

# QUISENBERRY ARCARI

---

## ARCHITECTS, LLC

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

REHABILITATION / RECONSTRUCTION WORK FOR:

# MARK ELIAS

APPLICANT # 2120

ISSUE DATE: AUGUST 28, 2014

**79 COOPER AVENUE**

**MILFORD, CT**

### LIST OF DRAWINGS

	COVER
	ZONING LOCATION SURVEY
	EXISTING PROPERTY SURVEY
	SOIL & EROSION CONTROL PLAN
	GENERAL NOTES
G1.1	HAZARDOUS MATERIALS ABATEMENT - ROOF
HM-01	STRUCTURAL GENERAL NOTES
S-01	STRUCTURAL GENERAL NOTES AND TYP. DETAILS
S-02	FOUNDATION AND PILE LOCATION PLAN
S-1	MAIN FLOOR FRAMING PLAN
S-2	STRUCTURAL DETAILS
S-3	FLOOR PLANS
A1.1	ELEVATIONS
A2.1	WALL SECTIONS
A3.1	WINDOW & ROOF DETAILS
A3.2	MECHANICAL PLANS
M1.1	ELECTRICAL PLANS
E1.1	

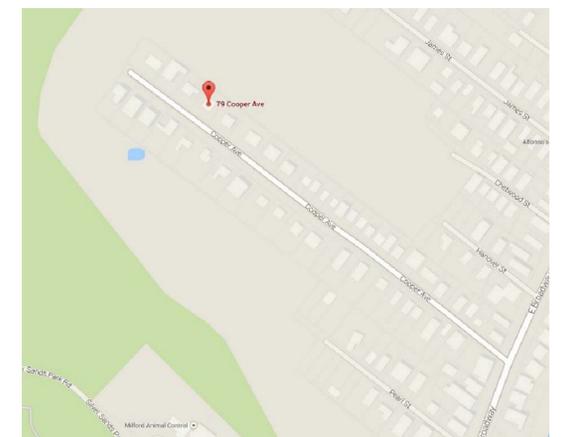
### COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY PROGRAM (CDBG-DR)

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

SPONSORED IN CONJUNCTION WITH FUNDING FROM  
THE CONNECTICUT DEPARTMENT OF HOUSING



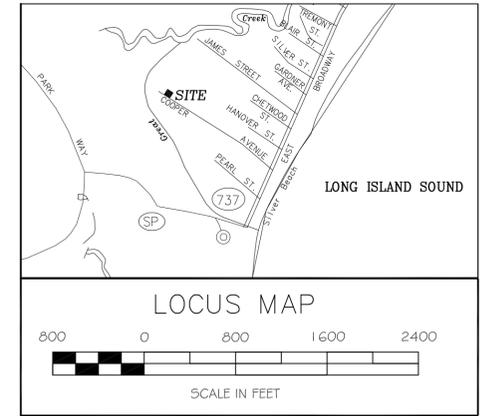
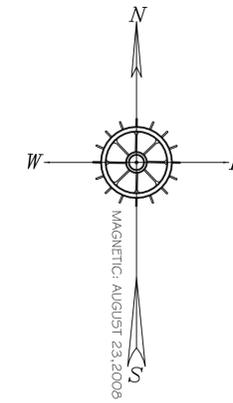
### LOCATION MAP



REFER TO THE FOLLOWING:

MAPS:

- "MAP OF SHORE PROPERTY OWNED BY MARTIN J. BRADY, MILFORD, CONN. PREPARED BY: V.B. CLARKE, DATED: APRIL 1912." ON FILE IN THE MILFORD TOWN CLERK'S. FILE # A-17.
- UNDERGROUND UTILITIES, IF ANY ARE UNKNOWN.
- THE WORD CERTIFY IS AN EXPRESSION OF PROFESSIONAL OPINION BY THE LICENSED LAND SURVEYOR WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH CONSTITUTES NEITHER A GUARANTEE OR WARRANTY.
- REFERENCE IS HEREBY MADE TO STATE OF CONNECTICUT STATUTE 8-13a, REGARDING BUILDINGS MORE THAN 3 YEARS OLD.
- RECORD MAP DOES NOT CLOSE AND FIELD EVIDENCE IS INCONSISTENT. PROPERTY LINES ARE A "BEST FIT" OF ALL AVAILABLE EVIDENCE.
- SUBJECT PARCEL IS LOCATED IN FLOOD ZONE "AE-1 I" AS SCALED FROM F.I.R.M. CITY OF MILFORD COMMUNITY PANEL 534 OF 635, 09009C0529G, DATED JULY 8, 2013. NAD 88 DATUM.
- PROPERTY IS SURVEYED AS IN POSSESSION.
- ELEVATIONS AS SHOWN HEREON ARE BASED ON A CITY OF MILFORD BENCH MARK, 4D-2. N.G.V.D. 1929 DATUM AND CONVERTED TO N.A.D 88.



ASSESSOR'S INFORMATION & AREA:

MAP	26
BLOCK	458
PARCEL	57C
AREA	4,380 SF
ACRES	0.101

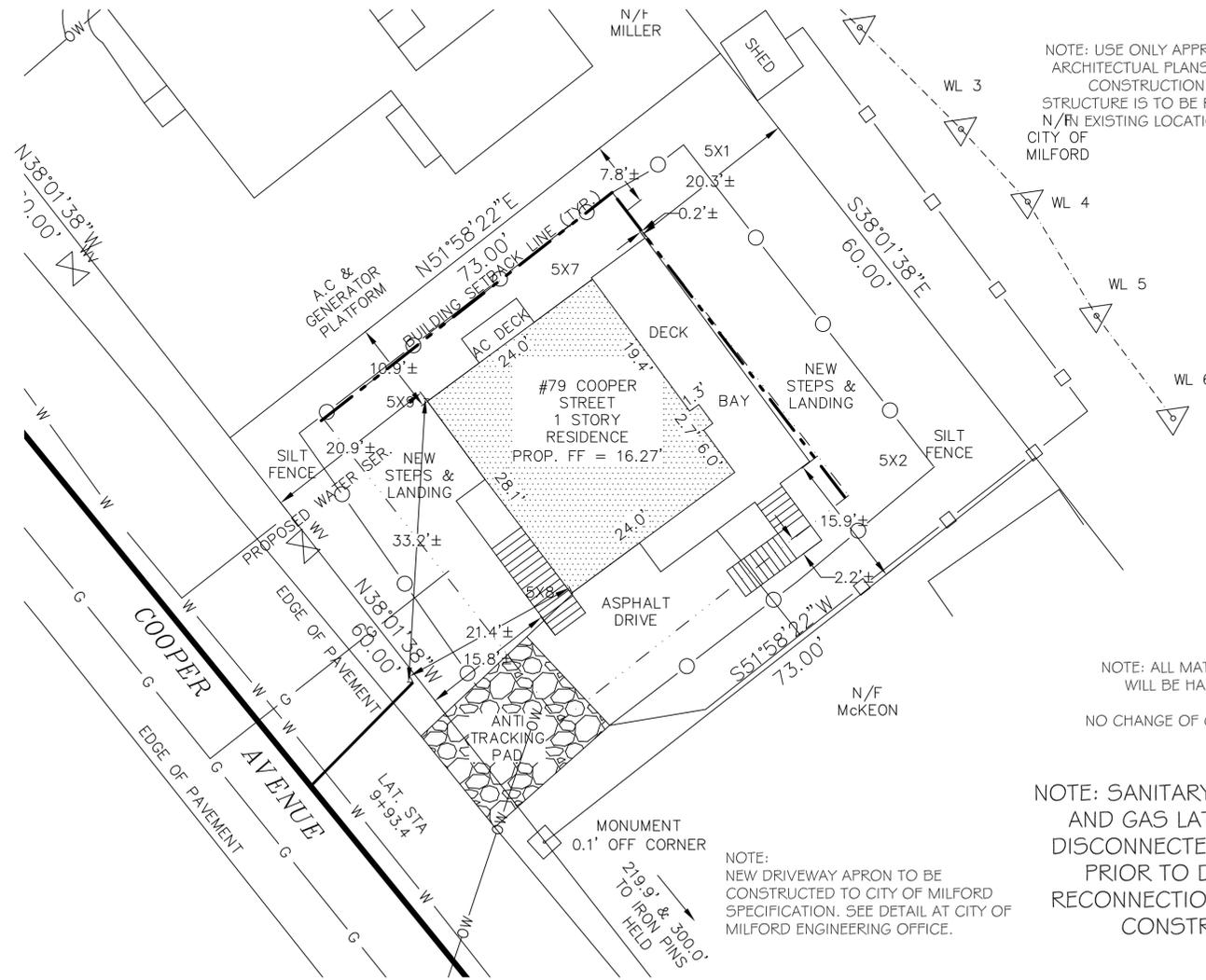
ZONING REQUIREMENTS

ZONE R-5

SECTION 3.2.4.1 SCHEDULE OF LOT AND BUILDING REQUIREMENTS FOR SINGLE ONE FAMILY RESIDENTIAL DISTRICT

R - 5 ZONE	MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS
Minimum Lot Area	5,000 S.F.	4,380 S.F.	4,380 S.F.	
<b>SETBACK REQUIREMENTS</b>				
Setback From Street Line	10'	20.4'	20.9'	
Setback From Side Property Lines	5 & 10	10.9' & 20.1'	10.9' & 15.9'	
Setback From Rear Property Line	20	14.1'	20.3'	
<b>BUILDING AND LOT COVERAGE</b>				
Maximum Height For A Building Or Structure	35	17±	23'	
Maximum Number Of Stories Per Building	3	2	2	
Maximum Building Floor Area As A Percentage Of Lot Area	45%	15.75%	15.47%	
Maximum Building Lot Coverage As A Percentage Of Lot Area	65%	27.6%	41.8%	

\* OR ACTUAL STREET LINE



NOTE: USE ONLY APPROVED ARCHITECTURAL PLANS FOR CONSTRUCTION. STRUCTURE IS TO BE RAISED N/IN EXISTING LOCATION. CITY OF MILFORD

NOTE: ALL MATERIAL EXCAVATED WILL BE HAULED OFF SITE.

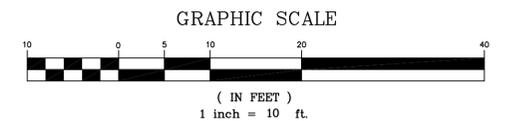
NO CHANGE OF GRADES PROPOSED.

NOTE: SANITARY SEWER, WATER AND GAS LATERALS TO BE DISCONNECTED AND CAPPED PRIOR TO DEMOLITION. RECONNECTION DURING NEW CONSTRUCTION.

NOTE: NEW DRIVEWAY APRON TO BE CONSTRUCTED TO CITY OF MILFORD SPECIFICATION. SEE DETAIL AT CITY OF MILFORD ENGINEERING OFFICE.

LEGEND

- CB TF = 57.5' CATCH BASIN/ TOP OF FRAME
- MH TF = 56.9' MANHOLE/ TOP OF FRAME
- UTILITY POLE
- SIGN
- HYDRANT
- WATER VALVE
- PARKING SPACE NUMBERS
- FINISH FLOOR ELEVATION
- HANDICAPPED PARKING



ZONING LOCATION SURVEY  
SITE PLAN  
PREPARED FOR  
MARK T. ELIAS  
#79 COOPER AVENUE  
MILFORD, CONNECTICUT

Scott K. Mundy, L.S.

P.O. BOX 3158  
MILFORD, CONNECTICUT  
06460  
OFFICE: 203.882.8706  
scott.k.mundy@snet.net

8-23-08 FB: 1-07-49

DRAWN BY: S.K.M. PROJ NO.: 8-08

CHECKED BY: S.K.M. DWG. NO.: 8-08-MAP

SCALE: 1" = 10'

SITE PLAN: 3-29-14

THIS MAP IS NOT VALID IF ALTERED BY ANYONE OTHER THAN THE ORIGINAL SURVEYOR

THIS MAP IS NOT VALID UNLESS EMBOSSED WITH SEAL OF CERTIFYING SURVEYOR

FIELD SURVEY CONFORMS TO METHODS RECOMMENDED IN CLASS "A-2" SURVEY, HORIZONTAL CLASS "T-2" SURVEY, VERTICAL

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AND CONFORMS TO THE STANDARDS OF A CLASS A-2 SURVEY.

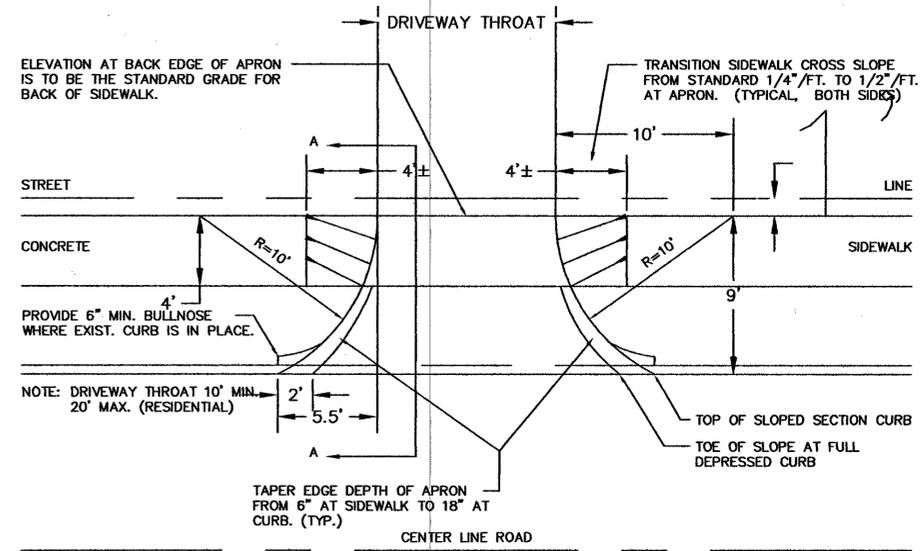
SCOTT K. MUNDY, L.S. # 70160



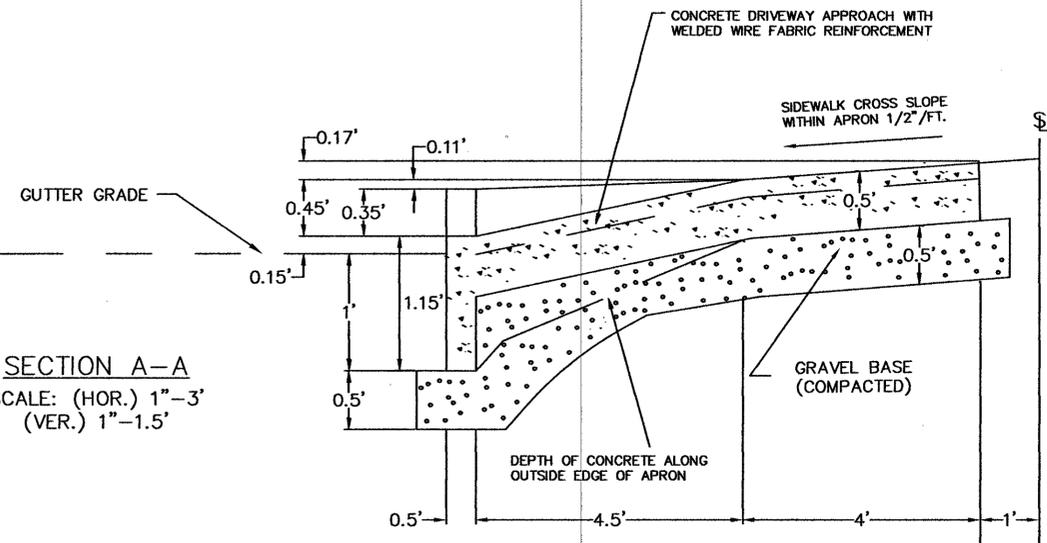
THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. THE TYPE OF SURVEY IS A PROPERTY SURVEY AND IS A DEPENDENT RESURVEY.



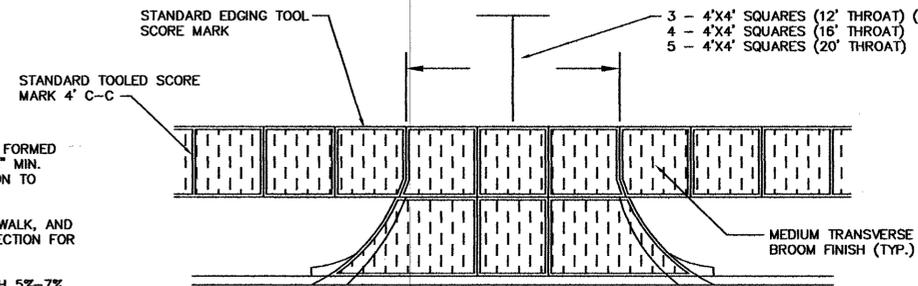
PLAN  
SCALE: 1"=10'



SECTION A-A  
SCALE: (HOR.) 1"=3'  
(VER.) 1"=1.5'



SCORING AND FINISHING DETAIL  
N.T.S.



NOTE:

FRONT FACE OF APRON CURB IS TO BE FORMED FOR FULL DEPTH OF CURB. REMOVE 12" MIN. WIDTH OF PAVEMENT IN FRONT OF APRON TO PROVIDE ROOM FOR FORMS.

FOR DETAILS OF PAVEMENT, CURB, SIDEWALK, AND SLOPES, SEE DETAIL "TYPICAL CROSS SECTION FOR MINOR RESIDENTIAL STREETS".

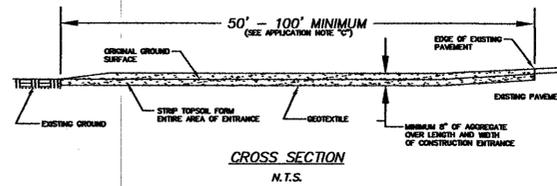
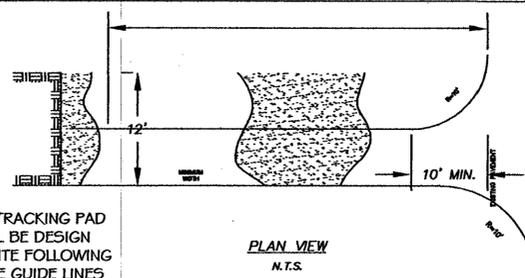
CONCRETE IS TO BE 4000 p.s.i. MIX WITH 5%-7% AIR ENTRAINMENT.

FINISH WITH MEDIUM TRANSVERSE BROOM FINISH AND STANDARD FORM TOOL SCORE MARKS. TOP OF CURB TO BE LEVEL, WITH STEEL TROWEL FINISH AND TOOLED EDGES.

REQUIREMENTS FOR BITUMINOUS DRIVEWAY APPROACH APRONS, WHEN PERMITTED, ARE SIMILAR WITH RESPECT TO PLAN DIMENSIONS, REQUIRED ELEVATIONS, AND SUBBASE MATERIAL. BITUMINOUS APRONS ARE TO BE CONSTRUCTED WITH A MIN. THICKNESS OF 2 1/2" COMPACTED DEPTH OF ACCEPTABLE BITUMINOUS MATERIAL.

