STATE OF CONNECTICUT
DEPARTMENT OF HOUSING

COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY PROGRAM

OWNER OCCUPIED REHABILITATION AND REBUILDING PROGRAM (OORR)

GOVERNOR OF CONNECTICUT:
DANNEL P. MALLOY

COMMISSIONER OF HOUSING:
EVONNE M. KLEIN

APPLICATION NO. 1329

NIZNANSKY RESIDENCE
619 PENFIELD RD.
FAIRFIELD, CONNECTICUT 06824

JULY 05, 2016

ARCHITECT:

Amaya Architects
American Institute of Architects
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ORANGE, CT 06477
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CIVIL ENGINEER:

Fuller Engineering & Land Surveying
525 JOHN STREET
BRIDGEPORT, CT.
PH. 203-333-9465
EMAIL:INFO@FULLERSURVEYORS.COM

GENERAL NOTES

1. SCOPE OF WORK INCLUDES: ELEVATING EXISTNG HOUSE, ADD REAR DECK, AND NEW STAIRS AT FRONT AND REAR. LOCATED IN AE-11 FLOOD ZONE.

2. THE WORK DESCRIBED IN THESE DOCUMENTS IS TO MEET HIGHEST QUALITY STANDARDS IN BOTH MATERIAL AND WORKMANSHIP. ANY SUBSTANDARD WORK WILL BE REJECTED.

3. ALL WORK SHALL CONFORM TO THE MUNICIPALITY'S APPLICABLE BUILDING CODE, FIRE DEPT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.

4. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE BUILDING DEPT, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES AS REQUIRED BY GOVERNING MUNICIPAL AGENCIES.

5. THE CONTRACTOR SHALL VERIFY ALL DRAWING DIMENSIONS AND FIELD CONDITIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCING WORK.

6. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWING.

7. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE REQUIREMENTS OF LOCAL AUTHORITIES.

8. THE CONTRACTOR SHALL LAYOUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR ALL OTHER TRADES (PLUMBING, ELECTRICAL, ETC.) IF APPLICABLE

9. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGNING IF APPLICABLE.

10. THE CONTRACTOR UPON COMPLETION OF JOB, SHALL APPLY FOR CERTIFICATE OF OCCUPANCY, AND SHALL ARRANGE FOR BUILDING DEPT INSPECTIONS AND SIGN-OFFS REQUIRED TO OBTAIN CERTIFICATE OF OCCUPANCY.

11. MANUFACTURED ARTICLES ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS IN ALL CASES, CONTRACTOR SHALL NOTIFY DESIGNER OF ANY CONDITIONS THAT IS IN CONFLICT WITH MANUFACTURER'S SPECIFICATIONS OR INSTRUCTIONS THAT MIGHT VOID A MANUFACTURER'S WARRANTY.

12. THE CONTRACTOR SHALL ASSEMBLE IN A BINDER AND PASS ALONG TO THE OWNER ALL EQUIPMENT AND MATERIAL WARRANTIES THAT MAY EXTEND BEYOND THE BASE GUARANTEE PERIOD, AS WELL AS INSTALLATION AND MAINTENANCE INSTRUCTIONS IF APPLICABLE.

13. NO SUBSTITUTIONS FOR MATERIALS SPECIFIED HEREIN SHALL BE PERMITTED WITHOUT PRIOR APPROVAL BY ARCHITECT.

14. ARCHITECT AND ASSOCIATED CONSULTANTS DISCLAIMS ANY ACTUAL OR CONSEQUENTIAL DAMAGES ARISING FROM THIRD PARTY RELATIONSHIPS. THESE DRAWINGS DO NOT PROVIDE ALL OR ANY SPECIFIC DETAIL IN AREAS INCLUDING BUT NOT LIMITED TO NAILING, GLUING, CAULKING, FLASHING, PAINTING AND WATERPROOFING, OR CRAFTSMANSHIP. G.C. IS RESPONSIBLE TO PROVIDE PROPER SUPERVISED WORKMANSHIP.

15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR "REINSTATING" THE SITE TO ORIGINAL CONDITIONS. STRIPPED TOPSOIL SHALL BE RE-SPREAD TO FINISH GRADE ELEVATON AND SEEDED.

ABBREVIATIONS

AC AIR CONDITIONING
ACU AIR CONDITIONING UNIT
AFF ABOVE FINISHED FLOOR
AHU AIR HANDLING UNIT
ALUM ALUMINUM
ANOD ANODIZED
AT ACOUSTICAL TILE
BD BOARD
BLDG BUILDING
BO BY OTHERS
CAB CABINET
CD CEILING DIFFUSER
CFM CUBIC FEET PER MINUTE
< CENTER LINE
CLG CEILING
CLL CONTRACT LIMIT LINE
CMU CONCRETE MASONRY UNIT
COL COLUMN
CONC CONCRETE
CONST CONSTRUCTION
CONT CONTINUOUS
CPT CARPET(ED)
CS COUNTER SINK
CT CERAMIC TILE
CTR COUNTER
CU FT CUBIC FEET
CU IN CUBIC INCHES
CW COLD WATER (CITY)
D DEPTH
DEMO DEMOLITION
DET DETAIL
DF DRINKING FOUNTAIN
DHW DOMESTIC HOT WATER
DIAG DIAGONAL
DIAM DIAMETER
DIM DIMENSION
DN DOWN
DR DOOR
DS DOOR STOP
DW DISH WASHER
DWG DRAWING
DWR DRAWER
EA EACH
EF EXHAUST FAN
EH ELECTRIC HEATER
EL /ELEV. ELEVATION
ELEC ELECTRIC
EMER EMERGENCY
ENG ENGINEER
EP ELECTRIC PANEL
EQ EQUAL
EQUIP EQUIPMENT
EXIST'G EXISTING
EXP EXPANSION
EXT EXTERIOR
FACT FIN FACTORY FINISH
FBO FURNISHED BY OTHERS
FE FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER CABINET
FFE FINISH FLOOR ELEVATION
FIN FINISH(ED)
FL FLUORESCENT
FOF FACE OF FINISH
FP FIRE PROOFING
FPSC FIRE PROOF SOLID CORE
FR FIRE RESISTANT
FS FULL SCALE
FT FEET
FTR FINNED TUBE RADIATION
GA GAUGE
GC GENERAL CONTRACTOR
GL GLASS
GWB GYPSUM WALLBOARD
HC HOLLOW CORE
HD HEAVY DUTY
HDW HARDWARE
HDWD HARDWOOD
HM HOLLOW METAL
HOR HORIZONTAL
HR HOUR
HT HEIGHT
HTG HEATING
HVAC HEATING, VENT., AIR COND.
HWH HOT WATER HEATER
ID INSIDE DIAMETER
IN INCH
INCL INCLUDE(ING)
INFO INFORMATION
INSUL INSULATION
INTR INTERIOR
INV INVERT
IRC INTERNATIONAL RESIDENTIAL CODE
J-BOX JUNCTION BOX
JT JOINT
KO KNOCK OUT
KPL KICKPLATE
L LENGTH
LAM LAMINATE
LAV LAVATORY
LBL LABEL
LBS POUNDS
LH LEFT HAND
LIN FT LINEAR FEET
LT LIGHT
LTG LIGHTING
MAS MASONRY
MAX MAXIMUM
MECH MECHANICAL
MFR MANUFACTURE(R)
MIN MINIMUM
MISC MISCELLANEOUS
MM MILLIMETER
MO MASONRY OPENING
MTD MOUNTED
MTL METAL
MULL MULLION
MW MILLWORK
NA NOT APPLICABLE
NIC NOT IN CONTRACT
NO NUMBER
NOM NOMINAL
NTS NOT TO SCALE
OC ON CENTER
OD OUTSIDE DIAMETER
OPN'G OPENING
OPP OPPOSITE
PART PARTITION
PL PLATE
PL LAM PLASTIC LAMINATE
PLB'G PLUMBING
PLYWD PLYWOOD
PNL PANEL
PNT PAINT
PT POINT
QT QUARRY TILE
R RISE(R)
RA RETURN AIR
RAD RADIUS
RD ROOF DRAIN
REF REFERENCE
REINF REINFORCE
REM REMOVE
REQ'D REQUIRED
REV REVISION
RH RIGHT HAND
RM ROOM
RO ROUGH OPENING
RPM REVOLUTIONS PER MINUTE
SA SUPPLY AIR
SC SOLID CORE
SHT SHEET
SIM SIMILAR
SP SPEAKER
SPEC(S) SPECIFICATION(S)
SQ SQUARE
SQ FT SQUARE FOOT (FEET)
SQ IN SQUARE INCH
SS STAINLESS STEEL
ST STREET
ST'L STEEL
STD STANDARD
SUSP SUSPENDED
SYM SYMETRY(ICAL)
SYS SYSTEM
T & G TONGUE & GROOVE
TEL TELEPHONE
TEMP TEMPERATURE
THERM THERMOSTAT
THK THICKNESS
THRU THROUGH
TOS TOP OF SLAB
TR TREAD
TST TOP OF STEEL
TV TELEVISION
TYP TYPICAL
UON UNLESS OTHERWISE NOTED
V VOLTS
VAC VACUUM
VCT VINYL COMPOSITE TILE
VERT VERTICAL
VIF VERIFY IN FIELD
W WIDTH
W/ WITH
W/O WITHOUT
WB WOOD BASE
WC WATER CLOSET
WD WOOD
WP WATERPROOF
WPT WORKING POINT
WR WATER RESISTANT
WT WEIGHT
YD YARD

LIST OF DRAWINGS

CS COVER SHEET
T-1 TITLE SHEET

SITE DRAWINGS

EXISTING PLOT PLAN
C-100 PROPOSED SITE PLAN
C-101 PROPOSED SITE PLAN

ARCHITECTURAL DRAWINGS

Ex1 EXISTING PLANS
Ex2 EXISTING PLANS
Ex3 EXISTING SECTIONS
Ex4 EXISTING ELEVATIONS

R-1 REMOVAL PLANS

A-1 LOWER LEVEL AND GRADE LEVEL PLAN
A-2 MAIN FLR. AND ROOF PLAN - DECK DETAILS.
A-3 SECTIONS & DETAILS
A-3.1 SECTIONS & DETAILS
A-4 ELEVATIONS
A-4.1 ELEVATIONS
A-5 SCHEDULES AND DETAILS

STRUCTURAL

S-1 FOUNDATION AND FRAMING PLAN
S-2 STRUCTURAL DETAILS

MEP DRAWINGS

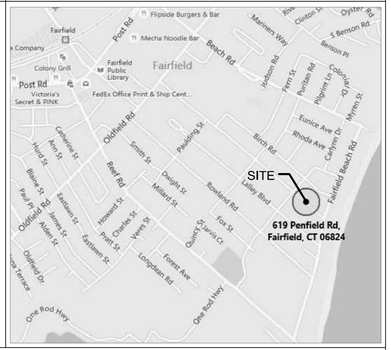
E-1 ELECTRICAL NOTES AND SPECIFICATIONS
E-2 ELECTRICAL PLANS

L-1 LIGHTING PLANS

P-1 PLUMBING NOTES AND SPECIFICATIONS
P-2 PLUMBING PENETRATION DETAILS
P-3 PLUMBING PLANS

M-1 MECHANICAL NOTES AND SPECIFICATIONS
M-2 MECHANICAL PLANS

LOCATION MAP



BUILDING DESIGN DATA

GROUP R-3 FOR SINGLE FAMILY (2-1/2) STORY DWELLING
BUILDING CATEGORY: II
CONSTRUCTION TYPE: V
PROPOSED BUILDING MEAN HEIGHT 31'-2" +/-
WIND SPEED 100 MPH [PER IRC 2009 AND 2013 CT AMENDMENTS(AMD)]
WIND IMPORTANCE FACTOR - (Iw)=1.49 - PER TABLE R301.2(3)
WIND EXPOSURE - "C"

FLOOD ZONE - AE 11:
REQUIRED: DFE = 11.00' x 1.25 (500-YEAR FLOOD ELEV. ADJUSTMENT) = 13.75' + 1'-0" (FREEBOARD) = 14.75' TOTAL
PROPOSED: DFE = 14.75' (TOP OF LOWEST FOUNDATION)

DESIGNED FOR 500-YEAR FLOOD BASED ON SHPO & NFIP REGULATORY REQUIREMENTS:
FLOOD PLAIN MANAGEMENT REGULATIONS BY LOCAL JURISDICTION AND PER
LATEST FIRM FLOOD MAPS & CONSENSUS STANDARDS

APPLICABLE CODES

APPLICABLE CODES: 2009 INTERNATIONAL RESIDENTIAL CODE AND CT 2013 AMENDMENTS.

PER SECTION R301 DESIGN CRITERIA -
R301.1 APPLICATION / MEETS REQUIREMENTS
R301.2 - CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA / MEETS REQUIREMENTS
R301.2.1 (AMD) - WIND LIMITATIONS / MEETS REQUIREMENTS
TABLE R301.2.(1) (AMD) - CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA:
(AMD) - GROUND SNOW LOAD - 30 LBS PSF / PROVIDED
(AMD) - WIND SPEED (MPH) - 100 MPH PER APPENDIX R / MEETS REQUIREMENTS
(AMD) - SEISMIC DESIGN CATEGORY - CATEGORY B - (N/A)
(AMD) - FLOOD HAZARD - AE
(AMD) - SUBJECT TO DAMAGE - FROST LINE DEPTH - 42 INCHES /PROVIDED
R301.2(2) - COMPONENT AND CLADDING LOADS:
Roof Zone 1,2, & 3 - W/ 100 MPH - WIND = 24.59 / -31.29 PRESSURE MAX. (50 D.P. PROVIDED)
Wall Zone 4 - W/ 100 MPH - WIND = +26.82 / -29.05 PRESSURE MAX. (50 D.P. PROVIDED)
Wall Zone 5 - W/ 100 MPH - WIND = 26.82 / -35.9 PRESSURE MAX. (50 D.P. PROVIDED)
R301.2(3) - HEIGHT AND EXPOSURE COEFFICIENTS FOR TABLE R301.2(2):
1.49 ADJUSMENT PROVIDED
R301.2.1.4 (AMD) - EXPOSURE CATEGORY / EXPOSURE C
R301.4 - DEAD LOADS & R301.5 - LIVE LOADS -
ATTIC FLOOR: EXISTING
SECOND / MAIN FLOOR: 10 PSF DL / 40 PSF LL / NEW JOISTS & FLOOR BEAMS PROVIDED
DECK FLOOR: 10 PSF DL / 40 PSF LL / PROVIDED

R301.6 (AMD) - ROOF LOAD - EXISTING / N/A
R301.7 - ALLOWABLE DEFLECTION - N/A

PER SECTION R302 - FIRE-RESISTANT CONSTRUCTION:
R302.1 (AMD) - EXTERIOR WALLS - MINIMUM FIRE SEPERATION / EXISTING WALLS - N/A
NEW DECKS AND STAIRS / MEET 5'-0" REQUIREMENTS - NO RATING REQUIRED

PER SECTION R303 - LIGHT, VENTILATION AND HEATING / MEETS REQUIREMENTS
PER SECTION R304 - MINIMUM ROOM AREAS / MEETS REQUIREMENTS
PER SECTION R305 - CEILING HEIGHTS / MEETS MIN. REQUIREMENTS
PER SECTION R306 - SANITATION / MEETS REQUIREMENTS (BACKFLOW VALVE PROVIDED)
PER SECTION R307 - TOILET, BATH AND SHOWER SPACES / MEETS REQUIREMENTS
PER SECTION R308 - GLAZING -
R308.4 - HAZARDOUS LOCATIONS / TEMPERED WINDOWS PROVIDED

PER SECTION R310 - EMERGENCY ESCAPE AND RESCUE OPENINGS -
R310.1 - EMERGENCY ESCAPE AND RESCUE REQUIRED / PROVIDED IN RENOVATED AREAS
R310.1.1 - MINIMUM OPENING AREA / PROVIDED IN RENOVATED BEDROOM - 5.7 REQ.'D / PROVIDED

PER SECTION R311 - MEANS OF EGRESS -
R311.1 - MEANS OF EGRESS / N/A (EXISTING)
R311.2 - EGRESS DOOR / N/A (EXISTING)
R311.3.1 - FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOOR / N/A (EXISTING)

PER SECTION R312 - GUARDS -
R312.1 - WHERE REQUIRED / PROVIDED
R312.2 - HEIGHT / MEETS REQUIREMENTS
R312.3 - OPENING LIMITATIONS / MEETS REQUIREMENTS

PER SECTION R313 - AUTOMATIC FIRE SPRINKLER SYSTEM -
R313.2 (AMD) - ONE AND TWO FAMIL DWELLLINGS AUTOMATIC FIRE SPRINKLER SYSTEM (NOT REQUIRED/NOT PROVIDED)

PER SECTION R314 - SMOKE ALARM:
R314 - SMOKE ALARMS (PROVIDED)
R314.4 (AMD) - POWER SOURCE (MEETS REQUIREMENTS)

PER SECTION R315 - CARBON MONOXIDE ALARM:
R315.1 (AMD) - CARBON MONOXIDE ALARMS (PROVIDED)

PER SECTION R316 - FOAM PLASTIC:
R316.4 - THERMAL BARRIER / N/A

PER SECTION R317 - PROTECTION OF WOOD AND WOOD BASED PRODUCTS AGAINST DECAY:
R317.1 - LOCATION REQUIRED (MEETS REQUIREMENTS)

PER SECTION R318 - PROTECTION AGAINST SUBTERRANEAN TERMITES:
R318.1 - SUBTERRANEAN TERMITE CONTROL METHODS (METHOD #3 PROVIDED)

PER SECTION R319 - SITE ADDRESS:
R319.1 - ADDRESS NUMBERS (MEETS REQUIREMENTS)

PER SECTION R320 - ACCESSIBILITY:
R320.1 - SCOPE (NOT REQUIRED / NOT PROVIDED)

PER SECTION R321 - ELEVATORS AND PLATFORM LIFTS:
(NOT REQUIRED / NOT PROVIDED)

PER SECTION R322 - FLOOD-RESISTANT CONSTRUCTION:
R322.1 - GENERAL (COMPLIES)
R322.1.2 - STRUCTURAL SYSTEM (PROVIDED)
R322.1.3 - FLOOD-RESISTANT CONSTRUCTION (MEETS REQUIREMENTS)
R322.1.4 - ESTABLISHING THE DESIGN FLOOD ELEVATION - 100-YEAR REQUIRED (AE 11' + 1'-0" FREEBOARD)
R322.1.4.1 - DETERMINATION OF THE DESIGN FLOOD ELEVATION (500-YEAR FLOOD PROVIDED)
R322.1.5 - LOWEST FINISH FLOOR (EXCEEDS MIN. REQUIREMENTS)
R322.1.6 - PROTECTION OF MECHANICAL AND ELECTRICAL (PROVIDED)
R322.1.7 - PROTECTION OF WATER SUPPLY AND SANITARY SEWGE SYSTEMS (PROVIDED)
R322.1.8 - FLOOD RESISTANT MATERIALS (PROVIDED)
R322.1.10 - AS-BUILT ELEVATION DOCUMENTAION (PROVIDED)
R322.2.1 - ELEVATION REQUIREMENTS (PROVIDED)
R322.2.2 - ENCLOSED AREA BELOW DESIGN FLOOD ELEVATION (MEETS #1 REQUIREMENTS)
R322.2.3 - FOUNDATION DESIGN AND CONSTRUCTION (MEETS REQUIREMENTS)
R322.3.4 - WALLS BELOW DESIGN FLOOD ELEVATION (MEETS REQUIREMENTS)
R322.3.5 - ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION (MEETS REQUIREMENTS)
R322.3.6 - CONSTRUCTION DOCUMENTS (MEETS REQUIREMENTS)

LEGEND

GRAVEL
CONCRETE
MORTAR, GROUT
STEEL
FRAMING LUMBER
HARDWOOD
PLYWOOD
BATT INSULATION
GYPSUM WALLBOARD
KEY NOTE
DETAIL DRAWING NO.
BUILDING SECTION
WALL SECTION
SECTION DETAIL
COLUMN GRID
PLAN / WALL DETAIL
INTERIOR ELEVATION DRAWING NO.
DATUM POINT (ELEVATION)
DOOR NUMBER
WINDOW NUMBER
PARTITION TYPE
REVISION FLAG
REFERENCE KEY
REMOVAL NOTE
ROOM NUMBER
EQUIPMENT TYPE
CABINET TYPE
C.O.D. CARBON MONOXIDE DETECTOR
S.D. SMOKE DETECTOR (HARD WIRE)
H.D. HEAT DETECTOR (HARD WIRE)
CEILING FAN/LIGHT

Amaya Architects
American Institute of Architects

284 RACEBROOK RD.
ORANGE, CT 06477
TEL (203) 795 5656
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Sheet Title:
TITLE SHEET

APPLICATION #1329

NIZNANSKY RESIDENCE
619 PENFIELD RD.
FAIRFIELD, CT 06824

STATE OF CONNECTICUT
DEPARTMENT OF HOUSING
COMMUNITY DEVELOPMENT BLOCK GRANT
DISASTER RECOVERY PROGRAM
OWNER OCCUPIED REHABILITATION
AND REBUILDING PROGRAM (OORR)

PROJECT INFO:

Address: 619 Penfield Road
Map: 138
Zone: A
Flood Zone: AE 11

Applicant: Rafael Amaya (Architect)
284 Racebrook Rd.
Orange, CT 06477
TEL (203) 795 5656

Owner: Katherine Niznansky

Scope of work: Elevate existing house above 500 year BFE.

Preparer: Rafael Amaya (Architect)
284 Racebrook Rd.
Orange, CT 06477
TEL (203) 795 5656

Siginature: _____
Rafael Amaya (Architect)

Date: 07/05/2016

Project Number: 140107.29
Drawn By: J.V.L.

Sheet Number:
T1

STANDARD - A Zone	MINIMUM REQUIRED/ MAXIMUM ALLOWED	EXISTING CONDITIONS	NOTES
Minimum Lot Area	9375 S.F.	9971.5 S.F.	
Minimum Square on Lot	75 FT.	80 FT.	
Minimum Lot Frontage	20 FT.	80 FT.	
DENSITY-Minimum Lot Area per Dwelling			
One Family Dwelling Unit	9375 S.F.	9971.5 S.F.	
Two Family Dwelling Unit	N.A.	N.A.	
Three Family Dwelling Unit	N.A.	N.A.	
Four Family Dwelling Unit	N.A.	N.A.	
Each Additional Dwelling Unit	N.A.	N.A.	
MINIMUM SET BACK			
Set Back from Street Line	30 FT	29.07 FT	
Set Back from Side Property Lines (One Story) (SUM)	20 FT.	31.54 FT.	
More Than One Story	25 FT.		
Set Back from One Side Property Line	7 FT.	13.19 FT.	
Set Back from Rear Property Line	30 FT.	50.23 FT.	
Set Back from One Street Line on a Corner Lot - One Story	17 FT.	N.A.	
More Than One Story	22 FT.	N.A.	
Accesory Structure			
Side Yard	4 FT.	5.32 FT.	
Street Line	30 FT.	95.78 FT.	
MINIMUM FLOOR AREA			
Minimum Floor Area			
Floor Area - One Story Building	750 S.F.		
Floor Area - Split Level Building	1000 S.F.	2,033.7 S.F.	
Floor Area - Two or More Story Building (Total Floor Area)	1000 S.F.		
Ground Floor Area	650 FT.	1,446.2 S.F.	
HEIGHT			
Maximum Height for a Building or Structure	*32 FT.	19.5 FT.	
Maximum Number of Stories per Building	2 1/2	1	
COVERAGE			
Maximum Building Lot Coverage as a percentage of Lot Area	20 %	22.77%	
Maximum Building Floor Area as a percentage of Lot Area	40 %	24.78%	

* DWELLING WITHIN THE 100-YEAR FLOOD ZONE ARE ALLOWED ONE FOOT OF ADDITIONAL HEIGHT FOR EVERY TWO (2) FEET OF VERTICAL DISTANCE BETWEEN EXISTING AVERAGE GRADE AND BASE FLOOD ELEVATION

*** BASE FLOOD ELEVATION = 11 FT. AVE GRADE = 4.3 FT. : 11 - 4.3 = 6.7 FT. : 6.7 / 2 = 3.35 FT : 32 + 3.35 = 35.35 FT

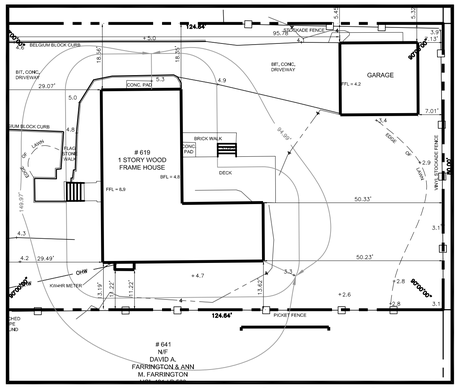
GRADE PLANE CALCULATIONS

Overall Length (Girth) 245.0

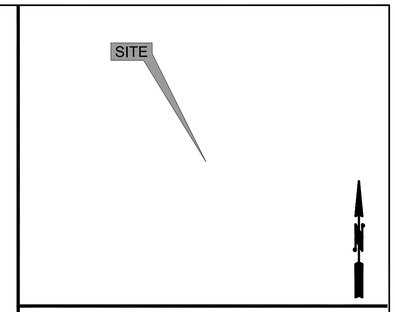
Section	Beginning Elevation	End Elevation	Average Elevation	Section Length	Weighted	Average Grade	Notes
Section A	5.3	3.3	4.3	95.0	0.39	1.7	
Section B	3.3	5.3	4.3	150.0	0.61	2.6	
				245.0	1.0	**4.3**	

BUILDING HEIGHT CALCULATION

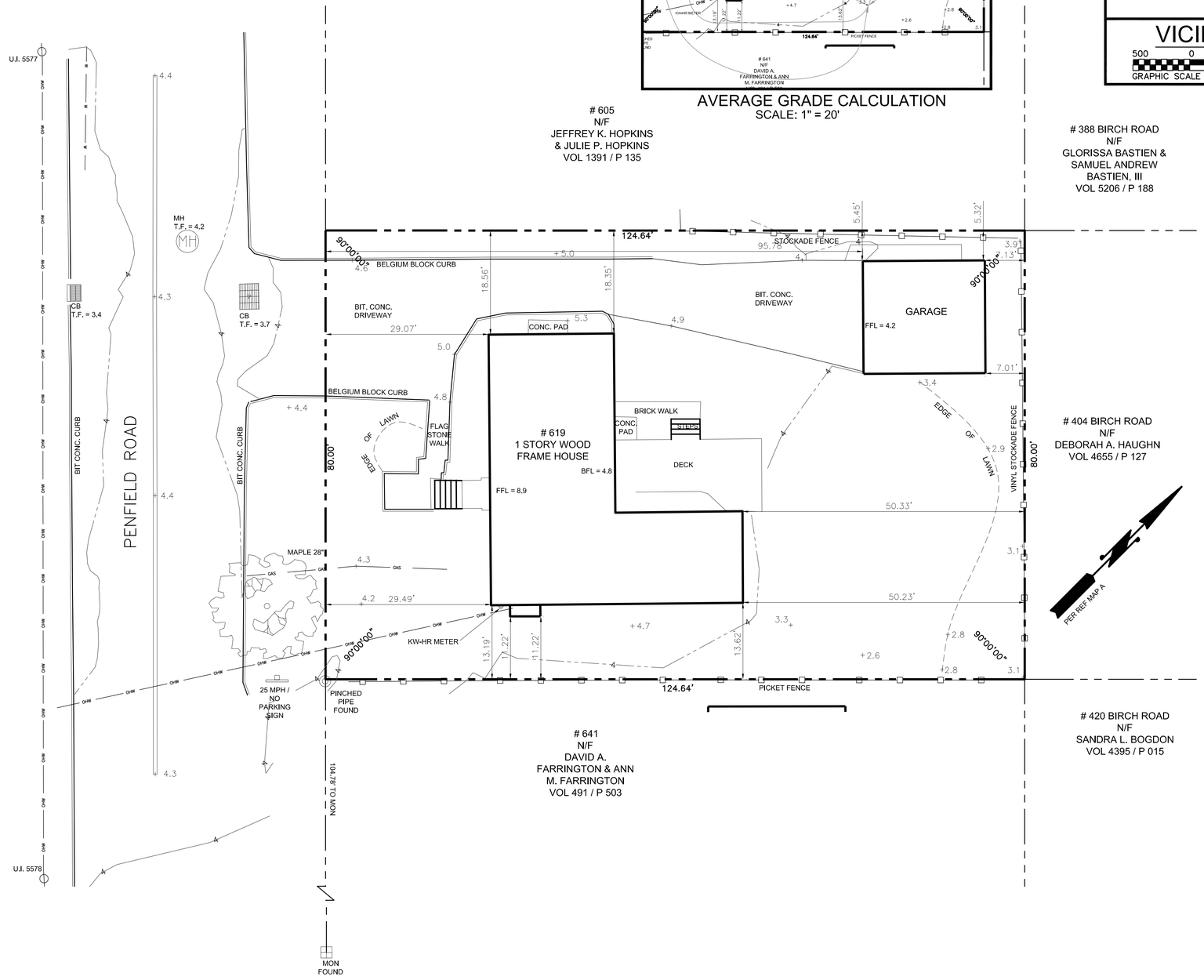
Average Grade	4.3
Ridge	26.4
Eave	21.3
Midpoint	23.9
Height Of Building	**19.5**



AVERAGE GRADE CALCULATION
SCALE: 1" = 20'



VICINITY MAP
500 0 500 1000 1500
GRAPHIC SCALE – 1" = 500'FEET



SITE ADDRESS: 619 PENFIELD ROAD FAIRFIELD, CT.

ASSESSORS MAP: 138
PARCEL: 135

ZONE DESIGNATION: RESIDENCE A

OWNER/APPLICANT: KATHERINE NIZNANSKY

619 PENFIELD ROAD
FAIRFIELD, CT.
06824

EXISTING PLOT PLAN

SCALE: 1"= 10'

DATE: 4 JANUARY 2016

FULLER ENGINEERING & LAND SURVEYING
525 JOHN STREET
BRIDGEPORT, CT.
PH. 203-333-9465
EMAIL:INFO@FULLERSURVEYORS.COM

I HEREBY CERTIFY THAT
TO MY KNOWLEDGE AND BELIEF,
THIS MAP IS SUBSTANTIALLY CORRECT
TO THE STANDARDS OF CLASS "A2"
AS NOTED HEREON

KEVIN M. CROWLEY
R.L.S. # 70261
AE 15-2623

10 0 10 20 30
GRAPHIC SCALE – FEET

NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AND ADOPTED ON SEPT. 26, 1996.
2. THE TYPE OF SURVEY PERFORMED WITH RESPECT TO THE BOUNDARY PERIMETER IS LIMITED PROPERTY/BOUNDARY SURVEY - EXISTING BUILDING LOCATION SURVEY.
3. THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
4. WITH RESPECT TO HORIZONTAL ACCURACY, THIS MAP CONFORMS TO AN ACCURACY CLASS A-2.
5. WITH RESPECT TO VERTICAL ACCURACY, THIS MAP CONFORMS TO AN ACCURACY CLASS T-2. DATUM IS NAVD 88.
6. UTILITY, STRUCTURES, AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN-PART, BY FIELD LOCATIONS OF OBSERVABLE STRUCTURES AND PAINTED MARKINGS. THE ACTUAL LOCATION AND SIZE OF UNDERGROUND UTILITIES SHOWN HEREON MAY NOT BE INDICATED. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. PRIOR TO EXCAVATION OR CONSTRUCTION, CONTACT "CALL BEFORE YOU DIG", (800) 922-4455.
7. OWNER OF RECORD: KATHERINE NIZNANSKY, RECORDED IN VOLUME 2283, PAGE 067 IN THE TOWN OF FAIRFIELD TOWN CLERK'S OFFICE.
8. ALL OF THIS SITE IS WITHIN A FEMA FLOOD HAZARD ZONE AE 11. SEE FEMA FIRM MAP NUMBER 09001C0438G, MAP REVISED DATE OF JULY 8, 2013.
9. ALL DECLARATIONS ARE VALID FOR THE MAP AND COPIES THERE OF ONLY IF THEY BEAR THE EMBOSSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY RENDER ANY DECLARATION SHOWN HEREON NULL AND VOID.

MAP REFERENCES:

A. "COLONIAL GARDENS NO 3, FAIRFIELD CONNECTICUT", DATED SEPTEMBER 21, 1945, SCALE: 1 INCH = 80 FEET, RECORDED AS MAP 1323 IN THE TOWN OF FAIRFIELD LAND RECORDS.

