

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:

RICHARD MALONE

APPLICANT #2416

2 SCOTT STREET

ISSUE DATE: JUNE 26, 2015

MILFORD, CT

LIST OF DRAWINGS

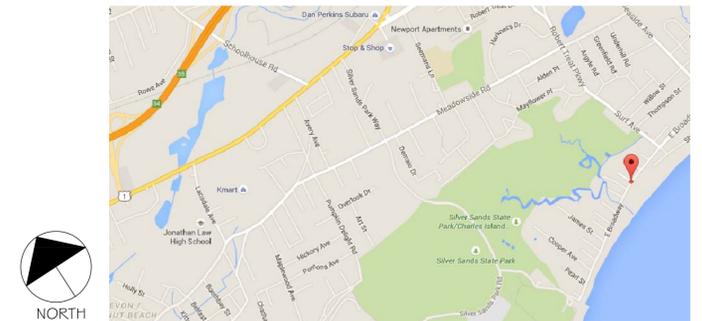
- COVER
- SITE PLAN
- G1.1 GENERAL NOTES
- S-01 STRUCTURAL GENERAL NOTES
- S-02 STRUCTURAL GENERAL NOTES & TYP. DETAILS
- S-03 STRUCTURAL DETAILS
- S-1 STRUCTURAL FRAMING PLANS & NOTES
- S-2 STRUCTURAL DETAILS
- S-3 BRACED WALL LAYOUTS & NOTES
- A1.1 FLOOR PLANS
- A1.2 ELECTRICAL DRAWINGS, ROOF PLAN & SCHEDULES
- A2.1 EXTERIOR ELEVATIONS
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- A3.1 SECTIONS AND DETAILS
- M1.1 MECHANICAL FLOOR PLANS

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



LEGEND

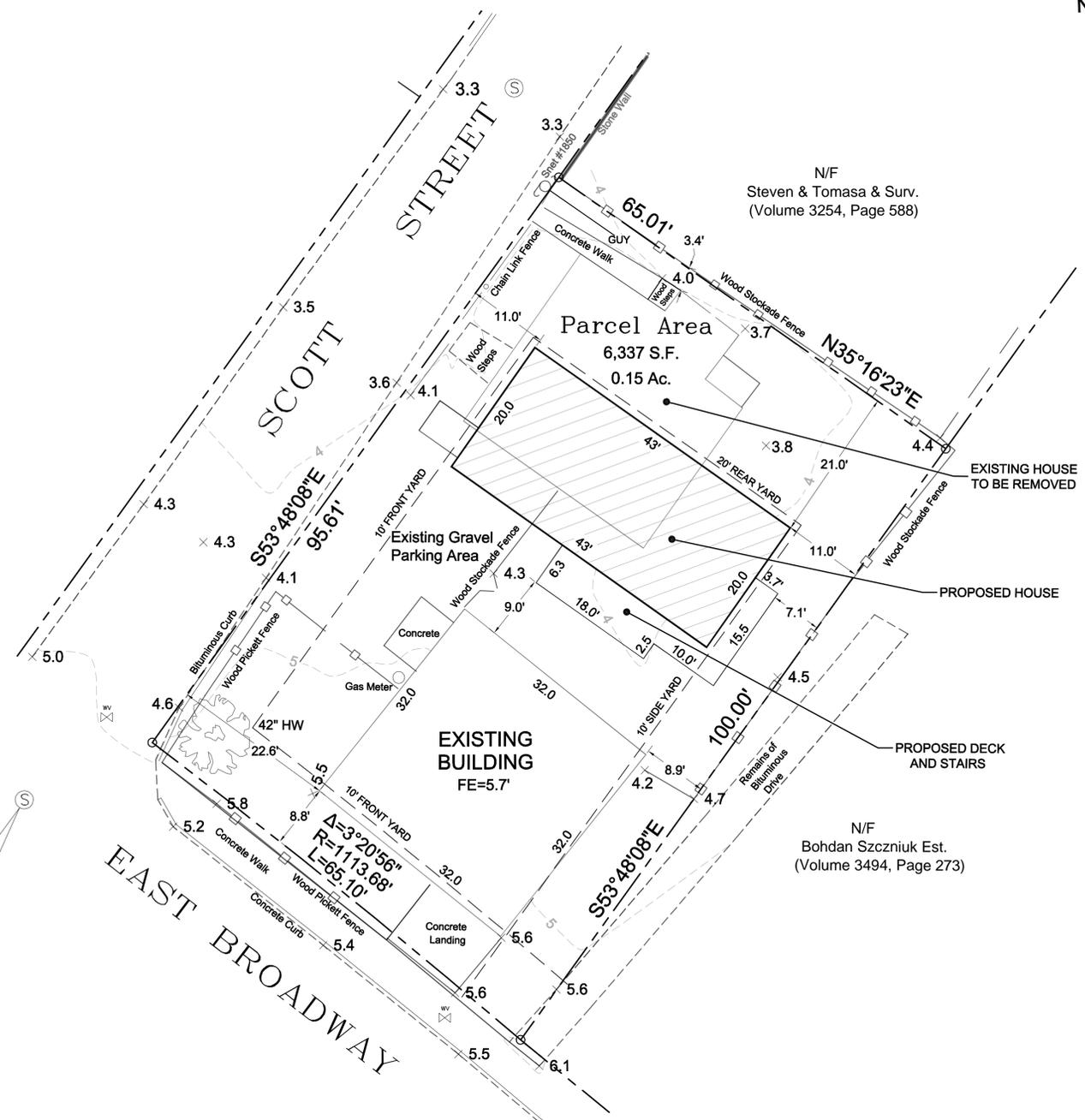
-  = Existing utility pole
-  = Existing light pole
-  = Existing fire hydrant
-  = Existing water valve
-  = Existing gas valve
-  = Existing underground pipe
-  = Existing edge of pavement
-  = Existing bituminous concrete lip curb
-  = Existing well
-  = Existing catch basin
-  = Existing drainage manhole
-  = Existing sanitary manhole
-  = Existing contour
-  = Existing spot elevation
-  = Existing iron pin
-  = Existing drill hole
-  = Existing monument

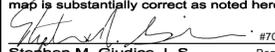


SURVEY NOTES:

1. This map has been prepared pursuant to the Regulation 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.
2. Type of survey performed: Existing Conditions Survey
3. Boundary determination category: Dependent Resurvey
4. Class of accuracy:
Horizontal: A-2
Vertical: T-2
5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.
6. Map References:
 - a) Map of Building Lots, Owned by George E. Haskins, FFort Trumbull Beach, Milford, Conn. Mau 2, 1911 on file in the Milford Town Clerk's office, Map A-55
7. Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.
8. Zone: R5
9. Total area: 6,337 S.F. / 0.15 Ac.
10. Owner: Richard Malone
11. Town of Milford Assessors Map #27 Lot #00001
12. Filed in Volume 839, Page 1420 of the Town Clerk's office.
13. Contours are established from field topography.
14. Vertical Datum is NAVD 1988 and based on the CGS Mon LX 0935.
15. There are no Inland wetlands, Federal wetlands, or Tidal wetlands located on the property. Tidal wetlands are within 150' to the West of the boundaries.
16. The Subject Property is in the Coastal Area Management (CAM).
17. The subject property is situated in Zone "AE", (Elevation 11.0') which is a "Special Flood Hazard Area" subject to inundation by 1% annual-chance flood event determined by FEMA. The 500 Year Flood Event elevation is 13.75'; (Firm Map 09009C0 Panel 533 Suffix J, Effective date of July 8, 2013)
18. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.

BENCHMARK
 TOP FRAME/SANITARY MANHOLE
 ELEV. = 5.40'
 Datum: NAVD 1988



EXISTING CONDITIONS SURVEY PREPARED FOR QUISENBERRY ARCARI ARCHITECTS, LLC 870 EAST BROADWAY MILFORD, CONNECTICUT DECEMBER 24, 2014		 HARRY E. COLE & SON engineering, surveying, planning. 875 South Main Street P.O. Box 44 Plantsville, CT 06479 - 0044 Tel: (860) 628-4454 Fax: (860) 628-0196 www.hecole.com
March 19, 2015 DATE Add Note For No Tidal Wetlands REVISION To the best of my knowledge and belief, this map is substantially correct as noted hereon.  Stephen M. Giudice, L.S. Reg. No. #70145 NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HERETO	SCALE: 1"=10' F.B. #: 477 PROJECT #: 1215	

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

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. PROVIDE TYPE X GYPSUM BOARD AS CALLED FOR ON THE DRAWINGS.
- PROVIDE 1/2" TYPE X GYPSUM BOARD AT ALL WALLS BETWEEN GARAGE AND HOUSE. 5/8" TYPE X GYPSUM BOARD SHALL BE PROVIDED AT GARAGE CEILING WHICH HAS LIVING SPACE ABOVE.

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 WITH 1" CONTINUOUS RIGID ON EXTENSION OF WALL
 - 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 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.
- 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. (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-GRADE 60. 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.
- 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 DESIGNED 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 18 INCHES FROM THE FLOOR OF A CRAWL SPACE SHALL BE PRESERVATIVE TREATED SOUTHERN YELLOW PINE #2 OR BETTER, WITH RETENTION MEETING OR EXCEEDING THE REQUIREMENTS OF THE BUILDING CODE
 - 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 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.
- 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 (1.98 MICROLAM BY TRUS-JOIST), THE SUBSTITUTION OF OTHER PRODUCTS ARE ONLY PERMITTED WITH BACKUP ENGINEERING PLANS AND CALCULATIONS.

FOUNDATION

- 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 BEAM 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 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.

FIRE PROTECTION SYSTEM

- ONE SMOKE ALARM SHALL BE PROVIDED IN EACH SEPARATE SLEEPING AREAS.
- ONE SMOKE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- A SMOKE ALARM SHALL BE LOCATED ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHIBITED ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
- ALL SMOKE ALARMS SHALL BE INTER-CONNECTED SUCH THAT ACTUATION OF ONE WILL ACTUATE ALL SMOKE ALARMS SIMULTANEOUSLY.
- INSTALL CARBON MONOXIDE DETECTORS AS PER CODE.

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		Termites
30 psf	100	n/a	R301, 2, 1, 4	B	SEVERE	42"	MODERATE TO HEAVY	7° F
ICE BARRIER UNDERLAYMENT REQUIRED	YES	AE I	1,500 OR LESS	50° F	5A			

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

ARCHITECTURAL SYMBOLS

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

MECHANICAL NOTES

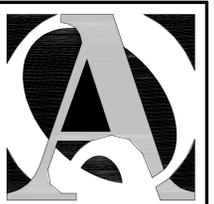
- MECHANICAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK. NOTIFY THE ARCHITECT OF ANY CONDITIONS WHICH MAY ADVERSELY AFFECT THE PROPER INSTALLATION OF THE NEW SYSTEMS.
- MECHANICAL CONTRACTOR SHALL DESIGN, PURCHASE AND INSTALL ALL NEW COMPONENTS AS REQUIRED TO PROPERLY CONDITION THE SPACE(S) AFFECTED BY THIS CONSTRUCTION PROJECT. IF THE MODIFICATION OF EXISTING SYSTEMS IS NECESSARY, SUCH MODIFICATIONS SHALL NOT ADVERSELY AFFECT THE OPERATION OF THESE SYSTEMS OR COMPONENTS.
- COORDINATE MECHANICAL WORK WITH THE WORK OF OTHER TRADES. DO NOT ALTER THE WORK OF PREVIOUS TRADES WITHOUT PRIOR APPROVAL.
- PERFORM ALL NEW MECHANICAL WORK IN ACCORDANCE WITH LOCAL CODES AND ACCEPTED STANDARDS OF PRACTICE.

DEMOLITION NOTES

- AS INDICATED ON SITE PLANS, PLANS, & SPECIFICATIONS EXISTING HOUSE TO BE DEMOLISHED. GENERAL CONTRACTOR TO COORDINATE WITH QUISENBERRY ARCARI ARCHITECTS AND ITS CONSULTANTS, THE DEMOLITION CONTRACTOR AND THE OWNER - ON SITE - PRIOR TO COMMENCING WORK.
- ENSURE THAT ANY ITEMS BEING REMOVED WITH THE INTENTION OF BEING REUSED ARE STORED IN AN ENCLOSED PROTECTED SPACE.
- ENSURE THAT ALL UTILITIES ARE PROPERLY DISCONNECTED AND THAT ALL ABANDONED UTILITY MATERIALS ARE REMOVED FROM THE SITE. REFER TO MEP DRAWINGS & SPECIFICATIONS.
- EXISTING WOODEN STRUCTURE TO BE REMOVED FROM SITE. CONTRACTOR IS TO TAKE ALL PRACTICAL MEANS (AS APPROPRIATE) TO WORK WITH DEMOLITION COMPANY THAT SPECIALIZES IN THE RE-PURPOSING/RECYCLING OF BUILDING COMPONENTS. COORDINATE REMOVAL OF EXISTING SHED WITH THE OWNER.
- EXISTING CMU FOUNDATION, FOOTING, PIERS, SLABS AND ASSOCIATED COMPONENTS TO BE REMOVED FROM SITE.

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.
- 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.



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:

RICHARD MALONE
 APPLICANT #2416
 2 SCOTT STREET
 MILLFORD, CT

Sheet Description:

GENERAL NOTES

Issue Dates:

June 26, 2015

Project #: QA 1346-33
 Drawn By: JcB

Sheet #:
G1.1

"STRUCTURAL GENERAL NOTES"

A. CODES AND STANDARDS:

1. THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATIONS WITHIN, SHALL APPLY TO THE DESIGN, CONSTRUCTION, QUALITY CONTROL AND SAFETY OF ALL WORK PERFORMED ON THE PROJECT. USE THE LATEST EDITIONS UNLESS NOTED OTHERWISE.
 - a. 2005 CONNECTICUT STATE BUILDING CODE
 - (1) "2009 INTERNATIONAL RESIDENTIAL BUILDING CODE"
 - (2) 2009/2011/2013 CONNECTICUT AMENDMENTS
 - b. "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 318", (LATEST EDITION) AMERICAN CONCRETE INSTITUTE.
 - c. HOT WEATHER CONCRETING, ACI 305R AND COLD WEATHER CONCRETING ACI 306R (LATEST EDITION).

B. DESIGN DATA:

1. GRAVITY - FLOOR LIVE LOADS

a. MAIN & LOWER FLOOR	40 PSF
b. DECK PLATFORM	40 PSF
c. LOFT	40 PSF
2. GRAVITY - SNOW LOADS

a. GROUND SNOW LOAD (Pg)	30 PSF
b. SNOW EXPOSURE FACTOR (Ce)	0.9
c. THERMAL FACTOR (Ct)	1.0
d. SNOW LOAD IMPORTANCE FACTOR (I)	1.0
e. FLAT-ROOF SNOW LOAD (Pf)	30 PSF
(NON-REDUCIBLE ROOF LIVE LOAD)	
3. LATERAL LOADS - WIND
 - a. MAIN WIND-FORCE RESISTING SYSTEM:
 - (1) BASIC WIND SPEED, 3 SECOND GUST (<V35>) 100 MPH EXPOSURE: D
4. LATERAL LOADS - SEISMIC
 - a. SEISMIC DESIGN CATEGORY: B

C. FOUNDATIONS/GEOTECHNICAL REPORT:

1. FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 08/25/2014 GEOTECHNICAL ENGINEERING REPORT PREPARED BY THE GEOTECHNICAL DEPARTMENT LLC. 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. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, DETAILS AND SPECIFICATIONS, THE MOST RIGID REQUIREMENTS SHALL GOVERN.
 - g. CONTRACTOR SHALL FURNISH DIMENSIONED SHOP DRAWINGS AT ALL LEVELS LOCATING FLOOR AND ROOF EDGES FOR REVIEW BY THE ARCHITECT AND STRUCTURAL ENGINEER.

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 ICBD REPORT ER-510 OR PFC-5551 (SUBMIT CERTIFICATION). COMPONENTS SHALL BE MANUFACTURED BY A.B. CHANGE 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.

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:	3/4"
#11 BARS OR SMALLER	
 - 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.

