STATE OF CONNECTICUT DEPARTMENT OF HOUSING

Community Development Block Grant

Disaster Recovery Program

Project: B-13-DS-09-001

Merritt Construction Services, Inc.

1177 High Ridge Road

Stamford, Connecticut 06905

Applicant Number 1313

1 Yost Street

Norwalk, Connecticut 06854

F.E.M.A. STANDARD ONLY IF IN FLOOD HAZARD AREAS
ZONING COMPLIANCE PREDICATED ON A. B. C. & D.

A. All new construction and substantial improvements shall:

1. Be designed or modified and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
2. Be constructed with materials resistant to flood damage.
3. Be constructed by methods and practices that minimize flood damages.
4. Be constructed with electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

B. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.

C. New and.replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the system into flood waters and on-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from. them during flooding.

D. All new construction and substantial improvements shall have the lowest floor, including basement elevated to or above the base flood level and if constructed with a fully enclosed area below this lowest floor shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters.

CODES:

THE DESIGN AND CONSTRUCTION DOCUMENTS PROVIDED WERE PREPARED IN ACCORDANCE WITH THE FOLLOWING CODES:
THE 2012 INTERNATIONAL RESIDENTIAL CODE AS MODIFIED BY:
2016 AMENDMENT TO THE STATE OF CONNECTICUT BUILDING CODE
2012 INTERNATIONAL PLUMBING CODE (IPC)
2012 INTERNATIONAL MECHANICAL CODE (IMC)
2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
2014 NATIONAL ELECTRICAL CODE (NFPA 70)

DRAWING LIST:

NOT FOR CONSTRUCTION

Revisions	Date
Bidding	04/20/17
Bidding	04/28/17
ADD/ALT	09/12/17

Aris Crist Architects
34 East Putnam Avenue
Greenwich, Connecticut 06830
203 661 0661

RESIDENCE 1313

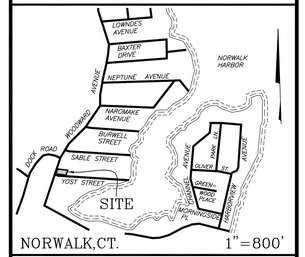
1 YOST STREET
NORWALK CT, 06854

TITLE SHEET

Drawn	L.F.O.
Checked	
Date	11/15/16
Scale	NTS
Job Number	
Sheet	T-1.0

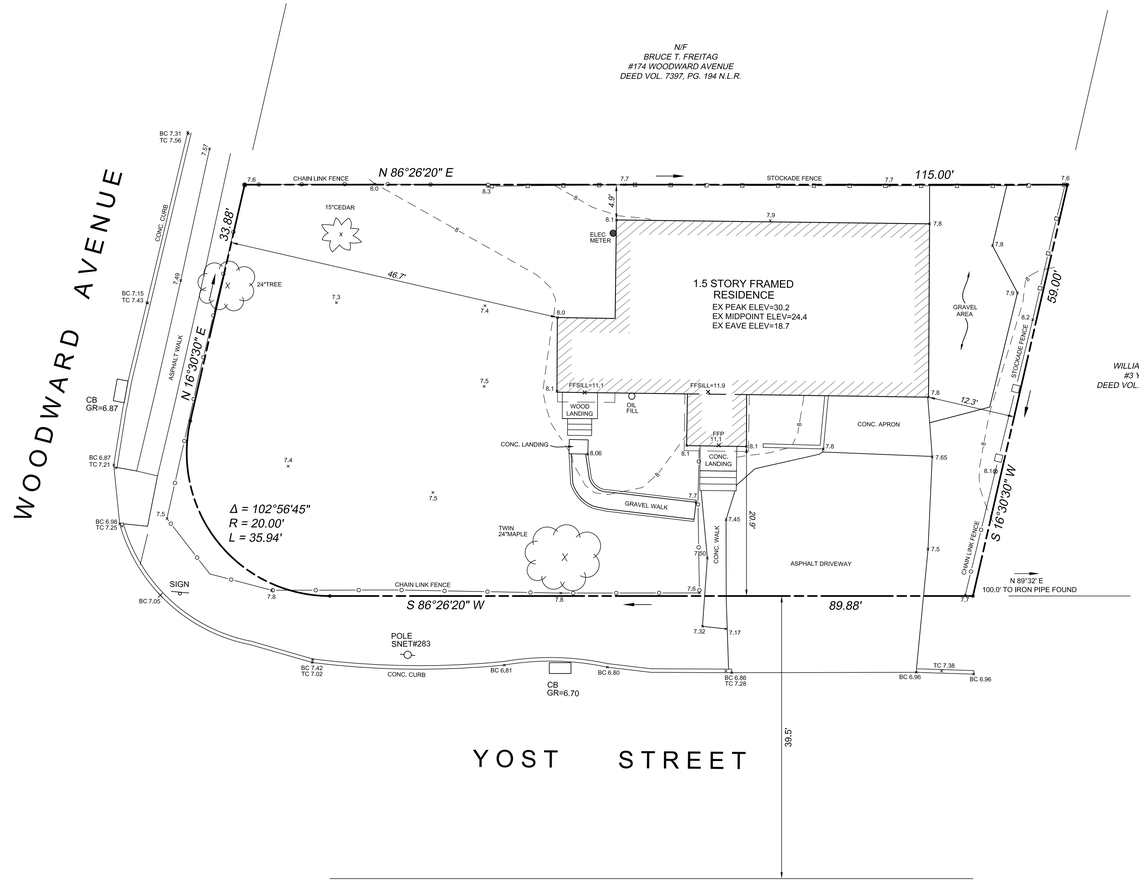
DISTRICT: 5
BLOCK: 85C
LOT: 60
ZONE: C RES.

TAX MAP 16SE



ORIENTATION

NORTH (MAP 6367 N.L.R.)



NOTES:

1. *This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as an Existing Building Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class T-2 and intended to be used for verification of zoning compliance with respect to the location of improvements depicted hereon.*
2. *Reference is made to deed found in Vol. 3456, Pg. 180 of the Norwalk Land Records (N.L.R.).*
3. *Reference is made to Certificate of Taking dated 8/25/1964 found in Vol. 627, Pg. 257, Map 6367 N.L.R.*
4. *Reference is made to Lot 60 on Map titled "Map of Property Belonging to Chas. B. Smith Situated at the South End of Woodward Ave, So. Norwalk, CT", dated 1891, scale 40'=1", prepared by William S. Knapp, received on file 8/19/1891.*
5. *Lot Area = 6,470 sf*
6. *Elevations depicted hereon are based on North American Vertical Datum of 1988 (NAVD-88).*
7. *Reference is made to benchmark CGS 456.*
8. *Reference is made to FEMA Flood Insurance Rate Map (FIRM) 0900120533G, revised 07/08/2013. Subject Parcel lies within Special Flood Hazard Area Zone AE (EL 11).*
9. *Owner of record is Kevin M. Dupree.*

ZONE C RES. ZONING DATA

PRIMARY STRUCTURE	REGS.	EXISTING
FRONT (WOODWARD)	30'	46.7'
STREET LINE (YOST)	15.25'	20.9'
SIDE YARD (one side)	6'	4.9'
SIDE YARD (both sides)	25% (14.38')	25.8'
REAR YARD	15'	12.3'
BUILDING AREA	35% (2,241 sf)	18.8% (1,216 sf)
BUILDING HEIGHT *	2.5 stories & 31' to midpoint, MAX 39' to peak	1.5 story 16.45' to midpoint 22.2' to peak
LOT (MINIMUM)		
LOT AREA	5,000 SF (1 dwelling unit)	6,470 SF±
LOT WIDTH	50'	57.5'

EXISTING BUILDING HEIGHT MEASURED FROM AVERAGE GRADE = ELEV. 8.0 (NAVD-88). REFER TO AVERAGE GRADE PLAN AND CALCULATION WORKSHEET DATED 4/11/2017 PREPARED BY REDNISS & MEAD.

EXISTING BUILDING LOCATION SURVEY

DEPICTING

#1 YOST STREET

NORWALK, CONNECTICUT

PREPARED FOR

MERRITT CONSTRUCTION SERVICES, INC

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.322.0800 | Fax 203.357.1118
www.rednissmead.com

Scale: 1"=10' (0, 10, 20)

Drawn By: JRK | Checked By: LWP | Date: 04/20/2017

To my knowledge and belief this map is substantially correct as noted hereon

LAWRENCE W. POSSON, JR. CT. L.S. #18130

4/20/2017
DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

Sheet No:

EBLS

Comm. No.: 9709

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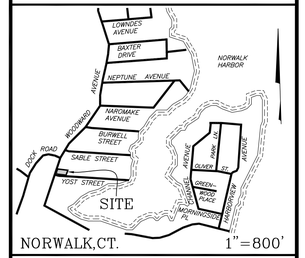
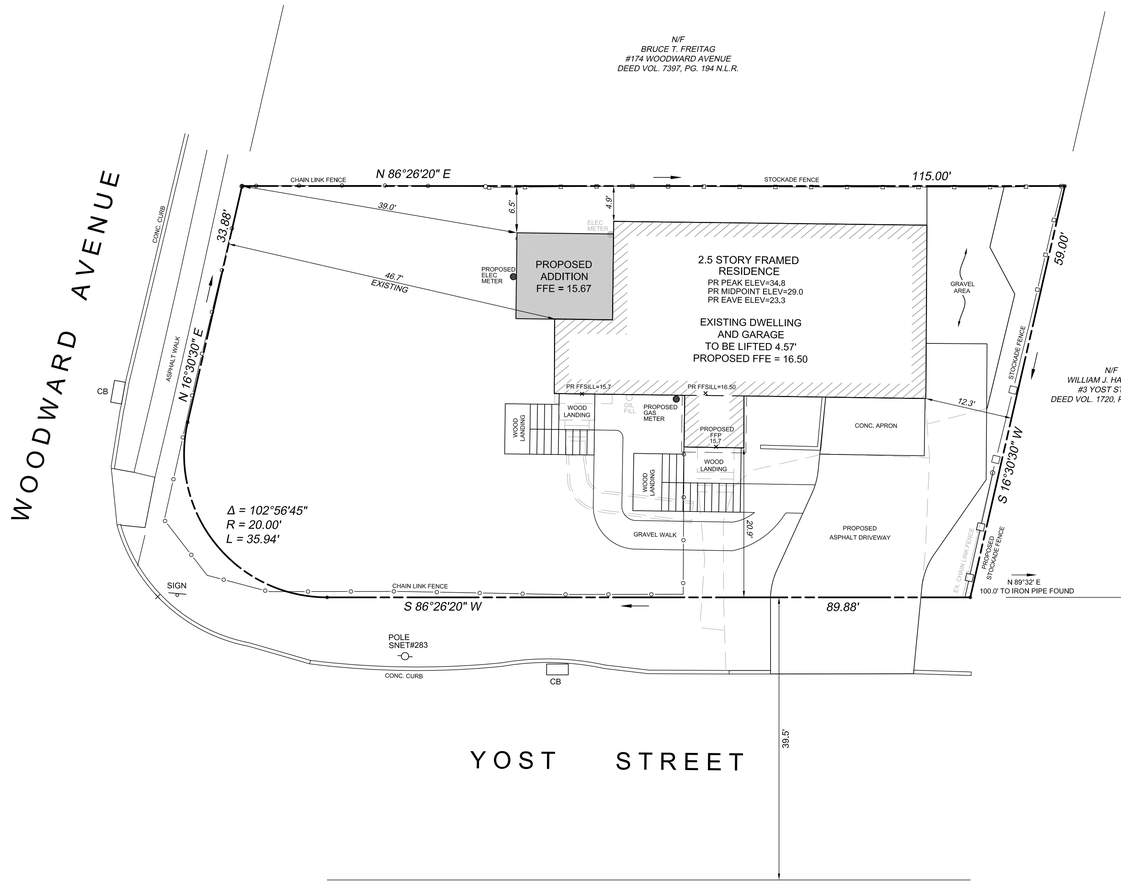
DISTRICT: 5
BLOCK: 85C
LOT: 60
ZONE: C RES.

TAX MAP 16SE



ORIENTATION

NORTH MAP 6367 N.L.R.



NOTES:

1. *This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and Vertical Accuracy V-2 and intended to be used for application for determination of zoning compliance and for building permit purposes.*
2. *Reference is made to deed found in Vol. 3456, Pg. 180 of the Norwalk Land Records (N.L.R.).*
3. *Reference is made to Certificate of Taking dated 8/25/1964 found in Vol. 627, Pg. 257, Map 6367 N.L.R.*
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5. *Lot Area = 6,470 sf*
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7. *Reference is made to benchmark CGS 456.*
8. *Reference is made to FEMA Flood Insurance Rate Map (FIRM) 0900120533G, revised 07/08/2013. Subject Parcel lies within Special Flood Hazard Area Zone AE (EL 11).*
9. *Owner of record is Kevin M. Dupree.*

ZONE C RES. ZONING DATA

PRIMARY STRUCTURE	REGS.	EXISTING	PROPOSED
FRONT (WOODWARD)	30'	46.7'	39.0'
STREET LINE (YOST)	15.25'	20.9'	20.9'
SIDE YARD (one side)	6'	4.9'	4.9'
SIDE YARD (both sides)	25% (14.38')	25.8'	17.2'
REAR YARD	15'	12.3'	12.3'
BUILDING AREA	35% (2,241 sf)	18.8% (1,216 sf)	21.3% (1,378 sf)
BUILDING HEIGHT *	2.5 stories & 31' to midpoint, MAX 39' to peak	1.5 story 16.45' to midpoint 22.2' to peak	2.5 stories 20.82' to midpoint 26.57' to peak
LOT (MINIMUM)			
LOT AREA	5,000 SF (1 dwelling unit)	6,470 SF±	no change
LOT WIDTH	50'	57.5'	no change

EXISTING BUILDING HEIGHT MEASURED FROM AVERAGE GRADE = ELEV. 8.0 (NAVD-88).
PROPOSED BUILDING HEIGHT MEASURED FROM AVERAGE GRADE = ELEV. 8.2 (NAVD-88).
REFER TO AVERAGE GRADE PLAN AND CALCULATION WORKSHEET DATED 4/11/2017 PREPARED BY REDNISS & MEAD.

ZONING LOCATION SURVEY

DEPICTING

PROPOSED IMPROVEMENTS
#1 YOST STREET

NORWALK, CONNECTICUT

PREPARED FOR

MERRITT CONSTRUCTION

Scale: 1"=10' (0, 10, 20)

Drawn By: JRK | Checked By: LWP | Date: 4/20/2017

To my knowledge and belief this map is substantially correct as noted hereon

LAWRENCE W. POSSON, JR. CT. L.S. #18130

4/20/2017

DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
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Sheet No: ZLS

Comm. No.: 9709

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GENERAL NOTES:

1. This drawing is intended only to depict the design of site grading, utilities and sediment & erosion controls. This drawing is for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.

2. All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Redniss & Mead entitled Existing Building Location Survey dated 4-20-2017. Elevations depicted or labeled are based on NAVD-88.

3. Refer to drawings by Aris Crist, Architect for information regarding building plans.

4. Property lies in a C Residential zone.

5. All construction shall comply with the City of Norwalk requirements, the State of Connecticut Basic Building Code Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, CT DOT Form 817 (latest edition), and FEMA Flood Regulations.

6. All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with Norwalk standards unless approved deviation is specifically set forth as part of this application. All work within the State right-of-way will comply with the CT DOT Form 816 with the latest special Provisions and Typical State Standard Details.

7. Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.

8. Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.

9. The property is served by public water and sewers.

10. Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pit(s) at utility crossing(s) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.

11. It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.

12. When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.

13. Building elevations are subject to change and shall be finalized prior to building permit.

14. Prior to issuance of a Certificate of Occupancy, the Department of Public Works may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted

15. The work shall be done in conformance with the plans unless changes have been approved in writing by the design engineer prior to the work being done.

EARTHWORK & GRADING:

16. Grade away from building walls at 2% minimum (typical).

17. After the areas to be topsoiled have been brought to grade, the subgrade shall be loosened by scarifying to a depth of at least 2" to ensure bonding of the topsoil and subsoil.

18. Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.

FLOOD PROTECTION:

19. The property lies within FEMA Special Flood Hazard Area Zone AE-11. Base Flood Elevation (BFE) (100 year storm) is 11.0 NAVD-88 as depicted on the Flood Insurance Rate Map Community No. 09001C0533G Panel 533 of 626, revised date July 8, 2013.

20. The construction of this development must follow the requirements set forth in the Federal Emergency Management Administration (FEMA) regulations for flood protection.

21. All utilities shall be installed per FEMA regulations for flood protection. All utilities (i.e., meters, etc.) must be set at least one foot above the BFE or waterproofed.

22. The first floor of the raised building shall be set above the calculated 500 Flood Elevation of 13.75 pursuant to FEMA Technical Fact Sheet No. 1.6.

SANITARY SEWER SYSTEM:

23. Existing sewer lateral shall be reused if approved by Department of Public Works. Video inspection may be required to determine condition of pipe.

24. All sanitary sewer pipe shall be Poly Vinyl Chloride Pipe (PVCP) and shall be Schedule 40 with solvent weld joints.

25. Flow in existing sewer system must not be interrupted. Any temporary routing of this sewer flow must be done in conformance with all applicable rules and regulations.

26. Under no circumstances shall trench water be allowed to drain off through sanitary sewer lines.

27. All crushed stone shall be Gradation No. 4 as per CT DOT Form 816, Article M.01.01. Stone shall consist of sound, tough, durable particles free from soft, thin, elongated, laminated, friable, micaceous, or disintegrated pieces of mud, dirt or other deleterious material.

UTILITIES:

28. Proposed electric, telephone, cable, gas and water services are shown for schematic purposes only and are subject to change pending utility company review. These utilities shall be designed by others and installed in conformance to the requirements of the governing utility companies.

29. All proposed utility facilities shall be raised or lowered to be flush with finished grade.

30. Where necessary, existing utilities shall be reinstalled to meet all minimum coverage requirements.

31. Utility connections at building face shall be coordinated with the building contractors.

32. In general, each utility shall have a minimum clearance of three feet to any other underground utility.

33. Any and all utilities abandoned shall be capped or removed in accordance with utility companies' requirements.

34. All utilities shall be installed per FEMA regulations for flood protection. All utilities (i.e., HVAC condensers, electric transformers, etc.) must be set one foot above the Base Flood Elevation (BFE) or waterproofed.

35. Electric, telephone, cable, gas and water services shall be compliant with the City of Norwalk Zoning Regulations Flood Hazard Zone, Article 110 and shall be installed in conformance to the requirements of the governing utility companies. Gas and electric meters shall be located one foot above the BFE.

36. Gas service to the meter shall be installed by the utility company.

PAVEMENT:

37. Areas of asphalt pavement that are disturbed by the construction of this project shall be replaced in accordance with the asphalt pavement repair detail. The finished grade of asphalt paving shall blend to existing grade and the edge of the concrete pavement smoothly with no slopes exceeding 4%.

38. Existing features such as but not limited to walks, curbs, and pavement damaged by construction activities shall be repaired at no additional cost to the owner.

39. Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.

40. Compaction shall be constructed as specified in the CT DOT FORM 816 (latest edition), Section 4.06 specification, the drawings and the details. Testing lab shall verify compaction of each course of pavement as directed by the Site Engineer.

41. Finished paving shall be free of ``bird baths" and be smooth at the slopes specified on the plans.

42. The pavement shall be protected from vehicular traffic of any kind with the use of barricades, etc. for a minimum period of 24 hours after final rolling. Maintain and protect asphalt surface from scrapes, sears, spills, hydraulic leaks, and any other construction damage for the remainder of construction until Owner's Representative acceptance. Contractor is responsible for clearing, repairing, seal coating, patching, and re-striping as necessary to obtain Owner's Representative's final approval/acceptance.

SEDIMENT AND EROSION CONTROL NOTES:

43. All sediment and erosion controls shall be done in conformance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002 prepared by The Connecticut Council on Soil and Water Conservation.

44. The contractor is assigned the responsibility for implementing this sediment and erosion control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan notifying the Zoning Department of any transfer of this responsibility.

45. Temporary sediment control measures and tree protection must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.

46. No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of the proposed facilities shown beyond the fences.

47. Anti-tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pads consist of 2" - 4" crushed stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads (minimum length of 50').

48. Silt fence shall be Mirafi envirofence, Amoco siltstop or equivalent approved by Site Engineer. Filter fabric used shall be Mirafi 100x or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.

49. Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or overseed if necessary.

Temporary Seed Mix:		
Perennial ryegrass	40 lbs/ac.	(1 lb/1000 sf.)
Permanent Lawns:		
Kentucky Bluegrass	20 lbs/ac.	
Creeping Red Fescue	20 lbs/ac.	
Perennial Ryegrass	5 lbs/ac.	
	45 lbs/ac.	(1 lb/1000 sf.)

Optimum Seeding Dates:
April 15 through June 15
August 15 through October 1

50. Any disturbed area shall be restored to the preconstruction condition. Disturbed areas shall be top soiled, seeded with grass and mulched in a manner conforming to the recommendations of the "Guidelines for Soil Erosion and Sediment Control", published by The Connecticut Council on Soil and Water Conservation, May 2002.

51. If disturbed areas can not be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and remulch when season permits.

52. Haybales shall be new and are to be replaced whenever their condition deteriorates beyond reasonable usability.

53. Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction and as directed by Site Engineer.

54. Dust control to be achieved with watering down disturbed areas as required.

55. After each storm event or once bi-weekly, all sediment and erosion controls shall be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer.

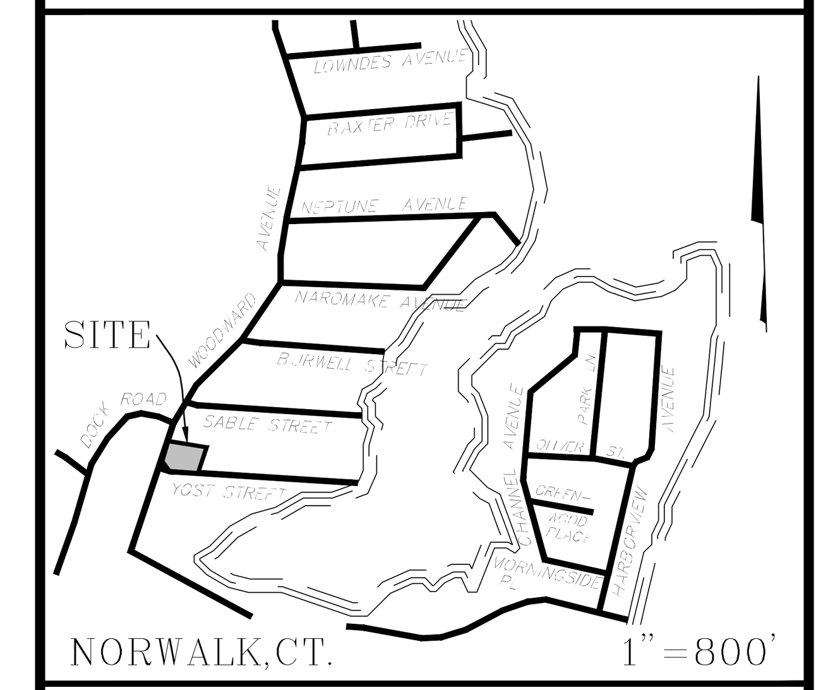
56. Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.

57. All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of legally.

58. Periodically and upon completion of the job, clean silt from any effected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.

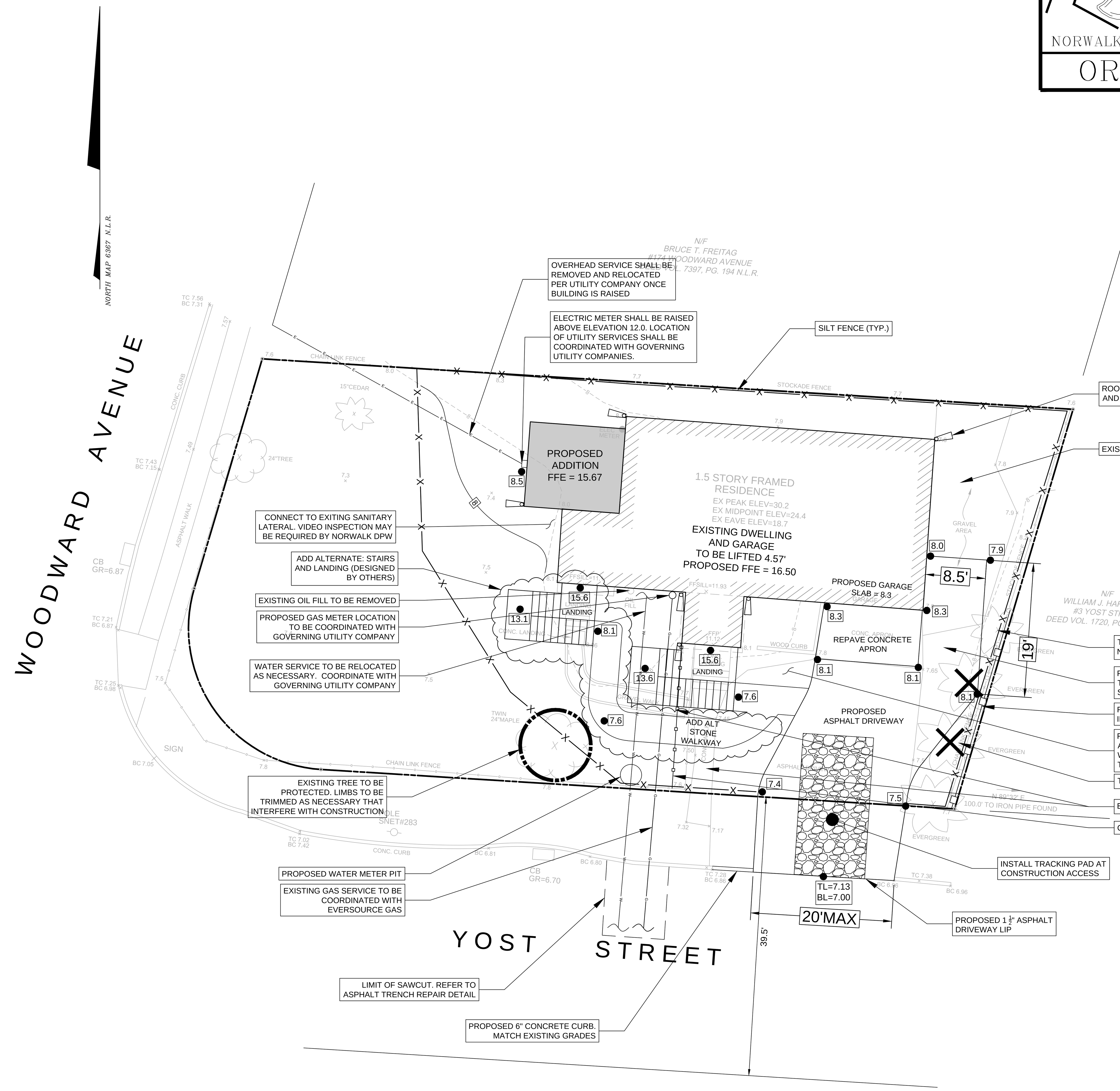
Owner of record is Kevin M. Dupree.
CT Department of Housing Community
Development Block Grant - Disaster Recovery
Applicant #1313

TAX MAP 16SE



ORIENTATION

DISTRICT: 5
BLOCK: 85C
LOT: 60
ZONE: C RES.



Revisions	Date
BID SET	4/20/17
ADD ALT	9/7/17

REDNISS & MEAD
Land Surveying
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Tel: 203.327.0500 | Fax: 203.357.1118
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BRET D. HOLZWARTH CT. P.E. 27812
September 7, 2017
DATE

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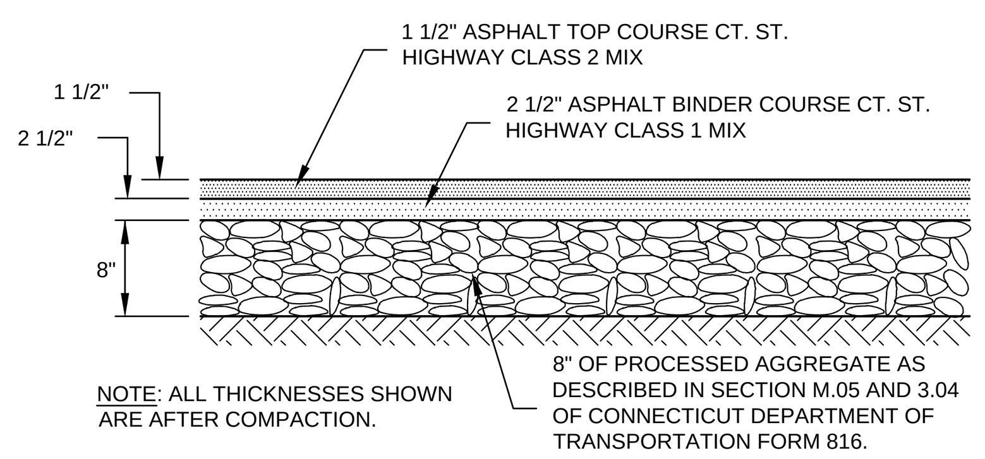
Aris Crist Architects
34 East Putnam Avenue
Greenwich, Connecticut 06830
203 661 0661

RESIDENCE: 1313
1 YOST STREET
NORWALK CT, 06854
SITE DEVELOPMENT PLAN

Drawn	M.J.L.
Checked	
Date	4/20/2017
Scale	1"=10'
Job Number	9709
Sheet	SE-1

NOT FOR CONSTRUCTION

ADD ALT



ASPHALT PAVEMENT DETAIL

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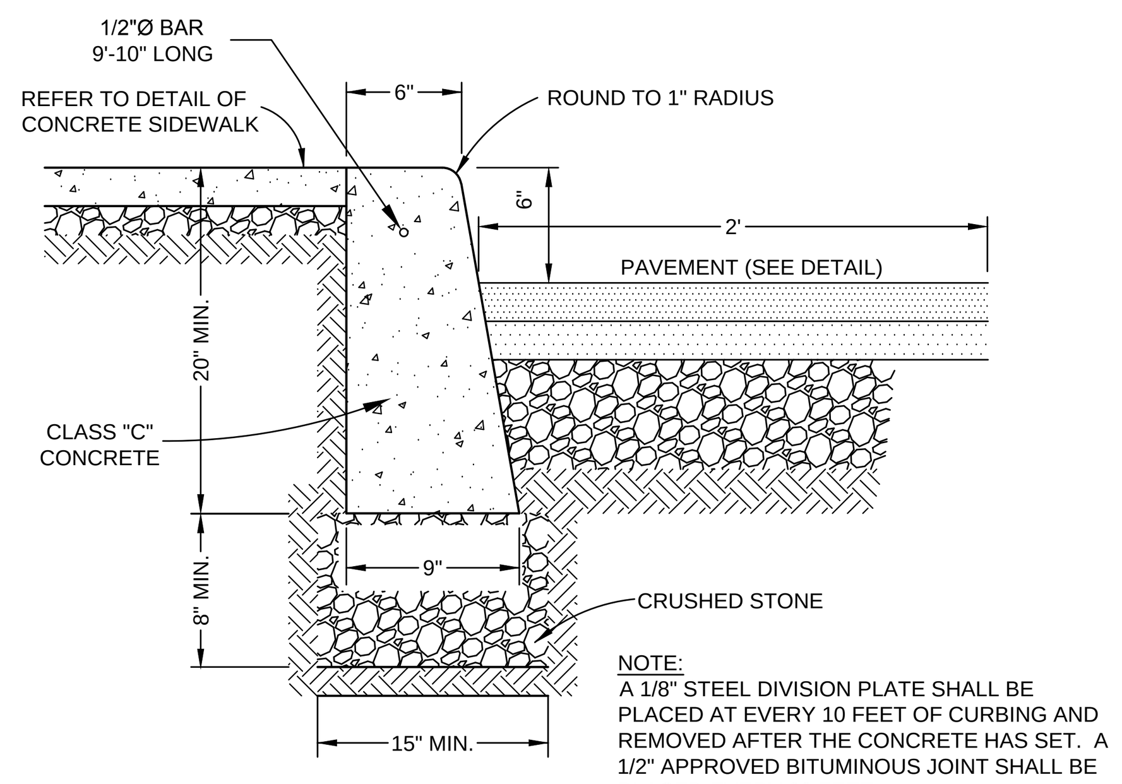

CONCRETE CURB

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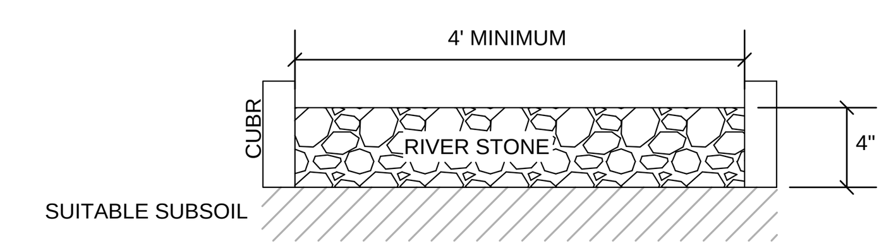
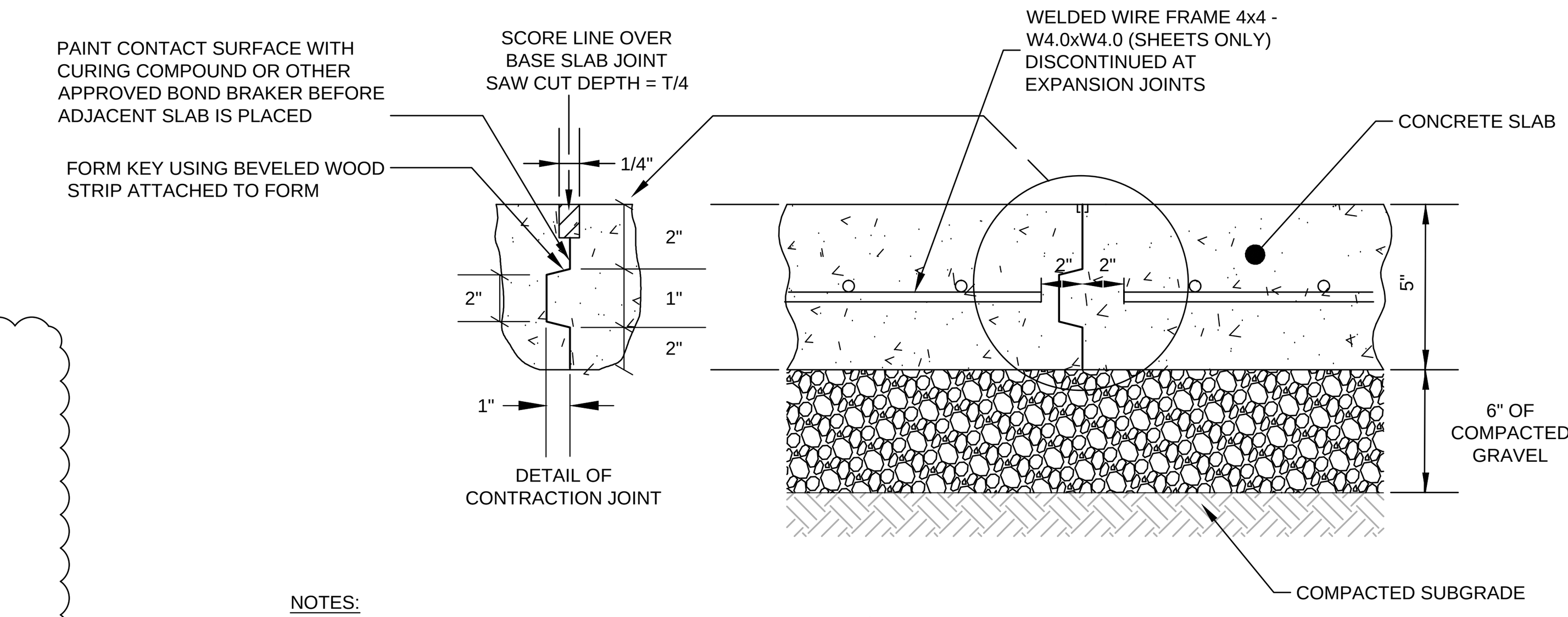


NOTES:

1. Strip and remove organic layer of soil prior to placement of stone. Compact subsoil.
2. Path stone shall consist of 1" - 2" white river stone.
3. Curb shall be belgian block or brick.

