

RHINEBECK



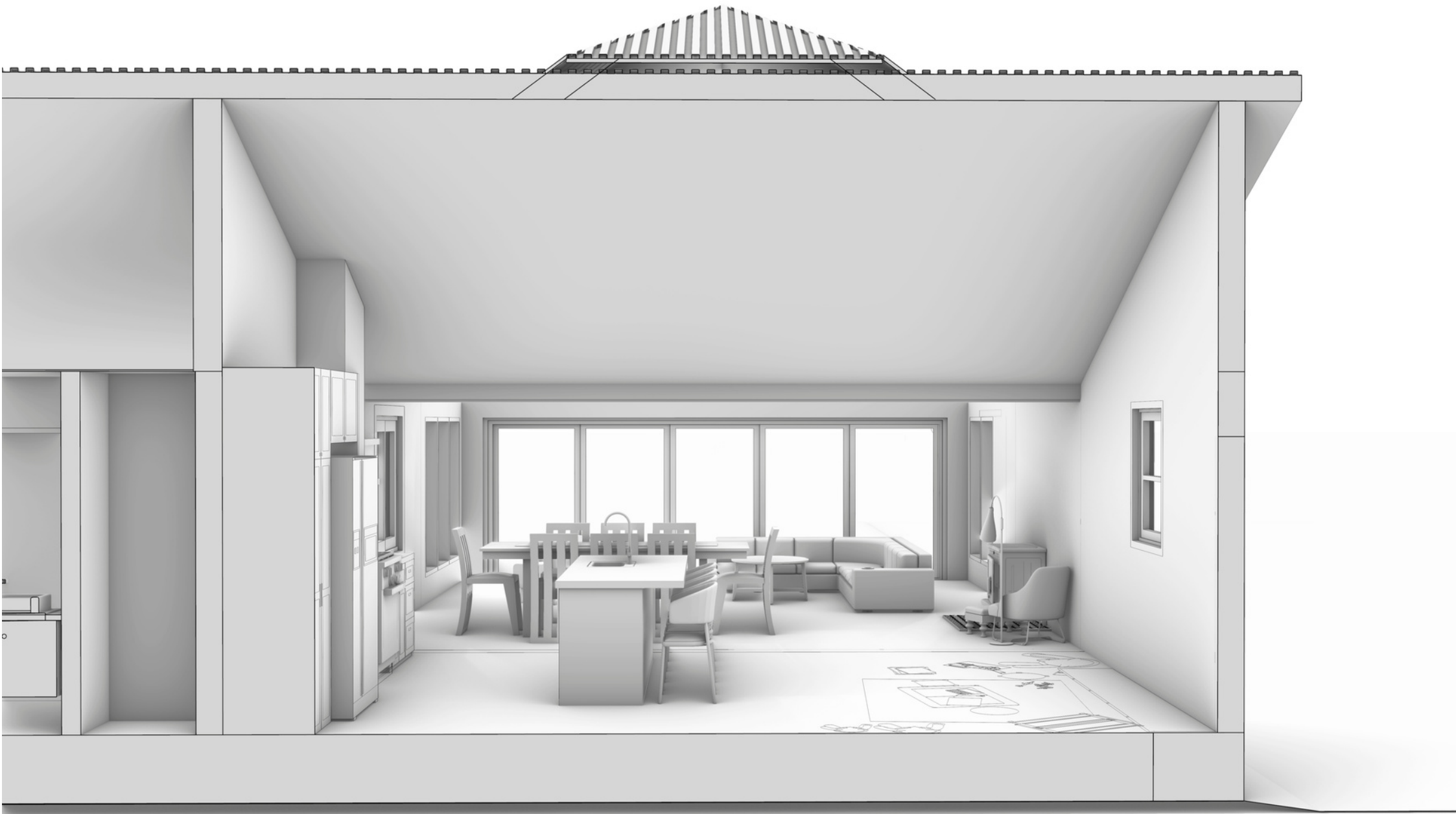
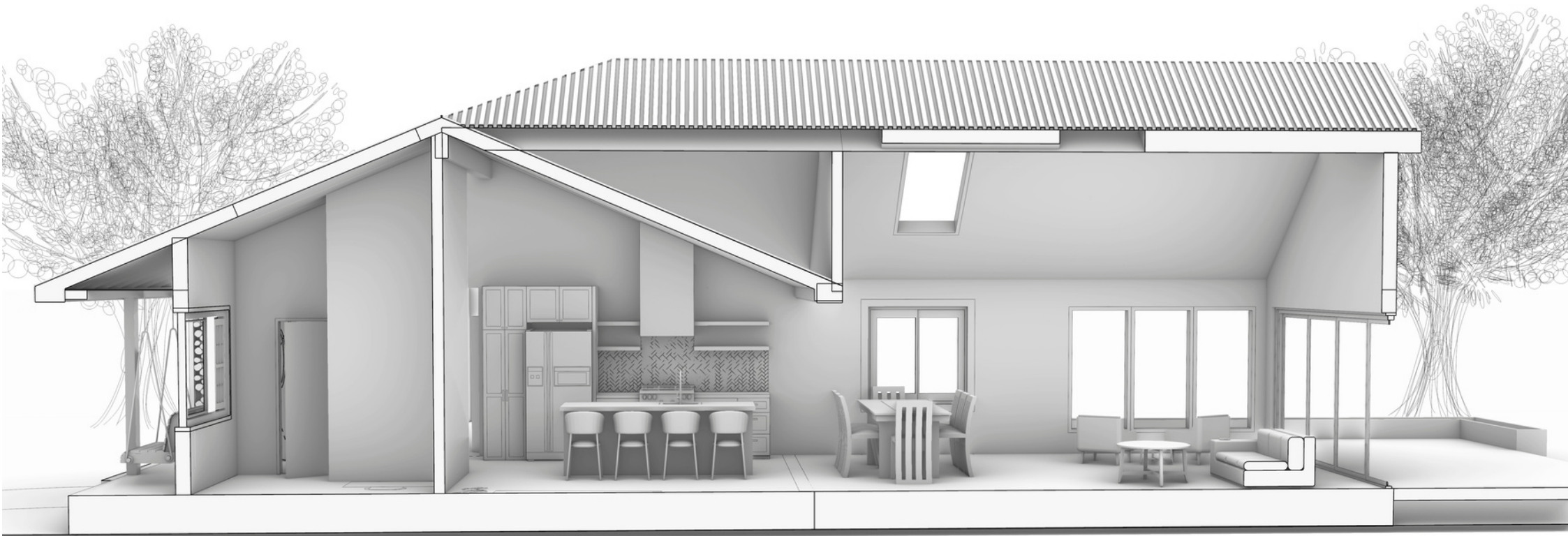
ADDITION AS AN ARCHITECTURAL GESTURE

