



# QUISENBERRY ARCARI MALIK LLC.

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PROPOSED RENOVATIONS

## JAMIE & MATT FOLEY

91 Longdean Road. Fairfield, Connecticut

APPLICANT # 1436-62

Applicant # 1398:  
Issue Date: 01/08/18

### LIST OF DRAWINGS

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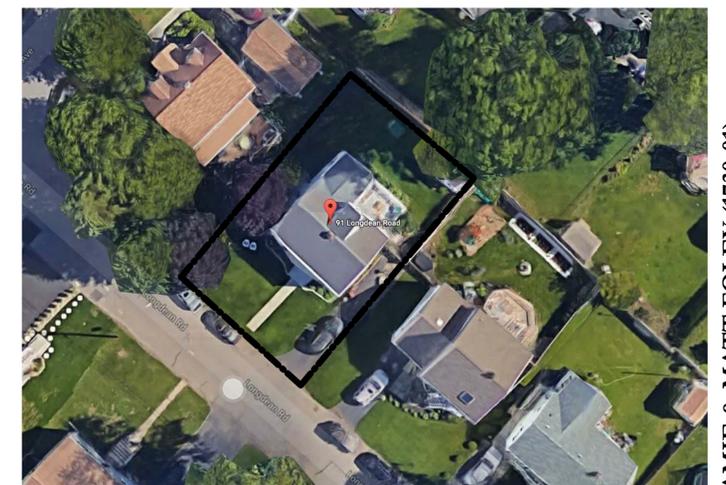
### COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY PROGRAM (CDBG-DR)

### OWNER OCCUPIED REHABILITATION & REBUILDING PROGRAM (OORR)

SPONSORED IN CONJUNCTION WITH FUNDING FROM  
THE CONNECTICUT DEPARTMENT OF HOUSING



### LOCATION MAP



JAMIE & MATT FOLEY (1730-01)



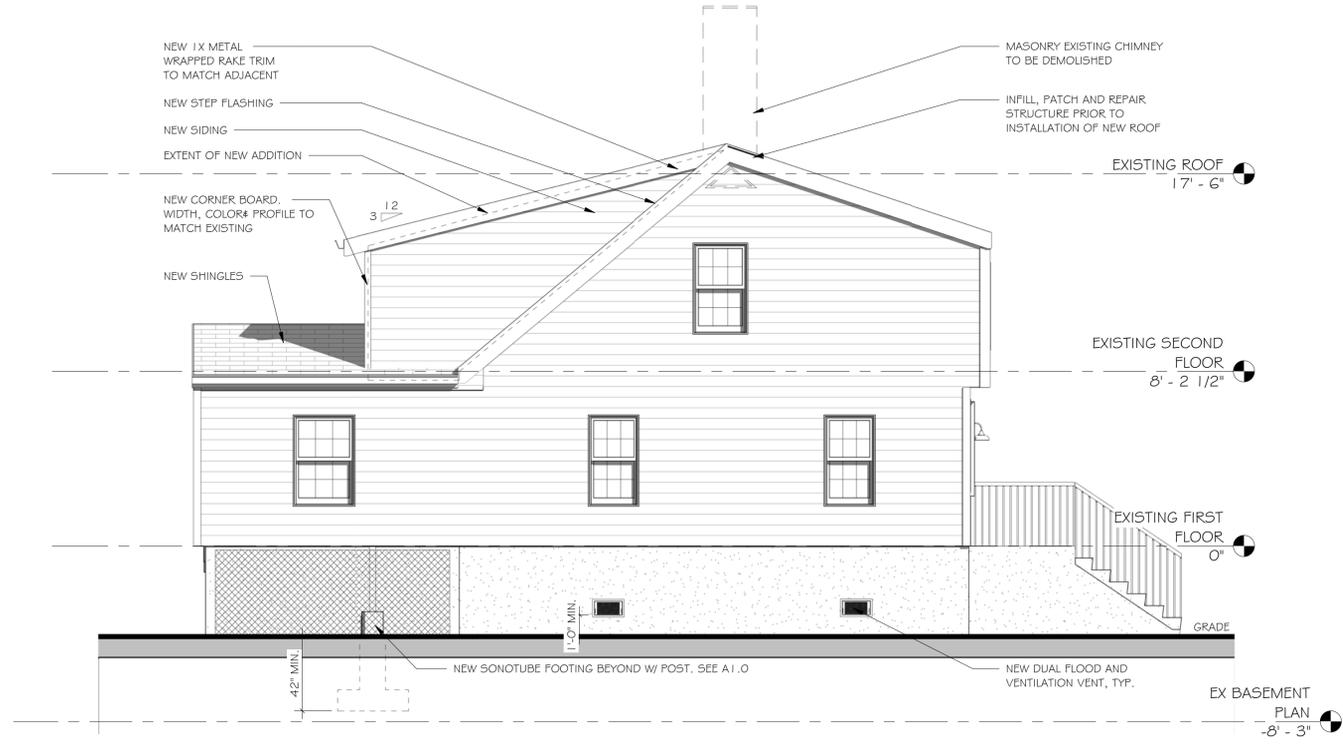


Sheet Description:  
**PROPOSED EXTERIOR ELEVATIONS**

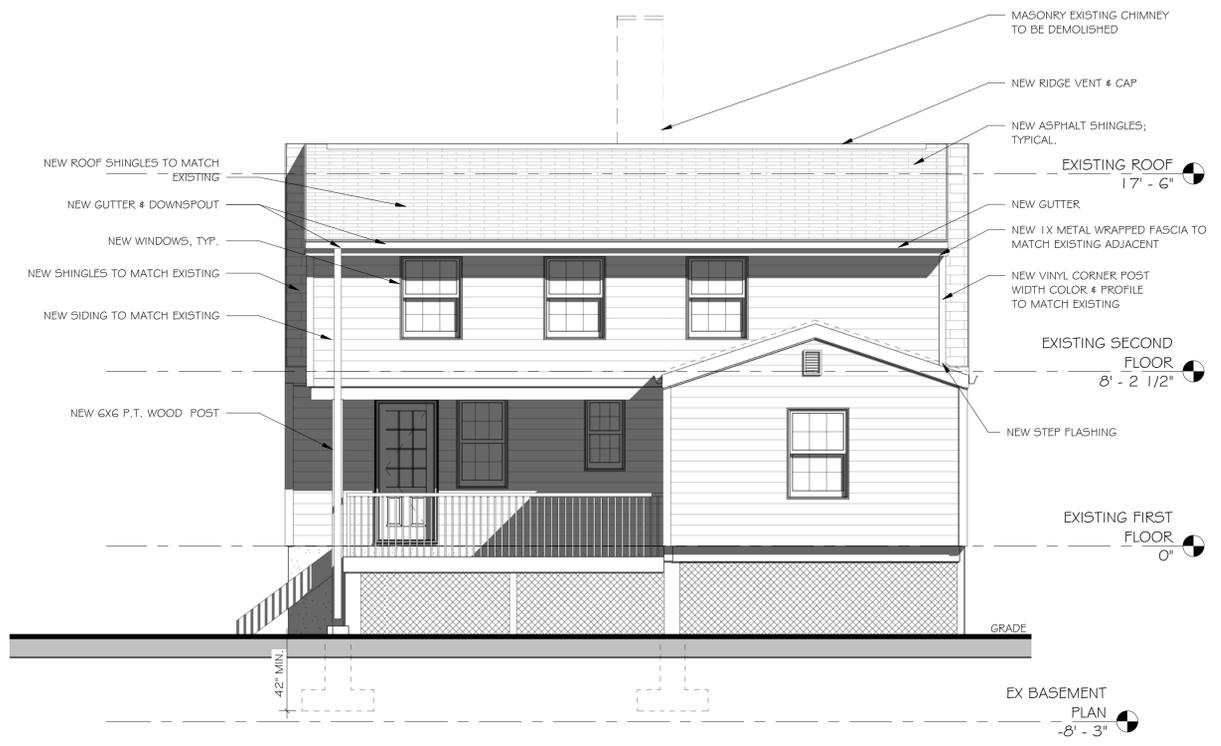
Issue Dates:  
 Applicant # 1398  
 Issue Date: 01/08/18

Revisions :  
 Project #: 1730-01  
 Drawn By: CpH

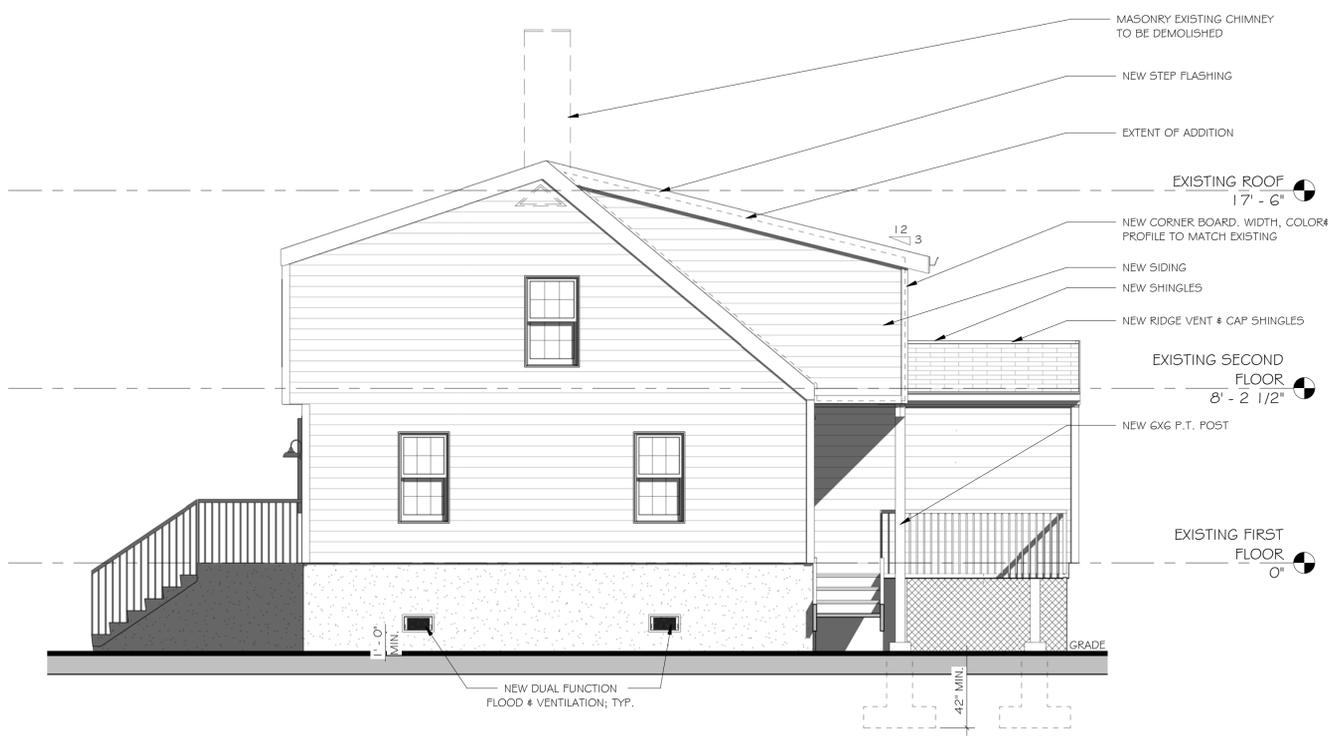
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**A2.0**



**EAST ELEVATION**  
 1/4" = 1'-0" 4



**NORTH ELEVATION**  
 1/4" = 1'-0" 2



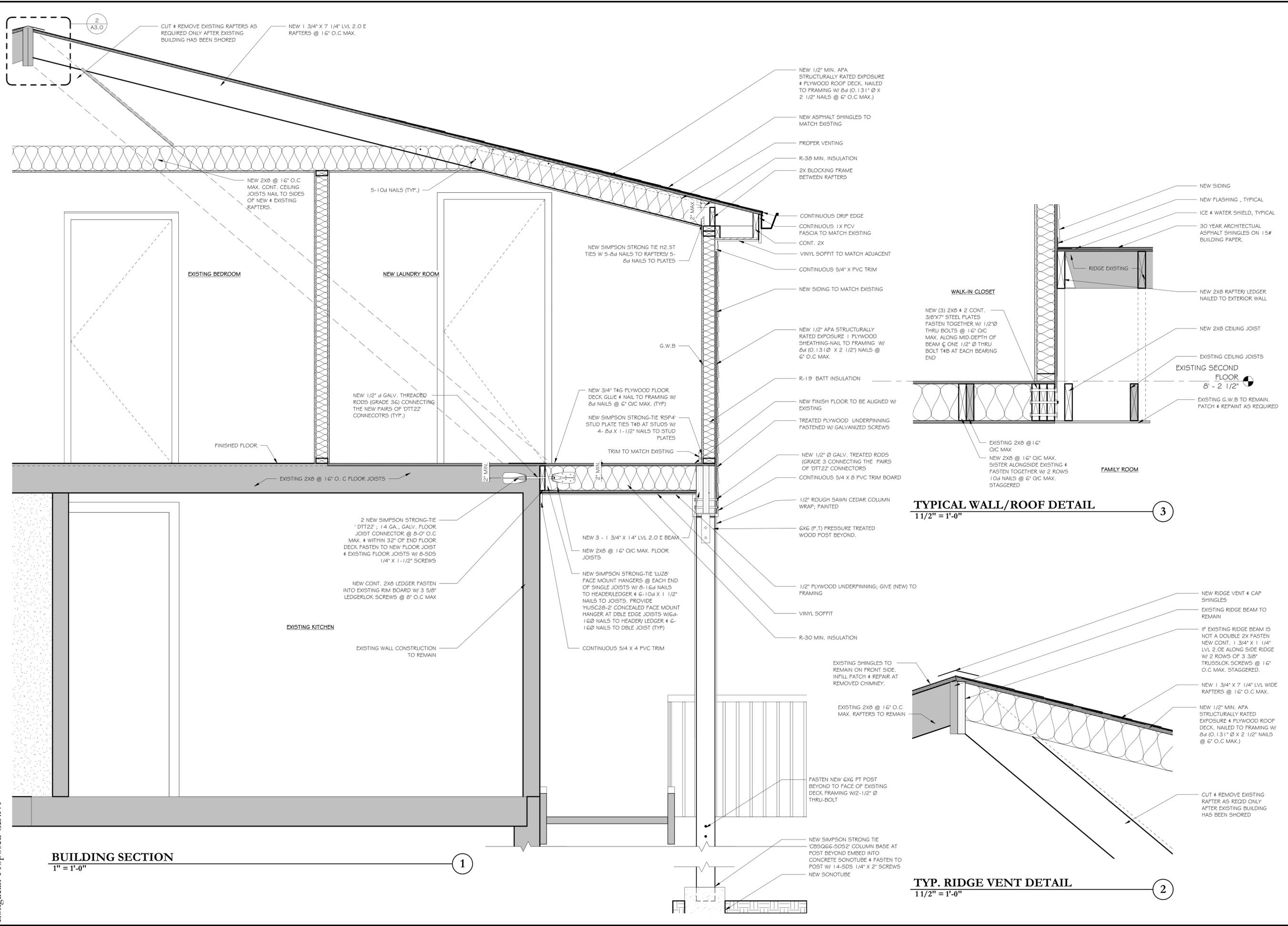
**WEST ELEVATION**  
 1/4" = 1'-0" 3



**SOUTH ELEVATION**  
 1/4" = 1'-0" 1

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**BUILDING SECTION**  
 1" = 1'-0"

