### PROPOSED CONSTRUCTION PLANS FOR:

# **CSC SUGAR**

### 33 RIVERSIDE AVE, 2ND FLOOR, WESTPORT, CT

### **BUILDING CODE**

2018 CONNECTICUT STATE BUILDING CODE:

2015 2015 2015 2017 2018 2018 INTERNATIONAL BUILDING CODE INTERNATIONAL EXISTING BUILDING CODE INTERNATIONAL PLUMBING CODE NFPA 70, NATIONAL ELECTRICAL CODE CT STATE FIRE PREVENTION CODE
CT STATE BUILDING CODE SUPPLEMENT ICC/ANSI A1117.1 ADA STANDARDS FOR ACCESSIBLE DESIGN NFPA 101 LIFE SAFETY CODE 2012 EDITION

1. PROJECT INFORMATION

PROJECT SCOPE OF WORK: TENANT ADDITION OF EXTERIOR BALCONY

HAZARD CLASSIFICATION:

USE GROUP CLASSIFICATION: B - BUSINESS

PER 303.1.2 SMALL ASSEMBLY SPACES, BALCONY SHALL BE CLASSIFIED AS PART

OF B OCCUPANCY (LESS THAN 750 SF/ LESS THAN 50 OCCUPANTS)

TOWN ZONE/USE: GBD (GENERAL BUSINESS DISTRICT) TYPE II NON-COMBUSTIBLE

CONSTRUCTION CLASSIFICATION

2. OCCUPANCY LOAD FOR NEW BALCONY (TABLE 1004.1.2)

NET BALCONY SOUARE FOOTAGE TOTAL OCCUPANT LOAD: ASSEMBLY - UNCONCENTRATED (15 OCCUPANTS/NET SF)

3. PER TABLE 1015.1 (SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY):

B OCCUPANCY/ OCCUPANT LOAD <49 ONE EXIT REQUIRED FROM BALCONY

4. PER 1010.1.2.1 DIRECTION OF DOOR SWING:

OCCUPANT LOAD <50

DOOR DOES NOT NEED TO SWING IN THE

DIRECTION OF EGRESS TRAVEL

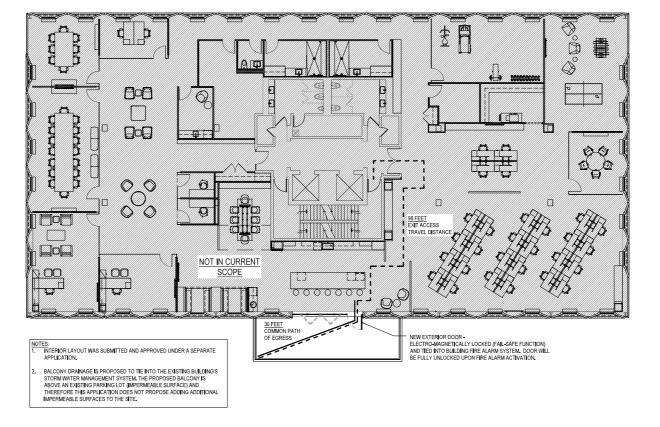
EXIT TRAVEL DISTANCE (TABLE 1017.2)

200' (NON-SPRINKLERED)

COMMON PATH OF TRAVEL (1006.2)

MAXIMUM ALLOWABLE 75' (NON-SPRINKLERED)

DRA	WING LIST
ARCHIT	ECTURAL
С	COVER
A001	PROPOSED SITE PLAN
A205	BALCONY & FOLDING PARTITION PLAN, ELEVATIONS & SECTIONS
A206	BALCONY, PANELING AND FOLDING PARTITION DETAILS
A207	BUILDING ELEVATION AND BUILDING SECTION
STRUCT	URAL
S001	GENERAL NOTES & DRAWING INDEX
S101	PARTIAL 2ND FLOOR FRAMING PLAN
S201	TYPICAL STEEL DETAILS
S301	BALCONY SECTIONS



### 2ND FLOOR - EGRESS PLAN

SCALE: 3/32" = 1'-0"