The design begins with a straightforward architectural premise: to create a more generous and light-filled living environment while preserving the scale and simplicity of the existing home. Rather than pursuing a large or visually dominant expansion, the addition extends the primary living spaces through a clear architectural gesture that feels naturally connected to the original structure.

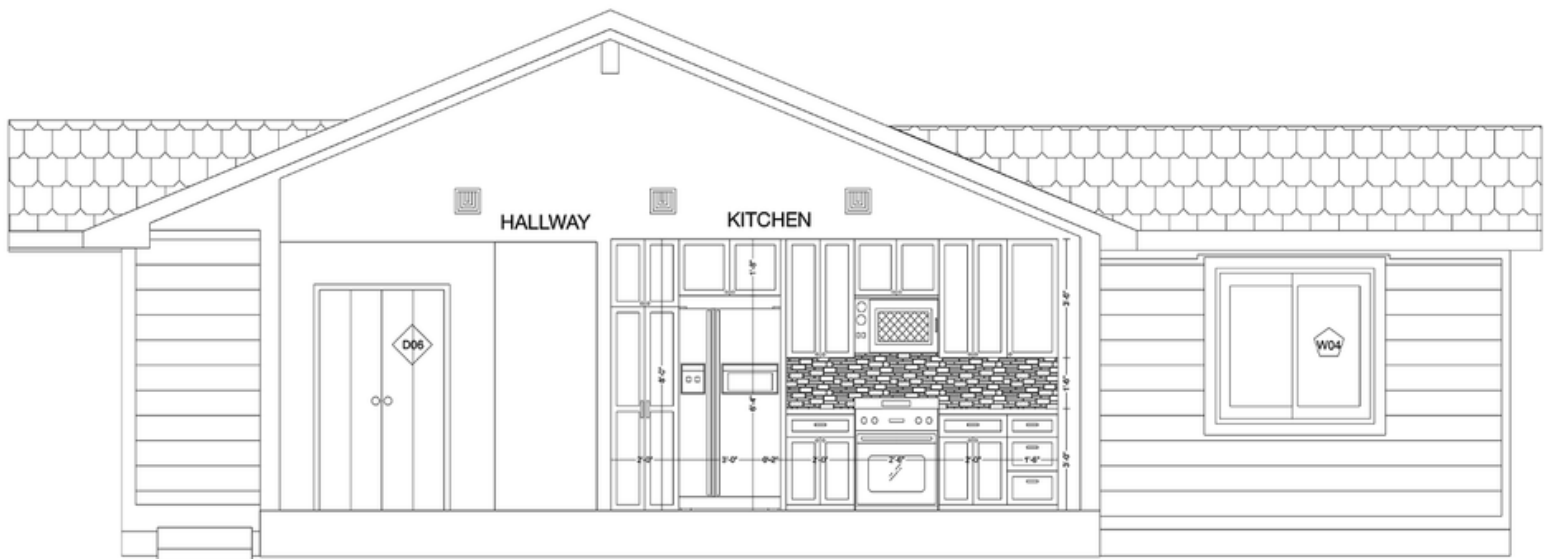


VAULTED ADDITION

A new vaulted volume forms the heart of the project. Large glazed openings frame views of the surrounding property and draw daylight deep into the interior. This living area creates a sense of openness that contrasts with the more compact dimensions of the original house while establishing a strong visual relationship with the outdoors. The addition serves as both a gathering space and an observation point, allowing the landscape to become an active part of daily life.



