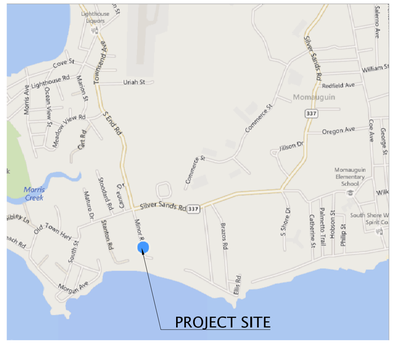
STATE OF CONNECTICUT DEPARTMENT OF HOUSING
CDBG-COMMUNITY DEVELOPMENT BLOCK GRANT
SUPERSTORM SANDY DISASTER RECOVERY PROGRAM

AREA MAP



SPONSOR
State of Connecticut
Department of Housing
505 Hudson Street
Hartford, Connecticut 06106

OWNER
Application No. 1048
Jean Quartiano
38 Minor Road
East Haven, Connecticut 06512

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STRUCTURAL ENGINEER:
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60 Katona Drive, Fairfield, Connecticut 06824

SURVEYOR:
Freeman Companies, LLC
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GENERAL NOTES

1. LEAD AND ASBESTOS: NO ABATEMENT OPERATIONS ARE REQUIRED FOR THIS PROJECT. SEE SELECTIVE DEMOLITION SPECIFICATIONS FOR MORE INFORMATION.
2. DO NOT OBSTRUCT ACCESS TO THE SITE.
3. PROTECT ALL AREAS FROM FALLING DEBRIS.
4. MAINTAIN ALL EXISTING SITE ELEMENTS (PAVING, FENCES, BUILDINGS, ETC.) AND PLANTINGS & LAWNS. CONTRACTOR SHALL REPLACE OR REPAIR ALL DAMAGE, AT THE CONTRACTORS EXPENSE.
5. MAINTAIN A SECURED AREA FOR ALL CONSTRUCTION MATERIALS & EQUIPMENT STORED ON SITE.
6. PROVIDE TARPED DUMPSTER FOR REMOVAL OF ALL RUBBISH AND CONSTRUCTION DEBRIS. DUMPSTER SHOULD BE ADEQUATELY PROTECTED DURING PROJECT. CONTRACTOR IS RESPONSIBLE FOR ALL TRASH PLACED IN AND AROUND DUMPSTER. DUMPSTER PERMIT COSTS TO BE INCLUDED IN THE BASE BID.
7. WORK SHALL COMPLY WITH ALL STATE & LOCAL CODES, REGULATIONS AND ORDINANCES.
8. AT PROJECT COMPLETION, REMOVE ALL CONSTRUCTION DEBRIS AND PATCH/REPAIR ALL SURFACES DAMAGED BY CONTRACTOR ACTIVITIES. THOROUGHLY CLEAN ALL WORK AREAS OF ALL DEBRIS RESULTING FROM WORK OF THIS CONTRACT.
9. DISCONNECT AND RECONNECT ALL UTILITIES AS REQUIRED. COORDINATE WITH UTILITY COMPANIES AND AUTHORITIES HAVING JURISDICTION.
10. SEE PROJECT MANUAL FOR RELATED INFORMATION.

DRAWING LIST

ARCHITECTURAL

G-001	COVER SHEET
G-002	SITE PLAN AND ZONING DATA
AD-101	DEMOLITION PLANS, ELEVATIONS ,AND NOTES
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A-201	BUILDING ELEVATIONS
A-301	BUILDING SECTIONS AND DETAILS

STRUCTURAL

S-100	STRUCTURAL FOUNDATION AND FIRST FLOOR FRAMING PLANS, AND SOIL BORING DATA
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S-102	STRUCTURAL BUILDING SECTION
S-103	STRUCTURAL NOTES

ABBREVIATIONS

ADJ	ADJACENT	HWH	HOT WATER HEATER
ALUM	ALUMINUM	JB	JUNCTION BOX
APPROX	APPROXIMATE	LO	LINE OF
ARCH	ARCHITECTURAL	LVL	LAMINATE VENEER LUMBER
BTM	BOTTOM	MAX	MAXIMUM
B.O.	BOTTOM OF	MC	MEDICINE CABINET
CJ	CEILING JOISTS	MI	MIRRORED MEDICINE CABINET
CL	CENTERLINE	MIN	MINIMUM
CLOS	CLOSET	MO	MASONRY OPENING
CMU	CONCRETE MASONRY UNIT	MV	MICROWAVE
COL	COLUMN	NIC	NOT INCLUDED IN CONTRACT
CONC	CONCRETE	OA	OVERALL
CONT	CONTINUOUS	OC	ON CENTER
COORD	COORDINATE	OPP	OPPOSITE
CT	CERAMIC TILE	PSL	PARALLEL STRAND LUMBER
DW	DISHWASHER	PT	PRESSURE TREATED
DWG	DRAWING	REF	REFRIGERATOR
E/F	EXHAUST FAN	REINF	REINFORCED
EX	EXISTING	RO	ROUGH OPENING
EL	ELEVATION	RM	ROOM
EP	ELECTRICAL PANEL	RR	ROOF RAFTERS
EQ	EQUAL	SD	SMOKE DETECTOR
EQUIP	EQUIPMENT	SIM	SIMILAR
EQUIV	EQUIVALENT	SPEC	SPECIFICATIONS
FIN	FINISH	STD	STANDARD
FDN	FOUNDATION	STL	STEEL
FJ	FLOOR JOISTS	STRUCT	STRUCTURAL
FLR	FLOOR	T.O.	TOP OF
FLHB	FROST PROOF HOSE BIB	TYP	TYPICAL
FV	FLOOD VENT	VCT	VINYL COMPOSITE TILE
GALV	GALVANIZED	VERT	VERTICAL
GB1	GRADE BEAM 1	VIF	VERIFY IN FIELD
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	W/D	WASHER/ DRYER COMBO
GWB	GYPSUM WALL BOARD	WD	WOOD
GYP	GYPSUM	WP	WEATHERPROOF
HDWD	HARDWOOD FLOORING	WWF	WELDED WIRE FABRIC (MESH)
HM	HOLLOW METAL	U/C	UNDER CABINET (LIGHTING)
HORIZ	HORIZONTAL		

SYMBOLS LEGEND

- EXISTING PARTITION/ WALL TO REMAIN
- NEW PARTITION/ WALL
- NEW FOUNDATION WALL AND FOOTINGS
- EXISTING TO BE REMOVED
- EXISTING ITEM ABOVE
- EXISTING WINDOW TO REMAIN
- NEW WINDOW
- NEW DOOR
- EXISTING DOOR TO REMAIN
- NEW "SMART VENT" FLOOD VENT (FV)
- PLYWOOD
- CONCRETE
- RIGID INSULATION
- DETAIL TAG: SECTION NUMBER / DRAWING NUMBER
- SECTION KEY: SECTION NUMBER / DRAWING NUMBER
- ELEVATION KEY: ELEVATION NUMBER / DRAWING NUMBER
- KEYED NOTE TAG
- ROOF SLOPE
- REVISION
- SETBACK LINE
- SILT BARRIER
- CONSTRUCTION FENCE
- PROPERTY LINE
- GRAVEL
- WOOD DECKING

ELEC./ UTILITY LEGEND

- EP — ELECTRICAL PANEL
- DUPLEX OUTLET
- GFCI — DUPLEX OUTLET – GROUND FAULT CIRCUIT INTERRUPTER
- S — DEDICATED OUTLET – STOVE
- DW — DUPLEX OUTLET – DISHWASHER
- MC — DUPLEX OUTLET – MICROWAVE
- WP — DUPLEX OUTLET – WEATHER PROOF
- TV — TV/ CABLE JACK
- TELEPHONE/ DATA JACK
- GAS CONNECTION
- SWITCH
- 3 WAY SWITCH
- WIRING
- S — CEILING MOUNTED SMOKE DETECTOR
- CO — CEILING MOUNTED CARBON MONOXIDE DETECTOR
- E/F — CEILING MOUNTED EXHAUST FAN WITH LIGHT
- U/C — UNDER CABINET TASK LIGHTING
- RECESSED DOWN LIGHT
- WALL MOUNTED LIGHT
- WALL MOUNTED EXTERIOR LIGHT
- FAN — CEILING MOUNTED FAN WITH LIGHT

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ISSUE NO.	ISSUE DATE	DESCRIPTION
1	13 FEB 2015	ISSUED FOR BID

State Of Connecticut
Department Of Housing
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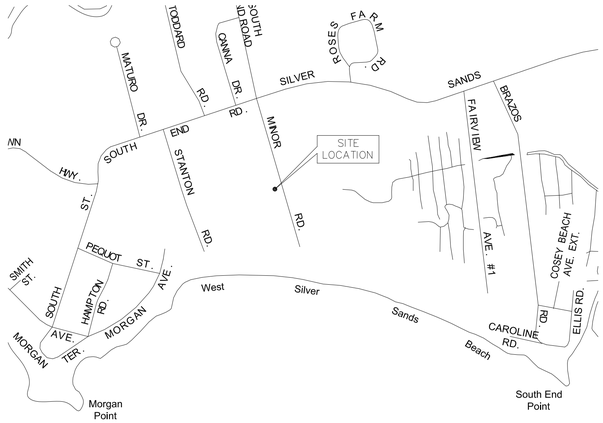
Application No. 1048
NEW FOUNDATION, RAISING EXISTING
RESIDENCE & INTERIOR REPAIRS & ALTERATIONS
FOR
JEAN QUARTIANO
38 Minor Road
East Haven, Connecticut 06512

