

YAÑEZ ADDITION

ARCHITECT INFORMATION

JSPY ARCHITECTURE LLC

PAOLA A. YAÑEZ ROJAS, RA

83 STORMS AVENUE, JERSEY CITY, NJ 07306

T - 917.558.1603

CT LICENSE # ARI.0014996

OWNER INFORMATION

GERMAN E. YAÑEZ & BERTA YAÑEZ

29 UNDERHILL STREET, STAMFORD, CT 06902

T - 203.219.9409 & 203.326.0156

PROJECT INFORMATION

PARCEL ID 116 199 206

MAILING ADDRESS 29 UNDERHILL STREET, STAMFORD, CT 06902

DESCRIPTION THIS PROJECT CONSISTS OF A SECOND STORY ADDITION FOR A NEW WALK-IN-CLOSET AND EN-SUITE BATHROOM OVER AN EXISTING ONE STORY SPACE.

BUILDING DATA

BUILDING CODE				
APPLICABLE CODE	2021 IRC PORTION OF THE 2022 CT STATE BUILDING CODE			
ZONING INFORMATION				
ZONE	R 7-1/2			
DESCRIPTION	SINGLE FAMILY RESIDENTIAL			
ITEM	CODE REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MAXIMUM BUILDING HEIGHT	30 FT	29.3 FT (NO CHANGE)	29.3 FT (NO CHANGE)	COMPLIES
LOT AREA	7,500 SQFT	3,978 SQFT (NO CHANGE)	3,978 SQFT (NO CHANGE)	EXISTING NON-CONFORMING
MAXIMUM LOT COVERAGE	25%	22.09% (NO CHANGE)	22.09% (NO CHANGE)	COMPLIES
MINIMUM FRONTAGE	60 FT	70.5 FT (NO CHANGE)	70.5 FT (NO CHANGE)	COMPLIES
MINIMUM FRONT YARD SETBACK	30 FT	24.8 FT (NO CHANGE)	24.8 FT (NO CHANGE)	EXISTING NON-CONFORMING
MINIMUM REAR YARD SETBACK	30 FT	3.5 FT (NO CHANGE)	3.5 FT (NO CHANGE)	EXISTING NON-CONFORMING
MINIMUM SIDE YARD SETBACK	ONE SIDE 6 FT, BOTH SIDES 12 FT	3.5 FT (NO CHANGE)	3.5 FT (NO CHANGE)	EXISTING NON-CONFORMING

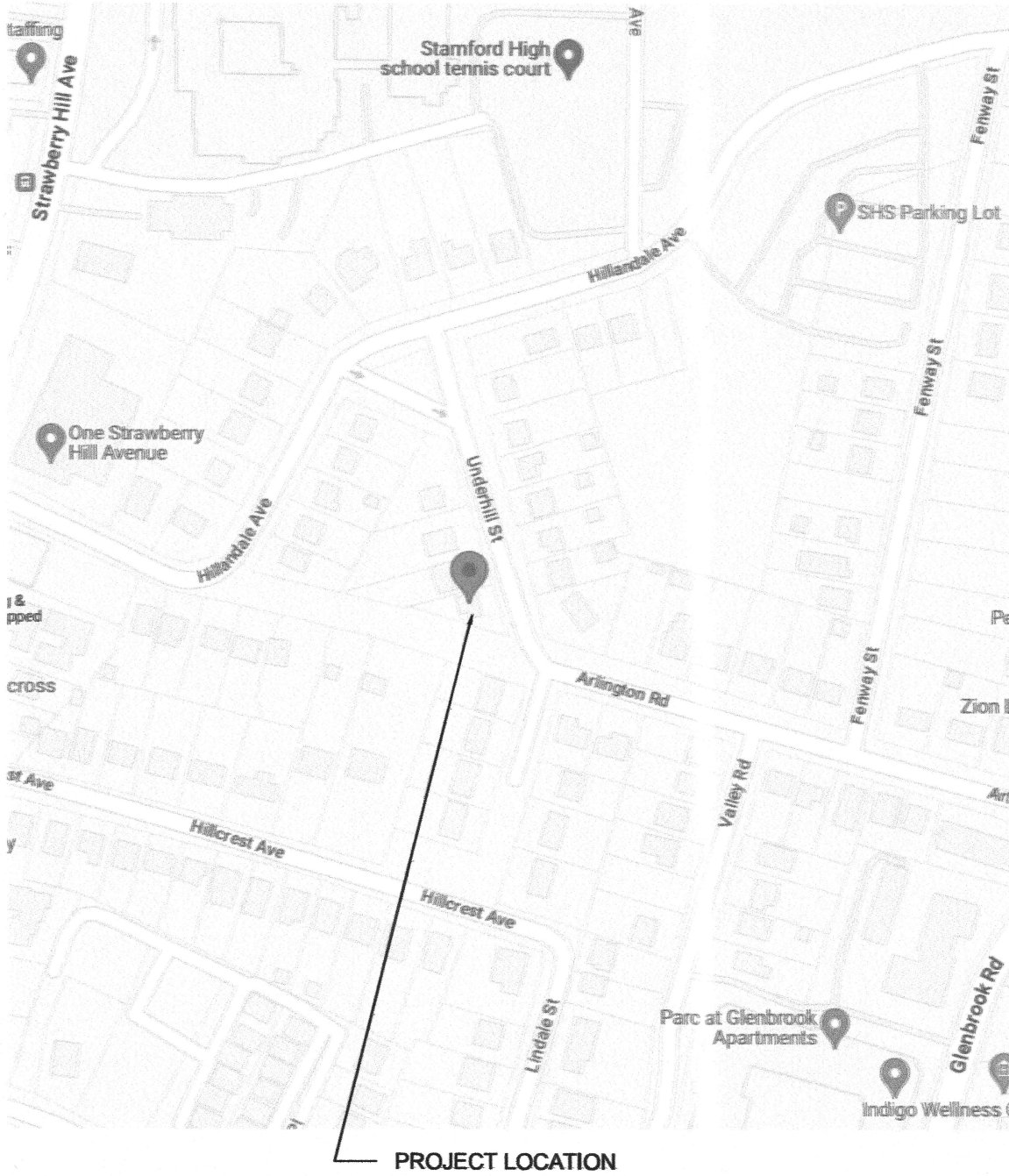
ENERGY EFFICIENCY

COMPLIANCE CODE REFERENCE		CLIMATE ZONE 5: FAIRFIELD COUNTY, CT		
IRC 2021. N1102.1.2 (R402.1.3)				
ITEM	CODE REQUIRED	PROPOSED / PROVIDED	COMPLIANCE	
GLAZING U-VALUE	MAX. U 0.30	0.27 CASEMENTS, 0.28 PICTURE	COMPLIES	
CEILING R-VALUE	MIN. R60	R63 (R48 CLOSED CELL SPRAY IN CEILING CAVITY + R15 RIGID OVER ROOF)	COMPLIES	
WOOD FRAME WALL R-VALUE	MIN. R30, OR R20 + R5 CI, OR R13 + R10 CI, OR 0 + R20 CI	R20 (CLOSED CELL SPRAY IN WALL CAVITY) + R5 CI	COMPLIES	
HIGH EFFICIENCY LIGHTING R404	ALL NEW FIXTURES TO BE HIGH EFFICACY LIGHTING SOURCES	ALL NEW FIXTURES TO ARE HIGH EFFICACY LED, SEE A.120 FOR SPECIFICATIONS	COMPLIES	

CONTRACTOR NOTES FOR CONSTRUCTION:

- ALL WORK SHALL COMPLY WITH THE BUILDING CODES OF THE STATE OF CONNECTICUT, LATEST EDITION, AND ALL OTHER APPLICABLE LOCAL CODES AND REGULATIONS OF AGENCIES HAVING JURISDICTION. CONTRACTOR TO REVIEW THE SCOPE OF WORK BEFORE CONSTRUCTION AND BRING ANY ISSUES TO THE ATTENTION OF THE CONTRACTOR BEFORE COMMENCING WITH THE WORK.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY SUBCONTRACTOR WORK PERMITS AS REQUIRED BY THE LOCAL JURISDICTION. DESIGNER WILL OBTAIN THE PRIMARY BUILDING PERMIT.
- THE DRAWINGS INTENT IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL LABOR, MATERIALS ND EQUIPMENT REQUIRED FOR THE CONSTRUCTION OF THE PROJECT. THE ORGANIZATION OF THE DRAWINGS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING WORK AMONG THE SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK PERFORMED BY ANY TRADE.
- CONTRACTOR SHALL FOLLOW BEST PRACTICES OF THEIR RESPECTIVE TRADES. IF ANY CONFLICTS BECOME APPARENT BETWEEN THE BEST PRACTICE AND THE ARCHITECT'S INSTRUCTIONS, CONTRACTOR SHALL BRING THE CONFLICT TO THE ATTENTION OF THE ARCHITECT.
- REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. THE CONTRACTOR SHALL REPORT ANY CONFLICTS AND/OR OMISSIONS TO THE ARCHITECT PRIOR TO PERFORMING ANY WORK IN QUESTION. OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS TO COMPLETE THE WORK STATED IN ON THE CONTRACT DOCUMENTS BASED UPON THE OPTIMAL ESTABLISHED QUALITY STANDARD.
- PROVIDE FIRE-STOPPING AT ALL CONCEALED SPACES OF STUD WALLS/PARTITIONS (INCLUDING FURRED SPACES) AT CEILING AND FLOOR LEVELS, SOFFITS, DROPPED CEILINGS, AND TOP/BOTTOM OF STAIR STRINGER SPACES. PROVIDE NON-COMBUSTIBLE FIRE-STOPPING AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL.
- AT LEAST ONE COPY OF THE COMPLETE CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE DESIGNER, OWNER OR LOCAL BUILDING INSPECTOR.
- NO SUBSTITUTIONS OF ANY SPECIFICATION IN THIS DRAWING SET WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT
- ALL WORK TO BE DONE BY CONTRACTORS LICENSED IN THEIR RESPECTIVE TRADES AS REQUIRED BY CODE.

