# STATE OF CONNECTICUT DEPARTMENT OF HOUSING

Community Development Block Grant

Disaster Recovery Program

Project: B-13-DS-09-001

## Merritt Construction Services, Inc.

1177 High Ridge Road

Stamford, Connecticut 06905

## Applicant Number 1168

12 Park Lane

Norwalk, Connecticut 06854

## CODES:

THE DESIGN AND CONSTRUCTION DOCUMENTS PROVIDED WERE PREPARED IN ACCORDANCE WITH THE FOLLOWING CODES:
THE 2009 INTERNATIONAL RESIDENTIAL CODE AS MODIFIED BY:
2009 AND 2013 AMENDMENT TO THE STATE OF CONNECTICUT BUILDING CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2011 AMENDMENT TO THE 2009 INTERNATIONAL ENERGY CODE
2008 CONNECTICUT STATE FIRE SAFETY CODE AND
2009 AMENDMENT TO THE CONNECTICUT FIFE SAFETY CODE
2003 INTERNATIONAL PLUMBING CODE
2003 INTERNATIONAL MECHANICAL CODE
2011 NATIONAL ELECTRICAL CODE

## DRAWING LIST:


| | |
|---|---|
| T-1.0 | TITLE SHEET |
| D-1.0 | DEMOLITION PLAN |
| D-2.0 | DEMOLITION ELEVATIONS |
| A-1.0 | FOUNDATION & FIRST FLOOR PLAN |
| A-2.0 | ATTIC & ROOF PLAN |
| A-3.0 | ELEVATIONS |
| A-4.0 | ELEVATIONS |
| | EXISTING BUILDING SURVEY |
| | ZONING LOCATION SURVEY |
| SE-1 | SITE DEVELOPMENT PLAN |
| S-0 | GENERAL NOTES AND SPECIFICATIONS |
| S-1.1 | FOUNDATION AND FIRST FLOOR PLANS |
| S-1.2 | ROOF FRAMING PLAN |
| S-2.0 | FOUNDATION DETAILS |
| S-2.1 | SECTIONS AND DETAILS |
| DE-1.0 | CRAWL SPACE ELECTRICAL DEMOLITION PLAN |
| DE-2.0 | FIRST FL. & ATTIC ELECTRICAL DEMOLITION PLAN |
| DM-1.0 | CRAWL SPACE MECHANICAL DEMOLITION PLAN |
| DM-2.0 | FIRST FL. & ATTIC MECHANICAL DEMOLITION PLAN |
| DP-1.0 | PLUMBING DEMOLITION PLANS |
| E-1.0 | CRAWL SPACE ELECTRICAL PROPOSED PLAN |
| E-2.0 | FIRST FL. & ATTIC ELECTRICAL PROPOSED PLAN |
| M-1.0 | CRAWL SPACE MECHANICAL PROPOSED PLAN |
| M-2.0 | FIRST FL. & ATTIC MECHANICAL PROPOSED PLAN |
| P-1.0 | PLUMBING PLANS |


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| Revisions | Date |
|---|---|
| BID SET | 6/17/15 |


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Aris Crist Architects
34 East Putnam Avenue
Greenwich, Connecticut 06830
203 661 0661


RESIDENCE No. 1168

12 PARK LANE
NORWALK CT, 06854

TITLE

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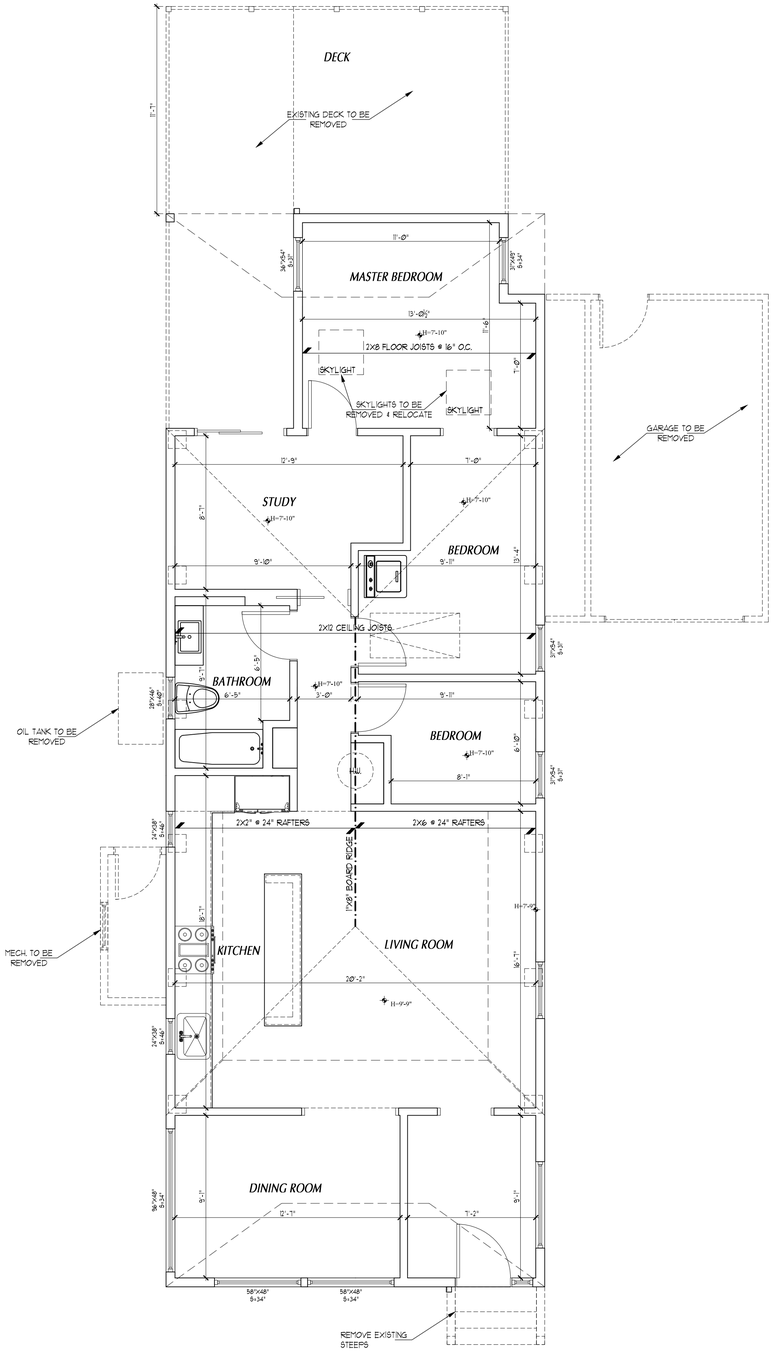
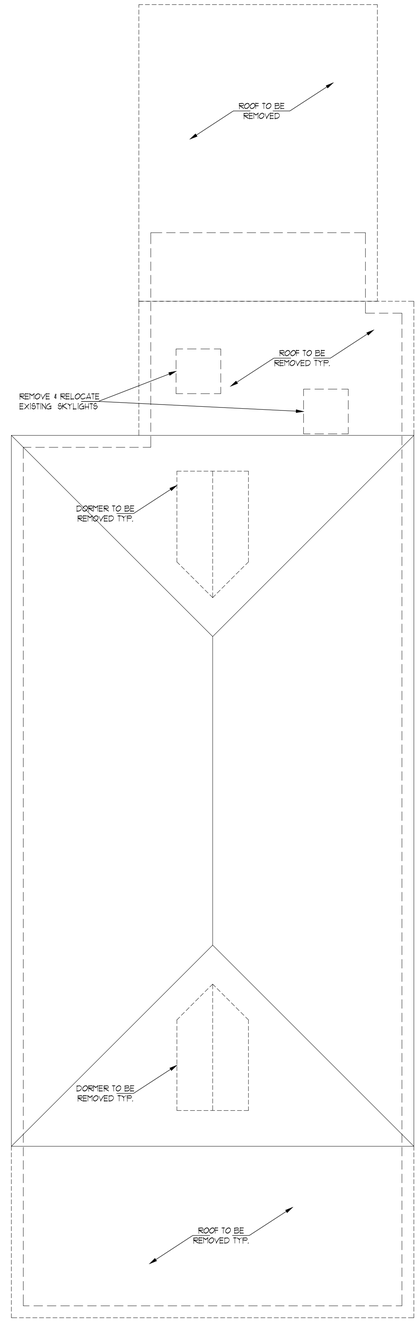



## DEMOLITION FIRST FLOOR PLAN

SCALE: ¼"=1'-0"




## DEMOLITION ROOF PLAN

SCALE: ¼"=1'-0"

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12 PARK LANE
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DEMOLITION PLAN

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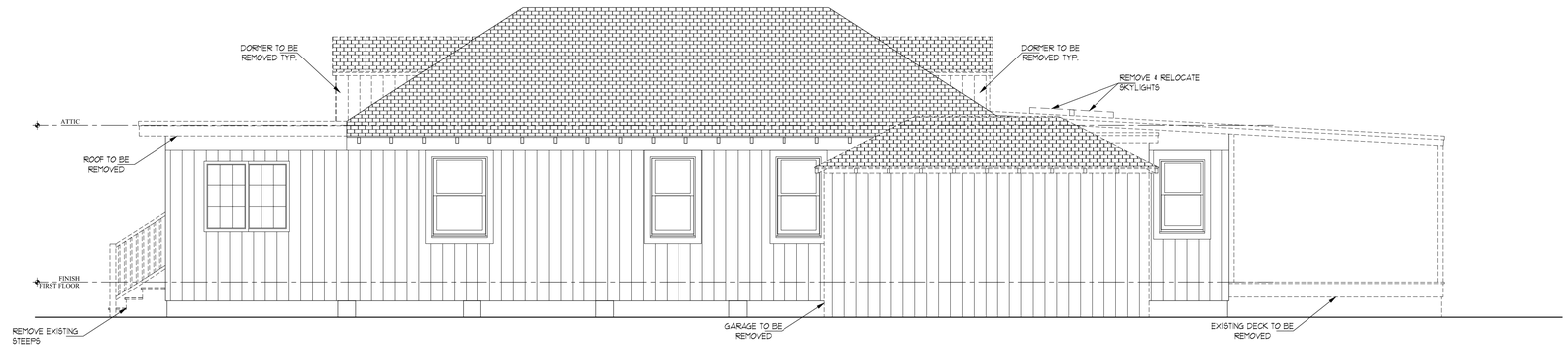
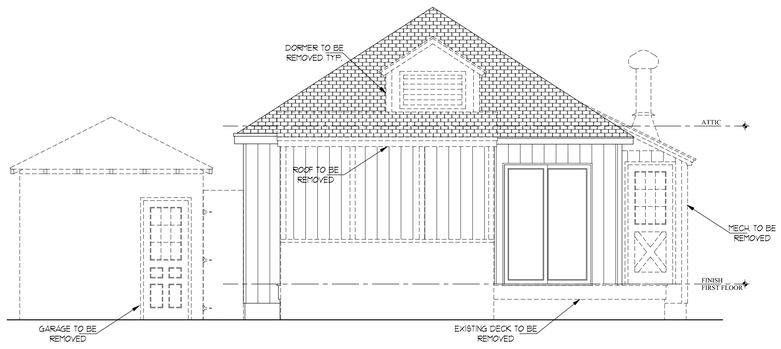


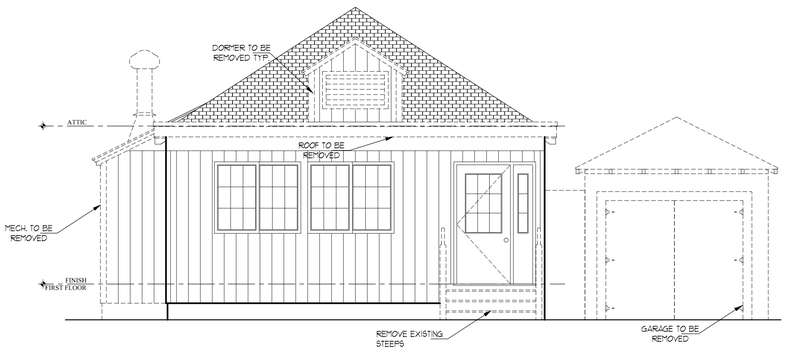

## DEMOLITION RIGHT SIDE ELEVATION

SCALE: ¼"=1'-0"



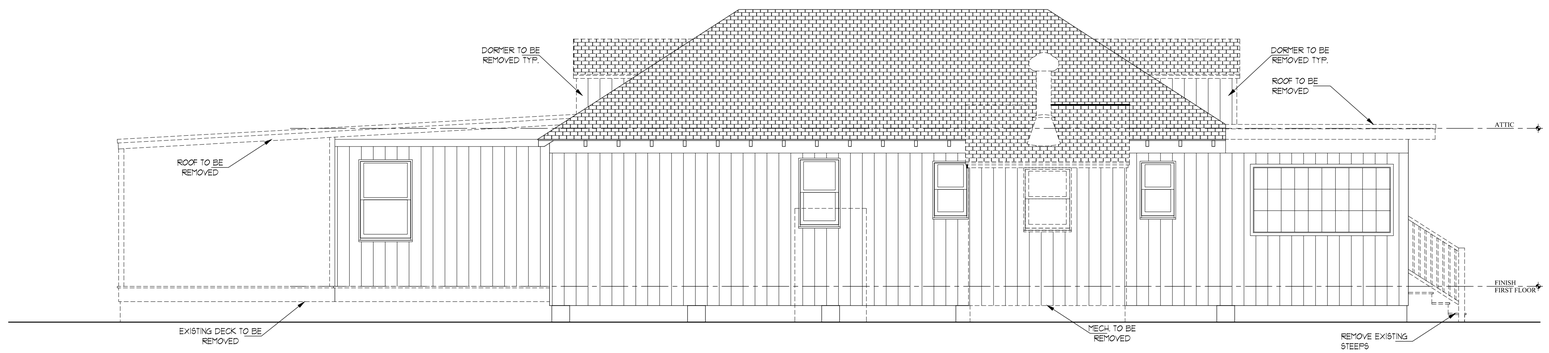

## DEMOLITION REAR ELEVATION

SCALE: ¼"=1'-0"




## DEMOLIYION FRONT ELEVATION

SCALE: ¼"=1'-0"




## DEMOLITION LEFT SIDE ELEVATION

SCALE: ¼"=1'-0"

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203 661 0661

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12 PARK LANE
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DEMOLITION ELEVATIONS

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| Date | 01.28.15 |
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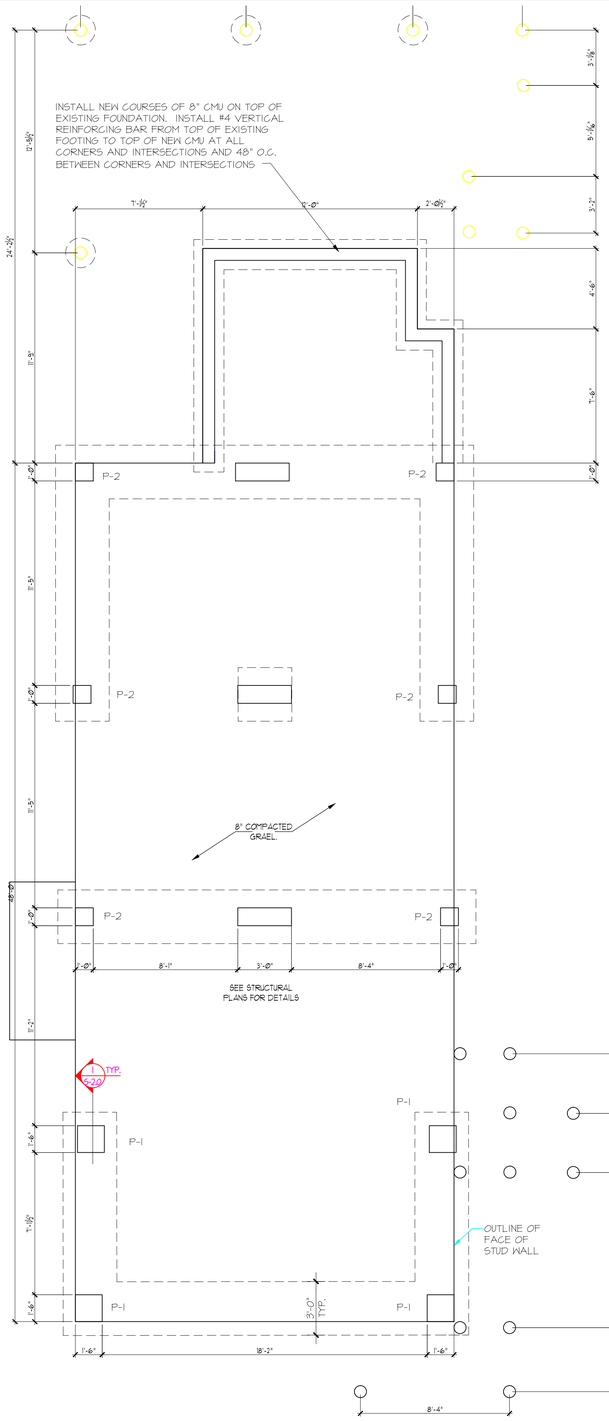
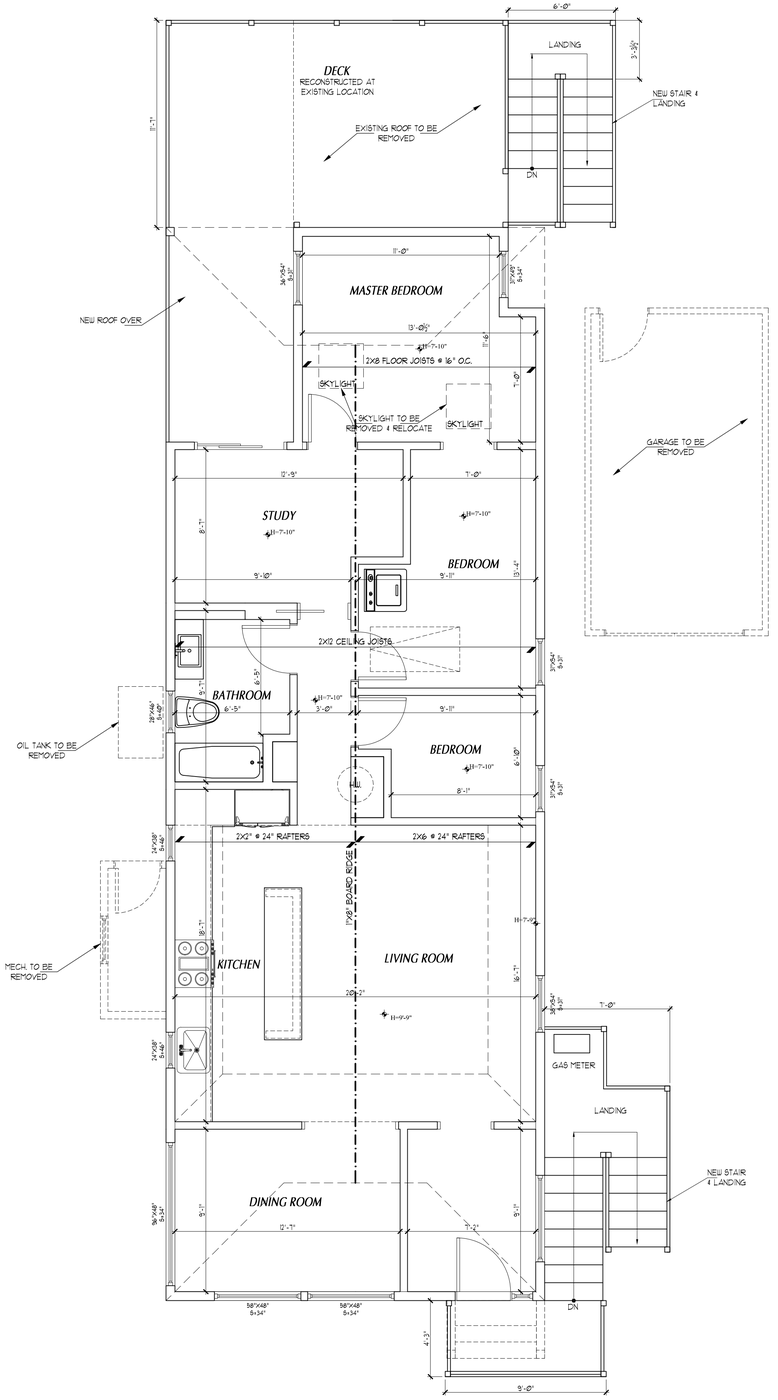



## PROPOSED FOUNDATION PLAN

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




## PROPOSED FIRST FLOOR PLAN

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

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RESIDENCE No. 1168
12 PARK LANE
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FIRST FLOOR PLAN

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| Date | 01.28.15 |
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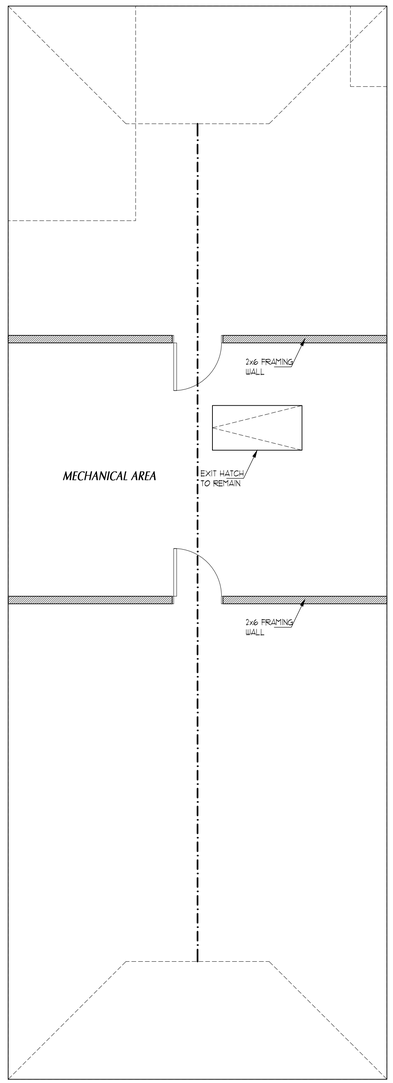
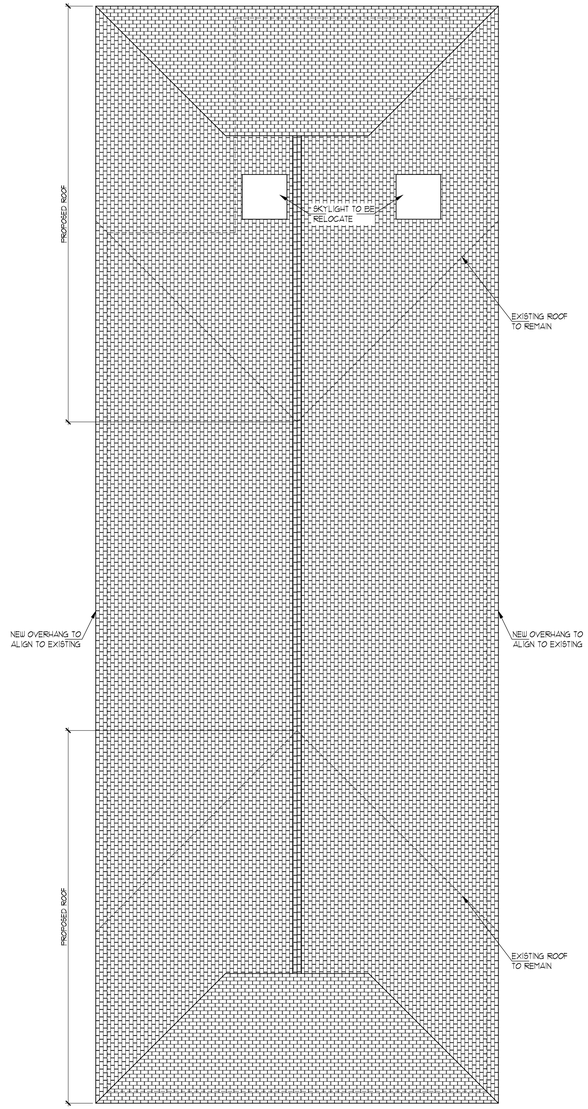


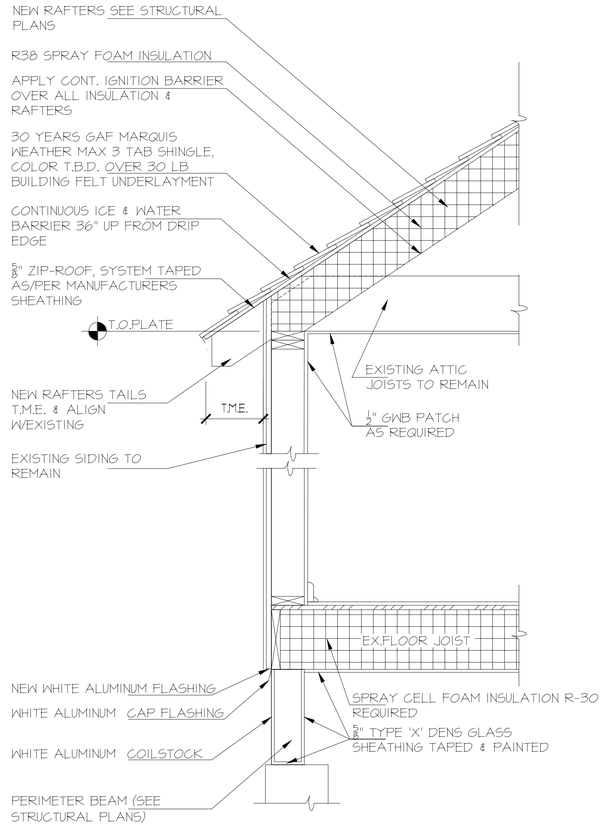

## PROPOSED ATTIC FLOOR PLAN

SCALE: ¼"=1'-0"




## PROPOSED ROOF PLAN

SCALE: ¼"=1'-0"




