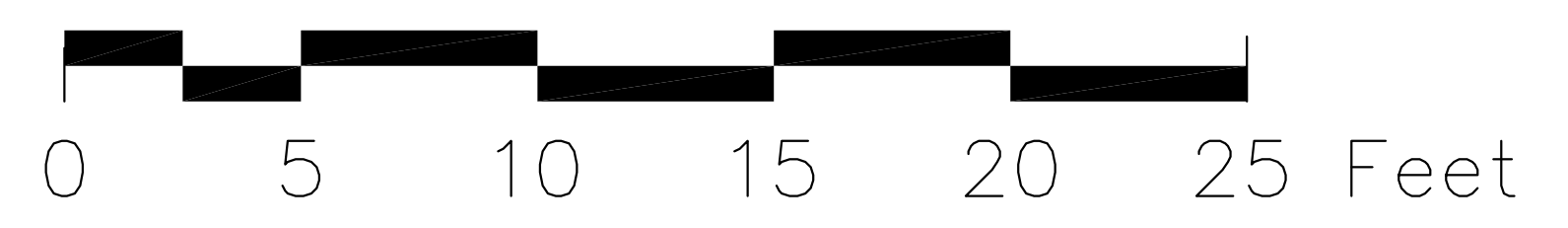
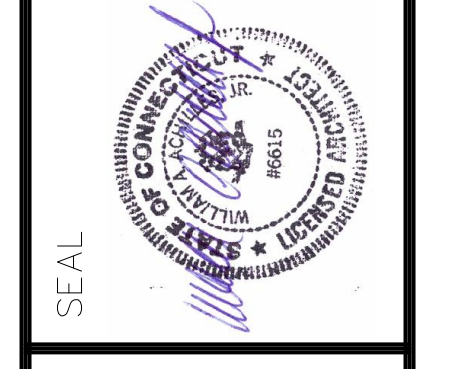


A
A-0 Foundation Plan



JOB TITLE
**Proposed Drawings for
 Smith Residence**
 2 Lakeview Road
 Westport, CT 06880



SEAL

Achilles Architects
 498 ANSON STREET
 BRIDGEPORT, CT 06606
 (203)259-5828, WACHILLES@AOL.COM FAX 250-5828

REVISIONS

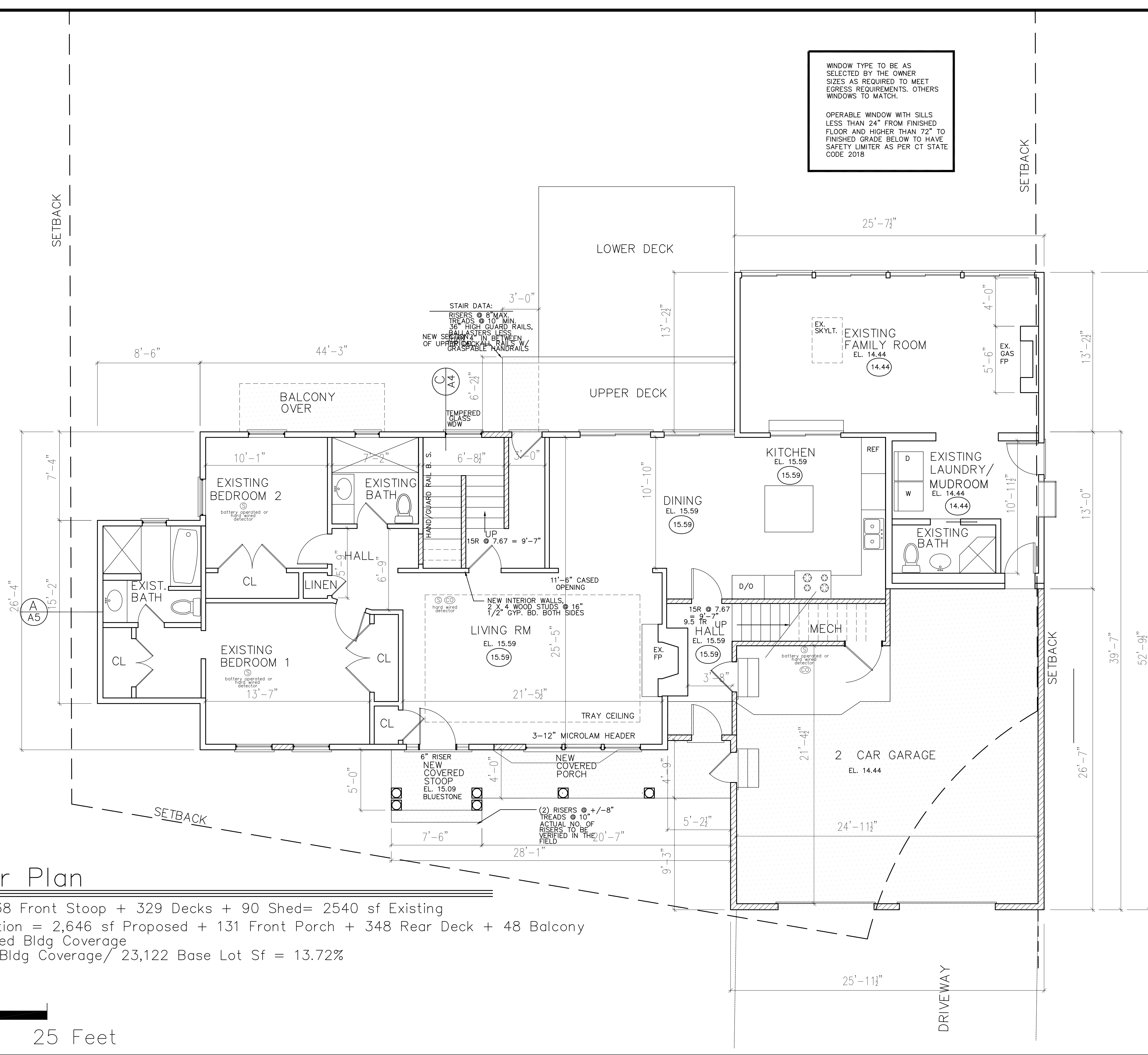
DRAWING TITLE
**Proposed
 Foundation Plan**

