QUISENBERRY ARCARI
A R C H I T E C T S, L L C

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REHABILITATION / RECONSTRUCTION WORK FOR:

ANTHONY & RENEE CAPECE

APPLICANT #1266

12 COOPER AVE

ISSUE DATE: NOVEMBER 20, 2014

MILFORD, CT

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

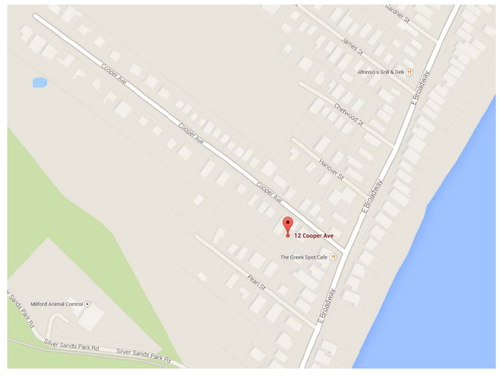
OWNER OCCUPIED REHABILITATION & REBUILDING PROGRAM (OORR)

SPONSORED IN CONJUNCTION WITH FUNDING FROM THE CONNECTICUT DEPARTMENT OF HOUSING

Connecticut still revolutionary

EQUAL HOUSING OPPORTUNITY

LOCATION MAP



NORTH

12 COOPER AVE, MILFORD CT QA#1346-11

R-5 RESIDENCE ZONING DATA

	REQUIRED	EXISTING	PROPOSED
MINIMUM REQUIREMENTS			
LOT AREA (SF)	5000	3,369± SF	3,369± SF
LOT WIDTH (FT)	50	30.00 FT	30.00 FT
LOT DEPTH (FT)	70	112± FT	112± FT
PRINCIPAL USES			
FRONT YARD (FT)	*	1.9± FT	10.0± FT
SIDE YARD (FT)	**	2.8± FT/ 8.7± FT	5.0± FT/ 3.0± FT
REAR YARD (FT)	20	54.8± FT	28.0± FT
ACCESSORY STRUCTURES			
SIDE YARD (FT)	4	4.3± FT	4.3± FT
REAR YARD (FT)	5	2.2± FT	2.2± FT
DISTANCE FROM DWELLING UNIT (FT)	8	56.1± FT	56.1± FT
MAXIMUM HEIGHT (FT)	15	13± FT	13± FT
MAXIMUM PERMITTED			
BUILDING HEIGHT STORIES	3	1.75	3
HEIGHT (IN FEET)	35	15± FT	33± FT
BUILDING AREA AS % OF LOT	45%	32.1%	36%
LOT COVERAGE	65%	35.4%	50%

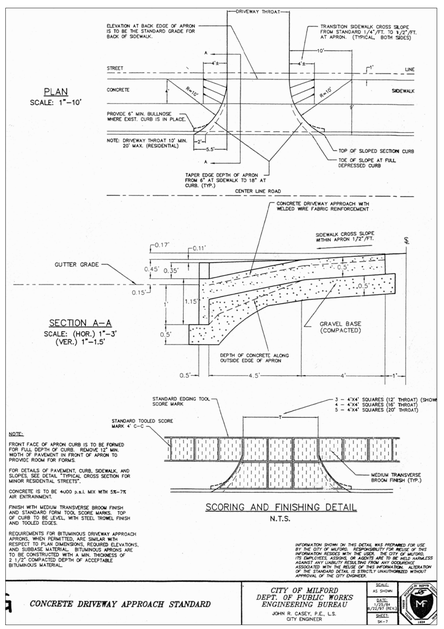
WAIVER REQUIRED

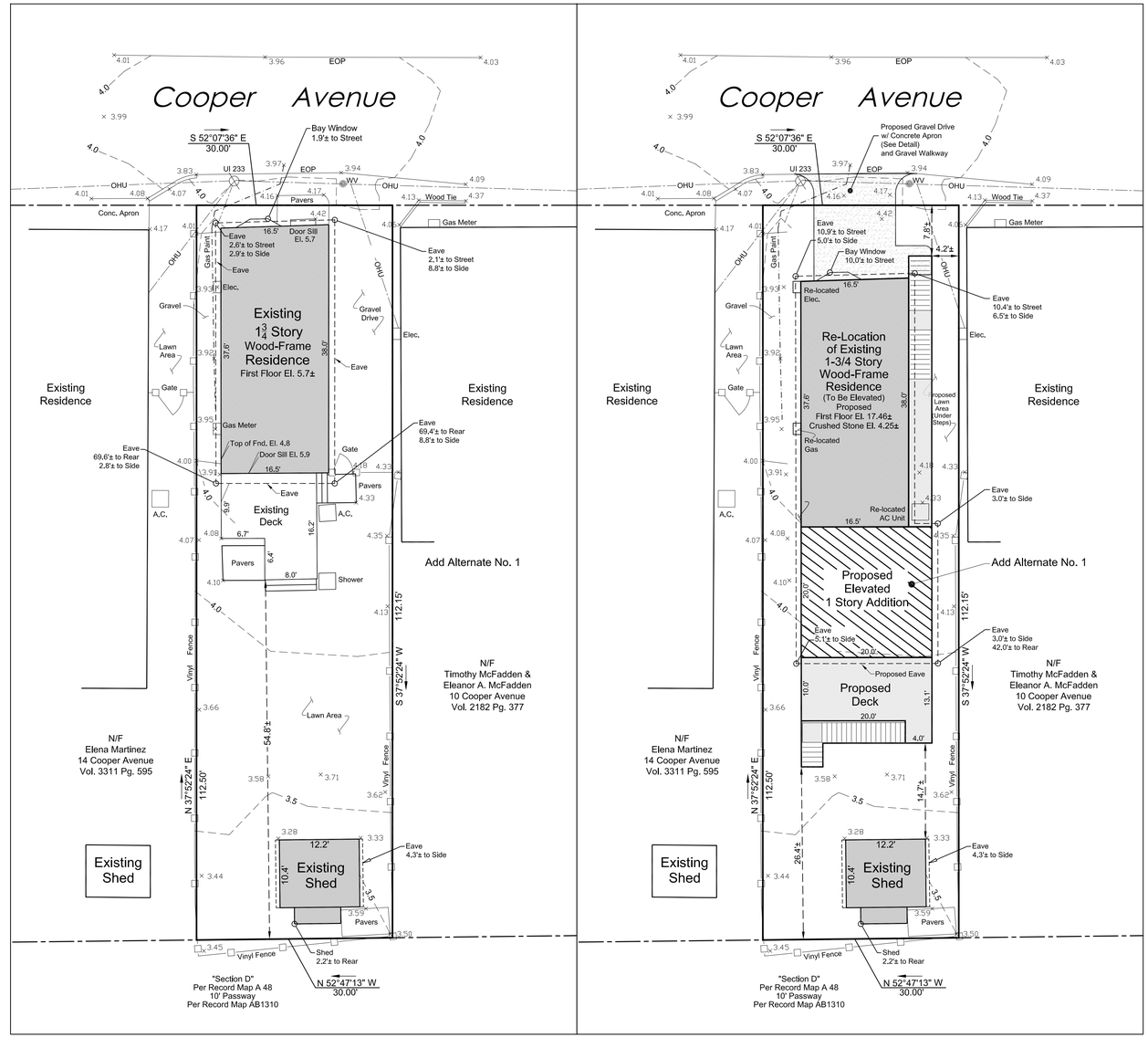
* TEN FEET OR THE ACTUAL FRONT YARD SETBACK, WHICHEVER IS GREATER; EXCEPT THAT THE MINIMUM REQUIRED FRONT YARD SHALL NOT BE REQUIRED TO EXCEED 20 FEET.

** ONE SIDE TEN (10) FEET; OTHER SIDE FIVE (5) FEET.

ALL RESIDENTIAL ZONES (SEC. 4.1.1.4– NO ACCESSORY BUILDING SHALL BE LESS THAN 8 FEET FROM DWELLING UNIT)

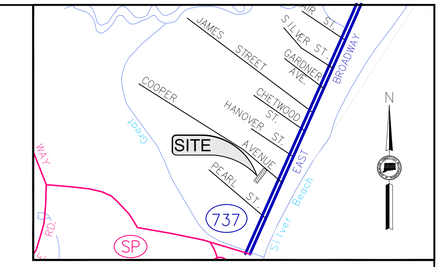
ALL RESIDENTIAL ZONES (SEC. 4.1.1.3– NO ACCESSORY BUILDING SHALL EXCEED 15 FEET IN HEIGHT)





- EXISTING CONDITIONS -

- PROPOSED CONDITIONS -



LOCATION MAP
SCALE: 1"=800'

NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300b–1 THRU 20–300b–20 AND "THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS AN IMPROVEMENT LOCATION SURVEY AND TOPOGRAPHIC BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS **A–2** AND TOPOGRAHIC ACCURACY CLASS **T–2** AND IS INTENDED FOR MUNICIPAL PURPOSES.
2. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
3. ALL IMPROVEMENTS SHOWN BASED ON FIELD EVIDENCE AND FIELD OBSERVATIONS.
4. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DETERMINED USING GEOID03. LINEAR UNITS ARE IN U.S. SURVEY FEET. HORIZONTAL COORDINATES ARE REFERRED TO THE CONNECTICUT COORDINATE SYSTEM OF 1983, AS REALIZED FROM OBSERVATION REFERENCED TO NAD83 (CORS96). COORDINATES WERE DETERMINED FROM STATIC GPS OBSERVATIONS MADE ON **MARCH 18, 2013,** IN ACCORDANCE WITH "GUIDELINES AND SPECIFICATIONS FOR GLOBAL NAVIGATION SATELLITE SYSTEM LAND SURVEYS IN CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., HOLDING THE FOLLOWING VALUES FOR PUBLISHED BASE DATA: **STATION–ORANGE, NORTHING 653,555.9292, EASTING 927,267.5499, LATITUDE 41°15'15.89404", LONGITUDE 73°00'52.60263", ELLIPSOID –4.143.**
5. REFERENCE IS MADE TO THE FOLLOWING MAPS:
   - A. SILVER SANDS, THE PROPERTY OF THEODORE, CURTIS, & JOHN W. THOMPSON, MILFORD, CONN. DATED DEC. 1913, SCALE: 1"=50', PREPARED BY PALMER & GOODSELL AND ON FILE IN THE CITY OF MILFORD TOWN CLERK'S OFFICE AS MAP C122.
   - B. MAP OF LOTS AT SILVER BEACH OWNED BY GEORGE E. HASKINS MILFORD, CONN. DATED NOV. 18TH 1909, SCALE: 1"=30', PREPARED BY V.B. CLARKE AND ON FILE IN THE CITY OF MILFORD TOWN CLERK'S OFFICE AS MAP A48.
   - C. DIVISION OF PROPERTY PREPARED FOR JOHN BENNETT & ALBERT MONROE, JR., MILFORD, CONN. DATED 7/25/84, SCALE: 1"=20', PREPARED BY LAWRENCE C. WILLIAMS AND ON FILE IN THE CITY OF MILFORD TOWN CLERK'S OFFICE AS MAP AB1310.
   - D. LOT LINE ADJUSTMENT, 19 & 23 PEARL STREET, LOTS 24 & 23, MAP OF LOTS AT SILVER BEACH, MILFORD, CONNECTICUT, DATED JUNE 23, 1994, SCALE: 1"=10', PREPARED BY H. C. TEDFORD ASSOCIATES AND ON FILE IN THE CITY OF MILFORD TOWN CLERK'S OFFICE AS MAP AB2130.
6. ASSESSORS' REFERENCE: MAP 22 BLOCK 459 LOT 6.
7. TOTAL PARCEL AREA = 3,369± SF. OR 0.077± AC.
8. PARCEL IS LOCATED WITHIN THE RESIDENCE 'R–5' ZONING DISTRICT.
9. RECORD OWNER: ANTHONY J. CAPECE VOL. 3393 PG. 397
10. BOUNDARY LINES DEPICTED HEREON ARE A RESULT OF EXTENSIVE RECORD RESEARCH, FIELD EVIDENCE AND FIELD MEASUREMENTS. DUE TO LACK OF ROAD MONUMENTATION AND CONFLICTING BOUDARY CORNERS FOUND THE BOUNDARY LINES DEPICTED HEREON REPRESENT THE PROFESSIONAL OPINION OF THE SURVEYOR. BOUNDARY LINES MAY BE SUBJECT TO ANY REVISION REQUIRED BY LEGAL ACTION OR BY THE DISCOVERY OF ADDITIONAL RECORD INFORMATION AND/OR FIELD EVIDENCE.
11. PER EFFECTIVE INSURANCE RATE MAP: NEW HAVEN COUNTY CONNECTICUT, (ALL JURISDICTIONS), PANEL **0529** OF **635**, COMMUNITY MILFORD, CITY OF, NUMBER **090082**, PANEL **0529**, SUFFIX **J**, MAP NUMBER **09009C0529J**, MAP REVISED **JULY 8, 2013**. THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS ZONE **AE** (**ELEVATION 11**).

LEGEND

N/F	NOW OR FORMERLY	LP	LIGHT POST
MON.	MONUMENT	CB	CATCH BASIN
I.P.	IRON PIPE	WM	WATER METER
FND.	FOUND	WV	WATER VALVE
S.F.	SQUARE FEET	GV	GAS VALVE
CONC.	CONCRETE	RET.	RETAINING
BIT.	BITUMINOUS	SNET	SOUTHERN NEW ENGLAND TELEPHONE
OHU	OVERHEAD UTILITIES	UI	UNITED ILLUMINATING
U/G	UNDER GROUND	TMH	TELEPHONE MANHOLE
MH	MANHOLE	INV.	INVERT
ELEC.	ELECTRIC	C.I.	CAST IRON
∅	UTILITY POLE	V.C.	VITRIFIED CLAY
DYL	DOUBLE YELLOW LINE	RCP	REINFORCED CONCRETE PIPE
SWL	SINGLE WHITE LINE	RD	ROOF DRAIN
EOP	EDGE OF PAVEMENT	MW	MONITOR WELL
RET.	RETAINING	x 3.16	SPOT GRADE
CLF	CHAIN LINK FENCE	—— 3 ——	CONTOUR ELEVATION
FFE	FINISHED FLOOR ELEVATION	L.O.	LAYOUT OF STREET WIDTH

Cabezas DeAngelis
ENGINEERS & SURVEYORS
1450 BARNUM AVENUE•SUITE 201
BRIDGEPORT, CT 06610
P:203 330 8700 F: 203 330 8701

SCALE: 1"=10'
PROJECT NO. CD615
FIELD FILE: cooper-3-18-13.rw5
DATE: September 12, 2014
FILE:12 Cooper Ave ILS 9-12-2014.DWG
REV:

STATE OF CONNECTICUT · WASHINGTON CABEZAS, JR. · No. 70210 · LICENSED LAND SURVEYOR

TO THE BEST OF MY KNOWLEDGE & BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

WASHINGTON CABEZAS, JR. PEL 70210

SCALE
0 10 20 30 40

IMPROVEMENT LOCATION SURVEY AND TOPOGRAPHIC SURVEY

PREPARED FOR

ANTHONY & RENEE CAPECE
12 COOPER AVENUE
MILFORD, CONNECTICUT

ASSESSOR'S REFERENCE: MAP 22, BLOCK 459 LOT 6

SHEET 1 OF 1

SEPTEMBER 12, 2014 WASHINGTON CABEZAS, JR., PE, LS SCALE: 1"=10'

ABBREVIATIONS

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

FLOOD VENTS

(2009 INTERNATIONAL BUILDING CODE W/ 2013 CONNECTICUT AMENDMENT TO THE STATE BUILDING CODE.)

R322.2.2 ENCLOSED AREA BELOW DESIGN FLOOD ELEVATION

R322.2.2 - 2.1 - MIN. REQUIRED FLOOD VENTS = 2.
PROPOSED NUMBER OF FLOOD VENTS = 4

R322.2.2 - 2.2 - TOTAL NET AREA OF FLOOD VENTS
MIN. = 1 SQ INCH FOR EACH SQUARE FOOT OF ENCLOSED SPACE.
ENCLOSED SPACE = 505 SQ FT.
MIN FLOOD VENT NET AREA REQUIRED = 505 SQ. INCHES
PROPOSED FLOOD VENTS = (4) AT 128 SQ. INCHES EA.
TOTAL FLOOD VENTILATION = 512 SQ. INCHES.

R322.2.2 - 2.3 - GRADE ELEVATION
MAX. HEIGHT ABOVE GRADE = 1'-0"
PROPOSED FLOOD VENT HEIGHT - 5"

R322.2.2 - 2.4 - OPENING SIZE
MIN. FLOOD VENT OPENING SIZE = 3" IN ANY DIRECTION IN THE PLANE OF THE WALL.
PROPOSED FLOOD VENT SIZE = 8" X 16"

R322.2.2 - 2.5 - OPENING COVERS
OPENING COVERS SHALL ALLOW THE AUTOMATIC FLOW OF FLOODWATERS. (SCREENS, LOUVERS ETC)
PROPOSED OPENING COVERS - NONE

FINISHES

GYPSUM BOARD

1. PROVIDE AND INSTALL GYPSUM WALL BOARD IN ACCORDANCE WITH AMERICAN STANDARD SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD, AS APPROVED BY THE AMERICAN STANDARDS ASSOCIATION, LATEST EDITION; APPLICABLE PARTS THEREOF ARE HEREBY MADE A PART OF THIS SPECIFICATION EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE CALLED FOR IN THE SPECIFICATION, IN LOCAL CODES, OR BY THE MANUFACTURER OF THE GYPSUM WALLBOARD, WHOSE REQUIREMENTS SHALL BE FOLLOWED.
2. PROVIDE AND INSTALL MOISTURE-RESISTANT GYPSUM WALLBOARD WHERE REQUIRED. PROVIDE TYPE X GYPSUM BOARD AS CALLED FOR ON THE DRAWINGS.
3. PROVIDE ½" TYPE X GYPSUM BOARD AT ALL WALLS BETWEEN GARAGE AND HOUSE. ⅝" TYPE X GYPSUM BOARD SHALL BE PROVIDED AT GARAGE CEILING WHICH HAS LIVING SPACE ABOVE.

PAINT

1. 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

1. PROVIDE AND INSTALL BUILDING THERMAL INSULATION IN ACCORDANCE WITH THE FOLLOWING:
   A. EXTERIOR WALLS: R-19 MINIMUM WITH 1" CONTINUOUS RIGID ON EXTENSION OF WALL
   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
2. INSTALL VENTING IN SLOPED CEILING AREAS TO PERMIT AIRFLOW ALONG THE COOL SIDE OF THE INSULATION FROM THE EAVE TO RIDGE.
3. DO NOT LEAVE KRAFT-PAPER FACED INSULATION EXPOSED. INSTALL TYPE FSK FOIL TO PROTECT EXPOSED INSULATION.
4. INSTALL EITHER INTERIOR AND/OR EXTERIOR FOUNDATION INSULATION AS REQUIRED BY LOCAL BUILDING CODES.

ELECTRICAL MOUNTING HEIGHTS

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

FIRE ALARM NOTES

1. FIRE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS WITHIN THE DWELLING UNIT.
2. FIRE ALARM DEVICES SHALL RECEIVE THEIR POWER FROM BUILDING WIRING. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION.
3. FIRE ALARM INTERCONNECTION SHALL BE DONE THROUGH THE ATTIC SPACE, WITH MINIMAL DISRUPTION TO THE EXISTING CEILING FINISHES.
4. COMBINATION FIRE AND CARBON MONOXIDE DEVICE SHALL BE PLACE OUTSIDE THE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
5. FIRE ALARM AND CO DETECTORS NEED TO BE 120V AC WITH BATTERY BACKUP (WHICH WILL BE A 9V DC BATTERY IN THE DETECTOR)
6. INTERCONNECTION BETWEEN DETECTORS SHALL BE HARDWIRED WITH #14 AWG IF DETECTORS ARE FED FROM 15A-1P BREAKER, #12 AWG IF DETECTORS ARE FED FROM 20A-1P BREAKER.

   REFER TO ELECTRICAL DRAWINGS

CONCRETE

1. ALL CONCRETE WORK SHALL BE IN COMPLIANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING" (ACI 301).
2. CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT THE AGE OF 28 DAYS: 3000PSI, EXCEPT 4000PSI FOR EXTERIOR WORK.
3. CONCRETE SHALL HAVE A SLUMP NOT EXCEEDING 5", EXCEPT FOR 4" SLABS.
4. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE CURING OF CONCRETE AS DIRECTED BY ACI 301. USE OF CALCIUM CHLORIDE SHALL NOT BE PERMITTED.
5. REINFORCING BARS SHALL BE DEFORMED BILLET STEEL BARS AND CONFORM TO ASTM A-615-GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM-A-185.
6. REINFORCING BARS MARKED "CONT." SHALL BE LAPPED 32 BAR DIAMETERS AT SPLICES AND CORNERS, HOOKED AT DISCONTINUOUS ENDS. WELDED WIRE FABRIC SHALL BE LAPPED 6" AT END SPLICES.
7. CONTRACTOR SHALL INSTALL ALL ANCHORS, ANCHOR BOLTS, LEVELING PLATES, AND ALL INSERTS TO BE SET IN CONCRETE AS REQUIRED FOR THE WORK OF ALL TRADES.
8. ALUMINUM OBJECTS SHALL NOT BE EMBEDDED OR IN CONTACT WITH CONCRETE.
9. REINFORCED CONCRETE FLOOR SLABS SHALL BE PLACED ON A MINIMUM OF 6" OF CRUSHED ¾" 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

1. 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.
2. ALL MASONRY WALLS ARE TO BE CONSTRUCTED OF CONCRETE MASONRY WITH COMPRESSIVE STRENGTH F'M = 1500 P.S.I. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING MASONRY STRENGTH AS SPECIFIED.
3. TYPE "M" OR "S" MORTAR SHALL BE USED IN ALL MASONRY.
4. CONTINUOUS HORIZONTAL JOINT REINFORCING SHALL BE INSTALLED IN ALTERNATE COURSES OF ALL MASONRY.
5. REINFORCING STEEL FOR MASONRY SHALL BE GRADE 60. ALL LAP SPLICES SHALL BE A MINIMUM OF 48 BAR DIAMETERS (I.E. #4 BAR = 24").
6. 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

1. 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.
2. 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.
3. ALL STEEL-TO-STEEL CONNECTIONS SHALL BE FABRICATED IN ACCORDANCE WITH INDUSTRY STANDARD PRACTICES FOR BOLTED OR WELDED CONNECTIONS.
4. ALL STEEL SHALL BE PAINTED WITH ONE SHOP COAT OF RED-OXIDE PRIMER. GALVANIZED MEMBERS SHALL BE UTILIZED WHERE SHOWN ON THE DRAWINGS.

WOOD

1. ALL STRUCTURAL WOOD SHALL BE IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" AND THE "MANUAL OF HOUSE FRAMING" AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA), INCLUDING PROVISIONS FOR NAILING, FIRE STOPPING, ANCHORAGE, FRAMING AND BRACING.
2. UNLESS NOTED OTHERWISE ON THE DRAWINGS, STRUCTURAL LUMBER SHALL BE AS FOLLOWS:
   A. INTERIOR EXPOSURE: STRUCTURAL WOOD PROTECTED FROM MOISTURE SHALL BE HEM-FIR #2 OR BETTER
   B. EXTERIOR EXPOSURE: STRUCTURAL WOOD EXPOSED TO MOISTURE, THE WEATHER, IN CONTACT WITH CONCRETE, LOCATED WITHIN 8 INCHES OF SOIL, OR LESS THAN 18 INCHES FROM THE FLOOR OF A CRAWL SPACE SHALL BE PRESERVATIVE TREATED SOUTHERN YELLOW PINE #2 OR BETTER, WITH RETENTION MEETING OR EXCEEDING THE REQUIREMENTS OF THE BUILDING CODE.
   C. 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, ½" THICK
      II. WALL SHEATHING: C-D/EXT-APA, ½" THICK
      III. SUBFLOORING: C-D/EXT-APA, ¾" THICK
3. NAILING SCHEDULE SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE'S "RECOMMENDED FASTENING SCHEDULE". NAIL PLYWOOD SHEATHING AND SUBFLOORING 6"O.C AT EDGES AND 12"O.C. ALONG INTERMEDIATE SUPPORTS, LEAVING SPACES BETWEEN PANELS AS RECOMMENDED BY THE APA. UTILIZE RING-SHANK OR SCREW TYPE NAILS FOR PLYWOOD SUBFLOORING AND APPLY APPROPRIATE CONSTRUCTION ADHESIVE TO ADEQUATELY SECURE PLYWOOD TO FLOOR JOISTS.
4. INSTALL JOIST HANGERS, COLUMN CAPS AND BASES WHERE REQUIRED. METAL FABRICATIONS SHALL BE OF APPROPRIATE SIZE AND TYPE FOR THE MEMBERS AND SUPPORT CONDITIONS. WHERE FLANGE SUPPORT JOIST HANGARS 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.
5. NOTCHING SHALL NOT EXCEED 1/6TH 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.
6. HOLES IN JOISTS OR RAFTERS SHALL OCCUR IN THE MIDDLE 1/3RD OF THE SPAN. THE HOLE DIAMETER SHALL NOT EXCEED 1/3RD OF THE JOIST DEPTH. HOLES IN ENGINEERED LUMBER PRODUCTS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
7. ENGINEERED LUMBER INDICATED ON THE DRAWINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. JOISTS LABELED TJI ARE COMPOSITE I-JOISTS AS MANUFACTURED BY TRUS-JOIST. MEMBERS LABELED LVL ARE LAMINATED VENEER LUMBER (1.9E MICROLLAM BY TRUS-JOIST). THE SUBSTITUTION OF OTHER PRODUCTS ARE ONLY PERMITTED WITH BACKUP ENGINEERING PLANS AND CALCULATIONS.

FOUNDATION

1. NO BACKFILLING OF FOUNDATION WALLS SHALL BE UNDERTAKEN UNTIL SUITABLE WALL BRACING (TEMPORARY OR PERMANENT) HAS BEEN INSTALLED.
2. DO NOT POUR FOOTINGS ON FROZEN SOIL. REMOVE ALL FROST PRIOR TO POURING CONCRETE.
3. BOTTOM OF GRADE BEAM SHALL BE INSTALLED BELOW GRADE TO PROVIDE PROTECTION FROM FROST PENETRATION. CONSULT WITH LOCAL BUILDING OFFICIALS REGARDING REQUIRED DEPTH IN THE LOCALE WHERE THE FOUNDATION IS CONSTRUCTED.
4. PROVIDE ½" DIAMETER ANCHOR BOLTS AT 6'-0"O.C. MAXIMUM TO SECURE FRAMING SILL TO FOUNDATION.
5. PROVIDE EXTERIOR AND/OR INTERIOR FOOTING DRAINS AS REQUIRED BY SITE CONDITIONS.
6. INSTALL FOUNDATION WATERPROOFING TO BELOW GRADE SURFACES.
7. 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 line depth	Termite	
30 psf	100	n/a	D	B	SEVERE	42"	MODERATE TO HEAVY	7° F
ICE BARRIER UNDERLAYMENT REQUIRED		FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP	CLIMATE ZONE			
YES		AE 11	1,500 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
KITCHEN / HARDWOOD / 15'-0"x12'-0" — ROOM NAME / FLOOR FINISH / ROOM SIZE (if applicable)
2 / A3.2 — SECTION MARKER
1 / A2.1 — ELEVATION MARKER
C — WINDOW IDENTIFICATION
ELEVATION MARKER
EXISTING DOOR
NEW DOOR

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. PATCH EXISTING AREAS AFFECTED BY THE NEW WORK. MATCH EXISTING FINISHES UNLESS DIRECTED OTHERWISE BY THE OWNER.
5. 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.

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Farmington, CT 06032

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW ONLY

REHABILITATION/RECONSTRUCTION WORK FOR:

CAPECE

APPLICANT # 1296

12 COOPER AVE

MILFORD, CT

Sheet Description:

GENERAL NOTES

Issue Dates:

NOVEMBER 20, 2014

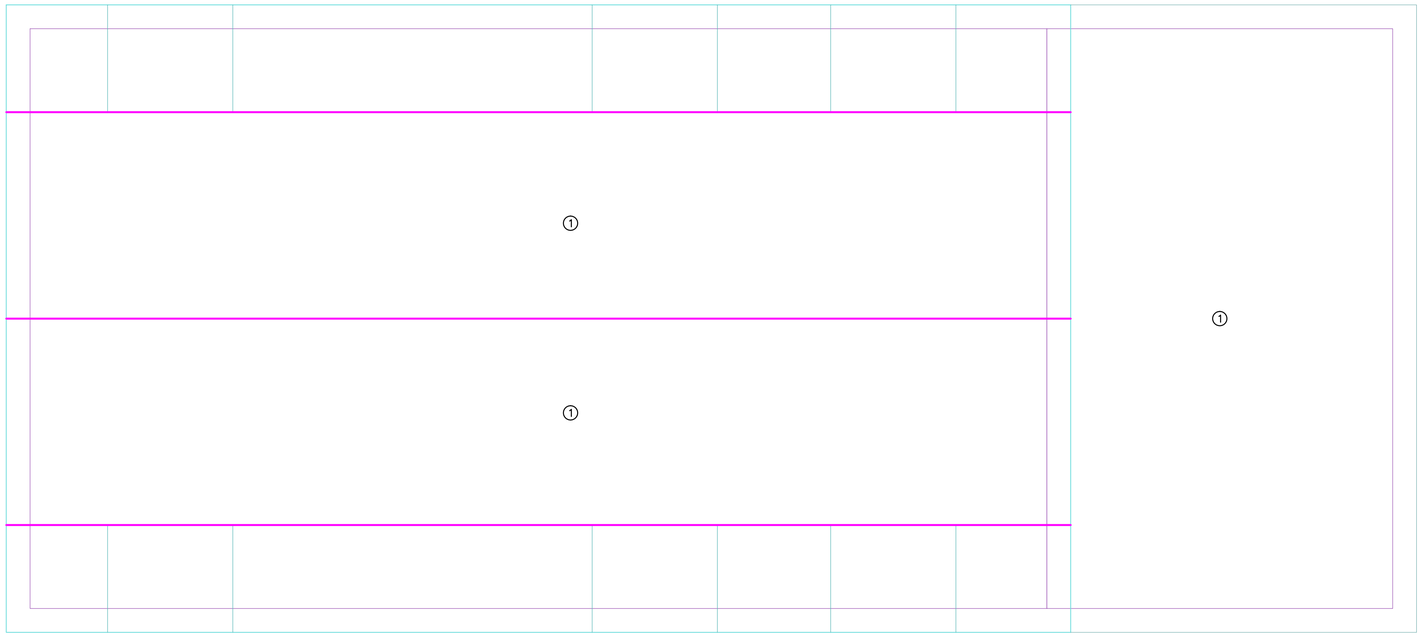
Scale:

Project #: QA 1346-11

Drawn By: RSE

Sheet #:

G1.1



HAZARDOUS MATERIALS ABATEMENT NOTES

1 THE HAZARDOUS MATERIALS ABATEMENT CONTRACTOR SHALL REMOVE AND DISPOSE OF ASBESTOS CONTAINING ROOF FLASHING AS NEEDED TO FACILITATE REPAIRS OF ROOF FLASHING.

GENERAL PROJECT NOTES

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

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

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

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REHABILITATION/RECONSTRUCTION WORK FOR:

ANTHONY CAPECE

APPLICANT #1266

12 COOPER AVENUE

MILFORD, CT

Sheet Description:

HAZARDOUS MATERIALS ABATEMENT – ROOF

Issue Dates:

(INSERT BID DATE)

Project #:	Drawn By:
QA 1346-14	AAT

Sheet #:

HM–01

"STRUCTURAL GENERAL NOTES"

A. CODES AND STANDARDS:

1. THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATIONS WITHIN, SHALL APPLY TO THE DESIGN, CONSTRUCTION, QUALITY CONTROL AND SAFETY OF ALL WORK PERFORMED ON THE PROJECT. USE THE LATEST EDITIONS UNLESS NOTED OTHERWISE.

   a. 2005 CONNECTICUT STATE BUILDING CODE
      (1) "2009 INTERNATIONAL RESIDENTIAL BUILDING CODE"
      (2) 2009/2011/2013 CONNECTICUT AMENDMENTS

   b. "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 318", (LATEST EDITION) AMERICAN CONCRETE INSTITUTE.

   c. HOT WEATHER CONCRETING, ACI 305R AND COLD WEATHER CONCRETING ACI 306R (LATEST EDITION).

B. DESIGN DATA:

1. GRAVITY - FLOOR LIVE LOADS
   a. ROOMS 40 PSF
   b. ATTIC WITHOUT STORAGE 10 PSF

2. GRAVITY - SNOW LOADS
   a. GROUND SNOW LOAD (Pg) 30 PSF
   b. SNOW EXPOSURE FACTOR (Ce) 0.9
   c. THERMAL FACTOR (Ct) 1.0
   d. SNOW LOAD IMPORTANCE FACTOR (I) 1.0
   e. FLAT-ROOF SNOW LOAD (Pf) 30 PSF
      (NON-REDUCIBLE ROOF LIVE LOAD)

3. LATERAL LOADS - WIND
   a. MAIN WIND-FORCE RESISTING SYSTEM:
      (1) BASIC WIND SPEED, 3 SECOND GUST (V35): 100 MPH EXPOSURE: D

4. LATERAL LOADS - SEISMIC
   a. SEISMIC DESIGN CATEGORY: B

C. FOUNDATIONS/GEOTECHNICAL REPORT:

1. FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 06/02/14 THE GEOTECHNICAL DEPARTMENT, LLC (41 BLANCHE AVENUE, DEMAREST, NJ) GEOTECHNICAL ENGINEERING REPORT. SEE THAT REPORT FOR ADDITIONAL REQUIREMENTS.

D. MATERIALS:

1. THE FOLLOWING ASTM STANDARDS AND DESIGN STRESSES SHALL BE USED FOR THE APPROPRIATE MATERIALS USED IN CONSTRUCTION OF THIS PROJECT.

2. CEMENT: ASTM C150; TYPE I OR III

3. AGGREGATES: ASTM C33 (NORMAL WEIGHT)

4. CONCRETE: ALL CONCRETE SUBJECT TO EXPOSURE SHALL BE AIR-ENTRAINED 5% +/- 1-1/2% BY VOLUME. AIR-ENTRAINING ADMIXTURE TO COMPLY WITH ASTM C-260

APPLICATION	F'c @ 28 DAYS	WT (PCF)
a. PILES/GRADE BEAMS	3500	145
a. PIERS	3000	145
b. CONCRETE SLABS	4000	145

5. REINFORCEMENT:
   a. DEFORMED REINFORCING BARS ASTM A615, GRADE 60
   b. WELDED WIRE FABRIC (WWF) ASTM A185

E. CONSTRUCTION:

1. GENERAL:

   a. REPRODUCTION OF ANY PORTION OF THE STRUCTURAL CONTRACT DRAWINGS FOR RESUBMITTAL AS SHOP DRAWINGS IS PROHIBITED. SHOP DRAWINGS PRODUCED IN SUCH A MANNER WILL BE REJECTED AND RETURNED.

   b. SUBMIT SHOP DRAWINGS AT LEAST 15 DAYS BEFORE DATE REVIEWED SUBMITTALS WILL BE NEEDED. SHOP DRAWINGS SHALL BEAR THE CONTRACTOR'S STAMP OF APPROVAL WHICH SHALL CONSTITUTE CERTIFICATION THAT THE CONTRACTOR HAS VERIFIED ALL FIELD MEASUREMENTS, CONSTRUCTION CRITERIA, MATERIALS AND SIMILAR DATA AND HAS CHECKED EACH DRAWING FOR COMPLETENESS, COORDINATION AND COMPLIANCE WITH THE CONTRACT DOCUMENTS.

   c. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALLOWABLE CONSTRUCTION LOADS AND TO PROVIDE PROPERLY DESIGNED FORMWORK, STAGINGS, BRACING, SHEETING, SHORING, ETC.

   d. IMPLEMENTING JOB SAFETY, CONSTRUCTION PROCEDURES AND TEMPORARY SHORING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

   e. CONTRACTOR SHALL REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATIONS OF OPENINGS, SLEEVES, CONCRETE HOUSEKEEPING PADS, INSERTS, AND DEPRESSIONS.

   f. HOUSE RAISING CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO BEGINNING WORK. VERIFY EXISTING BEARING WALLS ARE PLATFORM FRAMED, NOT BALLOON FRAMED. CONTRACTOR IS SOLELY RESPONSIBLE TO SHOW ALL SHORING AND BRACING, AS REQUIRED TO STABILIZE THE HOUSE DURING THE LIFTING PROCESS (INCLUDING DURING EXISTING FOUNDATION DEMOLITION AND REMOVAL, AND DURING NEW FOUNDATION SYSTEM INSTALLATION).

   g. DICONNECT 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. RIASE HOUSE WITH JACKS.

   i. CONTRACTOR IS RESPONSIBLE FOR REPAIR ALL WALL AND FLOOR FRAMING AND FINISHES CRACKED OR DAMAGED AS A RESULT OF THE HOUSE LIFTING PROCESS.

   j. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, DETAILS AND SPECIFICATIONS, THE MOST RIGID REQUIREMENTS SHALL GOVERN.

   k. CONTRACTOR SHALL FURNISH DIMENSIONED SHOP DRAWINGS AT ALL LEVELS LOCATING FLOOR AND ROOF EDGES FOR REVIEW BY THE ARCHITECT AND STRUCTURAL ENGINEER.

   l. ONCE THE EXISTING SUPERSTRUCTURE IS DISENGAGED FROM THE FOUNDATION AND PROPERLY LIFTED AND BRACED, REMOVE EXISTING FOUNDATION.

   m. THE EXISTING SUPERSTRUCTURE HAS NOT BEEN RETROFITTED TO MEET CURRENT CODE REQUIREMENTS.