## TYPICAL WALL SECTION

NOT TO SCALE

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PROPOSED ATTIC & ROOF PLAN

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| Date | 01.28.15 |
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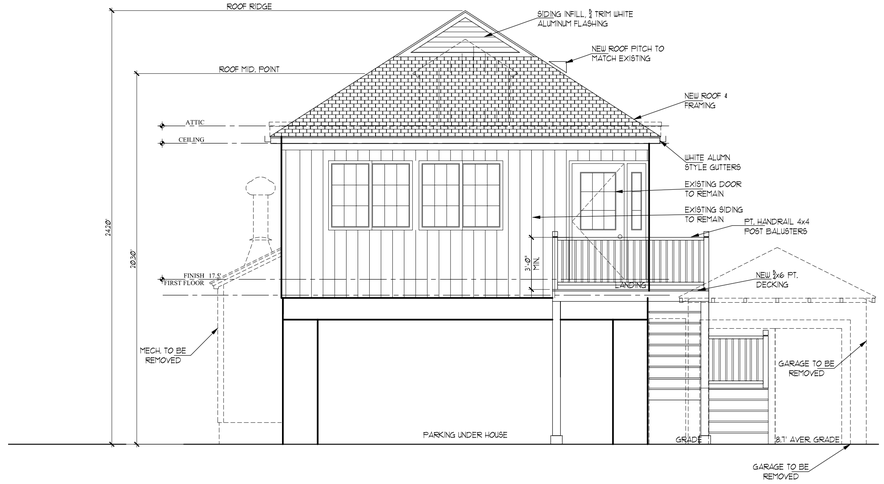
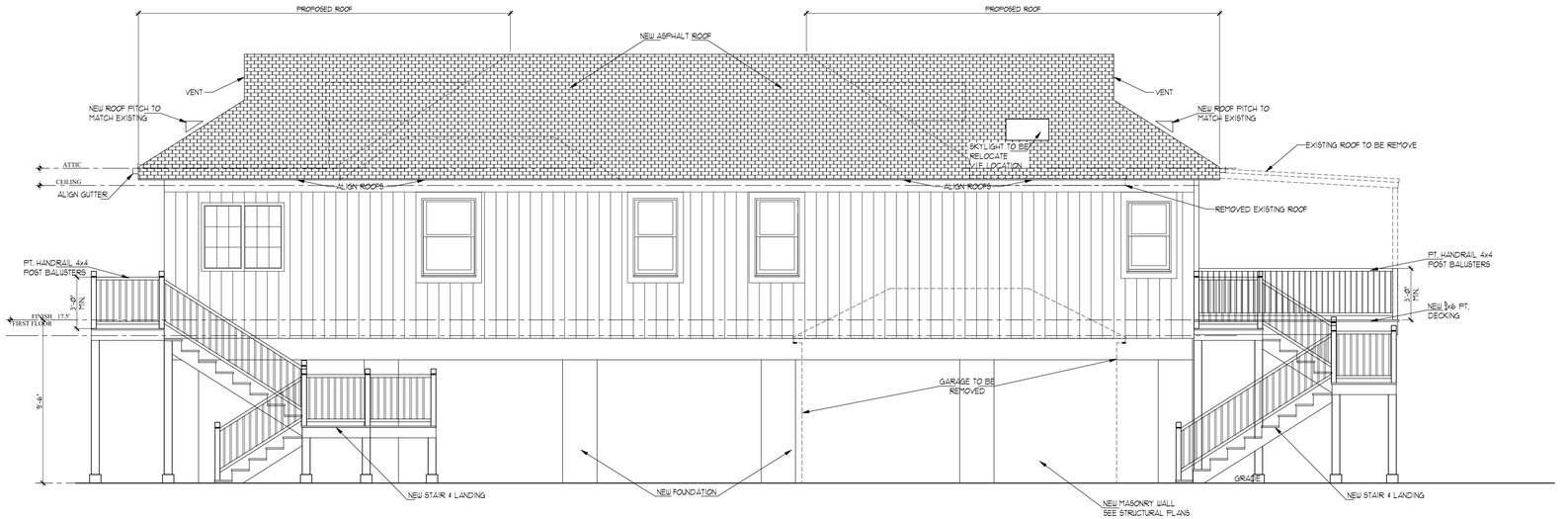



## *PROPOSED FRONT ELEVATION*

*SCALE: ¼"=1'-0"*




## *PROPOSED RIGHT SIDE ELEVATION*

*SCALE: ¼"=1'-0"*

**NOT FOR CONSTRUCTION**

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12 PARK LANE
NORWALK CT, 06854

ELEVATIONS

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| Date | 01.28.15 |
| Scale | AS NOTED |
| Job Number | |
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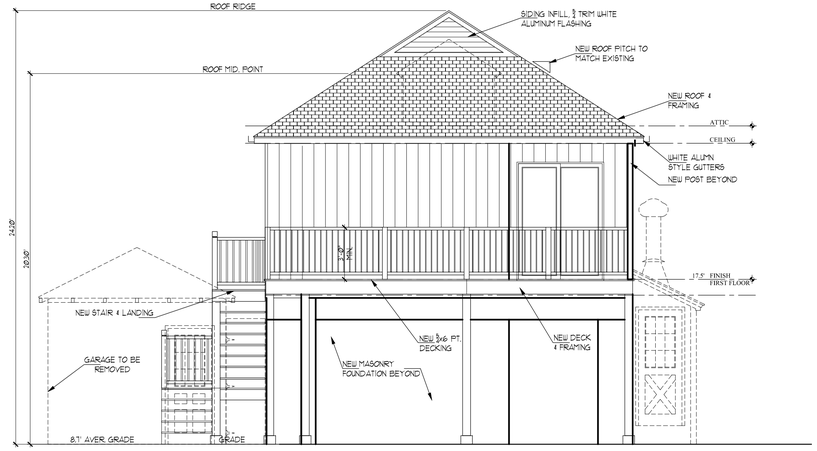
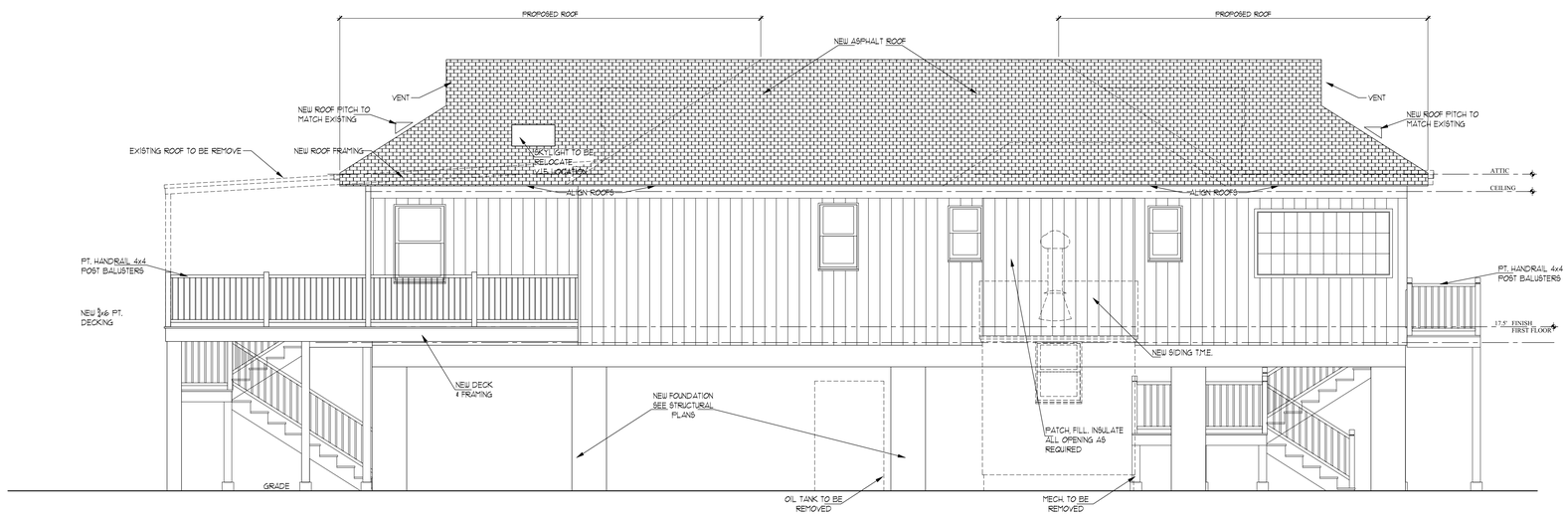



## *PROPOSED REAR ELEVATION*

*SCALE: ¼"=1'-0"*




## *PROPOSED LEFT SIDE ELEVATION*

*SCALE: ¼"=1'-0"*

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ELEVATIONS

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| Date | 01.28.15 |
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| Job Number | |
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GENERAL NOTES:

1. This drawing is intended only to depict the design of site grading, utilities and sediment & erosion controls. This drawing is for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.

2. All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Redniss & Mead entitled Existing Building Location Survey dated 6-3-2015. Elevations depicted or labeled are based on NAVD-88.

3. Refer to drawings by Aris Crist, Architect for information regarding building plans.

4. Property lies in a B Residential zone.

5. All construction shall comply with the City of Norwalk requirements, the State of Connecticut Basic Building Code Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, CT DOT Form 816 (latest edition), and FEMA Flood Regulations.

6. All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with Norwalk standards unless approved deviation is specifically set forth as part of this application. All work within the State right-of-way will comply with the CT DOT Form 816 with the latest special Provisions and Typical State Standard Details.

7. Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.

8. Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.

9. The property is served by public water and sewers.

10. Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pit(s) at utility crossing(s) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.

11. It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.

12. When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.

13. Building elevations are subject to change and shall be finalized prior to building permit.

14. Prior to issuance of a Certificate of Occupancy, the Department of Public Works may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted

15. The work shall be done in conformance with the plans unless changes have been approved in writing by the design engineer prior to the work being done.

EARTHWORK & GRADING:

16. Grade away from building walls at 2% minimum (typical).

17. After the areas to be topsoiled have been brought to grade, the subgrade shall be loosened by scarifying to a depth of at least 2" to ensure bonding of the topsoil and subsoil.

18. Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.

FLOOD PROTECTION:

19. The property lies within FEMA Special Flood Hazard Area Zone AE-11. Base Flood Elevation (BFE) (100 year storm) is 13.0 NAVD-88 as depicted on the Flood Insurance Rate Map Community No. 09001C0533G Panel 533 of 626, revised date July 8, 2013.

20. The construction of this development must follow the requirements set forth in the Federal Emergency Management Administration (FEMA) regulations for flood protection.

21. All utilities shall be installed per FEMA regulations for flood protection. All utilities (i.e., meters, etc.) must be set at least one foot above the BFE or waterproofed.

22. The first floor of the raised building shall be set at elevation 17.5, which is above to the calculated 500 Flood Elevation of 16.25 pursuant to FEMA Technical Fact Sheet No. 1.6.

SANITARY SEWER SYSTEM:

23. Existing sewer lateral shall be reused if approved by Department of Public Works. Video inspection may be required to determine condition of pipe.

24. All sanitary sewer pipe shall be Poly Vinyl Chloride Pipe (PVCP) and shall be Schedule 40 with solvent weld joints.

25. Flow in existing sewer system must not be interrupted. Any temporary routing of this sewer flow must be done in conformance with all applicable rules and regulations.

26. Under no circumstances shall trench water be allowed to drain off through sanitary sewer lines.

27. All crushed stone shall be Gradation No. 4 as per CT DOT Form 816, Article M.01.01. Stone shall consist of sound, tough, durable particles free from soft, thin, elongated, laminated, friable, micaceous, or disintegrated pieces of mud, dirt or other deleterious material.

UTILITIES:

28. Proposed electric, telephone, cable, gas and water services are shown for schematic purposes only and are subject to change pending utility company review. These utilities shall be designed by others and installed in conformance to the requirements of the governing utility companies.

29. All proposed utility facilities shall be raised or lowered to be flush with finished grade.

30. Where necessary, existing utilities shall be reinstalled to meet all minimum coverage requirements.

31. Utility connections at building face shall be coordinated with the building contractors.

32. In general, each utility shall have a minimum clearance of three feet to any other underground utility.

33. Any and all utilities abandoned shall be capped or removed in accordance with utility companies' requirements.

34. All utilities shall be installed per FEMA regulations for flood protection. All utilities (i.e., HVAC condensers, electric transformers, etc.) must be set one foot above the Base Flood Elevation (BFE) or waterproofed.

35. Electric, telephone, cable, gas and water services shall be compliant with the City of Norwalk Zoning Regulations Flood Hazard Zone, Article 110 and shall be installed in conformance to the requirements of the governing utility companies. Gas and electric meters shall be located one foot above the BFE.

36. Gas service to the meter shall be installed by the utility company.

PAVEMENT:

37. Areas of asphalt pavement that are disturbed by the construction of this project shall be replaced in accordance with the asphalt pavement repair detail. The finished grade of asphalt paving shall blend to existing grade and the edge of the concrete pavement smoothly with no slopes exceeding 4%.

38. Existing features such as but not limited to walks, curbs, and pavement damaged by construction activities shall be repaired at no additional cost to the owner.

39. Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.

40. Compaction shall be constructed as specified in the CT DOT FORM 816 (latest edition), Section 4.06 specification, the drawings and the details. Testing lab shall verify compaction of each course of pavement as directed by the Site Engineer.

41. Finished paving shall be free of ``bird baths" and be smooth at the slopes specified on the plans.

42. The pavement shall be protected from vehicular traffic of any kind with the use of barricades, etc. for a minimum period of 24 hours after final rolling. Maintain and protect asphalt surface from scrapes, sears, spills, hydraulic leaks, and any other construction damage for the remainder of construction until Owner's Representative acceptance. Contractor is responsible for clearing, repairing, seal coating, patching, and re-striping as necessary to obtain Owner's Representative's final approval/acceptance.

SEDIMENT AND EROSION CONTROL NOTES:

43. All sediment and erosion controls shall be done in conformance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002 prepared by The Connecticut Council on Soil and Water Conservation.

44. The contractor is assigned the responsibility for implementing this sediment and erosion control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan notifying the Zoning Department of any transfer of this responsibility.

45. Temporary sediment control measures and tree protection must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.

46. No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of the proposed facilities shown beyond the fences.

47. Anti-tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pads consist of 2" - 4" crushed stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads (minimum length of 50').

48. Silt fence shall be Mirafi envirofence, Amoco siltstop or equivalent approved by Site Engineer. Filter fabric used shall be Mirafi 100x or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.

49. Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or overseed if necessary.

| | | |
|---|---|---|
| Temporary Seed Mix: | | |
| Perennial ryegrass | 40 lbs/ac. | (1 lb/1000 sf.) |
| Permanent Lawns: | | |
| Kentucky Bluegrass | 20 lbs/ac. | |
| Creeping Red Fescue | 20 lbs/ac. | |
| Perennial Ryegrass | 5 lbs/ac. | |
| | 45 lbs/ac. | (1 lb/1000 sf.) |

Optimum Seeding Dates:
April 15 through June 15
August 15 through October 1

50. Any disturbed area shall be restored to the preconstruction condition. Disturbed areas shall be top soiled, seeded with grass and mulched in a manner conforming to the recommendations of the "Guidelines for Soil Erosion and Sediment Control", published by The Connecticut Council on Soil and Water Conservation, May 2002.

51. If disturbed areas can not be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and remulch when season permits.

52. Haybales shall be new and are to be replaced whenever their condition deteriorates beyond reasonable usability.

53. Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction and as directed by Site Engineer.

54. Dust control to be achieved with watering down disturbed areas as required.

55. After each storm event or once bi-weekly, all sediment and erosion controls shall be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer.

56. Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.

57. All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of legally.

58. Periodically and upon completion of the job, clean silt from any effected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.

**ASPHALT PAVEMENT DETAIL**
N.T.S.

**Owner of record is Jason & Sarah Little.**
**CT Department of Housing Community Development Block Grant - Disaster Recovery Applicant #1168**

**DISTRICT: 5**
**BLOCK: 85C**
**LOT: 156**
**ZONE: B RES.**

**FABRIC & POST SILTATION BARRIER**
**(SILT FENCE)**
**N.T.S.**

BOLLARD DETAIL
N.T.S.

NOTES:

1. BOLLARDS SHALL BE PLACED 12" FROM THE EDGE OF PAVEMENT. REFER TO SITE PLAN.
2. CONCRETE TO BE MINIMUM OF 2,500 PSI STRENGTH.

**STABILIZED CONSTRUCTION ENTRANCE**
**( TRACKING PAD )**
**N.T.S.**

**CONCRETE CURB**
**N.T.S.**

**NOT FOR CONSTRUCTION**

| Revisions | Date |
|---|---|
| BID SET | 6.18.15 |

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22 First Street | Stamford, CT 06905
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www.rednissmead.com

BRET D. HOLZWARTH CT. P.E. 27812
DATE
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203 661 0661

**RESIDENCE: 1168**
**12 PARK LANE**
**NORWALK CT, 06854**
**SITE DEVELOPMENT PLAN**

| | |
|---|---|
| Drawn | M.J.L. |
| Checked | |
| Date | 4/15/15 |
| Scale | 1"=10' |
| Job Number | 7886 |
| Sheet | SE-1 |

GENERAL NOTES:

1 THE WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED IN ACCORDANCE WITH THE STRUCTURAL REQUIREMENTS OF THE 2005 CONNECTICUT STATE RESIDENTIAL BUILDING CODE WHICH IS THE 2009 INTERNATIONAL RESIDENTIAL CODE (IRC), EXCEPT AS AMENDED, ALTERED OR DELETED BY THE PROVISIONS OF THE 2013 CONNECTICUT AMENDMENT.

FLOOD ZONE: AE13

2 THE STRUCTURAL COMPONENTS HAVE BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS:

FLOOR LIVE LOADS:
- ROOMS OTHER THAN SLEEPING ROOMS — 40 PSF
- SLEEPING ROOMS — 30 PSF
- STAIRS — 40 PSF
- DECKS — 40 PSF

ATTIC LIVE LOAD:
- WITH STORAGE, ROOF SLOPE EXCEEDS 3:12 — 20 PSF
- WITHOUT STORAGE, ROOF SLOPE 3:12 OR LESS — 10 PSF

ROOF SNOW LOAD:
- GROUND SNOW LOAD (Pg) — 30 PSF

WIND DESIGN DATA:
- BASIC WIND SPEED (3–SECOND GUST) — 100 MPH
- EXPOSURE — C

3 ALL STRUCTURAL WORK SHOWN OR SPECIFIED ON THESE DRAWINGS IS SUBJECT TO REVIEW BY THE STRUCTURAL ENGINEER OF RECORD. ASPECTS OF THE WORK FOUND TO BE DEFECTIVE BECAUSE IT DOES NOT MEET THE REQUIREMENTS SHOWN OR SPECIFIED SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS IN ADVANCE TO ALLOW THE ENGINEER TO SCHEDULE REVIEWS AT THE FOLLOWING TIMES:

A. REVIEW OF BEARING SOIL
B. COMPLETION OF FOOTING FORM INSTALLATION
C. PRIOR TO POURING THE CONCRETE PIER
D. COMPLETION OF FIRST FLOOR DECK
E. COMPLETION OF SECOND FLOOR DECK
F. COMPLETION OF ATTIC FLOOR DECK
G. COMPLETION OF ROOF FRAMING
H. FINAL REVIEW OF "PUNCH LIST"

4 THIS WORK HAS BEEN DESIGNED TO BE SELF–SUPPORTING AND STABLE AFTER THE CONSTRUCTION HAS BEEN COMPLETED. THE STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THIS RESPONSIBILITY EXTENDS TO ALL ASPECTS OF THE CONSTRUCTION ACTIVITY INCLUDING, BUT NOT LIMITED TO, JOBSITE SAFETY, ERECTION METHODS, ERECTION SEQUENCE, TEMPORARY BRACING AND SHORING, USE OF EQUIPMENT AND SIMILAR CONSTRUCTION PROCEDURES. REVIEW OF CONSTRUCTION BY THE ENGINEER IS FOR CONFORMANCE WITH THE DESIGN ASPECTS ONLY, NOT TO REVIEW THE CONTRACTOR'S CONSTRUCTION PROCEDURES. LACK OF COMMENT ON THE PART OF THE ENGINEER WITH REGARD TO CONSTRUCTION PROCEDURES IS NOT TO BE INTERPRETED AS APPROVAL OF THOSE PROCEDURES.

5 SHOP DRAWINGS SUBMITTALS TO THE ENGINEER FOR APPROVAL ARE REQUIRED FOR:

A. CONCRETE REINFORCEMENT
B. PREFABRICATED I–JOISTS

FABRICATION AND/ OR DELIVERY TO THE SITE OF THESE MATERIALS PRIOR TO RECEIPT OF APPROVAL BY THE ENGINEER IS SOLELY AT THE CONTRACTOR'S OWN RISK.

6 SOME DETAILS OF THE WORK MAY BE SHOWN ON THE ARCHITECTURAL DRAWINGS. A CAREFUL REVIEW AND STUDY OF THESE DETAILS ARE NECESSARY BEFORE THE FULL SCOPE OF THE WORK CAN BE COMPREHENDED.

7 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATION, AND ANGLES WITH ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH ANY WORK.

8 DO NOT SCALE DRAWINGS.

FOUNDATION AND EXCAVATION NOTES:

1 THE FOUNDATIONS HAVE BEEN DESIGNED TO REST ON INORGANIC, UNDISTURBED SOIL OR COMPACTED GRANULAR FILL HAVING A PRESUMPTIVE BEARING VALUE OF 3000 PSF. SUCH BEARING STRATA IS ANTICIPATED AT THE BOTTOM OF FOOTING ELEVATIONS NOTED ON THE FOUNDATION PLAN. ALL BEARING STRATA SHALL BE REVIEWED BY THE ENGINEER PRIOR TO PLACING CONCRETE IN ORDER TO VERIFY THE PRESUMPTIVE BEARING VALUE.

2 IN AREAS REQUIRING FILL, THE FILL MATERIAL SHALL BE A UNIFORMLY GRADED MIXTURE OF SAND AND GRAVEL WEIGHING NO LESS THAN 120 PCF DRY DENSITY AFTER COMPACTION IN PLACE. THIS MIXTURE SHALL BE UNIFORMLY GRADED HAVING NO STONE GREATER THAN 3" IN ANY ONE DIMENSION, AND WITH LESS THAN 10%, BY WEIGHT, PASSING A #200 SIEVE. THE FILL SHALL BE PLACED IN THIN LIFTS BEFORE COMPACTION. EACH LIFT SHALL BE COMPACTED WITH APPROPRIATE EQUIPMENT TO A MINIMUM OF 95% OF ITS MAXIMUM DENSITY AT OR NEAR OPTIMUM MOISTURE. A SOILS TESTING LAB, HIRED BY THE OWNER, SHALL TEST THE MATERIAL BEFORE AND AFTER COMPACTION FOR CONFORMANCE WITH THIS SPECIFICATION. NO LIFTS SHALL BE PLACED WHEN WEATHER CONDITIONS ARE SUCH THAT THE MOISTURE CONTENT OF THE FILL CANNOT BE PROPERLY CONTROLLED.

3 WITHIN THE PERIMETER OF THE PROPOSED NEW STRUCTURE STRIP THE GROUND SURFACE OF ALL TOPSOIL, ORGANIC AND FILL MATERIAL. COMPACT TOP OF REMAINING EXCAVATED SURFACE.

4 THE SLAB–ON–GRADE SUB–BASE SHALL BE CRUSHED STONE PASSING A 2" SIEVE AND WITH LESS THAN 10%, BY WEIGHT, PASSING A #100 SIEVE.

5 THE BOTTOM OF EXTERIOR FOOTINGS NOT ON SOLID ROCK SHALL BE AT LEAST 3'–6" BELOW FINISHED GRADE. THE SURFACE OF THE SOIL BELOW ALL FOOTINGS SHALL BE MECHANICALLY COMPACTED PRIOR TO SETTING FOOTING FORMS. FOOTINGS ON LEDGE SHALL REST ON BROOM CLEAN SOLID ROCK. IF THE SLOPE OF THE ROCK SURFACE EXCEEDS 1 ON 6, THE FOOTING SHALL BE DOWELED TO THE LEDGE WITH 3/4"ø STEEL RODS DRILLED 10" INTO THE ROCK SURFACE AT 2'–0" O.C.

6 DO NOT UNDERMINE EXISTING OR NEWLY PLACED FOUNDATIONS BY EXCAVATING WITHIN A ZONE DIRECTLY BELOW THESE FOUNDATIONS AND EXTENDING DOWN AND OUTWARDS AT A 45° ANGLE.

7 PROTECT ALL SOIL UNDER FOUNDATIONS FROM FREEZING DURING CONSTRUCTION. DO NOT POUR CONCRETE ON FROZEN SOIL.

8 KEEP FOUNDATION EXCAVATIONS FREE FROM WATER AT ALL TIMES.

9 IF STANDING WATER IS PRESENT IN THE FOOTING EXCAVATION, A 4" TO 6" THICK LAYER OF 3/4" CRUSHED STONE SHALL BE COMPACTED INTO THE BOTTOM OF THE EXCAVATION AND DEWATERING METHODS SHALL BE USED THAT WILL NOT UNDERMINE THE BEARING OF ANY ADJACENT FOOTINGS.

10 IN PLACING AND COMPACTING FILL AND BACKFILL MATERIAL, DO NOT DAMAGE NOR DISPLACE CONCRETE WORK ALREADY IN PLACE BY CONTACT FROM COMPACTION MACHINERY, BY SUBJECTING IT TO OVERTURNING FROM HEAVY COMPACTING LOADINGS, OR ANY OTHER CAUSE. AT FROST WALLS BRING FILL AGAINST SUCH CONCRETE AT THE SAME RATE AS THE REMAINDER OF FILL, COMPACTING UNIFORMLY ON BOTH SIDES USING HAND OPERATED TAMPERS. IN BASEMENT AND CRAWL SPACE AREAS DO NOT BACKFILL AGAINST WALLS UNTIL THE FLOOR OR ROOF DECK BEARING ON THE WALLS HAS BEEN INSTALLED AND FULLY ATTACHED TO THE TOP OF THE FOUNDATION.

11 INVERTS OF FOOTING DRAIN, IF REQUIRED, ARE TO BE SET A MINIMUM OF 2" ABOVE THE BOTTOM OF ADJACENT FOOTINGS.

12 USE LEAN CONCRETE (f'c = 1500 PSI) OR CONTROLLED COMPACTED FILL FOR OVER–EXCAVATION OF FOOTINGS.

13 WHERE FOOTINGS ARE IN CLOSE PROXIMITY OF SUB–SURFACE PIPING, BOTTOM OF FOOTINGS SHALL BE AT LEAST 8" BELOW ELEVATION OF PIPING, UNLESS OTHERWISE SHOWN ON THE DRAWINGS.

