

# QUISENBERRY ARCARI ARCHITECTS, LLC

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

REHABILITATION / RECONSTRUCTION WORK FOR:

## STEPHEN J. STEFAN III

APPLICANT # 1186

ISSUE DATE: OCTOBER 31, 2014

30 WESTLAND AVENUE

MILFORD, CT

### LIST OF DRAWINGS

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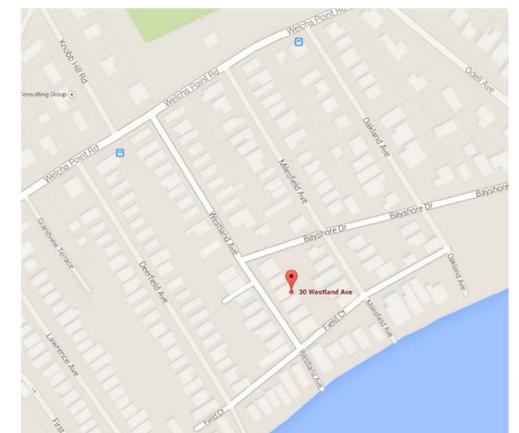
### COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY PROGRAM (CDBG-DR)

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

SPONSORED IN CONJUNCTION WITH FUNDING FROM  
THE CONNECTICUT DEPARTMENT OF HOUSING



### LOCATION MAP





**ABBREVIATIONS**

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

**FINISHES**

- GYPSTUM BOARD**
- PROVIDE AND INSTALL GYPSUM WALL BOARD IN ACCORDANCE WITH AMERICAN STANDARD SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD, AS APPROVED BY THE AMERICAN STANDARDS ASSOCIATION, LATEST EDITION; APPLICABLE PARTS THEREOF ARE HEREBY MADE A PART OF THIS SPECIFICATION EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE CALLED FOR IN THE SPECIFICATION, IN LOCAL CODES, OR BY THE MANUFACTURER OF THE GYPSUM WALLBOARD, WHOSE REQUIREMENTS SHALL BE FOLLOWED.
  - PROVIDE AND INSTALL MOISTURE-RESISTANT GYPSUM WALLBOARD WHERE REQUIRED. PROVIDE TYPE X GYPSUM BOARD AS CALLED FOR ON THE DRAWINGS.
  - 3/8" TYPE X GYPSUM BOARD SHALL BE PROVIDED AT GARAGE CEILING WHICH HAS LIVING SPACE ABOVE.

**PAINT**

- APPLICATION OF PAINT OR OTHER COATING SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. READY-MIXED PAINT SHALL NOT BE THINNED, EXCEPT AS PERMITTED IN THE APPLICATION INSTRUCTIONS.

**THERMAL & MOISTURE PROTECTION**

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

**ELECTRICAL NOTES**

- ELECTRICAL DRAWINGS ARE INTENDED TO BE USED FOR SCHEMATIC DESIGN ONLY. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF FINAL ELECTRICAL DESIGN.
- FINAL LOCATIONS OF ALL ELECTRICAL DEVICES AND THEIR INTENDED OPERATION IS TO BE COORDINATED WITH THE OWNER.
- ELECTRICAL CONTRACTOR SHALL PURCHASE AND INSTALL ALL NEW COMPONENTS AS REQUIRED TO PROPERLY SERVICE THE SPACE(S) AFFECTED BY THIS CONSTRUCTION PROJECT. IF THE MODIFICATION OF EXISTING ELECTRICAL SYSTEMS IS NECESSARY, SUCH MODIFICATIONS SHALL NOT ADVERSELY AFFECT THE OPERATION OF THESE SYSTEMS.
- ELECTRICAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- COORDINATE ELECTRICAL WORK WITH THE WORK OF OTHER TRADES. DO NOT ALTER THE WORK OF PREVIOUS TRADES WITHOUT PRIOR APPROVAL.
- ELECTRICAL CONTRACTOR MUST PROVIDE AND INSTALL ALL DUCT WORK ASSOCIATED WITH EXHAUST FANS.
- PERFORM ALL NEW ELECTRICAL WORK IN ACCORDANCE WITH LOCAL CODES AND ACCEPTED STANDARDS OF PRACTICE.

**ELECTRICAL MOUNTING HEIGHTS**

- ALL DIMENSIONS ARE TO THE CENTER OF THE DEVICE UNLESS OTHERWISE NOTED. SEE ELECTRICAL DRAWINGS FOR TYPES AND LOCATIONS.
- RECEPTACLES: 18" A.F.F. (AT LOCATIONS ABOVE CASEWORK, MOUNT BOTTOM OF RECEPTACLE AT 2" ABOVE BACKSPASH, AT LOCATIONS BELOW CASEWORK, MOUNT AT 24" A.F.F.)
- EXTERIOR RECEPTACLES: 24" A.F.F. (20" A.F.F.)
- SWITCHES: 48" A.F.F.
- BOILER EMERGENCY SWITCHES: 60" A.F.F.
- DATA / PHONE OUTLETS: 18" A.F.F.
- TV OUTLETS: 18" A.F.F. OR 18" BELOW FINISHED CEILING
- WALL PHONE: 48" A.F.F. TO CENTER OF EARPIECE
- SECURITY KEYPAD: 48" A.F.F.

**CONCRETE**

- ALL CONCRETE WORK SHALL BE IN COMPLIANCE WITH THE 'BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE' (ACI 318) AND 'SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING' (ACI 301).
- CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT THE AGE OF 28 DAYS: 3000PSI, EXCEPT 4000PSI FOR EXTERIOR WORK.
- CONCRETE SHALL HAVE A SLUMP NOT EXCEEDING 5", EXCEPT FOR 4" SLABS.
- CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE CURING OF CONCRETE AS DIRECTED BY ACI 301. USE OF CALCIUM CHLORIDE SHALL NOT BE PERMITTED.
- REINFORCING BARS SHALL BE DEFORMED BILLET STEEL BARS AND CONFORM TO ASTM A-615-GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM-A-185.
- REINFORCING BARS MARKED 'CONT.' SHALL BE LAPPED 32 BAR DIAMETERS AT SPLICES AND CORNERS, HOOKED AT DISCONTINUOUS ENDS. WELDED WIRE FABRIC SHALL BE LAPPED 6" AT END SPLICES.
- CONTRACTOR SHALL INSTALL ALL ANCHORS, ANCHOR BOLTS, LEVELING PLATES, AND ALL INSERTS TO BE SET IN CONCRETE AS REQUIRED FOR THE WORK OF ALL TRADES.
- ALUMINUM OBJECTS SHALL NOT BE EMBEDDED OR IN CONTACT WITH CONCRETE.
- REINFORCED CONCRETE FLOOR SLABS SHALL BE PLACED ON A MINIMUM OF 6" OF CRUSHED 3/4" STONE ON STRUCTURAL FILL PLACED IN 8" LAYERS AND COMPACTED TO 95% OF MODIFIED OPTIMUM DENSITY ON FIRM, INORGANIC, VIRGIN SOIL. NOT LESS THAN ONE LAYER OF STRUCTURAL FILL SHALL BE USED.

**CONCRETE MASONRY**

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

**METALS**

- STRUCTURAL STEEL COMPONENTS SHALL CONFORM TO THE CURRENT SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AS ADOPTED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
- UNLESS OTHERWISE NOTED, ALL STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH ASTM SPECIFICATIONS A-36. STEEL FOR PIPE COLUMNS SHALL BE IN ACCORDANCE WITH ASTM SPECIFICATIONS A-501.
- ALL STEEL-TO-STEEL CONNECTIONS SHALL BE FABRICATED IN ACCORDANCE WITH INDUSTRY STANDARD PRACTICES FOR BOLTED OR WELDED CONNECTIONS.
- ALL STEEL SHALL BE PAINTED WITH ONE SHOP COAT OF RED-OXIDE PRIMER. GALVANIZED MEMBERS SHALL BE UTILIZED WHERE SHOWN ON THE DRAWINGS.

**WOOD**

- ALL STRUCTURAL WOOD SHALL BE IN ACCORDANCE WITH THE 'NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION' AND THE 'MANUAL OF HOUSE FRAMING' AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA), INCLUDING PROVISIONS FOR NAILING, FIRE STOPPING, ANCHORAGE, FRAMING AND BRACING.
- UNLESS NOTED OTHERWISE ON THE DRAWINGS, STRUCTURAL LUMBER SHALL BE AS FOLLOWS:
  - A. INTERIOR EXPOSURE: STRUCTURAL WOOD PROTECTED FROM MOISTURE SHALL BE HEM-FIR #2 OR BETTER.
  - B. EXTERIOR EXPOSURE: STRUCTURAL WOOD EXPOSED TO MOISTURE, THE WEATHER, IN CONTACT WITH CONCRETE, LOCATED WITHIN 8 INCHES OF SOIL, OR LESS THAN 1 1/8 INCHES FROM THE FLOOR OF A CRAWL SPACE SHALL BE PRESERVATIVE TREATED SOUTHERN YELLOW PINE #2 OR BETTER, WITH RETENTION MEETING OR EXCEEDING THE REQUIREMENTS OF THE BUILDING CODE.
  - C. PLYWOOD: PLYWOOD SHALL BE IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) SPECIFICATIONS (Y 510). PLYWOOD FLOOR DECKING SHALL BE CONTINUOUS OVER TWO OR MORE SPANS WITH THE FACE-GRAIN RUNNING PERPENDICULAR TO SUPPORT JOISTS.
    - I. ROOF SHEATHING: C-D/EXT-APA, 1/2" THICK
    - II. WALL SHEATHING: C-D/EXT-APA, 1/2" THICK
    - III. SUBFLOORING: C-D/EXT-APA, 3/4" THICK
- NAILING SCHEDULE SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE'S 'RECOMMENDED FASTENING SCHEDULE'. NAIL PLYWOOD SHEATHING AND SUBFLOORING 8" O.C. AT EDGES AND 12" O.C. ALONG INTERMEDIATE SUPPORTS, LEAVING SPACES BETWEEN PANELS AS RECOMMENDED BY THE APA. UTILIZE RING-SHANK OR SCREW TYPE NAILS FOR PLYWOOD SUBFLOORING AND APPLY APPROPRIATE CONSTRUCTION ADHESIVE TO ADEQUATELY SECURE PLYWOOD TO FLOOR JOISTS.
- INSTALL JOIST HANGERS, COLUMN CAPS AND BASES WHERE REQUIRED. METAL FABRICATIONS SHALL BE OF APPROPRIATE SIZE AND TYPE FOR THE MEMBERS AND SUPPORT CONDITIONS. WHERE FLANGE SUPPORT JOIST HANGERS ARE USED IN CONJUNCTION WITH STEEL BEAMS, CARE SHALL BE TAKEN TO INSTALL THE HANGERS CLEAR OF CONTACT WITH THE STEEL BEAM BY INSTALLING 2X WOOD TOP PLATES.
- NOTCHING SHALL NOT EXCEED 1/8TH OF THE DEPTH OF A JOIST OR RAFTER AND SHALL OCCUR ONLY IN THE OUTER QUARTER OF THE SPAN. NOTCHES SHALL NOT BE PERMITTED IN THE MIDDLE HALF OF THE SPAN. NOTCH LENGTH SHALL NOT EXCEED 1/3RD OF THE JOIST DEPTH. NOTCHES ARE NOT PERMITTED IN ENGINEERED LUMBER PRODUCTS.
- HOLES IN JOISTS OR RAFTERS SHALL OCCUR IN THE MIDDLE 1/3RD OF THE SPAN. THE HOLE DIAMETER SHALL NOT EXCEED 1/3RD OF THE JOIST DEPTH. HOLES IN ENGINEERED LUMBER PRODUCTS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
- ENGINEERED LUMBER INDICATED ON THE DRAWINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. JOISTS LABELED TJI ARE COMPOSITE I-JOISTS AS MANUFACTURED BY TRUS-JOIST. MEMBERS LABELED LVL ARE LAMINATED VENEER LUMBER (1.98 MICROLAM BY TRUS-JOIST), THE SUBSTITUTION OF OTHER PRODUCTS ARE ONLY PERMITTED WITH BACKUP ENGINEERING PLANS AND CALCULATIONS.

**FOUNDATION**

- ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 4000 PSF. BACKFILL OVER-EXCAVATION WITH CONCRETE, NOT ADDITIONAL SOIL.
- NO BACKFILLING OF FOUNDATION WALLS SHALL BE UNDERTAKEN UNTIL SUITABLE WALL BRACING (TEMPORARY OR PERMANENT) HAS BEEN INSTALLED.
- DO NOT POUR FOOTINGS ON FROZEN SOIL. REMOVE ALL FROST PRIOR TO POURING CONCRETE.
- BOTTOM OF FOOTINGS SHALL BE INSTALLED BELOW GRADE TO PROVIDE PROTECTION FROM FROST PENETRATION. CONSULT WITH LOCAL BUILDING OFFICIALS REGARDING REQUIRED DEPTH IN THE LOCAL WHERE THE FOUNDATION IS CONSTRUCTED.
- PROVIDE 2-#5 REINFORCING BARS CONTINUOUS IN THE TOP AND BOTTOM OF WALLS, AND IN CONTINUOUS FOOTINGS. SEE FOUNDATION PLAN FOR ADDITIONAL REINFORCING REQUIRED AT COLUMN FOOTINGS.
- PROVIDE 1/2" DIAMETER ANCHOR BOLTS AT 6'-0" O.C. MAXIMUM TO SECURE FRAMING SILL TO FOUNDATION.
- PROVIDE EXTERIOR AND/OR INTERIOR FOOTING DRAINS AS REQUIRED BY SITE CONDITIONS.
- INSTALL FOUNDATION WATERPROOFING TO BELOW GRADE SURFACES.
- INSTALL FOUNDATION INSULATION AS REQUIRED BY LOCAL CODES.

**DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP
	SPEED (mph)	TOPOGRAPHIC effects		WIND EXPOSURE CATEGORY	Weathering	Frost Ice depth	
30 psf APPEND. R	R n/a	R301, 2, 1, 4	APPEND. R	SEVERE	42"	MODERATE TO HEAVY	7° F
ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP	CLIMATE ZONE			
YES	FEMA MAP .500 OR LESS	50° F	5A				

CODES THIS PROJECT WAS DESIGNED TO:  
 2009 INTERNATIONAL RESIDENTIAL CODE W/ 2013 CONNECTICUT AMENDMENT  
 2009 INTERNATIONAL ENERGY CONSERVATION CODE W/ 2013 CONNECTICUT AMENDMENT  
 2011 NATIONAL ELECTRICAL CODE (NFPA 70) W/ 2013 CONNECTICUT AMENDMENT

**ARCHITECTURAL SYMBOLS**

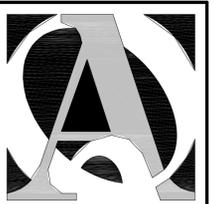
	EXISTING WALL
	WALL TO BE DEMOLISHED
	NEW STUD WALL
	NEW CMU WALL
	NEW FOUNDATION WALL
	ROOM NAME FLOOR FINISH ROOM SIZE (if applicable)
	SECTION MARKER
	ELEVATION MARKER
	WINDOW IDENTIFICATION
	ELEVATION MARKER
	EXISTING DOOR
	NEW DOOR

**GENERAL NOTES**

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

**DEMOLITION NOTES**

- AS INDICATED ON PLANS & SPECIFICATIONS EXISTING HOUSE TO BE RAISED. GENERAL CONTRACTOR TO COORDINATE WITH QUISENBERRY ARCARI ARCHITECTS AND ITS CONSULTANTS, THE HOUSE RAISING CONTRACTOR AND THE OWNER - ON SITE - PRIOR TO COMMENCING WORK.
- ENSURE THAT ANY ITEMS BEING REMOVED WITH THE INTENTION OF BEING REUSED ARE STORED IN AN ENCLOSED PROTECTED SPACE.
- ENSURE THAT ALL UTILITIES ARE PROPERLY DISCONNECTED AND THAT ALL ABANDONED UTILITY MATERIALS ARE REMOVED FROM THE SITE. REFER TO MEP DRAWINGS & SPECIFICATIONS.
- EXISTING MASONRY FIREPLACE AND CHIMNEY TO REMAIN, ENSURE THAT ANY WORK ASSOCIATED WITH THE REMOVAL OF MATERIAL BENEATH THE UNDERSIDE OF THE HEARTH WILL NOT UNDERMINE THE INTEGRITY OF THE FIREPLACE, THE FLUE AND CHIMNEY. ENSURE THAT THE CHIMNEY IS SUPPORTED AS NECESSARY. CONTACT QA ARCHITECTS WITH ANY CONCERNS.
- EXISTING CMU FOUNDATION, FOOTING, PIERS, SLABS AND ASSOCIATED COMPONENTS TO BE REMOVED FROM SITE.



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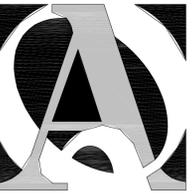
**GENERAL NOTES**

**Issue Dates:**  
 OCTOBER 31, 2014

**No Scale**

**Project #:** QA 1346-28  
**Drawn By:** JcB

**Sheet #:**  
**G1.1**



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**NOT FOR CONSTRUCTION  
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Sheet Description:  
**FLOOR PLANS**

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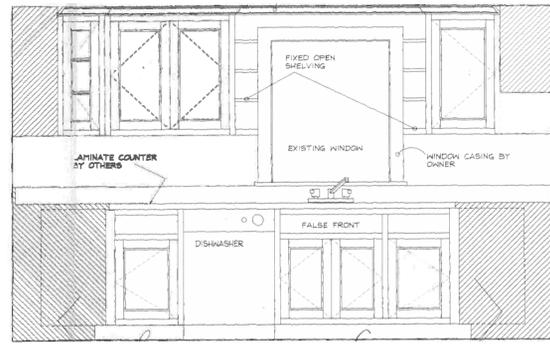
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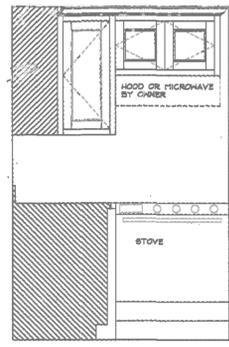
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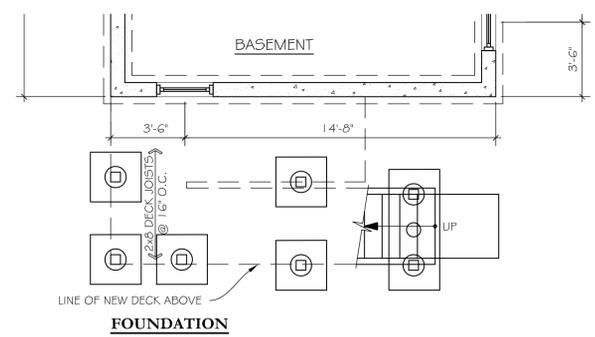
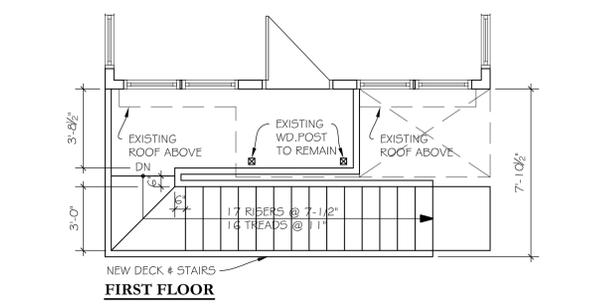
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NOTE:  
 INTERIOR ELEVATIONS ARE PROVIDED BY HOMEOWNER & ARE FOR GRAPHIC REPRESENTATION ONLY.

