

**PROJECT 2035 - 8 THIRD AVENUE, STRATFORD, CT**

**COMMUNITY DEVELOPMENT BLOCK GRANT  
DISASTER RECOVERY PROGRAM**

**OWNER OCCUPIED REHABILITATION AND REBUILDING**

**CONNECTICUT DEPARTMENT OF HOUSING  
HARTFORD, CONNECTICUT 06118**

**GENERAL NOTES:**

1. THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL STATE AND LOCAL REGULATIONS.
2. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. REFER TO OTHER PLANS, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT MARTINEZ COUCH & ASSOCIATES IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH MARTINEZ COUCH & ASSOCIATES PRIOR TO BIDDING.

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STREET VIEW  
(N.T.S.)

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1084 Cromwell Avenue, Suite A-2  
Rocky Hill, CT 06067  
Telephone: (860) 436-4364  
Fax: (860) 436-4626  
www.martinezcouch.com

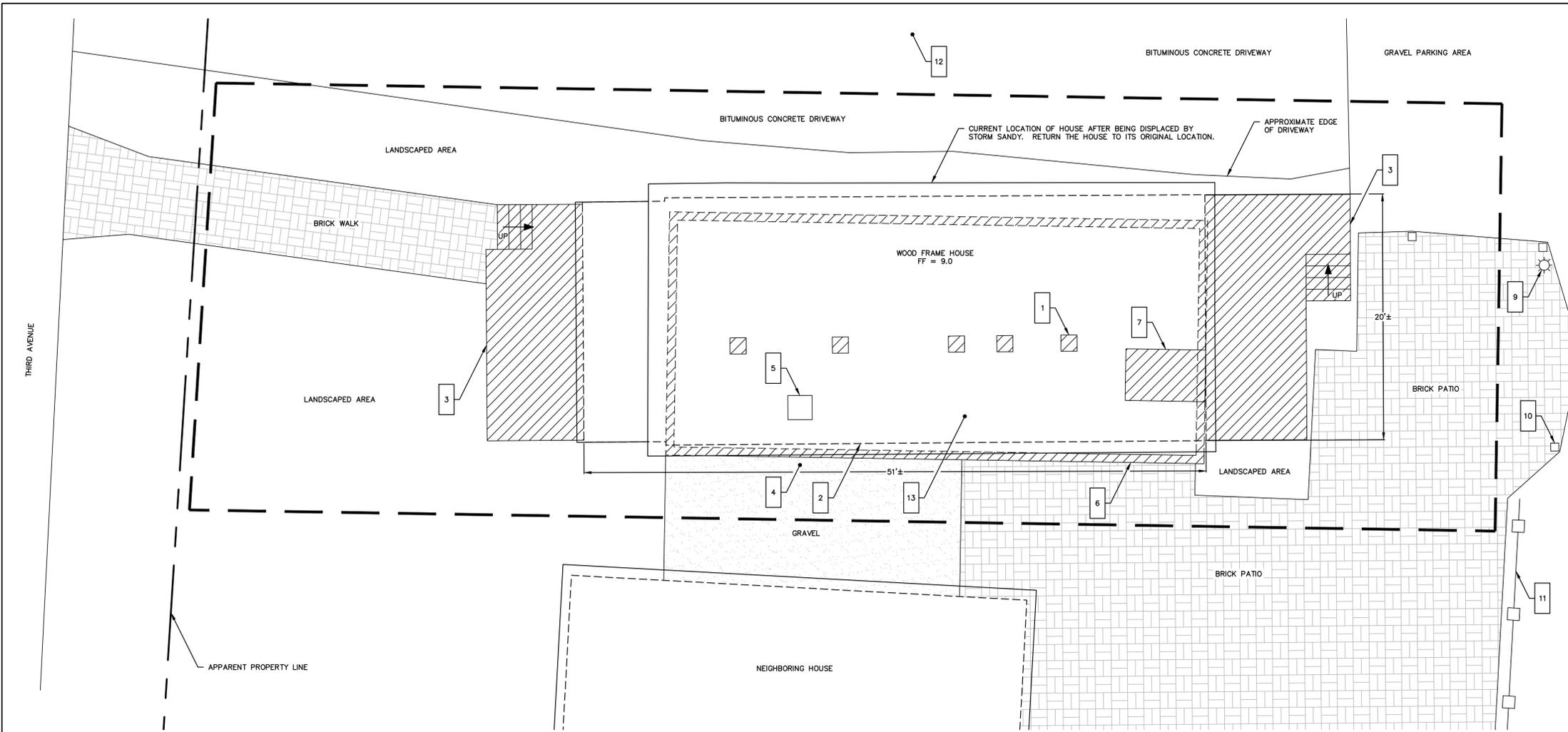
PROJECT 2035  
8 THIRD AVENUE  
STRATFORD, CT 06615