NO.	REVISIONS	DATE

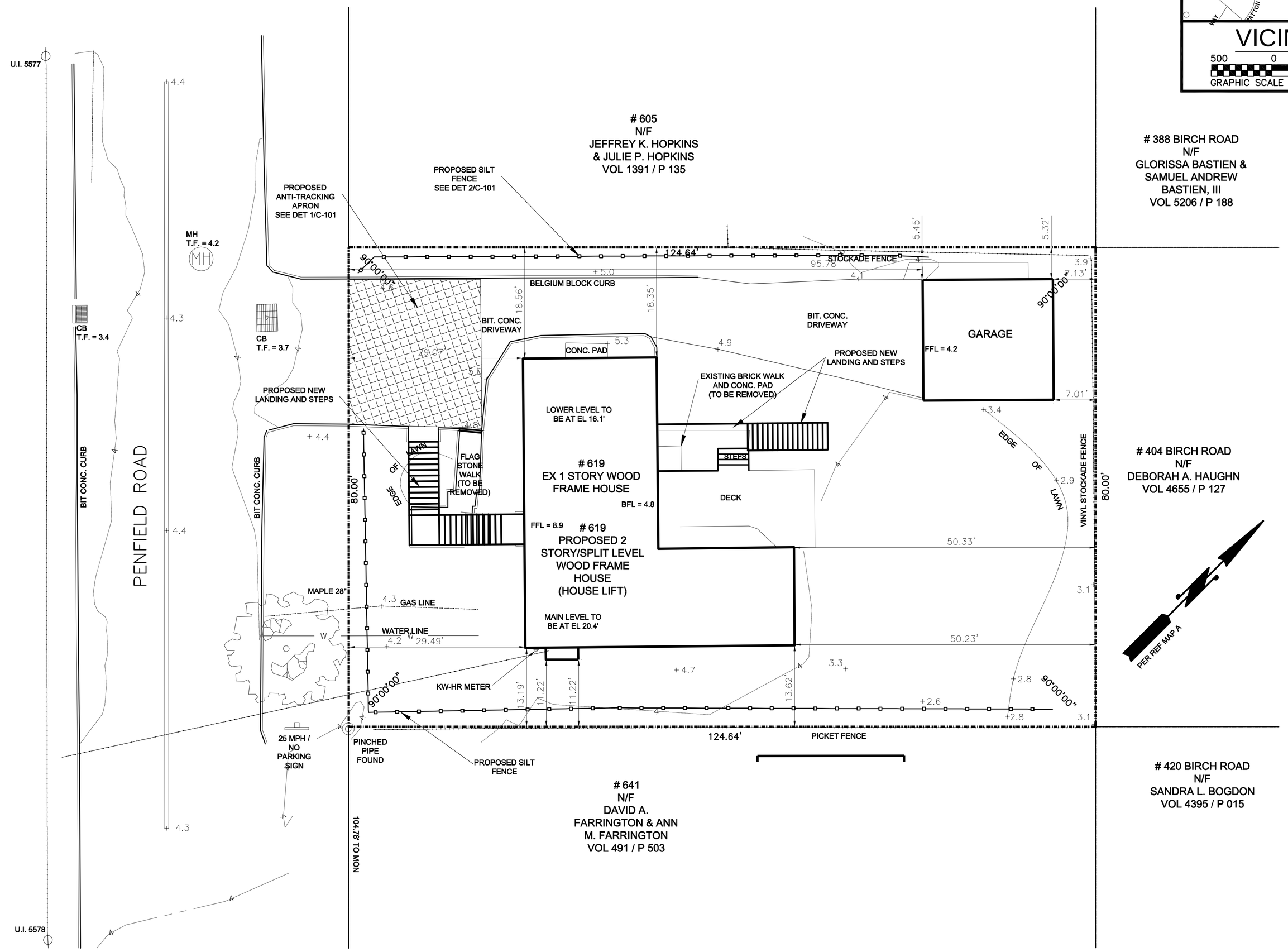
STANDARD - A Zone	MINIMUM REQUIRED/ MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED	NOTES
Minimum Lot Area	9375 S.F.	9971.5 S.F.	9971.5 S.F.	
Minimum Square on Lot	75 FT.	80 FT.	80 FT.	
Minimum Lot Frontage	20 FT.	80 FT.	80 FT.	
DENSITY-Minimum Lot Area per Dwelling				
One Family Dwelling Unit	9375 S.F.	9971.5 S.F.	9971.5 S.F.	
Two Family Dwelling Unit	N.A.	N.A.		
Three Family Dwelling Unit	N.A.	N.A.		
Four Family Dwelling Unit	N.A.	N.A.		
Each Additional Dwelling Unit	N.A.	N.A.		
MINIMUM SET BACK				
Set Back from Street Line	30 FT	29.07 FT.	29.07 FT	
Set Back from Side Property Lines (One Story) (SUM)	20 FT.	31.54 FT.	31.54 FT.	
Set Back from One Side Property Line	7 FT.	13.19 FT.	13.19 FT	
Set Back from Rear Property Line	30 FT.	50.23 FT.	50.23 FT	
Set Back from One Street Line on a Corner Lot - One Story	17 FT.	N.A.	N.A.	
More Than One Story	22 FT.	N.A.	N.A.	
Accesory Structure				
Side Yard	4 FT.	5.32 FT.	5.32 FT	
Street Line	30 FT.	95.78 FT.	95.78 FT	
MINIMUM FLOOR AREA				
Minimum Floor Area				
Floor Area - One Story Building	750 S.F.		N.A.	
Floor Area - Split Level Building	1000 S.F.	2,033.7 S.F.	N.A.	
Floor Area - Two or More Story Building (Total Floor Area)	1000 S.F.		2033.7 S.F.	
Ground Floor Area	650 FT.	1,446.2 S.F.	1446.2 S.F.	
HEIGHT				
Maximum Height for a Building or Structure	*32 FT.	19.5 FT.	30.88 FT	
Maximum Number of Stories per Building	2 1/2	1	2	
COVERAGE				
Maximum Building Lot Coverage as a percentage of Lot Area	20 %	22.77%	26.13%	
Maximum Building Floor Area as a percentage of Lot Area	40 %	24.78%	24.78%	

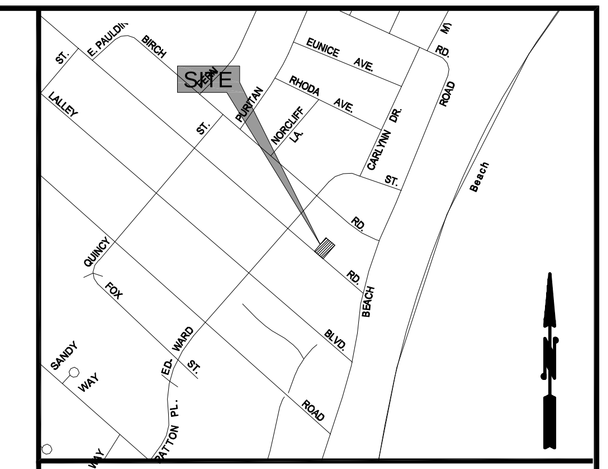
* DWELLING WITHIN THE 100-YEAR FLOOD ZONE ARE ALLOWED ONE FOOT OF ADDITIONAL HEIGHT FOR EVERY TWO (2) FEET OF VERTICAL DISTANCE BETWEEN EXISTING AVERAGE GRADE AND BASE FLOOD ELEVATION

*** BASE FLOOD ELEVATION = 11 FT. AVE GRADE = 4.3 FT. : 11 - 4.3 = 6.7 FT. : 6.7 / 2 = 3.35 FT : 32 + 3.35 = 35.35 FT

NOTES:

1. THIS PLAN IS FOR THE PROPOSED HOUSE LIFTING, UTILITIES, AND MISCELLANEOUS LANDSCAPING ONLY.
2. EXISTING FEATURES AND TOPOGRAPHY WERE TAKEN FROM A SURVEY ENTITLED " EXISTING PLOT PLAN PREPARED FOR KATHERINE NIZNANSKY, 619 PENFIELD ROAD, FAIRFIELD, CT" .
3. ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE CONTRACTOR SHALL COORDINATE WITH THE SURVEYOR THE TRANSFER OF CONTROL BENCHMARK INTO THE WORKING AREA AFTER SITE PREPARATION IS COMPLETE.
4. THE INFORMATION GIVEN ON THESE PLANS IN RESPECT TO THE LOCATION OF THE SUBSURFACE STRUCTURE AND UTILITIES INDICATES ONLY THE STRUCTURES AND UTILITIES EXIST AND NO RESPONSIBILITY IS ASSUMED BY THE ENGINEER FOR THE ACCURACY OF THE LOCATIONS SHOWN. UTILITY INFORMATION IS NOT GUARANTEED TO BE COMPLETE OR ACCURATE.
5. IN ACCORDANCE WITH THE CONNECTICUT PUBLIC ACT 87 - 71 AND CONNECTICUT GENERAL STATUTES SECTION 16-345 THROUGH 16-359, THE OWNER OR THE CONTRACTOR SHALL BE REQUIRED TO VERIFY THE DEPTH AND LOCATION OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION, AND SHALL CONTACT "CALL-BEFORE-YOU-DIG, INC" AT 1-800-922-4455, 48 HOURS PRIOR TO COMMENCING CONSTRUCTION FOR MARK OUT OF UNDERGROUND UTILITIES.
6. THIS SITE IS SERVED BY TOWN SANITARY SEWER.
7. AT THE OUTSET OF CONSTRUCTION, THE EXISTING SANITARY SEWER LATERAL SERVING THE EXISTING DWELLING SHALL BE EXPOSED AND ITS CONDITION ASSESSED. THE LATERAL MAY BE RE-USED OR REPLACED AS DIRECTED BY THE SUPERVISION ENGINEER AND A DESIGNEE OF THE TOWN OF FAIRFIELD DEPARTMENT OF PUBLIC WORKS SEWER DIVISION. A SEWER PERMIT SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. THIS SITE IS SERVED BY NATURAL GAS AND THE AQUARION WATER COMPANY.
9. THE USE OF IN-GROUND FUEL STORAGE TANKS SHALL BE PROHIBITED.
10. THE CONTRACTOR SHALL OBTAIN ALL APPROPRIATE PERMITS PRIOR TO COMMENCING CONSTRUCTION.
11. REFER TO SHEET C-101 FOR THE DEPICTION OF PROPOSED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, SEDIMENTATION AND EROSION CONTROL NOTES AND DETAILS, AND CONSTRUCTION STAGING SEQUENCE.
12. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT, LOCAL AND INTERNATIONAL BUILDING CODES, AND THOSE CRITERIA SHALL TAKE PRECEDENT OVER THESE PLAN.
13. ALL EXISTING UTILITIES SHALL BE DISCONNECTED IN ACCORDANCE WITH TOWN OF FAIRFIELD AND STATE OF CONNECTICUT STANDARDS AND SPECIFICATIONS PRIOR TO THE REMOVAL OF ANY EXISTING STRUCTURES.
14. ALL ROOF DRAINS FROM THE PROPOSED HOUSE LIFTING SHALL BE CONNECTED BACK TO WHERE IT WAS PRIOR TO LIFTING. FINAL LOCATIONS OF THE ROOF DRAIN DOWNSPOUTS SHALL BE COORDINATED BETWEEN THE ARCHITECT AND THE CONTRACTOR.
15. THE LOCATION OF THE PROPOSED UTILITIES DEPICTED HEREON ARE APPROXIMATE. FINAL LOCATIONS OF ALL PROPOSED UTILITY SERVICES INCLUDING BUT NOT LIMITED TO: GAS, WATER, ELECTRIC, TELEPHONE, AND CABLE, SHALL BE COORDINATED BETWEEN RESPECTIVE UTILITY COMPANY AND THE OWNER. CONNECTIONS AND INSTALLATION SPECIFICATIONS SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND MAINTAINING TRAFFIC FLOW ON PENFIELD ROAD THROUGHOUT THE PROJECT.
17. UPON COMPLETION OF THE CONSTRUCTION AND PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A LETTER OF CERTIFICATION FROM A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF CONNECTICUT AND AN "IMPROVEMENT SURVEY" MAP THAT DEPICTS AS-BUILT CONDITIONS FROM A LAND SURVEYOR REGISTERED IN THE STATE OF CONNECTICUT SHALL BE SUBMITTED TO THE ENGINEERING DIVISION OF THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL FOR THE PURPOSE OF CONFIRMING THAT CONSTRUCTION WAS COMPLETED SUBSTANTIALLY IN COMPLIANCE WITH THE APPROVED PLANS AS AMENDED FROM TIME TO TIME.
18. REMOVAL OF ANY TREES WITHIN THE TOWN RIGHT-OF-WAY IS SUBJECT TO PRIOR REVIEW AND APPROVAL BY THE TOWN TREE WARDEN. ANY LANDSCAPING WITHIN THE TOWN RIGHT-OF-WAY SHALL BE APPROVED BY THE TOWN TREE WARDEN.
19. LIFTING: ALL EXISTING UTILITIES SHALL BE DISCONNECTED IN ACCORDANCE WITH TOWN OF FAIRFIELD AND STATE OF CONNECTICUT STANDARDS AND SPECIFICATIONS PRIOR TO THE LIFTING OF THE EXISTING STRUCTURES.
20. THE CONTRACTOR SHALL DIG TEST PITS TO VERIFY THE DEPTH AND LOCATIONS OF EXISTING UTILITIES, SEWERS AND STORM DRAINS PRIOR TO INSTALLATION. ANY POTENTIAL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
21. ALL AREAS THAT ARE USED BY CONSTRUCTION EQUIPMENT AND USED FOR CONTRACTOR PARKING MUST HAVE THE SOIL TILLED 12 TO 16 INCHES AND AMENDED WITH SMALL AMOUNTS OF ORGANIC MATERIAL IF NEEDED. THE AREA TO BE RESTORED SHALL BE DETERMINED BY THE SITE ENGINEER.





MAP REFERENCES:

A. "EXISTING PLOT PLAN PREPARED FOR KATHERINE NIZNANSKY, 619 PENFIELD ROAD, FAIRFIELD, CT." DATED JANUARY 4, 2016, SCALE: 1" = 10', BY FULLER ENGINEERING & LAND SURVEYING.

B. "COLONIAL GARDENS NO 3, FAIRFIELD CONNECTICUT", DATED SEPTEMBER 21, 1945, SCALE: 1 INCH = 80 FEET, RECORDED AS MAP 1323 IN THE TOWN OF FAIRFIELD LAND RECORDS.

NO.	REVISIONS	DATE
1	WATER LINE ADDED	06-30-16

HOUSE FOOTPRINT TO REMAIN UNCHANGED

PROPOSED STEPS AND LANDING	335.10 SF
EXISTING STEPS AND WALK TO BE REMOVED	-243.20 SF
NET INCREASE IN IMPERVIOUS AREA	91.00 SF

SITE ADDRESS: 619 PENFIELD ROAD FAIRFIELD, CT.

ASSESSORS MAP: 138
PARCEL: 135

ZONE DESIGNATION: RESIDENCE A

OWNER/APPLICANT: KATHERINE NIZNANSKY
619 PENFIELD ROAD
FAIRFIELD, CT.
06824

PROPOSED SITE PLAN
C-100

SCALE: 1"= 10'

DATE: 4 JANUARY 2016

FULLER ENGINEERING & LAND SURVEYING
525 JOHN STREET
BRIDGEPORT, CT.
PH. 203-333-9465
EMAIL:INFO@FULLERSURVEYORS.COM

JAMES E. QUILL
P.E.# 14358

AE 15-2623

10 0 10 20 30
GRAPHIC SCALE – FEET

O:\Fuller CAD Files\CT\Fairfield\Penfield Road\# 619 PENFIELD ROAD\DWG\PROPOSED SITE PLAN.dwg, C-100, 7/6/2016 9:13:01 AM,

SOIL EROSION & SEDIMENTATION CONTROL NOTES:

A. PURPOSE-EROSION CONTROL

ALL CONSTRUCTION ACTIVITIES INVOLVING THE REMOVAL OR DISTURBANCE OF SOILS ARE TO BE PROVIDED WITH APPROPRIATE PROTECTIVE MEASURES TO MINIMIZE EROSION AND CONTAIN SEDIMENT DISPOSITION WITHIN THE AREA UNDER DEVELOPMENT. THE MINIMUM STANDARD FOR INDIVIDUAL MEASURES SHALL BE THOSE OUTLINED IN THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL" 2002 EDITION AS AMENDED TO DATE. THOSE METHODS DEEMED MOST EFFECTIVE FOR THIS PROJECT ARE DESCRIBED HEREIN.

B. CONTINGENCY PLAN

AS A PRECAUTIONARY MEASURE THE CONTRACTOR SHALL AT ALL TIMES KEEP AT LEAST TWO ONE HUNDRED FOOT ROLLS OF SEDIMENTATION FENCE & 20 STRAWBALES STOCKPILED ON SITE WHICH SHALL BE AVAILABLE FOR UNFORESEEN EROSION OR SEDIMENT PROBLEMS SHOULD ANY ARISE. THE CONTRACTOR SHALL IMMEDIATELY INSTALL THE SEDIMENT FENCE DOWN SLOPE SO AS TO CONTAIN ANY SEDIMENT. THE CONTRACTOR SHALL THEN PROMPTLY CONTACT THE DESIGN ENGINEER TO DETERMINE IF FURTHER CORRECTIVE ACTION IS REQUIRED. THE DESIGN ENGINEER, AFTER CONSULTATION WITH THE ZONING/WETLANDS ENFORCEMENT OFFICER SHALL THEN INSTRUCT THE CONTRACTOR AS TO WHAT ADDITIONAL MEASURES ARE DEEMED NECESSARY.

C. GENERAL GUIDELINES-EROSION CONTROL

1. OTHER THAN CONSTRUCTION SPECIFICALLY SHOWN ON THESE APPROVED PLANS, NO ACTIVITIES SHALL BE CONDUCTED WITHIN DESIGNATED WETLAND AREAS, WATERCOURSES, FLOOD PLAINS OR WITHIN CHANNEL ENCROACHMENT LINES WITHOUT THE PRIOR APPROVAL OF THE PLANNING AND ZONING COMMISSION AND INLAND WETLANDS COMMISSION.
2. WHEREVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
3. ONLY THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME DURING CONSTRUCTION.
4. PRIOR TO THE START OF CONSTRUCTION, TEMPORARY BALED HAY EROSION CHECKS, SEDIMENTATION FENCES AND OTHER APPROVED SEDIMENT CONTROL MEASURES SHALL BE IN PLACE WHERE SHOWN ON THESE PLANS AND AT OTHER LOCATIONS WHERE DEEMED NECESSARY.
5. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE PERIOD OF EXPOSURE SHALL BE KEPT TO A MINIMUM, INSTALLING PERMANENT AND FINAL VEGETAT- ION, STRUCTURES, ETC. AT THE EARLIEST POSSIBLE OPPORTUNITY.
6. CONSTRUCTION EQUIPMENT SHALL NOT UNNECESSARILY CROSS LIVE STREAMS EXCEPT BY MEANS OF BRIDGES, CULVERTS OR OTHER APPROVED MEANS.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL REMAIN IN PLACE AND BE MAINTAINED REGULARLY IN PROPER FUNCTIONING CONDITION, UNTIL ALL AREAS EXPOSED DURING SITE CONSTRUCTION HAVE BEEN SUITABLY STABILIZED WITH FINAL VEGETATIVE COVER.
8. CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1 UNLESS STABILIZED BY A GEOTEXTILE MAT.
9. ADEQUATE PROVISIONS SHALL BE MADE TO PREVENT SURFACE WATER FROM DAMAGING THE CUT FACE OF EXCAVATIONS OR THE SLOPING SURFACES OF FILLS.
10. FILL SHALL BE PLACED AND COMPACTED SO AS TO MINIMIZE SLIDING OR EROSION OF THE SOIL.

D. SEDIMENT BARRIERS

PURPOSE

TO INTERCEPT AND RETAIN SMALL AMOUNTS OF SEDIMENT FROM DISTURBED OR UNPROTECTED AREAS OF LIMITED EXTENT.

MATERIALS AND INSTALLATION

SEDIMENT BARRIERS MAY CONSIST OF FILTER FENCE OR STRAW OR STRAWBALES, STONE BERMS, OR OTHER FILTER MATERIALS. PLANNED LIFESPAN OF SEDIMENT BARRIERS VARIES. STRAWBALES SHOULD ONLY BE USED AS A TEMPORARY BARRIER FOR NO LONGER THAN 60 DAYS. SYNTHETIC FILTER FENCES CAN BE USED FOR 60 DAYS OR LONGER DEPENDING ON ULTRAVIOLET STABILITY AND MANUFACTURER'S RECOMMENDATIONS. STONE BARRIERS CAN BE USED FOR LONGER PERIODS OF TIME.

A. STRAWBALES

1. SHEET FLOW APPLICATIONS

a. BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE ON THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

b. ALL BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED. BALES SHALL BE INSTALLED SO THAT BINDINGS ARE ORIENTED AROUND THE SIDES RATHER THAN ALONG THE TOPS AND BOTTOMS OF THE BALES TO PREVENT DETERIORATION OF THE BINDINGS.

c. THE BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED AND CHINKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER. BACKFILL SOIL SHALL CONFORM TO THE GROUND LEVEL ON THE DOWNHILL SIDE AND SHALL BE BUILT UP TO 4 INCHES AGAINST THE UPHILL SIDE OF THE BARRIER. BALES SHOULD BE PLACED 10 FEET AWAY FROM TOE OF SLOPE OR AS SHOWN ON THE PLANS.

d. EACH BALE SHALL BE SECURELY ANCHORED BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER. STAKES OR REBARS SHALL BE DRIVEN DEEP ENOUGH INTO THE GROUND TO SECURELY ANCHOR THE BALES.

f. THE GAPS BETWEEN BALES SHALL BE CHINKED (FILLED BY WEDGING) WITH STRAW TO PREVENT WATER FROM ESCAPING BETWEEN THE BALES. (LOOSE STRAW SCATTERED OVER THE AREA IMMEDIATELY UPHILL FROM A STRAW BALE BARRIER TENDS TO INCREASE BARRIER EFFICIENCY.) IN SLOPING AREAS WHERE SURFACE FLOW FOLLOWS THE BALE LINE, PERPENDICULAR BALE CHECKS SHALL BE INSTALLED AT APPROPRIATE INTERVALS (100 FEET MAXIMUM).

e. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

g. BALE BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

2. MAINTENANCE

a. INSPECTION SHALL BE MADE AFTER EACH STORM EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

b. CLEAN OUT OF ACCUMULATED SEDIMENT BEHIND THE BALES IS NECESSARY IF 1/2 OF THE ORIGINAL HEIGHT OF THE BALES BECOMES FILLED IN WITH SEDIMENT.

B. FILTER FENCES

1. MATERIALS

a. SYNTHETIC FIBER FILTER FABRIC

SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER, OR POLYETHYLENE FILAMENTS AND SHALL BE CERTIFIED BY MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING REQUIREMENTS:

PHYSICAL PROPERTY	REQUIREMENTS
FILTERING EFFICIENCY	75% (MIN.)
TENSILE STRENGTH AT 20% (MAX.) ELONGATION	EXTRA STRENGTH- 50 LBS./LIN. IN. (MIN.)
	STANDARD STRENGTH- 30 LBS./LIN. IN. (MIN.)
FLOW RATE	0.3 GAL./SQ. FT./MIN. (MIN.)

b. NATURAL FIBER FILTER FABRIC

BURLAP SHALL BE 10 OUNCE PER SQUARE YARD FABRIC. POSTS FOR FILTER FENCES SHALL BE EITHER 2X3 OR 2X4 INCH STUDS OR 0.5 POUNDS (MINIMUM) PER LINEAR FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM. STAKES FOR FILTER FENCE SHALL BE 1"X2" WOOD OR EQUIVALENT METAL WITH MINIMUM LENGTH OF 3 FEET.

WIRE FENCE REINFORCEMENT FOR SILT FENCES USING STANDARD STRENGTH FILTER CLOTH SHALL BE A MINIMUM OF 42 INCHES IN HEIGHT, A MINIMUM OF 14 GAUGE AND SHALL HAVE A MAXIMUM MESH SPACING OF 6 INCHES.

SOME SILT FENCES DO NOT REQUIRE A WIRE BACKING. CONSULT MANUFACTURER'S INSTRUCTIONS FOR PROPER INSTALLATION REQUIREMENTS.

2. INSTALLATION REQUIREMENTS

a. THIS SEDIMENT BARRIER UTILIZES BURLAP OR STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS IS EXPECTED. IN SPECIAL CASES BURLAP MAY BE USED IN DRAINWAYS.

b. THE HEIGHT OF THE BARRIER SHALL NOT EXCEED 36 INCHES (HIGHER BARRIERS MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE). THE FILTER FENCE SHALL BE PLACED 10 FEET AWAY FROM THE TOE OF THE SLOPE, OR AS SHOWN ON THE PLANS.

c. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH OVERLAP, AND SECURELY SEALED. SEE MANUFACTURER'S RECOMMENDATIONS.

d. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL BE AS MANUFACTURER RECOMMENDS.

e. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 6 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

f. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES BELOW THE ORIGINAL GROUND SURFACE.

g. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED, WIRED OR TIED TO THE WIRE FENCE, AND 8 INCHES OF FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

h. WHEN EXTRA STRENGTH FILTER FABRIC OR BURLAP AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED, WIRED, OR TIED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 1 APPLYING.

i. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.

j. FILTER BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

3. MAINTENANCE

a. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

b. SHOULD THE FABRIC DECOMPOSE OR BECOME DEFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

c. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

d. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

E. LAND GRADING

1. PURPOSE

TO RESTORE AREA UPON COMPLETION OF CONSTRUCTION, AND DURING AND UPON COMPLETION OF LAND GRADING OPERATIONS.

2. INSTALLATION REQUIREMENTS

A. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.

B. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN.

C. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.

D. AREAS TO BE FILLED SHALL BE CLEANED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, OR OTHER OBJECTIONABLE MATERIAL.

E. AREAS ARE TO BE TOPSOILED IN ACCORDANCE WITH TOPSOILING REQUIREMENTS.

F. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

G. ALL FILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED EIGHT INCHES IN THICKNESS.

H. FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.

I. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.

J. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.

K. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.

3. MAINTENANCE

ALL STRUCTURAL, NONSTRUCTURAL AND VEGETATIVE SEDIMENT AND EROSION CONTROL PRACTICES IMPLEMENTED DURING LAND GRADING OPERATIONS SHALL BE MAINTAINED ACCORDING TO REQUIREMENTS OUTLINED ON THIS PLAN.

F. TOPSOILING

1. PURPOSE

TO PROVIDE A SUITABLE GROWTH MEDIUM FOR FINAL SITE STABILIZATION WITH VEGETATION.

2. INSTALLATION REQUIREMENTS

A. SITE INVESTIGATIONS SHALL BE MADE TO DETERMINE IF THERE IS SUFFICIENT TOPSOIL OF GOOD QUALITY TO USE FOR SITE RESTORATION. HIGH QUALITY TOPSOIL SHALL BE FRIABLE AND LOAMY (LOAM, SANDY LOAM, SILT LOAM, SANDY CLAY LOAM, CLAY LOAM). OTHER SOIL TYPES WITH HIGH ORGANIC CONTENT MAY BE FOUND SUITABLE AFTER TESTING. IT SHALL BE FREE OF DEBRIS, TRASH, STUMPS, ROCKS, ROOTS, AND NOXIOUS WEEDS. IT SHALL GIVE EVIDENCE OF BEING ABLE TO SUPPORT HEALTHY VEGETATION. IT SHALL CONTAIN NO SUBSTANCE THAT IS POTENTIALLY TOXIC TO PLANT GROWTH. ALL TOPSOIL SHALL BE TESTED BY A RECOGNIZED LABORATORY TO DETERMINE THE PROPER APPLICATION RATES FOR LIME AND FERTILIZER.

B. STRIPPING

STRIPPING SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. A 4 TO 6 INCH STRIPPING DEPTH IS COMMON, BUT DEPTH MAY VARY DEPENDING ON THE PARTICULAR SOIL. ALL PERIMETER DIKES, BASINS, AND ANY OTHER SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO STRIPPING.

C. STOCKPILING

TOPSOIL SHALL BE STOCKPILED IN SUCH A MANNER THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE SHALL RESULT

D. SIDE SLOPES

SIDE SLOPES OF THE STOCKPILE SHALL NOT EXCEED 2 TO 1 (2 HORIZONTALLY TO 1 VERTICALLY).

E. SEDIMENT BARRIER

A SEDIMENT BARRIER SHALL SURROUND ALL TOPSOIL STOCKPILES.

F. TEMPORARY SEEDING

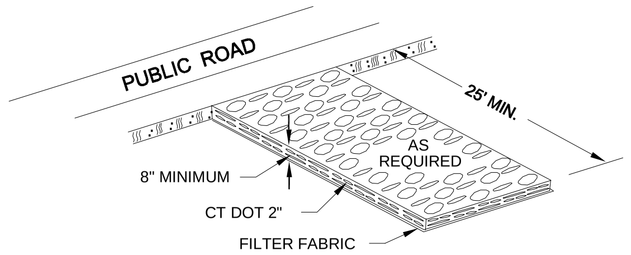
TEMPORARY SEEDING OF STOCKPILES SHALL BE COMPLETED WITHIN 15 DAYS OF THE FORMATION OF THE STOCKPILE, IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE COVER REQUIREMENTS.

G. SITE PREPARATION

BEFORE TOPSOILING, ESTABLISH NEEDED EROSION AND SEDIMENT CONTROL MEASURES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, WATERWAYS, SEDIMENT BASINS, ETC. THESE MEASURES MUST BE MAINTAINED DURING TOPSOILING.

H. GRADING

PREVIOUSLY ESTABLISHED GRADES ON THE AREAS TO BE TOPSOILED SHALL BE MAINTAINED ACCORDING TO THE APPROVED PLANS.



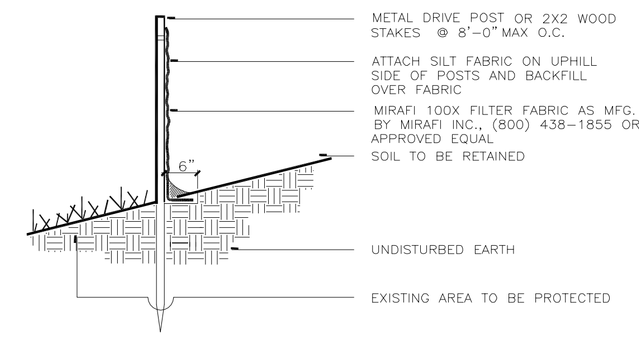
GRADATION TABLE

SQUARE MESH SIEVES	CONN. DOT 2" CRUSHED GRAVEL % FINER	ASTM C-33 NO. 2 % FINER	ASTM C-33 NO. 3 % FINER
2 1/2 INCHES	100	90-100	100
2 INCHES	95-100	35-70	90-100
1 1/2 INCHES	35-70	0-15	35-70
1 1/4 INCHES	0-25	---	---
1 INCHES	0-10	---	0-15
3/4 INCHES	---	0-5	---
1/2 INCHES	---	---	0-5
3/8 INCHES	---	---	---

SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CONNECTICUT.

TYP. ANTI-TRACKING APRON DETAIL 1

SCALE: N.T.S.



TYP. SILT FENCE DETAIL 2

SCALE: N.T.S.

NO.	REVISIONS	DATE
1	WATER LINE ADDED	06-30-16

SITE ADDRESS: 619 PENFIELD ROAD FAIRFIELD, CT.

