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REHABILITATION / RECONSTRUCTION WORK FOR:

KOPCHAK RESIDENCE

APPLICANT #1364

ISSUE DATE: May 25, 2015

24 COOLRIDGE ROAD

MILFORD, CT 06460

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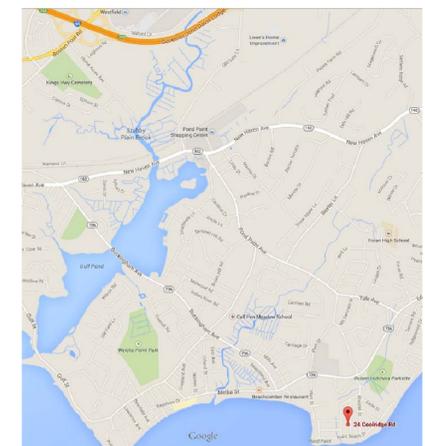
COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY PROGRAM (CDBG-DR)

OWNER OCCUPIED REHABILITATION & REBUILDING PROGRAM (OORR)

SPONSORED IN CONJUNCTION WITH FUNDING FROM
THE CONNECTICUT DEPARTMENT OF HOUSING



LOCATION MAP



(INSERT STREET ADDRESS, CITY/TOWN) (QA#1346-45)

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

- ### GYPSUM BOARD
- PROVIDE AND INSTALL GYPSUM WALL BOARD IN ACCORDANCE WITH AMERICAN STANDARD SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD, AS APPROVED BY THE AMERICAN STANDARDS ASSOCIATION, LATEST EDITION; APPLICABLE PARTS THEREOF ARE HEREBY MADE A PART OF THIS SPECIFICATION EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE CALLED FOR IN THE SPECIFICATION, IN LOCAL CODES, OR BY THE MANUFACTURER OF THE GYPSUM WALLBOARD, WHOSE REQUIREMENTS SHALL BE FOLLOWED.
 - PROVIDE AND INSTALL MOISTURE-RESISTANT GYPSUM WALLBOARD WHERE REQUIRED. PROVIDE TYPE X GYPSUM BOARD AS CALLED FOR ON THE DRAWINGS.
- ### PAINT
- APPLICATION OF PAINT OR OTHER COATING SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. READY-MIXED PAINT SHALL NOT BE THINNED, EXCEPT AS PERMITTED IN THE APPLICATION INSTRUCTIONS.

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

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

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

- ### CONCRETE
- ALL CONCRETE WORK SHALL BE IN COMPLIANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING" (ACI 301).
 - CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT THE AGE OF 28 DAYS: 3000PSI, EXCEPT 4000PSI FOR EXTERIOR WORK.
 - CONCRETE SHALL HAVE A SLUMP NOT EXCEEDING 5", EXCEPT FOR 4" SLABS.
 - CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE CURING OF CONCRETE AS DIRECTED BY ACI 301. USE OF CALCIUM CHLORIDE SHALL NOT BE PERMITTED.
 - REINFORCING BARS SHALL BE DEFORMED BILLET STEEL BARS AND CONFORM TO ASTM A-615-GR60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM-A-185.
 - REINFORCING BARS MARKED "CONT." SHALL BE LAPPED 32 BAR DIAMETERS AT SPLICES AND CORNERS, HOOKED AT DISCONTINUOUS ENDS. WELDED WIRE FABRIC SHALL BE LAPPED 6" AT END SPLICES.
 - CONTRACTOR SHALL INSTALL ALL ANCHORS, ANCHOR BOLTS, LEVELING PLATES, AND ALL INSERTS TO BE SET IN CONCRETE AS REQUIRED FOR THE WORK OF ALL TRADES.
 - ALUMINUM OBJECTS SHALL NOT BE EMBEDDED OR IN CONTACT WITH CONCRETE.
 - REINFORCED CONCRETE FLOOR SLABS SHALL BE PLACED ON A MINIMUM OF 6" OF CRUSHED 3/4" STONE ON STRUCTURAL FILL PLACED IN 8" LAYERS AND COMPACTED TO 95% OF MODIFIED OPTIMUM DENSITY ON FIRM, INORGANIC, VIRGIN SOIL. NOT LESS THAN ONE LAYER OF STRUCTURAL FILL SHALL BE USED.

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

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

- ### WOOD
- ALL STRUCTURAL WOOD SHALL BE IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" AND THE "MANUAL OF HOUSE FRAMING" AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA), INCLUDING PROVISIONS FOR NAILING, FIRE STOPPING, ANCHORAGE, FRAMING AND BRACING.
 - UNLESS NOTED OTHERWISE ON THE DRAWINGS, STRUCTURAL LUMBER SHALL BE AS FOLLOWS:
 - INTERIOR EXPOSURE: STRUCTURAL WOOD PROTECTED FROM MOISTURE SHALL BE HEM-FIR #2 OR BETTER
 - EXTERIOR EXPOSURE: STRUCTURAL WOOD EXPOSED TO MOISTURE, THE WEATHER, IN CONTACT WITH CONCRETE, LOCATED WITHIN 8 INCHES OF SOIL, OR LESS THAN 1 1/2 INCHES FROM THE FLOOR OF A CRAWL SPACE SHALL BE PRESERVATIVE TREATED SOUTHERN YELLOW PINE #2 OR BETTER, WITH RETENTION MEETING OR EXCEEDING THE REQUIREMENTS OF THE BUILDING CODE.
 - PLYWOOD: PLYWOOD SHALL BE IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) SPECIFICATIONS (Y 510). PLYWOOD FLOOR DECKING SHALL BE CONTINUOUS OVER TWO OR MORE SPANS WITH THE FACE-GRAIN RUNNING PERPENDICULAR TO SUPPORT JOISTS.
 - ROOF SHEATHING: C-D/EXT-APA, 1/2" THICK
 - WALL SHEATHING: C-D/EXT-APA, 1/2" THICK
 - SUBFLOORING: C-D/EXT-APA, 3/4" THICK
 - NAILING SCHEDULE SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CODES RECOMMENDED FASTENING SCHEDULE. NAIL PLYWOOD SHEATHING AND SUBFLOORING AND C AT EDGES AND 1/2" O.C. ALONG INTERMEDIATE SUPPORTS, LEAVING SPACES BETWEEN PANELS AS RECOMMENDED BY THE APA. UTILIZE RING-SHANK OR SCREW TYPE NAILS FOR PLYWOOD SUBFLOORING AND APPLY APPROPRIATE CONSTRUCTION ADHESIVE TO ADEQUATELY SECURE PLYWOOD TO FLOOR JOISTS.
 - INSTALL JOIST HANGERS, COLUMN CAPS AND BASES WHERE REQUIRED. METAL FABRICATIONS SHALL BE OF APPROPRIATE SIZE AND TYPE FOR THE MEMBERS AND SUPPORT CONDITIONS. WHERE FLANGE SUPPORT JOIST HANGERS ARE USED IN CONJUNCTION WITH STEEL BEAMS, CARE SHALL BE TAKEN TO INSTALL THE HANGERS CLEAR OF CONTACT WITH THE STEEL BEAM BY INSTALLING 2X WOOD TOP PLATES.
 - NOTCHING SHALL NOT EXCEED 1/8TH OF THE DEPTH OF A JOIST OR RAFTER AND SHALL OCCUR ONLY IN THE OUTER QUARTER OF THE SPAN. NOTCHES SHALL NOT BE PERMITTED IN THE MIDDLE HALF OF THE SPAN. NOTCH LENGTH SHALL NOT EXCEED 1/3RD OF THE JOIST DEPTH. NOTCHES ARE NOT PERMITTED IN ENGINEERED LUMBER PRODUCTS.
 - HOLES IN JOISTS OR RAFTERS SHALL OCCUR IN THE MIDDLE 1/3RD OF THE SPAN. THE HOLE DIAMETER SHALL NOT EXCEED 1/3RD OF THE JOIST DEPTH. HOLES IN ENGINEERED LUMBER PRODUCTS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
 - ENGINEERED LUMBER INDICATED ON THE DRAWINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. JOISTS LABELED TJI ARE COMPOSITE I-JOISTS AS MANUFACTURED BY TRUS-JOIST. MEMBERS LABELED LVL ARE LAMINATED VENEER LUMBER (1.9E MICROLAM BY TRUS-JOIST), THE SUBSTITUTION OF OTHER PRODUCTS ARE ONLY PERMITTED WITH BACKUP ENGINEERING PLANS AND CALCULATIONS.

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

DESIGN CRITERIA

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

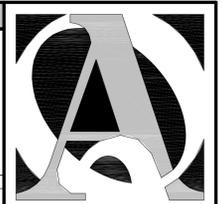
CODES THIS PROJECT WAS DESIGNED TO:
 2009 INTERNATIONAL RESIDENTIAL CODE W/ 2013 CONNECTICUT AMENDMENT
 2009 INTERNATIONAL ENERGY CONSERVATION CODE W/ 2013 CONNECTICUT AMENDMENT
 2011 NATIONAL ELECTRICAL CODE (NFPA 70) W/ 2013 CONNECTICUT AMENDMENT

ARCHITECTURAL SYMBOLS

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

KITCHEN HARDWOOD 15'-0"x12'-0"

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



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REHABILITATION/RECONSTRUCTION WORK FOR:

KOPCHAK RESIDENCE
 APPLICANT # 1364
 24 COOLRIDGE ROAD
 MILFORD, CT 06460

Sheet Description:

GENERAL NOTES

Issue Dates:

May 25, 2015

No Scale

Project #: QA 1346-45

Drawn By: JCB

Sheet #:

G1.1

BRACING WALL LINE FRAMING PLAN NOTES:

- EXTERIOR BEARING WALLS TO BE FRAMED WITH 2X6 AT 16" O/C MAXIMUM WALL STUDS WITH 1/2" APA STRUCTURAL 1 RATED EXTERIOR GRADE PLYWOOD SHEATHING NAILED TO FRAMING WITH 8D COMMON (0.131" DIAMETER X 2 1/2") NAILS AT 6" O/C MAXIMUM ALONG PLYWOOD PANEL EDGES AND 12" O/C MAXIMUM IN PANEL FIELD. PROVIDE MINIMUM DOUBLE-UP OF WALL STUDS AT EACH SIDE OF WALL OPENINGS, AS REQUIRED EXCEPT AT WALL OPENINGS 6'-0" OR GREATER, PROVIDE MINIMUM 2 JACK STUDS AND 1 KING STUD AT EACH SIDE OF WALL OPENING. PROVIDE MINIMUM TRIPLE WALL STUDS AT CORNERS. LAP PLYWOOD SHEATHING OVER HEADER AND JAMBS. PLYWOOD SHEATHING PANELS, THAT ARE PART OF BRACED PANELS (BP) TO BE APPLIED WITH LONG DIMENSION VERTICALLY, WITH HORIZONTAL 2X6 BLOCKING FRAMED BETWEEN STUDS AT UNSUPPORTED PLYWOOD SHEATHING PANEL EDGES. PROVIDE MINIMUM TRIPLE STUDS AT EACH CORNER.
- BRACING WALL LINE (BWL) #A TO BE FRAMED WITH 2X6 AT 16" O/C MAXIMUM WALL STUDS AND CONTINUOUSLY SHEATHED (CS) WITH 1/2" APA STRUCTURAL 1 RATED EXTERIOR GRADE PLYWOOD SHEATHING NAILED TO FRAMING WITH 8D COMMON (0.131" DIAMETER X 2 1/2") NAILS AT 6" O/C MAXIMUM ALONG PLYWOOD PANEL EDGES AND 12" O/C MAXIMUM IN PANEL FIELD AT EXTERIOR WALL, AND MINIMUM 2X4 AT 16" O/C MAXIMUM WALL STUDS WITH INTERIOR 5/8" GYPSUM SHEATHING, AT BOTH SIDES OF WALL AT INTERIOR CORRIDOR WALL BETWEEN HALL AND HALF BATH. GYPSUM SHEATHING TO BE CONFORMING TO ASTM C1396 AND INSTALLED IN ACCORDANCE WITH GA 253. GYPSUM SHEATHING PANELS ARE TO BE APPLIED WITH LONG DIMENSION VERTICALLY. AT EXTERIOR BRACED PANELS (BP) PROVIDE 2X6 HORIZONTAL BLOCKING FRAMED BETWEEN EXTERIOR WALL STUDS AT UNSUPPORTED PLYWOOD PANEL EDGES AND NAIL PLYWOOD SHEATHING TO BLOCKING WITH 8D COMMON (0.131" DIAMETER X 2 1/2") NAILS AT 6" O/C MAXIMUM. AT INTERIOR BP PROVIDE 2X4 HORIZONTAL FULL DEPTH BLOCKING, FRAMED BETWEEN STUDS, ALONG UNSUPPORTED GYPSUM SHEATHING PANEL EDGES. FASTEN GYPSUM SHEATHING TO FRAMING WITH 1 5/8" SCREWS, TYPE W OR S, AT 7" O/C MAXIMUM ALONG EDGES AND 7" O/C MAXIMUM ALONG PANEL FIELD PROVIDE MINIMUM DOUBLE-UP OF WALL STUDS AT EACH SIDE OF WALL OPENINGS, EXCEPT AT OPENINGS 6'-0" OR GREATER, PROVIDE DOUBLE JACK STUDS PLUS ONE KING STUD AT EACH SIDE OF 6'-0" WALL OPENING. PROVIDE MINIMUM TRIPLE STUDS AT EACH CORNER. LAP PLYWOOD SHEATHING OVER HEADERS AND JAMBS. EXTERIOR BP PLYWOOD SHEATHING PANELS TO BE APPLIED WITH LONG DIMENSION VERTICALLY.
- PROVIDE SIMPSON STRONG-TIE TYPE 'H2.5T', 1 1/8 GAUGE, GALVANIZED, TIES AT EACH RAFTER BEARING END ALONG BWL #1 ROOF LEVEL WITH 5-8D (0.131" DIAMETER X 2 1/2") NAILS TO WALL PLATES AND 5-8D (0.131" DIAMETER X 2 1/2") NAILS TO RAFTERS.
- PROVIDE 2X6 BLOCKING FRAMED BETWEEN CEILING JOISTS ALONG BP 'B' AND 2X10 BLOCKING FRAMED BETWEEN FLOOR JOISTS ALONG BP 'B', AS PER 1009 INTERNATIONAL RESIDENTIAL CODE (IRC) FIGURE R602.10.6(1).
- BWL #B TO BE FRAMED WITH 2X6 AT 16" O/C MAXIMUM WALL STUDS AND CONTINUOUSLY SHEATHED (CS) WITH 1/2" APA STRUCTURAL 1 RATED EXTERIOR GRADE PLYWOOD SHEATHING NAILED TO FRAMING WITH 8D COMMON (0.131" DIAMETER X 2 1/2") NAILS AT 6" O/C MAXIMUM ALONG PLYWOOD PANEL EDGES AND 12" O/C MAXIMUM IN PANEL FIELD. AT BRACED PANELS (BP) PROVIDE 2X6 HORIZONTAL BLOCKING FRAMED BETWEEN WALL STUDS AT UNSUPPORTED PLYWOOD PANEL EDGES AND NAIL PLYWOOD SHEATHING TO BLOCKING WITH 8D COMMON (0.131" DIAMETER X 2 1/2") NAILS AT 6" O/C MAXIMUM. PROVIDE MINIMUM DOUBLE-UP OF WALL STUDS AT EACH SIDE OF WALL OPENINGS, EXCEPT AT OPENINGS 6'-0" OR GREATER, PROVIDE DOUBLE JACK STUDS PLUS ONE KING STUD AT EACH SIDE OF 6'-0" WALL OPENING. PROVIDE MINIMUM TRIPLE STUDS AT EACH CORNER. LAP PLYWOOD SHEATHING OVER HEADERS AND JAMBS. EXTERIOR BP PLYWOOD SHEATHING PANELS TO BE APPLIED WITH LONG DIMENSION VERTICALLY.
- PROVIDE SIMPSON STRONG-TIE TYPE 'H2.5T', 1 1/8 GAUGE, GALVANIZED, TIES AT EACH RAFTER BEARING END ALONG BWL #1 ROOF LEVEL WITH 5-8D (0.131" DIAMETER X 2 1/2") NAILS TO WALL PLATES AND 5-8D (0.131" DIAMETER X 2 1/2") NAILS TO RAFTERS.
- BWL #1 TO BE FRAMED WITH 2X6 AT 16" O/C MAXIMUM WALL STUDS AND CONTINUOUSLY SHEATHED (CS) WITH 1/2" APA STRUCTURAL 1 RATED EXTERIOR GRADE PLYWOOD SHEATHING NAILED TO FRAMING WITH 8D COMMON (0.131" DIAMETER X 2 1/2") NAILS AT 6" O/C MAXIMUM ALONG PLYWOOD PANEL EDGES AND 12" O/C MAXIMUM IN PANEL FIELD. AT BPS PROVIDE 2X6 HORIZONTAL BLOCKING FRAMED BETWEEN WALL STUDS AT UNSUPPORTED PLYWOOD PANEL EDGES AND NAIL PLYWOOD SHEATHING TO BLOCKING WITH 8D COMMON (0.131" DIAMETER X 2 1/2") NAILS AT 6" O/C MAXIMUM. PROVIDE MINIMUM DOUBLE-UP OF WALL STUDS AT EACH SIDE OF WALL OPENINGS, EXCEPT AT OPENINGS 6'-0" OR GREATER, PROVIDE DOUBLE JACK STUDS PLUS ONE KING STUD AT EACH SIDE OF 6'-0" WALL OPENING. PROVIDE MINIMUM TRIPLE STUDS AT EACH CORNER. LAP PLYWOOD SHEATHING OVER HEADERS AND JAMBS. EXTERIOR BP PLYWOOD SHEATHING PANELS TO BE APPLIED WITH LONG DIMENSION VERTICALLY.
- FRAME 2X FULL DEPTH HORIZONTAL BLOCKING AT 16" O/C MAXIMUM BETWEEN 1ST AND 2ND ROOF RAFTER SPACING AND CEILING JOIST SPACING.
- FRAME 2X10 HORIZONTAL BLOCKING AT 16" O/C MAXIMUM BETWEEN 1ST AND 2ND FLOOR JOIST SPACING.
- BWL #3 IS AN EXISTING WOOD FRAMED WALL CONSTRUCTION.
- ANCHOR CONTINUOUS 2X6 FT WALL SILL PLATES TO CONCRETE FOUNDATION WALLS WITH 5/8" DIAMETER X 1'-3" STEEL THREADED RODS WITH DOUBLE HEX NUTS AND SANDWICHED STEEL WASHER AT EMBEDDED ENDS AT 48" O/C MAXIMUM WITH ANCHOR RODS WITHIN 12" OF EACH CORNER, EACH SIDE OF WALL OPENINGS. END OF WALLS AND WALL SILL PLATE SPLICES. PROVIDE 3X 1/4" X 3" STEEL WASHER PLATES AT EACH ANCHOR ROD.
- FOLLOW 2009 IRC TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS, UNLESS NOTED OTHERWISE.
- FOLLOW 2009 IRC FIGURE R602.10.4-4(1) "TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING", UNLESS NOTED OTHERWISE.
- FOLLOW 2009 IRC FIGURE R602.10.6(1) "BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING" AND FIGURE R602.10.6(2) "BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING".
- FOLLOW 2009 IRC FIGURE R602.10.6.2(1) "BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS".
- PROVIDE SIMPSON STRONG-TIE 'D1T2Z' VERTICAL HOLDOWNS AT EACH CORNER WITH 1/2" DIAMETER THREADED RODS, CNW 1/2" COUPLER NUTS AND 1/2" DIAMETER X 1'-0" THREADED STEEL RODS WITH DOUBLE HEX NUTS AND SANDWICHED STEEL WASHER AT EMBEDDED ENDS ANCHORED INTO CONCRETE FOUNDATION WALL BELOW. PROVIDE PAIR OF 'D1T2Z' HORIZONTAL HOLDOWNS WITH 1/2" DIAMETER STEEL THREADED HORIZONTAL RODS ANCHORING EXTERIOR DECK FLOOR JOISTS TO NEW ADDITION FLOOR JOISTS AND EXISTING BUILDING FLOOR JOISTS AT 4 LOCATIONS. FASTEN 'D1T2Z' TO WALL STUDS AND FLOOR JOISTS WITH 8-SDS 1/4" X 1 1/2" SCREWS.