CONCRETE DRIVEWAY APPROACH STANDARD

ANTI-TRACKING PAD WILL BE DESIGN FOR SITE FOLLOWING THESE GUIDE LINES DIMENSIONS WILL BE A BEST FIT FOR SITE



MAINTENANCE:

- AS REQUIRED, APPLY ADDITIONAL STONE OR WASH AND REWORK EXISTING STONE.
- REMOVE ANY SEDIMENT APPEARING ON IN ROADWAYS

EROSION & SEDIMENTATION CONTROL

1. INSTALL SILT FENCE AND ANTI TRACKING PAD

CONSTRUCTION SEQUENCE

1. CALL UNDERGROUND MARKING ORGANIZATION "CALL BEFORE YOU DIG" AND INDICATE THE PROPOSED WORK FOR MARKING. (811)
2. INSTALL ANTI-TRACKING PAD AS SHOWN.
3. INSTALL SILT FENCE AND HAYBALES AS SHOWN
4. REMOVE TREES AND SHRUBS, STUMP AREA.
5. INSTALL SILT FENCE DOWN STREAM OF STOCK PILE AREA.
6. STRIP TOP SOIL AND STOCKPILE AS SHOWN.
7. COVER STOCK PILE.
8. EXCAVATE FOOTINGS.
9. EXCAVATE UTILITIES.
10. ON A WEEKLY BASIS, OR BEFORE A MAJOR STORM EVENT INSPECT SILT FENCE/ HAYBALES. INSTALLATION FOR ANY BROOCH IF ANY DEFECT IS FOUND, REPAIR IMMEDIATELY.
11. TEMPORALLY SEED/ MULCH AREAS DURING GROWING SEASON. PRIOR TO WINTER ESTABLISH VEGETATION GROWTH USING A GOOD MIXTURE OF WINTER RYE OR OTHER GRASS COMBINATION.

12. THE PERSON RESPONSIBLE FOR THE EXECUTION OF THIS PLAN IS:

MR. ALBERT MONROE  
MILFORD, CT  
203-214-3328

CONSTRUCTION ENTRANCE

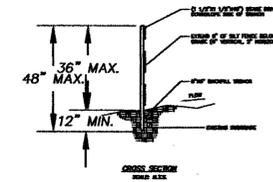
DEFINITION: AN ENTRANCE TO THE SITE SPECIFICALLY DESIGNED TO REDUCE THE AMOUNT OF SEDIMENT TRACKED OFF SITE BY VEHICLES.

APPLICATION:

- A - LOCATED WHERE CONSTRUCTION VEHICLES ENTER AND LEAVE WORK SITE ONTO PUBLIC R.O.W.
- B - REDUCES BUT MAY NOT ELIMINATE NEED FOR STREET SWEEPING.
- C - FOR SANDY OR GRAVELLY SOIL ON SITE, MINIMUM LENGTH IS 50'. FOR SILTY OR CLAY SOILS ON SITE, MINIMUM LENGTH IS 100'.
- D - PLAN TO MAKE STONE AVAILABLE FOR MAINTENANCE OF ENTRANCE.

INSTALLATION:

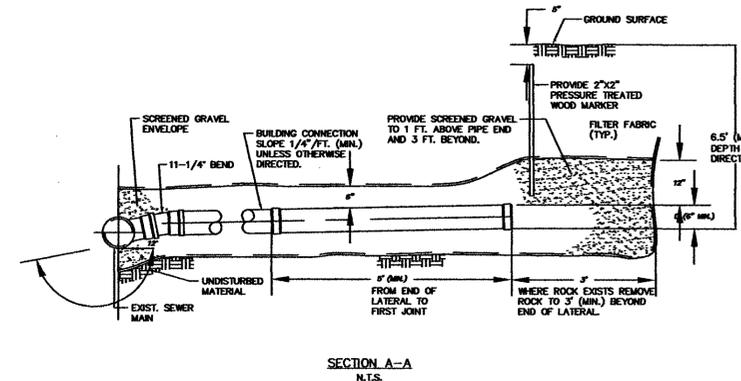
1. CLEAR ENTRANCE OF ALL VEGETATION AND EXTRANEOUS MATERIALS AND STRIP EXISTING TOPSOIL FROM CONSTRUCTION ENTRANCE LOCATION.
2. AT POORLY DRAINED LOCATION INSTALL SUBSURFACE DRAINAGE. PROVIDE FOR SURFACE WATER CONVEYANCE UNDER ENTRANCE WITH CULVERTS AS NEEDED.
3. PLACE FILTER FABRIC UNDERLINER OVER THE FULL WIDTH AND LENGTH OF ENTRANCE AND COVER WITH CORNL. DOT #3 (2") STONE TO A DEPTH OF NO LESS THAN 8".
4. AS NEEDED, INSTALL WASH RACKS AND SEDIMENTATION FACILITIES FOR WASHING. WHEN MAJORITY OF MUD IS NOT REMOVED FROM VEHICLES TRAVELING OVER STONE, SEDIMENT SHOULD BE INTERCEPTED AND TRAPPED SO IT CAN BE REMOVED AND STABILIZED.



INSTALLATION:

1. LOCATE AS NECESSARY FOR APPLICATION (SEE DIAGRAMS).
2. EXCAVATE TRENCH A MINIMUM 6" DEEP BY 6" WIDE ON UPSLOPE SIDE OF FENCE. FOR SLOPES EXTEND TRENCH UPSLOPE AT BOTH ENDS OF THE FENCE TO PREVENT WATER FROM RUNNING AROUND. ENCIRCLE CATCH BASINS IN DEPRESSIONS, CUTTING FABRIC ON THE BOTTOM CORNERS 4"± TO ALLOW FABRIC TO LAY FLAT AROUND CORNER.
3. DRIVE HARDWOOD STAKES (1 1/2"x 1 1/2"x 48") ON DOWNSLOPE SIDE OF TRENCH AT A MAXIMUM SPACING OF 10', OR CLOSER WHEN CONCENTRATED FLOWS ARE ANTICIPATED.
4. STAPLE OR SECURE FENCE TO STAKES PER MANUFACTURER'S INSTRUCTIONS SUCH THAT AT LEAST 8" OF FABRIC LAYS WITHIN TRENCH.
5. PLACE FABRIC JOINTS AT STAKES WITH A 6" OVERLAP OF FABRIC.
6. BACKFILL AND COMPACT TRENCH.

NOTE:  
EXISTING GRADES WILL BE HELD  
NO ADDITIONAL GRADING OR FILLING  
WILL BE DONE.



INFORMATION SHOWN ON THIS DETAIL WAS PREPARED FOR USE BY THE CITY OF MILFORD. RESPONSIBILITY FOR USE OF THIS INFORMATION REMAINS WITH THE USER. THE CITY OF MILFORD, ITS EMPLOYEES, AGENTS, OR ADVISORS DO NOT WARRANT, GUARANTEE, OR ACCEPT ANY LIABILITY FOR LOSS OF OR DAMAGE TO ANY PROPERTY OR PERSONS ARISING FROM ANY OCCURRENCE ACCIDENT OR OTHERWISE RESULTING FROM THE INFORMATION, DESIGN OR CONSTRUCTION OF THIS DETAIL OR FROM ANY MANNER OF USE OF THIS DETAIL WITHOUT THE APPROVAL OF THE CITY ENGINEER.

BUILDING LATERAL SEWER  
(FOR PVC PIPE)

SOIL AND EROSION CONTROL PLAN

#79 COOPER AVENUE

MR. MARK ELIAS

Scott K. Mundy, L.S.  
P.O. BOX 3158  
MILFORD, CONNECTICUT  
06460  
scott.k.mundy@net.net  
OFFICE: 203.882.8706

9-8-12	FB:1-12	1-03
DRAWN BY: S.K.M.	PROJ NO.: 1-05	
CHECKED BY: S.K.M.	DWG. NO.: 1-05	
SCALE: 1" = 10'		

**ABBREVIATIONS**

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

**WOOD**

- ALL STRUCTURAL WOOD SHALL BE IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" AND THE "MANUAL OF HOUSE FRAMING" AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA), INCLUDING PROVISIONS FOR NAILING, FIRE STOPPING, ANCHORAGE, FRAMING AND BRACING.
- UNLESS NOTED OTHERWISE ON THE DRAWINGS, STRUCTURAL LUMBER SHALL BE AS FOLLOWS:
  - A. INTERIOR EXPOSURE: STRUCTURAL WOOD PROTECTED FROM MOISTURE SHALL BE HEM-FIR #2 OR BETTER
  - B. EXTERIOR EXPOSURE: STRUCTURAL WOOD EXPOSED TO MOISTURE, THE WEATHER, IN CONTACT WITH CONCRETE, LOCATED WITHIN 8 INCHES OF SOIL, OR LESS THAN 1 1/8 INCHES FROM THE FLOOR OF A CRAWL SPACE SHALL BE PRESERVATIVE TREATED SOUTHERN YELLOW FINE #2 OR BETTER, WITH RETENTION MEETING OR EXCEEDING THE REQUIREMENTS OF THE BUILDING CODE.
  - C. PLYWOOD: PLYWOOD SHALL BE IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) SPECIFICATIONS (Y 510). PLYWOOD FLOOR DECKING SHALL BE CONTINUOUS OVER TWO OR MORE SPANS WITH THE FACE-GRAIN RUNNING PERPENDICULAR TO SUPPORT JOISTS.
    - I. ROOF SHEATHING: C-D/EXT-APA, 1/2" THICK
    - II. WALL SHEATHING: C-D/EXT-APA, 1/2" THICK
    - III. SUBFLOORING: C-D/EXT-APA, 3/4" THICK
- NAILING SCHEDULE SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CODES "RECOMMENDED FASTENING SCHEDULE", NAIL PLYWOOD SHEATHING AND SUBFLOORING 6" O.C. AT EDGES AND 12" O.C. ALONG INTERMEDIATE SUPPORTS, LEAVING SPACES BETWEEN PANELS AS RECOMMENDED BY THE APA. UTILIZE RING-SHANK OR SCREW TYPE NAILS FOR PLYWOOD SUBFLOORING AND APPLY APPROPRIATE CONSTRUCTION ADHESIVE TO ADEQUATELY SECURE PLYWOOD TO FLOOR JOISTS.
- 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.

**FOUNDATION**

- ALL GRADE BEAMS SHALL REST ON DRILLED HELICAL (AUGER) PILES. REFER TO STRUCTURAL DRAWINGS.
- 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 GRADE BEAMS SHALL BE INSTALLED BELOW GRADE TO PROVIDE PROTECTION FROM FROST PENETRATION.
- REFER TO STRUCTURAL DRAWINGS FOR REINFORCING REQUIRED AT GRADE BEAMS AND CMU WALLS.
- PROVIDE 1/2" DIAMETER ANCHOR BOLTS AT 6'-0" O.C. MAXIMUM TO SECURE FRAMING SILL TO FOUNDATION.

**FINISHES**

- 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.

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

**THERMAL & MOISTURE PROTECTION**

- PROVIDE AND INSTALL BUILDING THERMAL INSULATION IN ACCORDANCE WITH THE FOLLOWING:
  - A. EXTERIOR WALLS: R-20 MINIMUM
  - B. CEILINGS OVER UNCONDITIONED SPACE: R-21 MINIMUM
- DO NOT LEAVE KRAFT-PAPER FACED INSULATION EXPOSED. INSTALL TYPE F5K FOIL TO PROTECT EXPOSED INSULATION.

**ELECTRICAL NOTES**

- ELECTRICAL DRAWINGS ARE INTENDED TO BE USED FOR SCHEMATIC DESIGN ONLY. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF FINAL ELECTRICAL DESIGN.
- FINAL LOCATIONS OF ALL ELECTRICAL DEVICES AND THEIR INTENDED OPERATION IS TO BE COORDINATED WITH THE OWNER.
- ELECTRICAL CONTRACTOR SHALL PURCHASE AND INSTALL ALL NEW COMPONENTS AS REQUIRED TO PROPERLY SERVICE THE SPACE(S) AFFECTED BY THIS CONSTRUCTION PROJECT. IF THE MODIFICATION OF EXISTING ELECTRICAL SYSTEMS IS NECESSARY, SUCH MODIFICATIONS SHALL NOT ADVERSELY AFFECT THE OPERATION OF THESE SYSTEMS.
- ELECTRICAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- COORDINATE ELECTRICAL WORK WITH THE WORK OF OTHER TRADES. DO NOT ALTER THE WORK OF PREVIOUS TRADES WITHOUT PRIOR APPROVAL.
- 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.
- EXTERIOR RECEPTACLES: 24" A.F.F. (20" A.F.F.)
- SWITCHES: 48" A.F.F.
- BOILER EMERGENCY SWITCHES: 60" A.F.F.

**DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	
	SPEED (mph)	TOPOGRAPHIC effects		WIND EXPOSURE CATEGORY	Washing	Frost Ice depth		Tempe
30 psf	100	n/a	C	B	SEVERE	42"	MODERATE TO HEAVY	7° F
ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	AIR ANNUAL TEMP	CLIMATE ZONE				
YES	AE I	1,500 OR LESS	50° F	5A				

2009 INTERNATIONAL RESIDENTIAL CODE W/ 2013 CONNECTICUT AMENDMENT  
 2009 INTERNATIONAL ENERGY CONSERVATION CODE W/ 2013 CONNECTICUT AMENDMENT  
 2011 NATIONAL ELECTRICAL CODE (NFPA 70) W/ 2013 CONNECTICUT AMENDMENT

**ARCHITECTURAL SYMBOLS**

	EXISTING WALL
	WALL TO BE DEMOLISHED
	NEW STUD WALL
	NEW CMU WALL
	NEW FOUNDATION WALL
	KITCHEN HARDWOOD 15'-0" x 12'-0"
	ROOM NAME FLOOR FINISH ROOM SIZE (if applicable)
	SECTION MARKER
	ELEVATION MARKER
	WINDOW IDENTIFICATION
	ELEVATION MARKER
	EXISTING DOOR
	NEW DOOR

**GENERAL NOTES**

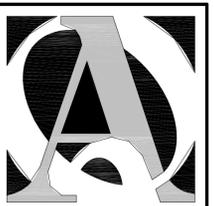
- ALL CONSTRUCTION ON THIS HOME, AND ANY CHANGES MADE TO THE DESIGN OF THIS HOME, EITHER BEFORE OR DURING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE BUILDING CODE. NOTHING REPRESENTED WITHIN THESE PLANS SHALL ALLEVIATE THE APPLICABLE CODE REQUIREMENTS FOR THE CONSTRUCTION RELATED TO THIS PROJECT.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

**CONCRETE**

- ALL CONCRETE WORK SHALL BE IN COMPLIANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING" (ACI 301).
- CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT THE AGE OF 28 DAYS: 3000PSI, EXCEPT 4000PSI FOR EXTERIOR WORK.
- CONCRETE SHALL HAVE A SLUMP NOT EXCEEDING 5", EXCEPT FOR 4" SLABS.
- CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE CURING OF CONCRETE AS DIRECTED BY ACI 301. USE OF CALCIUM CHLORIDE SHALL NOT BE PERMITTED.
- REINFORCING BARS SHALL BE DEFORMED BILLET STEEL BARS AND CONFORM TO ASTM A-615-GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM-A-105.
- 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.
- REINFORCING STEEL FOR MASONRY SHALL BE GRADE 60. ALL LAP SPLICES SHALL BE A MINIMUM OF 48 BAR DIAMETERS (I.E. #4 BAR = 24").



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

**REHABILITATION/RECONSTRUCTION WORK FOR:**

**MARK ELIAS**  
 APPLICANT # 2120

**79 COOPER AVENUE**  
**MILFORD CT**

**Sheet Description:**

**GENERAL NOTES**

**Issue Dates:**

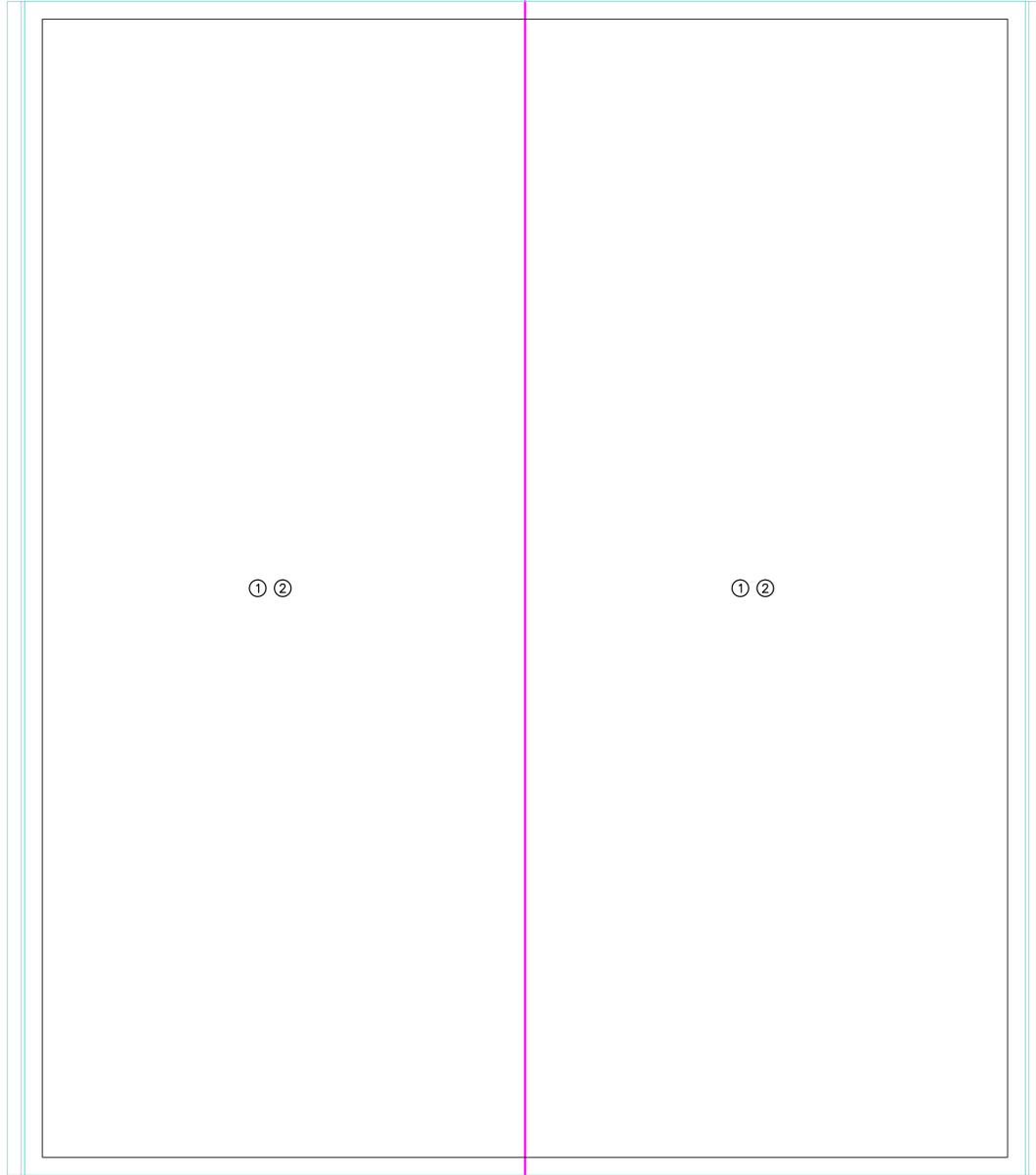
**BID/PERMIT SET - 08/04/14**

**Scale: No Scale**

**Project #: QA 1346-16** **Drawn By: RSE**

**Sheet #:**

**G1.1**



HAZARDOUS MATERIALS ABATEMENT NOTES:

1. THE HAZARDOUS MATERIALS ABATEMENT CONTRACTOR SHALL REMOVE AND DISPOSE OF ASBESTOS CONTAINING ROOF FLASHING AS ACM.
2. THE HAZARDOUS MATERIALS ABATEMENT CONTRACTOR SHALL REMOVE AND DISPOSE OF ASBESTOS CONTAINING BASE TAR/MASTIC ON WOOD ROOF DECK AS ACM.