### **EGRESS LEGEND**

COMMON PATH OF EGRESS TRAVEL



LOCUS DESIGN COLLABORATIVE 115 E. PUTNAM AVENUE GREENWICH, CT 06830 203-742-9730 WWW.LOCUSDESIGNCO.COM

KEYPLAN

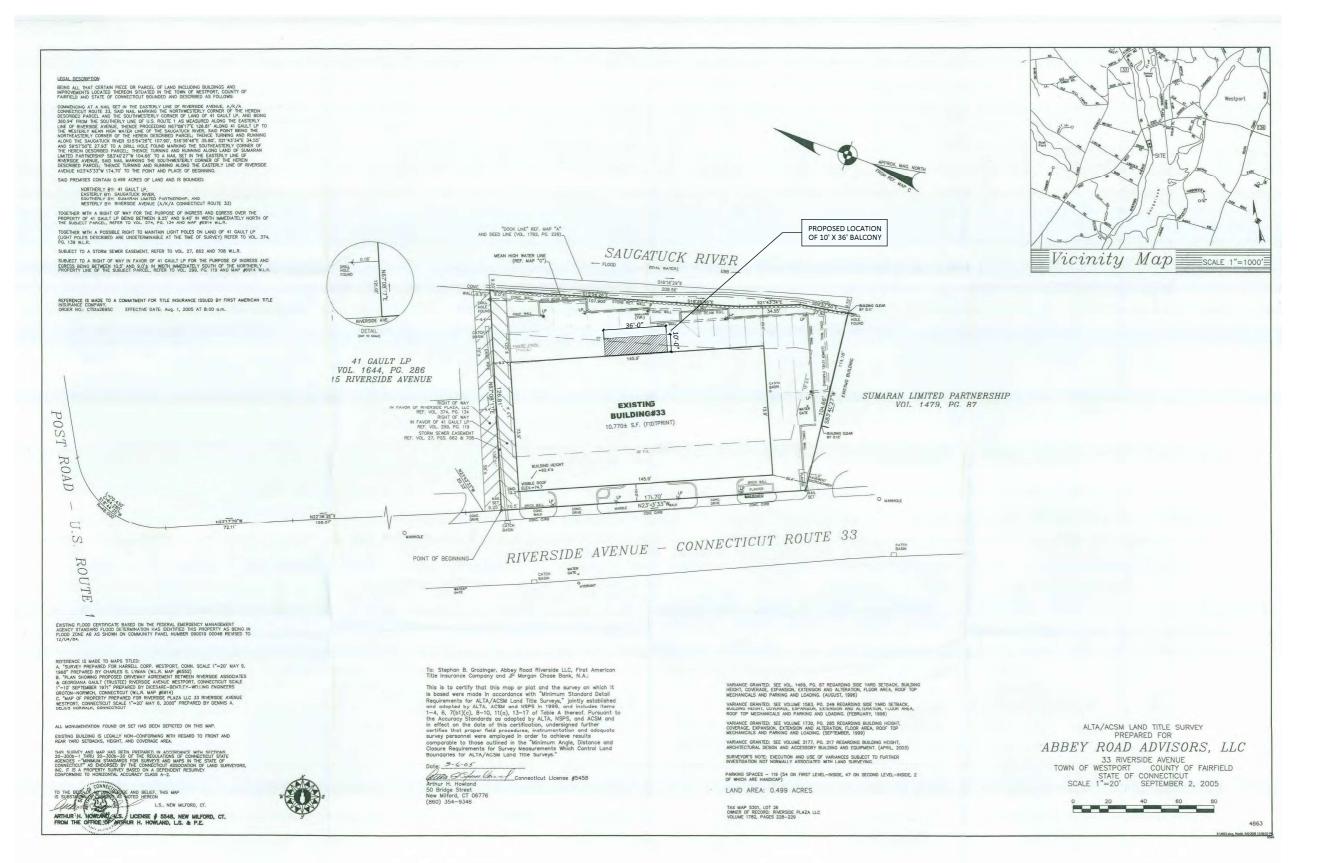
RENOVATION OFFICE I

SUGAR

CSC ISSUE LOG NO. DATE DESCRIPTION



COVER **NEW BALCONY** 





KEYPLAN

PROJECT ADDRESS

33 RIVERSIDE AVE - SECOND FLOOR
WESTPORT, CT
PROJECT NO.
21008 RENOVATION

PROJECT DESCRIPTION

OFFICE

SUGAR

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ISSUE LOG NO. DATE DESCRIPTION 
 01
 08.10.2021
 ISSUE FOR LL REVIEW/PRICING
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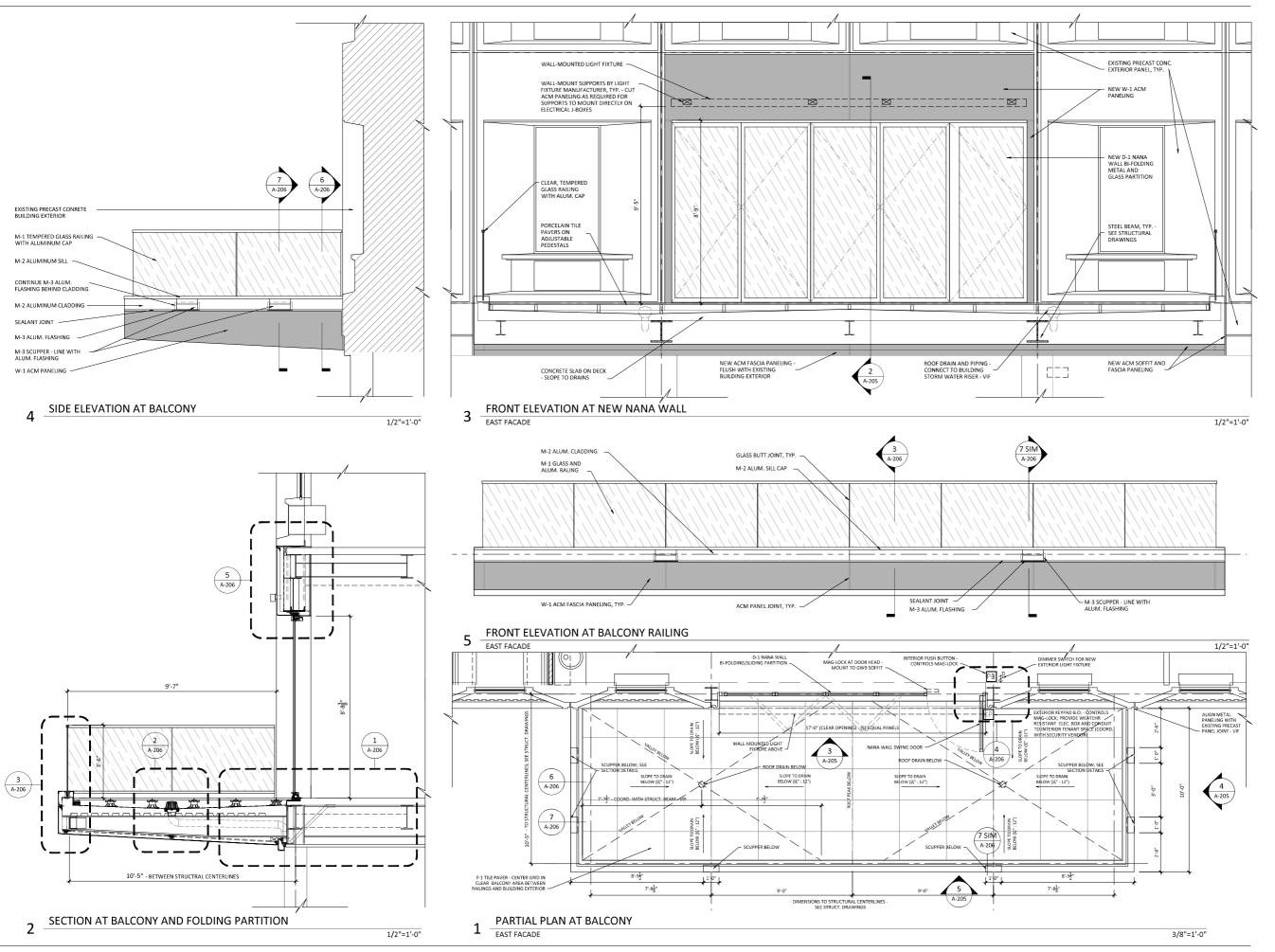
 02
 09.27.2021
 PRIGING ADDENDUM #I
 CCHA

 03
 11.10.2021
 ISSUED FOR ARB REVIEW/REMITTING
 CC

 04
 12.17.2021
 ISSUED FOR PERMIT REVI
 CC



PROPOSED SITE PLAN





KEYPLAN

SUGAR CSC

PROJECT DESCRIPTION
OFFICE RENOVATION

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**BALCONY & FOLDING** PARTITION PLAN, **ELEVATIONS & SECTIONS** 

				EXTERIOR MATERIALS SCHEDULE	
	TAG	MATERIAL	MANUFACTURER	PRODUCT / STYLE / FINISH / COLOR	NOTES
DOORS	D-1	ALUMINUM AND GLASS BI-FOLDING DOOR/PARTITION	NANA WALL CONTACT: GUY GERE 603-669-1329 GERENH@COMCAST.NET	NW840 SERIES/ ALUMINUM, POWDER-COATED FINISH, COLOR: TBD; GLASS: DOUBLE IG, LOWER SHGC, LOW-E, ARGON-FILLED	SINGLE SWING DOOR TO RECEIVE MAG-LOCK IN LIEU OF STANDARD NANA WALL MULTI-POINT LOCK.
	M-1	GLASS AND METAL RAILING	C. R. LAURENCE, BLUMCRAFT	BLUMCRAFT RG SERIES 2-PIECE MOUNTING SYSTEM/ FINISH: POWDER-COATED ALUMINUM, COLOR: TBD; GLASS: ½" CLEAR, TEMPERED MONOLITHIC GLASS	INSTALL PER MFR RECOMMENDATIONS; COORDINATE ATTACHMENTS WITH STRUCTURAL STEEL AND MISC. METALS; ALSO SEE STRUCTURAL DRAWINGS.
MISC. ITEMS	M-2	ALUMINUM CLADDING AT RAILING	BY ORNAMENTAL METALS CONTRACTOR	MATERIAL/FINISH: ALUMINUM, FINISH TO MATCH POWDER-COATED ALUM. RAILING AS CLOSELY AS POSSIBLE	INSTALL OVER RAILING SHOES AS SHOWN IN THE DRAWINGS.
	M-3	ALUMINUM FLASHING AND SCUPPER LINING	-	MATERIAL/FINISH: ALUMINUM, FINISH TO MATCH POWDER-COATED ALUM. RAILING AS CLOSELY AS POSSIBLE	COORDINATE WITH ALL WATERPROOFING AND FLASHING B.O.
WALLS	W-1	ALUMINUM COMPOSITE PANELING	FAIRVIEW-NA CONTACT: BRIAN SANDBERG 860-969-6278 BRIAN.SANDBERG@FAIRVIEW-NA.COM	ARROWHEAD FLEX RAIN-SCREEN PANEL SUPPORT SYSTEM/ VITRABOND PANEL COLOR: TBD	PROVIDE BLOCKING AND SHIMS AS REQUIRED AND RECOMMENDED BY THE MANUFACTURER.
FLOORS	F-1	PORCELAIN TILE PAVERS	NEMO TILE CONTACT: BOB GALLIHAR 917-923-1942 RGALLIHAR@NEMOTILE.COM	STYLE: CLIFF 20MM 24X36 PAVER; COLOR: CLIFF DARK	PAVERS TO BE LEVEL; INSTALL OVER SLOPING CONCRETE SUB-FLOORING ON ADJUSTABLE PEDESTALS.