COVER SHEET

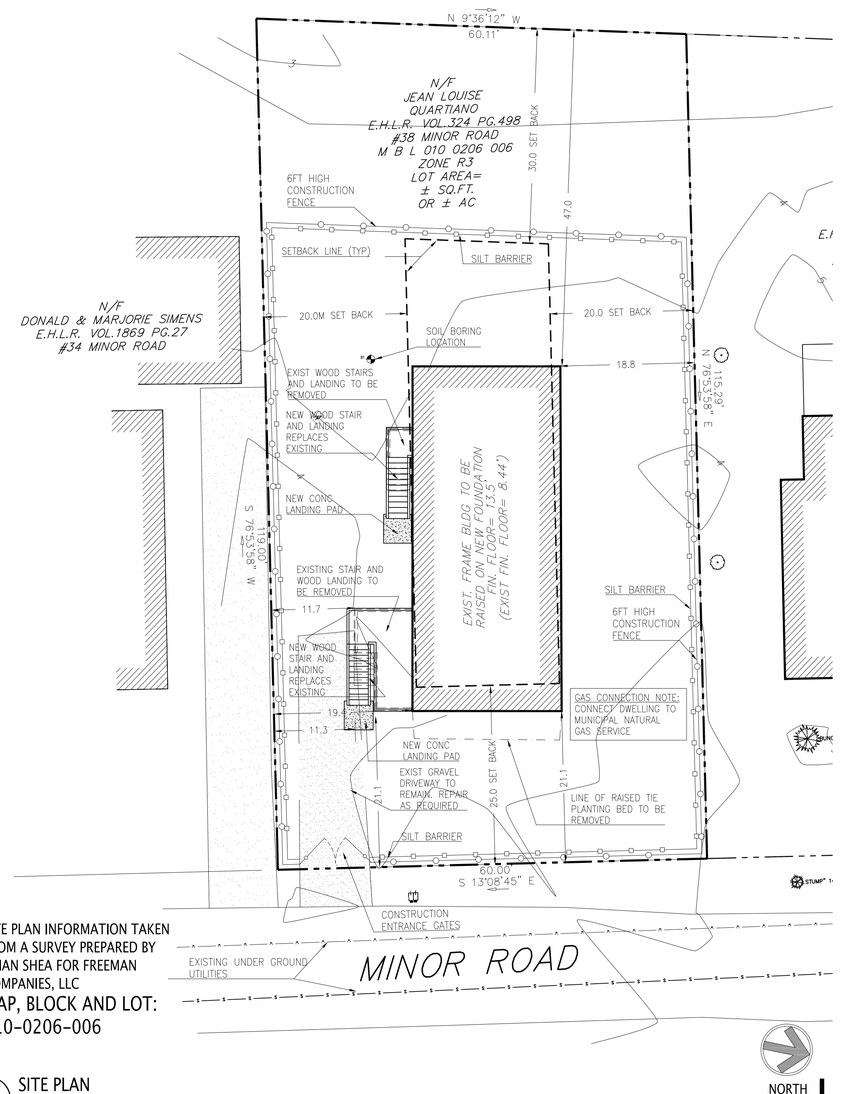
PROJECT NO.: 1524-26 | SCALE: AS NOTED

DRAWING NO.:
G-001

N:\10 PROJECTS\Housing-Residential\1524-26 - CT DOH CDBG-DR - 38 Minor Road, East Haven (@ 1048)\1524-26_Drawings\1524-26_Current Progress Drawings\1524-26_G-001 Cover Sheet.dwg



2 LOCATION MAP
1"=500'



SITE PLAN INFORMATION TAKEN FROM A SURVEY PREPARED BY BRIAN SHEA FOR FREEMAN COMPANIES, LLC
MAP, BLOCK AND LOT:
010-0206-006

1 SITE PLAN
SCALE: 1" = 10"

ZONING DATA			
R-3 ZONE	REQUIRED	EXISTING	PROPOSED
LOT AREA	20,000 SF	7028.6 SF	7028.6 SF *EXISTING NONCONFORMING*
LOT FRONTAGE	100 FEET	60 FEET	60 FEET *EXISTING NONCONFORMANCE*
MAX BUILDING HEIGHT	40 FEET, 30 FEET WITH SETBACK RESTRICTION	15.6 FEET	22 FEET
SETBACK–STREET LINE	25 FEET	21.1 FEET	21.1 FEET *EXISTING NONCONFORMANCE*
SETBACK–REAR	30 FEET	47 FEET	47 FEET
SETBACK–SIDE	20 FEET EA	18.5 FEET EAST 11.7 WEST	18.5 EAST *EXISTING NONCONFORMANCE* 11.3 WEST *VARIANCE REQUIRED*
MAX LOT COVERAGE	20%	16.1%	16.4%
MIN SQUARE DIMENSION	100 FEET	60 FEET	60 FEET *EXISTING NONCONFORMANCE*
MAX NUMBER OF STORIES	3	1	1
MAX FLOOR AREA	40%	14.2%	14.2%
MIN FLOOR AREA PER DWELLING UNIT	900 SF	999.8 SF	999.8 SF

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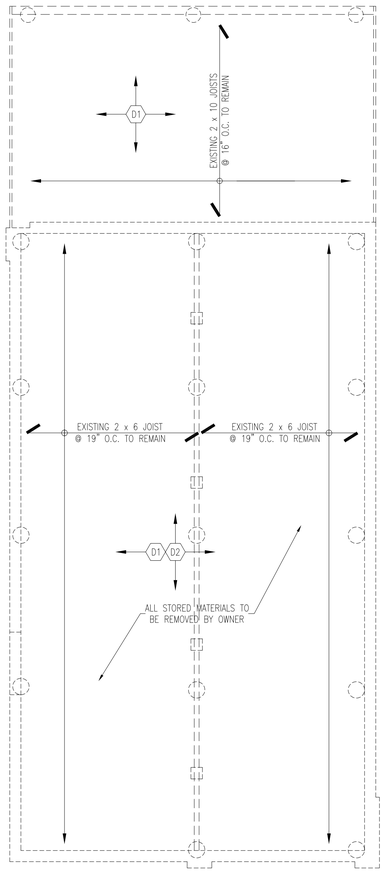
SITE PLAN AND ZONING DATA

PROJECT NO.: 1524-26 | SCALE: AS NOTED

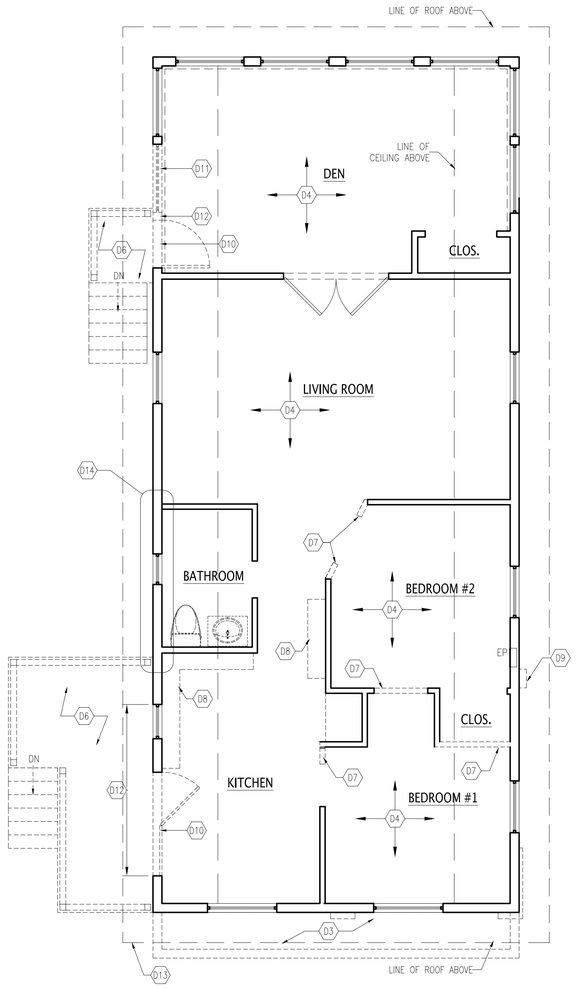
DRAWING NO.:
G-002

N:\10 PROJECTS\Housing-Residential\1524-26 - CT DOH CDBG-DR - 38 Minor Road, East Haven (@ 1048)\1524-26_Drawings\1524-26_Current Progress Drawings\1524-26_G-001 Cover Sheet.dwg