LOCATION MAP

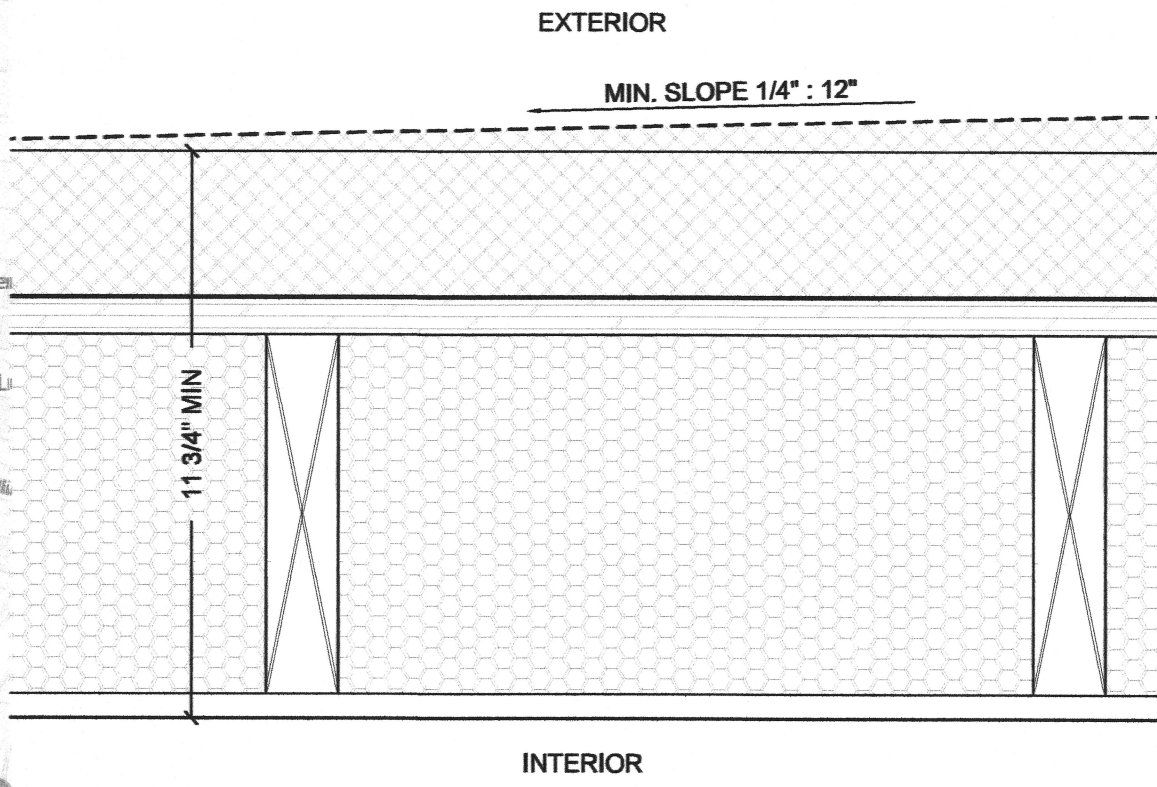


ZONING MAP



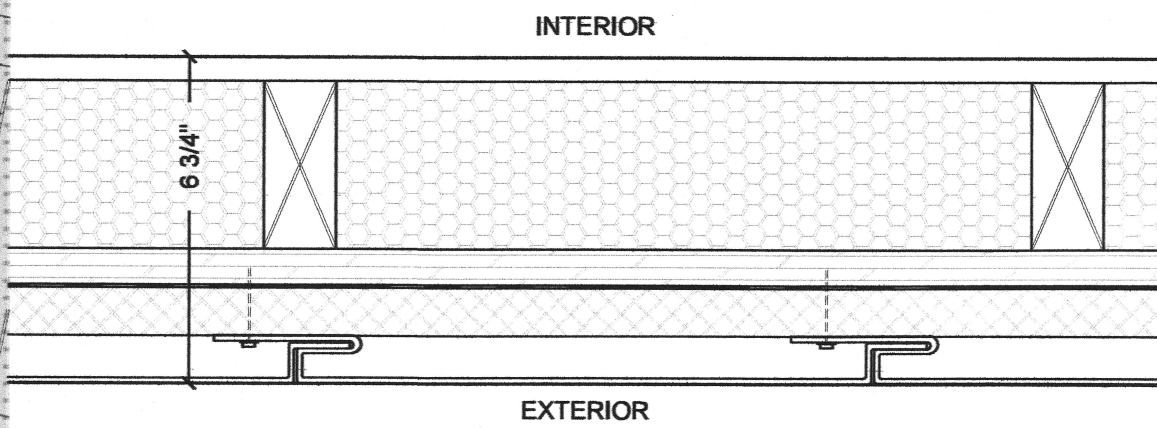
ROOF / CEILING TYPE

- EXTERIOR TO INTERIOR
WHITE EPDM
- MIN. 3" XPS INSULATION, MIN. R15. SLOPING TO DRAIN
- BUILDING PAPER
- 3/4" PLYWOOD DECKING
- 2X8 JOISTS AT 16" OC, INFILL CAVITY W/ MIN. R45 CLOSED CELL INSULATION
- 1/2" GYPSUM WALL BOARD



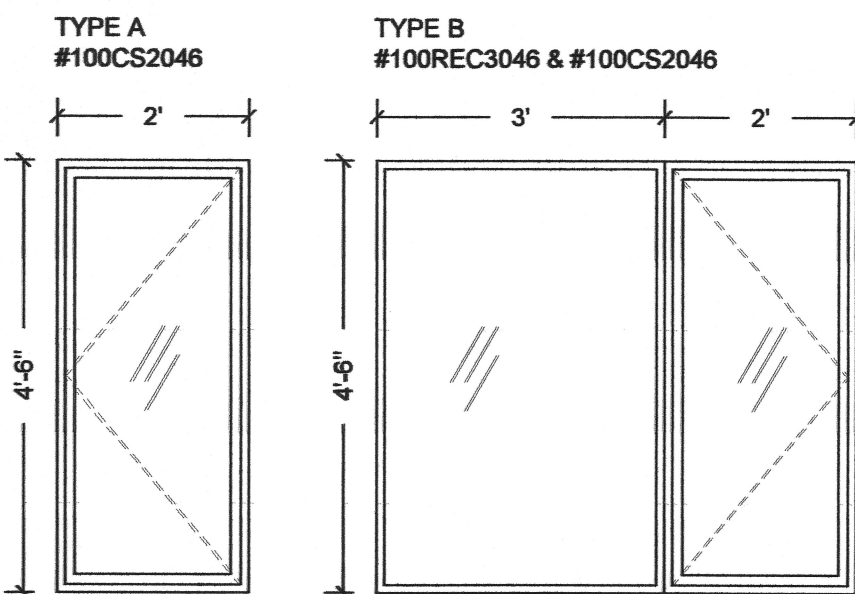
EXTERIOR WALL TYPE

- INTERIOR TO EXTERIOR
1/2" GYPSUM WALL BOARD
- 2X4 WOOD FRAMING AT 16" OC, INFILL CAVITY W/ MIN. R20 CLOSED CELL INSULATION
- 3/4" CDX PLYWOOD SHEATHING
- SELF ADHESIVE HENRY BLUESKIN SA VAPOR BARRER
- 1" RIGID INSULATION, MIN. R5
- 1X12 FLUSH METAL PANELS, ANCHORED TO SHEATHING



WINDOWS

- MFR & SERIES ANDERSEN WINDOWS, 100 SERIES
- GLASS LOW E
- EXT. FINISH WHITE
- INT. FINISH WHITE
- HARDWARE SATIN NICKEL



* SEE ELEVATIONS FOR CASEMENT HINGE PLACEMENT

DRAWING LIST

ARCHITECTURAL:

- G.100 COVER SHEET
G.101 SURVEY

- A.100 FIRST FLOOR PLANS
A.101 SECOND FLOOR PLANS
A.102 ROOF PLANS

A.110 FRAMING PLANS

A.120 ELECTRICAL PLANS & RCP

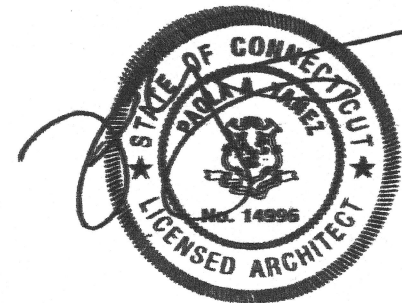
- A.200 BUILDING ELEVATIONS
A.201 BUILDING ELEVATIONS
A.202 BUILDING ELEVATIONS

A.400 EXTERIOR DETAILS

PERMIT SET
PRICING SET
ISSUE

08.07.23
08.02.23
DATE

PAOLA A. YAÑEZ ROJAS, ARCHITECT
CT LICENSE # 14996

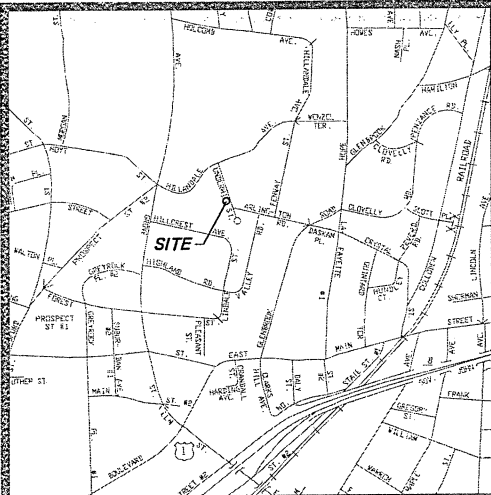


PROJECT #: PY29
DATE: AUGUST 7, 2023
SCALE: N.T.S.

YAÑEZ ADDITION
29 UNDERHILL STREET
STAMFORD, CT 06902

SHEET TITLE
COVER SHEET

G.100



LOCATION MAP
NOT TO SCALE

SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996.

IT IS A ZONING LOCATION SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. THE USE BY OTHER PERSONS OTHER THAN STATED HEREON IS NOT VALID.

2. SURVEYED PARCEL IS SUBJECT TO PRIVATE AND OR PUBLIC RESTRICTIONS AND OR EASEMENTS OF RECORD IF ANY.

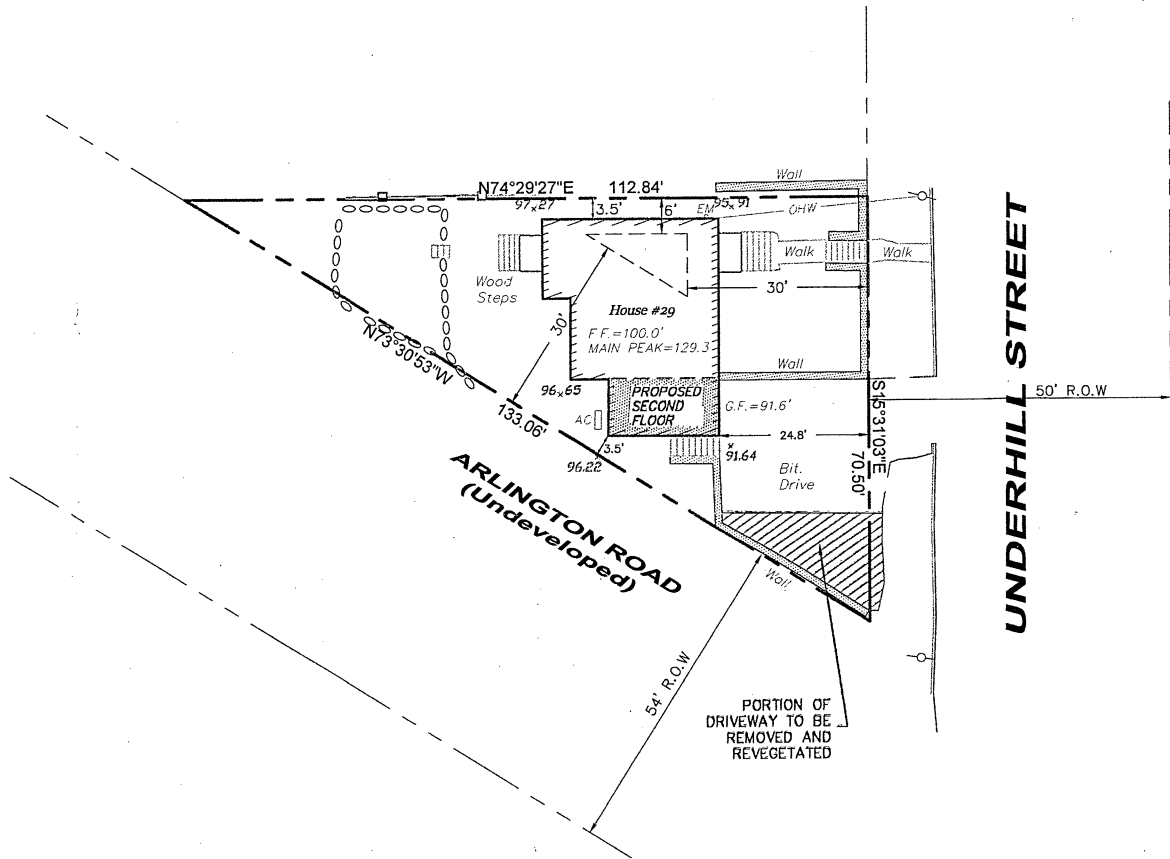
3. UNDERGROUND UTILITIES SHOWN HEREON-IF ANY ARE BASED ON THE VISIBLE STRUCTURES AT THE TIME OF THE SURVEY AND COMPILED FROM OTHER SOURCES-AND THESE LOCATIONS ARE APPROXIMATE. ADDITIONAL UTILITIES ABANDONED OR IN USE MAY EXIST. PRIOR TO ANY EXCAVATION OR CONSTRUCTION CONTACT "CALL BEFORE YOU DIG": 1-800-922-4455.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT DEPICTED HEREON.

DISTANCES FROM THE BUILDING TO THE PROPERTY LINE ARE NOT TO BE USED FOR BOUNDARY DETERMINATION.

ALL SETBACKS AND ZONING REQUIREMENTS MUST BE CONFIRMED WITH THE PLANING AND ZONING OFFICE PRIOR TO ANY DESIGN.