DATE
6-10-19

SCALE
1/4"

JOB NO
1843

SHEET NO
A-0

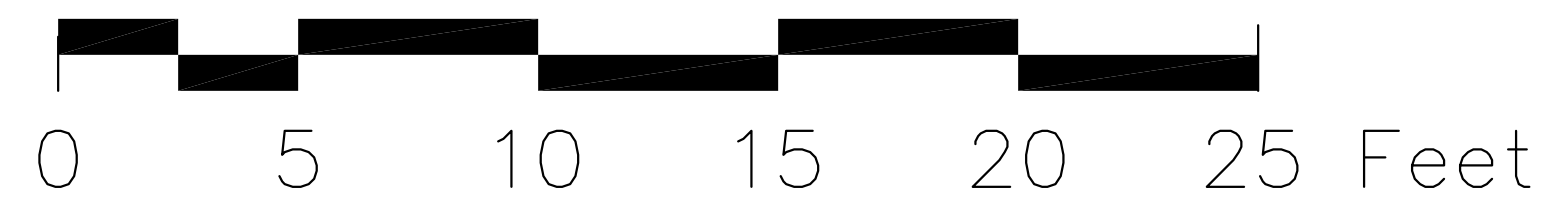


WINDOW TYPE TO BE AS SELECTED BY THE OWNER SIZES AS REQUIRED TO MEET EGRESS REQUIREMENTS. OTHERS WINDOWS TO MATCH.

OPERABLE WINDOW WITH SILLS LESS THAN 24" FROM FINISHED FLOOR AND HIGHER THAN 72" TO FINISHED GRADE BELOW TO HAVE SAFETY LIMITER AS PER CT STATE CODE 2018

A First Floor Plan

A-1 2,083 Building + 38 Front Stoop + 329 Decks + 90 Shed = 2540 sf Existing
 2,083 + 563 Addition = 2,646 sf Proposed + 131 Front Porch + 348 Rear Deck + 48 Balcony
 = 3173 sf Proposed Bldg Coverage
 3173 sf Proposed Bldg Coverage / 23,122 Base Lot Sf = 13.72%



Proposed Drawings for
 Smith Residence
 2 Lakeview Road
 Westport, CT 06880



Achilles Architects
 498 ANSON STREET BRIDGEPORT, CT 06606
 (203)259-5828, WACHILLES@AOL.COM FAX 250-5828

REVISIONS
DRAWING TITLE Proposed 1st Floor Plan
DATE 6-10-19
SCALE 1/4"
JOB NO 1843
SHEET NO

A-1

I JOIST FRAMING NOTE

DESIGN BASED ON I LEVEL TRUSS JOISTS & 1.9E MICROLAMS
 ROSEBURG EQUIVALENTS ARE AS FOLLOWS
 230 SERIES = RFP1 40 SERIES
 360 SERIES = RFP1 70 SERIES
 560 SERIES = RFP1 90 SERIES
 OTHER SUBSTITUTIONS TO BE APPROVED BY ARCHITECT