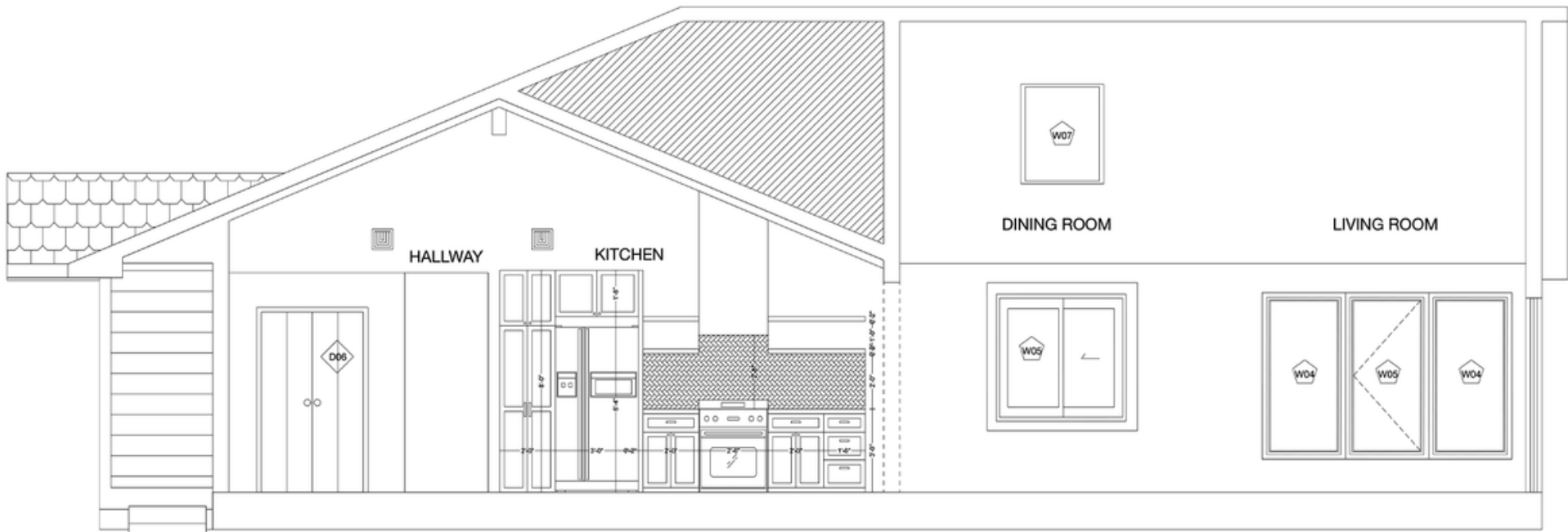
REMODELING



B1 EXISTING WORKSTATION ELEVATION
1/2" = 1'-0"