F. FOUNDATIONS + STRUCTURAL EARTHWORK:

1. GENERAL:

   a. SEE THE 06/02/14 GEOTECHNICAL REPORT BY THE GEOTECHNICAL DEPARTMENT, LLC FOR FOUNDATION SYSTEM REQUIREMENTS. REQUIREMENTS CONTAINED IN THE GEOTECHNICAL REPORT ARE PART OF THIS WORK.

   b. CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS THAT MAY AFFECT THE INSTALLATION OF THE FOUNDATION SYSTEM AS SHOWN PRIOR TO STARTING WORK.

   c. EXISTING UTILITIES KNOWN TO BE IN THE CONSTRUCTION AREA HAVE BEEN INDICATED. THE SIZE, LOCATION AND DEPTH OF THE UTILITIES ARE NOT KNOWN EXACTLY AND MAY VARY SIGNIFICANTLY FROM THAT INDICATED. OTHER UNKNOWN UTILITIES NOT INDICATED MAY ALSO BE PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES, WHETHER INDICATED OR NOT, WHICH MAY BE AFFECTED BY THE CONSTRUCTION PROCESS.

   d. ALL FOUNDATION FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL, CRUSHED STONE OR COMPACTED STRUCTURAL FILL. VERIFICATION OF BEARING CONDITIONS SHALL BE MADE BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT.

   e. CONCRETE FOR FOUNDATIONS SHALL BE PLACED ON THE SAME DAY SUBGRADE APPROVAL IS GIVEN BY THE GEOTECHNICAL ENGINEER.

   f. EXCAVATIONS SHALL BE DEWATERED TO ALLOW INSTALLATION OF FOOTINGS IN DRY ATMOSPHERE.

   g. ALL SHORING, SHEETING, AND DEWATERING SHALL BE THE TOTAL RESPOSIBILITY OF THE CONTRACTOR. SHEETING AND SHORING SHALL BE DESIGNED BY THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION. ALL SUBMITTALS SHALL BEAR CONTRACTOR'S /ENGINEERING SEAL AND SIGNATURE.

   h. NOTIFY GEOTECHNICAL ENGINEER OF UNEXPECTED SUBSURFACE CONDITIONS AND DISCONTINUE AFFECTED WORK IN AREA UNTIL NOTIFIED TO RESUME WORK.

2. BACKFILL

   a. ALL BACKFILL SHALL BE PER THE 06/02/14 THE GEOTECHNICAL DEPARTMENT, LLC GEOTECHNICAL REPORT, WITH OPTIMUM MOISTURE CONTENT FOR COMPACTING.

   b. NO BACKFILL MATERIAL SHALL BE PLACED AGAINST FOUNDATION WALLS UNTIL THE CONCRETE/ GROUTED MASONRY WALLS HAVE REACHED DESIGN STRENGTH.

   c. WHERE THE FINAL GRADE ELEVATIONS ARE APPROXIMATELY EQUAL ON BOTH SIDES OF A WALL, BACKFILL IN LIFTS TO MAINTAIN LEVEL ELEVATIONS WITHIN 12" ON BOTH SIDES AT ANY TIME.

3. STRUCTURAL FILL

   a. REFER TO 06/02/14 THE GEOTECHNICAL DEPARTMENT, LLC GEOTECHNICAL REPORT REQUIREMENTS FOR COMPACTED STRUCTURAL FILL. REQUIREMENTS CONTAINED IN THE GEOTECHNICAL REPORT ARE PART OF THIS WORK. INSPECTION OF THE PLACEMENT OF COMPACTED STRUCTURAL FILL SHALL BE BY AN EXPERIENCED, QUALIFIED GEOTECHNICAL ENGINEER.

G. HELICAL PILES:

1. GENERAL:

   a. EACH HELICAL PILE SHALL BE INSTALLED AT THE LOCATION AND TO THE ELEVATION, MINIMUM LENGTH, INSTALLATION TORQUE, AND ALLOWABLE CAPCITIES SHOWN ON THE DRAWINGS AND IN THE GEOTECHNICAL REPORT.

   b. USE PLACEMENT METHOD WHICH WILL NOT CONFLICT OR CAUSE DAMAGE TO EXISTING STRUCTURES.

   c. THE MINIMUM INSTALLATION EQUIPMENT RATING SHALL EQUAL OR EXCEED THE MAXIMUM TORQUE OF THE SPECIFIED HELICAL PIER.

   d. PROVIDE A TORQUE MONITORING DEVICE AS PART OF THE INSTALLING UNIT OR AS A SEPARATE IN-LINE DEVICE. MONITOR TORQUE APPLIED BY THE INSTALLING UNITS DURING THE ENTIRE INSTALLATION AND RECORD VALUES ACHIEVED ON EACH PIER.

   e. INSTALL PIERS IN A SMOOTH AND CONTINUOUS MANNER. APPLY SUFFICIENT DOWNWARD PRESSURE TO ADVANCE THE PIER. THE RATE OF PIER ROTATION SHALL BE FIVE TO TWENTY REVOLUTIONS PER MINUTE.

   f. THE HELICAL PILE AND ANCHOR SHAFT ALIGNMENT SHALL BE WITHIN A TOLERANCE OF 3" (IN ANY DIRECTION). THE VERTICAL ALIGNMENT SHALL BE WITHIN 2 DEGREES OF VERTICAL.

H. CONCRETE:

1. CAST-IN-PLACE

   a. REINFORCING STEEL CLEAR COVER SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

      NON-POST-TENSIONED CONCRETE:

      CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
      CONCRETE EXPOSED TO EARTH OR WEATHER
      #6 BARS AND LARGER 2"
      #5 AND SMALLER 1-1/2"

      CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND
      SLABS, WALL, JOISTS:
      #11 BARS OR SMALLER 3/4"

   b. ALL FORMWORK, SHORING AND RESHORING SHALL BE DESIGNED BY THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISTICTION. ALL SUBMISSIONS SHALL BEAR THE ENGINEER'S SEAL AND SIGNATURE.

   c. NO SLEEVE SHALL BE PLACED THROUGH ANY CONCRETE ELEMENT UNLESS SHOWN ON THE STRUCTURAL DRAWINGS, APPROVED SLEEVING SHOP DRAWINGS OR SPECIFICALLY AUTHORIZED IN WRITING BY THE STRUCTURAL ENGINEER.

   d. CORE DRILLING OF FOUNDATIONS AND SLABS SHALL NOT BE PERMITTED, UNLESS AUTHORIZED IN WRITING BY THE STRUCTURAL ENGINEER.

   e. NO SPLICES OF REINFORCEMENT SHALL BE PERMITTED EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. MAKE BARS CONTINUOUS AROUND CORNERS.

   f. WHEN INSTALLING EXPANSION BOLTS OR ADHESIVE ANCHORS, THE CONTRACTOR SHALL TAKE MEASURES TO AVOID DRILLING OR CUTTING OF ANY EXISTING REINFORCING AND DESTRUCTION OF CONCRETE. HOLES SHALL BE BLOWN CLEAN PRIOR TO PLACING BOLTS OR ADHESIVE ANCHORS.

   g. ANY STOP IN CONCRETE MUST BE MADE WITH VERTICAL BULKHEADS AND HORIZONTAL KEYS, UNLESS OTHERWIDE SHOWN. ALL REINFORCING IS TO BE CONTINUOUS THROUGH JOINTS.

   h. THE CONCRETE SLABS SHALL BE FINISHED FLAT AND LEVEL WITHIN TOLERANCE, TO THE ELEVATION INDICATED ON THE DRAWINGS.

   i. WELDED WIRE FABRIC REINFORCEMENT SHALL BE SUPPLIED IN SHEETS. LAP TWO FULL MESH LENGTHS AT SPLICES AND WIRE TOGETHER.

   j. ALL CONTINUOUS REINFORCING BARS SHALL BE LAPPED 48 BAR DIAMETERS, UNLESS NOTED OTHERWISE.

   k. WELDED WIRE FABRIC SHALL BE PLACED IN THE UPPER 1/3 OF THE SLAB ON GRADE AND SHALL CONFORM TO SECTION "MATERIALS" ITEM #5 ON THIS DRAWING.

   l. PRODUCTS: 1.) WATER SHALL BE FRESH, DRINKABLE 2.) AIR-ENTRAINING AGENT: CONFORMING TO ASTM C260 3.) WATER-REDUCING, SET-CONTROLLING ADMIXTURE CONFORMING TO ASTM C494 MANUFACTURED BY MASTER BUILDERS, SONNEBORN, EUCLID, OR W.R. GRACE COMPANIES.

   m. VAPOR RETARDER: SHALL BE INSTALLED UNDER CONCRETE SLABS ON GRADE WHERE INDICATED AND SHALL BE 10 MIL POLYETHYLENE. IT SHALL BE INSTALLED IN WIDEST PRACTICAL WIDTH. ALL JOINTS SHALL BE LAPPED A MINIMUM OF SIX (6) INCHES, AND ALL BREAKS OR HOLES SHALL BE PATCHED PRIOR TO POURING THE CONCRETE. WATER VAPOR RETARDER: ASTM E-1745 THAT MEETS OR EXCEEDS CLASS C.

   n. IMMEDIATELY FOLLOWING PLACEMENT, CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING, HOT AND COLD TEMPERATURES, RAIN, FLOWING WATER AND MECHANICAL INJURY.

   o. FORMS FOR WALLS SHALL BE LEFT IN PLACE FOR A MINIMUM OF 3 DAYS. FINAL CURING SHALL CONTINUE FOR NOT LESS THAN 7 DAYS.

   p. ALL CONCRETE FLOOR SLABS SHALL BE STEEL TROWELED TO A SMOOTH UNIFORM FINISH, FREE FROM DEFECTS AND BLEMISHES, NOTHING TO BE ADDED TO EITHER WET OR DRY FINISH. STEEL TROWELING SHALL NOT BE DONE UNTIL CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT FINE MATERIAL FROM WORKING TO THE SURFACE. ALL EXTERIOR CONCRETE FLOOR SLABS SHALL HAVE A BROOM FINISH.

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REHABILITATION/RECONSTRUCTION WORK FOR:

CAPECE
APPLICANT # 1296

12 COOPER AVE
MILFORD, CT

Sheet Description:

STRUCTURAL GENERAL NOTES

Issue Dates:
NOVEMBER 20,2014

Project #: QA1346/11
Drawn By: S.A.L.

Sheet #:
S-01

PERRONE & ZAJDA ENGINEERS LLC
SOUTHWAY EXECUTIVE PARK, UNIT #511
35 COLD SPRING ROAD ROCKY HILL CT. 06067
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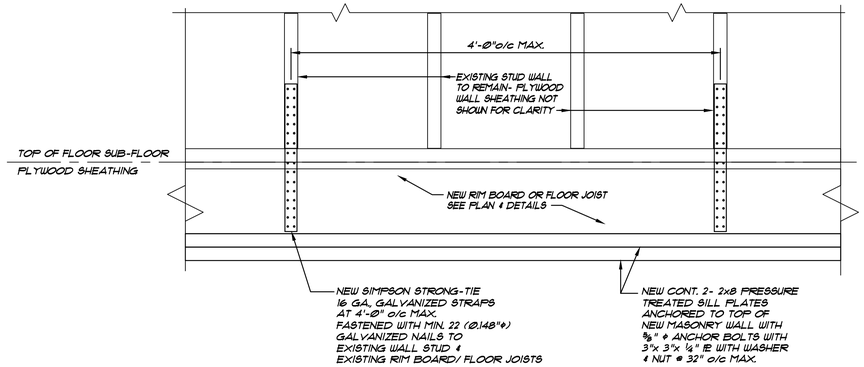
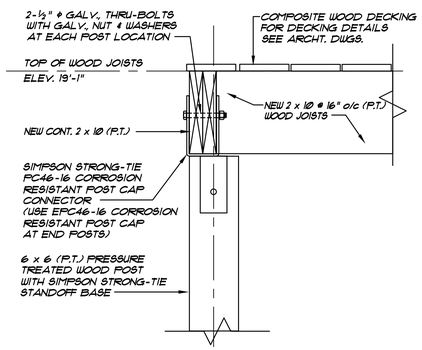
"STRUCTURAL GENERAL NOTES"



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

SCALE: NONE



TYPICAL CONNECTION DETAIL AT NEW WOOD DECK SUPPORT BEAM & POST

SCALE: 1½" = 1'-0"

H. CONCRETE MASONRY:

1. ALL MASONRY SHALL CONFORM TO AND BE ERECTED IN ACCORDANCE WITH THE AMERICAN STANDARD BUILDING CODE REQUIREMENTS FOR MASONRY AND THE NATIONAL CONCRETE MASONRY ASSOCIATION FOR THE DESIGN AND CONSTRUCTION OF LOAD BEARING MASONRY.
2. 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.
3. TYPE "S" MORTAR SHALL BE USED IN ALL CMU MASONRY.
4. DUR-O-WALL TYPE JOINT REINFORCING SHALL BE INSTALLED IN ALTERNATE COURSES OF MASONRY.
5. PROVIDE REINFORCED BOND BEAMS AND VERTICAL REINFORCING AS CALLED FOR ON THE DRAWINGS.
6. GROUT FOR BOND BEAMS AND CORE FILL AT VERTICAL REINFORCING BARS SHALL DEVELOP A MIN. COMPRESSIVE STRENGTH OF3000 psi AT 28 DAYS.
7. 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).
8. 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.
9. ALL REINFORCEMENT SHALL BE CONTINUOUS UNLESS OTHERWISE NOTED. PROVIDE LONGEST PRACTICAL LENGTHS TO MINIMIZE SPLICES.
10. ALL BLOCK CORES CONTAINING REINFORCEMENT SHALL BE GROUTED SOLID. ALL REINFORCEMENT, INCLUDING DOWELS SHALL BE ACCURATELY PLACED, SUPPORTED AND TIED. PLACE VERTICAL REINFORCEMENT IN MIDDLE OF CORES AND OFFSET TO CLEAR STRUCTURAL STEEL WHERE REQUIRED. MASONRY INSERTS, INSULATION INSERTS, IF USED, SHALL BE REMOVED FROM MASONRY CORES WHERE VERTICAL REINFORCING OCCURS.
11. PROVIDE VERTICAL CONTROL JOINTS AT THE LESSER OF 25 FT. o/c OR 1.5 TIMES HEIGHT (LOCATE VERTICAL JOINT AT JAMB OF AN OPENING WHEN POSSIBLE). HORIZONTAL REINFORCING SHALL BE DISCONTINUOUS ACROSS JOINTS AT ALTERNATE REINFORCING COURSES. (HORIZONTAL JOINT REINFORCING SHALL BE CONTINUOUS ACROSS JOINTS AT 32" o/c VERTICAL)
12. 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.
13. 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.
14. OUT TO OUT SPACING OF SIDE RODS SHALL BE APPROXIMATELY 2" LESS THAN THE NOMINAL THICKNESS OF THE WALL OR WYTHE.
15. CROSS RODS SHALL NOT BE LESS THAN No. 9 GAUGE.
16. PREFABRICATED OR JOB FABRICATED CORNER AND TEE SECTIONS SHALL BE USED TO FORM CONTINUOUS REINFORCEMENT AROUND CORNERS.
17. HORIZONTAL LADDER-TYPE WALL REINFORCEMENT SHALL BE USED IN BED JOINTS 16" o/c VERT. IN ALL MASONRY WALLS STARTING ATOP FIRST BASE COURSE AND IN THE FIRST AND SECOND BED JOINTS ABOVE LINTELS AND BELOW SILLS IN WALL OPENINGS EXTENDING 2 FEET BEYOND JAMBS.
18. PROVIDE GALVANIZED WIRE POSITIONERS SPACED AT NOT MORE THAN 10 FEET. LOCATE THE FIRST POSITIONER WITHIN 40 INCHES OF THE TOP OF THE FOUNDATION.
19. GENERAL CONTRACTOR SHALL COORDINATE THE LOCATIONS OF VERTICAL REINFORCING FROM FOUNDATION, WITH VERTICAL REINFORCING OF MASONRY WALL.

I. STRUCTURAL WOOD NOTES:

1. 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".
2. 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.
3. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
4. PLYWOOD SHEATHING SHALL BE INSTALLED WITH ITS FACE GRAIN PERPENDICULAR TO THE SUPPORTING MEMBERS AND WITH A MINIMUM TWO SPAN CONDITION.
5. UNLESS OTHERWISE NOTED ON THE DRAWINGS ALL STRUCTURAL NAILING SHALL CONFORM TO APPENDIX C OF THE CBBC.
6. PROVIDE A MINIMUM OF TWO STUDS AT ALL BEAMS AND HEADERS, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

WOOD FRAMING

1. STRUCTURAL LUMBER INCLUDES: ROOFJOISTS, BUILT-UP HEADERS BEAMS, SISTERED JOISTS, STUD WALLS, TIES, AND BLOCKING. USE NEW LUMBER CONFORMING TO NOMINAL SIZES INDICATED.
2. 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	Fb = 875 PSI
COMPRESSION PERPENDICULAR TO GRAIN	$Fc_{\perp}$ = 625 PSI
COMPRESSION PARALLEL TO GRAIN	$Fc_{\parallel}$ = 1,300 PSI
HORIZONTAL SHEAR	Fv = 95 PSI
TENSION PARALLEL TO GRAIN	Ft = 575 PSI

3. PANEL SPACING: 1/16" AT ENDS- 1/8" AT EDGES U.O.N., STAGGER JOINTS.
4. STRUCTURAL PLYWOOD SHALL CONFORM TO REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION (APA) EXPOSURE: USE NEW LUMBER CONFORMING TO NOMINAL SIZES INDICATED.

MICROLLAM (LVL)

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

SHEAR MODULUS OF ELASTICITY	G = 118,750 PSI.
MODULUS OF ELASTICITY	E = 1,900,000 PSI
FLEXURAL STRESS	Fb = 2,600 PSI
TENSION STRESS	Fb = 1,555 PSI
COMPRESSION PERPENDICULAR TO GRAIN PARALLEL TO GLUE LINE	$Fc_{\perp}$ = 750 PSI.
COMPRESSION PARALLEL TO GRAIN	$Fc_{\parallel}$ = 2510 PSI
HORIZONTAL SHEAR PERPENDICULAR TO GLUE LINE	Fv = 285 PSI

PARALLAM (PSL)

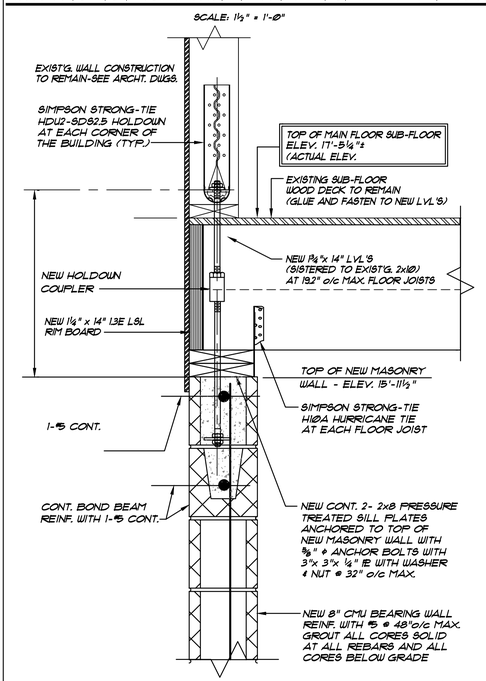
1. WOLMANIZED PARALLAM PARALLEL STRAND LUMBER (PSL) SHALL BE FABRICATED OF EASTERN SPECIES (ES) OR WESTERN SPECIES (WS). THE FINISH PRODUCT SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

SHEAR MODULUS OF ELASTICITY	G = 91,250 PSI.
MODULUS OF ELASTICITY	E = 1,460,000 PSI
FLEXURAL STRESS	Fb = 1,827 PSI
TENSION STRESS	Fb = 2,025 PSI
COMPRESSION PERPENDICULAR TO GRAIN PARALLEL TO GLUE LINE	$Fc_{\perp}$ = 368 PSI.
COMPRESSION PARALLEL TO GRAIN	$Fc_{\parallel}$ = 1,508 PSI.
Horizontal shear perpendicular to glue line	Fv = 197 PSI

2. PARALLAM MANUFACTURER SHALL PROVIDE ALL CORROSION RESISTANT METAL HANGERS FOR PARALLAM BEAMS AND COLUMNS AS REQUIRED.

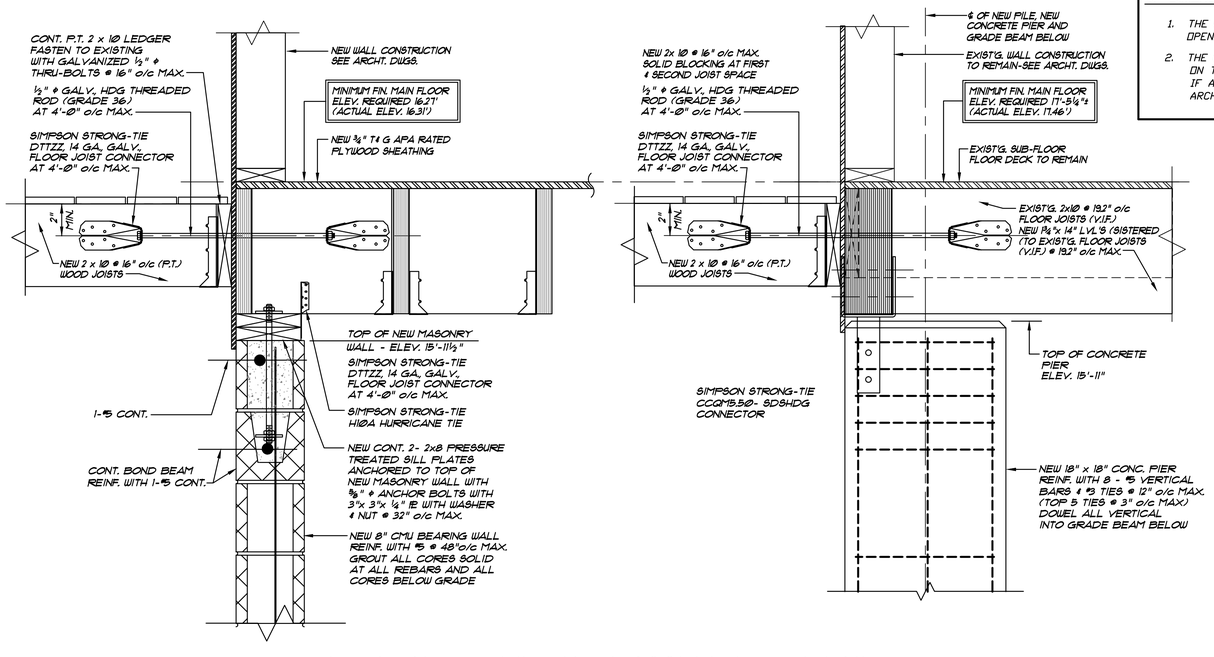
J. DIMENSIONS:

1. THE CONTRACTOR SHALL COORDINATE THE DIMENSIONS AND LOCATIONS OF THE ROOF, FLOOR & WALL OPENINGS SO THE FRAMING PROPERLY FITS THE REQUIREMENTS OF ALL TRADES.
2. 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.



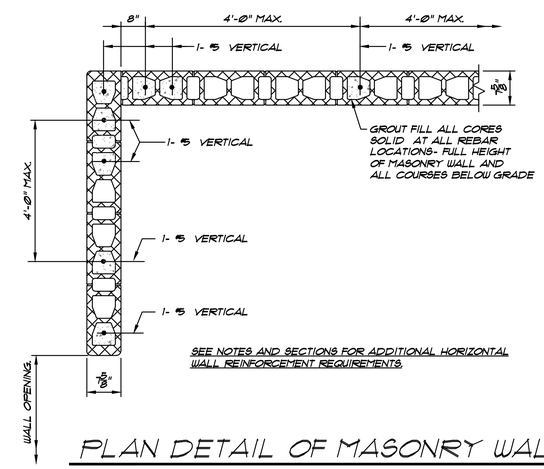
TYPICAL DETAIL AT NEW SIMPSON STRONG-TIE HOLDOWN LOCATION

SCALE: 1½" = 1'-0"



TYPICAL CONNECTION ASSEMBLY DETAIL @ NEW WOOD DECK & CONTINUOUS LEDGER

SCALE: 1½" = 1'-0"



PLAN DETAIL OF MASONRY WALL WALL VERTICAL REINFORCING

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

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REHABILITATION/RECONSTRUCTION WORK FOR:

CAPECE

APPLICANT # 1296

12 COOPER AVE

MILFORD, CT

Sheet Description:

STRUCTURAL GENERAL NOTES

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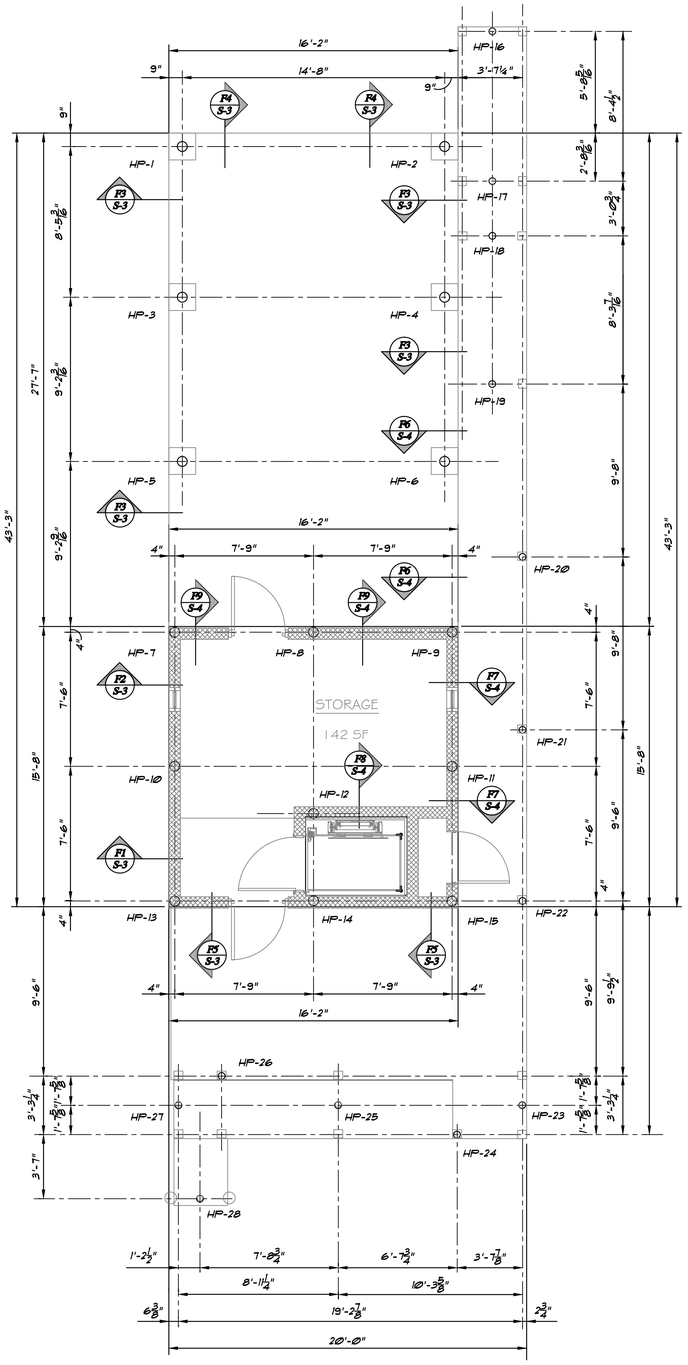
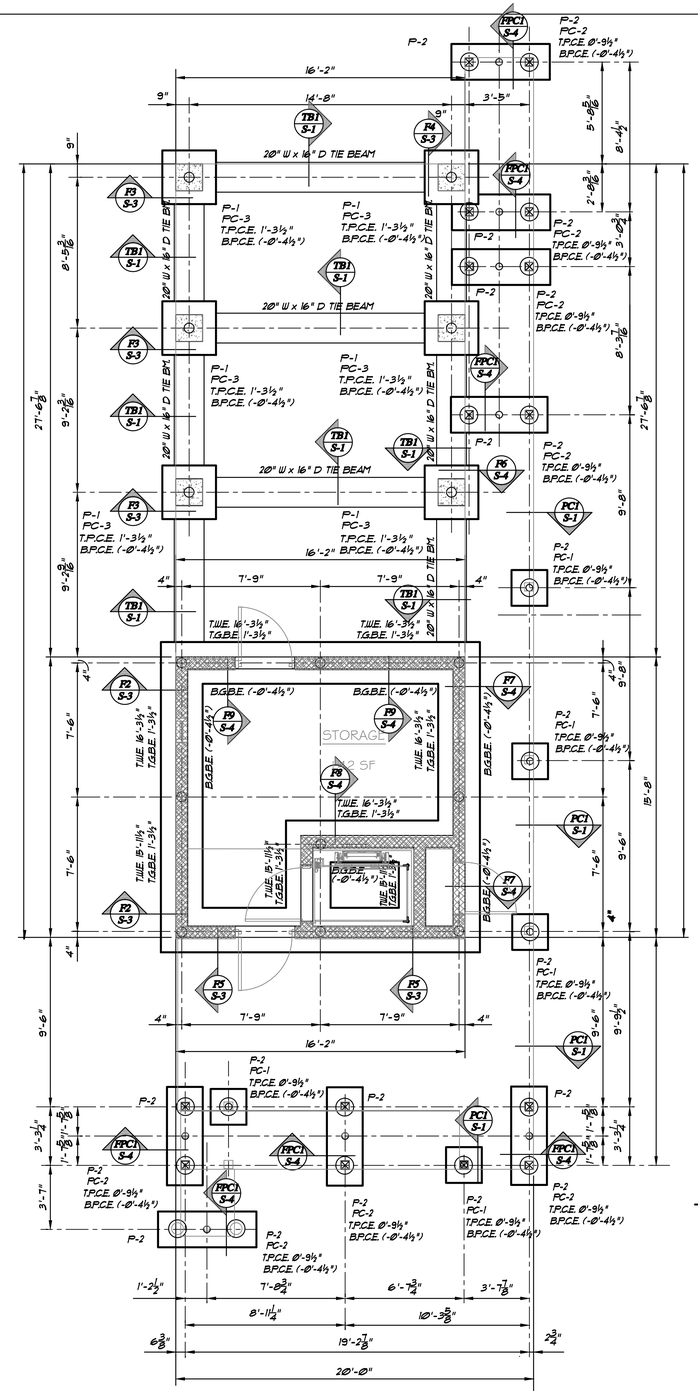


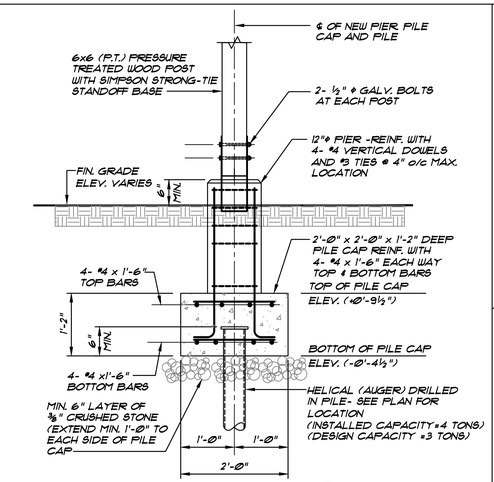
PILE LOCATION PLAN

SCALE: ¼" = 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-15 SHALL BE HELICAL (AUGER) DRILLED-IN PILES INSTALLED CAPACITY= 21 TONS, DESIGN CAPACITY = 16 TONS.
3. PILES HP-16 THRU HP-28 SHALL BE HELICAL (AUGER) DRILLED-IN PILES INSTALLED CAPACITY= 4 TONS, DESIGN CAPACITY = 3 TONS.
4. INSTALL ALL PILES WHERE SHOWN ON PLAN.

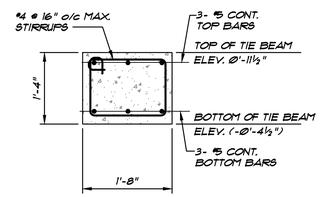




SECTION

SCALE: 3/4" = 1'-Ø"

PC1 / S-1



TYPICAL TIE BEAM DETAIL

SECTION

SCALE: 3/4" = 1'-Ø"

TB1 / S-1

CONCRETE PIER SCHEDULE

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

NOTES:

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

FOUNDATION PLAN

SCALE: ¼" = 1'-Ø"

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. PC-1 INDICATES 2'-Ø" x 2'-Ø" x 1'-2" DEEP CONCRETE PILE CAP REINFORCED WITH 4- #4 x 1'-6" EACH WAY TOP AND BOTTOM BARS.
3. PC-2 INDICATES 2'-Ø" x 5'-6" x 1'-2" DEEP CONCRETE PILE CAP REINFORCED WITH 4- #5 x 5'-Ø" LONG WAY TOP AND BOTTOM BARS WITH #4 @ 8" o/c MAXIMUM STIRRUPS.
4. PC-3 INDICATES 3'-Ø" x 3'-Ø" x 2'-Ø" DEEP CONCRETE PILE CAP REINFORCED WITH 5- #5 x 2'-6" EACH WAY TOP AND BOTTOM BARS.
5. TOP OF MASONRY WALL TO BE AT ELEVATION 15'-4", UNLESS OTHERWISE NOTED THUS T.W.E.
6. T.G.B.E. INDICATES TOP OF GRADE BEAM ELEVATION.
7. B.G.B.E. INDICATES BOTTOM OF GRADE BEAM ELEVATION.
8. NEW CONTINUOUS GRADE BEAM SHALL BE 2'-4" x 1'-8" DEEP CONCRETE BEAM REINFORCED WITH CONTINUOUS 4- #5 HORIZONTAL TOP & BOTTOM BARS WITH #4 @ 8" o/c MAXIMUM STIRRUPS.
9. NEW FOUNDATION WALLS SHALL BE 8" CMU MASONRY WALLS REINF. WITH VERTICAL #5@48" o/c MAX. FULL HEIGHT OF WALL WITH CONTINUOUS BOND BEAM AT ELEVATION 14'-8" REINFORCED WITH CONTINUOUS 1- #5 HORIZONTAL BAR. GROUT ALL CORES SOLID AT ALL REBARS. GROUT ALL MASONRY CORES BELOW GRADE SOLID.

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REHABILITATION/RECONSTRUCTION WORK FOR:

CAPECE

APPLICANT # 1296

12 COOPER AVE

MILFORD, CT

Sheet Description:

FOUNDATION PLAN & PILE LOCATION PLAN

Issue Dates:

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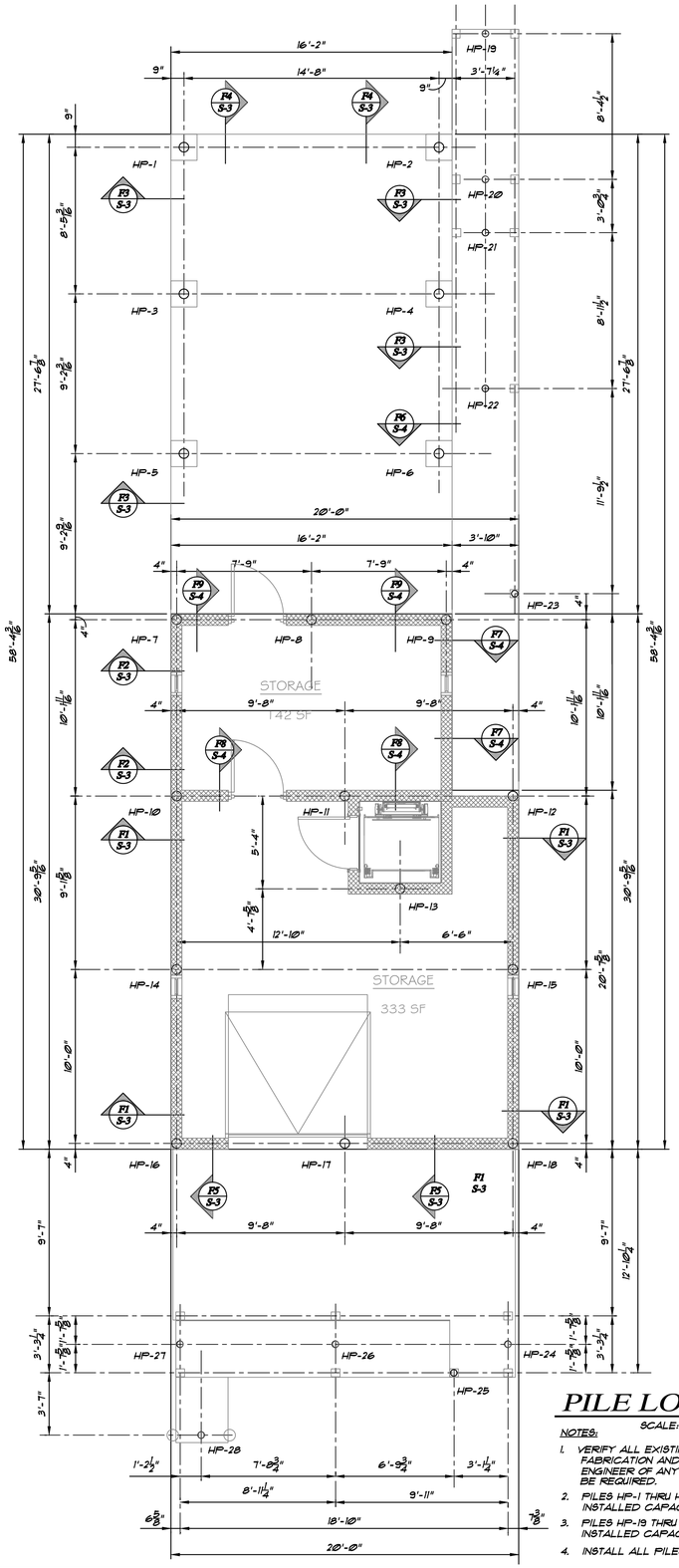
Drawn By: S.A.L.