G. FOUNDATIONS + STRUCTURAL EARTHWORK:

1. GENERAL:
 - a. SEE THE 08/25/2014 GEOTECHNICAL REPORT PREPARED BY THE GEOTECHNICAL DEPARTMENT LLC 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 08/25/2014 GEOTECHNICAL REPORT PREPARED BY THE GEOTECHNICAL DEPARTMENT LLC, 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 08/25/2014 GEOTECHNICAL REPORT REQUIREMENTS PREPARED BY THE GEOTECHNICAL DEPARTMENT LLC 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.

STRUCTURAL STEEL:

1. GENERAL:
 - a. ALL SHOP AND FIELD CONNECTIONS SHALL BE MADE WITH HIGH STRENGTH BOLTS OR WELDS. ALL HIGH STRENGTH BOLTS AND NUTS SHALL BE CLEARLY MARKED AS REQUIRED BY AISC SPECIFICATIONS. CONNECTIONS MADE WITH UNMARKED BOLTS AND NUTS WILL BE REJECTED.
 - b. PROVIDE ACCESS FOR INSPECTIONS OF ALL SHOP AND FIELD CONNECTIONS FOR PROPER MATERIALS AND WORKMANSHIP.
 - c. ALL CONNECTIONS, SPLICES AND ERECTION PIECES SHALL BE DESIGNED BY THE FABRICATOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION. CALCULATIONS AND SHOP DRAWINGS SHALL BE SUBMITTED BEARING THE ENGINEER'S SEAL AND SIGNATURE.
 - d. ALL STRUCTURAL STEEL THAT IS LOCATED IN EXTERIOR UNHEATED SPACES, INCLUDING STEEL DIRECTLY EXPOSED TO WEATHER, SHALL BE HOT DIPPED GALVANIZED, UNLESS NOTED OTHERWISE BY ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
 - e. CERTIFIED COPIES OF MILL TEST REPORTS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER.
 - f. THE GENERAL CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF ANY FABRICATION OR ERECTION ERRORS OR DEVIATIONS AND RECEIVE WRITTEN APPROVAL BEFORE ANY FIELD CORRECTIONS ARE MADE.
 - g. SIMPLE SHEAR CONNECTIONS SHALL BE SELECTED AND DETAILED BY THE FABRICATOR IN ACCORDANCE WITH AISC. IF NO REACTION IS INDICATED, THEN CONNECTION IS TO BE DESIGNED USING A REACTION OF 10 KIPS. MINIMUM WELD 3/16" FILLET. MINIMUM NUMBER OF BOLTS PER CLIP ANGLE OR SINGLE PLATE CONNECTION:

<u>BEAM SIZE</u>	<u>MIN. NO. OF BOLTS</u>
W8, W10	2
W12, W14	3
 - h. UNLESS OTHERWISE NOTED, ALL A325 BOLTS SHALL BE TIGHTENED TO THE "SNUG TIGHT" CONDITION DEFINED AS THE TIGHTNESS ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A PERSON USING AN ORDINARY SPUD WRENCH. THE SNUG TIGHT CONDITION MUST ENSURE THAT THE PLIES OF THE CONNECTED MATERIAL HAVE BEEN BROUGHT INTO SNUG CONTACT.
 - i. THE FABRICATOR AND ERECTOR ARE RESPONSIBLE FOR THE DESIGN OF TEMPORARY BRACING AND RECOMMENDED ERECTION PROCEDURES.
 - j. 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.
 - k. WELDING ELECTRODES, WELDING PROCESS, MINIMUM PREHEAT AND INTERPASS TEMPERATURES SHALL BE IN ACCORDANCE WITH THE AISC AND AWS SPECIFICATIONS. ANY STRUCTURAL STEEL DAMAGED IN WELDING IS TO BE REPLACED OR REINFORCED AS ACCEPTABLE TO THE STRUCTURAL ENGINEER.
 - l. WELDERS SHALL HAVE CURRENT EVIDENCE OF PASSING THE APPROPRIATE AWS QUALIFICATION TESTS.
 - m. GAS CUTTING TORCHES SHALL NOT BE USED TO CORRECT FABRICATION ERRORS WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.
 - n. STEEL FABRICATOR SHALL BE QUALIFIED FABRICATOR CERTIFIED IN THE AISC QUALITY CERTIFICATION PROGRAM AND IS DESIGNATED AISC- CERTIFIED PLANT.
 - o. QUALIFIED INSTALLER PARTICIPATING IN THE QUALITY CERTIFICATION PROGRAM AND/OR DESIGNATED AN AISC- CERTIFIED ERECTOR.



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:

RICHARD MALONE

APPLICANT #2416

MILFORD CT

2 SCOTT STREET

Sheet Description:

STRUCTURAL
GENERAL
NOTES

Issue Dates:

JUNE 26, 2015

Project #:

QA1346-33

Drawn By:

B.R.P

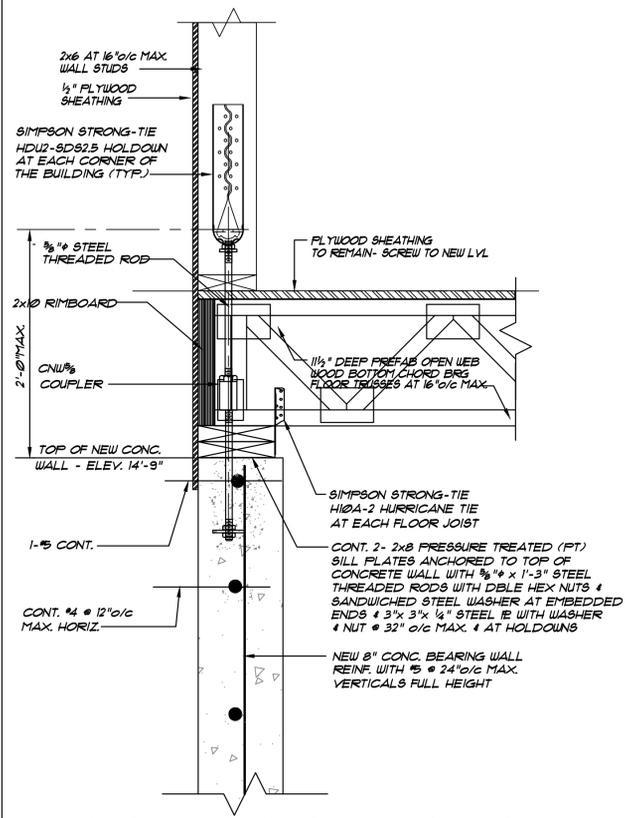
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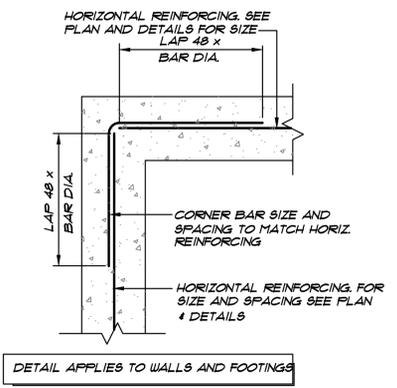


PERRONE & ZAJDA ENGINEERS, LLC
 SOUTHWAY EXECUTIVE PARK, UNIT #511
 35 COLD SPRING ROAD, ROCKY HILL, CT, 06067
 Phone (860) 513-1156 Fax (860) 436-3362

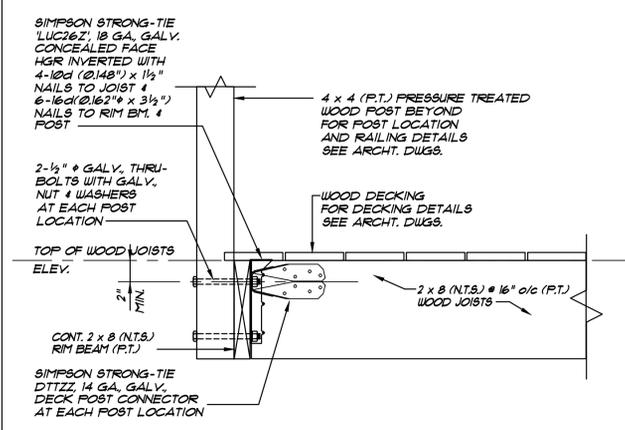
"STRUCTURAL GENERAL NOTES"



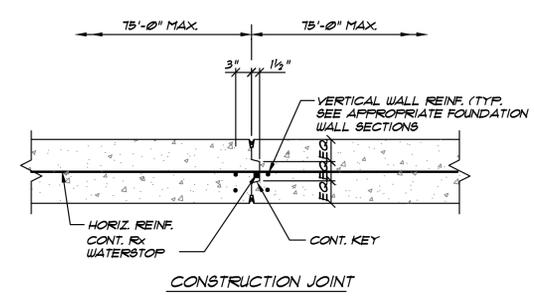
TYPICAL DETAIL AT NEW SIMPSON STRONG-TIE HOLD-DOWN LOCATION
SCALE: 1/2" = 1'-0"



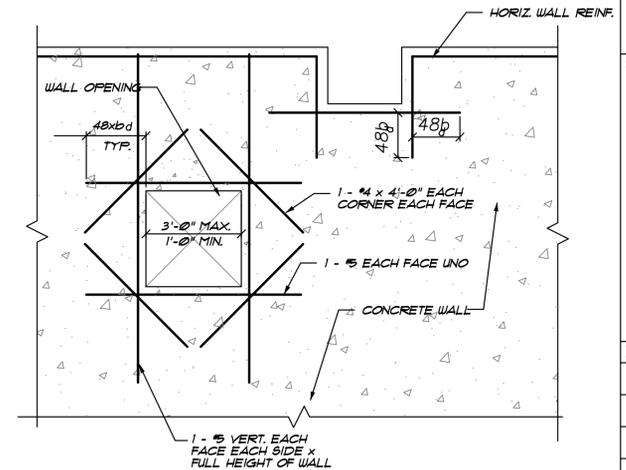
TYPICAL CONCRETE WALL CORNER BARS DETAIL
NOT TO SCALE



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



TYPICAL WALL CONSTRUCTION JOINT DETAIL
NOT TO SCALE



TYPICAL WALL ELEVATION REINFORCING DETAIL AT WALL OPENINGS AND POCKETS
NOT TO SCALE

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 CBC.
- 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 BLOCKING. 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 _b = 875 PSI
COMPRESSION PERPENDICULAR TO GRAIN	F _{c_⊥} = 625 PSI
COMPRESSION PARALLEL TO GRAIN	F _c = 1,300 PSI
HORIZONTAL SHEAR	F _v = 95 PSI
TENSION PARALLEL TO GRAIN	F _t = 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 = 125,000 PSI
MODULUS OF ELASTICITY	E = 2,000,000 PSI
FLEXURAL STRESS	F _b = 2,600 PSI
TENSION STRESS	F _t = 1,555 PSI
COMPRESSION PERPENDICULAR TO GRAIN PARALLEL TO GLUE LINE	F _{c_⊥} = 750 PSI
COMPRESSION PARALLEL TO GRAIN	F _c = 2510 PSI
HORIZONTAL SHEAR PERPENDICULAR TO GLUE LINE	F _v = 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 _b = 2,900 PSI
TENSION STRESS	F _t = 2,025 PSI
COMPRESSION PERPENDICULAR TO GRAIN PARALLEL TO GLUE LINE	F _{c_⊥} = 750 p.s.i.
COMPRESSION PARALLEL TO GRAIN	F _c = 2900 p.s.i.
Horizontal shear perpendicular to glue line	F _v = 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:

RICHARD MALONE
APPLICANT #2416

2 SCOTT STREET MILFORD CT

Sheet Description:
STRUCTURAL GENERAL NOTES AND TYPICAL DETAILS

Issue Dates:
JUNE 26, 2015

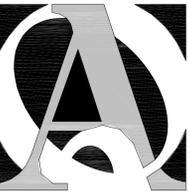
Project #: QA1346-33
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S-02



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

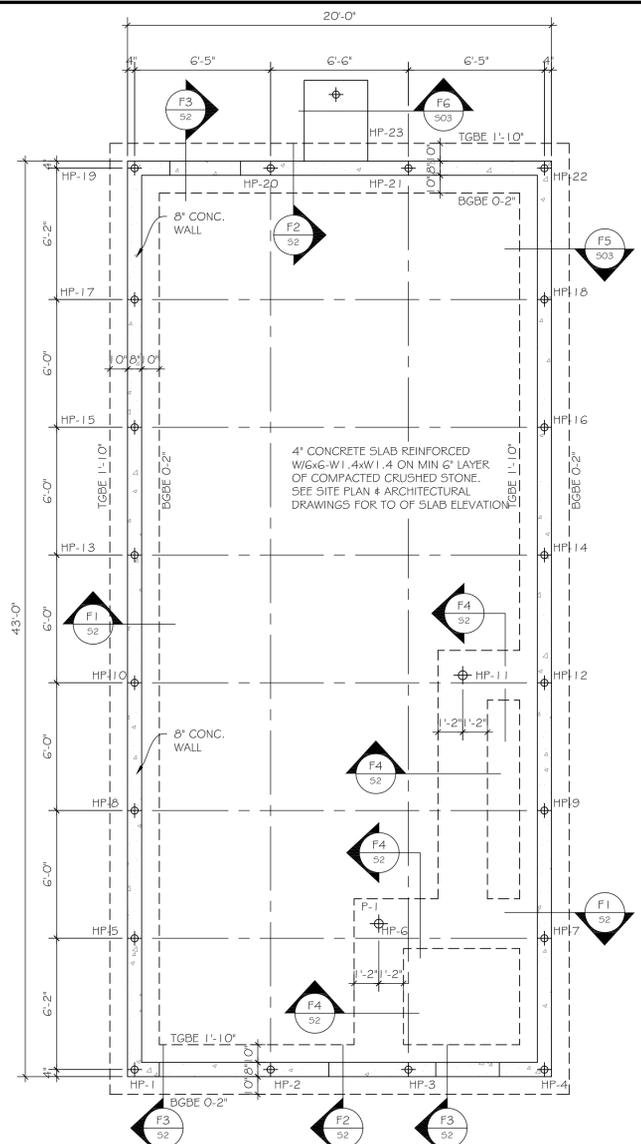
REHABILITATION/RECONSTRUCTION WORK FOR:

RICHARD MALONE

APPLICANT #2416

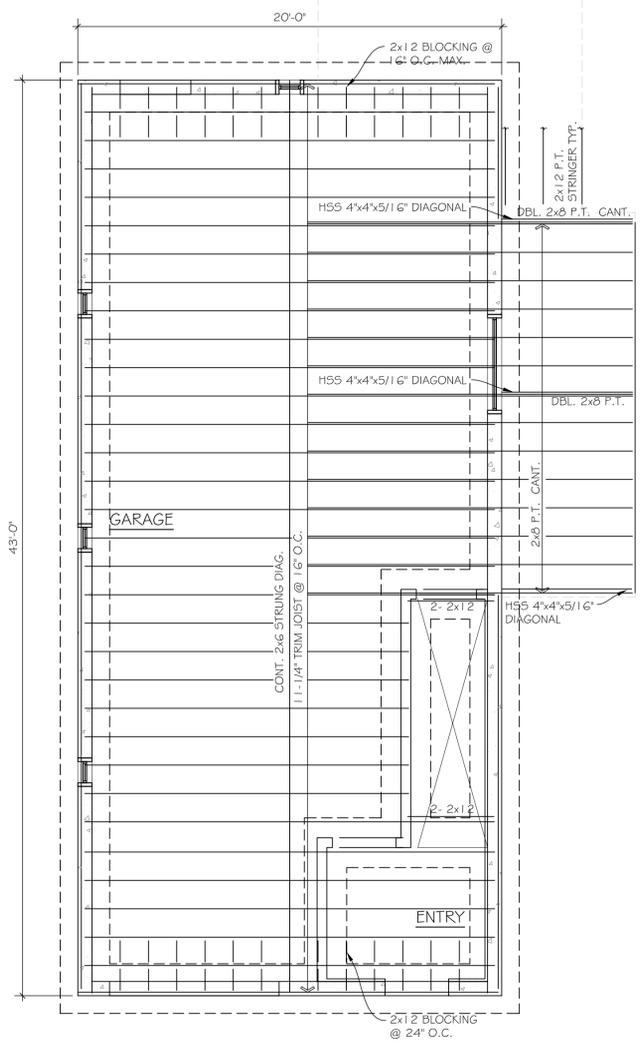
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2 SCOTT STREET