GENERAL PROJECT NOTES:

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

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

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



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



**FUSS & O'NEILL**  
 EnviroScience, LLC  
 56 QUARRY ROAD  
 TRUMBULL, CONNECTICUT 06611  
 203.753.3838  
 www.fussandoneill.com

REHABILITATION/RECONSTRUCTION WORK FOR:

**MARK ELIAS**

APPLICANT # 2120

79 COOPER AVENUE  
 MILFORD CT

Sheet Description:

HAZARDOUS MATERIALS ABATEMENT  
 —  
 ROOF

Issue Dates:

BID/PERMIT SET 08/04/14

Scale:

<b>Project #:</b> QA 1346-16	<b>Drawn By:</b> RSE
---------------------------------	-------------------------

Sheet #:

HM-01

# "STRUCTURAL GENERAL NOTES"

## A. CODES AND STANDARDS:

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

## B. DESIGN DATA:

1. GRAVITY - FLOOR LIVE LOADS
  - a. ROOMS 40 PSF
  - b. ATTIC WITHOUT STORAGE 10 PSF
  - c. HOT TUB 100 PSF
  - d. MECHANICAL PLATFORM 60 PSF OR WT. OF EQUIPMENT, WHICHEVER IS GREATER
2. GRAVITY - SNOW LOADS
  - a. GROUND SNOW LOAD (Pg) 30 PSF
  - b. SNOW EXPOSURE FACTOR (Ce) 0.9
  - c. THERMAL FACTOR (Ct) 1.0
  - d. SNOW LOAD IMPORTANCE FACTOR (I) 1.0
  - e. FLAT-ROOF SNOW LOAD (Pf) 30 PSF (NON-REDUCIBLE ROOF LIVE LOAD)
3. LATERAL LOADS - WIND
  - a. MAIN WIND-FORCE RESISTING SYSTEM:
    - (1) BASIC WIND SPEED, 3 SECOND GUST (V3S): 100 MPH EXPOSURE: D
4. LATERAL LOADS - SEISMIC
  - a. SEISMIC DESIGN CATEGORY: B

## C. FOUNDATIONS/GEOTECHNICAL REPORT:

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

## D. MATERIALS:

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

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

## E. CONSTRUCTION:

1. GENERAL:
  - a. REPRODUCTION OF ANY PORTION OF THE STRUCTURAL CONTRACT DRAWINGS FOR RESUBMITTAL AS SHOP DRAWINGS IS PROHIBITED. SHOP DRAWINGS PRODUCED IN SUCH A MANNER WILL BE REJECTED AND RETURNED.
  - b. SUBMIT SHOP DRAWINGS AT LEAST 15 DAYS BEFORE DATE REVIEWED SUBMITTALS WILL BE NEEDED. SHOP DRAWINGS SHALL BEAR THE CONTRACTOR'S STAMP OF APPROVAL WHICH SHALL CONSTITUTE CERTIFICATION THAT THE CONTRACTOR HAS VERIFIED ALL FIELD MEASUREMENTS, CONSTRUCTION CRITERIA, MATERIALS AND SIMILAR DATA AND HAS CHECKED EACH DRAWING FOR COMPLETENESS, COORDINATION AND COMPLIANCE WITH THE CONTRACT DOCUMENTS.
  - c. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALLOWABLE CONSTRUCTION LOADS AND TO PROVIDE PROPERLY DESIGNED FORMWORK, STAGINGS, BRACING, SHEETING, SHORING, ETC.
  - d. IMPLEMENTING JOB SAFETY, CONSTRUCTION PROCEDURES AND TEMPORARY SHORING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
  - e. CONTRACTOR SHALL REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATIONS OF OPENINGS, SLEEVES, CONCRETE HOUSEKEEPING PADS, INSERTS, AND DEPRESSIONS.
  - f. HOUSE RAISING CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO BEGINNING WORK. VERIFY EXISTING BEARING WALLS ARE PLATFORM FRAMED, NOT BALLOON FRAMED. CONTRACTOR IS SOLELY RESPONSIBLE TO SHOW ALL SHORING AND BRACING, AS REQUIRED TO STABILIZE THE HOUSE DURING THE LIFTING PROCESS.

- g. DISCONNECT ALL UTILITIES AND WALL SILL ANCHORAGE BEFORE LIFTING HOUSE. WORK. VERIFY EXISTING BEARING WALLS ARE PLATFORM FRAMED, NOT BALLOON FRAMED. CONTRACTOR IS SOLELY RESPONSIBLE TO SHOW ALL SHORING AND BRACING, AS REQUIRED TO STABILIZE THE HOUSE DURING THE LIFTING PROCESS.

- h. EXCAVATE AROUND FOUNDATION AND CUT HOLES IN FOUNDATION AND HOUSE WALLS ARE REQUIRED TO INSTALL LIFTING BEAMS. RAISE HOUSE WITH JACKS.

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

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

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

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

## F. HELICAL PILES:

### 1. GENERAL:

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

## G. FOUNDATIONS + STRUCTURAL EARTHWORK:

### 1. GENERAL:

- a. SEE THE 06/02/14 GEOTECHNICAL REPORT BY THE GEOTECHNICAL DEPARTMENT, LLC FOR DRILLED-IN DEEP PILE FOUNDATION SYSTEM REQUIREMENTS. REQUIREMENTS CONTAINED IN THE GEOTECHNICAL REPORT ARE PART OF THIS WORK.
- b. CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS THAT MAY AFFECT THE INSTALLATION OF THE FOUNDATION SYSTEM AS SHOWN PRIOR TO STARTING WORK.
- c. EXISTING UTILITIES KNOWN TO BE IN THE CONSTRUCTION AREA HAVE BEEN INDICATED. THE SIZE, LOCATION AND DEPTH OF THE UTILITIES ARE NOT KNOWN EXACTLY AND MAY VARY SIGNIFICANTLY FROM THAT INDICATED. OTHER UNKNOWN UTILITIES NOT INDICATED MAY ALSO BE PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES, WHETHER INDICATED OR NOT, WHICH MAY BE AFFECTED BY THE CONSTRUCTION PROCESS.
- d. ALL GRADE BEAMS AND PILE CAPS SHALL BE PLACED ON UNDISTURBED SOIL, CRUSHED STONE OR COMPACTED STRUCTURAL FILL. VERIFICATION OF BEARING CONDITIONS SHALL BE MADE BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT.
- e. CONCRETE FOR FOUNDATIONS SHALL BE PLACED ON THE SAME DAY SUBGRADE APPROVAL IS GIVEN BY THE GEOTECHNICAL ENGINEER.
- f. EXCAVATIONS SHALL BE DEWATERED TO ALLOW INSTALLATION OF FOOTINGS IN DRY ATMOSPHERE.
- g. ALL SHORING, SHEETING, AND DEWATERING SHALL BE THE TOTAL RESPONSIBILITY OF THE CONTRACTOR. SHEETING AND SHORING SHALL BE DESIGNED BY THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION. ALL SUBMITTALS SHALL BEAR CONTRACTOR'S /ENGINEERING SEAL AND SIGNATURE.

### 2. BACKFILL

- a. ALL BACKFILL SHALL BE PER THE 06/02/14 GEOTECHNICAL DEPARTMENT, LLC GEOTECHNICAL REPORT, WITH OPTIMUM MOISTURE CONTENT FOR COMPACTING.
  - b. NO BACKFILL MATERIAL SHALL BE PLACED AGAINST FOUNDATION WALLS UNTIL THE CONCRETE/ GROUTED MASONRY WALLS HAVE REACHED DESIGN STRENGTH.
  - c. WHERE THE FINAL GRADE ELEVATIONS ARE APPROXIMATELY EQUAL ON BOTH SIDES OF A WALL, BACKFILL IN LIFTS TO MAINTAIN LEVEL ELEVATIONS WITHIN 12" ON BOTH SIDES AT ANY TIME.
- ### 3. STRUCTURAL FILL
- a. REFER TO 06/02/14 GEOTECHNICAL DEPARTMENT, LLC GEOTECHNICAL REPORT REQUIREMENTS FOR COMPACTED STRUCTURAL FILL. REQUIREMENTS CONTAINED IN THE GEOTECHNICAL REPORT ARE PART OF THIS WORK. INSPECTION OF THE PLACEMENT OF COMPACTED STRUCTURAL FILL SHALL BE BY AN EXPERIENCED, QUALIFIED GEOTECHNICAL ENGINEER.

## H. CONCRETE:

### 1. CAST-IN-PLACE

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

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

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

- b. ALL FORMWORK, SHORING AND RESHORING SHALL BE DESIGNED BY THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION. ALL SUBMISSIONS SHALL BEAR THE ENGINEER'S SEAL AND SIGNATURE.
- c. NO SLEEVE SHALL BE PLACED THROUGH ANY CONCRETE ELEMENT UNLESS SHOWN ON THE STRUCTURAL DRAWINGS, APPROVED SLEEVING SHOP DRAWINGS OR SPECIFICALLY AUTHORIZED IN WRITING BY THE STRUCTURAL ENGINEER.
- d. CORE DRILLING OF FOUNDATIONS, GRADE BEAMS, SHALL NOT BE PERMITTED, UNLESS AUTHORIZED IN WRITING BY THE STRUCTURAL ENGINEER.
- e. NO SPLICES OF REINFORCEMENT SHALL BE PERMITTED EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. MAKE BARS CONTINUOUS AROUND CORNERS.
- f. WHEN INSTALLING EXPANSION BOLTS OR ADHESIVE ANCHORS, THE CONTRACTOR SHALL TAKE MEASURES TO AVOID DRILLING OR CUTTING OF ANY EXISTING REINFORCING AND DESTRUCTION OF CONCRETE. HOLES SHALL BE BLOWN CLEAN PRIOR TO PLACING BOLTS OR ADHESIVE ANCHORS.
- g. ANY STOP IN CONCRETE MUST BE MADE WITH VERTICAL BULKHEADS AND HORIZONTAL KEYS, UNLESS OTHERWISE SHOWN. ALL REINFORCING IS TO BE CONTINUOUS THROUGH JOINTS.



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

REHABILITATION/RECONSTRUCTION WORK FOR:

**MARK ELIAS**  
APPLICANT # 2120

MILFORD CT

79 COOPER AVENUE

Sheet Description:

**STRUCTURAL  
GENERAL  
NOTES**

Issue Dates:

AUG. 4, 2014

Project #:  
QA1346/16

Drawn By:  
S.A.L.

Sheet #:

S-01



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

# "STRUCTURAL GENERAL NOTES"



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

REHABILITATION/RECONSTRUCTION WORK FOR:

**MARK ELIAS**

APPLICANT # 2120

79 COOPER AVENUE

MILFORD CT

Sheet Description:

**STRUCTURAL GENERAL NOTES AND TYPICAL DETAILS**

Issue Dates:

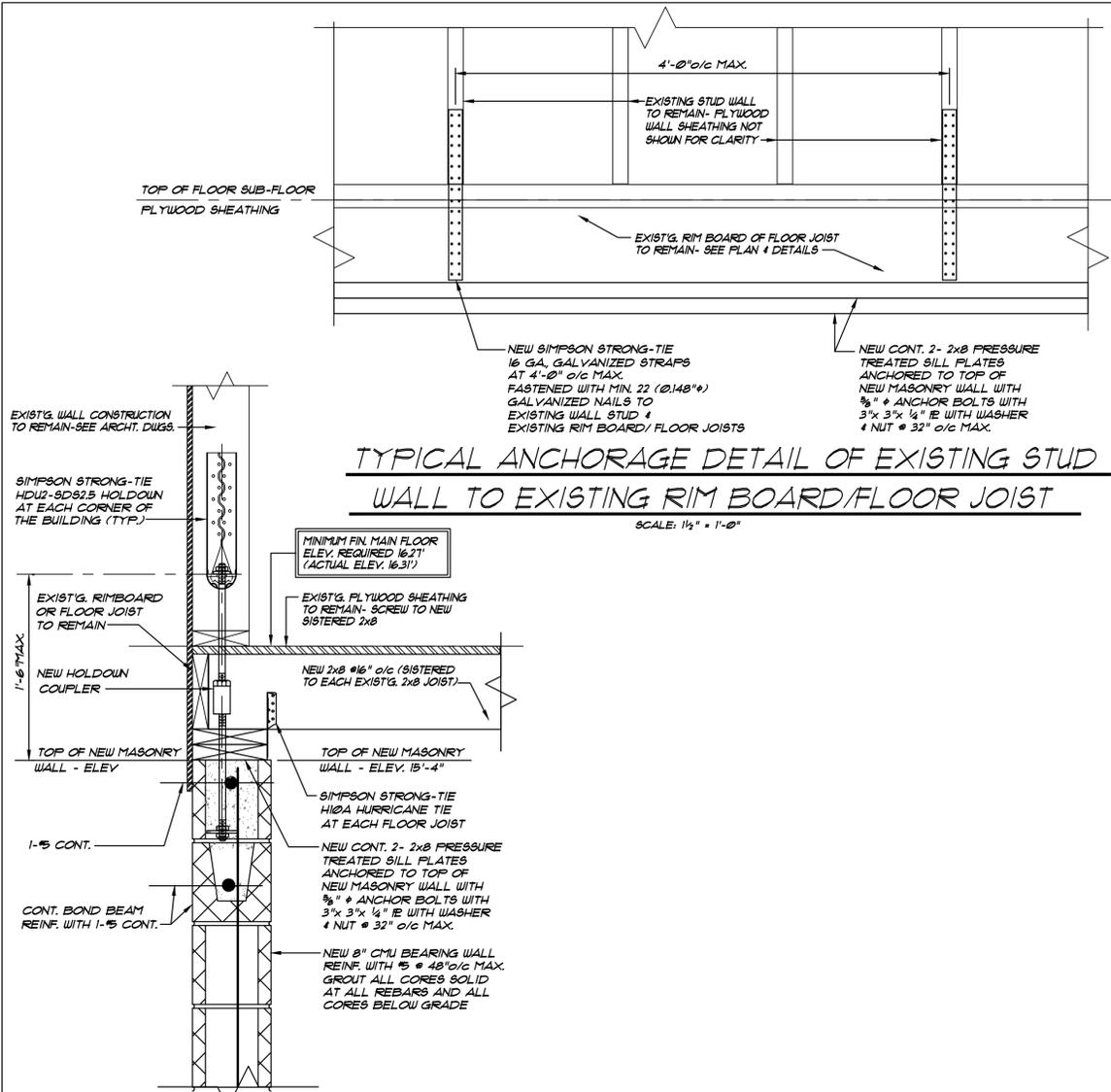
AUG. 4, 2014

Project #:  
QA1346/16

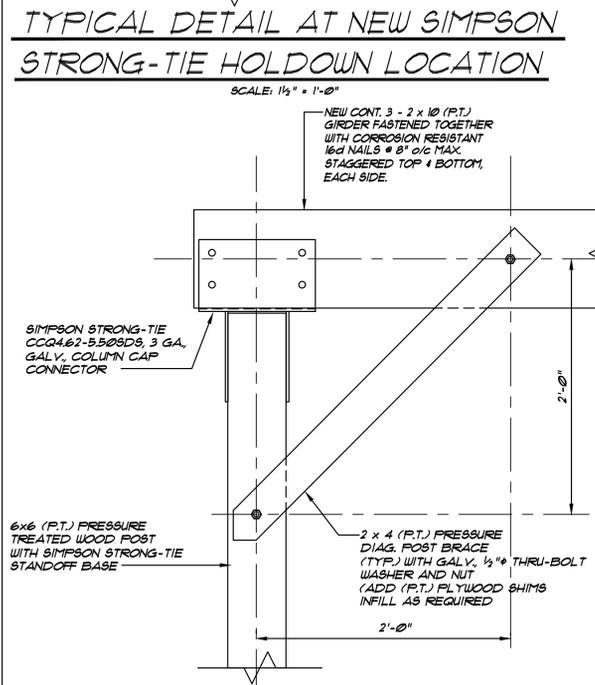
Drawn By:  
S.A.L.