STONE PATH DETAIL

N.T.S.

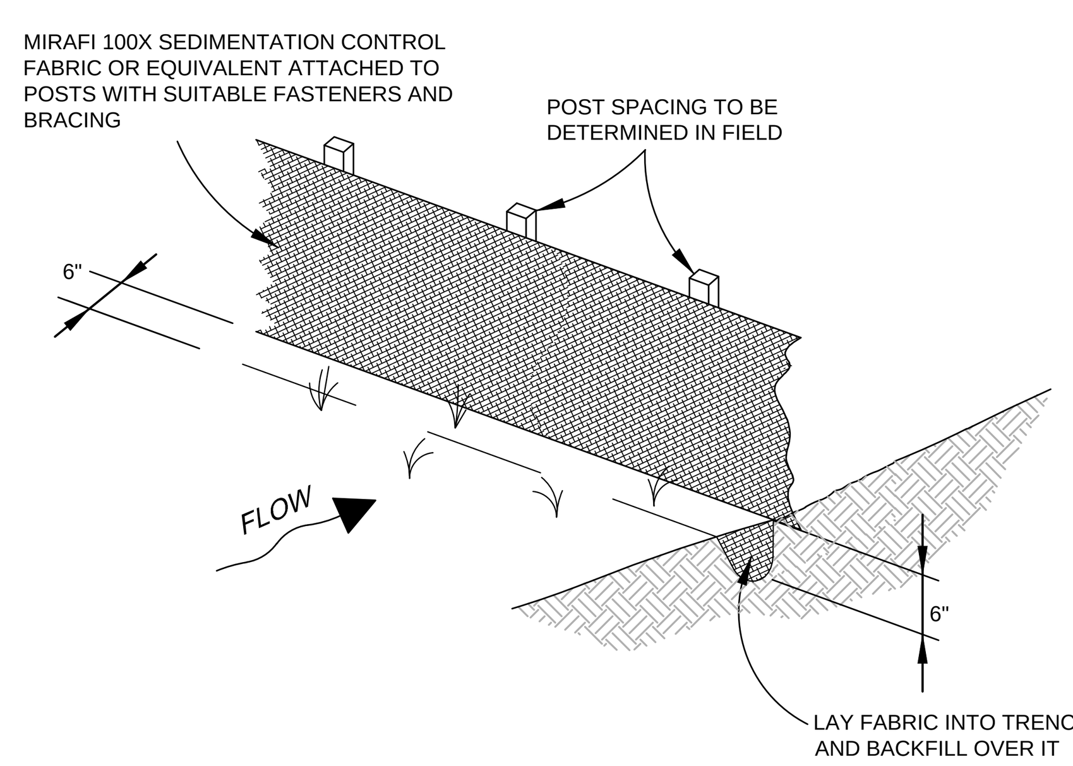


NOTES:

1. CONCRETE TO BE 5,000 PSI, NWC, 5.5% AIR ENTRAINED, 1 ½" MAX AGGREGATE, 0.45 W/C.
2. REINFORCED WITH WELDED WIRE FRAME 4x4 - W4.0xW4.0 (SHEETS ONLY) DISCONTINUED AT EXPANSION JOINTS.
3. GRAVEL BASE SHALL CONFORM TO GRADATION A AS DEFINED IN CONNDOT FORM 817 SECTION M. 02.01.
4. INSTALL AS PER THE AMERICAN CONCRETE INSTITUTE CODE.
5. THE AREA SHALL BE COMPACTED TO AT LEAST 95% OF THE DRY DENSITY ACHIEVED BY AASHTO T180, METHOD D.
6. CONTRACTION JOINT TO BE PLACED SO REMAINING SECTIONS OF CONCRETE ARE GENERALLY SQUARE OR AT LEAST EVERY 9'.
7. EDGES OF CONCRETE TO BE TOOLED TO A 1/2" RADIUS.
8. SIZE OF PAD TO BE VERIFIED PRIOR TO CONSTRUCTION.

CONCRETE PAVEMENT DETAIL

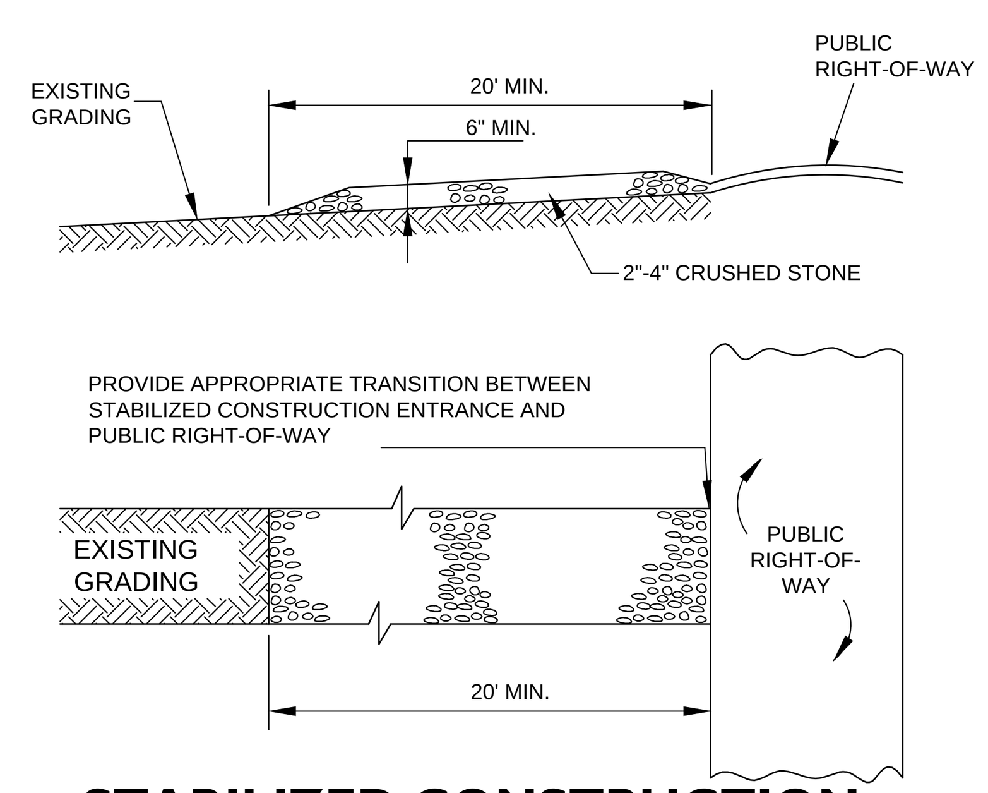
N.T.S.



FABRIC & POST SILTATION BARRIER

(SILT FENCE)

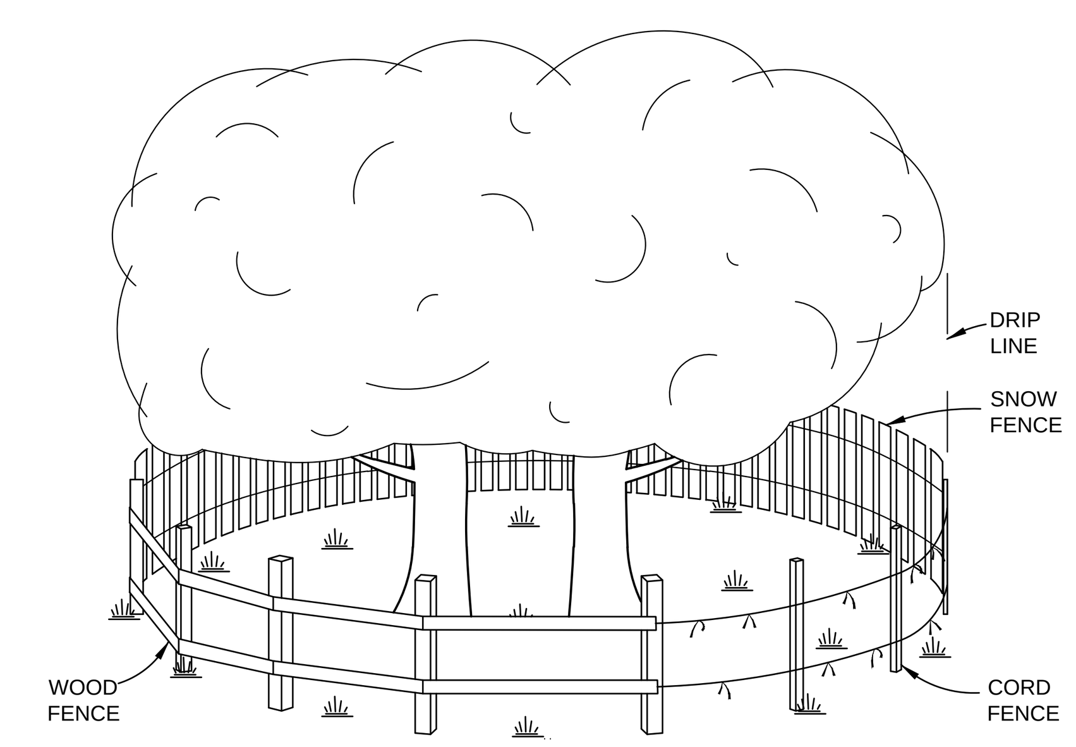
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE

(TRACKING PAD)

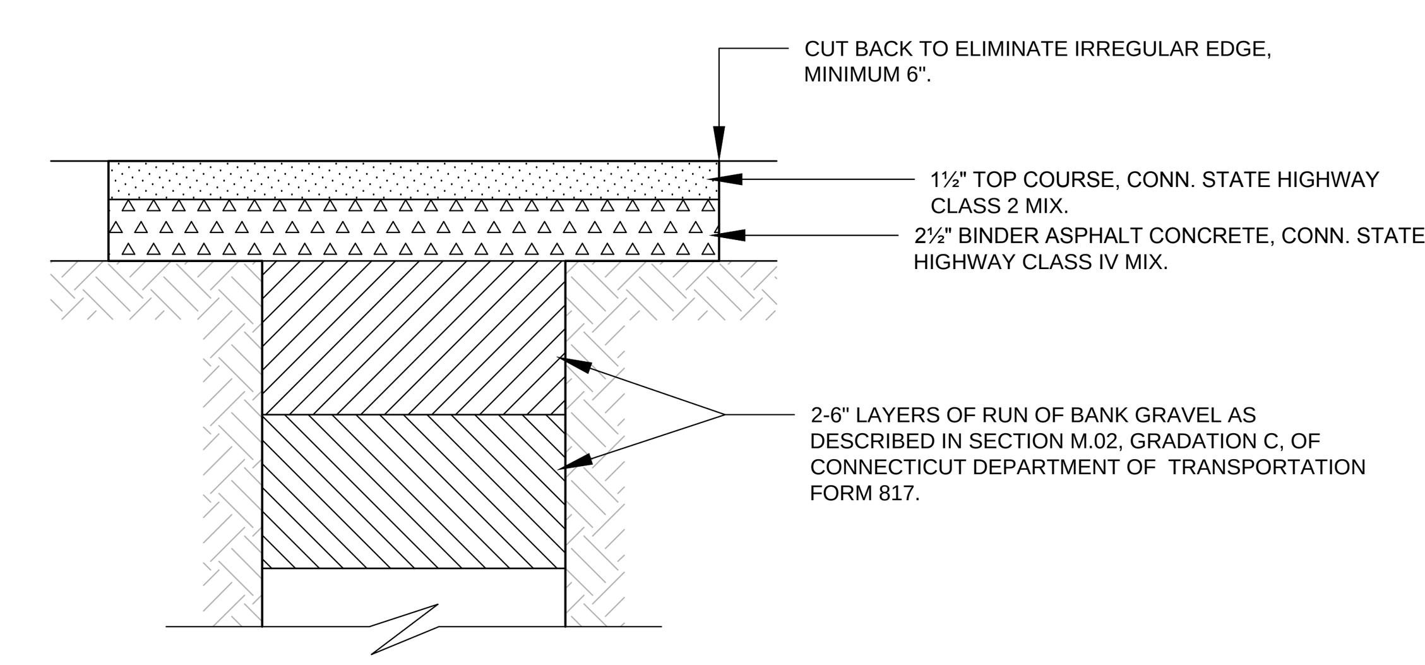
N.T.S.



TREE PROTECTION

(SHOWING ACCEPTABLE TYPES OF FENCING)

N.T.S.



ASPHALT TRENCH REPAIR

N.T.S.

NOT FOR CONSTRUCTION

Revisions	Date
BID SET	4/20/17
ADD ALT	9/7/17

REDNISS & MEAD
Land Surveying, Civil Engineering, Planning & Zoning Consulting, Permitting
22 First Street | Stamford, CT 06905
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BRET D. HOLZWARTH CT. P.E. 27812
September 7, 2017
DATE

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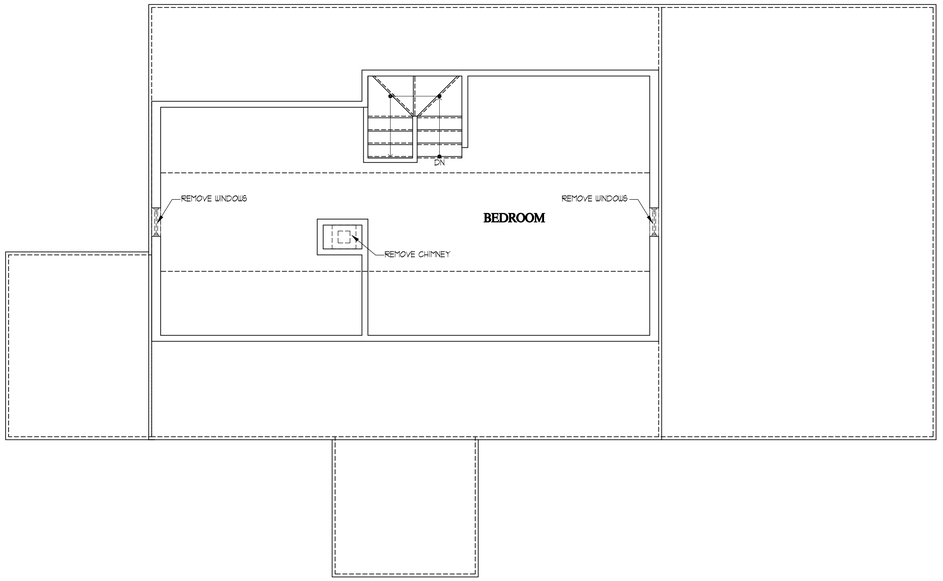
Aris Crist Architects
34 East Putnam Avenue
Greenwich, Connecticut 06830
203 661 0661

RESIDENCE: 1313

1 YOST STREET
NORWALK CT, 06854

SITE DETAILS

Drawn	M.J.L.
Checked	
Date	4/20/2017
Scale	N.T.S.
Job Number	9709
Sheet	SE-2



DEMOLITION SECOND FLOOR PLAN

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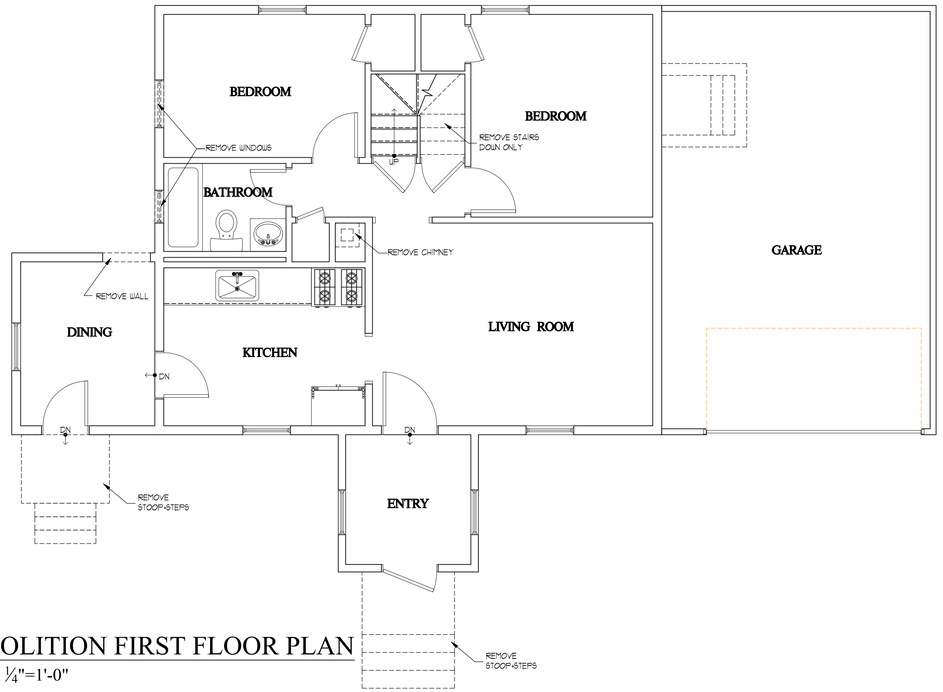

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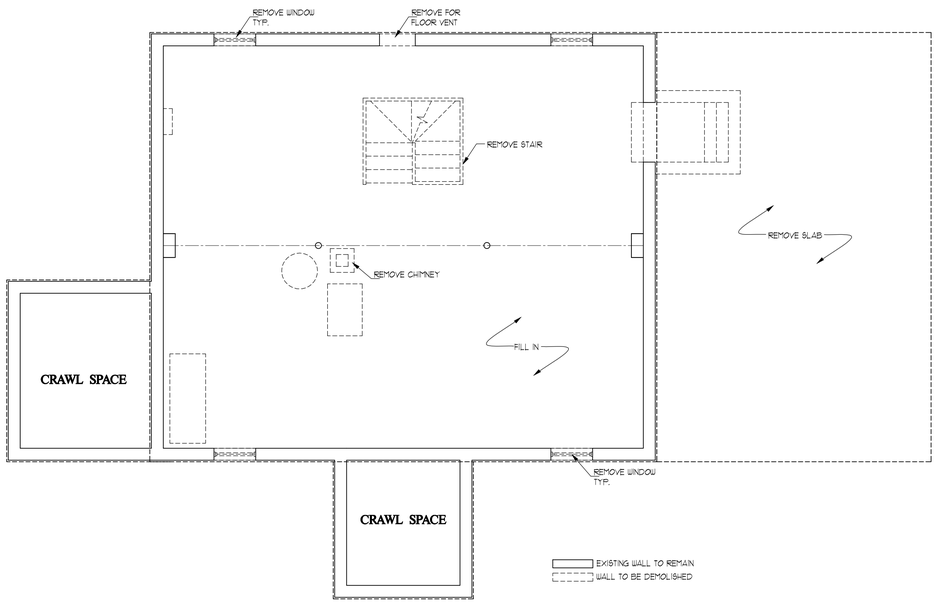

DEMOLITION BASEMENT PLAN

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Revisions	Date
Bidding	04/20/17
Bidding	04/28/17
ADD/ALT	09/12/17

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DEMOLITION PLANS

Drawn	L.F.O.
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Date	11/15/16
Scale	1/4" : 1'-0"
Job Number	
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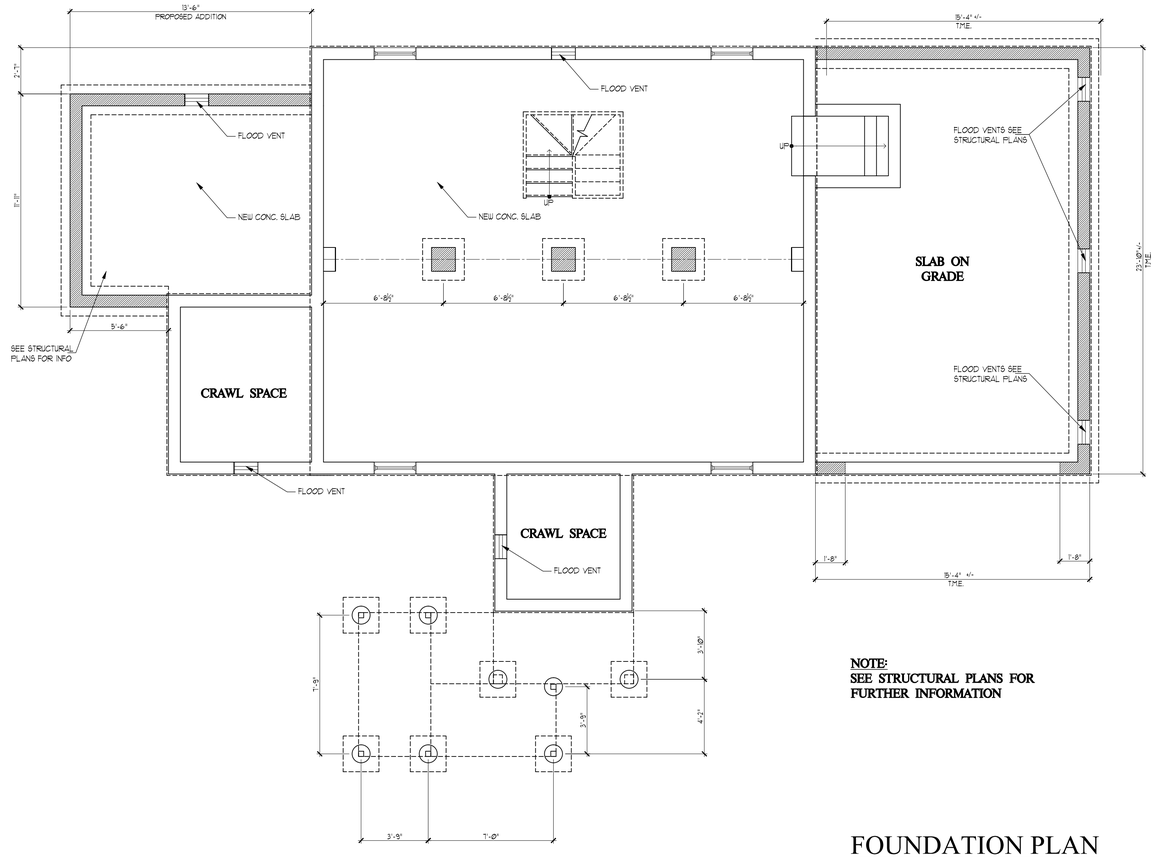

NOTE:
SEE STRUCTURAL PLANS FOR FURTHER INFORMATION

FOUNDATION PLAN
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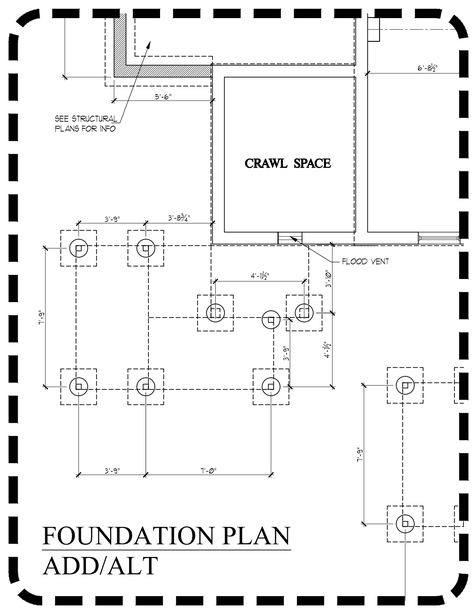

FOUNDATION PLAN
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Revisions	Date
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FOUNDATION PLAN

Drawn	L.F.O.
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Date	11/15/16
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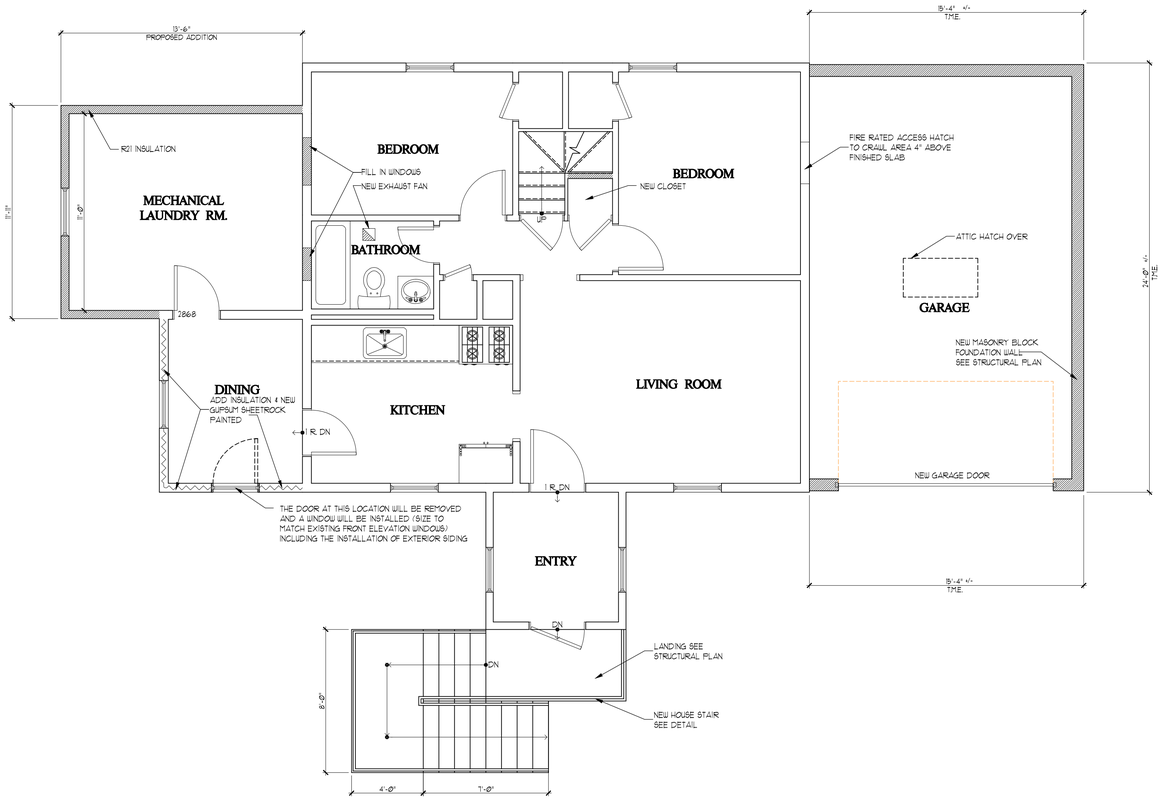

FIRST FLOOR PLAN

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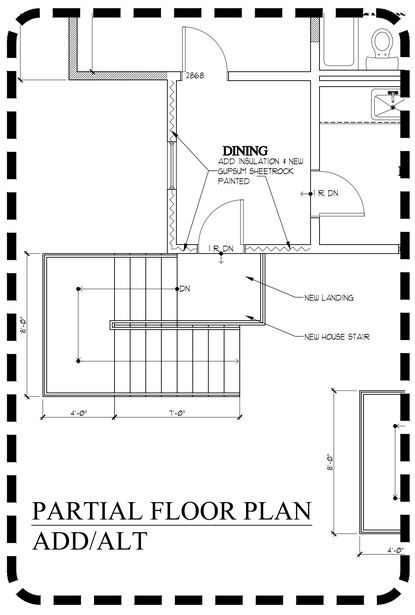