**TYPICAL WALL/ROOF DETAIL**  
 1 1/2" = 1'-0"

**TYP. RIDGE VENT DETAIL**  
 1 1/2" = 1'-0"

Sheet Description:  
**BUILDING SECTIONS & DETAILS**

Issue Dates:  
 Applicant # 1398  
 Issue Date: 01/08/18

Revisions :  
 Project #: 1730-01  
 Drawn By: CpH

Sheet #:  
**A3.0**

**STRUCTURAL NOTES**

Issue Dates:	
Applicant # 1398 Issue Date: 01/08/18	
Revisions :	
Project #:	Drawn By:
1730-01	CpH
Sheet #:	

**S1.0**

Roof Framing Plan Notes:

- Verify existing conditions and dimensions, in the field, prior to fabrication and installation of any new materials. Notify Architect/Engineer of any field discrepancies for possible further instructions.
- Cut and remove portions of existing roof rafters, as required, only after existing building structure has been properly shored. Remove shoring only after new work has been completed.
- New roof deck to be 1/2" APA structural rated Exposure 1 plywood sheathing nailed to framing with 8d (0.131" diameter x 2 1/2") nails at 6" o/c maximum.
- New stud bearing walls shall be 2 x 4 (Minimum) at 16" o/c maximum, with 1/2" APA structurally rated exterior grade plywood sheathing nailed to framing with 8d (0.131" diameter x 2 1/2") nails at 6" o/c maximum along plywood edges and 12" o/c maximum in panel field. Provide 2 x 6 horizontal blocking framed between studs at unsupported plywood panel edges, and nail plywood sheathing to blocking with 8d common (0.131" diameter x 2 1/2") nails at 6" o/c maximum. Provide minimum double up of wall studs at each side of wall openings, as required, except at wall opening 6'-0" or greater, provide minimum 2 jack studs and 1 king stud at each side of wall opening. Provide minimum triple wall studs at corners of exterior walls. Lap plywood sheathing over header and jamba.
- See Architectural drawings for Top of wall plate elevation.
- Provide new continuous 1 3/4" x 1 1/4" LVL 2.0E alongside of existing ridge beam, if existing ridge beam is not a double 2x. Fasten new LVL to existing ridge beam with 2 rows of 3 3/8" TrussLok screws at 16" o/c maximum staggered.
- New rafters to be 1 3/4" x 7 1/4" LVL 2.0E at 16" o/c maximum.
- Provide new continuous 2x8 at 16" o/c maximum ceiling joists fastened to sides of opposing existing rafters and new LVL rafters. Fasten new ceiling joists to existing and new rafters with 5-10d (0.148" diameter x 3") nails.
- Coordinate size & locations of all roof openings with Architectural and Mechanical drawings.
- Roof live load design is 30 lbs per sq. ft.
- Wind load for 3 second gust is 100 mph.
- Provide full depth 2 x 8 blocking at 16" o/c maximum at exterior walls, parallel with rafters, framed between 1<sup>st</sup> and 2<sup>nd</sup> spaces of roof rafters.
- Wood framing to be Douglas Fir #2 or better.
- Structural plywood shall conform to requirements of American Plywood Association (APA) Exposure. Panel spacing to be 1/16" at ends - 1/8" at edges, unless otherwise noted, stagger joints.
- Laminated Veneer Lumber (LVL), indicates 2.0E Microllam LVL beams, which are iLevel Trus Joist products with allowable design stresses as follows: G = 125,000 psi, E = 2.0 x 10<sup>6</sup> psi, F<sub>b</sub> = 2,600 psi, F<sub>t</sub> = 1,555 psi, F<sub>c</sub> (Compression Perpendicular to grain) = 750 psi, F<sub>c</sub> (Compression Parallel to grain) = 2,510 psi, and F<sub>v</sub> = 285 psi.
- Interior non-bearing partition walls to be minimum 2 x 4 at 16" o/c maximum. See architectural drawings for stud size.
- Provide Simpson Strong-Tie products as follows:  
Roof Rafters' Bearing Ends on Bearing Walls: 'H2.5T', 18 gauge, galvanized tie with 5-8d (0.131" dia. x 2 1/2") nails to plates and 5-8d (0.131" dia. x 2 1/2") nails to rafters;  
Top Double Wall Plates & Single Bottom Wall Sill Plates To Studs: 'RSP4', 20 gauge, galvanized, stud plate ties with 4-8d (0.131" diameter) x 1 1/2" nails to plates and 4-8d (0.131" dia.) x 1 1/2" nails to studs; and  
Top of Non-Bearing Partition Walls To Bottom of Ceiling Joists- 'STC', 18 gauge, galvanized, clips with 2-8d(0.131" dia.) x 2 1/2" nails to base and 1-8d (0.131" dia.) x 2 1/2" nail in slot
- Follow 2012 IRC Table R602.3(1) 'Fastener Schedule for Structural Members', unless noted otherwise.
- Provide solid 2x blocking between rafters bearing on exterior wall with outside face of blocking flush with outside face of wall studs, and attach blocking to top wall plates with 8d (0.131" dia. x 2 1/2") nails at 6" o/c maximum along length of wall. Allow 2" maximum gap between top of 2x blocking and underside of roof deck.
- Lap plywood sheathing over headers and jamba.
- H1 indicates minimum 2- 2x6 header.

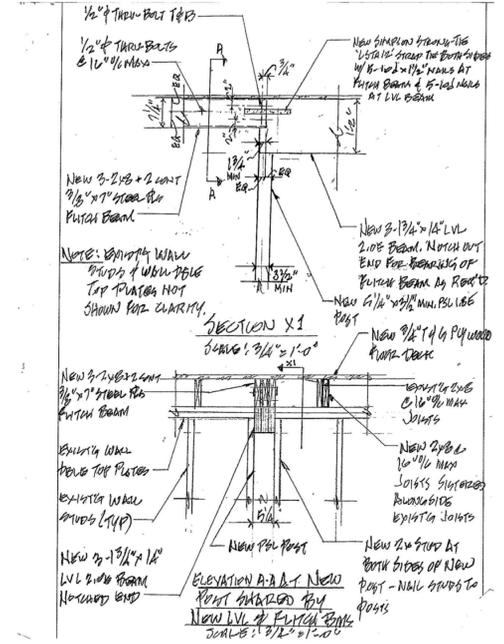
2<sup>nd</sup> Floor Framing Plan Notes:

- Verify existing conditions and dimensions, in the field, prior to fabrication and installation of any new materials. Notify Architect/Engineer of any field discrepancies for possible further instructions.
- Cut and remove portions of existing roof rafters, as required, only after existing building structure has been properly shored. Remove shoring only after new work has been completed.
- New floor deck to be 3/4" T&G plywood sheathing glued and nailed to framing with 8d (0.131" diameter x 2 1/2") nails at 6" o/c maximum.
- Top of new 3/4" T&G plywood deck to match existing 2<sup>nd</sup> floor elevation, verify in field (V.I.F.).
- Provide new continuous 2x8 ledger along outside face of existing framing and fasten with 2 rows of 3 3/8" LedgerLock screws at 8" o/c maximum staggered. Provide 2 new Simpson Strong-Tie 'DTT2Z', 14 gauge, galvanized floor joist connector at 8'-0" o/c maximum and with 32" from end of new floor deck, fasten new 'DTT2Z' to existing floor joists and new floor joists with 8- SDS 1/4" x 1 1/2" screws. The new 'DTT2Z' connectors to be connected together with 1/2" diameter steel (Grade 36) galvanized threaded rods.
- New floor joists to be as follows: 2x8 at 16" o/c maximum for 3'-6" maximum span between new ledger and new triple 14" deep LVL beam, and 2-2x8 at 16" o/c maximum floor joists for 14'-0" span over existing Family Room. If existing ceiling joists over Family Room are 2x8 at 16" o/c maximum, then sister new 2x8 joist at 16" o/c maximum alongside of existing 2x8 ceiling joists to create double 2x8 at 16" o/c maximum floor joists. Fasten double joists (New and existing) together with 2 rows of 10d (0.148" dia. x 3") nails at 6" o/c maximum staggered
- New header beams supporting new roof, new bearing wall and new 2<sup>nd</sup> floor to be as follows: new 3- 1 3/4" x 14" LVL 2.0E cantilevering beam located over existing exterior deck area, and new flitch beam: 3-2x8 + 2 continuous 3/8" x 7" steel plates sandwiched between (2x8+Steel Plate+ 2x8+ Steel Plate +2x8) located over Family Room. Fasten flitch beam together with 1 row of 1/2" diameter steel thru-bolts at 16" o/c maximum along mid-depth of beam and one 1/2" diameter thru-bolts top and bottom, at each bearing end of beam (Center of top thru-bolt to be 2" from top of beam and center of bottom thru-bolt to be 2" from bottom of beam). Fasten triple 14" deep LVL together with 2 rows of SDS 1/4" x 3 1/2" screws both sides at 16" o/c maximum with center of top row of SDS screws to be 2" from top of beam and center of bottom row of screws to be 2" from bottom of beam.
- If existing exterior wood stud bearing wall, where new flitch beam and new multiple LVL beam are to share bearing, is an existing 2x4 at 16" o/c maximum stud bearing wall, provide 1 3/4" x 7 1/4" high top notch out at bearing end of new triple 14" deep LVL beam to receive bearing end of new flitch beam. New flitch beam to bear 1 3/4" on LVL beam. Provide new 5 1/4" x 3 1/2" PSL 1.8E post under bearing end of new multiple LVL beam. If existing exterior wood stud bearing wall, where new flitch beam and new multiple LVL beam are to share bearing, is an existing 2x6 at 16" o/c maximum stud bearing wall, provide 2 3/4" x 7 1/4" high top notch out at bearing end of new triple 14" deep LVL beam to receive bearing end of new flitch beam. New flitch beam to bear 2 3/4" on LVL beam. Provide new 5 1/4" x 5 1/4" PSL 1.8E post under bearing end of multiple LVL beam. Provide new Simpson Strong-Tie 'LSTA12' strap tie at both sides of flitch and LVL beam. Strap tie to be installed horizontal along mid-depth of flitch beam and fastened to flitch beam with 5- 10d x 1 1/2" nails and to LVL beam with 5-10d nails.
- Provide new 4- 2x4 minimum wall studs in existing walls under bearing ends of new flitch beam and shared bearing end of new flitch beam and new triple 14" deep LVL beams. Provide new 6x6 pressure treated (PT) post at cantilevering bearing end of new triple LVL beam.
- 2<sup>nd</sup> floor live load design is 30 lbs per sq. ft.
- Wind load for 3 second gust is 100 mph.
- Provide full depth 2 x 8 blocking at 16" o/c maximum at exterior walls, parallel with floor joists, framed between 1<sup>st</sup> and 2<sup>nd</sup> spaces of floor joists.
- Wood framing to be Douglas Fir #2 or better.
- Structural plywood shall conform to requirements of American Plywood Association (APA) Exposure. Panel spacing to be 1/16" at ends - 1/8" at edges, unless otherwise noted, stagger joints.
- Laminated Veneer Lumber (LVL), indicates 2.0E Microllam LVL beams, which are iLevel Trus Joist products with allowable design stresses as follows: G = 125,000 psi, E = 2.0 x 10<sup>6</sup> psi, F<sub>b</sub> = 2,600 psi, F<sub>t</sub> = 1,555 psi, F<sub>c</sub> (Compression Perpendicular to grain) = 750 psi, F<sub>c</sub> (Compression Parallel to grain) = 2,510 psi, and F<sub>v</sub> = 285 psi.
- Parallel Strand Lumber (PSL) post, indicates 1.8E Parallam PSL post, which is an iLevel Trus Joist product with allowable design stresses as follows: G = 112,500 psi, E = 1.8 x 10<sup>6</sup> psi, F<sub>b</sub> = 2,400 psi, F<sub>t</sub> = 1,755 psi, F<sub>c</sub> (Compression Perpendicular to grain) = 425 psi, F<sub>c</sub> (Compression Parallel to grain) = 2,500 psi, and F<sub>v</sub> = 190 psi.
- Interior non-bearing partition walls to be minimum 2 x 4 at 16" o/c maximum. See architectural drawings for stud size.
- Provide Simpson Strong-Tie products as follows:  
New Floor Joists to Ledger and LVL Beams: 'LU28m' 20 gauge, galvanized face mount hanger with 6 - 10d x 1 1/2" nails to joists and 8-16d nails to ledger/beam;  
New Triple LVL Beam on New 6x6 PT Post: 'CCQ6-6SDS2.5' column cap with 16- SDS 1/4" x 2 1/2" screws to beam and 14- SDS 1/4" x 2 1/2" screws to post; and  
New Floor Joists to Existing Floor Joists- pair of 'DTT2Z' holdowns at 8'-0" o/c maximum and within 2'-8" of end of floor deck, installed horizontally and fastened to existing and new floor joists with 8- SDS 1/4" x 1 1/2" screws, and connect the 2- 'DTT2Z' connectors together with 1/2" diameter (Grade 36) steel threaded rods,
- Follow 2012 IRC Table R602.3(1) 'Fastener Schedule for Structural Members', unless noted otherwise.

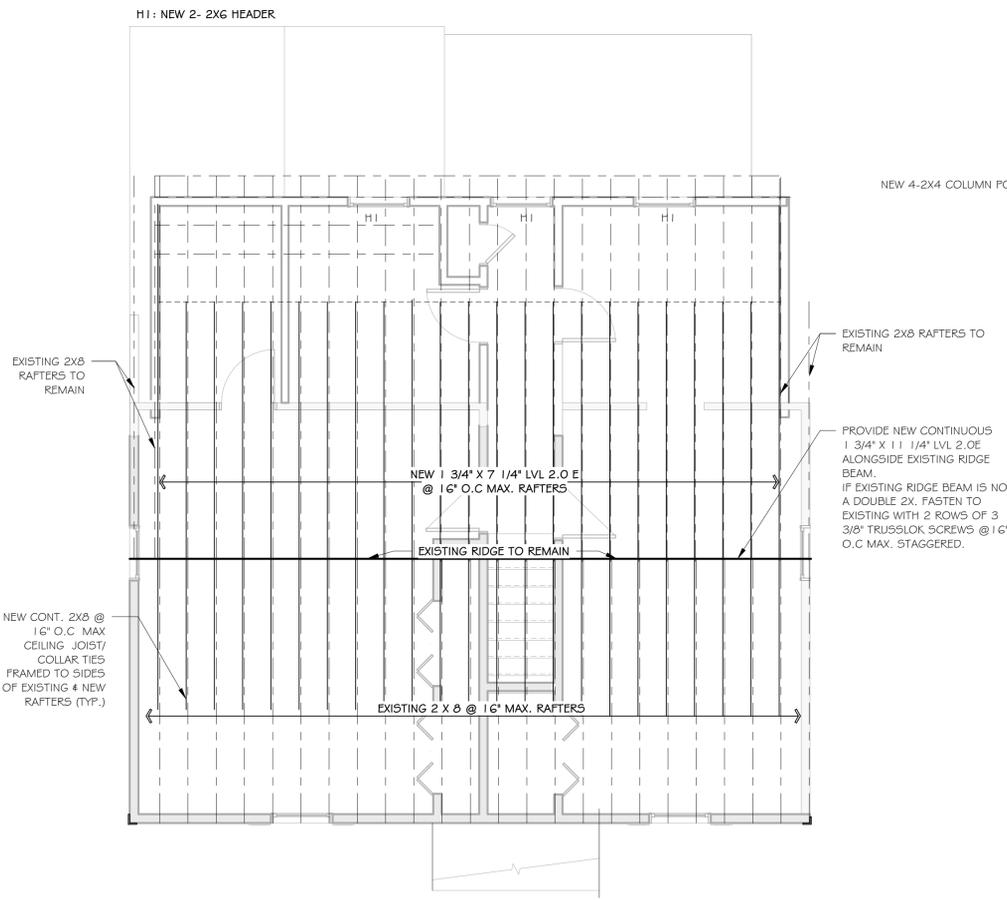
1<sup>st</sup> Floor Framing and Foundation Plan Notes:

- Verify existing conditions and dimensions, in the field, prior to fabrication and installation of any new materials. Notify Architect/Engineer of any field discrepancies for possible further instructions.
- Provide new 12" diameter concrete Sonotube piers with BF28 Bigfoot under new multiple stud posts and new 6x6 PT post. Sonotubes to be reinforced with 4- #5 vertical bars and 3- #3 circular horizontal ties (1 tie at top and bottom and 1 tie at mid-depth).
- Bottom of new Bigfoots to be at elevation 3'-6" minimum below finish grade.
- Provide new 4- 2x full depth blocking, framed between existing floor joists and matching depth of existing joists, and locate blocking under new multiple stud posts, for full contact bearing transfer of new multiple stud posts on new blocking.
- First floor live load design is 40 lbs per sq. ft.
- Wind load for 3 second gust is 100 mph.
- Wood framing to be Douglas Fir #2 or better.
- Provide Simpson Strong-Tie products as follows:  
New 4- 2x Blocking to Top of Concrete Sonotube: 'CB5-6' column base embedded into new concrete Sonotube and fastened to new 4- 2x blocking with 2 - 5/8" diameter thru-bolts; &  
New 6x6 PT Post to Top of New Concrete Sonotube: 'CBSQ66-SDS2' columnbase embedded into new concrete Sonotube and fastened to post with 14- SDS 1/4" x 2" screws.
- Fasten new 6x6 PT post to face of existing exterior deck framing rim joist with 2- 1/2" diameter thru-bolts. Provide 2x full depth blocking framed between existing exterior deck rim joist and next floor joist at 1<sup>st</sup> spacing of floor joist, with blocking at both sides of thru-bolts' location.
- Coordinate bottom of footing elevations with utilities. Notify Architect and/or Engineer of conflicts for further instructions.
- Assumed allowable soil bearing pressure is 3000 lbs per sq. ft. (PSF).
- Concrete to have minimum compressive strength of 4000 psi at 28 days.
- Reinforcing to be F<sub>y</sub> = 60000 psi, conforming to ASTM A615.
- Concrete coverage of reinforcing to be as follows: 3" at bottom of footings, 2" for rebars with soil contact, 1 1/2" for rebars in all other conditions, and 3/4" for slabs.
- Footings to bear on virgin undisturbed inorganic soil.
- Follow 2012 IRC Table R602.3(1) 'Fastener Schedule for Structural Members', unless noted otherwise.

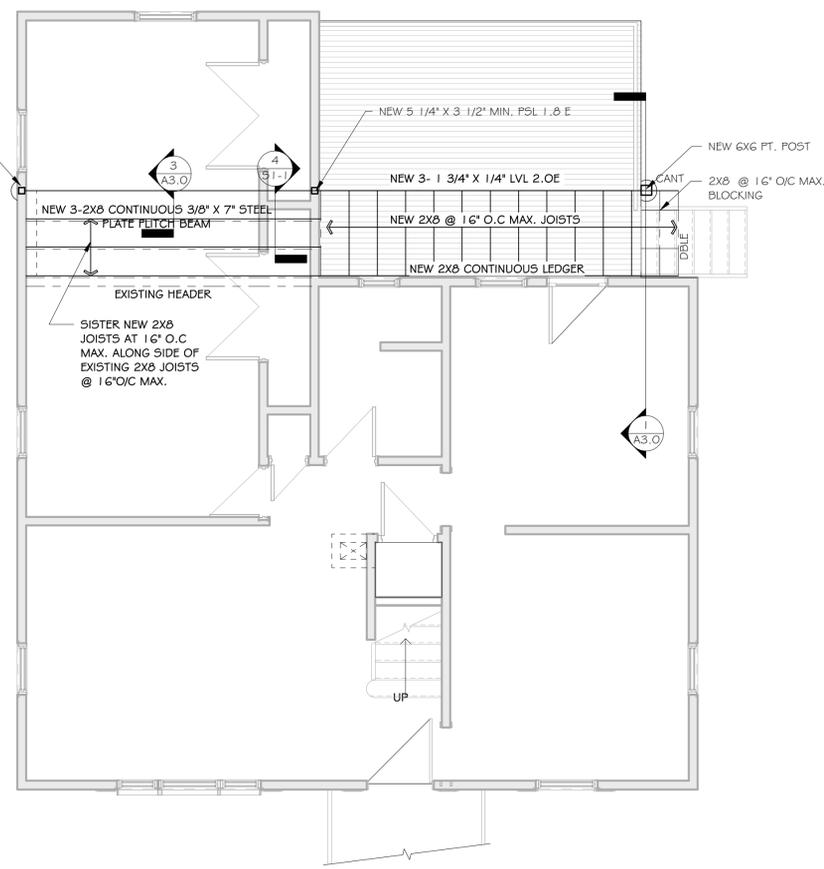
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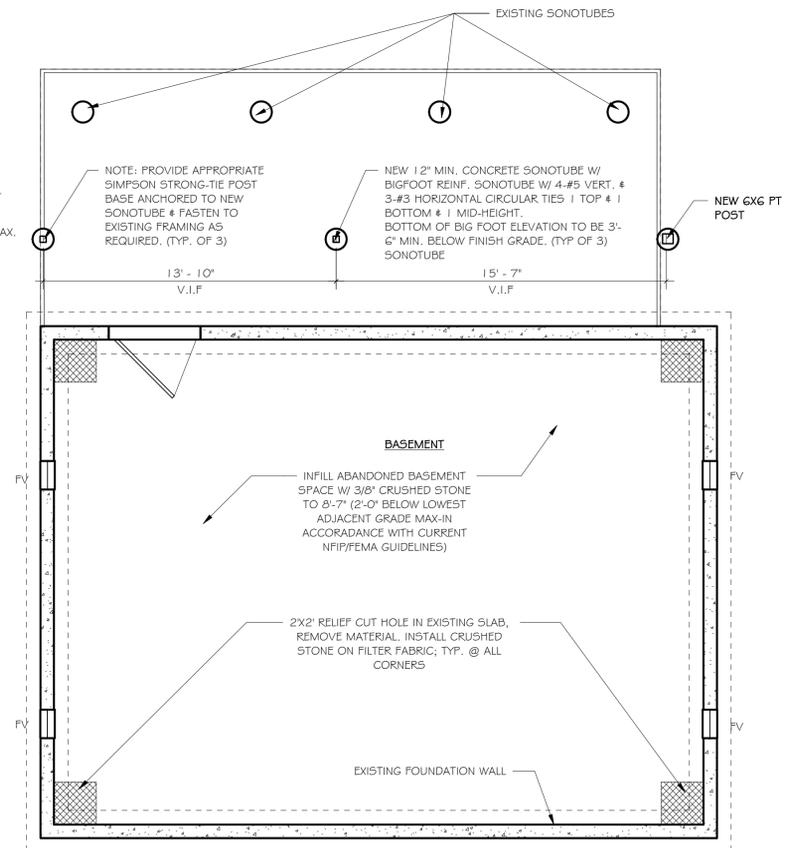
**SECTION DETAIL**  
3/4" = 1'-0" 4



**PROPOSED ROOF FLOOR FRAMING PLAN**  
1/4" = 1'-0" 3

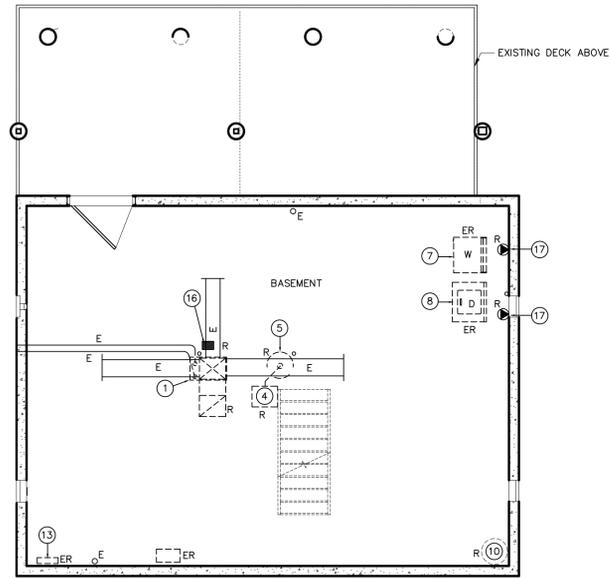


**PROPOSED SECOND FLOOR FRAMING PLAN**  
1/4" = 1'-0" 2

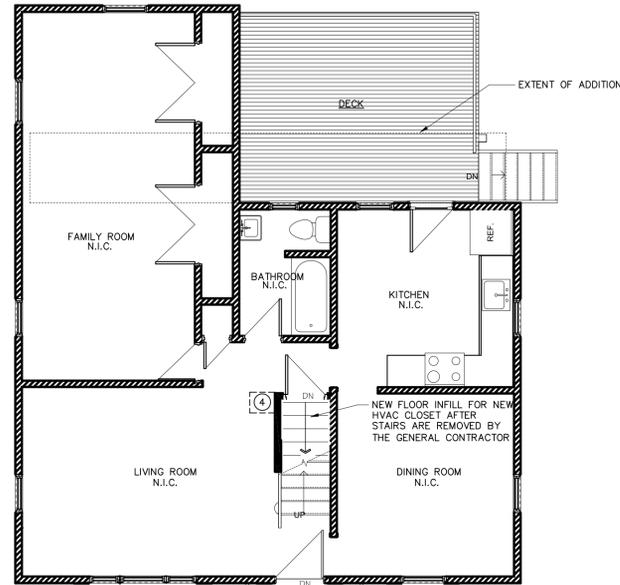


**PROPOSED FOUNDATION PLAN**  
1/4" = 1'-0" 1

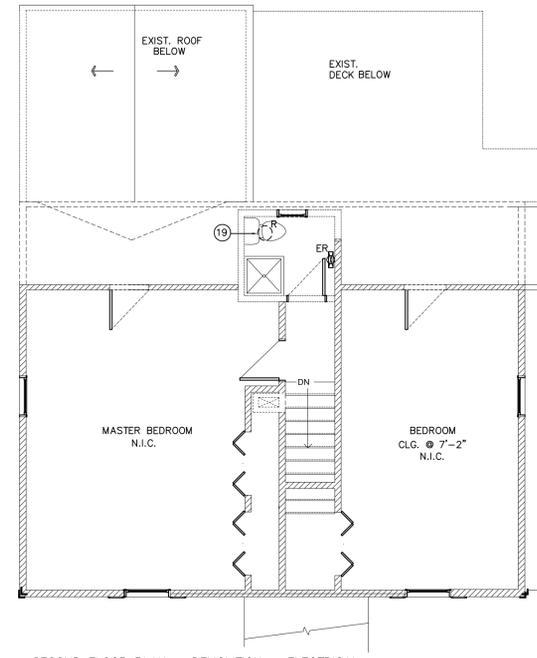
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BASEMENT FLOOR PLAN - DEMOLITION - ELECTRICAL  
 SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN - DEMOLITION - ELECTRICAL  
 SCALE: 3/16"=1'-0"



SECOND FLOOR PLAN - DEMOLITION - ELECTRICAL  
 SCALE: 3/16"=1'-0"

**SCOPE OF WORK - DEMOLITION**

- ALL POTENTIAL CONTRACTORS SHALL BECOME FAMILIAR WITH THE SITE CONDITIONS, PRIOR TO START ANY WORK.
- ALL DEMOLITION WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE AND 2016 CONNECTICUT AMENDMENTS TO THE STATE BUILDING AND FIRE SAFETY CODES, OTHER APPLICABLE CODES, STANDARDS, REGULATIONS, ORDINANCES, ETC., AND THE REQUIREMENTS OF THE LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION. THIS CONTRACTOR SHALL BE A LICENSED MECHANICAL CONTRACTOR AND SHALL BE RESPONSIBLE TO OBTAIN A CONSTRUCTION PERMIT AND PAY FOR ALL APPLICABLE FEES, TAXES, TESTS, ETC., FEES, TAXES, TESTS, ETC. NO WORK SHALL BE PERFORMED UNTIL A DEMOLITION SCHEDULE IS SUBMITTED AND APPROVED IN WRITING BY THE ARCHITECT/ENGINEER.
- REFER TO THE DEMOLITION NOTES ON THIS DRAWING.
- ALL EQUIPMENT, MATERIALS, ETC. NO LONGER REQUIRED SHALL BE DISPOSED OF IN A LEGAL MANNER, EXCEPT AS INDICATED.
- THIS DEMOLITION WORK SHALL BE DEEMED COMPLETE ONLY AFTER IS THOROUGHLY INSPECTED AND APPROVED IN WRITING BY THE LOCAL AUTHORITIES HAVING JURISDICTION, OWNER'S REPRESENTATIVE AND ARCHITECT/ENGINEER.

**DEMOLITION NOTES:**

- FURNACE, HIGH EFFICIENCY TWO-STAGE CONDENSING GAS-FIRED UPFLOW TYPE, "AMERICAN STANDARD" MODEL TUH2B08049V5VA, RATED FOR 80 MBH/CFH GAS INPUT & 75 MBH NET HEATING OUTPUT, 95% AFUE, 1,180 CFM (HIGH SPEED) @ 0.9" W.C. ESP W/FILTER, 58 F TEMPERATURE RISE & 465 WATTS, 1/2 HP FAN MOTOR @ 120V/1 PH, FURNISHED WITH VARIABLE SPEED FAN MOTOR, 17-1/2"W x 28"DEEP x 40"H, UL LISTED & AGA CERTIFIED, TO BE CAREFULLY DISCONNECTED, REMOVED AND TURNED OVER TO OWNER.
- NOT USED.
- NOT USED.
- MASONRY CHIMNEY TO BE DEMOLISHED BY THE GENERAL CONTRACTOR.
- DOMESTIC WATER HEATER, GAS-FIRED VERTICAL TANK TYPE, "A.O. SMITH", PROMAX MODEL GCVL-40, RATED FOR 40 MBH/CFH GAS INPUT, 40 GALLONS CAPACITY AND 41 GPH RECOVERY RATE @ 90 F TEMPERATURE RISE, 20"ø x 47-1/4"H, ASHRAE/IES 90.1-1999 AND 2004 NAECA CERTIFIED, TO BE CAREFULLY DISCONNECTED INCLUDING GAS VENT & BREECHING), REMOVED AND TURNED OVER TO OWNER.
- NOT USED.
- CLOTHES WASHER, "LG", MODEL WM2250CW, RATED FOR 3.5 CUFT, 10 AMSP @ 120V/1 PH, TO BE DISCONNECTED, REMOVED AND RELOCATED BY THE PLUMBING CONTRACTOR.
- CLOTHES DRYER, GAS-FIRED TYPE, "LG" MODEL STEAM DRYER DLGX2651, RATED FOR 7.3 CUFT, 30 MBH/CFH, 15 AMSP @ 120V/1 PH TO BE DISCONNECTED, REMOVED AND PLUMBING CONTRACTOR. DISCONNECT, REMOVE & DISPOSE OF IN A LEGAL MANNER THE 4"ø DRYER VENT.
- NOT USED.
- SUMP PUMP TO BE DISCONNECTED BY THE ELECTRICAL & PLUMBING CONTRACTOR, AND REMOVED & DISPOSED OF IN A LEGAL MANNER BY THE PLUMBING CONTRACTOR. DISCONNECT, REMOVE & DISPOSE OF IN A LEGAL MANNER THE DISCHARGE PIPING.
- NOT USED.
- NOT USED.
- ELECTRICAL PANELBOARD, 200A @ 120/240V, 1 PH, MLO, TO BE DISCONNECTED, REMOVED AND RELOCATED BY THIS CONTRACTOR. REFER TO THE ELECTRICAL DRAWING E-1 FOR CONT.
- NOT USED.
- NOT USED.
- CONDENSATE DRAIN PUMP TO BE DISCONNECTED, REMOVED & RELOCATED.
- DEDICATED ELECTRICAL RECEPTACLE OUTLET TO BE DISCONNECTED AND REMOVED (INCLUDING WIRING/CONDUITS BACK TO SOURCE) BY THIS CONTRACTOR.
- NOT USED.
- EXISTING COMBINATION LIGHT/EXHAUST FAN TO BE REMOVED AND DISPOSED OF IN A LEGAL MANNER.