**INTERIOR KITCHEN ELEVATIONS**

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

1



**DECK PLAN**



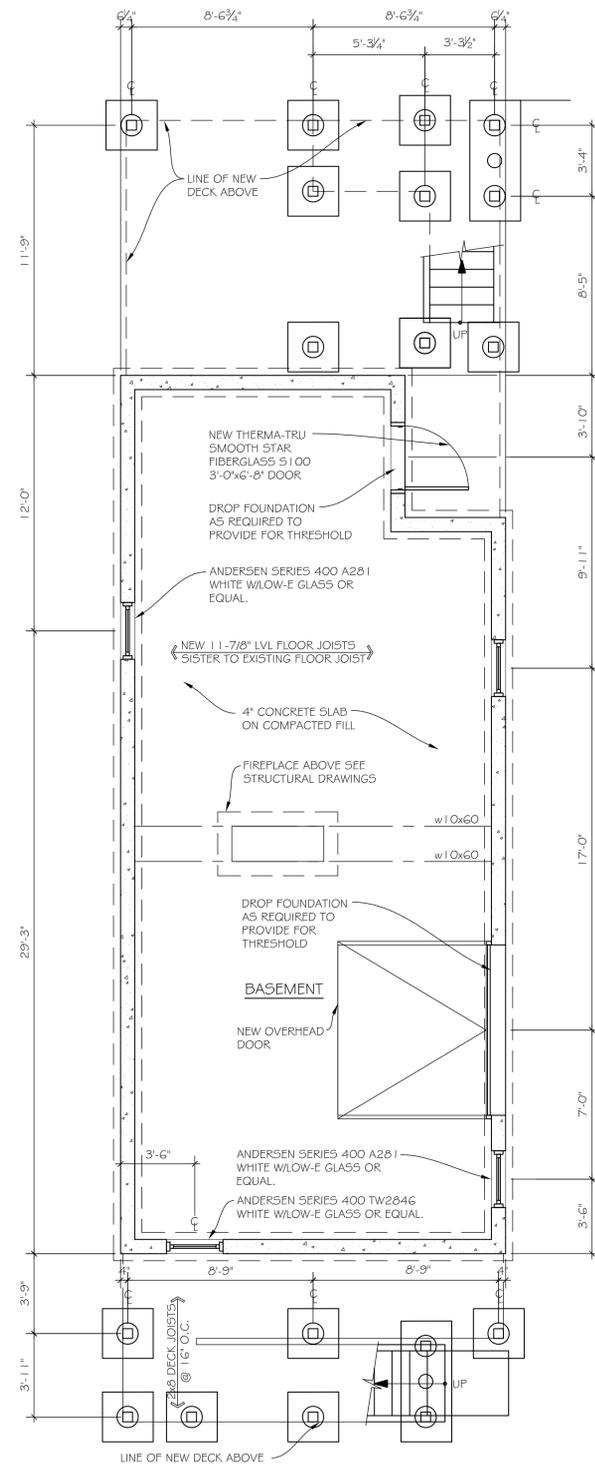
**EAST ELEVATION**

NOTE:  
 THIS ALTERNATE REPRESENTS A SUBTRACTION OF DECKING AND ASSOCIATED RAILING & STRUCTURAL COMPONENTS

**ALTERNATE #1**

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

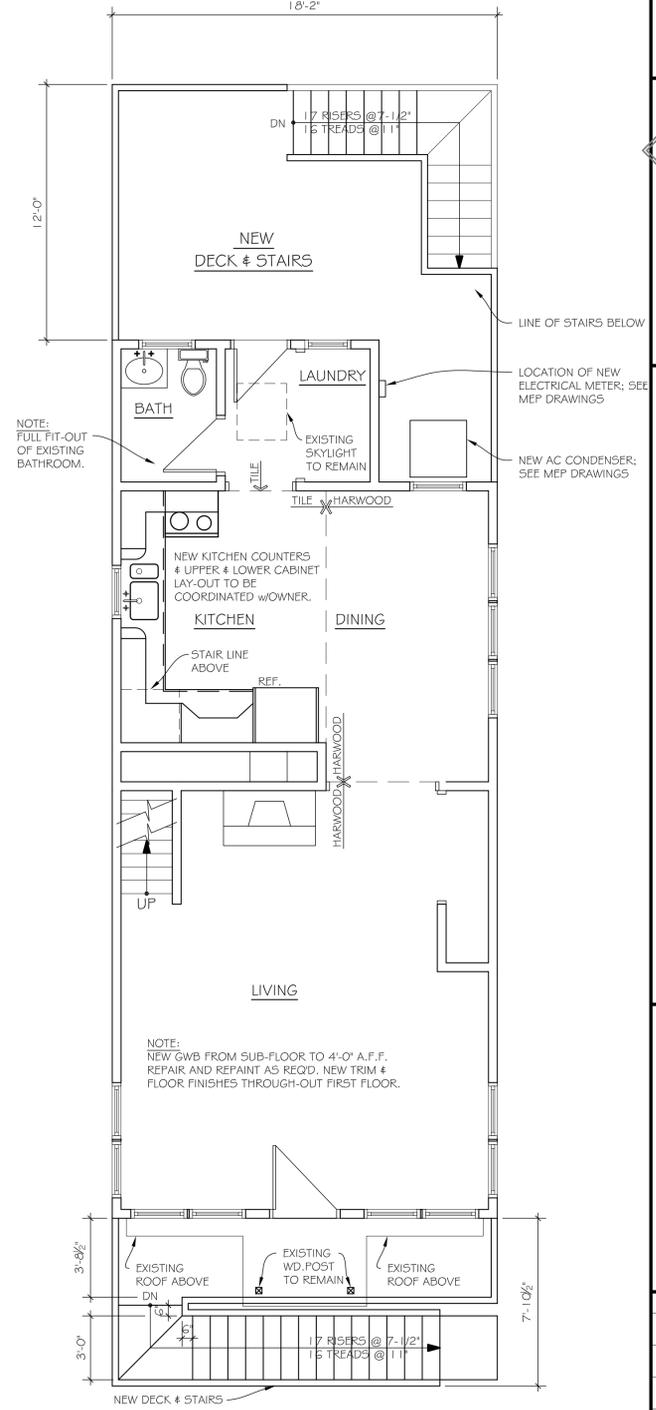
2



**FOUNDATION PLAN**

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

3

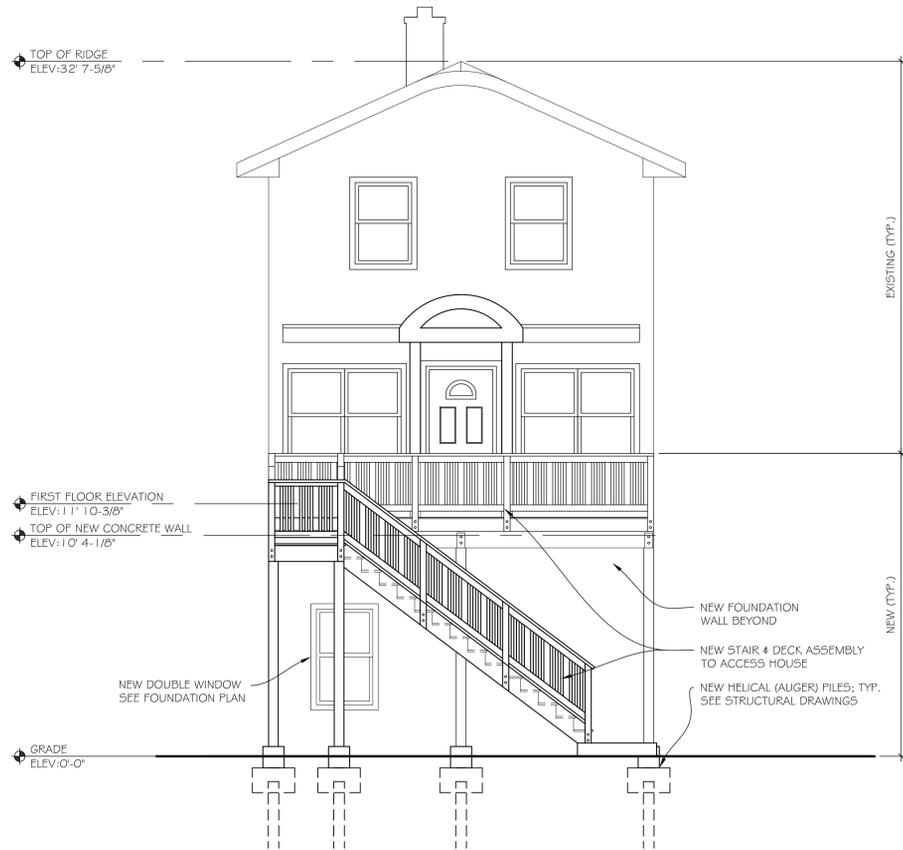


**FIRST FLOOR PLAN**

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

4

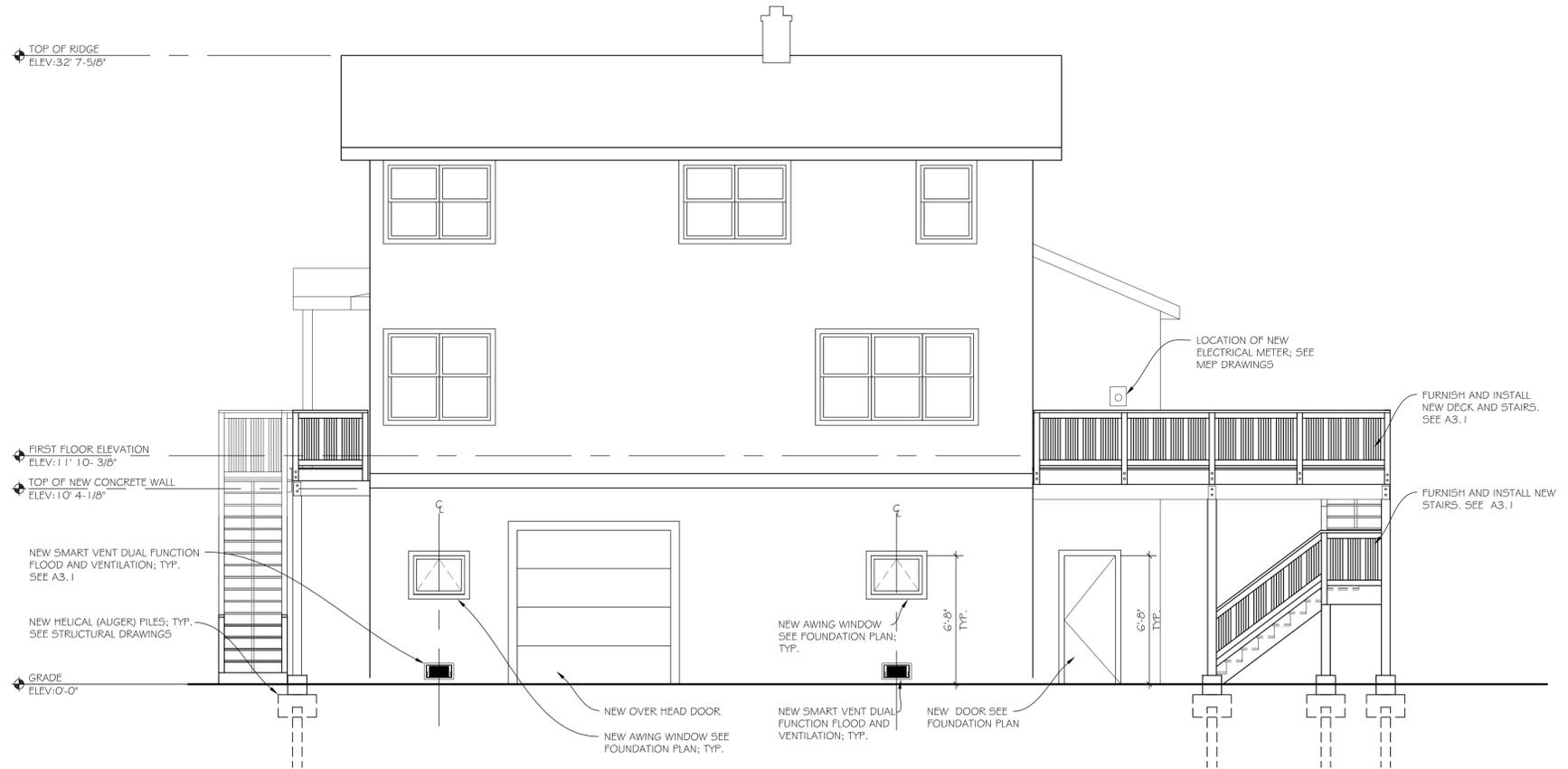




**EAST ELEVATION**

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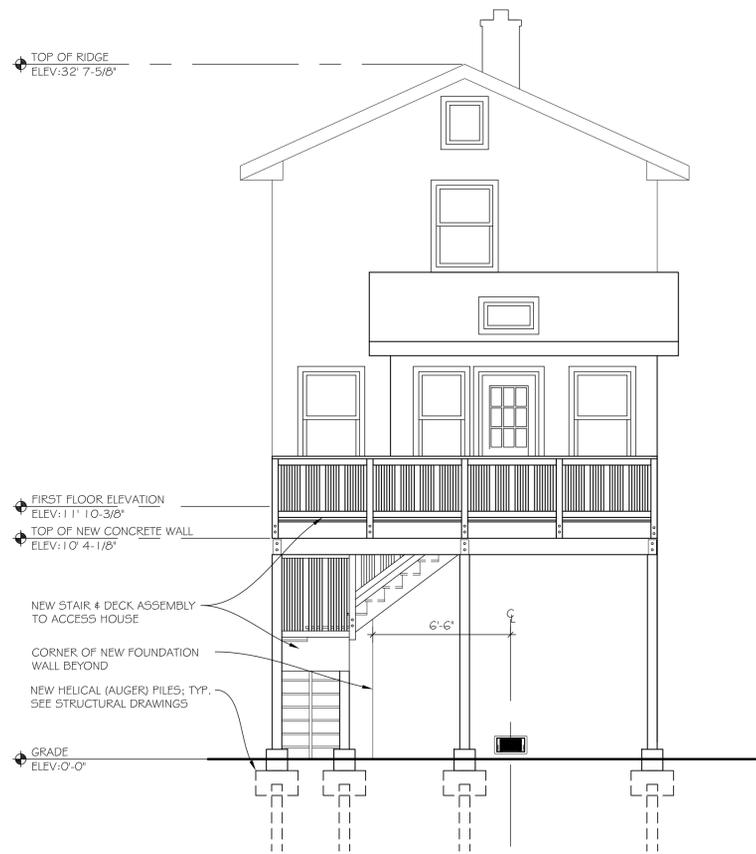
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**NORTH ELEVATION**

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

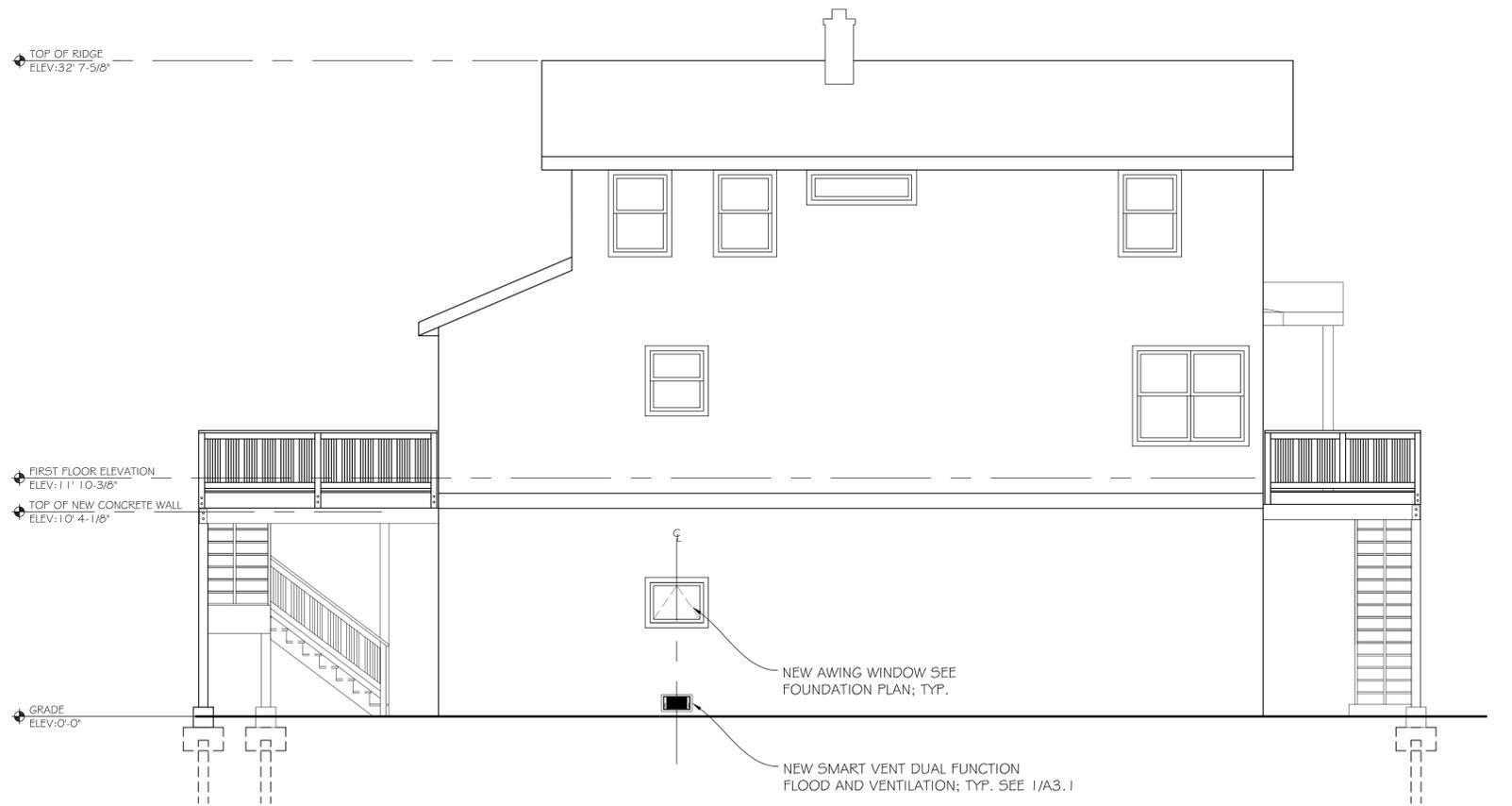
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**WEST ELEVATION**