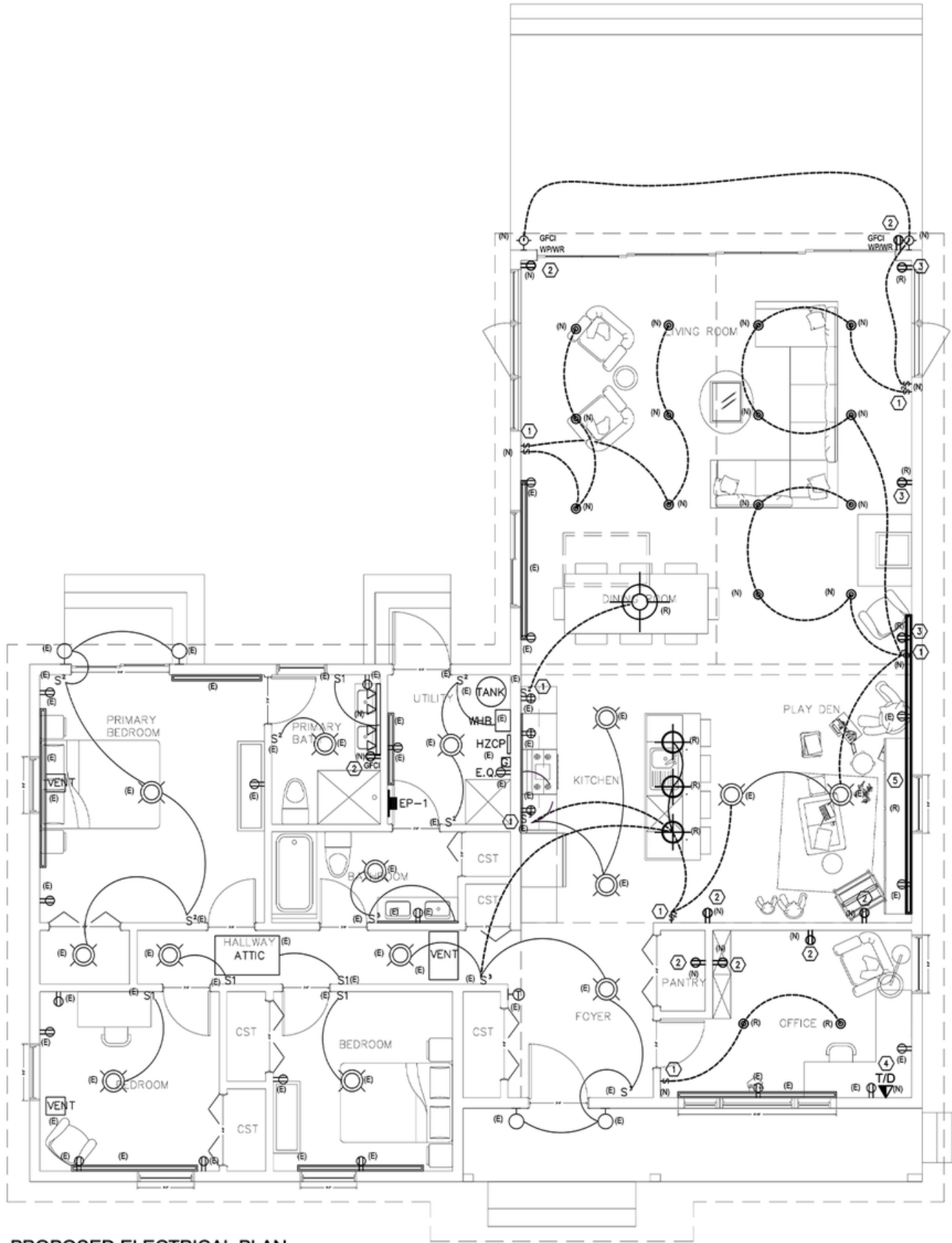
The interior renovation is equally important to the project's success. Existing spaces were reorganized to improve flow between the kitchen, dining, and living areas, creating a more cohesive and social floor plan. Interior perspectives and sectional studies emphasize the continuity achieved through the new vaulted ceilings, integrated cabinetry, and uninterrupted sightlines between rooms.

The kitchen becomes a focal point within the renovated plan, positioned as part of a larger open living environment rather than a separate room. New workstations, built-in storage, and carefully considered finishes contribute to a contemporary yet understated character that complements the architecture rather than competing with it



B2 PROPOSED WORKSTATION ELEVATION
1/2" = 1'-0"

LIGHTING PLAN



GENERAL ELECTRICAL NOTE

SPECIAL DWELLING OUTLET PROTECTION NOTES (NEC COMPLIANCE):

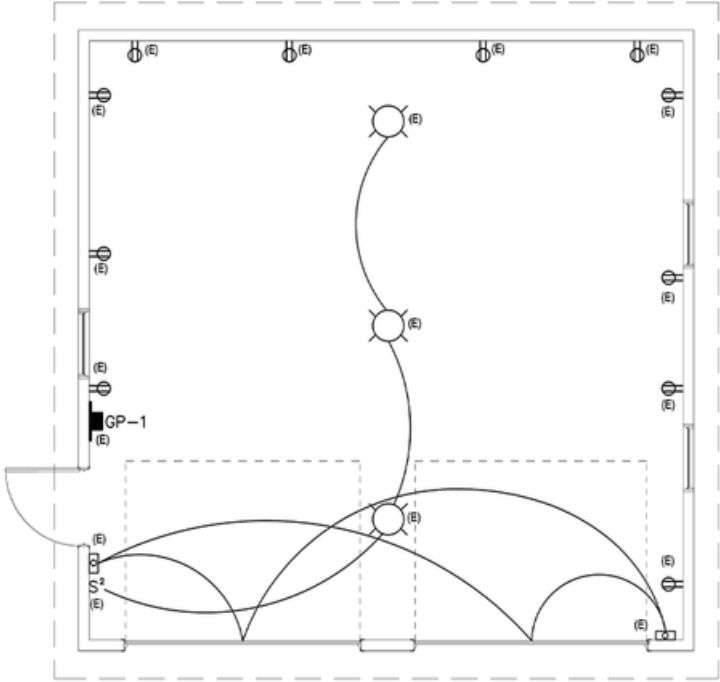
TAMPER-RESISTANT (TR): ALL 125V, 15A AND 20A RECEPTACLES INSTALLED THROUGHOUT THE NEW ADDITION AND MODIFIED AREAS SHALL BE LISTED TAMPER-RESISTANT (TR) TYPE PER NEC 406.12.

ARC-FAULT (AFCI): ALL EXTENDED AND NEW BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN BEDROOMS, LIVING ROOMS, HALLWAYS, CLOSETS, AND SIMILAR DWELLING SPACES SHALL BE AFCI-PROTECTED AT THE SOURCE OR VIA APPROVED AFCI COMBINATION OUTLET DEVICES PER NEC 210.12(D) FOR CIRCUIT MODIFICATIONS/EXTENSIONS EXCEEDING 6 FEET.