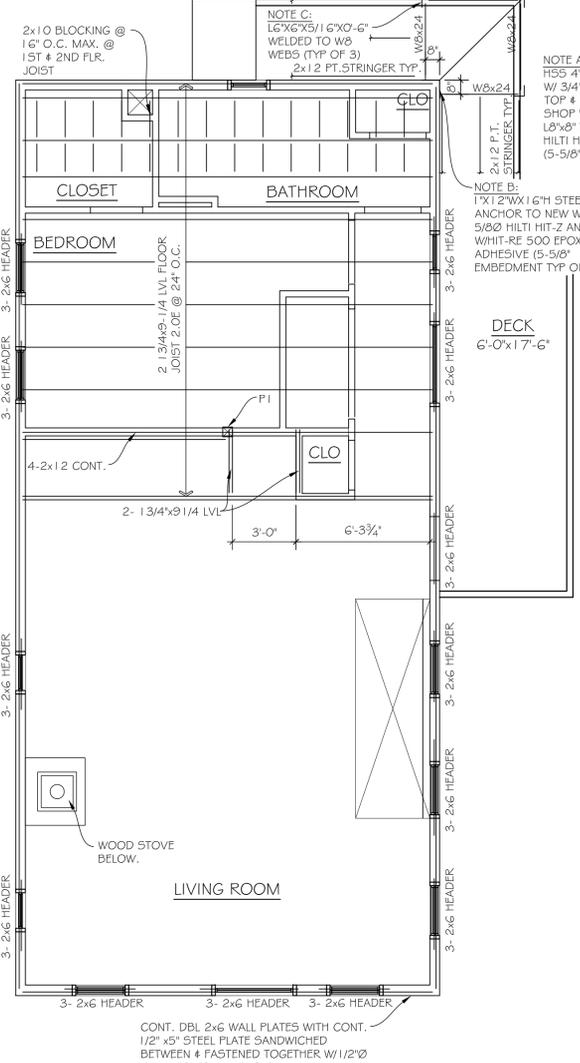
FOUNDATION AND PILE LOCATION PLAN
 SCALE: 1/4"=1'-0"

4



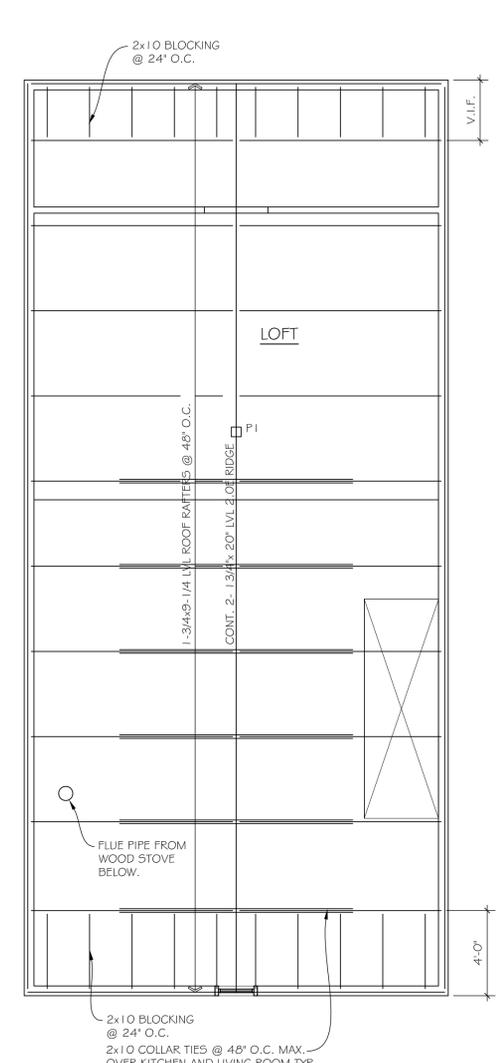
MAIN FLOOR FRAMING PLAN
 SCALE: 1/4"=1'-0"

3



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

2



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

1

- FOUNDATION AND PILE LOCATION PLAN 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 5'-6" MIN. x 1'-2" DEEP CONCRETE PILE CAP REINFORCED WITH #5 x 5'-0" LONG WAY TOP AND BOTTOM BARS WITH #4 @ 8" o/c MAXIMUM STIRRUPS.
 - TOP OF CONCRETE WALL TO BE AT ELEVATION 14'-9", UNLESS OTHERWISE NOTED THUS T.W.E.....
 - T.G.B.E. INDICATES TOP OF GRADE BEAM ELEVATION.
 - B.G.B.E. INDICATES BOTTOM OF GRADE BEAM ELEVATION.
 - B.P.C.E., INDICATES BOTTOM OF PILE CAP ELEVATION.
 - NEW CONTINUOUS GRADE BEAM SHALL BE 2'-4" x 1'-8" DEEP CONCRETE BEAM REINFORCED WITH CONTINUOUS 4-#5 HORIZONTAL TOP & 4-#6 BOTTOM BARS WITH #4 @ 8" o/c MAXIMUM STIRRUPS.
 - NEW FOUNDATION WALLS SHALL BE 8" CONCRETE WALLS REINFORCED WITH VERTICAL #5@24" o/c MAX. FULL HEIGHT OF WALL WITH 1-#5 CONTINUOUS HORIZONTAL BARS AT TOP AND BOTTOM AND #4 AT 12" o/c MAX. HORIZONTAL BARS ABOVE WALL OPENINGS. PROVIDE ADDITIONAL 2-#5 HORIZONTAL BARS ABOVE WALL OPENINGS FOR VENTS/WINDOWS, ALONG WITH ADDITIONAL REINFORCING FOR CONCRETE HEADERS ABOVE WALL OPENINGS FOR OVERHEAD AND PASS DOOR OPENINGS. PROVIDE ADDITIONAL 1-#5 HORIZ. BARS BELOW WALL OPENINGS FOR VENTS/WINDOWS, ALONG WITH ADDITIONAL REINFORCING FOR CONCRETE HEADERS ABOVE WALL OPENINGS FOR OVERHEAD AND PASS DOOR OPENINGS. PROVIDE ADDITIONAL 1-#5 HORIZ. BARS BELOW WALL OPENINGS FOR VENTS/WINDOWS, ALONG WITH ADDITIONAL REINFORCING FOR CONCRETE HEADERS ABOVE WALL OPENINGS FOR OVERHEAD AND PASS DOOR OPENINGS. PROVIDE MATCHING VERTICAL DOWELS INTO CONCRETE GRADE BEAMS.
 - ALL STEEL: STEEL BEAM, STEEL TUBE DIAGONALS AND TUBE DIAGONALS' UPPER CONNECTION SADDLES AND LOWER CONNECTION PLATES TO BE GALVANIZED.
 - FASTEN CONTINUOUS 2X10 LEDGERS TO INTERIOR FACE OF FOUNDATION WALL AT LOWER FLOOR LEVEL WITH 5/8" x 3" STAINLESS STEEL KWIK BOLTS EXPANSION ANCHORS AT 24" o/c MAXIMUM WITH 3 1/4" EMBEDMENT. EMBEDDED ENDS.
 - PROVIDE CONTINUOUS DOUBLE 2x8 PRESSURE TREATED (PT) SILL PLATES ATOP CONCRETE FOUNDATION WALL ANCHORED TO WALL WITH 3/8" x 1'-3" STEEL THREADED RODS WITH DOUBLE HEX NUTS AND SANDWICHED STEEL WASHERS AT EMBEDDED ENDS WITH RODS SPACED 32" o/c MAXIMUM. ONE ANCHOR ROD WITHIN 12" OF EACH SIDE OF EACH CORNER, EACH SIDE OF WALL OPENINGS AND SILL PLATE SPLICE ENDS. COORDINATE WITH PLANS, SECTIONS, BRACED WALL LINE PLANS AND NOTES FOR ADDITIONAL ANCHORAGE OF HOLDDOWNS.
 - P1 INDICATES 12" CONCRETE SONOTUBE PIER REINFORCED WITH 4-#4 VERTICAL DOWELS AND #3 AT 4" o/c HORIZONTAL TIES. 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.
 - PILES HP-1 THRU HP-22 SHALL BE HELICAL (AUGER) DRILLED-IN PILES INSTALLED CAPACITY = 12 TONS, DESIGN CAPACITY = 9 TONS.
 - PILE HP-23 SHALL BE HELICAL (AUGER) DRILLED-IN PILES INSTALLED CAPACITY = 4 TONS, DESIGN CAPACITY = 3 TONS.
 - INSTALL ALL PILES WHERE SHOWN ON PLAN.
 - REFER TO GEOTECHNICAL REPORT PREPARED BY THE GEOTECHNICAL DEPARTMENT LLC, DATED AUGUST 25, 2014, FOR SITE PREPARATION, FILL GRADATION, THICKNESS, COMPACTION AND HELICAL PILE REQUIREMENTS.

- LOFT FLOOR, MAIN FLOOR, LOWER FLOOR AND DECK FRAMING PLAN 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.
 - ALL EXTERIOR DECK AND STAIR FRAMING SHALL BE PRESSURE TREATED (P.T.) LUMBER
 - ALL EXTERIOR DECK AND STAIR FRAMING SHALL BE COMPOSITE WOOD DECKING, UNLESS OTHERWISE SHOWN ON PLAN AND/OR DETAILS.
 - INDICATES LOCATION OF NEW SIMPSON STRONG-TIE HDU2-SDS2.5 HOLDDOWN SEE TYPICAL DETAIL ON DRAWING S-02
 - PROVIDE 2x FULL DEPTH BLOCKING AT 16" o/c MAX. FRAMED BETWEEN FLOOR JOISTS AT 1ST AND 2ND FLOOR JOIST SPACING, WHERE FLOOR JOISTS ARE PARALLEL WITH EXTERIOR WALL.
 - FLOOR DECK TO BE 3/4" T&G PLYWOOD FLOOR DECK, GLUE AND NAIL TO FRAMING WITH 8d (0.131" x 2 1/2") NAILS AT 6" o/c MAXIMUM.
 - WP1 INDICATES NEW 4x4 PT WOOD POST.
 - SEE ARCH. DWGS FOR STAIR CONSTRUCTION.
 - MAIN FLOOR, LOWER FLOOR AND DECK LIVE LOAD DESIGN IS 40 LBS PER SQ. FT.
 - LOFT FLOOR LIVE LOAD DESIGN IS 30 LBS PER SQ. FT.
 - FOR ELEVATION OF TOP OF STEEL MEMBERS AT DECK FRAMING SEE ARCHITECTURAL DRAWINGS.
 - STRUCTURAL PLYWOOD SHALL CONFORM TO REQUIREMENTS OF AMERICAN PLYWOOD ASSOCIATION (APA) EXPOSURE PANEL. EXPOSURE PANEL SPACING TO BE 16" AT ENDS AND 1/8" AT EDGES, UNLESS OTHERWISE NOTED STAGGER JOINTS.
 - PREFABRICATED WOOD TRUSS MANUFACTURER RESPONSIBLE FOR APPROPRIATE METAL TOP FLANGE TRUSS HANGERS FOR CONNECTIONS OF TRUSSES TO TRUSSES, TRUSSES TO LEDGERS AND TRUSSES TO STRUCTURAL STEEL BEAMS.
 - PREFABRICATED WOOD OPEN WEB FLOOR TRUSSES SHALL BE 11 1/4" DEEP AND BOTTOM CHORD BEARING.
 - PREFABRICATED WOOD FLOOR TRUSSES SHALL BE PREFABRICATED TO CARRY LOADS SHOWN. TRUSS FABRICATOR IS RESPONSIBLE FOR ALL PREFABRICATED WOOD FLOOR TRUSSES ALL PERMANENT AND TEMPORARY BRIDGING AND BRACING AND METAL TRUSS HANGERS
 - PREFABRICATED WOOD FLOOR TRUSS MANUFACTURER TO SUBMIT SHOP DRAWINGS AND CALCULATIONS SIGNED AND SEALED BY A LICENSED CONNECTICUT PROFESSIONAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION OF PREFABRICATED WOOD TRUSSES. PREFABRICATED WOOD FLOOR TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR ALL PERMANENT AND TEMPORARY BRIDGING AND BRACING.
 - FOR TOP OF SUBFLOOR DECK ELEVATION AT LOFT, MAIN AND LOWER FLOOR LEVELS SEE ARCHITECTURAL DRAWINGS.

- LOFT FLOOR, MAIN FLOOR, LOWER FLOOR AND DECK FRAMING PLAN NOTES:**
- FOR ALL WORKING POINT (WP) ELEVATIONS AND TOP OF STEEL ELEVATIONS SEE ARCHITECTURAL DRAWINGS.
 - SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL MISCELLANEOUS FRAMING.
 - WOOD FRAMING TO BE DOUGLAS FIR #2 OR BETTER.
 - EXTERIOR WALLS TO BE 2 x 6 AT 16" o/c MAXIMUM WOOD STUDS, UNLESS NOTED OTHERWISE. PROVIDE 1" EXTERIOR GRADE APA RATED STRUCTURAL 1 PLYWOOD SHEATHING AT EXTERIOR WALLS FASTENED TO FRAMING WITH 8d (0.131" x 2 1/2") NAILS AT 6" o/c MAXIMUM. PROVIDE MINIMUM DOUBLE STUDS AT EACH SIDE OF WALL OPENINGS EXCEPT AT OPENINGS GREATER THAN 6'-0". PROVIDE TRIPLE STUDS (2 JACK STUDS & 1 KING STUD) AT EACH SIDE OF OPENING. PROVIDE MINIMUM OF 3 WALL STUDS AT CORNERS, LAP PLYWOOD SHEATHING OVER HEADER AND JAMBS. PROVIDE 2X6 HORIZONTAL BLOCKING FRAMED BETWEEN STUDS AT PLYWOOD UNSUPPORTED PANEL EDGES AND NAIL PLYWOOD TO BLOCKING AS NOTED PREVIOUSLY. INSTALL PLYWOOD PANELS WITH LENGTH VERTICAL. PROVIDE 1/2" STRUCTURAL 1 APA RATED PLYWOOD SHEATHING AT BOTH FACES OF SOUTH GABLE WALL FULL HEIGHT. SEE FOUNDATION AND PILE LOCATION PLAN NOTES FOR ADDITIONAL FRAMING, SILL PLATES, ANCHORAGE AND HOLDDOWN REQUIREMENTS.
 - INTERIOR WALL ALONG B.W.L. 'C' TO BE MINIMUM 2 x 4 AT 16" o/c MAXIMUM WOOD STUDS WITH 1" APA RATED STRUCTURAL 1 PLYWOOD SHEATHING AT BOTH FACE FOR LENGTH AND HEIGHT OF WALL FASTENED TO FRAMING WITH 8d (0.131" x 2 1/2") NAILS AT 6" o/c MAXIMUM. PROVIDE MINIMUM DOUBLE STUDS AT EACH SIDE OF WALL OPENINGS EXCEPT AT OPENINGS GREATER THAN 6'-0". PROVIDE TRIPLE STUDS (2 JACK STUDS & 1 KING STUD) AT EACH SIDE OF OPENING. PROVIDE MINIMUM OF 3 WALL STUDS AT CORNERS, LAP PLYWOOD SHEATHING OVER HEADER AND JAMBS. PROVIDE 2X6 HORIZONTAL BLOCKING FRAMED BETWEEN STUDS AT PLYWOOD UNSUPPORTED PANEL EDGES AND NAIL PLYWOOD TO BLOCKING AS NOTED PREVIOUSLY. INSTALL PLYWOOD PANELS WITH LENGTH VERTICAL.
 - SEE DRAWINGS S-02, S-03, SECTIONS ON DRAWING S-2, AND BRACED WALL LINE PLANS, SCHEDULE AND PLAN NOTES FOR ADDITIONAL FRAMING, SILL PLATES, ANCHORAGE AND HOLDDOWN REQUIREMENTS.