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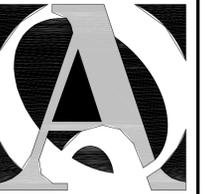
3



**SOUTH ELEVATION**

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

4



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**STEPHEN J. STEFAN III**  
 APPLICANT #1186  
 30 WESTLAND AVENUE  
 MILFORD, CT

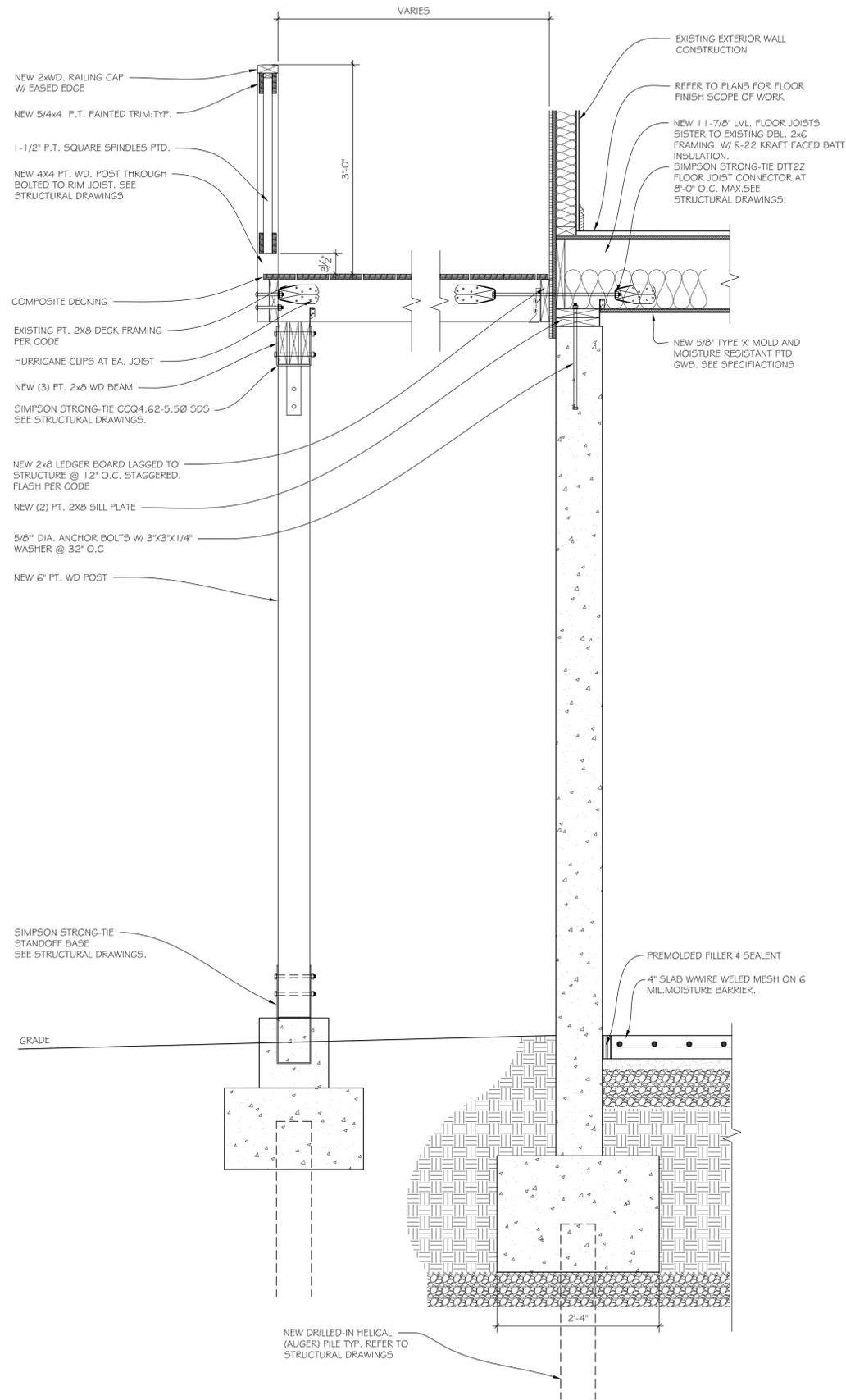
Sheet Description:  
**EXTERIOR ELEVATIONS**

Issue Dates:  
 OCTOBER 31, 2014

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

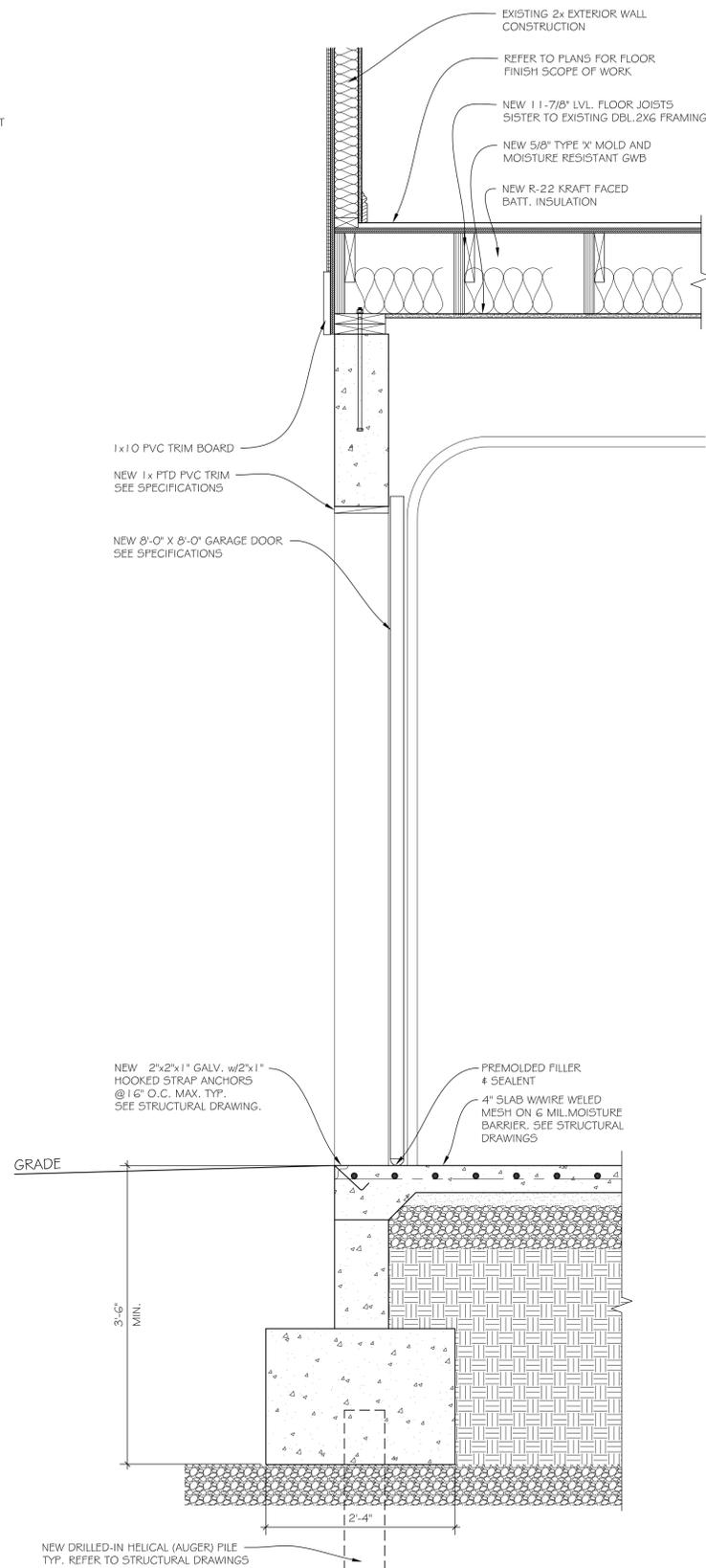
Project #: QA 1346-28  
 Drawn By: JcB

Sheet #:  
**A2.1**



4

WALL SECTIONS AT DECK AND GARAGE DOOR



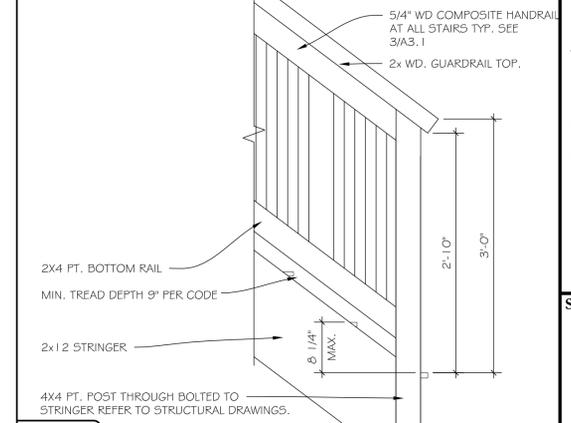
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HANDRAIL DETAIL

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

GENERAL STAIR NOTES:

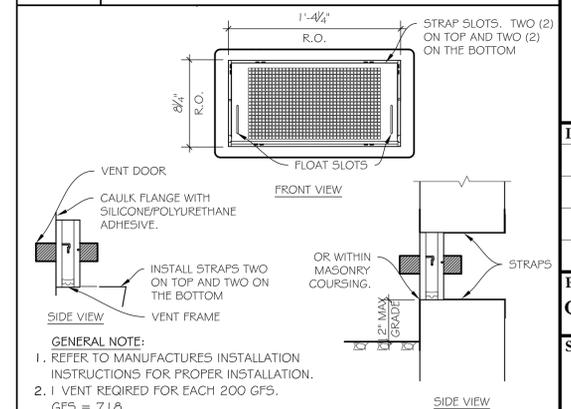
1. STAIR WIDTH SHALL NOT BE LESS THAN 36"
2. STAIR WIDTH BETWEEN HANDRAILS SHALL NOT BE LESS THAN 27"
3. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" INTO THE WIDTH OF THE STAIR ON EITHER SIDE.
4. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF EACH FLIGHT.



2

DECK STAIR & RAIL

1" = 1'-0"



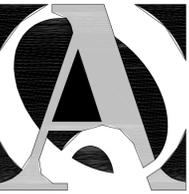
1

DUAL FUNCTION FLOOR AND VENTILATION VENT

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

GENERAL NOTE:

1. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR PROPER INSTALLATION.
2. 1 VENT REQUIRED FOR EACH 200 GFS. GFS = 718.
3. 59 VENTS REQUIRED 4 PROVIDED



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**STEPHEN J. STEFAN III**

APPLICANT #1186

MILFORD, CT

30 WESTLAND AVENUE

Sheet Description:

**SECTIONS & DETAILS**

Issue Dates:

OCTOBER 31, 2014

AS NOTED

Project #:  
QA 1346-28

Drawn By:  
JcB

Sheet #:

**A3.1**

# "STRUCTURAL GENERAL NOTES"

## A. CODES AND STANDARDS:

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

## B. DESIGN DATA:

1. GRAVITY - FLOOR LIVE LOADS
 

a. ROOMS	40 PSF
b. ATTIC WITHOUT STORAGE	10 PSF
c. DECK PLATFORM	40 PSF
2. GRAVITY - SNOW LOADS
 

a. GROUND SNOW LOAD (Pg)	30 PSF
b. SNOW EXPOSURE FACTOR (Ce)	0.9
c. THERMAL FACTOR (Ct)	1.0
d. SNOW LOAD IMPORTANCE FACTOR (I)	1.0
e. FLAT-ROOF SNOW LOAD (Pf)	30 PSF
(NON-REDUCIBLE ROOF LIVE LOAD)	
3. LATERAL LOADS - WIND
  - a. MAIN WIND-FORCE RESISTING SYSTEM:
    - (1) BASIC WIND SPEED, 3 SECOND GUST (<V35> 100 MPH EXPOSURE: D
4. LATERAL LOADS - SEISMIC
  - a. SEISMIC DESIGN CATEGORY: B

## C. FOUNDATIONS/GEOTECHNICAL REPORT:

1. FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 07/31/2014 GEOTECHNICAL ENGINEERING REPORT PREPARED BY THE GEOTECHNICAL DEPARTMENT LLC. SEE THAT REPORT FOR ADDITIONAL REQUIREMENTS.

## D. MATERIALS:

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

APPLICATION	F'c @ 28 DAYS	WT (PCF)
a. GRADE BEAMS	3500	145
b. FOOTINGS/PIERS	3000	145
c. EXTERIOR CONCRETE SLABS AND CURBS	4000	145
5. REINFORCEMENT:		
a. DEFORMED REINFORCING BARS	ASTM A615, GRADE 60	
b. WELDED WIRE FABRIC (WWF)	ASTM A185	

## E. CONSTRUCTION:

1. GENERAL:
  - a. REPRODUCTION OF ANY PORTION OF THE STRUCTURAL CONTRACT DRAWINGS FOR RESUBMITTAL AS SHOP DRAWINGS IS PROHIBITED. SHOP DRAWINGS PRODUCED IN SUCH A MANNER WILL BE REJECTED AND RETURNED.
  - b. SUBMIT SHOP DRAWINGS AT LEAST 15 DAYS BEFORE DATE REVIEWED SUBMITTALS WILL BE NEEDED. SHOP DRAWINGS SHALL BEAR THE CONTRACTOR'S STAMP OF APPROVAL WHICH SHALL CONSTITUTE CERTIFICATION THAT THE CONTRACTOR HAS VERIFIED ALL FIELD MEASUREMENTS, CONSTRUCTION CRITERIA, MATERIALS AND SIMILAR DATA AND HAS CHECKED EACH DRAWING FOR COMPLETENESS, COORDINATION AND COMPLIANCE WITH THE CONTRACT DOCUMENTS.
  - c. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALLOWABLE CONSTRUCTION LOADS AND TO PROVIDE PROPERLY DESIGNED FORMWORK, STAGINGS, BRACING, SHEETING, SHORING, ETC.
  - d. IMPLEMENTING JOB SAFETY, CONSTRUCTION PROCEDURES AND TEMPORARY SHORING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
  - e. CONTRACTOR SHALL REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATIONS OF OPENINGS, SLEEVES, CONCRETE HOUSEKEEPING PADS, INSERTS, AND DEPRESSIONS.
  - f. HOUSE RAISING CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO BEGINNING WORK. VERIFY EXISTING BEARING WALLS ARE PLATFORM FRAMED, NOT BALLOON FRAMED. CONTRACTOR IS SOLELY RESPONSIBLE TO SHOW ALL SHORING AND BRACING, AS REQUIRED TO STABILIZE THE HOUSE DURING THE LIFTING PROCESS.
  - g. DISCONNECT ALL UTILITIES AND WALL SILL ANCHORAGE BEFORE LIFTING HOUSE. WORK. VERIFY EXISTING BEARING WALLS ARE PLATFORM FRAMED, NOT BALLOON FRAMED. CONTRACTOR IS SOLELY RESPONSIBLE TO SHOW ALL SHORING AND BRACING, AS REQUIRED TO STABILIZE THE HOUSE DURING THE LIFTING PROCESS.
  - h. EXCAVATE AROUND FOUNDATION AND CUT HOLES IN FOUNDATION AND HOUSE WALLS ARE REQUIRED TO INSTALL LIFTING BEAMS. RAISE HOUSE WITH JACKS.
  - i. CONTRACTOR IS RESPONSIBLE FOR REPAIR ALL WALL AND FLOOR FRAMING AND FINISHES CRACKED OR DAMAGED AS A RESULT OF THE HOUSE LIFTING PROCESS.
  - j. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, DETAILS AND SPECIFICATIONS, THE MOST RIGID REQUIREMENTS SHALL GOVERN.
  - k. CONTRACTOR SHALL FURNISH DIMENSIONED SHOP DRAWINGS AT ALL LEVELS LOCATING FLOOR AND ROOF EDGES FOR REVIEW BY THE ARCHITECT AND STRUCTURAL ENGINEER.
  - l. THE EXISTING SUPERSTRUCTURE HAS NOT BEEN RETROFITTED TO MEET CURRENT CODE REQUIREMENTS.

