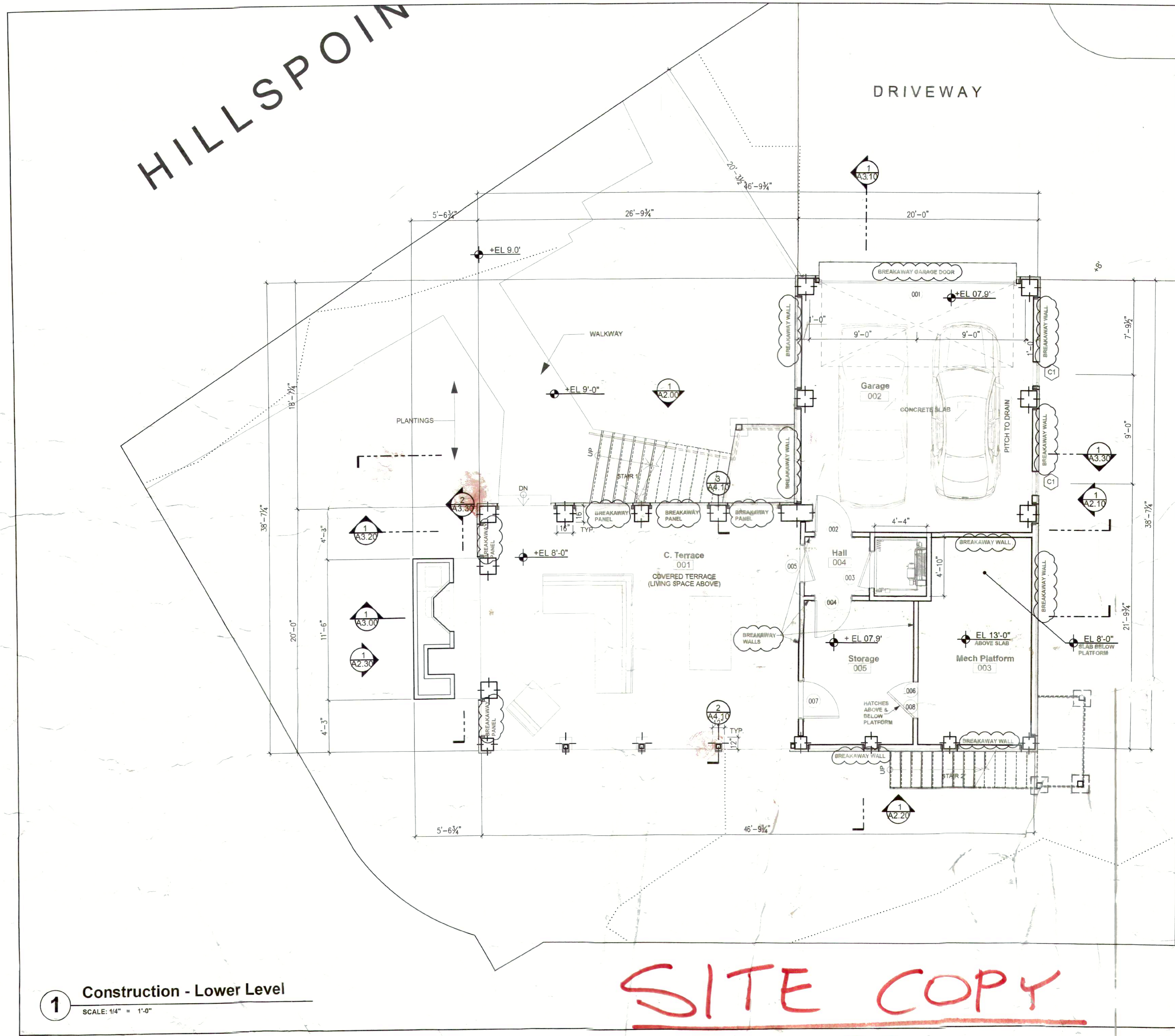

1 **Construction - Lower Level**

SCALE: 1/4" = 1'-0"

SITE COPY

2 OF 2

TOWN OF WESTPORT BUILDING DEPARTMENT
ALL STATE AND LOCAL CODES ORDINANCES, REGULATIONS, ETC. SHALL BE STRICTLY ADHERED TO AND SHALL BE CONSIDERED AS PART OF THIS CONSTRUCTION PROJECT AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED HEREIN

RECE[illegible]ED
FEB
WESTPORT BU[illegible] DEPT

SEAL: STATE OF CONNECTICUT — BRUCE D. BEINFIELD — NO. 05787 — LICENSED ARCHITECT

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T 203 838 5789 WWW.BEINFIELD.COM

