

PROGRESSIVE SHEETMETAL

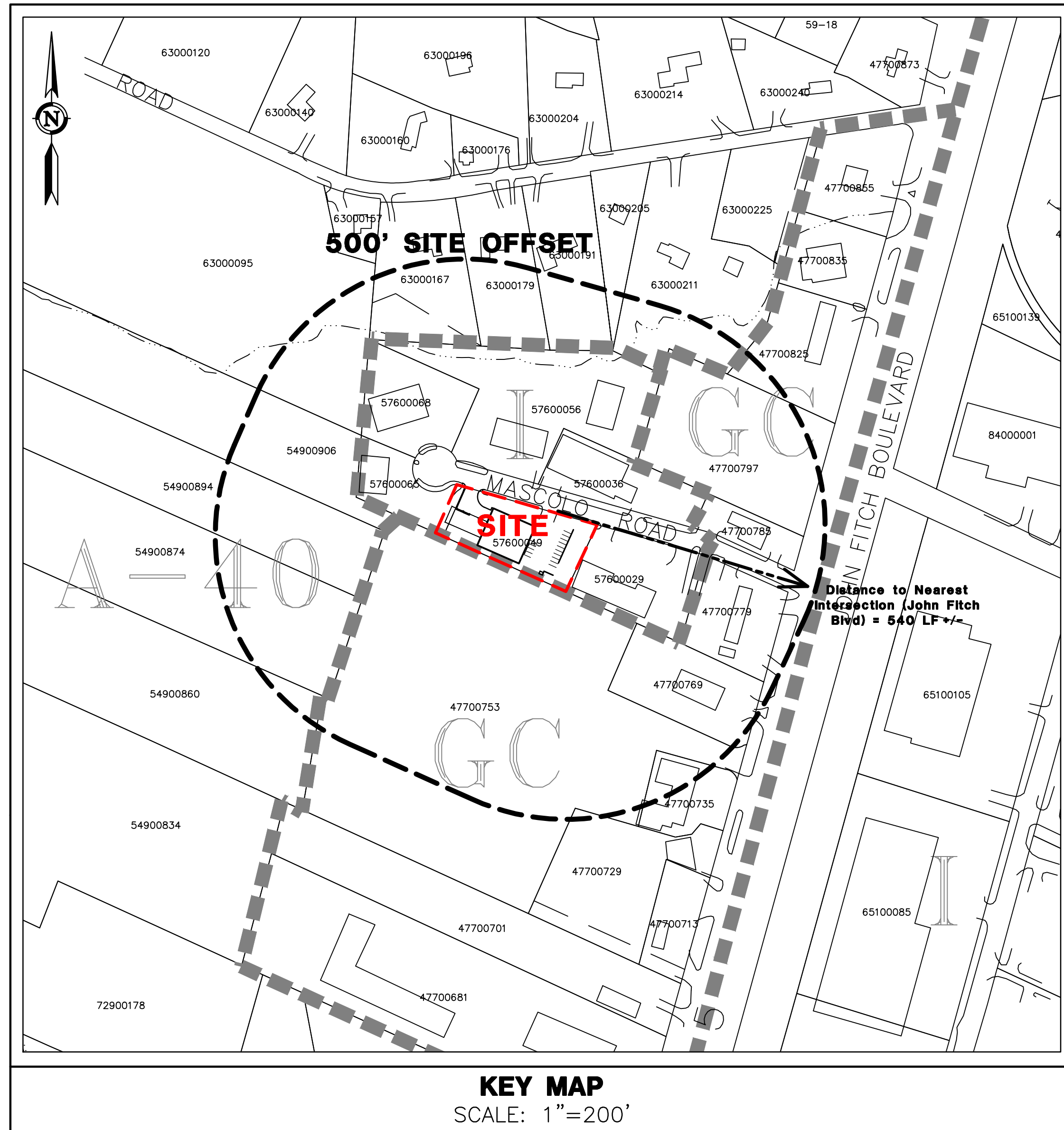
SITE PLAN MODIFICATION

49 MASCOLO ROAD ~ SOUTH WINDSOR ~ CT

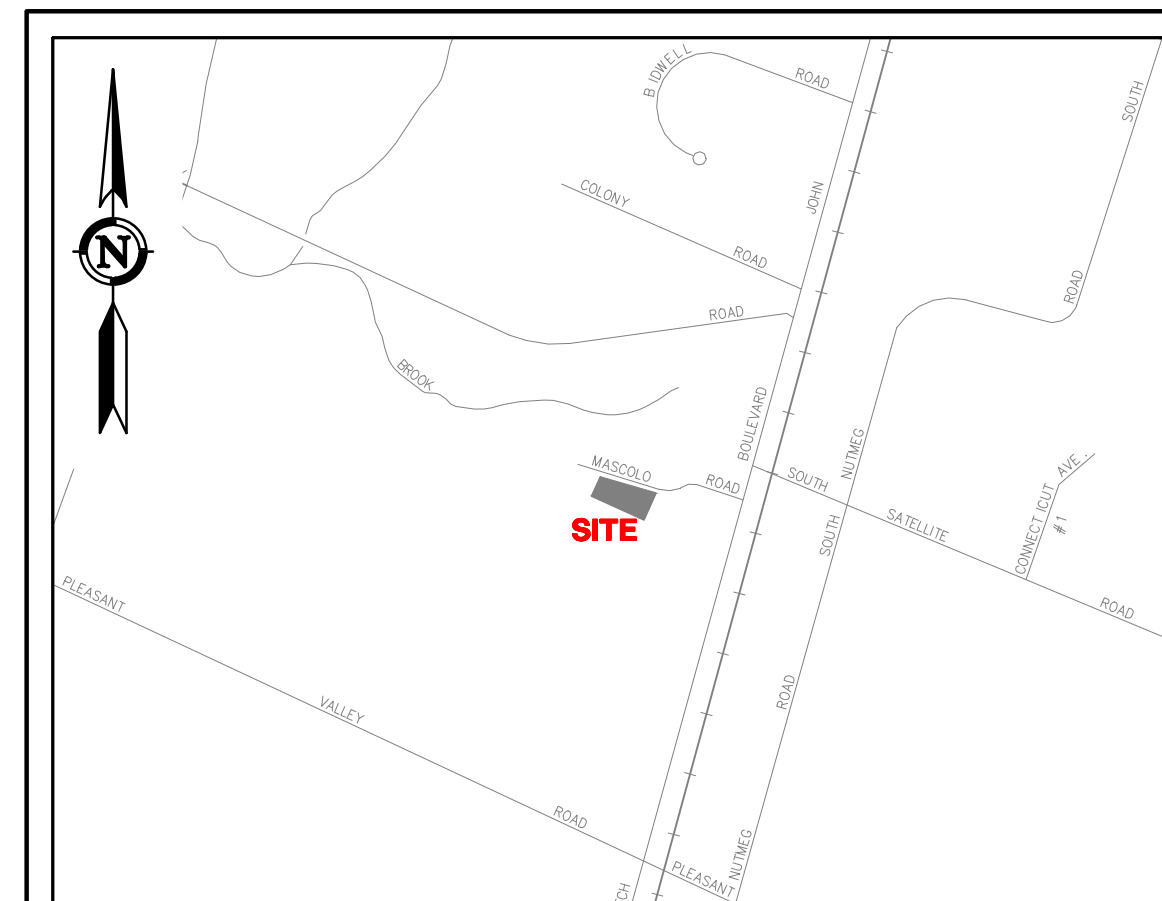
GIS #57600049

N/F 500' ABUTTERS

STREET ADDRESS	OWNER	PARCEL ID
779 JOHN FITCH BOULEVARD	TONYS TURTLE GAS LLC	47700779
167 NEWBERRY ROAD	CENSKI MARLENE	63000167
56 MASCOLO ROAD	DAY REALTY LLC	57600056
68 MASCOLO ROAD	CYR RICHARD H & SANDRA	57600068
753 JOHN FITCH BOULEVARD	DALENE STEVEN A	47700753
205 MEWBERRY ROAD	FOX CALEB	63000205
211 NEWBERRY ROAD	ACCORD REALTY LLC	63000211
797 JOHN FITCH BOULEVARD	DUPREY FLORENCE ESTATE OF	47700797
29 MASCOLO ROAD	CUSSON ENTERPRISES LLC	57600029
36 MASCOLO ROAD	KAB HOLDINGS	57600036
874 MAIN STREET	JE SHEPARD COMPANY THE	54900874
860 MAIN STREET	JE SHEPARD COMPANY THE	54900860
785 JOHN FITCH BOULEVARD	785 JOHN FITCH BOULEVARD LLC	47700785
191 NEWBERRY ROAD	BERNSTEIN PAUL &	63000191
65 MASCOLO ROAD	SIXTY FIVE MASCOLO ROAD CORP	57600065
825 JOHN FITCH BOULEVARD	WIZE GUY REALTY LLC	47700825
769 JOHN FITCH BOULEVARD	MCDONALD'S CORPORATION	47700769
894 MAIN STREET	NEWBERRY HAROLD M III	54900894
735 JOHN FITCH BOULEVARD	729 JOHN FITCH BOULEVARD LLC	47700735
906 MAIN STREET	JE SHEPARD COMPANY THE	54900906
179 NEWBERRY ROAD	VERY MICHELE M	63000179
729 JOHN FITCH BOULEVARD	729 JOHN FITCH BOULEVARD LLC	47700729
95 NEWBERRY ROAD	JE SHEPARD COMPANY THE	63000095



KEY MAP
SCALE: 1"=200'



LOCATION MAP
SCALE: 1"=1,000'

ZONING TABLE

ZONE: I ZONE (INDUSTRIAL)			
ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	30,000 SF MIN.	38,248 SF	38,248 SF
LOT FRONTAGE	100'	300'	300'
LOT DEPTH	150'	150.9'	150.9'
FRONT YARD	35'	23.0'	23.0'
SIDE YARD	10'	96.7'	10.7'
REAR YARD	25'	9.1' (1)	9.1' (1)
BUILDING HEIGHT	40' / 2 STORIES	<40'	<40'
PARKING	SEE BELOW (2)	2 STRIPED	13 (2**)
LOT COVERAGE	50%	22.8%	31.3%
IMPERVIOUS COVERAGE	65%	75% (3)	64.4%

- NOTES:
- EXISTING NON-CONFORMING TO THE REAR YARD SETBACK. THE NEW BUILDING ADDITION WILL CONFORM TO THE 25' REAR YARD SETBACK.
 - PARKING REQUIREMENTS:
INDUSTRIAL AND MANUFACTURING = 1 SPACE PER 700 SF GFA
OFFICE = 4.5 SPACES PER 1000 SF GFA
STORAGE AND WAREHOUSE = 1 SPACE PER 1250 SF GFA
PROPOSED: 4500 SF MANUFACTURING = 6.4 SPACES
875 SF OFFICE = 3.9 SPACES
6579 SF STORAGE = 5.3 SPACES
TOTAL REQUIRED: 16 SPACES
**13 PARKING SPACES ARE PROPOSED TO BE STRIPED WITH 3 RESERVE PARKING SPACES PROVIDED THAT CAN BE STRIPED IN THE FUTURE IF A DEMAND FOR MORE PARKING IS PRESENT ON SITE.
 - EXISTING SITE IS NON-CONFORMING TO THE IMPERVIOUS COVERAGE LIMIT. PROPOSED SITE WORK WILL REDUCE THE AMOUNT OF IMPERVIOUS SURFACE TO ESTABLISH A SITE THAT CONFORMS TO IMPERVIOUS COVERAGE REGULATIONS.

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	ARCHITECTURAL PLANS & ELEVATIONS (BY OTHERS)	

PRELIMINARY NOT FOR CONSTRUCTION

THESE PLANS ARE FOR PLANNING PURPOSES ONLY INTENDED TO SECURE REGULATORY APPROVALS. ONLY FINAL PLANS STAMPED APPROVED BY THE TOWN SHALL BE USED FOR CONSTRUCTION PURPOSES.

GENERAL NOTES:

- THESE PLANS ARE INVALID UNLESS THEY BEAR THE SEAL OR STAMP, AND ORIGINAL SIGNATURE OF THE PROFESSIONAL ENGINEER, LAND SURVEYOR, OR LANDSCAPE ARCHITECT.
- REPRODUCTION TECHNIQUES USED IN THE PRODUCTION OF THIS PLAN CAN STRETCH OR SHRINK THE PAPER. SCALING OF THIS DRAWING MAY BE INACCURATE. CONTACT DPI IF ADDITIONAL INFORMATION IS REQUIRED.
- THESE PLANS AND OTHER ITEMS PREPARED BY DESIGN PROFESSIONALS, INC. (DPI) ARE INSTRUMENTS OF SERVICE AND REMAIN ITS PROPERTY. THE USE OF THESE ITEMS BY DPI'S CLIENT IS SUBJECT TO THE TERMS SET FORTH IN THE AGREEMENT BETWEEN CLIENT AND DPI. REPRODUCTION AND/OR USE OF THESE ITEMS BY OTHERS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF DPI.

CIVIL ENGINEER,
LANDSCAPE ARCHITECT,
& LAND SURVEYOR:

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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

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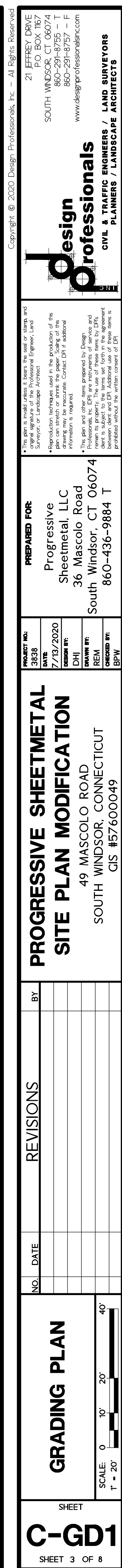
Phone: 860-291-8755
Fax: 860-291-8757
www.designprofessionalsinc.com

ARCHITECT:

West Reach Construction
PO Box 1328
Manchester, CT 06045
860-649-7607
www.westreachconstruction.com

PROPERTY OWNERS:
MASCOLO ROAD REALTY, LLC
36 MASCOLO ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
PROGRESSIVE SHEETMETAL, LLC
36 MASCOLO ROAD
SOUTH WINDSOR, CT 06074
860-436-9884



SEPTIC SYSTEM INSTALLATION NOTES:

1. PRIOR TO INSTALLATION OF ANY SEPTIC SYSTEM COMPONENTS, THE CONTRACTOR SHALL CONDUCT THE FOLLOWING CONFIRMATORY TESTS:

1.1. A TEST PIT SHALL BE EXCAVATED AT THE PROPOSED SANITARY SEWER INVERT LOCATION SHOWN ON THE PLAN. THE CONTRACTOR SHALL INSPECT THE INVERT AND INTEGRITY OF THE EXISTING SANITARY LATERAL TO DETERMINE IF REUSE IS POSSIBLE. IN THE EVENT THAT THE OBSERVED INVERT IS DIFFERENT FROM WHAT IS SHOWN ON THIS PLAN, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY.