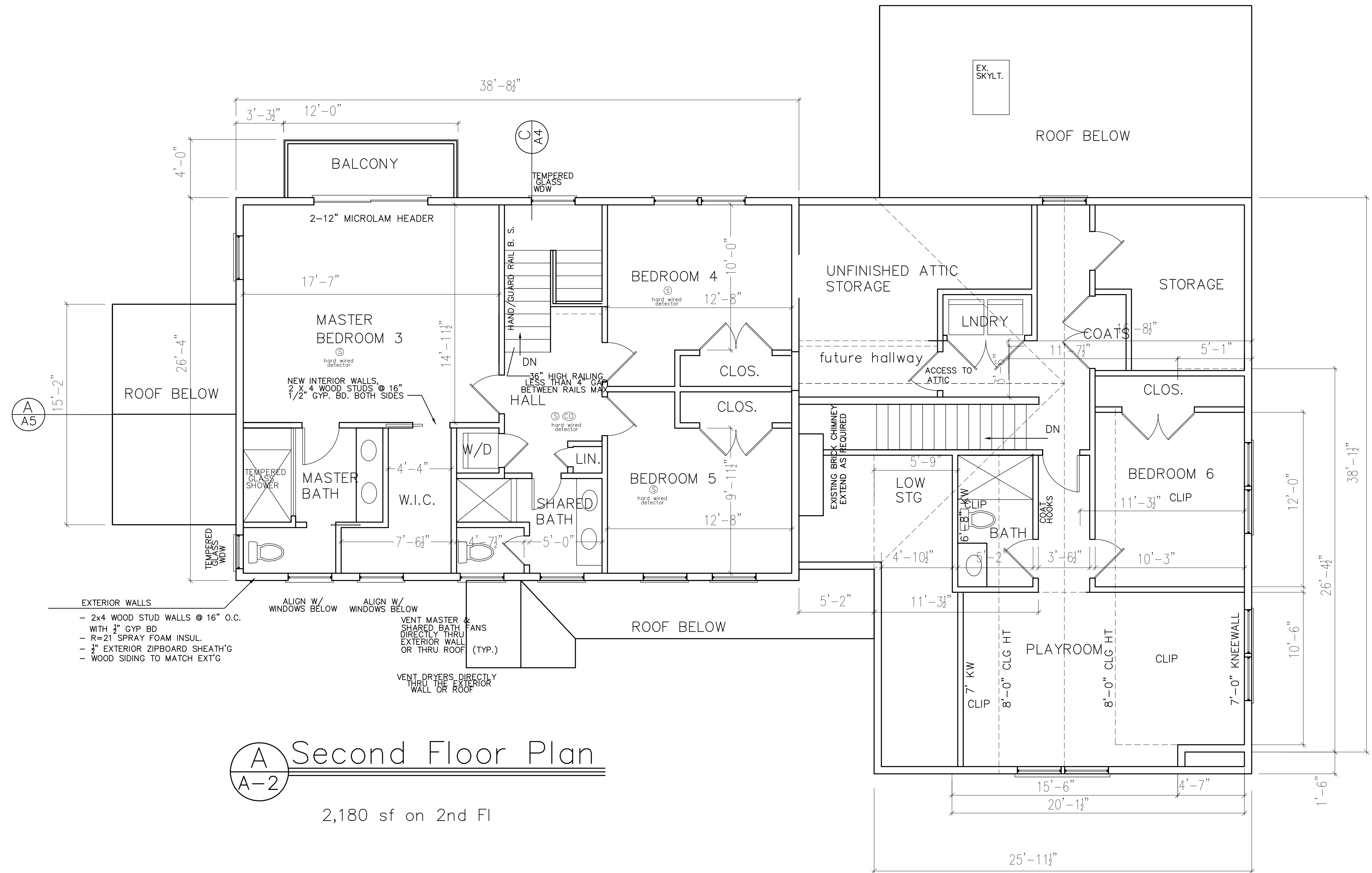
NOTE: ALL IJOISTS AND SOLID LUMBER FLOOR FRAMING LESS THAN A 2" X 10" TO HAVE 1/2" MINIMUM GYPSUM BOARD CEILING OR EQUIVALENT FIRE PROTECTION PER CODE I JOISTS PER CODE.

CONTRACTOR NOTE:

ALL NEW CONSTRUCTION & FRAMING TO HAVE MECHANICALLY FASTENED METAL CONNECTORS, WOOD TO WOOD & WOOD TO CONCRETE AS APPLICABLE AND PER CODE. USE 1/2" LAG BOLTS OR LEDGERLOCKS AS REQ'D. CONSULT WITH ARCHITECT IF THERE ARE QUESTIONS.

WINDOW TYPE TO BE AS SELECTED BY THE OWNER SIZES AS REQUIRED TO MEET EGRESS REQUIREMENTS. OTHERS WINDOWS TO MATCH.

OPERABLE WINDOW WITH SILLS LESS THAN 24" FROM FINISHED FLOOR AND HIGHER THAN 72" TO FINISHED GRADE BELOW TO HAVE SAFETY LIMITER AS PER CT STATE CODE 2018



A Second Floor Plan
 A-2
 2,180 sf on 2nd Fl

Proposed Drawings for
 Smith Residence
 2 Lakeview Road
 Westport, CT 06880



Achilles Architects
 498 ANSON STREET
 BRIDGEPORT, CT 06606
 (203)259-5828, WACHILLES@AOL.COM FAX 250-5828

REVISIONS

DRAWING TITLE
 Proposed
 2nd Floor Plan

DATE
 6-10-19

SCALE
 1/4"

