

PROPOSED RENOVATION AT: 7 SOUTHVIEW RD. NEW FAIRFIELD CT 06812



ARQ ARCHITECTURE P.C.
ARQ
ARCHITECTURE - PLANNING & ENGINEERING

100 EXECUTIVE BLVD. SUITE 204
OSSING, NY 10562
PHONE: (914) 944-3377
FAX: (866) 597-6240

PAUL A. BERTE P.E.
CT LICENSE NUMBER: 32229

LOCATION MAP

PROPOSED RENOVATION

GENERAL INFO



7 SOUTHVIEW RD.
NEW FAIRFIELD CT 06812

MUNICIPALITY/BUILDING DEPARTMENT: TOWN OF NEW FAIRFIELD:

TAX MAP DESIGNATION:

ZONING DISTRICT: R-44

LOT SIZE: 0.15 AC.

ALTERATION LEVEL: ALTERATION LEVEL 2

OCCUPANCY CLASSIFICATION - R-2 (1 FAMILY)

CONSTRUCTION TYPE: V-B

STORIES: 1.5 EXISTING

REVISIONS	DATE	BY
COORDINATION	8-20-2023	ARQ

EAGLE VIEW



DRAWING LIST

1. T-1 MAPS & GENERAL NOTES
2. S-1 EXISTING & PROP. SITE PLAN, ZONING TABLE.
3. A-1 EXISTING & PROPOSED FIRST & SECOND FLOOR PLANS
4. A-2 EXISTING & PROPOSED ELEVATIONS
5. A-3 TYPICAL DETAILS

GENERAL NOTES

CODE: ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND CODES OF AGENCIES HAVING JURISDICTION. ABSENT OTHER STANDARDS THE 2021 IRC PORTION OF THE 2021 CONNECTICUT STATE BUILDING CODE.

VERIFICATION: VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. REPORT DIFFERENCES FROM CONSTRUCTION DOCUMENTS TO OWNER AND ARCHITECT. CLAIMS FOR EXTRA PAYMENTS RESULTING FROM CONTRACTOR'S FAILURE TO DO SO WILL NOT BE APPROVED. ARCHITECT SHALL DECIDE ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND DRAWINGS. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED ON THE SITE WITH THE PROJECT MANAGER, OWNER, ARCHITECT, PRIOR TO THE COMMENCEMENT OF WORK.

DRAWINGS: BY SUBMITTING A BID OR STARTING WORK CONTRACTOR AGREES THAT HE HAS EXAMINED THE DRAWINGS AND SPECIFICATIONS AND FOUND THEM ADEQUATE FOR PROPER COMPLETION OF PROJECT. CLAIMS FOR EXTRA CHARGES BECAUSE OF ALLEGED INADEQUATE DRAWINGS OR SPECIFICATIONS WILL NOT BE ALLOWED UNLESS NOTIFICATION WAS MADE IN WRITING TO ARCHITECT PRIOR TO SUBMISSION OR BEGINNING.

UTILITY STAKEOUT: PRIOR TO DEMOLITION OR EXCAVATION CONTRACTOR SHALL REQUEST FOR UTILITY STAKE-OUT. CONTRACTOR WILL CONTACT THE UNDERGROUND LINES LOCATION SERVICES (CODE 753) PRIOR TO COMMENCING CONSTRUCTION.

USE OF PREMISES: CONTRACTOR SHALL STORE MATERIALS, DISPOSE OF DEBRIS, COORDINATE AND SCHEDULE ALL WORK IN COOPERATION WITH OWNER FOR MINIMUM DISRUPTION. MAINTAIN SAFE ACCESS TO ALL AREAS AT ALL TIMES.

PERMITS: OWNER SHALL SECURE AND PAY FOR ALL PERMITS, TESTS AND CERTIFICATES REQUIRED. ELECTRICAL AND PLUMBING CONTRACTORS SHALL APPLY FOR AND PAY FOR INDIVIDUAL PERMITS, INSPECTIONS AND APPROVALS AS REQUIRED. KEEP APPROVED PERMIT DRAWINGS ON JOB SITE. CONTRACTOR WILL OBTAIN ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.

LICENSE: CONTRACTOR MUST BE LICENSED BY FAIRFIELD COUNTY AND PROVIDE OWNER AND BUILDING DEPARTMENT A COPY OF CERTIFICATE NUMBER.

INSURANCE: PRIOR TO STARTING WORK CONTRACTOR SHALL SUPPLY OWNER AND BUILDING DEPARTMENT WITH CERTIFICATES OF WORKMENS COMPENSATION INSURANCE, LIABILITY INSURANCE FOR BODILY INJURY, PROPERTY DAMAGE, AUTOMOTIVE AND OTHER INSURANCES REQUIRED BY LAW OR BY OWNER IN THE AMOUNTS AND TERMS SATISFACTORY TO THE OWNER TO RENDER THE OWNER HARMLESS IN CASE OF ACCIDENT TO PERSONS OR PROPERTY INVOLVED IN THIS PROJECT. MAINTAIN SUCH INSURANCE IN FULL FORCE DURING ENTIRE TIME OF CONSTRUCTION.

