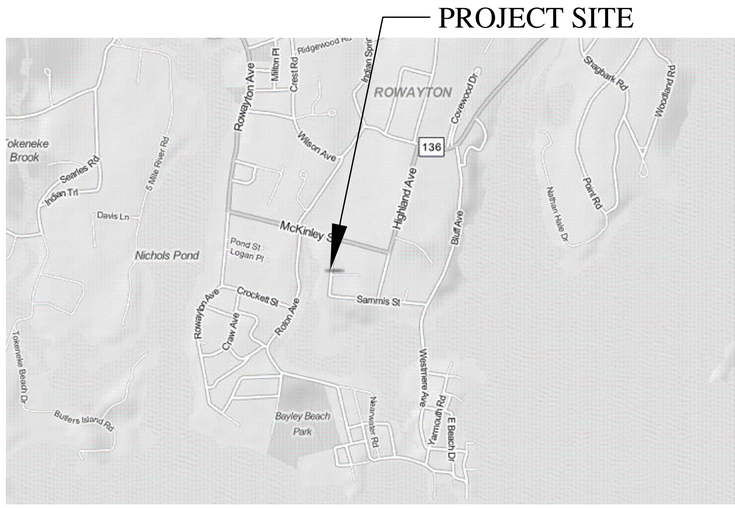
THE STATE OF CONNECTICUT
DEPARTMENT OF HOUSING (DOH)
COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY (CDBG-DR)
OWNER OCCUPIED REHABILITATION and REBUILDING PROGRAM (OORR)

February 13, 2015

csa project 1347-28

Issued for:
Permit and Construction

Finnegan Residence - Rehabilitation, Reconstruction and Mitigation
Application No. 1450
10 Farm Creek Road
Norwalk, CT 06853



LOCATION PLAN
not to scale

Architect
Capital Studio Architects, LLC
1379 Main Street
East Hartford, Connecticut 06108
tel: 860.289.3262 fax: 860.289.3163

Civil / Site Engineer
Design Professionals, Inc.
PO Box 1167
425 Sullivan Avenue
South Windsor, CT 06074
tel: 860.291.8755 fax: 860.291.8757

Environmental Consultant
Eagle Environmental, Inc.
8 South Main Street, Suite 3
Terryville, Connecticut 06786
tel: 860.589.8257 fax: 860.585.7034

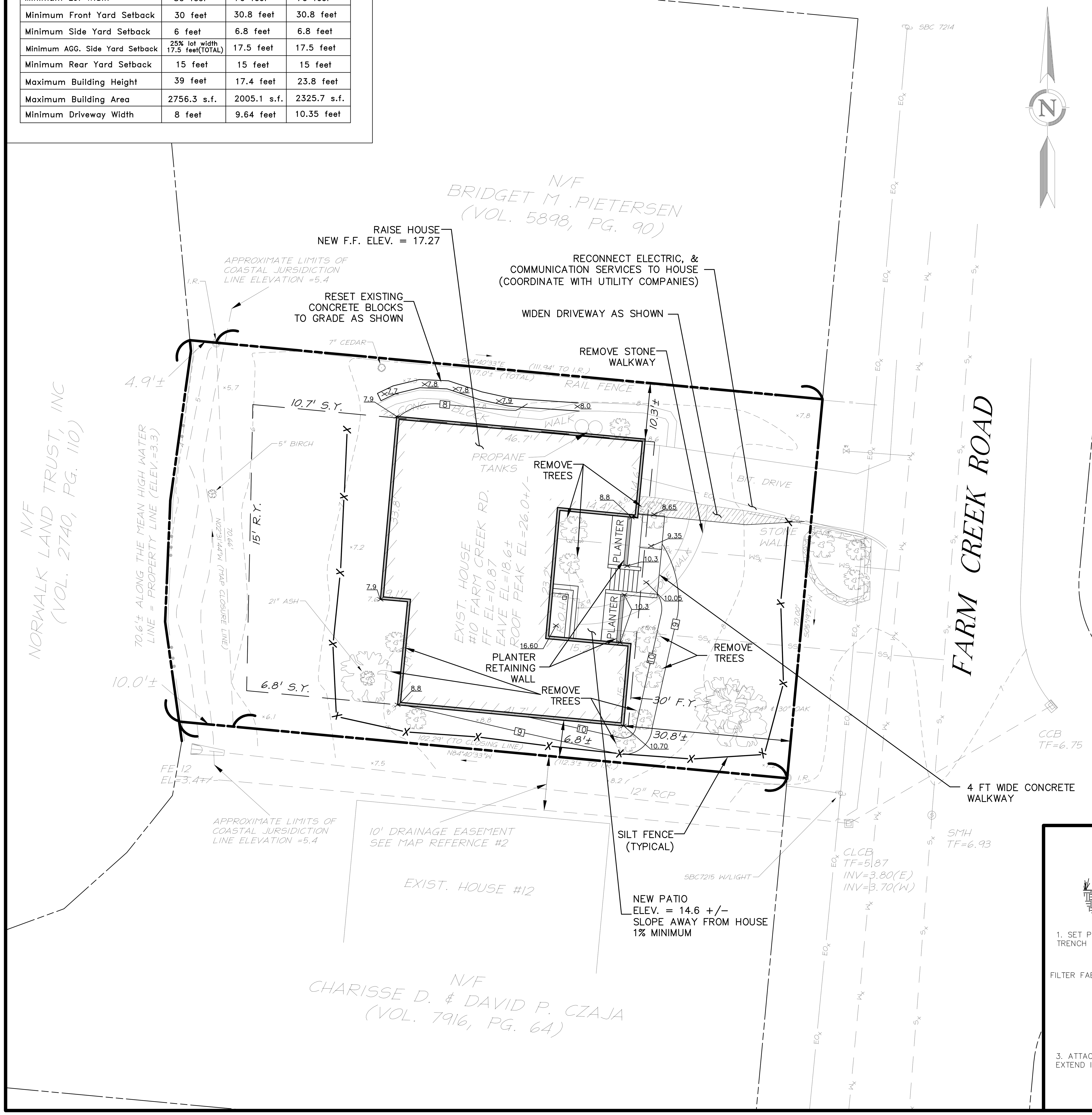
MEP & Structural Engineer
Atlantic Consulting & Engineering LLC
525 John Street
Bridgeport, CT 06604
tel: 230.336.4422 fax: 230.336.1769

Drawing List

Zoning Information

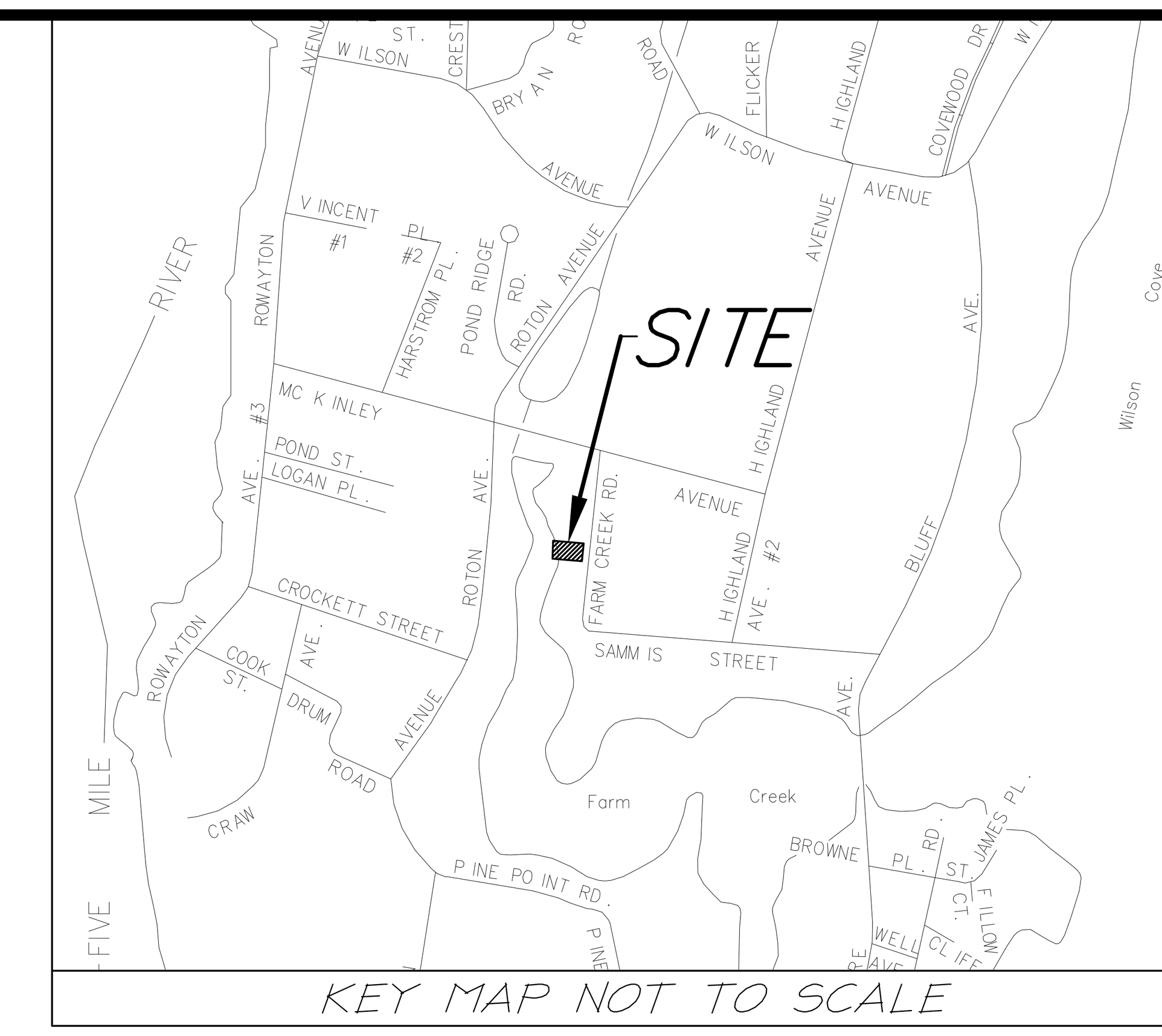
ZONE: B Residential

ITEM	REQUIRED	EXISTING CONDITIONS	PROPOSED CONDITIONS
Minimum Lot Area	6,250 s.f.	8,146 s.f.	8,146 s.f.
Minimum Lot Width	50 feet	70 feet	70 feet
Minimum Front Yard Setback	30 feet	30.8 feet	30.8 feet
Minimum Side Yard Setback	6 feet	6.8 feet	6.8 feet
Minimum AGG. Side Yard Setback	25% lot width 17.5 feet(TOTAL)	17.5 feet	17.5 feet
Minimum Rear Yard Setback	15 feet	15 feet	15 feet
Maximum Building Height	39 feet	17.4 feet	23.8 feet
Maximum Building Area	2756.3 s.f.	2005.1 s.f.	2325.7 s.f.
Minimum Driveway Width	8 feet	9.64 feet	10.35 feet



LEGEND

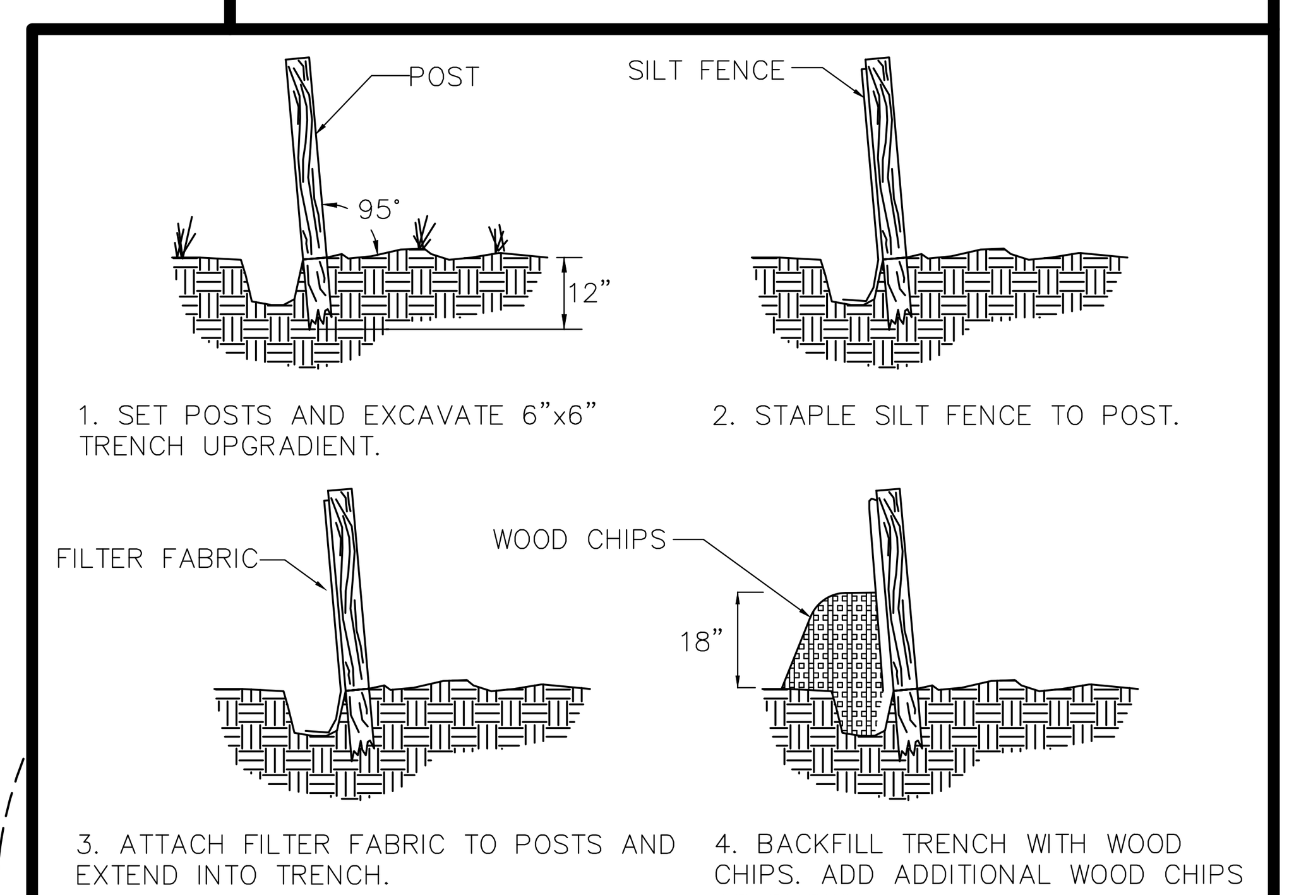
EXISTING	DESCRIPTION
COMMUNICATION	
— C x —	OVERHEAD COMM. LINES (CABLE, TEL, ETC.)
DOMESTIC WATER	
— W x —	WATER MAIN
— WS x —	WATER SERVICE
	WATER VALVE
	FIRE HYDRANT
LIGHTING	
	POLE MOUNTED LIGHT
NATURAL GAS	
— G x —	GAS MAIN
POWER	
— EO x —	ELECTRICAL LINES, OVERHEAD
— EU x —	ELECTRICAL LINES, UNDERGROUND
	UTILITY POLE
PROPERTY	
	PROPERTY LINE
	IRON PIN
	MONUMENT
ROADS	
	GUARD RAIL
SITE FEATURES	
— x — x —	BARBED WIRE FENCE
	CHAIN LINK FENCE
— = — = —	RAIL FENCE
	STOCKADE FENCE
— + — + —	WIRE FENCE
OR	TREE
	TREE LINE
SANITARY SEWER	
— S x —	SANITARY SEWER MAIN
	SANITARY SEWER MANHOLE
STORM SEWER	
— D x —	STORM DRAIN PIPE
	STORM DRAIN MANHOLE
	CURB INLET
	CATCH BASIN
TOPOGRAPHY	
— 95 —	CONTOUR
x61.95	SPOT ELEVATION
WETLANDS	
	WETLANDS LINE



KEY MAP NOT TO SCALE

SEDIMENTATION AND EROSION CONTROL:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL FOR SOIL AND WATER CONSERVATION.
2. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION, AND SHALL BE MAINTAINED OR REPLACED AS NECESSARY.
3. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHOWN ON THESE PLANS. ANY PROPOSED CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER AND/OR THE TOWN OF NORWALK.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR SWEEPING EXISTING ROADS & DRIVEWAYS AS DEEMED NECESSARY.
5. AREAS TO BE LEFT BARE FOR MORE THAN 15 DAYS SHALL BE TREATED WITH AIR DRIED WOOD CHIP MULCH OR SEEDED WITH PERENNIAL RYE-GRASS, UNTIL FINAL GRADING AND STABILIZATION EFFORTS TAKE PLACE.



1. SET POSTS AND EXCAVATE 6"x6" TRENCH UPGRADIENT.
2. STAPLE SILT FENCE TO POST.
3. ATTACH FILTER FABRIC TO POSTS AND EXTEND INTO TRENCH.
4. BACKFILL TRENCH WITH WOOD CHIPS. ADD ADDITIONAL WOOD CHIPS AS SHOWN.

SILT FENCE

N.T.S.

NOTES:

1. PROPERTY IS IN THE B ZONE.
2. PARCEL CONTAINS 8,146± SQUARE FEET OR 0.19± ACRES.
3. HORIZONTAL CONTROL IS BASED ON THE NORTH AMERICAN DATUM OF 1983/2012 (NAVD 83/2012) AND VERTICAL CONTROL IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
4. PROPERTY FALLS WITHIN THE LIMITS OF A FLOOD HAZARD ZONE "AE" (EL=13) AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 529 OF 626, MAP NUMBER 09001C0529G, MAP REVISED JULY 8,2013. PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
5. EXISTING HOUSE IS NON-COMFORMING TO CURRENT ZONING REQUIREMENTS WITH RESPECT TO SIDE YARD SETBACK.
6. PROPERTY IS SUBJECT OF USE IMPOSED BY GOVERNMENTAL AUTHORITY.
7. PROPERTY IS SUBJECT TO DECLARATION OF RESTRICTIONS DATED APRIL 21, 1953 AND RECORDED IN VOLUME 381 AT PAGE 526 AND ON JUNE 19, 1953 RECORDED IN VOLUME 385 AT PAGE 151 OF THE NORWALK LAND RECORDS.
8. PROPERTY IS SUBJECT TO EASEMENT TO SOUTHERN NEW ENGLAND TELEPHONE COMPANY DATED JULY 13, 1953 AND RECORDED IN VOLUME 388 AT PAGE 269 OF THE NORWALK LAND RECORDS.
9. PROPERTY IS TOGETHER WITH THE RIGHT TO PASS AND REPASS FOR ALL LAWFUL PURPOSES OVER AND ACROSS THE ROADS, IN COMMON WITH OTHERS TO WHOM SAID RIGHT HAS BEEN OR MAY HEREAFTER BE GRANTED. (SEE MAP REFERENCE #2)
10. INFORMATION RELATIVE TO THE LOCATION OF THE COASTAL JURISDICTION LINE IS BASED ON: "THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS RESOURCES FOR TIDAL AND NAVIGABLE WATERS IN CONNECTICUT BY JOHN J. DOODY,PS & PE CHAIR, CALS TIDE COMMITTEE FIRST PRINTING OCTOBER 15, 2012".
11. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
12. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION: 1-800-922-4455 OR WWW.CBYD.COM.

MAP REFERENCES:

1. PLOT PLAN OF PROPERTY PREPARED FOR MARY L. FINNEGAN, 10 FARM CREEK ROAD, ROWAYTON, CONNECTICUT, SCALE: 1"=20', DATE: OCTOBER 14, 2003. PREPARED BY WAYNE J. ACRAMONE, L.S.
2. MAP OF SECTION "A" ROWAYTON, NORWALK, CONNECTICUT, SCALE: 1"=40', JANUARY 23, 1953. PREPARED BY HARRY E. BRYAN, C.E. AND L.S.

SURVEY NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
   - TYPE OF SURVEY IS AN IMPROVEMENT LOCATION SURVEY - RECORD - AND IS INTENDED TO DEPICT THE LOCATION OF IMPROVEMENTS RELATIVE TO PROPERTY LINES.
   - THIS IS A DEPENDENT RESURVEY BASED ON MAP REFERENCE #1.
   - HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS AND VERTICAL ACCURACY MEETS CLASS T-2 STANDARDS.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

LAWRENCE R. GEISSLER, JR., L.S. — LIC. NO. 12327

Design Professionals INC
CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
GIS ANALYSTS / LANDSCAPE ARCHITECTS
425 SULLIVAN AVENUE
P.O. BOX 1167
SOUTH WINDSOR, CT 06074
860-291-8755 - T
860-291-8757 - F
www.designprofessionalsinc.com

PREPARED FOR:
MARY L. FINNEGAN
10 FARM CREEK ROAD
NORWALK, CONNECTICUT

PROJECT NO.: 3400.1450
DATE: 12-10-14
DESIGN BY: DJ
DRAWN BY: DJ
CHECKED BY: AK

MARY L. FINNEGAN

10 FARM CREEK ROAD
NORWALK, CONNECTICUT

REVISIONS

NO.	DATE	REVISIONS	BY
1	02/26/15	REVISE GRADES AROUND HOUSE	MHA

PLOT PLAN

SCALE: 1" = 10'

SHEET 1

FASTENING SCHEDULE: TABLE R602.3.(1–4) 'INTERNATIONAL RESIDENTIAL CODE

CONNECTION	FASTENING	LOCATION
1. JOIST TO SILL OR GIRDER	3 – 8d COMMON	TOE NAIL
2. BRIDGING TO JOIST	2 – 8d COMMON	TOE NAIL EACH END
3. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	2 – 8d COMMON	FACE NAIL
4. WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST	3 – 8d COMMON	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	2 – 16d COMMON	BLIND AND FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	16d @ 16" O.C. 3 – 16d @ 16"oc	TYPICAL FACE NAIL BRACED WALL PANELS
7. TOP OR SOLE PLATE TO STUD	2 – 16d COMMON	END NAIL
8. STUD TO SOLE PLATE	3 – 8D COMMON 2 – 16D COMMON	TOE NAIL END NAIL
9. DOUBLE STUDS	16d @ 24" O.C.	FACE NAIL
10. DOUBLE TOP PLATES DOUBLE TOP PLATES, MIN 48" OFFSET OF END JOINTS	10d @ 24" O.C. 8 – 16d COMMON	TYPICAL FACE NAIL TYPICAL FACE NAIL
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3 – 8d COMMON	TOE NAIL
12. RIM JOIST TO TOP PLATE (ROOF APPLICATION ALSO)	8d @ 6" O.C. 6" O.C.	TOE NAIL
13. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2 – 16d COMMON	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES WITH 1/2" SPACER BTW'N CONTINUED HEADER, TWO PIECES	16d COMMON 16d COMMON	16" O.C. ALONG EDGE 16" O.C. ALONG EDGE
15. CEILING JOISTS TO PLATE	3 – 8d COMMON	TOE NAIL
16. CONTINUOUS HEADER TO STUD	4 – 8d COMMON	TOE NAIL
17. CEILING JOISTS, NOT ATTACHED TO PARLL RAFT., LAPS OVER PARTITIONS	3 – 16d COMMON, MIN.	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS	3 – 16d COMMON, MIN.	FACE NAIL
19. RAFTER TO PLATE	3 – 8d COMMON	TOE NAIL
20. 1" BRACE TO EACH STUD AND PLATE	2 – 8d COMMON	FACE NAIL
21. 1"x6" SHEATHING TO EACH BEARING WALL	2 – 8d COMMON	FACE NAIL
22. 1"x8" SHEATHING TO EACH BEARING WALL WIDER THAN 1"x8" SHEATHING TO EACH BEARING WALL	2 – 8d COMMON 3 – 8d COMMON	FACE NAIL FACE NAIL
23. 1"x6" SUB–FLOOR OR LESS TO EACH JOIST	2 – 8d COMMON	FACE NAIL
24. BUILT–UP CORNER STUDS	16d COMMON	24" O.C.
25. BUILT–UP GIRDER AND BEAM, 2–INCH LUMBER LAYERS EACH LAYER NAILED	10d COMMON @ 32"O.C.	32"oc @ T&B AND STAGGERED TWO NAILS AT ENDS AND AT EACH SPLICE
26. 2" PLANKS (PLANK & BEAM – FLOOR & ROOF)	2–16d COMMON	AT EACH BEARING
27. COLLAR TIE TO RAFTER, OR 1 1/4" x 20GA RIDGE STRAP	3 – 10d COMMON	FACE NAIL
28. JACK RAFTER TO HIP	3 – 10d COMMON 2 – 16d COMMON	TOE NAIL FACE NAIL
29. ROOF RAFTER TO 2X RIDGE, VALLEY OR HIP RAFTER	4 – 16d COMMON 2 – 16d COMMON	TOE NAIL FACE NAIL
30. JOIST TO BAND JOIST	3 – 16d COMMON	FACE NAIL
31. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3 – 16d COMMON	AT EACH JOIST OR RAFTER, TOE NAIL
32. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING) SINGLE FLOOR [COMBO S/F UNDERLAYMENT TO FRAMING]	3/8" – 1/2"* 8d OR 6d 19/32 – 3/4"* 8d OR 6d 7/8" TO 1"* 8d OR(DS) 1 1/8" TO 1 1/4"* 10d OR 8d 3/4" AND LESS 6d(DS) OR 8d 7/8" TO 1" 8d 1 1/8" TO 1 1/4" 10d OR 8d	
33. PANEL SIDING (TO FRAMING)	1/2" OR LESS 6d 5/8" 8d	
34. FIBERBOARD SHEATHING	1/2" NO.11 GA. ROOF NAIL 25/32" 6d COMMON NAIL 8d COMMON NAIL	
35. INTERIOR PANELING	1/4" 4d 3/8" 6d	

NOTES:
1. TYPICAL NAILING, UNLESS NOTED OTHERWISE ON PLANS, ALL NAILS CALLED OUT ARE COMMON WIRE NAILS UNLESS NOTED OR ABRREVIATED: RING SHANK (RS), DEFORMED SHANK (DS)

2. *(ASTERIK) INDICATES 6" EDGE AND 12" FIELD NAILING FOR SHEATHING TO WALL AND ROOF FRAMING, 6"oc AT GABLE–END SHEATHING TO WALL FRAMING, FOR 100mph OR UNDER WIND SPEED. FOR 100mph OR MORE REQUIRES INTERMEDITE (FIELD) NAILING TO BE 6"oc FOR ROOF SHEATHING, FOR MIN 48" DISTANCE FROM RIDGES, EAVES, GABLE ENDS: 4"oc NAILING AT GABLE END WALL SHEATHING TO FRAMING.