Sheet #:

S-1

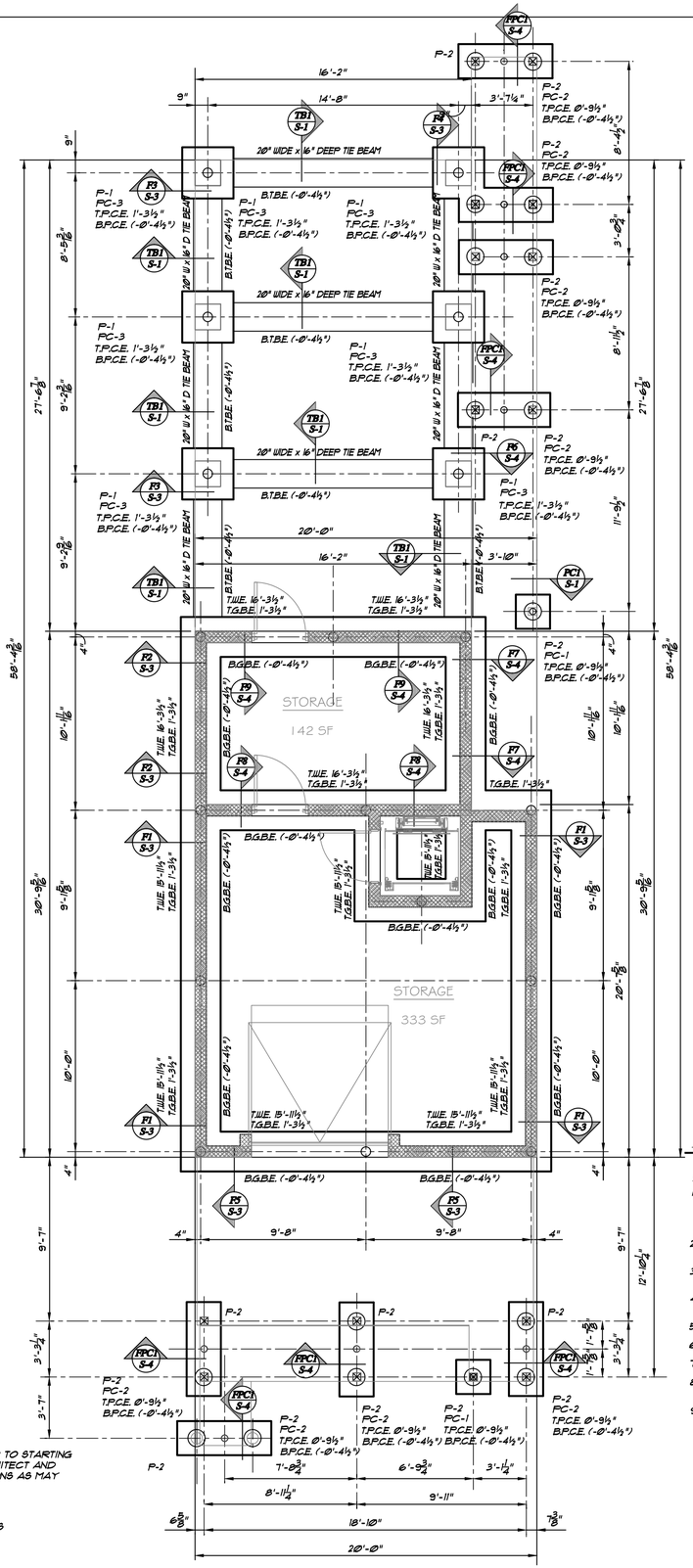


PILE LOCATION PLAN

SCALE: ¼" = 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-18 SHALL BE HELICAL (AUGER) DRILLED-IN PILES INSTALLED CAPACITY= 21 TONS, DESIGN CAPACITY = 16 TONS.
3. PILES HP-19 THRU HP-27 SHALL BE HELICAL (AUGER) DRILLED-IN PILES INSTALLED CAPACITY= 4 TONS, DESIGN CAPACITY = 3 TONS.
4. INSTALL ALL PILES WHERE SHOWN ON PLAN.

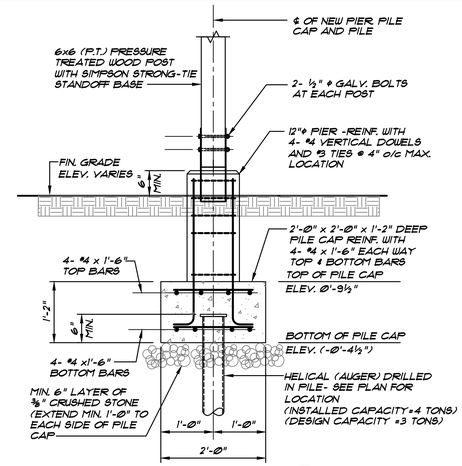


FOUNDATION PLAN

SCALE: ¼" = 1'-0"

NOTES:

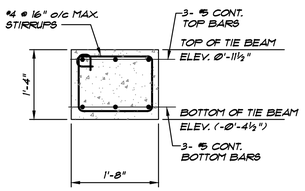
1. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO STARTING FABRICATION AND INSTALLATION OF ANY NEW MATERIALS. NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES FOR POSSIBLE FURTHER INSTRUCTIONS AS MAY BE REQUIRED.
2. PC-1 INDICATES 2'-0" x 2'-0" x 1'-2" DEEP CONCRETE PILE CAP REINFORCED WITH 4- #4 x 1'-6" EACH WAY TOP AND BOTTOM BARS.
3. PC-2 INDICATES 2'-0" x 5'-6" x 1'-2" DEEP CONCRETE PILE CAP REINFORCED WITH 4- #5 x 5'-0" LONG WAY TOP AND BOTTOM BARS WITH #4 @ 8" o/c MAXIMUM STIRRUPS.
4. PC-3 INDICATES 3'-0" x 3'-0" x 2'-0" DEEP CONCRETE PILE CAP REINFORCED WITH 5- #5 x 2'-6" EACH WAY TOP AND BOTTOM BARS.
5. TOP OF MASONRY WALL TO BE AT ELEVATION 15'-4", UNLESS OTHERWISE NOTED THUS T.W.E.
6. T.G.B.E. INDICATES TOP OF GRADE BEAM ELEVATION.
7. B.G.B.E. INDICATES BOTTOM OF GRADE BEAM ELEVATION.
8. NEW CONTINUOUS GRADE BEAM SHALL BE 2'-4" x 1'-8" DEEP CONCRETE BEAM REINFORCED WITH CONTINUOUS 4- #5 HORIZONTAL TOP & BOTTOM BARS WITH #4 @ 8" o/c MAXIMUM STIRRUPS.
9. NEW FOUNDATION WALLS SHALL BE 8" CMU MASONRY WALLS REINF. WITH VERTICAL #5@48" o/c MAX. FULL HEIGHT OF WALL WITH CONTINUOUS BOND BEAM AT ELEVATION 14'-8" REINFORCED WITH CONTINUOUS 1- #5 HORIZONTAL BAR. GROUT ALL CORES SOLID AT ALL REBARS. GROUT ALL MASONRY CORES BELOW GRADE SOLID.



SECTION

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

PC1 / S-1



TYPICAL TIE BEAM DETAIL

SECTION

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

TB1 / S-1

CONCRETE PIER SCHEDULE

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

NOTES:

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

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FOUNDATION PLAN & PILE LOCATION PLAN

Issue Dates:

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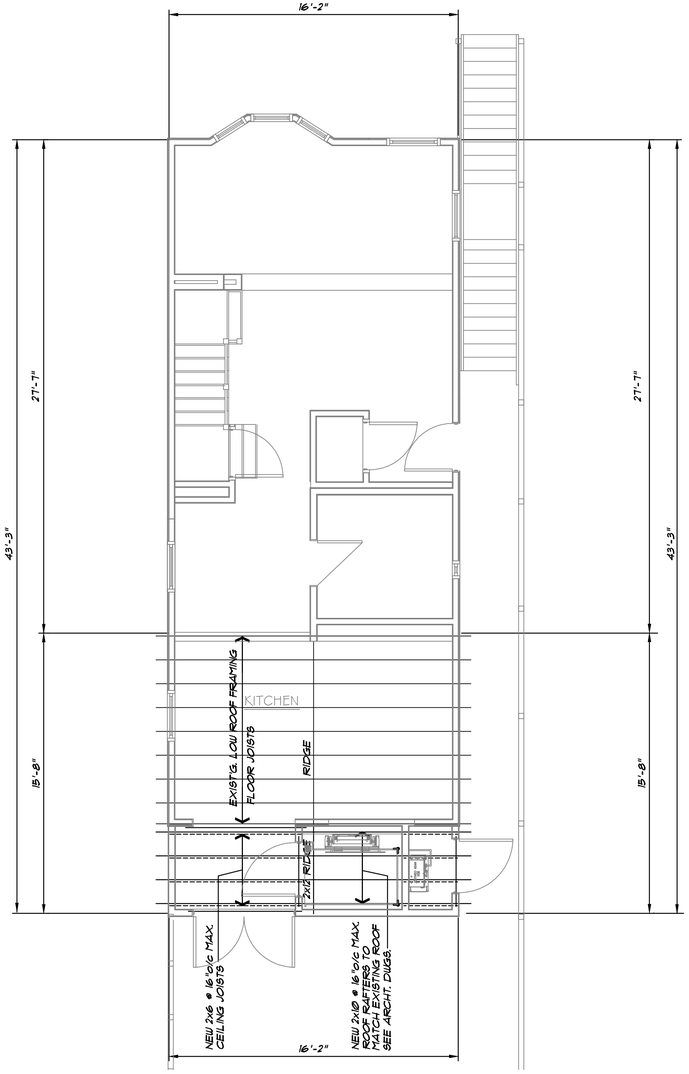
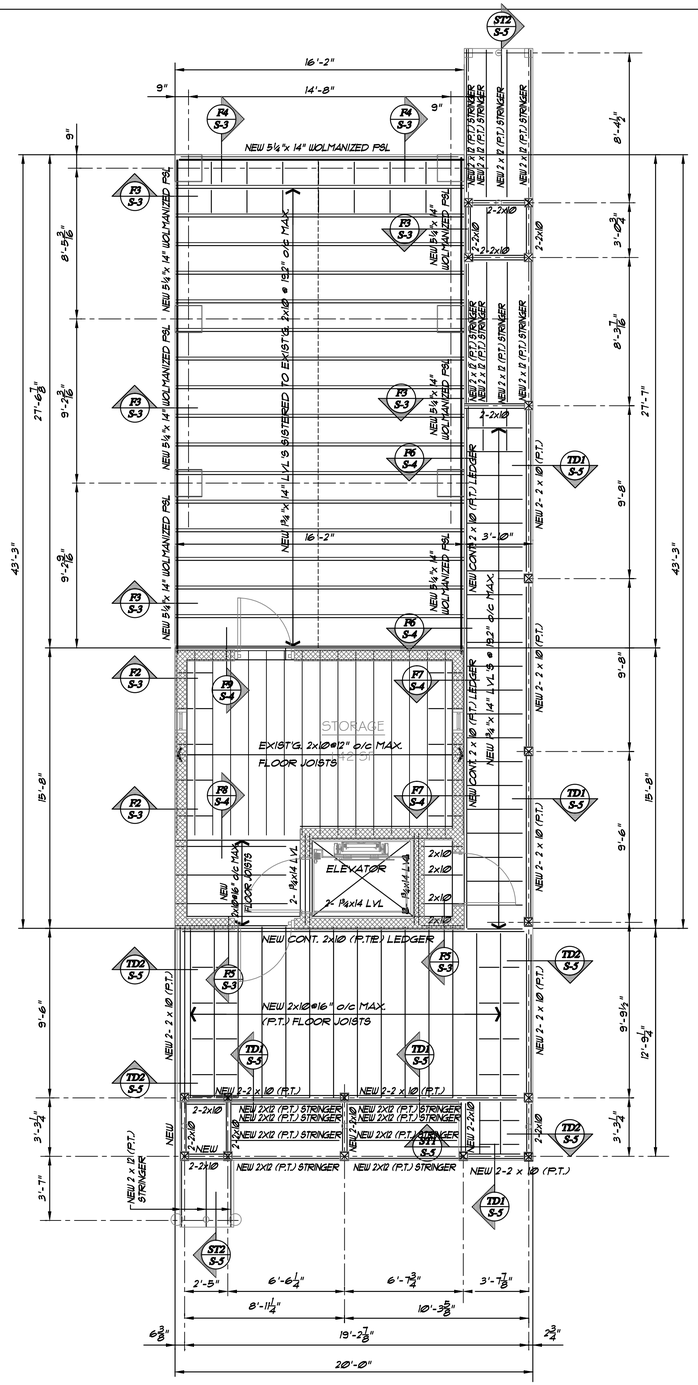


SECOND FLOOR & LOW ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. LOW ROOF DECK TO BE ⅝" APA RATED PLYWOOD SHEATHING, NAILED TO FRAMING WITH 8d COMMON (0.131" DIAMETER x 2½") NAILS AT 6" o/c MAX. PROVIDE 2x6 WOOD BLOCKING, FRAMED BETWEEN ROOF RAFTERS AT ALL UNSUPPORTED PANEL EDGES, NAILING PLY-WOOD DECK TO THE 2x6 BLOCKING WITH 8d COMMON (0.131" DIAMETER x 2½") NAILS AT 6" o/c MAXIMUM.
2. TOP OF CONTINUOUS DOUBLE 2x6 PLATE TO BE AT ELEVATION 18'-1"± (TO MATCH EXISTING UNLESS OTHERWISE NOTED ON PLAN, COORDINATE WITH ARCH'T. DWGS.).
3. PROVIDE SIMPSON STRONG-TIE TYPE 'H2.5', 18 GAGE, GALVANIZED TIE AT EACH ROOF RAFTERS TO EXTERIOR WALL PLATE. FASTEN TO RAFTER WITH 5-8d (0.131" DIAMETER x 1½") NAILS AND TO WALL PLATE WITH 5-8d (0.131" DIAMETER x 1½") NAILS.
4. ALL EXTERIOR WALLS SHALL BE FRAMED WITH 2x6 WOOD STUDS AT 16" o/c MAX. WITH ½" APA STRUCTURALLY RATED EXTERIOR GRADE PLYWOOD SHEATHING NAILED TO FRAMING WITH 8d COMMON (0.131" DIAMETER x 2½") NAILS AT 6" o/c MAX. ALONG PLYWOOD PANEL EDGES AND 12" o/c MAX. IN PANEL FIELD. PROVIDE 2x6 BLOCKING FRAMED BETWEEN WALL STUDS AT UNSUPPORTED PLYWOOD PANEL EDGES AND NAIL PLYWOOD SHEATHING TO BLOCKING WITH 8d (0.131" DIAMETER x 2½") NAILS AT 6" o/c MAX. PROVIDE MINIMUM DOUBLE-UP WALL STUDS AT EACH SIDE OF WALL OPENINGS, EXCEPT AT OPENINGS 6'-0" OR GREATER, PROVIDE DOUBLE JACK STUDS PLUS ONE KING STUD AT EACH SIDE OF 6'-0" WALL OPENING. PROVIDE MINIMUM TRIPLE STUDS AT EACH CORNER. EXTERIOR PLYWOOD SHEATHING PANELS TO BE APPLIED WITH LONG DIMENSION VERTICALLY.
5. PROVIDE SIMPSON STRONG-TIE TYPE 'RSP4' STUD PLATE TIES AT TOP AND BOTTOM OF EACH EXTERIOR WALL STUD. FASTEN STUD PLATE TIES TO WALL PLATES WITH 4-8d (0.131" DIAMETER x 1½") NAILS AND TO STUDS WITH 4-8d (0.131" DIAMETER x 1½") NAILS.
6. COORDINATE SIZE AND LOCATIONS OF ALL ROOF OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
7. PROVIDE ADDITIONAL 2 - 2x10 FRAMED BETWEEN ROOF RAFTERS AT EACH SIDE OF ROOF OPENINGS.
8. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO STARTING FABRICATION AND INSTALLATION OF ANY NEW MATERIALS. NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES FOR POSSIBLE FURTHER INSTRUCTIONS AS MAY BE REQUIRED.



MAIN FLOOR FRAMING PLAN

SCALE: ¼" = 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.

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Sheet Description:

MAIN FLOOR, 2ND FLOOR & LOW ROOF FRAMING PLAN

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Sheet #:

S-2

PERRONE & ZAJDA ENGINEERS LLC
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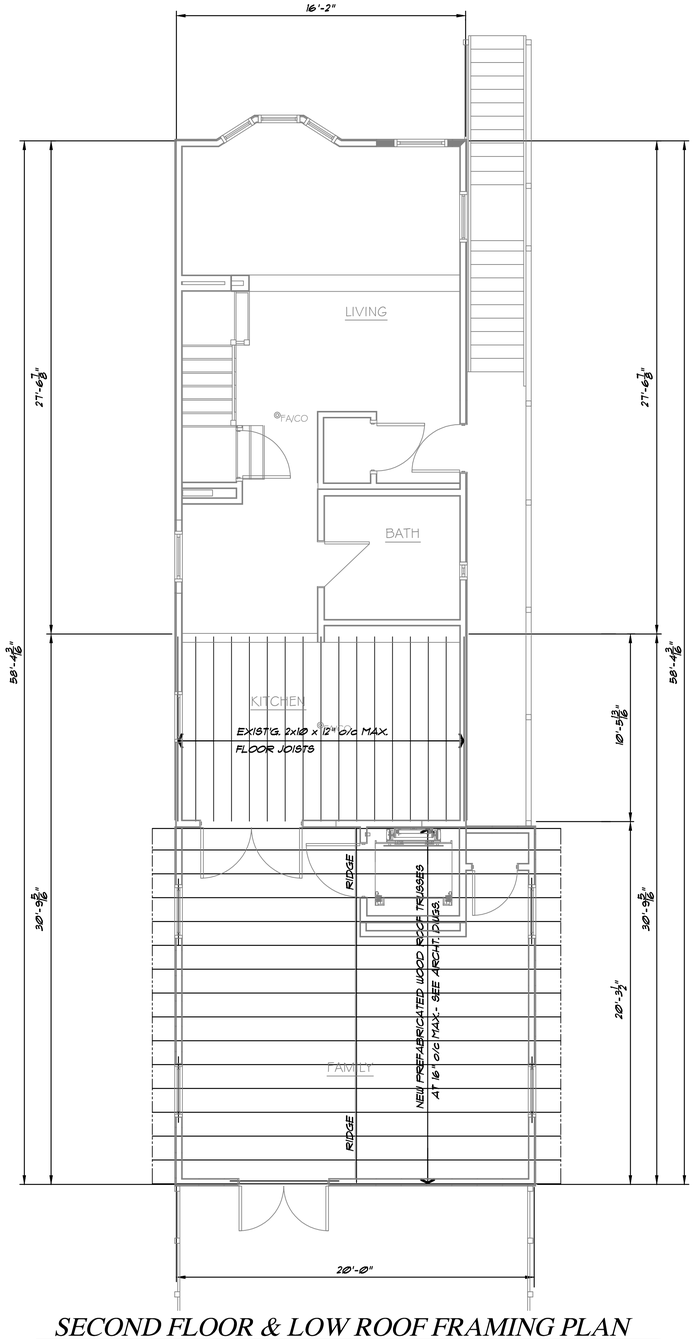
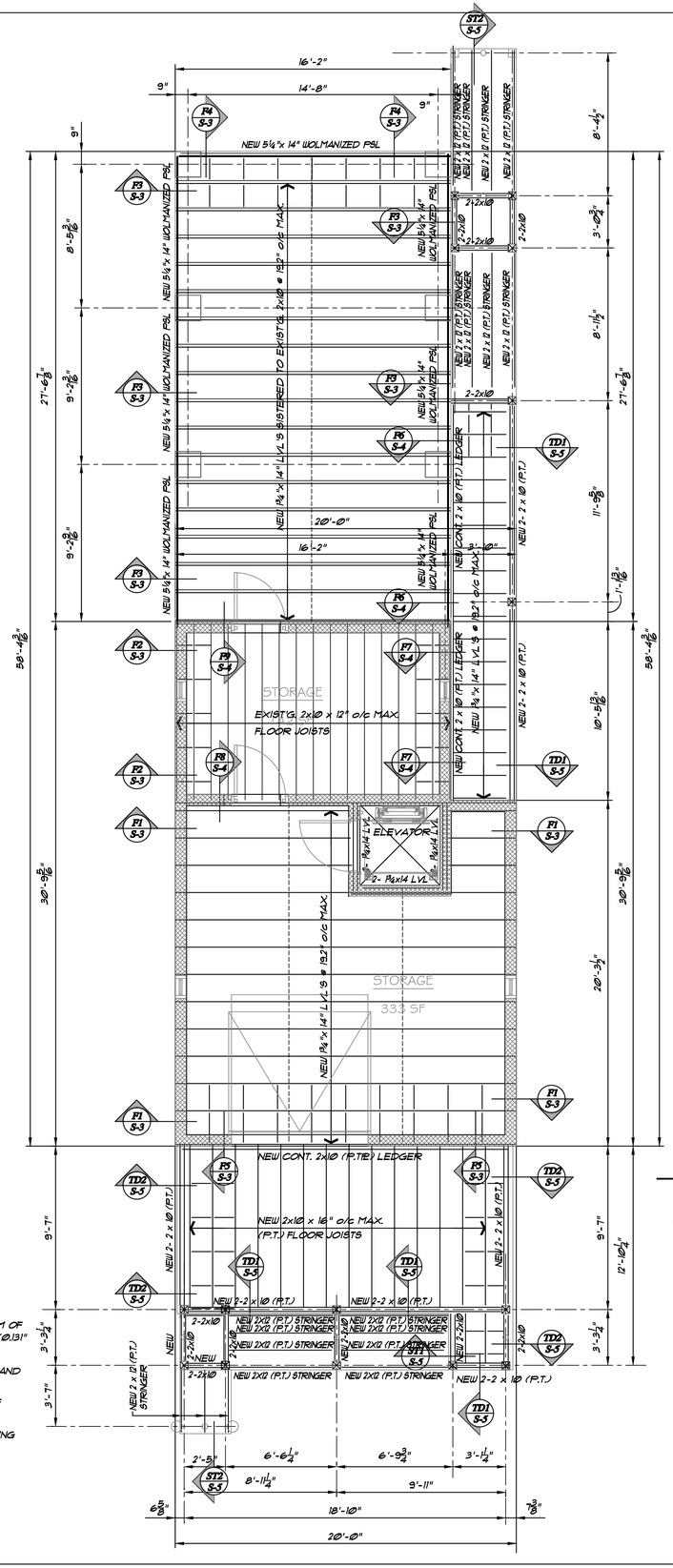


SECOND FLOOR & LOW ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. LOW ROOF DECK TO BE ⅝" APA RATED PLYWOOD SHEATHING, NAILED TO FRAMING WITH 8d COMMON (0.131" DIAMETER x 2½") NAILS AT 6" o/c MAX. PROVIDE 2x6 WOOD BLOCKING, FRAMED BETWEEN ROOF RAFTERS AT ALL UNSUPPORTED PANEL EDGES, NAILING PLY-WOOD DECK TO THE 2x6 BLOCKING WITH 8d COMMON (0.131" DIAMETER x 2½") NAILS AT 6" o/c MAXIMUM.
2. TOP OF CONTINUOUS DOUBLE 2x6 PLATE TO BE AT ELEVATION 18'-11¼"± (TO MATCH EXISTING UNLESS OTHERWISE NOTED ON PLAN, COORDINATE WITH ARCH'T. DWGS.).
3. PROVIDE SIMPSON STRONG-TIE TYPE 'H2.5', 18 GAGE, GALVANIZED TIE AT EACH ROOF RAFTERS TO EXTERIOR WALL PLATE. FASTEN TO RAFTER WITH 5-8d (0.131" DIAMETER x 1½") NAILS AND TO WALL PLATE WITH 5-8d (0.131" DIAMETER x 1½") NAILS.
4. ALL EXTERIOR WALLS SHALL BE FRAMED WITH 2x6 WOOD STUDS AT 16" o/c MAX. WITH ½" APA STRUCTURALLY RATED EXTERIOR GRADE PLYWOOD SHEATHING NAILED TO FRAMING WITH 8d COMMON (0.131" DIAMETER x 2½") NAILS AT 6" o/c MAX. ALONG PLYWOOD PANEL EDGES AND 12" o/c MAX. IN PANEL FIELD. PROVIDE 2x6 BLOCKING FRAMED BETWEEN WALL STUDS AT UNSUPPORTED PLYWOOD PANEL EDGES AND NAIL PLYWOOD SHEATHING TO BLOCKING WITH 8d (0.131" DIAMETER x 2½") NAILS AT 6" o/c MAX. PROVIDE MINIMUM DOUBLE-UP WALL STUDS AT EACH SIDE OF WALL OPENINGS, EXCEPT AT OPENINGS 6'-0" OR GREATER, PROVIDE DOUBLE JACK STUDS PLUS ONE KING STUD AT EACH SIDE OF 6'-0" WALL OPENING. PROVIDE MINIMUM TRIPLE STUDS AT EACH CORNER. EXTERIOR PLYWOOD SHEATHING PANELS TO BE APPLIED WITH LONG DIMENSION VERTICALLY.
5. PROVIDE SIMPSON STRONG-TIE TYPE 'RSP4' STUD PLATE TIES AT TOP AND BOTTOM OF EACH EXTERIOR WALL STUD. FASTEN STUD PLATE TIES TO WALL PLATES WITH 4-8d (0.131" DIAMETER x 1½") NAILS AND TO STUDS WITH 4-8d (0.131" DIAMETER x 1½") NAILS.
6. COORDINATE SIZE AND LOCATIONS OF ALL ROOF OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
7. PROVIDE ADDITIONAL 2 - 2x10 FRAMED BETWEEN ROOF RAFTERS AT EACH SIDE OF ROOF OPENINGS.
8. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO STARTING FABRICATION AND INSTALLATION OF ANY NEW MATERIALS. NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES FOR POSSIBLE FURTHER INSTRUCTIONS AS MAY BE REQUIRED.



MAIN FLOOR FRAMING PLAN

SCALE: ¼" = 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.

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REHABILITATION/RECONSTRUCTION WORK FOR:

CAPECE

APPLICANT # 1296

12 COOPER AVE

MILFORD, CT

Sheet Description:

MAIN FLOOR, 2ND FLOOR & LOW ROOF FRAMING PLAN

Issue Dates:

NOVEMBER 20, 2014

Project #: QA1346/11

Drawn By: S.A.L.

Sheet #:

S-2A

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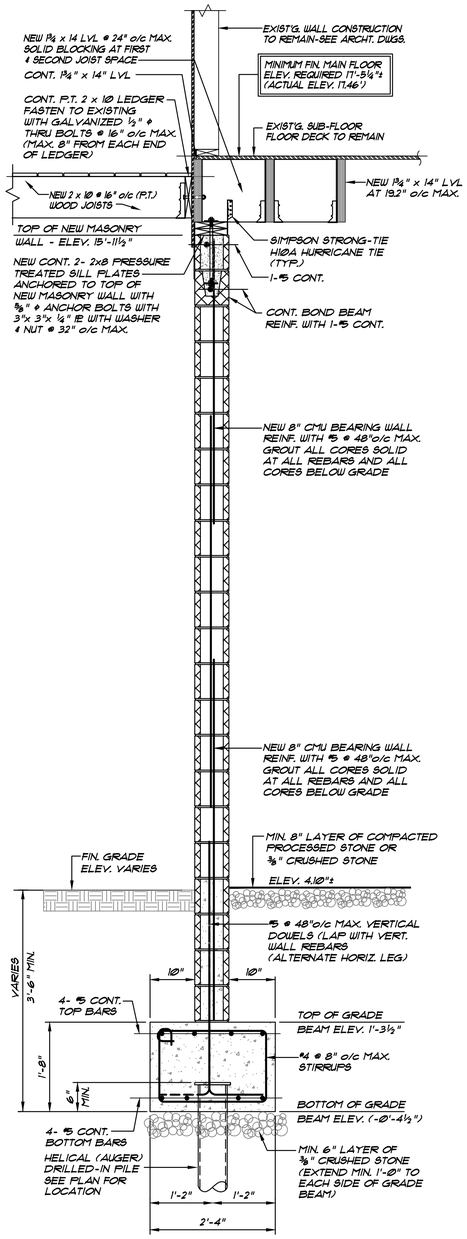
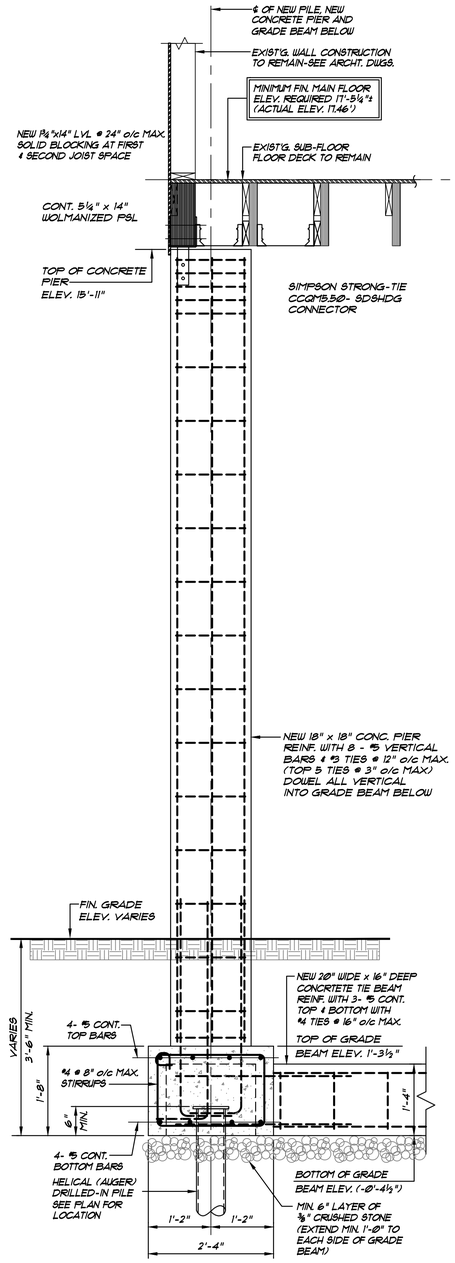
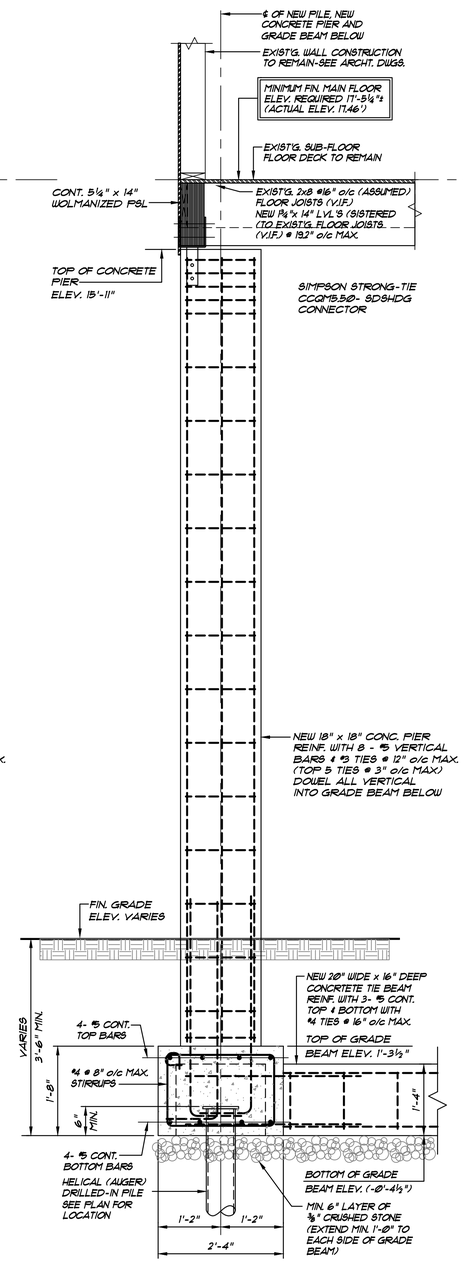


SECTION F5/S-3
SCALE: 3/4" = 1'-0"



SECTION F4/S-3
SCALE: 3/4" = 1'-0"



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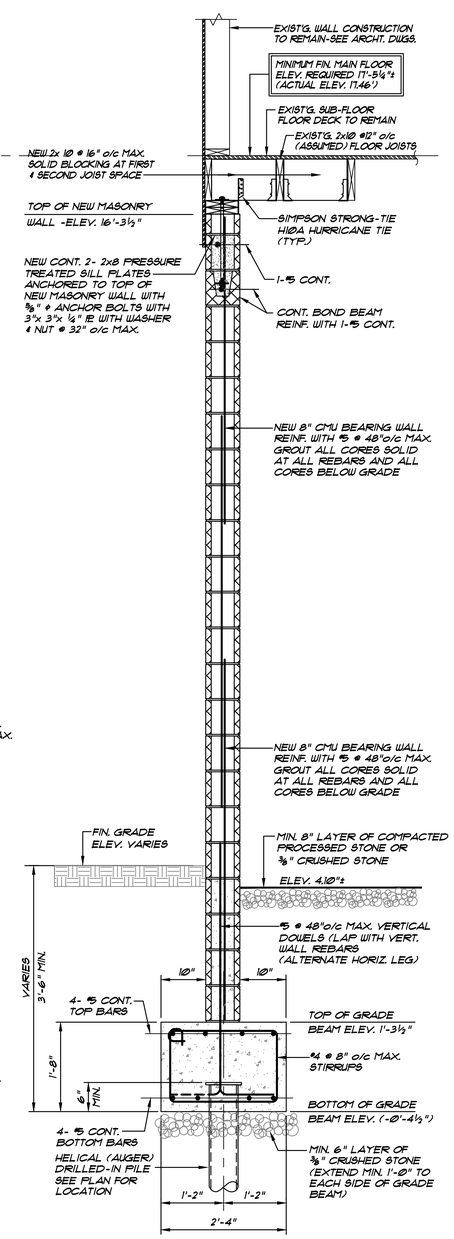

SECTION F2/S-3
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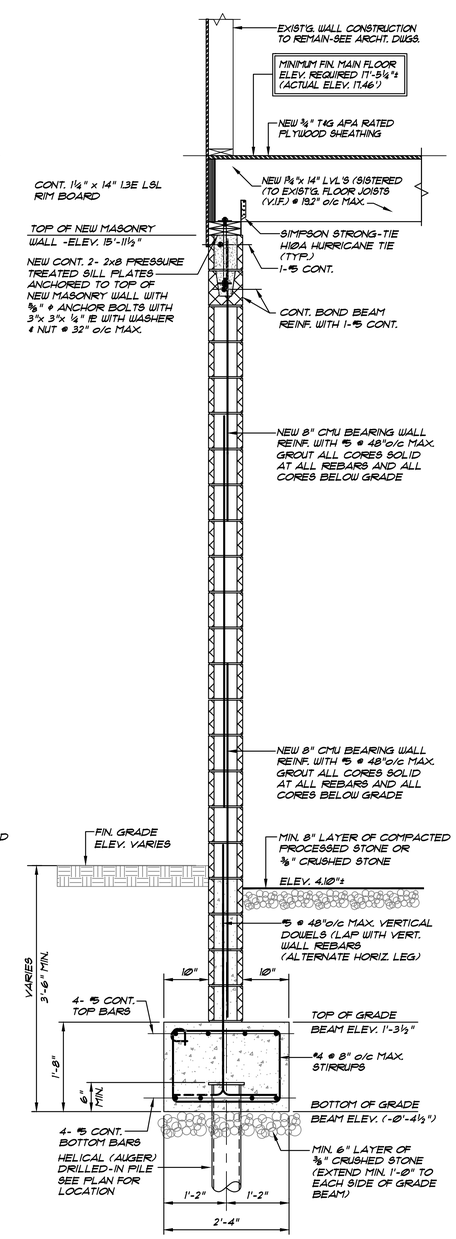

SECTION F1/S-3
SCALE: 3/4" = 1'-0"

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REHABILITATION/RECONSTRUCTION WORK FOR:

CAPECE

APPLICANT # 1296

12 COOPER AVE

MILFORD, CT

Sheet Description:

STRUCTURAL DETAILS

Issue Dates:

NOVEMBER 20, 2014

Project #:	Drawn By:
QA1346/11	S.A.L.