FOUNDATION PLAN NOTES:

- VERIFY EXISTING CONDITIONS AND DIMENSIONS, IN THE FIELD, PRIOR TO FABRICATION AND INSTALLATION OF ANY NEW MATERIALS. NOTIFY ENGINEER OF ANY FIELD DISCREPANCIES FOR POSSIBLE FURTHER INSTRUCTIONS.
- SEE ARCHITECTURAL DRAWINGS FOR TOP OF NEW CONCRETE FOUNDATION WALL ELEVATION.
- FOR SITE PREPARATION, SELECT FILL GRADATION, THICKNESS AND COMPACTION REQUIREMENTS. SEE GEOTECHNICAL REPORT PREPARED BY THE GEOTECHNICAL DEPARTMENT LLC, DATED OCTOBER 8, 2014.
- BOTTOM OF FOUNDATION WALL FOOTING ELEVATION TO MATCH BOTTOM OF EXISTING BASEMENT WALL FOOTING ELEVATION AND BE MINIMUM 3'-6" MINIMUM BELOW FINISH GRADE, UNLESS OTHERWISE NOTED THUS: B.F.E. (...), INDICATING DISTANCE BELOW ELEVATION 0'-0".
- NEW FOUNDATION FOOTINGS TO BEAR ON COMPACTED SELECT FILL. SEE GEOTECHNICAL REPORT PREPARED BY THE GEOTECHNICAL DEPARTMENT LLC, DATED OCTOBER 8, 2014.
- COORDINATE BOTTOM OF FOOTING ELEVATIONS WITH UTILITIES. NOTIFY ARCHITECT AND/OR ENGINEER OF CONFLICTS FOR FURTHER INSTRUCTIONS.
- ASSUMED ALLOWABLE SOIL BEARING PRESSURE IS 4000 LBS PER SQ. FT.
- CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS, AS FOLLOWS: 3,500 PSI FOR INTERIOR SLAB ON GRADE; 3,000 PSI FOR FOUNDATION WALLS AND FOOTINGS; AND 4,000 PSI FOR EXTERIOR CONCRETE.
- REINFORCING TO BE FY = 60000 PSI, CONFORMING TO ASTM A615.
- CONCRETE COVERAGE OF REINFORCING TO BE AS FOLLOWS: 3" AT BOTTOM OF FOOTINGS, 2" FOR REBARS WITH SOIL CONTACT, 1 1/2" FOR REBARS IN ALL OTHER CONDITIONS, AND 3/4" FOR SLABS.
- REINFORCING TO LAP A MINIMUM OF 48 BAR DIAMETERS. PROVIDE CORNER BARS TO LAP WITH CONTINUOUS WALL REINFORCING.
- NEW CONCRETE FOUNDATION WALL TO BE 8" WIDE REINFORCED WITH 1-#5 CONTINUOUS HORIZONTAL BARS TOP AND BOTTOM, AND MID-HEIGHT AND #6 VERTICAL BARS AT 36" O/C MAXIMUM.
- NEW CONCRETE FOUNDATION WALL FOOTING TO BE 1'-0" DEEP X 2'-0" WIDE CONTINUOUS FOOTING.
- SEE FIRST FLOOR FRAMING PLAN NOTES FOR ADDITIONAL INFORMATION INCLUDING WOOD SILL PLATE ANCHOR ROD SIZES AND SPACING.
- SEE BRACING WALL LINE NOTES, FOR ADDITIONAL INFORMATION.
- NEW BASEMENT FLOOR SLAB ON GRADE TO BE 4" CONCRETE SLAB REINFORCED WITH 6X6-W1.4XW1.4 CAST ON VAPOR BARRIER AND MINIMUM 12" COMPACTED SELECT FILL. SEE GEOTECHNICAL REPORT PREPARED BY THE GEOTECHNICAL DEPARTMENT LLC, DATED OCTOBER 8, 2014 FOR COMPACTION, GRADATION AND FILL DEPTH.
- TOP OF NEW BASEMENT SLAB ON GRADE ELEVATION TO MATCH EXISTING, VERIFY IN FIELD.

FIRST FLOOR FRAMING PLAN NOTES:

- VERIFY EXISTING CONDITIONS AND DIMENSIONS, IN THE FIELD, PRIOR TO FABRICATION AND INSTALLATION OF ANY NEW MATERIALS. NOTIFY ENGINEER OF ANY FIELD DISCREPANCIES FOR POSSIBLE FURTHER INSTRUCTIONS.
- FLOOR DECK TO BE 3/4" T # G PLYWOOD DECK, GLUED AND NAILED TO FRAMING WITH 8D (0.131" DIAMETER X 2 1/2") NAILS AT 6" O/C MAXIMUM.
- CONTINUOUS 2X10 LEDGER FASTENED TO EXISTING FLOOR RIM BOARD WITH 2 ROWS OF 5" LEDGERLOK SCREWS AT 16" O/C MAXIMUM (TOP ROW SCREWS 1 3/4" FROM TOP OF LEDGER AND BOTTOM ROW SCREWS 1 3/4" FROM BOTTOM OF LEDGER).
- PROVIDE 2X10 BLOCKING AT 16" O/C MAXIMUM FRAMED BETWEEN FLOOR JOISTS AT 1ST AND 2ND JOIST SPACING FROM EXTERIOR WALL PARALLEL WITH JOISTS.
- PROVIDE 2X10 BLOCKING AT 16" O/C MAXIMUM FRAMED BETWEEN FLOOR JOISTS UNDER INTERIOR NON-BEARING PARTITION WALLS THAT ARE PARALLEL WITH FLOOR JOISTS.
- FLOOR LIVE LOAD DESIGN IS 40 LBS PER SQ. FT.
- PROVIDE 2X10 FLOOR JOISTS AT 16" O/C MAXIMUM.
- PROVIDE SIMPSON STRONG-TIE ITEMS AS FOLLOWS:
FLOOR JOISTS' BEARING ENDS ON WALL SILL PLATES: 'H2.5T', 1 1/8 GAUGE, GALVANIZED TIE WITH 5-8D (0.131" DIA. X 2 1/2") NAILS TO PLATES AND 5-8D (0.131" DIA. X 2 1/2") NAILS TO JOISTS;
BLOCKING BETWEEN FLOOR JOISTS: 'A34', 1 1/8 GAUGE, GALVANIZED, FRAMING ANGLE WITH 4-8D (0.131" DIA.) X 1 1/2" NAILS PER ANGLE LEG.
FLOOR JOISTS TO CONTINUOUS LEDGER: 'LUS210', 1 1/8 GAUGE, GALVANIZED TIE WITH 8-16D (0.162" DIA. X 3 1/2") NAILS TO LEDGER AND 6-10D (0.148" DIA.) X 1 1/2" NAILS TO JOISTS.
DOUBLE FLOOR JOISTS TO CONTINUOUS LEDGER: 'HUC210-2', 1 1/4 GAUGE, GALVANIZED CONCEALED FACE MOUNT HANGER WITH 8-16D (0.162" DIA. X 3 1/2") NAILS TO LEDGER AND 8-16D (0.162" DIA. X 3 1/2") NAILS TO DOUBLE JOISTS.
TRIPLE FLOOR JOISTS TO CONTINUOUS LEDGER: 'HUC210-3', 1 1/4 GAUGE, GALVANIZED CONCEALED FACE MOUNT HANGER WITH 16-16D (0.162" DIA. X 3 1/2") NAILS TO LEDGER AND 10-10D (0.148" DIA.) X 3" NAILS TO TRIPLE JOISTS.
- SEE ARCHITECTURAL DRAWINGS FOR TOP OF 3/4" T#G PLYWOOD FLOOR DECK ELEVATION.
- PROVIDE CONTINUOUS DOUBLE 2X6 FT SILL PLATES ANCHORED TO NEW CONCRETE FOUNDATION WALLS WITH 5/8" DIAMETER X 1'-3" STEEL THREADED RODS WITH DOUBLE HEX NUTS AND SANDWICHED STEEL WASHER AT EMBEDDED ENDS AT 48" O/C MAXIMUM WITH ANCHOR RODS WITHIN 12" OF EACH CORNER, EACH SIDE OF WALL OPENING AND EACH SIDE OF SILL BUTT SPLICE.
- SEE BRACING WALL FRAMING NOTES FOR ADDITIONAL REQUIREMENTS, INCLUDING SHEATHING, LENGTH OF BRACED PANELS AND SIMPSON STRONG-TIE ITEMS NOT NOTED IN FIRST FLOOR FRAMING PLAN NOTES.

LOFT FLOOR AND LOW ROOF FRAMING PLAN NOTES:

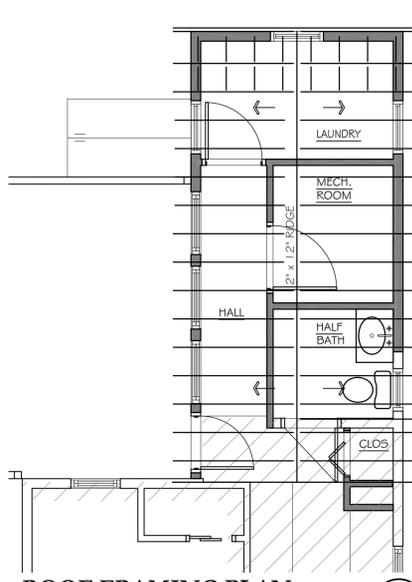
- VERIFY EXISTING CONDITIONS AND DIMENSIONS, IN THE FIELD, PRIOR TO FABRICATION AND INSTALLATION OF ANY NEW MATERIALS. NOTIFY ENGINEER OF ANY FIELD DISCREPANCIES FOR POSSIBLE FURTHER INSTRUCTIONS.
- FLOOR DECK TO BE 3/4" T # G PLYWOOD DECK, GLUED AND NAILED TO FRAMING WITH 8D (0.131" DIAMETER X 2 1/2") NAILS AT 6" O/C MAXIMUM.
- CONTINUOUS 2X8 LEDGER AT LOFT LEVEL TO BE FASTEN TO EACH WALL STUD WITH 2 ROWS OF 5" LEDGERLOK SCREWS (TOP ROW SCREWS 1 3/4" FROM TOP OF LEDGER AND BOTTOM ROW SCREWS 1 3/4" FROM BOTTOM OF LEDGER).
- PROVIDE 2X8 BLOCKING FRAMED BETWEEN WALL STUDS, ALONG LOFT FLOOR LEVEL, TIGHT AGAINST CONTINUOUS 2X8 LEDGERS CARRYING FLOOR JOISTS.
- LOFT FLOOR LIVE LOAD DESIGN IS 30 LBS PER SQ. FT.
- PROVIDE 2X8 AT 16" O/C MAXIMUM LOFT FLOOR JOISTS.

LOFT FLOOR AND LOW ROOF FRAMING PLAN NOTES:

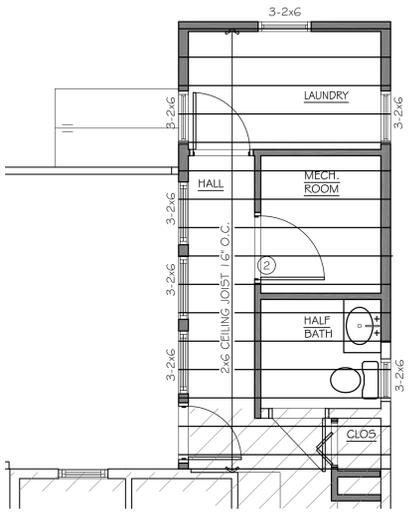
- CONT'D
- ROOF DECK TO BE 5/8" APA STRUCTURAL RATED PLYWOOD SHEATHING NAILED TO FRAMING WITH 8D (0.131" DIAMETER X 2 1/2") NAILS AT 6" O/C MAXIMUM.
 - NEW STUD BEARING WALLS SHALL BE 2 X 6 AT 16" O/C MAXIMUM, WITH 1/2" APA STRUCTURALLY RATED EXTERIOR PLYWOOD SHEATHING NAILED TO FRAMING WITH 8D (0.131" DIAMETER X 2 1/2") NAILS AT 6" O/C MAXIMUM ALONG PLYWOOD EDGES AND 12" O/C MAXIMUM IN PANEL FIELD. PROVIDE 2 X 6 HORIZONTAL BLOCKING FRAMED BETWEEN STUDS AT UNSUPPORTED PLYWOOD PANEL EDGES, AND NAIL PLYWOOD SHEATHING TO BLOCKING WITH 8D COMMON (0.131" DIAMETER X 2 1/2") NAILS AT 6" O/C MAXIMUM. PROVIDE MINIMUM DOUBLE UP OF WALL STUDS AT EACH SIDE OF WALL OPENINGS, AS REQUIRED, EXCEPT AT WALL OPENING 6'-0" OR GREATER, PROVIDE MINIMUM TRIPLE WALL STUDS AT EACH SIDE OF WALL OPENING. PROVIDE MINIMUM TRIPLE WALL STUDS AT CORNERS OF EXTERIOR WALLS. LAP PLYWOOD SHEATHING OVER HEADER AND JAMBS. PLYWOOD SHEATHING PANELS TO BE APPLIED WITH LONG DIMENSION VERTICALLY AT BRACED WALL PANELS (BP).
 - ROOF LIVE LOAD DESIGN IS 30 LBS PER SQ. FT.
 - WIND LOAD FOR 3 SECOND GUST IS 100 MPH.
 - PROVIDE 2X8 MINIMUM RAFTERS AT 16" O/C MAXIMUM.
 - PROVIDE 2X6 MINIMUM CEILING JOISTS AT 16" O/C MAXIMUM.
 - PROVIDE SIMPSON STRONG-TIE ITEMS AS FOLLOWS:
ROOF RAFTERS' BEARING ENDS ON BEARING WALLS: 'H2.5T', 1 1/8 GAUGE, GALVANIZED TIE WITH 5-8D (0.131" DIA. X 2 1/2") NAILS TO PLATES AND 5-8D (0.131" DIA. X 2 1/2") NAILS TO RAFTERS;
CEILING JOISTS' BEARING ENDS ON BEARING WALLS: 'H2.5T', 1 1/8 GAUGE, GALVANIZED TIE WITH 5-8D (0.131" DIA. X 2 1/2") NAILS TO PLATES AND 5-8D (0.131" DIA. X 2 1/2") NAILS TO RAFTERS;
LOFT FLOOR JOISTS TO CONTINUOUS LEDGER: 'LU28', 20 GAUGE, GALVANIZED TIE WITH 8-16D (0.162" DIA. X 3 1/2") NAILS TO LEDGER AND 6-10D (0.148" DIA.) X 1 1/2" NAILS TO JOISTS.
 - SEE ARCHITECTURAL DRAWINGS FOR TOP OF 3/4" T#G PLYWOOD FLOOR DECK ELEVATION.
 - SEE ARCHITECTURAL DRAWINGS FOR TOP OF WALL PLATE ELEVATION.
 - SEE BRACING WALL FRAMING NOTES FOR ADDITIONAL REQUIREMENTS, INCLUDING SHEATHING, LENGTH OF BRACED PANELS AND SIMPSON STRONG-TIE ITEMS NOT NOTED IN LOFT FLOOR AND LOW ROOF FRAMING PLAN NOTES.
 - SEE FIRST FLOOR FRAMING PLAN NOTES, FOUNDATION PLAN NOTES AND BRACING WALL LINE NOTES, FOR ADDITIONAL INFORMATION.