14 EXISTING UTILITIES: LOCATE EXISTING UNDERGROUND UTILITIES IN AREAS OF EXCAVATION WORK. PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING EARTHWORK OPERATIONS.

BELL SHAPED FOOTINGS/ PIERS:

1 BELL SHAPED FOOTINGS/ PIERS ARE MONOLITHIC CAST–IN–PLACE CONCRETE FOOTINGS AND PIERS USED TO SUPPORT ISOLATED POSTS OR BEAMS SUPPORTING ELEVATED STRUCTURES SUCH AS DECKS AND PORCHES. BELL SHAPED FOOTINGS/ PIERS (SUCH AS THOSE MANUFACTURED BY "BIGFOOT SYSTEMS") SHALL CONSIST OF A BELL SHAPED FOOTING FORM TO BE MANUFACTURED OF HIGH DENSITY POLYETHYLENE (HDPE) USED IN CONJUNCTION WITH FIBRE, SPIRALLY WOUND, CONSTRUCTION TUBES. BELL SHAPED FOOTING FORMS SHALL HAVE ADEQUATE STRENGTH TO RESIST DISTORTION OF THE FORM FROM THE PRESSURE OF THE BACKFILL AND POURED CONCRETE. THE SLOPED SIDES SHALL HAVE VENT HOLES TO ALLOW TRAPPED AIR TO ESCAPE.

2 BELL SHAPED FOOTING SIZES ARE INDICATED GENERICALLY ON PLAN AS THE DIAMETER AT THE BASE OF THE BELL SHAPED FOOTING. THE DIAMETER OF THE TOP OF THE BELL SHAPED FOOTING SHALL MATCH THE DIAMETER OF THE CONSTRUCTION TUBE. CONSTRUCTION TUBE SIZES ARE INDICATED ON PLAN AS THE INSIDE DIAMETER OF THE CONSTRUCTION TUBE.

3 THE BOTTOM OF EXCAVATION FOR BELL SHAPED FOOTING SYSTEMS SHALL BE PREPARED AS PER THE "FOUNDATION AND EXCAVATION NOTES" ON THIS SHEET.

4 BELL SHAPED FOOTINGS/ PIERS OF THE PROPER SIZE, WITH A SINGLE #5 REBAR CENTERED ON THE FOOTING/ PIER, UNLESS OTHERWISE SPECIFIED ON PLAN, ARE TO BE INSTALLED PLUMB AND LEVEL AT THE LOCATIONS SHOWN ON THE DRAWINGS USING THE MANUFACTURER'S RECOMMENDED DETAILS, UNLESS OTHERWISE NOTED ON PLANS.

CONCRETE NOTES:

1 STRUCTURAL CONCRETE WORK SHALL CONFORM TO ALL THE REQUIREMENTS OF ACI 318–08, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" IN IT'S ENTIRETY. CERTAIN PORTIONS OF THIS SPECIFICATION ARE PRESENTED HERE ONLY FOR CLARIFICATION AND THE CONTRACTOR'S CONVENIENCE AND ARE NOT INTENDED TO REPLACE OR AMEND THIS SPECIFICATION.

2 CONCRETE SHALL BE NORMAL WEIGHT AND DEVELOP A MINIMUM STRENGTH IN 28 DAYS AS FOLLOWS:

| LOCATION | STRENGTH | MAX. WATER/CEMENTITIOUS (W/C) RATIO |
|---|---|---|
| FOOTINGS | 3000 PSI | 0.50 |
| PIERS AND WALLS | 4500 PSI | 0.40 |
| EXTERIOR SLABS | 4500 PSI | 0.40 |

3 PORTLAND CEMENT SHALL BE TYPE I OR TYPE II AND CONFORM TO ASTM C150.

4 OTHER CEMENTITIOUS MATERIAL SUCH AS FLYASH OR GROUND GRANULATED BLAST– FURNACE SLAG MAY BE BLENDED WITH CEMENT FOR USE IN THE CONCRETE MIX. FLYASH SHALL CONFORM TO ASTM C618 AND MAY REPLACE CEMENT IF THE FOLLOWING RANGES FOR THE 2 CLASSES OF FLYASH; CLASS C, 20 TO 35%; CLASS F, 15 TO 25%. GROUND GRANULATED BLAST– FURNACE SLAG SHALL CONFORM TO ASTM C989 AND MAY NOT EXCEED 50% OF TOTAL WEIGHT OF CEMENTITIOUS MATERIALS.

5 COARSE AGGREGATE SHALL BE 3/4" AND CONFORM TO ASTM C33.

6 REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60.

7 WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WITH A MINIMUM YIELD STRENGTH OF 75 KSI. LAP ONE MESH SIZE AT SIDES AND ENDS, AND WIRE TOGETHER.

8 NO WELDING OF REINFORCING WILL BE PERMITTED.

9 NO ADMIXTURES ARE PERMITTED WITHOUT THE ENGINEERS WRITTEN PERMISSION. CONCRETE EXPOSED TO THE WEATHER, SUCH AS THAT USED IN FOUNDATION WALLS AND GARAGE SLABS, SHALL CONTAIN 5% ± 1% ENTRAINED AIR.

10 GROUT FOR USE UNDER STEEL PLATES SHALL BE CEMENT–BASED, NON–SHRINK, NON–METALLIC GROUT HAVING A MINIMUM 7 DAY STRENGTH OF 5000 PSI, SUCH AS FIVE STAR GROUT MANUFACTURED BY THE U.S. GROUT CORPORATION.

11 THE FOLLOWING CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT, UNLESS OTHERWISE NOTED ON PLANS:

| | COVER (INCHES) |
|---|---|
| CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: | 3 |
| CONCRETE EXPOSED TO EARTH OR WEATHER: | |
| #6 THROUGH #18 BARS: | 2 |
| #5 BAR AND SMALLER: | 1 1/2 |
| CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: | |
| SLABS, WALLS, JOISTS: | |
| #14 AND #18 BARS | 1 1/2 |
| #11 BAR AND SMALLER | 3/4 |
| BEAMS, COLUMNS – PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS | 1 1/2 |

12 THE CONTRACTOR SHALL BE RESPONSIBLE FOR LIMITING POURS TO MINIMIZE SHRINKAGE CRACKING. IN GENERAL, WALLS SHALL NOT BE POURED IN CONTINUOUS LENGTHS EXCEEDING 30 FEET AND SLABS NOT EXCEEDING 20 FEET WITHOUT CONTROL JOINTS. THE LOCATION AND CONFIGURATION OF JOINTS EXPOSED TO VIEW SHALL BE COORDINATED WITH THE ARCHITECT.

13 SIZES AND LOCATIONS OF ALL REQUIRED EMBEDDED ITEMS FOR ALL TRADES SUCH AS ANCHOR BOLTS, PIPING SLEEVES, HOLDOWN ANCHORS, ETC. SHALL BE COORDINATED BY THE GENERAL CONTRACTOR WITH OTHER TRADES.

14 CONCRETE FORMWORK SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 6, ACI 318. FABRICATION AND PLACEMENT OF REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 7, ACI 318. CONSTRUCTION JOINTS AND EMBEDDED ITEMS, SUCH AS PIPING SLEEVES, SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 6, ACI 318. THE PRODUCTION OF CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 5, ACI 318.

15 THE CONVEYANCE AND PLACEMENT OF THE CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 5, ACI 318. MECHANICAL VIBRATORS ARE TO BE USED TO CONSOLIDATE THE FRESHLY CAST CONCRETE AROUND THE REINFORCING AND AGAINST FORM SURFACES AND TO PREVENT THE FORMATION OF AIR OR STONE POCKETS, HONEYCOMBING, PITTING OR PLANES OF WEAKNESS. HOWEVER, CARE MUST BE USED TO AVOID OVER VIBRATION THAT CAN LEAD TO AGGREGATE SEGREGATION.

16 THE INSTALLATION OF SLABS SHALL CONFORM TO THE REQUIREMENTS OF ACI 302.1R–04. INTERIOR FINISH SLAB SURFACES ARE TO HAVE A STEEL TROWEL FINISH. SURFACES OF SLABS FORMING THE SUBSTRATE FOR MUD JOBS ARE TO HAVE A CLASS C SCRATCHED SURFACE. EXTERIOR SLAB SURFACES ARE TO HAVE A CLASS B TOLERANCE WITH THE FINISH AS SPECIFIED ON THE ARCHITECTURAL DRAWINGS.

17 THE CURING AND PROTECTION OF CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 5, ACI 318. CONCRETE SLABS SHALL BE PROTECTED FROM LOSS OF SURFACE MOISTURE FOR NOT LESS THAN 7 DAYS USING A CURING COMPOUND CONFORMING TO ASTM C309 OR CONSTANTLY WETTED BURLAP. CURING COMPOUNDS SHALL BE COMPATIBLE WITH ANY INTENDED FLOORING OVERLAY. DO NOT INSTALL FINISH FLOORING UNTIL SLAB HAS ADEQUATELY DRIED PER THE FLOORING MANUFACTURER'S SPECIFICATIONS.

18 COLD WEATHER CONCRETE PLACEMENT: IF COLD WEATHER CONCRETING CONDITIONS EXIST AS DEFINED BY A PERIOD OF MORE THAN THREE DAYS WHEN THE AVERAGE OUTDOOR TEMPERATURE, (HIGH + LOW)/2, IS LESS THAN 40° F, THE PROCEDURES OUTLINED IN ACI 306.1 STANDARD SPECIFICATION FOR "COLD WEATHER CONCRETING" SHALL BE UTILIZED.

19 HOT WEATHER CONCRETE PLACEMENT: MAINTAIN CONCRETE TEMPERATURE BELOW 90° F AT TIME OF PLACEMENT AND COMPLY WITH ACI 301.

20 THE FOLLOWING SUBMITTALS ARE TO BE MADE TO AND APPROVED BY THE ENGINEER PRIOR TO COMMENCING ANY WORK:

A. CONCRETE DESIGN MIX FOR EACH STRENGTH OF CONCRETE REQUIRED ATTESTING THAT THE MIXES CAN ATTAIN THE MINIMUM REQUIRED STRENGTHS IN ACCORDANCE WITH CHAPTER 5, ACI 318.

B. CERTIFICATES OF COMPLIANCE FOR CEMENT, AGGREGATES, AND ADDITIVES.

C. SHOP DRAWINGS WITH PLANS, ELEVATIONS, SECTIONS AND BENDING SCHEDULES INDICATING ALL REINFORCING AND ACCESSORIES NEEDED IN ADDITION TO ALL PROPOSED CONSTRUCTION JOINTS LOCATIONS.

FABRICATION AND/ OR DELIVERY TO THE SITE OF THESE MATERIALS PRIOR TO RECEIPT OF AND APPROVAL OF THESE SUBMITTALS IS AT THE CONTRACTOR'S OWN RISK.

21 A DESIGNATED TESTING LABORATORY SHALL CONDUCT STRENGTH TEST IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:

A. MAKE ONE STRENGTH TEST FOR EACH 50 CUBIC YARDS OR FRACTION THEREOF FROM EACH MIX DESIGN OF CONCRETE PLACED IN ANY ONE DAY, EXCEPT THAT IN NO CASE SHALL A GIVEN MIX DESIGN BE REPRESENTED BY LESS THAN FIVE TESTS.

B. SECURE COMPOSITE SAMPLES IN ACCORDANCE WITH "METHOD OF SAMPLING FRESH CONCRETE" (ASTM C172). EACH STRENGTH TEST SHALL BE OBTAINED FROM A DIFFERENT BATCH OF CONCRETE ON A REPRESENTATIVE, TRULY RANDOM BASIS. WHEN PUMPING OR PNEUMATIC EQUIPMENT IS USED, SAMPLES SHALL BE TAKEN AT THE DISCHARGE END.

C. MOLD FOUR SPECIMENS FROM EACH SAMPLE IN ACCORDANCE WITH "METHOD OF MAKING AND CURING CONCRETE COMPRESSION AND FLEXURE SPECIMENS IN THE FIELD" (ASTM C31), AND CURE UNDER STANDARD MOISTURE AND TEMPERATURE CONDITIONS, IN ACCORDANCE WITH SECTION 7(A) AND 7(B) OF THE ABOVE ASTM METHOD.

D. DETERMINE SLUMP OF THE CONCRETE SAMPLE FOR EACH STRENGTH TEST AND WHENEVER CONSISTENCY OF CONCRETE APPEARS TO VARY USING "METHOD OF TEST OF SLUMP OF PORTLAND CEMENT CONCRETE" (ASTM C43).

E. DETERMINE AIR CONTENT OF NORMAL WEIGHT CONCRETE SAMPLE FOR EACH STRENGTH TEST IN ACCORDANCE WITH EITHER "METHOD OF TEST FOR AIR CONTENT OF FRESHLY MIXED CONCRETE BY PRESSURE METHOD" (ASTM C231) OR "METHOD OF TEST FOR AIR CONTENT OF FRESHLY MIXED CONCRETE BY THE VOLUMETRIC METHOD" (ASTM C173).

F. TEST THREE SPECIMENS: ONE AT SEVEN DAYS, AND TWO AT 28 DAYS IN ACCORDANCE WITH "METHOD OF TEST FOR COMPRESSIVE STRENGTH OF MOLDED CONCRETE CYLINDERS" (ASTM C39). THE 28 DAY TEST RESULT SHALL BE THE AVERAGE OF THE TWO SPECIMENS. IF THE AVERAGE OF THE TWO SPECIMENS IS LESS THAN THE REQUIRED STRENGTH, TEST THE FOURTH SPECIMEN AT 45 DAYS. WHEN HIGH EARLY STRENGTH IS REQUIRED, TWO SPECIMENS SHALL BE TESTED AT SEVEN DAYS.

GENERAL WOOD NOTES:

1 WOOD DESIGN IS BASED ON THE AF&PA NDS–05 "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH THE 2005 SUPPLEMENT".

2 STUD BEARING WALLS, SHEARWALLS, AND ROOF/ FLOOR DECKS SHALL BE FRAMED WITH THE MEMBER SIZES AND/ OR TYPES AT THE SPACINGS SHOWN ON PLAN. THE CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL PLUMBING PIPING, HVAC DUCTING AND RECESSED LIGHTING FIXTURES, ETC. PRIOR TO LAYOUT TO MINIMIZE INTERFERENCE THAT MAY REQUIRE THE ALTERING OR STRENGTHENING OF THE INSTALLED FRAMING.

3 ALL WOOD FRAMING IS TO BE STORED ON SITE ABOVE THE GROUND ON "STICKERS" INDOORS OR UNDER TARPS WITH ADEQUATE CLEARANCES TO ALLOW AIR CIRCULATION.

4 WALLS SHALL BE INSTALLED STRAIGHT AND PLUMB. FLOORS SHALL BE INSTALLED LEVEL AT THE PROPER ELEVATION. ROOFS SHALL BE INSTALLED AT THE PITCHES INDICATED ON THE ARCHITECTURAL DRAWINGS.

5 JOISTS AND RAFTERS SHALL BE INSTALLED DIRECTLY OVER BEARING STUDS UNLESS OTHERWISE DETAILED.

6 AT BEARING WALLS ABOVE FLOOR JOISTS WHERE THE JOISTS SPAN PERPENDICULAR TO THE BEARING WALL ABOVE, PROVIDE BLOCKING BETWEEN THE JOISTS. BLOCKING WIDTH SHALL MATCH BEARING WALL WIDTH ABOVE. BLOCKING SHALL BE LVL MATERIAL WHERE JOISTS ARE I–JOISTS OR LVL JOISTS.

7 JOISTS AND RAFTERS SHALL BE SUPPORTED LATERALLY AT EACH SUPPORT BY FULL DEPTH SOLID BLOCKING, EXCEPT WHERE JOISTS ARE SUPPORTED BY A FLUSH HEADER OR NAILED TO A RIM JOIST.

8 UNLESS NOTED ON PLAN, PROVIDE A MINIMUM OF TWO STUDS AT EACH END OF ALL FLUSH FRAMED HEADERS OR BEAMS. UNLESS NOTED ON PLAN, PROVIDE ONE JACK STUD AND ONE FULL KING STUD AT EACH END OF ALL DROPPED HEADERS OR BEAMS. POSTS SHALL BE SOLIDLY BLOCKED THROUGH ALL INTERVENING FRAMED DECKS DOWN TO SUPPORTING GIRDER/ BEAMS OR TOP OF FOUNDATION.

9 FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH PREFABRICATED GALVANIZED STEEL HANGERS MADE BY SIMPSON STRONG–TIE COMPANY, INC. OR BY UNITED STEEL PRODUCTS COMPANY (USP) OF WIDTH AND DEPTH APPROPRIATE FOR THE SUPPORTED MEMBER. INSTALL WITH THE TYPE AND QUANTITY OF FASTENERS RECOMMENDED BY THE MANUFACTURER. PREFABRICATED STEEL HANGERS USED IN CONTACT WITH PRESERVATIVE PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 OR STAINLESS STEEL, TYPE 316, OR HAVE A "TRIPLE ZINC" (ASTM G185) COATING. FASTENERS IN CONTACT WITH PRESERVATIVE PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153 OR STAINLESS STEEL, TYPE 316. DO NOT MIX STAINLESS STEEL AND GALVANIZED FASTENERS AND CONNECTORS.

10 CONTRACTOR SHALL CHOOSE METAL CONNECTOR (SIMPSON, USP, OR APPROVED EQUAL) BASED ON MEMBER REACTIONS SHOWN ON THE DRAWINGS, UNLESS OTHERWISE NOTED. CONTRACTOR TO PROVIDE PRODUCT DATA TO THE ENGINEER FOR APPROVAL.

11 STRUCTURAL WOOD FRAMING USED IN EXTERIOR APPLICATIONS OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE SOUTHERN YELLOW PINE NO. 2 OR BETTER, ACQ (ALKALINE COPPER QUATERNARY) OR CA (COPPER AZOLE) PRESERVATIVE PRESSURE TREATED WOOD WITH A RETENTION APPROPRIATE FOR END USE.

12 BUILT–UP MEMBERS OF THREE PLIES OR LESS SHALL HAVE ADJACENT PLIES NAILED TOGETHER WITH TWO ROWS OF NAILS AT 12" O.C. (10d COMMON NAILS FOR 1–1/2" PLIES, 12d COMMON NAILS FOR 1–3/4" PLIES). BUILT–UP MEMBERS OF MORE THAN 3 PLIES SHALL BE ASSEMBLED WITH 1/2"ø THRU BOLTS AT 16" O.C. STAGGERED UP AND DOWN WITH 2" CLEARANCE AT TOP AND BOTTOM EDGES.

13 EXTERIOR END WALLS OF CATHEDRAL CEILING SPACES SHALL BE FRAMED WITH STUDS RUNNING CONTINUOUSLY (NOT SPLICED) FROM FLOOR TO ROOF, ADDITIONAL FRAMING MAY BE NECESSARY, SEE PLANS.

14 MEMBERS MAY NOT BE BORED OR NOTCHED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.

DIMENSIONED WOOD FRAMING NOTES:

1 THE STRUCTURAL WOOD STRESS GRADE STAMPED LUMBER SHALL BE GRADED AS FOLLOWS:

JOISTS, RAFTERS, STUDS: DOUGLAS FIR–LARCH OR DOUGLAS FIR–LARCH (NORTH), NO. 2
Fb (BASE) = 850 PSI,
E = 1,600,000 PSI

2 THE DESIGN OF THE DIMENSIONAL LUMBER MEMBERS AND THEIR CONNECTIONS IS BASED ON THE LUMBER HAVING A MOISTURE CONTENT AT THE TIME OF INSTALLATION OF 19% OR LESS.

3 JOISTS OR RAFTERS ARE TO BE INSTALLED WITH "CROWN" UP (I.E. POSITIVE CAMBER) AND WITHIN 1/2" OF STRAIGHT, END–TO–END ALIGNMENT.

4 SEVERELY DISTORTED (TWISTED, BOWED, CUPPED, CHECKED, ETC.) LUMBER SHALL NOT BE USED.

5 NOTCHES IN THE TOP OR BOTTOM OF DIMENSIONED LUMBER JOISTS OR RAFTERS SHALL NOT EXCEED ONE–SIXTH THE MEMBER DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN, UNLESS OTHERWISE NOTED ON PLANS. END NOTCHES SHALL NOT EXCEED ONE–FOURTH THE MEMBER DEPTH, UNLESS OTHERWISE NOTED ON PLANS. BORED HOLES SHALL NOT BE WITHIN 2" OF THE TOP AND BOTTOM OF THE MEMBER AND THEIR DIAMETER SHALL NOT EXCEED ONE–THIRD THE MEMBER DEPTH, UNLESS OTHERWISE NOTED ON PLANS.

SHEATHING PANELS:

1 SHEATHING PANELS, PLYWOOD OR ORIENTED STRAND BOARD ("OSB") SHALL CONFORM TO U.S. PRODUCT STANDARD PS–1, AND BEAR THE APA GRADE–TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. ONLY PLYWOOD SHALL BE USED ON FLOORS.

2 SHEATHING PANELS FOR FLOORS, ROOF, AND WALLS SHALL BE APA RATED SHEATHING, EXPOSURE 1, WITH A MINIMUM SPAN INDEX RATING OF 32/16. SEE PLANS FOR THICKNESS.

3 SHEATHING PANELS ON FLAT SURFACES SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR ACROSS TO SUPPORTS AND CONTINUOUS OVER TWO OR MORE SPANS. PROVIDE 1/8" SPACE BETWEEN PANEL EDGES PARALLEL TO FACE GRAIN (LONG DIMENSION OF PANEL), 1/16" SPACE BETWEEN PANEL EDGES OVER SUPPORTING MEMBER.

4 FLOOR SHEATHING SHALL BE GLUED TO SUPPORTING MEMBERS WITH CONSTRUCTION ADHESIVE, SUCH AS PL200, LAID IN A CONTINUOUS 1/4" WIDE BEAD ALONG THE MEMBER LENGTH.

5 AT DESIGNATED SHEARWALLS, HORIZONTAL EDGES OF WALL SHEATHING PANELS SHALL BE BACKED BY SOLID BLOCKING BETWEEN STUDS TO PROVIDE BACKING FOR SPECIFIED PANEL EDGE NAILING OF ADJOINING PANELS, SEE PLANS.

LAMINATED VENEER LUMBER (LVL), PARALLEL STRAND LUMBER (PSL), AND LAMINATED STRAND LUMBER (LSL) NOTES:

1 LAMINATED VENEER LUMBER SHALL BE "MICROLLAM" AS MANUFACTURED BY WEYERHAEUSER, "GP LAM" AS MANUFACTURED BY THE GEORGIA–PACIFIC CORPORATION OR "LP SOLIDSTART" AS MANUFACTURED BY THE LOUISIANA–PACIFIC CORPORATION. PARALLEL STRAND LUMBER SHALL BE "PARALLAM" AS MANUFACTURED BY WEYERHAEUSER. LAMINATED STRAND LUMBER SHALL BE "TIMBERSTRAND" AS MANUFACTURED BY WEYERHAEUSER.

2 MINIMUM ALLOWABLE STRESS AND STIFFNESS CHARACTERISTICS SHALL BE AS FOLLOWS:

| MATERIAL | Fb | Fc (PAR) | Fc (PER) | Fv | E |
|---|---|---|---|---|---|
| 1.9E LVL | 2,600 PSI | 2,510 PSI | 750 PSI | 285 PSI | 1,900,000 PSI |
| 1.8E PSL | 2,900 PSI | 2,900 PSI | 750 PSI | 290 PSI | 2,000,000 PSI |
| 1.3E LSL | 1,700 PSI | 1,400 PSI | 680 PSI | 400 PSI | 1,300,000 PSI |
| 1.5E LSL | 2,250 PSI | 1,950 PSI | 775 PSI | 400 PSI | 1,500,000 PSI |
| 1.55E LSL | 2,325 PSI | 2,050 PSI | 800 PSI | 310 PSI | 1,550,000 PSI |

MEMBER SIZES SHOWN ON PLAN (WIDTH X DEPTH) SPECIFIED AS LVL MAY BE CONSTRUCTED OF MULTIPLE LVL PLIES OR PSL OF THE SPECIFIED DEPTH, FASTENED TOGETHER BY NAILING OR BOLTING AS REQUIRED. MEMBER SIZES FOLLOWED ONLY BY PSL MUST BE INSTALLED AS A SOLID MEMBER, NOT BUILT–UP.

3 MEMBERS MAY NOT BE BORED OR NOTCHED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.

COMPOSITE WOOD I–JOISTS NOTES:

1 I–JOISTS SHALL BE MANUFACTURED OF LAMINATED VENEER LUMBER TOP AND BOTTOM FLANGES AND ORIENTED STRAND BOARD WEBS BONDED TOGETHER WITH AN EXTERIOR ADHESIVE. APPROVED MANUFACTURERS ARE WEYERHAEUSER ("TJI" JOISTS), GEORGIA–PACIFIC ("GPI" JOISTS) AND LOUISIANA–PACIFIC ("LPI" JOISTS).

2 JOISTS SIZES ARE INDICATED GENERICALLY ON PLAN, WIDTH X DEPTH IN INCHES. UNLESS OTHERWISE NOTED ON PLAN, REFER TO TABLE BELOW FOR MANUFACTURER'S JOIST DESIGNATIONS.

| DEPTH \ WIDTH | 1–3/4" | 2–5/16" | 3–1/2" |
|---|---|---|---|
| 9–1/2" | TJI 110<br>GPI 20 | TJI 230<br>GPI 40 | --- |
| 11–7/8" | TJI 110<br>GPI 20 | TJI 230/360<br>GPI 40<br>LPI 36 | TJI 560<br>LPI 56 |
| 14" | TJI 110 | TJI 230/360<br>GPI 40<br>LPI 36 | TJI 560<br>LPI 56 |
| 16" | --- | TJI 230/360<br>LPI 36 | TJI 560<br>LPI 56 |

SELECTED JOIST SIZES HAVE BEEN DESIGNED WITH WEYERHAEUSER SOFTWARE FOR A TJ – PRO™ RATING OF 50 OR HIGHER. JOISTS SUPPORTING A "MUDJOB" HAVE BEEN DESIGNED FOR A TOTAL LOAD DEFLECTION OF LESS THAN L/600. IF JOISTS OTHER THAN TJI'S ARE USED THEY SHALL HAVE SIMILAR DEMONSTRATED PERFORMANCE.