GROUND-FAULT (GFCI): GFCI PROTECTION SHALL BE PROVIDED FOR ALL RECEPTACLES INSTALLED IN BATHROOMS, KITCHENS, COUNTERTOPS, WITHIN 6' OF ANY SINK, AND OUTDOOR LOCATIONS PER NEC 210.8. ALL GFCI DEVICES SHALL REMAIN READILY ACCESSIBLE.

LEGEND

	THERMOSTAT		RECEPTACLES (SINGLE)
	CABLE TV CABLE		RECEPTACLES (STACKED)
	GARAGE DOOR CONTROLLER		BASEBOARD HEATERS
	CEILING MOUNTED LIGHT		PANEL
	RECESSED LIGHT		ATTIC ACCESS
	PENDANT LIGHT		HEATING ZONE CONTROL PANEL
	CHANDELIER LIGHT		GAS BURNER E-STOP/EMERGENCY OFF SWITCH
	WALL LIGHTS		PROPANE WALL-MOUNTED HYDRONIC BOILER
	UNDERCOUNTER / VANITY LIGHT		DEDICATED EQUIPMENT RECEPTACLE
	SWITCH (SINGLE, DOUBLE, TRIPLE GANG)		40 GAL. INDIRECT DHW TANK
	CONNECTION		EXISTING ELECTRICAL PANEL
	HVAC VENT		GARAGE PANEL

