# Project Description

The project will consist of existing renovation and interior renovation to accommodate new medical dermatology office.

# Zoning Compliance


# Code Compliance

2018 Connecticut State Building Code
2015 International Energy Conservation Code
2009 ANSI ICC A117.1E

# Drawing List

## Architectural

- G-001: Cover Sheet & General Information
- A-001: Code Compliance
- A-011: Architectural Site Plan
- A-101: Electrical Plan
- A-120: Revised Ceiling Plan
- A-121: Body Plan
- A-202: Proposed Elevations
- A-203: Proposed Elevations
- A-200: Existing/Demo Elevations
- A-201: Existing/Demo Elevations
- A-202: Proposed Elevations
- A-203: Proposed Elevations

## Structural

- A-300: Foundation Details
- A-301: Retaining Wall Sections
- A-302: Concrete Wall Details
- A-400: Partition Types & Bar Details
- A-401: Wall Panel Details

## General

- A-500: Bathroom Details
- A-610: Floor Plan
- A-620: Ceiling Plan
- A-630: Roof Plan
- A-611: Interior Elevation
- A-621: Exterior Elevation

# Scope Statement

The project will consist of existing renovation and interior renovation to accommodate new medical dermatology office.

# Statement of Compliance


# General

All work shall be coordinated with and approved by the owner and the architects.

---

**Location Map**

- Aerial view of the project site.

---

**Architect:** Design Development, PLLC
165 Mamaroneck Ave, fl. 2
White Plains, NY 10601
914.949.4272 t.
914.949.4278 f.

**Owner:**
DERMATOLOGY
5 OAK STREET, GREENWICH, CT, 06831

**Project Info**

- **Address:** 5 OAK ST, GREENWICH, CT
- **Site Area:** 6250 s.f. +/-

# Project Description

The project will consist of existing renovation and interior renovation to accommodate new medical dermatology office.

# Zoning Compliance


# Code Compliance

2018 Connecticut State Building Code
2015 International Energy Conservation Code
2009 ANSI ICC A117.1E

# Drawing List

## Architectural

- G-001: Cover Sheet & General Information
- A-001: Code Compliance
- A-011: Architectural Site Plan
- A-101: Electrical Plan
- A-120: Revised Ceiling Plan
- A-121: Body Plan
- A-202: Proposed Elevations
- A-203: Proposed Elevations
- A-200: Existing/Demo Elevations
- A-201: Existing/Demo Elevations
- A-202: Proposed Elevations
- A-203: Proposed Elevations

## Structural

- A-300: Foundation Details
- A-301: Retaining Wall Sections
- A-302: Concrete Wall Details
- A-400: Partition Types & Bar Details
- A-401: Wall Panel Details

## General

- A-500: Bathroom Details
- A-610: Floor Plan
- A-620: Ceiling Plan
- A-630: Roof Plan
- A-611: Interior Elevation
- A-621: Exterior Elevation

# Scope Statement

The project will consist of existing renovation and interior renovation to accommodate new medical dermatology office.

# Statement of Compliance


# General

All work shall be coordinated with and approved by the owner and the architects.

---

**Location Map**

- Aerial view of the project site.

---

**Architect:** Design Development, PLLC
165 Mamaroneck Ave, fl. 2
White Plains, NY 10601
914.949.4272 t.
914.949.4278 f.

**Owner:**
DERMATOLOGY
5 OAK STREET, GREENWICH, CT, 06831

**Project Info**

- **Address:** 5 OAK ST, GREENWICH, CT
- **Site Area:** 6250 s.f. +/-
NOTES

1. G.C. SHALL PAY FOR HEA PROGRAM AND OBTAIN ALL REQUIRED PERMITS AND CERTIFICATES.
2. COORDINATE WITH EXISTING ROOF J O I N T LOCATIONS.
3. G.C. SHALL COMPLETE WORK IN STRICT ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
4. ALL ELECTRICAL DISTRIBUTION, SERVICE RAPS, CEILING AND MOUNTING SHALL BE IN STRICT
   ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND EXISTING TOOLS, INCL.
5. ALL SYSTEMS SHALL PROVIDE SEASONAL HEATING AND AIR CONDITIONING AND SHALL BE DESIGNED TO
   HANDLE THE OCCUPANT'S LIGHTING AND EQUIPMENT LOADS AND HEAT GAIN.
6. ALL NEW FLUORESCENTS MENTIONED IN THE FIXTURE & EQUIPMENT SCHEDULE SHALL BE CONSECUTIVE TO THE
   EXISTING O F FICE SUPPLY AND REBERSHAPED WASTELINES AS REQUIRED BY CODE.