3. ALL SUBFLOOR SHEATHING TO FLOOR JOISTS SHALL UTILIZE DEFORMED SHANK (DS) OR RING SHANK (RS) NAILS.

ABBREVIATIONS

ABV	ABOVE
AB	ABV & BLW
AB	ANCHOR BOLT
AB	ANCHOR BOLT
ABWP	ALT. BRACED WALL PANEL
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ALT	ALTERNATE
APP EQ	APPROVED EQUAL
BLW	BELOW
BD	BOARD
BOF	BOTTOM OF FOOTING
BFD	BI–FOLD DOOR
BLDG	BUILDING
BO	BOTTOM OF
BOH	BOTTOM OF HEADER
BOS	BOTTOM OF STEEL
BWP	BRACED WALL PANEL
CJ	CEILING JOIST
CJ	CONTROL JOINT
CL	CLOSET
CL	CENTER LINE/COLUMN LINE
CLG	CEILING
CMU	CONC MASONRY WALL
COL	COLUMN
CONC	CONCRETE
D	DRYER
DH	DOUBLE HUNG
DBL	DOUBLE
DIA/ø	DIAMETER
DN	DOWN
DR	DOOR
DW	DISHWASHER
DWG	DRAWING
EA	EACH
EGW	EGRESS WINDOW
EW	EACH WAY
EL/ELEV	ELEVATION
EQ/EQUIV	EQUAL/EQUIVALENT
ES	EACH SIDE
EST	ESTIMATE
EXST	EXISTING
FJ	FLOOR JOIST
FDN	FOUNDATION
FO	FACE OF
FTG	FOOTING
FF	FINISH FLOOR
GC	GENERAL CONTRACTOR
GFI/GFCI	GROUND FAULT INTERRUPTER
GL	GLASS
GT	GIRDER TRUSS
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
GRGE	GARAGE
HD	HEAD
HD	HOLD DOWN
HDR	HEADER
HORIZ	HORIZONTAL
HGT	HEIGHT
KIT	KITCHEN
LIN	LINEN
LVL	LAMINATED VENEER LUMBER
MAX	MAXIMUM
MIN	MINIMUM
MFR	MANUFACTURER
MO	MASONRY OPENING
MTL	METAL
NIC	NOT IN CONTRACT
NW	NET WIDTH (STAIR)
OC	ON CENTER
OHD	OVER HEAD DOOR
OPN'G	OPENING
OSB	ORIENTED STRAND BOARD
P	PANTRY
PL	PLATE
PSL	PARALLEL STRAND LUMBER
PT	PAINT
PT	PRESSURE TREATED
R	RISER (STAIR)
REF	REFRIGERATOR
REQ'D	REQUIRED
RM	ROOM
WP	WATERPROOF
RO	ROUGH OPENING
RT	ROOF TRUSS
SD	SMOKE DETECTOR
SOG	SLAB ON GRADE
S/F	SUB FLOOR (OR SF)
SQ FT	SQUARE FOOTAGE
STL	STEEL
SIM	SIMILAR
SL	SIDELIGHT
STD	STANDARD
STP	STRAP
SW	SHEAR WALL
TBD	TO BE DETERMINED
TOP	TOP OF PLATE
TOPS	TOP OF PORCH SLAB
TOS	TOP OF STEEL
TOS	TOP OF SLAB
TO	TOP OF
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VB	VAPOR BARRIER
W	WASHER
WD	WOOD
WIC	WALK IN CLOSET
WIN	WINDOW
WWF	WELDED WIRE FABRIC

CLIMATE AND GEOGRAPRAPHICAL DESIGN CRITERIA

GROUND SNOW LOAD (PSF)	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE SHEILD UNDERLAYMENT REQUIRED	FLOOD HAZARD (ELEV)
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY			
30	110	B	SEVERE	42"	MOD–HVY	SLIGHT–MOD	7° F	YES	13'

GENERAL NOTES:

1. THESE DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AND THE SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES AND OTHER ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE ON NOR ISSUE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.

3. THE DRAWINGS HEREIN REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY AND INSPECTION OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

4. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

5. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO APPROVAL BY THE ENGINEER.

6. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH THE SUPPLIER'S INSTRUCTIONS AND REQUIREMENTS.

7. CONTRACTOR SHALL PROVIDE ALL TEMPORARY SUPPORTS REQUIRED FOR STABILITY AND FOR RESISTANCE TO WIND AND SEISMIC FORCES UNTIL THE STRUCTURE IS CAPABLE OF PROVIDING THIS SUPPORT.

8. LOADING APPLIED TO THE STRUCTURE DURING THE PROCESS OF CONSTRUCTION SHALL NOT EXCEED THE SAFE LOAD CARRYING CAPACITY OF THE STRUCTURAL MEMBERS. THE LIVE LOADINGS USED IN THE DESIGN OF THIS STRUCTURE ARE INDICATED IN THE "DESIGN CRITERIA NOTES". DO NOT APPLY ANY CONSTRUCTION LOADS UNTIL STRUCTURAL FRAMING IS PROPERLY CONNECTED TOGETHER AND UNTIL ALL TEMPORARY BRACING IS IN PLACE.

9. ALL ASTM AND OTHER REFERENCES ARE PER THE LATEST EDITIONS OF THESE STANDARDS, UNLESS OTHERWISE NOTED.

10. UNLESS OTHERWISE INDICATED, ALL ITEMS NOTED TO BE DEMOLISHED SHALL BECOME THE CONTRACTOR'S PROPERTY AND BE REMOVED FROM THE SITE.

11. CONTRACTORS SHALL VISIT THE SITE PRIOR TO BID TO ASCERTAIN CONDITIONS WHICH MAY ADVERSELY AFFECT THE WORK OR COST THEREOF.

CODE REVIEW

THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATIONS REFERENCED WITHIN, SHALL APPLY TO THE DESIGN, CONSTRUCTION, QUALITY CONTROL AND SAFETY OF ALL WORK PERFORMED ON THE PROJECT.

- CONNECTICUT STATE BUILDING CODE
  CONNECTICUT STATE RESIDENTIAL CODE
- IRC "INTERNATIONAL RESIDENTIAL CODE – 2009" (w/ CT AMENDMENTS)
- "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES": (ANSI/ASCE 7–02), AMERICAN SOCIETY OF CIVIL ENGINEERS.
- "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318–02", AMERICAN CONCRETE INSTITUTE.
- "MANUAL OF STANDARD PRACTICE", CONCRETE REINFORCING STEEL INSTITUTE.
- LIFE SAFETY CODE / NFPA 101 2003
- WOOD FRAME CONSTRUCTION MANUAL–ANSI/AF&PA WFCM 2001 FOR ONE & TWO FAMILY DWELLINGS
- CONNECTICUT SUPPLEMENT 2005, ACCESSIBILITY NOT REQUIRED (CONNECTICUT SUPPLEMENT 1103.1)

GRAVITY LOADS

ROOF:
GROUND SNOW LOAD = 30 psf
ROOF SNOW LOAD = 30 psf
ROOF DL = 12psf
SNOW DRIFTING SNOW SLIDING TO BE IN ACCORDANCE WITH CT STATE BUILDING CODE

LIVE LOADS:
FLOOR:
GARAGE
ROOM: NON–SLEEPING LIVE LOAD = 40 psf
ROOM: SLEEPING LIVE LOAD = 30 psf
STAIRS: LIVE LOAD = 40 psf
TREADS DESIGNED FOR MIN 300LB CONC. LOAD ACTING ON 4"sq AREA
GUARD AND HANDRAILS: 200LB ANY DIRECTION
DECKS: LIVE LOAD = 40 psf
EXTERIOR BALCONIES: LIVE LOAD = 60 psf
ATTIC WITH STORAGE: LIVE LOAD = 20 psf
ATTIC WITHOUT STORAGE: LIVE LOAD = 10 psf

DEAD LOADS
PARTITION SURCHARGE DL = 10 psf
FLOOR DL = 10 psf

DEFLECTION CRITERIA:
LIVE LOAD: L/480 TOTAL LOAD: L/360

GENERAL SPECIFICATIONS:

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2003 CONNECTICUT IRC BUILDING CODE, RESIDENTIAL, CHAPTER 3, SECTION R301 DESIGN CRITERIA, THE 2003 CONNECTICUT IRC BUILDING CODE SUPPLEMENTS AND AMMENDMENTS AND ASCE 7–02. WIND LOAD REQUIREMENTS EMPLOYED IN THE DESIGN OF THE STRUCTURE:
BASIC WIND SPEED: (3 SECOND GUST) 110–MPH
BASIC CATEGORY II, ENCLOSED
IMPORTANCE FACTOR 1.00
WIND EXPOSURE B
INTERNAL PRESSURE COEFFICIENT: ± 0.18
DESIGN PRESSURE (WORSE CASE CONDITION):
COMPONENTS & CLADDING +22.8 PSF –29.1 PSF
UNIFORMLY DISTRIBUTED LIVE LOADS EMPLOYED IN THE DESIGN:
ROOF LIVE (SNOW) 30 PSF (REDUCIBLE)
Pg=30PSF
ROOF DEAD LOAD 12 PSF

ALL CONNECTIONS HAVE BEEN CHECKED TO WITHSTAND ALL APPLICABLE LOADS.
ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

SOIL BORINGS HAVE NOT BEEN MADE. FOOTINGS HAVE BEEN DESIGNED FOR AN ASSUMED MIN SOIL BEARING CAPACITY OF 2,000 PSF.
LESSER SOIL BEARING CAPACITY IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.
FOOTINGS SHALL BEAR ON SOIL COMPACTED TO A DENSITY OF AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DENSITY (AASHOT99).
THE SOIL SHALL BE COMPACTED TO THIS DENSITY TO A DEPTH OF AT LEAST THREE FEET BELOW THE BOTTOM OF THE FOOTINGS.
FILL UNDER THE FLOOR SLAB SHALL BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DENSITY, TREATED FOR TERMITES, AND HAVE MOISTURE PROTECTION/THERMAL BARRIER IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2004 CONNECTICUT IRC BUILDING CODE, RESIDENTIAL.
CONCRETE SHALL HAVE AN UNCONFINED MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
THE BUILDING CONTRACTOR SHALL CHECK ARCHITECTURAL MECHANICAL AND ELECTRUCAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, SLAB DEPRESSIONS, DIMENSIONS, PITCH AND OTHER RELATED ITEMS AND SHALL ASSUME RESPONSIBILITY FOR THEIR PROPER LOCATION, PLACEMENT AND CONTINUITY.
ALL REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO ASTM 615 GRADE 40.
ALL FRAMING SHALL BE FABRICATED AND INSTALLED AS PER AITC, TPI AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
ALL WOOD STRUCTURAL MEMBERS SHALL BE CONTROLLED STRESS GRADE LUMBER HAVING A FIBER STRESS (Fb) OF AT LEAST 1000 PSI.
THE MAN DOOR LEADING INTO THE GARAGE SHALL BE A SOLID CORE WOOD OR INSULATED STEEL DOOR NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, (FIRE RATED DOOR NOT REQUIRED).
THE GARAGE IS SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA WILL BE UNHABTITABLE SPACE.
GARAGES BENEATH HABITABLE ROOMS ABOVE SHALL BEAR MIN 5/8 INCH TYPE X GYPSUM BOARD OR EQUIVILENT ON THE CEILING. (NOT APPLICABLE FOR THIS PROJECT). GARAGE ROOF WILL BE VENTED THRU PERFORATED SOFFITS, RAFTER BAFFLES AS NEEDED AND A RIDGE VENT.

INSPECTION AND TESTING

INSPECTION AND TESTING:
THE CONTRACTOR WILL NOTIFY FAIRFIELD TESTING LABORATORIES AT 203–336–5900 & OR ATLANTIC CONSULTING (SPECIAL INSPECTORS) TO PROVIDE SERVICES AS INDICATED BELOW. THE OWNER SHALL BEAR ALL EXPENSES OF THIS WORK.
CAST–IN–PLACE CONCRETE:
1. THE SPECIAL INSPECTOR SHALL INSPECT THE FORMWORK AND REINFORCING STEEL PLACEMENT FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS AND SHOP DRAWINGS. THE SPECIAL INSPECTOR SHALL MONITOR ALL STRUCTURAL CONCRETE PLACEMENT FOR CONFORMANCE WITH APPLICABLE ACI REQUIREMENTS.
2. TESTING AGENCY SHALL SAMPLE FRESH CONCRETE IN ACCORDANCE WITH ASTM C172. MOLD TEST CYLINDERS IN ACCORDANCE WITH ASTM C31. MEASURE AIR ENTRAINMENT INACCORDANCE WITH ASTM C231 AND PERFORM SLUMP TESTS IN ACCORDANCE WITH C143.
3. COMPRESSION TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM C39.
4. THE AGENCY WILL MAKE ADDITIONAL TESTS OF IN–PLACE CONCRETE AT THE CONTRACTOR'S EXPENSE, AS DIRECTED BY THE STRUCTURAL ENGINEER, WHEN TEST RESULTS INDICATED BY SPECIFIED CONCRETE STRENGTHS HAVE NOT BEEN ATTAINED.
MASONRY:
1. THE SPECIAL INSPECTOR SHALL MONITOR THE PROPORTIONING, MIXING AND CONSISTENCY OFMORTAR AND GROUT; THE PLACEMENT OF MORTAR, GROUT AND MASONRY UNITS; AND THE PLACEMENT OF REINFORCING STEEL FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS.
2. TESTING AGENCY SHALL PERFORM COMPRESSION TEST MASONRY PRISMS FOR EACH TYPE OF WALL CONSTRUCTION IN ACCORDANCE WITH ASTM E447, METHOD B.
3. THE CONTRACTOR SHALL PREPARE ONE SET OF PRISMS FOR TESTING AT 7 DAYS AND ONE SET FOR TESTING AT 28 DAYS. TESTS ARE TO BE CONDUCTED BY THE AGENCY FOR EACH 3000 SQUARE FEET OF WALL INSTALLED, BUT NOT LESS THAN 2 TESTS.
STRUCTURAL STEEL:
1. SPECIAL INSPECTOR SHALL VISUALLY INSPECT ALL FILLET WELDS, BOLTED CONNECTIONS AND SHEAR STUDS.
2. THE TESTING AGENCY SHALL MONITOR THE INSTALLATION OF BOLTS REQUIRING PRETENSIONING FOR CONFORMANCE WITH SPECIFIC PRE–CALIBRATED TIGHTENING PROCEDURES.
3. PENETRATION BUTT OR GROOVE WELD AND FIFTY PERCENT OF PARTIAL PENETRATION WELDS SHALL BE TESTED BY THE ULTRASONIC METHOD AND MULTI–PASS WELDS SHALL BE TESTED BY THE MAGNETIC PARTICLE METHOD.
4. TEST ANY WELD FOR WHICH VISUAL EXAMINATION INDICATES AN UNUSUAL CONDITION AND/OR POOR QUALITY.
5. WELDING INSPECTION AND TESTING PROCEDURES SHALL BE IN ACCORDANCE WITH THE AWS CODE.

GENERAL STRUCTURAL NOTES

A. MATERIALS

1. THE FOLLOWING ASTM STANDARDS AND DESIGN STRENGTH SHALL BE USED FOR THE APPROPRIATE MATERIALS USED IN THE CONSTRUCTION OF THIS PROJECT.

2. CEMENT: ASTM C150; TYPE I OR III

3. AGGREGATES: ASTM C33 (NORMAL WEIGHT) ASTM C330 (STRUCTURAL LIGHTWEIGHT)

4. CONCRETE: ALL CONCRETE SHALL BE AIR–ENTRAINED 5–7% VOLUME, AIR–ENTERING ADMIXTURE TO COMPLY WITH ASTM C260

APPLICATION	F'C @28 DAYS(PCF)	WT	W/C (MAX)
a. SLABS ON GRADE	3500	145	0.40
b. WALLS, FOOTINGS AND PIERS	3000	145	0.40
C. SONOTUBES	3000	145	0.40

5. REINFORCEMENT:

a. DEFORMED REINFORCINIG BARS	ASTM A615, GRADE 60
b. WELDABLE DEFORMED REINF. BARS	ASTM A706
c. WELDED WIRE FABRIC/MESH (WWF/WWM)	ASTM A185
d. ADHESIVE REINF. BAR DOWELING SYSTEM	HILTI HIT HY150 SYSTEM OR EQUAL

6. STEEL:

a. STRUCTURAL PLATES	ASTM A36
b. HIGH STRENGTH BOLTS	ASTM A325–N
c. ANCHOR BOLTS	ASTM A307
d. SMOOTH & THREADED ROD	ASTM A36
e. WELDING ELECTRODES	AWS A5.1 RO A5.5, E70XX
f. EXPANSION BOLTS	ITW RAMSET/ REDHEAD TRU–BOLT WEDGE ANCHOR, HILTI KWIK–BOLT II
g. ADHESIVE ANCHORING SYSTEM	TW RAMSET/REDHEAD EPCON SYSTEM, HILTI HVA SYSTEM OR APPROVED EQUAL

B. CONCRETE:

1. CAST–IN–PLACE:

a. REINFORCING STEEL CLEAR COVER SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE(U.N.O.):
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH..........3"
CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 AND LARGER..........2"
#5 BARS AND SMALLER..........1½"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
SLABS, WALL, & JOISTS:
#11 BARS AND SMALLER..........¾"

b. CORE DRILLING OF FOUNDATIONS. BEAMS, JOISTS, SLABS OR COLUMNS SHALL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE STRUCTURAL ENGINEER.

c. NO SPLICES OF REINFORCEMENT SHALL BE PERMITTED EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. MAKE BARS CONTINUOUS AROUND CORNERS. WHEN PERMTTTED, SPLICES SHALL BE MADE BY CONTACT TENSION LAP SPLICES, UNLESS OTHERWISE NOTED.

d. ALL INSERTS AND SLEEVES SHALL BE CAST–IN–PLACE WHENEVER FEASIBLE. DRILLED OR POWER DRIVEN FASTENERS WILL BE PERMITTED WHEN PROVEN TO THE SATISFACTION OF THE STRUCTURAL ENGINEER THAT THE FASTENERS WILL NOT SPALL THE CONCRETE AND HAVE THE SAME CAPACITY AS CAST–IN PLACE INSERTS.

e. WHEN INSTALLING EXPANSION BOLTS OR ADHESIVE ANCHORS, THE CONTRACTOR SHALL TAKE MEASURES TO AVOID DRILLING OR CUTTING OF ANY EXISTING REINFORCING AND DESTRUCTION OF CONCRETE. HOLES SHALL BE BLOWN CLEAN PRIOR TO PLACING BOLTS OR ADHESIVE ANCHORS.

f. CHAMFER ALL EXPOSED CONCRETE CORNERS, 1/8 x 1/8 MINIMUM, UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.

g. THE CONCRETE SLABS SHALL BE FINISHED FLAT AND LEVEL WITHIN TOLERANCE, TO THE ELEVATION INDICATED ON THE DRAWINGS. CONTRACTOR SHALL PROVIDE ADDITIONAL CONCRETE REQUIRED DUE TO FORMWORK AND FRAMING DEFLECTION TO ACHIEVE THE FINISHED TOP OF SLAB ELEVATION.

h. CONSTRUCTION JOINTS FOR SLABS ON METAL DECK SHALL BE LOCATED MIDWAY BETWEEN BEAMS WHERE THE JOINT IS PARALLEL TO THE BEAM SPAN. JOINTS SHALL BE LOCATED WITHIN THE MIDDLE THIRD OF SPAN WHERE THE JOINT IS PERPENDICULAR TO THE BEAM SPAN. THE CONTRACTOR SHALL SUBMIT, FOR APPROVAL, A SHOP DRAWING INDICATING ALL PROPOSED JOINT LOCATIONS AND ALL REINFORCING STEEL TO BE PLACED IN THE SLAB. ANY STOP IN CONCRETE WORK MUST BE MADE WITH SLABS SHALL NOT HAVE JOINTS IN A HORIZONTAL PLANE UNLESS SHOWN OTHERWISE.

i. WELDED WIRE FABRIC REINFORCEMENT SHALL BE SUPPLIED IN SHEETS. LAP TWO FULL MESH LENGTHS AT SPLICES AND WIRE TOGETHER.

j. CONCRETE ENGINEERED REINFORCING FIBERS SHALL BE POLYPROPYLENE, COLLATED FIBRILLATED EE FOR A PRE–JOB MEETING AND INITIAL JOB START UP.

k. NO WELDING OF REINFORCING SHALL BE PERMITTED UNLESS SPECIFICALLY CALLED FOR OR APPROVED BY THE STRUCTURAL ENGINGEER.

C. FOUNDATIONS & STRUCTURAL EARTHWORK:

1. GENERAL:

a. SEE THE SPECIFICATIONS AND GEOTECHNICAL REPORT REQUIREMENTS FOR EXCAVATION AND PREPARATION OF THE FOUNDATION AND SLAB–ON–GRADE SUBGRADE, INCLUDING COMPACTION PROCEDURES REQUIREMENTS CONTAINED IN THE GEOTECHNICAL REPORT ARE PART OF THIS WORK.

b. CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS THAT MAY AFFECT THE INSTALLATION OF THE FOUNDATION SYSTEM AS SHOWN PRIOR TO STARTING WORK.

c. EXISTING UTILITIES KNOWN TO BE IN THE CONSTRUCTION AREA HAVE BEEN INDICATED. THE SIZE, LOCATION AND DEPTH OF THE UTILITIES ARE NOT KNOWN EXACTLY AND MAY VARY SIGNIFICANTLY FROM THAT INDICATED. OTHER UNKNOWN UTILITIES NOT INDICATED MAY ALSO BE PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES, WHETHER INDICATED OR NOT, WHICH MAY BE AFFECTED BY THE CONSTRUCTION PROCESS.

d. ALL FOUNDATIONS SHALL BE PLACED ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL. BEARING ELEVATIONS ARE ESTIMATED FROM SOIL BORING DATA INDICATED IN THE GEOTECHNICAL REPORT. DETERMINATION OF FINAL BEARING ELEVATIONS AND FIELD VERIFICATION OF ALLOWABLE BEARING PRESSURE SHALL BE MADE BY AN EXPERIENCED, QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING FOUNDATIONS.

e. CONCRETE FOR FOUNDATIONS SHALL BE PLACED ON THE SAME DAY SUBGRADE APPROVAL IS GIVEN BY THE GEOTECHNICAL ENGINEER.

f. ALL FOUNDATIONS SUSCEPTIBLE TO FROST SHALL BEAR A MINIMUM OF 42 INCHES BELOW GRADE. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IN ADVANCE OF ANY CONSTRUCTION TO ALLOW FOR ADJUSTMENT.

g. UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT THE STRUCTURAL ENGINEER'S APPROVAL.

h. THE SLOPE BETWEEN THE LOWER EDGES OF ADJACENT FOOTINGS SHALL NOT EXCEED 45 DEGREES WITH THE HORIZONTAL, UNLESS INDICATED OTHERWISE IN THE GEOTECHNICAL REPORT.

i. NEW FOOTING BEARING ELEVATIONS ARE TO MATCH ADJACENT EXISTING FOOTING BEARING ELEVATIONS WHERE APPLICABLE UNLESS INDICATED OTHERWISE ON PLANS.

j. PROVIDE CONTINUOUS WATERSTOP AT ALL HORIZONTAL AND VERTICAL CONSTRUCTION JOINTS IN ALL ELEVATOR PIT AND OTHER PIT WALLS.

k. ALL SHORING, SHEETING, AND DEWATERING SHALL BE THE TOTAL RESPONSIBILITY OF THE CONTRACTOR. SHEETING AND SHORING SHALL BE DESIGNED BY THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION. ALL SUBMITTALS SHALL BEAR CONTRACTOR'S/ ENGINEERING SEAL AND SIGNATURE.

l. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT ALL EXISTING STRUCTURES, CURBS, STREETS, ETC. FROM DAMAGE BY CONSTRUCTION EQUIPMENT.

2. BACKFILL:

a. ALL BACKFILL SHALL BE ACCOMPLISHED USING MATERIAL CONSISTING OF BANK RUN GRAVEL, CRUSHED STONE AND/OR MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER, WITH OPTIMUM MOISTURE CONTENT FOR COMPACTING AND SHALL BE FREE OF ANY DEBRIS.

b. WHERE THE FINAL GRADE ELEVATIONS ARE APPROXIMATELY EQUAL ON BOTH SIDES OF A WALL, BACKFILL IN LIFTS TO MAINTAIN LEVEL ELEVATIONS WITHIN 12" ON BOTH SIDES AT ANY TIME.

3. STRUCTURAL FILL:

a. REFER TO SPECIFICATIONS AND GEOTECHNICAL REPORT REQUIREMENTS FOR COMPACTED STRUCTURAL FILL. REQUIREMENTS CONTAINED IN THE GEOTECHNICAL REPORT ARE PART OF THIS WORK. INSPECTION OF THE PLACEMENT OF COMPACTED STRUCTURAL FILL SHALL BE BY SPECIAL INSPECTOR AND OR TESTING LAB.

D. CONSTRUCTION:

1. GENERAL:

a. REPRODUCTION OF ANY PORTION OF THE STRUCTURAL CONTRACT DRAWINGS FOR RESUBMITTAL AS SHOP DRAWINGS IS PROHIBITED. SHOP DRAWINGS PRODUCED IN SUCH A MANNER WILL BE REJECTED AND RETURNED.

b. SHOP DRAWINGS SUBMITTED FOR STRUCTURAL REVIEW SHALL CONSIST OF TWO SETS OF PRINTS AND ONE SET OF SEPIAS. ONLY ONE MARKED UP SET OF SEPIAS WITH THE STRUCTURAL ENGINEER'S COMMENTS WILL BE RETURNED TO THE CONTRACTOR.

c. SUBMIT SHOP DRAWINGS AT LEAST 15 DAYS BEFORE DATE REVIEWED SUBMITTALS WILL BE NEEDED. SHOP DRAWINGS SHALL BEAR THE CONTRACTOR'S STAMP OF APPROVAL WHICH SHALL CONSTITUTE CERTIFICATION THAT HE HAS VERIFIED ALL FIELD MEASUREMENTS, CONSTRUCTION CRITERIA, MATERIALS AND SIMILAR DATA AND HAS CHECKED EACH DRAWING FOR COMPLETENESS, COORDINATION AND COMPLIANCE WITH THE CONTRACT DOCUMENTS.

d. THESE DRAWINGS REPRESENT THE COMPLETED PROJECT WHICH HAS BEEN DESIGNED FOR THE WEIGHTS OF THE MATERIALS INDICATED ON THE DRAWINGS AND FOR THE SUPERIMPOSED LOADS INDICATED IN THE DESIGN DATA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALLOWABLE CONSTRUCTION LOADS AND TO PROVIDE PROPER DESIGN AND CONSTRUCTION OF FALSEWORK, FORMWORK, STAGINGS, BRACING, SHEETING AND SHORING, ETC.

e. IMPLEMENTING JOB SITE SAFETY AND CONSTRUCTION PROCEDURES, TEMPORARY SHORING, AND BRACING OF EXISTING CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

f. ALL COSTS OF INVESTIGATION AND/OR REDESIGN, DUE TO CONTRACTOR MISLOCATION OF STRUCTURAL ELEMENTS OR OTHER LACK OF CONFORMANCE WITH THE PROJECT DOCUMENTS, SHALL BE AT THE CONTRACTOR'S EXPENSE.

g. CONTRACTOR SHALL REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, DRAWINGS (AS APPLICABLE) FOR SIZE AND LOCATIONS OF OPENINGS, SLEEVES, CONCRETE HOUSEKEEPING PADS, INSERTS, AND DEPRESSIONS.

h. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR DETAILED INFORMATION REGARDING FINISHES, FIREPROOFING, ETC.

i. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF MASONRY AND DRYWALL NON–LOAD BEARING PARTITIONS. PROVIDE SLIP CONNECTIONS THAT ALLOW VERTICAL MOVEMENT AT THE HEADS OF ALL SUCH PARTITIONS. CONNECTIONS ARE DESIGNED TO SUPPORT THE TOP OF THE WALLS LATERALLY FOR THE CODE–REQUIRED LATERAL LOAD. PROVIDE COMPRESSIBLE FIRESAFING AT TOP OF WALLS REQUIRED BY ARCHITECTURAL DRAWINGS.

j. THE CONTRACTOR SHALL SUBMIT, FOR REVIEW, DRAWINGS AND CALCULATIONS FOR ALL OF THE FOLLOWING ASSEMBLIES. THE DESIGN OF THESE ASSEMBLIES IS THE RESPONSIBILITY OF THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION. ALL SUBMITTALS SHALL BEAR THIS ENGINEER'S SEAL & SIGNATURE. REVIEW SHALL BE FOR GENERAL CONFORMANCE WITH THE PROJECT PARAMETERS AS INDICATED ON THE DRAWINGS AND IN THE GENERAL NOTES.

k. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, DETAILS AND SPECIFICATIONS, THE MOST RIGID REQUIREMENTS SHALL GOVERN.

l. NOT USED

m. CONTRACTOR SHALL FURNISH DIMENSIONED COORDINATED SHOP DRAWINGS AT ALL LEVELS SHOWING THE LOCATIONS OF ALL SLEEVES AND OPENINGS REQUIRED BY ALL TRADES.

