

PROJECT 2065 - 44 WASHINGTON PARKWAY, STRATFORD, CT

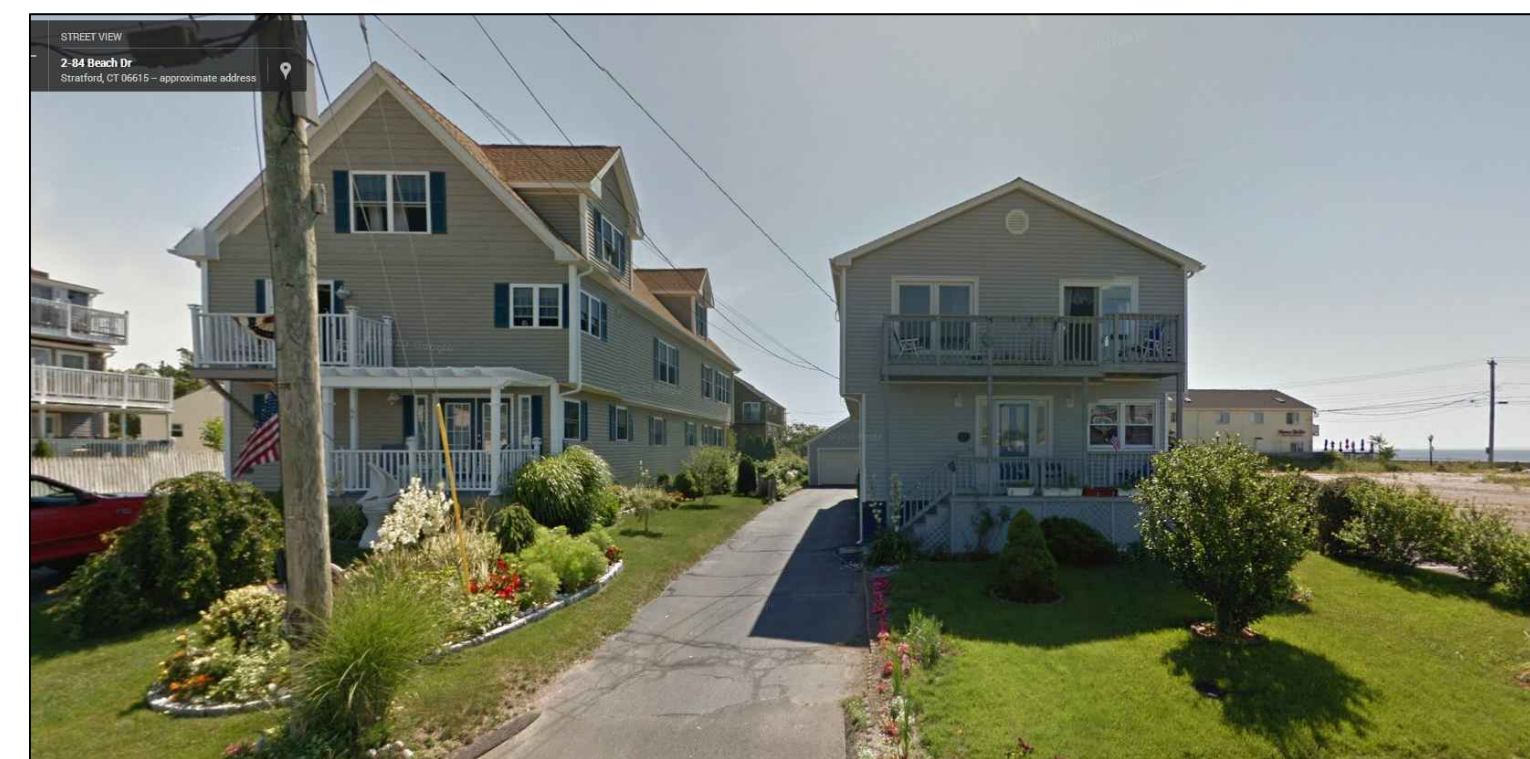
COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY PROGRAM OWNER OCCUPIED REHABILITATION AND REBUILDING CONNECTICUT DEPARTMENT OF HOUSING HARTFORD, CONNECTICUT 06118

GENERAL NOTES:

1. THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL STATE AND LOCAL REGULATIONS.
2. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. REFER TO OTHER PLANS, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT MARTINEZ COUCH & ASSOCIATES IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH MARTINEZ COUCH & ASSOCIATES PRIOR TO BIDDING.

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STREET VIEW
(HOUSE AT 44 WASHINGTON PARKWAY, STRATFORD, CT)
(N.T.S.)

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PROJECT 2065
44 WASHINGTON PARKWAY
STRATFORD, CONNECTICUT 06615

NO.	DATE	REVISIONS	BY	CHK	APPV

DRAWN BY: MBR CHECKED BY: REC SCALE: 1" = 5' DATE: 9/24/2014

TITLE SHEET

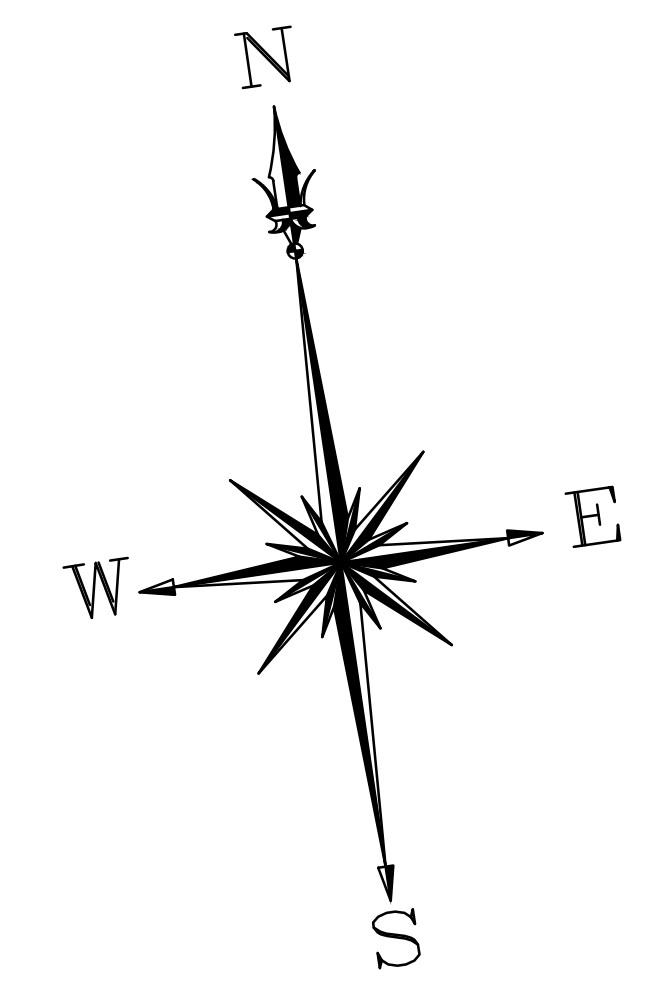
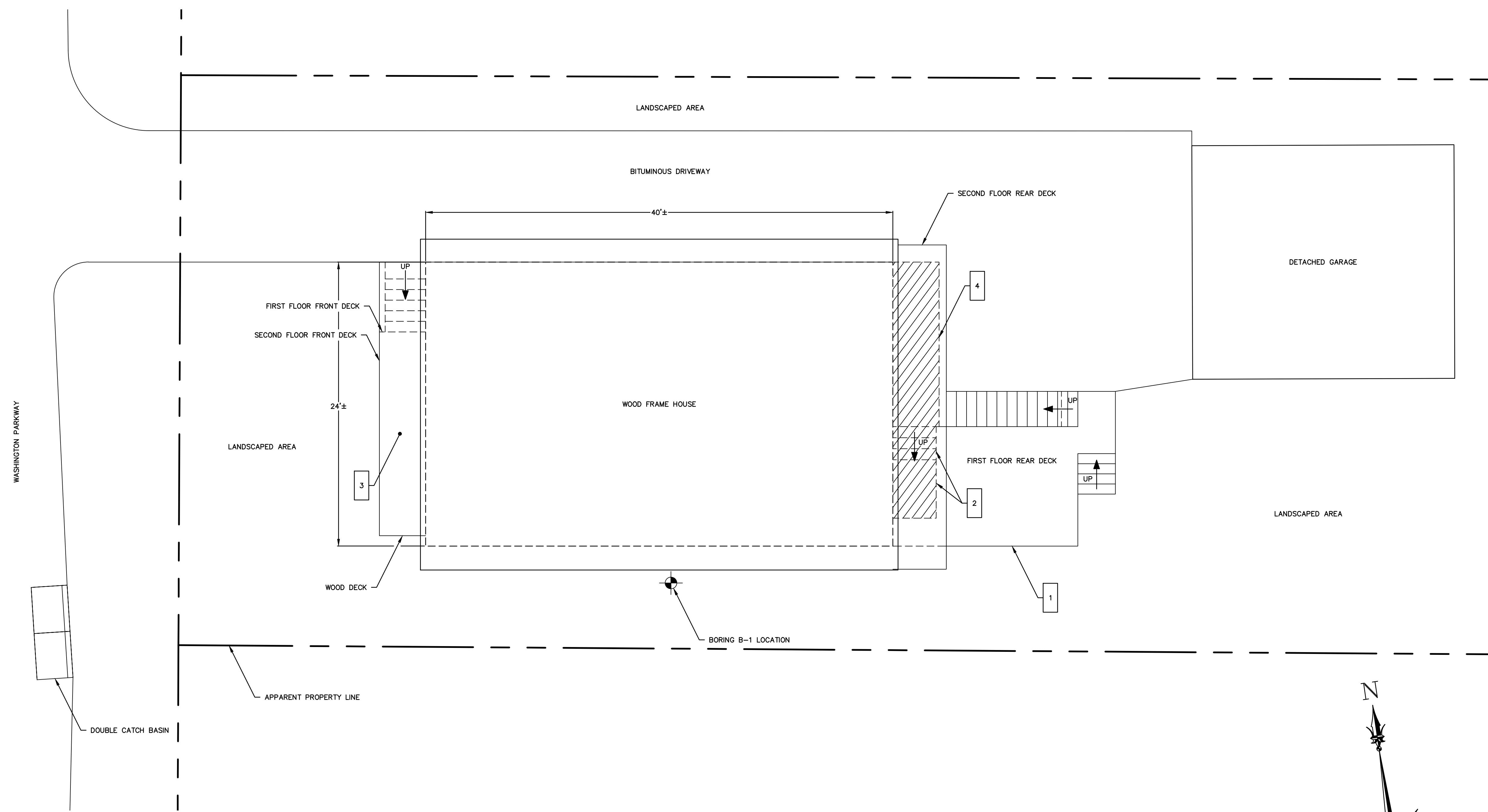
JOB NO.	DRAWING NUMBER	SHEET
33-262-2065	BASEMAP 33-262-2065 - VIGGIANO.dwg	T-0.0

GENERAL NOTES

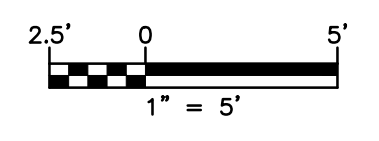
1. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL MEASUREMENTS. ANY VARIATIONS FROM CONDITIONS SHOWN ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL PRIOR TO BIDDING FOR RESOLUTION IN ACCORDANCE WITH CONTRACT DOCUMENT REQUIREMENTS.
2. ALL REQUIRED PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE.
3. SELECT SITE FEATURES HAVE BEEN LOCATED USING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS).
4. ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF THE NOTED ITEM.
5. WORK LIMITS SHALL BE AS NOTED. ALL ITEMS DISTURBED BY ANY AND ALL CONSTRUCTION ACTIVITIES SHALL BE RESTORED SUBSTANTIALLY TO THE CONDITION THEY EXISTED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AND TO THE PROPERTY OWNER'S SATISFACTION.
6. THE CONTRACTOR AT A MINIMUM SHALL MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AS DIRECTED, AS NECESSARY, AND IN ACCORDANCE WITH CONTRACT REQUIREMENTS, AND SHALL CHECK ALL SYSTEMS ON A DAILY BASIS TO ENSURE THE PREVENTION OF SEDIMENT TRANSPORT AND THE CONTROL OF EROSION.
7. THE LOCATIONS OF SITE UTILITIES ARE UNKNOWN. PRIOR TO COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL PLACE A "CALL BEFORE YOU DIG" (CBYD) REQUEST (PHONE: 1-800-922-4455). THE PROTECTION OF EXISTING UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AT HIS EXPENSE.
8. PROPERTY LINE DATA HAS BEEN SHOWN FOR INFORMATION PURPOSES ONLY. SOURCE DATA INCLUDES CONNECTICUT ENVIRONMENTAL CONDITIONS ONLINE (CT ECO). ACCESSED FROM WWW.CTECO.UCONN.EDU. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ACTIVITY ON THE SUBJECT PROPERTY.