ASSESSORS MAP: 138
PARCEL: 135

ZONE DESIGNATION: RESIDENCE A

OWNER/APPLICANT: KATHERINE NIZNANSKY

619 PENFIELD ROAD
FAIRFIELD, CT.
06824

PROPOSED SITE PLAN
C-101

SCALE: 1"= 10'

DATE: 4 JANUARY 2016

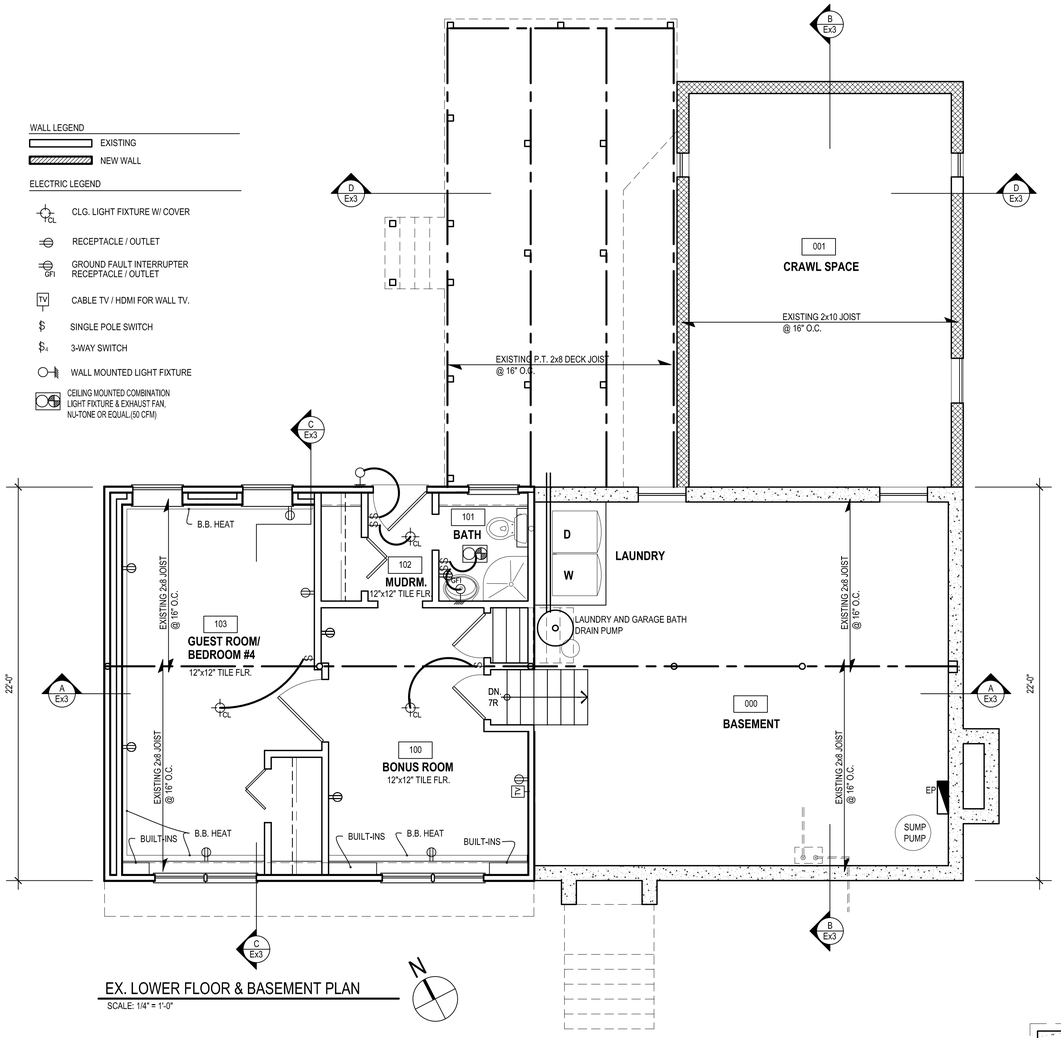
FULLER ENGINEERING & LAND SURVEYING
525 JOHN STREET
BRIDGEPORT, CT.
PH. 203-333-9465
EMAIL:INFO@FULLERSURVEYORS.COM

JAMES E. QUILL
P.E. # 14358

AE 15-2623

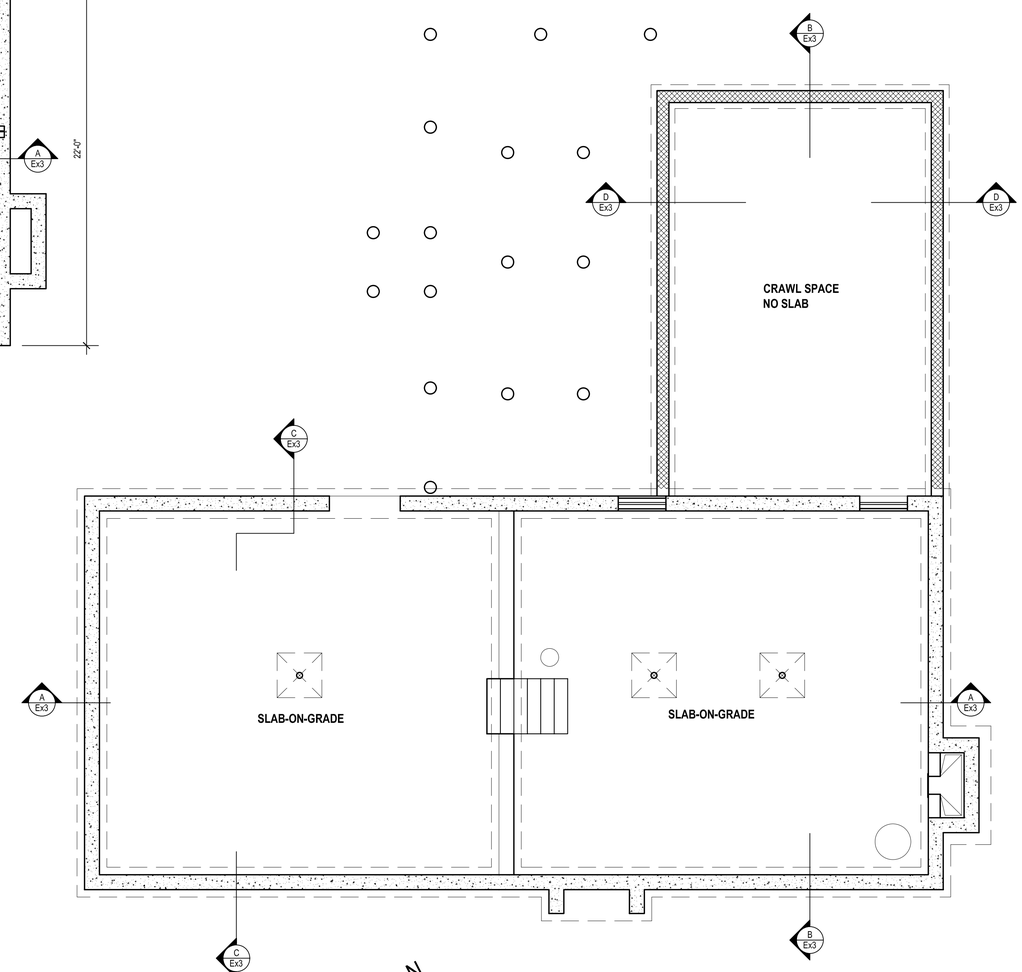
10 0 10 20 30
GRAPHIC SCALE – FEET

O:\Fuller CAD Files\CT\Fairfield\Penfield Road\# 619 PENFIELD ROAD\SOW\SP\PROPOSED SITE PLAN.dwg, C-101, 7/6/2016 9:14:09 AM,



EX. LOWER FLOOR & BASEMENT PLAN

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



EX. FOUNDATION PLAN

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

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American Institute of Architects

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ORANGE, CT 06477

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FAX (203) 799 3871

Sheet Title:
EXISTING PLANS

APPLICATION #1329

NIZNANSKY RESIDENCE
619 PENFIELD RD.
FAIRFIELD, CT 06824

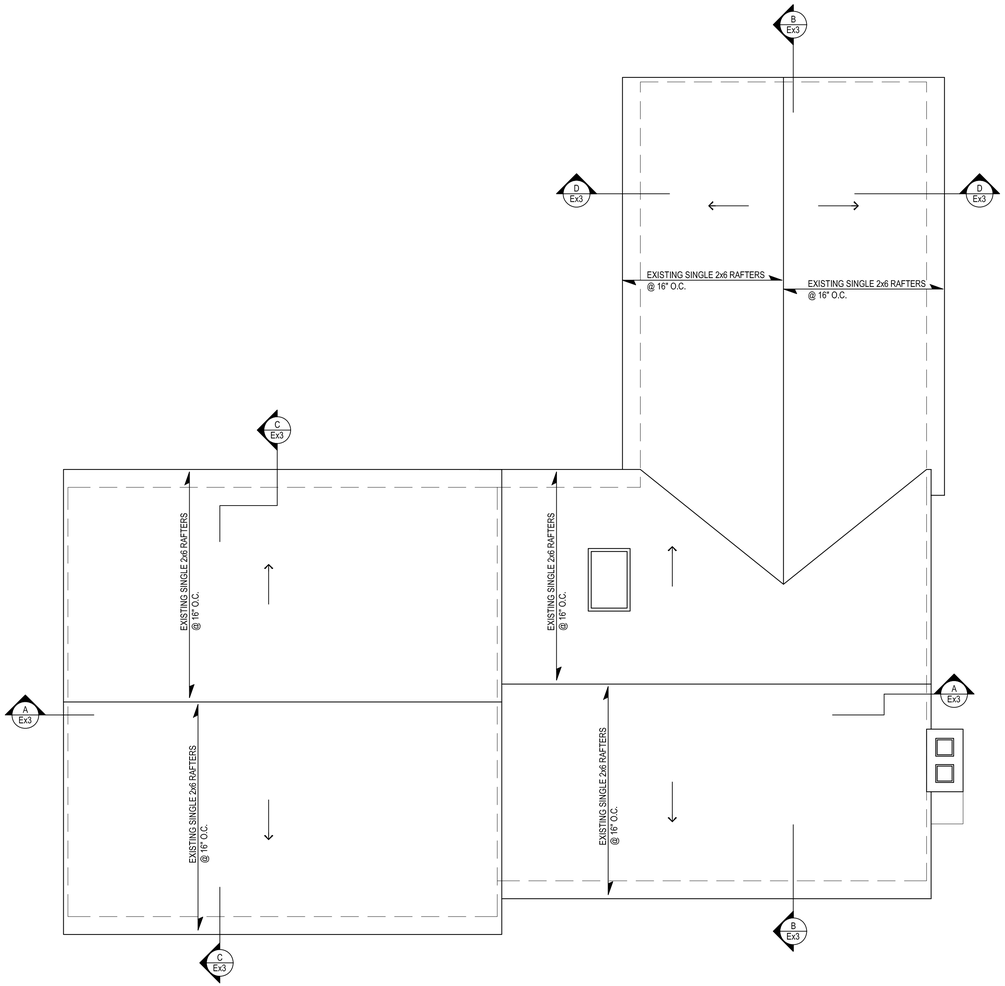
STATE OF CONNECTICUT
DEPARTMENT OF HOUSING
COMMUNITY DEVELOPMENT BLOCK GRANT
DISASTER RECOVERY PROGRAM
OWNER OCCUPIED REHABILITATION
AND REBUILDING PROGRAM (OORR)

Date: 07/05/2016

Project Number: 140107.29

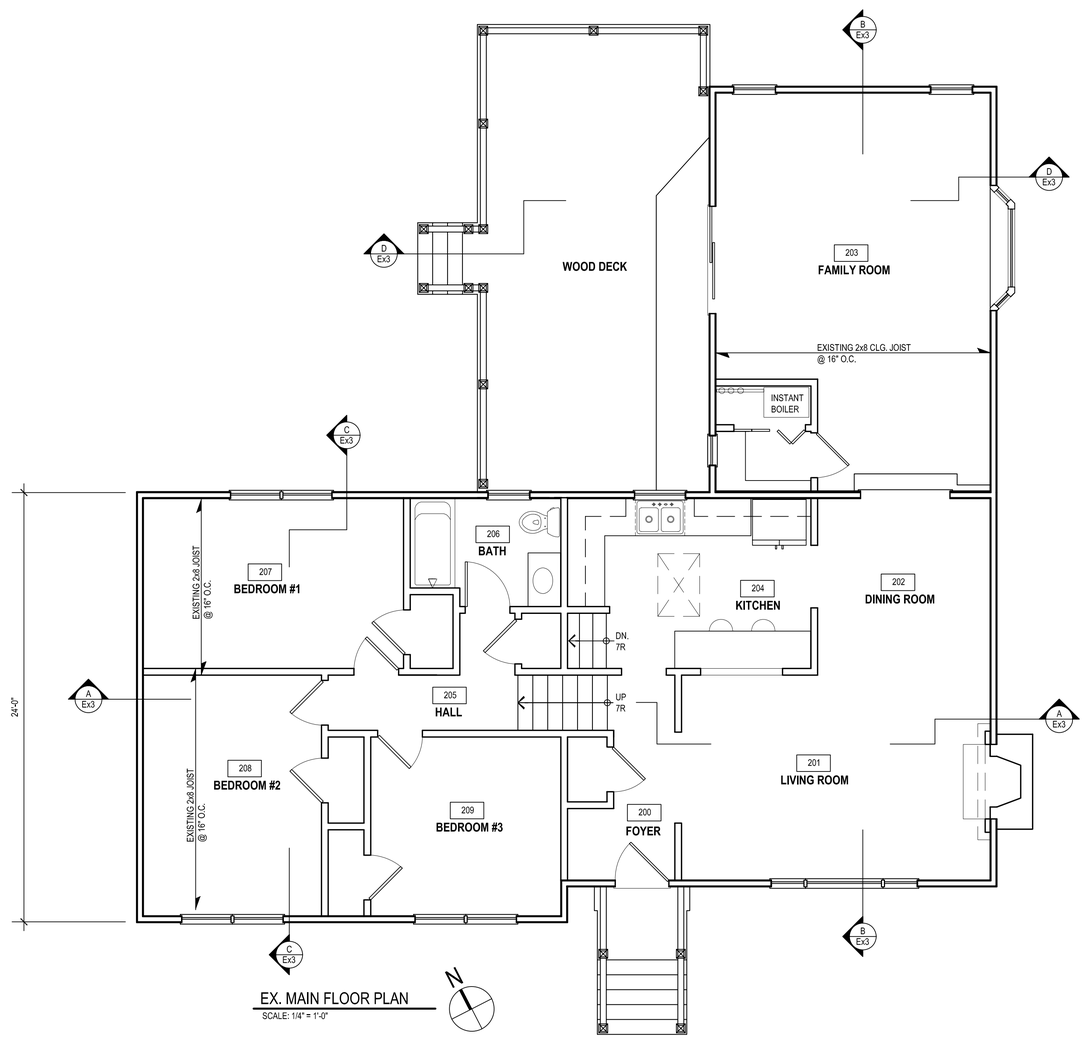
Drawn By: J.V.L.

Sheet Number:
Ex1



EX. ROOF PLAN

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



EX. MAIN FLOOR PLAN

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

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Sheet Title:
EXISTING PLANS

APPLICATION #1329

NIZNANSKY RESIDENCE
619 PENFIELD RD.
FAIRFIELD, CT 06824

STATE OF CONNECTICUT
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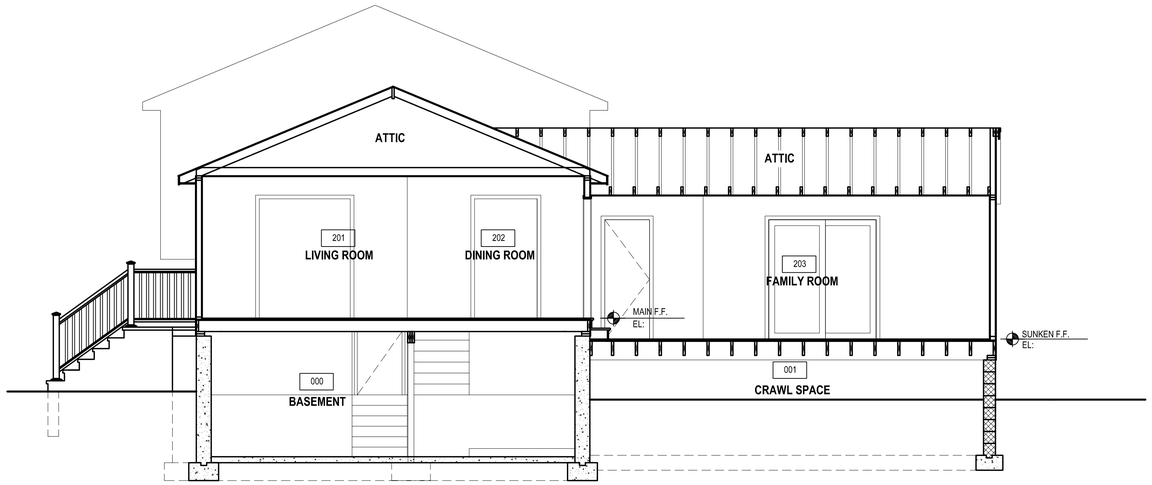
AND REBUILDING PROGRAM (OORR)

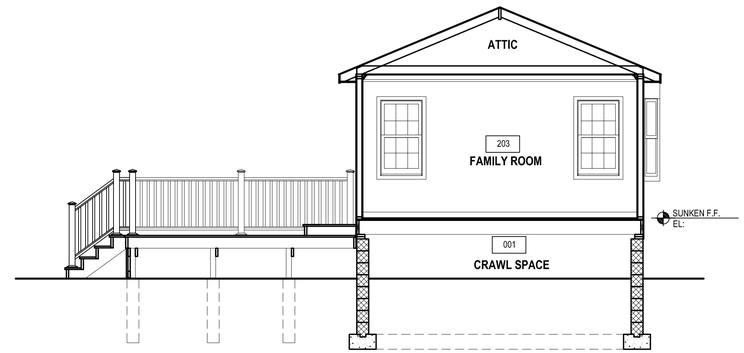
Date: 07/05/2016

Project Number: 140107.29
Drawn By: J.V.L.

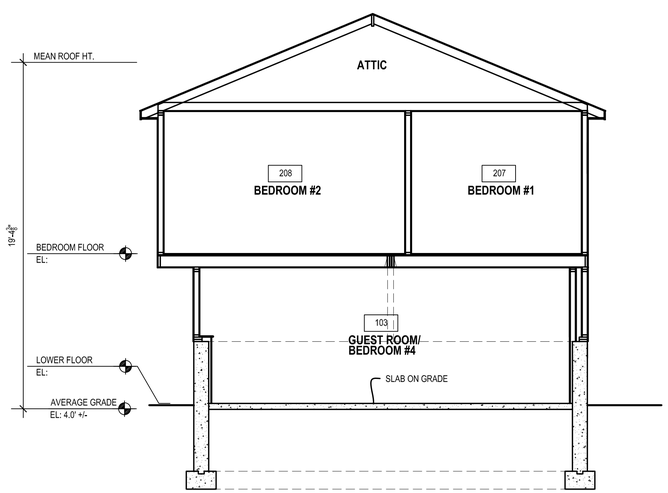
Sheet Number:
Ex2



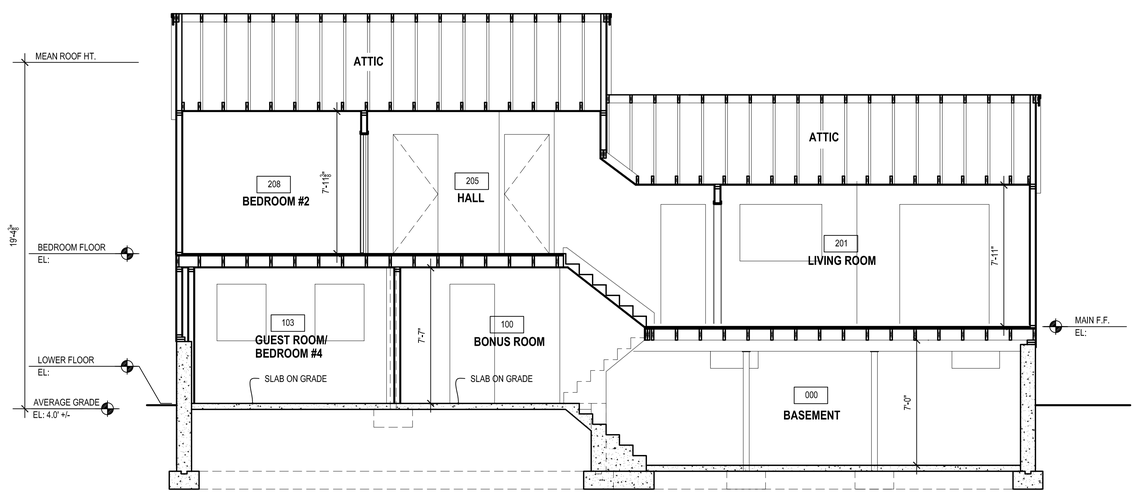
BB EXISTING BUILDING SECTION
Ex3 SCALE: 3/8" = 1'-0"



DD EXISTING BUILDING SECTION
Ex3 SCALE: 3/8" = 1'-0"



CC EXISTING BUILDING SECTION
Ex3 SCALE: 3/8" = 1'-0"



AA EXISTING BUILDING SECTION
Ex3 SCALE: 3/8" = 1'-0"

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ORANGE, CT 06477

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Sheet Title:
EXISTING SECTIONS

APPLICATION #1329

NIZNANSKY RESIDENCE
619 PENFIELD RD.
FAIRFIELD, CT 06824

STATE OF CONNECTICUT
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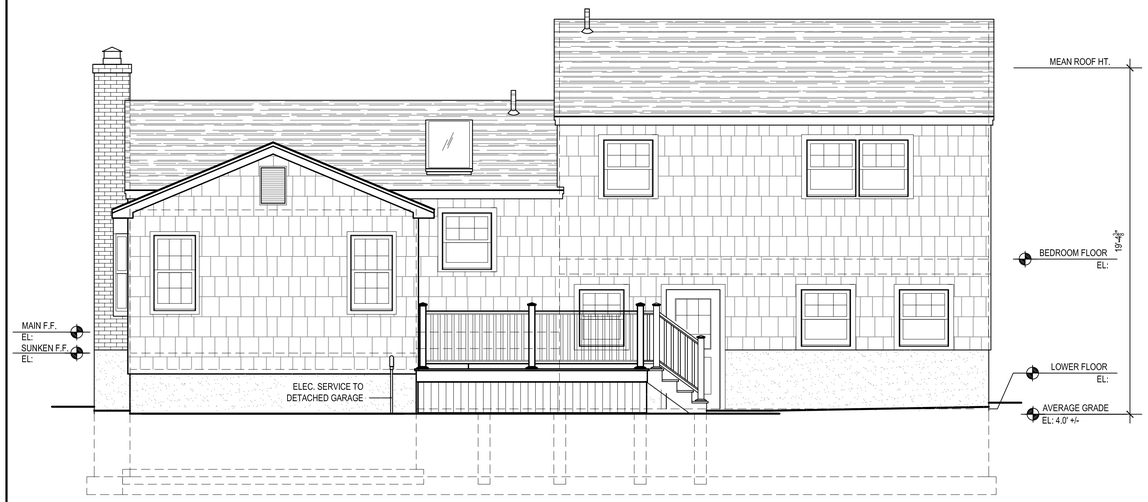
DISASTER RECOVERY PROGRAM
OWNER OCCUPIED REHABILITATION
AND REBUILDING PROGRAM (OORR)

Date: 07/05/2016

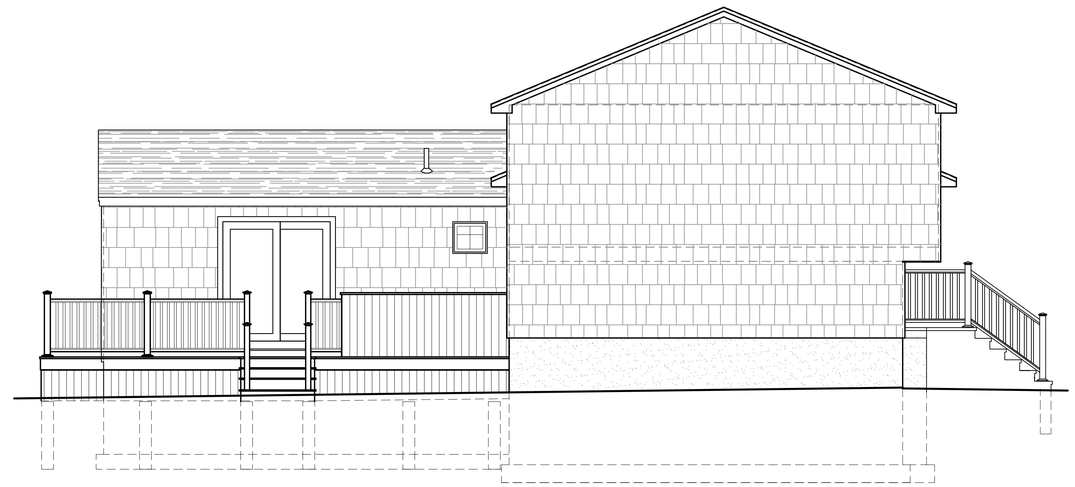
Project Number: 140107.29
Drawn By: J.V.L.

Sheet Number:
Ex3



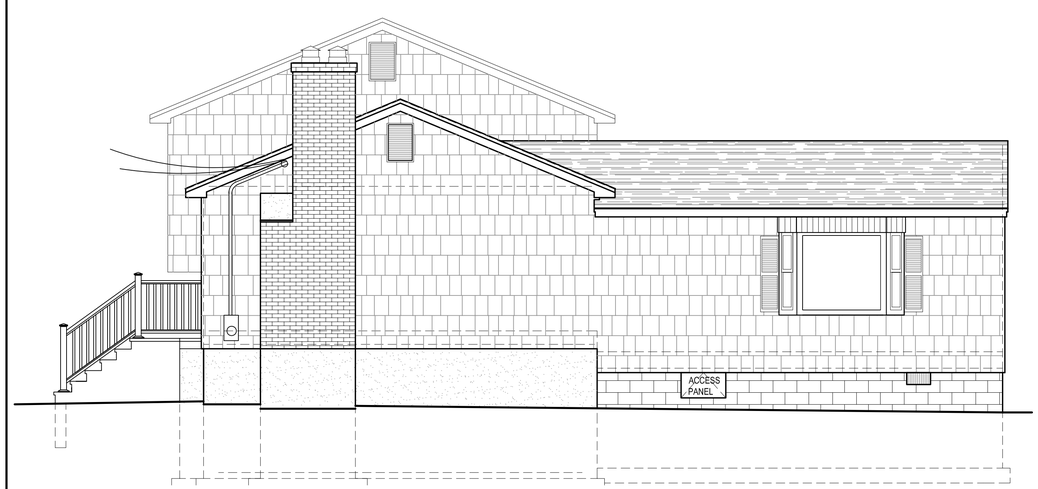
EXISTING REAR ELEVATION

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



EXISTING LEFT ELEVATION

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



EXISTING RIGHT ELEVATION

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

EXISTING FRONT ELEVATION

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

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Sheet Title:
EXISTING ELEVATIONS

APPLICATION #1329

NIZNANSKY RESIDENCE
619 PENFIELD RD.
FAIRFIELD, CT 06824

STATE OF CONNECTICUT
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COMMUNITY DEVELOPMENT BLOCK GRANT
DISASTER RECOVERY PROGRAM
OWNER OCCUPIED REHABILITATION
AND REBUILDING PROGRAM (OORR)

Date: 07/05/2016

Project Number: 140107.29
Drawn By: J.V.L.

Sheet Number:
Ex4

LEGEND

EXISTING

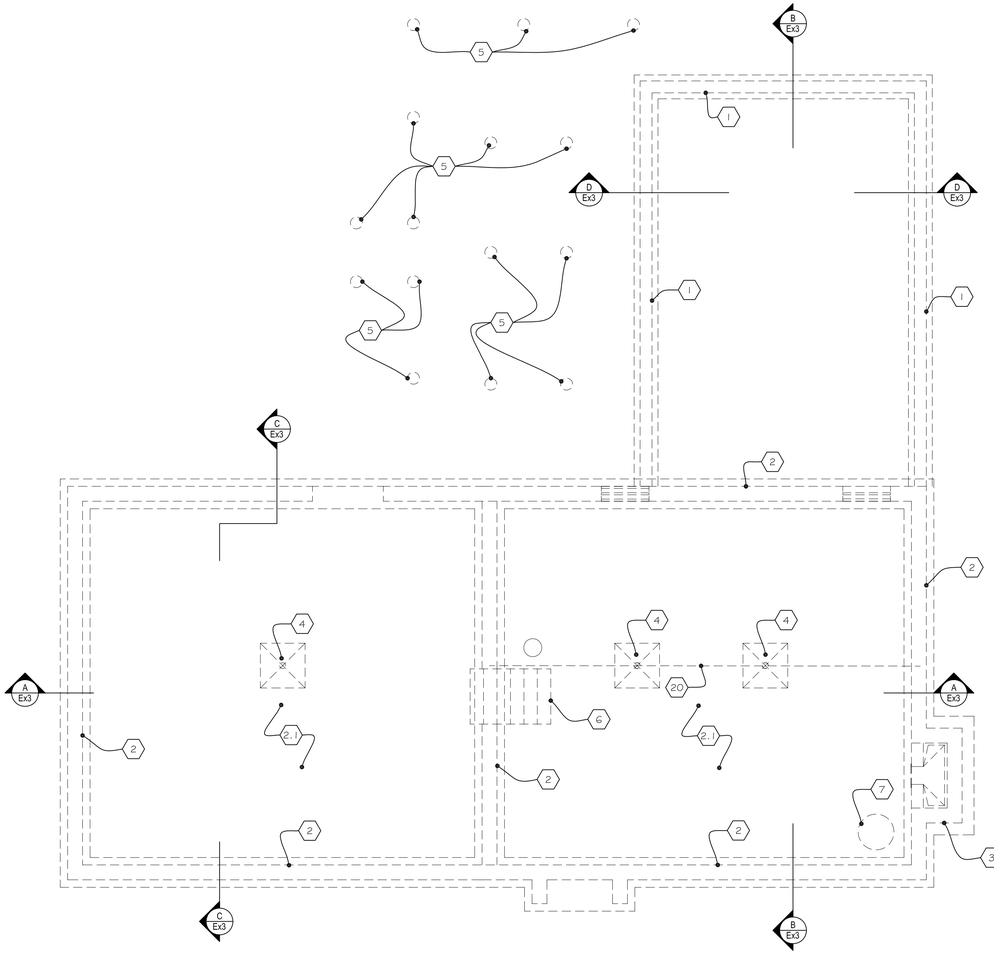
REMOVED (MISC. ITEMS MAY NOT BE NOTED)
VERIFY WITH G.C. ITEMS TO BE SET ASIDE.

REMOVAL TAG LEGEND

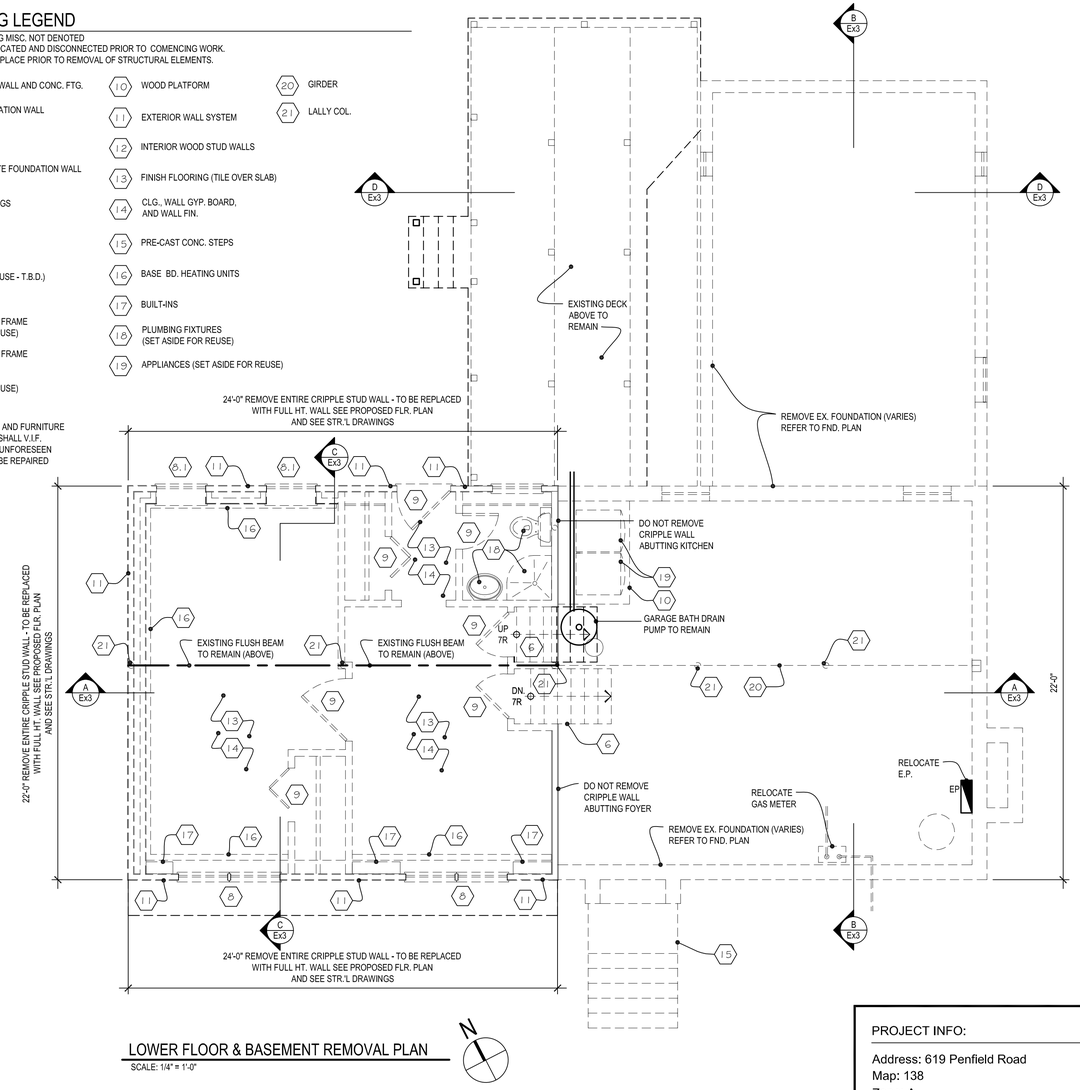
ELECTRICAL AND PLUMBING MISC. NOT DENOTED
ALL UTILITIES SHALL BE LOCATED AND DISCONNECTED PRIOR TO COMENCING WORK.
ALL SHORING SHALL BE IN PLACE PRIOR TO REMOVAL OF STRUCTURAL ELEMENTS.

1. CMU FOUNDATION WALL AND CONC. FTG.
2. CONCRETE FOUNDATION WALL AND CONC. FTG.
2.1. SLAB
3. CHIMNEY CONCRETE FOUNDATION WALL AND CONC. FTG.
4. CONCRETE FOOTINGS
5. CONC. DECK PIERS
6. WOOD STAIRS (SET ASIDE FOR REUSE - T.B.D.)
7. SUMP PUMP
8. WINDOW UNIT AND FRAME (SET ASIDE FOR REUSE)
8.1. WINDOW UNIT AND FRAME
9. DOOR AND FRAME (SET ASIDE FOR REUSE)
10. WOOD PLATFORM
11. EXTERIOR WALL SYSTEM
12. INTERIOR WOOD STUD WALLS
13. FINISH FLOORING (TILE OVER SLAB)
14. CLG., WALL GYP. BOARD, AND WALL FIN.
15. PRE-CAST CONC. STEPS
16. BASE BD. HEATING UNITS
17. BUILT-INS
18. PLUMBING FIXTURES (SET ASIDE FOR REUSE)
19. APPLIANCES (SET ASIDE FOR REUSE)
20. GIRDER
21. LALLY COL.

GENERAL NOTE:
MISC. ITEMS, ACCESSORIES AND FURNITURE MAY NOT BE SHOWN - G.C. SHALL V.I.F. WHETHER THERE ARE ANY UNFORESEEN ITEMS THAT WILL NEED TO BE REPAIRED OR REPLACED.



FOUNDATION REMOVAL PLAN
SCALE: 1/4" = 1'-0"



LOWER FLOOR & BASEMENT REMOVAL PLAN
SCALE: 1/4" = 1'-0"

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Sheet Title:
REMOVAL PLANS

APPLICATION #1329

NIZNANSKY RESIDENCE
619 PENFIELD RD.
FAIRFIELD, CT 06824

STATE OF CONNECTICUT
DEPARTMENT OF HOUSING
COMMUNITY DEVELOPMENT BLOCK GRANT
DISASTER RECOVERY PROGRAM
OWNER OCCUPIED REHABILITATION
AND REBUILDING PROGRAM (OORR)

PROJECT INFO:

Address: 619 Penfield Road
Map: 138
Zone: A
Flood Zone: AE 11

Applicant: Rafael Amaya (Architect)
284 Racebrook Rd.
Orange, CT 06477
TEL (203) 795 5656

Owner: Katherine Niznansky

Scope of work: Elevate existing house above 500 year BFE.