HIGH ROOF FRAMING PLAN NOTES:

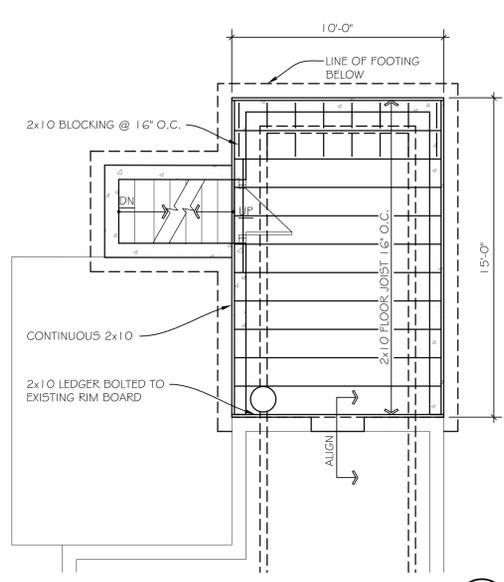
- VERIFY EXISTING CONDITIONS AND DIMENSIONS, IN THE FIELD, PRIOR TO FABRICATION AND INSTALLATION OF ANY NEW MATERIALS. NOTIFY ENGINEER OF ANY FIELD DISCREPANCIES FOR POSSIBLE FURTHER INSTRUCTIONS.
- ROOF DECK TO BE 5/8" APA STRUCTURAL RATED PLYWOOD SHEATHING NAILED TO FRAMING WITH 8D (0.131" DIAMETER X 2 1/2") NAILS AT 6" O/C MAXIMUM.
- NEW STUD BEARING WALLS SHALL BE 2 X 6 AT 16" O/C MAXIMUM, WITH 1/2" APA STRUCTURALLY RATED EXTERIOR PLYWOOD SHEATHING NAILED TO FRAMING WITH 8D (0.131" DIAMETER X 2 1/2") NAILS AT 6" O/C MAXIMUM ALONG PLYWOOD EDGES AND 12" O/C MAXIMUM IN PANEL FIELD. PROVIDE 2 X 6 HORIZONTAL BLOCKING FRAMED BETWEEN STUDS AT UNSUPPORTED PLYWOOD PANEL EDGES, AND NAIL PLYWOOD SHEATHING TO BLOCKING WITH 8D COMMON (0.131" DIAMETER X 2 1/2") NAILS AT 6" O/C MAXIMUM. PROVIDE MINIMUM DOUBLE UP OF WALL STUDS AT EACH SIDE OF WALL OPENINGS, AS REQUIRED, EXCEPT AT WALL OPENING 6'-0" OR GREATER, PROVIDE MINIMUM 2 JACK STUDS AND 1 KING STUD AT EACH SIDE OF WALL OPENING. PROVIDE MINIMUM TRIPLE WALL STUDS AT CORNERS OF EXTERIOR WALLS. LAP PLYWOOD SHEATHING OVER HEADER AND JAMBS. PLYWOOD SHEATHING PANELS TO BE APPLIED WITH LONG DIMENSION VERTICALLY AT BRACED WALL PANELS (BP).
- SEE BRACING WALL FRAMING NOTES FOR ADDITIONAL REQUIREMENTS, INCLUDING SHEATHING, LENGTH OF BRACED PANELS AND SIMPSON STRONG-TIE ITEMS NOT NOTED IN ROOF FRAMING PLAN NOTES.
- SEE ARCHITECTURAL DRAWINGS FOR TOP OF WALL PLATE ELEVATION.
- COORDINATE SIZE & LOCATIONS OF ALL ROOF OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
- ROOF LIVE LOAD DESIGN IS 30 LBS PER SQ. FT.
- WIND LOAD FOR 3 SECOND GUST IS 100 MPH.
- PROVIDE FULL DEPTH 2 X BLOCKING AT 16" O/C MAXIMUM AT GABLE END WALLS, FRAMED BETWEEN 1ST AND 2ND SPACES OF ROOF RAFTERS.
- WOOD FRAMING TO BE DOUGLAS FIR #2 OR BETTER.
- STRUCTURAL PLYWOOD SHALL CONFORM TO REQUIREMENTS OF AMERICAN PLYWOOD ASSOCIATION (APA) EXPOSURE, PANEL SPACING TO BE 1/16" AT ENDS - 1/8" AT EDGES, UNLESS OTHERWISE NOTED, STAGGER JOINTS.
- PARALLEL STRAND LUMBER (PSL), INDICATES 2 OF PARALLAM PSL BEAMS, WHICH ARE LEVEL TRUS JOIST PRODUCTS WITH ALLOWABLE DESIGN STRESSES AS FOLLOWS: G = 125,000 PSI, E = 2.0 X 10⁶ PSI, FB = 2,900 PSI, FT = 2025 PSI, FC (COMPRESSION PERPENDICULAR TO GRAIN) = 750 PSI, FC (COMPRESSION PARALLEL TO GRAIN) = 2,900 PSI, AND FV = 290 PSI.
- INTERIOR NON-BEARING PARTITION WALLS TO BE MINIMUM 2 X 4 AT 16" O/C MAXIMUM. INTERIOR BEARING WALLS TO BE 2 X 6 AT 16" O/C MAXIMUM. SEE ARCHITECTURAL DRAWINGS FOR STUD SIZE.
- PROVIDE MULTIPLE WALL STUDS UNDER BEARING ENDS OF PSL RIDGE BEAM TO MATCH FOR FULL WIDTH OF PSL BEAM OR GREATER.
- PROVIDE 2X6 BLOCKING FRAMED BETWEEN RAFTERS BEARING ON EXTERIOR WALLS NAILED TO TOP WALL PLATES WITH 8D (0.131" DIA. X 2 1/2") NAILS AT 6" O/C MAXIMUM.
- PROVIDE SIMPSON STRONG-TIE PRODUCTS AS PER BRACING WALL FRAMING NOTES AND AS FOLLOWS:
ROOF RAFTERS' BEARING ENDS ON BEARING WALLS: 'H2.5T', 1 1/8 GAUGE, GALVANIZED TIE WITH 5-8D (0.131" DIA. X 2 1/2") NAILS TO PLATES AND 5-8D (0.131" DIA. X 2 1/2") NAILS TO RAFTERS;
ROOF RAFTERS TO PSL RIDGE BEAM: 'LRU210Z', 1 1/8 GAUGE, RAFTER HANGERS WITH 6-10D (0.148" DIA. X 3") NAILS TO PSL BEAM AND 7-10D (0.148" DIA. X 3") NAILS TO RAFTER;
BLOCKING BETWEEN RAFTERS: 'A34', 1 1/8 GAUGE, GALVANIZED, FRAMING ANGLE WITH 4-8D (0.131" DIA.) X 1 1/2" NAILS PER ANGLE LEG.



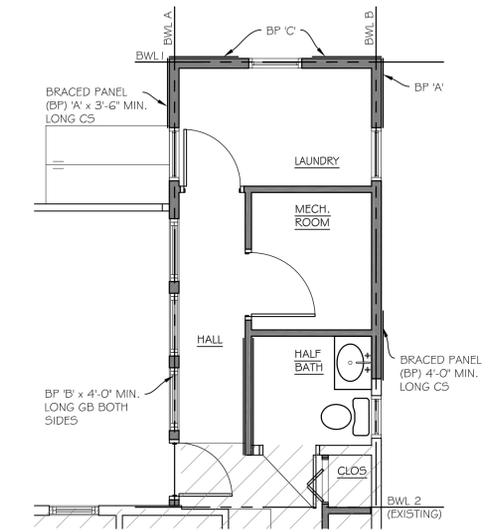
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



CEILING FRAMING PLAN
SCALE: 1/4" = 1'-0"



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



BRACED WALL LINE LAYOUT PLAN
SCALE: 1/4" = 1'-0"

WIND SPEED mph	BWL #	BWL SPACING	BRACING METHOD	MIN LENGTH REQUIRED FT (R602.10.2(1))	Adjustment Factors (Multiply all by Min Length Required, Cumulative)				ADJUSTED MIN LENGTH LIN FT	IF BRACING LENGTH PROVIDED	*BDM HOLD DOWN REQUIRED?	4200# Hold Down Required?		
					h Exposure	Ridge Height	Wall Height	# of BWL's						
100	A	10'	CS*	1.4'	B(1)	3.67' (0.7)	8.67' (0.93)	2(1)	Y	Y	0.91'	8'*	N	N
	B	10'	CS	1.4'	B(1)	3.67' (0.7)	8.67' (0.93)	2(1)	Y	N	0.91'	8'	N	N
	1	21'	CS	2.84'	B(1)	3.67' (0.7)	8.67' (0.93)	2(1)	Y	N	1.85'	8'	N	N
	2	21'												

*Portion of Braced Wall Panel is CS & GB. 3'-6" Minimum Long Continuously Sheathed (CS) Panel at Exterior Corner Plus Over & Under Window, Which Provides 4'-0" Long Equivalent CS & 4'-0" Minimum Long Gypsum Sheathing (GB) Both Sides, At Interior Corridor Wall, Which Provides 4'-0" Long Equivalent CS, for a Total 8'-0" CS.

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REHABILITATION/RECONSTRUCTION WORK FOR:
KOPCHAK RESIDENCE
APPLICANT # 1364
24 COOLRIDGE ROAD
MILFORD, CT 06460

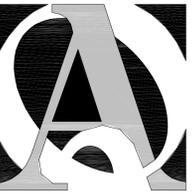
STRUCTURAL NOTES & FRAMING PLANS

Sheet Description:
May 25, 2015

Scale As Noted

Project #: QA 1346-45
Drawn By: JCB

Sheet #:
S1.1



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REHABILITATION/RECONSTRUCTION WORK FOR:

KOPCHAK RESIDENCE

APPLICANT # 1364

24 COOLRIDGE ROAD MILFORD, CT 06460

Sheet Description:
FLOOR PLANS, ROOF PLANS SECTIONS & DETAILS

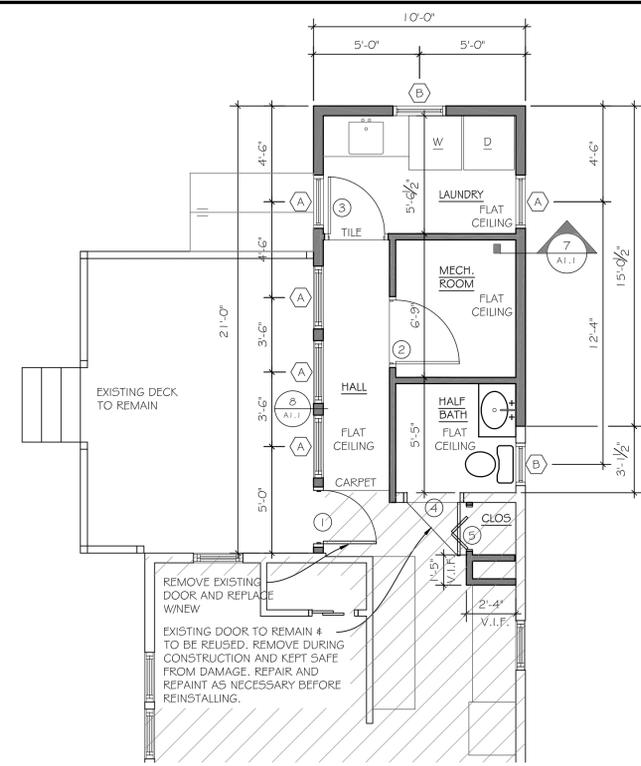
Issue Dates:
 May 25, 2015

Scale As Noted

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 Drawn By: JCB

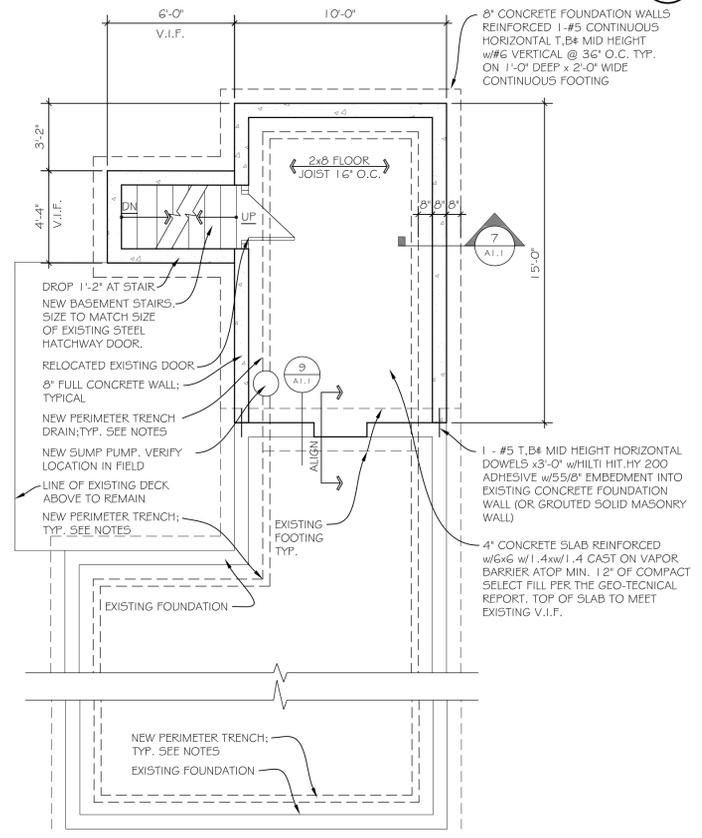
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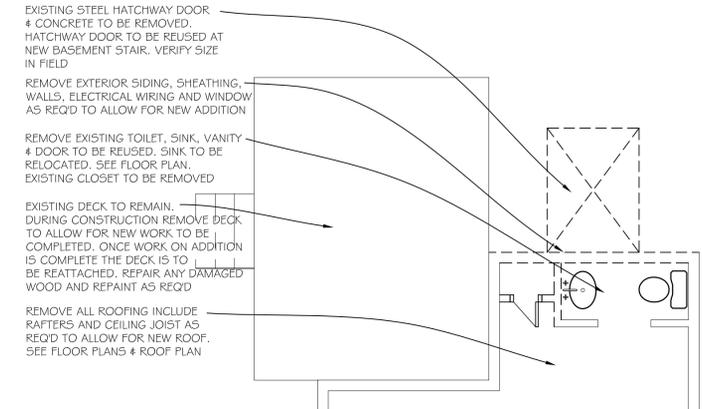
FIRST FLOOR PLAN

