

**GENERAL NOTES**

1. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL MEASUREMENTS. ANY VARIATIONS FROM CONDITIONS SHOWN ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL AND/OR MARTINEZ COUCH AND ASSOCIATES PRIOR TO BIDDING FOR RESOLUTION IN ACCORDANCE WITH CONTRACT DOCUMENT REQUIREMENTS.
2. ALL REQUIRED PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE.
3. SELECT SITE FEATURES HAVE BEEN LOCATED USING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS).
4. ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF THE NOTED ITEM.
5. WORK LIMITS SHALL BE AS NOTED. ALL ITEMS DISTURBED BY ANY AND ALL CONSTRUCTION ACTIVITIES SHALL BE RESTORED SUBSTANTIALLY TO THE CONDITION THEY EXISTED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AND TO THE PROPERTY OWNER'S SATISFACTION.
6. THE CONTRACTOR AT A MINIMUM SHALL MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AS DIRECTED, AS NECESSARY, AND IN ACCORDANCE WITH CONTRACT REQUIREMENTS, AND SHALL CHECK ALL SYSTEMS ON A DAILY BASIS TO ENSURE THE PREVENTION OF SEDIMENT TRANSPORT AND THE CONTROL OF EROSION.
7. THE LOCATIONS OF SITE UTILITIES ARE UNKNOWN. PRIOR TO COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL PLACE A "CALL BEFORE YOU DIG" (CBYD) REQUEST (PHONE: 1-800-922-4455). THE PROTECTION OF EXISTING UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AT HIS EXPENSE.
8. PROPERTY LINE DATA HAS BEEN SHOWN FOR INFORMATION PURPOSES ONLY. SOURCE DATA INCLUDES CONNECTICUT ENVIRONMENTAL CONDITIONS ONLINE (CT ECO), ACCESSED FROM WWW.CTECO.UCONN.EDU. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ACTIVITY ON THE SUBJECT PROPERTY.
9. ELEVATIONS SHOWN ON THE DRAWING REFERENCE VERTICAL DATUM NAVD88.

**WORK NOTES**

1. INSTALL 7' HIGH TEMPORARY CHAIN LINK FENCING AT EDGE OF WALK ALONG PROPERTY LINE AND AT NORTHEASTERN EDGE OF DRIVEWAY ALONG PROPERTY LINE; INSTALL 10' WIDE DOUBLE LEAF GATE AT DRIVEWAY ENTRANCE
2. INSTALL SILT FENCE ALONG NORTHEASTERN PROPERTY LINE AND ACROSS REAR YARD TO CEDAR FENCE
3. SET UP TEMPORARY STOCKPILE AREA
4. DEMOLISH CONCRETE WALL AND REMOVE OFFSITE. MAINTAIN EXISTING CONCRETE WALK CONDITION AND GRADE. ADD TOPSOIL AND MULCH, AND SEED FORMER WALL LOCATION. REPAIR CONCRETE WALK IN COMPLETE SECTIONS WHERE DAMAGED.
5. CUT FUEL OIL FILL PIPE FLUSH AT FOUNDATION AND REMOVE OFFSITE; FILL HOLE WITH NON-SHRINK GROUT
6. COORDINATE UTILITY DISCONNECTS, INCLUDING WATER, ELECTRIC, GAS, AND TELECOMMUNICATIONS
7. DEMOLISH EXISTING BACK MUDROOM, REAR STEPS, FRONT STEPS, AND CONCRETE PAD UNDER FRONT STEPS
8. SUPPORT HOUSE AND LIFT TO PROPOSED ELEVATION
9. DEMOLISH EXISTING FOUNDATION AND REMOVE OFFSITE
10. REMOVE FENCING AND E&S CONTROLS UPON COMPLETION OF CONSTRUCTION

**LEGEND**

- 1 WORK NOTE
- SITE FEATURE TO BE DEMOLISHED
- LIMIT OF WORK
- DETAIL REFERENCE  
# = DETAIL NUMBER  
X = DETAIL SHEET NUMBER
- SILT FENCE
- CEDAR FENCE
- LIMIT OF FOUNDATION
- LIMIT OF ROOF
- APPARENT PROPERTY LINE