JOB NO
 1843

SHEET NO

A-2

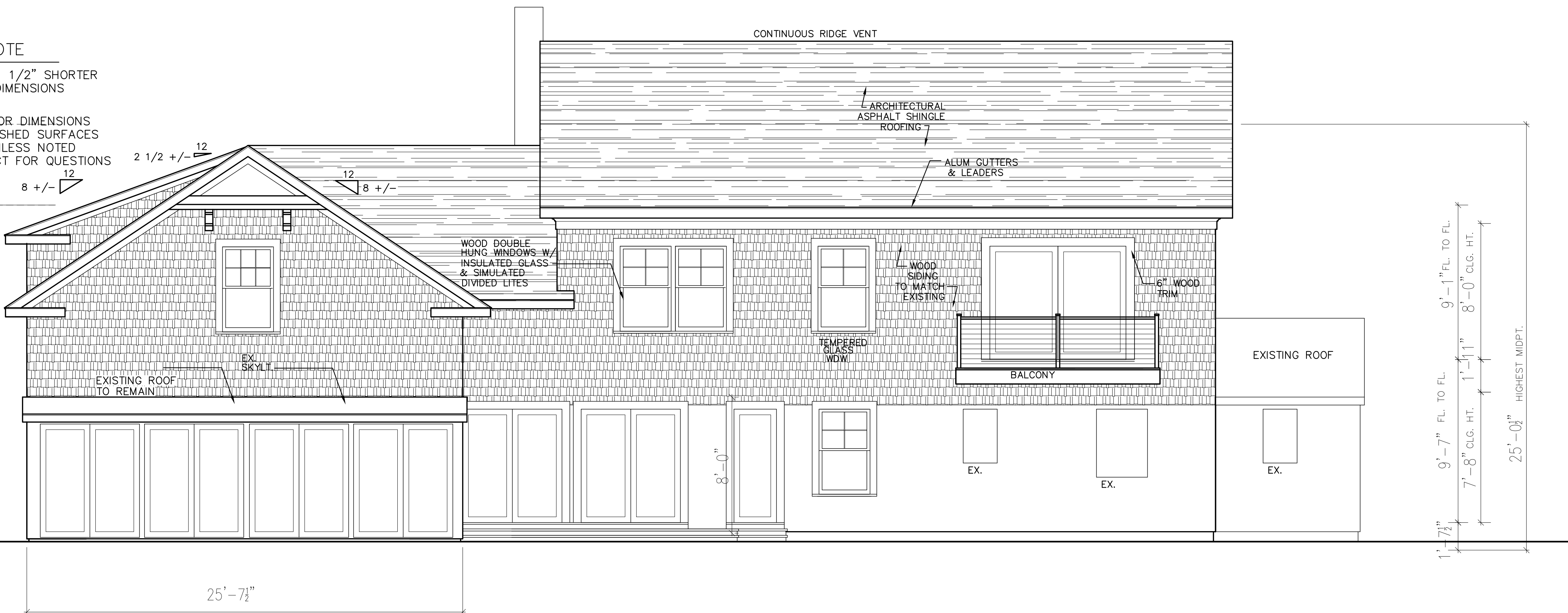
WINDOW TYPE TO BE AS SELECTED BY THE OWNER SIZES AS REQUIRED TO MEET EGRESS REQUIREMENTS. OTHERS WINDOWS TO MATCH.
OPERABLE WINDOW WITH SILLS LESS THAN 24" FROM FINISHED FLOOR AND HIGHER THAN 72" FINISHED GRADE BELOW TO HAVE SAFETY LIMITER AS PER CT STATE CODE 2018

CONTRACTOR NOTE
FOUNDATION DIMENSIONS ARE 1 1/2" SHORTER THAN THE OVERALL BUILDING DIMENSIONS

HIGHEST MIDPOINT
OVERALL EXTERIOR AND INTERIOR DIMENSIONS ARE TO THE FACE OF THE FINISHED SURFACES NOT TO THE STUD FRAMING UNLESS NOTED OTHERWISE. CONTACT ARCHITECT FOR QUESTIONS

35'-0", RESL A ZONE-MAX-BLDG-HEIGHT
25'-0" HIGHEST MIDPOINT
1ST FLOOR ELEV. 15.59
FAMILY RM ELEV. 14.62
GARAGE ELEV. 14.44
LOWEST AVERAGE GRADE ELEV. 14.03

25'-0" HIGHEST MIDPOINT
2ND FLOOR EL. 25.17
7'-8" CLG. HT.
9'-1" FLOOR TO FLOOR
9'-1" FLOOR TO FLOOR
8'-0" CLG. HT.
7'-8" CLG. HT.
1'-11" FLOOR TO FLOOR
8'-10" FLOOR TO FLOOR
25'-7 1/2" OVERALL WIDTH

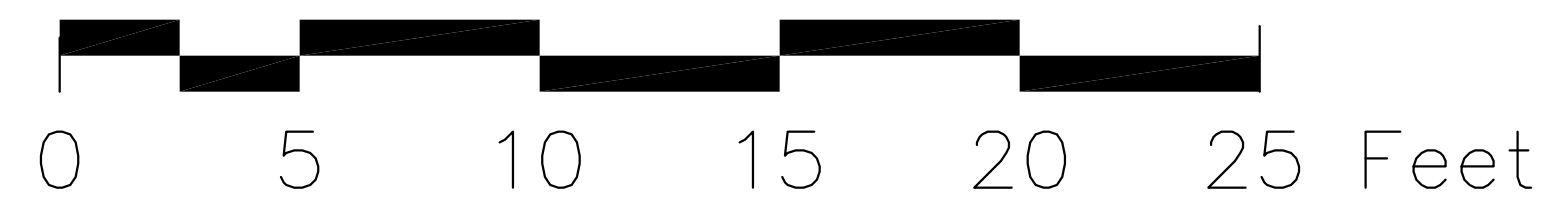


B Rear Elevation
A-3

35'-0", RESL A ZONE-MAX-BLDG-HEIGHT
25'-0" HIGHEST MIDPOINT
1ST FLOOR ELEV. 15.59
FAMILY RM ELEV. 14.62
GARAGE ELEV. 14.44
LOWEST AVERAGE GRADE ELEV. 14.03