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



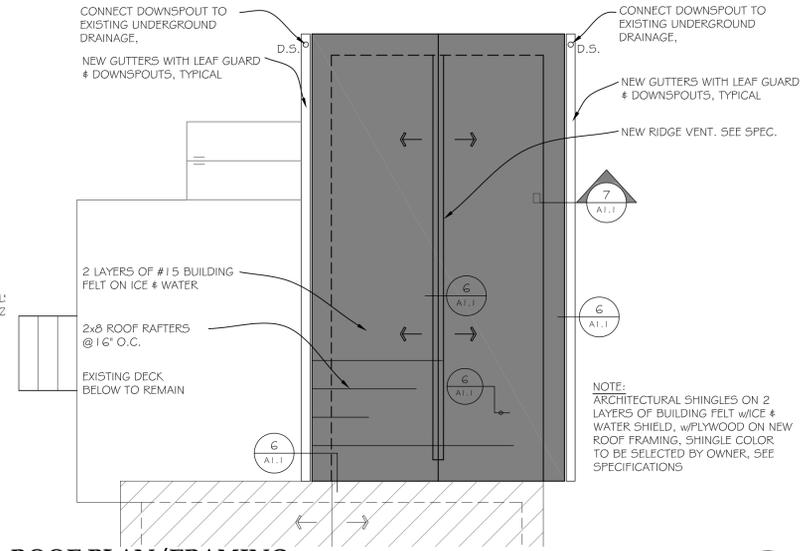
FOUNDATION PLAN

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



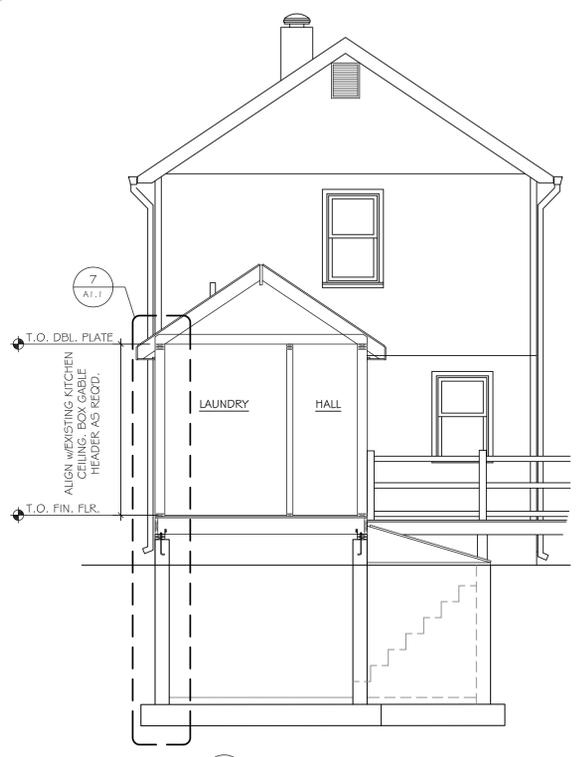
FIRST FLOOR DEMOLITION PLAN

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



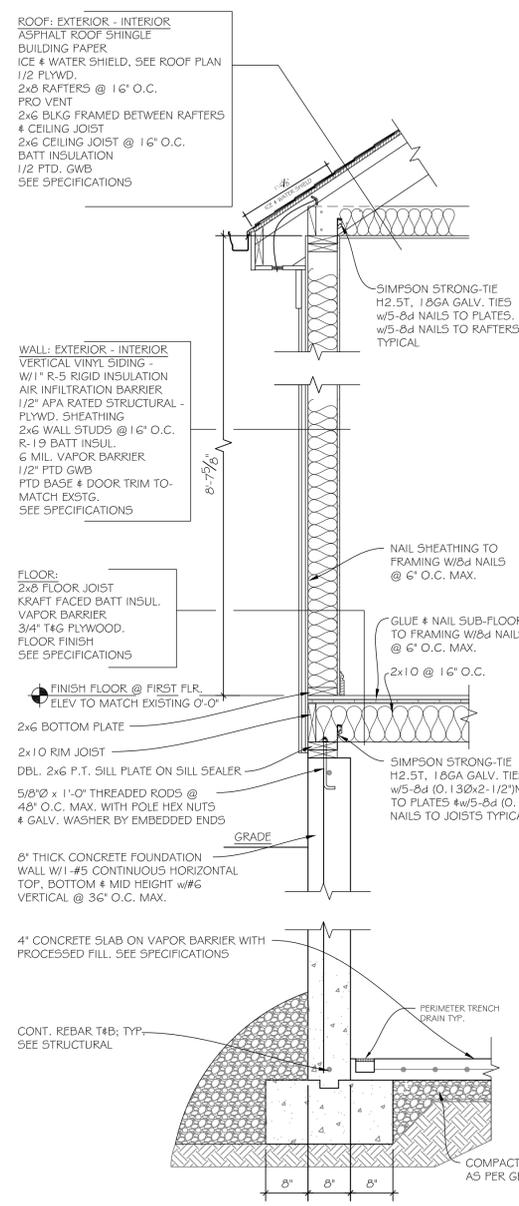
ROOF PLAN/FRAMING

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



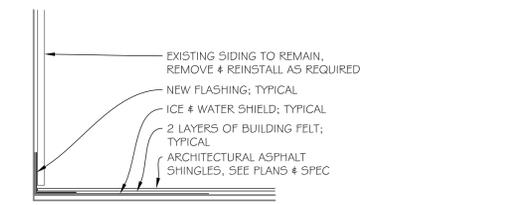
SECTION

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

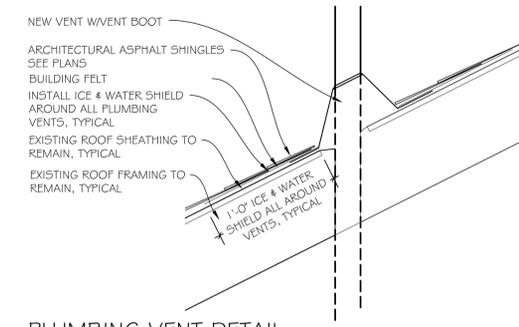


WALL SECTION

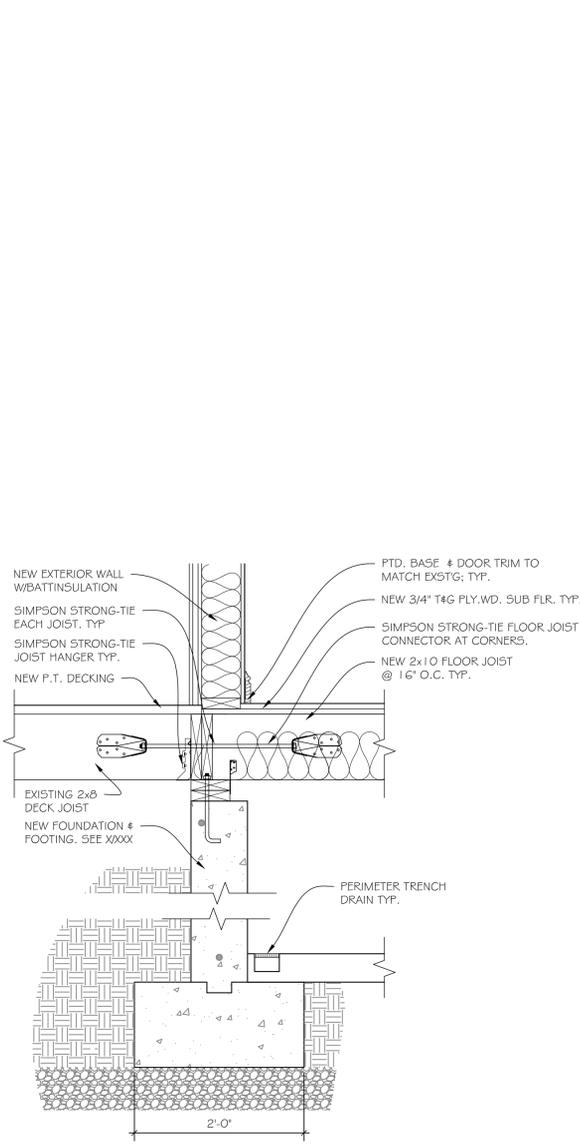
SCALE: 3/4" = 1'-0"



WALL AT ROOF DETAIL

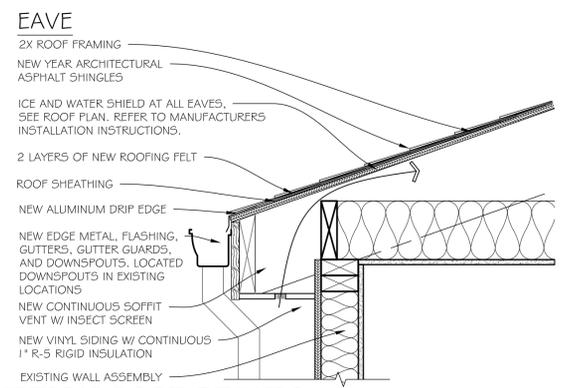
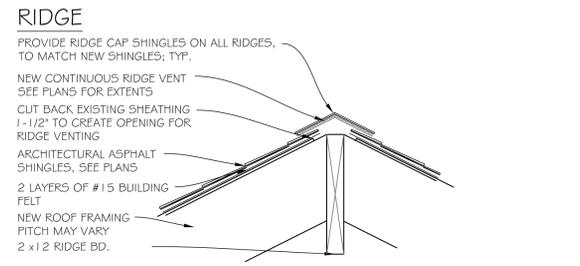


PLUMBING VENT DETAIL



DETAIL AT DECK

SCALE: 1" = 1'-0"

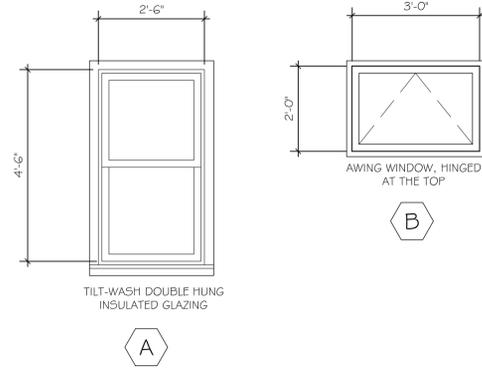
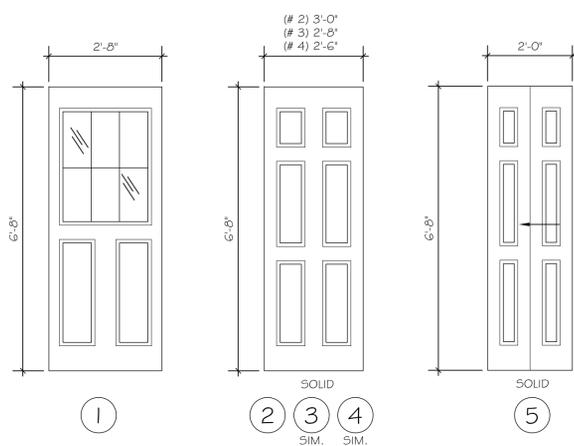


TYPICAL ROOF DETAILS

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

- BASEMENT WATERPROOFING SHALL BE PERFORMED BY A COMPANY SPECIALIZING IN THIS WORK FOR A MINIMUM OF 10 YEARS, AND SHALL COME WITH A LIFETIME GUARANTEE. SCOPE OF WORK DESCRIBED BELOW IS BASED ON CONNECTICUT BASEMENT SYSTEMS:
1. PROVIDE PERIMETER TRENCH IN BASEMENT FLOOR. REMOVE AND DISPOSE OF CONCRETE.
 2. EXCAVATE TO TOP OF FOOTING. DISPOSE OF EXCAVATED MATERIAL.
 3. INSTALL PERIMETER FRENCH DRAIN EQUAL TO "WATERGUARD".
 4. PROVIDE PACKAGED SUMP PUMP RECESSED INTO BASEMENT FLOOR EQUAL TO "SUPER PUMP". PIPE DISCHARGE TO BUILDING EXTERIOR. REMOVE AND DISPOSE OF CONCRETE FLOORING AND EXCAVATED MATERIAL. PROVIDE NEW GFI RECEPTACLE AND CIRCUIT AS REQUIRED. PROVIDE CHECK VALVE ON PUMP DISCHARGE.
 5. CONNECT FRENCH DRAIN TO SUMP PUMP USING SOLID PVC DRAIN PIPE.
 6. PATCH FLOOR WITH CONCRETE TO MATCH EXISTING FINISHED FLOOR ELEVATION.
 7. PROVIDE ENERGY STAR CERTIFIED "SANI-DRY XP" DEHUMIDIFIER (109 PINTS/DAY @ 60%/60% RH) IN BASEMENT SPACE. PIPE CONDENSATE TO PERIMETER DRAINAGE SYSTEM. PROVIDE NEW GFI RECEPTACLE AND CIRCUIT AS REQUIRED.





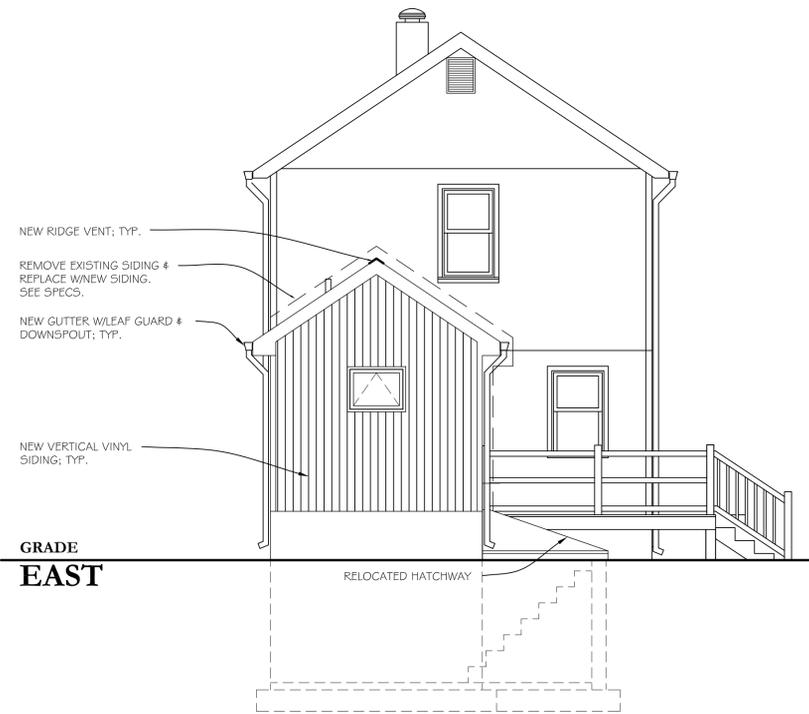
- NOTES:**
1. GENERAL CONTRACTOR TO FIELD VERIFY ALL CONDITIONS & SIZES PRIOR TO ORDERING
 2. ALL NEW EXTERIOR DOOR GLAZING SHALL BE 5/8" INSULATED, TEMPERED, LOW-E, ARGON FILLED GLASS
 3. GENERAL CONTRACTOR TO PATCH, REPAIR & REPAINT ADJACENT FINISHES DISTURBED BY DOOR INSTALLATION AS REQUIRED
 4. PROVIDE ALL NECESSARY HARDWARE FOR INSTALLATION, FIELD VERIFY PRIOR TO BIDDING
 5. INTERIOR TRIM IS TO BE PRE-PRIMED & PAINTED. COLOR TO MATCH EXISTING INTERIOR TRIM OR AS SELECTED BY OWNER. GENERAL CONTRACTOR TO FIELD VERIFY ALL CONDITIONS.
 6. ALL DOOR & FRAMES TO BE PRE-HUNG
 7. ALL INTERIOR AND EXTERIOR DOORS TO BE PAINTED. COLOR SELECTIONS TO BE MADE BY OWNER.

- NOTES:**
1. WINDOW SIZES ARE FOR PURPOSES OF BIDDING AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY ALL OPENINGS PRIOR TO ORDERING & CONSTRUCTION.
 2. GENERAL CONTRACTOR TO PATCH, REPAIR & REPAINT ADJACENT FINISHES DISTURBED BY WINDOW INSTALLATION AS REQUIRED & REPAIR DRYWALL OR PLASTER AS REQUIRED TO MATCH EXISTING ADJACENT FINISH
 3. INTERIOR TRIM IS TO BE PRE-PRIMED & PAINTED. COLOR TO MATCH EXISTING INTERIOR TRIM. GENERAL CONTRACTOR TO FIELD VERIFY ALL CONDITIONS.

DOOR & WINDOW TYPES/ELEVATIONS

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

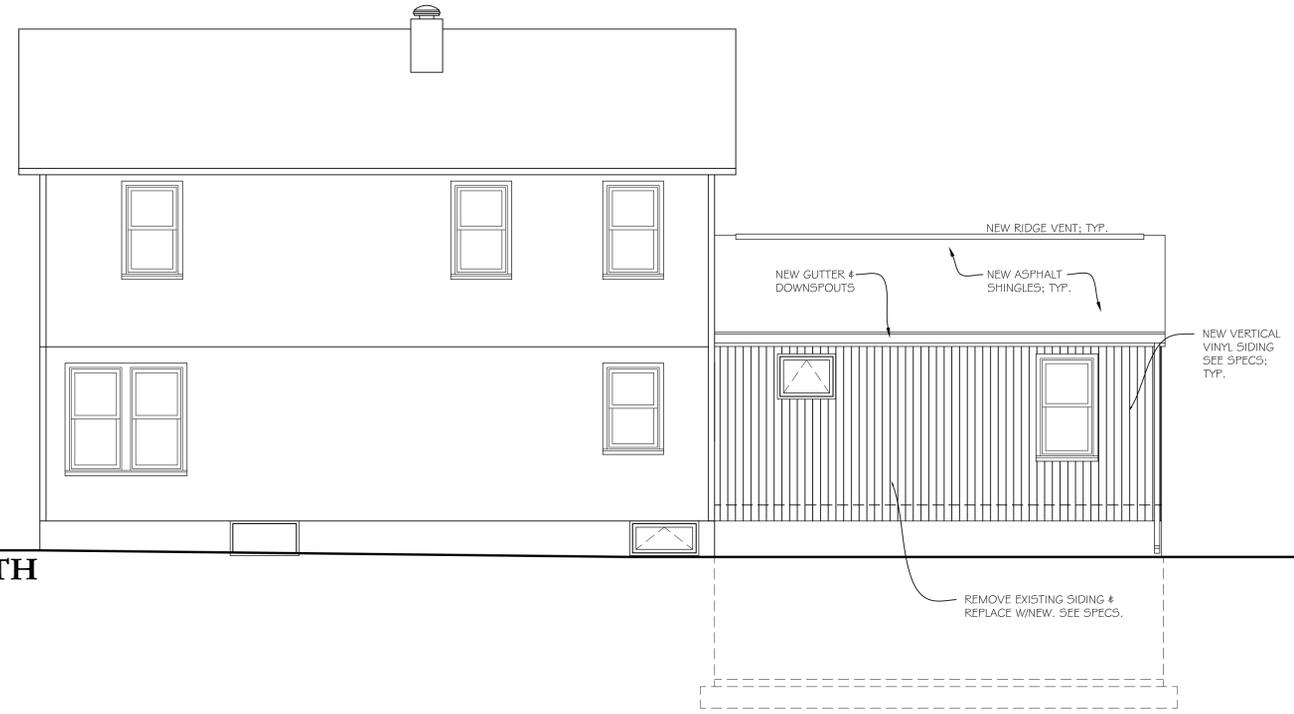
2



EXTERIOR ELEVATIONS

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

1



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 318 Main Street
 Farmington, CT 06032