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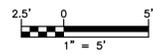
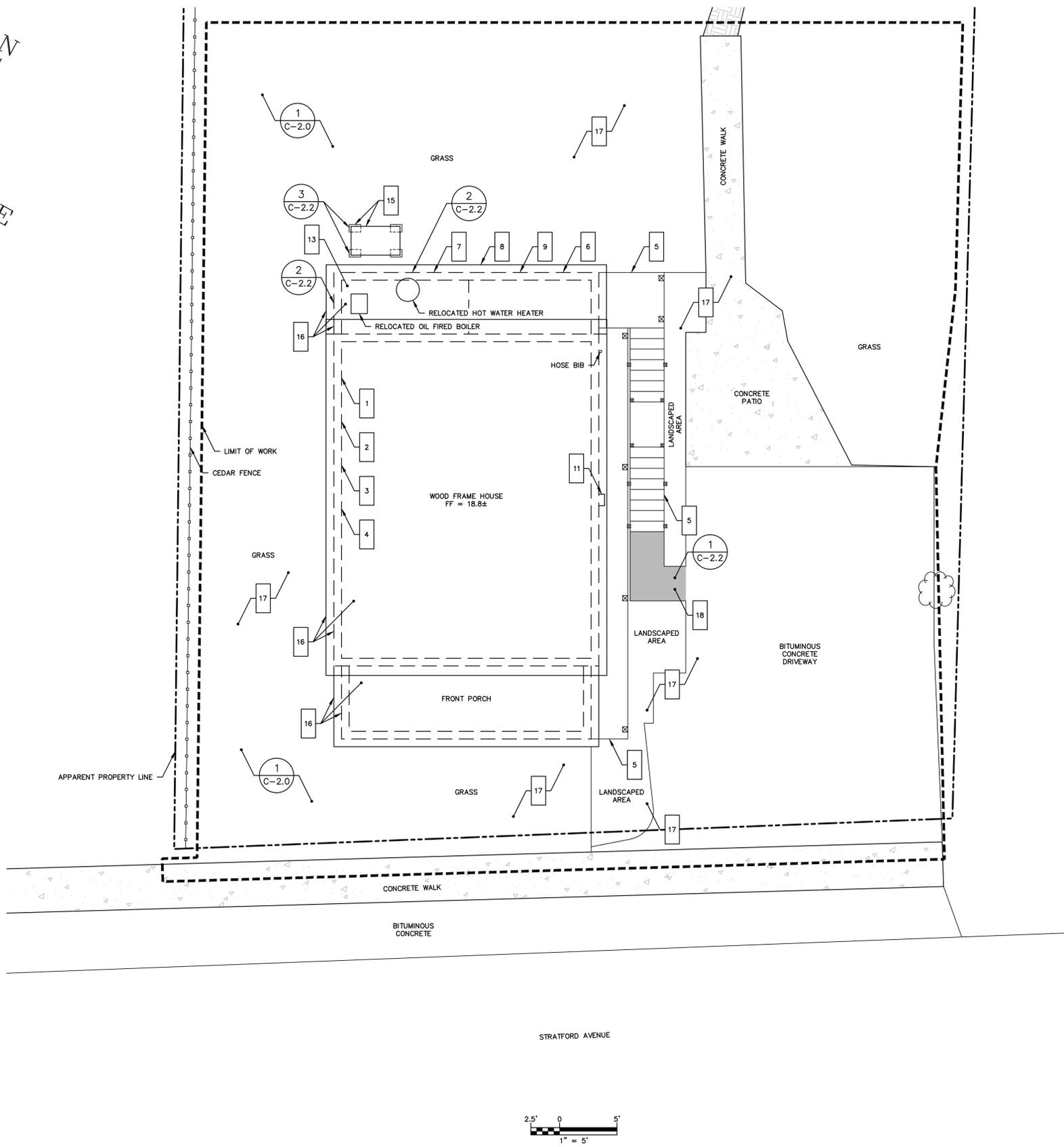
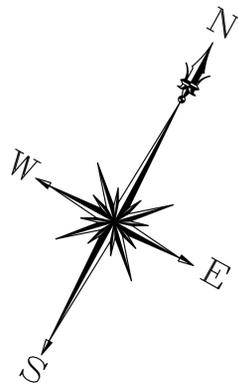
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NO.	DATE	REVISIONS	BY	CHK	APPV

DRAWN: KNL    CHECKED: MBR    APPROVED: REC    SCALE: 1" = 5'    DATE: 12/8/2014

**SOIL EROSION AND SEDIMENT CONTROL/DEMOLITION PLAN**

JOB NO.	DRAWING NUMBER	SHEET
33-262-1699	BASEMAP 33-262-1699 - BALLARO.dwg	C-1.0



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4. ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF THE NOTED ITEM.
5. WORK LIMITS SHALL BE AS NOTED. ALL ITEMS DISTURBED BY ANY AND ALL CONSTRUCTION ACTIVITIES SHALL BE RESTORED SUBSTANTIALLY TO THE CONDITION THEY EXISTED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AND TO THE PROPERTY OWNER'S SATISFACTION.
6. THE LOCATIONS OF SITE UTILITIES ARE UNKNOWN. PRIOR TO COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL PLACE A "CALL BEFORE YOU DIG" (CBYD) REQUEST (PHONE: 1-800-922-4455). THE PROTECTION OF EXISTING UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AT HIS EXPENSE.
7. PROPERTY LINE DATA HAS BEEN SHOWN FOR INFORMATION PURPOSES ONLY. SOURCE DATA INCLUDES CONNECTICUT ENVIRONMENTAL CONDITIONS ONLINE (CT ECO), ACCESSED FROM WWW.CTECO.UCONN.EDU. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ACTIVITY ON THE SUBJECT PROPERTY.
8. ELEVATIONS SHOWN ON THE DRAWING REFERENCE VERTICAL DATUM NAVD88.