NO.	DATE	REVISIONS	BY	CHK	APPV

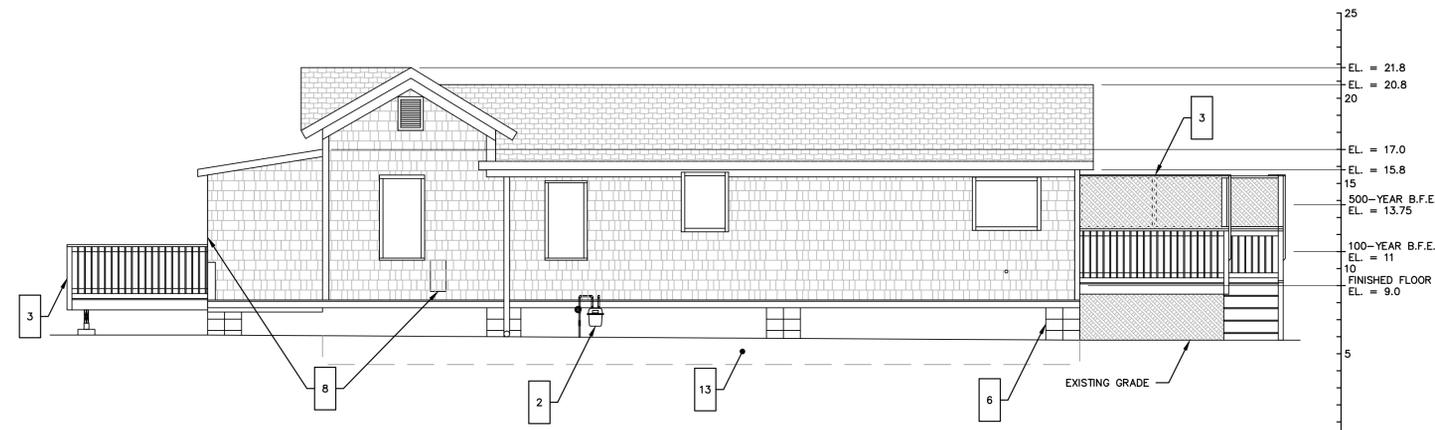
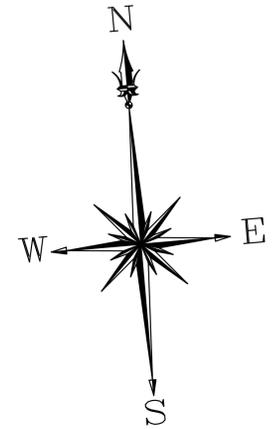
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TITLE SHEET

JOB NO.	DRAWING NUMBER	SHEET
33-262-2035	BASEMAP 33-262-2035.dwg	T-0.0



**SITE PLAN**



**SOUTH ELEVATION**



**GENERAL NOTES**

1. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL MEASUREMENTS. ANY VARIATIONS FROM CONDITIONS SHOWN ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL PRIOR TO BIDDING FOR RESOLUTION IN ACCORDANCE WITH CONTRACT DOCUMENT REQUIREMENTS.
2. ALL REQUIRED PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE.
3. SELECT SITE FEATURES HAVE BEEN LOCATED USING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS).
4. ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF THE NOTED ITEM.
5. WORK LIMITS SHALL BE AS NOTED. ALL ITEMS DISTURBED BY ANY AND ALL CONSTRUCTION ACTIVITIES SHALL BE RESTORED SUBSTANTIALLY TO THE CONDITION THEY EXISTED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AND TO THE PROPERTY OWNER'S SATISFACTION.
6. THE CONTRACTOR AT A MINIMUM SHALL MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AS DIRECTED, AS NECESSARY, AND IN ACCORDANCE WITH CONTRACT REQUIREMENTS, AND SHALL CHECK ALL SYSTEMS ON A DAILY BASIS TO ENSURE THE PREVENTION OF SEDIMENT TRANSPORT AND THE CONTROL OF EROSION.
7. THE LOCATIONS OF SITE UTILITIES ARE UNKNOWN. PRIOR TO COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL PLACE A "CALL BEFORE YOU DIG" (CBYD) REQUEST (PHONE: 1-800-922-4455). THE PROTECTION OF EXISTING UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AT HIS EXPENSE.
8. PROPERTY LINE DATA HAS BEEN SHOWN FOR INFORMATION PURPOSES ONLY. SOURCE DATA INCLUDES CONNECTICUT ENVIRONMENTAL CONDITIONS ONLINE (CT ECO), ACCESSED FROM WWW.CTECO.UCONN.EDU. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ACTIVITY ON THE SUBJECT PROPERTY.