1.2. A TEST PIT SHALL BE EXCAVATED IN THE VICINITY OF THE PRIMARY LEACHING FIELD TO CONFIRM NO RESTRICTIVE LAYER IS PRESENT ABOVE ELEVATION 56.30 (8.5'± DEEP TEST PIT). THE CONTRACTOR SHALL COORDINATE WITH DESIGN ENGINEER AND TOWN SANITARIAN FOR EVALUATION OF TEST PIT.

2. IN THE EVENT THAT THE RESERVE LEACHING AREA BE UTILIZED IN THE FUTURE IT MUST BE CERTIFIED FOR HS-20 LOADING.

3. GEOMATRIX SYSTEMS, LLC GST 6236 LEACHING SYSTEM SHOWN FOR ILLUSTRATIVE AND DESIGN PURPOSES. CONTRACTOR SHALL USE THIS PRODUCT OR APPROVED EQUIVALENT. APPROVAL IS TO BE GRANTED BY THE DESIGN ENGINEER AND THE TOWN OF SOUTH WINDSOR HEALTH DEPARTMENT.

4. BENCHMARKS TO BE SET AT TIME OF AS-BUILT.

5. THE CONTRACTOR SHALL REFER TO THE GST6212 STANDARD MANUFACTURING INSTRUCTIONS FOR INSTALLATION PROCEDURES. AN AUTHORIZED REPRESENTATIVE OF GEOMATRIX SYSTEMS, LLC MUST BE PRESENT DURING INSTALLATION UNLESS THE CONTRACTOR IS CERTIFIED BY GEOMATRIX SYSTEMS.

6. PROPOSED PLAN SHOWS MINIMUM REQUIRED SITE IMPROVEMENTS FOR SYSTEM INSTALLATION.

7. INVERTS AND CHAMBER ELEVATIONS SHOWN ARE SPECIFIC TO THE LAYOUT DEPICTED IN THIS PLAN. THE SYSTEM MAY BE MODIFIED IF WARRANTED WITH APPROVAL FROM THE SOUTH WINDSOR HEALTH DEPARTMENT.

8. AVOID DIRECT CONTACT WITH LEACHING SYSTEM WHEN USING CONSTRUCTION EQUIPMENT. ONLY DRIVE ACROSS THE TRENCHES WHEN NECESSARY. NEVER DRIVE DOWN THE LENGTH OF THE TRENCHES. TO AVOID ADDITIONAL SOIL COMPACTION, NEVER DRIVE HEAVY VEHICLES OVER THE COMPLETED SYSTEM.

9. THIS SEPTIC SYSTEM INSTALLATION INCLUDING ALL MATERIALS (PIPING, SEPTIC TANK, STONE, FILL, ETC.) USED FOR THIS SEPTIC SYSTEM SHALL CONFORM TO THE CURRENT EDITION/REVISION OF THE 'TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS' REVISED JANUARY 2018 OF THE CONNECTICUT PUBLIC HEALTH CODE BY THE STATE OF CONNECTICUT DEPARTMENT OF PUBLIC HEALTH.

10. THE PROPOSED SEWER PIPE FROM THE BUILDING TO THE SEPTIC TANK SHALL BE PVC SCHEDULE 40, ASTM D 1785 OR ASTM D 2665 OR APPROVED EQUIVALENT LISTED IN TABLE NO. 2 OF THE 'TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS'. ALL OTHER EFFLUENT DISTRIBUTION SEWER PIPE FOR THIS SEPTIC SYSTEM SHALL BE PVC ASTM D 3034, SDR 35 WITH RUBBER COMPRESSION GASKET OR BELL AND SPIGOT WITH NO GASKETS OR APPROVED EQUIVALENT LISTED IN TABLE NO. 2-A OF THE 'TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS'.

11. THE CONTRACTOR SHALL TAKE PRECAUTIONS DURING THE INSTALLATION OF THE SUB-SURFACE SEWAGE SYSTEM TO PROTECT THE EXCAVATED AREAS FROM COLLECTING SEDIMENT DISCHARGES FROM THE SITE.

12. SHOULD ANY SIGNIFICANT VARIATIONS FROM THE TEST PIT DATA BE ENCOUNTERED DURING EXCAVATIONS (LEDGE, GROUNDWATER, MOTTLING, SOIL TYPE, UNSUITABLE MATERIAL, ETC.), THE SOUTH WINDSOR HEALTH DEPARTMENT AND THE DESIGN ENGINEER SHALL BE NOTIFIED PRIOR TO INSTALLATION OF THE SEPTIC SYSTEM.

13. ALL EXISTING UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL CONTACT 'CALL-BEFORE-YOU-DIG' AT 1-800-922-4455 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.

14. NO DEVIATION FROM THE APPROVED DESIGN PLAN SHALL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND THE TOWN OF SOUTH WINDSOR DEPARTMENT OF HEALTH.

15. THE SEPTIC TANK SHALL BE PRECAST CONCRETE DESIGNED WITH TWO (2) ACCESS MANHOLES TO GRADE ABOVE THE INLET BAFFLE AND ABOVE THE OUTLET FILTER OF THE TANK.

16. THE PROPOSED SEPTIC SYSTEM SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION.

17. THE CONTRACTOR SHALL COORDINATE WITH THE SOUTH WINDSOR HEALTH DEPARTMENT FOR TIMELY INSPECTION AND TO SECURE PERMITS FOR INSTALLATION AS THEY REQUIRE. PERMITS MUST BE OBTAINED BY A LICENSED SEPTIC INSTALLER.

18. INSTALL SEPTIC SYSTEM PER PLAN USING APPROVED INSTALLATION METHODS, SPECIFIED IN THE 'TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS' AND GST 6212 INSTALLATION MANUAL. CONTACT THE SOUTH WINDSOR HEALTH DEPARTMENT FOR FINAL INSPECTION PRIOR TO BACKFILLING SYSTEM.

SEPTIC SYSTEM DESIGN

PROPOSED USAGE:

4500 SF MANUFACTURING (INDUSTRIAL) @ 0.1 GPD/SF = 450 GPD
875 SF OFFICE @ 20 GPD/EMPLOYEE / (200SF/EMPLOYEE) = 87.5 GPD
6579 SF STORAGE (INDUSTRIAL) @ 0.1 GPD/SF = 657.9 GPD
TOTAL USAGE = 1195.4 GPD

DESIGN PERCOLATION RATE: LESS THAN 10.1 MINUTES/INCH (APP RATE: 1.5 GPD/ELA)
REQUIRED EFFECTIVE LEACHING AREA: (1195.4 GPD) / (1.5 GPD/ELA) = 796.93 ELA

DESIGN:

1,250-GALLON (MINIMUM) SEPTIC TANK AND 1-12' & 1-68' ROW OF GST 6212 INFILTRATORS.

LEACHING AREA PROVIDED: (12+68') X 10 SF/LF = 800 SF > 796.93 SF

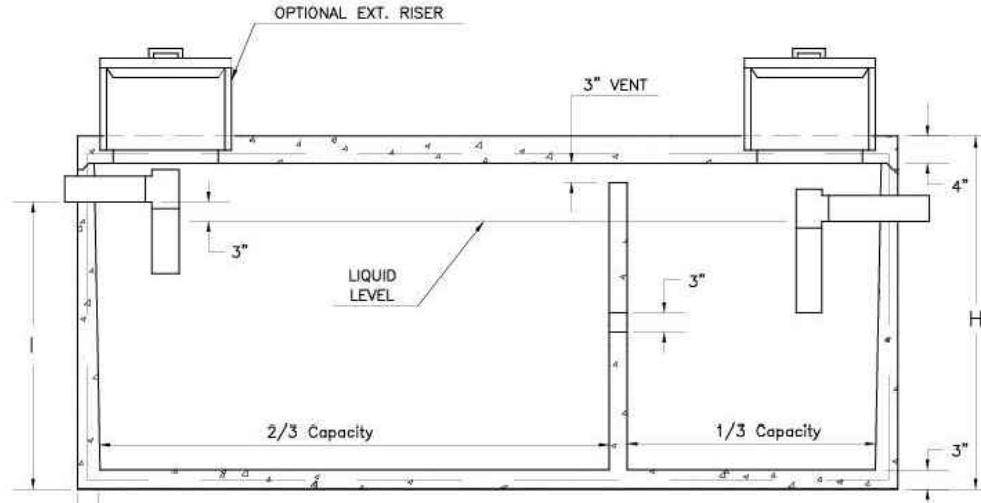
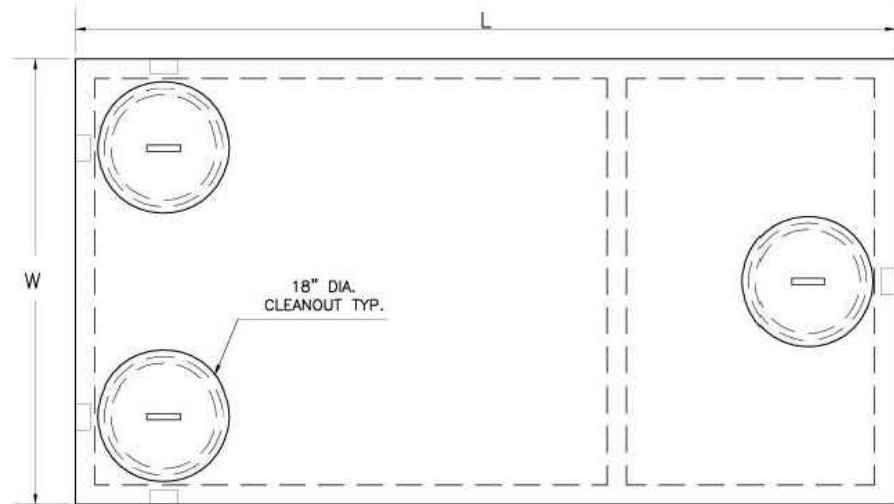
MINIMUM LEACHING SYSTEM SPREAD CALCULATION (MLSS)

*RESTRICTIVE LAYER FOR THE SITE WAS DETERMINED TO BE > 60" BELOW EXISTING GRADE PER TP-1, TP-2, & TP-3. NO MLSS REQUIRED.

PRECAST CONCRETE
1250 Gallon Capacity
Residential

NOTES:

- Concrete - 4,000 PSI @ 28 DAYS.
- Meets or exceeds state and local requirements.
- All ship lap joints sealed with Butyl Rubber.
- Non-traffic loading use only.
- Two compartment tank. Monolithic Design.
- Side inlet pipes shall extend to cleanout cover thru cast in pipe support.
- Maximum fill over top of tank - 3 feet.
- Tank shall be supplied with tees and baffle.
- Tank shall be marked with manufacturer name, phone no., tank capacity, date of manufacture, and ASTM C1227 conformance.

