



# QUISENBERRY ARCARI ARCHITECTS, LLC

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REHABILITATION / RECONSTRUCTION WORK FOR:

## GABRIEL SELIG

APPLICANT #1011

ISSUE DATE: FEBRUARY 6, 2015

35 OLD DAM ROAD E

FAIRFIELD, CT

### CONSULTANTS



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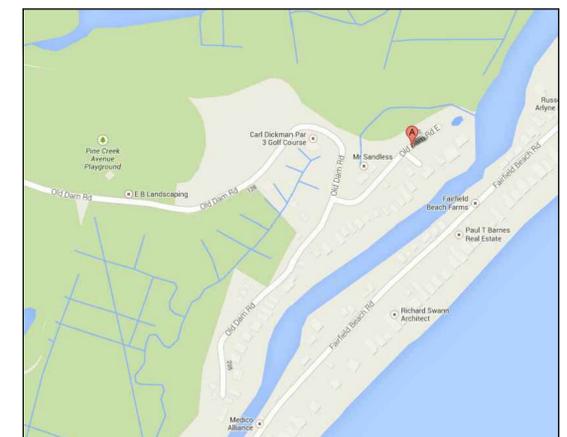
COMMUNITY DEVELOPMENT BLOCK GRANT  
DISASTER RECOVERY PROGRAM (CDBG-DR)

OWNER OCCUPIED REHABILITATION  
& REBUILDING PROGRAM (OORR)

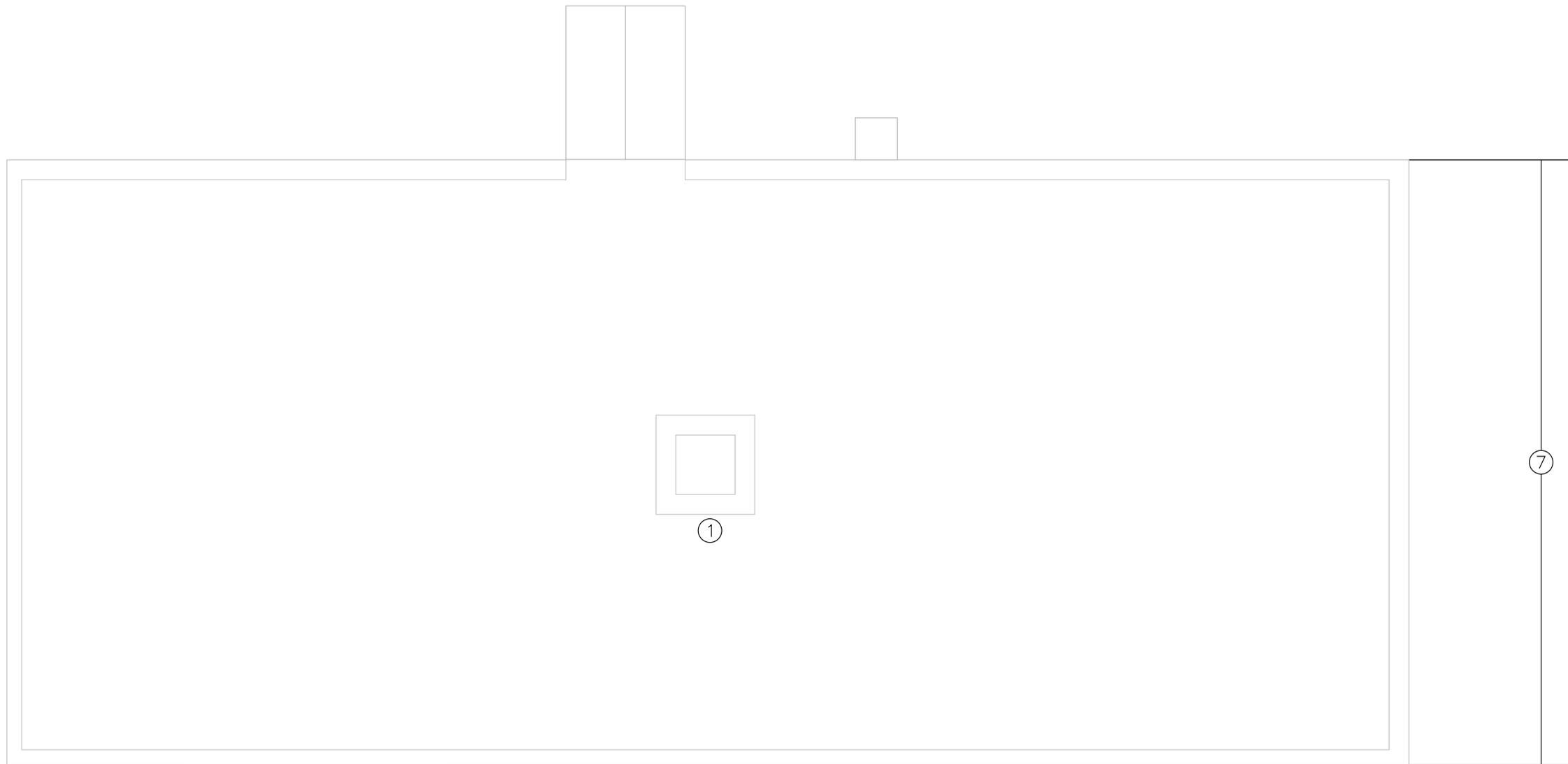
SPONSORED IN CONJUNCTION WITH FUNDING FROM  
THE CONNECTICUT DEPARTMENT OF HOUSING



### LOCATION MAP



ABBREVIATIONS			ELECTRICAL NOTES			WOOD			DESIGN CRITERIA				LIST OF DRAWINGS				
A.F.F.	Above Finish Floor	HGT.	Height	1.	ELECTRICAL DRAWINGS ARE INTENDED TO BE USED FOR SCHEMATIC DESIGN ONLY. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF FINAL ELECTRICAL DESIGN.	1.	ALL STRUCTURAL WOOD SHALL BE IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" AND THE "MANUAL OF HOUSE FRAMING" AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA), INCLUDING PROVISIONS FOR NAILING, FIRE STOPPING, ANCHORAGE, FRAMING AND BRACING.	GROUND SNOW LOAD	WIND DESIGN SPEED (mph)	TOPOGRAPHIC effects	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM Weathering	WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	REFERENCE		
A.C.	Acoustic, Acoustical	H.M.	Hollow Metal	2.	FINAL LOCATIONS OF ALL ELECTRICAL DEVICES AND THEIR INTENDED OPERATION IS TO BE COORDINATED WITH THE OWNER.	2.	UNLESS NOTED OTHERWISE ON THE DRAWINGS, STRUCTURAL LUMBER SHALL BE AS FOLLOWS: A. INTERIOR EXPOSURE: STRUCTURAL WOOD PROTECTED FROM MOISTURE SHALL BE HEM-FIR #2 OR BETTER B. EXTERIOR EXPOSURE: STRUCTURAL WOOD EXPOSED TO MOISTURE, THE WEATHER, IN CONTACT WITH CONCRETE, LOCATED WITHIN 8 INCHES OF SOIL, OR LESS THAN 18 INCHES FROM THE FLOOR OF A CRAWL SPACE SHALL BE PRESERVATIVE TREATED SOUTHERN YELLOW PINE #2 OR BETTER, WITH RETENTION MEETING OR EXCEEDING THE REQUIREMENTS OF THE BUILDING CODE C. FLYWOOD: PLYWOOD SHALL BE IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) SPECIFICATIONS (Y 510). PLYWOOD FLOOR DECKING SHALL BE CONTINUOUS OVER TWO OR MORE SPANS WITH THE FACE-GRAIN RUNNING PERPENDICULAR TO SUPPORT JOISTS. I. ROOF SHEATHING: C-D/XT-AFA, 1/2" THICK II. WALL SHEATHING: C-D/XT-AFA, 1/2" THICK III. SUBFLOORING: C-D/XT-AFA, 3/4" THICK	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP	CLIMATE ZONE	SEVERE	42"	MODERATE TO HEAVY	7° F	YES	COVER
A.C.T.	Acoustical Tile	HORIZ.	Horizontal	3.	ELECTRICAL CONTRACTOR SHALL PURCHASE AND INSTALL ALL NEW COMPONENTS AS REQUIRED TO PROPERLY SERVICE THE SPACE(S) AFFECTED BY THIS CONSTRUCTION PROJECT. IF THE MODIFICATION OF EXISTING ELECTRICAL SYSTEMS IS NECESSARY, SUCH MODIFICATIONS SHALL NOT ADVERSELY AFFECT THE OPERATION OF THESE SYSTEMS.	3.	NAILING SCHEDULE SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE'S "RECOMMENDED FASTENING SCHEDULE". NAIL PLYWOOD SHEATHING AND SUBFLOORING 6" O.C. AT EDGES AND 12" O.C. ALONG INTERMEDIATE SUPPORTS, LEAVING SPACES BETWEEN PANELS AS RECOMMENDED BY THE APA. UTILIZE RING-SHANK OR SCREW TYPE NAILS FOR PLYWOOD SUBFLOORING AND APPLY APPROPRIATE CONSTRUCTION ADHESIVE TO ADEQUATELY SECURE PLYWOOD TO FLOOR JOISTS.	30 psf	100	n/a	B					G 1.1 GENERAL NOTES	
AC	Air Conditioning	H.B.	Hose Bibb	4.	ELECTRICAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK.	4.	INSTALL JOIST HANGERS, COLUMN CAPS AND BASES WHERE REQUIRED. METAL FABRICATIONS SHALL BE OF APPROPRIATE SIZE AND TYPE FOR THE MEMBERS AND SUPPORT CONDITIONS. WHERE FLANGE SUPPORT JOIST HANGERS ARE USED IN CONJUNCTION WITH STEEL BEAMS, CARE SHALL BE TAKEN TO INSTALL THE HANGERS CLEAR OF CONTACT WITH THE STEEL BEAM BY INSTALLING 2X WOOD TOP PLATES.	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP	CLIMATE ZONE					HAZARDOUS MATERIALS	
A.H.U.	Air Handling Unit	IN.	Inch	5.	COORDINATE ELECTRICAL WORK WITH THE WORK OF OTHER TRADES. DO NOT ALTER THE WORK OF PREVIOUS TRADES WITHOUT PRIOR APPROVAL.	5.	NOTCHING SHALL NOT EXCEED 1/3RD OF THE DEPTH OF A JOIST OR RAFTER AND SHALL OCCUR ONLY IN THE OUTER QUARTER OF THE SPAN. NOTCHES SHALL NOT BE PERMITTED IN THE MIDDLE HALF OF THE SPAN. NOTCH LENGTH SHALL NOT EXCEED 1/3RD OF THE JOIST DEPTH. NOTCHES ARE NOT PERMITTED IN ENGINEERED LUMBER PRODUCTS.	AE I,3	1,500 OR LESS	50° F	5A					NM-01 HAZARDOUS MATERIALS ABATEMENT - BASEMENT NM-02 HAZARDOUS MATERIALS ABATEMENT - FIRST FLOOR NM-03 HAZARDOUS MATERIALS ABATEMENT - SECOND FLOOR NM-04 HAZARDOUS MATERIALS ABATEMENT - ROOF	
ALT.	Alternate	INCL.	Included	6.	ELECTRICAL CONTRACTOR MUST PROVIDE AND INSTALL ALL DUCT WORK ASSOCIATED WITH EXHAUST FANS.	6.	HOLES IN JOISTS OR RAFTERS SHALL OCCUR IN THE MIDDLE 1/3RD OF THE SPAN. THE HOLE DIAMETER SHALL NOT EXCEED 1/3RD OF THE JOIST DEPTH. HOLES IN ENGINEERED LUMBER PRODUCTS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.	<p>2009 INTERNATIONAL RESIDENTIAL CODE W/ 2013 CONNECTICUT AMENDMENT</p> <p>2009 INTERNATIONAL ENERGY CONSERVATION CODE W/ 2013 CONNECTICUT AMENDMENT</p> <p>2011 NATIONAL ELECTRICAL CODE (NFPA 70) W/ 2013 CONNECTICUT AMENDMENT</p>									
ALUM.	Aluminum	INFO.	Information	7.	PERFORM ALL NEW ELECTRICAL WORK IN ACCORDANCE WITH LOCAL CODES AND ACCEPTED STANDARDS OF PRACTICE.	7.	ENGINEERED LUMBER INDICATED ON THE DRAWINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. JOISTS LABELED TJI ARE COMPOSITE I-JOISTS AS MANUFACTURED BY TRUS-JOIST. MEMBERS LABELED LVL ARE LAMINATED VENEER LUMBER (1.9E MICROLAM BY TRUS-JOIST). THE SUBSTITUTION OF OTHER PRODUCTS ARE ONLY PERMITTED WITH BACKUP ENGINEERING PLANS AND CALCULATIONS.	<p>CODES THIS PROJECT WAS DESIGNED TO:</p>									
ALF.	Aluminum Frame	I.D.	Inside Diameter	<h3>ELECTRICAL MOUNTING HEIGHTS</h3>			<h3>FOUNDATION</h3>			<h3>ARCHITECTURAL SYMBOLS</h3>							
ANCH.	Anchor, Anchorage	INSUL.	Insulation	1.	ALL DIMENSIONS ARE TO THE CENTER OF THE DEVICE UNLESS OTHERWISE NOTED. SEE ELECTRICAL DRAWINGS FOR TYPES AND LOCATIONS.	1.	ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 4000 PSF. BACKFILL OVER-EXCAVATION WITH CONCRETE, NOT ADDITIONAL SOIL.										
AB.	Anchor Bolt	INT.	Interior	2.	RECEPTACLES: 18" A.F.F. (AT LOCATIONS ABOVE CASEWORK, MOUNT BOTTOM OF RECEPTACLE AT 2" ABOVE BACKSPASH, AT LOCATIONS BELOW CASEWORK, MOUNT AT 24" A.F.F.	2.	NO BACKFILLING OF FOUNDATION WALLS SHALL BE UNDERTAKEN UNTIL SUITABLE WALL BRACING (TEMPORARY OR PERMANENT) HAS BEEN INSTALLED.	<h3>KITCHEN</h3>									
L	Angle	JT.	Joint	3.	EXTERIOR RECEPTACLES: 24" A.F.F.G. (20" A.F.F.)	3.	DO NOT POUR FOOTINGS ON FROZEN SOIL. REMOVE ALL FROST PRIOR TO POURING CONCRETE.										
ANOD.	Anodized	K.P.	Kick Plate	4.	SWITCHES: 48" A.F.F.	4.	BOTTOM OF FOOTINGS SHALL BE INSTALLED BELOW GRADE TO PROVIDE PROTECTION FROM FROST PENETRATION. CONSULT WITH LOCAL BUILDING OFFICIALS REGARDING REQUIRED DEPTH IN THE LOCAL WHERE THE FOUNDATION IS CONSTRUCTED.										
APFR.	Approved	LAB	Laboratory	5.	BOILER EMERGENCY SWITCHES: 60" A.F.F.	5.	PROVIDE 2-#5 REINFORCING BARS CONTINUOUS IN THE TOP AND BOTTOM OF WALLS, AND IN CONTINUOUS FOOTINGS. SEE FOUNDATION PLAN FOR ADDITIONAL REINFORCING REQUIRED AT COLUMN FOOTINGS.										
ARCH.	Architect, Architectural	LAV.	Lavatory	6.	DATA / PHONE OUTLETS: 18" A.F.F.	6.	PROVIDE 1/2" DIAMETER ANCHOR BOLTS AT 6'-0" O.C. MAXIMUM TO SECURE FRAMING SILL TO FOUNDATION.										
ASB.	Asbestos	LTG.	Lighting	7.	TV OUTLETS: 18" A.F.F. OR 18" BELOW FINISHED CEILING	7.	PROVIDE EXTERIOR AND/OR INTERIOR FOOTING DRAINS AS REQUIRED BY SITE CONDITIONS.										
A.P.B.O.	As Provided By Owner	MACH.	Machine	8.	WALL PHONE: 48" A.F.F. TO CENTER OF EARPIECE	8.	INSTALL FOUNDATION WATERPROOFING TO BELOW GRADE SURFACES.										
A.S.B.O.	As Selected By Owner	MAINT.	Maintenance	9.	SECURITY KEYPAD: 48" A.F.F.	9.	INSTALL FOUNDATION INSULATION AS REQUIRED BY LOCAL CODES.										
ASPH.	Asphalt	MFRG.	Manufacturer	<h3>CONCRETE</h3>			<h3>FINISHES</h3>			<h3>GENERAL NOTES</h3>							
ASSY.	Assembly	M.BD.	Marker Board	1.	ALL CONCRETE WORK SHALL BE IN COMPLIANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING" (ACI 301).	1.	PROVIDE AND INSTALL GYPSUM WALL BOARD IN ACCORDANCE WITH AMERICAN STANDARD SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD, AS APPROVED BY THE AMERICAN STANDARDS ASSOCIATION, LATEST EDITION; APPLICABLE PARTS THEREOF ARE HEREBY MADE A PART OF THIS SPECIFICATION EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE CALLED FOR IN THE SPECIFICATION, IN LOCAL CODES, OR BY THE MANUFACTURER OF THE GYPSUM WALLBOARD, WHOSE REQUIREMENTS SHALL BE FOLLOWED.										
ASSY.	Assistant	MAS.	Masonry	2.	CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT THE AGE OF 28 DAYS: 3000PSI, EXCEPT 4000PSI FOR EXTERIOR WORK.	2.	PROVIDE AND INSTALL MOISTURE-RESISTANT GYPSUM WALLBOARD WHERE REQUIRED. PROVIDE TYPE X GYPSUM BOARD AS CALLED FOR ON THE DRAWINGS.										
ASST.	Assistant	MAS.	Masonry	3.	CONCRETE SHALL HAVE A SLUMP NOT EXCEEDING 5", EXCEPT FOR 4" SLABS.	3.	PROVIDE 1/2" TYPE X GYPSUM BOARD AT ALL WALLS BETWEEN GARAGE AND HOUSE. 3/8" TYPE X GYPSUM BOARD SHALL BE PROVIDED AT GARAGE CEILING WHICH HAS LIVING SPACE ABOVE.										
AUTO.	Automatic	M.O.	Masonry Opening	4.	CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE CURING OF CONCRETE AS DIRECTED BY ACI 301. USE OF CALCIUM CHLORIDE SHALL NOT BE PERMITTED.	4.	APPLICATION OF PAINT OR OTHER COATING SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. READY-MIXED PAINT SHALL NOT BE THINNED, EXCEPT AS PERMITTED IN THE APPLICATION INSTRUCTIONS.										
BM	Beam	MAT.	Material	5.	REINFORCING BARS SHALL BE DEFORMED BILLET STEEL BARS AND CONFORM TO ASTM A-615-GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM-A-185.	5.	PROVIDE 2-#5 REINFORCING BARS CONTINUOUS IN THE TOP AND BOTTOM OF WALLS, AND IN CONTINUOUS FOOTINGS. SEE FOUNDATION PLAN FOR ADDITIONAL REINFORCING REQUIRED AT COLUMN FOOTINGS.										
BRG.	Bearing	MAX.	Maximum	6.	REINFORCING BARS MARKED 'CONT.' SHALL BE LAPPED 32 BAR DIAMETERS AT SPLICES AND CORNERS, HOOKED AT DISCONTINUOUS ENDS. WELDED WIRE FABRIC SHALL BE LAPPED 6" AT END SPLICES.	6.	INSTALL VENTING IN SLOPED CEILING AREAS TO PERMIT AIRFLOW ALONG THE COOL SIDE OF THE INSULATION FROM THE EAVE TO RIDGE.										
BEV.	Bevel, Beveled	MECH.	Mechanical	7.	CONTRACTOR SHALL INSTALL ALL ANCHORS, ANCHOR BOLTS, LEVELING PLATES, AND ALL INSERTS TO BE SET IN CONCRETE AS REQUIRED FOR THE WORK OF ALL TRADES.	7.	DO NOT LEAVE KRAFT-PAPER FACED INSULATION EXPOSED. INSTALL TYPE FSK FOIL TO PROTECT EXPOSED INSULATION.										
BIT.	Bituminous	MEZZ.	Mezzanine	8.	ALUMINUM OBJECTS SHALL NOT BE EMBEDDED OR IN CONTACT WITH CONCRETE.	8.	INSTALL EITHER INTERIOR AND/OR EXTERIOR FOUNDATION INSULATION AS REQUIRED BY LOCAL BUILDING CODES.										
BLK.	Block	MIN.	Minimum	9.	REINFORCED CONCRETE FLOOR SLABS SHALL BE PLACED ON A MINIMUM OF 6" OF CRUSHED 3/4" STONE ON STRUCTURAL FILL PLACED IN 8" LAYERS AND COMPACTED TO 95% OF MODIFIED OPTIMUM DENSITY ON FIRM, INORGANIC, VIRGIN SOIL. NOT LESS THAN ONE LAYER OF STRUCTURAL FILL SHALL BE USED.	9.	EXTEND EXISTING SERVICES (MECHANICAL, PLUMBING, ELECTRICAL, ETC.) TO ACCOMMODATE THE HOUSE RAISE. PROVIDE UPGRADES TO EXISTING COMPONENTS AS NECESSARY TO PROVIDE SATISFACTORY PERFORMANCE WITHIN THE COMPLETED STRUCTURE.										
BLKG.	Blocking	MISC.	Miscellaneous	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>			<h3>MECHANICAL PLANS</h3>							
BD.	Board	N	North	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
BOT.	Bottom	N.I.C.	Not In Contract	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
B.O.	Bottom Of	N.T.S.	Not To Scale	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
B.E.J.	Brick Expansion Joint	OFF.	Office	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
BLDG.	Building	O.C.	On Center	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
B.U.R.	Built Up Roofing	O.H.	Overhead	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
CAB.	Cabinet	O.D.	Outside Diameter	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
C.U.H.	Cabinet Unit Heater	PTD.	Painted	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
CAP.	Capacity	FR.	Fair	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
CASE	Casement	P.T.D.	Paper Towel Dispenser	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
CLG.	Ceiling	PASS.	Passage	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
CLGHT.	Ceiling Height	PERP.	Perpendicular	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
CEM.	Cement	PLAS.	Plaster	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
CTR.	Center	PLAM.	Plastic Laminate	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
CL.	Centerline	PL.	Plate	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
C.T.	Ceramic Tile	PLUMB.	Plumbing	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
C.BD.	Chalk Board	PLYWD.	Plywood	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
CLO.	Closet	PVC.	Polyvinylchloride	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
COL.	Column	P.E.J.	Precast Expansion Joint	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
CONC.	Concrete	PREFAB.	Prefabricated	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
CONF.	Conference	QTY.	Quantity	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
CJ	Control Joint	Q.T.	Quarry Tile	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
CONT.	Continuous	RAD.	Radius	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
CONTR.	Contractor	RWC	Rain Water Conductor	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
CORR.	Corridor	RECV.	Receiving	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
CRS.	Course, Courses	REFR.	Refrigerator	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
DEG.	Degree	REINF.	Reinforce	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
DEMO.	Demolition	REM	Remove	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
DEPT.	Department	REQD	Required	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
DET.	Detail	REV.	Revised, Revision	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
DIA.	Diameter	R.	Riser	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
DIM.	Dimension	R.D.	Roof Drain	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
DIST.	Distance	RM.	Room	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
DR.	Door	S.N.D.	Sanitary Napkin Dispenser	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
DBL.	Double	S.N.R.	Sanitary Napkin Receptacle	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
D.H.	Double Hung	SCHED.	Schedule	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
DN	Down	SC.	Scupper	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
D.S.	Downspout	SECT.	Section	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
DWG.	Drawing	S.J.	Sesamic Joint	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
D.F.	Drinking Fountain	SHT.	Sheet	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
EA.	Each	SIM.	Similar	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
ELEC.	Electric, Electrical	S.D.	Soap Dispenser	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
EWC.	Electric Water Cooler	S.T.D.	Sound Transmission Class	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
EL.	Elevation	S.T.C.	Sound Transmission Coefficient	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
ELEV.	Elevator	SPEC.	Specifications	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
EMERG.	Emergency	SQ.	Square	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
EQ.	Equal	S.F.	Square Feet	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
EQUIP.	Equipment	S.S.	Stainless Steel	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
EXIST.	Existing	STD.	Standard	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
E.T.R.	Existing To Remain	STL.	Steel	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										
EXP.	Expansion	STOR.	Storage	<h3>MECHANICAL</h3>			<h3>PLUMBING</h3>										



**HAZARDOUS MATERIALS ABATEMENT NOTES:**

- ① THE HAZARDOUS MATERIALS ABATEMENT CONTRACTOR SHALL REMOVE AND DISPOSE OF ASBESTOS CONTAINING BOILER AND ASSOCIATED INTERIOR COMPONENTS AS ACM.
- ② THE HAZARDOUS MATERIALS ABATEMENT CONTRACTOR SHALL REMOVE AND DISPOSE OF ASBESTOS CONTAINING CHIMNEY, PIPE, AND VENT FLASHING AS ACM.
- ③ THE HAZARDOUS MATERIALS ABATEMENT CONTRACTOR SHALL REMOVE LEAD CONTAINING WINDOW SASHES. DISPOSAL SHALL BE AS HAZARDOUS LEAD WASTE.
- ④ THE HAZARDOUS MATERIALS ABATEMENT CONTRACTOR SHALL SCRAPE AND ENCAPSULATE LEAD BASED PAINT AND/OR REMOVE LEAD CONTAINING WINDOW SASHES. SCOPE OF WORK IS DEPENDENT ON SELECTION OF ADD ALTERNATE. DISPOSAL IN EITHER OPTION SHALL BE AS HAZARDOUS LEAD WASTE.
- ⑤ THE HAZARDOUS MATERIALS ABATEMENT CONTRACTOR SHALL WASH AND HEPA VACUUM LEAD CONTAINING DUST ON WINDOW SILLS. DISPOSAL SHALL BE AS HAZARDOUS LEAD WASTE.
- ⑥ THE HAZARDOUS MATERIALS ABATEMENT CONTRACTOR SHALL WASH AND HEPA VACUUM LEAD CONTAINING DUST ON FLOORS. DISPOSAL SHALL BE AS HAZARDOUS LEAD WASTE.
- ⑦ THE HAZARDOUS MATERIALS ABATEMENT CONTRACTOR SHALL INSTALL LANDSCAPE FABRIC AND WASHED CRUSHED STONE TO COVER LEAD CONTAINING SOIL.

**GENERAL PROJECT NOTES:**

THIS PROJECT MAY REQUIRE MULTIPLE MOBILIZATIONS. WORK IS TO BE COORDINATED WITH BUILDING OWNER AND OTHER TRADES.

THE HAZARDOUS MATERIALS ABATEMENT CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING CONSTRUCTION AND FOR TEMPORARY PROTECTION.

THE HAZARDOUS MATERIALS ABATEMENT CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING CONDITIONS AND QUANTITIES, AND FOR NOTIFYING THE CONSULTANT OF ANY DISCREPANCIES PRIOR TO FINALIZING BID.