1 FOUNDATION DEMOLITION PLAN
1/4" = 1'-0"

NORTH

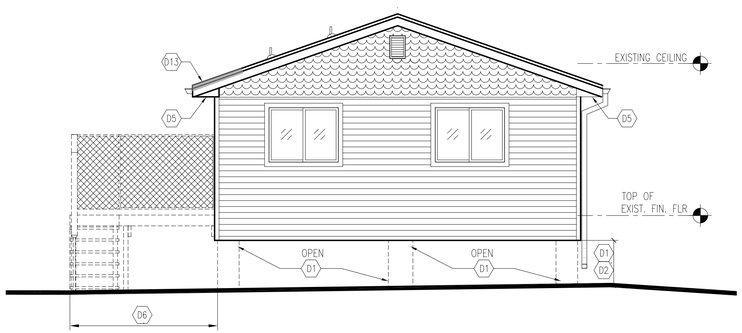


2 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

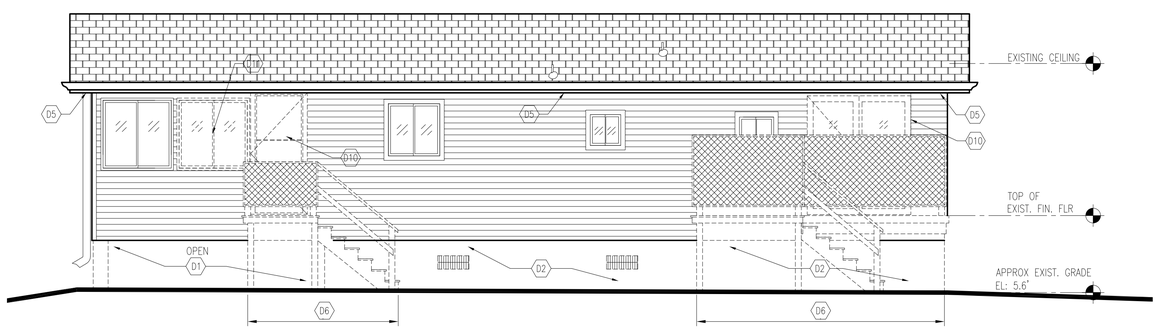
NORTH

DEMOLITION KEYED NOTES

D1	REMOVE EXISTING CONCRETE PIERS, AND PROVIDE TEMPORARY SUPPORT AS NECESSARY. REFER TO STRUCTURAL DWGS
D2	REMOVE EXISTING FOUNDATION WALLS AS NECESSARY TO RAISE EXISTING STRUCTURE. REFER TO STRUCTURAL DWGS
D3	REMOVE EXISTING WOOD PLANTER BOX. SALVAGE FOR RE-USE. OWNER TO MOVE LANDSCAPING AS NECESSARY
D4	REMOVE ALL EXISTING ELECTRICAL HEATING CONVECTION BASEBOARD UNITS AND ASSOCIATED WIRING BACK TO EXISTING PANEL
D5	REMOVE EXISTING SOFFIT PANELS
D6	REMOVE EXISTING STAIR AND DECK ASSEMBLY COMPLETE
D7	REMOVE EXISTING INTERIOR PARTITIONS AND ELECTRICAL WIRING WITHIN. COORDINATE PARTITION REMOVAL WITH NEW PARTITION LAYOUT.
D8	REMOVE EXISTING CABINETS AND SALVAGE AS DIRECTED BY OWNER.
D9	EXISTING ELECTRICAL SERVICE METER PAN AND ASSOCIATED WIRING TO REMAIN. SERVICE WIRE TO POLE CONNECTION SHALL BE REMOVED DURING LIFTING OPERATIONS. CABLE WIRE BETWEEN METER PAN AND MAIN PANEL SHALL BE REMOVED DUE TO POWER RELOCATION
D10	EXISTING DOOR AND FRAME TO BE REMOVED
D11	EXISTING WINDOW, FRAME, AND TRIM TO BE REMOVED
D12	SECTION OF EXTERIOR WALL CONSTRUCTION TO BE REMOVED
D13	CUT OFF AND REMOVE THE DAMAGED SECTION OF DRIP EDGE AT GABLE ROOF (ABOVE). REMOVE THE ENTIRE PIECE IF THE REMAINING SECTION WILL BE LESS THAN 6'-0".
D14	REMOVE AND RELOCATE EXISTING PIPING AWAY FROM EXTERIOR WALL.



3 BUILDING ELEVATION - WEST
1/4" = 1'-0"



4 BUILDING ELEVATION - NORTH
1/4" = 1'-0"

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Application No. 1048
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RESIDENCE & INTERIOR REPAIRS & ALTERATIONS
FOR
JEAN QUARTIANO
38 Minor Road
East Haven, Connecticut 06512

DEMOLITION PLANS, ELEVATIONS AND NOTES

PROJECT NO.: 1524-26 | SCALE: AS NOTED

DRAWING NO.:

AD-101

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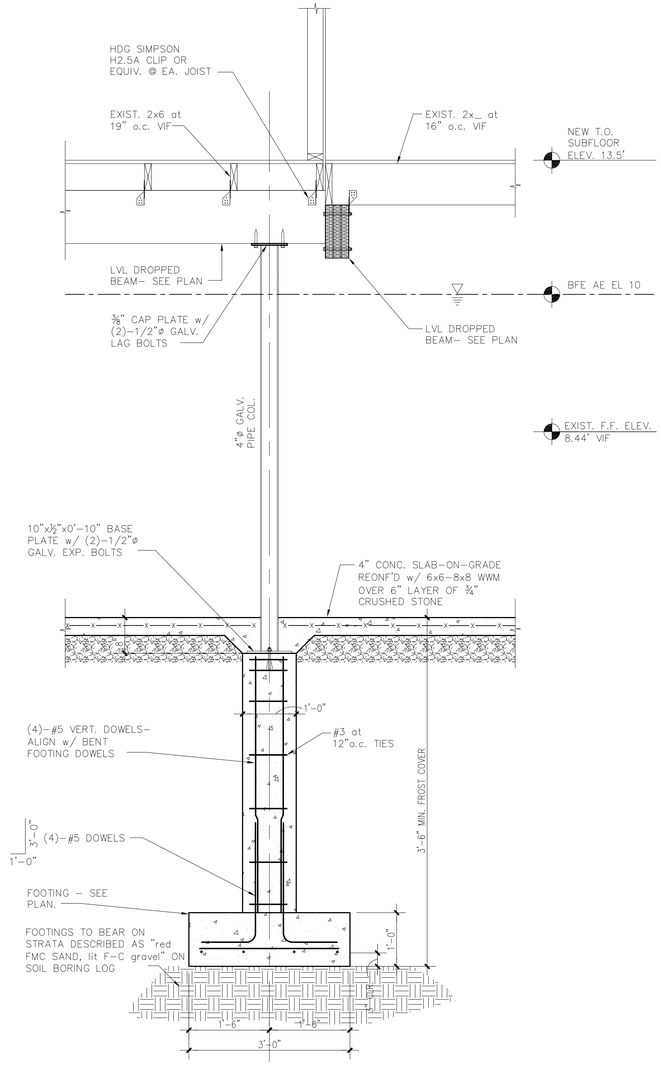
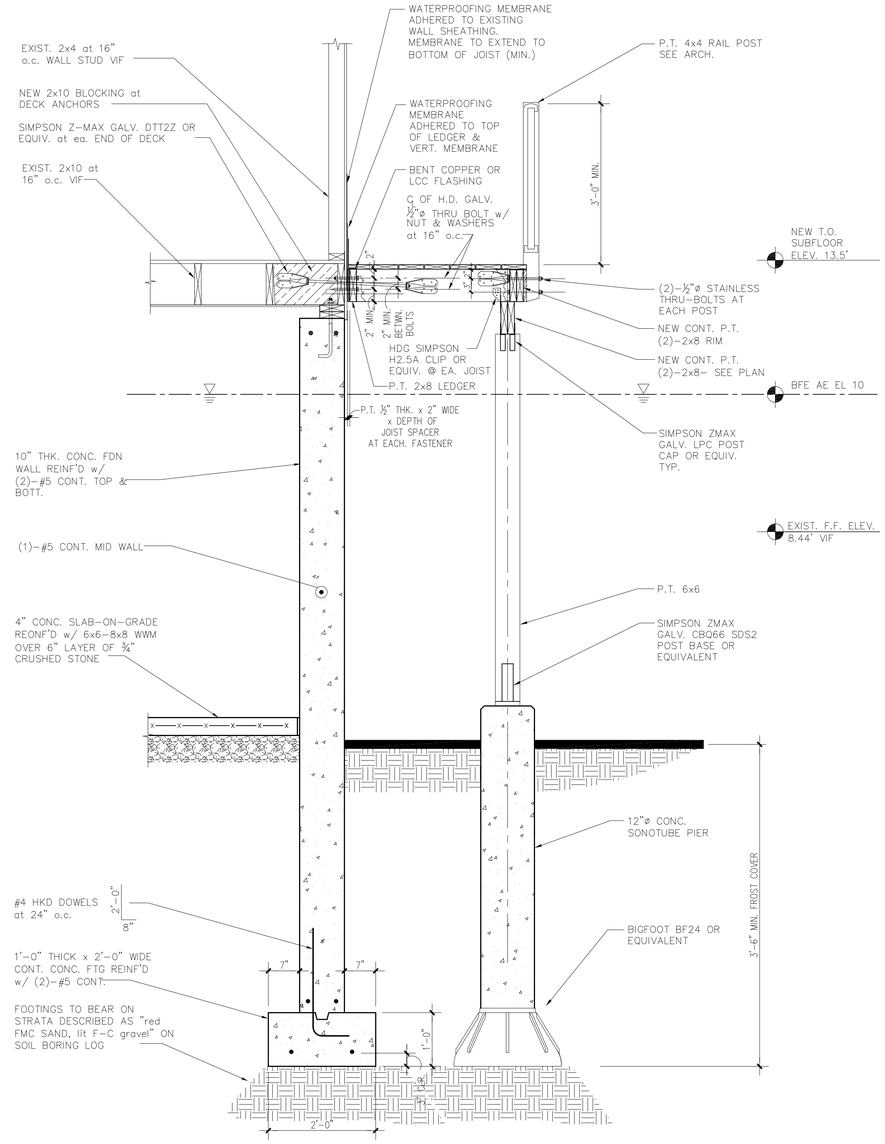
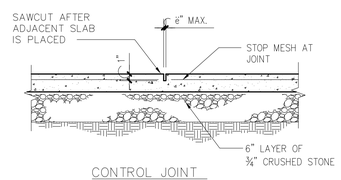