Preparer: Rafael Amaya (Architect)
284 Racebrook Rd.
Orange, CT 06477
TEL (203) 795 5656

Siginature: _____
Rafael Amaya (Architect)

Date: 07/05/2016

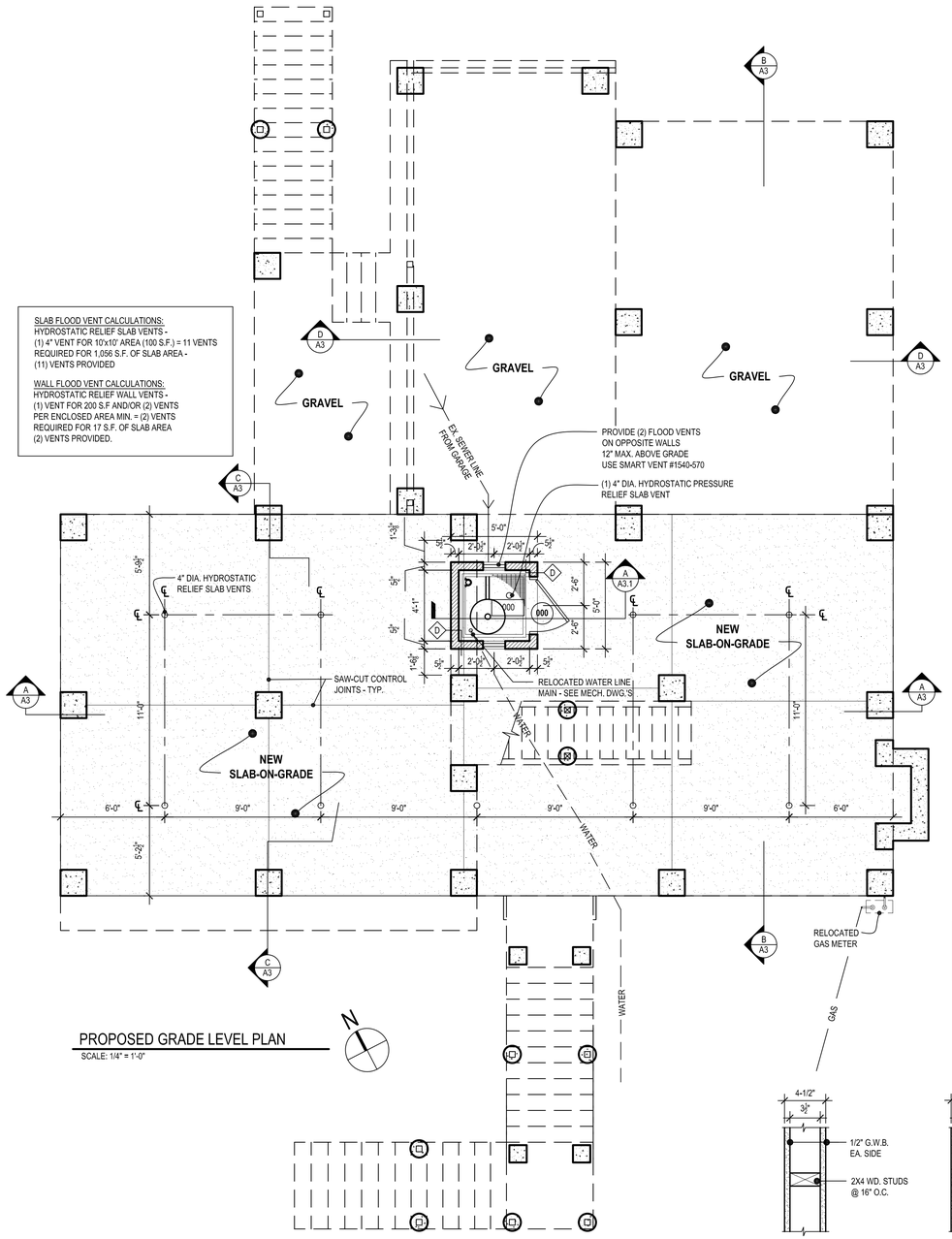
Project Number: 140107.29

Drawn By: J.V.L.

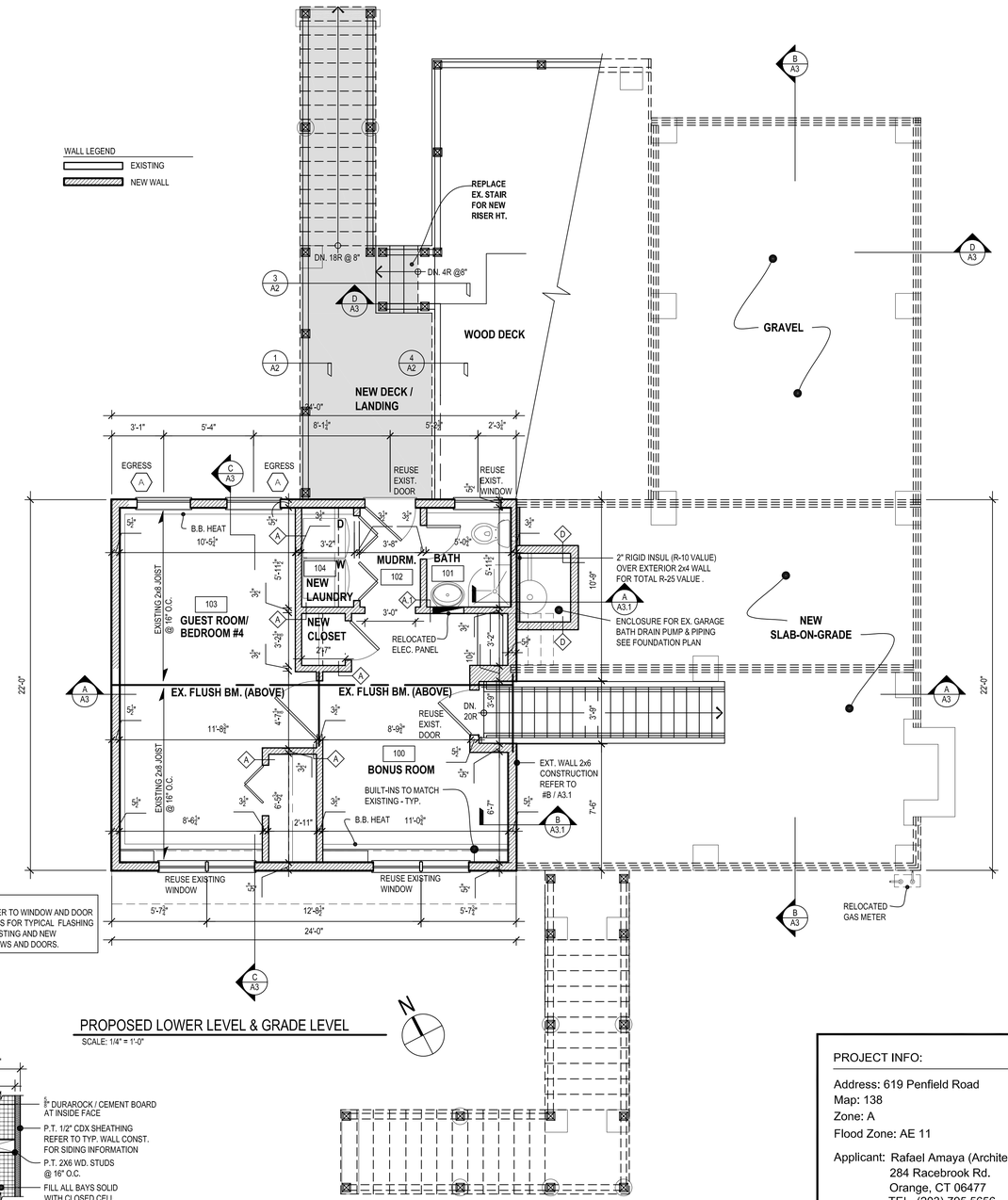
Sheet Number:
R1

SLAB FLOOD VENT CALCULATIONS:
HYDROSTATIC RELIEF SLAB VENTS -
(1) 4" VENT FOR 10'x10' AREA (100 S.F.) = 11 VENTS
REQUIRED FOR 1,056 S.F. OF SLAB AREA -
(11) VENTS PROVIDED

WALL FLOOD VENT CALCULATIONS:
HYDROSTATIC RELIEF WALL VENTS -
(1) VENT FOR 200 S.F AND/OR (2) VENTS
PER ENCLOSED AREA MIN. = (2) VENTS
REQUIRED FOR 17 S.F. OF SLAB AREA
(2) VENTS PROVIDED.

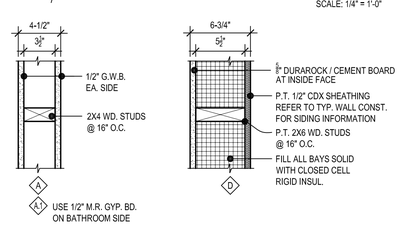


PROPOSED GRADE LEVEL PLAN
SCALE: 1/4" = 1'-0"



NOTE:
1. REFER TO WINDOW AND DOOR DETAILS FOR TYPICAL FLASHING OF EXISTING AND NEW WINDOWS AND DOORS.

PROPOSED LOWER LEVEL & GRADE LEVEL
SCALE: 1/4" = 1'-0"



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

NOTES:
1. PROVIDE BLOCKING AS REQ'D. FOR SHELVING, ETC.
2. ALL GYP. BD. TO BE TAPED AND COMPOUNDED (3) COATS.
3. ALL GYP. BD. TO BE PRIMED (1) COAT AND PTD. (1) COAT.
4. ALL DURAROCK TO BE TAPED AND COMPOUNDED AT JOINTS AND PROVIDE SKIM COAT OVER ENTIRE FACE OF BOARDS TO PROVIDE SMOOTH FINISH PAINTING.

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Sheet Title:
LOWER LEVEL AND GRADE LEVEL PLAN

APPLICATION #1329

NIZNANSKY RESIDENCE
619 PENFIELD RD.
FAIRFIELD, CT 06824

STATE OF CONNECTICUT
DEPARTMENT OF HOUSING
COMMUNITY DEVELOPMENT BLOCK GRANT
DISASTER RECOVERY PROGRAM
OWNER OCCUPIED REHABILITATION AND REBUILDING PROGRAM (OORR)

PROJECT INFO:

Address: 619 Penfield Road
Map: 138
Zone: A
Flood Zone: AE 11

Applicant: Rafael Amaya (Architect)
284 Racebrook Rd.
Orange, CT 06477
TEL (203) 795 5656

Owner: Katherine Niznansky

Scope of work: Elevate existing house above 500 year BFE.

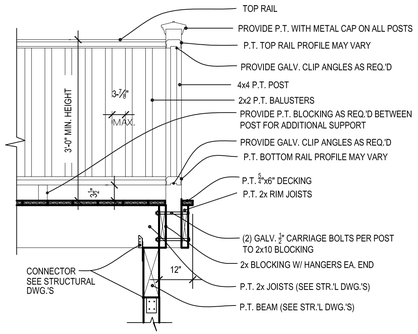
Preparer: Rafael Amaya (Architect)
284 Racebrook Rd.
Orange, CT 06477
TEL (203) 795 5656

Siginature: _____
Rafael Amaya (Architect)

Date: 07/05/2016

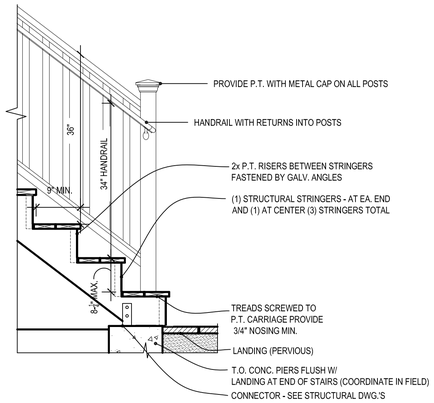
Project Number: 140107.29
Drawn By: J.V.L.

Sheet Number:
A1

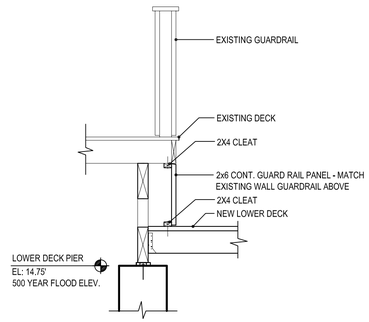


DECK & RAIL NOTES:
1. RAILING / GUARDRAIL TO BE TREATED LUMBER
2. ALL FLOOR DECKING TO BE TREATED 2x6
3. DECKING SHALL BE PICTURE FRAMED SO THAT BD. ENDS ARE NOT EXPOSED.
4. ALL STRUCTURAL FRAMING TO BE P.T. LUMBER
5. ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED

1 / A2 TYP. DECK RAIL DETAIL
SCALE: 3/4" = 1'-0"

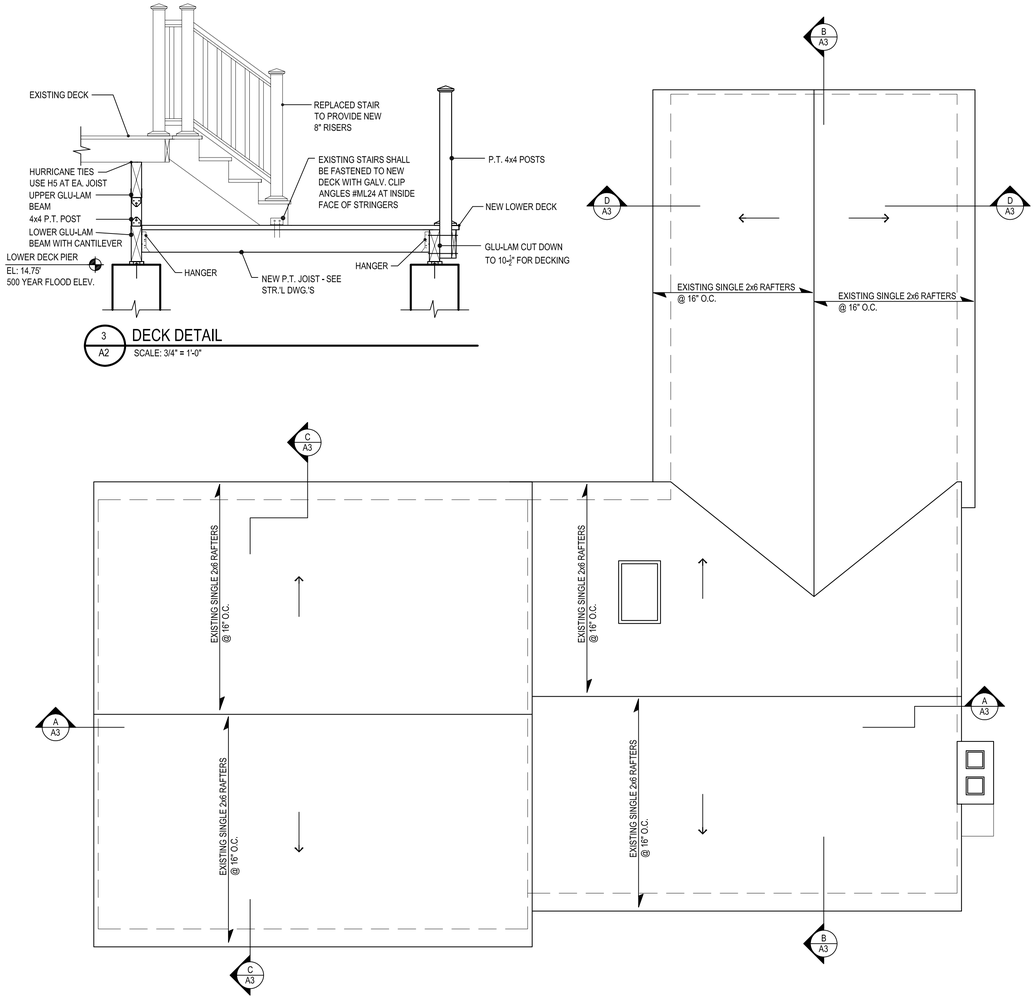


2 / A2 DECK STAIR DETAIL
SCALE: 3/4" = 1'-0"

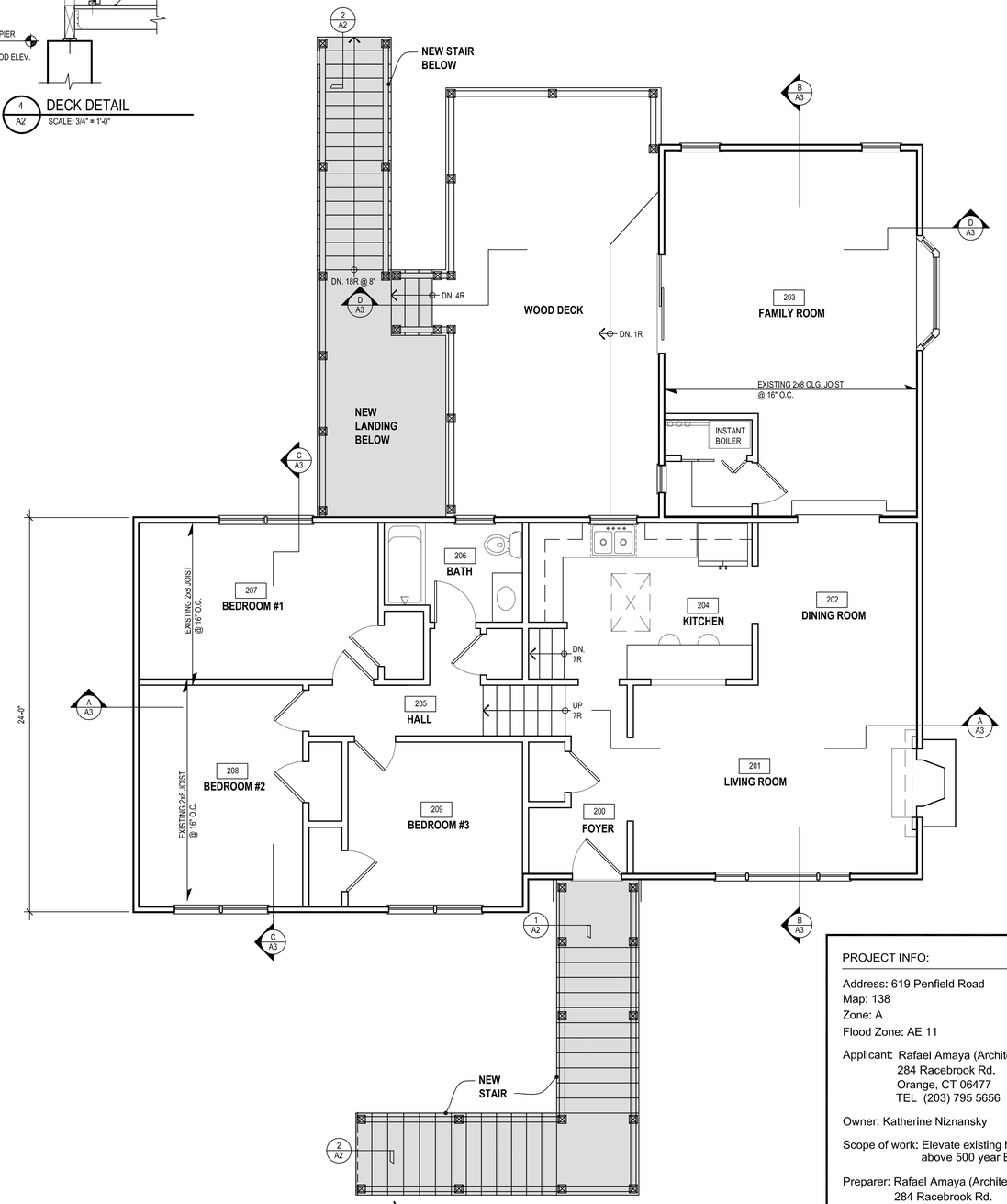


4 / A2 DECK DETAIL
SCALE: 3/4" = 1'-0"

3 / A2 DECK DETAIL
SCALE: 3/4" = 1'-0"



ROOF PLAN (EXISTING - NO CHANGES)
SCALE: 1/4" = 1'-0"



PROPOSED MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

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Sheet Title:
MAIN FLR. AND ROOF PLAN - DECK DETAILS

APPLICATION #1329

NIZNANSKY RESIDENCE
619 PENFIELD RD.
FAIRFIELD, CT 06824

STATE OF CONNECTICUT
DEPARTMENT OF HOUSING
COMMUNITY DEVELOPMENT BLOCK GRANT
DISASTER RECOVERY PROGRAM
OWNER OCCUPIED REHABILITATION AND REBUILDING PROGRAM (OORR)

PROJECT INFO:

Address: 619 Penfield Road
Map: 138
Zone: A
Flood Zone: AE 11

Applicant: Rafael Amaya (Architect)
284 Racebrook Rd.
Orange, CT 06477
TEL (203) 795 5656

Owner: Katherine Niznansky

Scope of work: Elevate existing house above 500 year BFE.

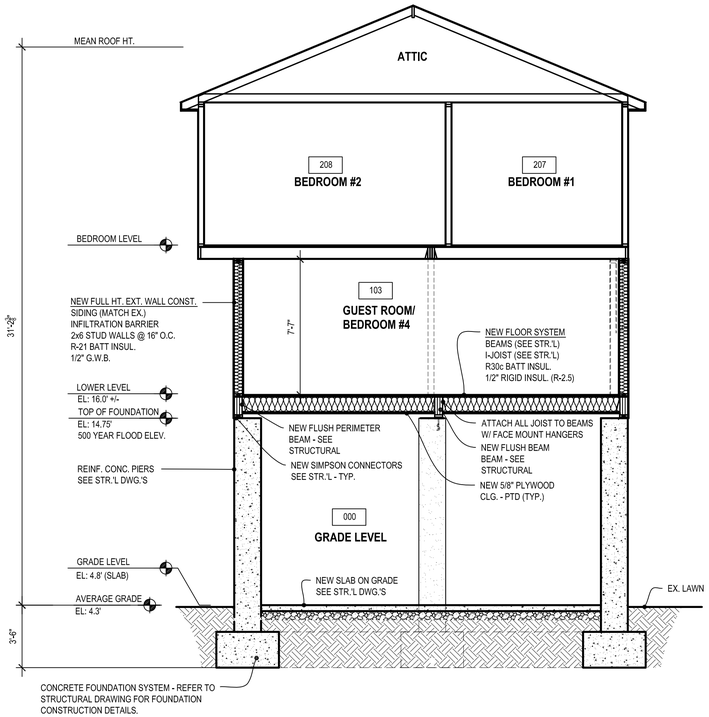
Preparer: Rafael Amaya (Architect)
284 Racebrook Rd.
Orange, CT 06477
TEL (203) 795 5656

Siginature: _____
Rafael Amaya (Architect)

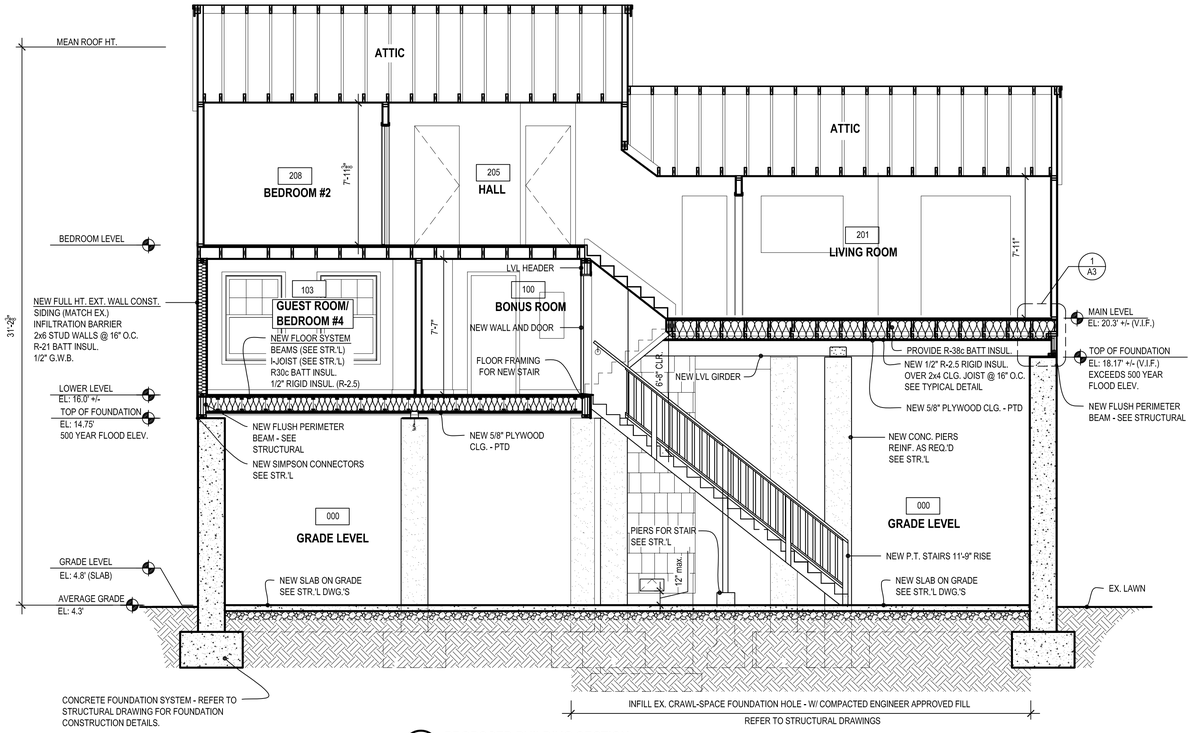
Date: 07/05/2016

Project Number: 140107.29
Drawn By: J.V.L.

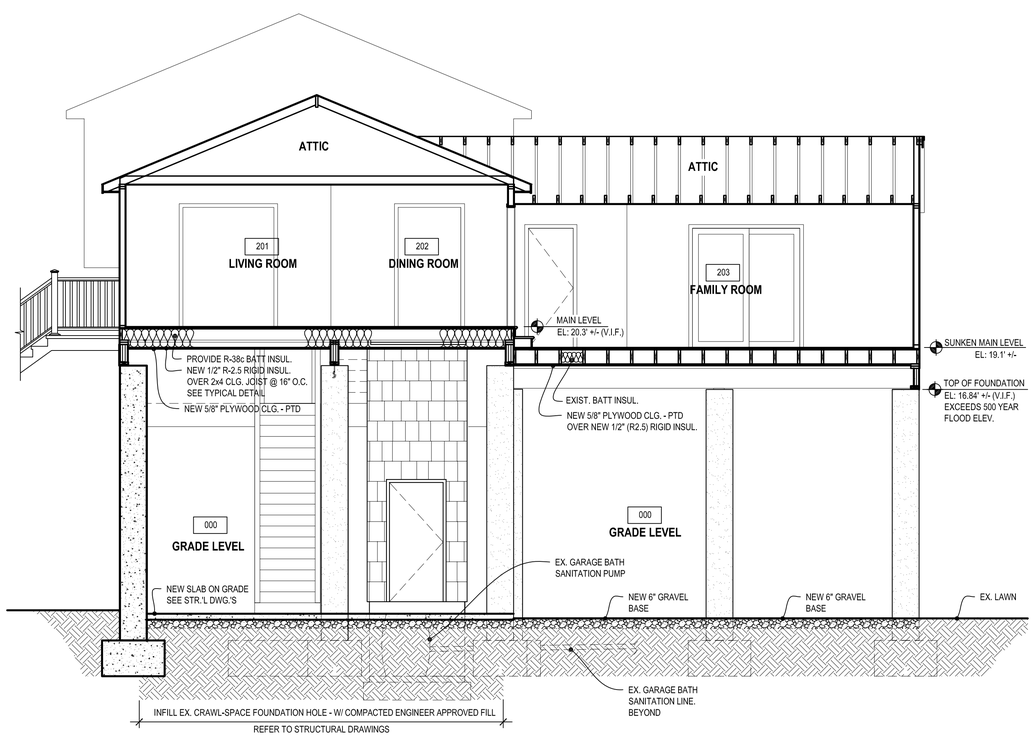
Sheet Number:
A2



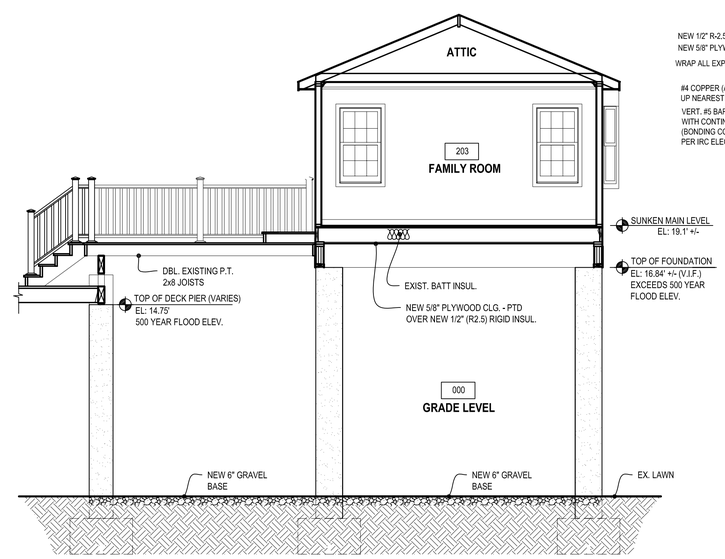
CC / A3 PROPOSED BUILDING SECTION
SCALE: 3/8" = 1'-0"



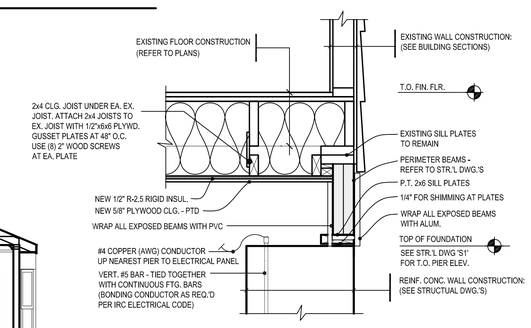
AA / A3 PROPOSED BUILDING SECTION
SCALE: 3/8" = 1'-0"



BB / A3 PROPOSED BUILDING SECTION
SCALE: 1/4" = 1'-0"



DD / A3 PROPOSED BUILDING SECTION
SCALE: 1/4" = 1'-0"



1 / A3 DETAIL
SCALE: 1" = 1'-0"

PROJECT INFO:

Address: 619 Penfield Road
Map: 138
Zone: A
Flood Zone: AE 11

Applicant: Rafael Amaya (Architect)
284 Racebrook Rd.
Orange, CT 06477
TEL (203) 795 5656

Owner: Katherine Niznansky

Scope of work: Elevate existing house above 500 year BFE.

Preparer: Rafael Amaya (Architect)
284 Racebrook Rd.
Orange, CT 06477
TEL (203) 795 5656

Siginature: _____
Rafael Amaya (Architect)

Amaya Architects
American Institute of Architects

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Sheet Title:
SECTIONS AND DETAILS

APPLICATION #1329

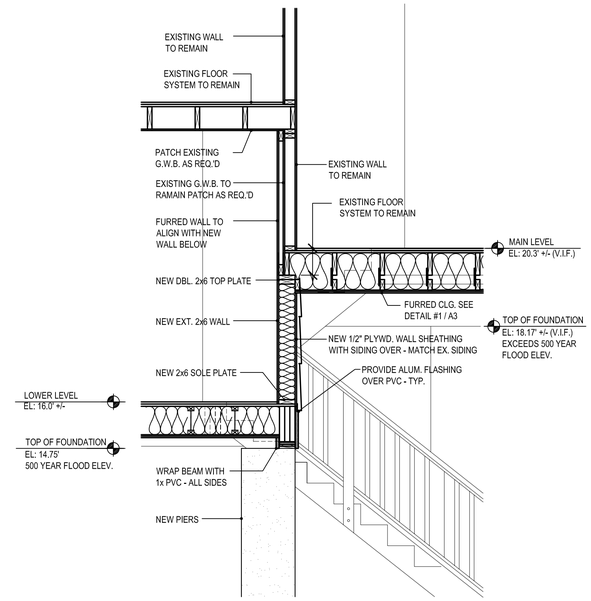
NIZNANSKY RESIDENCE
619 PENFIELD RD.
FAIRFIELD, CT 06824

STATE OF CONNECTICUT
DEPARTMENT OF HOUSING
COMMUNITY DEVELOPMENT BLOCK GRANT
DISASTER RECOVERY PROGRAM
OWNER OCCUPIED REHABILITATION
AND REBUILDING PROGRAM (OORR)

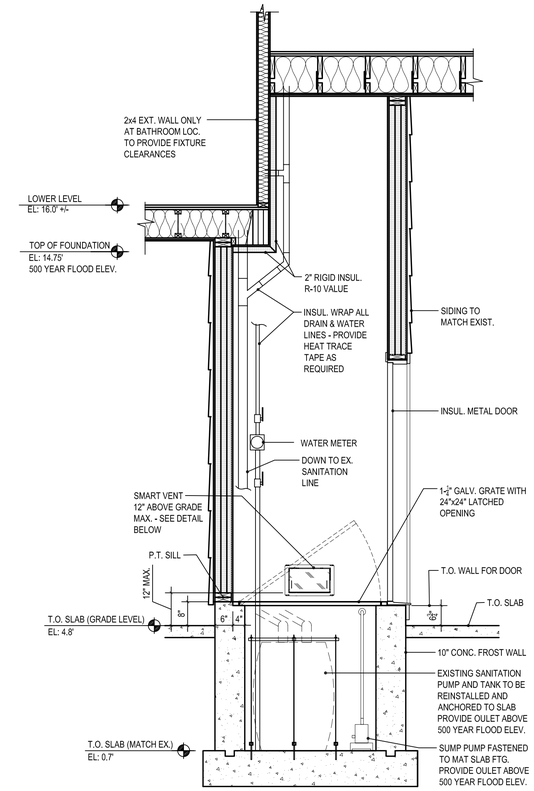
Date: 07/05/2016

Project Number: 140107.29
Drawn By: J.V.L.