PARTIAL FLOOR PLAN
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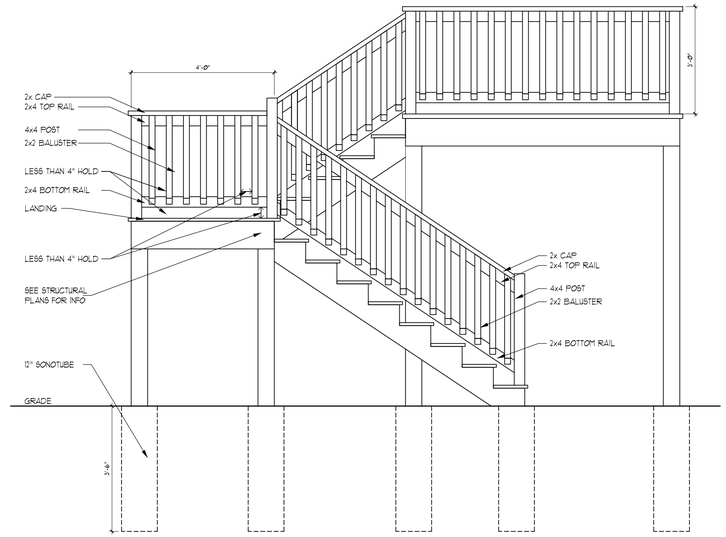

STAIR ELEVATION DETAIL

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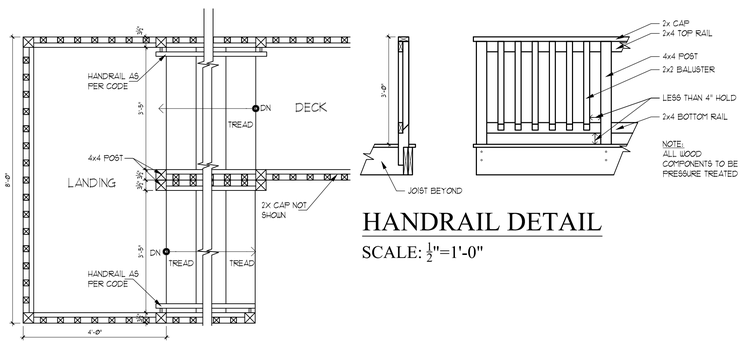

STAIR PLAN VIEW DETAIL

SCALE: ½"=1'-0"

HANDRAIL DETAIL

SCALE: ½"=1'-0"

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Revisions	Date
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FIRST FLOOR PLAN

Drawn	L.F.O.
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Date	11/15/16
Scale	1/4" : 1'-0"
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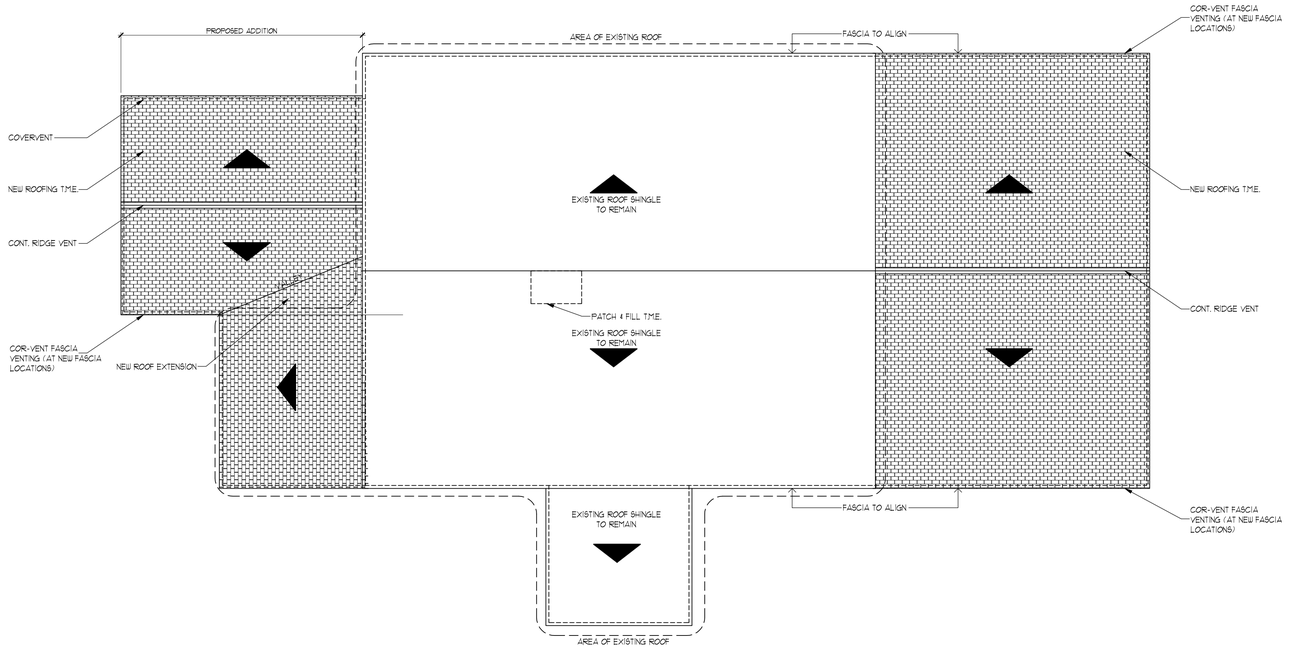

ROOF PLAN

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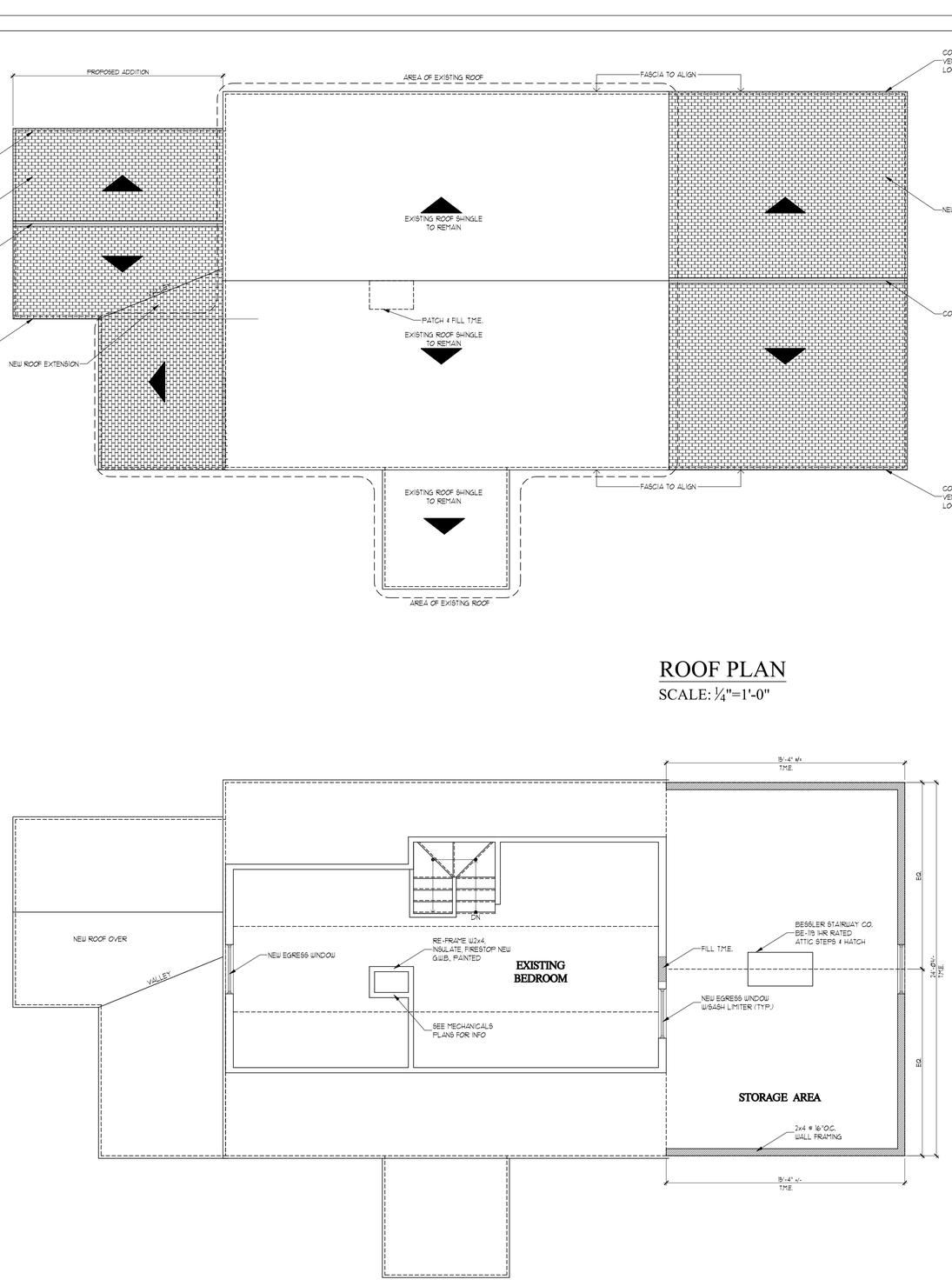

SECOND FLOOR PLAN

SCALE: ¼"=1'-0"

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Bidding	04/28/17
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SECOND FLOOR & ROOF PLAN

Drawn	L.F.O.
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Date	11/15/16
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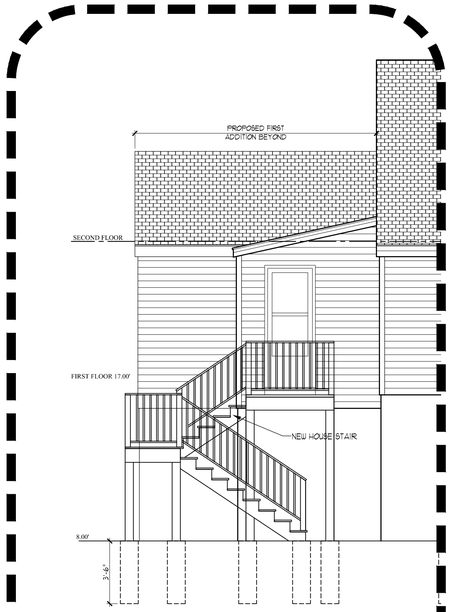

SOUTH ELEVATION
ADD/ALT

SOUTH ELEVATION
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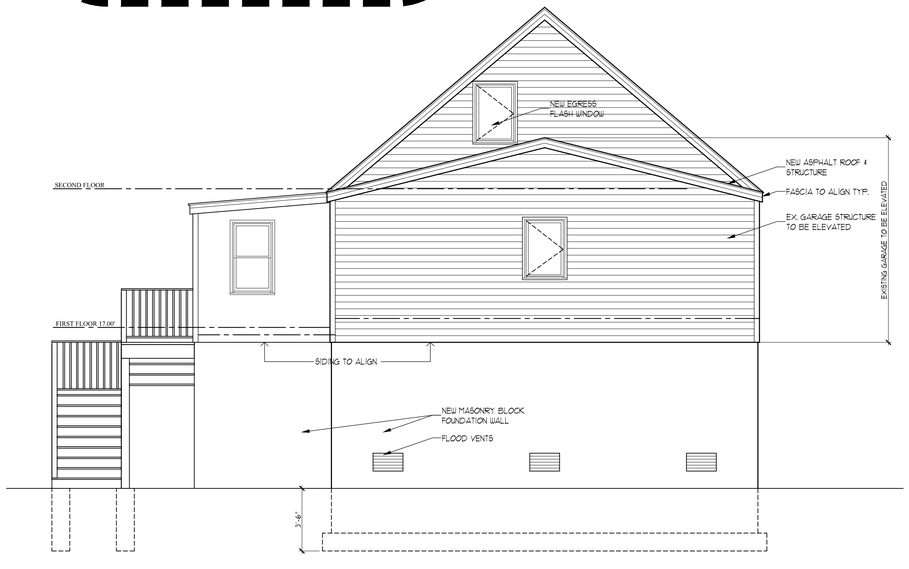

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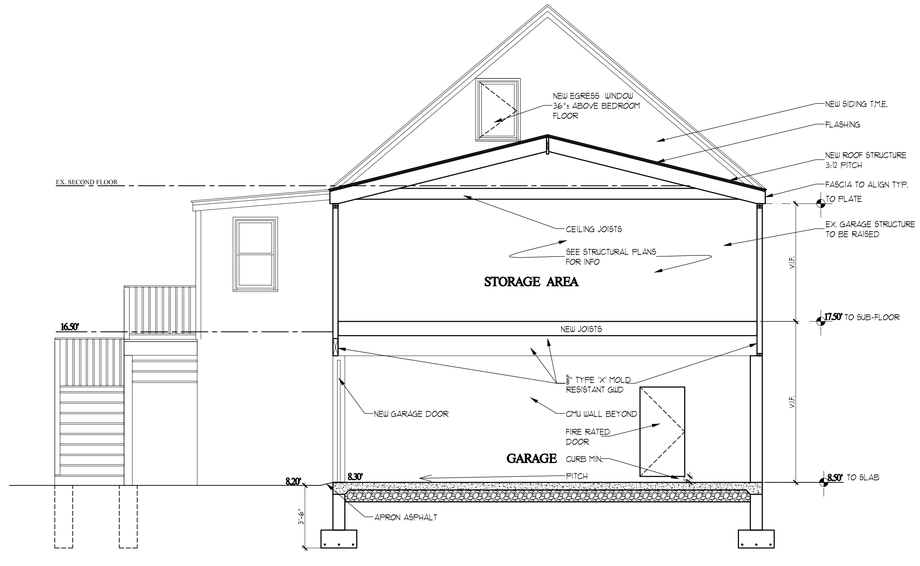

SECTION @ SOUTH ELEVATION
SCALE: ¼"=1'-0"

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Revisions	Date
Bidding	04/20/17
Bidding	04/28/17
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ELEVATIONS

Drawn	L.F.O.
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Date	11/15/16
Scale	1/4" : 1'-0"
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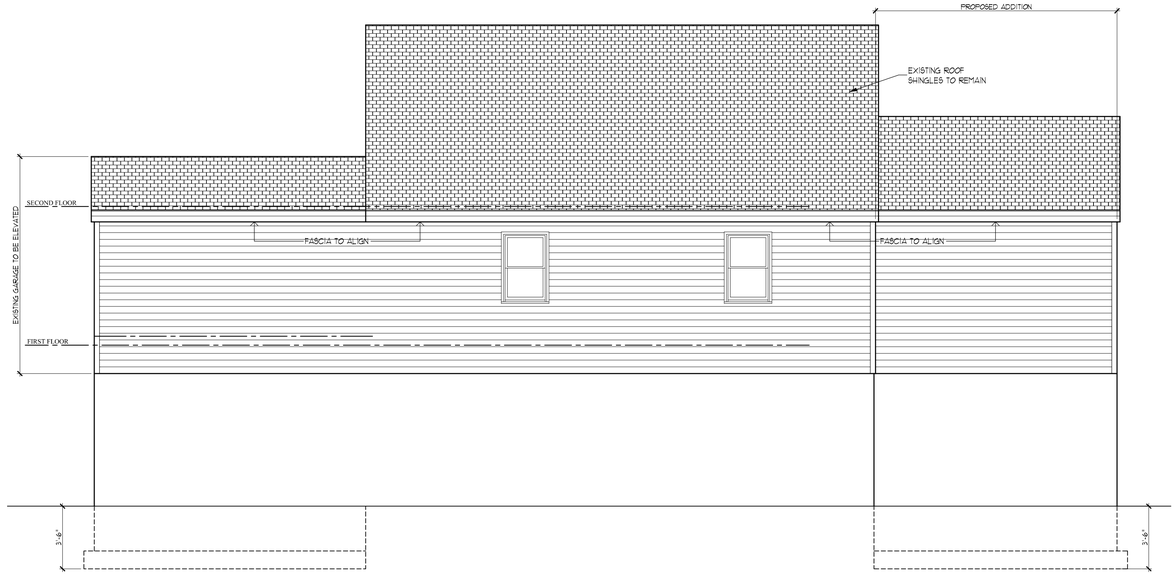

NORTH ELEVATION
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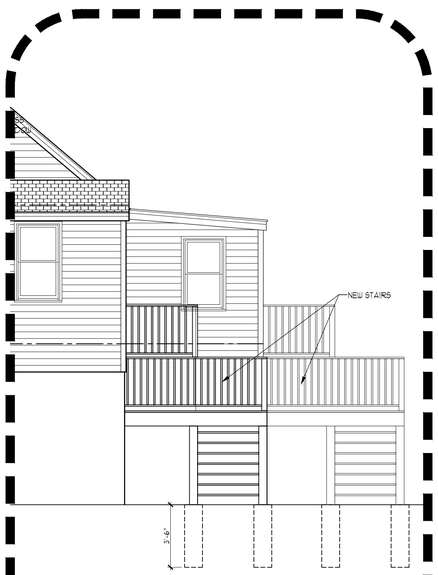

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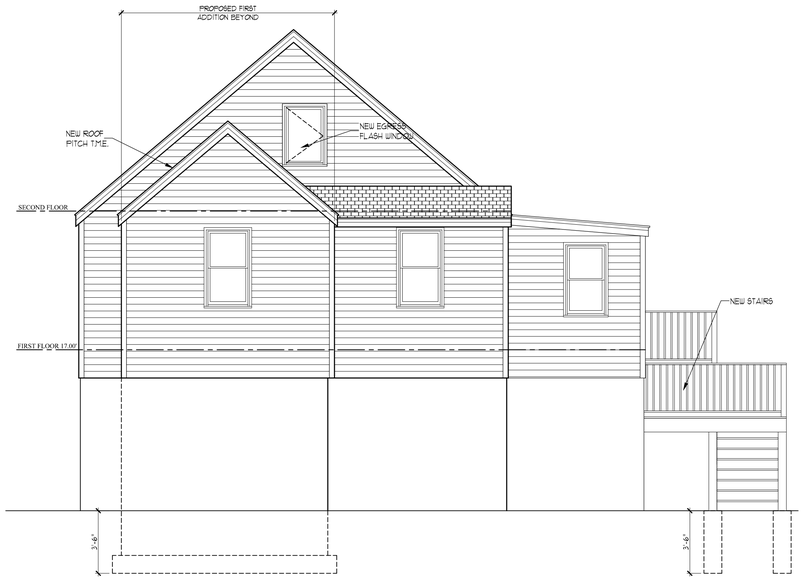

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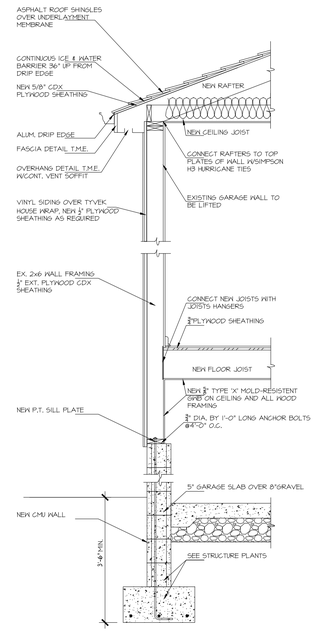

TYPICAL WALL SECTION
SCALE: ½"=1'-0"

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ELEVATIONS

Drawn	L.F.O.
Checked	
Date	11/15/16
Scale	1/4" : 1'-0"
Job Number	
Sheet	A-5.0

GENERAL NOTES:

1 THE WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED IN ACCORDANCE WITH THE STRUCTURAL REQUIREMENTS OF THE 2016 CONNECTICUT STATE BUILDING CODE WHICH IS THE 2012 INTERNATIONAL BUILDING CODE AS AMENDED, ALTERED OR DELETED BY THE PROVISIONS OF THE 2016 CONNECTICUT SUPPLEMENT.

2 THE STRUCTURAL COMPONENTS HAVE BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS:

FLOOR LIVE LOADS:	
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF
SLEEPING ROOMS	30 PSF
STAIRS	40 PSF
DECKS	40 PSF
ATTIC LIVE LOAD:	
WITH STORAGE, ROOF SLOPE EXCEEDS 3:12	30 PSF
WITHOUT STORAGE, ROOF SLOPE 3:12 OR LESS	10 PSF
ROOF SNOW LOAD:	
GROUND SNOW LOAD (Pg)	30 PSF
WIND DESIGN DATA:	
BASIC WIND SPEED (3-SECOND GUST)	100 MPH
EXPOSURE	C
FLOOD ZONE:	AE 13

3 ALL STRUCTURAL WORK SHOWN OR SPECIFIED ON THESE DRAWINGS IS SUBJECT TO REVIEW BY THE STRUCTURAL ENGINEER OF RECORD. ASPECTS OF THE WORK FOUND TO BE DEFECTIVE BECAUSE IT DOES NOT MEET THE REQUIREMENTS SHOWN OR SPECIFIED SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER AS DIRECTED BY THE ENGINEER.

4 THIS WORK HAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE CONSTRUCTION HAS BEEN COMPLETED. THE STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THIS RESPONSIBILITY EXTENDS TO ALL ASPECTS OF THE CONSTRUCTION ACTIVITY INCLUDING, BUT NOT LIMITED TO, JOBSITE SAFETY, ERECTION METHODS, ERECTION SEQUENCE, TEMPORARY BRACING AND SHORING, USE OF EQUIPMENT AND SIMILAR CONSTRUCTION PROCEDURES. REVIEW OF CONSTRUCTION BY THE ENGINEER IS FOR CONFORMANCE WITH THE DESIGN ASPECTS ONLY, NOT TO REVIEW THE CONTRACTOR'S CONSTRUCTION PROCEDURES. LACK OF COMMENT ON THE PART OF THE ENGINEER WITH REGARD TO CONSTRUCTION PROCEDURES IS NOT TO BE INTERPRETED AS APPROVAL OF THOSE PROCEDURES.

5 SHOP DRAWINGS SUBMITTALS TO THE ENGINEER FOR APPROVAL ARE REQUIRED FOR:

A. CONCRETE REINFORCEMENT

FABRICATION AND/ OR DELIVERY TO THE SITE OF THESE MATERIALS PRIOR TO RECEIPT OF APPROVAL BY THE ENGINEER IS SOLELY AT THE CONTRACTOR'S OWN RISK.

6 SOME DETAILS OF THE WORK MAY BE SHOWN ON THE ARCHITECTURAL DRAWINGS. A CAREFUL REVIEW AND STUDY OF THESE DETAILS ARE NECESSARY BEFORE THE FULL SCOPE OF THE WORK CAN BE COMPREHENDED.

7 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATION, AND ANGLES WITH ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH ANY WORK.

8 DO NOT SCALE DRAWINGS.

FOUNDATION AND EXCAVATION NOTES:

1 THE FOUNDATIONS HAVE BEEN DESIGNED TO REST ON INORGANIC, UNDISTURBED SOIL OR COMPACTED GRANULAR FILL HAVING A PRESUMPTIVE BEARING VALUE OF 1500 PSF. SUCH BEARING STRATA IS ANTICIPATED AT THE BOTTOM OF FOOTING ELEVATIONS NOTED ON THE FOUNDATION PLAN. ALL BEARING STRATA SHALL BE REVIEWED BY THE ENGINEER PRIOR TO PLACING CONCRETE IN ORDER TO VERIFY THE PRESUMPTIVE BEARING VALUE.

2 EXISTING FOOTINGS NEED TO BE VERIFIED BY THE ENGINEER PRIOR TO BEGINNING ANY NEW CONSTRUCTION ON TOP OF THEM.

3 IN AREAS REQUIRING FILL, THE FILL MATERIAL SHALL BE A UNIFORMLY GRADED MIXTURE OF SAND AND GRAVEL WEIGHING NO LESS THAN 120 PCF DRY DENSITY AFTER COMPACTION IN PLACE. THIS MIXTURE SHALL BE UNIFORMLY GRADED HAVING NO STONE GREATER THAN 3" IN ANY ONE DIMENSION, AND WITH LESS THAN 10%, BY WEIGHT, PASSING A #200 SIEVE. THE FILL SHALL BE PLACED IN THIN LIFTS BEFORE COMPACTION. EACH LIFT SHALL BE COMPACTED WITH APPROPRIATE EQUIPMENT TO A MINIMUM OF 95% OF ITS MAXIMUM DENSITY AT OR NEAR OPTIMUM MOISTURE. A SOILS TESTING LAB, HIRED BY THE OWNER, SHALL TEST THE MATERIAL BEFORE AND AFTER COMPACTION FOR CONFORMANCE WITH THIS SPECIFICATION. NO LIFTS SHALL BE PLACED WHEN WEATHER CONDITIONS ARE SUCH THAT THE MOISTURE CONTENT OF THE FILL CANNOT BE PROPERLY CONTROLLED.

4 WITHIN THE PERIMETER OF THE PROPOSED NEW STRUCTURE STRIP THE GROUND SURFACE OF ALL TOPSOIL, ORGANIC AND FILL MATERIAL. COMPACT TOP OF REMAINING EXCAVATED SURFACE.

5 THE BOTTOM OF EXTERIOR FOOTINGS NOT ON SOLID ROCK SHALL BE AT LEAST 3'-6" BELOW FINISHED GRADE. THE SURFACE OF THE SOIL BELOW ALL FOOTINGS SHALL BE MECHANICALLY COMPACTED PRIOR TO SETTING FOOTING FORMS. FOOTINGS ON LEDGE SHALL REST ON BROOM CLEAN SOLID ROCK. IF THE SLOPE OF THE ROCK SURFACE EXCEEDS 1 ON 6, THE FOOTING SHALL BE DOWELED TO THE LEDGE WITH 3/4"Ø STEEL RODS DRILLED 10" INTO THE ROCK SURFACE AT 2'-0" O.C.

6 DO NOT UNDERMINE EXISTING OR NEWLY PLACED FOUNDATIONS BY EXCAVATING WITHIN A ZONE DIRECTLY BELOW THESE FOUNDATIONS AND EXTENDING DOWN AND OUTWARDS AT A 45° ANGLE.

7 PROTECT ALL SOIL UNDER FOUNDATIONS FROM FREEZING DURING CONSTRUCTION. DO NOT POUR CONCRETE ON FROZEN SOIL.

8 KEEP FOUNDATION EXCAVATIONS FREE FROM WATER AT ALL TIMES.

9 IF STANDING WATER IS PRESENT IN THE FOOTING EXCAVATION, A 4" TO 6" THICK LAYER OF 3/4" CRUSHED STONE SHALL BE COMPACTED INTO THE BOTTOM OF THE EXCAVATION AND DEWATERING METHODS SHALL BE USED THAT WILL NOT UNDERMINE THE BEARING OF ANY ADJACENT FOOTINGS.

10 IN PLACING AND COMPACTING FILL AND BACKFILL MATERIAL, DO NOT DAMAGE NOR DISPLACE CONCRETE WORK ALREADY IN PLACE BY CONTACT FROM COMPACTION MACHINERY, BY SUBJECTING IT TO OVERTURNING FROM HEAVY COMPACTING LOADINGS, OR ANY OTHER CAUSE. AT FROST WALLS BRING FILL AGAINST SUCH CONCRETE AT THE SAME RATE AS THE REMAINDER OF FILL, COMPACTING UNIFORMLY ON BOTH SIDES USING HAND OPERATED TAMPERS. IN BASEMENT AND CRAWL SPACE AREAS DO NOT BACKFILL AGAINST WALLS UNTIL THE FLOOR OR ROOF DECK BEARING ON THE WALLS HAS BEEN INSTALLED AND FULLY ATTACHED TO THE TOP OF THE FOUNDATION.

11 USE LEAN CONCRETE (f'c = 1500 PSI) OR CONTROLLED COMPACTED FILL FOR OVER-EXCAVATION OF FOOTINGS.

12 WHERE FOOTINGS ARE IN CLOSE PROXIMITY OF SUB-SURFACE PIPING, BOTTOM OF FOOTINGS SHALL BE AT LEAST 8" BELOW ELEVATION OF PIPING, UNLESS OTHERWISE SHOWN ON THE DRAWINGS.

13 EXISTING UTILITIES: LOCATE EXISTING UNDERGROUND UTILITIES IN AREAS OF EXCAVATION WORK. PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING EARTHWORK OPERATIONS.

14. THE SLAB-ON-GRADE SUB-BASE SHALL BE A CRUSHER RUN STONE FREE FROM SOFT DISINTEGRATED PIECES, MUD, DIRT, OR OTHER INJURIOUS MATERIAL THE MATERIAL SHALL HAVE NO STONE GREATER THAN 2 INCHES IN ANY ONE DIMENSION AND WITH LESS THAN 10 PERCENT BY WEIGHT PASSING A NO. 100 SIEVE.

15. FOUNDATION WALLS SHALL BE TEMPORARILY BRACED UNTIL THE FRAMED FLOOR SYSTEM AT THE TOP OF THE WALL HAS BEEN POURED AND THE CONCRETE HAS ATTAINED ITS SPECIFIED COMPRESSIVE STRENGTH UNLESS BACKFILL IS PLACED ON BOTH SIDES SIMULTANEOUSLY AND TO THE SAME LEVEL.

16. MINIMUM ANCHOR BOLT REQUIREMENTS FOR ATTACHMENT OF SUPERSTRUCTURE TO FOUNDATION SHALL BE 3/4" DIAMETER AT 4'-0" o.c. SPACING FOR FULL HEIGHT BASEMENTS AND 1/2" DIAMETER AT 6'-0" o.c. SPACING FOR CRAWL SPACES AND SLABS ON GRADE. EMBED ANCHOR BOLTS A MINIMUM OF 15" INTO MASONRY. ANCHOR BOLTS ARE TO BE PLACED WITHIN 1'-0" OF ALL CORNERS ON ALL EXTERIOR WALLS. ALL PIECES OF SILL PLATE SHALL HAVE A MINIMUM OF TWO ANCHOR BOLTS.

CONCRETE NOTES:

1 STRUCTURAL CONCRETE WORK SHALL CONFORM TO ALL THE REQUIREMENTS OF ACI 318-11, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" IN IT'S ENTIRETY. CERTAIN PORTIONS OF THIS SPECIFICATION ARE PRESENTED HERE ONLY FOR CLARIFICATION AND THE CONTRACTOR'S CONVENIENCE AND ARE NOT INTENDED TO REPLACE OR AMEND THIS SPECIFICATION.

2 CONCRETE SHALL BE NORMAL WEIGHT AND DEVELOP A MINIMUM STRENGTH IN 28 DAYS AS FOLLOWS:

LOCATION	STRENGTH	MAX. WATER/CEMENTITIOUS (W/C) RATIO
FOOTINGS	3000 PSI	0.50
PIERS AND SLABS-ON-GRADE	4500 PSI	0.45

3 PORTLAND CEMENT SHALL BE TYPE I OR TYPE II AND CONFORM TO ASTM C150.

4 OTHER CEMENTITIOUS MATERIAL SUCH AS FLYASH OR GROUND GRANULATED BLAST- FURNACE SLAG MAY BE BLENDED WITH CEMENT FOR USE IN THE CONCRETE MIX. FLYASH SHALL CONFORM TO ASTM C618 AND MAY REPLACE CEMENT IF THE FOLLOWING RANGES FOR THE 2 CLASSES OF FLYASH; CLASS C, 20 TO 35%; CLASS F, 15 TO 25%. GROUND GRANULATED BLAST- FURNACE SLAG SHALL CONFORM TO ASTM C989 AND MAY NOT EXCEED 50% OF TOTAL WEIGHT OF CEMENTITIOUS MATERIALS.

5 COARSE AGGREGATE SHALL BE 3/4" AND CONFORM TO ASTM C33.

6 WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 1064 WITH A MINIMUM YIELD STRENGTH OF 75 KSI. LAP ONE MESH SIZE AT SIDES AND ENDS, AND WIRE TOGETHER.

7 ALL DETAILING FABRICATION, AND ERECTION OF REINFORCING BARS, UNLESS OTHERWISE NOTED, MUST FOLLOW THE LATEST ACI CODE AND THE LATEST ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES".

8 REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60.

9 NO WELDING OF REINFORCING WILL BE PERMITTED.

10 NO ADMIXTURES ARE PERMITTED WITHOUT THE ENGINEERS WRITTEN PERMISSION. CONCRETE EXPOSED TO THE WEATHER SHALL CONTAIN 5% ± 1% ENTRAINED AIR.