SYMBOL LIST	
SYMBOL	DESCRIPTION
WALL MOUNTED LED FIXTURE	
CEILING RECESSED LED FIXTURE	
S SINGLE POLE/THREE POLE SWITCH	
S SERVICE SWITCH	
S EM EMERGENCY SHUTDOWN SWITCH	
OR JUNCTION BOX	
DUPLX/QUAD RECEPTACLE	
SPECIAL OUTLET TO SUIT EQUIPMENT	
TELEPHONE OUTLET	
SAFETY/DISCONNECT SWITCH	
THERMAL SWITCH (SET AT 165 F)	
CARBON MONOXIDE DETECTOR	
WP WEATHERPROOF	
AFF ABOVE FINISHED FLOOR	
F# FURNACE	
EBR# ELECTRIC BASEBOARD RADIATION	
ERCP# ELECTRIC RADIANT CEILING PANEL	
DWH# DOMESTIC WATER HEATER	
CDP# CONDENSATE DRAIN PUMP	
EF# EXHAUST FAN	
GM GAS METER	
E EXISTING TO REMAIN	
ER EXISTING TO BE RELOCATED	
R EXISTING TO BE REMOVED	
N.I.C. NOT IN CONTRACT	

**GENERAL NOTES**

- THE INFORMATION SHOWN ON THIS DRAWING IS BASED UPON THE INFORMATION SHOWN ON THE BUILDING PLANS AND LIMITED FIELD INVESTIGATIONS AND MAY OR MAY NOT REFLECT ACTUAL FIELD CONDITIONS. THIS CONTRACTOR SHALL VERIFY THE INFORMATION INDICATED ON THIS DRAWING AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO SUBMITTING HIS BID.
- THIS CONTRACTOR IS REQUIRED TO PERFORM THIS WORK IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ORDINANCES, ETC., AND TO MEET THE REQUIREMENTS OF THE LOCAL AUTHORITIES HAVING JURISDICTION AND OWNER, WHETHER OR NOT SPECIFICALLY INDICATED OR SPECIFIED ON THIS DRAWING.
- ALL PENETRATIONS THRU FLOOR AND WALLS SHALL BE FIRE STOPPED WITH "THOMAS AND BETTS" - FLAMESAFE, TYPE FST FIRESTOP COMPOUND OR APPROVED EQUIVALENT, CONFORMING TO ASME E814/UL1479.

DUMITRU T. PETRESCU, P.E., LLC  
 567 RAYZOE TERRACE  
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PROPOSED RENOVATIONS  
**JAMIE & MATT FOLEY**  
 Fairfield, Connecticut  
 91 Longdean Road.

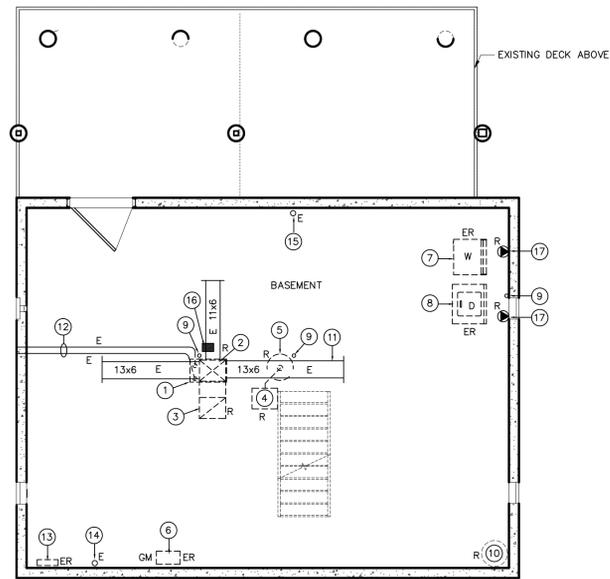
Sheet Description:  
**FLOOR PLANS  
 DEMOLITION  
 ELECTRICAL**

Issue Dates: 12/05/17  
 Applicant # 1398  
 Issue Date: 11/13/17

Revisions:

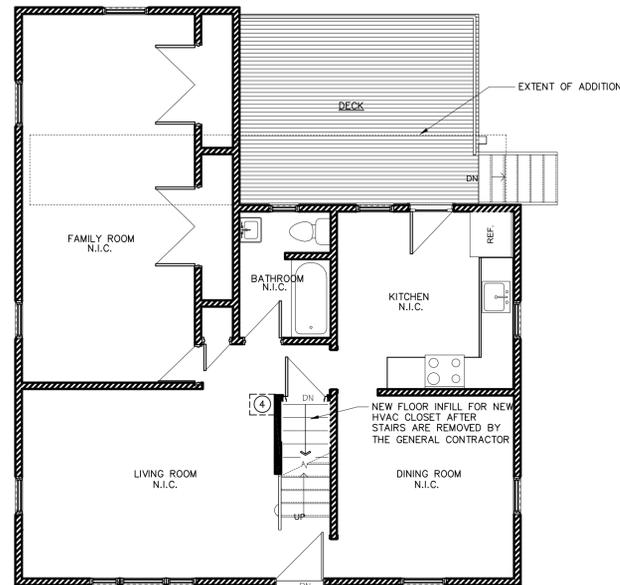
Project #: 1730-01  
 Drawn By: DTP

Sheet #:  
**DE-1**

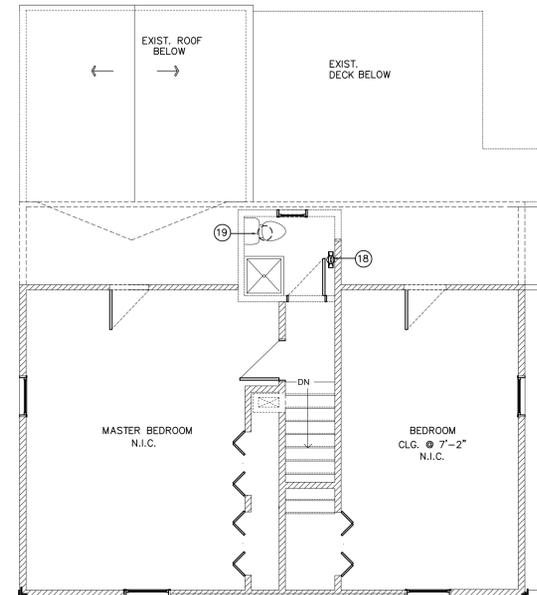


**BASEMENT FLOOR PLAN - DEMOLITION - MECHANICAL**  
 SCALE: 3/16"=1'-0"

**NOTE:**  
 THE EXISTING FURNACE LACK A RETURN AIR REGISTER/GRILLE.



**FIRST FLOOR PLAN - DEMOLITION - MECHANICAL**  
 SCALE: 3/16"=1'-0"



**SECOND FLOOR PLAN - DEMOLITION - MECHANICAL**  
 SCALE: 3/16"=1'-0"

**SCOPE OF WORK - DEMOLITION**

- ALL POTENTIAL CONTRACTORS SHALL BECOME FAMILIAR WITH THE SITE CONDITIONS, PRIOR TO START ANY WORK.
- ALL DEMOLITION WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE AND 2016 CONNECTICUT AMENDMENTS TO THE STATE BUILDING AND FIRE SAFETY CODES, OTHER APPLICABLE CODES, STANDARDS, REGULATIONS, ORDINANCES, ETC., AND THE REQUIREMENTS OF THE LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION. THIS CONTRACTOR SHALL BE A LICENSED MECHANICAL CONTRACTOR AND SHALL BE RESPONSIBLE TO OBTAIN A CONSTRUCTION PERMIT AND PAY FOR ALL APPLICABLE FEES, TAXES, TESTS, ETC. FEES, TAXES, TESTS, ETC. NO WORK SHALL BE PERFORMED UNTIL A DEMOLITION SCHEDULE IS SUBMITTED AND APPROVED IN WRITING BY THE ARCHITECT/ENGINEER.
- REFER TO THE DEMOLITION NOTES ON THIS DRAWING.
- ALL EQUIPMENT, MATERIALS, ETC. NO LONGER REQUIRED SHALL BE DISPOSED OF IN A LEGAL MANNER, EXCEPT AS INDICATED.
- THIS DEMOLITION WORK SHALL BE DEEMED COMPLETE ONLY AFTER IT IS THOROUGHLY INSPECTED AND APPROVED IN WRITING BY THE LOCAL AUTHORITIES HAVING JURISDICTION, OWNER'S REPRESENTATIVE AND ARCHITECT/ENGINEER.

**MECHANICAL LEGEND AND ABBREVIATIONS**

—	EXISTING DUCTWORK/PIPING/EQUIPMENT TO REMAIN (E)
----	EXISTING DUCTWORK/PIPING/EQUIPMENT TO BE REMOVED (R)
---	NEW DUCTWORK/PIPING/EQUIPMENT
F#	FURNACE
EBR#	ELECTRIC BASEBOARD RADIATION
ERC#	ELECTRIC RADIANT CEILING PANEL
DWH#	DOMESTIC WATER HEATER
CDP#	CONDENSATE DRAIN PUMP
EF#	EXHAUST FAN
G	GAS PIPING
GM	GAS METER
(C)	CARBON MONOXIDE DETECTOR/CONTROLLER
(TS)	THERMAL SWITCH (SET AT 165 F)
SS	SERVICE SWITCH
EM	EMERGENCY SHUTDOWN SWITCH
E	EXISTING TO REMAIN
ER	EXISTING TO BE RELOCATED
R	EXISTING TO BE REMOVED
N.I.C.	NOT IN CONTRACT
⊕	CONNECT TO EXISTING

**DEMOLITION NOTES:**

- FURNACE, HIGH EFFICIENCY TWO-STAGE CONDENSING GAS-FIRED UPFLOW TYPE, "AMERICAN STANDARD" MODEL TUH2B00A9V5VA, RATED FOR 80 MBH/CFH GAS INPUT & 75 MBH NET HEATING OUTPUT, 95% AFUE, 1,180 CFM (HIGH SPEED) @ 0.9" W.C. ESP W/FILTER, 58 F TEMPERATURE RISE & 465 WATTS, 1/2 HP FAN MOTOR @ 120V/1 PH, FURNISHED WITH VARIABLE SPEED FAN MOTOR, 17-1/2"W x 28"DEEP x 40"H, UL LISTED & AGA CERTIFIED, TO BE CAREFULLY DISCONNECTED, REMOVED AND TURNED OVER TO OWNER.
- SUPPLY AIR PLENUM TO BE DISCONNECTED, REMOVED AND DISPOSED OF IN A LEGAL MANNER.
- RETURN AIR PLENUM TO BE DISCONNECTED, REMOVED AND DISPOSED OF IN A LEGAL MANNER.
- MASONRY CHIMNEY TO BE DEMOLISHED BY THE GENERAL CONTRACTOR.
- DOMESTIC WATER HEATER, GAS-FIRED VERTICAL TANK TYPE, "A.O. SMITH", PROMAX MODEL GCVL-40, RATED FOR 40 MBH/CFH GAS INPUT, 40 GALLONS CAPACITY AND 41 GPH RECOVERY RATE @ 90 F TEMPERATURE RISE, 20"ø x 47-1/4"H, ASHRAE/IES 90.1-1999 AND 2004 NAECA CERTIFIED, TO BE CAREFULLY DISCONNECTED INCLUDING GAS VENT & BREECHING), REMOVED AND TURNED OVER TO OWNER.
- GAS METER (AC-250) TO BE DISCONNECTED, REMOVED AND RELOCATED BY THE GAS COMPANY.
- CLOTHES WASHER, "LG", MODEL WM2250CW, RATED FOR 3.5 CUFT, 10 AMSP @ 120V/1 PH, TO BE DISCONNECTED, REMOVED AND RELOCATED BY THE PLUMBING CONTRACTOR.
- CLOTHES DRYER, GAS-FIRED TYPE, "LG" MODEL STEAM DRYER DLGX2851, RATED FOR 7.3 CUFT, 30 MBH/CFH, 15 AMSP @ 120V/1 PH TO BE DISCONNECTED, REMOVED AND PLUMBING CONTRACTOR. DISCONNECT, REMOVE & DISPOSE OF IN A LEGAL MANNER THE 4"ø DRYER VENT.
- REMOVE GAS PIPING AND CAP AT CEILING.
- SUMP PUMP TO BE DISCONNECTED BY THE ELECTRICAL & PLUMBING CONTRACTOR, AND REMOVED & DISPOSED OF IN A LEGAL MANNER BY THE PLUMBING CONTRACTOR. DISCONNECT, REMOVE & DISPOSE OF IN A LEGAL MANNER THE DISCHARGE PIPING.
- SUPPLY DUCTWORK AT CEILING TO REMAIN (TYP).
- 3"ø EXHAUST & COMBUSTION AIR PIPING AT CEILING TO REMAIN.
- ELECTRICAL PANELBOARD, 200A @ 120/240V, 1 PH, MLO, TO BE DISCONNECTED, REMOVED AND RELOCATED BY THE ELECTRICAL CONTRACTOR. REFER TO THE ELECTRICAL DRAWINGS.
- 1/2" WATER SERVICE TO REMAIN, THE WATER METER TO BE RELOCATED BY THE PLUMBING CONTRACTOR. REFER TO THE PLUMBING DRAWINGS.
- 4" SANITARY SERVICE TO REMAIN. REFER TO THE PLUMBING DRAWINGS.
- CONDENSATE DRAIN PUMP TO BE DISCONNECTED, REMOVED & RELOCATED.
- DEDICATED ELECTRICAL RECEPTACLE OUTLET TO BE DISCONNECTED AND REMOVED (INCLUDING WIRING/CONDUITS BACK TO SOURCE) BY THE ELECTRICAL CONTRACTOR.
- EXISTING FLOOR SUPPLY REGISTER TO BE CAREFULLY REMOVED AND RELOCATED. REFER TO DRAWING M-1.
- EXISTING COMBINATION LIGHT/EXHAUST FAN TO BE REMOVED AND DISPOSED OF IN A LEGAL MANNER.

**GENERAL NOTES**

- THE INFORMATION SHOWN ON THIS DRAWING IS BASED UPON THE INFORMATION SHOWN ON THE BUILDING PLANS AND LIMITED FIELD INVESTIGATIONS AND MAY OR MAY NOT REFLECT ACTUAL FIELD CONDITIONS. THIS CONTRACTOR SHALL VERIFY THE INFORMATION INDICATED ON THIS DRAWING AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO SUBMITTING HIS BID.
- THIS CONTRACTOR IS REQUIRED TO PERFORM THIS WORK IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ORDINANCES, ETC., AND TO MEET THE REQUIREMENTS OF THE LOCAL AUTHORITIES HAVING JURISDICTION AND OWNER, WHETHER OR NOT SPECIFICALLY INDICATED OR SPECIFIED ON THIS DRAWING.
- ALL PENETRATIONS THRU FLOOR AND WALLS SHALL BE FIRE STOPPED WITH "THOMAS AND BETTS" - FLAMESAFE, TYPE FST FIRESTOP COMPOUND OR APPROVED EQUIVALENT, CONFORMING TO ASME E814/UL1479.