A Front Elevation
A-3



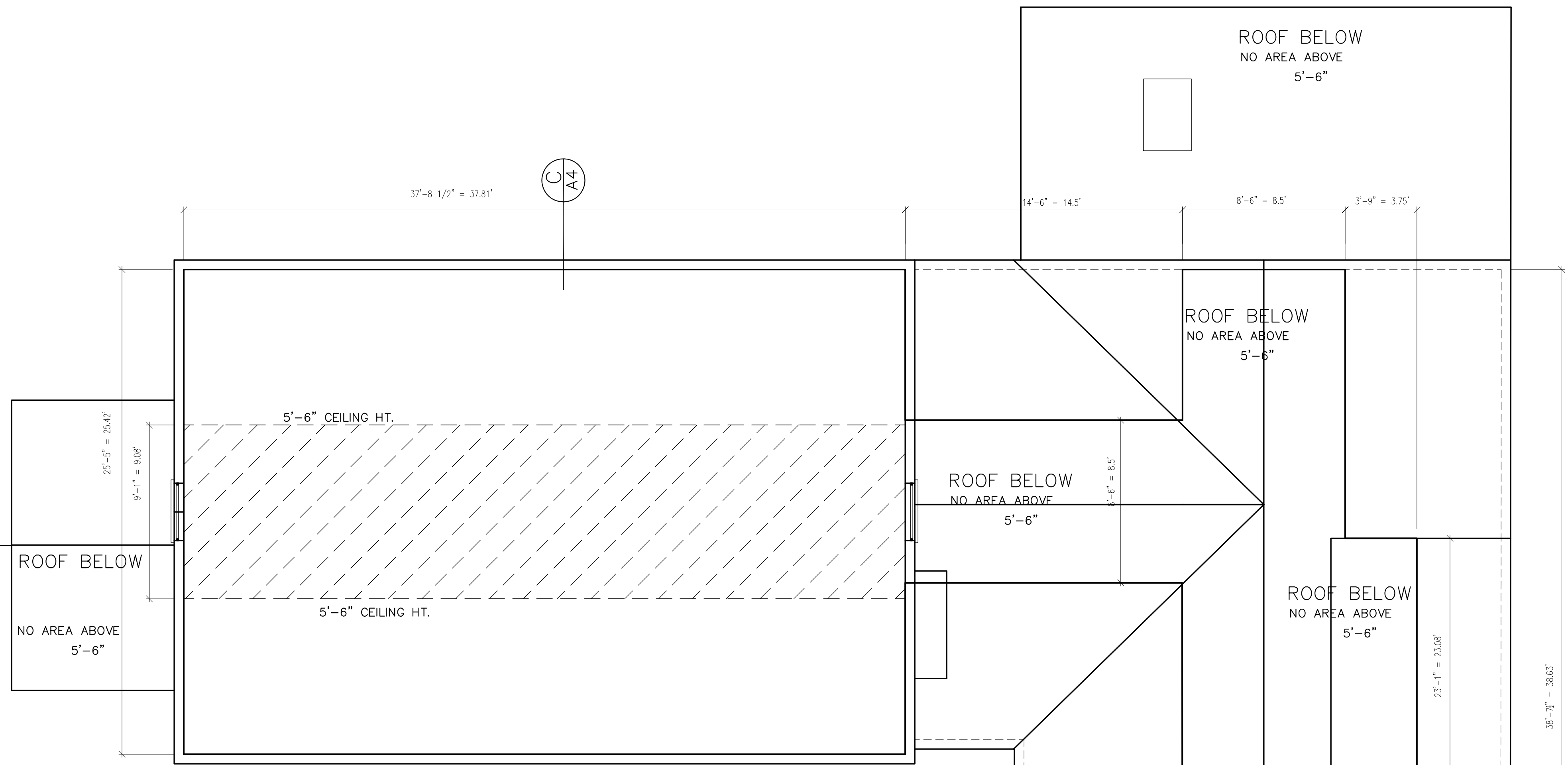
(2) RISERS @ +/- 8"
TREADS @ 10"
ACTUAL NO. OF RISERS TO BE VERIFIED IN THE FIELD

Proposed Drawings for
Smith Residence
2 Lakeview Road
Westport, CT 06880



Achilles Architects
498 ANSON STREET
BRIDGEPORT, CT 06606
(203)259-5828, WACHILLES@AOL.COM FAX 250-5828

REVISIONS
DRAWING TITLE Proposed Elevations
DATE 6-10-19
SCALE 1/4"
JOB NO 1843
SHEET NO A-3



HALF STORY CALCULATIONS

TOTAL NET ATTIC AREA = 1499.46 SF
 (NET AREA = AREA OF RAFTER/ FLOOR INTERSECTION)