KEYPLAN

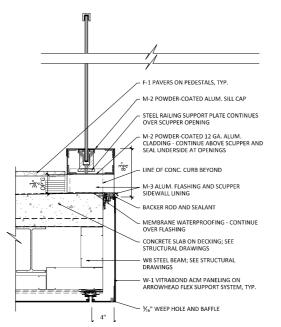
GENERAL NOTES:
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- VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO FABRICATION OF ALL MATERIALS AND PRODUCTS.
- . COORDINATE WITH ALL TRADES AS REQUIRED.
- 3. INSTALL, HANDLE AND STORE ALL MATERIALS AND PRODUCTS PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.
  4. NANA WALL SINGLE SWING DOOR TO RECEIVE:

   LEVER WITH LATCH, IN LIEU OF STANDARD MULTI-POINT LOCK.
- MAG-LOCK: ALLEGION LOCKNETICS WMG600, MOUNTED WITH MAG-LOCK: ALLEGION LOCKNEILS WINGBOD, MOUNTED WITH L-BRACKET, AS AVAILABLE FROM MAG-LOCK MANUFACTURER, ON INTERIOR GWB SOFFIT ABOVE. TIE INTO BUILDING'S FIRE ALARM SYSTEM (FAIL-SAFE FUNCTION). INTERIOR MAG-LOCK OVERRIDE BUTTON: ALLEGION SCHLAGE #631-AL-630 OR APPROVED EQUAL (SEE PLAN).
- #631-AL-630 OR APPROVED EQUAL (SEE PLAN).

  EXTERIOR MAG-LOCK CONTROL: TIE INTO KEYPAD BY TENANT'S SECURITY VENDOR; GC TO PROVIDE WEATHER-RESISTANT BACK BOX FOR DEVICE AND CONDUIT INTO INTERIOR TENANT'S SPACE. COORDINATE WITH SECURITY VENDOR AS REQUIRED.

  EXTERIOR WALL-MOUNTED LIGHT FIXTURE: AAL RNID,
- RN-ID-17'-5-27K-DL-BLT-W; BACK FED AND MOUNTED ON JUNCTION BOX IN WALL THROUGH ACM PANELING (COORDINATE AS REQUIRED); CONTROLLED BY INTERIOR 0-10V DIMMER SWITCH.



SECTION DETAIL AT BALCONY SCUPPER 1 1/2"=1'-0"

ALUM. ANGLE -SECURE TO CONC.

M-1 ½" CLEAR, TEMPERED MONOLITHIC GLASS RAILING

M-2 POWDER-COATED ALUM. SILL CAP

BLUMCRAFT RG200 TWO PIECE BASE SHOE - ANCHOR TO STEEL PLATE

ALUM. ANGLES WELDED TO CLADE FOR STIFFNESS AND SHAPE M-2 POWDER-COATED 12 GA. ALUM. CLADDING

½" THK. CONT. STEEL PLATE SUPPORT - EMBEDDED IN CON

CONCRETE CURB - SEE STRUCTURAL DRAWINGS

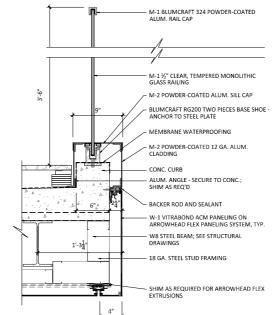
BACKER ROD AND SEALANT -

W-1 VITRABOND ACM PANELING ON ARROWHEAD FLEX SUPPORT SYSTEM, TYP.

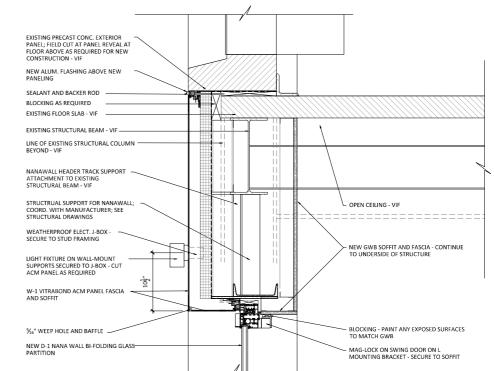
W8 STEEL BEAM; SEE STRUCTURAL DRAWINGS

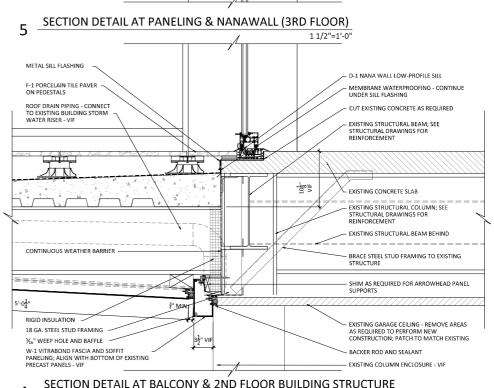
¾6" WEEP HOLE AND BAFFLE

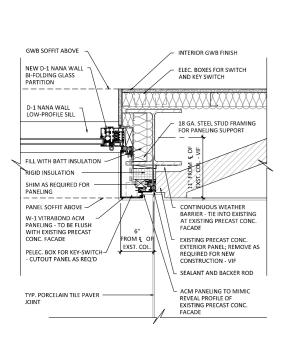
TYP. VITRABOND 1/3" REVEAL JOINT -



SECTION DETAIL AT BALCONY SIDE RAILING







PLAN DETAIL AT PANLEING / NANA WALL 1 1/2"=1'-0"

SECTION DETAIL AT BALCONY RAILING 1 1/2"=1'-0"

SECTION DETAIL AT BALCONY 1 1/2"=1'-0"

EPDM MEMBRANE WATERPROOFING F-1 PAVERS ON ADJUSTABLE PEDESTALS MAINTAIN ¾" MIN. SPACING BETWEEN PAVERS FOR DRAINAGE

ZURN Z125 ROOF DRAIN

CONCRETE SLAB ON STL.

DECKING - MIN. 12 : ¼ SLOPE TO DRAINS; SEE STRUCTURAL

W-1 VITRABOND ACM SOFFIT PANELING -FOLLOW SLOPE OF STEEL BEAMS - VIF

W12 STEEL BEAM TAPERED TO MEET W8 PERIMETER BEAM; SEE STRUCTURAL DRAWING

SECTION DETAIL AT BALCONY & 2ND FLOOR BUILDING STRUCTURE 1 1/2"=1'-0"

RENOVATION SUGAR OFFICE C Ś Ö

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SECOND FLOOR

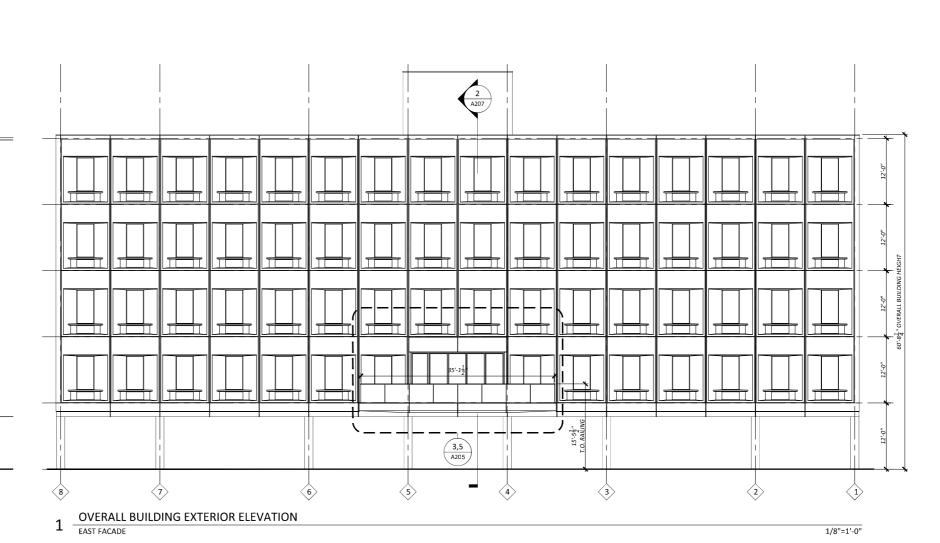
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**BALCONY, PANELING** AND FOLDING PARTITION **DETAILS** 