**WORK NOTES**

- 1 CMU FOUNDATION PIER (TYP. OF 5); DEMOLISH AND REMOVE OFF-SITE
- 2 GAS METER REMOVED BY GAS UTILITY COMPANY. PROVIDE GAS SERVICE METER. COORDINATE WITH UTILITY COMPANY FOR INSTALLATION REQUIREMENTS.
- 3 EXISTING DECK SEVERELY DAMAGED IN STORM SANDY. PROPERTY OWNER TO DEMOLISH AND REMOVE OFF-SITE. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING NEW DECKS AND ACCESS STAIRS, AND FOR ANY ASSOCIATED PATCHING TO THE SUPERSTRUCTURE.
- 4 EXISTING WATER METER PIT; COORDINATE WITH UTILITY COMPANY
- 5 EXISTING WATER SERVICE RISER TO BUILDING
- 6 FOUNDATION TO BE DEMOLISHED IN ITS ENTIRETY
- 7 CONCRETE STAIRS; DEMOLISH AND REMOVE OFFSITE
- 8 RELOCATE ELECTRIC SERVICE METER TO FRONT DECK PLATFORM. COORDINATE WITH UTILITY COMPANY FOR SERVICE INTERRUPTION AND INSTALLATION REQUIREMENTS.
- 9 LIGHT POLE; NOT TO BE DISTURBED BY CONSTRUCTION ACTIVITIES
- 10 WOOD POST (TYP. OF 4); NOT TO BE DISTURBED BY CONSTRUCTION ACTIVITIES
- 11 TIMBER BEAM GUIDE RAIL; NOT TO BE DISTURBED BY CONSTRUCTION ACTIVITIES
- 12 TWO LANES OF TRAFFIC TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION
- 13 CRAWLSPACE TO BE FILLED TO ADJACENT GRADE

**LEGEND**

- 1 WORK NOTE
- SITE FEATURE TO BE DEMOLISHED
- LIMIT OF WORK
- DETAIL REFERENCE  
# = DETAIL NUMBER  
X = DETAIL SHEET NUMBER

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**8 THIRD AVENUE**  
**STRATFORD, CT 06615**

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DRAWN BY: KNL      CHECKED BY: MBR      SCALE: 1" = 5'      DATE: 9/30/2014

**GENERAL NOTES & SITE PLAN**

JOB NO.	DRAWING NUMBER	SHEET
33-262-2035	BASEMAP 33-262-2035.dwg	C-1.0







**DESIGN BASIS**

GOVERNING CODE .....2005 STATE BUILDING CODE +  
2009 & 2013 CONNECTICUT AMENDMENTS

**GENERAL NOTES:**

SHOP DRAWINGS ARE TO BE CHECKED BY THE CONTRACTOR AND BEAR THE CHECKER'S INITIALS BEFORE BEING SUBMITTED TO THE ENGINEER.  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, ANGLES, AND EXISTING CONDITIONS BEFORE PROCEEDING WITH ANY WORK.  
IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.  
IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURE AND SEQUENCE, AND TO ENSURE THE SAFETY OF THE EXISTING BUILDING AND ITS COMPONENT PARTS DURING CONSTRUCTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, BRACING, ETC. THAT MAY BE REQUIRED.  
WORK THESE DRAWINGS WITH THOSE OF OTHER TRADES FOR LOCATIONS OF OPENINGS, RECESSES, BUILT-IN WORK, ETC.

**FOUNDATION NOTES**

REFER TO GEOTECHNICAL REPORT PREPARED BY THE GEOTECHNICAL DEPARTMENT, LLC, DATED JULY 7, 2014, FOR SUBSURFACE PREPARATION & RELATED REQ'MENTS.

ALL NEW FOUNDATIONS SHALL BE SUPPORTED BY NEW HELICAL PULLDOWN PILES MANUFACTURED BY EARTH CONTACT PRODUCTS, LLC, OLATHE KA, OR APPROVED EQUAL.

**HELICAL PILES**

ALL HELICAL PILES SHALL DEVELOP A MINIMUM ALLOWABLE LOAD CARRYING CAPACITY OF 14 TONS (28 KIPS) UNLESS OTHERWISE NOTED.

ALL HELICAL PILES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT. THE PROPOSED HELICAL PILE SHALL HAVE A MINIMUM SHAFT SIZE OF 3 1/2" OUTSIDE DIAMETER x 0.300" WALL THICKNESS, BE FILLED SOLID w/ GROUT AND BE HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM 123 AND BE SUBMITTED FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY WORK. SUBMITTAL SHALL INCLUDE SIZE, STRENGTH, GALVANIZING, DEPTH, SEAT TYPE AND SIZE.

**CONCRETE**

**MATERIALS:**

ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS.  
ALL DETAILING, FABRICATION, AND ERECTION OF REINFORCING BARS, UNLESS OTHERWISE NOTED, MUST FOLLOW THE LATEST ACI CODE AND LATEST ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.  
ALL REINFORCING STEEL SHALL BE EPOXY COATED IN ACCORDANCE WITH ASTM A775.  
NO CALCIUM CHLORIDE OR ADMIXTURES CONTAINING MORE THAN 1% CHLORIDE BY WEIGHT OF ADMIXTURE SHALL BE USED IN THE CONCRETE.  
PROVIDE 5% TO 7% AIR ENTRAINMENT IN ALL CONCRETE.  
UNLESS OTHERWISE NOTED, ALL LAP SPLICES SHALL BE CLASS B.