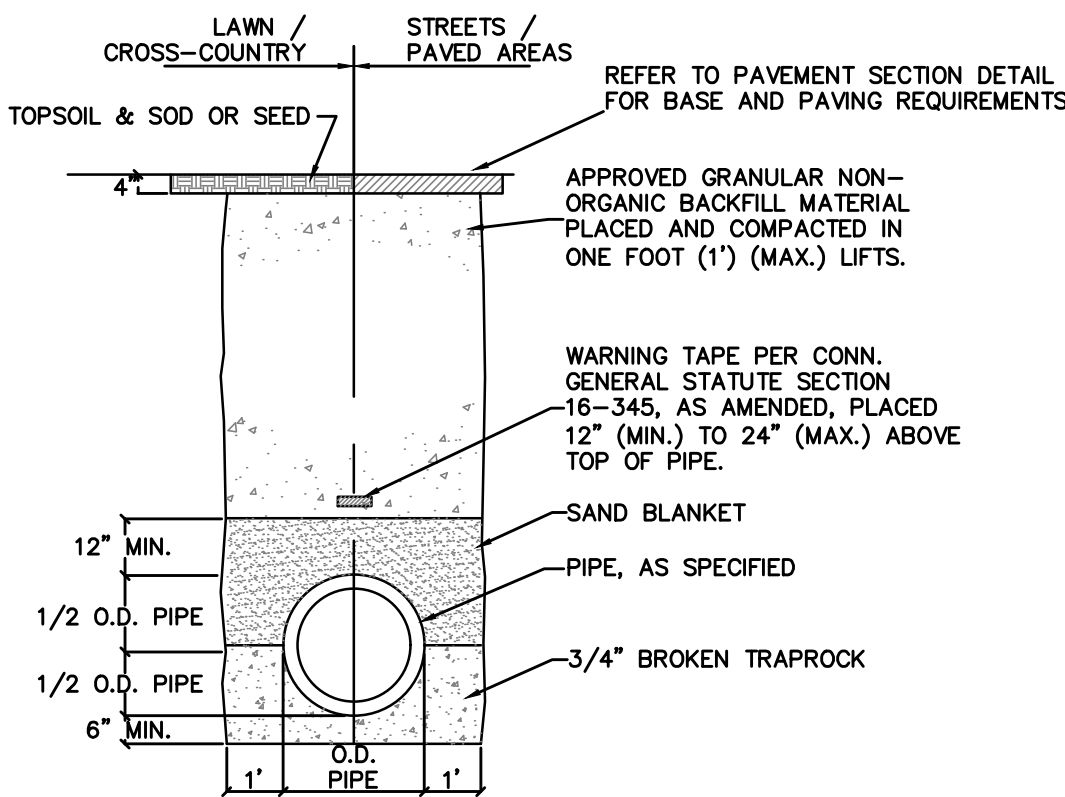


MODEL NO.	LIQUID CAPACITY	LENGTH	WIDTH	INVERT	HEIGHT	WEIGHT (LBS.)
11250RES	1250	10'-6"	5'-8"	3'-8"	4'-6"	9650

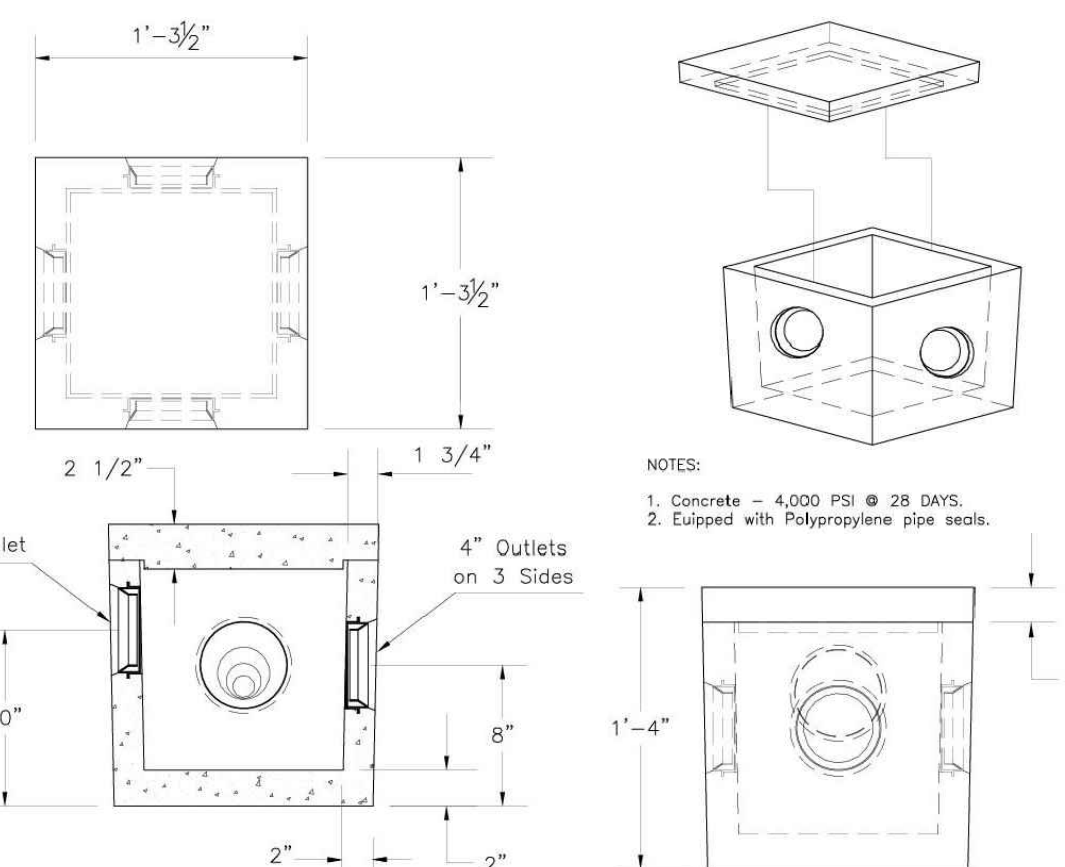
NOTE:

- CONNECTICUT PRECAST CORP 1,250 GALLON REGULAR SEPTIC TANK DETAIL SHOWN FOR ILLUSTRATIVE PURPOSES. CONTRACTOR TO USE THIS PRODUCT OR APPROVED EQUAL.
- IF EVIDENCE OF HIGH GROUNDWATER CONDITIONS EXIST DURING EXCAVATION OF SEPTIC TANK, CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO INSTALLATION. ADDITIONAL BALLAST MAY BE NECESSARY TO COUNTERACT BUOYANCY FORCES.

1,250 GALLON SEPTIC TANK
N.T.S.



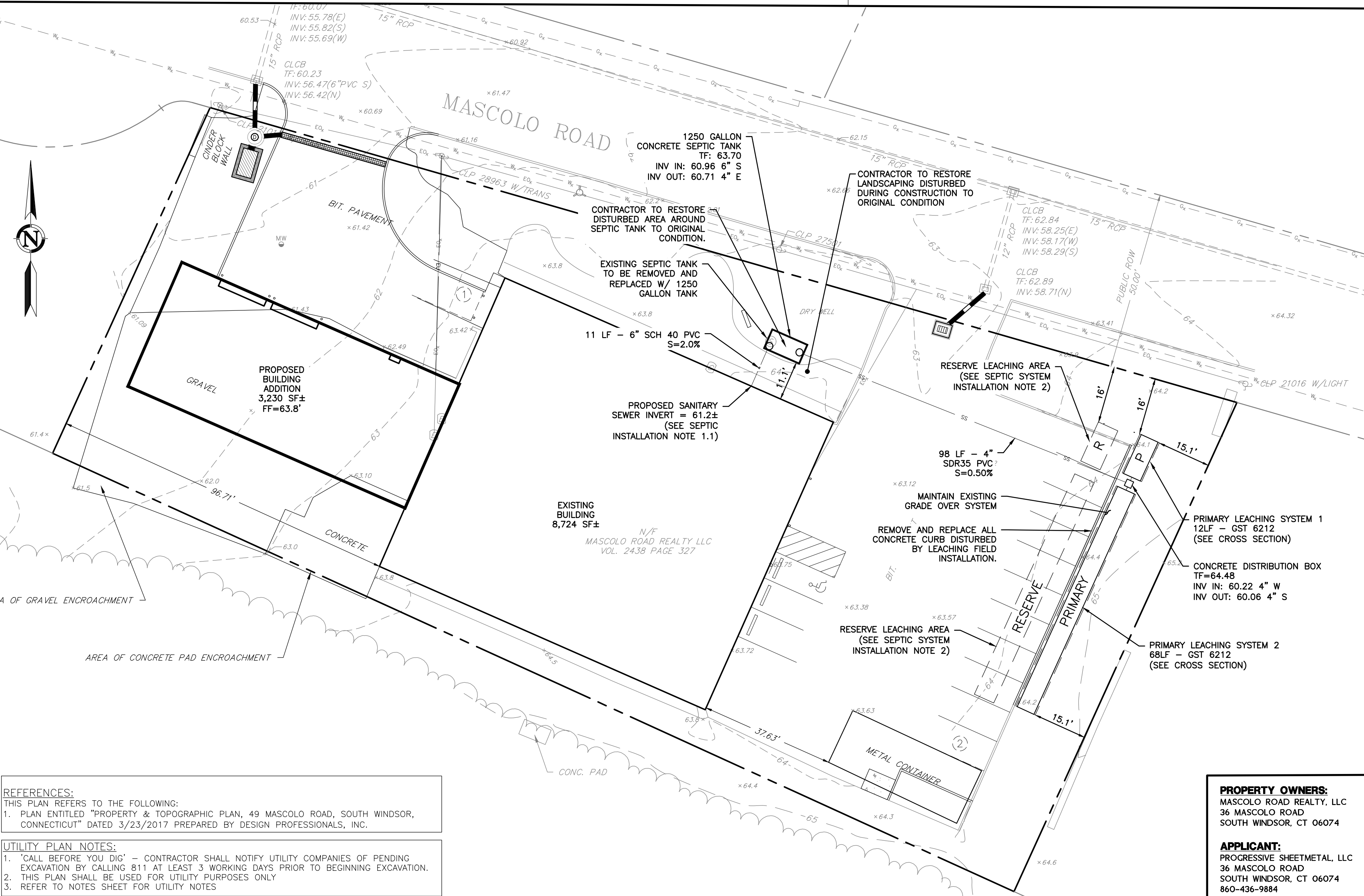
SECTION
SANITARY SEWER TRENCH SECTION
N.T.S.



NOTE:

- CONNECTICUT PRECAST CORP 3-OUTLET DISTRIBUTION BOX SHOWN FOR ILLUSTRATIVE PURPOSES. CONTRACTOR SHALL USE THIS PRODUCT OR APPROVED EQUAL.

CONCRETE DISTRIBUTION BOX
N.T.S.



REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, 49 MASCOLO ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 3/23/2017 PREPARED BY DESIGN PROFESSIONALS, INC.

UTILITY PLAN NOTES:
1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR UTILITY PURPOSES ONLY
3. REFER TO NOTES SHEET FOR UTILITY NOTES

PROPERTY OWNERS:
MASCOLO ROAD REALTY, LLC
36 MASCOLO ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
PROGRESSIVE SHEETMETAL, LLC
36 MASCOLO ROAD
SOUTH WINDSOR, CT 06074
860-436-9884



Town of South Windsor - Health Department
1530 Sullivan Avenue, South Windsor, CT 06074
Phone Number: (860) 337-6173, Fax Number: (860) 644-1930

SITE INVESTIGATION FOR A SUBSURFACE SEWAGE DISPOSAL SYSTEM

Property Owner: Mascolo Road Realty LLC Location: 49 Mascolo Road

DEEP TEST PIT DATA/SOIL DESCRIPTIONS
(Record all Test Pits)

TEST PIT: 1	TEST PIT: 2	TEST PIT: 3	TEST PIT:
0-15" Top soil 15-19" Red brown fine sand/light gravel 19-82" Yellow brown sand	0-15" Top soil 15-18" Red sand/dold gravel layer 18-28" Top soil 28-83" Yellow brown sand	0-11" Top soil 11-16" Red sand 16-23" Top soil/dold gravel layer 23-83" Yellow brown sand	
Moisture: N/A	Moisture: N/A	Moisture: N/A	Moisture:
GW: N/A	GW: N/A	GW: N/A	GW:
Ledge: N/A	Ledge: N/A	Ledge: N/A	Ledge:
Restrictive: N/A	Restrictive: N/A	Restrictive: N/A	Restrictive:

COMMENTS:

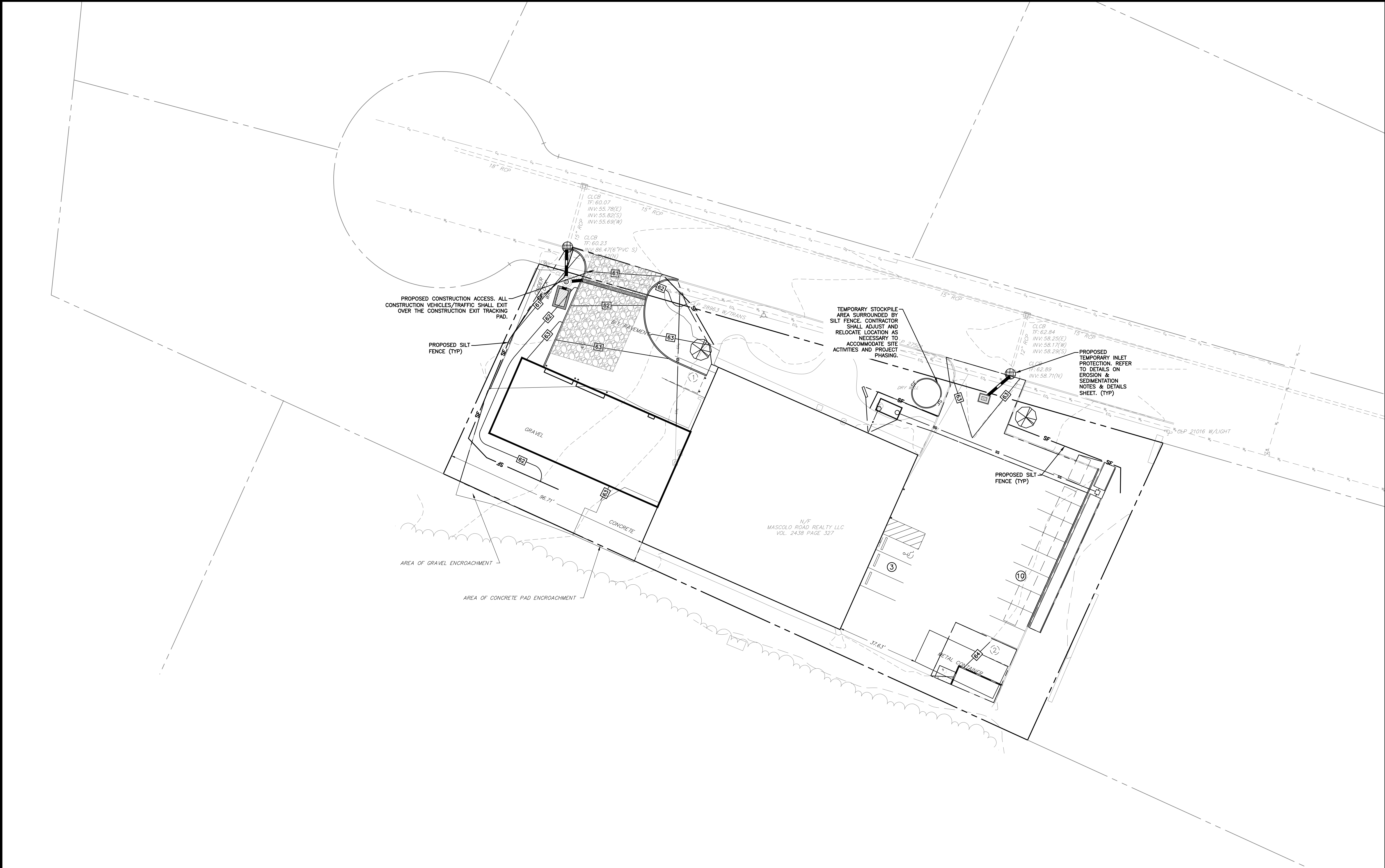
GROUNDWATER TABLE (Near max., below max., etc.):

SOIL MOISTURE (High, medium, low, etc.):

PERCOLATION TEST DATA

PERC.1	PERC.2	PERC.3	PERC.4
DEPTH: 53"	DEPTH: 53"	DEPTH: 53"	DEPTH: 53"
PRESOAK: 9:53 AM	PRESOAK: 9:53 AM	PRESOAK: 9:53 AM	PRESOAK: 9:53 AM
TIME	TIME	TIME	TIME
READING	READING	READING	READING
9:59 AM 0.00"	10:00 AM 5.00"	10:01 AM 8.00"	10:02 AM 10.50"
10:02 AM 12.50"			
PERC RATE: 0.32 MIN/IN	PERC RATE:	PERC RATE:	PERC RATE:

COMMENTS:



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SOUTH WINDSOR, CT 06074

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1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, 49 MASCOLO ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 3/23/2017 PREPARED BY DESIGN PROFESSIONALS, INC.

EROSION & SEDIMENTATION CONTROL PLAN NOTES:
1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR EROSION & SEDIMENTATION CONTROL PURPOSES ONLY.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL PLANS.
4. REFER TO EROSION & SEDIMENTATION CONTROL NOTES & DETAILS SHEET FOR EROSION & SEDIMENTATION CONTROL NOTES.

EROSION & SEDIMENTATION CONTROL PLAN
SCALE: 0 20' 40' 80'
T = 40'

NO. DATE REVISIONS BY

PROGRESSIVE SHEETMETAL
SITE PLAN MODIFICATION
49 MASCOLO ROAD
SOUTH WINDSOR, CONNECTICUT
GIS #57600049

PREPARED FOR
Progressive Sheetmetal, LLC
36 Mascolo Road
South Windsor, CT 06074
860-436-9884 T

PROJECT NO.
3889
DATE
7/13/2020
DESIGNED BY
DJH
CHECKED BY
BFW

DESIGN PROFESSIONALS
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
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SHEET
C-ES1
SHEET 5 OF 8



N.T.S.