KEYPLAN



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1/8"=1'-0"

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2 BUILDING SECTION

# OFFICE RENOVATION

CSC SUGAR

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WESTPORT, CT
PROJECT NO.
21008 



**BUILDING ELEVATION** AND BUILDING SECTION

## OFFICE RENOVATION - NEW BALCONY

### 33 RIVERSIDE AVENUE, 2ND FLOOR WESTPORT. CT

### GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE CONNECTICUT STATE BUILDING CODE, AND OTHER APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS FROM THE BUILDING DEPARTMENT PRIOR TO THE START OF WORK.
- IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, SPECIFICATIONS, AND DETAILS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
- 4. COORDINATE THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL AND M/E/P
- 6. EXISTING CONDITIONS, ELEVATIONS, DIMENSIONS AND SYSTEMS SHOWN ON PLANS ARE BASED ON LIMITED FIELD OBSERVATIONS. THE CONTRACTOR SHALL FIELD-VERIFY ALL DETAILS, DIMENSIONS AND ASSUMPTIONS PRIOR TO ANY WORK, AND COORDINATE WITH ARCHITECTURAL. AND MEZP DRAWINGS, FOR FINAL CONSTRUCTION WHERE EXISTING CONDITIONS DIFFER FROM OR PRECUDET THE EXECUTION OF THE OUTLINED DETAILS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND PROVIDE A SKETCH OF THE CONDITION WITH HIS PROPOSED MODIFICATION OF THE DETAILS GIVEN ON THE CONTRACT DOCUMENTS, DO NOT COMMENCE WORK UNTIL CONDITION IS RESOLVED AND MODIFICATION IS APPROVED.
- CONTRACTOR TO EXPOSE ALL CONNECTION POINTS AND VERIFY EXISTING CONDITIONS TO ENSURE FIT PRIOR TO ANY WORK, ALL STEEL FABRICATION SHALL BE BASED ON FIELD VERIFIED EXISTING CONDITIONS.
- 8. ALL DIMENSIONS AND ELEVATIONS FOR FINAL CONSTRUCTION SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND COORDINATED WITH ARCHITECTURAL AND MIEP DRAWINGS. SHOP DRAWINGS SHALL BE BASED ON EXISTING CONDITIONS AND DIMENSIONS.
- 9. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING AND BRACING REQUIRED FOR PLUMBNESS, STRUCTURAL STABILITY AND SAFETY WHENEVER REQUIRED TO SUPPORT LOADS AS MAY BE IMPOSED UPON THE STRUCTURE DURING CONSTRUCTION. BRACING AND SHORING AND SEQUENCES OF SUCH WORK SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HIS/HER INSTRUCTION CONTRACTOR AND HIS/HER INSTRUCTION. LICENSED ENGINEER REGISTERED IN THE STATE OF NEW YORK. ALL SUBMITTALS SHALL BEAR THIS ENGINEER'S SEAL AND SIGNATURE.
- 10. CONTRACTOR TO PROTECT AT ALL TIMES EQUIPMENT, PIPES AND OTHER EXPOSED OR EMBEDDED ITEMS ON THE SITE AGAINST DAMAGE. COORDINATE WITH ARCHITECTURAL AND MEEP DWGS AND REROUTE AS REQUIRED.
- 11, SHORE ALL EXISTING SUSPENDED CONDUITS, PIPES, DUCTS, ETC. REFASTEN TO NEW CONSTRUCTION. DO NOT DAMAGE ANY EMBEDDED CONDUITS OR OTHER EMBEDDED ITEMS SCHEDULED TO REMAIN DURING DEMOLITION. CONTRACTOR SHALL FIELD VERIFY THE EXISTENCE OF ANY ELECTRICAL CONDUITS PRIOR TO CUTTING OPENING. REROUTE AS REQUIRED, COORDINATE WITH ARCHITECT.
- 12. CONTRACTOR SHALL INCLUDE COST OF POSSIBLE MODIFICATIONS TO CONNECTIONS DUE TO EXISTING CONDITIONS.
- 13. THE CONTRACTOR SHALL ADEQUATELY BRACE AND SUPPORT ALL MEMBERS PRIOR TO DEMOLITION OF EXISTING STRUCTURAL FRAMING, ALL NEW LOAD TRANSFER SHALL BE INSTALLED AND SECURED PRIOR TO REMOVAL OF EXISTING FRAMING.
- 14. SUBMIT SHOP DRAWINGS FOR ALL WORK, DO NOT PROCEED WITH ANY FABRICATION UNTIL THE SHOP DRAWINGS ARE FAVORABLY REVIEWED FOR ALL STRUCTURAL WORK, AND MECHANICAL/ARCHITECTURAL SHOP DRAWINGS RELATED TO THE STRUCTURAL WORK, SHOP DRAWINGS SHALL BE BASED ON FIELD VERIFIED CONDITIONS.
- 15. REVIEW OF SHOP DRAWINGS AND SUBMITTALS BY STRUCTURAL ENGINEER OF RECORD SHALL BE TO REVIEW AND TAKE APPROPRIATE ACTION ON SHOP DRAWINGS FOR CONFORMANCE WITH THE STRUCTURAL CONSTRUCTION DOCUMENTS BUT NOT FOR ACCURACY OF DIMENSIONS AND QUANTITIES REQUIRED FOR PROPER CONSTRUCTION, WHICH ARE THE CONTRACTORS
- IN SUCH A MANNER WILL BE REJECTED AND RETURNED.
- 17. PROTECT ALL WORK SCHEDULED TO REMAIN AND IF DAMAGED REPAIR TO MATCH EXISTING, INSTALL ANY DUST PROOF PARTITIONS OR SCREENS REQUIRED TO PROTECT AREAS NOT BEING WORKED ON.
- 18. ANY ADDITIONAL WORK/FRAMING/FOUNDATIONS NOT SPECIFICALLY SHOWN OR CALLED FOR IN THE DRAWINGS AND SPECIFICATIONS, THAT ARE REQUIRED T COMPLETE THE INTENT OF THE WORK, SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AS IF INCLUDED IN THE DRAWINGS/SPECIFICATIONS. THE CONTRACTOR SHALL ADVISE THE ENGINEER OF SUCH OCCURRENCES.
- 20. CONTRACTOR IS TO DETERMINE PROPERTY LINES AND SECURE ADJACENT PROPERTY OWNER'S CONSENT IF WORK EXTENDS BEYOND BUILDING'S PROPERTY
- 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL AREAS, PROVIDE ANY PROTECTIVE MEASURES DEEMED NECESSARY TO PROTECT PROPERTY AND PREVENT INJURY.
- 22. CONSTRUCTION WORK SHALL BE CONFINED TO THAT SHOWN IN THE ARCHITECTURAL DRAWINGS AND SHALL NOT CREATE DUST, DIRT OR OTHER SUCH INCONVENIENCES TO OTHER TENANTS IN THE BULLDING.
- 23. CONSTRUCTION OPERATIONS SHALL NOT BLOCK HALLWAYS OR MEANS OF EGRESS OF OTHER TENANTS IN THE BUILDING.
- 24. CONSTRUCTION OPERATIONS SHALL NOT INVOLVE INTERRUPTION OF HEATING, WATER OR ELECTRICAL SERVICES TO OTHER TENANTS IN THE BUILDING WITHOUT PROPER CONSENT.
- 25. REMOVE ALL DEMOLITION MATERIALS FROM THE SITE PROMPTLY. TRANSPORT AND DISPOSE OF DEBRIS AS REQUIRED BY THE APPROPRIATE CODES.