1499.46 SF TOTAL NET ATTIC FLOOR/2 = 749.73 SF (50%)

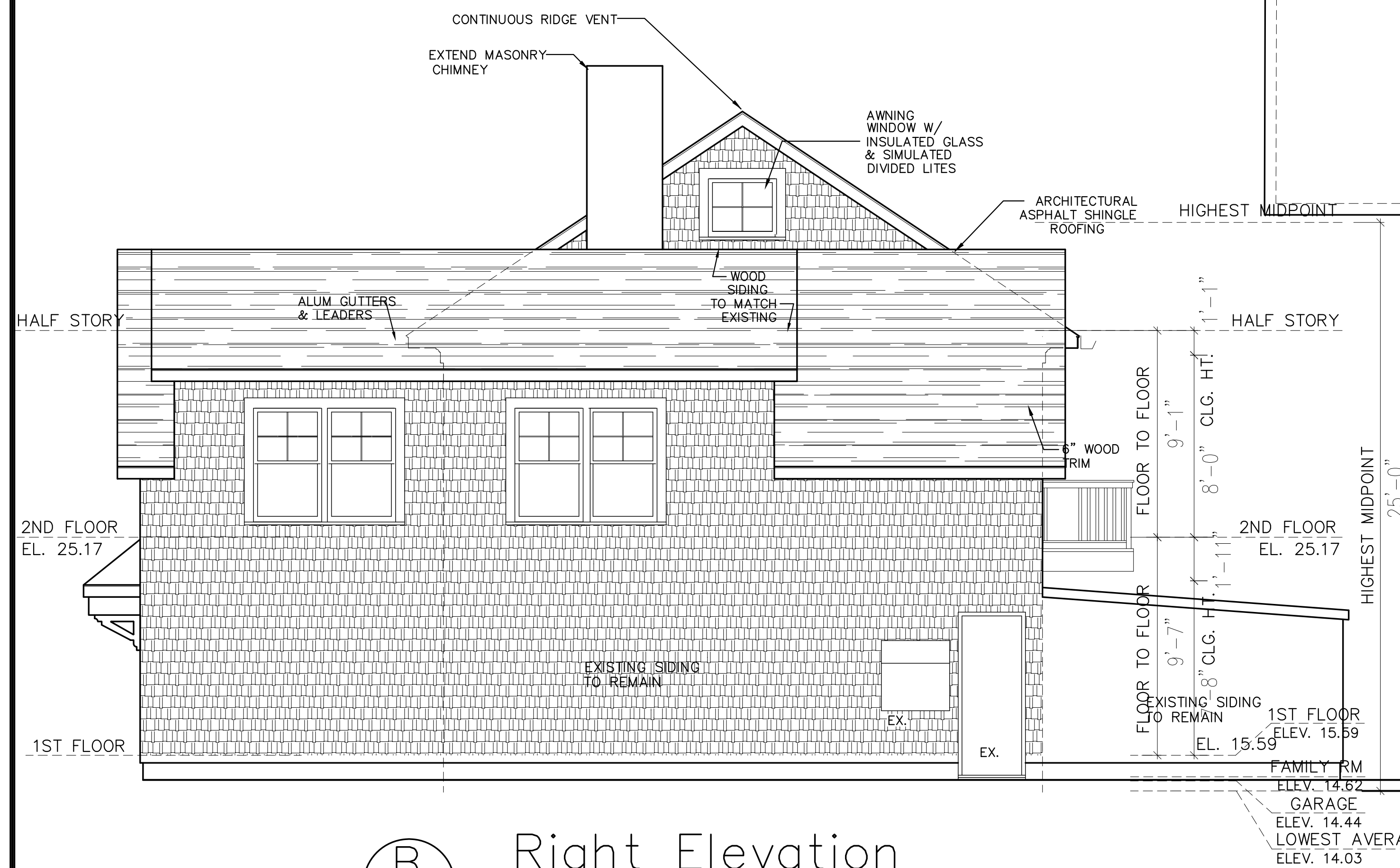
343.31 SF IS OVER 5'-6"
 (SEE HATCHED AREA OF PLAN)
 343.31 SF / 1499.46 SF = 22.90%

343.31 SF OVER 5'-6" IS LESS THAN 50% (35.72%)
HALF STORY AS DEFINED BY ZONING

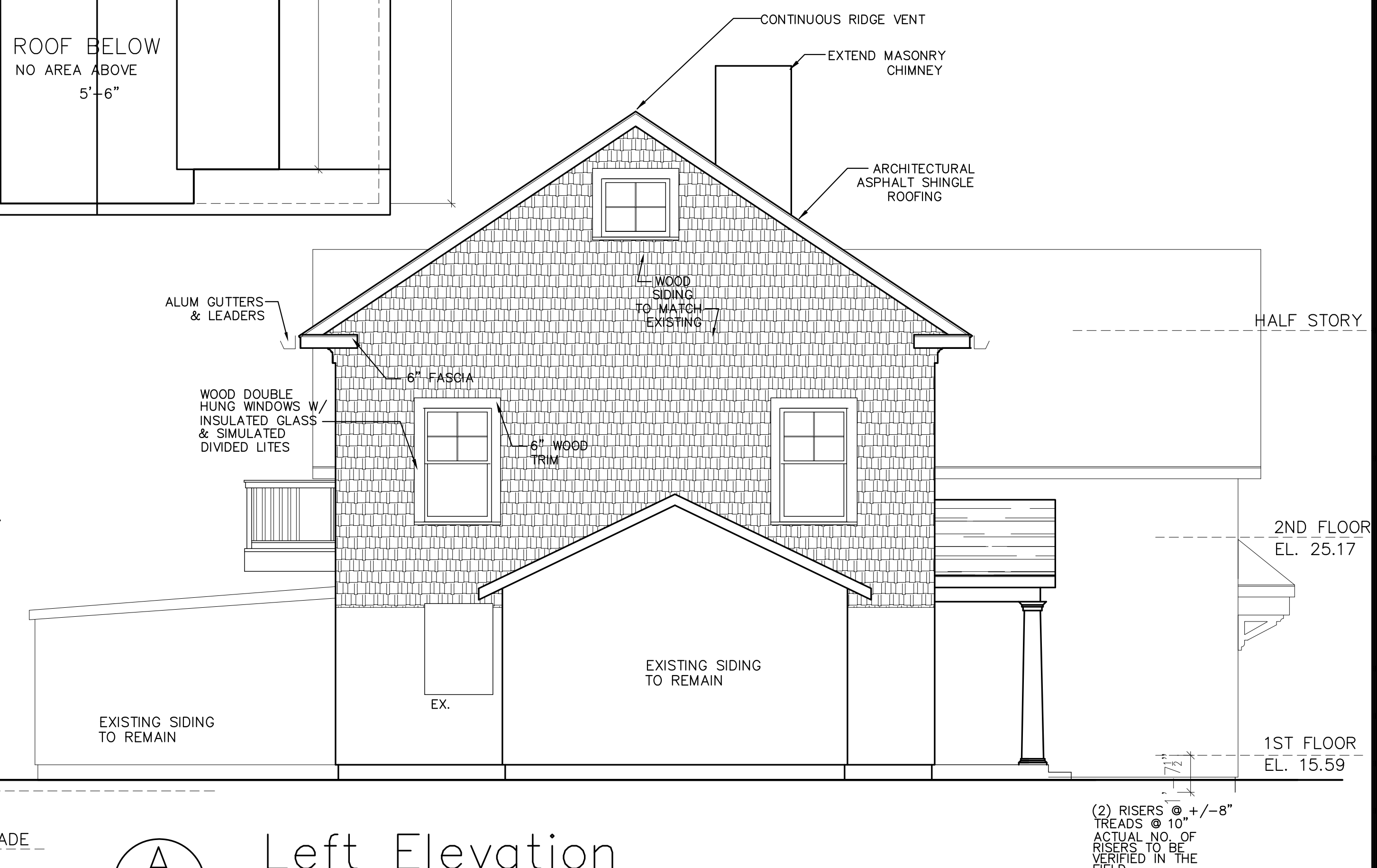
TOTAL NET ATTIC AREA = 1499.46 SF
 37.81 x 25.42 = 961.13 SF
 14.50 x 8.50 = 123.25 SF
 8.50 x 38.63 = 328.53 SF
 3.75 x 23.08 = 86.55 SF