**STRUCTURAL STEEL**

STRUCTURAL STEEL.....ASTM A572/992  
ANGLES, MISCELLANEOUS PLATES AND BARS.....ASTM A36  
BOLTS.....ASTM A325  
WELDING ELECTRODE.....ASTM E 70

ALL PERMANENTLY EXPOSED STRUCTURAL STEEL SHALL BE HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A123. ALL OTHER STEEL SHALL BE SHOP PRIMED GRAY TO 2 MIL THICKNESS.

ALL WELDING SHALL BE DONE BY A CERTIFIED WELDER IN ACCORDANCE WITH A.W.S. STANDARDS.

CONNECTION ANGLES SHALL HAVE A MINIMUM THICKNESS OF 5/16 INCHES.

CONNECTIONS SHALL HAVE A MINIMUM OF TWO BOLT ROWS.

ALL STRUCTURAL STEEL, FROM DELIVERY TO THE JOB SITE TO AFTER ERECTION SHALL CONFORM TO ALL REQUIREMENTS OF ASTM A6.

**STRUCTURAL LUMBER**

STRUCTURAL LUMBER USED FOR BRIDGING, BLOCKING AND OTHER MISCELLANEOUS FRAMING SHALL BE NOT LESS THAN NO. 2 GRADE DOUGLAS FIR AND SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE UNIT STRESSES:

EXTREME FIBER IN BENDING..... $F_b = 875$  PSI  
HORIZONTAL SHEAR..... $F_v = 95$  PSI  
TENSION PARALLEL TO GRAIN..... $F_t = 825$  PSI  
COMPRESSION PERPENDICULAR TO GRAIN..... $F_c = 385$  PSI  
COMPRESSION PARALLEL TO GRAIN..... $F_c = 1,050$  PSI  
MODULUS OF ELASTICITY..... $E = 1,700,000$  PSI

MOISTURE CONTENT OF ALL FRAMING LUMBER WHEN DELIVERED TO THE PROJECT SITE SHALL NOT EXCEED 19%.

NAILING AND OTHER FASTENING SHALL BE AS PER TABLE 2304.9.1, FASTENING SCHEDULE, OF THE 2005 STATE OF CONNECTICUT BUILDING CODE.

PLYWOOD WALL SHEATHING SHALL BE NOMINAL 5/8" THICK SQUARE EDGE EXTERIOR GRADE CDX AND CONTAIN (4) INNER PLYS.

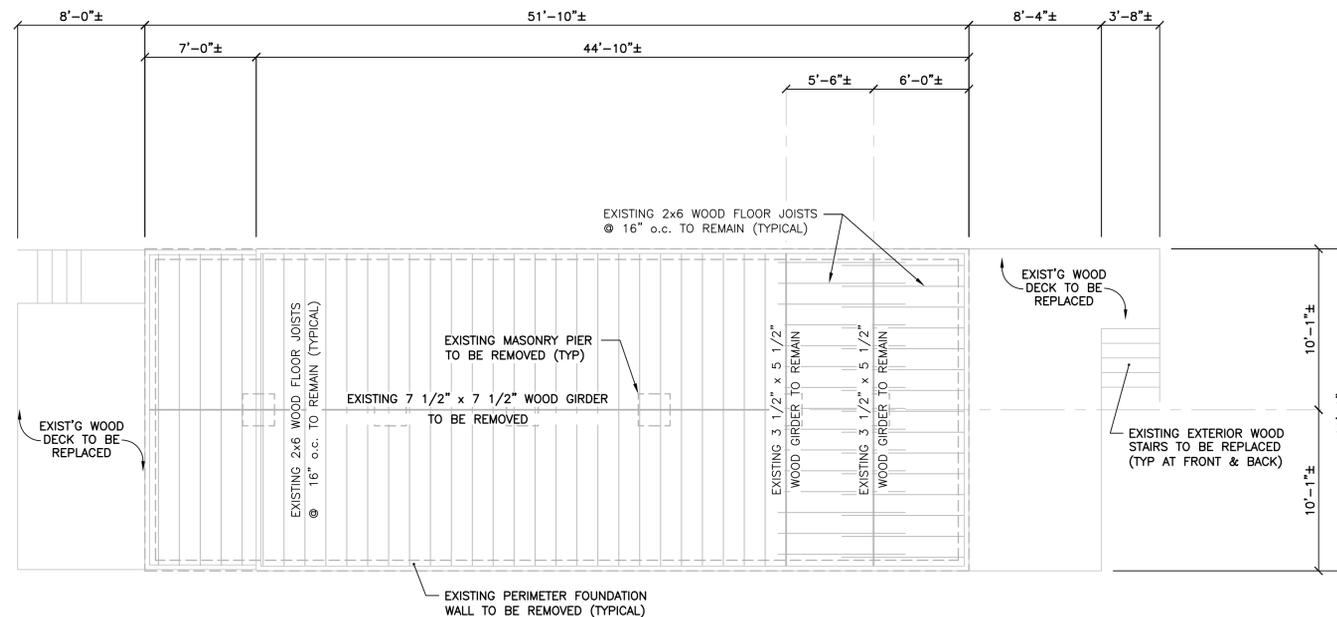
PLYWOOD ROOF SHEATHING SHALL BE NOMINAL 3/4" THICK SQUARE EDGE EXTERIOR GRADE.