**WORK NOTES**

- 1 SUPPORT HOUSE AND LIFT TO PROPOSED ELEVATION
- 2 INSTALL NEW FOUNDATION ON PILES UPON COMPLETION OF FOUNDATION DEMOLITION; SEE STRUCTURAL DRAWINGS
- 3 INSTALL FIRST FLOOR FRAMING AND SUPPORTS
- 4 LOWER HOUSE ONTO SUPPORTS AT PROPOSED ELEVATIONS, AS SHOWN ON STRUCTURAL DRAWINGS
- 5 INSTALL NEW DECK AND STAIRS AT PROPOSED ELEVATIONS
- 6 CONSTRUCT NEW MUDROOM ON BACK OF HOUSE
- 7 CONSTRUCT NEW MECHANICAL ROOM ON BACK OF HOUSE
- 8 INSTALL NEW ROOFING FOR MUDROOM AND MECHANICAL ROOM
- 9 INSTALL NEW VINYL SIDING ON HOUSE IN AREA OF MUDROOM AND MECHANICAL ROOM
- 10 INSTALL NEW INTERIOR WIRING FROM PANEL BOARD TO PROPOSED ELECTRICAL METER LOCATION
- 11 COORDINATE ELECTRICAL METER INSTALLATION AT PROPOSED EAST DECK PLATFORM
- 12 COORDINATE GAS PIPING INSTALLATION TO PROPOSED GAS METER LOCATION
- 13 COORDINATE GAS METER INSTALLATION IN PROPOSED MECHANICAL ROOM
- 14 COORDINATE OTHER UTILITY CONNECTIONS, INCLUDING WATER AND TELECOMMUNICATIONS
- 15 INSTALL EXISTING ABOVEGROUND OIL TANK ON CONCRETE FOOTING PADS AND SECURE
- 16 INSTALL ROOF GUTTERS; COMPLETE REMAINING BUILDING WORK (BOTH INTERIOR AND EXTERIOR)
- 17 RESTORE EXTERIOR AREAS TO EXISTING CONDITIONS OR BETTER
- 18 PAVE ACCESS SIDEWALK AT BOTTOM OF PROPOSED STAIRS, ADJACENT TO EXISTING DRIVEWAY

**LEGEND**

- 1 WORK NOTE
- LIMIT OF WORK
- #/C-2.X DETAIL REFERENCE  
# = DETAIL NUMBER  
X = DETAIL SHEET NUMBER
- ○ ○ ○ CEDAR FENCE
- - - - - LIMIT OF FOUNDATION
- — — — — LIMIT OF ROOF
- APPARENT PROPERTY LINE

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**SITE PLAN**

JOB NO.	DRAWING NUMBER	SHEET
33-262-1699	BASEMAP 33-262-1699 - BALLARO.dwg	C-1.1











**DESIGN BASIS**

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

**GENERAL NOTES:**

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

**FOUNDATION NOTES**

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

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

**HELICAL PILES**

ALL HELICAL PILES SHALL DEVELOP A MINIMUM ALLOWABLE LOAD CARRYING CAPACITY OF 12 TONS (24 KIPS) UNLESS OTHERWISE NOTED.  
ALL HELICAL PILES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT. THE PROPOSED HELICAL PILE SHALL HAVE A MINIMUM SHAFT SIZE OF 3 1/2" OUTSIDE DIAMETER x 0.300" WALL THICKNESS, BE FILLED SOLID w/ GROUT AND BE HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM 123 AND BE SUBMITTED FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY WORK. SUBMITTAL SHALL INCLUDE SIZE, STRENGTH, GALVANIZING, DEPTH, SEAT TYPE AND SIZE.  
INSTALL ONE (1) TEST PILE PRIOR TO CONSTRUCTION.

**CONCRETE**

**MATERIALS:**  
ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS. CONTRACTOR TO SUBMIT CONCRETE MIX DESIGN.  
ALL DETAILING, FABRICATION, AND ERECTION OF REINFORCING BARS, UNLESS OTHERWISE NOTED, MUST FOLLOW THE LATEST ACI CODE AND LATEST ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES".

ALL REINFORCING STEEL SHALL BE EPOXY COATED IN ACCORDANCE WITH ASTM A775.  
NO CALCIUM CHLORIDE OR ADMIXTURES CONTAINING MORE THAN 1% CHLORIDE BY WEIGHT OF ADMIXTURE SHALL BE USED IN THE CONCRETE.  
PROVIDE 5% TO 7% AIR ENTRAINMENT IN ALL CONCRETE.  
UNLESS OTHERWISE NOTED, ALL LAP SPLICES SHALL BE CLASS B.

**STRUCTURAL STEEL**

ANGLES, MISCELLANEOUS PLATES AND BARS.....ASTM A36  
BOLTS.....ASTM A325  
WELDING ELECTRODE.....ASTM E 70  
ALL STRUCTURAL STEEL AND CONNECTION HARDWARE SHALL BE HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A123.  
ALL WELDING SHALL BE DONE BY A CERTIFIED WELDER IN ACCORDANCE WITH A.W.S. STANDARDS.

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

**STRUCTURAL LUMBER**

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

EXTREME FIBER IN BENDING.....	F <sub>b</sub> =	875 PSI
HORIZONTAL SHEAR.....	F <sub>v</sub> =	95 PSI
TENSION PARALLEL TO GRAIN.....	F <sub>t</sub> =	825 PSI
COMPRESSION PERPENDICULAR TO GRAIN.....	F <sub>c</sub> =	385 PSI
COMPRESSION PARALLEL TO GRAIN.....	F <sub>c</sub> =	1,050 PSI
MODULUS OF ELASTICITY.....	E =	1,700,000 PSI