WORK NOTES

- | | |
|---|---|
| 1 | EXISTING COMPOSITE DECK; CONTRACTOR TO DECONSTRUCT AND STORE ON-SITE |
| 2 | EXISTING CONCRETE STAIRS AND STOOP; DEMOLISH AND REMOVE OFF-SITE |
| 3 | EXISTING CONCRETE STAIRS BELOW FIRST FLOOR FRONT DECK; DEMOLISH AND REMOVE OFF-SITE |
| 4 | EXISTING CONCRETE WALK; DEMOLISH AND REMOVE OFF-SITE |



SITE PLAN
(HOUSE AT 44 WASHINGTON PARKWAY, STRATFORD, CT)



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SITE PLAN

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33-262-2065	BASEMAP 33-262-2065 - VIGGIANO.dwg	C-1.0

GENERAL NOTES

GOVERNING DESIGN CODES

- 2005 STATE OF CONNECTICUT RESIDENTIAL BUILDING CODE (IRC 2009 WITH CONNECTICUT 2005, 2009, and 2013 MODIFICATIONS AND SUPPLEMENTS)
- AISC 360-05 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS
- ACI 318-02 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- NATIONAL DESIGN SPECIFICATION (NDS-01) FOR WOOD CONSTRUCTION W/ 2001 SUPPLEMENT
- WFCM-2001 WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS

GENERAL

- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND PROCEDURES FOR WORK UNDER HIS CONTRACT.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE STATE OF CONNECTICUT BUILDING CODE AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

LOADS ON STRUCTURES DURING CONSTRUCTION

- DETERMINATION OF DEAD LOADS, LIVE LOADS, ENVIRONMENTAL LOADS, CONSTRUCTION LOADS, AND THE EFFECTS THEREOF, ON STRUCTURES DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH ASCE 37-02 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION."
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF TEMPORARY STRUCTURES, TEMPORARY SUPPORTS, OR FOR THE TEMPORARY USE OF INCOMPLETE STRUCTURES, UNLESS INDICATED IN THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETERMINATION OF ALL CONSTRUCTION DESIGN LOADS AND THEIR EFFECTS ON ALL STRUCTURES THROUGHOUT THE PROGRESS OF THE WORK.
- CONSTRUCTION LOADS IMPOSED, THE ADDITION OR REMOVAL OF TEMPORARY COMPONENTS OR ANY OTHER TEMPORARY CONDITION SHALL NOT ADVERSELY AFFECT THE SERVICEABILITY OR PERFORMANCE OF THE COMPLETED STRUCTURE.

DESIGN LOADS

FLOOR LIVE LOADS

OCCUPANCY / USE	UNIFORM (psf)
BEDROOM SPACES	30
ALL OTHER SPACES	40
ATTICS W/ STORAGE	20
BALCONIES (100 s.f. OR LESS)	60

ROOF SNOW LOADS: (IBC-02 SECTION 1608)

GROUND SNOW LOAD, P _g	30 psf
FLAT-ROOF SNOW LOAD, P _f	19 psf
MINIMUM ROOF SNOW LOAD:	30 psf
SNOW EXPOSURE FACTOR, C _e	0.9
SNOW LOAD IMPORTANCE FACTOR, I _s	1.0
THERMAL FACTOR, C _t	1.0

WIND DESIGN DATA: (IBC-02 SECTION 1609)

BASIC WIND SPEED (3 sec GUST):	100 mph
WIND LOAD IMPORTANCE FACTOR, I _w :	1.0
BUILDING EXPOSURE CATEGORY:	C
INTERNAL PRESSURE COEFFICIENTS:	+0.18 -0.18

SEISMIC DESIGN CATEGORY: B

OTHER DESIGN DATA:

SUBJECT TO DAMAGE FROM:	
WEATHERING:	SEVERE
FROST LINE DEPTH:	42 INCHES
TERMITE:	MODERATE TO HEAVY
DECAY:	SLIGHT TO MODERATE
WINTER DESIGN TEMPERATURE:	7-deg F.
ICE SHIELD UNDERLAYMENT:	REQUIRED
FLOOD-HAZARD:	TBD LOCALLY - SEE BELOW
AIR-FREEZING INDEX:	1,500 OR LESS
MEAN ANNUAL TEMPERATURE:	50-deg F.

HYDROSTATIC PRESSURE AND FLOOD LOADS:

FLOOD HAZARD AREA ZONE:	VE (COASTAL)
DESIGN FLOOD ELEVATION:	EL. 15'
WATER VELOCITY:	11 ft / sec
BASE FLOOD DEPTH:	7 ft
EROSION AND SCOUR DEPTHS:	12" EROSION 32" SCOUR @ COLUMNS

FOUNDATION

- FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE BEARING VALUE OF 2000 psf AND SHALL BEAR ON NATIVE UNDISTURBED, INORGANIC SOIL OR PREPARED FOOTING BASE MATERIAL. FOOTINGS SHALL EXTEND A MINIMUM OF 2'-0" BELOW EXISTING GRADE ELEVATIONS AND A MINIMUM OF 3'-6" BELOW FINISHED GRADE ELEVATIONS. THE CONTRACTOR SHALL VERIFY ALL FOOTING ELEVATIONS MEET THESE CRITERIA.
- IF UNSUITABLE MATERIAL IS ENCOUNTERED, REMOVE ALL UNSUITABLE MATERIAL FROM BELOW THE PROPOSED STRUCTURE FOUNDATION AND PLACE APPROVED COMPACTED MATERIAL TO THE REQUIRED BOTTOM OF FOOTING ELEVATIONS.
- NO CONCRETE SHALL BE PLACED IN WATER OR ON FROZEN GROUND.
- BACK FILL SHALL BE PLACED IN 8" LIFTS AND COMPACTED TO 95% COMPACTION.

CONCRETE

- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE," LATEST EDITION.
- ALL REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60, EXCEPT TIES, WHICH MAY BE GRADE 40.
- ALL CONCRETE REINFORCEMENT SHALL BE EPOXY COATED.
- ALL REINFORCING BARS SHALL BE FABRICATED AND PLACED IN ACCORDANCE WITH ACI 315 AND THE CONCRETE REINFORCING STEEL INSTITUTE RECOMMENDATIONS.
- CONCRETE CURING PROCEDURES SHALL BE IN ACCORDANCE WITH ACI 301.
- MINIMUM CONCRETE PROTECTION FOR REINFORCING UNLESS OTHERWISE NOTED SHALL BE:
 - CONCRETE PLACED AGAINST EARTH 3"
 - CONCRETE PLACED IN FORMS BUT EXPOSED TO WEATHER:
 - BARS LARGER THAN #5 2"
 - BARS #5 AND SMALLER 1-1/2"
 - CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
 - SLABS, WALLS
 - #11 BARS AND SMALLER 3/4"
 - LARGER THAN #11 1-1/2"
 - BEAMS, COLUMNS 1-1/2"

STRUCTURAL STEEL (GENERAL)

- ALL STRUCTURAL STEEL IS DESIGNED ACCORDING TO THE LATEST PROVISIONS OF AISC THE AISC MANUAL OF STEEL CONSTRUCTION.
- STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE AISC MANUAL OF STEEL CONSTRUCTION.
- ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:
 - W-SHAPES SHALL CONFORM TO ASTM A-992.
 - M-, S-, C-, AND MC-SHAPES SHALL CONFORM TO ASTM A-36 OR ASTM A-572, GR. 50 AS INDICATED.
 - ANGLES AND PLATES SHALL CONFORM TO ASTM A-36.
 - HSS SECTIONS SHALL CONFORM TO ASTM A500 GRADE B.
- ALL STRUCTURAL STEEL BOLTED CONNECTIONS SHALL BE MADE WITH ASTM A325 HIGH STRENGTH BOLTS UNLESS NOTED OTHERWISE.
- ANCHOR BOLTS SHALL CONFORM TO ASTM A-449 WITH D-4 NUTS AND F-436 WASHERS.
- STEEL COLUMNS SHALL BE SET ON CONCRETE OR STEEL UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
- ALL WELDS SHALL BE MADE ONLY BY WELDERS WHO HAVE BEEN QUALIFIED AS PRESCRIBED IN THE "STANDARD CODE OF WELDING IN BUILDING CONSTRUCTION" OF THE AMERICAN WELDING SOCIETY (AWS D1.1)
- ALL STRUCTURAL STEEL AND STRUCTURAL STEEL HARDWARE SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 AFTER FABRICATION.

STRUCTURAL LUMBER

- UNLESS OTHERWISE SHOWN IN THE DRAWINGS, STRUCTURAL LUMBER SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
 - INTERIOR EXPOSURE: ALL STRUCTURAL LUMBER PROTECTED FROM MOISTURE AND WEATHER SHALL BE DOUG FIR #2 OR BETTER. UNLESS NOTED OTHERWISE, STUDS MAY BE STUD GRADE.
 - EXTERIOR EXPOSURE: ALL STRUCTURAL LUMBER EXPOSED TO MOISTURE, THE WEATHER, WITHIN 8" OF SOIL, OR LESS THAN 18" FROM THE FLOOR OF A CRAWLSPACE SHALL BE PRESSURE-TREATED SOUTHERN YELLOW PINE #2 OR BETTER, WITH A MINIMUM RETENTION MEETING OR EXCEEDING THE REQUIREMENTS OF THE BUILDING CODE.
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- NAILING SHALL BE IN ACCORDANCE WITH THE "FASTENING SCHEDULE" CONTAINED IN THE IRC 2009 CODE, AND AS AMENDED BY THE CONNECTICUT SUPPLEMENT.

STRUCTURAL WOOD CONNECTORS

- JOIST HANGERS, COLUMN CAPS OR BASES, AND OTHER METAL FABRICATIONS, AS REQUIRED OR INDICATED, SHALL BE OF APPROPRIATE SIZE AND TYPE FOR MEMBERS AND SUPPORT CONDITIONS. JOIST HANGERS AND OTHER METAL FABRICATIONS MAY REQUIRE SPECIAL ORDERING AND MAY HAVE LONG LEAD TIMES.
- ALL NAILS, SCREWS, AND OTHER FASTENERS SHALL BE STAINLESS STEEL WHEN IN CONTACT WITH PRESSURE-TREATED LUMBER. ALTERNATELY, "Z-GALV" FINISHED FASTENERS BY SIMPSON STRONG-TIE MAY BE SUBSTITUTED WITH PRIOR APPROVAL.
- ALL CONNECTORS (JOIST HANGERS, TIES, STRAPS, ETC.) SHALL HAVE A "Z-GALV" FINISH BY SIMPSON STRONG-TIE OR BETTER WHEN IN CONTACT WITH PRESSURE-TREATED LUMBER.
- ALL CONNECTORS SHALL BE INSTALLED USING THE MANUFACTURER'S REQUIRED QUANTITY AND SIZE OF CONNECTORS PER THE MANUFACTURER'S PUBLISHED INSTRUCTIONS.