- APPLICANT:**
PROGRESSIVE SHEETMETAL, LLC
36 MASCOLO ROAD
SOUTH WINDSOR, CT 06074
860-436-9884

CONSTRUCTION NOTES:

1. At least two full business days prior to starting any site activity or demolition, the contractor shall contact the applicable state utility location service by dialing 811 or submitting an online ticket request. The utilities shall be marked in all areas of proposed disturbance.
2. It is the contractor's responsibility to review all construction contract documents associated with the project scope of work, including, but not limited to, all drawings and specifications, architectural plans, boundary and topographic survey, wetlands assessment and reports, geotechnical reports, environmental reports, and approval conditions, prior to the commencement of construction. Should the contractor find conflict and/or discrepancy between the documents relative to the plans, specifications, reports, or the relative or applicable codes, regulations, laws, rules, statutes and/or ordinances, it is the contractor's sole responsibility to notify the Engineer, in writing, of said conflict and/or discrepancy prior to the start of construction.
3. The contractor shall be responsible for adhering to any conditions of approval placed on the project by the authorities having jurisdiction.
4. The contractor must comply, to the fullest extent, with the latest Occupational Safety and Health (OSHA) standards and regulations, and/or any other agency with jurisdiction for construction activities. The contractor is solely responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with work on the Project. The Engineer will not be responsible for the contractor's safety, schedules, or failure to carry out its work in accordance with the contract documents. The Engineer will not have control over or charge of acts or omissions of the contractor, subcontractors, or their agents or employees, or of any persons performing portions of work on the Project.
5. Contractor must notify the Engineer in writing if there are any questions concerning the accuracy or intent of these plans or related specifications. If such notification is given, no demolition or site activity may begin until such time that the Engineer provides a written response to same.
6. Contractor shall adhere to and is responsible for compliance with all details, notes, plans and specifications contained herein. It is the responsibility of the contractor to ensure that all work performed by their subcontractors is in full compliance with these requirements.
7. The contractor shall confirm that they are in receipt of the current version of the referenced documents prior to the commencement of any work.
8. Prior to commencing work, the contractor shall review and correlate all consultants plans and specifications including the entire site plan and the latest architectural plans (including, but not limited to, structural, mechanical, electrical, plumbing, and fire suppression plans, where applicable), in particular for building utility connection locations, grease trap requirements/ details, door access, and exterior grading. Contractor must immediately notify the Architect and the Engineer, in writing, of any conflicts, discrepancies or ambiguities which exist, and receive a written resolution prior to commencing construction.
9. Prior to commencing work, contractor is required to secure all necessary and/or required permits and approvals for the construction of the project, including, but not limited to, demolition work, and all off site material sources and disposal facilities. Copies of all permits and approvals shall be maintained on site throughout the duration of the project. The contractor shall thoroughly review and understand all permits and permit conditions prior to fabrication of any materials or products to be used as part of the project.
10. The contractor is responsible for independently verifying all existing onsite utilities within and adjacent to the limits of the project activities. Underground utility, structure and facility locations depicted and noted on the plans have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parcel testimony, and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to the Engineer.
11. The contractor is responsible for ensuring the installation of all improvements comply with all requirements of utility companies with jurisdiction and/or control of the site.
12. Locations of all existing and proposed services are approximate. Final utility service sizes and locations, including, but not limited to, the relocation and/or installation of utility poles, or the relocation and/or installation of transformers, are at the sole discretion of the respective utility companies.
13. Prior to commencement of any work, the contractor shall independently coordinate and confirm with the appropriate utility companies to finalize all utility services and/or relocations to ensure no conflict with the design plans and that proper depths can be achieved. All discrepancies must immediately be reported to the Engineer in writing. Should a conflict arise due to the final designs of the utility company, the contractor shall notify the Engineer in writing and await a written resolution prior to proceeding with further utility installations.
14. Prior to commencing construction, the contractor shall field verify all existing conditions, topographic information, utility invert elevations, and proposed layout dimensions, and must immediately notify the Engineer in writing if actual site conditions differ or are in conflict with the proposed work. No extra compensation will be paid to the contractor for work which has to be redone or repaired due to dimensions or grades shown incorrectly on these plans unless the contractor receives written permission from Owner/developer giving authorization to proceed with such additional work.
15. Where utilities are proposed to cross/traverse existing underground utilities, the elevations of the existing utilities shall be verified in the field prior to construction by excavating a test pit at the proposed utility crossing point. Should the field verified existing utility be in conflict with the proposed site designs, the contractor shall notify the Engineer in writing and shall not proceed with said utility construction until further direction is given from the Engineer.
16. At least 72 hours prior to starting any site activity or demolition, the contractor shall notify, at a minimum, the building official, municipal engineer, department of public works, planning and zoning commission, the Engineer, and local inland wetland commission, as applicable. The contractor shall also attend a pre-construction meeting with the local municipality, if required, prior to commencing any site activity or demolition.
17. Prior to starting any site activity or demolition, the contractor shall implement the soil erosion and sediment control measures as noted on the plans. Refer to the Erosion and Sedimentation Control Notes.
18. No work, including but not limited to tree clearing, beyond the limits of disturbance shown shown on the approved plans shall be completed without approval. No trees and/or vegetation outside the limits shown on the drawings shall be removed. Any items desired to be removed outside the limits shown must be approved in writing by the engineer and the local authorities having jurisdiction. All equipment and construction activities must be confined to the property, right-of-way, and designated work space.
19. The demolition plan or existing features designated to be removed are intended to provide only general information regarding items to be demolished and/or removed. The contractor shall review all site plans (and architectural drawings as applicable) to assure that all demolition activities and incidental work necessary for the construction of the new site improvements are completed.
20. The contractor shall protect and maintain the operation and service of all active utilities and systems that are not being removed during all construction activities. Should a temporary interruption of utility services be required as part of the proposed construction activities, the contractor shall coordinate with

- appropriate utility companies and the affected end users to minimize impact and service interruption.
21. The contractor shall arrange for and coordinate with the appropriate utility companies for all services that require temporary or permanent termination for the project, whether shown on the site plans or not. Termination of utilities shall be performed in compliance with all local, state and/or federal regulations.
22. Contractor must prepare record drawings depicting the location of existing utilities that are capped, abandoned in place, or relocated and provide to the Owner and the Engineer of record.
23. Should hazardous material be discovered/encountered, which was not anticipated/addressed in the project plans and specifications, cease all work immediately and notify Owner and Engineer regarding the discovery of same. Do not continue work in the area until written instructions are received from an environmental professional.
24. The contractor is responsible for preventing movement, settlement, damage, or collapse of existing structures, and any other improvements that are to remain. If any existing structures that are to remain are damaged during construction, repairs shall be made using new product/materials resulting in a pre-damage condition, or better. Contractor is responsible for all repair costs. Contractor shall document all existing damage and to notify the Owner prior to the start of construction.
25. The use of explosives, if required, must comply with all local, state and federal regulations. The contractor shall obtain all permits that are required by the federal, state and local governments, and shall also responsible for all notification, inspection, monitoring or testing as may be required.
26. All debris from removal operations must be removed from the site at the time of excavation. Stockpiling of demolition debris will not be permitted. Debris shall not be burned or buried on site. All demolition materials to be disposed of, including, but not limited to, stumps, limbs, and brush, shall be done in accordance with all municipal, county, state, and federal laws and applicable codes. The contractor must maintain records of all disposal activities.
27. The contractor is responsible for repairing all damage to any existing utilities during construction, at its own expense.
28. All property monumentation shall be protected during construction. It is the contractor's sole responsibility to protect all property monumentation. If monumentation is disturbed, it is the contractor's responsibility to have a licensed land surveyor in the State of Connecticut replace the monumentation to town or state standards.
29. All new utilities/services, including electric, telephone, cable tv, etc. are to be installed underground unless noted otherwise on the plans. The Contractor shall be responsible for installing all new utilities/services in accordance with the utility/service provider's written installation specifications and standards.
30. All earthwork activities must be performed in accordance with these plans and specifications and the recommendations set forth in the geotechnical report completed for this project. In the absence of a geotechnical report, all earthwork activities must comply with the standard state Department of Transportation (DOT) specifications (latest edition) and any amendments or revisions thereto. All earthwork activities must comply all applicable requirements, rules, statutes, laws, ordinances and codes for the jurisdictions where the work is being performed.
31. The contractor is responsible for removing and replacing unsuitable materials with suitable materials. All excavated or filled areas must be properly compacted. Moisture content at time of placement must be submitted in a compaction report prepared by a qualified geotechnical engineer, licensed in the state where the work is performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans, specifications and the recommendations. Subbase material for building pads, sidewalks, curb, or asphalt must be free of organics and other unsuitable materials. Should subbase be deemed unsuitable by Owner/developer or Owner/developer's representative, subbase is to be removed and filled with suitable material and properly compacted at the contractor's expense. All fill, compaction, and backfill materials required for utility installation must be coordinated with the applicable utility company specifications. The Engineer shall have no liability or responsibility for or as related to fill, compaction, backfill, or the balancing of earthwork.
32. Pavement must be saw cut into straight lines and must extend to the full depth of the existing pavement, except for edge of butt joints.
33. The tops of existing manholes, inlet structures, and sanitary cleanout tops must be adjusted as necessary, to match proposed grades.
34. Where retaining walls (whether or not they meet the jurisdictional definition) are identified on plans, elevations identified herein are for the exposed portion of the wall. Wall footings/foundation elevations are not identified herein and are to be set/determined by the contractor based on final structural design shop drawings prepared by an appropriate professional licensed in the state where the construction occurs.
35. Unless indicated otherwise or required by the authority having jurisdiction, all pipes shall be as follows:

Reinforced Concrete pipe (RCP) shall meet the requirements of AASHTO M 170 Class IV with silt tight joints.

High-Density Polyethylene pipe (HDPE) shall conform to AASHTO M 294, Type S (smooth interior with angular corrugations) with gaskets for silt tight joints.

Polyvinyl chloride (PVC) pipe for roof drain connections shall be SDR 35 gasket pipe. Polyvinyl Chloride (PVC) pipe for sanitary sewer pipe shall be SDR 35 gasket pipe.
36. Storm sewer pipe lengths indicated are approximate and measured to the inside of inlet and/or manhole structure. Sanitary sewer pipe lengths indicated are approximate and measured to center of inlet and/or manhole structure to center of structure.
37. Stormwater roof drain locations are approximate and are based on preliminary architectural plans. Contractor is responsible for reviewing and coordinating the final architectural plans to verify final locations and sizes of all roof drains.
38. Sewers crossing streams and/or location within 10 feet of the stream embankment, or where site conditions so indicate, must be constructed of steel, reinforced concrete, ductile iron or other suitable material. Sewers conveying sanitary flow, combined sanitary and stormwater flow or industrial flow must be separated from water mains by a distance of at least 10 feet horizontally. If such lateral separations are not possible, the pipes must be in separate trenches with the sewer at least 18 inches below the bottom of the water main, or such other separation as approved by the agency with jurisdiction over same. Where appropriate separation from a water main is not possible, the sewer must be encased in concrete, or constructed of ductile iron pipe using mechanical or slip-on joints for a distance of at least 10 feet on either side of the crossing. In addition, one full length of sewer pipe should be located so both joints will be as far from the water line as possible. Where a water main crosses under a sewer, adequate structural support for the sewer must be provided.
39. Contractor's price for water service must include all fees, costs and opportunreances required by the utility to provide full and complete working service.
40. Contractor must contact the applicable water company to confirm the proper water meter and vault, prior to commencing construction. Water main and

- water service piping shall be installed in accordance with the requirements and specifications of the water authority having jurisdiction. In the absence of such specifications, water main piping must ductile iron (DI) minimum Class 54. All work and materials must comply with the applicable American Water Works Association (AWWA) standards in effect at the time of the service application.
41. The contractor shall ensure that all work located in existing pavement be repaired in accordance with municipal, county and/or DOT details as applicable. Contractor is responsible to coordinate the permitting, inspection and approval of completed work with the agency having jurisdiction over the proposed work.
42. Where sump pumps are installed, all discharges must be connected to the storm sewer or discharged to an approved location.
43. For single and multi-family residential projects, spot elevation(s) adjacent to the buildings are schematic for non-specific building footprints. Grades must be adjusted based on final architectural plans and shall provide a minimum of six (6) inches below top of foundation/concrete and/or six (6) inches below the facade treatment, whichever is lower, and must provide positive drainage away from the structure (minimum of 2%). All areas shall be graded to preclude ponding adjacent to buildings, and on or adjacent to walks/driveways leading to the buildings. All construction, including grading, must comply with all applicable building codes, local, state and federal requirements, regulations and ordinances.
44. Contractor shall maintain and control traffic on and offsite in conformance with the current Federal Highway Administration (FHWA) "Manual on Uniform Traffic Control Devices" (MUTCD), and the federal, state, and local regulations for all aspects of demolition and site work. If a Maintenance of Traffic Plan is required for work that affects public travel either on or offsite, the contractor shall be responsible for the cost and implementation of said plan.
45. All temporary and permanent onsite and offsite signage and pavement markings shall conform to MUTCD, ADA, state DOT, and/or local approval requirements.
46. Contractor shall prevent the emission of dust, sediment, and debris from the site, and shall be responsible for corrective measures such as street sweeping, and clean-up work as deemed necessary by the Engineer orthe authority having jurisdiction.
47. All concrete must be air entrained with a minimum compressive strength of 4,000 psi at 28 days unless otherwise specified on the plans, details and/or geotechnical report.
48. The Engineer will review contractor submittals which the contractor is required to submit, but only for the sole purpose of checking for general conformance with the intent of the design and contract documents. The Engineer is not responsible for any deviations from the construction documents unless contractor received explicit direction to do so, in writing, from the Engineer. The contractor remains responsible for details and accuracy, for confirming and correlating all quantities and dimensions, and for techniques of assembly and/or fabrication processes.
49. All dimensions are to face of curb, edge of pavement, or edge of building, unless noted otherwise.
50. The contractor shall install and/or construct all aspects of the project in strict compliance with and accordance with manufacturer's written installation standards, recommendations and specifications.
51. All pumped discharge must utilize silt-soc or approved equal. Monitor to ensure dewatering activities do not cause erosion downstream. Stabilize area utilizing winter stabilization if appropriate for season of construction. Dewatering activities shall be completed in accordance with the 2002 CT Guidelines for Soil Erosion and Sediment Control.

