



# QUISENBERRY ARCARI ARCHITECTS, LLC

318 Main Street, Farmington, CT 06032    www.qa-architects.com    t (860) 677 - 4594    f (860) 677 - 8534

REHABILITATION / RECONSTRUCTION WORK FOR:

## Beverly Silverman

APPLICANT # 1026

ISSUE DATE: 05.15.2015

710 Rowland Road

Fairfield, CT

### LIST OF DRAWINGS

	COVER	A1.0	ENTRY FLOOR PLAN
	SURVEY	A1.1	1ST FLOOR PLAN
G1.0	GENERAL NOTES	A1.2	2ND FLOOR PLAN
		A1.3	ROOF PLAN
S 01	STRUCTURAL GEN. NOTES	A2.1	ELEVATIONS
S 02	STRUCTURAL GEN. NOTES	A2.2	ELEVATIONS
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S-2	FOUNDATION PLAN		
S-3	MAIN FLOOR FRAMING PLAN	A3.1	WALL SECTIONS
S-4	2ND FLR/ROOF FRAMING PLAN	A3.2	WALL SECTIONS
S-5	STRUCTURAL DETAILS		
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		A5.1	STAIR PLANS
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D1.1	DEMO MAIN FLR PLAN	MEP-1	MEP MAIN FLOOR PLAN
D1.2	DEMO UPPER FLR PLAN	MEP-3	MEP LOWER FLOOR PLAN
D1.3	DEMO ROOF PLAN		
D2.1	DEMO ELEVATIONS		
D2.2	DEMO ELEVATIONS		

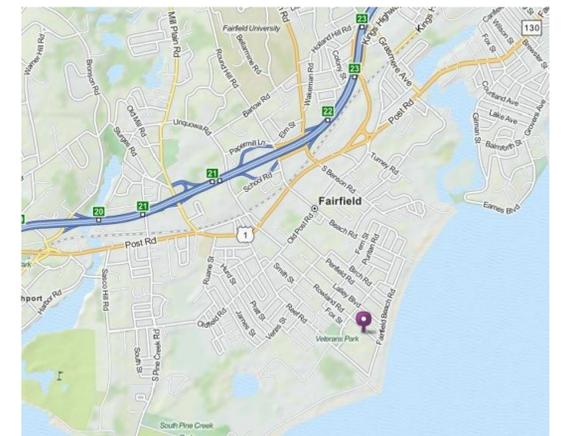
### COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY PROGRAM (CDBG-DR)

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

SPONSORED IN CONJUNCTION WITH FUNDING FROM  
THE CONNECTICUT DEPARTMENT OF HOUSING



### LOCATION MAP



# ZONING DATA

## Zoning Information -- Zone "A" Residential

STATUS	REQUIRED	EXISTING CONDITION	PROPOSED	AS - BUILT CONDITION
MINIMUM LOT AREA	9,375 S.F.	7,141 S.F.	7,141 S.F.	
MIN. SQUARE ON LOT	75'	50'	50'	
MINIMUM LOT FRONTAGE	20'	50'	50'	
DENSITY- MIN. LOT AREA PER DWELLING UNIT				
ONE FAMILY	9,375 S.F.	7,141 S.F.	7,141 S.F.	
TWO FAMILY				
THREE FAMILY				
FOUR FAMILY				
EACH ADDITIONAL UNIT				
MINIMUM SETBACKS:				
FROM STREET LINE	30'	25.5'	20.2'	
SIDE PROPERTY LINES (MORE THAN ONE STORY)	20'	3.2'	2.9'	
ONE SIDE PROPERTY LINE	25'	10.2'	10.2'	
REAR PROPERTY LINE	30'	46.5'	49.4'	
ONE STREET LINE ON COR. (ONE STORY)	17'			
(MORE THAN ONE STORY)	22'			
MINIMUM FLOOR AREA:				
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.	1,720 S.F.	1,705 S.F.	
GROUND FLOOR AREA	650 S.F.	Mech 40 S.F.	Elev. Entry Rm. 120 S.F.	
FLOOR AREA PER APARTMENT	500 S.F.			
MAX. HEIGHT FOR BUILDING	32'	16.83'	27.92'	
MAX. NO. STORIES FOR BUILDING	2-1/2	2	Elevate 2	
MAX. BLDG LOT COVERAGE (% OF LOT AREA)	20%	24%	23.9%	
MAX. BLDG FLOOR AREA (% OF LOT AREA)	40%	31.1%	28.8%	
MINIMUM FIRST FLOOR ELEVATION	FIRM FFE= 11'	FFE= 7.1	FFE=20.04'	

### SURVEY NOTES:

- 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.
- Type of survey performed: Zoning Location Survey - Proposed
- Boundary determination category: Dependent Resurvey
- Class of accuracy:  
Horizontal: A-2  
Vertical: T-2
- The intent of this map is to depict or note the position of existing or proposed improvements with respect to applicable municipal setback requirements.
- 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 Lawn in Fairfield-Conn.," For Robert L. Lowe, 409 Warner Bldg, 83 Fairfield Ave., Bridgeport, CT, Prepared by W.C. Morehouse, Scale: 1"=50', Dated: June 8, 1917.
- Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.
- Zone: "A" Residential
- Total area: 7,500 S.F. / 0.17 Ac.
- Owner: Melvin J. and Beverly J. Silverman
- Town of Fairfield Assessors Map #183 / Parcel #222
- Filed in Volume 2752, Page 263 of the Town Clerk's office.
- Contours are established from field topography.
- Property is Serviced by Public Water and Sewer.
- Vertical Datum is NAVD 1988 (Mean Sea Level) and based on the CGS Mon LX 0935.
- There are wetlands located on the property as shown. There are no tidal wetlands on the subject property.
- The subject property is located in Zone "AE", (BFE 11.0' and 12.0') 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 13.75'. (See Firm Map 090007 Panel 438 of 626 G Map #09001C0438G, Revised July 8, 2013). The subject property is in the Coastal Area Management (CAM).
- 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= 5.0'  
Elevation of roof peak= 27.0'  
Elevation of roof eave= 12.9' / 25.2'  
Elevation of roof midpoint= 27' + 12.9' / 2 = 19.95'

### Height of residence:

Elevation of roof midpoint - avg. grade = 19.95 - 5.0' = 14.95'  
Finish floor elevation of elevated residence= 7.2'  
Concrete floor elevation= 4.9'  
Attached garage floor elevation= 5.2'  
As-built building lot coverage: N/A at this time  
As-built building floor area: N/A at this time

### LEGEND

- = Existing utility pole
- = Existing fire hydrant
- = Property Boundary
- = Existing underground pipe
- = Existing edge of pavement
- = Existing bituminous concrete lip curb
- = Wetland Boundary
- = Existing well
- = Existing drainage manhole
- = Existing sanitary manhole
- = Existing contour
- = Existing spot elevation
- = Existing iron pin
- = Existing drill hole
- = Existing monument

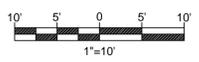
Ex. Pipe

TIE TO PIPE: N 48°24'22" W 52.75'

ROWLAND ROAD



**BENCHMARK**  
TOP OF FRAME MH  
ELEV. = 4.64'  
Datum: NAVD 1988



N/F  
730 ROWLAND ROAD LLC  
VOLUME 4553, PAGE 305

N/F  
TOWN FAIRFIELD  
VOLUME 695, PAGE 153

Parcel Area  
7,500 sq. ft. (Total)  
0.17 acres  
(359 sq. ft. Below Elev. 3.6')  
7,141 sq. ft. (Adjusted)  
0.16 acres

PROPOSED DECK  
70 SQ. FT.

PROPOSED STAIRS AND LANDING  
95 SQ. FT.

N/F  
PETER QUINN & LYNN R. COHEN  
VOLUME 5136, PAGE 285

Bottom of Electric Meter Elevation= 8.9'

PROPOSED PERVIOUS PAVERS  
700± SQ. FT.

ADD ALTERNATE #3:  
NOTE: SANITARY LATERAL TO BE RELACED. CONTRACTOR TO COORDINATE WITH TOWN OF FAIRFIELD WPCA.

### I. COASTAL RESOURCES AT AND ADJACENT TO THE SITE:

- |                                      |                                     |                                |                                     |
|--------------------------------------|-------------------------------------|--------------------------------|-------------------------------------|
| A. GENERAL RESOURCE                  | <input checked="" type="checkbox"/> | J. ISLAND                      | <input type="checkbox"/>            |
| B. BLUFF & ESCARPMENTS               | <input type="checkbox"/>            | K. SHORELANDS                  | <input checked="" type="checkbox"/> |
| C. ROCKY SHOREFRONTS                 | <input type="checkbox"/>            | L. SHELLFISH CONGREGATION AREA | <input type="checkbox"/>            |
| D. BEACHES & DUNES                   | <input type="checkbox"/>            | EASTERN OYSTER                 | <input type="checkbox"/>            |
| E. INTERTIDAL FLATS                  | <input type="checkbox"/>            | HARD CLAM                      | <input type="checkbox"/>            |
| F. TIDAL WETLANDS                    | <input type="checkbox"/>            | M. NEARSHORE COASTAL WATER     | <input type="checkbox"/>            |
| G. FRESHWATER WETLANDS & WATERCOURSE | <input type="checkbox"/>            | N. OFFSHORE COASTAL WATER      | <input type="checkbox"/>            |
| H. COASTAL HAZARD AREAS              | <input checked="" type="checkbox"/> | O. ESTUARINE EMBAYMENT         | <input type="checkbox"/>            |
| I. DEVELOPED SHOREFRONT              | <input type="checkbox"/>            | P. AIR RESOURCE & AIR QUALITY  | <input type="checkbox"/>            |

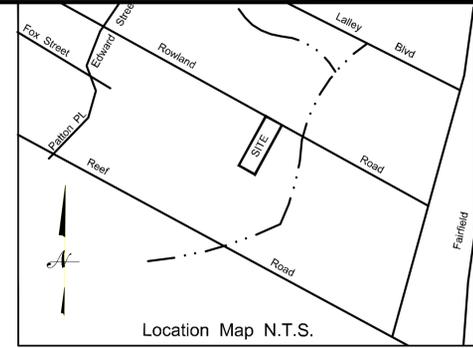
### II. COASTAL RESOURCES NOT IMMEDIATELY ADJACENT TO THE SITE, BUT BECAUSE OF DOWNSTREAM LOCATION, OFF-SITE DRAINAGE, TIDAL INFLUENCE, CURRENTS AND OTHER FACTORS, MAY BE IMPACTED BY THE PROPOSED USE/ACTIVITY:

- |                                      |                                     |                                |                                     |
|--------------------------------------|-------------------------------------|--------------------------------|-------------------------------------|
| A. GENERAL RESOURCE                  | <input checked="" type="checkbox"/> | J. ISLAND                      | <input type="checkbox"/>            |
| B. BLUFF & ESCARPMENTS               | <input type="checkbox"/>            | K. SHORELANDS                  | <input checked="" type="checkbox"/> |
| C. ROCKY SHOREFRONTS                 | <input type="checkbox"/>            | L. SHELLFISH CONGREGATION AREA | <input type="checkbox"/>            |
| D. BEACHES & DUNES                   | <input type="checkbox"/>            | EASTERN OYSTER                 | <input type="checkbox"/>            |
| E. INTERTIDAL FLATS                  | <input type="checkbox"/>            | HARD CLAM                      | <input type="checkbox"/>            |
| F. TIDAL WETLANDS                    | <input type="checkbox"/>            | M. NEARSHORE COASTAL WATER     | <input type="checkbox"/>            |
| G. FRESHWATER WETLANDS & WATERCOURSE | <input checked="" type="checkbox"/> | N. OFFSHORE COASTAL WATER      | <input type="checkbox"/>            |
| H. COASTAL HAZARD AREAS              | <input checked="" type="checkbox"/> | O. ESTUARINE EMBAYMENT         | <input type="checkbox"/>            |
| I. DEVELOPED SHOREFRONT              | <input type="checkbox"/>            | P. AIR RESOURCE & AIR QUALITY  | <input type="checkbox"/>            |

### III. THE FOLLOWING COASTAL POLICIES ARE APPLICABLE TO THE USE/ACTIVITY AS PROPOSED:

- |   |                                     |                                    |                          |
|---|-------------------------------------|------------------------------------|--------------------------|
| A. GENERAL DEVELOPMENT                      | <input checked="" type="checkbox"/> | I. COASTAL STRUCTURES AND FILLING  | <input type="checkbox"/> |
| B. SEWER & WATER LINES                      | <input checked="" type="checkbox"/> | J. PORT AND HARBORS                | <input type="checkbox"/> |
| C. WATER DEPENDENT USES                     | <input checked="" type="checkbox"/> | K. SOLID WASTE                     | <input type="checkbox"/> |
| D. FISHERIES                                | <input checked="" type="checkbox"/> | L. OPEN SPACE & AGRICULTURAL LANDS | <input type="checkbox"/> |
| E. BOATING                                  | <input type="checkbox"/>            | M. COASTAL RECREATION AND ACCESS   | <input type="checkbox"/> |
| F. FUEL, CHEMICALS, AND HAZARDOUS MATERIALS | <input type="checkbox"/>            | N. DAMS, DIKES AND RESERVOIRS      | <input type="checkbox"/> |
| G. DREDGING & NAVIGATION                    | <input type="checkbox"/>            | O. TRANSPORTATION                  | <input type="checkbox"/> |
| H. CULTURAL RESOURCES                       | <input type="checkbox"/>            | P. ENERGY FACILITIES               | <input type="checkbox"/> |

INITIALS OF TOWN PLAN & ZONING STAFF MEMBER



## 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:
- 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.
  - Be constructed with materials resistant to flood damage.
  - Be constructed by methods and practice that minimized flood damage.
  - 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.

## TITLE BLOCK

- STREET ADDRESS: #710 ROWLAND ROAD
  - ASSESSORS MAP # 184, PARCEL # 222
  - MAP: "A" BEACH DISTRICT
  - APPLICANT: MELVIN J. AND BEVERLY J. SILVERMAN  
710 ROWLAND ROAD  
FAIRFIELD, CONNECTICUT 06824
  - OWNER: MELVIN J. AND BEVERLY J. SILVERMAN  
710 ROWLAND ROAD  
FAIRFIELD, CONNECTICUT 06824
  - DESCRIPTIVE TITLE: ELEVATING AN EXISTING TWO STORY ONE FAMILY DWELLING WITH ASSOCIATED DECKS
  - ORIGINAL DATE OF PLANS AND ANY SUBSEQUENT REVISION DATES LABELED FIRST, SECOND, ETC., AND NOTE THE PURPOSE AND LOCATION OF THE REVISION:  
NOVEMBER 21, 2014
  - PREPARED BY: MICHAEL LAMBERT  
HARRY COLE & SON  
876 SOUTH MAIN STREET  
PLANTSVILLE, CONNECTICUT 06479  
(860) 628-4484
  - To the best of my knowledge and belief these drawings are substantially correct as noted hereon.
- Stephen M. Giudice*  
Stephen M. Giudice, L.S.

**ABBREVIATIONS**

A.F.F.	Above Finish Floor	HGT.	Height
A.C.	Acoustic, Acoustical	H.M.	Hollow Metal
A.C.T.	Acoustical Tile	HORIZ.	Horizontal
A/C	Air Conditioning	H.B.	Hose Bibb
A.H.U.	Air Handling Unit	IN.	Inch
ALT.	Alternate	INCL.	Included
ALUM.	Aluminum	INFO.	Information
ALF.	Aluminum Frame	I.D.	Inside Diameter
ANCH.	Anchor, Anchorage	INSUL.	Insulation
AB.	Anchor Bolt	INT.	Interior
L	Angle	JT.	Joint
ANOD.	Anodized	K.P.	Kick Plate
APPR.	Approved	LAB	Laboratory
ARCH.	Architect, Architectural	LAV.	Lavatory
ASB.	Asbestos	LTG.	Lighting
A.P.B.O.	As Provided By Owner	MACH.	Machine
A.S.B.O.	As Selected By Owner	MAINT.	Maintenance
ASPH.	Asphalt	MFRG.	Manufacturer
ASSY.	Assembly	M.BD.	Marker Board
ASST.	Assistant	MA5.	Masonry
AUTO.	Automatic	M.O.	Masonry Opening
BM	Beam	MAT.	Material
BRG.	Bearing	MAX.	Maximum
BEV.	Bevel, Beveled	MECH.	Mechanical
BIT.	Bituminous	MEZZ.	Mezzanine
BLK.	Block	MIN.	Minimum
BLKG.	Blocking	MISC.	Miscellaneous
BD.	Board	N	North
BOT.	Bottom	N.I.C.	Not In Contract
B.O.	Bottom Of	N.T.S.	Not To Scale
B.E.J.	Brick Expansion Joint	OFF.	Office
BLDG.	Building	O.C.	On Center
B.U.R.	Built Up Roofing	O.H.	Overhead
CAB.	Cabinet	O.D.	Outside Diameter
C.U.H.	Cabinet Unit Heater	PTD.	Painted
CAP.	Capacity	PR.	Pair
CASE	Casement	P.T.D.	Paper Towel Dispenser
CLG.	Ceiling	PASS.	Passage
CLGHT.	Ceiling Height	PERP.	Perpendicular
CEM.	Cement	PLAS.	Plaster
CTR.	Center	PLAM.	Plastic Laminate
CL.	Centerline	PL.	Plate
C.T.	Ceramic Tile	PLUMB.	Plumbing
C.BD.	Chalk Board	PLYWD.	Plywood
CLO.	Closet	PVC.	Polyvinylchloride
COL.	Column	P.E.J.	Precast Expansion Joint
CONC.	Concrete	PREFAB.	Prefabricated
CONF.	Conference	QTY.	Quantity
CJ	Control Joint	Q.T.	Quarry Tile
CONT.	Continuous	RAD.	Radius
CONTR.	Contractor	RWC	Rain Water Conductor
CORR.	Corridor	RECV.	Receiving
CRS.	Course, Courses	REFR.	Refrigerator
DEG.	Degree	REINF.	Reinforce
DEMO.	Demolition	REM	Remove
DEPT.	Department	REQD	Required
DET.	Detail	REV.	Revised, Revision
DIA.	Diameter	R.	Riser
DIM.	Dimension	R.D.	Roof Drain
DIST.	Distance	RM.	Room
DR.	Door	S.N.D.	Sanitary Napkin Dispenser
DBL.	Double	S.N.R.	Sanitary Napkin Receptacle
D.H.	Double Hung	SCHED.	Schedule
DN	Down	SC.	Scupper
D.S.	Downspout	SECT.	Section
DWG.	Drawing	S.J.	Seismic Joint
D.F.	Drinking Fountain	SHT.	Sheet
EA.	Each	SIM.	Similar
ELEC.	Electric, Electrical	S.D.	Soap Dispenser
EWC.	Electric Water Cooler	S.T.D.	Sound Transmission Class
EL.	Elevation	S.T.C.	Sound Transmission Coefficient
ELEV.	Elevator	SPEC.	Specifications
EMERG.	Emergency	SQ.	Square
EQ.	Equal	S.F.	Square Feet
EQUIP.	Equipment	S.S.	Stainless Steel
EXIST.	Existing	STD.	Standard
E.T.R.	Existing To Remain	STL.	Steel
EXP.	Expansion	STOR.	Storage
E.J.	Expansion Joint	STRUCT.	Structure, Structural
EXT.	Exterior	S.STL.	Structural Steel
E.I.I.F.S.	Exterior Insulation Finish System	SUSP.	Suspend, Suspension
FT.	Feet, Foot	S.A.T.C.	Susp. Acoustic Tile Ceiling
F.R.G.P.	Fiber Reinforced Gypsum Panel	T.BD.	Tack Board
FIN.	Finish, Finished	THRU	Through
F.E.	Fire Extinguisher	T.P.D.	Toilet Paper Dispenser
F.R.	Fire Retardant	T.M.E.	To Match Existing
FFRFG.	Fireproofing	T&G	Tongue and Groove
FIXT.	Fixture	T.O.	Top Of
FLASH	Flashing	T.	Tread
FLR.	Floor	TYP.	Typical
F.D.	Floor Drain	U.L.	Underwriter's Laboratory
FLR.FIN.	Floor Finish	U.H.	Unit Heater
FTG.	Footing	U.V.	Unit Ventilator
FDN	Foundation	U.O.N.	Unless Otherwise Noted
FURN.	Furnish, Furnishings, Furniture	VEST.	Vestibule
FURR.	Furred, Furring	VCT.	Vinyl Composition Tile
GA.	Gauge	W.P.	Waterproofing
GALV.	Galvanized	W.W.F.	Welded Wire Fabric
GYP. BD.	Gypsum Board	W.BD.	White Board
G.C.	General Contractor	W/	With
H.C.	Handicapped	WD.	Wood

**FINISHES**

- GYPHUM BOARD**
- 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.
  - PROVIDE AND INSTALL MOISTURE-RESISTANT GYPSUM WALLBOARD WHERE REQUIRED. PROVIDE TYPE X GYPSUM BOARD AS CALLED FOR ON THE DRAWINGS.
  - 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.
- PAINT**
- 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.

**THERMAL & MOISTURE PROTECTION**

- PROVIDE AND INSTALL BUILDING THERMAL INSULATION IN ACCORDANCE WITH THE FOLLOWING:
  - A. EXTERIOR WALLS: R-19 MINIMUM
  - B. SLOPED CEILINGS: R-30 MINIMUM
  - C. FLAT CEILINGS: R-38 MINIMUM
  - D. CEILINGS OVER UNCONDITIONED SPACE: R-21 MINIMUM
  - E. CEILINGS OVER BASEMENT: R-21 MINIMUM
- INSTALL VENTING IN SLOPED CEILING AREAS TO PERMIT AIRFLOW ALONG THE COOL SIDE OF THE INSULATION FROM THE EAVE TO RIDGE.
- DO NOT LEAVE KRAFT-PAPER FACED INSULATION EXPOSED. INSTALL TYPE FSK FOIL TO PROTECT EXPOSED INSULATION.
- INSTALL EITHER INTERIOR AND/OR EXTERIOR FOUNDATION INSULATION AS REQUIRED BY LOCAL BUILDING CODES.

**ELECTRICAL NOTES**

- ELECTRICAL DRAWINGS ARE INTENDED TO BE USED FOR SCHEMATIC DESIGN ONLY. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF FINAL ELECTRICAL DESIGN.
- FINAL LOCATIONS OF ALL ELECTRICAL DEVICES AND THEIR INTENDED OPERATION IS TO BE COORDINATED WITH THE OWNER.
- 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.
- ELECTRICAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- COORDINATE ELECTRICAL WORK WITH THE WORK OF OTHER TRADES. DO NOT ALTER THE WORK OF PREVIOUS TRADES WITHOUT PRIOR APPROVAL.
- ELECTRICAL CONTRACTOR MUST PROVIDE AND INSTALL ALL DUCT WORK ASSOCIATED WITH EXHAUST FANS.
- PERFORM ALL NEW ELECTRICAL WORK IN ACCORDANCE WITH LOCAL CODES AND ACCEPTED STANDARDS OF PRACTICE.

**ELECTRICAL MOUNTING HEIGHTS**

- ALL DIMENSIONS ARE TO THE CENTER OF THE DEVICE UNLESS OTHERWISE NOTED. SEE ELECTRICAL DRAWINGS FOR TYPES AND LOCATIONS.
- 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.
- EXTERIOR RECEPTACLES: 24" A.F.F. (20" A.F.F.)
- SWITCHES: 48" A.F.F.
- BOILER EMERGENCY SWITCHES: 60" A.F.F.
- DATA / PHONE OUTLETS: 18" A.F.F.
- TV OUTLETS: 18" A.F.F. OR 18" BELOW FINISHED CEILING
- WALL PHONE: 48" A.F.F. TO CENTER OF EARPHONE
- SECURITY KEYPAD: 48" A.F.F.

**CONCRETE**

- 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).
- CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT THE AGE OF 28 DAYS: 3000PSI, EXCEPT 4000PSI FOR EXTERIOR WORK.
- CONCRETE SHALL HAVE A SLUMP NOT EXCEEDING 5", EXCEPT FOR 4" SLABS.
- CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE CURING OF CONCRETE AS DIRECTED BY ACI 301. USE OF CALCIUM CHLORIDE SHALL NOT BE PERMITTED.
- REINFORCING BARS SHALL BE DEFORMED BILLET STEEL BARS AND CONFORM TO ASTM A-G 15-GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM-A-1185.
- 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.
- 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.
- ALUMINUM OBJECTS SHALL NOT BE EMBEDDED OR IN CONTACT WITH CONCRETE.
- 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.

