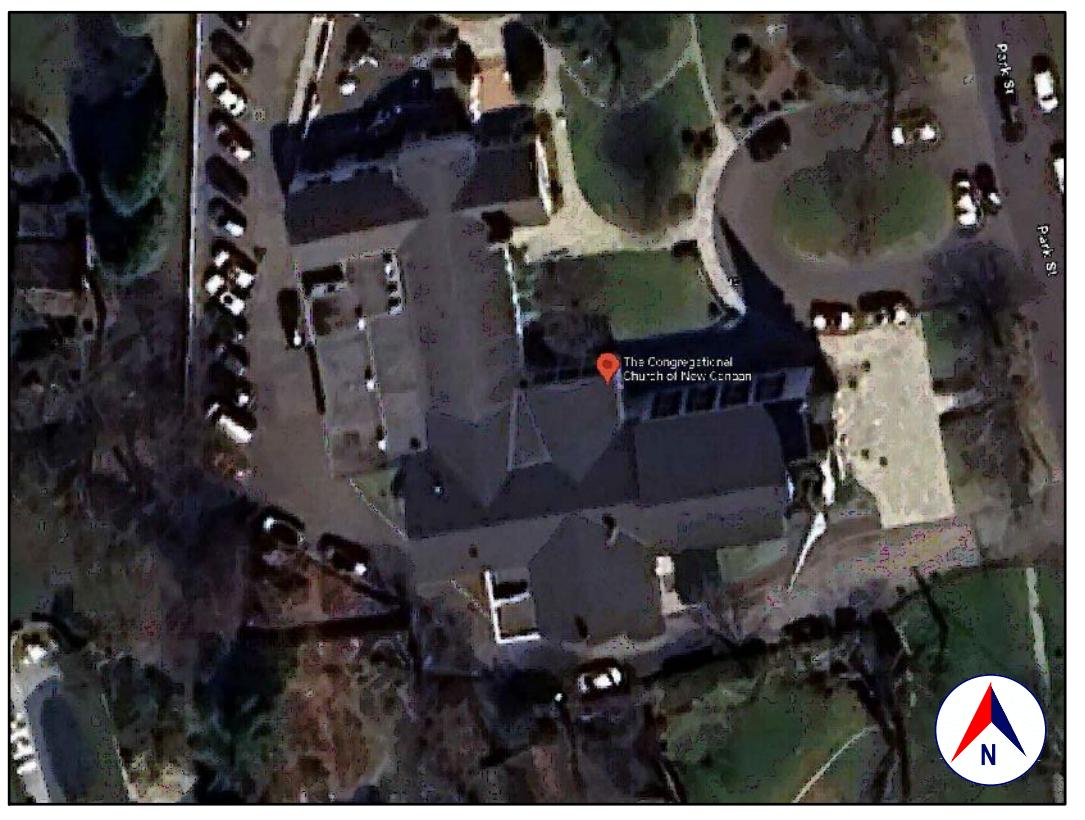
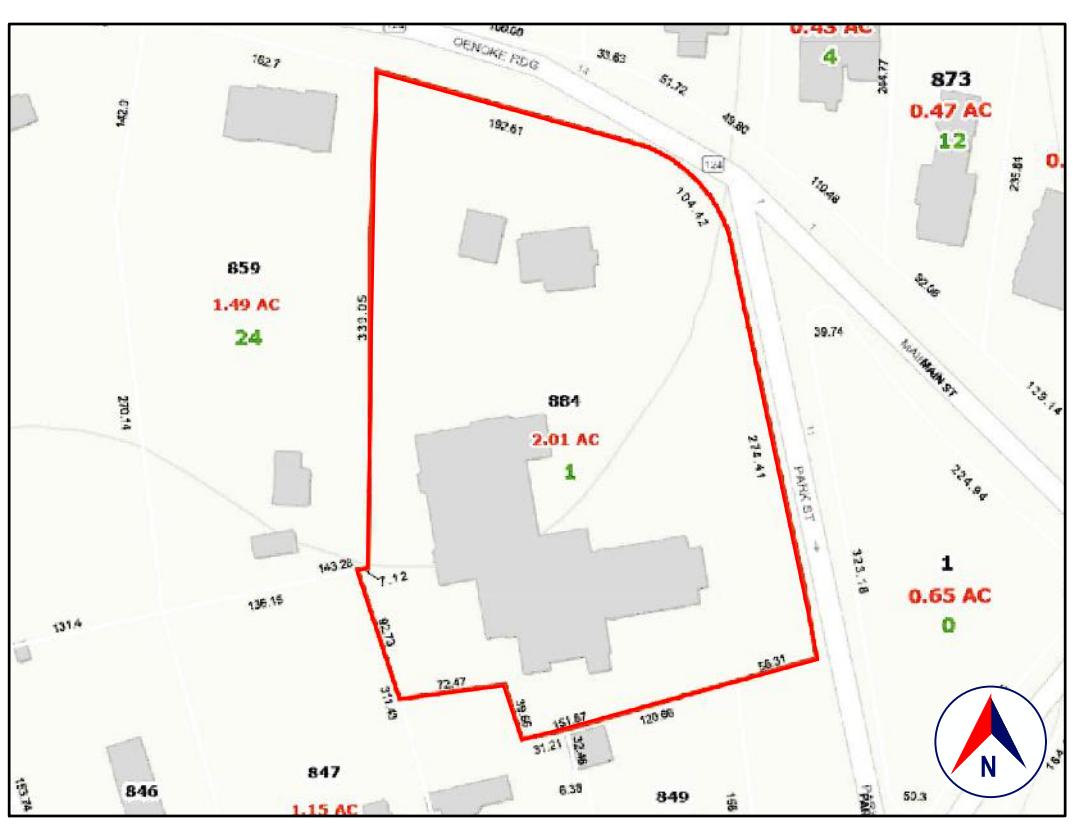