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**REHABILITATION/RECONSTRUCTION WORK FOR:**

**GABE SELIG**  
 APPLICANT # 1011

**35 OLD DAM ROAD FAIRFIELD, CT**

**Sheet Description:**

**HAZARDOUS MATERIALS ABATEMENT - BASEMENT**

**Issue Dates:**

JULY 2014

**Project #:** QA 1346-06 **Drawn By:** AAT

**Sheet #:**

HM-01



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REHABILITATION/RECONSTRUCTION WORK FOR:

**GABE SELIG**  
APPLICANT # 1011

35 OLD DAM ROAD FAIRFIELD, CT

Sheet Description:

HAZARDOUS  
MATERIALS  
ABATEMENT  
-  
FIRST  
FLOOR

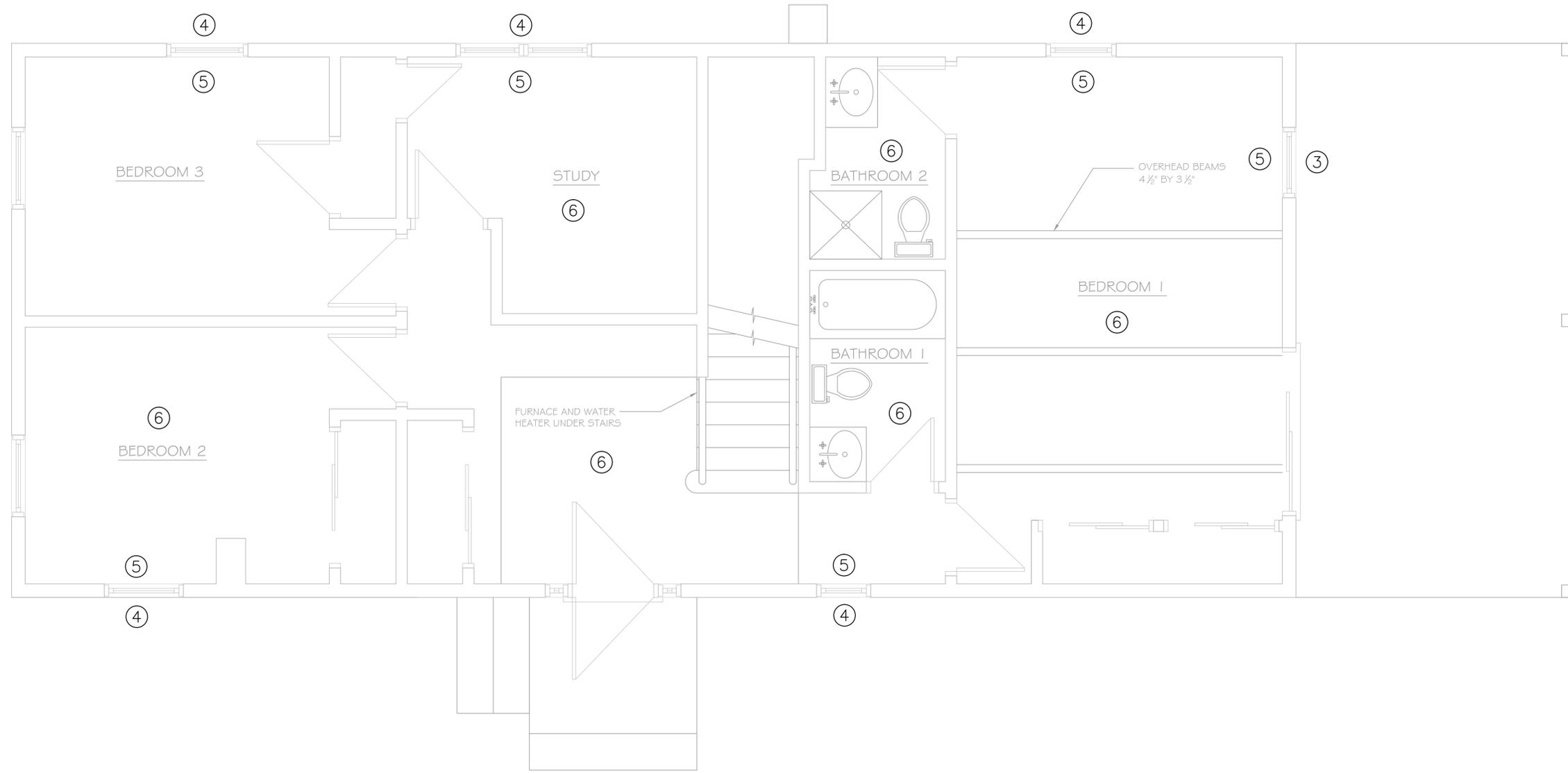
Issue Dates:

JULY 2014

Project #: QA 1346-06 Drawn By: AAT

Sheet #:

HM-02



**HAZARDOUS MATERIALS ABATEMENT NOTES:**

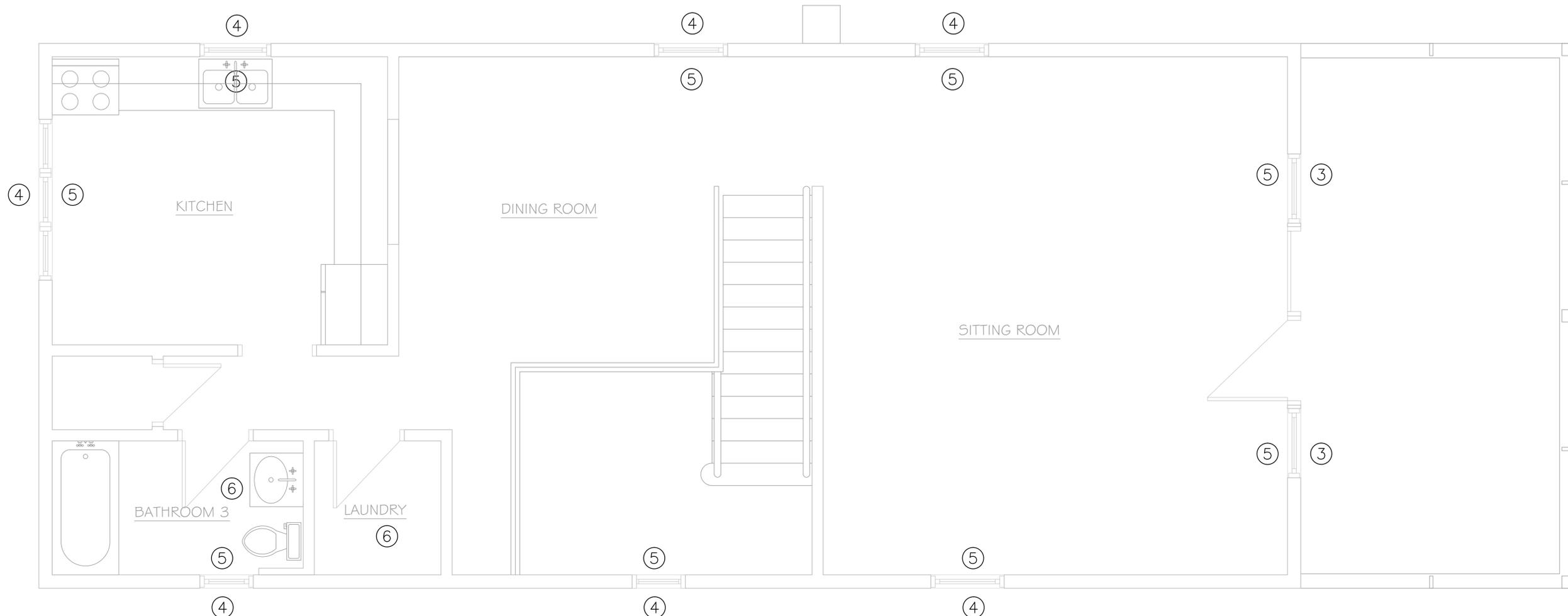
- ① THE HAZARDOUS MATERIALS ABATEMENT CONTRACTOR SHALL REMOVE AND DISPOSE OF ASBESTOS CONTAINING BOILER AND ASSOCIATED INTERIOR COMPONENTS AS ACM.
- ② THE HAZARDOUS MATERIALS ABATEMENT CONTRACTOR SHALL REMOVE AND DISPOSE OF ASBESTOS CONTAINING CHIMNEY, PIPE, AND VENT FLASHING AS ACM.
- ③ THE HAZARDOUS MATERIALS ABATEMENT CONTRACTOR SHALL REMOVE LEAD CONTAINING WINDOW SASHES. DISPOSAL SHALL BE AS HAZARDOUS LEAD WASTE.
- ④ THE HAZARDOUS MATERIALS ABATEMENT CONTRACTOR SHALL SCRAPE AND ENCAPSULATE LEAD BASED PAINT AND/OR REMOVE LEAD CONTAINING WINDOW SASHES. SCOPE OF WORK IS DEPENDENT ON SELECTION OF ADD ALTERNATE. DISPOSAL IN EITHER OPTION SHALL BE AS HAZARDOUS LEAD WASTE.
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- ⑦ THE HAZARDOUS MATERIALS ABATEMENT CONTRACTOR SHALL INSTALL LANDSCAPE FABRIC AND WASHED CRUSHED STONE TO COVER LEAD CONTAINING SOIL.

**GENERAL PROJECT NOTES:**

THIS PROJECT MAY REQUIRE MULTIPLE MOBILIZATIONS. WORK IS TO BE COORDINATED WITH BUILDING OWNER AND OTHER TRADES.

THE HAZARDOUS MATERIALS ABATEMENT CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING CONSTRUCTION AND FOR TEMPORARY PROTECTION.

THE HAZARDOUS MATERIALS ABATEMENT CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING CONDITIONS AND QUANTITIES, AND FOR NOTIFYING THE CONSULTANT OF ANY DISCREPANCIES PRIOR TO FINALIZING BID.



**HAZARDOUS MATERIALS ABATEMENT NOTES:**

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**REHABILITATION/RECONSTRUCTION WORK FOR:**

**GABE SELIG**  
APPLICANT # 1011

FAIRFIELD, CT

35 OLD DAM ROAD

**Sheet Description:**

**HAZARDOUS  
MATERIALS  
ABATEMENT  
—  
SECOND  
FLOOR**

**Issue Dates:**

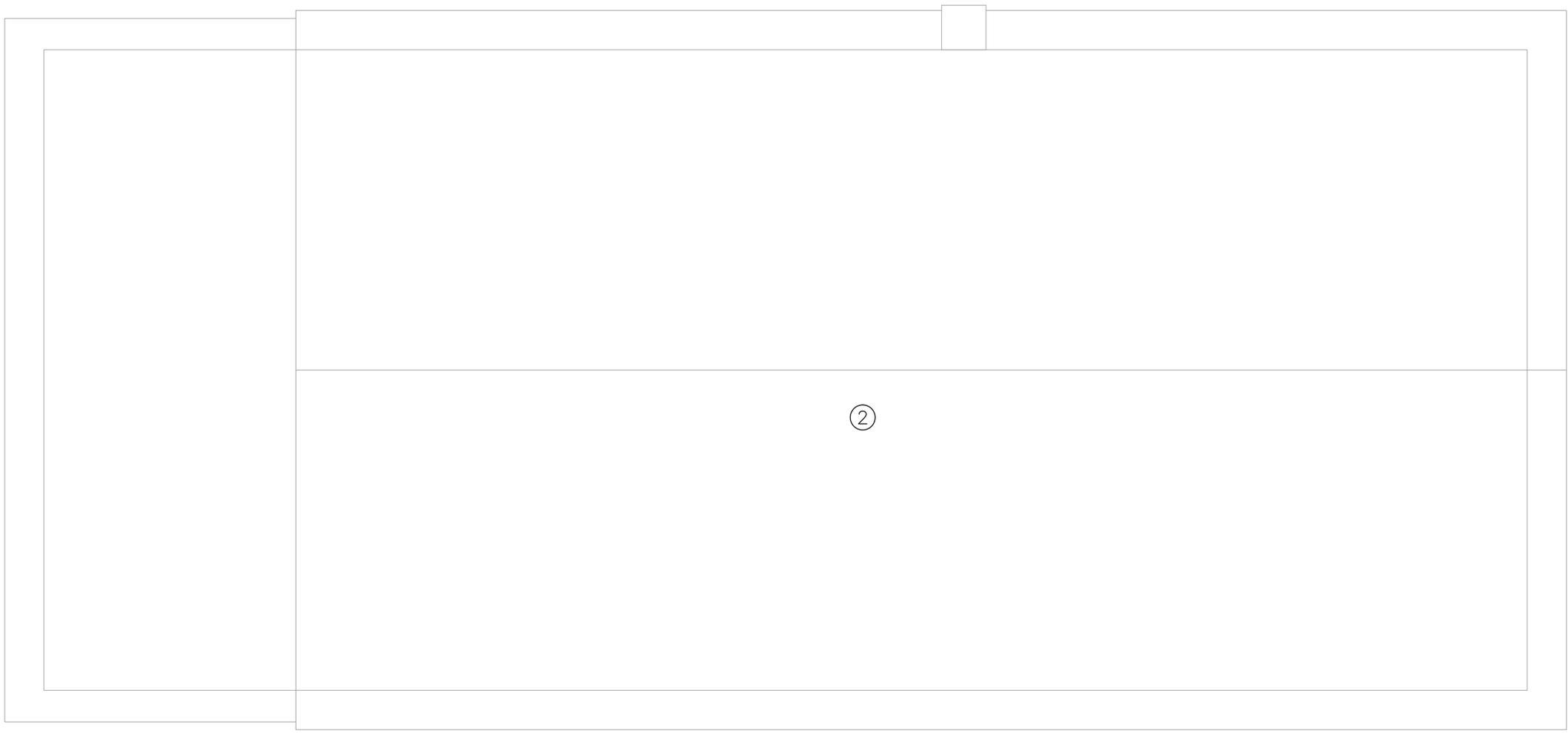
JULY 2014

**Project #:** QA 1346-06

**Drawn By:** AAT

**Sheet #:**

HM-03



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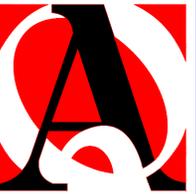
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**REHABILITATION/RECONSTRUCTION WORK FOR:**

**GABE SELIG**  
APPLICANT # 1011

35 OLD DAM ROAD FAIRFIELD, CT

Sheet Description:

**HAZARDOUS  
MATERIALS  
ABATEMENT  
—  
ROOF**

Issue Dates:

JULY 2014

Project #: QA 1346-06      Drawn By: AAT

Sheet #:

HM-04

ZONING DATA

Zoning Information -- Zone "BD" Residential

STATUS	REQUIRED	EXISTING CONDITION	PROPOSED	AS-BUILT CONDITION
MINIMUM LOT AREA	6,000 S.F.	5,758 S.F.	5,758 S.F.	
MIN. SQUARE ON LOT	60'	40'	40'	
MINIMUM LOT FRONTAGE	60'	40.88'	40.88'	
DENSITY - MIN. LOT AREA PER DWELLING UNIT				
ONE FAMILY	6,000 S.F.	5,758 S.F.	5,758 S.F.	
TWO FAMILY				
THREE FAMILY				
FOUR FAMILY				
EACH ADDITIONAL UNIT				
MINIMUM SETBACKS:				
FROM STREET LINE	20'	66.5'	66.4'	
SIDE PROPERTY LINES	15'			
(MORE THAN ONE STORY)	20'	20.0'	19.8'	
ONE SIDE PROPERTY LINE	5'	5.7'	9.5'	
REAR PROPERTY LINE	20'	32.7'	33.5'	
ONE STREET LINE ON COR. (ONE STORY)	12'			
(MORE THAN ONE STORY)	17'			
MINIMUM FLOOR AREA:	N/A			
ONE STORY BUILDING	750 S.F.			
SPLIT LEVEL BUILDING	1,000 S.F.			
TWO OR MORE STORY BLDG TOTAL FLOOR AREA	1,000 S.F.	1,900 S.F.	1,900 S.F.	
GROUND FLOOR AREA	750 S.F.	950 S.F.	950 S.F.	
FLOOR AREA PER APARTMENT	500 S.F.			
MAX. HEIGHT FOR BUILDING	32'	32'	40.1'	
MAX. NO. STORIES FOR BUILDING	2-1/2	2	2	
MAX. BLDG LOT COVERAGE (% OF LOT AREA)	20%	16.5%	16.5%	
MAX. BLDG FLOOR AREA (% OF LOT AREA)	40%			
MINIMUM FIRST FLOOR ELEVATION	FIRM FFE= 13'	FFE= 7.6'	FFE= 19.4'	

LEGEND

- Existing utility pole
- Existing light pole
- Existing fire hydrant
- Existing water valve
- Existing gas valve
- Existing underground pipe
- Existing edge of pavement
- Existing bituminous concrete lip curb
- Existing well
- Existing catch basin
- Existing drainage manhole
- Existing sanitary manhole
- Existing contour
- Existing spot elevation
- Existing iron pin
- Existing drill hole
- Existing monument

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 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.
2. Type of survey performed: Zoning Location Survey
3. Boundary determination category: Dependent Resurvey
4. Class of accuracy: Horizontal: A-2 Vertical: T-2
5. The intent of this map is to depict the position horizontally and where required vertically, between particular existing or proposed improvements with respect to the applicable municipal or statutory requirements.
6. Map References:
  - a) "Map for James J. Scully, Fairfield, Conn.", Prepared by Andrew S. Pennington, Scale: 1"=50', Dated: April 9, 1937.
  - b) "Map of Fairfield Linn in Fairfield-Conn.", For Robert L. Lowe, 403 Warner Bldg, 83 Fairfield Ave., Bridgeport, CT, Prepared by W.C. Morehouse, Scale: 1"=50', Dated: June 8, 1917.
7. Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.
8. Zone: BD (Beach District, Residential)
9. Total area: 7,814 S.F. / 0.18 Ac.
10. Owner: Gabriel M. & Gad J. Selig
11. Town of Fairfield Assessors Map #264 / Lot #190
12. Filed in Volume 1799, Page 213 of the Town Clerk's office.
13. Contours are established from field topography.
14. Vertical Datum is NAVD 1988 and based on the CGS Mon LX 0935.
15. The subject property is in the Coastal Area Management (CAM) and has Tidal Wetlands within the boundaries as shown.
16. The subject property is situated in Zone "AE" (Elevation 13.0') which is a "Special Flood Hazard Area" subject to inundation by 1% annual-chance flood event determined by FEMA. The 500 Year Flood Event elevation is 16.25'. (See Firm Map 090007 Panel 57 G)
17. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.

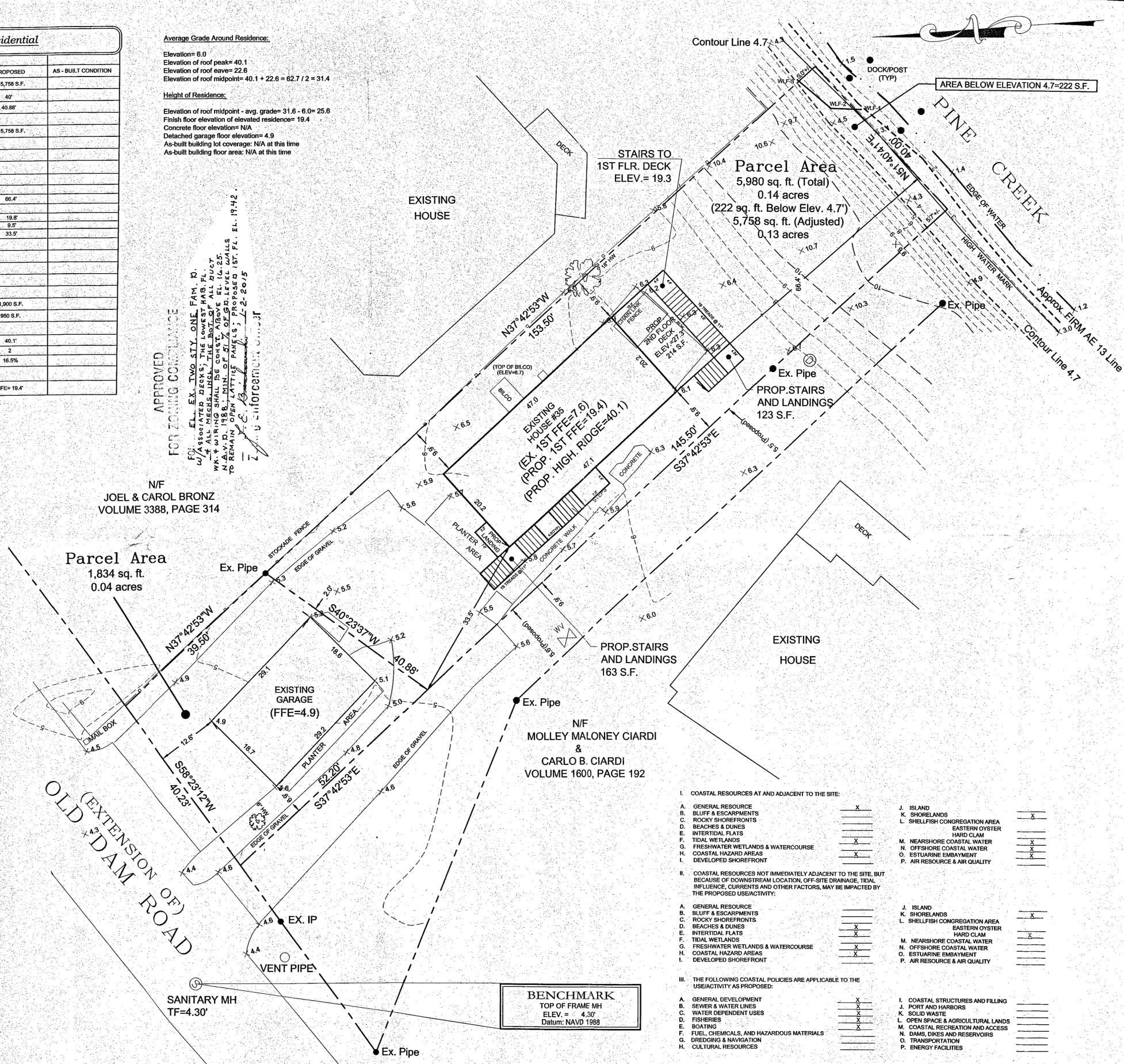
Average Grade Around Residence:

Elevation= 6.0  
 Elevation of roof peak= 40.1  
 Elevation of roof eave= 22.6  
 Elevation of roof midpoint= 40.1 + 22.6 = 62.7 / 2 = 31.4

Height of Residence:

Elevation of roof midpoint - avg. grade= 31.6 - 6.0 = 25.6  
 Finish floor elevation of elevated residence= 19.4  
 Concrete floor elevation= N/A  
 Detached garage floor elevation= 4.9  
 As-built building lot coverage: N/A at this time  
 As-built building floor area: N/A at this time

APPROVED FOR ZONING COMPLIANCE  
 FOR: EL. EX. TWO STY. ONE FAM. R. W/ ASSOCIATED DECKS, THE LOWEST HAB. FL. + ALL MECHS. SHALL BE CONSTRUCTED ABOVE W.A. + WIRING SHALL BE CONSTRUCTED ABOVE N.A.V.D. 1988. MIN. OF ST. V. OF GR. LEVEL SHALL REMAIN OPEN LATTICE PANELS. PROPOSED 1ST. FL. EL. 19.42.  
 J.C. B... Enforcement...



# "STRUCTURAL GENERAL NOTES"

## A. CODES AND STANDARDS:

1. THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATIONS WITHIN, SHALL APPLY TO THE DESIGN, CONSTRUCTION, QUALITY CONTROL AND SAFETY OF ALL WORK PERFORMED ON THE PROJECT. USE THE LATEST EDITIONS UNLESS NOTED OTHERWISE.
  - a. 2005 CONNECTICUT STATE BUILDING CODE
    - (1) "2009 INTERNATIONAL RESIDENTIAL BUILDING CODE"
    - (2) 2009/2011/2013 CONNECTICUT AMENDMENTS
  - b. "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 318", (LATEST EDITION) AMERICAN CONCRETE INSTITUTE.
  - c. HOT WEATHER CONCRETING, ACI 305R AND COLD WEATHER CONCRETING ACI 306R (LATEST EDITION).

## B. DESIGN DATA:

1. GRAVITY - FLOOR LIVE LOADS
  - a. ROOMS 40 PSF
  - b. ATTIC WITHOUT STORAGE 10 PSF
2. GRAVITY - SNOW LOADS
  - a. GROUND SNOW LOAD (Pg) 30 PSF
  - b. SNOW EXPOSURE FACTOR (Ce) 0.9
  - c. THERMAL FACTOR (Ct) 1.0
  - d. SNOW LOAD IMPORTANCE FACTOR (I) 1.0
  - e. FLAT-ROOF SNOW LOAD (Pf) 30 PSF  
(NON-REDUCIBLE ROOF LIVE LOAD)
3. LATERAL LOADS - WIND
  - a. MAIN WIND-FORCE RESISTING SYSTEM:
    - (1) BASIC WIND SPEED, 3 SECOND GUST (V35): 100 MPH EXPOSURE: D
4. LATERAL LOADS - SEISMIC
  - a. SEISMIC DESIGN CATEGORY: B

## C. FOUNDATIONS/GEOTECHNICAL REPORT:

1. FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 06/02/14 GNCB CONSULTING ENGINEERS, P.C. (130 ELM STREET, OLD SAYBROOK, CT) GEOTECHNICAL ENGINEERING REPORT. SEE THAT REPORT FOR ADDITIONAL REQUIREMENTS.

## D. MATERIALS:

1. THE FOLLOWING ASTM STANDARDS AND DESIGN STRESSES SHALL BE USED FOR THE APPROPRIATE MATERIALS USED IN CONSTRUCTION OF THIS PROJECT.
2. CEMENT: ASTM C150; TYPE I OR III
3. AGGREGATES: ASTM C33 (NORMAL WEIGHT)
4. CONCRETE: ALL CONCRETE SUBJECT TO EXPOSURE SHALL BE AIR-ENTRAINED 5% +/- 1-1/2% BY VOLUME. AIR-ENTRAINING ADMIXTURE TO COMPLY WITH ASTM C-260
 

APPLICATION	F'c @ 28 DAYS	WT (PCF)
a. FOOTINGS/PIERS/FOUNDATION WALLS	3000	145
b. CONCRETE SLABS	4000	145
5. REINFORCEMENT:
  - a. DEFORMED REINFORCING BARS ASTM A615, GRADE 60
  - b. WELDED WIRE FABRIC (WWF) ASTM A185

## E. 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. 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 THE CONTRACTOR 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.
  - c. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALLOWABLE CONSTRUCTION LOADS AND TO PROVIDE PROPERLY DESIGNED FORMWORK, STAGINGS, BRACING, SHEETING, SHORING, ETC.
  - d. IMPLEMENTING JOB SAFETY, CONSTRUCTION PROCEDURES AND TEMPORARY SHORING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
  - e. CONTRACTOR SHALL REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATIONS OF OPENINGS, SLEEVES, CONCRETE HOUSEKEEPING PADS, INSERTS, AND DEPRESSIONS.
  - f. HOUSE RAISING CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO BEGINNING WORK. VERIFY EXISTING BEARING WALLS ARE PLATFORM FRAMED, NOT BALLOON FRAMED. CONTRACTOR IS SOLELY RESPONSIBLE TO SHOW ALL SHORING AND BRACING, AS REQUIRED TO STABILIZE THE HOUSE DURING THE LIFTING PROCESS (INCLUDING DURING EXISTING FOUNDATION DEMOLITION AND REMOVAL, AND DURING NEW FOUNDATION SYSTEM INSTALLATION).

- g. DISCONNECT ALL UTILITIES AND WALL SILL ANCHORAGE BEFORE LIFTING HOUSE. WORK. VERIFY EXISTING BEARING WALLS ARE PLATFORM FRAMED, NOT BALLOON FRAMED. CONTRACTOR IS SOLELY RESPONSIBLE TO SHOW ALL SHORING AND BRACING, AS REQUIRED TO STABILIZE THE HOUSE DURING THE LIFTING PROCESS.
- h. EXCAVATE AROUND FOUNDATION AND CUT HOLES IN FOUNDATION AND HOUSE WALLS ARE REQUIRED TO INSTALL LIFTING BEAMS. RAISE HOUSE WITH JACKS.
  - i. CONTRACTOR IS RESPONSIBLE FOR REPAIR ALL WALL AND FLOOR FRAMING AND FINISHES CRACKED OR DAMAGED AS A RESULT OF THE HOUSE LIFTING PROCESS.
  - j. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, DETAILS AND SPECIFICATIONS, THE MOST RIGID REQUIREMENTS SHALL GOVERN.
  - k. CONTRACTOR SHALL FURNISH DIMENSIONED SHOP DRAWINGS AT ALL LEVELS LOCATING FLOOR AND ROOF EDGES FOR REVIEW BY THE ARCHITECT AND STRUCTURAL ENGINEER.
  - l. ONCE THE EXISTING SUPERSTRUCTURE IS DISENGAGED FROM THE FOUNDATION AND PROPERLY LIFTED AND BRACED, REMOVE EXISTING FOUNDATION.
  - m. THE EXISTING SUPERSTRUCTURE HAS NOT BEEN RETROFITTED TO MEET CURRENT CODE REQUIREMENTS.

## F. FOUNDATIONS + STRUCTURAL EARTHWORK:

1. GENERAL:
  - a. SEE THE 06/02/14 GEOTECHNICAL REPORT BY GNCB CONSULTING ENGINEERS, P.C. FOR FOUNDATION SYSTEM REQUIREMENTS. 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 FOUNDATION FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL, CRUSHED STONE OR COMPACTED STRUCTURAL FILL. VERIFICATION OF BEARING CONDITIONS SHALL BE MADE BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT.
  - e. CONCRETE FOR FOUNDATIONS SHALL BE PLACED ON THE SAME DAY SUBGRADE APPROVAL IS GIVEN BY THE GEOTECHNICAL ENGINEER.
  - f. EXCAVATIONS SHALL BE DEWATERED TO ALLOW INSTALLATION OF FOOTINGS IN DRY ATMOSPHERE.
  - g. 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.
  - h. NOTIFY GEOTECHNICAL ENGINEER OF UNEXPECTED SUBSURFACE CONDITIONS AND DISCONTINUE AFFECTED WORK IN AREA UNTIL NOTIFIED TO RESUME WORK.
2. BACKFILL
  - a. ALL BACKFILL SHALL BE PER THE 06/02/14 GNCB CONSULTING ENGINEERS, P.C. GEOTECHNICAL REPORT, WITH OPTIMUM MOISTURE CONTENT FOR COMPACTING.
  - b. NO BACKFILL MATERIAL SHALL BE PLACED AGAINST FOUNDATION WALLS UNTIL THE CONCRETE/GROUTED MASONRY WALLS HAVE REACHED DESIGN STRENGTH.
  - c. 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 06/02/14 GNCB CONSULTING ENGINEERS, P.C. 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 AN EXPERIENCED, QUALIFIED GEOTECHNICAL ENGINEER.