### DESIGN CRITERIA

THE STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (BIC), DESIGN LOADS COMPLY WITH THE AMERICAN SOCIETY OF CIVIL ENGINEER'S "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURE" (ASCE 7-10).

LINIEORM: 50 PSE

UNIFORM: 100 PSF UNIFORM: 1,5xLL OF AREA SERVED = 75 PSF

BALCONIES AND DECKS

GROUND SNOW LOAD FLAT ROOF SNOW LOAD SNOW EXPOSURE FACTOR THERMAL FACTOR IMPORTANCE FACTOR Pg = 30 PSF Pf (0.7 Ce Ct | Pg) = 21 PSF → USE 30 PSF

MPORTA	ICE FACTOR	I = 1.0	
LIS	T OF ABBREVIAT	TIONS	
=	AXIAL FORCE (KIPS)	LB	LATERAL BRACE
=	SHEAR FORCE (KIPS)	Ld	DEVELOPMENT LENGTH
=	MOMENT (KIP-FT)	LL	LIVE LOAD
DD'L	ADDITIONAL .	LLH	LONG LEG HORIZONTAL
LT.	ALTERNATE	LLV	LONG LEG VERTICAL
RCH.	ARCHITECT/	LONG	LONGITUDINAL
	ARCHITECTURAL .	LP	LOW POINT
	BOTTOM OF	LSL	LAMINATED STRAND LUMBE
/ F	TOP OF BRACED FRAME	LTWT LVL	LIGHTWEIGHT LAMINATED VENIER LUMBE
	BUILDING	MAX	MAXIMUM
LDG. LKG.	BLOCKING	MEP	MECHANICAL/ELECTRICAL/
M	BEAM	WILI	PLUMBING
OT.	воттом	MEZZ	MEZZANINE
P	BEAM PENETRATION	MFR	MANUFACTURER
	CHANNEL	MIN	MINIMUM
ANT.	CANTILEVER	MISC	MISCELLANEOUS
FS	COLD-FORMED STEEL	MTL	METAL
<b>I</b> P	CAST-IN-PLACE	(N)	NEW
J	CONSTRUCTION JOINT	NIC	NOT IN CONTRACT
JP	COMPLETE-JOINT	NS	NEAR SIDE
	PENETRATION WELD	NW OC	NORMAL WEIGHT
L LR	CENTERLINE CLEAR	OD	ON CENTER OUTSIDE DIAMETER
MU	CONCRETE MASONRY UNIT	OF	OUTSIDE DIAMETER
OL(S)	COLUMN(S)	OH	OPPOSITE HAND
ONC	CONCRETE	OPNG	OPENING
ONN(S)	CONNECTION(S)	OSB	ORIENTED STRAND BOARD
ONT	CONTINUOUS	PAF	POWER ACTUATED FASTEN
ONST	CONSTRUCTION	PART	PART <b>I</b> AL
OORD	COORDINATE	PCF	POUNDS PER CUBIC FOOT
TR	CENTER	PJP	PARTIAL JOINT PENETRATION
b	BAR DIAMETER		WELD
BL	DOUBLE	PL	PLATE
EMO	DEMOLITION/DEMOLISH	PLF	POUNDS PER LINEAR FOOT
IA C	DIAMETER	PLYWD PREL <b>I</b> M	PLYWOOD PRELIMINARY
<b>I</b> AG L	D <b>I</b> AGONAL DEAD LOAD	PSF	POUNDS PER SQUARE FOO
NI.	DOWN	PSI PSI	POUNDS PER SQUARE INCH
TL(S)	DETAIL(S)	PSL	PARALLAM STRAND LUMBER
TL(S) WL	DOWEL	PT	PRESSURE TREATED
WG(S)	DRAWING(S)	QL	EARTHQUAKE LOAD
:)	EXISTING	QTY	QUANTITY
Á	EACH	REBAR	DEFORMED REINFORCING
F	EACH FACE		STEEL BAR
J	EXPANSION JOINT	REINF	REINFORCING (-ED),
L	ELEVATION		REINFORCEMENT
LEV	ELEVATOR	RENO	RENOVATION
MBED	EMBEDMENT/EMBEDDED	REQ'D	REQUIRED
NGR	ENGINEER	REV	REVISION
OR	ENGINEER OF RECORD	RTU RD	ROOFTOP UNIT ROOF DRAIN
OS Q	EDGE OF SLAB EQUAL	SC	SLIP CRITICAL
QUP	EQUIPMENT	S/C/R	SHORE, CUT, REFRAME
W	EACH WAY	SIM	SIMILAR
XP	EXPANSION	SOG	SLAB ON GRADE
XT	EXTERIOR	SS	STAINLESS STEEL
В	FILLER BEAM (W8x10)	STAG	STAGGERED
D	FLOOR DRAIN	STD	STANDARD
DN	FOUNDATION	STIFF	STIFFENER
LR	FLOOR	STIR	STIRRUP
RT	FIRE-RETARDANT TREATED	STL	STEEL
S	FAR SIDE	SW	SHEAR WALL
T	FEET	SL	SNOW LOAD
TG A	FOOTING	T&B TEMP	TOP AND BOTTOM TEMPORARY
ALV	GAUGE	THRU	THROUGH
B	GALVAN <b>I</b> ZED GRADE BEAM	TL	TOTAL LOAD
C	GENERAL CONTRACTOR	TRANS	TRANSVERSE
AS	HEADED ANCHOR STUDS	TSF	TONS PER SQUARE FOOT
DR	HEADER	TYP	TYPICAL
GR	HANGER	UNEXC	UNEXCAVATED
ORIZ	HORIZONTAL	UON	UNLESS OTHERWISE NOTE:
Р	HIGH POINT	VERT	VERT <b>I</b> CAL
S	HIGH STRENGTH	VIF	VERIFY IN FIELD
SS	HOLLOW STRUCTURAL SHAPE	W/	WITH
T	HEIGHT	WF	WIDE FLANGE
	INSIDE FACE	WT	WIDE FLANGE TEE SECTION
1	INCH	WWR	WELDED WIRE REINFORCIN MESH
IFO ISTR	INFORMATION INSTRUCTIONS	WL	WIND LOAD
OIR	KIP	WP	WATERPROOFING/
SF	KIPS PER SQUARE FOOT		WORK POINT
SI	KIPS PER SQUARE INCH	XB	CROSS BRACE
	ANGLE		

