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 1260

35 Harbor View Avenue

Norwalk, Connecticut 06854

CODES:

THE DESIGN AND CONSTRUCTION DOCUMENTS PROVIDED WERE PREPARED IN ACCORDANCE WITH THE FOLLOWING CODES:
THE 2009 INTERNATIONAL RESIDENTIAL CODE AS MODIFIED BY:
2009 AND 2013 AMENDMENT TO THE STATE OF CONNECTICUT BUILDING CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2011 AMENDMENT TO THE 2009 INTERNATIONAL ENERGY CODE
2008 CONNECTICUT STATE FIRE SAFETY CODE AND
2009 AMENDMENT TO THE CONNECTICUT FIFE SAFETY CODE
2003 INTERNATIONAL PLUMBING CODE
2003 INTERNATIONAL MECHANICAL CODE
2011 NATIONAL ELECTRICAL CODE

DRAWING LIST:

T-1.0	TITLE SHEET
SE-1	SITE PLAN
ZLS	ZONING LOCATION SURVEY
A-1.0	FOUNDATION & FIRST FLOOR PLAN
A-2.0	SECOND FLOOR PLAN
A-3.0	ELEVATIONS
A-4.0	ELEVATIONS
S0	GENERAL STRUCTURAL NOTES
S1	STRUCTURAL FLOOR PLANS
S2	STRUCTURAL DETAILS
DE-1.0	ELECTRICAL DEMOLITION PLAN
DM-1.0	MECHANICAL DEMOLITION PLAN
DP-1.0	PLUMBING DEMOLITION PLAN
E-1.0	ELECTRICAL PLAN
E-2.0	ELECTRICAL NOTES
M-1.0	MECHANICAL PLAN
P-1.0	PLUMBING PLAN

NOT FOR CONSTRUCTION

Revisions	Date
Review	11.11.14
Norwalk P&Z Submittal	12.15.14
Bid Set	01.20.15
Bid Set	03.03.15
Bid Set	04.16.15

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

APPLICANT No. 1260

35 HARBOR VIEW AVENUE
NORWALK CT, 06854

TITLE

Drawn: L.F.O.
Checked:
Date: 10.27.14
Scale: AS NOTED
Job Number:
Sheet: **T-1.0**

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 Zoning Location Survey dated 12-17-2014. 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 B 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 816 (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-13. Base Flood Elevation (BFE) (100 year storm) is 13.0 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 at elevation 17.5, which is above to the calculated 500 Flood Elevation of 16.25 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. 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.

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

PAVEMENT:

36. 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%.

37. 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.

38. Bituminous curbs damaged by the project shall be replaced with the new bituminous curbing machine laid Class 3 as described in Sections 8.15 and M.04 of the CT DOT Form 816.

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. Where existing trees are to be saved, trees shall be protected with trunk armoring where shown. Tree limbs shall be trimmed as needed to protect the trees from damage by construction operations. Such trimming shall be minimized. Armoring and any limb trimming should be done before construction begins. Tree protection should be maintained during construction. Equipment Trafficking and materials storage over the tree roots shall be avoided.

48. 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').

49. 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.

50. 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

51. 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.

52. 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.

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

54. 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.

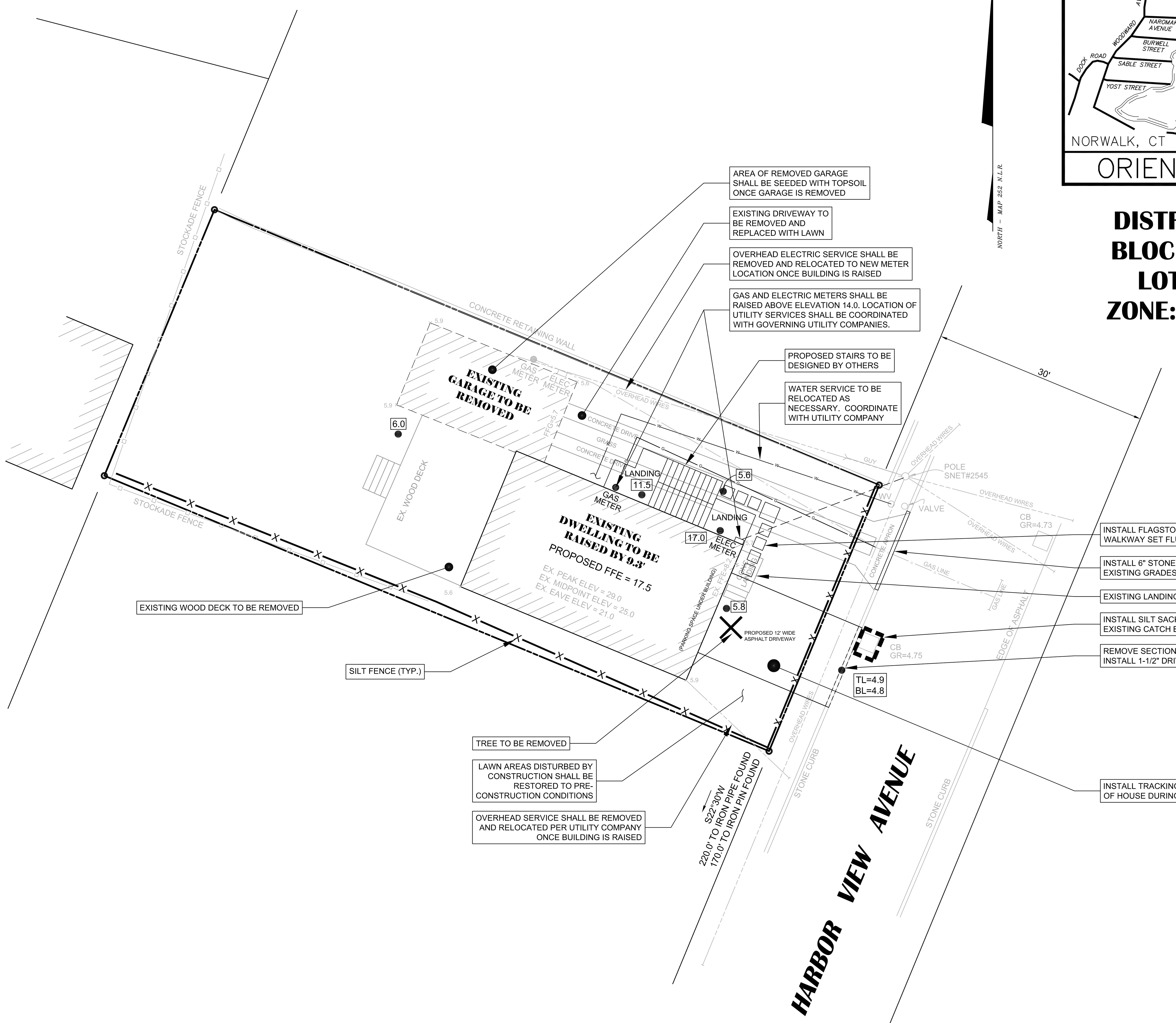
55. Dust control to be achieved with watering down disturbed areas as required.

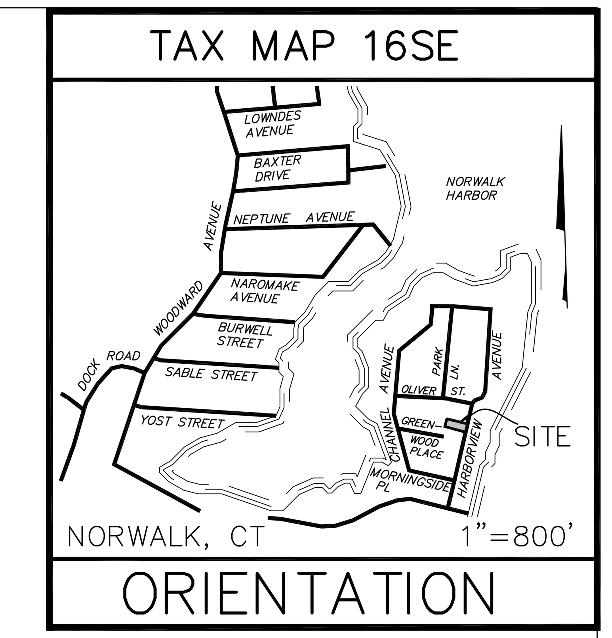
56. After each storm event or once bi-weekly, all sediment and erosion controls shall be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer.

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

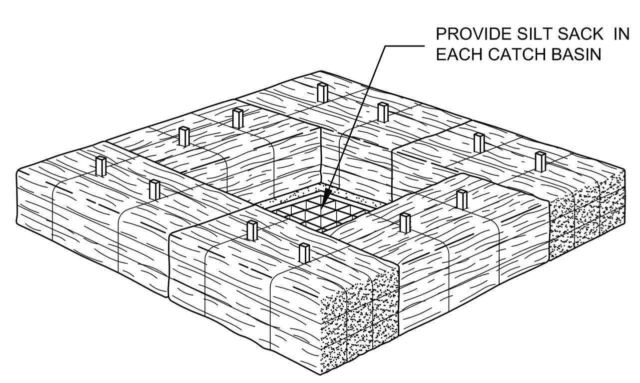
58. All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree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

59. 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.

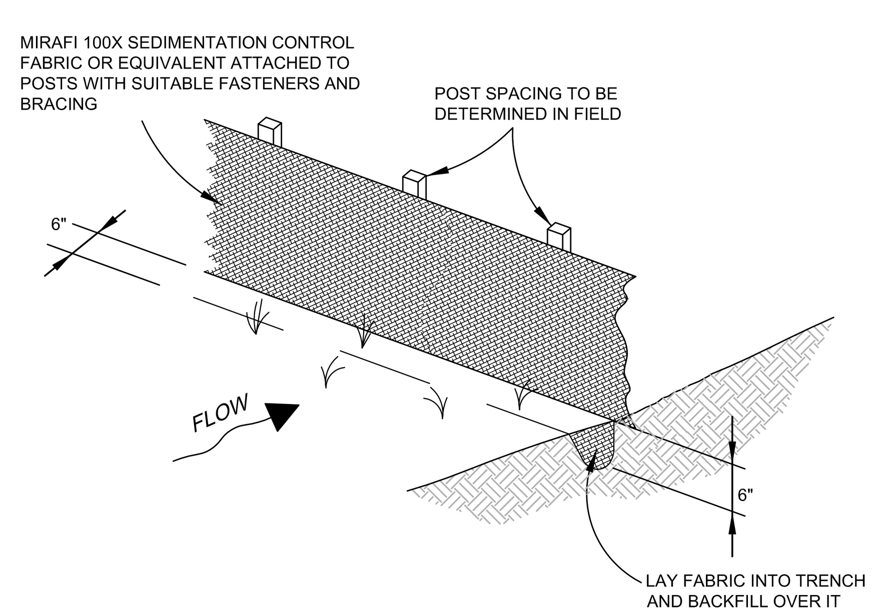




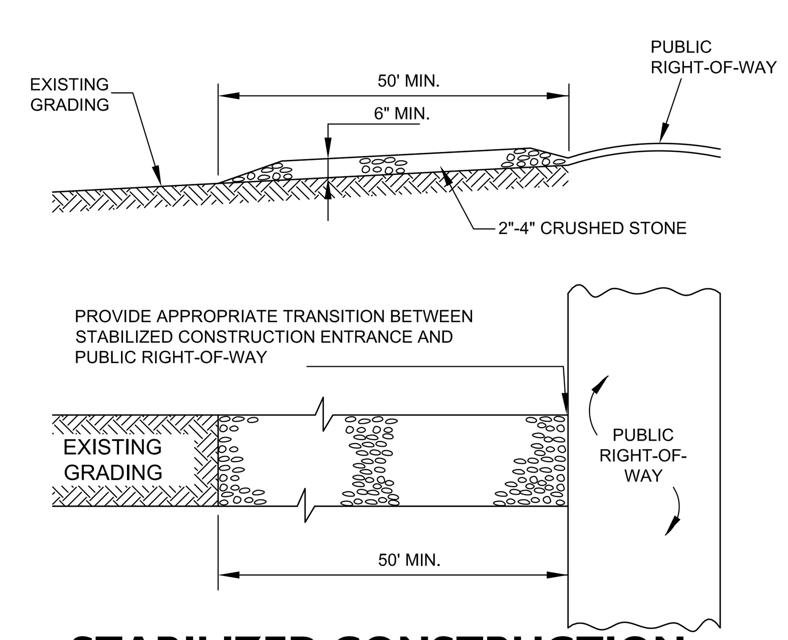
DISTRICT: 5
BLOCK: 85C
LOT: 85
ZONE: B RES.



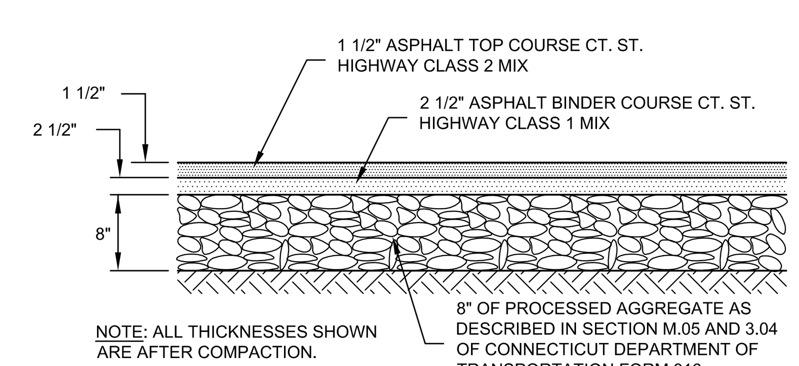
SEDIMENT FILTER FOR CATCH BASINS
N.T.S.



FABRIC & POST SILTATION BARRIER
(SILT FENCE)
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE
(TRACKING PAD)
N.T.S.



ASPHALT PAVEMENT DETAIL
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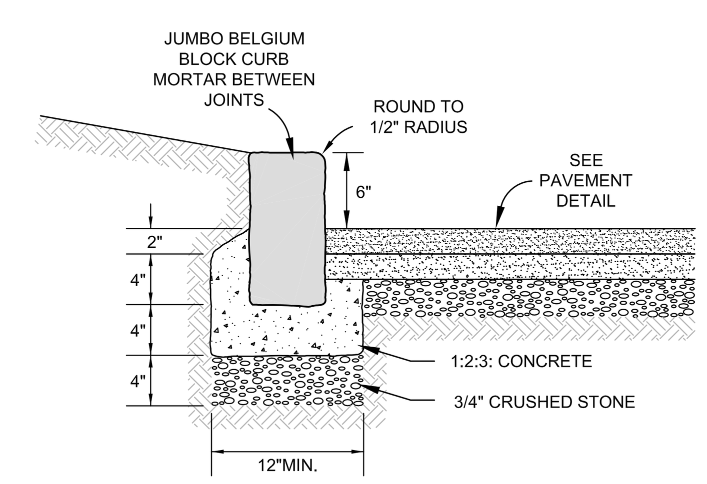

JUMBO BELGIUM BLOCK CURB
N.T.S.