SECTION 1 / S-101
3/4" = 1'–0"



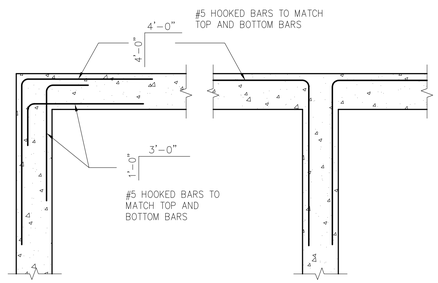
SECTION 2 / S-101
3/4" = 1'–0"

NOTE:
WWM SHALL BE SUPPLIED IN SHEETS. ROLLS ARE NOT ACCEPTABLE. LAP MESH MIN OF 6" AND TIE ALL JOINTS.



CONTROL JOINT

SLAB–ON–GRADE DETAILS
3/4" = 1'–0"



CORNER WALL REINFORCING DETAIL
3/4" = 1'–0"

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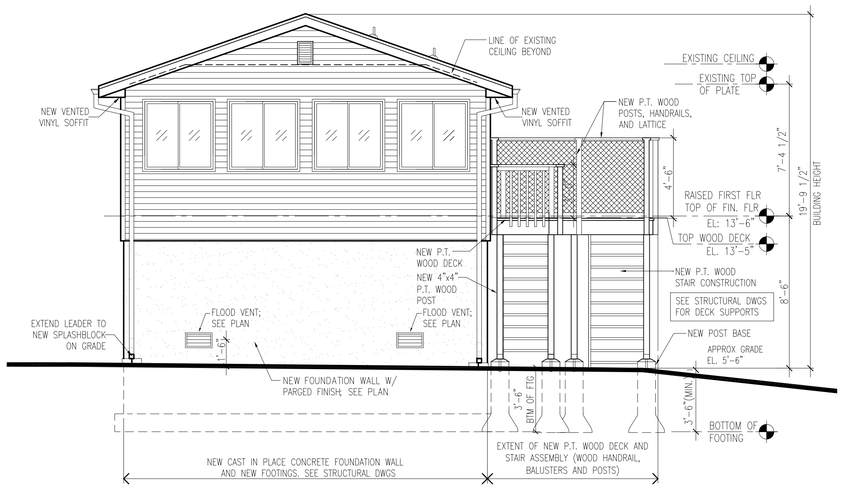
STRUCTURAL SECTIONS

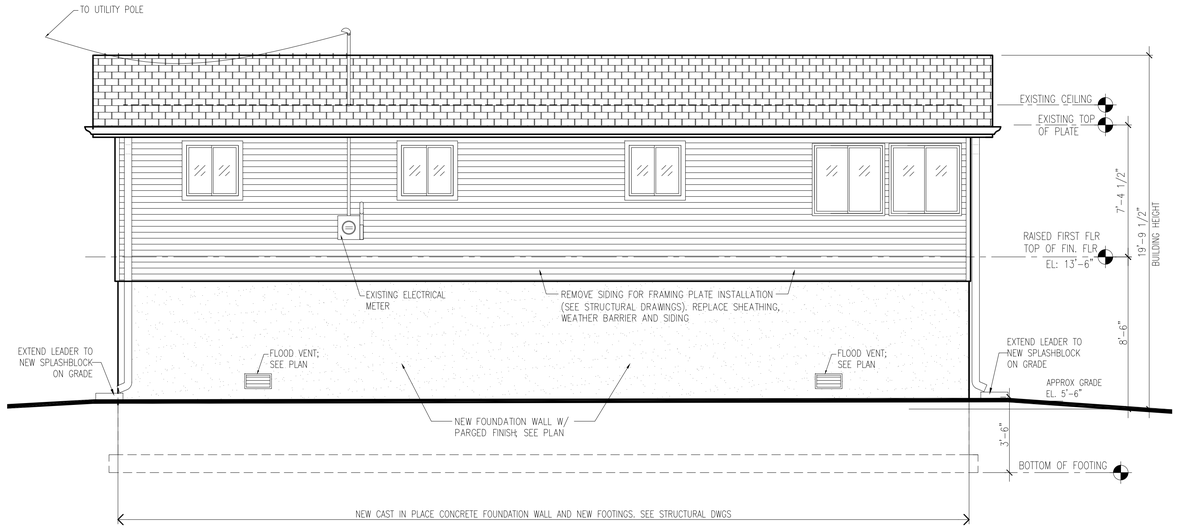
PROJECT NO.: 1524-26 | SCALE AS NOTED

DRAWING NO.:

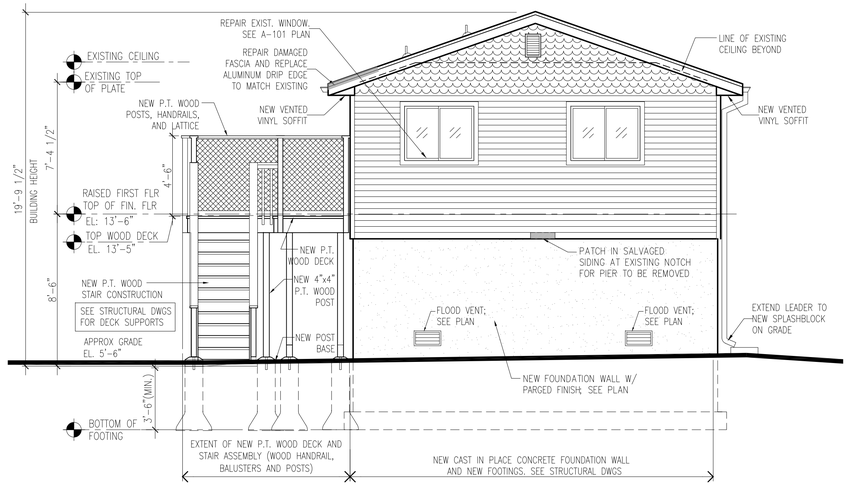
S-101



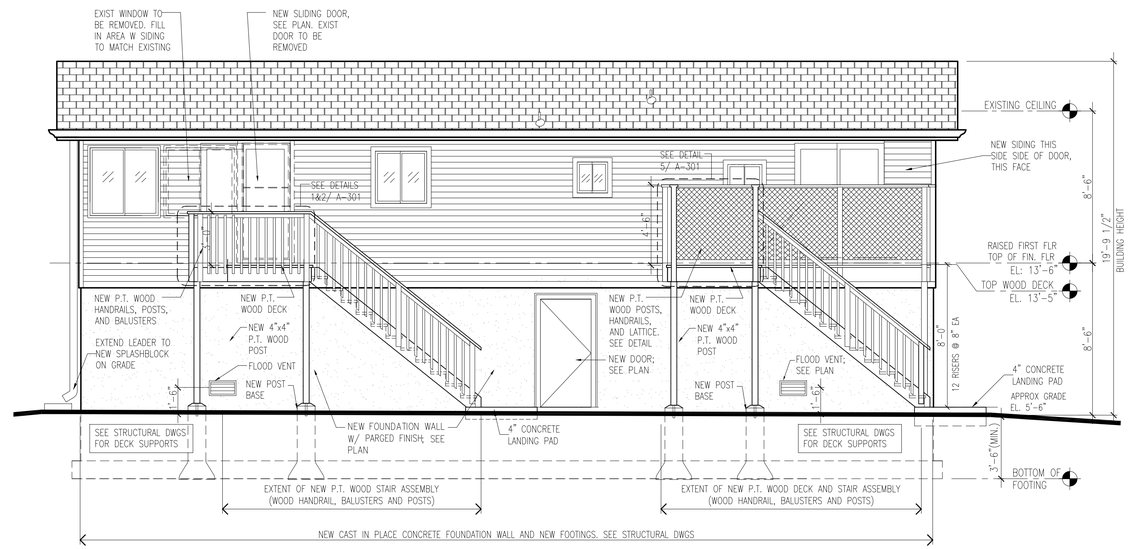
1 ELEVATION - EAST
1/4" = 1'-0"