CERTIFICATION OF ELEVATION

OWNER SHALL RETAIN A SURVEYOR LICENSED IN THE STATE OF CONNECTICUT TO CERTIFY BUILDING ELEVATIONS AS FOLLOWS:

- BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER ELEVATION SHALL BE SURVEYED AND REPORTED TO AND APPROVED BY THE REGISTERED DESIGN PROFESSIONAL PRIOR TO ANY FURTHER VERTICAL CONSTRUCTION PROCEEDING. (IRC-02 SECTIONS 109.1.3 & 323.1.9)
- BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER ELEVATION SHALL BE RE-SURVEYED AND REPORTED PRIOR TO FINAL INSPECTION.

SIMPSON STRONG-TIE CONNECTORS ARE SPECIFIED TO MEET THE STRUCTURAL REQUIREMENTS OF THE DESIGN. BEFORE SUBSTITUTING ANOTHER BRAND, CONFIRM LOAD CAPACITY BASED ON RELIABLE PUBLISHED TESTING DATA OR CALCULATIONS. THE DESIGNER OF RECORD SHOULD EVALUATE AND GIVE WRITTEN APPROVAL FOR SUBSTITUTION PRIOR TO INSTALLATION.

HELICAL PILE NOTES

- THE PILE DESIGN IS BASED ON DANBRO DISTRIBUTORS "CHANCE" PRODUCTS OR APPROVED EQUAL:
 - DANBRO DISTRIBUTORS
 - STEVE P GENCORELLI, PE
 - CHANCE/TECH HELICAL PRODUCTS
 - 215-271-7700
 - INFO@DANBRO.COM
 - THE CONTRACTOR SHALL BE TRAINED AND CERTIFIED BY A. B. CHANCE COMPANY IN THE PROPER METHODS OF DESIGN AND INSTALLATION OF HELICAL PILES.
 - THE CONTRACTOR SHALL PROVIDE NAMES OF ON-SITE PERSONNEL MATERIALLY INVOLVED WITH THE WORK, INCLUDING THOSE WHO CARRY DOCUMENTED CERTIFICATION FROM A. B. CHANCE COMPANY.
 - THE CERTIFICATION CARD SHALL HAVE A VALID DATE, CURRENT COMPANY NAME AND APPEARANCE.
 - THE HELICAL PILE CONTRACTOR SHALL NOT SUBLET THE WHOLE OR ANY PART OF THE CONTRACT WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER.
 - REFER TO CHANGE PRODUCTS MANUFACTURE RECOMMENDATION.
 - THE FOLLOWING ARE CHANGE APPROVED INSTALLER:

WOODFORD BROTHERS, INC.
6500 RTE 80
APULIA STATION, NY 1302
TOM WOODFORD JR.
1-800-653-2276

CONSTRUCTION SERVICES UNLIMITED
GUILFORD, CT
TOM TOLLA
(203) 475 1316

ROBERT BARNABEI CONTRACTING
155 OVERSHORES DRIVE, WEST
MADISON, CONNECTICUT
(203) 245 9300

CONTE COMPANY, LLC
MATTHEW CONTE, CPC
(203) 853 2400

- THE PILE DESIGN IS BASED ON THE GEOTECHNICAL REPORT DATED 06/23/14
- GROUND WATER TABLE IS LOCATED 6 FEET BELOW TOP OF BORING.
- THE DESIGN IS BASED ON THE REFERENCED BORING AND IS ANTICIPATED TO BE CONSISTENT WITH SITE SOIL CONDITIONS; HOWEVER, SOIL CONDITIONS MAY VARY WIDELY FROM LOCATION TO LOCATION AND FROM POINT TO POINT ON A SITE.
- THE SUBSURFACE ELEVATION OF THE REFERENCED BORING MAY VARY WITH RESPECT TO THE TOP OF PILE AND SHOULD BE ANALYZED BY THE CONTRACTOR.
- MAXIMUM SERVICE VERTICAL LOAD 25 KIPS
- CHANCE HELICAL PILE TYPE: SSS (GALVANIZED), HELIX GR 80, WITH 8-10-12 OR APPROVED EQUAL TO THE FOLLOWING DEPTHS:
 - 12" HELIX AT 20 FT. DEEP
 - 10 HELIX AT 22.5 FT. DEEP
 - 8" HELIX AT 24.5 FT. DEEP
- MINIMUM EMBEDMENT PILE LENGTH = 25 FEET
- TERMINATION: CONSTRUCTION CAP WITH BOLT HOLE FOR UPLIFT
 - PLEASE NOTE THAT CUTTING OFF THE SOLID SQUARE SHAFT EXTENSION TO THE CORRECT ELEVATION WILL SEVERE THE BOLT HOLE. THEREFORE, THE INSTALLER MUST GET THE LEVEL CORRECT WITHOUT CUT-OFF, DRILL A NEW BOLT HOLE OR WELD PER THE ENGINEERS RECOMMENDATIONS.
- REQUIRED FIELD INSTALLATION TORQUE = 5000 FT-LBS.
- FACTOR OF SAFETY = 2.0
- MINIMUM EMBEDMENT INTO THE FOOTINGS IS 12" FOR FIXED CONDITION.
- PRODUCTION LEAD TIMES SHOULD BE DISCUSSED WITH INSTALLER BEFORE SCHEDULING CONSTRUCTION.
- SHOULD THE CONTRACTOR ELECT TO PROVIDE AN APPROVED EQUAL PRODUCT, IT IS THE CONTRACTOR RESPONSIBILITY TO PROVIDE; DESIGN COMPUTATIONS STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN STATE OF CONNECTICUT, ALONG WITH PRODUCT CUT SHEETS, CATALOGS, AND DESIGN DATA TO THE ENGINEER OF RECORDS FOR HIS REVIEW AND APPROVAL.
- ALL HELICAL PILE MATERIAL SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153/A123.
- A TORQUE INDICATOR SHALL BE USED DURING HELICAL PILE INSTALLATION AND SHALL BE CAPABLE OF PROVIDING CONTINUOUS MEASUREMENT OF APPLIED TORQUE THROUGHOUT THE INSTALLATION.
 - TORQUE INDICATORS SHALL BE CALIBRATED EITHER ON-SITE OR AT AN APPROPRIATELY EQUIPPED TEST FACILITY AND RE-CALIBRATED, IF IN THE OPINION OF THE OWNER AND/OR CONTRACTOR REASONABLE DOUBT EXISTS AS TO THE ACCURACY OF THE TORQUE MEASUREMENTS.
- IF THE MINIMUM INSTALLATION TORQUE AS SHOWN ON THE WORKING DRAWINGS IS NOT ACHIEVED AT THE MINIMUM OVERALL LENGTH, THE CONTRACTOR SHALL INSTALL THE HELICAL PILE DEEPER, ADD MORE OR LARGER HELIX PLATES, DE-RATE THE LOAD CAPACITY OF THE HELICAL PILE AND/OR INSTALL ADDITIONAL PILE(S) AT THE DISCRETION OF THE ENGINEER AND/OR OWNER.

CONCRETE MIX DESIGN

NOTE: MAXIMUM WATER SOLUBLE CHLORIDE ION CONCENTRATIONS IN HARDENED CONCRETE SHALL NOT EXCEED 0.30 PERCENT (0.003) BY WEIGHT OF CEMENT. THIS INCLUDES, BUT IS NOT LIMITED TO, CONTRIBUTIONS FROM WATER, AGGREGATES, CEMENTITIOUS MATERIALS, AND ADMIXTURES.

- PORTLAND CEMENT: ASTM C 150, TYPE 1.
- NORMAL WEIGHT AGGREGATES: ASTM C 33. SAND SHALL BE CLEAN AND FREE OF CONTAMINANTS. COARSE AGGREGATE SHOULD BE WASHED AND GRADED. AGGREGATE SIZE SHALL NOT EXCEED ONE-FIFTH THE DISTANCE BETWEEN FORMS, ONE-THIRD THE DEPTH OF SLABS, NOR THREE-FOURTHS OF THE MINIMUM CLEAR SPACE BETWEEN REINFORCING BARS.
- WATER: POTABLE AND COMPLYING WITH ASTM C 94.
- AIR-ENTRAINING MIXTURE: ASTM C 260.
- WATER-REDUCING ADMIXTURE: ASTM C 494, TYPE A, D, E, OR F, CONTAINING NOT MORE THAN 0.1 PERCENT CHLORIDE IONS.
- FLY ASH: ASTM C 618, CLASS C or CLASS F. LOSS ON IGNITION FOR EITHER CLASS SHALL NOT EXCEED 6.0%. FLY ASH MAY BE USED TO REPLACE UP TO A MAXIMUM OF 25% (BY MASS OF CEMENTITIOUS MATERIAL) OF THE REQUIRED PORTLAND CEMENT. FEMA RECOMMENDS THE ADDITION OF FLY ASH FOR CONCRETE CONSTRUCTION ALONG THE COAST.
- PROHIBITED ADMIXTURES: CALCIUM CHLORIDE THYOCYANATES OR ADMIXTURES CONTAINING CHLORIDE IONS WHICH WILL EXCEED THE MAXIMUM TOTAL CONCENTRATIONS SPECIFIED HEREIN ARE NOT PERMITTED.
- DESIGN MIXES SHALL PROVIDE NORMAL WEIGHT CONCRETE WITH THE FOLLOWING PROPERTIES: 4,000 psi MINIMUM 28-DAY COMPRESSIVE STRENGTH. AIR ENTRAINMENT: 5 to 7% (±1%) BELOW GRADE; 3 to 5% (±1%) ABOVE GRADE. A MAXIMUM WATER/CEMENT RATIO OF 0.40
- RECOMMENDED SLUMP IS 3" (±1/2") AT GRADE BEAMS & FOOTINGS, AND 4" (±1/2") AT CONCRETE COLUMNS.
- CONCRETE MIX DESIGN SHALL CONFORM TO ACI CODE 4.2.1 EXPOSURE CATEGORY C, CLASS C2.



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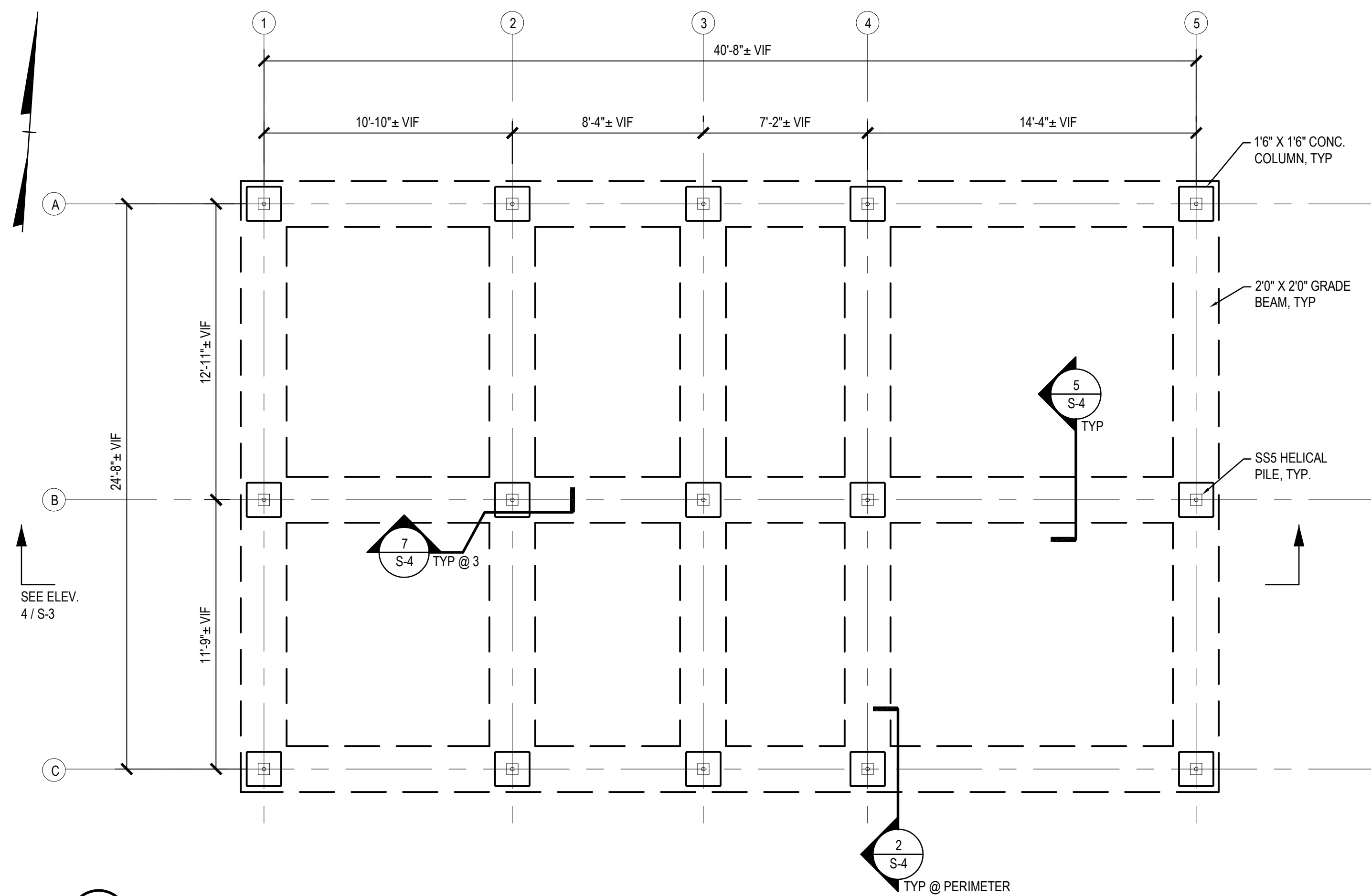
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DRAWN BY: ELR/TOD		CHECKED BY: RHS	SCALE: AS NOTED	DATE: 22 AUG 2014	