REFER TO MAPs #941 STAMFORD LAND RECORDS



ZONE 7 1/2

LOT AREA: 3,978 SQ. FT 0.09 ACRES

BUILDING/LOT RATIO COVERAGE :	MAX. ALLOWED	EXISTING	PROPOSED
	25%	22.09%	22.09%

DATE: 7/16/2023

SCALE:

1"=20'

SHEET:

DWG NO:

ZONING LOCATION SURVEY
29 UNDERHILL STREET
STAMFORD, CONNECTICUT

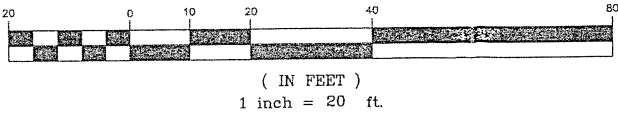


TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

W. SMITH

WILLIAM SMITH L.S.#70315

GRAPHIC SCALE



LEGEND:

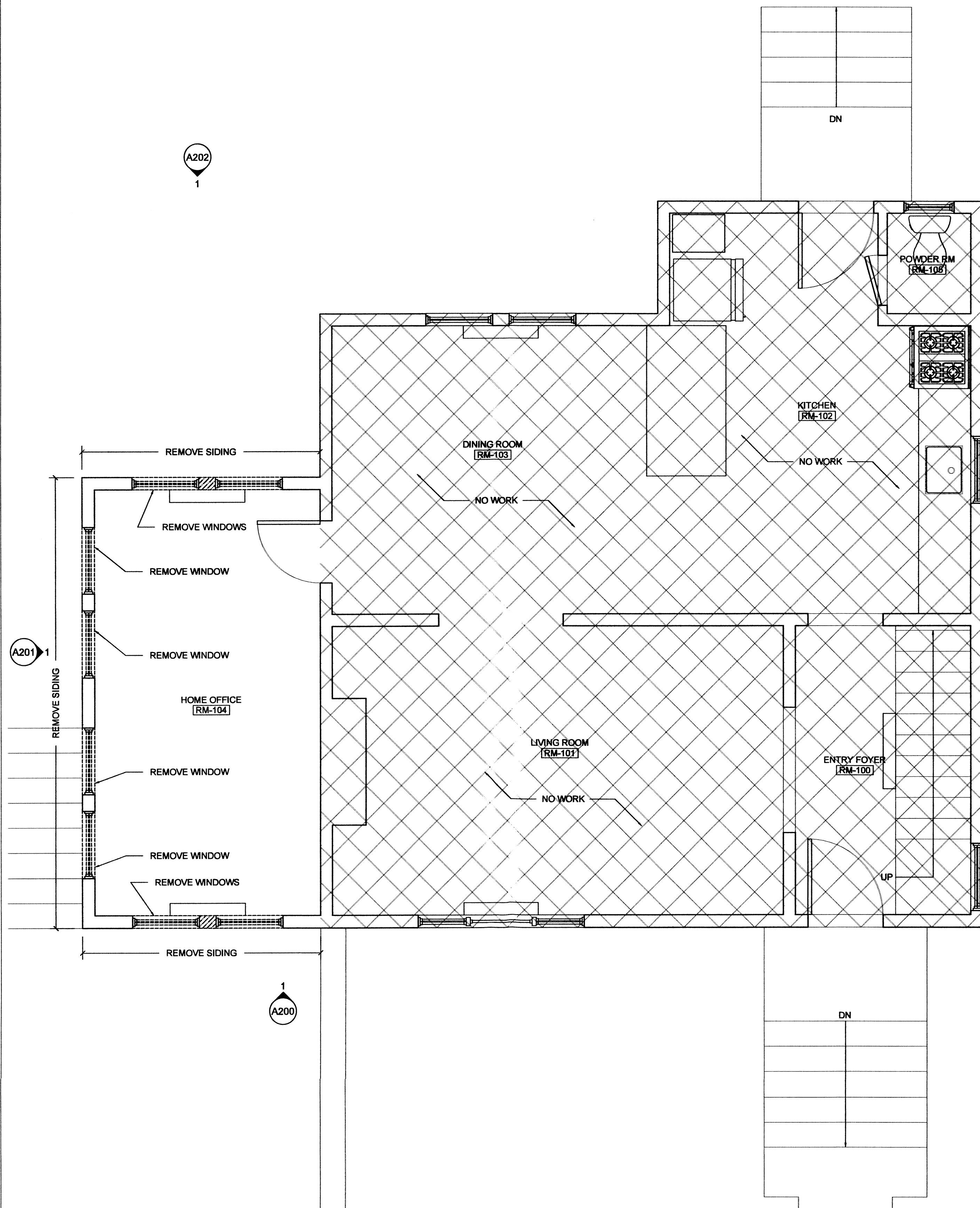
- Iron Pin/Pipe (Found)
- OEM Electric Meter
- Mail Box
- ORL Roof Leader
- OGM Gas Meter
- Tree
- Light Post
- Overhead Wires
- Stockade Fence
- Chain Link Fence
- Hedge/Edge Of Bush

K&A LAND SURVEYORS LLC

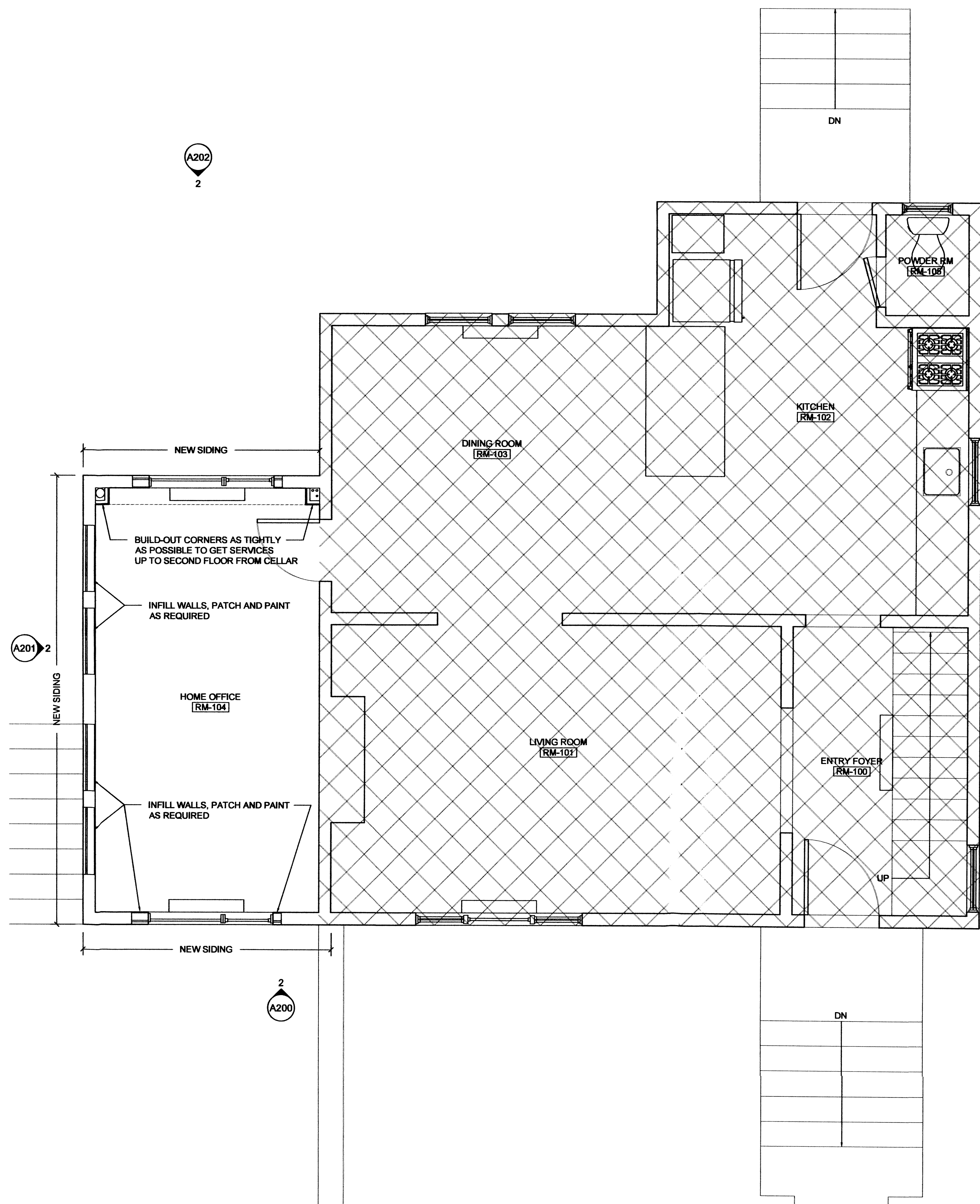
1266 EAST MAIN STREET SUITE 700R
STAMFORD, CONNECTICUT 06902
(203) 274-0246

www.kalandsurveyors.com

#035-23



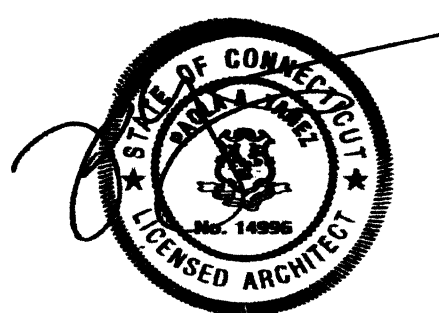
1 DEMOLITION PLAN 1ST FLR
SCALE: 3/8" = 1'-0"



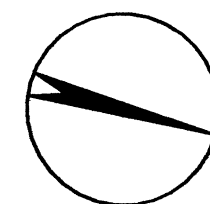
2 CONSTRUCTION PLAN 1ST FLR
SCALE: 3/8" = 1'-0"

PERMIT SET 08.07.23
PRICING SET 08.02.23
ISSUE DATE

PAOLA A. YAÑEZ ROJAS, ARCHITECT
CT LICENSE # 14996



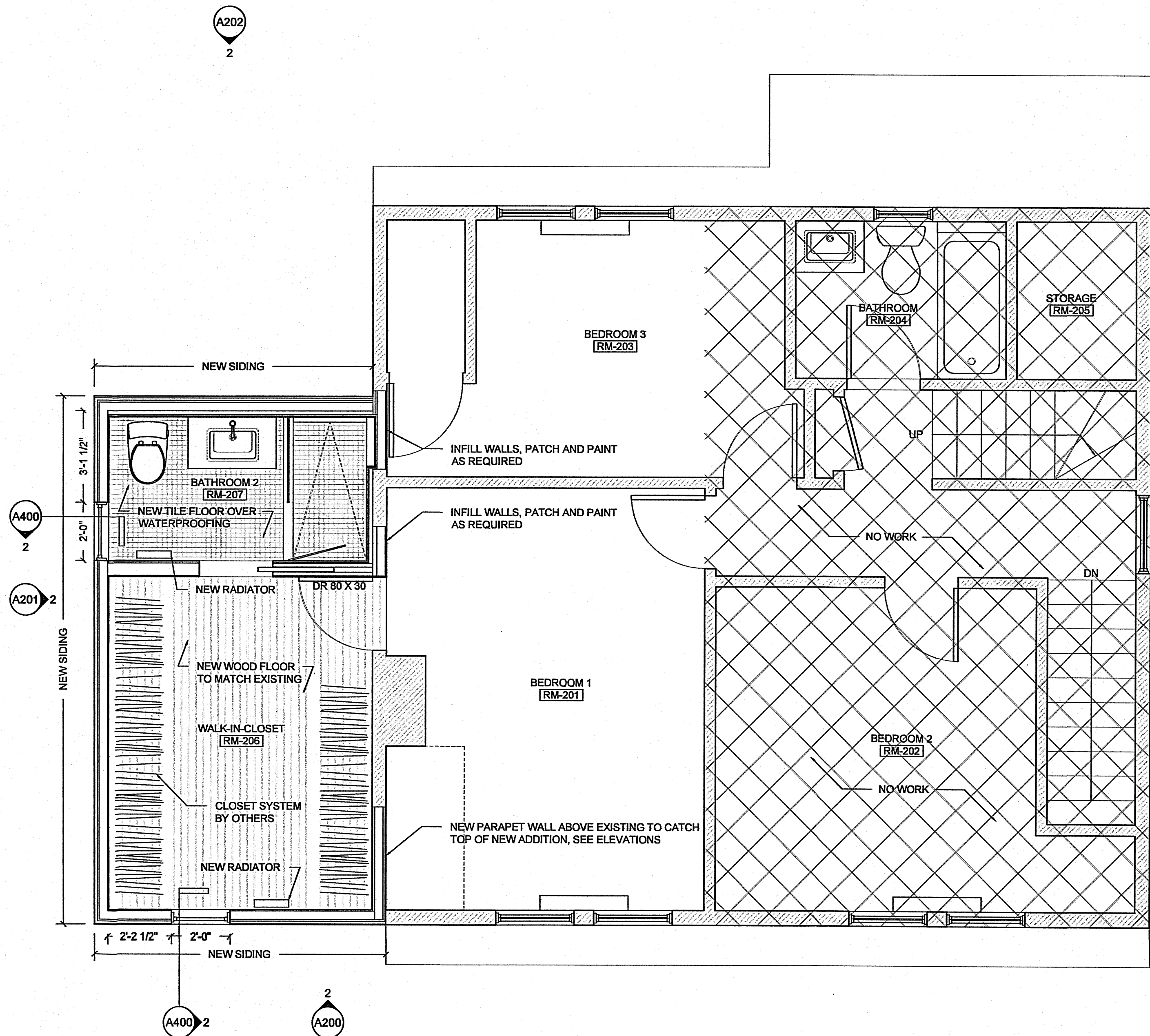
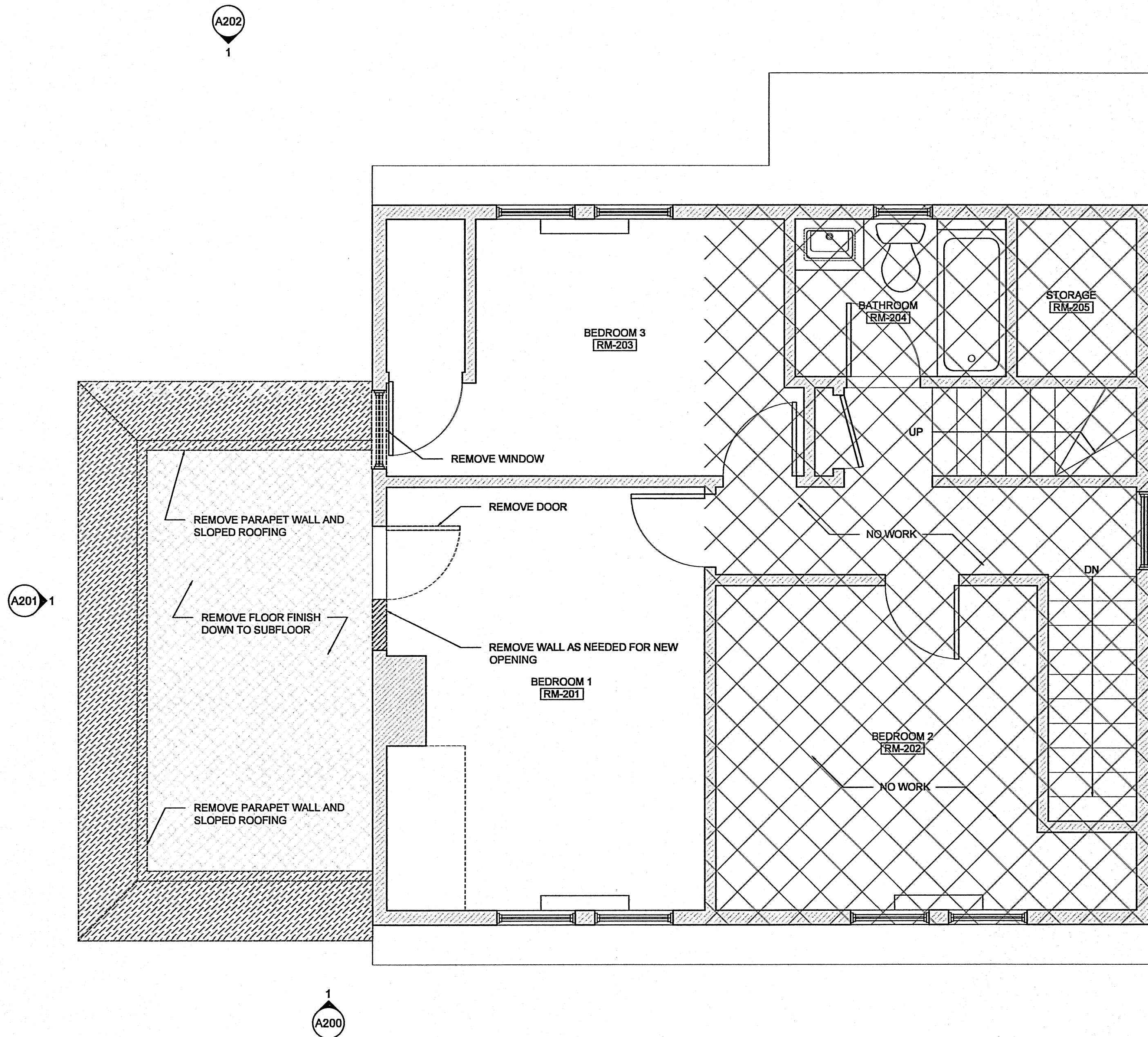
PROJECT #: PY28
DATE: AUGUST 7, 2023
SCALE: 3/8" = 1'-0"