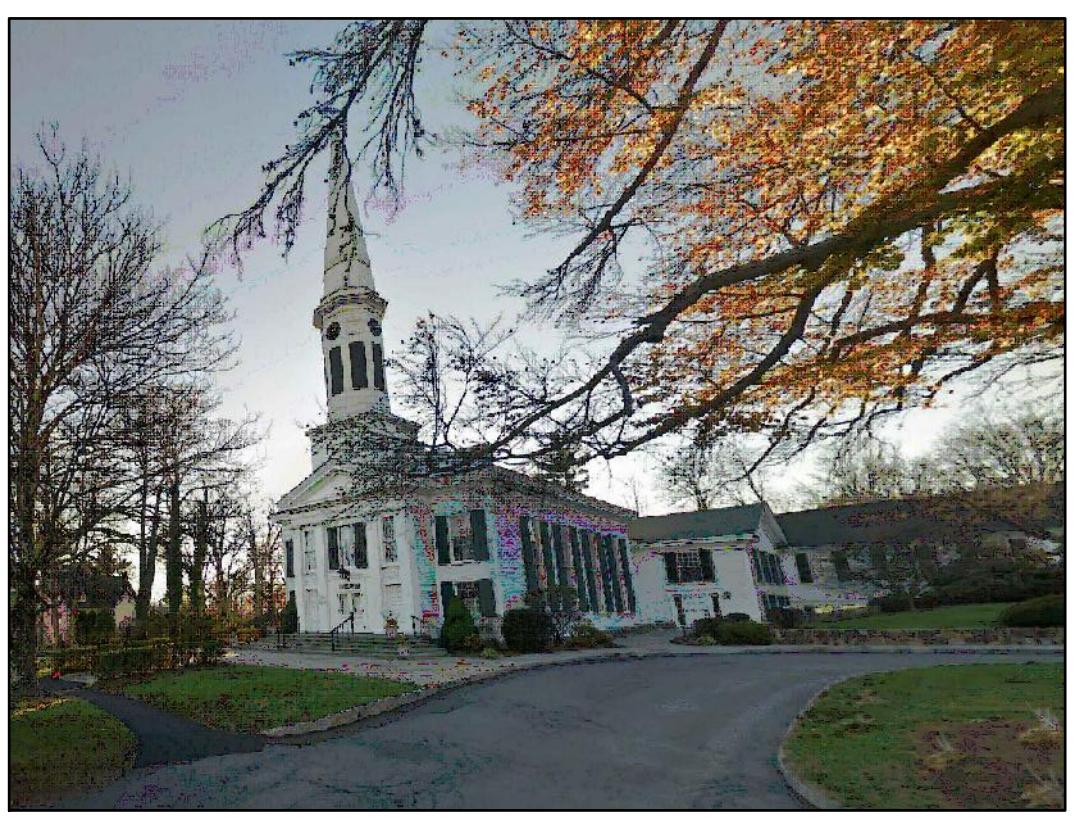
LOCATION
GOOGLE MAPS



SATELLITE VIEW
GOOGLE EARTH



TAX MAP
NEW CANAAN, CT WEB GIS



FRONT VIEW
GOOGLE STREET VIEW

1.0 GENERAL REQUIREMENTS:

1.1 PROJECT SCOPE:
 REBUILD EXISTING FIRE ESCAPE.

1.2 DESIGN INTENT:

THE EVOLUTION OF OLIVER ENGINEERING IN THIS PROJECT IS: STRUCTURAL DESIGN & DRAWINGS.
 IT IS THE INTENT OF THESE DRAWINGS TO CALL FOR COMPLETE AND FINISHED WORK, IN COMPLIANCE WITH THE NOTED CODES, AND TESTED AND GUARANTEED AND READY FOR OPERATION.