Sheet #:

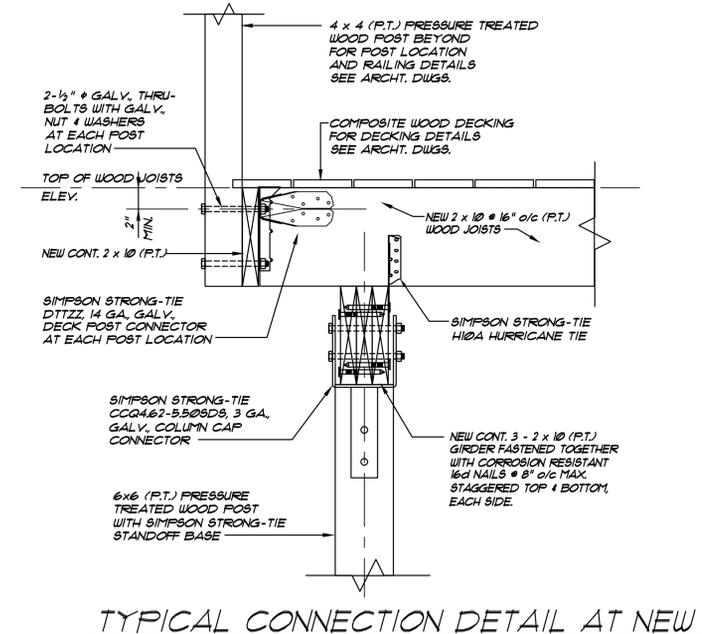
**S-02**



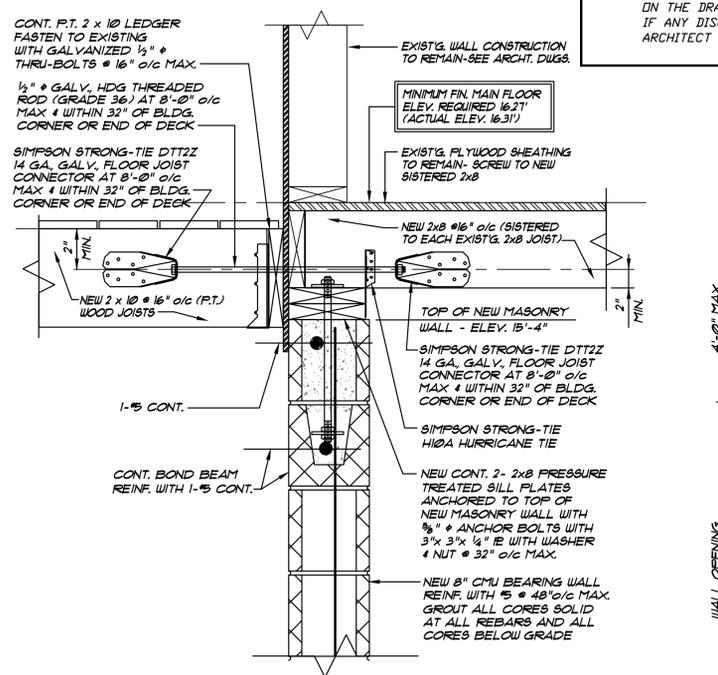
**TYPICAL ANCHORAGE DETAIL OF EXISTING STUD WALL TO EXISTING RIM BOARD/FLOOR JOIST**  
 SCALE: 1/2" = 1'-0"



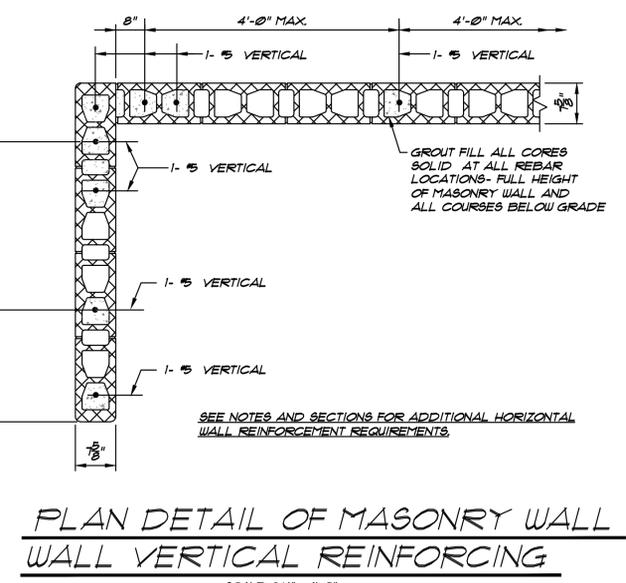
**TYPICAL DETAIL AT NEW SIMPSON STRONG-TIE HOLD-DOWN LOCATION**  
 SCALE: 1/2" = 1'-0"



**TYPICAL CONNECTION DETAIL AT NEW WOOD DECK SUPPORT BEAM & POST AND TYPICAL DECK RAILING POST**  
 SCALE: 1/2" = 1'-0"



**TYPICAL CONNECTION ASSEMBLY DETAIL @ NEW WOOD DECK & CONTINUOUS LEDGER**  
 SCALE: 1/2" = 1'-0"



**PLAN DETAIL OF MASONRY WALL WALL VERTICAL REINFORCING**  
 SCALE: 3/4" = 1'-0"

## I. CONCRETE MASONRY:

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

## J. STRUCTURAL WOOD NOTES:

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

### WOOD FRAMING

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

MODULUS OF ELASTICITY	E = 1,600,000 PSI
BENDING STRESS	F <sub>b</sub> = 875 PSI
COMPRESSION PERPENDICULAR TO GRAIN	F <sub>c⊥</sub> = 625 PSI
COMPRESSION PARALLEL TO GRAIN	F <sub>c∥</sub> = 1,300 PSI
HORIZONTAL SHEAR	F <sub>v</sub> = 95 PSI
TENSION PARALLEL TO GRAIN	F <sub>t</sub> = 575 PSI
- PANEL SPACING: 1/16" AT ENDS- 1/8" AT EDGES U.O.N., STAGGER JOINTS.
- STRUCTURAL PLYWOOD SHALL CONFORM TO REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION (APA) EXPOSURE. USE NEW LUMBER CONFORMING TO NOMINAL SIZES INDICATED.

### MICROLLAM (LVL)

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

SHEAR MODULUS OF ELASTICITY	G = 118,750 PSI
MODULUS OF ELASTICITY	E = 1,900,000 PSI
FLEXURAL STRESS	F <sub>b</sub> = 2,600 PSI
TENSION STRESS	F <sub>t</sub> = 1,555 PSI
COMPRESSION PERPENDICULAR TO GRAIN PARALLEL TO GLUE LINE	F <sub>c⊥</sub> = 750 PSI
COMPRESSION PARALLEL TO GRAIN	F <sub>c∥</sub> = 2510 PSI
HORIZONTAL SHEAR PERPENDICULAR TO GLUE LINE	F <sub>v</sub> = 285 PSI

### PARALLAM (PSL)

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

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

### K. DIMENSIONS:

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



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

REHABILITATION/RECONSTRUCTION WORK FOR:

**MARK ELIAS**

APPLICANT # 2120

MILFORD CT

79 COOPER AVENUE

Sheet Description:

**FOUNDATION  
AND PILE  
LOCATION  
PLAN**

Issue Dates:

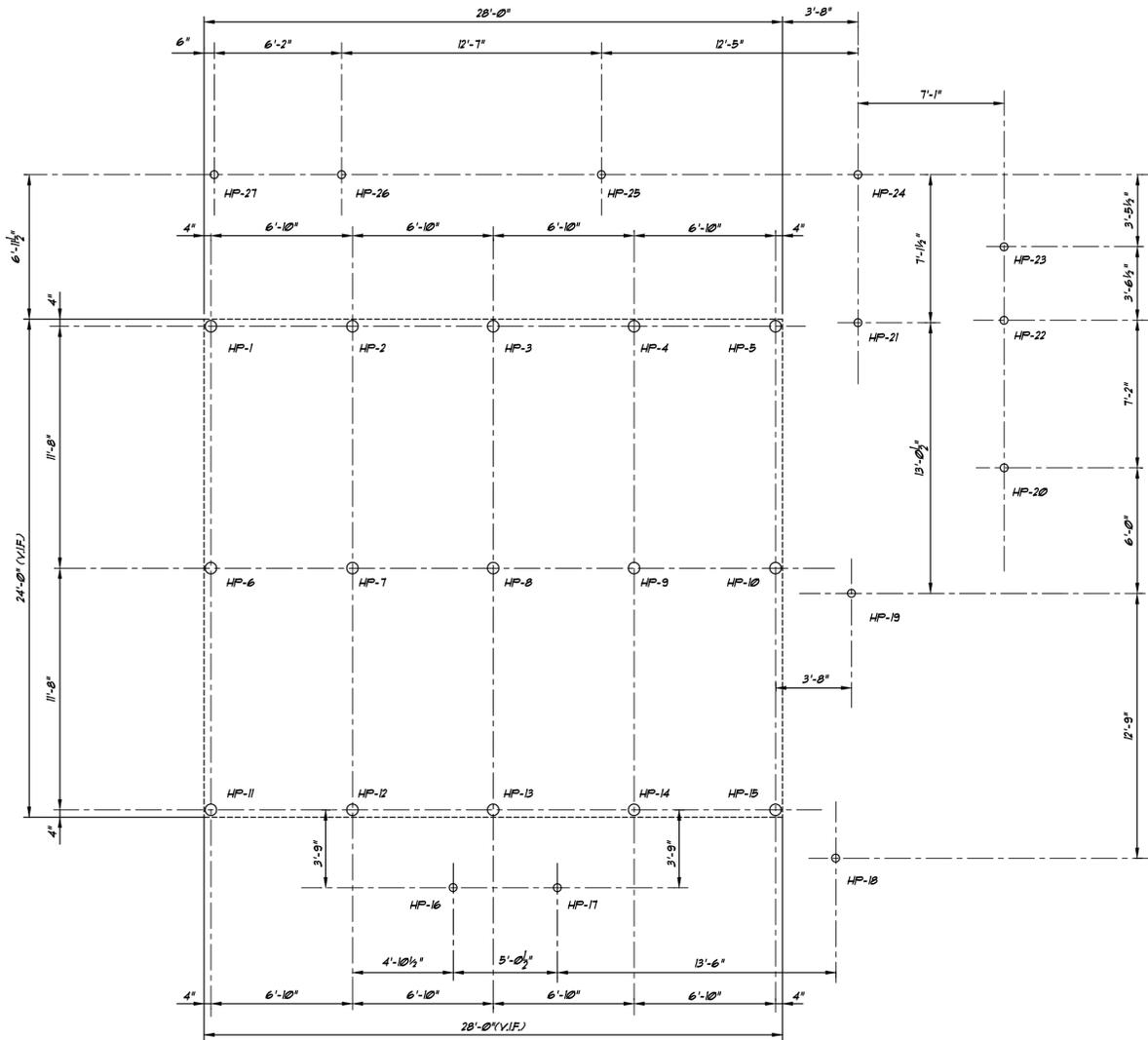
AUG. 4, 2014

Project #:  
QA1346/16

Drawn By:  
S.A.L.

Sheet #:

**S-1**



**PILE LOCATION PLAN**

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

**NOTES:**

- VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO STARTING FABRICATION AND INSTALLATION OF ANY NEW MATERIALS. NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES FOR POSSIBLE FURTHER INSTRUCTIONS AS MAY BE REQUIRED.
- PILES HP-1 THRU HP-15 SHALL BE HELICAL (AUGER) DRILLED-IN PILES INSTALLED CAPACITY = 16 TONS, DESIGN CAPACITY = 12 TONS.
- PILES HP-16 THRU HP-21 SHALL BE HELICAL (AUGER) DRILLED-IN PILES INSTALLED CAPACITY = 4 TONS, DESIGN CAPACITY = 3 TONS.
- INSTALL ALL PILES WHERE SHOWN ON PLAN.

**CONCRETE PIER SCHEDULE**

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

**NOTES:**

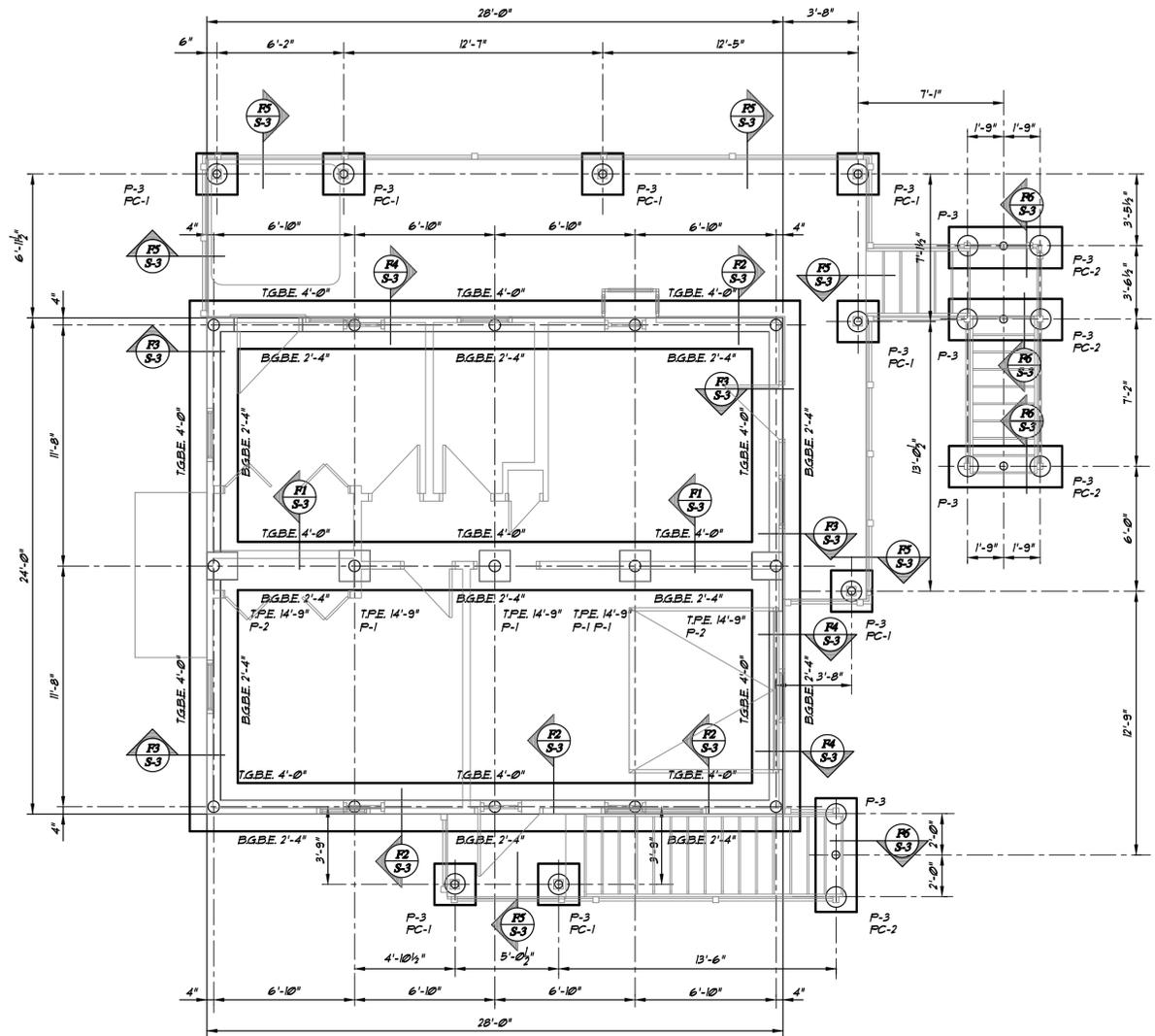
- ALL VERTICAL PIER REINFORCING SHALL BE DOWELED INTO CONCRETE GRADE BEAM OR CONCRETE PILE CAP.
- VERTICAL PIER REINFORCING SHALL BE LAPPED MINIMUM 30 x BAR DIAMETERS.

**FOUNDATION PLAN**

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

**NOTES:**

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





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

REHABILITATION/RECONSTRUCTION WORK FOR:

**MARK ELIAS**

APPLICANT # 2120

79 COOPER AVENUE MILFORD CT

Sheet Description:

**MAIN FLOOR FRAMING PLAN**

Issue Dates:  
 AUG. 4, 2014

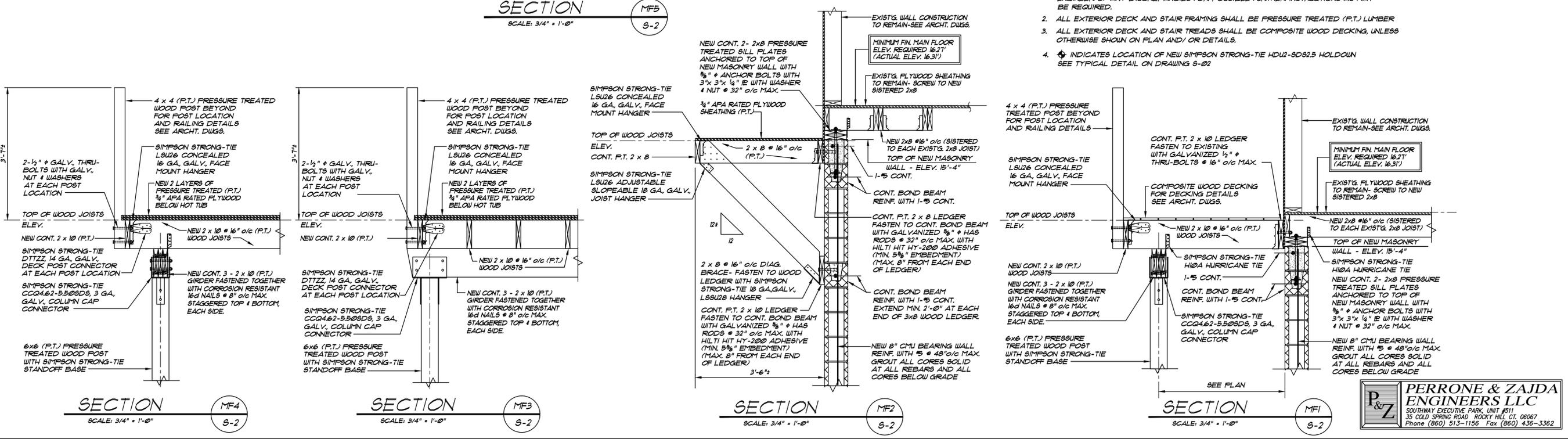
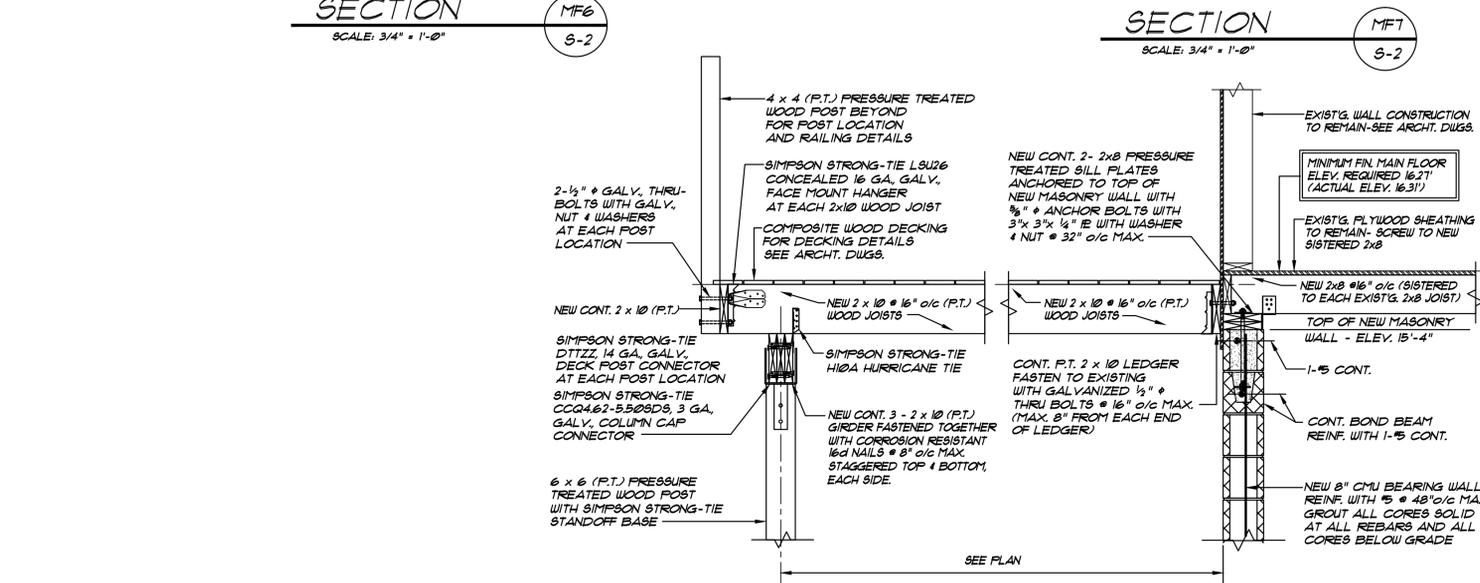
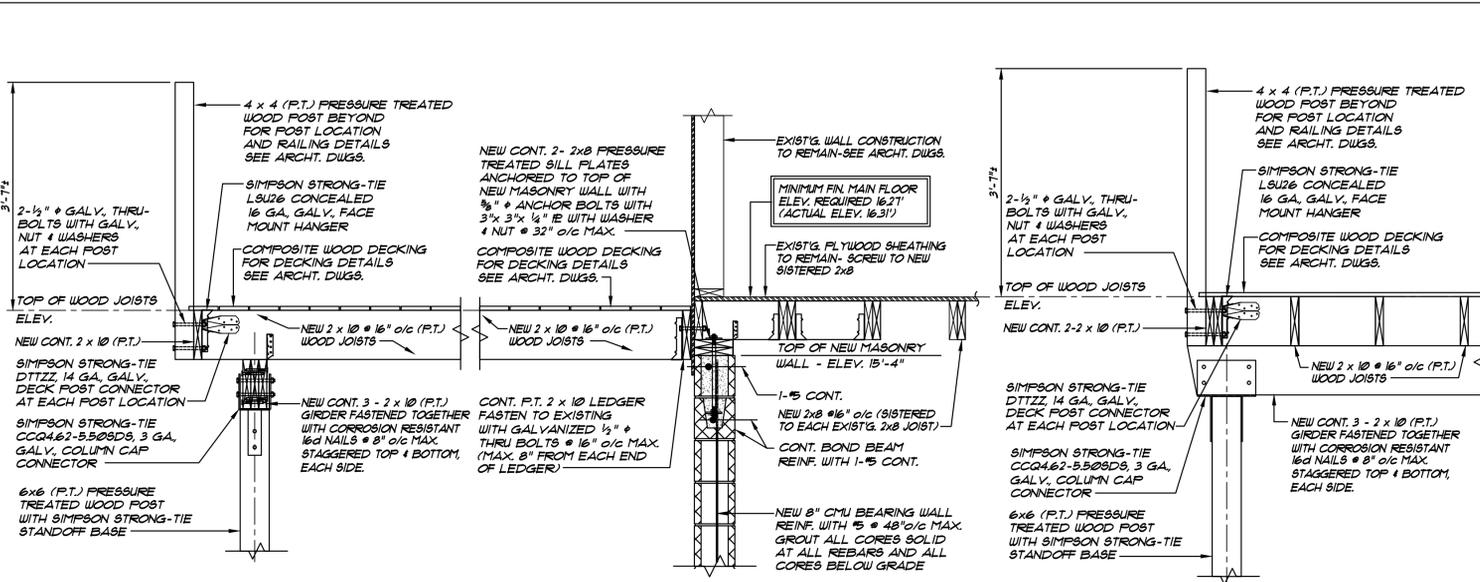
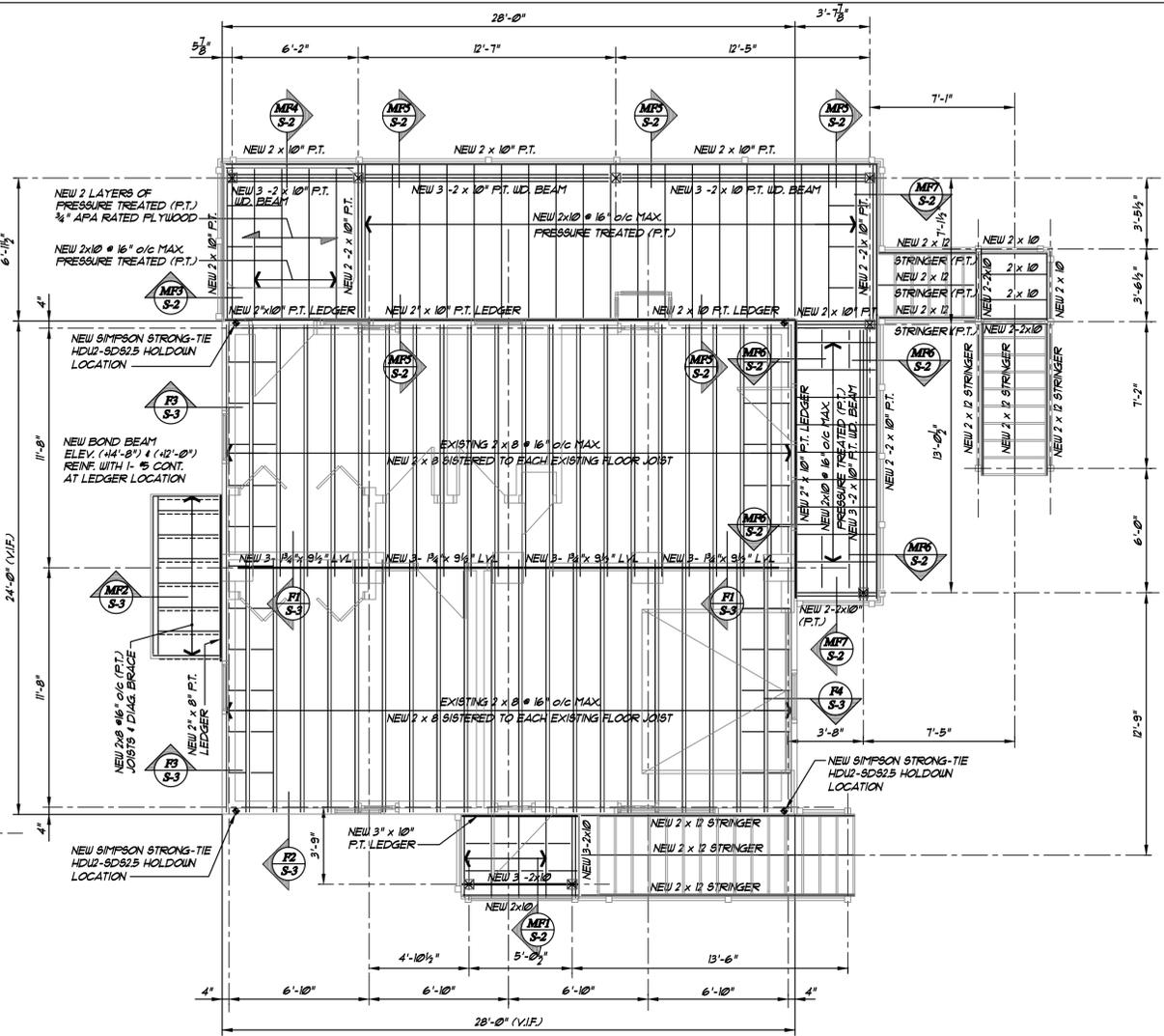
Project #: QAI346/16  
 Drawn By: S.A.L.

Sheet #:

**S-2**



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





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

REHABILITATION/RECONSTRUCTION WORK FOR:

**MARK ELIAS**

APPLICANT # 2120

MILFORD CT

79 COOPER AVENUE

Sheet Description:

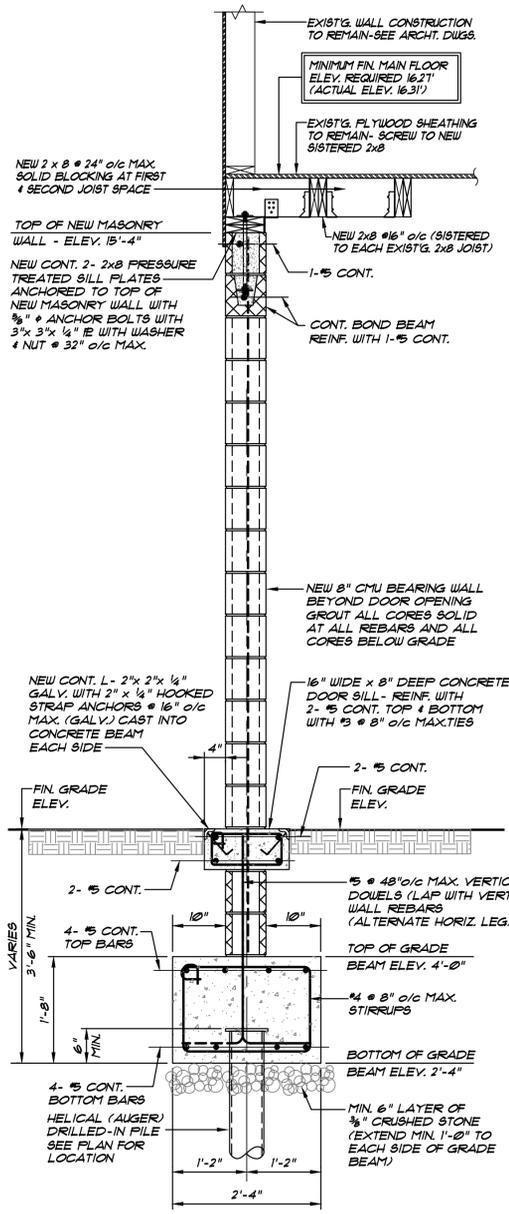
**STRUCTURAL DETAILS**

Issue Dates:  
AUG. 4, 2014

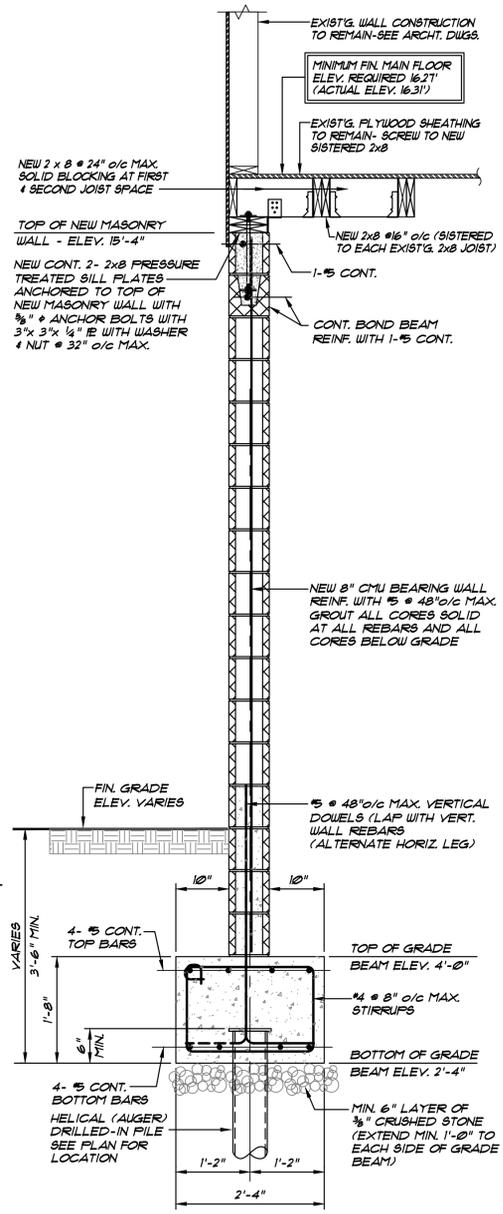
Project #: QAI346/16  
Drawn By: S.A.L.

Sheet #:

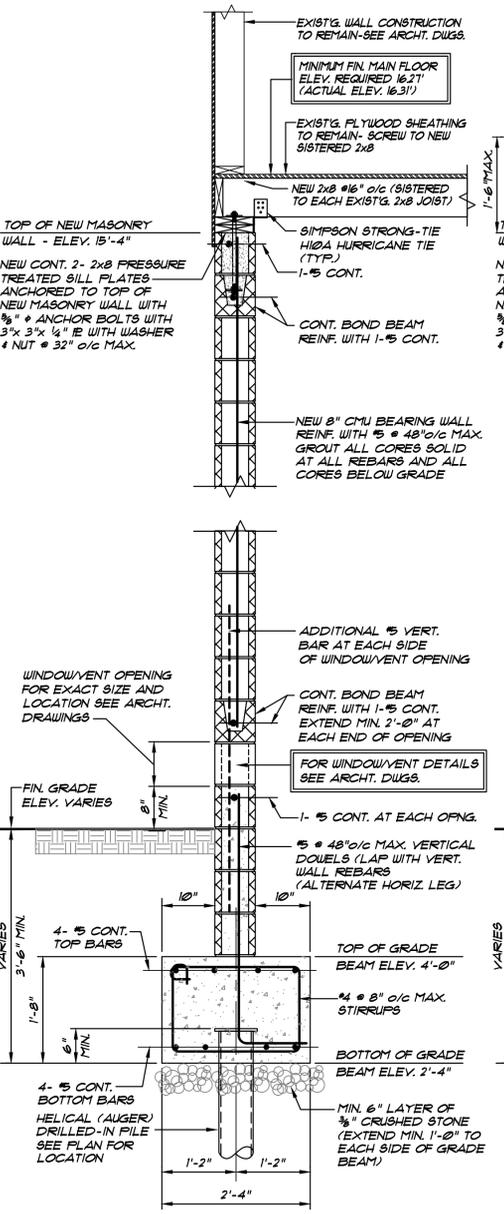
**S-3**



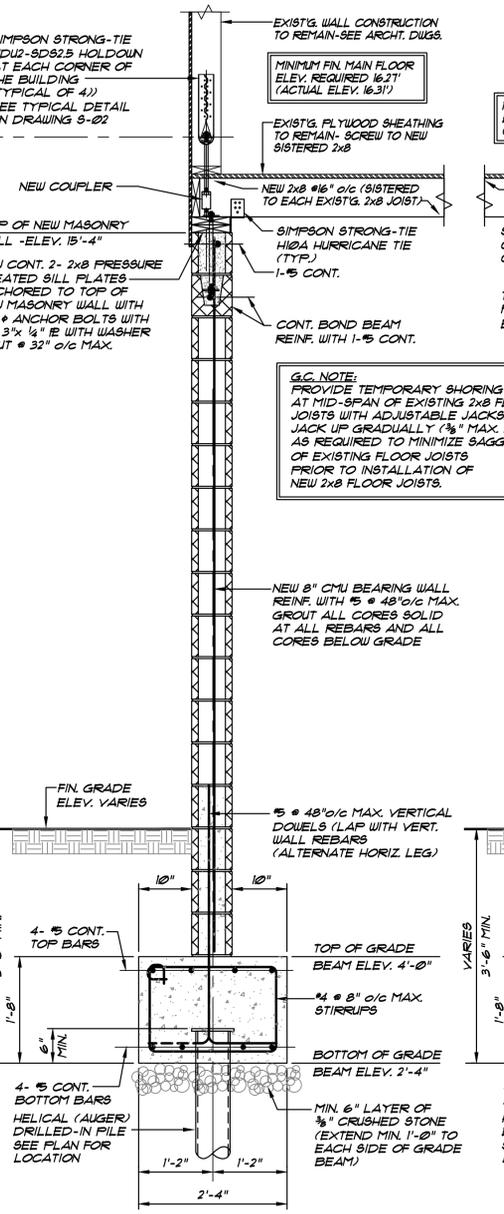
**SECTION F4**  
SCALE: 3/4" = 1'-0"  
S-3



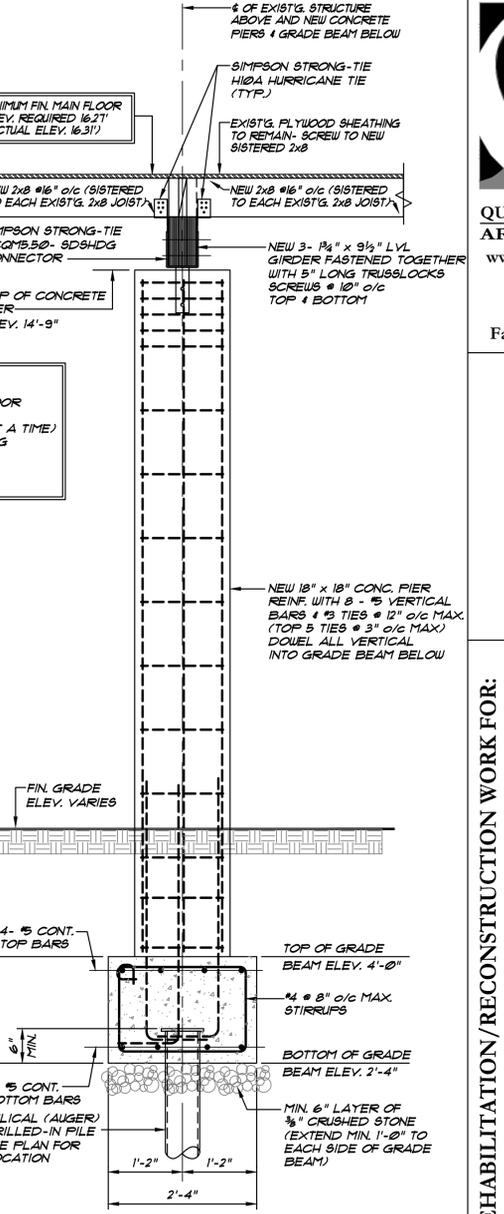
**SECTION F3**  
SCALE: 3/4" = 1'-0"  
S-3



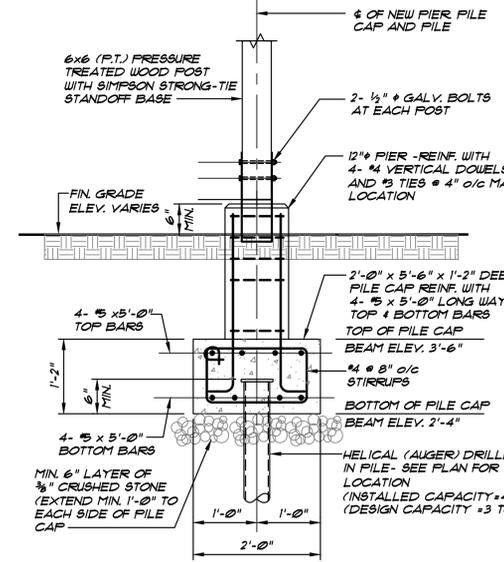
**VARIATION OF SECTION F2 @ WINDOWS**  
SCALE: 3/4" = 1'-0"  
S-3



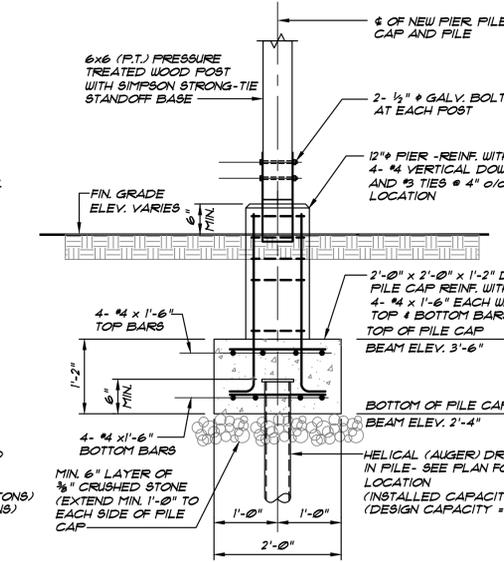
**SECTION F2**  
SCALE: 3/4" = 1'-0"  
S-3



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



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



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



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

**FLOOD VENTS**

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

R322.2.2 ENCLOSED AREA BELOW DESIGN FLOOD ELEVATION

R322.2.2 - 2.1 - MIN. REQUIRED FLOOD VENTS = 2. PROPOSED NUMBER OF FLOOD VENTS = 5

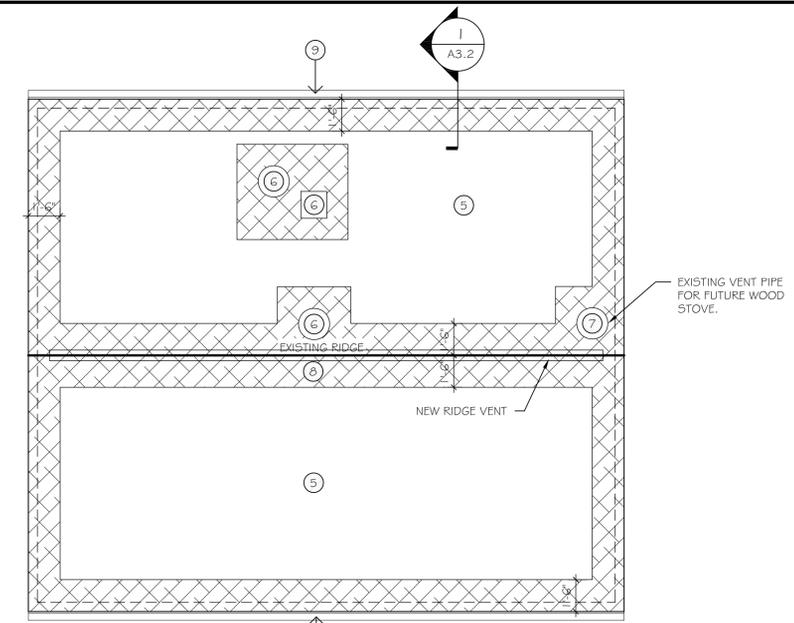
R322.2.2 - 2.2 - TOTAL NET AREA OF FLOOD VENTS  
 MIN. = 1 SQ INCH FOR EACH SQUARE FOOT OF ENCLOSED SPACE.  
 ENCLOSED SPACE = 605 SQ FT.  
 MIN FLOOD VENT NET AREA REQUIRED = 605 SQ. INCHES  
 PROPOSED FLOOD VENTS = (5) AT 128 SQ. INCHES EA.  
 TOTAL FLOOD VENTILATION = 640 SQ. INCHES.