3 I–JOISTS ARE TO BE HANDLED IN THE UPRIGHT POSITION. DO NOT WALK ON JOISTS UNTIL MANUFACTURER'S RECOMMENDED TEMPORARY TOP FLANGE BRACING OR PERMANENT SHEATHING IS INSTALLED. I–JOISTS ARE TO BE STORED ON SITE ABOVE THE GROUND ON "STICKERS" UNDER TARPS WITH ADEQUATE CLEARANCES TO ALLOW AIR CIRCULATION.

4 JOISTS OF THE PROPER SIZE ARE TO BE INSTALLED AT THE SPACINGS INDICATED ON THE DRAWINGS USING THE MANUFACTURER'S RECOMMENDED DETAILS, UNLESS OTHERWISE NOTED ON PLANS.

5 RIM JOISTS/ BOX NAILERS ARE TO BE 1–3/4" MINIMUM THICK RIM BOARD MEMBERS MATCHING THE JOIST DEPTH MADE OF LVL MATERIAL.

6 DO NOT CUT OR NOTCH FLANGES. WEBS OPENING MAY BE CUT ONLY AS RECOMMENDED IN THE MANUFACTURER'S LITERATURE AND THEN ONLY AFTER CONSULTATION WITH THE ENGINEER. DO NOT BEVEL CUT THE TOP END OF THE JOIST BEYOND THE EDGE OF BEARING.

7 PROVIDE SINGLE "SQUASH BLOCKS" UNDER BEARING WALLS FROM ABOVE NAILED TO THE JOIST FLANGES MATCH THE DIMENSIONS AND MATERIAL OF THE SUPPORTING STUD BELOW. "SQUASH BLOCKS" ARE TO BE CUT 1/16" LONGER THAN DEPTH OF JOIST AND ARE TO BE INSTALLED WITH GRAIN VERTICAL.

WOOD FASTENERS NOTES:

1 WOOD COMPONENTS ARE TO BE FASTENED TOGETHER AS INDICATED IN THE FOLLOWING SCHEDULE UNLESS SPECIFICALLY INDICATED OTHERWISE ON THE PLANS.

| BUILDING ELEMENT | NAIL SIZE/TYPE | NUMBER AND LOCATION |
|---|---|---|
| FLOOR CONSTRUCTION | | |
| BUILT UP GIRDER/BEAM (3 PLIES OR LESS): | 10d FOR 1.50" PLIES<br>16d FOR 1.75" PLIES | 2 HORIZ. ROWS (TOP & BOT)<br>12" O.C. DIRECT |
| FLOOR JOISTS TO SILL OR GIRDER: | 10d COMMON | 4 TOE–NAIL |
| RIM/BOX JOIST TO JOIST END: | 16d COMMON | 3 END DIRECT |
| BRIDGING TO JOISTS: | 8d COMMON<br>10d COMMON | 3 TOE–NAIL OR<br>2 DIRECT |
| FLOOR TRUSS CHORD TO SILL OR GIRDER: | 16d COMMON | 3 DIRECT |
| BAND JOIST TO TRUSS END: | 10d COMMON | 3 DIRECT |
| EDGE FLOOR TRUSS BOTTOM CHORD TO SILL: | 16d COMMON | 8" O.C. DIRECT |
| EDGE FLOOR JOIST/ TRUSS TO SILL: | 10d COMMON | 8" O.C. TOE–NAIL |
| FLOOR SHEATHING | 8d COMMONS | 6" o.c. EDGES<br>10" o.c. OTHER |
| WALL CONSTRUCTION | | |
| STUD TO SOLE PLATE: | 8d COMMON<br>16d COMMON | 4 TOE–NAIL OR<br>2 END DIRECT |
| TOP PLATE TO STUD: | 16d COMMON | 2 END DIRECT |
| DOUBLE STUDS: | 10d COMMON | 9" O.C. DIRECT |
| CORNER STUDS: | 16d COMMON | 16" O.C. DIRECT |
| SOLE PLATE TO JOIST OR BLOCKING: | 16d COMMON | 8" O.C. DIRECT |
| BLOCKING BETWEEN JOISTS TO TOP PLATE: | 10d COMMON | 2" O.C. TOE–NAIL |
| RIM/BOX JOIST TO TOP PLATE: | 16d COMMON | 8" O.C. TOE–NAIL |
| DOUBLE TOP PLATE: | 16d COMMON | 16" O.C. DIRECT |
| DOUBLE TOP PLATE LAPS AT END JOINTS (24" MIN. OFFSET): | 16d COMMON | 8 DIRECT |
| DOUBLE TOP PLATE LAPS AT CORNERS AND INTERSECTIONS: | 16d COMMON | 2 DIRECT |
| HEADER END TO TRIMMER: | 8d COMMON<br>10d COMMON | 2" O.C. TOE–NAIL OR<br>3" O.C. DIRECT |
| APA RATED SHEATHING: | 8d COMMON | 4" O.C. AT EDGES<br>8" O.C. OTHER |
| GYPSUM SHEATHING: | GALV. 11GA X1.75" W/ 7/16" HEAD/ DIAMOND | 4" O.C. ALONG ALL BEARING POINTS |
| ROOF & CEILING CONSTRUCTION | | |
| CEILING JOIST TO TOP PLATE: | 16d COMMON | 4 TOE–NAIL |
| CEILING JOISTS LAPS (OVER PARTITION): | 10d COMMON | 4 DIRECT |
| CEILING JOISTS TO RAFTER: | 10d COMMON | 5 DIRECT |
| COLLAR TIE TO RAFTER: | 10d COMMON | 5 DIRECT |
| ROOF RAFTER TO TOP PLATE: | 10d COMMON | 4 TOE–NAIL |
| ROOF RAFTER TO RIDGE: | 16d COMMON<br>16d COMMON | 4 TOE–NAIL OR<br>3 END DIRECT |
| VALLEY/HIP RAFTER TO RIDGE, HEADER OR TRIMMER: | 16d COMMON<br>16d COMMON | 2" O.C. TOE–NAIL OR<br>3" O.C. END DIRECT |
| JACK RAFTER TO HIP: | 10d COMMON<br>16d COMMON | 3 TOE–NAIL OR<br>2 END DIRECT |
| BLOCKING BETWEEN RAFTERS TO TOP PLATE: | 10d COMMON | 2" O.C. TOE–NAIL |
| ROOF SHEATHING: | 8d COMMON | 6" O.C. EDGES<br>10" O.C. OTHER |

2 NAILS AND SPIKES SPECIFIED ON PLAN SHALL CONFORM TO THE NOMINAL SIZES SPECIFIED IN FEDERAL SPECIFICATIONS FF–N–105B AND AS NOTED IN THE TABLE BELOW:

| TYPE | | PENNYWEIGHT | | | | |
|---|---|---|---|---|---|---|
| | | 8d | 10d | 12d | 16d | 20d |
| COMMON | SHANK DIAMETER | 0.131" | 0.148" | 0.148" | 0.162" | 0.192" |
| | LENGTH | 2.50" | 3.00" | 3.25" | 3.50" | 4.00" |
| | HEAD DIAMETER | 0.281" | 0.312" | 0.312" | 0.344" | 0.406" |

PNEUMATIC OR ELECTRIC POWERED HAMMERS TYPICALLY UTILIZE LIGHTER GAGE FASTENERS AND NORMALLY REQUIRE ADDITIONAL FASTENERS TO BE INSTALLED. FASTENER SPECIFICATIONS MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION IF POWERED HAMMERS ARE TO BE USED.

3 BOLTS SHALL CONFORM TO ASTM A307 OR ASTM A36.

4 LAG AND WOOD SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.6.1–19.81.

5 ALL FASTENERS USED IN CONTACT WITH PRESERVATIVE PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153 OR STAINLESS STEEL, TYPE 316. DO NOT MIX STAINLESS STEEL AND GALVANIZED FASTENERS AND CONNECTORS.

6 BORED LEAD HOLES FOR FASTENERS SHALL BE AS FOLLOWS:

A. NAIL AND SPIKE LEAD HOLES ARE NOT REQUIRED UNLESS TO PREVENT SPLITTING OF WOOD. IF REQUIRED, LEAD HOLE DIAMETER SHALL NOT EXCEED 75% OF NAIL/SPIKE DIAMETER.

B. WOOD SCREWS – LEAD HOLE DIAMETER EQUALS 7/8 OF UNTHREADED SHANK DIAMETER IN CONNECTED WOOD PART AND 7/8 OF DIAMETER AT ROOT OF THREAD IN WOOD RECEIVING THREAD.

C. LAG SCREWS – LEAD HOLE DIAMETER EQUALS SHANK DIAMETER FOR EXTENT OF UNTHREADED SHANK, AND 60% OF SHANK DIAMETER FOR THREADED PORTION OF SHANK.

D. THRU BOLTS – LEAD HOLE DIAMETER 1/32" TO 1/16" LARGER THAN NOMINAL BOLT DIAMETER.

7 INSERT THREADED SCREW TYPE FASTENERS BY TURNING WITH SCREWDRIVER OR WRENCH. DO NOT DRIVE BY HAMMERING. FACILITATE INSTALLATION BY PLACING SOAP OR OTHER LUBRICANT ON THREADS.

8 PROVIDE STANDARD ROUND WASHERS UNDER THE HEADS OF ALL THRU BOLTS AND LAG SCREWS AND UNDER ALL NUTS UNLESS OTHERWISE INDICATED ON THE PLANS. TIGHTEN FASTENERS WITHOUT CRUSHING WOOD FIBERS UNDER WASHERS.

**PRELIMINARY**
**NOT FOR CONSTRUCTION**

## GENERAL LEGEND

- INDICATES DIRECTION OF CUT
- INDICATES SECTION NUMBER
- SECTION MARK: INDICATES A CUT SECTION.
- INDICATES DRAWING NUMBER
- INDICATES SECTION NUMBER
- SECTION BUBBLE: DENOTES SECTION
- INDICATES DRAWING NUMBER
- SECTION THRU SECTION OR DETAIL.
- KEYNOTE: INDICATES REPRESENTATIVE NOTE FOUND ON KEYNOTE LIST.
- SHORE: INDICATES DIRECTION AND AREA WHERE SUPPORT IS NEEDED.
- WEB OF CHANNEL OR VERTICAL LEG OF ANGLE
- CHANNEL: INDICATES CHANNEL POSITION.
- FLANGE EDGE OF CHANNEL OR HORIZONTAL LEG OF ANGLE
- WORK POINT: INDICATES ORIGIN OF WORK.
- TOP OF LOW SURFACE
- TOP OF HIGH SURFACE
- DROP: INDICATES CHANGE IN ELEVATION.
- SPAN DIRECTION OF STEEL DECK OR FRAMING MEMBER.
- REVISION: INDICATES REVISION NUMBER.
- GRID BUBBLE (IN SECTION): INDICATES GRID LINE WITH VARYING NUMBERS/ LETTERS.
- GRID BUBBLE (IN PLAN AND SECTION): INDICATES SPECIFIC GRID LINE NUMBERS/ LETTERS.

HATCH PATTERNS:

| | |
|---|---|
| STEEL | CMU WALL |
| PLYWOOD SHEATHING | OVERBUILD AREA |
| SAND AND/OR GROUT | MUD JOB |
| GRADE | EXIST. BUILDING |
| GRAVEL | CONCRETE |
| BEARING WALL | ROCK |
| SHEAR WALL | UNDERPINNING |
| BEARING/SHEAR WALL | |

ABBREVIATIONS AND DESIGNATIONS

ACI AMERICAN CONCRETE INSTITUTE
ADH ADHESIVE
AFF ABOVE FINISH FLOOR
AFPA AMERICAN FOREST AND PAPER ASSOCIATION
AISC AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AISI AMERICAN IRON AND STEEL INSTITUTE
AITC AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
ANCH ANCHOR
APPROX APPROXIMATE
ARCH ARCHITECT
ASTM AMERICAN SOCIETY OF TESTING MATERIALS
AWS AMERICAN WELDING SOCIETY

B–## BEAM MARK
BD BOARD
BM BEAM
BOT BOTTOM
B BASE PLATE
BP–## BEARING PLATE MARK
BRG BEARING
BS BOTH SIDES
BTWN BETWEEN
BW BEARING WALL
B/ BOTTOM OF

C–## COLUMN MARK
CA COLUMN ABOVE
CBL COLUMN BELOW
CB CROSS BRACING
CANT CANTILEVER
CJ CONTROL/CONSTRUCTION JOINT OR CEILING JOIST
CLG CEILING
CLR CLEAR
CMU CONCRETE MASONRY UNIT
COL COLUMN
CONC CONCRETE
CONN CONNECTION
CONT CONTINUOUS
CY CUBIC YARD
CENTER LINE

DB DIAGONAL BRACE
DBL DOUBLE
DIAG DIAGONAL
DIAM DIAMETER
DIM DIMENSION
DN DOWN
DWG DRAWING

EA EACH
EF EACH FACE
EJ EXPANSION JOINT
EL ELEVATION
ELEV ELEVATOR
EMBED EMBEDMENT
EOD EDGE OF DECK
EOS EDGE OF SLAB
EQ EQUAL
EQUIP EQUIPMENT
EW EACH WAY
EX EXISTING
EXIST
EXP EXPANSION
EXT EXTERIOR

F–#.# FOOTING MARK
FD FLOOR DRAIN
FDN FOUNDATION
FIN FINISH
FL FLOOR
FS FAR SIDE
FT FOOT OR FEET
FTG FOOTING

GA GAGE
GALV GALVANIZED
GB–## GRADE BEAM MARK
GEN GENERAL
GYP GYPSUM

HGR HANGER
HK HOOK
HORIZ HORIZONTAL
HP HIGH POINT
HT HEIGHT
HVAC HEATING VENTILATING AIR CONDITIONING

ID INSIDE DIAMETER
IF INSIDE FACE
INT INTERIOR
INV INVERT

J–## JOIST MARK
JT JOINT

K KIPS
KLF KIPS PER LINEAR FOOT
KSI KIPS PER SQUARE INCH
KSF KIPS PER SQAURE FOOT

L STEEL ANGLE
LBS POUNDS
LCE LENGTH OF COMPRESSION EMBEDMENT
LCS LENGTH OF COMRESSION SPLICE
LF LINEAR FOOT
LH LEFT HAND
LLH LONG LEG HORIZONTAL
LLV LONG LEG VERTICAL
LP LOW POINT
LSL LAMINATED STRUCTURAL LUMBER
LTE LENGTH OF TENSION EMBEDMENT
LTS LENGTH OF TENSION SPLICE
LVL LAMINATED VENEER LUMBER

MAS MASONRY
MAX MAXIMUM
MC MOMENT CONNECTION
MECH MECHANICAL
MF MOMENT FRAME
MFR MANUFACTURER
MIN MINIMUM
MISC MISCELLANEOUS
MO MASONRY OPENING
MTL METAL

NDS NATIONAL DESIGN SPECIFICATION
NIC NOT IN CONTRACT
NO NUMBER
NS NEAR SIDE
NTS NOT TO SCALE

OC ON CENTER
OD OUTSIDE DIAMETER
OF OUTSIDE FACE
OPNG OPENING
OPP OPPOSITE

P–## PIER MARK
PAF POWDER ACTUATED FASTENER
PC–## PILE CAP MARK
PERP PERPENDICULAR
PLF POUNDS PER LINEAR FOOT
PLYWD PLYWOOD
PROJ PROJECT OR PROJECTION PLATE
PSF POUNDS PER SQUARE FOOT
PSI POUNDS PER SQUARE INCH
PSL PARALLEL STRAND LUMBER
PT PRESERVATIVE TREATED

QTY QUANTITY

R–## RAFTER MARK
RD ROOF DRAIN
REF REFERENCE
REINF REINFORCEMENT
REQ'D REQUIRED
RTU ROOF TOP UNIT
RO ROUGH OPENING

SC SHEAR CONNECTOR
SCHED SCHEDULE
SECT SECTION
SF STEPPED FOOTING OR SQUARE FOOT
SIM SIMILAR
SJI STEEL JOIST INSTITUTE
SL SLAB
SOG SLAB ON GRADE
SPEC SPECIFICATION
STD STANDARD
STL STEEL
SW SHEAR WALL
SWB SHEAR WALL BEAM

THK THICK
THRD THREADED
TPI TRUSS PLATE INSTITUTE
TYP TYPICAL
T/ TOP OF

UON UNLESS OTHERWISE NOTED

VERT VERTICAL
VIF VERIFY IN FIELD

WP WATERPROOF OR WORKING POINT
WT WEIGHT
WWF WELDED WIRE FABRIC
W/O WITHOUT
W/ WITH

# POUNDS OR NUMBER
ø DIAMETER

| Revisions | Date |
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| | |

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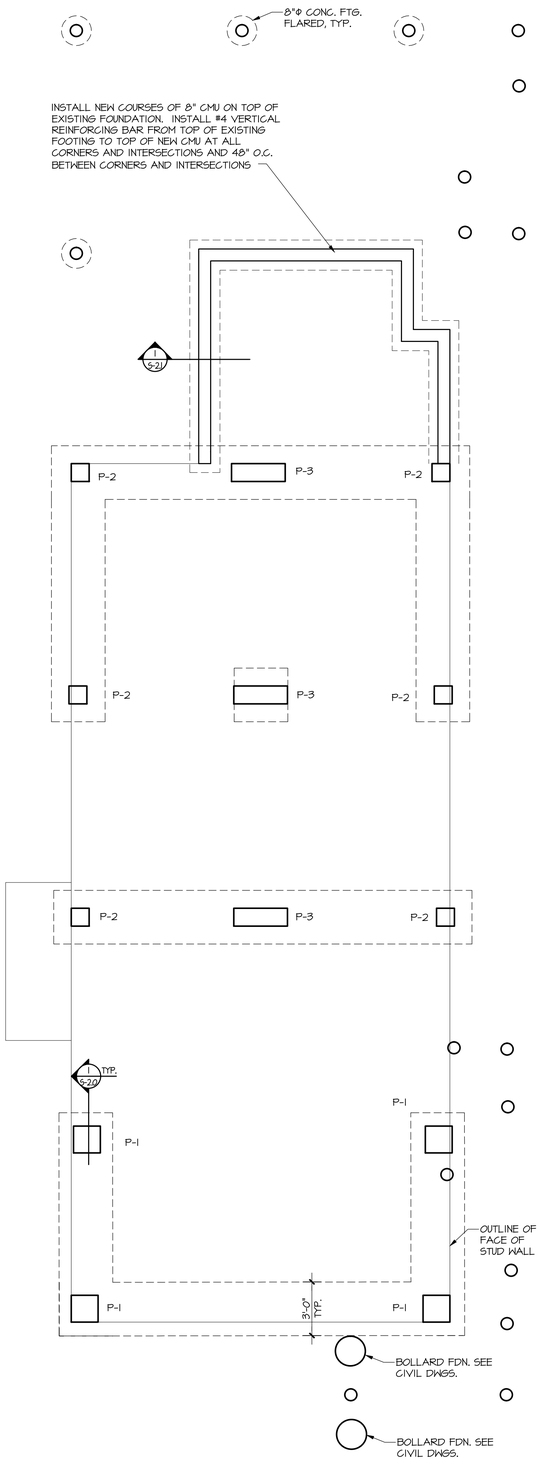
GENERAL NOTES AND MATERIAL SPECIFICATIONS

Drawn: JM
Checked: GCF
Date: 06.16.15
Scale: AS NOTED
Job Number: 13288.00
Sheet: S0

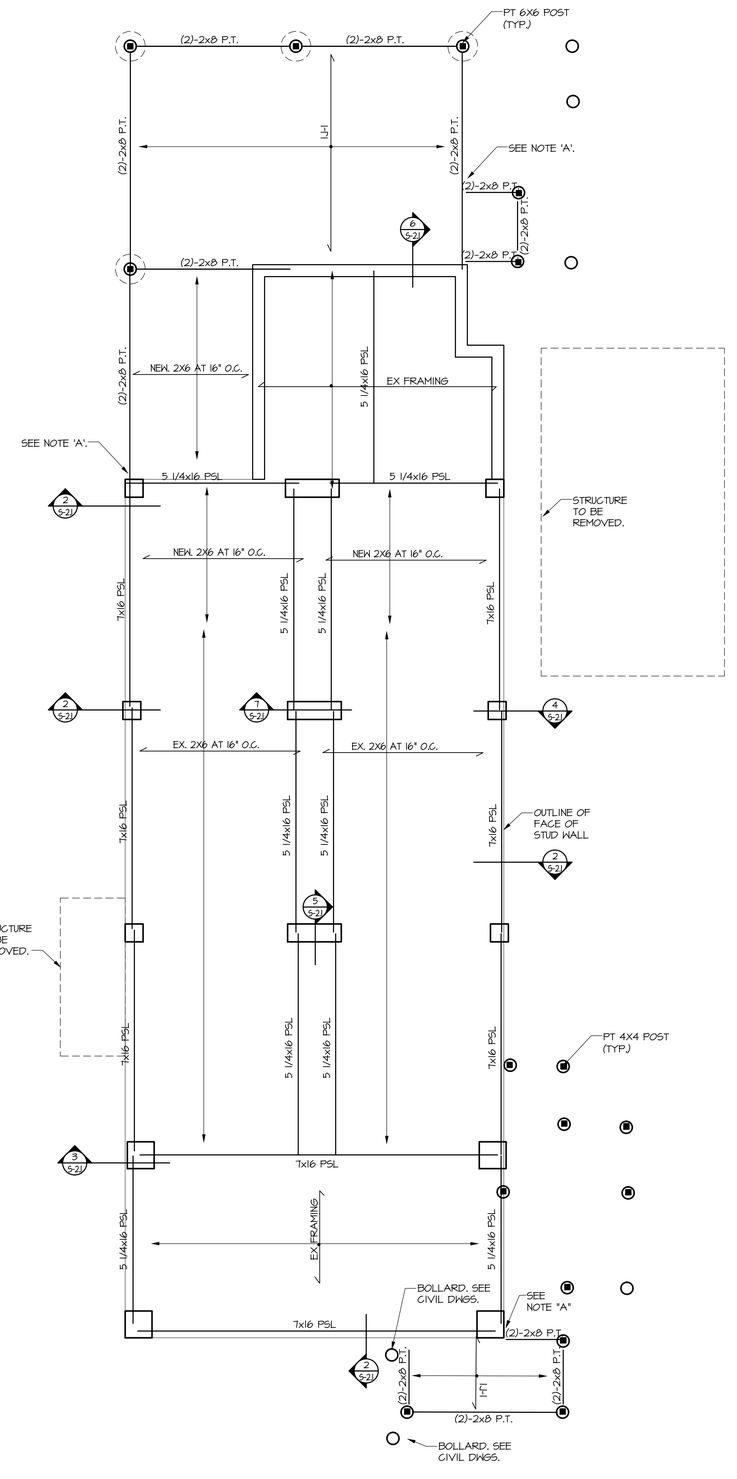



## FOUNDATION PLAN

1/4" = 1'-0"

NORTH:

- DO NOT SCALE THIS DRAWING. SEE ARCHITECTURAL PLANS FOR ALL DIMENSIONS AND ELEVATIONS.
- EXTERIOR COLUMNS EXTERIOR FACES SHALL LINE UP WITH EXTERIOR FACE OF STUD WALL.
- BOTTOM OF FOOTINGS SHALL BE 3'-6" MINIMUM BELOW GRADE.
- DECK/STAIR FOUNDATIONS SHALL BE 8" TUBE-TYPE FOOTING, FLARED AND REGULAR (NOT FLARED), AS SHOWN. FLARED FOOTING SHALL BE BF20 BY BIGFOOT SYSTEMS OR APPROVED EQUAL.
- SEE PIER SCHEDULE FOR SIZES.
- SEE DRAWING S-1.0 FOR GENERAL NOTES AND MATERIAL SPECIFICATIONS AND DRAWING S-2.0 THROUGH S-2.3 FOR SECTIONS AND DETAILS.




## FIRST FLOOR FRAMING PLAN

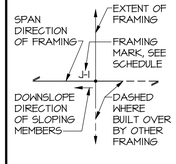
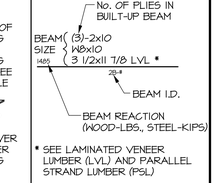
1/4" = 1'-0"

- DO NOT SCALE THIS DRAWING. SEE ARCHITECTURAL PLANS FOR ALL DIMENSIONS AND ELEVATIONS.
- UNLESS FASTENED WITH HANGERS TO A FLUSH HEADER, INSTALL SOLID LVL BLOCKING BETWEEN JOISTS OVER BEARING WALLS OR DROP BEAMS. BLOCKING DEPTH SHALL MATCH JOIST DEPTH.
- I-J-I INDICATES 2x8 P.T. JOISTS AT 16" O.C. WITH SIMPSON LUS28 FACE MOUNTED HANGERS WITH ZMAX COATING.
- SEE DRAWING S-0 FOR GENERAL NOTES AND MATERIAL SPECIFICATIONS AND DRAWING S-2.0 THROUGH S-2.3 FOR SECTIONS AND DETAILS.