**CONCRETE MASONRY**

- ALL MASONRY SHALL CONFORM TO AND BE ERECTED IN ACCORDANCE WITH ACI 530 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND ACI 530.1 SPECIFICATION FOR MASONRY STRUCTURES.
- ALL MASONRY WALLS ARE TO BE CONSTRUCTED OF CONCRETE MASONRY WITH COMPRESSIVE STRENGTH FM = 1500 P.S.I. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING MASONRY STRENGTH AS SPECIFIED.
- TYPE 'M' OR 'S' MORTAR SHALL BE USED IN ALL MASONRY.
- CONTINUOUS HORIZONTAL JOINT REINFORCING SHALL BE INSTALLED IN ALTERNATE COURSES OF ALL MASONRY. EXTERIOR MASONRY VENEER SHALL BE TIED TO INTERIOR MASONRY BLOCKWORK IN ACCORDANCE WITH DRAWING NOTATIONS.
- REINFORCING STEEL FOR MASONRY SHALL BE GRADE 60. ALL LAP SPLICES SHALL BE A MINIMUM OF 48 BAR DIAMETERS (I.E. #4 BAR = 24).
- ALL MASONRY UNIT CORES CONTAINING REINFORCING BARS SHALL BE FILLED WITH 2000 P.S.I. GROUT. GROUT SHALL BE INSTALLED IN USING LOW LIFT GROUT METHOD (5'-0" MAXIMUM LIFTS).

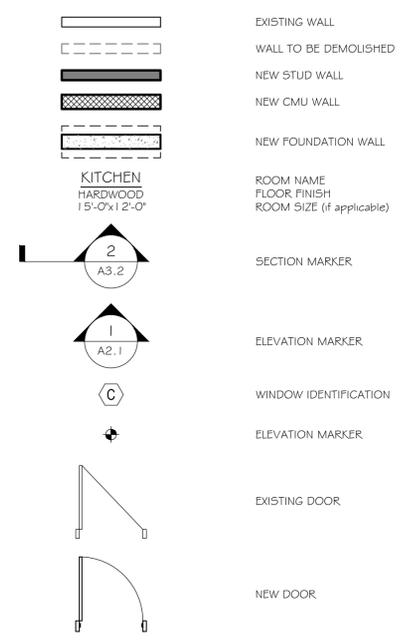
**WOOD**

- 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.
- 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 FINE #2 OR BETTER, WITH RETENTION MEETING OR EXCEEDING THE REQUIREMENTS OF THE BUILDING CODE.
  - C. PLYWOOD: 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/EXT-APA, 1/2" THICK
    - II. WALL SHEATHING: C-D/EXT-APA, 1/2" THICK
    - III. SUBFLOORING: C-D/EXT-APA, 3/4" THICK
- NAILING SCHEDULE SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CODES '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.
- 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.
- NOTCHING SHALL NOT EXCEED 1/4TH 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.
- 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.
- 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.

**FOUNDATION**

- ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 4000 PSF. BACKFILL OVER-EXCAVATION WITH CONCRETE, NOT ADDITIONAL SOIL.
- NO BACKFILLING OF FOUNDATION WALLS SHALL BE UNDERTAKEN UNTIL SUITABLE WALL BRACING (TEMPORARY OR PERMANENT) HAS BEEN INSTALLED.
- DO NOT POUR FOOTINGS ON FROZEN SOIL. REMOVE ALL FROST PRIOR TO POURING CONCRETE.
- BOTTOM OF FOOTINGS SHALL BE INSTALLED BELOW GRADE TO PROVIDE PROTECTION FROM FROST PENETRATION. CONSULT WITH LOCAL BUILDING OFFICIALS REGARDING REQUIRED DEPTH IN THE LOCALE WHERE THE FOUNDATION IS CONSTRUCTED.
- 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.
- PROVIDE 1/2" DIAMETER ANCHOR BOLTS AT 6'-0"O.C. MAXIMUM TO SECURE FRAMING SILL TO FOUNDATION.
- PROVIDE EXTERIOR AND/OR INTERIOR FOOTING DRAINS AS REQUIRED BY SITE CONDITIONS.
- INSTALL FOUNDATION WATERPROOFING TO BELOW GRADE SURFACES.
- INSTALL FOUNDATION INSULATION AS REQUIRED BY LOCAL CODES.

**ARCHITECTURAL SYMBOLS**



**GENERAL NOTES**

- ALL CONSTRUCTION ON THIS HOME, AND ANY CHANGES MADE TO THE DESIGN OF THIS HOME, EITHER BEFORE OR DURING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE BUILDING CODE. NOTHING REPRESENTED WITHIN THESE PLANS SHALL ALLEVIATE THE APPLICABLE CODE REQUIREMENTS FOR THE CONSTRUCTION RELATED TO THIS PROJECT.
- NOTIFY QUISENBERRY ARCARI ARCHITECTS, LLC AT (860) 677-4594 IMMEDIATELY IF PROBLEMS SHOULD ARISE DURING THE CONSTRUCTION ON THIS HOME WITH RESPECT TO STRUCTURAL INTEGRITY, FRAMING CONFLICTS, OR GENERAL CONCERNS.
- THESE DRAWINGS DO NOT REPRESENT ALL COMPONENTS OR DETAILS REQUIRED TO PROPERLY CONSTRUCT THIS HOME. IT IS ASSUMED THAT THE WORK WILL BE PERFORMED BY COMPETENT, SKILLED AND LICENSED TRADE CONTRACTORS IN ACCORDANCE WITH INDUSTRY STANDARDS AND CARE.
- UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL NEW FINISHES (ROOFING, SIDING, TRIM, ETC.) SHALL MATCH EXISTING.
- PATCH EXISTING AREAS AFFECTED BY THE NEW WORK. MATCH EXISTING FINISHES UNLESS DIRECTED OTHERWISE BY THE OWNER.
- EXTEND EXISTING SERVICES (MECHANICAL, PLUMBING, ELECTRICAL, ETC.) TO ACCOMMODATE THE NEW CONSTRUCTION. PROVIDE UPGRADES TO EXISTING COMPONENTS AS NECESSARY TO PROVIDE SATISFACTORY PERFORMANCE WITHIN THE COMPLETED STRUCTURE.



**QUISENBERRY ARCARI ARCHITECTS, LLC**  
 www.qa-architects.com  
 T (860) 677-4594  
 F (860) 677-8534  
 318 Main Street  
 Farmington, CT 06032

**REHABILITATION/RECONSTRUCTION WORK FOR:**

**Beverly Silverman**

**APPLICANT # 1026**

**Fairfield, CT**

**710 Rowland Road**

Sheet Description:

**GENERAL NOTES**

Issue Dates:

05.15.2015

No Scale

Project #: **QA 1346-07** Drawn By: **RAP**

Sheet #:

**G1.1**

# "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 (V3S): 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 06/25/14 THE GEOTECHNICAL DEPARTMENT, LLC (41 BLANCHE AVENUE, DEMAREST, NJ) 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. PILES/GRADE BEAMS	3500	145
a. PIERS	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 06/25/14 GEOTECHNICAL REPORT BY THE GEOTECHNICAL DEPARTMENT, LLC 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 06/25/14 THE GEOTECHNICAL DEPARTMENT, LLC 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 06/25/14 THE GEOTECHNICAL DEPARTMENT, LLC 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. HELICAL PILES:

1. GENERAL:
  - a. EACH HELICAL PILE SHALL BE INSTALLED AT THE LOCATION AND TO THE ELEVATION, MINIMUM LENGTH, INSTALLATION TORQUE, AND ALLOWABLE CAPACITIES SHOWN ON THE DRAWINGS AND IN THE GEOTECHNICAL REPORT.
  - b. USE PLACEMENT METHOD WHICH WILL NOT CONFLICT OR CAUSE DAMAGE TO EXISTING STRUCTURES.
  - c. THE MINIMUM INSTALLATION EQUIPMENT RATING SHALL EQUAL OR EXCEED THE MAXIMUM TORQUE OF THE SPECIFIED HELICAL PIER.
  - d. PROVIDE A TORQUE MONITORING DEVICE AS PART OF THE INSTALLING UNIT OR AS A SEPARATE IN-LINE DEVICE. MONITOR TORQUE APPLIED BY THE INSTALLING UNITS DURING THE ENTIRE INSTALLATION AND RECORD VALUES ACHIEVED ON EACH PIER.
  - e. INSTALL PIERS IN A SMOOTH AND CONTINUOUS MANNER. APPLY SUFFICIENT DOWNWARD PRESSURE TO ADVANCE THE PIER. THE RATE OF PIER ROTATION SHALL BE FIVE TO TWENTY REVOLUTIONS PER MINUTE.
  - f. THE HELICAL PILE AND ANCHOR SHAFT ALIGNMENT SHALL BE WITHIN A TOLERANCE OF 3' (IN ANY DIRECTION). THE VERTICAL ALIGNMENT SHALL BE WITHIN 2 DEGREES OF VERTICAL.

## H. 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.



**QUISENBERRY ARCARI ARCHITECTS, LLC**  
 www.qa-architects.com  
 T (860) 677-4594  
 F (860) 677-8534  
 318 Main Street  
 Farmington, CT 06032

REHABILITATION/RECONSTRUCTION WORK FOR:

**Melvin and Beverly Silverman**

APPLICANT # 1346-7

Fairfield, CT

710 Rowland Road

Sheet Description:

**STRUCTURAL GENERAL NOTES**

Issue Dates:

**MAY 15, 2015**

Project #: **QA1346/07**

Drawn By: **S.A.L.**

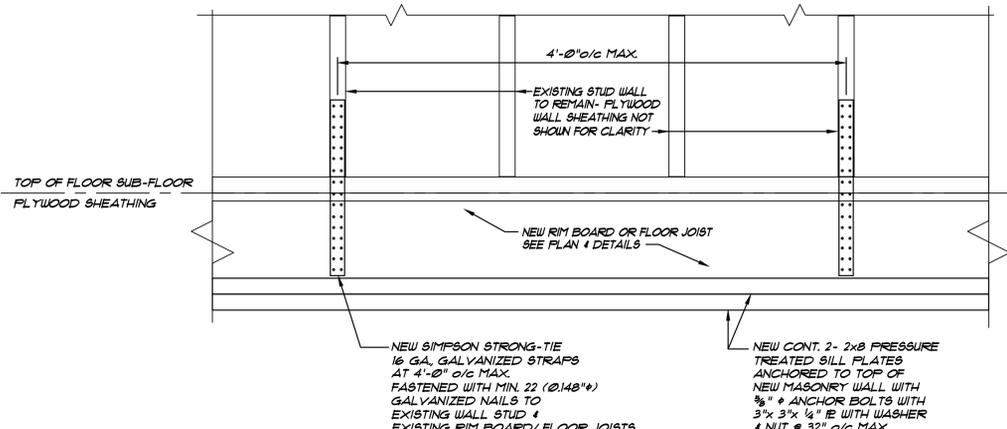
Sheet #:

**S-01**



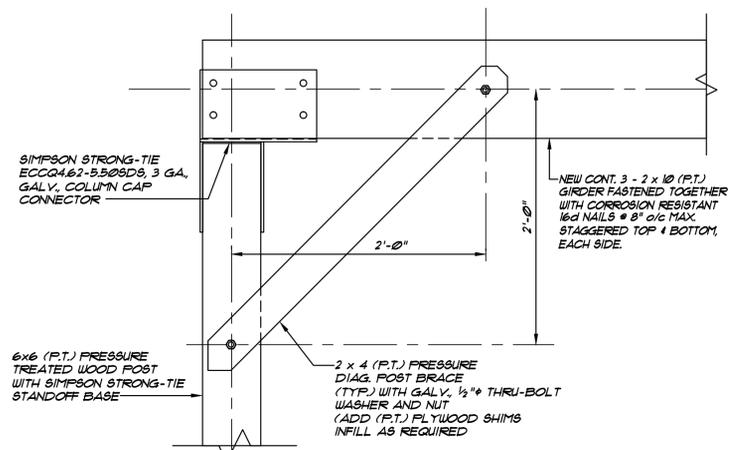
**PERRONE & ZAJDA ENGINEERS, LLC**  
 SOUTHWAY EXECUTIVE PARK, UNIT #511  
 35 COLD SPRING ROAD, ROCKY HILL, CT, 06067  
 Phone (860) 513-1156 Fax (860) 436-3362

# "STRUCTURAL GENERAL NOTES"



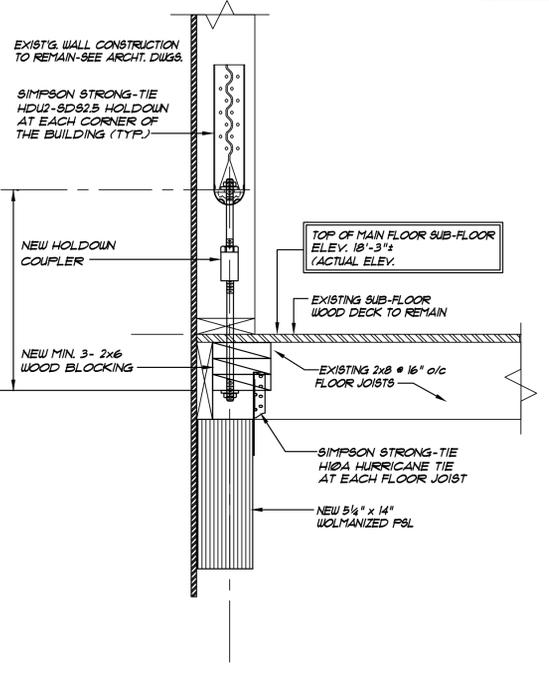
**TYPICAL ANCHORAGE DETAIL OF EXISTING STUD WALL TO EXISTING RIM BOARD/FLOOR JOIST**

SCALE: NONE



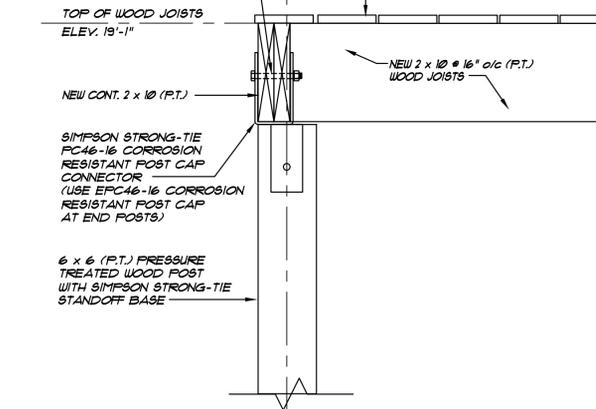
**TYPICAL DIAGONAL POST BRACE DETAIL @ NEW WOOD DECK & STAIR LANDINGS**

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



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

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



**TYPICAL CONNECTION DETAIL AT NEW WOOD DECK SUPPORT BEAM & POST**

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

**H. CONCRETE MASONRY:**

- ALL MASONRY SHALL CONFORM TO AND BE ERRECTED 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 DWELS 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 ASTM 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 ATOP 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>⊥</sub></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.D.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)**

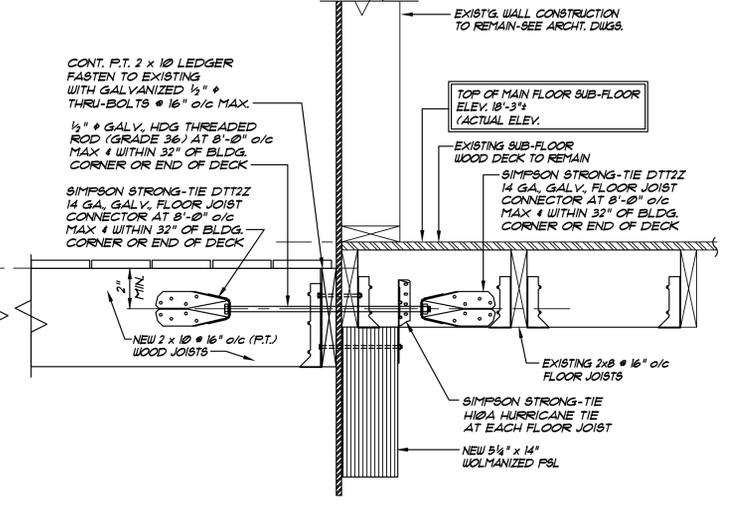
- MICROLLAM LAMINATED VENEER LUMBER (LVL) SHALL BE FABRICATED OF EASTERN SPECIES (ES) OR WESTERN SPECIES (WS). THE FINISH PRODUCT SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
- |  |                                      |
|--|--------------------------------------|
| SHEAR MODULUS OF ELASTICITY                              | G = 118,750 PSI                      |
| MODULUS OF ELASTICITY                                    | E = 1,900,000 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>⊥</sub></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>⊥</sub></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.

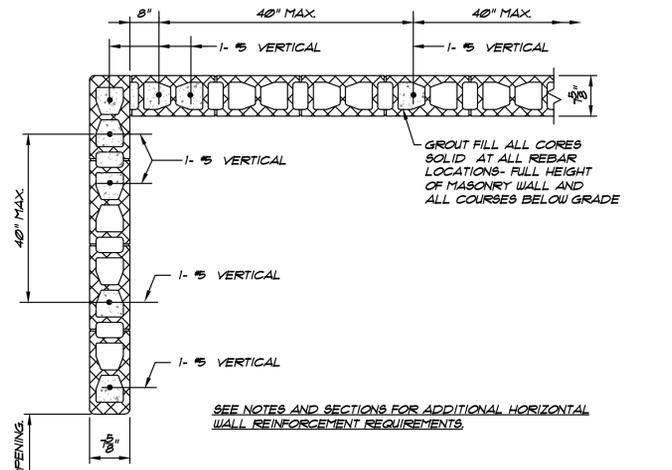
**J. DIMENSIONS:**

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

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



**PLAN DETAIL OF MASONRY WALL WALL VERTICAL REINFORCING**

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

**PERRONE & ZAJDA ENGINEERS LLC**  
SOUTHWAY EXECUTIVE PARK, UNIT #511  
35 COLD SPRING ROAD, ROCKY HILL, CT. 06067  
Phone (860) 513-1156 Fax (860) 436-3362

**QUISENBERRY ARCAR ARCHITECTS, LLC**  
www.qa-architects.com  
T (860) 677-4594  
F (860) 677-8534  
318 Main Street  
Farmington, CT 06032

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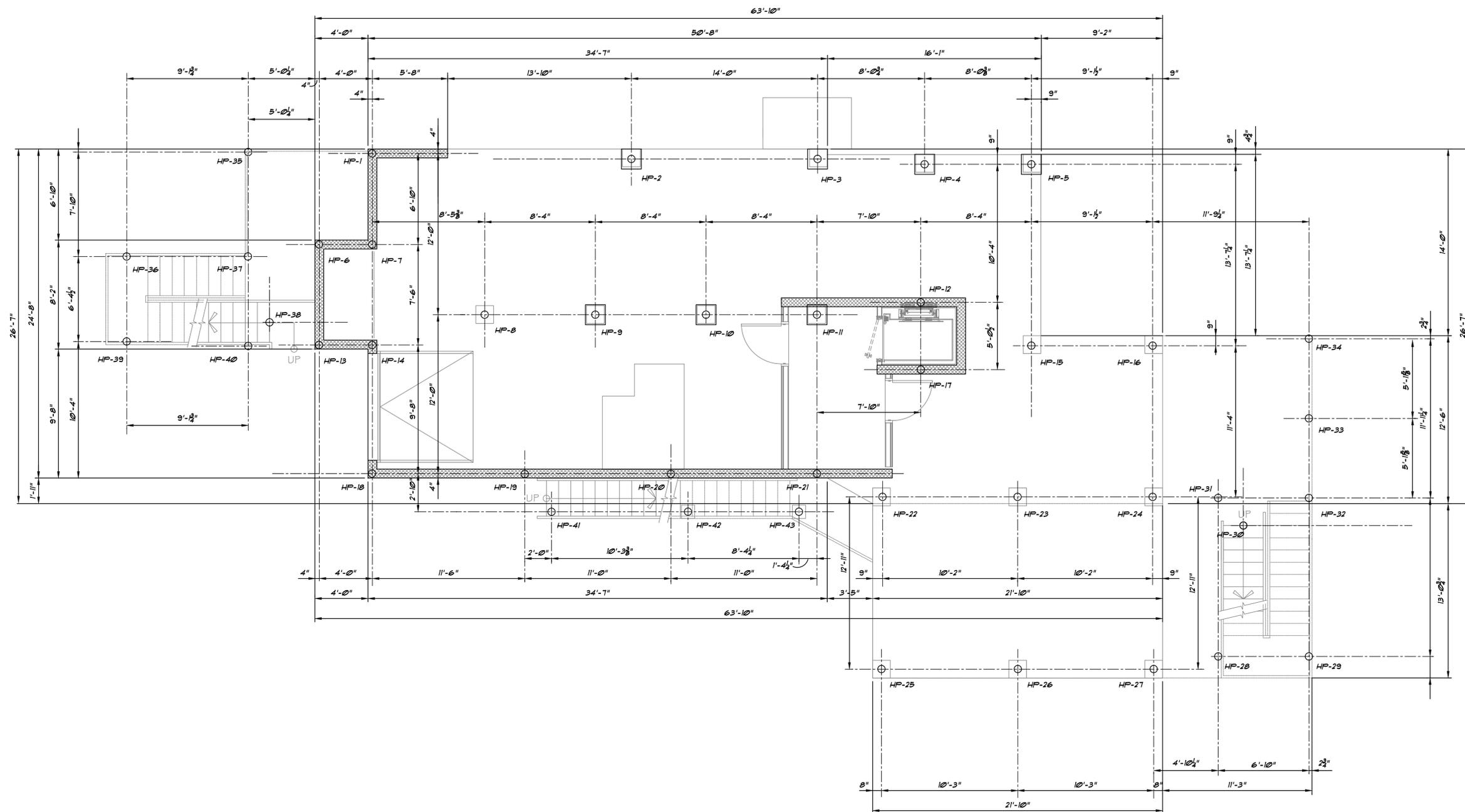
Sheet Description:  
**STRUCTURAL GENERAL NOTES**

Issue Dates:  
MAY 15, 2015

Project #:  
QA1346/07

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S.A.L.

Sheet #:  
**S-02**



**PILE LOCATION 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. PILES HP-1 THRU HP-27 SHALL BE HELICAL (AUGER) DRILLED-IN PILES  
INSTALLED CAPACITY = 24 TONS, DESIGN CAPACITY = 18 TONS.
3. PILES HP-28 THRU HP-43 SHALL BE HELICAL (AUGER) DRILLED-IN PILES  
INSTALLED CAPACITY = 4 TONS, DESIGN CAPACITY = 3 TONS.
4. INSTALL ALL PILES WHERE SHOWN ON PLAN.



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ARCHITECTS, LLC**

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F (860) 677-8534  
318 Main Street  
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Sheet Description:

**PILE  
LOCATION  
PLAN**

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**S-1**





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ARCHITECTS, LLC  
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Sheet Description:

FOUNDATION PLAN

Issue Dates:

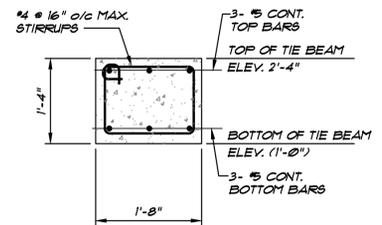
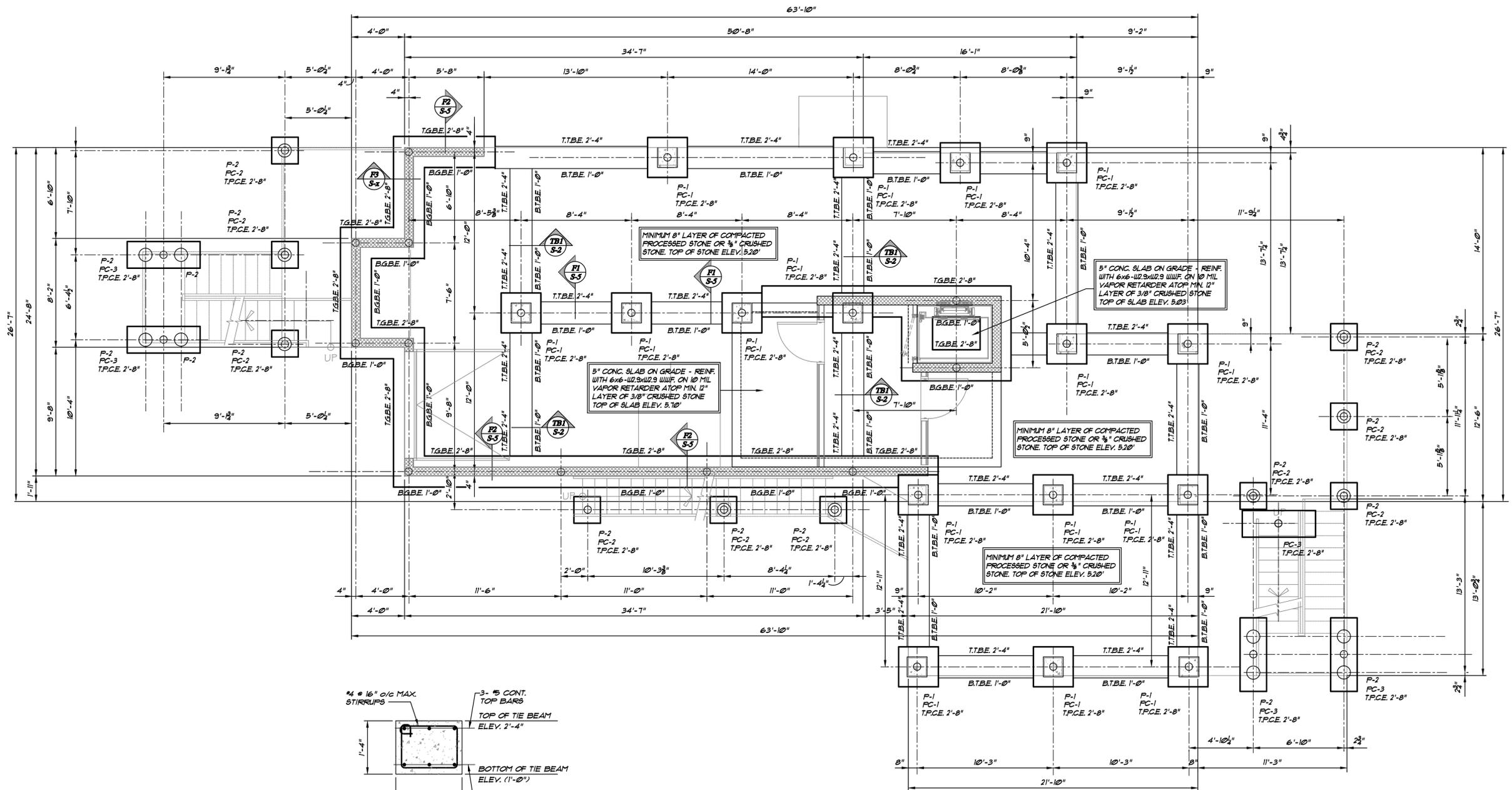
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QA1346/07

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S.A.L.