## F. HELICAL PILES:

1. GENERAL:
  - a. HELICAL PIER COMPONENTS SHALL BE DESIGNED WITHIN LIMITS PROVIDED BY AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) AND COMPLY WITH ICBD REPORT ER-5110 OR PFC-5551 (SUBMIT CERTIFICATION). COMPONENTS SHALL BE MANUFACTURED BY A.B. CHANGE HELICAL PIER FOUNDATION OR DIXIE ANCHORING SYSTEM (OR APPROVED EQUIVALENT) CONSISTING OF HELICAL STEEL PIERS WITH ONE OR MORE HELICALLY SHAPED STEEL PLATES ATTACHED TO A CENTRAL SHAFT, PIERS AND EXTENDED BY ADDING SHAFT EXTENSIONS.
  - b. THE INSTALLING CONTRACTOR SHALL SUBMIT TO THE OWNER OR OWNER'S REPRESENTATIVE PILE MANUFACTURER'S CERTIFICATE OF COMPETENCY IN INSTALLATION OF HELICAL PILES, CONTRACTOR'S EVIDENCE OF A MINIMUM FIVE YEARS OF EXPERIENCE IN THE INSTALLATION OF HELICAL PILES, AND A LETTER FROM THE PILE MANUFACTURER, PILE DISTRIBUTOR OR MANUFACTURER'S REPRESENTATIVE EXPRESSING ABILITY AND INTENT TO PROVIDE ON-SITE SUPERVISION OF THE PILE INSTALLATION.
  - c. CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER FOR REVIEW AND APPROVAL, SHOP DRAWINGS AND SPECIFICATIONS FOR THE HELICAL PILES AND HELICAL ANCHORS INTENDED FOR USE ON THIS PROJECT. THE SHOP DRAWINGS SHALL BEAR THE SEAL AND SIGNATURE OF THE CONTRACTOR'S PILE DESIGN PROFESSIONAL (INFORMATION TO INCLUDE MAXIMUM ALLOWABLE MECHANICAL COMPRESSION AND TENSILE STRENGTH OF THE HELICAL PILES AND ANCHORS); PLANNED INSTALLATION DEPTH; NUMBER OF LEAD AND EXTENSION SECTIONS; HELICAL CONFIGURATION; MANUFACTURER'S RECOMMENDED CAPACITY TO INSTALLATION TORQUE RATIO; MINIMUM FINAL INSTALLATION TORQUES; AND CORROSION PROTECTION. CONTRACTOR'S PILE DESIGN PROFESSIONAL SHALL ALSO SUBMIT SIGNED AND SEALED DESIGN CALCULATIONS (INCLUDING CONSIDERATIONS FOR DOWNDRAG, BUCKLING, AND EXPANSIVE SOILS); SOIL BEARING AND PULLOUT CAPACITY; AND BRACKETS, BEARING PLATES, CAP PLATES OR OTHER TERMINATION DEVICES THAT ARE BOLTED OR WELDED TO THE ENDS OF THE HELICAL PILES OR ANCHORS).
  - d. THE MANUFACTURER SHALL PROVIDE A TEN YEAR WARRANTY AGAINST MANUFACTURING DEFECTS ON HELICAL PILE, HELICAL ANCHOR, AND BRACKET PRODUCTS.
  - e. WORK SHALL NOT BEGIN UNTIL ALL THE SUBMITTALS HAVE BEEN RECEIVED AND APPROVED BY THE ENGINEER. ALL COSTS ASSOCIATED WITH INCOMPLETE OR UNACCEPTABLE SUBMITTALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - f. IT IS THE CONTRACTOR'S PILE DESIGN PROFESSIONAL'S RESPONSIBILITY TO SELECT THE APPROPRIATE SIZE AND TYPE OF HELICAL PILES, HELICAL ANCHORS, AND BRACKETS TO SUPPORT THE NOMINAL DESIGN LOADS SHOWN ON THE DRAWINGS. THESE SPECIFICATIONS AND THE DRAWINGS PROVIDE MINIMUM REQUIREMENTS TO AID THE CONTRACTOR IN MAKING APPROPRIATE MATERIALS SELECTIONS. FAILURE TO ACHIEVE PROPER TORQUE AND CAPACITY SHALL RESULT IN CONTRACTOR REPLACING HELICAL PILES AND ANCHORS AS APPROPRIATE TO SUPPORT THE REQUIRED LOADS. ALL MATERIAL REPLACEMENTS SHALL BE ACCEPTABLE TO ENGINEER.
  - g. THE DESIGN STRENGTH OF THE HELICAL BEARING PLATES, SHAFT CONNECTIONS, BRACKETS, AND THE PILE SHAFT ITSELF SHALL BE SUFFICIENT TO SUPPORT THE NOMINAL DESIGN LOADS SPECIFIED ON THE CONTRACT DRAWINGS TIMES A FACTOR OF SAFETY OF 2.
  - h. THE CENTRAL SHAFT, SHAFT CONNECTIONS AND EXTERNAL SLEEVES SHALL BE HIGH STRENGTH STRUCTURAL STEEL MEETING THE REQUIREMENTS OF ASTM A513. HELIX PLATES SHALL BE STRUCTURAL STEEL MEETING THE REQUIREMENTS OF ASTM GRADE 50 MINIMUM.
  - i. EACH PILE ASSEMBLY SHALL BE DESIGNED TO MEET CORROSION SERVICE LIFE OF 50 YEARS IN ACCORDANCE WITH ICC-ES ACCEPTANCE CRITERIA 358. PROVIDE A HOT DIPPED GALVANIZED COATING ON ALL PILES, BRACKETS, AND ASSOCIATED ASSEMBLIES IN ACCORDANCE WITH ASTM A123 MINIMUM.
  - j. EACH HELICAL PILE SHALL BE INSTALLED AT THE LOCATION AND TO THE ELEVATION, MINIMUM LENGTH, INSTALLATION TORQUE, AND ALLOWABLE CAPACITIES SHOWN ON THE DRAWINGS AND IN THE GEOTECHNICAL REPORT.
  - k. USE PLACEMENT METHOD WHICH WILL NOT CONFLICT OR CAUSE DAMAGE TO EXISTING STRUCTURES.
  - l. THE MINIMUM INSTALLATION EQUIPMENT RATING SHALL EQUAL OR EXCEED THE MAXIMUM TORQUE OF THE SPECIFIED HELICAL PIER.
  - m. PROVIDE A TORQUE MONITORING DEVICE AS PART OF THE INSTALLING UNIT OR AS A SEPARATE IN-LINE DEVICE. MONITOR TORQUE APPLIED BY THE INSTALLING UNITS DURING THE ENTIRE INSTALLATION AND RECORD VALUES ACHIEVED ON EACH PIER.
  - n. INSTALL PIERS IN A SMOOTH AND CONTINUOUS MANNER. APPLY SUFFICIENT DOWNWARD PRESSURE TO ADVANCE THE PIER. THE RATE OF PIER ROTATION SHALL BE FIVE TO TWENTY REVOLUTIONS PER MINUTE.
  - o. THE HELICAL PILE AND ANCHOR SHAFT ALIGNMENT SHALL BE WITHIN A TOLERANCE OF 3' (IN ANY DIRECTION). THE VERTICAL ALIGNMENT SHALL BE WITHIN 2 DEGREES OF VERTICAL.

## H. CONCRETE:

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

NON-POST-TENSIONED CONCRETE:	
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER	2"
#6 BARS AND LARGER	1-1/2"
#5 AND SMALLER	
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	
SLABS, WALL, JOISTS:	3/4"
#11 BARS OR SMALLER	
  - b. ALL FORMWORK, SHORING AND RESHORING SHALL BE DESIGNED BY THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION. ALL SUBMISSIONS SHALL BEAR THE ENGINEER'S SEAL AND SIGNATURE.
  - c. NO SLEEVE SHALL BE PLACED THROUGH ANY CONCRETE ELEMENT UNLESS SHOWN ON THE STRUCTURAL DRAWINGS, APPROVED SLEEVING SHOP DRAWINGS OR SPECIFICALLY AUTHORIZED IN WRITING BY THE STRUCTURAL ENGINEER.
  - d. CORE DRILLING OF FOUNDATIONS, GRADE BEAMS, SHALL NOT BE PERMITTED, UNLESS AUTHORIZED IN WRITING BY THE STRUCTURAL ENGINEER.
  - e. NO SPLICES OF REINFORCEMENT SHALL BE PERMITTED EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. MAKE BARS CONTINUOUS AROUND CORNERS.
  - f. WHEN INSTALLING EXPANSION BOLTS OR ADHESIVE ANCHORS, THE CONTRACTOR SHALL TAKE MEASURES TO AVOID DRILLING OR CUTTING OF ANY EXISTING REINFORCING AND DESTRUCTION OF CONCRETE. HOLES SHALL BE BLOWN CLEAN PRIOR TO PLACING BOLTS OR ADHESIVE ANCHORS.
  - g. ANY STOP IN CONCRETE MUST BE MADE WITH VERTICAL BULKHEADS AND HORIZONTAL JOINTS.

## G. FOUNDATIONS + STRUCTURAL EARTHWORK:

1. GENERAL:
  - a. SEE THE 07/31/2014 GEOTECHNICAL REPORT PREPARED BY THE GEOTECHNICAL DEPARTMENT LLC DRILLED-IN DEEP PILE FOUNDATION SYSTEM REQUIREMENTS. REQUIREMENTS CONTAINED IN THE GEOTECHNICAL REPORT ARE PART OF THIS WORK.
  - b. CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS THAT MAY AFFECT THE INSTALLATION OF THE FOUNDATION SYSTEM AS SHOWN PRIOR TO STARTING WORK.
  - c. EXISTING UTILITIES KNOWN TO BE IN THE CONSTRUCTION AREA HAVE BEEN INDICATED. THE SIZE, LOCATION AND DEPTH OF THE UTILITIES ARE NOT KNOWN EXACTLY AND MAY VARY SIGNIFICANTLY FROM THAT INDICATED. OTHER UNKNOWN UTILITIES NOT INDICATED MAY ALSO BE PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES, WHETHER INDICATED OR NOT, WHICH MAY BE AFFECTED BY THE CONSTRUCTION PROCESS.
  - d. ALL GRADE BEAMS AND PILE CAPS SHALL BE PLACED ON UNDISTURBED SOIL, CRUSHED STONE OR COMPACTED STRUCTURAL FILL. VERIFICATION OF BEARING CONDITIONS SHALL BE MADE BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT.
  - e. CONCRETE FOR FOUNDATIONS SHALL BE PLACED ON THE SAME DAY SUBGRADE APPROVAL IS GIVEN BY THE GEOTECHNICAL ENGINEER.
  - f. EXCAVATIONS SHALL BE DEWATERED TO ALLOW INSTALLATION OF FOOTINGS IN DRY ATMOSPHERE.
  - g. ALL SHORING, SHEETING, AND DEWATERING SHALL BE THE TOTAL RESPONSIBILITY OF THE CONTRACTOR. SHEETING AND SHORING SHALL BE DESIGNED BY THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION. ALL SUBMITTALS SHALL BEAR CONTRACTOR'S /ENGINEERING SEAL AND SIGNATURE.
2. BACKFILL
  - a. ALL BACKFILL SHALL BE PER THE 07/31/2014 GEOTECHNICAL REPORT PREPARED BY THE GEOTECHNICAL DEPARTMENT LLC, WITH OPTIMUM MOISTURE CONTENT FOR COMPACTING.
  - b. NO BACKFILL MATERIAL SHALL BE PLACED AGAINST FOUNDATION WALLS UNTIL THE CONCRETE/ GROUTED MASONRY WALLS HAVE REACHED DESIGN STRENGTH.
  - c. WHERE THE FINAL GRADE ELEVATIONS ARE APPROXIMATELY EQUAL ON BOTH SIDES OF A WALL, BACKFILL IN LIFTS TO MAINTAIN LEVEL ELEVATIONS WITHIN 12" ON BOTH SIDES AT ANY TIME.
3. STRUCTURAL FILL
  - a. REFER TO 07/31/2014 GEOTECHNICAL REPORT REQUIREMENTS PREPARED BY THE GEOTECHNICAL DEPARTMENT LLC FOR COMPACTED STRUCTURAL FILL. REQUIREMENTS CONTAINED IN THE GEOTECHNICAL REPORT ARE PART OF THIS WORK. INSPECTION OF THE PLACEMENT OF COMPACTED STRUCTURAL FILL SHALL BE BY AN EXPERIENCED, QUALIFIED GEOTECHNICAL ENGINEER.

## STRUCTURAL STEEL:

1. GENERAL:
  - a. ALL SHOP AND FIELD CONNECTIONS SHALL BE MADE WITH HIGH STRENGTH BOLTS OR WELDS. ALL HIGH STRENGTH BOLTS AND NUTS SHALL BE CLEARLY MARKED AS REQUIRED BY AISC SPECIFICATIONS. CONNECTIONS MADE WITH UNMARKED BOLTS AND NUTS WILL BE REJECTED.
  - b. PROVIDE ACCESS FOR INSPECTIONS OF ALL SHOP AND FIELD CONNECTIONS FOR PROPER MATERIALS AND WORKMANSHIP.
  - c. ALL CONNECTIONS, SPLICES AND ERECTION PIECES SHALL BE DESIGNED BY THE FABRICATOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION. CALCULATIONS AND SHOP DRAWINGS SHALL BE SUBMITTED BEARING THE ENGINEER'S SEAL AND SIGNATURE.
  - d. ALL STRUCTURAL STEEL THAT IS LOCATED IN EXTERIOR UNHEATED SPACES, INCLUDING STEEL DIRECTLY EXPOSED TO WEATHER, SHALL BE HOT DIPPED GALVANIZED, UNLESS NOTED OTHERWISE BY ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
  - e. CERTIFIED COPIES OF MILL TEST REPORTS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER.
  - f. THE GENERAL CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF ANY FABRICATION OR ERECTION ERRORS OR DEVIATIONS AND RECEIVE WRITTEN APPROVAL BEFORE ANY FIELD CORRECTIONS ARE MADE.
  - g. SIMPLE SHEAR CONNECTIONS SHALL BE SELECTED AND DETAILED BY THE FABRICATOR IN ACCORDANCE WITH AISC. IF NO REACTION IS INDICATED, THEN CONNECTION IS TO BE DESIGNED USING A REACTION OF 10 KIPS. MINIMUM WELD 3/16" FILLET. MINIMUM NUMBER OF BOLTS PER CLIP ANGLE OR SINGLE PLATE CONNECTION:
 

BEAM SIZE	MIN. NO. OF BOLTS
W8, W10	2
W12, W14	3
  - h. UNLESS OTHERWISE NOTED, ALL A325 BOLTS SHALL BE TIGHTENED TO THE "SNUG TIGHT" CONDITION DEFINED AS THE TIGHTNESS ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A PERSON USING AN ORDINARY SPUD WRENCH. THE SNUG TIGHT CONDITION MUST ENSURE THAT THE PLIES OF THE CONNECTED MATERIAL HAVE BEEN BROUGHT INTO SNUG CONTACT.
  - i. THE FABRICATOR AND ERECTOR ARE RESPONSIBLE FOR THE DESIGN OF TEMPORARY BRACING AND RECOMMENDED ERECTION PROCEDURES.
  - j. WHEN INSTALLING EXPANSION BOLTS OR ADHESIVE ANCHORS, THE CONTRACTOR SHALL TAKE MEASURES TO AVOID DRILLING OR CUTTING OF ANY EXISTING REINFORCING AND DESTRUCTION OF CONCRETE. HOLES SHALL BE BLOWN CLEAN PRIOR TO PLACING BOLTS OR ADHESIVE ANCHORS.
  - k. WELDING ELECTRODES, WELDING PROCESS, MINIMUM PREHEAT AND INTERPASS TEMPERATURES SHALL BE IN ACCORDANCE WITH THE AISC AND AWS SPECIFICATIONS. ANY STRUCTURAL STEEL DAMAGED IN WELDING IS TO BE REPLACED OR REINFORCED AS ACCEPTABLE TO THE STRUCTURAL ENGINEER.
  - l. WELDERS SHALL HAVE CURRENT EVIDENCE OF PASSING THE APPROPRIATE AWS QUALIFICATION TESTS.
  - m. GAS CUTTING TORCHES SHALL NOT BE USED TO CORRECT FABRICATION ERRORS WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.
  - n. STEEL FABRICATOR SHALL BE QUALIFIED FABRICATOR CERTIFIED IN THE AISC QUALITY CERTIFICATION PROGRAM AND IS DESIGNATED AISC- CERTIFIED PLANT.
  - o. QUALIFIED INSTALLER PARTICIPATING IN THE QUALITY CERTIFICATION PROGRAM AND/OR DESIGNATED AN AISC- CERTIFIED ERECTOR.



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30 WESTLAND AVENUE

Sheet Description:

## STRUCTURAL GENERAL NOTES

Issue Dates:

**OCTOBER 31, 2014**

Project #:  
**QA1346-28**

Drawn By:  
**B.R.P**

Sheet #:

# S-01



# "STRUCTURAL GENERAL NOTES"



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Sheet Description:  
**STRUCTURAL GENERAL NOTES AND TYPICAL DETAILS**

Issue Dates:  
**OCTOBER 31, 2014**

Project #: **QA1346-28** Drawn By: **B.R.P.**

Sheet #:

**S-02**

## I. CONCRETE MASONRY:

- ALL MASONRY SHALL CONFORM TO AND BE ERRECTED IN ACCORDANCE WITH THE AMERICAN STANDARD BUILDING CODE REQUIREMENTS FOR MASONRY AND THE NATIONAL CONCRETE MASONRY ASSOCIATION FOR THE DESIGN AND CONSTRUCTION OF LOAD BEARING MASONRY.
- ALL MASONRY WALLS ARE TO BE CONSTRUCTED OF CONCRETE MASONRY WITH COMPRESSIVE STRENGTH  $F'_m = 1900$  PSI. THE GENERAL CONTRACTOR IS RESPONSIBLE TO ASSURE MASONRY STRENGTH AS SPECIFIED.
- TYPE "S" MORTAR SHALL BE USED IN ALL CMU MASONRY.
- DUR-O-WALL TYPE JOINT REINFORCING SHALL BE INSTALLED IN ALTERNATE COURSES OF MASONRY.
- PROVIDE REINFORCED BOND BEAMS AND VERTICAL REINFORCING AS CALLED FOR ON THE DRAWINGS.
- GROUT FOR BOND BEAMS AND CORE FILL AT VERTICAL REINFORCING BARS SHALL DEVELOP A MIN. COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- ALL REINFORCING BARS USED IN MASONRY SHALL BE GRADE 60 CONFORMING TO ASTM A-615. ALL LAP SPLICES SHALL BE A MIN. 48 BAR DIAMETERS. LOW LIFT GROUT CONSTRUCTION (5'-0" MAX. HEIGHT PER LIFT).
- MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6-95)" PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THE CONTRACT DRAWINGS.
- ALL REINFORCEMENT SHALL BE CONTINUOUS UNLESS OTHERWISE NOTED. PROVIDE LONGEST PRACTICAL LENGTHS TO MINIMIZE SPLICES.
- ALL BLOCK CORES CONTAINING REINFORCEMENT SHALL BE GROUTED SOLID. ALL REINFORCEMENT, INCLUDING DWELLS SHALL BE ACCURATELY PLACED, SUPPORTED AND TIED. PLACE VERTICAL REINFORCEMENT IN MIDDLE OF CORES AND OFFSET TO CLEAR STRUCTURAL STEEL WHERE REQUIRED. MASONRY INSERTS, INSULATION INSERTS, IF USED, SHALL BE REMOVED FROM MASONRY CORES WHERE VERTICAL REINFORCING OCCURS.
- PROVIDE VERTICAL CONTROL JOINTS AT THE LESSER OF 25 FT. O/C OR 15 TIMES HEIGHT (LOCATE JOINT AT JAMB OF AN OPENING WHEN POSSIBLE). HORIZONTAL REINFORCING SHALL BE DISCONTINUOUS ACROSS JOINTS AT ALTERNATE REINFORCING COURSES. (HORIZONTAL JOINT REINFORCING SHALL BE CONTINUOUS ACROSS JOINTS AT 32" O/C VERTICAL).
- WHERE VERTICAL REINFORCING IS TO PASS THROUGH MASONRY BOND BEAMS, PROVIDE MASONRY UNITS PREFABRICATED WITH SLOTTED BOTTOM SHELLS OR PRE-DRILL BOTTOM SHELL AS REQUIRED.
- STEEL LADDER-TYPE REINFORCEMENT FOR USE IN HORIZONTAL BED JOINTS OF ALL WALL UNITS SHALL BE PREFABRICATED FROM COLD DRAWN STEEL WIRE CONFORMING TO ASTM SPECIFICATION A-82 AND SHALL CONSIST OF TWO 3/16" DIAMETER DEFORMED LONGITUDINAL SIDE RODS WELDED AT 16" INTERVALS TO A CONTINUOUS DIAGONAL CROSS ROD FORMING A TRUSS DESIGN.
- OUT TO OUT SPACING OF SIDE RODS SHALL BE APPROXIMATELY 2" LESS THAN THE NOMINAL THICKNESS OF THE WALL OR WYTHE.
- CROSS RODS SHALL NOT BE LESS THAN No. 9 GAUGE.
- PREFABRICATED OR JOB FABRICATED CORNER AND TEE SECTIONS SHALL BE USED TO FORM CONTINUOUS REINFORCEMENT AROUND CORNERS.
- HORIZONTAL LADDER-TYPE WALL REINFORCEMENT SHALL BE USED IN BED JOINTS 16" O/C VERT. IN ALL MASONRY WALLS STARTING AT TOP FIRST BASE COURSE AND IN THE FIRST AND SECOND BED JOINTS ABOVE LINTELS AND BELOW SILLS IN WALL OPENINGS EXTENDING 2 FEET BEYOND JAMBS.
- PROVIDE GALVANIZED WIRE POSITIONERS SPACED AT NOT MORE THAN 10 FEET. LOCATE THE FIRST POSITIONER WITHIN 40 INCHES OF THE TOP OF THE FOUNDATION.
- GENERAL CONTRACTOR SHALL COORDINATE THE LOCATIONS OF VERTICAL REINFORCING FROM FOUNDATION, WITH VERTICAL REINFORCING OF MASONRY WALL.