LATENT DEFECTS: NO RESPONSIBILITY IS ASSUMED BY ARCHITECT FOR INFORMATION SUPPLIED BY OTHERS AND RELIED UPON BY ARCHITECT TO BE ACCURATE FOR LATENT DEFECTS IN STRUCTURE IMPOSSIBLE TO DETECT WITHOUT SUBSTANTIAL PROBING OR TESTING.

SUPERVISION: ARCHITECT HAS NOT BEEN RETAINED BY THE OWNER TO PROVIDE OBSERVATION AND SUPERVISION OF CONSTRUCTION OPERATIONS AND CERTIFICATION OF PAYMENTS.

COOPERATION: CONTRACTORS AND SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH ADJACENT WORK AND COOPERATE WITH OTHER TRADES TO FACILITATE PROGRESS OF WORK. EACH TRADE SHALL AFFORD OTHER TRADES REASONABLE OPPORTUNITY FOR INSTALLATION OF THEIR WORK AND FOR TEMPORARY STORAGE OF THEIR TOOLS AND MATERIALS.

LANDSCAPE: ALL LAWN AREAS DAMAGED BY NEW CONSTRUCTION OR CONSTRUCTION OPERATIONS SHALL BE REPLACED AS ORIGINAL. LAWNS MAY BE SODED OR SEEDED WITH BLUEGRASS AND/OR RYEGRASS TO ESTABLISH 98% OR BETTER COVER. REVIEW TREES AND SHRUB REMOVAL REQUIRED FOR CONSTRUCTION WITH OWNER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TYING UP PLANT MATERIAL IN THE WAY OF SITE ACCESS PRIOR TO CONSTRUCTION.

SEDIMENT AND EROSION CONTROL: SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN EACH AREA BEFORE ANY DEMOLITION AND ANY SUBSTANTIAL AMOUNT OF SITE PREPARATION. CLEARING AND GRUBBING, EXCAVATION AND FILLING SHALL BE STARTED.

ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FAIRFIELD COUNTY PUBLICATION BEST MANAGEMENT PRACTICES MANUAL-CONSTRUCTION RELATED ACTIVITIES, LATEST EDITION.

ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS TO ENSURE THEIR PROPER FUNCTIONING.

EROSION BLANKET SHALL BE 'WIENCO TEX' EROSION CONTROL MATS 63MM WT 400P OR EQUAL APPROVED. INSTALL AS PER MANUFACTURER SPEC'S.

CONCRETE AND MASONRY: CALCIUM CHLORIDE OR ANY ADMIXTURE CONTAINING CHLORINE SALTS, SHALL NOT BE USED IN ANY CONCRETE. ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED. CONCRETE: STONE AGGREGATE 3500PSI STRENGTH AT 28 DAYS.

MORTAR: TYPE 'S', 1800 #/STRENGTH.

ELECTRICAL: THE DESIGN AND INSTALLATION OF ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND THE NATIONAL ELECTRIC CODE. PROVIDE OWNER/BUILDER COPY OF UNDERWRITER'S CERTIFICATE UPON COMPLETION OF WORK. ELECTRICAL CONTRACTOR MUST BE INSURE AND LICENSED IN COUNTY.

SEE PLAN FOR FIXTURE TYPE. REVIEW ALL FIXTURES WITH OWNER BEFORE ORDERING.

PLUMBING: THE DESIGN AND INSTALLATION OF ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND THE NEW YORK STATE BUILDING CODE. PLUMBING CONTRACTOR MUST BE INSURED AND LICENSED IN COUNTY, NY. INSULATE ALL HOT WATER SUPPLY PIPES LOCATED IN BASEMENT FROM BOILER TO FIRST FLOOR PENETRATIONS.

UTILITIES: COORDINATE THE LOCATION AND SIZE OF ALL NEW UTILITIES (ELECTRICAL, GAS, WATER, SEWER, TELEPHONE, CABLE) WITH EACH UTILITY COMPANY REPRESENTATIVE AND UTILITY SPECIFICATIONS.

MANUFACTURERS: LISTED ARE ONLY FOR ITEM SPECIFICATION. THE LISTING IS NOT INTENDED TO LIMIT SELECTION OF SIMILAR ITEMS FROM OTHER MANUFACTURERS.

CONTRACTOR: IS RESPONSIBLE FOR THE COORDINATION OF ALL TRADES AND SHALL ARRANGE FOR ALL MANDATORY INSPECTIONS, COMPLYING WITH LOCAL MUNICIPALITY OF JURISDICTION REQUIREMENTS. NO WORK SHALL BE CLOSED UNTIL INSPECTED AND APPROVED.

ALL WORK SHOULD BE PERFORMED IN THE BEST PROFESSIONAL MANNER BY MECHANICS SKILLED IN THEIR TRADE.

SAFE DIG
Before You Dig, Drill or Blast!
CALL US TOLL FREE 1-800-962-7962
NY Industrial Code Rule 753 requires no less than two working days notice, but not more than ten days notice. **UFPO**

CARPENTRY: DOUBLE JOISTS UNDER ALL INTERIOR PARTITIONS, AND AROUND ALL OPENINGS. FRAMING LUMBER: DOUGLAS FIR #2 OR BETTER. F#875 #3. STUDS: DOUGLAS FIR STUD GRADE, 2x4 INTERIOR WALLS, 16'OC, UNLESS NOTED OTHERWISE. JOIST HANGERS: SIMPSON OR EQUAL, GALVANIZED STEEL TO FIT FRAMING MEMBER. INSTALL FRAMING ANCHORS AT ALL FLUSH FRAMED CONNECTIONS AND AS INDICATED ON PLANS.