**ENGINEERED WOOD PRODUCTS**

ELEMENTS. FOLLOWING ERECTION, JOISTS SHALL BE SHEATHED AND PROTECTED TO MAINTAIN STRESS-GRADED MOISTURE CONTENT NOT TO EXCEED 19%.

PARALLAM PSL GRADE 2.0E MEMBERS USED FOR BEAMS AND HEADERS SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE UNIT STRESSES:

EXTREME FIBER IN BENDING..... $F_b = 2,900$  PSI  
HORIZONTAL SHEAR..... $F_v = 290$  PSI  
TENSION PARALLEL TO GRAIN..... $F_t = 2,025$  PSI  
COMPRESSION PERPENDICULAR TO GRAIN..... $F_c = 750$  PSI  
COMPRESSION PARALLEL TO GRAIN..... $F_c = 2,900$  PSI  
MODULUS OF ELASTICITY..... $E = 2,000,000$  PSI



**EXISTING CONDITIONS PLAN**

SCALE: 3/64" = 1'-0"

**NOTES:**

1. THE EXISTING WOOD FRAMED SUPERSTRUCTURE SHALL BE ADEQUATELY SHORED PRIOR TO DEMOLITION OF THE EXISTING FOUNDATION SYSTEM.
2. REFER TO THE ACCOMPANYING DRAWINGS FOR PLANS, DETAILS AND ADDITIONAL REQUIREMENTS RELATED TO THE NEW FOUNDATION AND FRAMING SYSTEM TO SUPPORT THE EXISTING SUPERSTRUCTURE TO BE ELEVATED.
3. CONDITIONS SHOWN ARE BASED SOLELY ON AVAILABLE INFORMATION AND HAVE NOT BEEN INDEPENDENTLY VERIFIED TO BE COMPLETELY ACCURATE.



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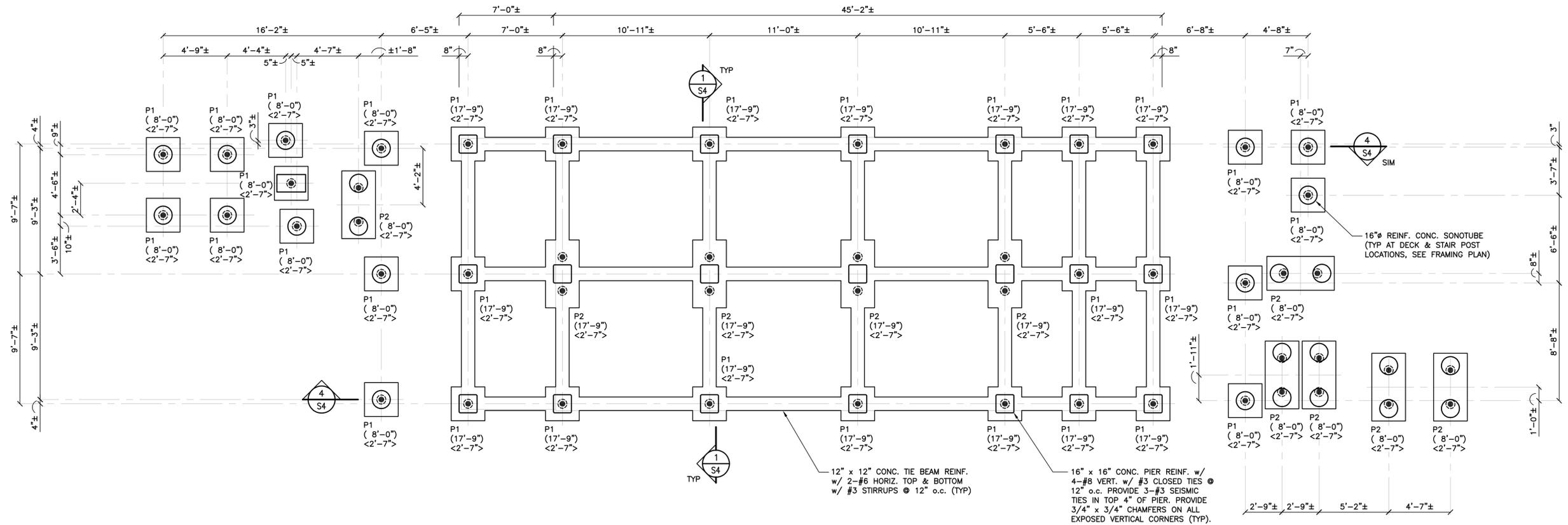
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MARTINEZ, COUCH & ASSOCIATES