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

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

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

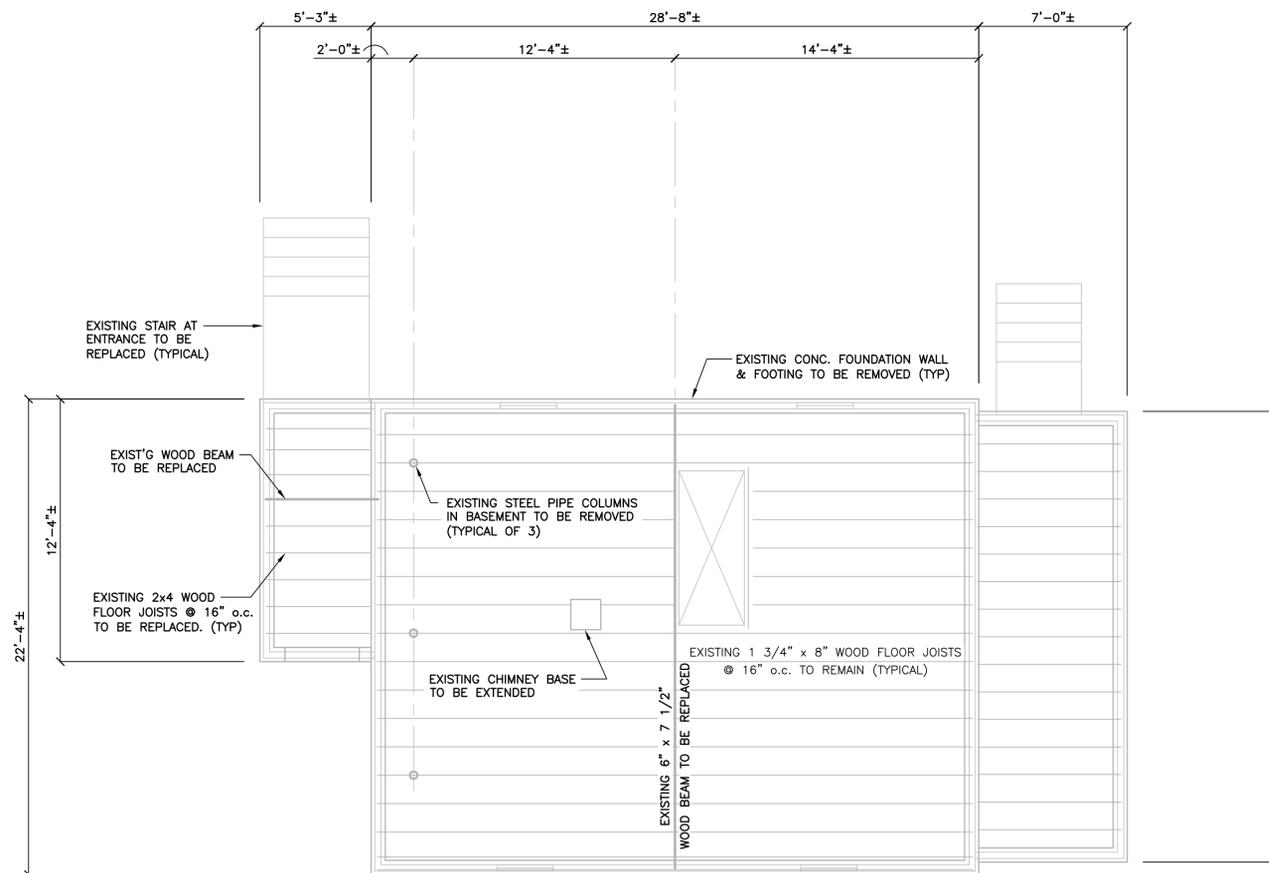
PLYWOOD ROOF SHEATHING SHALL BE NOMINAL 3/4" THICK SQUARE EDGE EXTERIOR GRADE.

**ENGINEERED WOOD PRODUCTS**

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

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

EXTREME FIBER IN BENDING.....	F <sub>b</sub> =	2,900 PSI
HORIZONTAL SHEAR.....	F <sub>v</sub> =	290 PSI
TENSION PARALLEL TO GRAIN.....	F <sub>t</sub> =	2,025 PSI
COMPRESSION PERPENDICULAR TO GRAIN.....	F <sub>c</sub> =	750 PSI
COMPRESSION PARALLEL TO GRAIN.....	F <sub>c</sub> =	2,900 PSI
MODULUS OF ELASTICITY.....	E =	2,000,000 PSI