AMERICANS WITH DISABILITY ACT NOTES TO CONTRACTOR:

- The contractor shall review the proposed construction with the local building official prior to the start of construction. Contractors shall be precise in the construction of Americans with Disabilities Act (ADA) accessible parking, components, and accessible routes for the project. These components shall comply with all applicable state and local accessibility laws and regulations and the current ADA regulations and construction standards. These components include, but are not limited to the following:
- Parking spaces and parking aisles shall not exceed a 1:50 (nominally 2.0%) slope in any direction.

Accessible routes shall be a minimum of 36" wide (unobstructed). Handrails and car overhangs may not obstruct these areas. Longitudinal slopes (direction of travel) shall not exceed 1:20 (5.0%) and shall have a cross slope no greater than 1:50 (2.0%).

Accessible routes exceeding 1:20 (5.0%) shall be considered a "ramp". Maximum slopes of a ramp shall be 1:12 (8.3%) in the direction of travel, and a cross slope of 1:50 (2.0%). Ramps shall have maximum rise of thirty (30) inches, shall be equipped with hand rails on both sides, and landings at the top and bottom of the ramp. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing.

A landing shall be provided at the exterior of all doors and at each end of ramps. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing and/or building. The landing shall be no less than 60 inches long unless permitted otherwise per the ADA regulations.

Curb ramps- shall not exceed a 1:12 (8.3%) slope for a maximum length of six (6) feet or a maximum rise of six (6) inches.

The contractor shall verify all existing elevations shown on the plan in areas of existing doorways, accessible routes or other areas where re-construction is proposed. The contractor shall immediately notify the Owner and Engineer in writing if any of the proposed work intended to meet ADA requirements is incapable of doing so, or if there is any ambiguity regarding which design components are intended to meet ADA requirements. The contractor shall not commence the work in the affected area until receiving written resolution from Engineer.

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A landing shall be provided at the exterior of all doors and at each end of ramps. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing and/or building. The landing shall be no less than 60 inches long unless permitted otherwise per the ADA regulations.

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-
- RESERVED PARKING SYMBOL
- N.T.S.
-
- NOTES:
1. ACCESSIBLE PARKING SPACES AND ADA PASSENGER LOADING AREAS SHALL BE GRADED WITH A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS.
- VAN ACCESSIBLE PARKING LAYOUT
- N.T.S.
-
- ACCESSIBLE PARKING SIGN POST
- N.T.S.
-
- RESERVED PARKING SIGNAGE
- N.T.S.
- LEGEND
- | EXISTING | DESCRIPTION | PROPOSED |
|----------|---------------------------------|----------|
| | BORING / TEST PIT LOCATION | |
| | COMMUNICATION | |
| | UNDERGROUND COMMUNICATION LINES | |
| | DOMESTIC WATER | |
| | WATER MAIN | |
| | WATER SERVICE | |
| | FIRE SERVICE LINE | |
| | NON-POTABLE WATER LINE | |
| | WATER VALVE / FIXTURES | |
| | FIRE HYDRANT | |
| | LIQUID FUEL | |
| | MAIN LIQUID FUEL LINE | |
| | LIQUID FUEL SERVICE LINE | |
| | LIQUID FUEL LINE, ABANDONED | |
| | IRRIGATION | |
| | IRRIGATION LINES | |
| | LIGHTING | |
| | POLE / GROUND MOUNTED LIGHT | |
| | NATURAL GAS | |
| | GAS MAIN | |
| | GAS SERVICE LINE | |
| | POWER | |
| | ELECTRICAL LINES, OVERHEAD | |
| | ELECTRICAL LINES, UNDERGROUND | |
| | UTILITY POLE | |
| | PROPERTY | |
| | PROPERTY LINE | |
| | EASEMENT LINE | |
| | IRON PIPE | |
| | IRON ROD | |
| | MONUMENT | |
| | ROADS | |
| | GUARD RAIL | |
| | EROSION CONTROL | |
| | SILT FENCE | |
| | SITE FEATURES | |
| | 4" DOUBLE SOLID YELLOW LINE | |
| | 4" SINGLE SOLID WHITE LINE | |
| | BIT, CONC, LIP CURB | |
| | PRECAST CONCRETE CURB | |
| | SANITARY SEWER | |
| | SANITARY SEWER MAIN | |
| | SANITARY SEWER SERVICE LINE | |
| | SANITARY SEWER MANHOLE | |
| | STORM SEWER | |
| | STORM DRAIN PIPE | |
| | ROOF LEADER | |
| | UNDERDRAIN | |
| | STORM DRAIN MANHOLE | |
| | CURB INLET | |
| | CATCH BASIN | |
| | YARD DRAIN | |
| | TOPOGRAPHY | |
| | CONTOUR | |
| | SPOT ELEVATION | |
| | RAMP | |
| | LANDSCAPE AREA | |
- PROPERTY OWNERS:
MASCOLO ROAD REALTY, LLC
36 MASCOLO ROAD
SOUTH WINDSOR, CT 06074
- APPLICANT:
PROGRESSIVE SHEETMETAL, LLC
36 MASCOLO ROAD
SOUTH WINDSOR, CT 06074
860-436-9884
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www.designprofessionalsinc.com

design
professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR

Progressive Sheetmetal, LLC
36 Mascolo Road
South Windsor, CT 06074
860-436-9884 T

PROJECT NO.
3838

DATE
7/13/2020

DESIGN BY
DHW

REVIEW BY
DHW

DATE
7/13/2020

DESIGN BY
DHW

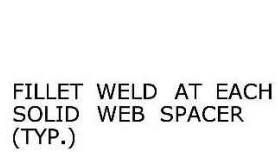
REVIEW BY
DHW

PROGRESSIVE SHEETMETAL
SITE PLAN MODIFICATION
DETAILS

49 MASCOLO ROAD
SOUTH WINDSOR, CONNECTICUT
GIS #57600049

NOTES, LEGEND, &
DETAILS

SHEET
C-D1
SHEET 7 OF 8

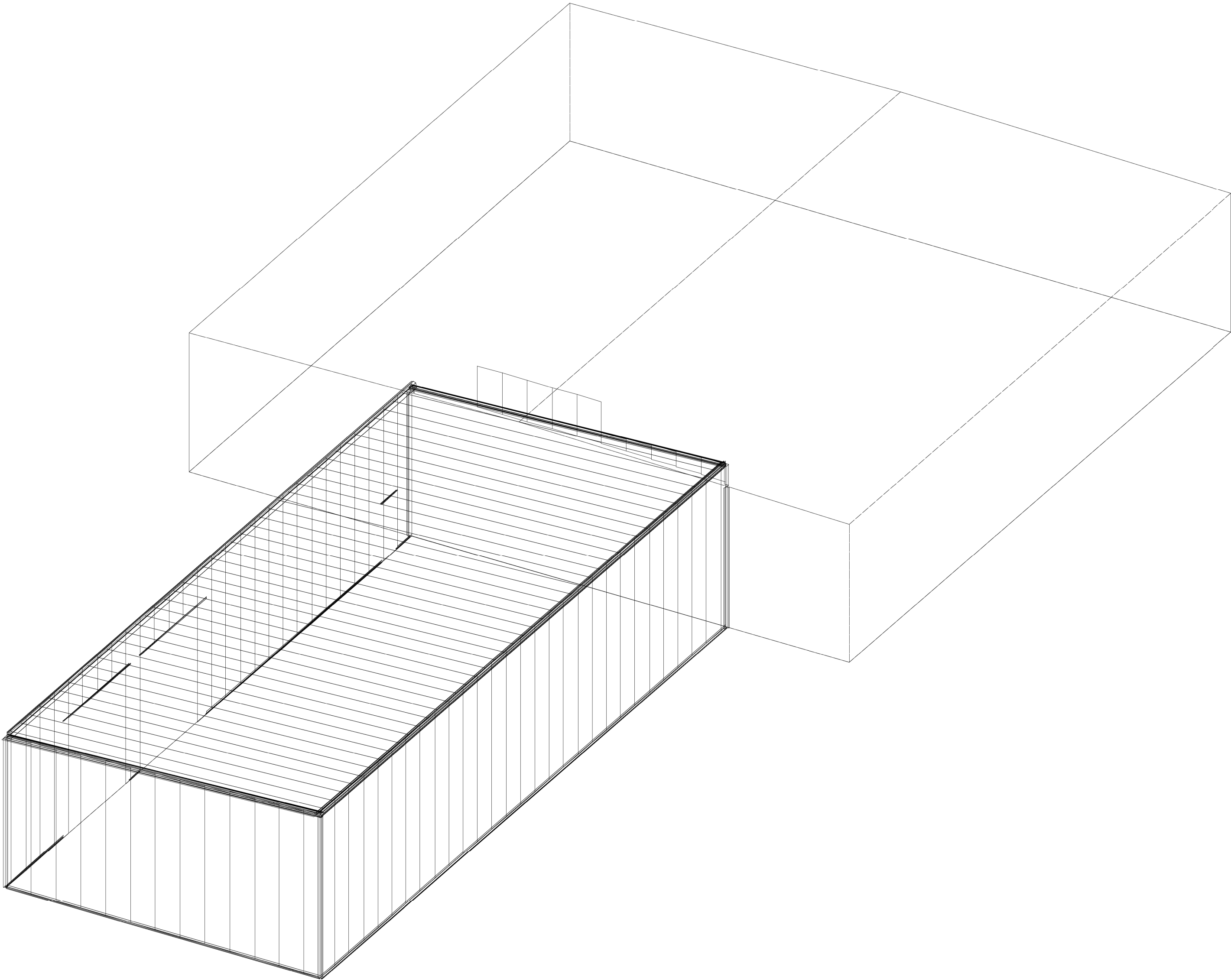




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Codes and Loads	2
Notes	3
Anchor Rod Plan	4-5
Primary Structural	6-10
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Special Drawings	
Standard Erection Details	20-29
Planograph Details	30-33

DRAWING RELEASE HISTORY		
TYPE	DATE	DESCRIPTION
ANCHOR ROD DRAWINGS	06-19-2020	FOR CONSTRUCTION
PERMIT DRAWINGS	07-01-2020	PERMIT SET- For Building Dept. Approval



VP Buildings 3200 Players Club Circle Memphis TN 38125

THE VP ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF VP AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY VP. THE VP ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY VP EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY VP.

THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF VP BUILDINGS. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE APPLICABLE PURCHASE ORDER AND MAY BE REPRODUCED ONLY FOR THAT PURPOSE. IT SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF VP BUILDINGS.

THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE VP BUILDINGS ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.



D

COVER SHEET

BUILDER	Industrial Building Systems		JOBNO	20-010628
CUSTOMER	Industrial Buildings Systems		DATE	7/07/2020
LOCATION	South Windsor, Connecticut		DRAWN / CHECK	NMG EZC
PROJECT	West Reach Construction		PAGE	1
BUILDERS PCM				

VPC VERSION: 2020.2a

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GENERAL NOTES

MATERIALS

3 PLATE WELDED SECTIONS
COLD FORMED LIGHT GAGE SHAPES
BRACE RODS
HOT ROLLED MILL SHAPES
HOT ROLLED ANGLES
HOLLOW STRUCTURAL SECTION (HSS)
CLADDING

ASTM DESIGNATION

A529, A572, A1011, A1018
A653, A1011
A572, A510
A36, A529, A572, A588, A992
A529, A572, A588, A992
A500
A653, A792

GRADE 55
GRADE 60
GRADE 50
GRADE 36 OR 50
GRADE 50
GRADE B
GRADE 50 OR GRADE 80

HIGH STRENGTH BOLT TIGHTENING REQUIREMENTS

IT IS THE RESPONSIBILITY OF THE ERECTOR TO ENSURE PROPER BOLT TIGHTNESS IN ACCORDANCE WITH APPLICABLE REGULATIONS. SEE RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS FOR MORE INFORMATION. SEE ERECTION GUIDE FOR BOLT TIGHTENING INSTRUCTIONS. THE FOLLOWING CRITERIA MAY BE USED TO DETERMINE THE BOLT TIGHTNESS (I.E.-SNUG TIGHT OR PRE-TENSION) UNLESS REQUIRED OTHERWISE BY LOCAL JURISDICTION OR CONTRACT.

ALL A490 BOLTS SHALL BE "PRE-TENSIONED". A325 BOLTS IN PRIMARY FRAMING AND BRACING CONNECTIONS MAY BE "SNUG-TIGHT" EXCEPT AS FOLLOWS;

PRE-TENSION A325 BOLTS IF BUILDING SUPPORTS A CRANE GREATER THAN 5 TON CAPACITY.

PRE-TENSION A325 BOLTS IF BUILDING SUPPORTS MACHINERY THAT CREATES VIBRATION, IMPACT, OR STRESS REVERSALS ON CONNECTIONS.

PRE-TENSION A325 BOLTS IF LOCATED IN HIGH SEISMIC AREAS. FOR IBC BASED CODES; HIGH SEISMIC IS DESIGN CATEGORY D, E OR F. SEE CODES AND LOADS SECTION BELOW FOR DETAILS.

PRE-TENSION ANY CONNECTION WITH DESIGNATION A325-SC. SLIP CRITICAL (SC) CONNECTIONS MUST BE FREE OF PAINT, OIL OR OTHER MATERIALS THAT REDUCE FRICTION AT CONTACT SURFACES. GALVANIZED OR LIGHTLY RUSTED SURFACES ARE ACCEPTABLE.

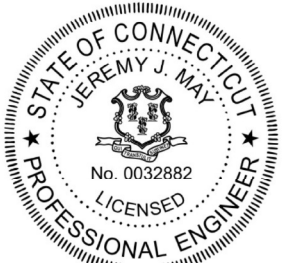
IN CANADA, ALL A325 AND A490 BOLTS SHALL BE "PRE-TENSIONED", EXCEPT FOR SECONDARY MEMBERS AND FLANGE BRACES.

SECONDARY MEMBERS AND FLANGE BRACE CONNECTIONS ARE ALWAYS "SNUG TIGHT", UNLESS INDICATED OTHERWISE IN ERECTION DRAWING DETAILS.