TOTAL ATTIC AREA OVER 5'-6"
 37.81 x 9.08 = 343.31 SF IS OVER 5'-6"

C Roof Plan
A-4

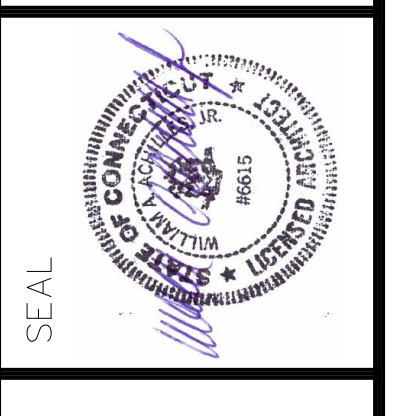


B Right Elevation
A-4



A Left Elevation
A-4

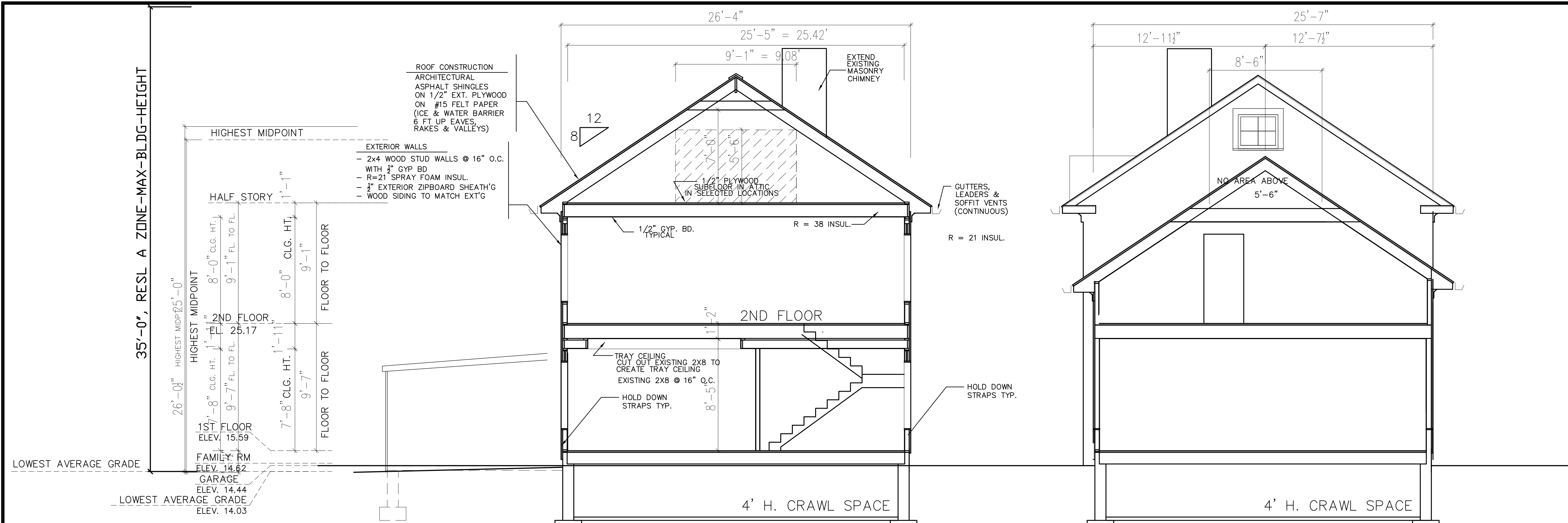
Proposed Drawings for
 Smith Residence
 2 Lakeview Road
 Westport, CT 06880