TREATED WOOD: PRESSURE TREATED SOUTHERN YELLOW PINE. ABOVEGROUND .25 LBS/CUFT. GROUND CONTACT .40 LBS/CUFT.

INTERIOR FINISHES
WALLS: 1/2" GYPSUM DRYWALL, 5/8" TYPE 'X' AT GARAGE. JOINTS TAPED AND FINISHED.
CEILING: 1/2" GYPSUM DRYWALL, 5/8" TYPE 'X' AT GARAGE
PROVIDE 5/8" TYPE 'X' FIRE-RATED GYPSUM DRYWALL OVER BOILER AND HW TANK.

PAINTING: BENJAMIN MOORE & CO. OR EQUAL; COLORS SELECTED BY OWNER. PRIME AND PAINT ALL NEW INTERIOR TRIM, CASINGS, MOULDINGS, DOORS, WINDOWS, ETC. PRIME AND PAINT ALL NEW DRYWALL SURFACES.

INTERIOR TRIM: PROFILES, SPECIES AND FINISH TO BE SELECTED BY OWNER.

WINDOWS: ANDERSEN 400 SERIES VINYL CLAD WOOD WINDOWS WITH HIGH-PERFORMANCE LOW-E INSULATING GLASS, AND INSECT SCREENS. STANDARD HARDWARE, AS SCHEDULED. PRIME AND APPLY TWO FINISH COATS PAINT TO INTERIOR SASH AND FRAME.

CAULK: SILICON SEALANT WITH COLOR TO MATCH ADJACENT SURFACES.

FLASHING: 16oz. COPPER, OR EQUAL.

DOORS
INTERIOR DOORS: TO BE SELECTED BY OWNER.
DOOR HARDWARE: AS MANUFACTURED BY 'SCHLAGE' OR EQUAL.

ANY LAND CLEARING, CONSTRUCTION, OR DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DRAWINGS, PERMIT, AND REGULATIONS OF LOCAL LAW

DRAWING TITLE:
MAPS & GENERAL NOTES

PROJECT:
PROPOSED RENOVATION

PROJECT ADDRESS:
7 SOUTHVIEW RD.
NEW FAIRFIELD CT. 06812

DOB EXAMINER SIGNATURE:

DOB BSCAN STICKER:

SEAL & SIGNATURE



DATE: 04/20/2023	DWG. NO.:
PROJECT NO.:	T-1
22-124	
DRAWING BY: ARQ	
CHECKED BY: PB	

N/F ETHEL A. & RONALD W.
KERN, TRUSTEES
VOL. 521, P. 1004
LOTS 17, 18 & 19, T.C. MAP # 122

MONUMENT FOUND
N 00° 34' E 0.30'
FROM CORNER.

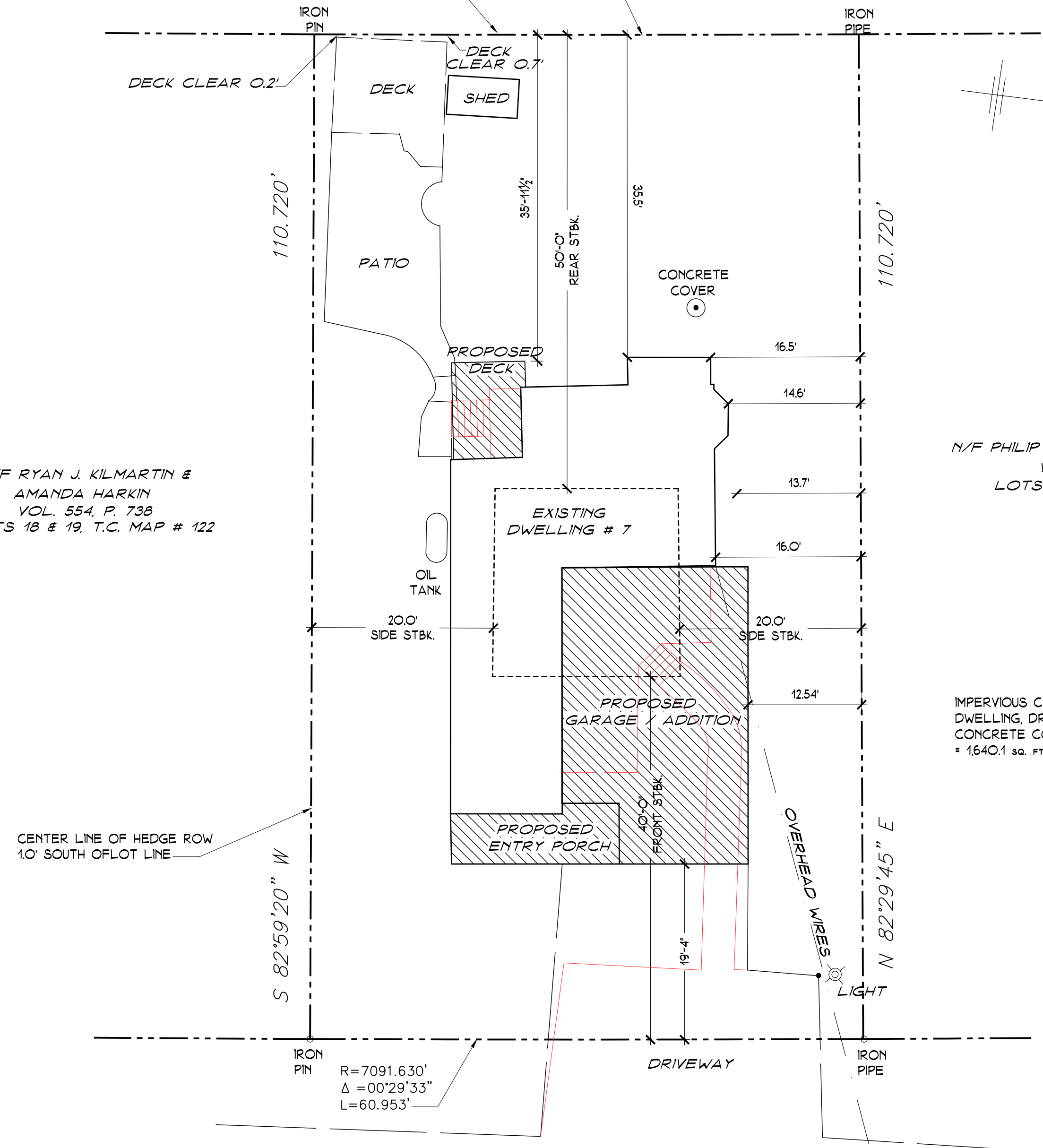
R=6980.910'
Δ=00°29'33"
L=60.000'