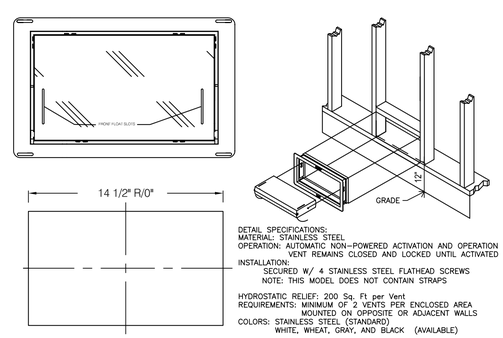
Sheet Number:
A3



B / A3.1 WALL SECTION
SCALE: 1/2" = 1'-0"



A / A3.1 UTILITY SHAFT SECTION
SCALE: 1/2" = 1'-0"



DETAIL SPECIFICATIONS:
MATERIAL: STAINLESS STEEL
OPERATION: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION
VENT REMAINS CLOSED AND LOCKED UNTIL ACTIVATED
INSTALLATION:
SECURED W/ 4 STAINLESS STEEL FLATHEAD SCREWS
NOTE: THIS MODEL DOES NOT CONTAIN STRAPS
HYDROSTATIC RELIEF: 200 Sq. Ft per Vent
REQUIREMENTS: MINIMUM OF 2 VENTS PER ENCLOSED AREA
MOUNTED ON OPPOSITE OR ADJACENT WALLS
COLORS: STAINLESS STEEL (STANDARD)
WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)

SMART VENT DETAIL FOR WOOD WALL

PROJECT INFO:

Address: 619 Penfield Road
Map: 138
Zone: A
Flood Zone: AE 11

Applicant: Rafael Amaya (Architect)
284 Racebrook Rd.
Orange, CT 06477
TEL (203) 795 5656

Owner: Katherine Niznansky

Scope of work: Elevate existing house above 500 year BFE.

Preparer: Rafael Amaya (Architect)
284 Racebrook Rd.
Orange, CT 06477
TEL (203) 795 5656

Siginature: _____
Rafael Amaya (Architect)

Amaya Architects
American Institute of Architects

284 RACEBROOK RD.
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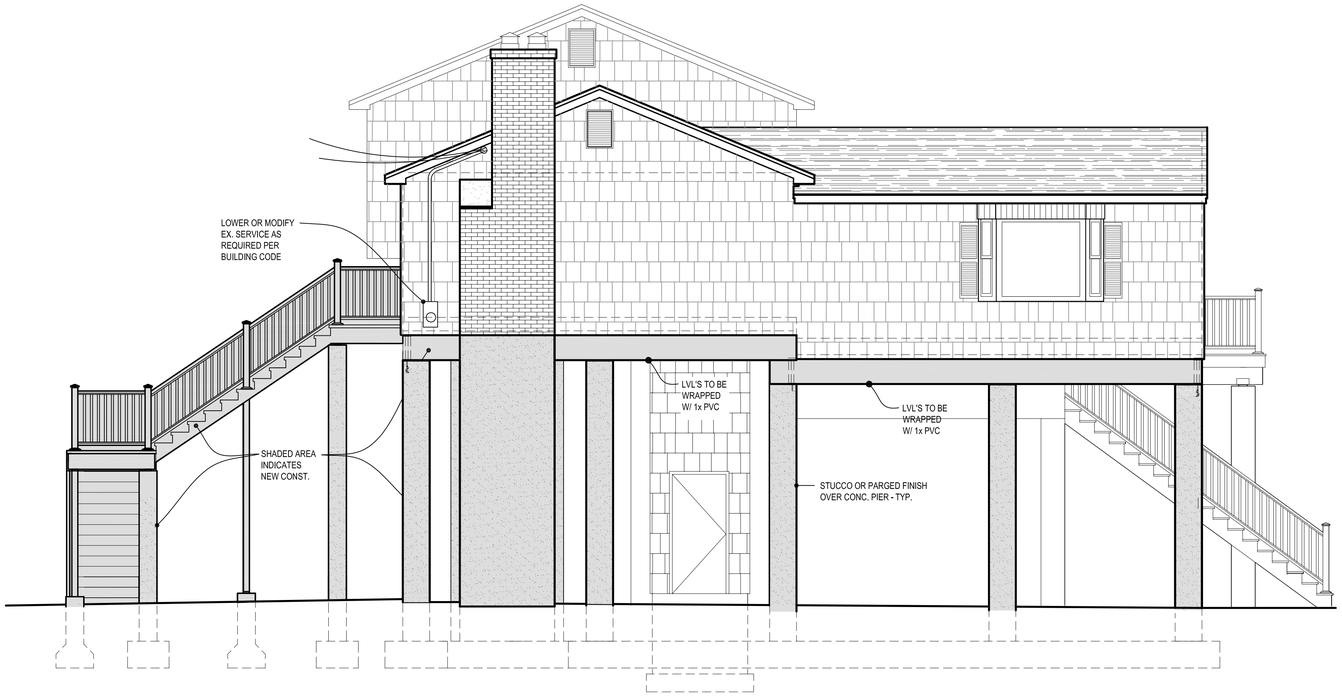
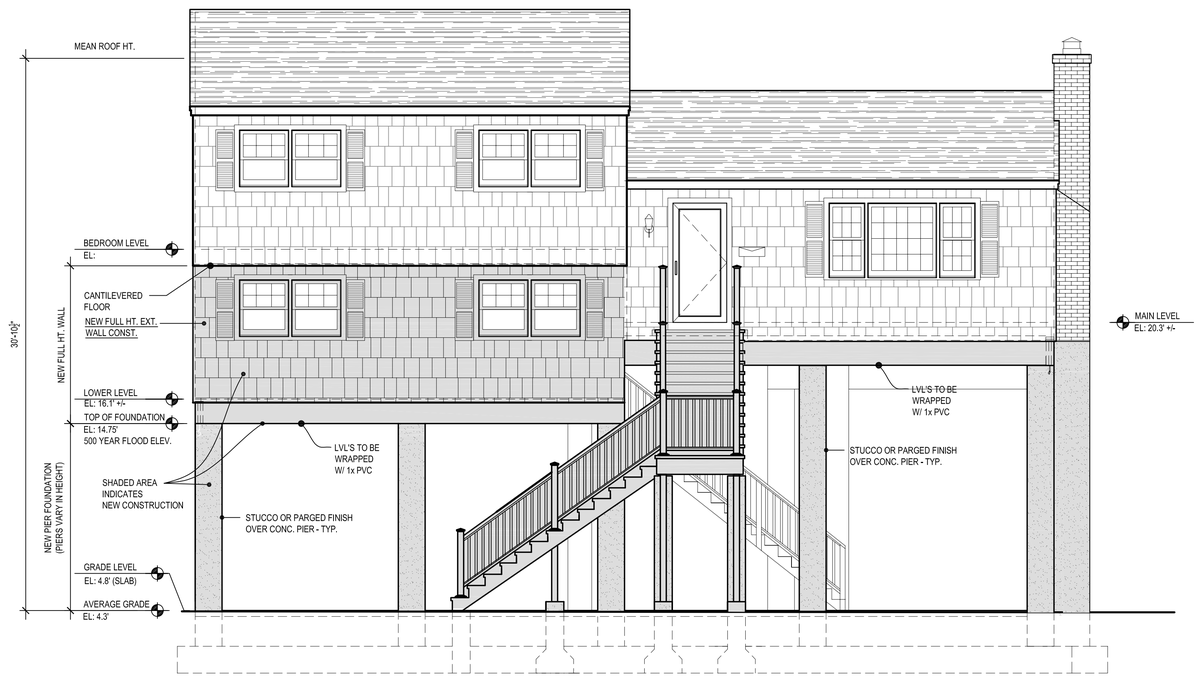
A3.1



PROPOSED RIGHT ELEVATION

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



PROPOSED FRONT ELEVATION

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

Amaya Architects
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ORANGE, CT 06477

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Sheet Title:
ELEVATIONS

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Siginature: Rafael Amaya (Architect)

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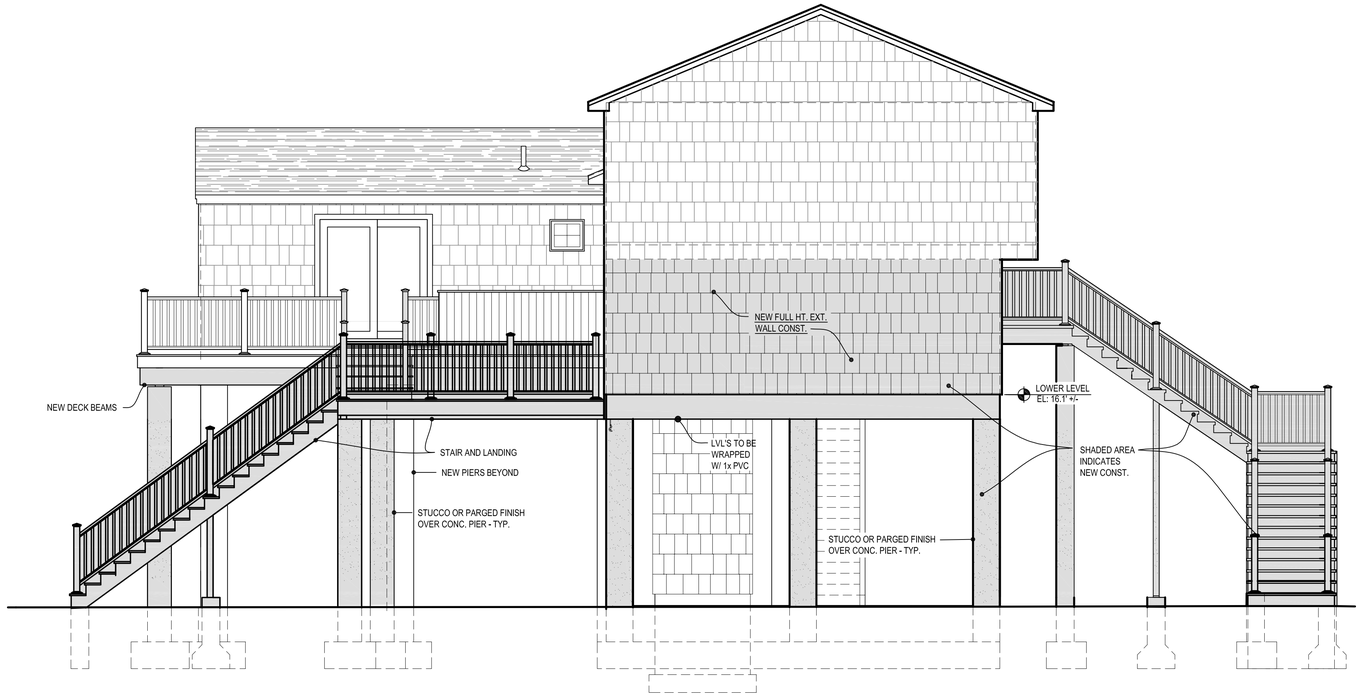
Drawn By: J.V.L.

Sheet Number:
A4



PROPOSED LEFT ELEVATION

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

PROPOSED REAR ELEVATION

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

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Drawn By: J.V.L.

Sheet Number:
A4.1

FINISH SCHEDULE

MISC. ABBREVIATIONS
PTD - PAINTED
NP - NOT PAINTED
N/A - NOT APPLICABLE
HDWD - HARDWOOD (#2 WHITE OAK)
CMT. BD. - CEMENT BOARD
CPT - CARPET
CT - CERAMIC TILE
STD - STANDARD
LWD - LAMINATED WOOD

** PAINT COLORS BY OWNER
ONE COLOR PER ROOM

NOTE:
1. ALL CEILINGS SHALL BE PRIMED AND PAINTED FLAT WHITE.
2. 1. ALL WINDOW AND DOOR CASING SHALL BE PRIMED & PAINTED (MATCH COLOR)
3. ALL CLOSETS SHALL BE G.W.B. AND PTD. AND SHALL RECEIVE POLE & SHELF AND FLOOR FIN. SHALL MATCH ROOM.

REV.#	NUM.	ROOM NAME	FLOOR			BASE			NORTH WALL			EAST WALL			SOUTH WALL			WEST WALL			CEILING HEIGHT	CEILING MAT.'L	REMARKS
			SUBSTRATE	FINISH	COLOR	MAT.'L	FINISH	COLOR	MAT.'L	FINISH	COLOR	MAT.'L	FINISH	COLOR	MAT.'L	FINISH	COLOR	MAT.'L	FINISH	COLOR			
	100	BONUS ROOM	WD.	CT	T.B.D.	WOOD	PTD	WHITE	GWB	PTD	**	GWB	PTD	**	GWB	PTD	**	GWB	PTD	**	7'-7"±	G.W.B.	POLE AND SHELF IN COAT CLOSET
	101	BATH	CMT. BD.	CT	T.B.D.	CT	STD	WHITE	GWB	PTD	**	GWB	PTD	**	GWB	PTD	**	GWB	PTD	**	7'-8"±	G.W.B.	USE MOISTURE RESISTANT G.W.B.
	102	MUDROOM	WD.	CT	T.B.D.	WOOD	PTD	WHITE	GWB	PTD	**	GWB	PTD	**	GWB	PTD	**	GWB	PTD	**	7'-7"±	G.W.B.	
	103	GUEST / BEDROOM #4	WD.	CT	T.B.D.	WOOD	PTD	WHITE	GWB	PTD	**	GWB	PTD	**	GWB	PTD	**	GWB	PTD	**	7'-7"±	G.W.B.	POLE AND SHELF IN CLOSET
	104	LAUNDRY	CMT. BD.	CT	T.B.D.	CT	STD	WHITE	GWB	PTD	**	GWB	PTD	**	GWB	PTD	**	GWB	PTD	**	7'-7"±	G.W.B.	PROVIDE 60" x 16" SHELF AND PROVIDE PLASTIC PAN W/ DRAIN FOR WASHER

WINDOW SCHEDULE

WINDOWS BASED ON ANDERSON 400 SERIES
PERFORMANCE NOTE: WINDOW SHALL BE 0.31
U-FACTOR BETTER AND MIN. DP 33.6 RATING.

REV.#	NO.	TYPE & FRAME SIZE (WIDTH x HEIGHT)	UNIT #	GRILLE	QTY./ SETS	TYPE	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	REMARKS
	A	3'-2"x4'-9"	TW3046		2	D.H.	6/A5	7/A5	5/A5	EGRESS

ALL WINDOWS AND EXTERIOR DOORS SHALL HAVE VINYL OR ALUM CLAD EXT. WITH PAINTED WOOD INTERIOR - ALL WINDOWS SHALL BE 0.31
ALL DBL HUNGS SHALL BE TILT-WASH AND ALL
WINDOWS AND DOORS SHALL HAVE DESIGN PRESSURE 50 (DP50).
PROVIDE SCREENS AND HARDWARE.
ALL SOLID INSULATED EXTERIOR DOORS ARE TO BE SMOOTH FIBERGLASS UNLESS NOTED OTHERWISE
VERIFY PRIOR TO ORDERING UNITS.

DOOR SCHEDULE

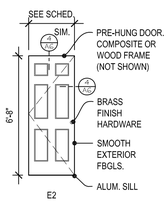
ABBREVIATIONS:
CMST - COMPOSITE
ALUM. - ALUMINUM
WD. - WOOD
MTL. - MTL.
M.F. - MANUF. FIN.
FGLS. - FIBERGLASS
PTD. - PAINTED
INT. - INTERIOR
EXT. - EXTERIOR

EXTERIOR DOORS ABOVE DFE BASED ON THERMA TRU "SMOOTH-STAR"
EXTERIOR DOORS BELOW DFE BASED ON PLASTPRO OR SIMILAR
PERFORMANCE NOTE: EXTERIOR DOORS SHALL BE U-FACTOR 0.31 MIN.
AND DP 50 RATING MIN.
INTERIOR DOORS SHALL BE 1-3/8" THICK HOLLOW CORE / MOULDED HARDBOARD
FACE - USE JELDWEN OR SIMILAR

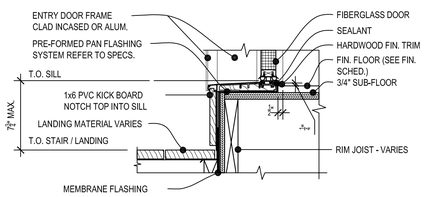
REV.#	DR. NUM.	ROOM NUMBER	DOOR SIZE OR UNIT NUMBER (WIDTH x HEIGHT)	DOOR TYPE	DOOR MAT.'L	DOOR FINISH	FRAME TYPE	FRAME MAT.'L	FRAME FINISH	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	LABEL	HARDWARE SET	REMARKS
	000	000	3'-0"x 6'-8" (SINGLE DOOR)	E2	FGLS	M.F.	-	CMST	PTD.	2/A5	3/A5	-		1	

* NOTE: DOOR SUPPLIER IS TO REVIEW ALL PLANS, ELEVATIONS & SCHEDULES.
WINDOW & DOOR SUPPLIER IS TO REVIEW ALL ASPECTS OF DOOR SPECIFICATIONS & FUNCTIONS WITH THE OWNER AND/OR GENERAL CONTRACTOR
DOOR SUPPLIER IS TO PROVIDE SUBMITTALS FOR APPROVAL OF ALL SUPPLIED ITEMS BEFORE PLACING DOOR ORDER.

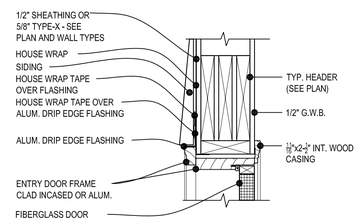
HARDWARE:
1# KEYED ENTRY KNOB SET - SINGLE CYLINDER - BRASS



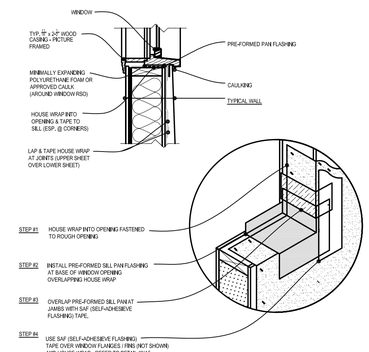
DOOR TYPES
SCALE: 1/4" = 1'-0"



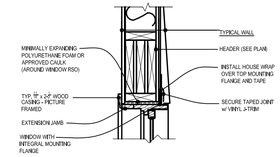
1 A5 EXT. DOOR SILL DETAIL
SCALE: 1-1/2" = 1'-0"
REFER TO SIM. DETAIL #A/A5



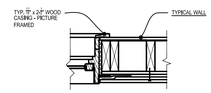
2 A5 EXT. HEAD DETAIL
SCALE: 1-1/2" = 1'-0"



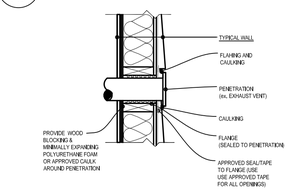
5 A5 FLASHING DETAIL @ SILL
SCALE: 1"=1'-0"
DOOR SILL SIMILAR



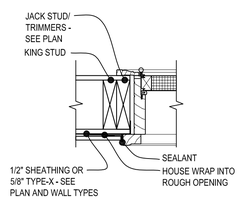
6 A5 FLASHING DETAIL @ HEAD
SCALE: 1"= 1'-0"
CLAD DOOR SIMILAR



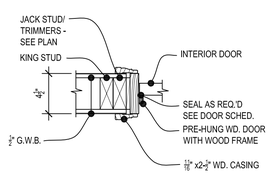
7 A5 FLASHING DETAIL @ JAMB
SCALE: 1"= 1'-0"
CLAD DOOR SIMILAR



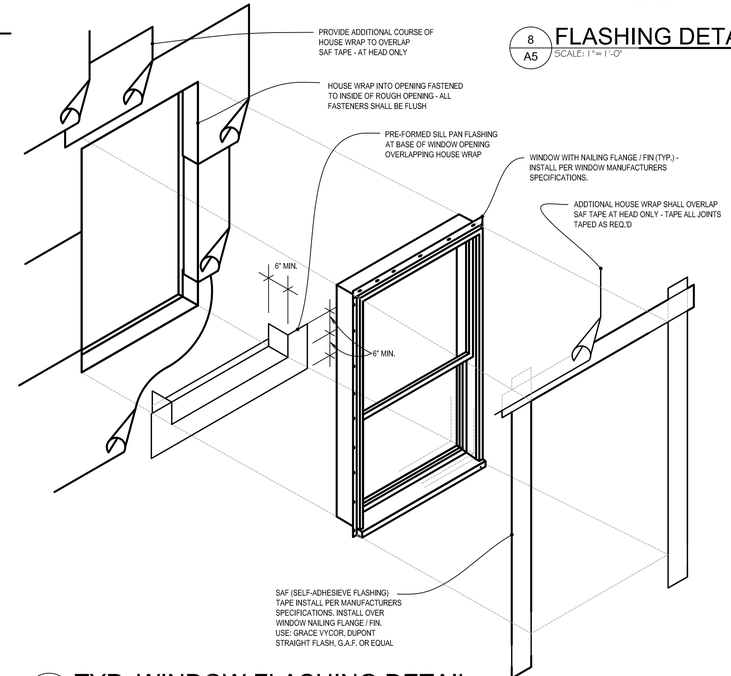
8 A5 FLASHING DETAIL @ PENETRATIONS
SCALE: 1"= 1'-0"



3 A5 EXT. JAMB DETAIL
SCALE: 1-1/2" = 1'-0"



4 A5 INT. JAMB DETAIL
SCALE: 1-1/2" = 1'-0"
(HEAD SIM.)



9 A5 TYP. WINDOW FLASHING DETAIL
SCALE: N.T.S.

Amaya Architects
American Institute of Architects
284 RACEBROOK RD.
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SCHEDULES AND DETAILS

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Siginature: _____
Rafael Amaya (Architect)

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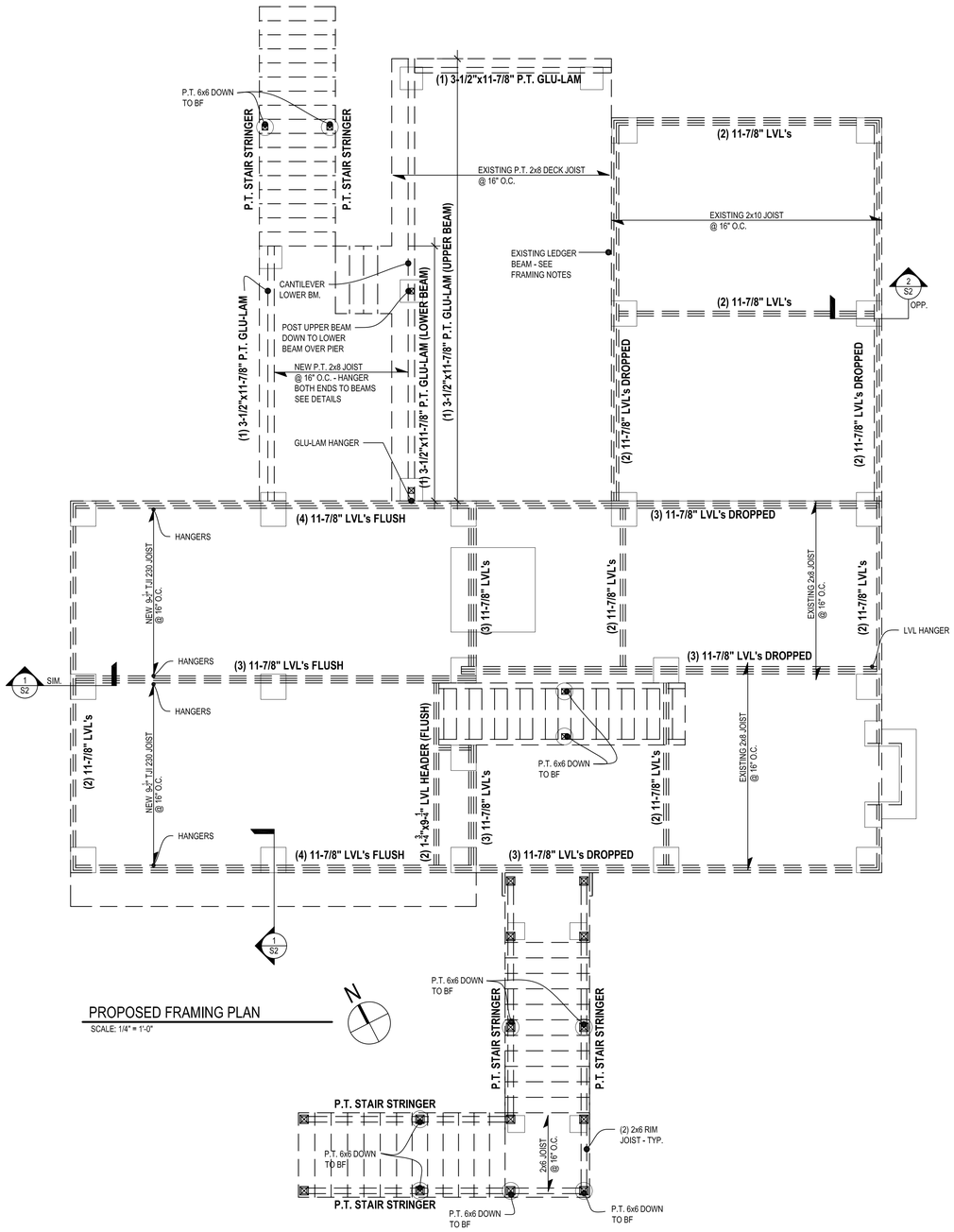


PROPOSED FRAMING PLAN

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

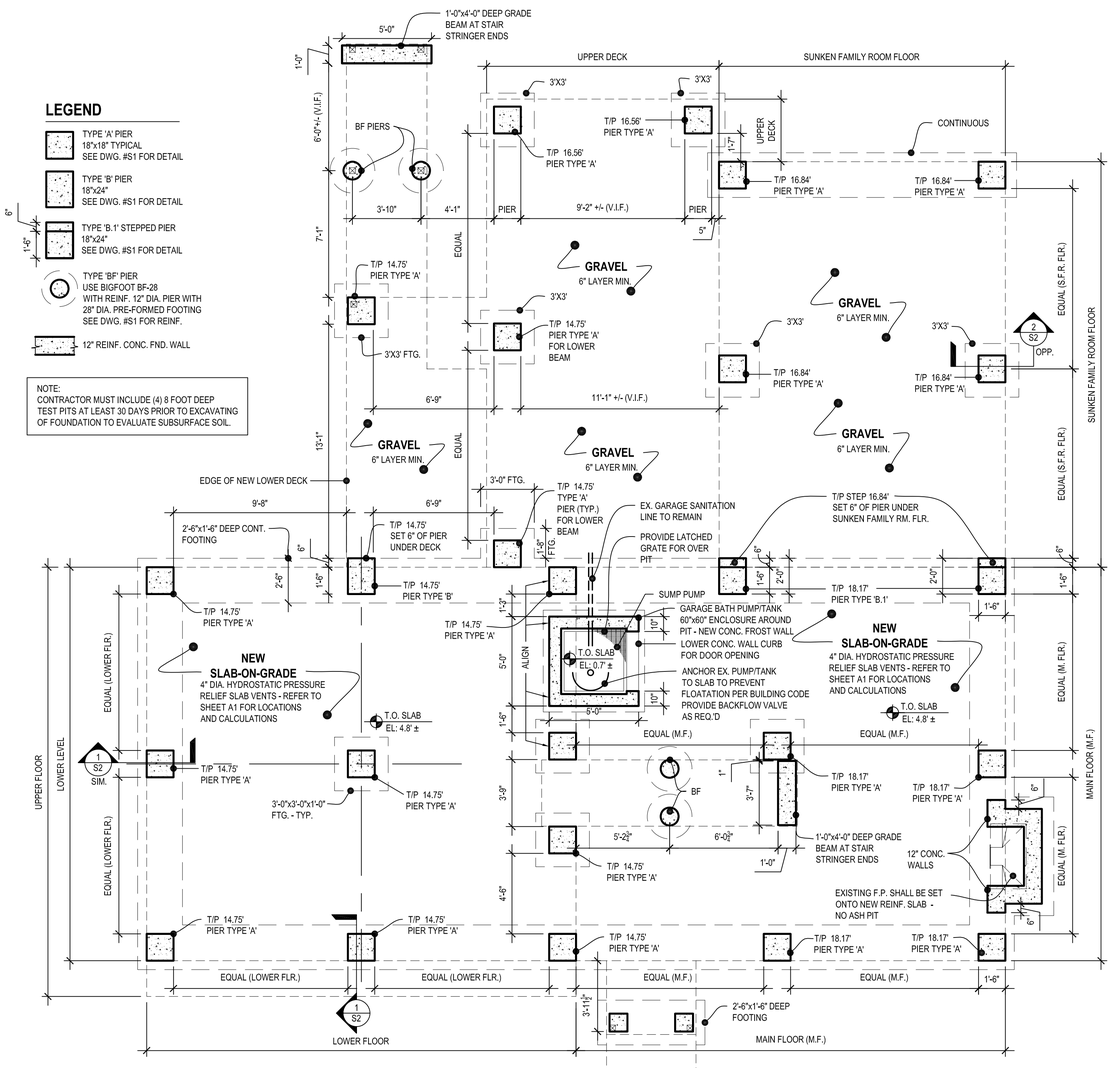
FRAMING PLAN NOTES:

1. NEW FLOOR CONSTRUCTION: ¾" TONGUE AND GROOVED SHEATHING GLUED AND SCREWED TO I-JOISTS AND LVL BEAMS.
2. BOTTOM OF NEW SUPPORT BEAMS VARY WITH LOCATION.
3. DESIGN CRITERIA IS: DEAD LOAD 20 PSF, LIVE LOAD 40 PSF, LIVE LOAD DEFLECTION = L/480
4. ALL JOISTS ARE FLUSH FRAMED WITH THE FLOOR BEAMS. PROVIDE JOIST/BEAM HANGERS COMPATIBLE WITH THE MEMBER BEING SUPPORTED UNLESS A HANGER IS SPECIFIED ON THE PLAN.
5. TYPICAL JOIST HANGERS: SIMPSON IUS SERIES. COORDINATE WITH ACTUAL JOIST SIZE.
6. FASTEN EXISTING OR REPLACEMENT DECK LEDGER TO NEW LVL BEAM WITH (2) ¼"X5" HDG LAG SCREWS AT 16" OC. TIE DECK TO LEDGER WITH (4) EQUALLY SPACED SIMPSON DTT1Z DECK TIES. ADD JOIST HANGERS AT EXISTING JOIST TO LEDGER CONNECTION.
7. FASTEN PT WOOD POSTS TO CONCRETE PIERS WITH SIMPSON ABU66 POST BASE TYPICAL
8. FASTEN WOOD POSTS TO FRAMING MEMBERS AND STRINGERS WITH SIMPSON LPCZ 2 PIECE POST CAPS SUITED FOR POST AND FRAMING MEMBER SIZES.

LEGEND

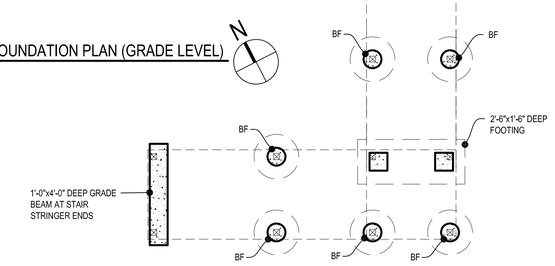
- TYPE 'A' PIER 18"x18" TYPICAL SEE DWG. #S1 FOR DETAIL
- TYPE 'B' PIER 18"x24" SEE DWG. #S1 FOR DETAIL
- TYPE 'B.1' STEPPED PIER 18"x24" SEE DWG. #S1 FOR DETAIL
- TYPE 'BF' PIER USE BIGFOOT BF-28 WITH REINF. 12" DIA. PIER WITH 28" DIA. PRE-FORMED FOOTING SEE DWG. #S1 FOR REINF.
- 12" REINF. CONC. FND. WALL

NOTE:
CONTRACTOR MUST INCLUDE (4) 8 FOOT DEEP TEST PITS AT LEAST 30 DAYS PRIOR TO EXCAVATING OF FOUNDATION TO EVALUATE SUBSURFACE SOIL.