E. LUMBER:

1. GENERAL:

a. FRAMING CONSTRUCTION SHALL CONFORM TO THE NATIONAL FOREST PRODUCTS ASSOCIATION, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 1991 EDITION.

b. ROOF SHEATHING SHALL BE 5/8 PS–1 PLYWOOD, APA 32/16 APA RATED SHEATHING, EXPOSURE 1.

c. FRAMING CONNECTORS SHALL BE SIMPSON STRONG–TIE CONNECTORS OR APPROVED EQUAL.

d. MULTIPLE 2X COLUMNS SHALL BE GLUED AND NAILED PER FASTENING SCHEDULE – TABLE R602.3(1).

e. ROOF SHEATHING SHALL HAVE FACE GRAIN PLACED PERPENDICULAR TO SUPPORTS WITH STAGGERED END JOINTS. SHEATHING SHALL BE NAILED TO SUPPORTING MEMBERS WITH 10d COMMON NAILS. SPACE NAILS AT 6"oc AT PLYWOOD PANEL EDGES AND AT 12"oc AT INTERMEDIATE SUPPORTS.

f. ALL WOOD FRAMING MEMBERS REFERENCED ARE NOMINAL SIZES, DRESSED S4S. PROVIDE ACTUAL SIZES, AS REQUIRED BY PS20. PROVIDE SEASONED LUMBER WITH 15 PERCENT MAXIMUM MOISTURE CONTENT AT TIME OF DRESSING. SPRUCE–PINE–FIR NO. 2 OR BETTER

g. ALL WOOD STRUCTURAL PANELS SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION (APA), AND SHALL MEET THE REQUIREMENTS OF PRODUCT STANDARD PS–1.

h. ALL BEAMS/HEADERS/LINTELS DENOTED AS LVL SHALL BE MANUFACTURED BY I–LEVEL, OR AN APPROVED EQUAL AND HAVE THE FOLLOWING MINIMUM PROPERTIES:
1. ALLOWABLE BENDING STRESS . . . . 2900 PSI
2. ALLOWABLE SHEAR STRESS (PERP). . . . . .250 PSI
3. MODULUS OF ELASTICITY . . . . .1,900,000 PSI

i. ALL BOLTS SHALL BE ASTM A307, GRADE A, OR ASTM A36.

j. ALL NAILS SHALL BE COMMON WIRE NAILS, UNLESS NOTED OTHERWISE.

k. FOR LOAD–BEARING HEADER SEE HEADER SCHEDULE ON PLANS. NON–LOAD BEARING HEADERS OVER OPENINGS IN WALLS NOT OTHERWISE DETAILED SHALL BE:
(2)2X4 FOR OPENINGS UP TO 3'–4" WIDE
(2)2X6 FOR OPENINGS 3'–4" TO 5'–0"WIDE
SEE HEADER SCHEDULE ON FLOOR PLAN SHEETS FOR GRETAER SPANS.

l. ALL BEAMS/HEADERS/LINTELS SHALL BE SUPPORTED BY A MINIMUM OF 2 BEARING STUDS AND 1 FULL HEIGHT STUD AT ALL EXTERIOR OPENINGS, AND 1 BEARING STUD AND 1 FULL–HEIGHT STUD AT ALL INTERIOR OPENINGS.

m. LAY STRUCTURAL PANELS WITH FACE GRAIN PERPENDICULAR TO SUPPORTING MEMBERS AND STAGGER END JOINTS 4'–0".

n. THE QUALITY AND SIZE OF FASTENERS CONNECTING WOOD FRAMED MEMBERS TOGETHER SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE BUILDING CODE LISTED IN THEIR GENERAL REQUIREMENTS.

o. PROVIDE PRESSURE TREATED LUMBER FOR ALL SILLS, NAILERS, BLOCKING, FURRING AND SIMILAR ITEMS IN DIRECT CONTACT WITH MASONRY OR CONCRETE OR IN CONJUNCTION WITH ROOFING OR FLASHING

JAMES E. QUILL
NO. 14358

Atlantic Consulting & Engineering LLC
525 John Street
Bridgeport, Connecticut
06604–3926
(203) 336–4422
(203) 336–1769 (Fax)
EMAIL:
INFO@ATLANTIC–ENG.COM

10 FARM CREEK RD.,
NORWALK, CONNECTICUT

JOB NUMBER: 14-2179

DATE: 012715

SUBMITTED FOR:	DATE
PERMIT	021115

DRAWN BY:	CHECKED BY:
DMP	JEQ

SHEET TITLE:
COVER SHEET
CODES AND GENERAL NOTES

SCALE: AS NOTED

SHEET NUMBER: C-100

TYPICAL DEMOLITION PROCEDURES AND NOTES:

1. CONTRACTOR SHALL VERIFY IN THE FIELD ALL EXISTING CONDITIONS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO CONTINUING ANY WORK.

2. CONTRACTOR SHALL EXERCISE EXTREME CARE DURING DEMOLITION TO AVOID DAMAGING THOSE PORTIONS OF THE STRUCTURE TO REMAIN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF ANY DAMAGE TO THE STRUCTURE TO REMAIN.

3. ALL TEMPORARY SHORING REQUIRED BY THE REMOVAL OF EXISTING STRUCTURAL ELEMENTS OR PORTIONS THEREOF SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

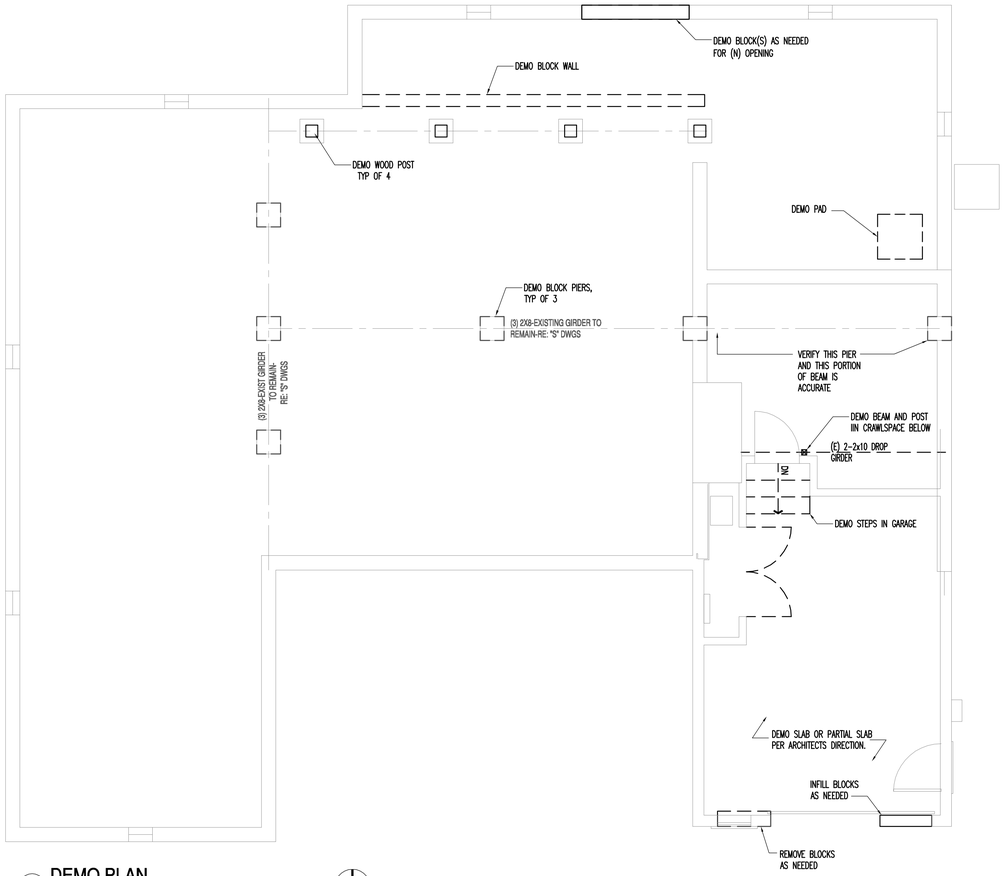
4. ALL METHODS USED SHALL BE CAREFULLY PLANNED AND SHALL BE APPROPRIATE TO THE WORK TO BE DONE. THE EXISTING STRUCTURE TO REMAIN SHALL NOT BE SUBJECTED TO ANY SUDDEN OR EXCESSIVE FORCES, WHICH MIGHT ADVERSELY AFFECT THE INTEGRITY OF THE STRUCTURE.

5. WHERE EXISTING CONCRETE OR MASONRY IS TO BE REMOVED SAWCUT BETWEEN THE STRUCTURE TO REMAIN AND THAT TO BE REMOVED UNLESS NOTED OTHERWISE.

6. WHERE EXISTNG DOOR OPENING ARE TO RAISED OR OTHER OPENINGS TO BE CUT INTO EXISTING WALLS (OR SLABS) A MINIMUM 4" DIAMETER CORE HOLE SHALL BE DRILLED INTO EACH CORNER. THE SAWCUT SHALL BE BETWEEN THE CORE HOLES. NO OVERCUTTING INTO THE STRUCTURE TO REMAIN SHALL BE PERMITTED. OPENING CORNERS ARE TO BE SQUARED THROUGH THE USE OF HAND TOOLS WHERE REQUIRED. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL TO BE ADDED.

DEMO GENERAL NOTES

1. ALL EXISTING CONSTRUCTION TO REMAIN, UNO
2. WALL DEMOLITION: REMOVE ALL MATERIALS FROM FLOOR TO CEILING INCLUDING WALL MOUNTED FIXTURES, DOORS FRAMES, CASEWORK, FLOORING, BASE AND THE LIKE. DO NOT REMOVE EXISTING CONSTRUCTION UNO.
3. LEGALLY DISPOSE OF ALL REMOVED BUILDING COMPONENTS AND RELATED DEMOLITION MATERIALS
4. PROTECT ALL EXISTING FIXTURES TO REMAIN
5. DEMO ONLY SELECTED ROOF SYSTEM, PROVIDE SHORING AS NECESSARY PRIOR TO REMOVAL OF ALL EXISTING CONSTRUCTION AS REQUIRED.
6. CAP ALL EXISTING MECHANICAL SUPPLY/RETURN LINES TO BE DEMOED
7. AS-BUILT ALL CAPPED PLUMBING – LOCATE ON PLAN



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

Atlantic Consulting & Engineering LLC
525 John Street
Bridgeport, Connecticut
06604-3926
(203) 336-4422
(203) 336-1769 (Fax)
EMAIL:
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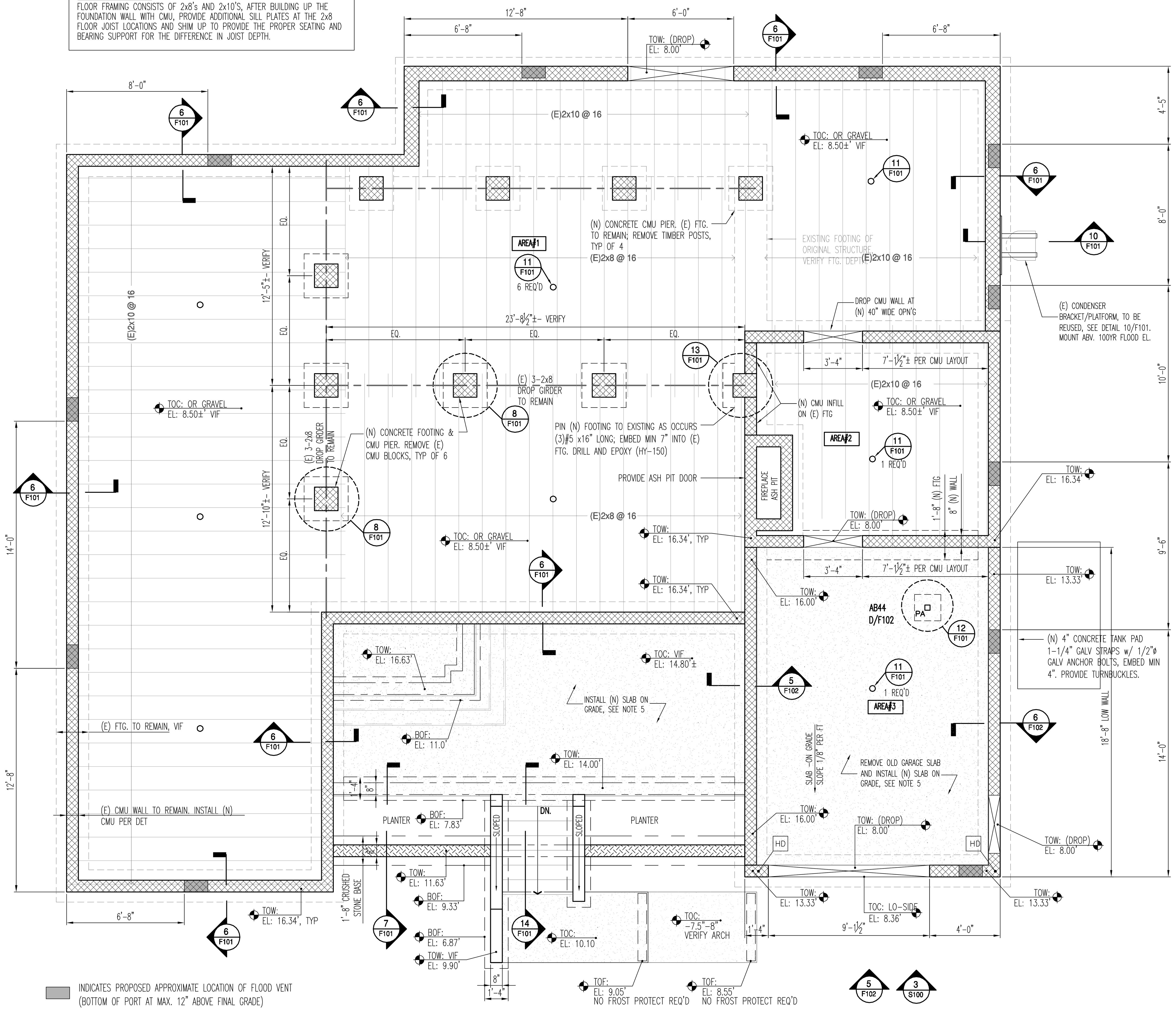
SHEET TITLE: DEMO PLAN

SCALE: AS NOTED

SHEET NUMBER: D-100

NOTE TO CONTRACTOR:
FLOOR FRAMING CONSISTS OF 2x8's AND 2x10'S, AFTER BUILDING UP THE FOUNDATION WALL WITH CMU, PROVIDE ADDITIONAL SILL PLATES AT THE 2x8 FLOOR JOIST LOCATIONS AND SHIM UP TO PROVIDE THE PROPER SEATING AND BEARING SUPPORT FOR THE DIFFERENCE IN JOIST DEPTH.



INDICATES PROPOSED APPROXIMATE LOCATION OF FLOOD VENT (BOTTOM OF PORT AT MAX. 12" ABOVE FINAL GRADE)

8"x16" SMARTVENT COVERS 200sq ft OF AREA

AREA 1 HOUSE 1445 SF	8 VENTS REQUIRED	8 VENTS PROVIDED
AREA 2 GARAGE 147 SF	1 VENT REQUIRED	1 VENTS PROVIDED
AREA 3 GARAGE 234 SF	2 VENT REQUIRED	2 VENTS PROVIDED

1 FOUNDATION PLAN & EXISTING FRAMING AT 1ST FLOOR

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

FOUNDATION NOTES:

1. FEMA FLOOD ELEVATION HEIGHT: 13.00 (NAVD 88)
2. TOP OF FOUNDATION WALL: 16.34± (NAVD 88), UNLESS NOTED OTHERWISE BY A SPOT ELEVATION MARKER.
   NOTE: CONTRACTOR TO REMOVE THE (3) EXISTING SILL PLATES AND REPLACE WITH A NEW 2X8 PRESSURE TREATED SILL PLATE ANCHOR BOLTED WITH 1/2"øx10" GALVANIZED J-BOLTS.
4. BOTT. OF FTG. (BOF) ELEVATION: EXISTING TO REMAIN. ALL NEW WALL FOOTINGS SHALL BE INSTALLED CENTERED ON FOUNDATION WALL U.N.O.
4. ALL NEW FOOTINGS AND SONOTUBES TO BE FROST PROTECTED TO A MIN. DEPTH OF 42" BELOW GRADE.
5. CONCRETE SLAB ON GRADE: 4" THICK, MIN 3500psi 5-7% AIR-ENTRAINED CONCRETE, REINFORCED WITH 6x6-W1.4xW1.4 WWF (LAP ENDS MIN 6"). THE SLABS SHALL BE UNDERLAIN BY A MIN. 10-MIL VAPOR BARRIER. ALL NEW CONC. SLAB ON GRADE SHALL BE SUPPORTED ON MIN 6" CRUSHED STONE BASE ON UNDISTURBED EARTH OR BY FILL COMPACTED TO MIN 95% OPTIMUM DRY-DENSITY.
6. POST ABOVE CONDITION TO BE SECURED TO CONCRETE WITH SIMPSON BC METAL BASE CONNECTOR.
7. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT INDICATED.
8. FOR GENERAL STRUCTURAL NOTES, REFER TO C-100 COVER SHEET
9. REFER TO TYPICAL AND STANDARD FDN. DETAILS ON THE F-SERIES DWGS.
10. ALL HOLDOWNS INDICATED BY: HD SEE SCHEDULE ON THIS SHEET AND DETAIL 12/AS301 FOR FASTENING INFORMATION.
11. ALL EQUIPMENT TO BE ABOVE THE 100 YEAR FLOOD LINE PER ALL APPLICABLE FEMA CODES AND REGULATIONS.

PLAN FRAMING NOTES:

1. TYPICAL NEW FOUNDATION TO BE CMU 8x8x16 OR CMU 10x8x16, TO MATCH EXISTING COURSES BELOW
2. TYPICAL REINF: #4 @ 32"oc, UNO ON PLAN. DUR-O-WALL EVERY OTHER COURSE.
3. SILL PLATE ANCHOR BOLTS AT WALLS: 1/2"øx10" WITH 7" MIN. EMBEDMENT, INSTALLED WITH 3x3 PLATE WASHERS, SPACED @ 30"oc MAX FOR ALL WALLS, PROVIDE MINIMUM TWO BOLTS PER PIECE OF SILL PLATE. BOLTS SHALL BE LOCATED 12" MAX AND 8" MINIMUM, OF CORNERS.
4. ALL HOLDOWN HARDWARE TO BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION AND HOLDOWNS SHALL BE RETIGHTED JUST PRIOR TO COVERING WALL FRAMING.
5. INDICATES CMU BLOCK WALL, SEE FDN. PLAN F100 AND DETAIL SHEET F101.
6. INDICATES DROPPED WALL OR OPENING IN WALL, SEE FDN. PLAN F100 AND DETAIL SHEET F101.
7. INDICATES EXTERIOR SLAB ON GRADE, SEE FDN. PLAN F100 AND DETAIL SHEET F101.
8. INDICATES SEGMENTED RETAING WALL WITH MIN 6" CRUSHED STONE BASE, SEE FDN. PLAN F100 AND DETAIL SHEET F101.

ABBREVIATIONS

TOW: TOP OF WALL	F/P: FROST PROTECTED
TOC: TOP OF CONCRETE	TOF: TOP OF FOOTING
TOP: TOP OF POCKET	
BOF: BOTTOM OF FOOTING	

MASONRY SPECIFICATIONS

CONCRETE MASONRY UNITS

1. HOLLOW LOAD BEARING BLOCK UNITS: ASTM C90, GRAND N, TYPE I – MOISTURE CONTROLLED; NORMAL WEIGHT (105-125 LBS/CU. FT.), IN MULTIPLE "THROUGH" COLOR SETS AS SELECTED BY ARCHITECT. PROVIDE SPECIAL SHAPES AND SIZES INDICATED AS WELL AS CONTROL JOINT SHAPES AS REQUIRED.

REINFORCEMENT AND ANCHORAGE

1. SINGLE WYTHE JOINT REINFORCEMENT: TRUSS TYPE; HOT-DIP GALVANIZED AFTER FABRICATION COLD-DRAWN STEEL CONFORMING TO ANSI/ASTM A82, 3/16 INCH SIDE RODS WITH 1/8 INCH CROSS TIES; MANUFACTURED BY DUROWALL OR APPROVED EQUAL.
2. MULTIPLE WYTHE JOINT REINFORCEMENT: REFER T
3. REINFORCING STEEL: SIZE AS INDICATED IN THE DRAWINGS, UNPROTECTED FINISH.
4. INSTALL CORRUGATED FORMED SHEET METAL WALL TIES: 24" E.W. @ VENEERS. USE 1 x 6 INCH x 24 GAGE THICK, GALVANIZED STEEL FINISH.
5. DOVETAIL ANCHORS: BENT STEEL STRAP WITH 20 GA. WIRE SYSTEM, HOT DIP GALVANIZED TO ASTM A123 G90, EQUAL TO DUROWALL D/A 720 OR EQUAL FROM HECKMAN. PROVIDE WITH CORRESPONDING CHANNELS SLOTS INDICATED IN THE STRUCTURAL DRAWINGS.
6. PREFORMED CONTROL JOINTS: VERTICAL CONTROL JOINTS: FLEXIBLE POLYVINLYCHLORIDE CONTROL JOINTS EQUAL TO GREENSTREAK CORPORATION MODEL #671 OR LARGER DEPENDING ON THICKNESS OF MASONRY UNIT. PROVIDE WITH CORNER AND TEE ACCESSORIES, CEMENT FUSED JOINTS.

PLACING AND BONDING

1. LAY SOLID MASONRY UNITS IN FULL BED OF MORTAR, WITH FULL HEAD JOINTS, UNIFORMLY JOINTED WITH OTHER WORK.
2. DO NOT SHIFT OR TAP MASONRY UNITS AFTER MORTAR HAS ACHIEVED INITIAL SET. WHERE ADJUSTMENT MUST BE MADE, REMOVE MORTAR AND REPLACE.
3. ISOLATE MASONRY PARTITIONS FROM VERTICAL STRUCTURAL FRAMING MEMBERS WITH A CONTROL JOINT.
4. REINFORCE MASONRY UNIT CORES AND CAVITIES WITH REINFORCEMENT BARS AND GROUT AS INDICATED.
5. RETAIN VERTICAL REINFORCEMENT IN POSITION AT TOP AND BOTTOM OF CELLS AND AT INTERVALS NOT EXCEEDING 192 BAR DIAMETERS.
6. LOW LIFT GROUTING: PLACE FIRST LIFT OF GROUT TO A HEIGHT OF 16 INCHES AND ROD FOR GROUT CONSOLIDATION. PLACE SUBSEQUENT LIFTS IN 8 INCH INCREMENTS AND ROD FOR GROUT CONSOLIDATION.

REINFORCEMENT AND ANCHORAGES – REINFORCED UNIT MASONRY

1. INSTALL HORIZONTAL JOINT REINFORCEMENT 16 INCHES O.C.
2. PLACE JOINT REINFORCEMENT CONTINUOUS IN FIRST AND SECOND JOINT BELOW TOP OF WALLS.
3. LAP JOINT REINFORCEMENT END MINIMUM 6 INCHES. EXTEND MINIMUM 16 INCHES EACH SIDE OF OPENINGS.
4. SUPPORT AND SECURE REINFORCING BARS IN LINTELS FROM DISPLACEMENT. MAINTAIN POSITION WITHIN 1/2 INCH OF DIMENSIONED POSITION.
5. EMBED ANCHORS EMBEDDED IN CONCRETE. EMBED ANCHORAGES IN EVERY SECOND BLOCK JOINT OR AS SCHEDULED BY THE SYSTEM MANUFACTURER.

TOLERANCES

1. MAXIMUM VARIATION FROM PLANE OF WALL: 1/4 INCH IN 10 FEET.
2. MAXIMUM VARIATION FROM PLUMB: 1/4 INCH PER STORY NON-CUMULATIVE.
3. MAXIMUM VARIATION FROM LEVEL COURSING: 1/8 INCH IN 3 FEET AND 1/4 INCH IN 10 FEET.
4. MAXIMUM VARIATION OF JOINT THICKNESS: 1/8 INCH IN 3 FEET.

CONCRETE MASONRY

1. ALL MASONRY SHALL CONFORM TO AND BE ERECTED IN ACCORDANCE WITH THE AMERICAN STANDARD BUILDING CODE REQUIREMENTS FOR MASONRY AND THE NATIONAL CONCRETE MASONRY ASSOCIATION SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF LOAD BEARING MASONRY.
2. ALL MASONRY WALLS ARE TO BE CONSTRUCTED OF MASONRY HAVING MINIMUM COMPRESSIVE STRENGTH F'M = 1500 P.S.I.. THE MASONRY CONTRACTOR IS RESPONSIBLE TO ASSURE MASONRY STRENGTH AS SPECIFIED.
3. TYPE M OR S MORTAR SHALL BE USED IN ALL MASONRY.
4. CONT JOINT REINF. TO BE PLACED IN ALTERNATE COURSES (16" O.C.) OF ALL MASONRY. JOINT REINF. TO HAVE 3/16" DIA. SIDE RODS.
5. PROVIDE REINFORCED BOND BEAMS AND VERTICAL REINFORCING AS CALLED FOR ON THE DRAWINGS.
6. GROUT FOR FILL AT ALL REINFORCING BARDS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2000 P.S.I., AND SHALL BE PLACED IN LIFTS NOT EXCEEDING 4 VERTICAL FEET (LOW LIFT METHOD).
7. ALL REINFORCING BARS SHALL BE GRADE 60 CONFORMING TO ASTM A-615. ALL LAP SPLICES SHALL BE AT LEAST 48 BAR DIAMETERS.

DIMENSIONS

1. AS IT RELATES TO THEIR WORK, EACH TRADE CONTRACTOR SHALL COORDINATE THE DIMENSIONS AND LOCATIONS OF THE ROOF, FLOOR, SO THE FRAMING PROPERLY FITS THE REQUIREMENTS OF ALL TRADES.
2. AS IT RELATES TO THEIR WORK, EACH TRADE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS RELATED TO THE EXISTING CONSTRUCTION PRIOR TO BEGINNING CONSTRUCTION. REPORT ALL CONFLICTS TO THE ARCHITECT IMMEDIATELY.

MASONRY LINTELS

STEEL LINTELS:

FOR EACH 4" UP TO 12" THK. MAX.

THICKNESS OF CMU WALL	BEARING ANGLE	BRNG.
UP TO 4'-0" OPENING:	L3-1/2"x 3-1/2"x 5/16"	8
4'-0" TO 6'-0" OPENING:	L4x 3-1/2"x 5/16" (LLV)	8
6'-0" TO 8'-0" OPENING:	L5x 3-1/2"x 5/16" (LLV)	8
8'-0" TO 10'-0" OPENING:	W8x15 w/5/16" PLATE	8

NOTE:
PROVIDE FULL LINTEL BEARING AT EACH END. RETURN BRICK VENEER INTO WALL CAVITY TO PROVIDE FULL SUPPORT UNDER LINTELS.

REINFORCED CMU LINTELS:
(PROVIDE MINIMUM 8" BEARING EACH END.)

UP TO 4'-0" LINTEL SPAN:
WALL THKNS. x 8" DP, REINF w/(2) #5 @ BOTT.
FOR 12" BLOCK REINF w/(2) #6 @ BOTT.

4'-0" TO 8'-0" LINTEL SPAN:
WALL THKNS. x 16" DP REINF. w/(2) #5 BOTT, OR REINFORCED w/(3) #5 @ BOTTOM FOR OVER 8" THICK & #3 STIRRUPS AT 6" O.C.