## G. CONCRETE:

1. CAST-IN-PLACE
  - a. REINFORCING STEEL CLEAR COVER SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:
 

NON-POST-TENSIONED CONCRETE:	
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3'
CONCRETE EXPOSED TO EARTH OR WEATHER	2'
#6 BARS AND LARGER	1-1/2'
#5 AND SMALLER	
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	
SLABS, WALL, JOISTS:	3/4"
#11 BARS OR SMALLER	
  - b. ALL FORMWORK, SHORING AND RESHORING SHALL BE DESIGNED BY THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION. ALL SUBMISSIONS SHALL BEAR THE ENGINEER'S SEAL AND SIGNATURE.
  - c. NO SLEEVE SHALL BE PLACED THROUGH ANY CONCRETE ELEMENT UNLESS SHOWN ON THE STRUCTURAL DRAWINGS, APPROVED SLEEVING SHOP DRAWINGS OR SPECIFICALLY AUTHORIZED IN WRITING BY THE STRUCTURAL ENGINEER.
  - d. CORE DRILLING OF FOUNDATIONS AND SLABS SHALL NOT BE PERMITTED, UNLESS AUTHORIZED IN WRITING BY THE STRUCTURAL ENGINEER.

- e. NO SPLICES OF REINFORCEMENT SHALL BE PERMITTED EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. MAKE BARS CONTINUOUS AROUND CORNERS.
- f. 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.
- g. ANY STOP IN CONCRETE MUST BE MADE WITH VERTICAL BULKHEADS AND HORIZONTAL KEYS, UNLESS OTHERWISE SHOWN. ALL REINFORCING IS TO BE CONTINUOUS THROUGH JOINTS.
- h. THE CONCRETE SLABS SHALL BE FINISHED FLAT AND LEVEL WITHIN TOLERANCE, TO THE ELEVATION INDICATED ON THE DRAWINGS.
- i. WELDED WIRE FABRIC REINFORCEMENT SHALL BE SUPPLIED IN SHEETS. LAP TWO FULL MESH LENGTHS AT SPLICES AND WIRE TOGETHER.
- j. ALL CONTINUOUS REINFORCING BARS SHALL BE LAPPED 48 BAR DIAMETERS, UNLESS NOTED OTHERWISE.
- k. WELDED WIRE FABRIC SHALL BE PLACED IN THE UPPER 1/3 OF THE SLAB ON GRADE AND SHALL CONFORM TO SECTION "MATERIALS" ITEM #5 ON THIS DRAWING.
- l. PRODUCTS: 1.) WATER SHALL BE FRESH, DRINKABLE 2.) AIR-ENTRAINING AGENT: CONFORMING TO ASTM C260 3.) WATER-REDUCING, SET-CONTROLLING ADMIXTURE CONFORMING TO ASTM C494 MANUFACTURED BY MASTER BUILDERS, SONNEBORN, EUCLID, OR W.R. GRACE COMPANIES.
- m. VAPOR RETARDER: SHALL BE INSTALLED UNDER CONCRETE SLABS ON GRADE WHERE INDICATED AND SHALL BE 10 MIL POLYETHYLENE. IT SHALL BE INSTALLED IN WIDEST PRACTICAL WIDTH. ALL JOINTS SHALL BE LAPPED A MINIMUM OF SIX (6) INCHES, AND ALL BREAKS OR HOLES SHALL BE PATCHED PRIOR TO POURING THE CONCRETE. WATER VAPOR RETARDER: ASTM E-1745 THAT MEETS OR EXCEEDS CLASS C.
- n. IMMEDIATELY FOLLOWING PLACEMENT, CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING, HOT AND COLD TEMPERATURES, RAIN, FLOWING WATER AND MECHANICAL INJURY.
- o. FORMS FOR WALLS SHALL BE LEFT IN PLACE FOR A MINIMUM OF 3 DAYS. FINAL CURING SHALL CONTINUE FOR NOT LESS THAN 7 DAYS.
- p. ALL CONCRETE FLOOR SLABS SHALL BE STEEL TROWELED TO A SMOOTH UNIFORM FINISH, FREE FROM DEFECTS AND BLEMISHES. NOTHING TO BE ADDED TO EITHER WET OR DRY FINISH. STEEL TROWELING SHALL NOT BE DONE UNTIL CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT FINE MATERIAL FROM WORKING TO THE SURFACE. ALL EXTERIOR CONCRETE FLOOR SLABS SHALL HAVE A BROOM FINISH.



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REHABILITATION/RECONSTRUCTION WORK FOR:

**GABRIEL SELIG**

APPLICANT #1011

FAIRFIELD, CT

35 OLD DAM ROAD

Sheet Description:

**STRUCTURAL GENERAL NOTES**

Issue Dates:

**FEBRUARY 6, 2015**

Project #: QA1346/06

Drawn By: S.A.L.

Sheet #:

S-01



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# "STRUCTURAL GENERAL NOTES"

## H. CONCRETE MASONRY:

- 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 FOR THE DESIGN AND CONSTRUCTION OF LOAD BEARING MASONRY.
- ALL MASONRY WALLS ARE TO BE CONSTRUCTED OF CONCRETE MASONRY WITH COMPRESSIVE STRENGTH  $f'_m = 1900$  PSI. THE GENERAL CONTRACTOR IS RESPONSIBLE TO ASSURE MASONRY STRENGTH AS SPECIFIED.
- TYPE "S" MORTAR SHALL BE USED IN ALL CMU MASONRY.
- DUR-O-WALL TYPE JOINT REINFORCING SHALL BE INSTALLED IN ALTERNATE COURSES OF MASONRY.
- PROVIDE REINFORCED BOND BEAMS AND VERTICAL REINFORCING AS CALLED FOR ON THE DRAWINGS.
- GROUT FOR BOND BEAMS AND CORE FILL AT VERTICAL REINFORCING BARS SHALL DEVELOP A MIN. COMPRESSIVE STRENGTH OF 3000 psi AT 28 DAYS.
- ALL REINFORCING BARS USED IN MASONRY SHALL BE GRADE 60 CONFORMING TO ASTM A-615. ALL LAP SPLICES SHALL BE A MIN. 48 BAR DIAMETERS. LOW LIFT GROUT CONSTRUCTION (5'-0" MAX. HEIGHT PER LIFT).
- MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1) ASCE 6-95" PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THE CONTRACT DRAWINGS.
- ALL REINFORCEMENT SHALL BE CONTINUOUS UNLESS OTHERWISE NOTED. PROVIDE LONGEST PRACTICAL LENGTHS TO MINIMIZE SPLICES.
- ALL BLOCK CORES CONTAINING REINFORCEMENT SHALL BE GROUTED SOLID. ALL REINFORCEMENT, INCLUDING DOWELS SHALL BE ACCURATELY PLACED, SUPPORTED AND TIED. PLACE VERTICAL REINFORCEMENT IN MIDDLE OF CORES AND OFFSET TO CLEAR STRUCTURAL STEEL WHERE REQUIRED. MASONRY INSERTS, INSULATION INSERTS, IF USED, SHALL BE REMOVED FROM MASONRY CORES WHERE VERTICAL REINFORCING OCCURS.
- PROVIDE VERTICAL CONTROL JOINTS AT THE LESSER OF 25 FT. O/C OR 1.5 TIMES HEIGHT (LOCATE VERTICAL JOINT AT JAMB OF AN OPENING WHEN POSSIBLE). HORIZONTAL REINFORCING SHALL BE DISCONTINUOUS ACROSS JOINTS AT ALTERNATE REINFORCING COURSES. (HORIZONTAL JOINT REINFORCING SHALL BE CONTINUOUS ACROSS JOINTS AT 32" O/C VERTICAL)
- WHERE VERTICAL REINFORCING IS TO PASS THROUGH MASONRY BOND BEAMS, PROVIDE MASONRY UNITS PREFABRICATED WITH SLOTTED BOTTOM SHELLS OR PRE-DRILL BOTTOM SHELL AS REQUIRED.
- STEEL LADDER-TYPE REINFORCEMENT FOR USE IN HORIZONTAL BED JOINTS OF ALL WALL UNITS SHALL BE PREFABRICATED FROM COLD DRAWN STEEL WIRE CONFORMING TO ASTM SPECIFICATION A-82 AND SHALL CONSIST OF TWO 3/16" DIAMETER DEFORMED LONGITUDINAL SIDE RODS WELDED AT 16" INTERVALS TO A CONTINUOUS DIAGONAL CROSS ROD FORMING A TRUSS DESIGN.
- OUT TO OUT SPACING OF SIDE RODS SHALL BE APPROXIMATELY 2" LESS THAN THE NOMINAL THICKNESS OF THE WALL OR WYTHE.
- CROSS RODS SHALL NOT BE LESS THAN No. 9 GAUGE.
- PREFABRICATED OR JOB FABRICATED CORNER AND TEE SECTIONS SHALL BE USED TO FORM CONTINUOUS REINFORCEMENT AROUND CORNERS.
- HORIZONTAL LADDER-TYPE WALL REINFORCEMENT SHALL BE USED IN BED JOINTS 16" O/C VERT. IN ALL MASONRY WALLS STARTING AT FIRST BASE COURSE AND IN THE FIRST AND SECOND BED JOINTS ABOVE LINTELS AND BELOW SILLS IN WALL OPENINGS EXTENDING 2 FEET BEYOND JAMBS.
- PROVIDE GALVANIZED WIRE POSITIONERS SPACED AT NOT MORE THAN 10 FEET. LOCATE THE FIRST POSITIONER WITHIN 40 INCHES OF THE TOP OF THE FOUNDATION.
- GENERAL CONTRACTOR SHALL COORDINATE THE LOCATIONS OF VERTICAL REINFORCING FROM FOUNDATION, WITH VERTICAL REINFORCING OF MASONRY WALL.

## I. STRUCTURAL WOOD NOTES:

- ALL VISUALLY GRADED STRUCTURAL LUMBER AND WOOD CONSTRUCTION SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS SUPPLEMENT "DESIGN VALUES FOR WOOD CONSTRUCTION".
- PLYWOOD SHALL BE APA RATED SHEATHING WITH A MINIMUM THICKNESS OF 3/4" T&G FOR FLOORS, 15/32" FOR WALLS AND 19/32" FOR ROOF SHEATHING.
- ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- PLYWOOD SHEATHING SHALL BE INSTALLED WITH ITS FACE GRAIN PERPENDICULAR TO THE SUPPORTING MEMBERS AND WITH A MINIMUM TWO SPAN CONDITION.
- UNLESS OTHERWISE NOTED ON THE DRAWINGS ALL STRUCTURAL NAILING SHALL CONFORM TO APPENDIX C OF THE CBCB.
- PROVIDE A MINIMUM OF TWO STUDS AT ALL BEAMS AND HEADERS, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

### WOOD FRAMING

- STRUCTURAL LUMBER INCLUDES: ROOF JOISTS, BUILT-UP HEADERS BEAMS, SISTERED JOISTS, STUD WALLS, TIES, AND BLOCKING. USE NEW LUMBER CONFORMING TO NOMINAL SIZES INDICATED.
- ALL LUMBER SUPPORT FRAMING SHALL BE DOUGLAS FIR #2 OR BETTER, AND HAVE THE FOLLOWING MINIMUM STRENGTH PROPERTIES:  

MODULUS OF ELASTICITY	E = 1,600,000 PSI
BENDING STRESS	F <sub>b</sub> = 875 PSI
COMPRESSION PERPENDICULAR TO GRAIN	F <sub>c⊥</sub> = 625 PSI
COMPRESSION PARALLEL TO GRAIN	F <sub>c∥</sub> = 1,300 PSI
HORIZONTAL SHEAR	F <sub>v</sub> = 95 PSI
TENSION PARALLEL TO GRAIN	F <sub>t</sub> = 575 PSI
- PANEL SPACING 1/16" AT ENDS- 1/8" AT EDGES U.O.N., STAGGER JOINTS.
- STRUCTURAL PLYWOOD SHALL CONFORM TO REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION (APA) EXPOSURE. USE NEW LUMBER CONFORMING TO NOMINAL SIZES INDICATED.

### MICROLLAM (LVL)

- MICROLLAM LAMINATED VENEER LUMBER (LVL) SHALL BE FABRICATED OF EASTERN SPECIES (ES) OR WESTERN SPECIES (WS). THE FINISH PRODUCT SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:  

SHEAR MODULUS OF ELASTICITY	G = 118,750 PSI
MODULUS OF ELASTICITY	E = 2,000,000 PSI
FLEXURAL STRESS	F <sub>b</sub> = 2,600 PSI
TENSION STRESS	F <sub>t</sub> = 1,555 PSI
COMPRESSION PERPENDICULAR TO GRAIN PARALLEL TO GLUE LINE	F <sub>c⊥</sub> = 750 PSI
COMPRESSION PARALLEL TO GRAIN	F <sub>c∥</sub> = 2510 PSI
HORIZONTAL SHEAR PERPENDICULAR TO GLUE LINE	F <sub>v</sub> = 285 PSI

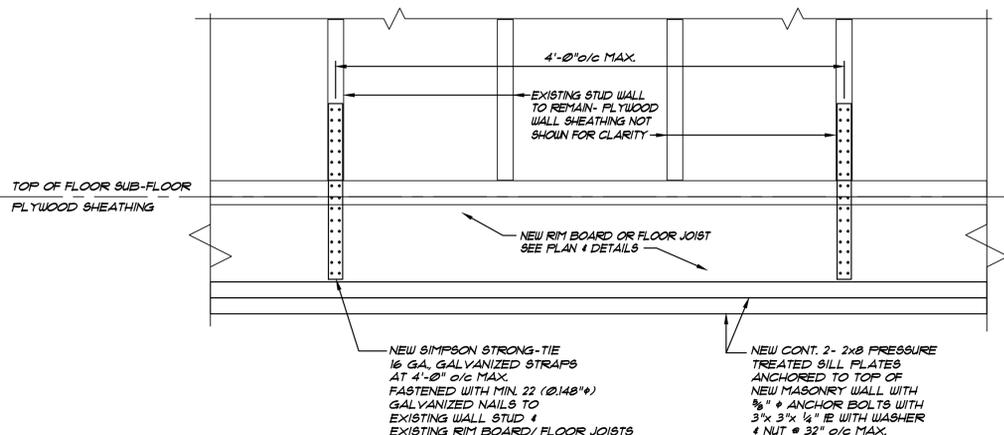
### PARALLAM (PSL)

- PARALLAM PARALLEL STRAND LUMBER (PSL) SHALL BE FABRICATED OF EASTERN SPECIES (ES) OR WESTERN SPECIES (WS). THE FINISH PRODUCT SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:  

SHEAR MODULUS OF ELASTICITY	G = 125,000 PSI
MODULUS OF ELASTICITY	E = 2,000,000 PSI
FLEXURAL STRESS	F <sub>b</sub> = 2,900 PSI
TENSION STRESS	F <sub>t</sub> = 2,025 PSI
COMPRESSION PERPENDICULAR TO GRAIN PARALLEL TO GLUE LINE	F <sub>c⊥</sub> = 750 p.s.i.
COMPRESSION PARALLEL TO GRAIN	F <sub>c∥</sub> = 2900 p.s.i.
Horizontal shear perpendicular to glue line	F <sub>v</sub> = 290 p.s.i.
- PARALLAM MANUFACTURER SHALL PROVIDE ALL METAL HANGERS FOR PARALLAM BEAMS & COLUMNS AS REQUIRED.

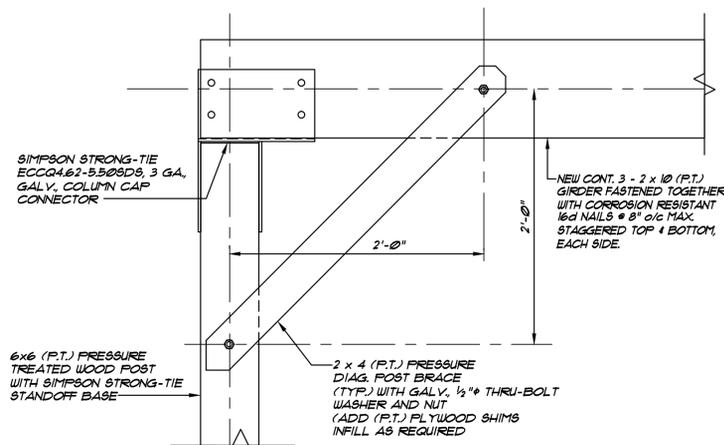
### J. DIMENSIONS:

- THE CONTRACTOR SHALL COORDINATE THE DIMENSIONS AND LOCATIONS OF THE ROOF, FLOOR & WALL OPENINGS SO THE FRAMING PROPERLY FITS THE REQUIREMENTS OF ALL TRADES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS AND CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO ANY FABRICATION AND INSTALLATION OF ANY NEW MATERIALS. IF ANY DISCREPANCIES ARE FOUND BETWEEN ACTUAL CONDITIONS AND THESE DRAWINGS NOTIFY ARCHITECT AND/OR ENGINEER FOR FURTHER INSTRUCTIONS.



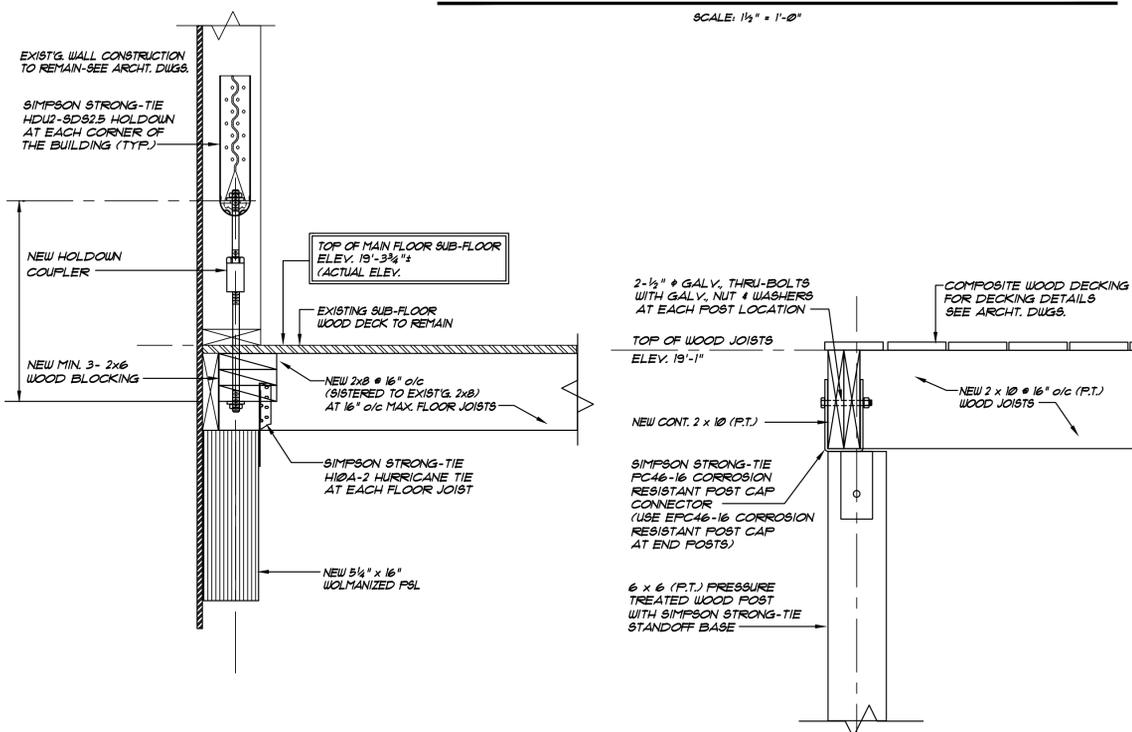
**TYPICAL ANCHORAGE DETAIL OF EXISTING STUD WALL TO EXISTING RIM BOARD/FLOOR JOIST**

SCALE: NONE



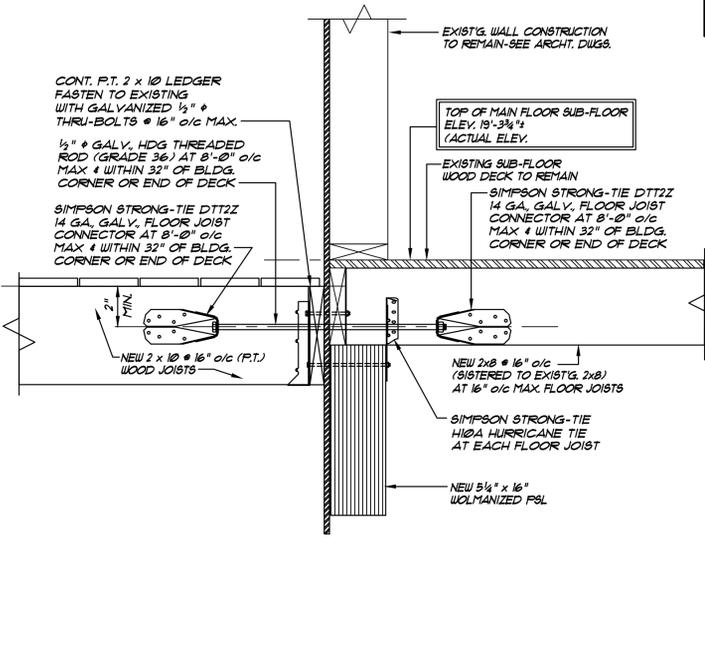
**TYPICAL DIAGONAL POST BRACE DETAIL @ NEW WOOD DECK & STAIR LANDINGS**

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



**TYPICAL DETAIL AT NEW SIMPSON STRONG-TIE HOLD-DOWN LOCATION**

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



**TYPICAL CONNECTION ASSEMBLY DETAIL @ NEW WOOD DECK & CONTINUOUS LEDGER**

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



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REHABILITATION/RECONSTRUCTION WORK FOR:

**GABRIEL SELIG**

APPLICANT #1011

FAIRFIELD, CT

35 OLD DAM ROAD

Sheet Description:

**STRUCTURAL GENERAL NOTES**

Issue Dates:

FEBRUARY 6, 2015

Project #:  
QA1346/06

Drawn By:  
S.A.L.

Sheet #:

**S-02**



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REHABILITATION/RECONSTRUCTION WORK FOR:

**GABRIEL SELIG**

APPLICANT #1011

35 OLD DAM ROAD FAIRFIELD, CT

Sheet Description:

**MAIN FLOOR FRAMING PLAN**

Issue Dates:

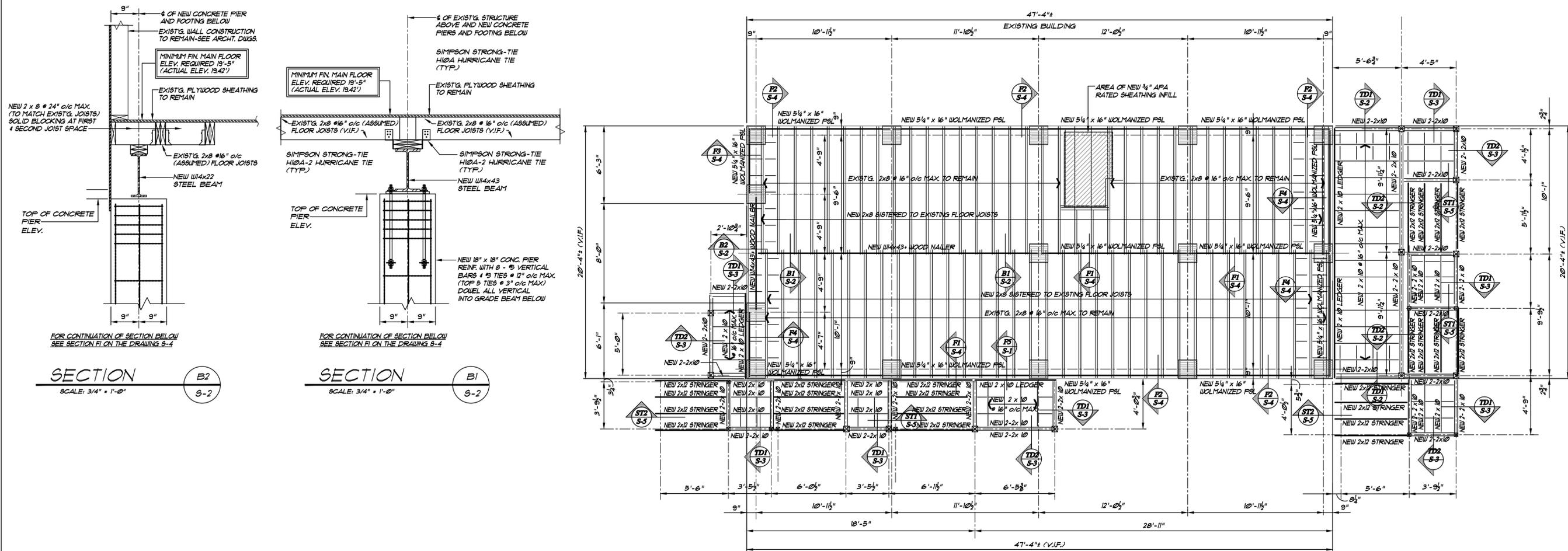
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QA1346/06

Drawn By:  
S.A.L.

Sheet #:

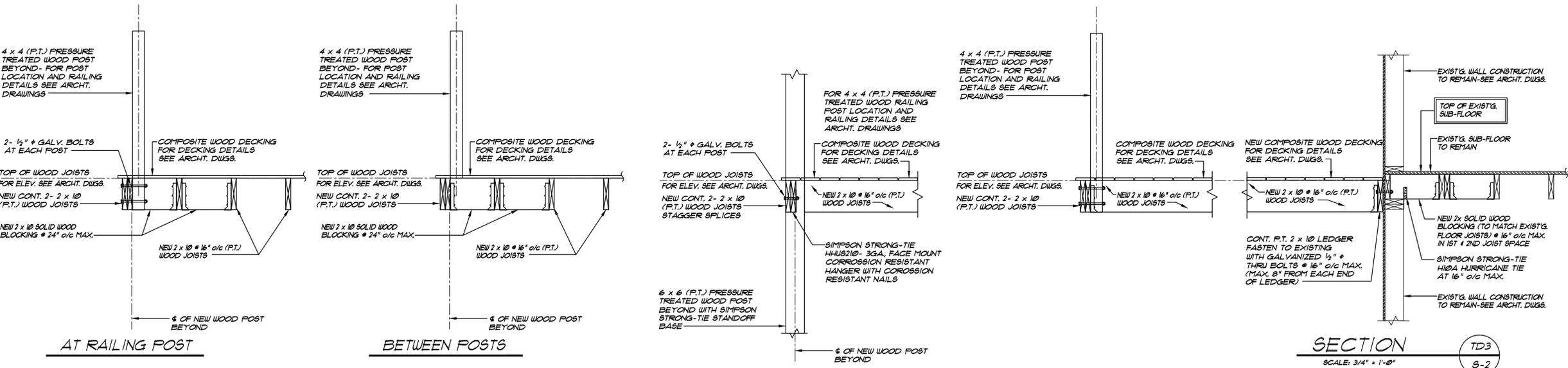
**S-2**



**MAIN FLOOR FRAMING PLAN**

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

- NOTES:
1. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO STARTING FABRICATION AND INSTALLATION OF ANY NEW MATERIALS. NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES FOR POSSIBLE FURTHER INSTRUCTIONS AS MAY BE REQUIRED.
  2. VERIFY EXACT LOCATION OF EXISTING BEARING WALL ABOVE. LOCATE NEW 4" x 14" x 16" LVL'S DIRECTLY BELOW EXISTING BEARING WALL ABOVE. BOLT ALL NEW MULTIPLE LVL'S WITH 1/2" x GALVANIZED THRU-BOLTS AT 12" o/c MAX TOP & BOTTOM STAGGERED.
  3. FASTEN TOGETHER ALL MULTIPLE FLOOR JOISTS WITH
  4. ALL NEW DECK FRAMING SHALL BE PRESSURE TREATED (P.T.)