2 ELEVATION - SOUTH
1/4" = 1'-0"



3 ELEVATION - WEST
1/4" = 1'-0"



4 ELEVATION - NORTH
1/4" = 1'-0"

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1	12/5/2025	ISSUED FOR BID

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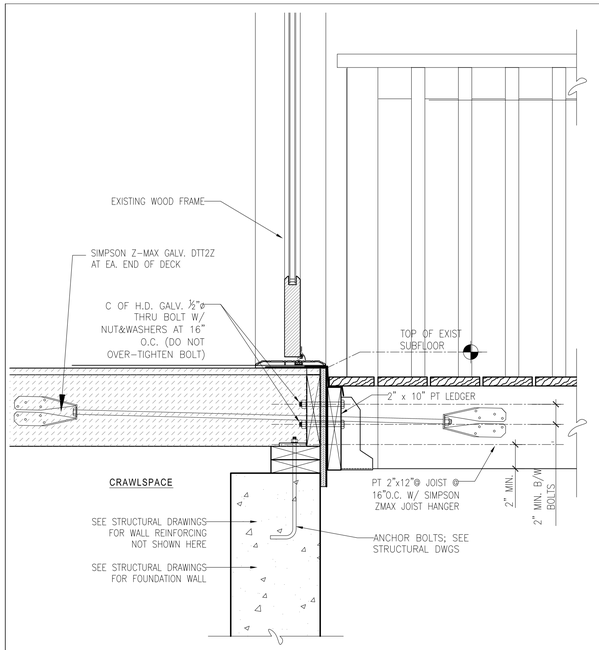
BUILDING ELEVATIONS

PROJECT NO.: 1524-26 | SCALE: AS NOTED

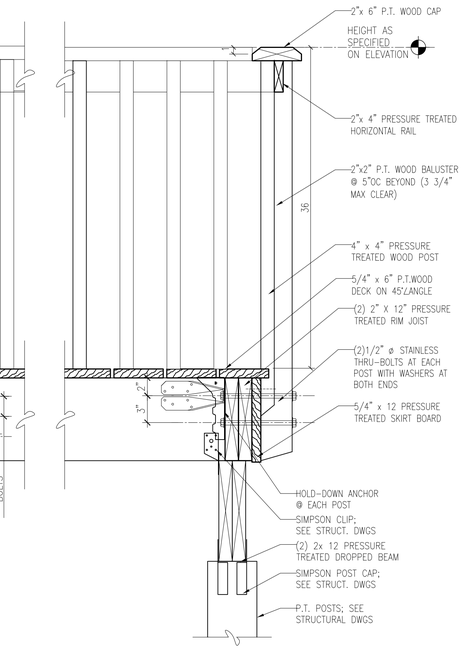
DRAWING NO.:

A-201

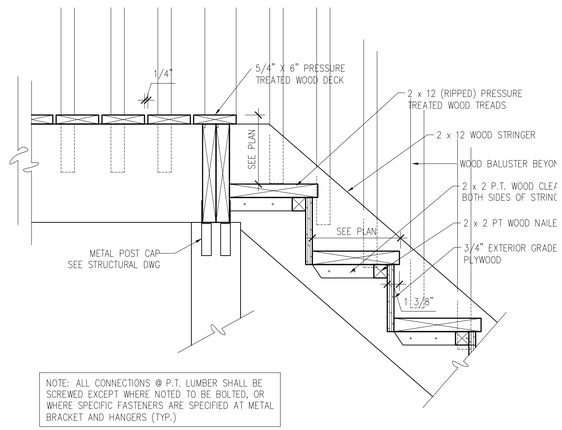
N:\10 PROJECTS\Housing-Residential\1524-26 - CT DOH CDBG-DR - 38 Minor Road, East Haven (# 1048)\1524-26_Drawings\1524-26_Current Progress Drawings\1524-26_A-201.dwg



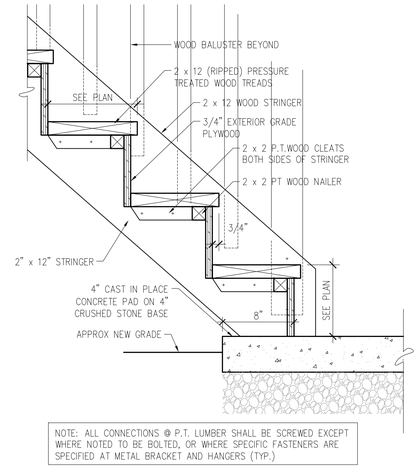
1 DECK DETAIL
1 1/2" = 1'-0"



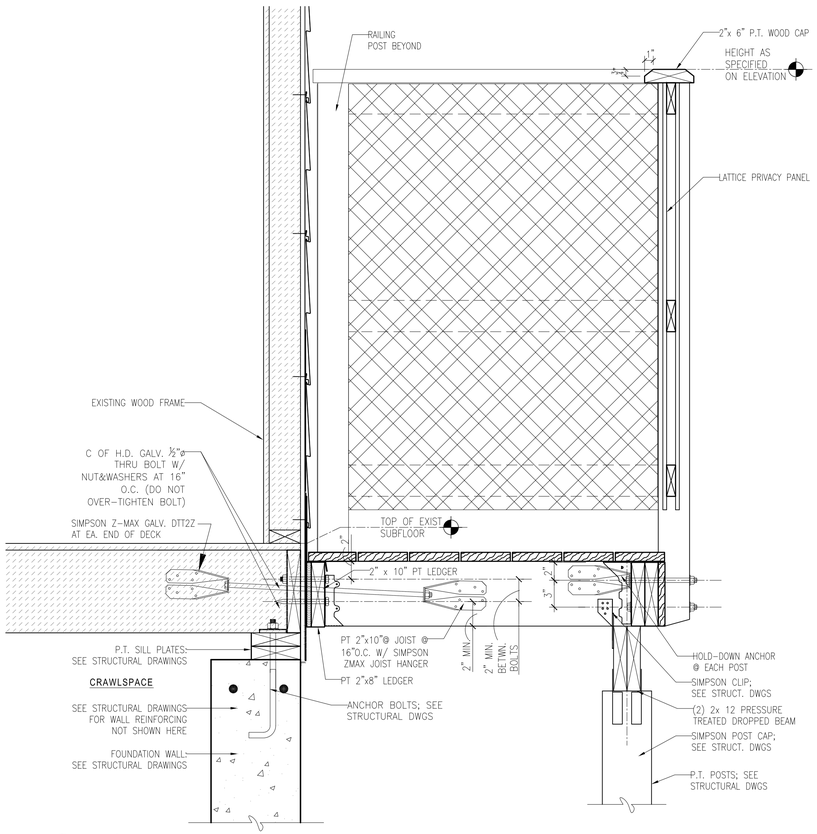
2 DECK DETAIL
1 1/2" = 1'-0"



3 DECK STAIR DETAIL
1 1/2" = 1'-0"



4 DECK DETAIL
1 1/2" = 1'-0"



5 DECK DETAIL
1 1/2" = 1'-0"

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ISSUE NO.	ISSUE DATE	DESCRIPTION
1	12[illegible]/2025	ISSUED FOR BID

State Of Connecticut Department Of Housing
505 Hudson Street
Hartford, Connecticut 06106

Application No. 1048
NEW FOUNDATION, RAISING EXISTING RESIDENCE & INTERIOR REPAIRS & ALTERATIONS
FOR
JEAN QUARTIANO
38 Minor Road
East Haven, Connecticut 06512

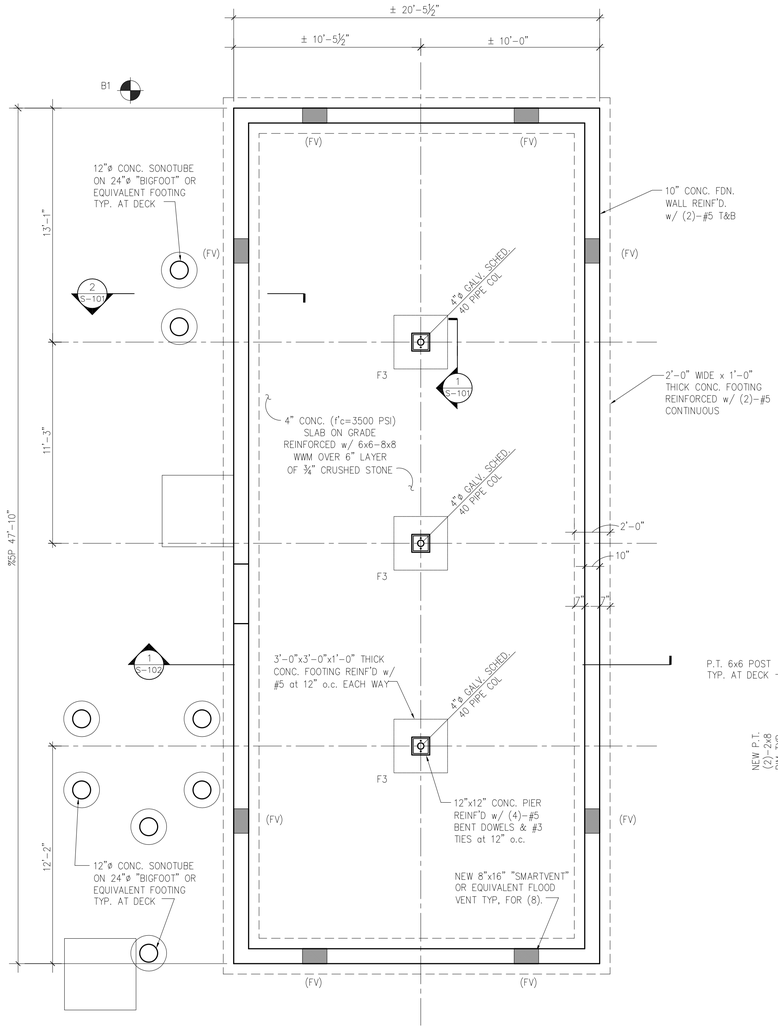
BUILDING SECTION AND DETAILS

PROJECT NO.: 1524-26 | SCALE AS NOTED

DRAWING NO.:

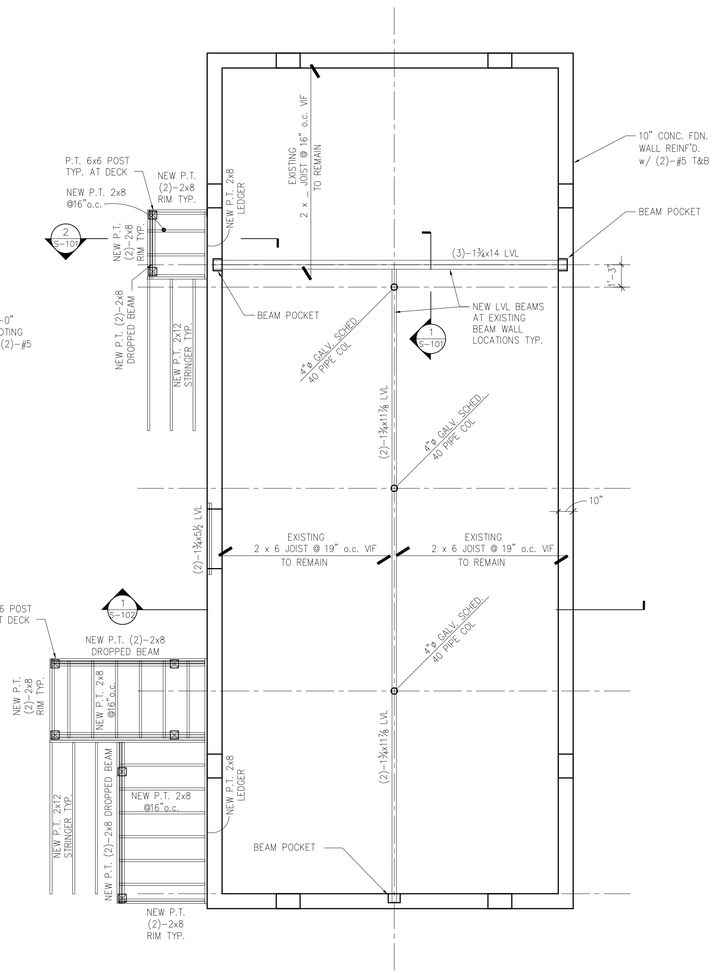
A-301

N:\10 PROJECTS\Housing-Residential\1524-26 - CT DOH CDBG-DR - 38 Minor Road, East Haven (# 1048)\1524-26_Drawings\1524-26_Current Progress Drawings\1524-26_A-301 Details.dwg



FOUNDATION PLAN

¼" = 1'-0"



FIRST FLOOR FRAMING PLAN

¼" = 1'-0"

NOTE:
1. FOOTINGS SHALL BEAR ON UNDISTURBED, VIRGIN SOIL FREE FROM WATER, MUD, SNOW, ICE OR DEBRIS. BEARING STRATA DESCRIBED AS "red FMC SAND, lit F-C gravel" ON SOIL BORING, THIS PLAN.
2. DESIGN ALLOWABLE SOIL BEARING PRESSURE = 4000 PSF.
3. "FV" DENOTES "SMART VENT" – SEE ARCHITECTURAL DWGS
4. "CJ DENOTES SLAB CONTROL JOINT – SEE DETAIL
5. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND SITE CONDITIONS.
6. B-1 DESIGNATES SOIL BORING LOCATION , REFER TO SOIL BORING LOG, THIS DRAWING.

SMART VENT CALCULATION:
(1) 8"x16" SMART VENT REQUIRED PER 200 SF OF BUILDING AREA
OVERALL FOUNDATION WALL FOOTPRINT AREA = 980 SF
980 SF / 200 SF PER VENT = 4.9 VENTS
USE (8) VENTS

SUGGESTED LIFTING SEQUENCE:

1. INSTALL CRIBBING AND SUPPORT FRAMING TO ELEVATE STRUCTURE.
2. RAISE STRUCTURE TO REQUIRED ELEVATION TO PROVIDE CLEARANCE FOR INSTALLATION OF NEW FOUNDATION.
3. DEMOLISH AND REMOVE EXISTING PIER FOUNDATION, FOOTINGS, AND FIRST FLOOR DROPPED BEAMS.
5. INSTALL NEW FOOTINGS, PIERS, AND FIRST FLOOR FRAMING.
6. LOWER STRUCTURE ONTO NEW FOUNDATION, FASTEN AS INDICATED.

SOILTESTING, INC.
90 DONOVAN RD.
OXFORD, CT 06478
CT (203) 262-9328
NY (914) 946-4850

CLIENT: Banton Construction Company
PROJECT NO. G168-9496-13
PROJECT NAME Quartiano Residence
LOCATION 38 Minor Road, East Haven, CT
FOREMAN - DRILLER PD/bd
INSPECTOR
GROUND WATER OBSERVATIONS
AT_7_FT AFTER_0_HOURS
AT__FT AFTER__HOURS

SHEET 1 OF 1
HOLE NO. B-1
BORING LOCATIONS per sketch
OFFSET

	CASING	SAMPLER	CORE BAR
TYPE	HSA	SS	
SIZE I.D.	4 ¼"	1 3/8"	
HAMMER WT.		140#	BIT
HAMMER FALL		30"	

DATE START 8/20/13
DATE FINISH 8/20/13
SURFACE ELEV.
GROUND WATER ELEV.

DEPTH	CASING BLOWS PER FOOT	SAMPLE NO	Type	PEN	REC	DEPTH @ BOT	BLOWS PER 6 IN ON SAMPLER (FORCE ON TUBE) 0 - 6 6 - 12 12- 18			CORE TIME PER FT (MIN)	DENSITY OR CONSIST MOIST	STRATA CHANGE DEPTH ELEV	FIELD IDENTIFICATION OF SOIL REMARKS INCL. COLOR, LOSS OF WASH WATER, SEAMS IN ROCK, ETC.
		1	ss	24"	18"	2'0"	1	4			moist	0'6"	TOPSOIL
							7	8			compact		brn lt gry brn VF FMC SAND, lit slt
		2	ss	24"	12"	4'0"	3	1			v wet/wet	2'6"	brn red VF F SAND
							1	3			v soft	4'0"	blk ORGANIC SILT
5		3	ss	24"	18"	6'0"	2	6			v moist		dk bry blk SILT & FMC SAND, sm F-C gravel
							9	12			stiff	6'0"	
		4	ss	24"	18"	8'0"	12	14			wet		red FMC SAND, lit F-C gravel
							15	16			compact		
		5	ss	24"	20"	10'0"	14	16			wet		
10							18	18			dense		
		6	ss	24"	18"	12'0"	6	10			wet		red VF F SAND, lit slt
							12	12			compact		
15													
		7	ss	24"	20"	17'0"	5	7			wet		red FMC SAND
							8	7			compact		
20													
		8	ss	24"	18"	22'0"	4	6			wet		red VF F SAND
							7	8			compact		
25													
		9	ss	24"	18"	27'0"	4	4			wet		red VF SAND & SILT
							5	6			loose		
30													lit cobbles
		10	ss	24"	20"	32'0"	15	18			wet		lt red FMC SAND
							28	32			dense		
											wet		lr boulders (poss fractured BEDROCK)
35		11	ss	3"	1"	35'3"	100/1"				v dense		rock frags
												35'3"	
													E.O.B. 35'3"
40													

NOTE: Subsoil conditions revealed by this investigation represent conditions at specific locations and may not represent conditions at other locations or times.