FEMA STANDARDS IN FLOOD HAZARD AREAS

A-ALL NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENT SHALL:

1-BE DESIGNED OR MODIFIED AND ADEQUATELY ANCHORED TO PREVENT FLOTATION, COLLAPSE, OR LATERAL MOVEMENT OF THE STRUCTURE

2- BE CONSTRUCTED BY MATERIALS RESISTANT TO FLOOD DAMAGE. RESULTING FROM HYDRODYNAMIC AND HYDROSTATIC LOADS, INCLUDING THE EFFECT OF BUOYANCY.

3- BE CONSTRUCTED BY METHODS AND PRACTICES THAT MINIMIZE FLOOD DAMAGES.

4- BE CONSTRUCTED WITH ELECTRICAL, HEATING, VENTILATION, PLUMBING AND AIR-CONDITIONING EQUIPMENT AND OTHER SERVICE FACILITIES THAT ARE DESIGNED AND/OR LOCATED SO AS TO PREVENT WATER FROM ENTERING OR ACCUMULATING WITHIN THE COMPONENTS DURING CONDITIONS OF FLOODING.

B- NEW AND REPLACEMENT WATER SUPPLY SYSTEMS SHALL BE DESIGNED TO MINIMIZE OR ELIMINATE INFILTRATION OF FLOOD WATERS INTO THE SYSTEM.

C- NEW AND REPLACEMENT SANITARY SEWAGE SYSTEMS SHALL BE DESIGNED TO MINIMIZE OR ELIMINATE INFILTRATION OF FLOOD WATERS AND ON-SITE WASTE DISPOSAL SYSTEMS SHALL BE LOCATED AND CONSTRUCTED TO AVOID IMPAIRMENT TO THEM OR CONTAMINATION FROM THEM DURING FLOODING.

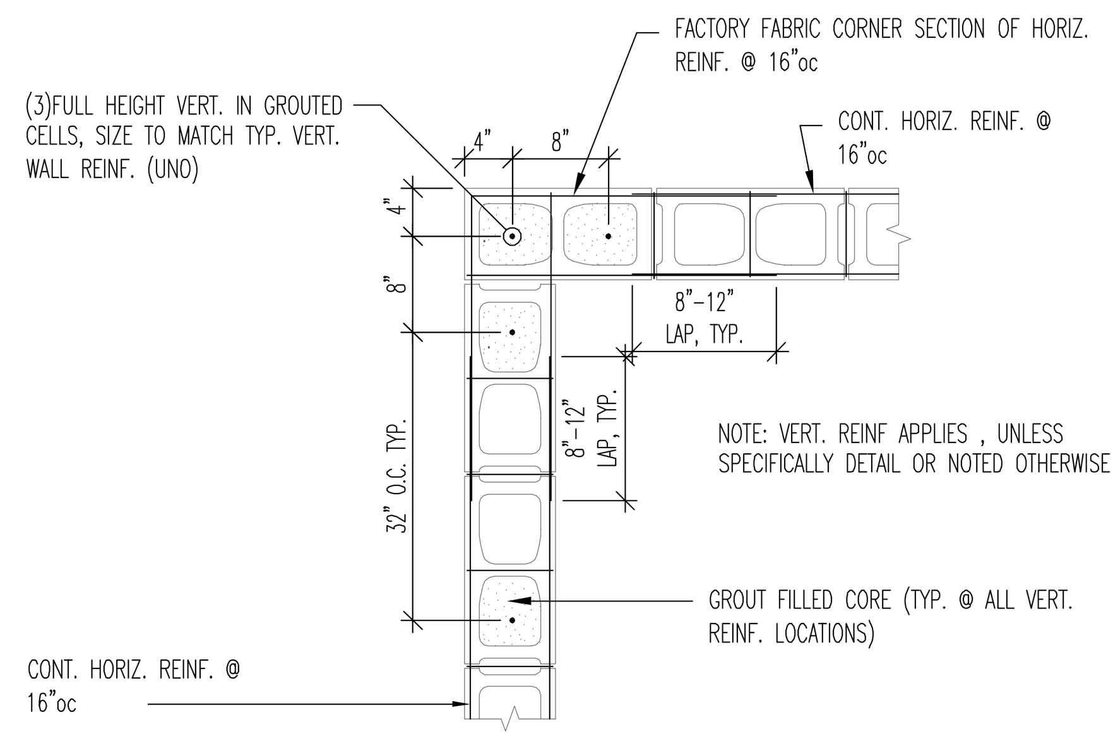
D- ALL NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENT SHALL THE LOWEST FLOOR, INCLUDING BASEMENT ELEVATED TO OR ABOVE THE BASE FLOOD LEVEL AND IF CONSTRUCTED WITH A FULLY ENCLOSED AREA BELOW THIS LOWEST FLOOR SHALL BE DESIGNED TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR THE ENTRY AND EXIT OF FLOOD WATERS.

NOTE:
1-A MINIMUM OF TWO OPENINGS HAVING A TOTAL NET AREA OF NOT LESS THAN ONE (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING SHALL BE PROVIDED. THE BOTTOM OF ALL OPENINGS SHALL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE. EACH 8"x16" SMART-VENTS COVERS A MAXIMUM OF 200sq ft
OPENINGS MAY BE EQUIPPED WITH SCREENS, LOUVERS, OR OTHER COVERINGS OR DEVICES PROVIDED THAT THEY PERMIT THE AUTOMATIC ENTRY AND EXIT OF FLOODWATERS.

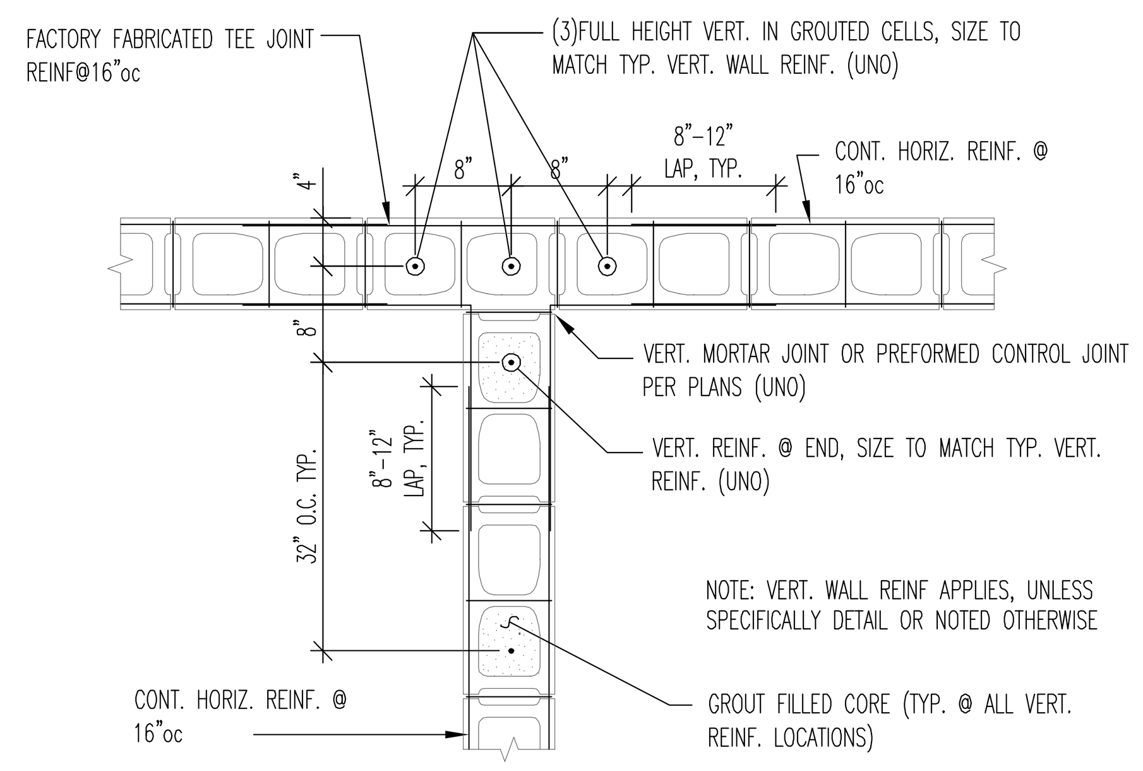
Atlantic Consulting & Engineering LLC
525 John Street
Bridgeport, Connecticut
06604-3926
(203) 336-4422
(203) 336-1769 (Fax)
EMAIL: INFO@ATLANTIC-ENG.COM

10 FARM CREEK RD., NORWALK, CONNECTICUT

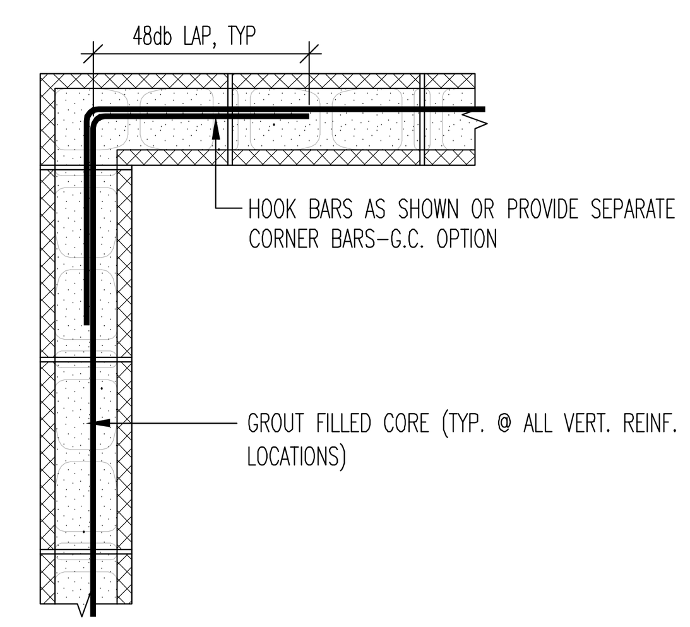
JOB NUMBER:	14-2179
DATE:	012715
SUBMITTED FOR: PERMIT	DATE: 021115
DRAWN BY: DMP	CHECKED BY: JEQ
SHEET TITLE:	FOUNDATION RETROFIT PLAN
SCALE:	AS NOTED
SHEET NUMBER:	F-100



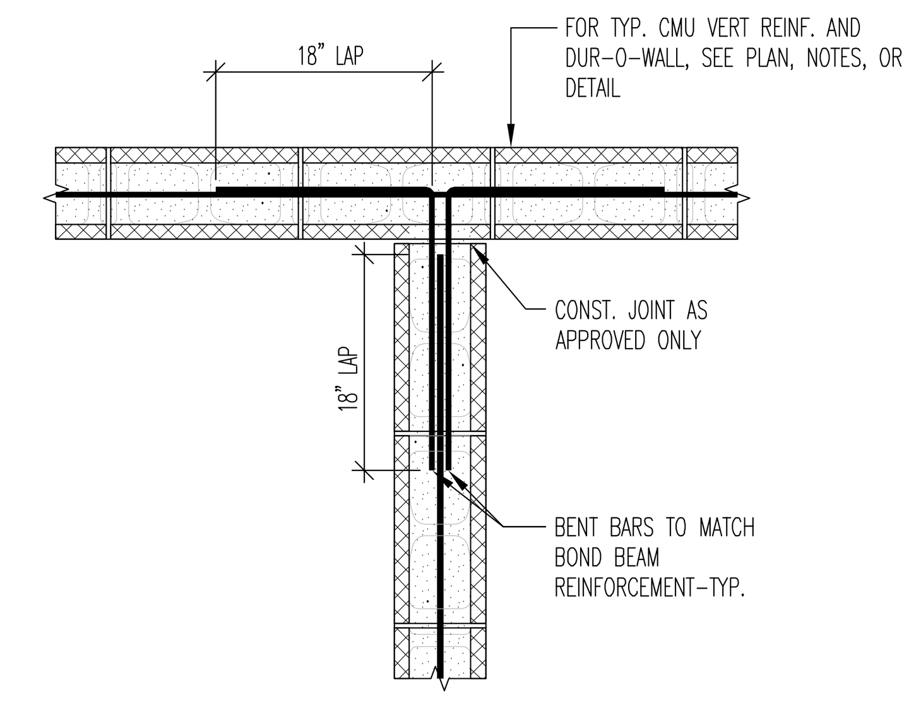
1 TYP. CORNER REINFORCEMENT DETAIL
SCALE: 3/4"=1'-0"



2 WALL INTERSECTION REINFORCEMENT
SCALE: 3/4"=1'-0"



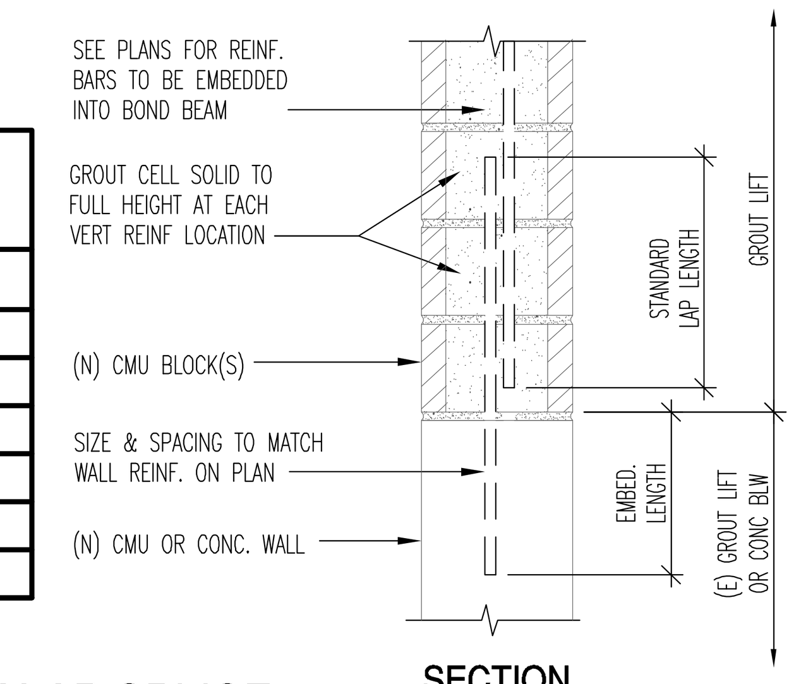
3 BOND BEAM CORNER REINF.
SCALE: 3/4"=1'-0"



4 BOND BEAM INTERSECTION REINF.
SCALE: 3/4"=1'-0"

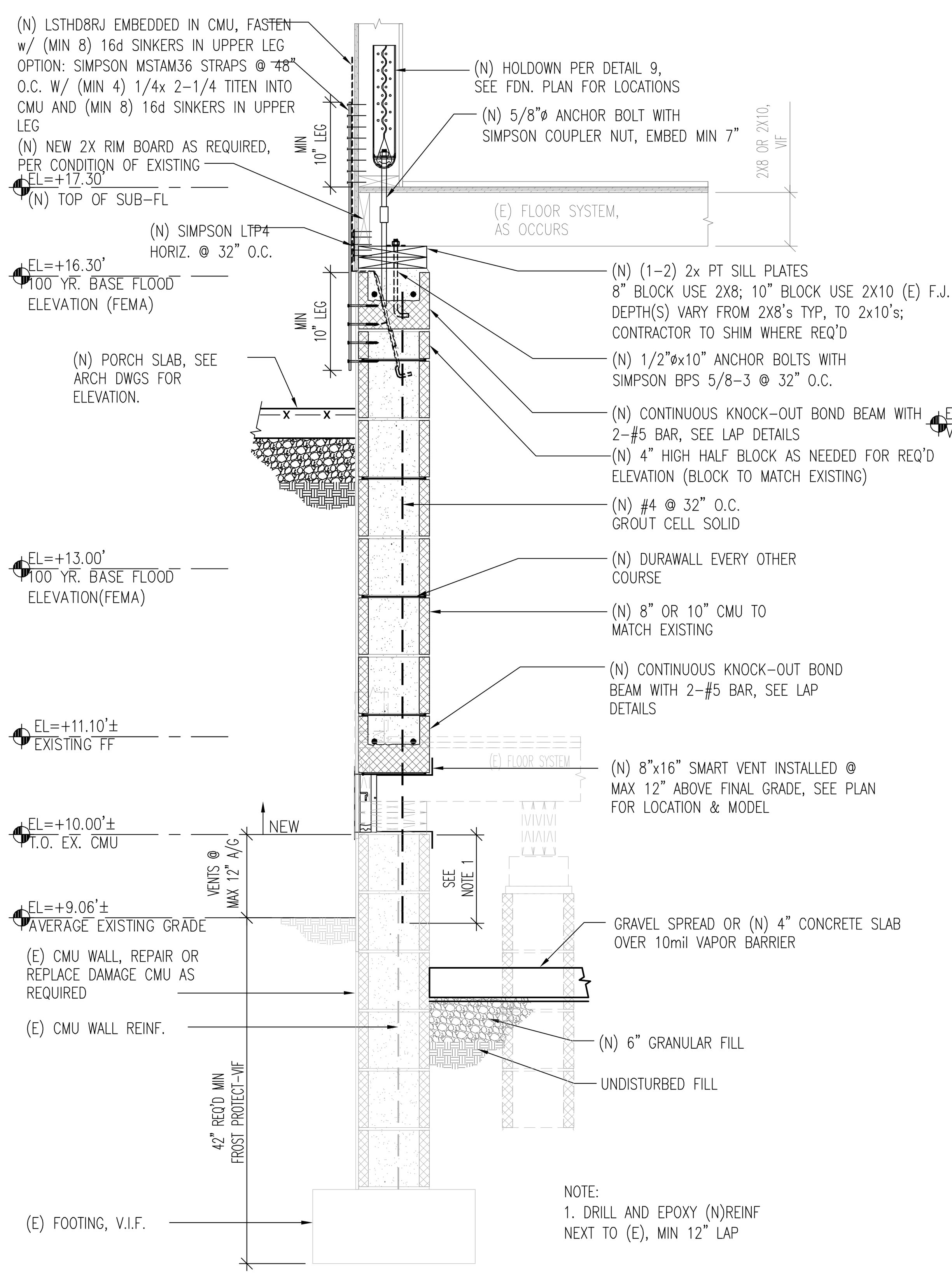
MASONRY WALL REINFORCING LAP SPLICE SCHEDULE

BAR SIZE	LENGTH
#3	1'-6"
#4	2'-0"
#5	2'-6"
#6	3'-0"
#7	4'-0"
#8	4-6"

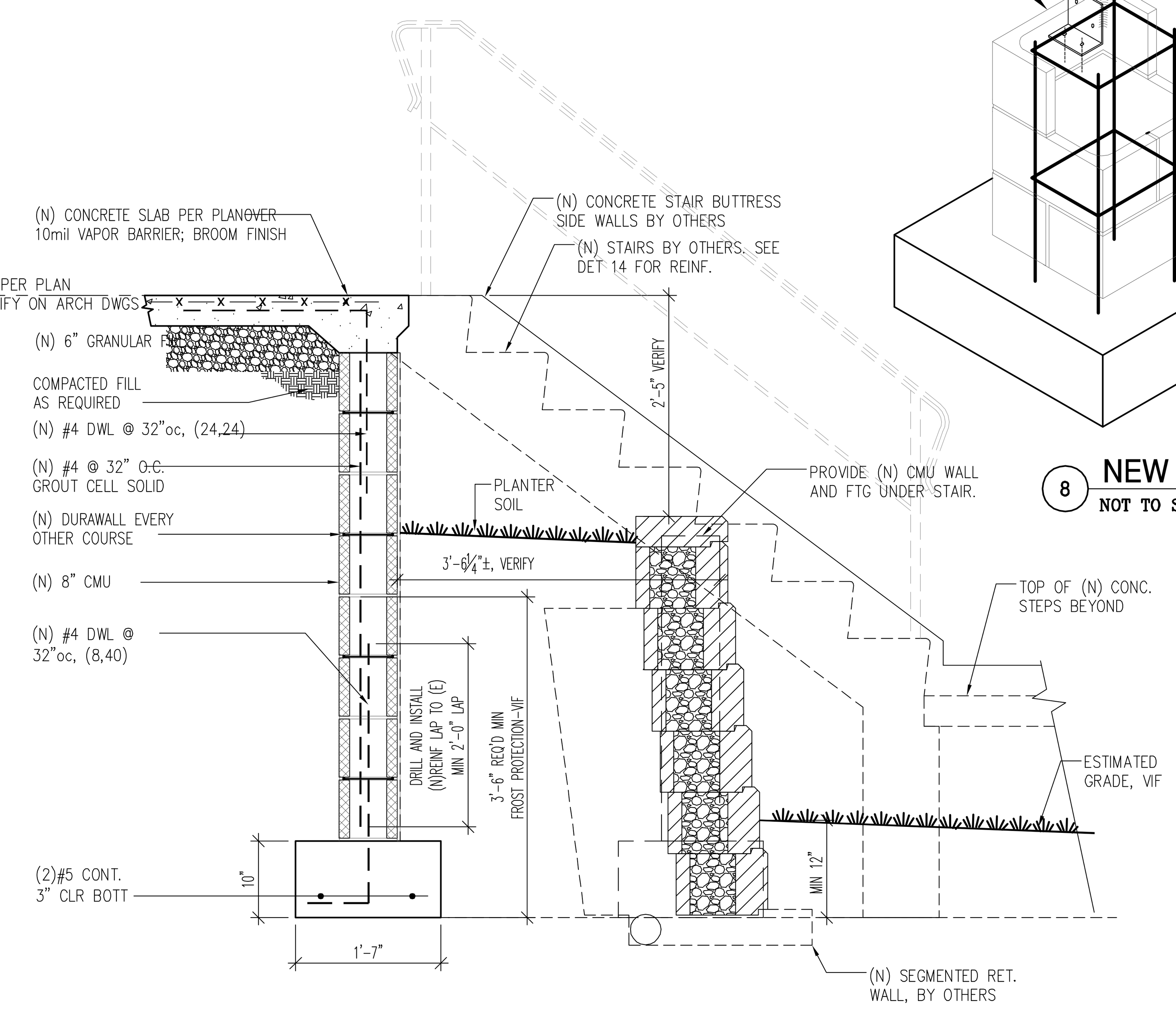


SECTION

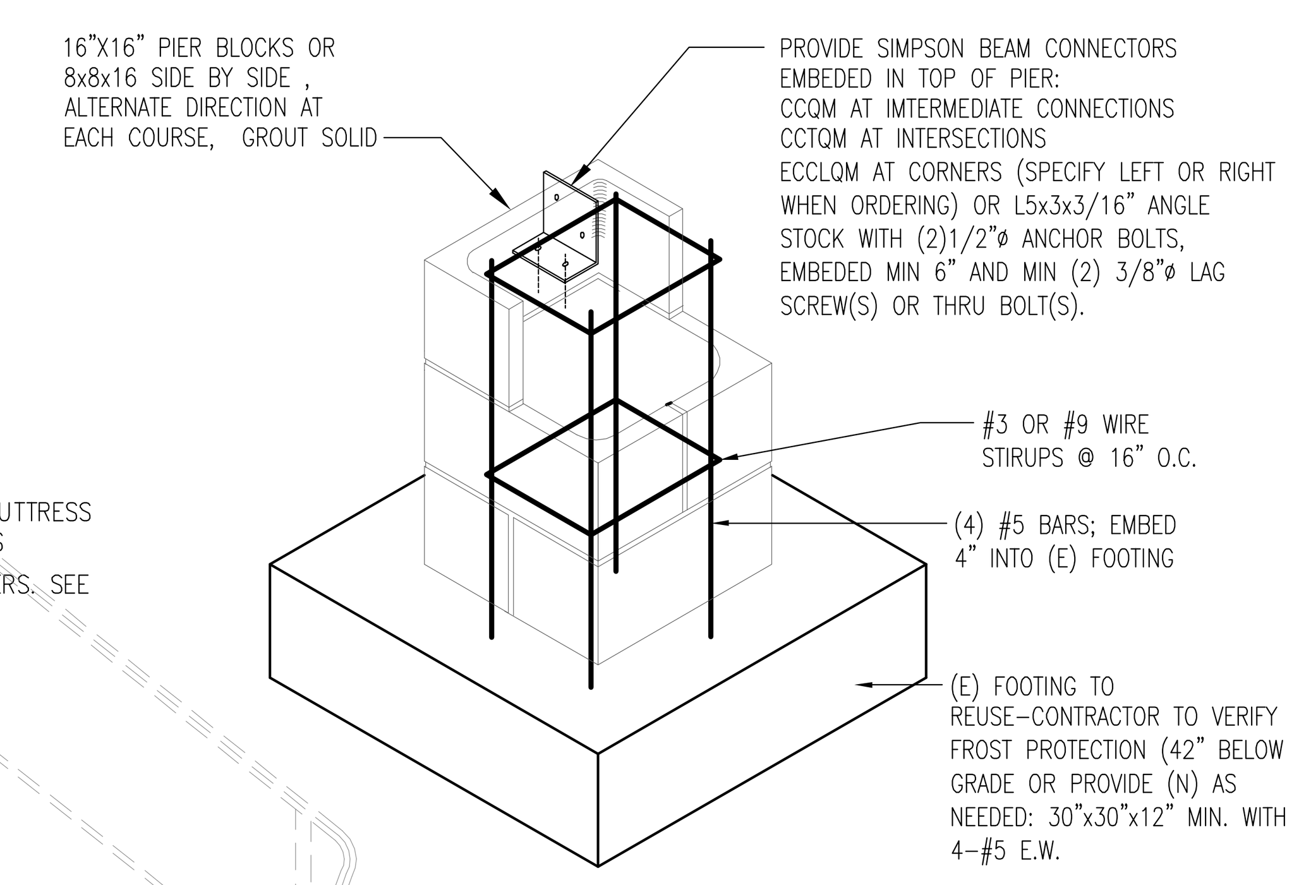
5 MASONRY LAP SPLICE
SCALE: NTS



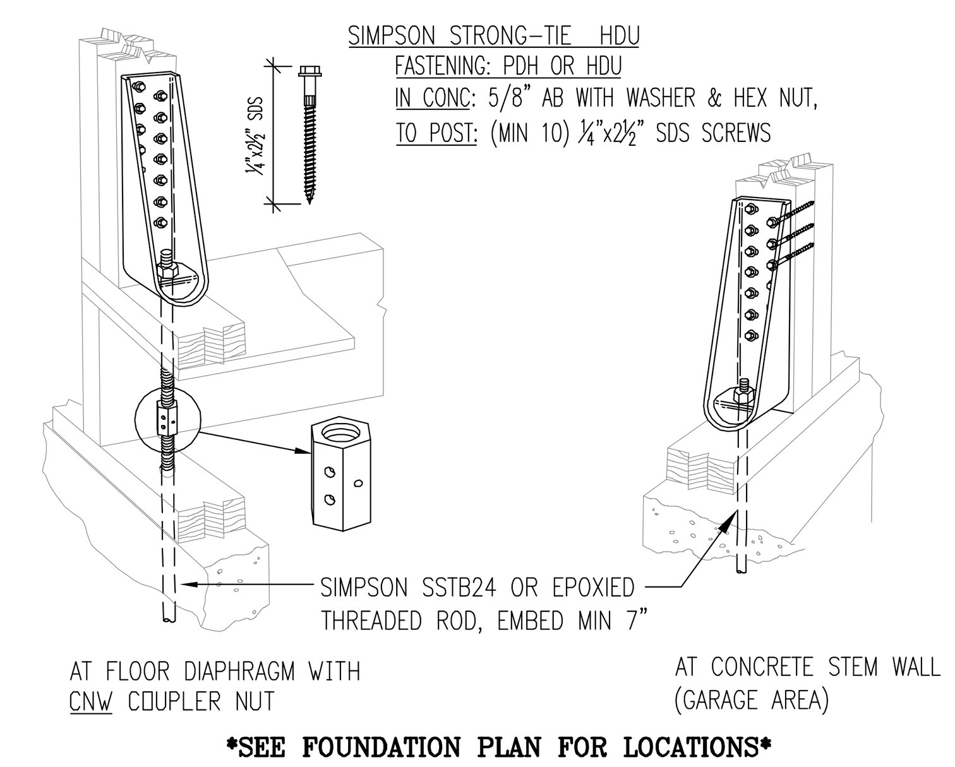
6 TYPICAL SECTION @ EXISTING FLOOR FRAMING
SCALE: ¾"=1'-0"