- ROOF FRAMING PLAN 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.
 - ROOF DECK TO BE SIP PANELS WITH SIP PANELS AND ANCHORAGE OF SIP PANELS TO FRAMING TO BE DESIGNED BY OTHERS. SEE ARCHITECTURAL DRAWINGS FOR DEPTH, CONFIGURATION AND CONSTRUCTION DETAILS.
 - FOR TOP OF ROOF BEAM ELEVATION- SEE ARCHITECTURAL DRAWINGS.
 - ROOF LIVE LOAD DESIGN IS 30 LBS PER SQ. FT.
 - WIND LOAD FOR 3 SECOND GUST IS 100 MPH.
 - PROVIDE 2x10 or 1 3/4" x 9 1/4" LVL 2.0E BLOCKING AT 24" o/c MAXIMUM, FRAMED BETWEEN 1ST SPACE OF ROOF RAFTERS, AT GABLE ENDS, WHERE RAFTERS PARALLEL WITH EXTERIOR WALLS.
 - 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 16" AT ENDS - 1/8" AT EDGES, UNLESS OTHERWISE NOTED, STAGGERED JOINTS.
 - FOR TOP OF WALL PLATE ELEVATION-SEE ARCHITECTURAL DRAWINGS.
 - EXTERIOR WALLS TO BE 2 x 6 AT 16" o/c MAXIMUM WOOD STUDS, UNLESS NOTED OTHERWISE. PROVIDE 1" EXTERIOR GRADE APA RATED STRUCTURAL 1 PLYWOOD SHEATHING AT EXTERIOR WALLS FASTENED TO FRAMING WITH 8d (0.131" x 2 1/2") NAILS AT 6" o/c MAXIMUM. PROVIDE MINIMUM DOUBLE STUDS AT EACH SIDE OF WALL OPENINGS EXCEPT AT OPENINGS GREATER THAN 6'-0". PROVIDE TRIPLE STUDS (2 JACK STUDS & 1 KING STUD) AT EACH SIDE OF OPENING. PROVIDE MINIMUM OF 3 WALL STUDS AT CORNERS, LAP PLYWOOD SHEATHING OVER HEADER AND JAMBS. SEE FOUNDATION AND PILE LOCATION PLAN NOTES FOR ADDITIONAL FRAMING, SILL PLATES, ANCHORAGE AND HOLDDOWN REQUIREMENTS. PROVIDE MINIMUM OF 3 WALL STUDS AT CORNERS, LAP PLYWOOD SHEATHING OVER HEADER AND JAMBS. SEE FOUNDATION AND PILE LOCATION PLAN NOTES FOR ADDITIONAL FRAMING, SILL PLATES, ANCHORAGE AND HOLDDOWN REQUIREMENTS.
 - PROVIDE 1" APA RATED PLYWOOD SHEATHING AT BOTH FACES OF SOUTH WALL FOR FULL HEIGHT AS INDICATED IN BRACED WALL INFORMATION.
 - INTERIOR WALL ALONG BRACED WALL 'C' IN BRACED WALL LINE INFORMATION TO BE MINIMUM 2 x 4 AT 16" o/c MAXIMUM WOOD STUDS, WITH 1/2" APA RATED STRUCTURAL 1 PLYWOOD SHEATHING AT BOTH FACE FASTENED TO FRAMING WITH 8d (0.131" x 2 1/2") NAILS AT 6" o/c MAXIMUM. PROVIDE MINIMUM DOUBLE STUDS AT EACH SIDE OF WALL OPENINGS EXCEPT AT OPENINGS GREATER THAN 6'-0". PROVIDE TRIPLE STUDS (2 JACK STUDS & 1 KING STUD) AT EACH SIDE OF OPENING. PROVIDE MINIMUM OF 3 WALL STUDS AT CORNERS, LAP PLYWOOD SHEATHING OVER HEADER AND JAMBS.
 - SEE DRAWING S-03, AND BRACED WALL LINE LAYOUT, SCHEDULE AND NOTES FOR ADDITIONAL PLATES, ANCHORAGE, SIMPSON STRONG-TIE ITEMS AND HOLDDOWN REQUIREMENTS.

Sheet Description:

STRUCTURAL FRAMING PLANS & NOTES	
Issue Dates:	June 26, 2015
as noted	
Project #:	QA 1346-33
Drawn By:	JcB
Sheet #:	S-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:

RICHARD MALONE

APPLICANT #2416

MILFORD CT

2 SCOTT STREET

Sheet Description:

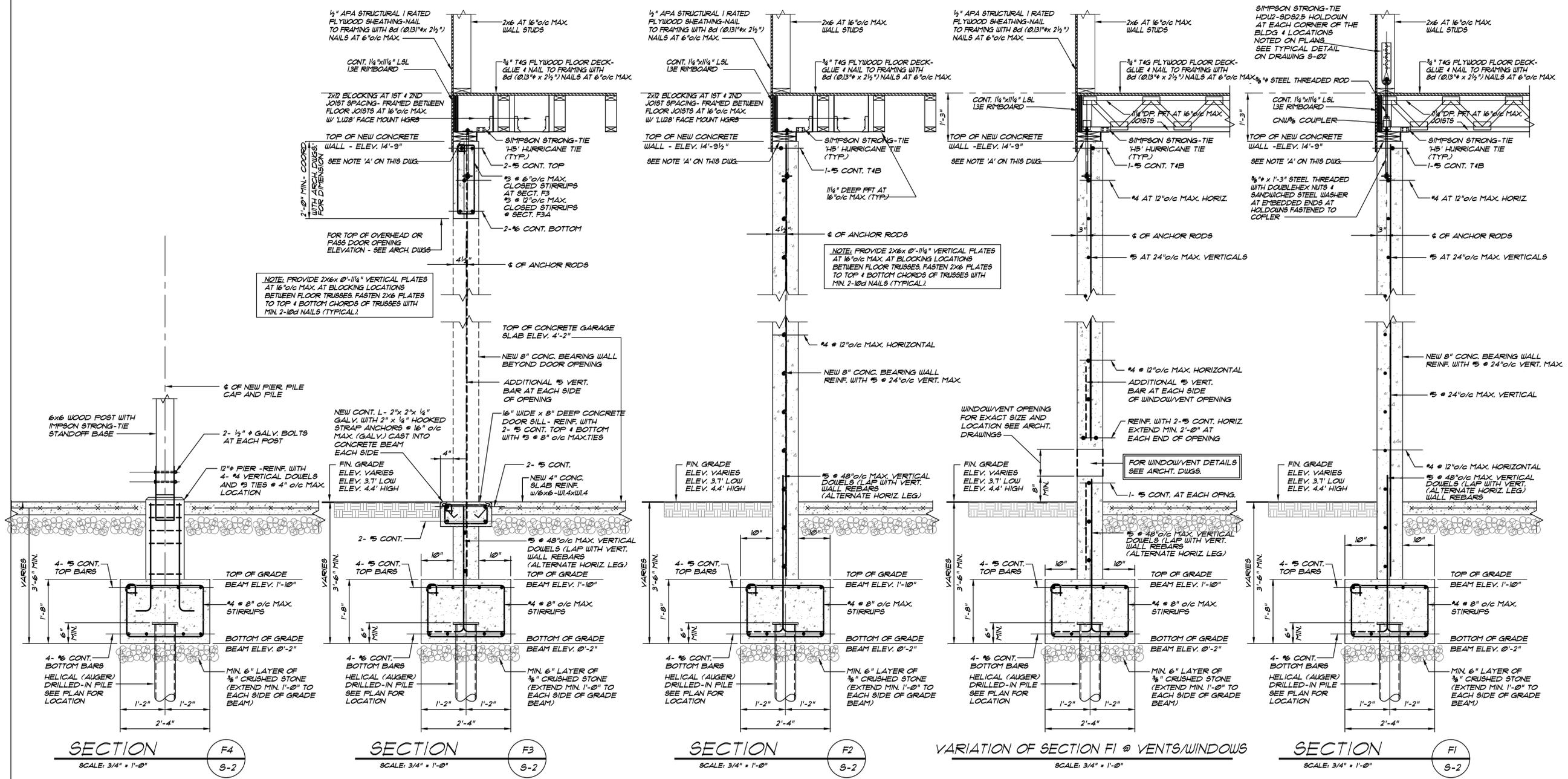
STRUCTURAL DETAILS

Issue Dates:
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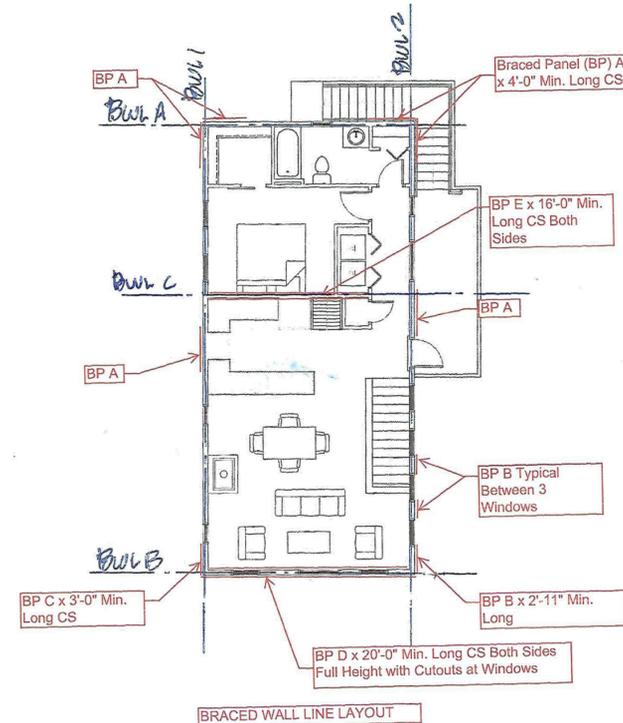
S-2



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

Bracing Wall Framing Notes:

- Bracing Wall Line (BWL) #A 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. 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 plywood sheathing panels to be applied with long dimension vertically.
- Provide Simpson Strong-Tie type 'SDFW2716-TUW' Strong-Drive structural wood screws at 48" o/c maximum along BWL #A at Loft floor level, fastening wall bottom sill plate of upper wall to top double plates of lower stud wall. Provide structural wood screws within 12" of each corner, and each side of wall openings.
- Provide continuous horizontal 1/2" thick x 5 1/2" wide plywood panel sandwiched between double 2x6 wall plates along bottom of Loft floor joists to compensate for 1/2" thick steel plate along BWL #B at south gable wall.
- BWL #B to be framed with 2x6 at 16" o/c maximum wall studs with 1/2" APA Structural 1 rated exterior grade plywood sheathing on outside face full height and 1/2" APA Structural 1 plywood sheathing on interior face full height 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 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. Plywood sheathing panels to be applied with long dimension vertically.
- Provide Simpson Strong-Tie type 'RSP4', stud plate ties at top and bottom of lower wall studs at each wall stud along BWL #B, and at bottom of upper wall studs at each stud. Fasten stud plate ties to wall plates with 4-8d (0.131" diameter) x 1 1/2" nails and to studs with 4-8d (0.131" diameter) x 1 1/2" nails.
- Provide continuous horizontal 1/2" x 5" steel plate full length of gable end wall, centered with and sandwiched between double 2x6 wall plates. Fasten double 2x6 plates and steel plate together.
- BWL #1 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. 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 plywood sheathing panels to be applied with long dimension vertically.
- Provide Simpson Strong-Tie type 'RSP4', stud plate ties at top and bottom of each wall stud along BWL #A, between 2nd Floor Level to High Roof at BPs. Fasten stud plate ties to wall plates with 4-8d (0.131" diameter) x 1 1/2" nails and to studs with 4-8d (0.131" diameter) x 1 1/2" nails.
- Provide pairs of Simpson Strong-Tie type 'TBE6', 18 gauge, galvanized, truss bearing enhancers at each 1 1/2" x 9 1/2" LVL 2.0E rafters bearing end along BWL #1 with 10-10d (0.148" diameter x 1 1/2") nails to wall plates and 10-10d (0.148" diameter x 1 1/2") nails to rafters.
- BWL #2 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. 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 plywood sheathing panels to be applied with long dimension vertically.
- Provide Simpson Strong-Tie type 'RSP4', stud plate ties at top and bottom of each wall stud along BWL #A, between 2nd Floor Level to High Roof at BPs. Fasten stud plate ties to wall plates with 4-8d (0.131" diameter) x 1 1/2" nails and to studs with 4-8d (0.131" diameter) x 1 1/2" nails.
- Provide pairs of Simpson Strong-Tie type 'TBE6', 18 gauge, galvanized, truss bearing enhancers at each 1 1/2" x 9 1/2" LVL 2.0E rafters bearing end along BWL #1 with 10-10d (0.148" diameter x 1 1/2") nails to wall plates and 10-10d (0.148" diameter x 1 1/2") nails to rafters.
- BWL C to be framed with minimum 2x4 at 16" o/c maximum wall studs with 1/2" APA Structural 1 rated plywood sheathing on both wall face full height 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 wall opening. Provide minimum triple studs at each corner. Lap plywood sheathing over headers and jambs. Plywood sheathing panels to be applied with long dimension vertically.
- Provide full depth blocking at 16" o/c maximum framed between prefabricated open web wood floor trusses at Main floor level below BWL C wall and above at Loft floor level between Loft floor joists and between roof rafters as required following 2009 IRC Figure R602.10.6(2) "Braced Wall Panel Connection When Parallel to Floor/Ceiling Framing".
- Provide Simpson Strong-Tie 'HDL2-SDS2.5' Holdowns with 5-SDS 1/2" x 2 1/2" screws to minimum double 2x6 wall studs and 5/8" diameter threaded rod with 'CNWS/8' coupler fastened to 5/8" diameter x 1'-3" steel threaded rod with double hex nuts and sandwiched steel washer at corners.
- Anchor continuous double 2x8 PT 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 end at 32" 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 3" x 1/4" x 3" steel washer plates and nut at each anchor rod.
- Follow 2009 IRC Table R602.3(1) "Fastener Schedule for Structural Members", unless noted otherwise.
- Refer to Figure R602.10.4.4.(1) "Typical Exterior Corner Framing For Continuous Sheathing" in 2009 IRC for wall corners.
- Refer to Figure R602.10.6.2(1) "Braced Wall Panel Connection to Perpendicular Rafters" in IRC 2009.
- Structural design of SIP roof deck and anchorage to framing and walls to be by others.



BRACED WALL LAYOUT PLAN

SCALE: N.T.S.

1

WALL BRACING SCHEDULE

WIND SPEED mph	BWL#	BWL SPACING	BRACING METHOD	MIN LENGTH REQUIRED FT R602.10.3.(2)	Adjustment Factors (Multiply all by Min Length Required, Cumulative)				ADJUSTED MIN LENGTH LIN FT	LF BRACING LENGTH PROVIDED	*ROOF HOLD DOWN REQ./REQ?	4200# Hold Down Required?		
					b Exposure	c Ridge Height	d Wall Height	e # of BWL's						
100	1	20'	CS	4'	D(1.6)	11' (1.1)	8' (0.9)	3(1.3)	Y	N	8.24'	11'	N	N
	2	20'	CS	4'	D(1.6)	11' (1.1)	8' (0.9)	3(1.3)	Y	N	8.24'	16.75'	N	N
	A	16'	CS	2.2'	D(1.6)	11' (1.1)	8' (0.9)	3(1.3)	Y	N	4.5'	8'	N	N
	B	26'	CS	3.54'	D(1.6)	18' (1.6)	8' (0.9)	3(1.3)	Y	N	10.6'	20'*	N	N
	C	26'	CS	3.54'	D(1.6)	11'	8'	3(1.3)	Y	N	7.3'	16'***	N	N

- * Indicates 1/2" Structural 1 APA rated plywood sheathing at both faces of wall full height & length with cutouts at windows.
- ** Indicates 1/2" Structural 1 APA rated plywood sheathing at both faces of wall.