Sheet #:

S-2



TYPICAL TIE BEAM DETAIL  
SECTION (TBI) S-1  
SCALE: 3/4" = 1'-0"

CONCRETE PIER SCHEDULE

DESIGNATION	SIZE	REINFORCING		REMARKS
		VERTICAL	HORIZONTAL	
P-1	18" x 18"	8 - #5	#3 @ 12"	TOP 5 (2) - #3 HORIZ TIES @ 3" O/C MAX.
P-2	12" DIAM.	4 - #4	#3 @ 4"	

NOTES:  
1. ALL VERTICAL PIER REINFORCING SHALL BE DOULED INTO CONCRETE GRADE BEAM OR CONCRETE FILE CAP.  
2. VERTICAL PIER REINFORCING SHALL BE LAPPED MINIMUM 30 x BAR DIAMETERS.

FOUNDATION PLAN

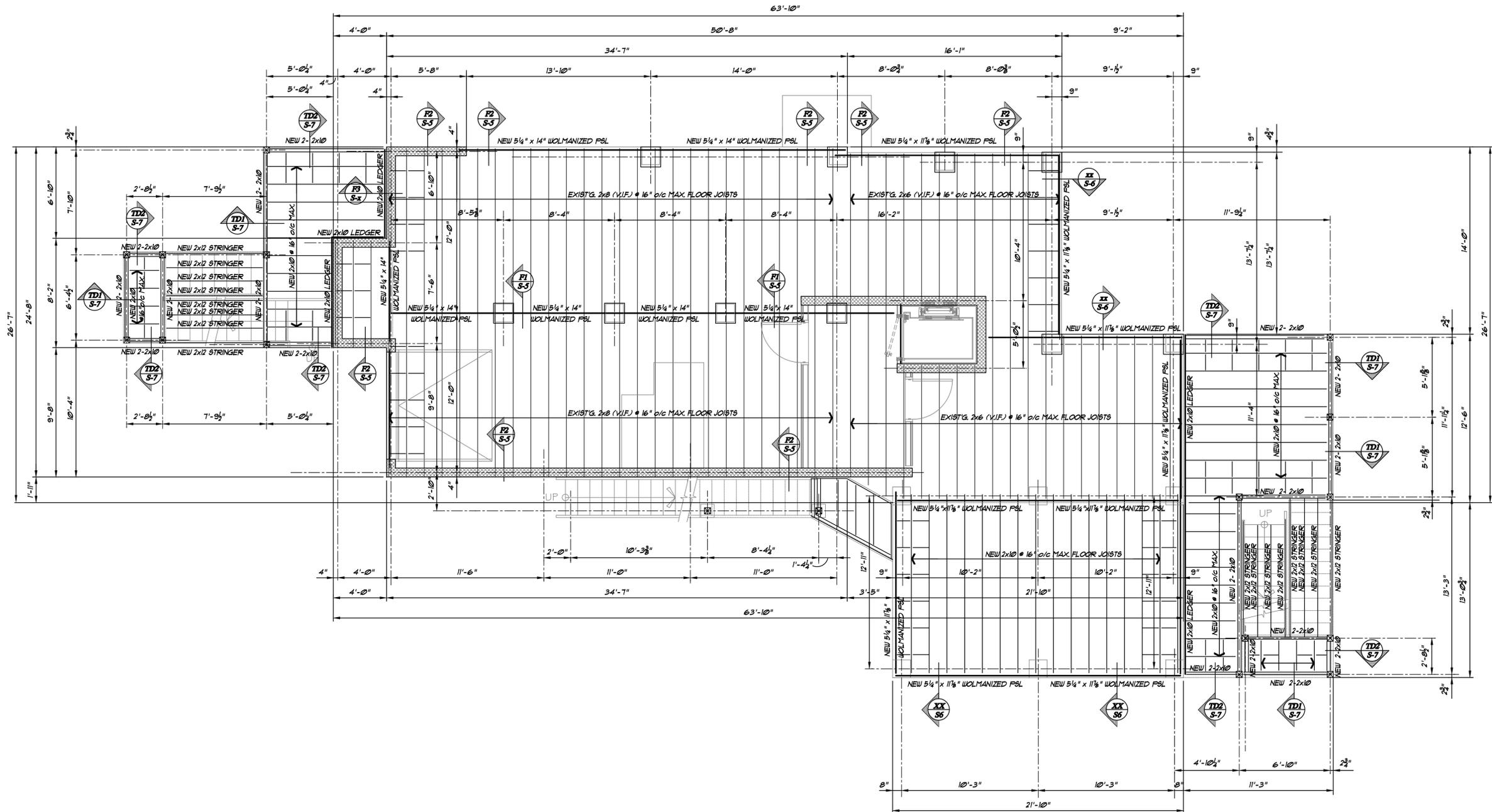
SCALE: 1/4" = 1'-0"  
NOTES:  
1. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO STARTING FABRICATION AND INSTALLATION OF ANY NEW MATERIALS. NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES FOR POSSIBLE FURTHER INSTRUCTIONS AS MAY BE REQUIRED.  
2. FC-1 INDICATES 3'-0" x 3'-0" x 1'-8" DEEP CONCRETE PILE CAP REINFORCED WITH 5-#5 x 2'-6" EACH WAY TOP AND BOTTOM BARS.  
3. FC-2 INDICATES 2'-0" x 2'-0" x 1'-2" DEEP CONCRETE PILE CAP REINFORCED WITH 4-#4 x 1'-6" EACH WAY TOP AND BOTTOM BARS.  
4. FC-3 INDICATES 2'-0" x 5'-6" x 1'-2" DEEP CONCRETE PILE CAP REINFORCED WITH 4-#5 x 5'-0" LONG WAY TOP AND BOTTOM BARS WITH #4 @ 8" O/C MAXIMUM STIRRUPS.  
5. TOP OF MASONRY WALL TO BE AT ELEVATION 17'-4", UNLESS OTHERWISE NOTED THIS T.W.E.  
6. T.G.B.E. INDICATES TOP OF GRADE BEAM ELEVATION.  
7. B.G.B.E. INDICATES BOTTOM OF GRADE BEAM ELEVATION.  
8. NEW CONTINUOUS GRADE BEAM SHALL BE 2'-4" x 1'-8" DEEP CONCRETE BEAM REINFORCED WITH CONTINUOUS 4-#5 HORIZONTAL TOP & BOTTOM BARS WITH #4 @ 8" O/C MAXIMUM STIRRUPS.  
9. NEW FOUNDATION WALLS SHALL BE 8" CMU MASONRY WALLS REINF. WITH VERTICAL #5 @ 40" O/C MAX. FULL HEIGHT OF WALL WITH CONTINUOUS BOND BEAM AT ELEVATION 17'-4" REINFORCED WITH CONTINUOUS 1-#5 HORIZONTAL BAR GROUT ALL CORES SOLID AT ALL REBARS. GROUT ALL MASONRY CORES BELOW GRADE SOLID.



PERRONE & ZAJDA  
ENGINEERS LLC  
SOUTHWAY EXECUTIVE PARK, UNIT #511  
35 COLD SPRING ROAD, ROCKY HILL, CT, 06067  
Phone (860) 513-1156 Fax (860) 436-3362



QUISENBERRY ARCARI  
ARCHITECTS, LLC  
www.qa-architects.com  
T (860) 677-4594  
F (860) 677-8534  
318 Main Street  
Farmington, CT 06032



**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. ALL EXTERIOR DECK AND STAIR FRAMING SHALL BE PRESSURE TREATED (P.T.) LUMBER
3. ALL EXTERIOR DECK AND STAIR TREADS SHALL BE COMPOSITE WOOD DECKING, UNLESS OTHERWISE SHOWN ON PLAN AND/OR DETAILS.
4. ♦ INDICATES LOCATION OF NEW SIMPSON STRONG-TIE HDU2-SD82.5 HOLD-DOWN SEE TYPICAL DETAIL ON DRAWING S-02

REHABILITATION/RECONSTRUCTION WORK FOR:

**Melvin and Beverly**

**Silverman**

APPLICANT # 1346-7

Fairfield, CT

710 Rowland Road

Sheet Description:

**MAIN FLOOR  
FRAMING  
PLAN**

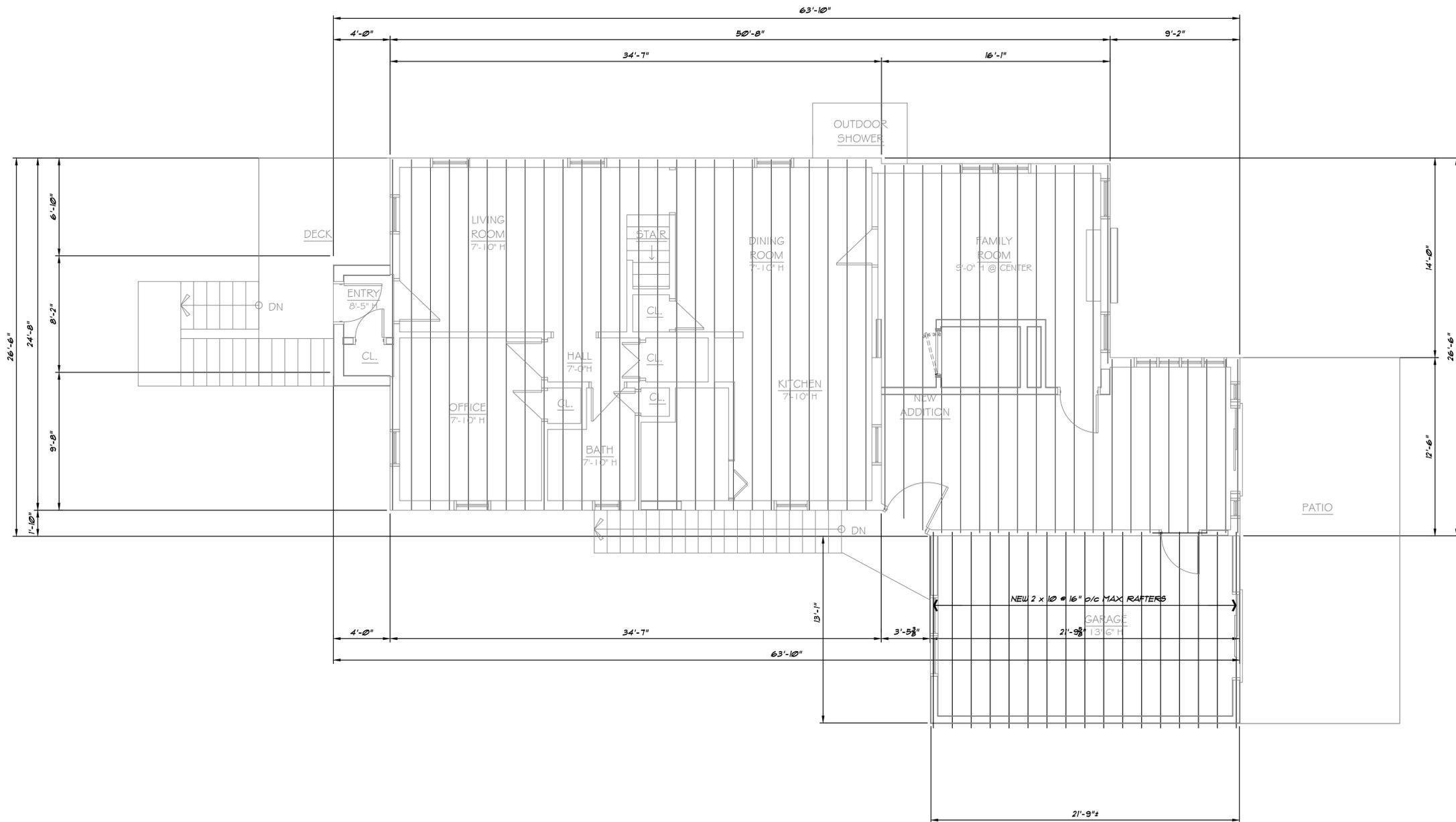
Issue Dates:  
MAY 15, 2015

Project #: QAI346/07  
Drawn By: S.A.L.

Sheet #:

**S-3**





**SECOND FLOOR & LOW ROOF FRAMING PLAN**

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

**NOTES:**

1. ROOF DECK TO BE 5/8" APA RATED FLYWOOD SHEATHING, NAILED TO FRAMING WITH 8d COMMON (Ø.131" DIAMETER x 2 1/2") NAILS AT 6" o/c MAX. PROVIDE 2x6 WOOD BLOCKING, FRAMED BETWEEN ROOF RAFTERS AT ALL UNSUPPORTED PANEL EDGES, NAILING PLYWOOD DECK TO THE 2x6 BLOCKING WITH 8d COMMON (Ø.131" DIAMETER x 2 1/2") NAILS AT 6" o/c MAXIMUM.
2. TOP OF CONTINUOUS DOUBLE 2x6 PLATE TO BE AT ELEVATION 10'-11 1/4"± (TO MATCH EXISTING UNLESS OTHERWISE NOTED ON PLAN, COORDINATE WITH ARCHT. DUGS).
3. PROVIDE SIMPSON STRONG-TIE TYPE 'H2B', 18 GAGE, GALVANIZED TIE AT EACH ROOF RAFTERS TO EXTERIOR WALL PLATE. FASTEN TO RAFTER WITH 5-8d (Ø.131" DIAMETER x 1 1/2") NAILS AND TO WALL PLATE WITH 5-8d (Ø.131" DIAMETER x 1 1/2") NAILS.
4. ALL EXTERIOR WALLS SHALL BE FRAMED WITH 2x6 WOOD STUDS AT 16" o/c MAX. WITH 1/2" APA STRUCTURALLY RATED EXTERIOR GRADE PLYWOOD SHEATHING NAILED TO FRAMING WITH 8d COMMON (Ø.131" DIAMETER x 2 1/2") NAILS AT 6" o/c MAX. ALONG PLYWOOD PANEL EDGES AND 12" o/c MAX. IN PANEL FIELD. PROVIDE 2x6 BLOCKING FRAMED BETWEEN WALL STUDS AT UNSUPPORTED PLYWOOD PANEL EDGES AND NAIL PLYWOOD SHEATHING TO BLOCKING WITH 8d (Ø.131" DIAMETER x 2 1/2") NAILS AT 6" o/c MAX. PROVIDE MINIMUM DOUBLE-UP WALL STUDS AT EACH SIDE OF WALL OPENINGS, EXCEPT AT OPENINGS 6'-0" OR GREATER PROVIDE DOUBLE JACK STUDS PLUS ONE KING STUD AT EACH SIDE OF 6'-0" WALL OPENING. PROVIDE MINIMUM TRIPLE STUDS AT EACH CORNER EXTERIOR PLYWOOD SHEATHING PANELS TO BE APPLIED WITH LONG DIMENSION VERTICALLY.
5. PROVIDE SIMPSON STRONG-TIE TYPE 'R8FP4' STUD PLATE TIES AT TOP AND BOTTOM OF EACH EXTERIOR WALL STUD. FASTEN STUD PLATE TIES TO WALL PLATES WITH 4-8d (Ø.131" DIAMETER x 1 1/2") NAILS AND TO STUDS WITH 4-8d (Ø.131" DIAMETER x 1 1/2") NAILS.
6. COORDINATE SIZE AND LOCATIONS OF ALL ROOF OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
7. PROVIDE ADDITIONAL 2 - 2x10 FRAMED BETWEEN ROOF RAFTERS AT EACH SIDE OF ROOF OPENINGS.
8. 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.



**QUISENBERRY ARCARI ARCHITECTS, LLC**  
 www.qa-architects.com  
 T (860) 677-4594  
 F (860) 677-8534  
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Sheet Description:

**SECOND FLOOR AND LOW ROOF FRAMING PLAN**

Issue Dates:

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Project #:  
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**S-4**



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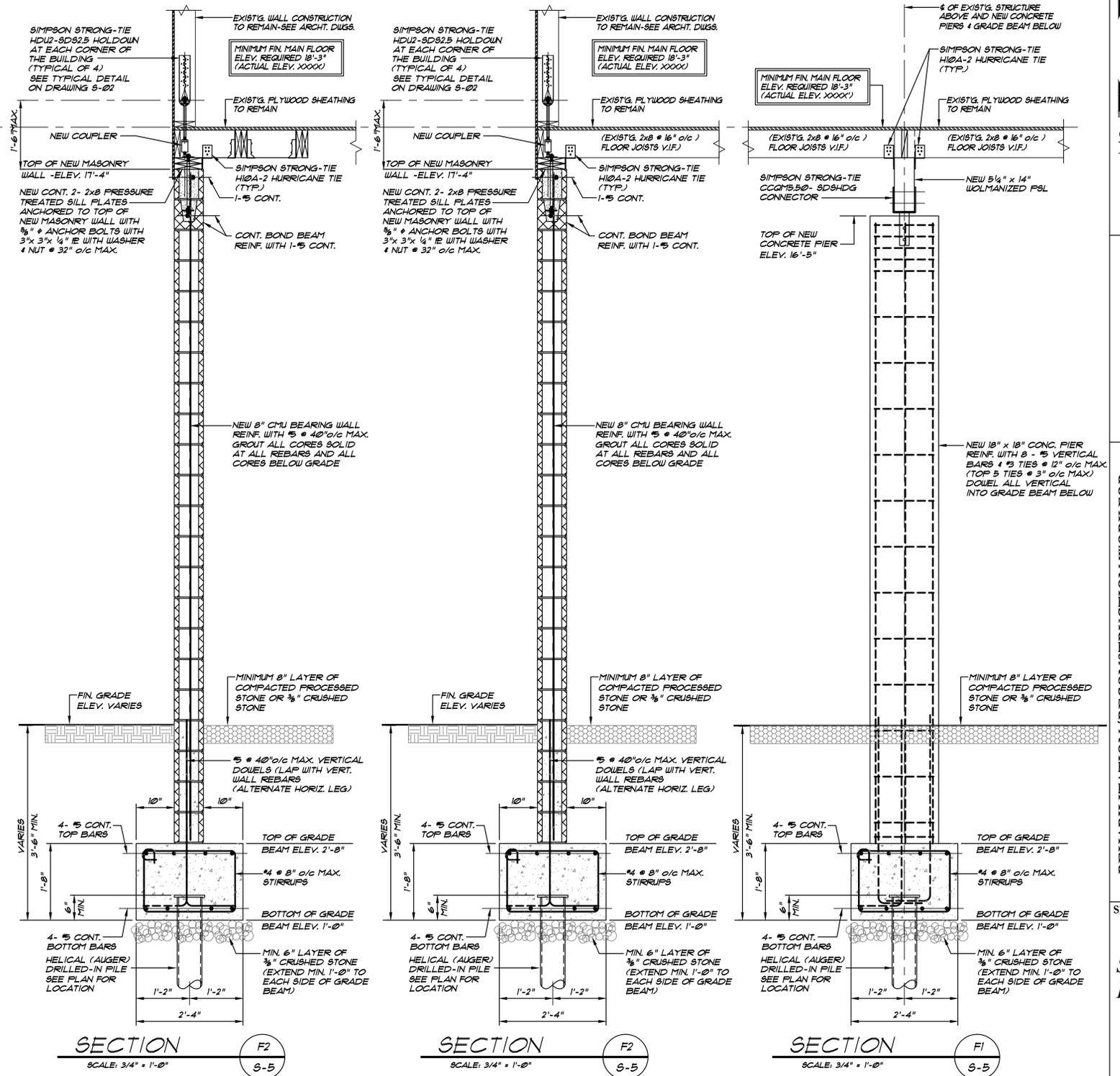
**STRUCTURAL DETAILS**

Issue Dates:  
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Project #: QA1346/07  
 Drawn By: S.A.L.

Sheet #:

**S-5**

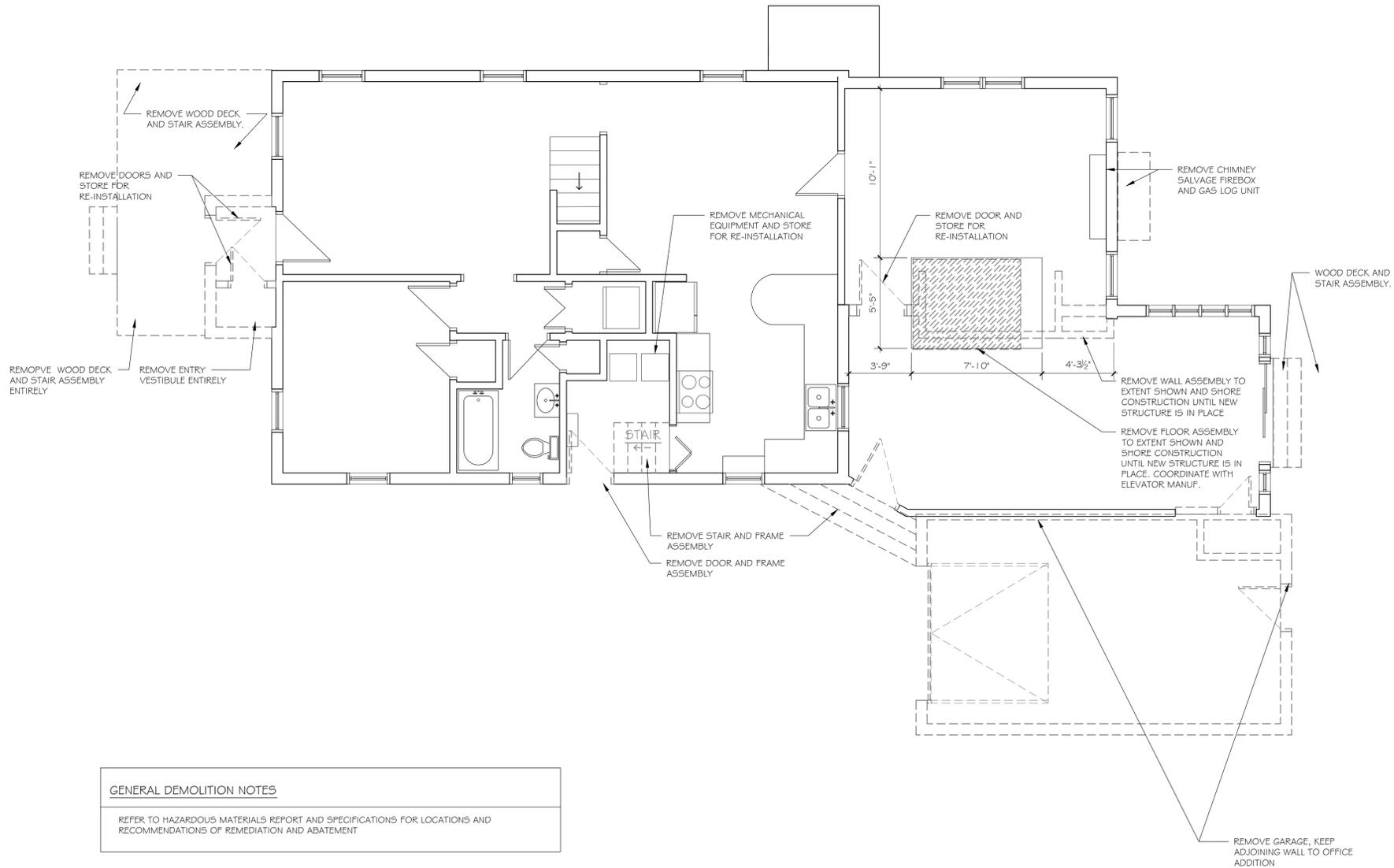


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 SOUTHWAY EXECUTIVE PARK, UNIT #511  
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 Phone (860) 513-1156 Fax (860) 436-3362