CEILING LEGEND:

- H.V.A.M - HARD CEILING - 1/2" O.F.P BOARD - ON GYP BD SUSPENSION SYSTEM DIRECT HUNG
- 2X2 - 2X2 & 2X4 CEILING GRID - DIRECT HUNG
- 2X2 - LAY IN CEILING GRID - DIRECT HUNG

LIGHTING LEGEND:

- Recessed 2' X 2' LED fixture, TEXAS FLUORESCENTS MODEL - GRID MOUNT  - 40W LAMPS MULTIVOLT (120-277), 35K COLOR TEMPERATURE, WHITE FINISH.
- recessed 2' X 4' LED fixture, TEXAS FLUORESCENTS MODEL - GRID MOUNT - 40W LAMPS, MULTIVOLT (120-277), 35K COLOR TEMPERATURE, WHITE FINISH.
- TRACK LIGHTING - 7-D.
- HARD WIRED EMERGENCY LIGHTING WITH BATTERY BACK UP. LAMPS EXTERIOR LED-H SERIES.
- WALL MOUNTED EXTERIOR LIGHT. ARROW INDICATES DIRECTION OF LIGHT. COOPER LIGHTING "MARATHON SERIES", EDGE LIT TYPE 8'6" RED LETTERS ON CLEAR FACE, SATIN ALUMINUM FINISH.
- WALL MOUNTED A.G.A 1915 - INT - TAT CANDELA HERNSTROEICG.
- MOUNT 86" A.G.A, AFFOR 8" BELOW CEILING. SHOWN AS LOVERS.
- WALL MOUNTED A.G.A 1915 - INT - TAT CANDELA STRIPE LIGHT.
- 7" RECESSED LED.
- 3 tägliches INT-OUTDOOR (SOLL 3W. 12V)

NOTES:

1. G.C. SHALL PAY FOR HEAT PROGRAM AND OBTAIN ALL REQUIRED PERMITS AND CERTIFICATES.
2. COORDINATE WITH EXISTING ROOF J O I N T LOCATIONS.
3. G.C. SHALL COMPLETE WORK IN STRICT ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
4. ALL ELECTRICAL DISTRIBUTION, SERVICE RAPS, CEILING AND MOUNTING SHALL BE IN STRICT
   ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND EXISTING TOOLS, INCL.
5. ALL SYSTEMS SHALL PROVIDE SEASONAL HEATING AND AIR CONDITIONING AND SHALL BE DESIGNED TO
   HANDLE THE OCCUPANT'S LIGHTING AND EQUIPMENT LOADS AND HEAT GAIN.
6. ALL NEW FLUORESCENTS MENTIONED IN THE FIXTURE & EQUIPMENT SCHEDULE SHALL BE CONSECUTIVE TO THE
   EXISTING O F FICE SUPPLY AND REBERSHAPED WASTELINES AS REQUIRED BY CODE.

CEILING LEGEND:

- H.V.A.M - HARD CEILING - 1/2" O.F.P BOARD - ON GYP BD SUSPENSION SYSTEM DIRECT HUNG
- 2X2 - 2X2 & 2X4 CEILING GRID - DIRECT HUNG
- 2X2 - LAY IN CEILING GRID - DIRECT HUNG

LIGHTING LEGEND:

- Recessed 2' X 2' LED fixture, TEXAS FLUORESCENTS MODEL - GRID MOUNT  - 40W LAMPS MULTIVOLT (120-277), 35K COLOR TEMPERATURE, WHITE FINISH.
- recessed 2' X 4' LED fixture, TEXAS FLUORESCENTS MODEL - GRID MOUNT - 40W LAMPS, MULTIVOLT (120-277), 35K COLOR TEMPERATURE, WHITE FINISH.
- TRACK LIGHTING - 7-D.
- HARD WIRED EMERGENCY LIGHTING WITH BATTERY BACK UP. LAMPS EXTERIOR LED-H SERIES.
- WALL MOUNTED EXTERIOR LIGHT. ARROW INDICATES DIRECTION OF LIGHT. COOPER LIGHTING "MARATHON SERIES", EDGE LIT TYPE 8'6" RED LETTERS ON CLEAR FACE, SATIN ALUMINUM FINISH.
- WALL MOUNTED A.G.A 1915 - INT - TAT CANDELA HERNSTROEICG.
- MOUNT 86" A.G.A, AFFOR 8" BELOW CEILING. SHOWN AS LOVERS.
- WALL MOUNTED A.G.A 1915 - INT - TAT CANDELA STRIPE LIGHT.
- 7" RECESSED LED.
- 3 tägliches INT-OUTDOOR (SOLL 3W. 12V)
GENERAL ROOF NOTES:

1. NOT EVERY ROOF PENETRATION IS INDICATED ON THIS PLAN. REFER TO MECHANICAL/ELECTRICAL/PLUMBING PLANS TO CONFIRM VENTS, EXHAUST FANS, GAS LINES, ELEC. CONDUIT PENETRATIONS, ETC.