THE ENGINEER HAS NOT BEEN ENGAGED TO SUPERVISE ANY WORK AND DOES NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

1.3 EXISTING CONSTRUCTION TYPE:

THE EXISTING BUILDING, PER THE BUILDING CODE OF CONNECTICUT STATE, TABLE 601 IS CONSTRUCTION TYPE VB - CONSTRUCTION WHERE THE PRIMARY ELEMENTS ARE NOT REQUIRED TO BE FIRE RATED.

1.4 CLASSIFICATION OF PROPOSED WORK:

THIS IS A PROPOSED ALTERATION LEVEL 2, AS DEFINED IN THE EXISTING BUILDING CODE, SECTION 603.1 (MAY INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT), AND SHALL COMPLY WITH THE PROVISIONS OF CHAPTERS 7 AND 8 OF THAT CODE.

1.5 ZONING, OCCUPANCY AND USE:

INSIDE/OUTSIDE: OUTSIDE
 YEAR BUILT: 1930 (PER CLIENT)
 ZONING: 1/2 ACRE RESIDENTIAL ZONE
 OCCUPANCY CLASSIFICATION: ASSEMBLY GROUP A-3*
 EXISTING USE: OFFICE
 PROPOSED USE: OFFICE (NO CHANGE)

* GROUP A-3 OCCUPANCY INCLUDES ASSEMBLY USES INTENDED FOR WORSHIP, RECREATION OR AMUSEMENT AND OTHER ASSEMBLY USES NOT CLASSIFIED ELSEWHERE IN GROUP A.

1.6 COMPLIANCE:

ALL WORK SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES:
 • GENERAL: 2021 INTERNATIONAL BUILDING CODE PORTION OF THE 2022 CONNECTICUT STATE BUILDING CODE (INTERNATIONAL BUILDING CODE 2021 WITH AMENDMENTS).
 • EXISTING: 2021 INTERNATIONAL EXISTING BUILDING CODE PORTION OF THE 2022 CONNECTICUT STATE BUILDING CODE (INTERNATIONAL EXISTING BUILDING CODE 2021 WITH AMENDMENTS).
 • ENERGY: APPLICABLE TO THESE DRAWINGS.
 • PLUMBING: NOT APPLICABLE TO THESE DRAWINGS.
 • ELECTRICAL: NOT APPLICABLE TO THESE DRAWINGS.
 • DRAINAGE: NOT APPLICABLE TO THESE DRAWINGS.
 • MUNICIPAL: PART II ORDINANCES AND BYLAWS, CHAPTER 9, BUILDING AND DEMOLITION CODES OF THE CODE OF THE TOWN OF NEW CANAAN.
 • OTHER: ALL REFERENCED CODES, OTHER CODES AND REGULATIONS, FEDERAL, STATE AND LOCAL, THAT MAY APPLY.

1.7 AUTHORITY HAVING JURISDICTION:

THE AUTHORITY HAVING JURISDICTION, AS DEFINED IN SECTION 103.1 OF THE BUILDING CODE, AND WHICH SHALL PROVIDE FOR ADMINISTRATION AND ENFORCEMENT OF THE UNIFORM CODE AND ENERGY CODE BY LOCAL LAW, ORDINANCE, OTHER APPROPRIATE REGULATION, OR COMBINATION THEREOF, IS THE TOWN OF NEW CANAAN.

THE DULY APPOINTED BUILDING OFFICIAL OF THE TOWN OF NEW CANAAN IS AUTHORIZED TO ENFORCE THE PROVISIONS OF THE CODE.

THE BUILDING OFFICIAL MAY ADOPT POLICIES AND PROCEDURES IN ORDER TO CLARIFY THE APPLICATION OF THE PROVISIONS OF THE CODE. SUCH POLICIES AND PROCEDURES SHALL BE IN COMPLIANCE WITH THE INTENT AND PURPOSE OF THE CODE.