TITLE: Construction Lower Level

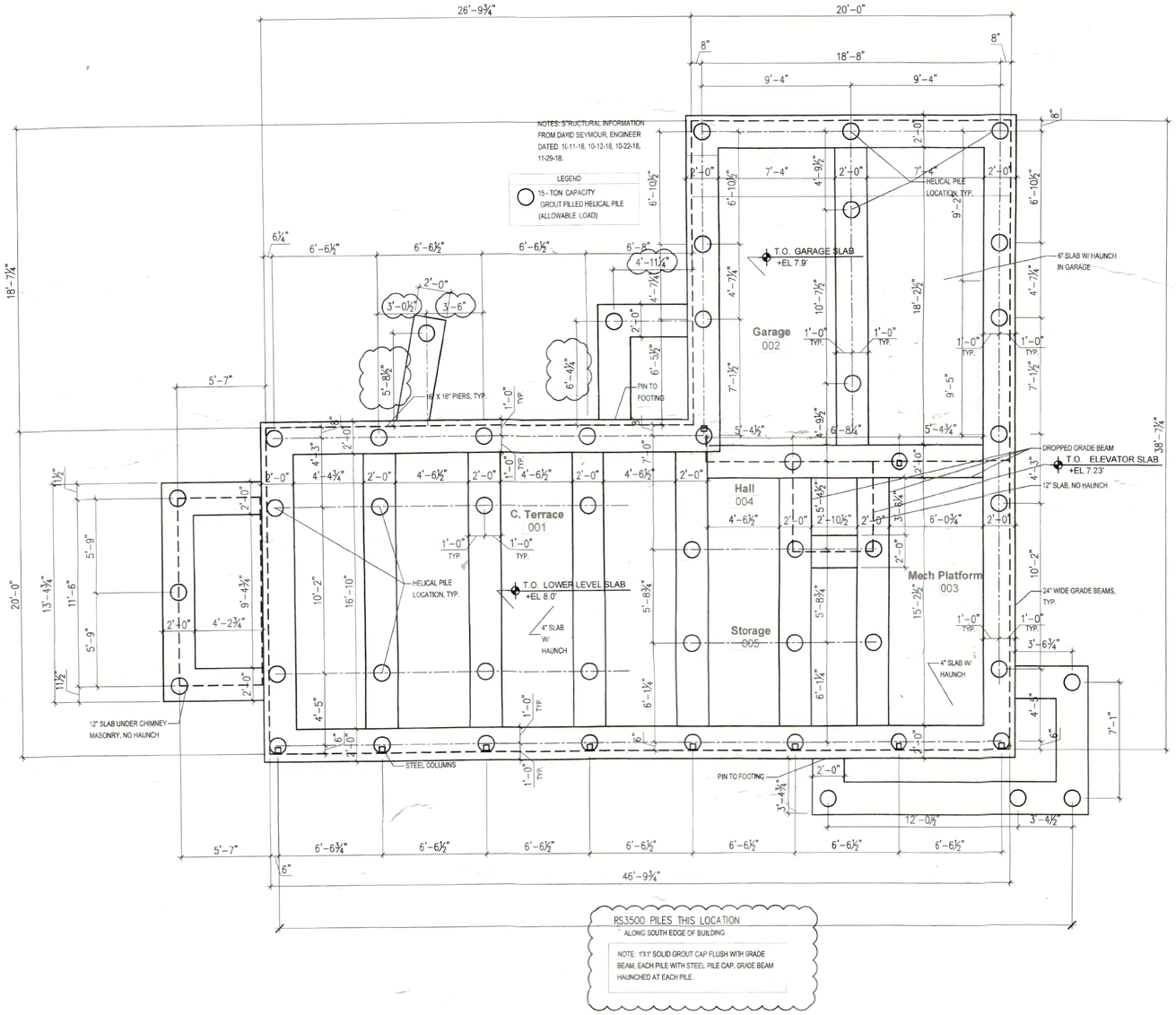
PROJECT: 233 Hillspoint Road

LOCATION: 233 Hillspoint Road Westport, CT 06880

REV 1	02/05/2019
PERMIT	11/29/2018
ZONING PERMIT	9/17/2018
CAM UPDATE	05/16/2018
CAM	10/09/2017
DATE	ISSUE

JOB NO.	233HILL
DATE	8/9/2018
SCALE	AS NOTED
DRAWN BY	

A1.00



RS3500 PILES THIS LOCATION
ALONG SOUTH EDGE OF BUILDING

NOTE: 1'X1' SOLID GROUT CAP FLUSH WITH GRADE BEAM, EACH PILE WITH STEEL PILE CAP, GRADE BEAM HAUNCHED AT EACH PILE.

1 Slab & Grade Beam Plan - Lower Level

SCALE: 1/4" = 1'-0"

STRUCTURAL NOTES

GENERAL

1. ALL STRUCTURAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE BASIC BUILDING CODE THE STATE OF CONNECTICUT. LATEST ADDITION.
2. ALL STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH SPECIFICATIONS, ARCHITECTURAL AND MECHANICAL DRAWINGS.
3. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR. THE GENERAL CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE OF THE APPROVED SIZE AND LOCATION OF ALL OPENINGS THROUGH ROOF, FLOORS AND WALLS.
4. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR. THE GENERAL CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE OF THE APPROVED SIZE AND LOCATION OF ALL OPENINGS THROUGH ROOF, FLOORS AND WALLS.
5. ALL SECTIONS AND DETAILS SHALL BE CONSIDERED TYPICAL AND APPLY FOR THE SAME, AND SIMILAR CONDITIONS, UNLESS OTHERWISE SPECIFICALLY NOTED.
6. CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.

FOUNDATIONS

1. ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL ON MINIMUM BEARING CAPACITY OF 2.0 TONS PER SQUARE FOOT. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN CONSTUCTION IS TO BEGIN SO THAT SOIL BEARING CAPACITY CAN BE VERIFIED AND FOOTING ELEVATIONS ADJUSTED IF REQUIRED.
2. BACKFILL WITH APPROVED MATERIAL. BACKFILLING UNDER THE SLAB, AROUND PIERS AND ON EACH SIDE OF FOUNDATION WALLS SHALL BE DONE IN LAYERS, NOT TO EXCEED 12". COMPACTION SHALL BE 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
3. EXCAVATION SHALL BE PROTECTED FROM FROST IN COLD WEATHER.
4. REMOVE ALL WATER FROM EXCAVATION PRIOR TO CONCRETE PLACEMENT.
5. CONTRACTOR SHALL NOT BACKFILL AGAINST FOUNDATION WALLS UNTIL FIRST LEVEL FRAMING IS SECURED IN PLACE.

CONCRETE

1. MATERIAL: F'C= 3,000 PSI AT 28 DAYS: 3,500 PSI FOR GARAGE SLABS.
2. ALL CONCRETE EXPOSED TO WEATHER INCLUDING CONCRETE FOR EXTERIOR FOUNDATION WALL SHALL BE AIR-ENTRAINED.
3. MAXIMUM AGGREGATE SIZE SHALL BE 1" DIAMETER UNLESS OTEHRWISE NOTED.
4. ROD REINFORCEMENT SHALL BE IN ACCORDANCE WITH ASTM A615, GRADE 60 TYPICALLY, GRADE 40 FOR TIES AND STIRRUPS.
5. MESH REINFORCEMENT SHALL BE IN ACCORDANCE WITH ASTM A185 AND A82.
6. ALL DETAILS, WORKMANSHIP AND PROCEDURES SHALL CONFORM TO ACI318 LATEST EDITION.
7. ALL BARS MARKED " CONT " SHALL BE LAPPED 40 BAR DIAMETERS AT SPLICES AND CORNERS AND SHALL BE HOOKED OR EXTENDED 2'-0" MINIMUM.

STRUCTURAL STEEL

1. MATERIAL: ASTM A36 FOR STRUCTURAL STEEL.

LUMBER

1. MATERIAL: DOUGLAS FIR LARCH NO. 2.
2. TIMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
3. ALL FLUSH FRAMING TO BE SUPPORTED ON METAL HANGERS, WITH SAFE LOAD CAPACITY OF REACTIONS INDICATED ON PLANS.
4. PROVIDE SOLID BRIDGING AT SUPPORT POINTS AND EVERY EIGHT FEET OF SPAN.
5. ALL SPLICES IN FRAMING MEMBERS TO OCCUR AT SUPPORT POINTS.
6. FLITCH BEAMS TO BE CONSTRUCTED WITH (2) ROWS OF 1/2" DIAMETER THROUGH BOLTS AT 16" ON CENTER TOP AND BOTTOM. PROVIDE 1-1/2" CLEARANCE FROM TOP AND BOTTOM EDGE.
7. DOUBLE JOIST UNDER ALL NON-BEARING PARTITION WALLS.
8. PROVIDE 3-1/2" X 3-1/2" PSL POST SUPPORT FOR ALL FLITCH, LVL AND GLUED LAMINATED BEAMS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING BELOW ALL POSTS DOWN TO FOUNDATION.
9. PROVIDE (2) 2 X 10 HEADERS FOR ALL OPENINGS UNLESS OTHERWISE NOTES.
10. PROVIDE SIMPSON H-10 CONNECTOR BETWEEN RAFTER AND WALL PLATE (TYPICAL).

MASONRY

1. MATERIAL: ASTM C90, F'M = 1,750 PSI
2. MORTAR FOR INTERIOR MASONRY SHALL CONFORMS TO ASTM C-270, TYPE-N, MORTAR FOR EXTERIOR MASONRY SHALL CONFORM TO ASTM C-476, TYPE S OR M.
3. CALCUIM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED IN MORTAR OR GROUT IN WHICH REINFORCEMENT, METAL TIES, OR ANCHORS ARE EMBEDDED.
4. METAL TIES AND ANCHORS SHALL BE OF CORROSION-RESISTANT METAL OR SHALL BE COATED WITH CORROSION RESISTANT METAL.

DESIGN: ASCE 7-05, METHOD 1:
WIND LOADING CONNECTION REQUIREMENTS
(100 MPH 3 SECOND GUSTS)

PROJECT:
RESIDENCE
233 HILLSPOINT ROAD
WESTPORT, CT.