Sheet #:

S-3

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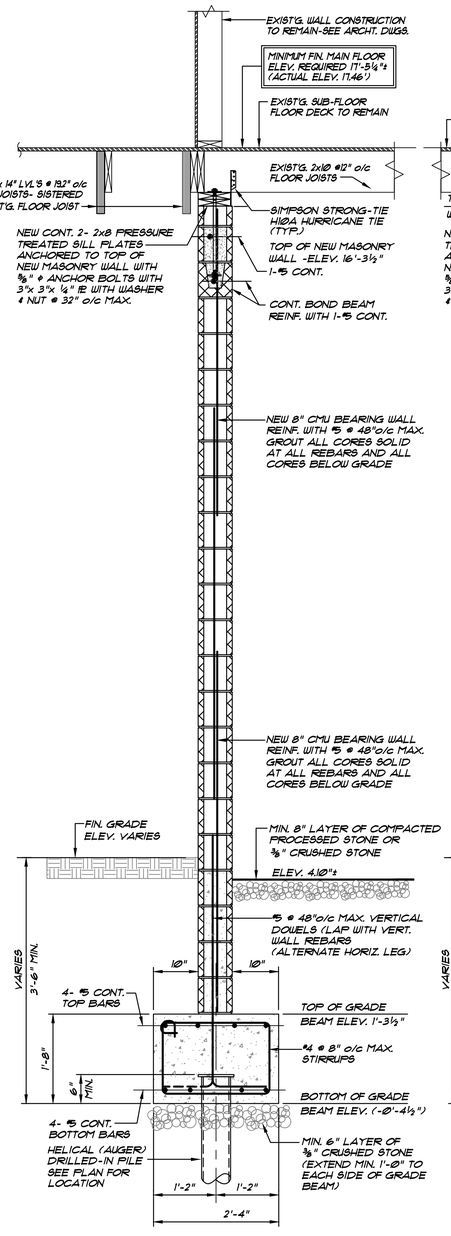
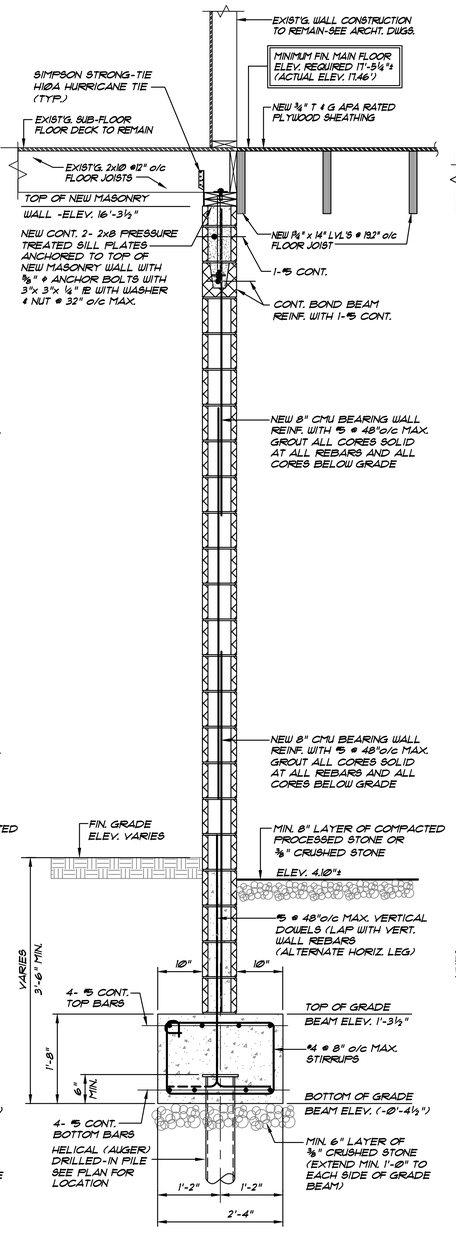
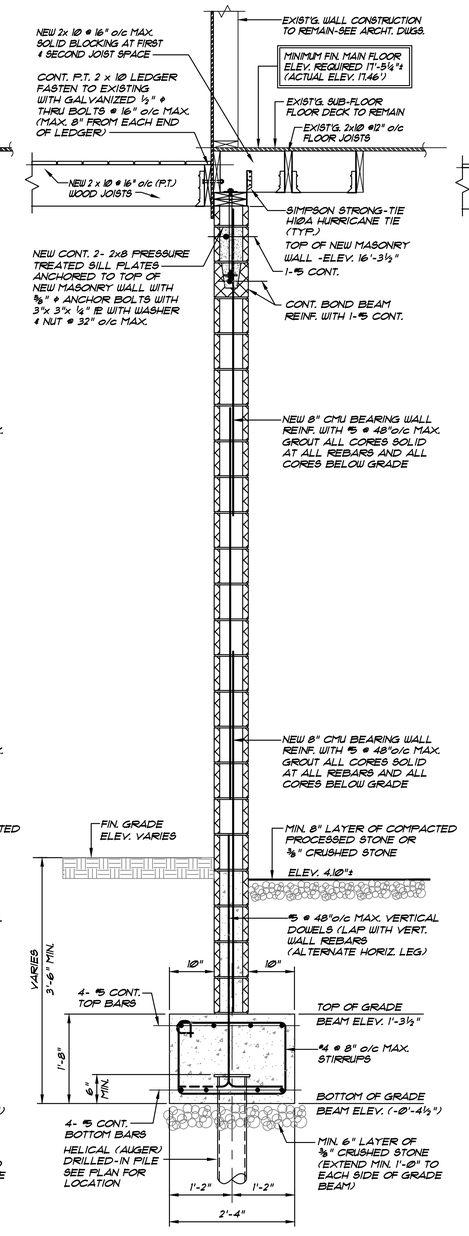


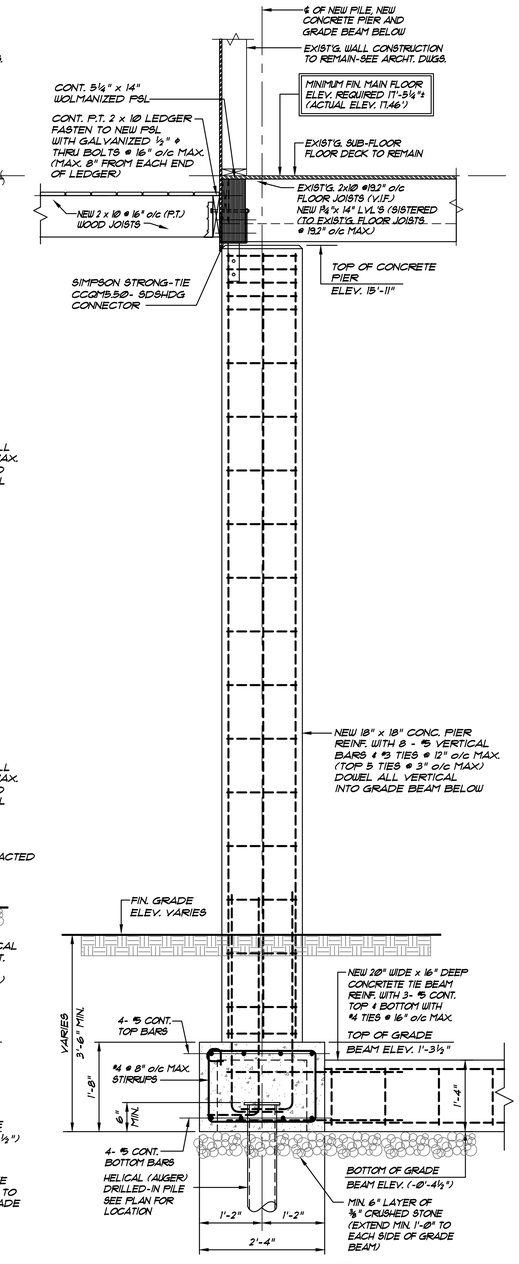
SECTION F9/S-4
SCALE: 3/4" = 1'-0"



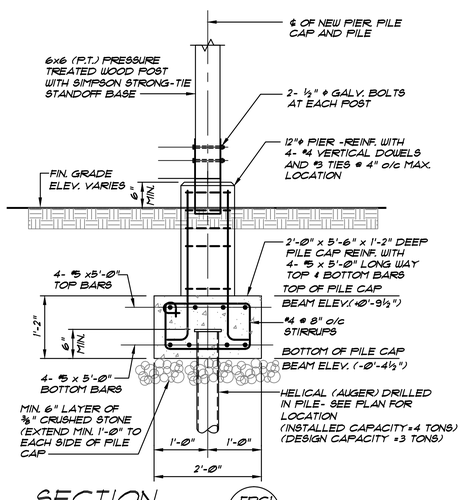
SECTION F8/S-4
SCALE: 3/4" = 1'-0"



SECTION F7/S-4
SCALE: 3/4" = 1'-0"



SECTION F6/S-4
SCALE: 3/4" = 1'-0"



SECTION FPC1/S-4
SCALE: 3/4" = 1'-0"

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REHABILITATION/RECONSTRUCTION WORK FOR:

CAPECE

APPLICANT # 1296

12 COOPER AVE

MILFORD, CT

Sheet Description:

STRUCTURAL DETAILS

Issue Dates:

NOVEMBER 20, 2014

Project #:	Drawn By:
QA1346/11	S.A.L.

Sheet #:

S-4

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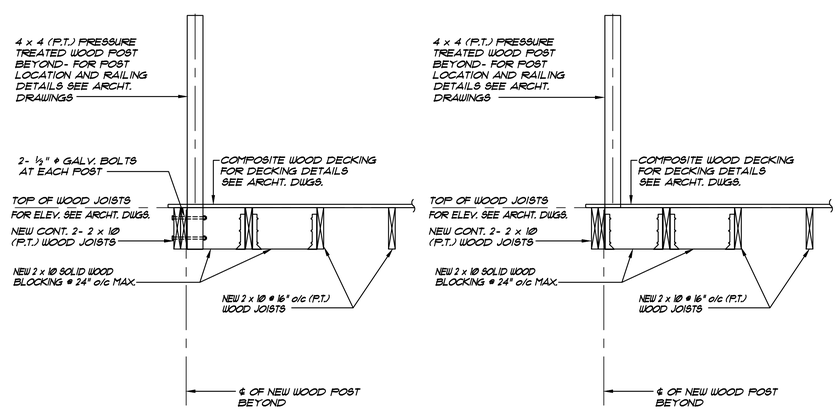
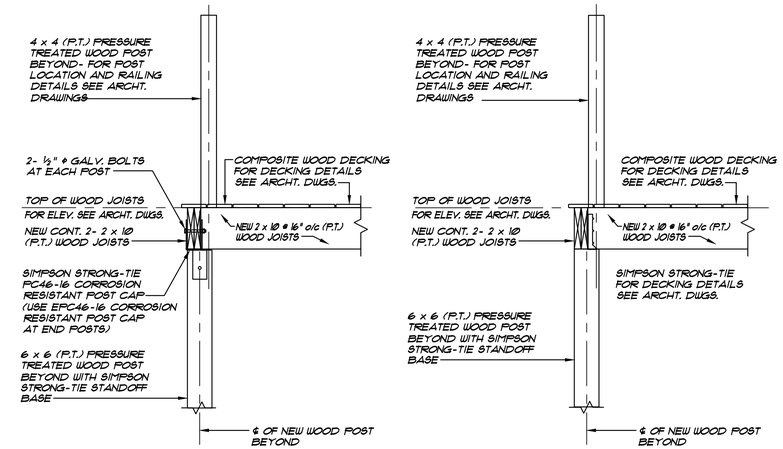


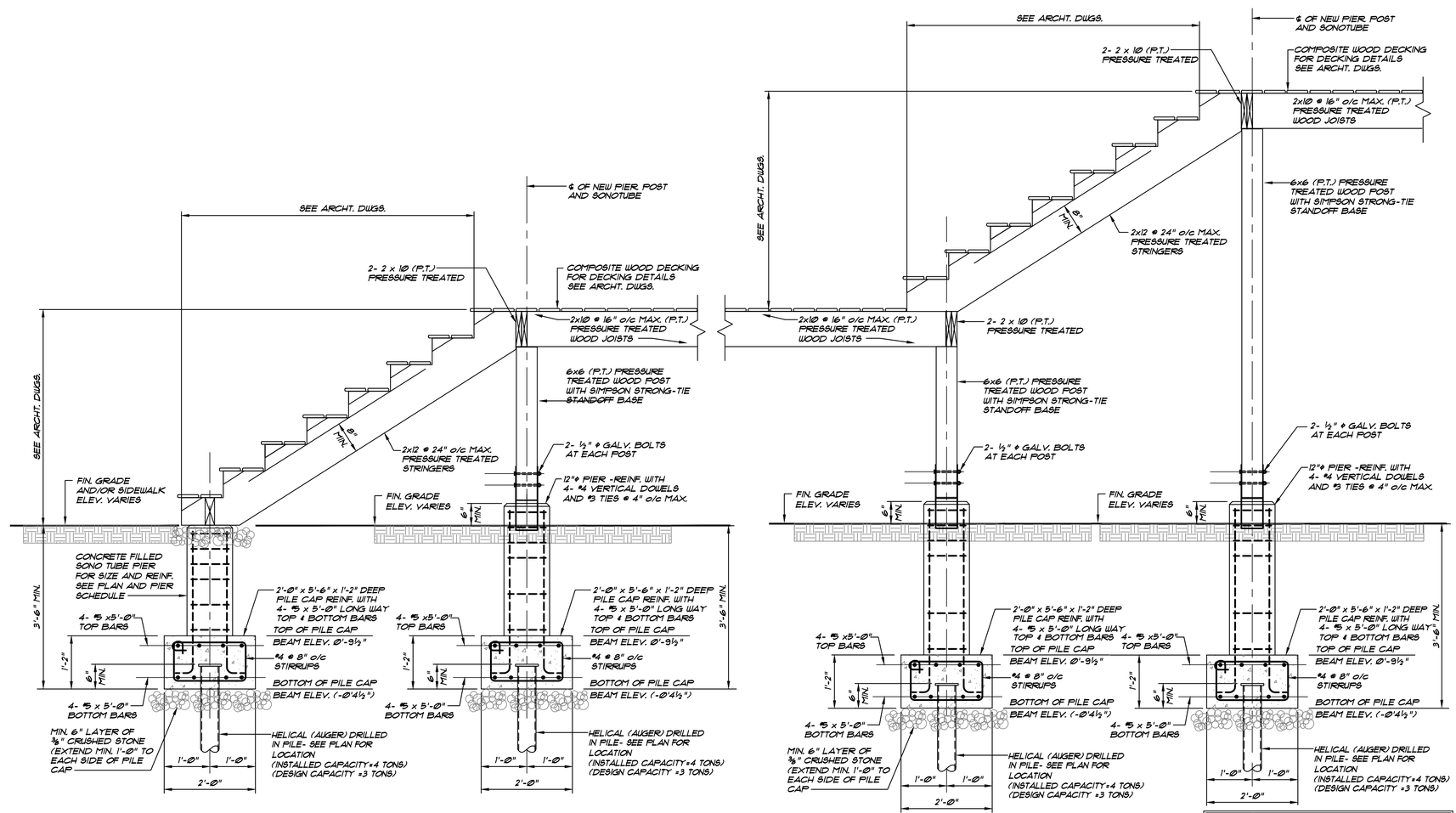
SECTION TD2 S-5

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



SECTION TD1 S-5

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



TYPICAL SECTION AT EXTERIOR STAIR ST2 S-5

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

TYPICAL SECTION AT EXTERIOR STAIR ST1 S-5

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

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REHABILITATION/RECONSTRUCTION WORK FOR:

CAPECE

APPLICANT # 1296

12 COOPER AVE

MILFORD, CT

Sheet Description:

STRUCTURAL DETAILS

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NOVEMBER 20, 2014

Project #: QA1346/06

Drawn By: S.A.L.

Sheet #:

S-5

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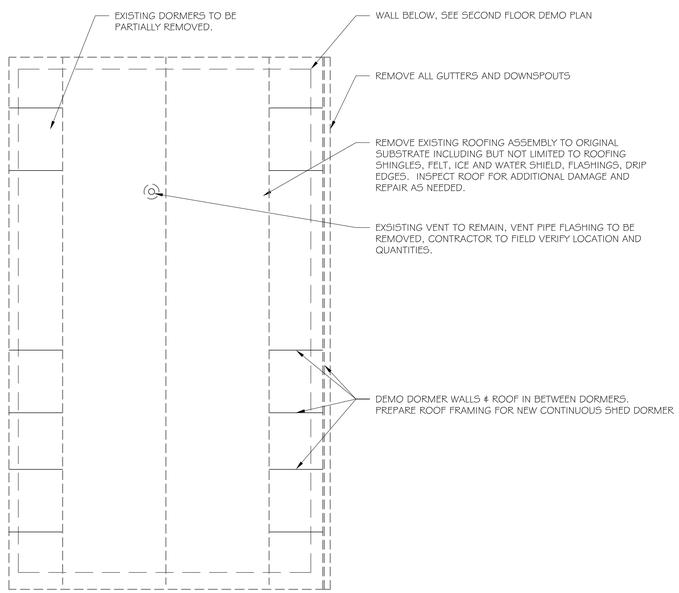
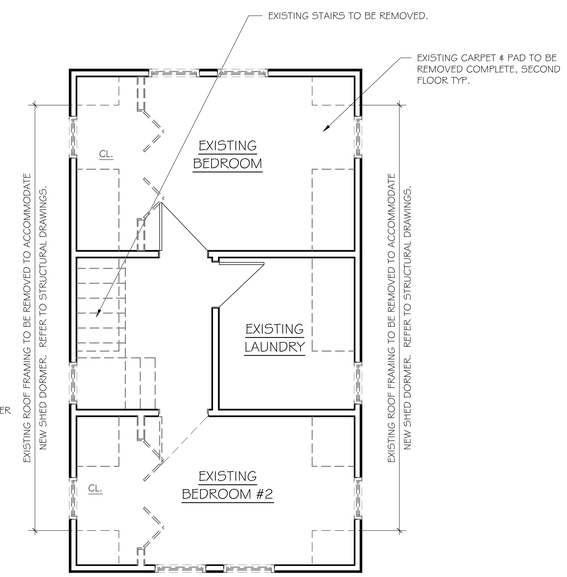


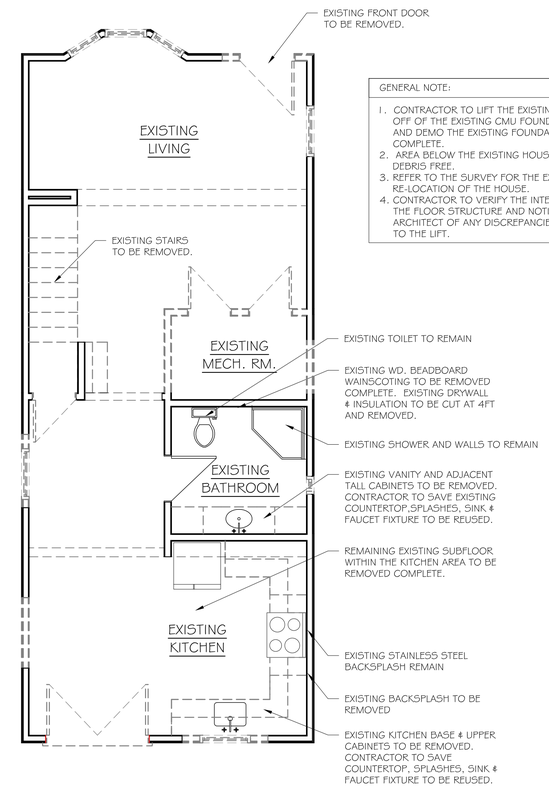
ROOF FLOOR PLAN (3)

SCALE: ¼"=1'-0"



DEMO SECOND FLOOR PLAN (2)

SCALE: ¼"=1'-0"

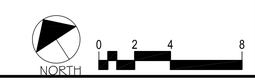


GENERAL NOTE:

1. CONTRACTOR TO LIFT THE EXISTING HOUSE OFF OF THE EXISTING CMU FOUNDATION AND DEMO THE EXISTING FOUNDATION COMPLETE.
2. AREA BELOW THE EXISTING HOUSE TO BE DEBRIS FREE.
3. REFER TO THE SURVEY FOR THE EXACT RE-LOCATION OF THE HOUSE.
4. CONTRACTOR TO VERIFY THE INTEGRITY OF THE FLOOR STRUCTURE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE LIFT.

DEMO FIRST FLOOR PLAN (1)

SCALE: ¼"=1'-0"



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REHABILITATION/RECONSTRUCTION WORK FOR:

CAPECE

APPLICANT # 1296

12 COOPER AVE

MILFORD, CT

Sheet Description:

DEMO FLOOR PLANS

Issue Dates:

NOVEMBER 20, 2014

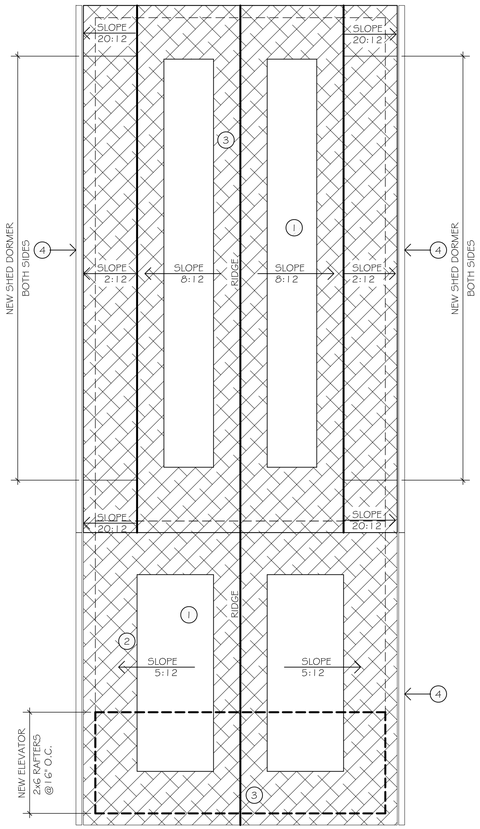
Scale:

Project #: QA 1346-11

Drawn By: RSE

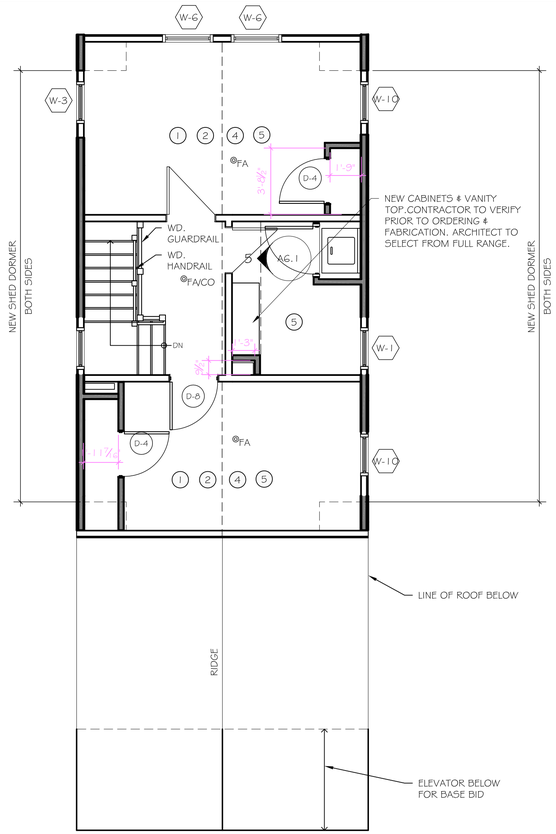
Sheet #:

D1.1



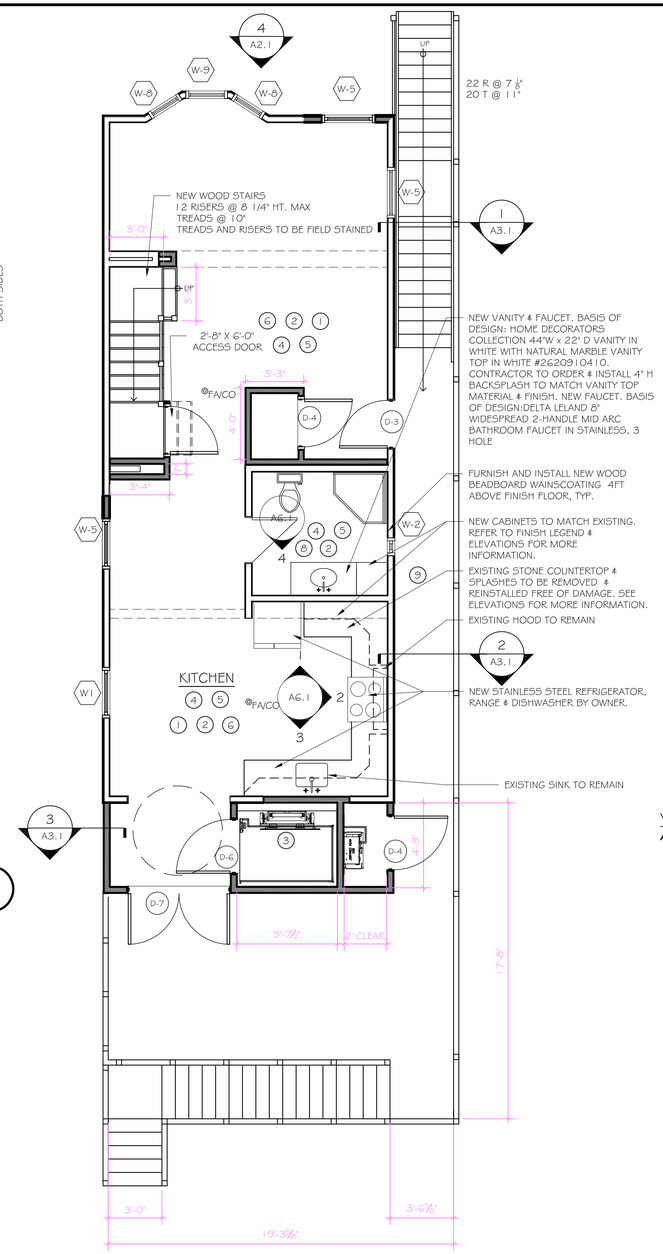
ROOF PLAN (5)

SCALE: ¼"=1'-0"



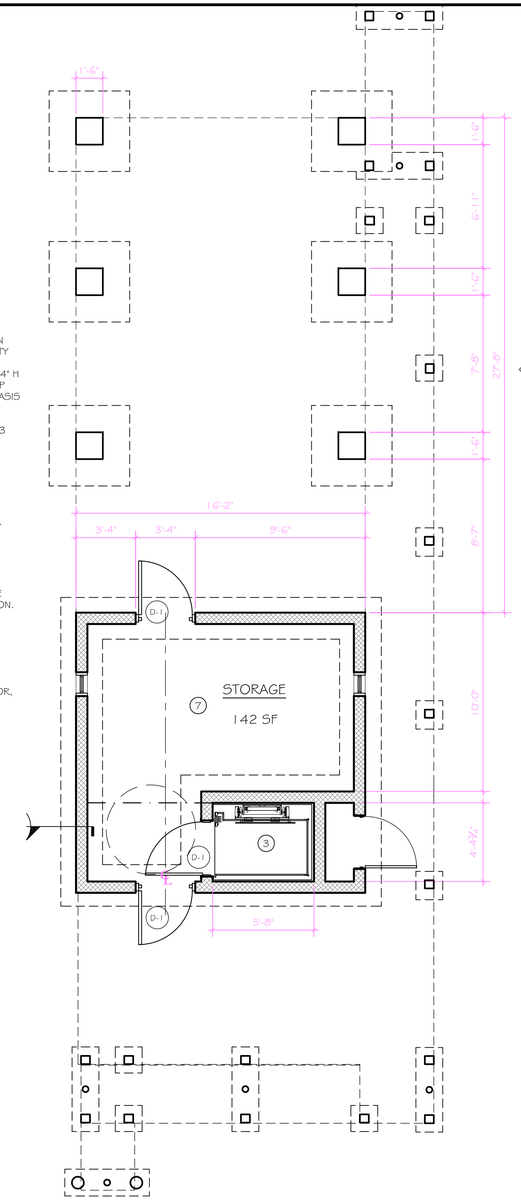
SECOND FLOOR PLAN (4)

SCALE: ¼"=1'-0"



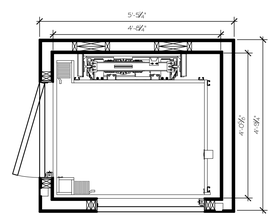
FIRST FLOOR PLAN (2)

SCALE: ¼"=1'-0"



BASEMENT PLAN (1)

SCALE: ¼"=1'-0"



ELEVATOR PLAN DETAIL (3)

SCALE: ½" =1'-0"

PLAN KEY NOTES

1. NEW GYPSUM BOARD CEILING AT EXISTING CEILING HEIGHT. GYPSUM BOARD TO BE TAPED, PRIMED AND PAINTED. EXACT EXISTING GYPSUM BOARD CEILING CONSTRUCTION AND THICKNESS IS TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
2. DRY, SPRAY SEAL AND INSTALL NEW INSULATION AND GYPSUM WALL BOARD FINISH FROM FINISH FLOOR TO 4FT ABOVE FINISH FLOOR. JOINT TO BE TAPED AND GYPSUM WALL BOARD TO PRIME AND PAINTED.
3. FURNISH AND INSTALL RESIDENTIAL ELEVATOR ASSEMBLY INCLUDING BUT NOT LIMITED TO CAB, POWER, CONTROLS, RAILS, AND ENCLOSURE.
4. CUT, PATCH, AND REPAIR AREAS WHERE CRACKING HAS OCCURRED FROM THE STORM AS WELL AS THE HOME RAISING. JOINTS TO BE TAPED (3 COATS) AND REPAINTED WITH 1 COAT PRIMER 2 COATS. FINISH PAINT. COLOR TO MATCH EXISTING.
5. NEW WINDOW TRIM TO MATCH EXISTING. CONTRACTOR TO VERIFY IN THE FIELD.
6. FURNISH AND INSTALL NEW FLOOR FRAMING WHERE DAMAGED. PROVIDE AND INSTALL NEW SUBFLOOR UNDERLAYMENT, AND FINISH FLOOR.
7. COMPACTED CRUSHED STONE BASE AT BASEMENT LEVEL.
8. OWNER PROVIDED FLOOR TILE CONTRACTOR TO INSTALL.
9. OWNER PROVIDED COMPOSITE DECKING CONTRACTOR TO INSTALL. INCLUDING DECK AND STAIRS TREADS. CONTRACTOR TO V.I.F. AMOUNT OF COMPOSITE DECKING TO BE USED

FLOOD VENTS BASE BID

(2009 INTERNATIONAL BUILDING CODE W/ 2013 CONNECTICUT AMENDMENT TO THE STATE BUILDING CODE.)

R322.2.2 ENCLOSED AREA BELOW DESIGN FLOOD ELEVATION

R322.2.2 - 2.1 - MIN. REQUIRED FLOOD VENTS = 2. PROPOSED NUMBER OF FLOOD VENTS = 2
R322.2.2 - 2.2 - TOTAL NET AREA OF FLOOD VENTS
MIN. = 1 SQ INCH FOR EACH SQUARE FOOT OF ENCLOSED SPACE.
ENCLOSED SPACE = 142 SQ FT.
MIN FLOOD VENT NET AREA REQUIRED = 142 SQ. INCHES
PROPOSED FLOOD VENTS = (2) AT 128 SQ. INCHES EA.
TOTAL FLOOD VENTILATION = 256 SQ. INCHES.

R322.2.2 - 2.3 - GRADE ELEVATION
MAX. HEIGHT ABOVE GRADE = 1'-0"
PROPOSED FLOOD VENT HEIGHT - 5"

R322.2.2 - 2.4 - OPENING SIZE
MIN. FLOOD VENT OPENING SIZE = 3" IN ANY DIRECTION IN THE PLANE OF THE WALL.
PROPOSED FLOOD VENT SIZE = 8" X 16"

R322.2.2 - 2.5 - OPENING COVERS
OPENING COVERS SHALL ALLOW THE AUTOMATIC FLOW OF FLOODWATERS. (SCREENS, LOUVERS ETC)
PROPOSED OPENING COVERS - NONE

ROOF PLAN KEY NOTES

1. NEW ROOFING ASSEMBLY. REFER TO DETAILS 1-5/A3.2.
2. NEW ICE AND WATER SHIELD.
3. NEW FLASHING AROUND NEW ROOF VENTS. REFER TO DETAILS 1,2, & 3 ON A3.2. VERIFY EXACT LOCATIONS IN FIELD.
4. NEW GUTTERS AND DOWNSPOUTS. REFER TO DETAIL 4/A3.2.

0 2 4 8 NORTH

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REHABILITATION/RECONSTRUCTION WORK FOR:

CAPECE

APPLICANT # 1296

12 COOPER AVE

MILFORD, CT

Sheet Description:

FLOOR PLANS

Issue Dates:
NOVEMBER 20, 2014

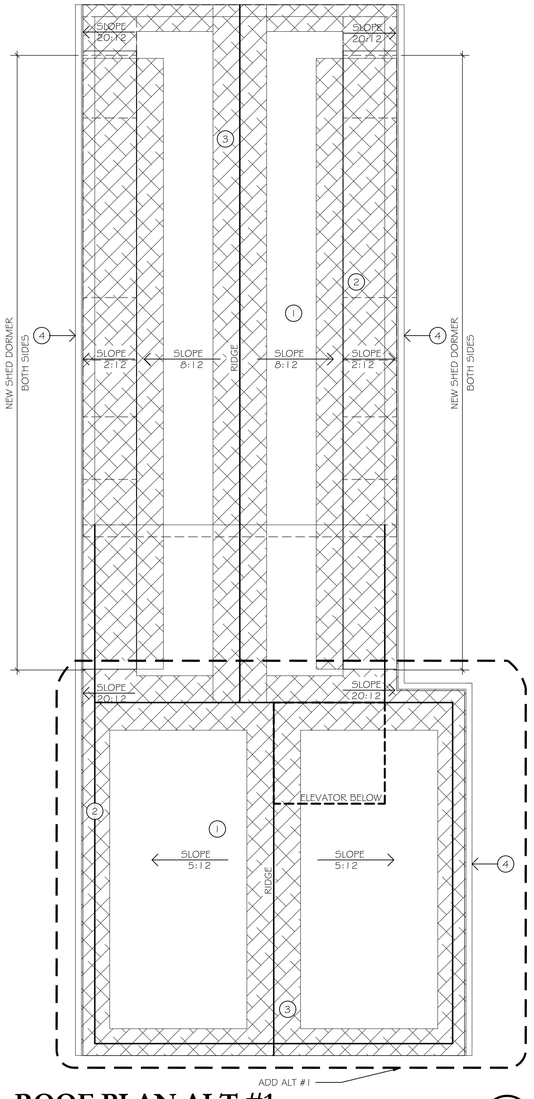
Scale:

Project #: QA 1346-11

Drawn By: RSE

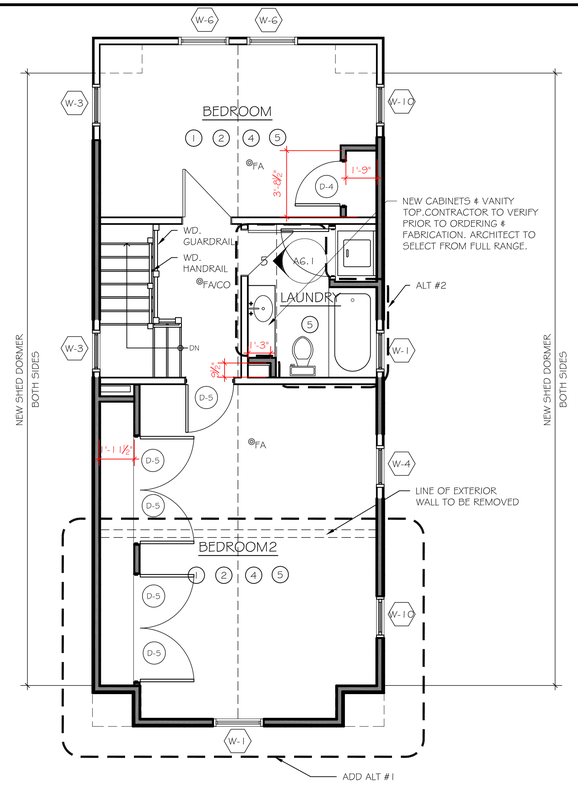
Sheet #:

A1.1



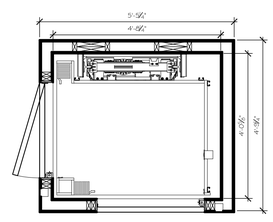
ROOF PLAN ALT #1 (4)

SCALE: ¼"=1'-0"



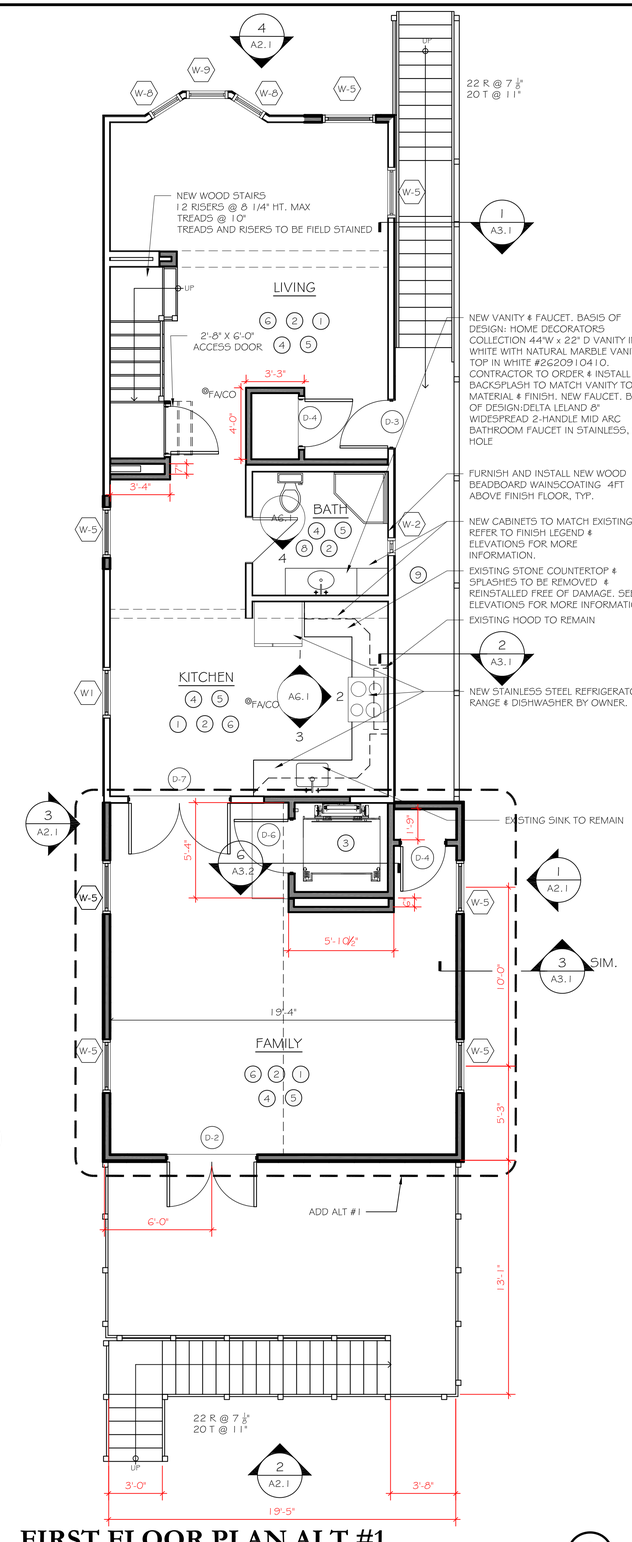
SECOND FLOOR PLAN ALT #1 (5)

SCALE: ¼"=1'-0"



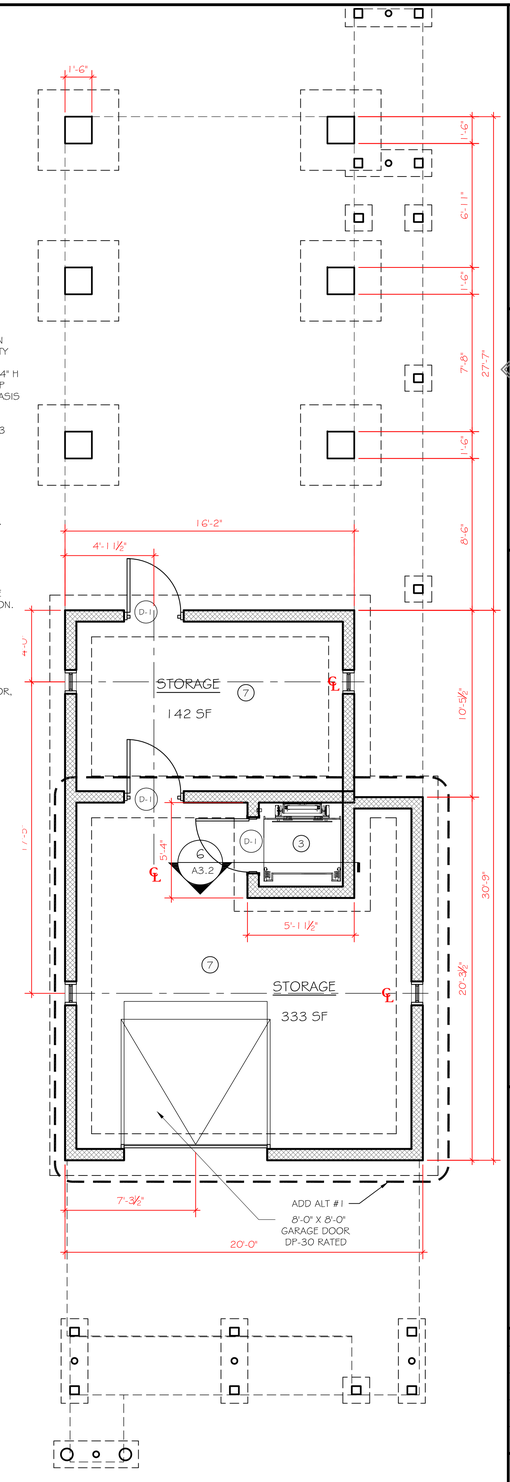
ELEVATOR PLAN DETAIL (3)

SCALE: ½" =1'-0"



FIRST FLOOR PLAN ALT #1 (2)

SCALE: ¼"=1'-0"



BASEMENT PLAN ALT #1 (1)

SCALE: ¼"=1'-0"

NORTH 0 2 4 8

ROOF PLAN KEY NOTES

1. NEW ROOFING ASSEMBLY, REFER TO DETAILS 1-5/A3.2.
2. NEW ICE AND WATER SHIELD.
3. NEW FLASHING AROUND NEW ROOF VENTS, REFER TO DETAILS 1,2, & 3 ON A3.2. VERIFY EXACT LOCATIONS IN FIELD.
4. NEW GUTTERS AND DOWNSPOUTS, REFER TO DETAIL 4/A3.2.