**EXISTING CONDITIONS PLAN**

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

**NOTES:**

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



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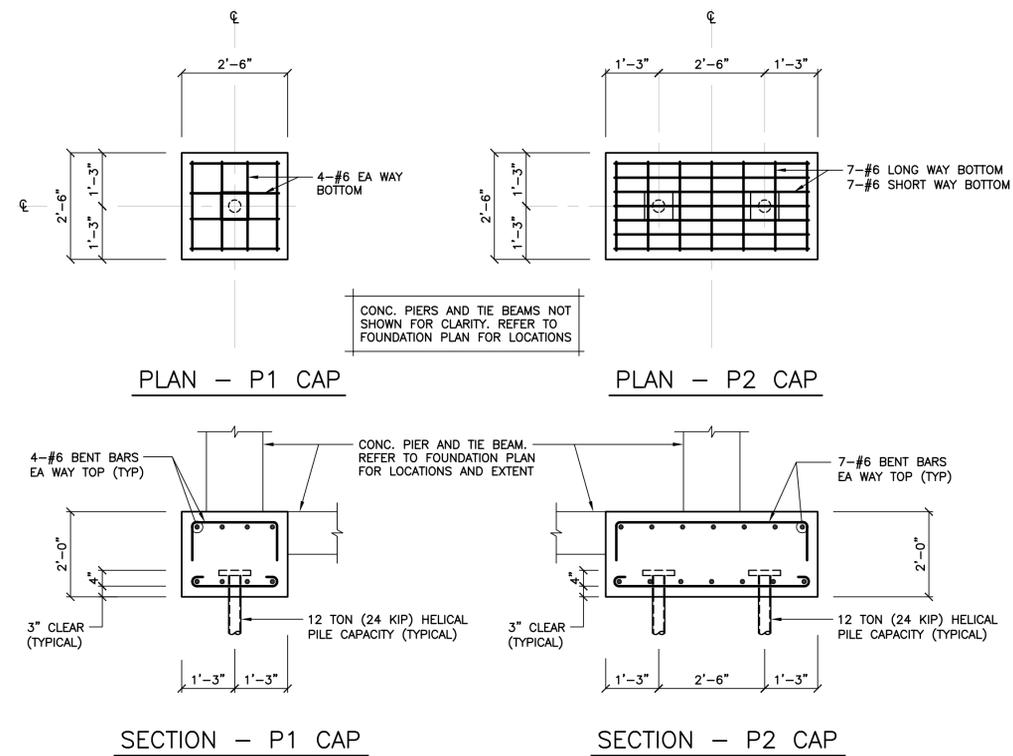
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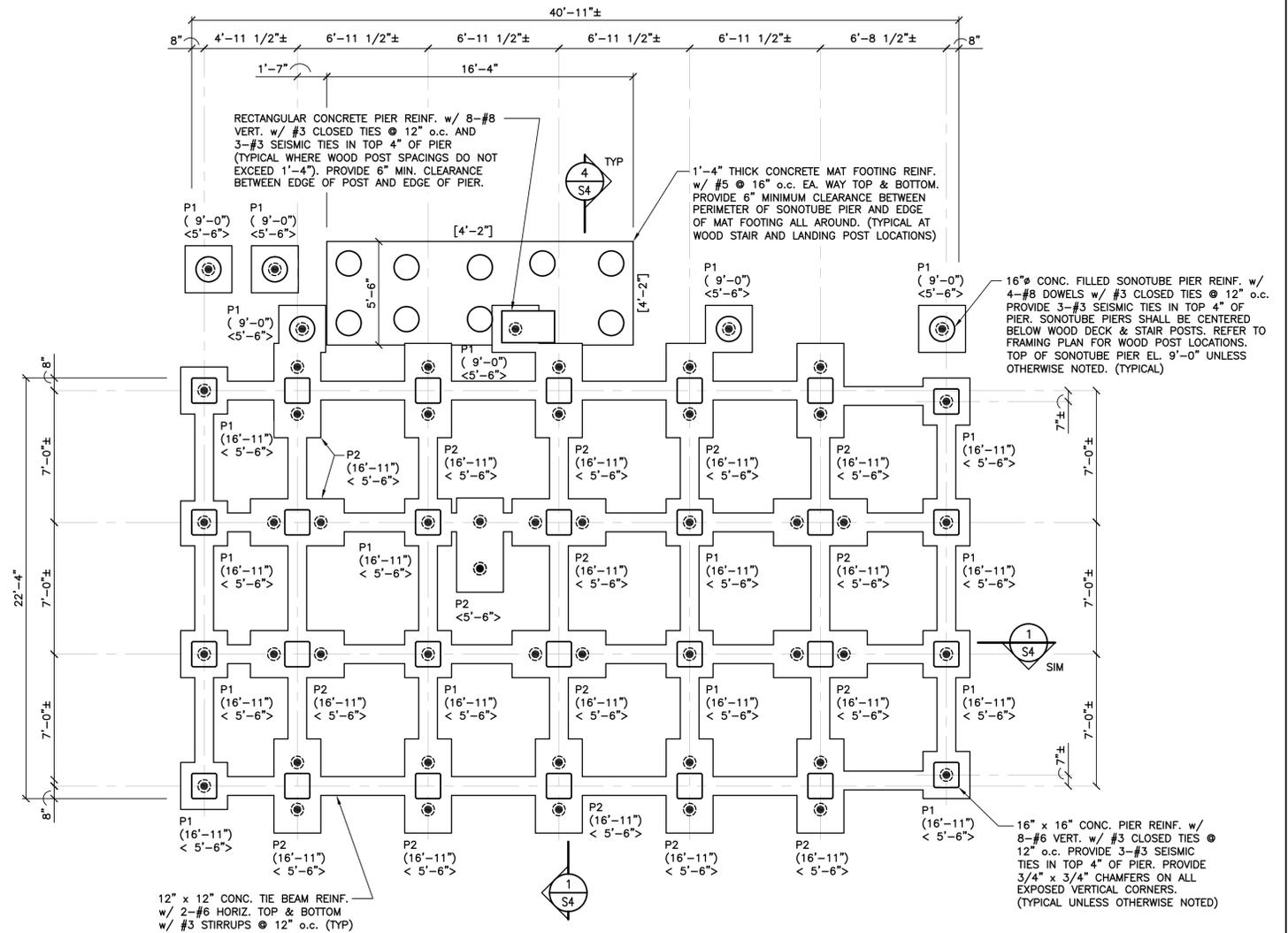
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<b>FOUNDATION DESIGN</b>		
<b>EXISTING CONDITIONS PLAN &amp; STRUCTURAL NOTES</b>		
JOB NO.	DRAWING NUMBER	SHEET
33-262-1699	21442 S1 - S4.dwg	S1