PROPOSED FOUNDATION PLAN (GRADE LEVEL)

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



FOUNDATION PLAN NOTES:

1. THE FOUNDATION DIMENSIONS MUST BE COORDINATED WITH THE EXISTING HOUSE STRUCTURE. VERIFY THE OVERALL DIMENSIONS, ELEVATIONS AND THE ALIGNMENT OF THE HOUSE PRIOR TO FORMING THE FOOTINGS AND PIERS. REFER TO ARCHITECTURAL DRAWINGS FOR OVERALL DIMENSIONS NOT SHOWN. THE INTENT IS FOR THE OUTSIDE FACE OF THE NEW LVLS AND CONCRETE COLUMNS TO MATCH THE OUTSIDE FACE OF THE 1ST FLOOR WALL STUDS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR DECK, STAIR PLANS PLANS AND RAILINGS DETAILS. TYP
3. T/P X.XX' DENOTES TOP OF PIER ELEVATION (ELEVATION 14.75' MINIMUM). TOP OF CONCRETE PIER ELEVATIONS VARY WITH LOCATION ON PLAN. VERIFY EXISTING CONSTRUCTION PRIOR TO FORMING AND PLACING PIERS.
4. IF GROUNDWATER IS ENCOUNTERED IN THE EXCAVATION, PUMP OUT AND DISCHARGE LEGALLY. PLACE A CRUSHED STONE LAYER BELOW THE BOTTOM OF THE FOOTINGS TO PROVIDE STABLE DRY SUBSTRATE TO PLACE THE FOOTINGS.
5. (CJ) DENOTES SLAB CONSTRUCTION OR CONTROL JOINT. SEE TYPICAL DETAILS.
6. BOTTOM OF ALL FOOTINGS TO BE AT ELEVATION 0.5' OR LOWER TO BE A MINIMUM OF 3'-6" BELOW FINISHED GRADE. VERIFY FINAL FINISHED GRADE BEFORE SETTING BOTTOM OF FOOTINGS. IN THE EVENT THAT THERE IS UNSUITABLE MATERIAL AT THE BOTTOM OF FOOTING ELEVATION, NOTIFY THE ARCHITECT AND DETERMINE THE DEPTH OF THE UNSUITABLE SOIL.

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Siginature: Rafael Amaya (Architect)

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Sheet Title:
FOUNDATION AND FRAMING PLAN

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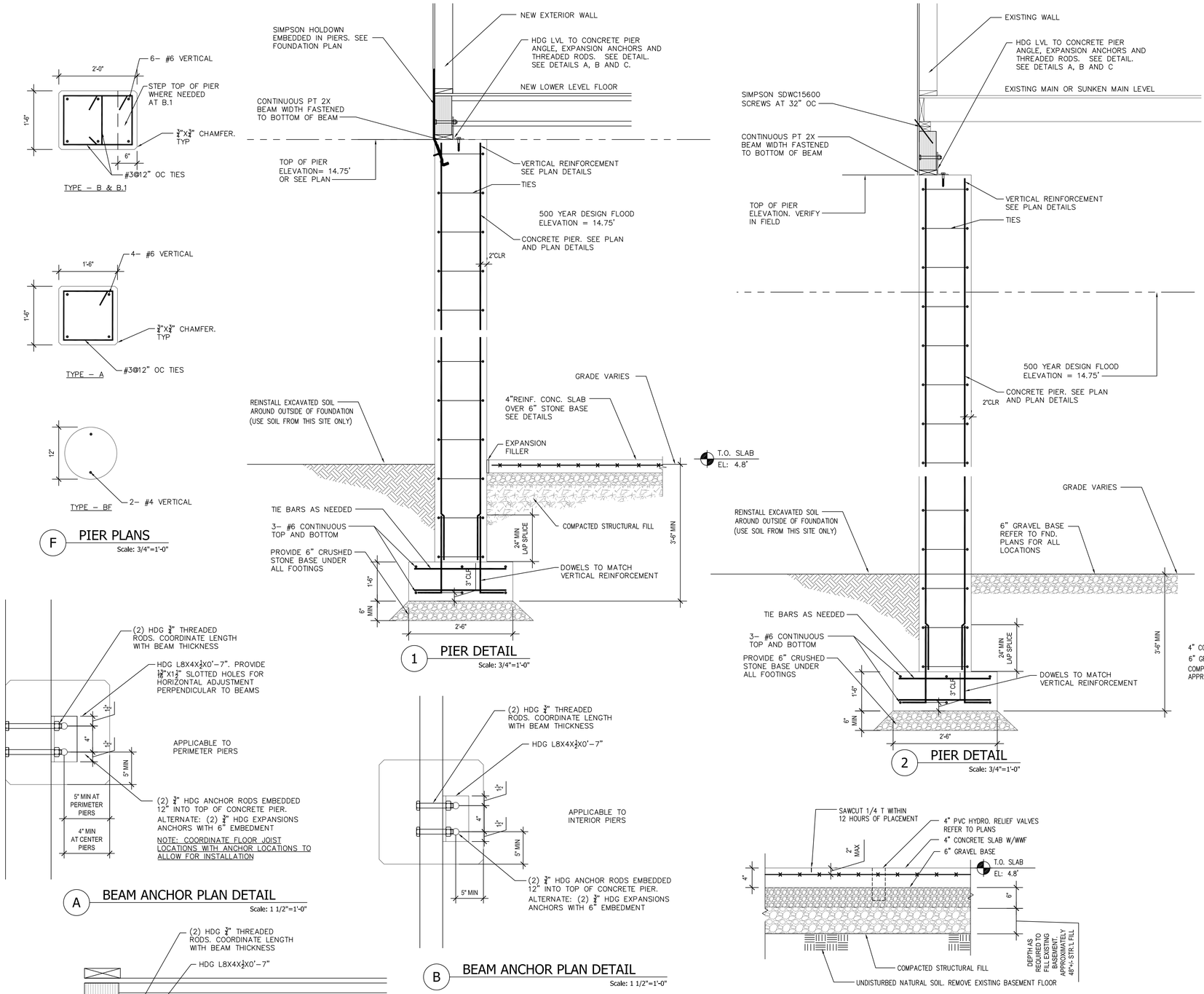

DESIGN BASIS

A. ALL WORK SHALL CONFORM TO THE STATE BUILDING CODE, 2013 AMENDMENT TO THE 2005 CONNECTICUT SUPPLEMENT.
B. AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318)
C. AMERICAN CONCRETE INSTITUTE "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301)
D. THE EXISTING HOUSE STRUCTURE IS NOT BEING RETRO–FITTED TO COMPLY WITH THE CURRENT CODE REQUIREMENTS.
E. SOIL BORING BY COASTAL MATERIALS TESTING LAB, LLC INC. MAXIMUM ALLOWABLE SOIL BEARING = 3000 PSF
F. WIND LOADS: BASIC WIND SPEED 3 SECOND GUST 100 MPH EXPOSURE CATEGORY: C
G. THE FOUNDATION HAS BEEN DESIGNED TO COMPLY WITH THE FLOOD ZONE REGULATIONS WITH AN AE–11 DESIGNATION, BASE FLOOD ELEVATION 11.0' (NAVD 88). BOTTOM OF THE LOWEST HORIZONTAL MEMBER SHALL BE ELEVATION 14.75'
H. LIVE LOAD: NEW FIRST FLOOR AND NEW DECKS HAVE BEEN DESIGNED FOR A 40 PSF

GENERAL NOTES

1. THE CONTRACTOR MUST VERIFY ALL EXISTING CONSTRUCTION DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTING THE FOUNDATION.
2. IF GROUNDWATER IS ENCOUNTERED IN THE EXCAVATION, PUMP AND DISCHARGE LEGALLY.
3. CONCRETE SHALL HAVE THE FOLLOWING 28 DAY COMPRESSIVE STRENGTH:
   FOOTINGS: 3000 PSI
   PIERS: 4000 PSI
   SLABS: 3500 PSI
   CONCRETE REINFORCING SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
   STEEL REINFORCING BARS: ASTM A615 GRADE 60
4. BOTTOMS OF ALL FOOTINGS SHALL BE A MINIMUM OF 3'–6" BELOW FINAL FINISHED GRADE. REFER TO FOUNDATION PLAN FOR MINIMUM BOTTOM OF FOOTING ELEVATIONS.
5. REMOVE ALL OF THE EXISTING FOUNDATION WALLS, FOOTINGS, PIERS AND CHIMNEY FOUNDATION.
6. FOUNDATION SHALL BEAR ON NATURAL SOIL OR BEDROCK.
7. IN THE EVENT OF OVER EXCAVATION, FILL WITH LEAN CONCRETE OR ½" CRUSHED STONE PRIOR TO FORMING AND PLACING FOOTINGS.
8. ANY NEW WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. ANY EXISTING WOOD IN DIRECT CONTACT WITH CONCRETE SHALL BE ISOLATED FROM THE CONCRETE BY PRESERVATIVE TREATED WOOD.
9. ALL FASTENERS (SIZE AND NUMBER) FOR METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LITERATURE.
10. ALL METAL CONNECTORS SHALL BE HOT DIPPED GALVANIZED TO THE MANUFACTURER'S MAXIMUM TREATMENT
11. STRUCTURAL FILL SHALL BE PLACED IN 12" LIFTS AND COMPACTED TO 95% OF THE MODIFIED PROCTOR (ASTM D1557). FILL SHALL MEET THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING
3.5	100%
3/4"	50 TO 100%
#4	25 TO 80%
#200	LESS THAN 15% OF #4

12. INSTEAD OF THE NOTE 11 ABOVE, STRUCTURAL FILL MAY BE ¾" CRUSHED STONE.
13. NEW FRAMING PLANS ARE DIAGRAMMATIC ONLY AND DO NOT REPRESENT EACH AND EVERY PIECE OF LUMBER REQUIRED TO FRAME THE NEW STRUCTURE. THE CONTRACTOR MUST LAYOUT FRAMING TO ACCOMMODATE THE DIMENSIONS, PLUMBING AND HVAC CLEARANCES.
14. NEW FIRST FLOOR FRAMING MATERIAL IS BASED ON iLEVEL PRODUCTS.

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Sheet Title:
STRUCTURAL DETAILS

APPLICATION #1329

NIZNANSKY RESIDENCE
619 PENFIELD RD.
FAIRFIELD, CT 06824

STATE OF CONNECTICUT
DEPARTMENT OF HOUSING
COMMUNITY DEVELOPMENT BLOCK GRANT
DISASTER RECOVERY PROGRAM
OWNER OCCUPIED REHABILITATION
AND REBUILDING PROGRAM (OORR)

PROJECT INFO:

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Map: 138
Zone: A
Flood Zone: AE 11

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Owner: Katherine Niznansky

Scope of work: Elevate existing house above 500 year BFE.

Preparer: Rafael Amaya (Architect)
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Siginature: _____
Rafael Amaya (Architect)

Date: 07/05/2016

Project Number: 140107.29
Drawn By: J.V.L.

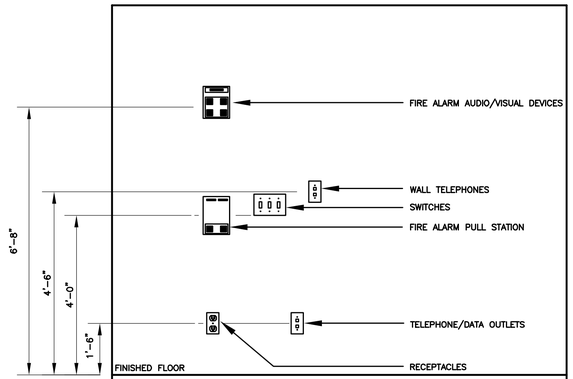
Sheet Number:
S2

ELECTRICAL SPECIFICATIONS

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH AND SHALL CONFORM IN ALL ASPECTS TO THE NATIONAL ELECTRICAL CODE (NFPA CODES AND LOCAL BUILDING CODES).
2. ALL PERMITS, LICENSES AND CERTIFICATES COVERING THE COMPLETE INSTALLATION OF THE ELECTRICAL WORK SHALL BE OBTAINED AND PAID FOR BY THE ELECTRICAL CONTRACTOR.
3. ALL CUTTING, PATCHING AND REFINISHING OF WALLS, FLOORS AND CEILINGS REQUIRED FOR THE ELECTRICAL WORK SHALL BE PROVIDED FOR BY THE GENERAL CONTRACTOR.
4. THESE DRAWINGS ARE DIAGRAMMATIC ONLY. EXACT LOCATIONS OF ALL CONDUIT, ETC., MUST BE FIELD DETERMINED AND RUN TO AVOID OBSTRUCTIONS AND MECHANICAL EQUIPMENT. OUTLET LOCATIONS AND SPACING SHALL CONFORM WITH CURRENT NEC CODE
5. UNLESS OTHERWISE NOTED, MINIMUM WIRE SIZE IS #12 AWG, THW COPPER, AND MINIMUM CONDUIT SIZE IS 3/4".
6. ALL WIRING SHALL BE CONCEALED AND RUN IN WALLS OR ABOVE CEILINGS EXCEPT WHERE EXPOSED WIRING IS PERMITTED BY CODE.
7. WORK NOT INCLUDED IN CONTRACT –"N.I.C." ANY WIRING OR EQUIPMENT NOT TO BE FURNISHED BY ELECTRICAL CONTRACTOR SHALL BE INDICATED ON PLANS AS N.I.C.
8. SITE VISITATION – PRIOR TO SUBMITTING A BID FOR HIS WORK, THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE TO INSPECT THE NATURE AND EXTENT OF THE EXISTING CONDITIONS AND EQUIPMENT, AND DETERMINE HOW THEY WILL AFFECT THE INSTALLATION OF ELECTRICAL WORK. NO ADDITIONAL PAYMENT IN EXCESS OF THE CONTRACT PRICE WILL BE AUTHORIZED FOR "EXTRA" WORK PERFORMED DUE TO EXISTING CONDITIONS WHICH ARE OBVIOUS UPON INSPECTION.
9. METAL CLAD (MC) CABLE SHALL BE USED FOR ALL POWER WIRING ON THIS PROJECT.
10. ALL EQUIPMENT AND DEVICES SHALL BE NEW AND BEAR U.L. LABEL. ALL DEVICES SHALL BE "SPECIFICATION" GRADE.
11. WORKMANSHIP – ONLY THE BEST IN WORKMANSHIP IN ACCORDANCE WITH PRESENT STANDARDS WILL BE ACCEPTABLE. ANY WORK INSTALLED AND ADJUDGED BY THE ENGINEER TO BE BELOW STANDARDS SHALL BE TAKEN OUT AND REPLACED WITH PROPERLY DONE WORK AT THE CONTRACTOR'S EXPENSE.
12. GUARANTEE: ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL EQUIPMENT AND WIRING FREE FROM INHERENT MECHANICAL AND ELECTRICAL DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION OF PROJECT. ALL DEFECTS SHALL BE REPAIRED DURING THIS PERIOD AT NO CHARGE TO OWNER; MISUSE OR ABUSE CAUSED PROBLEMS EXCEPTED.
13. SUBSTITUTIONS OF EQUIPMENT: SPECIFIED PRODUCTS SHALL BE USED AS THE BASIS OF BID. WHERE THE CHOICE IS AT THE CONTRACTOR'S OPTION, AN APPROVED EQUAL SHALL BE DETERMINED BY THE ENGINEER.
14. ALL HOME RUNS GREATER THAN 100 FEET SHALL BE #10 WIRE MINIMUM.
15. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY NAMEPLATE LOADS OF ALL EQUIPMENT (MECHANICAL AND OWNER SUPPLIED), TO INSURE PROPER WIRE SIZING AND OVER–CURRENT PROTECTION AND SHALL NOTIFY ENGINEER OF DISCREPANCIES.
16. ELECTRICAL CONTRACTOR SHALL SEAL ALL ELECTRICAL PENETRATIONS THROUGH FIRE RATED PARTITIONS WITH FIRE RATED MATERIAL EQUAL TO DOW CORNING SILICONE RTV FOAM.
17. ALL SUPPLEMENTARY STEEL REQUIRED FOR ELECTRICAL WORK SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
18. THE ELECTRICAL CONTRACTOR SHALL PROVIDE POWER WIRING AND DISCONNECT DEVICES FOR EQUIPMENT AND ALL LOW VOLTAGE WIRING FOR THERMOSTATS.
19. SUBMIT MANUFACTURER'S CATALOG CUTS AND PERFORMANCE DATA FOR THE ENGINEER'S APPROVAL ON ALL LIGHTING, ELECTRICAL EQUIPMENT AND ASSOCIATED APPURTENANCES PRIOR TO COMMENCEMENT OF THE WORK.
20. ALL ELECTRICAL AND LIGHTING WHIPS, COMMUNICATION AND DATA WIRING MUST BE PLENUM RATED.
21. ELECTRICAL CONTRACTOR SHALL VERIFY POWER REQUIREMENTS FOR ALL EQUIPMENT DELIVERED TO THE PROJECT SITE PRIOR TO WIRING AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.

ELECTRICAL GENERAL NOTES

1. ALL ELECTRICAL WORKS SHALL BE IN STRICT ACCORDANCE WITH LATEST APPROVED EDITIONS OF INTERNATIONAL CODE, NEC REQUIREMENTS OF LOCAL JURISDICTION.
2. WHENEVER THERE IS A CONFLICT BETWEEN PROJECT PLANS AND SPECIFICATIONS, OR PROJECT DOCUMENTS AND CODE REQUIREMENTS, A REQUEST FOR INFORMATION (RFI) SHALL BE GENERATED AND SUBMITTED TO THE ENGINEER FOR CLARIFICATION PRIOR TO BID DATE. WHEN SUBMISSION OF A (RFI) IS NOT FEASIBLE DUE TO THE STRINGENT REQUIREMENTS SHALL PREVAIL AND SHALL BE INCLUDED IN THE CONTRACTOR'S BID THE (RFI) MAY BE SUBMITTED AFTER WARD OF CONTRACTORS FOR CLARIFICATION.
3. IF CONTRACTOR'S BID EXCLUDE SOME ITEMS OF THE WORK DUE TO ANY REASON, SUCH EXCLUSIONS SHALL BE CLEARLY DEFINED IN THE BID PROPOSAL. UPON FAILURE OF THE CONTRACTOR TO INDICATE EXCLUSIONS, THE OWNER HAS THE RIGHT TO ASSUME THAT ALL ITEMS OF WORK INDICATED ON THE PROJECT PLANS, OR ADDRESSED ON THE PLANS AND SPECIFICATIONS IN ANYWAY ARE INCLUDED IN THE BID PROPOSAL AND ARE CONTRACTOR'S OBLIGATION TO PROVIDE.
4. IT IS NOT THE INTENT OF THESE PROJECT DOCUMENT TO FURNISH AND INSTALL SYSTEMS AND REQUIREMENT WHICH ARE LESS THAN THE MINIMUM CODE REQUIREMENT. MINIMUM CODE REQUIREMENTS SHALL ALWAYS PREVAIL.
5. ALL WIRING IN CONCEALED AREAS IN WALL & CEILING SHALL BE ARMORED CABLE MC ALL EXPOSED WIRING & FEEDERS TO SUB–PANEL SHALL BE IN EMT CONDUIT.
6. NUMBER OF ARROWS INDICATE NUMBER OF CIRCUITS IN ONE COMMON CONDUIT. NUMBER OF WIRES ARE USUALLY INDICATED. IF NUMBER OF WIRES IN EACH HOME RUN IS NOT INDICATED, THE CONTRACTOR SHALL RUN WIRE AS PER FOLLOWING SCHEDULE. SINGLE PHASE CIRCUIT THREE WIRE PER CIRCUIT THREE PHASE CIRCUIT FIVE WIRE PER CIRCUIT
7. EACH CIRCUIT SHALL INCLUDE LINE(S), NEUTRAL & GROUND IT IS THE INTENT OF PROJECT DOCUMENTS TO RUN DEDICATED NEUTRAL FOR EACH CIRCUIT.
8. FOR WIRE & CONDUIT SIZES SEE CABLE SCHEDULES.
9. ALL STARTERS FOR ANY MOTOR OR AS REQUIRED FOR CONTROL OF ELECTRICAL EQUIPMENT SHALL BE PROVIDED BY ELECTRICIANS, EXCEPT STARTER'S RELATED TO HVAC EQUIPMENT, FANS, PUMPS & PLUMBING EQUIPMENT WHICH WILL BE PROVIDED BY MECHANICAL CONTRACTOR & SHALL BE INSTALLED BY ELECTRICAL CONTRACTOR.
10. ELECTRICAL DRAWING SHOWS POINT OF INITIATION & TERMINATION OF EACH CIRCUIT, FEEDER OR HOME RUN & USUALLY DOES NOT INDICATE THE ACTUAL LAYOUT. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE LAYOUT OF THE CONDUITS OR WIRING AT SITE. PROPOSED LAYOUTS SHALL BE COORDINATED WITH OTHER TRADES & SHALL COMPLY WITH APPLICABLE CODES& SHALL ACCOMMODATE ARCHITECTURAL & STRUCTURAL FEATURES OF THE BUILDING IN GENERAL EXPOSED CONDUIT WILL BE ONLY PERMITTED IN UTILITY AREAS & UNFINISHED AREA. REFER SPECIFICATIONS FOR METHOD & MEANS OF INSTALLATION.



NOTES:
1. ALL MOUNTING HEIGHTS SHALL BE MEASURED FROM FINISHED FLOOR TO CENTERLINE OF DEVICE EXCEPT EXIT SIGNS.
2. DEVICES SHALL BE INSTALLED ON A COMMON VERTICAL CENTERLINE WHEREVER POSSIBLE.
3. ALL DEVICES SHALL BE INSTALLED AT MOUNTING HEIGHTS AS INDICATED ON THIS DETAIL UNLESS OTHERWISE NOTED.
4. WHERE SWITCHES AS SHOWN ON WINDOW SIDE, SWITCHES SHALL BE INSTALLED ON DOOR JAM UNLESS INSTRUCTED OTHERWISE BY CONTRACTING OFFICER.

TYPICAL DEVICE MOUNTING HEIGHT DETAIL

NO SCALE

BASIC ELECTRICAL REQUIREMENTS

PART 1 GENERAL

1.1 WORK INCLUDED

1. BASIC ELECTRICAL REQUIREMENTS.

1.2 REFERENCES

1. ANSI/NFPA 70 – NATIONAL ELECTRICAL CODE.
2. NFPA 101 – CODE FOR SAFETY TO LIFE FROM FIRE IN BUILDINGS.
3. CONNECTICUT BASIC BUILDING CODE.
4. CONNECTICUT FIRE SAFETY CODE.

1.3 SUBMITTALS

1. SUBMIT UNDER PROVISIONS OF DIVISION 1 SECTIONS.
2. INCLUDE PRODUCTS AS REQUIRED BY INDIVIDUAL SECTIONS.
3. SUBMIT SHOP DRAWINGS AND PRODUCT DATA GROUPED TO INCLUDE COMPLETE SUBMITTALS OF RELATED SYSTEMS, PRODUCTS AND ACCESSORIES IN A SINGLE SUBMITTAL.
4. MARK DIMENSIONS AND VALUES IN UNITS TO MATCH THOSE SPECIFIED.
5. DELETE OR CROSS–OUT INFORMATION NOT APPLICABLE TO PROJECT.

1.4 DRAWINGS AND COORDINATION

1. IT IS NOT THE INTENTION OF THE DRAWINGS TO SHOW EVERY ITEM, PIECE OF EQUIPMENT AND DETAIL. PROVIDE COMPLETE, OPERATING SYSTEMS.
2. INSTALL WORK AS CLOSELY AS POSSIBLE TO LAYOUTS SHOWN OF DRAWINGS. MODIFY WORK AS NECESSARY TO MEET JOB CONDITIONS AND TO CLEAR OTHER EQUIPMENT. CONSULT ARCHITECT BEFORE MAKING CHANGES WHICH AFFECT THE FUNCTION OR APPEARANCE OF SYSTEMS.
3. DIMENSIONS, ELEVATIONS AND LOCATIONS ARE SHOWN APPROXIMATELY. VERIFY DIMENSIONS IN FIELD.
4. ARCHITECT RESERVES THE RIGHT TO ORDER CHANGES IN LAYOUT OR SUCH ITEMS AS SWITCHES, FIXTURES AND OUTLETS IF SUCH CHANGES DO NOT SUBSTANTIALLY AFFECT COSTS AND IF AFFECTED ITEMS HAVE NOT BEEN FABRICATED OR INSTALLED.
5. IN SOME CASES, DRAWINGS ARE BASED ON PRODUCTS OR ONE OR SEVERAL MANUFACTURERS, AS LISTED ON CONTRACT DOCUMENTS. BE RESPONSIBLE FOR MODIFICATIONS MADE NECESSARY BY SUBSTITUTION OF PRODUCTS OF OTHER MANUFACTURERS.
6. DO NOT INSTALL PART OF A SYSTEM UNTIL ALL CRITICAL COMPONENTS OF THE SYSTEM AND RELATED SYSTEMS HAVE BEEN APPROVED. COORDINATE PARTS OF SYSTEMS.
7. INSTALL PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. NOTIFY ARCHITECT IF CONTRACT DOCUMENTS CONFLICT WITH MANUFACTURER'S INSTRUCTIONS. COMPLY WITH ARCHITECT'S INTERPRETATIONS.
8. PROVIDE BRACKETS, SUPPORTS, ANCHORS AND FRAMES REQUIRED FOR INSTALLATION OF WORK SPECIFIED IN THIS DIVISION. SUCH METAL WORK SHALL CONFORM TO THE REQUIREMENTS.

1.5 PROJECT RECORD DRAWINGS

1. NOTE THAT THE GENERAL CONDITIONS SPECIFY THAT PROJECT RECORD DRAWINGS BE PREPARED. CONFORM TO REQUIREMENTS.

1.6 EQUIPMENT CLEARANCES

1. DELIVER EQUIPMENT KNOCKED DOWN, IF NECESSARY, TO PLACE IT IN PROPER POSITION.
2. INSTALL EQUIPMENT WITH ADEQUATE CLEARANCES FOR MAINTENANCE AND OPERATION, BOTH OF THE EQUIPMENT AND OF ADJACENT EQUIPMENT.

1.7 PRELIMINARY OPERATION

1. OPERATE ELECTRICAL SYSTEMS WITH REQUIRED SUPERVISION FOR AT LEAST TWO FULL DAYS PRIOR TO SUBSTANTIAL COMPLETION. MAKE NECESSARY ADJUSTMENTS AND CHECK PROPER OPERATION.

1.8 TESTS PRIOR TO SUBMITTAL COMPLETION

A. TESTS SHALL BE ATTENDED BY REPRESENTATIVES OF ELECTRICAL SUBCONTRACTORS, EQUIPPED WITH INSTRUMENTS REQUIRED TO DEMONSTRATE PROPER FUNCTIONING OF SYSTEMS, AS SPECIFIED

1.11 REGULATORY REQUIREMENTS

1. CONFORM TO APPLICABLE PROVISIONS OF THE CONNECTICUT STATE BUILDING CODE WHICH INCLUDE THE FOLLOW:

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
WP GFI D 42	125V, 20A NEMA 5–20R DUPLEX RECEPTACLE WP = WEATHERPROOF D = DEDICATED GFI = GROUND FAULT INTERRUPTING # = MOUNTING HEIGHT (18" A.F.F. UNLESS OTHERWISE NOTED) E = EXISTING TO REMAIN
	220V, 20A NEMA 6–20 DUPLEX RECEPTACLE
	COMBINATION TELEPHONE/DATA DROP
WP	DISCONNECT SWITCH (WP = WEATHERPROOF)
WP	FUSED DISCONNECT SWITCH (WP = WEATHERPROOF)
PP–1	RECESS MOUNTED ELECTRICAL PANEL – SQUARE 'D' SNAP IN BREAKERS
PP–1	SURFACE MOUNTED ELECTRICAL PANEL – SQUARE 'D' SNAP IN BREAKERS
J	JUNCTION BOX
1,PP–1	BRANCH CIRCUIT HOMERUN, LETTERS INDICATE PANEL DESIGNATION AND NUMBERS INDICATE CIRCUIT NUMBER. HASH MARKS INDICATE NUMBER OF CONDUCTORS NOT INCLUDING EQUIPMENT GROUND AND ISOLATED, INSULATED GROUND

LIGHTING LEGEND

SYMBOL	DESCRIPTION
A	NEW LED RECESSED DOWNLIGHT #C4L10N1/C4L10DL35KCCLW FOR NEW LAUNDRY ROOM
B	NEW WALL MOUNT EXTERIOR LIGHT FIXTURE
C	NEW LOW PROFILE SURFACE MOUNTED EXTERIOR LIGHT FIXTURE
E	EXISTING 2'X6" WALL MOUNT MIRROR LIGHT FIXTURE TO REMAIN (BATHROOM)
E	EXISTING CEILING MOUNT LIGHT FIXTURE TO REMAIN (BATHROOM)
E	EXISTING CEILING MOUNT LIGHT FIXTURE TO REMAIN (MUD ROOM, HALLWAY)
1,PP–1	BRANCH CIRCUIT HOMERUN, LETTERS INDICATE PANEL DESIGNATION AND NUMBERS INDICATE CIRCUIT NUMBER. HASH MARKS INDICATE NUMBER OF CONDUCTORS NOT INCLUDING EQUIPMENT GROUND AND ISOLATED, INSULATED GROUND
PP–#	SURFACE MOUNTED ELECTRICAL PANEL – SQUARE 'D' SNAP–IN BREAKERS
S	125V, 20A LIGHT SWITCH
S_3	125V, 20A THREE–WAY LIGHT SWITCH

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Sheet Title:
ELECTRICAL NOTES AND SPECIFICATIONS

APPLICATION #1329

NIZNANSKY RESIDENCE
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DISASTER RECOVERY PROGRAM
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Zone: A
Flood Zone: AE 11

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Owner: Katherine Niznansky

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Preparer: Rafael Amaya (Architect)
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Siginature: _____
Rafael Amaya (Architect)

Date: 06/17/2016

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Drawn By: R.J.L.