### STRUCTURAL CONCRETE NOTES:

- ALL WORK SHALL COMPLY TO THE ACI CODE, LATEST EDITION, AS AMENDED BY THE CONNECTICUT STATE BUILDING CODE.
- ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (150 PCF) HAVING A COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.
- 4. ALL CONCRETE WORK: MIXES, INSPECTIONS, AND FORMWORK SHALL CONFORM TO THE REQUIREMENTS OF THE CONNECTICUT STATE BUILDING CODE AND ACI CODES.
- 5. CONFORM TO ACI HOT AND COLD WEATHER CONCRETING.
- 6. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DESIGN OF CONCRETE MIXES AND FOR MAINTAINING STRENGTH AND PROPER SLUMP DURING CONSTRUCTION, CONCRETE MIXES SHALL BE DESIGNED IN ACCORDANCE WITH THE BUILDING CODE BY A LICENSED CONCRETE TESTING LAB. THE MIX DESIGNS BEARING THE NAME OF THE PROJECT SHALL BE SUBMITTED TO THE ROSINEER FOR REVIEW, NO CONCRETE SHALL BE PLACED UNTIL CONCRETE MIXES HAVE BEEN APPROVED BY THE ROSINEER FOR MIXED THE PROVED BY THE ROSINEER SUBMITTHE PROPOSED CONCRETE MIX AND CYLINDER BREAKS FOR REVIEW BY ENGINEER OF RECORD.
- 7. ALL REINFORCEMENT TO BE CONTINUOUS U.O.N.
- WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A185 AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 70,000 PSI.
- ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI MANUAL OF STANDARD PRACTICE, UNLESS OTHERMSE NOTED, PLACING OF CONCRETE SHALL NOT START UNTIL THE PLACEMENT OF REINFORCING HAS BEEN APPROVED BY THE SPECIAL INSPECTOR OR SPECIAL INSPECTION AGENCY.
- 10. REINFORCING BARS, WELDED WIRE FABRIC, TIE WIRES AND ACCESSORIES SHALL BE EPOXY COATED IN ACCORDANCE WITH ASTM A-775. DAMAGED EPOXY COATING ON REINFORCING MATERIALS SHALL BE TOUCHED UP TO THE ORIGINAL COATING STANDARDS.
- SEE ARCHITECTURAL, HVAC, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL WALL/SLAB OPENINGS.
- 12, IF SLAB OPENINGS NEED TO BE CUT IN FIELD SUBMIT LOCATIONS, DIMENSIONS AND SIZES TO ARCHITECT AND ENGINEER OF RECORD FOR REVIEW AND STEEL REINFORCEMENT MAY BE REQUIRED TO REINFORCE THE SLAB.
- 13. WELDED WIRE FABRIC SHALL BE LAPPED TWO (2) FULL MESH PANELS AND TIED
- ALL CONSTRUCTION JOINTS SHALL BE CLEANED AND MOISTENED IMMEDIATELY PRIOR TO PLACING NEW CONCRETE. 15. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES SHALL BE PLASTIC TIPPED.
- 16. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.
- SEE ARCHITECTURAL DRAWINGS FOR TYPE AND LOCATION OF ALL FLOOR FINISHES, FLOOR DEPRESSIONS AND CURBS.
- 18. CONCRETE SLABS SHALL HAVE A MONOLITHIC FINISH AND SHALL BE SCREEDED, COMPACTED BY ROLLING OR TAMPING, FLOATED OFF AND GRADED AS REQUIRED. AFTER SUFFICIENT HARDENING SLAB SHALL BE PROTECTED AND CURED, START CURING AS SOON AS POSSIBLE WITHOUT MARKING FINISH. COVER SLABS WITH REINFORCED PAPER AS REQUIRED, KEEP SURFACE CONTINUOUSLY MOIST FOR SEVEN DAYS OR USE A CURING COMPOUND.
- ALL BEARING GROUT SHALL BE NON-SHRINK, NONMETALLIC WITH A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI.
- 20. PATCH CONCRETE WHERE REQUIRED. PATCHING CONCRETE SHALL BE SIKA TOP 122
  OR 123 WITH EPOXIED PINS WHERE REQUIRED BY MANUFACTURER.

### STRUCTURAL METAL DECK NOTES:

- FABRICATE METAL DECKING FROM STEEL TYPE ASTM A446, GRADE A, HAVING A MINIMUM YIELD STRENGTH OF 40,000 PSI MIN.: HOT DIPPED GALVANIZED.
- 3. SUBMIT TO THE ARCHITECT, PUBLISHED MANUFACTURER'S DATA VERIFYING THE SPECIFIED DECK REQUIREMENTS. SUBMIT ENGINEERED AND CHECKED SHOP DRAWINGS INDICATING LOCATION, GAUGE AND SIZE OF EACH PIECE OF DECKING, SHOP DRAWINGS SHALL CLEARLY SHOW FASTENINGAWELDING DETAILS TO STRUCTURAL FRAMING, SIDE LAP CONNECTION DETAILS AND SUPPLEMENTARY SUPPORT STEEL AS REQUIRED.
- ALL DECKING SHALL BE WELDED TO STRUCTURAL STEEL BY QUALIFIED WELDER:
   USING PREQUALIFIED PROCEDURES. THE ERECTOR SHALL ESTABLISH A WELDING
   PROCEDURE FOR THE PUDDLE WELD OF THE STEEL DECKING TO THE STRUCTURA STEEL FOR THE PARTICULAR GAGE USED. PRIOR TO THE START OF ERECTION OF THE STEEL DECK, EACH WELDER SHALL BE QUALIFIED USING THIS PROCEDURE AS WITNESSED BY THE DEPARTMENT-LICENSED TESTING LABORATORY.
- 5. ALL METAL DECKING AT FLOOR SHALL BE WELDED AT 12 INCHES MAXIMUM ON CENTER TO THE SUPPORTING STEEL WITH A 3/4 INCH DIA, PUDDLE WELD, SIDE LAPS SHALL BE FASTENED AT 30 INCHES MAXIMUM ON CENTER.
- PROVIDE CONTINUOUS SHEET METAL CLOSURES AT ALL SLAB OPENINGS AND SLAB EDGES AND CONTINUOUS DECK CLOSURE AT ALL DECK ENDS.
- 7. DECK SHALL BE OF A MIN, OF TWO (2) SPANS CONTINUOUS,

### STRUCTURAL METAL DECK NOTES:

- MODIFY DECK DETAILS AT CONNECTIONS AND STEEL AS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND PROVIDE A SKETCH OF THE CONDITION WITH HIS PROPOSED MODIFICATION OF THE DETAILS GIVEN ON THE CONTRACT DOCUMENTS, DO NOT COMMENCE WORK UNTIL CONDITION IS REVENUED FAVORABLY.
- NO LOADS SHALL BE PERMITTED TO BE HUNG FROM ANY METAL DECKING, ALL HANGERS FOR DUCTWORK, ELECTRICAL CONDUIT, PIPING, ETC. SHALL BE HUNG DIRECTLY FROM STRUCTURAL STEEL WORK OR SUPPLEMENTRAY MEMBERS.