GROUND SURFACE TO ____FT. USED ____CASING THEN ____CASING TO ____FT. HOLE NO. B-1
A = AUGER UP = UNDISTURBED PISTON T = THINWALL V = VANE TEST
WOR = WEIGHT OF RODS WOH = WEIGHT OF HAMMER & RODS
SS = SPLIT TUBE SAMPLER H.S.A. = HOLLOW STEM AUGER
PROPORTIONS USED: TRACE = 0 - 10% LITTLE = 10 - 20% SOME = 20 - 35% AND =35 - 50%
C = COARSE M = MEDIUM F = FINE

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FOR
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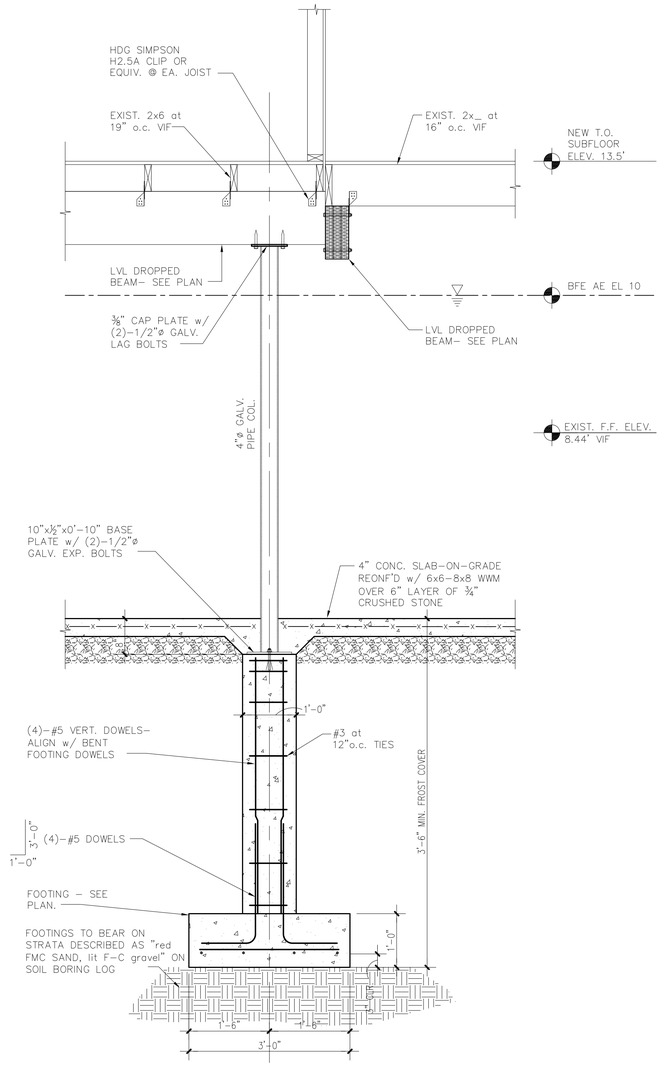
STRUCTURAL FOUNDATION AND FIRST FLOOR PLAN FRAMING PLAN, SOIL BORING DATA

PROJECT NO.: 1524-26 | SCALE AS NOTED

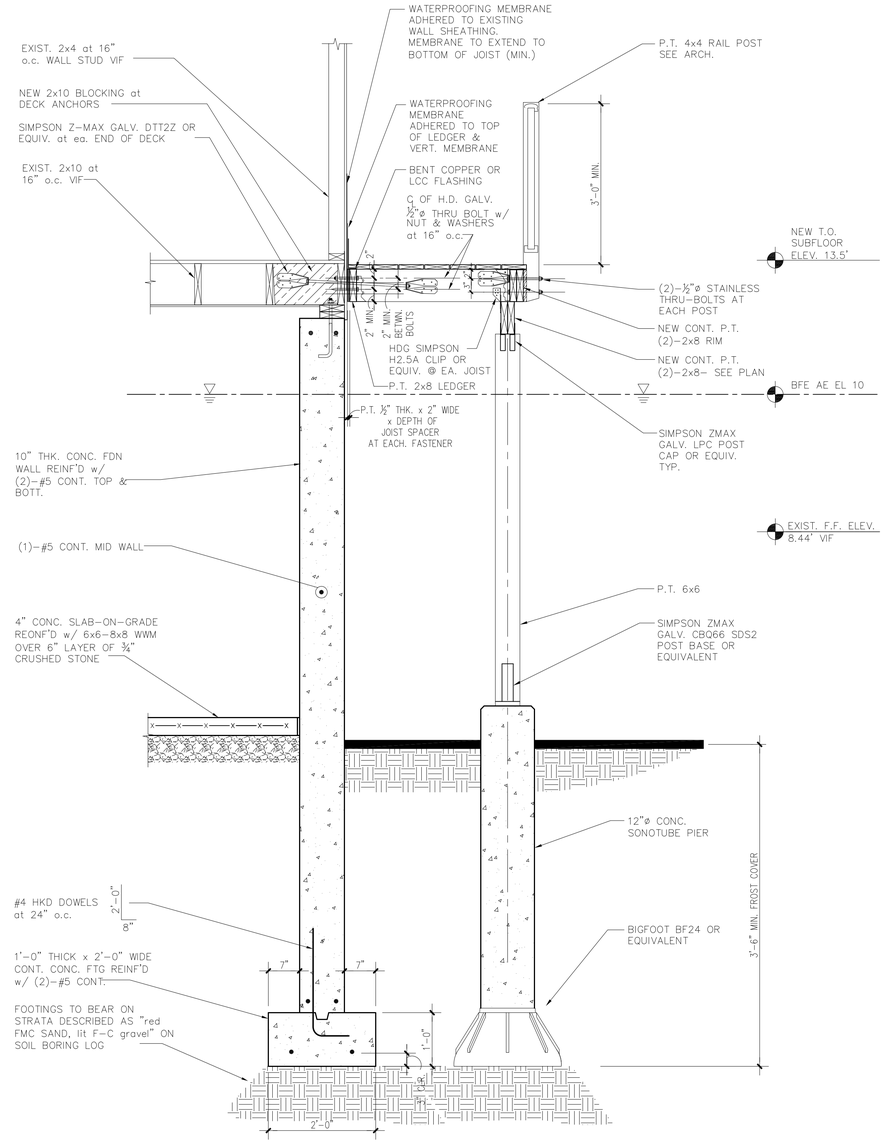
DRAWING NO.:

S-100

N:\10 PROJECTS\Housing-Residential\1524-26 - CT DOH CDBG-DR - 38 Minor Road, East Haven (# 1048)\1524-26_Drawings\1524-26_Current Progress Drawings\1524-26_S101 Structural Dwgs.dwg

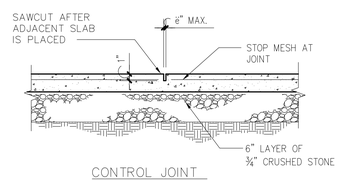


SECTION 1 / S-101
3/4" = 1'–0"



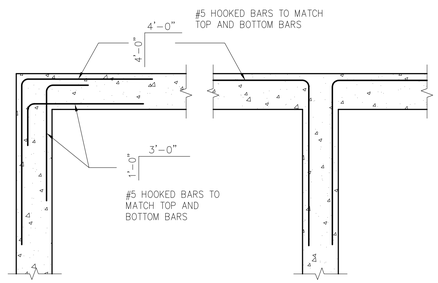
SECTION 2 / S-101
3/4" = 1'–0"

NOTE:
WWM SHALL BE SUPPLIED IN SHEETS. ROLLS ARE NOT ACCEPTABLE. LAP MESH MIN OF 6" AND TIE ALL JOINTS.



CONTROL JOINT

SLAB–ON–GRADE DETAILS
3/4" = 1'–0"



CORNER WALL REINFORCING DETAIL
3/4" = 1'–0"