**SECTION**

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

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REHABILITATION/RECONSTRUCTION WORK FOR:

**GABRIEL SELIG**

APPLICANT #1011

35 OLD DAM ROAD FAIRFIELD, CT

Sheet Description:

**SECOND FLOOR FRAMING PLAN**

Issue Dates:

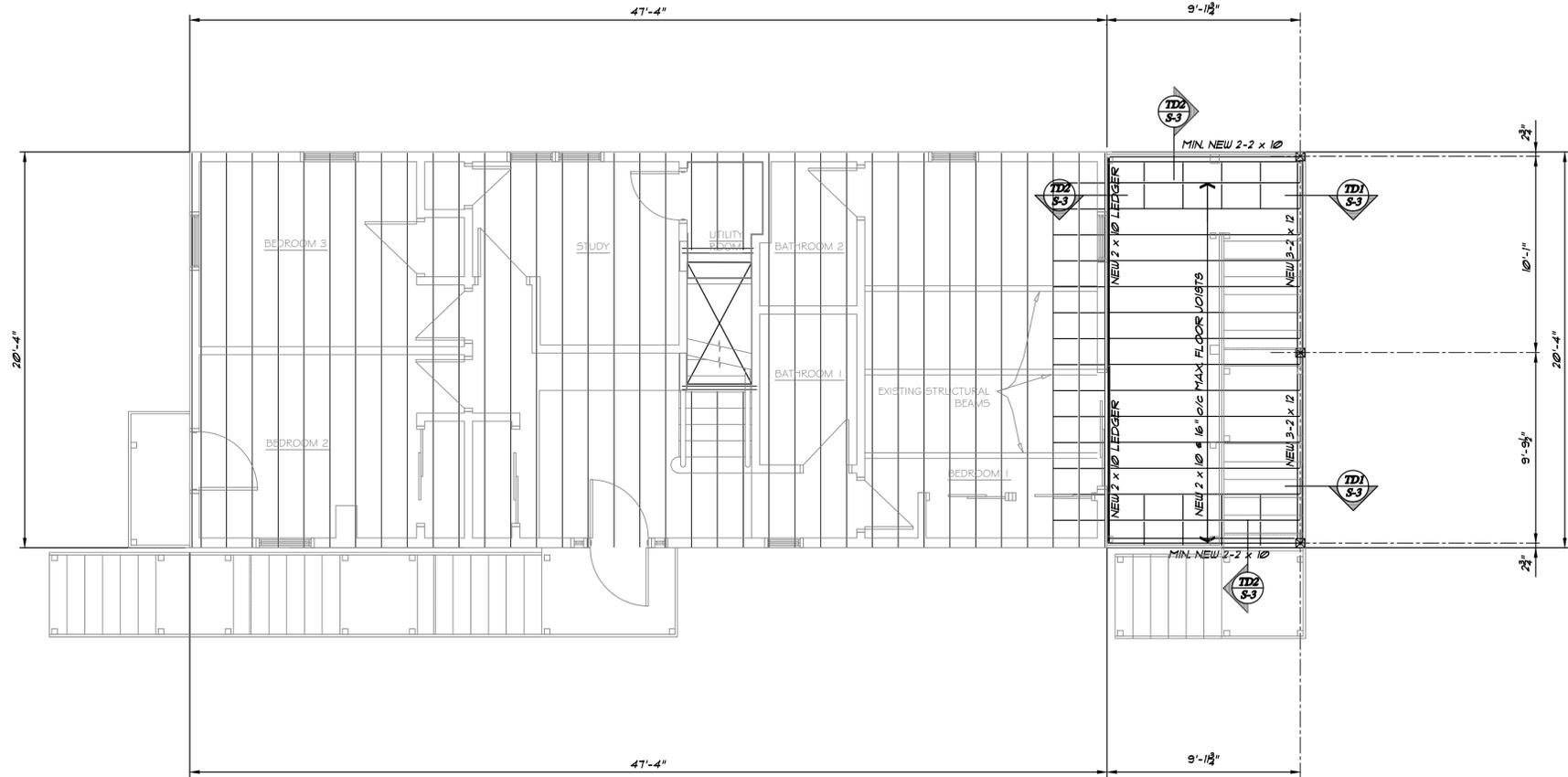
FEBRUARY 6, 2015

Project #:  
QA1346/06

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S.A.L.

Sheet #:

**S-3**

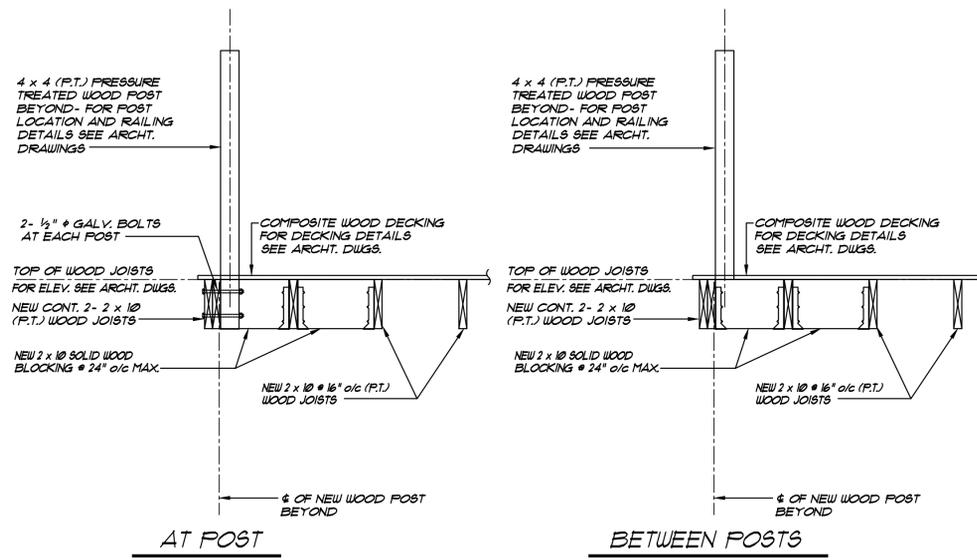


**SECOND FLOOR FRAMING PLAN**

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

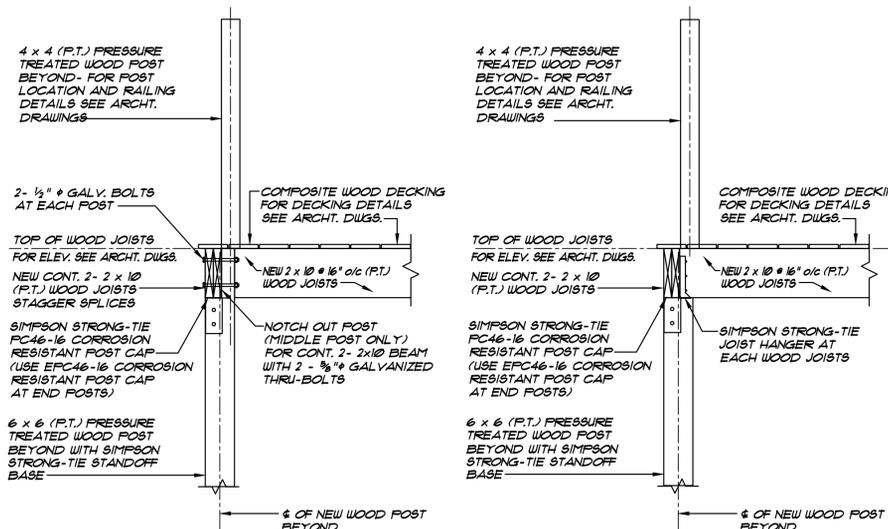
**NOTES:**

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2. ALL NEW DECK FRAMING SHALL BE PRESSURE TREATED (P.T.)
3. FASTEN TOGETHER ALL MULTIPLE FLOOR JOISTS WITH



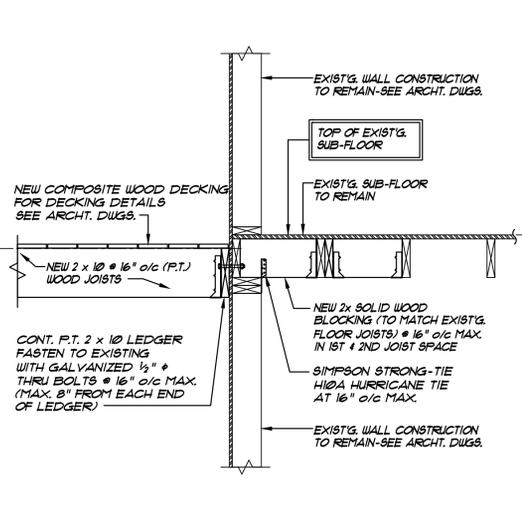
**SECTION**  
SCALE: 3/4" = 1'-0"

TD1  
S-3



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

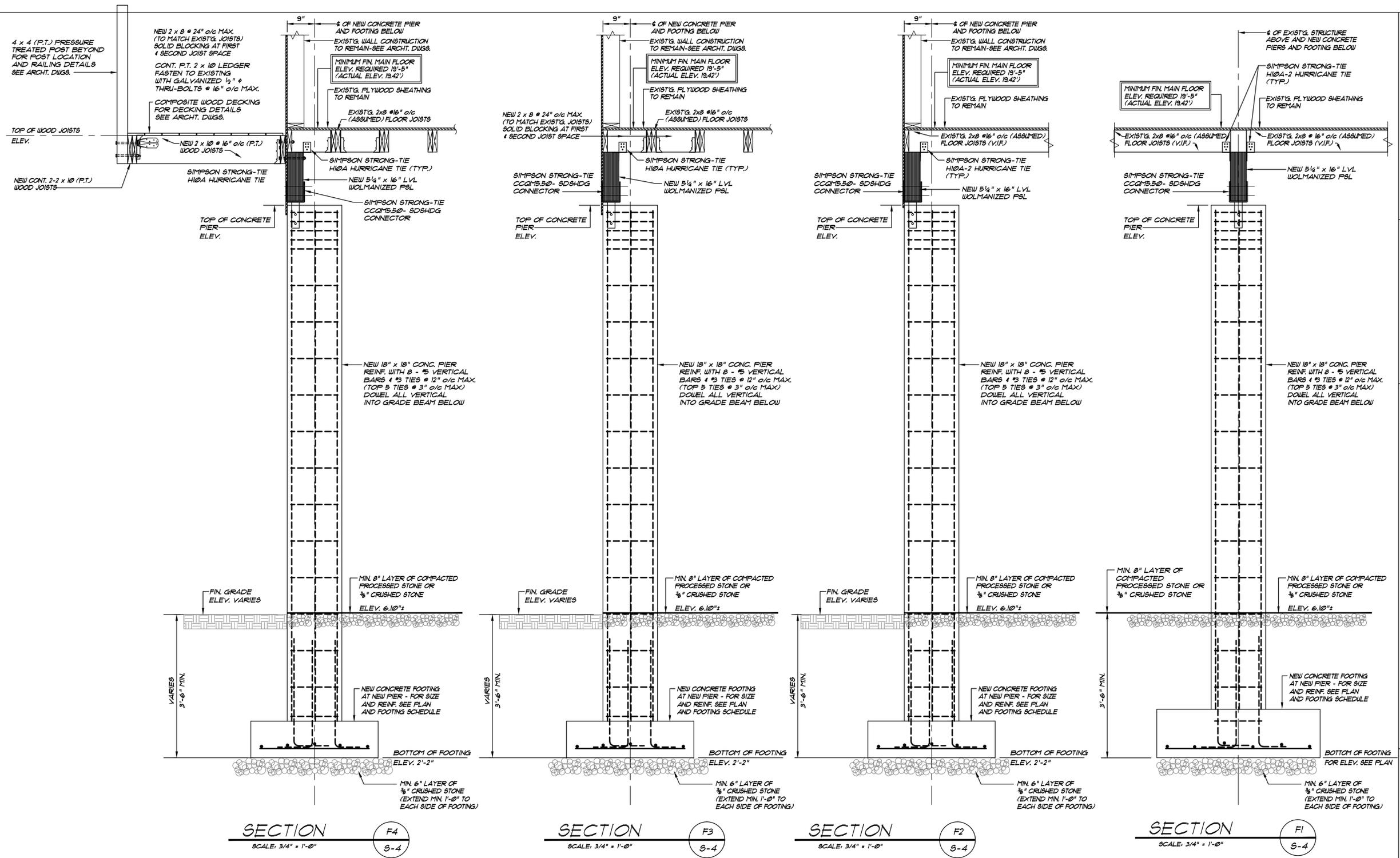
TD2  
S-3



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

TD3  
S-3

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REHABILITATION/RECONSTRUCTION WORK FOR:

**GABRIEL SELIG**

APPLICANT #1011

35 OLD DAM ROAD FAIRFIELD, CT

Sheet Description:

**STRUCTURAL DETAILS**

Issue Dates:  
**FEBRUARY 6, 2015**

Project #: **QA1346/06** Drawn By: **S.A.L.**

Sheet #:

**S-4**

**P&Z**  
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APPLICANT #1011

FAIRFIELD, CT

35 OLD DAM ROAD

Sheet Description:

**STRUCTURAL  
DETAILS**

Issue Dates:

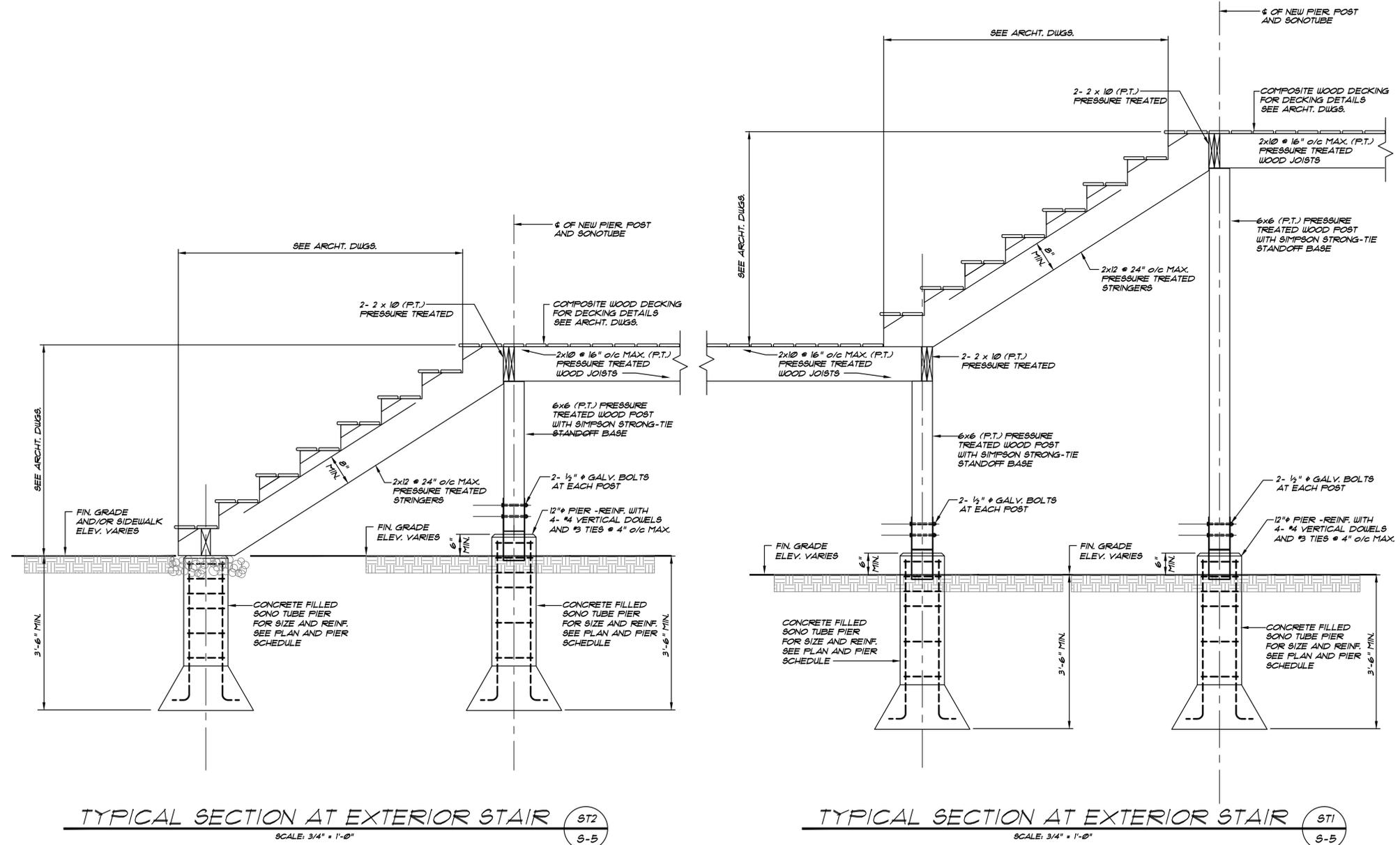
FEBRUARY 6, 2015

Project #:  
QA1346/06

Drawn By:  
S.A.L.

Sheet #:

**S-5**



**PLAN NOTES**

EXISTING HOUSE STRUCTURE IS TO BE RAISED. DEMO AND MAKE PREPARATIONS AS REQUIRED TO SUPPORT THE RAISING, EQUIPMENTS, SUPPORTS AND SHORING PILES. G.C. TO COORDINATE WITH ARCHITECT, ENGINEER AND RAISING CONTRACTOR IN THE FIELD PRIOR TO START OF WORK.

PRIOR TO RAISING OF THE HOUSE THE G.C. HAVE THE HOUSE EXTERMINATED OF ALL TERMITES.

**DEMO PLAN KEY**

DASHED LINES INDICATE EXISTING ITEMS TO BE REMOVED, SEE NOTED BELOW FOR MORE INFO

- 1 REMOVE EXISTING EXTERIOR WOOD DECK ASSEMBLY. REMOVAL TO INCLUDE BUT NOT LIMITED TO ALL DECK BOARDS AND STRUCTURAL FRAMING, FOOTINGS, SUPPORT POSTS AND RAILINGS. ALL EXISTING CONDITIONS, CONSTRUCTION, DIMENSIONS, AND EXTENTS ARE TO BE VERIFIED IN THE FIELD, BY THE CONTRACTOR.
- 2 REMOVE EXISTING STORM DOOR ASSEMBLY IN ITS ENTIRELY.
- 3 REMOVE EXISTING ENTRY DOOR ASSEMBLY INCLUDING TRIM, EXTENSION JAMBS, AND RETURNS TO EXISTING ROUGH OPENING. SEE DOOR ELEVATION & DETAILS. REFER TO ADD ALTERNATE #1
- 4 REMOVE EXISTING WINDOW ASSEMBLY, INCLUDING TRIM, EXTENSION JAMBS, AND RETURNS TO EXISTING ROUGH OPENING. SEE WINDOW ELEVATION & DETAILS
- 5 REMOVE EXISTING SLIDING DOOR ASSEMBLY. INCLUDING TRIM, EXTENSION JAMBS, AND RETURNS TO EXISTING ROUGH OPENING. SEE DOOR ELEVATION & DETAILS
- 6 REMOVE EXISTING PATIO DOOR ASSEMBLY INCLUDING TRIM, EXTENSION JAMBS, AND RETURNS TO EXISTING ROUGH OPENING. SEE DOOR ELEVATION & DETAILS. EXISTING STORM DOOR ASSEMBLY TO BE REMOVED AND REINSTALLED. REPLACE ANY DAMAGED WEATHER STRIPPING, SUPPORT BRACKETS AND SCREWS.
- 7 REMOVE EXISTING CONCRETE STOOP AND STAIR ASSEMBLY. INFILL HOLE WITH NEW COMPACTED STRUCTURAL FILL. GRADE TO MATCH EXISTING ADJACENT AREAS
- 8 REFER TO MEP DRAWINGS FOR ADDITIONAL DEMOLITIONS NOTES.
- 9 REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL DEMOLITIONS NOTES.
- 10 ADD ALTERNATE #2 REMOVE EXISTING WINDOW ASSEMBLY, REMOVE EXISTING DRYWALL RETURNS AS REQUIRED TO INSTALL NEW INTERIOR WINDOW TRIM PACKAGE, SEE WINDOW ELEVATION & DETAILS FOR ADD ALTERNATE WINDOWS.



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REHABILITATION/RECONSTRUCTION WORK FOR:

**GABRIEL SELIG**

APPLICANT #1011

FAIRFIELD, CT

35 OLD DAM ROAD

Sheet Description:

**CRAWL SPACE DEMOLITION PLAN**

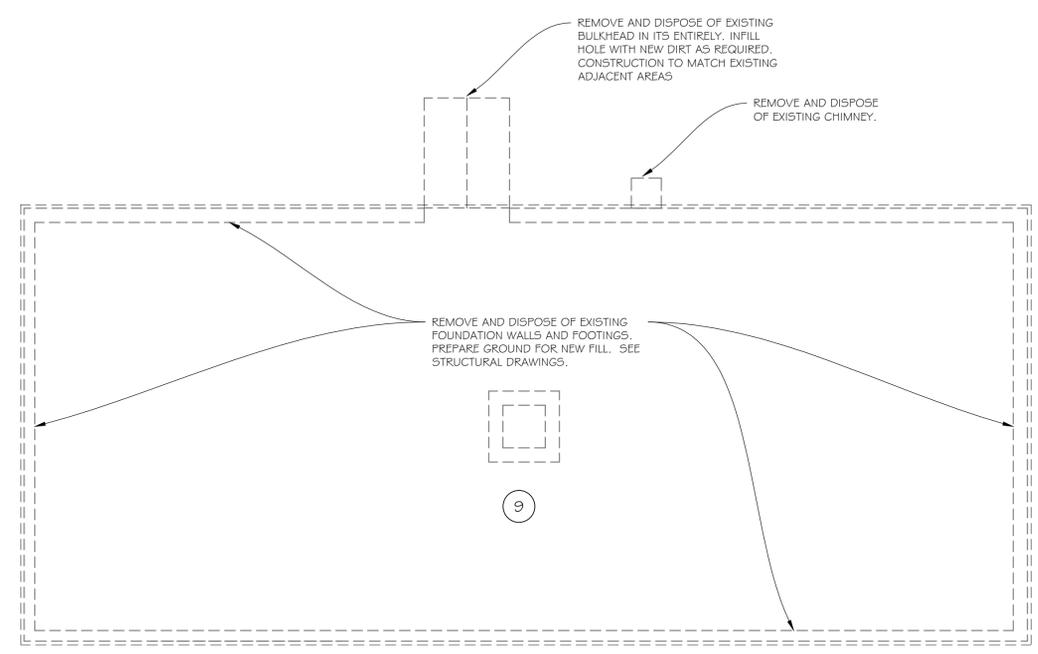
Issue Dates:  
FEBRUARY 6, 2015

1/4" = 1'-0"

Project #: QA 1346-03      Drawn By: MPM

Sheet #:

**D1.0**



**CRAWL SPACE DEMOLITION PLAN**

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

1



**PLAN NOTES**

EXISTING HOUSE STRUCTURE IS TO BE RAISED. DEMO AND MAKE PREPARATIONS AS REQUIRED TO SUPPORT THE RAISING, EQUIPMENTS, SUPPORTS AND SHORING PILES. G.C. TO COORDINATE WITH ARCHITECT, ENGINEER AND RAISING CONTRACTOR IN THE FIELD PRIOR TO START OF WORK.

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- 2 REMOVE EXISTING STORM DOOR ASSEMBLY IN ITS ENTIRETY.
- 3 REMOVE EXISTING ENTRY DOOR ASSEMBLY INCLUDING TRIM, EXTENSION JAMBS, AND RETURNS TO EXISTING ROUGH OPENING. SEE DOOR ELEVATION # DETAILS. REFER TO ADD ALTERNATE #1
- 4 REMOVE EXISTING WINDOW ASSEMBLY, INCLUDING TRIM, EXTENSION JAMBS, AND RETURNS TO EXISTING ROUGH OPENING. SEE WINDOW ELEVATION # DETAILS
- 5 REMOVE EXISTING SLIDING DOOR ASSEMBLY. INCLUDING TRIM, EXTENSION JAMBS, AND RETURNS TO EXISTING ROUGH OPENING. SEE DOOR ELEVATION # DETAILS
- 6 REMOVE EXISTING PATIO DOOR ASSEMBLY INCLUDING TRIM, EXTENSION JAMBS, AND RETURNS TO EXISTING ROUGH OPENING. SEE DOOR ELEVATION # DETAILS. EXISTING STORM DOOR ASSEMBLY TO BE REMOVED AND REINSTALLED. REPLACE ANY DAMAGED WEATHER STRIPPING, SUPPORT BRACKETS AND SCREWS.
- 7 REMOVE EXISTING CONCRETE STOOP AND STAIR ASSEMBLY. INFILL HOLE WITH NEW COMPACTED STRUCTURAL FILL. GRADE TO MATCH EXISTING ADJACENT AREAS
- 8 REFER TO MEP DRAWINGS FOR ADDITIONAL DEMOLITIONS NOTES.
- 9 REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL DEMOLITIONS NOTES.
- 10 ADD ALTERNATE #2 REMOVE EXISTING WINDOW ASSEMBLY, REMOVE EXISTING DRYWALL RETURNS AS REQUIRED TO INSTALL NEW INTERIOR WINDOW TRIM PACKAGE, SEE WINDOW ELEVATION # DETAILS FOR ADD ALTERNATE WINDOWS.



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 Farmington, CT 06032

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REHABILITATION/RECONSTRUCTION WORK FOR:

**GABRIEL SELIG**

APPLICANT #1011

FAIRFIELD, CT

35 OLD DAM ROAD

Sheet Description:

**MAIN FLOOR DEMOLITION PLAN**

Issue Dates:

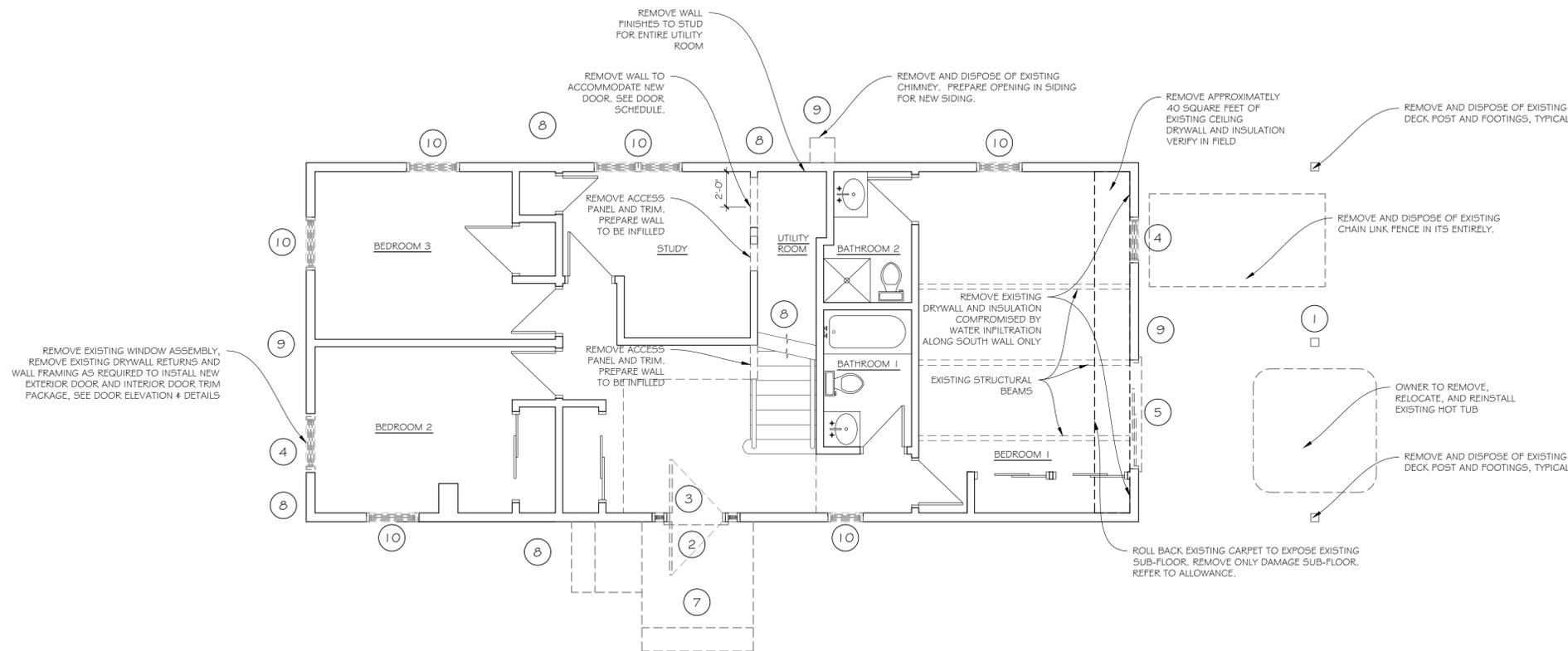
FEBRUARY 6, 2015

1/4" = 1'-0"

Project #: QA 1346-03      Drawn By: MPM

Sheet #:

**D1.1**



**MAIN FLOOR DEMOLITION FLOOR PLAN**

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



**PLAN NOTES**

EXISTING HOUSE STRUCTURE IS TO BE RAISED. DEMO AND MAKE PREPARATIONS AS REQUIRED TO SUPPORT THE RAISING, EQUIPMENTS, SUPPORTS AND SHORING PILES. G.C. TO COORDINATE WITH ARCHITECT, ENGINEER AND RAISING CONTRACTOR IN THE FIELD PRIOR TO START OF WORK.

PRIOR TO RAISING OF THE HOUSE THE G.C. HAVE THE HOUSE EXTERMINATED OF ALL TERMITES.