**DUMITRU T. PETRESCU, P.E., LLC**

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 Fax: (203) 287-9995

PROPOSED RENOVATIONS  
**JAMIE & MATT FOLEY**  
 Fairfield, Connecticut  
 91 Longdean Road.

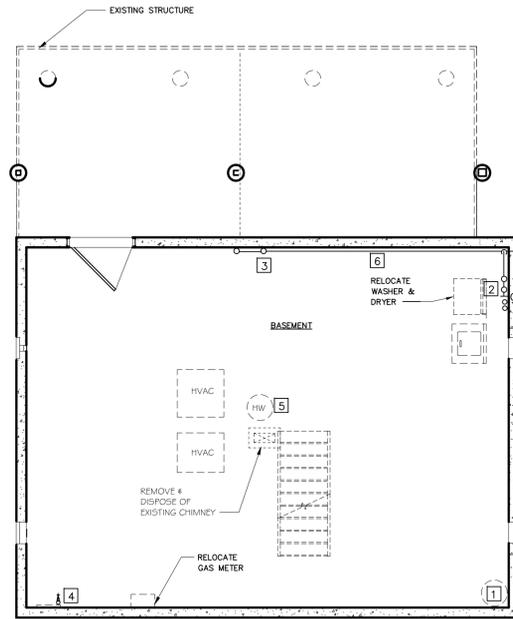
Sheet Description:  
**FLOOR PLANS  
 DEMOLITION  
 MECHANICAL**

Issue Dates: 12/05/17  
 Applicant # 1398  
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Project #: 1730-01  
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**DM-1**



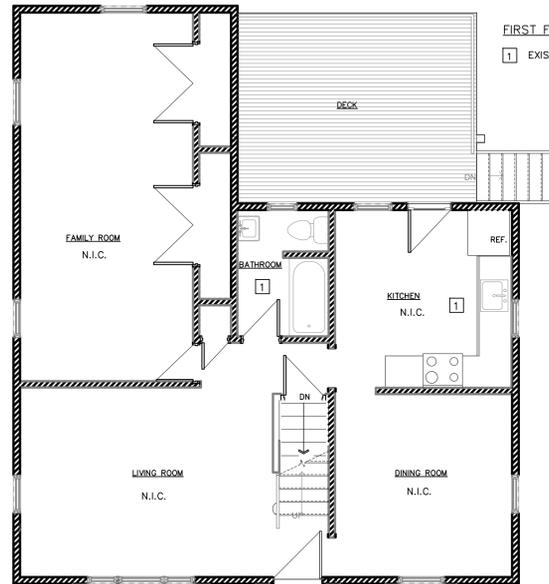
**BASEMENT FLOOR PLAN — DEMOLITION — PLUMBING**  
 SCALE: 3/16"=1'-0"

**BASEMENT PLUMBING DEMOLITION NOTES**

- 1 DISCONNECT, REMOVE AND DISPOSE IN A LEGAL MANNER OF EXISTING SUMP PUMP AND ASSOCIATED PIPING CAP DISCHARGE AND VENT PIPING AT UNDERSIDE OF NEWLY GRATED CRAWL SPACE
- 2 EXISTING WASTE FROM ABOVE SHALL REMAIN. PLUG EXISTING HOT AND COLD WATER, WASTE & VENT PIPING TO EXISTING WASHER TO BE REMOVED AND RELOCATED
- 3 ALL EXISTING SANITARY/WASTE & VENT PIPING FROM FIXTURES ABOVE AND RUNNING TIGHT TO BASEMENT CEILING SHALL REMAIN
- 4 EXISTING DOMESTIC WATER SERVICE TO REMAIN, REMOVE EXISTING SHOT-OFF VALVE AND PLUG PIPING AS REQUIRED.
- 5 EXISTING DOMESTIC WATER HEATER TO BE REMOVED IN ENTIRETY
- 6 EXISTING SANITARY PIPING LOW, ABOVE FIN. BASEMENT SLAB TO REMAIN

**NOTE**

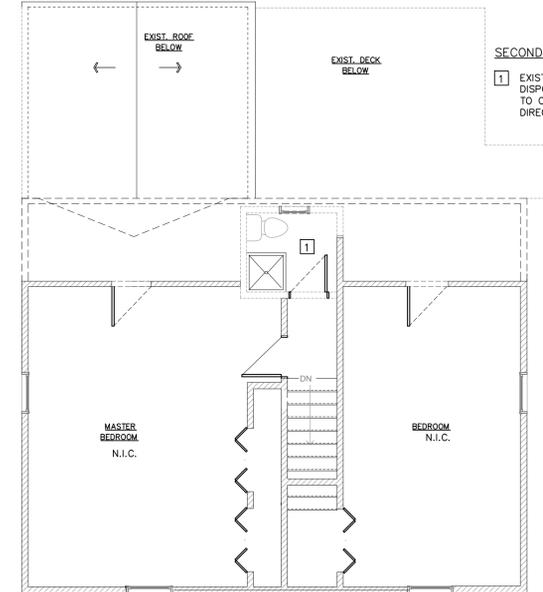
ALL EXISTING ACTIVE PIPING LOCATED IN EXISTING BASEMENT TO BE FILLED WITH AGGREGATE, SHALL BE PROTECTED AT ALL TIMES FROM ANY DAMAGE, BY ENCASING THE WATER AND SAN/WASTE PIPING WITH TWO TIMES LARGER CPVC PIPING.  
 ALL ACTIVE WATER PIPING LOCATED IN EXISTING BASEMENT SHALL HEAT HEAT TRACED AND INSULATED



**FIRST FLOOR PLAN — DEMOLITION — PLUMBING**  
 SCALE: 3/16"=1'-0"

**FIRST FLOOR PLUMBING DEMOLITION NOTES**

- 1 EXISTING PLUMBING FIXTURES AND WATER PIPING TO REMAIN



**SECOND FLOOR PLAN — DEMOLITION — PLUMBING**  
 SCALE: 3/16"=1'-0"

**SECOND PLUMBING DEMOLITION NOTES**

- 1 EXISTING PLUMBING FIXTURES AND WATER PIPING TO BE REMOVED, DISPOSE OF PLUMBING FIXTURES IN A LEGAL MANNER, TURN OVER TO OWNER OR REINSTALL AT NEW LOCATION AS PER OWNER'S DIRECTIONS.

PLUMBING LEGEND	
	NEW PIPING (DARK)
	EXISTING PIPING (LIGHT)
	VENT PIPING
	COLD WATER PIPING
	HOT WATER PIPING
	DIRECTION OF FLOW
	PITCH OF PIPING
	CLEANOUT
	COLD WATER
	HOT WATER
	CEILING
	POINT OF NEW CONNECTION

FIXTURE	CONNECTION SCHEDULE			
	HOT	COLD	SAN/WASTE	VENT
WATER CLOSET	-	-	4"	2"
LAV	1/2"	1/2"	1-1/2"	1-1/2"
TUB/SHOWER	1/2"	1/2"	2"	1-1/2"
SINK	1/2"	1/2"	2"	1-1/2"
WASHER	1/2"	1/2"	2"	1-1/2"

**PROPOSED RENOVATIONS**  
**JAMIE & MATT FOLEY**  
 91 Longdean Road,  
 Fairfield, Connecticut

Sheet Description:

**FLOOR PLANS  
 DEMOLITION  
 PLUMBING**

Issue Dates: 12/05/17

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Revisions :

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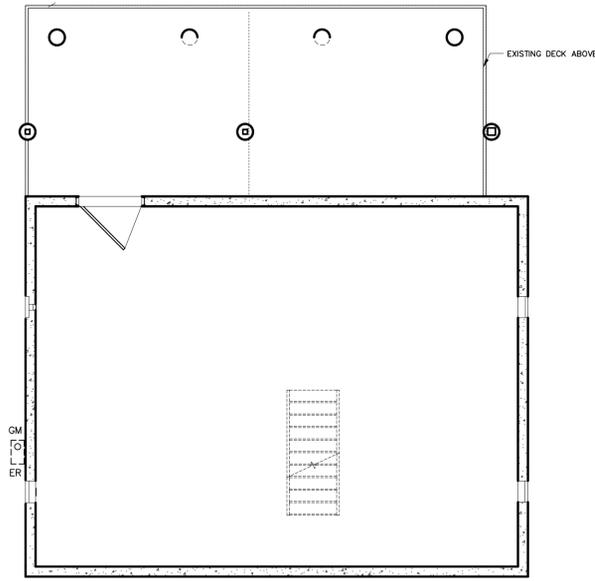
Project #: **1730-01**  
 Drawn By: **CP**

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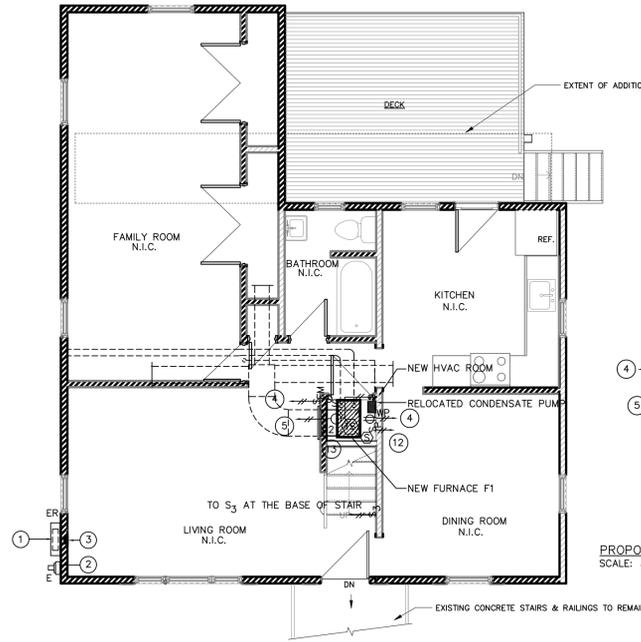
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**GENERAL NOTES**

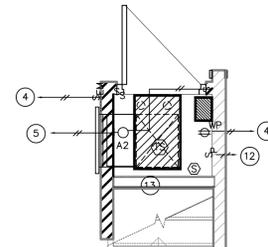
1. - THE INFORMATION SHOWN ON THIS DRAWING IS BASED UPON THE INFORMATION SHOWN ON THE BUILDING PLANS AND LIMITED FIELD INVESTIGATIONS AND MAY OR MAY NOT REFLECT ACTUAL FIELD CONDITIONS. THIS CONTRACTOR SHALL VERIFY THE INFORMATION INDICATED ON THIS DRAWING AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO SUBMITTING HIS BID.
2. - THIS CONTRACTOR IS REQUIRED TO PERFORM THIS WORK IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ORDINANCES, ETC. AND TO MEET THE REQUIREMENTS OF THE LOCAL AUTHORITIES HAVING JURISDICTION AND OWNER, WHETHER OR NOT SPECIFICALLY INDICATED OR SPECIFIED ON THIS DRAWING.
3. - ALL PENETRATIONS THRU FLOOR AND WALLS SHALL BE FIRE STOPPED WITH "THOMAS AND BETTS" - FLAMESAFE, TYPE FST FIRESTOP COMPOUND OR APPROVED EQUIVALENT, CONFORMING TO ASME E814/UL1479.



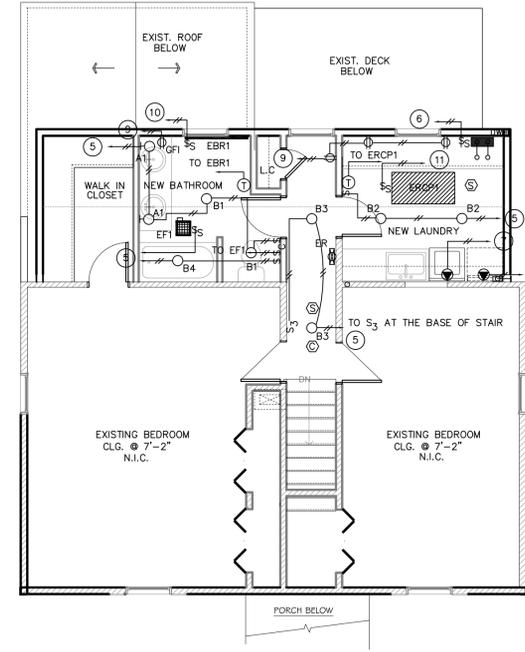
**BASEMENT FLOOR PLAN - ELECTRICAL**  
 SCALE: 3/16"=1'-0"



**PROPOSED FIRST FLOOR PLAN - ELECTRICAL**  
 SCALE: 3/16"=1'-0"



**PROPOSED NEW HVAC ROOM FLOOR PLAN - ELECTRICAL**  
 SCALE: 3/8"=1'-0"



**PROPOSED SECOND FLOOR PLAN - ELECTRICAL**  
 SCALE: 3/16"=1'-0"

**SCOPE OF WORK**

1. - THIS CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING CONDITIONS, PRIOR TO STARTING THIS WORK.
2. - ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE, 2016 CONNECTICUT STATE BUILDING & FIRE SAFETY CODES, 2014 NATIONAL ELECTRICAL CODE, AND THE REQUIREMENTS OF THE LOCAL AUTHORITIES HAVING JURISDICTION.
3. - THIS CONTRACTOR IS REQUIRED TO APPLY AND OBTAIN ALL REQUIRED PERMITS, PAY FOR ALL FEES, TAXES AND PROVIDE ALL TESTS REQUIRED BY THE LOCAL AUTHORITIES JURISDICTION.
4. - THIS CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY LIGHTING AND POWER AS REQUIRED DURING CONSTRUCTION FOR HIS/HER WORK, AND FURTHER PAY FOR UTILITY COMPANY CHARGES. ALL POWER INTERRUPTIONS SHALL BE SCHEDULED AT AT LEAST 48 HOURS IN ADVANCE.
5. - THIS CONTRACTOR IS REQUIRED TO PROVIDE DEMOLITION, NEW SERVICE EQUIPMENT, LIGHTING FIXTURES, ACCESSORIES & SUPPORTS, POWER TO EQUIPMENT FURNISHED BY OTHERS (I.E. HVAC & PLUMBING CONTRACTORS, ETC.), JUNCTION/PULLING BOXES, WIRING/CONDUITS & SUPPORTING DEVICES, SWITCHING DEVICES, ETC., FOR COMPLETE OPERATIONAL SYSTEMS, APPROVED BY THE LOCAL AUTHORITIES HAVING JURISDICTION, OWNER'S REPRESENTATIVE AND PROJECT ENGINEER.
6. - ALL NEW ELECTRICAL EQUIPMENT, SUCH AS SERVICE EQUIPMENT, LIGHTING FIXTURES, CONDUITS, ETC., SHALL BE RESTRAINED TO THE BUILDING'S STRUCTURAL ELEMENTS, AS REQUIRED.
7. - FURNISH & INSTALL GROUNDING AND BONDING FOR ALL ELECTRICAL EQUIPMENT AND OWNER'S FURNISHED EQUIPMENT IN STRICT ACCORDANCE WITH THE 2011 NATIONAL ELECTRICAL CODE.
8. - FURNISH AND INSTALL NEW LIGHTING FIXTURES, LAMPS AND SUSPENSION ACCESSORIES. APPLY FOR ANY UTILITY COMPANY INCENTIVES/REBATES TOWARDS ENERGY EFFICIENT LAMPS/BALLASTS AND PROVIDE CREDIT TO OWNER AT PROJECT COMPLETION.
9. - ALL WIRING SHALL BE COPPER OR EQUAL, WITH THHN OR THWN INSULATION, RATED FOR 600 VOLTS. USE EMT CONDUITS BETWEEN PANELBOARDS IN DRY AREAS, USE GALVANIZED STEEL RIGID CONDUITS WITH LIQUIDTIGHT FITTINGS BETWEEN PANELBOARDS IN WET AREAS AND WHEN EXPOSED AT EXTERIOR. USE NON-METALLIC CONDUITS WITH FUSION WELDED FITTINGS BELOW GRADE. USE ROMEX/BX WIRING INSIDE THIS HOUSE.
10. - ALL WIRING, CABLES & CONDUITS ARE REQUIRED TO BE IDENTIFIED EVERY TWENTY (20) FEET ALONG ROUTING, WITH WIRE AND CONDUIT MARKERS, EQUAL TO "SETON NAMEPLATE" AND IN STRICT ACCORDANCE WITH ANSI Z53.1-1979 AND NFPA-70 REQUIREMENTS. THESE MARKERS SHALL IDENTIFY CIRCUIT NUMBER & PANELBOARD SERVING EACH INDIVIDUAL CIRCUIT. PROVIDE TYPED DIRECTORIES FOR ALL PANELBOARDS.
11. - THIS WORK SHALL BE DEEMED COMPLETE ONLY AFTER HAS BEEN THOROUGHLY INSPECTED AND APPROVED BY THE LOCAL AUTHORITIES HAVING JURISDICTION AND PROJECT ENGINEER. THIS CONTRACTOR IS REQUIRED TO PROVIDE THREE (3) SETS OF "AS-BUILT" DRAWINGS AND OPERATION & MAINTENANCE MANUALS, PRIOR TO PROJECT COMPLETION & COMMISSIONING. NO WORK SHALL START BEFORE THE CONTRACTOR SUBMIT SHOP DRAWINGS FOR ALL DEVICES AND ACCESSORIES, MATERIALS, ETC., AND FURTHER OBTAIN APPROVALS FROM THE ENGINEER AND OWNER'S REPRESENTATIVE.