NOTE "A"
FASTEN (2) 2 x 8 DECK MEMBER TO PSL BEAM WITH SIMPSON LUS28-2 FACE MOUNTED HANGERS WITH ZMAX COATING

**PRELIMINARY**
**NOT FOR CONSTRUCTION**

## FRAMING LEGEND

| JOISTS/RAFTERS | BEAM/HEADER |
|---|---|
|  |  |



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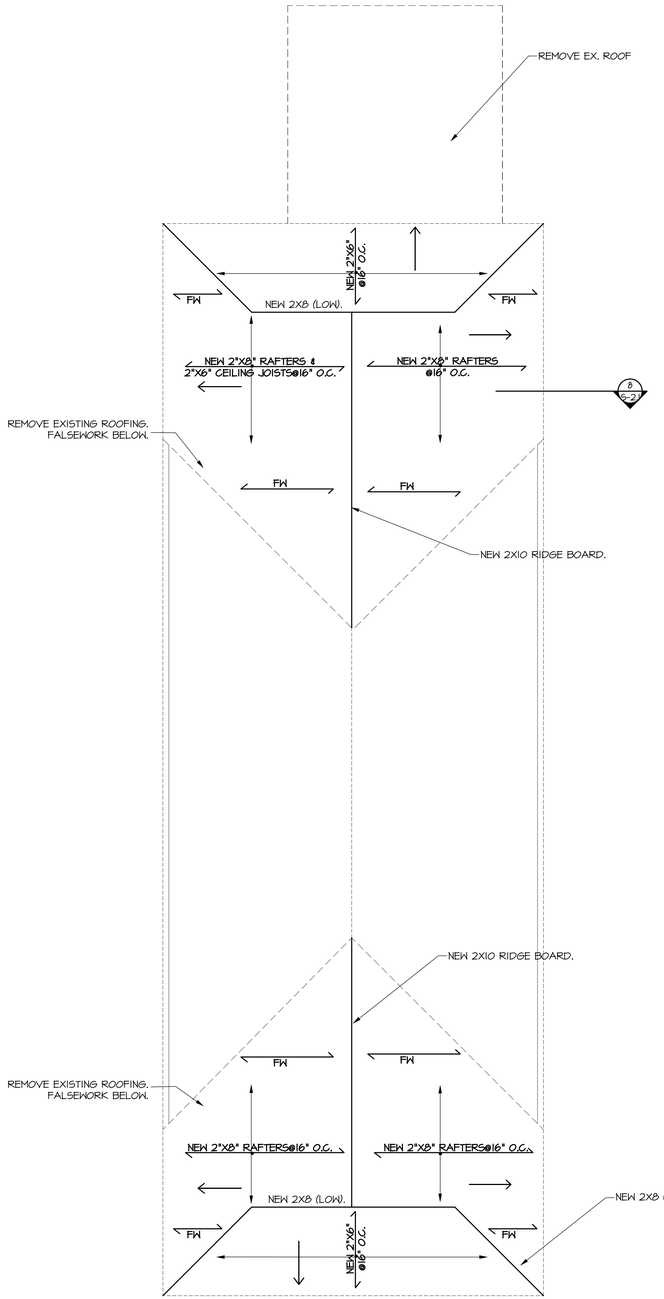
FOUNDATION AND FIRST FLOOR PLANS

| | |
|---|---|
| Drawn | JM |
| Checked | GCF |
| Date | 06.16.15 |
| Scale | AS NOTED |
| Job Number | 13288.00 |
| Sheet | S1.1 |



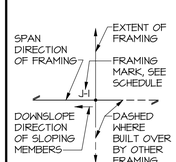
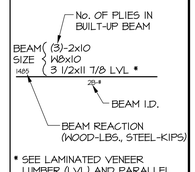

## ROOF FRAMING PLAN

1/4" = 1'-0"

- DO NOT SCALE THIS DRAWING. SEE ARCHITECTURAL PLANS FOR ALL DIMENSIONS AND ELEVATIONS.
- ALL WORK SHOWN IS NEW UNLESS INDICATED AS EXISTING AND/ OR SHOWN WITH LIGHT LINE WORK.
- ROOF SHEATHING TO BE 5/8" (MIN.) PLYWOOD.
- "FW" INDICATES FALSEWORK/OVERBUILD
- UNLESS FASTENED WITH HANGERS TO A FLUSH HEADER, INSTALL SOLID 2x6 BLOCKING BETWEEN RAFTERS OVER BEARING WALLS OR DROP BEAMS.
- SEE DRAWING S0 FOR GENERAL NOTES AND MATERIAL SPECIFICATIONS AND DRAWING S2.1 FOR SECTIONS AND DETAILS.

**PRELIMINARY**
**NOT FOR CONSTRUCTION**

## FRAMING LEGEND

| JOISTS/RAFTERS | BEAM/HEADER |
|---|---|
|  |  |



* SEE LAMINATED VENEER LUMBER (LVL) AND PARALLEL STRAND LUMBER (PSL)

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ROOF PLAN

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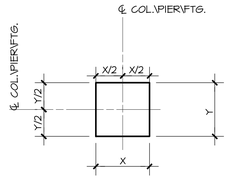
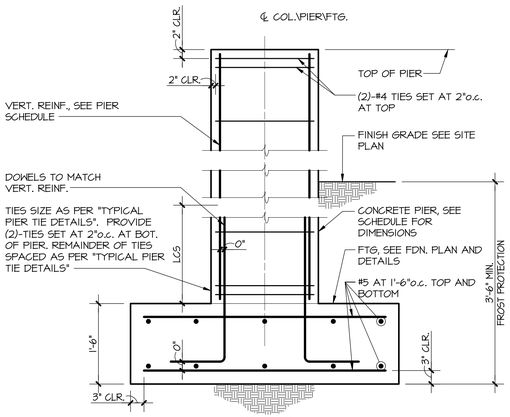
| Sheet | S1.2 |




TYPE A

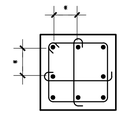



SECTION

## PIER SCHEDULE

| MARK | TYPE | "X" E-W DIR. | "Y" N-S DIR. | VERTICAL REINF. | REMARKS |
|---|---|---|---|---|---|
| P-1 | A | 2'-0" | 2'-0" | (8)-#6 | |
| P-2 | A | 1'-6" | 1'-6" | (8)-#6 | |
| P-3 | A | 3'-0" | 1'-6" | (8)-#6 | |

PIER SCHEDULE AND PIER/FOOTING DETAILS (1 S-2.0)
NO SCALE




8 BARS

TYPICAL TIE ARRANGEMENT

"*" INDICATES WHEN 6" OR LESS OMIT INTERIOR TIE.

## MAXIMUM SPACING OF TIES

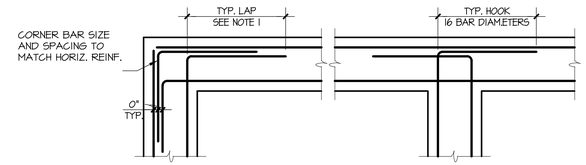
| VERTICAL BAR SIZE | SIZE AND SPACING OF TIES | | |
|---|---|---|---|
| | #3 | #4 | #5 |
| #5 | 10" | - | - |
| #6 | 12" | - | - |
| #7 | 14" | - | - |
| #8 | 16" | 16" | - |

"*" INDICATES MAXIMUM SPACING NOT TO EXCEED LEAST DIMENSION OF COMPRESSION MEMBER.

NOTES:

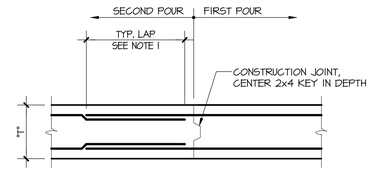
1. THE VERTICAL BARS SHALL BE SPACED AROUND THE PERIMETER SO AS TO ACHIEVE APPROXIMATELY EQUAL SPACING.
2. THE MINIMUM VERTICAL BAR SPACING SHALL BE 1.5 X THE BAR DIAMETER, BUT NOT LESS THAN 1".
3. TIES SHALL BE ARRANGED SUCH THAT EVERY CORNER AND ALTERNATE VERTICAL BAR SHALL HAVE LATERAL SUPPORT PROVIDED BY THE CORNER OF A TIE WITH AN INCLUDED ANGLE OF NOT MORE THAN 135 DEGREES AND NO BAR SHALL BE FURTHER THAN 6" CLEAR ON EACH SIDE ALONG THE TIE FROM SUCH A LATERALLY SUPPORTED BAR.
4. TIES SHALL BE LOCATED VERTICALLY NOT MORE THAN ONE-HALF A TIE SPACING ABOVE THE TOP OF FOOTING OR SLAB IN ANY STORY, AND SHALL BE SPACED AS PROVIDED HEREIN TO NOT MORE THAN ONE-HALF A TIE SPACING BELOW THE LOWEST HORIZONTAL REINFORCEMENT IN SLAB OR DROP PANEL ABOVE.
5. WHERE BEAMS OR BRACKETS FRAME FROM FOUR DIRECTIONS INTO A COLUMN, PIER OR BUTRESS, TERMINATION OF TIES NOT MORE THAN 3" BELOW REINFORCEMENT IN SHALLOWEST OF SUCH BEAMS OR BRACKETS SHALL BE PERMITTED.
6. SEE THE GENERAL NOTES ON DRAWING S-1.0 FOR THE MINIMUM CONCRETE COVER REQUIREMENTS FOR REINFORCEMENT.

TYPICAL PIER TIE DETAILS (2 S-2.0)
NO SCALE




AT CORNERS

AT INTERSECTIONS




CONSTRUCTION JOINT

NOTES:

1. ALL BAR SPLICES SHALL BE CLASS "B" LAP SPLICES WITH 56 BAR DIAMETERS MINIMUM.
2. PROVIDE CONSTRUCTION JOINT AT END OF EACH DAY'S POUR. WALLS SHALL NOT BE POURED IN CONTINUOUS LENGTHS EXCEEDING 30 FEET WITHOUT PROVIDING CONSTRUCTION JOINTS OR CONTROL JOINTS.

TYPICAL CONCRETE FOOTING CONSTRUCTION DETAIL (2 S-2.0)
NO SCALE

**PRELIMINARY**
**NOT FOR CONSTRUCTION**

| Revisions | Date |
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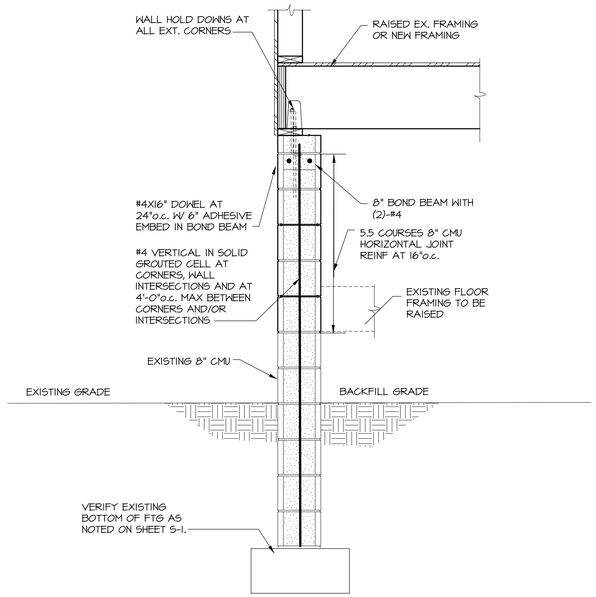
TYPICAL FOUNDATION DETAILS

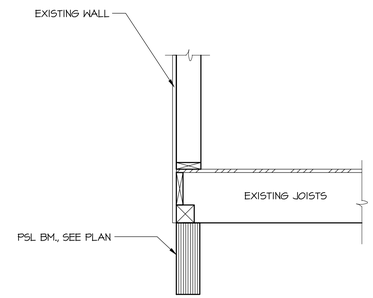
| | |
|---|---|
| Drawn | JM |
| Checked | GCF |
| Date | 06.16.15 |
| Scale | AS NOTED |
| Job Number | 13288.00 |
| Sheet | S2.0 |




## CMU WALL EXTENSION DETAIL

NO SCALE

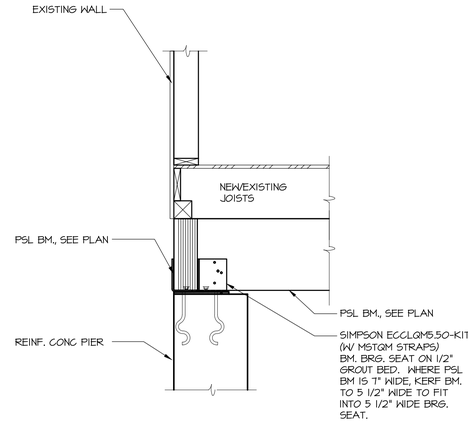
1 S-2.1




## TYPICAL PERIMETER BEAM DETAIL

NO SCALE

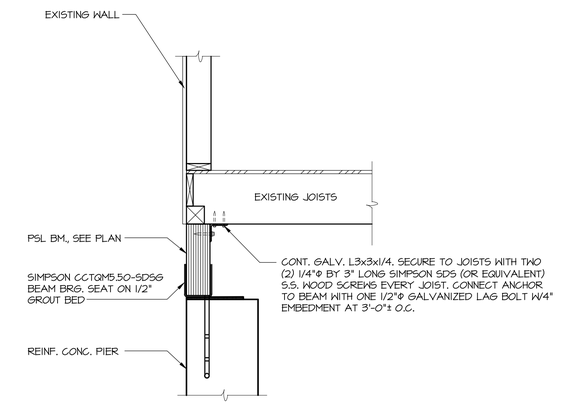
2 S-2.1




## CORNER PIER DETAIL

NO SCALE

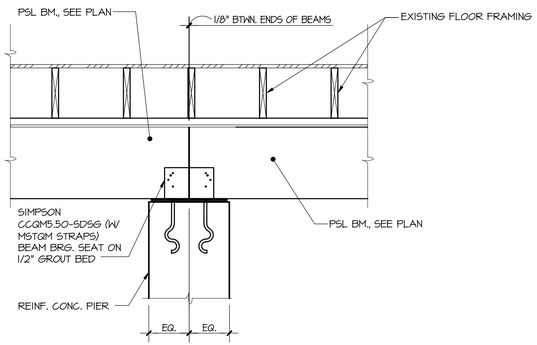
3 S-2.1




## SECTION

3/4" = 1'-0"

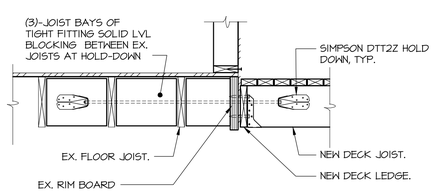
4 S-2.1




## SECTION

3/4" = 1'-0"

5 S-2.1

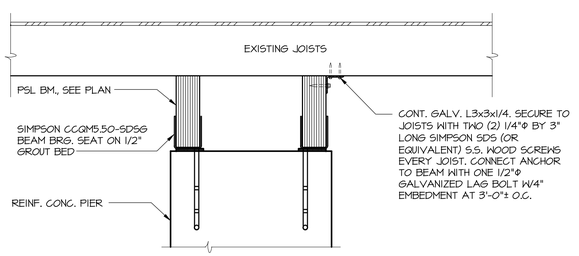



HOLD-DOWNS SHALL BE INSTALLED IN (2)-LOCATIONS

## DECK ATTACHMENT DETAILS

NO SCALE

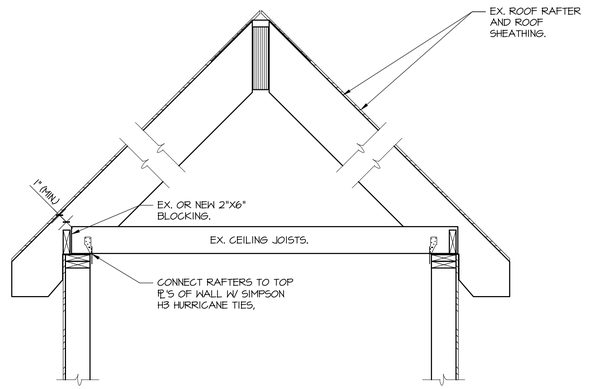
6 S-2.1




## SECTION

3/4" = 1'-0"

7 S-2.1




## TYPICAL ROOF RAFTER STRAPPING DETAIL

NO SCALE

8 S-2.1

| Revisions | Date |
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DETAILS - NEW FOUNDATION AND REPAIRS

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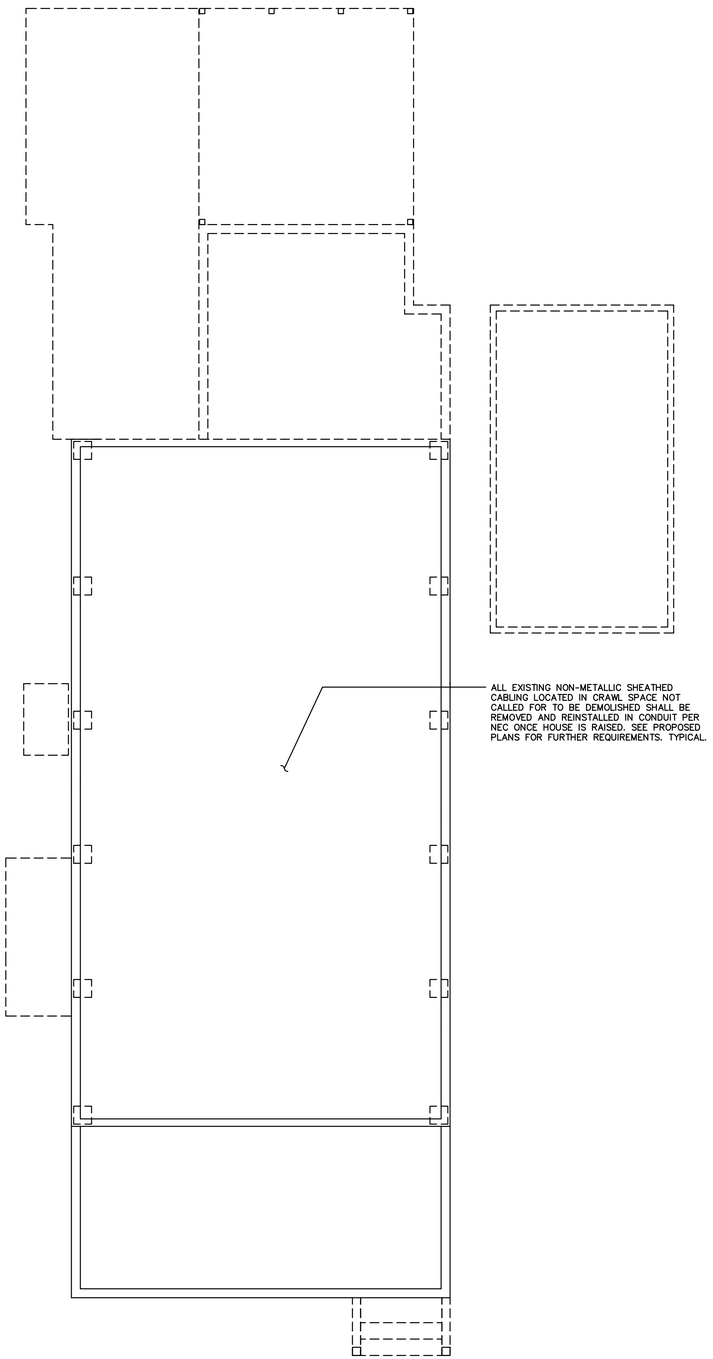
| Drawn | JM |
| Checked | GCF |
| Date | 06.16.15 |
| Scale | AS NOTED |
| Job Number | 13288.00 |
| Sheet | S-2.1 |




CRAWL SPACE ELECTRICAL DEMOLITION PLAN

SCALE: ¼"=1'-0"

**DEMOLITION NOTES:**

1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND BECOME INFORMED AS TO THE NATURE AND SCOPE OF DEMOLITION WORK REQUIRED, NOTING AND ACCOUNTING FOR EXISTING CONDITIONS. TYPICAL.
2. REMOVE AND PROPERLY DISPOSE OF EQUIPMENT AND ASSOCIATED COMPONENTS/ACCESSORIES AS INDICATED ON DEMOLITION PLANS. PROPERLY DISPOSE OF ALL DEMOLITION DEBRIS AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. TYPICAL.
3. CONTRACTOR SHALL NOT DAMAGE ANY EXISTING EQUIPMENT, PIPING, OR ASSOCIATED ACCESSORIES WHICH ARE TO REMAIN. ANY SUCH ITEMS DAMAGED SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. TYPICAL.
4. CONTRACTOR SHALL NOT DAMAGE ANY EXISTING ELECTRICAL CONNECTIONS, WIRING AND ASSOCIATED ACCESSORIES WHICH ARE TO REMAIN. ANY SUCH ITEMS DAMAGED SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. TYPICAL.
5. ALL DEMOLITION WORK SHALL BE PERFORMED IN A SAFE AND ORDERLY MANNER WITH QUALIFIED AND LICENSED PERSONNEL IN ACCORDANCE WITH STATE AND LOCAL GOVERNING AUTHORITIES AND ALL APPLICABLE CODES AND STANDARDS. COORDINATE WORK WITH ALL PROJECT DISCIPLINES AND EXISTING CONDITIONS. TYPICAL.
6. DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDED IN AND RELATED TO THE PROJECT SCOPE OF WORK. TYPICAL.
7. DO NOT DISTURB ANY SUSPECTED HAZARDOUS MATERIALS. NOTIFY OWNERS REPRESENTATIVE OR ANY SUSPECTED MATERIALS IMPEDING PERFORMANCE OF WORK. TYPICAL.
8. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES. CONTRACTOR RESPONSIBLE FOR ALL FEES ASSOCIATED WITH ANY AND ALL UTILITY COMPANIES TO COMPLETE SCOPE OF WORK.
9. CONTRACTOR SHALL VERIFY ALL EXISTING EQUIPMENT SIZES AND LOCATIONS INFIELD AND PRIOR TO BIDDING.

| Revisions | Date |
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| Bid Set | 06.18.15 |
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CRAWL SPACE ELECTRICAL DEMOLITION PLAN

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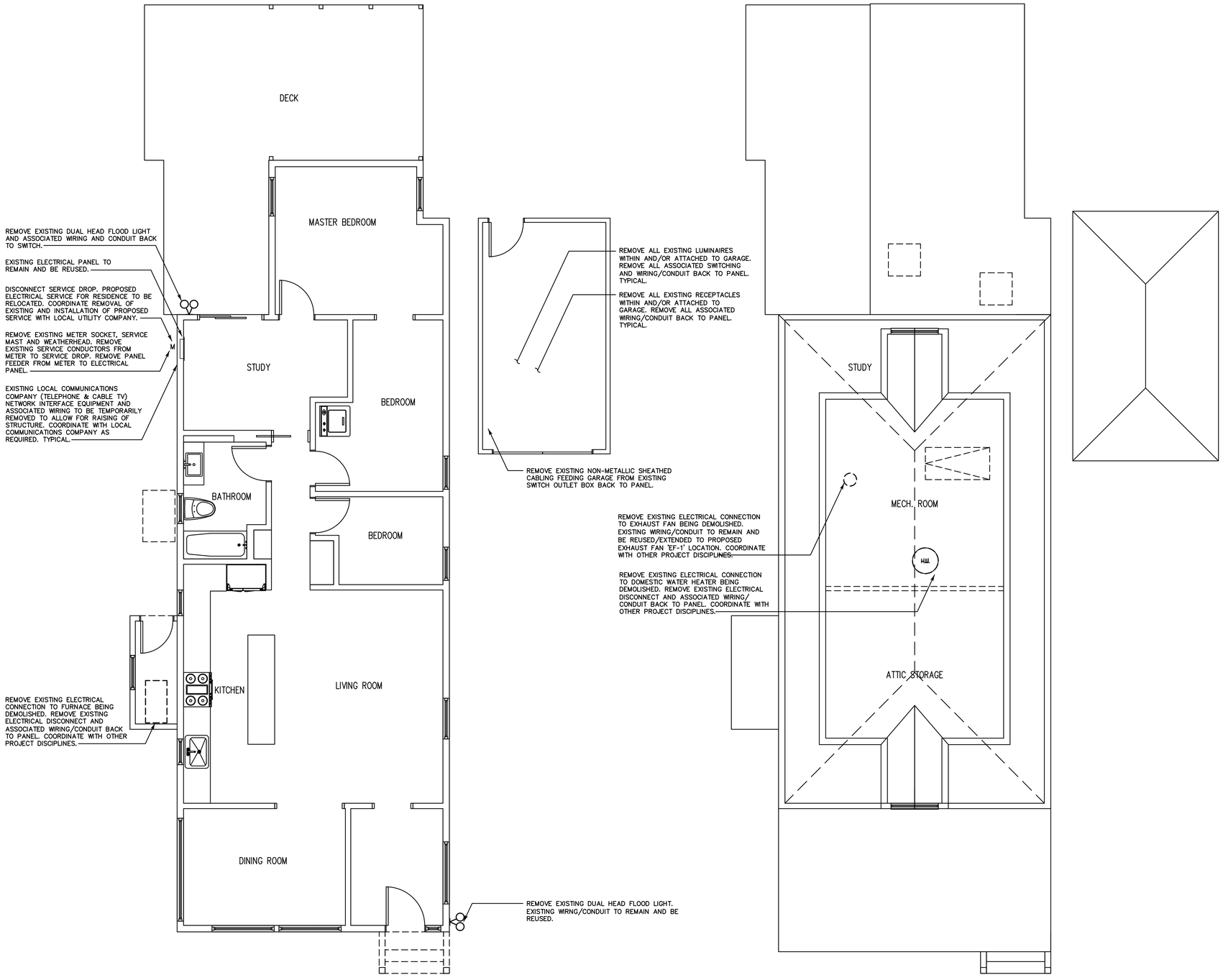
| Drawn | JDB |
| Checked | JAS |
| Date | 03.12.15 |
| Scale | AS NOTED |
| Job Number | |
| Sheet | DE-1.0 |




## FIRST FLOOR ELECTRICAL DEMOLITION PLAN

SCALE: ¼"=1'-0"




## ATTIC FLOOR ELECTRICAL DEMOLITION PLAN

SCALE: ¼"=1'-0"

**DEMOLITION NOTES:**

1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND BECOME INFORMED AS TO THE NATURE AND SCOPE OF DEMOLITION WORK REQUIRED, NOTING AND ACCOUNTING FOR EXISTING CONDITIONS. TYPICAL.
2. REMOVE AND PROPERLY DISPOSE OF EQUIPMENT AND ASSOCIATED COMPONENTS/ACCESSORIES AS INDICATED ON DEMOLITION PLANS. PROPERLY DISPOSE OF ALL DEMOLITION DEBRIS AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. TYPICAL.
3. CONTRACTOR SHALL NOT DAMAGE ANY EXISTING EQUIPMENT, PIPING, OR ASSOCIATED ACCESSORIES WHICH ARE TO REMAIN. ANY SUCH ITEMS DAMAGED SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. TYPICAL.
4. CONTRACTOR SHALL NOT DAMAGE ANY EXISTING ELECTRICAL CONNECTIONS, WIRING AND ASSOCIATED ACCESSORIES WHICH ARE TO REMAIN. ANY SUCH ITEMS DAMAGED SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. TYPICAL.
5. ALL DEMOLITION WORK SHALL BE PERFORMED IN A SAFE AND ORDERLY MANNER WITH QUALIFIED AND LICENSED PERSONNEL IN ACCORDANCE WITH STATE AND LOCAL GOVERNING AUTHORITIES AND ALL APPLICABLE CODES AND STANDARDS. COORDINATE WORK WITH ALL PROJECT DISCIPLINES AND EXISTING CONDITIONS. TYPICAL.
6. DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDED IN AND RELATED TO THE PROJECT SCOPE OF WORK. TYPICAL.
7. DO NOT DISTURB ANY SUSPECTED HAZARDOUS MATERIALS. NOTIFY OWNERS REPRESENTATIVE OR ANY SUSPECTED MATERIALS IMPEDING PERFORMANCE OF WORK. TYPICAL.
8. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES. CONTRACTOR RESPONSIBLE FOR ALL FEES ASSOCIATED WITH ANY AND ALL UTILITY COMPANIES TO COMPLETE SCOPE OF WORK.
9. CONTRACTOR SHALL VERIFY ALL EXISTING EQUIPMENT SIZES AND LOCATIONS INFIELD AND PRIOR TO BIDDING.