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND SEAL

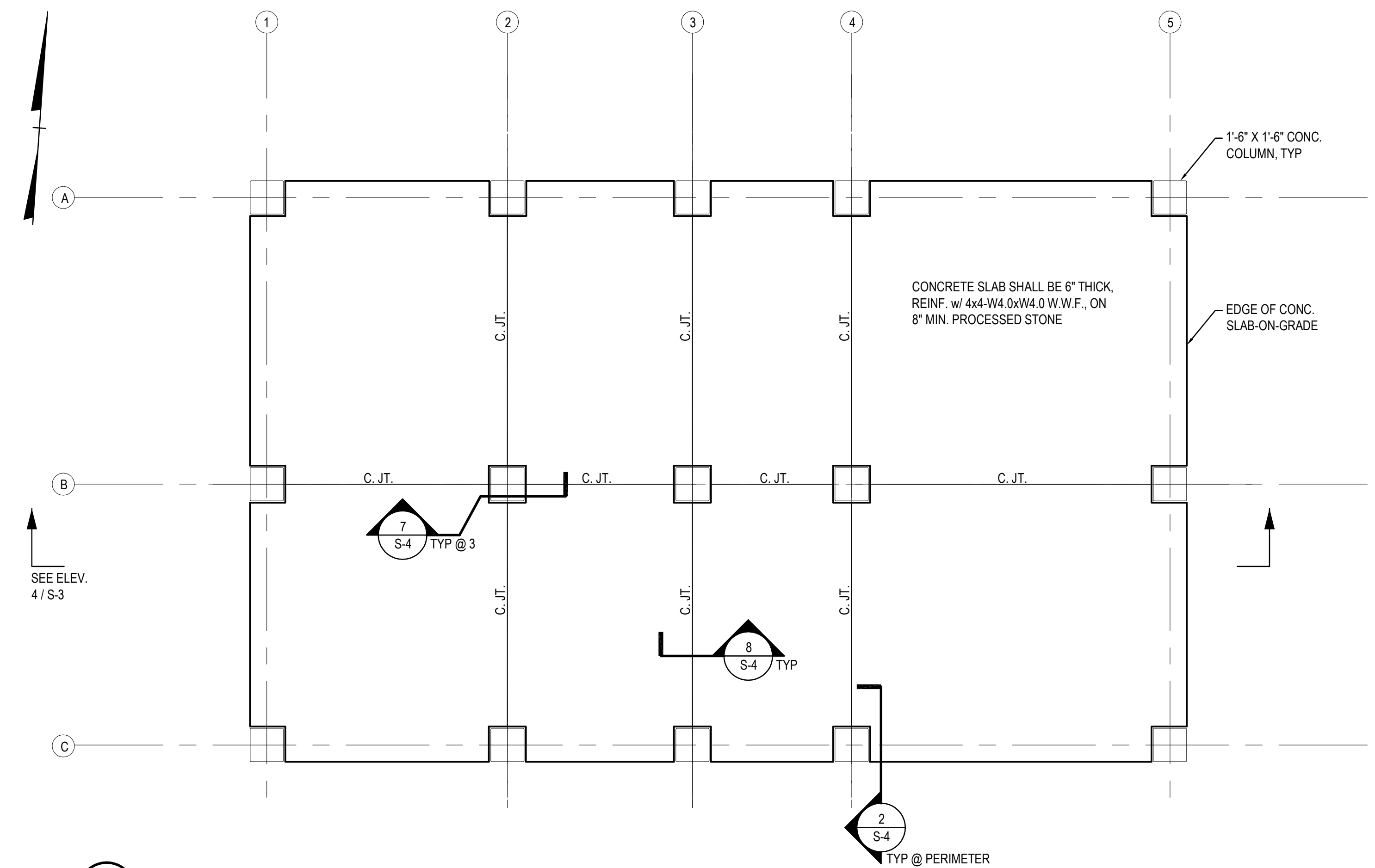
RIFAT H. SALEH, P.E.

GENERAL NOTES

JOB NO.	DRAWING NUMBER	SHEET
2065	44 WASH.dwg	S-1



1 PROPOSED FOUNDATION PLAN
S-2 1/4" = 1'-0"



2 PROPOSED SLAB PLAN
S-2 1/4" = 1'-0"

- FOUNDATION NOTES:
- "DEMOLISH" INDICATES "DEMOLISH AND LEGALLY DISPOSE OF FROM THE SITE..."
 - "C. JT." INDICATES SAWCUT CONTRACTION JOINT - SEE TYPICAL DETAILS.
 - UNLESS OTHERWISE NOTED, DEMOLISH COMPLETELY ALL EXISTING FOOTINGS, FOUNDATIONS AND BASEMENT SLABS PRIOR TO INSTALLATION OF PROPOSED NEW FOUNDATION ELEMENTS.
 - PROOF ROLL OR COMPACT BOTTOM OF RESULTING EXCAVATED AREAS FOLLOWING DEMOLITION.
 - FILL RESULTING EXCAVATED AREAS WITH APPROVED, SUITABLE MATERIAL. PLACE AND COMPACT MATERIAL IN LIFTS - SEE GENERAL NOTES.
 - COORDINATE NEW CONSTRUCTION WITH EXISTING UTILITIES. PENETRATIONS IN COLUMNS AND GRADE BEAMS ARE NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD.
 - CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AS REQUIRED. NO FABRICATION SHALL OCCUR BASED ON THE DIMENSIONS SHOWN ON THESE DRAWINGS WITHOUT PRIOR FIELD VERIFICATION.
 - SEE GENERAL NOTES ON SHEET S-1 FOR ADDITIONAL INFORMATION.



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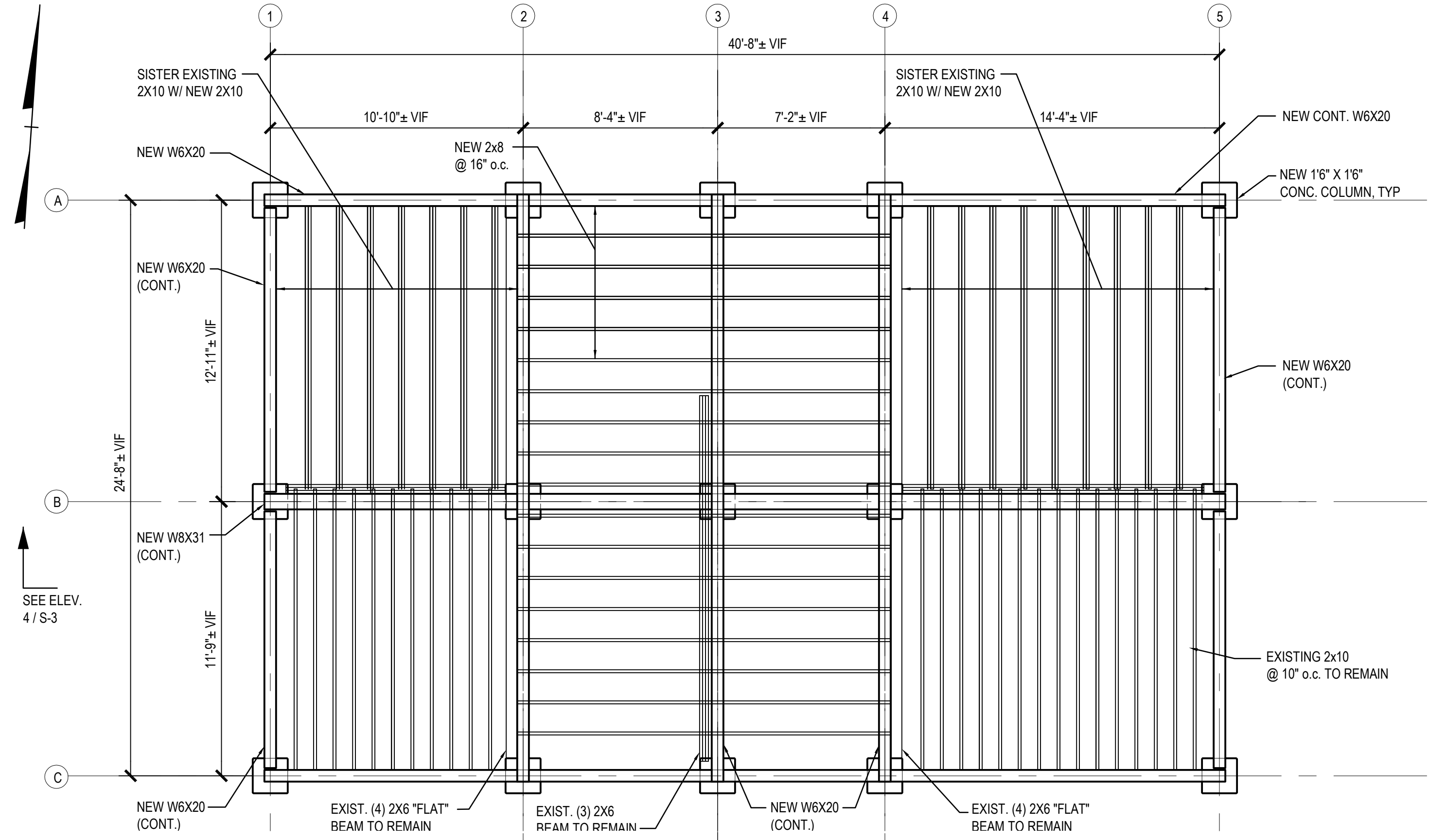
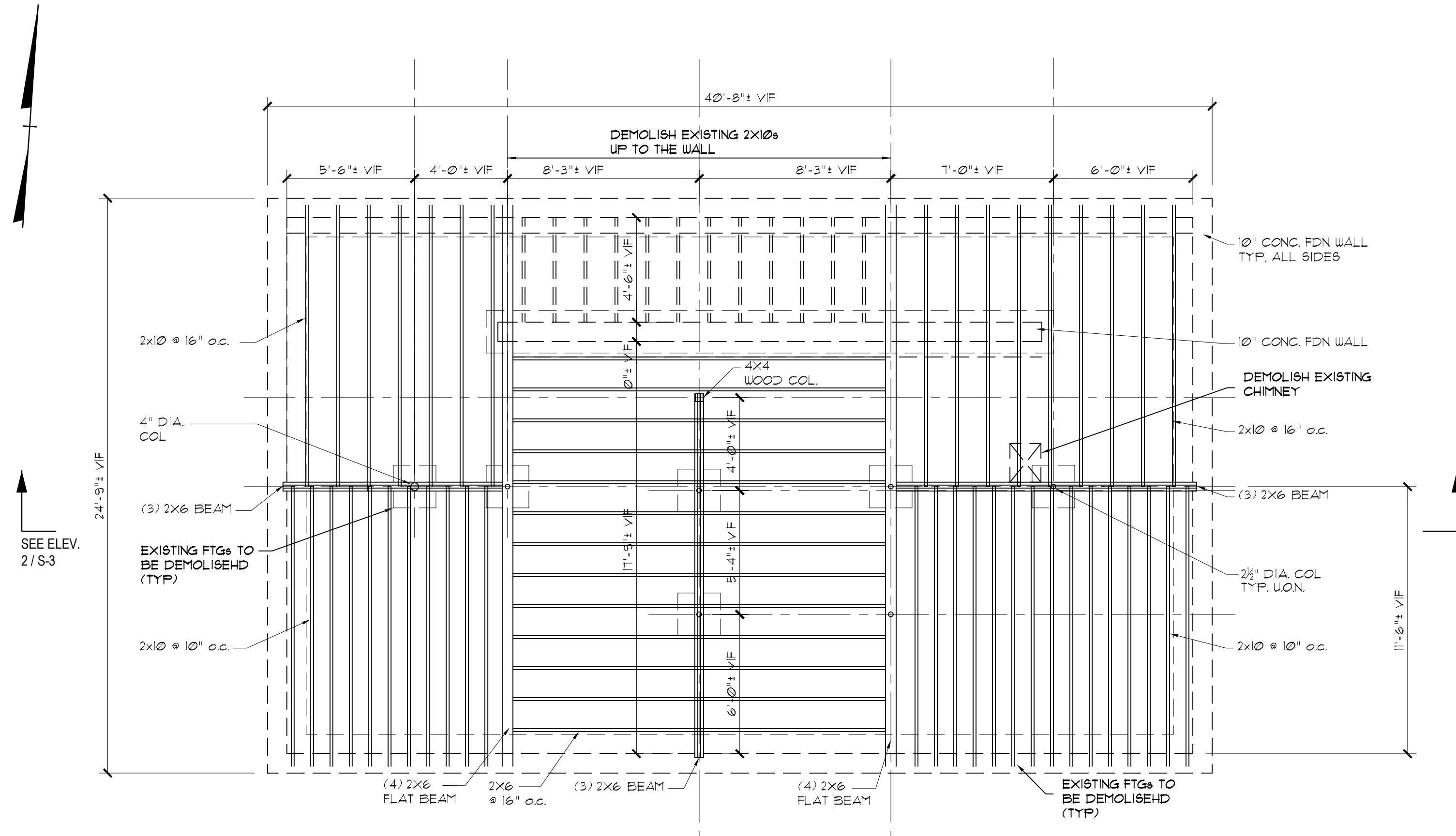
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FOUNDATION & SLAB PLAN