2.0 CONTRACTOR'S RESPONSIBILITIES:

THE CONTRACTOR SHALL:
 • PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR A COMPLETE AND FINISHED JOB.
 • PROVIDE ALL NECESSARY SHORING AND BRACING FOR ALL BUILDING COMPONENTS IN ORDER TO ADEQUATELY PROTECT AGAINST ANY FAILURES.
 • OBTAIN AND PAY FOR ALL REQUIRED PERMITS - UNLESS OTHERWISE STIPULATED.
 • PRIOR TO THE SUBMISSION OF ANY BID, AND BEFORE PROCEEDING WITH ANY WORK, VISIT THE SITE AND VERIFY AND FAMILIARIZE HIMSELF WITH ALL SITE DIMENSIONS AND CONDITIONS, WITH SITE WORKING CONDITIONS, HOURS OF LEGAL OPERATION, METHODS AND ROUTES OF ACCESS, AND THE EXISTENCE AND EXTENT OF ANY OTHER RESTRICTIONS, AND BE RESPONSIBLE FOR THE VERIFICATION OF ALL SUCH CONDITIONS AND DIMENSIONS WHICH PERTAIN TO THE PROJECT.
 • BRING ALL DISCREPANCIES IN CONDITIONS AND DIMENSIONS, BETWEEN THE APPROVED DRAWINGS AND ACTUAL FIELD CONDITIONS, TO THE IMMEDIATE ATTENTION OF THE OWNER, AND RECEIVE DIRECTION IN WRITING, BEFORE PROCEEDING WITH THE AFFECTED WORK.
 • VERIFY THE AVAILABILITY, LOCATION, LAYOUT AND CONDITION OF UTILITIES, INCLUDING SEWER, WATER, GAS AND ELECTRIC LINES, PRIOR TO THE SUBMISSION OF ANY BID.
 • HAVE CONTROL OVER AND SUPERVISE AND DIRECT THE WORK, INCLUDING THAT OF ITS SUBCONTRACTORS, AND BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR JOBSITE SAFETY, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
 • PRIOR TO THE COMMENCEMENT OF ANY WORK, VERIFY THE CONDITION OF ALL ADJOINING STRUCTURES WHICH MAY BE AFFECTED, AND PROVIDE ADEQUATE PROTECTION TO ANY STRUCTURE THAT MIGHT BE OTHERWISE AFFECTED.
 • IN THE EVENT THAT DAMAGE IS CAUSED TO ANY STRUCTURE, FINISH, OR OTHER ELEMENT, RESTORE SUCH ELEMENTS TO THEIR ORIGINAL CONDITION.
 • IF APPLICABLE, PROVIDE WEATHER PROTECTION, IN AN EFFECTIVE AND TIMELY MANNER, TO PROTECT THE PREMISES, PERSONNEL, MATERIALS AND INSTALLED WORK.
 • BE A HOME IMPROVEMENT CONTRACTOR WITH A CURRENT LICENSE ISSUED BY THE DEPARTMENT OF CONSUMER PROTECTION OF THE STATE OF CONNECTICUT.
 • BE CERTIFIED AS A LEAD SAFE FIRM BY THE EPA PER 40 CFR 745.226.
 • CARRY LIABILITY INSURANCE TO THE LIMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION AND ISSUE CERTIFICATE(S) OF INSURANCE AS REQUIRED BY THE HOMEOWNER AND/OR THAT AUTHORITY.
 • CARRY WORKMAN'S COMPENSATION AND DISABILITY INSURANCE AS REQUIRED BY THE LAW AND ISSUE CERTIFICATE(S) AS REQUIRED BY THE HOMEOWNER AND/OR THE AUTHORITY HAVING JURISDICTION.

STRUCTURAL STEEL:

STRUCTURAL STEEL MEMBERS:
 STRUCTURAL STEEL SHAPES SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

1. W-SHAPES:	ASTM A92 (F _y = 50-65 KSI, F _u = 65 KSI)
2. M-, S- & HP-SHAPES:	ASTM A36 (F _y = 36 KSI, F _u = 58-80 KSI)
3. CHANNELS (C & MC):	ASTM A36 (F _y = 36 KSI, F _u = 58-80 KSI)
4. ANGLES (L):	ASTM A36 (F _y = 36 KSI, F _u = 58-80 KSI)
5. STRUCTURAL TEES:	SAME AS (THEIR) M-, S- & W-SHAPES
6. RECTANGULAR & SQUARE HSS:	ASTM A500 GRADE B (F _y = 46 KSI, F _u = 58 KSI)
7. ROUND HSS:	ASTM A500 GRADE B (F _y = 42 KSI, F _u = 58 KSI)
8. STEEL PIPE:	ASTM A53 GRADE B (F _y = 35 KSI, F _u = 60 KSI)
9. PLATES & BARS (UP TO 8"):	ASTM A36 (F _y = 36 KSI, F _u = 58-80 KSI)
10. PLATES & BARS (> 8"):	ASTM A36 (F _y = 32 KSI, F _u = 58 KSI)