N/F EDWARD J. & DIANE M.
FITZGERALD
VOL. 483, P. 251
LOTS 15 & 16, T.C. MAP # 122

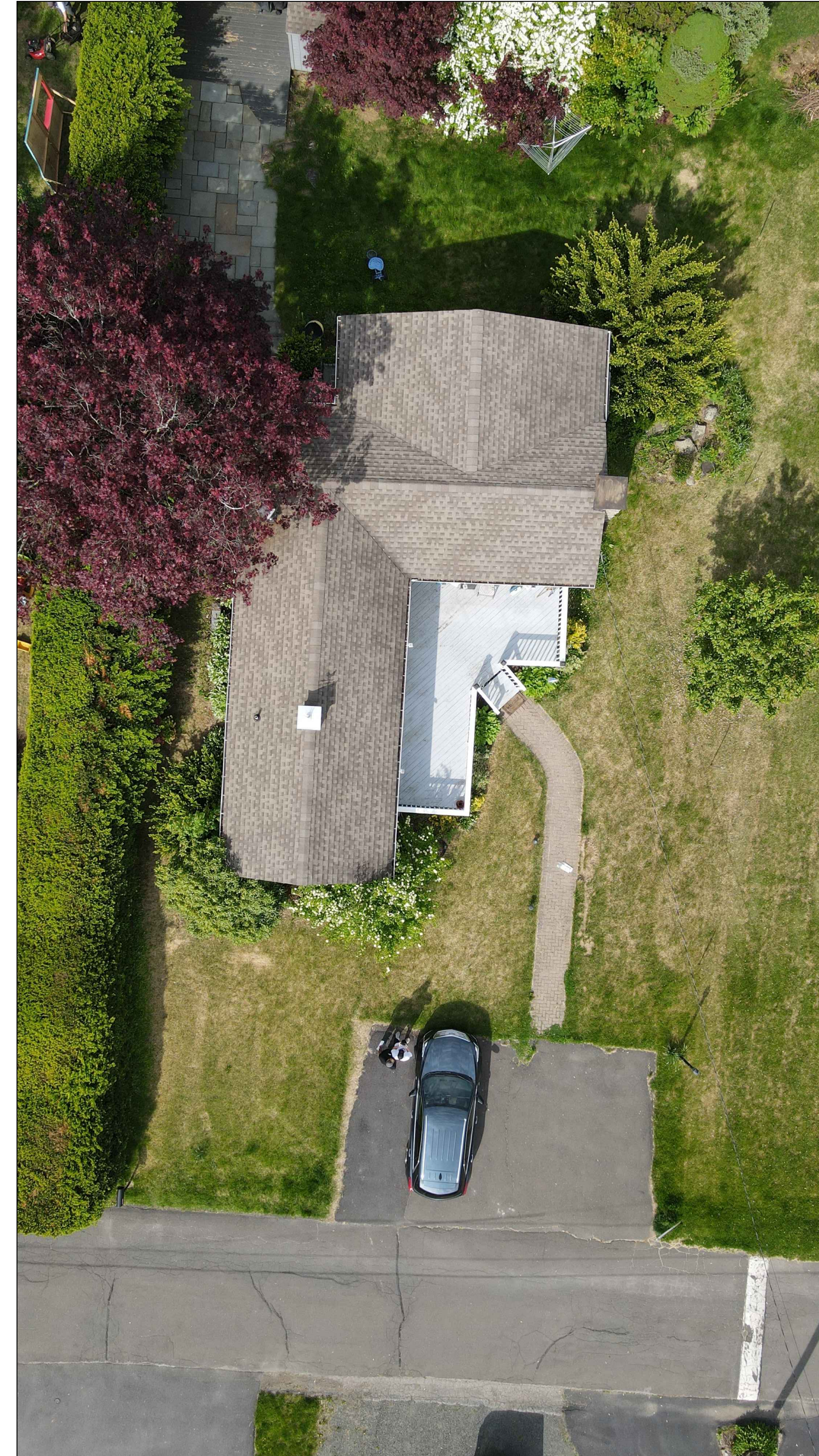
N/F RYAN J. KILMARTIN &
AMANDA HARKIN
VOL. 554, P. 738
LOTS 18 & 19, T.C. MAP # 122