JOB NO.	DRAWING NUMBER	SHEET
2065	44 WASH.dwg	S-2

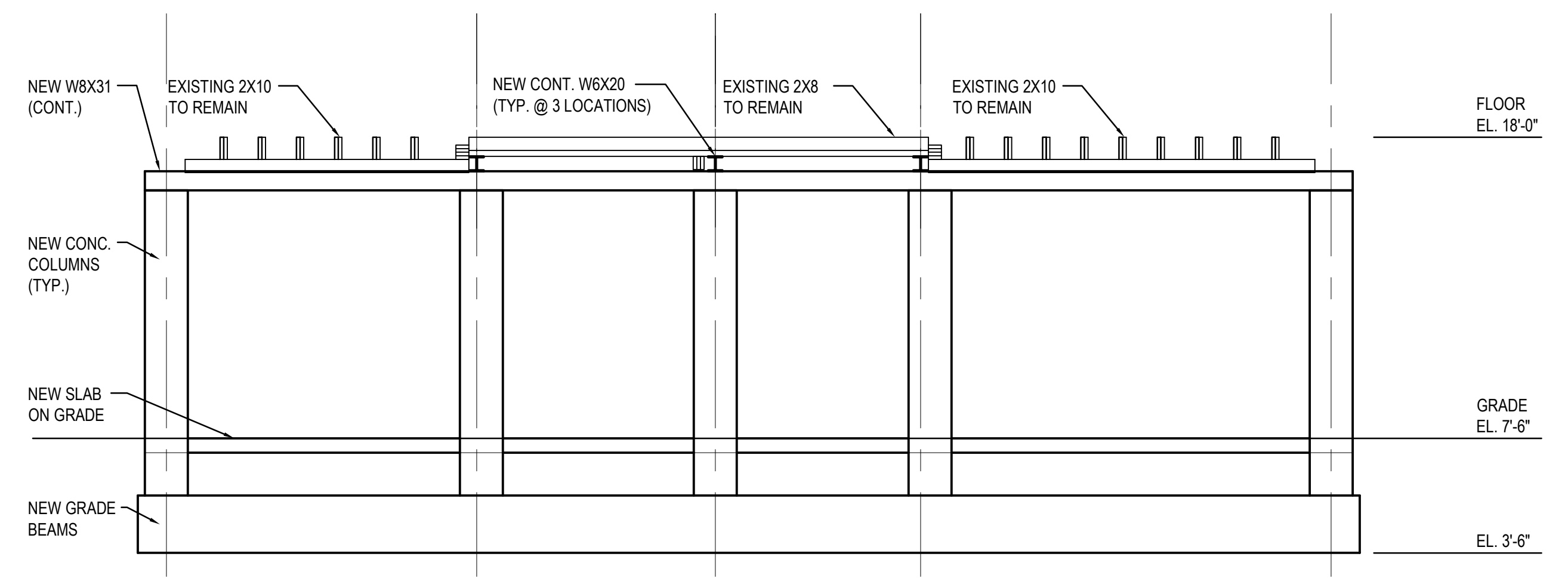
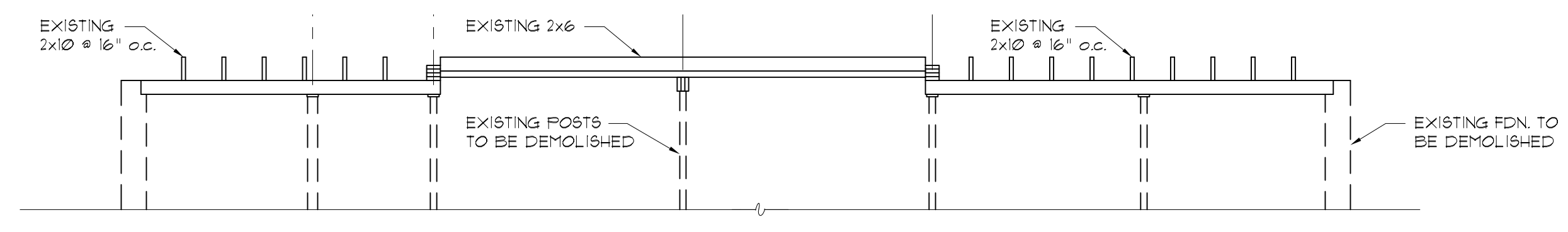


1 EXISTING FRAMING AND DEMOLITION PLAN
1/4" = 1'-0"

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

2 EXISTING FRAMING ELEVATION
1/4" = 1'-0"

4 PROPOSED FRAMING ELEVATION
1/4" = 1'-0"



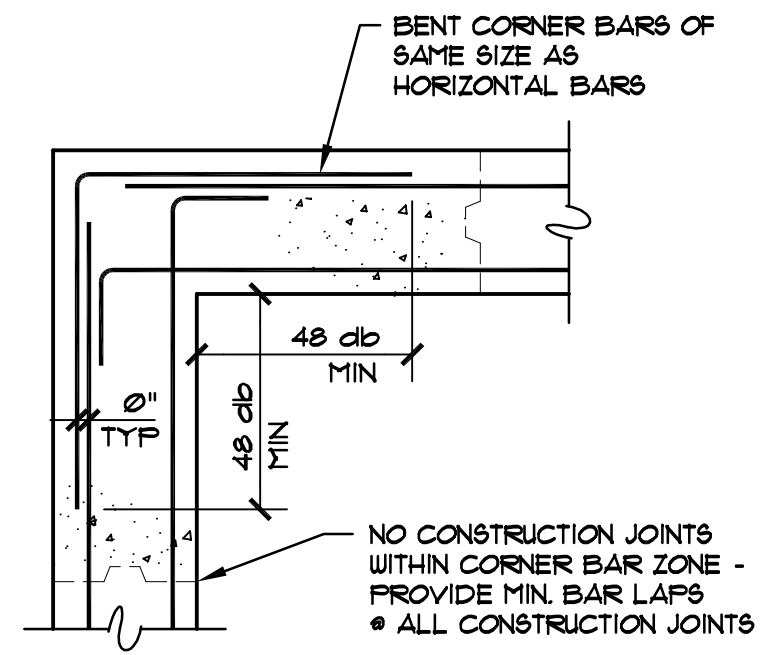
NO.	DATE	REVISIONS	BY	CHK	APPV
1	08/26/14	ISSUED FOR PERMITTING	AMM	TOD	RHS

DRAWN BY: ELR/TOD CHECKED BY: RHS SCALE: AS NOTED DATE: 22 AUG 2014

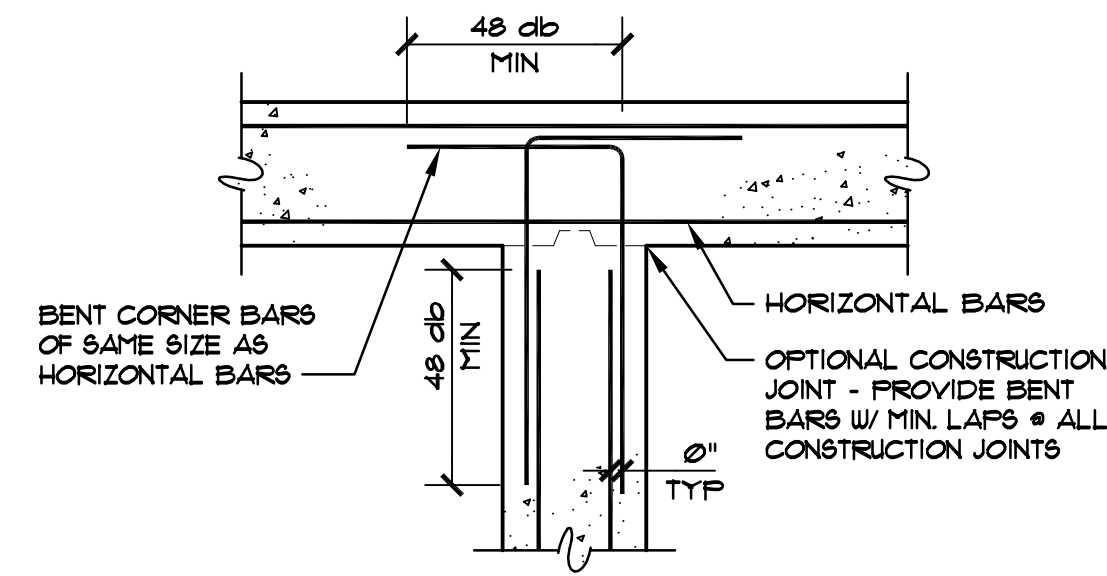
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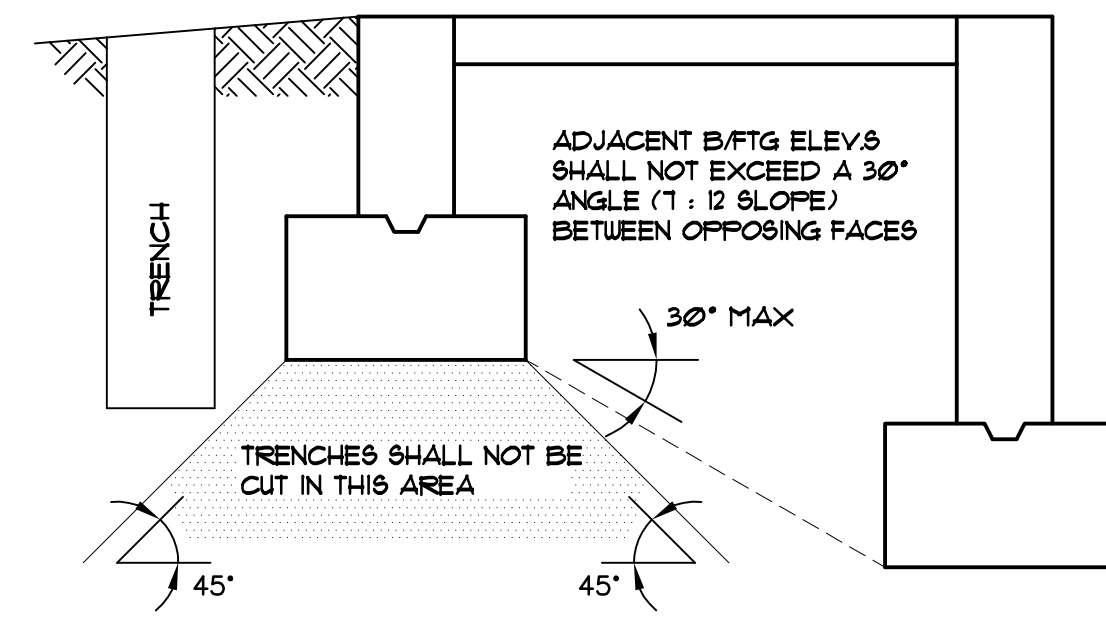
EXISTING & PROPOSED FRAMING PLANS		
JOB NO.	DRAWING NUMBER	SHEET
2065	44 WASH.dwg	S-3