FASTENING PRODUCTS:
 FASTENING PRODUCTS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

1. H.S. A325 BOLTS; >1 1/4" INC.	ASTM A325 (F _u = 120 KSI)
2. H.S. A325 BOLTS; 1/2" - 1 1/4" INC.	ASTM A325 (F _u = 105 KSI)
2. H.S. A490 BOLTS; 1/2" - 1 1/4" INC.	ASTM A490 (F _u = 150 KSI)
3. HEAVY-DUTY HEX NUTS; 1/2" - 1 1/4" INC.	ASTM A563
4. HARDENED WASHERS; 1/2" - 1 1/4" INC.	ASTM F436
5. H.S. A490 BOLTS; 1/2" - 1 1/4" INC.	ASTM F490 (F _y = XX KSI, F _u = 150 KSI)
6. THREADED ROD:	ASTM A36 (F _y = 36 KSI, F _u = 58-80 KSI)
7. ANCHOR ROD:	ASTM F1554, GR. 36 (F _y = 36 KSI, F _u = 58-80 KSI)
8. FILLER (WELD) MATERIAL:	PER TABLE D1.1 TABLE 3.1 (MINIMUM F _u = 70 KSI)
9. WELDING ELECTRODES:	E70XX RODS TO AWS A5.20 (FCA PROCESS) OR AWS A5.18, (GMAW PROCESS) OR AWS A5.1 (SMAW PROCESS)

3.0 BUILDING PERMIT:

NO PERSON OR ENTITY SHALL COMMENCE, PERFORM, OR CONTINUE ANY WORK THAT MUST CONFORM WITH THE UNIFORM CODE AND/OR ENERGY CODE UNLESS:

1. SUCH PERSON OR ENTITY HAS APPLIED TO THE TOWN OF NEW CANAAN FOR A BUILDING PERMIT.
2. THE TOWN OF NEW CANAAN HAS ISSUED A BUILDING PERMIT AUTHORIZING SUCH WORK.
3. SUCH BUILDING PERMIT HAS NOT BEEN REVOKED OR SUSPENDED, AND
4. SUCH BUILDING PERMIT HAS NOT EXPIRED.

THE BUILDING PERMIT IS REQUIRED TO BE VISIBLE DISPLAYED AT THE WORKSITE AND TO REMAIN VISIBLE UNTIL THE PROJECT, AND ALL REQUIRED INSPECTIONS, HAVE BEEN COMPLETED.

THE APPROVED DRAWINGS MUST BE KEPT AT THE WORKSITE AND BE AVAILABLE FOR REVIEW AT THE TIME OF ANY REQUIRED INSPECTIONS.

4.0 CONSTRUCTION INSPECTIONS:

IT SHALL BE THE DUTY OF THE HOLDER OF THE BUILDING PERMIT, OR THEIR DULY AUTHORIZED AGENT, TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION:

BUILDING DEPARTMENT OF THE TOWN OF NEW CANAAN.
 77 MAIN STREET
 NEW CANAAN, CT 06840

TEL: (203) 594-3012
 EMAIL: Brian.Plat@newcanaanct.gov

WEB SITE: www.newcanaan.info/departments/land_use/building/index.php

ANY PERSON OR ENTITY PERFORMING WORK FOR WHICH A BUILDING PERMIT HAS BEEN ISSUED SHALL KEEP SUCH WORK ACCESSIBLE AND EXPOSED UNTIL THE WORK HAS BEEN INSPECTED AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION, OR ITS AUTHORIZED AGENT, AT EACH ELEMENT OF THE CONSTRUCTION PROCESS THAT IS APPLICABLE TO THE WORK.

BUILDING PERMIT HOLDERS SHALL BE REQUIRED TO NOTIFY THE BUILDING OFFICIAL OF THE TOWN OF NEW CANAAN WHEN CONSTRUCTION WORK IS READY FOR INSPECTION.

THE BUILDING OFFICIAL SHALL MAKE THE REQUIRED INSPECTIONS OR SHALL HAVE THE AUTHORITY TO ACCEPT WRITTEN REPORTS OF INSPECTION BY APPROVED AGENCIES OR INDIVIDUALS.