REHABILITATION/RECONSTRUCTION WORK FOR:

KOPCHAK RESIDENCE

APPLICANT # 1364

24 COOLRIDGE ROAD MILFORD, CT 06460

Sheet Description:

EXTERIOR ELEVATIONS & DETAILS

Issue Dates:

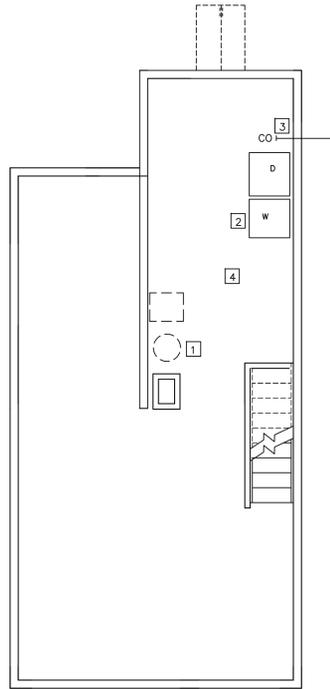
May 25, 2015

Scale As Noted

Project #: QA 1346-45
 Drawn By: JCB

Sheet #:

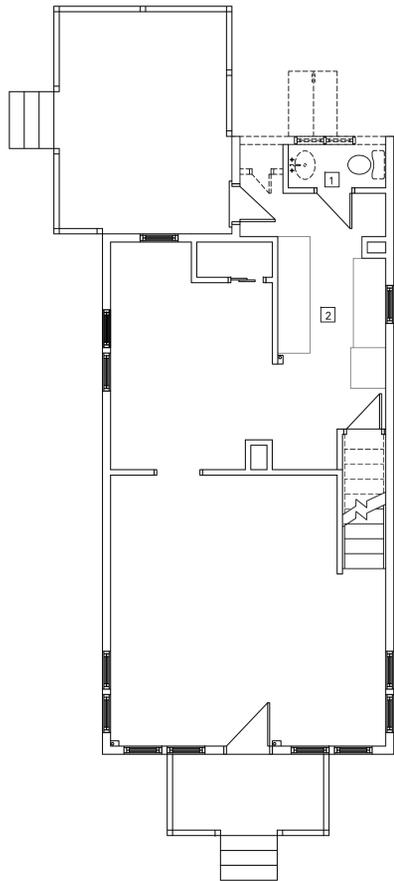
A2.1



EXISTING CRAWL SPACE PLAN - PLUMBING
SCALE: 3/16"=1'-0"

PLUMBING DEMOLITION NOTES

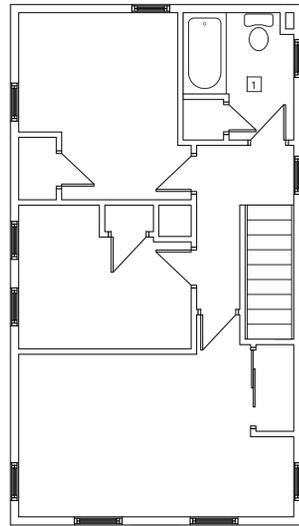
- 1 DISCONNECT, REMOVE AND TURN OVER TO OWNER, THE EXISTING GAS FIRED WATER HEATER. REMOVE EXISTING PIPING AND CAP/PLUG AT SOURCE
- 2 DISCONNECT, AND REMOVE THE EXISTING WASHER AND DRYER (TO BE REINSTALLED AT NEW LOCATION) REMOVE PIPING AND CAP/PLUG AT SOURCE
- 3 EXISTING SANITARY/SEWER SERVICE MAIN TO REMAIN
- 4 EXISTING DOMESTIC WATER SERVICE/DISTRIBUTION TO REMAIN



EXISTING FIRST FLOOR PLAN - PLUMBING
SCALE: 3/16"=1'-0"

PLUMBING DEMOLITION NOTES

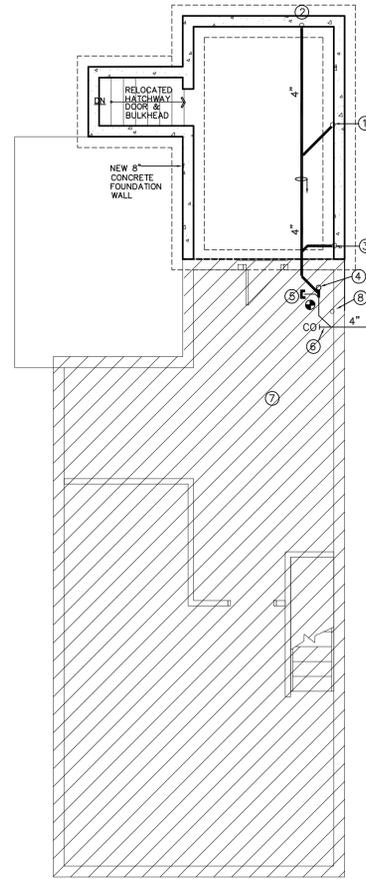
- 1 EXISTING BATHROOM FIXTURES TO BE REMOVED FOR REINSTALLATION AT NEW LOCATION CAP/PLUG AND REMOVE PIPING AS REQUIRED.
- 2 EXISTING KITCHEN FIXTURES TO REMAIN



EXISTING SECOND FLOOR PLAN - PLUMBING
SCALE: 3/16"=1'-0"

PLUMBING DEMOLITION NOTES

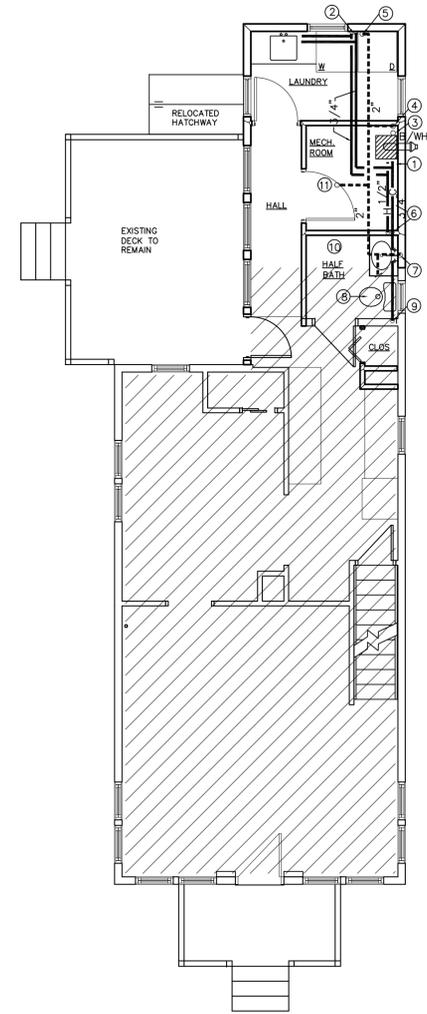
- 1 EXISTING BATHROOM FIXTURES TO REMAIN



NEW CRAWL SPACE PLAN - PLUMBING
SCALE: 3/16"=1'-0"

PLUMBING CONSTRUCTION NOTES

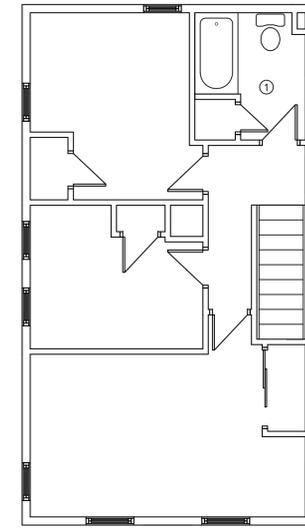
- 1 NEW 4" WASTE PIPING FROM FUNNEL ABOVE
- 2 NEW 2" WASTE FROM WASHER STANDPIPE ABOVE
- 3 NEW 1-1/2" WASTE FROM RELOCATED LAVATORY ABOVE.
- 4 EXISTING 4" SANITARY FROM EXISTING WATER CLOSET ABOVE.
- 5 EXISTING 2" WASTE FROM REMOVED LAV ABOVE TO BE CAPPED
- 6 EXISTING 4" SAN/SEWER PIPING ABOVE BASEMENT SLAB TO REMAIN
- 7 EXISTING DOMESTIC WATER SERVICE/DISTRIBUTION TO REMAIN
- 8 NEW 3/4" CW PIPING UP TO FLOOR ABOVE



NEW FIRST FLOOR PLAN - PLUMBING
SCALE: 3/16"=1'-0"

PLUMBING CONSTRUCTION NOTES

- 1 NEW 3/4" COLD WATER TO NEW COMBINATION BOILER/WATER HEATER, AND NEW 3/4" HOT WATER TO ALL RELOCATED AND EXISTING FIXTURES
- 2 NEW 3/4" HOT AND COLD WATER PIPING DN TO RELOCATED WASHER, RUN 1/2" HOT AND COLD WATER TO NEW LAUNDRY TUB.
- 3 NEW 4" FUNNEL ABOVE FIN. FLOOR, TO COLLECT CONDENSATE, RELIEF, AND DRAIN PIPING FROM THE NEW COMBINATION BOILER WATER HEATER (B/WH1)
- 4 NEW 2" VENT RISE
- 5 NEW 2" WASHER STANDPIPE DN, 1-1/2" VENT RISE
- 6 NEW 1/2" HOT AND COLD WATER DN TO RELOCATED LAVATORY
- 7 NEW 1-1/2" WASTE DN, 1-1/2" VENT RISE
- 8 EXISTING SANITARY, VENT AND COLD WATER PIPING FEED TO EXISTING WATER CLOSET TO REMAIN
- 9 NEW 3/4" COLD WATER PIPING FROM BELOW
- 10 EXISTING PIPING TO AND FROM EXISTING BATHROOM AT SECOND FLOOR SHALL REMAIN. RECONNECT NEW PIPING TO EXISTING AS REQUIRED FOR COMPLETE OPERATION.
- 11 NEW 3" VENT THRU ROOF



NEW SECOND FLOOR PLAN - PLUMBING
SCALE: 3/16"=1'-0"

PLUMBING CONSTRUCTION NOTES

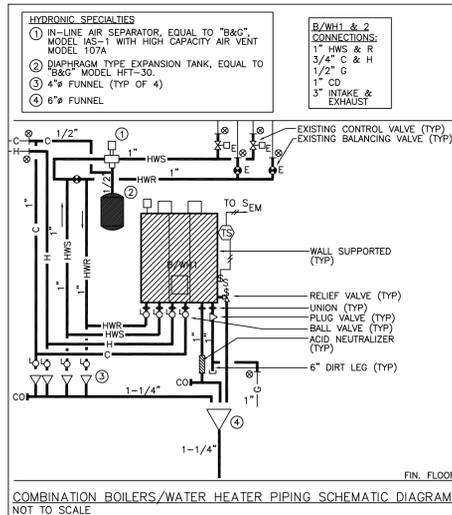
- 1 EXISTING BATHROOM FIXTURES TO REMAIN

PLUMBING LEGEND	
	NEW PIPING (DARK)
	EXISTING PIPING (LIGHT)
	VENT PIPING
	COLD WATER PIPING
	HOT WATER PIPING
	DIRECTION OF FLOW
	PITCH OF PIPING
	CLEANOUT
	COLD WATER
	HOT WATER
	CEILING
	POINT OF NEW CONNECTION

FIXTURE CONNECTION SCHEDULE				
FIXTURE	HOT	COLD	SAN/WASTE	VENT
WATER CLOSET	-	1/2"	4"	2"
LAV	1/2"	1/2"	1-1/2"	1-1/2"
TUB/SHOWER	1/2"	1/2"	2"	1-1/2"
SINK	1/2"	1/2"	2"	1-1/2"
WASHER	1/2"	1/2"	2"	1-1/2"

SCOPE OF WORK

- 1 - ALL POTENTIAL CONTRACTORS SHALL BECOME FAMILIAR WITH THE SITE CONDITIONS, PRIOR TO START ANY WORK.
- 2 - ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE AND 2009, 2011, 2012 & 2013 CONNECTICUT AMENDMENTS TO THE STATE BUILDING AND FIRE SAFETY CODES, OTHER APPLICABLE CODES, STANDARDS, REGULATIONS, ORDINANCES, ETC., AND THE REQUIREMENTS OF THE LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION. THIS CONTRACTOR SHALL BE A LICENSED MECHANICAL CONTRACTOR, AND SHALL BE RESPONSIBLE TO OBTAIN A CONSTRUCTION PERMIT AND PAY FOR ALL APPLICABLE FEES, TAXES, TESTS, ETC. NO WORK SHALL BE PERFORMED UNTIL SHOP DRAWINGS FOR ALL EQUIPMENT, DEVICES AND MAJOR MATERIALS ARE SUBMITTED AND APPROVED IN WRITING BY THE PROJECT ENGINEER.
- 3 - FURNISH & INSTALL ALL EQUIPMENT, DEVICES, MATERIALS, ETC., AS INDICATED, SHOWN AND SPECIFIED FOR COMPLETE OPERATIONAL SYSTEMS, APPROVED BY ARCHITECT/ENGINEER & OWNER'S REPRESENTATIVE, AND LOCAL AUTHORITIES HAVING JURISDICTION.
- 4 - THIS CONTRACTOR IS RESPONSIBLE TO SUBMIT TO THE ARCHITECT/ENGINEER SHOP DRAWINGS FOR ALL EQUIPMENT & DEVICES, MATERIALS, ETC., AND FURTHER OBTAIN ALL NECESSARY APPROVALS, PRIOR TO STARTING THIS WORK.
- 5 - THIS CONTRACTOR SHALL INCLUDE IN HIS/HER WORK, WITHOUT EXTRA COST TO OWNER, ANY LABOR, MATERIAL APPARATUS AND DRAWING ADDITIONS TO THE CONTRACT DRAWINGS AND SPECIFICATIONS IN ORDER TO COMPLY WITH THE CURRENT APPROVED CODES, STANDARDS, ORDINANCES, RULES AND REGULATIONS, EITHER SHOWN OR NOT ON THESE DRAWINGS AND SPECIFICATIONS.
- 6 - ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS, RECOMMENDATIONS AND WARRANTY, WITH ALL REQUIRED CLEARANCES FOR MAINTENANCE AND SERVICE.
- 7 - WATER PIPING SHALL BE COPPER TYPE L, HARD DRAWN, AS PER ASTM B88. FITTINGS SHALL BE SOLDER WROUGHT COPPER, AS PER ASME B16.22. JOINTS SHALL BE SOLDER LEAD FREE, AS PER ASME B32. SANITARY AND VENT PIPING ABOVE GRADE, SHALL BE PVC PIPING, ASTM D2729, SCHEDULE 40, WITH PVC FITTINGS AND ASTM D2855 SOLVENT WELD JOINTS. HEATING HOT WATER AND DRAIN PIPING SHALL BE COPPER TYPE L, HARD DRAWN, AS PER ASTM B88. FITTINGS SHALL BE SOLDER WROUGHT COPPER, AS PER ASME B16.22. FURNISH AND INSTALL SHUT-OFF/ISOLATION VALVES ON ALL MAIN BRANCHES AS REQUIRED. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION. SLOPE PIPING TO DRAIN AT LOW POINTS. PERFORM COLD LEAK TESTS AND REPAIR JOINTS, AS NECESSARY, CLEAN AND FLUSH PIPING BEFORE START-UP. CLEANOUTS FOR EXPOSED PIPING SHALL BE EQUAL TO "WADE" PIPE HANGERS AND SUPPORTS TO CONFORM TO ASME B31.9 AND MSS SP58. HANGERS SHALL BE CARBON STEEL RING, ADJUSTABLE, COPPER PLATED. UNIONS SHALL BE BRONZE SOLDERED JOINTS. DIELECTRIC CONNECTIONS SHALL BE UNION WITH GALVANIZED OR PLATED THREADED END, COPPER SOLDER END, WATER IMPERVIOUS ISOLATION BARRIER. BALL VALVES SHALL BE BRONZE, ONE PIECE BODY, CHROME PLATED BRONZE BALL, TEFLON SEATS AND STUFFING BOX RING WITH SOLDERED ENDS. GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL WITH THREADED JOINTS. GAS BALL VALVES SHALL BE 150 PSI WOG BRONZE BODY, STRAIGHTAWAY PATTERN, SQUARE HEAD, THREADED ENDS. FURNISH AND INSTALL CONDENSATE DRAIN PIPING, FITTINGS AND SPECIALTIES FOR A COMPLETE OPERATIONAL SYSTEMS. CONDENSATE DRAIN PIPING SHALL BE PVC PIPE, ASTM D2729, SCHEDULE 40, WITH PVC FITTINGS AND SOLVENT CEMENT JOINTS, AS PER ASTM D2564. FURNISH & INSTALL EXHAUST & COMBUSTION AIR PIPING, PVC SCHEDULE 80, AT GAS-FIRED COMBINATION BOILER/DOMESTIC WATER HEATER, AS INDICATED ON MECHANICAL DRAWINGS. BEFORE BEING PLACED IN SERVICE, ALL NEW POTABLE WATER (DOMESTIC COLD AND HOT WATER), SHALL BE PURGED OF DELETERIOUS MATTER, AND CHLORINATED IN ACCORDANCE WITH AWWA C651 OR AWWA C652, AND AS REQUIRED BY LOCAL BUILDING AND HEALTH DEPARTMENT CODES.
- 8 - FURNISH & INSTALL PIPING INSULATION ON ALL NEW AND EXISTING PIPING, AS FOLLOWS:
 - INSULATE SANITARY SEWER PIPING RUNNING IN BASEMENT AND CRAWL SPACE, WITH 1-1/2" THICK FIBERGLASS INSULATION WITH ASJ. PROVIDE HEAT TRACING ON THIS PIPING AND COVER WITH INSULATION.
 - INSULATE ALL NEW AND EXISTING WATER PIPING LOCATED IN BASEMENT AND CRAWL SPACE WITH 1" THICK FIBERGLASS INSULATION WITH ASJ. PROVIDE HEAT TRACING ON THIS PIPING AND COVER WITH INSULATION.
- 9 - COVER ALL EXPOSED GAS PIPING, FITTINGS & SUPPORTS IN THE MECHANICAL ROOM WITH TWO (2) COATS OF PRIMER AND TWO (2) LAYERS OF YELLOW ENAMEL WEATHER RESISTANT PAINT.
- 10 - FURNISH & INSTALL EQUIPMENT NAMEPLATES, PIPE MARKERS, VALVE TAGS, ETC., IN COMPLIANCE WITH ANSI A13.1.
- 11 - PROVIDE THREE (3) SETS OF "AS-BUILT" DRAWINGS TO ARCHITECT/ENGINEER AT PROJECT COMPLETION.
- 12 - THIS PROJECT SHALL BE DEEMED COMPLETE ONLY AFTER IS THOROUGHLY INSPECTED, DEMONSTRATED TO AND APPROVED IN WRITING BY THE LOCAL AUTHORITIES HAVING JURISDICTION, OWNER'S REPRESENTATIVE AND ARCHITECT/ENGINEER. ALL WARRANTIES SHALL START AFTER RECEIVING THESE APPROVALS.