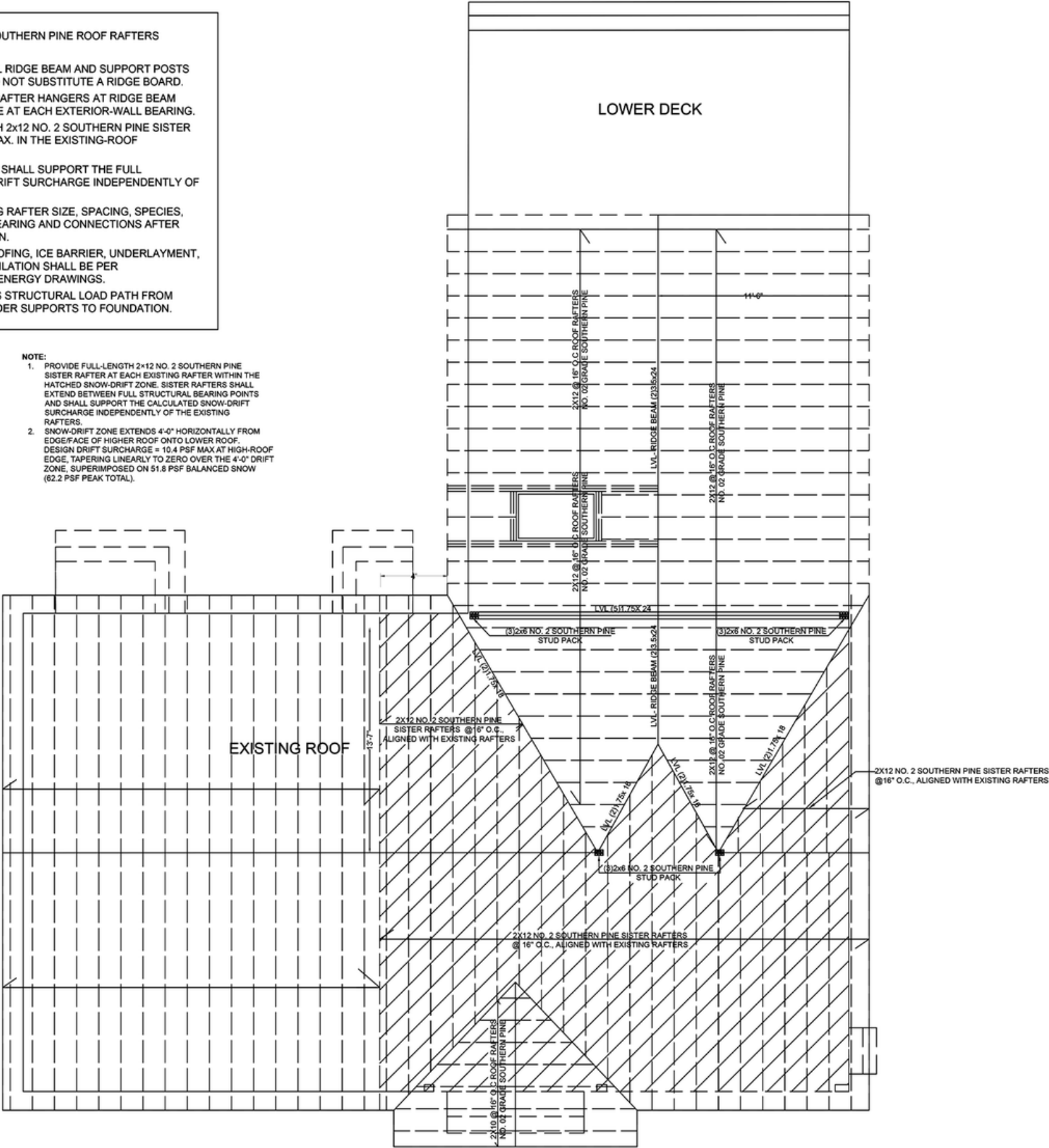


PROPOSED ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ROOF FRAMING PLAN

- NOTES:
- 1. PROVIDE 2x12 NO. 2 SOUTHERN PINE ROOF RAFTERS @ 16" O.C., SEE S03.
 - 2. PROVIDE STRUCTURAL RIDGE BEAM AND SUPPORT POSTS AS SHOWN ON S03. DO NOT SUBSTITUTE A RIDGE BOARD.
 - 3. PROVIDE APPROVED RAFTER HANGERS AT RIDGE BEAM AND H1 HURRICANE TIE AT EACH EXTERIOR-WALL BEARING.
 - 4. PROVIDE FULL-LENGTH 2x12 NO. 2 SOUTHERN PINE SISTER RAFTERS @ 16" O.C. MAX. IN THE EXISTING-ROOF SNOW-DRIFT ZONE.
 - 5. NEW SISTER RAFTERS SHALL SUPPORT THE FULL CALCULATED SNOW-DRIFT SURCHARGE INDEPENDENTLY OF EXISTING RAFTERS.
 - 6. FIELD VERIFY EXISTING RAFTER SIZE, SPACING, SPECIES, GRADE, CONDITION, BEARING AND CONNECTIONS AFTER SELECTIVE DEMOLITION.
 - 7. ASPHALT SHINGLE ROOFING, ICE BARRIER, UNDERLAYMENT, INSULATION AND VENTILATION SHALL BE PER ARCHITECTURAL AND ENERGY DRAWINGS.
 - 8. PROVIDE CONTINUOUS STRUCTURAL LOAD PATH FROM RIDGE BEAM AND HEADER SUPPORTS TO FOUNDATION.