| Revisions | Date |
|---|---|
| Bid Set | 06.18.15 |
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| | |

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FIRST FL. & ATTIC ELECTRICAL DEMOLITION PLAN

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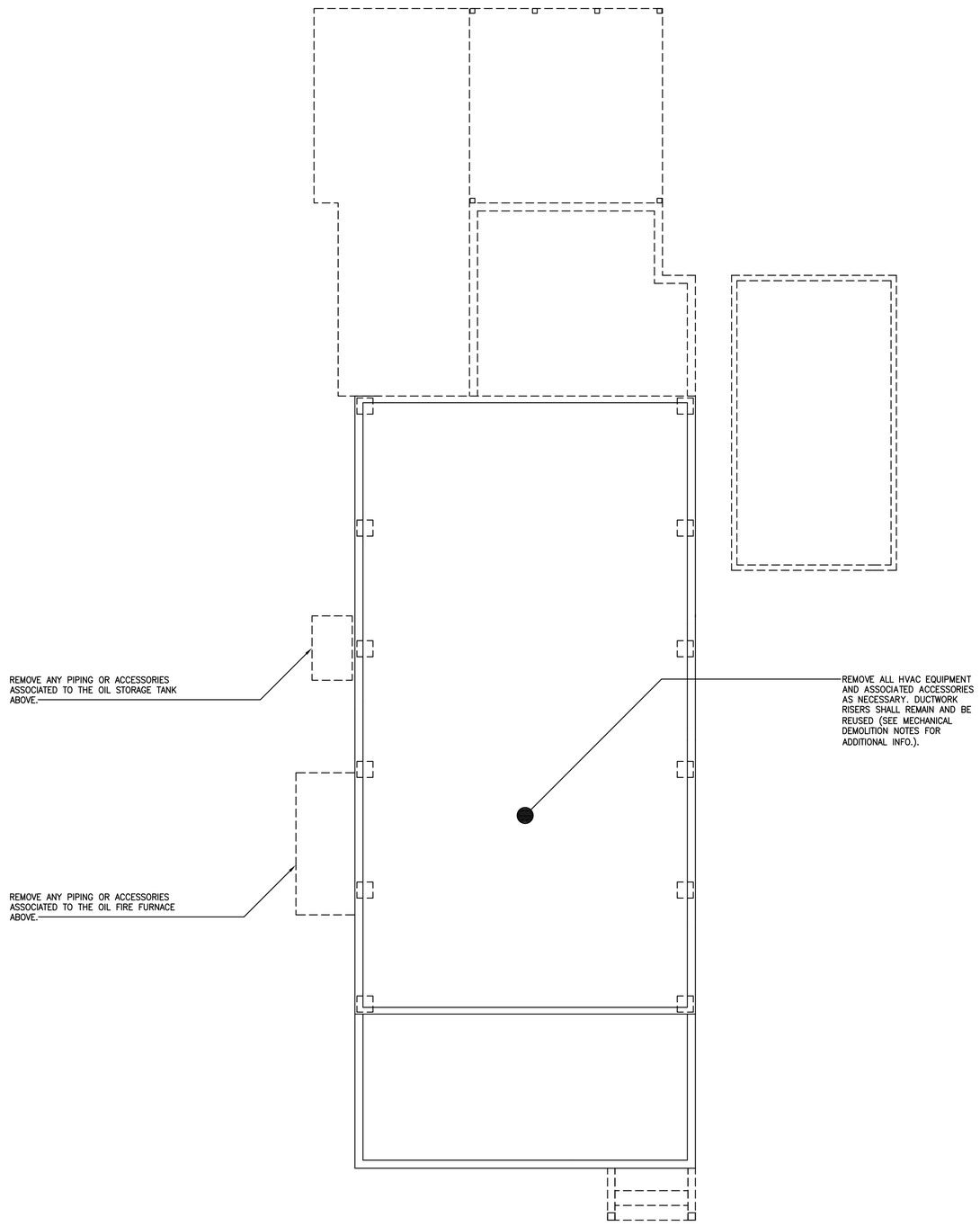
| Drawn | JDB |
| Checked | JAS |
| Date | 03.12.15 |
| Scale | AS NOTED |
| Job Number | |
| Sheet | DE-2.0 |




CRAWL SPACE MECHANICAL DEMOLITION PLAN

SCALE: ¼"=1'-0"

**DEMOLITION NOTES:**

1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND BECOME INFORMED AS TO THE NATURE AND SCOPE OF DEMOLITION WORK REQUIRED, NOTING AND ACCOUNTING FOR EXISTING CONDITIONS. TYPICAL.
2. REMOVE AND PROPERLY DISPOSE OF EQUIPMENT AND ASSOCIATED COMPONENTS/ACCESSORIES AS INDICATED ON DEMOLITION PLANS. PROPERLY DISPOSE OF ALL DEMOLITION DEBRIS AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. TYPICAL.
3. CONTRACTOR SHALL NOT DAMAGE ANY EXISTING EQUIPMENT, PIPING, OR ASSOCIATED ACCESSORIES WHICH ARE TO REMAIN. ANY SUCH ITEMS DAMAGED SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. TYPICAL.
4. ALL DEMOLITION WORK SHALL BE PERFORMED IN A SAFE AND ORDERLY MANNER WITH QUALIFIED AND LICENSED PERSONNEL IN ACCORDANCE WITH STATE AND LOCAL GOVERNING AUTHORITIES AND ALL APPLICABLE CODES AND STANDARDS. COORDINATE WORK WITH ALL PROJECT DISCIPLINES AND EXISTING CONDITIONS. TYPICAL.
5. CONTRACTOR SHALL PROVIDE MINIMUM OF 72 HOURS NOTICE PRIOR TO ANY EQUIPMENT/SERVICE SHUT DOWN.
6. DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDED IN AND RELATED TO THE PROJECT SCOPE OF WORK. TYPICAL.
7. PROPOSED SYSTEM SHALL BE FULLY INSTALLED AND CONNECTED TO RESPECTIVE PIPING PRIOR TO REMOVAL OF EXISTING EQUIPMENT. TYPICAL.
8. CONTRACTOR TO DISCONNECT BASEBOARD HEATER PIPING FROM BOILER SYSTEM AND PRESERVE FOR REUSE. TYPICAL. SEE PROPOSED PLANS FOR FURTHER REQUIREMENTS.

**GENERAL MECHANICAL DEMOLITION NOTES:**

1. ALL EXISTING DUCTWORK RISERS TO REMAIN AND BE RE-USED IN COORDINATION WITH THE NEW GAS FIRED FURNACE LOCATION.
2. COORDINATED EXISTING DUCTWORK BRANCHES TO REMAIN WITH THE PROPOSED TRUNK AND BRANCH DUCTWORK SHOWN ON M-1.0.
3. REMOVE ALL REGISTERS AND GRILLES AT FIRST FLOOR. COORDINATE REMOVED REGISTER AND GRILL SIZES WITH REPLACEMENT REGISTERS AND GRILLES IN ACCORDANCE WITH NOTES ON M-1.0

| Revisions | Date |
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| Bid Set | 06.18.15 |
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CRAWL SPACE MECHANICAL DEMOLITION PLAN

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| Drawn | JDB |
| Checked | JAS |
| Date | 03.12.15 |
| Scale | AS NOTED |
| Job Number | |
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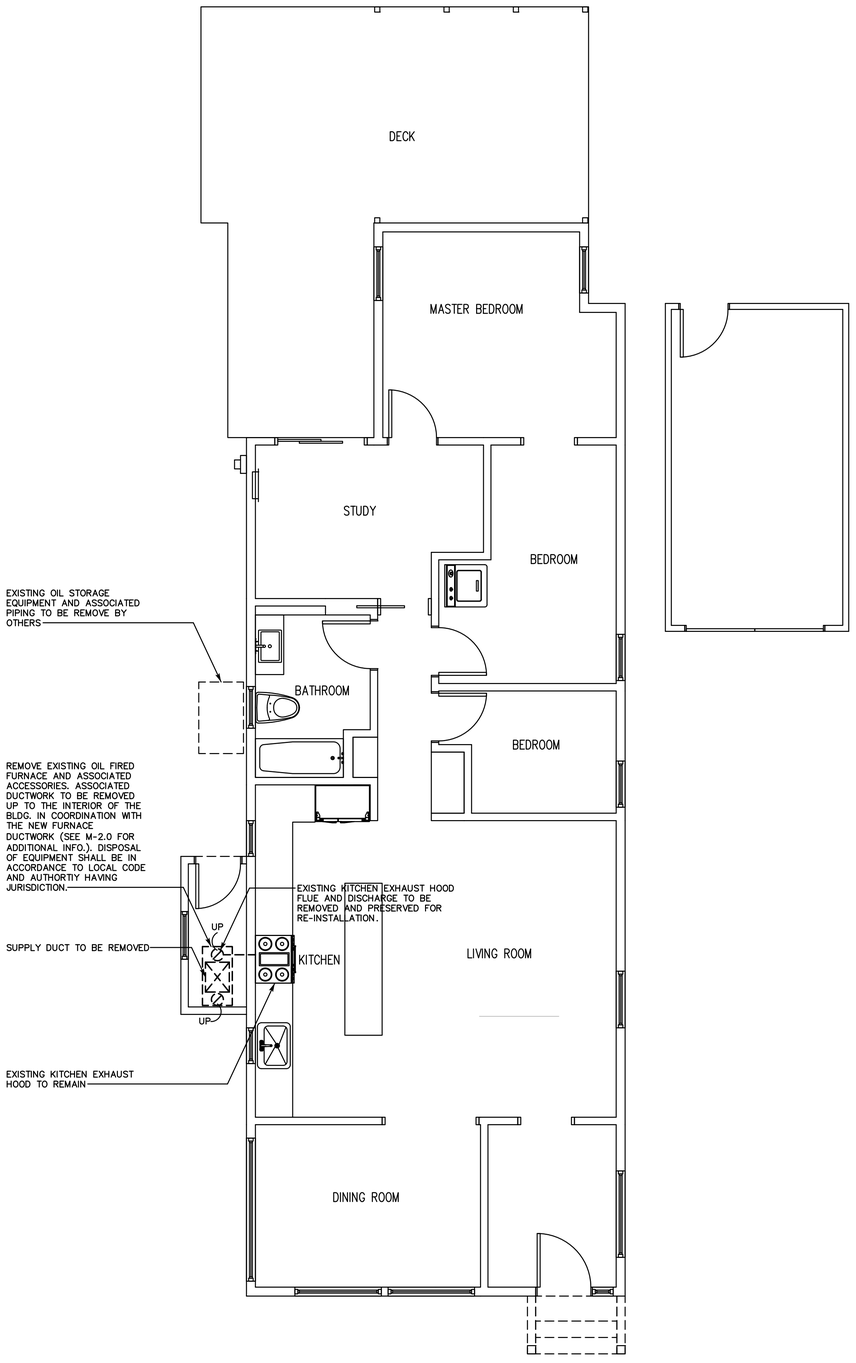
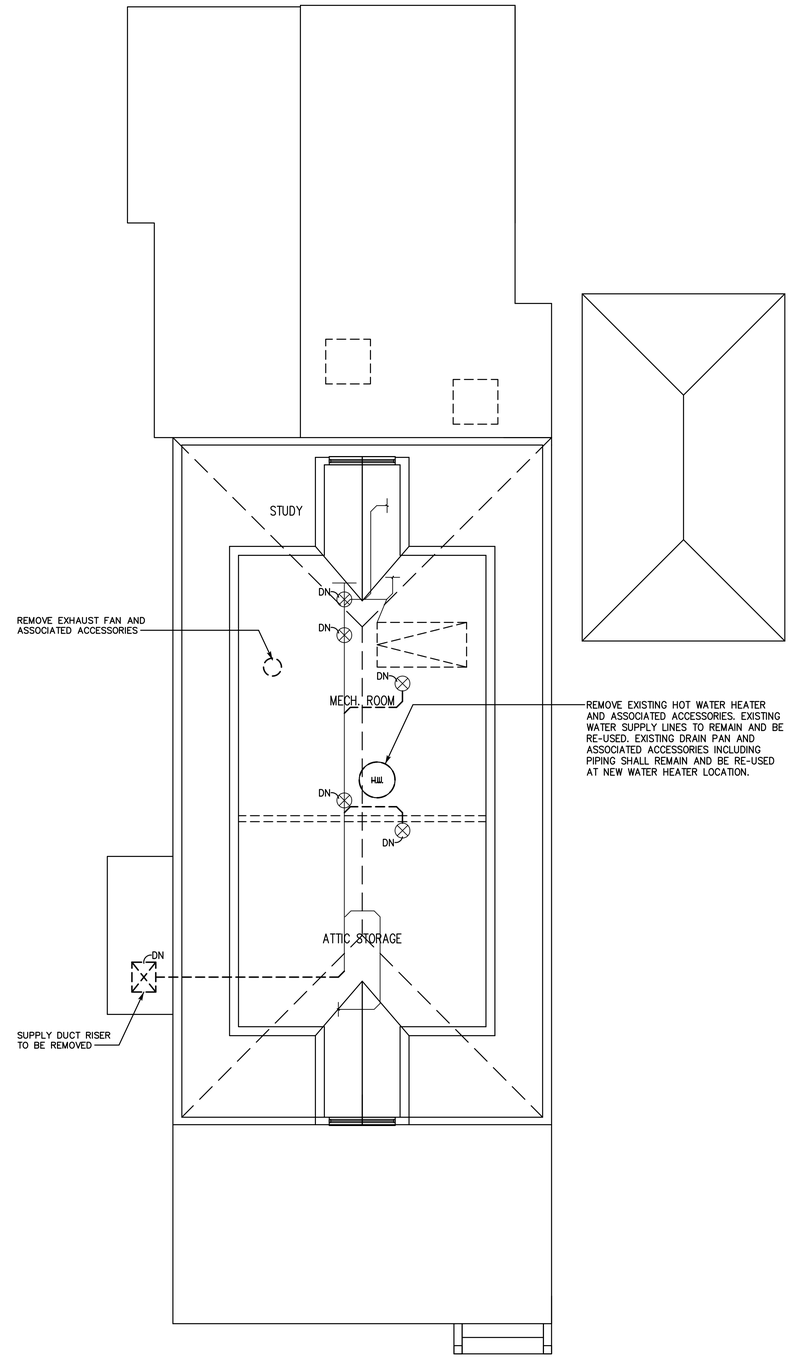



## FIRST FLOOR MECHANICAL DEMOLITION PLAN

SCALE: ¼"=1'-0"




## ATTIC FLOOR MECHANICAL DEMOLITION PLAN

SCALE: ¼"=1'-0"

**DEMOLITION NOTES:**

1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND BECOME INFORMED AS TO THE NATURE AND SCOPE OF DEMOLITION WORK REQUIRED, NOTING AND ACCOUNTING FOR EXISTING CONDITIONS. TYPICAL.
2. REMOVE AND PROPERLY DISPOSE OF EQUIPMENT AND ASSOCIATED COMPONENTS/ACCESSORIES AS INDICATED ON DEMOLITION PLANS. PROPERLY DISPOSE OF ALL DEMOLITION DEBRIS AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. TYPICAL.
3. CONTRACTOR SHALL NOT DAMAGE ANY EXISTING EQUIPMENT, PIPING, OR ASSOCIATED ACCESSORIES WHICH ARE TO REMAIN. ANY SUCH ITEMS DAMAGED SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. TYPICAL.
4. ALL DEMOLITION WORK SHALL BE PERFORMED IN A SAFE AND ORDERLY MANNER WITH QUALIFIED AND LICENSED PERSONNEL IN ACCORDANCE WITH STATE AND LOCAL COVERNING AUTHORITIES AND ALL APPLICABLE CODES AND STANDARDS. COORDINATE WORK WITH ALL PROJECT DISCIPLINES AND EXISTING CONDITIONS. TYPICAL.
5. CONTRACTOR SHALL PROVIDE MINIMUM OF 72 HOURS NOTICE PRIOR TO ANY EQUIPMENT/SERVICE SHUT DOWN.
6. DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDED IN AND RELATED TO THE PROJECT SCOPE OF WORK. TYPICAL.
7. PROPOSED SYSTEM SHALL BE FULLY INSTALLED AND CONNECTED TO RESPECTIVE PIPING PRIOR TO REMOVAL OF EXISTING EQUIPMENT. TYPICAL.
8. ALL EXISTING DUCTWORK, REGISTERS, GRILLES, AND ASSOCIATED ACCESSORIES TO REMAIN IN PLACE AND BE REUSED. TYPICAL.

**GENERAL MECHANICAL DEMOLITION NOTES:**

1. ALL EXISTING DUCTWORK RISERS TO REMAIN AND BE RE-USED IN COORDINATION WITH THE NEW GAS FIRED FURNACE LOCATION.
2. COORDINATED EXISTING DUCTWORK BRANCHES TO REMAIN WITH THE PROPOSED TRUNK AND BRANCH DUCTWORK SHOWN ON M-1.0.
3. REMOVE ALL REGISTERS AND GRILLES AT FIRST AND SECOND FLOORS. COORDINATE REMOVED REGISTER AND GRILL SIZES WITH REPLACEMENT REGISTERS AND GRILLES IN ACCORDANCE WITH NOTES ON M-1.0

| Revisions | Date |
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| Bid Set | 06.18.15 |
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FIRST FL. & ATTIC MECHANICAL DEMOLITION PLAN

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| Drawn | JDB |
| Checked | JAS |
| Date | 03.12.15 |
| Scale | AS NOTED |
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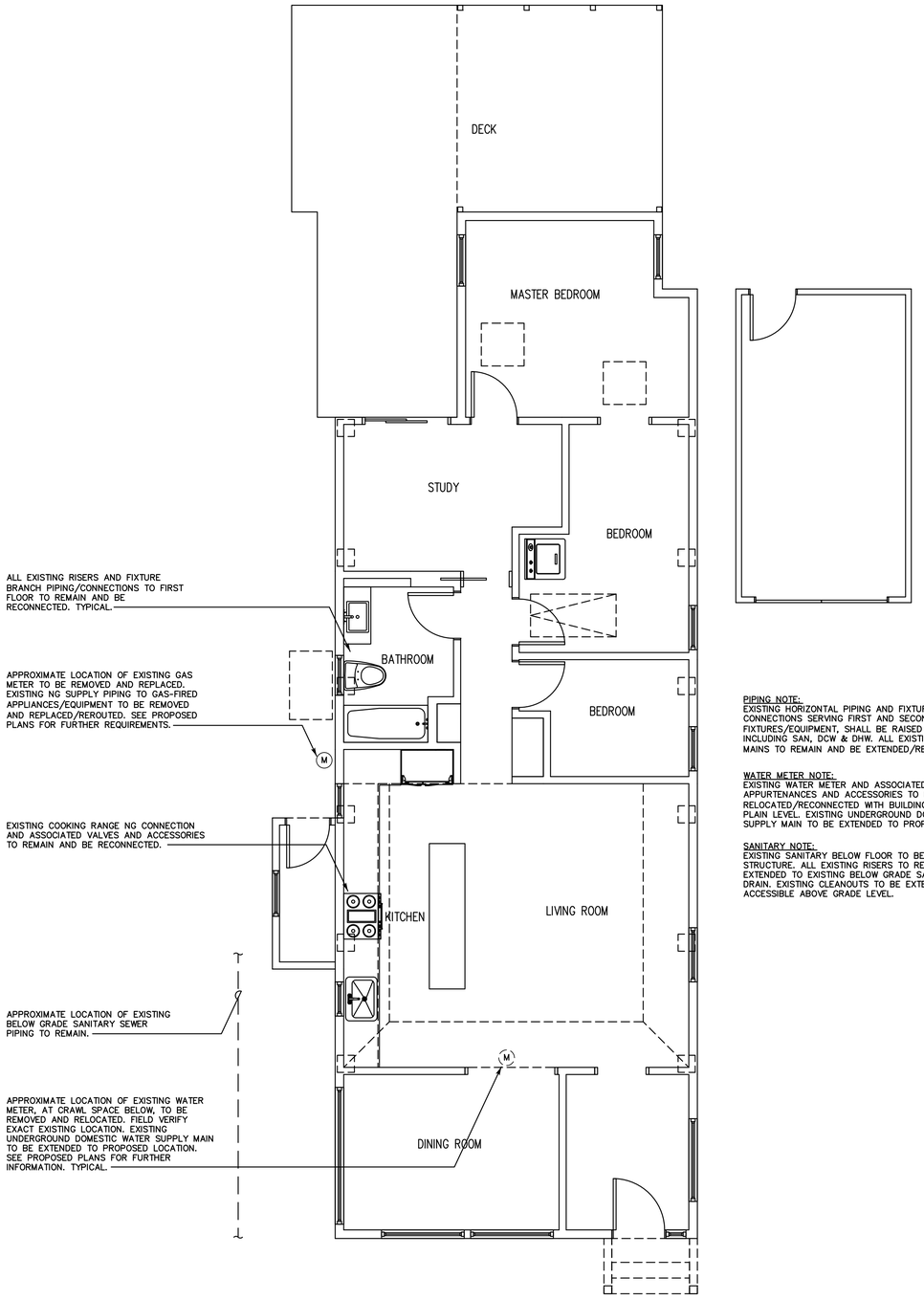
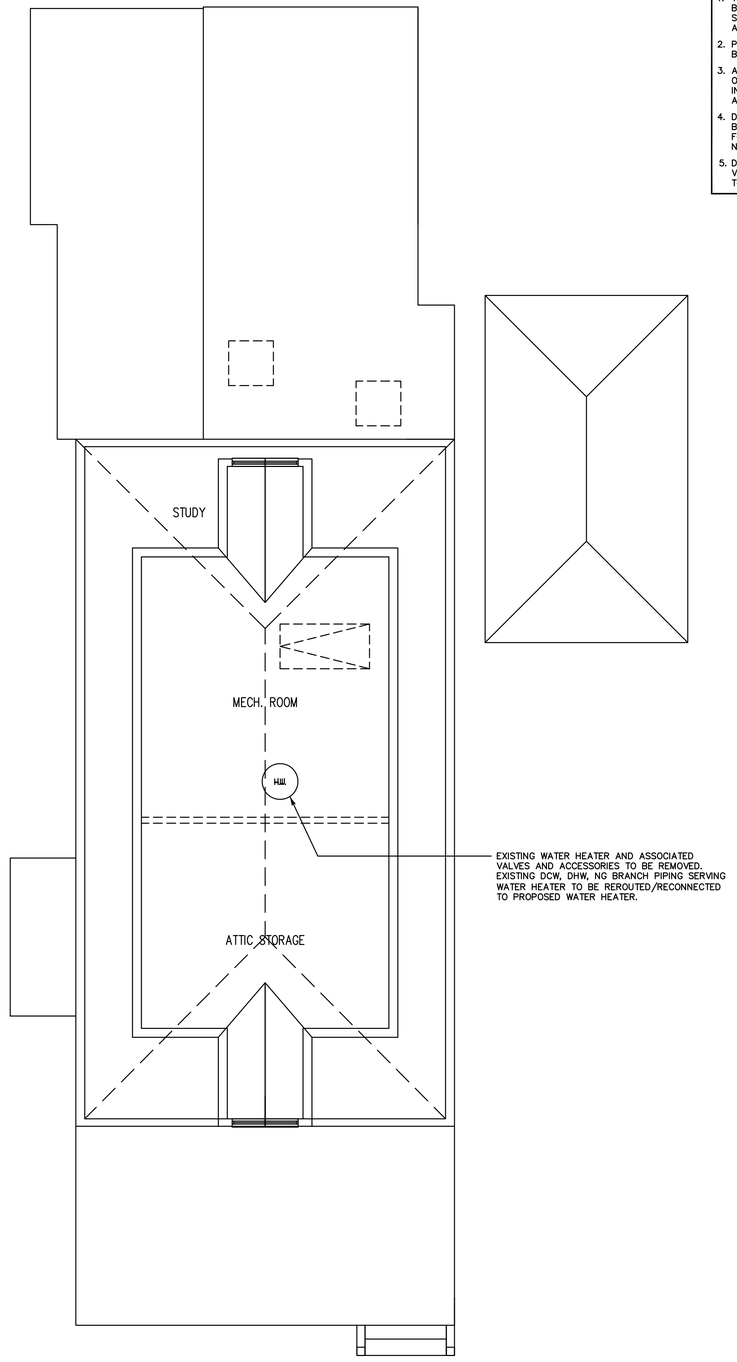



PIPING NOTE:
EXISTING HORIZONTAL PIPING AND FIXTURE BRANCH CONNECTIONS SERVING FIRST AND SECOND FLOOR FIXTURES/EQUIPMENT, SHALL BE RAISED WITH BUILDING, INCLUDING SAN, DCW & DHW. ALL EXISTING RISERS AND MAINS TO REMAIN AND BE EXTENDED/RECONNECTED.

WATER METER NOTE:
EXISTING WATER METER AND ASSOCIATED VALVES, FITTINGS, APPURTENANCES AND ACCESSORIES TO BE REMOVED AND RELOCATED/RECONNECTED WITH BUILDING ABOVE FLOOD PLAIN LEVEL. EXISTING UNDERGROUND DOMESTIC WATER SUPPLY MAIN TO BE EXTENDED TO PROPOSED LOCATION.

SANITARY NOTE:
EXISTING SANITARY BELOW FLOOR TO BE RAISED WITH STRUCTURE. ALL EXISTING RISERS TO REMAIN AND BE EXTENDED TO EXISTING BELOW GRADE SANITARY SEWER DRAIN. EXISTING CLEANOUTS TO BE EXTENDED TO ACCESSIBLE ABOVE GRADE LEVEL.




