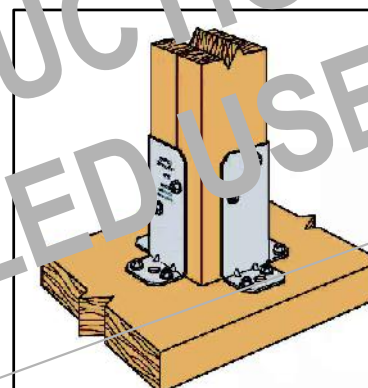
HU612 JOIST HANGER
FASTENERS AS FOLLOWS (EACH ONE):
(16) 0.162 X 3/8" IN FACE
(6) 0.162 X 3/8" IN BEAM



HU412 JOIST HANGER
FASTENERS AS FOLLOWS (EACH ONE):
(16) 0.162 X 3/8" IN FACE
(6) 0.148 X 3/8" IN BEAM

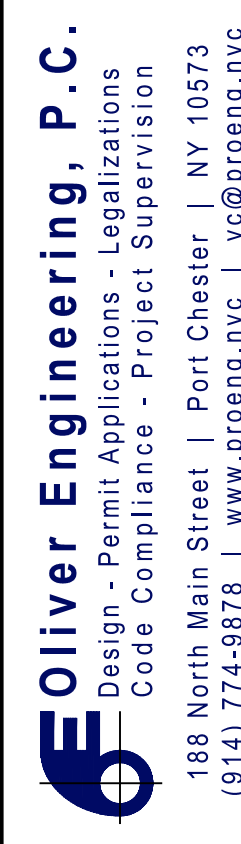


AC4 POST CAP
FASTENERS AS FOLLOWS (EACH ONE):
(8) 0.162 X 3/8" IN POST
(8) 0.162 X 3/8" IN BEAM



RPBZ POST BASE
FASTENERS AS FOLLOWS (EACH ONE):
(4) 1/2" X 1/2" SDS IN POST
(4) 1/2" X 3/8" SDS IN BASE

HARDWARE



PROPERTY ADDRESS:

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PROJECT NAME:
FLOOR PLAN ALTERATION

DRAWING NAME:
DETAILS

DRAWING NUMBER:
S-06

DATE:
08.25.2025
SCALE:
AS NOTED

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