Owner of record is Allison Allen.
CT Department of Housing Community Development Block Grant - Disaster Recovery Applicant #1260

NOT FOR CONSTRUCTION

Revisions	Date
ZONING PERMIT	3.16.15
BID SET	4.6.15

REDNISS & MEAD
Land Surveying
Civil Engineering
Planning & Zoning Consulting
Permitting
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Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

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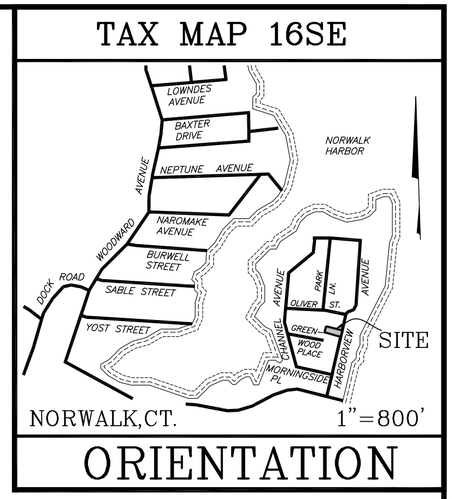
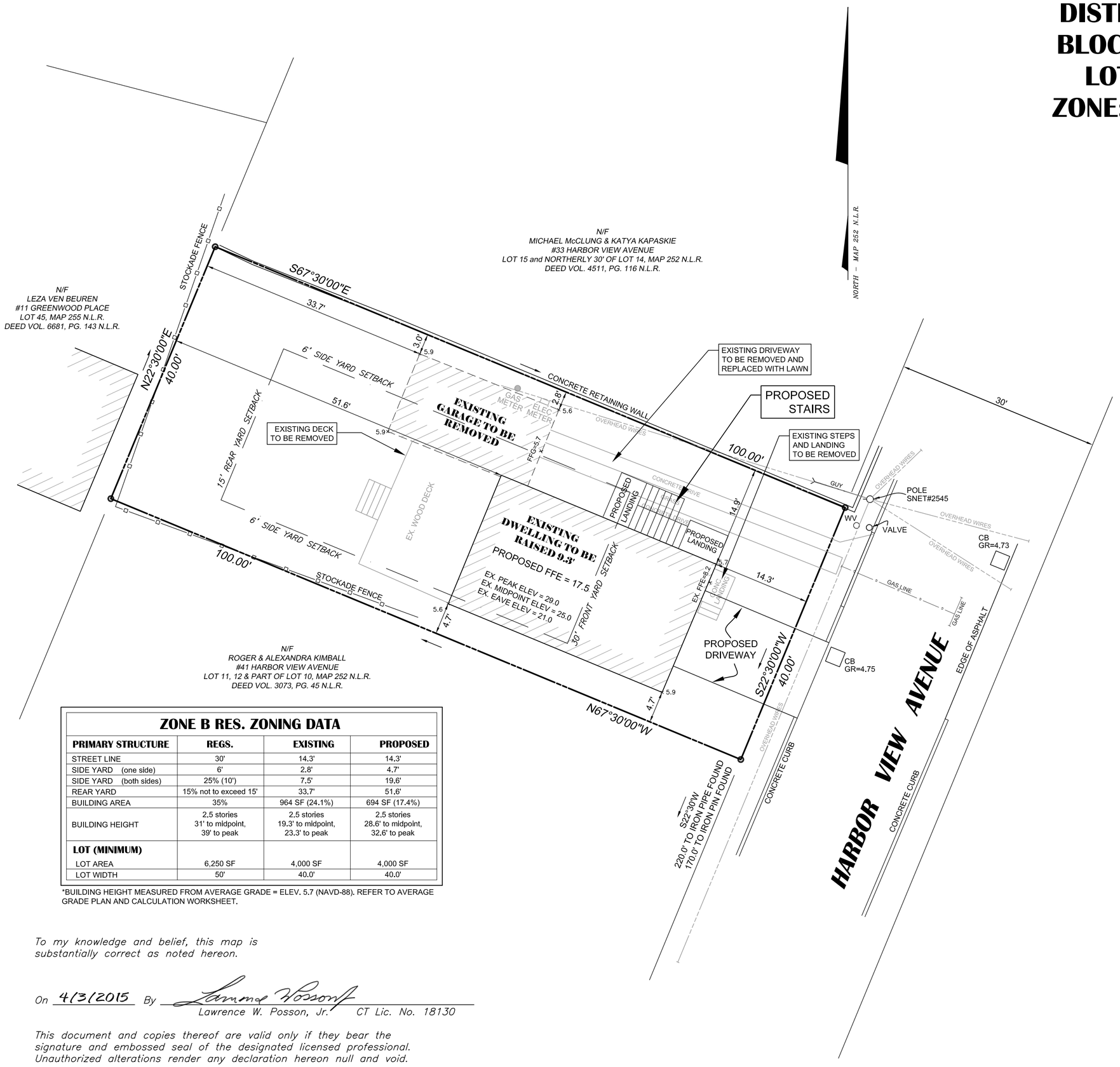
Aris Crist Architects
34 East Putnam Avenue
Greenwich, Connecticut 06830
203 661 0661

RESIDENCE: 1260
35 HARBOR VIEW AVENUE
NORWALK CT, 06854
SITE DEVELOPMENT PLAN

Drawn	M.J.L.
Checked	
Date	12/17/2014
Scale	1"=10'
Job Number	7886
Sheet	SE-1

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





ZONE B RES. ZONING DATA

PRIMARY STRUCTURE	REGS.	EXISTING	PROPOSED
STREET LINE	30'	14.3'	14.3'
SIDE YARD (one side)	6'	2.8'	4.7'
SIDE YARD (both sides)	25% (10')	7.5'	19.6'
REAR YARD	15% not to exceed 15'	33.7'	51.6'
BUILDING AREA	35%	964 SF (24.1%)	694 SF (17.4%)
BUILDING HEIGHT	2.5 stories 31' to midpoint, 39' to peak	2.5 stories 19.3' to midpoint, 23.3' to peak	2.5 stories 28.6' to midpoint, 32.6' to peak
LOT (MINIMUM)			
LOT AREA	6,250 SF	4,000 SF	4,000 SF
LOT WIDTH	50'	40.0'	40.0'

*BUILDING HEIGHT MEASURED FROM AVERAGE GRADE = ELEV. 5.7 (NAVD-88). REFER TO AVERAGE GRADE PLAN AND CALCULATION WORKSHEET.

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 zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and Vertical Accuracy Class V-2 intended to be used for verification of zoning compliance with respect to the location of improvements depicted hereon.*
2. *Total area of the surveyed parcel = 4,000 SF or 0.0918 Acres*
3. *Building Area = 694 SF or 17.4%*
4. *Reference is made to Maps Lot 13 and the southerly 5' of Lot 14 on Map 252 and to Map 255 of Norwalk Land Records (NLR).*
5. *Reference is made to Deed found in Volume 2797 at Page 208 N.L.R.*
6. *Reference is made to restrictions found in Vol. 118, Pg. 727 N.L.R.*
7. *Owner of record is Allison A. Allen. CT Department of Housing Community Development Block Grant - Disaster Recovery Applicant #1260*
8. *Elevations depicted hereon are based on North American Vertical Datum of 1988 (NAVD-88).*
9. *Reference is made to benchmark CGS 456.*
10. *Reference is made to FEMA Flood Insurance Rate Map Panel No. 533 of 626, Map No. 09001C0533G, Map Revised July 8, 2013. Subject Parcel lies within Special Flood Hazard Area Zone AE (EL 13). 500 year flood elevation calculated to be 16.25 pursuant to FEMA Technical Fact Sheet No. 1.6.*
11. *Reference is made to Board of Appeals, application for variation of building zone regulations dated October 7, 1947.*

ZONING LOCATION SURVEY

DEPICTING

PROPOSED IMPEOVWMWNTS

#35 HARBOR VIEW AVENUE
NORWALK, CONNECTICUT
PREPARED FOR

MERRITT CONSTRUCTION SERVICES, INC.

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

On 4/3/2015 *By* Lawrence Posson Jr.
Lawrence W. Posson, Jr. CT Lic. No. 18130

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 and void.

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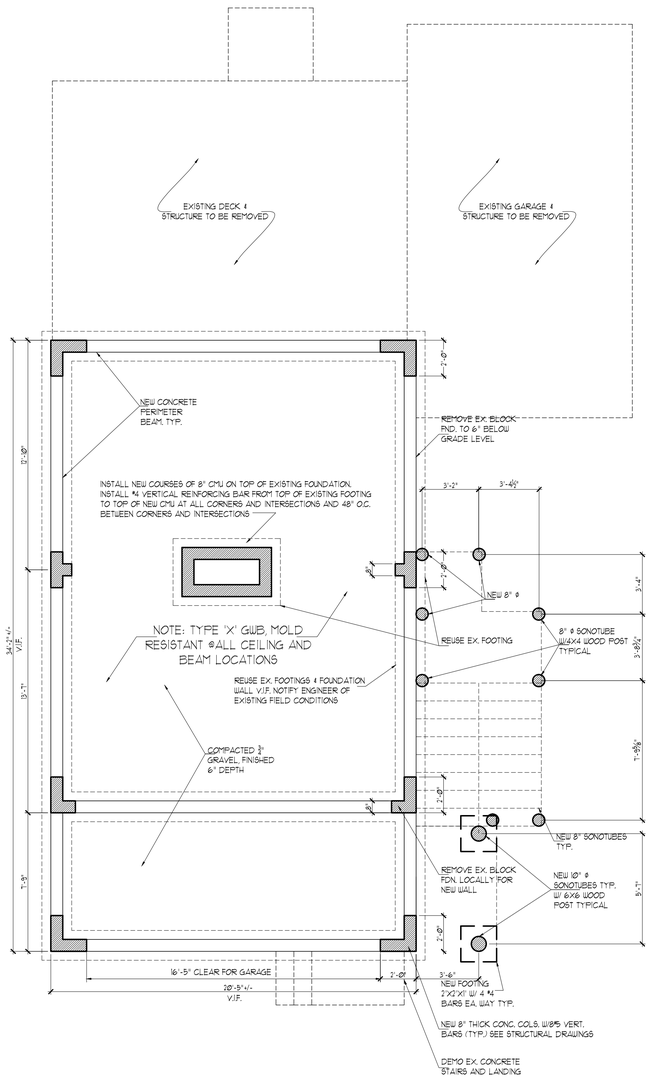
REVISED 4/3/2015: REMOVED DECK

7886_ZLS.dwg

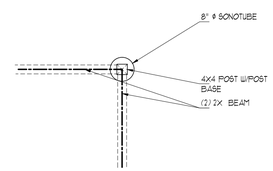
JOB NO.:	7886-1	DATE:	12/17/2014
DRAWN BY:	CJV/BDH/KAJ	CHECKED BY:	
SCALE:	1" = 10'		

PAINT SPECS:
SHERWIN WILLIAMS PRO MAR 400
CEILINGS, 1 COAT PRIMER, CEILING WHITE 2 COAT, FLAT
WALLS, 1 COAT PRIMER , 2 COATS BONE WHITE FLAT
TRIM & DOORS, 1 COAT PRIMER, BRITE WHITE SEMI GLOSS, 2 COATS



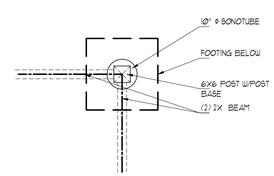
FOUNDATION PLAN

SCALE: ¼"=1'-0"



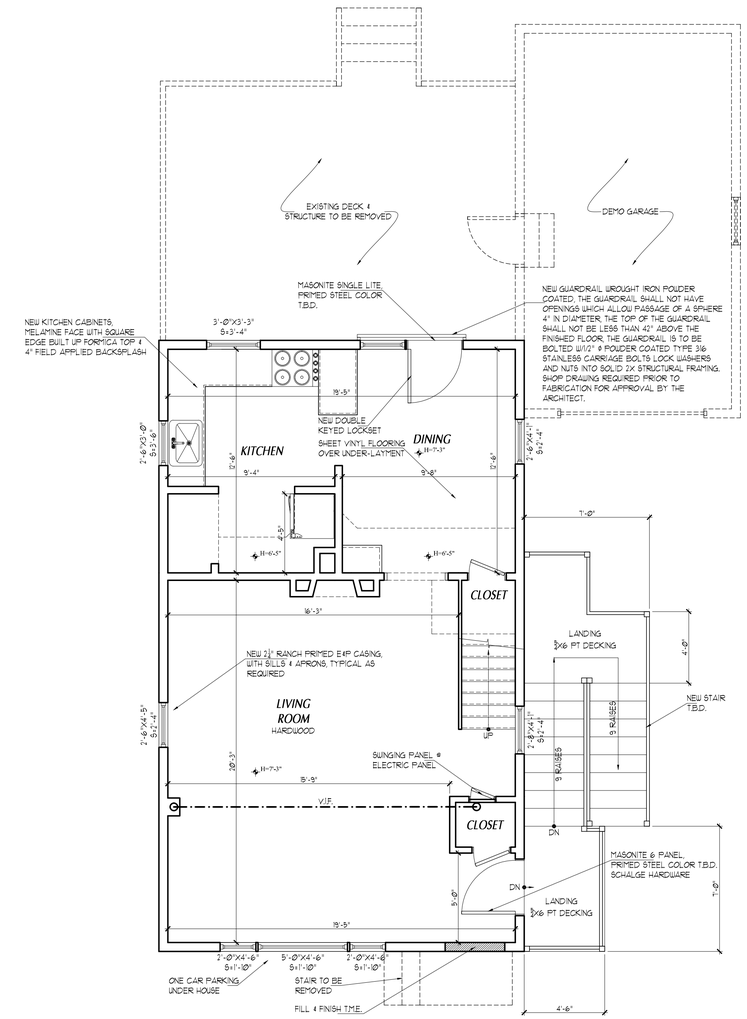
TYPICAL DETAIL @ 8" Ø SONOTUBE

SCALE: ½"=1'-0"



TYPICAL DETAIL @ 10" Ø SONOTUBE

SCALE: ½"=1'-0"



FIRST FLOOR PLAN

SCALE: ¼"=1'-0"

NOT FOR CONSTRUCTION

Revisions	Date
Review	11.11.14
Norwalk P&Z Submittal	12.15.14
Bid Set	01.20.15
Bid Set	03.03.15
Bid Set	04.16.15