GENERAL NOTES

- 1 - THE INFORMATION SHOWN ON THIS DRAWING IS BASED UPON THE INFORMATION SHOWN ON THE BUILDING PLANS AND LIMITED FIELD INVESTIGATIONS AND MAY OR MAY NOT REFLECT ACTUAL FIELD CONDITIONS. THIS CONTRACTOR SHALL VERIFY THE INFORMATION INDICATED ON THIS DRAWING AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO SUBMITTING HIS BID.
- 2 - THIS CONTRACTOR IS REQUIRED TO PERFORM THIS WORK IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ORDINANCES, ETC., AND TO MEET THE REQUIREMENTS OF THE LOCAL AUTHORITIES HAVING JURISDICTION AND OWNER, WHETHER OR NOT SPECIFICALLY INDICATED OR SPECIFIED ON THIS DRAWING.
- 3 - ALL PENETRATIONS THRU FLOOR AND WALLS SHALL BE FIRE STOPPED WITH "THOMAS AND BETTS" - FLAMESAFE, TYPE FST FIRESTOP COMPOUND OR APPROVED EQUIVALENT, CONFORMING TO ASME E814/UL1479.

NO.	NATURE OF REVISION	REVISIONS	
		DATE	BY
1			
2			
3			
4			
5			
6			

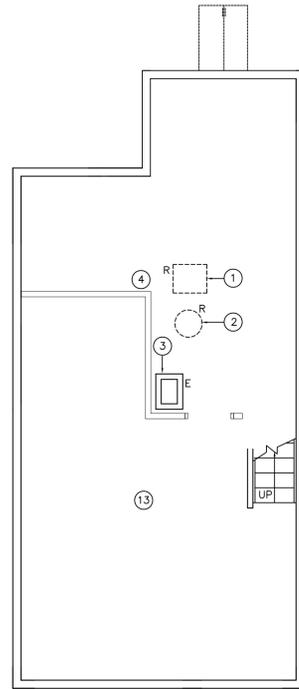
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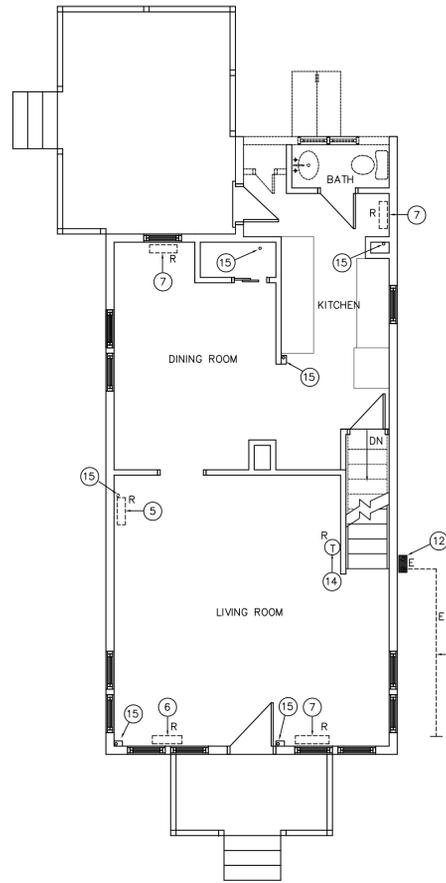
CONTRACTOR:
KOPCHAK RESIDENCE
APPLICANT # 1364
24 COOLRIDGE ROAD
MILFORD, CT 06460
PLUMBING

REHABILITATION/RECONSTRUCTION WORK FOR:
drawn by CP
scale NOTED
date MAY 25, 2015
checked by DTP
project number DTP14036
drawing number P-1

EXIST. GAS LOAD	
BOILER	140 CFH
DWH	36 CFH
RANGE/OVEN	90 CFH
CLOTHES DRYER	35 CFH
TOTAL	301 CFH



EXISTING CRAWL SPACE PLAN - MECHANICAL
SCALE: 3/16"=1'-0"



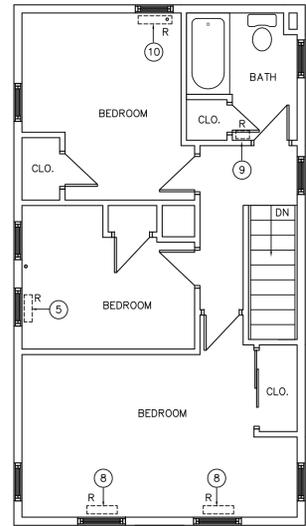
EXISTING FIRST FLOOR PLAN - MECHANICAL
SCALE: 3/16"=1'-0"

MECHANICAL DEMOLITION NOTES:

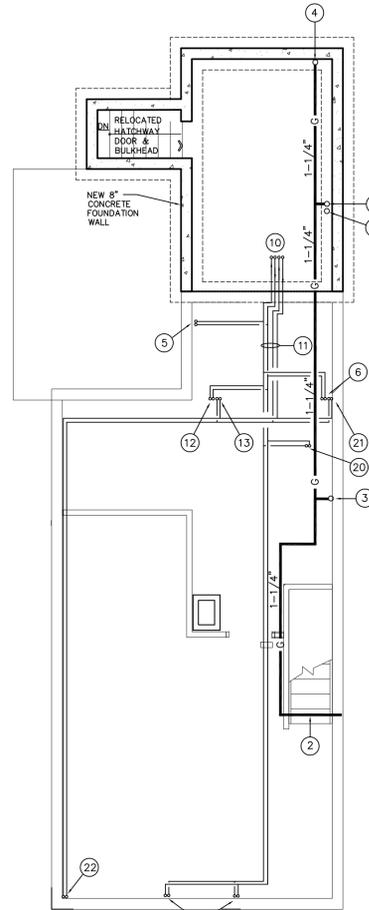
- EXISTING CAST-IRON, GAS-FIRED LOW PRESSURE STEAM BOILER, "BURNHAM", MODEL INS, RATED FOR 140 MBH GAS INPUT, 115 MBH DOE OUTPUT AND 86 MBH IWBHR NET HEATING OUTPUT, TO BE DRAINED, DISCONNECTED AND TURNED OVER TO THE OWNER. DISCONNECT, REMOVE AND DISPOSE OF EXISTING VENT/BREECHING IN A LEGAL MANNER, AND RESTORE THE EXISTING CHIMNEY INTEGRITY.
- EXISTING GAS-FIRED STORAGE TYPE WATER HEATER, "RIHEEM", MODEL 22V40SF, RATED FOR 36 MBH GAS INPUT, 36.4 GPM RECOVERY RATE @ 90 F TEMPERATURE RISE, 40 GALLONS CAPACITY, TO BE DRAINED, DISCONNECTED AND TURNED OVER TO THE OWNER. DISCONNECT, REMOVE AND DISPOSE OF EXISTING VENT/BREECHING IN A LEGAL MANNER, AND RESTORE THE EXISTING CHIMNEY INTEGRITY.
- EXISTING CHIMNEY TO REMAIN (E).
- EXISTING ONE-PIPE STEAM SUPPLY/RETURN SYSTEM (HORIZONTAL & VERTICAL PIPING RISERS) TO BE DISCONNECTED, REMOVED AND DISPOSED OF IN A LEGAL MANNER. NOTE: THAT THE 1ST FLOOR INSTALLED STEAM RADIATORS LOAD IS 27,000 BTU/HR, THE 2ND FLOOR RADIATORS LOAD IS 29,400 BTU/HR, THE TOTAL INSTALLED RADIATORS LOAD IS 56,400 BTU/HR AND THE CURRENT STEAM BOILER IS RATED FOR 85,000 BTU/HR NET IWBHR NET HEATING STEAM LOAD.
- EXISTING STEAM CAST-IRON RADIATOR, (8) SECTIONS, 4-TUBE, 28.5"H, RATED FOR 6,000 BTU/HR TO BE DISCONNECTED, REMOVED AND DISPOSED OF IN A LEGAL MANNER.
- EXISTING STEAM CAST-IRON RADIATOR, (9) SECTIONS, 4-TUBE, 22"H, RATED FOR 5,400 BTU/HR TO BE DISCONNECTED, REMOVED AND DISPOSED OF IN A LEGAL MANNER.
- EXISTING STEAM CAST-IRON RADIATOR, (10) SECTIONS, 4-TUBE, 22"H, RATED FOR 6,000 BTU/HR TO BE DISCONNECTED, REMOVED AND DISPOSED OF IN A LEGAL MANNER.
- EXISTING STEAM CAST-IRON RADIATOR, (9) SECTIONS, 4-TUBE, 28.5"H, RATED FOR 6,000 BTU/HR TO BE DISCONNECTED, REMOVED AND DISPOSED OF IN A LEGAL MANNER.
- EXISTING STEAM CAST-IRON RADIATOR, (4) SECTIONS, 4-TUBE, 22"H, RATED FOR 4,800 BTU/HR TO BE DISCONNECTED, REMOVED AND DISPOSED OF IN A LEGAL MANNER.
- EXISTING STEAM CAST-IRON RADIATOR, (10) SECTIONS, 4-TUBE, 28.5"H, RATED FOR 7,500 BTU/HR TO BE DISCONNECTED, REMOVED AND DISPOSED OF IN A LEGAL MANNER.
- EXISTING BURIED GAS SERVICE TO REMAIN (E).
- EXISTING GAS SERVICE METER TO REMAIN (E).
- EXISTING GAS DISTRIBUTION PIPING IN CRAWL SPACE TO BE REMOVED (R).
- EXISTING HEATING THERMOSTAT TO BE DISCONNECTED, REMOVED AND DISPOSED OF IN A LEGAL MANNER (R).

SCOPE OF WORK

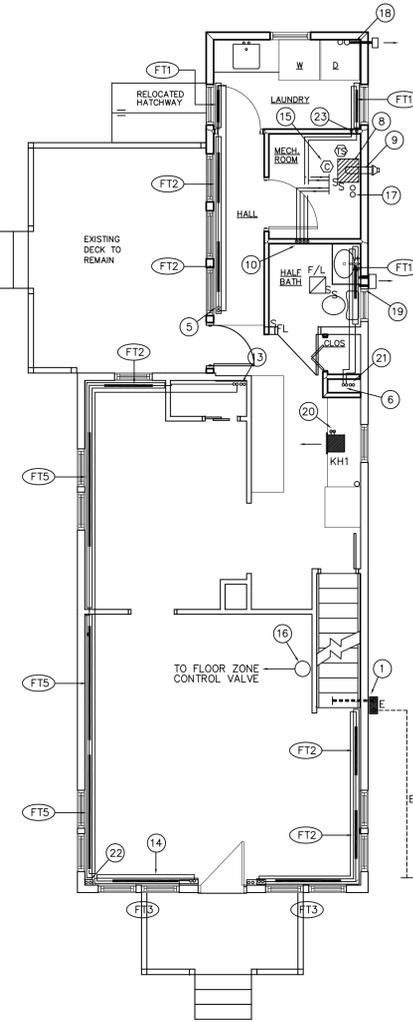
- ALL POTENTIAL CONTRACTORS SHALL BECOME FAMILIAR WITH THE SITE CONDITIONS, PRIOR TO START ANY WORK.
- ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE AND 2009, 2011, 2012 & 2013 CONNECTICUT AMENDMENTS TO THE STATE BUILDING AND FIRE SAFETY CODES, OTHER APPLICABLE CODES, STANDARDS, REGULATIONS, ORDINANCES, ETC., AND THE REQUIREMENTS OF THE LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION. THIS CONTRACTOR SHALL BE A LICENSED MECHANICAL CONTRACTOR, AND SHALL BE RESPONSIBLE TO OBTAIN A CONSTRUCTION PERMIT AND PAY FOR ALL APPLICABLE FEES, TAXES, TESTS, ETC. NO WORK SHALL BE PERFORMED UNTIL SHOP DRAWINGS FOR ALL EQUIPMENT, DEVICES AND MAJOR MATERIALS ARE SUBMITTED AND APPROVED IN WRITING BY THE PROJECT ENGINEER.
- FURNISH & INSTALL ALL EQUIPMENT, DEVICES, MATERIALS, ETC., AS INDICATED, SHOWN AND SPECIFIED FOR COMPLETE OPERATIONAL SYSTEMS, APPROVED BY ARCHITECT/ENGINEER & OWNER'S REPRESENTATIVE, AND LOCAL AUTHORITIES HAVING JURISDICTION.
- THIS CONTRACTOR IS RESPONSIBLE TO SUBMIT TO THE ARCHITECT/ENGINEER SHOP DRAWINGS FOR ALL EQUIPMENT & DEVICES, MATERIALS, ETC., AND FURTHER OBTAIN ALL NECESSARY APPROVALS, PRIOR TO STARTING THIS WORK.
- THIS CONTRACTOR SHALL INCLUDE IN HIS/HER WORK, WITHOUT EXTRA COST TO OWNER, ANY LABOR, MATERIAL APPARATUS AND DRAWING ADDITIONS TO THE CONTRACT DRAWINGS AND SPECIFICATIONS IN ORDER TO COMPLY WITH THE CURRENT APPROVED CODES, STANDARDS, ORDINANCES, RULES AND REGULATIONS, EITHER SHOWN OR NOT ON THESE DRAWINGS AND SPECIFICATIONS.
- ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS, RECOMMENDATIONS AND WARRANTY, WITH ALL REQUIRED CLEARANCES FOR MAINTENANCE AND SERVICE.
- WATER PIPING SHALL BE COPPER TYPE L, HARD DRAWN, AS PER ASTM B88. FITTINGS SHALL BE SOLDER WROUGHT COPPER, AS PER ASME B16.22. JOINTS SHALL BE SOLDER LEAD FREE, AS PER ASME B32. SCHEDULE 40, WITH PVC FITTINGS AND ASTM D2855 SOLVENT WELD JOINTS. HEATING HOT WATER AND DRAIN PIPING SHALL BE COPPER TYPE L, HARD DRAWN, AS PER ASTM B88. FITTINGS SHALL BE SOLDER WROUGHT COPPER, AS PER ASME B16.22. JOINTS SHALL BE SOLDER LEAD FREE, AS PER ASME B32. SCHEDULE 40, WITH PVC FITTINGS AND ASTM D2855 SOLVENT WELD JOINTS. FURNISH AND INSTALL SHUT-OFF/ISOLATION VALVES ON ALL MAIN BRANCHES AS REQUIRED. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION. SLOPE PIPING TO DRAIN AT LOW POINTS. INSTALL SPECIALTIES IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. PERFORM OIL LEAK TESTS AND REPAIR JOINTS, AS NECESSARY. CLEAN AND FLUSH PIPING BEFORE START-UP. CLEANOUTS FOR EXPOSED PIPING SHALL BE EQUAL TO "WAGE".
- INSULATE COLD WATER PIPING RUNNING ABOVE GYPSUM BOARD CEILING AND BUILDING INSULATION WITH 1-1/2" THICK FIBERGLASS INSULATION WITH ASJ. PROVIDE HEAT TRACING ON THIS PIPING AND COVER WITH INSULATION. INSULATE HEATING HOT WATER PIPING RUNNING ABOVE GYPSUM BOARD CEILING AND BUILDING INSULATION WITH 1-1/2" THICK FIBERGLASS INSULATION WITH ASJ. PROVIDE HEAT TRACING ON THIS PIPING AND COVER WITH INSULATION. INSULATE SANITARY SEWER AND DRAIN PIPING RUNNING BELOW GYPSUM BOARD CEILING WITH 1-1/2" THICK FIBERGLASS INSULATION WITH ASJ. PROVIDE HEAT TRACING ON THIS PIPING AND COVER WITH INSULATION. INSULATE ALL NEW HOT & COLD DOMESTIC WATER AND HEATING HOT WATER PIPING LOCATED WITHIN THE MECHANICAL ROOM WITH 1" THICK FIBERGLASS INSULATION WITH ASJ.
- COVER ALL EXPOSED GAS PIPING, FITTINGS & SUPPORTS IN THE MECHANICAL ROOM WITH TWO (2) COATS OF PRIMER AND TWO (2) LAYERS OF YELLOW ENAMEL WEATHER RESISTANT PAINT.
- FURNISH & INSTALL INSTRUMENTATION, SUCH AS THERMOMETERS, WHERE REQUIRED, AND OR INDICATED. RE-USE THE EXISTING CONTROLS SUCH AS RADIATION ZONE CONTROL VALVES, RE-CONNECT CONTROL VALVES TO THEIR THERMOSTATS, AS REQUIRED. ALL CONTROL WIRING SHALL BE COPPER, TWISTED PAIR SHIELDED TYPE, #16 OR BETTER. PROVIDE ALL NECESSARY DEMONSTRATION AND TRAINING TO THE OWNER'S REPRESENTATIVE(S) FOR COMPLETE OPERATIONAL SYSTEMS.
- FURNISH & INSTALL EQUIPMENT NAMEPLATES, PIPE MARKERS, VALVE TAGS, ETC., IN COMPLIANCE WITH ANSI A13.1.
- PROVIDE THREE (3) SETS OF "AS-BUILT" DRAWINGS AT PROJECT COMPLETION.
- THIS PROJECT SHALL BE DEEMED COMPLETE ONLY AFTER IS THOROUGHLY INSPECTED, DEMONSTRATED AND APPROVED IN WRITING BY THE LOCAL AUTHORITIES HAVING JURISDICTION, OWNER'S REPRESENTATIVE AND ARCHITECT/ENGINEER. ALL WARRANTIES SHALL START AFTER RECEIVING THESE APPROVALS.