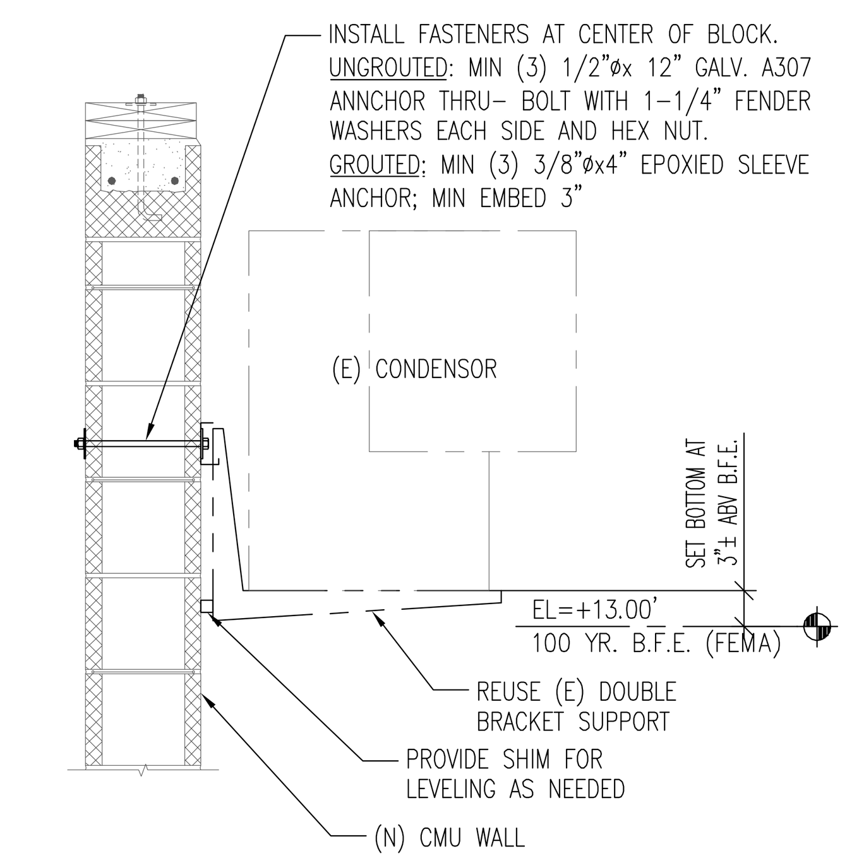
7 SECTION @ NEW PORCH AREA
SCALE: 3/4"=1'-0"



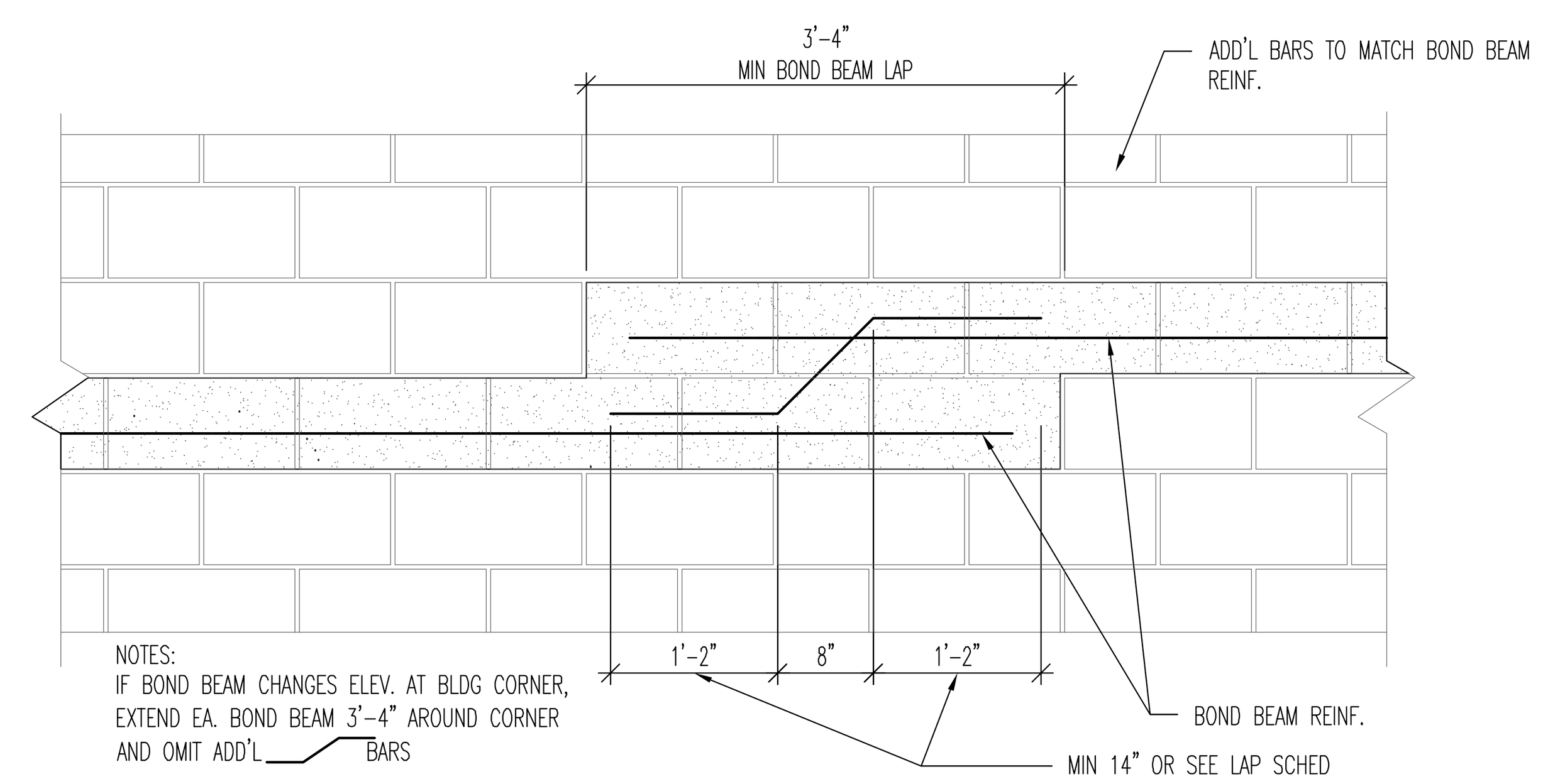
8 NEW INTERIOR PIER
NOT TO SCALE



9 HDU HOLD DOWN DETAIL
SCALE: ¾"=1'-0"

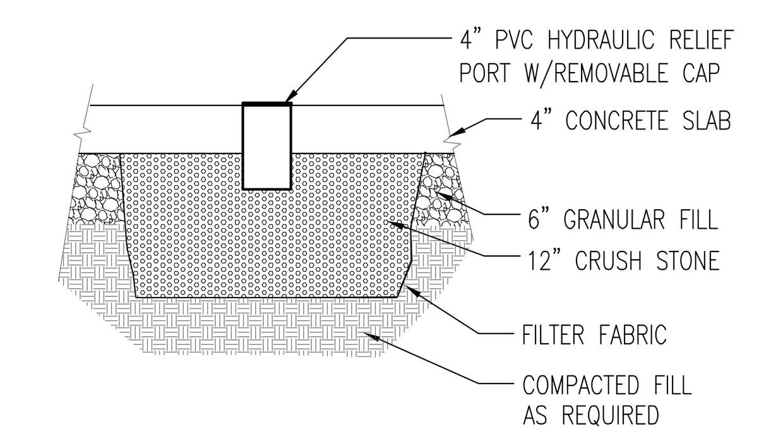


10 EQUIP SUPPORT FASTENING DETAIL
SCALE: 3/4"=1'-0"

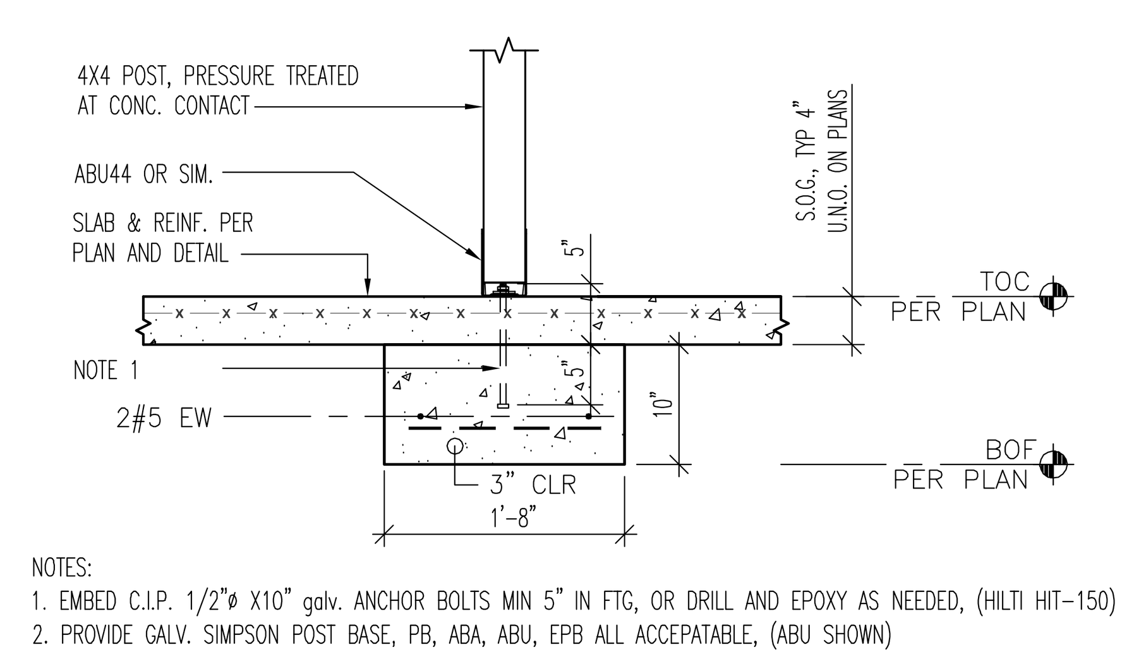


TYPICAL CMU BOND BEAM STEP DETAIL
SCALE: NTS

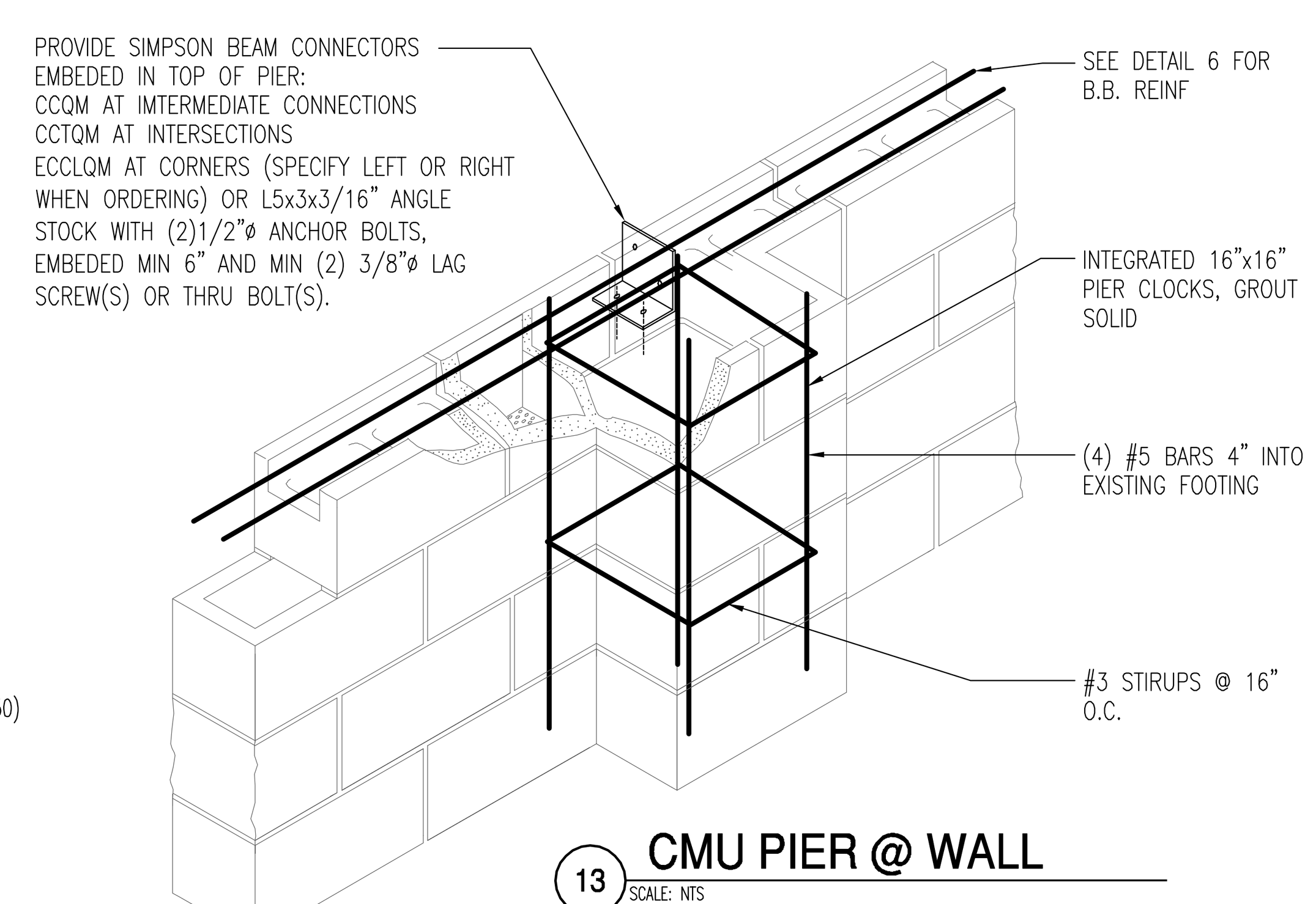
NOTE:
HYDRAULIC RELIEF PORT(S) ARE ONLY REQUIRED WHEN A CONCRETE SLAB ON GRADE IS POURED



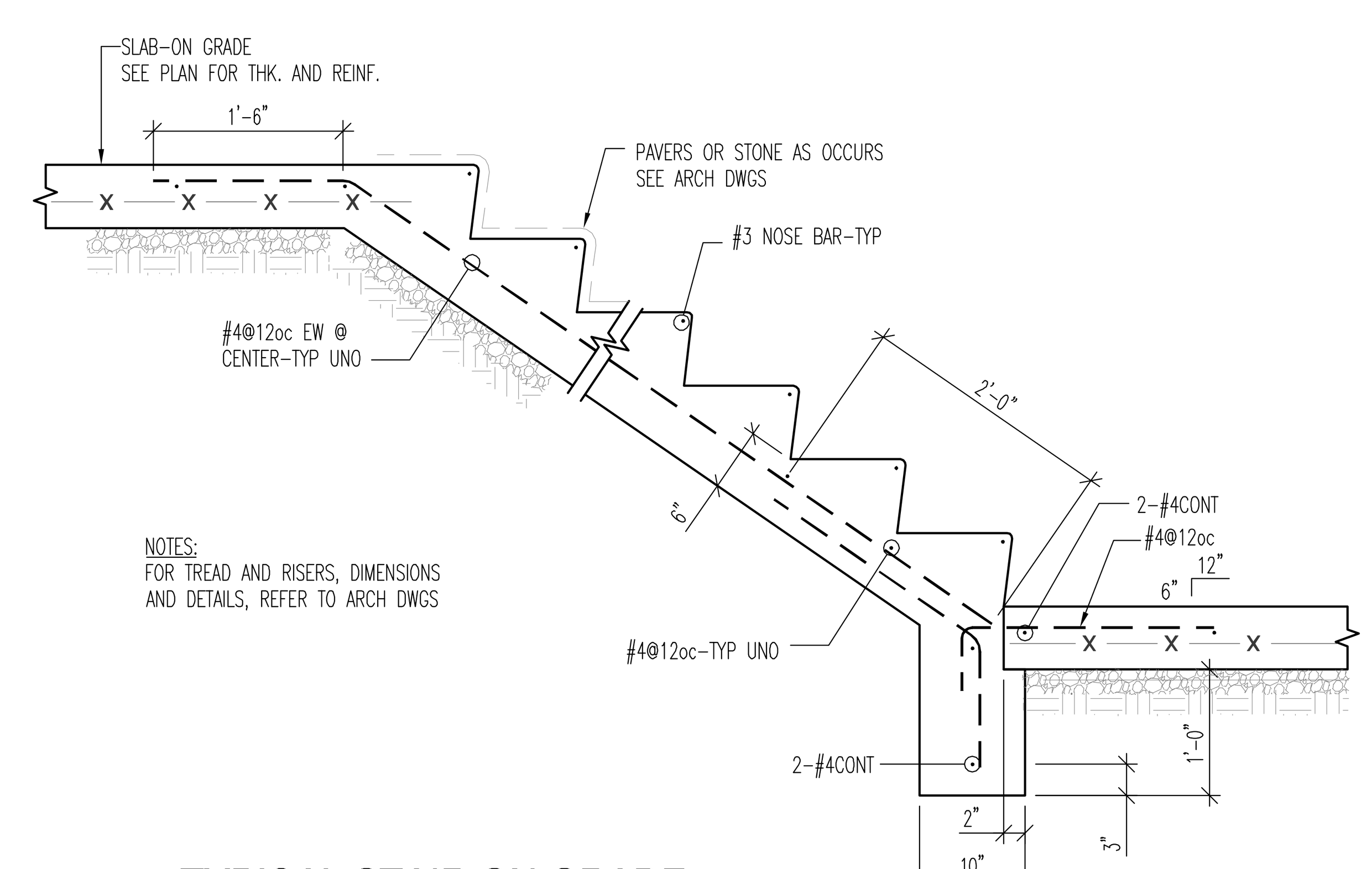
11 HYDRAULIC PORT SECTION
SCALE: NTS



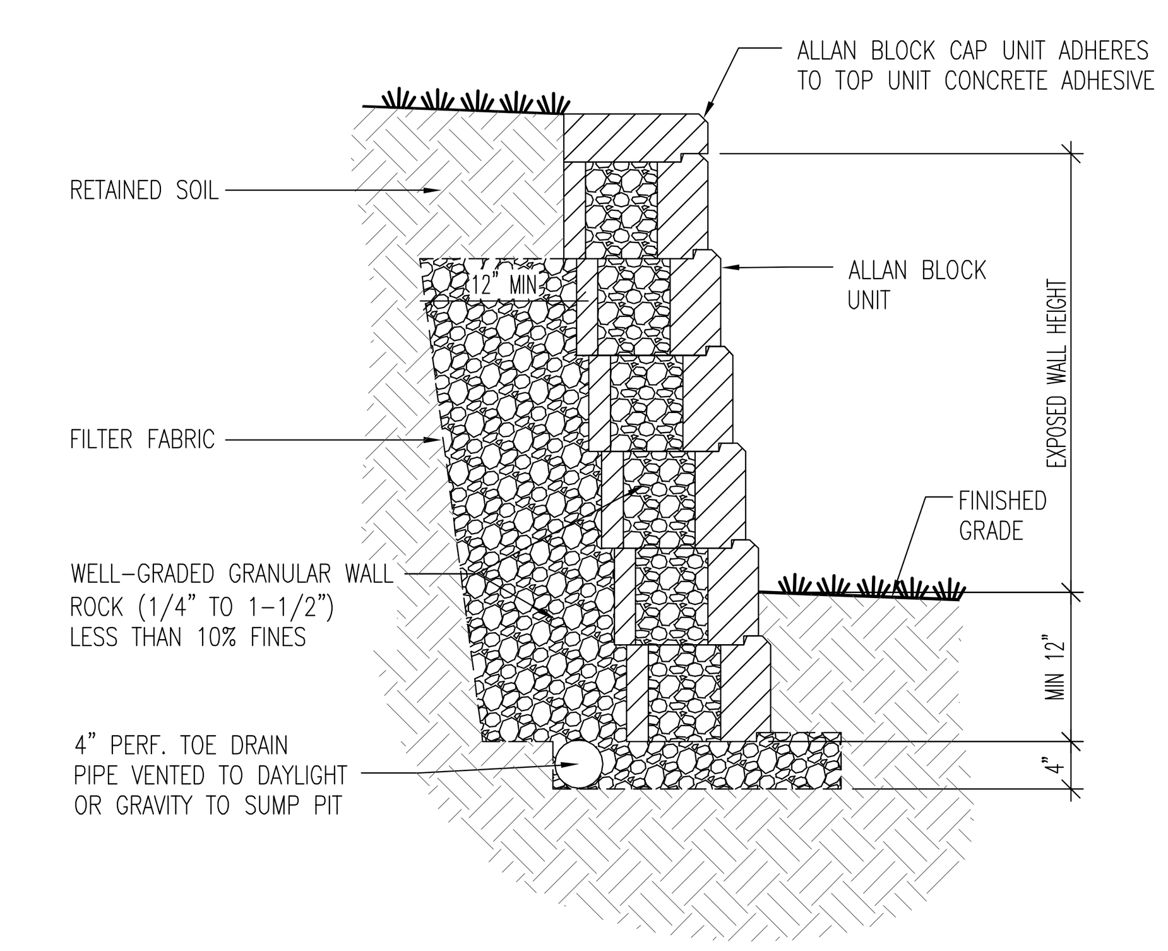
12 DETAIL: ISOLATED FOOTING AT GARAGE
SCALE: 3/4"=1'-0"



13 CMU PIER @ WALL
SCALE: NTS



14 TYPICAL STAIR ON GRADE
SCALE: 3/4"=1'-0"



15 TYPICAL SECTION-UNREINFORCED RETAINING WALL
SCALE: NTS

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Atlantic Consulting & Engineering LLC
525 John Street
Bridgeport, Connecticut
06604-3926
(203) 336-4422
(203) 336-1769 (Fax)
EMAIL:
INFO@ATLANTIC-ENG.COM

10 FARM CREEK RD., NORWALK, CONNECTICUT

JOB NUMBER: 14-2179

DATE: 012715

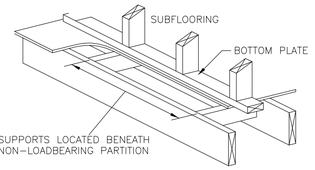
SUBMITTED FOR:	DATE
PERMIT	021115

DRAWN BY: DMP
CHECKED BY: JEQ

SHEET TITLE: RETROFIT DETAILS

SCALE: AS NOTED

SHEET NUMBER: F-101



1 TYPICAL DETAIL BLOCKING UNDER A NON-LOADBEARING WALL.
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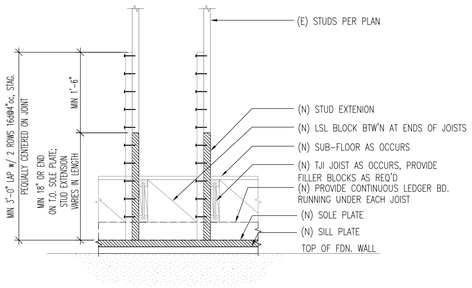

2 STUD SPLICE DETAIL
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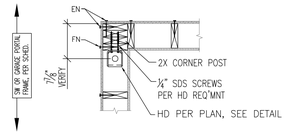

3 TYP. SHEAR WALL CORNER
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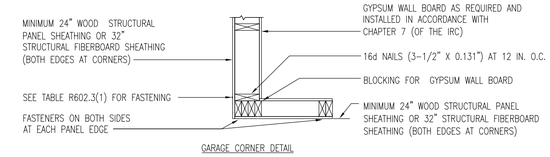

4 TYP. CORNER FRAMING
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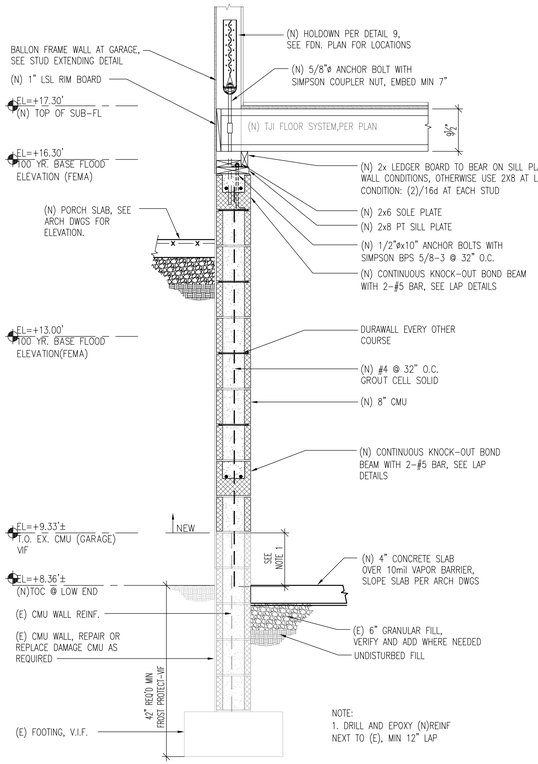

5 SECTION @ GARAGE (HI-WALL COND)
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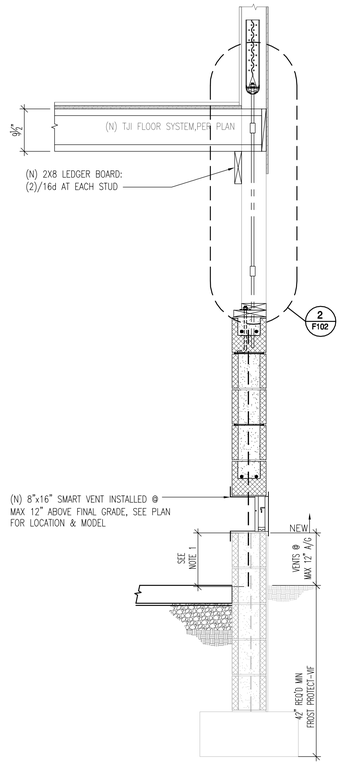
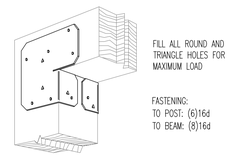


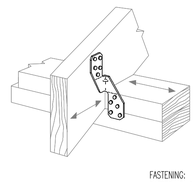
6 SECTION @ GARAGE (LO-WALL COND)
SCALE: ¾"=1'-0"

TYPICAL SIMPSON CONNECTIONS



A END POST TO BEAM
SCALE: NTS

B END BEAM TO POST
SCALE: NTS



C RAFTER TO TOP PLATE
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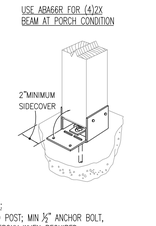

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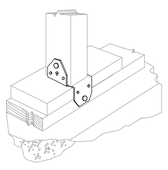

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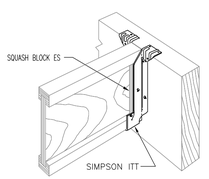

F TJI TO BEAM
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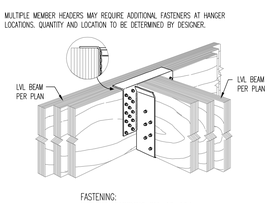

G BEAM TO BEAM
SCALE: NTS

Atlantic Consulting & Engineering LLC
525 John Street
Bridgeport, Connecticut
06604-3926
(203) 336-4422
(203) 336-1769 (Fax)
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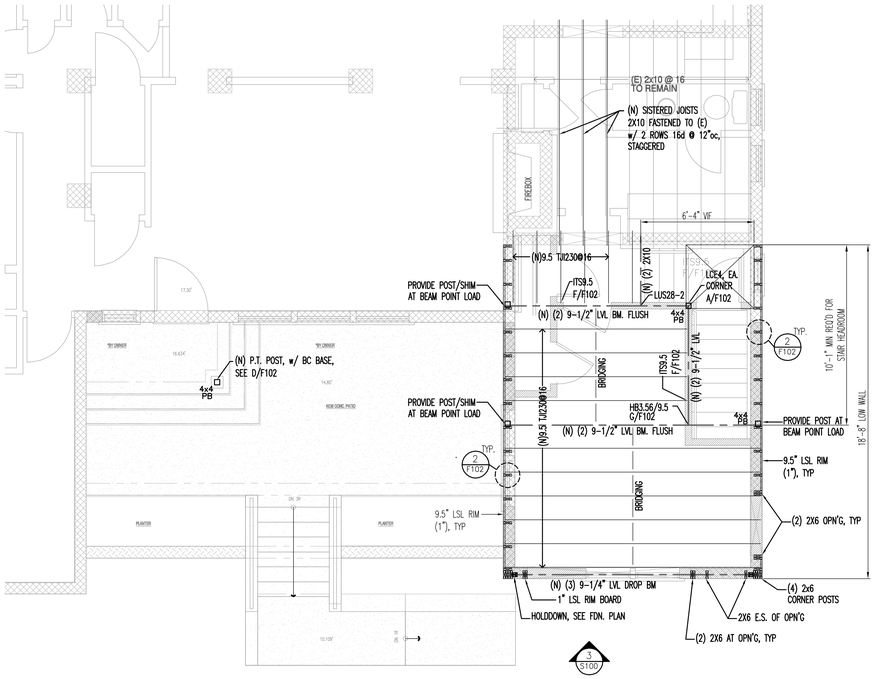


1 (N) FRAMING PLAN AT 1ST FLOOR

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

PLAN FRAMING NOTES:

1. ALL EXTERIOR & GARAGE SEPARATING WALLS 2X6@16, ALL INTERIOR WALLS 2X4x16, UNO OR MATCH EXISTING CONDITIONS.

2. ALL SAWN-LUMBER TO BE SPF#2 (fb=875psi) OR BETTER
   ALL STRUCTURAL COMPOSITE LUMBER TO BE Microlam LVL 1.9E
   ALL POSTS TO BE MIN 4X4 OR 4-2X BUILT-UP EQUIVALENT.