YANEZ ADDITION
28 UNDERHILL STREET
STAMFORD, CT 06902

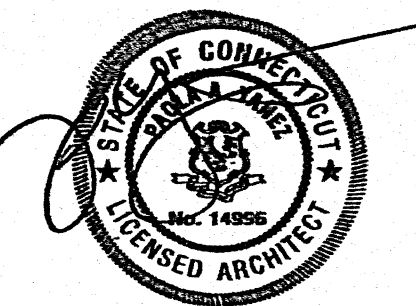
SHEET TITLE
FIRST FLOOR PLANS

A.100



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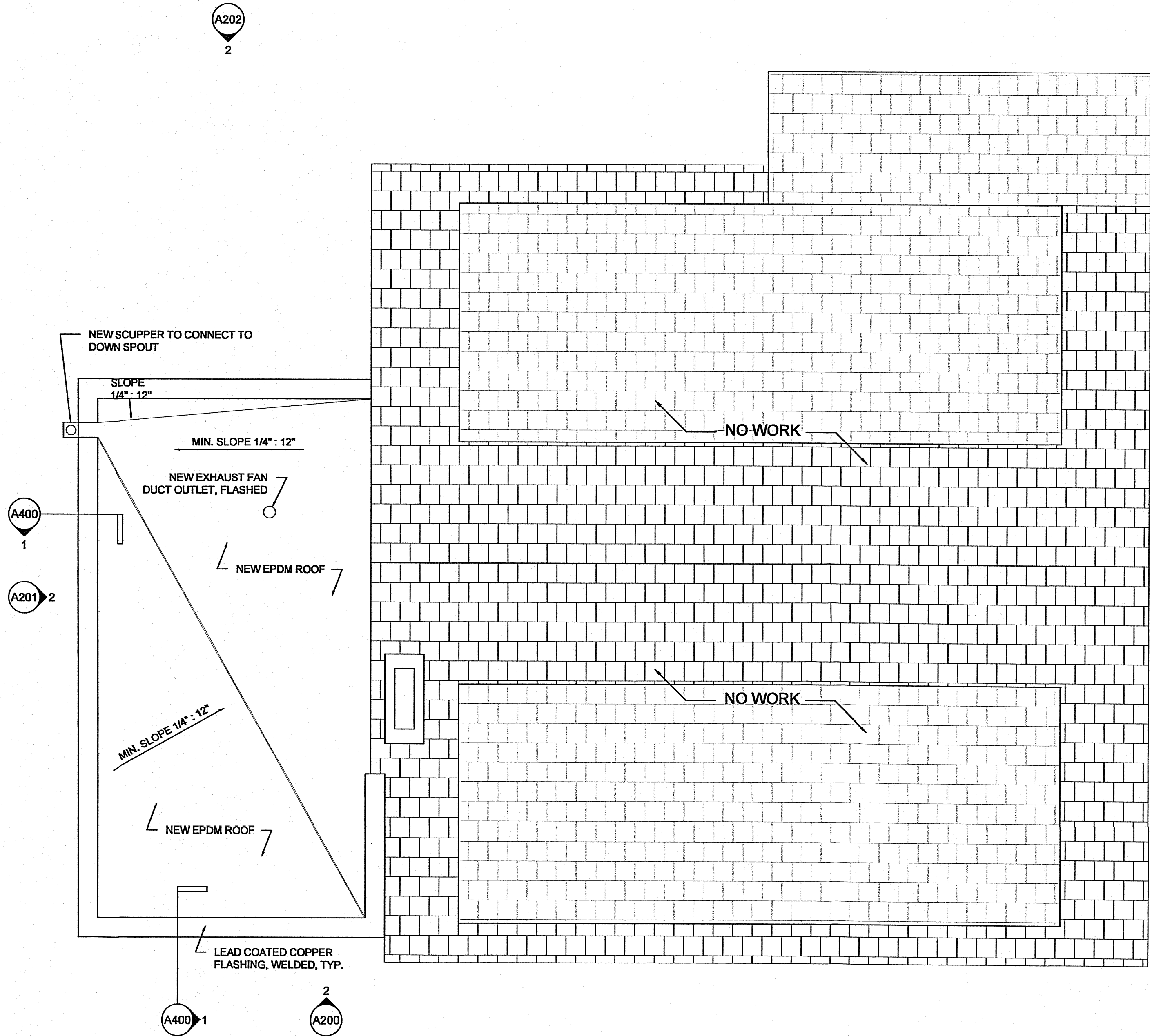
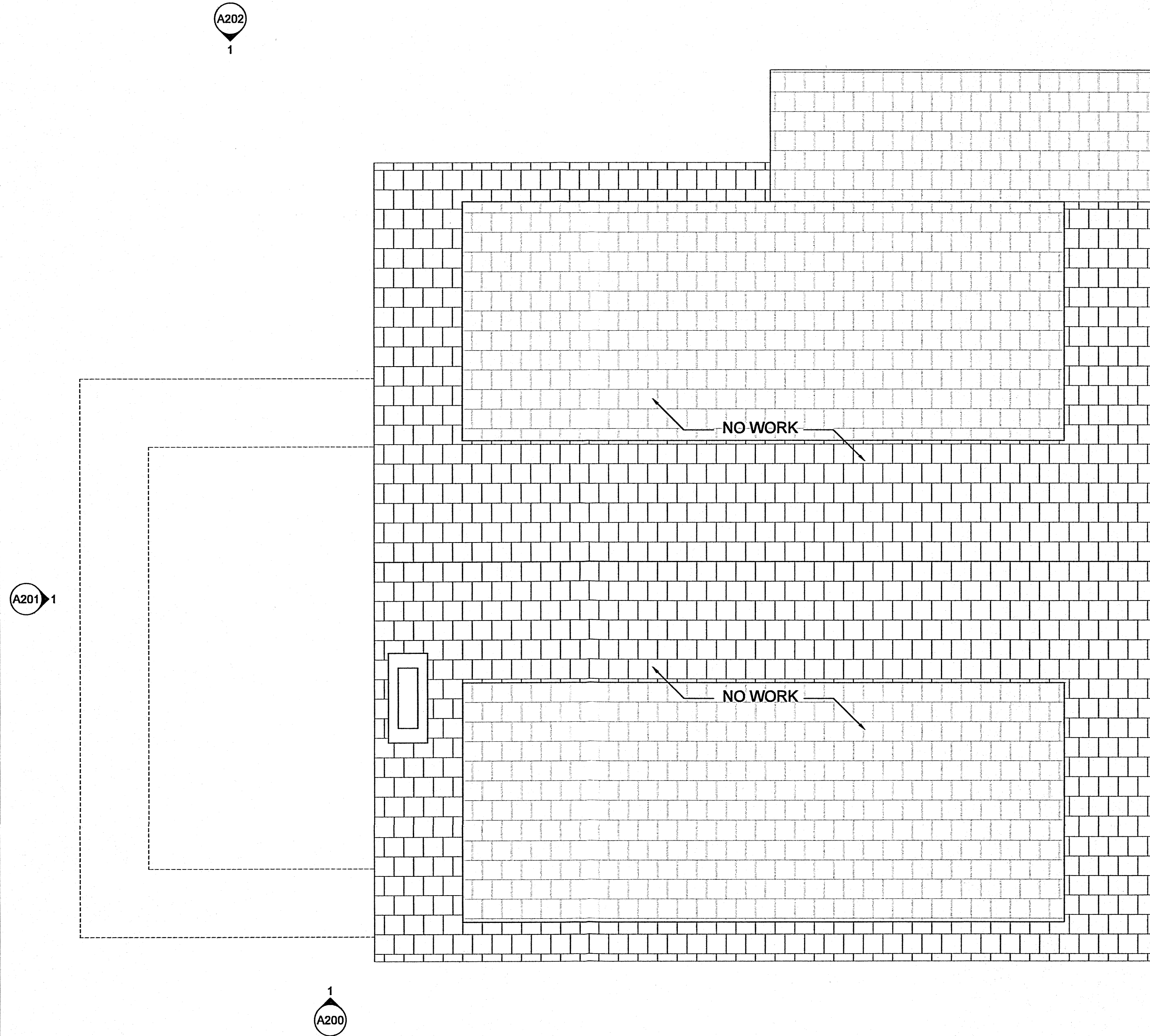
YANEZ ADDITION
29 UNDERHILL STREET
STAMFORD, CT 06902