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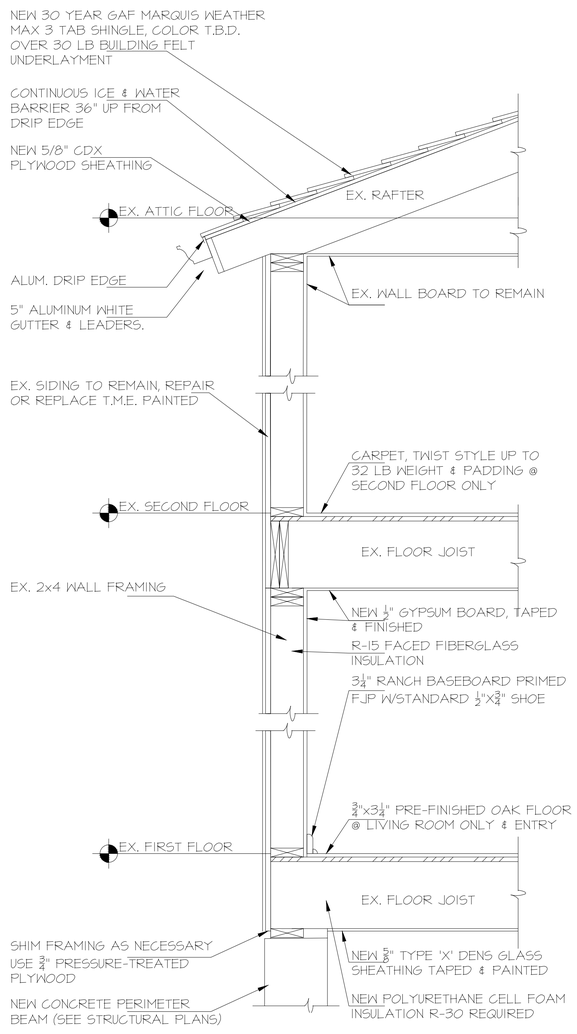
203 661 0661

APPLICANT No. 1260
35 HARBOR VIEW AVENUE
NORWALK CT, 06854
FOUNDATION & FIRST FLOOR PLAN

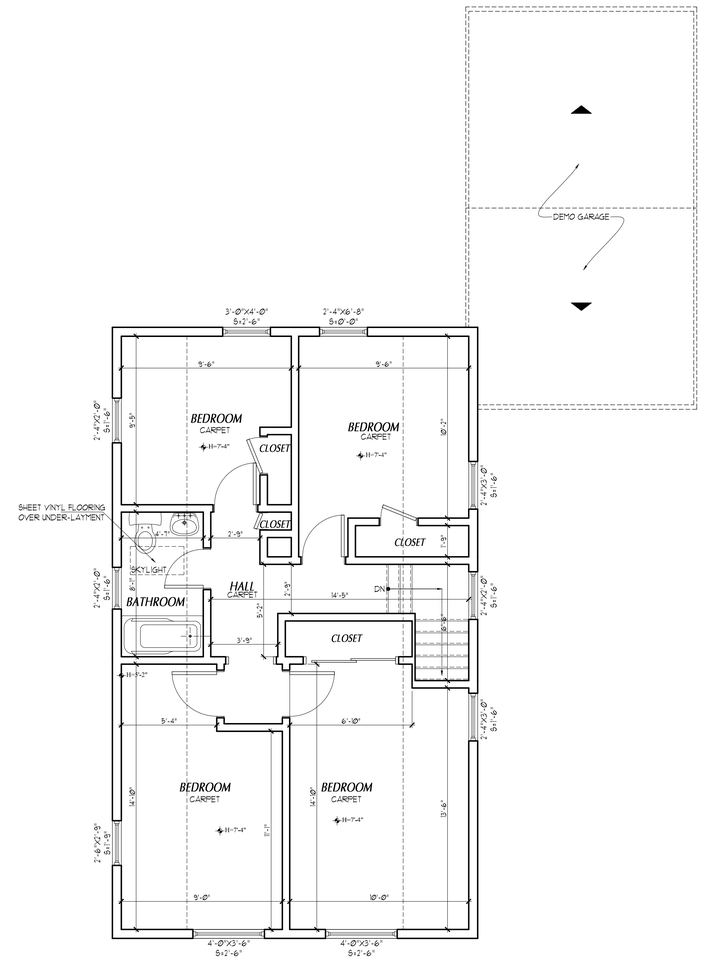
Drawn: L.F.O.
Checked:
Date: 10.27.14
Scale: AS NOTED
Job Number:
Sheet: A-1.0

PAINT SPECS:
SHERWIN WILLIAMS PRO MAR 400
CEILINGS, 1 COAT PRIMER, CEILING WHITE 2 COAT, FLAT
WALLS, 1 COAT PRIMER , 2 COATS BONE WHITE FLAT
TRIM & DOORS, 1 COAT PRIMER, BRITE WHITE SEMI GLOSS, 2 COATS



TYPICAL WALL SECTION

NOT TO SCALE



EXISTING SECOND FLOOR PLAN

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

NOT FOR CONSTRUCTION

Revisions	Date
Review	11.11.14
Norwalk P&Z Submittal	12.15.14
Bid Set	01.20.15
Bid Set	03.03.15
Bid Set	04.16.15

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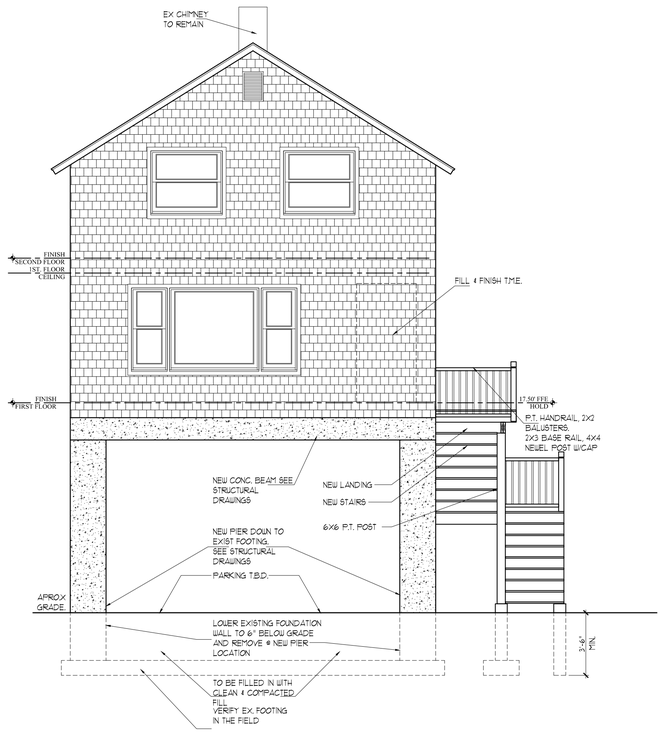
203 661 0661

APPLICANT No. 1260

35 HARBOR VIEW AVENUE
NORWALK CT, 06854

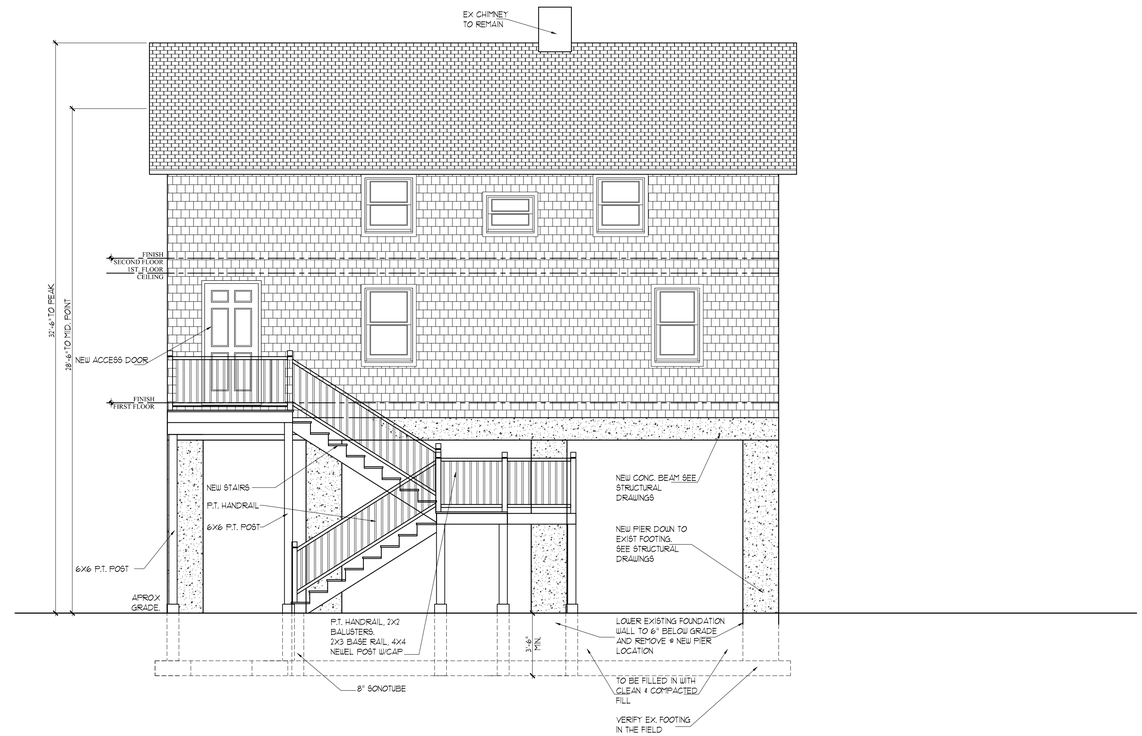
SECOND FLOOR PLAN & WALL SECTION

Drawn: L.F.O.
Checked:
Date: 06.09.14
Scale: AS NOTED
Job Number:
Sheet: A-2.0



FRONT ELEVATION

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



EAST ELEVATION

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

NOT FOR CONSTRUCTION

Revisions	Date
Review	11.11.14
Norwalk P&Z Submittal	12.15.14
Bid Set	01.20.15
Bid Set	03.03.15
Bid Set	04.16.15

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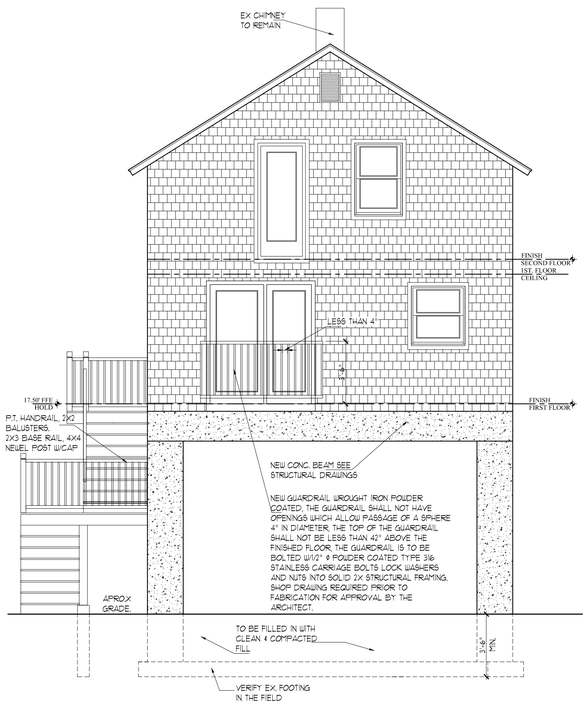
APPLICANT No. 1260

35 HARBOR VIEW AVENUE
NORWALK CT, 06854

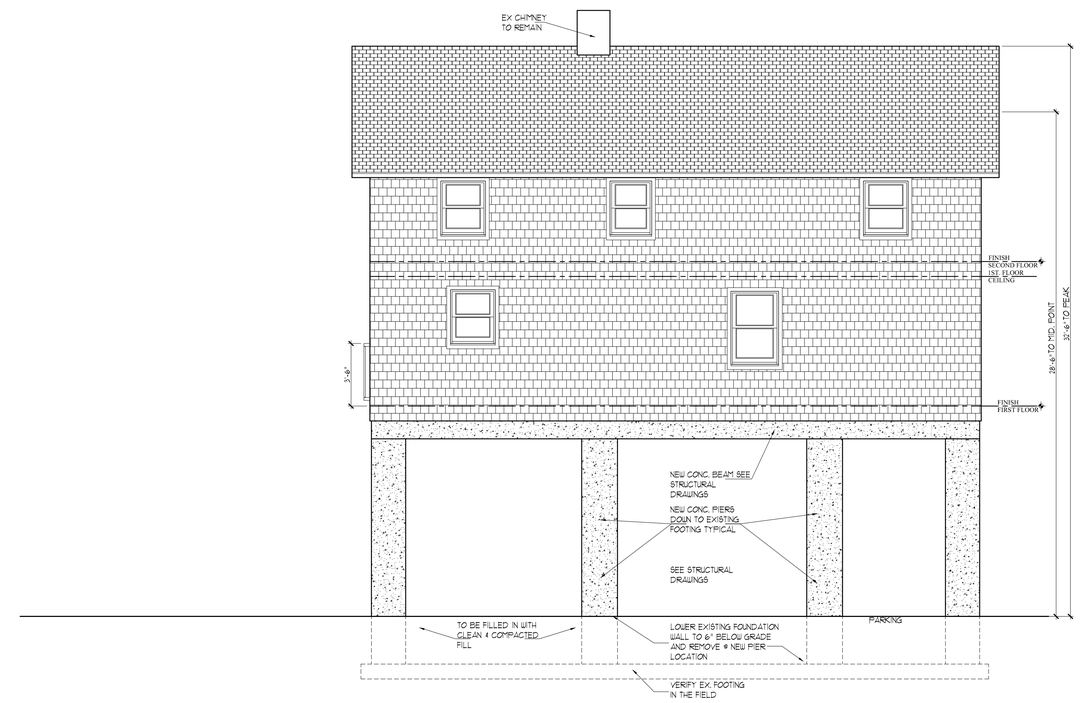
ELEVATIONS

Drawn: L.F.O.
Checked:
Date: 10.27.14
Scale: AS NOTED
Job Number:
Sheet: **A-3.0**



REAR ELEVATION

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



WEST ELEVATION

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

NOT FOR CONSTRUCTION

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GENERAL NOTES:

1 THE WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED IN ACCORDANCE WITH THE STRUCTURAL REQUIREMENTS OF THE 2005 CONNECTICUT STATE RESIDENTIAL BUILDING CODE WHICH IS THE 2009 INTERNATIONAL RESIDENTIAL CODE (IRC), EXCEPT AS AMENDED, ALTERED OR DELETED BY THE PROVISIONS OF THE 2013 CONNECTICUT AMENDMENT.