QUISENBERRY ARCARI ARCHITECTS, LLC
 www.qa-architects.com
 T (860) 677-4594
 F (860) 677-8534
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REHABILITATION/RECONSTRUCTION WORK FOR:

RICHARD MALONE
 APPLICANT #2416
 2 SCOTT STREET
 MILLFORD, CT

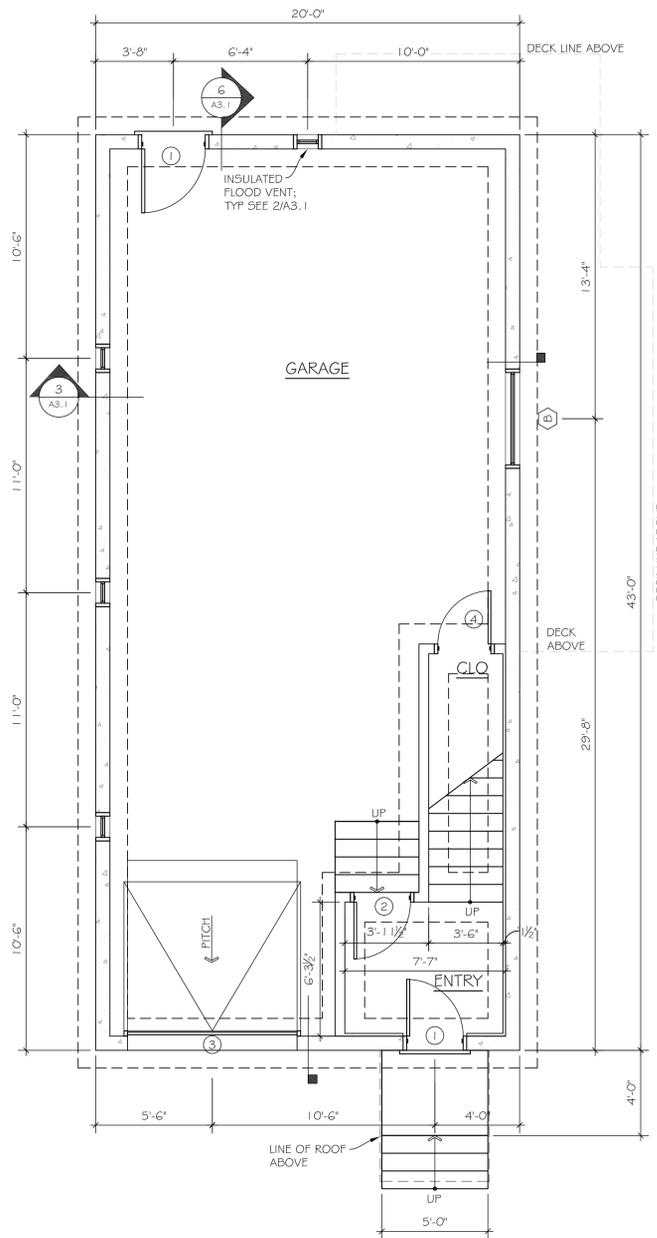
Sheet Description:
BRACED WALL LAYOUT & NOTES

Issue Dates:
 June 26, 2015

as noted

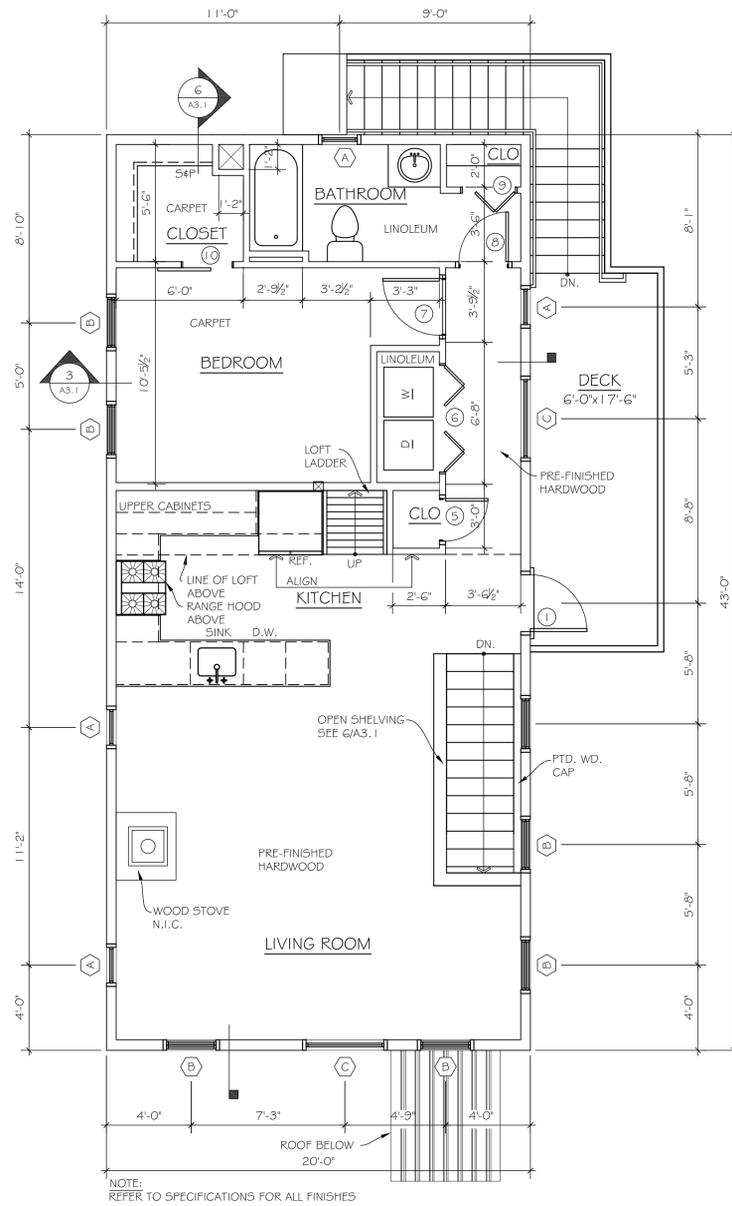
Project #: QA 1346-33
 Drawn By: JcB

Sheet #:
S-3



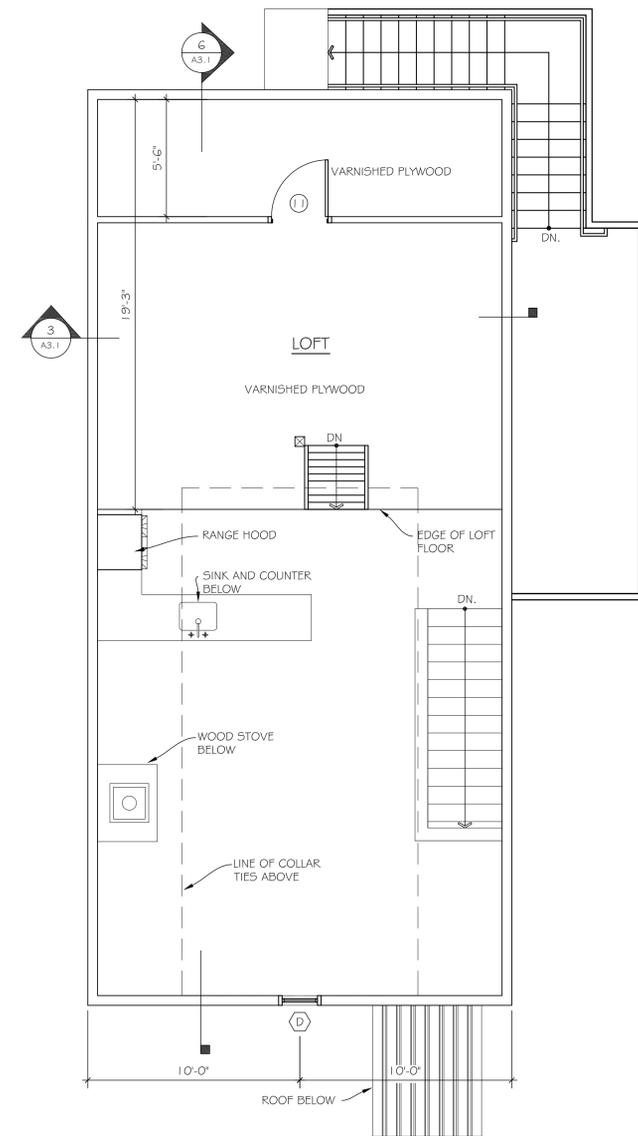
FOUNDATION PLAN
SCALE: 1/4"=1'-0"

1



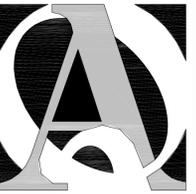
MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"

2



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

3



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REHABILITATION/RECONSTRUCTION WORK FOR:

RICHARD MALONE

APPLICANT #2416

2 SCOTT STREET
MILLFORD, CT

Sheet Description:

FOUNDATION, MAIN FLOOR & LOFT PLANS

Issue Dates:

June 26, 2015

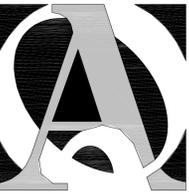
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Project #: QA 1346-33
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Sheet #:

A1.1





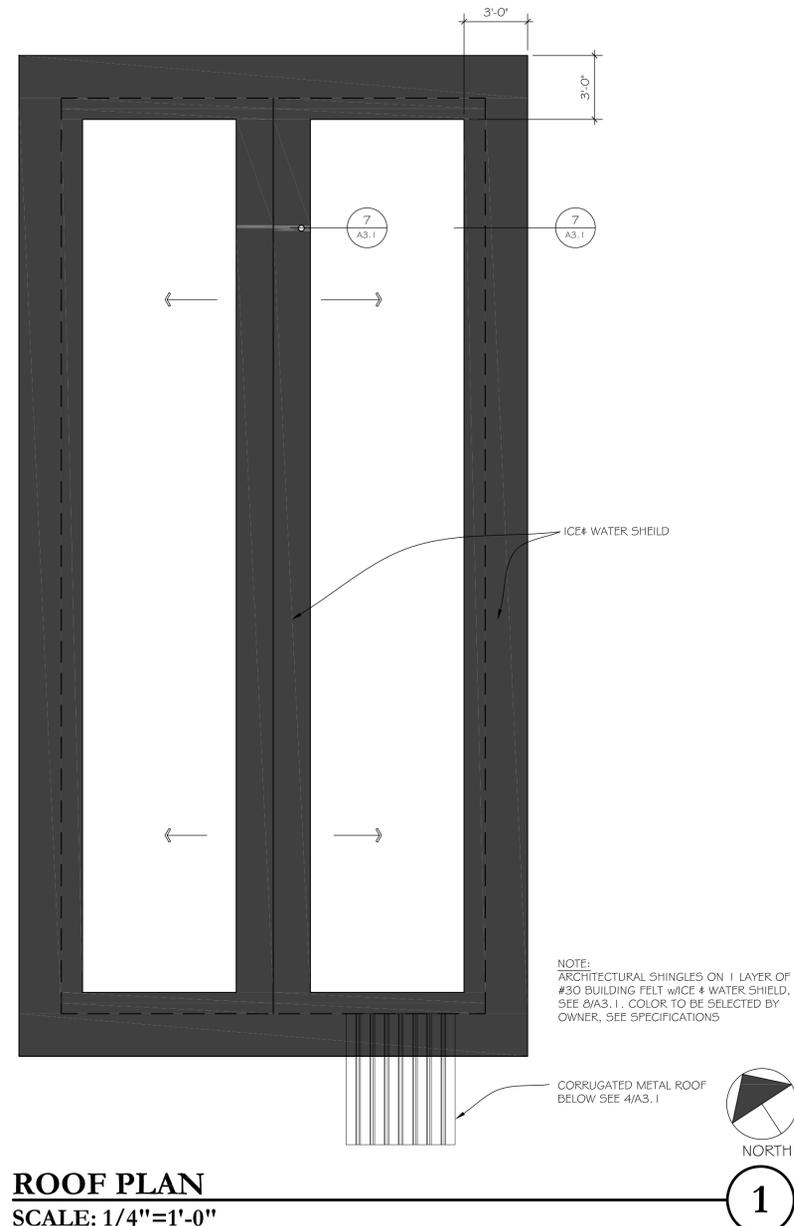
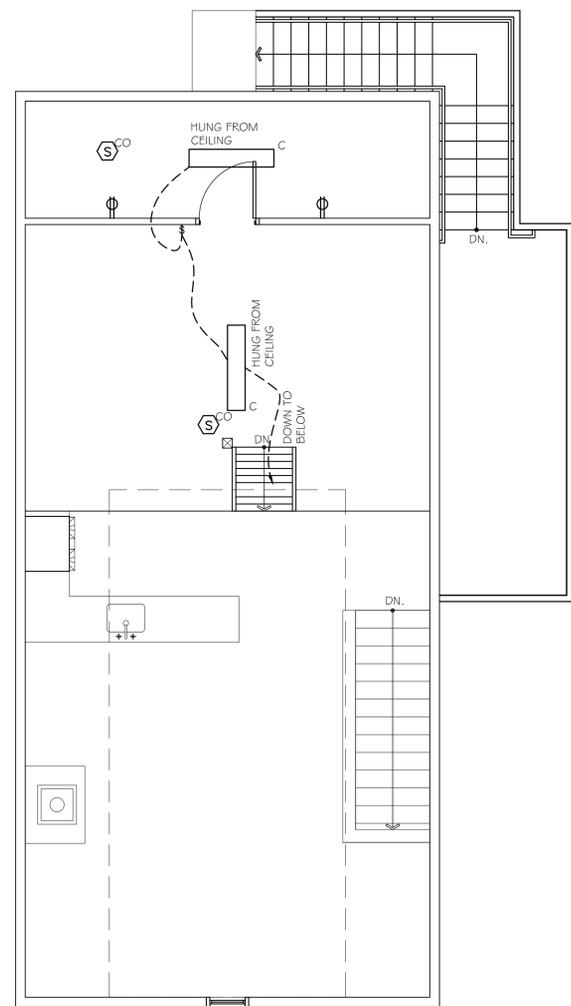
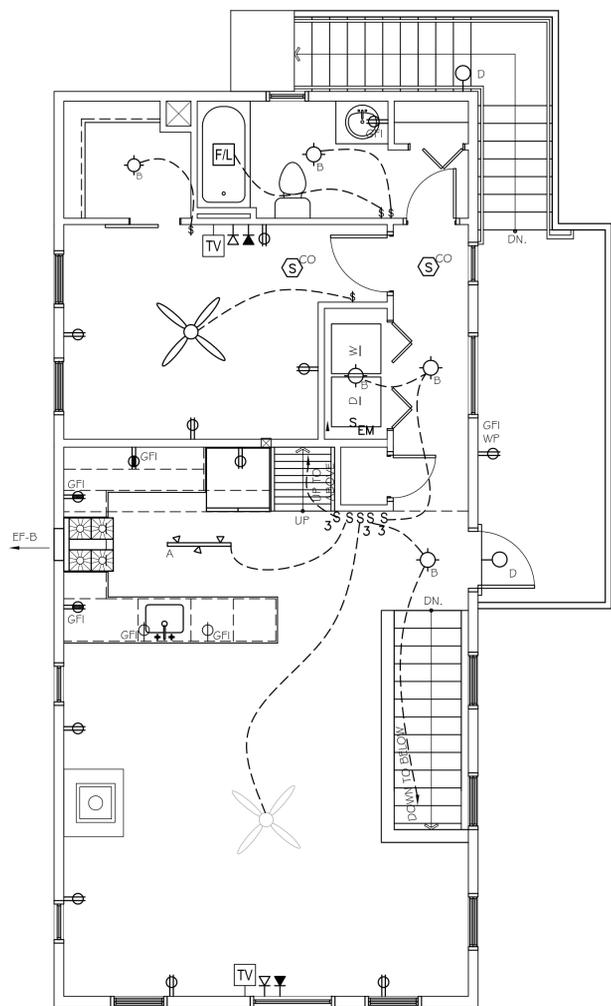
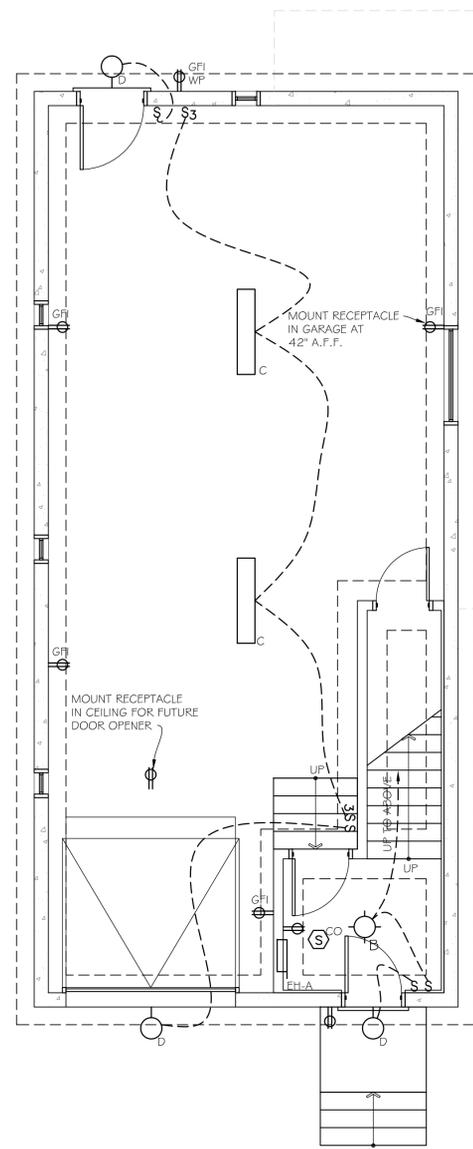
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REHABILITATION/RECONSTRUCTION WORK FOR:

RICHARD MALONE

APPLICANT #2416

2 SCOTT STREET MILLFORD, CT



ELECTRICAL PLANS

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

ROOF PLAN

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

LIGHTING FIXTURE SCHEDULE					
A	HALO	CAT# LASER TRACK BY HALOW/LZR1330 HEADS	4' TRACK WITH 3 HEADS: COLOR TO BE SELECTED BY ARCHITECT	75 WATT PAR 30	120
B	HALO	CAT# SLD405-90-30-WHJB	LED SURFACE DOWN LIGHT	INC	120
C	COOPER	CAT# RZL-NL-3L35-1C-UNV-SU-JB-4-W	4' SURFACE LINEAR LED FIXTURE	INC	120
D	COOPER	CAT# VT100G PLUS W/VEBTAIM A19 LED LAMP	"JELLY JAR" TYPE FIXTURE	INC	120

SCHEDULE OF SIZING FOR ROUGHING FOR PLUMBING FIXTURES			
WATER CLOSET- TANK TYPE	1/2" CW	3" S	2" V
LAVATORY SINK	1/2" H & CW	1-1/2" W	1-1/2" V
TUB / SHOWER	1/2" H & CW	1-1/2" W	1-1/2" V
SHOWER	1/2" H & CW	2" W	1-1/2" V
KITCHEN SINK	1/2" H & CW	1-1/2" W	1-1/2" V
LAUNDRY BOX	1/2" H & CW	2" W	1-1/2" V
HOSE BIB	3/4" CW	-----	-----

ELECTRICAL SYMBOL LIST	
SYMBOL	DESCRIPTION
⊙	WALL MOUNTED 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
-TV	CABLE TV OUTLET
⌋	TEL. OUTLET
⌋	DATA OUTLET
⊞	SAFETY/DISCONNECT SWITCH
⊞	THERMAL SWITCH
⊞	SMOKE DETECTOR
⊞	COMBINATION SMOKE & CARBON MONOXIDE DETECTOR/CONTROLLER
WP	WEATHERPROOF
B/WH#	COMBINATION BOILER/WATER HEATER
⊞	COMBINATION FAN/LIGHT

FIXTURE SCHEDULE	
(P1)	<p>FIXTURE: "Sterling", Winham Toilet Model #402078, Vitreous china, 15" Rim Height, 1.28 Gal. flush, Round bowl, Floor mounted, Floor outlet. Provide braided supplies, stops & escutcheons.</p> <p>Seat: Round bowl, closed front seat with cover.</p>
(P2)	<p>FIXTURE: American Standard" Cornice Pedestal Lavatory Model #0611.400, Vitreous china, 4" center holes. Provide braided supplies, stops & escutcheons, 1/2" 17ga chrome P-trap, Overflow.</p> <p>Trim: Faucet with pop-up assembly, 1/2GPM aerator.</p>
(P3)	<p>FIXTURE: Self-rimming lavatory, Vitreous china, 4" center holes. Provide braided supplies, stops & escutcheons, 1/2" 17ga chrome P-trap, Overflow.</p> <p>Trim: Faucet with pop-up assembly, 1/2GPM aerator.</p>
(P4)	<p>FIXTURE: Tub/Shower.</p> <p>Trim: "Delta" Shower Trim Model# T14459 Pressure balanced valve with lever handle & tub spout. Hand Shower Head Model# 75482D .</p>
(P5)	<p>FIXTURE: "Sterling" Ensemble 42" Stall Shower Model #72210100. Vikrell material, 4-piece sectional.</p> <p>Trim: "Delta" Shower Trim Model# T14259 Pressure balanced valve with lever handle. Hand Shower Head Model# 75482D .</p>
(P6)	<p>FIXTURE: "Sterling" Macallister, Under-mount Kitchen Two Bowl Sink, Model #11409-L, 18 Gauge Stainless Steel, Size: 31-3/4" x 20-3/4" x 8". Provide braided supplies, stops & escutcheons, 1/2" 17ga chrome P-trap. Provide (1/2hp) In-Sink-Erator.</p> <p>Trim: "Pflister" Cantara Single lever faucet with pull out spray Model #534-7CR.</p>
(P7)	<p>Laundry Box with water control valve for automatic washing machines, water hammer arrestors, 1/2" copper tubing and 2" drain. Provide pan.</p>
(P8)	<p>Gas Fired Residential Tankless Water Heater. Direct vent, 199,000 Btu input. 5.2 gpm @ 70F rise. Provide pan.</p> <p>H.B.E ANSI/ASSE 1019; Non-freeze, self-draining type with chrome plated hose thread spout and integral vacuum breaker. Hydrant shall be Model #25C as manufactured by Woodford or approval equal.</p>

Sheet Description:

ELECTRICAL PLANS, ROOF PLAN & SCHEDULES

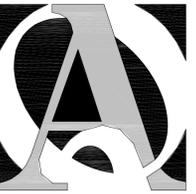
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A1.2



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RICHARD MALONE

APPLICANT #2416

MILLFORD, CT

2 SCOTT STREET

Sheet Description:

EXTERIOR ELEVATIONS

Issue Dates:

June 26, 2015

AS NOTED

Project #:

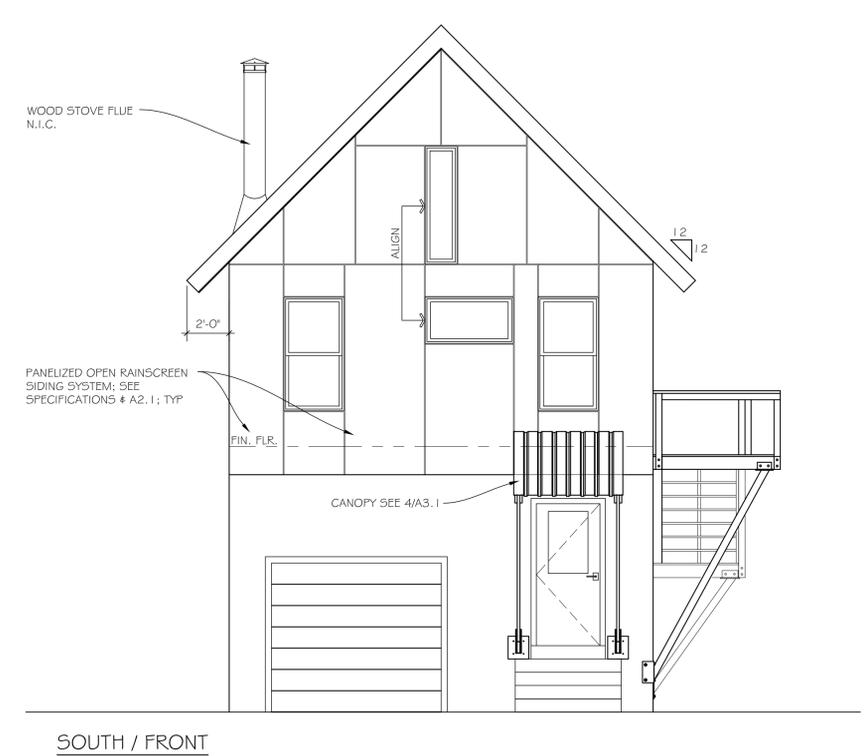
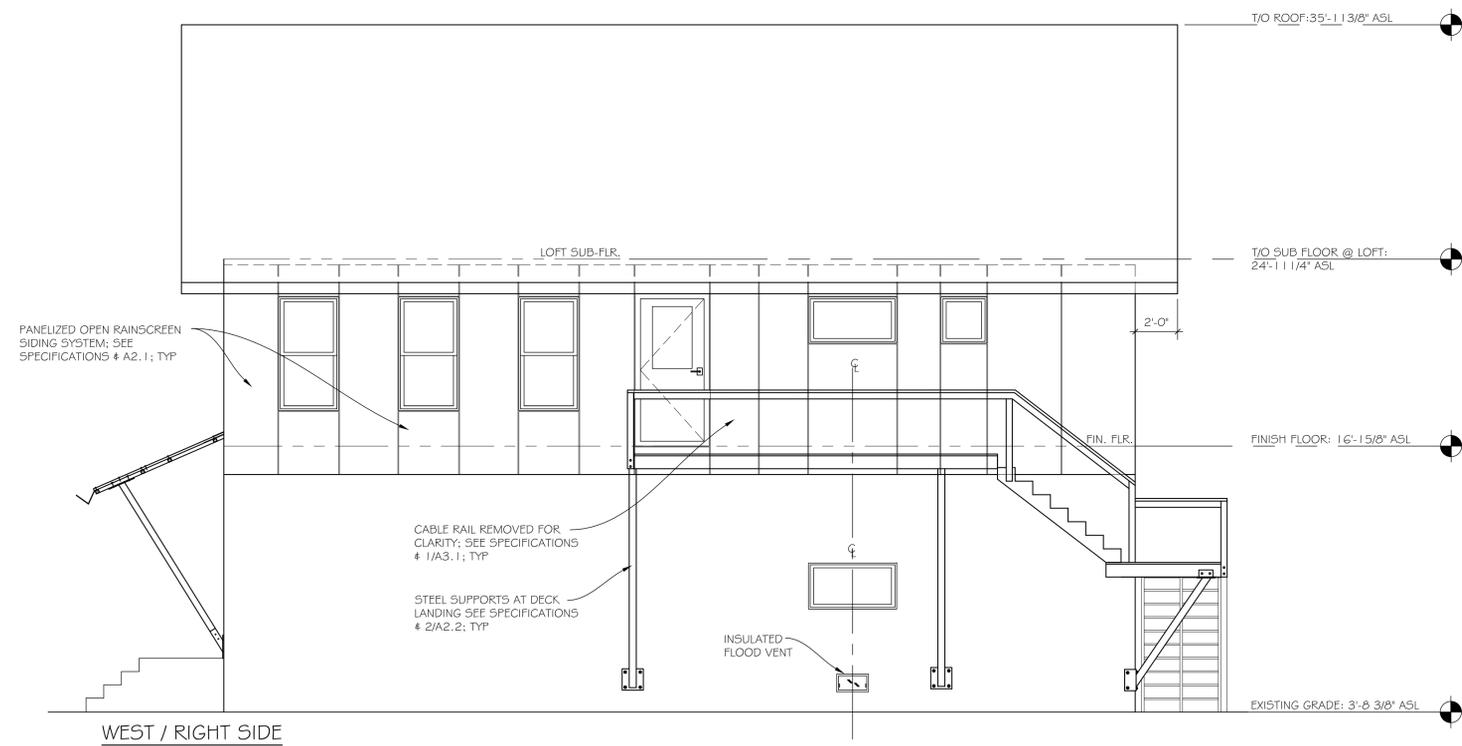
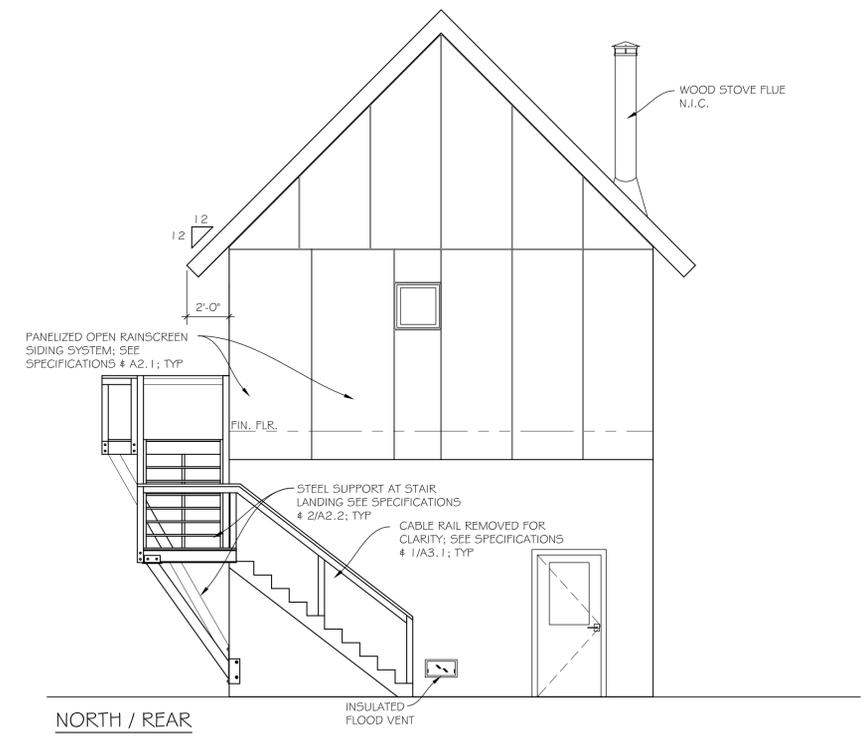
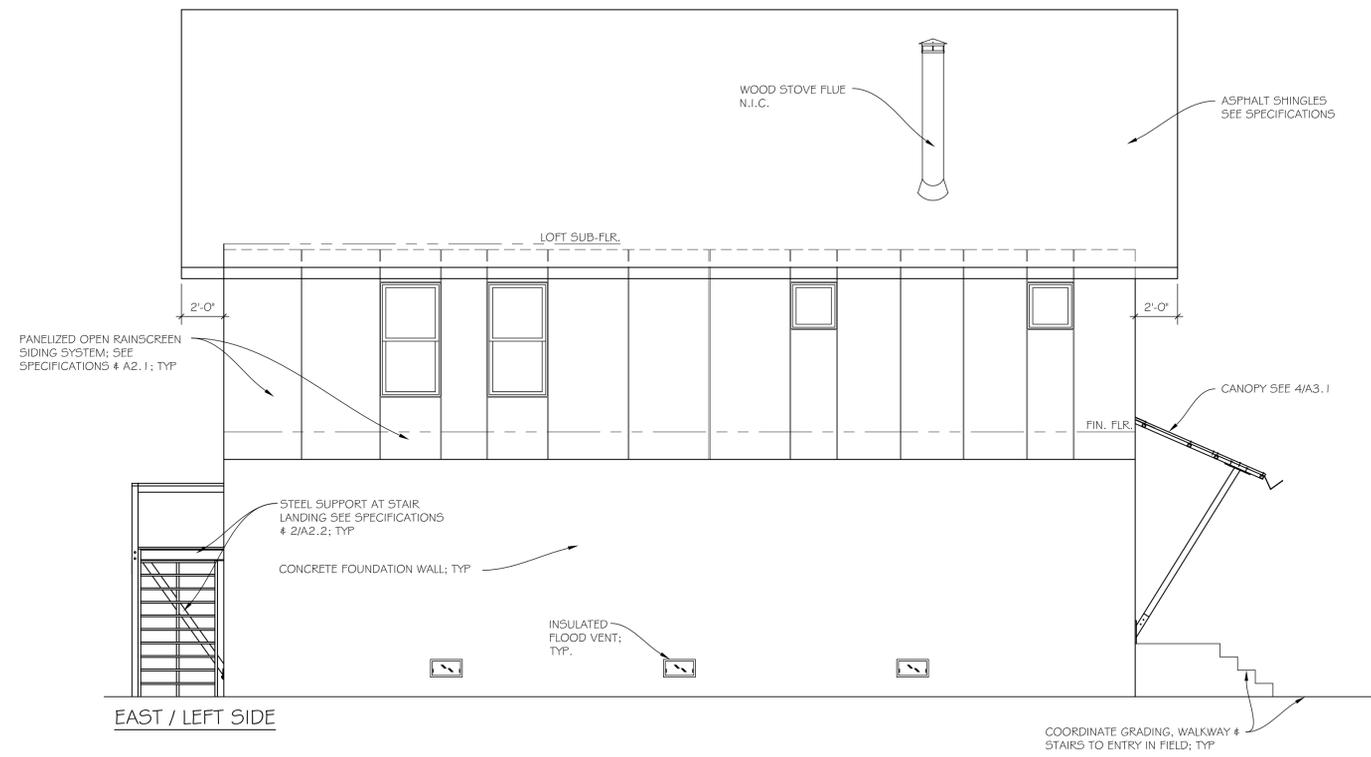
QA 1346-33