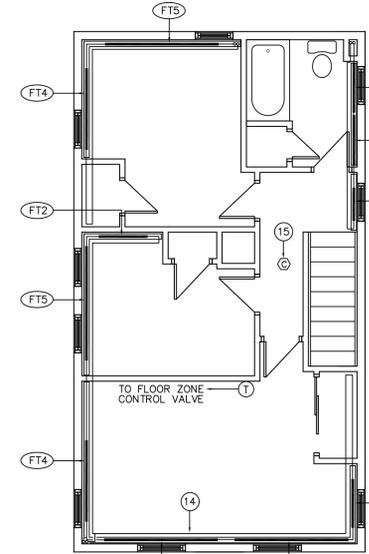
EXISTING SECOND FLOOR PLAN - MECHANICAL
SCALE: 3/16"=1'-0"



NEW CRAWL SPACE PLAN - MECHANICAL
SCALE: 3/16"=1'-0"



NEW FIRST FLOOR PLAN - MECHANICAL
SCALE: 3/16"=1'-0"



NEW SECOND FLOOR PLAN - MECHANICAL
SCALE: 3/16"=1'-0"

MECHANICAL LEGEND AND ABBREVIATIONS

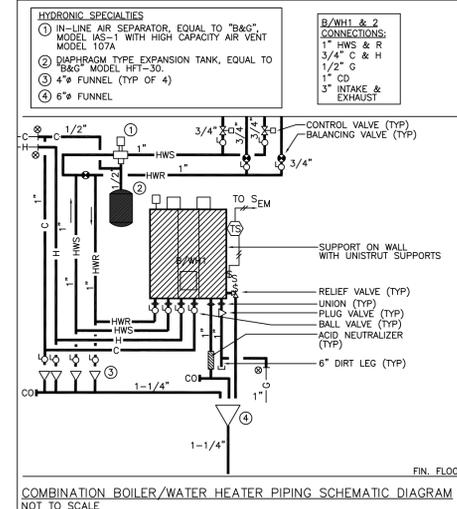
---	EXISTING DUCTWORK/PIPING/EQUIPMENT TO REMAIN (E)
---	EXISTING DUCTWORK/PIPING/EQUIPMENT TO BE REMOVED (R)
---	NEW DUCTWORK/PIPING/EQUIPMENT
B#	BOILER
DWH#	DOMESTIC WATER HEATER
B/WH#	COMBINATION BOILER/DOMESTIC WATER HEATER
P#	PUMP
ET#	EXPANSION TANK
C	COLD & HOT WATER PIPING
C & H	COLD & HOT WATER PIPING
HWS/HWR	HOT WATER SUPPLY/RETURN PIPING
CS	COMBINATION SMOKE & CARBON MONOXIDE DETECTOR/CONTROLLER
TS	THERMAL SWITCH (SET AT 165 F)
S	SERVICE SWITCH
SEM	EMERGENCY SHUTDOWN SWITCH
SFL	FAN/LIGHT SWITCHES
E	EXISTING TO REMAIN
ER	EXISTING TO BE RELOCATED
R	EXISTING TO BE REMOVED
⊗	CONNECT TO EXISTING

CONSTRUCTION NOTES:

- NEW 1-1/4" GAS PIPING DOWN TO CRAWL SPACE WITH MAIN GAS SHUTOFF VALVE ON RISER.
- RUN NEW 1-1/4" GAS PIPING TO THE 1ST FLOOR UNDERSIDE IN CRAWL SPACE.
- NEW 1" GAS PIPING UP TO RANGE/STOVE WITH PLUG VALVE AT APPLIANCE AND 12" LONG APPROVED FLEXIBLE GAS CONNECTOR.
- NEW 3/4" GAS PIPING UP TO CLOTHES DRYER WITH PLUG VALVE AT APPLIANCE AND 12" LONG APPROVED FLEXIBLE GAS CONNECTOR.
- RUN NEW 3/4" HWS & R PIPING RISERS TO NEW FINNED-TUBE RADIATION SERVING 1ST FLOOR.
- RUN NEW 3/4" HWS & R PIPING RISERS TO NEW FINNED-TUBE RADIATION SERVING 2ND FLOOR.
- NEW 1-1/4" GAS PIPING UP TO COMB. BOILER/WATER HEATER B/WH WITH PLUG VALVE AT APPLIANCE AND 12" LONG APPROVED FLEXIBLE GAS CONNECTOR. WIRE THE NEW COMBINATION BOILER/WATER HEATER SERVICE SWITCH IN SERIES WITH THE THERMAL SWITCH AND EMERGENCY SHUTDOWN SWITCH WITH Z#12+1#12G, BY THE ELECTRICAL CONTRACTOR.
- NEW COMBINATION BOILER/WATER HEATER B/WH.
- CONCENTRIC THRU-THE-WALL VENTING FOR NEW B/WH.
- NEW (2) 3/4" HWS & R PIPING (2 HEATING ZONES) DOWN IN WALL TO CRAWL SPACE BELOW.
- RUN NEW (2) 3/4" HWS & R PIPING THROUGH THE 1ST FLOOR JOIST ABOVE THE BUILDING'S INSULATION. INSULATE THIS PIPING WITH 1-1/2" THICK FIBERGLASS INSULATION WITH ASJ. PROVIDE "ZESTON" FITTINGS PRE-MOLDED INSULATION COVERS.
- RUN NEW 3/4" HWS & R PIPING RISERS TO NEW FINNED-TUBE RADIATION SERVING 1ST FLOOR.
- RUN NEW 3/4" HWS & R PIPING RISERS TO NEW FINNED-TUBE RADIATION SERVING 2ND FLOOR.
- RUN NEW 3/4" HWR PIPING IN ENCLOSURE (TYP).
- NEW APPROVED TYPE AC/DC COMBINATION SMOKE & CARBON MONOXIDE DETECTOR/CONTROLLER WITH VISUAL & AUDIBLE ALARM.
- NEW ELECTRONIC PROGRAMMABLE THERMOSTAT (TYP OF 2).
- 1-1/4" DRAIN PIPING FROM THE 6" FUNNEL IN MECH. ROOM ABOVE, FURNISHED WITH HEAT TRACING, 1-1/2" THICK FIBERGLASS INSULATION AND PVC COVER JACKET. REFER TO PLUMBING DRAWINGS FOR CONT.
- CLOTHES DRYER VENT KIT, EQUAL TO "BROAN".
- CONNECT NEW COMBINATION FAN/LIGHT F/L WITH 6" ALUMINUM DUCTWORK TO NEW HOODED WALL CAP, EQUAL TO "GREENHECK", MODEL WC-6.
- RUN NEW 3/4" HWS & R PIPING RISERS TO NEW KICKSPACE HEATER KH1 SERVING 1ST FLOOR.
- RUN NEW 3/4" HWS & R PIPING RISERS TO NEW FINNED-TUBE RADIATION SERVING 2ND FLOOR.
- RUN NEW 3/4" HWS & R PIPING RISERS TO NEW FINNED-TUBE RADIATION SERVING 2ND FLOOR.
- NEW 3/4" HWS & R PIPING DOWN IN WALL TO FINNED-TUBE RADIATION.

EQUIPMENT SELECTION:

- COMBINATION BOILER/WATER HEATER**
B/WH THE COMBINATION BOILER/WATER HEATER SHALL BE EQUAL TO "HIP", MODEL EFC-140W, RATED FOR 140 MBH GAS INPUT & 131.6 MBH NET HEATING OUTPUT @ 94% AFUE, 3.2 GPM @ 77 F TEMPERATURE RISE DOMESTIC HOT WATER, 160W @ 120V/1 PH, ETL LISTED AND ENERGY STAR CERTIFIED. REFER TO PIPING DIAGRAM ON THIS DRAWING.
- NOTES:**
- INSTALL COMBINATION BOILER/WATER HEATER IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND WARRANTY.
 - FURNISH & INSTALL AUTOMATIC AIR VENTS ON HEATING DISTRIBUTION PIPING AT HIGHEST POINTS.
 - PROVIDE DEMONSTRATION AND TRAINING TO OWNER AT PROJECT'S COMPLETION.
- FINNED-TUBE RADIATION**
- FT1 FINNED-TUBE RADIATION, EQUAL TO "HEATRIM", MODEL RB-750-A2, 2'-0" ACTIVE ELEMENT, 1,260 BTU/HR @ 190 F AVERAGE WATER TEMPERATURE, .13 GPM.
- FT2 SAME AS ABOVE, MODEL RB-750-A3, 3'-0" ACTIVE ELEMENT, 1,890 BTU/HR, .19 GPM.
- FT3 SAME AS ABOVE, MODEL RB-750-A4, 4'-0" ACTIVE ELEMENT, 2,520 BTU/HR, .25 GPM.
- FT4 SAME AS ABOVE, MODEL RB-750-A5, 5'-0" ACTIVE ELEMENT, 3,150 BTU/HR, .32 GPM.
- FT5 SAME AS ABOVE, MODEL RB-750-A7, 7'-0" ACTIVE ELEMENT, 4,410 BTU/HR, .44 GPM.
- NOTES:**
- INSTALL FINNED-TUBE RADIATION IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND WARRANTY.
 - FURNISH & INSTALL WALL TO WALL ENCLOSURE, INSIDE & OUTSIDE CORNERS, END CAPS, ETC., AS REQUIRED FOR A COMPLETE OPERATIONAL INSTALLATION.
- KICKSPACE HEATER**
KH1 KICKSPACE HEATER, EQUAL TO "BEACON/MORRIS", MODEL TWN160 III-K-42, RATED FOR 4,660 BTU/HR @ 190 F AVERAGE TEMPERATURE, .47 GPM, 36 GPM, 50 WATTS @ 120V/1 PH, UL LISTED, FURNISHED WITH BUILT-IN THERMOSTAT SET AT 70 F.
- NOTES:**
- INSTALL KICKSPACE HEATER IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND WARRANTY.
 - INSTALL KICKSPACE HEATER IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND WARRANTY.
- COMBINATION FAN/LIGHT**
F/L COMBINATION FAN/LIGHT FURNISHED BY OWNER.
- NOTES:**
- INSTALL FAN/LIGHT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND WARRANTY.



COMBINATION BOILER/WATER HEATER PIPING SCHEMATIC DIAGRAM
NOT TO SCALE



GENERAL NOTES

- THE INFORMATION SHOWN ON THIS DRAWING IS BASED UPON THE INFORMATION SHOWN ON THE BUILDING PLANS AND LIMITED FIELD INVESTIGATIONS AND MAY OR MAY NOT REFLECT ACTUAL FIELD CONDITIONS. THIS CONTRACTOR SHALL VERIFY THE INFORMATION INDICATED ON THIS DRAWING AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO SUBMITTING HIS BID.
- THIS CONTRACTOR IS REQUIRED TO PERFORM THIS WORK IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ORDINANCES, ETC., AND TO MEET THE REQUIREMENTS OF THE LOCAL AUTHORITIES HAVING JURISDICTION AND OWNER, WHETHER OR NOT SPECIFICALLY INDICATED OR SPECIFIED ON THIS DRAWING.
- ALL PENETRATIONS THRU FLOOR AND WALLS SHALL BE FIRE STOPPED WITH "THOMAS AND BETTS" - FLAMESAFE, TYPE FST FIRESTOP COMPOUND OR APPROVED EQUIVALENT, CONFORMING TO ASME E814/UL1479.

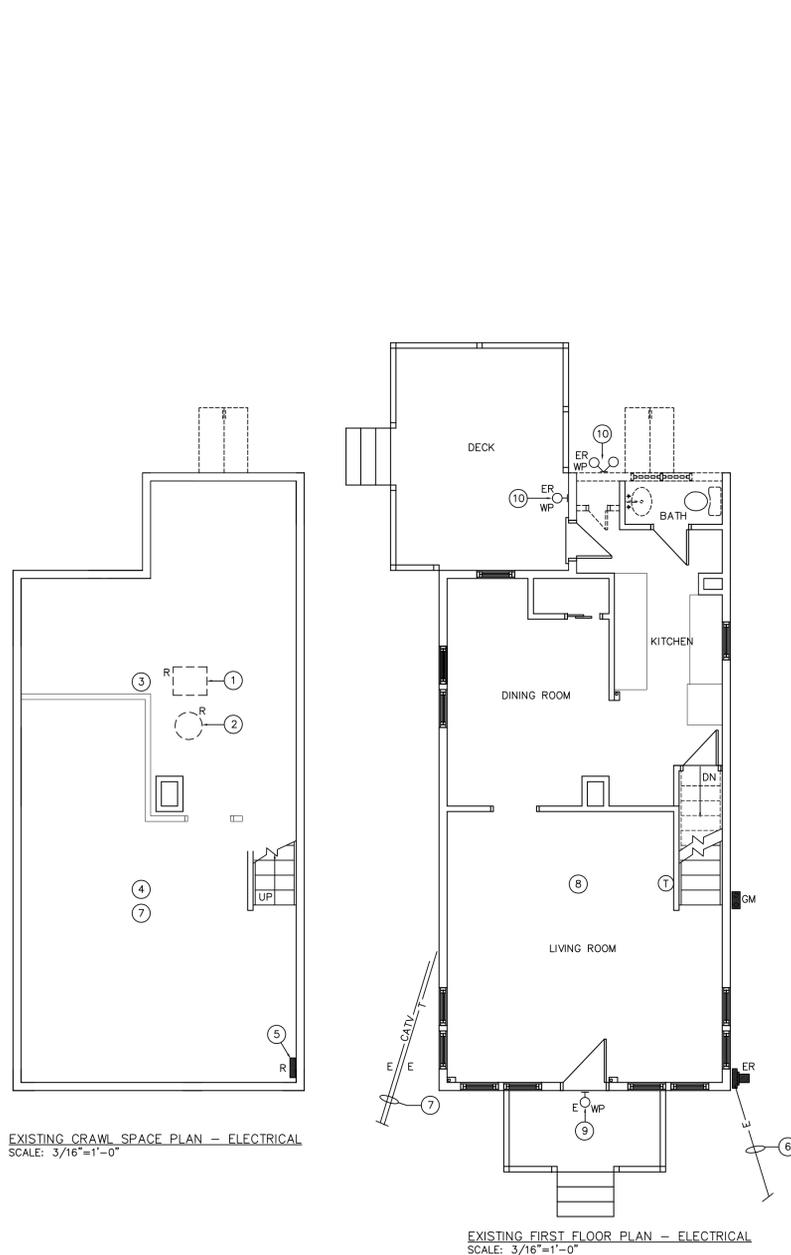
REVISIONS	
NO.	NATURE OF REVISION
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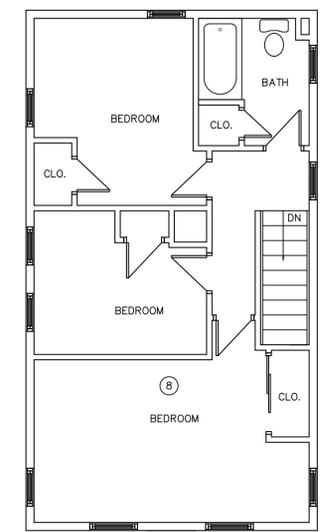
Project: REHABILITATION/RECONSTRUCTION WORK FOR
KOPCHAK RESIDENCE
APPLICANT # 1364
24 COOLBRIDGE ROAD
MILFORD, CT 06460
MECHANICAL
drawn by DTP
scale NOTED
date May 25, 2015
checked by DTP
project number DTP14036
drawing number M-1