REQUIRED INSPECTIONS FOR THIS PROJECT MAY INCLUDE THE FOLLOWING, AS APPLICABLE, OR AS SPECIFIED IN THE CODE ENFORCEMENT PROGRAM OF THE TOWN OF NEW CANAAN:

- WORKSITE PRIOR TO THE ISSUANCE OF A PERMIT
- PLUMBING*
- ELECTRICAL*
- MECHANICAL
- FRAMING (SUBSEQUENT TO THE INSPECTION & APPROVAL OF PLUMBING, ELECTRICAL & MECHANICAL)
- FIRE RESISTANT CONSTRUCTION
- FIRE RESISTANT PENETRATIONS
- ENERGY CODE COMPLIANCE
- A FINAL INSPECTION AFTER ALL WORK AUTHORIZED BY THE BUILDING PERMIT HAS BEEN COMPLETED
- ANY OTHER INSPECTIONS AS REQUIRED BY THE TOWN OF NEW CANAAN.

ALL OF THE ABOVE INSPECTION MAY NOT REQUIRED FOR THIS, OR ANY GIVEN, PROJECT.

A SCHEDULE OF REQUIRED INSPECTIONS IS AVAILABLE FROM THE BUILDING DEPARTMENT OF THE TOWN OF NEW CANAAN.

*THE WORK APPLICABLE TO SOME OF THE ABOVE INSPECTIONS (FOR INSTANCE PLUMBING AND ELECTRICAL) SHALL BE COMPLETED UNDER A SEPARATE PERMIT, FILED BY THE RELEVANT LICENSED CONTRACTORS.

AFTER INSPECTION, THE WORK OR A PORTION THEREOF SHALL BE NOTED AS SATISFACTORY AS COMPLETED, OR THE BUILDING PERMIT HOLDER SHALL BE NOTIFIED AS TO THE MANNER IN WHICH THE WORK FAILS TO COMPLY WITH APPLICABLE CODES, INCLUDING A CITATION OF THE SPECIFIC CODE PROVISION OR PROVISIONS THAT HAVE NOT BEEN MET.

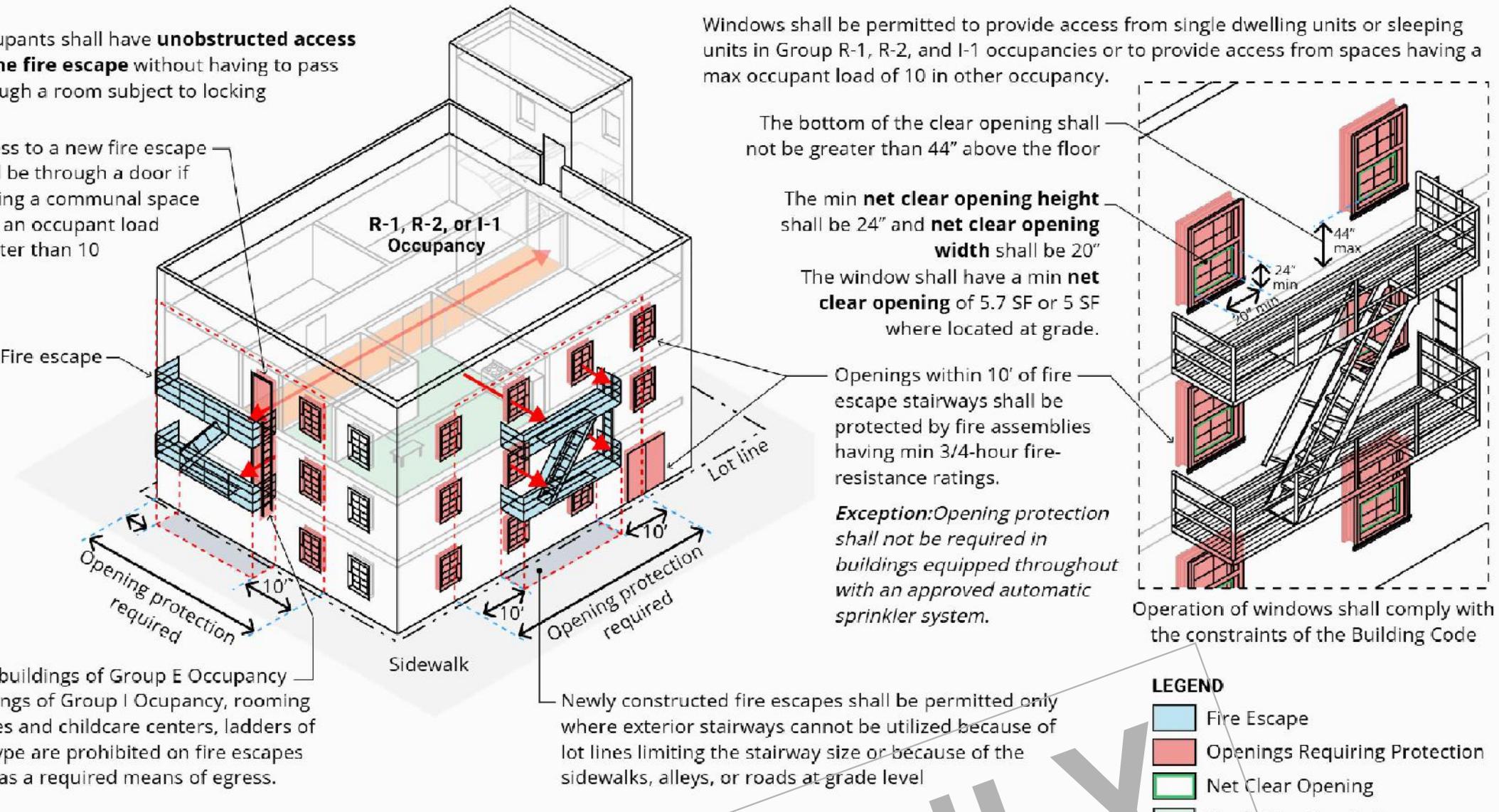
IT SHALL BE THE DUTY OF THE PERMIT HOLDER TO ASCERTAIN THE RESULTS OF REQUIRED INSPECTIONS.