2. FURNISH AND INSTALL JOHN'S MANVILLE 60 MIL TPO MEMBRANE ROOFING SYSTEM IN ACCORDANCE WITH ALL MANUFACTURERS DETAILS AND SPECIFICATIONS.

3. ROOFING SYSTEM SHALL BE INSTALLED OVER R30 POLYISOCYANURATE RIGID INSULATION (3 LAYERS OF 2" THICK PANELS INSTALLED WITH STAGGERED SEAMS) WITH 1/4" GYPSUM COVER BOARD UNDER THE MEMBRANE.

4. ROOF WILL PITCH TO NEW DRAIN SCUPPERS AND LEADERS CONNECTED TO NEW DRYWELL.
GENERAL DEMOLITION NOTES:
1) PRIOR TO ANY WORK UTILITIES MUST BE SHUT OFF INCLUDING WATER, ELECTRIC, SPRINKLER IF POSSIBLE TO SEPARATE FROM BALANCE OF BUILDING.
2) CONTRACTOR SHALL ARRANGE FOR PROPER NUMBER OF DUMPSTERS AND FREQUENCY OF PICK-UPS IN ACCORDANCE WITH LOCAL JURISDICTION IF APPLICABLE.
3) ALL EQUIPMENT FOR DEMOLITION SHALL BE OPERATED BY EXPERIENCED CERTIFIED PERSON AS REQUIRED. INCLUDES TORCH CUTTING ETC.
4) PARKING FOR WORKING PERSONNEL SHALL BE ARRANGED WITH OWNER ACCORDINGLY.
5) CONTRACTOR MUST BE RESPONSIBLE TO PROTECT AND MAINTAIN AREAS NOT BEING REMOVED OR DISMANTLED IN SPACE.
6) PRIOR TO ANY DEMOLITION WORK ELECTRICIANS, PLUMBERS, HVAC TRADES SHALL MEET ON SITE AT THE SAME TIME TO PREPARE STRATEGY FOR DEMOLITION. ARCHITECT MAY BE PRESENT ALONG WITH OWNER IF REQUESTED.
7) PROPER MARKING OF ITEMS TO BE REMOVED TO BE EXECUTED BY SUPERVISORY PERSONNEL FOR RESPECTIVE TRADES. THE USE OF FLUORESCENT SPRAY PAINT IS RECOMMENDED AND OR PAINTS TO DESCRIBE ACTIVE LINES IN ACCORDANCE WITH NORMAL WORKING PRACTICES. CONFIRMATION WALK THROUGH IS RECOMMENDED WITH OWNER.
8) DEMOLITION WORK SHALL BE CONFINED TO THE SPACE AND NO REFUSE SHALL BE STORED ON THE EXTERIOR OF THE BUILDING IN ANY FORM.
9) ANY SALVAGING SHALL BE ARRANGED BETWEEN THE OWNER AND DEMOLITION CONTRACTOR, HOWEVER SUCH MATERIAL SHALL BE REMOVED FROM THE SITE AND NOT STORED EITHER ON THE EXTERIOR NOR THE INTERIOR.
10) SPRINKLER LINES AND SPRINKLER EQUIPMENT SHALL NOT BE REMOVED IF EXISTING. SPACE SHALL BE LEFT WITH UPTURNED SPRINKLER HEADS.
11) TEMPORARY LIGHTING SHALL BE PROVIDED DURING AND AFTER THE WORK IS COMPLETED. EMERGENCY LIGHTING IF POSSIBLE CAN REMAIN IN SERVICE.
12) NO BURNING ON SITE.