**DEMO PLAN KEY**

DASHED LINES INDICATE EXISTING ITEMS TO BE REMOVED, SEE NOTED BELOW FOR MORE INFO

- 1 REMOVE EXISTING EXTERIOR WOOD DECK ASSEMBLY. REMOVAL TO INCLUDE BUT NOT LIMITED TO ALL DECK BOARDS AND STRUCTURAL FRAMING, FOOTINGS, SUPPORT POSTS AND RAILINGS. ALL EXISTING CONDITIONS, CONSTRUCTION, DIMENSIONS, AND EXTENTS ARE TO BE VERIFIED IN THE FIELD, BY THE CONTRACTOR.
- 2 REMOVE EXISTING STORM DOOR ASSEMBLY IN ITS ENTIRELY.
- 3 REMOVE EXISTING ENTRY DOOR ASSEMBLY INCLUDING TRIM, EXTENSION JAMBS, AND RETURNS TO EXISTING ROUGH OPENING. SEE DOOR ELEVATION # DETAILS. REFER TO ADD ALTERNATE #1
- 4 REMOVE EXISTING WINDOW ASSEMBLY, INCLUDING TRIM, EXTENSION JAMBS, AND RETURNS TO EXISTING ROUGH OPENING. SEE WINDOW ELEVATION # DETAILS
- 5 REMOVE EXISTING SLIDING DOOR ASSEMBLY. INCLUDING TRIM, EXTENSION JAMBS, AND RETURNS TO EXISTING ROUGH OPENING. SEE DOOR ELEVATION # DETAILS
- 6 REMOVE EXISTING PATIO DOOR ASSEMBLY INCLUDING TRIM, EXTENSION JAMBS, AND RETURNS TO EXISTING ROUGH OPENING. SEE DOOR ELEVATION # DETAILS. EXISTING STORM DOOR ASSEMBLY TO BE REMOVED AND REINSTALLED. REPLACE ANY DAMAGED WEATHER STRIPPING, SUPPORT BRACKETS AND SCREWS.
- 7 REMOVE EXISTING CONCRETE STOOP AND STAIR ASSEMBLY. INFILL HOLE WITH NEW COMPACTED STRUCTURAL FILL. GRADE TO MATCH EXISTING ADJACENT AREAS
- 8 REFER TO MEP DRAWINGS FOR ADDITIONAL DEMOLITIONS NOTES.
- 9 REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL DEMOLITIONS NOTES.
- 10 ADD ALTERNATE #2 REMOVE EXISTING WINDOW ASSEMBLY, REMOVE EXISTING DRYWALL RETURNS AS REQUIRED TO INSTALL NEW INTERIOR WINDOW TRIM PACKAGE, SEE WINDOW ELEVATION # DETAILS FOR ADD ALTERNATE WINDOWS.



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REHABILITATION/RECONSTRUCTION WORK FOR:

**GABRIEL SELIG**

APPLICANT #1011

FAIRFIELD, CT

35 OLD DAM ROAD

Sheet Description:

**SECOND FLOOR DEMOLITION PLAN**

Issue Dates:

FEBRUARY 6, 2015

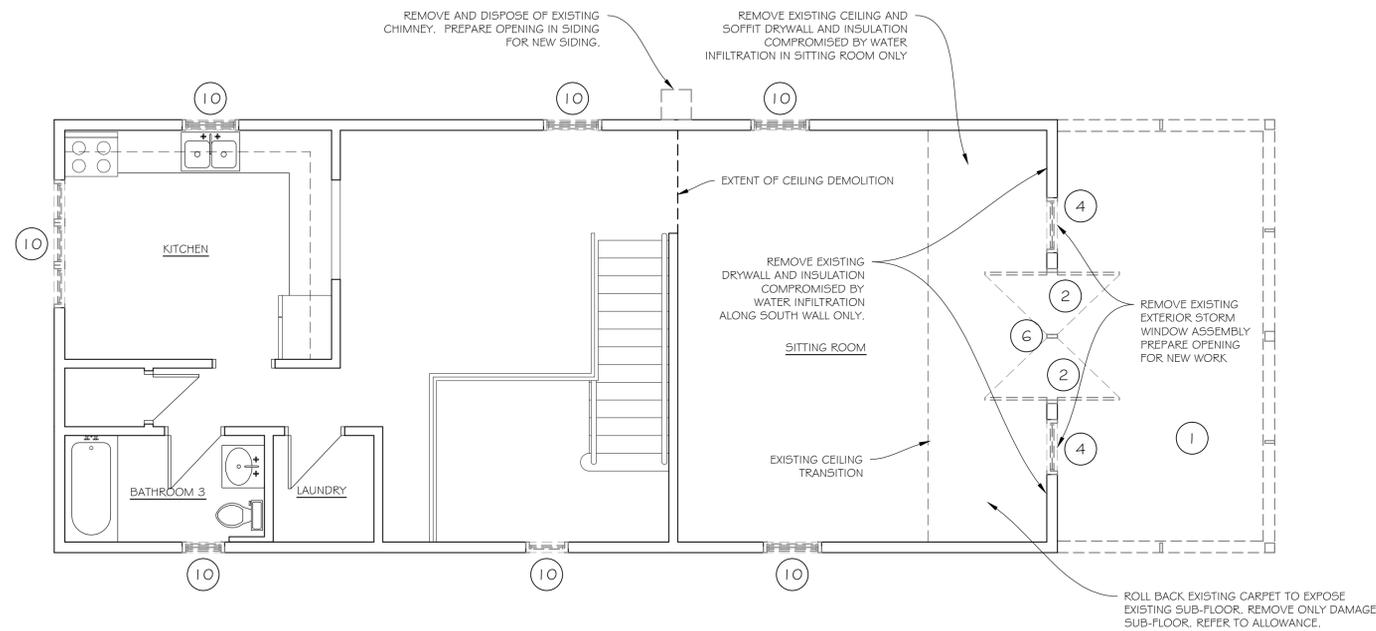
1/4" = 1'-0"

Project #:  
QA 1346-03

Drawn By:  
MPM

Sheet #:

**D1.2**



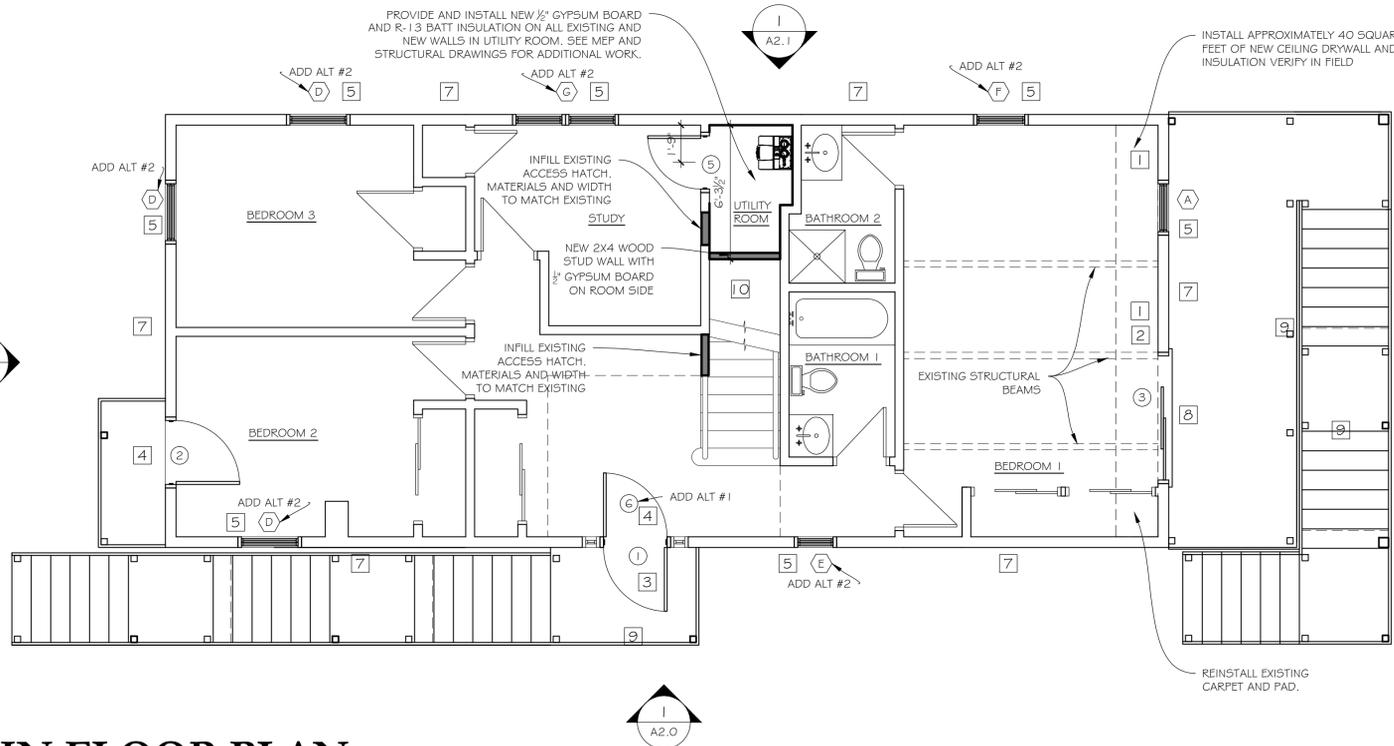
**SECOND FLOOR DEMOLITION PLAN**

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

1







# MAIN FLOOR PLAN

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

## PLAN KEY

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REFER TO HAZARDOUS MATERIAL ABATEMENT DRAWINGS AND SPECIFICATION FOR ALL ABATEMENT INFORMATION.

ALL SITE MATERIALS INCLUDING BUT NOT LIMITED TO THE LANDSCAPE DAMAGED OR REMOVED DURING THE DEMOLITION AND RAISING OF THE HOUSE WILL BE REINSTALLED, REPAIRED AND REPLACED BY THE GC AT NO EXPENSE TO THE OWNER.

GC TO TAKES AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO THE START OF WORK.

REFER TO A3.0 FOR ROOF INFORMATION

REFER TO A4.0 FOR DECK INFORMATION

REFER TO A5.0 FOR DOOR INFORMATION.

REFER TO A6.0 FOR WINDOW INFORMATION.

## PLAN KEY

1. PROVIDE & INSTALL NEW DRYWALL AND R-13 BATT INSULATION ALONG THE SOUTH WALL IN BEDROOM 1 AND SITTING ROOM. PROVIDE & INSTALL NEW R-30 CEILING INSULATION IN SITTING ROOM CEILING. PROVIDE & INSTALL NEW DRYWALL CEILING IN BOTH ROOMS. NEW DRYWALL TO RECEIVE (1) COAT OF PRIMER & THE WHOLE ROOM TO RECEIVE (2) COATS OF FINISH PAINT, MATCH EXISTING COLORS. INSTALL NEW PAINTED BASEBOARD TRIM, MATCH EXISTING.

2. PROVIDE & INSTALL SUB-FLOORING ASSEMBLIES IN BEDROOM 1 AND SITTING ROOM. SEE ALLOWANCES

3. PROVIDE & INSTALL NEW STORM DOORS PER MANUFACTURERS REQUIREMENTS, SEE DOOR SCHEDULE & ELEVATIONS A5.0 FOR MORE INFORMATION AND ADD ALTERNATE DOORS. ROUGH OPENING SIZE IS TO BE VERIFIED IN THE FIELD, BY THE CONTRACTOR.

4. PROVIDE & INSTALL NEW FIBERGLASS ENTRY DOOR SYSTEM PER MANUFACTURERS REQUIREMENTS, PROVIDE AND INSTALL NEW 3/4 x 4 PVC TRIM WITH RABBETED EDGE. PROVIDE & INSTALL 2 1/2" INTERIOR DOOR TRIM & EXTENSION JAMBS. SEE DOOR SCHEDULE & ELEVATIONS A5.0 FOR MORE INFORMATION. ROUGH OPENING SIZE IS TO BE VERIFIED IN THE FIELD, BY THE CONTRACTOR. REFER TO A5.0 FOR ALTERNATE DOORS.

5. PROVIDE & INSTALL NEW VINYL WINDOW SYSTEM PER MANUFACTURERS REQUIREMENTS, PROVIDE & INSTALL NEW 3/4 x 4 PVC TRIM WITH RABBETED EDGE. PROVIDE & INSTALL 2 1/2" INTERIOR WINDOW TRIM WITH STOOL, APRON & EXTENSION JAMBS. SEE WINDOW SCHEDULE & ELEVATION A6.0 FOR MORE INFORMATION AND ADD ALTERNATE WINDOWS. WINDOWS TO MATCH SIZE, STYLE AND TYPE. ROUGH OPENING SIZE IS TO BE VERIFIED IN THE FIELD, BY THE CONTRACTOR.

6. PROVIDE & INSTALL NEW VINYL PATIO DOOR SYSTEM PER MANUFACTURERS REQUIREMENTS, PROVIDE & INSTALL NEW 3/4 x 4 PVC TRIM WITH RABBETED EDGE. PROVIDE & INSTALL NEW INTERIOR DOOR TRIM & EXTENSION JAMBS. SEE DOOR SCHEDULE & ELEVATIONS A5.0 FOR MORE INFORMATION. ROUGH OPENING SIZE IS TO BE VERIFIED IN THE FIELD, BY THE CONTRACTOR.

7. PROVIDE AND INSTALL NEW 3/4" POLYISOCYANURATE INSULATION, VINYL SIDING AND TRIM ASSEMBLIES OVER EXISTING EXTERIOR SIDING. REFER TO SHEET A2.2 FOR DETAILS. COLOR TO BE PICKED BY OWNER AND ARCHITECT.

8. PROVIDE AND INSTALL NEW VINYL SLIDING GLASS DOOR WITH DOUBLE PANE INSULATING, AND LOW E GLASS. INTERIOR TRIM TO MATCH EXISTING. SEE DOOR SCHEDULE & ELEVATIONS FOR MORE INFORMATION. ROUGH OPENING SIZE IS TO BE VERIFIED IN THE FIELD, BY THE CONTRACTOR.

9. PROVIDE AND INSTALL NEW LANDING STAIRS, DECK, FOOTINGS AND PIERS. FOOTING TO MIN. 3'-6" BELOW GRADE. REFER TO SHEETS A4.0 - A4.1 FOR DETAILING. ALL EXISTING GRADES TO BE VERIFIED IN THE FIELD, BY THE CONTRACTOR.

10. REFER TO MEP DRAWINGS FOR ALL INFORMATION PERTAINING TO CONNECTING POWER, STORM, SANITARY LINES, ETC..

11. REFER TO STRUCTURAL DRAWINGS FOR ALL INFORMATION PERTAINING TO BUILDING OF THE PIERS, CMU WALLS AND ALL OTHER STRUCTURAL ELEMENTS.



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REHABILITATION/RECONSTRUCTION WORK FOR:  
**GABRIEL SELIG**  
APPLICANT #1011  
35 OLD DAM ROAD  
FAIRFIELD, CT

Sheet Description:

**MAIN FLOOR PLAN**

Issue Dates:  
FEBRUARY 6, 2015

1/4" = 1'-0"

Project #: QA 1346-03  
Drawn By: MPM

Sheet #:

**A1.1**

## TITLE BLOCK

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

- A. All new construction and substantial improvements shall:
1. Be designed or modified and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including effects of buoyancy.
  2. Be constructed with materials resistant to flood damage.
  3. Be constructed by methods and practice that minimized flood damage.
  4. Be constructed with electrical, heating, ventilation, plumbing and air-conditioning equipment and other services 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 systems and discharges from the system into flood waters and on-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.
- C. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the system into flood waters and on-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.
- D. All new construction and substantial improvements shall have the lowest floor, including the 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 entry and exit of flood waters.

## TITLE BLOCK

1. STREET ADDRESS: #35 OLD DAM ROAD
2. ASSESSORS MAP # 234, PARCEL # 190
3. MAP: "BD" BEACH DISTRICT
4. APPLICANT: GABRIEL SELIG  
35 OLD DAM ROAD E  
FAIRFIELD, CONNECTICUT 06824
5. OWNER: GABRIEL SELIG  
35 OLD DAM ROAD E  
FAIRFIELD, CONNECTICUT 06824
6. DESCRIPTIVE TITLE: ELEVATING AN EXISTING TWO STORY ONE FAMILY DWELLING WITH ASSOCIATED DECKS
7. ORIGINAL DATE OF PLANS AND ANY SUBSEQUENT REVISION DATES LABELED FIRST, SECOND, ETC., AND NOTE THE PURPOSE AND LOCATION OF THE REVISION:  
November 20, 2014
8. PREPARED BY: MICHAEL MEMMOTT - PROJECT MANAGER  
QUISENBERRY ARCARI ARCHITECTS  
318 MAIN STREET  
FARMINGTON, CONNECTICUT 06032  
(860) 677-4594 EX 15
9. To the best of my knowledge and belief these drawings are substantially correct as noted hereon.

*Michael Memmott*  
Michael Memmott



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 35 OLD DAM ROAD  
 FAIRFIELD, CT

Sheet Description:  
**SECOND FLOOR PLAN**

Issue Dates:  
 FEBRUARY 6, 2015

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

Project #:  
 QA 1346-03

Drawn By:  
 MPM

Sheet #:  
**A1.2**

**PLAN KEY**

EXISTING HOUSE STRUCTURE IS TO BE RAISED. DEMO AND MAKE PREPARATIONS AS REQUIRED TO SUPPORT THE RAISING, EQUIPMENTS, SUPPORTS AND SHORING PILES. G.C. TO COORDINATE WITH ARCHITECT, ENGINEER AND RAISING CONTRACTOR IN THE FIELD PRIOR TO START OF WORK.

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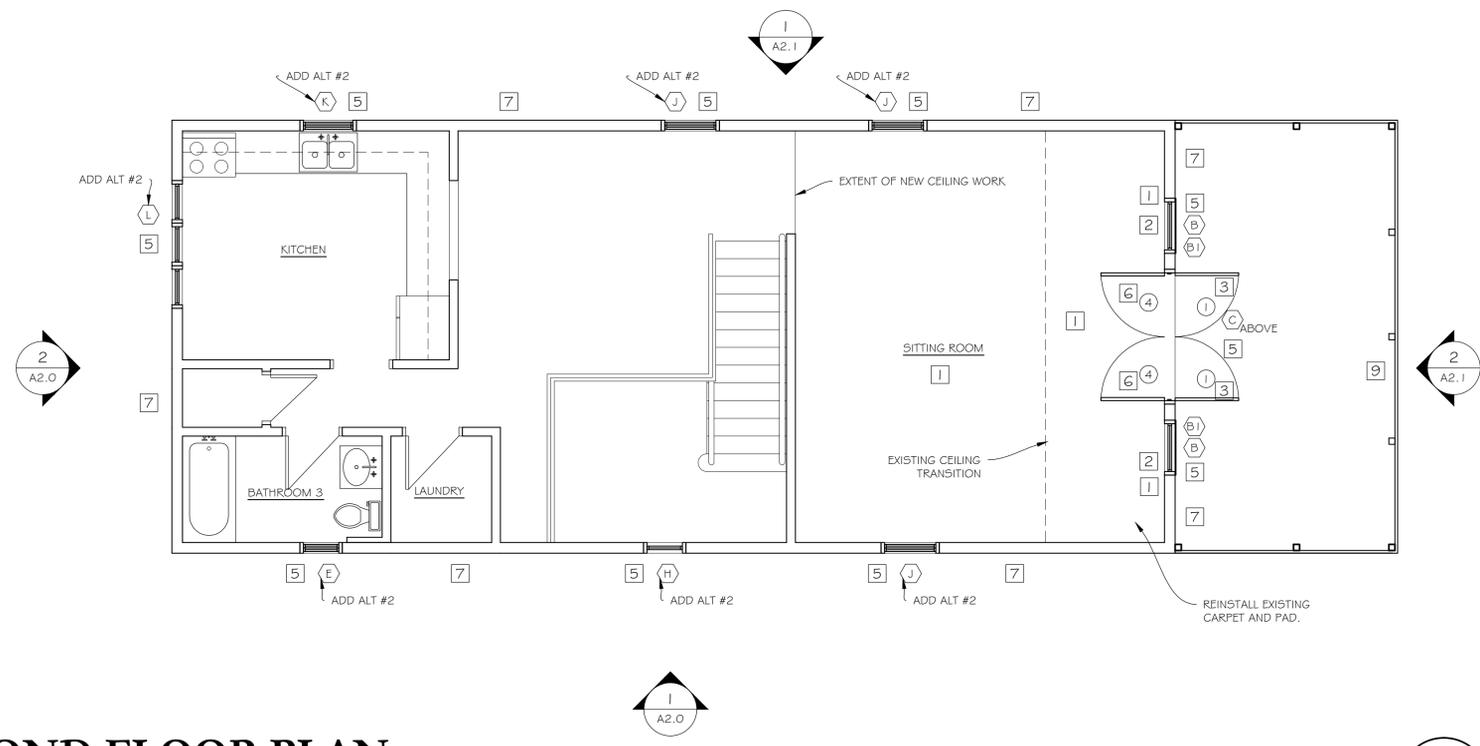
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**SECOND FLOOR PLAN**

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

1



**TITLE BLOCK**

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 ZONING COMPLIANCE PREDICATED ON A, B, C, & D.

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1. STREET ADDRESS: #35 OLD DAM ROAD

2. ASSESSORS MAP # 234, PARCEL # 190

3. MAP: "BD" BEACH DISTRICT

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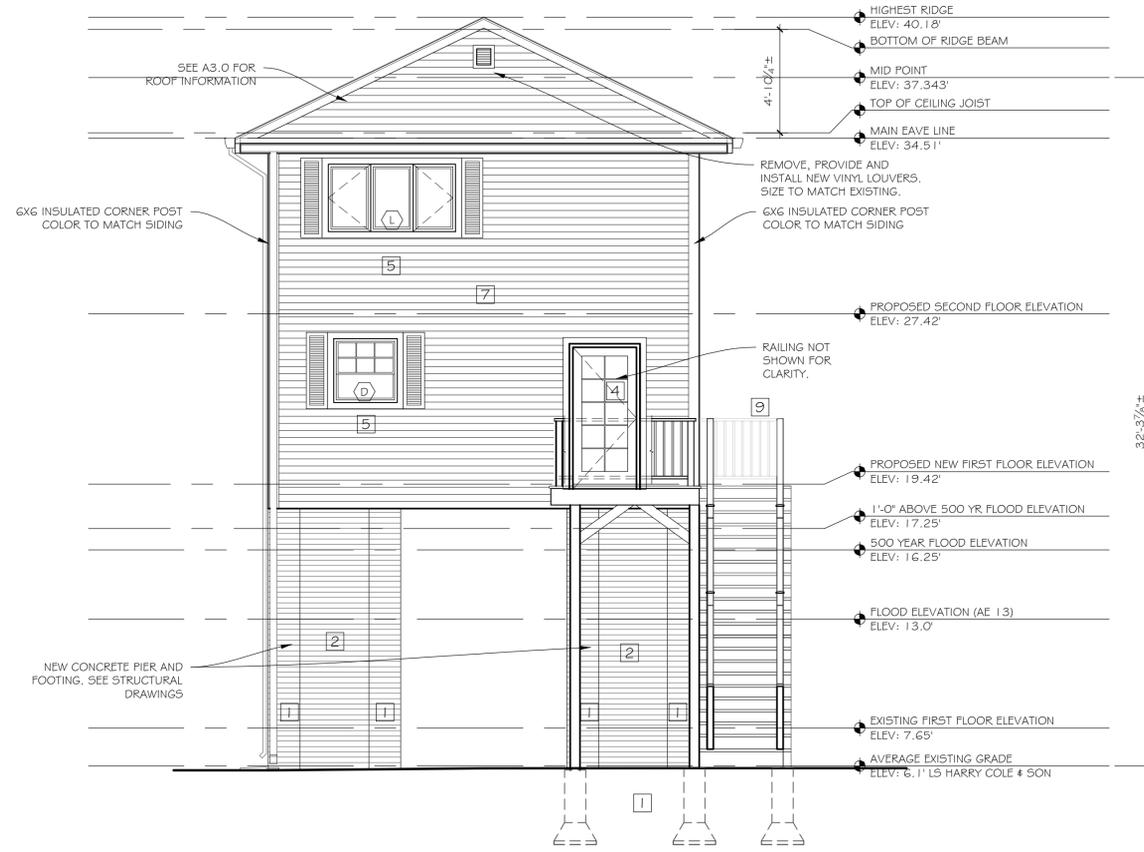
6. DESCRIPTIVE TITLE: ELEVATING AN EXISTING TWO STORY ONE FAMILY DWELLING WITH ASSOCIATED DECKS

7. ORIGINAL DATE OF PLANS AND ANY SUBSEQUENT REVISION DATES LABELED FIRST, SECOND, ETC., AND NOTE THE PURPOSE AND LOCATION OF THE REVISION:  
 November 20, 2014

8. PREPARED BY: MICHAEL MEMMOTT - PROJECT MANAGER  
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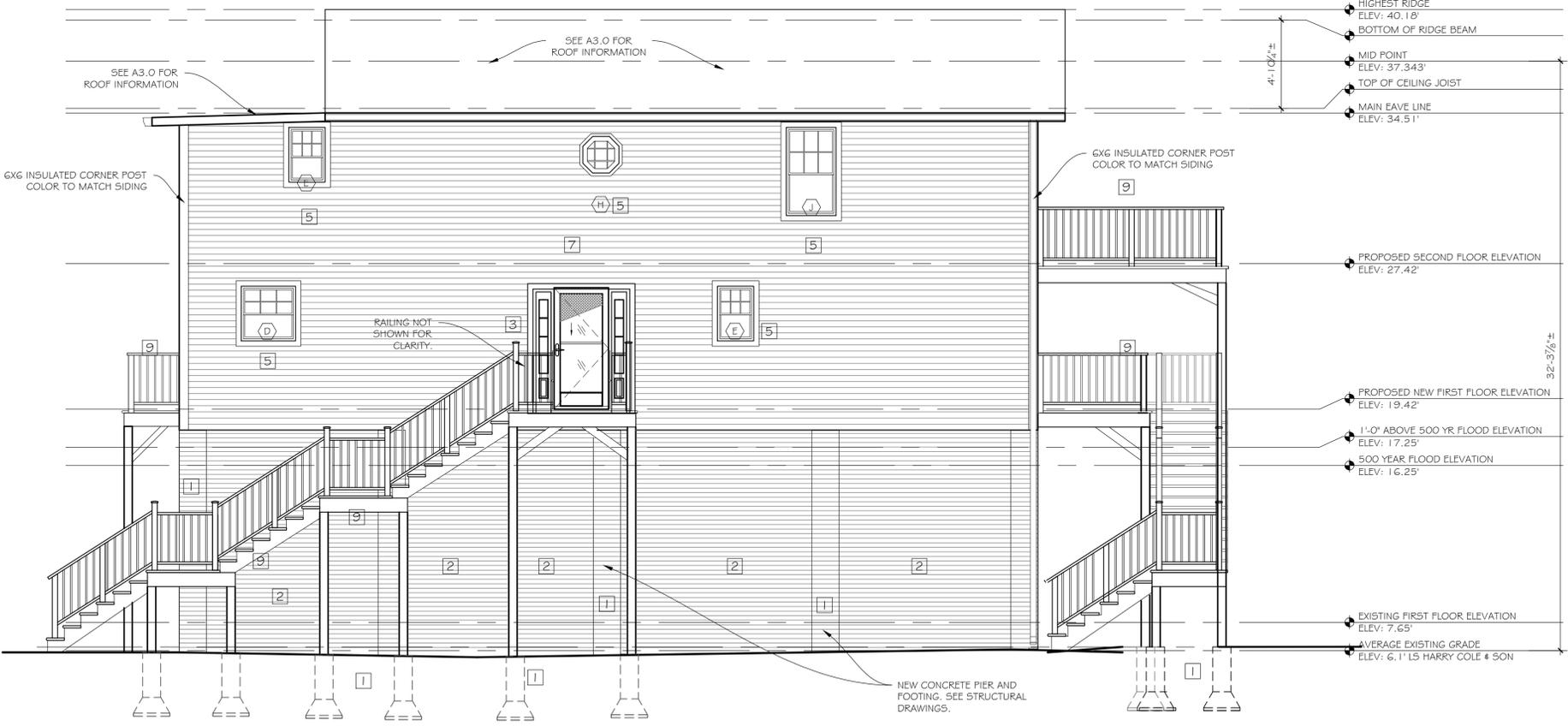
*Michael Memmott*  
 Michael Memmott



### NORTH ELEVATION

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

2



### WEST ELEVATION

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

1

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REFER TO A6.0 FOR WINDOW INFORMATION.

#### PLAN KEY

1 REFER TO STRUCTURAL DRAWINGS FOR ALL INFORMATION PERTAINING TO REMOVING AND BUILDING OF THE PIERS, FOOTINGS AND ALL OTHER STRUCTURAL ELEMENTS.

2 PROVIDE & INSTALL NEW HORIZONTAL CEDAR SLAT LATTICE AROUND PERIMETER. PROVIDE & INSTALL 4X4 PRESSURE TREATED POSTS WHERE REQUIRED. SEE DETAIL 2/A2.2. ADD ALTERNATE #3

3 PROVIDE & INSTALL NEW STORM DOORS PER MANUFACTURERS REQUIREMENTS, SEE DOOR SCHEDULE & ELEVATIONS A5.0 FOR MORE INFORMATION AND ADD ALTERNATE DOORS. ROUGH OPENING SIZE IS TO BE VERIFIED IN THE FIELD, BY THE CONTRACTOR.

4 PROVIDE & INSTALL NEW FIBERGLASS ENTRY DOOR SYSTEM PER MANUFACTURERS REQUIREMENTS, PROVIDE & INSTALL NEW 5/8 X 4 PVC TRIM WITH RABBETED EDGE. PROVIDE & INSTALL 2 1/2" INTERIOR DOOR TRIM & EXTENSION JAMBS. SEE DOOR SCHEDULE & ELEVATIONS A5.0 FOR MORE INFORMATION AND ADD ALTERNATE DOORS. ROUGH OPENING SIZE IS TO BE VERIFIED IN THE FIELD, BY THE CONTRACTOR.

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7 PROVIDE AND INSTALL NEW MOISTURE BARRIER, 3/8" POLYISOCYANURATE INSULATION, VINYL SIDING AND TRIM ASSEMBLIES OVER EXISTING EXTERIOR SIDING. REFER TO SHEET A2.2 FOR DETAILS. COLOR TO BE PICKED BY OWNER AND ARCHITECT.