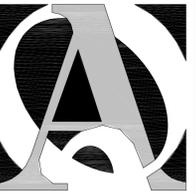
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A2.1





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EXTERIOR ELEVATIONS

Issue Dates:

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AS NOTED

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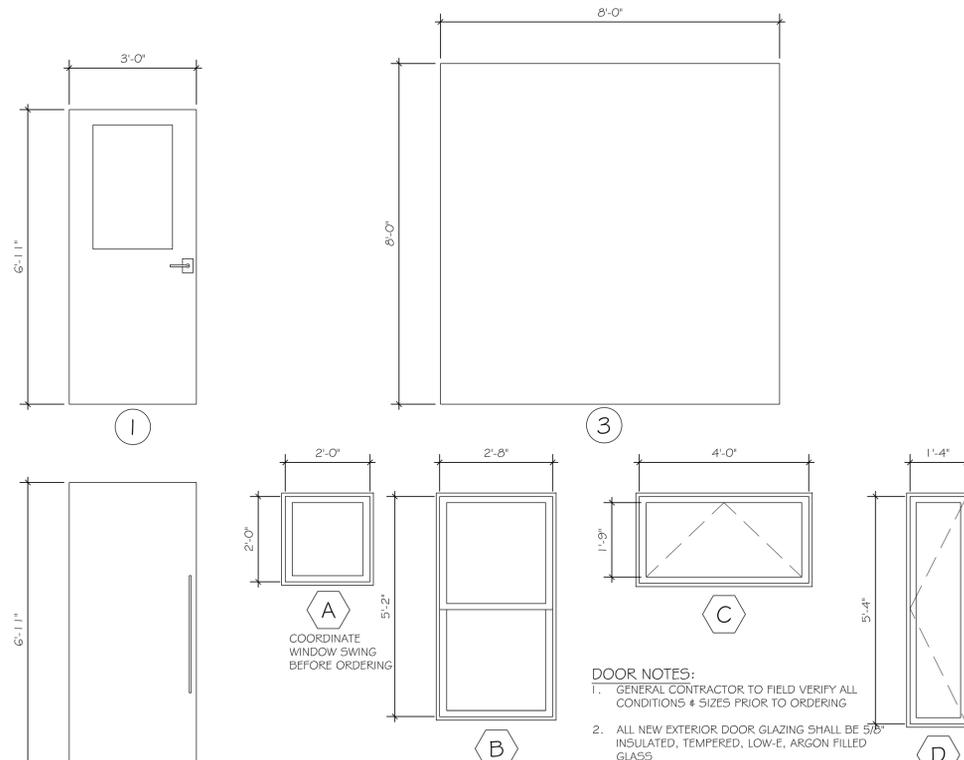
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Drawn By:

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Sheet #:

A2.2



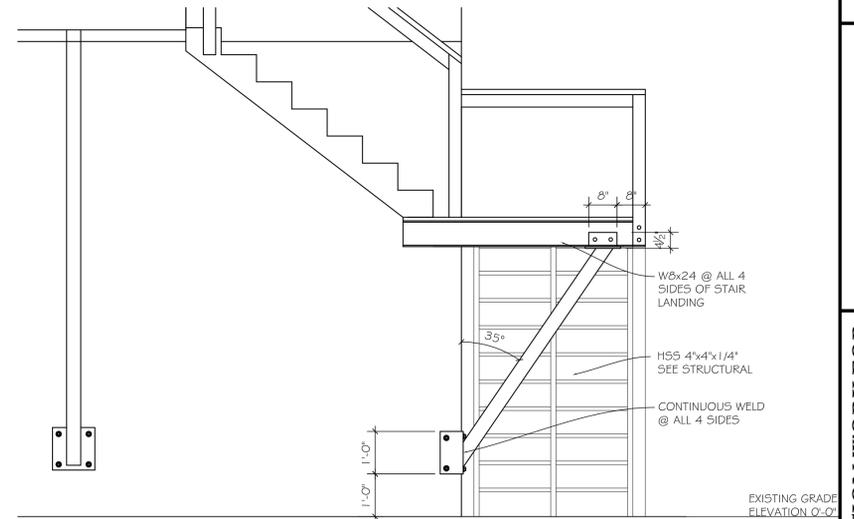
- 2 2'-8"x6'-8"
- 4 2'-6"x6'-8"
- 6 2'-4"x6'-8"
- 7 5'-0"x6'-8" BI-FOLD
- 8 2'-8"x6'-8"
- 9 2'-4"x6'-8"
- 10 2'-6"x6'-8" BI-FOLD
- 11 2'-8"x5'-8"

WINDOW 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. INTERIOR TRIM IS TO BE PRE-PRIMED & PAINTED. COLOR TO MATCH EXISTING INTERIOR TRIM. GENERAL CONTRACTOR TO FIELD VERIFY ALL CONDITIONS.
 3. COORDINATE HEAD HEIGHTS OF STAIR WINDOWS W/ARCHITECT
 4. ALL WINDOWS TO COME W/IA SCREEN. VERIFY WINDOW TYPE & SCREEN TYPE BEFORE ORDERING.

DOOR 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. PROVIDE ALL NECESSARY HARDWARE FOR INSTALLATION. FIELD VERIFY PRIOR TO BIDDING
 4. INTERIOR TRIM IS TO BE PRE-PRIMED & PAINTED. COLOR OF INTERIOR TRIM OR SELECTED BY OWNER. GENERAL CONTRACTOR TO FIELD VERIFY ALL CONDITIONS.
 5. ALL DOOR & FRAMES TO BE PRE-HUNG
 6. ALL INTERIOR AND EXTERIOR DOORS TO BE PAINTED. COLOR SELECTIONS TO BE MADE BY OWNER.
 7. SEE ELEVATIONS/A2.1

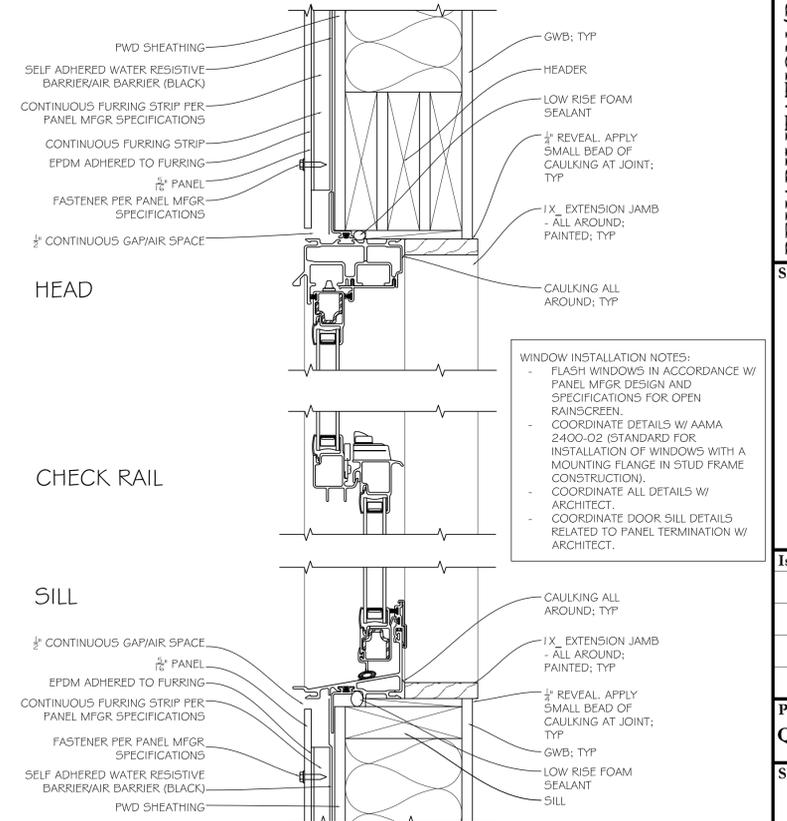
DOOR/WINDOW TYPES & ELEVATIONS

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



STEEL BRACKET ELEVATION

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



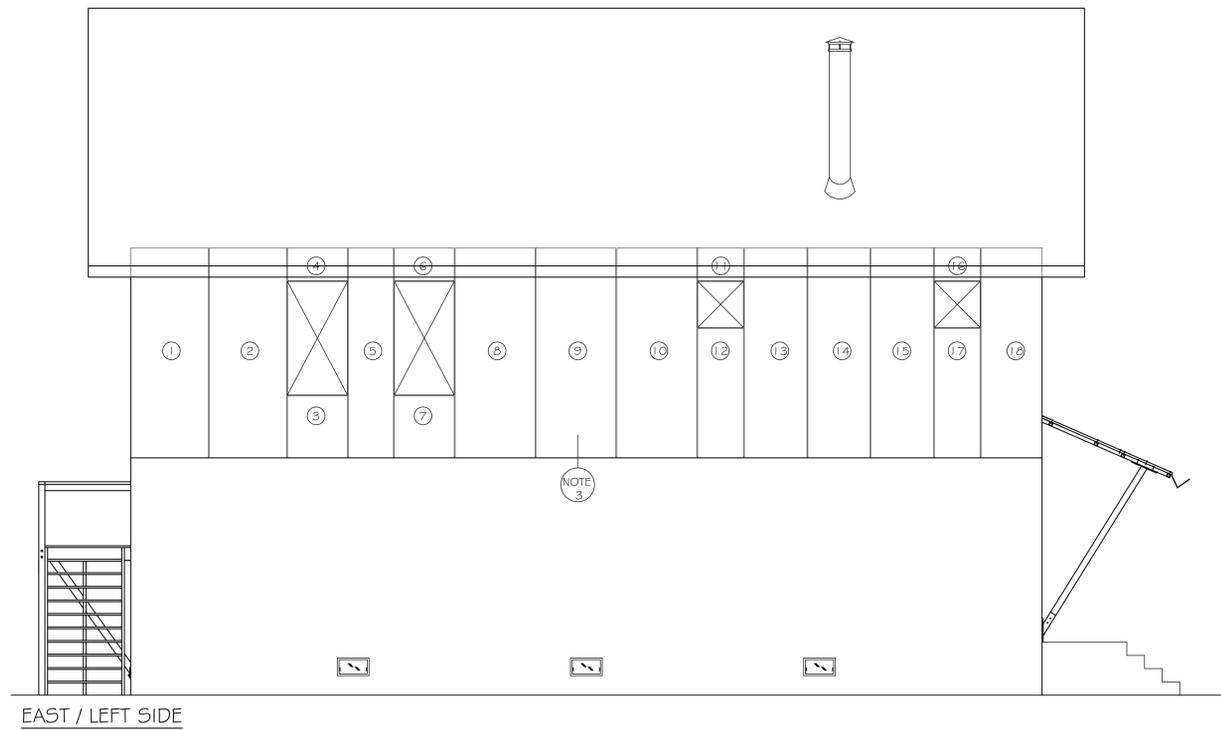
PANEL DETAIL @ FENESTRATION

SCALE: 3"=1'-0"

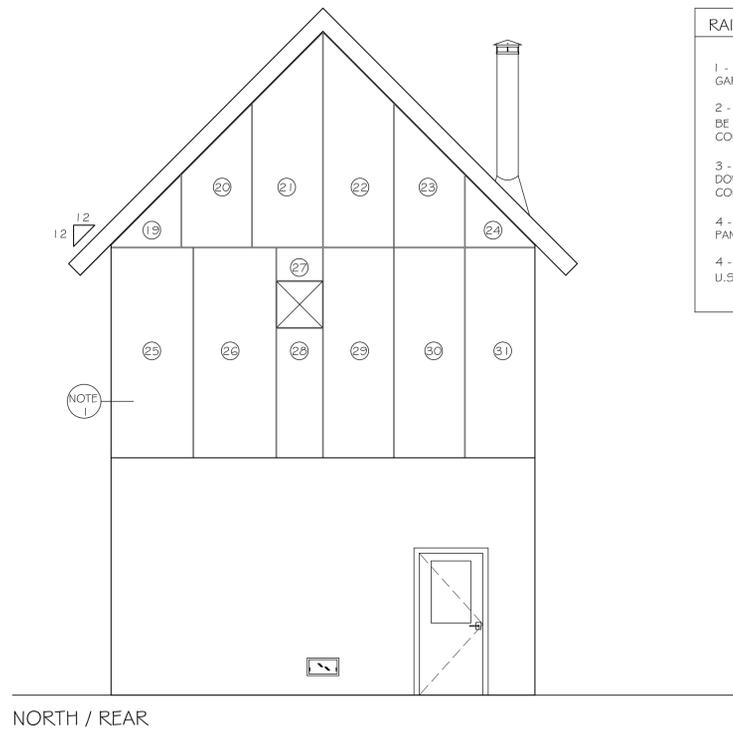
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2

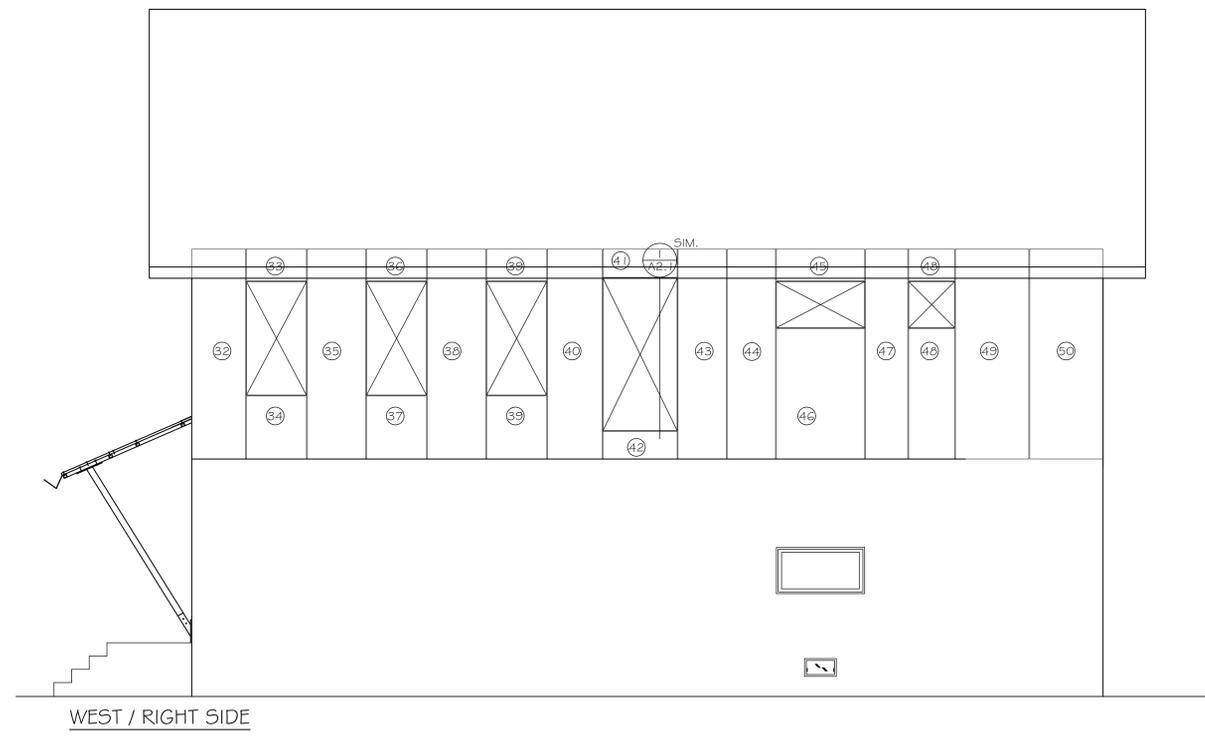
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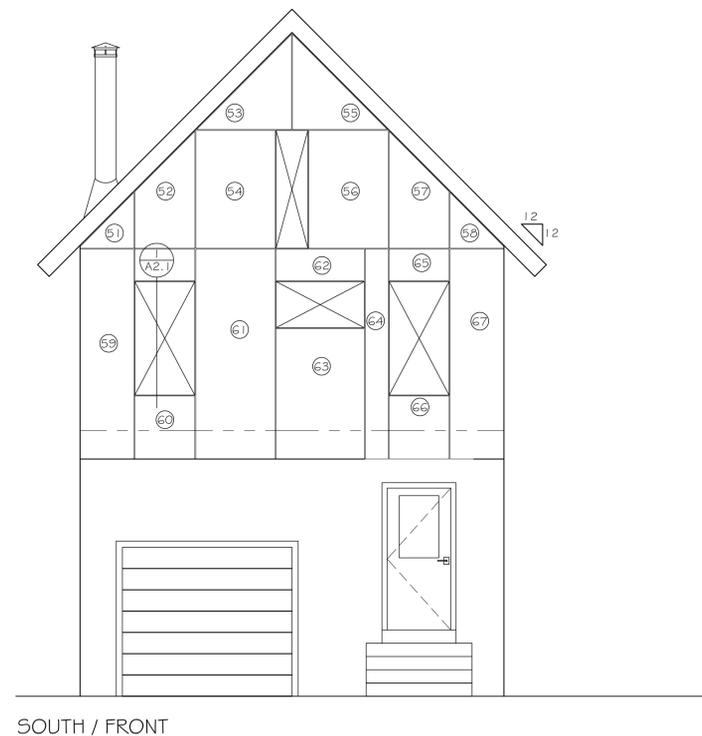
EAST / LEFT SIDE



NORTH / REAR



WEST / RIGHT SIDE



SOUTH / FRONT

RAINSCREEN PANEL SYSTEM NOTES

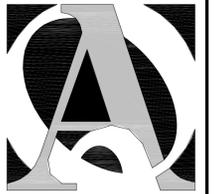
1 - @ OUTSIDE CORNERS: COORDINATE LAP $\frac{1}{2}$ " GAP W/ ARCHITECT.