**NEW EQUIPMENT:**

**MAIN CIRCUIT BREAKER**  
 MCB RECESSED TYPE IN NEMA1 ENCLOSURE, UL LISTED.

**LIGHTING FIXTURES**

A1 WALL MOUNTED LED SCONCE FIXTURE, NOT TO EXCEED 12W @ 120V/1 PH, UL LISTED, AS SELECTED BY OWNER.

A2 WALL MOUNTED LED SCONCE FIXTURE, NOT TO EXCEED 15W @ 120V/1 PH, UL LISTED, AS SELECTED BY OWNER.

B1 CEILING RECESSED IC RATED LED FIXTURE, NOT TO EXCEED 15W @ 120V/1 PH, UL LISTED, AS SELECTED BY OWNER.

B2 CEILING RECESSED IC RATED LED FIXTURE, NOT TO EXCEED 25W @ 120V/1 PH, UL LISTED, AS SELECTED BY OWNER.

B3 CEILING RECESSED IC RATED LED FIXTURE, NOT TO EXCEED 20W @ 120V/1 PH, UL LISTED, AS SELECTED BY OWNER.

B4 CEILING RECESSED LENSED GASKETED IC RATED LED FIXTURE, NOT TO EXCEED 12W @ 120V/1 PH, UL LISTED FOR WET LOCATIONS, AS SELECTED BY OWNER.

**SMOKE DETECTORS**  
 WIRED WITH BATTERY BACK-UP APPROVED TYPE WITH AUDIBLE & VISUAL ALARM, UL LISTED.

**CARBON MONOXIDE DETECTOR**  
 WIRED WITH BATTERY BACK-UP APPROVED TYPE WITH AUDIBLE & VISUAL ALARM, UL LISTED.

**CONSTRUCTION NOTES:**

1. EXISTING RELOCATED PANELBOARD IN LOCKABLE WEATHERPROOF ENCLOSURE. EXTEND EXISTING CIRCUITS TO NEW LOCATION, AS REQUIRED. FEED WITH 3/4"Ø-1/2"ØG, 2"Ø FROM THE NEW MAIN CIRCUIT BREAKER, LOCATED WHERE SHOWN.
2. EXISTING METER & METER SOCKET TO REMAIN.
3. NEW RECESSED MAIN 200A-2P @ 120/240V/1 PHASE, 3-WIRE CIRCUIT BREAKER. WIRE WITH 3/4"Ø-1/2"ØG, 2"Ø FROM EXISTING AERIAL SERVICE VIA EXISTING METER.
4. WIRE WITH 2#10+1#12G TO EXISTING FURNACE CIRCUIT.
5. WIRE WITH 2#12+1#12G TO EXISTING LIGHTING CIRCUIT.
6. WIRE WITH 2#10+1#12G TO EXISTING DOMESTIC HOT WATER CIRCUIT.
7. WIRE WITH 2#10+1#12G TO EXISTING CLOTHES WASHER CIRCUIT.
8. WIRE WITH 2#10+1#12G TO EXISTING CLOTHES DRYER CIRCUIT.
9. WIRE WITH 2#10+1#12G TO NEW 20A-1P CIRCUIT BREAKER IN THE EXISTING RELOCATED PANELBOARD.
10. WIRE WITH 2#10+1#12G TO NEW 20A-1P CIRCUIT BREAKER IN THE EXISTING RELOCATED PANELBOARD.
11. WIRE WITH 2#10+1#12G TO NEW 20A-1P CIRCUIT BREAKER IN THE EXISTING RELOCATED PANELBOARD.
12. WIRE THE ELECTRIC HEAT TRACING OF THE COLD WATER PIPING EXPOSED IN BASEMENT WITH 2#10+1#12G TO NEW 20A-1P CIRCUIT BREAKER IN THE EXISTING RELOCATED PANELBOARD. WIRE TO NEW SWITCH WITH PILOT LIGHT LOCATED IN THE NEW FURNACE ROOM. PROVIDE NAMEPLATE TO THIS SWITCH CALLING FOR "HEAT TRACING TO BASEMENT PIPING"
13. WIRE THE NEW FURNACE F1 SERVICE SWITCH IN SERIES WITH A THERMAL SWITCH WITH A THERMAL SWITCH AND AN EMERGENCY SHUTDOWN SWITCH BY THIS CONTRACTOR.

**GENERAL NOTES**

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3. - ALL PENETRATIONS THRU FLOOR AND WALLS SHALL BE FIRE STOPPED WITH "THOMAS AND BETTS" - FLAMESAFE, TYPE FST FIRESTOP COMPOUND OR APPROVED EQUIVALENT, CONFORMING TO ASME E814/UL1479.

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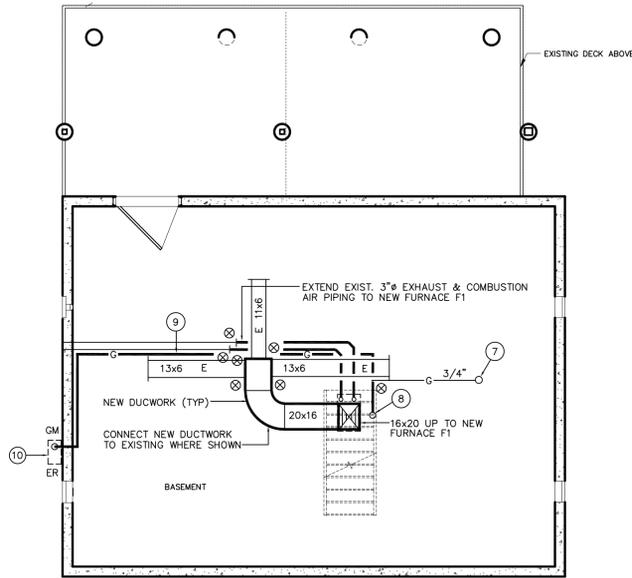
**PROPOSED FLOOR PLANS ELECTRICAL**

**Issue Dates:** 12/05/17  
**Applicant #** 1398  
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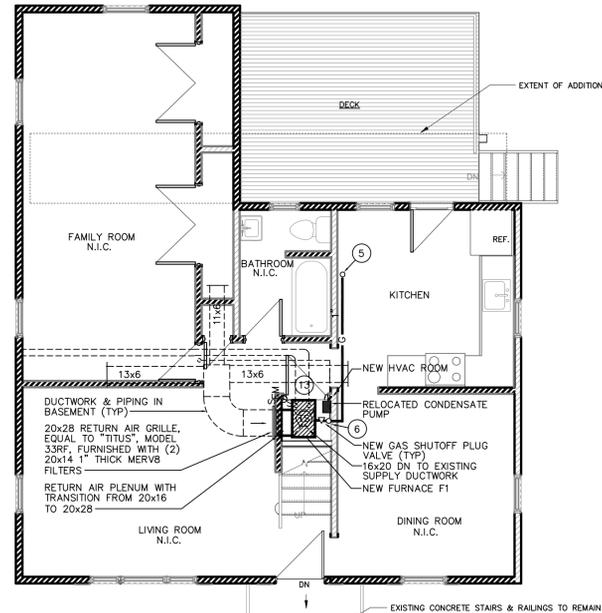
**Revisions:**


**Project #:** 1730-01  
**Drawn By:** DTP

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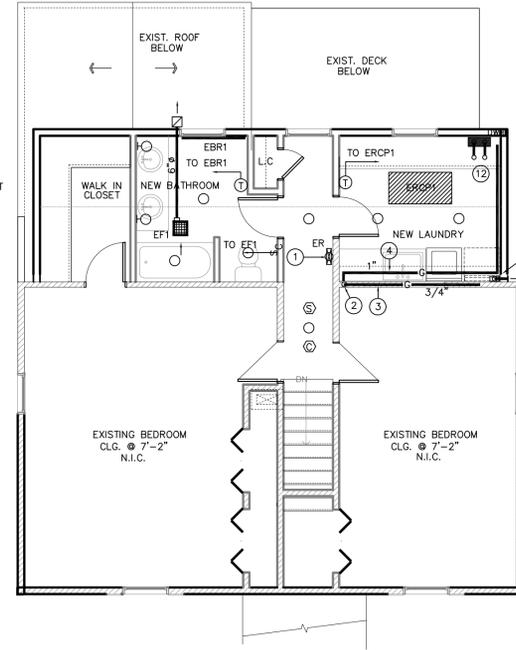


BASEMENT FLOOR PLAN - MECHANICAL  
 SCALE: 3/16"=1'-0"



PROPOSED FIRST FLOOR PLAN - MECHANICAL  
 SCALE: 3/16"=1'-0"

74 SOFT @ 30 BTU/SQFT  
 2,220 BTU/HR OR 650W



PROPOSED SECOND FLOOR PLAN - MECHANICAL  
 SCALE: 3/16"=1'-0"

- SCOPE OF WORK**
- ALL POTENTIAL CONTRACTORS SHALL BECOME FAMILIAR WITH THE SITE CONDITIONS, PRIOR TO START ANY WORK.
  - ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE AND 2016 CONNECTICUT AMENDMENTS TO THE STATE BUILDING AND FIRE SAFETY CODES, OTHER APPLICABLE CODES, STANDARDS, REGULATIONS, ORDINANCES, ETC., AND THE REQUIREMENTS OF THE LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION. THIS CONTRACTOR SHALL BE A LICENSED MECHANICAL CONTRACTOR, AND SHALL BE RESPONSIBLE TO OBTAIN A CONSTRUCTION PERMIT AND PAY FOR ALL APPLICABLE FEES, TAXES, TSTS, ETC., NO WORK SHALL BE PERFORMED UNTIL SHOP DRAWINGS FOR ALL EQUIPMENT, DEVICES AND MAJOR MATERIALS ARE SUBMITTED AND APPROVED IN WRITING BY THE ARCHITECT/ENGINEER.
  - FURNISH & INSTALL ALL EQUIPMENT, DEVICES, MATERIALS, ETC., AS INDICATED, SHOWN AND SPECIFIED FOR COMPLETE OPERATIONAL SYSTEMS, APPROVED BY ARCHITECT/ENGINEER & OWNER'S REPRESENTATIVE, AND LOCAL AUTHORITIES HAVING JURISDICTION.
  - THIS CONTRACTOR IS RESPONSIBLE TO SUBMIT TO THE ARCHITECT/ENGINEER SHOP DRAWINGS FOR ALL EQUIPMENT & DEVICES, MATERIALS, ETC., AND FURTHER OBTAIN ALL NECESSARY APPROVALS, PRIOR TO STARTING THIS WORK.
  - THIS CONTRACTOR SHALL INCLUDE IN HIS/HER WORK, WITHOUT EXTRA COST TO OWNER, ANY LABOR, MATERIAL APPARATUS AND DRAWING ADDITIONS TO THE CONTRACT DRAWINGS AND SPECIFICATIONS IN ORDER TO COMPLY WITH THE CURRENT APPROVED CODES, STANDARDS, ORDINANCES, RULES AND REGULATIONS, EITHER SHOWN OR NOT ON THESE DRAWINGS AND SPECIFICATIONS.
  - ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS, RECOMMENDATIONS AND WARRANTY, WITH ALL REQUIRED CLEARANCES FOR MAINTENANCE AND SERVICE.
  - ALL DUCTWORK SHALL BE MADE OF GALVANIZED STEEL Q90, IN STRICT ACCORDANCE WITH THE LATEST APPROVED "SMACNA STANDARDS", PROVIDE ALL NECESSARY FITTINGS AND ACCESSORIES, AS REQUIRED FOR A COMPLETE OPERATIONAL INSTALLATION. SEAL DUCTWORK AIR TIGHT IN STRICT ACCORDANCE WITH "SMACNA" AND 2012 IECC REQUIREMENTS. FURNISH & INSTALL LOW LEAKAGE VOLUME DAMPERS AT ALL TAKEOFFS AND WHERE REQUIRED FOR AIR BALANCING. FURNISH & INSTALL 8"x8" MINIMUM INSULATED HINGED TYPE ACCESS DOORS AT ALL VOLUME DAMPERS, AS REQUIRED FOR BALANCING.
  - PROVIDE NEW AIR DIFFUSION DEVICES OF MAKES, MODELS AND WITH THE CHARACTERISTICS INDICATED ON THIS DRAWING.
  - GAS PIPING SHALL BE BLACK STEEL PIPE, ASTM A53 OR A120, SCHEDULE 40, WITH ASME B16.3 MALLEABLE IRON FITTINGS, AND NFPA-54 APPROVED THREADED JOINTS. PLUG VALVES SHALL BE BRONZE BODY, TAPERED PLUG, NON-LUBRICATED, TEFLON PACKING, WITH THREADED ENDS. GAS BALL VALVES SHALL BE 150 PSI WOG, BRONZE BODY, STRAIGHTAWAY PATTERN, SQUARE HEAD, THREADED ENDS. CONDENSATE DRAIN PIPING SHALL BE PVC PIPE, ASTM D2729, SCHEDULE 40, WITH PVC FITTINGS AND SOLVENT CEMENT JOINTS, AS PER ASTM D2564. RUN 1" CONDENSATE DRAIN PIPING FROM THE NEW FURNACE TO THE EXISTING RELOCATED CONDENSATE DRAIN PUMP. PROVIDE 1/2" FLEXIBLE DISCHARGE PLASTIC PIPING FROM THE CONDENSATE PUMP AND CONNECT INDIRECTLY TO THE NEAREST WASTE/SANITARY PIPING. FURNISH & INSTALL EXHAUST & COMBUSTION AIR PIPING, CPVC SCHEDULE 80, FOR THE NEW FURNACE AND DOMESTIC WATER HEATER.
  - COVER ALL DUCTWORK (EXISTING & NEW) WITH 2" THICK DUCT WRAP INSULATION, SEALED AIR TIGHT, EXCEPT FOR THE EXPOSED DUCTWORK IN BASEMENT WHICH WILL BE COVERED WITH (2) LAYERS OF 2" THICK DUCT WRAP INSULATION. THE MINIMUM DUCTWORK INSULATION "R" VALUE SHALL MEET THE 2012 IECC REQUIREMENTS.
  - CONNECT THE EXISTING THERMOSTAT TO THE NEW FURNACE F1.
  - FURNISH & INSTALL EQUIPMENT NAMEPLATES, PIPE MARKERS, VALVE TAGS, ETC., IN COMPLIANCE WITH ANSI 413.1.
  - PROVIDE THREE (3) SETS OF "AS-BUILT" DRAWINGS TO ARCHITECT/ENGINEER AT PROJECT COMPLETION.
  - THIS PROJECT SHALL BE DEEMED COMPLETE ONLY AFTER IS THOROUGHLY INSPECTED, DEMONSTRATED TO AND APPROVED IN WRITING BY THE LOCAL AUTHORITIES HAVING JURISDICTION, OWNER'S REPRESENTATIVE AND ARCHITECT/ENGINEER. ALL WARRANTIES SHALL START AFTER RECEIVING THESE APPROVALS.