SHEET TITLE
SECOND FLOOR
PLANS

A.101

1 DEMOLITION PLAN 2ND FLR
SCALE: 3/8" = 1'-0"

2 CONSTRUCTION PLAN 2ND FLR
SCALE: 3/8" = 1'-0"

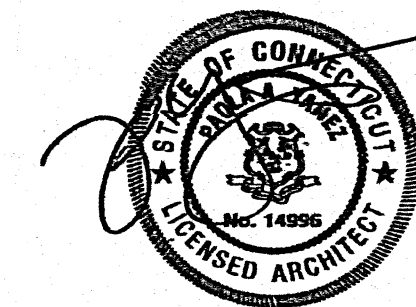


1 DEMOLITION PLAN 2ND FLR
SCALE: 3/8" = 1'-0"

2 CONSTRUCTION PLAN 2ND FLR
SCALE: 3/8" = 1'-0"

PERMIT SET 08.07.23
PRICING SET 08.02.23
ISSUE DATE

PAOLA A. YAÑEZ ROJAS, ARCHITECT
CT LICENSE # 14896

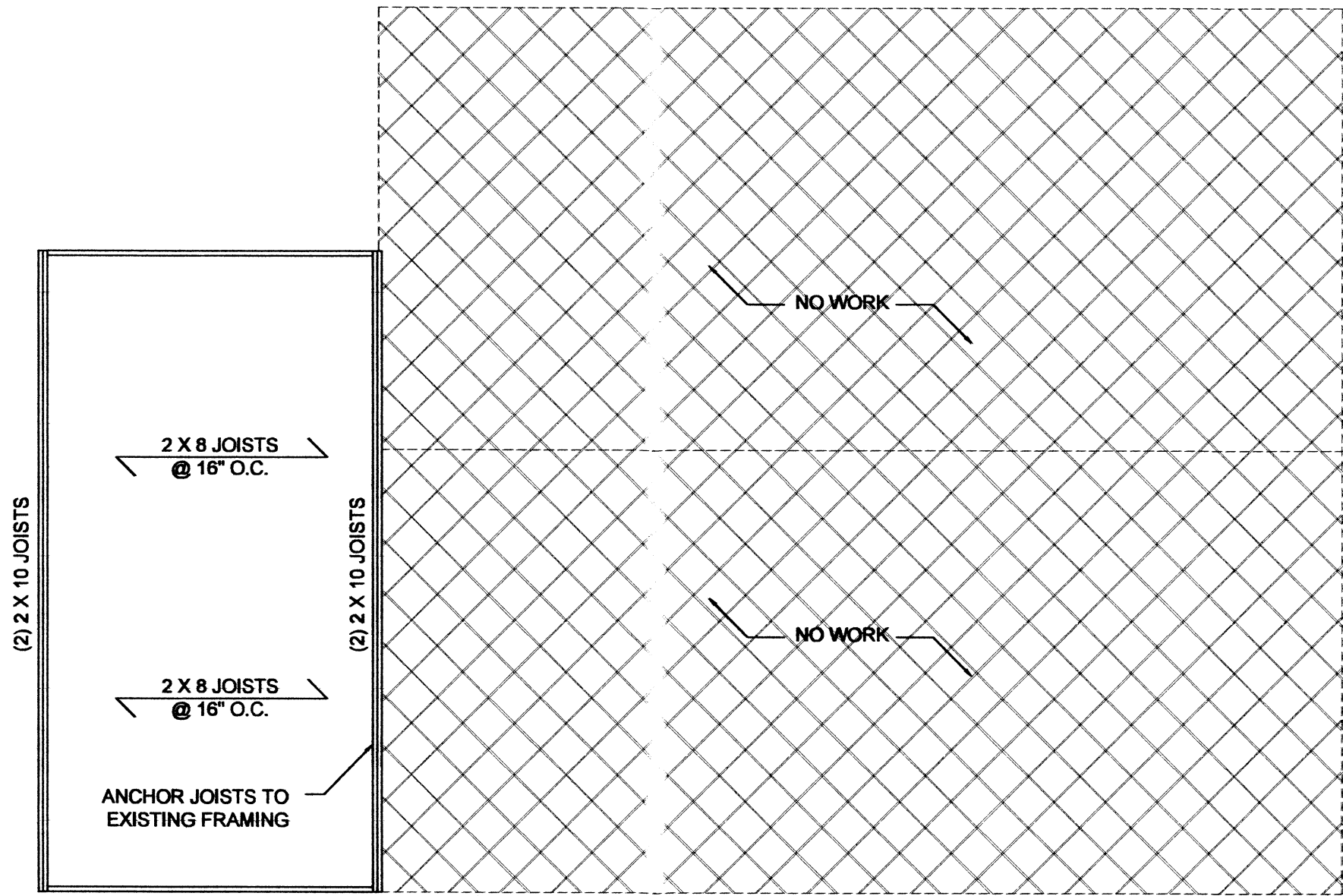


PROJECT #: PY29
DATE: AUGUST 7, 2023
SCALE: 3/8" = 1'-0"

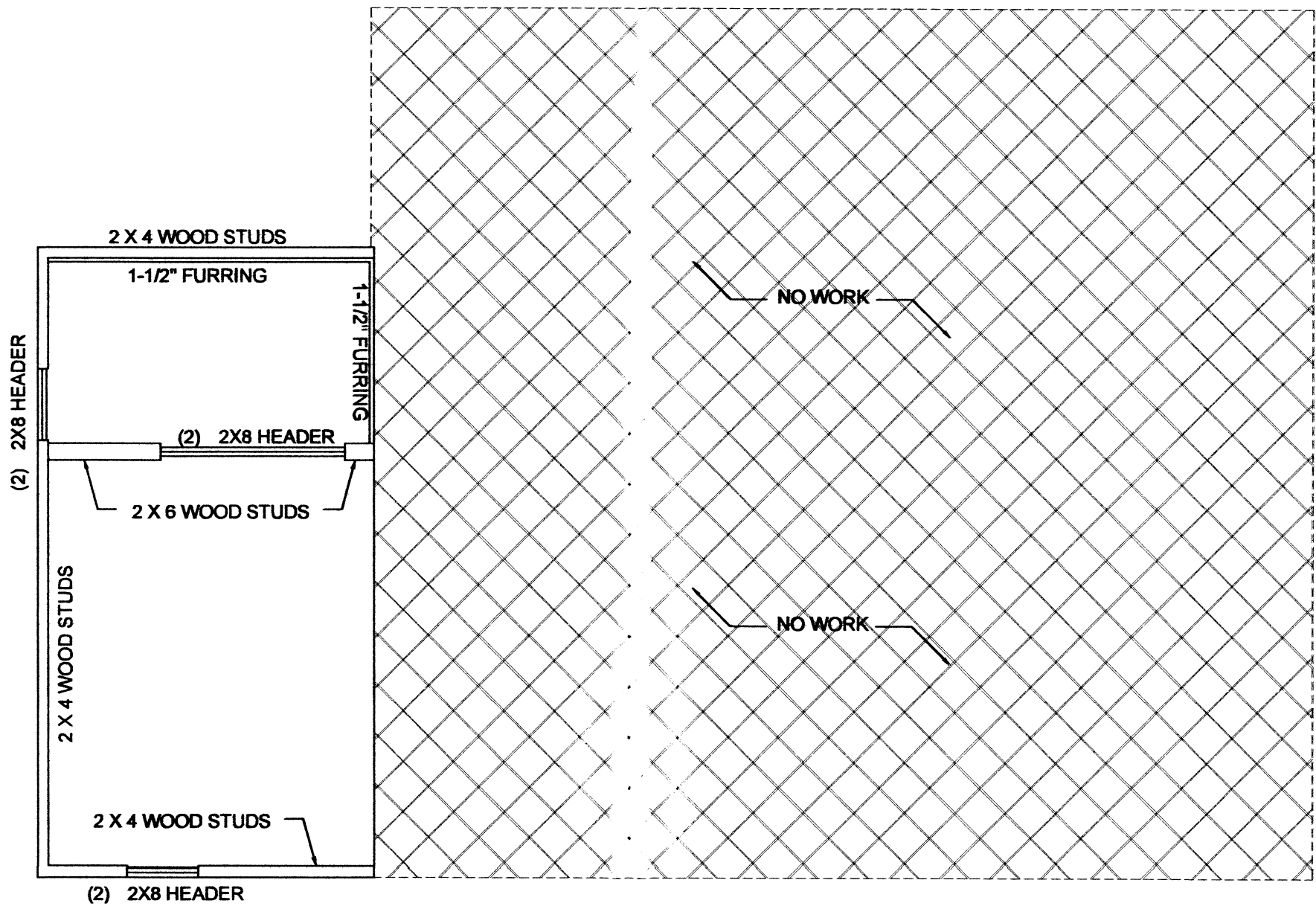
Yañez ADDITION
29 UNDERHILL STREET
STAMFORD, CT 06902

SHEET TITLE
ROOF PLANS

A.102



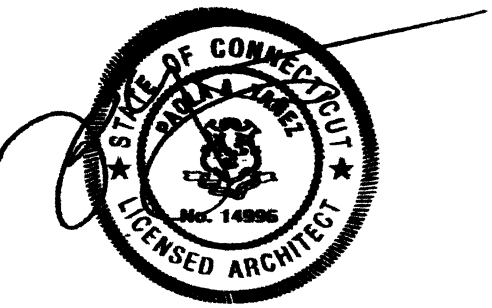
2 ADDITION ROOF FRAMING
SCALE: 1/4" = 1'-0"



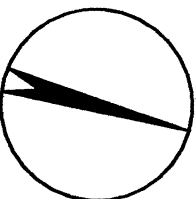
1 ADDITION WALLS FRAMING
SCALE: 1/4" = 1'-0"

PERMIT SET 08.07.23
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ISSUE DATE

PAOLA A. YAÑEZ ROJAS, ARCHITECT
CT LICENSE # 14996



PROJECT #: PY28
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SCALE: 1/4" = 1'-0"



YAÑEZ ADDITION
29 UNDERHILL STREET
STAMFORD, CT 06902

SHEET TITLE
FRAMING PLANS

A.110

LEGEND:

WIRE RUN

DUPLEX OUTLET

GFI

WALL MOUNTED GROUND FAULT INTERRUPTER
DUPLEX RECEPTACLE

DEVICE HEIGHT INDICATION ABOVE
FINISHED FLOOR

OUTLET ON DEDICATED CIRCUIT

QUAD OUTLET

SWITCH

DIMMER SWITCH

SPEAKER LOCATION. RUN WIRE FROM OWNERS
RECIEVER TO THIS LOCATION

SMOKE & CARBON MONOXIDE DETECTOR

ELECTRICAL SUB PANEL

CEILING ELEVATION MARKER

RUN RG6 CABLE FROM CABLE BOX TO
THIS LOCATION

RUN CAT 6 FROM UTILITY CONNECTION
TO THIS LOCATION

RUN WIRE FOR BUILDING INTERCOM TO THIS
LOCATION. COORDINATE WITH BUILDING
SUPER FOR SPECIFICATIONS

THERMOSTAT

ELECTRICAL CONTRACTOR NOTES:

1. ALL ELECTRICAL COVER PLATES TO BE SCREWLESS LEVITON DECORA IN A WHITE FINISH UNLESS OTHERWISE NOTED.

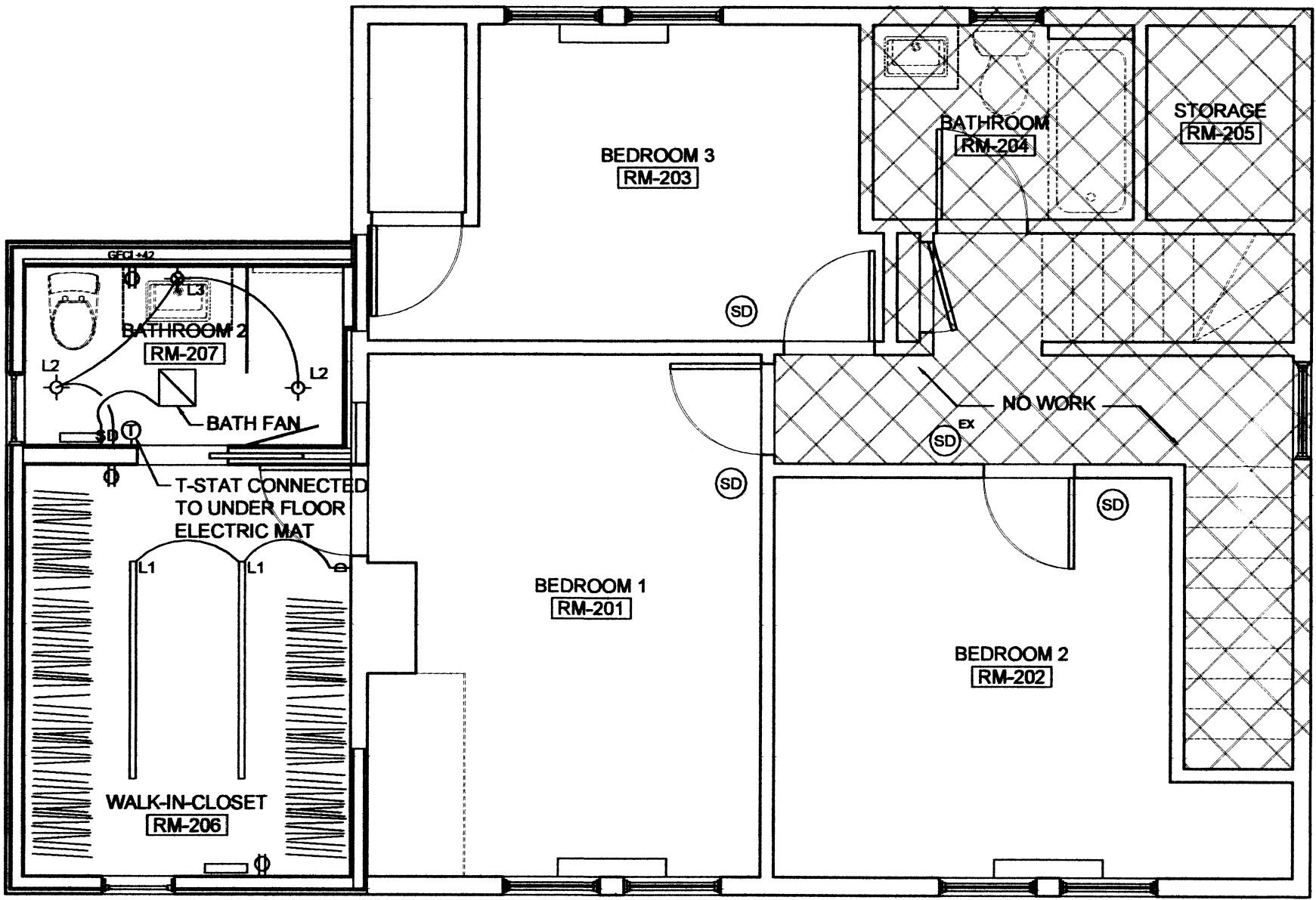
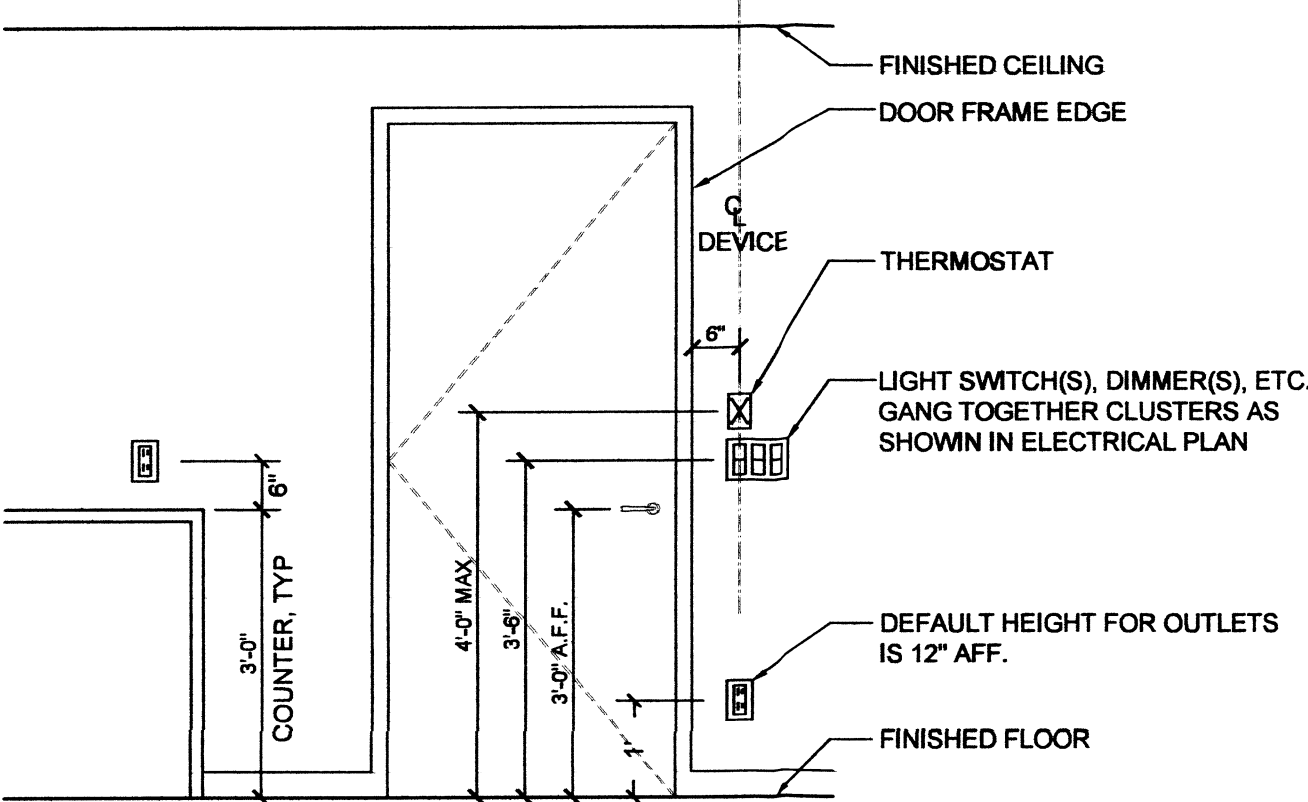
2. ELECTRICAL CONTRACTOR IS RESPONSIBLE OR COORDINATING DIMMER SWITCHES WITH LIGHT FIXTURE TO INSURE PROPER FUNCTION.