11 THE FOLLOWING CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT, UNLESS OTHERWISE NOTED ON PLANS:

	COVER (INCHES)
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3
CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 THROUGH #18 BARS:	2
#5 BAR AND SMALLER:	2
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS, WALLS, JOISTS:	
#11 BAR AND SMALLER	3/4
BEAMS, COLUMNS - PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1 1/2

12 THE CONTRACTOR SHALL BE RESPONSIBLE FOR LIMITING POURS TO MINIMIZE SHRINKAGE CRACKING. IN GENERAL, WALLS SHALL NOT BE POURED IN CONTINUOUS LENGTHS EXCEEDING 30 FEET AND SLABS NOT EXCEEDING 20 FEET WITHOUT CONTROL JOINTS. THE LOCATION AND CONFIGURATION OF JOINTS EXPOSED TO VIEW SHALL BE COORDINATED WITH THE ARCHITECT.

13 MINIMUM ANCHOR BOLT REQUIREMENTS FOR ATTACHMENT OF SUPERSTRUCTURE TO FOUNDATION SHALL BE AS FOLLOWS:

CRAWL SPACES, SLABS ON GRADE: 1/2"Ø AT 6'-0" O.C. MAX SPACING
FULL HEIGHT BASEMENT: 3/4"Ø AT 4'-0" O.C. MAX SPACING

EMBED ANCHOR BOLTS A MINIMUM OF 15" INTO MASONRY, 7" INTO CAST CONCRETE. INSTALL BOLTS WITHIN 1'-0" OF ALL CORNERS AT ALL WALLS. ALL SILL PIECES SHALL HAVE A MINIMUM OF TWO ANCHOR BOLTS.

14. ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT AGAINST DISPLACEMENT. LOCATE AND SUPPORT REINFORCEMENT WITH BAR SUPPORTS TO MAINTAIN MINIMUM CONCRETE COVER. DO NOT TACK WELD CROSSING REINFORCING BARS. PROVIDE BAR SUPPORTS AS FOLLOWS:

BOLSTERS, CHAIRS, SPACERS, AND OTHER DEVICES FOR SPACING, SUPPORTING, AND FASTENING REINFORCING BARS AND WELDED WIRE REINFORCEMENT IN PLACE. MANUFACTURE BAR SUPPORTS FROM STEEL WIRE, PLASTIC, OR PRECAST CONCRETE ACCORDING TO CRSI'S "MANUAL OF STANDARD PRACTICE," OF GREATER COMPRESSIVE STRENGTH THAN CONCRETE.

CONCRETE NOTES CONTINUED:

15 SIZES AND LOCATIONS OF ALL REQUIRED EMBEDDED ITEMS FOR ALL TRADES SUCH AS ANCHOR BOLTS, PIPING SLEEVES, HOLDOWN ANCHORS, ETC. SHALL BE COORDINATED BY THE GENERAL CONTRACTOR WITH OTHER TRADES.

16 CONCRETE FORMWORK SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 6, ACI 318. FABRICATION AND PLACEMENT OF REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 7, ACI 318. CONSTRUCTION JOINTS AND EMBEDDED ITEMS, SUCH AS PIPING SLEEVES, SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 6, ACI 318. THE PRODUCTION OF CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 5, ACI 318.

17 THE CONVEYANCE AND PLACEMENT OF THE CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 5, ACI 318. MECHANICAL VIBRATORS ARE TO BE USED TO CONSOLIDATE THE FRESHLY CAST CONCRETE AROUND THE REINFORCING AND AGAINST FORM SURFACES AND TO PREVENT THE FORMATION OF AIR OR STONE POCKETS, HONEYCOMBING, PITTING OR PLANES OF WEAKNESS. HOWEVER, CARE MUST BE USED TO AVOID OVER VIBRATION THAT CAN LEAD TO AGGREGATE SEGREGATION.

18 THE INSTALLATION OF SLABS SHALL CONFORM TO THE REQUIREMENTS OF ACI 302.1R-04. INTERIOR FINISH SLAB SURFACES ARE TO HAVE A CLASS A STEEL TROWEL FINISH. SURFACES OF SLABS FORMING THE SUBSTRATE FOR MUD JOBS ARE TO HAVE A CLASS C SCRATCHED SURFACE. EXTERIOR SLAB SURFACES ARE TO HAVE A CLASS B TOLERANCE WITH THE FINISH AS SPECIFIED ON THE ARCHITECTURAL DRAWINGS.

19 THE CURING AND PROTECTION OF CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 5, ACI 318. CONCRETE SLABS SHALL BE PROTECTED FROM LOSS OF SURFACE MOISTURE FOR NOT LESS THAN 7 DAYS USING A CURING COMPOUND CONFORMING TO ASTM C309 OR CONSTANTLY WETTED BURLAP. CURING COMPOUNDS SHALL BE COMPATIBLE WITH ANY INTENDED FLOORING OVERLAY. DO NOT INSTALL FINISH FLOORING UNTIL SLAB HAS ADEQUATELY DRIED PER THE FLOORING MANUFACTURER'S SPECIFICATIONS.

20 COLD WEATHER CONCRETE PLACEMENT: IF COLD WEATHER CONCRETING CONDITIONS EXIST AS DEFINED BY A PERIOD OF MORE THAN THREE DAYS WHEN THE AVERAGE OUTDOOR TEMPERATURE, (HIGH + LOW)/2, IS LESS THAN 40° F, THE PROCEDURES OUTLINED IN ACI 306.1 STANDARD SPECIFICATION FOR "COLD WEATHER CONCRETING" SHALL BE UTILIZED.

21 HOT WEATHER CONCRETE PLACEMENT: MAINTAIN CONCRETE TEMPERATURE BELOW 90° F AT TIME OF PLACEMENT AND COMPLY WITH ACI 301.

22 THE FOLLOWING SUBMITTALS ARE TO BE MADE TO AND APPROVED BY THE ENGINEER PRIOR TO COMMENCING ANY WORK:

A. CONCRETE DESIGN MIX FOR EACH STRENGTH OF CONCRETE REQUIRED ATTESTING THAT THE MIXES CAN ATTAIN THE MINIMUM REQUIRED STRENGTHS IN ACCORDANCE WITH CHAPTER 5, ACI 318.

B. CERTIFICATES OF COMPLIANCE FOR CEMENT, AGGREGATES, AND ADDITIVES.

C. SHOP DRAWINGS WITH PLANS, ELEVATIONS, SECTIONS AND BENDING SCHEDULES INDICATING ALL REINFORCING AND ACCESSORIES NEEDED IN ADDITION TO ALL PROPOSED CONSTRUCTION JOINTS LOCATIONS.

FABRICATION AND/ OR DELIVERY TO THE SITE OF THESE MATERIALS PRIOR TO RECEIPT OF AND APPROVAL OF THESE SUBMITTALS IS AT THE CONTRACTOR'S OWN RISK.

23 A DESIGNATED TESTING LABORATORY SHALL CONDUCT STRENGTH TEST IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:

A. MAKE ONE STRENGTH TEST FOR EACH 50 CUBIC YARDS OR FRACTION THEREOF FROM EACH MIX DESIGN OF CONCRETE PLACED IN ANY ONE DAY, EXCEPT THAT IN NO CASE SHALL A GIVEN MIX DESIGN BE REPRESENTED BY LESS THAN FIVE TESTS.

B. SECURE COMPOSITE SAMPLES IN ACCORDANCE WITH "METHOD OF SAMPLING FRESH CONCRETE" (ASTM C172). EACH STRENGTH TEST SHALL BE OBTAINED FROM A DIFFERENT BATCH OF CONCRETE ON A REPRESENTATIVE, TRULY RANDOM BASIS. WHEN PUMPING OR PNEUMATIC EQUIPMENT IS USED, SAMPLES SHALL BE TAKEN AT THE DISCHARGE END.

C. MOLD FOUR SPECIMENS FROM EACH SAMPLE IN ACCORDANCE WITH "METHOD OF MAKING AND CURING CONCRETE COMPRESSION AND FLEXURE SPECIMENS IN THE FIELD" (ASTM C31), AND CURE UNDER STANDARD MOISTURE AND TEMPERATURE CONDITIONS, IN ACCORDANCE WITH SECTION 7(A) AND 7(B) OF THE ABOVE ASTM METHOD.

D. DETERMINE SLUMP OF THE CONCRETE SAMPLE FOR EACH STRENGTH TEST AND WHENEVER CONSISTENCY OF CONCRETE APPEARS TO VARY USING "METHOD OF TEST OF SLUMP OF PORTLAND CEMENT CONCRETE" (ASTM C43).

E. DETERMINE AIR CONTENT OF NORMAL WEIGHT CONCRETE SAMPLE FOR EACH STRENGTH TEST IN ACCORDANCE WITH EITHER "METHOD OF TEST FOR AIR CONTENT OF FRESHLY MIXED CONCRETE BY PRESSURE METHOD" (ASTM C231) OR "METHOD OF TEST FOR AIR CONTENT OF FRESHLY MIXED CONCRETE BY THE VOLUMETRIC METHOD" (ASTM C173).

F. TEST THREE SPECIMENS: ONE AT SEVEN DAYS, AND TWO AT 28 DAYS IN ACCORDANCE WITH "METHOD OF TEST FOR COMPRESSIVE STRENGTH OF MOLDED CONCRETE CYLINDERS" (ASTM C39). THE 28 DAY TEST RESULT SHALL BE THE AVERAGE OF THE TWO SPECIMENS. IF THE AVERAGE OF THE TWO SPECIMENS IS LESS THAN THE REQUIRED STRENGTH, TEST THE FOURTH SPECIMEN AT 45 DAYS. WHEN HIGH EARLY STRENGTH IS REQUIRED, TWO SPECIMENS SHALL BE TESTED AT SEVEN DAYS.

CONCRETE MASONRY NOTES:

1 CONCRETE MASONRY WORK SHALL CONFORM TO THE REQUIREMENTS OF "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-09/ ASCE 5-02/ TMS 402-02)" AND "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-09/ ASCE 6-02/ TMS 602-02)".

2 THE COMPRESSIVE MASONRY STRENGTH, f'm, SHALL BE 1,500 PSI MINIMUM. SYSTEM COMPONENTS HAVE BEEN SELECTED BASED ON THE UNIT STRENGTH METHOD.

3 CONCRETE BLOCK SHALL BE LIGHTWEIGHT HOLLOW LOAD BEARING MASONRY UNITS CONFORMING TO ASTM C90, TYPE N-1, WITH A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 1,900 PSI ON THE NET AREA OF THE UNITS. UNITS SHALL BE PROTECTED FROM MOISTURE ABSORPTION.

4 PORTLAND CEMENT USED IN THE MORTAR AND GROUT SHALL CONFORM TO ASTM C150. MASONRY CEMENT OR MORTAR CEMENT SHALL NOT BE USED.

5 MORTAR SHALL BE TYPE S CONFORMING TO THE VOLUMETRIC PROPORTIONS SET FORTH IN ASTM C270. USE 1 PART PORTLAND CEMENT; 0.25 TO 0.5 PARTS HYDRATED LIME OR LIME PUTTY; AGGREGATE, MEASURED IN A LOOSE, DAMP CONDITION SHALL BE 2.25 TO 3 TIMES THE SUM OF THE VOLUMES OF CEMENT AND LIME/ LIME PUTTY. ADD WATER TO PRODUCE A WORKABLE MIX.

6 COARSE GROUT USED IN PILASTERS AND WALLS SHALL CONFORM TO THE VOLUMETRIC PROPORTIONS SET FORTH IN ASTM C476. USE ONE PART PORTLAND CEMENT, 2.25 TO 3 PARTS DAMP LOOSE SAND, 1 TO 2 PARTS 3/8" PEA GRAVEL. ADD WATER TO PRODUCE A FLOWABLE MIX WITH AN 8" TO 11" SLUMP. ALTERNATIVELY, FINE GROUT MAY BE USED THAT CONFORMS TO THE VOLUMETRIC PROPORTIONS SET FORTH IN ASTM C476 USING ONE PART PORTLAND CEMENT, 2.25 TO 3 PARTS DAMP LOOSE SAND AND ADDING WATER TO PRODUCE A FLOWABLE MIX WITH AN 8" TO 11" SLUMP.

7 STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. REINFORCING BARS TO BE LAPPED 48 BAR DIAMETERS AT SPLICES. REINFORCEMENT TO BE SECURED AGAINST DISPLACEMENT AT SPACING NOT EXCEEDING 200 BAR DIAMETERS.

8 JOINT (HORIZONTAL) REINFORCEMENT SHALL BE W1.7 (9 GAGE) WIRE, LADDER TYPE, DUR-O-WALL, OR AN APPROVED EQUAL. PLACE JOINT REINFORCING IN EVERY SECOND COURSE (16" ON CENTER), UNLESS OTHERWISE NOTED ON PLANS. JOINT REINFORCEMENT SHALL BE LAPPED 6" AT SPLICES.

9 PLACE UNITS WHILE MORTAR IS SOFT AND PLASTIC. REMOVE AND RELAY IN FRESH MORTAR ANY UNIT DISTURBED TO THE EXTENT THAT INITIAL BOND IS BROKEN AFTER INITIAL POSITIONING.

10 FULLY BED UNITS IN ALL SHEARWALLS INCLUDING CROSS WEBS.

11 ALL CELLS WITH REINFORCING BARS OR BOLTS SHALL BE GROUTED SOLID.

12 VERTICAL CELLS TO BE GROUTED SOLID SHALL HAVE A MINIMUM CLEAR OPENING OF 3" X 2-1/2". THE ENTIRE PERIMETER OF THE CELL SHALL BE FULLY BEDDED WITH MORTAR.

13 CONSOLIDATE GROUT POURS EXCEEDING 12" IN HEIGHT BY MECHANICAL VIBRATION AND RECONSOLIDATE BY MECHANICAL VIBRATION AFTER INITIAL WATER ABSORPTION AND SETTLEMENT HAS OCCURRED. GROUT POURS EXCEEDING 5'-0" ARE HIGH LIFT POURS REQUIRING CLEANOUTS AND SHALL BE INSTALLED IN LIFTS NOT EXCEEDING 5'-0".

14 MASONRY OPENING LINTELS HAVE BEEN DESIGNED ON THE BASIS OF ARCHING ACTION OF THE COMPLETED WALL. LINTELS REQUIRE TEMPORARY SUPPORT UNTIL THE MORTAR HAS ACHIEVED THE SPECIFIED STRENGTH.

15 COVER THE TOPS OF ALL MASONRY CONSTRUCTION TO PROTECT AGAINST PRECIPITATION.

16 MASONRY SHALL NOT BE CONSTRUCTED IN TEMPERATURES BELOW 40 °F. PROVIDE A HEAT SOURCE AND PROTECTION AS REQUIRED TO MAINTAIN TEMPERATURE ABOVE 40 °F IN ACCORDANCE WITH ACI 530.1, SECTION 1.8.C.

17 HOT WEATHER CONSTRUCTION TECHNIQUES, ACI 530.1, SECTION 1.8.D, SHALL BE IMPLEMENTED WHEN THE AMBIENT AIR TEMPERATURE EXCEEDS 100 °F, OR 90 °F IF THE WIND SPEED EXCEEDS 8 MPH.

18 UNLESS OTHERWISE SHOWN ON ARCHITECTURAL OR STRUCTURAL DRAWINGS, PROVIDE VERTICAL CONTROL JOINTS THROUGH CONCRETE MASONRY UNIT WALLS FOR FULL WALL HEIGHT AS FOLLOWS:

A. DISTANCE BETWEEN JOINTS SHOULD NOT EXCEED THE LESSER OF LENGTH TO HEIGHT RATIO OF 1.5, OR 25 FEET
B. AT CHANGES IN WALL HEIGHT
C. AT CHANGES IN WALL THICKNESS - INCLUDING PIPE AND DUCT CHASES AND PILASTERS
D. AT AND ABOVE EXPANSION JOINTS IN FOUNDATIONS AND FLOORS
E. AT AND BELOW EXPANSION JOINTS IN ROOFS AND FLOORS THAT BEAR ON THE WALL
F. NEAR ONE SIDE OF DOOR AND WINDOW OPENINGS LESS THAN 6 FEET WIDE AND AT OR NEAR BOTH SIDES OF OPENINGS OVER 6 FEET WIDE
G. ADJACENT TO CORNERS OF WALLS OR AT WALL INTERSECTIONS WITHIN A DISTANCE EQUAL TO HALF THE CONTROL JOINT SPACING

19 CERTIFICATES OF COMPLIANCE SHALL BE SUBMITTED TO THE ENGINEER FOR BLOCK GRADE AND STRENGTH, GROUT, MORTAR, AND REINFORCING BARS PRIOR TO DELIVERY TO THE SITE.

CONNECTIONS TO EXISTING MASONRY OR CAST-IN-PLACE CONCRETE:

1 CONNECTIONS TO EXISTING CONCRETE SHALL BE MADE WITH ANCHORS CONFORMING TO ACI 318 APPENDIX D, AS SPECIFIED IN THE CODE REFERENCE SECTION OF THESE GENERAL NOTES FOR CRACKED CONCRETE AND THE 2016 CONNECTICUT STATE BUILDING CODE, SECTION 1909.

A. ADHESIVE ANCHOR RODS OR REINFORCING BARS SHALL BE INSTALLED IN ROTARY HAMMERED DRILLED HOLES WITH CARBIDE DRILL BIT USING THE FOLLOWING ADHESIVE ANCHORING SYSTEM:

i. HILTI "HIT-HY 200 SAFE SET SYSTEM" WITH HOLLOW DRILL BIT [OR HILTI "HIT-RE-500 V3"] ADHESIVE ANCHORING SYSTEM WITH ISO 898 CLASS 5.8 ANCHORS RODS (MINIMUM YIELD STRENGTH = 58 KSI AND MINIMUM ULTIMATE STRENGTH = 72.5 KSI) OR ASTM A193 GRADE B7 HIGH STRENGTH ANCHOR RODS.

ii. SIMPSON "AT-XP" ADHESIVE ANCHORING SYSTEM FOR BASE MATERIAL TEMPERATURES BETWEEN 14 DEGREES AND 80 DEGREES OR SIMPSON "SET-XP" ADHESIVE ANCHORING SYSTEM FOR TEMPERATURES ABOVE 50 DEGREES, WITH SIMPSON "RFB" ASTM F1554 GRADE 36 ANCHOR RODS.

iii. POWERS "PE 1000+" ADHESIVE ANCHORING SYSTEM WITH ASTM A193 GRADE B7 HIGH STRENGTH TORQUE CONTROLLED ANCHOR RODS.]

iv. USING ANY OF THE ABOVE ADHESIVE ANCHORING SYSTEMS, REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF THE CONCRETE GENERAL NOTES.

UNLESS OTHERWISE NOTED ON THE DRAWINGS, EMBED ANCHOR RODS AND REINFORCING BARS INTO DRILLED HOLES A MINIMUM OF 9 ANCHOR DIAMETERS, WITH A MINIMUM EDGE DISTANCE OF 4 INCHES, MEASURED FROM THE EDGE OF THE CONCRETE TO THE CENTERLINE OF THE ANCHOR/REINFORCING BAR. INCREASED EMBEDMENT DEPTHS OR EDGE DISTANCES MAY BE REQUIRED AT CERTAIN LOCATIONS, SEE PLANS AND DETAILS.

2 CONNECTIONS TO GROUT FILLED CONCRETE MASONRY SHALL BE MADE WITH HILTI STANDARD "HAS-E" ISO 898 CLASS 5.8 ANCHOR RODS (MINIMUM YIELD STRENGTH = 58 KSI AND MINIMUM ULTIMATE STRENGTH = 72.5 KSI) USING HILTI "HIT HY70" MASONRY ADHESIVE ANCHORING SYSTEMS OR WITH SIMPSON "RFB" ASTM F1554 GRADE 36 ANCHOR RODS USING SIMPSON "SET-XP" MASONRY ADHESIVE ANCHORING SYSTEM.

A. UNLESS OTHERWISE NOTED ON THE DRAWINGS, EMBED ANCHOR RODS INTO DRILLED HOLES A MINIMUM OF 9 ANCHOR DIAMETERS, WITH A MINIMUM EDGE DISTANCE OF 4 MEASURED FROM THE EDGE OF THE MASONRY TO THE CENTERLINE OF THE ANCHOR. INCREASED EMBEDMENT DEPTHS OR EDGE DISTANCES MAY BE REQUIRED AT CERTAIN LOCATIONS, SEE PLANS AND DETAILS.

3 CONNECTIONS TO HOLLOW CONCRETE MASONRY SHALL BE MADE WITH HILTI STANDARD "HAS-E" ISO 898 CLASS 5.8 ANCHOR RODS (MINIMUM YIELD STRENGTH = 58 KSI AND MINIMUM ULTIMATE STRENGTH = 72.5 KSI) USING HILTI "HIT HY70" MASONRY ADHESIVE ANCHORING SYSTEM WITH "HIT-SC" COMPOSITE SCREEN TUBES OR WITH SIMPSON "RFB" ASTM F1554 GRADE 36 ANCHOR RODS USING SIMPSON "SET-XP" MASONRY ADHESIVE ANCHORING SYSTEM WITH SIMPSON "OPTI-MESH" PLASTIC SCREEN TUBES.

A. FOR ANCHORS IN HOLLOW CONCRETE MASONRY, EMBED ANCHOR RODS INTO DRILLED HOLES A MINIMUM OF 2 INCHES, WITH A MINIMUM EDGE DISTANCE OF 4 INCHES, UNLESS OTHERWISE NOTED, MEASURED FROM THE EDGE OF THE MASONRY TO THE CENTERLINE OF THE ANCHOR. INCREASED EMBEDMENT DEPTHS OR EDGE DISTANCES MAY BE REQUIRED AT CERTAIN LOCATIONS, SEE PLANS AND DETAILS.

GENERAL WOOD NOTES:

1 WOOD DESIGN IS BASED ON THE AF&PA NDS-05 "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH THE 2005 SUPPLEMENT".

2 STUD BEARING WALLS, SHEARWALLS, AND ROOF/ FLOOR DECKS SHALL BE FRAMED WITH THE MEMBER SIZES AND/ OR TYPES AT THE SPACINGS SHOWN ON PLAN. THE CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL PLUMBING PIPING, HVAC DUCTING AND RECESSED LIGHTING FIXTURES, ETC. PRIOR TO LAYOUT TO MINIMIZE INTERFERENCE THAT MAY REQUIRE THE ALTERING OR STRENGTHENING OF THE INSTALLED FRAMING.

3 ALL WOOD FRAMING IS TO BE STORED ON SITE ABOVE THE GROUND ON "STICKERS" INDOORS OR UNDER TARPS WITH ADEQUATE CLEARANCES TO ALLOW AIR CIRCULATION.

4 WALLS SHALL BE INSTALLED STRAIGHT AND PLUMB. FLOORS SHALL BE INSTALLED LEVEL AT THE PROPER ELEVATION. ROOFS SHALL BE INSTALLED AT THE PITCHES INDICATED ON THE ARCHITECTURAL DRAWINGS.

5 JOISTS AND RAFTERS SHALL BE INSTALLED DIRECTLY OVER BEARING STUDS UNLESS OTHERWISE DETAILED.

6 JOISTS AND RAFTERS SHALL BE SUPPORTED LATERALLY AT EACH SUPPORT BY FULL DEPTH SOLID BLOCKING, EXCEPT WHERE JOISTS ARE SUPPORTED BY A FLUSH HEADER OR NAILED TO A RIM JOIST.

7 UNLESS NOTED ON PLAN, PROVIDE A MINIMUM OF TWO STUDS AT EACH END OF ALL FLUSH FRAMED HEADERS OR BEAMS. UNLESS NOTED ON PLAN, PROVIDE ONE JACK STUD AND ONE FULL KING STUD AT EACH END OF ALL DROPPED HEADERS OR BEAMS. POSTS SHALL BE SOLIDLY BLOCKED THROUGH ALL INTERVENING FRAMED DECKS DOWN TO SUPPORTING GIRDER/ BEAMS OR TOP OF FOUNDATION.

8 FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH PREFABRICATED GALVANIZED STEEL HANGERS MADE BY SIMPSON STRONG-TIE COMPANY, INC. OR BY UNITED STEEL PRODUCTS COMPANY (USP) OF WIDTH AND DEPTH APPROPRIATE FOR THE SUPPORTED MEMBER. INSTALL WITH THE TYPE AND QUANTITY OF FASTENERS RECOMMENDED BY THE MANUFACTURER. PREFABRICATED STEEL HANGERS USED IN CONTACT WITH PRESERVATIVE PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 OR STAINLESS STEEL, TYPE 316, OR HAVE A "TRIPLE ZINC" (ASTM G185) COATING. FASTENERS IN CONTACT WITH PRESERVATIVE PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153 OR STAINLESS STEEL, TYPE 316. DO NOT MIX STAINLESS STEEL AND GALVANIZED FASTENERS AND CONNECTORS.

9 CONTRACTOR SHALL CHOOSE METAL CONNECTOR (SIMPSON, USP, OR APPROVED EQUAL) BASED ON MEMBER REACTIONS SHOWN ON THE DRAWINGS, UNLESS OTHERWISE NOTED. CONTRACTOR TO PROVIDE PRODUCT DATA TO THE ENGINEER FOR APPROVAL.

10 STRUCTURAL WOOD FRAMING USED IN EXTERIOR APPLICATIONS OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE SOUTHERN YELLOW PINE NO. 2 OR BETTER, ACQ (ALKALINE COPPER QUATERNARY) OR CA (COPPER AZOLE) PRESERVATIVE PRESSURE TREATED WOOD WITH A RETENTION APPROPRIATE FOR END USE.

11 BUILT-UP MEMBERS OF THREE PLIES OR LESS SHALL HAVE ADJACENT PLIES NAILED TOGETHER WITH TWO ROWS OF NAILS AT 12" O.C. (10d COMMON NAILS FOR 1-1/2" PLIES, 12d COMMON NAILS FOR 1-3/4" PLIES). BUILT-UP MEMBERS OF MORE THAN 3 PLIES SHALL BE ASSEMBLED WITH 1/2"Ø THRU BOLTS AT 16" O.C. STAGGERED UP AND DOWN WITH 2" CLEARANCE AT TOP AND BOTTOM EDGES.

12 EXTERIOR END WALLS OF CATHEDRAL CEILING SPACES SHALL BE FRAMED WITH STUDS RUNNING CONTINUOUSLY (NOT SPLICED) FROM FLOOR TO ROOF, ADDITIONAL FRAMING MAY BE NECESSARY, SEE PLANS.

DIMENSIONED WOOD FRAMING NOTES:

1 THE STRUCTURAL WOOD STRESS GRADE STAMPED LUMBER SHALL BE GRADED AS FOLLOWS:

JOISTS, RAFTERS, STUDS: DOUGLAS FIR-LARCH OR DOUGLAS FIR-LARCH (NORTH), NO. 2
Fb (BASE) = 850 PSI,
E = 1,600,000 PSI

2 THE DESIGN OF THE DIMENSIONAL LUMBER MEMBERS AND THEIR CONNECTIONS IS BASED ON THE LUMBER HAVING A MOISTURE CONTENT AT THE TIME OF INSTALLATION OF 19% OR LESS.

3 JOISTS OR RAFTERS ARE TO BE INSTALLED WITH "CROWN" UP (I.E. POSITIVE CAMBER) AND WITHIN 1/2" OF STRAIGHT, END-TO-END ALIGNMENT.

4 SEVERELY DISTORTED (TWISTED, BOWED, CUPPED, CHECKED, ETC.) LUMBER SHALL NOT BE USED.

5 NOTCHES IN THE TOP OR BOTTOM OF DIMENSIONED LUMBER JOISTS OR RAFTERS SHALL NOT EXCEED ONE-SIXTH THE MEMBER DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN, UNLESS OTHERWISE NOTED ON PLANS. END NOTCHES SHALL NOT EXCEED ONE-FOURTH THE MEMBER DEPTH, UNLESS OTHERWISE NOTED ON PLANS. BORED HOLES SHALL NOT BE WITHIN 2" OF THE TOP AND BOTTOM OF THE MEMBER AND THEIR DIAMETER SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH, UNLESS OTHERWISE NOTED ON PLANS.

SHEATHING PANELS:

1. SHEATHING PANELS, PLYWOOD OR ORIENTED STRAND BOARD ("OSB"), SHALL CONFORM TO U.S. PRODUCT STANDARD PS-1, AND BEAR THE APA GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. ONLY PLYWOOD SHALL BE USED ON FLOORS.

2. SHEATHING PANELS FOR FLOORS, ROOF, AND WALLS SHALL BE APA RATED SHEATHING, EXPOSURE 1, WITH A MINIMUM SPAN INDEX RATING OF 32/16. SEE ARCHITECTURAL PLANS FOR THICKNESS.

3. SHEATHING PANELS ON FLAT SURFACES SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR ACROSS SUPPORTS AND CONTINUOUS OVER TWO OR MORE SPANS. PROVIDE 1/8" SPACE BETWEEN PANEL EDGES PARALLEL TO FACE GRAIN, 1/16" SPACE BETWEEN PANEL EDGES OVER SUPPORTING MEMBERS.

4. FLOOR SHEATHING SHALL BE GLUED TO SUPPORTING MEMBERS WITH CONSTRUCTION ADHESIVE SUCH AS PL200, LAID IN A CONTINUOUS 1/4 INCH WIDE BEAD ALONG THE MEMBER LENGTH.

5. AT DESIGNATED SHEARWALLS, HORIZONTAL EDGES OF WALL SHEATHING SHALL BE BACKED BY SOLID BLOCKING BETWEEN STUDS TO PROVIDE BACKING FOR SPECIFIED PANEL EDGE NAILING.

COMPOSITE WOOD "I"-JOIST NOTES:

1. I-JOISTS SHALL BE MANUFACTURED OF LAMINATED VENEER LUMBER TOP AND BOTTOM FLANGES AND ORIENTED STRAND BOARD WEBS BONDED TOGETHER WITH AN EXTERIOR ADHESIVE. APPROVED MANUFACTURERS ARE WEYERHAEUSER, ("TJI" JOISTS), GEORGIA PACIFIC ("GPI" JOISTS), LOUISIANA PACIFIC ("LPI" JOISTS), AND ANTHONY FOREST PRODUCTS ("PJI" JOISTS).

2. JOISTS SIZES ARE INDICATED GENERICALLY ON PLAN, WIDTH X DEPTH IN INCHES.

I-JOIST MANUFACTURER'S SERIES DESIGNATIONS

	WIDTH			
DEPTH	1-3/4"	2-5/16"	2 1/2"	3-1/2"
9-1/2"	TJI 110 GPI 20	TJI 230 GPI 40	PJI 40 LPI 20 Plus	
11-7/8"	TJI 110 GPI 20	TJI 360 GPI 40	PJI 60 LPI 32 Plus PJI 80	TJI 560 LPI 56
14"	TJI 110 GPI 40	TJI 360 LPI 32 Plus	PJI 60 LPI 56 PJI 80	TJI 560
16"	-----	TJI 360 LPI 32 Plus	PJI 60 PJI 80 LPI 42 Plus	TJI 560

SELECTED JOIST SIZES HAVE BEEN DESIGNED WITH WEYERHAEUSER SOFTWARE FOR A TJ-PROTM RATING SYSTEM OF 50 OR HIGHER. IF JOISTS OTHER THAN TJI'S ARE USED, THEY SHALL HAVE A SIMILAR DEMONSTRATED PERFORMANCE.

3. I-JOISTS ARE TO BE STORED ON SITE ABOVE THE GROUND ON "STICKERS" UNDER TARPS WITH ADEQUATE CLEARANCES TO ALLOW AIR CIRCULATION. I -JOISTS ARE TO BE HANDLED IN THE UPRIGHT POSITION. DO NOT WALK ON JOISTS UNTIL MANUFACTURER'S RECOMMENDED TEMPORARY TOP FLANGE BRACING OR PERMANENT SHEATHING IS INSTALLED.