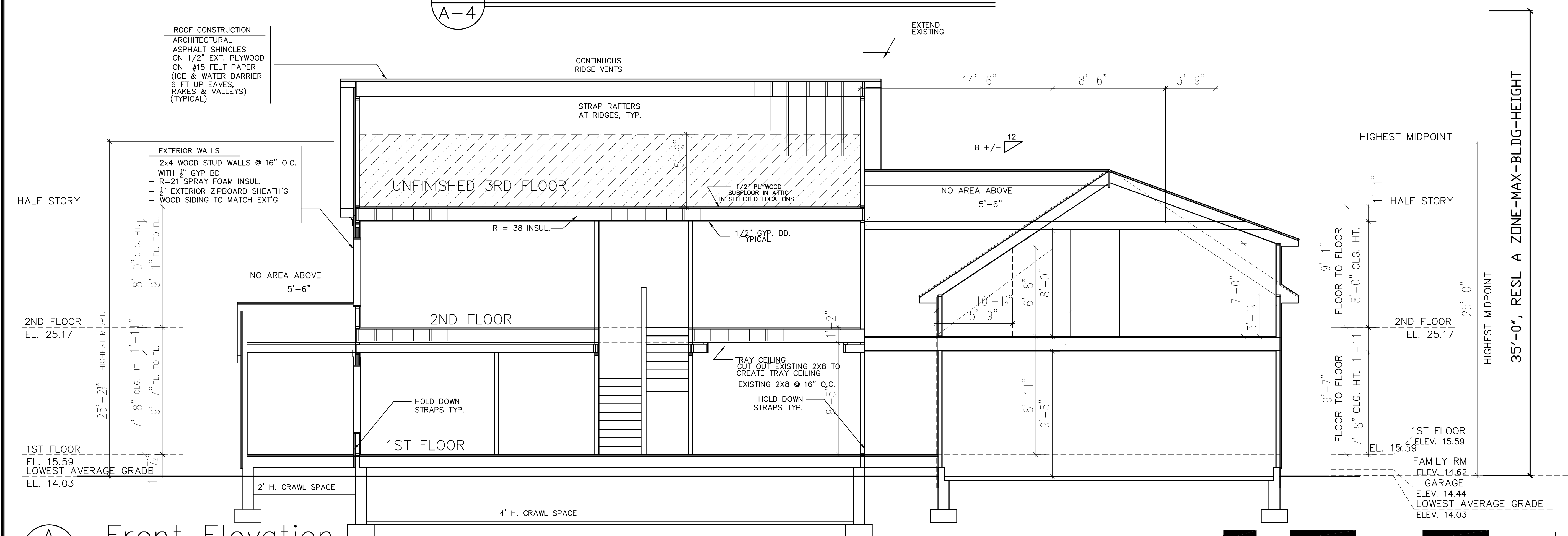
Achilles Architects
 498 ANSON STREET
 BRIDGEPORT, CT 06606
 (203)259-5828, WACHILLES@AOL.COM FAX 250-5828

REVISIONS
DRAWING TITLE Proposed Elevations & Sections
DATE 6-10-19
SCALE 1/4"
JOB NO 1843
SHEET NO A-4

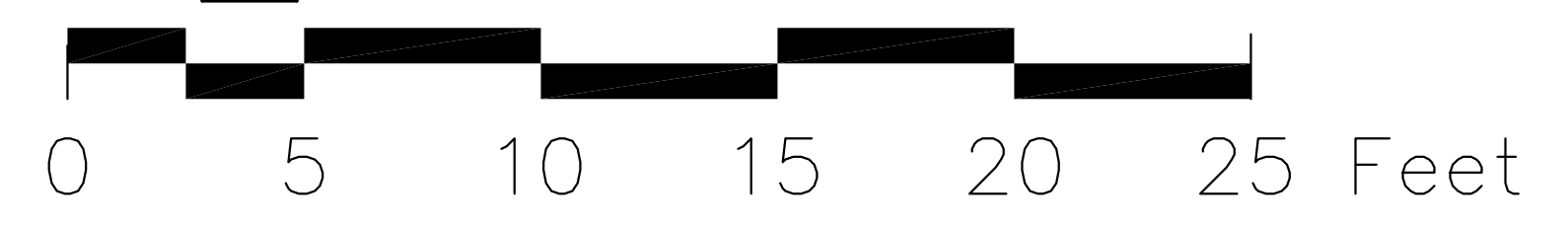
(2) RISERS @ +/-8"
 TREADS @ 10"
 ACTUAL NO. OF
 RISERS TO BE
 VERIFIED IN THE
 FIELD



C
A-4 Section



A
A-5 Front Elevation



Proposed Drawings for
Smith Residence
2 Lakeview Road
Westport, CT 06880



Achilles Architects
498 ANSON STREET
BRIDGEPORT, CT 06606
(203)259-5828, WACHILLES@AOL.COM FAX 250-5828

REVISIONS	
DRAWING TITLE	Proposed Sections
DATE	6-10-19
SCALE	1/4"
JOB NO	1843
SHEET NO	

A-5