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

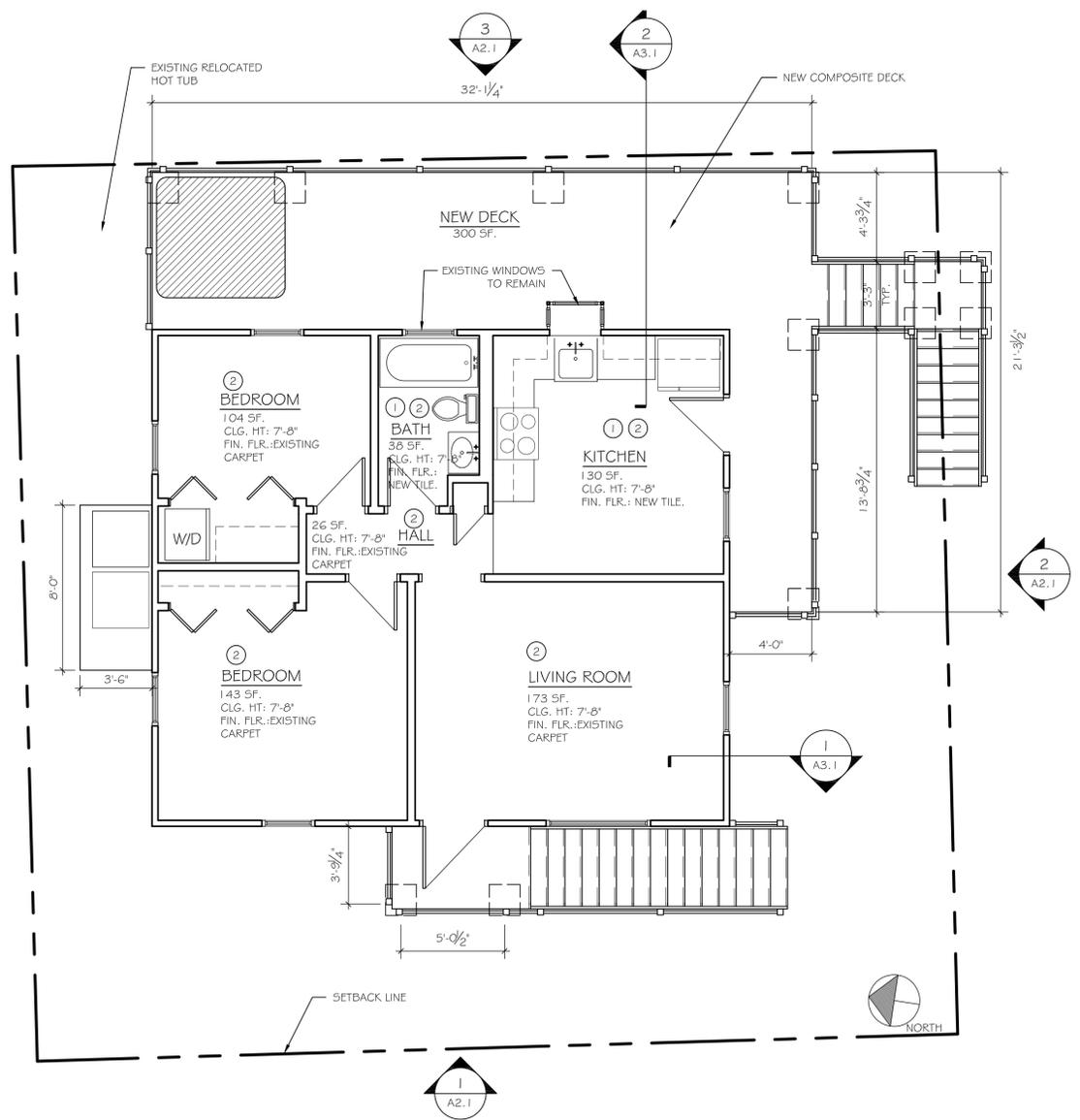
R322.2.2 - 2.4 - OPENING SIZE  
 MIN. FLOOD VENT OPENING SIZE = 3" IN ANY DIRECTION IN THE PLANE OF THE WALL.  
 PROPOSED FLOOD VENT SIZE = 8" X 16"

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

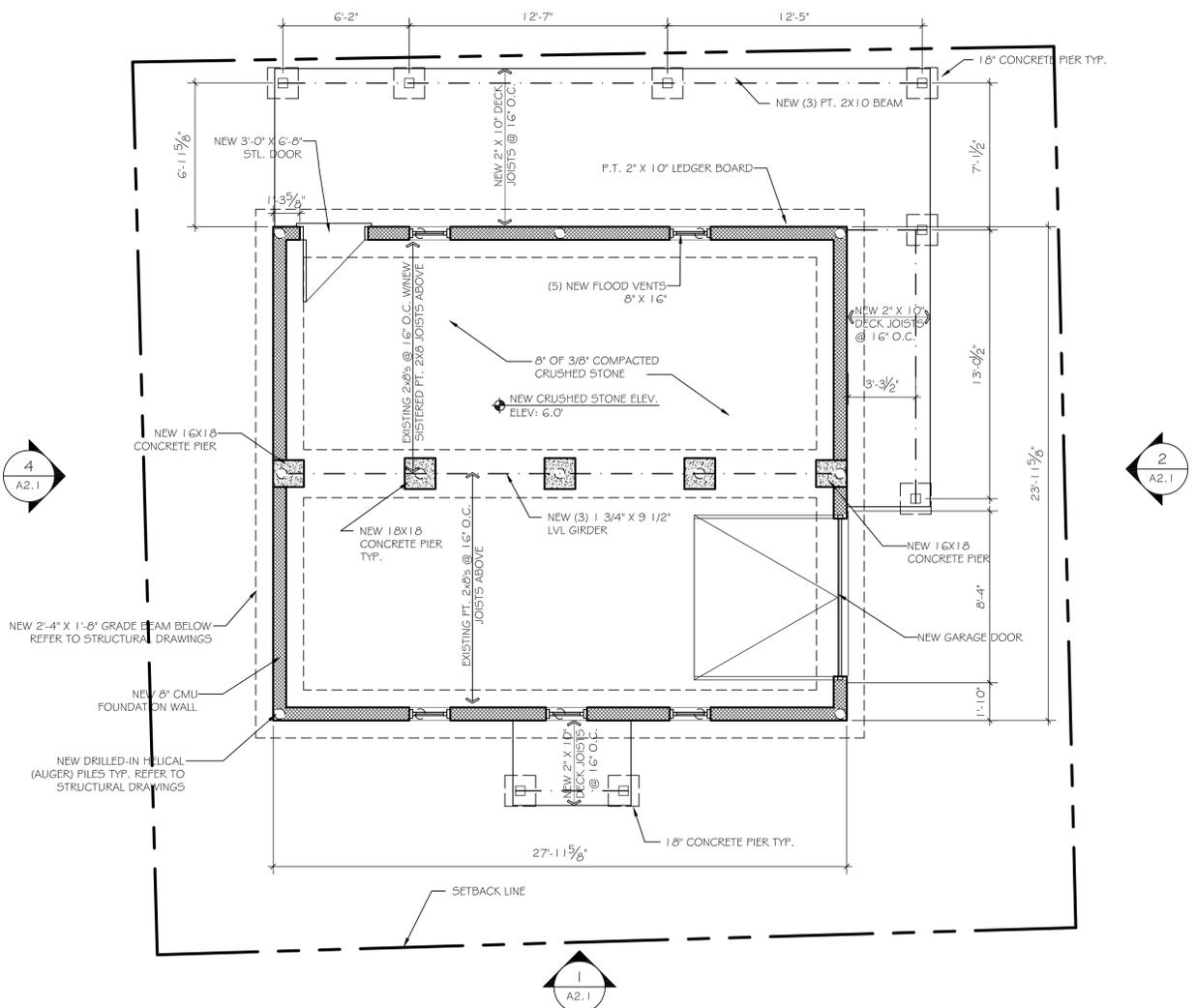
- KEY NOTES**
- 1 DEMO EXISTING FLOOR TILE, REPLACE WITH NEW TILE AS SPECIFIED.
  - 2 CUT, PATCH, AND REPAIR AREAS WHERE CRACKING HAS OCCURRED FROM THE STORM AS WELL AS THE HOME RAISING. JOINTS TO BE TAPED (3 COATS) AND REPAINTED WITH 1 COAT PRIMER 2 COATS. FINISH PAINT. COLOR TO MATCH EXISTING.
  - 3 NOT USED.
  - 4 PATCH & REPAIR PLYWOOD ROOF SHEATHING AS REQ'D. PLYWOOD TYPE AND THICKNESS TO MATCH EXISTING, CONTRACTOR TO VERIFY IN THE FIELD.
  - 5 NEW ROOFING ASSEMBLY, REFER TO DETAIL 1/A3.2.
  - 6 NEW FLASHING AROUND ROOF VENTS, REFER TO DETAILS 2 + 5 ON A3.2. VERIFY EXACT LOCATIONS IN FIELD.
  - 7 NEW FLASHING AROUND PLUMBING VENT PIPE, REFER TO DETAIL 7/A3.2. VERIFY EXACT LOCATIONS IN FIELD.
  - 8 NEW ICE AND WATER SHIELD.
  - 9 NEW GUTTERS AND DOWNSPOUTS, REFER TO DETAIL 1/A3.2.



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



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



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

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

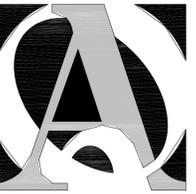
REHABILITATION/RECONSTRUCTION WORK FOR:  
**MARK ELIAS**  
 APPLICANT # 2120  
 79 COOPER AVENUE  
 MILFORD CT

Sheet Description:  
**FLOOR PLANS**

Issue Dates:  
 BID/PERMIT SET - 08/04/14

Scale:  
 Project #: QA 1346-16  
 Drawn By: RSE

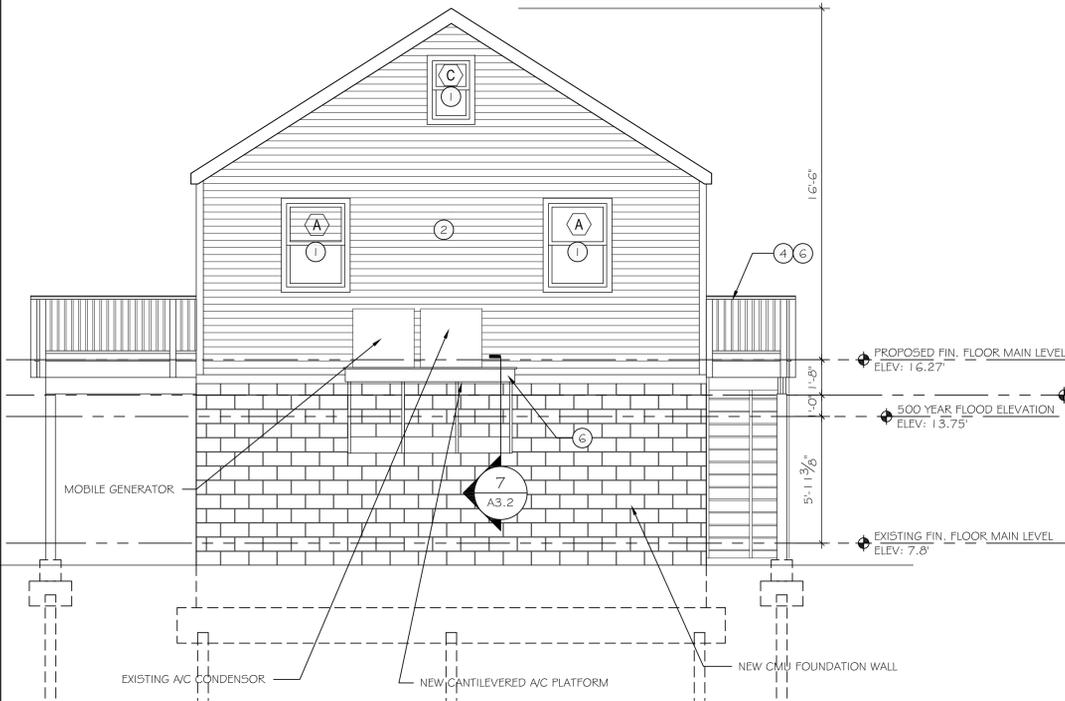
Sheet #:  
**A1.1**



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

**KEY NOTES**

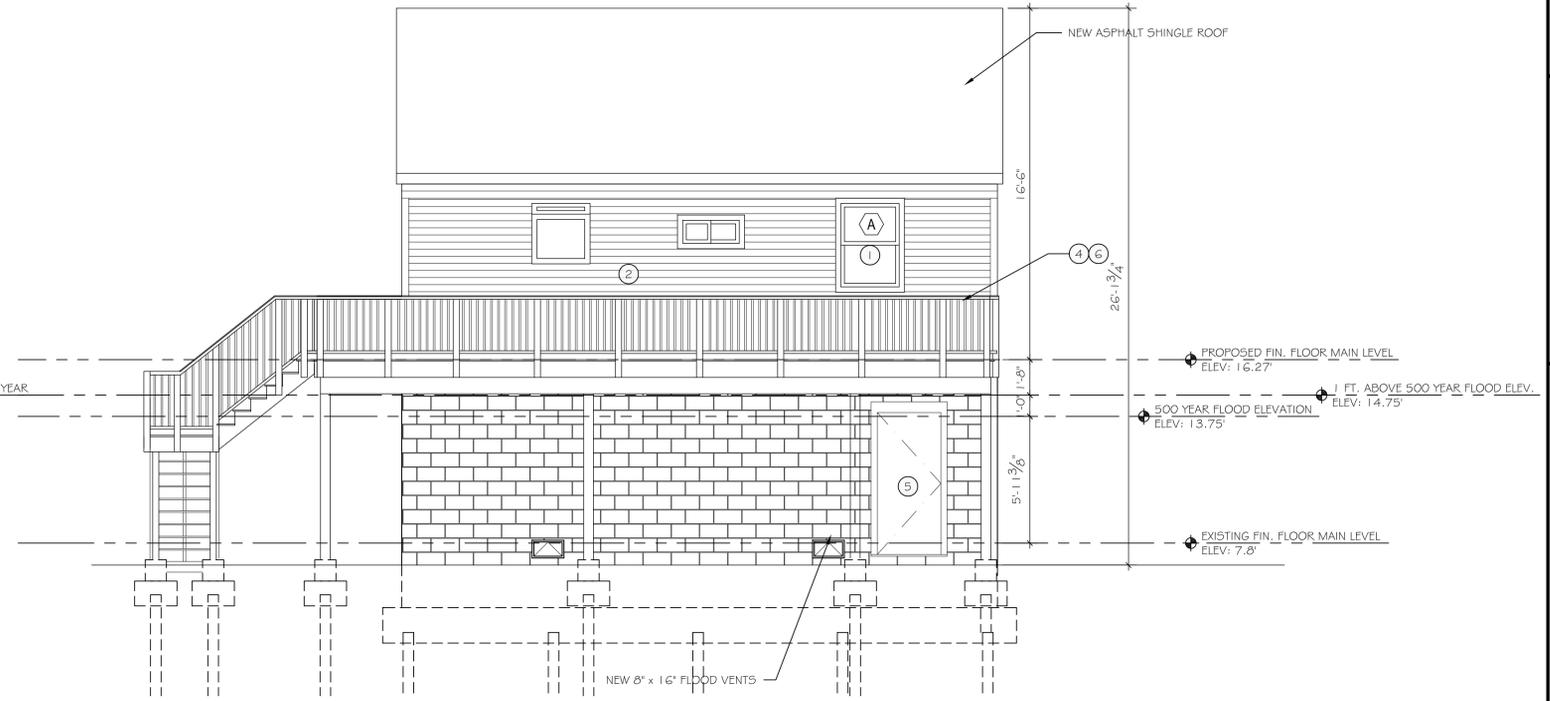
- ① REMOVE EXISTING WINDOW AND FLASHING. FURNISH AND INSTALL NEW CONSTRUCTION VINYL WINDOW W/ MIN. DP-30 RATING PER CODE. (NOTE: AT LEAST ONE WINDOW IN EACH BEDROOM SHALL MEET THE MINIMUM NET CLEAR OPENING AREA OF 5.7 SF. REQUIRED BY CODE.)
- ② REMOVE EXISTING VINYL SIDING. FURNISH AND INSTALL NEW VINYL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