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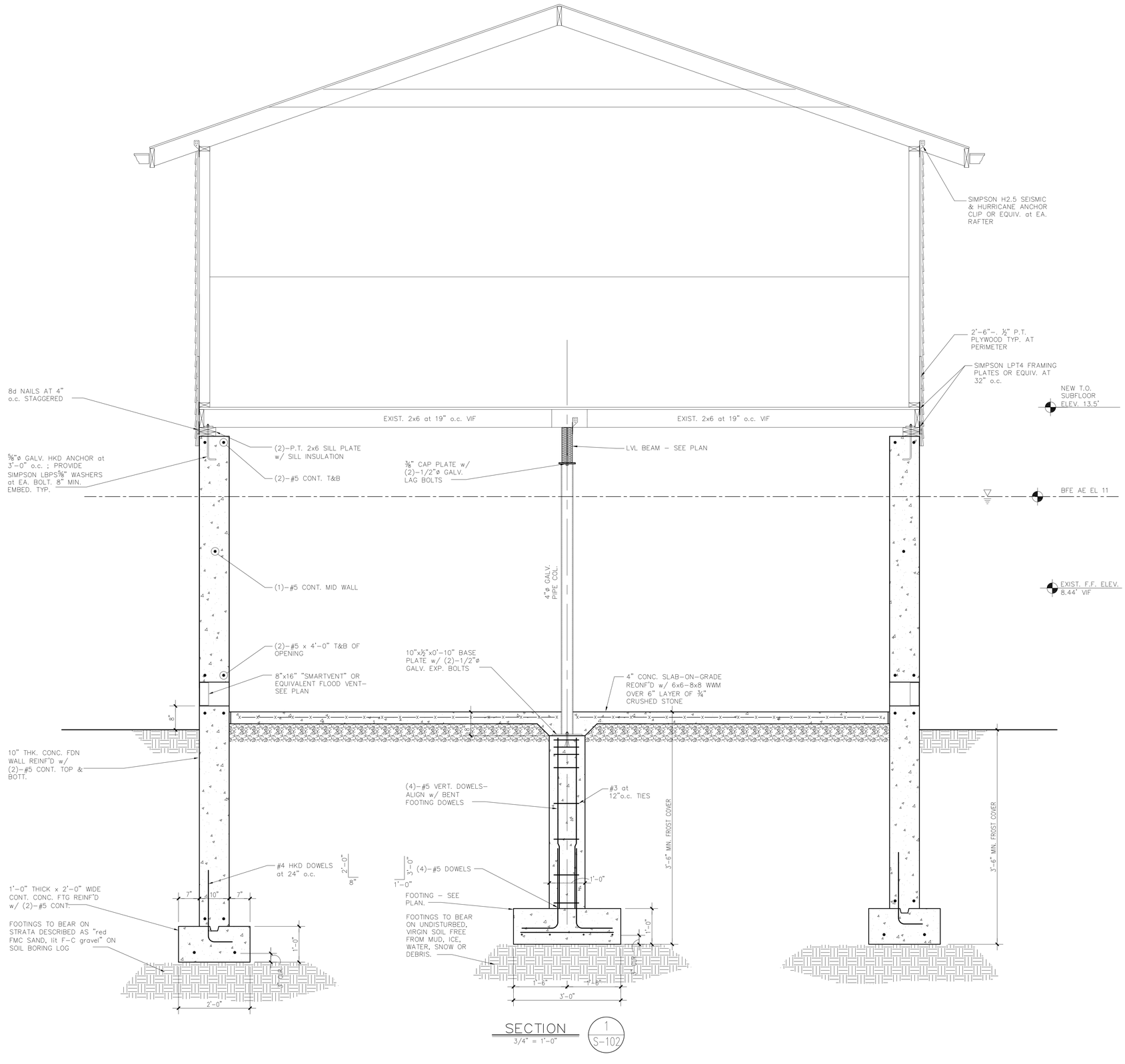
STRUCTURAL SECTIONS

PROJECT NO.: 1524-26 | SCALE AS NOTED

DRAWING NO.:

S-101



SECTION 1/S-102
3/4" = 1'-0"

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STRUCTURAL BUILDING SECTION

PROJECT NO.: 1524-26 | SCALE: AS NOTED

DRAWING NO.:

S-102

M:\10 PROJECTS\Housing-Residential\1524-26 - CT DOH CDBG-DR - 38 Minor Road, East Haven (# 1048)\1524-26_Drawings\1524-26_Current Progress Drawings\1524-26_S101 Structural Dwgs.dwg

STRUCTURAL NOTES

GENERAL NOTES

GENERAL:

- All details shall be considered typical and shall apply at all same and similar conditions.
- The Contractor shall field measure and verify all dimensions of the existing building and all dimensions related thereto.
- The Contractor shall be responsible for all temporary shoring and bracing required to maintain the structural stability of the building during construction.
- All work shall be in accordance with Connecticut State Building Code (CSRC) which includes the 2009 International Residential Code, and the 2013 addendum.
- The Contractor shall be solely responsible for construction site safety.

DESIGN LOADS:

- The structure has been engineered to resist the following design loads in accordance with ***CSRC*** Chapter 3.
- Floor live loads:
  - First Floor: 40 psf
  - Deck: 60 psf
  - Attic: 30 psf
- Snow load:
  - Ground Snow Load - Pg = 30 psf
  - The roof structure was engineered for a minimum snow load of 30 psf in accordance with ***CSRC*** Chapter 3, Snow Loads.
- Wind load:
  - Main Wind Force - Resisting System
  - Basic Wind Speed, (3 sec gust), V = 100 mph
  - Exposure Classification - C
  - Importance Factor - I = 1.00
  - Velocity Pressure Exposure Coefficient, Kz = 0.70
  - Wind Directionality Factor, Kd = 0.85
  - Topographical Factor, Kzt = 1.08
  - Product of Internal Pressure Coefficient and Gust Factor, GCpi = ±0.18
  - Gust Effect Factor, G = 0.85
  - External Pressure Coefficient, Cp = varies
  - Windward Wall, Cp = 0.85
  - Leeward Wall, Cp = -0.50
  - Side Wall, Cp = -0.70
  - Velocity Pressure, qz = 0.00256 x Kz x Kzt x Kd x V2 x I = 20 psf
  - Design Wind Pressure, p = q x (G x Cp) - qi x (GCpi) use 23 psf

  Wind loads are resisted by wood framed shearwalls.
- Earthquake load:
  - Site classification - D
  - Occupancy Category, General Building - I
  - Seismic Use Group, I
  - Occupancy Importance Factor, I = 1.0
  - Seismic Design Category (based on SD1) - B

  Earthquake loads for single-family residences are exempt for SDC = B

FOUNDATION

- Design assumption: soil bearing capacity is 2 tons per square foot.
- Footings shall bear on undisturbed virgin soil, free of frost, mud, or ice, or controlled fill.
- The Building Official shall inspect and approve the soil below all footings. Inspections shall be made prior to tamping the soil or setting footing forms.
- Footing sub-grade shall be compacted using a vibratory tamper or a jumping soil rammer after the soil has been inspected and approved.
- The Contractor shall be responsible for all dewatering, shoring, sheeting, or bracing required to maintain a safe, dry, and stable excavation.
- No footings shall be placed in water.
- Soil adjacent to and below footings shall be kept from freezing at all times.
- Do not backfill against foundation walls until first floor framing is in place.
- Provide a granular sub-base under all slabs on grade. Where slab is within a heated space, the sub-base shall be 6 inches of compacted ¾" crushed stone or bank run gravel with a maximum size of 2 inches. Where the slab is exposed to frost, the sub-base shall be 6 inches of ¾ inch crushed stone.
- The Contractor shall verify the location of all underground utility lines, sewers, and fuel storage tanks to avoid any damage to these. Contractor shall contact "Call Before You Dig" prior to any excavation.
- Backfill for foundation walls and retaining walls shall be compacted granular soil with not more than 10% passing the #200 sieve. If on-site soil does not meet this specification, the Contractor shall bring in soil from off-site at his own expense.
- Where footings are below the groundwater elevation, place 6 inches of crushed stone under footings. Crushed stone shall be placed after the subsoil has been inspected, approved, and tamped.

CONTROLLED FILL

- The soil below footings and slab on grade sub-base shall be undisturbed virgin soil or controlled fill.
- Material used for controlled fill shall be clean bank run gravel or recycled aggregate, containing not more than 10 percent by weight passing the #200 sieve. The maximum size of gravel shall be six inches.
- Samples of fill material shall be subjected to a sieve analysis and a Modified Procter moisture-density relationship test, ASTM D1557 to determine its maximum density and optimum moisture content.
- Fill material shall be placed in layers not to exceed 12 inches in thickness and compacted with a vibratory roller to 95 percent of the maximum dry density obtained by test.
- Fill material shall be compacted at or near the optimum moisture content.
- The placement and compaction of controlled fill shall be inspected. A trained technician employed by the testing laboratory shall test each layer of fill.

COMPOSITE WOOD "I" JOISTS AND ENGINEERED LUMBER

- Composite wood "I" joists shall be the size and series indicated on the drawings. The joists shall be installed at the spacing indicated on the drawings. The spacing indicated is the maximum center-to-center spacing allowed.
- Composite wood "I" joists are to be stored on the site above the ground, on cribbing under tarps with adequate air circulation.
- Composite wood "I" joists are to be handled in the upright position only. Do not use joists as planks to walk or store materials on webs.
- Do not walk on top of joists until temporary bracing, installed in accordance with manufacturer's recommendations, laterally braces joists or permanent plywood sheathing is installed.
- Rim joists and/or box nailers are to be minimum 1¼-inch thick; 1.3E "Timberstrand" LSL rim board material, unless otherwise noted on plans. The rim board depth shall match the "I" joists.
- Provide solid "I" joist or LVL blocking/bridging at 8'-0" on center between joists.
- Do not cut or notch top and/or bottom flanges of composite wood "I" joists. Web openings may be cut, provided manufacturer's recommendations regarding size and spacing are strictly followed and after consultation with engineer. Do not bevel cut the top flange of the joist beyond the edge of bearing.
- Provide "squash blocks" each side of the joist below bearing walls and posts above. The width of the squash block shall match the width of the lower bearing wall/and or post. The "squash blocks" shall be 1/16-inch longer than the depth of the joist and be installed with grain vertical.
- Double composite wood "I" joists below all non-bearing partitions parallel to the direction of the joists. Doubled joists shall have fully blocked webs and nailed together with (2) rows of clinched 10d common wire nails at 6 inches on center.
- Unless otherwise noted on drawings, multiple piles of flush LVL or PSL material shall be bolted together with (2) rows of 5/8 inch diameter, A307 thru-bolts, spaced at 16 inches on center. Boltholes are to be the same diameter as the bolt, and be located 2 inches from the top and bottom of the member. Washers should be used under the head and nut of the bolts. Do not tighten bolts to the point of crushing wood fibers. Bolts are to be snug tight. Members noted as dropped shall be connected with (3) rows of 16d common wire nails at 12" on center.

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