STANDARD REQUIREMENTS (SR):
1. ROOF SHEATHING: 1/2" PLYWOOD WITH 8D NAILS AT 6" ON CENTER AT PANEL EDGES.
2. RAFTER STRAPS AT RIDGE: 2 X 6 COLLAR TIES AT 16" ON CENTER, TIGHT TO THE RIDGE BOTTOM.
3. RAFTER STRAPS TO SECOND FLOOR WALL STUD: SIMPSON H2A AT EACH RAFTER.
4. SECOND FLOOR WALL PLATE TO TO SECOND FLOOR STUDS: 4'-0" WIDE 1/2" PLYWOOD WITH 8D NAILS AT 2" ON CENTER.
5. STRAP BETWEEN HEADERS 8'-0" AND GREATER TO JACK STUD: SIMPSON H6.
6. SECOND FLOOR STUDS TO FIRST FLOOR STUDS: 4'-0" WIDE 1/2" PLYWOOD WITH 8D NAILS AT 2" ON CENTER.
7. FIRST FLOOR STUD TO SILL PLATE: 4'-0" WIDE 1/2" PLYWOOD WITH 8D NAILS AT 2" ON CENTER.
8. SILL PLATE TO FOUNDATION WALL: 1/2" DIAMETER DOUBLE ZINC COATED ANCHOR BOLTS AT 48" ON CENTER
(1'-0" MAXIMUM FROM EACH CORNER AND PLATE ENDS)
9. EXTERIOR PLYWOOD SHEATHING: 1/2" PLYWOOD WITH 8D NAILS AT 6" ON CENTER AT PANEL EDGES. UNLESS OTHERWISE NOTED. PROVIDE 2 X 4 SOLID BLOCKING ON THE FLAT BETWEEN ALL STUDS AT ALL HORIZONTAL PLYWOOD JOINTS FOR THE CONTINUATION OF THE NAILING PATTERN.

JOB SPECIFIC REQUIREMENTS (JSR):
1. SHEAR WALL # 1: (EXTERIOR LEFT SIDE WALL OF LIVING ROOM): 1/2" PLYWOOD WITH 8D NAILS AT 3" ON CENTER AT PANEL EDGES. SIMPSON HD12 HOLD DOWN AT CORNERS AND EACH SIDE OF BAY. (4) LOCATIONS.
2. SHEAR WALL # 2: (EXTERIOR LEFT SIDE WALL OF BEDROOM 1 & FOYER): 1/2" PLYWOOD WITH 8D NAILS AT 2" ON CENTER AT PANEL EDGES. SIMPSON HD5B HOLD DOWN AT BEDROOM CORNER AND EACH SIDE OF FOYER DOOR. (3) LOCATIONS.
3. SHEAR WALL # 3: (EXTERIOR RIGHT SIDE WALL OF CLOSET, BATH MECHANICAL ROOM, PANTRY & KITCHEN): 1/2" PLYWOOD BOTH SIDES WITH 8D NAILS AT 6" ON CENTER AT PANEL EDGES. SIMPSON HD5B HOLD DOWN AT CORNERS. (2) LOCATIONS.
4. SHEAR WALL # 4: (EXTERIOR FRONT WALL OF BEDROOM 1 & CLOSET): 1/2" PLYWOOD WITH 8D NAILS AT 3" ON CENTER AT PANEL EDGES.
5. SHEAR WALL # 5: (EXTERIOR FRONT WALL OF LIVING ROOM & DINING ROOM): 1/2" PLYWOOD WITH 8D NAILS AT 4" ON CENTER AT PANEL EDGES.
6. SHEAR WALL # 6: (EXTERIOR BACK WALL OF LIVING ROOM, DINING ROOM & KITCHEN): RIGID STEEL FRAME: TS 4" X 5" X 1/2" COLUMNS, W12 X 16 BEAM WITH 1/2" THROUGH PLATE CONNECTIONS.

SEAL
STATE OF CONNECTICUT
DAVID E. BEINFIELD
NO. 05787
LICENSED ARCHITECT

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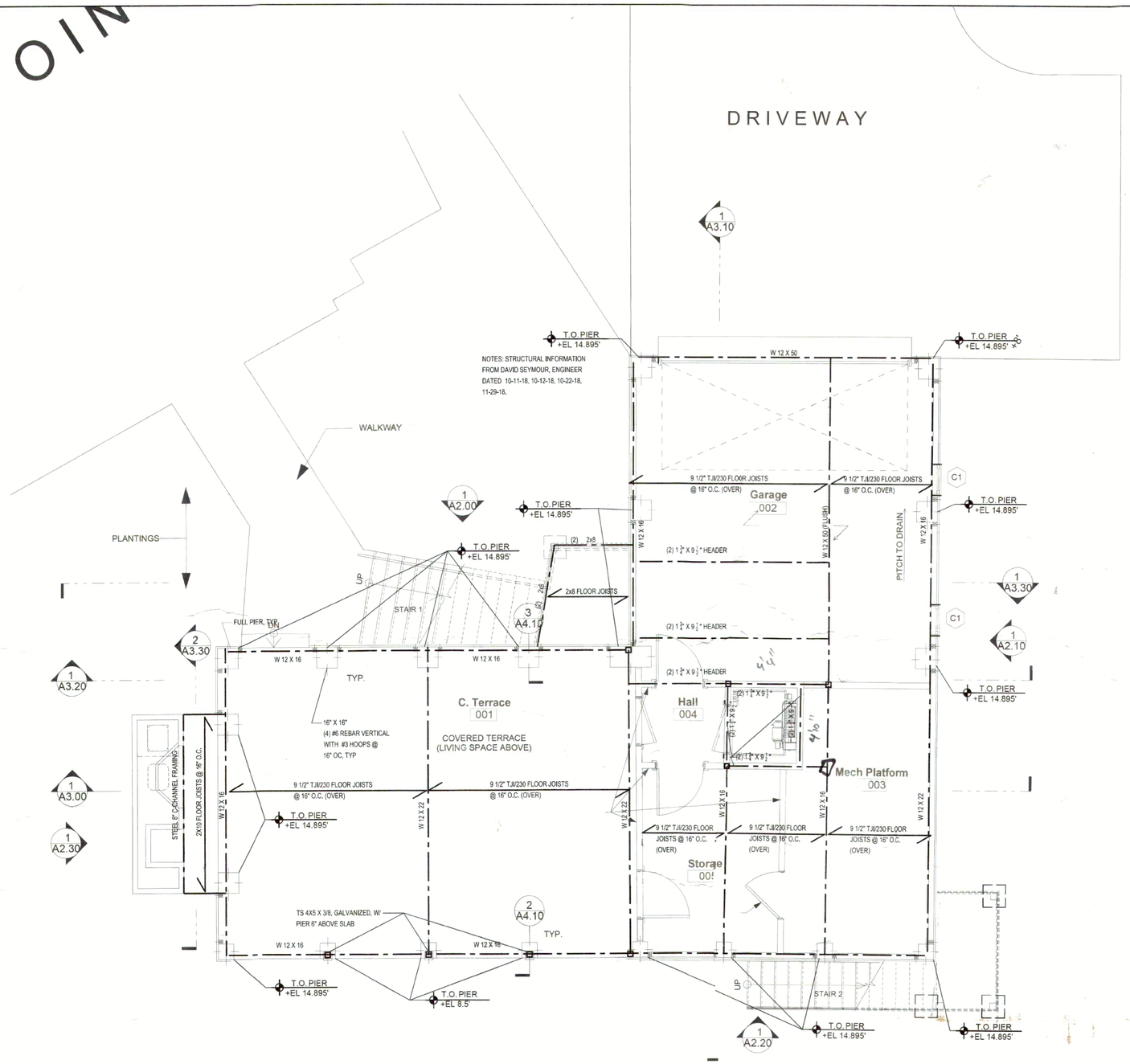
TITLE: Structural-Slab & Grade Beam Plan