Sheet Number:
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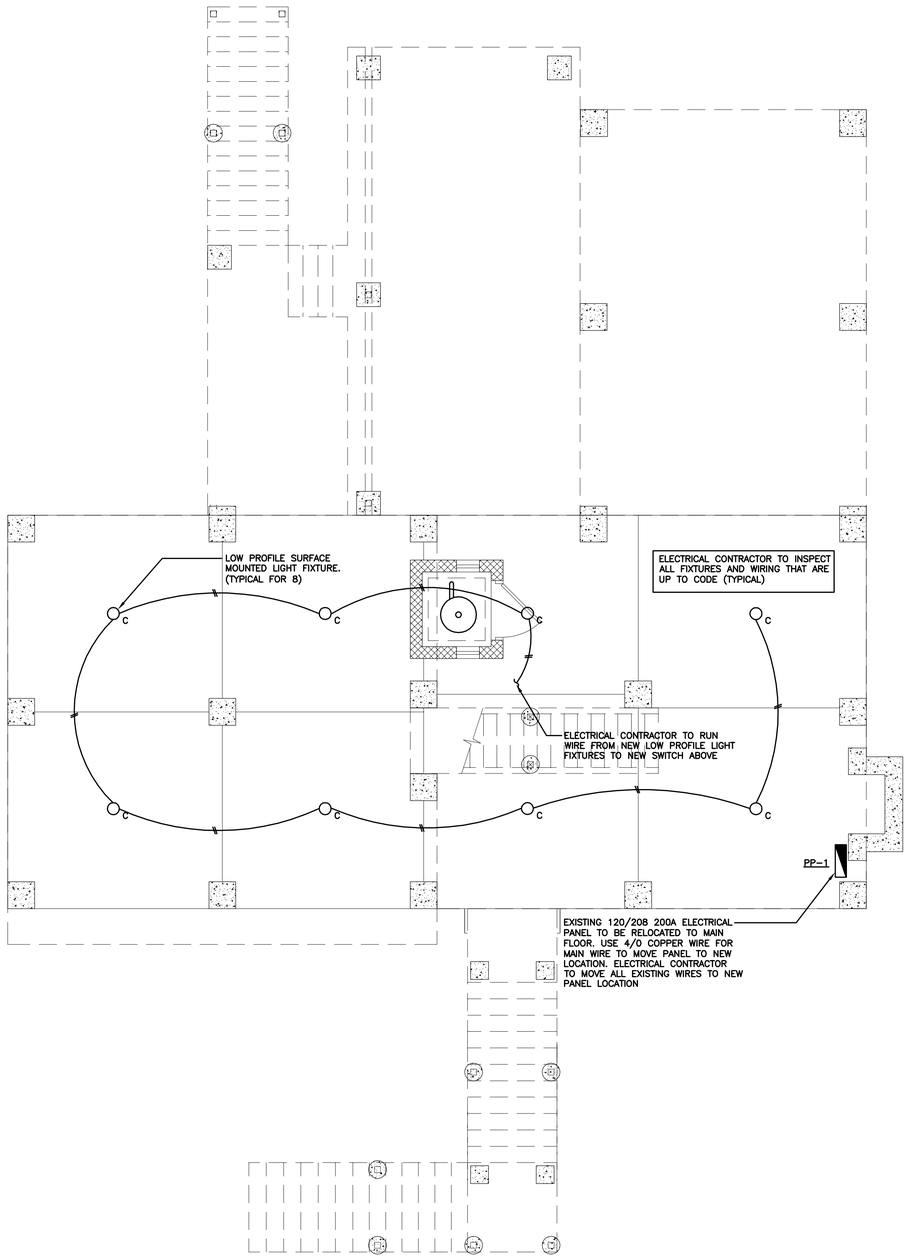
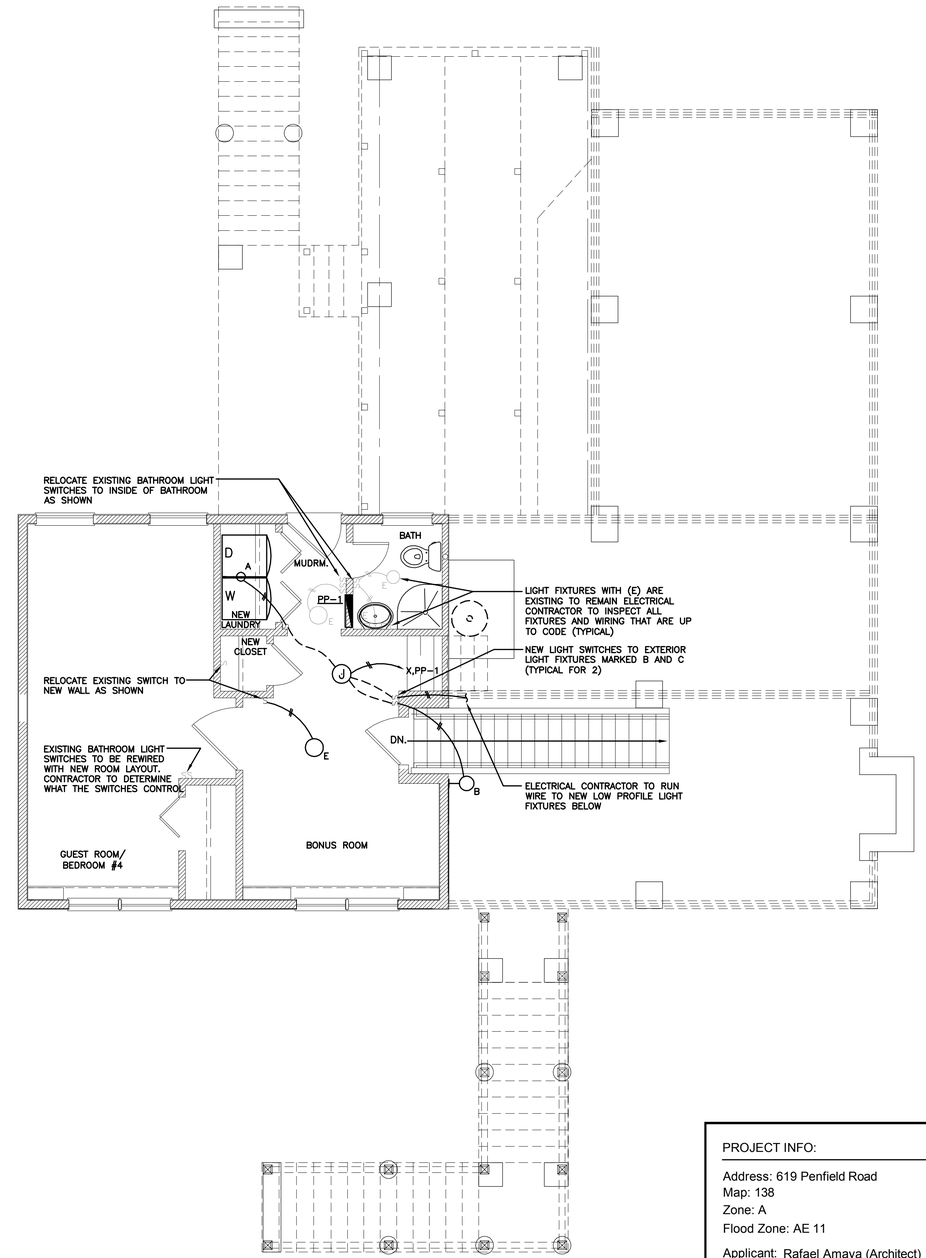


1 GRADE LEVEL LIGHTING PLAN

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



2 GRADE & FIRST FLOOR LEVEL LIGHTING PLAN

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

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Sheet Title:
GRADE AND MAIN LEVEL ELECTRICAL PLANS

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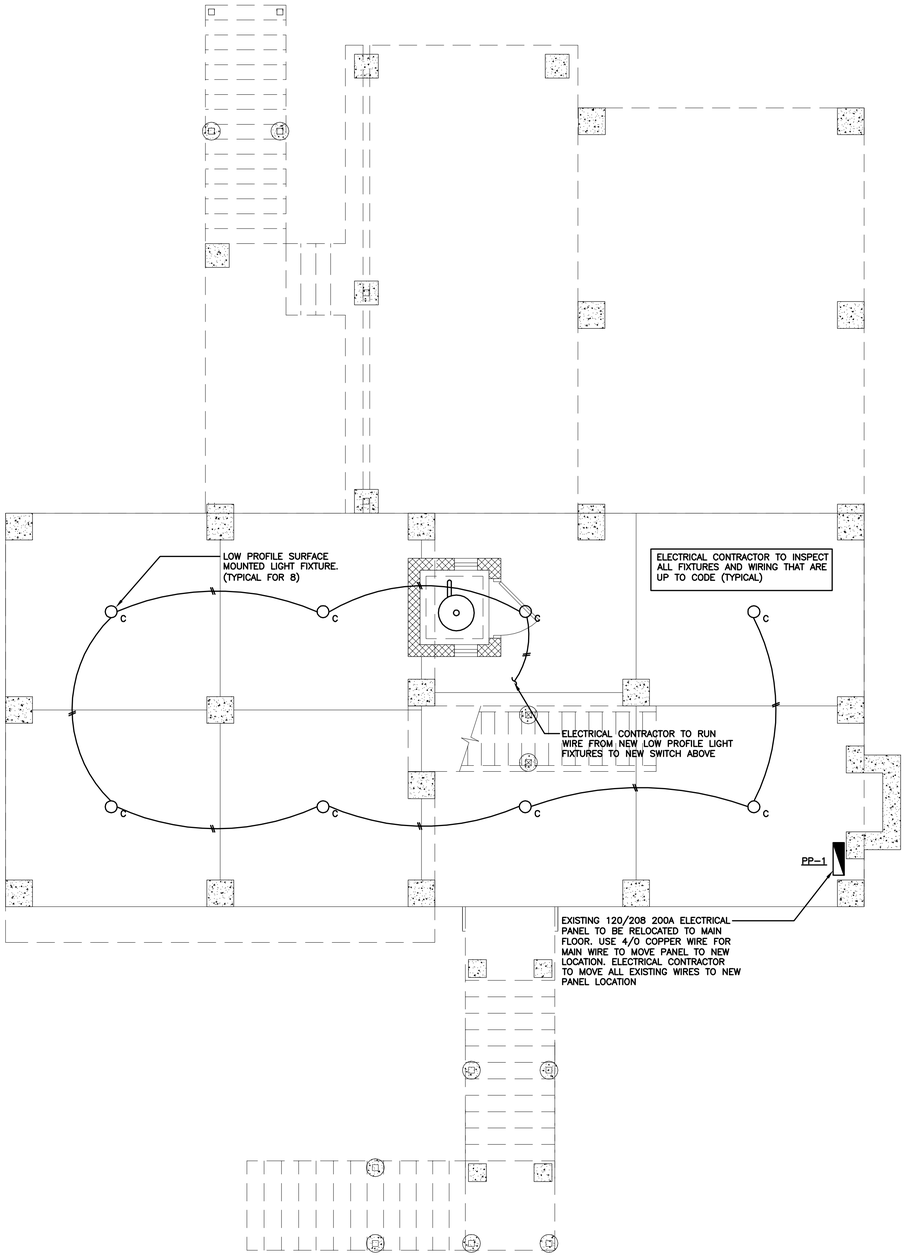

1 GRADE LEVEL LIGHTING PLAN

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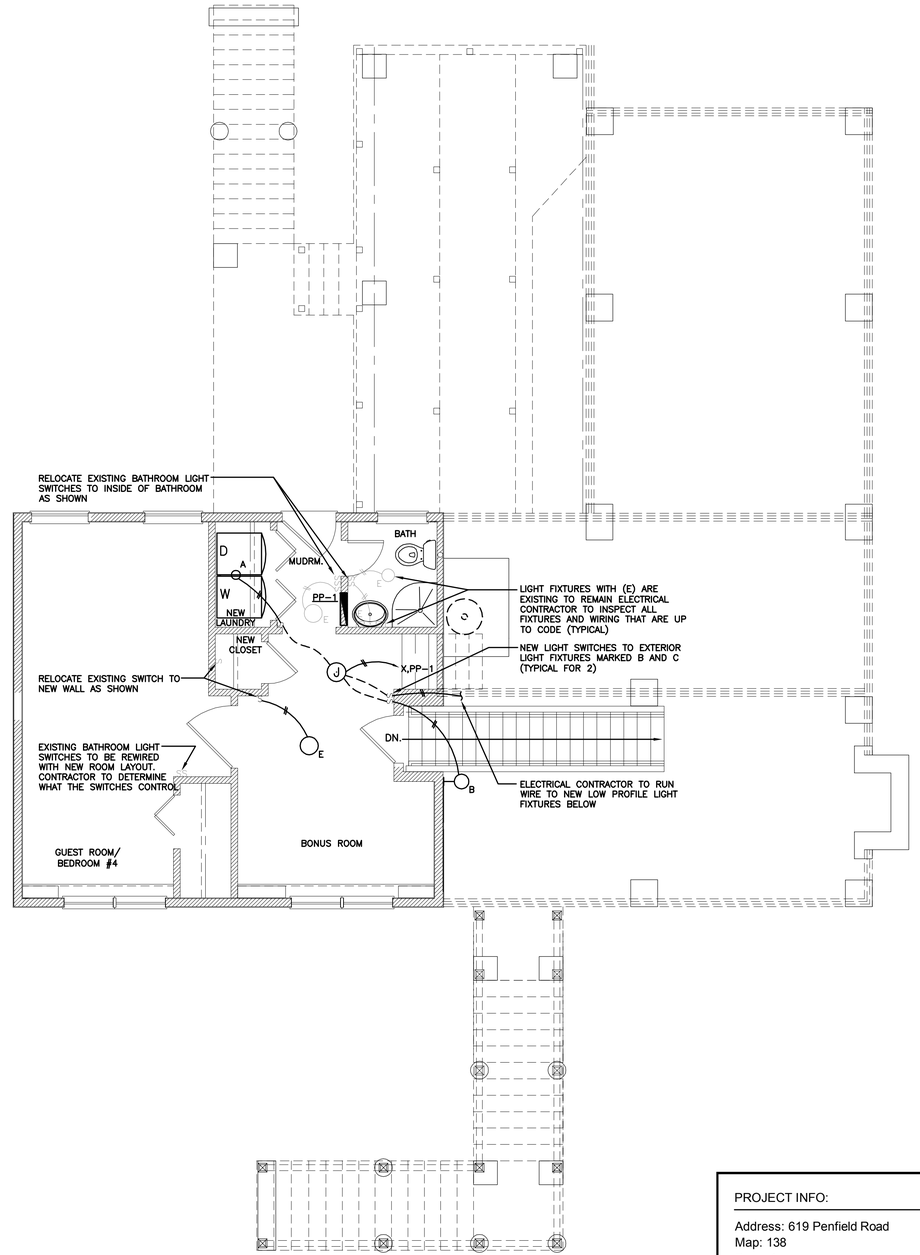

2 GRADE & FIRST FLOOR LEVEL LIGHTING PLAN

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

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L-1

PLUMBING SPECIFICATIONS

PART 1 – GENERAL

1.01 WORK INCLUDED

A.DOMESTIC WATER PIPING

B.NATURAL GAS PIPING

C.VALVES AND FITTINGS.

1.02 REFERENCES

A. ANSI B31.2 – FUEL GAS PIPING

B. ASME B16.1 – CAST IRON PIPE FLANGES AND FLANGED FITTING CLASS 25, 125, 250 AND 800

C. ASME B16.3 – MALLEABLE IRON THREADED FITTINGS

D. ASME B16.4 – CAST IRON THREADED FITTING CLASS 125 AND 250

E. ASME B16.18 – CAST BRONZE SOLDER–JOINT PRESSURE FITTINGS

F. ASME B16.22 – WROUGHT COPPER AND BRONZE SOLDER–JOINT PRESSURE FITTINGS

G. ASME B16.23 – CAST COPPER ALLOY SOLDER–JOINT DRAINAGE FITTING – DWV

H. ASTM A47 – FERRITIC MALLEABLE IRON CASTINGS

I. ASTM A53 – PIPE, STEEL, BLACK AND HOT–DIPPED ZINC COASTED, WELDED AND SEAMLESS

J. ASTM A120 – PIPE, STEEL, BLACK AND HOT–DIPPED ZINC COASTED (GALVANIZED), WELDED AND SEAMLESS, FOR ORDINARY USES.

K. ASTM A234 – PIPE FITTINGS OF WROUGHT CARBON STEEL AND ALLOY STEEL FOR MODERATE AND ELEVATED TEMPERATURES

L. ASMT B32 – SOLDER METAL

M. AWWA C651 – DISINFECTING WATER MAINS

N. NFPA 54 – NATIONAL FUEL GAS CODE

PART 2 – PRODUCTS

2.01 DOMESTIC WATER PIPING

A.COPPER TUBING.

2.02 NATURAL GAS PIPING, ABOVE GRADE

A.STEEL PIPE: ASTM A53, OR A120, SCHEDULE 40 BLACK.

1.FITTINGS: ASME B16.3, MALLEABLE IRON, OR ASTM A234, FORGED STEEL WELDING TYPE.
2.JOINTS: NFPA 54, THREADED OR WELDED TO ANSI B31.2.

2.03 FLANGES, UNIONS AND COUPLINGS

A.PIPE SIZE 2 INCHES AND UNDER:

1.COPPER TUBE AND PIPE: 150 PSIG BRONZE UNIONS WITH SOLDERED JOINTS.
2.DIELECTRIC CONNECTIONS: UNION WITH GALVANIZED OR PLATED STEEL THREADED END, COPPER SOLDER END, WATER IMPERVIOUS ISOLATION BARRIER.

2.04 BALL VALVES
A.MANUFACTURERS:

1.CONBRACO INDUSTRIES, INC.
2.MILWAUKEE VALVE CO., INC.
3.WATTS REGULATOR CO.

B.UP TO AND INCLUDING 2 INCHES: BRONZE TWO–PIECE BODY CHROME PLATED STEEL BALL, TEFLON SEATS AND STUFFING BOX RING, LEVER HANDLE, SOLDER OR THREADED ENDS WITH UNION.

2.05 PLUG VALVES
A.MANUFACTURERS:

1.CONBRACO INDUSTRIES, INC.
2.MILWAUKEE VALVE CO., INC.
3.WATTS REGULATOR CO.

B.UP TO AND INCLUDING 2 INCHES: BRONZE BODY, BRONZE TAPERED PLUG, NON–LUBRICATED, TEFLON PACKING, THREADED ENDS.

C.OVER 2 INCHES: CAST IRON BODY AND PLUG, NON–LUBRICATED, TEFLON PACKING, FLANGED ENDS.

3.03 APPLICATION

A.INSTALL UNIONS DOWNSTREAM OF VALVES AND AT EQUIPMENT OR APPARATUS CONNECTIONS.

B.INSTALL BRASS MALE ADAPTERS EACH SIDE OF VALVES IN COPPER PIPED SYSTEM. SWEAT SOLDER ADAPTERS TO PIPE.

C.INSTALL BALL VALVES FOR SHUT–OFF AND TO ISOLATE EQUIPMENT, PLUMBING GROUP, OR VERTICAL RISERS.

3.05 DISINFECTION OF DOMESTIC WATER PIPING SYSTEM

A.PRIOR TO STARTING WORK, VERIFY SYSTEM IN COMPLETE, FLUSHED AND CLEAN.

B.ENSURE PH OF WATER TO BE TREATED IS BETWEEN 7.4 AND 7.6 BY ADDING ALKALI (CAUSTIC SODA OR SODA ASH) OR ACID (HYDROCHLORIC).

C.INJECT DISINFECTANT, FREE CHLORINE IN LIQUID, POWDER, TABLET OR GAS FORM, THROUGHOUT SYSTEM TO OBTAIN 50 TO 80 MG/L RESIDUAL.

D.BLEED WATER FROM OUTLETS TO ENSURE DISTRIBUTION AND TEST FOR DISINFECTANT RESIDUAL AT MINIMUM 15 PERCENT OF OUTLETS.

E.MAINTAIN DISINFECTANT IN SYSTEM FOR 24 HOURS.

F.IF FINAL DISINFECTANT RESIDUAL TEST LESS THAN 25 MG/L, REPEAT TREATMENT.

G.FLUSH DISINFECTANT FROM SYSTEM UNTIL RESIDUAL EQUAL TO THAT OF INCOMING WATER OR 1.0 MG/L.

H.TAKE SAMPLES NO SOONER THAN 24 HOURS AFTER FLUSHING, FROM 5 PERCENT OF OUTLETS AND FROM WATER ENTRY, AND ANALYZE IN ACCORDANCE WITH AWWA C651.

3.06 SERVICE CONNECTIONS

A.PROVIDE NEW GAS SERVICE COMPLETE WITH GAS METERS AND REGULATORS, AS PER UTILITY COMPANY INSTRUCTIONS AND REGULATIONS.

PLUMBING NOTES

1. PIPING LAYOUT IS DIAGRAMMATIC LOCATE EXACT PIPING ROUTING COORDINATED WITH ALL STRUCTURAL, MECHANICAL, ELECTRICAL & OTHER OBSTRUCTION.
2. COMPLY WITH 2003 INTERNATIONAL PLUMBING CODE AND ALL APPLICABLE AND LOCAL NATIONAL CODES.
3. CONTRACTOR SHALL SUBMIT, PAY FOR AND OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK.
4. ALL MATERIAL SHALL BE NEW.
5. SANITARY, VENT & STORM PIPING ABOVE GROUND SHALL BE HUBLESS CAST IRON. UNDERGROUND PIPING SHALL BE CAST IRON, HUB & SPIGOT. REFER TO SPECS.
6. UNDERGROUND DOMESTIC WATER PIPING SHALL BE ASTM B 88 TYPE "K" COPPER WATER TUBE WITH LEAD – FREE SOLDER JOINT PRESSURE FITTINGS. ABOVE GROUND PIPING SHALL BE TYPE "L" COPPER. OR PEX TUBING.
7. PROVIDE VALVES AND UNIONS WHEN CONNECTING PIPING TO EQUIPMENT. LOCATE VALVES FOR EASY ACCESS AND SERVICING OF EQUIPMENT.
8. INSULATE HOT AND COLD WATER PIPING WITH 1" THICK MOLDED FIBERGLASS PIPE INSULATION WITH ALL SERVICE JACKET. SEAL ALL JOINTS.
9. SUBMIT SHOP DRAWINGS OF ALL PLUMBING FIXTURES. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO ORDERING THEM.
10. APPLY PIPE IDENTIFICATION TO ALL NEW PIPING. PIPE ID SHALL IDENTIFY THE CONTENTS (IE. COLD WATER, HOT WATER, SANITARY, VENT) AND DIRECTION OF FLOW ARROWS SHALL OVERLAP BY WRAPPING AROUND THE PIPE ID.
11. PRESSURE TEST ALL NEW WATER PIPES, MINIMUM OF 24 HOURS BEFORE APPLYING PIPE INSULATION ALL TESTS SHALL BE IN COMPLIANCE WITH REQUIREMENTS OF LOCAL WATER AUTHORITY.
12. FIRE PIPING SHALL BE GALVANIZED STEEL WITH VICTAULIC FITTINGS. ALL MATERIAL SHALL COMPLY WITH REQUIREMENTS OF THE APPLICABLE NFPA STANDARDS. ALSO REFER TO THE SPECIFICATIONS.
13. CONTRACTOR SHALL SUBMIT 5 COPIES OF THE SHOP DRAWINGS FOR ALL PROPOSED MATERIAL AND EQUIPMENT TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL. NO LATERIAL OR EQUIPMENT MAY BE ORDERED WITHOUT HAVING APPROVED SHOP DRAWINGS.
14. ALL WORK SHALL BE COORDINATED WITH THE OTHER TRADES.
15. ALL LABOR AND MATERIAL SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
16. IN THE EVENT OF CONFLICT BETWEEN THE SPECS, DRAWINGS, CODE REQUIREMENTS OR ANY OTHER PART OF THE CONTRACT DOCUMENTS THE MORE STRINGENT (THE MORE COSTLY) OF THE OPTIONS WILL GOVERN. CONTRACTOR SHALL SEEK RESOLUTION OF CONFLICTS BEFORE AWARD OF CONTRACT AND STARTING WORK.
17. CONTRACTORS SHALL PROVIDE CHROME PLATED P – TRAPS, SUPPLIES AND STOPS FOR THE PLUMBING FIXTURES.
18. CONTRACTOR SHALL FIRE STOP PENETRATION OF ALL FIRE RATED ASSEMBLIES BY PLUMBING PIPES WITH UL/WARNACK – HERSEY LISTED FIRE – STOPS IN ACCORDANCE WITH THE UL/WARNACK–HERSEY REQUIREMENTS OF ASSEMBLY.
19. INSULATE LAVATORY SUPPLIES, STOPS & THE SANITARY PIPING WITH TRUEBRO INC. HANDI LAV – GUARD PERFOREMED INSULATION. INSULATION SHALL SATISFY THE ADA REQUIREMENTS.
20. PROVIDE DIELECTRIC UNIONS WHEN CONNECTING DISSIMILAR MATERIAL PIPING.
21. HORIZONTAL PIPING FOR BLDG SANITARY SEWER SHALL BE INSTALLED @ ¼" PER FT MIN SLOPE. FOR PIPES 2 – ½" OR SMALLER & 1/8" PER FOOT FOR PIPES 3" OR LARGER.

PLUMBING GENERAL NOTES

1. PROVIDE PLUMBING FIXTURES, FITTINGS AND CONTROLS WHICH COMPLY WITH THE EPA WATER SENSE PROGRAM, OR THE INSTALLATION OF FLOW REDUCERS IN ALL SINK, TUB AND SHOWER FAUCETS.

2. PROVIDE CHROMIMUM–PLATED SECTIONAL ESCUTCHEON PLATES ON EACH PIPE AND HANGER ROD PENETRATING THE WALL, FLOOR OR CEILING CEILING IN FINISHED SPACES, AND WITHIN SINK AND VANITY BASE CABINETS.

3. PIPES TO BE INSULATED ACCORDING TO THE IECC, OR PROVIDE THE FOLLOWING MINIMUM R–VALUES:

3/8" DIAMETER TO 1/2" DIAMETER PIPING – R–5
5/8" DIAMETER TO 3/4" DIAMETER PIPING – R–7
7/8" DIAMETER TO 2" DIAMETER PIPING – R–9
2½" DIAMETER TO 4" DIAMETER PIPING – R–8

INSULATION SHALL BE SECURELY APPLIED TO ALL STEAM HEATING AND HOT WATER HEATING SUPPLY AND RETURN PIPING EXPOSED OR CONCEALED, EXCEPT SHORT RUN–OUTS ABOVE THE FLOOR TO TERMINAL UNITS. ALL WATER PIPING IN UN CONDITIONED SPACES, SUCH AS BASEMENTS, CRAWL SPACES, ATTICS AND EXTERIOR WALLS SHALL BE COVERED WITH UNIVERSAL INSULATING JACKET. INSULATION AND A VAPOR BARRIER SHALL BE SECURELY APPLIED TO ALL DOMESTIC WATER MAINS, ALL DOMESTIC HORIZONTAL COLD WATER PIPING, DOMESTIC WATER PIPING INSTALLED IN LOCATIONS OF THE BUILDING THAT ARE SUBJECT TO FREEZING TEMPERATURES AND VERTICAL PIPING WHERE CONDENSATION CAN CREATE A PROBLEM. INSULATE ALL HORIZONTAL STORM WATER PIPING ABOVE FINISHED CEILINGS, INCLUDING ELBOWS LOOKING UP AND DOWN FROM THE HORIZONTAL AND UNDERSIDE OF DRAINS. INSULATE EXPOSED PIPING BELOW KITCHEN SINKS AND BATHROOM LAVATORIES IN UNITS DESIGNED TO BE BARRIER–FREE, TO INSURE RESIDENTS IN WHEELCHAIRS DO NOT TOUCH EXPOSED METAL PIPING. PROVIDE DECORATIVE INSULATING COVERS SPECIFICALLY DESIGNED FOR THIS PURPOSE.

PLUMBING SPECIFICATIONS

WATER CLOSET (WC–1)

Water Closet shall be "Kohler" Wellcomme toilet #K–4406, 1.28 GPF, floor mounted, floor outlet, white vitreous china, direct fed siphon jet, elongated bowl, 1 1/2" top spud. Provide with #K–4670–C open front seat less cover and "Sloan" #111 flush valve.

COUNTERTOP LAVATORY (L–1)

Lavatory shall be "Kohler" Tahoe #K–2895–1 self–rimming countertop lavatory, white vitreous china, rear overflow and faucet ledge, single center. Supplies: 3/8" chrome plated with angle stop valve. Drain: Grid drain, 1–1/4" tailpiece, adjustable cast brass "P" trap with cleanout. Faucet: "Moen" #8455, single handle, chrome finish, with pop–up waste.

FLOOR DRAIN (FD)

Floor drain shall be "J.R. Smith" #2010A, with extended deep seal P–trap and round grate. Polished bronze finish.

NON–FREEZE WALL HYDRANT

Non–freeze wall hydrant shall be "J.R. Smith" #5510, with chrome plated face, bronze casing, 3/4" hose connection and T–handle key. Provide with adjustable wall clamp and vacuum breaker.

GAS PIPING

Gas piping shall be black steel, schedule 40, seamless. 3" and larger: welded fittings. 2 1/2" and smaller: black malleable iron screw fittings. Material and installation to conform to local gas company requirements,

DOMESTIC WATER PIPING

Domestic water shall be drawn temper tubing type "L". Solder filler metals shall be 95–5 tin antimony.

WASTE PIPING

Waste piping shall be hubless service weight, cast iron soil pipe and fittings with neoprene gaskets, type DWV pipe and fittings with solvent cemented joints.

VENT PIPING

Vent piping shall be PVC, type DWV pipe and fittings with solvent cemented joints or hubless service weight, cast iron soil pipe and fittings with neoprene gaskets.

PLUMBING LEGEND

SYMBOLS	
	DOMESTIC COLD WATER
	DOMESTIC HOT WATER SUPPLY
	DOMESTIC HOT WATER RETURN
	SAN (BELOW GRADE)
	SAN (ABOVE GRADE)
	VENT
GAS GAS GAS	GAS
	BALL VALVE
	BALANCING VALVE
	GATE VALVE
	CHECK VALVE
GAS GAS	PRESSURE REDUCING VALVE
	2–WAY THERMOSTATIC CONTROL VALVE

ABBREVIATIONS	
CW	DOMESTIC COLD WATER
HW	DOMESTIC HOT WATER
SW	SANITARY WASTE
V	VENT
G	GAS
CO	CLEANOUT
FCO	FLOOR CLEANOUT
WCO	WALL CLEANOUT
VTR	VENT THROUGH ROOF
FD	FLOOR DRAIN
RD	ROOF DRAIN

PROJECT INFO:

Address: 619 Penfield Road
Map: 138
Zone: A
Flood Zone: AE 11

Applicant: Rafael Amaya (Architect)
284 Racebrook Rd.
Orange, CT 06477
TEL (203) 795 5656

Owner: Katherine Niznansky

Scope of work: Elevate existing house above 500 year BFE.

Preparer: Rafael Amaya (Architect)
284 Racebrook Rd.
Orange, CT 06477
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Siginature: _____
Rafael Amaya (Architect)

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INFO@ATLANTIC–ENG.COM

Sheet Title:
PLUMBING NOTES AND SPECIFICATIONS

APPLICATION #1329

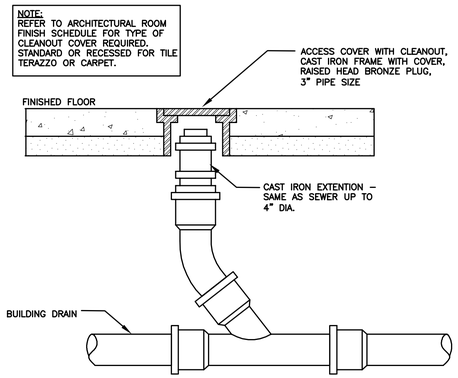
NIZNANSKY RESIDENCE
619 PENFIELD RD.
FAIRFIELD, CT 06824

STATE OF CONNECTICUT
DEPARTMENT OF HOUSING
COMMUNITY DEVELOPMENT BLOCK GRANT
DISASTER RECOVERY PROGRAM
OWNER OCCUPIED REHABILITATION
AND REBUILDING PROGRAM (OORR)

Date: 06/17/2016

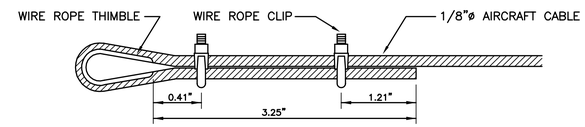
Job Number: 140107.29
Drawn By: R.J.L.

Sheet Number:
P-1



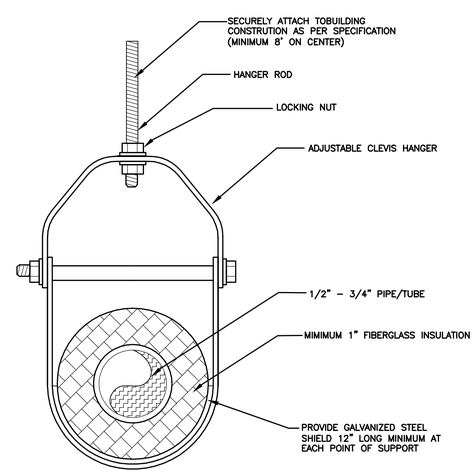
1 FLOOR CLEAN – OUT DETAIL

NOT TO SCALE



2 CABLE GUIDE DETAIL

NOT TO SCALE



3 INSULATION DETAIL FOR HOT AND COLD WATER

NOT TO SCALE

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PLUMBING DETAILS

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TEL (203) 795 5656

Siginature: _____
Rafael Amaya (Architect)

Date: 06/17/2016

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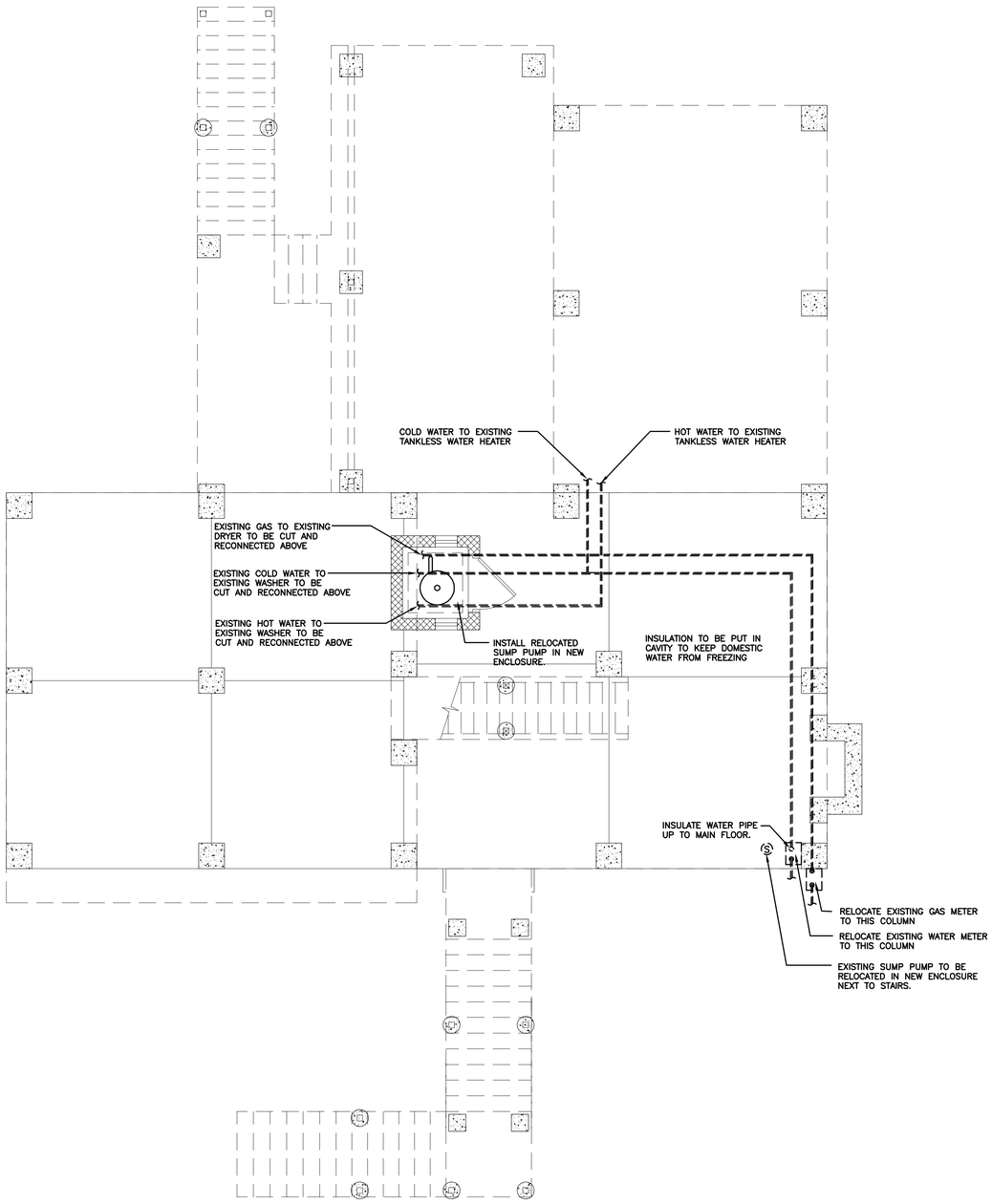
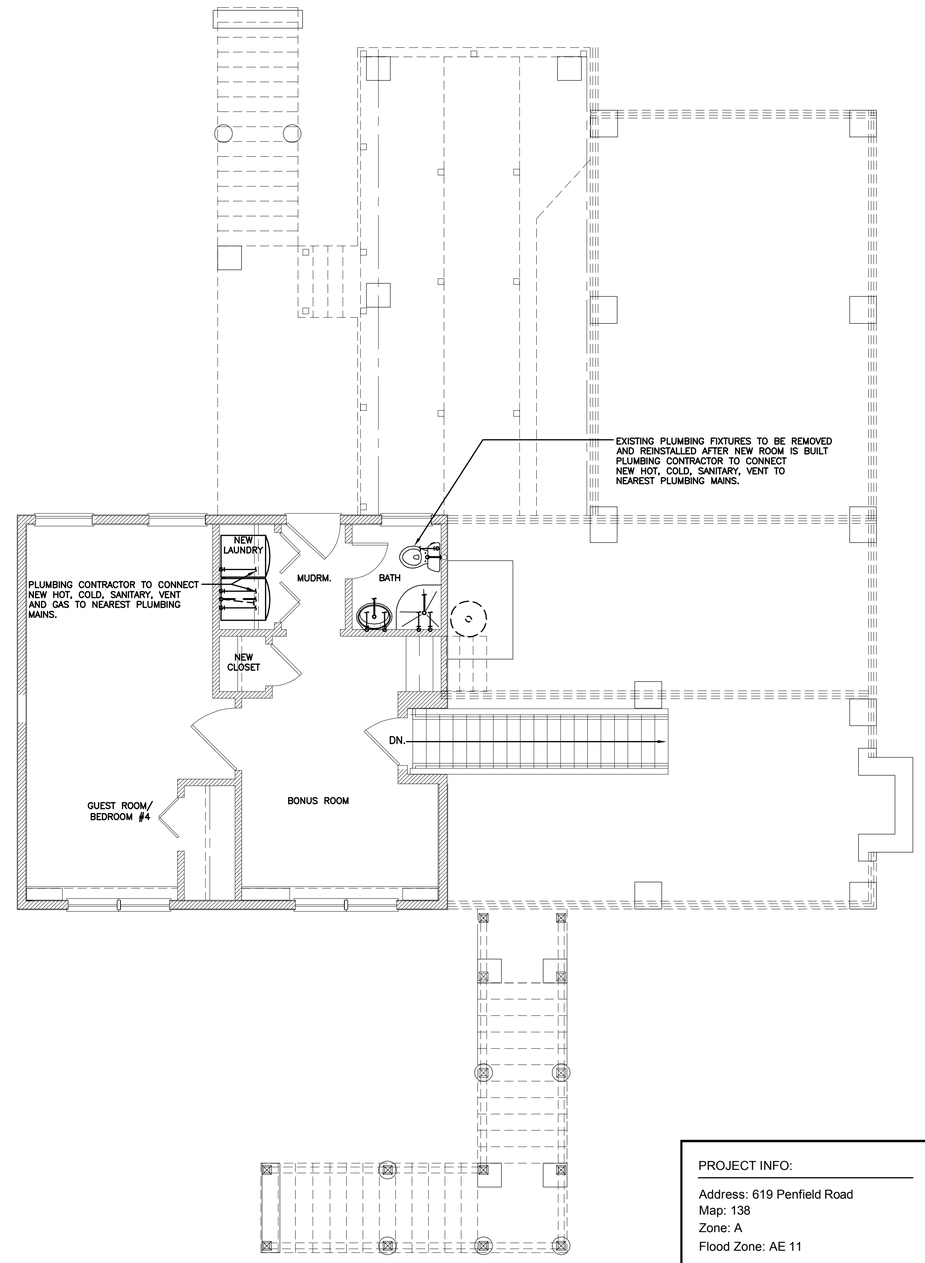
Sheet Number:
P-2



1 GRADE LEVEL PLUMBING PLAN

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



2 GRADE & FIRST FLOOR LEVEL PLUMBING PLAN

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

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American Institute of Architects

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Sheet Title:
GRADE AND MAIN LEVEL PLUMBING PLANS

APPLICATION #1329

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619 PENFIELD RD.
FAIRFIELD, CT 06824

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Sheet Number:
P-3

MECHANICAL SPECIFICATIONS

PART 1 – GENERAL

1.01 WORK INCLUDED

A. BASIC MECHANICAL REQUIREMENTS SPECIFICALLY APPLICABLE TO DDVISION 15 SECTIONS.

1.02 SUBMITTALS

A. INCLUDE PRODUCTS AS REQUIRED BY INDIVIDUAL SECTIONS.

B. SUBMIT SHOP DRAWINGS AND PRODUCT DATA GROUPED TO INCLUDE COMPLETE SUBMITTALS OF RELATED SYSTEMS, PRODUCTS, AND ACCESSORIES IN A SINGLE SUBMITTAL.