FLOOD VENTS ALTERNATE #1

(2009 INTERNATIONAL BUILDING CODE W/ 2013 CONNECTICUT AMENDMENT TO THE STATE BUILDING CODE.)

R322.2.2 ENCLOSED AREA BELOW DESIGN FLOOD ELEVATION

R322.2.2 - 2.1 - MIN. REQUIRED FLOOD VENTS = 2. PROPOSED NUMBER OF FLOOD VENTS = 6R322.2.2 - 2.2 - TOTAL NET AREA OF FLOOD VENTS
MIN. = 1 SQ INCH FOR EACH SQUARE FOOT OF ENCLOSED SPACE.
ENCLOSED SPACE = 475 SQ FT.
MIN FLOOD VENT NET AREA REQUIRED = 475 SQ. INCHES
PROPOSED FLOOD VENTS = (4) AT 128 SQ. INCHES EA.
TOTAL FLOOD VENTILATION = 512 SQ. INCHES.

R322.2.2 - 2.3 - GRADE ELEVATION
MAX. HEIGHT ABOVE GRADE = 1'-0"
PROPOSED FLOOD VENT HEIGHT - 5"

R322.2.2 - 2.4 - OPENING SIZE
MIN. FLOOD VENT OPENING SIZE = 3" IN ANY DIRECTION IN THE PLANE OF THE WALL.
PROPOSED FLOOD VENT SIZE = 8" X 16"

R322.2.2 - 2.5 - OPENING COVERS
OPENING COVERS SHALL ALLOW THE AUTOMATIC FLOW OF FLOODWATERS. (SCREENS, LOUVERS ETC)
PROPOSED OPENING COVERS - NONE

PLAN KEY NOTES

1. NEW GYPSUM BOARD CEILING AT EXISTING CEILING HEIGHT. GYPSUM BOARD TO BE TAPED, PRIMED AND PAINTED. EXACT EXISTING GYPSUM BOARD CEILING CONSTRUCTION AND THICKNESS IS TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
2. DRY, SPRAY SEAL AND INSTALL NEW INSULATION AND GYPSUM WALL BOARD FINISH FROM FINISH FLOOR TO 4FT ABOVE FINISH FLOOR. JOINT TO BE TAPED AND GYPSUM WALL BOARD TO PRIME AND PAINTED.
3. FURNISH AND INSTALL RESIDENTIAL ELEVATOR ASSEMBLY INCLUDING BUT NOT LIMITED TO CAB, POWER, CONTROLS, RAILS, AND ENCLOSURE.
4. CUT, PATCH, AND REPAIR AREAS WHERE CRACKING HAS OCCURRED FROM THE STORM AS WELL AS THE HOME RAISING. JOINTS TO BE TAPED (3 COATS) AND REPAINTED WITH 1 COAT PRIMER 2 COATS. FINISH PAINT. COLOR TO MATCH EXISTING.
5. NEW WINDOW TRIM TO MATCH EXISTING. CONTRACTOR TO VERIFY IN THE FIELD.
6. FURNISH AND INSTALL NEW FLOOR FRAMING WHERE DAMAGED. PROVIDE AND INSTALL NEW SUBFLOOR UNDERLAYMENT, AND FINISH FLOOR.
7. COMPACTED CRUSHED STONE BASE AT BASEMENT LEVEL.
8. OWNER PROVIDED FLOOR TILE CONTRACTOR TO INSTALL.
9. OWNER PROVIDED COMPOSITE DECKING CONTRACTOR TO INSTALL. INCLUDING DECK AND STAIRS TREADS. CONTRACTOR TO V.I.F. AMOUNT OF COMPOSITE DECKING TO BE USED

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REHABILITATION/RECONSTRUCTION WORK FOR:

CAPECE

APPLICANT # 1296

12 COOPER AVE

MILFORD, CT

Sheet Description:

FLOOR PLANS (ALTERNATE)

Issue Dates:

NOVEMBER 20, 2014

Scale:

Project #: QA 1346-11

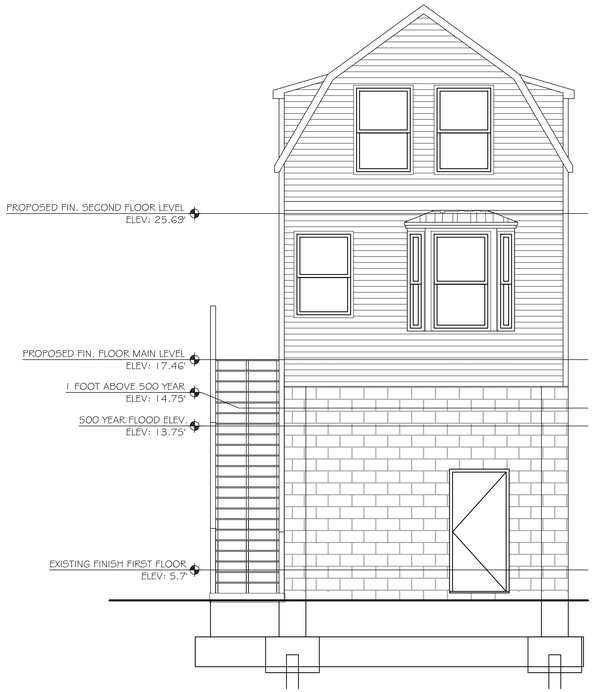
Drawn By: RSE

Sheet #:

A1.1A

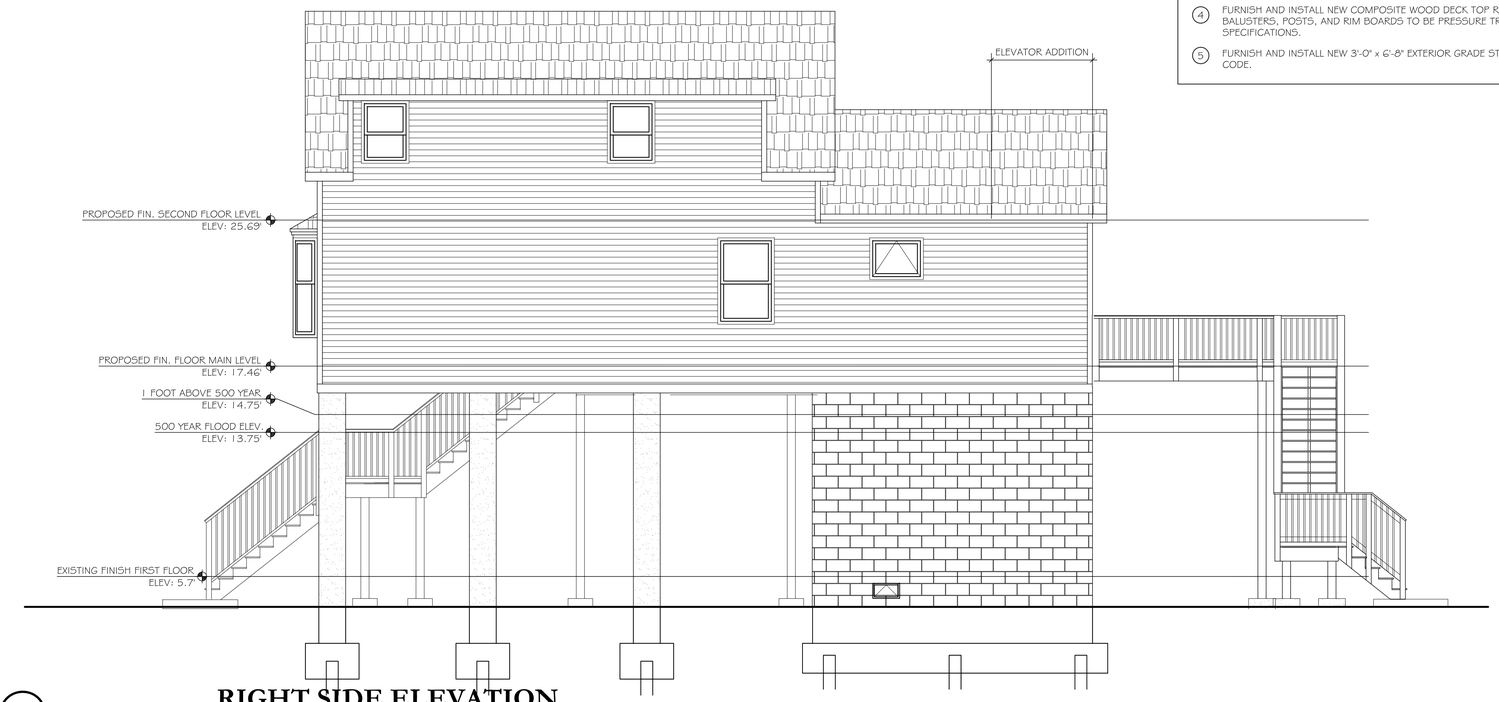
ELEVATION KEY NOTES

1. REMOVE EXISTING WINDOW AND FLASHING. FURNISH AND INSTALL NEW CONSTRUCTION VINYL WINDOW W/ MIN. DP-30 RATING PER CODE. (NOTE: AT LEAST ONE WINDOW IN EACH BEDROOM SHALL MEET THE MINIMUM NET CLEAR OPENING AREA OF 5.7 SF. REQUIRED BY CODE.)
2. REMOVE EXISTING VINYL SIDING. FURNISH AND INSTALL NEW VINYL SIDING AND TRIM ASSEMBLIES W/ 1" CONTINOUS RIGID INSULATION.
4. FURNISH AND INSTALL NEW COMPOSITE WOOD DECK TOP RAIL, AND HAND RAILS. ALL DECK BALUSTERS, POSTS, AND RIM BOARDS TO BE PRESSURE TREATED WOOD AND STAINED. REFER TO SPECIFICATIONS.
5. FURNISH AND INSTALL NEW 3'-0" x 6'-8" EXTERIOR GRADE STEEL DOOR W/ MIN. DP-30 RATING PER CODE.



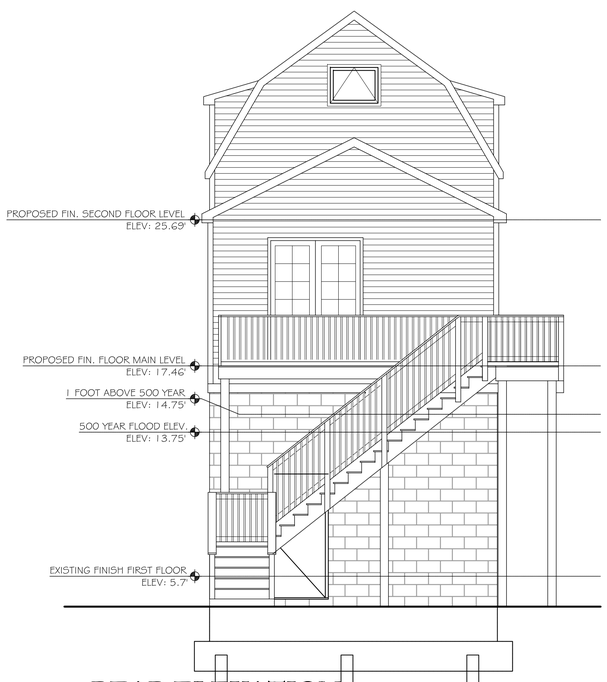
FRONT ELEVATION (4)

SCALE: ¼"=1'-0"



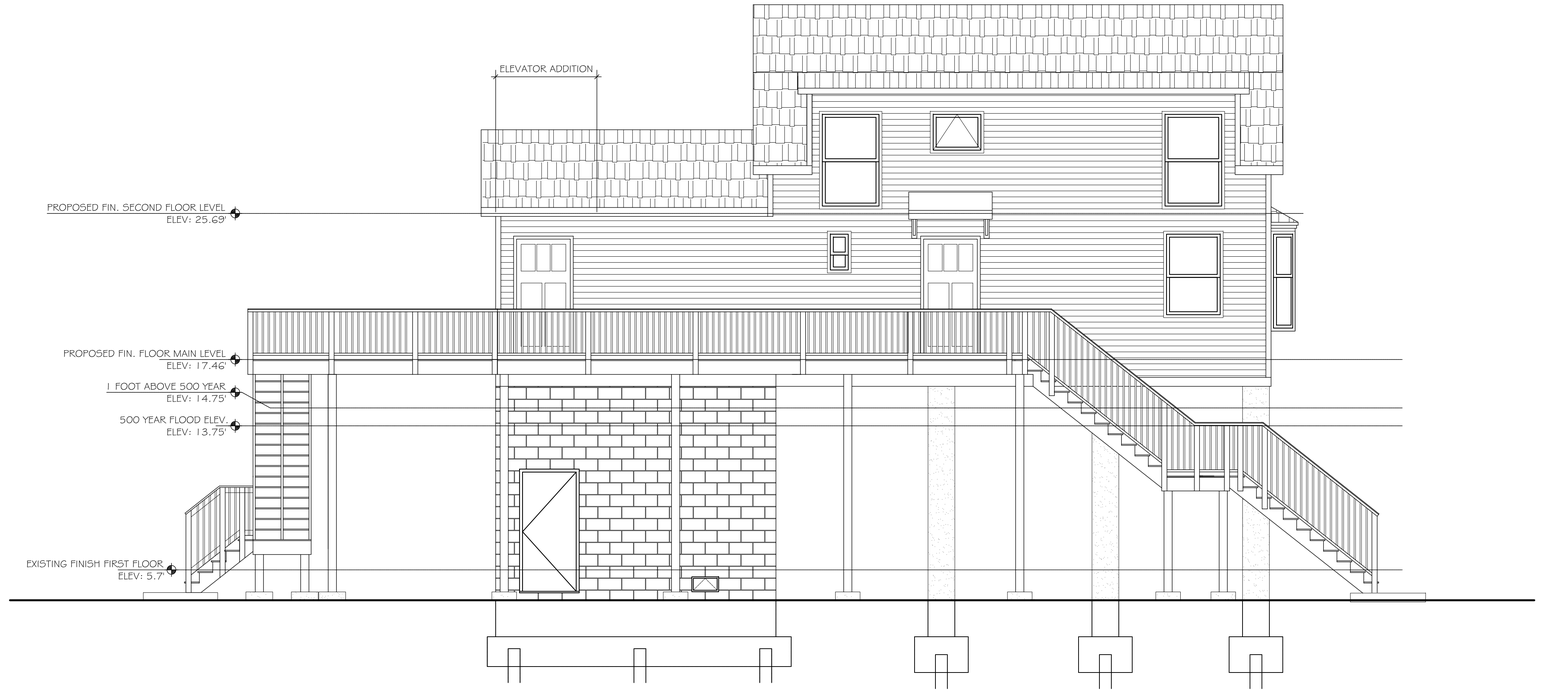
RIGHT SIDE ELEVATION (3)

SCALE: ¼"=1'-0"



REAR ELEVATION (2)

SCALE: ¼"=1'-0"



LEFT SIDE ELEVATION (1)

SCALE: ¼"=1'-0"

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REHABILITATION/RECONSTRUCTION WORK FOR:

CAPECE

APPLICANT # 1296

12 COOPER AVE

MILFORD, CT

Sheet Description:

EXTERIOR ELEVATIONS

Issue Dates:

NOVEMBER 20, 2014

Scale:

Project #: QA 1346-11

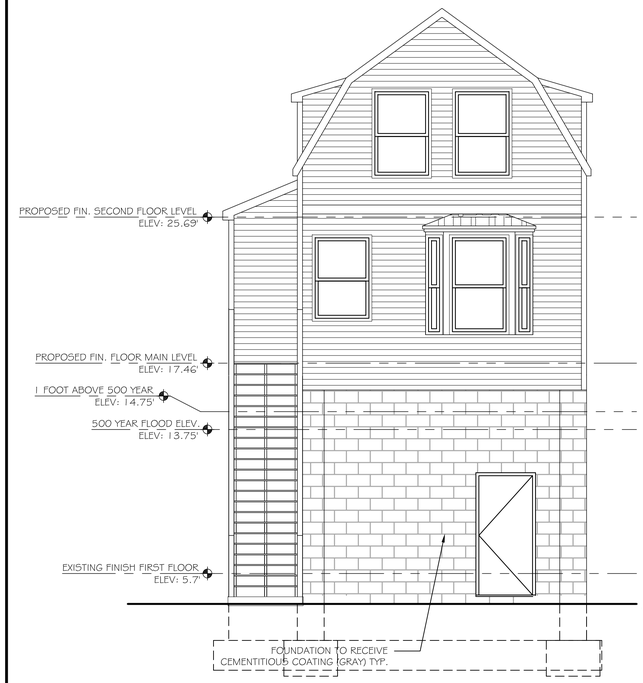
Drawn By: RSE

Sheet #:

A2.1

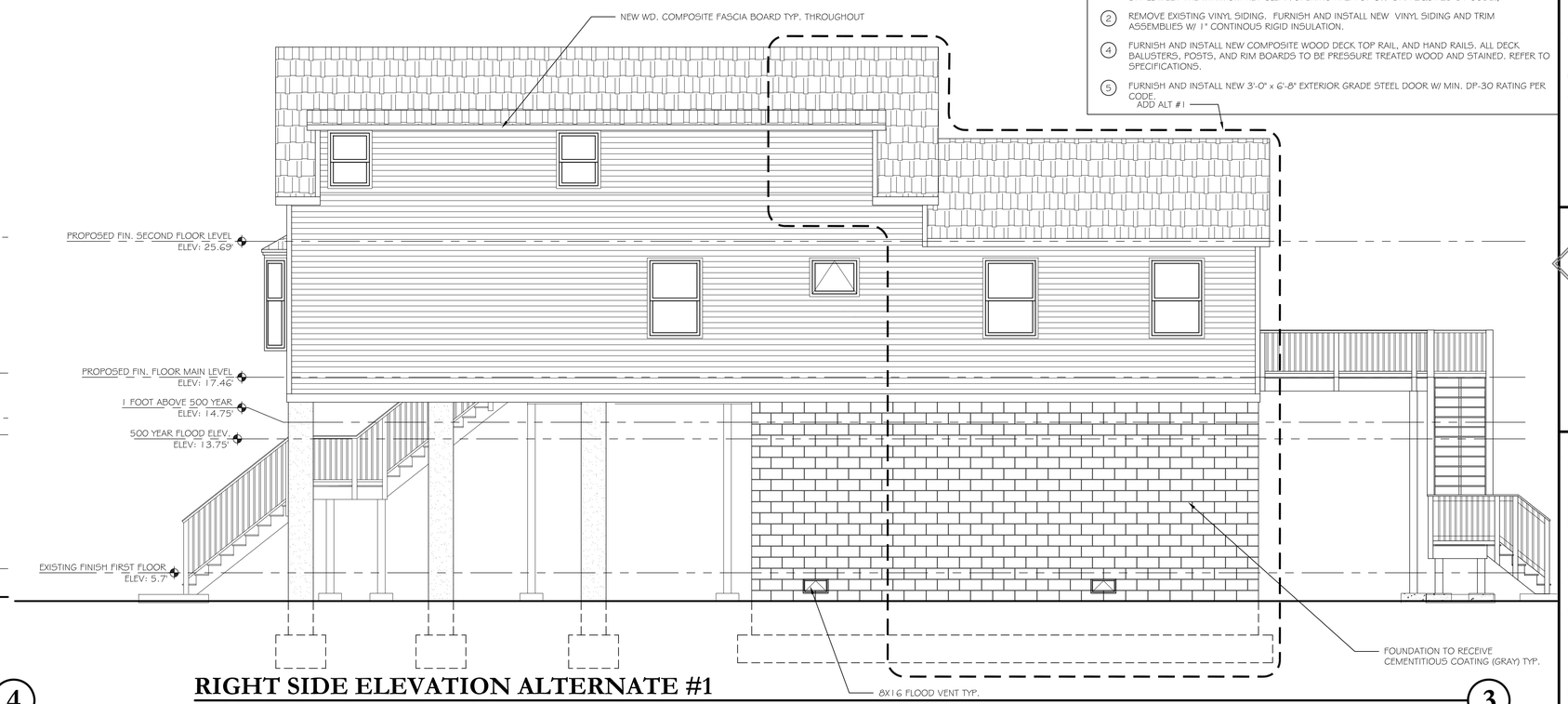
ELEVATION KEY NOTES

1. REMOVE EXISTING WINDOW AND FLASHING. FURNISH AND INSTALL NEW CONSTRUCTION VINYL WINDOW W/ MIN. DP-30 RATING PER CODE. (NOTE: AT LEAST ONE WINDOW IN EACH BEDROOM SHALL MEET THE MINIMUM NET CLEAR OPENING AREA OF 5.7 SF. REQUIRED BY CODE.)
2. REMOVE EXISTING VINYL SIDING. FURNISH AND INSTALL NEW VINYL SIDING AND TRIM ASSEMBLIES W/ 1" CONTINOUS RIGID INSULATION.
4. FURNISH AND INSTALL NEW COMPOSITE WOOD DECK TOP RAIL, AND HAND RAILS. ALL DECK BALUSTERS, POSTS, AND RIM BOARDS TO BE PRESSURE TREATED WOOD AND STAINED. REFER TO SPECIFICATIONS.
5. FURNISH AND INSTALL NEW 3'-0" x 6'-8" EXTERIOR GRADE STEEL DOOR W/ MIN. DP-30 RATING PER CODE. ADD ALT #1



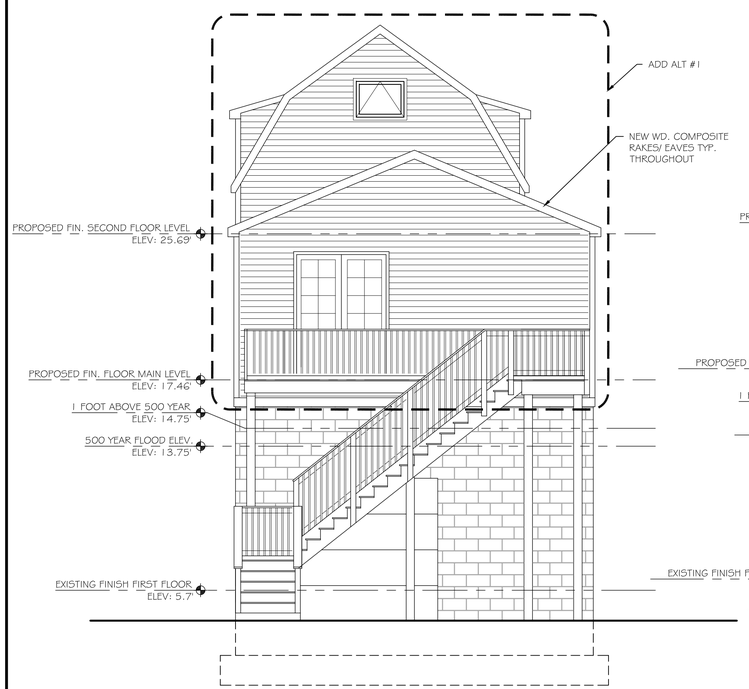
FRONT ELEVATION ALTERNATE #1 (4)

SCALE: ¼"=1'-0"



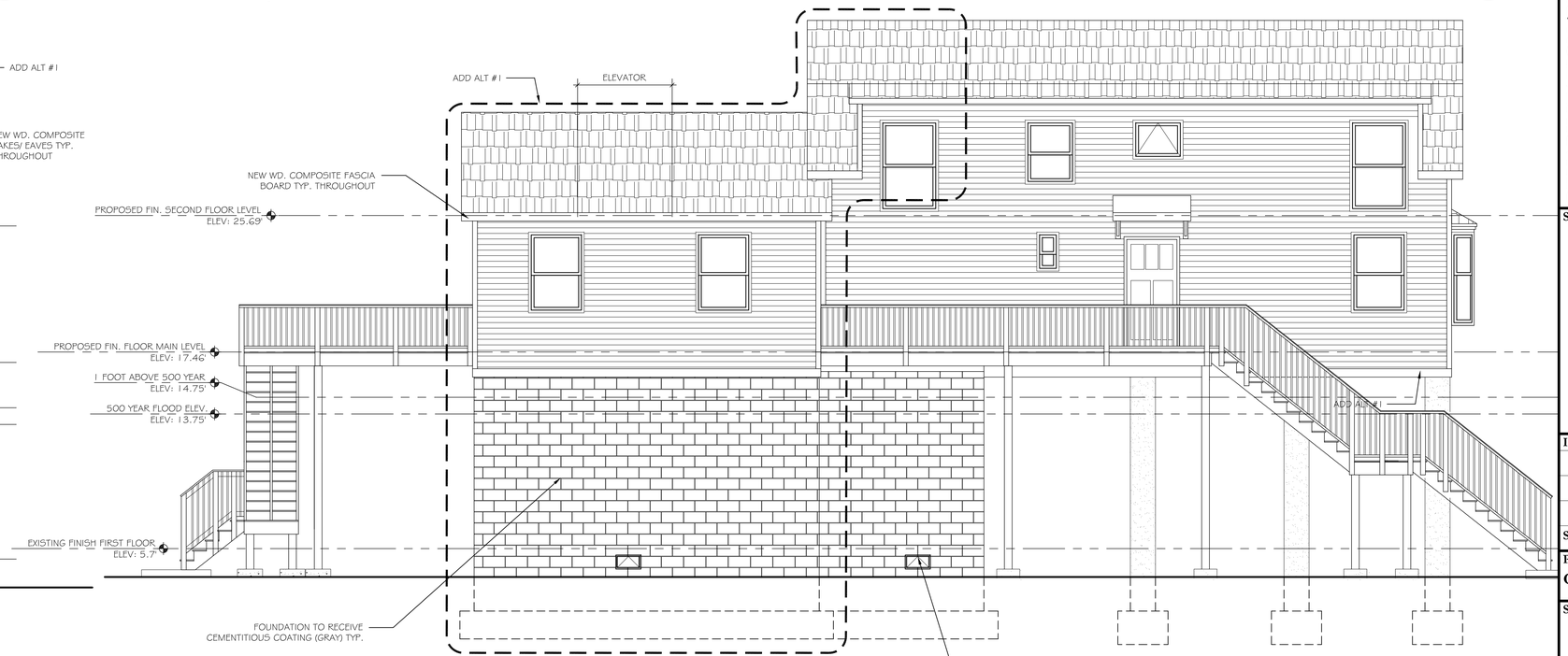
RIGHT SIDE ELEVATION ALTERNATE #1 (3)

SCALE: ¼"=1'-0"



REAR ELEVATION ALTERNATE #1 (2)

SCALE: ¼"=1'-0"



LEFT SIDE ELEVATION ALTERNATE #1 (1)

SCALE: ¼"=1'-0"

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REHABILITATION/RECONSTRUCTION WORK FOR:

CAPECE

APPLICANT # 1296

12 COOPER AVE

MILFORD, CT

Sheet Description:

EXTERIOR ELEVATIONS (ALTERNATE)

Issue Dates:

NOVEMBER 20, 2014

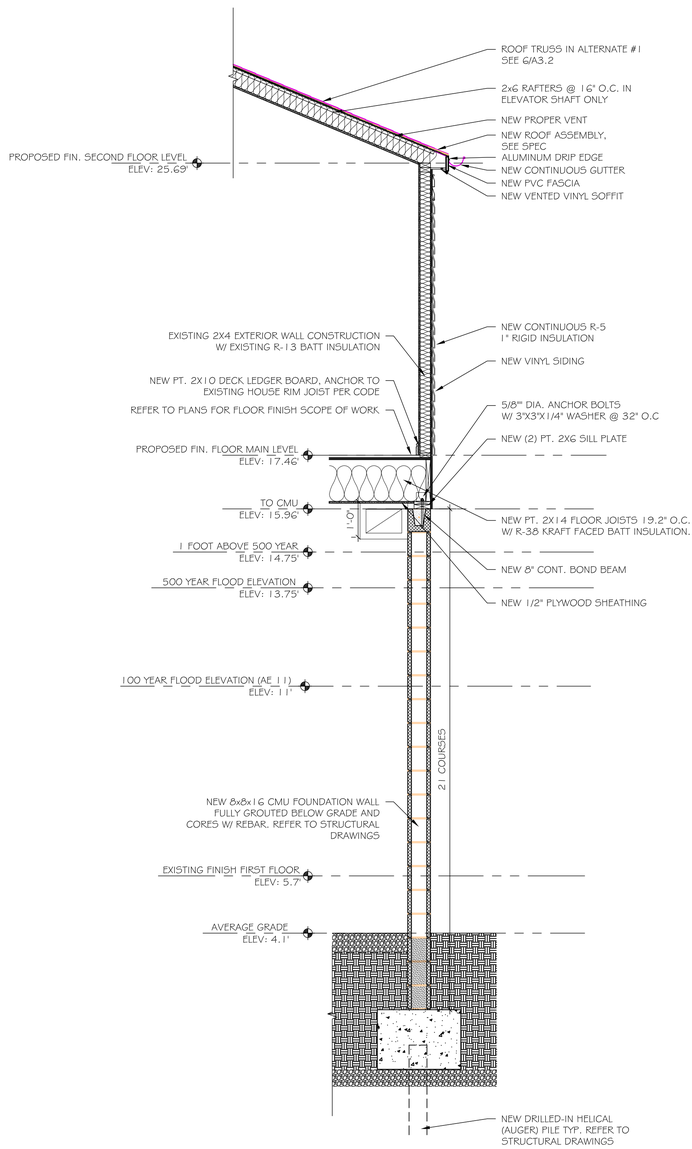
Scale:

Project #: QA 1346-11

Drawn By: RSE

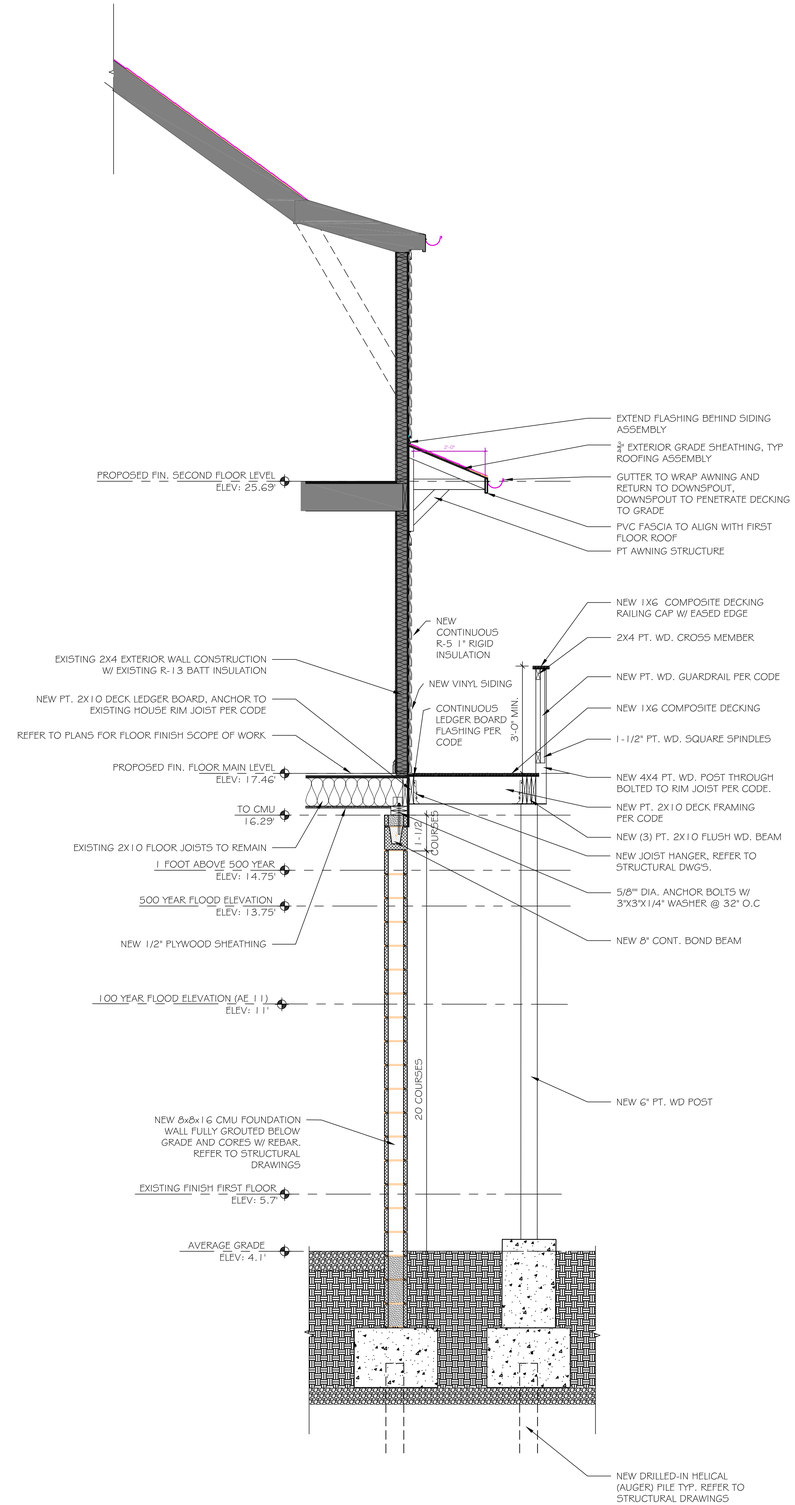
Sheet #:

A2.1A



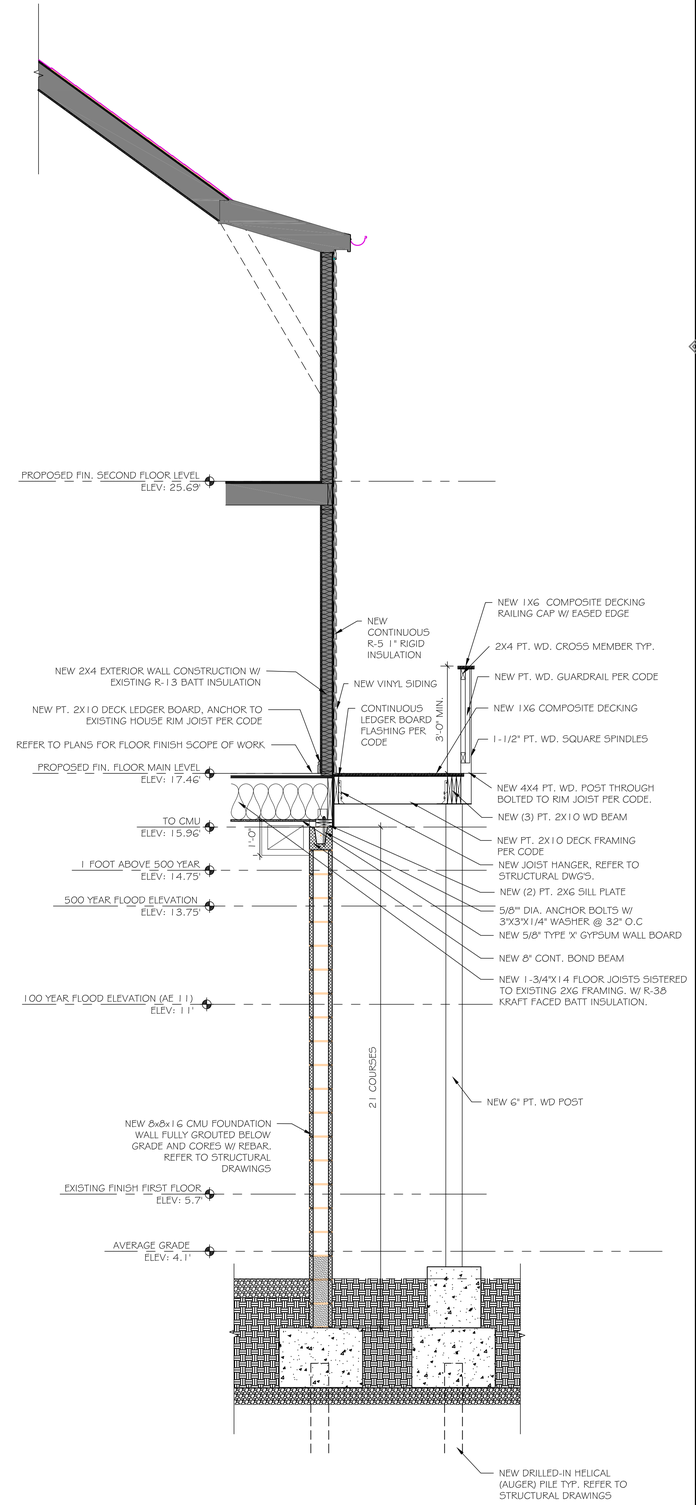
WALL SECTION 3

SCALE: ½"=1'-0"



WALL SECTION 2

SCALE: ½"=1'-0"



WALL SECTION 1

SCALE: ½"=1'-0"

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12 COOPER AVE

MILFORD, CT

Sheet Description:

WALL SECTIONS & ROOF DETAILS

Issue Dates:

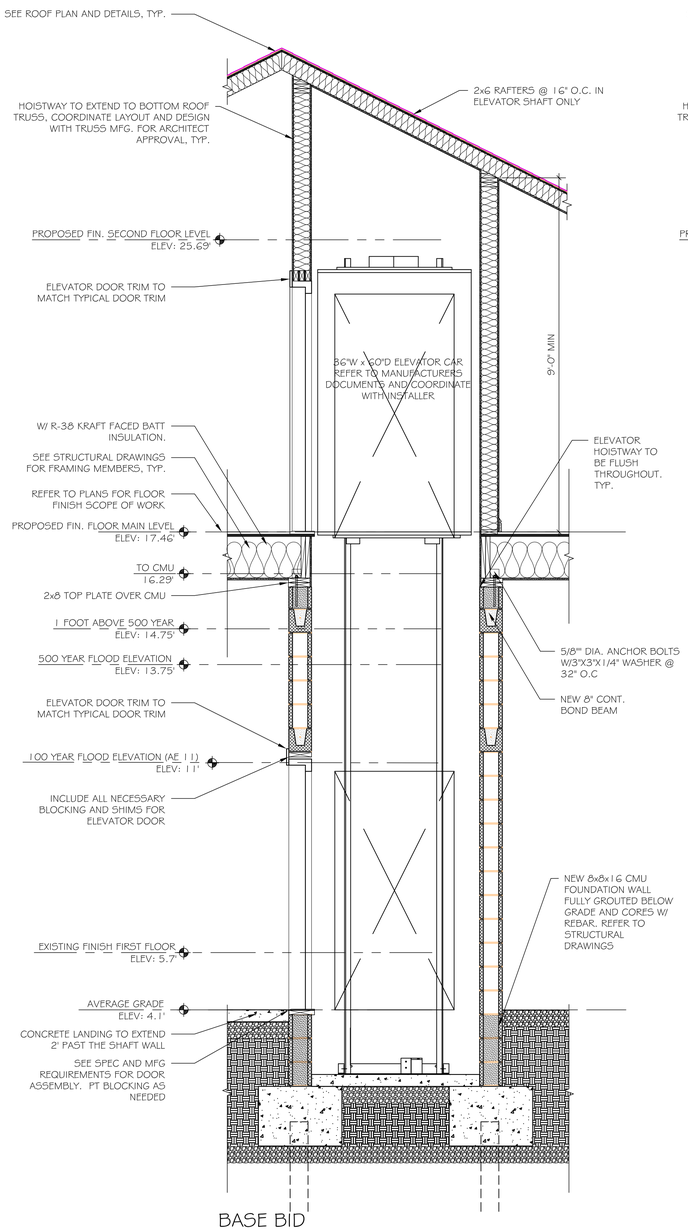
NOVEMBER 20, 2014

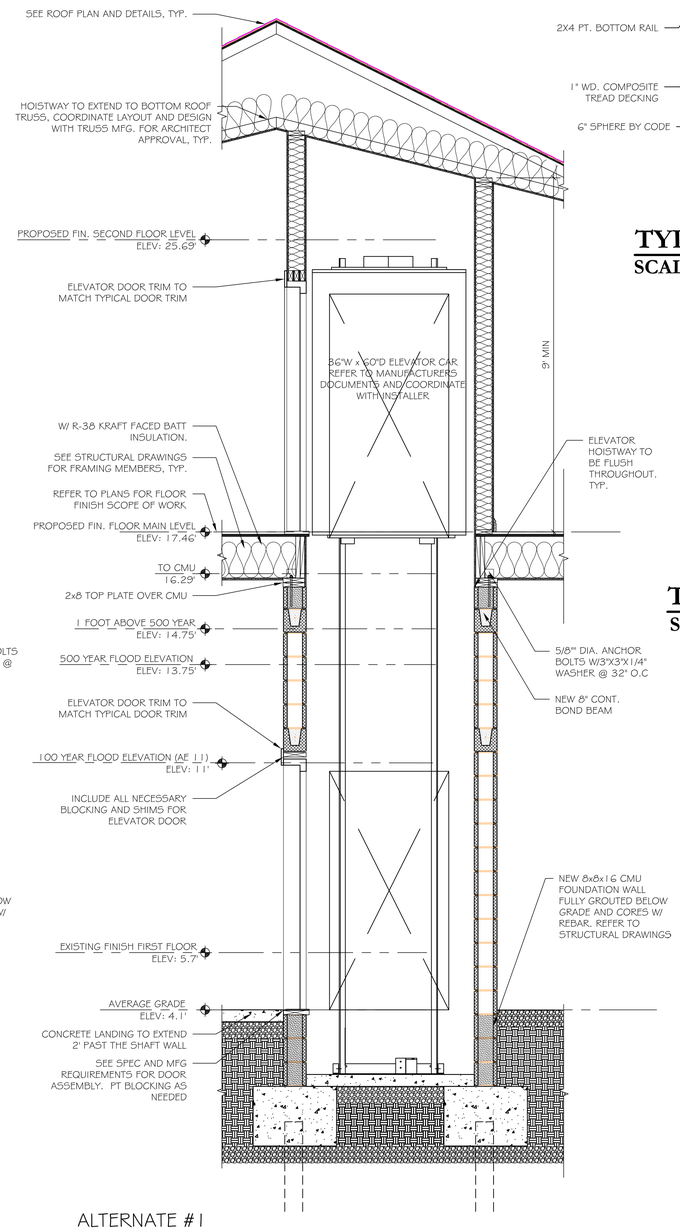
Scale:

Project #:	Drawn By:
QA 1346-11	RSE

Sheet #:

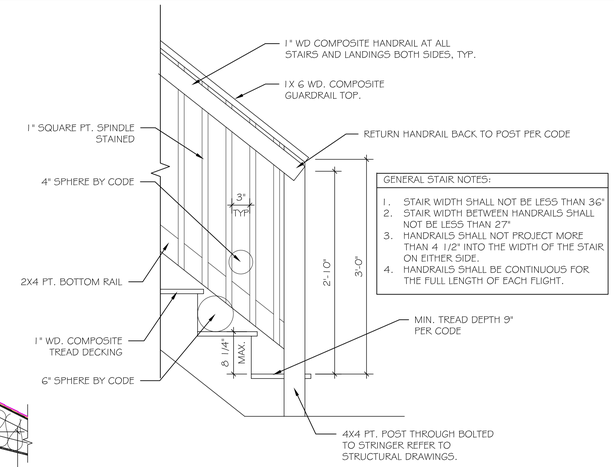
A3.1





ELEVATOR HOISTWAY SECTIONS 6

SCALE: ½"=1'-0"

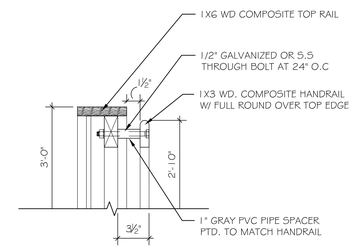


GENERAL STAIR NOTES:

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.

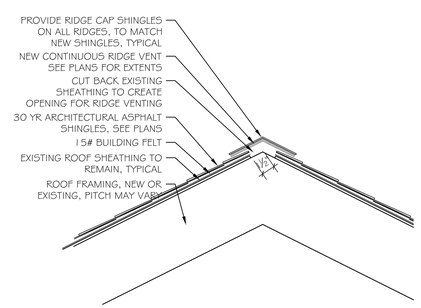
TYP. STAIR GUARDRAIL DETAIL 8

SCALE: 1"=1'-0"



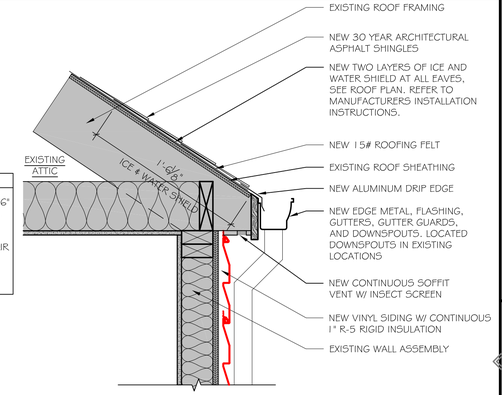
TYP. STAIR HANDRAIL DETAIL 7

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



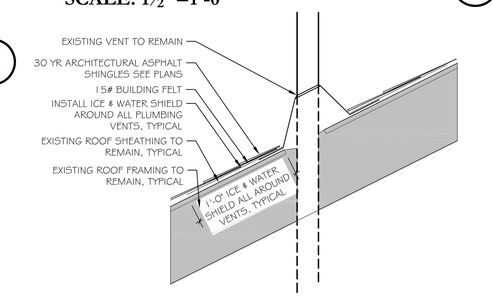
TYP. RIDGE VENT DETAIL 5

SCALE: 1½"=1'-0"



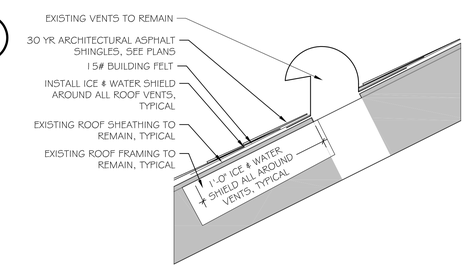
TYP. EAVE DETAIL 4

SCALE: 1½"=1'-0"



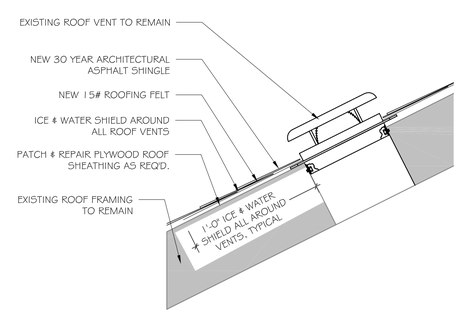
TYP. PLUMBING VENT DETAIL 3

SCALE: 1½"=1'-0"



KITCHEN & BATH ROOF VENT 2

SCALE: 1½"=1'-0"



EXISTING ROOF VENT DETAIL 1

SCALE: 1½"=1'-0"

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REHABILITATION/RECONSTRUCTION WORK FOR:

CAPEOPECE

APPLICANT # 1296

12 COOPER AVE

MILFORD, CT

Sheet Description:

WALL SECTIONS & ROOF DETAILS

Issue Dates:

NOVEMBER 20, 2014

Scale:

Project #: QA 1346-11

Drawn By: RSE

Sheet #:

A3.2

DOOR SCHEDULE

DOOR ID	ROOM NAME	DOOR: DOOR MATERIAL- TYPE (SEE DOOR ELEVATIONS)	DOOR: DOOR SIZE (WxH)	DOOR: HINGED	DOOR: BI-FOLD	DOOR: SLIDING	DOOR: SINGLE LEAF DOOR	DOOR: DOUBLE LEAF DOOR	FRAME: FRAME MATERIAL- TYPE (SEE FRAME ELEVATION)	FRAME: DETAIL: HEAD DETAIL	FRAME: DETAIL: JAM DETAIL	FRAME: DETAIL: SADDLE DETAIL	FIRE RATING: SIXTY MINUTES	FIRE RATING: FORTY FIVE MINUTES	FIRE RATING: TWENTY MINUTES	FIRE RATING: NOT REQUIRED	HARDWARE-SEE SPECIFICATIONS: FIRECODE: PANIC RELEASE LATCH	FIRECODE: POSITIVE LATCHING	FIRECODE: AUTOMATIC CLOSER	FIRECODE: ELECTRO-MECH. HOLD	FIRECODE: DELAYED ACTION CLOSER	FIRECODE: 180° SWING	ADA: LEVER HANDLES	ADA: TACTILE WARNING	ADA: ACCESSIBLE THRESHOLD	ADA: KICK PLATE	ADA: PUSH PLATES	MISC. HARDWARE: FLUSH BOLTS TOP & BOTT.	MISC. HARDWARE: PULLS	MISC. HARDWARE: DEADBOLTS	MISC. HARDWARE: FULL PERIMETER WEATHERSTRIPPING	MISC. HARDWARE: STRIKE	MISC. HARDWARE: SILENCERS	MISC. HARDWARE: BUTTS	MISC. HARDWARE: FLOOR STOP	MISC. HARDWARE: WALL STOP	MISC. HARDWARE: HOLD OPEN	MISC. HARDWARE: ELECTRIC STRIKE	MISC. HARDWARE: PROXY READER	REMARKS
1	EXTERIOR ENTRY	ST-1	3'-0" x 6'-8"	●			●		PH-1	H-3	J-3	T-1				●																●	●	●		●				
2	EXTERIOR ENTRY	WD-4	5'-0" x 6'-8"	●				●	PH-2	H-1	J-1	T-1				●																●	●	●		●				
3	EXTERIOR ENTRY	WD-1	2'-8" x 6'-8"	●			●		PH-1	H-1	J-1	T-1				●																●	●	●		●				
4	CLOSET	WD-2	2'-6" x 6'-8"	●			●		PH-1	H-2	J-2	T-2				●																●	●	●		●				
5	CLOSET	WD-3	4'-6" x 6'-8"	●	●				PH-2	H-2	J-2	T-2				●																●	●	●		●				
6	ELEVATOR	WD-2	3'-0" x 6'-8"	●			●		PH-2	H-2	J-2	T-2				●																●	●	●		●				
7	KITCHEN	WD-4	5'-8" x 6'-8"	●				●	PH-2	H-2	J-2	T-2				●																●	●	●		●				
8	BEDROOM	WD-2	2'-8" x 6'-8"	●			●		PH-1	H-2	J-2	T-2				●																●	●	●		●				

● EXTENT OF NEW WORK

WD-X WOOD (DOOR MATERIAL)

ALUM-X ALUMINUM (DOOR MATERIAL)

OH-X OVERHEAD (DOOR MATERIAL)

PH-X PRE-HUNG WOOD (FRAME MATERIAL)

GENERAL NOTES:

GENERAL CONTRACTOR & DOOR MANUFACTURER'S REPRESENTATIVE TO FIELD VERIFY ALL CONDITIONS & SIZES PRIOR TO BIDDING AND CONSTRUCTION

GENERAL CONTRACTOR AND DOOR MANUFACTURER TO FIELD VERIFY AND DETERMINE WHICH DOOR UNITS WILL REQUIRE TEMPERED GLAZING AND PROVIDE TEMPERED GLAZING WHERE REQUIRED BY THE BUILDING CODE.

ALL EXTERIOR DOOR GLAZING SHALL BE 5/8" INSULATED, TEMPERED, LOW-E, ARGON FILLED GLASS

REMOVE EXISTING DOORS AS REQUIRED, PREPARE OPENING TO RECEIVE NEW REPLACEMENT DOOR UNIT, SEE DETAILS.

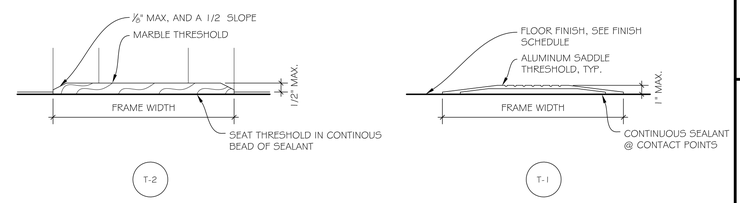
GENERAL CONTRACTOR TO PATCH, REPAIR & REPAINT ADJACENT FINISHES DISTURBED BY DOOR INSTALLATION AS REQUIRED & REPAIR MASONRY AS REQUIRED TO MATCH EXISTING ADJACENT FINISH

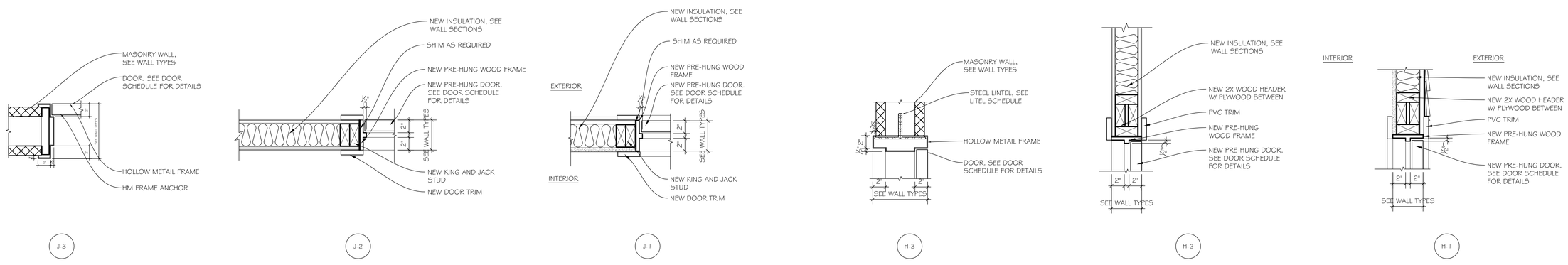
PROVIDE ALL NECESSARY HARDWARE FOR REINSTALLATION, FIELD VERIFY PRIOR TO BIDDING

INTERIOR TRIM IS TO BE PRE-PRIMED & PAINTED, COLOR TO MATCH EXISTING INTERIOR TRIM. GENERAL CONTRACTOR TO FIELD VERIFY ALL CONDITIONS.

ALL DOOR & FRAMES TO BE PRE-HUNG

ALL INTERIOR AND EXTERIOR DOORS TO BE PAINTED. COLOR SELECTIONS TO BE MADE BY OWNER.

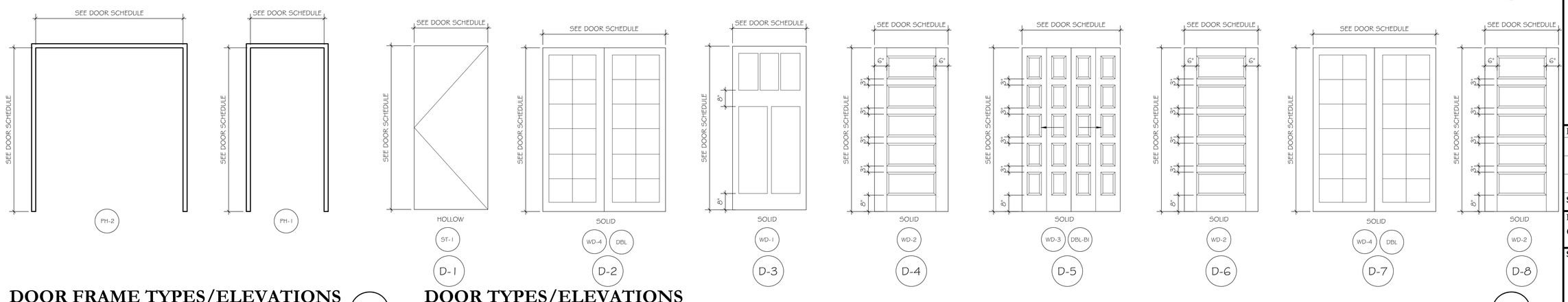




DOOR DETAILS

SCALE: 1½" = 1'-0"

3



DOOR FRAME TYPES/ELEVATIONS

SCALE: ½" = 1'-0"

2

DOOR TYPES/ELEVATIONS

SCALE: ½" = 1'-0"

1

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REHABILITATION/RECONSTRUCTION WORK FOR:

CAPECE

APPLICANT # 1296

12 COOPER AVE

MILFORD, CT

Sheet Description:

DOOR SCHEDULE, ELEVATIONS, & DETAILS

Issue Dates:

NOVEMBER 20, 2014

Scale:

Project #: QA 1346-11

Drawn By: RSE

Sheet #:

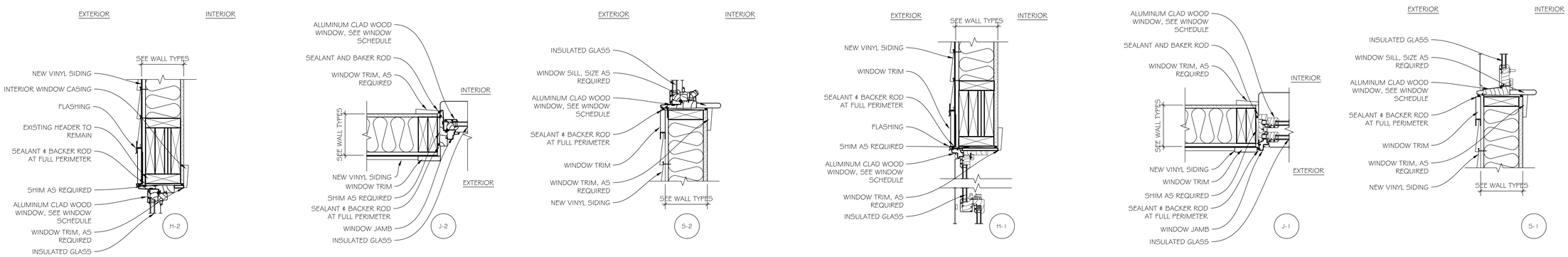
A4.1

WINDOW ID	STATIONARY	OPERABLE	WINDOW SIZE V.I.F. (WxH)	TYPE	DETAIL NUMBER			REMARKS
					HEAD DETAIL	SILL DETAIL	JAMB DETAIL	
W-1		●	2'-8" X 2'-0"	CASEMENT	H-2	S-2	J-2	
W-2		●	1'-0" X 2'-0"	DOUBLE HUNG	H-1	S-1	J-1	
W-3		●	2'-4" X 3-2"	DOUBLE HUNG	H-1	S-1	J-1	
W-4		●	2'-8" X 3'-6"	DOUBLE HUNG	H-1	S-1	J-1	
W-5		●	3'-0" X 4'-6"	DOUBLE HUNG	H-1	S-1	J-1	
W-6		●	3'-0" X 4'-8"	DOUBLE HUNG	H-1	S-1	J-1	
W-7		●	3'-0" X 5'-3"	DOUBLE HUNG	H-1	S-1	J-1	
W-8		●	7⅜" X 5'-3"	DOUBLE HUNG	H-1	S-1	J-1	
W-9		●	2'-4" X 5'-3"	DOUBLE HUNG	H-1	S-1	J-1	
W-10		●	3'-2" X 5'-1"	DOUBLE HUNG	H-1	S-1	J-1	EGRESS WINDOW - MIN. 5.7 SQ. FT. W/ LIMITING DEVICE PER R612.2 & R612.4.2

NOTE: WINDOW SIZES FOR EXISTING WINDOWS ARE FOR BIDDING PURPOSES ONLY, ALL DIMENSIONS ARE TO BE FIELD VERIFIED

GENERAL NOTES:

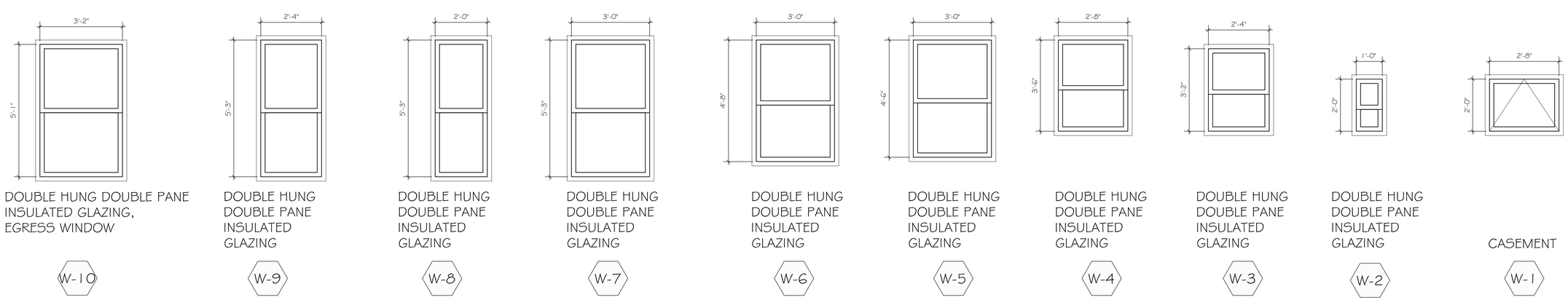
1. GENERAL CONTRACTOR IS TO PROVIDE A CONSTRUCTION SCHEDULE & COORDINATE WITH THE OWNER.
2. ALL WINDOWS MUST BE REMOVED & NEW UNITS INSTALLED WITHIN THE SAME DAY
3. CONTRACTOR TO EXECUTE COMPLETE WINDOW REPLACEMENT (1 WINDOW UNIT) AS A MOCK UP FOR FORMAL REVIEW PRIOR TO DIRECTIVE TO EXECUTE ALL THE WORK.
4. WINDOW SIZES ARE APPOINTED FOR PURPOSES OF BIDDING AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY ALL OPENINGS PRIOR TO BIDDING, ORDERING & CONSTRUCTION
5. REMOVE EXISTING WINDOW UNIT AS REQUIRED, PREPARE OPENING TO RECEIVE NEW CONSTRUCTION WINDOW UNIT, SEE DETAILS
6. GENERAL CONTRACTOR TO PATCH, REPAIR & REPAINT ADJACENT FINISHES DISTURBED BY WINDOW INSTALLATION AS REQUIRED & REPAIR DRYWALL OR PLASTER AS REQUIRED TO MATCH EXISTING ADJACENT FINISH
7. REMOVE AND REINSTALL EXISTING INTERIOR WINDOW ACCESSORIES TO INCLUDE BUT ARE NOT LIMITED TO CURTAIN RODS, CURTAIN HOLD BACKS, ETC... PROVIDE ALL NECESSARY HARDWARE FOR REINSTALLATION, FIELD VERIFY PRIOR TO BIDDING
8. NEW VINYL WINDOWS (PICTURE & DOUBLE HUNG) ARE TO BE NEW CONSTRUCTION WINDOWS WITH INTEGRAL 3" FLAT CASING & RECEIVER CHANNEL FOR VINYL SIDING ON ALL SIDES, COLOR TO BE WHITE
9. INTERIOR TRIM IS TO BE REPLACED WITH NEW PRE-MANUFACTURED TRIM WITH EXTENSION JAMBS AS ONE PIECE FROM CLEAR PINE. PRE-PRIMED ON ALL SIDES & PAINTED, COLOR TO BE WHITE (SEMI GLOSS) TOUCH UP IN FIELD AFTER INSTALLATION. STYLE TO MATCH EXISTING AS CLOSE AS POSSIBLE.



WINDOW DETAILS

SCALE: 1½" = 1'-0"

2



WINDOW TYPES/ELEVATIONS

SCALE: ½" = 1'-0"

1

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REHABILITATION/RECONSTRUCTION WORK FOR:

CAPECE

APPLICANT # 1296

12 COOPER AVE

MILFORD, CT

Sheet Description:

WINDOW SCHEDULE, ELEVATIONS, & DETAILS

Issue Dates:

NOVEMBER 20, 2014

Scale:

Project #: QA 1346-11

Drawn By: RSE

Sheet #:

A4.2

FINISH NOTES

GENERAL

1. REFER TO FLOOR FINISH PLAN, WALL FINISH PLAN & INTERIOR ELEVATIONS FOR ADDITIONAL MISCELLANEOUS FINISH WORK AND NOTES.

2. ALL INTERIOR FINISHES SHALL MEET THE REQUIREMENTS OF THE CONNECTICUT FIRE SAFETY CODE AND SHALL BE CLASS A.

3. USE ONLY MANUFACTURES REQUIRED ADHESIVES AND SEALANTS FOR ALL INTERIOR FINISHES. ALL ADHESIVES USED ARE TO BE ENVIRONMENTALLY SAFE AND CONTAIN NO SOLVENTS, ALCOHOL, GLYCOL, AMMONIA OR CARCINOGENS AND MUST BE A LOW V.O.C. PRODUCTS.
.

FLOORING

1. ALL FLOOR FINISHES TO EXTEND TO MEET WALL AND/OR BASE OF CASEWORK.

2. FLOORING AND BASE TO EXTEND INTO CLOSETS.

3. PROVIDE MANUFACTURER APPROVED UNDERLAYMENT FOR ALL FLOORING TYPES CALLED OUT IN CONTRACT DOCUMENTS

WALLS

1. ALL NEW GYP. BD. SHALL BE PAINTED.

2. PATCH AND PAINT ALL EXISTING WALLS AS REQUIRED DUE TO DEMOLITION TO CREATE A SMOOTH SURFACE.

3. ALL WALL PAINT TO EXTEND INTO CLOSETS.

MISCELLANEOUS

FINISH LEGEND

FLOORING

WOOD FLOOR

WF-1 MFG: BRUCE
STYLE: PRESTIGE SOLID HARDWOOD
SPECIES: MAPLE
COLOR: CARAMEL
FINISH: PRE-FINISHED
SIZE: 3/4" THICK x 1-1/4" W x RANDOM LENGTH (9"-84")
(MAIN FLOOR GENERAL-BASE BID)

PORCELAIN TILE FLOOR

PT-1 OWNER PROVIDED FLOOR TILE CONTRACTOR TO INSTALL
(MAIN FLOOR BATHROOM)

PT-2 MFG: TILE-STONES.COM
STYLE: BARRIQUE
COLOR: GRIS
SIZE: EQUAL MIX OF 8"X24" & 4" X 24"
1/3 RUNNING BOND INSTALLATION
(MAIN FLOOR GENERAL-DEDUCT ALTERNATE)

CARPET

CP-1 MFG: STAINMASTER
STYLE: ESSENTIALS ARISTOCRAT II RR
ITEM: 416853
MODEL: 7L514001 07
WEIGHT: 30 oz

INCLUDE PADDING
MFG: LEGGETT & PLATT
SYLE: 11.9mm FOAM CARPET PADDING
ITEM: 409081
MODEL: BM0033
WEIGHT: 1.65

(SECOND FLOOR GENERAL)

WALL BASE

PAINTED WOOD BASE

PWB-1 MFG: AMERICAN HERITAGE
STYLE: PRIMED FINGER-JOINT BASE MOULDING
PRODUCT #: WP163E
SPECIES: PINE
FINISH: PRE-PRIMED, TO BE PAINTED P-2.
SIZE: 9/16" THICK x 5-1/4" W x 96" L
(GENERAL)

CEILING

PAINT
P-6 BENJAMIN MOORE
COLOR: COLOR TO BE CHOSEN BY HOMEOWNER
FINISH: FLAT
(CEILINGS & SOFFITS)

WALLS

PAINT
P-1 BENJAMIN MOORE
COLOR: COLOR TO BE CHOSEN BY HOMEOWNER
FINISH: EGGSHELL
(GENERAL WALLS)

P-2 BENJAMIN MOORE
COLOR: COLOR TO BE CHOSEN BY HOMEOWNER
FINISH:SEMI GLOSS
(INTERIOR TRIM & WAINSCOT IN BATH)

P-3 BENJAMIN MOORE
COLOR: COLOR TO BE CHOSEN BY HOMEOWNER
FINISH: EGGSHELL
(ACCENT WALL AT STAIRS)

P-4 BENJAMIN MOORE
ULTRA SPEC 500
COLOR: COLOR TO BE CHOSEN BY HOMEOWNER
FINISH: EGGSHELL
(KITCHEN, BATH, LAUNDRY)

P-5 BENJAMIN MOORE
COLOR: COLOR TO BE CHOSEN BY HOMEOWNER
FINISH: EGGSHELL
(BEDROOMS)

CERAMIC WALL TILE

CWT-1 DALTILE
STYLE: STRATFORD PLACE GLAZED CERAMIC
COLOR: DORIAN GREY SD94
SIZE: 6' x 6" x 5/16" THICK WALL TILE
FINISH: UNPOLISHED
INSTALLATION: DIAMOND PATTERN
(KITCHEN BACKSPLASH)

MISCELLANEOUS

CABINETS

CB-1 MFG: KRAFTMAID
STYLE: SQUARE RAISED PANEL SOLID (KGM)
WOOD TYPE: MAPLE
FINISH: TOFFEE

INCLUDE CROWN MOLDING:
MFG: BROSCO
STYLE: BROSCO #WM57
SIZE: 8006 11/16" X 4-1/4"
MATERIAL: PINE
FINISH: STAINED TO MATCH CABINETS

INCLUDE HARDWARE:
MFG: KRAFTMAID
STYLE: TAPERED BOW PULL #3019
SIZE: 96MM CENTER PULL
FINISH: SATIN NICKEL

(KITCHEN) SEE SPECIFICATIONS FOR MORE INFORMATION

CB-2 MFG: KRAFTMAID
STYLE: SQUARE RECESSED PANEL SOLID (AB6M)
WOOD TYPE: MAPLE
FINISH: DOVE WHITE

INCLUDE HARDWARE:
MFG: KRAFTMAID
STYLE: DOG BONE PULL
SIZE: 96 MM CENTER PULL
FINISH: SATIN NICKEL

(LAUNDRY) SEE SPECIFICATIONS FOR MORE INFORMATION

SOLID SURFACE COUNTERTOP

SS-1 3/4" VANITY TOP WITH INTEGRAL SINK. CONTRACTOR TO VERIFY SIZE ON SITE PRIOR TO ORDERING & FABRICATION. ARCHITECT TO SELECT FROM FULL RANGE.