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	20 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)	110 MPH
EXPOSURE	C

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
B. STRUCTURAL STEEL

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. THIS IS BASED ON SOILTESTING, INC.'S SOIL BORING REPORT DATED FEBUARY 3, 2015. 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 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.

3 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.

4 THE SLAB-ON-GRADE SUB-BASE SHALL BE CRUSHED STONE PASSING A 2" SIEVE AND WITH LESS THAN 10%, BY WEIGHT, PASSING A #100 SIEVE.

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 INVERTS OF FOOTING DRAIN, IF REQUIRED, ARE TO BE SET A MINIMUM OF 2" ABOVE THE BOTTOM OF ADJACENT FOOTINGS.

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

13 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.

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

CONCRETE NOTES:

1 STRUCTURAL CONCRETE WORK SHALL CONFORM TO ALL THE REQUIREMENTS OF ACI 318-08, "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 & PERIMETER BEAMS	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 REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. ALL REINFORCEMENT SHALL BE GALVANIZED. THE FOLLOWING WILL APPLY:

THE BAR REINFORCEMENT SHALL BE CLASS 1 GALVANIZED AFTER BAR FABRICATION, IN ACCORDANCE WITH ASTM A767, ZINC-COATED (GALVANIZED) STEEL BARS FOR CONCRETE REINFORCEMENT, WITH AN AVERAGE COATING THICKNESS, FROM A MINIMUM OF 3 TESTS, OF BE 3.5 OZ/SF OR 6 MILS.

ZINC-RICH PAINT USED FOR THE FIELD REPAIR OF GALVANIZED COATINGS SHALL MEET THE FOLLOWING REQUIREMENTS:

1. ONE APPLICATION OF THE MATERIAL SHALL PROVIDE A DRY COATING THICKNESS OF AT LEAST 2.0 MILS.
2. THE APPLIED COATING SHALL PROVIDE BARRIER PROTECTION AND SHALL PREFERABLY BE ANODIC TO STEEL.
3. APPLICATION OF THE COATING MATERIAL SHALL BE POSSIBLE UNDER SHOP OR FIELD CONDITIONS.
4. THE DRIED FILM SHALL HAVE A MINIMUM ZINC DUST CONTENT EQUAL TO 94% (BY WEIGHT).
5. THE BRAND OF MATERIAL USED SHALL BE APPROVED BY THE GALVANIZER, AND SHALL BE COMPATIBLE WITH THE GALVANIZING, AND INERT IN CONCRETE.

FIELD REPAIR - GALVANIZED COATING. THE CONTRACTOR SHALL BE REQUIRED TO FIELD REPAIR ANY DAMAGE TO THE GALVANIZED COATING AND TO REPLACE BARS EXHIBITING SEVERELY DAMAGED COATINGS. THESE REPAIR PROCEDURES ARE ALLOWED ONLY FOR THOSE FIELD REPAIRS DIRECTED BY THE ENGINEER. ALL REPAIRS SHALL BE MADE AT THE CONTRACTORS COST.THE GALVANIZED COATING IS TO BE REPAIRED WITH A ZINC-RICH PAINT BY THE FOLLOWING METHOD:

1. CLEAN THE DAMAGED AREA BY WIRE BRUSHING. THE SURFACE SHALL ALSO BE CLEAN, DRY AND FREE OF OIL, GREASE, FLUX RESIDUE, CORROSION PRODUCTS, AND ANY OTHER FOREIGN SUBSTANCE.
2. USING A MINIMUM OF TWO COATS, AND THE METHODS RECOMMENDED BY THE MANUFACTURER OF THE ZINC-RICH PAINT, SPRAY OR BRUSH APPLY THE ZINC-RICH PAINT TO THE AREA IN A MANNER TO ACHIEVE THE APPLICABLE ASTM ADHERENCE AND QUALITY REQUIREMENTS OF THE ORIGINAL COATING, AND A MINIMUM DRY FILM THICKNESS OF 4 MILS.

7 WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WITH A MINIMUM YIELD STRENGTH OF 75 KSI. LAP ONE MESH SIZE AT SIDES AND ENDS, AND WIRE TOGETHER.

8 NO WELDING OF REINFORCING WILL BE PERMITTED.

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

10 GROUT FOR USE UNDER STEEL PLATES SHALL BE CEMENT-BASED, NON-SHRINK, NON-METALLIC GROUT HAVING A MINIMUM 7 DAY STRENGTH OF 5000 PSI, SUCH AS FIVE STAR GROUT MANUFACTURED BY THE U.S. GROUT CORPORATION.

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:	1 1/2
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.

CONCRETE NOTES CONTINUED:

14 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.

15 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.

16 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.

17 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.

18 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.

19 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.

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

21 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.

22 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.

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

1 ALL PROPRIETARY ANCHORING SYSTEMS (EXPANSION, ADHESIVE ANCHORING SYSTEMS, ETC.) TO BE INSTALLED INTO EXISTING CONCRETE AND MASONRY ELEMENTS ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR DRILLING AND CLEANING OF HOLES, FOR SPACING AND EDGE DISTANCE REQUIREMENTS, AND FOR THE UTILIZATION OF SUPPLEMENTAL COMPONENTS FOR THE ANCHORING SYSTEMS SUCH AS SCREEN TUBES, DOWELING ADHESIVES, ETC.

2 UNLESS NOTED ON PLAN, CONNECTIONS TO EXISTING SOLID CAST-IN-PLACE CONCRETE SHALL BE MADE USING SIMPSON "SET-XP" EPOXY ANCHORING SYSTEM, HILTI "HIT-RE 500-SD" ADHESIVE ANCHORING SYSTEM, HILTI "HIT-HY 150 MAX SD" ADHESIVE ANCHORING SYSTEM OR EQUAL AS APPROVED BY THE ENGINEER. SIZE, EMBEDMENT, SPACING, AND EDGE DISTANCES OF ANCHORS AND REINFORCING BARS SHALL BE AS INDICATED ON THE DRAWINGS.

3 FOR CONNECTIONS TO EXISTING CONCRETE CONTRACTOR MUST LOCATE THE POSITION OF EXISTING REINFORCING BARS WITH AN R-METER OR PILOT HOLES PRIOR TO THE INSTALLATION OF ANCHORS. NOTIFY ENGINEER OF FIELD CONFLICTS PRIOR TO INSTALLATION.

STRUCTURAL STEEL NOTES:

1 DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE "STEEL CONSTRUCTION MANUAL - THIRTEENTH EDITION" AS ADOPTED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.

2 MATERIALS:

WIDE FLANGE SHAPES	ASTM A992, GRADE 50
AMERICAN STANDARD SHAPES, ANGLES, PLATES AND BARS	ASTM A36
BOLTS	ASTM A307
WELDING ELECTRODE	ASTM E70XX, LOW HYDROGEN

3 ALL WELDING SHALL CONFORM TO AMERICAN WELDING SOCIETY'S AWS D1.1 "STRUCTURAL WELDING CODE-STEEL" CODE FOR ARC AND GAS WELDING AND BE PERFORMED BY A CERTIFIED WELDER IN ACCORDANCE WITH A.W.S. STANDARDS.

4 ALL FIELD WELDING IS TO BE VISUAL INSPECTED, UNLESS OTHERWISE NOTED, BY AN A.W.S. CERTIFIED WELD INSPECTOR. REPORTS ARE TO BE SENT TO THE ARCHITECT, ENGINEER, AND OWNER IN A TIMELY MANNER.

5 STEEL SHALL BE ERECTED TO A TOLERANCE OF NOT MORE THAN 1/4" IN 10'-0" OUT-OF PLUMB, NOR 1/8" FROM THE REQUIRED ELEVATION.

6 ALL STEEL MEMBERS AND BOLTING EXPOSED TO WEATHER SHALL BE CLEANED IN ACCORDANCE WITH THE STEEL STRUCTURES PAINTING COUNCIL SPECIFICATION SP-6 FOR COMMERCIAL BLAST CLEANED AND HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153. MINIMUM ACCEPTABLE ZINC COATING WEIGHT SHALL BE 2 OZ./SQ. FT.

7 EXISTING STEEL SURFACES TO RECEIVE FIELD WELDS SHALL BE THOROUGHLY CLEANED AND FREE FROM PAINT, RUST, GREASE, ETC.

8 CERTIFICATES OF COMPLIANCE SHALL BE SUBMITTED TO THE ENGINEER FOR STRUCTURAL STEEL, BOLTS, NUTS, WASHERS, AND WELD FILLER MATERIAL PRIOR TO THE FABRICATION OF ANY STEEL.

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.

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.

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	

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Revisions	Date

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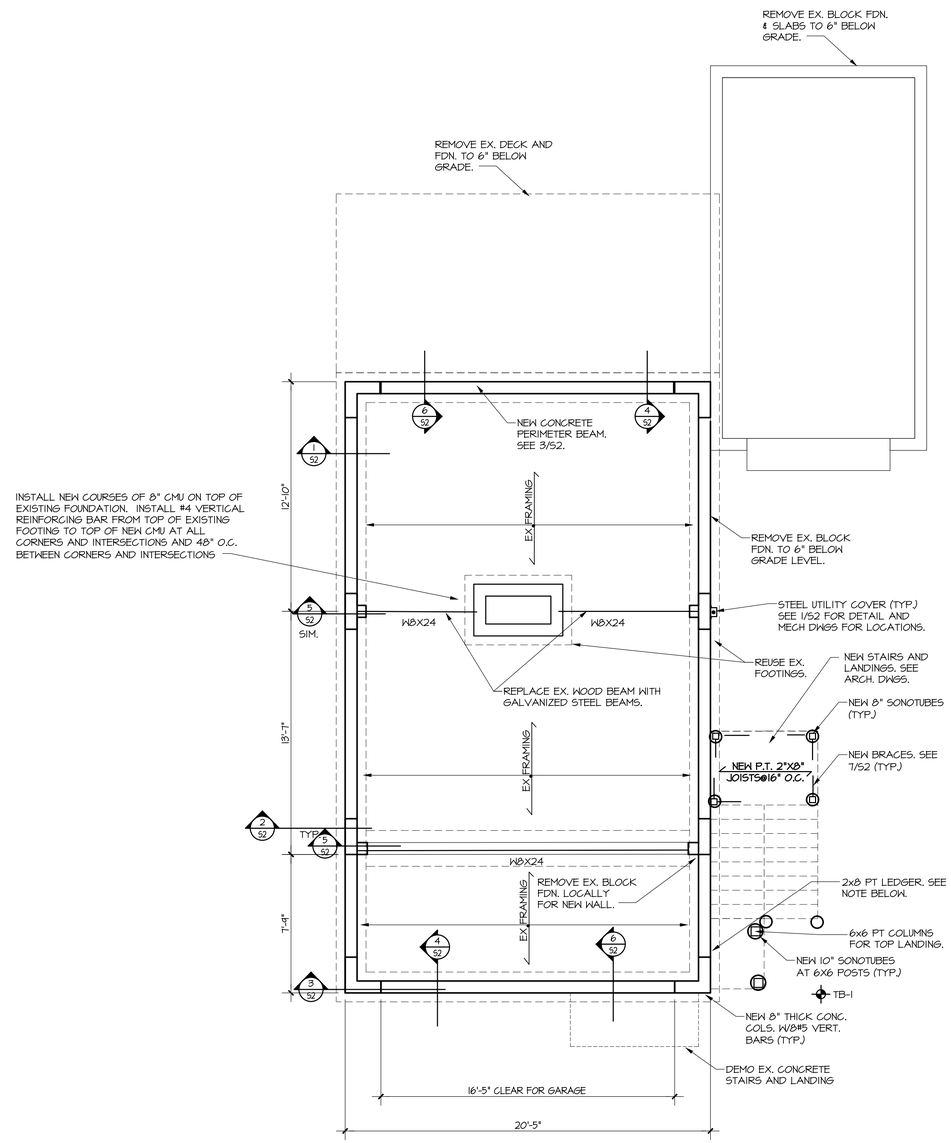
GENERAL NOTES

Drawn	JM
Checked	GCF
Date	03.27.15
Scale	AS NOTED
Job Number	13288.00
Sheet	S0



FOUNDATION AND 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 FOOTINGS AND FIRST FLOOR FRAMING TO BE VERIFIED IN FIELD. CONTRACTOR TO EXPOSE EX. FRAMING TO DETERMINE WALL TIE DOWNS TO FLOOR FRAMING.
- TYPICAL SONOTUBE PIER AND POST: NEW CONC. SONOTUBE PIER. BOTTOM OF PIER AT 3'-6" MIN. FROM FINISHED GRADE. SEE PLAN FOR SIZE. TYP. WD. POST: P.T. SEE PLAN FOR SIZE. PROVIDE SIMPSON ABU66 POST BASE AND SIMPSON PC46 POST CAP.
- TB# INDICATES APPROXIMATE LOCATION OF SOIL TEST BORING.
- PLACE 3/4" GRAVEL, 6" DEEP, UNDER HOUSE.
- SEE DRAWING S0 FOR GENERAL NOTES AND MATERIAL SPECIFICATIONS AND DRAWING S2 FOR SECTIONS AND DETAILS.