INSPECTION AND TESTING

SPECIAL INSPECTIONS AND TESTING REQUIRED BY AUTHORITY HAVING JURISDICTION (AHJ) DURING CONSTRUCTION AND/OR STEEL FABRICATION IS THE RESPONSIBILITY OF THE OWNER OR OWNERS AUTHORIZED AGENT. WHEN REQUIRED, THE OWNER SHALL EMPLOY A QUALITY ASSURANCE AGENCY (QAA) APPROVED BY THE AHJ. THE BUILDER IS RESPONSIBLE TO COORDINATE BETWEEN THE QAA FIRM AND BBNA FABRICATION FACILITIES. THE TYPE AND EXTENT OF SPECIAL INSPECTIONS AND NDT WELD TESTING MUST BE SPECIFICALLY STIPULATED IN CONTRACT DOCUMENTS OR BBNA WILL ASSUME SPECIAL INSPECTIONS AND/OR NDT TESTING ARE WAIVED AS PERMITTED BY THE BUILDING CODE BASED ON BBNA FACILITIES IAS AC472 ACCREDITATION.

Reason: This document has been electronically signed and sealed by Jeremy J May, PE, PEng using my Digital Signature with PE or PEng seal affixed. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copy.
Date: 2020.07.01 16:59:14-05'00'

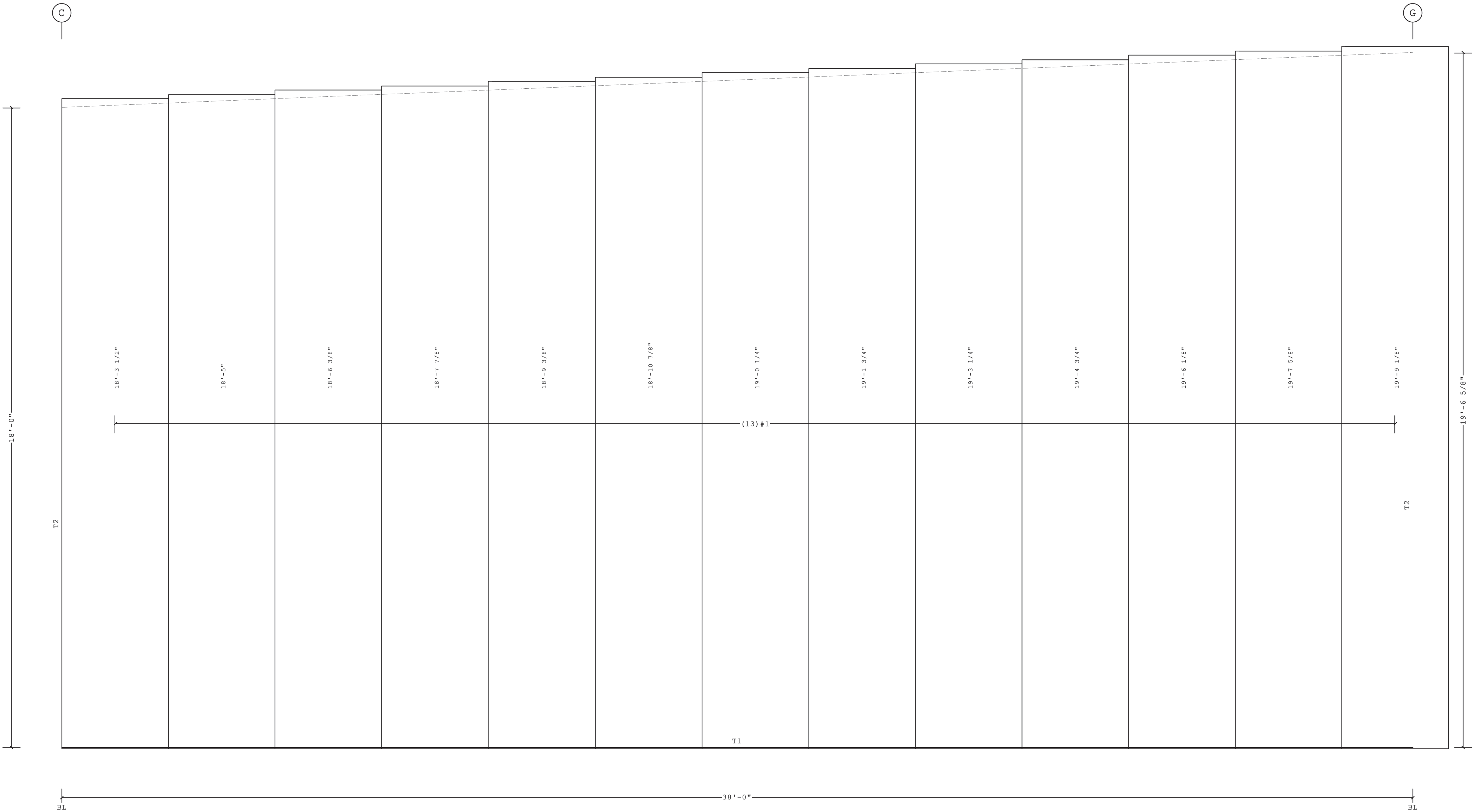


Exp. 01/31/2021
07/01/2020

Covering Schedule
Id Qty Type Start Length Gage OP Fin. Color Increment Direction
#1 13 PR 18'-3 1/2" 26 1 K GG 1 1/2" Left to Right
Oper. Code:l=SQ,SQ
Finish:K=KXL (Kynar)
Color:GG=Cool Granite Gray

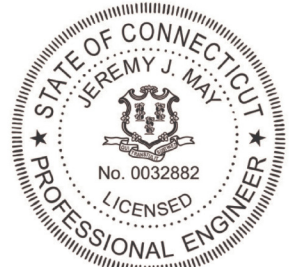
Trim Schedule
Id Parts
T1 (1.5)BA125, (4)BT10
T2 CT20

Color
Cool Granite Gray
Cool Granite Gray
Details
EN52A1,ENV003,RC00A1,WC01AB,WC04G1
WC20A1



Fastener Schedule
Part Description
0097581-112 (T-1) 1/4-14 x 7/8", 5/16" Hex Hd, SS Cap w/Washer

COVERING ELEVATION AT 1



Exp. 01/31/2021
07/01/2020

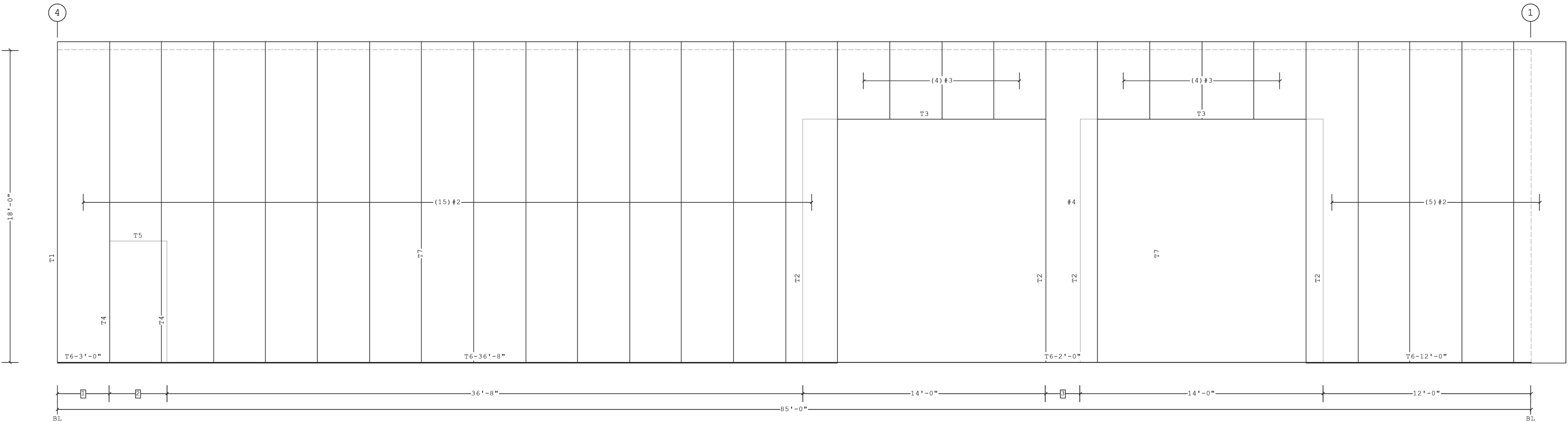
PERMIT SET- For Building Dept. Approval

1. PRE-DRILLING 1/8 DIAMETER HOLES FOR STRUCTURAL FASTENERS MAY BE REQUIRED FOR HEAVY GAGE NESTED ZEE's AND/OR FASTENERS TO STRUCTURAL BEAMS			THE VP ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF VP AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY VP. THE VP ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY VP EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY VP.	THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF VP BUILDINGS. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE APPLICABLE PURCHASE ORDER AND MAY BE REPRODUCED ONLY FOR THAT PURPOSE. IT SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF VP BUILDINGS. THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE VP BUILDINGS ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.	D	VP Buildings 3200 Players Club Circle Memphis TN 38125			COVERING ELEVATION AT 1					
2. STEEL PANELS ARE AN INTEGRAL PART OF THE STRUCTURAL SYSTEM. REMOVAL OR ALTERATION WITHOUT PRIOR AUTHORIZATION IS PROHIBITED.						REV	DATE	BY	DESCRIPTION	BUILDER	Industrial Building Systems			 JOBNO 20-010628 DATE 7/07/2020 DRAWN/CHECK NMG EZC PAGE 16 A BlueScope Steel Company VPC VERSION: 2020.2a
3. DUE TO MANUFACTURING LIMITATIONS SHORT PANELS MAY REQUIRE FIELD CUTTING, SEE THE COVERING SCHEDULE FOR CUT LENGTHS.										CUSTOMER	Industrial Buildings Systems			
4. SEE JOB DETAILS FOR COVERING AND TRIM FASTENER SPECIFICATION.										LOCATION	South Windsor, Connecticut			
										PROJECT	West Reach Construction			
										BUILDERS PO#				
						NTS								

Covering Schedule								
Id	Qty	Type	Start	Length	Gage	OP	Fin.	Color
#2	20	PR	18'-6 1/2"		26	1	K	GG
#3	8	PR	4'-6"		26	1	K	GG
#4	1	PR	18'-6"		26	1	K	GG
Oper. Code:l=SQ,SQ								
Finish:K=KXL (Kynar)								
Color:GG=Cool Granite Gray								

Trim Schedule	
Id	Parts
T1	ICF20
T2	DFT14,JT14
T3	DFT14,HTS14
T4	DFT10,JT07
T5	DFT05,HTS05
T6	(2.1)BA125,(6)BT10
T7	5CE75,(2)CP510,DN1,(4)DST1

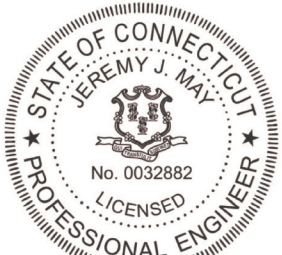
Color	Details
Cool Granite Gray	WC21A1
Cool Granite Gray	WC24A1
Cool Granite Gray	WC24A2
Cool Granite Gray	WC24A1
Cool Granite Gray	WC24A2
Cool Granite Gray	WC24A2
Cool Granite Gray	EN52A1,ENV003,RC00A1,WC01AB,WC04G1
Cool Granite Gray	RC38P1



COVERING ELEVATION AT C

- 3 2'-0"
- 2 3'-4"
- 1 3'-0"
- ☐Dimension Key

Fastener Schedule	
Part	Description
0097581-112	(T-1) 1/4-14 x 7/8", 5/16" Hex Hd, SS Cap w/Washer



Exp. 01/31/2021
07/01/2020

PERMIT SET- For Building Dept. Approval

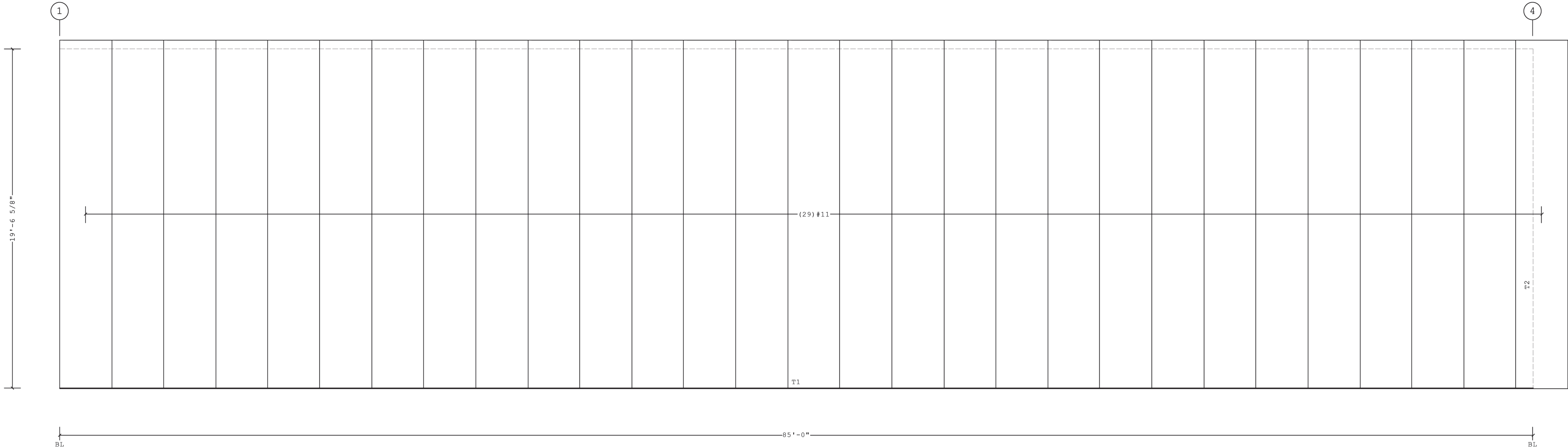
1. PRE-DRILLING 1/8 DIAMETER HOLES FOR STRUCTURAL FASTENERS MAY BE REQUIRED FOR HEAVY GAGE NESTED ZEE's AND/OR FASTENERS TO STRUCTURAL BEAMS 2. STEEL PANELS ARE AN INTEGRAL PART OF THE STRUCTURAL SYSTEM. REMOVAL OR ALTERATION WITHOUT PRIOR AUTHORIZATION IS PROHIBITED. 3. DUE TO MANUFACTURING LIMITATIONS SHORT PANELS MAY REQUIRE FIELD CUTTING, SEE THE COVERING SCHEDULE FOR CUT LENGTHS. 4. SEE JOB DETAILS FOR COVERING AND TRIM FASTENER SPECIFICATION.	THE VP ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF VP AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY VP. THE VP ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY VP EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY VP.	THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF VP BUILDINGS. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE APPLICABLE PURCHASE ORDER AND MAY BE REPRODUCED ONLY FOR THAT PURPOSE. IT SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF VP BUILDINGS. THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE VP BUILDINGS ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.	D VP Buildings 3200 Players Club Circle Memphis TN 38125	COVERING ELEVATION AT C								
				REV	DATE	BY	DESCRIPTION	BUILDER	Industrial Building Systems	VP BUILDINGS VARCO PRUDEN A BlueScope Steel Company VPC version: 2020.2a	JOBNO	20-010628
								CUSTOMER	Industrial Buildings Systems		DATE	7/07/2020
								LOCATION	South Windsor, Connecticut		DRAWN/CHECK	NMG EZC
								PROJECT	West Reach Construction		PAGE	17
				NTS				BUILDERS PO#				