### STRUCTURAL STEEL NOTES:

- DETAILING, FABRICATION AND ERECTION SHALL COMPLY WITH AISC SPECIFICATIONS AND CODES, LATEST EDITIONS AS AMENDED BY THE BUILDING CODE OF THE CITY OF NEW YORK.
- 2. STRUCTURAL STEEL W SHAPES SHALL COMPLY WITH ASTM A992 GR. 50 UNLESS
- 3. STRUCTURAL STEEL CHANNELS, ANGLES, PLATES AND BARS SHALL BE ASTM A36,
- 5. FLAYING SURFACES FOR ALL SLIP-CRITICAL CONNECTIONS SHALL BE CLASS A OR
- AT BOLTED CONNECTIONS PROVIDE A MINIMUM OF TWO (2) BOLTS.
- 8. ALLOW FOR A TWO-WEEK REVIEW PERIOD (MIN.) FOR SHOP DRAWINGS, AND TIME
- 9. PROVIDE ANY MEASURES REQUIRED FOR STABILITY OF STRUCTURE DURING ERECTION.
- 10. AFTER FABRICATION, CLEAN STEEL OF ALL RUST, LOOSE MILL, SCALE AND OTHER
- ALL WELDING SHALL BE DONE BY QUALIFIED WELDERS AND SHALL CONFORM TO "AWS STRUCTURAL WELDING CODE STEEL", LATEST EDITION, WELDERS SHALL BE LICENSED IN ACCORDANCE WITH ALL REQUIREMENTS OF THE BUILDING CODE OF THE CITY OF NEW YORK.
- WELDING ELECTRODES SHALL BE E70XX FOR NEW CONSTRUCTION, AND E60 LOW-HYDROGEN FOR EXISTING.
- 14. WELDING SHOULD BE PERFORMED IN AS SYMMETRICAL A WAY AS POSSIBLE.
- MINIMUM FILLET WELDS SHALL COMPLY WITH AISC, BUT SHALL NOT BE LESS THAN 1/4 INCH, UNLESS OTHERWISE NOTED.
- 16. PROVIDE FIREPROOF BLANKETS AND OTHER FIRE PROTECTION MEASURES AS
- 18. ALL FIELD WELDING AREAS SHALL BE TOUCHED UP ON SITE WHERE PAINT IS
- 19. ALL LIVE LOADS SHALL BE REMOVED FROM AREAS BEING WELDED DURING
- 20. FOR ALL REQUIRED FIREPROOFING AND PAINTING SEE ARCH, DRAWINGS.
- 21. OMIT PAINT WHERE SPRAY FIREPROOFING IS USED.
- FORDERTAL METAL DECKING FROM STELL THE ASSAURCE COAST A MANUAL COAST A MANUA
  - 23. ALL EXTERIOR EXPOSURE FIELD WELDING AREAS SHALL BE TOUCHED UP WITH ZINC-RICH PAINT AND A FINAL COAT PER ARCH, SPECIFICATIONS.
  - ALL EXTERIOR EXPOSURE BOLTS, SHIMS, AND OTHER HARDWARE SHALL BE GALVANIZED AND TOUCHED UP WITH ZINC RICH PAINT. ALL EXTERIOR LINTELS SHALL BE GALVANIZED.
  - FABRICATE BEAMS WITH THE NATURAL CAMBER UP. PROVIDE CAMBERS AS INDICATED ON THE DRAWINGS.
  - 26. WHERE STEEL MEMBERS ARE REQUIRED TO BE SPLICED. THE SPLICE SHALL BE WHERE STEEL MEMBERS ARE REQUIRED TO BE SPLICED, THE SPLICE SHALL BE MADE TO DEVELOP THE FULL STRENGTH OF THE SECTION, SUCH SPLICES SHALL NOT INTERFERE WITH ANY ARCHITECTURAL OR MECHANICAL DESIGN AND CLEARANCES, SUBMIT SHOP DRAWING OF SPLICE DETAIL, LOCATION AND CALCULATION SIGNED AND SEALED BY THE CONTRACTOR'S PROFESSIONAL ENGINEER.
  - 27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCES WITH RELATION TO TEMPERATURE DIFFERENTIALS.
  - GAS CUTTING OF MAIN STRUCTURAL MEMBERS IN THE FIELD WILL NOT BE PERMITTED.
  - 29. EXISTING STEEL BEAMS, GIRDERS AND COLUMNS RECEIVING WELDING FOR NEW CONNECTIONS AND OR REINFORCING STEEL, SHALL BE TESTED TO VERIFY CLASSIFICATION OF EXISTING STEEL, REQUIRED WELDING PROCEDURES AND ELECTRODES, TEST RESULTS SHALL BE SIGNED AND SEALED BY A NEW YORK CITY LICENSED PROFESSIONAL ENGINEER, ALL REQUIRED TESTS OF MATERIALS SHALL BE MADE UNDER THE DIRECT SUPERVISION OF THE SPECIAL INSPECTOR OR SPECIAL INSPECTION AGENCY.
  - 30. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AFTER FRAMING
  - 31. CONTRACTOR SHALL INCLUDE COST OF POSSIBLE MODIFICATIONS TO CONNECTIONS DUE TO EXISTING CONDITIONS.

### DRAWING INDEX:

SERIES: GENERAL NOTES S-001 GENERAL NOTES & DRAWING INDEX

S-100 SERIES: FRAMING PLANS S-101 PARTIAL 2ND AND 3RD FLOOR FRAMING PLAN

S-200 SERIES: STEEL S-201 TYPICAL STEEL DETAILS

S-300 SERIES; SECTIONS S-301 BALCONY SECTIONS



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~ PROJECT ADDRESS

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ISSUE LOG NO. DATE DESCRIPTION 09.10.21 ISSUE FOR LL REVIEW/PRICING SET

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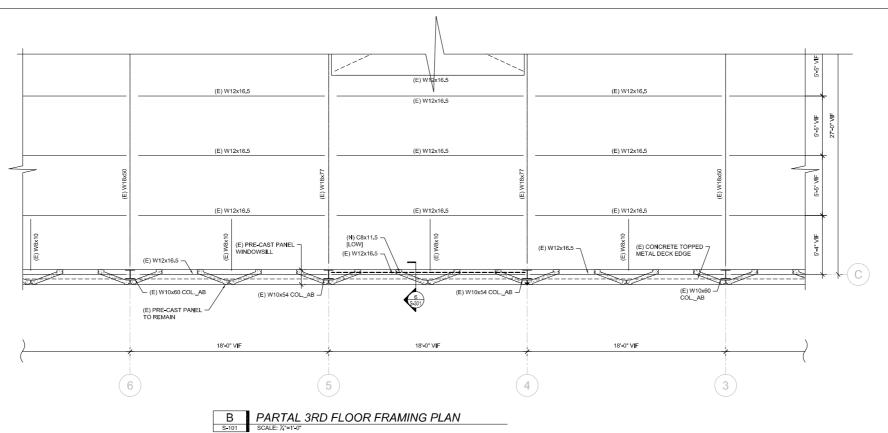
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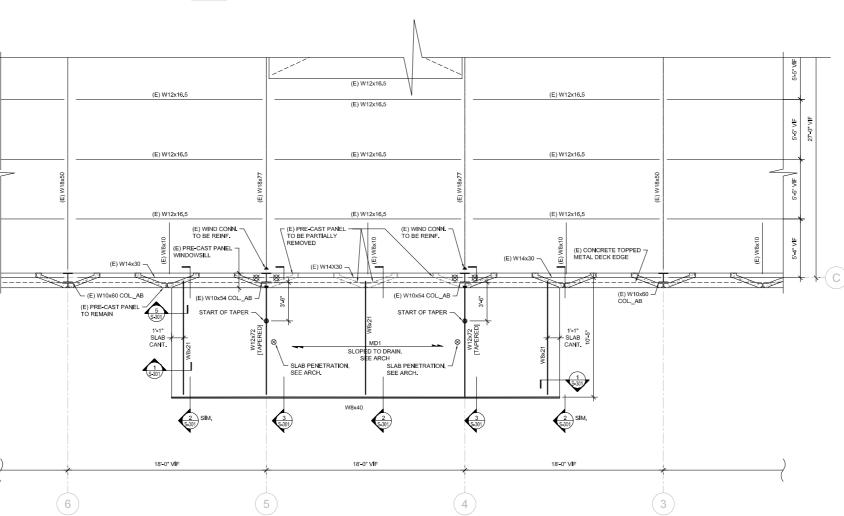
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**GENERAL NOTES & DRAWING INDEX** 

	LEGEND:
#_A	DENOTES ABOVE
#_B	DENOTES BELOW
#_AB	DENOTES ABOVE & BELOW
•	DENOTES STEEL MOMENT CONNECTION. SEE TYPICAL STEEL DETAILS FOR MORE INFO.
MD1	1½" DEEP 18Ga CANAM METAL FLOOR DECK W/ 3" CONCRETE TOPPING REINF. W/ 4x4 W2.9xW2.9 WWR. MAX SPAN = 9"-0"
×	DENOTES 15K TEMPORARY SHORING POST



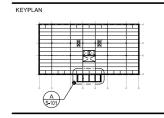


A PARTAL 2ND FLOOR FRAMING PLAN
S-101 SCALE: ½'=1'-0'



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# OFFICE RENOVATION OFFICE RENOVATION PROJECT ADDRESS 33 RIVERSIDE AVE - SECOND FLOOR WESTPORT, CT PROJECT NO. 21008