PROJECT: 233 Hillspoint Road
LOCATION: 233 Hillspoint Road Westport, CT 06880

REV 1	02/05/2019
PERMIT	11/29/2018
ZONING PERMIT	9/17/2018
CAM UPDATE	05/16/2018
CAM	10/09/2017
DATE	ISSUE
JOB NO.	233HILL
DATE	8/9/2018
SCALE	AS NOTED
DRAWN BY	

S1.00

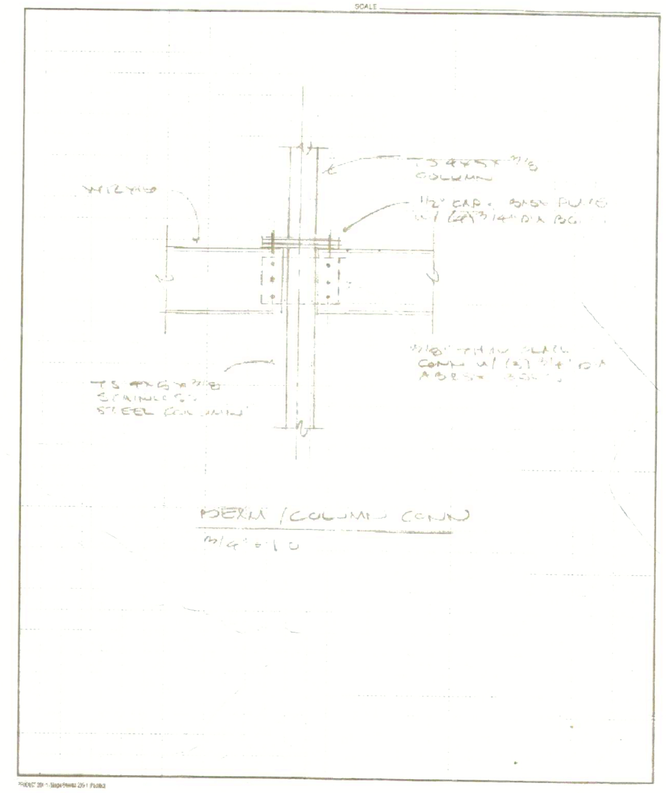


1 Structural - Lower Level

SCALE: 1/4" = 1'-0"

DAVID SEYMOUR, P.E.
1771 Post Road East, 23
WESTPORT, CONNECTICUT 06880
(203) 259-8911

JOB
SHEET NO.
CALCULATED BY
DATE
CHECKED BY
DATE
SCALE



2 Typical Steel Connection

NTS

SEAL

STATE OF CONNECTICUT
BRUCE D. BEINFIELD
NO. 05787
LICENSED ARCHITECT

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PROJECT: 233 Hillspoint Road

LOCATION: 233 Hillspoint Road Westport, CT 06880

TITLE: Structural Lower Level

REV 1	02/05/2019
PERMIT	11/29/2018
ZONING PERMIT	9/17/2018
CAM UPDATE	05/16/2018
CAM	10/09/2017
DATE	ISSUE
JOB NO.	233HILL
DATE	8/9/2018
SCALE	AS NOTED
DRAWN BY	

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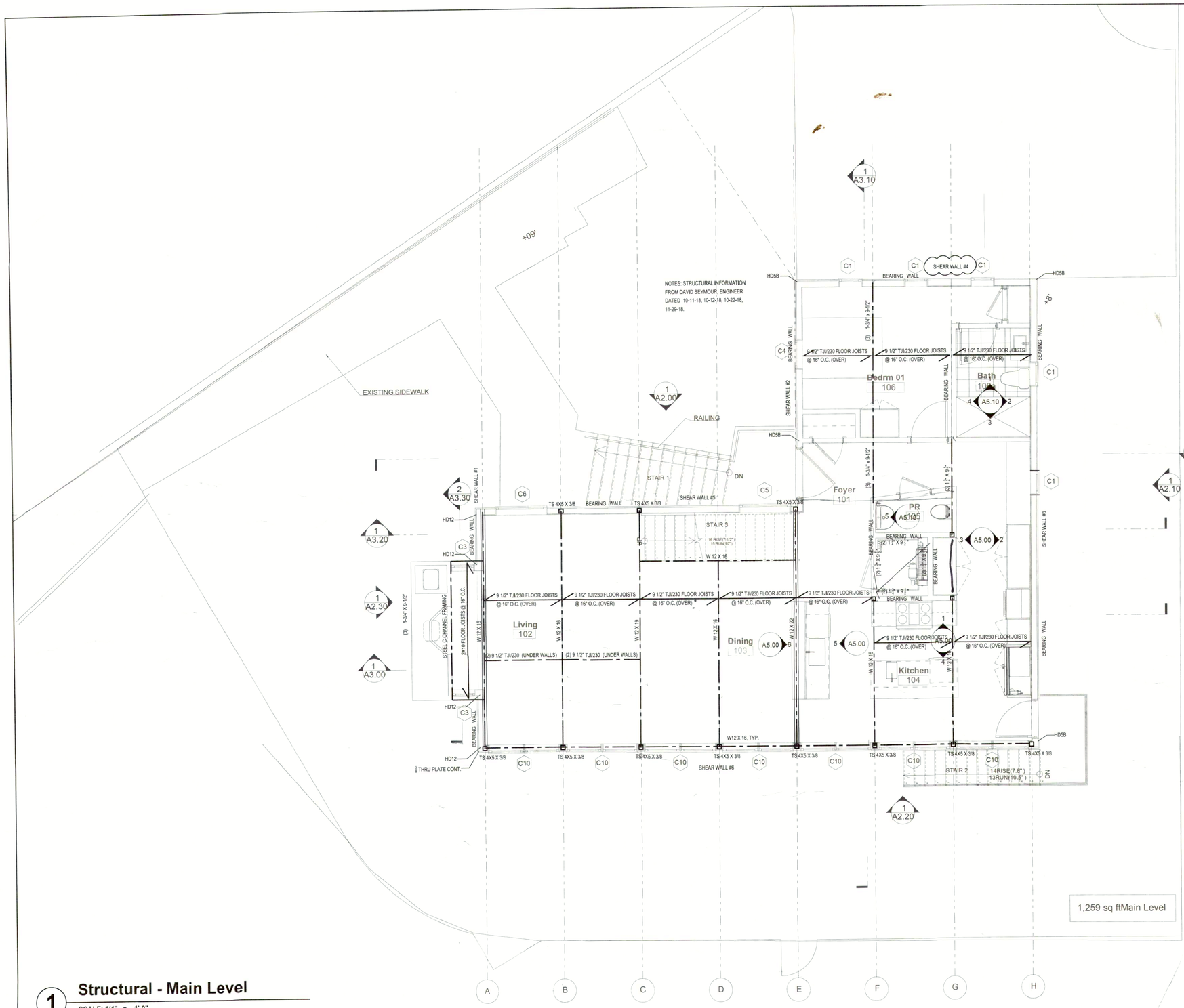