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www.qa-architects.com  
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F (860) 677-8534  
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**GENERAL DEMOLITION NOTES**  
REFER TO HAZARDOUS MATERIALS REPORT AND SPECIFICATIONS FOR LOCATIONS AND RECOMMENDATIONS OF REMEDIATION AND ABATEMENT

REHABILITATION/RECONSTRUCTION WORK FOR:

**Beverly Silverman**

APPLICANT # 1026

Fairfield, CT

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Sheet Description:

**DEMOLITION  
MAIN LEVEL  
PLAN**

Issue Dates:

05.15.2015

Project #:  
QA 1346-07

Drawn By:  
RAP

Sheet #:

**D1.1**

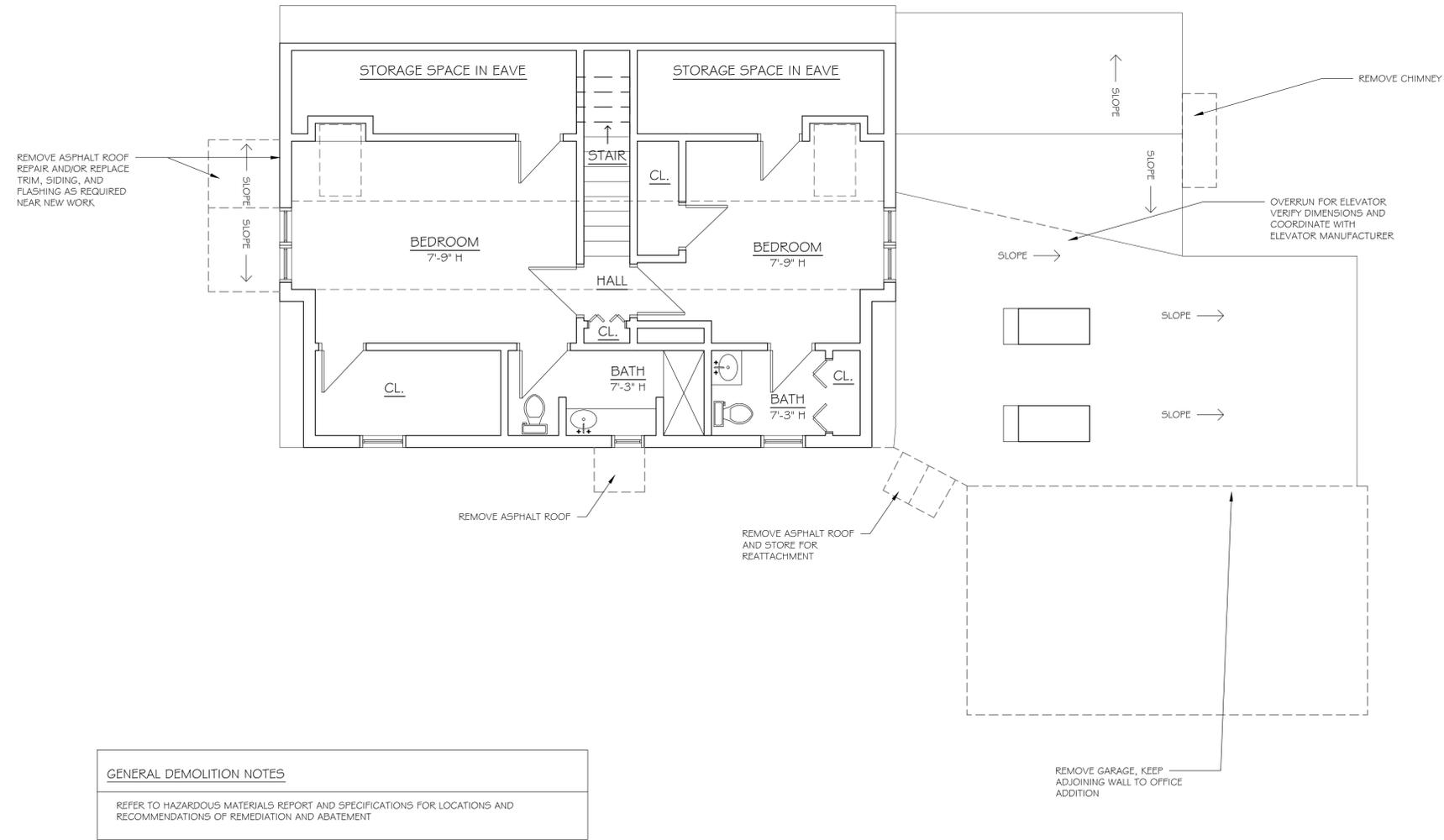
**MAIN LEVEL FLOOR PLAN**

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

1



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 www.qa-architects.com  
 T (860) 677-4594  
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**GENERAL DEMOLITION NOTES**

REFER TO HAZARDOUS MATERIALS REPORT AND SPECIFICATIONS FOR LOCATIONS AND RECOMMENDATIONS OF REMEDIATION AND ABATEMENT

REHABILITATION/RECONSTRUCTION WORK FOR:

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Sheet Description:

**DEMOLITION UPPER LEVEL PLAN**

Issue Dates:

05.15.2015

Project #: QA 1346-07

Drawn By: RAP

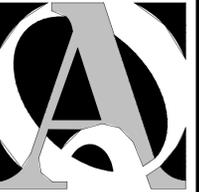
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**D1.2**

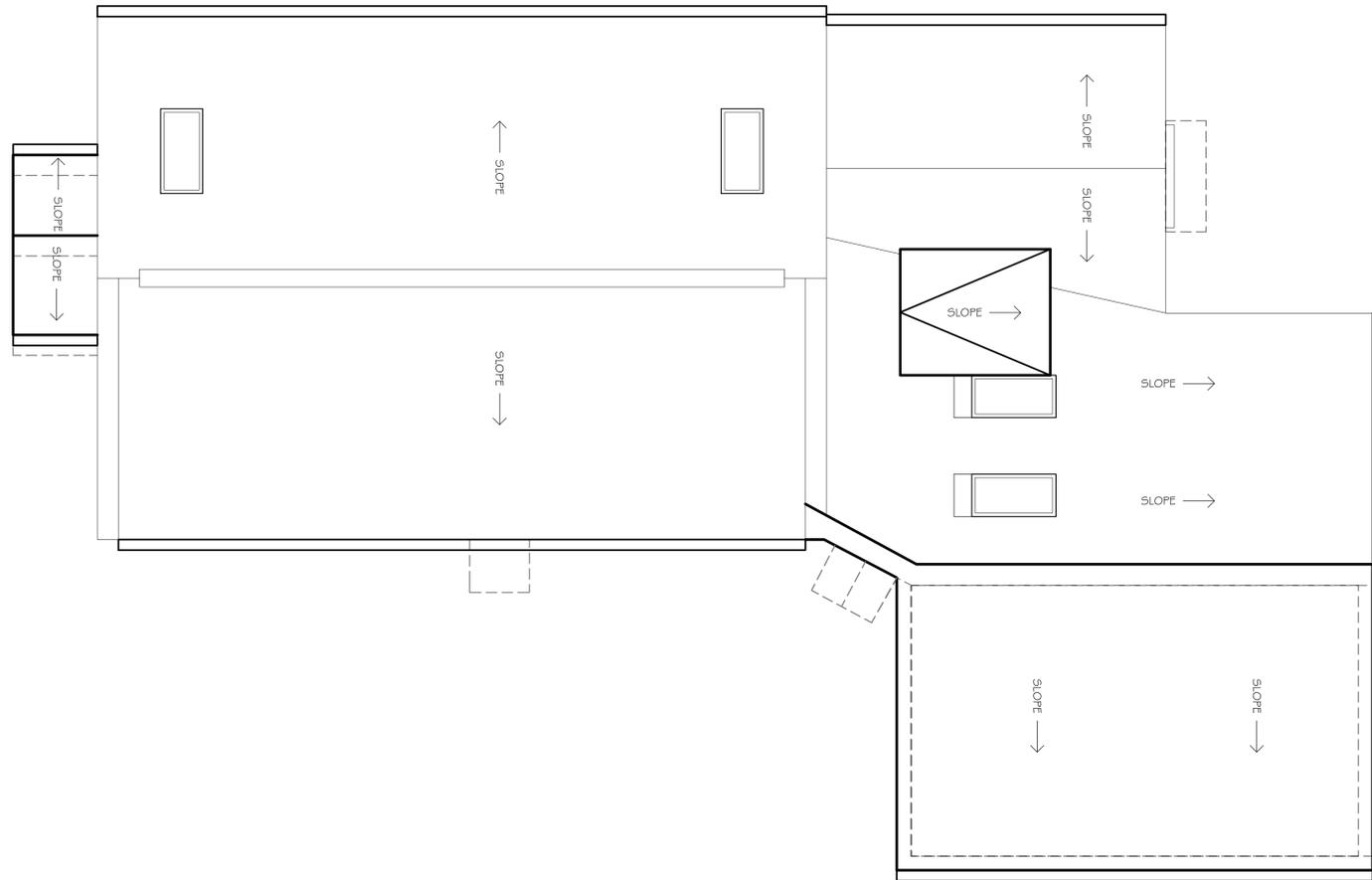
**UPPER LEVEL FLOOR PLAN**

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

1



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F (860) 677-8534  
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Farmington, CT 06032



GENERAL DEMOLITION NOTES  
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Sheet Description:

**DEMOLITION  
ROOF PLAN**

Issue Dates:

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QA 1346-07

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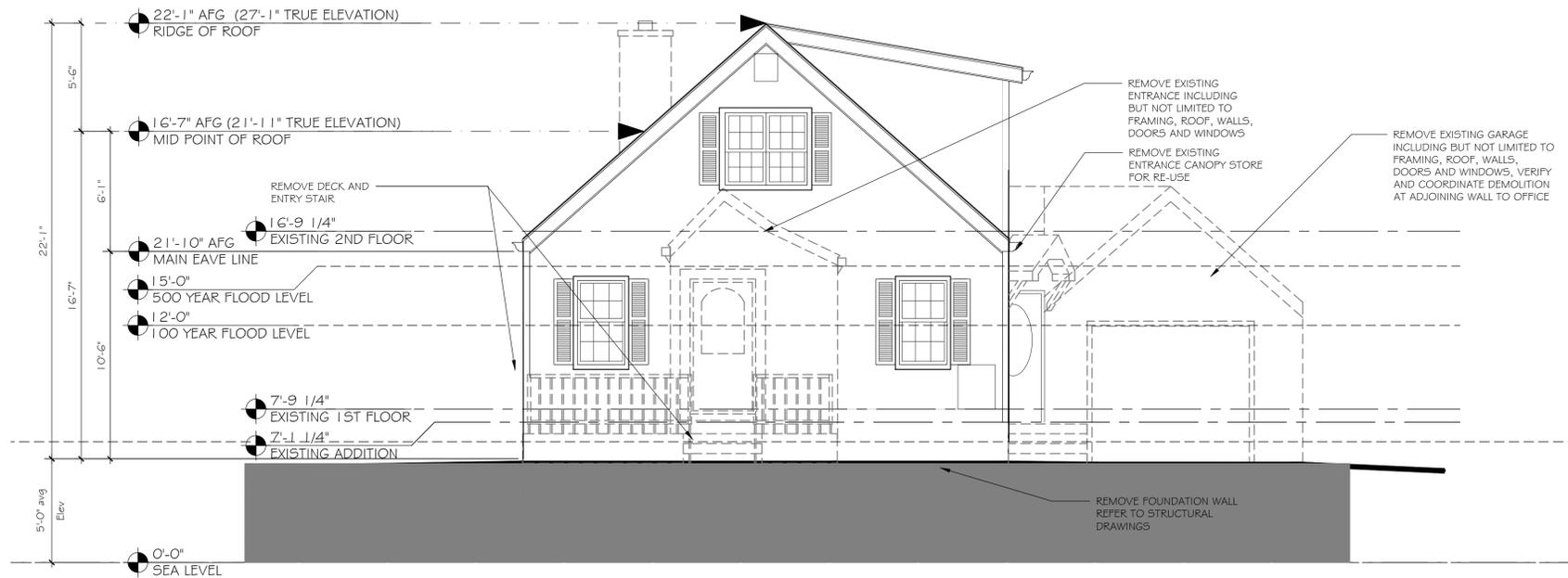
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**D1.3**

**ROOF PLAN**

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

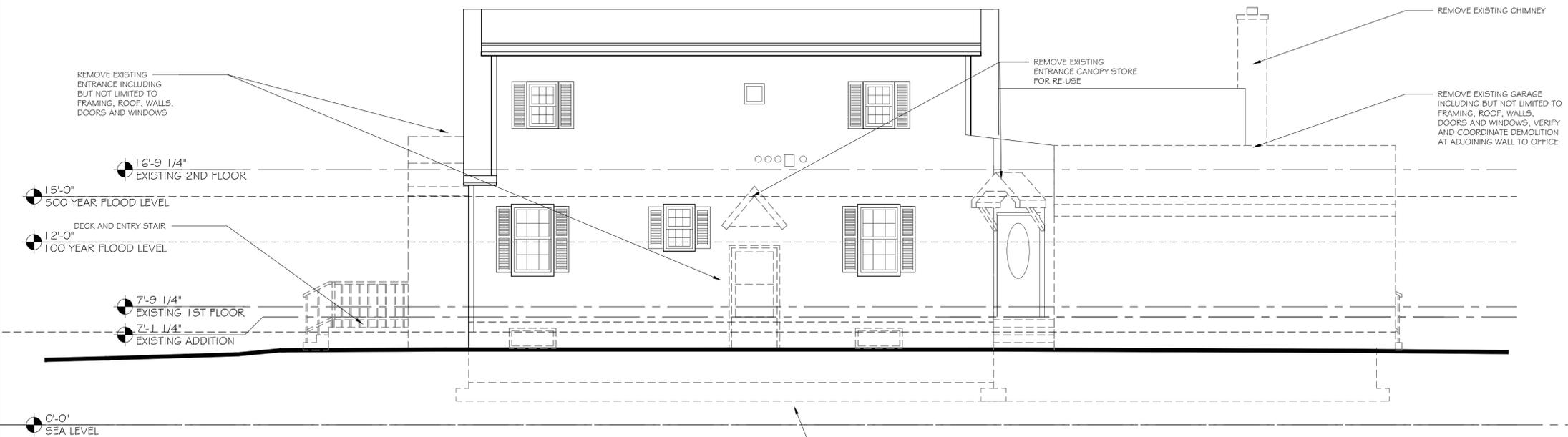
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**WEST ELEVATION**

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

1



**SOUTH ELEVATION**

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

2

**FAIRFIELD P&Z REQUIREMENTS**

- 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.

**FAIRFIELD P&Z SITE INFO**

1. STREET ADDRESS: 710 ROWLAND ROAD
2. ASSESSORS MAP: # 183, PARCEL # 222
3. MAP: "A" RESIDENTIAL
4. APPLICANT: BEVERLY SILVERMAN  
710 ROWLAND ROAD  
FAIRFIELD, CONNECTICUT 06824
5. OWNER: BEVERLY SILVERMAN  
710 ROWLAND ROAD  
FAIRFIELD, CONNECTICUT 06824
6. DESCRIPTIVE TITLE: ELEVATING AN EXISTING TWO STORY ONE FAMILY DWELLING WITH ASSOCIATED STAIRS
7. ORIGINAL DATE OF PLANS AND ANY SUBSEQUENT REVISION DATES LABELED FIRST, SECOND, ETC., AND NOTE THE PURPOSE AND LOCATION OF THE REVISION:  
DECEMBER 2014
8. PREPARED BY: ROCCO PETITTO - PROJECT MANAGER  
QUISENBERRY ARCARI ARCHITECTS  
318 MAIN STREET  
FARMINGTON, CONNECTICUT 06032  
(860) 677-4594 EX 27
9. To the best of my knowledge and belief these drawings are substantially correct as noted heron.

ROCCO PETITTO



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 T (860) 677-4594  
 F (860) 677-8534  
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REHABILITATION/RECONSTRUCTION WORK FOR:

**Beverly Silverman**

APPLICANT # 1026

Fairfield, CT

710 Rowland Road

Sheet Description:

**DEMOLITION EXTERIOR ELEVATIONS**

Issue Dates:

05.15.2015

Project #:

QA 1346-07

Drawn By:

RAP

Sheet #:

**D2.1**

## FAIRFIELD P&Z REQUIREMENTS

F.E.M.A. STANDARDS - ONLY IF IN FLOOD HAZARD AREAS

ZONING COMPLIANCE PREDICATED ON A, B, C, 4 D.

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3. Be constructed by methods and practice that minimized flood damage.
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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 the lowest floor shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for entry and exit of flood waters.

## FAIRFIELD P&Z SITE INFO

1. STREET ADDRESS: 710 ROWLAND ROAD

2. ASSESSORS MAP: # 183, PARCEL # 222

3. MAP: "A" RESIDENTIAL

4. APPLICANT: BEVERLY SILVERMAN  
710 ROWLAND ROAD  
FAIRFIELD, CONNECTICUT 06824

5. OWNER: BEVERLY SILVERMAN  
710 ROWLAND ROAD  
FAIRFIELD, CONNECTICUT 06824

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

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

DECEMBER 2014

8. PREPARED BY: ROCCO PETITTO - PROJECT MANAGER  
QUISENBERRY ARCARI ARCHITECTS

318 MAIN STREET  
FARMINGTON, CONNECTICUT 06032  
(860) 677-4594 EX 27

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substantially correct as noted heron.

ROCCO PETITTO



**QUISENBERRY ARCARI  
ARCHITECTS, LLC**

www.qa-architects.com

T (860) 677-4594

F (860) 677-8534

318 Main Street

Farmington, CT 06032

REHABILITATION/RECONSTRUCTION WORK FOR:

**Beverly Silverman**

APPLICANT # 1026

Fairfield, CT

710 Rowland Road

Sheet Description:

**DEMOLITION  
EXTERIOR  
ELEVATIONS**

Issue Dates:

05.15.2015

Project #:

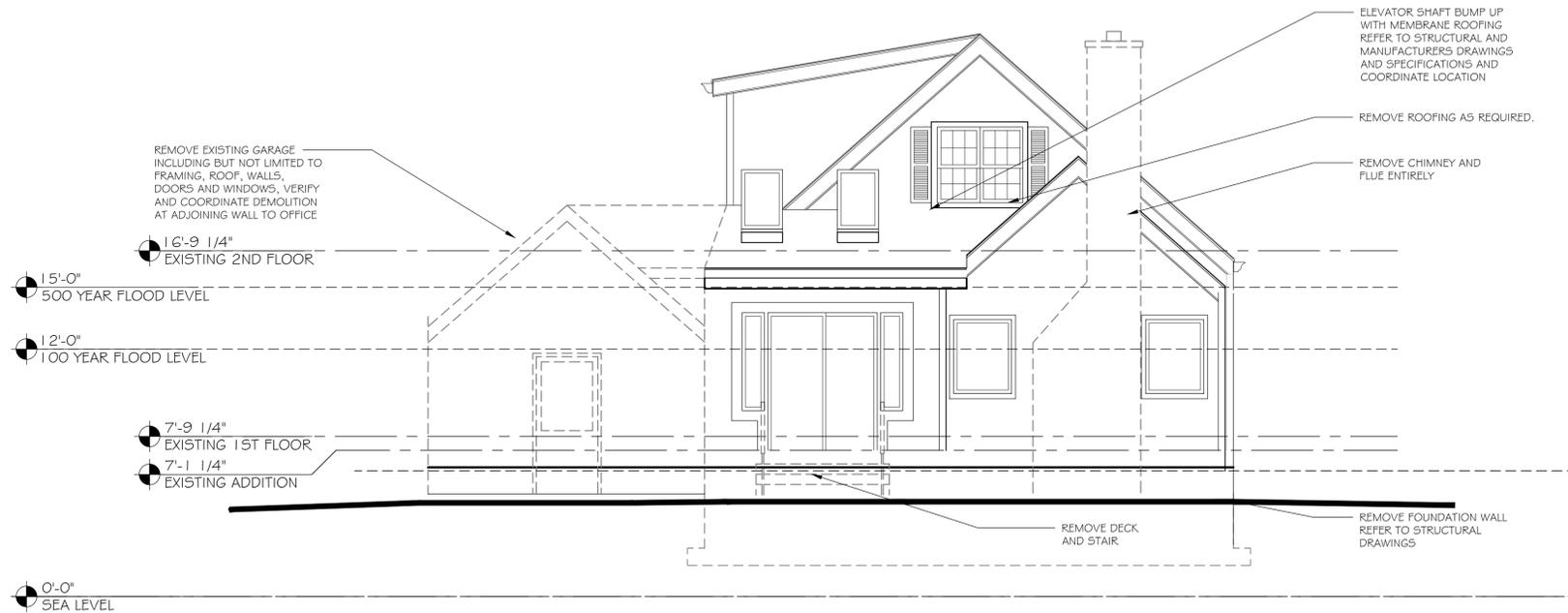
QA 1346-07

Drawn By:

RAP

Sheet #:

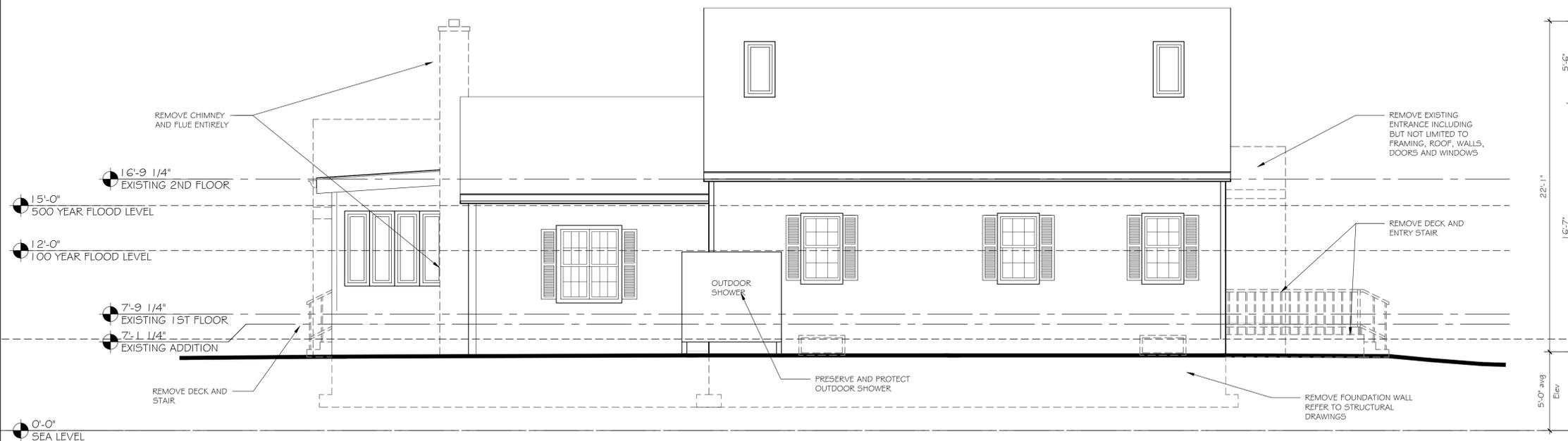
**D2.2**



## EAST ELEVATION

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

1



## NORTH ELEVATION

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

2



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REHABILITATION/RECONSTRUCTION WORK FOR:

**Beverly Silverman**

APPLICANT # 1026

Fairfield, CT

710 Rowland Road

Sheet Description:

**LOWER LEVEL PLAN**

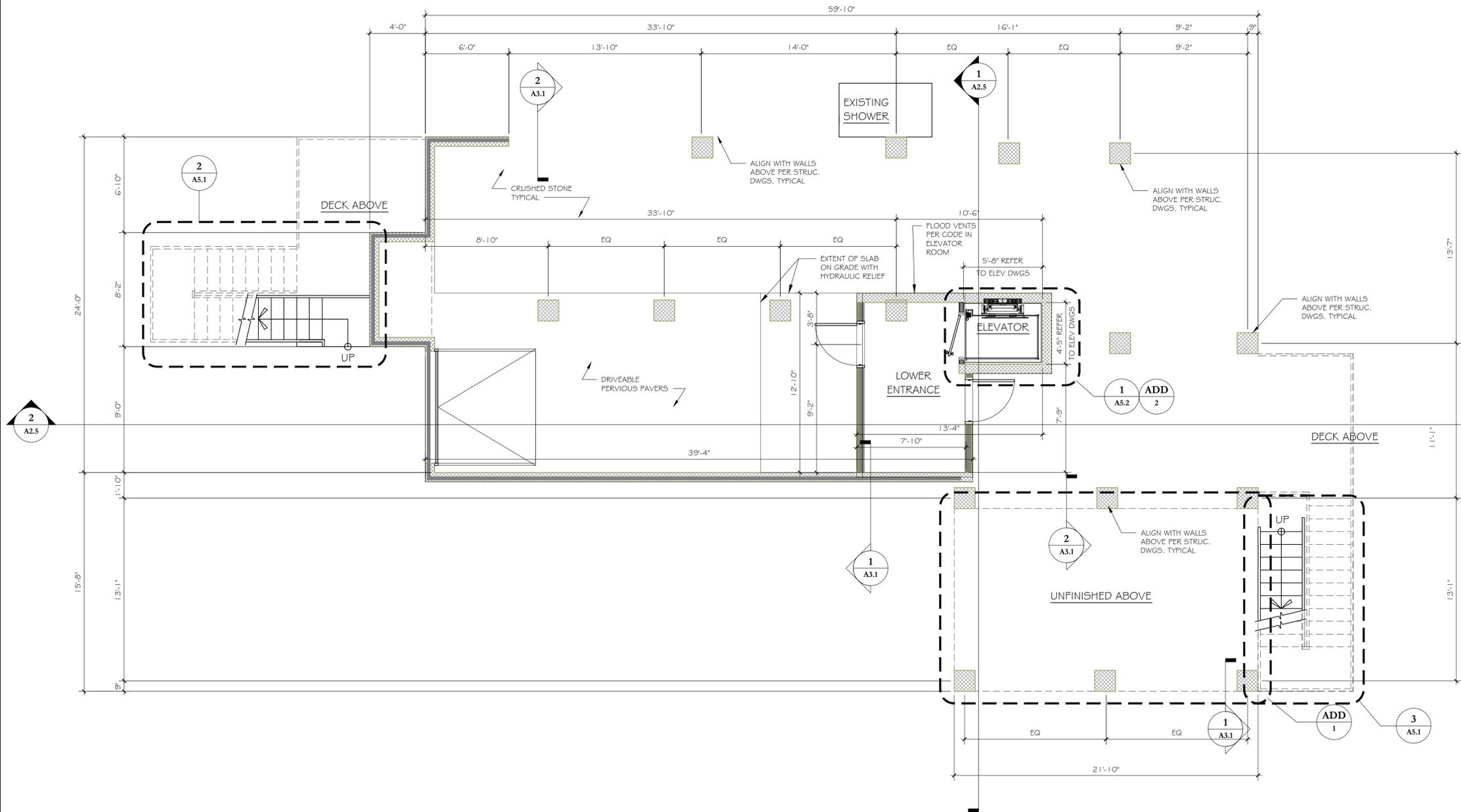
Issue Dates:

05.15.2015

Project #: QA 1346-07  
 Drawn By: RAP

Sheet #:

**A1.0**



**LOWER LEVEL FLOOR PLAN**

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

1



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REHABILITATION/RECONSTRUCTION WORK FOR:

**Beverly Silverman**

APPLICANT # 1026

Fairfield, CT

710 Rowland Road

Sheet Description:

**MAIN LEVEL PLAN**

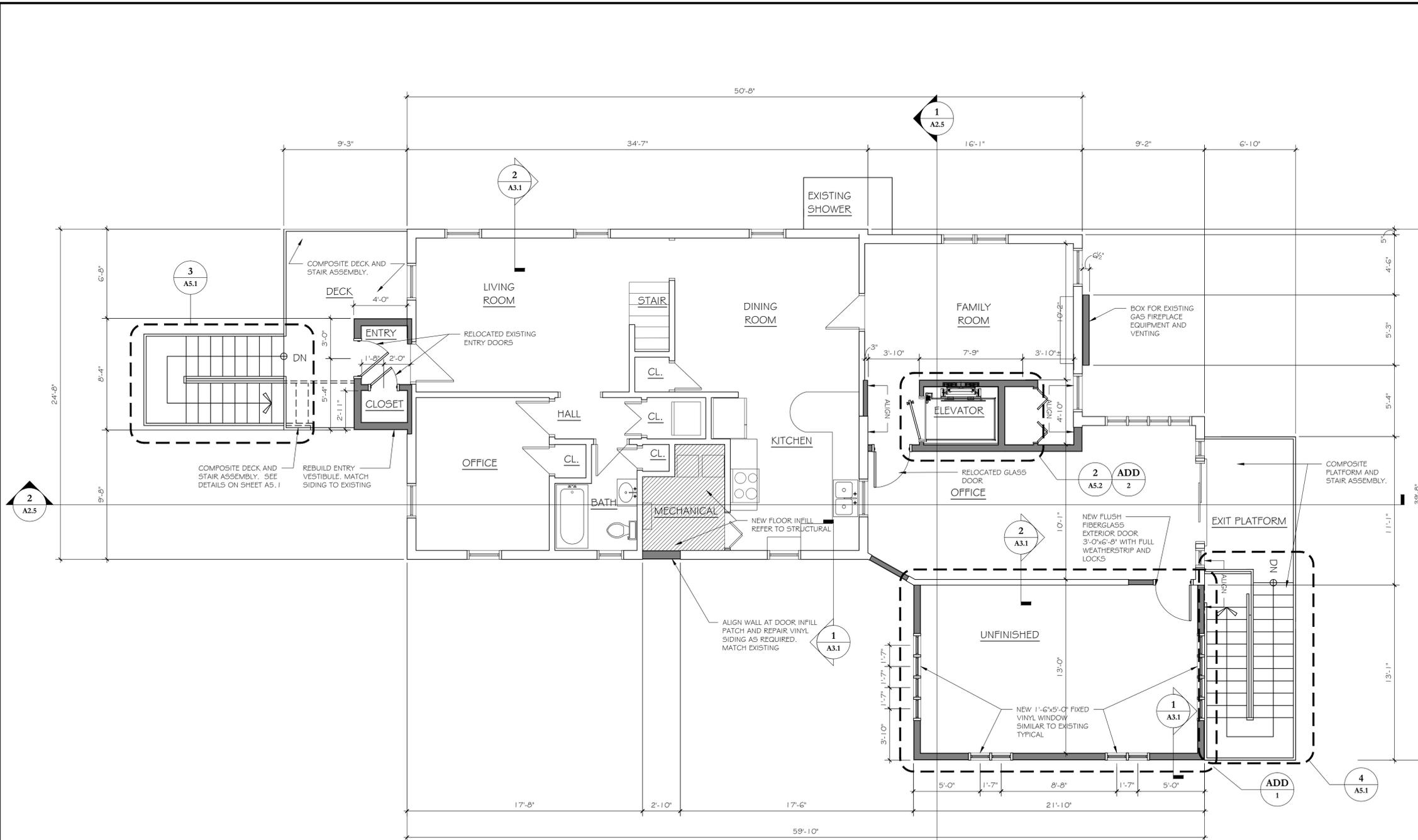
Issue Dates:

05.15.2015

Project #: QA 1346-07  
 Drawn By: RAP

Sheet #:

**A1.1**



**MAIN LEVEL FLOOR PLAN**

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

**1**



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REHABILITATION/RECONSTRUCTION WORK FOR:

**Beverly Silverman**

APPLICANT # 1026

710 Rowland Road  
Fairfield, CT

Sheet Description:

**UPPER LEVEL  
PLAN**

Issue Dates:

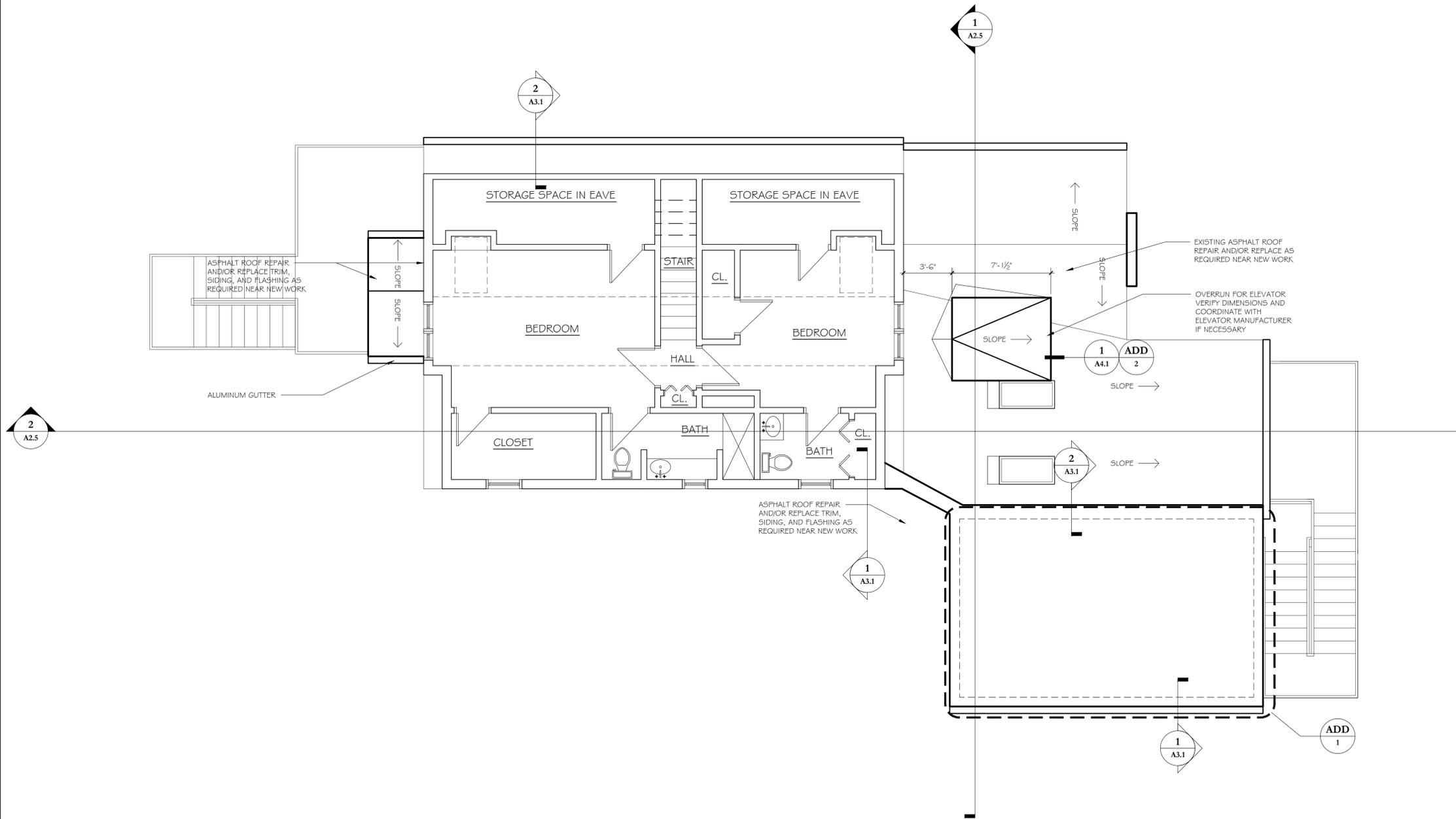
05.15.2015

Project #:  
QA 1346-07

Drawn By:  
RAP

Sheet #:

**A1.2**



**UPPER LEVEL FLOOR PLAN**

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

**1**



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REHABILITATION/RECONSTRUCTION WORK FOR:

**Beverly Silverman**

APPLICANT # 1026

Fairfield, CT

710 Rowland Road

Sheet Description:

**ROOF PLAN**

Issue Dates:

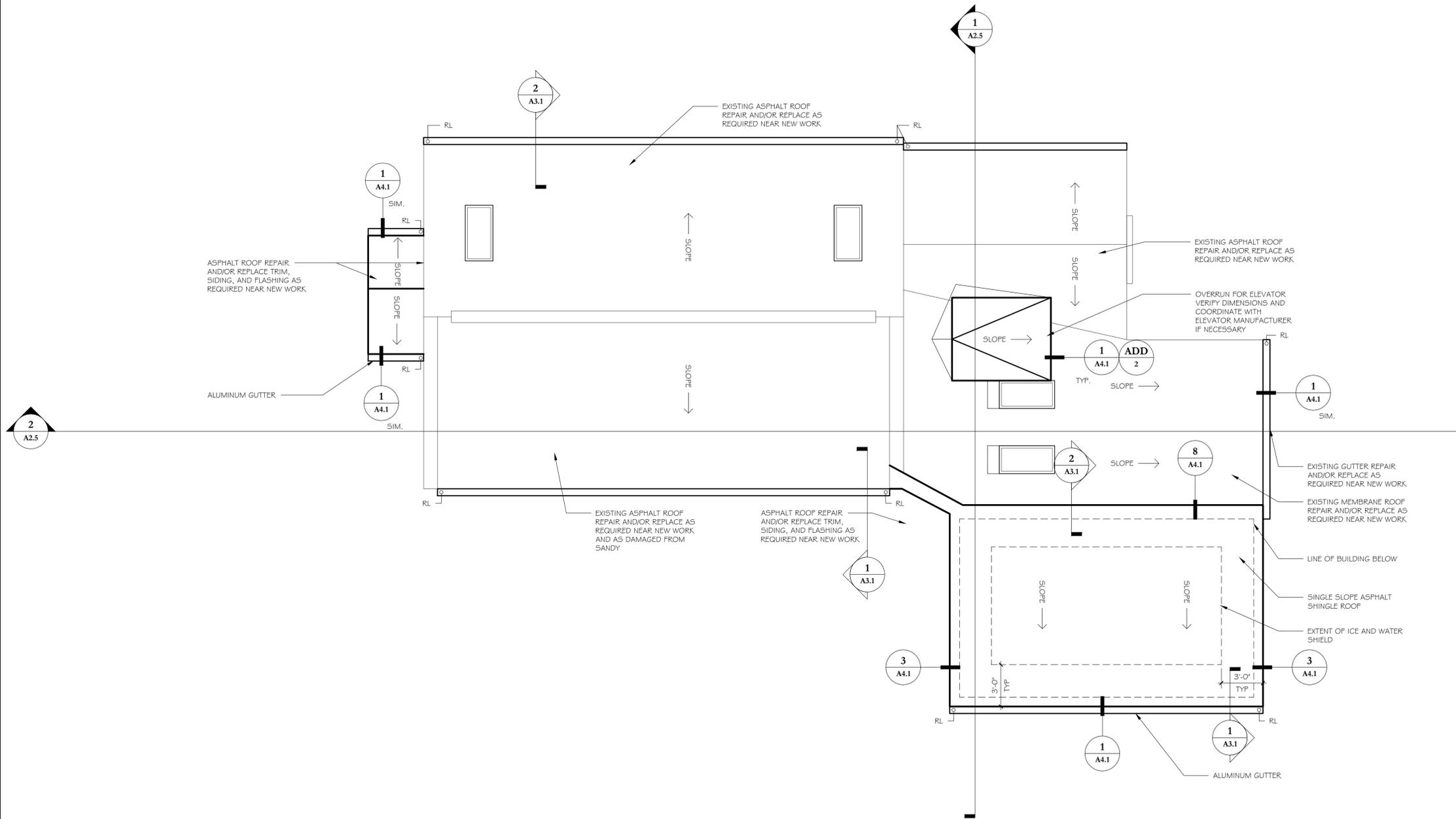
05.15.2015

Project #:  
QA 1346-07

Drawn By:  
RAP

Sheet #:

**A1.3**



**ROOF PLAN**

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

1



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REHABILITATION/RECONSTRUCTION WORK FOR:

**Beverly Silverman**

APPLICANT # 1026

Fairfield, CT

710 Rowland Road

Sheet Description:

**EXTERIOR ELEVATIONS**

Issue Dates:

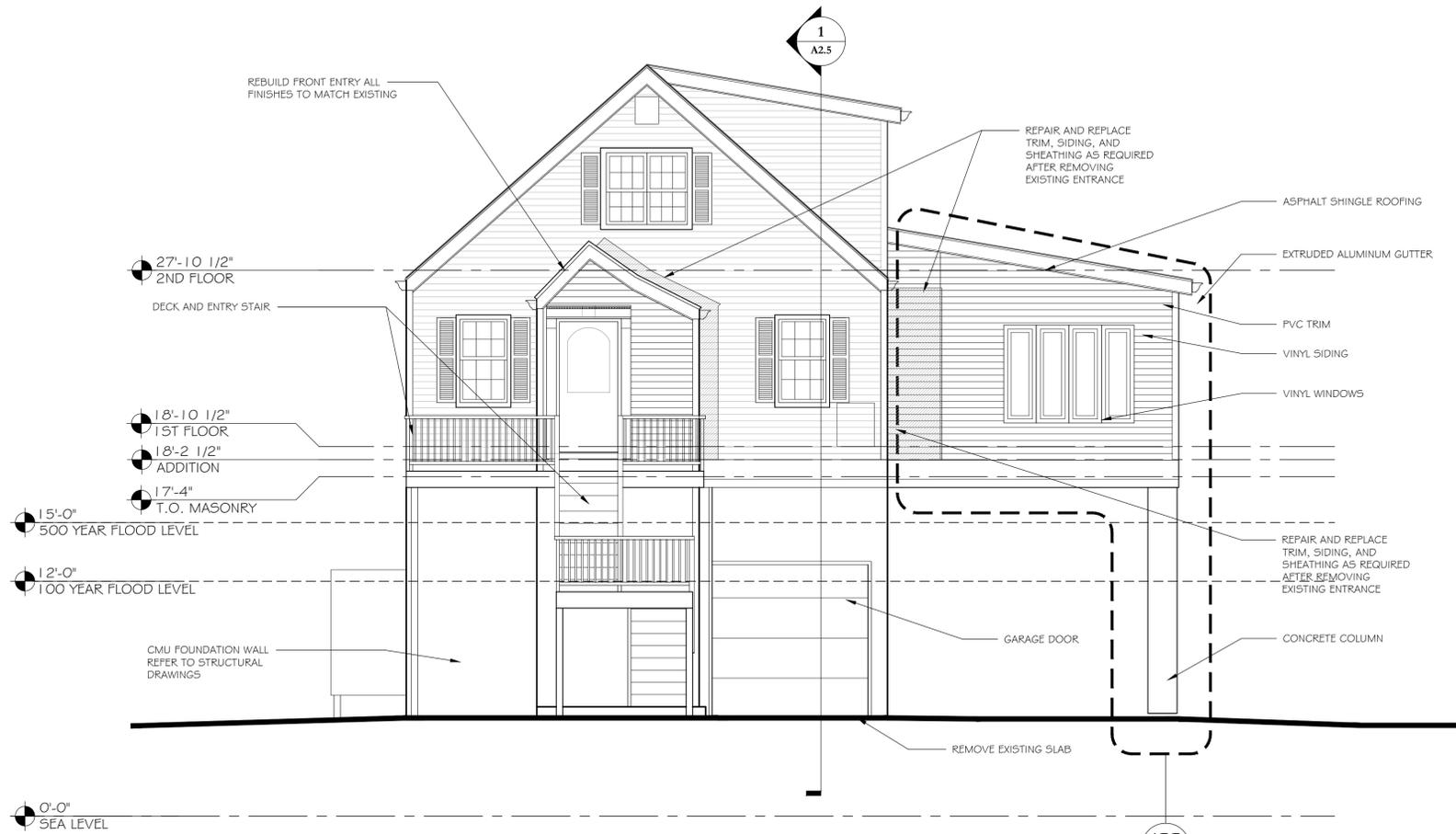
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Project #:  
QA 1346-07

Drawn By:  
RAP

Sheet #:

**A2.1**

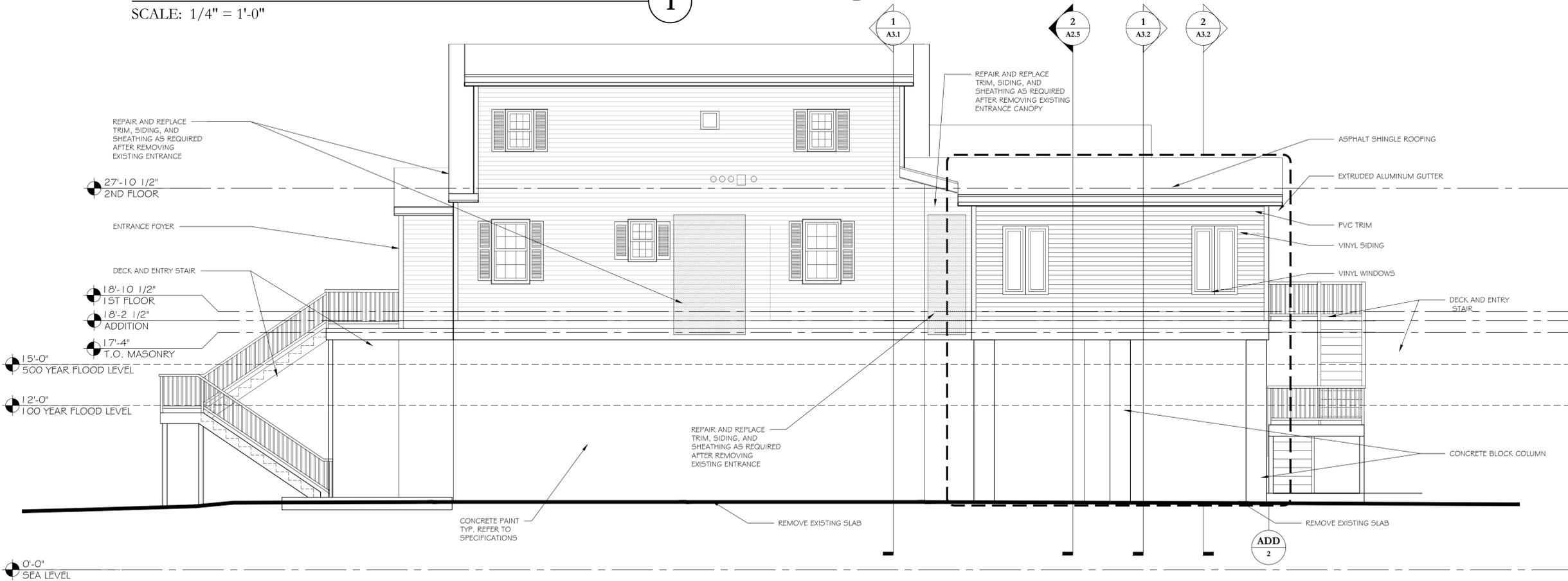


**EAST ELEVATION**

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

1

ADD 2

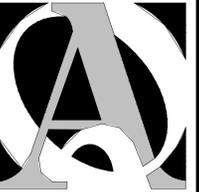


**NORTH ELEVATION**

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

2

ADD 2



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REHABILITATION/RECONSTRUCTION WORK FOR:

**Beverly Silverman**

APPLICANT # 1026

Fairfield, CT

710 Rowland Road

Sheet Description:

**EXTERIOR ELEVATIONS**

Issue Dates:

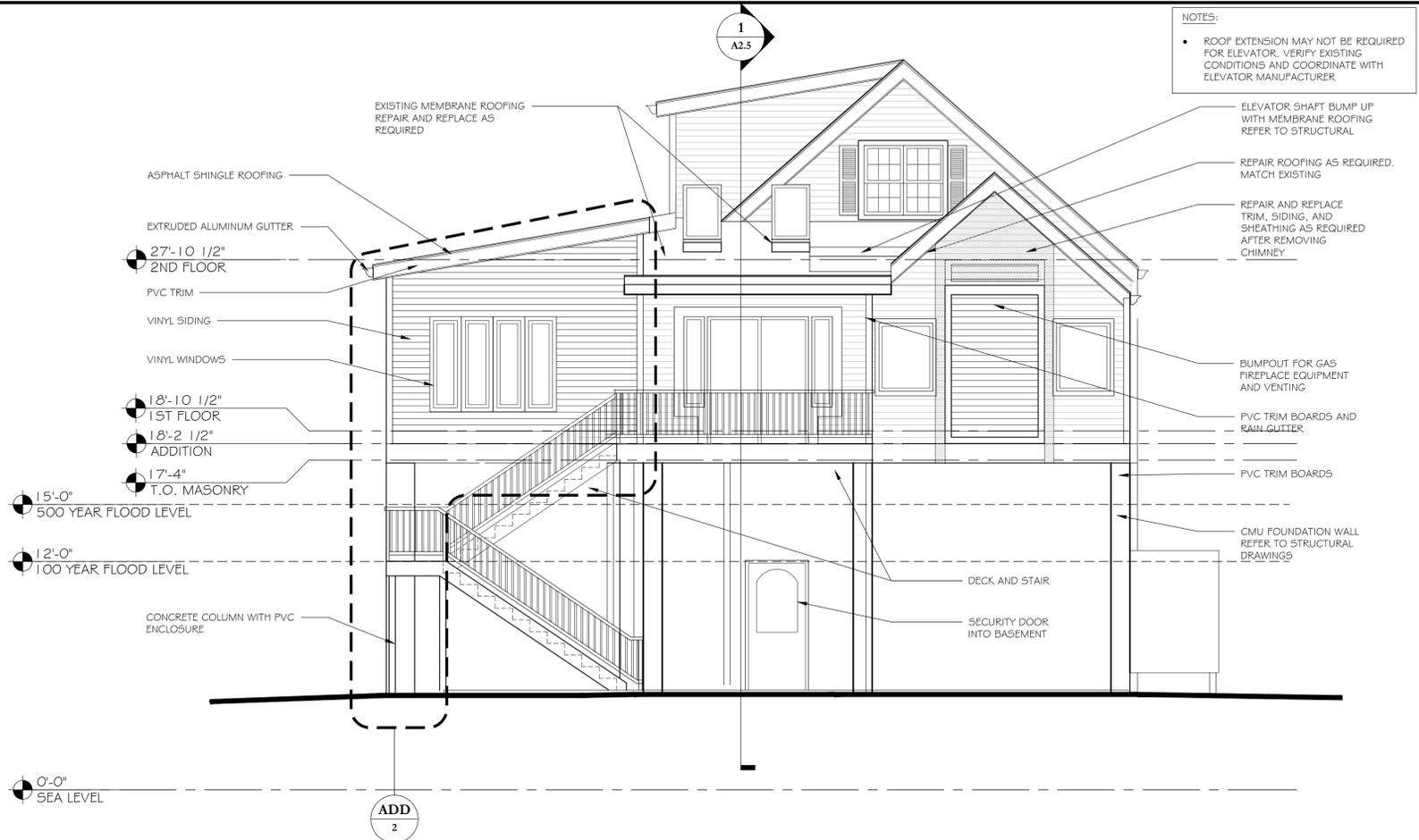
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Project #:  
QA 1346-07