**THOMAS A. TORRENTI, P.C.**  
Consulting Engineers  
316 Dogburn Lane Tel (203) 891-9933  
P.O. Box 1153 Fax (203) 891-8299  
Orange, CT 06477-7153 torrenti@optonline.net

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<b>FOUNDATION DESIGN</b>		
<b>EXISTING CONDITIONS PLAN &amp; STRUCTURAL NOTES</b>		
JOB NO.	DRAWING NUMBER	SHEET
33-262-2035	21444 S1 - S4.dwg	S1



**FOUNDATION PLAN**

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



**LEGEND:**

- P# PILE CAP MARK (SEE DETAILS ON DWG S4)
- <...> EL. TOP OF CONC. PILE CAP
- (.....) EL. TOP OF CONC. PIER OR SONOTUBE
- ⊙ DENOTES 14 TON (28 KIP) CAPACITY HELICAL PILE. FIELD VERIFY ALL HELICAL PILE LOCATIONS.



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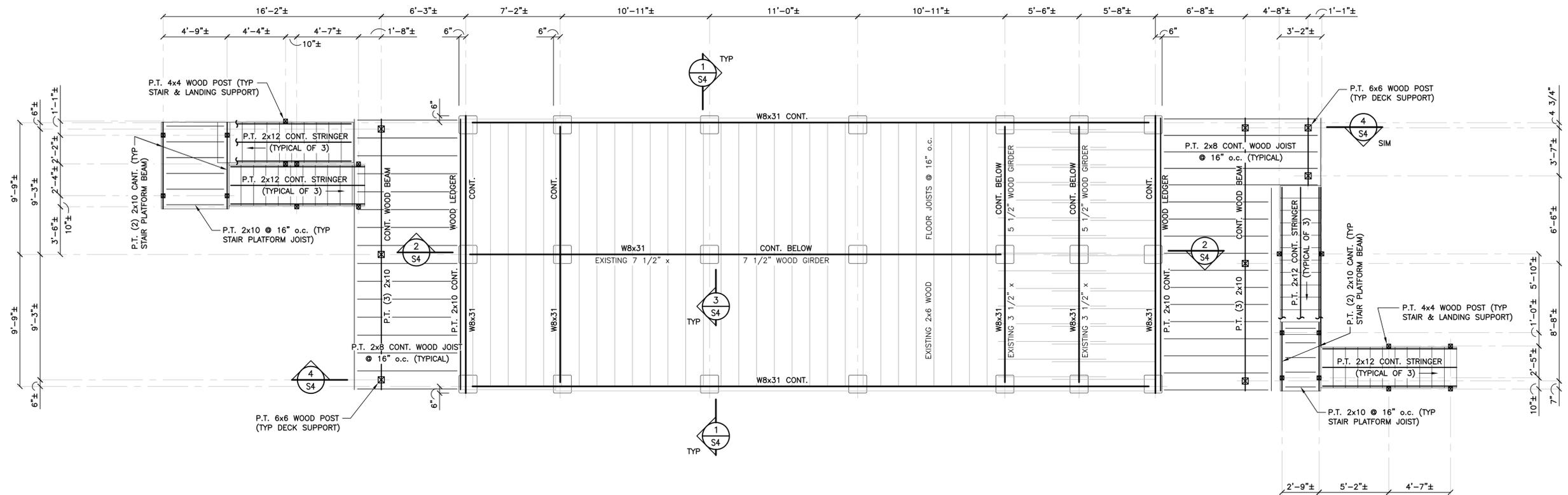
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FOUNDATION DESIGN

FOUNDATION PLAN

JOB NO.	DRAWING NUMBER	SHEET
33-262-2035	21444 S1 - S4.dwg	S2



**FIRST FLOOR FRAMING SUPPORT PLAN**

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



**NOTES:**

1. NEW FINISH FLOOR EL. 19'-9"±.
2. SETTING AND ANCHORAGE OF THE SUPERSTRUCTURE TO NEW CONCRETE FOUNDATION IS THE RESPONSIBILITY OF OTHERS.
3. CONDITIONS SHOWN ARE BASED SOLELY ON AVAILABLE INFORMATION AND HAVE NOT BEEN INDEPENDENTLY VERIFIED TO BE COMPLETELY ACCURATE.