FIRST FLOOR PLUMBING DEMOLITION PLAN
SCALE: 1/4"=1'-0"

ATTIC PLUMBING DEMOLITION PLAN
SCALE: 1/4"=1'-0"

**PLUMBING DEMOLITION NOTES:**

1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE, PRIOR TO BIDDING, AND BECOME INFORMED AS TO THE NATURE AND SCOPE OF DEMOLITION WORK REQUIRED, NOTING AND ACCOUNTING FOR EXISTING CONDITIONS. TYPICAL.
2. PROPERLY DISPOSE OF ALL DEMOLITION DEBRIS AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
3. ALL DEMOLITION WORK SHALL BE PERFORMED IN A SAFE AND ORDERLY MANNER WITH QUALIFIED AND LICENSED PERSONNEL IN ACCORDANCE WITH STATE AND LOCAL GOVERNING AUTHORITIES AND ALL APPLICABLE CODES. TYPICAL.
4. DO NOT DAMAGE EXISTING EQUIPMENT AND/OR SYSTEMS NOT BEING REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING EQUIPMENT AND/OR SYSTEMS NOT BEING REMOVED.
5. DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDED IN AND RELATED TO THE PROJECT SCOPE OF WORK. TYPICAL.

| Revisions | Date |
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| Bid Set | 06.18.15 |

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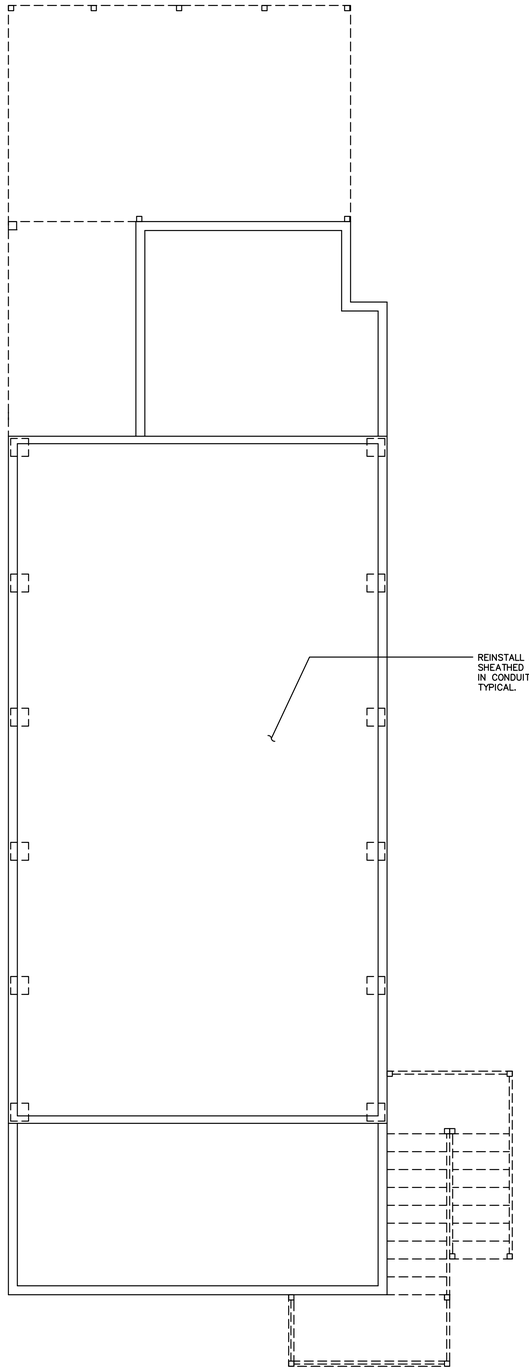
PLUMBING DEMOLITION PLANS

Drawn: JDB
Checked: JAS
Date: 03.12.15
Scale: AS NOTED
Job Number:
Sheet: DP-1.0




CRAWL SPACE ELECTRICAL PROPOSED PLAN

SCALE: ¼"=1'-0"

**HEAT TRACE NOTES:**

1. CONTRACTOR SHALL PROVIDE 3 WATTS PER FOOT, LOW TEMP., SELF REGULATING HEAT TRACE (THERMOSTATICALLY CONTROLLED) FOR EXPOSED EXTERIOR COPPER DOMESTIC WATER SERVICE PIPING. COORDINATE LENGTH REQUIRED WITH PLUMBING CONTRACTOR. EMERSON FREEZE FREE WITH EH38 THERMOSTAT CONTROL.
2. CONTRACTOR SHALL PROVIDE 5 WATTS PER FOOT, IN-LINE HEAT TRACE WITH THERMOSTAT FOR EXPOSED EXTERIOR PE TYPE DOMESTIC WATER SERVICE PIPING WITH PIPE SIZES OF 1" AND 1-1/4". ALL OTHER SIZES PROVIDE HEAT TRACE PER NOTES #1 ABOVE. COORDINATE LENGTH REQUIRED WITH PLUMBING CONTRACTOR. EMERSON EASY HEAT WITH SL2G CONTROL.
3. PROVIDE ELECTRICAL CONNECTION AND INSTALL PER NEC AND MANUFACTURERS REQUIREMENTS. CONNECT TO PANEL CIRCUIT #29. PROVIDE 15A/1P CIRCUIT BREAKER FOR PANEL. PROVIDE 3-#14 AWG WITHIN CONDUIT.

## ELECTRICAL GENERAL NOTES

1. UNLESS OTHERWISE INDICATED, PROVIDE A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM INCLUDING ALL NECESSARY MATERIAL, LABOR AND EQUIPMENT.
2. ELECTRICAL PLANS AND DETAILS AND ONE LINE DIAGRAMS SHOW THE GENERAL LOCATION AND ARRANGEMENT OF THE ELECTRICAL SYSTEM. THEY ARE DIAGRAMMATIC AND DO NOT SHOW ALL CONDUIT BODIES, CONNECTORS, BENDS, FITTINGS, HANGERS AND ADDITIONAL PULL AND JUNCTION BOXES REQUIRED FOR INSTALLATION.
3. ALL EQUIPMENT AND MATERIAL SHALL BE LABELED, LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING.
4. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND ARRANGE FOR ALL REQUIRED INSPECTIONS IN ACCORDANCE WITH STATE AND LOCAL GOVERNING AUTHORITIES.
5. ALL WORK SHALL BE DONE WITH LICENSED WORKMEN IN ACCORDANCE WITH STATE AND LOCAL GOVERNING AUTHORITIES.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2011 NATIONAL ELECTRIC CODE (NEC) ANSI/NFPA 70, NFPA 72, NFPA 101.
7. THE TERM "INDICATED" SHALL MEAN "AS SHOWN ON CONTRACT DOCUMENTS (SPECIFICATIONS, DRAWINGS AND RELATED ATTACHMENTS)".
8. THE TERM "PROVIDE" SHALL MEAN "TO FURNISH, INSTALL AND CONNECT COMPLETELY".
9. THE TERM "SIZE" SHALL MEAN ONE OR MORE OF THE FOLLOWING: "LENGTH, CURRENT AND VOLTAGE RATING, NUMBER OF POLES, NEMA SIZE AND OTHER SIMILAR ELECTRICAL CHARACTERISTICS".
10. ELECTRICAL PLANS AND DETAILS DO NOT SHOW ALL INTERFERENCES AND CONDITIONS, VISIBLE AND/OR HIDDEN, THAT MAY EXIST; THUS REQUIRING THE CONTRACTOR TO INSPECT AND SURVEY THE SPACE BEFORE PERFORMING THE WORK.
11. BEFORE SELECTING MATERIAL AND EQUIPMENT, AND PROCEEDING WITH WORK, INSPECT AREAS WHERE MATERIAL AND EQUIPMENT ARE TO BE INSTALLED TO INSURE SUITABILITY, AND CHECK NEEDED SPACE FOR PLACEMENT, CLEARANCES AND INTERCONNECTIONS.
12. BEFORE CUTTING OR DRILLING INTO BUILDING ELEMENTS, INSPECT AND LAYOUT WORK TO AVOID DAMAGING STRUCTURAL ELEMENTS AND BUILDING UTILITIES.
13. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LOCAL UTILITY COMPANIES CHARGES FOR DISCONNECTION AND RECONNECTION OF SERVICES.

**EXISTING CIRCUITS NOTES:**

1. UNDERSIDE OF FIRST FLOOR SHALL BE SPRAYED WITH FOAM INSULATION. ALL JUNCTION BOXES SHALL BE RELOCATED SUCH THAT THEY ARE ACCESSIBLE ONCE SPRAY FOAM INSULATION IS INSTALLED.
2. WHERE JUNCTION BOXES CANNOT BE RELOCATED AND WILL NO BE ACCESSIBLE ONCE SPRAY FOAM INSULATION IS INSTALLED, CONTRACTOR SHALL REMOVE WIRING/CONDUIT TO NEXT ACCESSIBLE POINT/BOX AND PROVIDE AN ENTIRE SECTION OF WIRING/CONDUIT WITHOUT JUNCTION/SPLICE BOXES FROM ACCESSIBLE POINT/BOX BACK TO PANEL EP.
3. ALL JUNCTION/SPLICE BOXES IN CRAWLSPACE SHALL BE WEATHERPROOF.
4. ALL NON-METALLIC SHEATHED CABLE LOCATED IN CRAWL SPACE SHALL BE ROUTED WITHIN CONDUIT PER NEC REQUIREMENTS.
5. ALL EXISTING NON-METALLIC SHEATHED CABLE LOCATED IN CRAWL SPACE SHALL BE REMOVED AND REINSTALLED WITHIN CONDUIT PER NEC REQUIREMENTS.
6. ALL SERVICE ENTRANCE CABLE SHALL BE INSTALLED WITHIN CONDUIT PER NEC REQUIREMENTS.

**ELECTRICAL NOTES:**

1. THE CONTRACTOR(S) SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING, NOTING EXISTING CONDITIONS AND EQUIPMENT. IF SAID IS NOT BEING REMOVED AS PART OF PROJECT OR IS NOTED AS EXISTING TO REMAIN AND IMPENDS PROVIDING PROPOSED EQUIPMENT AND/OR PROVIDING PROPOSED SCOPE OF WORK, EQUIPMENT SHALL BE TEMPORARY RELOCATED AND COMPLETELY REINSTALLED AFTER PROPOSED SCOPE OF WORK IS COMPLETED. THIS SHALL BE PART OF BASE BID AND CONTRACTOR'S SHALL BID ACCORDINGLY. NO ADDITIONAL COMPENSATION WILL BE CONSIDERED FOR RELATED WORK OF COORDINATION WITH EXISTING CONDITIONS.
2. REMOVE AND PROPERLY DISPOSE OF EQUIPMENT AND ASSOCIATED COMPONENTS/ACCESSORIES AS INDICATED ON DEMOLITION PLANS. PROPERLY DISPOSE OF ALL DEMOLITION DEBRIS AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. TYPICAL.
3. CONTRACTOR SHALL NOT DAMAGE ANY EXISTING EQUIPMENT, PIPING, OR ASSOCIATED ACCESSORIES WHICH ARE TO REMAIN. ANY SUCH ITEMS DAMAGED SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. TYPICAL.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK INCLUDING TOOLS, MATERIAL, MANPOWER, ETC. REQUIRED FOR COMPLETE AND PROPER INSTALLATION OF PROPOSED MATERIALS, FIXTURES AND/OR EQUIPMENT.
5. DO NOT DISTURB ANY SUSPECTED HAZARDOUS MATERIALS. NOTIFY OWNERS REPRESENTATIVE OF ANY SUSPECTED MATERIALS IMPEDING PERFORMANCE OF WORK. TYPICAL.
6. ALL DEMOLITION WORK SHALL BE PERFORMED IN A SAFE AND ORDERLY MANNER WITH QUALIFIED AND LICENSED PERSONNEL IN ACCORDANCE WITH STATE AND LOCAL GOVERNING AUTHORITIES AND ALL APPLICABLE CODES AND STANDARDS. COORDINATE WORK WITH ALL PROJECT DISCIPLINES AND EXISTING CONDITIONS. TYPICAL.

**WIRING DEVICE NOTES:**

1. CONTRACTOR SHALL COORDINATE RECEPTACLE AND SWITCH COLORS WITH ARCHITECT PRIOR TO ORDERING AND INSTALLATION. PROVIDE MATCHING COVER PLATE. TYPICAL.
2. CONTRACTOR SHALL PROVIDE RED EMERGENCY SWITCH COVER PLATE WITH ON/OFF DIRECTION FOR FURNACE AND HOT WATER HEATER CIRCUITS.

**WIRING NOTES:**

1. ALL WIRING SHALL BE COPPER THHN/THWN WITH EXCEPTION OF SERVICE ENTRANCE CONDUCTORS.
2. CONTRACTOR MAY UTILIZE ALUMINUM WIRING FOR SERVICE ENTRANCE CONDUCTORS ONLY.
3. ALL WIRING SHALL BE CONCEALED BEHIND WALL/CEILING SURFACES IN ALL FINISHED AREAS.

**ELECTRICAL PANEL NOTES:**

1. CONTRACTOR SHALL PROVIDE AFCI CIRCUIT BREAKERS FOR ELECTRICAL PANEL EP SERVING BEDROOM CIRCUITS (INCLUSIVE OF RECEPTACLE, LIGHTING AND FIRE ALARM DEVICES). FIELD VERIFY QUANTITIES AND RATINGS REQUIRED.

| Revisions | Date |
|---|---|
| Bid Set | 06.18.15 |
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| | |

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RESIDENCE No. 1168

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NORWALK CT, 06854

CRAWL SPACE ELECTRICAL PROPOSED PLAN

| | |
|---|---|
| Drawn | JDB |
| Checked | JAS |
| Date | 03.12.15 |
| Scale | AS NOTED |
| Job Number | |
| Sheet | E-1.0 |

FIRST FLOOR ELECTRICAL PLAN

SCALE: ¼"=1'-0"

ATTIC FLOOR ELECTRICAL PLAN

SCALE: ¼ "=1'-0"

## ELECTRICAL SYMBOL LIST

| | |
|---|---|
| (duplex receptacle symbol) | DUPLEX RECEPTACLE<br>GFCI - GROUND FAULT CIRCUIT INTERRUPTER<br>WP - WEATHERPROOF |
| (single receptacle symbol) | SINGLE RECEPTACLE |
| $ | SWITCH<br>(NONE) - SINGLE POLE<br>3 - THREE WAY<br>4 - FOUR WAY<br>E - EMERGENCY<br>TOL - THERMAL OVERLOAD PROTECTION DEVICE |
| (special purpose symbol) | SPECIAL PURPOSE CONNECTION |
| (S) | AC SMOKE DETECTOR WITH BATTERY BACKUP |
| (S) CO | AC COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP |
| (luminaire symbol) | LUMINAIRE - INTERIOR LETTER '-' DENOTES FIXTURE TYPE |
| (disconnect symbol) | DISCONNECT SWITCH |

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FIRST FL. & ATTIC ELECTRICAL PROPOSED PLAN

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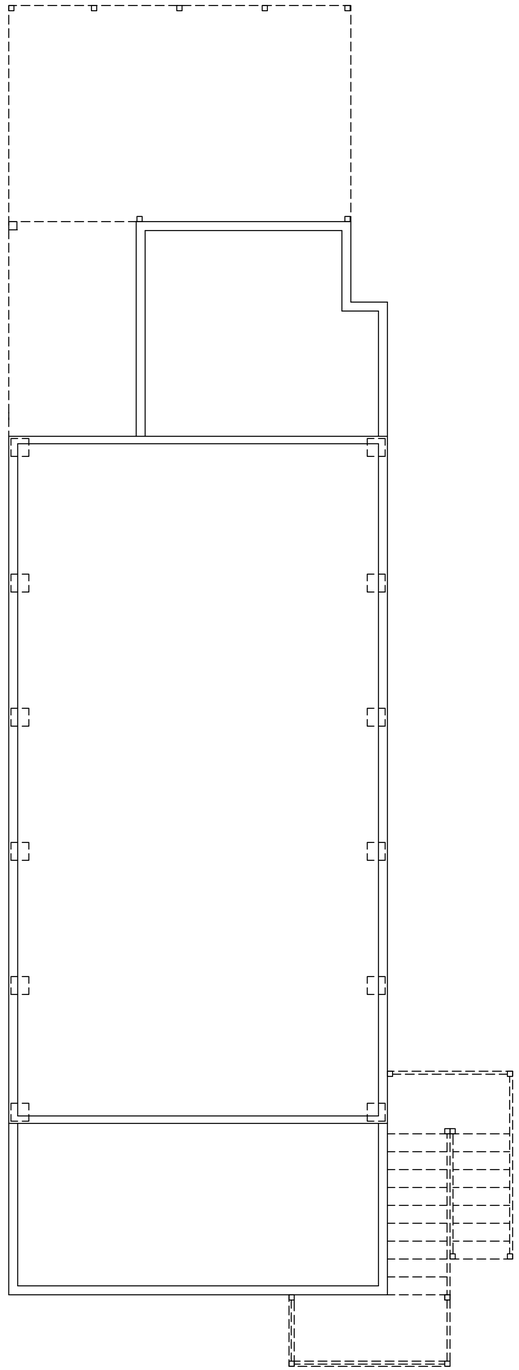
|---|---|
| Drawn | JDB |
| Checked | JAS |
| Date | 03.12.15 |
| Scale | AS NOTED |
| Job Number | |
| Sheet | E-2.0 |



CRAWL SPACE MECHANICAL PROPOSED PLAN

SCALE: ¼"=1'-0"

**MECHANICAL GENERAL NOTES:**

1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE, PRIOR TO BIDDING, AND BECOME INFORMED AS TO THE NATURE AND SCOPE OF WORK REQUIRED, NOTING AND ACCOUNTING FOR EXISTING CONDITIONS. TYPICAL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK INCLUDING TOOLS, MATERIAL, MANPOWER, ETC. REQUIRED FOR COMPLETE AND PROPER INSTALLATION OF PROPOSED MATERIALS, FIXTURES AND/OR EQUIPMENT.
3. ALL WORK SHALL BE PERFORMED IN A SAFE AND ORDERLY MANNER WITH QUALIFIED AND LICENSED PERSONNEL IN ACCORDANCE WITH STATE AND LOCAL GOVERNING AUTHORITIES AND ALL APPLICABLE CODES AND STANDARDS. TYPICAL.
4. CONTRACTOR SHALL PROVIDE NEW PIPING TO CONNECT TO RELOCATED BOILER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND AS REQUIRED PER CURRENT APPLICABLE CODES AND STANDARDS. TYPICAL.
5. ROUTING OF ALL PIPING SHALL BE COORDINATED WITH STRUCTURAL FRAMING ELEMENTS AND ALL OTHER PROJECT DISCIPLINES. TYPICAL
6. CONTRACTOR TO MAINTAIN ALL MECHANICAL EQUIPMENT AND ACCESSORIES BE INSTALLED AT MIN. 1'-0" ABOVE THE 100 YEAR BASE FLOOD ELEVATION, PER LOCAL CODE REQUIREMENTS.
7. ALL BASEBOARD HEATER PIPING IN JOIST BAYS OF THE FIRST FLOOR ASSEMBLY TO BE INSULATED SIMILAR TO FLOOR ASSEMBLY. TYPICAL.
8. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF SPRAY FOAM INSULATION WITH PEX PIPING WHERE APPLICABLE.
9. NO VALVES SHALL BE ENCASED IN SPRAY FOAM INSULATION.

| Revisions | Date |
|---|---|
| Bid Set | 06.18.15 |
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| | |


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CRAWL SPACE MECHANICAL PROPOSED PLAN

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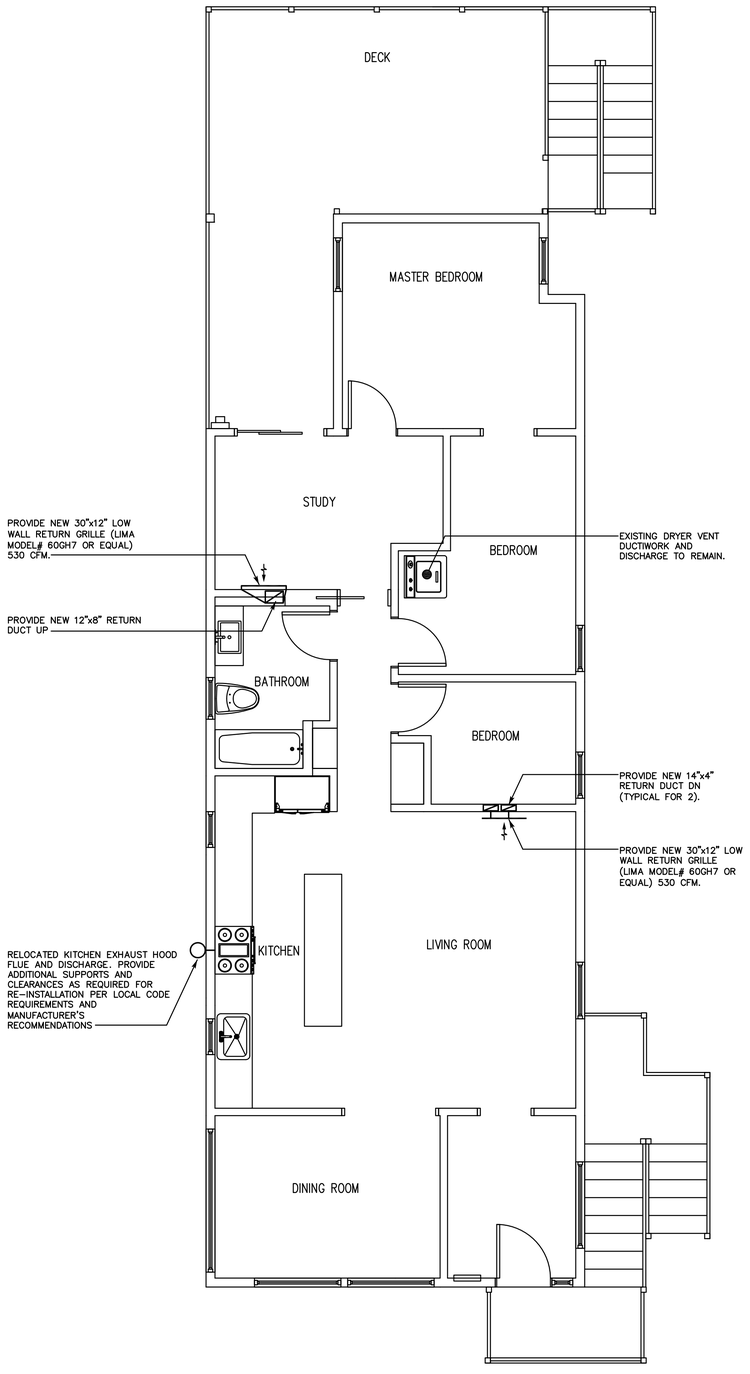
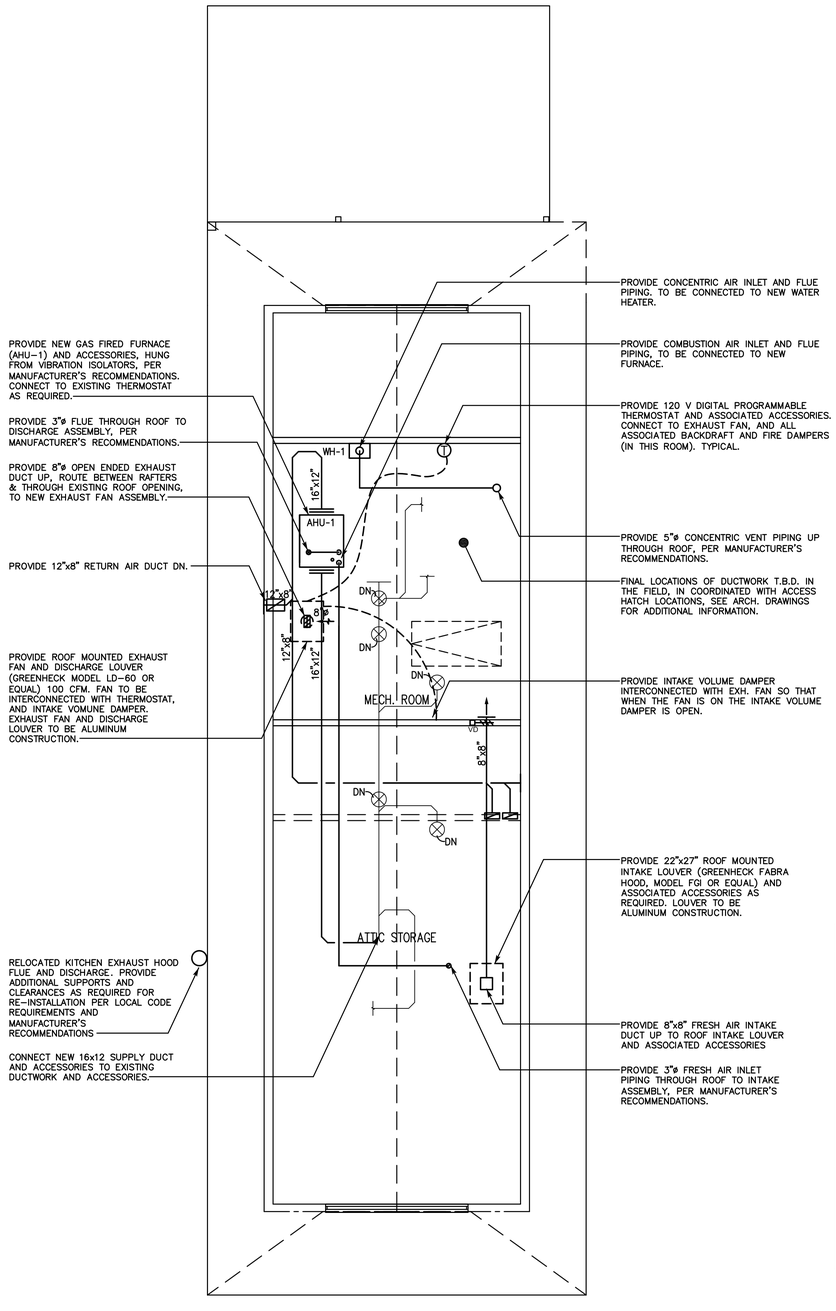
|---|---|
| Drawn | JDB |
| Checked | JAS |
| Date | 03.12.15 |
| Scale | AS NOTED |
| Job Number | |
| Sheet | M–1.0 |




## FIRST FLOOR MECHANICAL PLAN

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




## ATTIC FLOOR MECHANICAL PLAN

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

**MECHANICAL GENERAL NOTES:**

1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE, PRIOR TO BIDDING, AND BECOME INFORMED AS TO THE NATURE AND SCOPE OF WORK REQUIRED, NOTING AND ACCOUNTING FOR EXISTING CONDITIONS. TYPICAL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK INCLUDING TOOLS, MATERIAL, MANPOWER, ETC. REQUIRED FOR COMPLETE AND PROPER INSTALLATION OF PROPOSED MATERIALS, FIXTURES AND/OR EQUIPMENT.
3. ALL WORK SHALL BE PERFORMED IN A SAFE AND ORDERLY MANNER WITH QUALIFIED AND LICENSED PERSONNEL IN ACCORDANCE WITH STATE AND LOCAL GOVERNING AUTHORITIES AND ALL APPLICABLE CODES AND STANDARDS. TYPICAL.
4. CONTRACTOR SHALL PROVIDE NEW PIPING TO CONNECT TO RELOCATED BOILER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND AS REQUIRED PER CURRENT APPLICABLE CODES AND STANDARDS. TYPICAL.
5. ROUTING OF ALL PIPING SHALL BE COORDINATED WITH STRUCTURAL FRAMING ELEMENTS AND ALL OTHER PROJECT DISCIPLINES. TYPICAL
6. CONTRACTOR TO MAINTAIN ALL MECHANICAL EQUIPMENT AND ACCESSORIES BE INSTALLED AT MIN. 1'-0" ABOVE THE 100 YEAR BASE FLOOD ELEVATION, PER LOCAL CODE REQUIREMENTS.
7. ALL BASEBOARD HEATER PIPING IN JOIST BAYS OF THE FIRST FLOOR ASSEMBLY TO BE INSULATED SIMILAR TO FLOOR ASSEMBLY. TYPICAL.
8. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF SPRAY FOAM INSULATION WITH PEX PIPING WHERE APPLICABLE.
9. NO VALVES SHALL BE ENCASED IN SPRAY FOAM INSULATION.
10. CONTRACTOR TO PROVIDE A MOUNTING PLATFORM FOR THE CONDENSING UNIT IN COORDINATION WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS AND DETAILS. PLATFORM SHALL MEET OR EXCEED MANUFACTURER'S RECOMMENDATIONS, APPLICABLE CODES, AND STANDARDS. TYPICAL.