(BATHROOM COUNTERTOP & BACKSPLASH)

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Sheet Description:

FINISH NOTES & LEGEND

Issue Dates:
NOVEMBER 20, 2014

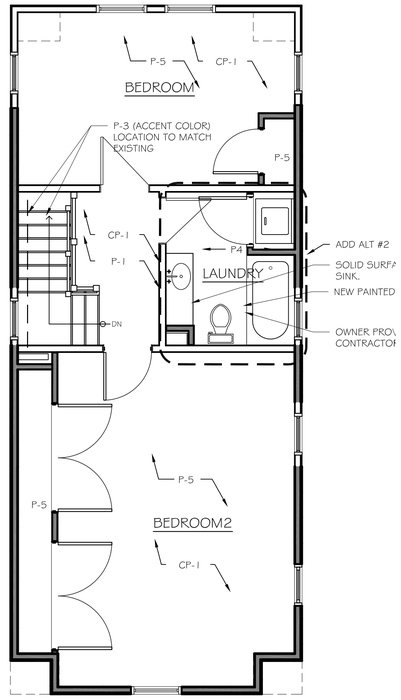
Scale:

Project #: QA 1346-11

Drawn By: RSE

Sheet #:

A5.0

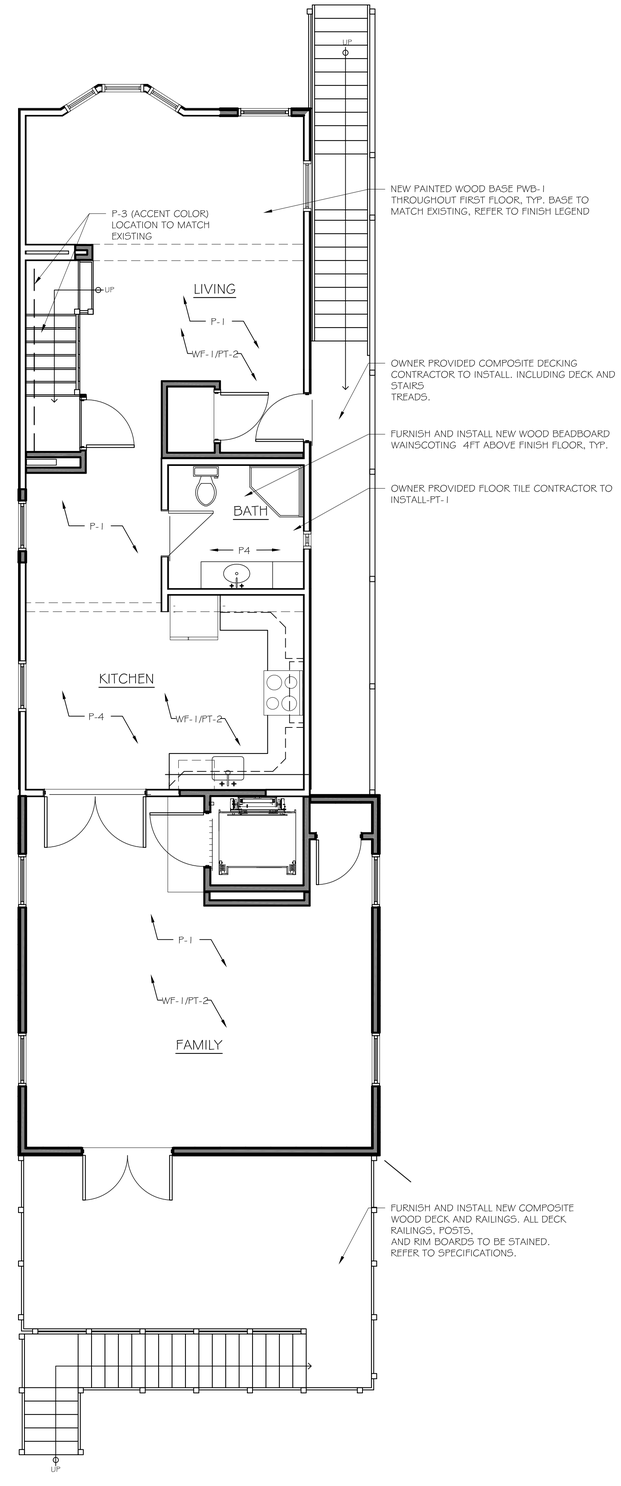


SECOND FLOOR FINISH PLAN (5)

SCALE: ¼"=1'-0"

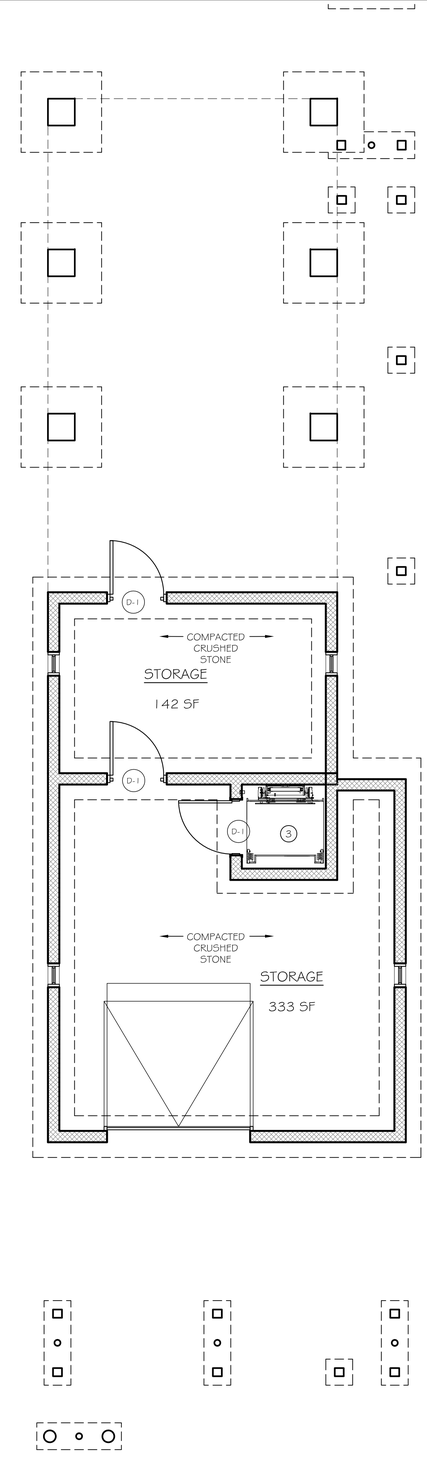
NOTE:

REFER TO A5.0 FOR FINISH NOTES & LEGEND



FIRST FLOOR FINISH PLAN (2)

SCALE: ¼"=1'-0"



BASEMENT FINISH PLAN (1)

SCALE: ¼"=1'-0"

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FINISH FLOOR PLANS

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Scale:

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Drawn By: RSE

Sheet #:

A5.1

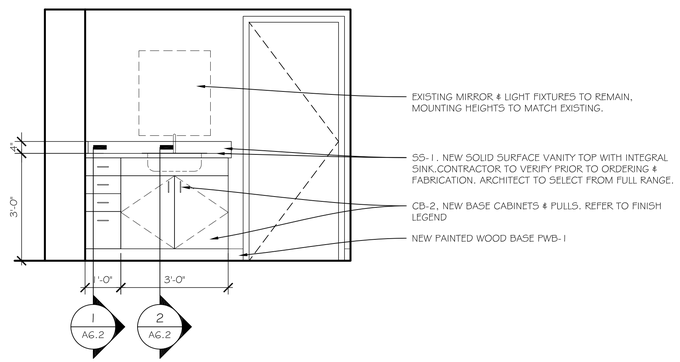
ELEVATION NOTES:

CABINETS TO MATCH EXISTING. CONTRACTOR TO VERIFY ALL CABINET & APPLIANCE SIZES IN FIELD PRIOR TO ORDERING & FABRICATION.

MAINTAIN CURRENT OUTLET LOCATIONS

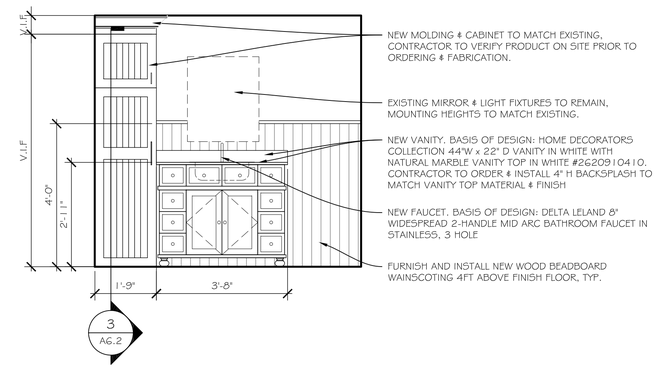
ALL DIMENSIONS AND MATERIALS ARE TO BE VERIFIED IN FIELD BY CONTRACTOR

REFER TO A5.0 FOR FINISH NOTES & LEGEND



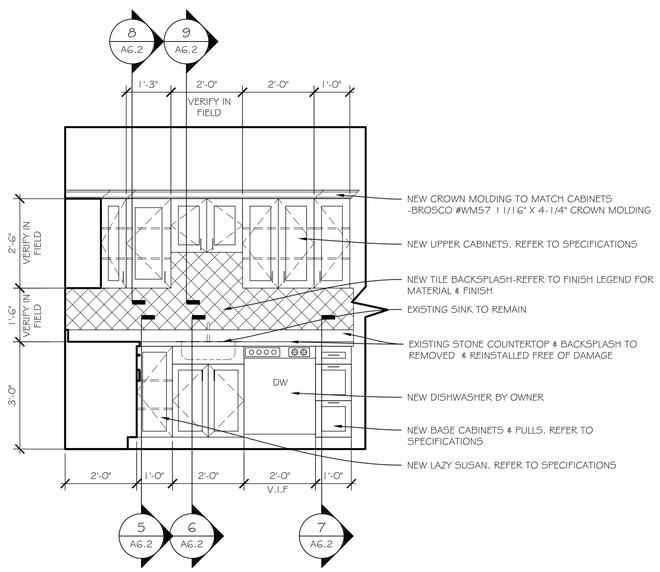
BATH ELEVATION (4)

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



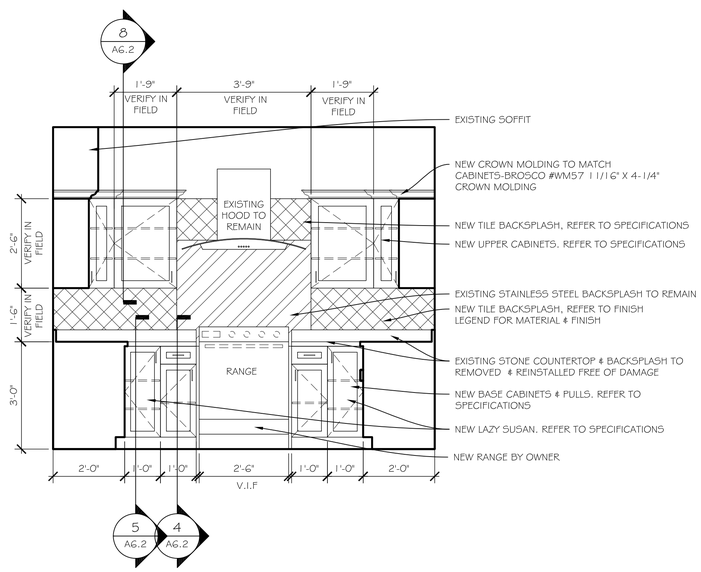
BATH ELEVATION (4)

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



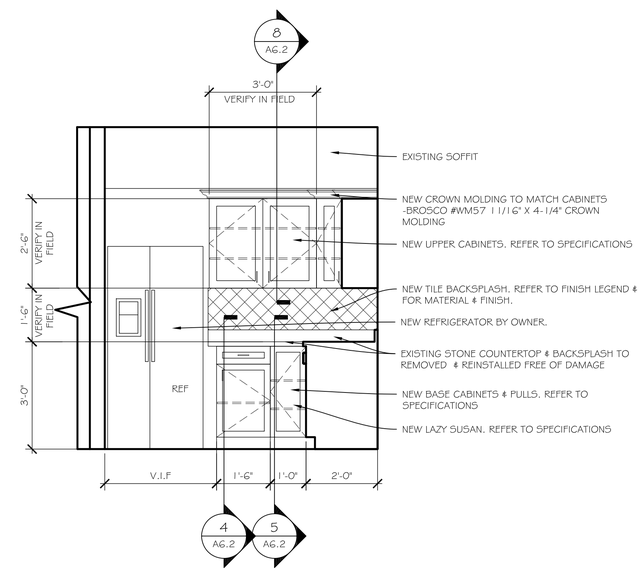
KITCHEN ELEVATION (3)

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



KITCHEN ELEVATION (2)

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



KITCHEN ELEVATION (1)

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

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12 COOPER AVE

MILFORD, CT

Sheet Description:

KITCHEN ELEVATIONS & MILLWORK DETAILS

Issue Dates:

NOVEMBER 20, 2014

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Project #: QA 1346-11

Drawn By: RSE

Sheet #:

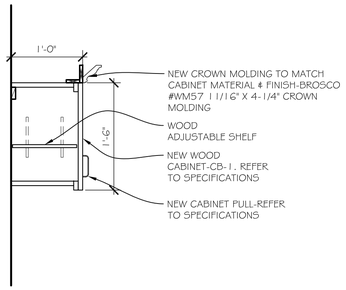
A6.1

DETAIL NOTES:

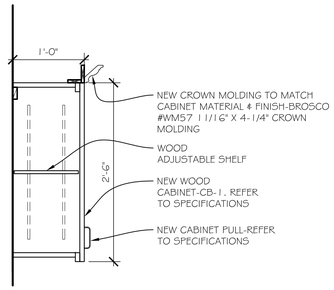
CABINETS TO MATCH EXISTING. CONTRACTOR TO VERIFY ALL CABINET SIZES IN FIELD PRIOR TO ORDERING

MAINTAIN CURRENT OUTLET LOCATIONS

ALL DIMENSIONS AND MATERIALS ARE TO BE VERIFIED IN FIELD BY CONTRACTOR



MILLWORK DETAIL 9
SCALE: 1"=1'-0"



MILLWORK DETAIL 8
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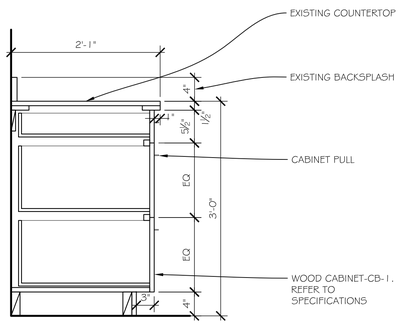

MILLWORK DETAIL 7
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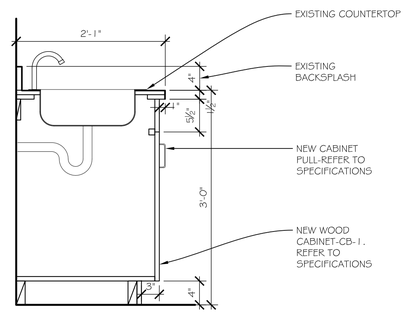

MILLWORK DETAIL 6
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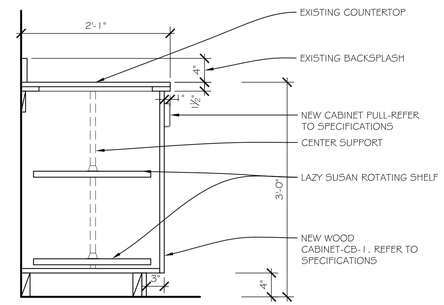

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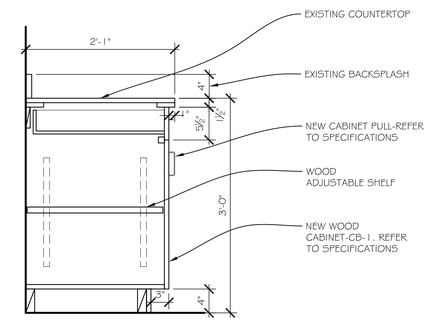

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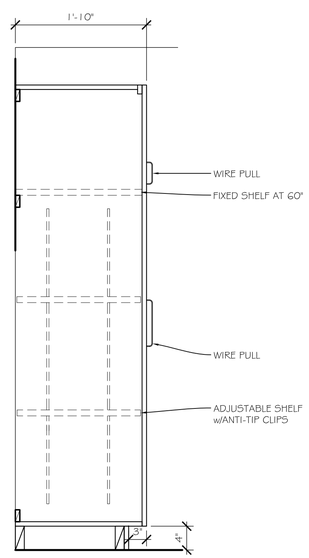

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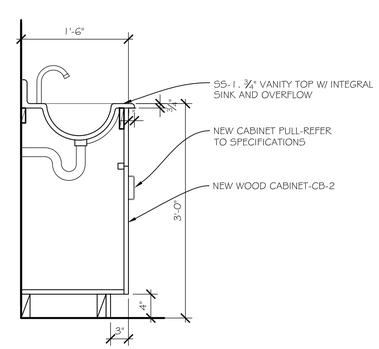

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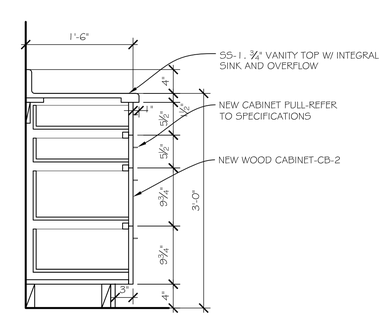

MILLWORK DETAIL 1
SCALE: 1"=1'-0"

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12 COOPER AVE

MILFORD, CT

Sheet Description:

KITCHEN ELEVATIONS & MILLWORK DETAILS

Issue Dates:
NOVEMBER 20, 2014

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Project #: QA 1346-11

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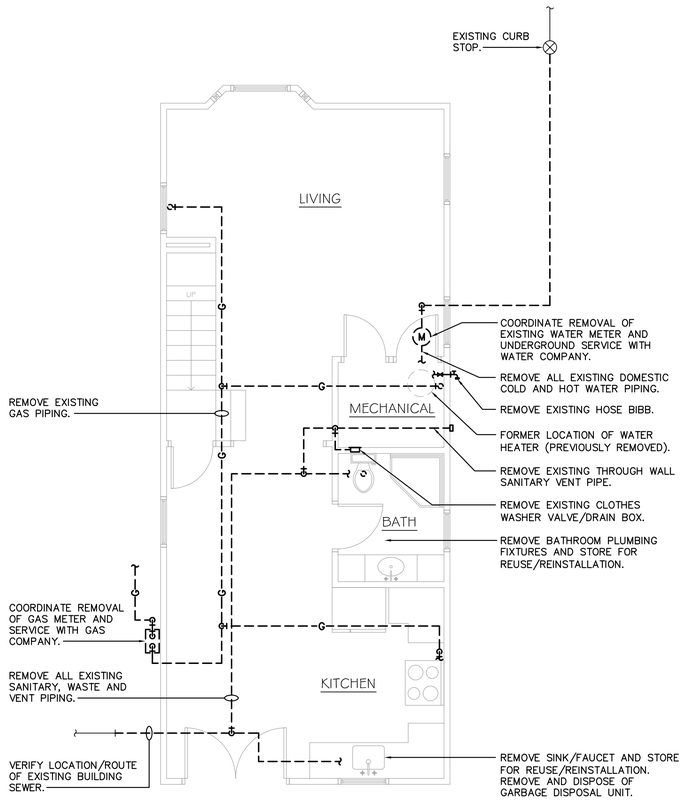
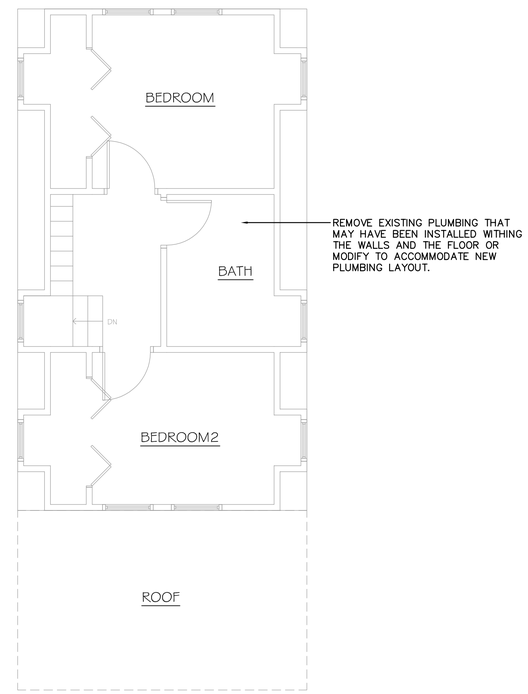
A6.2



FIRST FLOOR – PLUMBING DEMOLITION PLAN

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



SECOND FLOOR – PLUMBING DEMOLITION PLAN

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

LEGEND	
———	EXISTING TO REMAIN
- - - - - -	EXISTING TO BE REMOVED

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REHABILITATION/RECONSTRUCTION WORK FOR:

CAPECE

APPLICANT # 1266

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MILFORD, CT

Sheet Description:

PLUMBING DEMOLITION PLANS

Issue Dates:

NOVEMBER 20, 2014

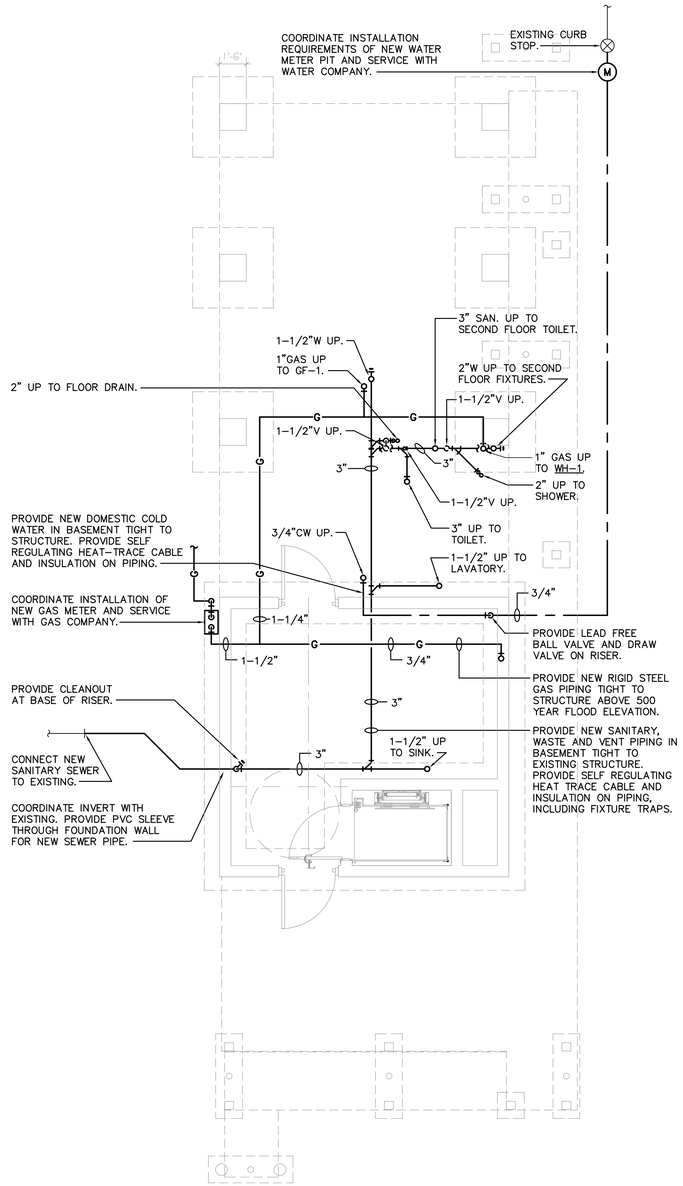
Scale: 1/4" = 1'-0"

Project #: QA 1346-11

Drawn By: KAH

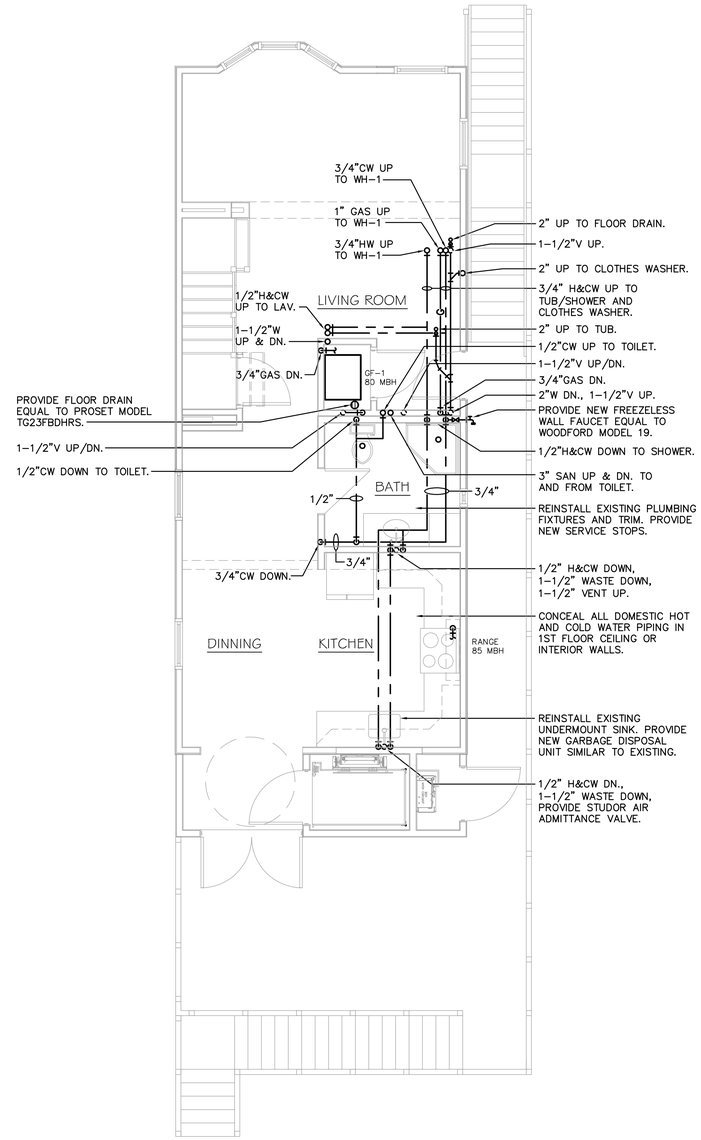
Sheet #:

PD1.1



GARAGE LEVEL – PLUMBING PLAN

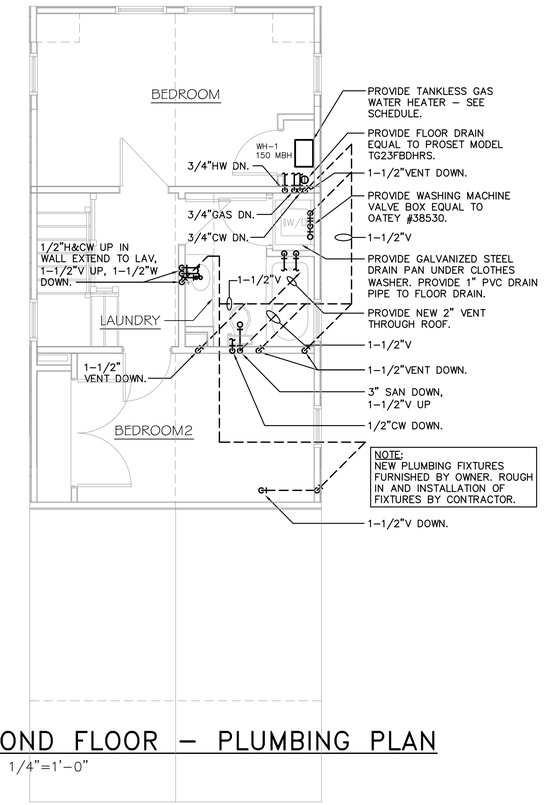
SCALE: 1/4"=1'-0"



NOTE:
BASE BID FLOOR PLAN SHOWN, BUT PLUMBING DESIGN IS SAME FOR ALTERNATE BID.

FIRST FLOOR – PLUMBING PLAN

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



SECOND FLOOR – PLUMBING PLAN

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

TANKLESS WATER HEATER SCHEDULE

(BASED ON NAVIEN)

TAG	MODEL	NATURAL GAS INPUT BTUH		ENERGY FACTOR RATING	DHW @77°FΔT GPM	ELECTRICAL	
		MIN.	MAX.			WATTS	VOLTS ø
WH-1	NPE-180S	15,000	150,000	0.98	3.8	200	120/1

NOTES:
1. PROVIDE CONDENSATE NEUTRALIZER KIT.
2. PROVIDE LEAD FREE PLUMBING KIT.

MINIMUM PLUMBING FIXTURE CONNECTION SCHEDULE

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

LEGEND

EXISTING TO REMAIN

NEW WORK

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PLUMBING PLANS

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Project #: QA 1346-11

Drawn By: KAH

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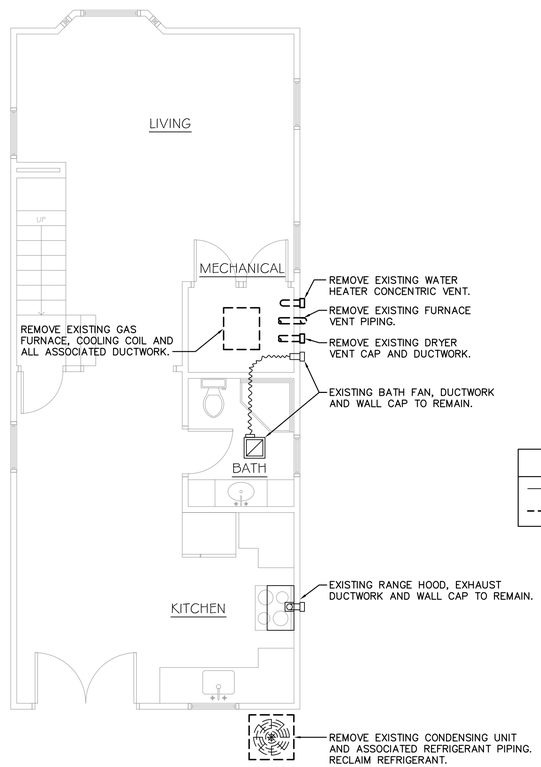
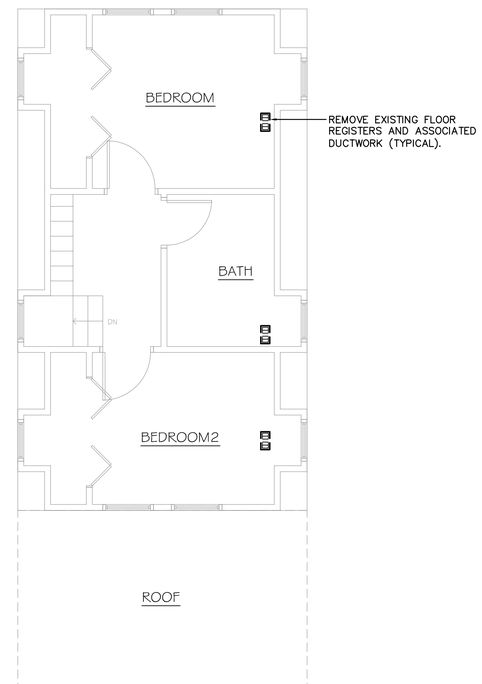
P1.1



FIRST FLOOR – MECHANICAL DEMOLITION PLAN

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

LEGEND	
———	EXISTING TO REMAIN
- - - - - -	EXISTING TO BE REMOVED



SECOND FLOOR – MECHANICAL DEMOLITION PLAN

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

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REHABILITATION/RECONSTRUCTION WORK FOR:

CAPECE

APPLICANT # 1266

12 COOPER AVE

MILFORD, CT

Sheet Description:

MECHANICAL DEMOLITION PLANS

Issue Dates:

NOVEMBER 20, 2014

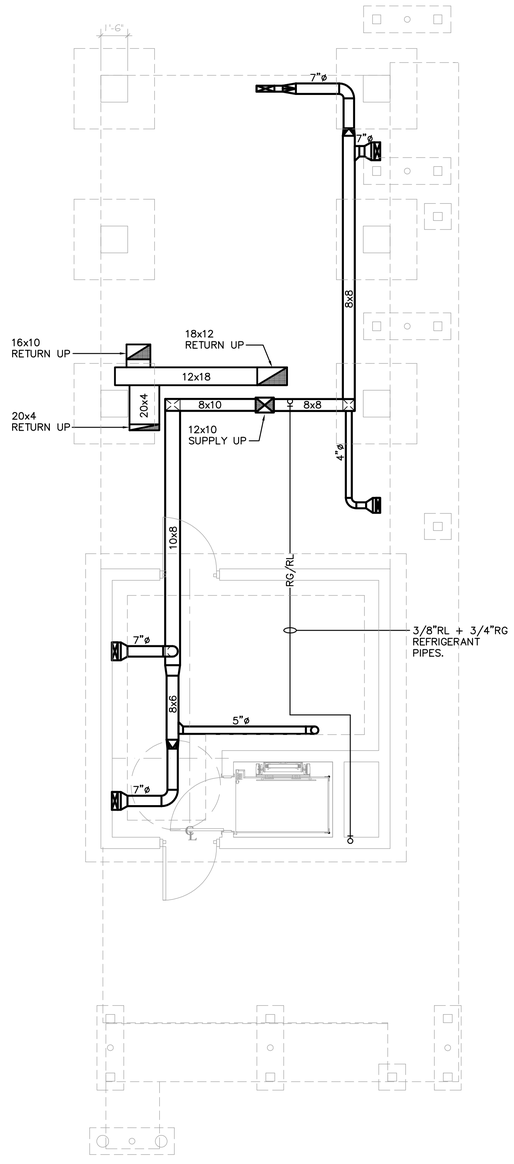
Scale: ¼" = 1'-0"

Project #: QA 1346-11

Drawn By: KAH

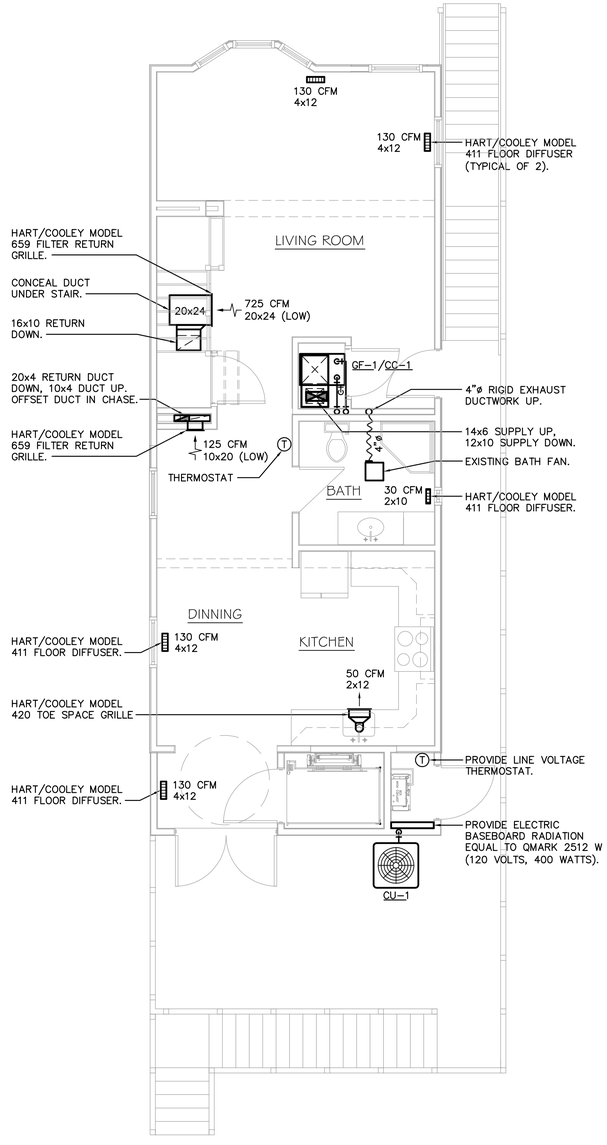
Sheet #:

MD1.1



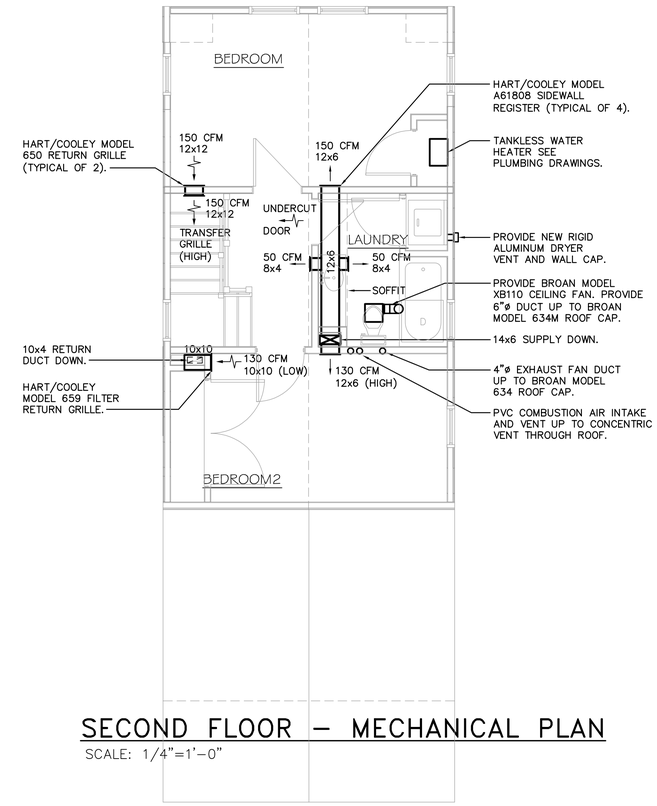
GARAGE LEVEL – MECHANICAL PLAN

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



FIRST FLOOR – MECHANICAL PLAN

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



SECOND FLOOR – MECHANICAL PLAN

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

GAS FURNACE SCHEDULE
(BASED ON GOODMAN)

TAG	MODEL No.	TYPE	DESIGN COOLING CFM	ESP	NATURAL GAS RATINGS			ELECTRICAL DATA		
					HIGH FIRE INPUT/OUTPUT MBH	LOW FIRE INPUT/OUTPUT MBH	AFUE	MCA	MOCP	VOLTS/ø
GF-1	GMVM960805CX	UP FLOW/ HORIZONTAL	980	0.7	80/76.8	40/38.4	96	14.2	15	115/1

NOTES:

1. PROVIDE THE FOLLOWING OPTIONAL ACCESSORIES FOR EACH FURNACE:
   A. PROGRAMMABLE 2-STAGE THERMOSTAT.
   B. EXTERNAL FILTER RACK FOR FIELD INSTALLATION BY CONTRACTOR IN RETURN DUCTWORK AT UNIT.
   C. CONCENTRIC VENT KIT.