C. MARK DIMENSIONS AND VALUES IN UNITS TO MATCH THOSE SPECIFIED.

1.03 DRAWINGS AND COORDINATION

A. DRAWINGS ARE SCHEMATIC IN NATURE AND DO NOT INDICATE EVERY ITEM, PIECE OF EQUIPMENT AND DETAIL. PROVIDE COMPLETE, OPERATING SYSTEMS.

B. INSTALL WORK AS CLOSELY AS POSSIBLE TO LAYOUTS SHOWN ON DRAWINGS. MODIFY WORK AS NECESSARY TO MEET JOB CONDITIONS AND TO CLEAR OTHER EQUIPMENT. CONSULT ENGINEER BEFORE MAKING CHANGES WHICH AFFECT THE FUNCTION OR APPEARANCE OF SYSTEMS.

C. DIMENSIONS, ELEVATIONS AND LOCATIONS ARE SHOWN APPROXIMATELY. VERIFY DIMENSIONS IN FIELD.

D. ENGINEER RESERVES THE RIGHT TO ORDER CHANGES IN LAYOUT OF SUCH ITEMS AS PIPING, DUCTS AND EQUIPMENT IF SUCH CHANGES DO NOT SUBSTANTIALLY AFFECT COSTS AND IF EFFECTED ITEMS HAVE NOT BEEN FABRICATED OR INSTALLED.

E. IN SOME CASES, DRAWINGS ARE BASED ON PRODUCTS OF ONE OR SEVERAL MANUFACTURERS, AS LISTED ON CONTRACT DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR MODIFICATIONS MADE NECESSARY BY SUBSTITUTION OF PRODUCTS OF OTHER MANUFACTURERS.

F. DO NOT INSTALL PART OF A SYSTEM UNTIL ALL CRITICAL COMPONENTS OF THE SYSTEM AND RELATED SYSTEMS HAVE BEEN APPROVED. COORDINATE PARTS OF SYSTEM.

G. COORDINATE WORK WITH WORK SPECIFIED IN OTHER SECTIONS. RELOCATE WORK IF REQUIRED FOR PROPER INSTALLATION AND FUNCTIONING OF OTHER SYSTEMS.

H. INSTALLED PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. NOTIFY ENGINEER IF CONTRACT DOCUMENTS CONFLICT WITH MANUFACTURER'S INSTRUCTIONS. COMPLY WITH ENGINEER'S INTERPRETATIONS.

I. PROVIDE BRACKETS, SUPPORTS, ANCHORS AND FRAMES REQUIRED FOR INSTALLATION OF WORK SPECIFIED IN THIS DIVISION.

1.04 PROJECT RECORD DRAWING

A. PREPARE PROJECT RECORD DRAWINGS IN CONFORMANCE WITH THE REQUIREMENTS OF THE GENERAL CONDITIONS.

1.05 EQUIPMENT CLEARANCES

A. DELIVER EQUIPMENT KNOCKED DOWN, IF NECESSARY, TO PLACE IT IN PROPER POSITION.

B. INSTALL EQUIPMENT WITH ADEQUATE CLEARANCE FOR MAINTENANCE AND OPERATION BOTH OF THE EQUIPMENT AND OF ADJACENT EQUIPMENT.

1.06 PRELIMINARY OPERATION

A. OPERATE MECHANICAL SYSTEMS WITH REQUIRED SUPERVISION FOR AT LEAST TWO FULL DAYS PRIOR TO SUBSTANTIAL COMPLETION. MAKE NECESSARY ADJUSTMENTS AND CHECK PROPER OPERATION.

1.07 TESTS PRIOR TO SUBSTANTIAL COMPLETION

A. TESTS SHALL BE ATTENDED BY REPRESENTATIVE OF MECHANICAL SUBCONTRACTORS, EQUIPPED WITH INSTRUMENTS REQUIRED TO DEMONSTRATE PROPER FUNCTIONING OF SYSTEMS, AS SPECIFIED. DEMONSTRATE THE FOLLOWING:

MECHANICAL SPECIFICATIONS

1. ALL MEASUREMENTS TAKEN IN THE FIELD SHALL SUPERSEDE MEASUREMENTS SCALED OFF CONTRACT DRAWINGS.
2. WHENEVER THE WORD "PROVIDE" IS USED, IT MEAN FURNISH AND INSTALL".
3. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. ANY CONFLICT BETWEEN MANUFACTURER'S AND THE CONTRACT DRAWINGS AND SPECIFICATIONS SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE OWNER.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH 2003 INTERNATIONAL MECHANICAL CODES, REQUIREMENTS OF THE JURISDICTION WITH AUTHORITY AND REQUIREMENTS AND THE RECOMMENDATIONS OF THE LATEST APPROVED EDITIONS OF SMACNA, UTILITY COMPANIES, NEMA, NFPA, NEC AND THE FIRE MARSHALL.
5. ALL WORK UNDER THIS DISCIPLINE SHALL BE COORDINATED WITH THE WORK OF OTHER DISCIPLINES.
6. MECHANICAL CONTRACTOR SHALL PROVIDE FOR ALL CUTTING, PATCHING, PAINTING AND CLEANING NOT PROVIDED IN OTHER SECTIONS OF THE PLANS AND SPECIFICATIONS BUT REQUIRED FOR INSTALLATION OF NEW PIPING, DUCTWORK AND OTHER MECHANICAL EQUIPMENT.
7. DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY SHOW ALL TRANSITIONS, OFFSETS AND ELBOWS. CONTRACTOR SHALL PROVIDE SUCH TRANSITION, AS REQUIRED, AT NO EXTRA COST TO OWNERS.
8. ALL VOID AT PENETRATION OF FLOORS AND PARTITIONS BY DUCTWORK AND PIPING SHALL BE SEALED AIR TIGHT USING UL LISTED FIRE STOP IN ACCORDANCE WITH UL LISTING OF THE PARTITION THEY PENETRATE.
9. PROVIDE DIELECTRIC, INSULATING UNIONS WHEN CONNECTING DISSIMILAR METAL PIPING.
10. ALL DUCT DIMENSIONS SHOWN ON PLANS ARE CLEAR INSIDE DIMENSIONS. WHEN DUCTWORK IS SHOWN OS SPECIFIED TO BE PROVIDED WITH SOUND LINING, SHEET METAL DIMENSION SHALL BE INCREASED TO PROVIDE REQUIRED FREE AREA AS SHOWN ON PLANS
11. ALL LOUVERS AND WALL CAPS SHALL BE PROVIDED WITH BIRD SCREEN. PAINT CAPS AND LOUVERS WITH COLORS TO BE SELECTED BY THE ARCHITECT. MAXIMUM PRESSURE DROP OF THE WALL CAPS SHALL BE 0.08" WG AT THE CFM SHOWN.
12. COORDINATE FINAL ROUTING OF ALL DUCTS AND PIPES WITH STRUCTURAL MEMBERS AND OTHER OBSTRUCTIONS.
13. COORDINATE THE FINAL ROUTING OF ALL DIFFUSERS, GRILLES AND REGISTERS WITH LIGHTING FIXTURES, SPRINKLERS HEADS, SMOKE DETECTORS, STRUCTURAL MEMBERS AND OTHER OBSTRUCTIONS.
14. PROVIDE 14"X14" (UNLESS OTHERWISE NOTED) HINGED PANELS & DOORS IN CEILINGS, PARTITIONS, AND DUCTWORK AS REQUIRED TO ALLOW ACCESS RO VALVES, DAMPERS AND EQUIPMENT REQUIRING INSPECTION, SERVICING AND REPLACEMENT.
15. NO FLEXIBLE DUCTS SHALL BE ROUTED THROUGH FULL HEIGHT PARTITIONS. PROVIDE RIGID DUCTWORK IN SUCH LOCATIONS.
16. IT IS THE INTENT OF THESE DRAWINGS TO CALL FOR FINISHED WORK, TESTED AND READY FOR OPERATION.
17. MINOR DETAILS SUCH AS FITTINGS, TRANSITIONS, DUCT RISES AND DROPS, HANGERS, ETC. NOT SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER INSTALLATION AND OPERATION OF THE EQUIPMENT SHALL BE INCLUDED IN THE WORTH THE SAME AS HEREIN SPECIFIED OR SHOWN.
18. WHERE THE CONTRACTOR PROPOSES TO USE AN ITEM OF EQUIPMENT OTHER THAN THAT SPECIFIED OR DETAILED IN THE DRAWINGS AND SPECIFICATIONS, AND WHERE SUCH APPROVED DEVIATION REQUIRES A DIFFERENT QUANTITY AND ARRANGEMENT OF DUCTWORK, WIRING, CONDUIT, STRUCTURAL SUPPORT AND ACCESSORIES, THE CONTRACTOR SHALL PROVIDE SUCH ITEMS AT HIS SOLE EXPENSE.
19. IN THE EVENT OF CONFLICT BETWEEN VARIOUS PARTS OF THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS AND GENERAL CONDITIONS SHALL APPLY FOR BIDDING PURPOSES. CONTRACTOR SHALL REQUEST CLARIFICATION OF ALL CONFLICTING REQUIREMENTS PRIOR TO SIGNING OF CONTRACT OR CONSTRUCTION (DEPENDING ON THE TIME WHEN THE CONFLICT IS DISCOVERED).
20. CONTRACTOR SHALL REFER TO THE BOOK SPECIFICATIONS FOR ALL MECHANICAL MATERIAL AND SPECIFICATIONS.

MECHANICAL SPECIFICATIONS

GENERAL:

1. ALL WORK SHALL BE IN COMPLIANCE WITH 2003 INTERNATIONAL BUILDING CODE, THE 2005 CONNECTICUT STATE BUILDING CODE AND ITS SUPPLEMENTS, 2003 INTERNATIONAL MECHANICAL CODES, 2003 INTERNATIONAL PLUMBING CODE, NFPA 72 AND ALL LOCAL AUTHORITIES HAVING JURISDICTION.
2. ALL MATERIALS SHALL BE NEW AND OF THE BEST QUALITY AND SHALL BEAR THE UL LABEL. INSTALLATION SHALL BE COMPLETE AND IN ACCORDANCE WITH THE BEST TRADE PRACTICES. MATERIALS AND WORKMANSHIP SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE BY THE OWNER.
3. FURNISH ALL EQUIPMENT, MATERIALS, LABOR AND TESTING SERVICES REQUIRED TO INSTALL NEW HVAC SYSTEM, AS SHOWN SCHEMATICALLY ON THE PLANS, AND AS REQUIRED TO INSURE A COMPLETE AND OPERATIONAL SYSTEM. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE TO OBSERVE ALL JOB SITE CONDITIONS AND THE FULL SCOPE OF WORK, WHETHER VISIBLE OR CONCEALED. FAILURE TO DO SO SHALL NOT RELIEVE THE CONTRACTOR OF PROVIDING ALL THE REQUIRED WORK.
4. PERFORM START–UP DEMONSTRATION TESTS OF ALL SYSTEMS AND EQUIPMENT IN THE PRESENCE OF THE OWNER/ENGINEER TO INSURE PROPER SET–UP AND OPERATION OF EQUIPMENT.
5. THE ELECTRICAL CONTRACTOR SHALL PROVIDE POWER WIRING FOR EQUIPMENT AND ALL LOW VOLTAGE WIRING FOR THERMOSTATS.
6. SUBMIT MANUFACTURER'S CATALOG CUTS, DIMENSIONS AND PERFORMANCE DATA FOR THE ENGINEER'S APPROVAL ON ALL EQUIPMENT, AIR DISTRIBUTION APPARATUS AND ASSOCIATED APPURTENANCES PRIOR TO COMMENCEMENT OF THE WORK.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE COORDINATION OF THE WORK OF ALL TRADES. THE CONTRACTOR SHALL REVIEW ALL PLANS AS WELL AS THE EXISTING SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF THE WORK AND SHALL NOTIFY THE ARCHITECT AND/OR ENGINEER IN THE EVENT OF A CONFLICT TO DETERMINE THE DESIGN INTENT BEFORE PROCEEDING.

HVAC MATERIALS:

1. DUCTWORK: GALVANIZED SHEET METAL (ASTM A–257) LOCK FORMING QUALITY; GAUGES AND REINFORCING CONSTRUCTED IN COMPLIANCE WITH "SMACNA" LOW PRESSURE DUCT CONSECUTION STANDARDS. RECTANGULAR: PITTSBURG LONGITUDINAL SEAMS, SLIP/DRIVE CONNECTION. ROUND: ACME LOCK GROOVE OR SPIRAL SEAMS, S–SLIP CONNECTION. REINFORCING: PER "SMACNA" TABLES 1–3 THROUGH 1–9. UNDER 1" PRESSURE: CLASS C SEAL WITH TAPED JOINTS AND FITTINGS. DUCTWORK IS TO BE SEALED WITH HARDCAST TYPE ADHESIVE AT JOINTS AND FITTINGS. NO DUCT BOARD SHALL BE ALLOWED ON THIS PROJECT. MAXIMUM FLEXIBLE DUCT LENGTH SHALL BE 8'–0".
2. DUCTWORK HANGERS: GALVANIZED STEEL STRAPS OR ROD–ANGLE IRON, SIZES AND SPACING AS INDICATED IN TABLES 5–1 AND 5–2 OF "SMACNA" LOW PRESSURE DUCT CONSTRUCTION STANDARDS.
3. SUPPLY DIFFUSERS AND RETURN REGISTERS: ALL SUPPLY AND RETURN AIR DIFFUSERS AND REGISTERS SHALL HAVE OPPOSED BLADE DAMPERS.
4. DUCTWORK ACCESSORIES: FLEXIBLE DUCT CONNECTOR: NEOPRENE, "DURO–DYNE" METAL–FAB MFN, GRIP LOCK. VOLUME DAMPERS: RECTANGULAR: GALVANIZED STEEL, OPPOSED BLADE, "RUSKIN" MODEL CD35. ROUND: GALVANIZED STEEL, LOCKING QUADRANT, "RUSKIN" MODEL MDRS25.
5. DUCTWORK INSULATION: BUILDING INTERIOR: FLEXIBLE BLANKET TYPE WITH FOIL VAPOR BARRIER SURFACE. MINIMUM 1" THICK FIBERGLAS, DUCT TAPE SEALED JOINTS. BUILDING EXTERIOR: WEATHERPROOF RIGID FIBERGLAS BOARD TYPE WITH SCRIM REINFORCED ALUMINUM FOIL VAPOR BARRIER SURFACE. MINIMUM 1 1/2" THICK, ALL JOINTS VAPOR SEALED. ALL INSULATION TO BE FIRE RETARDANT. INSULATE ALL SUPPLY AND RETURN AIR DUCTWORK FROM HVAC UNITS TO EACH AIR OUTLET/INLET.
6. ACOUSTIC INSULATION: FLEXIBLE, NON–COMBUSTIBLE, GLASS FIBER BLANKET TYPE, OR APPROVED EQUAL. 0.24 'K' FACTOR AT 75'F AS PER ASTM C518. 250'F MAXIMUM SERVICE TEMPERATURE. 1.5 LB/CU.FT. DENSITY. WATERPROOF, FIRE RETARDANT TYPE ADHESIVE. PROVIDE ACOUSTIC LINER FOR MINIMUM 15 FEET OF SUPPLY AND RETURN DUCTWORK FROM ROOFTOP UNIT. LINER FASTENERS: GALVANIZED STEEL, SELF–ADHESIVE PAD, IMPACT APPLIED OR WELDED TYPE WITH INTEGRAL OR PRESS–ON HEAD. ACCEPTABLE MANUFACTURERS: MANVILLE, OWENS CORNING, KNAUF, CERTAINTEED.
7. CONDENSATION DRAIN PIPING: TYPE 'L' COPPER TUBING (ASTM B88) WITH WROUGHT COPPER SOLDER JOINT FITTINGS; OR SCHEDULE 40 PVC PIPING (ASTM D1785) WITH SOLVENT SEALED JOINTS (ASTM D2564).
8. GRILLES AND REGISTERS: BASED ON "METALAIRE" OR EQUAL BY "TITUS" OR "PRICE". REFER TO DRAWINGS FOR SIZES, CFMs AND LOCATIONS. FINISH FOR ALL APPARATUS TO BE FACTORY APPLIED BAKED ENAMEL, OFF–WHITE FINISH. MODEL NUMBERS AS SCHEDULED ON DRAWINGS.
9. WALL INTAKE LOUVER: "RUSKIN" MODEL ELF6375D, ALL ALUMINUM, 6" DEEP DRAINABLE DESIGN, 37.5 DEGREE BLADES @ 4 1/2" SPACING, WITH WALL FLANGE. STANDARD ALUMINUM MILL FINISH. PROVIDE WITH BIRDSCREEN.
10. GAS–FIRED EQUIPMENT VENTS: DOUBLE WALL, ALUMINIZED STEEL, INSULATED, TYPE 'B' VENT INCLUDING DRAFT HOOD, HANGERS, FITTINGS, ELBOWS, ROOF THIMBLE, FLASHING AND BIRDPROOF VENT CAP. INSTALLATION TO COMPLY WITH NFPA 211. "METALBESTOS", OR APPROVED EQUAL.
11. CONCENTRIC VENT KIT: CLOSE–COUPLE SIDE–BY–SIDE SCHEDULE 40 PVC PIPING WITH GALVANIZED STEEL WALL COVER PLATE. PROVIDE TERMINATION ASSEMBLY, MOUNTING CLAMP, FLASHING, REDUCER BUSHING AND 45 DEGREE ELBOW.

HVAC INSTALLATION

1. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. PROVIDE THE SERVICES OF A FACTORY TRAINED REPRESENTATIVE TO START–UP AND ADJUST THE AIR CONDITIONING UNITS.
3. PROVIDE THE SERVICES OF AN INDEPENDENT CERTIFIED CONSULTANT TO ADJUST AND BALANCE AIR SYSTEMS TO THE QUANTITIES SPECIFIED. SUBMIT THREE (3) COPIES FOR ENGINEER REVIEW AND APPROVAL.
4. SUBMIT THREE (3) COPIES MINIMUM 1/4" SCALE SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

MECHANICAL GENERAL NOTES

1. COMPLIANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS. ALL DUCTWORK TERMINATING AT THE EXTERIOR SHALL BE EQUIPPED WITH A BACK DRAFT DAMPER. INSULATION ON ALL DUCT WORK THAT RUNS THROUGH UNINSULATED SPACES, SUCH AS ATTIC AND CRAWL SPACES. VERTICAL FLUE VENT PIPE SHALL BE DOUBLE–WALL VENT TYPE IN ORDER TO PREVENT CONDENSATION DUE TO THE HIGH EFFICIENCY FURNACES, BOILER AND WATER HEATERS. VENT PIPES SHALL NOT EXTEND MORE THAN 6" ABOVE A CHIMNEY OR CHIMNEY ENCLOSURE. HORIZONTAL DIRECT VENTING IS ACCEPTABLE FOR EQUIPMENT SPECIFICALLY DESIGNED FOR THAT PURPOSE.
2. ALL DUCTWORK TO BE SEALED AND INSULATED ACCORDING TO THE 2006 IECC. DUCT LEAKAGE TO THE OUTDOORS SHALL BE <4 CFM/100 FT OF CONDITIONED FLOOR AREA, AND TOTAL DUCT LEAKAGE SHALL BE < 6 CFM/100 FT OF CONDITIONED FLOOR AREA. ALL UNIONS BETWEEN COMPONENTS OF HVAC SYSTEM INCLUDING JOINTS BETWEEN DUCTWORK AND THE AIR HANDLER SHALL BE SEALED WITH MASTIC OR MASTIC TAPE. FLEX–TO–FLEX DUCT CONNECTIONS MUST HAVE A METAL COLLAR CONNECTING THEM AND BE SEALED WITH MASTIC. ALL TRANSVERSE SEAMS IN SUPPLE AND RETURN DUCTS, INCLUDING SUPPLY AND RETURN PLENUMS AND LEAKAGE SITES IN THE AIR HANDLER, SHALL BE SEALED WITH DUCT MASTIC AND FIBROUS REINFORCING MESH ACCORDING TO SMACNA SPECIFICATIONS. DUCT TAPE IS NOT SUITABLE SEALANT FOR DUCTS, BUT MAY BE USED FOR SEALING LEAKAGE SITES AT THE AIR HANDLER, REMOVABLE ACCESS PANELS AND AT FILTER ACCESS PANELS.
3. CLEAN OR VACUUM ALL DUCTS PRIOR TO OCCUPANCY, BEFORE CARPET IS LAID AND FINISHES ARE APPLIED.
4. PROVIDE > MERV 8 HIGH–EFFICANCY PARTICULATE AIR (HEPA) FILTERS IN THE RETURN AIR STREAM AT THE AIR HANDLER, LOCATED SO THAT THE RETURN AND VENTILATION AIR PASS THROUGH PRIOR TO CONDITIONING. SIZE THE AIR HANDLER TO ACCOMMODATE THE REDUCED AIR PRESSURE CAUSED BY THE FILTER.
5. PROVIDE ENERGY STAR QUALIFIED THERMOSTATS FOR ALL HEATING/COOLING SYSTEMS.
6. TESTING AND BALANCING OF MECHANICAL SYSTEMS IN CONFORMANCE WITH ASSOCIATED AIR BALANCE COUNCIL (AABC) OR NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB) STANDARDS.

PROJECT INFO:

Address: 619 Penfield Road
Map: 138
Zone: A
Flood Zone: AE 11

Applicant: Rafael Amaya (Architect)
284 Racebrook Rd.
Orange, CT 06477
TEL (203) 795 5656

Owner: Katherine Niznansky

Scope of work: Elevate existing house above 500 year BFE.

Preparer: Rafael Amaya (Architect)
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Rafael Amaya (Architect)

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Sheet Title:
MECHANICAL NOTES AND SPECIFICATIONS

APPLICATION #1329

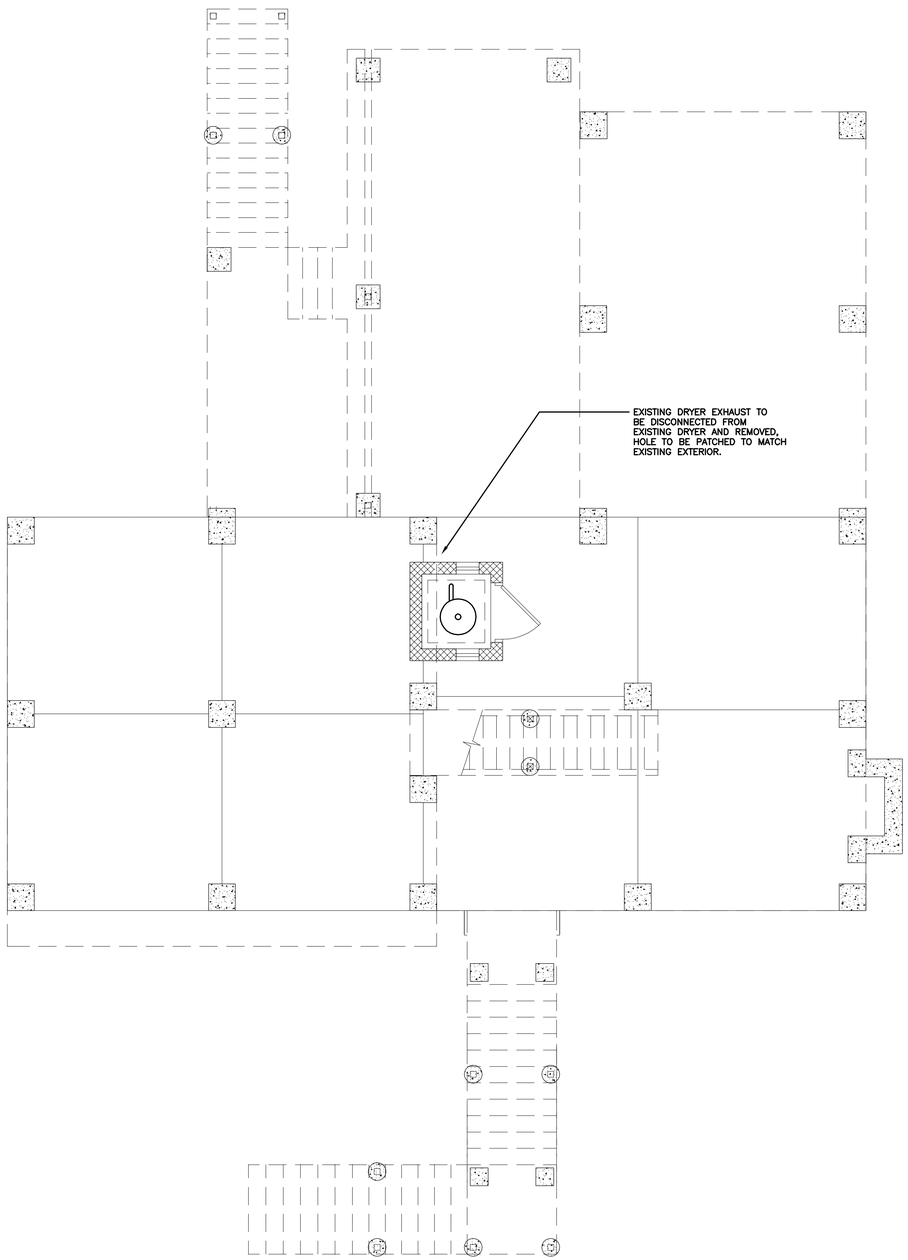
NIZNANSKY RESIDENCE
619 PENFIELD RD.
FAIRFIELD, CT 06824

STATE OF CONNECTICUT
DEPARTMENT OF HOUSING
COMMUNITY DEVELOPMENT BLOCK GRANT
DISASTER RECOVERY PROGRAM
OWNER OCCUPIED REHABILITATION
AND REBUILDING PROGRAM (OORR)

Date: 06/17/2016

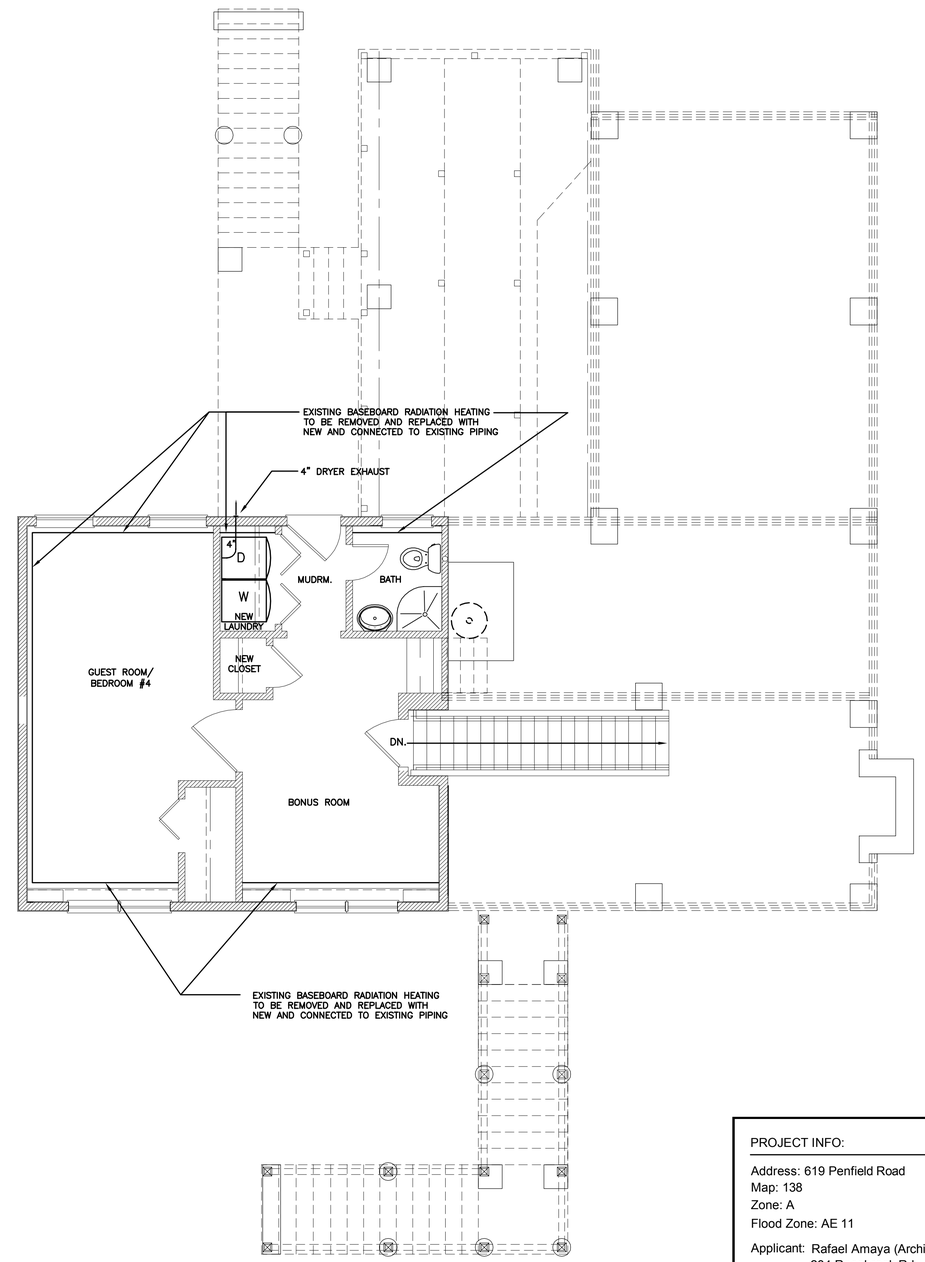
Job Number: 140107.29
Drawn By: R.J.L.

Sheet Number:
M-1



1 GRADE LEVEL MECHANICAL PLAN

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



2 GRADE & FIRST FLOOR LEVEL MECHANICAL PLAN

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

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Sheet Title:
GRADE AND MAIN LEVEL MECHANICAL PLANS

APPLICATION #1329

NIZNANSKY RESIDENCE
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FAIRFIELD, CT 06824

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