**NORTH ELEVATION**

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

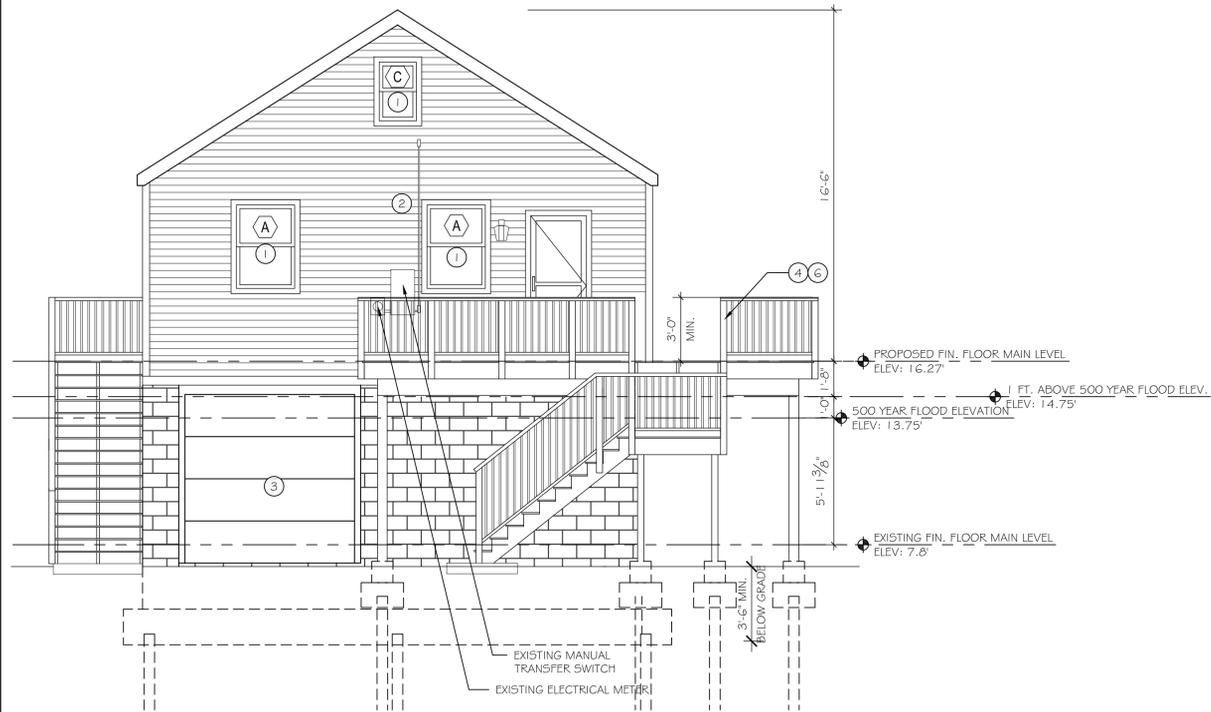
④



**EAST ELEVATION**

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

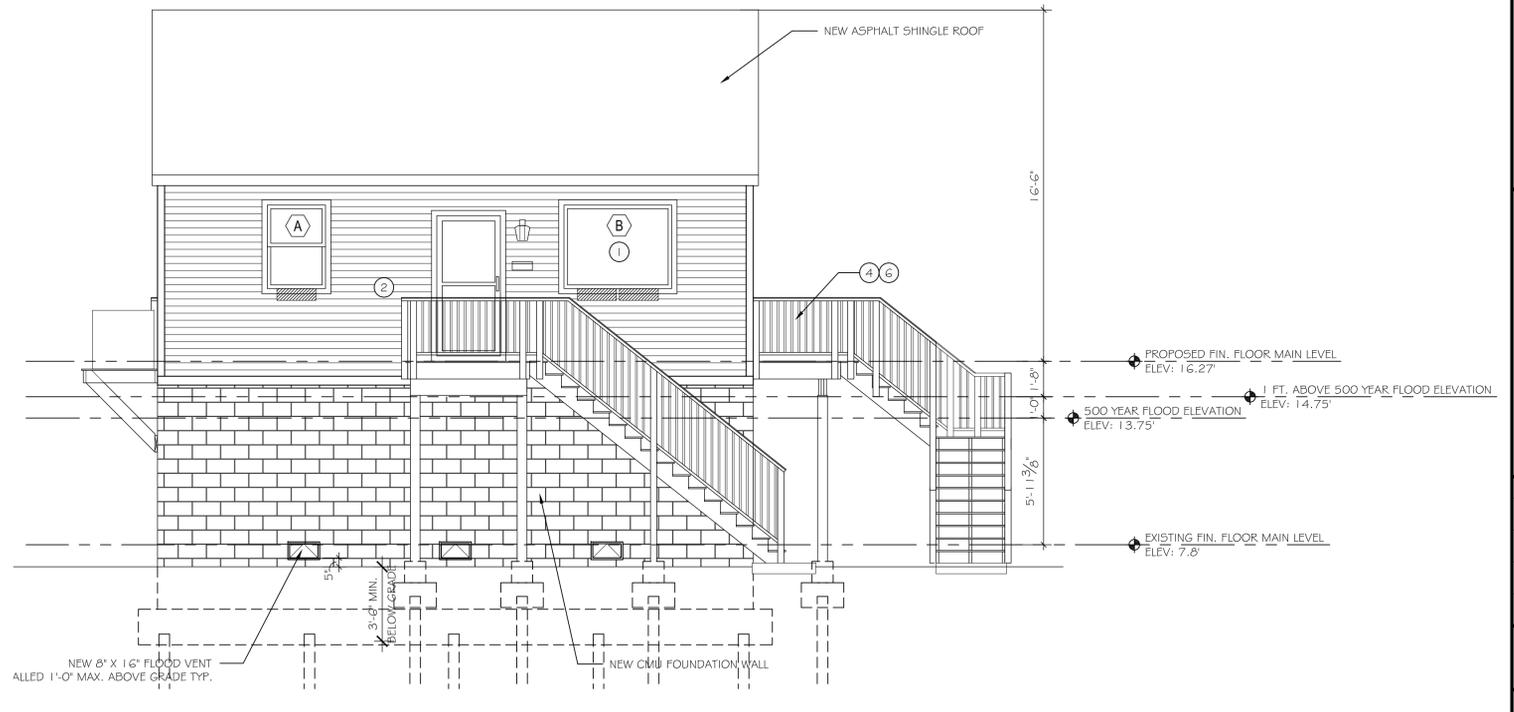
③



**SOUTH ELEVATION**

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

②



**WEST ELEVATION**

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

①

REHABILITATION/RECONSTRUCTION WORK FOR:

**MARK ELIAS**

APPLICANT # 2120

MILFORD CT

79 COOPER AVENUE

Sheet Description:

**ELEVATIONS**

Issue Dates:

BID/PERMIT SET - 08/04/14

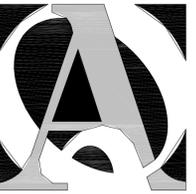
Scale:

Project #: QA 1346-16

Drawn By: RSE

Sheet #:

**A2.1**



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

REHABILITATION/RECONSTRUCTION WORK FOR:

**MARK ELIAS**  
 APPLICANT # 2120

79 COOPER AVENUE MILFORD CT

Sheet Description:

**WALL SECTIONS**

Issue Dates:

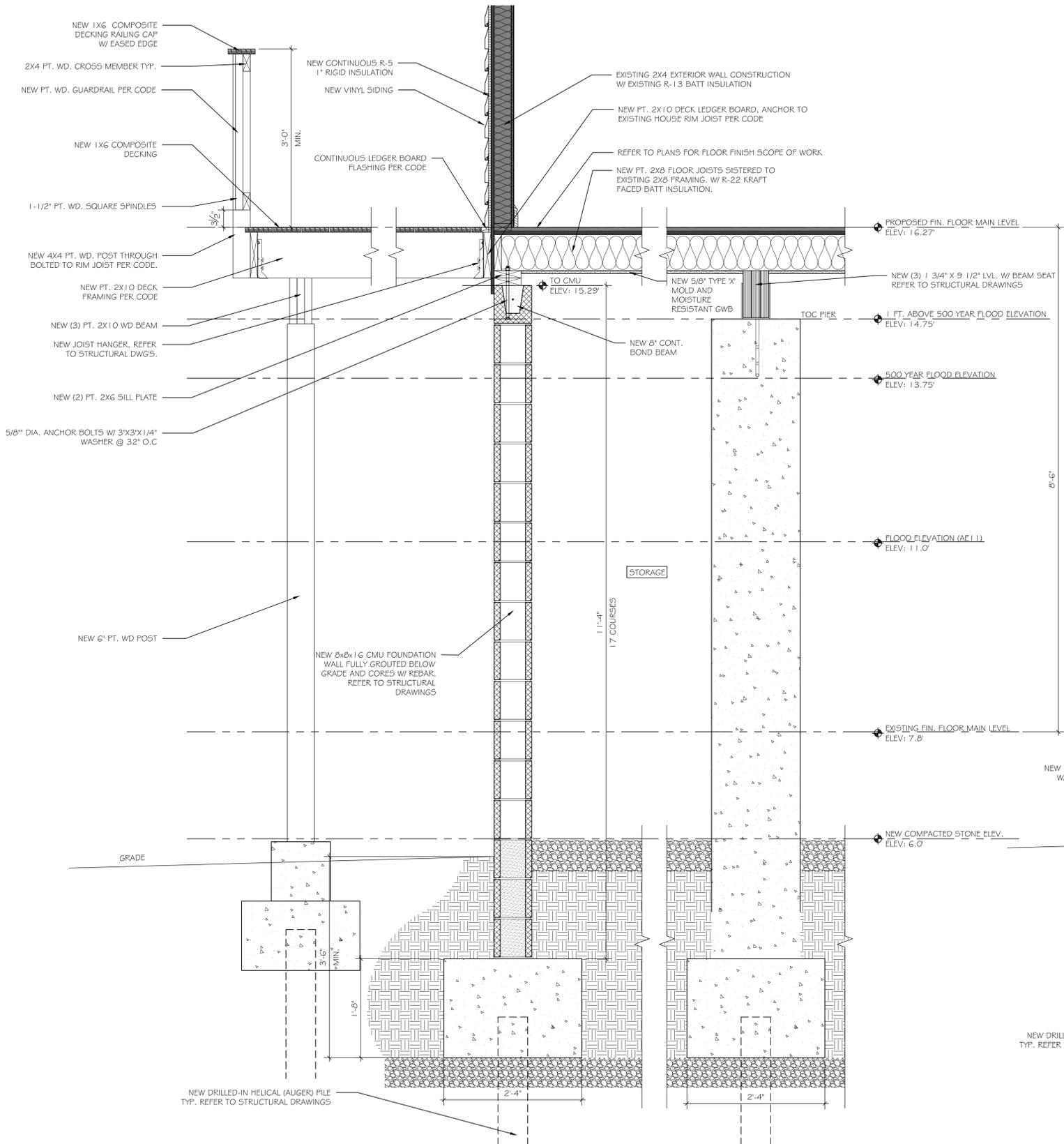
BID/PERMIT SET - 08/04/14

Scale:

Project #: QA 1346-16  
 Drawn By: RSE

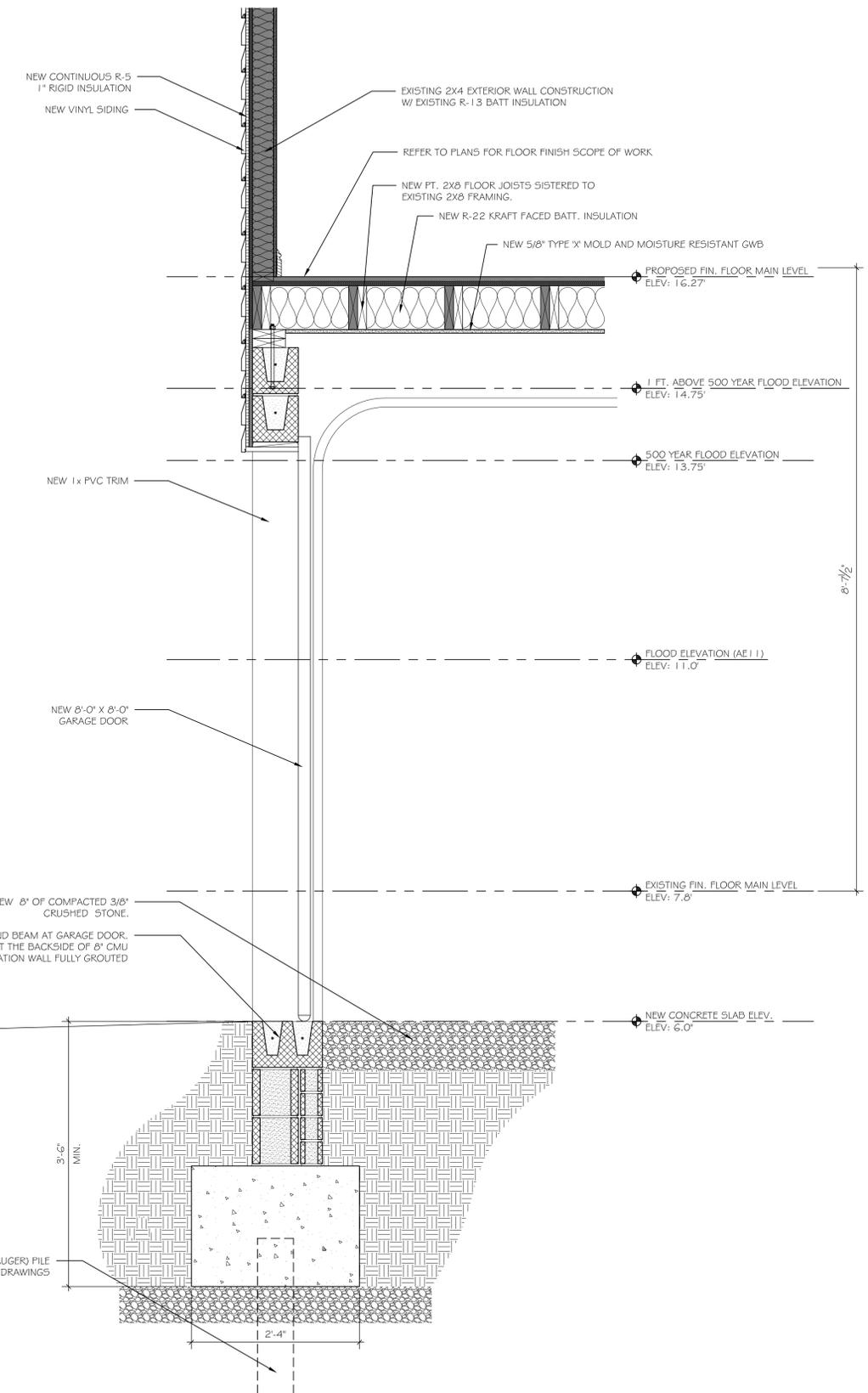
Sheet #:

**A3.1**



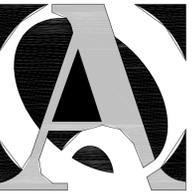
**WALL SECTION**  
 SCALE: 1"=1'-0"

2



**WALL SECTION**  
 SCALE: 1"=1'-0"

1



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

REHABILITATION/RECONSTRUCTION WORK FOR:

**MARK ELIAS**  
 APPLICANT # 2120

79 COOPER AVENUE  
 MILFORD CT

Sheet Description:

**WINDOW & ROOF DETAILS**

Issue Dates:

BID/PERMIT SET - 08/04/14

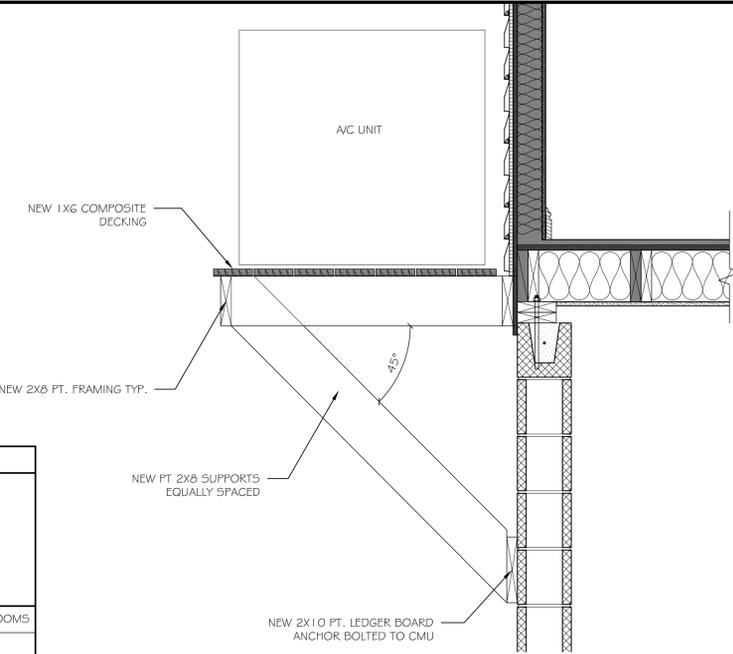
Scale:

Project #:  
 QA 1346-16

Drawn By:  
 RSE

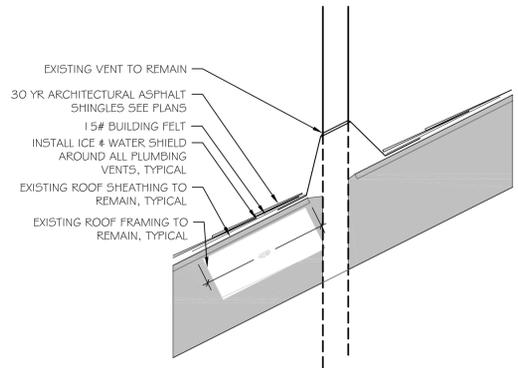
Sheet #:

**A3.2**



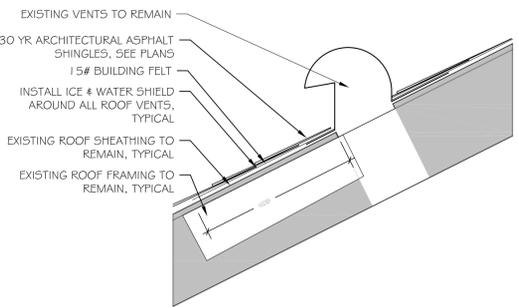
**CONDENSOR PLATFORM**  
 SCALE: 1" = 1'-0"

7



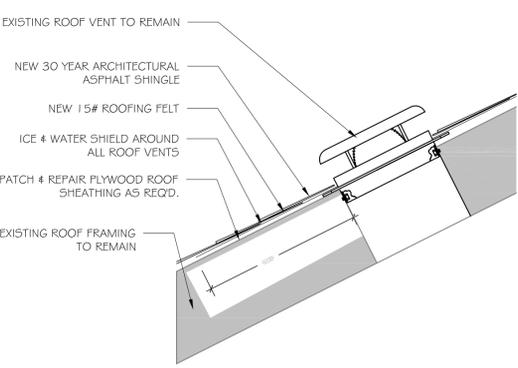
**PLUMBING VENT DETAIL**  
 SCALE: 1-1/2" = 1'-0"