4. JOISTS OF THE PROPER SIZE ARE TO BE INSTALLED AT THE SPACINGS INDICATED ON THE DRAWINGS USING THE MANUFACTURER'S RECOMMENDED DETAILS UNLESS OTHERWISE NOTED ON PLANS.

5. RIM JOISTS/BOX NAILERS ARE TO BE 1-3/4 INCH MINIMUM THICK RIM BOARD MEMBERS MATCHING THE JOIST DEPTH MADE OF LVL MATERIAL.

6. DO NOT CUT OR NOTCH FLANGES. WEBS OPENING MAY BE CUT ONLY AS RECOMMENDED IN THE MANUFACTURER'S LITERATURE AND THEN ONLY AFTER CONSULTATION WITH THE ENGINEER. DO NOT BEVEL CUT THE TOP END OF THE JOIST BEYOND THE EDGE OF BEARING.

7. PROVIDE SINGLE "SQUASH BLOCKS" UNDER BEARING WALLS FROM ABOVE NAILED TO THE JOIST FLANGES. MATCH THE DIMENSIONS AND MATERIAL OF THE SUPPORTING STUD BELOW. "SQUASH BLOCKS" ARE TO BE CUT 1/16" LONGER THAN DEPTH OF JOIST AND ARE TO BE INSTALLED WITH GRAIN VERTICAL.

8. INSTALL JOIST WEB STIFFENERS AS SPECIFIED BY THE JOIST MANUFACTURER AND THE METAL CONNECTOR MANUFACTURER IN ADDITION TO LOCATIONS SHOWN ON THE PLANS.

9. RIM BOARDS: PROVIDE 1.3E LAMINATED STRUCTURAL LUMBER (LSL), "TIMBERSTRAND" AS MANUFACTURED BY WEYERHAEUSER, WITH THE FOLLOWING ALLOWABLE STRESS AND STIFFNESS CHARACTERISTICS

Fb = 1700 PSI
Fc (PARALLEL TO GRAIN) = 1400 PSI
fc PERPENDICULAR TO GRAIN) = 680 PSI
Fv = 400 PSI
E = 1,300,000 PSI

CONCRETE MASONRY INSPECTION:

A. INSPECT STORAGE AND PROTECTION MATERIALS
B. INSPECT 50% OF MORTAR AND GROUT PROPORTIONING, MIXING AND CONSISTENCY TO ESTABLISH CONFORMANCE WITH ACI 530.1 AND THE CONTRACT DOCUMENTS. MORTAR SHALL MEET THE PROPORTION REQUIREMENTS OF ASTM C270. GROUT SHALL MEET THE PROPORTION REQUIREMENTS OF ASTM C-476.
C. INSPECT 50% OF MASONRY AND MORTAR INSTALLATION.
D. INSPECT 50% OF ALL REINFORCING INSTALLATION. REVIEW 50% OF GROUT INSTALLATION. VERIFY GROUT SPACE IS CLEAN AND INSPECT CLEAN-OUTS WHERE HIGH-LIFT GROUTING IS REQUIRED.
E. INSPECT MASONRY PROTECTION. FURTHER, WHEN AMBIENT TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT OR ABOVE 90 DEGREES FAHRENHEIT, REVIEW COLD AND HOT WEATHER PROTECTION FOR CONFORMANCE WITH ACI 530.1.
F. TEST UNITS IN ACCORDANCE WITH ASTM C140.]

WOOD FASTENERS NOTES:

1 WOOD COMPONENTS ARE TO BE FASTENED TOGETHER AS INDICATED IN THE FOLLOWING SCHEDULE UNLESS SPECIFICALLY INDICATED OTHERWISE ON THE PLANS.

BUILDING ELEMENT	NAIL SIZE/TYPE	NUMBER AND LOCATION
FLOOR CONSTRUCTION		
BUILT UP GIRDER/BEAM (3 PLIES OR LESS):	10d FOR 1.50" PLIES 16d FOR 1.75" PLIES	2 HORIZ. ROWS (TOP & BOT) 12" O.C. DIRECT
FLOOR JOISTS TO SILL OR GIRDER:	10d COMMON	4 TOE-NAIL
RIM/BOX JOIST TO JOIST END:	16d COMMON	3 END DIRECT
BRIDGING TO JOISTS:	8d COMMON 10d COMMON	3 TOE-NAIL OR 2 DIRECT
FLOOR TRUSS CHORD TO SILL OR GIRDER:	16d COMMON	3 DIRECT
BAND JOIST TO TRUSS END:	10d COMMON	3 DIRECT
EDGE FLOOR TRUSS BOTTOM CHORD TO SILL:	16d COMMON	8" O.C. DIRECT
EDGE FLOOR JOIST/ TRUSS TO SILL:	10d COMMON	8" O.C. TOE-NAIL
FLOOR SHEATHING	8d COMMONS	6" o.c. EDGES 10" o.c. OTHER
WALL CONSTRUCTION		
STUD TO SOLE PLATE:	8d COMMON 16d COMMON	4 TOE-NAIL OR 2 END DIRECT
TOP PLATE TO STUD:	16d COMMON	2 END DIRECT
DOUBLE STUDS:	10d COMMON	9" O.C. DIRECT
CORNER STUDS:	16d COMMON	16" O.C. DIRECT
SOLE PLATE TO JOIST OR BLOCKING:	16d COMMON	8" O.C. DIRECT
BLOCKING BETWEEN JOISTS TO TOP PLATE:	10d COMMON	2" O.C. TOE-NAIL
RIM/BOX JOIST TO TOP PLATE:	16d COMMON	8" O.C. TOE-NAIL
DOUBLE TOP PLATE:	16d COMMON	16" O.C. DIRECT
DOUBLE TOP PLATE LAPS AT END JOINTS (24" MIN. OFFSET):	16d COMMON	8 DIRECT
DOUBLE TOP PLATE LAPS AT CORNERS AND INTERSECTIONS:	16d COMMON	2 DIRECT
HEADER END TO TRIMMER:	8d COMMON 10d COMMON	2" O.C. TOE-NAIL OR 3" O.C. DIRECT
APA RATED SHEATHING:	8d COMMON	4" O.C. AT EDGES 8" O.C. OTHER
GYPSUM SHEATHING:	GALV. 11GA X1.75" W/ 7/16" HEAD/ DIAMOND	4" O.C. ALONG ALL BEARING POINTS
ROOF & CEILING CONSTRUCTION		
CEILING JOIST TO TOP PLATE:	16d COMMON	4 TOE-NAIL
CEILING JOISTS LAPS (OVER PARTITION):	10d COMMON	4 DIRECT
CEILING JOISTS TO RAFTER:	10d COMMON	5 DIRECT
COLLAR TIE TO RAFTER:	10d COMMON	5 DIRECT
ROOF RAFTER TO TOP PLATE:	10d COMMON	4 TOE-NAIL
ROOF RAFTER TO RIDGE:	16d COMMON 16d COMMON	4 TOE-NAIL OR 3 END DIRECT
VALLEY/HIP RAFTER TO RIDGE, HEADER OR TRIMMER:	16d COMMON 16d COMMON	2" O.C. TOE-NAIL OR 3" O.C. END DIRECT
JACK RAFTER TO HIP:	10d COMMON 16d COMMON	3 TOE-NAIL OR 2 END DIRECT
BLOCKING BETWEEN RAFTERS TO TOP PLATE:	10d COMMON	2" O.C. TOE-NAIL
ROOF SHEATHING:	8d COMMON	6" O.C. EDGES 10" O.C. OTHER

2 NAILS AND SPIKES SPECIFIED ON PLAN SHALL CONFORM TO THE NOMINAL SIZES SPECIFIED IN FEDERAL SPECIFICATIONS FF-N-105B AND AS NOTED IN THE TABLE BELOW:

TYPE		PENNYWEIGHT				
		8d	10d	12d	16d	20d
COMMON	SHANK DIAMETER	0.131"	0.148"	0.148"	0.162"	0.192"
	LENGTH	2.50"	3.00"	3.25"	3.50"	4.00"
	HEAD DIAMETER	0.281"	0.312"	0.312"	0.344"	0.406"

PNEUMATIC OR ELECTRIC POWERED HAMMERS TYPICALLY UTILIZE LIGHTER GAGE FASTENERS AND NORMALLY REQUIRE ADDITIONAL FASTENERS TO BE INSTALLED. FASTENER SPECIFICATIONS MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION IF POWERED HAMMERS ARE TO BE USED.

3 BOLTS SHALL CONFORM TO ASTM A307 OR ASTM A36.

4 LAG AND WOOD SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.6.1-19.81.

5 ALL FASTENERS USED IN CONTACT WITH PRESERVATIVE PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153 OR STAINLESS STEEL, TYPE 316. DO NOT MIX STAINLESS STEEL AND GALVANIZED FASTENERS AND CONNECTORS.

6 BORED LEAD HOLES FOR FASTENERS SHALL BE AS FOLLOWS:

A. NAIL AND SPIKE LEAD HOLES ARE NOT REQUIRED UNLESS TO PREVENT SPLITTING OF WOOD. IF REQUIRED, LEAD HOLE DIAMETER SHALL NOT EXCEED 75% OF NAIL/SPIKE DIAMETER.

B. WOOD SCREWS - LEAD HOLE DIAMETER EQUALS 7/8 OF UNTHREADED SHANK DIAMETER IN CONNECTED WOOD PART AND 7/8 OF DIAMETER AT ROOT OF THREAD IN WOOD RECEIVING THREAD.

C. LAG SCREWS - LEAD HOLE DIAMETER EQUALS SHANK DIAMETER FOR EXTENT OF UNTHREADED SHANK, AND 60% OF SHANK DIAMETER FOR THREADED PORTION OF SHANK.

D. THRU BOLTS - LEAD HOLE DIAMETER 1/32" TO 1/16" LARGER THAN NOMINAL BOLT DIAMETER.

7 INSERT THREADED SCREW TYPE FASTENERS BY TURNING WITH SCREWDRIVER OR WRENCH. DO NOT DRIVE BY HAMMERING. FACILITATE INSTALLATION BY PLACING SOAP OR OTHER LUBRICANT ON THREADS.

8 PROVIDE STANDARD ROUND WASHERS UNDER THE HEADS OF ALL THRU BOLTS AND LAG SCREWS AND UNDER ALL NUTS UNLESS OTHERWISE INDICATED ON THE PLANS. TIGHTEN FASTENERS WITHOUT CRUSHING WOOD FIBERS UNDER WASHERS.

LAMINATED VENEER LUMBER (LVL), PARALLEL STRAND LUMBER (PSL), AND LAMINATED STRAND LUMBER (LSL) NOTES:

1 LAMINATED VENEER LUMBER SHALL BE "MICROLLAM" AS MANUFACTURED BY WEYERHAEUSER, "GP LAM" AS MANUFACTURED BY THE GEORGIA-PACIFIC CORPORATION OR "LP SOLIDSTART" AS MANUFACTURED BY THE LOUISIANA-PACIFIC CORPORATION. PARALLEL STRAND LUMBER SHALL BE "PARALLAM" AS MANUFACTURED BY WEYERHAEUSER. LAMINATED STRAND LUMBER SHALL BE "TIMBERSTRAND" AS MANUFACTURED BY WEYERHAEUSER.

2 MINIMUM ALLOWABLE STRESS AND STIFFNESS CHARACTERISTICS SHALL BE AS FOLLOWS:

MATERIAL	Fb	Fc (PAR)	Fc (PER)	Fv	E
1.9E LVL	2,600 PSI	2,510 PSI	750 PSI	285 PSI	1,900,000 PSI
1.8E PSL	2,900 PSI	2,900 PSI	750 PSI	290 PSI	2,000,000 PSI
1.3E LSL	1,700 PSI	1,400 PSI	680 PSI	400 PSI	1,300,000 PSI
1.5E LSL	2,250 PSI	1,950 PSI	775 PSI	400 PSI	1,500,000 PSI
1.55E LSL	2,325 PSI	2,050 PSI	800 PSI	310 PSI	1,550,000 PSI

MEMBER SIZES SHOWN ON PLAN (WIDTH X DEPTH) SPECIFIED AS LVL MAY BE CONSTRUCTED OF MULTIPLE LVL PLIES OR PSL OF THE SPECIFIED DEPTH, FASTENED TOGETHER BY NAILING OR BOLTING AS REQUIRED. MEMBER SIZES FOLLOWED ONLY BY PSL MUST BE INSTALLED AS A SOLID MEMBER, NOT BUILT-UP.

3 MEMBERS MAY NOT BE BORED OR NOTCHED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.

GENERAL LEGEND

INDICATES DIRECTION OF CUT
INDICATES SECTION NUMBER
SECTION MARK: INDICATES A CUT SECTION.
INDICATES DRAWING NUMBER

INDICATES SECTION NUMBER
SECTION BUBBLE: DENOTES SECTION
INDICATES DRAWING NUMBER

SECTION THRU SECTION OR DETAIL.

KEYNOTE: INDICATES REPRESENTATIVE NOTE FOUND ON KEYNOTE LIST.

SHORE: INDICATES DIRECTION AND AREA WHERE SUPPORT IS NEEDED.

WEB OF CHANNEL OR VERTICAL LEG OF ANGLE
CHANNEL: INDICATES CHANNEL POSITION.
FLANGE EDGE OF CHANNEL OR HORIZONTAL LEG OF ANGLE

WORK POINT: INDICATES ORIGIN OF WORK.

TOP OF LOW SURFACE
TOP OF HIGH SURFACE
DROP: INDICATES CHANGE IN ELEVATION.

SPAN DIRECTION OF STEEL DECK OR FRAMING MEMBER.

REVISION: INDICATES REVISION NUMBER.

GRID BUBBLE (IN SECTION): INDICATES GRID LINE WITH VARYING NUMBERS/ LETTERS.

GRID BUBBLE (IN PLAN AND SECTION): INDICATES SPECIFIC GRID LINE NUMBERS/ LETTERS.

HATCH PATTERNS:

▨	STEEL	▩	CMU WALL
▨	PLYWOOD SHEATHING	▒	OVERBUILD AREA
▒	SAND AND/OR GROUT	▒	MUD JOB
▦	GRADE	▨	EXIST. BUILDING
▒	GRAVEL	▒	CONCRETE
▤	BEARING WALL	▩	ROCK
▤	SHEAR WALL	▧	UNDERPINNING
▩	BEARING/SHEAR WALL		

Revisions	Date

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GENERAL NOTES

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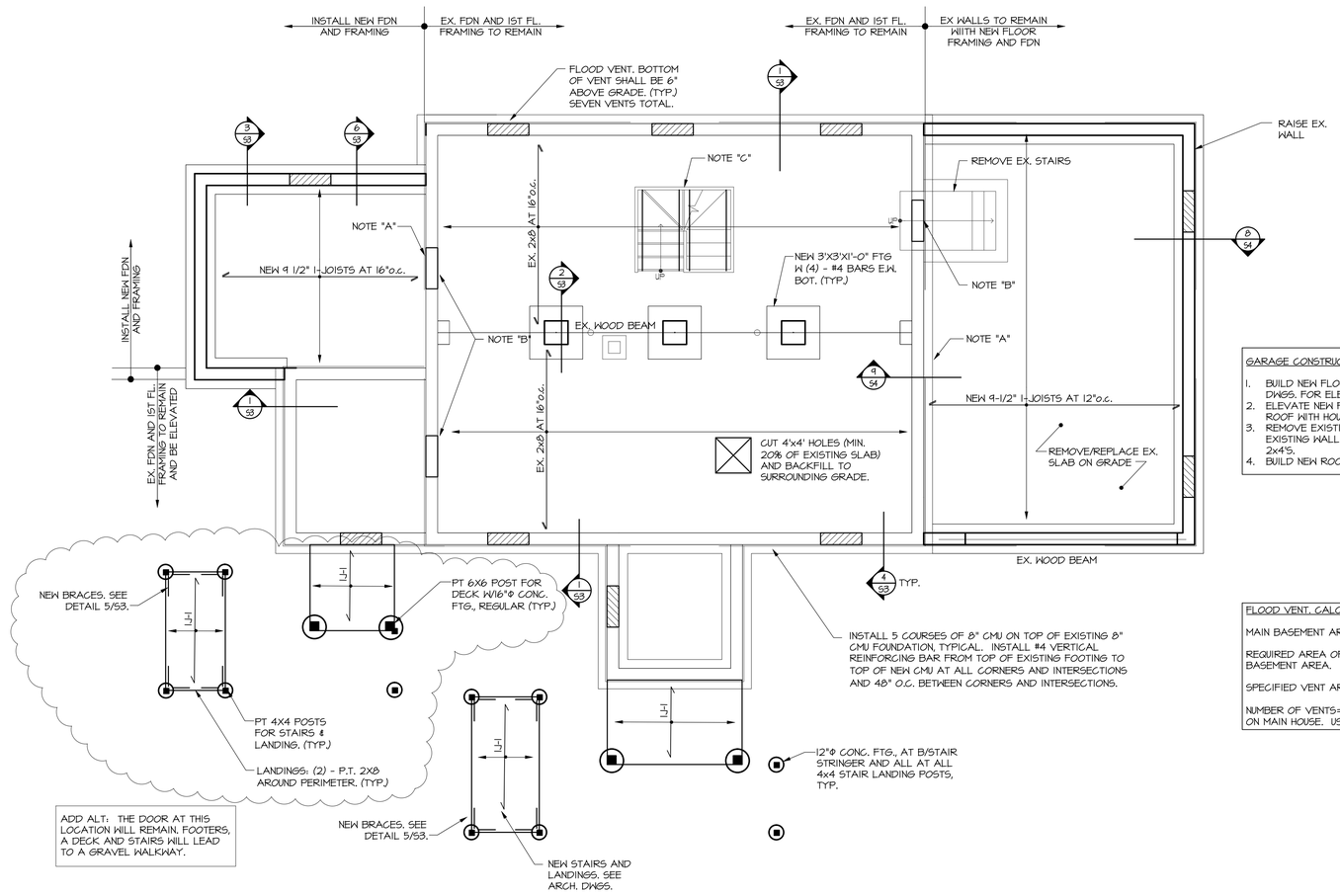


GARAGE CONSTRUCTION SEQUENCE:

1. BUILD NEW FLOOR IN GARAGE. SEE ARCH. DWGS. FOR ELEVATION.
2. ELEVATE NEW FLOOR/EXISTING WALLS AND ROOF WITH HOUSE.
3. REMOVE EXISTING ROOF AND STRENGTHEN EXISTING WALL W/2x6'S SISTERED TO EXISTING 2x4'S.
4. BUILD NEW ROOF PER DRAWING S2.

FLOOD VENT. CALCULATION:

MAIN BASEMENT AREA = 26.83' * 22.5' = 604 SF

REQUIRED AREA OF VENTS = 1 SQ. IN PER SF BASEMENT AREA.

SPECIFIED VENT AREA = 124 SQ. IN. PER VENT

NUMBER OF VENTS= 604/124 = 4.9. USE (5) VENTS ON MAIN HOUSE. USE ONE PER NEW/EX. ADDITION.

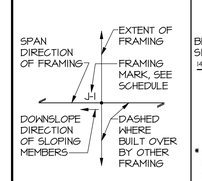
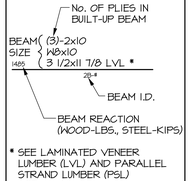
FOUNDATION/FIRST FLOOR FRAMING PLAN

1/4" = 1'-0"

NORTH:

- DO NOT SCALE THIS DRAWING. SEE ARCHITECTURAL PLANS FOR ALL DIMENSIONS AND ELEVATIONS.
- ALL WORK SHOWN IS NEW UNLESS INDICATED AS EXISTING AND/ OR SHOWN WITH LIGHT LINE WORK.
- SIZE AND DEPTH OF EXISTING FOOTING TO BE VERIFIED IN FIELD.
- BOTTOM OF NEW FOOTINGS SHALL BE 3'-6" MINIMUM BELOW GRADE.
- BACKFILL TO SURROUNDING GRADE. PLACE NEW SLAB ON GRADE PER DETAIL 7/S2.0.
- SLAB-ON-GRADE TO BE REINFORCED WITH WELDED WIRE FABRIC, WWF, AND SHALL BE PLACED ON CONTROLLED FILL WITH COMPACTED GRANULAR SUBBASE. PLACE CONTROL JOINTS AT 10'-0" SPACING (MAX.).
- CONTRACTOR TO EXPOSE EX. FRAMING TO DETERMINE WALL TIE DOWNS TO FLOOR FRAMING.
- ALL NEW EXTERIOR STUD WALLS ARE TO BE CONSTRUCTED AS 2x6 AT 16" o.c.
- "P" INDICATES NEW PIERS
- FLOOR SHEATHING TO BE 3/4" TONGUE AND GROOVE WOOD SHEATHING PANELS.
- FLOOD VENTS SHALL BE FEMA COMPLIANT. VENTS SHOWN ON PLAN ARE 1'-4" WIDE BY 0'-8" HIGH. FLOOD SOLUTIONS, LLC VENT MODEL 1608-D SHALL BE BASIS OF DESIGN. VENT COLOR SHALL BE LIGHT GREY. INSTALL VENTS AWAY FROM VERTICAL WALL REBAR.
- TYPICAL SONOTUBE PIER AND POST: NEW CONC. SONOTUBE PIER. BOTTOM OF PIER AT 3'-6" MIN. BELOW FINISHED GRADE. SEE PLAN FOR SIZE. TYP. WD. POST: P.T. SEE PLAN FOR SIZE. PROVIDE SIMPSON ABU44 OR ABU66 POST BASE AND SIMPSON PC46 POST CAP.
- I-J-I INDICATES 2x8 P.T. JOISTS AT 16" O.C. WITH SIMPSON LUS28 FACE MOUNTED HANGERS WITH ZMAX COATING. SEE ARCH DWGS FOR DECKING MATERIAL.
- NOTE "A" - CONNECT NEW JOISTS TO EXISTING RIM JOIST WITH FACE MOUNTED JOIST HANGERS.
- NOTE "B" - CREATE OPENING FOR CRAWL SPACE ACCESS.
- NOTE "C" - EX STAIR AND CHIMNEY OPNGS. REMOVE HEADERS AND SISTER EACH EXISTING JOIST FOR FULL LENGTH W/ 1 3/4 X 7 1/4 LVL, NAIL WITH (2) ROWS OF 10D AT 24" O.C.. INSTALL NEW WOOD PANEL SHEATHING TO MATCH EXISTING THICKNESS TO CLOSE OPENING.
- SEE DRAWING S0 FOR GENERAL NOTES AND MATERIAL SPECIFICATIONS AND DRAWINGS S3 AND S4 FOR SECTIONS AND DETAILS.

FRAMING LEGEND

JOISTS/RAFTERS	BEAM/HEADER	WOOD POSTS
		■ POST DOWN ⊠ POST UP AND DOWN □ POST UP POSTS SHALL BE (3-2x6 MIN. IN 2x6 STUD WALLS U.N.O. AND (3) 2x4 MIN. IN 2x4 STUD WALLS, U.N.O.

* SEE LAMINATED VENEER LUMBER (LVL) AND PARALLEL STRAND LUMBER (PSL) NOTE No.3.

Revisions	Date

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FOUNDATION AND FIRST FLOOR PLAN

Drawn	JM
Checked	GCF
Date	04.19.17
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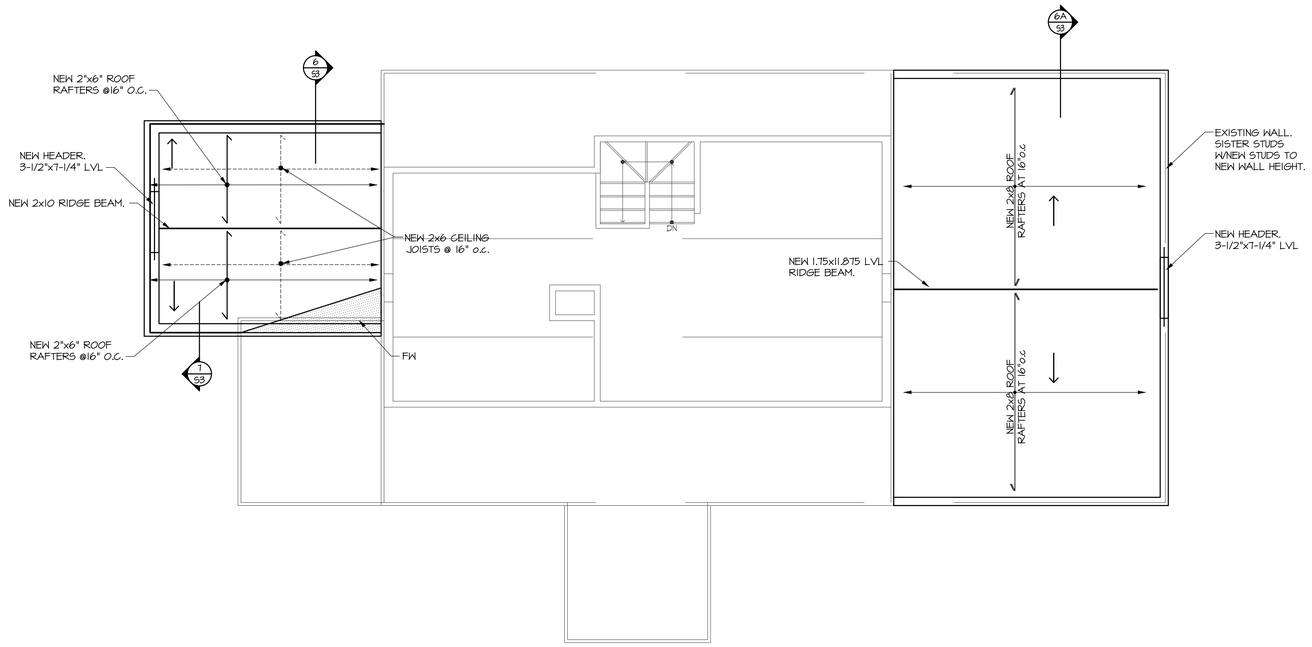
Sheet	S1



ROOF FRAMING PLAN

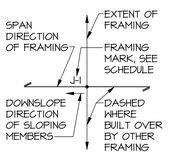
1/4" = 1'-0"

NORTH:

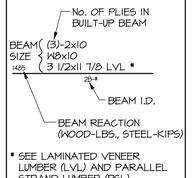
- DO NOT SCALE THIS DRAWING. SEE ARCHITECTURAL PLANS FOR ALL DIMENSIONS AND ELEVATIONS.
- ALL WORK SHOWN IS NEW UNLESS INDICATED AS EXISTING AND/ OR SHOWN WITH LIGHT LINE WORK.
- ROOF SHEATHING SHALL BE 5/8" WOOD PANEL SHEATHING. WALL SHEATHING TO BE 1/2" WOOD PANEL SHEATHING. PROVIDE 1/8" SPACE BETWEEN PANEL EDGES PARALLEL TO FACE GRAIN AND 1/16" SPACE BETWEEN PANEL EDGES OVER SUPPORTING MEMBERS
- "FW" INDICATES FALSEWORK/OVERBUILD
- UNLESS FASTENED WITH HANGERS TO A FLUSH HEADER, INSTALL SOLID 2x6 BLOCKING BETWEEN RAFTERS OVER BEARING WALLS OR DROP BEAMS.
- NOTE "A" - REMOVE EXISTING SHEATHING AT EDGE, BEAR NEW 2"x4" ON EXISTING WALL PLATE, NAIL TO SIDE OF EXISTING RAFTER AND NEW RAFTER WITH (3) - 10d. CONNECT BOTTOM OF 2x4 TO TOP OF EXIST WALL W/SIMPSON H3 HURRICANE TIE.
- SEE DRAWING S0 FOR GENERAL NOTES AND MATERIAL SPECIFICATIONS AND DRAWINGS S3 AND S4 FOR SECTIONS AND DETAILS.

FRAMING LEGEND

JOISTS/RAFTERS



BEAM/HEADER



* SEE LAMINATED VENEER LUMBER (LVL) AND PARALLEL STRAND LUMBER (PSL) NOTE No.3.

WOOD POSTS

- ■ POST DOWN
- ⊠ POST UP AND DOWN
- □ POST UP

POSTS SHALL BE (3-2x6 MIN. IN 2x6 STUD WALLS U.N.O. AND (3) 2x4 MIN. IN 2x4 STUD WALLS, U.N.O.