AIR-COOLED CONDENSING UNIT SCHEDULE
(BASED ON GOODMAN)

TAG	MODEL No.	NOMINAL COOLING CAPACITY (TONS)	ARI RATING FOR COOLING*			ELECTRICAL DATA		
			REF #	SEER	EER	MCA	MOCP	VOLTS/ø
CU-1	GSX160301F	2.5	5986812	15.0	12.5	17.1	25	208/230/1

*MATCHED PERFORMANCE WITH SPECIFIED FURNACE AND COOLING COIL.

D/X COOLING COIL SCHEDULE
(BASED ON GOODMAN)

TAG	MODEL No.	COOLING PERFORMANCE RATINGS*					
		NOMINAL CFM	TOTAL MBH	SENSIBLE MBH	EDB °F	EWB °F	APD
CC-1	CAPF3642C6	1,000	28,600	21,800	75	63	0.140

*MATCHED PERFORMANCE WITH SPECIFIED FURNACE AND CONDENSING UNIT. BASED ON 95°F AMBIENT AND R-410A REFRIGERANT.

NOTES:

1. FURNISH COIL WITH NON-BLEED THERMOSTATIC EXPANSION VALVE.

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REHABILITATION/RECONSTRUCTION WORK FOR:

CAPECE

APPLICANT # 1266

12 COOPER AVE

MILFORD, CT

Sheet Description:

MECHANICAL FLOOR PLANS (BASE BID)

Issue Dates:

NOVEMBER 20, 2014

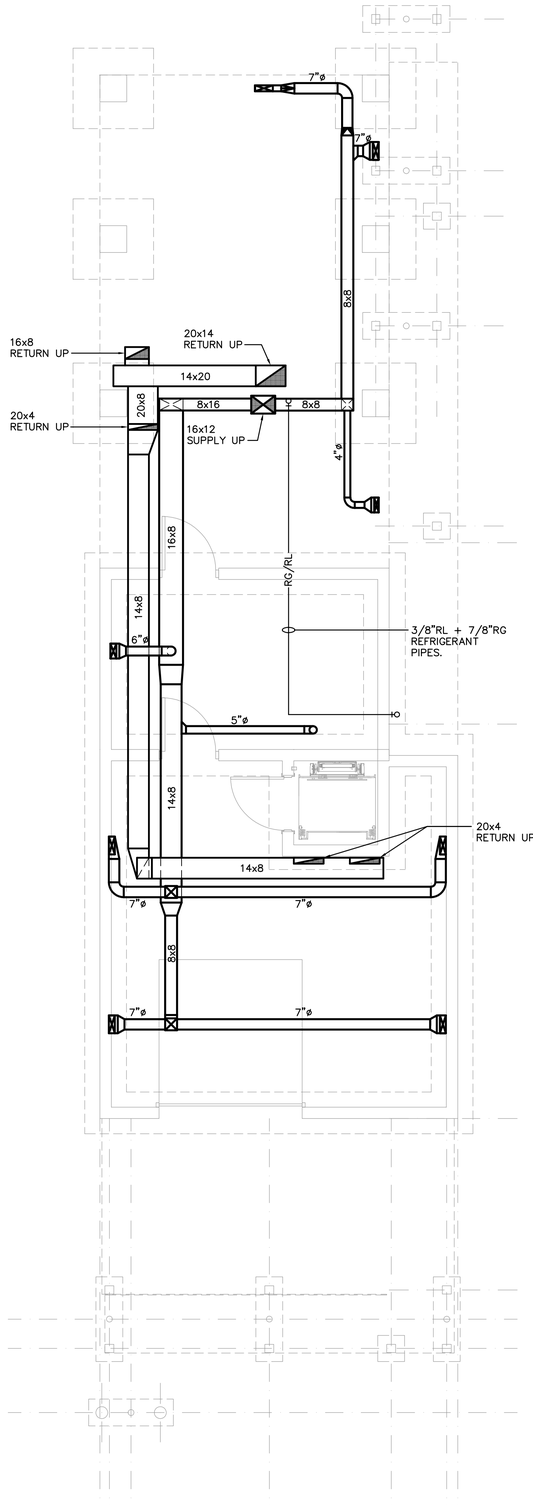
Scale: 1/4" = 1'-0"

Project #: QA 1346-11

Drawn By: KAH

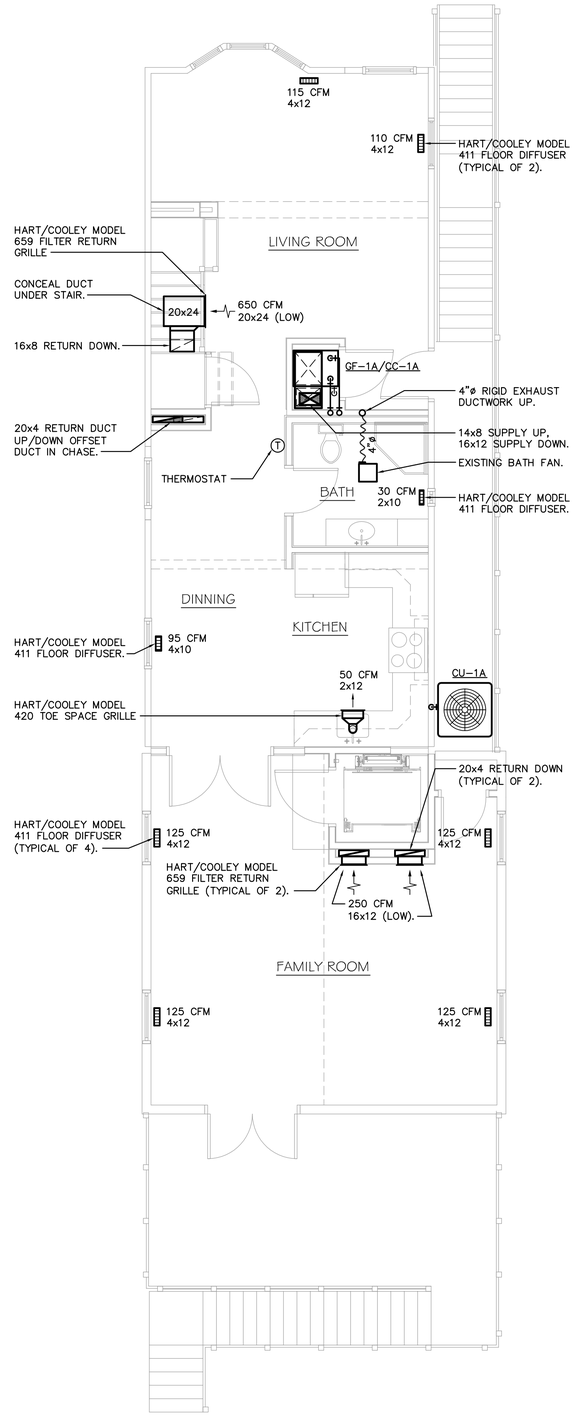
Sheet #:

M1.1



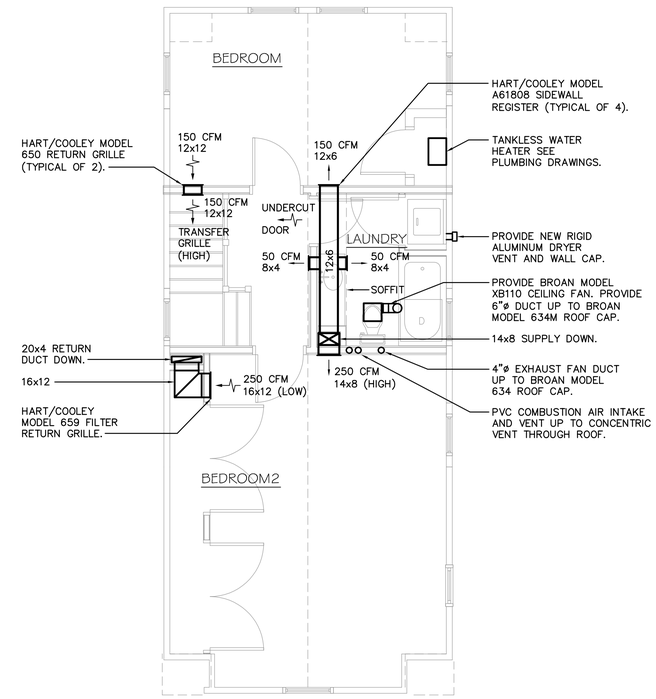
GARAGE LEVEL – MECHANICAL PLAN

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



FIRST FLOOR – MECHANICAL PLAN

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



SECOND FLOOR – MECHANICAL PLAN

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

GAS FURNACE SCHEDULE
(BASED ON GOODMAN)

TAG	MODEL No.	TYPE	DESIGN COOLING CFM	ESP	NATURAL GAS RATINGS			ELECTRICAL DATA		
					HIGH FIRE INPUT/OUTPUT MBH	LOW FIRE INPUT/OUTPUT MBH	AFUE	MCA	MOCP	VOLTS/ø
GF–1A	GMVM961005DX	UP FLOW/ HORIZONTAL	1,400	0.7	100/96	50/48	96	14.2	15	115/1

NOTES:

1. PROVIDE THE FOLLOWING OPTIONAL ACCESSORIES FOR EACH FURNACE:
   A. PROGRAMMABLE 2–STAGE THERMOSTAT.
   B. EXTERNAL FILTER RACK FOR FIELD INSTALLATION BY CONTRACTOR IN RETURN DUCTWORK AT UNIT.
   C. CONCENTRIC VENT KIT.

AIR–COOLED CONDENSING UNIT SCHEDULE
(BASED ON GOODMAN)

TAG	MODEL No.	NOMINAL COOLING CAPACITY (TONS)	ARI RATING FOR COOLING*			ELECTRICAL DATA		
			REF #	SEER	EER	MCA	MOCP	VOLTS/ø
CU–1A	GSX160421F	3.5	6107340	16.0	13.0	23.5	40	208/230/1

*MATCHED PERFORMANCE WITH SPECIFIED FURNACE AND COOLING COIL.

D/X COOLING COIL SCHEDULE
(BASED ON GOODMAN)

TAG	MODEL No.	COOLING PERFORMANCE RATINGS*					
		NOMINAL CFM	TOTAL MBH	SENSIBLE MBH	EDB °F	EWB °F	APD
CC–1A	CAPF4961D6	1,400	41,000	31,200	75	63	0.228

*MATCHED PERFORMANCE WITH SPECIFIED FURNACE AND CONDENSING UNIT. BASED ON 95°F AMBIENT AND R–410A REFRIGERANT.

NOTES:

1. FURNISH COIL WITH NON–BLEED THERMOSTATIC EXPANSION VALVE.

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REHABILITATION/RECONSTRUCTION WORK FOR:

CAPECE

APPLICANT # 1266

12 COOPER AVE

MILFORD, CT

Sheet Description:

MECHANICAL FLOOR PLANS (ALTERNATE BID)

Issue Dates:

NOVEMBER 20, 2014

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

Project #: QA 1346-11

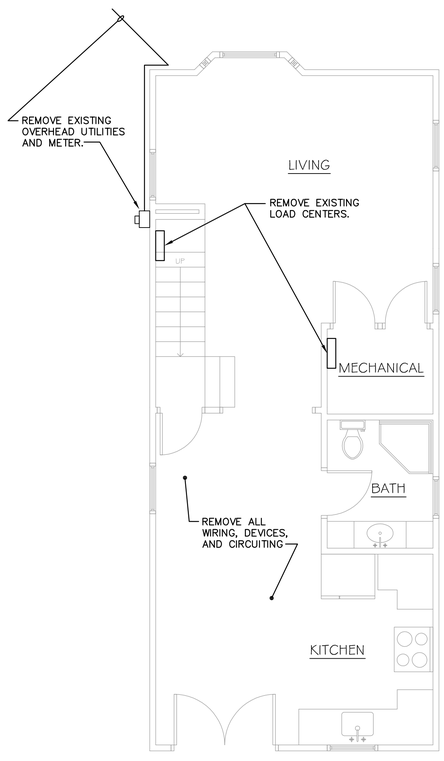
Drawn By: KAH

Sheet #:

M1.1A

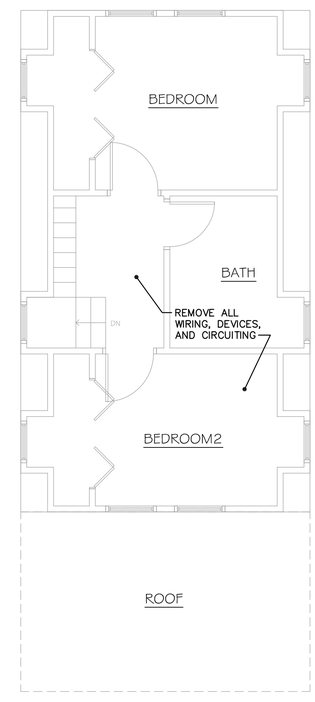
ELECTRICAL LEGEND

SYMBOL	DESCRIPTION		
○	CEILING MOUNTED LIGHTING FIXTURE; PROVIDE OUTLET BOX AND WIRING.	R	40A, 120/240V RECEPTACLE FOR DRYER; MOUNT AT 48" AFF, U.N.O.
○H	WALL MOUNTED LIGHTING FIXTURE; PROVIDE OUTLET BOX AND WIRING.	(S)	MULTIPLE STATION COMBINATION SMOKE/CO DETECTOR
$	SINGLE-POLE SWITCH; MOUNT AT 48" AFF	▶	TELEPHONE OUTLET; MOUNT AT 18" AFF, U.N.O.
$3	THREE-WAY SWITCH; MOUNT AT 48" AFF	▶W	TELEPHONE OUTLET; MOUNT AT 54" AFF, U.N.O.
$O	OCCUPANCY SWITCH; MOUNT AT 48" AFF	(TV)	TELEVISION OUTLET; MOUNT AT 18" AFF, U.N.O.
	DUPLEX RECEPTACLE; MOUNT AT 18" AFF, U.N.O.		ELECTRICAL LOAD CENTER
	SWITCHED DUPLEX RECEPTACLE (SPLIT WIRED); MOUNT AT 18" AFF, U.N.O.		DOORBELL PUSHBUTTON – NUTONE #PB69LWH
G	GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE; MOUNT ABOVE COUNTER, UNO	DB	DOORBELL CHIME – NUTONE #LA11WH. PROVIDE WITH ONE #C905 TRANSFORMER
REF	DUPLEX RECEPTACLE FOR REFRIGERATOR; MOUNT AT 48" AFF, U.N.O.		
W	DUPLEX RECEPTACLE FOR WASHER; MOUNT AT 48" AFF, U.N.O.		
D	30A, 120/240V RECEPTACLE FOR DRYER; MOUNT AT 48" AFF, U.N.O.		



FIRST FLOOR – ELECTRICAL DEMOLITION PLAN

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



SECOND FLOOR – ELECTRICAL DEMOLITION PLAN

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

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REHABILITATION/RECONSTRUCTION WORK FOR:

CAPECE

APPLICANT # 1266

12 COOPER AVE

MILFORD, CT

Sheet Description:

ELECTRICAL FLOOR PLANS

Issue Dates:

NOVEMBER 20, 2014

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

Project #: QA 1346-11

Drawn By: DSL

Sheet #:

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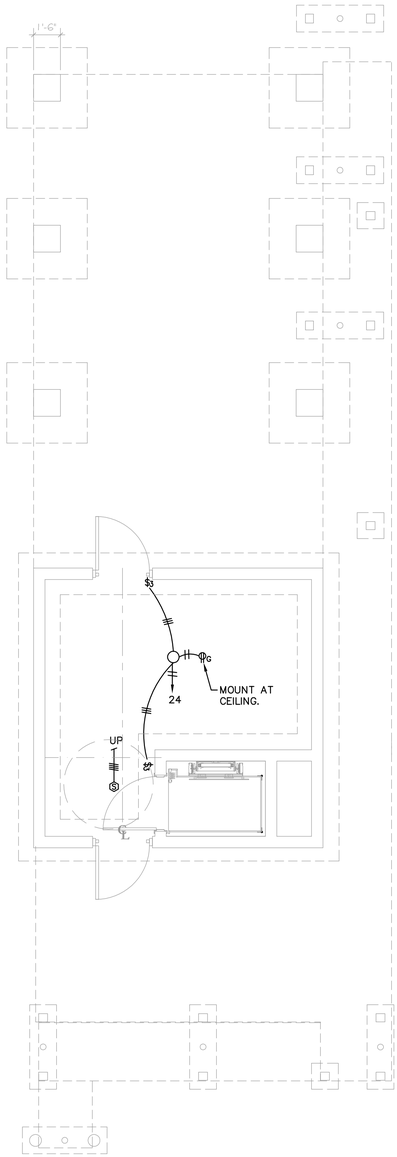
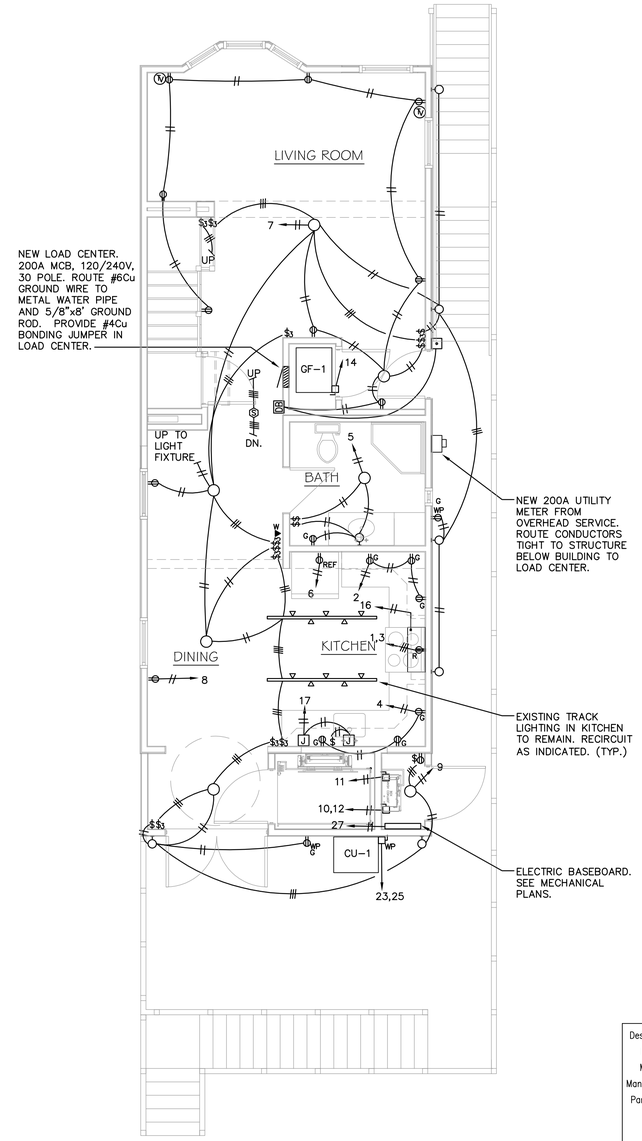


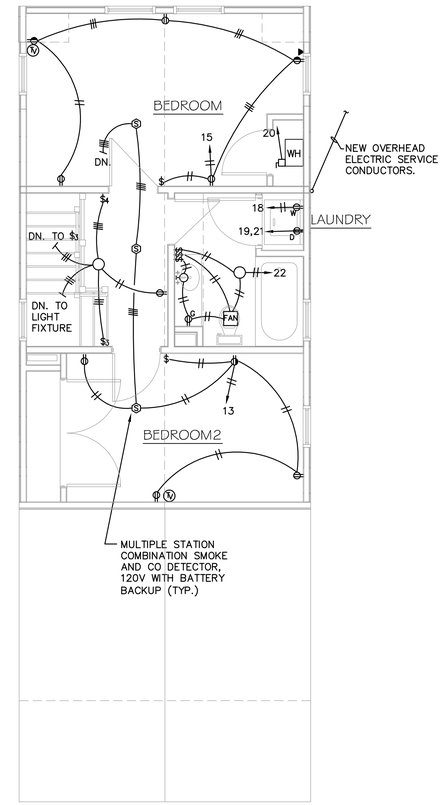
GARAGE LEVEL – ELECTRICAL PLAN

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



FIRST FLOOR – ELECTRICAL PLAN

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



SECOND FLOOR – ELECTRICAL PLAN

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

PANEL SCHEDULE

Designation : 200A LOAD CENTER
Location :
Mounting : RECESSED
Manufacture : SQUARE D
Panel Type : QO

FEEDER FROM : METER
FEEDER CONDUCTOR [QUANTITY AND SIZE] : 3#2/0

MAINS: ☐ LUGS ONLY . FEEDER SOURCE CIRCUIT BREAKER DATA : AMP FRAME / AMP TRIP – POLE / MIN. A.I.C.
☒ MAIN CIRCUIT BREAKER . DATA : 200 AMP FRAME / 200 AMP TRIP – 2 POLE / 10k MIN. A.I.C.

120/240 : Voltage
1 : Phase
3 : Wire
200 : Amp Rating
: Special

CKT NO.	CIRCUIT DESCRIPTION	VOLTS [60HZ]	PH	CIRCUIT BREAKER amp	trip-pole	min.AIC	type	access-ories	BRANCH CKT	CON-DUIT	PH	PH	CKT NO.	CIRCUIT DESCRIPTION	VOLTS [60HZ]	PH	CIRCUIT BREAKER amp	trip-pole	min.AIC	type	access-ories	BRANCH CKT	CON-DUIT
1	RANGE	240	1	50	2	10k	TFM		3#8+#10G	3/4"	A	A	2	KITCHEN RECEPTACLES	120	1	20	1	10k	TFM		2#12+#12G	3/4"
3											B	B	4	KITCHEN RECEPTACLES	120	1	20	1	10k	TFM		2#12+#12G	3/4"
5	BATHROOM	120	1	20	1	10k	TFM		2#12+#12G	3/4"	A	A	6	REFRIGERATOR	120	1	20	1	10k	TFM		2#12+#12G	3/4"
7	LIVING ROOM	120	1	20	1	10k	TFM		2#12+#12G	3/4"	B	B	8	DINING ROOM	120	1	20	1	10k	TFM		2#12+#12G	3/4"
9	PORCH	120	1	20	1	10k	TFM		2#12+#12G	3/4"	A	A	10	LIFT	240	1	25	2	10k	TFM		2#12+#12G	3/4"
11	LIFT LIGHTS	120	1	15	1	10k	TFM		2#14+#14G	3/4"	B	B	12										
13	BEDROOM	120	1	20	1	10k	AFCI		2#12+#12G	3/4"	A	A	14	GAS FURNACE	120	1	15	1	10k	TFM		2#14+#14G	3/4"
15	BEDROOM	120	1	20	1	10k	AFCI		2#12+#12G	3/4"	B	B	16	RANGE HOOD	120	1	15	1	10k	TFM		2#14+#14G	3/4"
17	DISHWASHER	120	1	20	1	10k	TFM		2#12+#12G	3/4"	A	A	18	WASHING MACHINE	120	1	20	1	10k	TFM		2#12+#12G	3/4"
19	DRYER	240	1	30	2	10k	TFM		3#10+#10G	3/4"	B	B	20	WATER HEATER	120	1	15	1	10k	TFM		2#14+#14G	3/4"
21											A	A	22	BATHROOM	120	1	20	1	10k	TFM		2#12+#12G	3/4"
23	CU-1	240	1	25	2	10k	TFM		2#12+#12G	3/4"	B	B	24	GARAGE	120	1	20	1	10k	TFM		2#12+#12G	3/4"
25											A	A	26	SPACE W/BUSSING									
27	ELECTRIC BASEBOARD	120	1	15	1	10k	TFM		2#14+#14G	3/4"	B	B	28	SPACE W/BUSSING									
29	SPACE W/BUSSING										A	A	30	SPACE W/BUSSING									

STANDARD ACCESSORIES

- COPPER BUSSING ONLY
- COPPER EQUIPMENT GROUND KIT
- INSULATED COPPER SOLID NEUTRAL BAR
- BOLT-ON BRANCH CIRCUIT BREAKERS
- DIRECTORY FRAME WITH GLASS/PLASTIC
- LAMINATED ENGRAVED BAKELITE NAMEPLATE
- MAIN LUG ONLY PANELBOARD TO HAVE COPPER LUGS
- FRONT DOOR

ABBREVIATIONS USED

T.F.M.	Thermal and Fixed Magnetic Trip	U.T	Undervoltage Trip
T.A.M	Thermal and Adjustable Magnetic Trip	S.T	Shunt Trip
S.S	Solid State Trip	AUX.S	Auxiliary Switch
AFCI	Arc Fault Circuit Interrupter	ALM.S	Alarm Switch
F.C.L	Fuseless Current Limiting	MECH.INT.	Mechanical Interlock
I.G.	Isolated Ground Bus	GFI	Ground Fault Interrupter
HACR	Heating/AC/Ref. rated	EGFI	30mA Ground Fault Inter.
SWD	Switching duty rated	LT	Lock Tab

NOTES

1. Interrupting Ratings shall be UL Symmetrical RMS Amperes
2. Circuit Breakers are at 40 deg. C ambient U.N.O
3. Circuit breaker amperage to be clearly visible on it's handle
4. All unexplained abbreviations to be clarified with the Engineer prior to bid opening.
5. Door directory to be completed with respect to the ACTUAL circuit description.
6. Branch CB and conductor size and quantity based on specified equipment. Confirm electrical requirements prior to installation .
7. Branch conductor specified shall be Type "THHN/THWN" 600V 90°C rated copper U.N.O

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REHABILITATION/RECONSTRUCTION WORK FOR:

CAPECE

APPLICANT # 1266

12 COOPER AVE

MILFORD, CT

Sheet Description:

ELECTRICAL FLOOR PLANS BASE BID

Issue Dates:

NOVEMBER 20, 2014

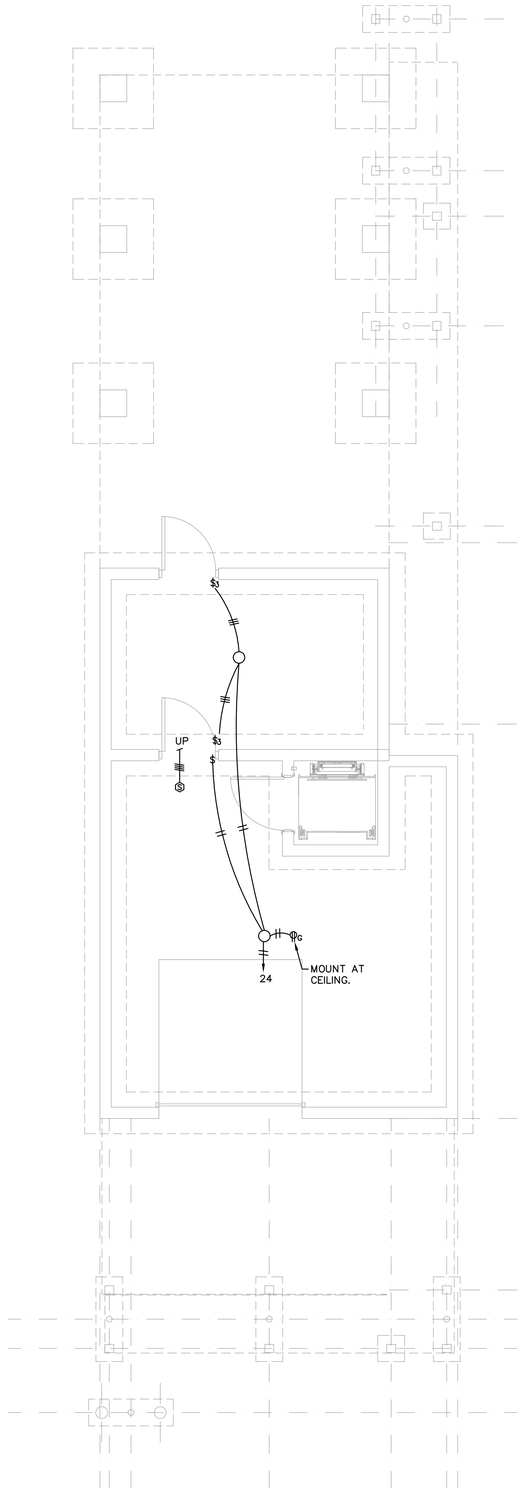
Scale: ¼" = 1'-0"

Project #: QA 1346-11

Drawn By: DSL

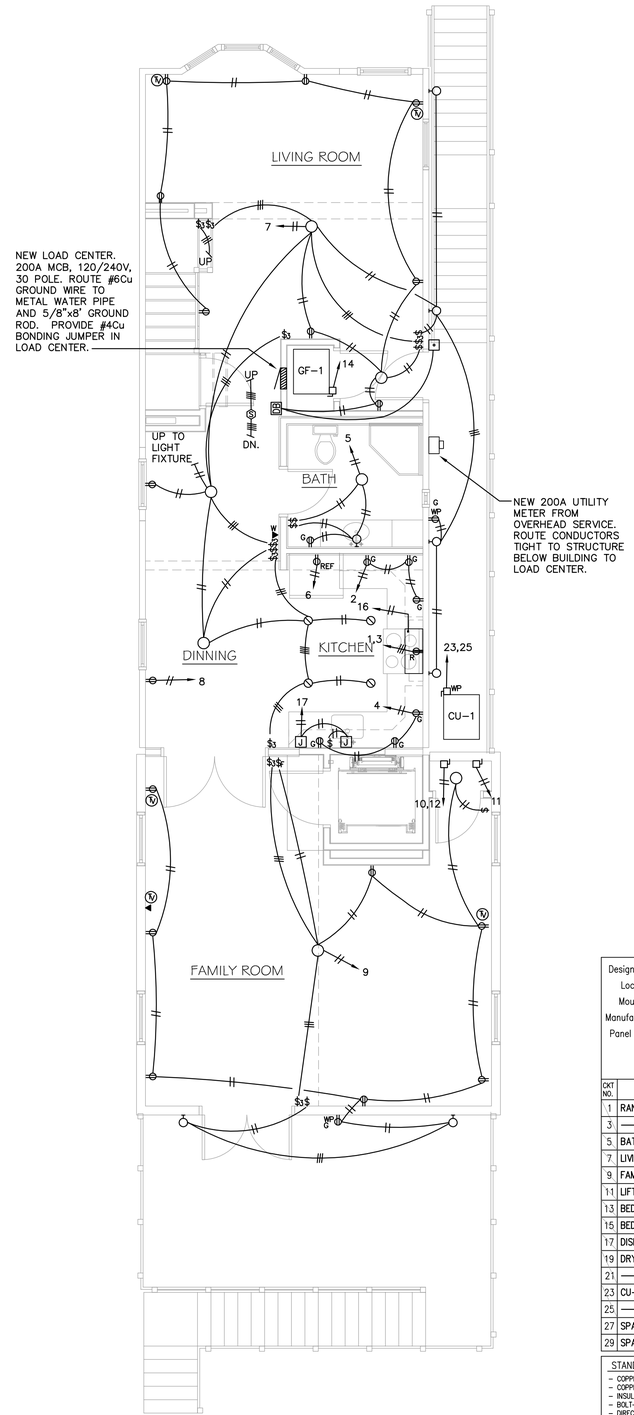
Sheet #:

E1.1



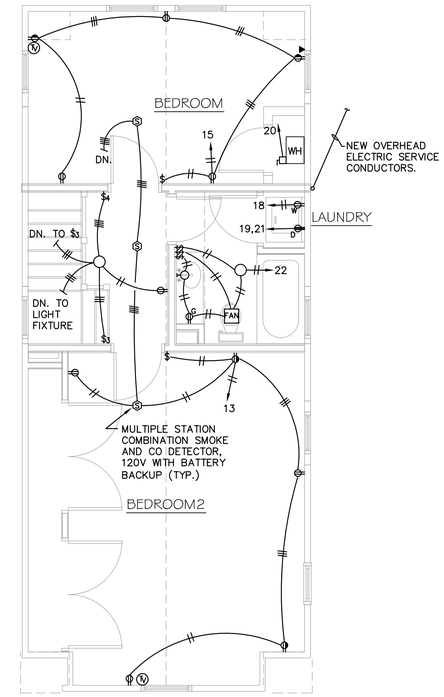
GARAGE LEVEL – ELECTRICAL PLAN

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



FIRST FLOOR – ELECTRICAL PLAN

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



SECOND FLOOR – ELECTRICAL PLAN

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

Designation : 200A LOAD CENTER
Location :
Mounting : RECESSED
Manufacture : SQUARE D
Panel Type : QO

PANEL SCHEDULE

120/240 : Voltage
1 : Phase
3 : Wire
200 : Amp Rating
: Special

FEEDER FROM : METER FEEDER CONDUCTOR [QUANTITY AND SIZE] : 3#2/0

MAINS: ☐ LUGS ONLY . FEEDER SOURCE CIRCUIT BREAKER DATA : AMP FRAME / AMP TRIP – POLE / MIN. A.I.C.
☒ MAIN CIRCUIT BREAKER . DATA : 200 AMP FRAME / 200 AMP TRIP – 2 POLE / 10k MIN. A.I.C.

CKT NO.	CIRCUIT DESCRIPTION	VOLTS [60HZ]	PH	CIRCUIT BREAKER amp	trip–pole	min.AIC	type	access–sories	BRANCH CKT	CON–DUIT	PH	CKT NO.	CIRCUIT DESCRIPTION	VOLTS [60HZ]	PH	CIRCUIT BREAKER amp	trip–pole	min.AIC	type	access–sories	BRANCH CKT	CON–DUIT
1	RANGE	240	1	50	2	10k	TFM		3#8+#10G	3/4"	A	2	KITCHEN RECEPTACLES	120	1	20	1	10k	TFM		2#12+#12G	3/4"
3											B	4	KITCHEN RECEPTACLES	120	1	20	1	10k	TFM		2#12+#12G	3/4"
5	BATHROOM	120	1	20	1	10k	TFM		2#12+#12G	3/4"	A	6	REFRIGERATOR	120	1	20	1	10k	TFM		2#12+#12G	3/4"
7	LIVING ROOM	120	1	20	1	10k	TFM		2#12+#12G	3/4"	B	8	DINING ROOM	120	1	20	1	10k	TFM		2#12+#12G	3/4"
9	FAMILY ROOM	120	1	20	1	10k	TFM		2#12+#12G	3/4"	A	10	LIFT	240	1	25	2	10k	TFM		2#12+#12G	3/4"
11	LIFT LIGHTS	120	1	15	1	10k	TFM		2#14+#14G	3/4"	B	12										
13	BEDROOM	120	1	20	1	10k	AFCI		2#12+#12G	3/4"	A	14	GAS FURNACE	120	1	15	1	10k	TFM		2#14+#14G	3/4"
15	BEDROOM	120	1	20	1	10k	AFCI		2#12+#12G	3/4"	B	16	RANGE HOOD	120	1	15	1	10k	TFM		2#14+#14G	3/4"
17	DISHWASHER	120	1	20	1	10k	TFM		2#12+#12G	3/4"	A	18	WASHING MACHINE	120	1	20	1	10k	TFM		2#12+#12G	3/4"
19	DRYER	240	1	30	2	10k	TFM		3#10+#10G	3/4"	B	20	WATER HEATER	120	1	15	1	10k	TFM		2#14+#14G	3/4"
21											A	22	BATHROOM	120	1	20	1	10k	TFM		2#12+#12G	3/4"
23	CU-1	240	1	40	2	10k	TFM		2#10+#10G	3/4"	B	24	GARAGE	120	1	20	1	10k	TFM		2#12+#12G	3/4"
25											A	26	SPACE W/BUSSING									
27	SPACE W/BUSSING										B	28	SPACE W/BUSSING									
29	SPACE W/BUSSING										A	30	SPACE W/BUSSING									

STANDARD ACCESSORIES
- COPPER BUSSING ONLY
- COPPER EQUIPMENT GROUND KIT
- INSULATED COPPER SOLID NEUTRAL BAR
- BOLT–ON BRANCH CIRCUIT BREAKERS
- DIRECTORY FRAME WITH GLASS/PLASTIC
- LAMINATED ENGRAVED BAKELITE NAMEPLATE
- MAIN LUG ONLY PANELBOARD TO HAVE COPPER LUGS
- FRONT DOOR

ABBREVIATIONS USED

T.F.M.	Thermal and Fixed Magnetic Trip	U.T	Undervoltage Trip
T.A.M	Thermal and Adjustable Magnetic Trip	S.T	Shunt Trip
S.S	Solid State Trip	AUX.S	Auxilliary Switch
AFCI	Arc Fault Circuit Interrupter	ALM.S	Alarm Switch
F.C.L	Fuseless Current Limiting	MECH.INT.	Mechanical Interlock
I.G.	Isolated Ground Bus	GFI	Ground Fault Interrupter
HACR	Heating/AC/Ref. rated	EGFI	30mA Ground Fault Inter.
SWD	Switching duty rated	LT	Lock Tab

NOTES
1. Interrupting Ratings shall be UL Symmetrical RMS Amperes
2. Circuit Breakers are at 40 deg. C ambient U.N.O
3. Circuit breaker amperage to be clearly visible on it's handle
4. All unexplained abbreviations to be clarified with the Engineer prior to bid opening.
5. Door directory to be completed with respect to the ACTUAL circuit description.
6. Branch CB and conductor size and quantity based on specified equipment. Confirm electrical requirements prior to installation.
7. Branch conductor specified shall be Type 'THHN/THWN' 600V 90°C rated copper U.N.O

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REHABILITATION/RECONSTRUCTION WORK FOR:

CAPECE

APPLICANT # 1266

12 COOPER AVE

MILFORD, CT

Sheet Description:

ELECTRICAL FLOOR PLANS ALTERNATE BID

Issue Dates:

NOVEMBER 20, 2014

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

Project #: QA 1346-11

Drawn By: DSL

Sheet #:

E1.1A