CONSTRUCTION WORK NOT IN COMPLIANCE WITH APPLICABLE CODES SHALL BE REQUIRED TO REMAIN EXPOSED UNTIL IT HAS BEEN BROUGHT INTO COMPLIANCE WITH THE CODES, RE-INSPECTED, AND FOUND SATISFACTORY AS COMPLETED.



EXISTING FIRE ESCAPE - TO BE REPLACED

01.29.2025



EXISTING FIRE ESCAPES:

PER EXISTING BUILDING CODE, 504.1.2, EXISTING FIRE ESCAPES SHALL CONTINUE TO BE ACCEPTED AS A COMPONENT IN THE MEASURE OF EGRESS FOR EXISTING BUILDINGS.

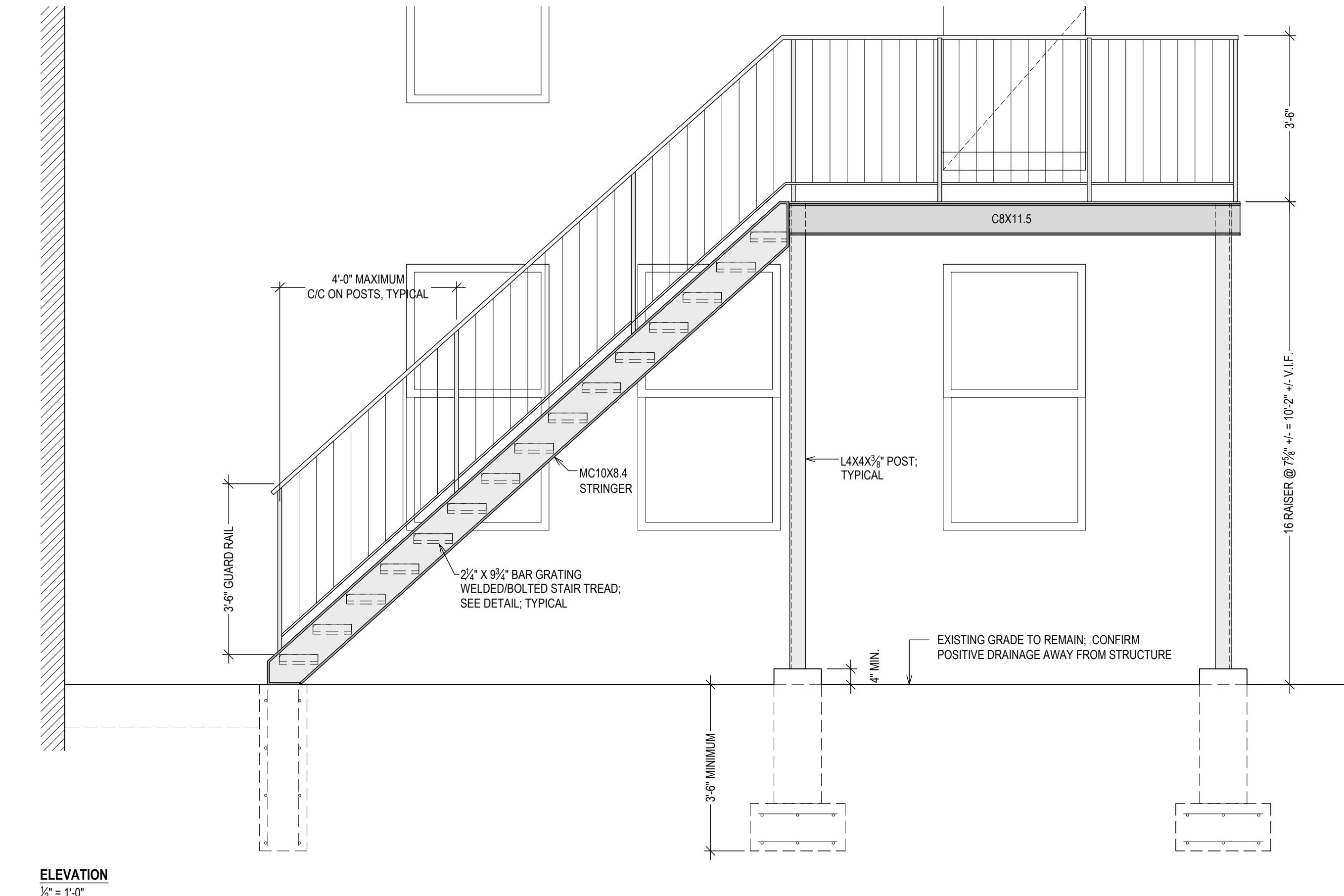
THIS IS THE PROPOSED CONSTRUCTION OF A NEW FIRE ESCAPE.