3. EACH NEW SMOKE DETECTOR SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT CT STATE FIRE PREVENTION CODE AS WELL AS WITH NFPA 72

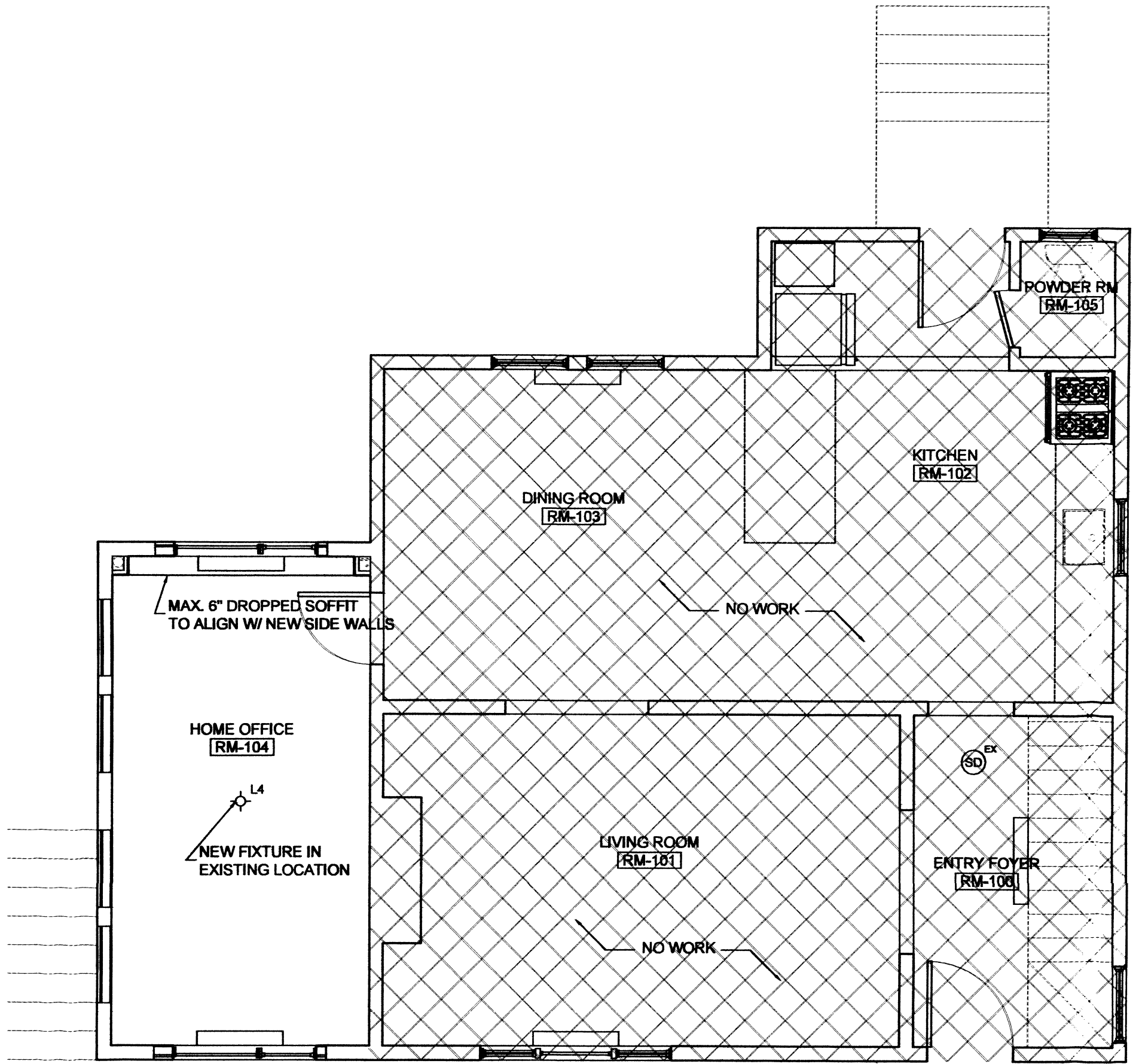
ELECTRICAL SPECIFICATIONS

L01 - CLOSET LIGHT		L04 - OFFICE CEILING	
MANUFACTURER	SONNEMAN	MANUFACTURER	NUVO LIGHTING
SERIES	STIX PLUS 72	SERIES	BASIC 8" DRUM
MODEL	2792.16	MODEL	62 / 1566
FINISH	SATIN ALUMINUM	FINISH	BRUSHED NICKEL
REMARKS	SURFACE INSTALLATION	REMARKS	REPLACING EXISTING FIXTURE
L02 - BATHROOM CEILING		BATH FAN	
MANUFACTURER	ACCESS LIGHTING	MANUFACTURER	BROAN
SERIES	ILLUMI 8" DRUM	SERIES	FLEX COLLECTION
MODEL	50039LEDD-FST/CLR	MODEL	AE80K
FINISH	CLEAR / FROSTED	FINISH	WHITE
REMARKS	SURFACE INSTALLATION	REMARKS	REQUIRED TO BE DUCTED UP THROUGH ROOF
L03 - BATHROOM SCONCE		UNDER FLOOR ELECTRIC MAT (BATHROOM)	
MANUFACTURER	SONNEMAN	MANUFACTURER	WARMLY YOURS
SERIES	STIX 32 BATH BAR	SERIES	TEMPZONE FLEX ROLL
MODEL	2771.16	VOLTAGE	120
FINISH	SATIN ALUMINUM	T-STAT	nSPIRE TOUCH PROGRAMMABLE, WHITE
REMARKS	SEE INTERIOR ELEVATION FOR MOUNTING HEIGHT	REMARKS	

DIAGRAM:



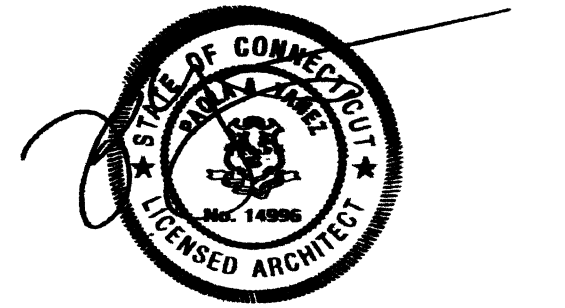
2 2ND FLOOR ELECTRICAL PLAN & RCP
SCALE: 1/4" = 1'-0"



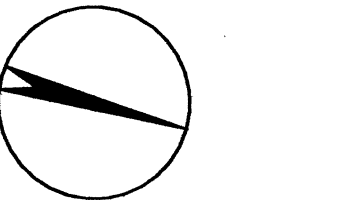
1 1ST FLOOR ELECTRICAL PLAN & RCP
SCALE: 1/4" = 1'-0"

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PRICING SET 08.02.23
ISSUE DATE

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CT LICENSE # 14996



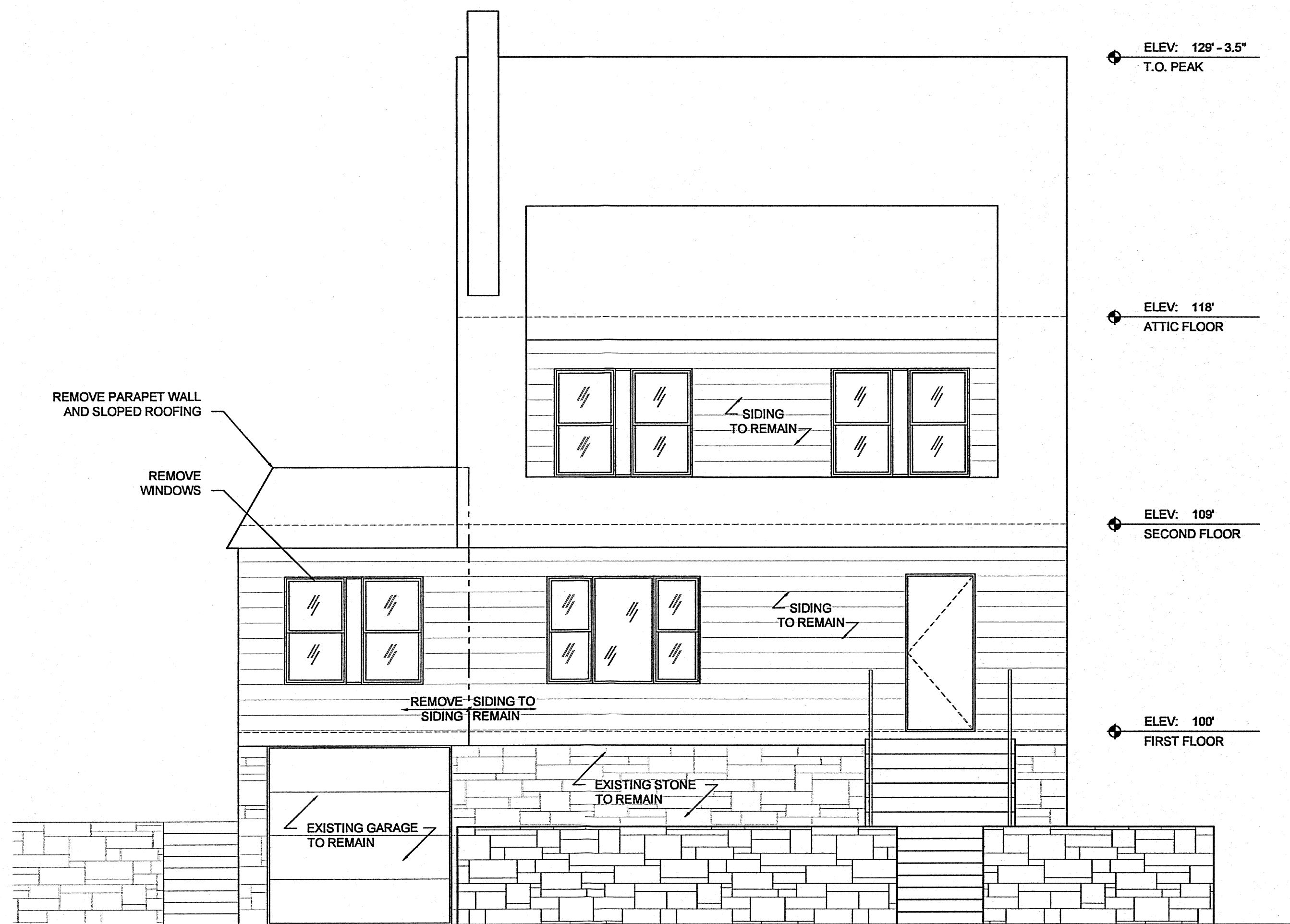
PROJECT #: PY29
DATE: AUGUST 7, 2023
SCALE: 1/4"=1'-0"