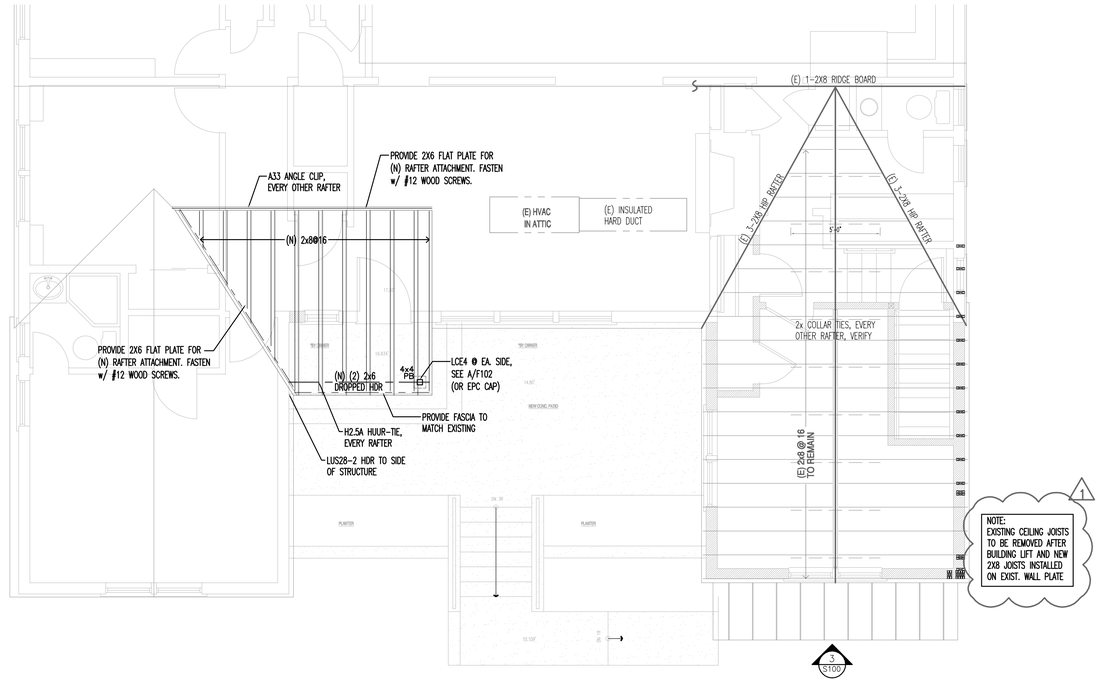
3. ALL NEW PLYWOOD SHEATHING SHALL HAVE A 6/12 NAILING PATTERN, VERTICAL OR HORIZONTAL, STAGGERED, UNO ON PLANS.

4. FOR GARAGE PORTAL FRAME NAILING AND STRAPPING, SEE DETAIL 5/S100.

5. ALL STAIRS TO HAVE MAX 7-3/4" RISE AND MIN 10-1/4" TREAD DEPTH (9" RUN OF ALL STAIRS. RUN MEANING F.O. RISER TO F.O. RISER.

6. STUD EXTENTIONS SHALL HAVE A GLUED AND SREWED SISTERED MEMBER (OR SPLICE PLATE) AT MINIMUM 36" AT THE CONNECTION.

7. ALL NEW WINDOW AND DOOR HEADERS SHALL BE (3) 2X8 WITH (1) JACK STUD AND (1) KING STUD, SEE NAILING SCHEDULE ON C-100.



2 (N) ROOF PLAN

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

ROOF FRAMING NOTES
1. TYPICAL ROOF RAFTERS ARE 2X8@16 EXISTING TO REMAIN, UNO ON PLANS. COLLAR TIES ARE 2X 6@ 32"oc EXISTING TO REMAIN.

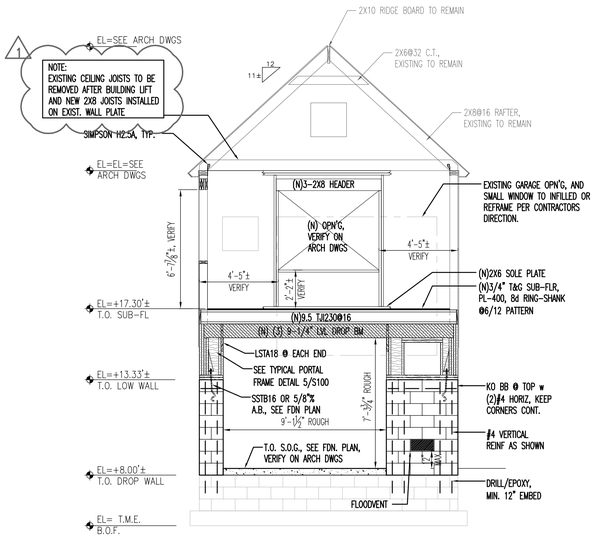
2. ALL RAFTER ENDS TO BE FASTENED TO TOP PLATE WITH SIMPSON H2.5 OR H2.5A UPLIFT CLIPS, VERIFY IN FIELD

3. NOT USED

4. NOT USED

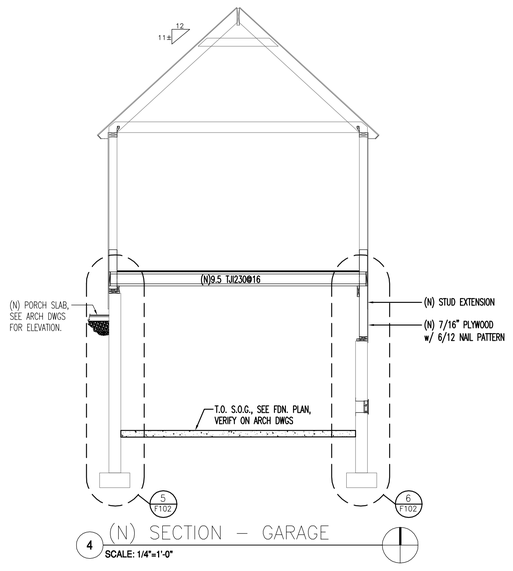
5. ADDITIONAL MODIFICATIONS PER ARCHITECTURAL DWGS.

1 NOTE: EXISTING CEILING JOISTS TO BE REMOVED AFTER BUILDING LIFT AND NEW 2X8 JOISTS INSTALLED ON EXIST. WALL PLATE



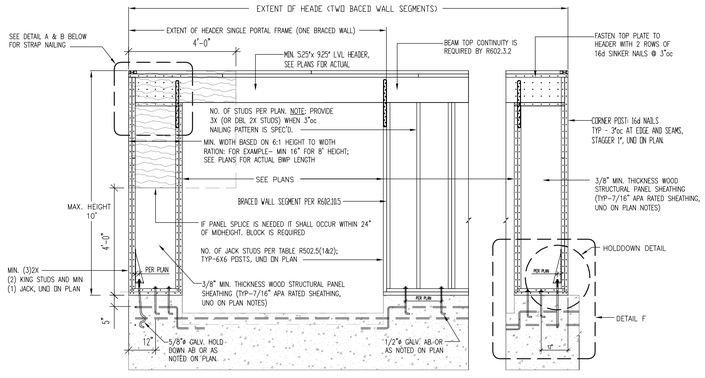
3 (N) FRONT VIEW – GARAGE

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



4 (N) SECTION – GARAGE

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

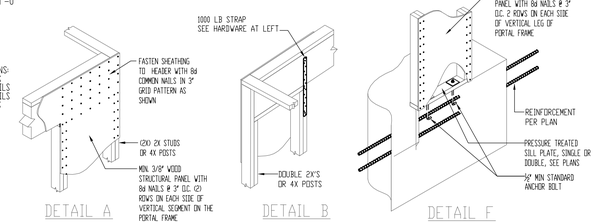


5 TYPICAL GARAGE PORTAL FRAME BWP WITH HOLD DOWNS @ WALL ENDS

SCALE: 3/8" =1'-0"

HARDWARE

1000 LB. STRAP OPTIONS:
CS20- (14) 10d NAILS
LSTA18- (14) 10d NAILS
LSTA21- (26) 10d NAILS
ST18- (14) 16d NAILS



DETAIL A | DETAIL B | DETAIL F

Atlantic Consulting & Engineering LLC
525 John Street
Bridgeport, Connecticut
06604-3926
(203) 336-4422
(203) 336-1769 (Fax)
EMAIL: INFO@ATLANTIC-ENG.COM

10 FARM CREEK RD., NORWALK, CONNECTICUT

JOB NUMBER: 14-2179

DATE: 012715

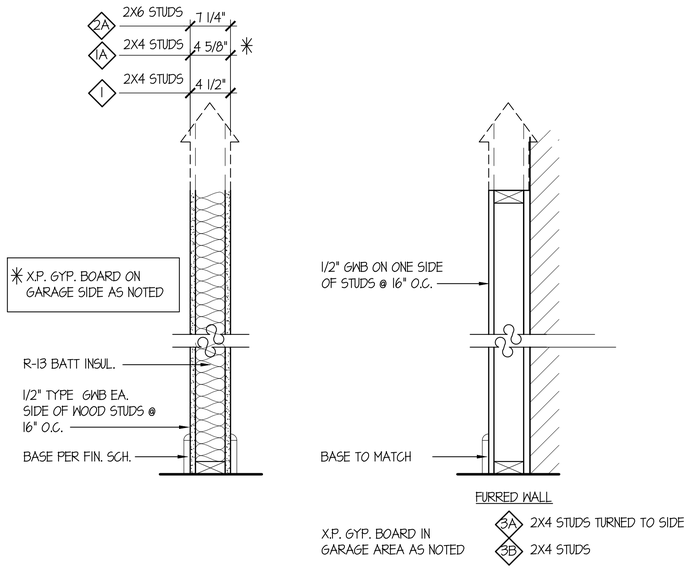
SUBMITTED FOR:	DATE
PERMIT	021115
1 REV (S-100)	040815

DRAWN BY: DMP | CHECKED BY: JEQ

SHEET TITLE: RETROFIT PLAN(S), SECTION(S) AND DETAIL(S)

SCALE: AS NOTED

SHEET NUMBER: S-100



5 A-0.0

PARTITION TYPES

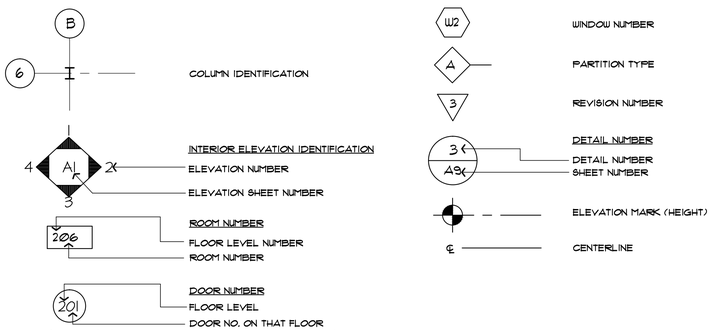
SCALE: NO SCALE

BRICK
STONE
CONCRETE
MASONRY BLOCK
PLYWOOD
GYPSUM BOARD
STEEL (SECTION)
CERAMIC TILE
EARTH
RIGID INSULATION
BATT INSULATION
FINISH WOOD (ELEVATION)
FINISH WOOD (SECTION)
WOOD BLOCKING (CONT.)
WOOD BLOCKING (NOT CONT.)
STEEL ANGLE
STEEL BEAM
GRAVEL

4 A-0.0

MATERIALS LEGEND

SCALE: NO SCALE



3 A-0.0

SYMBOLS LEGEND

SCALE: NO SCALE

A.C.T.	ACOUSTICAL CEILING TILE
ACOUST.	ACOUSTIC
ALT.	ALTERNATE
ALUM.	ALUMINUM
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
A.T.	ASPHALT TILE
@	AT
B.C.	BRICK COURSE
BD.	BOARD
B.F.	BOTTOM OF FOOTING
BLDG.	BUILDING
CAB.	CABINET
C/C	CENTER TO CENTER
C.T.	CERAMIC TILE
C.J.	CONTROL JOINT
C.L.	CENTER LINE
CLG.	CEILING
COL.	COLUMN
COMP.	COMPACTED
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CSK.	COUNTERSINK
D.F.	DRINKING FOUNTAIN
DET.	DETAIL
DWG.	DRAWING
DN.	DOWN
DP.	DAMPPROOFING
ELECT.	ELECTRICAL
E.J.	EXPANSION JOINT
ELEV.	ELEVATION (ELEVATOR)
E.P.	ELECTRICAL PANEL
EQUIP.	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
EXP.	EXPANSION
F.A.P.	FIRE ALARM PANEL
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.H.C.	FIREHOSE CABINET
FIN.	FINISH
FL.	FLOOR
F/M	FACE OF MASONRY
F/F	FACE OF FRAMING
FDN	FOUNDATION
F.R.	FIRE RATED
FTG.	FOOTING
G.M.U.	GLAZED MASONRY UNIT
GWB	GYPSUM WALLBOARD
GALV.	GALVANIZED
GL.	GLASS
GLZ.	GLAZING
GYP. BD.	GYPSUM WALL BOARD
HGT.	HEIGHT
H.M.	HOLLOW METAL
H.P.	HIGH POINT
HDWD.	HARDWOOD
HDWR.	HARDWARE

I.D.	INSIDE DIAMETER
INSUL.	INSULATION
JAN.	JANITOR
JT.	JOINT
KIT.	KITCHEN
LAM.	LAMINATED
L.P.	LOW POINT
LCKR.	LOCKER
MAS.	MASONRY
MAT.	MATERIAL
MAX.	MAXIMUM
M.C.	MASONRY COURSE
MECH.	MECHANICAL
MEM.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/C	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
P.T.	PRESSURE TREATED
R.	RISER (RADIUS)
RAD.	RADIATOR
R.B.	RUBBER BASE
R.D.	ROOF DRAIN
REF.	REFERENCE
REINF.	REINFORCING
R.L.	RAIN LEADER
RM.	ROOM
SIM.	SIMILAR
SPEC.	SPECIFICATION
STL.	STEEL
STRUCT.	STRUCTURAL
STOR.	STORAGE
SUSP.	SUSPENDED
TERR.	TERRAZZO (TERRACE)
T&G.	TONGUE AND GROOVE
THRESH.	THRESHHOLD
T.	TREAD
T/S	TOP OF SLAB
T/STL.	TOP OF STEEL
T/W	TOP OF WALL
TYP.	TYPICAL
V.C.T.	VINYL COMPOSITE TILE
V.B.	VINYL BASE
VERT.	VERTICAL
VEST.	VESTIBULE
V.W.C.	VINYL WALL COVERING
W	WITH
W.C.	WATER CLOSET
WD.	WOOD
WIND.	WINDOW
W.P.	WATERPROOFING

2 A-0.0

ABBREVIATIONS

SCALE: NO SCALE

GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE STATE OF CONNECTICUT BUILDING AND FIRE CODES AND SAFETY CODES. BEFORE WORK BEGINS CONTRACTOR IS TO CONTACT CALL BEFORE YOU DIG AT 1-800-922-4455 TO LOCATE ALL UNDERGROUND UTILITIES.

2. WORK PERMITS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL SECURE ALL REQUIRED LOCAL AND STATE OF CONNECTICUT PERMITS PRIOR TO COMMENCING WORK. ALL COSTS OF SECURING PERMITS SHALL BE PAID BY THE OWNER.

3. ALL MATERIALS AND EQUIPMENT THAT WILL BE USED IN THE CONSTRUCTION OF THIS PROJECT ARE SUBJECT TO THE APPROVAL OF THE OWNER. ALL MATERIALS AND EQUIPMENT REQUIRED BY NOTES OR SPECIFICATIONS SHALL BE SUBMITTED IN THE FORM OF SAMPLES AND SHOP DRAWINGS FOR APPROVAL BY ARCHITECT. WHERE COLOR SELECTIONS ARE MADE, COMPLETE SAMPLES SHALL BE FURNISHED TO THE ARCHITECT.

4. ALL EXISTING OR NEW CONSTRUCTION DISTURBED OR DAMAGED DURING THE COURSE OF THIS WORK SHALL BE RESTORED TO MATCH EXISTING ADJACENT SURFACES OR ORIGINAL CONSTRUCTION.

5. PRECAUTION MUST BE EXERCISED AT ALL TIMES FOR THE PROTECTION OF PERSONS AND PROPERTY. THE SAFETY PROVISIONS OF APPLICABLE LAWS AND CONSTRUCTION CODES MUST BE OBSERVED. CONTRACTOR SHALL TAKE OR CAUSE TO BE TAKEN SUCH ADDITIONAL SAFETY AND HEALTH MEASURES AS ARE REASONABLY NECESSARY. MACHINERY, EQUIPMENT AND OTHER HAZARDS GUARDED IN ACCORDANCE WITH SAFETY PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, TO THE EXTENT THAT SUCH PROVISIONS ARE NOT IN CONTRADICTION OF APPLICABLE LAWS.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND PRESERVE IN OPERATIONAL CONDITION ALL UTILITIES TRAVERSING THE WORK AREA. DAMAGE TO ANY UTILITY DUE TO WORK UNDER THIS CONTRACT SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT NO ADDITION COST TO THE OWNER. UTILITY SHUT DOWNS MUST BE COORDINATED WITH THE OWNER.

7. EACH BIDDER WILL BE HELD TO HAVE EXAMINED THE PREMISES AND SATISFIED HIMSELF WITH THE CONDITIONS WHICH WOULD IN ANY MANNER AFFECT THE WORK UNDER THE CONTRACT AND NO LATER CLAIMS FOR EXTRA COMPENSATION FOR LABOR, MATERIALS AND EQUIPMENT WHICH COULD HAVE BEEN FORSEEN BY SUCH EXAMINATION WILL BE RECOGNIZED.

8. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASUREMENTS FOR HIS WORK AT THE SITE AND SHALL VERIFY ALL MEASUREMENTS AND DIMENSION GIVEN ON THE DRAWINGS. DO NOT SCALE DRAWINGS.

9. DO NOT PROCEED WITH CHANGE IN SCOPE OF WORK WITHOUT WRITTEN APPROVAL FROM OWNER OR ARCHITECT.

10. ALL DEMOLITION SHOWN ON THESE DRAWINGS IS DIAGRAMMATIC. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND RELOCATION WORK NECESSARY TO PROPERLY COMPLETE THE PROJECT, REGARDLESS IF DEMOLITION WORK IS SHOWN OR NOT ON DRAWINGS.

11. THE CONTRACTOR IS RESPONSIBLE FOR LEGAL DISPOSAL OF ALL CONSTRUCTION WASTE AND REMOVED ELEMENTS, UNLESS NOTED OTHERWISE ON DRAWINGS. DEBRIS SHALL BE DISPOSED OF ON A DAILY BASIS.

12. THE CONTRACTOR SHALL PROVIDE ALL STRUCTURAL SHORING, BRACING AND SHEATHING AS REQUIRED FOR SAFETY AND FOR PROPER EXECUTION OF WORK AND HAVE SAME REMOVED WHEN WORK IS COMPLETED.

13. THE OWNER RETAINS THE RIGHT TO SALVAGE ANY DEMOLISHED OR CONTRACTOR REMOVED MATERIAL(S). CONTACT OWNER BEFORE REMOVAL FROM SITE

FINISH NOTES

1. PRIME AND PAINT ROOM WITH 2 COATS OF BENJAMIN MOORE WHITE-EGGSHELL
2. PRIME AND PAINT ALL WOOD MOLDINGS AND TRIM-COLOR TO BE SELECTED BY OWNER.
3. DO NOT PROCEED WITH CHANGE IN SCOPE OF WORK WITHOUT WRITTEN APPROVAL FROM OWNER OR ARCHITECT.

DEMOLITION NOTES:

1. ALL DEMOLITION SHOWN ON THESE DRAWINGS IS DIAGRAMMATIC. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND RELOCATION WORK NECESSARY TO PROPERLY COMPLETE THE PROJECT, REGARDLESS IF DEMOLITION WORK IS SHOWN OR NOT ON DRAWINGS.
2. ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LATEST STATE OF CONNECTICUT BUILDING AND FIRE CODES (SEE CODE DATA).
3. WORK PERMITS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL SECURE ALL REQUIRED LOCAL AND STATE OF CONNECTICUT PERMITS PRIOR TO COMMENCING WORK. ALL COSTS OF SECURING PERMITS SHALL BE PAID BY THE CONTRACTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR LEGAL DISPOSAL OF ALL CONSTRUCTION WASTE AND REMOVED ELEMENTS, UNLESS NOTED OTHERWISE ON DRAWINGS. DEBRIS SHALL BE DISPOSED OF ON A DAILY BASIS.
5. ALL EXISTING OR NEW CONSTRUCTION DISTURBED OR DAMAGED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED TO MATCH EXISTING ADJACENT SURFACES OR ORIGINAL CONSTRUCTION.
6. THE CONTRACTOR SHALL PROVIDE ALL STRUCTURAL SHORING, BRACING AND SHEATHING AS REQUIRED FOR SAFETY AND FOR PROPER EXECUTION OF WORK AND HAVE SAME REMOVED WHEN WORK IS COMPLETED.
7. THE OWNER RETAINS THE RIGHT TO SALVAGE ANY DEMOLISHED OR CONTRACTOR REMOVED MATERIAL(S). CONTACT OWNER BEFORE REMOVAL FROM SITE

DRAWING NOTES:

1. CONTRACTOR TO FIELD MEASURE ALL SPACES AND VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
2. NOTIFY ARCHITECT IMMEDIATELY OF DISCREPANCIES BETWEEN DRAWINGS AND GENERAL CONDITIONS.
3. DRAWINGS ARE + OR - AND ARE BASED ON BEST INFORMATION AVAILABLE AT THE TIME OF PRODUCTION.
4. DO NOT SCALE DRAWINGS.
5. DO NOT PROCEED WITH CHANGE IN SCOPE OF WORK WITHOUT WRITTEN APPROVAL FROM OWNER OR ARCHITECT.

SCOPE OF WORK

- REFER TO SPECIFICATIONS FOR COMPLETE DETAILED DESCRIPTIONS.

BASE BID ITEMS:

1. ELEVATION OF EXISTING STRUCTURE
2. SELECTIVE DEMOLITION, INCLUDING REMOVAL OF ALL EXISTING FOUNDATION COMPONENTS,, REMOVAL OF FIREPLACE AND ITEMS RELATED TO, REMOVAL OF EXISTING DECK AND STAIRS. REMOVE EXISTING BULKHEAD DOOR. DISPOSAL OF EXISTING OIL TANK (SEE ENVIRONMENTAL INFO)
3. INSTALL NEW BUILT UP FOUNDATION AT HOUSE, GARAGE, PIER SUPPORTS UNDER EXISTING STRUCTURE.
4. RELOCATION OF EXISTING UTILITIES (REFER TO MECHANICAL DRAWINGS)
5. INSTALL NEW CONC. PATIO/PORCH.
6. BUILD UP EXISTING CHIMNEY FOUNDATION AND RAISE MASONRY CHIMNEY WITH STRUCTURE.
7. CONSTRUCTION OF NEW INTERIOR STAIRS IN GARGAGE.
8. INSTALLATION OF NEW WINDOWS (SEE PLANS FOR OWNER PROVIDED UNITS)
9. PRIME AND PAINT NEW AREAS.
10. INSTALLATION OF NEW SIDING WHERE SHOWN.