1 Structural - Main Level

SCALE: 1/4" = 1'-0"

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STATE OF CONNECTICUT
BRUCE D. BEINFIELD
NO. 05787
LICENSED ARCHITECT

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PROJECT
233 Hillspoint Road
233 Hillspoint Road
Westport, CT 06880

TITLE
Structural
Main Level

REV 1	02/05/2019
PERMIT	11/29/2018
ZONING PERMIT	9/17/2018
CAM UPDATE	05/16/2018
CAM	10/09/2017
DATE	ISSUE
JOB NO.	233HILL
DATE	8/9/2018
SCALE	AS NOTED
DRAWN BY	

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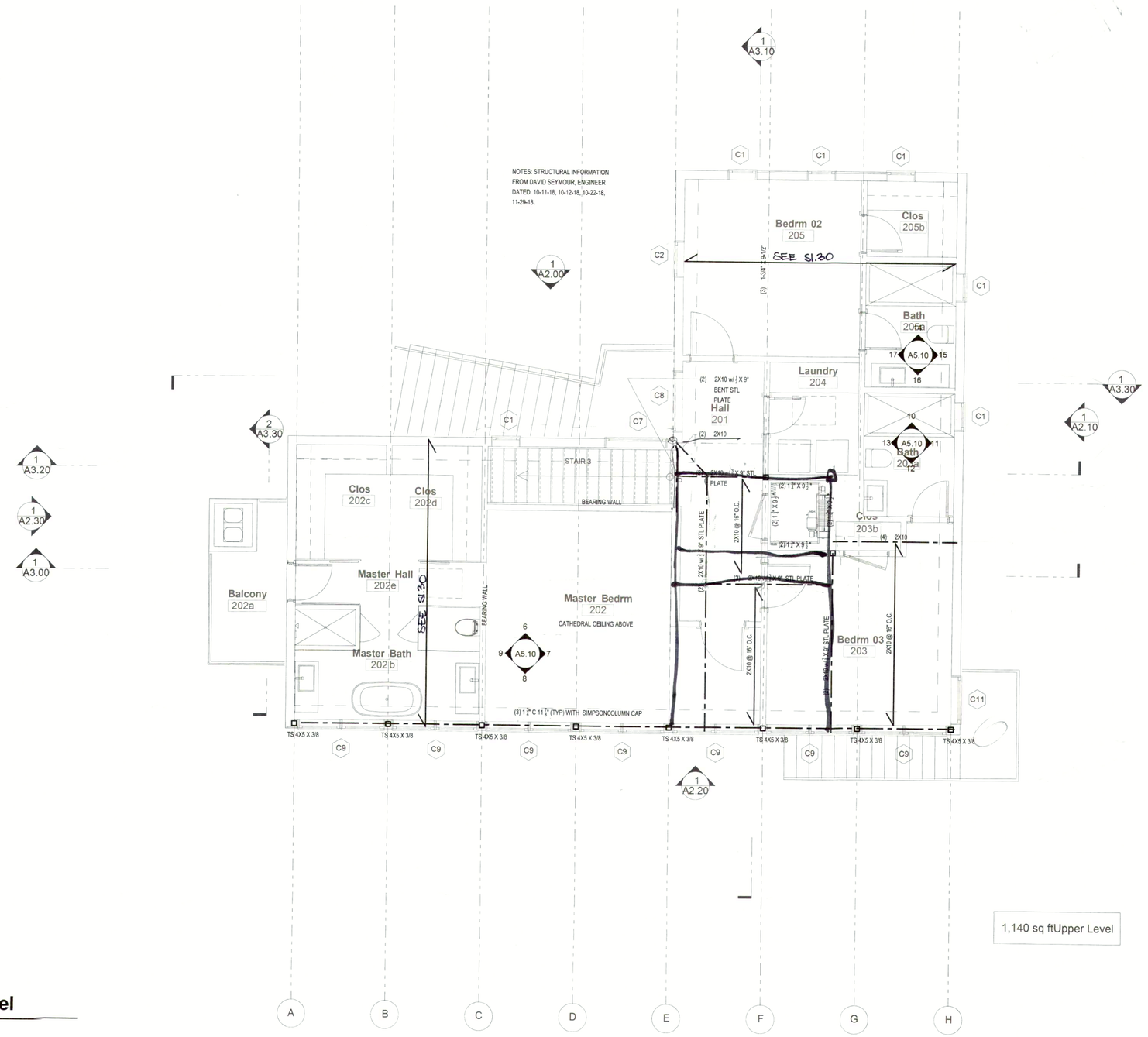

1,140 sq ftUpper Level

1 Structural - Upper Level

SCALE: 1/4" = 1'-0"

STATE OF CONNECTICUT
BRUCE E. BEINFIELD
NO. 05787
LICENSED ARCHITECT

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TITLE: Structural Upper Level

PROJECT: 233 Hillspoint Road

PROJ. ADD: 233 Hillspoint Road Westport, CT 06880

REV 1	02/05/2019
PERMIT	11/29/2018
ZONING PERMIT	9/17/2018
CAM UPDATE	05/16/2018
CAM	10/09/2017
DATE	ISSUE

JOB NO.	233HILL
DATE	8/9/2018
SCALE	AS NOTED
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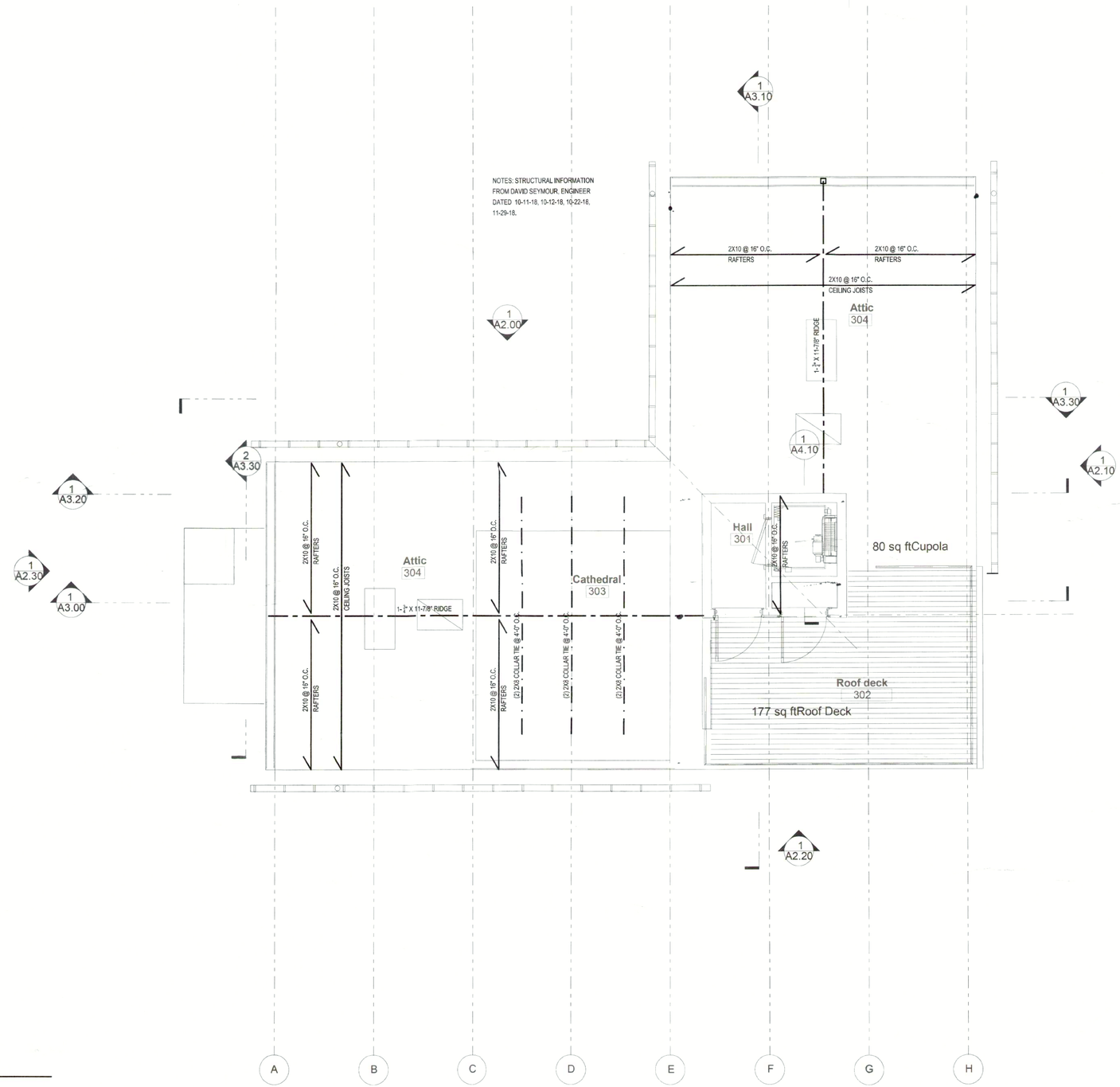