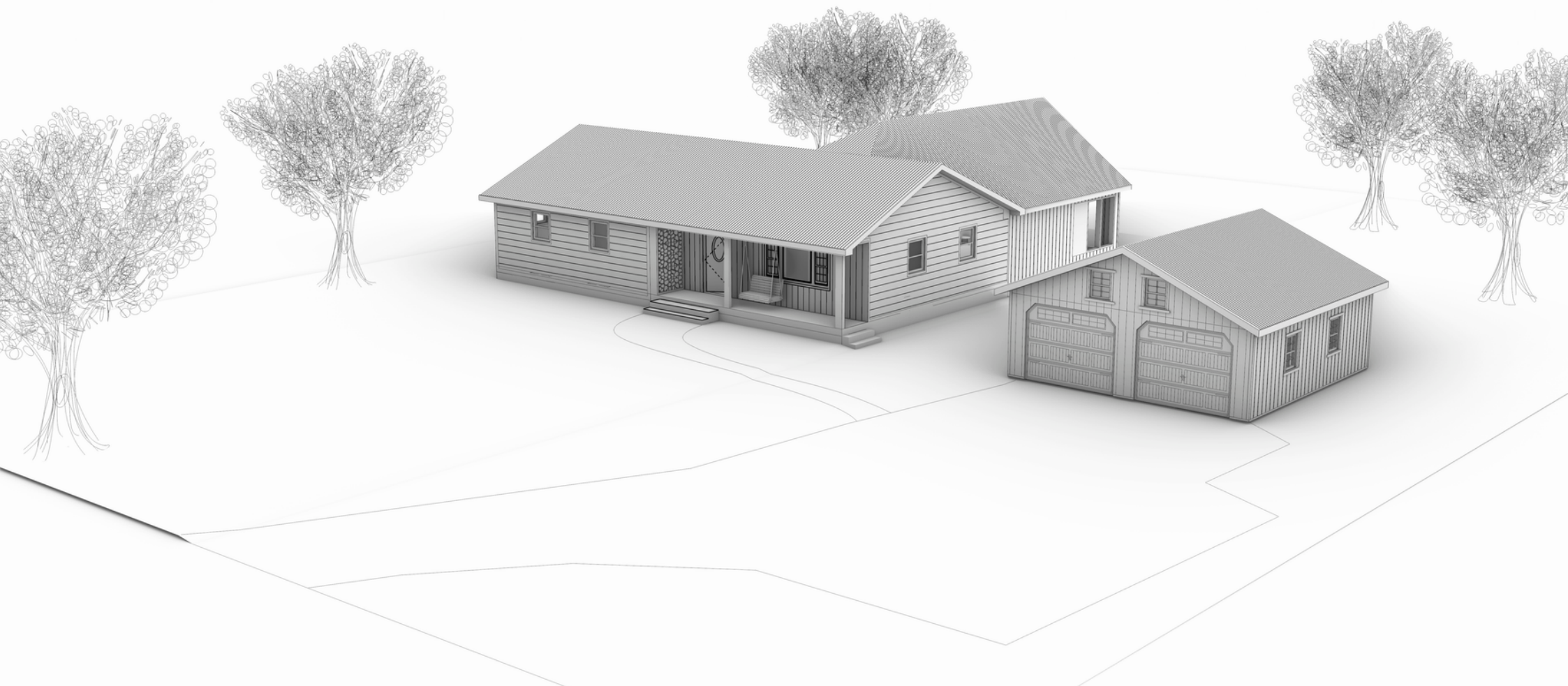
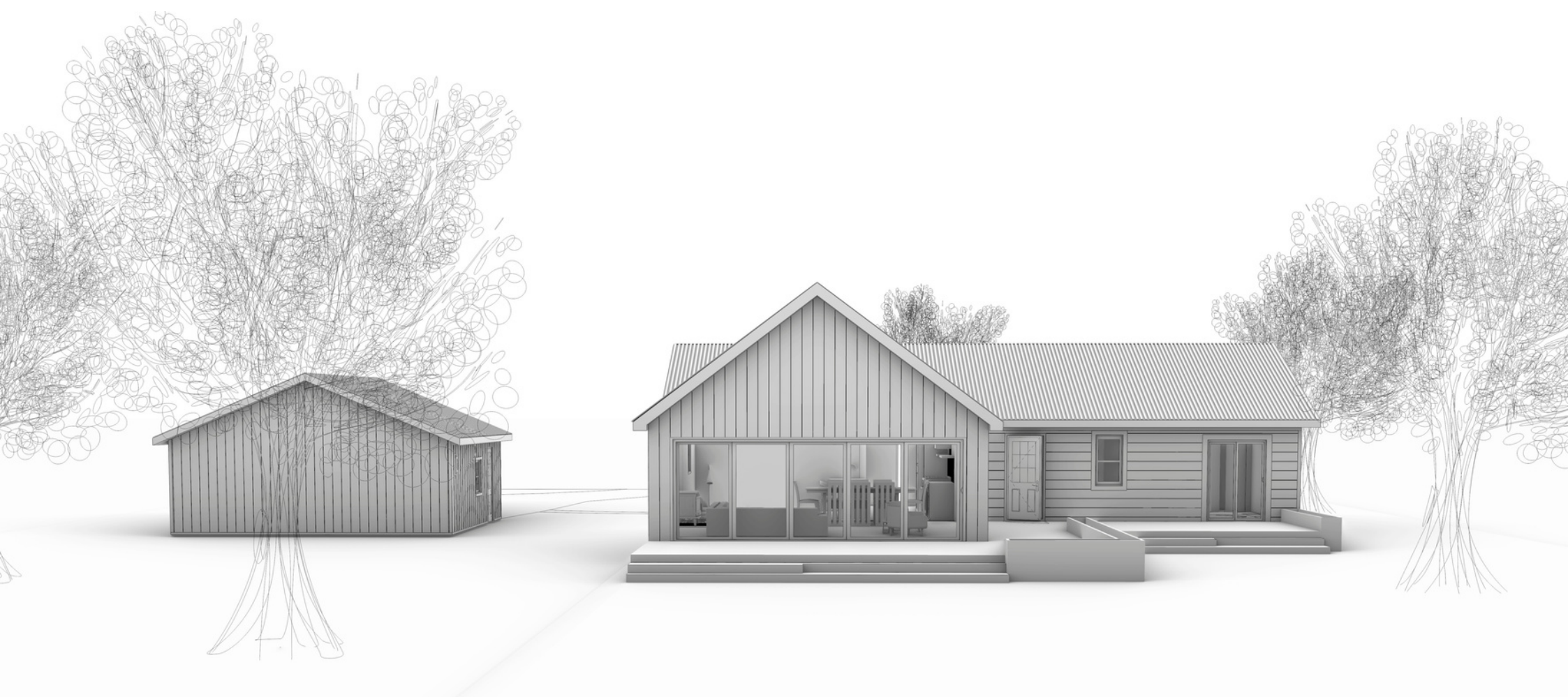
- NOTE:
- 1. PROVIDE FULL-LENGTH 2x12 NO. 2 SOUTHERN PINE SISTER RAFTER AT EACH EXISTING RAFTER WITHIN THE HATCHED SNOW-DRIFT ZONE. SISTER RAFTERS SHALL EXTEND BETWEEN FULL STRUCTURAL BEARING POINTS AND SHALL SUPPORT THE CALCULATED SNOW-DRIFT SURCHARGE INDEPENDENTLY OF THE EXISTING RAFTERS.
 - 2. SNOW-DRIFT ZONE EXTENDS 4'-0" HORIZONTALLY FROM EDGE/FACE OF HIGHER ROOF ONTO LOWER ROOF. DESIGN DRIFT SURCHARGE = 10.4 PSF MAX AT HIGH-ROOF EDGE, TAPERING LINEARLY TO ZERO OVER THE 4'-0" DRIFT ZONE, SUPERIMPOSED ON 51.8 PSF BALANCED SNOW (62.2 PSF PEAK TOTAL).