EXISTING ELEVATION NOTES:
EXISTING OVERHEAD DOOR, FRAME AND RELATED APPURTENANCES TO BE REMOVED IN ITS ENTIRETY. EXISTING STUDS, GYP. BD., FASTENERS, ETC... TO BE REMOVED AS NEEDED.
EXISTING EXTERIOR DOOR & FRAME TO BE REMOVED.
EXISTING SIDELITE TO BE REMOVED.
COORDINATE REMOVAL/RELOCATION OF BUILDING SERVICES WITH BUILDING OWNER & AUTHORITIES HAVING JURISDICTION.
EXISTING EXTERIOR LIGHT FIXTURES, FASTNERS, CONDUIT, WIRES & LEADERS TO BE REMOVED IN ITS ENTIRETY. PATCH AS REQUIRED TO MAINTAIN A WATERTIGHT ENVELOPE.
EXISTING ELEVATED ENTRANCE PLATFORM TO BE REMOVED TO NEW FACE OF BUILDING.
EXISTING GUTTERING INCL. GUTTERS, DOWNSPOUTS, REDDING NEED TO BE REACHED TO NEW FACE OF BUILDING.
EXISTING ORNAMENTAL COLUMNS TO BE REMOVED.
EXISTING WINDOW TRIMS TO BE REMOVED.
GROUND FLOOR LEVEL 0' - 0"
T.O ROOF 11' - 4 1/4"
T.O. EXISTING PARAPET 15' - 1 1/2"

11'-4 1/4"
3'-9 1/4"
15'-1 1/2"

T.O.  ADDED PARAPET 16' - 1 1/2"

TRESPA METREON EXTERIOR NW 17/MT, MILANO GRIGIO .
NATURAL WHITE STUCCO

NEW WINDOWS IN EXISTING OPENINGS. DOUBLE HUNG ANDERSEN WINDOW- E SERIES
ADD 1HR RATED GLASS BLOCK. 2 COURSES HIGH BY 4 COURSES WIDE W/ NEW STEEL LINTEL

DEDUCT ALTERNATE TO STOP PANELS 5' FROM FRONT COVER COPING
ADDED STUD WALL TO MATCH THE HEIGHT OF THE FRONT ELEVATION
NEW ADDED DOOR.

1/-0 1/2"
The document outlines the design details for a ground sign at Oak Street, including:

1. **Elevation Signage Positions**
   - First sign visible from Oak Street.
   - Signage on side to give visibility from North and West Putnam Avenue.
   - New ground sign allowed 25 SF free standing.
   - TRESPA® METEON® NW17 PILASTER.
   - New stone to match existing field stone. Large stones 12"-18".
   - Lettering facing south.
   - 8" metal stud framed.
   - 1/2" gypsum board exterior sheathing.
   - TRESPA® METREON® EXTERIOR PANELS.

2. **Ground Sign Elevation**
   - Includes dimensions and details.

3. **Ground Sign Plan Detail**
   - Provides a detailed view of the sign installation.

The text also includes architectural information regarding the project.

Design Development, PLLC
165 Mamaroneck Ave, Fl. 2
White Plains, NY 10601
914.949.4272 t.
914.949.4278 f.

Architect of record: All concepts, details, and information contained, implied or represented herein are the sole and exclusive property of Design Development PLLC and may not be reused, whole or in part, without written consent of this office.

Drawing modification can only be made under the supervision of a licensed architect.

A design and development consultancy.

Design Development, PLLC
SHEET TITLE:

PROJECT NO:

ARCHITECT:

OWNER:

PROJECT:

DRAWN BY:

ISSUE FOR PERMIT

05.18.20

ISSUED FOR CONSTRUCTION

07.01.20

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

16'-6"
13'-9"
1'-2"
6'-0"
3'-0"
9'-0"
8'-1"
11"
2'-6"
2'-0"
3'-4"
1'-1"
3'-8"
4'-10"
4'-6"
3'-6"
2'-8"
9'-0"
3'-2"
2'-0"
6'-7"
1'-9"
1'-5"
3"
1'-6"
3'-9"
1'-2"
4"
7
8
9
6'-6"
3'-9"
1'-2"

1. MAIN DOCTOR'S OFFICE
   SCALE: 1/4" = 1'-0"

2. KITCHEN / BREAK ROOM
   SCALE: 1/4" = 1'-0"

3. RECEPTION AREA
   SCALE: 1/4" = 1'-0"

4. ASSISTANT OFFICE
   SCALE: 1/4" = 1'-0"

5. LAUNDRY ROOM
   SCALE: 1/4" = 1'-0"
NOTE:
1. REMOVE EXISTING ROOF TO SHEATHING.
2. SHEATHING MUST BE EXAMINED AND REPLACED IF DAMAGED.
3. FURNISH AND INSTALL JOHN'S MANVILLE 60 MIL TPO MEMBRANE ROOFING SYSTEM IN ACCORDANCE WITH ALL MANUFACTURERS DETAILS AND SPECIFICATIONS.
4. ROOFING SYSTEM SHALL BE INSTALLED OVER R30 POLYISOCYANURATE RIGID INSULATION (3 LAYERS OF 2" THICK PANELS INSTALLED WITH STAGGERED SEAMS) WITH 1/4" GYPSUM COVER BOARD UNDER THE MEMBRANE.
5. ROOF WILL PITCH TO NEW DRAIN SCUPPERS AND LEADERS CONNECTED TO NEW DRYWELL.