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FOUNDATIN AND FIRST FLOOR PLANS

Drawn	JM
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Date	03.27.15
Scale	AS NOTED
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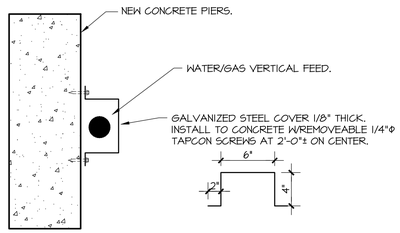
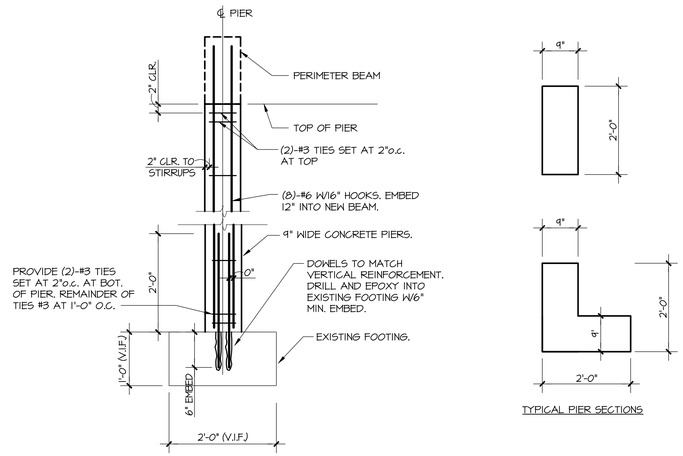


PLAN VIEW

UTILITY COVER DETAIL AT PIER

NO SCALE

1/52

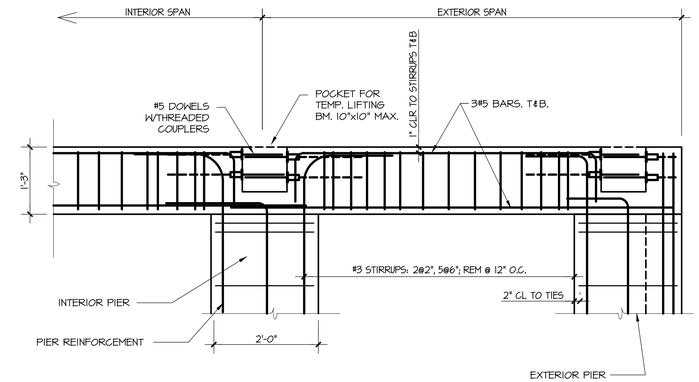


TYPICAL PIER SECTIONS

TYPICAL PIER/FOOTING DETAIL

NO SCALE

2/52

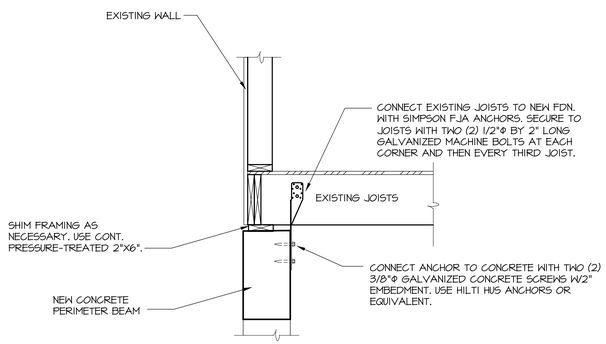


NOTE: LAP SPLICE TOP BARS AT MIDSPAN. LAP SPLICE BOTTOM BARS OVER COLUMNS. SPLICE LENGTH FOR #5 BARS = 24". INSTALL 4 THREADED COUPLERS AT BEAM POCKETS. CLEAN BONDING SURFACES AND FILL WITH CONCRETE.

TYPICAL PERIMETER BEAM DETAIL

NO SCALE

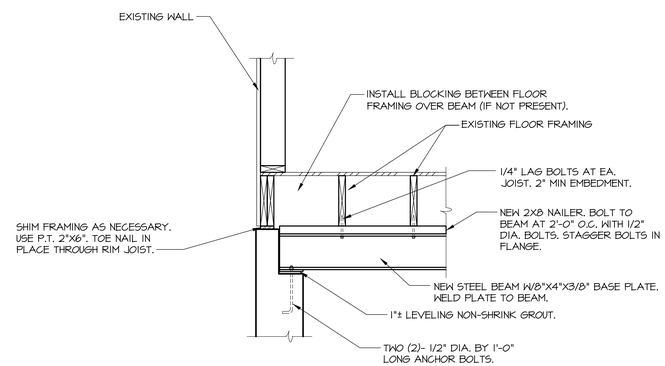
3/52



CONCRETE TO BLDG. CONNECTION DETAIL

NO SCALE

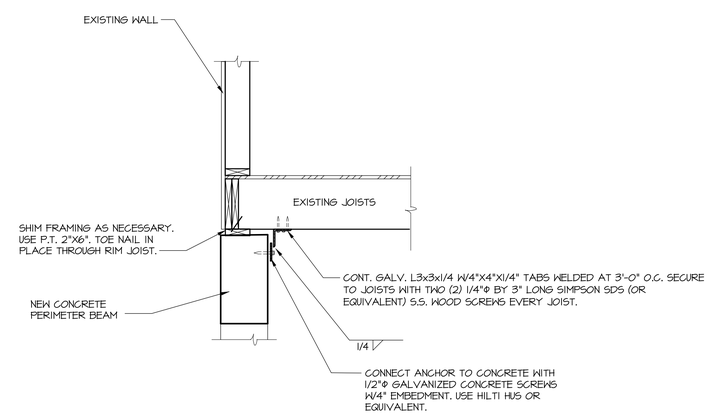
4/52



STEEL BEAM BEARING DETAILS

NO SCALE

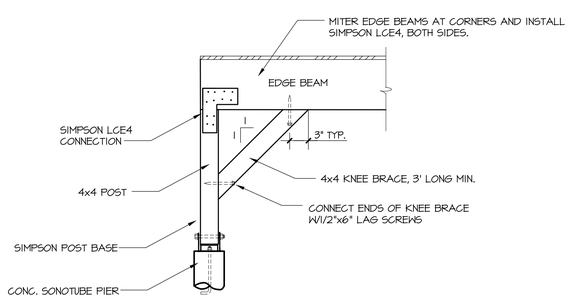
5/52



CONCRETE TO BLDG. CONNECTION DETAIL

NO SCALE

6/52



DECK KNEE BRACE CONNECTION DETAIL

NO SCALE

7/52

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REPAIR DETAILS

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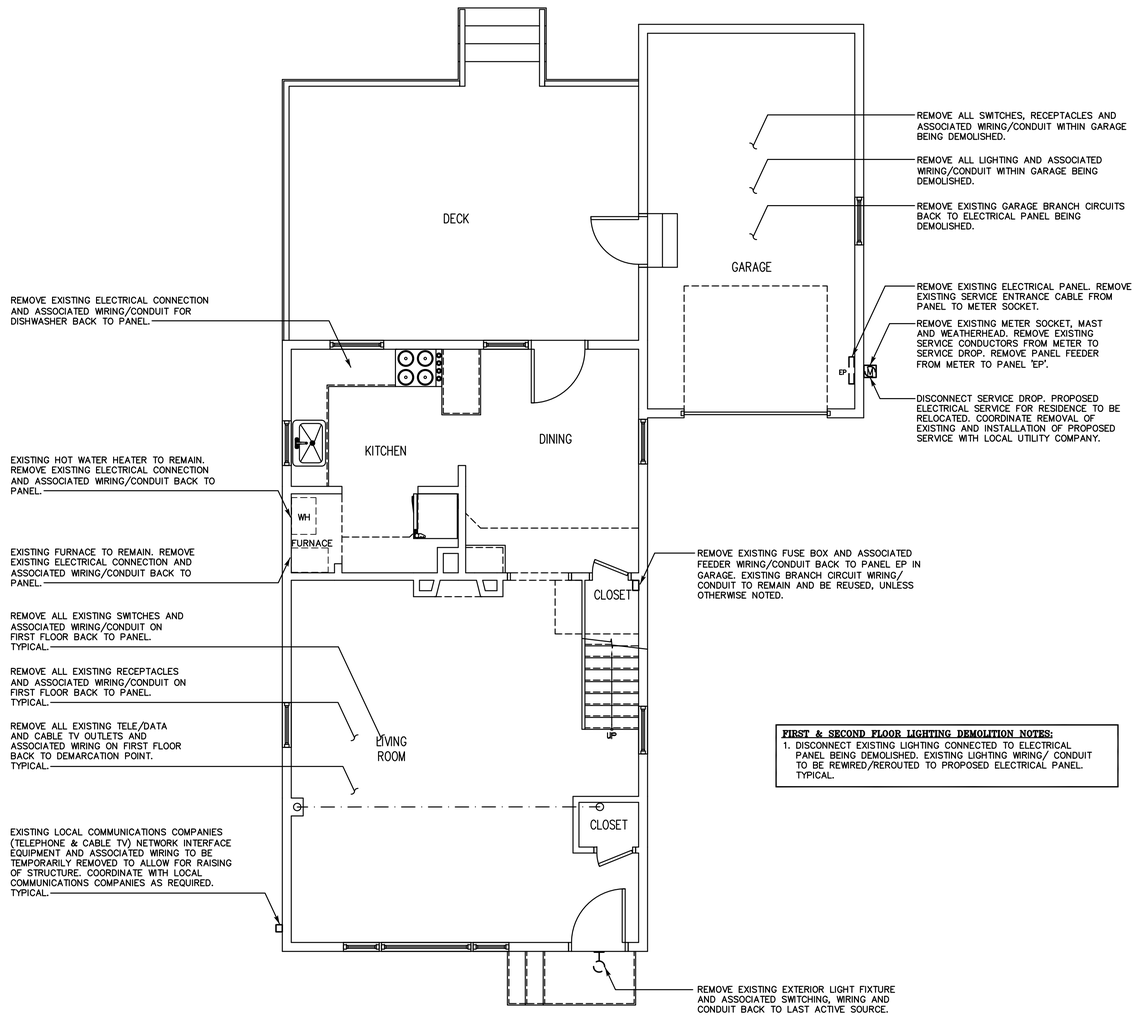
Sheet	S2

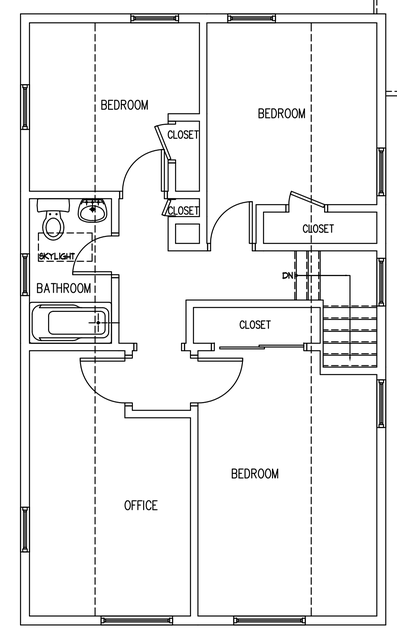


FIRST & SECOND FLOOR LIGHTING DEMOLITION NOTES:

1. DISCONNECT EXISTING LIGHTING CONNECTED TO ELECTRICAL PANEL BEING DEMOLISHED. EXISTING LIGHTING WIRING/ CONDUIT TO BE REWIRED/REROUTED TO PROPOSED ELECTRICAL PANEL. TYPICAL.

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.



SECOND FLOOR DEMOLITION NOTES:

1. DISCONNECT EXISTING BRANCH CIRCUITS CONNECTED TO ELECTRICAL PANEL BEING DEMOLISHED. EXISTING BRANCH CIRCUITS WIRING/ CONDUIT TO BE REWIRED/REROUTED TO PROPOSED ELECTRICAL PANEL. TYPICAL.

FIRST FLOOR ELECTRICAL DEMOLITION PLAN

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

SECOND FLOOR ELECTRICAL DEMOLITION PLAN

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

Revisions	Date
Bid Set	04.06.15

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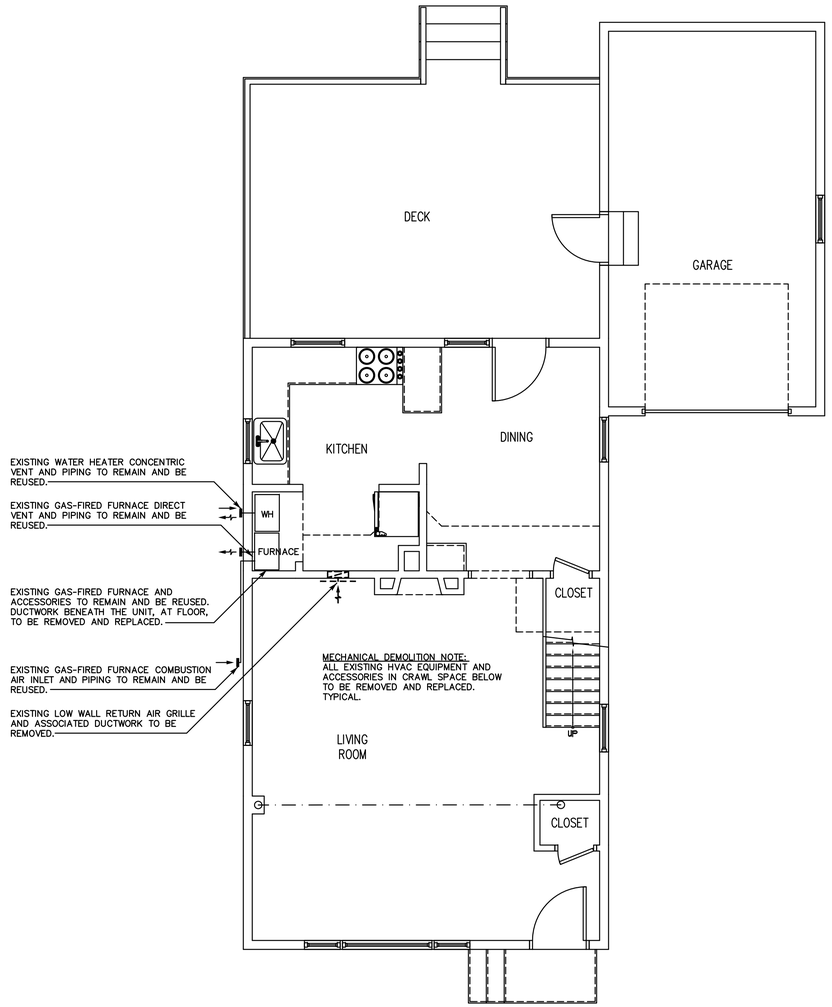
ELECTRICAL DEMOLITION PLANS

Drawn	JDB
Checked	JAS
Date	10.27.2014
Scale	AS NOTED
Job Number	
Sheet	DE-1.0

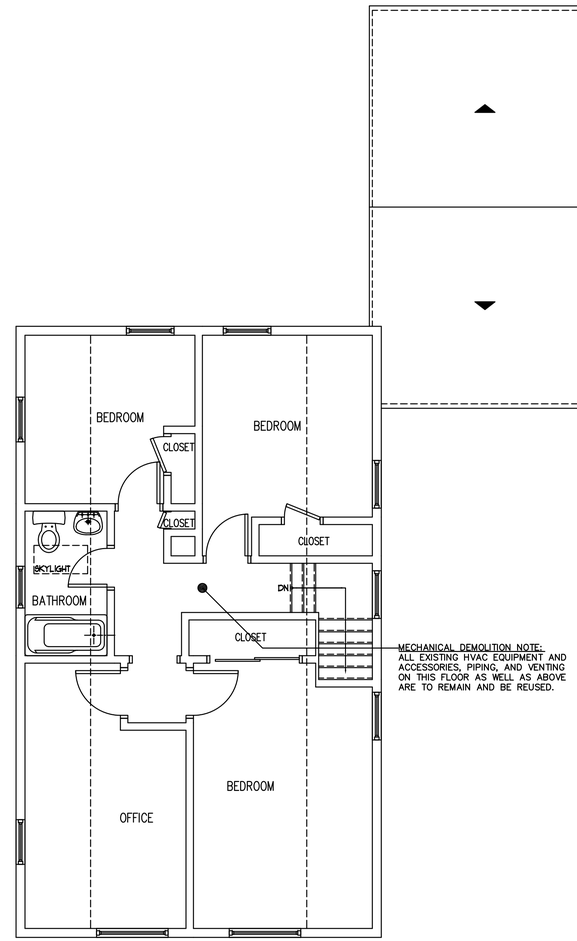
DEMOLITION NOTES:

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. CONTRACTOR SHALL PROVIDE MINIMUM OF 72 HOURS NOTICE PRIOR TO ANY EQUIPMENT/SERVICE SHUT DOWN.
6. DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDED IN AND RELATED TO THE PROJECT SCOPE OF WORK. TYPICAL.
7. ALL EXISTING DUCTWORK, REGISTERS, GRILLES, AND ASSOCIATED ACCESSORIES TO REMAIN IN PLACE AND BE REUSED UNLESS OTHERWISE NOTED.TYPICAL.