## J. STRUCTURAL WOOD NOTES:

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

### WOOD FRAMING

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

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

### MICROLAM (LVL)

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

SHEAR MODULUS OF ELASTICITY	G = 125,000 PSI
MODULUS OF ELASTICITY	E = 2,000,000 PSI
FLEXURAL STRESS	F <sub>b</sub> = 2,600 PSI
TENSION STRESS	F <sub>t</sub> = 1,555 PSI
COMPRESSION PERPENDICULAR TO GRAIN PARALLEL TO GLUE LINE	F <sub>c<sub>⊥</sub></sub> = 750 PSI
COMPRESSION PARALLEL TO GRAIN	F <sub>c</sub> = 2510 PSI
HORIZONTAL SHEAR PERPENDICULAR TO GLUE LINE	F <sub>v</sub> = 285 PSI

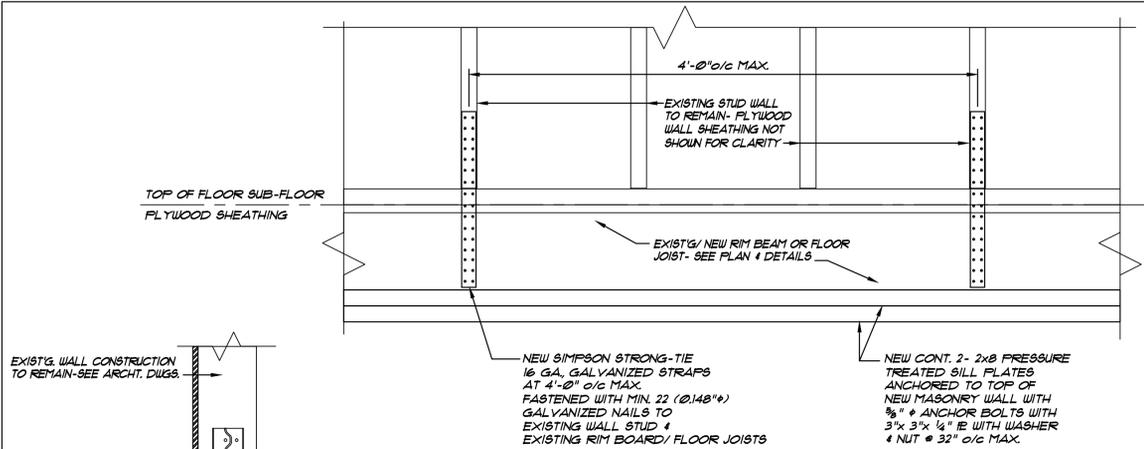
### PARALLAM (PSL)

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

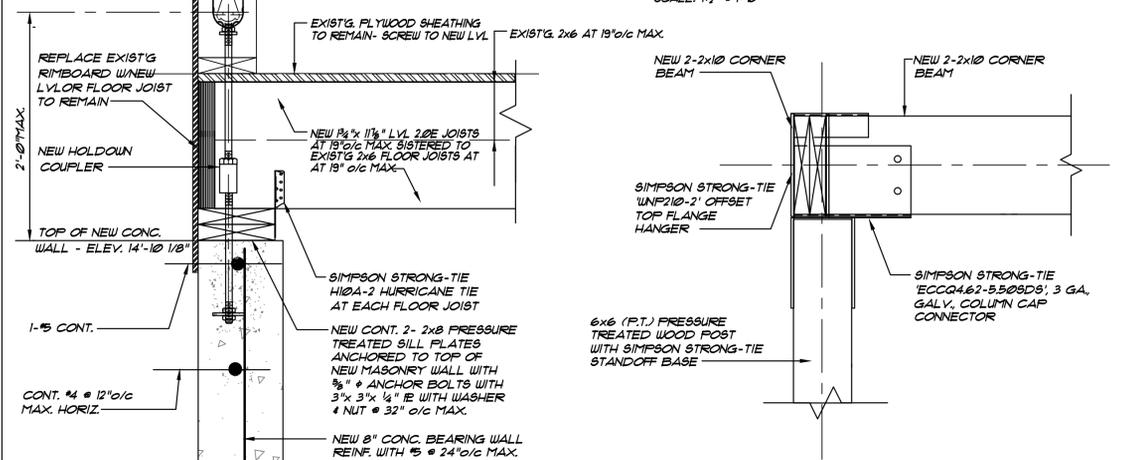
SHEAR MODULUS OF ELASTICITY	G = 125,000 PSI
MODULUS OF ELASTICITY	E = 2,000,000 PSI
FLEXURAL STRESS	F <sub>b</sub> = 2,900 PSI
TENSION STRESS	F <sub>t</sub> = 2,025 PSI
COMPRESSION PERPENDICULAR TO GRAIN PARALLEL TO GLUE LINE	F <sub>c<sub>⊥</sub></sub> = 750 p.s.i.
COMPRESSION PARALLEL TO GRAIN	F <sub>c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

## K. DIMENSIONS:

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

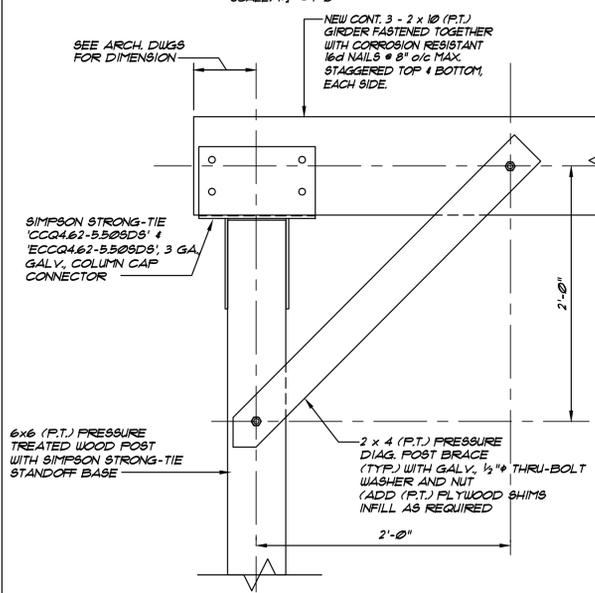


**TYPICAL ANCHORAGE DETAIL OF EXISTING STUD WALL TO EXISTING/NEW RIM BOARD OR FLOOR JOIST**  
 SCALE: 1/2" = 1'-0"

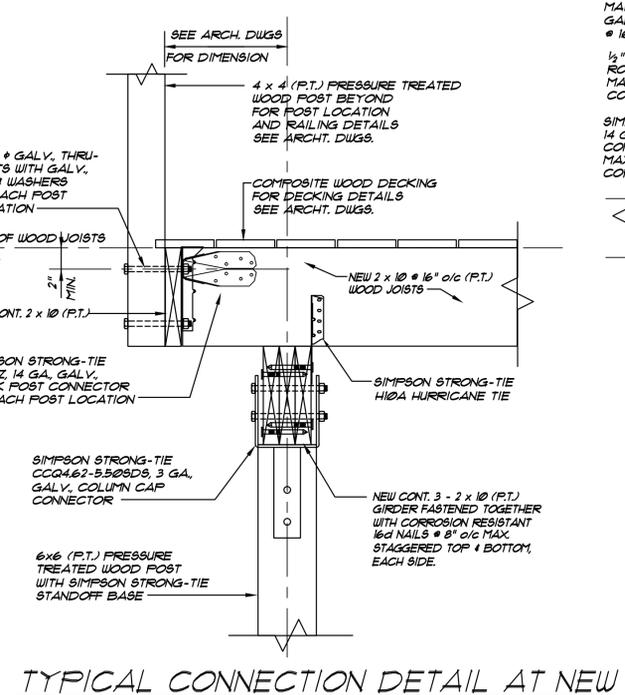


**TYPICAL CORNER POST WITH FLUSH FACE CORNER BEAMS AT NEW WOOD DECK & STAIR LANDINGS**  
 SCALE: 1/2" = 1'-0"

**TYPICAL DETAIL AT NEW SIMPSON STRONG-TIE HOLDOWN LOCATION**  
 SCALE: 1/2" = 1'-0"



**TYPICAL DIAGONAL POST BRACE DETAIL @ NEW WOOD DECK & STAIR LANDINGS**  
 SCALE: 1/2" = 1'-0"





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REHABILITATION/RECONSTRUCTION WORK FOR:

**STEPHEN J. STEFAN III**

APPLICANT # 1186

30 WESTLAND AVENUE MILFORD CT

Sheet Description:

**FOUNDATION  
AND PILE  
LOCATION  
PLAN**

Issue Dates:

OCTOBER 31, 2014

Project #:  
QA1346-28

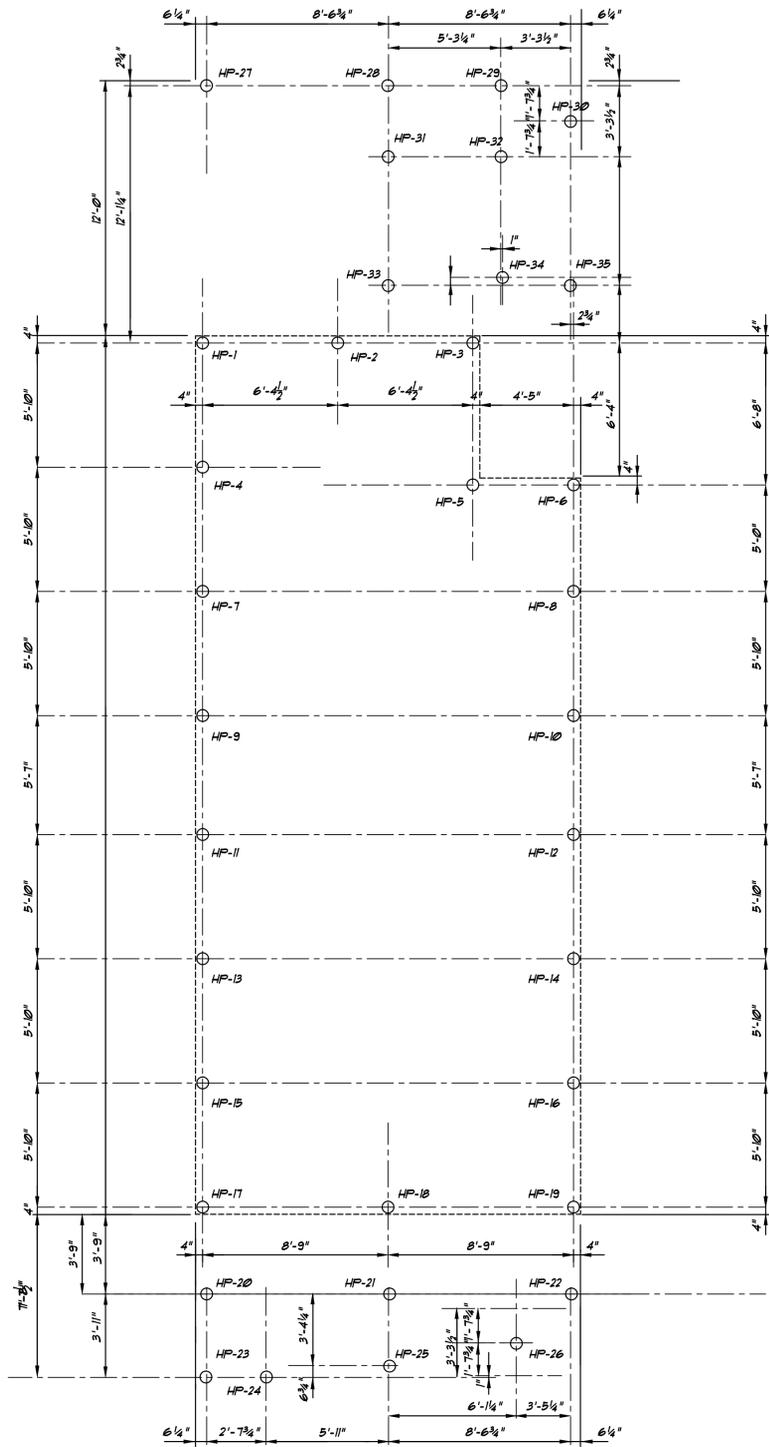
Drawn By:  
B.R.P.

Sheet #:

**S-1**



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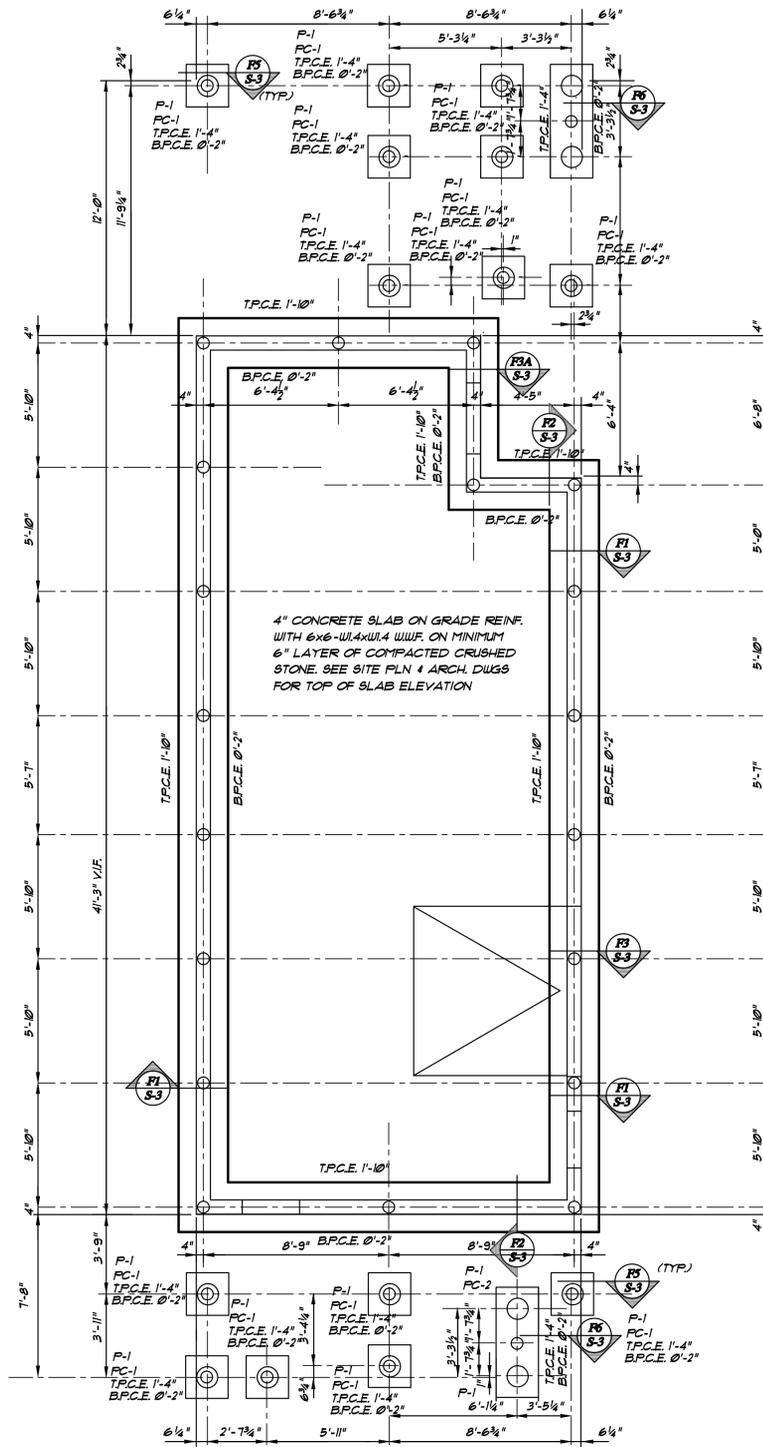


**PILE LOCATION PLAN**

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

**NOTES:**

1. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO STARTING FABRICATION AND INSTALLATION OF ANY NEW MATERIALS. NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES FOR POSSIBLE FURTHER INSTRUCTIONS AS MAY BE REQUIRED.
2. PILES HP-1 THRU HP-19 SHALL BE HELICAL (AUGER) DRILLED-IN PILES. INSTALLED CAPACITY = 16 TONS, DESIGN CAPACITY = 12 TONS.
3. PILES HP-20 THRU HP-35 SHALL BE HELICAL (AUGER) DRILLED-IN PILES. INSTALLED CAPACITY = 4 TONS, DESIGN CAPACITY = 3 TONS.
4. INSTALL ALL PILES WHERE SHOWN ON PLAN.



**FOUNDATION PLAN**

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

**NOTES:**

1. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO STARTING FABRICATION AND INSTALLATION OF ANY NEW MATERIALS. NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES FOR POSSIBLE FURTHER INSTRUCTIONS AS MAY BE REQUIRED.
2. FC-1 INDICATES 2'-0" x 2'-0" x 1'-2" DEEP CONCRETE PILE CAP REINFORCED WITH 4- #4 x 1'-6" EACH WAY TOP AND BOTTOM BARS.
3. FC-2 INDICATES 2'-0" x 5'-6" MIN. x 1'-2" DEEP CONCRETE PILE CAP REINFORCED WITH 4- #5 x 5'-0" LONG WAY TOP AND BOTTOM BARS WITH #4 @ 8" O/C MAXIMUM STIRRUPS.
4. FC-3 INDICATES 3'-2" x 7'-8" x 2'-4" DEEP CONCRETE PILE CAP REINFORCED WITH 4- #8 x 7'-4" LONG WAY BOTTOM BARS, 4- #8 x 7'-4" LONG WAY TOP BARS, 4- #5 x 2'-10" AT 12" O/C MAX. BOTTOM BARS AND #4 AT 12" O/C MAX. CLOSED STIRRUPS.
5. TOP OF CONCRETE WALL TO BE AT ELEVATION 14'-10 1/8", UNLESS OTHERWISE NOTED THIS TIME....
6. T.G.B.E. INDICATES TOP OF GRADE BEAM ELEVATION.
7. B.G.B.E. INDICATES BOTTOM OF GRADE BEAM ELEVATION.
8. T.P.C.E. INDICATES TOP OF PILE CAP ELEVATION.
9. B.P.C.E. INDICATES BOTTOM OF PILE CAP ELEVATION.
10. NEW CONTINUOUS GRADE BEAM SHALL BE 2'-4" x 1'-8" DEEP CONCRETE BEAM REINFORCED WITH CONTINUOUS 4- #5 HORIZONTAL TOP & 4- #6 BOTTOM BARS WITH #4 @ 8" O/C MAXIMUM STIRRUPS.
11. NEW FOUNDATION WALLS SHALL BE 8" CONCRETE WALLS REINF. WITH VERTICAL #5 @ 24" O/C MAX. FULL HEIGHT OF WALL WITH 1-#5 CONTINUOUS HORIZONTAL BARS AT TOP AND BOTTOM AND #4 AT 12" O/C MAX. HORIZONTAL BARS. PROVIDE ADDITIONAL 2- #5 HORIZONTAL BARS ABOVE WALL OPENINGS FOR ADDITIONAL 1-#5 HORIZ. BARS BELOW WALL OPENINGS FOR VENTS/WINDOWS, ALONG WITH ADDITIONAL REINFORCING FOR CONCRETE HEADERS ABOVE WALL OPENINGS FOR OVERHEAD AND PASS DOOR OPENINGS. PROVIDE ADDITIONAL 1-#5 VERTICAL BARS AT EACH SIDE OF WALL OPENINGS AND EACH SIDE OF CORNERS. PROVIDE MATCHING VERTICAL DOUELS INTO CONCRETE GRADE BEAMS.