**NEW HVAC EQUIPMENT**

- FURNACE**  
 F1 FURNACE, GAS-FIRED HIGH EFFICIENCY TWO-STAGE CONDENSING FURNACE, DOWNFLOW TYPE, EQUAL TO "TRANE", MODEL TH2B0R0A9V3VA, RATED FOR 80 MBH/CFH GAS INPUT & 76 MBH NET HEATING OUTPUT, 95% AFUE, 1180 CFM (HIGH SPEED) @ 0.9" W.C. ESP W/FILTER, 58 F TEMPERATURE RISE & 465 WATTS, 1/2 HP VARIABLE SPEED FAN MOTOR, 120V/1 PH, 17-1/2"W x 28"DEEP x 40"H, UL LISTED, AGA & ENERGY STAR CERTIFIED.
- NOTES:**
- INSTALL FURNACE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND WARRANTY.
  - SEISMICALLY ANCHOR THE NEW FURNACE TO THE EXISTING BUILDING'S STRUCTURAL ELEMENTS, AS REQUIRED.
  - TEST OPERATION OF FURNACE, MAKE ALL NECESSARY ADJUSTMENT AND PROVIDE WRITTEN CERTIFICATION TO OWNER INDICATING THAT THIS FURNACE OPERATE AS INTENDED AND REQUIRED.
- ELECTRIC BASEBOARD RADIATION**  
 EB1 ELECTRIC BASEBOARD RADIATION, EQUAL TO "QMARK", MODEL 2513N9, 4'-0" LONG, RATED FOR 750 WATTS @ 120V/1 PH, UL LISTED, FURNISHED WITH WALL MOUNTED LINE VOLTAGE THERMOSTAT.
- NOTES:**
- INSTALL ELECTRIC BASEBOARD RADIATION IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS & WARRANTY.
  - TEST OPERATION OF ELECTRIC BASEBOARD RADIATION, MAKE ALL NECESSARY ADJUSTMENT AND PROVIDE WRITTEN CERTIFICATION TO OWNER INDICATING THAT THIS EQUIPMENT OPERATE AS INTENDED AND REQUIRED.
- ELECTRIC RADIANT CEILING PANEL**  
 ERCP1 2'x4' ELECTRIC RADIANT CEILING PANEL, EQUAL TO "QMARK", MODEL CP751, RATED FOR 750 WATTS @ 120V/1 PH, UL LISTED, FURNISHED WITH WALL MOUNTED LINE VOLTAGE THERMOSTAT.
- NOTES:**
- INSTALL ELECTRIC RADIANT CEILING PANEL IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS & WARRANTY.
  - TEST OPERATION OF ELECTRIC RADIANT CEILING PANEL, MAKE ALL NECESSARY ADJUSTMENT AND PROVIDE WRITTEN CERTIFICATION TO OWNER INDICATING THAT THIS EQUIPMENT OPERATE AS INTENDED AND REQUIRED.
- EXHAUST FAN**  
 EF1 EXHAUST FAN, EQUAL TO "BROAN", INVENT SERIES MODEL AER80, RATED FOR 80 CFM, 26.9W @ 120V/1 PH, UL LISTED AND ENERGY STAR QUALIFIED, FURNISHED WITH EAVE VENT AND WALL MOUNTED SPEED CONTROLLER.
- NOTES:**
- INSTALL EXHAUST FAN IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND WARRANTY.
  - TEST OPERATION OF THE EXHAUST FAN, MAKE ALL NECESSARY ADJUSTMENT AND PROVIDE WRITTEN CERTIFICATION TO OWNER INDICATING THAT THIS EQUIPMENT OPERATE AS INTENDED AND REQUIRED.
- CLOTHES DRYER VENT KIT**  
 DV DRYER VENT KIT, EQUAL TO "BROAN", MODEL WC650, 4" WALL CAP WITH 4" FLEXIBLE ALUMINUM DUCTWORK CONNECTOR, AND AN IN-LINE 4" DRYER DUCT LINT TRAP BY "EVERBILT".
- NOTES:**
- INSTALL CLOTHES DRYER VENT & LINT TRAP IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND WARRANTY.
- DOMESTIC WATER HEATER VENTS**  
 DOMESTIC WATER HEATER EXHAUST & COMBUSTION AIR VENT PIPING SHALL BE 3" CPVC, TERMINATED ABOVE THE ROOF LEVEL AS PER THE DOMESTIC WATER HEATER MANUFACTURER'S INSTRUCTION, RECOMMENDATIONS & WARRANTY.

**CONSTRUCTION NOTES:**

- EXISTING RELOCATED SUPPLY FLOOR REGISTER.
- NEW 1" GAS PIPING DOWN IN WALL (229 CFH).
- NEW 3/4" GAS PIPING INSIDE CABINetry TO RELOCATED CLOTHES DRYER (30 CFH). PROVIDE GAS PLUG SHUTOFF VALVE AND AGA APPROVED FLEXIBLE STAINLESS STEEL CONNECTOR AT CLOTHES DRYER.
- NEW 1" GAS PIPING IN SOFFIT BY THE GENERAL CONTRACTOR TO NEW GAS-FIRED DOMESTIC WATER HEATER (199 CFH). PROVIDE GAS PLUG SHUTOFF VALVE AND AGA APPROVED FLEXIBLE STAINLESS STEEL CONNECTOR AT DOMESTIC WATER HEATER.
- NEW 1" GAS PIPING UP TO 2ND FLOOR (229 CFH).
- NEW 1-1/4" GAS PIPING DN TO BASEMENT (309 CFH).
- EXISTING 3/4" GAS PIPING RISER TO RANGE/STOVE TO REMAIN (65 CFH). CONNECT TO NEW GAS PIPING WHERE SHOWN.
- NEW 1-1/4" GAS PIPING UP (309 CFH).
- RUN NEW 1-1/4" GAS PIPING (374 CFH) IN BASEMENT TIGHT TO THE FLOOR JOISTS.
- LOCATION OF THE RELOCATED GAS METER. COORDINATE THE INSTALLATION WITH THE GAS COMPANY. PROVIDE NEW BUILDING'S MAIN GAS SHUTOFF VALVE ON RISER. NEW GAS LOAD IS 374 CFH @ 5.5" W.C. THE GAS COMPANY SHALL EXTEND THE EXISTING GAS SERVICE TO THE NEW GAS METER LOCATION.
- CLOTHES DRYER VENT WITH LINT TRAP.
- DOMESTIC WATER HEATER DWH EXHAUST & COMBUSTION AIR VENT PIPING.
- WIRE THE NEW FURNACE F1 SERVICE SWITCH IN SERIES WITH A THERMAL SWITCH AND AN EMERGENCY SHUTDOWN SWITCH BY THE ELECTRICAL CONTRACTOR.

**GENERAL NOTES**

- THE INFORMATION SHOWN ON THIS DRAWING IS BASED UPON THE INFORMATION SHOWN ON THE BUILDING PLANS AND LIMITED FIELD INVESTIGATIONS AND MAY OR MAY NOT REFLECT ACTUAL FIELD CONDITIONS. THIS CONTRACTOR SHALL VERIFY THE INFORMATION INDICATED ON THIS DRAWING AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO SUBMITTING HIS BID.
- THIS CONTRACTOR IS REQUIRED TO PERFORM THIS WORK IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ORDINANCES, ETC., AND TO MEET THE REQUIREMENTS OF THE LOCAL AUTHORITIES HAVING JURISDICTION AND OWNER, WHETHER OR NOT SPECIFICALLY INDICATED OR SPECIFIED ON THIS DRAWING.
- ALL PENETRATIONS THRU FLOOR AND WALLS SHALL BE FIRE STOPPED WITH "THOMAS AND BETTS" - FLAMESAFE, TYPE FST FIRESTOP COMPOUND OR APPROVED EQUIVALENT, CONFORMING TO ASME E814/UL1479.

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Sheet Description:

**PROPOSED FLOOR PLANS MECHANICAL**

Issue Dates: 12/05/17

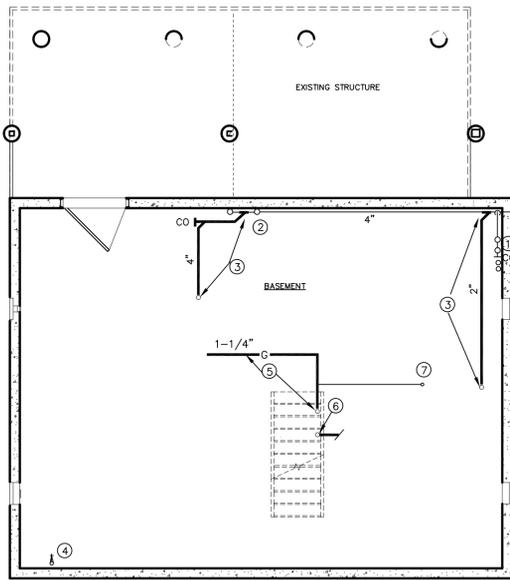
Applicant # 1398  
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 Drawn By: DTP

Sheet #:

**M-1**



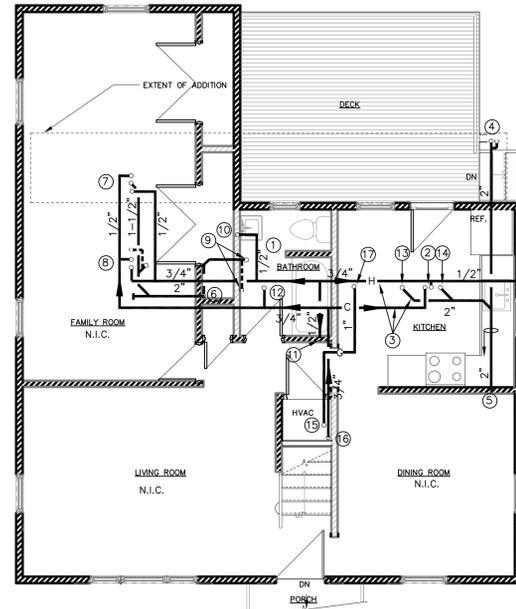
**BASEMENT FLOOR PLAN - PLUMBING**  
 SCALE: 3/16"=1'-0"

**PLUMBING CONSTRUCTION NOTES**

- 1 EXISTING WASTE FROM SINK AND DISHWASHER ABOVE TO REMAIN. DISCONNECT. ALL EXISTING COLD WATER PIPING FEED TO PLUMBING FIXTURES TO FLOOR ABOVE SHALL REMAIN ACTIVE
- 2 SAN/WASTE PIPING FROM ABOVE AND DN TO FLOOR LEVEL TO REMAIN
- 3 NEW SAN/WASTE PIPING FROM ABOVE TO CONNECT TO EXISTING PIPING TO REMAIN
- 4 EXISTING DOMESTIC WATER SERVICE TO REMAIN. FURNISH AND INSTALL NEW SHUT-OFF VALVE IN NEW CRAWL SPACE FOR EASY ACCESS.
- 5 NEW 1-1/4" GAS PIPING HIGH AT NEW CRAWL SPACE CEILING AND UP
- 6 NEW 3/4" CW PIPING UP. CONNECT NEW PIPING TO EXISTING WATER PIPING TO EXISTING IN NEW CRAWL SPACE
- 7 EXISTING GAS PIPING TO EXISTING STOVE TO REMAIN

**NOTE**

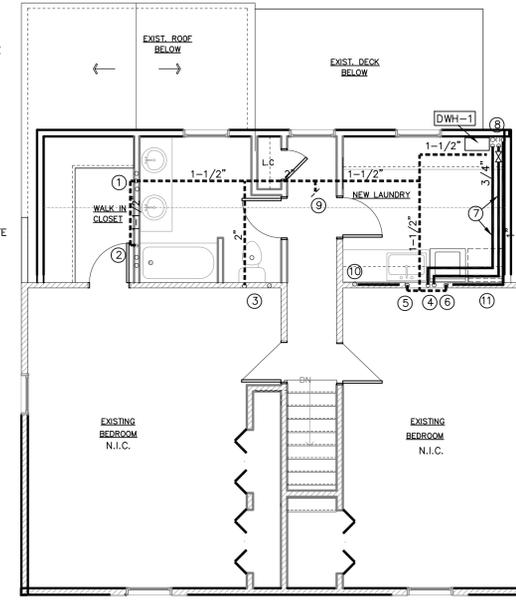
ALL EXISTING ACTIVE PIPING LOCATED IN EXISTING BASEMENT TO BE FILLED WITH AGGREGATE, SHALL BE PROTECTED AT ALL TIMES FROM ANY DAMAGE, BY ENCASING THE WATER AND SAN/WASTE PIPING WITH TWO TIMES LARGER CPVC PIPING. ALL ACTIVE WATER PIPING LOCATED IN EXISTING BASEMENT SHALL BE HEAT TRACED AND INSULATED



**PROPOSED FIRST FLOOR PLAN - PLUMBING**  
 SCALE: 3/16"=1'-0"

**PLUMBING CONSTRUCTION NOTES**

- 1 EXISTING PLUMBING FIXTURES WATER & VENT PIPING TO REMAIN REFEED LAV AND TUB WITH NEW 1/2" HOT WATER LOCATED ABOVE THIS FLOOR CEILING
- 2 NEW 3/4" HOT WATER FROM ABOVE AND 3/4" COLD WATER UP
- 3 RUN NEW PIPING IN BETWEEN THIS FLOOR JOISTS (TYP)
- 4 NEW 2" WASTE FROM DRAIN AT WATER HEATER ABOVE 1-1/2" VENT RISE.
- 5 NEW 2" WASTE DN IN WALL TO CRAWL SPACE CEILING
- 6 NEW 4" SAN/WASTE DN TO CRAWL SPACE CEILING
- 7 NEW 1/2" H & CW UP TO LAVS ABOVE. NEW 1-1/2" WASTE FROM LAVS ABOVE.
- 8 NEW 1/2" H & CW UP TO TUB/SHOWER ABOVE. NEW 1-1/2" WASTE FROM TUB/SHOWER ABOVE, 1-1/2" VENT RISE
- 9 NEW 4" SAN FROM WATER CLOSET ABOVE, 2" VENT RISE
- 10 NEW 1/2" HW DN TO EXISTING LAV/SINK
- 11 NEW 1/2" HW DN TO EXISTING TUB
- 12 NEW 1/2" CW UP TO NEW WATER CLOSET
- 13 NEW 2" WASTE FROM SINK ABOVE
- 14 NEW 2" WASTE FROM WASHER STANDPIPE ABOVE
- 15 NEW 1-1/4" GAS PIPING FROM CRAWL SPACE BELOW TO HVAC EQUIPMENT. SEE MECHANICAL DRAWINGS.
- 16 NEW 3/4" CW FROM CRAWL SPACE BELOW
- 17 NEW 1" GAS PIPING UP