1. EXTERIOR WALL SECTION
2. EXTERIOR WALL SECTION

SCALE: 3/4" = 1'-0"
TYPICAL SECTION-REINFORCED RETAINING WALL

SCALE: 1/2" = 1'-0"

AT TOP, PLACE CONCRETE LEVELING PAD 3/4" THICK MIN. AND COMPACTED TO 95% MAXIMUM STANDARD DENSITY.

IMPERVIOUS FILL 4" DIA. DRAIN PIPE OUTLET @ END OF WALL OR @ 40' CENTERS MAX. SLOPE TO DRAIN (1/8"/FT.)

REINFORCED BACKFILL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DENSITY

DRAINAGE AGGREGATE 12" THICK MIN.

GEOSYNTHETIC REINFORCEMENT SEE PROFILE DRAWINGS FOR LENGTH, TYPE, AND SPACING

GRADE VARIES

TOP OF RETAINING WALL +/- 5'-0"

GROUND FLOOR +/- 0'-0"

PERVIOUS PAVERS EACH BLOCK STEPS OUT 3/4"
### Restroom Details

#### Plan View

- **Toilet Room (Accessible)**
- **Floor** EL: 0'-0" T.O. Sink EL: 2'-10"
- **Ceiling** EL: 9'-6"
- **Strobe** 39-1/4" max

#### Fixtures and Accessory Schedule

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Manufacturer</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Toilet</td>
<td>1</td>
<td>KOHLER</td>
<td></td>
</tr>
<tr>
<td>Toilet Seat</td>
<td>1</td>
<td>KOHLER</td>
<td></td>
</tr>
<tr>
<td>Fowler</td>
<td>1</td>
<td>SIGMA</td>
<td></td>
</tr>
<tr>
<td>Hand Dryer</td>
<td>1</td>
<td>KOHLER</td>
<td></td>
</tr>
<tr>
<td>Sink</td>
<td>1</td>
<td>KOHLER</td>
<td></td>
</tr>
<tr>
<td>Sanitary Napkin Disposal</td>
<td>1</td>
<td>SIGMA</td>
<td></td>
</tr>
<tr>
<td>Baby Bottle Dispenser</td>
<td>1</td>
<td>KOHLER</td>
<td></td>
</tr>
<tr>
<td>Share Mirror</td>
<td>1</td>
<td>SIGMA</td>
<td></td>
</tr>
<tr>
<td>1.25&quot; x 5&quot; Grab Bar</td>
<td>1</td>
<td>AMERICAN SPECIALTIES</td>
<td></td>
</tr>
<tr>
<td>1.5&quot; x 42&quot; Grab Bar</td>
<td>1</td>
<td>AMERICAN SPECIALTIES</td>
<td></td>
</tr>
<tr>
<td>1.5&quot; x 18&quot; Vertical Grab Bar</td>
<td>1</td>
<td>AMERICAN SPECIALTIES</td>
<td></td>
</tr>
<tr>
<td>Emergency Call System</td>
<td>1</td>
<td>SIGMA</td>
<td>Required for single occupancy toilet to be connected to dome light &amp; buzzer to comply with 1109.2.4 of the CT state building code.</td>
</tr>
</tbody>
</table>

#### Notes

- Pictogram signage shall comply with ICC ANSI 117.1 2009 Section 703.5 and shall have text descriptors located directly below the pictogram field and complying with ICC ANSI 117.1 2009 Sections 703.2 and 703.3.
- Braille signage to comply with ICC ANSI 117.1 2009 Section 703.4.
- All rooms with a specific purpose must have a sign complying with ANSI 117.1 2009.

#### Additional Information

- **Restroom Plan Detail**: Scale: 1/2" = 1'-0"
- **Restroom Interior Elevations**: Scale: 1/2" = 1'-0"
- **Fixtures Positions**: Scale: 1/2" = 1'-0"
- **Design and Development Consultancy**: Design Development, PLLC
  - 165 Mamaroneck Ave, Fl. 2
  - White Plains, NY 10601
  - 914.949.4272 t.
  - 914.949.4278 f.