1 A-0.0

NOTES

SCALE: NO SCALE

CAPITAL STUDIO
architects LLC
1379 MAIN STREET EAST HARTFORD CT. 06108
860.289.3262 fax 860.289.3163

THE STATE OF CONNECTICUT DEPARTMENT OF HOUSING (DOH) COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY (CDBG-DR) OWNER OCCUPIED REHABILITATION and REBUILDING PROGRAM (OORR)

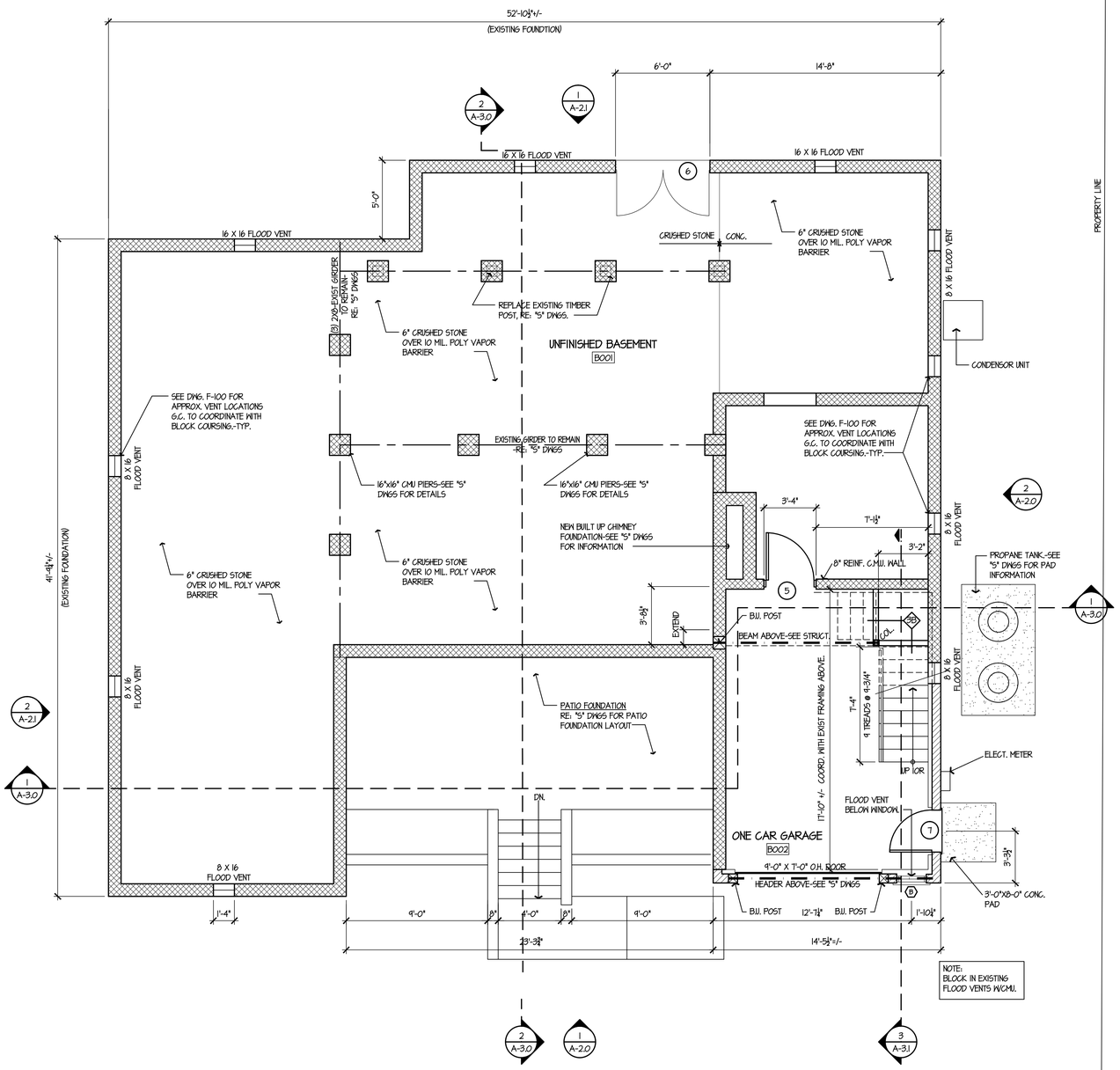
FINNEGAN RESIDENCE REHABILITATION, RECONSTRCTION and MITIGATION APPLICATION No. 1450
10 Farm Creek Road
Norwalk, CT 06853

date	description	no.
revisions		

GENERAL INFORMATION

A-0.0

date	13 FEB 2015
drawn	TM/PM
scale	AS SHOWN
checked	PM/KG/JP
project no.	1341-28
application no.	1450



2 A-1Ø GROUND LEVEL PLAN

SCALE: 1/4" = 1'-Ø"

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architects LLC
1379 MAIN STREET EAST HARTFORD CT. 06108
860.289.3262 fax 860.289.3163

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GROUND LEVEL PLAN

A-1.0

date	13 FEB 2015
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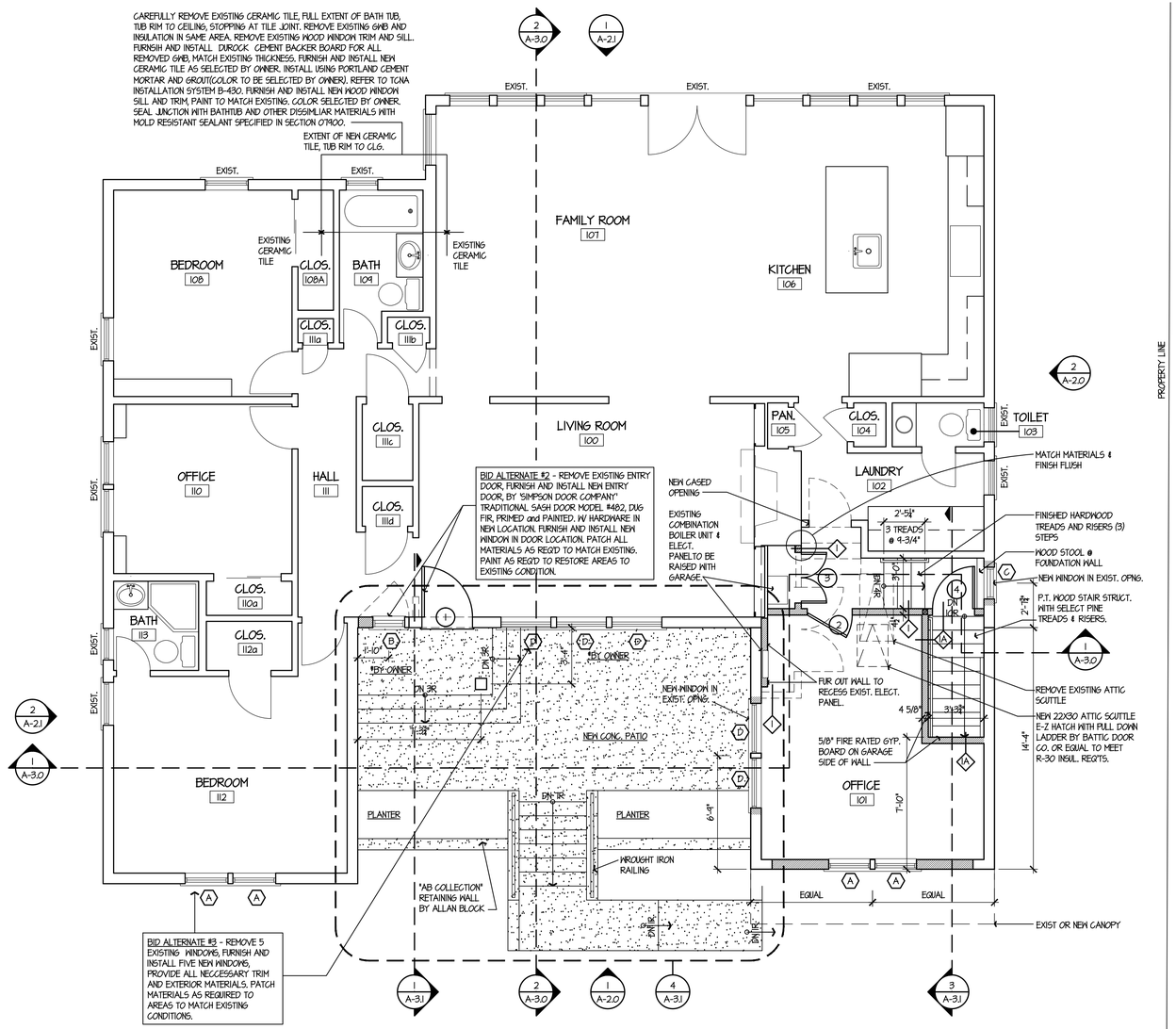
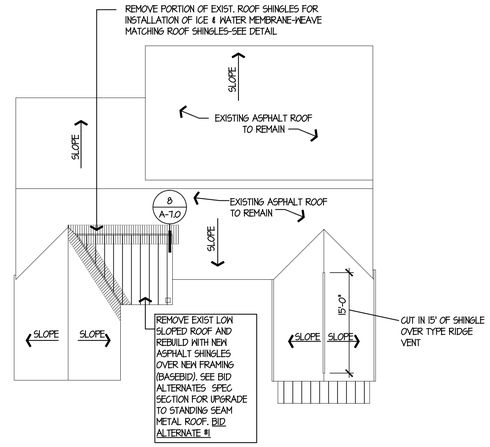
application no.	1450



FLOOR PLAN

1 / A-1.1

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



ROOF PLAN

2 / A-1.1

SCALE: 1/16" = 1'-0"

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FLOOR PLAN

A-1.1

date	13 FEB 2015
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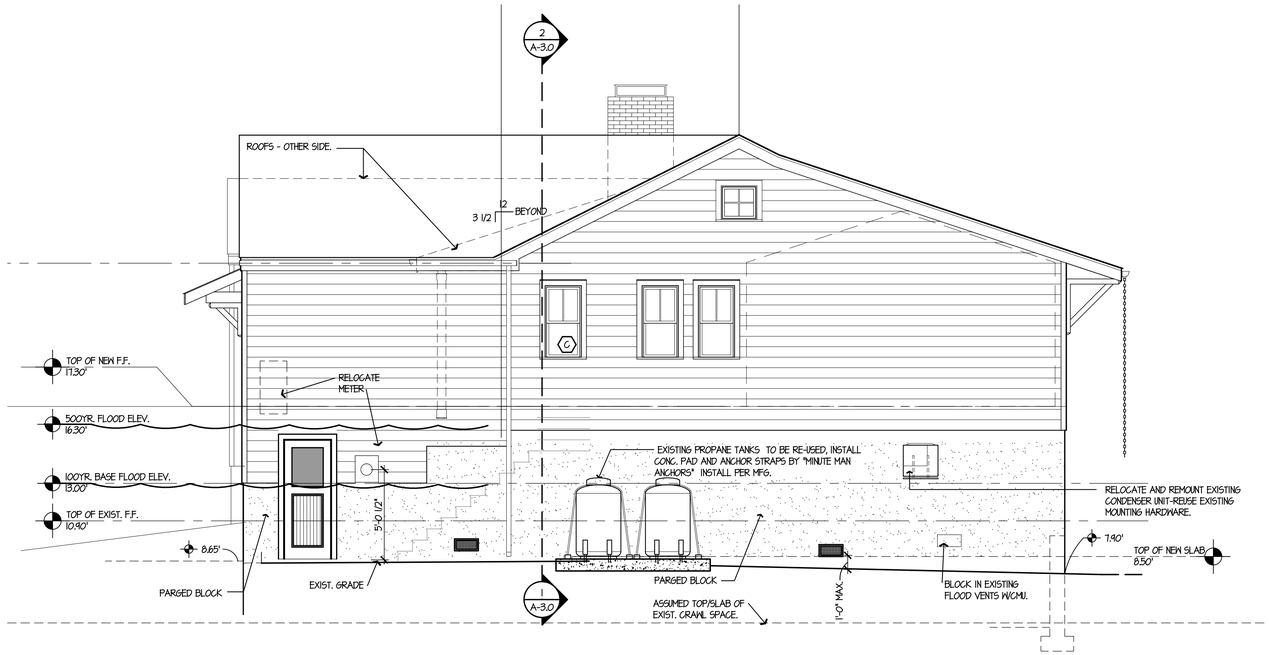
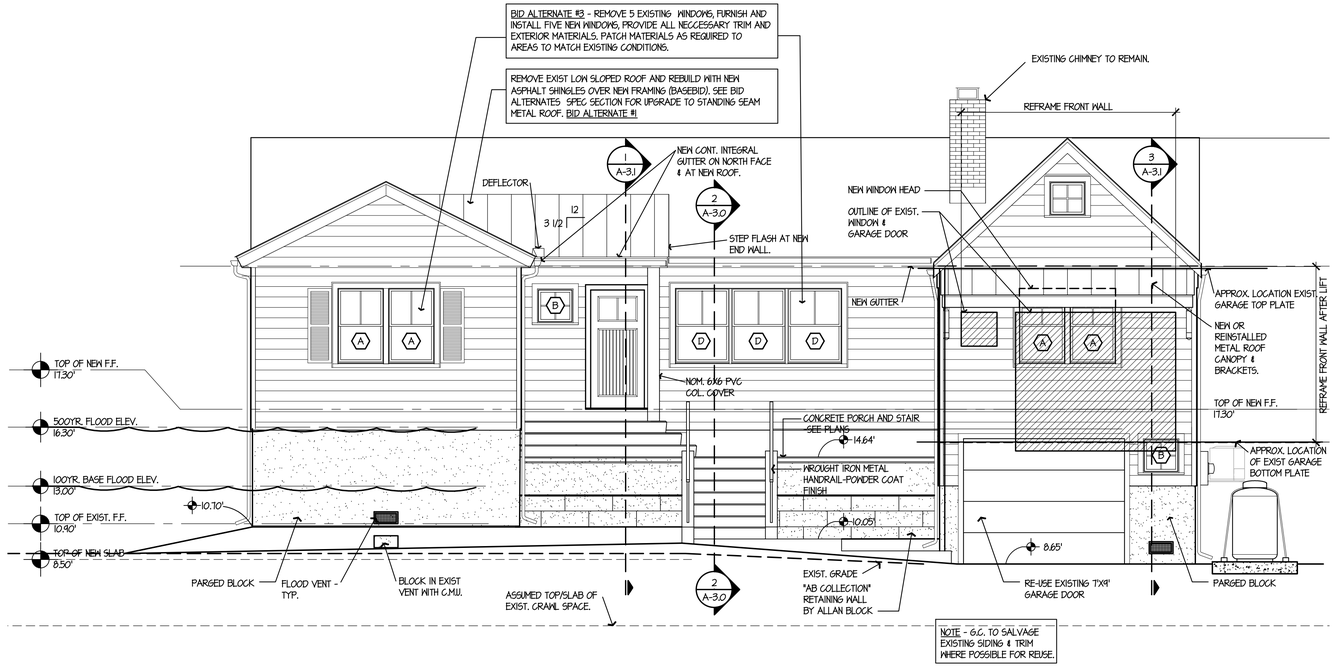


NORTH ELEVATION

2 / A-2.0

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



EAST ELEVATION

1 / A-2.0

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

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ELEVATIONS

A-2.0

date	13 FEB 2015
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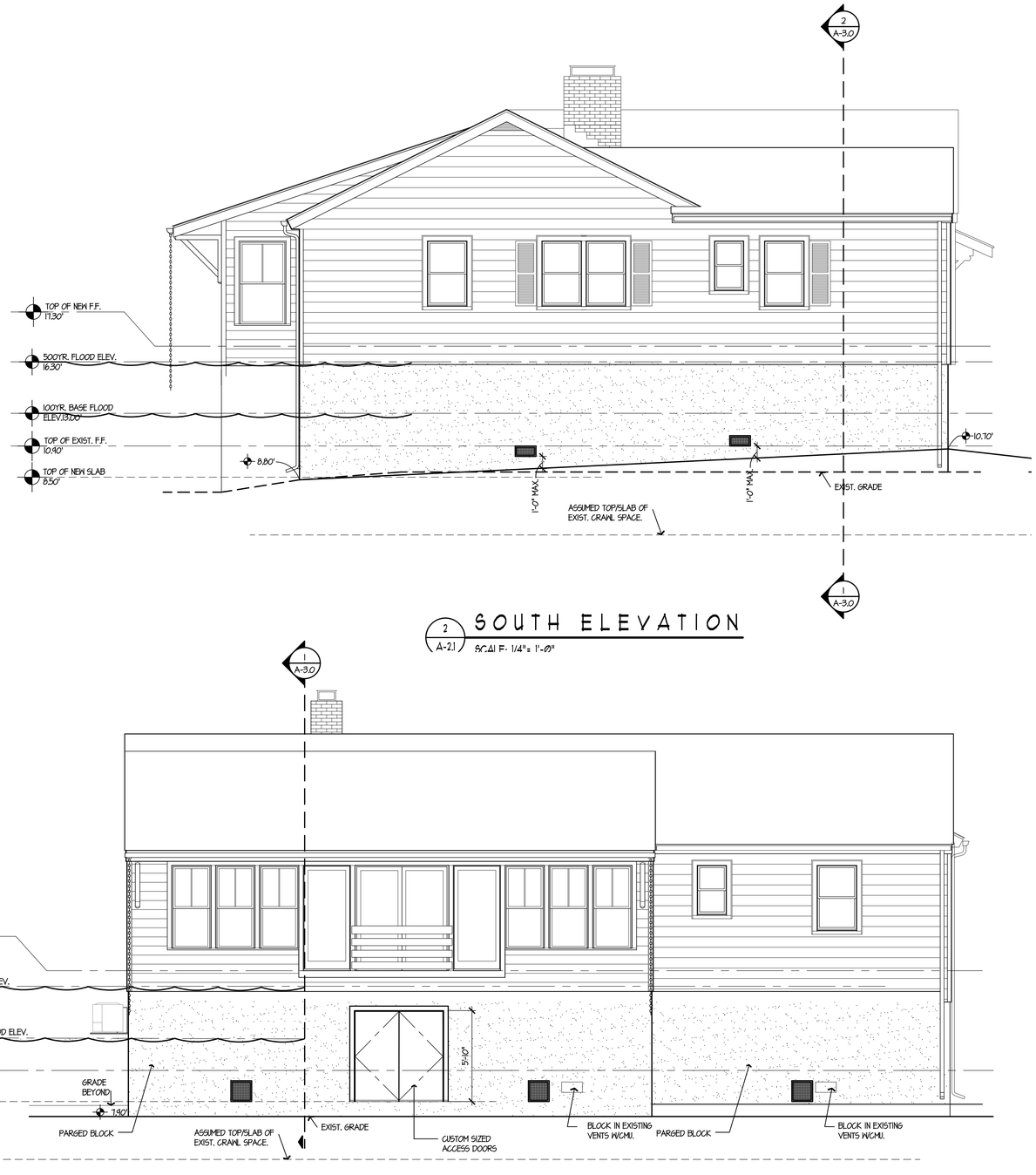

2 A-2.1 SOUTH ELEVATION

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

1 A-2.1 WEST ELEVATION

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

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architects LLC
1379 MAIN STREET EAST HARTFORD CT. 06108
860.289.3262 fax 860.289.3163

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Norwalk, CT 06853

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ELEVATIONS

A-2.1

date	13 FEB 2015
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project no.	1347-28
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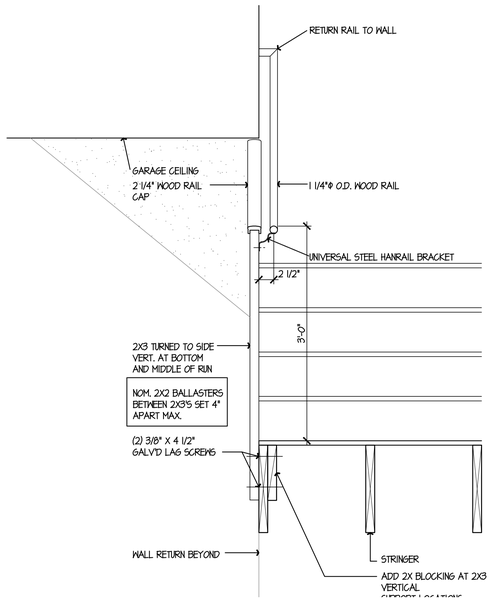

3 / A-3.0 RAIL DETAIL

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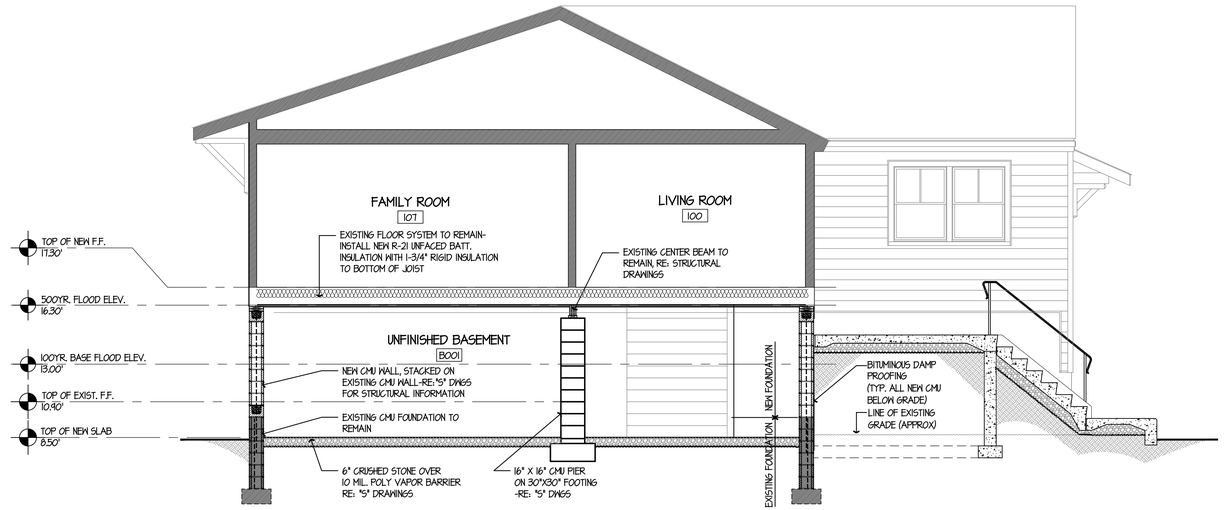

2 / A-3.0 SECTION

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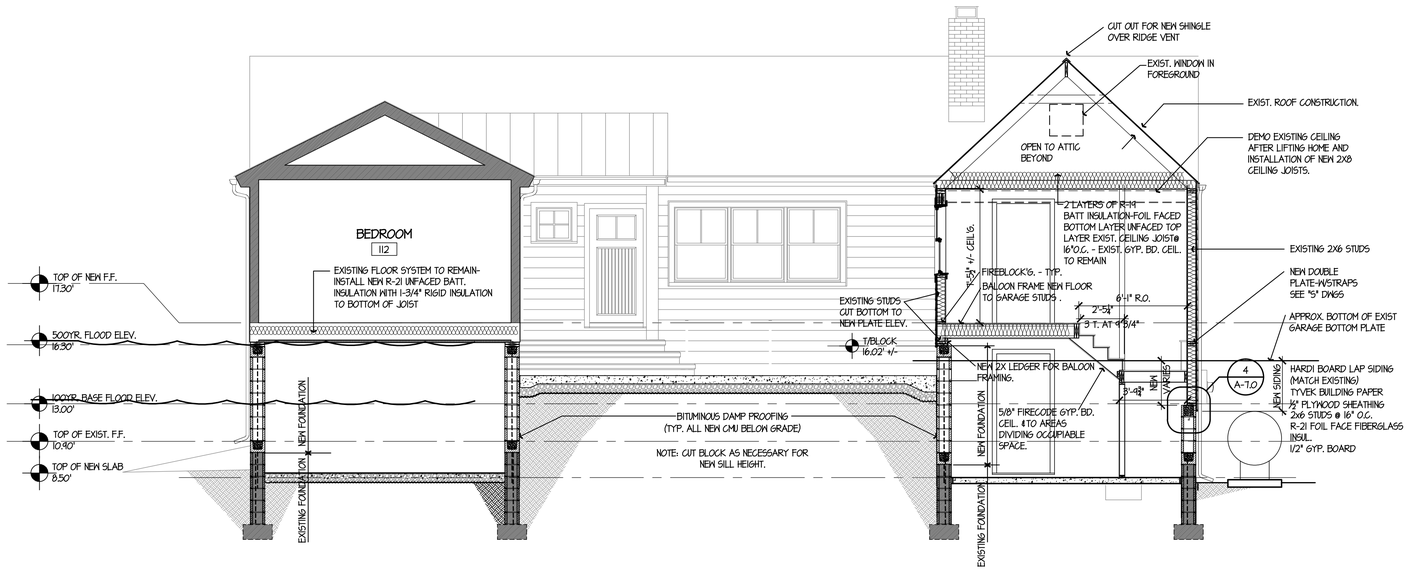

1 / A-3.0 SECTION

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

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SECTIONS

A-3.0

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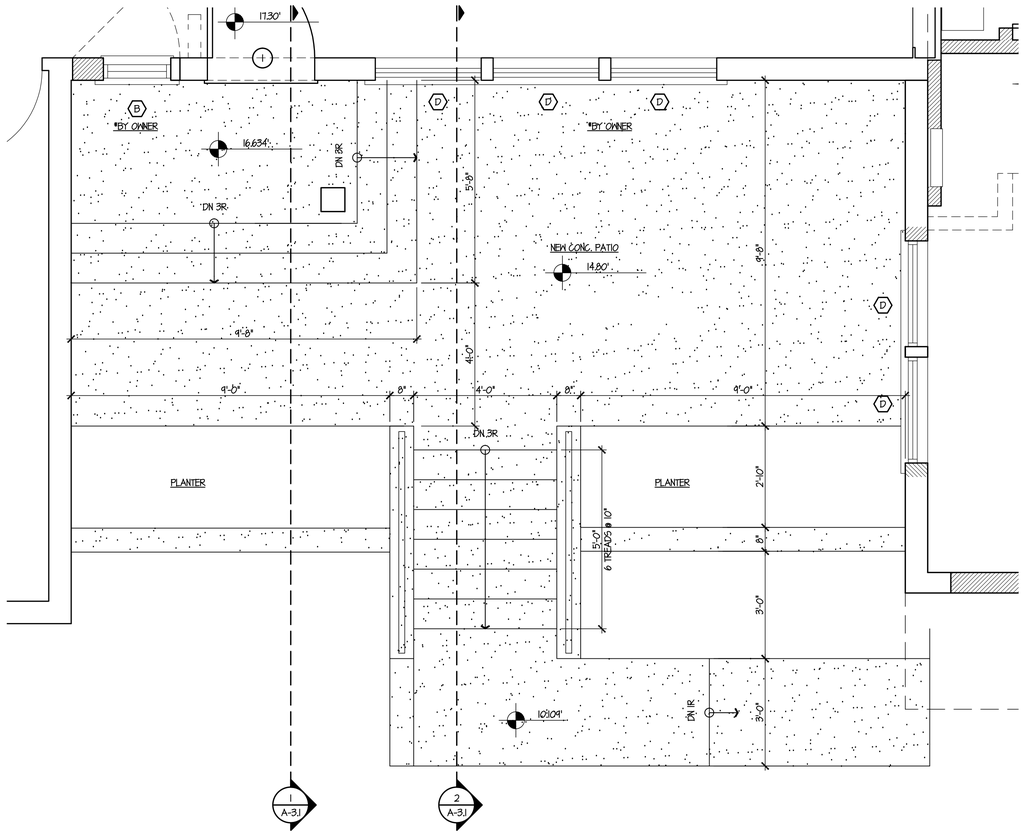
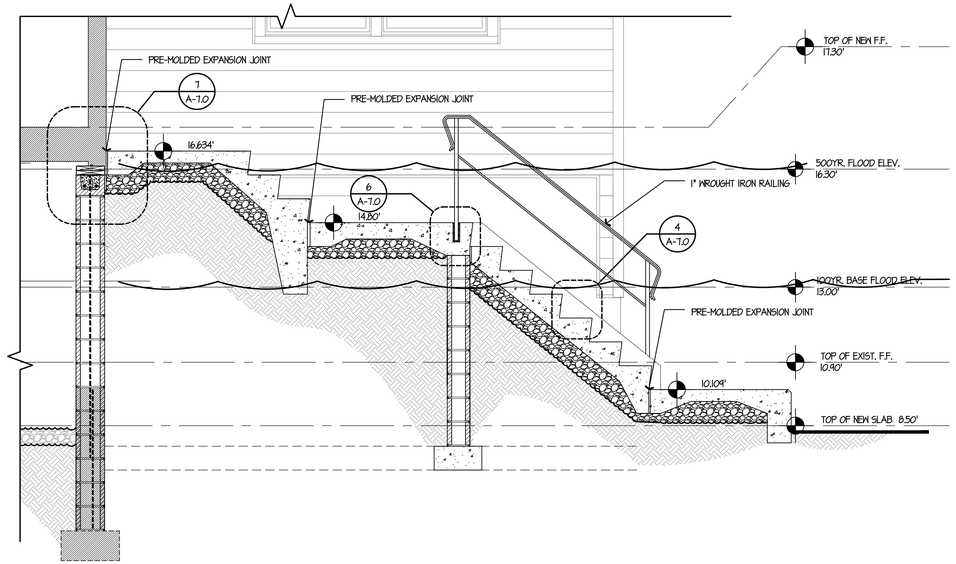
application no.	1450