FIRST FLOOR MECHANICAL DEMOLITION PLAN

SCALE: ¼"=1'-0"



SECOND FLOOR MECHANICAL DEMOLITION PLAN

SCALE: ¼"=1'-0"

Revisions	Date
Bid Set	04.06.15

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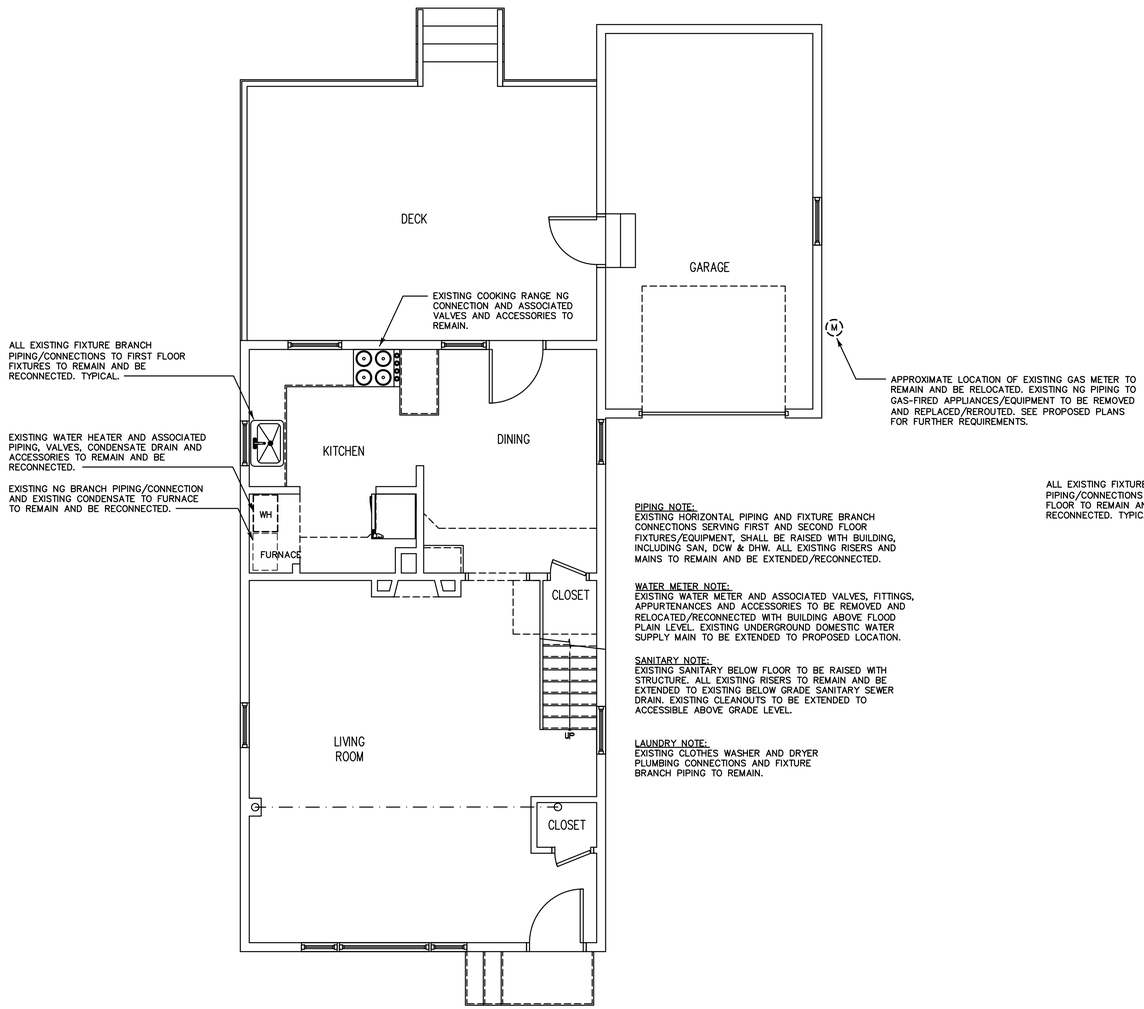
MECHANICAL DEMOLITION PLANS

Drawn	JDB
Checked	JAS
Date	10.27.2014
Scale	AS NOTED
Job Number	
Sheet	DM-1.0

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.



PIPING NOTE:
EXISTING HORIZONTAL PIPING AND FIXTURE BRANCH CONNECTIONS SERVING FIRST AND SECOND FLOOR FIXTURES/EQUIPMENT, SHALL BE RAISED WITH BUILDING, INCLUDING SAN, DCW & DHW. ALL EXISTING RISERS AND MAINS TO REMAIN AND BE EXTENDED/RECONNECTED.

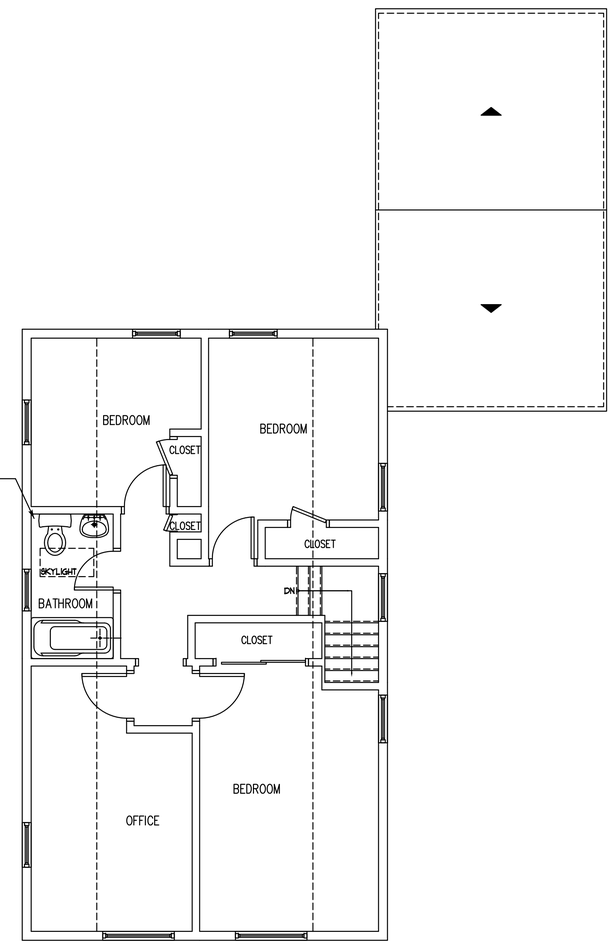
WATER METER NOTE:
EXISTING WATER METER AND ASSOCIATED VALVES, FITTINGS, APPURTENANCES AND ACCESSORIES TO BE REMOVED AND RELOCATED/RECONNECTED WITH BUILDING ABOVE FLOOD PLAIN LEVEL. EXISTING UNDERGROUND DOMESTIC WATER SUPPLY MAIN TO BE EXTENDED TO PROPOSED LOCATION.

SANITARY NOTE:
EXISTING SANITARY BELOW FLOOR TO BE RAISED WITH STRUCTURE. ALL EXISTING RISERS TO REMAIN AND BE EXTENDED TO EXISTING BELOW GRADE SANITARY SEWER DRAIN. EXISTING CLEANOUTS TO BE EXTENDED TO ACCESSIBLE ABOVE GRADE LEVEL.

LAUNDRY NOTE:
EXISTING CLOTHES WASHER AND DRYER PLUMBING CONNECTIONS AND FIXTURE BRANCH PIPING TO REMAIN.

FIRST FLOOR PLUMBING DEMOLITION PLAN

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



SECOND FLOOR PLUMBING DEMOLITION PLAN

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

Revisions	Date
Bid Set	04.06.15

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PLUMBING DEMOLITION PLANS

Drawn	JDB
Checked	JAS
Date	10.27.2014
Scale	AS NOTED
Job Number	
Sheet	DP-1.0

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.

EXISTING CIRCUITS NOTES:

1. CONTRACTOR SHALL EXTEND EXISTING BRANCH CIRCUITS TO PROPOSED ELECTRICAL PANEL LOCATION PER NEC.
2. UNDERSIDE OF FIRST FLOOR SHALL BE SPRAYED WITH FOAM INSULATION. ALL JUNCTION BOXES SHALL BE INSTALLED SUCH THAT THEY ARE ACCOESSIBLE 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 ELECTRICAL PANEL.
4. ALL JUNCTION/SPLICE BOXES BELOW FIRST FLOOR SHALL BE WEATHERPROOF.
5. ALL NON-METALLIC SHEATHED CABLE LOCATED BELOW FIRST FLOOR SHALL BE ROUTED WITHIN CONDUIT PER NEC REQUIREMENTS.
6. ALL SERVICE ENTRANCE CABLE SHALL BE INSTALLED WITHIN CONDUIT PER NEC REQUIREMENTS.

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.
4. CONTRACTOR SHALL PROVIDE MINIMUM 1/2"C CONDUIT FOR #14 AWG, #12 AWG AND #10 AWG CIRCUITS AND 3/4" CONDUIT FOR #8 AWG CIRCUITS. CONTRACTOR SHALL INCREASE CONDUIT SIZES AS REQUIRED PER NEC SO THAT CONDUIT FILL ALLOWED BY NEC IS NOT EXCEEDED. CONDUIT TYPE SHALL BE MC CABLE FOR INTERIOR DRY LOCATIONS AND RMC OR IMC FOR EXTERIOR LOCATIONS, UNLESS OTHERWISE NOTED.
5. CONTRACTOR MAY UTILIZE NONMETALLIC-SHEATHED CABLE FOR BRANCH CIRCUITS IN INTERIOR DRY LOCATIONS.

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 HOT WATER HEATER CIRCUITS.

TELE/DATA & CABLE TV NOTES:

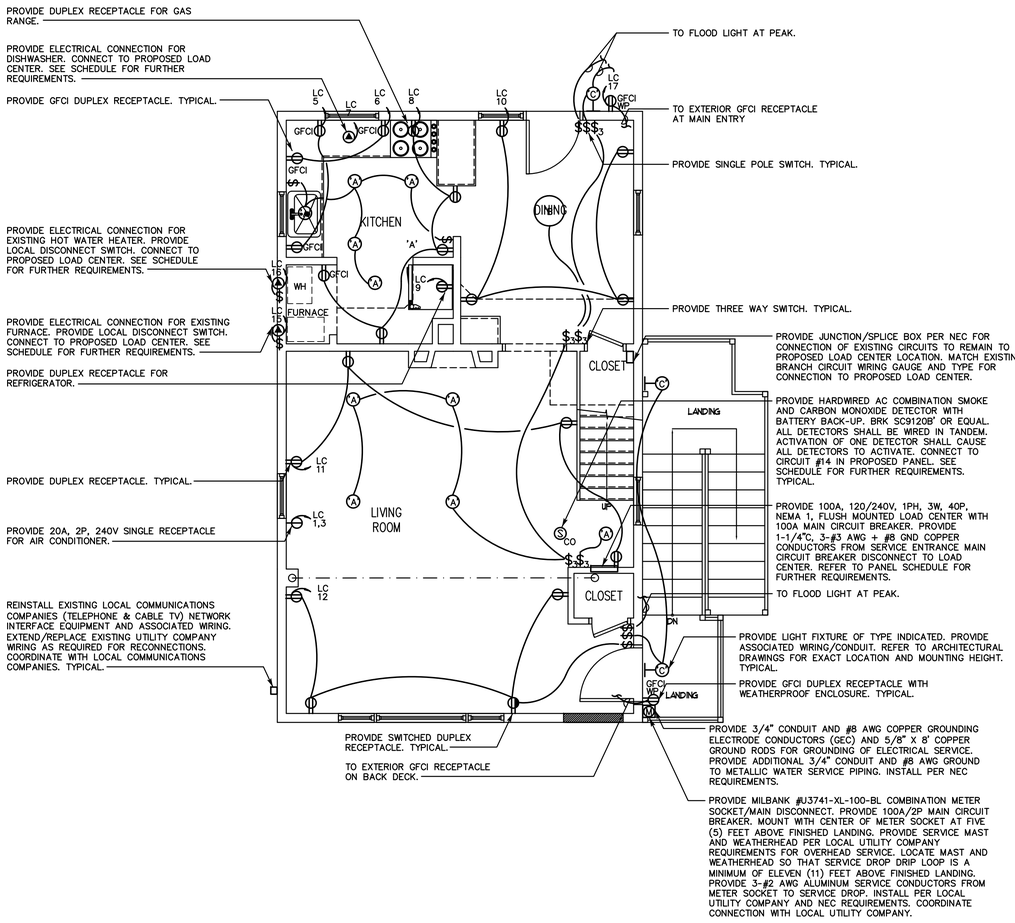
1. CONTRACTOR SHALL PROVIDE TELE/DATA AND CABLE TV OUTLETS ON FIRST FLOOR. INSTALL AT LOCATIONS OF DEMOLISHED TELE/DATA OUTLETS.
2. CONTRACTOR SHALL PROVIDE MINIMUM CAT 5E TELE/DATA WIRING AND RG6 COAXIAL CABLE WIRING FROM RESPECTIVE OUTLETS BACK TO DEMARCATION POINTS. COORDINATE WITH LOCAL UTILITY COMPANIES.