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



**FOUNDATION PLAN**

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

**LEGEND:**

- P# PILE CAP MARK (SEE DETAILS THIS DWG)
- <...> EL. TOP OF CONC. PILE CAP
- (.....) EL. TOP OF CONC. PIER
- [.....] EL. BOTTOM OF CONC. MAT FOOTING
- DENOTES 12 TON (24 KIP) CAPACITY HELICAL PILE. FIELD VERIFY ALL HELICAL PILE LOCATIONS.



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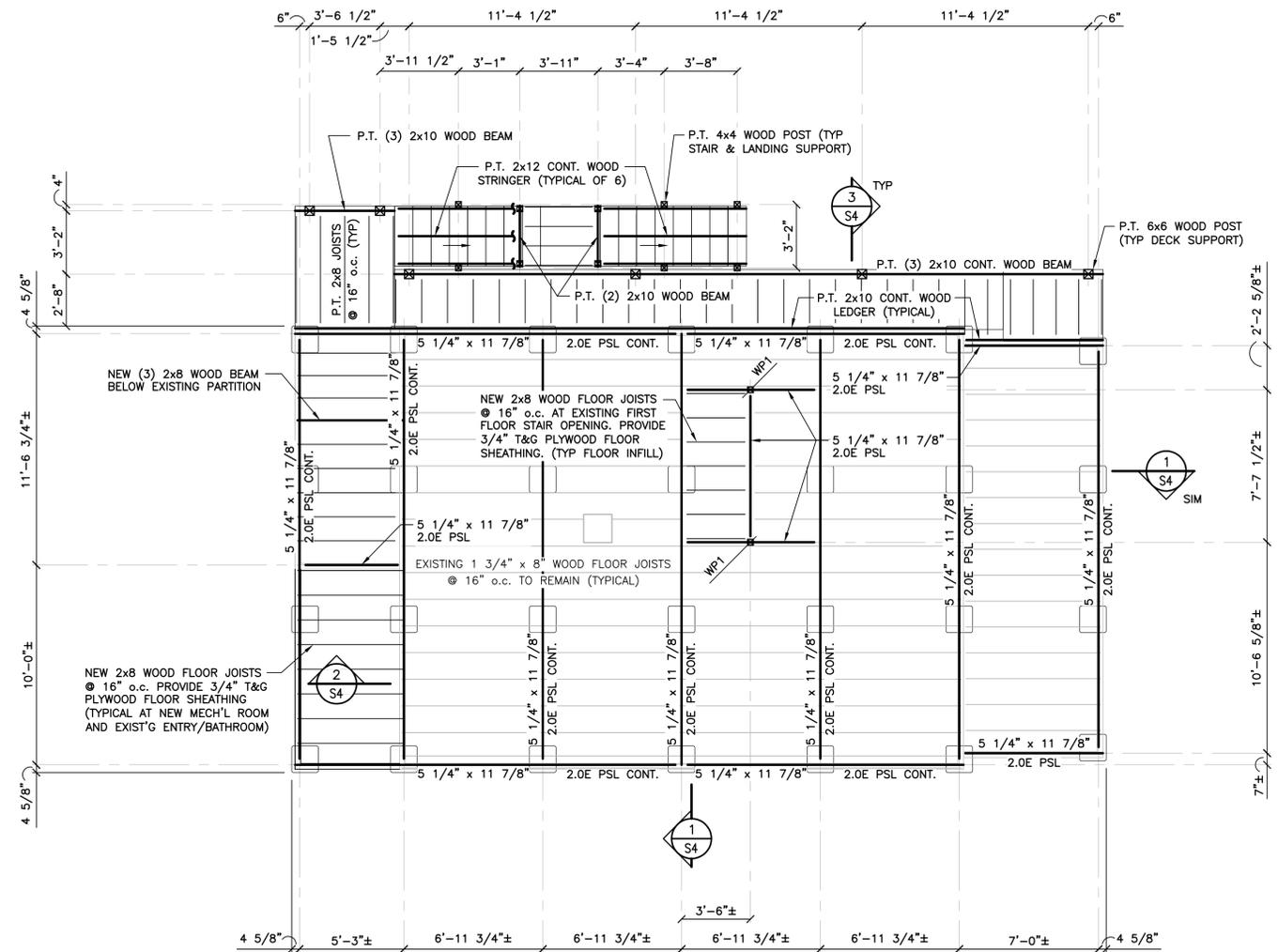
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**FOUNDATION DESIGN**

**FOUNDATION PLAN &  
 PILE CAP DETAILS**

JOB NO.	DRAWING NUMBER	SHEET
33-262-1699	21442 S1 - S4.dwg	S2



**FIRST FLOOR FRAMING SUPPORT PLAN**

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



**NOTES & LEGEND:**

1. NEW FINISH FLOOR EL. 18'-10"±.
  2. SETTING AND ANCHORAGE OF THE SUPERSTRUCTURE TO NEW CONCRETE FOUNDATION IS THE RESPONSIBILITY OF OTHERS.
  3. CONDITIONS SHOWN ARE BASED SOLELY ON AVAILABLE INFORMATION AND HAVE NOT BEEN INDEPENDENTLY VERIFIED TO BE COMPLETELY ACCURATE.
- WP-1 DENOTES NEW 4x4 WOOD POST BETWEEN FIRST FLOOR AND EXISTING SECOND FLOOR WOOD HEADER AT STAIR. VERIFY LOCATION OF HEADER IN FIELD.