8 PROVIDE AND INSTALL NEW SLIDING GLASS DOOR WITH DOUBLE PANE INSULATING, AND LOW E, GLASS. PROVIDE & INSTALL NEW 5/8 X 4 PVC TRIM WITH RABBETED EDGE. PROVIDE & INSTALL NEW INTERIOR DOOR TRIM & EXTENSION JAMBS. SEE DOOR SCHEDULE & ELEVATIONS A5.0 FOR MORE INFORMATION. ROUGH OPENING SIZE IS TO BE VERIFIED IN THE FIELD, BY THE CONTRACTOR.

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10 REFER TO MEP DRAWINGS FOR ALL INFORMATION PERTAINING TO REMOVING AND CONNECTING POWER, STORM, SANITARY LINES, ETC..

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GABRIEL SELIG  
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**GABRIEL SELIG**  
APPLICANT #1011  
35 OLD DAM ROAD  
FAIRFIELD, CT

Sheet Description:  
**ELEVATIONS**

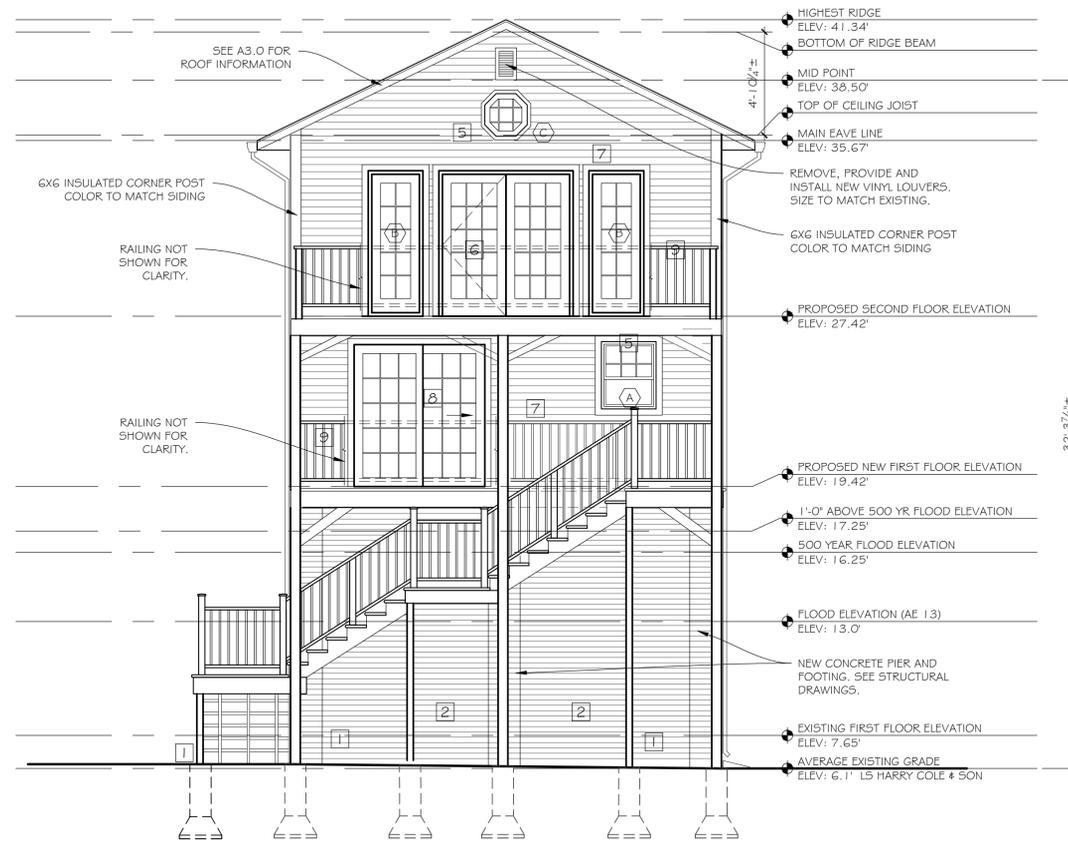
Issue Dates:  
FEBRUARY 6, 2015

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

Project #:  
QA 1346-03

Drawn By:  
MPM

Sheet #:  
**A2.0**



### SOUTH ELEVATION

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

2



### EAST ELEVATION

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

1

#### PLAN KEY

EXISTING HOUSE STRUCTURE IS TO BE RAISED, DEMO AND MAKE PREPARATIONS AS REQUIRED TO SUPPORT THE RAISING, EQUIPMENTS, SUPPORTS AND SHORING FILES. G.C. TO COORDINATE WITH ARCHITECT, ENGINEER AND RAISING CONTRACTOR IN THE FIELD PRIOR TO START OF WORK.

REFER TO HAZARDOUS MATERIAL ABATEMENT DRAWINGS AND SPECIFICATION FOR ALL ABATEMENT INFORMATION.

ALL SITE MATERIALS INCLUDING BUT NOT LIMITED TO THE LANDSCAPE DAMAGED OR REMOVED DURING THE DEMOLITION AND RAISING OF THE HOUSE WILL REINSTALLED, REPAIRED AND REPLACED BY THE GC AT NO EXPENSE TO THE OWNER.

GC TO TAKES AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO THE START OF WORK.

REFER TO A3.0 FOR ROOF INFORMATION

REFER TO A4.0 FOR DECK INFORMATION

REFER TO A5.0 FOR DOOR INFORMATION.

REFER TO A6.0 FOR WINDOW INFORMATION.

#### PLAN KEY

1 REFER TO STRUCTURAL DRAWINGS FOR ALL INFORMATION PERTAINING TO REMOVING AND BUILDING OF THE PIERS, FOOTINGS AND ALL OTHER STRUCTURAL ELEMENTS.

2 PROVIDE & INSTALL NEW HORIZONTAL CEDAR SLAT LATTICE AROUND PERIMETER. PROVIDE & INSTALL 4x4 PRESSURE TREATED POSTS WHERE REQUIRED. SEE DETAIL 2/A2.2. ADD ALTERNATE #3

3 PROVIDE & INSTALL NEW STORM DOORS PER MANUFACTURERS REQUIREMENTS, SEE DOOR SCHEDULE & ELEVATIONS A5.0 FOR MORE INFORMATION AND ADD ALTERNATE DOORS. ROUGH OPENING SIZE IS TO BE VERIFIED IN THE FIELD, BY THE CONTRACTOR.

4 PROVIDE & INSTALL NEW FIBERGLASS ENTRY DOOR SYSTEM PER MANUFACTURERS REQUIREMENTS, PROVIDE & INSTALL NEW 5/8 X 4 PVC TRIM WITH RABBETED EDGE. PROVIDE & INSTALL 2 1/2" INTERIOR DOOR TRIM & EXTENSION JAMBS. SEE DOOR SCHEDULE & ELEVATIONS A5.0 FOR MORE INFORMATION AND ADD ALTERNATE DOORS. ROUGH OPENING SIZE IS TO BE VERIFIED IN THE FIELD, BY THE CONTRACTOR.

5 PROVIDE & INSTALL NEW VINYL WINDOW SYSTEM PER MANUFACTURERS REQUIREMENTS. PROVIDE & INSTALL NEW 5/8 X 4 PVC TRIM WITH RABBETED EDGE. PROVIDE & INSTALL 2 1/2" INTERIOR WINDOW TRIM WITH STOOL, APRON & EXTENSION JAMBS. SEE WINDOW SCHEDULE & ELEVATION A6.0 FOR MORE INFORMATION AND ADD ALTERNATE WINDOWS. MATCH WINDOW SIZE, STYLE, TYPE, AND ROUGH OPENING SIZE IS TO BE VERIFIED IN THE FIELD, BY THE CONTRACTOR.

6 PROVIDE & INSTALL NEW VINYL PATIO DOOR SYSTEM PER MANUFACTURERS REQUIREMENTS. PROVIDE & INSTALL NEW 5/8 X 4 PVC TRIM WITH RABBETED EDGE. PROVIDE & INSTALL NEW INTERIOR DOOR TRIM & EXTENSION JAMBS. SEE DOOR SCHEDULE & ELEVATIONS A5.0 FOR MORE INFORMATION. ROUGH OPENING SIZE IS TO BE VERIFIED IN THE FIELD, BY THE CONTRACTOR.

7 PROVIDE AND INSTALL NEW MOISTURE BARRIER, 3/8" POLYISOCYANURATE INSULATION, VINYL SIDING AND TRIM ASSEMBLIES OVER EXISTING EXTERIOR SIDING. REFER TO SHEET A2.2 FOR DETAILS. COLOR TO BE PICKED BY OWNER AND ARCHITECT.

8 PROVIDE AND INSTALL NEW SLIDING GLASS DOOR WITH DOUBLE PANE INSULATING, AND LOW E, GLASS. PROVIDE & INSTALL NEW 5/8 X 4 PVC TRIM WITH RABBETED EDGE. PROVIDE & INSTALL NEW INTERIOR DOOR TRIM & EXTENSION JAMBS. SEE DOOR SCHEDULE & ELEVATIONS A5.0 FOR MORE INFORMATION. ROUGH OPENING SIZE IS TO BE VERIFIED IN THE FIELD, BY THE CONTRACTOR.

9 PROVIDE AND INSTALL NEW LANDING, DECK, STAIRS, FOOTINGS AND PIERS. FOOTING TO MIN. 3'-6" BELOW GRADE. ALL EXISTING GRADES TO BE VERIFIED IN THE FIELD, BY THE CONTRACTOR. REFER TO SHEET A4. FOR DETAILS

10 REFER TO MEP DRAWINGS FOR ALL INFORMATION PERTAINING TO REMOVING AND CONNECTING POWER, STORM, SANITARY LINES, ETC..

#### TITLE BLOCK

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

- A. All new construction and substantial improvements shall:
1. Be designed or modified and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including effects of buoyancy.
  2. Be constructed with materials resistant to flood damage.
  3. Be constructed by methods and practice that minimized flood damage.
  4. Be constructed with electrical, heating, ventilation, plumbing and air-conditioning equipment and other services facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- B. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
- C. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the system into flood waters and on-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.
- D. All new construction and substantial improvements shall have the lowest floor, including the 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 entry and exit of flood waters.

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1. STREET ADDRESS: #35 OLD DAM ROAD
2. ASSESSORS MAP # 234, PARCEL # 190
3. MAP: "BD" BEACH DISTRICT
4. APPLICANT: GABRIEL SELIG  
35 OLD DAM ROAD E  
FAIRFIELD, CONNECTICUT 06824
5. OWNER:  
GABRIEL SELIG  
35 OLD DAM ROAD E  
FAIRFIELD, CONNECTICUT 06824
6. DESCRIPTIVE TITLE: ELEVATING AN EXISTING TWO STORY ONE FAMILY DWELLING WITH ASSOCIATED DECKS
7. ORIGINAL DATE OF PLANS AND ANY SUBSEQUENT REVISION DATES LABELED FIRST, SECOND, ETC., AND NOTE THE PURPOSE AND LOCATION OF THE REVISION:  
  
November 20, 2014
8. PREPARED BY: MICHAEL MEMMOTT - PROJECT MANAGER  
QUISENBERRY ARCARI ARCHITECTS  
  
318 MAIN STREET  
FARMINGTON, CONNECTICUT 06032  
(860) 677-4594 EX 15
9. To the best of my knowledge and belief these drawings are substantially correct as noted hereon.

Michael Memmott



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REHABILITATION/RECONSTRUCTION WORK FOR:  
**GABRIEL SELIG**  
APPLICANT #1011  
35 OLD DAM ROAD  
FAIRFIELD, CT

Sheet Description:  
**ELEVATIONS**

Issue Dates:  
FEBRUARY 6, 2015

Project #: QA 1346-03  
Sheet #: MPM

**A2.1**



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 35 OLD DAM ROAD  
 FAIRFIELD, CT

Sheet Description:

**WALL SECTION**

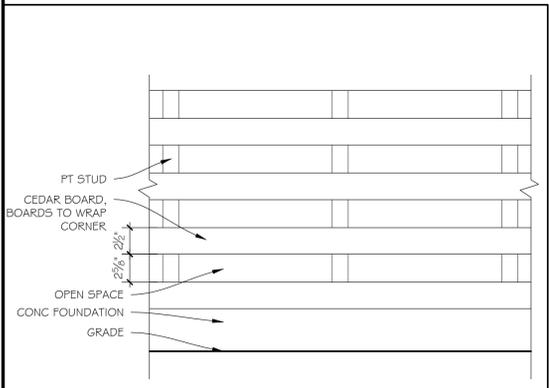
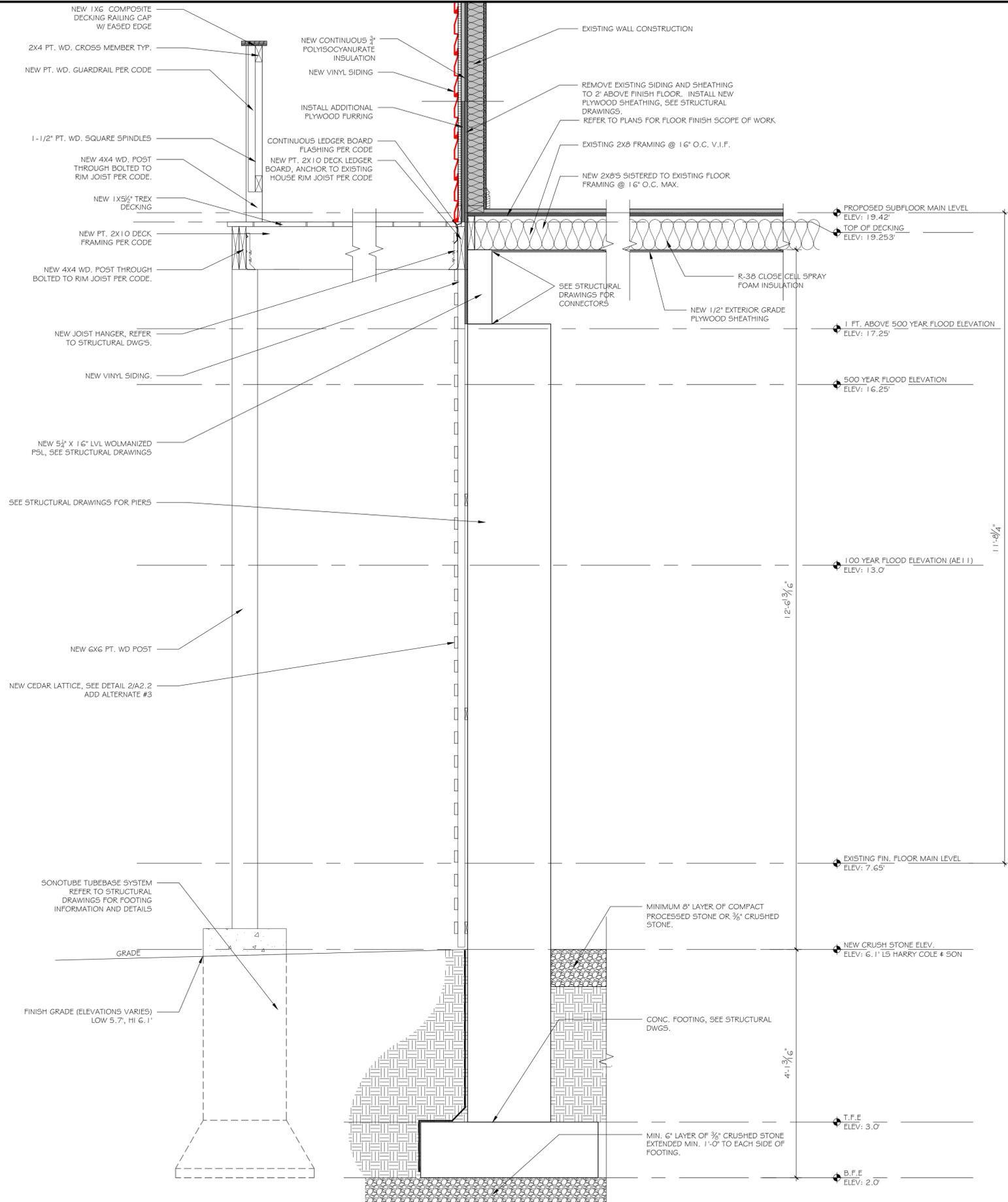
Issue Dates:  
 FEBRUARY 6, 2015

1" = 1'-0"

Project #: QA 1346-03  
 Drawn By: MPM

Sheet #:

**A2.2**



**WALL SECTION**

SCALE: 1" = 1'-0"



1

**TITLE BLOCK**

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2 LATTICE DETAIL  
 ADD ALTERNATE #3



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**REHABILITATION/RECONSTRUCTION WORK FOR:**  
**GABRIEL SELIG**  
 APPLICANT #1011  
 35 OLD DAM ROAD  
 FAIRFIELD, CT

Sheet Description:  
**ROOF PLAN**

Issue Dates:  
 FEBRUARY 6, 2015

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

Project #: **QA 1346-03**      Drawn By: **MPM**

Sheet #:  
**A3.0**

**ROOF PLAN KEY**

- A** 30 YEAR ARCHITECTURAL SHINGLES ON 15# BUILDING PAPER ON EXISTING PLYWOOD ON EXISTING ROOF FRAMING, COLOR TO BE SELECTED BY OWNER
-  EXTENT OF EXISTING PLYWOOD ROOF SHEATHING & ADHERED ICE & WATER SHIELD TO BE REMOVED. PROVIDE & INSTALL NEW PLYWOOD SHEATHING TO MATCH EXISTING. TYPICAL 4'-0" UP ROOF FROM EAVE EDGE AND / OR 3'-0" OUT FROM A SIDEWALL ROOF INTERSECTION
-  ICE & WATER SHIELD, SEE PLANS FOR EXTENTS, SEE ALSO ROOF DETAILS

**GENERAL ROOFING NOTES:**

REMOVE ALL EXISTING ROOF SHINGLES, FLASHING & UNDERLAYMENTS DOWN TO EXISTING PLYWOOD SHEATHING, PREPARE EXISTING ROOF SHEATHING TO RECEIVE NEW

REMOVE EXISTING PLYWOOD SHEATHING WITH ADHERED ICE & WATER SHIELD WHERE INDICATED ON PLANS, PROVIDE & INSTALL NEW PLYWOOD SHEATHING TO MATCH EXISTING ADJACENT.

ALL EXISTING PLUMBING VENTS ARE TO REMAIN, PROVIDE NEW ROOF VENT PIPE FLASHING, TYPICAL AT EACH VENT, SEE PLANS FOR LOCATIONS & DETAILS FOR MORE INFORMATION

REMOVE ALL EXISTING BATHROOM & KITCHEN FAN ROOF JACKS (VENT CAPS), DISCONNECT EXISTING DUCTWORK, PREPARE ROOF SURFACE TO RECEIVE NEW. PROVIDE & INSTALL NEW BATHROOM & KITCHEN FAN ROOF JACKS (VENT CAPS), RECONNECT EXISTING DUCTWORK TO ROOF JACK (VENT CAP). NEW ROOF JACKS (VENT CAPS) ARE TO MATCH EXISTING IN SIZE & APPEARANCE, FIELD VERIFY

PROVIDE NEW RAKE EDGE, DRIP EDGE AND ROOFING ASSEMBLY CONSISTING OF 15# FELT PAPER, ICE AND WATER SHIELD, 30 YEAR ARCHITECTURAL SHINGLES. APPLY NEW ROLL ROOFING ASSEMBLY. SEE SPEC.

PROVIDE NEW RIDGE VENTING, SEE PLANS & DETAILS FOR FURTHER INFORMATION & EXTENTS OF RIDGE VENTING

PATCH & REPAIR ALL GRASS & BITUMINOUS AREAS DISTURBED BY THE ROOF. GRADE TO MATCH EXISTING ADJACENT AREAS

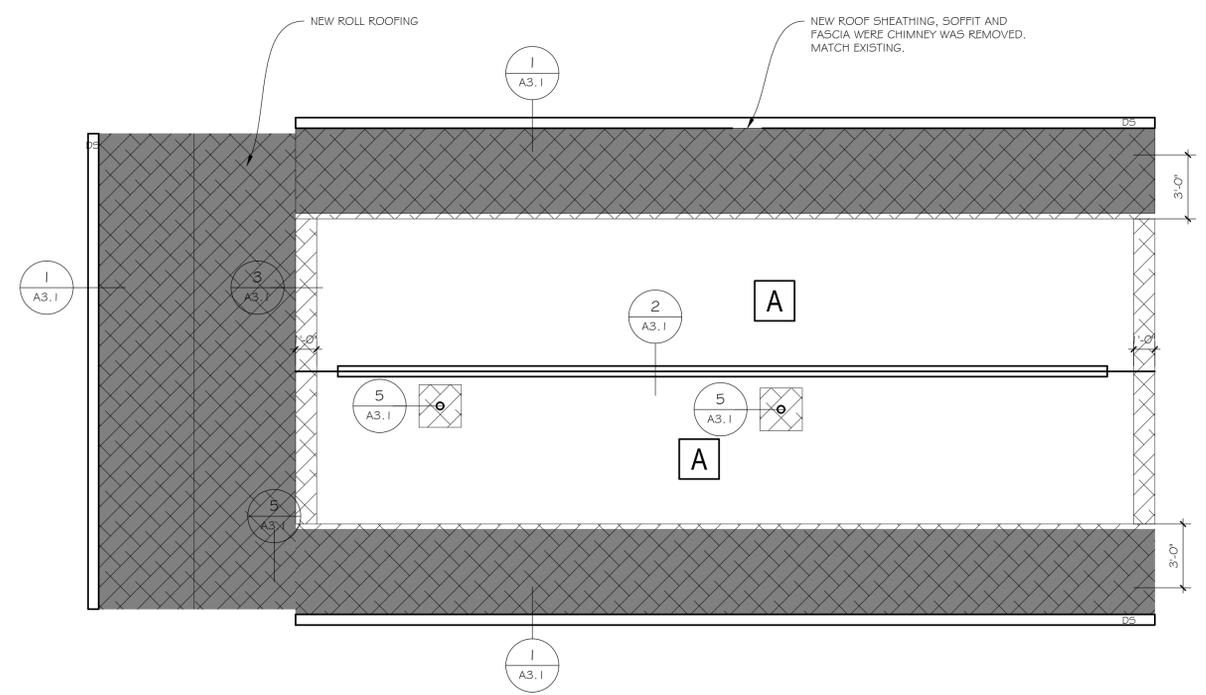
REMOVE & DISPOSE OF ALL VEGETATION GROWING ON ALL EXISTING GUTTERS & DOWNSPOUTS

REMOVE ALL EXISTING GUTTERS, DOWNSPOUTS & ASSOCIATED MOUNTING HARDWARE. PROVIDE ALL NEW ALUMINUM GUTTERS, DOWNSPOUTS & ASSOCIATED MOUNTING HARDWARE. NEW GUTTERS TO BE 5" (.032) WITH 3" x 4" (.024) DOWNSPOUTS, COLOR TO BE WHITE. SEE SPECIFICATIONS FOR MORE INFORMATION, PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUT OUTLETS AT GRADE, TYPICAL, SEE DETAIL

SEE PLANS & DETAILS FOR ICE & WATER SHIELD LOCATIONS & EXTENTS

ALL OVERALL DIMENSIONS ARE TO BE VERIFIED IN FIELD PRIOR TO BIDDING

ALL ROOF PITCHES ARE TO BE VERIFIED IN FIELD PRIOR TO BIDDING



**ROOF PLAN**

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

**1**

TITLE BLOCK	TITLE BLOCK
<p>F.E.M.A. STANDARDS - ONLY IF IN FLOOD HAZARD AREAS            ZONING COMPLIANCE PREDICATED ON A. B. C. &amp; D.</p> <p>A. All new construction and substantial improvements shall:</p> <ol style="list-style-type: none"> <li>1. Be designed or modified and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including effects of buoyancy.</li> <li>2. Be constructed with materials resistant to flood damage.</li> <li>3. Be constructed by methods and practice that minimized flood damage.</li> <li>4. Be constructed with electrical, heating, ventilation, plumbing and air-conditioning equipment and other services facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.</li> </ol> <p>B. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.</p> <p>C. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the system into flood waters and on-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.</p> <p>D. All new construction and substantial improvements shall have the lowest floor, including the 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 entry and exit of flood waters.</p>	<ol style="list-style-type: none"> <li>1. STREET ADDRESS: #35 OLD DAM ROAD</li> <li>2. ASSESSORS MAP # 234, PARCEL # 190</li> <li>3. MAP: "BD" BEACH DISTRICT</li> <li>4. APPLICANT: GABRIEL SELIG 35 OLD DAM ROAD E FAIRFIELD, CONNECTICUT 06824</li> <li>5. OWNER: GABRIEL SELIG 35 OLD DAM ROAD E FAIRFIELD, CONNECTICUT 06824</li> <li>6. DESCRIPTIVE TITLE: ELEVATING AN EXISTING TWO STORY ONE FAMILY DWELLING WITH ASSOCIATED DECKS</li> <li>7. ORIGINAL DATE OF PLANS AND ANY SUBSEQUENT REVISION DATES LABELED FIRST, SECOND, ETC., AND NOTE THE PURPOSE AND LOCATION OF THE REVISION: November 20, 2014</li> <li>8. PREPARED BY: MICHAEL MEMMOTT - PROJECT MANAGER QUISENBERRY ARCARI ARCHITECTS 318 MAIN STREET FARMINGTON, CONNECTICUT 06032 (860) 677-4594 EX 15</li> <li>9. To the best of my knowledge and belief these drawings are substantially correct as noted hereon.</li> </ol> <p><i>Michael Memmott</i>            Michael Memmott</p>





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REHABILITATION/RECONSTRUCTION WORK FOR:

**GABRIEL SELIG**

APPLICANT #1011

FAIRFIELD, CT

35 OLD DAM ROAD

Sheet Description:

**ROOF DETAILS**

Issue Dates:

FEBRUARY 6, 2015

N.T.S

Project #:

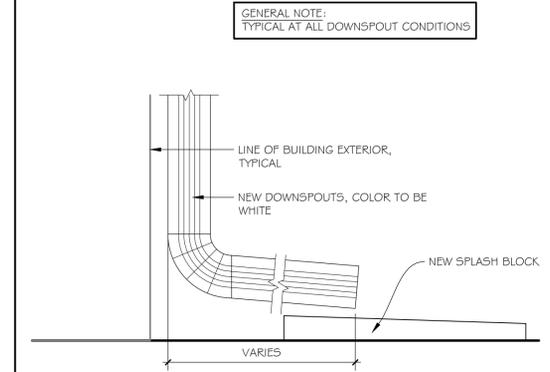
QA 1346-03

Drawn By:

MPM

Sheet #:

**A3.1**

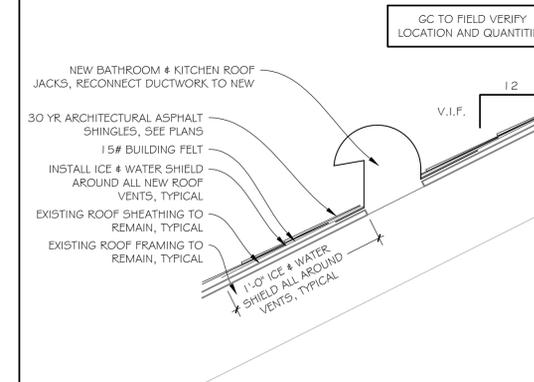


**4** TYPICAL DOWNSPOUT & SPLASH PAD

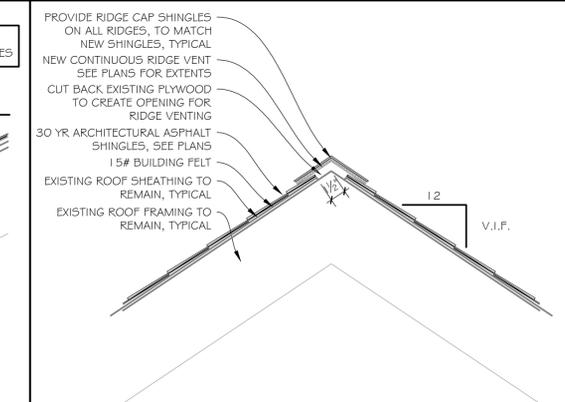
ROOF NOTES:  
 ASPHALT SHINGLE ROOFING FOR PITCHES 4:12 OR LESS REQUIRE A DOUBLE LAYER OF FELT UNDERLAYMENT IN ORDER TO MAINTAIN THE WARRANTY  
 PROVIDE FULL ICE & WATER SHIELD ON SLOPES LESS THAN 3:12