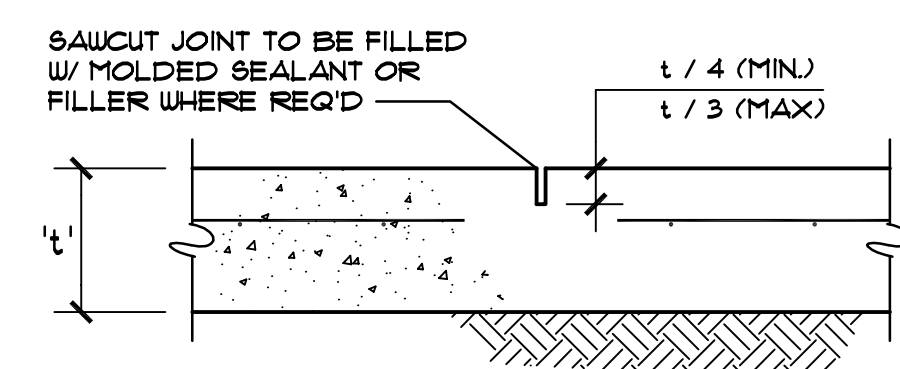
1 TYPICAL GRADE BEAM CORNER REINFORCING DETAIL NOT TO SCALE



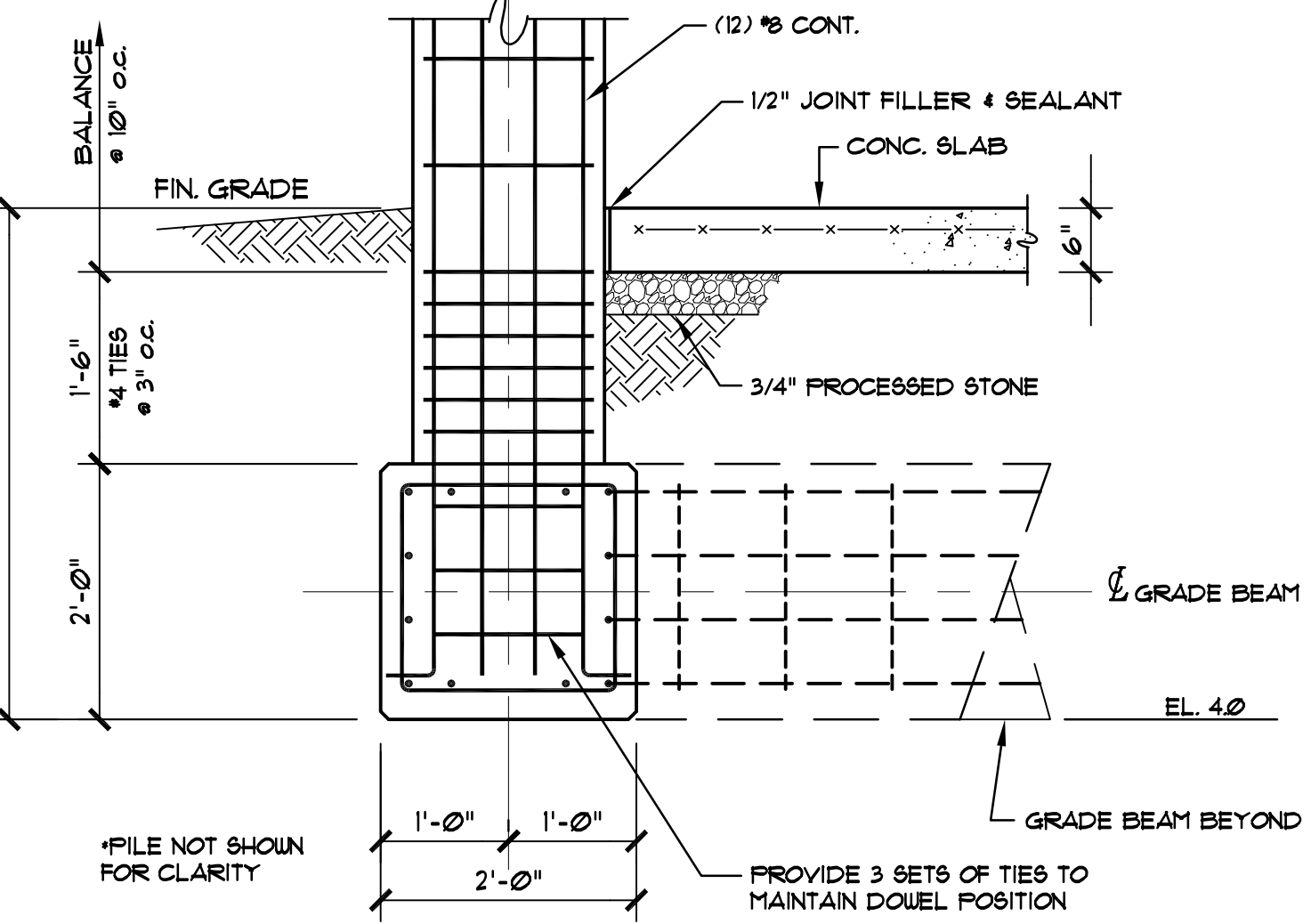
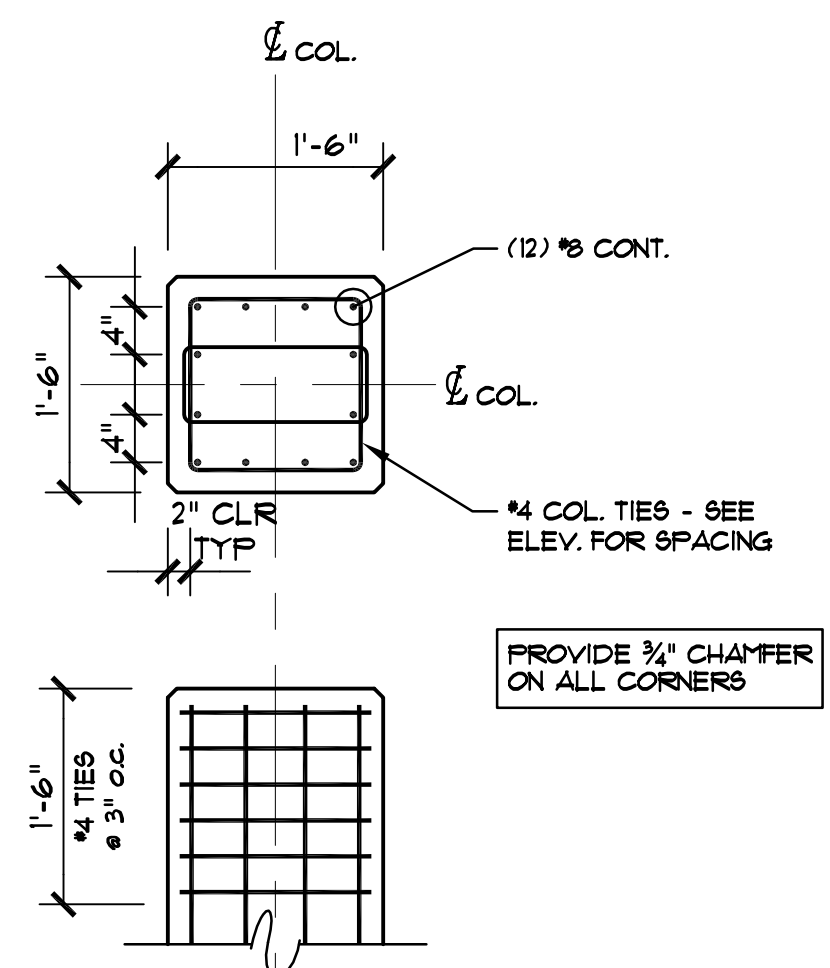
3 TYPICAL GRADE BEAM INTERSECTION REINFORCING DETAIL NOT TO SCALE