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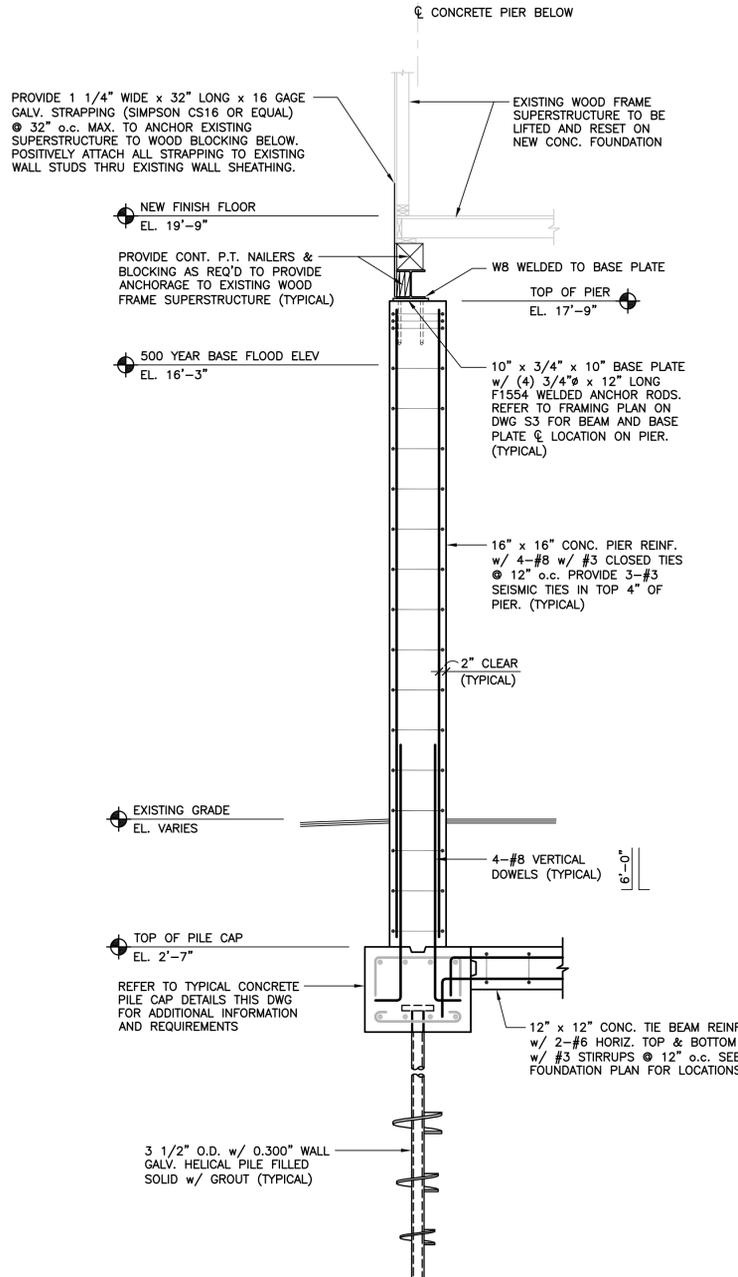
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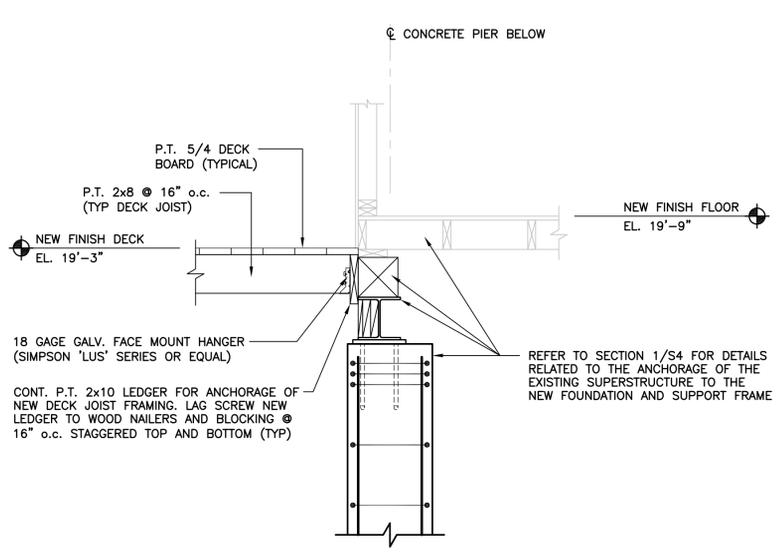
**FOUNDATION DESIGN**

**FIRST FLOOR FRAMING SUPPORT PLAN**

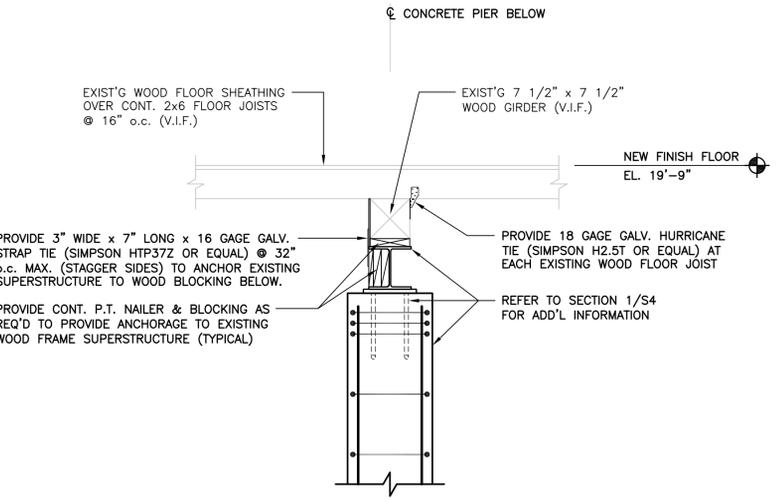
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33-262-2035	21444 S1 - S4.dwg	S3