1 Structural - Attic Level

SCALE: 1/4" = 1'-0"

STATE OF CONNECTICUT
BRUCE D. BEINFIELD
NO. 05757
LICENSED ARCHITECT

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TITLE: Structural
Attic Level

PROJECT: 233 Hillspoint Road

SITE / LOCATION: 233 Hillspoint Road
Westport, CT 06880

REV 1	02/05/2019
PERMIT	11/29/2018
ZONING PERMIT	9/17/2018
CAM UPDATE	05/16/2018
CAM	10/09/2017
DATE	ISSUE
JOB NO.	233HILL
DATE	8/9/2018
SCALE	AS NOTED
DRAWN BY	

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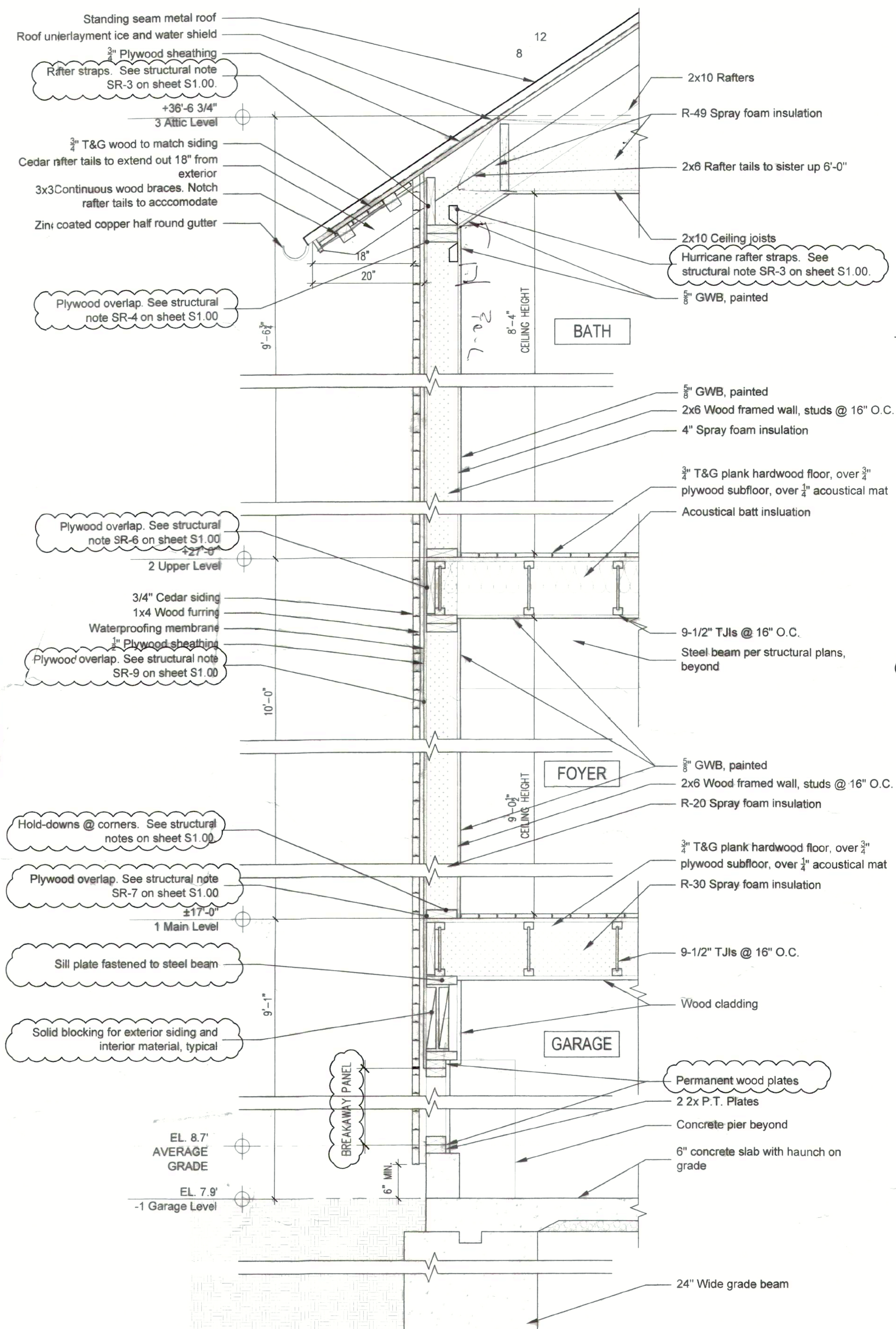
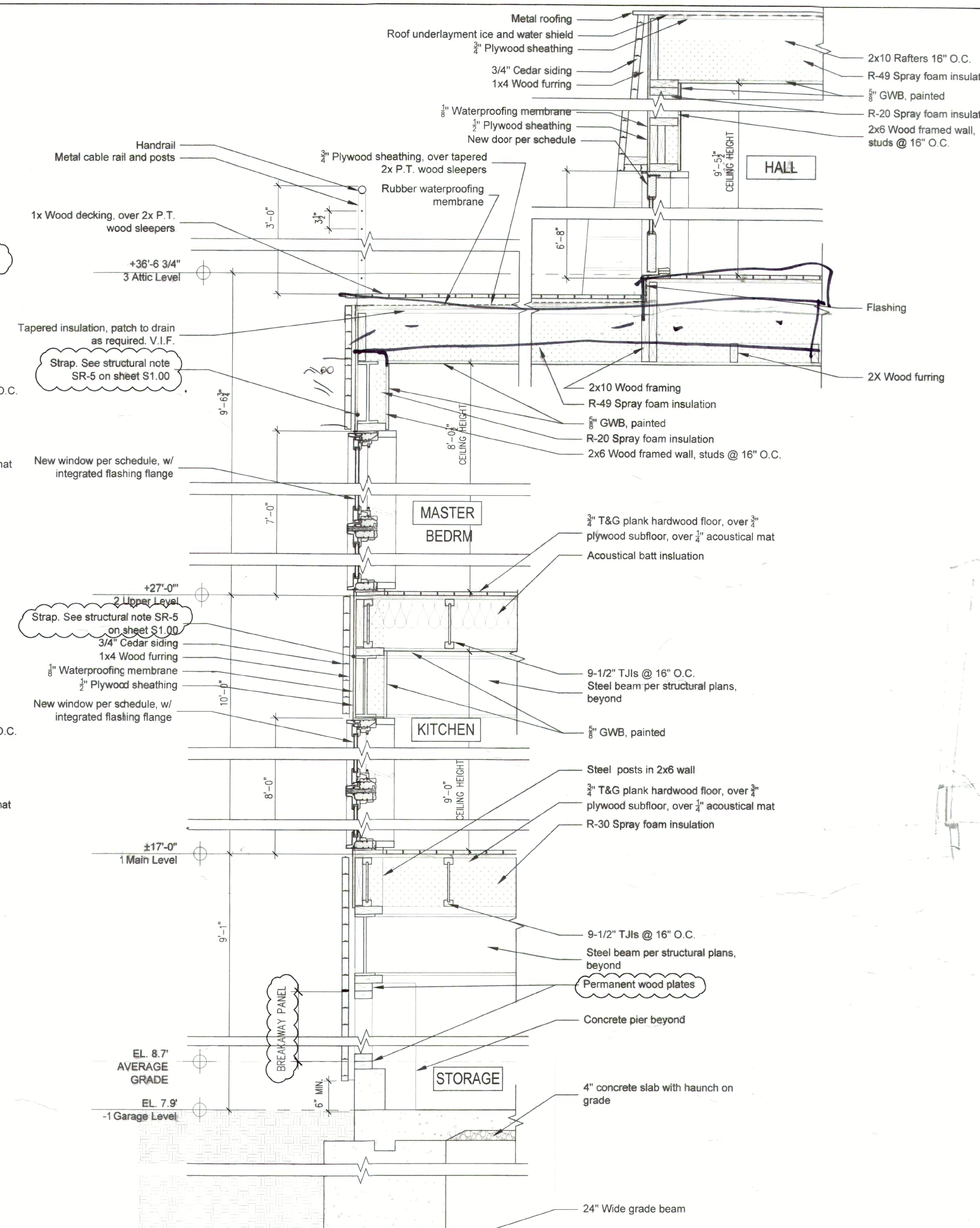