Revisions	Date

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ROOF PLAN

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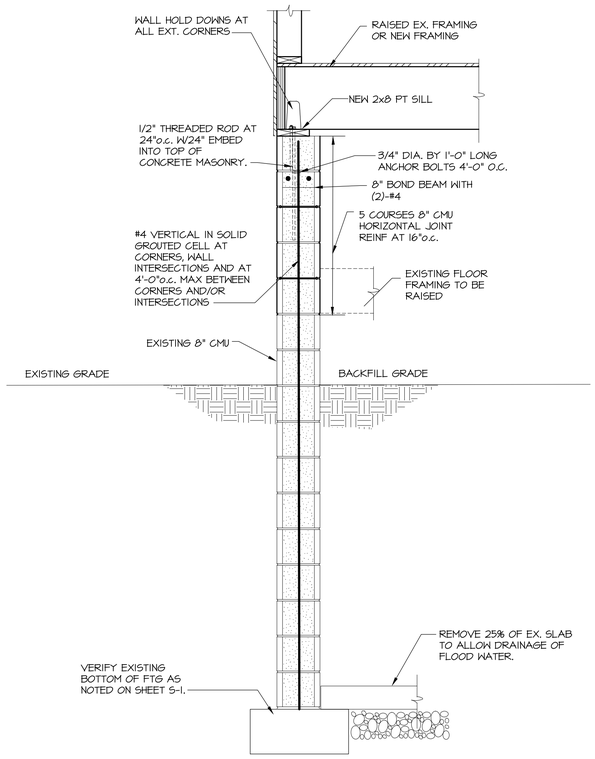
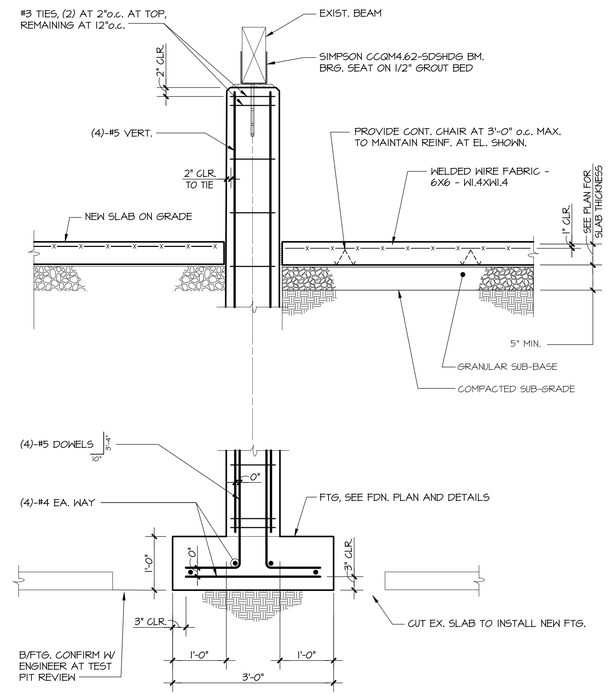
Sheet	S2



BASEMENT WALL SECTION

NO SCALE

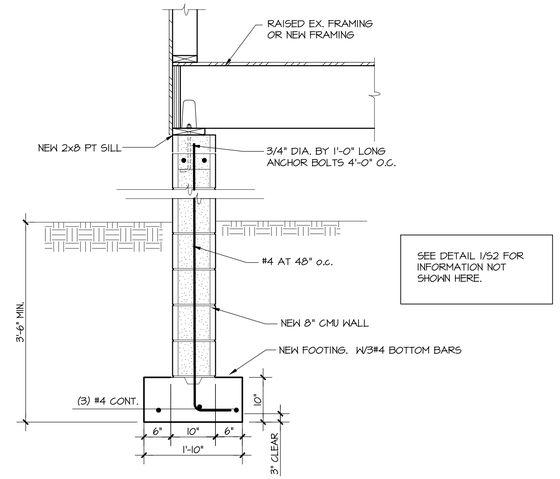
1 / 53



NEW INTERIOR FOOTINGS AND PIERS

NO SCALE

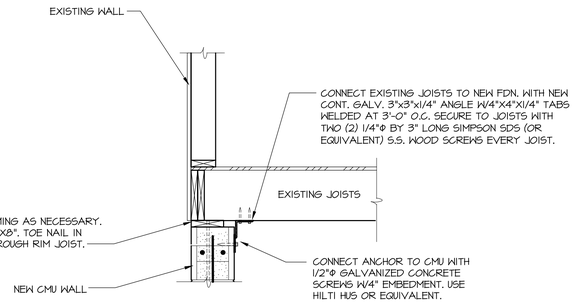
2 / 53



NEW WALL DETAIL

NO SCALE

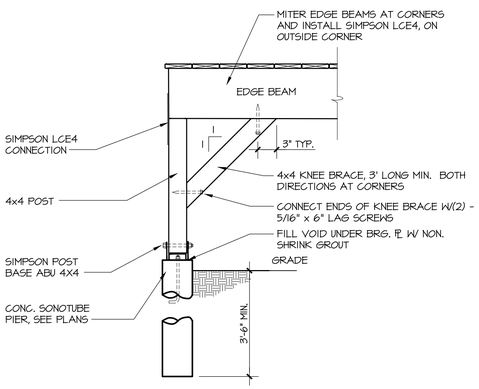
3 / 53



MASONRY TO BLDG. CONNECTION DETAIL

NO SCALE

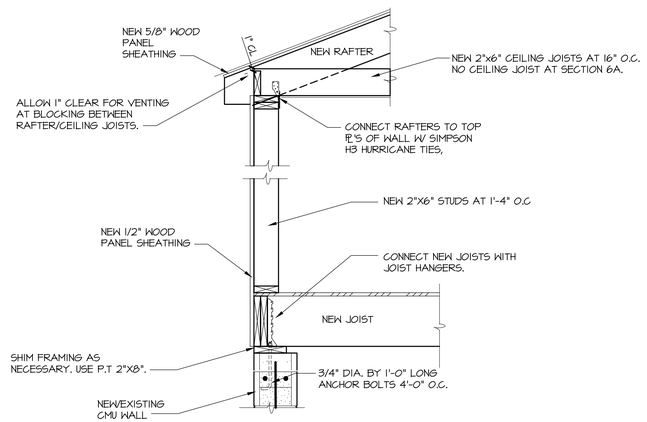
4 / 53



KNEE BRACE CONNECTION DETAIL

NO SCALE

5 / 53



WALL SECTION AT PROPOSED NEW ADDITION

NO SCALE

6 / 6A / 53

NOT USED

7 / 53

Revisions	Date

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DETAILS - NEW FOUNDATION AND REPAIRS

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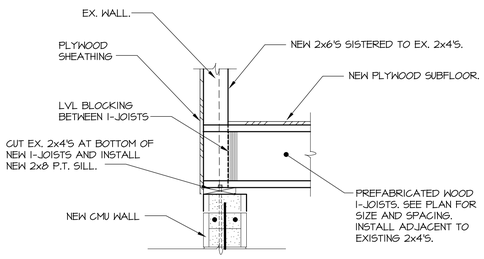
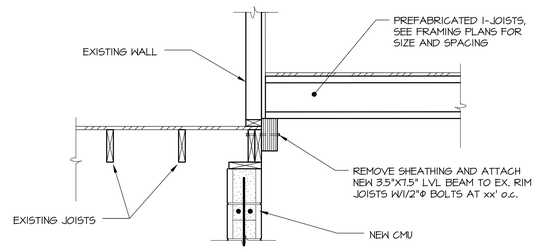
Scale	AS NOTED
Job Number	13288.00
Sheet	S3



GARAGE WALL SECTION

NO SCALE

8
S4



GARAGE/HOUSE WALL SECTION

NO SCALE

9
S4

Revisions	Date

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DETAILS - NEW FOUNDATION AND REPAIRS

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Sheet	S4

Revisions	Date
Bidding	04/20/17
Bidding	04/28/17
ADD/ALT	09/12/17

PLUMBING DEMOLITION NOTES:

1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE, PRIOR TO BIDDING, AND BECOME INFORMED AS TO THE NATURE AND SCOPE OF DEMOLITION WORK REQUIRED, NOTING AND ACCOUNTING FOR EXISTING CONDITIONS. TYPICAL.
2. PROPERLY DISPOSE OF ALL DEMOLITION DEBRIS AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
3. ALL DEMOLITION WORK SHALL BE PERFORMED IN A SAFE AND ORDERLY MANNER WITH QUALIFIED AND LICENSED PERSONNEL IN ACCORDANCE WITH STATE AND LOCAL GOVERNING AUTHORITIES AND ALL APPLICABLE CODES. TYPICAL.
4. DO NOT DAMAGE EXISTING EQUIPMENT AND/OR SYSTEMS NOT BEING REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING EQUIPMENT AND/OR SYSTEMS NOT BEING REMOVED.
5. DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDED IN AND RELATED TO THE PROJECT SCOPE OF WORK. TYPICAL.

CONSULTANT:
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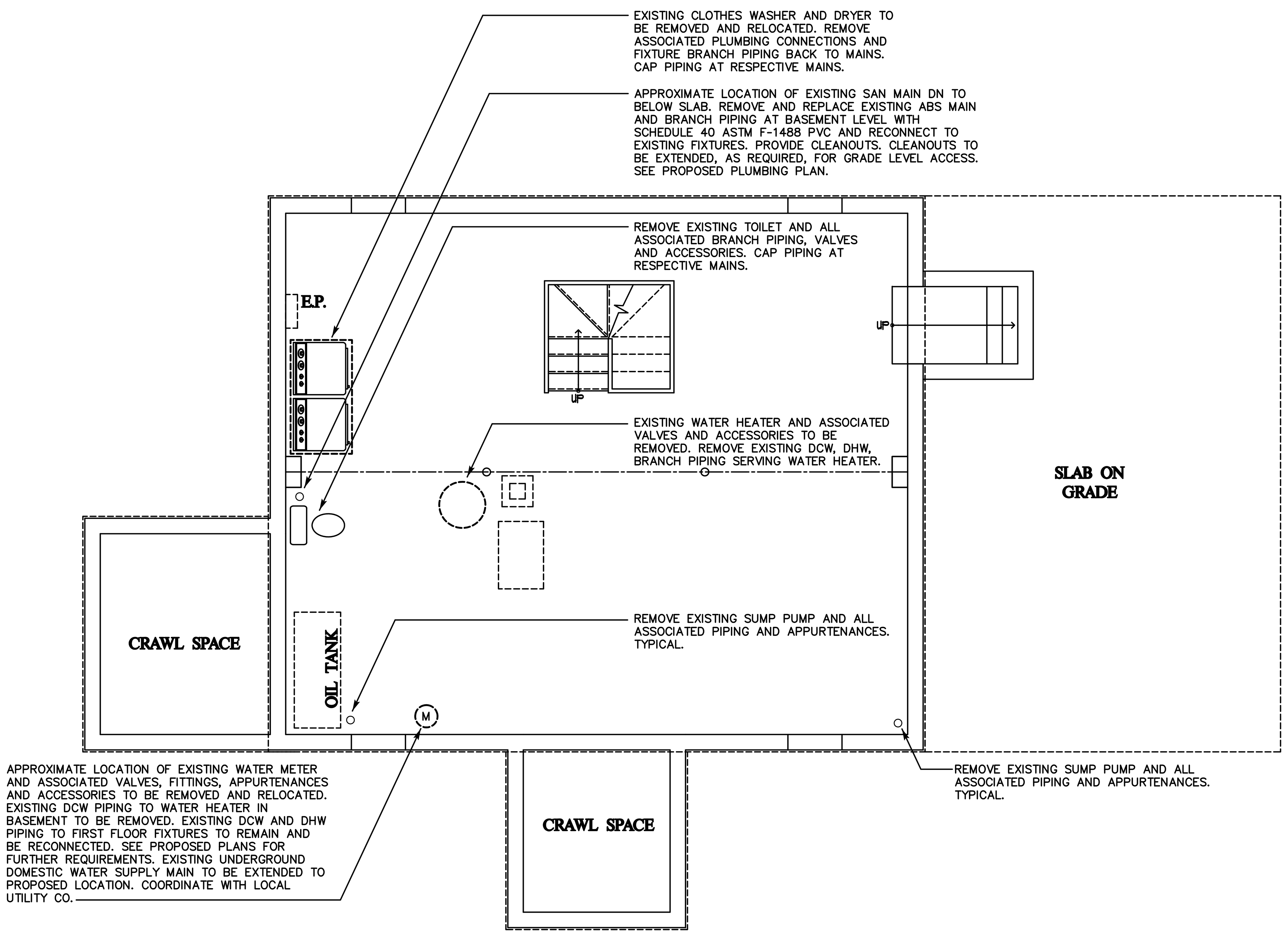
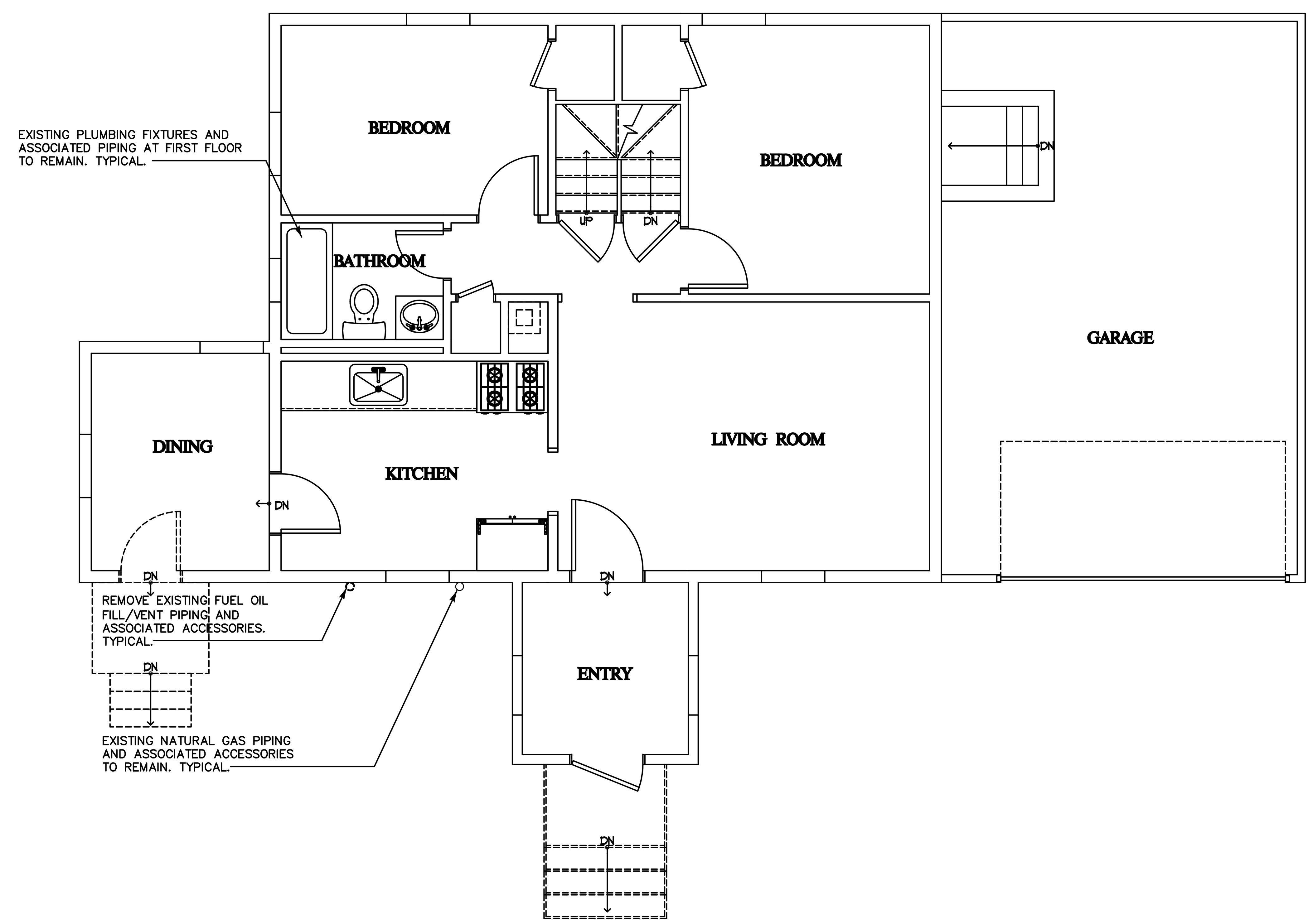


BASEMENT PLUMBING DEMOLITION PLAN

SCALE: ¼"=1'-0"



FIRST FLOOR PLUMBING DEMOLITION PLAN

SCALE: ¼"=1'-0"

NOT FOR CONSTRUCTION

RESIDENCE 1313
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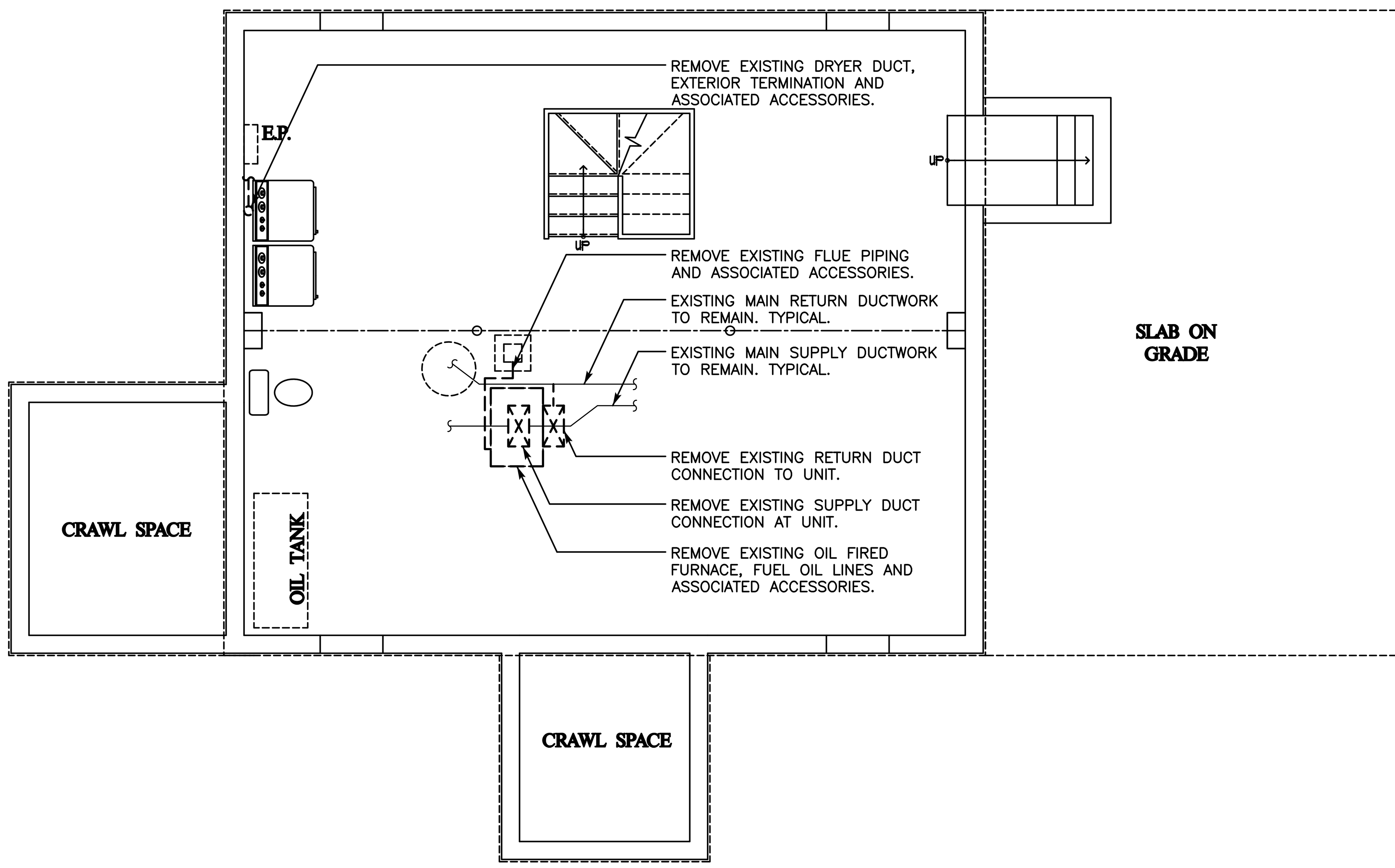
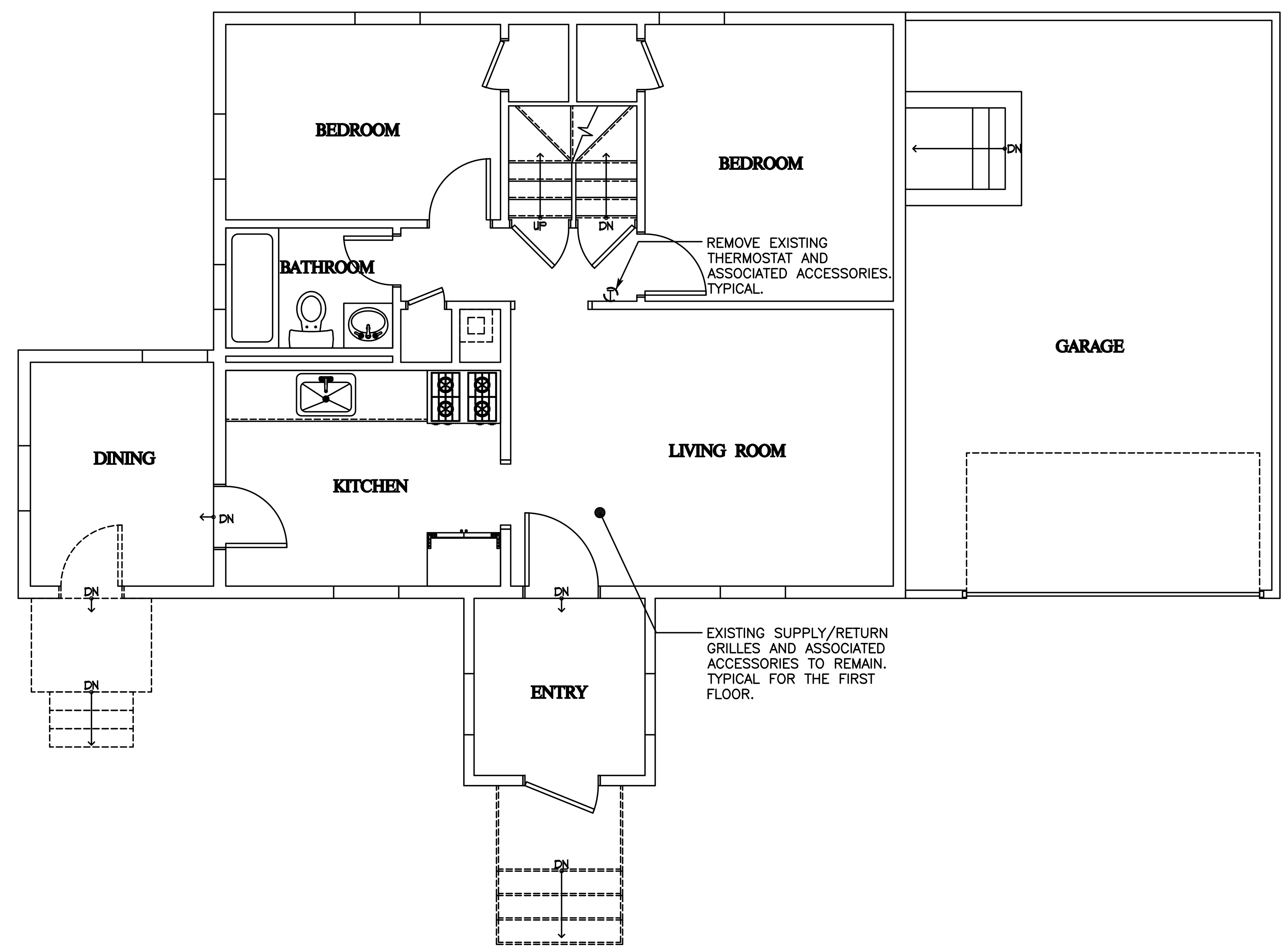
BSMNT & 1ST FLOOR PLUMBING DEMO. PLANS

Drawn	ST
Checked	JAS
Date	4/20/17
Scale	AS NOTED
Job Number	
Sheet	DP-1.0



BASEMENT MECHANICAL DEMOLITION PLAN

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



FIRST FLOOR MECHANICAL DEMOLITION PLAN

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

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND BECOME INFORMED AS TO THE NATURE AND SCOPE OF DEMOLITION WORK REQUIRED, NOTING AND ACCOUNTING FOR EXISTING CONDITIONS. TYPICAL.
2. REMOVE AND PROPERLY DISPOSE OF EQUIPMENT AND ASSOCIATED COMPONENTS/ACCESSORIES AS INDICATED ON DEMOLITION PLANS. PROPERLY DISPOSE OF ALL DEMOLITION DEBRIS AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. TYPICAL.
3. CONTRACTOR SHALL NOT DAMAGE ANY EXISTING EQUIPMENT, PIPING, OR ASSOCIATED ACCESSORIES WHICH ARE TO REMAIN. ANY SUCH ITEMS DAMAGED SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. TYPICAL.
4. ALL DEMOLITION WORK SHALL BE PERFORMED IN A SAFE AND ORDERLY MANNER WITH QUALIFIED AND LICENSED PERSONNEL IN ACCORDANCE WITH STATE AND LOCAL GOVERNING AUTHORITIES AND ALL APPLICABLE CODES AND STANDARDS. COORDINATE WORK WITH ALL PROJECT DISCIPLINES AND EXISTING CONDITIONS. TYPICAL.
5. DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDED IN AND RELATED TO THE PROJECT SCOPE OF WORK. TYPICAL.
6. CONTRACTOR SHALL VERIFY ALL EXISTING EQUIPMENT SIZES AND LOCATIONS INFIELD AND PRIOR TO BIDDING.
7. ALL EXISTING DUCTWORK, REGISTERS, GRILLES, AND ASSOCIATED ACCESSORIES TO REMAIN IN PLACE AND BE REUSED UNLESS OTHERWISE NOTED. TYPICAL.
8. COORDINATED EXISTING DUCTWORK BRANCHES TO REMAIN WITH THE PROPOSED TRUNK AND BRANCH DUCTWORK SHOWN ON M-1.0.
9. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES. CONTRACTOR RESPONSIBLE FOR ALL FEES ASSOCIATED WITH ANY AND ALL UTILITY COMPANIES TO COMPLETE SCOPE OF WORK.

NOT FOR CONSTRUCTION

Revisions	Date
Bidding	04/20/17
Bidding	04/28/17
ADD/ALT	09/12/17

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BASEMENT & 1ST FLOOR MECH. DEMO. PLANS

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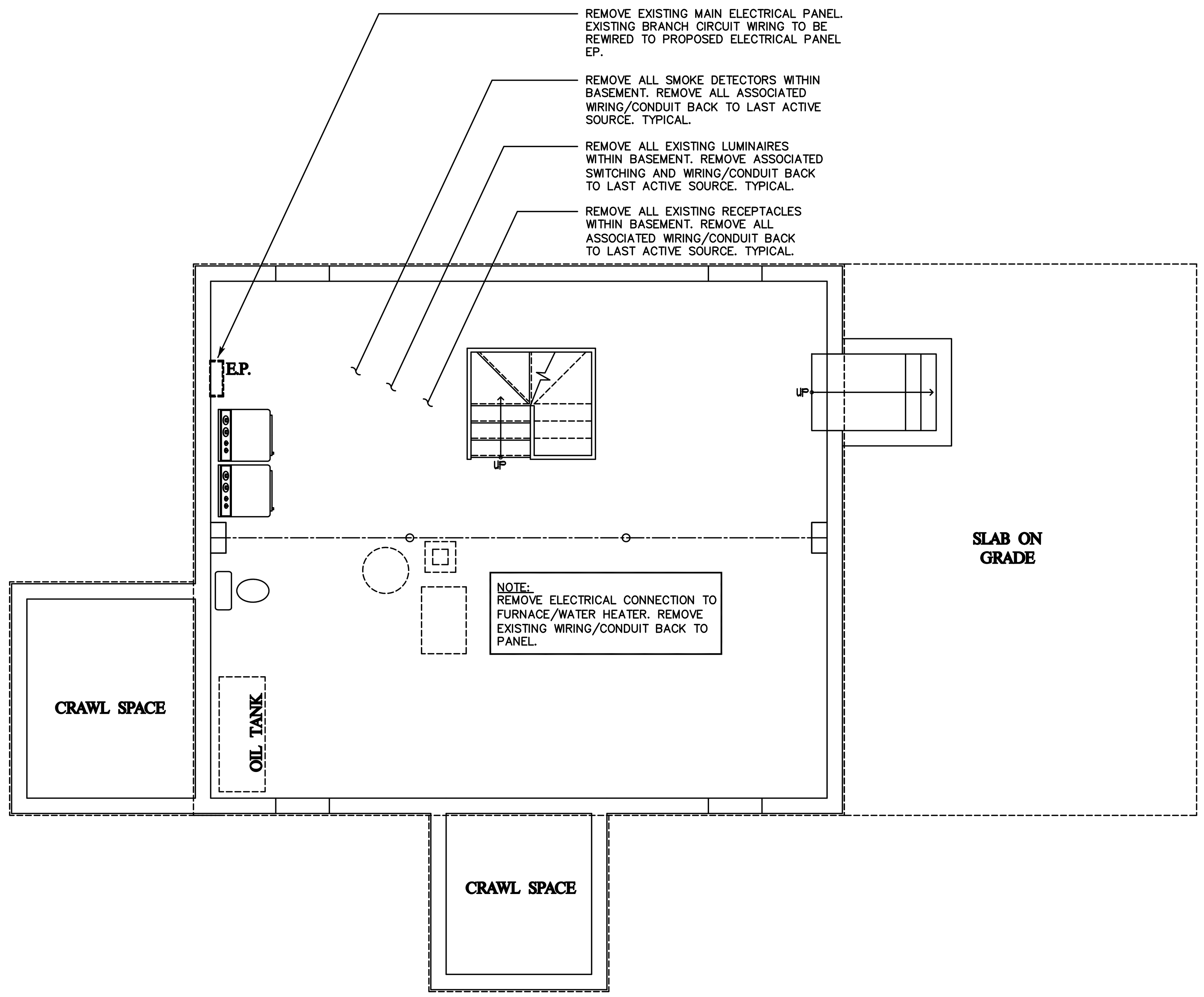
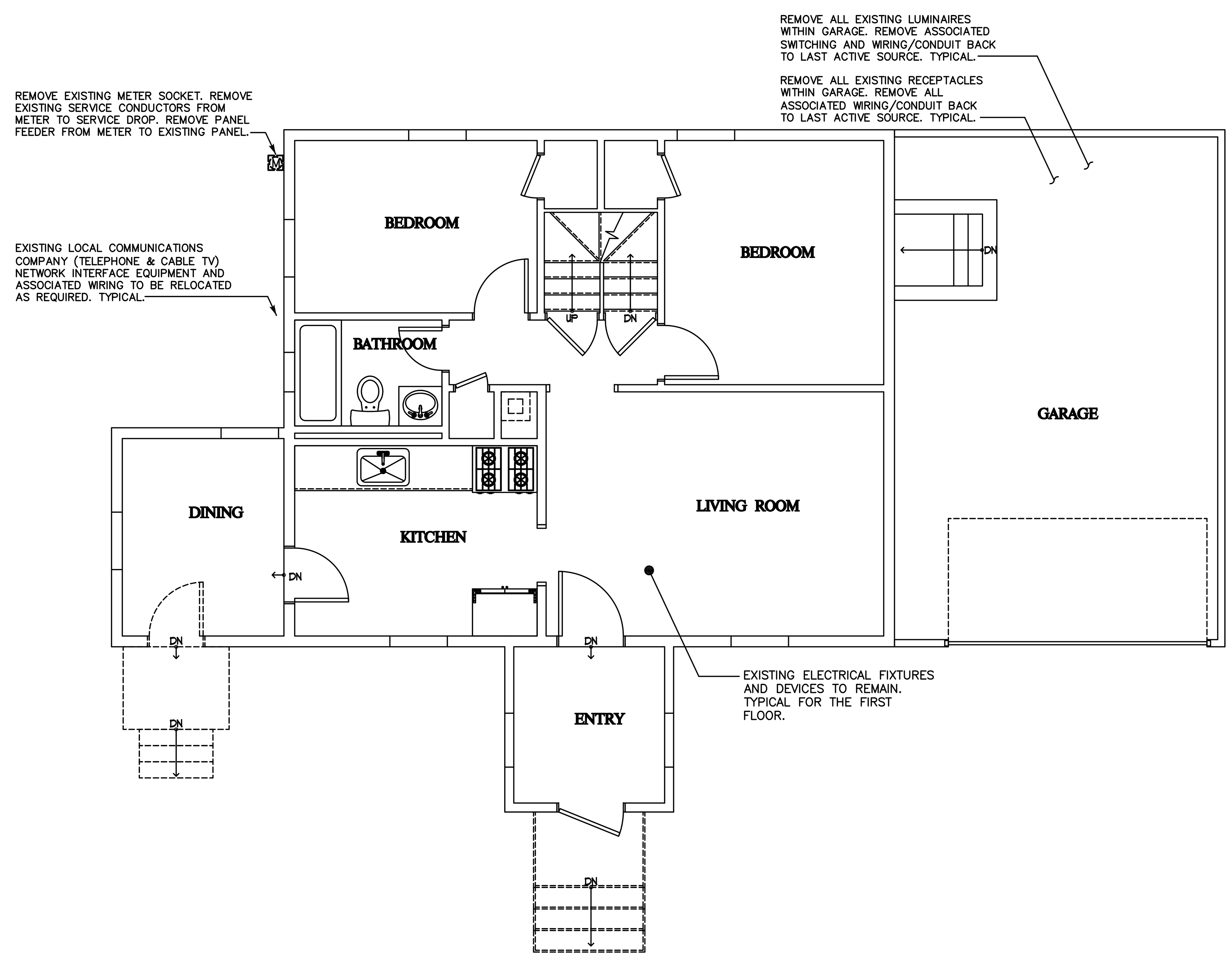


BASEMENT ELECTRICAL DEMOLITION PLAN

SCALE: ¼"=1'-0"



FIRST FLOOR ELECTRICAL DEMOLITION PLAN

SCALE: ¼"=1'-0"

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND BECOME INFORMED AS TO THE NATURE AND SCOPE OF DEMOLITION WORK REQUIRED, NOTING AND ACCOUNTING FOR EXISTING CONDITIONS. TYPICAL.
2. REMOVE AND PROPERLY DISPOSE OF EQUIPMENT AND ASSOCIATED COMPONENTS/ACCESSORIES AS INDICATED ON DEMOLITION PLANS. PROPERLY DISPOSE OF ALL DEMOLITION DEBRIS AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. TYPICAL.
3. CONTRACTOR SHALL NOT DAMAGE ANY EXISTING EQUIPMENT, PIPING, OR ASSOCIATED ACCESSORIES WHICH ARE TO REMAIN. ANY SUCH ITEMS DAMAGED SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. TYPICAL.
4. CONTRACTOR SHALL NOT DAMAGE ANY EXISTING ELECTRICAL CONNECTIONS, WIRING AND ASSOCIATED ACCESSORIES WHICH ARE TO REMAIN. ANY SUCH ITEMS DAMAGED SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. TYPICAL.
5. ALL DEMOLITION WORK SHALL BE PERFORMED IN A SAFE AND ORDERLY MANNER WITH QUALIFIED AND LICENSED PERSONNEL IN ACCORDANCE WITH STATE AND LOCAL GOVERNING AUTHORITIES AND ALL APPLICABLE CODES AND STANDARDS. COORDINATE WORK WITH ALL PROJECT DISCIPLINES AND EXISTING CONDITIONS. TYPICAL.
6. DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDED IN AND RELATED TO THE PROJECT SCOPE OF WORK. TYPICAL.
7. DO NOT DISTURB ANY SUSPECTED HAZARDOUS MATERIALS. NOTIFY OWNERS REPRESENTATIVE OR ANY SUSPECTED MATERIALS IMPEDING PERFORMANCE OF WORK. TYPICAL.
8. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES. CONTRACTOR RESPONSIBLE FOR ALL FEES ASSOCIATED WITH ANY AND ALL UTILITY COMPANIES TO COMPLETE SCOPE OF WORK.
9. CONTRACTOR SHALL VERIFY ALL EXISTING EQUIPMENT SIZES AND LOCATIONS INFIELD AND PRIOR TO BIDDING.