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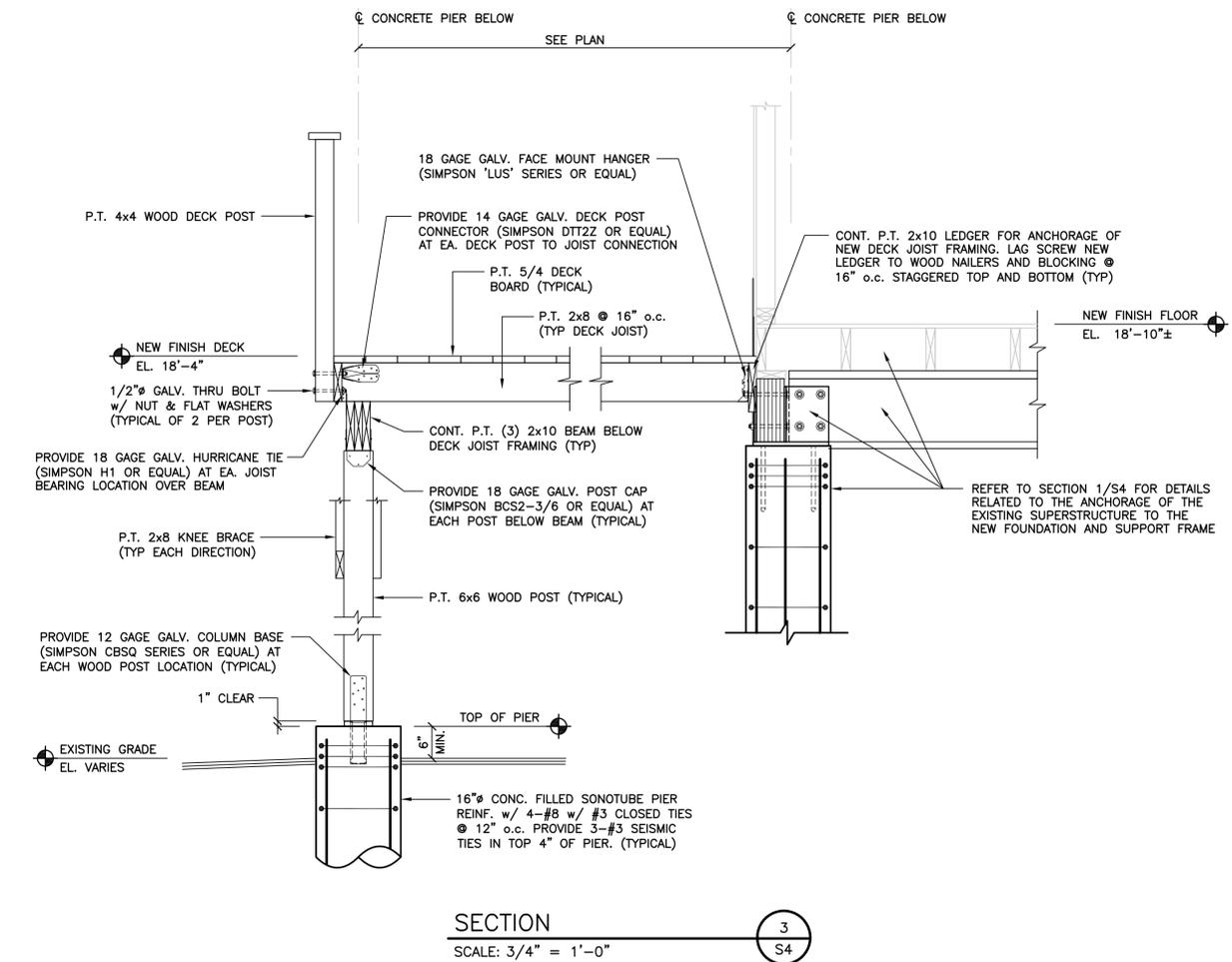
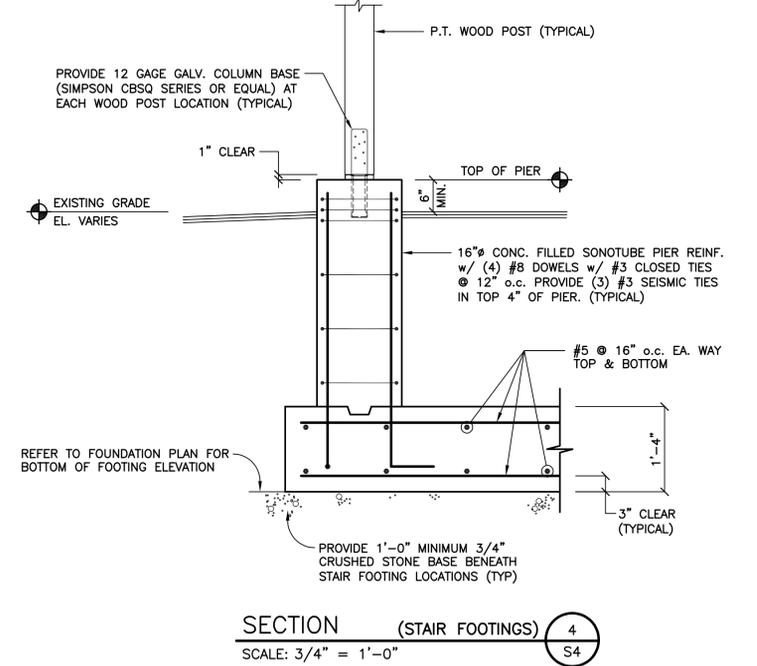
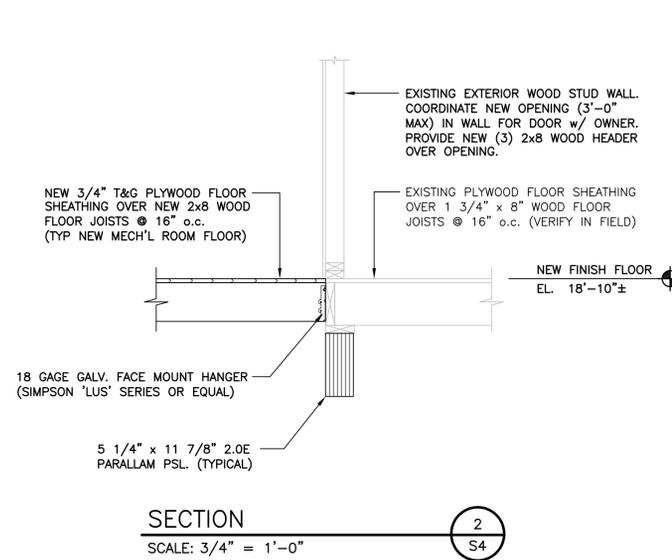
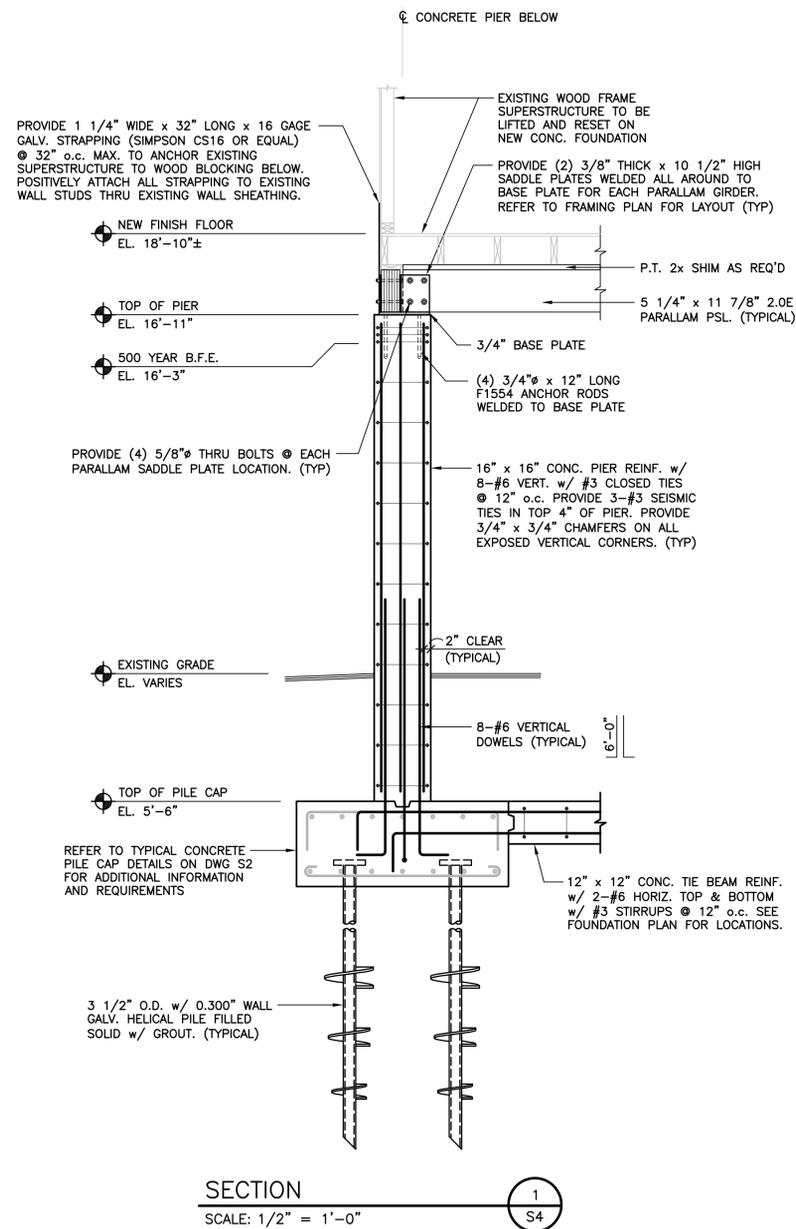
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**FOUNDATION DESIGN**

**FIRST FLOOR FRAMING  
 SUPPORT PLAN**

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SECTIONS

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