Covering Schedule
Id Qty Type Start Length Gage OP Fin. Color Direction
#11 29 PR 20'-1 1/8" 26 1 K GG Left to Right
Oper. Code:l=SQ,SQ
Finish:K=KXL (Kynar)
Color:GG=Cool Granite Gray

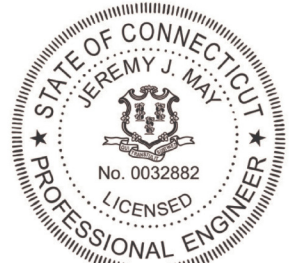
Trim Schedule
Id Parts
T1 (3.4)BA125, (9)BT10
T2 ICF20

Color
Cool Granite Gray
Cool Granite Gray
Details
EN52A1,ENV003,RC00A1,WC01AB,WC04G1
WC21A1



COVERING ELEVATION AT G

Fastener Schedule
Part Description
0097581-112 (T-1) 1/4-14 x 7/8", 5/16" Hex Hd, SS Cap w/Washer



Exp. 01/31/2021
07/01/2020

PERMIT SET- For Building Dept. Approval

1. PRE-DRILLING 1/8 DIAMETER HOLES FOR STRUCTURAL FASTENERS MAY BE REQUIRED FOR HEAVY GAGE NESTED ZEE's AND/OR FASTENERS TO STRUCTURAL BEAMS		THE VP ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF VP AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY VP. THE VP ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY VP EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY VP.	THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF VP BUILDINGS. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE APPLICABLE PURCHASE ORDER AND MAY BE REPRODUCED ONLY FOR THAT PURPOSE. IT SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF VP BUILDINGS. THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE VP BUILDINGS ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.	D	VP Buildings 3200 Players Club Circle Memphis TN 38125		COVERING ELEVATION AT G						
2. STEEL PANELS ARE AN INTEGRAL PART OF THE STRUCTURAL SYSTEM. REMOVAL OR ALTERATION WITHOUT PRIOR AUTHORIZATION IS PROHIBITED.					REV	DATE	BY	DESCRIPTION	BUILDER	Industrial Building Systems		 VP BUILDINGS VARCO PRUDEN A BlueScope Steel Company VPC VERSION: 2020.2a	JOBNO 20-010628 DATE 7/07/2020 DRAWN/CHECK NMG EZC PAGE 19
3. DUE TO MANUFACTURING LIMITATIONS SHORT PANELS MAY REQUIRE FIELD CUTTING, SEE THE COVERING SCHEDULE FOR CUT LENGTHS.									CUSTOMER	Industrial Buildings Systems			
4. SEE JOB DETAILS FOR COVERING AND TRIM FASTENER SPECIFICATION.									LOCATION	South Windsor, Connecticut			
									PROJECT	West Reach Construction			
					NTS				BUILDERS PO#				

7/1/2020

10:32:40

FILENAME: West Reach Construction 5.21.20

a division of BlueScope Buildings North America, Inc.

STRUCTURAL GENERAL NOTES:
GENERAL: VP BUILDINGS DESIGN INFORMATION AND DRAWINGS FOR WEST REACH CONSTRUCTION 5.1.20 FOR DETAILS AND MEMBER SIZES FOR THE BUILDING STRUCTURE.

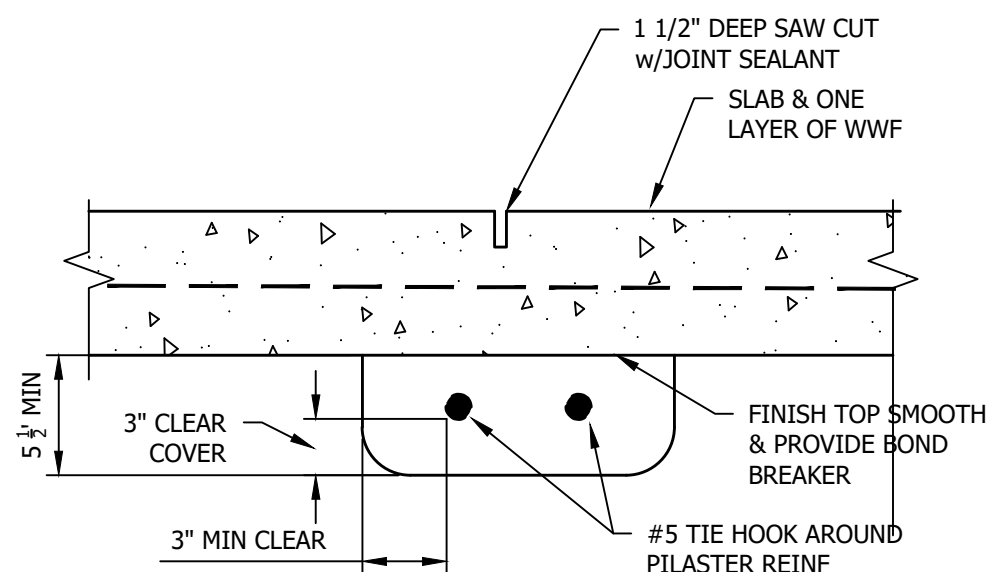
1. DESIGN AND LOADING:
- 1.1. ALLOWABLE UNIT STRESSES AND DESIGN CRITERIA IN ACCORDANCE WITH THE FOLLOWING:
A. "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" ACI 318.
B. 2015 INTERNATIONAL BUILDING CODE (IBC), AND CONNECTICUT 2018 BUILDING CODE.
- 1.2. LIVE LOADS:
A. ROOF LOADS
a. BASIC GROUND SNOW LOAD 30 PSF
b. SNOW EXPOSURE FACTOR 0.7
c. BUILDING RISK CATEGORY II FOR DESIGN
d. IMPORTANCE FACTOR 1.0
e. HUNG LOADS MISC 3 PSF.
- 1.3. LATERAL LOADS:
A. WIND LOAD
a. SPEED 125 MPH ULTIMATE & 96.82 MPH ALLOWABLE STRENGTH.
b. RISK CAT II DOE DESIGN
c. IMPORTANCE FACTOR 1.0
B. SEISMIC LOAD: SEE VP BUILDING DESIGN DRAWINGS

- 1.4. ALLOWABLE PRESUMPTIVE SOIL BEARING PRESSURE = 1,500 PSF (3/4 TONS/S.F.)
- 1.5. DESIGN STRESSES AND MATERIAL:
- A. CONCRETE (MINIMUM 28 DAY STRENGTH, NORMAL WEIGHT)
a. FOUNDATIONS 3000 PSI
b. SLABS 4000 PSI
C. REINFORCING STEEL ASTM A-615, Fy =60 KSI
D. WELDED WIRE ASTM A-815, Fy=60 KSI
E. BOLTS - 1/4" DIA. ASTM A-325
F. ADHESIVE ANCHORS
a. ADHESIVE - HITLI HT HY 10 PLUS
b. ANCHOR ROD (AR) ASTM F1554 GRADE 36
c. EXTERIOR ANCHORS TO BE GALVANIZED OR STAINLESS.

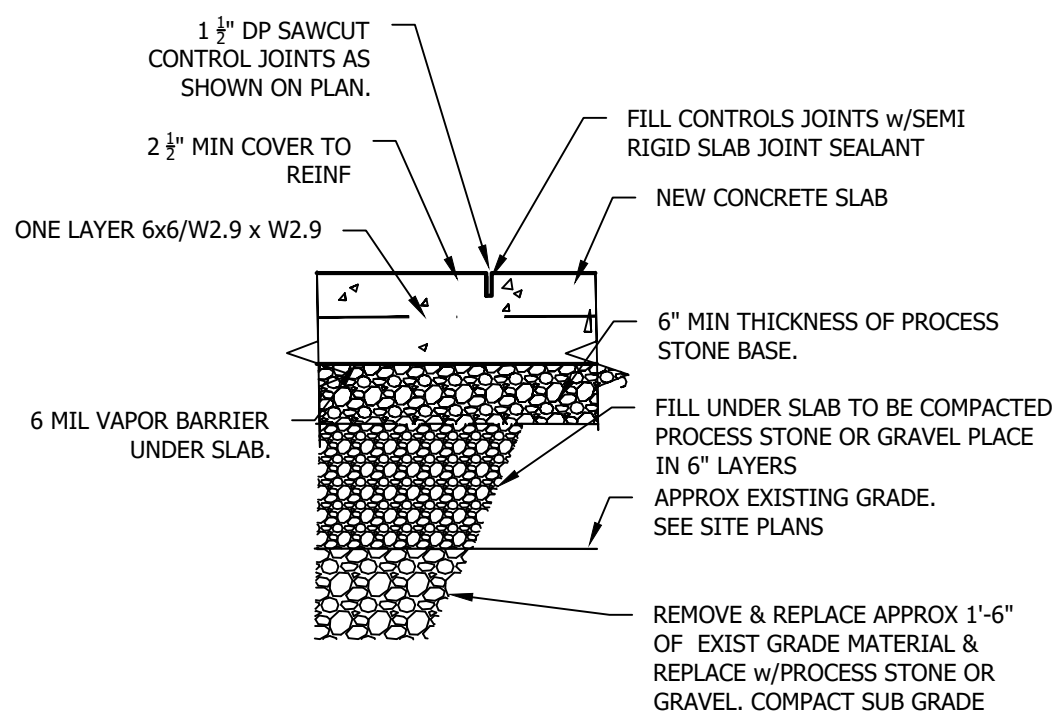
2. FOUNDATION:
- 2.1. ALL FOUNDATION EXCAVATIONS SHALL BE TO REQUIRED ELEVATION OR UNDISTURBED SOIL. ALL FOUNDATIONS EXCAVATIONS SHALL BE TO SOUND GROUND.
2.2. BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 3'-6" BELOW FINISHED GRADE AND, UNLESS ON STRUCTURAL FILL, SHALL BE AT LEAST 1'-6" BELOW EXISTING GRADE, WHICHEVER IS DEEPER. UNLESS CALLED FOR ON STRUCTURAL FILL, INTERIOR FOOTINGS ARE TO BE A MINIMUM 1'-6" BELOW EXISTING GRADE.
2.3. STRUCTURAL FILL SHALL BE APPROVED STRUCTURAL GRAVEL COMPACTED IN 6" LAYERS TO 95% OF MODIFIED OPTIMUM DENSITY.
2.4. BOTH SIDES OF FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY SO AS TO PREVENT OVERTURNING OR LATERAL MOVEMENT OF WALLS.

3. CONCRETE WORK AND REINFORCING:
- 3.1. ALL FOUNDATION WALLS ARE TO BE CONTINUOUSLY KEYED TO FOOTINGS.
3.2. REINFORCING TO BE LAPPED 40 BAR DIAMETERS AT ALL CORNERS, SPLICES, DOWELS, ETC.
3.3. PROVIDE FOOTING DOWELS FOR EACH VERTICAL BAR IN WALLS.
3.4. AIR-ENTRAIN EXTERIOR FOUNDATION WALLS AND ALL EXTERIOR EXPOSED CONCRETE.
3.5. ALL CONCRETE SHALL CONTAIN A WATER REDUCING ADMIXTURE.
3.6. THE CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS, INCLUDING DIMENSIONS AND LOCATIONS, OF ALL OPENINGS, EMBEDDED ITEMS, ETC., FOR ALL OTHER TRADES.
3.7. COVER FOR REINFORCING (EXCEPT AS NOTED ON DRAWINGS):
A. CONCRETE PLACED ON EARTH 3"
B. FORMED CONCRETE EXPOSED TO GROUND OR WEATHER:
a. #6 BARS OR LARGER 2"
b. #5 BARS OR SMALLER 1-1/2"
3.8. SLABS TO BE FINISHED BY SCREEDING, FLOATING AND STEEL TROWELED TO PRODUCE FINE FLAT FINISH. CURE SLAB BY COVERING WITH 4 MIL PLASTIC SHEET FOR SEVEN DAYS.
3.9. SLAB JOINTS SHALL BE SAWCUT WITH 24 HOURS OF PLACING SLAB. CUT TO BE 1 1/2" MIN DEPTH.
3.10. VAPOR BARRIER TO BE 6 MIL POLYETHYLENE SHEETS. TAPE ALL JOINTS.
3.11. PERIMETER WALL INSULATION TO BE 2" THICK EXTRUDED POLYSTYRENE RIGID FOAM WITH AN R OF 10 AND EQUAL TO EQUAL TO OWNERS CORNING FOAMULAR 150.
3.12. INTEGRAL DRY SHAKE FLOOR HARDENER: HARDENER SHALL CONSIST OF A GRADED MINERAL AGGREGATE AND SHALL BE APPLIED TO FINELY PLACED AND SCREEDED CONCRETE. HARDENER SHALL BE EQUAL TO MASTERTOP 1100BR AND APPLIED AT RATE OF 1.0 LBS PER SQ FT