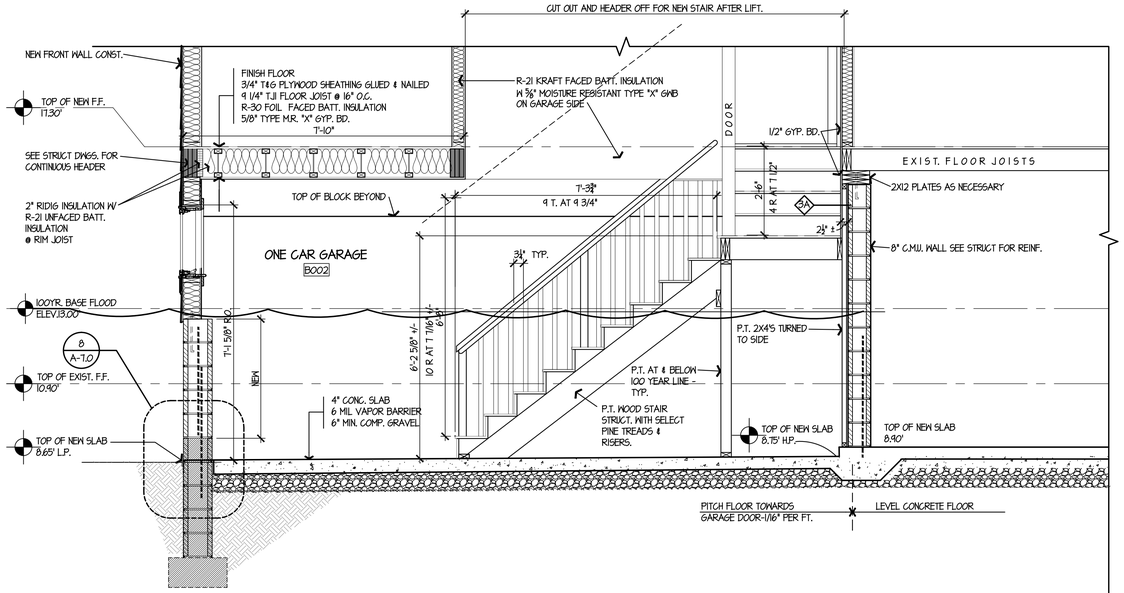
4 A-3.1 CONCRETE PATIO PARTIAL PLAN

SCALE: 1/2"= 1'-Ø"



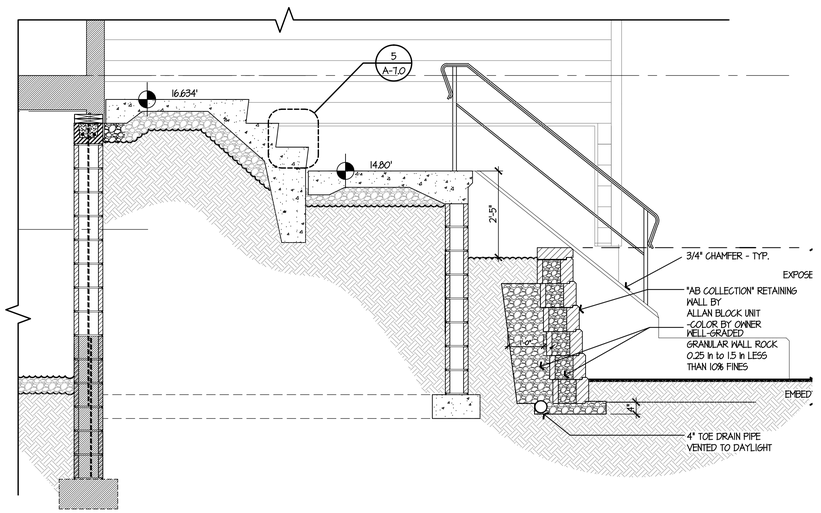
2 A-3.1 SECTION @ PATIO

SCALE: 1/2"= 1'-Ø"



3 A-3.1 SECTION @ GARAGE

SCALE: 1/2"= 1'-Ø"



1 A-3.1 SECTION @ PATIO

SCALE: 1/2"= 1'-Ø"

CAPITAL STUDIO
architects LLC
1379 MAIN STREET EAST HARTFORD CT. 06108
860.289.3262 fax 860.289.3163

THE STATE OF CONNECTICUT DEPARTMENT OF HOUSING (DOH) COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY (CDBG-DR) OWNER OCCUPIED REHABILITATION and REBUILDING PROGRAM (OORR)

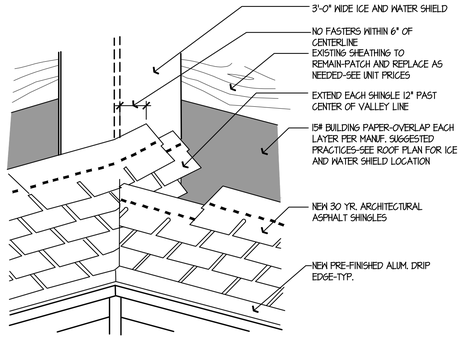
FINNEGAN RESIDENCE REHABILITATION, RECONSTRCTION and MITIGATION APPLICATION No. 1450
10 Farm Creek Road
Norwalk, CT 06853

date	description	no.
revisions		

SECTIONS

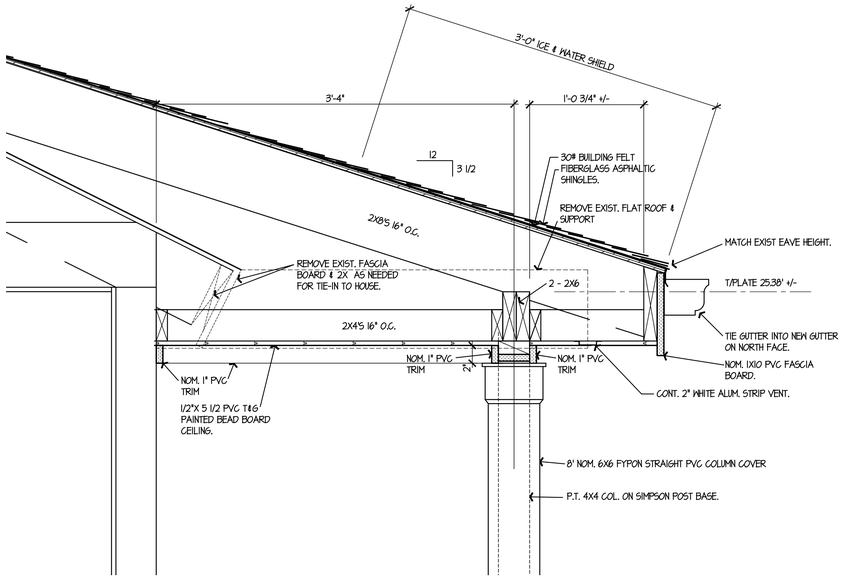
A-3.1

date	13 FEB 2015
drawn	TM/PM
scale	AS SHOWN
checked	PM/KS/JP
project no.	1341-28
application no.	1450



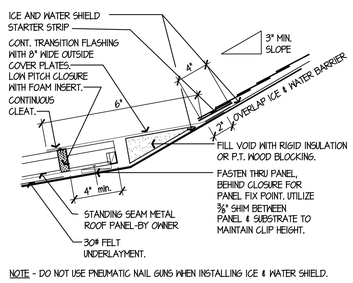
10 A-7.0 **CLOSED VALLEY DETAIL**

SCALE: 3/4"=1'-0"



9 A-7.0 **SECTION AT NEW ENTRANCE ROOF**

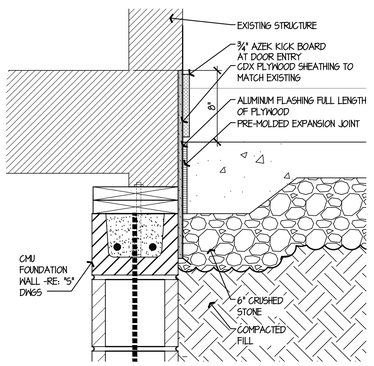
SCALE: 1-1/2"= 1'-0"



NOTE - DO NOT USE PNEUMATIC NAIL GUNS WHEN INSTALLING ICE & WATER SHIELD.

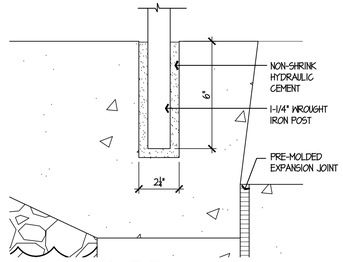
8 A.7.0 **FLASHING TRANSITION DETAIL**

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



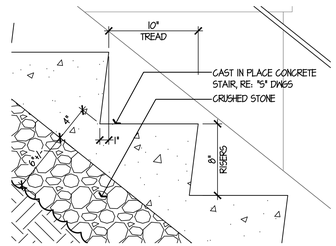
7 A-7.0 **SILL DETAIL**

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



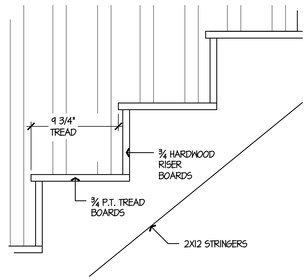
6 A-7.0 **SILL DETAIL**

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



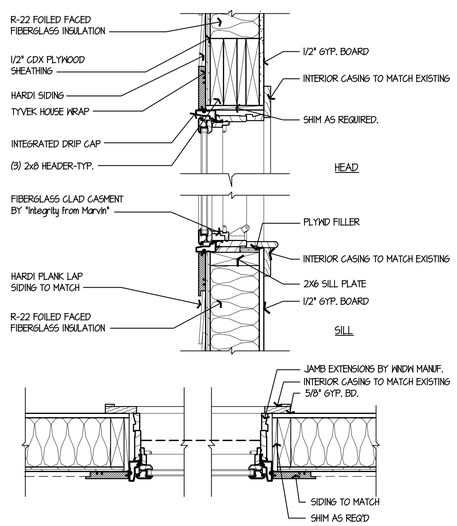
5 A-7.0 **RISER/TREAD DETAIL**

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



4 A-7.0 **RISER/TREAD DETAIL**

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

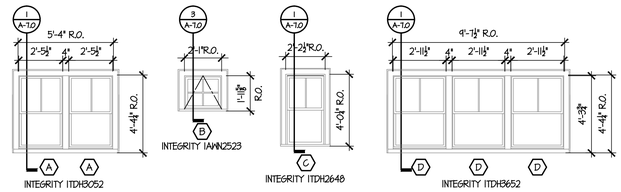


3 A-7.0 **D.H. DETAILS**

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

WINDOW SCHEDULE

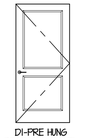
DESIGNATION	R.O. MM)	MODEL #	MANUFACTURER	REMARKS
A	2' 6-1/2" x 4' 4-1/4"	ITDH3052	INTEGRITY WOOD/ULTREX	FIELD MULL WHERE SHOWN
B	2' 1" x 1' 11-5/8"	IAWN2523	INTEGRITY WOOD/ULTREX	
C	2' 6-1/2" x 4' 4-1/4"	ITDH2648	INTEGRITY WOOD/ULTREX	
D	3' 0-1/2" x 4' 4-1/4"	ITDH3652	INTEGRITY WOOD/ULTREX	FIELD MULL WHERE SHOWN



WINDOW ELEVATIONS

DOOR SCHEDULE

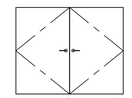
No.	DOOR ROOM	DES.	SIZE	MAT'L/ FIN.	FRAME DES.	FRAME MAT'L/ FIN.	HARDWARE REMARKS
1	LIVING ROOM	D3	3'-0" x 6'-8"	FIBERGLASS-PTD	2/A-7	WOOD/PRE HUNG/PTD	ENTRY LOCKSET/DEADBOLT
2	OFFICE 101	D1	3'-0" x 6'-8"	WOOD-PRIME/PTD.	2/A-7	WOOD/PRE HUNG/PTD	PASSAGE HANDLE SET
3	CLOSET	D2	(2) 1'-6" x 6'-8"	WOOD-PRIME/PTD.	2/A-7	WOOD/PRE HUNG/PTD	PASSAGE HANDLE SET
4	STAIR	D5	3'-0" x 6'-8"	WOOD-PRIME/PTD.	2/A-7	WOOD/PRE HUNG/PTD	PRIVACY LOCKSET
5	BASEMENT	D5	3'-0" x 6'-8"	WOOD-PRIME/PTD.	2/A-7	WOOD/PRE HUNG/PTD	PRIVACY LOCKSET
6	BASEMENT	D4	5'-0" x 6'-8"	WOOD-PRIME/PTD.		WOOD/PRE HUNG/PTD	FIELD BUILT FRAME/DOOR
7	EXERIOR	D6	3'-0" x 6'-8"	FIBERGLASS-PTD	2/A-7	WOOD/PRE HUNG/PTD	ENTRY LOCKSET

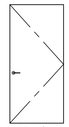

D1-PRE HUNG RECESSED PANEL TO MATCH

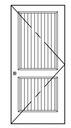

D2-PRE HUNG RECESSED PANEL TO MATCH


D3-ENTRY (ALTERNATE No. 2)

NOTES:
1. PROV. CLEAR TEMPERED GLASS
2. SCHLAGE CENTURY COLLECTION ENTRY LEVER LOCKSET W/ DEADBOLT. (AGED BRONZE)


D4-CUSTOM (FIELD BUILT) ACCESS DOORS

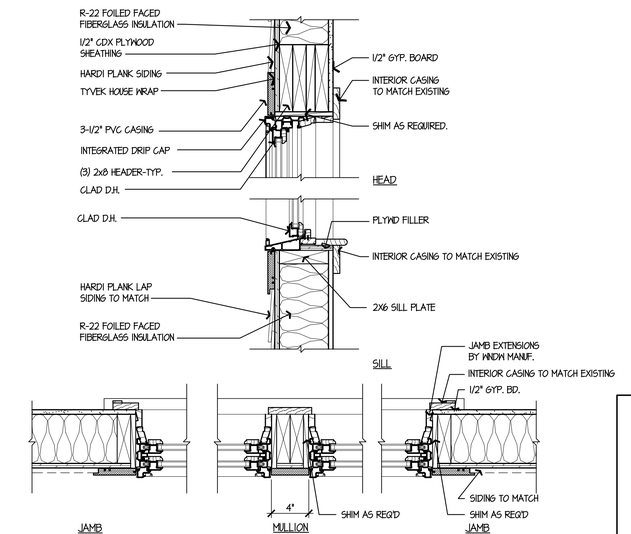

D5- 1 ⅜" SOLID CORE


D6-PRE HUNG RECESSED PANEL

DOOR ELEVATIONS

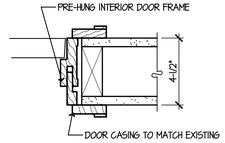
2 A-7.0 **JAMB DETAIL**

SCALE: N.T.S.



1 A-7.0 **D.H. DETAILS**

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



CAPITAL STUDIO architects LLC
1379 MAIN STREET EAST HARTFORD CT. 06108
860.289.3262 fax 860.289.3163

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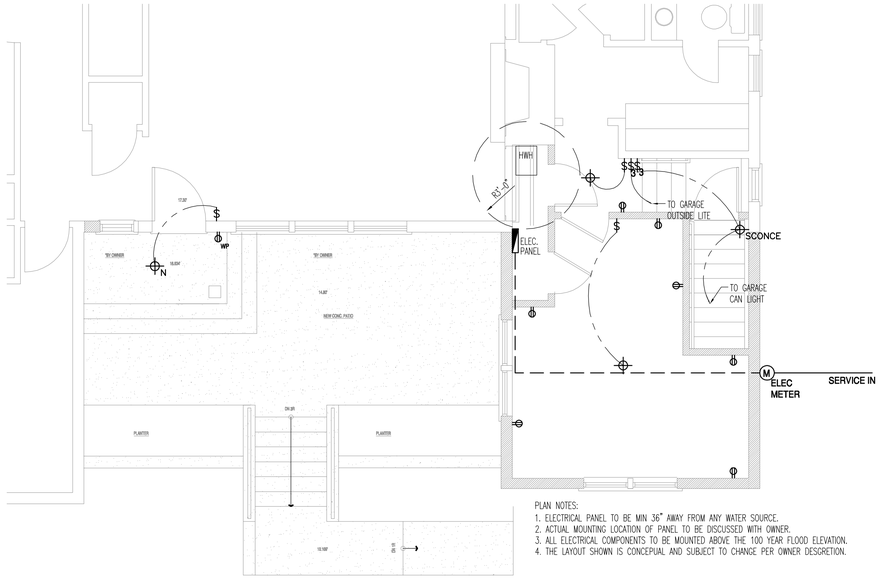
FINNEGAN RESIDENCE REHABILITATION, RECONSTRCTION and MITIGATION APPLICATION No. 1450
10 Farm Creek Road
Norwalk, CT 06853

date	description	no.
revisions		

SCHEDULES & DETAILS

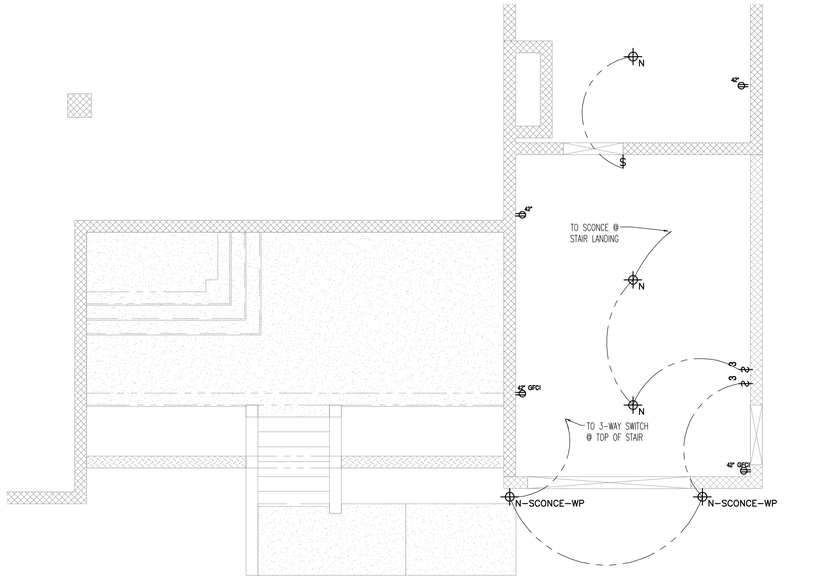
A-7.0

date	13 FEB 2015
drawn	TM/PM
scale	AS SHOWN
checked	PM/KG/JP
project no.	1341-28
application no.	1450



PLAN NOTES:
1. ELECTRICAL PANEL TO BE MIN 36" AWAY FROM ANY WATER SOURCE.
2. ACTUAL MOUNTING LOCATION OF PANEL TO BE DISCUSSED WITH OWNER.
3. ALL ELECTRICAL COMPONENTS TO BE MOUNTED ABOVE THE 100 YEAR FLOOD ELEVATION.
4. THE LAYOUT SHOWN IS CONCEPUAL AND SUBJECT TO CHANGE PER OWNER DESCRETION.

1 POWER AND LIGHTING PLAN @ 1ST FLOOR
SCALE: 1/4"=1'-0"



2 POWER AND LIGHTING PLAN @ GARAGE FLOOR
SCALE: 1/4"=1'-0"

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK BASED ON NEC 2005 AND ALL STATE AND LOCAL CODES AND SHALL BE ACCEPTABLE TO ALL AUTHORITIES HAVING JURISDICTION. WHERE A CONFLICT EXISTS

2. COORDINATE WITH THE OWNER PRIOR TO PERFORMING ANY WORK INVOLVING SYSTEM WHICH AFFECT OTHER TENANTS WITHIN THE BUILDING AND DETERMINE THE NUMBER OF LIGHTING FIXTURES AND LIGHTING FIXTURE SCHEDULE

3. THE ENGINEER IS NOT; A GUARANTOR OF THE INSTALLING CONTRACTOR'S WORK; RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE WORK SITE; IN CONTROL OF THE SAFETY OR

4. THE CONTRACTOR WILL BE REQUIRED TO VISIT THE SITE PRIOR TO SUBMITTING A BID IN ORDER TO DETERMINE THE EXTENT OF THE EXISTING CONDITIONS.

5. COORDINATE ALL ELECTRICAL WORK WITH THE WORK OF ALL OTHER TRADES.

6. VERIFY LOCATIONS OF ALL OUTLETS WITH THE ARCHITECT AND OWNER.

7. ALL LIGHTING FIXTURES SHALL BE PROVIDED COMPLETE WITH LAMPS AND ACCESSORIES FOR A COMPLETE INSTALLATION. REFER TO ATCHITECTURAL PLANS FOR EXACT LOCATION.

8. PROVIDE CIRCUIT BREAKER INTO THE EXISTING PANEL AS SCHEDULED AND REQUIRED. PROVIDE A REVISED DIRECTORY.

9. FLUSH MOUNT ALL NEW ELECTRICAL WIRING AND DEVICES IN STUD AND BLOCK WALL CONSTRUCTION. COORDINATE J-HOOK INSTALLATION (IF REQUIRED) WITH OTHER TRADES TO AVOID LOCATION CONFLICTS.

10. ALL POWER RECEPTACLE OUTLETS TO BE LOCATED AT 12" AFF UNLESS OTHERWISE INDICATED. ALL ELECTRICAL WIRING SHALL BE ROMEX.

11. EXISTING LIGHTING SHALL COMPLY WITH ALL APPLICABLE CODES. ALL WIRING LOCATED IN SPACES ABOVE CEILINGS USED FOR AIR HANDLING PURPOSES TO BE PLENUM RATED.

12. DUPLEX OR QUAD RECEPTACLES LOCATED WITHIN 6'-0" OF WATER SOURCE SHALL BE GFCI TYPE.

13. 120V CIRCUITS EXCEEDING 100 FEET SHALL UTILIZE #10 AWG WIRE.

14. CONTRACTOR TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS.

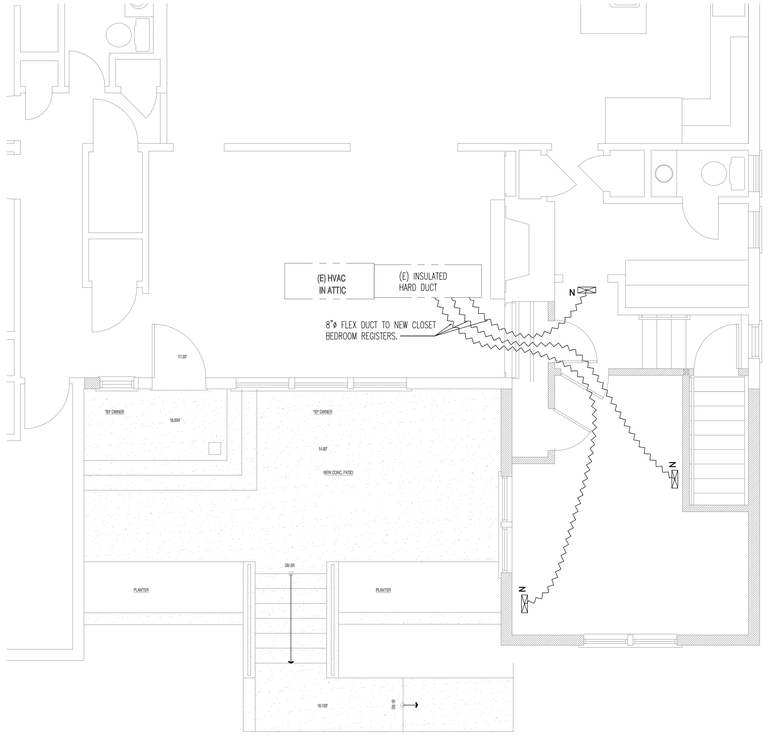
ABBREVIATIONS

ABBREVIATION	DESCRIPTION
AC	ABOVE COUNTER
AFF	ABOVE FINISHED FLOOR
BC	SEPARATE CIRCUIT
UC	UNDER COUNTER
GFI	GROUND FAULT INTERRUPTER
WP	WATER PROOF
N	NEW
RL	RELOCATE
RM	REMOVE
RU	REUSE

NOTES:
1. ALL ELECTRICAL COMPONENTS ARE NEW, UNLESS NOTED AS:

SCHEDULE

PP-1	EXISTING SURFACE MOUNTED ELECTRICAL PANEL
	NEW WIRING
	JUNCTION BOX
$	125V, 20A LIGHT SWITCH
$3	125V, 20A THREE-WAY LIGHT SWITCH
	120V, 20A NEMA 6-20 DUPLEX RECEPTACLE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
	RECESSED DOWN LITE OR SCONCE, SEE PLAN



3 MECHANICAL PLAN @ 1ST FLOOR CEILING
SCALE: 1/4"=1'-0"

MECHANICAL NOTES:

1. THE CONTRACTOR SHALL EXAMINE FEATURES OF BUILDING CONSTRUCTION WHICH MAY AFFECT HIS WORK INCLUDING THE GENERAL CONDITIONS AND PARTICULAR INSTRUCTIONS TO ALL BIDDERS AND SUPPLIERS.

2. ALL WORK SHALL BE EXECUTED AND INSPECTED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND/OR STATE CODES, LAWS, ORDANCES, RULES, AND REGULATIONS APPLICABLE TO THIS PARTICULAR CLASS OF WORK, AND EACH CONTRACTOR SHALL INCLUDE IN HIS PRICE ALL SERVICE CHARGES, FEES, PERMITS, ROYALTIES, TAXES, AND OTHER SIMILAR COST IN CONNECTION THERE WITH.

3. PRIOR TO FABRICATION OF DUCTWORK, CONTRACTOR SHALL EXAMINE AND VERIFY ALL CONDITIONS ABOVE AND BELOW THE CEILING WHICH MAY INTERFERE WITH THE DUCT SYSTEM AND NOTIFY THE ARCHITECTS OF ANY CONFLICT ENCOUNTERED. CONTRACTOR SHALL PROVIDE ALL OFFSETS ETC. WHICH MAY BE REQUIRED.

4. ALL SHEET METAL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH "SMACNA" LOW PRESSURE DUCT CONSTRUCTION STANDARDS.

5. TURNING VANES SHALL BE INSTALLED IN ALL BENDS EXCEED 30 DEGREES.

6. ALL DUCTS SHALL BE SUPPORTED WITH 1" WIDE, 16 GAUGE GALVANIZED STEEL BANDS.

7. ALL RECTANGULAR DUCT SHALL BE INSULATED WITH A MINIMUM OF 1" INTERNAL LINER, 2 LB. DENSITY. ALL ROUND DUCT AND DIFFUSER TOP SHALL HAVE A MINIMUM OF 2" FOIL BACKED BLANKET TYPE INSULATION WITH ALL JOINTS BUTTED AND TAPED. INSULATION "R" VALUES SHALL COMPLY WITH GOVERNING ENERGY EFFICIENCY REQUIREMENTS.

8. CONTRACTOR SHALL COORDINATE LOCATION OF ALL SUPPLY AND RETURN AIR REGISTERS, DUCT, GRILLES, AND DIFFUSERS WITH OWNER.

9. SUPPLY AIR DIFFUSERS SHALL MATCH EXISTING.

10. MOUNT THERMOSTAT AT 48" MAXIMUM ABOVE THE FINISHED FLOOR.

11. PROVIDED U.L.F.D. AT ALL DUCT OR AIR DISTRIBUTION PENETRATIONS OF RATED WALLS, FLOORS. OR CEILING ASSEMBLES W/ ACCESS.

12. MECHANICAL CONT'R SHALL CONFER W/ ELECTRICAL CONT'R & COORDINATE ALL POWER REQUIREMENTS POINTS OR CONNECTION ETC. COORDINATE W/ PLBG. CONTRACTOR TO INSURE PROPER CONDENSATE DRAINS.

Atlantic Consulting & Engineering LLC
525 John Street
Bridgeport, Connecticut
06604-3926
(203) 336-4422
(203) 336-1769 (Fax)
EMAIL:
INFO@ATLANTIC-ENG.COM

10 FARM CREEK RD.,
NORWALK, CONNECTICUT

JOB NUMBER: 14-2179

DATE: 012715

SUBMITTED FOR:	DATE
PERMIT	021115

DRAWN BY: DMP
CHECKED BY: JEQ

SHEET TITLE:
NEW POWER AND LIGHTING PLAN(S)
NEW MECHANICAL PLANS

SCALE: AS NOTED

SHEET NUMBER: EM-100