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RAP

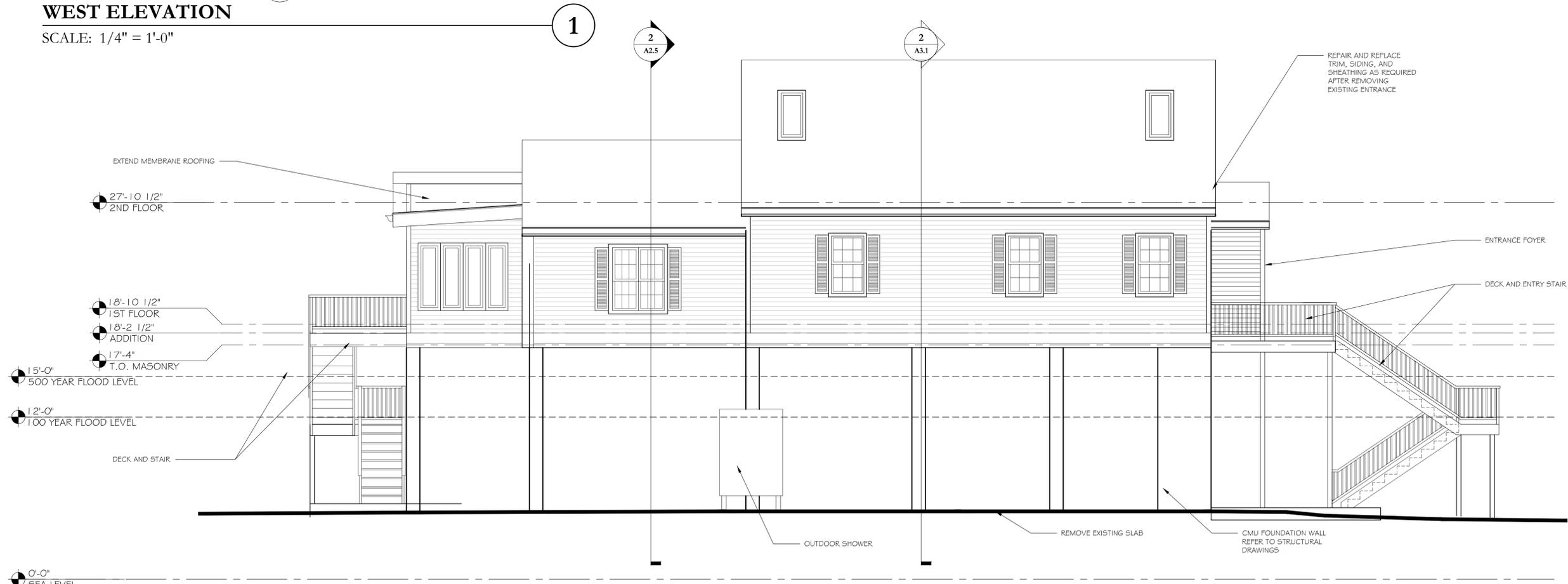
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**A2.2**



**WEST ELEVATION**

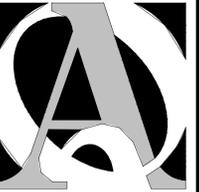
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**

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

NOTES:  
 • ROOF EXTENSION MAY NOT BE REQUIRED FOR ELEVATOR. VERIFY EXISTING CONDITIONS AND COORDINATE WITH ELEVATOR MANUFACTURER.



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 T (860) 677-4594  
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REHABILITATION/RECONSTRUCTION WORK FOR:

**Beverly Silverman**

APPLICANT # 1026

Fairfield, CT

710 Rowland Road

Sheet Description:

**BUILDING SECTIONS**

Issue Dates:

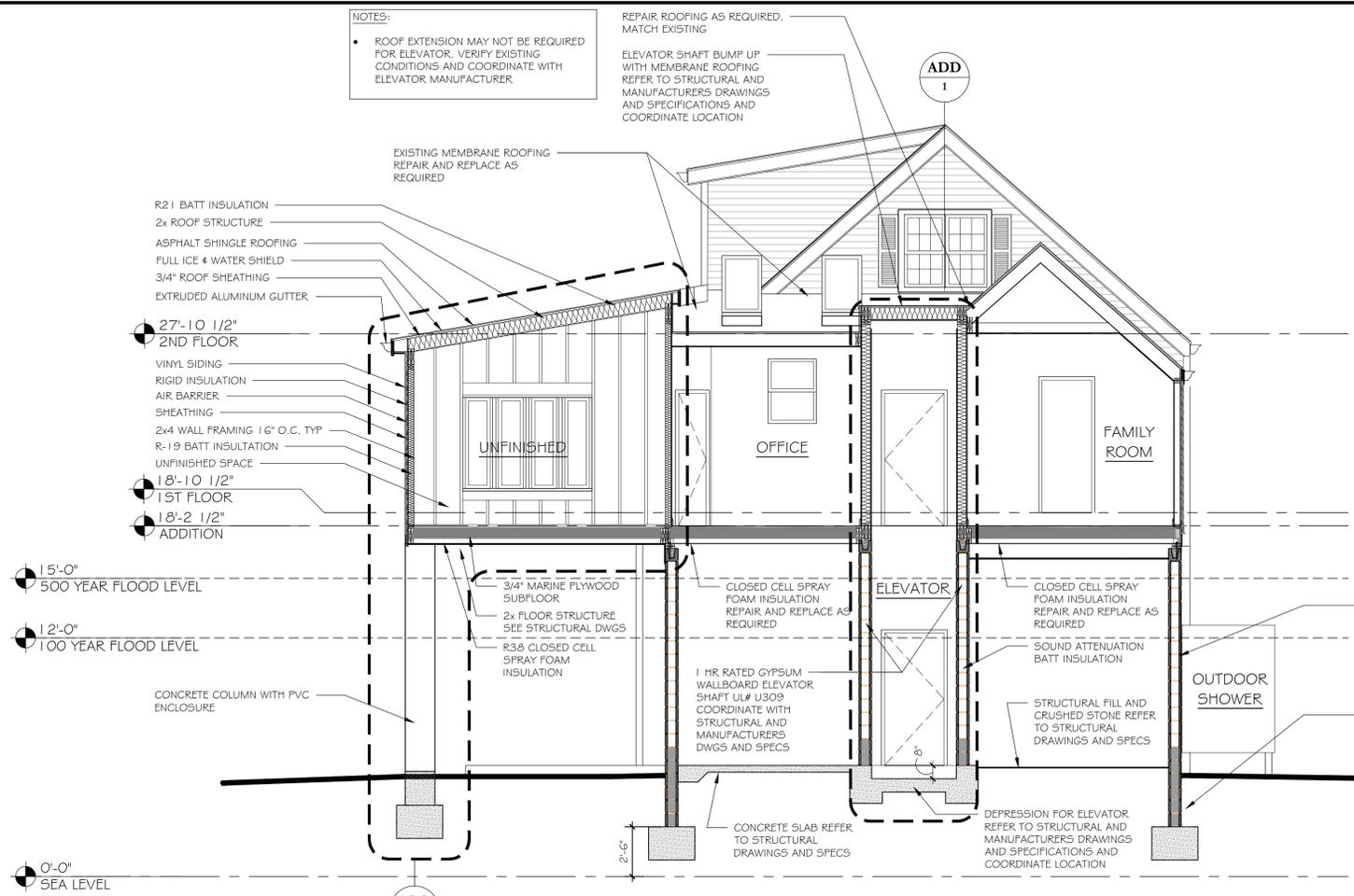
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Project #:  
QA 1346-07

Drawn By:  
RAP

Sheet #:

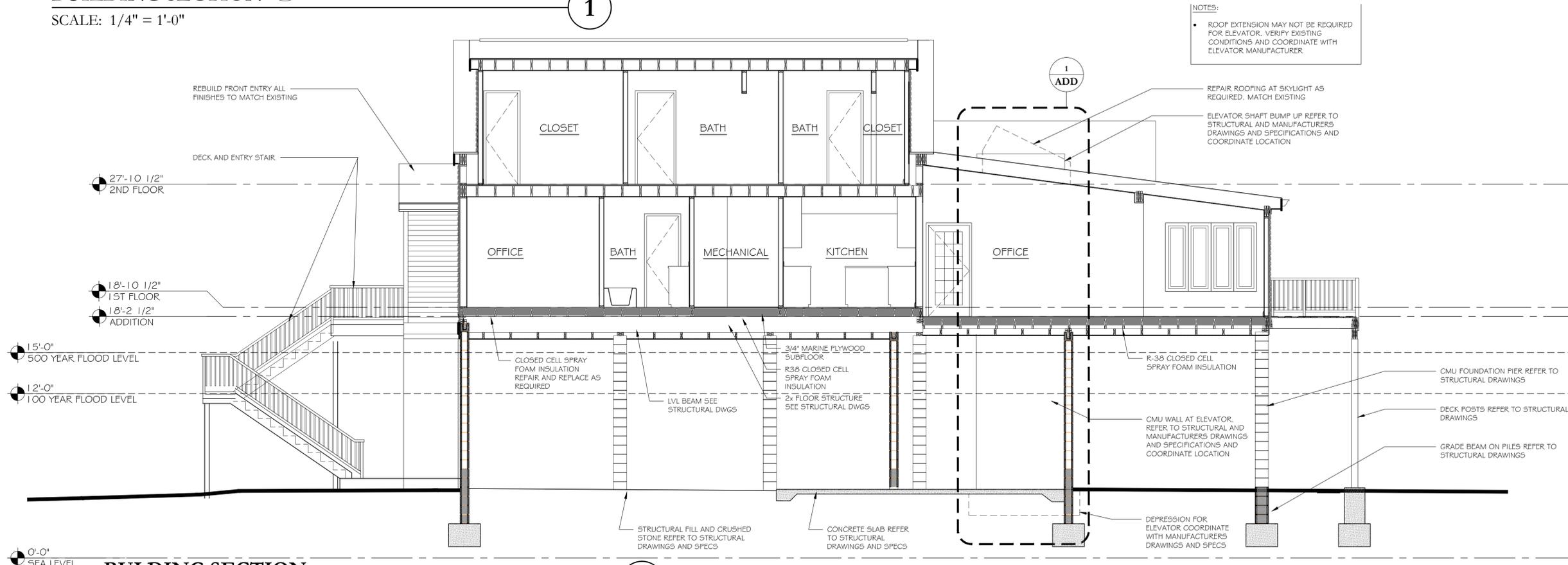
**A2.5**



**BUILDING SECTION**

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

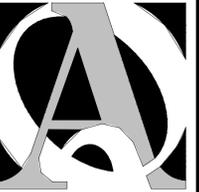
1



**BUILDING SECTION**

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

2



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REHABILITATION/RECONSTRUCTION WORK FOR:

**Beverly Silverman**

APPLICANT # 1026

Fairfield, CT

710 Rowland Road

Sheet Description:

**WALL SECTIONS**

Issue Dates:

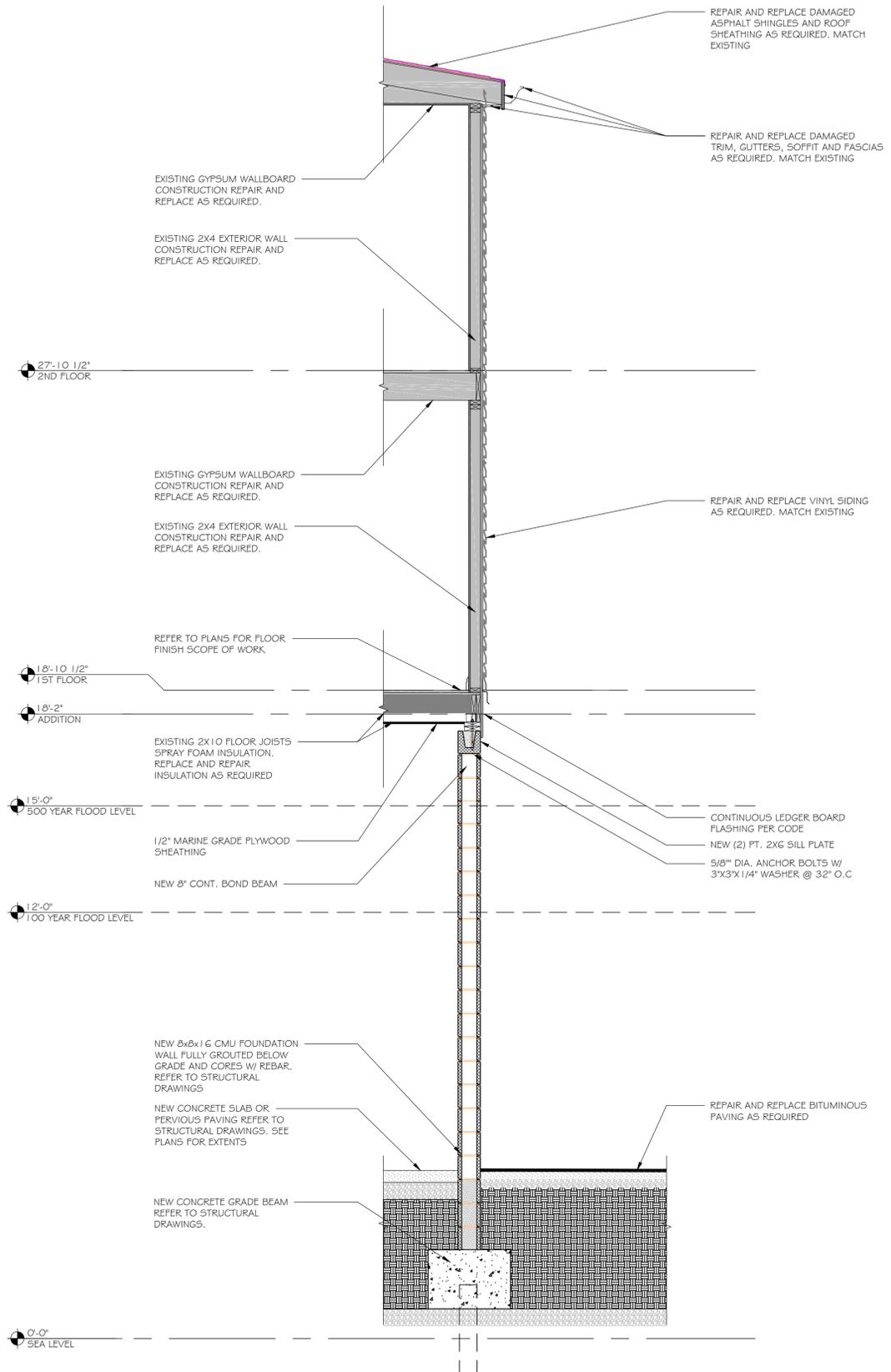
05.15.2015

Project #:  
QA 1346-07

Drawn By:  
RAP

Sheet #:

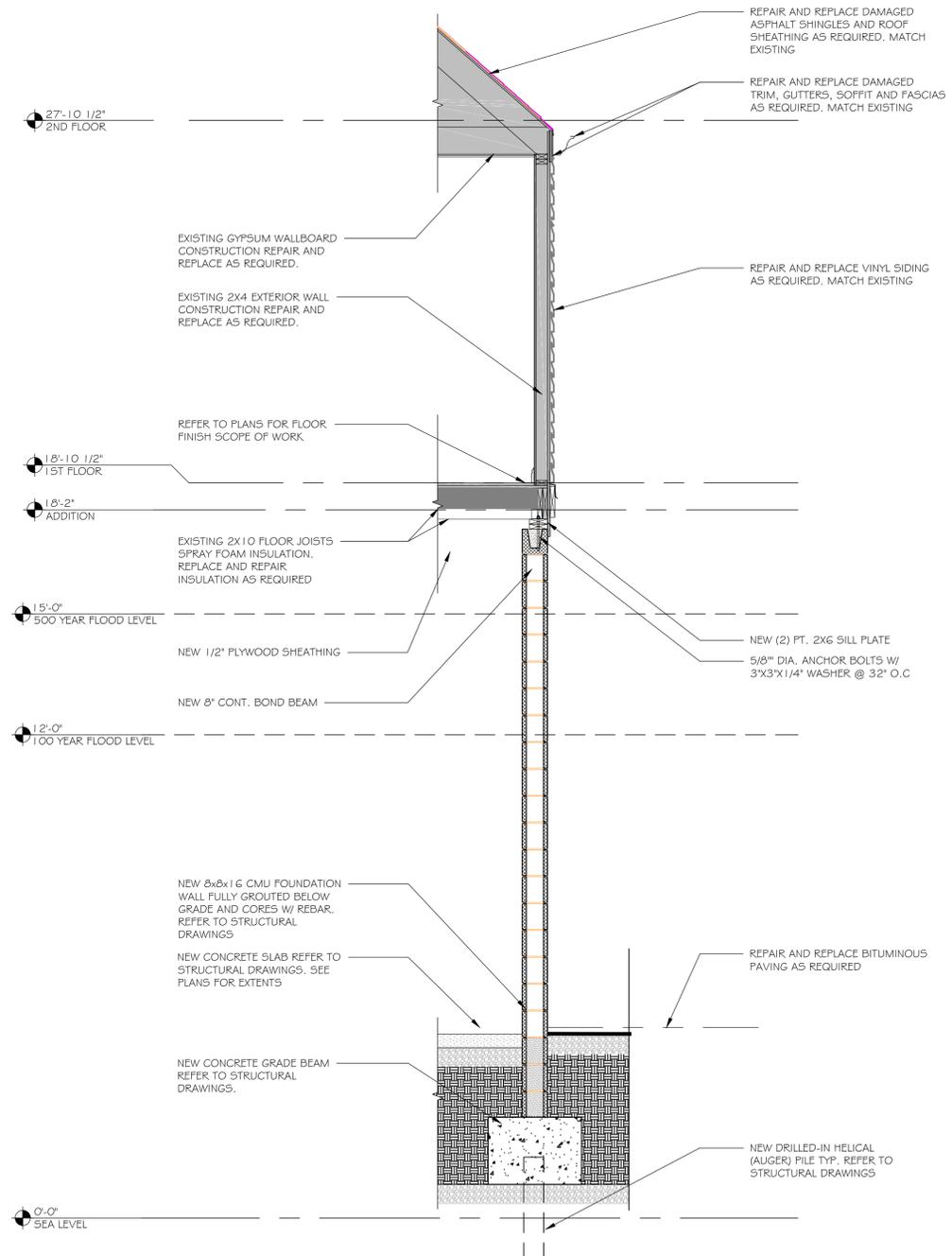
**A3.1**



**WALL SECTION**

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

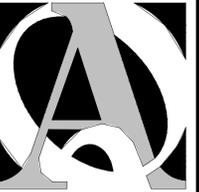
1



**WALL SECTION**

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

2



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REHABILITATION/RECONSTRUCTION WORK FOR:

**Beverly Silverman**

APPLICANT # 1026

Fairfield, CT

710 Rowland Road

Sheet Description:

**WALL SECTIONS**

Issue Dates:

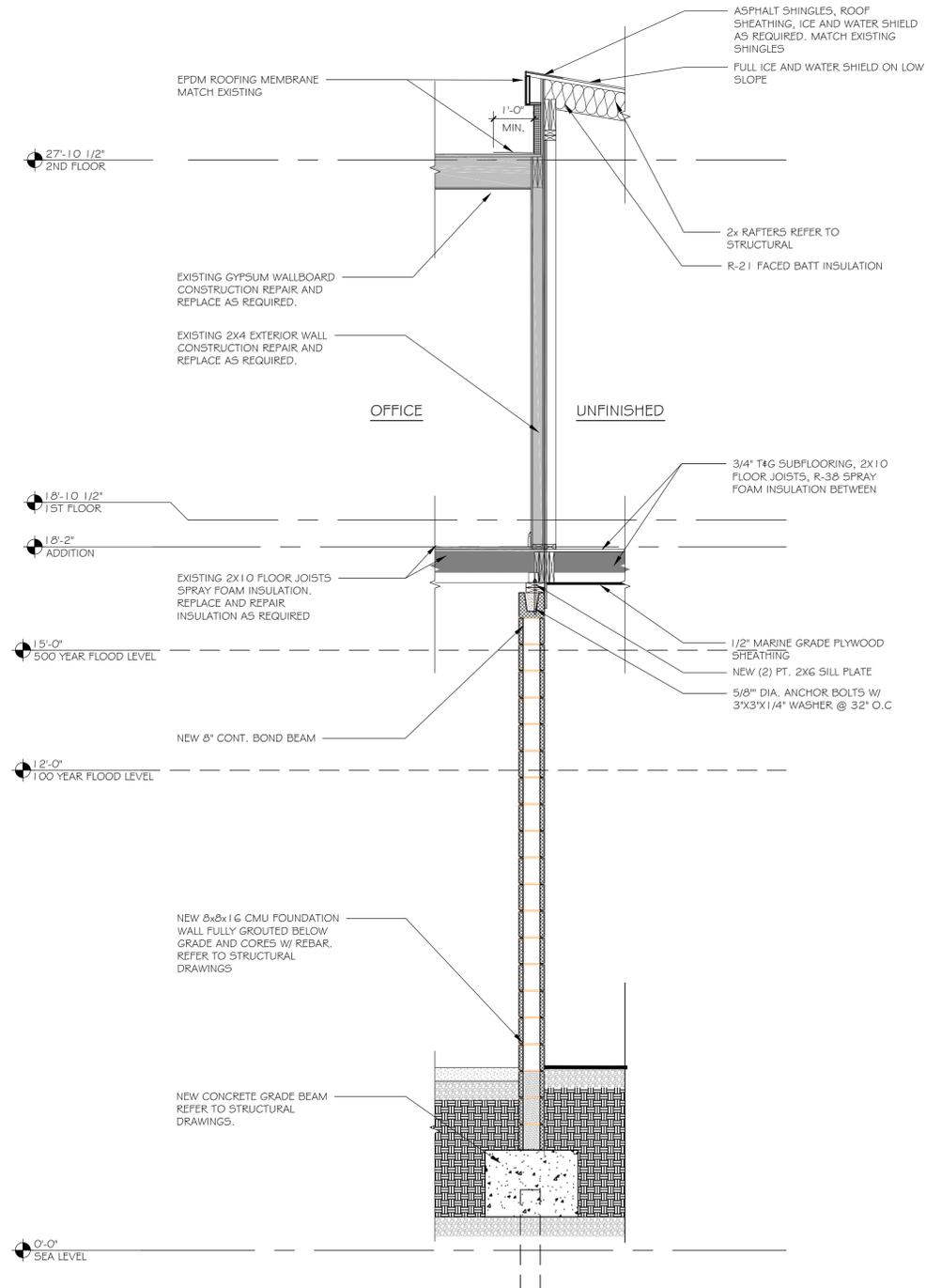
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Project #:  
QA 1346-07

Drawn By:  
RAP

Sheet #:

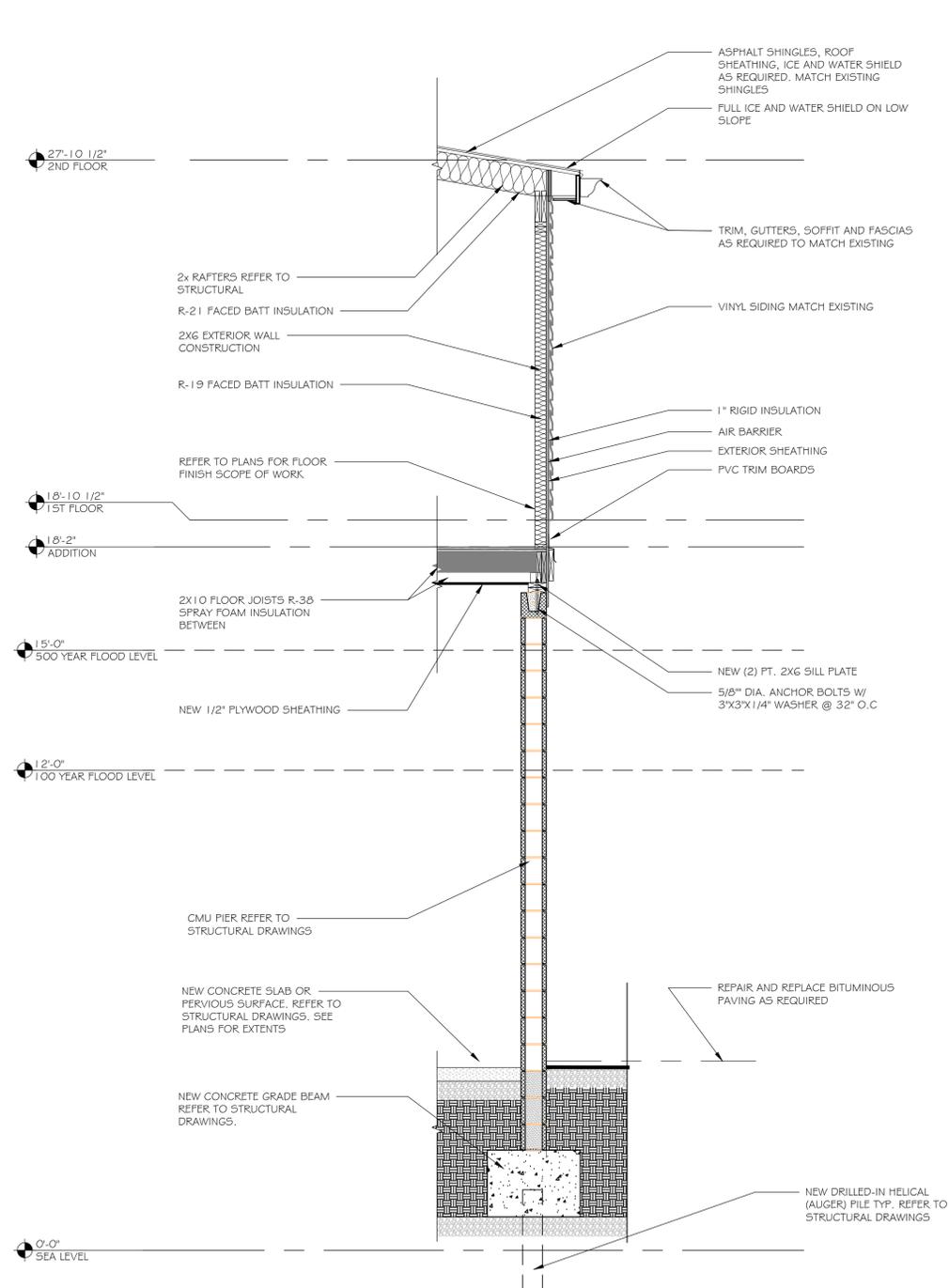
**A3.2**



**WALL SECTION**

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

1



**WALL SECTION**

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

2



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REHABILITATION/RECONSTRUCTION WORK FOR:

**Beverly Silverman**

APPLICANT # 1026

Fairfield, CT

710 Rowland Road

Sheet Description:

**ROOF PLAN  
 ROOF KEY NOTES  
 ROOF DETAILS**

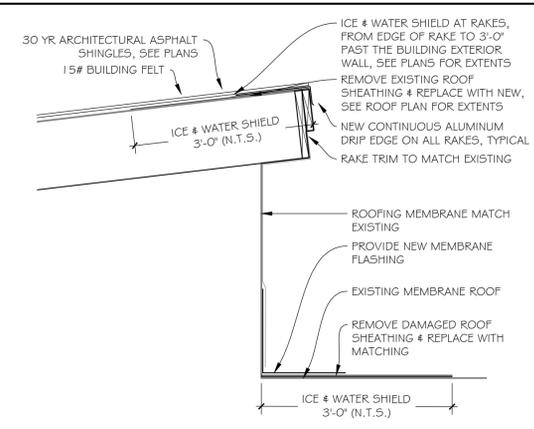
Issue Dates:  
 05.15.2015

AS NOTED

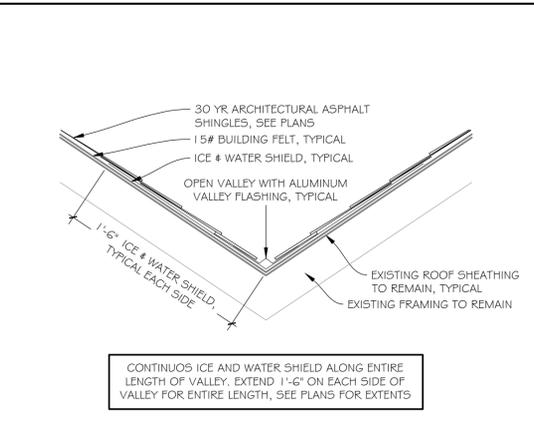
Project #: QA 1346-07 Drawn By: RAP

Sheet #:

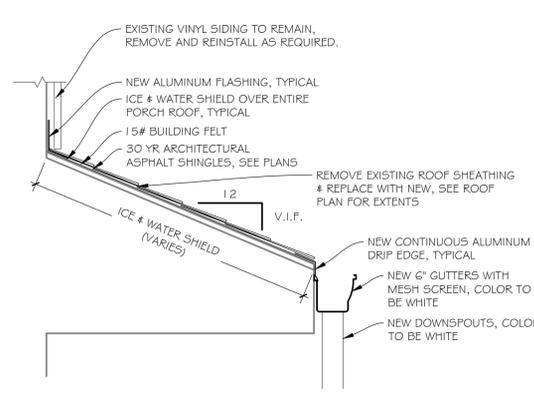
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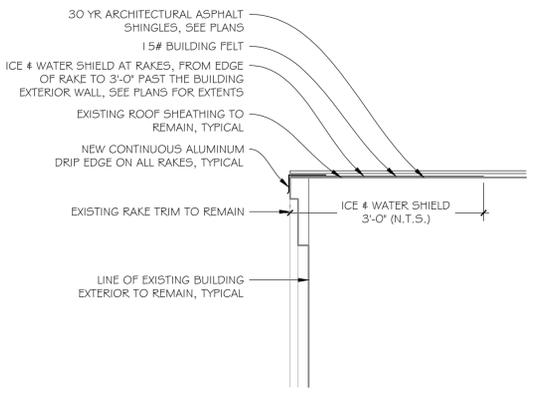
**8** TYPICAL GABLE END TO ROOF SLOPE DETAIL



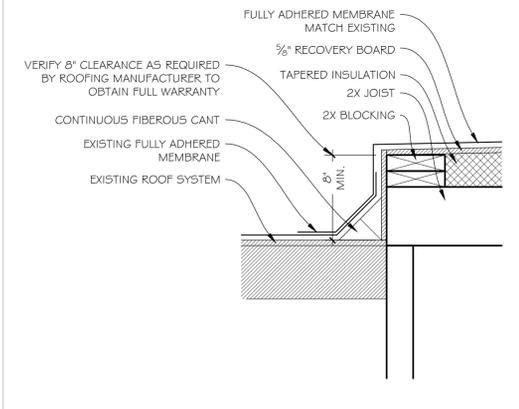
**4** TYPICAL VALLEY DETAIL



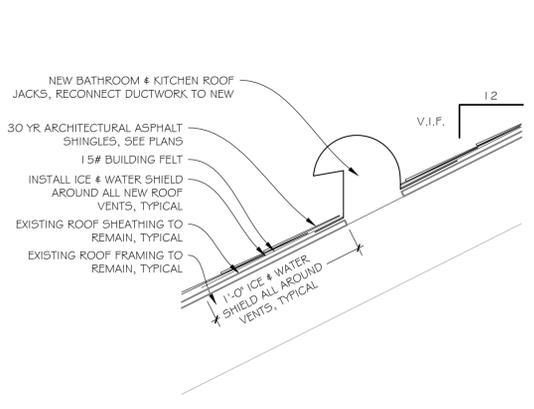
**7** TYPICAL SHED PORCH ROOF



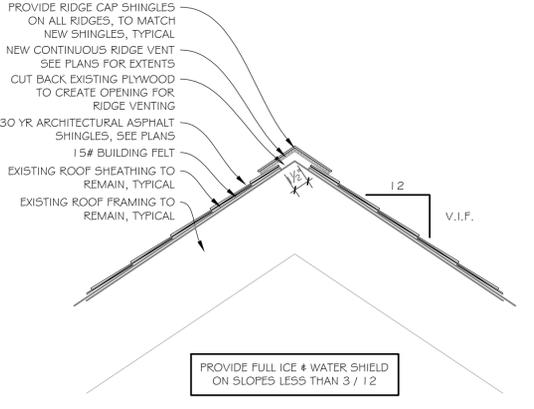
**3** TYPICAL RAKE DETAIL



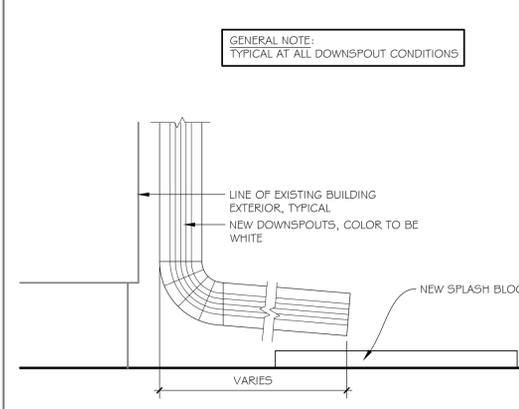
**10** TYPICAL ROOF CAP @ ELEVATOR (IF NEC)



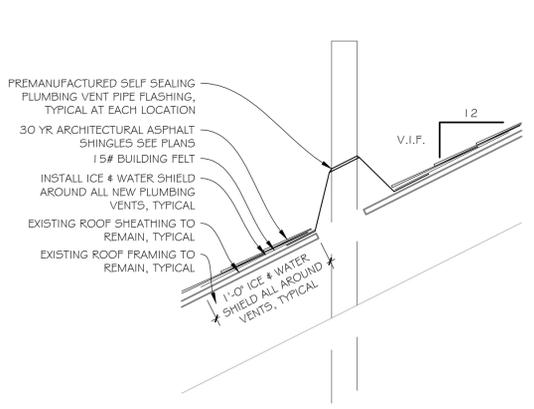
**6** KITCHEN & BATHROOM ROOF VENT DETAIL



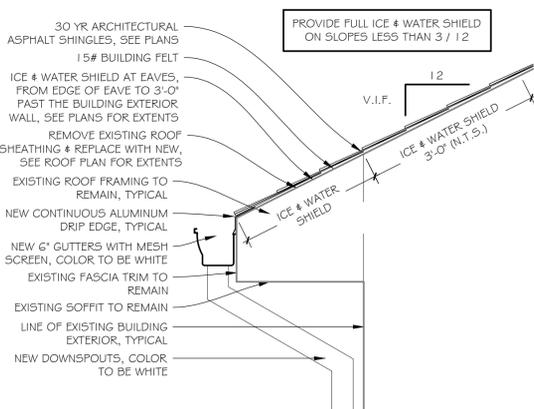
**2** TYPICAL RIDGE VENT DETAIL



**9** TYPICAL DOWNSPOUT & SPLASH PAD



**5** TYPICAL PLUMBING VENT DETAIL



**1** TYPICAL EAVE DETAIL



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ARCHITECTS, LLC  
www.qa-architects.com  
T (860) 677-4594  
F (860) 677-8534  
318 Main Street  
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REHABILITATION/RECONSTRUCTION WORK FOR:

**Beverly Silverman**

APPLICANT # 1026

Fairfield, CT

710 Rowland Road

Sheet Description:

STAIR PLANS AND  
DETAILS

Issue Dates:

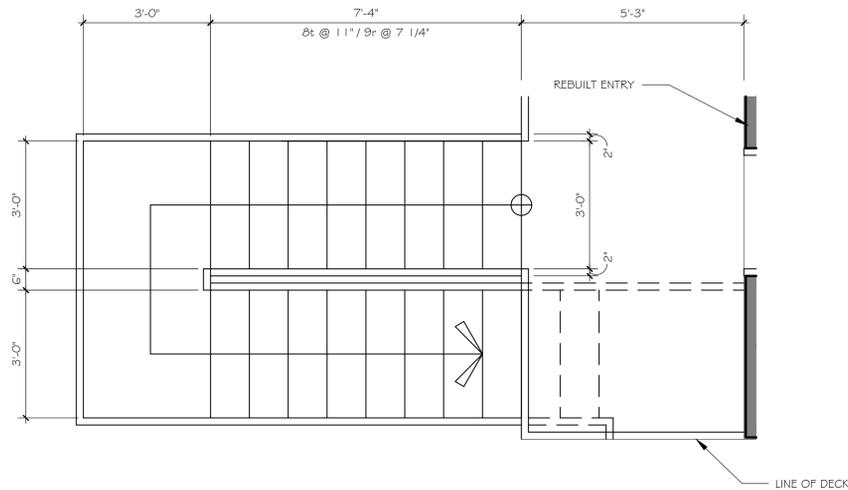
05.15.2015

SCALE: AS NOTED

Project #: QA 1346-07  
Drawn By: RAP

Sheet #:

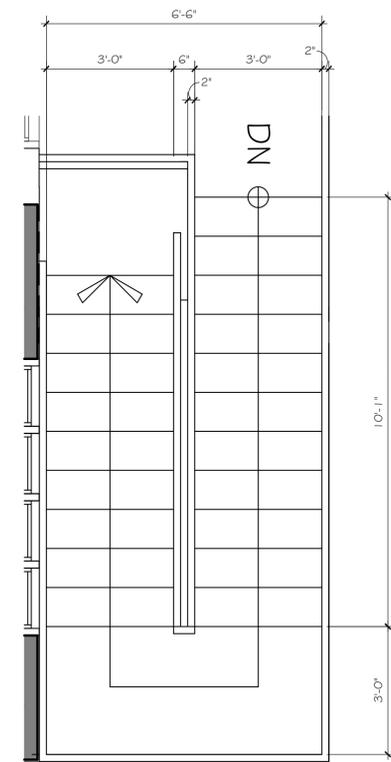
**A5.1**



**PLAN MAIN LEVEL**

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

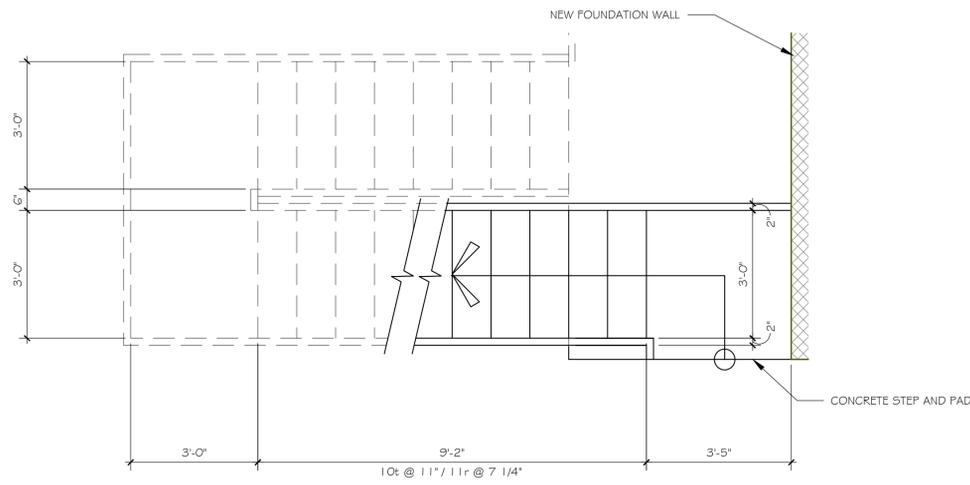
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**PLAN MAIN LEVEL**

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

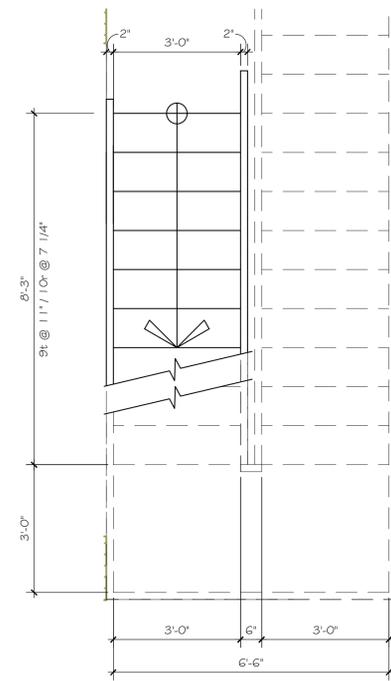
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**PLAN LOWER LEVEL**

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

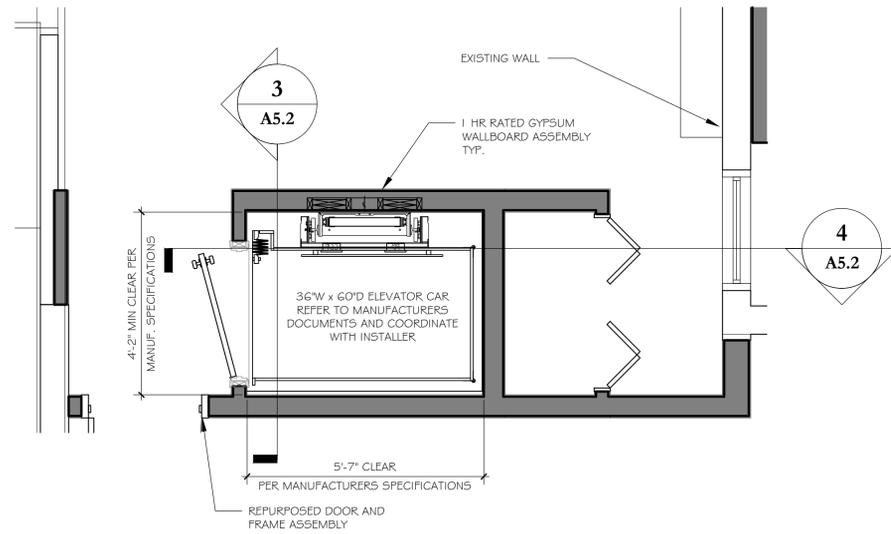
2



**PLAN LOWER LEVEL**

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

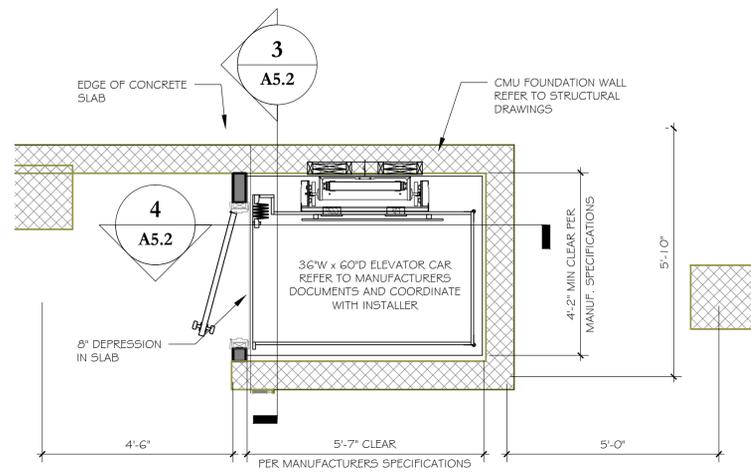
4



**PLAN MAIN LEVEL**

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

2



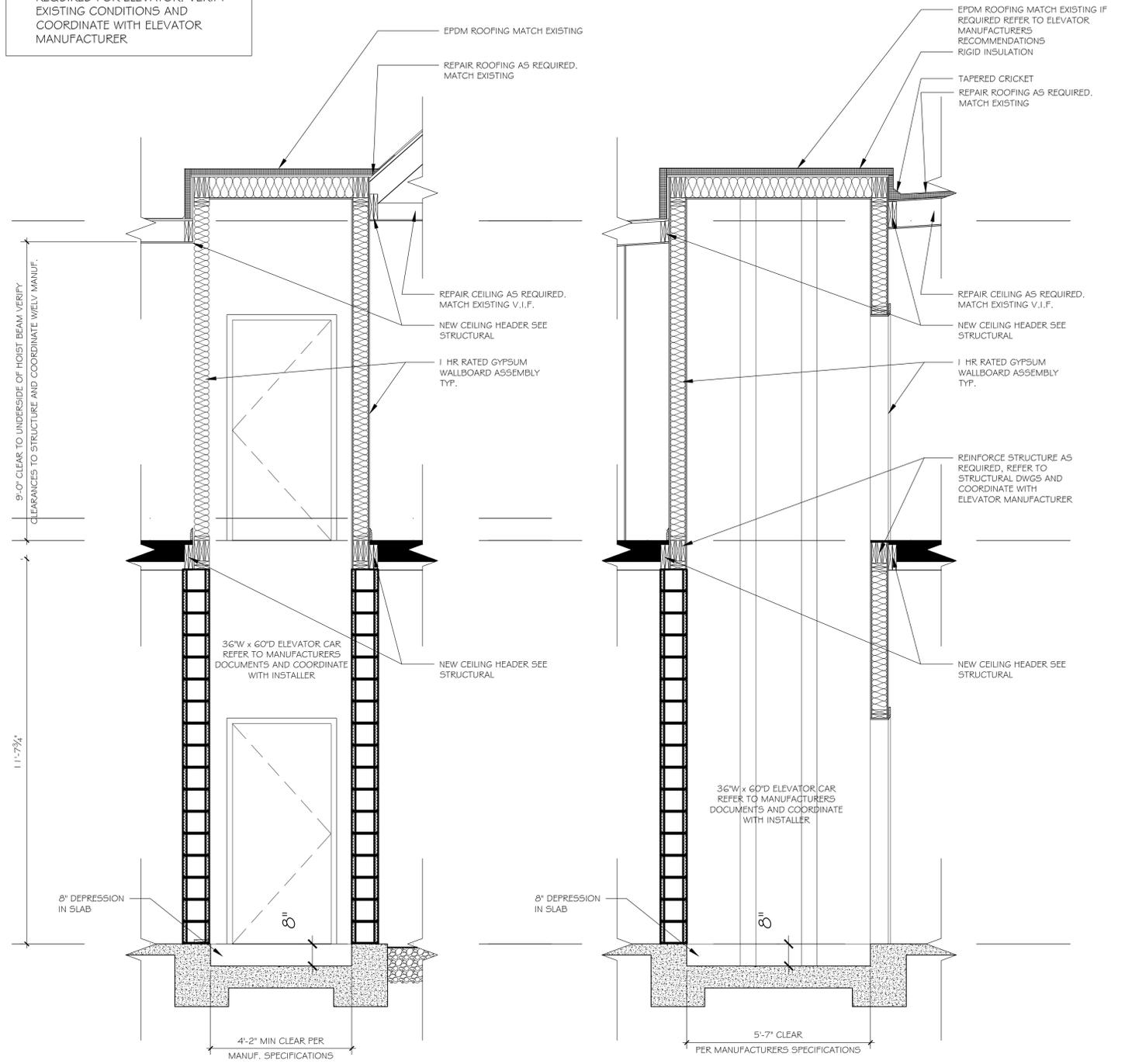
**PLAN LOWER LEVEL**

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

1

NOTES:

- ROOF EXTENSION MAY NOT BE REQUIRED FOR ELEVATOR. VERIFY EXISTING CONDITIONS AND COORDINATE WITH ELEVATOR MANUFACTURER



**SECTION**

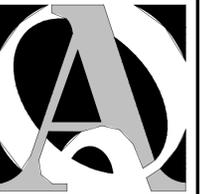
SCALE: 1/2" = 1'-0"

3

**SECTION**

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

4



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REHABILITATION/RECONSTRUCTION WORK FOR:

**Beverly Silverman**

APPLICANT # 1026

Fairfield, CT

710 Rowland Road

Sheet Description:

**ELEVATOR PLANS AND SECTIONS**

Issue Dates:

05.15.2015

SCALE: AS NOTED

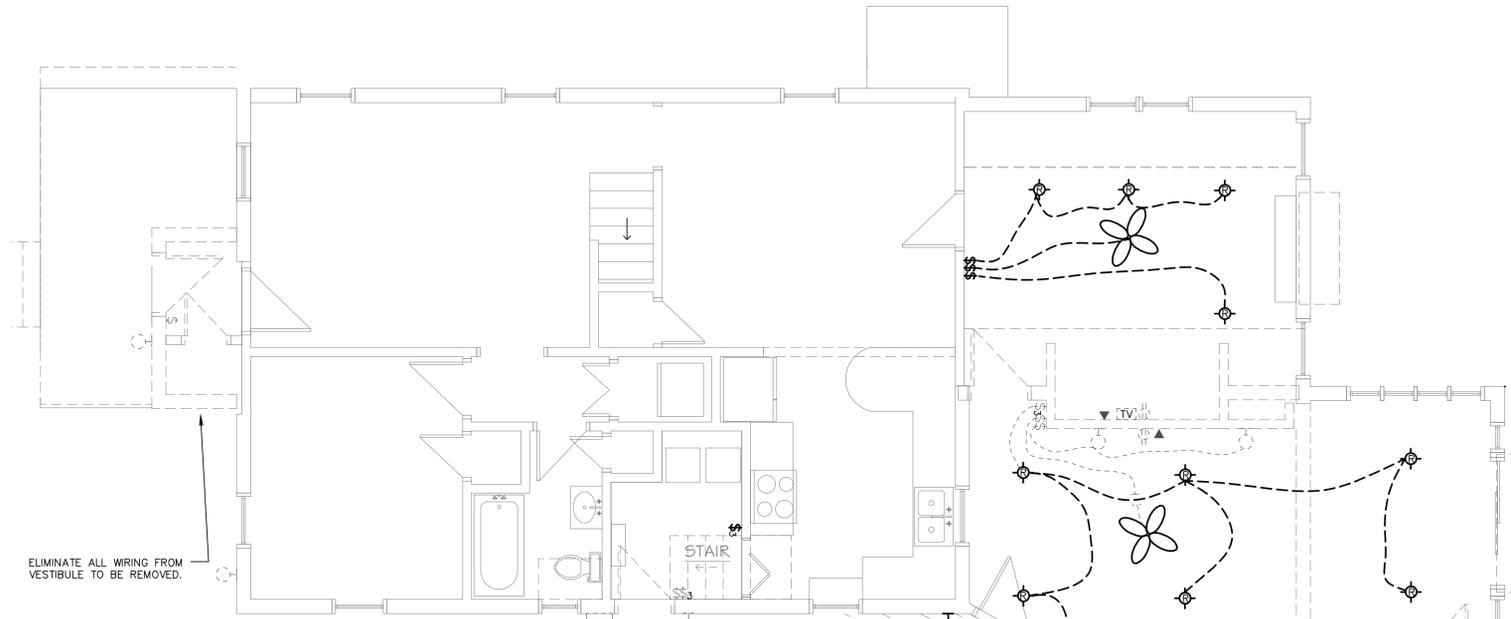
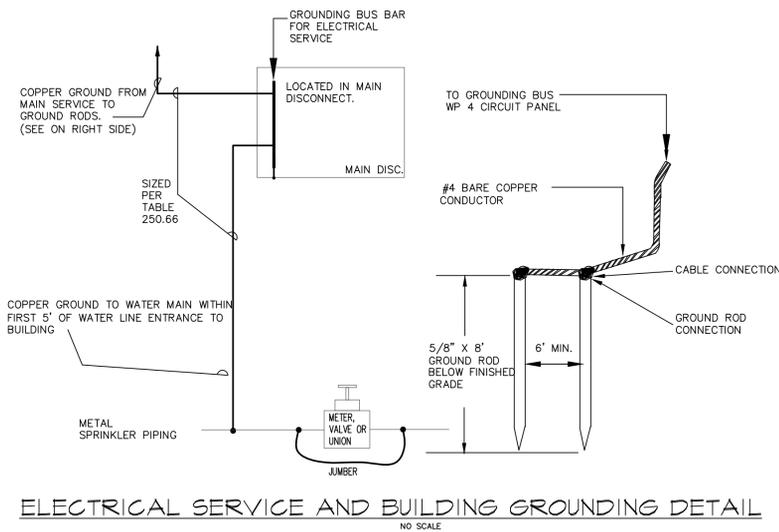
Project #: QA 1346-07  
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**A5.2**

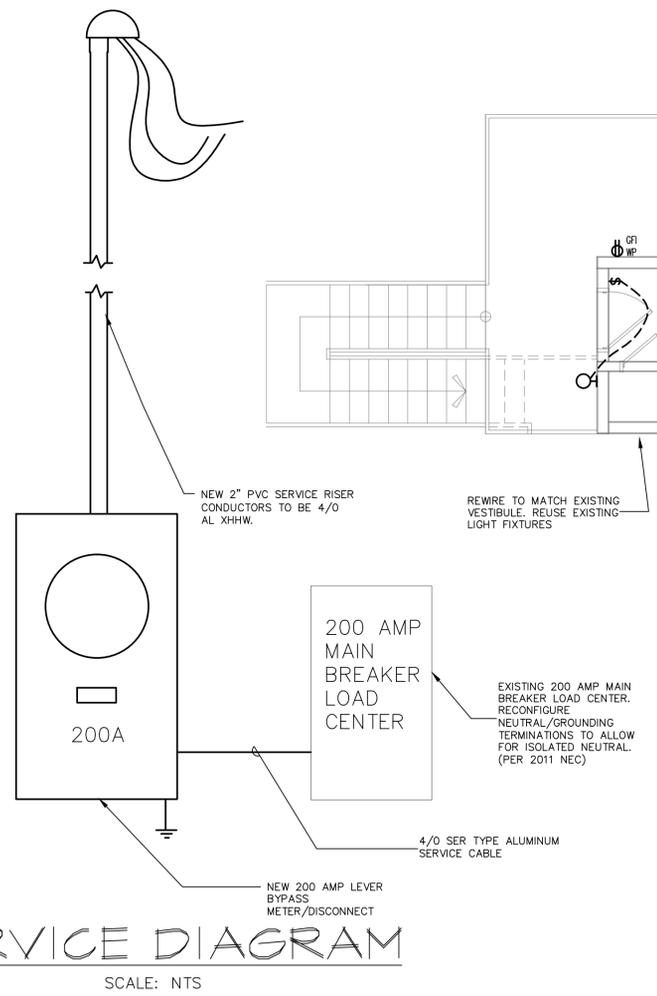
**NOTE:**

1. ALL OTHER METAL PARTS LIKE INTERNAL CU PLUMBING, MAIN SPRINKLER PIPE, WATER MAIN, GAS PIPES ETC SHALL BE BONDED WITH MAIN SERVICE GROUNDING WITH APPROPRIATE GROUNDING CONDUCTOR SIZED PER NEC.
2. PROVIDE GROUNDING ELECTRODE CONDUCTORS SIZED PER NEC



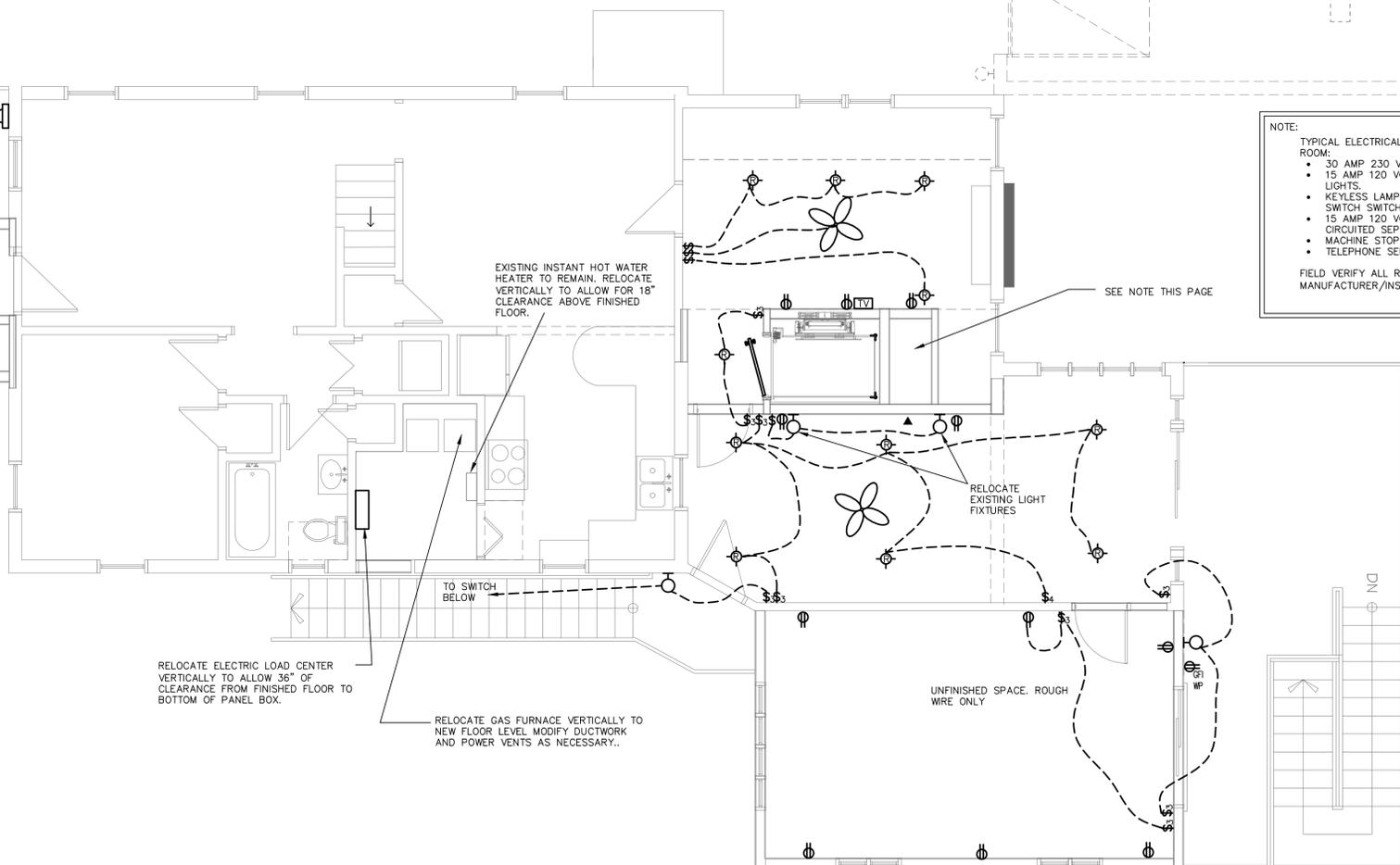
**FIRST DEMO FLOOR PLAN**

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



**SERVICE DIAGRAM**

SCALE: NTS



**FIRST FLOOR PLAN**

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

**NOTE:**  
 TYPICAL ELECTRICAL REQUIREMENTS FOR ELEVATOR MACHINE ROOM:  
 • 30 AMP 230 VOLT 2 POLE DEDICATED CIRCUIT  
 • 15 AMP 120 VOLT DEDICATED CIRCUIT FOR ELEVATOR LIGHTS.  
 • KEYLESS LAMPHOLDER, CONTROLLED BY SEPARATE SWITCH SWITCH, WITH PLASTIC COVERED LAMP  
 • 15 AMP 120 VOLT GFI PROTECTED RECEPTACLE CIRCUITED SEPARATE FROM THE ELEVATOR CONTROLS.  
 • MACHINE STOP SWITCH  
 • TELEPHONE SERVICE FOR ELEVATOR  
 FIELD VERIFY ALL REQUIREMENTS WITH ELEVATOR MANUFACTURER/INSTALLER



**QUISENBERRY ARCARI ARCHITECTS, LLC**  
 www.qa-architects.com  
 T (860) 677-4594  
 F (860) 677-8534  
 318 Main Street  
 Farmington, CT 06032

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**Melvin and Beverly Silverman**  
 APPLICANT # 1346-7  
 710 Rowland Road  
 Fairfield, CT

Sheet Description:  
**ELECTRICAL FLOOR PLAN**

Issue Dates:  
 05.15.2015

Project #: QA 1346-07  
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 Sheet #:



**MEP-1**



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 www.qa-architects.com  
 T (860) 677-4594  
 F (860) 677-8534  
 318 Main Street  
 Farmington, CT 06032

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Sheet Description:

**SHEET DESCRIPTION**

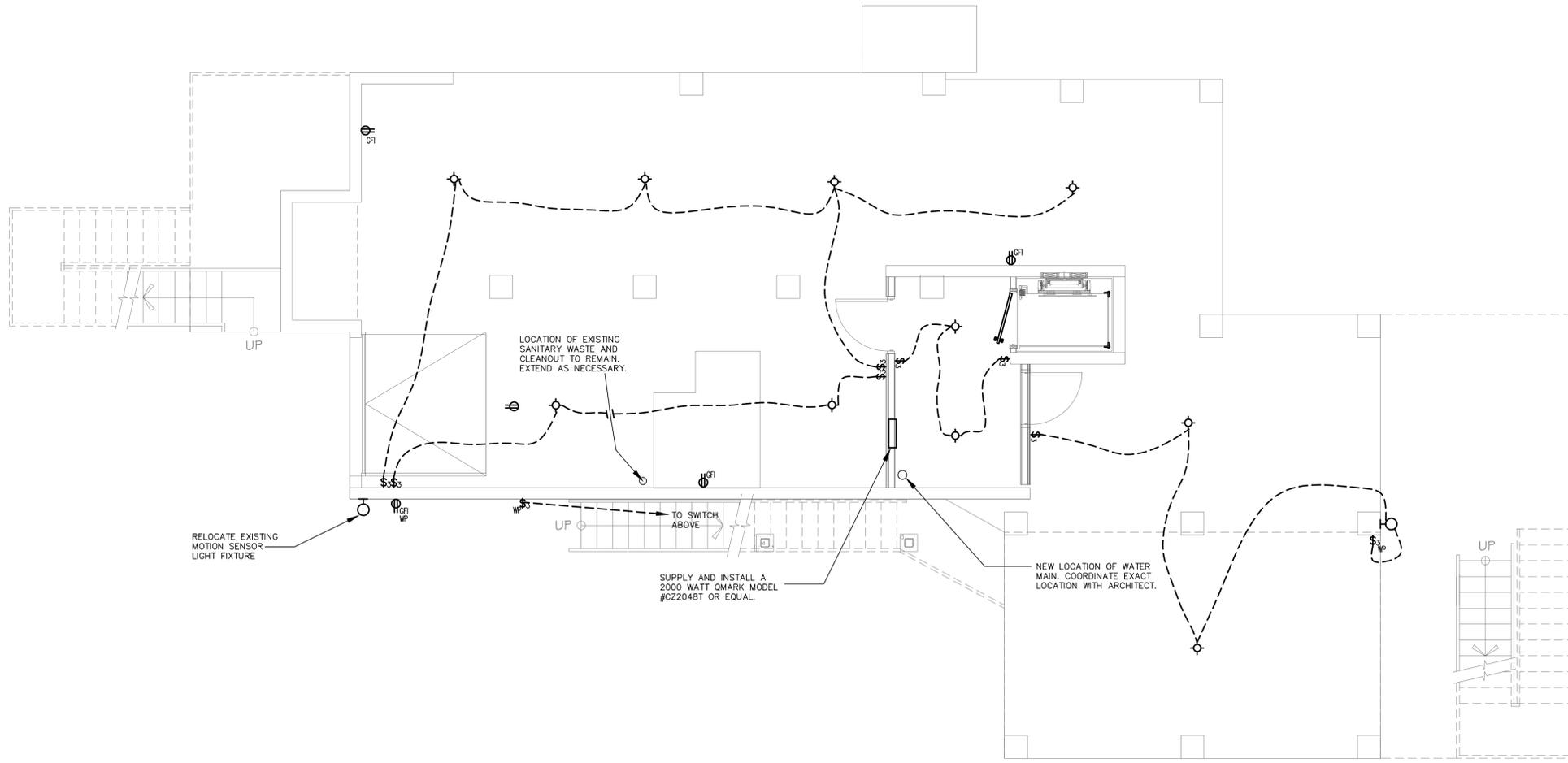
Issue Dates:

05.15.2015

Project #: QA 1346-07  
 Drawn By: SS

Sheet #:

**MEP-3**



**FOUNDATION PLAN**

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

**CONNECTIONS TO EXISTING CONDITIONS:**

- WHERE NEW CIRCUITS ARE TO ADDED TO EXISTING PANELBOARDS, CONFIRM THAT PANEL HAS SUFFICIENT SPACE AND CAPACITY FOR NEW LOADS.
- MODIFY EXISTING PANEL DIRECTORIES TO REFLECT NEW CIRCUITS, ADDED OR DELETED.
- WHERE NOT SPECIFICALLY INDICATED, NEW CIRCUITS ARE TO BE EXTENDED TO THE NEAREST APPROPRIATE PANEL.
- ALL NEW CIRCUITRY SHALL BE COMPLETE WITH REQUIRED BRANCH CIRCUIT PROTECTION AND GROUNDING CONNECTIONS.
- ANY WORK REQUIRING THE SHUT-DOWN OF ELECTRICAL SERVICE TO THE BUILDING AND/OR ANY PORTION THEREOF, THE E.C. SHALL MAKE ARRANGEMENTS WITH THE OWNER AND ANY OTHER CONCERNED AUTHORITY.
- EXISTING SYSTEMS AFFECTED BY NEW WORK SHALL BE TESTED COMPLETELY FOR INTEGRITY AND PROPER OPERATION. RE-FEED CIRCUITS UP-STREAM AND DOWN-STREAM OF DEVICES BEING REMOVED.
- MAKE ANY REVISIONS TO THE EXISTING WORK FOUND NECESSARY TO MAINTAIN ORIGINAL OPERATION. FURNISH AND INSTALL ALL NECESSARY ELECTRICAL EQUIPMENT AND DEVICES AS NEEDED AT NO ADDITIONAL COST TO THE OWNER.

**ELECTRICAL GENERAL NOTES:**

- ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE 2011 EDITION OF THE NATIONAL ELECTRICAL CODE, LOCAL AND STATE BUILDING CODES.
- E.C. SHALL OBTAIN AND PAY FOR BOTH ROUGH AND FINAL INSPECTION AND OBTAIN A CERTIFICATE OF "ELECTRICAL INSPECTION". THIS CERTIFICATE SHALL BE PRESENTED WITH REQUEST FOR FINAL PAYMENT.
- IT IS THE INTENT OF THESE PLANS TO PROVIDE A COMPLETE AND OPERATING ELECTRICAL SYSTEM, THE E.C. SHALL FURNISH AND INSTALL ALL WIRING, CONDUIT, EQUIPMENT, MATERIAL, ETC. AS REQUIRED, EXCEPT WHERE SPECIFICALLY NOTED AS BEING FURNISHED BY OTHERS. SHOULD THERE BE ANY QUESTIONS CONCERNING RESPONSIBILITY, THE QUESTIONS SHALL BE SETTLED BEFORE BID SUBMISSION AND CONTRACT SIGNING. NO EXTRA CHARGES WILL BE ALLOWED.
- THE E.C. SHALL COORDINATE ALL PHASING OF WORK WITH THE ARCHITECT, GENERAL CONTRACTOR AND/OR OWNER OF THE PROJECT.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR SPECIFIC DETAILS, ARRANGEMENTS, MOUNTING HEIGHTS, CEILING CONSTRUCTION, ETC. ALL COLORS AND FINISHES TO BE SELECTED BY THE ARCHITECT.
- ALL ELECTRICAL EQUIPMENT SHALL BE SEISMICALLY SUPPORTED AS REQUIRED BY THE LOCAL AND STATE BUILDING CODE.
- ALL NECESSARY MOUNTING HARDWARE, HANGERS, BRACKETS, RAILS, YOKES, STEMS, CHAINS, ETC. SHALL BE FURNISHED AND INSTALLED BY E.C.
- ALL WIRING INSTALLED UNDER THIS CONTRACT SHALL BE TESTED FOR PROPER CONNECTIONS AND SHORT CIRCUITS PRIOR TO THE TURNING OVER OF WORK AS A COMPLETE UNIT.
- ALL CONDUITS PASSING THROUGH PARTITIONS ARE TO BE APPROPRIATELY SLEEVED AND SEALED.
- E.C. SHALL GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL AND FINAL ACCEPTANCE.
- ALL CONDUIT AND WIRING SHALL BE RUN CONCEALED IN WALLS, FLOORS AND CEILINGS UNLESS OTHERWISE NOTED TO BE EXPOSED.
- ALL WIRING SHALL BE TYPE THWN OR THW UNLESS OTHERWISE NOTED. FOR CONDUCTORS LARGER THAN #6 AWG, TYPE XHHW WILL BE ACCEPTED.
- CONDUCTORS SIZED #10 AWG AND SMALLER SHALL BE SOLID WIRE CONDUCTORS. CONDUCTORS SIZED LARGER THAN #10 AWG SHALL BE STRANDED TYPE. COMMUNICATIONS AND CONTROL WIRE SHALL BE #14 GAUGE STRANDED, SHIELDED.
- ALL DRAWINGS ARE SCHEMATIC IN NATURE; ALL DEVICES SHALL BE INSTALLED IN ALL AREAS AND LIVING SPACES PER NEC AND SHALL BE DIMENSIONED IN FIELD TO MEET PROPER CODES; ALL DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION DURING BID PROCESS AND/OR ADJUSTED IN FIELD DURING CONSTRUCTION
- ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NEC.

GROUNDING ELECTRODE CONDUCTOR FOR AC SYSTEMS			
SIZE OF LARGEST UNGROUNDED SERVICE-ENTRANCE CONDUCTOR OR EQUIVALENT AREA FOR PARALLEL CONDUCTORS (AWG/KCMIL)		SIZE OF GROUNDING ELECTRODE CONDUCTOR (AWG/KCMIL)	
COPPER	ALUMINUM OR COPPER-CLAD ALUMINUM	COPPER	ALUMINUM OR COPPER-CLAD ALUMINUM
2 OR SMALLER	1/0 OR SMALLER	8	6
1 OR 1/0	2/0 OR 3/0	6	4
2/0 OR 3/0	4/0 OR 250	4	2
OVER 3/0 THROUGH 350	OVER 250 THROUGH 500	2	1/0
OVER 350 THROUGH 600	OVER 500 THROUGH 900	1/0	3/0
OVER 600 THROUGH 1100	OVER 900 THROUGH 1750	2/0	4/0
OVER 1100	OVER 1750	3/0	250

NOTE: REFER TO NEC FOR FURTHER REFERENCES.

ELECTRIC SYMBOL LIST	
	DUPLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET MOUNTED ABOVE COUNTERTOP
	DUPLEX RECEPTACLE OUTLET MOUNTED ABOVE COUNTERTOP
	SINGLE RECEPTACLE OUTLET
	SPECIAL PURPOSES OUTLET; 208/240 VOLT
	TYPICAL LIGHTING FIXTURES (see schedule)
	SINGLE POLE WALL SWITCH
	WALL SWITCH; 3 DENOTES THREE WAY; 4 DENOTES FOUR WAY
	SWITCH WITH THERMAL OVERLOAD
	WIRE CONCEALED IN WALLS OR CEILING
	SWITCHED CIRCUIT
	HOMERUN TO SERVICE PANEL; NUMBER OF WIRES INDICATED
	TELEVISION LOCATION; PROVIDE CABLE PER UTILITY COMPANY SPECIFICATIONS PULLED FROM BUILDING DEMARC TO BOX IN WALL WITH COVER PLATE; REFER TO SPECIFICATIONS FOR FURTHER DETAIL
	DISCONNECT SWITCH
	THERMOSTAT
	TELEPHONE OUTLET; PROVIDE CABLE PER UTILITY COMPANY SPECIFICATIONS FROM BUILDING DEMARC TO BOX IN WALL WITH COVER PLATE. TYPICAL TO ALL PHONE LOCATIONS; REFER TO SPECIFICATION FOR FURTHER DETAIL
	GROUND FAULT CIRCUIT INTERRUPTER
	WEATHERPROOF

**ELECTRICAL POWER NOTES:**

- ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS. VERIFY WITH ARCHITECTURAL PLANS AND COORDINATE WITH THE GENERAL CONTRACTOR PRIOR TO ROUGH-IN. NOTIFY THE ARCHITECT/G.C. OF ANY DISCREPANCIES IF DISCREPANCIES ARE NOTED. DO NOT PROCEED WITHOUT ARCHITECTURAL APPROVAL.
- E.C. SHALL PROVIDE DISCONNECT SWITCHES AND STARTERS AS REQUIRED FOR ALL EQUIPMENT WHERE THE DISCONNECT SWITCH IS NOT PROVIDED WITH THE EQUIPMENT OR BY OTHERS.
- E.C. SHALL SUPPLY AND INSTALL FEEDERS, FUSES AND CIRCUIT BREAKERS TO MATCH THE NAME-PLATE RATING OF ALL EQUIPMENT. THIS SHALL BE INCLUDED IN THE INITIAL BID PROPOSAL AND NO EXTRAS WILL BE ACCEPTED.
- ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED IN ALL RECEPTACLES, SWITCHES OR OTHER ELECTRICAL BOXES IN WALLS SEPARATING CONDITIONED AND UNCONDITIONED SPACE.
- PROVIDE AFCI TYPE BREAKERS FOR ALL 120 VOLT 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS IN SLEEPING QUARTERS.
- PROVIDE TAMPER PROOF OUTLETS FOR ALL 15A AND 20A CIRCUITS (EXCLUDING OUTLETS LOCATED IN DEDICATED SPACES IE REFRIGERATORS, DISHWASHER, WASHING MACHINES AND THE LIKE) IN LIVING SPACES OF DWELLING UNITS, CHILD CARES AREAS AND EDUCATIONAL AREAS.
- CONNECT ALL BATHROOM EXHAUST FANS TO ASSOCIATED LIGHT SWITCH UNLESS OTHERWISE NOTED.
- ELECTRICAL CONTRACTOR SHALL MAKE FINAL CONNECTIONS TO HVAC CONTROL WIRING; COORDINATE ALL REQUIREMENTS WITH MECHANICAL CONTRACTOR.
- REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATIONS OF PLUGS AND LIGHTS IN BATHROOMS.
- PROVIDE DUPLEX RECEPTACLE UNDER SINK BASE. TOP HALF TO BE SWITCHED TO ACCOMMODATE CORD CONNECTED DISPOSAL. PROVIDE CIRCUIT TO BOTTOM HALF TO ACCOMMODATE CORD CONNECTED DISHWASHER. NOTE: USE OF THIS CONFIGURATION REQUIRES THESE CIRCUITS TO BE CONNECTED TO A TWO(2) POLE BREAKER PER NEC 210.4.