4



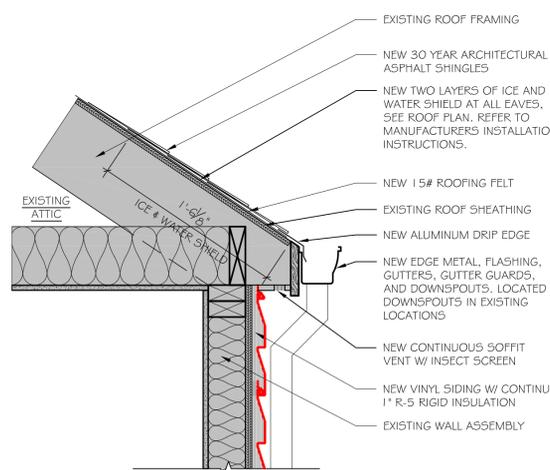
**BATHROOM ROOF VENT**  
 SCALE: 1-1/2" = 1'-0"

3



**ROOF VENT DETAIL**  
 SCALE: 1-1/2" = 1'-0"

2



**EAVE DETAIL TYP.**  
 SCALE: 1-1/2" = 1'-0"

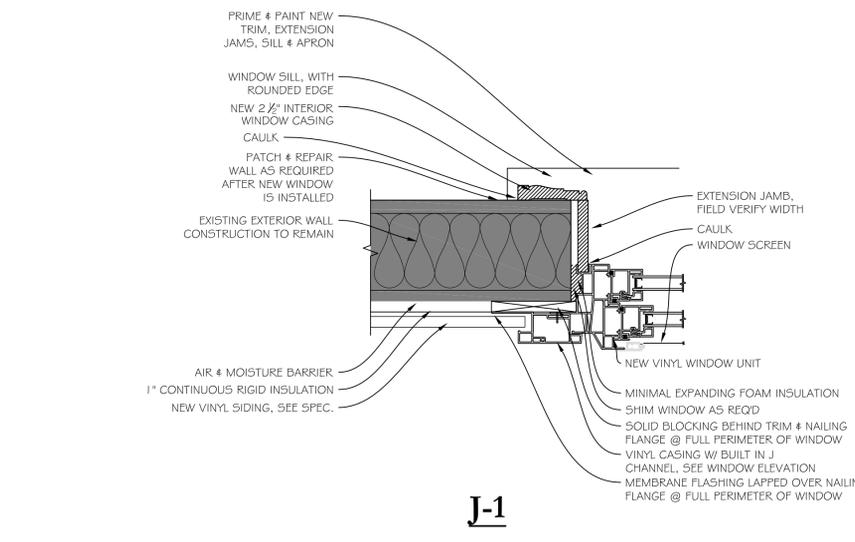
1

WINDOW ID	STATIONARY	OPERABLE	WINDOW SIZE (WxH)	MODEL NUMBER	DETAIL NUMBER			REMARKS
					HEAD DETAIL	SILL DETAIL	JAMB DETAIL	
A		●	31" x 47" DH	NEW CONSTRUCTION VINYL	H-1	S-1	J-1	EMERGENCY ESCAPE BEDROOMS
B	●		61" x 47" FIXED	NEW CONSTRUCTION VINYL	H-1	S-1	J-1	
C		●	20" x 30" DH	NEW CONSTRUCTION VINYL	H-1	S-1	J-1	

- GENERAL NOTES:**
- GENERAL CONTRACTOR IS TO PROVIDE A CONSTRUCTION SCHEDULE & COORDINATE WITH THE OWNER.
  - ALL WINDOWS MUST BE REMOVED & NEW UNITS INSTALLED WITHIN THE SAME DAY
  - CONTRACTOR TO EXECUTE COMPLETE WINDOW REPLACEMENT (1 WINDOW UNIT) AS A MOCK UP FOR FORMAL REVIEW PRIOR TO DIRECTIVE TO EXECUTE ALL THE WORK.
  - WINDOW SIZES ARE APPOINTED FOR PURPOSES OF BIDDING AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY ALL OPENINGS PRIOR TO BIDDING, ORDERING & CONSTRUCTION
  - REMOVE EXISTING WINDOW UNIT AS REQUIRED, PREPARE OPENING TO RECEIVE NEW CONSTRUCTION WINDOW UNIT, SEE DETAILS
  - 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
  - REMOVE AND REINSTALL EXISTING INTERIOR WINDOW ACCESSORIES TO INCLUDE BUT ARE NOT LIMITED TO CURTAIN RODS, CURTAIN HOLD BACKS, ETC... PROVIDE ALL NECESSARY HARDWARE FOR REINSTALLATION, FIELD VERIFY PRIOR TO BIDDING
  - NEW VINYL WINDOWS (PICTURE & DOUBLE HUNG) ARE TO BE VICON SERIES NEW CONSTRUCTION WINDOWS BY HARVEY INDUSTRIES (BASIS OF DESIGN) WITH INTEGRAL 3" FLAT CASING & RECEIVER CHANNEL FOR VINYL SIDING ON ALL SIDES, COLOR TO BE WHITE
  - INTERIOR TRIM IS TO BE REPLACED WITH NEW PRE-MANUFACTURED TRIM WITH EXTENSION JAMBS AS ONE PIECE FROM CLEAR FINE. PRE-PRIMED ON ALL SIDES & PAINTED, COLOR TO BE WHITE (SEMIGLOSS) TOUCH UP IN FIELD AFTER INSTALLATION. STYLE TO MATCH EXISTING AS CLOSE AS POSSIBLE.
  - WINDOWS ARE TO BE DOUBLE GLAZED WITH LOW-E & ARGON.
  - WINDOWS ARE TO HAVE FULL SCREENS (FIBERGLASS)
  - WINDOW HARDWARE TO BE WHITE
  - INSULATE AROUND FULL PERIMETER OF WINDOW UNIT WITH MINIMAL EXPANDING FOAM INSULATION
  - WINDOWS SHALL MEET OR EXCEED THE MIN. DESIGN PRESSURE OF 30. (DP-30)

**WINDOW SCHEDULE**  
 SCALE: N.T.S

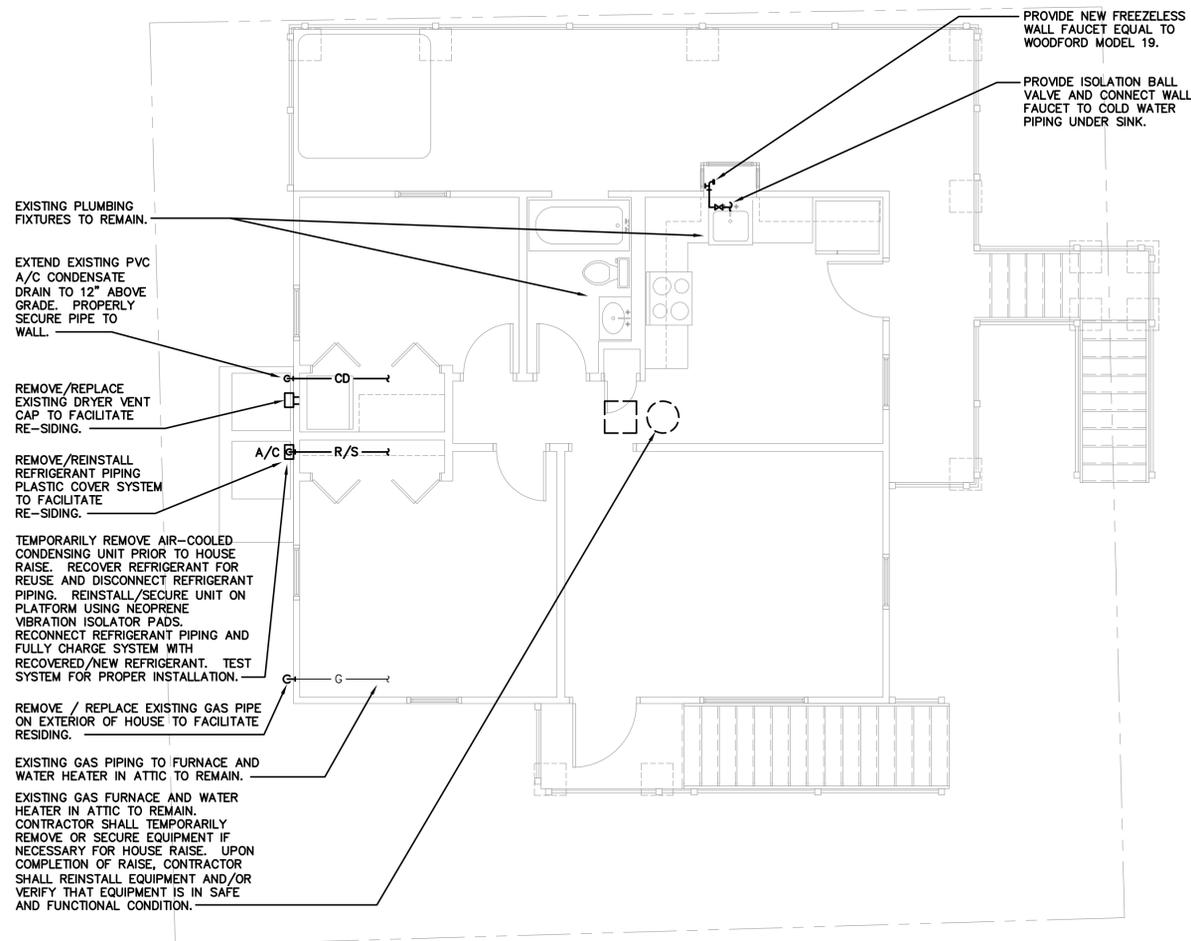
6



**WINDOW DETAILS**  
 SCALE: 1" = 1'-0"

5

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



**FIRST FLOOR MECHANICAL PLAN**

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

REMOVE ALL EXISTING DOMESTIC WATER PIPING IN CRAWL SPACE.

COORDINATE REMOVAL OF EXISTING WATER METER AND UNDERGROUND SERVICE WITH WATER COMPANY.

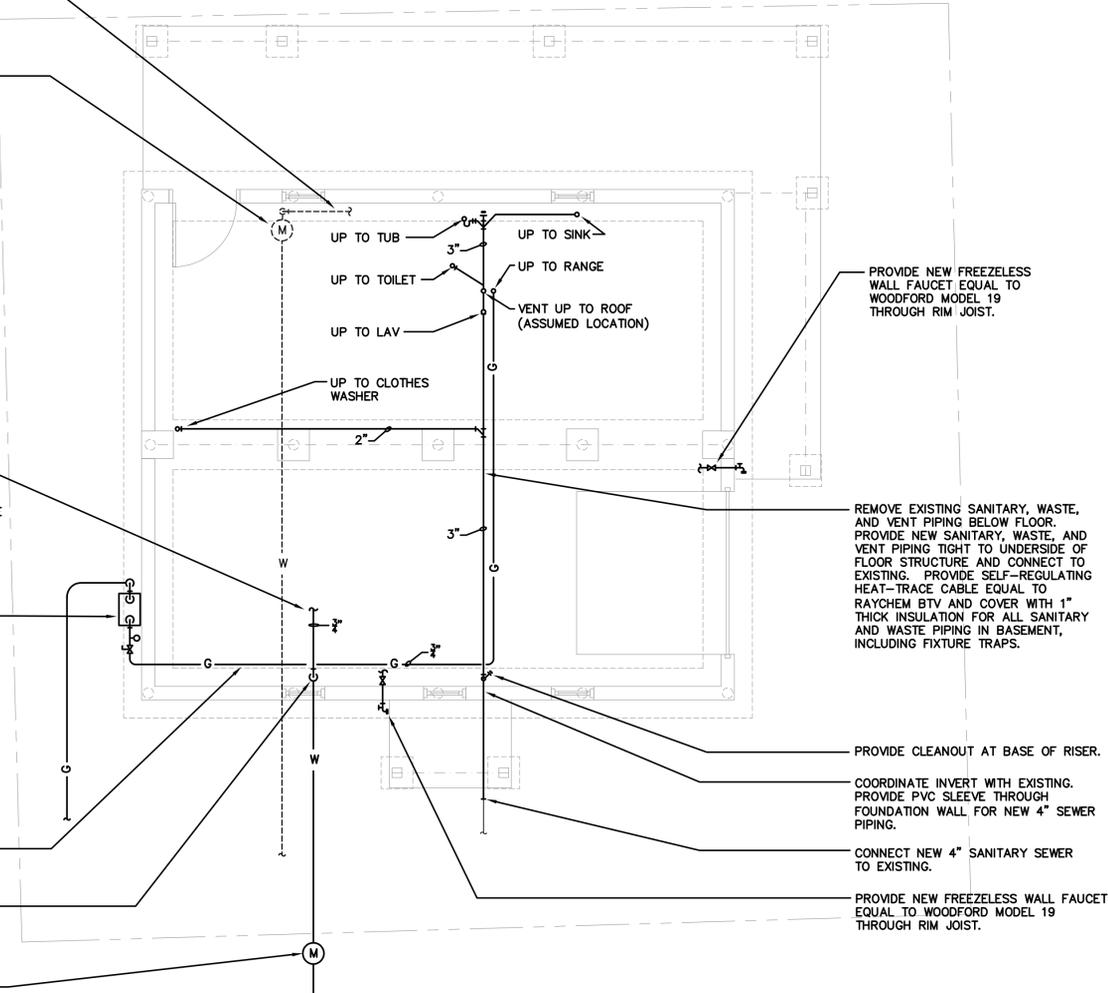
PROVIDE NEW COLD WATER PIPING IN BASEMENT TIGHT TO STRUCTURE ABOVE 500-YEAR FLOOD ELEVATION. CONNECT TO EXISTING FIXTURES AND NEW WALL FAUCETS. PROVIDE SELF-REGULATING HEAT-TRACE CABLE EQUAL TO RAYCHEM BTV AND COVER WITH 1" THICK INSULATION FOR ALL WATER PIPING IN BASEMENT.

CONTRACTOR SHALL COORDINATE TEMPORARY REMOVAL OF GAS METER AND SERVICE WITH THE GAS COMPANY PRIOR TO HOUSE RAISE. UPON COMPLETION OF RAISE, CONTRACTOR SHALL COORDINATE THE INSTALLATION OF NEW METER AND SERVICE WITH THE GAS COMPANY.

CONTRACTOR SHALL REMOVE EXISTING FLEXIBLE GAS PIPE IN CRAWL SPACE TO RANGE. INSTALL NEW RIGID STEEL GAS PIPE IN BASEMENT TIGHT TO STRUCTURE ABOVE 500-YEAR FLOOD ELEVATION.

PROVIDE LEAD-FREE BALL VALVE AND DRAIN VALVE ON RISER.

COORDINATE INSTALLATION REQUIREMENTS OF NEW WATER METER AND SERVICE WITH WATER COMPANY.



**BASEMENT MECHANICAL PLAN**

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



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



REHABILITATION/RECONSTRUCTION WORK FOR:

**MARK ELIAS**

APPLICANT # 2120

MILFORD CT

79 COOPER AVENUE

Sheet Description:

**MECHANICAL PLANS**

Issue Dates:

AUGUST 4, 2014

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

Project #: QA 1346-16  
 Drawn By: KAH

Sheet #:

**M1.1**

TEMPORARILY REMOVE/REINSTALL EXISTING EXTERIOR RECEPTACLE TO FACILITATE RE-SIDING OF HOUSE.

TEMPORARILY DISCONNECT POWER SUPPLY TO EXISTING HOT TUB PRIOR TO HOUSE RAISE. TEMPORARILY REMOVE DISCONNECT SWITCH TO FACILITATE RE-SIDING OF HOUSE. REINSTALL DISCONNECT AND RECONNECT POWER AFTER REINSTALLATION OF HOT TUB ON DECK.

TEMPORARILY REMOVE/REINSTALL EXISTING EXTERIOR GENERATOR RECEPTACLE, WIRE AND CONDUIT TO FACILITATE RE-SIDING OF HOUSE.

TEMPORARILY DISCONNECT POWER SUPPLY TO AIR CONDITIONER PRIOR TO HOUSE RAISE. TEMPORARILY REMOVE DISCONNECT SWITCH TO FACILITATE RE-SIDING OF HOUSE. REINSTALL DISCONNECT AND RECONNECT POWER AFTER REINSTALLATION OF AIR CONDITIONER ON NEW DECK.

TEMPORARILY REMOVE EXISTING EXTERIOR LIGHT TO FACILITATE RE-SIDING OF HOUSE. REINSTALL AFTER NEW SIDING HAS BEEN INSTALLED. (TYPICAL OF 3).

TEMPORARILY REMOVE EXISTING ELECTRIC METER, MANUAL TRANSFER SWITCH AND WIRE/CONDUIT TO FACILITATE RE-SIDING OF HOUSE. REINSTALL AFTER NEW SIDING HAS BEEN INSTALLED.

EXISTING 100 AMP ELECTRICAL PANEL TO REMAIN.

COORDINATE REMOVAL OF EXISTING OVERHEAD ELECTRICAL/CABLE TV SERVICES WITH UTILITIES PRIOR TO HOUSE RAISE. RE-ESTABLISH THESE SERVICES UPON COMPLETION OF RAISE.

REMOVE EXISTING COAX CABLE INSTALLED AROUND EXTERIOR OF HOUSE PRIOR TO RE-SIDING OF HOUSE. PROVIDE NEW COAX CABLE FROM SERVICE CONNECTION POINT INTO BASEMENT. PROVIDE NEW SPLITTER AND NEW COAX CABLE TIGHT TO UNDERSIDE OF STRUCTURE IN BASEMENT ABOVE THE 500-YEAR FLOOD ELEVATION TO EXISTING JACKS.

**FIRST FLOOR ELECTRICAL PLAN**

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

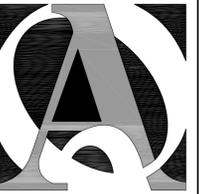
REMOVE EXISTING DUPLEX RECEPTACLE IN CRAWL SPACE. PROVIDE NEW DUPLEX RECEPTACLE TIGHT TO UNDERSIDE OF STRUCTURE ABOVE 500-YEAR FLOOD ELEVATION. RECONNECT TO EXISTING CIRCUIT.

PROVIDE JUNCTION BOX TIGHT TO UNDERSIDE OF STRUCTURE ABOVE THE 500 YEAR FLOOD ELEVATION FOR CONNECTION TO HEAT-TRACE. REPLACE EXISTING SPARE CIRCUIT BREAKER AND ROUTE 2#12+#12G~2" C. TO NEW 20 AMP GROUND-FAULT EQUIPMENT PROTECTION CIRCUIT BREAKER IN PANEL.

PROVIDE NEW GROUND ROD FOR EXISTING SERVICE AND CONNECT TO NEW WATER SERVICE. BOND/GROUND ALL NEW RE-BAR IN NEW FOUNDATION. GROUNDING ELECTRODE SHALL BE #8AWG CU.

**BASEMENT ELECTRICAL PLAN**

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



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



**RZ Design Associates, Inc.**  
MECHANICAL AND ELECTRICAL ENGINEERING  
750 OLD MAIN STREET  
MILFORD, CT 06457  
P (860) 436-4336  
F (860) 436-4450  
www.rzdesignassociates.com

REHABILITATION/RECONSTRUCTION WORK FOR:

**MARK ELIAS**

APPLICANT # 2120

MILFORD CT

79 COOPER AVENUE

Sheet Description:

**ELECTRICAL PLANS**

Issue Dates:

AUGUST 4, 2014

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

Project #:  
QA 1346-16

Drawn By:  
KAH

Sheet #:

**E1.1**