1 ROOF FRAMING PLAN
S03 SCALE: 1/4"=1'

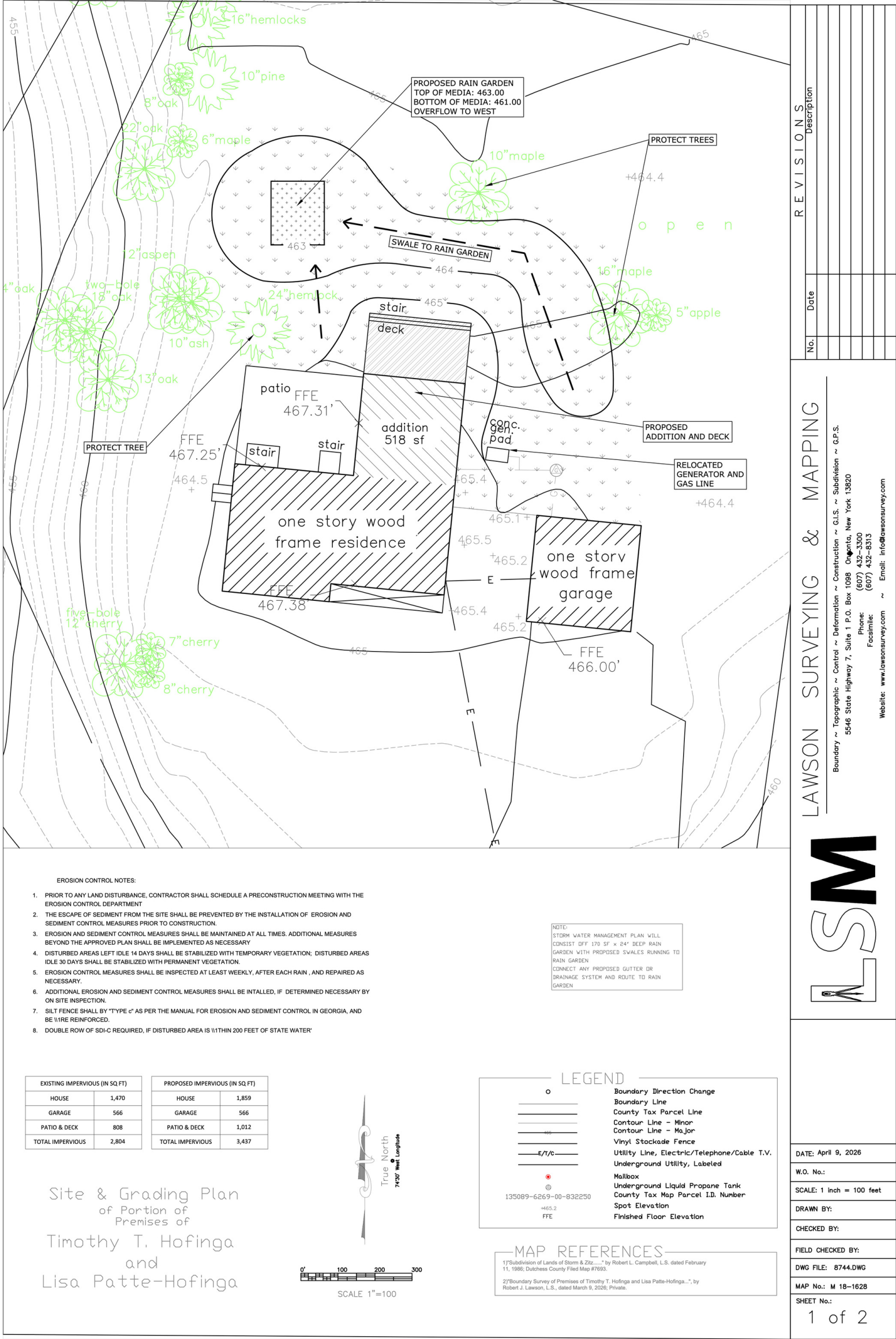
EXTERIOR DESIGN

Exteriorly, the project maintains a respectful relationship with the existing residence through aligned roof forms, restrained detailing, and simple material transitions. New glazing and cladding introduce a contemporary layer while preserving the overall residential scale. The architecture remains quiet and contextual, allowing the wooded site and topography to remain the dominant visual elements.



SITE IMPROVEMENTS

Site improvements were developed alongside the architectural work, including an expanded deck, stormwater management measures, and landscape-sensitive planning that minimizes disruption to the existing property. A rain garden and coordinated site strategy help integrate the new construction within the natural environment while addressing practical drainage requirements.



CONCLUSION

The project is ultimately defined by balance: between old and new, openness and intimacy, architecture and landscape. Through a restrained addition and thoughtful interior transformation, the Rhinebeck Residence demonstrates how strategic intervention can significantly improve the quality of everyday living while maintaining the character and scale that made the home meaningful to begin with.