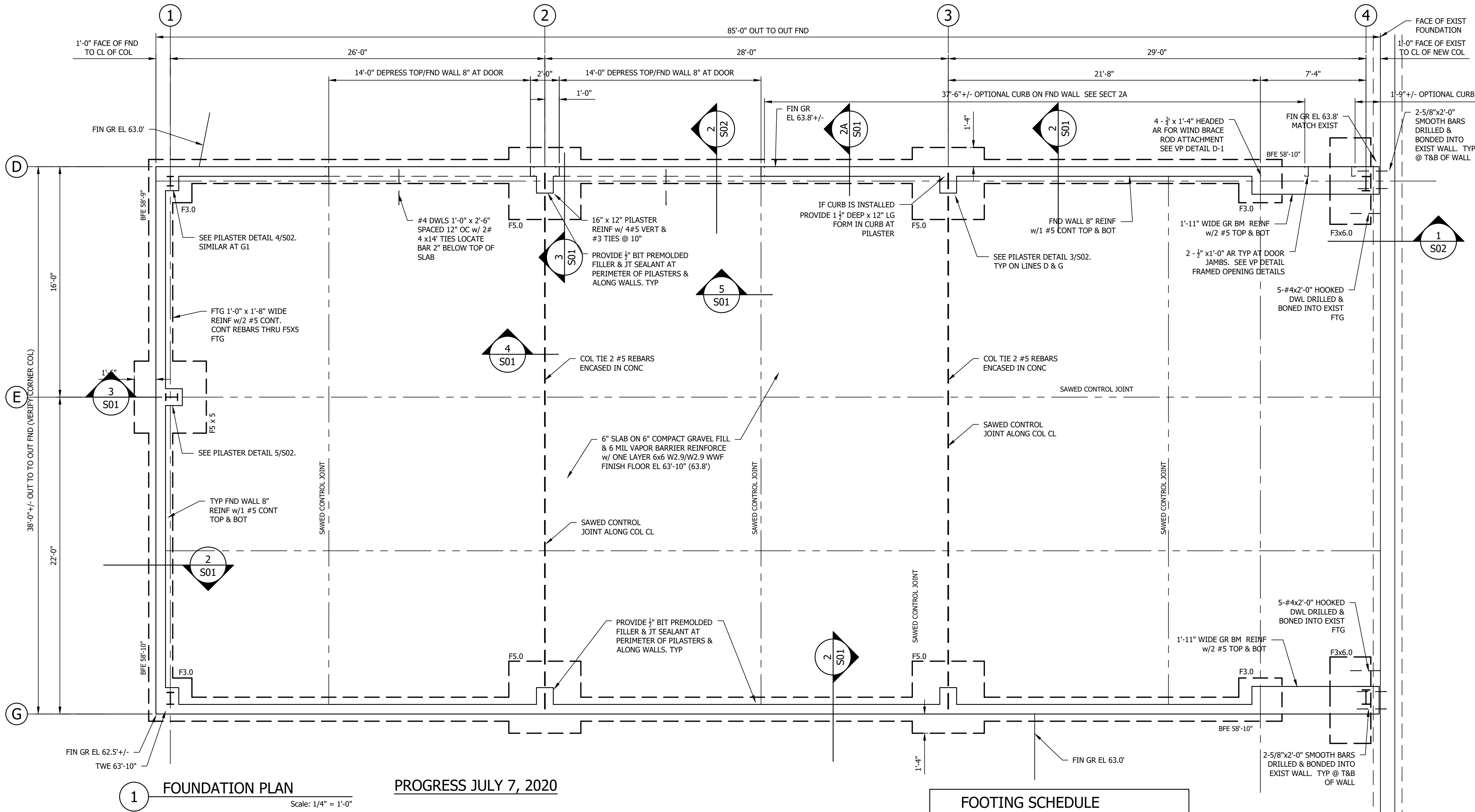
4. SLAB JOINTS:
- 4.1. PROVIDE PREFORMED BITUMINOUS JOINT FILLER WITH A COMPRESSION RECOVERY OF 70% AND COMPRESSION STRENGTH OF 100 TO 750 PSI. FILLER TO EQUAL FIBRE EXPANSION JOINT BY W.R. MEADOWS OR MASCO FIBER JOINT FILLER WITH REMOVABLE CAP.
4.2. IN LOCATIONS THAT JOINT FILLER IS USED PROVIDE A REMOVABLE CAP TO ALLOW PLACING JOINT SEALANT.
4.3. FILL SAW CUT JOINTS WITH FAST SETTING SEMI RIGID POLYUREA FLOOR JOINT FILLER EQUAL TO EUCCO JOINTJOINT 200.
4.4. FILL TOP SECTION OF JOINTS WITH A REMOVABLE CAP WITH ONE PART URETHANE SELF LEVELING SEALANT EQ TO SIKA SIKAFLEX.



- NOTES:
1. TIE REBAR TO BE SET STRAIGHT ON CHAIRS.
 2. SPLICE TO BE OFFSET A MIN OF 36".
 3. SPLICES SHALL BE MADE W/ZAP SCREWLOK DEVICE OR EQUAL.



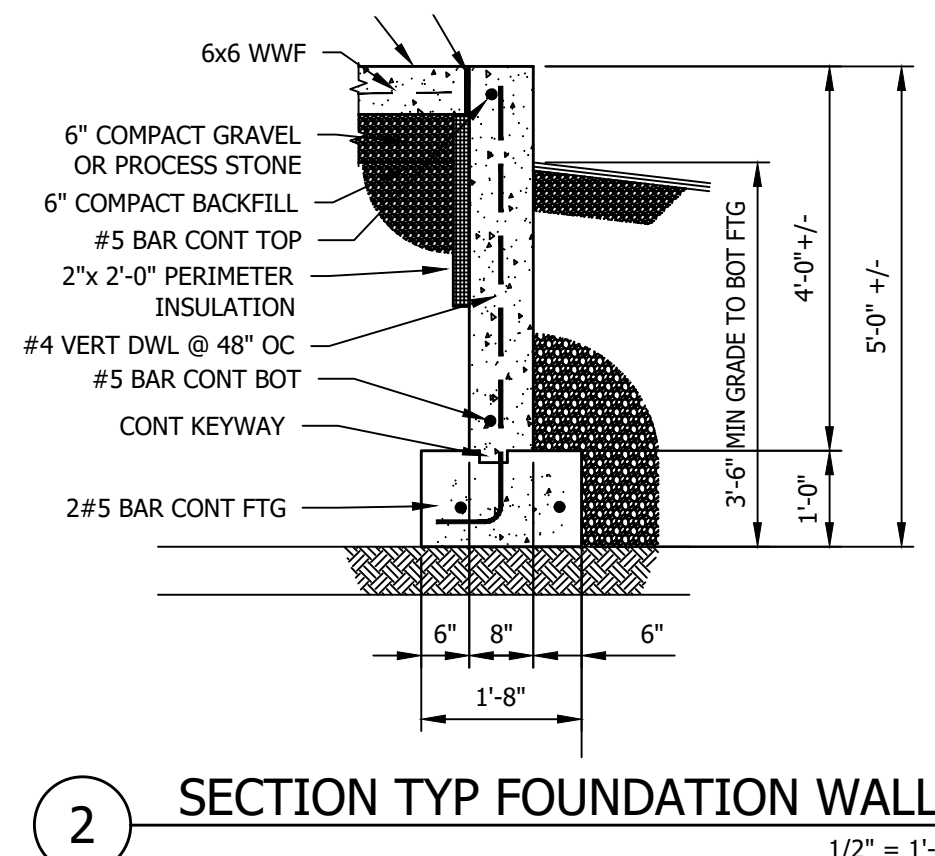
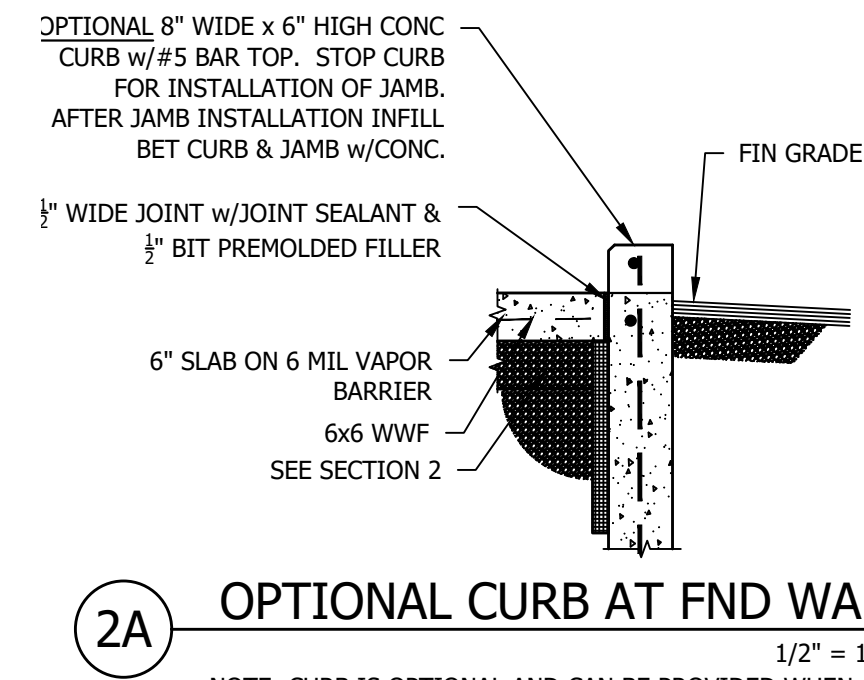
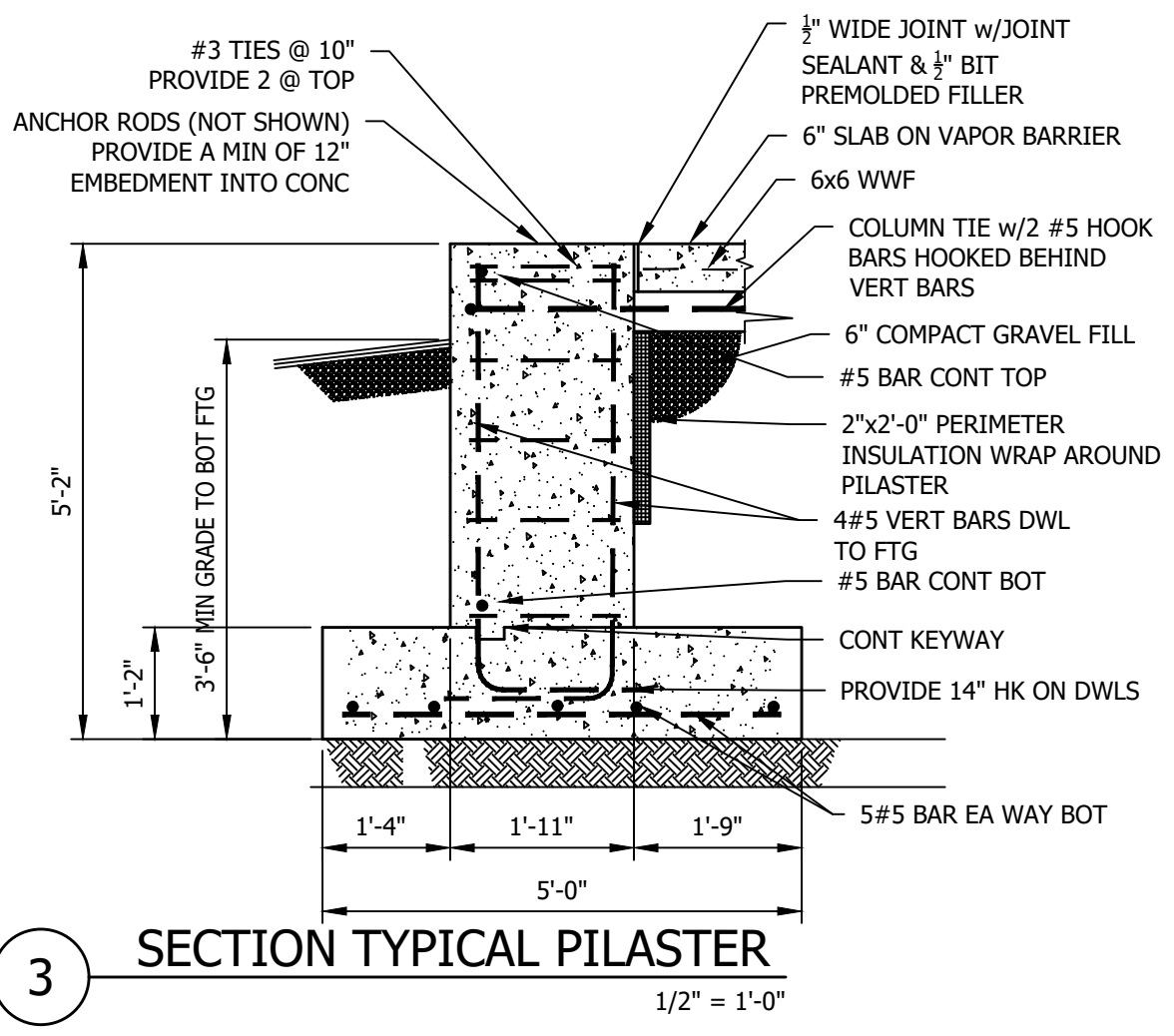
- NOTES:
1. CONTROL JOINTS TO BE LOCATED AT 10' TO 19' MAX OC, OR AS SHOWN ON PLAN
 2. CONSTRUCTION JOINT TO BE LOCATED AT AT CONTRACTORS OPTION. PROVIDE DWLS AT CONSTRUCTION JOINTS.
 3. EXISTING GRAVEL CAN BE REUSE FOR FILL IF IT MEETS THE SPEC FOR GRAVEL OR PROCESS STONE. SEE SPEC.
 4. PLACE AND COMPACT GRAVEL OR PROCESS STONE IN 6" LAYERS



PROGRESS JULY 7, 2020

FOOTING SCHEDULE				
MARK	FOOTING PLAN SIZE	FTG THICK	REINF TOP	REINF BOTTOM
F3.0	3'-0" X 3'-0"	1'-0"	NONE	4 #4 EA WAY
F5x5	5'-0" x 5'-0"	2'-6"	5 #4 EA WAY	5 #5 EA WAY
F5.0	5'-0" x 5'-0"	1'-2"	NONE	6 #5 EA WAY
F3x6.0	3'-0" x 6'-0"	1'-2"	4 #4 x 5'-6"	5 #5 x 5'-6"
			6 #4 x 2'-6"	6 #4 x 2'-6"

- FOOTING NOTES:
1. LOCATE FOOTING ON COLUMN CENTER LINES OR AS NOTED ON PLANS OR DETAILS.
 2. HOOK ENDS OF ALTERNATE BARS IN EACH FTG.
 3. DOWEL EACH PIER VERT BARS TO THE FOOTING
 4. CONCRETE COVER 2" AT FORMED FACES & 3" CLEAR OF EARTH AT BOTTOM.
 5. TOP REINF TO BE LOCATED 3" CLEAR OF TOP OF FTG.



WEST REACH CONSTRUCTION
P.O.BOX 1328 MANCHESTER, CT 06045
PHONE 860-649-7607 email: westreachcon@comcast.net

Bonney Engineering, LLC
P.O.BOX 285 COVENTRY, CT 06238
PHONE 860-771-1240 email: wrbonney@gmail.com

FOUNDATION PLAN & DETAILS
BUILDING ADDITION
PROGRESSIVE SHEET METAL LLC
36 MASCOLO RD. - SOUTH WINDSOR, CT 06074

Bonney Engineering, LLC
Coventry, CT
COMM. NO. WRC012003
SCALE AS NOTED
DRAWING DATE JULY XX, 2020
DRAWING NO. S01
SHEET NO. 1 NO. OF SHEETS 2