2 - @ ROOF (WALL TO ROOF): PANEL BOTTOM TO BE HELD UP $\frac{3}{8}$ " FROM T.O. FINISHED ROOF. COORDINATE W/ ARCHITECT.

3 - @ BASE (FOUNDATION): PANEL TO OVERLAP $\frac{1}{2}$ " DOWN - PAST T.O. FOUNDATION WALL. COORDINATE 2 DECK W/ ARCHITECT.

4 - @ BETWEEN PANELS: PROVIDE $\frac{1}{2}$ " GAP BETWEEN PANELS - ALL SIDES.

4 - @ ROOF TO PANEL (WHERE T.O. PANEL MEETS U.S. FINISHED SOFFIT): PROVIDE $\frac{1}{2}$ " GAP.



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 F (860) 677-8534
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2 SCOTT STREET MILLFORD, CT

Sheet Description:

EXTERIOR PANELIZED SIDING LAYOUT

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AS NOTED

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QA 1346-33

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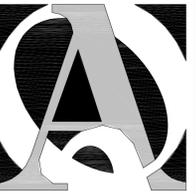
JcB

Sheet #:

A2.3

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

1



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MILLFORD, CT
 2 SCOTT STREET

Sheet Description:

SECTIONS & DETAILS

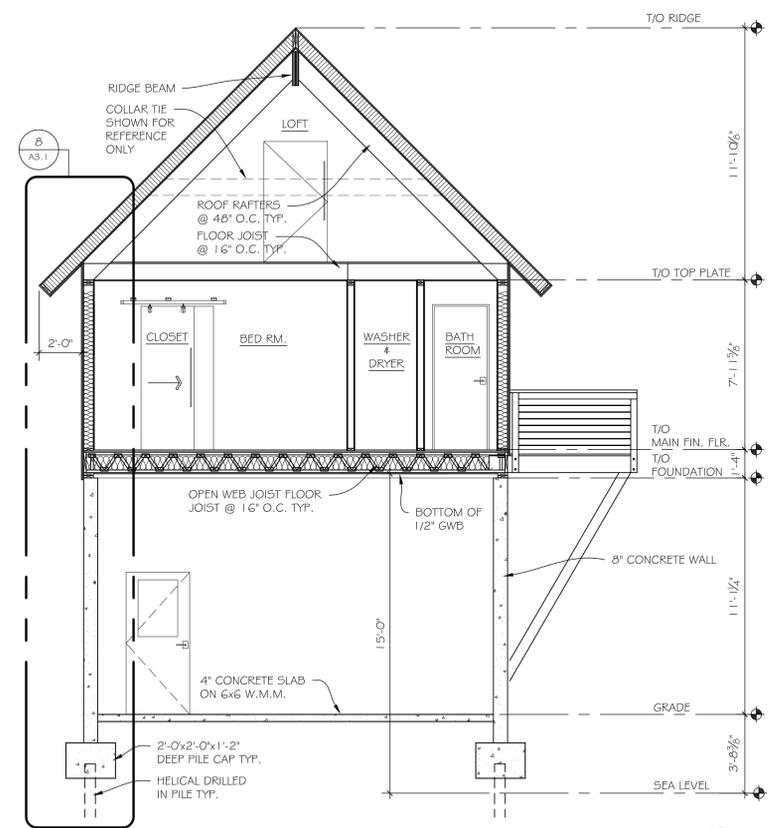
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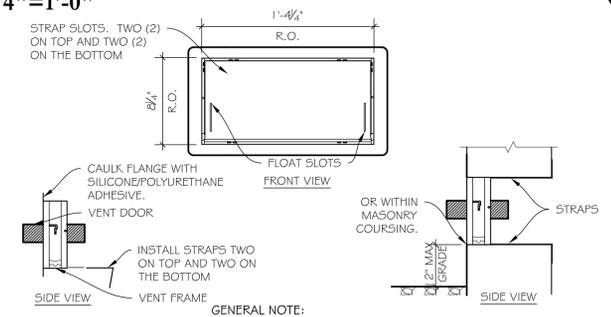
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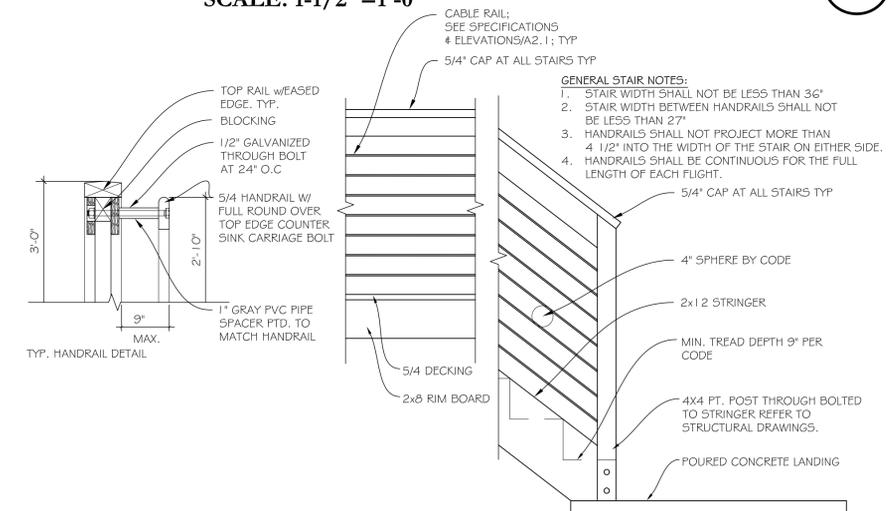
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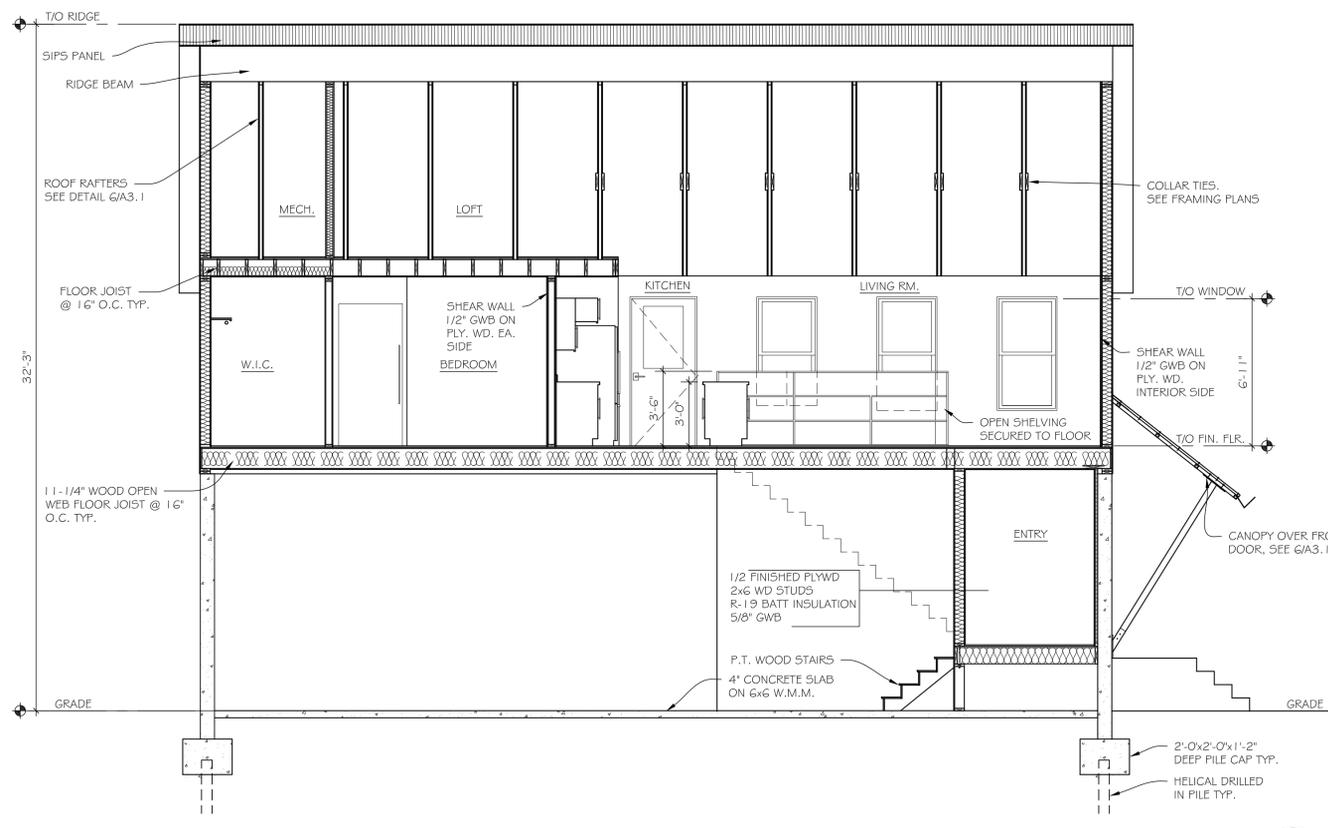
TYPICAL WALL SECTION
 SCALE: 1/4"=1'-0"



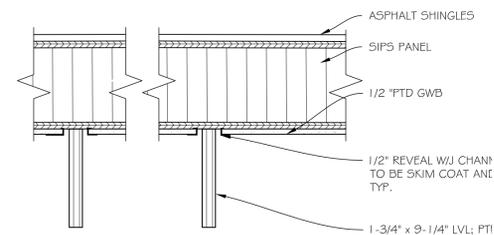
INSULATED FLOOD VENT
 SCALE: 1-1/2"=1'-0"



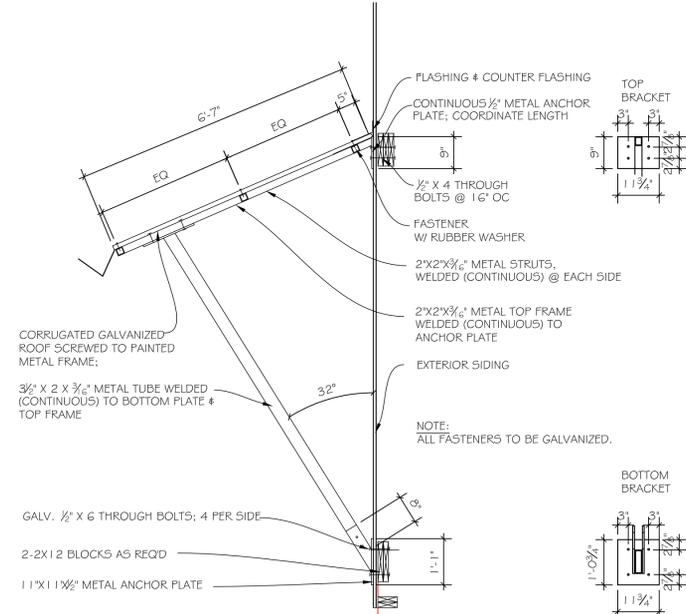
DECK & STAIR RAILING DETAILS
 SCALE: 3/4"=1'-0"



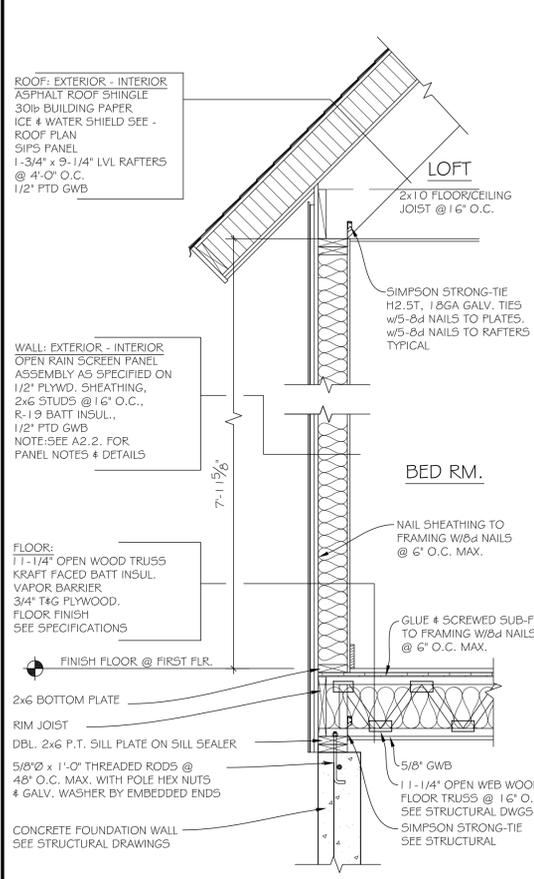
TYPICAL WALL SECTION
 SCALE: 1/4"=1'-0"



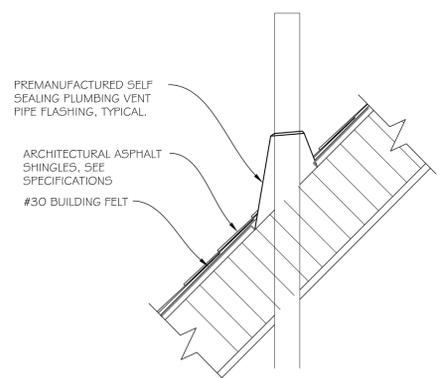
CEILING REVEAL AT RAFTER
 SCALE: 1-1/2"=1'-0"



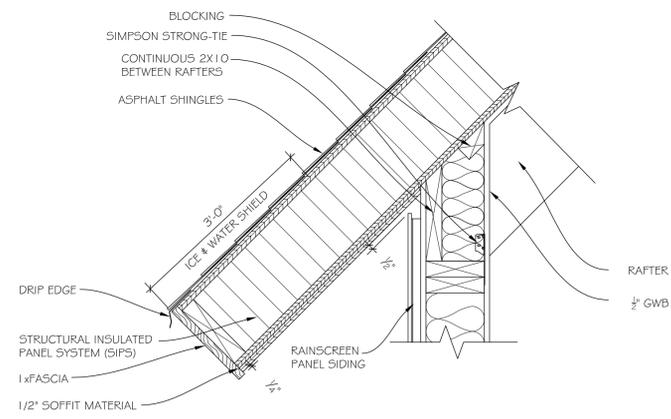
CANOPY DETAIL AT FRONT DOOR
 SCALE: 1/2"=1'-0"



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



TYPICAL PLUMBING VENT DETAIL



TYPICAL ROOF DETAILS
 SCALE: 1-1/2"=1'-0"