1 WALL SECTION @ TYPICAL EAVE
1" = 1'-0"



2 WALL SECTION @ ROOF DECK
1" = 1'-0"

SEAL
STATE OF CONNECTICUT · BRUCE D. BEINFIELD · NO. 05787 · LICENSED ARCHITECT

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TITLE: Wall Sections

PROJECT: 233 Hillspoint Road
LOCATION: 233 Hillspoint Road Westport, CT 06880

ISSUE	DATE
REV 1	02/05/2019
PERMIT	11/29/2018
ZONING PERMIT	9/17/2018
CAM UPDATE	05/16/2018
CAM	10/09/2017

JOB NO. 233HILL
DATE 8/9/2018
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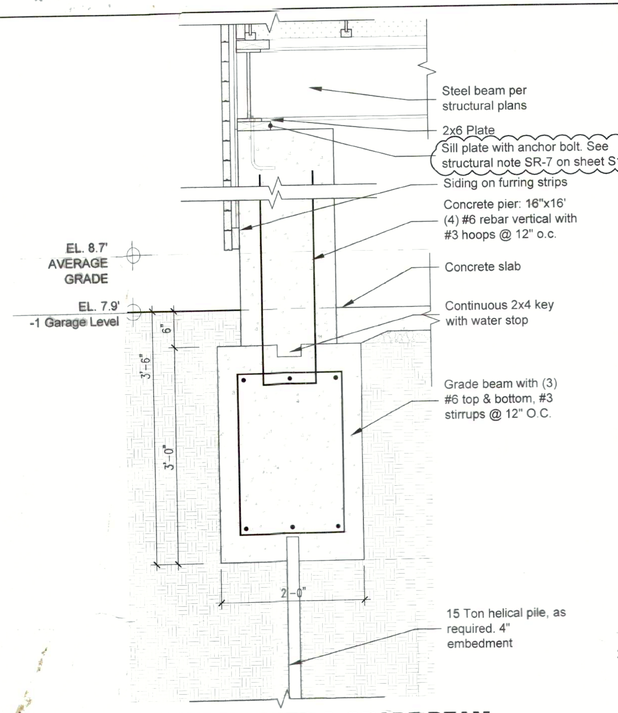
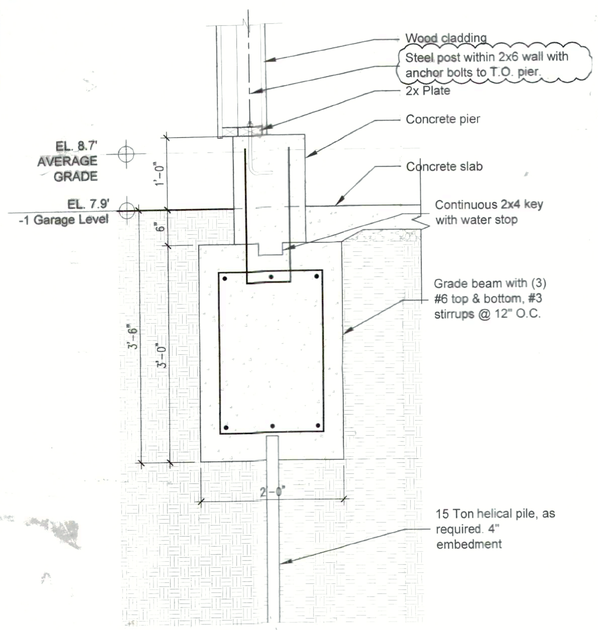