**GENERAL PROPOSED MECHANICAL NOTES:**

1. CONTRACTOR TO PROVIDE FIRE DAMPERS IF REQUIRED, COORDINATE WITH ARCHITECTURAL CODE SHEET.
2. CONTRACTOR TO SEAL ALL PENETRATIONS OF THE AIR DISTRIBUTION SYSTEM TO REDUCE LEAKAGE PER HUD CPD GREEN BUILDING RETROFIT CHECKLIST.
3. CONTRACTOR TO MAINTAIN A MINIMUM 10'-0" DISTANCE BETWEEN ANY AIR INTAKE AND THE GAS METER.
4. CONTRACTOR TO MAINTAIN MANUFACTURER'S RECOMMENDED DISTANCE BETWEEN DIRECT VENTS.
5. CONTRACTOR TO MAINTAIN A MINIMUM 10'-0" DISTANCE BETWEEN ANY AIR INTAKE AND BATHROOM EXHAUST.
6. CONTRACTOR TO PROVIDE A MIN. OF 1" INSULATION WRAP ON THE FIRST 10'-0" OF SUPPLY AND RETURN DUCTWORK FROM THE UNIT.

**WATER HEATER SCHEDULE**

| | |
|---|---|
| UNIT NO. | WH-1 |
| SERVICE | RESIDENCE |
| LOCATION | ATTIC MECH. RM. |
| FUEL | NATURAL GAS |
| GAS INPUT BTUH | 150,000 |
| INLET GAS PIPE SIZE | 3/4" |
| MAX. WATER SUPPLY PRESSURE | 6.4 GAL./MIN. |
| ENERGY FACTOR | .82 |
| TYPE | DIRECT VENT |
| ELECTRICAL CHARA. (V/PH/HZ) | 120/1/60 |
| MOTOR AMPS | 2.0 |
| APPROXIMATE WEIGHT | 60 LBS |
| DESIGN BASED MODEL | RTGH-64DVLN |
| DESIGN BASED MANUFACTURER | RHEEM |

**NOTES:**
1. SEE MANUFACTURER'S SPECIFICATIONS FOR FURTHER REQUIREMENTS. TYPICAL.
2. PROVIDE THE FOLLOWING ACCESSORIES:
   A. CONCENTRIC VENT KIT

**AIR HANDLING UNIT SCHEDULE**

| | | |
|---|---|---|
| UNIT NO. | AHU-1 | |
| LOCATION | ATTIC | |
| SUPPLY CFM | 960 | |
| PRESSURE (IN W.C.) | .12 | |
| NOMINAL HEATING CAP. (MBH) | 56 | |
| AFUE | 92.1 | |
| FUEL | NATURAL GAS | |
| MOTOR HP | 0.3 | |
| MOTOR FLA | 4.6 | |
| FILTER | YES | |
| ELECTRICAL CHARA. (V/PH/HZ) | 115/1/60 | |
| APPROXIMATE WEIGHT | 130 LBS | |
| DESIGN BASED MODEL | 912SB 36060 | |
| DESIGN BASED MANUFACTURER | BRYANT | |

**NOTES:**
1. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS. TYPICAL.
2. PROVIDE THE FOLLOWING ACCESSORIES:
   A. PREPAINTED
   B. CONCENTRIC VENT KIT
   C. CONDENSATE DRAIN TRAP
   D. FURNACE BASE KIT
   E. BOTTOM RETURN
3. PROVIDE CONNECTION TO EXISTING SEVEN (7) DIGIT DAY PROGRAMMABLE THERMOSTAT.

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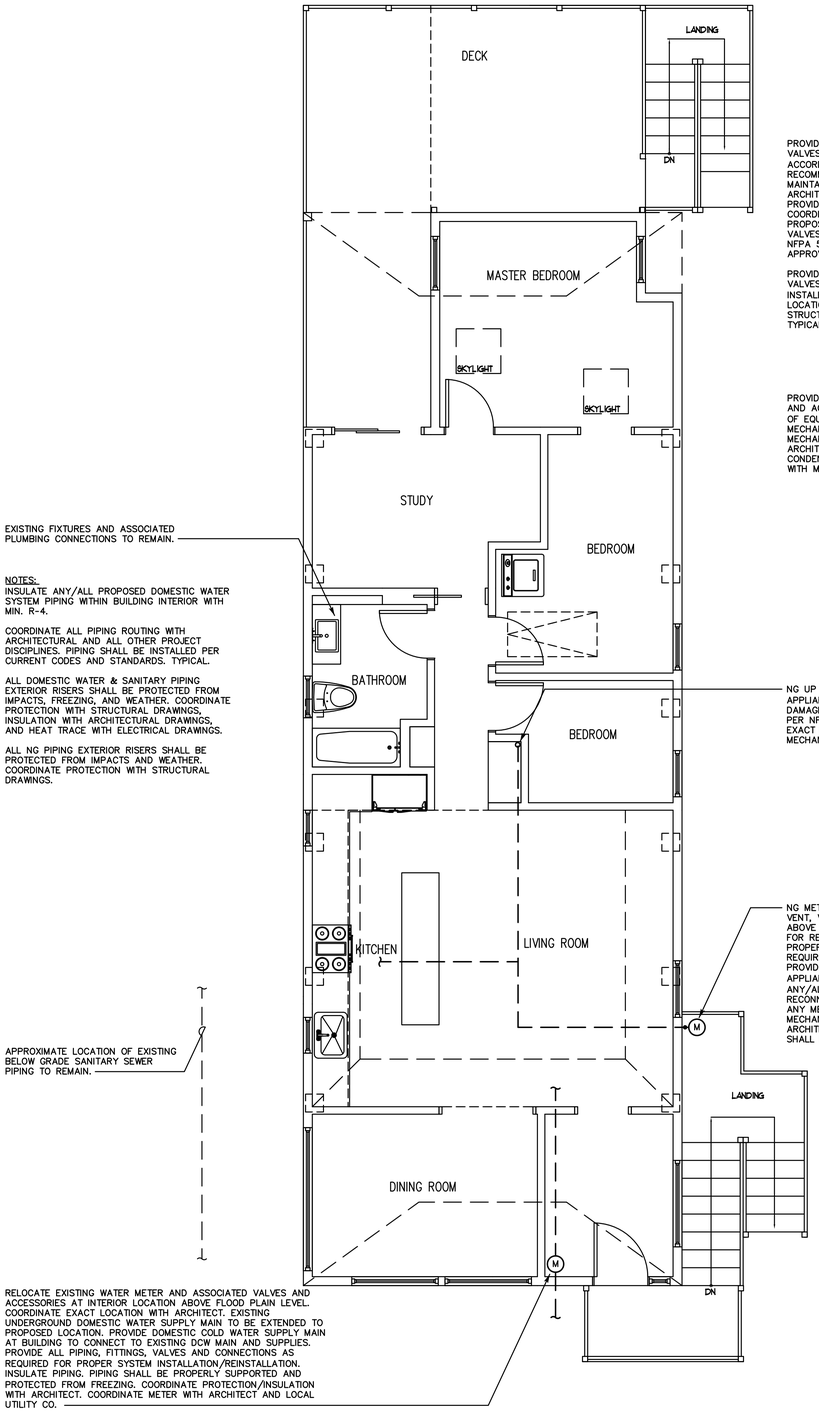



EXISTING FIXTURES AND ASSOCIATED PLUMBING CONNECTIONS TO REMAIN.

NOTES:
INSULATE ANY/ALL PROPOSED DOMESTIC WATER SYSTEM PIPING WITHIN BUILDING INTERIOR WITH MIN. R-4.

COORDINATE ALL PIPING ROUTING WITH ARCHITECTURAL AND ALL OTHER PROJECT DISCIPLINES. PIPING SHALL BE INSTALLED PER CURRENT CODES AND STANDARDS. TYPICAL.

ALL DOMESTIC WATER & SANITARY PIPING EXTERIOR RISERS SHALL BE PROTECTED FROM IMPACTS, FREEZING, AND WEATHER. COORDINATE PROTECTION WITH STRUCTURAL DRAWINGS, INSULATION WITH ARCHITECTURAL DRAWINGS, AND HEAT TRACE WITH ELECTRICAL DRAWINGS.

ALL NG PIPING EXTERIOR RISERS SHALL BE PROTECTED FROM IMPACTS AND WEATHER. COORDINATE PROTECTION WITH STRUCTURAL DRAWINGS.

APPROXIMATE LOCATION OF EXISTING BELOW GRADE SANITARY SEWER PIPING TO REMAIN.

RELOCATE EXISTING WATER METER AND ASSOCIATED VALVES AND ACCESSORIES AT INTERIOR LOCATION ABOVE FLOOD PLAIN LEVEL. COORDINATE EXACT LOCATION WITH ARCHITECT. EXISTING UNDERGROUND DOMESTIC WATER SUPPLY MAIN TO BE EXTENDED TO PROPOSED LOCATION. PROVIDE DOMESTIC COLD WATER SUPPLY MAIN AT BUILDING TO CONNECT TO EXISTING DCW MAIN AND SUPPLIES. PROVIDE ALL PIPING, FITTINGS, VALVES AND CONNECTIONS AS REQUIRED FOR PROPER SYSTEM INSTALLATION/REINSTALLATION. INSULATE PIPING. PIPING SHALL BE PROPERLY SUPPORTED AND PROTECTED FROM FREEZING. COORDINATE PROTECTION/INSULATION WITH ARCHITECT. COORDINATE METER WITH ARCHITECT AND LOCAL UTILITY CO.

NG UP FROM BELOW GRADE TO GAS-FIRED APPLIANCES/EQUIPMENT. PROTECT FROM DAMAGE. PROVIDE PIPING PENETRATIONS PER NFPA 54 REQUIREMENTS. COORDINATE EXACT LOCATION WITH ARCHITECTURAL AND MECHANICAL.

NG METER AND SERVICE MAIN. METER AND ASSOCIATED VENT, VALVES AND APPURTENANCES SHALL BE INSTALLED ABOVE FLOOD PLAIN LEVEL. METER SHALL BE ACCESSIBLE FOR READING AND MAINTENANCE. INSTALL AND PROVIDE PROPER PIPING AND METER SUPPORT PER NFPA 54 REQUIREMENTS. PROVIDE ADDITIONAL PIPING ACCORDINGLY. PROVIDE NG PIPING FROM METER TO PROPOSED APPLIANCES/EQUIPMENT LOCATIONS. RECONNECT, PROVIDE ANY/ALL VALVES AND FITTINGS AS REQUIRED FOR PROPER RECONNECTION. GAS METER SHALL BE MINIMUM 10 FT FROM ANY MECHANICAL AIR INTAKE AS PER CODE. SEE MECHANICAL PLANS. COORDINATE EXACT LOCATION WITH ARCHITECT. COORDINATE WITH LOCAL UTILITY CO. NG PIPING SHALL NOT BE ENCASED IN SPRAY FOAM INSULATION.

SANITARY NOTE:
EXISTING SANITARY TO BE RAISED WITH STRUCTURE. PROVIDE PIPING TO EXTEND TO ALL EXISTING RISERS. LOCATE SANITARY MAIN VERT AT NEAREST PIER. PROVIDE EXTENSIONS OF ALL EXISTING CLEANOUTS TO MAINTAIN ABOVE GRADE ACCESS. PROVIDE ADDITIONAL ACCESSIBLE ABOVE GRADE CLEANOUTS AT PROPOSED MAIN BUILDING DRAIN RISER EXTENSIONS. TYPICAL.

DOMESTIC WATER NOTE:
EXISTING HORIZONTAL DOMESTIC HOT AND COLD WATER DISTRIBUTION PIPING AT CRAWL SPACE/BELOW FIRST FLOOR, THAT IS TO REMAIN SHALL BE RAISED WITH BUILDING. ALL EXISTING RISERS TO FIRST AND SECOND FLOOR EQUIPMENT AND FIXTURES AND MAINS TO REMAIN AND BE EXTENDED/RECONNECTED. PROVIDE ALL PIPING AND ACCESSORIES AS REQUIRED FOR PROPER INSTALLATION AND RECONNECTION.

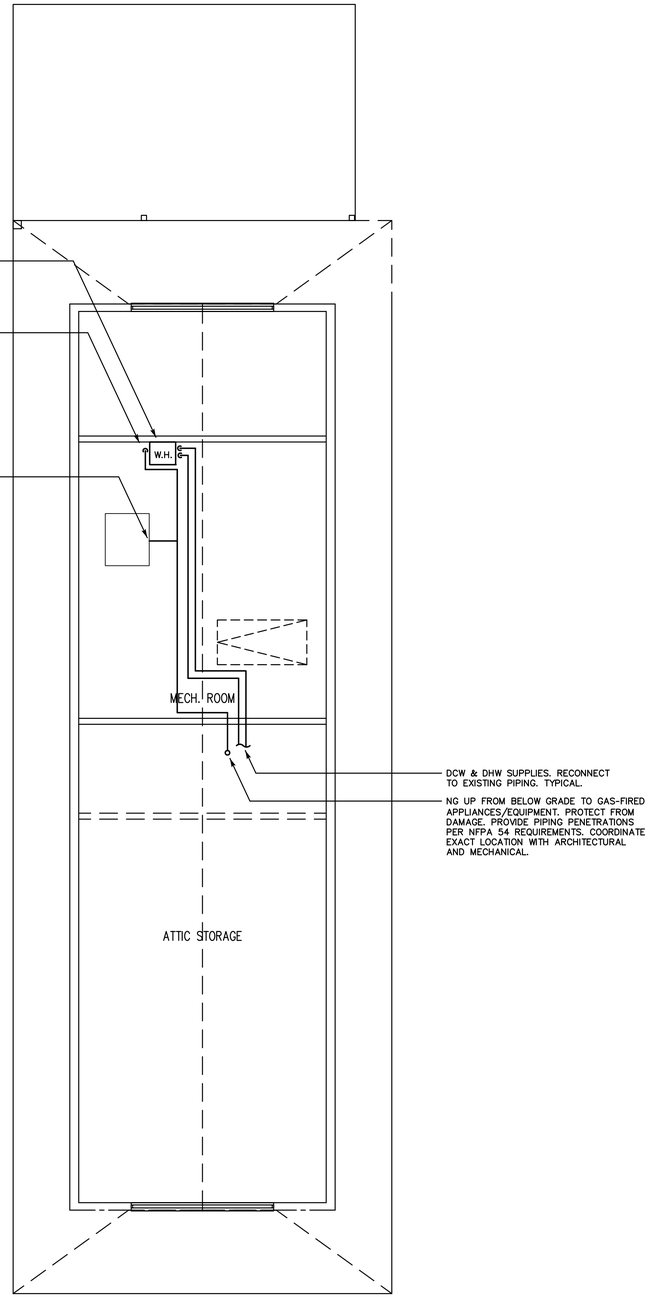
## FIRST FLOOR PLUMBING PLAN

SCALE: ¼"=1'-0"

PROVIDE GAS-FIRED TANKLESS WATER HEATER AND ASSOCIATED PIPING, VALVES, APPURTENENCES AND ACCESSORIES. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS AND CURRENT APPLICABLE CODES AND STANDARDS. MAINTAIN ALL REQUIRED CLEARANCES. COORDINATE EXACT LOCATION WITH ARCHITECTURAL AND MECHANICAL. PROVIDE DCW, DHW, NG BRANCH PIPING. PROVIDE CONDENSATE DRAIN. PROVIDE CONDENSATE PUMP AS REQUIRED. COORDINATE EXACT ROUTING AND LOCATION WITH EXISTING CONDITIONS, PROPOSED ARCHITECTURAL, MECHANICAL AND ALL OTHER DISCIPLINES. ALL VALVES SHALL BE ACCESSIBLE. TYPICAL. COMPLY WITH LOCAL CODE AND NFPA 54 REQUIREMENTS. NAVIEN NR-210, MAX INPUT 180 MBH, OR APPROVED EQUAL.

PROVIDE NG TO GAS-FIRED WATER HEATER. PROVIDE ALL VALVES AND ACCESSORIES AS REQUIRED FOR PROPER INSTALLATION OF EQUIPMENT/APPLIANCE. COORDINATE EXACT LOCATION AND ROUTING WITH EXISTING CONDITIONS, STRUCTURAL, ARCHITECTURAL AND ALL OTHER DISCIPLINES. TYPICAL.

PROVIDE NG TO GAS-FIRED FURNACE. PROVIDE ALL VALVES AND ACCESSORIES AS REQUIRED FOR PROPER INSTALLATION OF EQUIPMENT/APPLIANCE. COORDINATE REQUIREMENTS WITH MECHANICAL. COORDINATE EXACT LOCATION AND ROUTING WITH MECHANICAL, EXISTING CONDITIONS, STRUCTURAL, ARCHITECTURAL AND ALL OTHER DISCIPLINES. PROVIDE CONDENSATE DRAINAGE. COORDINATE EXACT REQUIREMENTS WITH MECHANICAL. TYPICAL.




DCW & DHW SUPPLIES. RECONNECT TO EXISTING PIPING. TYPICAL.

NG UP FROM BELOW GRADE TO GAS-FIRED APPLIANCES/EQUIPMENT. PROTECT FROM DAMAGE. PROVIDE PIPING PENETRATIONS PER NFPA 54 REQUIREMENTS. COORDINATE EXACT LOCATION WITH ARCHITECTURAL AND MECHANICAL.

## ATTIC PLUMBING PLAN

SCALE: ¼"=1'-0"

## WARNING

### "CALL BEFORE YOU DIG"
### 1-800-922-4455

CONTRACTOR SHALL REGISTER HIS INTENTION TO START EXCAVATIONS AT OR NEAR A PUBLIC UTILITY AT LEAST TWO FULL WORKING DAYS PRIOR TO THE ACTIVITY.

1. CONTRACTOR SHALL RETURN SITE TO ORIGINAL CONDITION AFTER INSTALLATION OF ANY/ALL PROPOSED UTILITIES, EQUIPMENT, MATERIALS AND STRUCTURES.
2. THE LOCATION OF ALL UNDERGROUND UTILITIES IS BASED UPON THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES, FOUNDATIONS AND STRUCTURES PRIOR TO COMMENCEMENT OF ANY EXCAVATION.
3. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND PAYMENT FOR ALL UTILITIES DAMAGED DURING CONSTRUCTION.

**PLUMBING GENERAL NOTES:**

1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE, PRIOR TO BIDDING, AND BECOME INFORMED AS TO THE NATURE AND SCOPE OF WORK REQUIRED, NOTING AND ACCOUNTING FOR EXISTING CONDITIONS. TYPICAL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK INCLUDING TOOLS, MATERIAL, MANPOWER, ETC. REQUIRED FOR COMPLETE AND PROPER INSTALLATION OF PROPOSED MATERIALS, FIXTURES AND/OR EQUIPMENT.
3. ALL WORK SHALL BE PERFORMED IN A SAFE AND ORDERLY MANNER WITH QUALIFIED AND LICENSED PERSONNEL IN ACCORDANCE WITH STATE AND LOCAL GOVERNING AUTHORITIES AND ALL APPLICABLE CODES AND STANDARDS. TYPICAL.
4. CONTRACTOR SHALL PROVIDE CLEANOUTS FOR PROPOSED SANITARY PIPING AS REQUIRED PER CURRENT APPLICABLE CODES AND STANDARDS. TYPICAL.
5. ROUTING OF ALL PIPING SHALL BE COORDINATED WITH STRUCTURAL FRAMING ELEMENTS AND ALL OTHER PROJECT DISCIPLINES. TYPICAL
6. PROVIDE DOUBLE CHECK VALVE BACKFLOW PREVENTER AND PRESSURE REDUCIING VALVE ON DOMESTIC WATER SERVICE AS REQUIRED PER LOCAL WATER AUTHORITY AND CURRENT CODES AND STANDARDS.
7. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF SPRAY FOAM INSULATION WITH EXISTING SANITARY PVC/CPVC/ABS PIPING.
8. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF SPRAY FOAM INSULATION WITH PEX PIPING WHERE APPLICABLE.
8. NO VALVES SHALL BE ENCASED IN SPRAY FOAM INSULATION.
9. PROVIDE CONDENSATE DRAINAGE FOR DOMESTIC WATER HEATER AND FURNACE. PROVIDE PER MANUFACTURER'S REQUIREMENTS. COORDINATE WITH MECHANICAL. PROVIDE CONDENSATE PUMPS WHERE REQUIRED TO ROUTE TO LAUNDRY SINK. ANY/ALL EXISTING CONDENSATE SHALL BE EXTENDED. COORDINATE WITH MECHANICAL AND ARCHITECTURAL. TYPICAL.

PLUMBING SYSTEM INSTALLATION NOTES:

1. EXISTING SANITARY TO REMAIN TO BE RAISED WITH STRUCTURE. PROVIDE PIPING TO EXTEND TO ALL EXISTING RISERS. PROVIDE EXTENSIONS OF ALL EXISTING CLEANOUTS TO MAINTAIN ABOVE GRADE ACCESS. PROVIDE ADDITIONAL ACCESSIBLE ABOVE GRADE CLEANOUTS AT PROPOSED MAIN BUILDING DRAIN RISER EXTENSIONS. TYPICAL.
2. EXISTING DOMESTIC HOT AND COLD WATER DISTRIBUTION PIPING BELOW FIRST FLOOR THAT IS TO REMAIN SHALL BE RAISED WITH BUILDING. ALL EXISTING RISERS TO FIRST FLOOR EQUIPMENT AND FIXTURES AND MAINS TO REMAIN AND BE RECONNECTED. PROVIDE ALL PIPING AND ACCESSORIES AS REQUIRED FOR PROPER INSTALLATION AND RECONNECTION.
3. PROVIDE DOMESTIC WATER SERVICE PIPING FROM EXISTING UNDERGROUND SERVICE MAIN TO RELOCATED METER. COORDINATE TRENCHING WITH SITE UTILITIES PLANS/CONTRACTOR AND LOCAL UTILITY CO.
4. PROVIDE/CONNECT PROPOSED COLD WATER SERVICE PIPING MAIN FROM RELOCATED WATER METER DN TO EXISTING MAIN AT BASEMENT LEVEL. RECONNECT EXISTING SYSTEM TO REMAIN. PROVIDE ALL PIPING, VALVES, FITTINGS AND ACCESSORIES AS REQUIRED FOR PROPER INSTALLATION/CONNECTION.
5. CONNECT PROPOSED HOT WATER SERVICE PIPING MAIN FROM PROPOSED WATER HEATER TO EXISTING MAINS AT ATTIC LEVEL. RECONNECT EXISTING SYSTEM TO REMAIN. PROVIDE ALL PIPING, FITTINGS AND ACCESSORIES AS REQUIRED FOR PROPER INSTALLATION/CONNECTION.
6. ALL DOMESTIC WATER AND SANITARY PIPING SHALL BE INSULATED/PROTECTED FROM FREEZING AND WEATHER. COORDINATE PROTECTION DEVICE WITH STRUCTURAL DRAWNGS, INSULATION WITH ARCHITECTURAL DRAWINGS, AND HEAT TRACE WITH ELECTRICAL DRAWINGS.
7. PROVIDE NG PIPING FROM METER TO FIRST FLOOR GAS RANGE CONNECTION. DO NOT ENCASE NG PIPING IN SPRAY FOAM INSULATION. PROVIDE NG PIPING UP TO GAS-FIRED EQUIPMENT LOCATED IN ATTIC. NG PIPING SHALL BE INSTALLED AND PROTECTED PER NFPA 54 REQUIREMENTS AND RECOMMENDATIONS. TYPICAL.
8. ANY/ALL VALVES SHALL BE LOCATED IN ACCESSIBLE LOCATION WITHIN BUILDING. RELOCATE EXISTING VALVES AS REQUIRED. COORDINATE VALVE ACCESS WITH ARCHITECT. TYPICAL.

| Revisions | Date |
|---|---|
| Bid Set | 06.18.15 |
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| | |

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PLUMBING PLANS

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|---|---|
| Drawn | JDB |
| Checked | JAS |
| Date | 03.12.15 |
| Scale | AS NOTED |
| Job Number | |
| Sheet | P-1.0 |