RECEPTACLE NOTES:

1. CONTRACTOR SHALL PROVIDE TAMPER RESISTANT RECEPTACLES PER ARTICLE 406.12 OF THE NEC.

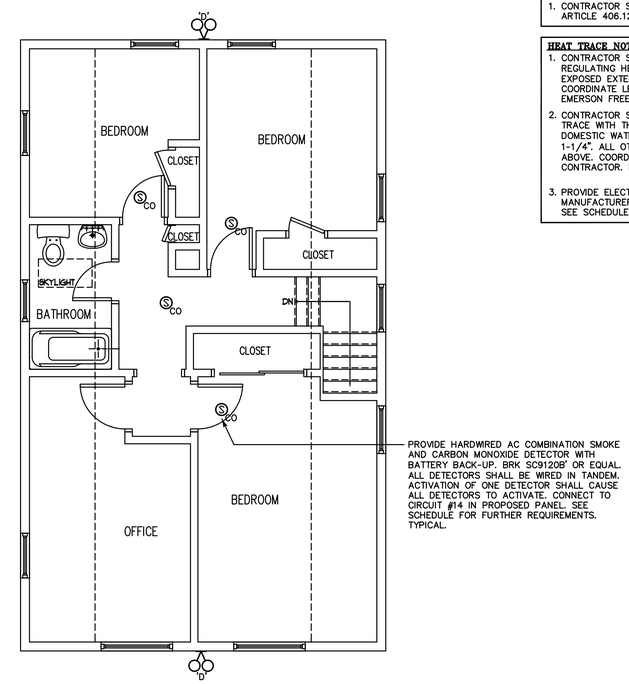
HEAT TRACE NOTES:

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 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 PANEL CIRCUIT #13. SEE SCHEDULE FOR FURTHER REQUIREMENTS.



FIRST FLOOR ELECTRICAL PLAN

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



SECOND FLOOR ELECTRICAL PLAN

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

Revisions	Date
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ELECTRICAL PLANS

Drawn	JDB
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PANELBOARD LC	Class: Type:	Short Circuit Rating (Min.): 10 K.A.I.C. Remark:
SERVICE	120/240 Volts 1 Phase 3 Wire	S/E Label: YES
PANELBOARD CONFIGURATION	100 AMPERE MAIN BUS Trim: RECESSED	Entrance: BOTTOM Equipment Ground Bus: YES
MAIN	Type: 100A MCB Wire Size: 1-1/4"C, 3-#3 AWG + #8 GND (COPPER)	
BRANCH CIRCUITS	Branch Protective Devices: (MOLDED CASE CIRCUIT BREAKERS)	

Circ No	Circuit Designation	KVA Load	Pole	Trip Amps	Frame Amps	Wire (min.)	See Remark
1	A/C RECEPT - LIVING ROOM	-	2	20	100	3-#12 AWG	'A'
2	DRYER	-	2	30	100	4-#10 AWG	'A'
3	- - -	-	-	-	-	- - -	
4	- - -	-	-	-	-	- - -	
5	RECEPT -GFCI KITCHEN COUNTER	1.5	1	20	100	3-#12 AWG	
6	RECEPT -GFCI KITCHEN COUNTER	1.5	1	20	100	3-#12 AWG	
7	DISHWASHER	1.5	1	20	100	3-#12 AWG	
8	RECEPT -RANGE & KITCHEN	1.0	1	20	100	3-#12 AWG	'A'
9	REFRIGERATOR	0.9	1	20	100	3-#12 AWG	
10	RECEPT -DINING	0.8	1	20	100	3-#12 AWG	'A'
11	RECEPT -LIVING	0.8	1	20	100	3-#12 AWG	'A'
12	RECEPT -LIVING	0.8	1	20	100	3-#12 AWG	'A'
13	HEAT TRACE -WATER SERVICE	0.4	1	15	100	3-#14 AWG	
14	SMOKE/CO DETECTORS	0.1	1	15	100	3-#14 AWG	'A'
15	FURNACE	-	1	15	100	3-#14 AWG	
16	WATER HEATER	-	1	15	100	3-#14 AWG	
17	EXT. GFCI RECEPT	0.4	1	20	100	3-#12 AWG	
18	EXISTING	-	1	20	100	3-#12 AWG	'B'
19	EXISTING	-	1	20	100	3-#12 AWG	'B'
20	EXISTING	-	1	20	100	3-#12 AWG	'B'
21	EXISTING	-	1	20	100	3-#12 AWG	'B'
22	EXISTING	-	1	15	100	3-#14 AWG	'B'
23	EXISTING	-	1	15	100	3-#14 AWG	'B'
24	EXISTING	-	1	15	100	3-#14 AWG	'B'
25	EXISTING	-	1	15	100	3-#14 AWG	'B'
26	SPARE	-	1	20	100	- - -	
27	SPARE	-	1	20	100	- - -	
28	SPARE	-	1	20	100	- - -	
29	SPARE	-	1	15	100	- - -	
30	SPARE	-	1	15	100	- - -	
31	SPARE	-	1	15	100	- - -	
32	PREPARED SPACE	-	1	-	100	- - -	
33	PREPARED SPACE	-	1	-	100	- - -	
34	PREPARED SPACE	-	1	-	100	- - -	
35	PREPARED SPACE	-	1	-	100	- - -	
36	PREPARED SPACE	-	1	-	100	- - -	
37	PREPARED SPACE	-	1	-	100	- - -	
38	PREPARED SPACE	-	1	-	100	- - -	
39	PREPARED SPACE	-	1	-	100	- - -	
40	PREPARED SPACE	-	1	-	100	- - -	
	TOTAL KVA:	-					

'A' - ARC FAULT CIRCUIT BREAKER
'B' - CONTRACTOR SHALL PROVIDE ARC FAULT CIRCUIT BREAKER FOR ALL EXISTING CIRCUITS REQUIRED BY NEC.

LIGHT FIXTURE SCHEDULE

LTG. CODE	DESCRIPTIONS	VOLTS	CATALOG NO./ MANUFACTURER	MOUNTING	LAMP (G.E. OR EQUAL)
'A'	5" RECESSED LIGHT FIXTURE. WHITE BAFFLE AND FINISH TRIM. UL LISTED.	120	- - - OR EQUAL	RECESSED/ CEILING	-
'B'	2 LIGHT SURFACE MOUNTED CEILING FIXTURE, BRUSHED NICKEL FINISH. UL LISTED.	120	- HAMPTON BAY OR EQUAL	SURFACE/ CEILING	(2) 60W INCAN
'C'	OUTDOOR WALL SCONCE. BLACK FINISH WITH WHITE LENS. ENERGY STAR QUALIFIED. COMPACT FLUORESCENT LAMPING. UL LISTED WET LOCATION.		88198BLE-12 SEA GULL LTG OR EQUAL	SURFACE/ WALL	(1) GU24 CFL
'D'	FULLY ADJUSTABLE DUAL HEAD LED FLOOD LIGHT WITH MOTION SENSOR. 1200 LUMEN OUTPUT. INTERGRAL PHOTOCELL, ADJUSTABLE ON-TIME, MANUAL OVERRIDE. WHITE FINISH. UL LISTED WET LOCATIONS.	120	OFLR-6LC-120-MO-WH LITHONIA LTG OR EQUAL	SURFACE/ WALL	LED

FIRE ALARM SYMBOL LIST

(S)	AC SMOKE DETECTOR WITH BATTERY BACKUP
(S)CO	AC COMBINATION SMOKE/CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP

ELECTRICAL SYMBOL LIST

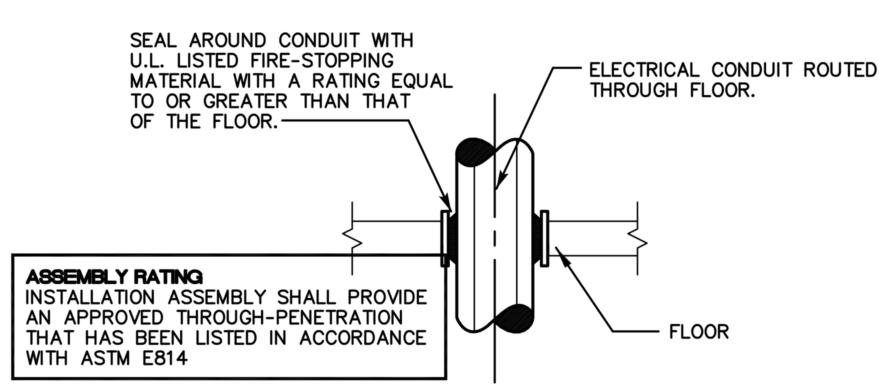
▭	RECESSED LOAD CENTER
⊕	QUAD RECEPTACLE
⊖ GFCI WP	DUPLEX RECEPTACLE GFCI - GROUND FAULT CIRCUIT INTERRUPTER WP - WITHIN WEATHERPROOF ENCLOSURE
●	SPECIAL PURPOSE CONNECTION
DB	DOOR BELL
T	TRANSFORMER
CH	DOOR BELL CHIME
S	SWITCH (NONE) - SINGLE POLE 2 - TWO POLE 3 - THREE WAY 4 - FOUR WAY D - DIMMER TOL - THERMAL OVERLOAD PROTECTION DEVICE

ELECTRICAL GENERAL NOTES

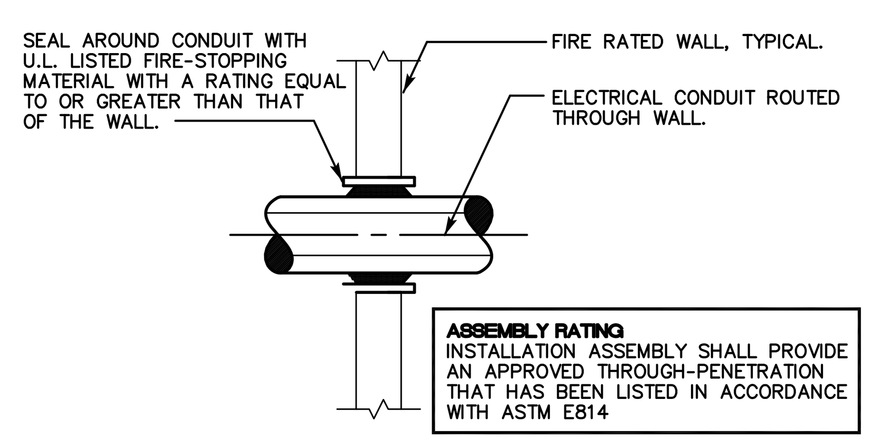
1. SEE SPECIFICATIONS, DIVISION 26 ELECTRICAL.
2. UNLESS OTHERWISE INDICATED, PROVIDE A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM INCLUDING ALL NECESSARY MATERIAL, LABOR AND EQUIPMENT.
3. ELECTRICAL PLANS AND DETAILS AND ONE LINE DIAGRAMS SHOW THE GENERAL LOCATION AND ARRANGEMENT OF THE ELECTRICAL SYSTEM. THEY ARE DIAGRAMMATIC AND DO NOT SHOW ALL CONDUIT BODIES, CONNECTORS, BENDS, FITTINGS, HANGERS AND ADDITIONAL PULL AND JUNCTION BOXES
4. PROVIDE FIRE ALARM DETECTION DEVICES.
5. ALL EQUIPMENT AND MATERIAL SHALL BE LABELED, LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING.
6. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND ARRANGE FOR ALL REQUIRED INSPECTIONS IN ACCORDANCE WITH STATE AND LOCAL GOVERNING AUTHORITIES.
7. ALL WORK SHALL BE DONE WITH LICENSED WORKMEN IN ACCORDANCE WITH STATE AND LOCAL GOVERNING AUTHORITIES.
8. THE DEFINITION OF ELECTRICAL TERMS USED SHALL BE AS DEFINED IN THE 2011 NATIONAL ELECTRICAL CODE (NEC) WITH CONNECTICUT AMENDMENTS.
9. THE TERM "INDICATED" SHALL MEAN "AS SHOWN ON CONTRACT DOCUMENTS (SPECIFICATIONS, DRAWINGS AND RELATED ATTACHMENTS)".
10. THE TERM "PROVIDE" SHALL MEAN "TO FURNISH, INSTALL AND CONNECT COMPLETELY".
11. 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".
12. THE TERM "SPACE" ON PANELBOARD AND SWITCHBOARD SCHEDULES SHALL MEAN "PROVIDE SPACE TO INSTALL THE NUMBER OF POLES AND SIZE OF THE PROTECTIVE DEVICE INDICATED WITH ALL NECESSARY BUS AND FITTINGS TO INSTALL THE DEVICE AT SOME FUTURE DATE".
13. 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.
14. COORDINATE ELECTRICAL WORK WITH OWNER.
15. COORDINATE ELECTRICAL WORK WITH OTHER DIVISIONS OF THIS PROJECT.
16. TURN OVER TO THE OWNER ALL MANUFACTURERS WARRANTIES FOR EQUIPMENT AND MATERIAL PROVIDED.
17. UNLESS OTHERWISE INDICATED, ALL ELECTRICAL EQUIPMENT HAS BEEN BASED ON SQUARE D PRODUCTS.
18. THE CONTRACTOR MAY SUBSTITUTE EQUIPMENT OF ANOTHER MANUFACTURER IF IT IS OF EQUAL QUALITY AND RATING, SUBJECT TO OWNER'S AND ENGINEER'S REVIEW AND ACCEPTANCE.
19. UNLESS OTHERWISE INDICATED, ALL ENCLOSURES FOR EQUIPMENT PROVIDED SHALL BE NEMA TYPE 1.
20. UNLESS OTHERWISE INDICATED, ALL CONDUCTORS TO BE COPPER THHN/THWN.
21. UNLESS OTHERWISE INDICATED, ALL OUTLET AND SWITCH BOXES TO BE CAST IRON WITH THREADED HUBS.
22. IN INTERIOR PROTECTED LOCATIONS, OUTLET AND SWITCH BOXES MAY BE STEEL.
23. 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.
24. BEFORE CUTTING OR DRILLING INTO BUILDING ELEMENTS, INSPECT AND LAYOUT WORK TO AVOID DAMAGING STRUCTURAL ELEMENTS AND BUILDING UTILITIES.
25. ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2011 NATIONAL ELECTRIC CODE (NEC) ANSI/NFPA 70, NFPA 72, NFPA 101.
26. THE MEASUREMENT FROM ABOVE FINISHED FLOOR (AFF) SHALL BE TAKEN FROM THE FINISHED FLOOR SURFACE TO THE TOP OF WALL RECEPTACLES AND SWITCH BOXES, TO THE CENTER LINE OF WALL LIGHTING OUTLET BOXES, TO THE TOP OF WALL MOUNTED EQUIPMENT ENCLOSURES, TO THE CENTER LINE OF THE TOP MOST SWITCH HANDLE, OR TO THE LOWEST SURFACE OF CEILING LIGHTING FIXTURES OTHER CEILING MOUNTED EQUIPMENT.
27. UNLESS OTHERWISE INDICATED, ALL CONDUCTORS ARE NO. 12 AWG.
28. CONDUIT SIZE FOR INDICATED CONDUCTORS SHALL BE BASED ON CHAPTER 9 OF NEC.
29. THE CONTRACTOR MAY GROUP BRANCH CIRCUIT HOME RUN CONDUCTORS IN A SINGLE RACEWAY IN ACCORDANCE WITH NEC ARTICLE 300-17, AND ARTICLE 310, NOTE 8 OF NOTES TO TABLES 310-16 THROUGH 310-19.
30. ALL BLANK COVER PLATES TO BE STAINLESS STEEL.
31. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LOCAL UTILITY COMPANIES (POWER, TELEPHONE, CABLE TV) CHARGES FOR SERVICE DISCONNECTONS AND SERVICE INSTALLATIONS.