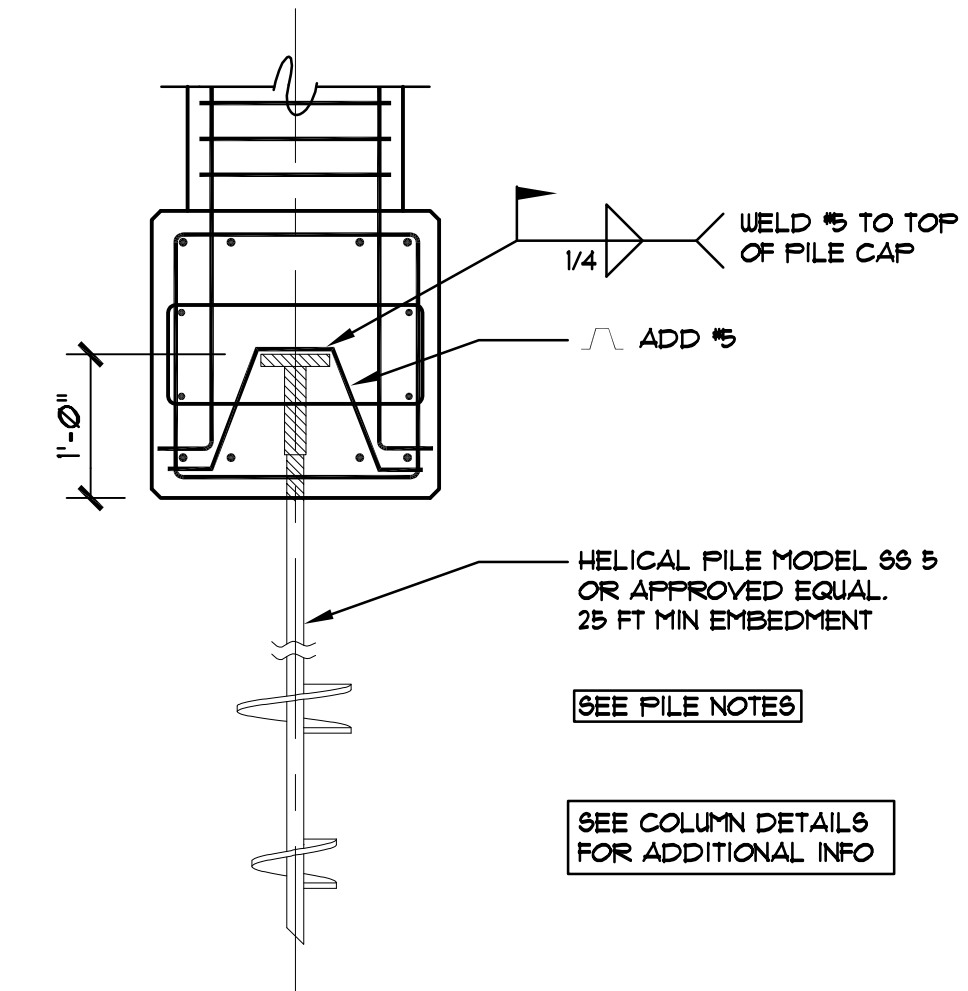
6 TYPICAL TRENCHING LIMITS NOT TO SCALE



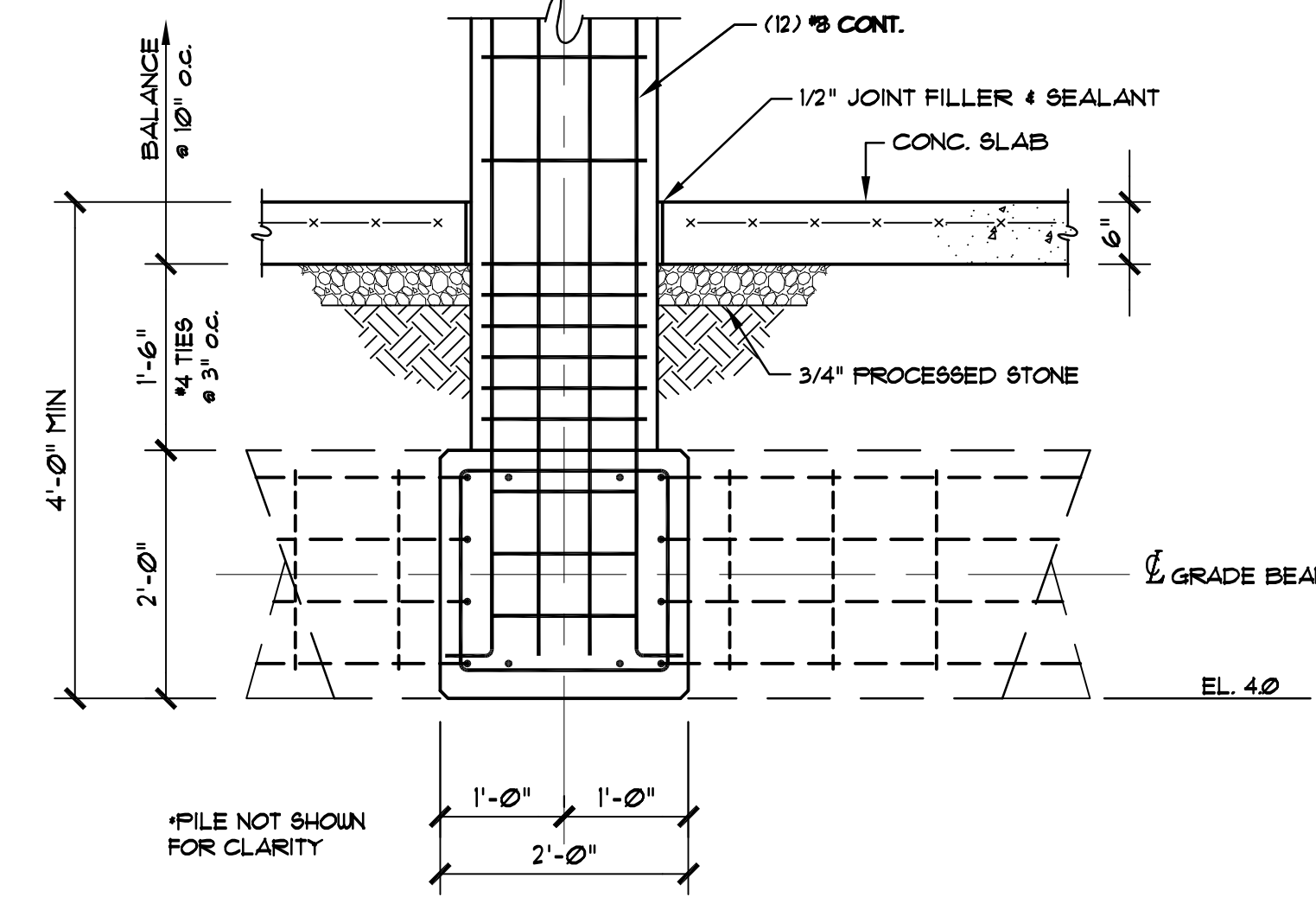
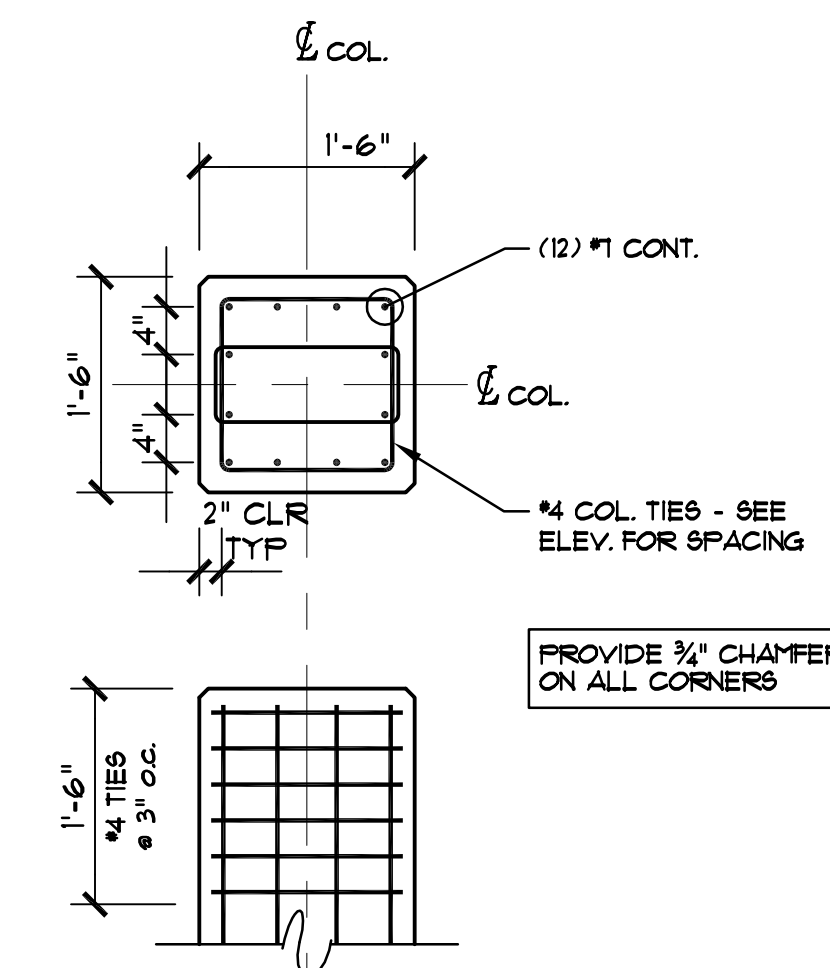
8 TYPICAL SAWCUT CONTRACTION JOINT DETAIL NOT TO SCALE



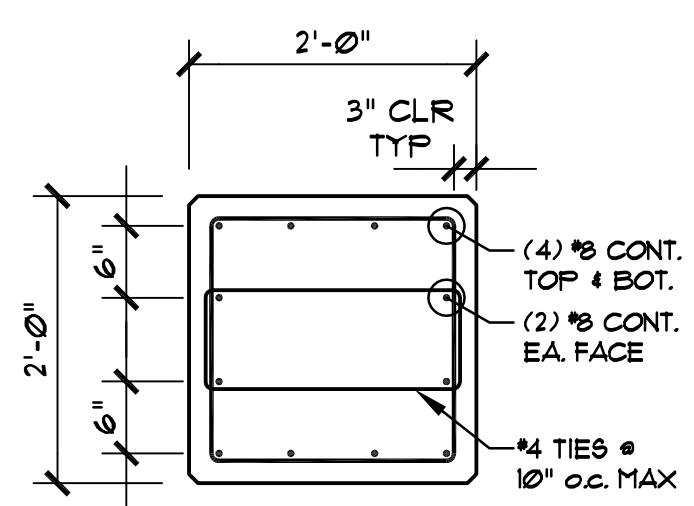
2 TYP. EXTERIOR COLUMN DETAIL 3/4" = 1'-0"



4 TYP. HELICAL PILE DET. NOT TO SCALE



7 TYP. INTERIOR COLUMN DETAIL 3/4" = 1'-0"



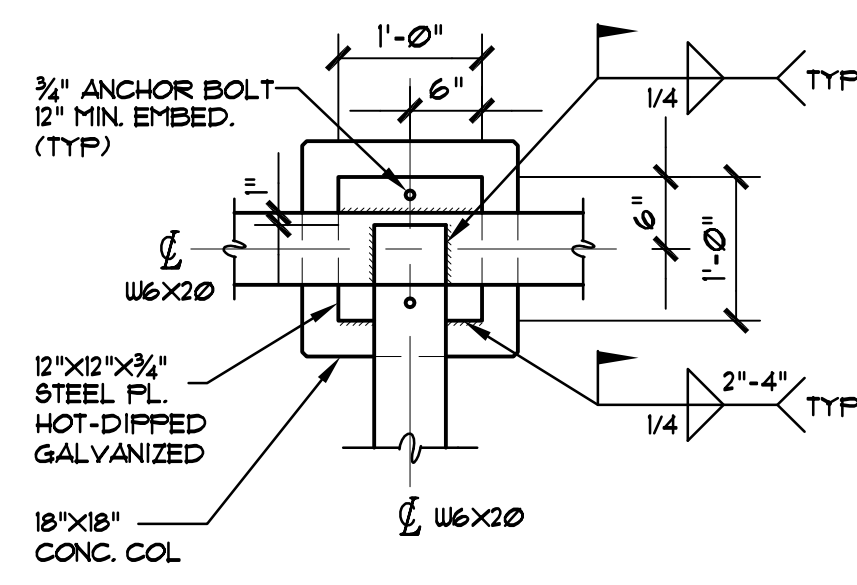
5 TYP. GRADE BEAM DET. 3/4" = 1'-0"

NO.	DATE	REVISIONS	BY	CHK	APPV
1	08/26/14	ISSUED FOR PERMITTING	AMM	TOD	RHS
DRAWN BY: ELR/TOD CHECKED BY: RHS SCALE: AS NOTED DATE: 22 AUG 2014					

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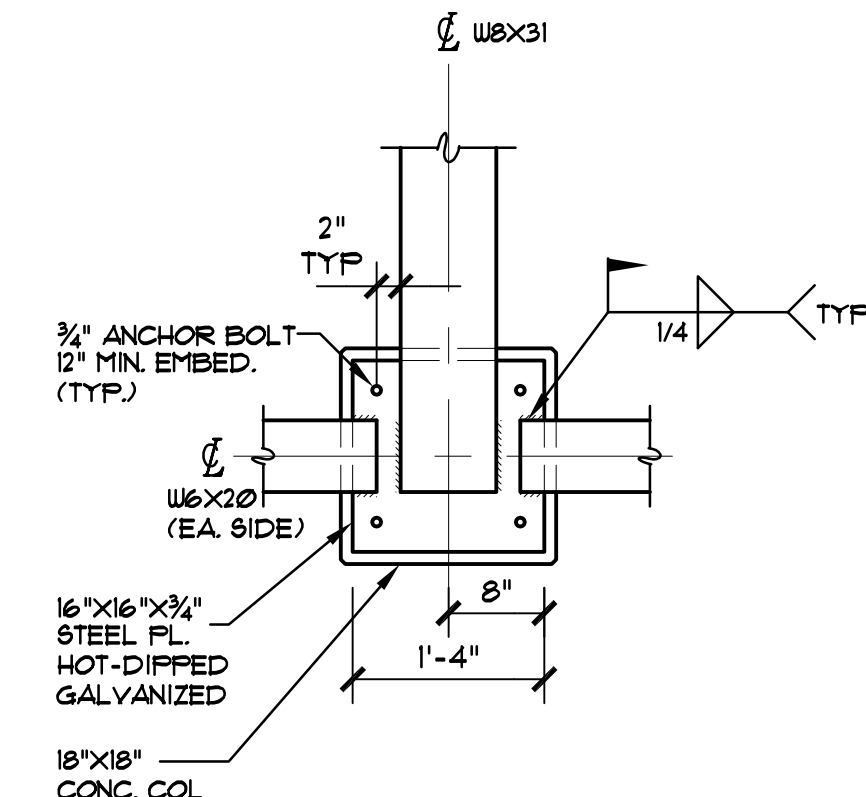
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FOUNDATION DETAILS		
JOB NO.	DRAWING NUMBER	SHEET
2065	44 WASH.dwg	S-4