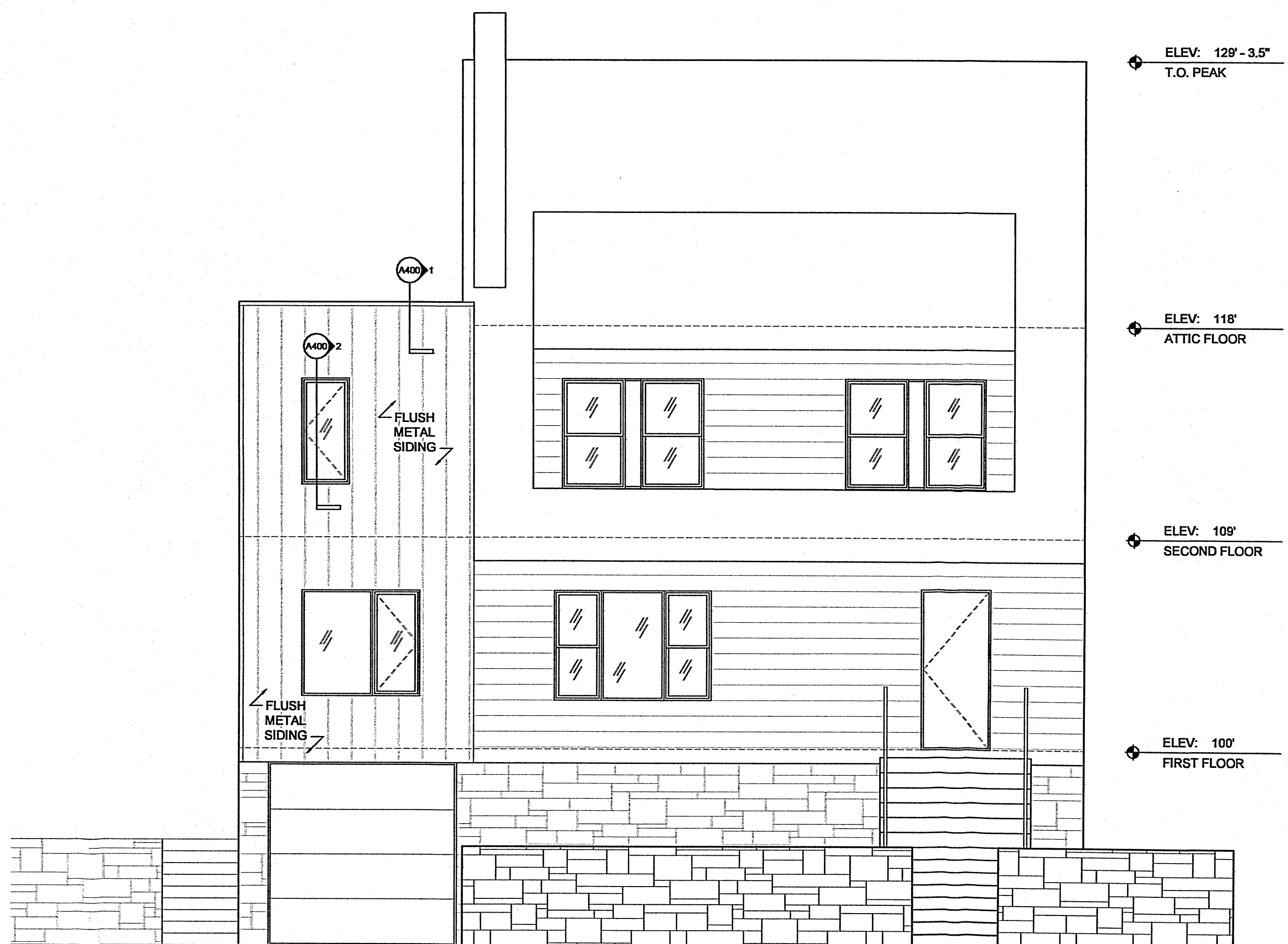
YAÑEZ ADDITION
29 UNDERHILL STREET
STAMFORD, CT 06902

SHEET TITLE
ELECTRICAL PLANS &
RCP

A.120



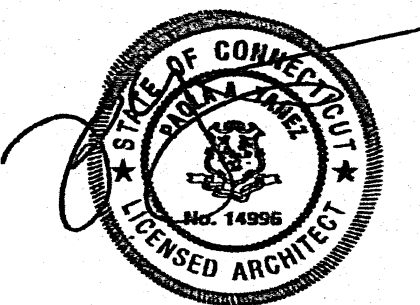
1 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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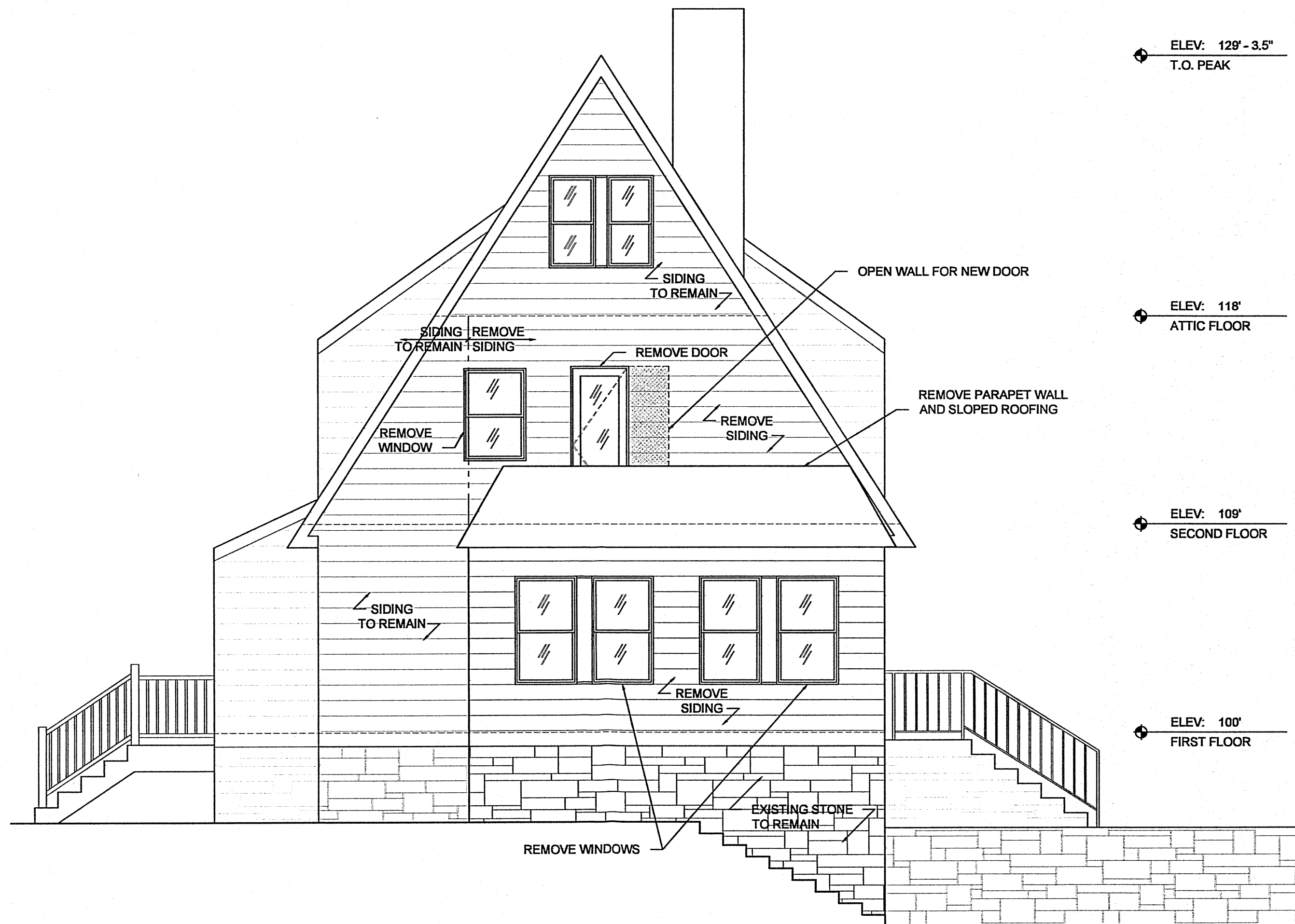


PROJECT #: PY29
DATE: AUGUST 7, 2023
SCALE: 1/4" = 1'-0"