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BSMNT & 1ST FLOOR ELECTRICAL DEMO. PLANS

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BSMNT & 1ST FLOOR PLUMBING PLANS

PLUMBING SYSTEM INSTALLATION NOTES:

1. PROVIDE DOMESTIC WATER SERVICE PIPING FROM EXISTING UNDERGROUND SERVICE MAIN TO RELOCATED METER IN A BELOW GRADE WATER METER PIT. COORDINATE TRENCHING WITH SITE UTILITIES PLANS/CONTRACTOR AND LOCAL UTILITY CO.
2. PROVIDE/CONNECT PROPOSED COLD WATER SERVICE PIPING MAIN FROM RELOCATED WATER METER UP TO EXISTING MAIN AT BASEMENT LEVEL. RECONNECT EXISTING SYSTEM TO REMAIN. PROVIDE ALL PIPING, FITTINGS AND ACCESSORIES AS REQUIRED FOR PROPER INSTALLATION/CONNECTION.
3. CONNECT PROPOSED HOT WATER SERVICE PIPING MAIN FROM RELOCATED WATER HEATER TO EXISTING MAIN AT BASEMENT LEVEL. RECONNECT EXISTING SYSTEM TO REMAIN. PROVIDE ALL PIPING, FITTINGS AND ACCESSORIES AS REQUIRED FOR PROPER INSTALLATION/CONNECTION.
6. ALL DOMESTIC WATER AND SANITARY PIPING SHALL BE INSULATED/PROTECTED FROM FREEZING AND WEATHER. COORDINATE PROTECTION DEVICE WITH STRUCTURAL DRAWINGS, INSULATION WITH ARCHITECTURAL DRAWINGS, AND HEAT TRACE WITH ELECTRICAL DRAWINGS.
7. PROVIDE NG PIPING FROM GAS METER TO FIRST FLOOR GAS-FIRED EQUIPMENT CONNECTIONS. DO NOT ENCASE NG PIPING IN SPRAY FOAM INSULATION. NG PIPING SHALL BE INSTALLED AND PROTECTED PER NFPA 54 REQUIREMENTS AND RECOMMENDATIONS. TYPICAL.
8. ANY/ALL VALVES SHALL BE LOCATED IN ACCESSIBLE LOCATION WITHIN BUILDING. RELOCATE EXISTING VALVES AS REQUIRED. COORDINATE VALVE ACCESS WITH ARCHITECT. TYPICAL.

PLUMBING GENERAL NOTES:

1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE, PRIOR TO BIDDING, AND BECOME INFORMED AS TO THE NATURE AND SCOPE OF WORK REQUIRED, NOTING AND ACCOUNTING FOR EXISTING CONDITIONS. TYPICAL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK INCLUDING TOOLS, MATERIAL, MANPOWER, ETC. REQUIRED FOR COMPLETE AND PROPER INSTALLATION OF PROPOSED MATERIALS, FIXTURES AND/OR EQUIPMENT.
3. ALL WORK SHALL BE PERFORMED IN A SAFE AND ORDERLY MANNER WITH QUALIFIED AND LICENSED PERSONNEL IN ACCORDANCE WITH STATE AND LOCAL GOVERNING AUTHORITIES AND ALL APPLICABLE CODES AND STANDARDS. TYPICAL.
4. CONTRACTOR SHALL PROVIDE CLEANOUTS FOR PROPOSED SANITARY PIPING AS REQUIRED PER CURRENT APPLICABLE CODES AND STANDARDS. TYPICAL.
5. ROUTING OF ALL PIPING SHALL BE COORDINATED WITH STRUCTURAL FRAMING ELEMENTS AND ALL OTHER PROJECT DISCIPLINES. TYPICAL
6. PROVIDE DOUBLE CHECK VALVE BACKFLOW PREVENTER AND PRESSURE REDUCING VALVE ON DOMESTIC WATER SERVICE AS REQUIRED PER LOCAL WATER AUTHORITY AND CURRENT CODES AND STANDARDS.
7. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF SPRAY FOAM INSULATION WITH EXISTING SANITARY PVC/CPVC/ABS PIPING.
8. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF SPRAY FOAM INSULATION WITH PEX PIPING WHERE APPLICABLE.
8. NO VALVES SHALL BE ENCASED IN SPRAY FOAM INSULATION.
9. PROVIDE CONDENSATE DRAINAGE FOR DOMESTIC WATER HEATER /FURNACE. PROVIDE PER MANUFACTURER'S REQUIREMENTS. COORDINATE WITH MECHANICAL. PROVIDE CONDENSATE PUMPS WHERE REQUIRED TO ROUTE TO NEAREST SANITARY. PROVIDE AND COORDINATE ALL REQUIRED CONDENSATE CONNECTIONS AND DRAINAGE WITH MECHANICAL AND ARCHITECTURAL. TYPICAL.

PLUMBING IN FLOOR HAZARD AREAS NOTES:

1. NEW AND REPLACEMENT WATER SUPPLY SYSTEMS SHALL BE INSTALLED TO MINIMIZE OR ELIMINATE INFILTRATION OF FLOOR WATERS INTO THE SYSTEM, COORDINATE WITH ARCHITECT.
2. NEW AND REPLACEMENT SANITARY SEWAGE SYSTEMS SHALL BE INSTALLED TO MINIMIZE OR ELIMINATE INFILTRATION OF FLOOR WATERS INTO THE SYSTEMS AND DISCHARGES FROM THE SYSTEM INTO FLOOD WATERS AND ON-SITE WASTE DISPOSAL SYSTEMS SHALL BE LOCATED AND CONSTRUCTED TO AVOID IMPAIRMENT TO THEM OF CONTAMINATION FROM THEM DURING FLOODING, COORDINATE WITH ARCHITECT.

WARNING

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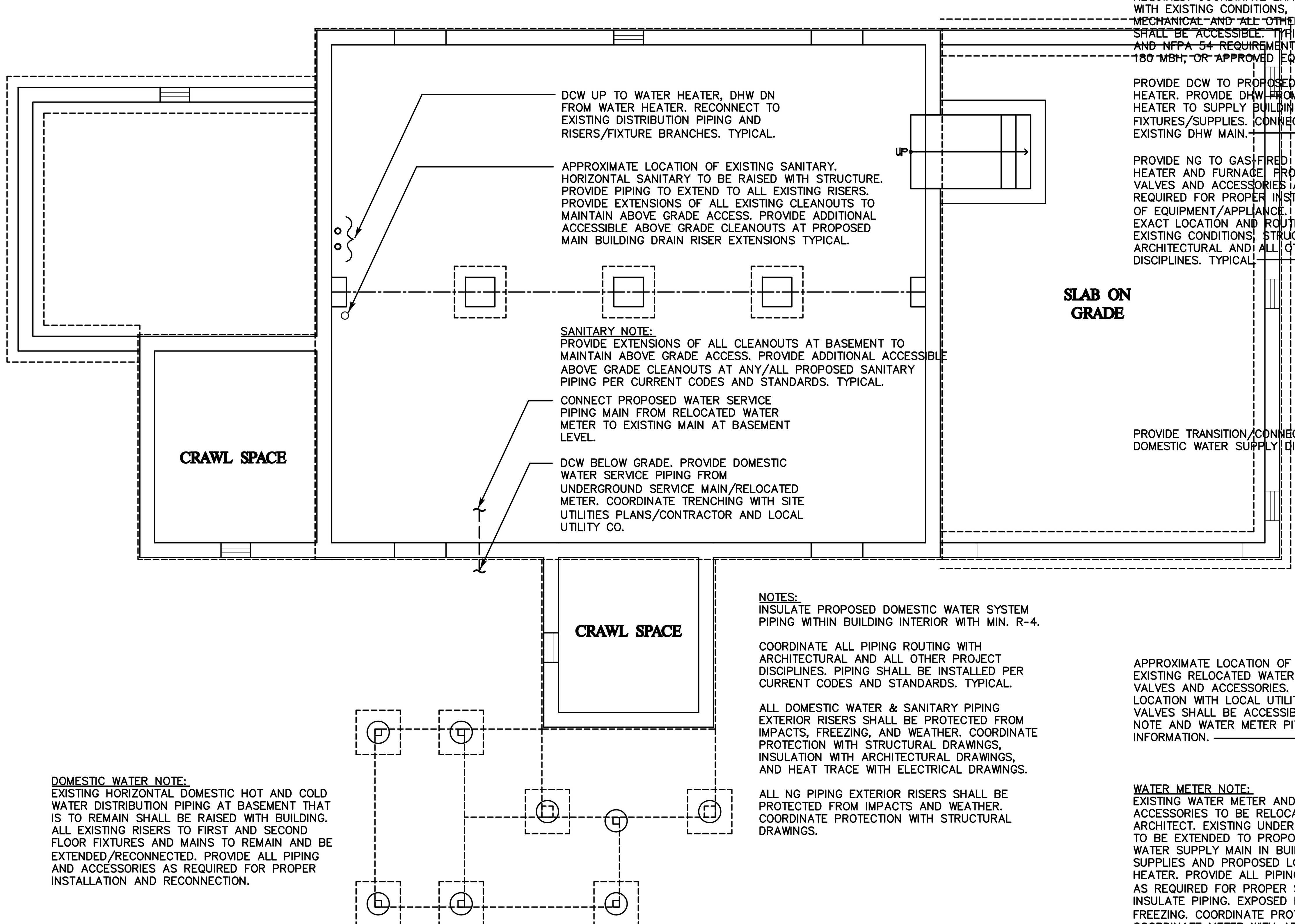
CONTRACTOR SHALL REGISTER HIS INTENTION TO START EXCAVATIONS AT OR NEAR A PUBLIC UTILITY AT LEAST TWO FULL WORKING DAYS PRIOR TO THE ACTIVITY.

1. CONTRACTOR SHALL RETURN SITE TO ORIGINAL CONDITION AFTER INSTALLATION OF ANY/ALL PROPOSED UTILITIES, EQUIPMENT, MATERIALS AND STRUCTURES.
2. THE LOCATION OF ALL UNDERGROUND UTILITIES IS BASED UPON THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES, FOUNDATIONS AND STRUCTURES PRIOR TO COMMENCEMENT OF ANY EXCAVATION.
3. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND PAYMENT FOR ALL UTILITIES DAMAGED DURING CONSTRUCTION.

CLOTHES WASHER/LAUNDRY NOTE:
REINSTALL APPLIANCES PER MANUFACTURER'S INSTRUCTIONS AND CURRENT CODES. PROVIDE LAUNDRY OUTLET BOX AT WALL. PROVIDE DOMESTIC WATER, WASTE AND VENT CONNECTIONS AND ASSOCIATED VALVES AND ACCESSORIES TO AND FROM RELOCATED LAUNDRY APPLIANCES AND LAUNDRY SINK. PROVIDE CONNECTION TO NEAREST EXISTING PIPING OF EQUAL OR GREATER SIZE BELOW FIRST FLOOR. PROVIDE ALL PIPING AS REQUIRED FOR CONNECTION TO EXISTING. PROVIDE PAN AND STANDPIPE PER CURRENT CODES AND STANDARDS. PROVIDE VENT CONNECTION TO EXISTING VENT STACK AS REQUIRED. MAINTAIN REQUIRED DISTANCES FROM MECHANICAL EQUIPMENT INTAKES. COORDINATE FIXTURE/APPLIANCE LOCATION WITH ARCHITECT. RECONNECT ACCORDINGLY. TYPICAL.



NOTES:
INSULATE PROPOSED DOMESTIC WATER SYSTEM PIPING WITHIN BUILDING INTERIOR WITH MIN. R-4.

COORDINATE ALL PIPING ROUTING WITH ARCHITECTURAL AND ALL OTHER PROJECT DISCIPLINES. PIPING SHALL BE INSTALLED PER CURRENT CODES AND STANDARDS. TYPICAL.

ALL DOMESTIC WATER & SANITARY PIPING EXTERIOR RISERS SHALL BE PROTECTED FROM IMPACTS, FREEZING, AND WEATHER. COORDINATE PROTECTION WITH STRUCTURAL DRAWINGS, INSULATION WITH ARCHITECTURAL DRAWINGS, AND HEAT TRACE WITH ELECTRICAL DRAWINGS.

ALL NG PIPING EXTERIOR RISERS SHALL BE PROTECTED FROM IMPACTS AND WEATHER. COORDINATE PROTECTION WITH STRUCTURAL DRAWINGS.

DOMESTIC WATER NOTE:
EXISTING HORIZONTAL DOMESTIC HOT AND COLD WATER DISTRIBUTION PIPING AT BASEMENT THAT IS TO REMAIN SHALL BE RAISED WITH BUILDING. ALL EXISTING RISERS TO FIRST AND SECOND FLOOR FIXTURES AND MAINS TO REMAIN AND BE EXTENDED/RECONNECTED. PROVIDE ALL PIPING AND ACCESSORIES AS REQUIRED FOR PROPER INSTALLATION AND RECONNECTION.

BASEMENT PLUMBING PLAN
SCALE: 1/4"=1'-0"

PROVIDE GAS-FIRED TANKLESS WATER HEATER AND ASSOCIATED PIPING, VALVES, APPURTENANCES AND ACCESSORIES. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS AND CURRENT APPLICABLE CODES AND STANDARDS. MAINTAIN ALL REQUIRED CLEARANCES. COORDINATE EXACT LOCATION WITH ARCHITECTURAL AND MECHANICAL. PROVIDE DCW, DHW, NG BRANCH PIPING. PROVIDE CONDENSATE DRAIN TO LAUNDRY SINK. PROVIDE CONDENSATE PUMP AS REQUIRED. COORDINATE EXACT ROUTING AND LOCATION WITH EXISTING CONDITIONS, PROPOSED ARCHITECTURAL, MECHANICAL AND ALL OTHER DISCIPLINES. ALL VALVES SHALL BE ACCESSIBLE. TYPICAL. COMPLY WITH LOCAL CODE AND NFPA 54 REQUIREMENTS. NAVIEN NR-210, MAX INPUT 180 MBH, OR APPROVED EQUAL.

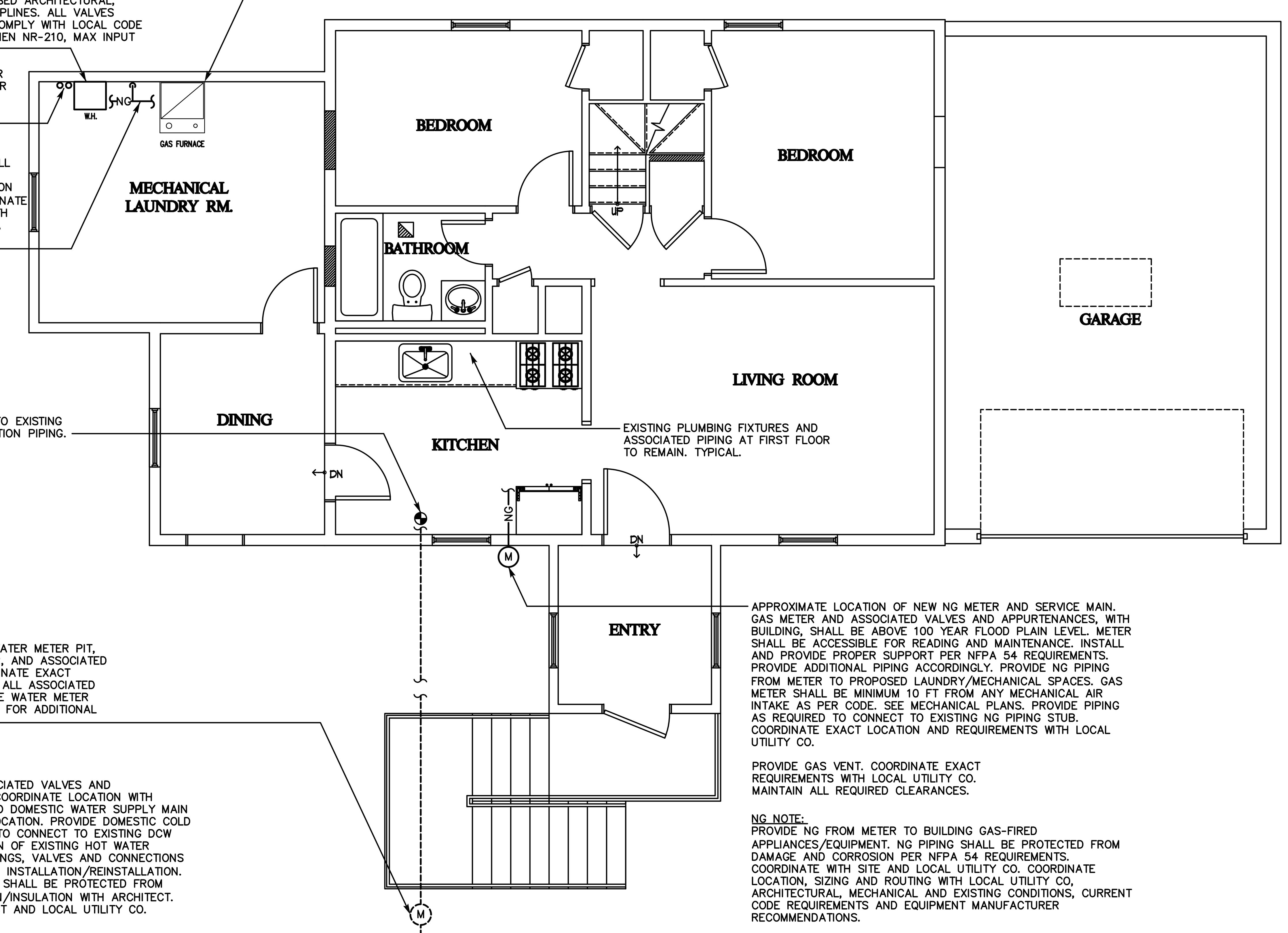
PROVIDE DCW TO PROPOSED WATER HEATER. PROVIDE DHW FROM WATER HEATER TO SUPPLY BUILDING FIXTURES/SUPPLIES. CONNECT TO EXISTING DHW MAIN.

PROVIDE NG TO GAS-FIRED WATER HEATER AND FURNACE. PROVIDE ALL VALVES AND ACCESSORIES AS REQUIRED FOR PROPER INSTALLATION OF EQUIPMENT/APPLIANCE. COORDINATE EXACT LOCATION AND ROUTING WITH EXISTING CONDITIONS, STRUCTURAL, ARCHITECTURAL AND ALL OTHER DISCIPLINES. TYPICAL.

PROVIDE NG TO GAS-FIRED FURNACE. PROVIDE ALL VALVES AND ACCESSORIES AS REQUIRED FOR PROPER INSTALLATION OF EQUIPMENT/APPLIANCE. COORDINATE REQUIREMENTS WITH MECHANICAL. COORDINATE EXACT LOCATION AND ROUTING WITH MECHANICAL, EXISTING CONDITIONS, STRUCTURAL, ARCHITECTURAL AND ALL OTHER DISCIPLINES. PROVIDE CONDENSATE DRAINAGE. COORDINATE EXACT REQUIREMENTS WITH MECHANICAL. TYPICAL.

PROVIDE TRANSITION/CONNECTION TO EXISTING DOMESTIC WATER SUPPLY/DISTRIBUTION PIPING.

EXISTING PLUMBING FIXTURES AND ASSOCIATED PIPING AT FIRST FLOOR TO REMAIN. TYPICAL.



APPROXIMATE LOCATION OF NEW WATER METER PIT, EXISTING RELOCATED WATER METER, AND ASSOCIATED VALVES AND ACCESSORIES. COORDINATE EXACT LOCATION WITH LOCAL UTILITY CO. ALL ASSOCIATED VALVES SHALL BE ACCESSIBLE. SEE WATER METER NOTE AND WATER METER PIT NOTE FOR ADDITIONAL INFORMATION.

WATER METER NOTE:
EXISTING WATER METER AND ASSOCIATED VALVES AND ACCESSORIES TO BE RELOCATED. COORDINATE LOCATION WITH ARCHITECT. EXISTING UNDERGROUND DOMESTIC WATER SUPPLY MAIN TO BE EXTENDED TO PROPOSED LOCATION. PROVIDE DOMESTIC COLD WATER SUPPLY MAIN IN BUILDING TO CONNECT TO EXISTING DCW SUPPLIES AND PROPOSED LOCATION OF EXISTING HOT WATER HEATER. PROVIDE ALL PIPING, FITTINGS, VALVES AND CONNECTIONS AS REQUIRED FOR PROPER SYSTEM INSTALLATION/REINSTALLATION. INSULATE PIPING. EXPOSED RISERS SHALL BE PROTECTED FROM FREEZING. COORDINATE PROTECTION/INSULATION WITH ARCHITECT. COORDINATE METER WITH ARCHITECT AND LOCAL UTILITY CO.

WATER METER PIT NOTE:
CONTRACTOR TO PROVIDE WATER METER PIT IN COORDINATION WITH LOCAL WATER AUTHORITY REQUIREMENTS, CURRENT CODES, AND STANDARDS. ALL PIPING LOCATED INSIDE PIT SHALL BE PROTECTED FROM FREEZING.

APPROXIMATE LOCATION OF NEW NG METER AND SERVICE MAIN. GAS METER AND ASSOCIATED VALVES AND APPURTENANCES, WITH BUILDING, SHALL BE ABOVE 100 YEAR FLOOD PLAIN LEVEL. METER SHALL BE ACCESSIBLE FOR READING AND MAINTENANCE. INSTALL AND PROVIDE PROPER SUPPORT PER NFPA 54 REQUIREMENTS. PROVIDE ADDITIONAL PIPING ACCORDINGLY. PROVIDE NG PIPING FROM METER TO PROPOSED LAUNDRY/MECHANICAL SPACES. GAS METER SHALL BE MINIMUM 10 FT FROM ANY MECHANICAL AIR INTAKE AS PER CODE. SEE MECHANICAL PLANS. PROVIDE PIPING AS REQUIRED TO CONNECT TO EXISTING NG PIPING STUB. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH LOCAL UTILITY CO.

PROVIDE GAS VENT. COORDINATE EXACT REQUIREMENTS WITH LOCAL UTILITY CO. MAINTAIN ALL REQUIRED CLEARANCES.

NG NOTE:
PROVIDE NG FROM METER TO BUILDING GAS-FIRED APPLIANCES/EQUIPMENT. NG PIPING SHALL BE PROTECTED FROM DAMAGE AND CORROSION PER NFPA 54 REQUIREMENTS. COORDINATE WITH SITE AND LOCAL UTILITY CO. COORDINATE LOCATION, SIZING AND ROUTING WITH LOCAL UTILITY CO, ARCHITECTURAL, MECHANICAL AND EXISTING CONDITIONS, CURRENT CODE REQUIREMENTS AND EQUIPMENT MANUFACTURER RECOMMENDATIONS.

FIRST FLOOR PLUMBING PLAN
SCALE: 1/4"=1'-0"

NOT FOR CONSTRUCTION

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Date	4/20/17
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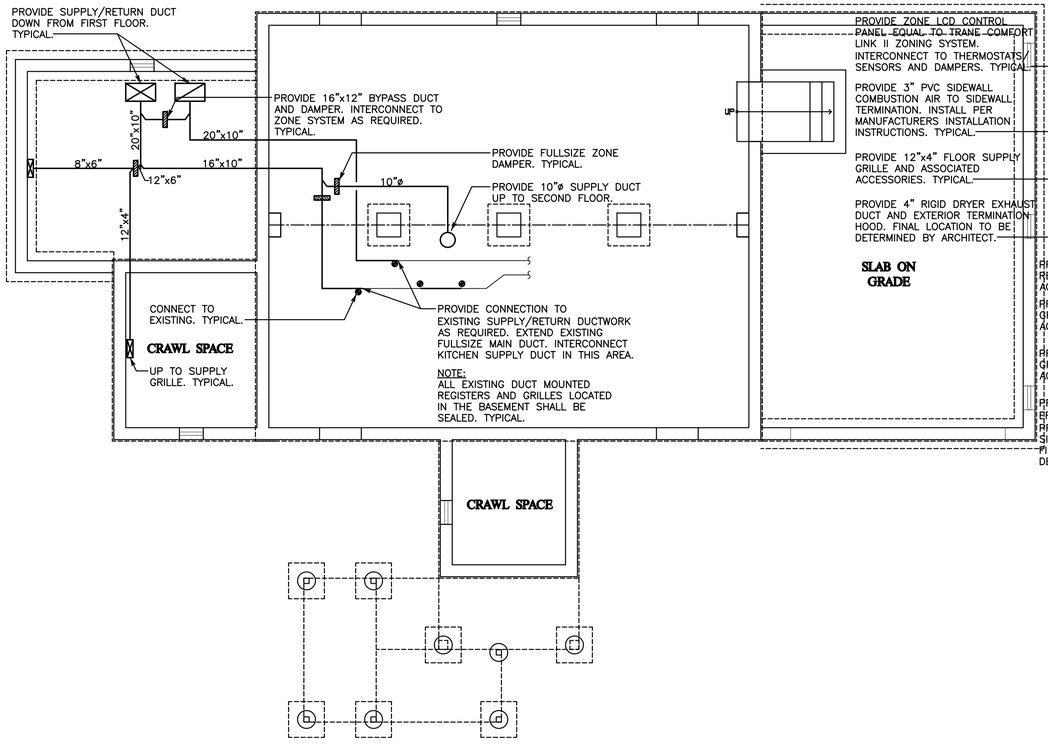
Job Number	
Sheet	P-1.0

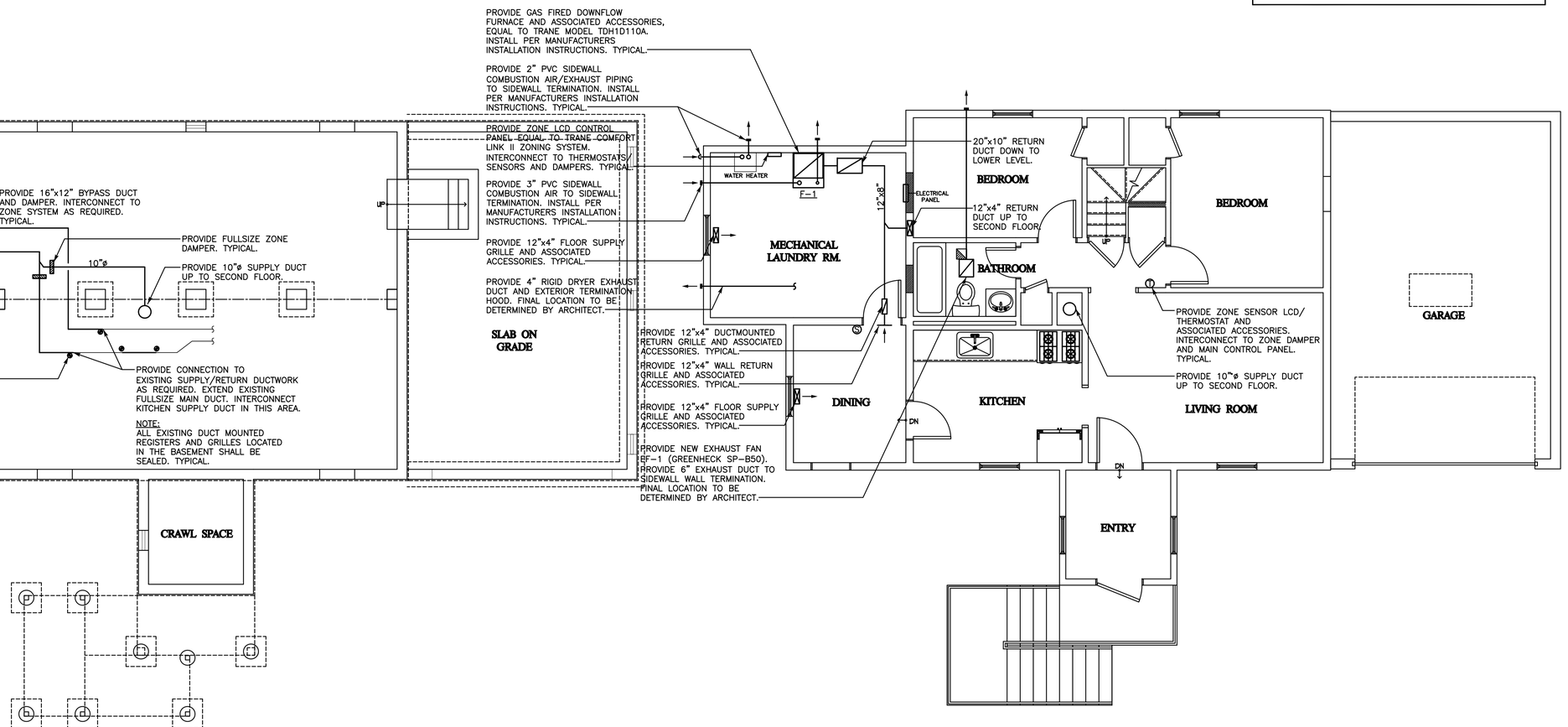
GENERAL PROPOSED MECHANICAL NOTES:

1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE, PRIOR TO BIDDING, AND BECOME INFORMED AS TO THE NATURE AND SCOPE OF WORK REQUIRED, NOTING AND ACCOUNTING FOR EXISTING CONDITIONS. TYPICAL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK INCLUDING TOOLS, MATERIAL, MANPOWER, ETC. REQUIRED FOR COMPLETE AND PROPER INSTALLATION OF PROPOSED MATERIALS, FIXTURES AND/OR EQUIPMENT.
3. ALL WORK SHALL BE PERFORMED IN A SAFE AND ORDERLY MANNER WITH QUALIFIED AND LICENSED PERSONNEL IN ACCORDANCE WITH STATE AND LOCAL GOVERNING AUTHORITIES AND ALL APPLICABLE CODES AND STANDARDS. TYPICAL.
4. CONTRACTOR TO PROVIDE FIRE DAMPERS IF REQUIRED, COORDINATE WITH ARCHITECTURAL CODE SHEET.
5. CONTRACTOR TO SEAL ALL PENETRATIONS OF THE AIR DISTRIBUTION SYSTEM TO REDUCE LEAKAGE PER HUD CPD GREEN BUILDING RETROFIT CHECKLIST.
6. CONTRACTOR TO MAINTAIN A MINIMUM 10'-0" DISTANCE BETWEEN ANY AIR INTAKE AND THE GAS METER.
7. CONTRACTOR TO MAINTAIN A MINIMUM 10'-0" DISTANCE BETWEEN ANY AIR INTAKE AND BATHROOM EXHAUST.
8. ALL MECHANICAL EQUIPMENT PIPING AND ASSOCIATED ACCESSORIES BELOW FIRST FLOOR TO BE INSULATED SIMILAR TO FLOOR ASSEMBLY.
9. CONTRACTOR TO PROVIDE A MIN. OF 1" INSULATION WRAP ON THE FIRST 10'-0" OF SUPPLY AND RETURN DUCTWORK FROM THE UNIT.
10. CONTRACTOR TO MAINTAIN THAT ALL DUCTWORK AND DUCTWORK ACCESSORIES BE INSTALLED AT MIN. 1'-0" ABOVE THE 500 YEAR BASE FLOOD ELEVATION, PER LOCAL CODE REQUIREMENTS.