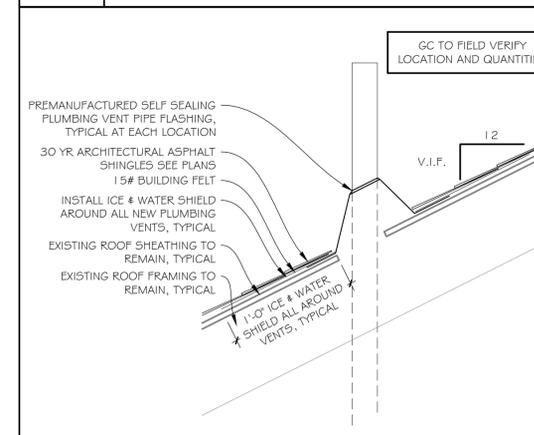
**3** TYPICAL SHED ROOF



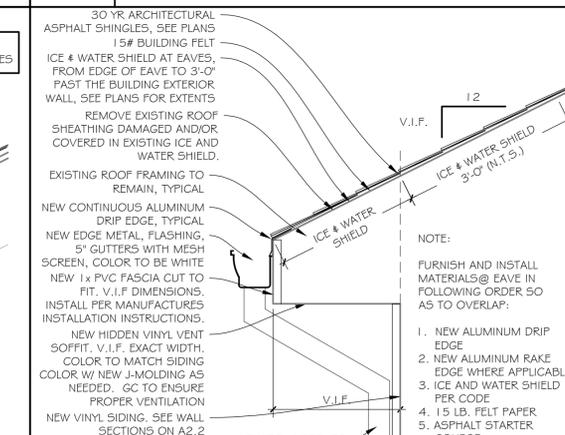
**6** KITCHEN & BATHROOM ROOF VENT DETAIL



**2** TYPICAL RIDGE VENT DETAIL



**5** TYPICAL PLUMBING VENT DETAIL



**1** TYPICAL EAVE DETAIL



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35 OLD DAM ROAD FAIRFIELD, CT

Sheet Description:

**EXTERIOR DECKS AND STAIRS PLANS**

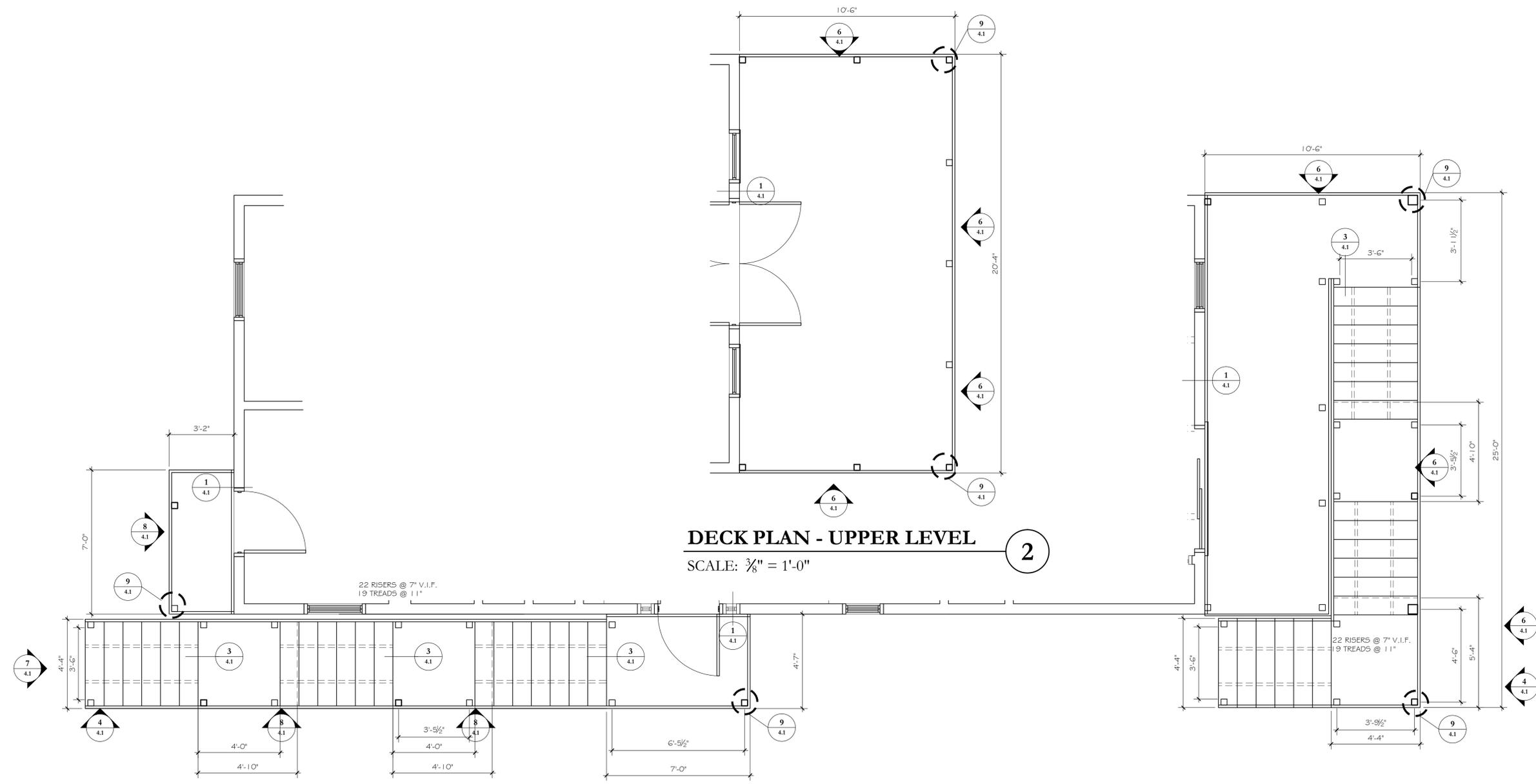
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Sheet #:

**A4.0**



**DECK PLAN - UPPER LEVEL**

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

**DECK AND STAIR PLAN - LOWER LEVEL**

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

**TITLE BLOCK**

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35 OLD DAM ROAD FAIRFIELD, CT

Sheet Description:

**EXTERIOR DECK AND STAIR DETAILS**

Issue Dates:

FEBRUARY 6, 2015

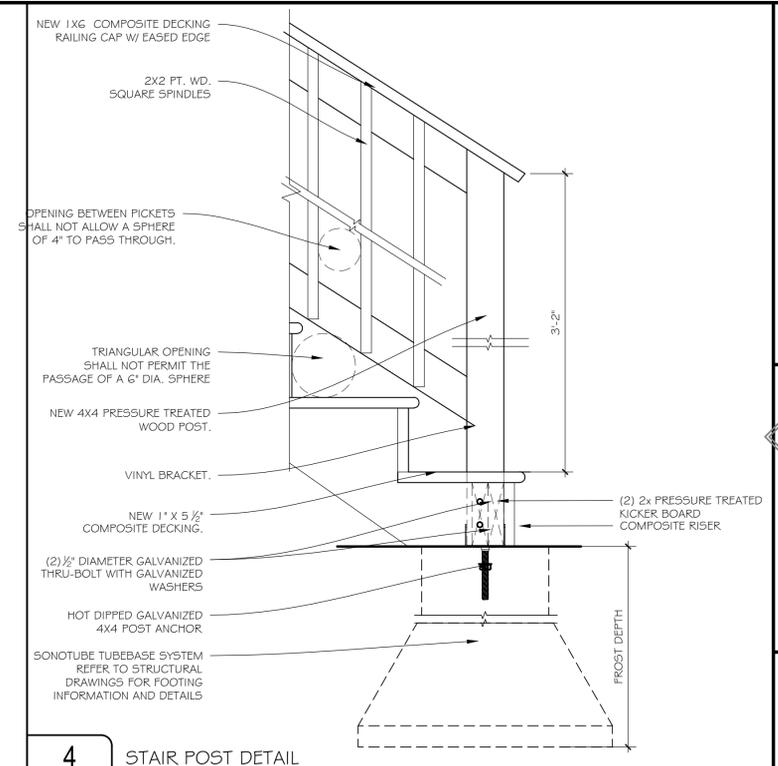
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QA 1346-03

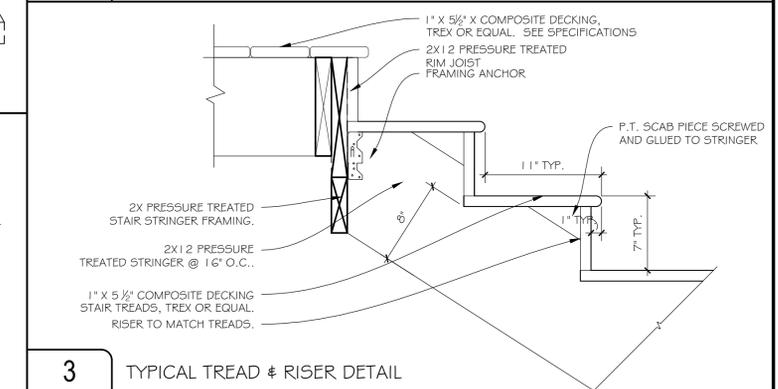
Drawn By:  
MPM

Sheet #:

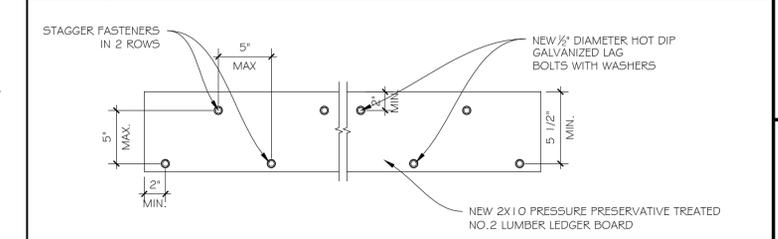
**A4.1**



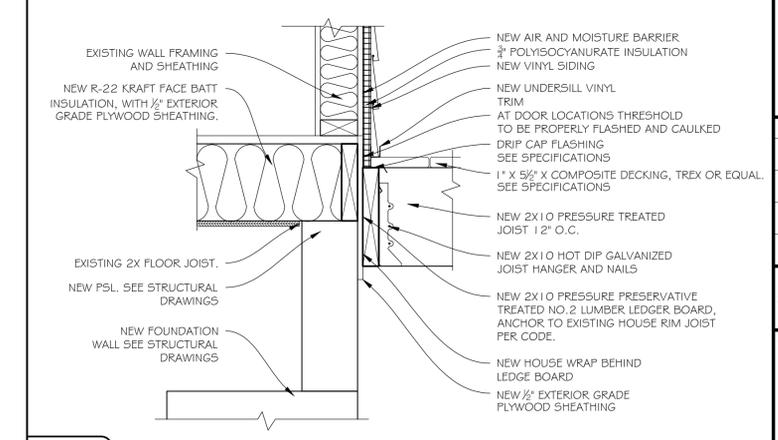
**4 STAIR POST DETAIL**



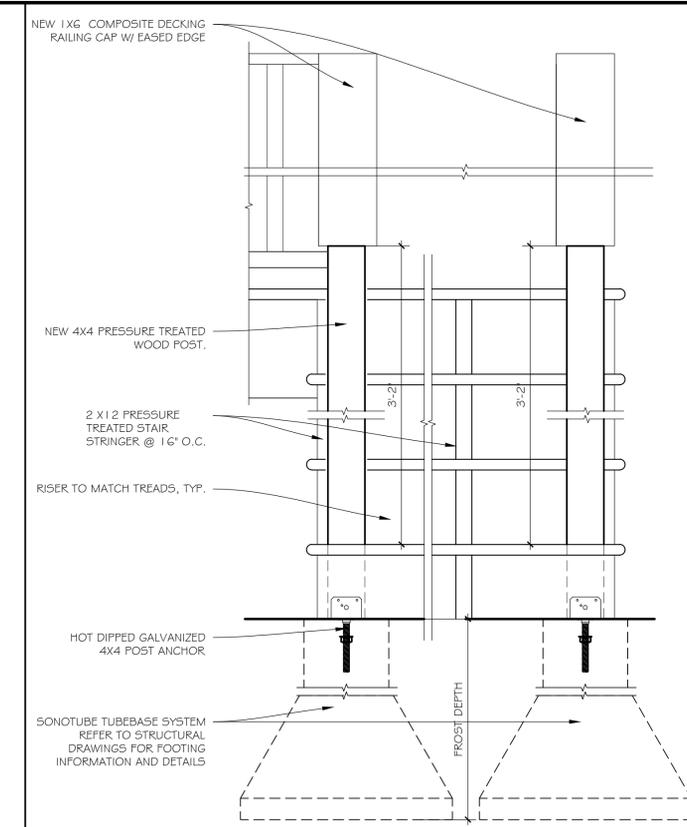
**3 TYPICAL TREAD & RISER DETAIL**



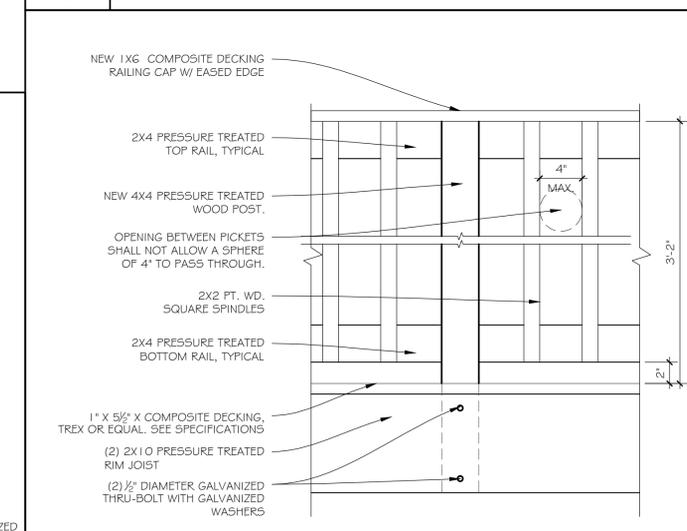
**2 LEDGER BOARD FASTENER SPACING & CLEARANCES**



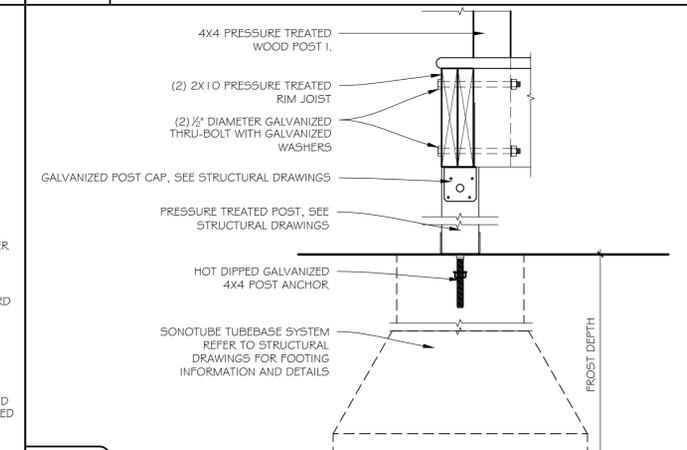
**1 LEDGER BOARD**



**7 STAIR DETAIL**



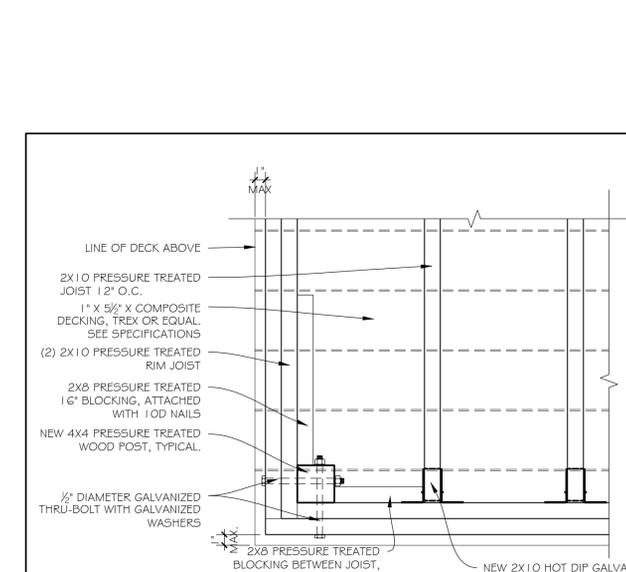
**6 RAILING AND POST DETAIL**



**5 POST ANCHOR DETAIL**



**9 INSIDE CORNER POST WITH BLOCKING**



**8 STAIR LANDING DETAIL**

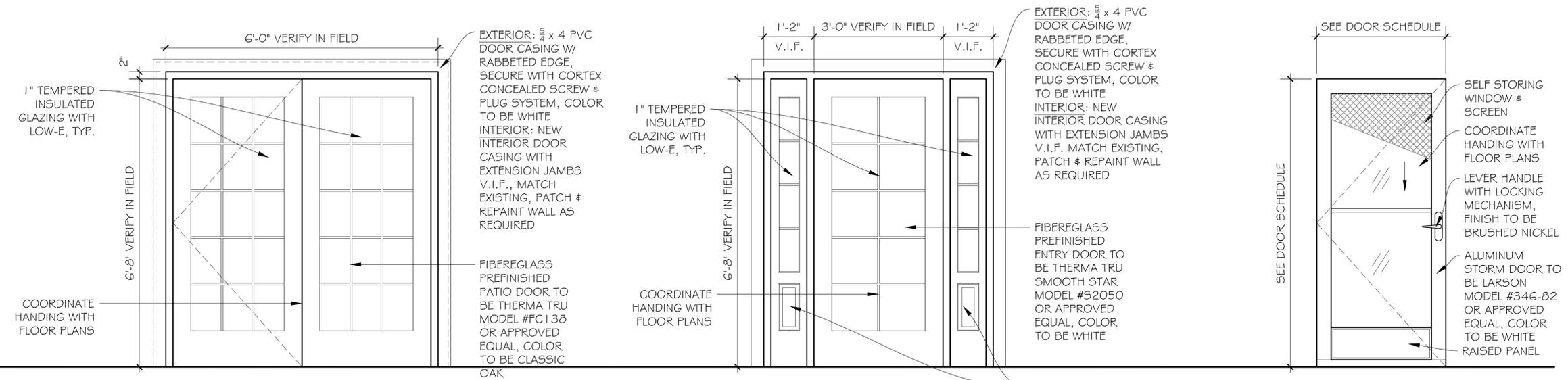
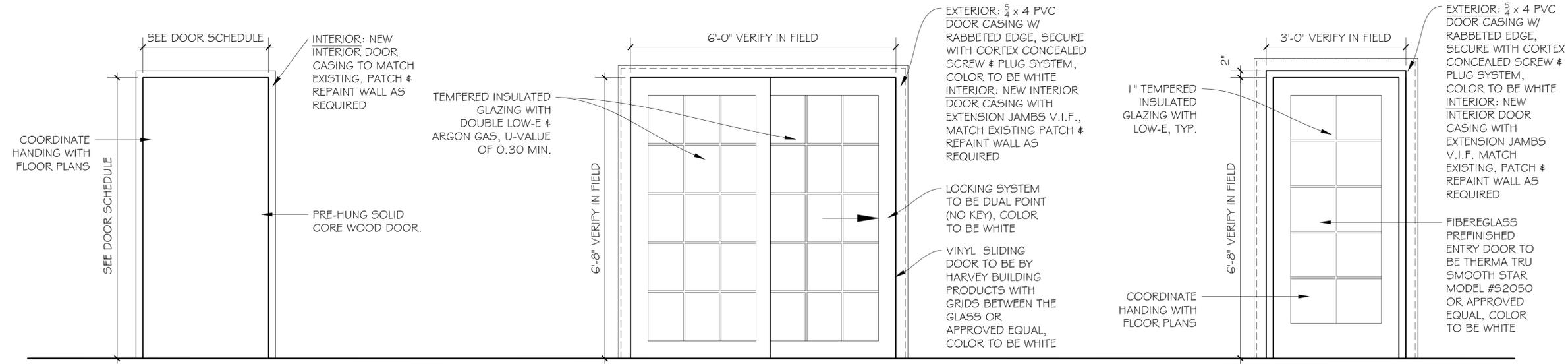
(AL-X)	STORM (DOOR MATERIAL)	(AL-F)	ALUMINUM (FRAME MATERIAL)
(WD-X)	WOOD (DOOR MATERIAL)	(WDF-X)	PRE-HUNG WOOD (FRAME MATERIAL)
(FB-X)	FIBERGLASS (DOOR MATERIAL)	(VPF-X)	VINYL (FRAME MATERIAL)
(VP-X)	VINYL (DOOR MATERIAL)		



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**GABRIEL SELIG**  
 APPLICANT #1011  
 35 OLD DAM ROAD  
 FAIRFIELD, CT



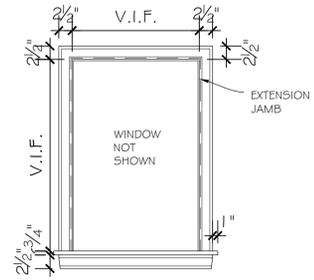
**DOOR ELEVATIONS**

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

ADD ALTERNATE

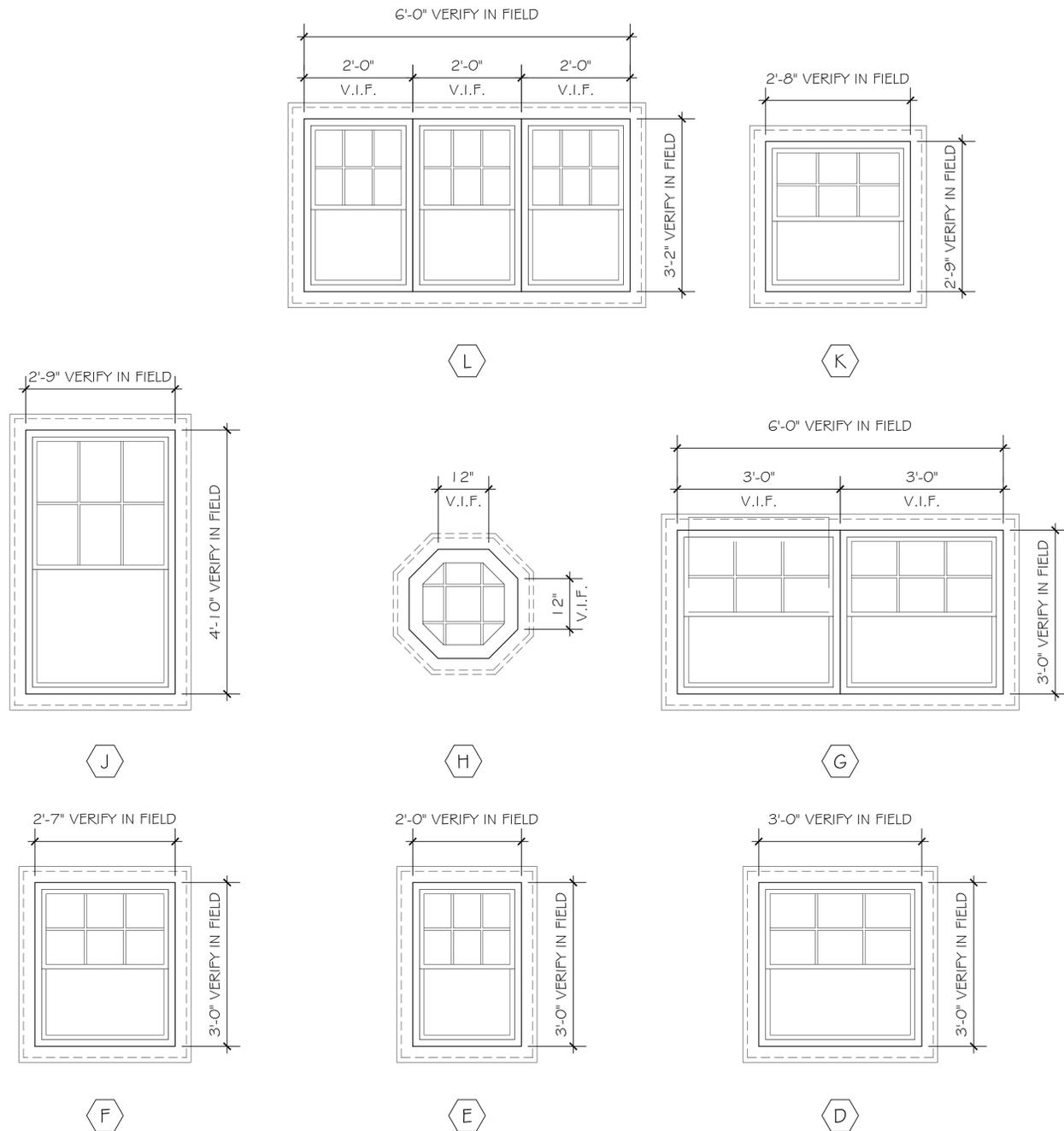
Sheet Description:	
<b>DOOR ELEVATIONS</b>	
Issue Dates:	
FEBRUARY 6, 2015	
as noted	
Project #:	Drawn By:
QA 1346-03	MPM
Sheet #:	





### INTERIOR WINDOW CASING 4

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



### WINDOW ELEVATIONS ADD ALTERNATES 3

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

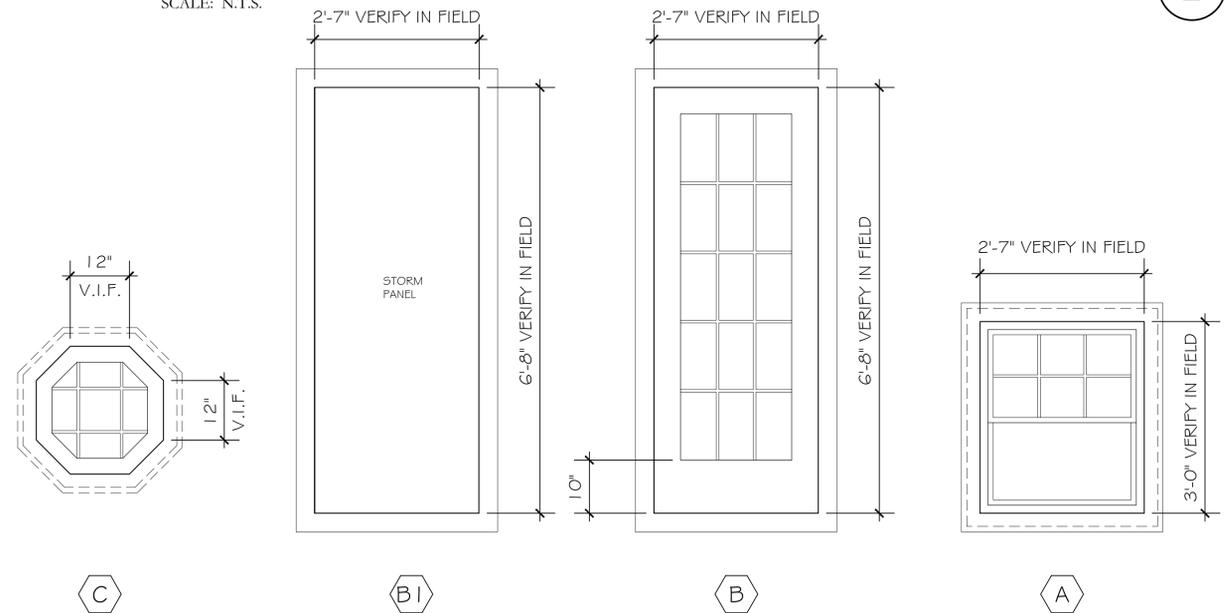
WINDOW ID	STATIONARY OPERABLE	TYPE	WINDOW SIZE (WxH)	DETAIL NUMBER			NOTES
				HEAD DETAIL	SILL DETAIL	JAMB DETAIL	
		BASE BID EXISTING WINDOWS	VARIES, V.I.F.	H-3	S-3	J-3	WINDOW TYPE TO INCLUDE ALL WINDOWS NOT SHOWN IN BASE BID REPLACEMENTS. GC TO DETERMINE SIZE AND QUANTITY.
		BASE BID WINDOWS					
A	●	DOUBLE HUNG WINDOW	2'-7" x 3'-0"	H-1	S-1	J-1	
B	●	PICTURE	2'-7" x 6'-8"	H-2	S-2	J-2	PICTURE WINDOW W/ 1" TEMPERED INSULATED GLAZING W/ LOW-E, TYP. WINDOW TO MATCH PATIO DOOR DESIGN
B1	●	PICTURE	2'-7" x 6'-8"				LARSON SIDE-LITE STORM PANELS
C	●	PICTURE	1'-0" x 1'-0"	H-2	S-2	J-2	OCTAGON WINDOW WITH TEMPERED GLAZING
		ADD ALTERNATE WINDOWS					
D	●	DOUBLE HUNG WINDOW	3'-0" x 3'-0"	H-1	S-1	J-1	
E	●	DOUBLE HUNG WINDOW	2'-0" x 3'-0"	H-1	S-1	J-1	
F	●	DOUBLE HUNG WINDOW	2'-7" x 3'-0"	H-1	S-1	J-1	
G	●	DOUBLE HUNG WINDOW	6'-0" x 3'-0"	H-1	S-1	J-1	(2) DOUBLE HUNG WINDOW UNITS WITH COMMON JAMB
H	●	PICTURE	1'-0" x 1'-0"	H-2	S-2	J-2	OCTAGON WINDOW WITH TEMPERED GLAZING
J	●	DOUBLE HUNG WINDOW	2'-9" x 4'-10"	H-1	S-1	J-1	
K	●	DOUBLE HUNG WINDOW	2'-8" x 2'-9"	H-1	S-1	J-1	
L	●	DOUBLE HUNG WINDOW	6'-0" x 3'-2"	H-1	S-1	J-1	(3) DOUBLE HUNG WINDOW UNITS WITH COMMON JAMB

#### GENERAL NOTES:

- GENERAL CONTRACTOR IS TO PROVIDE A CONSTRUCTION SCHEDULE & COORDINATE WITH THE OWNER SO PROPER NOTIFICATION CAN BE GIVEN TO THE TENANTS
- ALL WINDOWS MUST BE REMOVED & NEW UNITS INSTALLED WITHIN THE SAME DAY
- CONTRACTOR TO EXECUTE COMPLETE WINDOW REPLACEMENT AS A MOCK UP FOR FORMAL REVIEW PRIOR TO DIRECTIVE TO EXECUTE ALL THE WORK. UPON REVIEW & ACCEPTANCE THE OWNER WILL ISSUE WRITTEN DIRECTIVE TO PROCEED WITH THE WORK.
- WINDOW SIZES ARE APPOINTED FOR PURPOSES OF BIDDING AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY ALL OPENINGS PRIOR TO BIDDING, ORDERING & CONSTRUCTION
- GENERAL CONTRACTOR & WINDOW MANUFACTURERS REPRESENTATIVE TO FIELD VERIFY ALL CONDITIONS & SIZES PRIOR TO BIDDING AND CONSTRUCTION
- SEE BELOW FOR WINDOW ASSEMBLIES REQUIRING TEMPERED GLAZING PER THE BUILDING CODE
- REMOVE EXISTING WINDOW UNIT AS REQUIRED, PREPARE OPENING TO RECEIVE NEW CONSTRUCTION WINDOW UNIT, SEE DETAILS
- GENERAL CONTRACTOR TO PATCH, REPAIR & REPAINT ADJACENT FINISHES DISTURBED BY WINDOW INSTALLATION AS REQUIRED & REPAIR DRYWALL OR PLASTER AS REQUIRED TO MATCH EXISTING ADJACENT FINISH
- REMOVE AND REINSTALL EXISTING INTERIOR WINDOW ACCESSORIES TO INCLUDE BUT ARE NOT LIMITED TO CURTAIN RODS, CURTAIN HOLD BACKS, ETC... PROVIDE ALL NECESSARY HARDWARE FOR REINSTALLATION, FIELD VERIFY PRIOR TO BIDDING
- SEE SPECIFICATIONS FOR NEW VINYL WINDOWS, COLOR TO BE WHITE.
- INTERIOR TRIM IS TO BE PREMANUFACTURED TRIM WITH EXTENSION JAMBS AS ONE PIECE FROM CLEAR PINE. PRE-PRIMED ON ALL SIDES & PAINTED, COLOR TO BE WHITE (SEMI GLOSS) TOUCH UP IN FIELD AFTER INSTALLATION, SEE DTL 4/A6.0
- WINDOWS ARE TO BE DOUBLE GLAZED WITH LOW-E & ARGON (U VALUE OF 0.30 MINIMUM TO MEET ENERGY STAR REQUIREMENTS)
- WINDOWS ARE TO BE GRIDS BETWEEN THE GLASS (5/8") COLOR TO BE WHITE
- WINDOWS ARE TO HAVE HALF SCREENS (FIBERGLASS)
- WINDOW HARDWARE TO BE WHITE
- INSULATE AROUND FULL PERIMETER OF WINDOW UNIT WITH MINIMAL EXPANDING FOAM INSULATION
- STORM PANEL (B1) TO BE LARSON SIDE-LITE STORM PANELS, COLOR TO BE WHITE. PANELS TO BE INSTALLED PER MANUFACTURES INSTALLATION GUIDE.