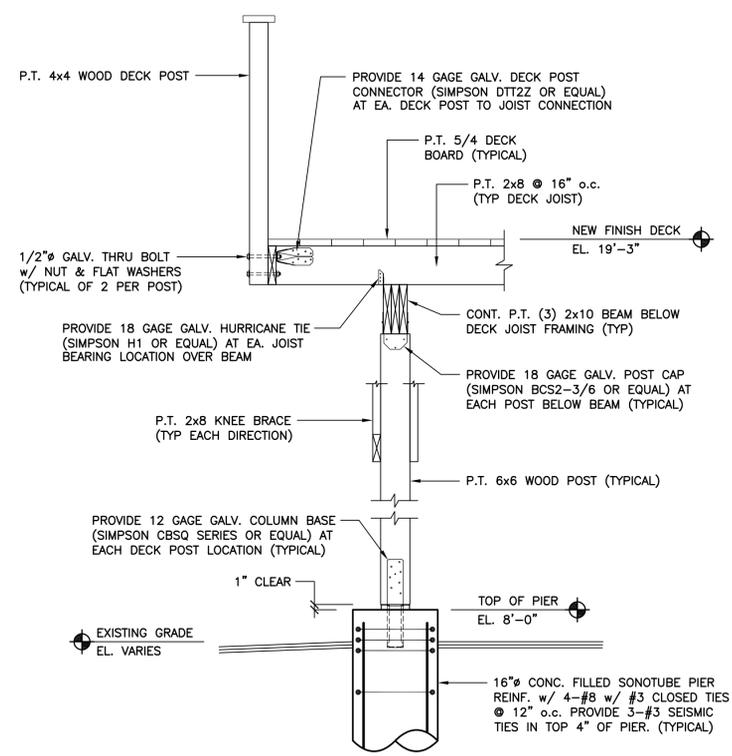
SECTION 1  
SCALE: 1/2" = 1'-0"



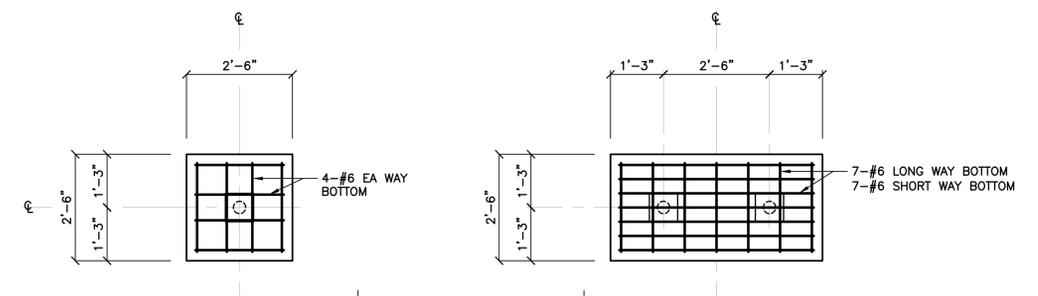
SECTION 2  
SCALE: 3/4" = 1'-0"



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

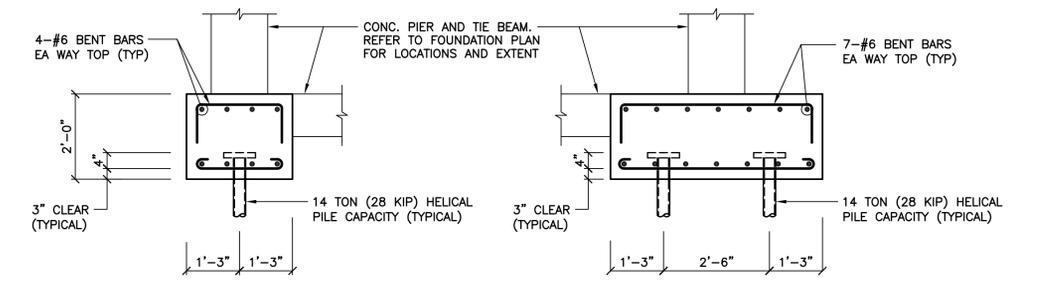


SECTION 4  
SCALE: 3/4" = 1'-0"



PLAN - P1 CAP

PLAN - P2 CAP



SECTION - P1 CAP

SECTION - P2 CAP

TYPICAL CONCRETE PILE CAP DETAILS  
SCALE: 1/2" = 1'-0"



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