CONCRETE PIER SCHEDULE				
DESIGNATION	SIZE	REINFORCING		REMARKS
		VERTICAL	HORIZONTAL	
P-1	18" x 18"	8 - #5	#3 @ 12"	TOP 5 (2) - #3 HORIZ. TIES @ 3" O/C MAX.
P-2	18" x 16"	8 - #5	#3 @ 12"	TOP 5 (2) - #3 HORIZ. TIES @ 3" O/C MAX.
P-3	12" DIAM.	4 - #4	#3 @ 4"	

**NOTES:**

1. ALL VERTICAL PIER REINFORCING SHALL BE DOUELED INTO CONCRETE GRADE BEAM OR CONCRETE PILE CAP.
2. VERTICAL PIER REINFORCING SHALL BE LAPPED MINIMUM 30 x BAR DIAMETERS.

PROVIDE SIMPSON STRONG-TIE PRODUCTS AS FOLLOWS:

**DECK JOISTS OVER SUPPORT BEAMS:**  
 H104, 18 GAUGE, GALVANIZED TIES WITH 9-10d x 1/2" NAILS TO JOISTS AND 9-10d x 1/2" NAILS TO BEAMS.  
**2x BLOCKING TO JOISTS:**  
 L126, 20 GAUGE, GALVANIZED FACE MOUNT HANGERS WITH 6-10d NAILS TO JOIST AND 4-10d x 1/2" NAILS TO BLOCKING.

**DOUBLE BEAMS ATOP 6x6 POSTS:**  
 CCQ462-5.50SDS, 7 GAUGE, COLUMN CAPS AT INTERMEDIATE 6x6 WOOD POSTS WITH 16-1/4" x 2 1/2" SCREWS TO BEAM AND 14-1/4" x 2 1/2" SCREWS TO POSTS AND ECCQ462-5.50SDS, 7 GAUGE, COLUMN CAPS AT CORNER 6x6 WOOD POSTS WITH 16-1/4" x 2 1/2" SCREWS TO BEAM AND 14-1/4" x 2 1/2" SCREWS TO POSTS.

**BLOCKING BETWEEN RAFTERS AND CEILING JOISTS:**  
 A34, 18 GAUGE, GALVANIZED FRAMING ANGLES AT EACH END OF BLOCKING TO RAFTERS/JOISTS WITH 4-8d x 1/2" NAILS PER ANGLE LEG.

**TRIPLE BEAMS ATOP 6x6 POSTS:**  
 CCQ462-5.50SDS, 7 GAUGE, COLUMN CAPS AT INTERMEDIATE 6x6 WOOD POSTS WITH 16-1/4" x 2 1/2" SCREWS TO BEAM AND 14-1/4" x 2 1/2" SCREWS TO POSTS AND ECCQ462-5.50SDS, 7 GAUGE, COLUMN CAPS AT CORNER 6x6 WOOD POSTS WITH 16-1/4" x 2 1/2" SCREWS TO BEAM AND 14-1/4" x 2 1/2" SCREWS TO POSTS.

**JOISTS OVER SUPPORT BEAMS:**  
 H125A, 18 GAUGE, GALVANIZED TIES WITH 5-8d NAILS TO JOISTS AND 5-8d NAILS TO BEAMS.

**SINGLE 2x6 OR 2x8 JOISTS TO LEDGER/BEAMS:**  
 L126, 20 GAUGE, GALVANIZED FACE MOUNT HANGERS WITH 6-10d NAILS TO LEDGER/BEAM AND 4-10d x 1/2" NAILS TO CEILING JOISTS.  
 L126, 20 GAUGE, GALVANIZED CONCEALED FACE MOUNT HANGERS WITH 6-10d NAILS TO LEDGER/BEAM AND 4-10d x 1/2" NAILS TO CEILING JOISTS.

**SINGLE 2x10 JOISTS TO LEDGER/BEAMS:**  
 L126, 20 GAUGE, GALVANIZED FACE MOUNT HANGERS WITH 8-10d NAILS TO LEDGER/BEAM AND 6-10d x 1/2" NAILS TO CEILING JOISTS.

**DOUBLE 2x6 OR 2x8 BEAMS TO LEDGER/BEAMS:**  
 L126-2, 18 GAUGE, GALVANIZED FACE MOUNT HANGERS WITH 6-10d NAILS TO LEDGER/BEAM AND 4-10d NAILS TO DOUBLE BEAMS, AND H125B-2, 14 GAUGE, GALVANIZED CONCEALED FACE MOUNT HANGERS WITH 18-16d NAILS TO LEDGER/BEAM AND 10-10d NAILS TO DOUBLE BEAMS.

**LVL BLOCKING TO NEW LVL JOISTS:**  
 H181B/10, 16 GAUGE, GALVANIZED FACE MOUNT HANGERS WITH 30-16d NAILS TO LVL JOISTS AND 12-16d NAILS TO LVL BLOCKING. H181B, 14 GA, GALV, FACE MOUNT HANGERS AT NOTCHED LVL BLOCKING ENDS WITH 12-16d NAILS TO LVL JOISTS AND 4-10d x 1/2" NAILS TO NOTCHED BLOCKING.

**2x12 STAIR STRINGERS TO SUPPORT BEAMS:**  
 L18CZ, 18 GAUGE, ADJUSTABLE STRINGER CONNECTOR WITH 10d x 1/2" NAILS TO BEAM, 8-10d x 1/2" NAILS TO STRINGER WIDE FACE AND 1-10d x 1/2" NAILS TO STRINGER NARROW FACE.

**STAIR TREADS TO FACE OF STAIR STRINGERS:**  
 T102, 17 GAUGE, STAIR ANGLES WITH 3-SDS 1/4" x 1/2" SCREWS TO STRINGER AND 4-SDS 1/4" x 1/2" SCREWS TO TREADS.

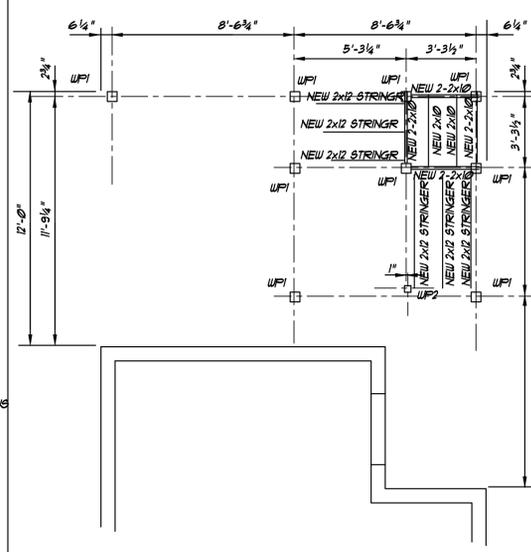
**6x6 FT POSTS TO CONCRETE PIERS:**  
 CS906-6-SDS2, COLUMN BASES EMBEDDED INTO CONCRETE AND FASTENED TO POSTS WITH 14-1/2" x 2" SCREWS.

**4x4 FT POSTS TO CONCRETE PIERS:**  
 H181A, STANDOFF POST BASE WITH 2-1/2" GALVANIZED THRU-BOLTS TO POST AND 3/8" x 1-3" THREADED ASTM A307 ANCHOR RODS WITH DOUBLE HEX NUTS & SANDWICHED STEEL WASHER AT EMBEDDED ENDS INTO CONCRETE PIER.

**VERTICAL HOLDDOWS TO WOOD WALL STUDS:**  
 HD12-SDS25, HOLDDOWS WITH 3/8" STEEL THREADED RODS, CN193/2 COUPLER NUTS, 3/8" x 1-3" THREADED ASTM A307 ANCHOR RODS WITH DOUBLE HEX NUTS & SANDWICHED STEEL WASHER AT EMBEDDED ENDS INTO GROUTED MASONRY CORES AND FASTENED TO MINIMUM DOUBLE WALL STUDS WITH 6-SDS 1/4" x 2 1/2" SCREWS.

**HORIZONTAL HOLDDOWS DECK RAILING POSTS & DECK JOISTS TO LEDGERS:**  
 DT12Z, 14 GA, GALVANIZED HOLDDOWS WITH 1/2" GALVANIZED STEEL THREADED RODS AND FASTENED TO DECK FLOOR JOISTS WITH 8-SDS 1/4" x 1/2" SCREWS.

**DOUBLE 2x10 BEAM TO FACE OF 6x6 POSTS:**  
 H125B-2, 14 GAUGE, GALVANIZED CONCEALED FACE MOUNT HANGERS WITH 14-16d NAILS TO FACE OF POST AND 6-10d NAILS TO DOUBLE BEAMS.

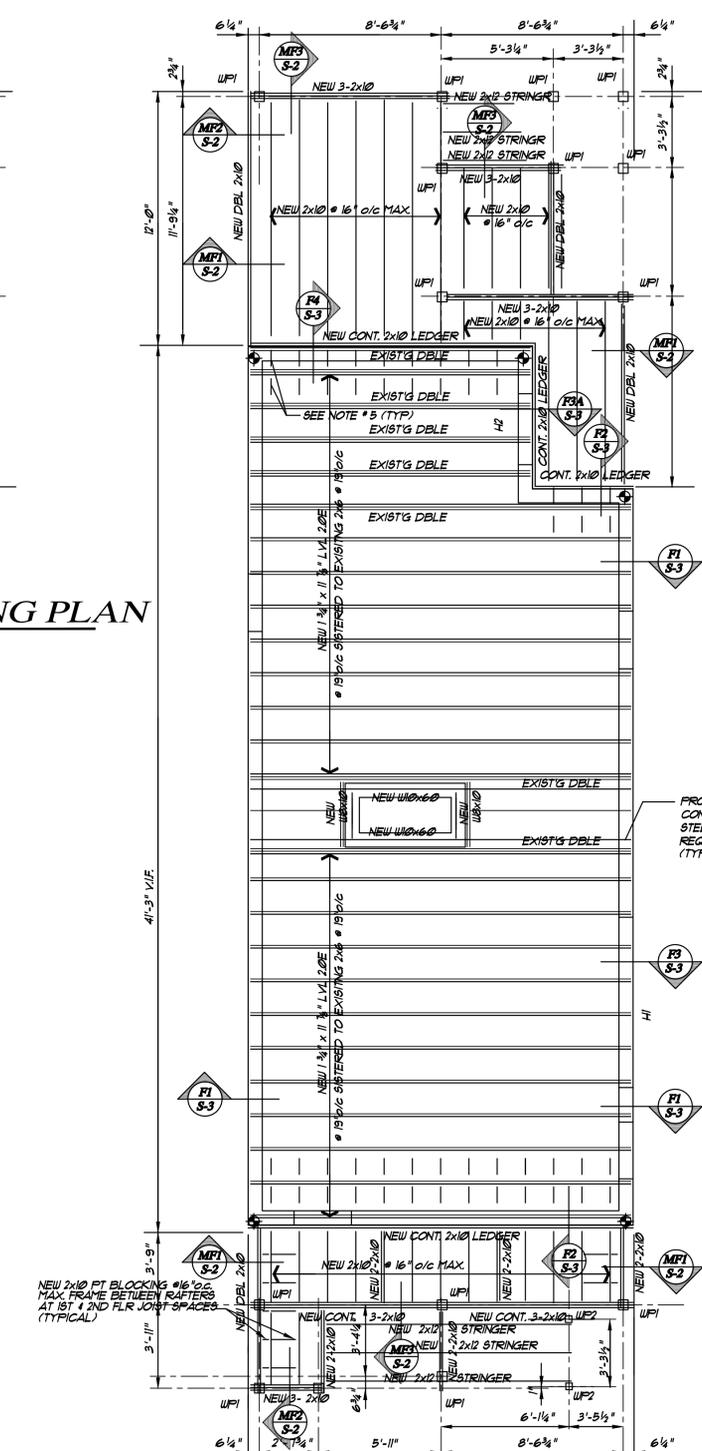
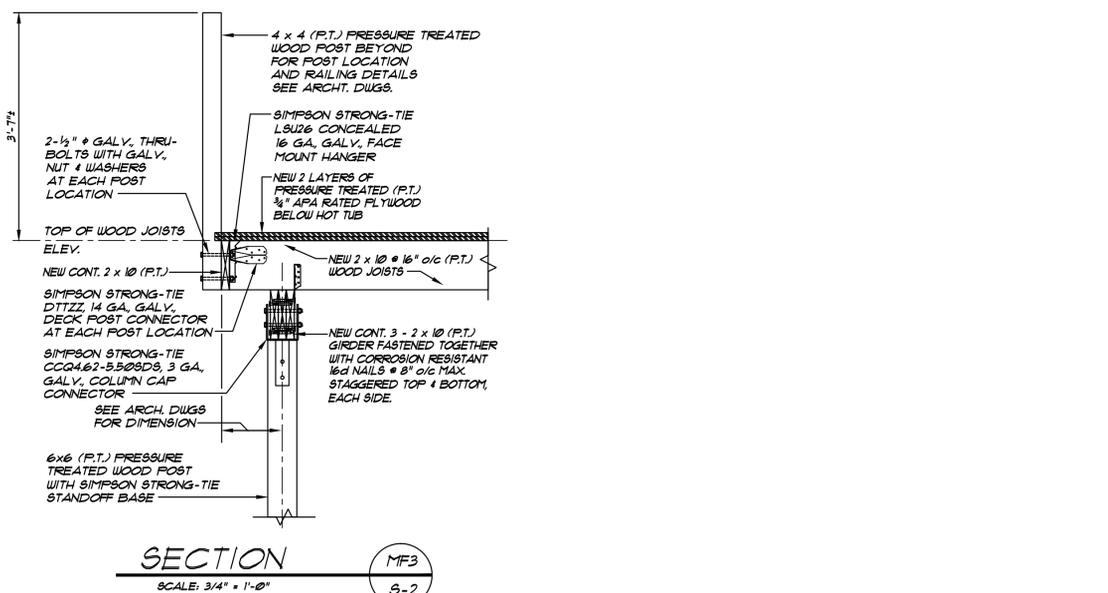
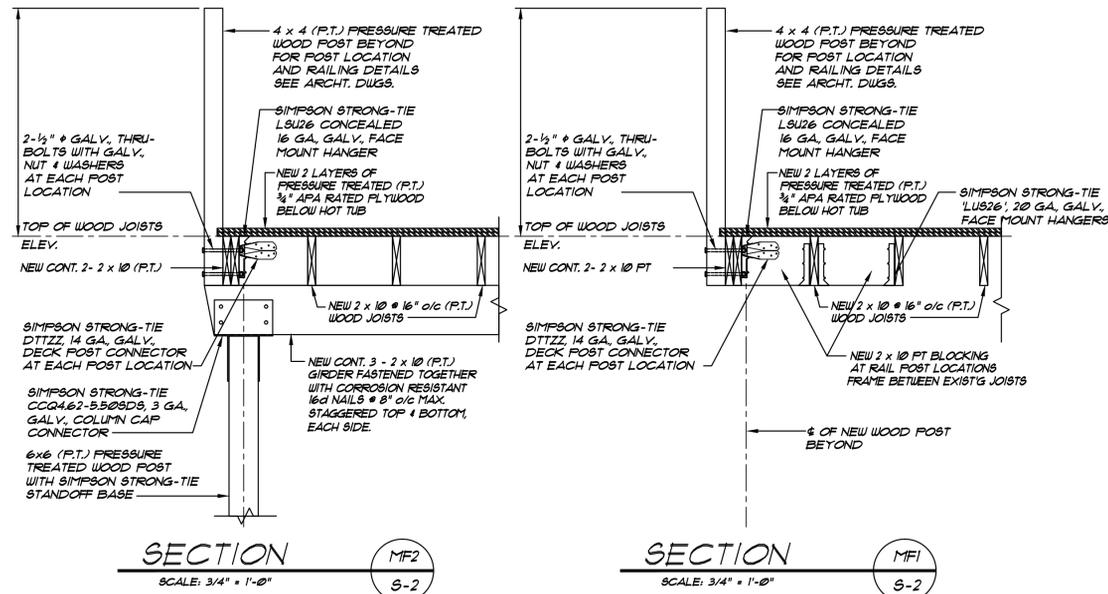


STAIR PLATFORM FRAMING PLAN

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

NOTES:

- SEE MAIN FLOOR FRAMING PLAN NOTES, WHICH APPLY.



NOTES:

- VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO STARTING FABRICATION AND INSTALLATION OF ANY NEW MATERIALS. NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES FOR POSSIBLE FURTHER INSTRUCTIONS AS MAY BE REQUIRED.
- ALL EXTERIOR DECK AND STAIR FRAMING SHALL BE PRESSURE TREATED (P.T.) LUMBER.
- ALL EXTERIOR DECK AND STAIR FRAMING SHALL BE COMPOSITE WOOD DECKING, UNLESS OTHERWISE SHOWN ON PLAN AND/OR DETAILS.
- INDICATES LOCATION OF NEW SIMPSON STRONG-TIE HD12-SDS25 HOLDDOWN. SEE TYPICAL DETAIL ON DRAWING S-02.
- PROVIDE NEW 1 1/4" x 1 1/4" LVL 2x6 BLOCKING AT 16" O/C MAX. FRAMED BETWEEN NEW LVL FLOOR BEAMS AT 1ST AND 2ND FLOOR JOIST SPACING AT REAR AND FRONT ENDS OF BLDG.
- PROVIDE NEW 2x6 BEAM FRAMED BETWEEN NEW LVL FLOOR JOISTS AND INSTALLED TIGHT TO UNDERSIDE OF EXISTING FLOOR JOISTS AT BEAMS AT LOCATION OF EXISTING LAPPED BEARING ENDS.
- UPI INDICATES NEW 6x6 FT WOOD POST.
- UF2 INDICATES NEW 4x4 FT WOOD POST.
- SEE ARCH. DUGS FOR STAIR CONSTRUCTION.
- DECK LIVE LOAD DESIGN IS 40 LBS PER SQ. FT.
- H1 AND H2 INDICATE 8" WIDE x MINIMUM 24" DEEP CONCRETE HEADER REINFORCED WITH 2-#6 BOTTOM BARS, 2-#5 TOP BARS, #3 AT 6" O/C MAXIMUM CLOSED STIRRUPS, 8" WIDE x MINIMUM 3'-3" DEEP CONCRETE HEADER REINFORCED WITH 2-#6 BOTTOM BARS, 2-#5 CONT. TOP BARS, #3 AT 12" O/C MAXIMUM CLOSED STIRRUPS, RESPECTIVELY.
- PLACE NEW STEEL BEAMS TIGHT TO UNDERSIDE OF EXISTING MASONRY FIREPLACE/CHIMNEY WALLS AND HEARTH SUPPORT SLAB, AS REQUIRED. ANCHOR BEARING ENDS OF NEW W/O BEAMS TO NEW CONCRETE FOUNDATION WALLS WITH 2-#4 x 1-3" THREADED STEEL RODS WITH DOUBLE HEX NUTS AND SANDWICHED STEEL WASHER AT EMBEDDED ENDS. POCKET NEW CONCRETE FOUNDATION WALLS AT STEEL BEAMS FOR 6" BEAM BEARING.