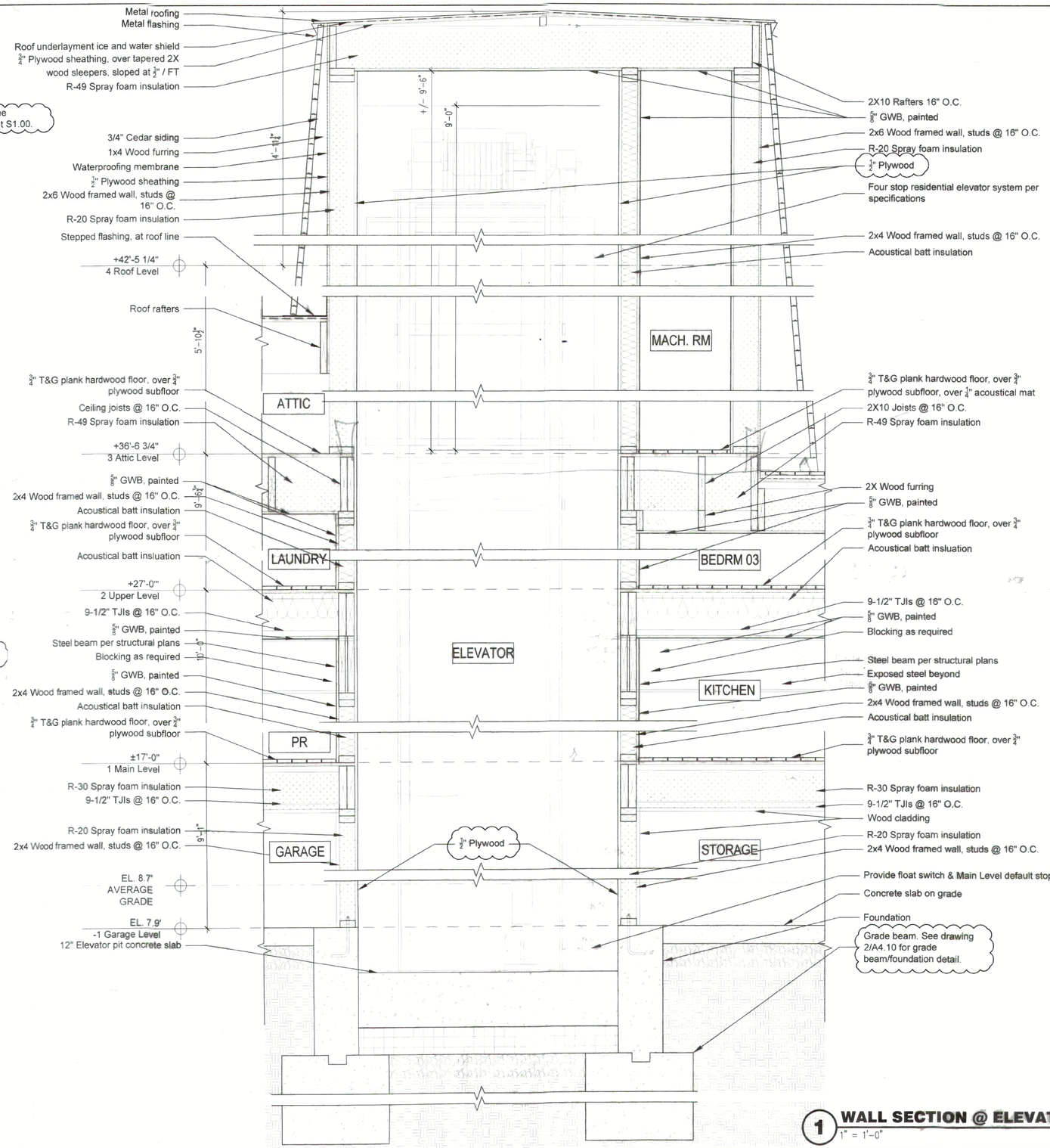
3 DETAIL @ CONCRETE PIER & GRADE BEAM

1" = 1'-0"



2 DETAIL @ STEEL COLUMN & GRADE BEAM

1" = 1'-0"



1 WALL SECTION @ ELEVATOR

1" = 1'-0"

SEAL

STATE OF CONNECTICUT NO. 05787 LICENSED ARCHITECT

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T 203 838 5789 WWW.BEINFIELD.COM

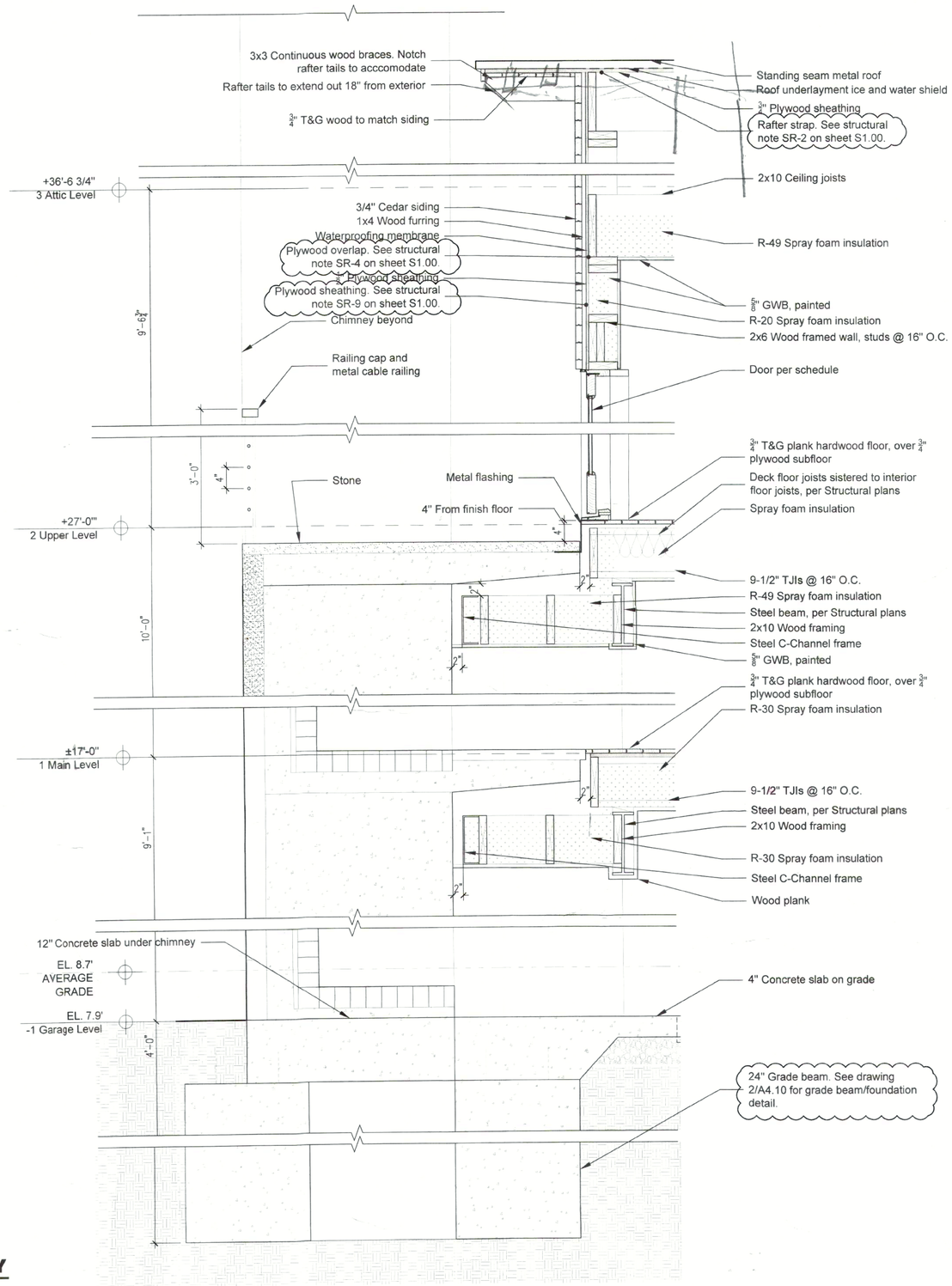
TITLE: Wall Sections

PROJECT: 233 Hillspoint Road

LOCATION: 233 Hillspoint Road Westport, CT 06880

REV 1	02/05/2019
PERMIT	11/29/2018
ZONING PERMIT	9/17/2018
CAM UPDATE	05/16/2018
CAM	10/09/2017
DATE	ISSUE
JOB NO.	233HILL
DATE	8/9/2018
SCALE	AS NOTED
DRAWN BY	EW

A4.10



1 WALL SECTION @ FIREPLACE/CHIMNEY

1" = 1'-0"

SEAL:

STATE OF CONNECTICUT
PAUL D. BEINFIELD
NO. 05787
LICENSED ARCHITECT

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