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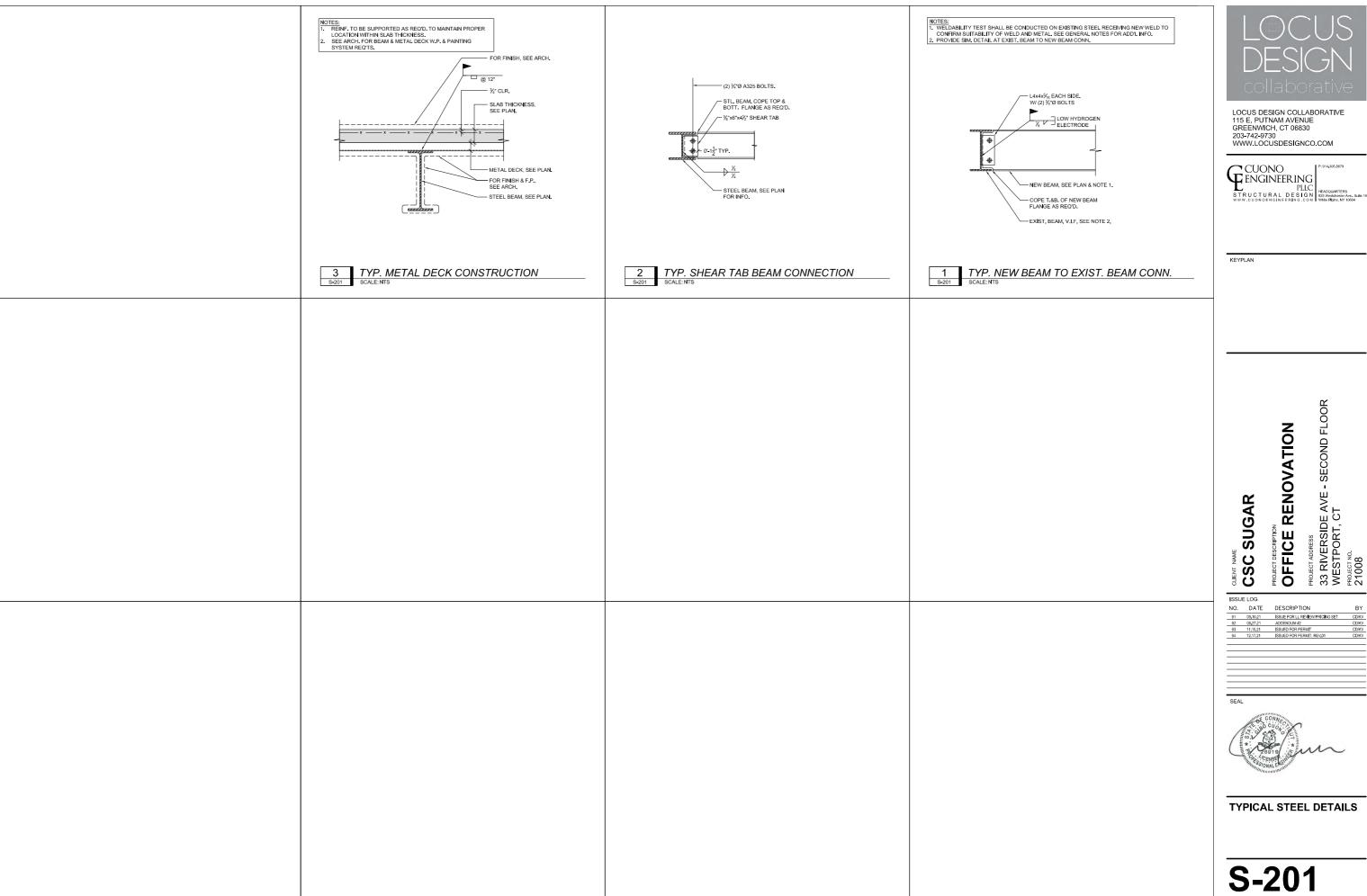
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NO.	DATE	DESCRIPTION	BY
- 01	09.10.21	ISSUE FOR LL REVIEW/PRICING SET	CD/KV
02	09.27.21	ADDENDUM #2	CD/KV
03	11.10.21	ISSUED FOR PERMIT	CD/KV
04	12,17,21	ISSUED FOR PERMIT, REV.01	CD/KV

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PARTIAL 2ND FLOOR FRAMING PLAN

**S-101** 

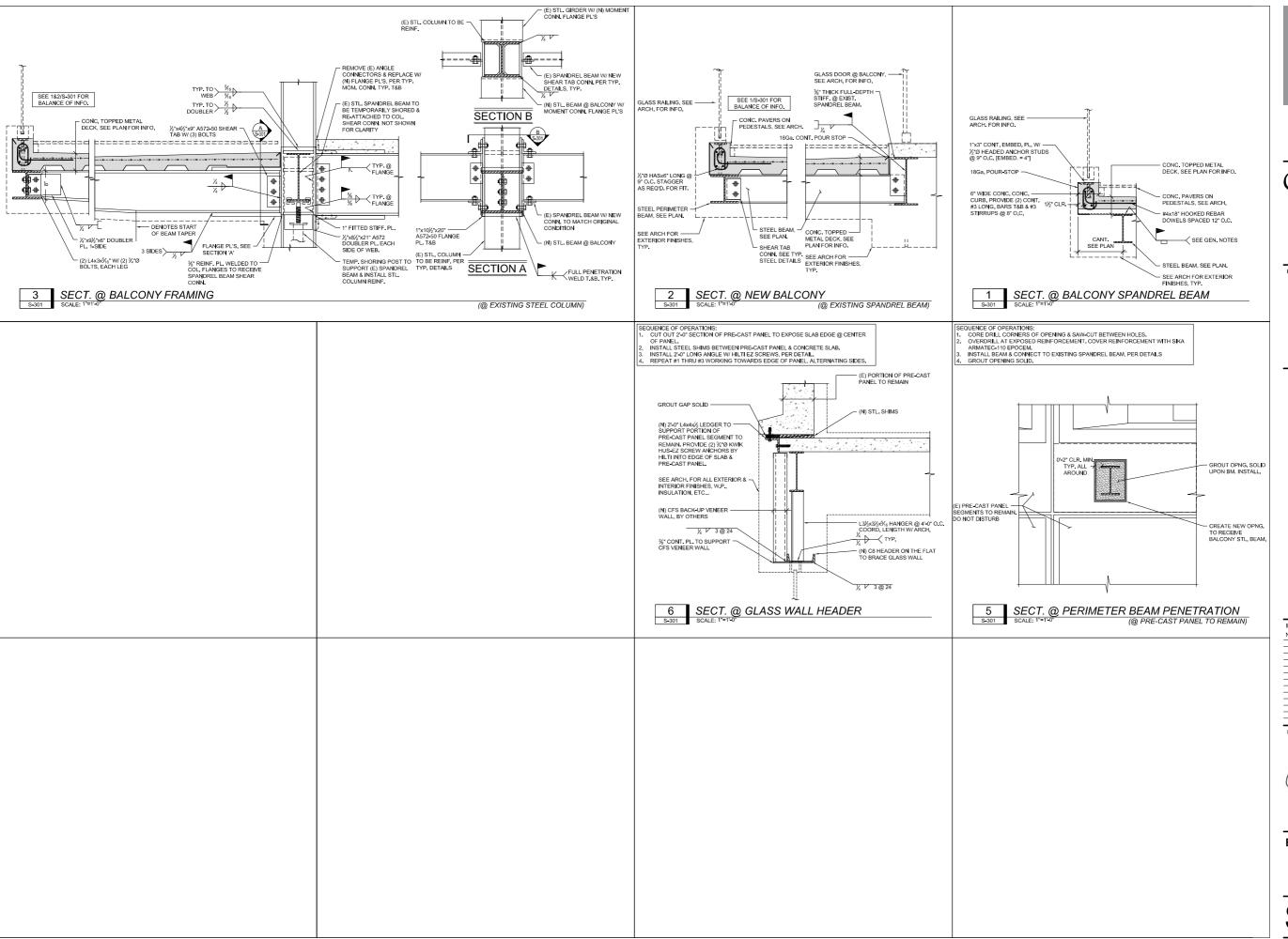






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KEYPLAN

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WESTPORT, CT
PROJECT NO.
21008 **RENOVATION** 

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**BALCONY SECTIONS** 

S-301