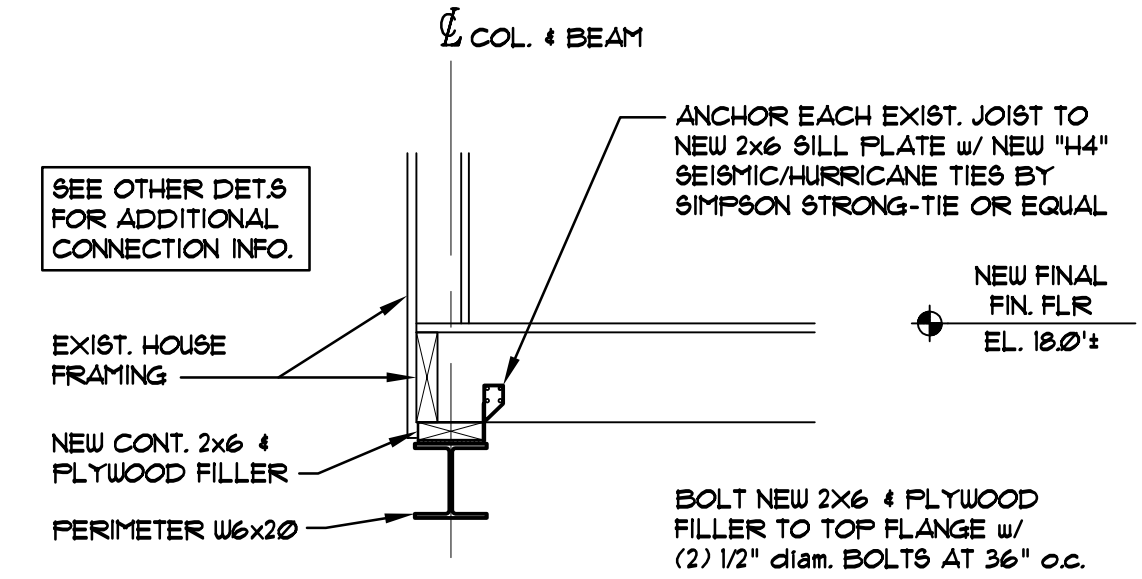
THIS DETAIL APPLIES AT COLUMNS
A2, A3, A4, C2, C3, C4

1
S-5
TYPICAL CONNECTION DETAIL
AT PERIMETER COLUMN
3/4" = 1'-0"

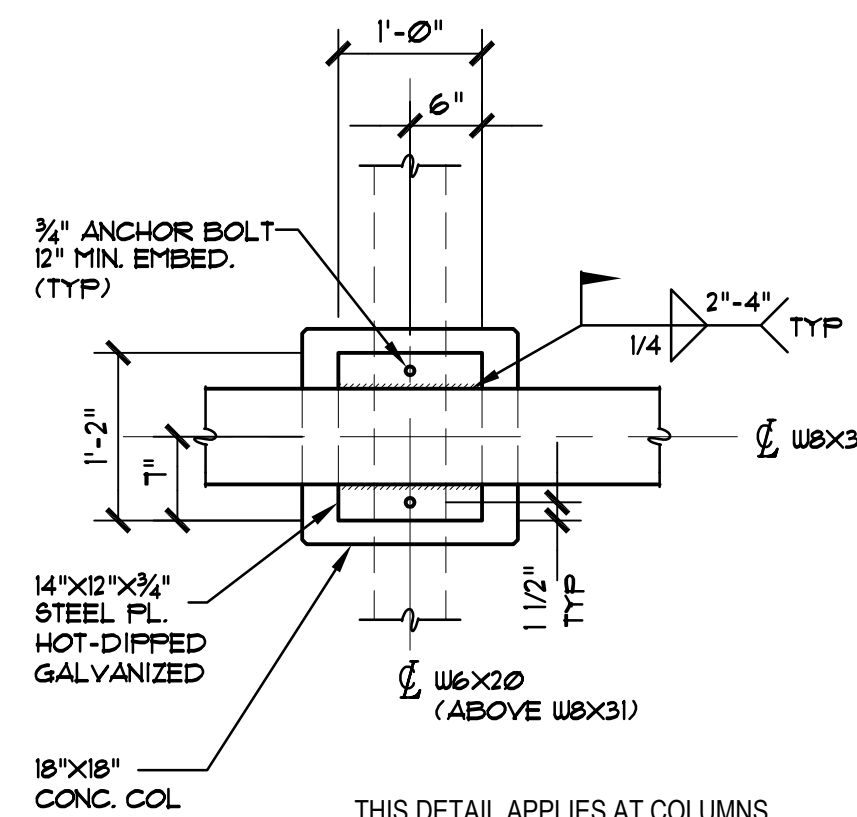


THIS DETAIL APPLIES AT COLUMNS
B1, B5

4
S-5
TYPICAL CONNECTION DETAIL
AT EAST & WEST PERIMETER COLUMN
3/4" = 1'-0"

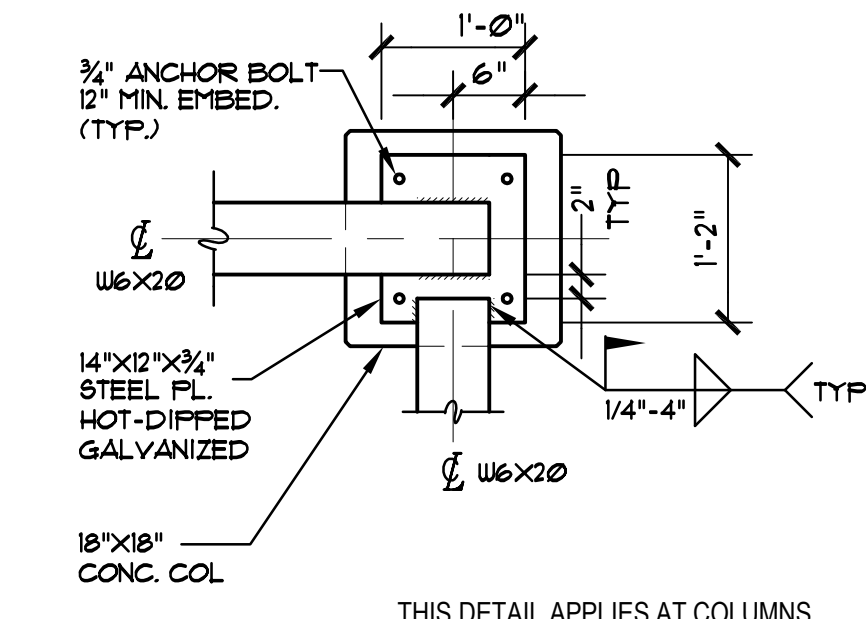


7
S-5
TYPICAL FRAMING DETAIL
3/4" = 1'-0"



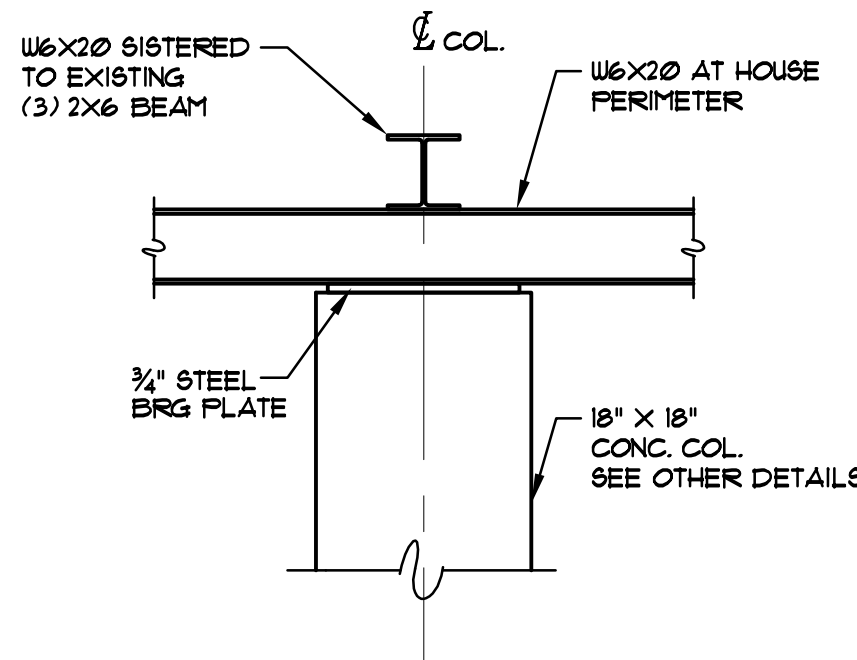
THIS DETAIL APPLIES AT COLUMNS
B2, B3, B4

2
S-5
TYPICAL CONNECTION DETAIL
AT INTERIOR COLUMN
3/4" = 1'-0"



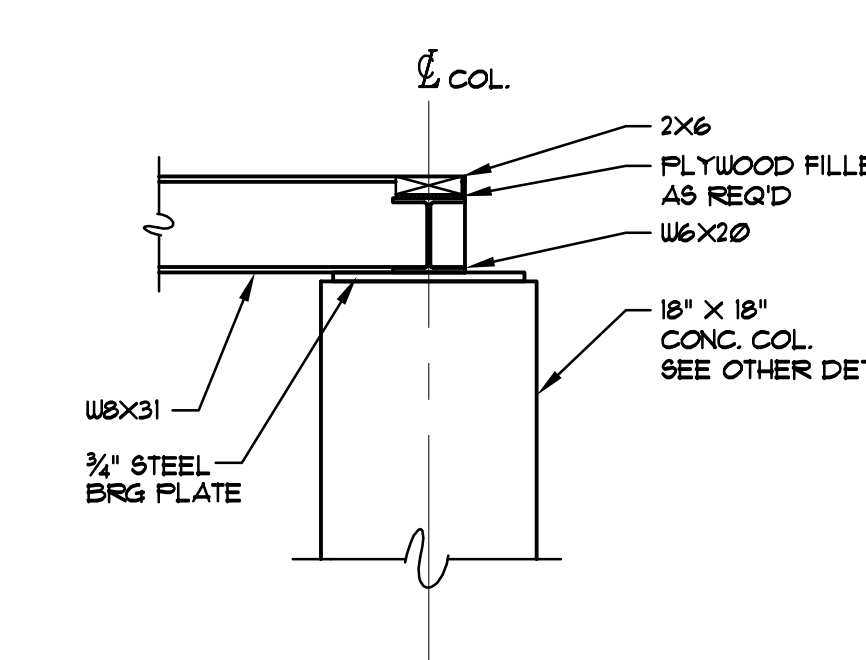
THIS DETAIL APPLIES AT COLUMNS
A1, C1, A5, C5

5
S-5
TYPICAL CONNECTION DETAIL
AT CORNER COLUMN
3/4" = 1'-0"



THIS DETAIL APPLIES AT COLUMNS
A2, A3, A4, C2, C3, C4

3
S-5
TYPICAL FRAMING DETAIL
AT PERIMETER COLUMN
3/4" = 1'-0"



THIS DETAIL APPLIES AT COLUMNS
B1, B5

6
S-5
TYPICAL FRAMING DETAIL
AT EAST & WEST PERIMETER COLUMN
3/4" = 1'-0"

1	08/26/14	ISSUED FOR PERMITTING	AMM	TOD	RHS
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DRAWN BY: ELR/TOD		CHECKED BY: RHS	SCALE: AS NOTED	DATE: 22 AUG 2014	

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STEEL DETAILS

JOB NO.	DRAWING NUMBER	SHEET
2065	44 WASH.dwg	S-5