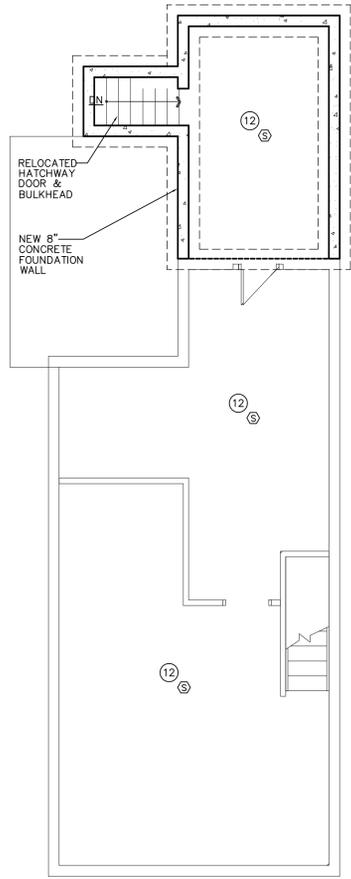
EXISTING CRAWL SPACE PLAN - ELECTRICAL
SCALE: 3/16"=1'-0"

EXISTING FIRST FLOOR PLAN - ELECTRICAL
SCALE: 3/16"=1'-0"

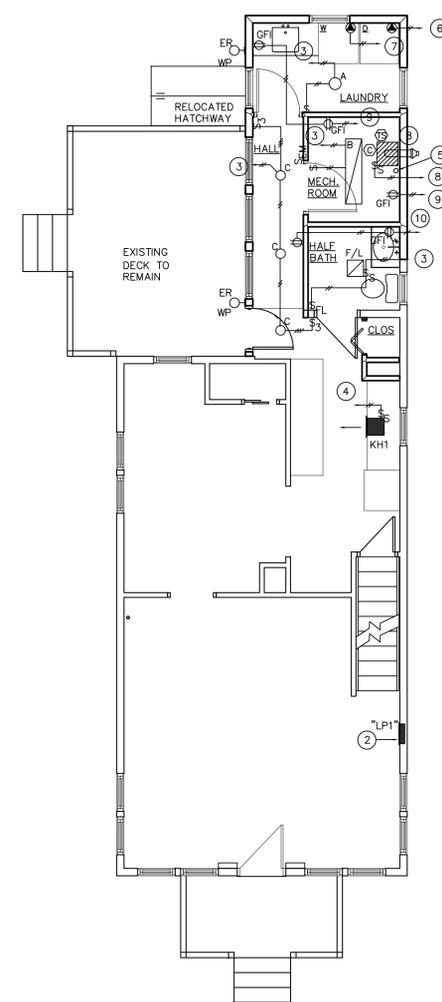
SYMBOL LIST	
SYMBOL	DESCRIPTION
○	WALL MOUNTED FIXTURE
○	WALL MOUNTED FLOOD FIXTURE
S S ₃	SINGLE POLE/THREE POLE SWITCH
S _{FL}	FAN/LIGHT SWITCHES
S _S	SERVICE SWITCH
S _{EM}	EMERGENCY SHUTDOWN SWITCH
⊕ OR ⊞	JUNCTION BOX
⊕	DUPLEX/QUAD RECEPTACLE
⊕	OUTLET TO SUIT EQUIPMENT
⊕	CABLE TV OUTLET
▽	TEL./DATA OUTLET
□	SAFETY/DISCONNECT SWITCH
⊞	THERMAL SWITCH
⊞	SMOKE DETECTOR
⊞	COMBINATION SMOKE & CARBON MONOXIDE DETECTOR/CONTROLLER
WP	WEATHERPROOF
AFF	ABOVE FINISHED FLOOR
B/W/H#	COMBINATION BOILER/WATER HEATER
F/L	COMBINATION FAN/LIGHT
E	EXISTING TO REMAIN
ER	EXISTING TO BE RELOCATED
R	EXISTING TO BE REMOVED



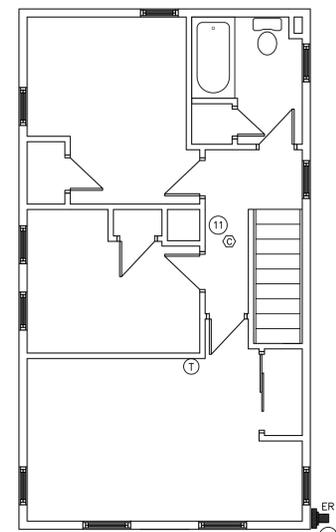
EXISTING SECOND FLOOR PLAN - ELECTRICAL
SCALE: 3/16"=1'-0"



NEW CRAWL SPACE PLAN - ELECTRICAL
SCALE: 3/16"=1'-0"



NEW FIRST FLOOR PLAN - ELECTRICAL
SCALE: 3/16"=1'-0"



NEW SECOND FLOOR PLAN - ELECTRICAL
SCALE: 3/16"=1'-0"

- ELECTRICAL DEMOLITION NOTES:**
- EXISTING CAST-IRON, GAS-FIRED LOW PRESSURE STEAM BOILER TO BE DISCONNECTED AND TURNED OVER TO THE OWNER.
 - EXISTING GAS-FIRED STORAGE TYPE WATER HEATER, TO BE DISCONNECTED AND TURNED OVER TO THE OWNER. EXISTING LIGHTING TO REMAIN (E).
 - EXISTING POWER TO RECEPTACLE AND SPECIAL OUTLETS TO BE REMOVED (R) BACK TO SOURCE.
 - EXISTING 100A, 120/240V, 1 PH, 3-WIRE ELECTRICAL PANELBOARD TO BE REMOVED (R).
 - EXISTING OVERHEAD ELECTRICAL SERVICE TO BE TEMPORARILY REMOVED AND RELOCATED ABOVE THE 500 YEARS FLOOD LEVEL. COORDINATE THIS WORK WITH THE RESPECTIVE UTILITY COMPANY.
 - EXISTING OVERHEAD TEL./DATA AND CABLE SERVICES TO REMAIN (E). DISCONNECT AND REMOVE (R) BACK TO SOURCE. ALL TEL./DATA AND CABLE TV OUTLETS AND RELATED WIRING LOCATED IN CRAWL SPACE.
 - ALL EXISTING LIGHTING, RECEPTACLES, TEL./DATA AND CABLE TV OUTLETS OUTLETS AT THIS FLOOR TO REMAIN (E) UNLESS OTHERWISE SHOWN.
 - EXISTING LIGHTING FIXTURE TO BE REMAIN (E).
 - EXISTING LIGHTING FIXTURE TO BE RELOCATED (ER).
 - EXISTING LIGHTING FIXTURE TO BE REMOVED (R).

- SCOPE OF WORK**
- THIS CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING CONDITIONS, PRIOR TO STARTING THIS WORK.
 - ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE, 2005 CONNECTICUT STATE BUILDING & FIRE SAFETY CODES, 2011 NATIONAL ELECTRICAL CODE, 2009, 2011, 2012 & 2013 AMENDMENTS TO THE SAFE BUILDING AND FIRE SAFETY CODES, AND THE REQUIREMENTS OF THE LOCAL AUTHORITIES HAVING JURISDICTION.
 - THIS CONTRACTOR IS REQUIRED TO APPLY AND OBTAIN ALL REQUIRED PERMITS, PAY FOR ALL FEES, TAXES AND PROVIDE ALL TESTS REQUIRED BY THE LOCAL AUTHORITIES JURISDICTION.
 - THIS CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY LIGHTING AND POWER AS REQUIRED DURING CONSTRUCTION FOR HIS/HER WORK, AND FURTHER PAY FOR UTILITY COMPANY CHARGES. ALL POWER INTERRUPTIONS SHALL BE SCHEDULED AT AT LEAST 48 HOURS IN ADVANCE.
 - THIS CONTRACTOR IS REQUIRED TO PROVIDE DEMOLITION, NEW SERVICE EQUIPMENT, LIGHTING FIXTURES, ACCESSORIES & SUPPORTS, POWER TO EQUIPMENT FURNISHED BY OTHERS (I.E. HVAC & PLUMBING CONTRACTORS, ETC.), JUNCTION/PULLING BOXES, WIRING/CONDUITS & SUPPORTING DEVICES, SWITCHING DEVICES, ETC., FOR COMPLETE OPERATIONAL SYSTEMS, APPROVED BY THE LOCAL AUTHORITIES HAVING JURISDICTION, OWNER'S REPRESENTATIVE, AND PROJECT ENGINEER.
 - ALL NEW ELECTRICAL EQUIPMENT, SUCH AS SERVICE EQUIPMENT, LIGHTING FIXTURES, CONDUITS, ETC., SHALL BE RESTRAINED TO THE BUILDING'S STRUCTURAL ELEMENTS, AS REQUIRED.
 - FURNISH & INSTALL GROUNDING AND BONDING FOR ALL ELECTRICAL EQUIPMENT AND OWNER'S FURNISHED EQUIPMENT IN STRICT ACCORDANCE WITH THE 2011 NATIONAL ELECTRICAL CODE.
 - FURNISH AND INSTALL NEW LIGHTING FIXTURES, LAMPS AND SUSPENSION ACCESSORIES. APPLY FOR ANY UTILITY COMPANY INCENTIVES/REBATES TOWARDS ENERGY EFFICIENT LAMPS/BALLASTS AND PROVIDE CREDIT TO OWNER AT PROJECT COMPLETION.
 - ALL WIRING SHALL BE COPPER OR EQUAL, WITH THIN OR THIN INSULATION, RATED FOR 600 VOLTS. USE EMT CONDUITS BETWEEN PANELBOARDS IN DRY AREAS, USE GALVANIZED STEEL RIGID CONDUITS WITH LOCKTIGHT FITTINGS BETWEEN PANELBOARDS IN WET AREAS AND WHEN EXPOSED AT EXTERIOR. USE NON-METALLIC CONDUITS WITH FUSION WELDED FITTINGS BELOW GRADE. USE ROMEX/BX WIRING INSIDE THIS HOUSE.
 - ALL WIRING, CABLES & CONDUITS ARE REQUIRED TO BE IDENTIFIED EVERY TWENTY (20) FEET ALONG ROUTING, WITH WIRE AND CONDUIT MARKERS, EQUAL TO "SETON NAMEPLATE" AND IN STRICT ACCORDANCE WITH ANSI 253.1-1979 AND NFPA-70 REQUIREMENTS. THESE MARKERS SHALL IDENTIFY CIRCUIT NUMBER & PANELBOARD SERVING EACH INDIVIDUAL CIRCUIT. PROVIDE TYPED DIRECTORIES FOR ALL PANELBOARDS.
 - THIS WORK SHALL BE DEEMED COMPLETE ONLY AFTER HAS BEEN THOROUGHLY INSPECTED AND APPROVED BY THE LOCAL AUTHORITIES HAVING JURISDICTION AND AND PROJECT ENGINEER. THIS CONTRACTOR IS REQUIRED TO PROVIDE THREE (3) SETS OF "AS-BUILT" DRAWINGS AND OPERATION & MAINTENANCE MANUALS. PRIOR TO PROJECT COMPLETION & COMMISSIONING. NO WORK SHALL START BEFORE THE CONTRACTOR SUBMIT SHOP DRAWINGS FOR ALL DEVICES AND ACCESSORIES, MATERIALS, ETC., AND FURTHER OBTAIN APPROVALS FROM THE ENGINEER AND OWNER'S REPRESENTATIVE.

- EQUIPMENT SELECTION**
- LIGHTING FIXTURES**
- A NEW SURFACE MOUNTED LIGHTING FIXTURE WITH COMPACT FLUORESCENT LAMPS NOT TO EXCEED 32W, UL LISTED, BY OWNER.
 - NEW 1'x4" SURFACE MOUNTED LIGHTING FIXTURE WITH 2-32W TB LAMPS, UL LISTED, BY OWNER.
 - NEW IC TYPE DOWNLIGHT/SURFACE MOUNTED LIGHTING FIXTURE WITH COMPACT FLUORESCENT LAMPS NOT TO EXCEED 18W, UL LISTED, BY OWNER.
 - F/L NEW FAN/LIGHT COMBINATION WITH COMPACT FLUORESCENT LAMP, BY OWNER.
- NOTES:**
- INSTALL LIGHTING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND WARRANTY.
 - PROVIDE ALL NECESSARY ACCESSORIES, SUPPORTS, ETC., AS REQUIRED FOR AN APPROVED COMPLETE INSTALLATION.
- NEW PANELBOARD**
- "LP1" REFER TO THE CONSTRUCTION NOTES, ITEM #2 ON THIS DRAWING.
- HEAT TRACING TAPE**
- HEAT TRACING TAPE, WET SELF-REGULATING PIPE HEATING TAPE, EQUAL TO "RAYCHEM" MODEL H612050, RATED FOR 6W/FT OR 0.05A/FT @ 40 F & 120V/1 PH, FURNISHED WITH BUILT-IN THERMOSTAT, UL LISTED.
- NOTES:**
- INSTALL HEAT TRACING TAPE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND WARRANTY.
 - REFER TO THE DRAWING M-1, SCOPE OF WORK, ITEM #17, TO THE EXTENT OF THE HEAT TRACING TAPE WORK.

- CONSTRUCTION NOTES:**
- RELOCATED ELECTRICAL METER ABOVE THE 500 YEARS FLOOD LEVEL BY THE UTILITY COMPANY.
 - NEW ELECTRICAL PANEL, 100A @ 120/240V, 1 PH, MCB, 24 CKTS, EQUAL TO "SQUARE D", MODEL QO12M100. FEED NEW PANEL FROM THE RELOCATED METER WITH 3#2+1#4, 1-1/2" C. EXTEND ALL EXISTING WIRING FROM THE OLD PANEL LOCATION TO THE NEW LOCATION AND PROVIDE NEW CIRCUIT BREAKERS AS REQUIRED.
 - WIRE WITH 2#12+1#12G TO EXISTING LIGHTING CIRCUIT.
 - WIRE WITH 2#12+1#12G TO NEW 20A-1P CIRCUIT BREAKER IN NEW PANELBOARD "LP1".
 - NEW HEAT TRACING TAPE WET SELF-REGULATING TAPE WITH 2#12+1#12G TO NEW 20A-1P CIRCUIT BREAKER IN NEW PANELBOARD "LP1". REFER TO DRAWING M-1, CONSTRUCTION NOTES, ITEM #17.
 - WIRE WITH 2#12+1#12G TO NEW 20A-1P CIRCUIT BREAKER IN NEW PANELBOARD "LP1".
 - WIRE WITH 2#12+1#12G TO NEW 20A-1P CIRCUIT BREAKER IN NEW PANELBOARD "LP1".
 - WIRE NEW B/W/H SERVICE SWITCH IN SERIES WITH A THERMAL SWITCH & EMERGENCY SHUTDOWN SWITCH WITH 2#12+1#12G TO NEW 20A-1P CIRCUIT BREAKER IN NEW PANELBOARD "LP1".
 - WIRE WITH 2#12+1#12G TO NEW 20A-1P CIRCUIT BREAKER IN NEW PANELBOARD "LP1".
 - WIRE WITH 2#12+1#12G TO NEW 20A-1P CIRCUIT BREAKER IN NEW PANELBOARD "LP1".
 - NEW AC/DC COMBINATION SMOKE & CARBON MONOXIDE DETECTOR WITH VISUAL & AUDIBLE ALARM. WIRE WITH 2#12+1#12G TO EXISTING LIGHTING CIRCUIT PRIOR TO ANY SWITCHES OR OTHER MEANS OF DISCONNECT.
 - NEW AC/DC SMOKE DETECTOR/CONTROLLER WITH VISUAL & AUDIBLE ALARM. WIRE WITH 2#12+1#12G TO EXISTING LIGHTING CIRCUIT PRIOR TO ANY SWITCHES OR OTHER MEANS OF DISCONNECT (TYP OF 3).

- GENERAL NOTES**
- THE INFORMATION SHOWN ON THIS DRAWING IS BASED UPON THE INFORMATION SHOWN ON THE BUILDING PLANS AND LIMITED FIELD INVESTIGATIONS AND MAY OR MAY NOT REFLECT ACTUAL FIELD CONDITIONS. THIS CONTRACTOR SHALL VERIFY THE INFORMATION INDICATED ON THIS DRAWING AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO SUBMITTING HIS BID.
 - THIS CONTRACTOR IS REQUIRED TO PERFORM THIS WORK IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ORDINANCES, ETC., AND TO MEET THE REQUIREMENTS OF THE LOCAL AUTHORITIES HAVING JURISDICTION AND OWNER, WHETHER OR NOT SPECIFICALLY INDICATED OR SPECIFIED ON THIS DRAWING.
 - ALL PENETRATIONS THRU FLOOR AND WALLS SHALL BE FIRE STOPPED WITH "THOMAS AND BETTS" - FLAMESAFE, TYPE FST FIRESTOP COMPOUND OR APPROVED EQUIVALENT, CONFORMING TO ASME E814/UL1479.



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CONTRACTOR:

REHABILITATION/RECONSTRUCTION WORK FOR:
KOPCHAK RESIDENCE
APPLICANT # 1364
24 COOLRIDGE ROAD
MILFORD, CT 06460
ELECTRICAL

Project: DTP
scale: NOTED
date: May 25, 2015
checked by: DTP
project number: DTP14036
drawing number: E-1