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REHABILITATION/RECONSTRUCTION WORK FOR:  
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Sheet Description:  
**MAIN FLOOR FRAMING PLAN**

Issue Dates:  
**OCTOBER 31, 2014**

Project #: QA1346-28  
 Drawn By: B.R.P.

Sheet #:  
**S-2**



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APPLICANT # 1186

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Sheet Description:

**STRUCTURAL DETAILS**

Issue Dates:  
**OCTOBER 31, 2014**

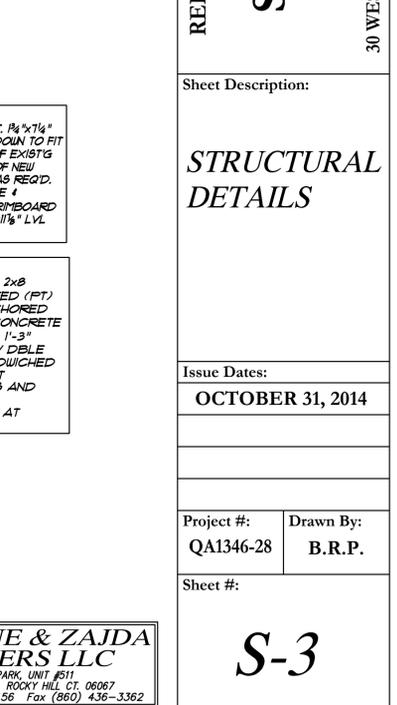
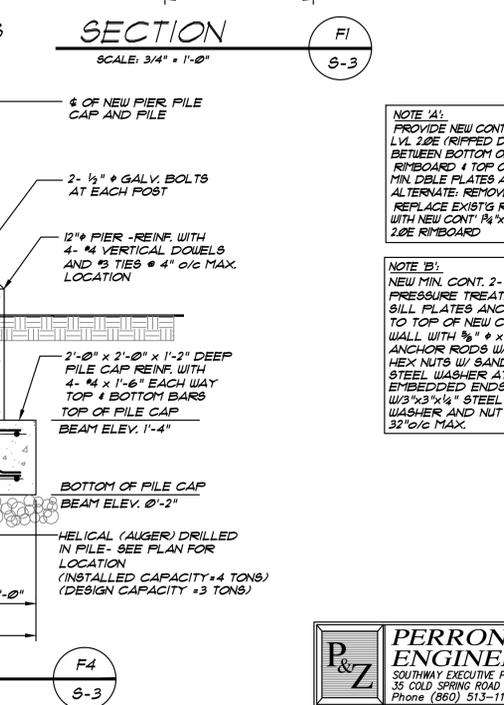
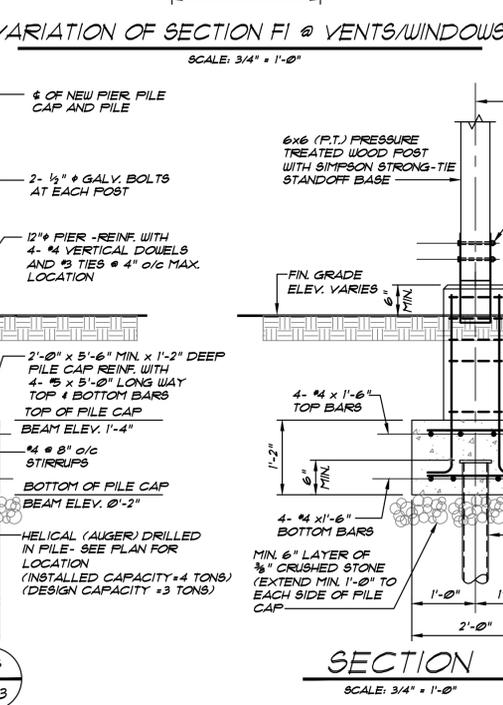
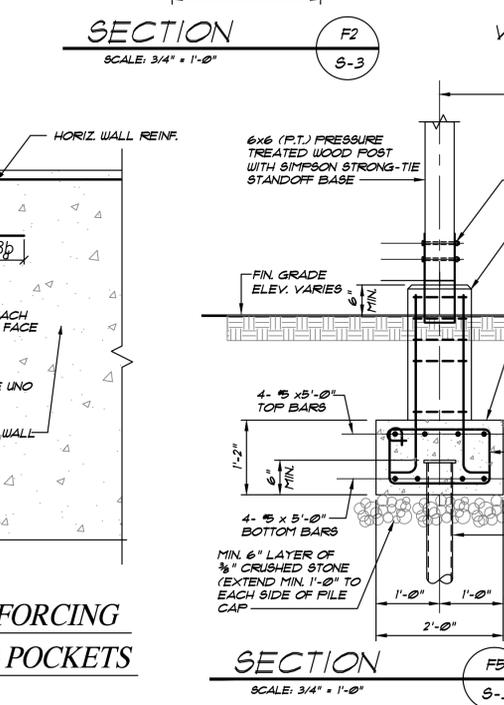
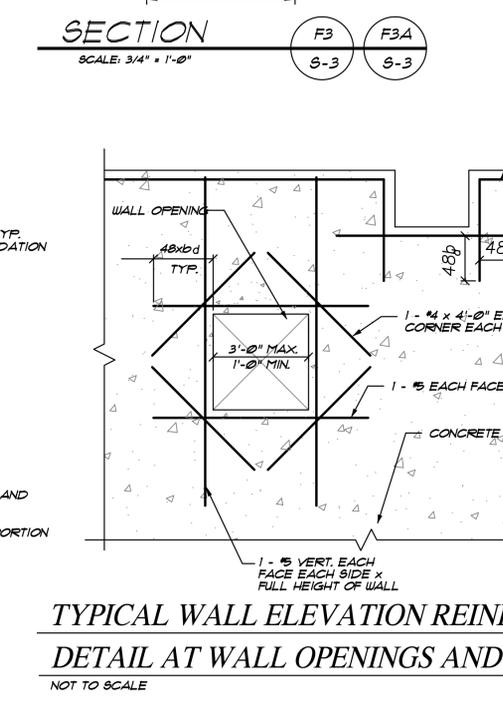
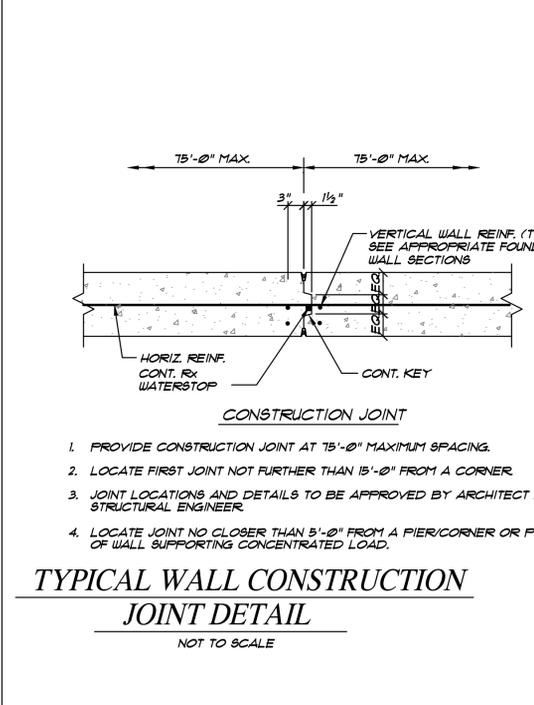
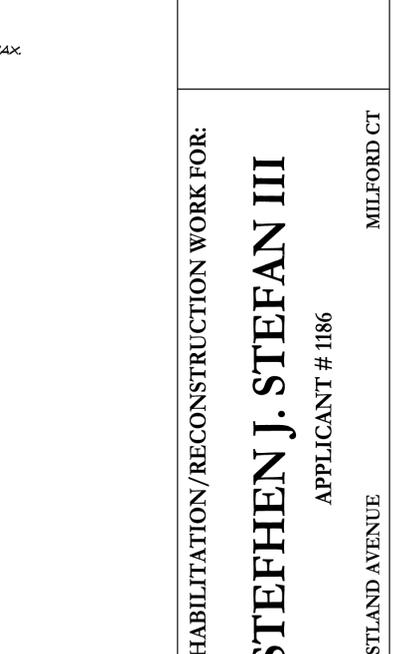
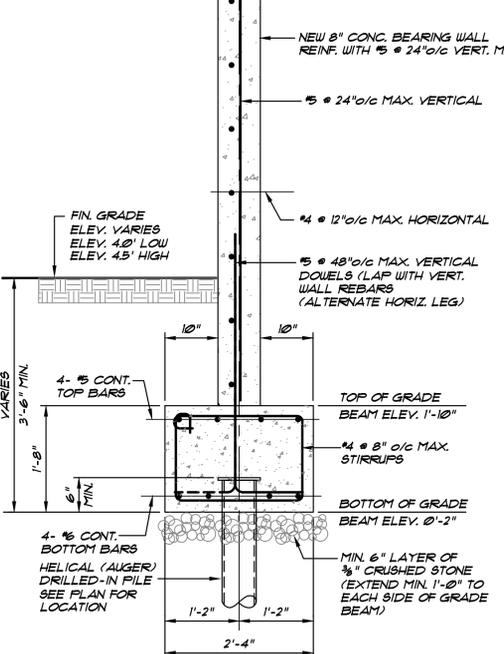
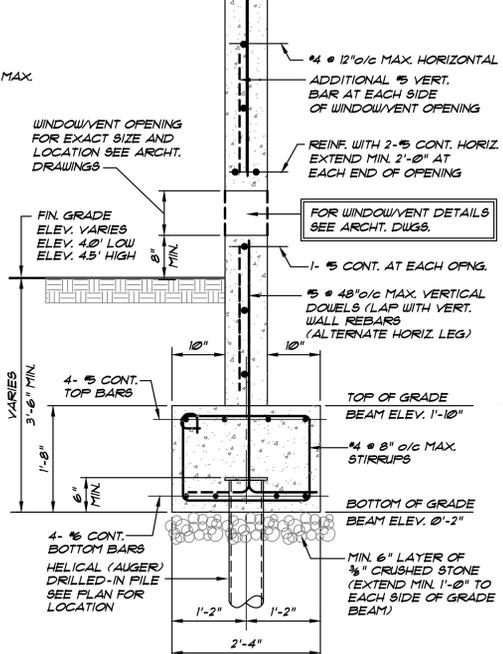
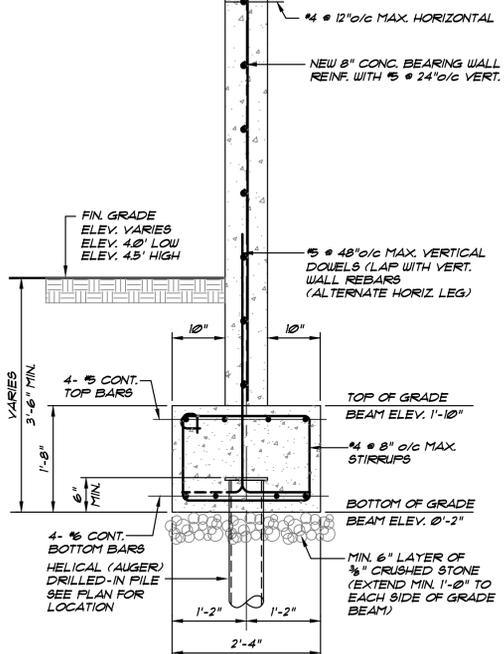
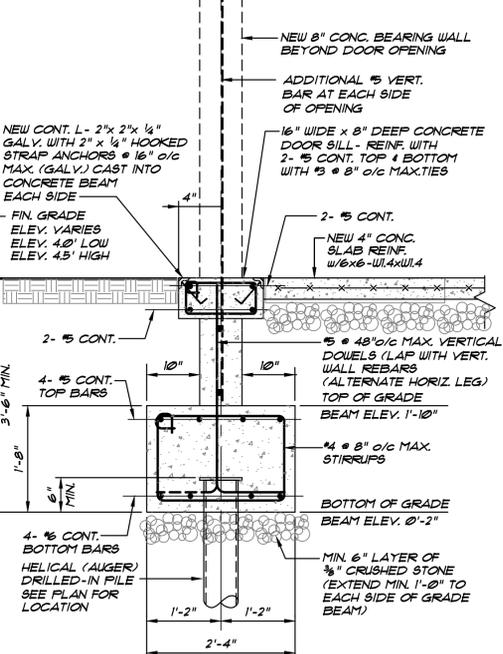
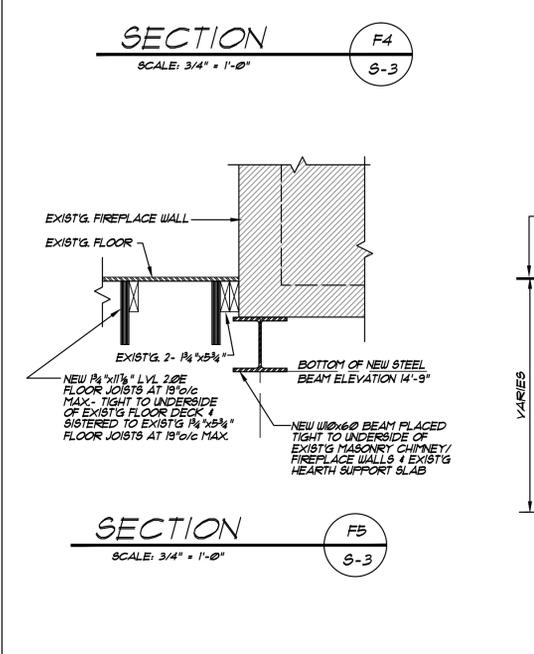
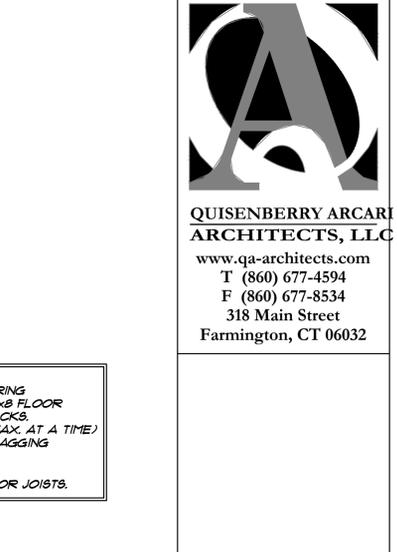
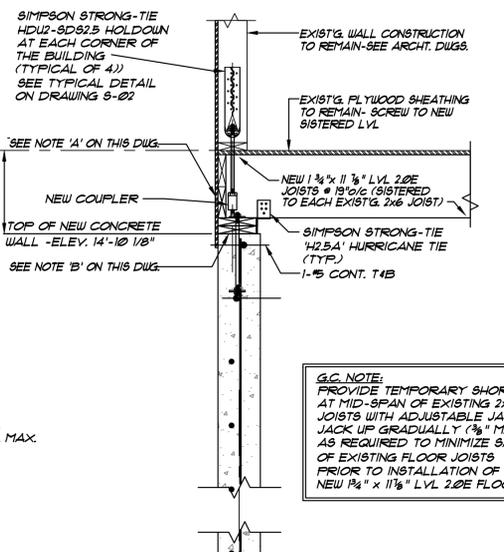
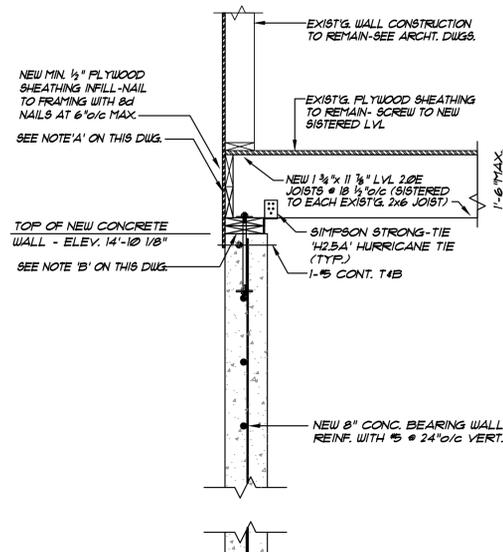
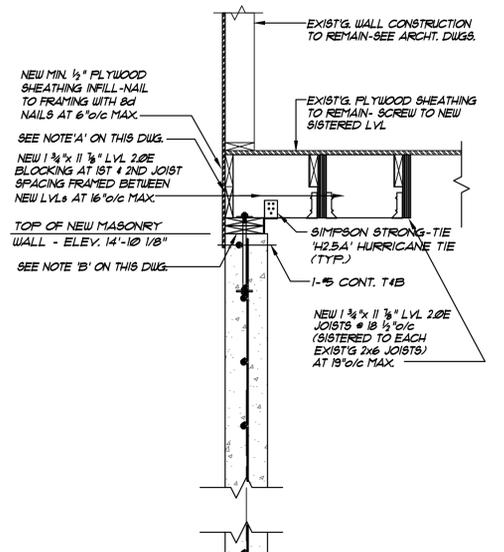
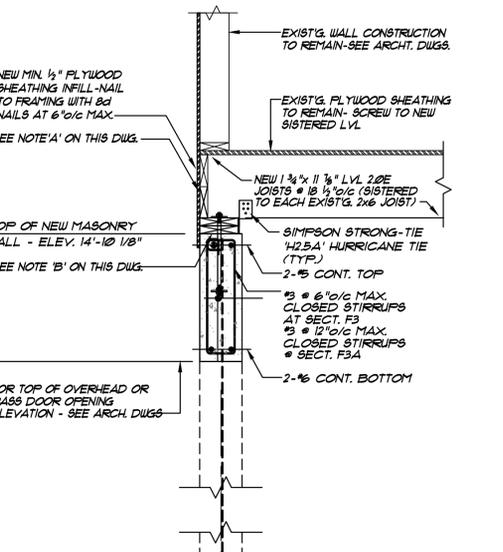
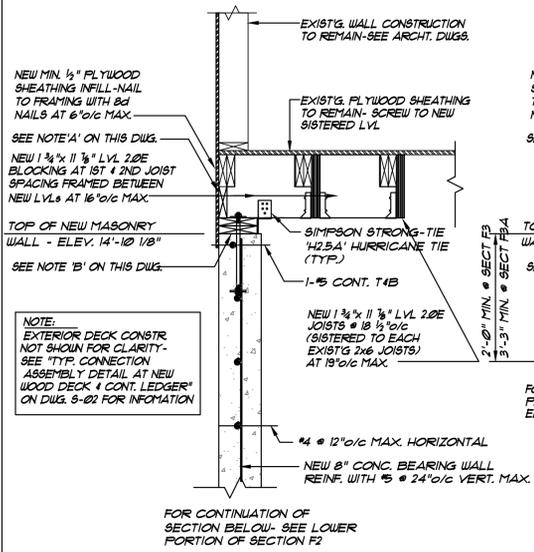
Project #: **QA1346-28** Drawn By: **B.R.P.**

Sheet #:

**S-3**



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



**G.C. NOTE:**  
 PROVIDE TEMPORARY SHORING AT MID-SPAN OF EXISTING 2x8 FLOOR JOISTS WITH ADJUSTABLE JACKS JACK UP GRADUALLY (3/8" MAX. AT A TIME) AS REQUIRED TO MINIMIZE BAGGING OF EXISTING FLOOR JOISTS PRIOR TO INSTALLATION OF NEW 1 3/4" x 11 3/8" LVL 20E FLOOR JOISTS.