BASEMENT MECHANICAL PLAN

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



FIRST FLOOR MECHANICAL PLAN

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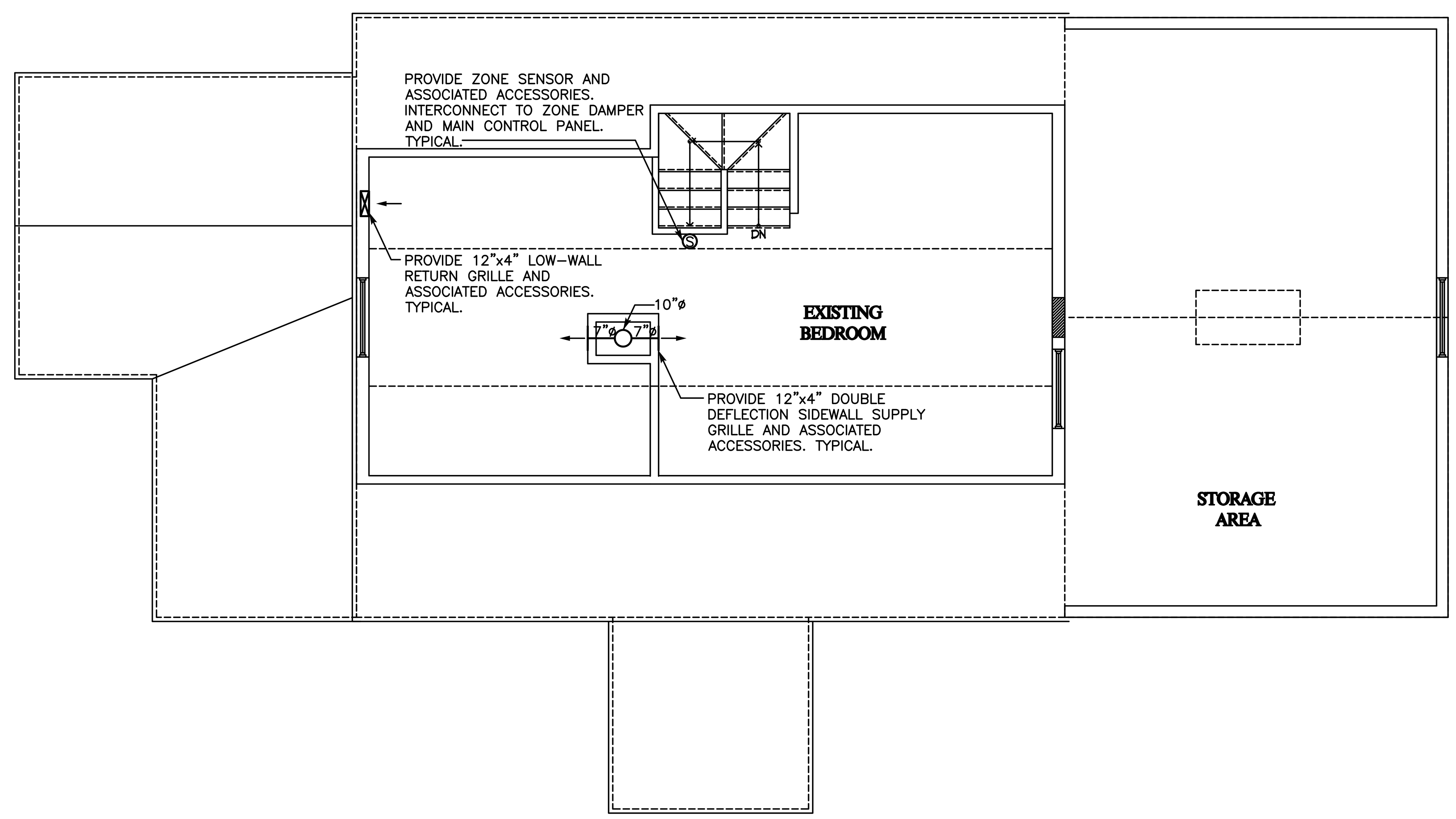

SECOND FLOOR MECHANICAL PLAN
SCALE: ¼"=1'-0"

CONDENSING FURNACE SCHEDULE

UNIT NO.	F-1
LOCATION	MECHANICAL ROOM
SUPPLY CFM	1,200
PRESSURE (IN W.C.)	.50
NATURAL GAS INPUT (BTU/HR)	80,000
NATURAL GAS OUTPUT (BTU/HR)	76,000
AFUE	95.0
MOTOR HP	1/2
MOTOR SPEEDS	4
FILTER	YES
ELECTRICAL CHARA. (V/PH/HZ)	115/1/60
DESIGN BASED MODEL	TDH1C085A9481A
DESIGN BASED MANUFACTURER	TRANE

NOTES:
1. INSTALL PER MANUFACTURERS INSTALLATION INSTRUCTIONS. TYPICAL.
2. PROVIDE THE FOLLOWING ACCESSORIES:
   A. DOWNFLOW BASE KIT.
   B. CONDENSATE DRAIN TRAP
   C. SIDEWALL VENTING KIT

DEMOLITION NOTES:
1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND BECOME INFORMED AS TO THE NATURE AND SCOPE OF DEMOLITION WORK REQUIRED, NOTING AND ACCOUNTING FOR EXISTING CONDITIONS. TYPICAL.
2. REMOVE AND PROPERLY DISPOSE OF EQUIPMENT AND ASSOCIATED COMPONENTS/ACCESSORIES AS INDICATED ON DEMOLITION PLANS. PROPERLY DISPOSE OF ALL DEMOLITION DEBRIS AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. TYPICAL.
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4. ALL DEMOLITION WORK SHALL BE PERFORMED IN A SAFE AND ORDERLY MANNER WITH QUALIFIED AND LICENSED PERSONNEL IN ACCORDANCE WITH STATE AND LOCAL GOVERNING AUTHORITIES AND ALL APPLICABLE CODES AND STANDARDS. COORDINATE WORK WITH ALL PROJECT DISCIPLINES AND EXISTING CONDITIONS. TYPICAL.
5. DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDED IN AND RELATED TO THE PROJECT SCOPE OF WORK. TYPICAL.
6. CONTRACTOR SHALL VERIFY ALL EXISTING EQUIPMENT SIZES AND LOCATIONS INFIELD AND PRIOR TO BIDDING.
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8. COORDINATED EXISTING DUCTWORK BRANCHES TO REMAIN WITH THE PROPOSED TRUNK AND BRANCH DUCTWORK SHOWN ON M-1.0.
9. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES. CONTRACTOR RESPONSIBLE FOR ALL FEES ASSOCIATED WITH ANY AND ALL UTILITY COMPANIES TO COMPLETE SCOPE OF WORK.

CONDENSING FURNACE SPECIFICATION:

- NATURAL GAS MODELS
  CENTRAL HEATING FURNACE DESIGNS ARE CERTIFIED BY THE AMERICAN GAS ASSOCIATION FOR BOTH NATURAL AND L.P. GAS. LIMIT SETTING AND RATING DATA WERE ESTABLISHED AND APPROVED UNDER STANDARD RATING CONDITIONS USING AMERICAN NATIONAL STANDARDS INSTITUTE STANDARDS.
- SAFE OPERATION
  THE INTEGRATED SYSTEM CONTROL HAS SOLID STATE DEVICES, WHICH CONTINUOUSLY MONITOR FOR PRESENCE OF FLAME, WHEN THE SYSTEM IS IN THE HEATING MODE OF OPERATION. DUAL SOLENOID COMBINATION GAS VALVE AND REGULATOR PROVIDE EXTRA SAFETY.
- QUICK HEATING
  DURABLE, CYCLE TESTED, HEAVY GAUGE ALUMINIZED STEEL HEAT EXCHANGER QUICKLY TRANSFERS HEAT TO PROVIDE WARM CONDITIONED AIR TO THE STRUCTURE. LOW ENERGY POWER VENT BLOWER, TO INCREASE EFFICIENCY AND PROVIDE A POSITIVE DISCHARGE OF GAS FUMES TO THE OUTSIDE, ALLOWS COMMON VENTING WITH HOT WATER HEATER.
- BURNERS
  MULTI-PORT, IN-SHOT BURNERS WILL GIVE YEARS OF QUIET AND EFFICIENT SERVICE. ALL MODELS CAN BE CONVERTED TO L.P. GAS WITHOUT CHANGING BURNERS.
- INTEGRATED SYSTEM CONTROL
  EXCLUSIVELY DESIGNED OPERATIONAL PROGRAM PROVIDES TOTAL CONTROL OF FURNACE LIMIT SENSORS, BLOWERS, GAS VALVE, FLAME CONTROL AND INCLUDES SELF DIAGNOSTICS FOR EASE OF SERVICE.
- AIR DELIVERY
  THE MULTISPEED, DIRECT-DRIVE BLOWER MOTOR, WITH SUFFICIENT AIRFLOW RANGE FOR MOST HEATING AND COOLING REQUIREMENTS, WILL SWITCH FROM HEATING TO COOLING SPEEDS ON DEMAND FROM ROOM THERMOSTAT. THE BLOWER DOOR SAFETY SWITCH WILL PREVENT OR TERMINATE FURNACE OPERATION WHEN THE BLOWER DOOR IS REMOVED. (FAN RELAY AND 35VA CONTROL TRANSFORMER IS STANDARD).
- STYLING
  HEAVY GAUGE STEEL AND "WRAPAROUND" CABINET CONSTRUCTION IS USED IN THE CABINET WITH BAKED-ON ENAMEL FINISH FOR STRENGTH AND BEAUTY. THE HEAT EX CHANGER SECTION OF THE CABINET IS COMPLETELY LINED WITH FOIL-FACED FIBERGLASS INSULATION. THIS RESULTS IN QUIET AND EFFICIENT OPERATION DUE TO THE EXCELLENT ACOUSTICAL AND INSULATING QUALITIES OF FIBERGLASS.
- FEATURES AND GENERAL OPERATION
  THESE HIGH EFFICIENCY GAS FURNACES EMPLOY A HOT SURFACE IGNITION SYSTEM, WHICH ELIMINATES THE WASTE OF A CONSTANTLY BURNING PILOT. THE INTEGRATED SYSTEM CONTROL LIGHTS THE MAIN BURNERS UPON A DEMAND FOR HEAT FROM THE ROOM THERMOSTAT. COMPLETE FRONT SERVICE ACCESS.
  A. LOW ENERGY POWER VENTER.
  B. VENT PROVING DIFFERENTIAL SWITCH

NOT FOR CONSTRUCTION

Revisions	Date
Bidding	04/20/17
Bidding	04/28/17
ADD/ALT	09/12/17

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RESIDENCE 1313
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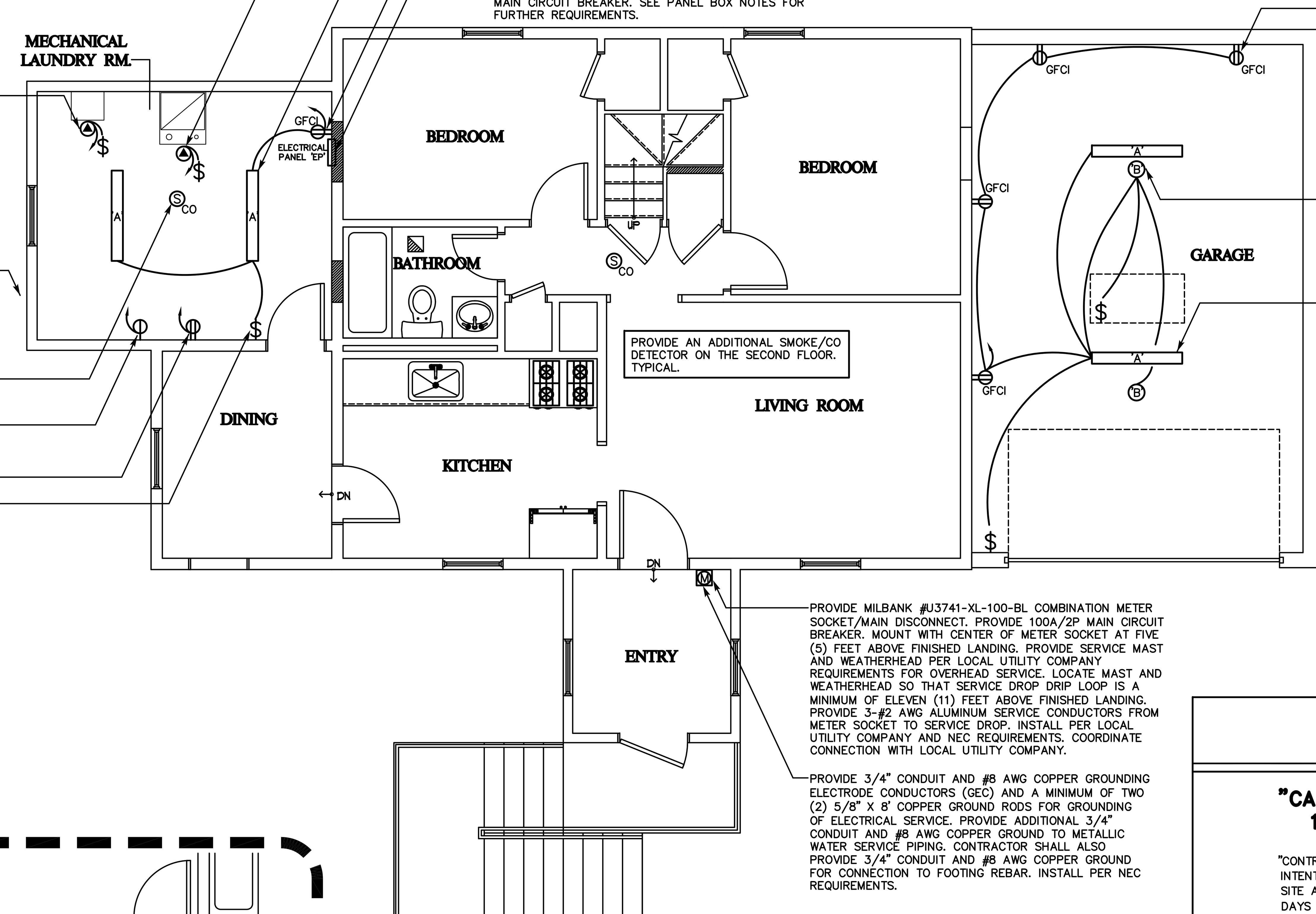
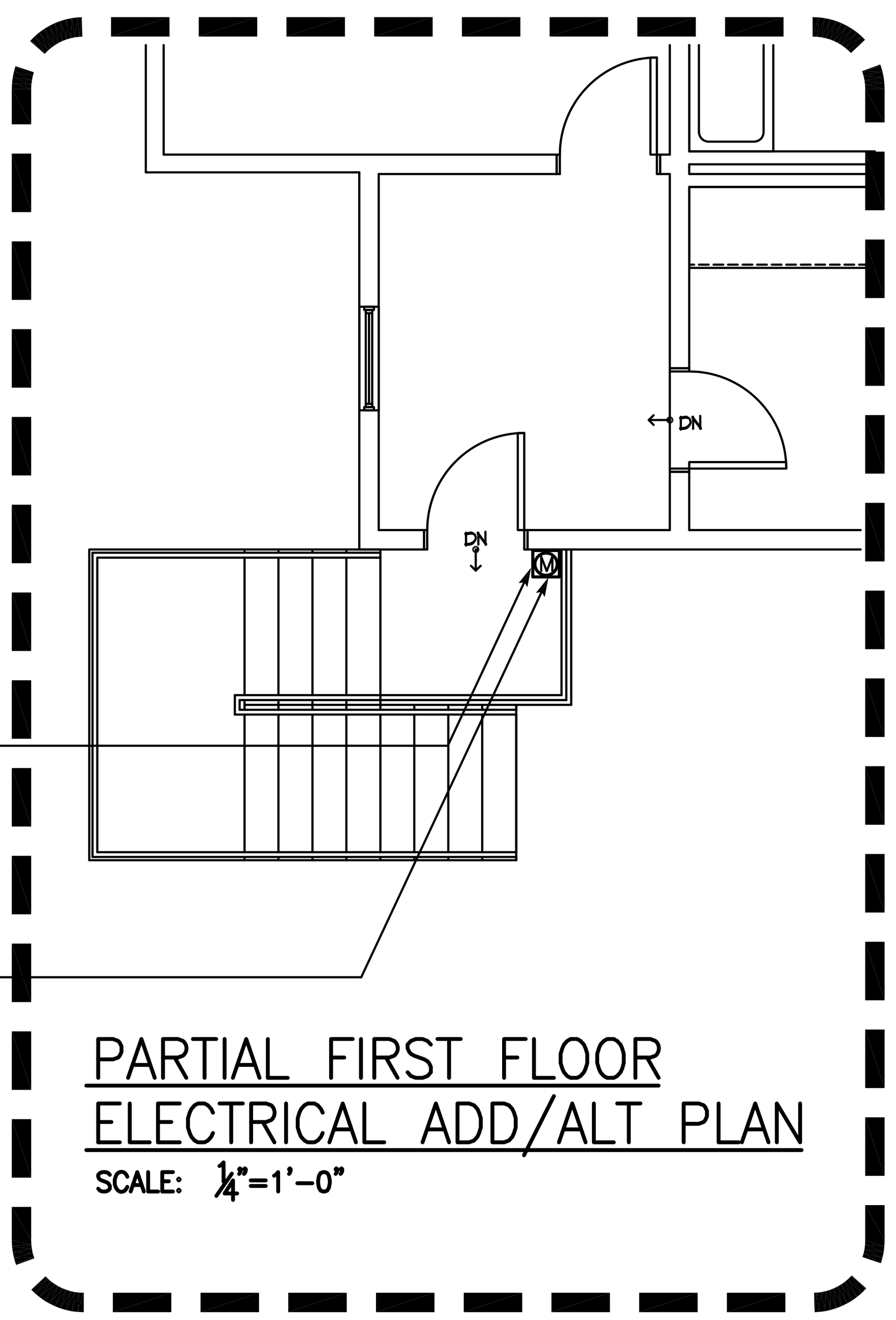
SECOND FLOOR MECHANICAL PLAN

Drawn	ST
Checked	JAS
Date	4/20/17
Scale	AS NOTED
Job Number	
Sheet	M-2.0



FIRST FLOOR ELECTRICAL PLAN

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



PROVIDE MILBANK #U3741-XL-100-BL COMBINATION METER SOCKET/MAIN DISCONNECT. PROVIDE 100A/2P MAIN CIRCUIT BREAKER. MOUNT WITH CENTER OF METER SOCKET AT FIVE (5) FEET ABOVE FINISHED LANDING. PROVIDE SERVICE MAST AND WEATHERHEAD PER LOCAL UTILITY COMPANY REQUIREMENTS FOR OVERHEAD SERVICE. LOCATE MAST AND WEATHERHEAD SO THAT SERVICE DROP DRIP LOOP IS A MINIMUM OF ELEVEN (11) FEET ABOVE FINISHED LANDING. PROVIDE 3-#2 AWG ALUMINUM SERVICE CONDUCTORS FROM METER SOCKET TO SERVICE DROP. INSTALL PER LOCAL UTILITY COMPANY AND NEC REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL UTILITY COMPANY.

PROVIDE 3/4" CONDUIT AND #8 AWG COPPER GROUNDING ELECTRODE CONDUCTORS (GEC) AND A MINIMUM OF TWO (2) 5/8" X 8' COPPER GROUND RODS FOR GROUNDING OF ELECTRICAL SERVICE. PROVIDE ADDITIONAL 3/4" CONDUIT AND #8 AWG COPPER GROUND TO METALLIC WATER SERVICE PIPING. CONTRACTOR SHALL ALSO PROVIDE 3/4" CONDUIT AND #8 AWG COPPER GROUND FOR CONNECTION TO FOOTING REBAR. INSTALL PER NEC REQUIREMENTS.

PARTIAL FIRST FLOOR ELECTRICAL ADD/ALT PLAN

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

WARNING

"CALL BEFORE YOU DIG"
1-800-922-4455"

"CONTRACTOR SHALL REGISTER HIS INTENTION TO START EXCAVATIONS AT SITE A MINIMUM OF TWO FULL WORKING DAYS PRIOR TO THE ACTIVITY."

NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND PAYMENT FOR ALL UTILITIES DAMAGED DURING CONSTRUCTION.
2. THE LOCATION OF ALL UNDERGROUND UTILITIES IS BASED UPON THE BEST AVAILABLE INFORMATION. CONTRACTOR TO CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF ANY EXCAVATION.
3. CONTRACTOR TO RETURN SITE TO ORIGINAL CONDITION AFTER INSTALLATION OF UNDERGROUND UTILITIES.

ELECTRICAL NOTES:

1. THE CONTRACTOR(S) SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING, NOTING EXISTING CONDITIONS AND EQUIPMENT. IF SAID IS NOT BEING REMOVED AS PART OF PROJECT OR IS NOTED AS EXISTING TO REMAIN AND IMPENDS PROVIDING PROPOSED EQUIPMENT AND/OR PROVIDING PROPOSED SCOPE OF WORK, EQUIPMENT SHALL BE TEMPORARY RELOCATED AND COMPLETELY REINSTALLED AFTER PROPOSED SCOPE OF WORK IS COMPLETED. THIS SHALL BE PART OF BASE BID AND CONTRACTOR'S SHALL BID ACCORDINGLY, NO ADDITIONAL COMPENSATION WILL BE CONSIDERED FOR RELATED WORK OF COORDINATION WITH EXISTING CONDITIONS.
2. REMOVE AND PROPERLY DISPOSE OF EQUIPMENT AND ASSOCIATED COMPONENTS/ACCESSORIES AS INDICATED ON DEMOLITION PLANS. PROPERLY DISPOSE OF ALL DEMOLITION DEBRIS AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. TYPICAL.
3. CONTRACTOR SHALL NOT DAMAGE ANY EXISTING EQUIPMENT, PIPING, OR ASSOCIATED ACCESSORIES WHICH ARE TO REMAIN. ANY SUCH ITEMS DAMAGED SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. TYPICAL.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK INCLUDING TOOLS, MATERIAL, MANPOWER, ETC. REQUIRED FOR COMPLETE AND PROPER INSTALLATION OF PROPOSED MATERIALS, FIXTURES AND/OR EQUIPMENT.
5. DO NOT DISTURB ANY SUSPECTED HAZARDOUS MATERIALS. NOTIFY OWNERS REPRESENTATIVE OF ANY SUSPECTED MATERIALS IMPEDING PERFORMANCE OF WORK. TYPICAL.
6. ALL DEMOLITION WORK SHALL BE PERFORMED IN A SAFE AND ORDERLY MANNER WITH QUALIFIED AND LICENSED PERSONNEL IN ACCORDANCE WITH STATE AND LOCAL GOVERNING AUTHORITIES AND ALL APPLICABLE CODES AND STANDARDS. COORDINATE WORK WITH ALL PROJECT DISCIPLINES AND EXISTING CONDITIONS. TYPICAL.

WIRING DEVICE NOTES:

1. CONTRACTOR SHALL COORDINATE RECEPTACLE AND SWITCH COLORS WITH ARCHITECT PRIOR TO ORDERING AND INSTALLATION. PROVIDE MATCHING COVER PLATE. TYPICAL.
2. CONTRACTOR SHALL PROVIDE RED EMERGENCY SWITCH COVER PLATE WITH ON/OFF DIRECTION FOR FURNACE AND WATER HEATER.

PANELBOARD EP NOTES:

1. CONTRACTOR SHALL PROVIDE RECESSED 100A, 120/240V, 1PH, 3W, 40P, LOAD CENTER TYPE PANELBOARD WITH 100A/2P MAIN CIRCUIT BREAKER AND COPPER BUSSING. GE POWERMARK GOLD MODEL 'TM4010CCUG' OR EQUAL.
2. CONTRACTOR SHALL PANELBOARD WITH THE FOLLOWING CIRCUIT BREAKERS. ALSO SEE NOTE THREE BELOW WITH REGARDS TO CIRCUIT BREAKERS.

RATING:	QTY:
40A/2P	1
30A/2P	1
20A/2P	1
20A/1P	5
15A/1P	12

3. CONTRACTOR SHALL PROVIDE AFCI TYPE CIRCUIT BREAKERS FOR ALL CIRCUITS REQUIRED PER 2014 NEC. VERIFY RATINGS AND QUANTITY REQUIRED IN FIELD.
4. CONTRACTOR SHALL PROVIDE 1-1/2"C, 3-#2 AWG ALUMINIUM SERVICE ENTRANCE CONDUCTORS WITH #8 COPPER GND FROM COMBINATION METER SOCKET/MAIN DISCONNECT TO PROPOSED PANEL EP. ROUTE FROM METER TO PANEL EP THROUGH BASEMENT.

WIRING NOTES:

1. ALL WIRING SHALL BE COPPER THHN/THWN WITH EXCEPTION OF SERVICE ENTRANCE CONDUCTORS.
2. CONTRACTOR MAY UTILIZE ALUMINUM WIRING FOR SERVICE ENTRANCE CONDUCTORS ONLY.
3. ALL WIRING SHALL BE CONCEALED BEHIND WALL/CEILING SURFACES IN ALL FINISHED AREAS.

HEAT TRACE NOTES:

1. CONTRACTOR SHALL PROVIDE 3 WATTS PER FOOT, LOW TEMP., SELF REGULATING HEAT TRACE (THERMOSTATICALLY CONTROLLED) FOR EXPOSED EXTERIOR COPPER DOMESTIC WATER SERVICE PIPING. COORDINATE LENGTH REQUIRED WITH PLUMBING CONTRACTOR. EMERSON FREEZE FREE WITH EH38 THERMOSTAT CONTROL.
2. CONTRACTOR SHALL PROVIDE 5 WATTS PER FOOT, IN-LINE HEAT TRACE WITH THERMOSTAT FOR EXPOSED EXTERIOR PE TYPE DOMESTIC WATER SERVICE PIPING, INCLUDING PIPING IN WATER METER PIT, WITH PIPE SIZES OF 1" AND 1-1/4". ALL OTHER SIZES PROVIDE HEAT TRACE PER NOTES #1 ABOVE. COORDINATE LENGTH REQUIRED WITH PLUMBING CONTRACTOR. EMERSON EASY HEAT WITH SL2G CONTROL.
3. PROVIDE ELECTRICAL CONNECTION AND INSTALL PER NEC AND MANUFACTURERS REQUIREMENTS. CONNECT TO PROPOSED PANEL EP. PROVIDE 15A/1P CIRCUIT BREAKER FOR PANEL. PROVIDE 3-#14 AWG WITHIN CONDUIT.

EXISTING CIRCUITS NOTES:

1. CONTRACTOR SHALL EXTEND EXISTING BRANCH CIRCUITS TO REMAIN TO PROPOSED PANEL EP LOCATION PER NEC.
2. UNDERSIDE OF FIRST FLOOR SHALL BE SPRAYED WITH FOAM INSULATION. ALL JUNCTION BOXES SHALL BE INSTALLED SUCH THAT THEY ARE ACCESSIBLE ONCE SPRAY FOAM INSULATION IS INSTALLED.
3. WHERE JUNCTION BOXES WILL NO BE ACCESSIBLE ONCE SPRAY FOAM INSULATION IS INSTALLED, CONTRACTOR SHALL REMOVE WIRING/CONDUIT TO NEXT ACCESSIBLE POINT/BOX AND PROVIDE AN ENTIRE SECTION OF WIRING/CONDUIT WITHOUT JUNCTION/SPLICE BOXES FROM ACCESSIBLE POINT/BOX BACK TO PANEL EP.
4. ALL JUNCTION/SPLICE BOXES IN BASEMENT SHALL BE WEATHERPROOF.
5. ALL NON-METALLIC SHEATHED CABLE LOCATED IN BASEMENT SPACE SHALL BE ROUTED WITHIN CONDUIT PER NEC REQUIREMENTS.
6. ALL SERVICE ENTRANCE CABLE SHALL BE INSTALLED WITHIN CONDUIT PER NEC REQUIREMENTS.

ELECTRICAL SYMBOL LIST

Symbol	Description
(duplex receptacle symbol)	DUPLEX RECEPTACLE GFCI - GROUND FAULT CIRCUIT INTERRUPTER WP - WEATHERPROOF
$	SWITCH (NONE) - SINGLE POLE 3 - THREE WAY 4 - FOUR WAY E - EMERGENCY TOL - THERMAL OVERLOAD PROTECTION DEVICE
(special purpose symbol)	SPECIAL PURPOSE CONNECTION
(luminaire symbol)	LUMINAIRE - INTERIOR LETTER '-' DENOTES FIXTURE TYPE
S CO	AC COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP

ELECTRICAL GENERAL NOTES

1. UNLESS OTHERWISE INDICATED, PROVIDE A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM INCLUDING ALL NECESSARY MATERIAL, LABOR AND EQUIPMENT.
2. ELECTRICAL PLANS AND DETAILS AND ONE LINE DIAGRAMS SHOW THE GENERAL LOCATION AND ARRANGEMENT OF THE ELECTRICAL SYSTEM. THEY ARE DIAGRAMMATIC AND DO NOT SHOW ALL CONDUIT BODIES, CONNECTORS, BENDS, FITTINGS, HANGERS AND ADDITIONAL PULL AND JUNCTION BOXES REQUIRED FOR INSTALLATION.
3. ALL EQUIPMENT AND MATERIAL SHALL BE LABELED, LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING.
4. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND ARRANGE FOR ALL REQUIRED INSPECTIONS IN ACCORDANCE WITH STATE AND LOCAL GOVERNING AUTHORITIES.
5. ALL WORK SHALL BE DONE WITH LICENSED WORKMEN IN ACCORDANCE WITH STATE AND LOCAL GOVERNING AUTHORITIES.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2014 NATIONAL ELECTRICAL CODE (NEC) ANSI/NFPA 70, NFPA 72, NFPA 101.
7. THE TERM "INDICATED" SHALL MEAN "AS SHOWN ON CONTRACT DOCUMENTS (SPECIFICATIONS, DRAWINGS AND RELATED ATTACHMENTS)".
8. THE TERM "PROVIDE" SHALL MEAN "TO FURNISH, INSTALL AND CONNECT COMPLETELY".
9. THE TERM "SIZE" SHALL MEAN ONE OR MORE OF THE FOLLOWING: "LENGTH, CURRENT AND VOLTAGE RATING, NUMBER OF POLES, NEMA SIZE AND OTHER SIMILAR ELECTRICAL CHARACTERISTICS".
10. ELECTRICAL PLANS AND DETAILS DO NOT SHOW ALL INTERFERENCES AND CONDITIONS, VISIBLE AND/OR HIDDEN, THAT MAY EXIST; THUS REQUIRING THE CONTRACTOR TO INSPECT AND SURVEY THE SPACE BEFORE PERFORMING THE WORK.
11. BEFORE SELECTING MATERIAL AND EQUIPMENT, AND PROCEEDING WITH WORK, INSPECT AREAS WHERE MATERIAL AND EQUIPMENT ARE TO BE INSTALLED TO INSURE SUITABILITY, AND CHECK NEEDED SPACE FOR PLACEMENT, CLEARANCES AND INTERCONNECTIONS.
12. BEFORE CUTTING OR DRILLING INTO BUILDING ELEMENTS, INSPECT AND LAYOUT WORK TO AVOID DAMAGING STRUCTURAL ELEMENTS AND BUILDING UTILITIES.
13. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LOCAL UTILITY COMPANIES CHARGES FOR DISCONNECTION AND RECONNECTION OF SERVICES.

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ADD/ALT	09/12/17

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1ST FLOOR ELECTRICAL PLAN

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Checked	JAS
Date	4/20/17
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