N/F PHILIP W. NARYNECKI LIVING TRUST
VOL. 366, P. 1063
LOTS 15 & 16, T.C. MAP # 122

IMPERVIOUS COVERAGE:
DWELLING, DRIVEWAY, WALK, CONCRETE PAD,
CONCRETE COVER, PATIO, STEPS/LANDING
= 1640.1 sq. ft. = 24.49 %



EXIST. & PROPOSED SITE PLAN
1" = 10'-0"
THE MEETS & BOUNDS SHOWN ABOVE HAS BEEN TAKEN FROM THE SURVEY DONE BY MICHAEL J. RIORDAN DATED MAY. 24 2023



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REVISIONS	DATE	BY
COORDINATION	8-20-2023	ARQ

DRAWING TITLE:
PROPOSED SITE PLAN

PROJECT:
PROPOSED RENOVATION

PROJECT ADDRESS:
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NEW FAIRFIELD
CT. 06812

DOB EXAMINER SIGNATURE:



DOB BSCAN STICKER:



SEAL & SIGNATURE



DATE: 04/20/2023
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DRAWING BY: ARQ
CHECKED BY: PB

DWG. NO: S-1

ZONING DATA - NEW FAIRFIELD

TAX MAP DESIGNATION:	PARCEL ID: 555600				
ZONING DISTRICT:	R-44				
	MINIMUM REQUIREMENTS	EXISTING	PROPOSED	VARIANCE REQUESTED	
LOT AREA	AC.	1 AC.	0.15 AC.	N.C.	E.N.C.
MIN ROAD FRONTAGE	FT.	125.0'	60.95"	N.C.	E.N.C.
SETBACK REQUIREMENTS					
FRONT YARD	FT.	40.0'	24.83'	49.33'	YES (20.67')
1 SIDE	FT.	20.0'	14.58'	12.54'	YES (7.46')
2 SIDE	FT.	20.0'	15.25'	N.C.	E.N.C.
REAR YARD	FT.	50.0'	35.5'	N.C.	E.N.C.
BUILDING AND COVERAGE REQUIREMENTS					
MAXIMUM BUILDING AREA	%	20%	17.55%	25.58%	YES (5.58%)
MAXIMUM IMPERVIOUS SURFACES	%	25%	23.03%	32.31%	YES (7.31%)
MAXIMUM EFFECTIVE IMPERVIOUS COVERAGE	%	10%	TBD	TBD	TBD
MAXIMUM BUILDING HEIGHT	FT.	35'	17'	24.6'	NO
N.C. - NO CHANGE E.N.C. - EXISTING NON-CONFORMING T.B.D. - TO BE DETERMINED					



SITE



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DRAWING TITLE:
 PHOTOS
 NEIGHBORHOOD & SITE

PROJECT:
 PROPOSED
 RENOVATION

PROJECT ADDRESS:
 7 SOUTHVIEW RD.
 NEW FAIRFIELD
 CT. 06812

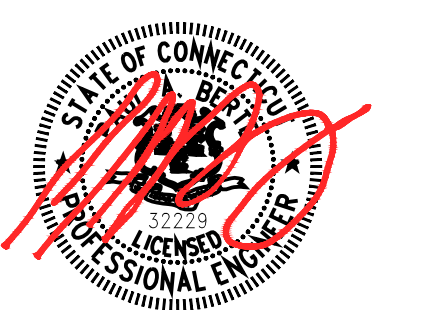
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DOB BSCAN STICKER:

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SEAL & SIGNATURE



DATE: 04/20/2023
 PROJECT NO: 22-124
 DRAWING BY: ARQ
 CHECKED BY: PB

DWG. NO:
 S-2



NEIGHBORHOOD PHOTOS



NEIGHBORHOOD PHOTOS



NEIGHBORHOOD PHOTOS



NEIGHBORHOOD PHOTOS



NEIGHBORHOOD PHOTOS



NEIGHBORHOOD PHOTOS

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CONSTRUCTION LEGEND:

SYMBOL	DESCRIPTION
	EXISTING WALL TO REMAIN
	WALL WITH 2X4 FURRING ON 2X4 P.T. PLATE.
	NEW WALL 2X4 WOOD STUDS @ 16' O.C. WITH 5/8" GYPSUM BOARD EACH SIDE
	NEW DOOR INDICATES DOOR SIZE
	NEW BIFOLD DOOR INDICATES DOOR SIZE
	NEW WINDOW INDICATES WINDOW SIZE