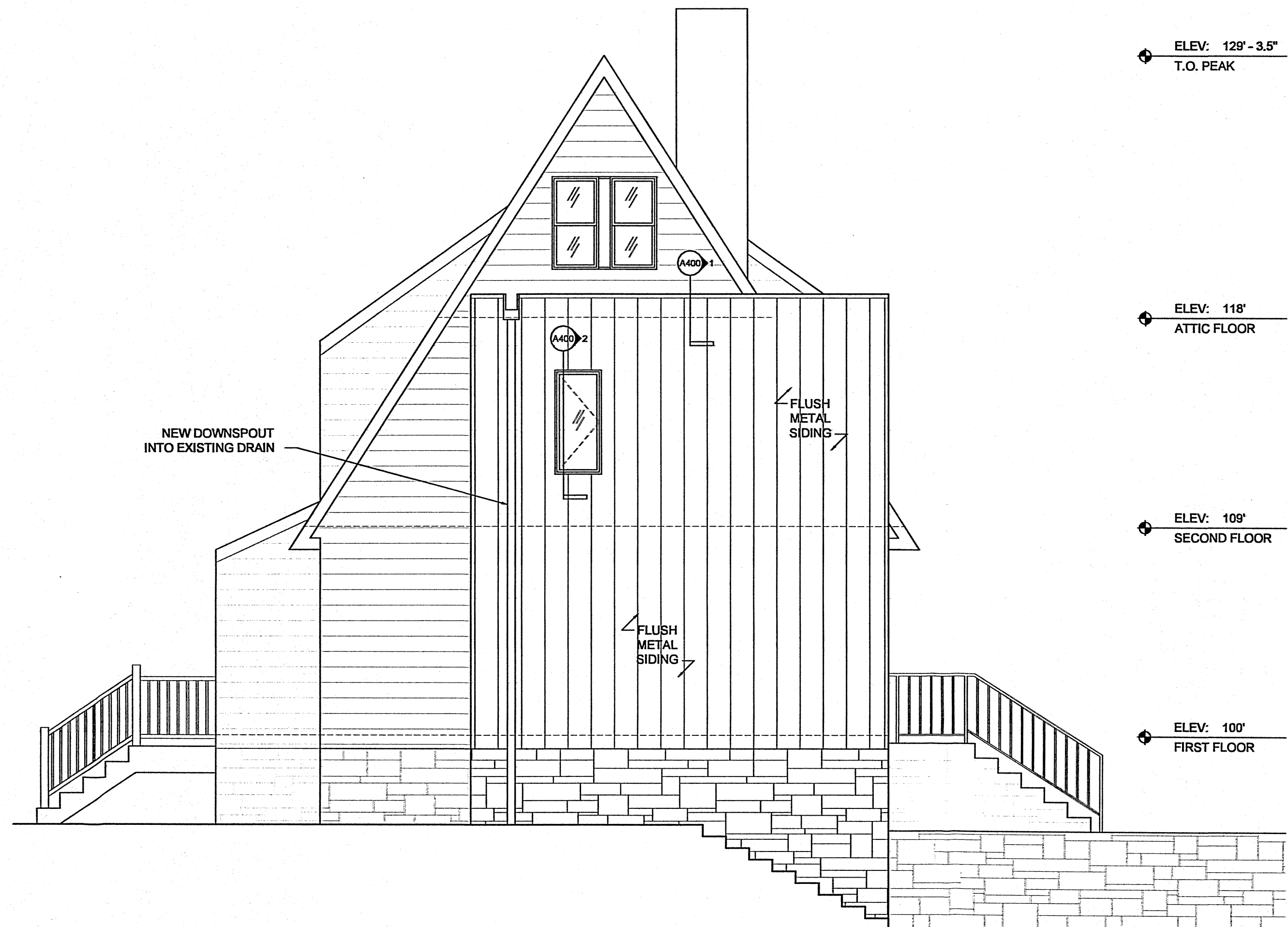
YAÑEZ ADDITION
29 UNDERHILL STREET
STAMFORD, CT 06902

SHEET TITLE
BUILDING
ELEVATIONS

A.200



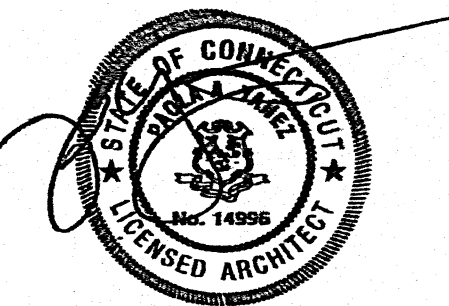
1 EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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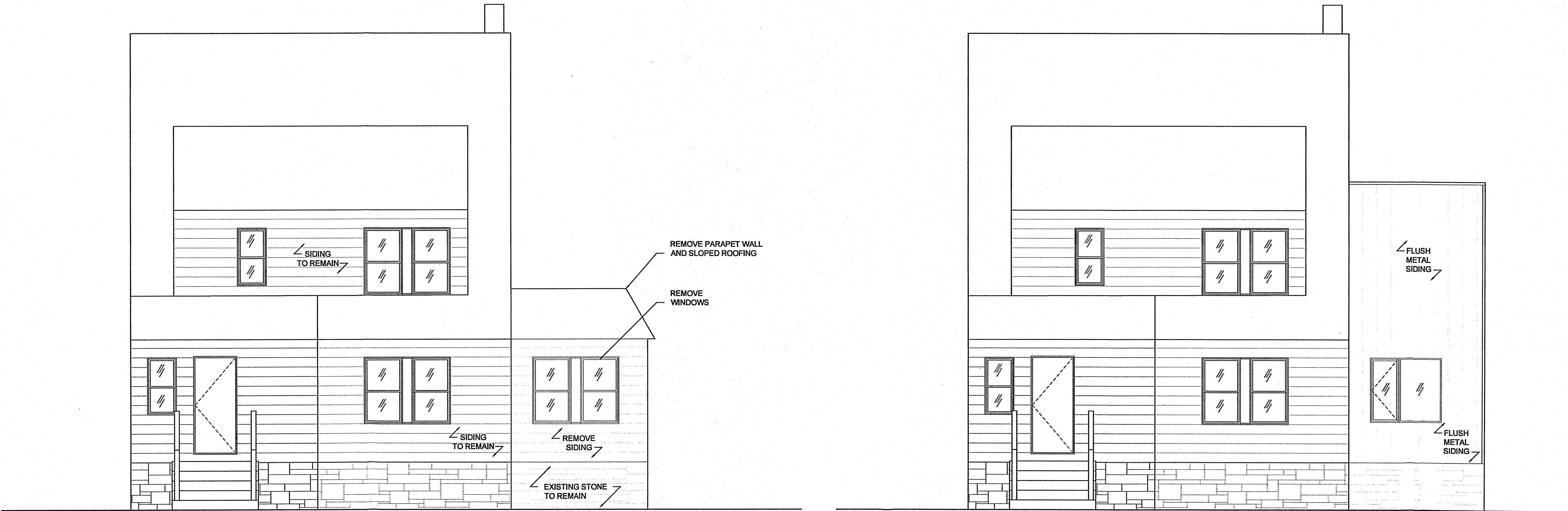


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DATE: AUGUST 7, 2023
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Yañez ADDITION
29 UNDERHILL STREET
STAMFORD, CT 06902

SHEET TITLE
BUILDING
ELEVATIONS

A.201

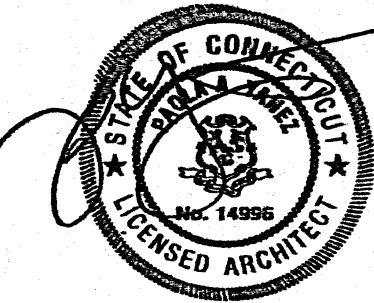


1 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

2 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

PERMIT SET	08.07.23
PRICING SET	08.02.23
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PAOLA A. YAÑEZ ROJAS, ARCHITECT
CT LICENSE # 14996

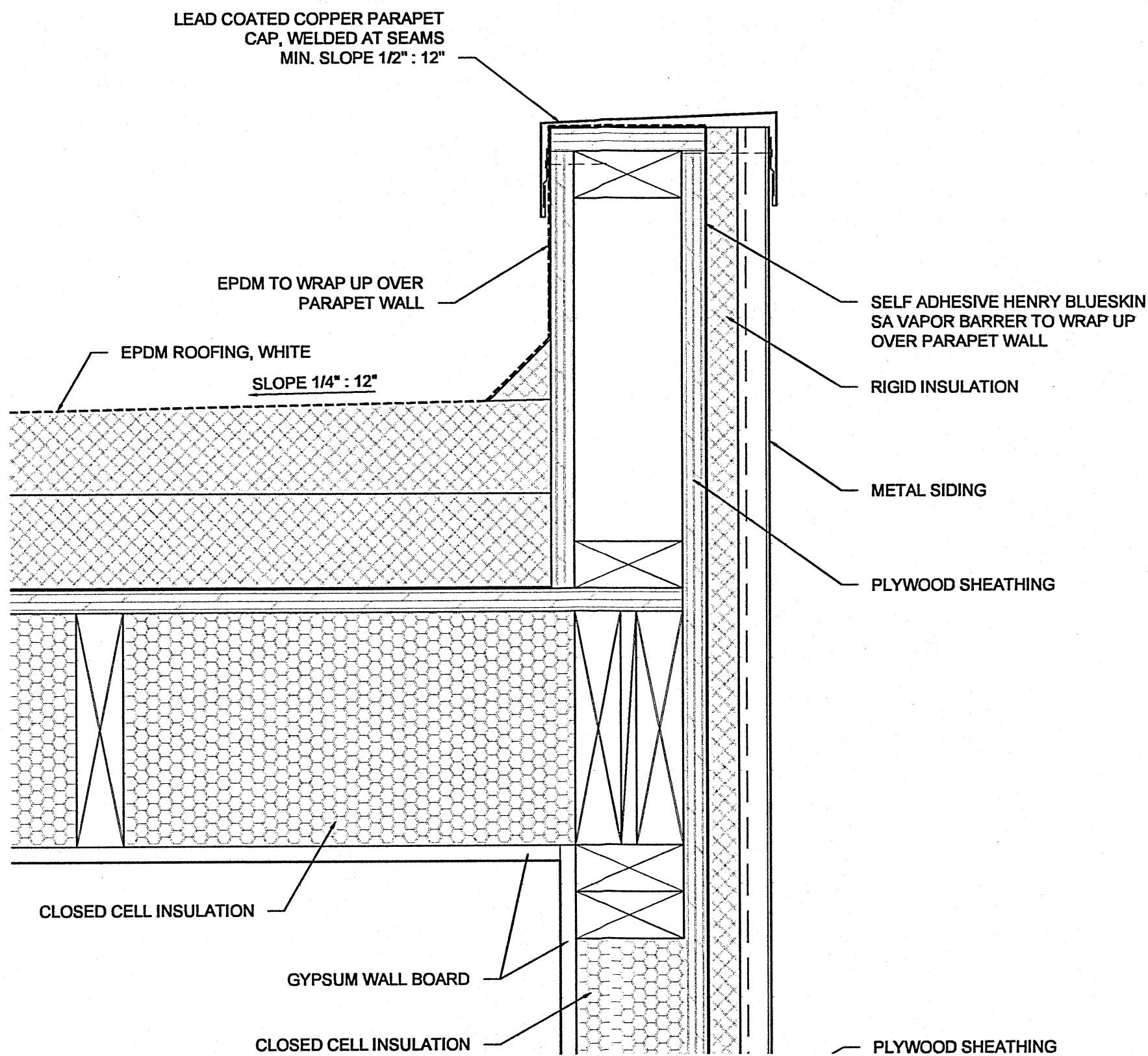


PROJECT #:	PY29
DATE:	AUGUST 7, 2023
SCALE:	1/4" = 1'-0"

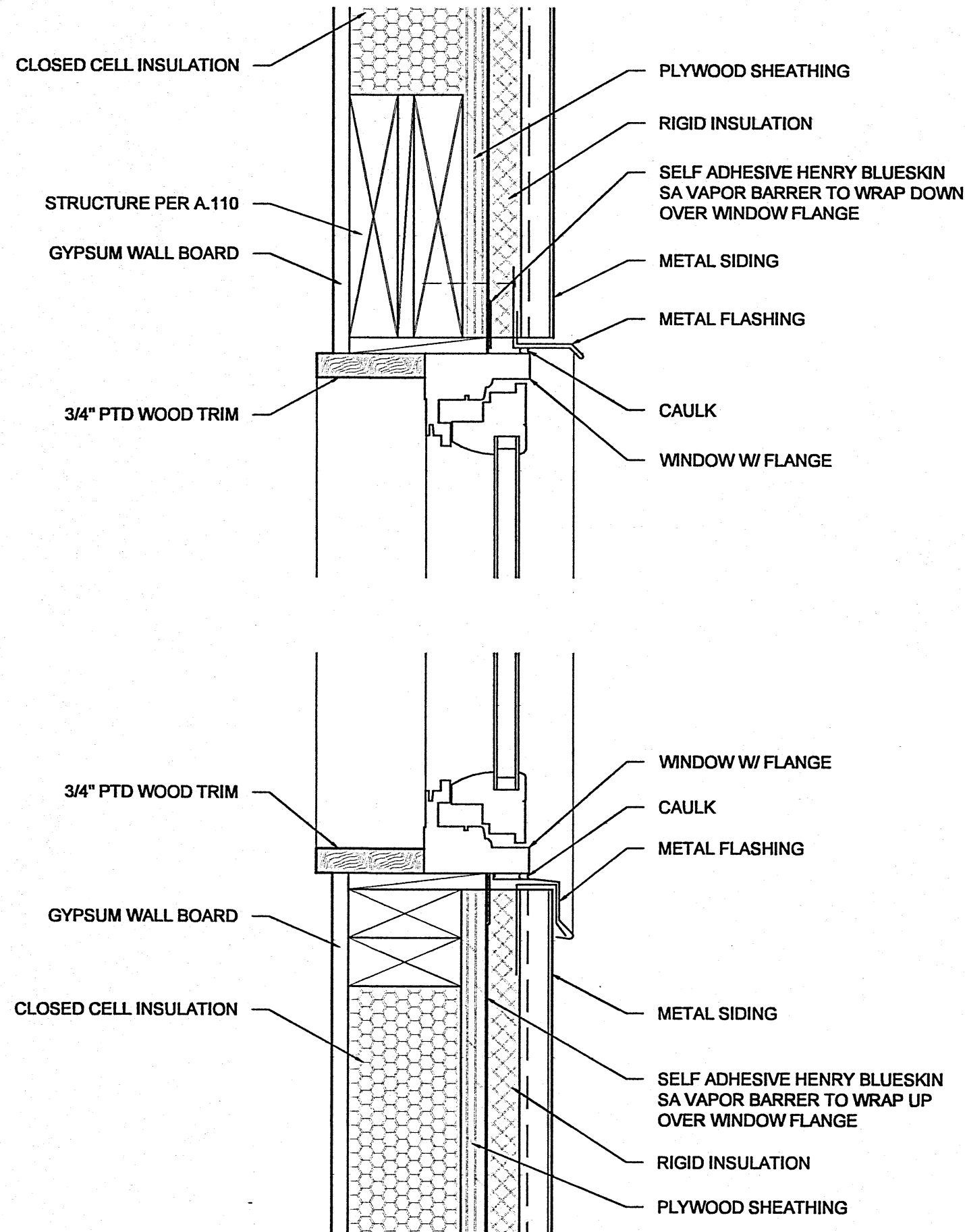
YANEZ ADDITION
29 UNDERHILL STREET
STAMFORD, CT 06902

SHEET TITLE
BUILDING
ELEVATIONS

A.202



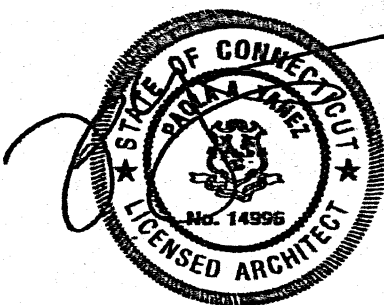
1 TYPICAL PARAPET DETAIL
SCALE: 3" = 1'-0"



2 TYPICAL WINDOW HEADER & SILL DETAIL
SCALE: 3" = 1'-0"

PERMIT SET	08.07.23
PRICING SET	08.02.23
ISSUE	DATE

PAOLA A. YAÑEZ ROJAS, ARCHITECT
CT LICENSE # 14996



PROJECT #:	FY29
DATE:	AUGUST 7, 2023
SCALE:	3" = 1'-0"

YAÑEZ ADDITION
29 UNDERHILL STREET
STAMFORD, CT 06902

SHEET TITLE
EXTERIOR DETAILS

A.400