ELECTRICAL ABBREVIATIONS

A	AMPERES
A.F.F.	ABOVE FINISHED FLOOR
AWG	AMERICAN WIRE GAUGE
C	CONDUIT
CIR	CIRCUIT
FA	FIRE ALARM
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FT	FEET
G	GROUNDED
HP	HORSEPOWER
KAIC	INTERRUPTING CAPACITY (KILOAMPERE)
KVA	KILOVOLT-AMPERE
KW	KILOWATT
NEC	NATIONAL ELECTRIC CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASS.
NIC	NOT IN CONTRACT
P	POLE
RM	ROOM
S	SMOKE DETECTOR
UL	UNDERWRITER'S LABORATORY
UTIL	UTILITY
V	VOLTS
VA	VOLT-AMPERES
W	WATTS
#	WIRE SIZE IN AWG, OR MCM WHEN INDICATED



TYPICAL CONDUIT FLOOR PENETRATION DETAIL
SCALE: N.T.S.



TYPICAL CONDUIT WALL PENETRATION DETAIL
SCALE: N.T.S.

Revisions	Date
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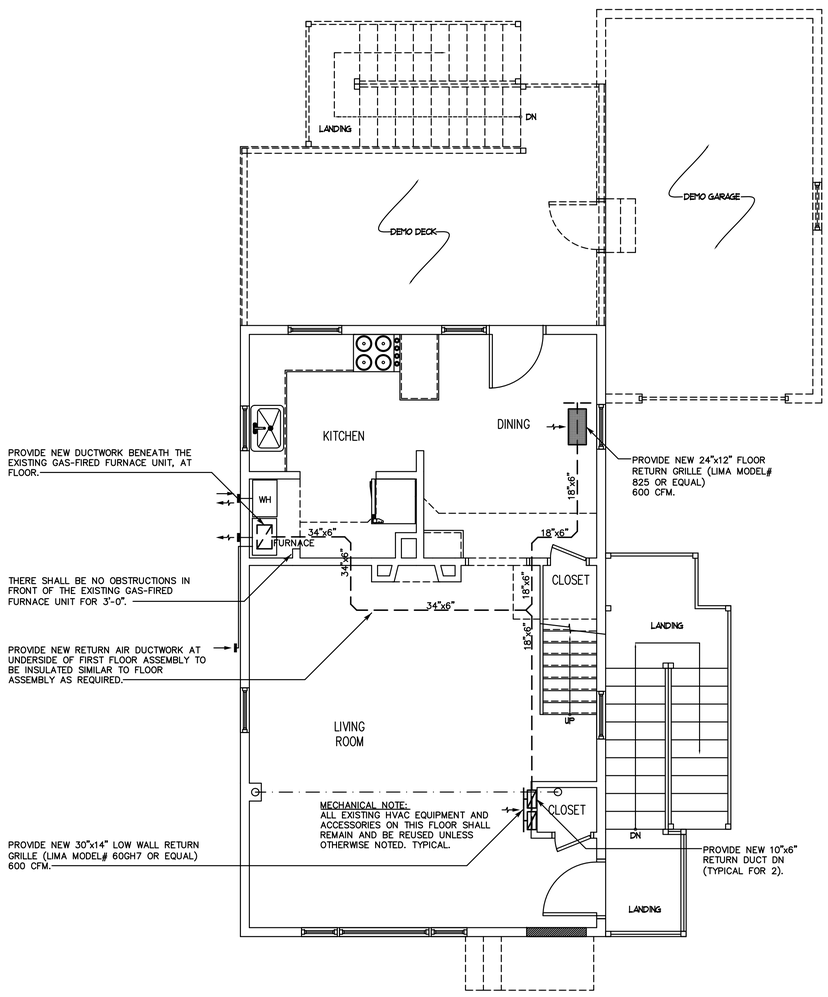
ELECTRICAL SCHEDULES, SYMBOLS, NOTES & ABBREVIATIONS

Drawn	JDB
Checked	JAS
Date	10.27.2014
Scale	AS NOTED
Job Number	
Sheet	E-2.0

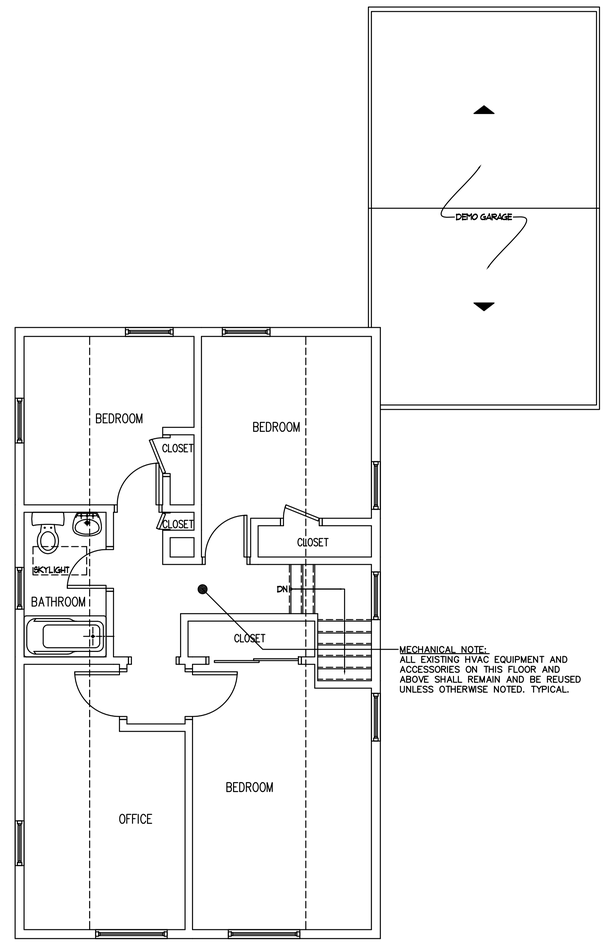
MECHANICAL GENERAL NOTES:

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 NEW PIPING TO CONNECT TO RELOCATED BOILER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND 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. CONTRACTOR TO MAINTAIN ALL MECHANICAL EQUIPMENT AND ACCESSORIES BE INSTALLED AT MIN. 1'-0" ABOVE THE 100 YEAR BASE FLOOD ELEVATION, PER LOCAL CODE REQUIREMENTS.



FIRST FLOOR MECHANICAL PLAN

SCALE: ¼"=1'-0"



SECOND FLOOR MECHANICAL PLAN

SCALE: ¼"=1'-0"

Revisions	Date
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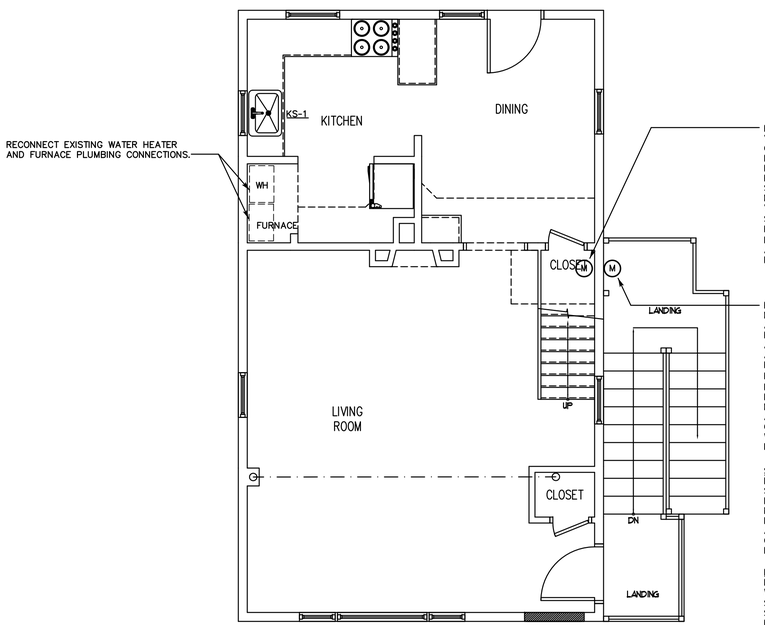
PROPOSED MECHANICAL PLANS

Drawn	JDB
Checked	JAS
Date	10.27.2014
Scale	AS NOTED
Job Number	
Sheet	M–1.0



FIRST FLOOR PLUMBING PLAN

SCALE: ¼"=1'-0"

EXISTING FIXTURES AND ASSOCIATED PLUMBING CONNECTIONS TO REMAIN.

RELOCATE EXISTING WATER METER AND ASSOCIATED VALVES AND ACCESSORIES WITHIN EXISTING INTERIOR CLOSET AND ABOVE FLOOD PLAIN LEVEL. COORDINATE EXACT LOCATION WITH ARCHITECT. EXISTING UNDERGROUND DOMESTIC WATER SUPPLY MAIN TO BE EXTENDED TO PROPOSED LOCATION. PROVIDE DOMESTIC COLD WATER SUPPLY MAIN AT BUILDING TO CONNECT TO EXISTING DCW MAIN AND SUPPLIES. PROVIDE ALL PIPING, FITTINGS, VALVES AND CONNECTIONS AS REQUIRED FOR PROPER SYSTEM INSTALLATION/REINSTALLATION. INSULATE PIPING. PIPING SHALL BE PROPERLY SUPPORTED AND PROTECTED FROM FREEZING. COORDINATE PROTECTION/INSULATION WITH ARCHITECT. COORDINATE METER WITH ARCHITECT AND LOCAL UTILITY CO.

RELOCATE EXISTING NG METER AND SERVICE MAIN. RAISE METER AND ASSOCIATED VENT, VALVES AND APPURTENANCES WITH BUILDING ABOVE 100 YEAR FLOOD PLAIN LEVEL. METER SHALL BE ACCESSIBLE FOR READING AND MAINTENANCE. REINSTALL AND PROVIDE PROPER PIPING AND METER SUPPORT PER NFPA 54 REQUIREMENTS. PROVIDE ADDITIONAL PIPING ACCORDINGLY. PROVIDE NG PIPING FROM METER TO PROPOSED APPLIANCES/EQUIPMENT LOCATIONS. RECONNECT, PROVIDE ANY/ALL VALVES AND FITTINGS AS REQUIRED FOR PROPER RECONNECTION. GAS METER SHALL BE MINIMUM 10 FT FROM ANY MECHANICAL AIR INTAKE AS PER CODE. SEE MECHANICAL PLANS. COORDINATE EXACT LOCATION WITH ARCHITECT. COORDINATE WITH LOCAL UTILITY CO. NG PIPING SHALL NOT BE ENCASED IN SPRAY FOAM INSULATION.

SANITARY NOTE:
EXISTING SANITARY TO BE RAISED WITH STRUCTURE. PROVIDE PIPING TO EXTEND TO ALL EXISTING RISERS, LOCATE SANITARY MAIN VERT AT NEAREST PIER. PROVIDE EXTENSIONS OF ALL EXISTING CLEANOUTS TO MAINTAIN ABOVE GRADE ACCESS. PROVIDE ADDITIONAL ACCESSIBLE ABOVE GRADE CLEANOUTS AT PROPOSED MAIN BUILDING DRAIN RISER EXTENSIONS. TYPICAL.

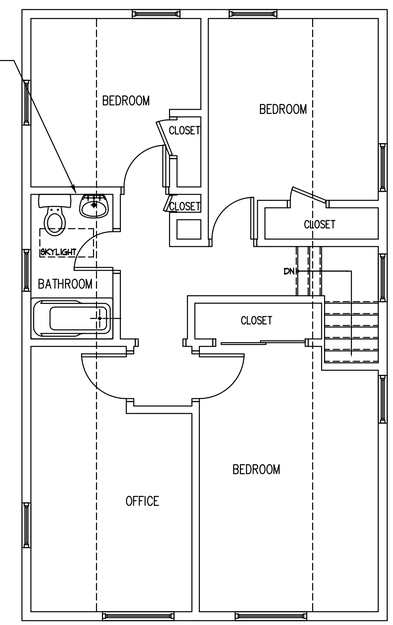
DOMESTIC WATER NOTE:
EXISTING HORIZONTAL DOMESTIC HOT AND COLD WATER DISTRIBUTION PIPING AT CRAWL SPACE/BELOW FIRST FLOOR, THAT IS TO REMAIN SHALL BE RAISED WITH BUILDING. ALL EXISTING RISERS TO FIRST AND SECOND FLOOR FIXTURES AND MAINS TO REMAIN AND BE EXTENDED/RECONNECTED. PROVIDE ALL PIPING AND ACCESSORIES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

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.



SECOND FLOOR PLUMBING PLAN

SCALE: ¼"=1'-0"

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.

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 AND FURNACE. PROVIDE PER MANUFACTURER'S REQUIREMENTS. COORDINATE WITH MECHANICAL. PROVIDE CONDENSATE PUMPS WHERE REQUIRED. COORDINATE WITH MECHANICAL AND ARCHITECTURAL. TYPICAL.

PLUMBING FIXTURE SCHEDULE

DESIGNATION	DESCRIPTION	FIXTURE	FITTINGS
KS-1	NEW KITCHEN SINK TOP MOUNT	18 GAUGE, TYPE 304 STAINLESS STEEL, SLIM-RIM 8.25" BOWL DEPTH ELKAY NAMESAKE MODEL# LSS25224	1. SINGLE CONTROL FAUCET, BRASS AND COPPER WATERWAY, ADJUSTABLE HOT LIMIT SAFETY STOP, MANUFACTURER: MOEN SERIES: BANBURY 2. GARBAGE DISPOSAL MANUFACTURER: INSINKERATOR SERIES: BADGER 15SS

NOTES:
1. COORDINATE FIXTURE ACCESSORIES WITH PLUMBING PLANS AND ARCHITECTURAL DETAILS. TYPICAL.
2. PLUMBING FIXTURES SHALL BE WATER EFFICIENT AND WATER SENSE CERTIFIED WHERE APPLICABLE.
3. PLUMBING FIXTURES LISTED ABOVE, OR EQUAL, ARE ACCEPTABLE.

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