**PROPOSED SECOND FLOOR PLAN - MECHANICAL**  
 SCALE: 3/16"=1'-0"

**PLUMBING CONSTRUCTION NOTES**

- 1 NEW 1/2" H & CW FROM BELOW NEW 1-1/2" WASTE DN, 1-1/2" VENT RISE
- 2 NEW 1/2" H & CW FROM BELOW NEW 2" WASTE DN, 1-1/2" VENT FROM BELOW, 1-1/2" VENT RISE
- 3 NEW 1/2" CW FROM BELOW NEW 1-1/2" VENT FROM BELOW, 1-1/2" VENT RISE
- 4 NEW 3/4" CW FROM BELOW, NEW 3/4" HW FROM NEW WATER HEATER DN. RUN 1/2" H & CW TO EA. SINK AND WASHER.
- 5 NEW 2" WASTE DN, 1-1/2" VENT RISE
- 6 NEW 2" WASHER STANDPIPE DN, 1-1/2" VENT RISE
- 7 RUN NEW 3/4" H & CW & 1" GAS PIPING BELOW THIS FLOOR CEILING IN NEW SOFFIT BY ARCHITECT
- 8 NEW 3/4" CW DROP AND 3/4" CW RISE TO AND FROM NEW WATER HEATER. NEW 2" WASTE PIPING WITH FUNNEL TO RECEIVE INDIRECT CONDENSATE FROM WATER HEATER DN, 1-1/2" VENT RISE NEW 1" GAS PIPING DROP TO NEW WATER HEATER
- 9 NEW 3" VENT RISE, OR CONNECT NEW 3" VENT TO EXISTING VENT THRU ROOF
- 10 AND NEW 1" GAS PIPING FROM BELOW, RUN 1/2" GAS TO RELOCATED DRYER AND RISE 1" GAS PIPING ABOVE THIS FLOOR CEILING.

**CONSTRUCTION NOTES:**

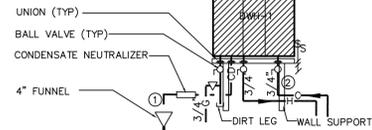
- 1 PIPE FULL SIZE DN
- 2 POWER BY OTHERS
- 3 3" DIAMETER GAS EXHAUST AND COMBUSTION AIR VENTS SEE MECH. DWGS

**HYDRONIC SPECIALTIES**

FLOW CONTROL VALVES: EQUAL TO "BELL & GOSSETT", STRAIGHT PATTERN, MODEL SA  
 PRESSURE REDUCING VALVES: EQUAL TO BELL & GOSSETT, MODEL B 7-12, 1-1/4", IF INCOMING WATER PRESSURE EXCEEDS 80 PSI

**WATER HEATER CONNECTIONS:**

- 3/4" C
- 3/4" H
- 3/4" G
- 1" CD



**DOMESTIC WATER HEATER PIPING SCHEMATIC DIAGRAM**

NOT TO SCALE  
 FOR GAS PIPING, FRESH AIR INTAKE AND EXHAUST VENT, SEE MECHANICAL DRAWINGS

**EQUIPMENT SELECTION**

**WATER HEATER**

DWH-1 DOMESTIC WATER HEATER, CONDENSING TYPE, EQUAL TO RHEEM, MODEL RTQH-95-DV1N-1, RATED FOR 199 MBH GAS INPUT, 94 AFUE THERMAL EFFICIENCY USING NATURAL GAS, 4.2 GPM CONTINUOUS WATER FLOW @ 80° F TEMPERATURE RISE, FURNISHED WITH PLUMBING INSTALLATION KIT, DIRECT VENT KIT, ALL REQUIRED SAFETY DEVICES & CONDENSATE IN-LINE NEUTRALIZER, 120V/1 PH, UL LISTED AND AGA APPROVED, 12 YEAR WARRANTY FOR HEAT EXCHANGER AND 5 YEAR PARTS AND COMPONENTS.

**NOTES:**

- 1 - FURNISH AND INSTALL A CUSTOM MADE STEEL WALL SUPPORT FOR WATER HEATER, AS REQUIRED
  - 2 - INSTALL WATER HEATER IN STRICT ACCORDANCE TO THE MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND WARRANTY.
  - 3 - ANCHOR THE WATER HEATER TO THE STEEL SUPPORTS. ANCHOR THE SUPPORTS TO THE STRUCTURAL WALL, AS REQUIRED.
  - 4 - PROVIDE AUTHORIZED START-UP AND CERTIFICATION AT PROJECT COMPLETION.
- FURNISH AND INSTALL ALL REQUIRED GATE AND BALL VALVES AS INDICATED AND/OR REQUIRED, SUCH LOCATED FOR EASY ACCESS. PROVIDE SHUT-OFF VALVES FOR EACH GROUP OF FIXTURES  
 FURNISH AND INSTALL ALL REQUIRED AIR CHAMBERS, CLEAN-OUTS, ISOLATION VALVES, ETC. AS TO COMPLY WITH THE LATEST CODES, AND LOCAL REQUIREMENTS.

**SCOPE OF WORK**

- 1 - ALL POTENTIAL CONTRACTORS SHALL BECOME FAMILIAR WITH THE PROJECT SITE CONDITIONS, PRIOR TO SUBMITTING THEIR BIDS.
- 2 - THIS WORK SHALL BE DONE IN ACCORDANCE TO 2012 CONNECTICUT STATE BUILDING & FIRE SAFETY CODES, 2012 INTERNATIONAL RESIDENTIAL BUILDING CODE, 2012 INTERNATIONAL MECHANICAL CODE, 2012 INTERNATIONAL PLUMBING CODE, 2012 INTERNATIONAL ENERGY CONSERVATION CODE, 2016 AMENDMENTS TO THE STATE BUILDING AND FIRE SAFETY CODES, OTHER APPLICABLE REGULATIONS, ORDINANCES, THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES AND LOCAL AUTHORITIES HAVING JURISDICTION.
- 3 - THIS PLUMBING CONTRACTOR IS REQUIRED TO DISCONNECT, REMOVE AND DISPOSAL IN A LEGAL MANNER OF THE INDICATED PIPING, EQUIPMENT AND FIXTURES, OR PROCEED AS INSTRUCTED BY BUILDING OWNER. THIS PLUMBING CONTRACTOR IS REQUIRED TO FURNISH AND INSTALL ALL NECESSARY HOT, COLD, WASTE, VENT, GAS PIPING, CONDENSING TYPE WATER HEATER, ETC., OF MAKE, MODELS AND CHARACTERISTICS SPECIFIED AND REQUIRED FOR COMPLETE OPERATIONAL SYSTEMS, APPROVED BY OWNER'S REPRESENTATIVE, ARCHITECT AND ENGINEER.  
 ALL PLUMBING TO REMAIN AND LOCATED IN BASEMENT, SHALL BE PROTECTED FROM POTENTIAL DAMAGE DUE TO BASEMENT BEING PARTLY FIELDED WITH AGGREGATE, BY ENCASING WATER AND SANITARY/WASTE IN CPVC PIPING. DOMESTIC WATER PIPING TO REMAIN AND LOCATED IN NEWLY CREATED CRAWL SPACE, SHALL BE HEAT TRACE AND INSULATED WITH FIBERGLASS INSULATION.  
 ALL PLUMBING FIXTURES, SHALL BE SUPPLIED BY OWNER AND INSTALLED BY THE PLUMBING CONTRACTOR AS PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.  
 COLD AND HOT WATER PIPING SHALL BE COPPER TUBING, ASTM B88 TYPE L, HARD DRAWN, WITH CAST BRASS ASME B16.18 FITTINGS AND LEE FRED MECHANICALLY CRIMPED JOINTS.  
 JOINTS SHALL BE SOLDER 100% LEAD FREE, AS PER ASME B32.  
 SANITARY, WASTE AND VENT PIPING SHALL MATCH EXISTING INSTALLED PIPING IN THIS BUILDING.  
 PIPE HANGERS AND SUPPORTS TO CONFORM TO ASME B31.9 AND MSS SP58. HANGERS SHALL BE CARBON STEEL RING, ADJUSTABLE, COPPER PLATED. UNIONS SHALL BE BRONZE SOLDERED JOINTS.  
 DIELECTRIC CONNECTIONS SHALL BE UNION WITH GALVANIZED OR PLATED THREADED END.  
 WATER IMPERVIOUS ISOLATION BARRIER: BALL VALVES SHALL BE BRONZE, ONE PIECE BODY, CHROME PLATED BRASS BALL, TEFLON SEATS AND STUFFING BOX RING WITH SOLDERED ENDS.  
 SWING CHECK VALVES SHALL BE BRONZE BODY, BRONZE TRIM, BRONZE ROTATING SWING DISC, INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION. SLOPE PIPING TO DRAIN AT LOW POINTS. INSTALL SPECIALTIES IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.  
 PERFORM COLD LEAK TESTS AND REPAIR JOINTS, AS NECESSARY. CLEAN AND FLUSH PIPING BEFORE START-UP. CLEANOUTS FOR EXPOSED PIPING SHALL BE EQUAL TO "WADE"  
 VACUUM BREAKERS SHALL BE EQUAL TO "WATTS" #288A-1, ATMOSPHERIC VACUUM BREAKER WITH POLISHED CHROME FINISH. WATER HAMMER ARRESTORS SHALL BE INSTALLED WHERE QUICK CLOSING VALVES ARE UTILIZED, AND SHALL BE EQUAL TO "J.R. SMITH"  
 GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL WITH THREADED JOINTS. GAS BALL VALVES SHALL BE 150 PSI WOG BRONZE BODY, STRAIGHTAWAY PATTERN, SQUARE HEAD, THREADED ENDS. PIPE HANGERS AND SUPPORTS TO CONFORM TO ASME B31.9 AND MSS SP58.  
 HANGERS SHALL BE CARBON STEEL RING.  
 PERFORM COLD LEAK TESTS AND REPAIR JOINTS, AS NECESSARY.  
 FURNISH AND INSTALL SHUT-OFF VALVES ON ALL MAIN BRANCHES AS REQUIRED.  
 BEFORE BEING PLACED IN SERVICE, ALL NEW POTABLE WATER (DOMESTIC COLD AND HOT WATER), SHALL BE PURGED OF DELETERIOUS MATTER, AND CHLORINATED IN ACCORDANCE WITH AWWA C651, AWWA C652, AND AS REQUIRED BY LOCAL BUILDING AND HEALTH DEPARTMENT CODES, AND SHALL BE WITNESSED BY THE OWNER'S REPRESENTATIVE.
- 4 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, PATCHING AND RESTORATION TO ORIGINAL INTEGRITY OR BETTER OF ROOF, WALLS AND FLOOR.
- 5 - THIS CONTRACTOR SHALL INCLUDE IN HIS/HER WORK, WITHOUT EXTRA COST TO OWNER, ANY LABOR, MATERIAL, APPARATUS AND DRAWINGS ADDITIONS TO THE CONTRACT DRAWINGS AND SPECIFICATIONS IN ORDER TO COMPLY WITH THE CURRENT APPROVED CODES, STANDARDS, ORDINANCES, RULES AND REGULATIONS, WHETHER SHOWN OR NOT ON THESE DRAWINGS AND SPECIFICATIONS.
- 6 - THIS CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, APPLY FOR ALL PERMITS AND PAY ALL GOVERNMENT TAXES, FEES AND OTHER COSTS IN CONNECTION WITH HIS/HER WORK. FILE ALL NECESSARY PLANS, DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS FROM THE STATE AND LOCAL DEPARTMENTS HAVING JURISDICTION, AS WELL AS UTILITY COMPANIES, AND SHALL OBTAIN ALL REQUIRED CERTIFICATES OF INSPECTION FOR HIS/HER WORK. THREE (3) COPIES OF APPROVAL LETTER SHALL BE SENT TO BOTH ARCHITECT AND ENGINEER FOR THEIR RECORDS.
- 7 - THIS CONTRACTOR IS RESPONSIBLE TO SUBMIT TO THE ARCHITECT AND ENGINEER SHOP DRAWINGS FOR ALL EQUIPMENT & DEVICES, MATERIALS, ETC., AND FURTHER OBTAIN ALL NECESSARY APPROVALS, PRIOR TO STARTING THIS WORK.
- 8 - THIS WORK SHALL BE DEEMED COMPLETE ONLY AFTER IS THOROUGHLY INSPECTED, DEMONSTRATED & APPROVED IN WRITING BY THE LOCAL AUTHORITIES HAVING JURISDICTION, OWNER'S REPRESENTATIVE & ARCHITECT/ENGINEER. ALL WARRANTIES SHALL START ONLY UPON RECEIVING THESE APPROVALS.

**NOTES:**

- 1 - THIS CONTRACTOR SHALL COORDINATE ALL PIPING PENETRATIONS THROUGH THE FLOORS, WALLS & STRUCTURAL ELEMENTS WITH THE G.C.
- 2 - ALL PENETRATIONS THROUGH FLOORS AND WALLS SHALL BE FIRE STOPPED WITH "THOMAS & BETTS" FLAMESAFE TYPE FST, FIRESTOP COMPOUND OR APPROVED EQUIVALENT, CONFORMING TO ASME E814/UL1479.
- 3 - ALL PLUMBING FIXTURES SHALL BE SELECTED AND FURNISHED BY OWNER.
- 4 - CONTRACTOR SHALL INSTALL AND MAKE FINAL CONNECTIONS TO ALL PLUMBING FIXTURES, AS REQUIRED BY THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
- 5 - CONTRACTOR SHALL FURNISH & INSTALL SHUTOFF VALVES ON WATER SUPPLY TO ALL FIXTURES

PROPOSED RENOVATIONS

**JAMIE & MATT FOLEY**

Fairfield, Connecticut

91 Longdean Road.

Sheet Description:

**FLOOR PLANS  
 DETAIL AND  
 NOTES  
 PLUMBING**

Issue Dates: 12/05/17

Applicant # 1398  
 Issue Date: 11/13/17

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**GENERAL NOTES**

- 1 - THE INFORMATION SHOWN ON THIS DRAWING IS BASED UPON THE INFORMATION SHOWN ON THE BUILDING PLANS AND LIMITED FIELD INVESTIGATIONS AND MAY OR MAY NOT REFLECT ACTUAL FIELD CONDITIONS. THIS CONTRACTOR SHALL VERIFY THE INFORMATION INDICATED ON THIS DRAWING AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO SUBMITTING HIS BID.
- 2 - THIS CONTRACTOR IS REQUIRED TO PERFORM THIS WORK IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ORDINANCES, ETC. AND TO MEET THE REQUIREMENTS OF THE LOCAL AUTHORITIES HAVING JURISDICTION AND OWNER, WHETHER OR NOT SPECIFICALLY INDICATED OR SPECIFIED ON THIS DRAWING.
- 3 - ALL PENETRATIONS THRU FLOOR AND WALLS SHALL BE FIRE STOPPED WITH "THOMAS AND BETTS" - FLAMESAFE, TYPE FST FIRESTOP COMPOUND OR APPROVED EQUIVALENT, CONFORMING TO ASME E814/UL1479.

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