REMOVE EXISTING CONSTRUCTION FROM STRUCTURAL SLAB TO UNDERSIDE OF FLOOR DECKING ABOVE 2 REMOVE / RELOCATE EXISTING ELECTRICAL OUTLETS, SWITCHES ETC. AS REQUIRED. REWORK WIRING AS NECESSARY FOR CONTINUED POWER TO REMAINING OUTLETS, SWITCHES OR IF OUTLETS NOT REQUIRED REMOVE WIRING BACK TO NEAREST JUNCTION BOX TO REMAIN. 3 REMOVE / RELOCATE EXISTING PLUMBING AS REQUIRED. REWORK PLUMBING AS NECESSARY TO MAINTAIN INTEGRITY OF EXISTING SYSTEM TO REMAIN. CAP ALL UNUSED PIPING IN WALLS, FLOOR OR CEILINGS TO REMAIN. NOTIFY ARCHITECT IF ANY OBSTACLES APPEAR DURING DEMOLITION.

ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR UNDER A SEPARATE PERMIT. NO WORK SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN APPROVED.

NOTES: ALL ITEMS ARE EXISTING TO REMAIN UNLESS OTHERWISE INDICATED.

ELECTRICAL LEGEND:

SYMBOL	DESCRIPTION
	NEW HARDWIRED INTERCONNECTED SMOKE AND CARBON MONOXIDE DETECTOR. NOTE: EXCEPTION (RC #R314.4) INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS ARE NOT REQD WHEN PROPOSED WORK DOES NOT INCLUDE REMOVAL OF INTERIOR FINISHES. (#14032.1) SMOKE ALARMS ARE PERMITTED TO BE BATTERY OPERATED WHEN PROPOSED WORK DOES NOT INCLUDE REMOVAL OF INTERIOR FINISHES.
	NEW HARDWIRED INTERCONNECTED HEAT DETECTOR
	NEW LIGHT
	BATHROOM EXHAUST FAN DUCTED TO EXTERIOR W/ CAPACITY OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS
	KITCHEN EXHAUST HOODS SHALL BE DUCTED TO EXTERIOR WITH SHEET METAL DUCTS CONSTRUCTED OF GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER. DUCTS SHALL BE AIR TIGHT AND EQUIPPED WITH A BACK DRAFT DAMPER AND SHALL BE INDEPENDENT OF ALL OTHER EXHAUST SYSTEMS. KITCHEN EXHAUST SHALL BE 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS.

NOTE: ALL OUTLETS IN BATHROOMS, ABOVE COUNTERS IN KITCHENS, & WITHIN 6'-0" OF A SINK SHALL BE GFCI VERIFY & REPLACE OUTLETS AS REQD.

ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR UNDER A SEPARATE PERMIT NO WORK SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN APPROVED.

DRAWING TITLE:
PROPOSED FIRST & SECOND FLOOR PLANS

PROJECT:
PROPOSED RENOVATION

PROJECT ADDRESS:
**7 SOUTHVIEW RD.
 NEW FAIRFIELD
 CT. 06812**

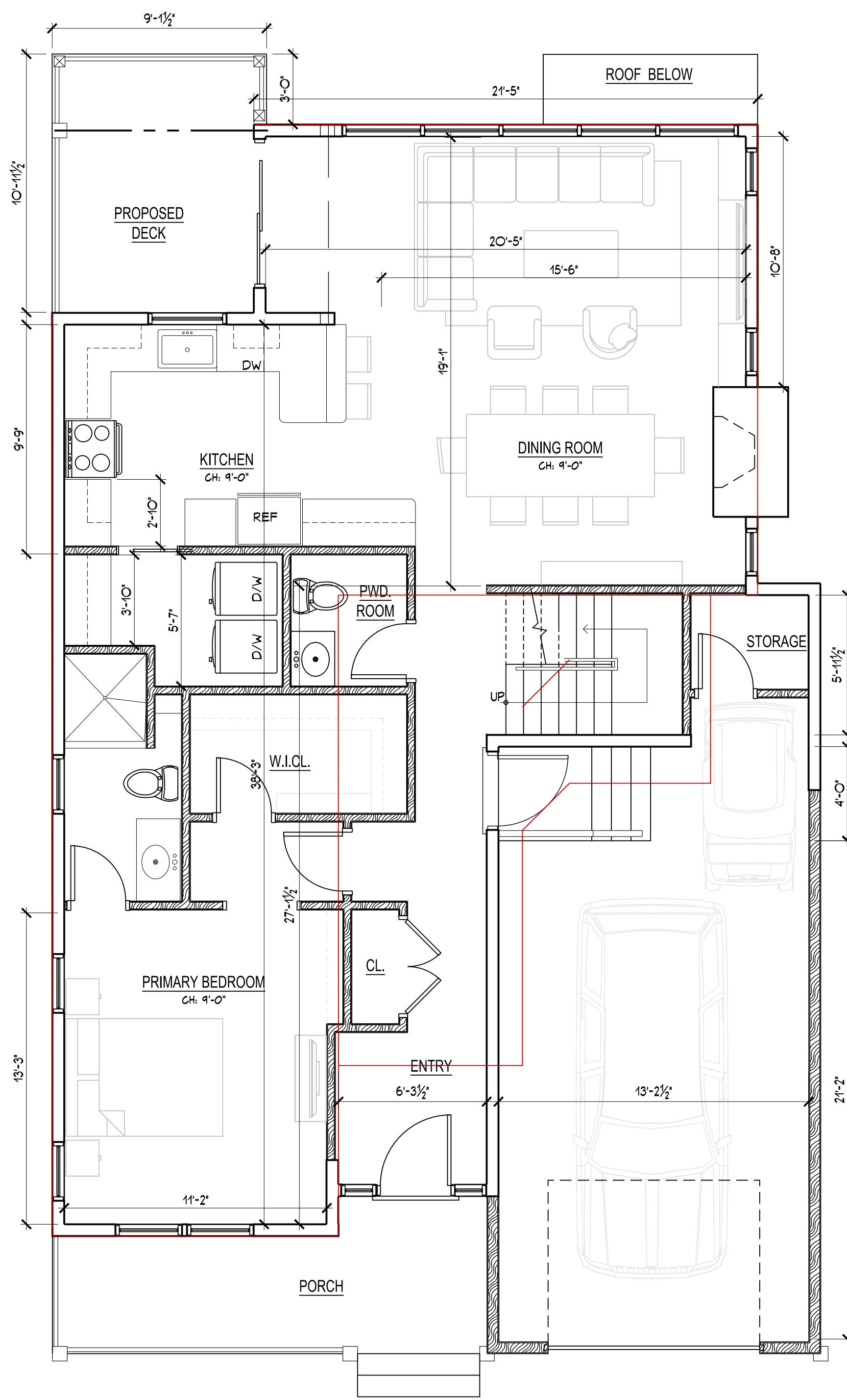
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DOB BSCAN STICKER:

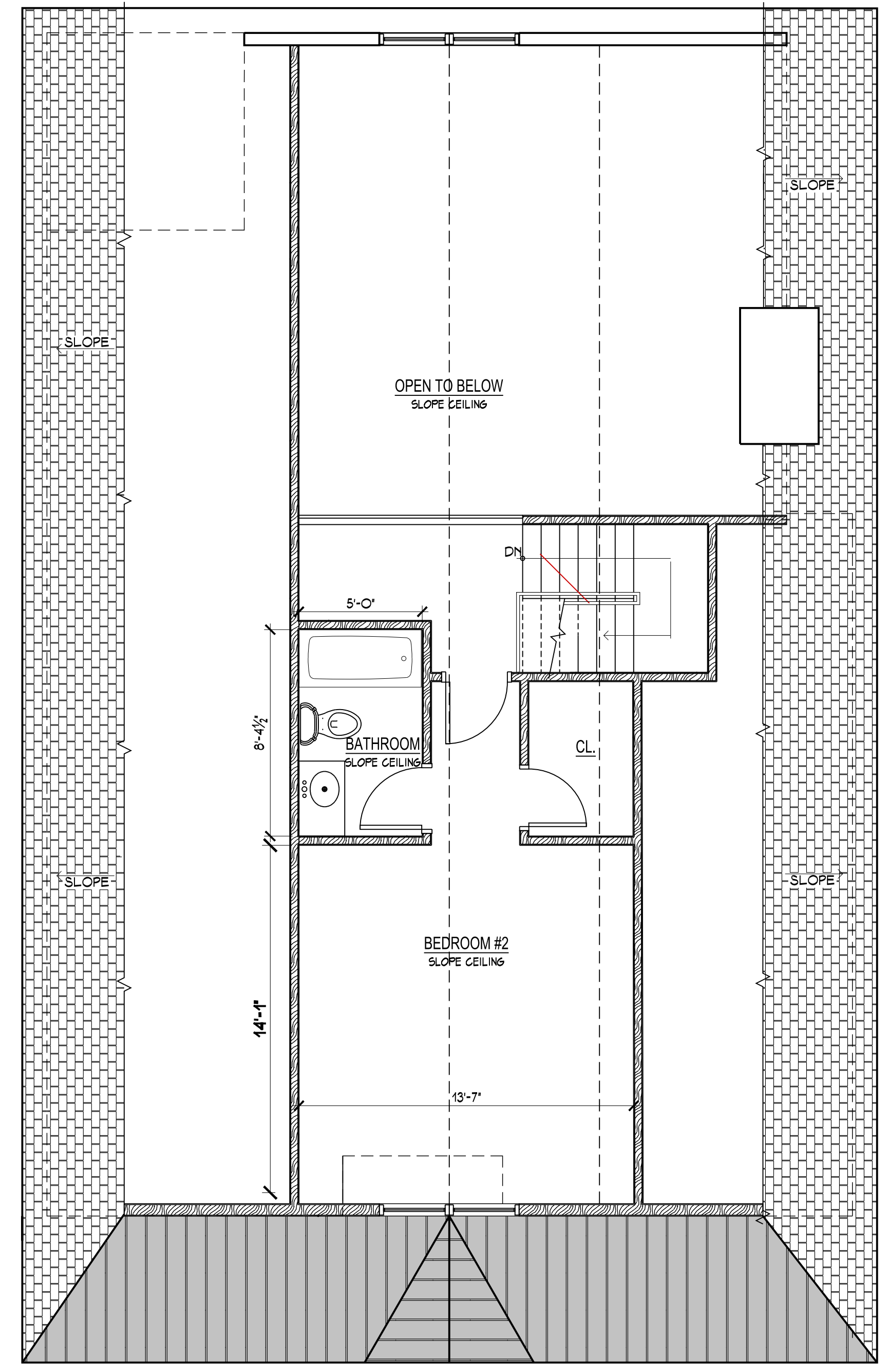
SEAL & SIGNATURE:



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PROPOSED FIRST FLOOR PLAN
 1,413 SQ.FT.
 1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN
 635 SQ.FT.
 1/4" = 1'-0"

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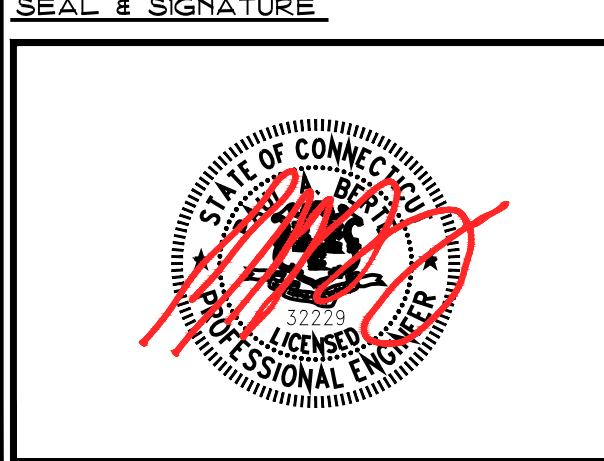
DRAWING TITLE:
PROPOSED ELEVATIONS

PROJECT:
PROPOSED RENOVATION

PROJECT ADDRESS:
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NEW FAIRFIELD
CT. 06812

DOB EXAMINER SIGNATURE:

DOB BSCAN STICKER:



DATE: 04/20/2023	DWG. NO: A-2
PROJECT NO: 22-124	
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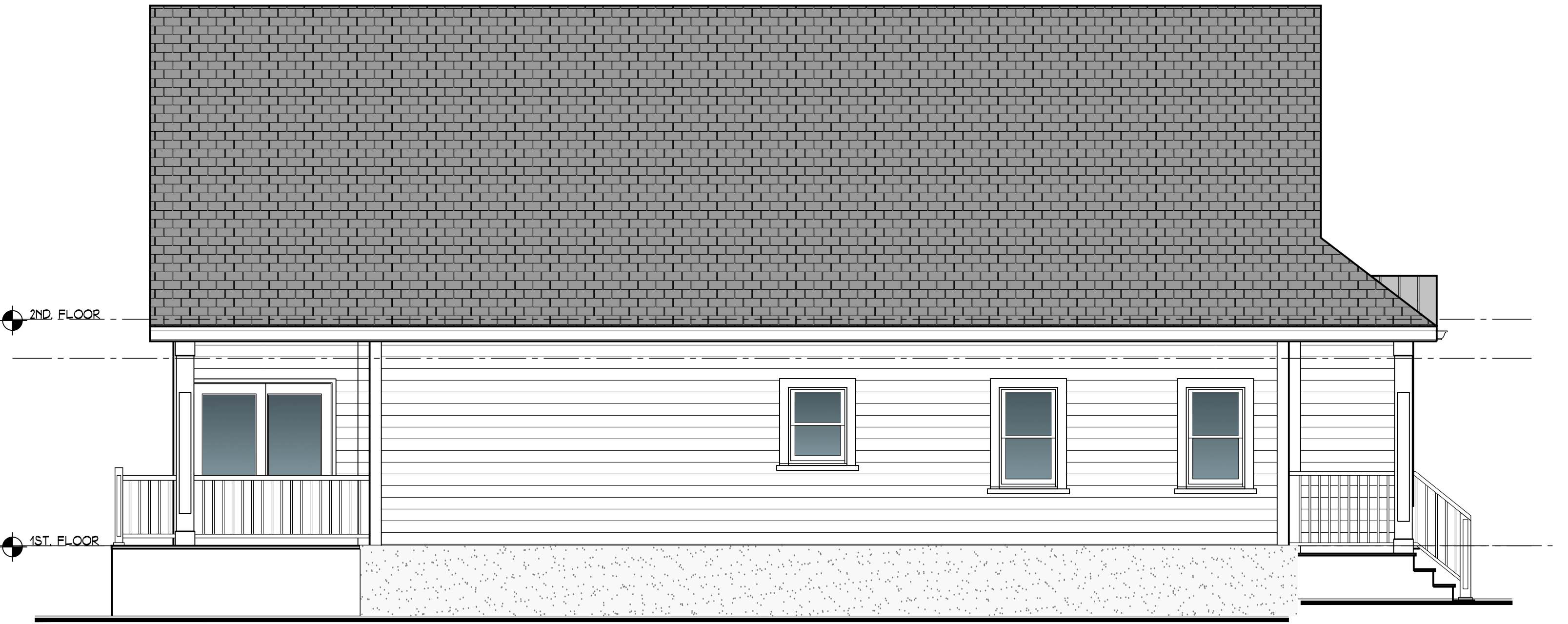
PROPOSED FRONT ELEVATION
1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



PROPOSED REAR ELEVATION
1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"