### WINDOW SCHEDULE & NOTES 2

SCALE: N.T.S.



### WINDOW ELEVATIONS BASE BID 1

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



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**GABRIEL SELIG**  
APPLICANT #1011

35 OLD DAM ROAD  
FAIRFIELD, CT

Sheet Description:

**WINDOW ELEVATIONS & SCHEDULE**

Issue Dates:

FEBRUARY 6, 2015

3/4" = 1'-0"

Project #:  
QA 1346-03

Drawn By:  
MPM

Sheet #:

**A6.0**



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APPLICANT #1011

FAIRFIELD, CT

35 OLD DAM ROAD

Sheet Description:

**WINDOW DETAILS**

Issue Dates:

FEBRUARY 6, 2015

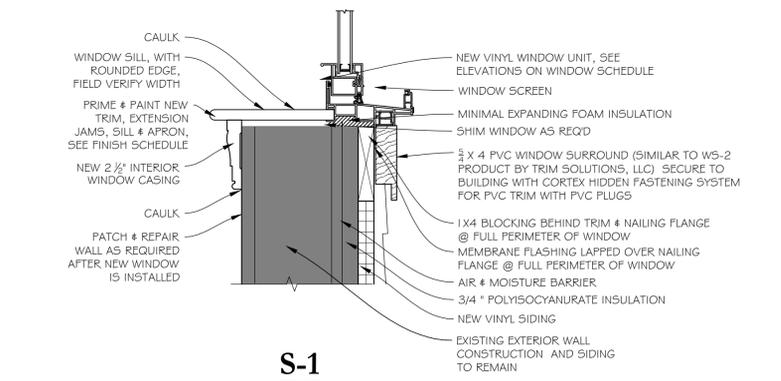
3" = 1'-0"

Project #:  
QA 1346-03

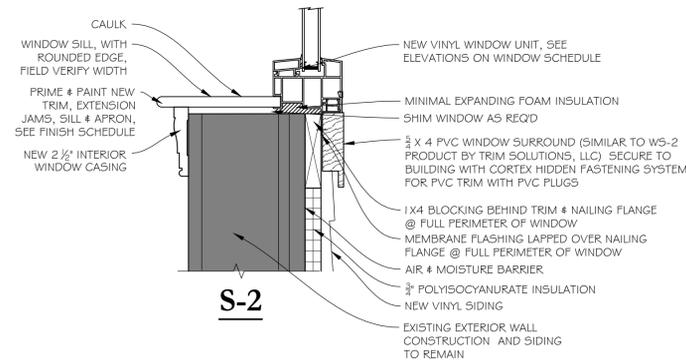
Drawn By:  
MPM

Sheet #:

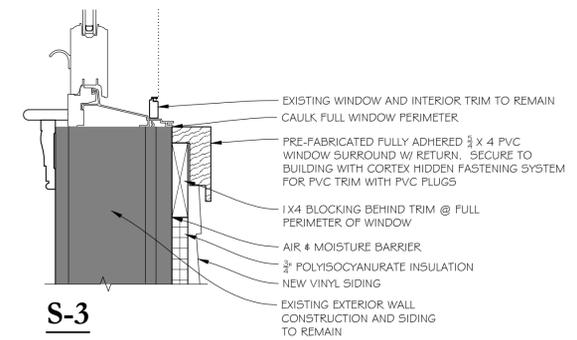
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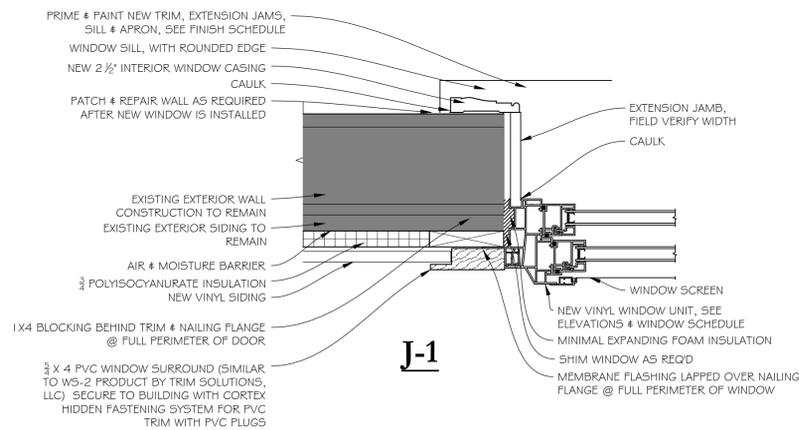
**S-1**



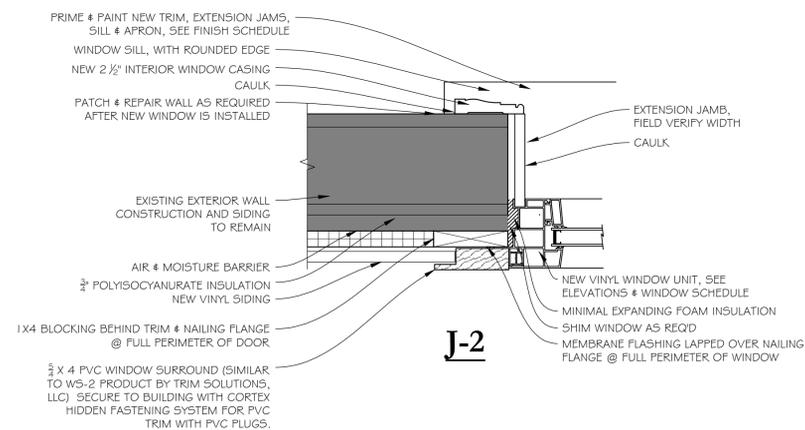
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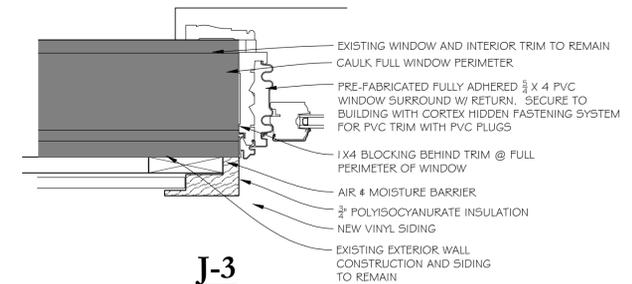
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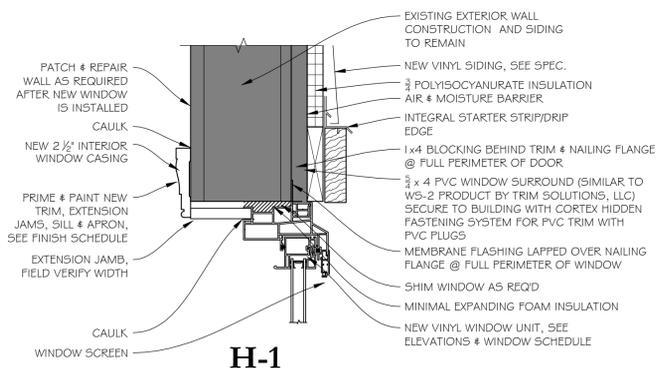
**J-1**



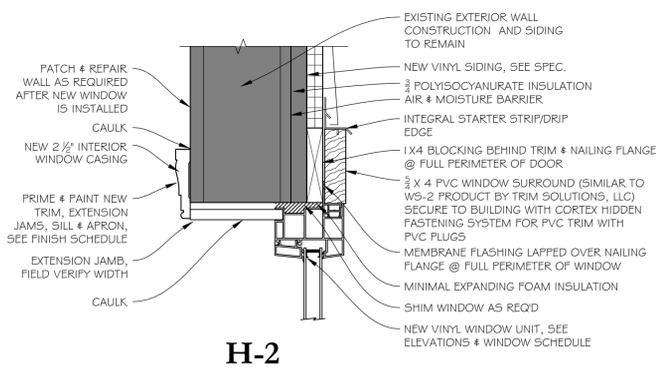
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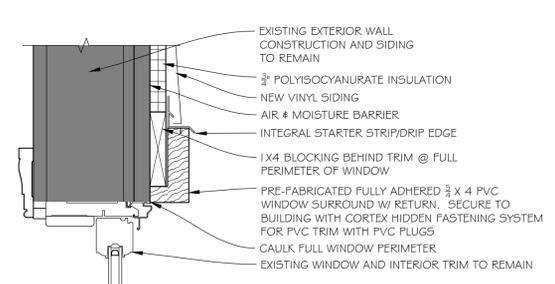
**J-3**



**H-1**



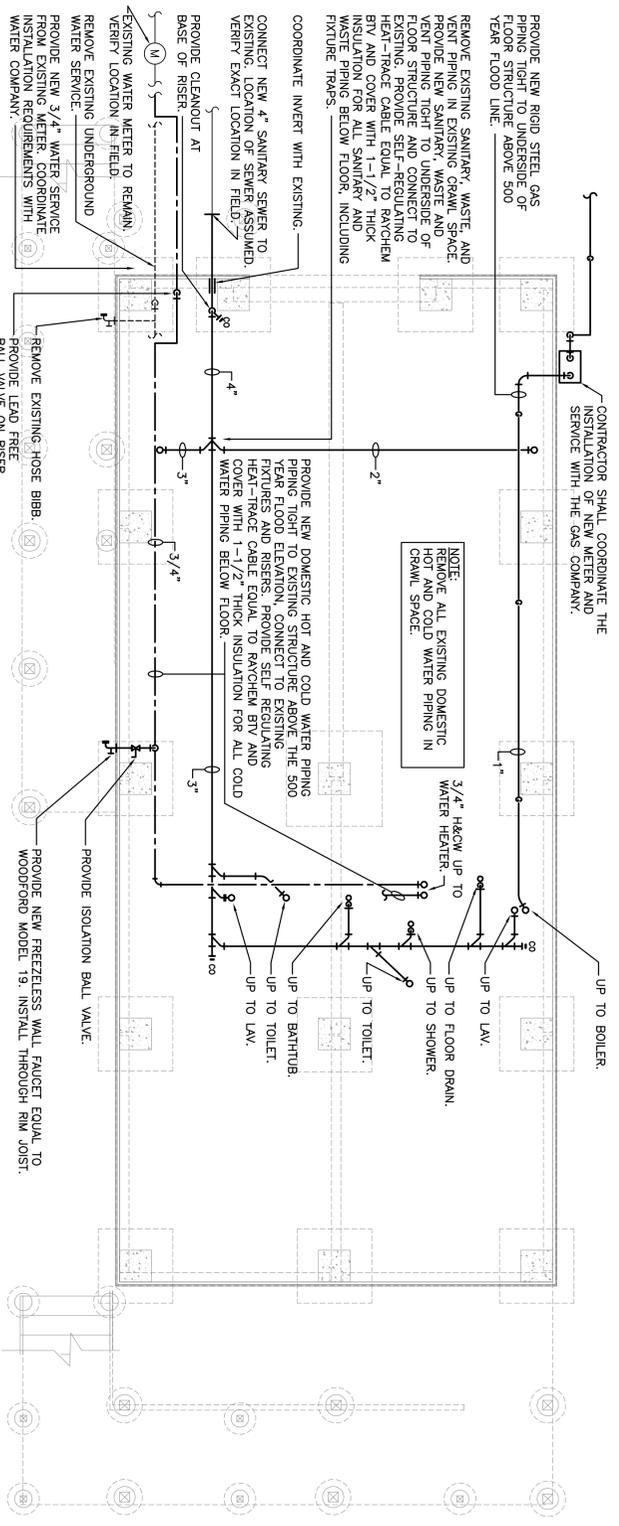
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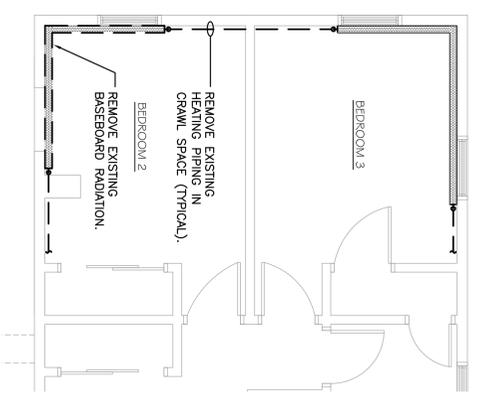
**H-3**

**WINDOW DETAILS**

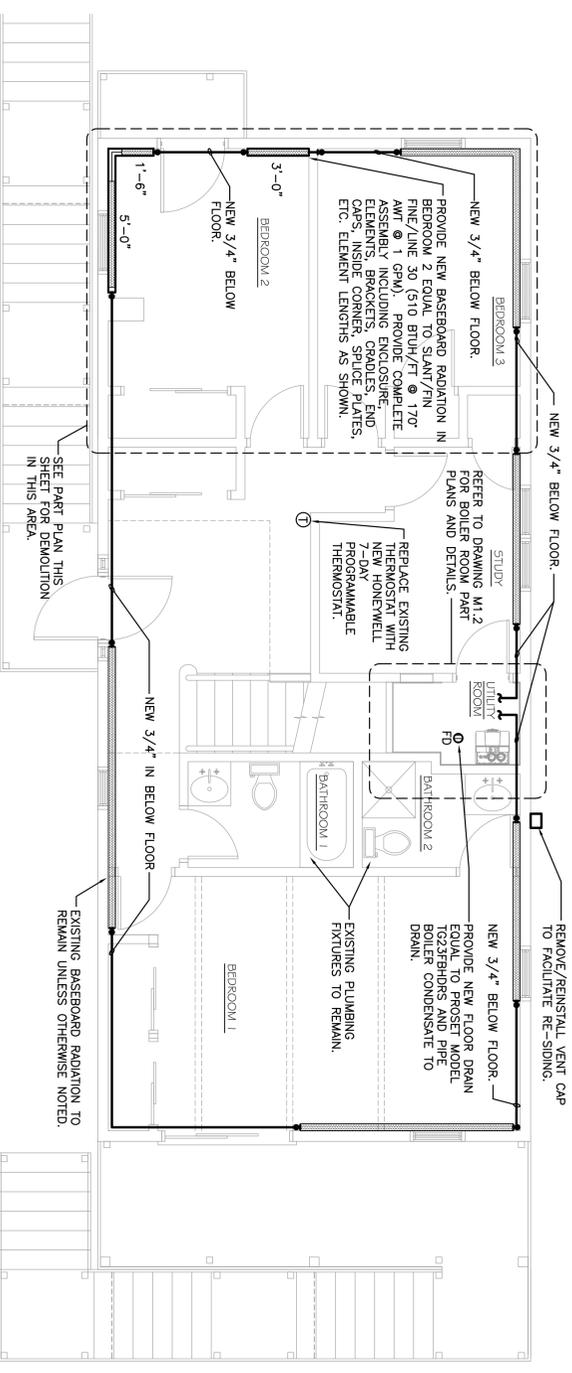
SCALE: 3" = 1'-0"



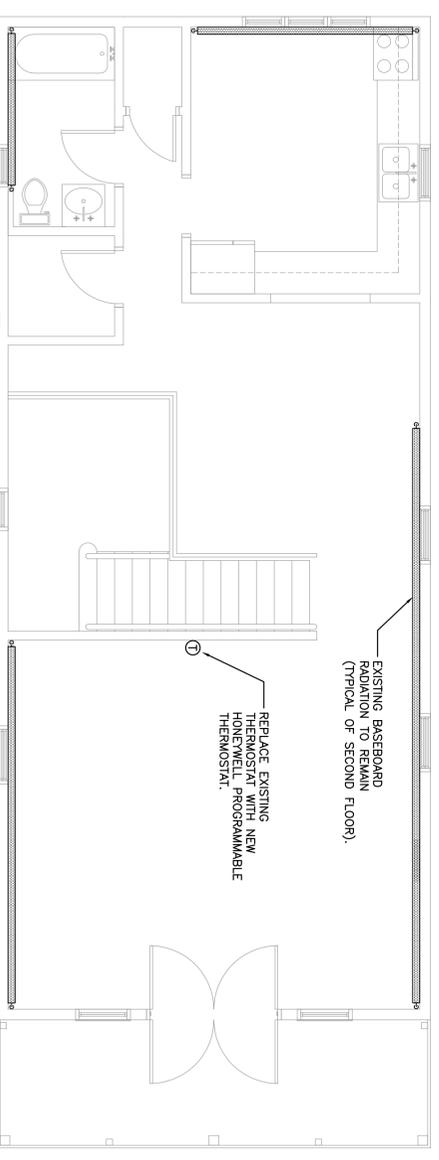
**GRADE LEVEL MECHANICAL PLAN**  
SCALE: 1/4"=1'-0"



**PARTIAL MAIN FLOOR MECHANICAL DEMOLITION PLAN**  
SCALE: 1/4"=1'-0"

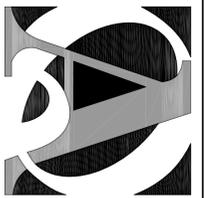


**MAIN FLOOR MECHANICAL PLAN**  
SCALE: 1/4"=1'-0"



**SECOND FLOOR MECHANICAL PLAN**  
SCALE: 1/4"=1'-0"

MINIMUM PLUMBING FIXTURE CONNECTION SCHEDULE				
FIXTURE	HOT	COLD	SOIL OR WASTE	VENT
TOILET	--	1/2"	3"	2"
LAVATORY	1/2"	1/2"	1-1/2"	1-1/2"
SINK	1/2"	1/2"	1-1/2"	1-1/2"
TUB/SHOWER	1/2"	1/2"	2"	1-1/2"
CLOTHES WASHER	1/2"	1/2"	2"	1-1/2"



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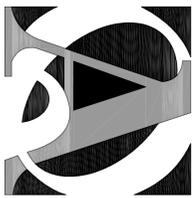
**MECHANICAL PLANS**

Issue Dates:  
FEBRUARY 6, 2015

SCALE: AS NOTED

Project #: QA1346-06  
Drawn By: KAH

Sheet #: **M1.1**



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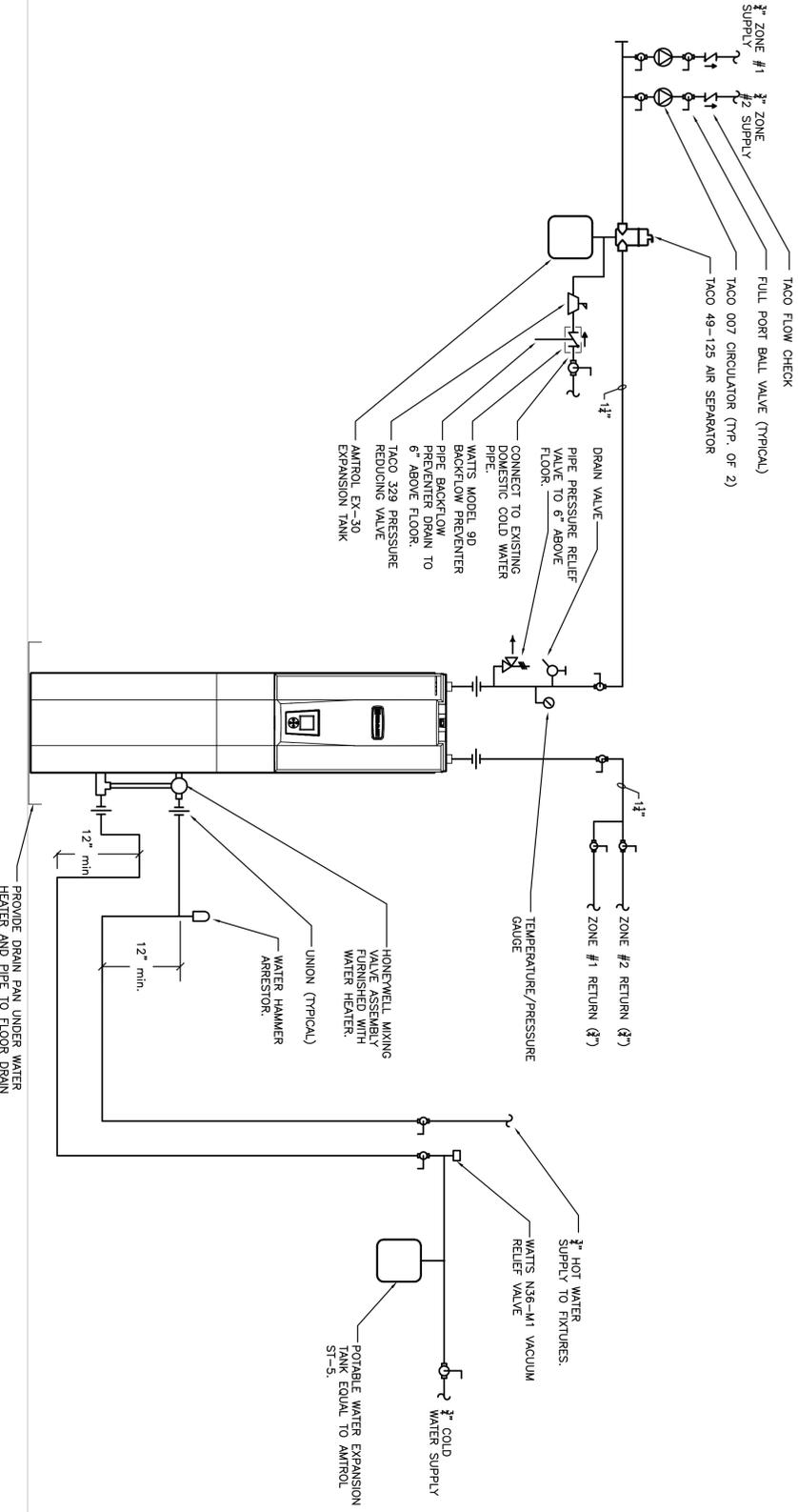
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Sheet Description:  
**BOILER ROOM  
PLANS AND  
DETAILS**

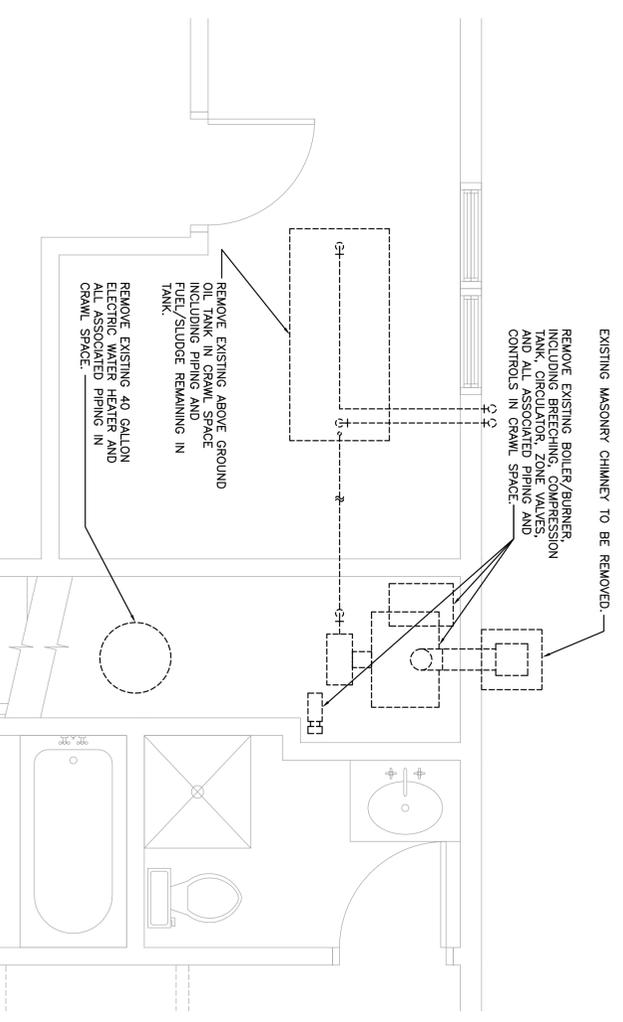
Issue Dates:  
FEBRUARY 6, 2015  
SCALE: AS NOTED  
Project #: QA1346-06  
Drawn By: KAH

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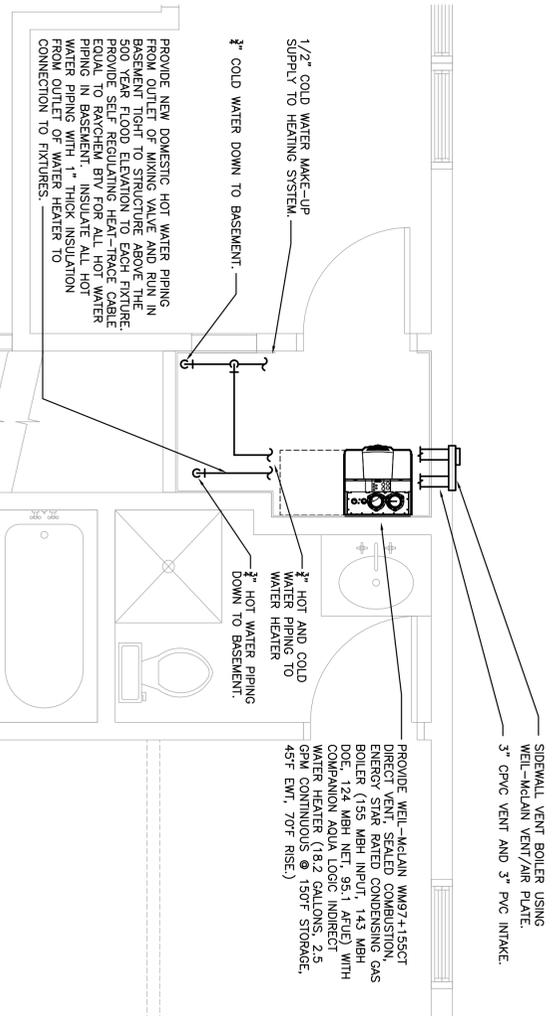
**M1.2**



**BOILER PIPING SCHEMATIC**  
NOT TO SCALE



**BOILER ROOM MECHANICAL PART PLAN DEMOLITION**  
SCALE: 1/2"=1'-0"



**BOILER ROOM MECHANICAL PART PLAN NEW WORK**  
SCALE: 1/2"=1'-0"