**NOTE 'A':**  
 PROVIDE NEW CONT. 1 3/4" x 11 3/8" LVL 20E (RIPPED DOWN TO FIT BETWEEN BOTTOM OF EXISTING RIMBOARD & TOP OF NEW MIN. DBLE PLATES AS REQ'D. ALTERNATE: REMOVE & REPLACE EXISTING RIMBOARD WITH NEW CONT. 1 3/4" x 11 3/8" LVL 20E RIMBOARD.

**NOTE 'B':**  
 NEW MIN. CONT. 2-2x8 PRESSURE TREATED (PT) SILL PLATES ANCHORED TO TOP OF NEW CONCRETE WALL WITH 3/8" x 1-3" ANCHOR RODS W/ DEBLE HEX NUTS W/ SANDWICHED STEEL WASHER AT EMBEDDED ENDS AND 1/3" x 3/4" STEEL WASHER AND NUT AT 32" O/C MAX.

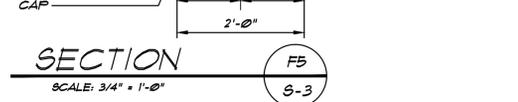
1. PROVIDE CONSTRUCTION JOINT AT 15'-0" MAXIMUM SPACING.
2. LOCATE FIRST JOINT NOT FURTHER THAN 15'-0" FROM A CORNER
3. JOINT LOCATIONS AND DETAILS TO BE APPROVED BY ARCHITECT AND STRUCTURAL ENGINEER.
4. LOCATE JOINT NO CLOSER THAN 5'-0" FROM A PIER/CORNER OR PORTION OF WALL SUPPORTING CONCENTRATED LOAD.

**NOTE 'A':**  
 6x6 (P.T.) PRESSURE TREATED WOOD POST WITH SIMPSON STRONG-TIE STANDOFF BASE

**NOTE 'B':**  
 12" PIER - REINF. WITH 4-#4 VERTICAL DOUELS AND #3 TIES @ 4" O/C MAX. LOCATION

**NOTE 'A':**  
 6x6 (P.T.) PRESSURE TREATED WOOD POST WITH SIMPSON STRONG-TIE STANDOFF BASE

**NOTE 'B':**  
 12" PIER - REINF. WITH 4-#4 VERTICAL DOUELS AND #3 TIES @ 4" O/C MAX. LOCATION





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



**RZ Design Associates, Inc.**  
 MECHANICAL AND ELECTRICAL ENGINEERING  
 600 HARTFORD DRIVE  
 FARMINGTON, CT 06032  
 P: (860) 598-7470  
 www.rzdesignassociates.com

RAISED/RENOVATED RESIDENCE FOR:  
**STEPHEN STEFAN**  
 Hurricane Sandy Disaster Recovery Program  
 30 WESTLANE AVENUE  
 MILFORD, CT

Sheet Description:  
**PLUMBING PLANS**

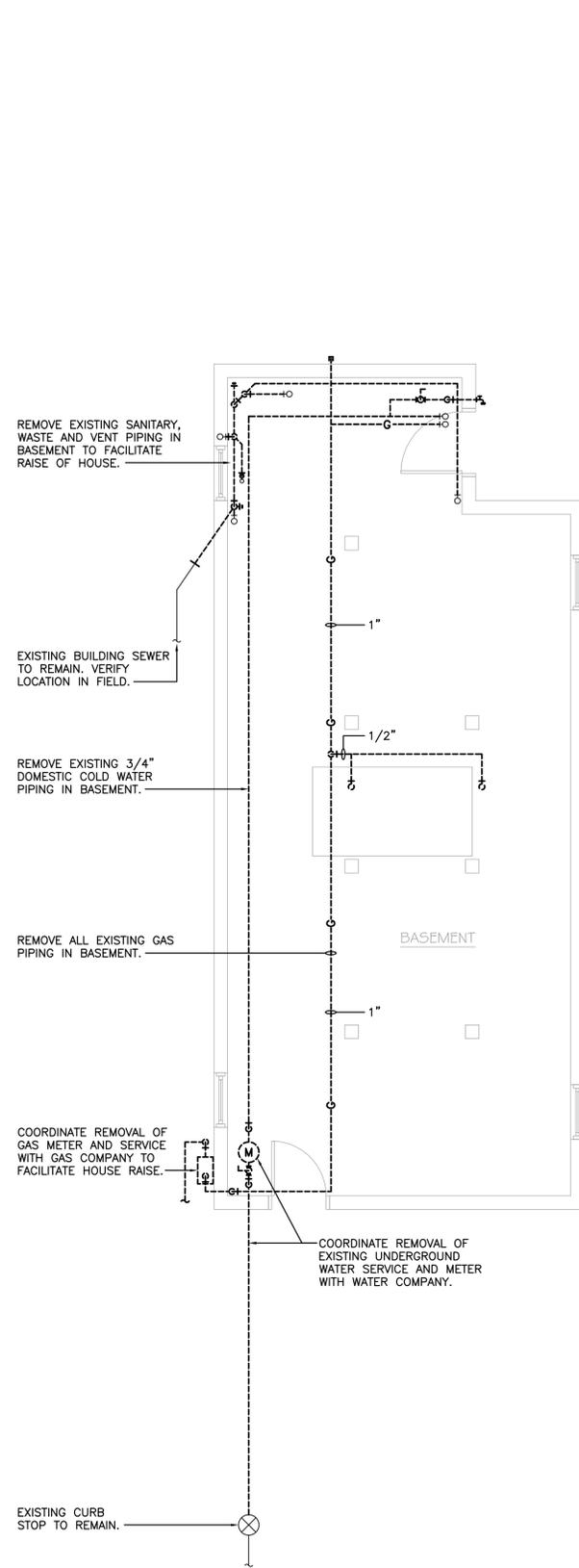
Issue Dates: OCTOBER 31, 2014

1/4" = 1'-0"

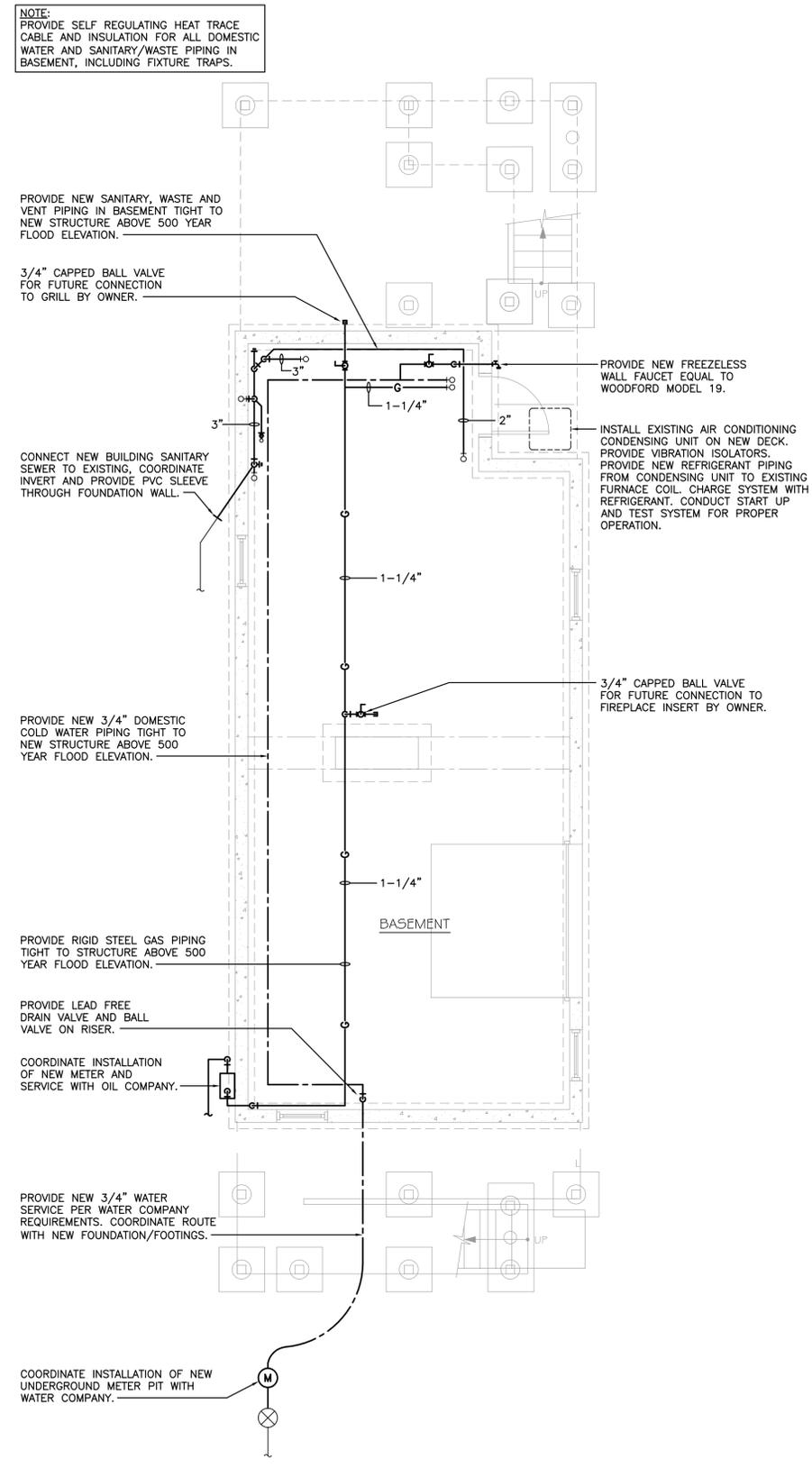
Project #: QA 1346-28  
 Drawn By: KAH

Sheet #:

**P1.1**

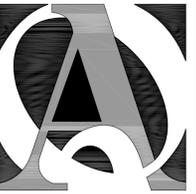


**BASEMENT — PLUMBING DEMOLITION PLAN**  
 SCALE: 1/4"=1'-0"



**BASEMENT — PLUMBING PLAN**  
 SCALE: 1/4"=1'-0"

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	EXISTING TO BE REMOVED



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Sheet Description:

**ELECTRICAL PLANS**

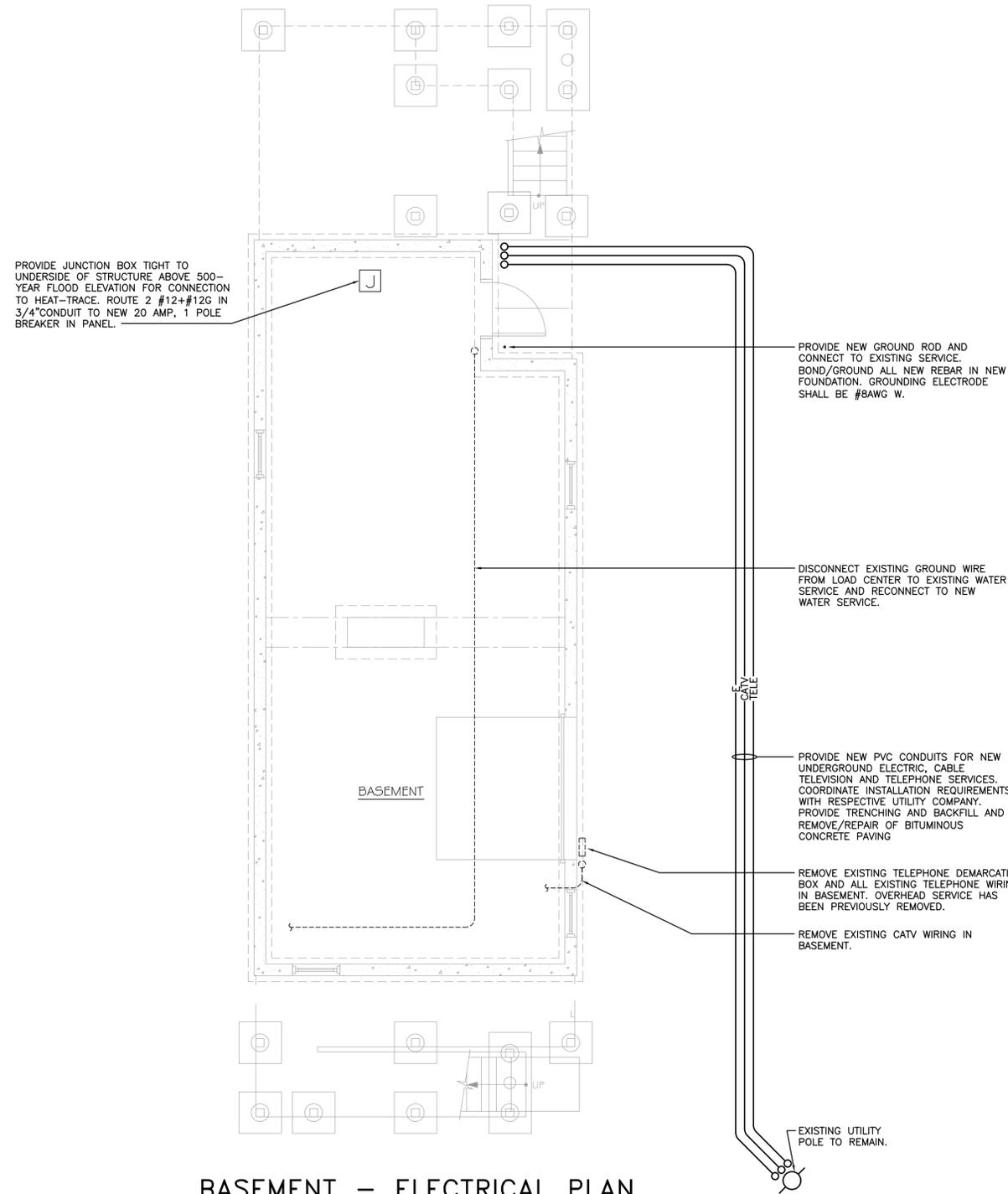
Issue Dates: OCTOBER 31, 2014

1/4" = 1'-0"

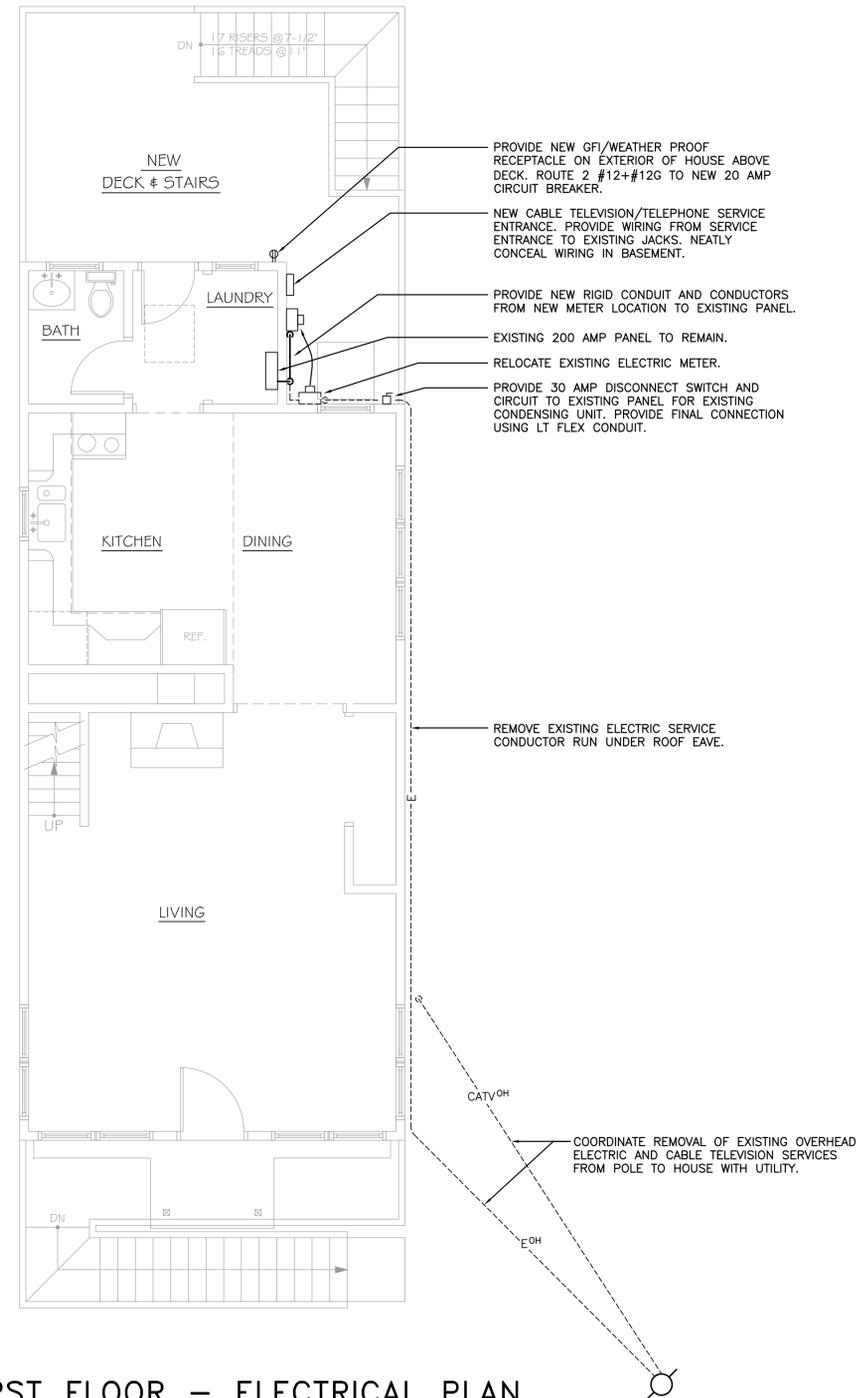
Project #: QA 1346-28  
 Drawn By: KAH

Sheet #:

**E1.1**



**BASEMENT - ELECTRICAL PLAN**  
 SCALE: 1/4"=1'-0"



**FIRST FLOOR - ELECTRICAL PLAN**  
 SCALE: 1/4"=1'-0"