LOCATION: WHERE LOCATED ON THE FRONT OF THE BUILDING AND WHERE PROJECTIONS BOLD THE BUILDING LINE, THE LOWEST LANDING SHALL BE NOT LESS THAN 7 FEET OR MORE THAN 12 FEET ABOVE GRADE, AND SHALL BE EQUIPPED WITH A COUNTERBALANCED STAIRWAY TO THE STREET IN ALLEYWAYS AND THOROUGHFARES LESS THAN 30 FEET WIDE, THE CLEARANCE UNDER THE LOWEST LANDING SHALL BE NOT LESS THAN 12 FEET.

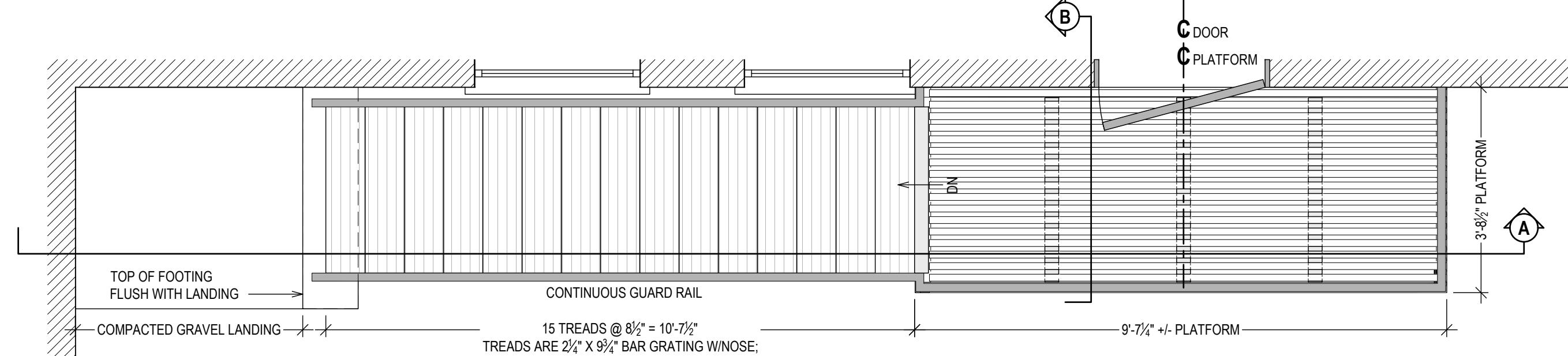
CONSTRUCTION: THE FIRE ESCAPE SHALL BE DESIGNED TO SUPPORT A LIVE LOAD OF 100 POUNDS PER SQUARE FOOT AND SHALL BE CONSTRUCTED OF STEEL OR OTHER APPROVED, FIRE RESISTANT MATERIALS. THE GUARD RAIL SHALL BE DESIGNED TO RESIST A FORCED 120 POUNDS CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

DIMENSIONS: STAIRWAYS SHALL BE NOT LESS THAN 22 INCHES WIDE WITH RISERS NOT MORE THAN, AND TREADS NOT LESS THAN, 8 INCHES AND LANDINGS AT THE FOOT OF STAIRWAYS NOT LESS THAN 40 INCHES WIDE BY 36 INCHES LONG, LOCATED NOT MORE THAN 8 INCHES BELOW THE DOOR.

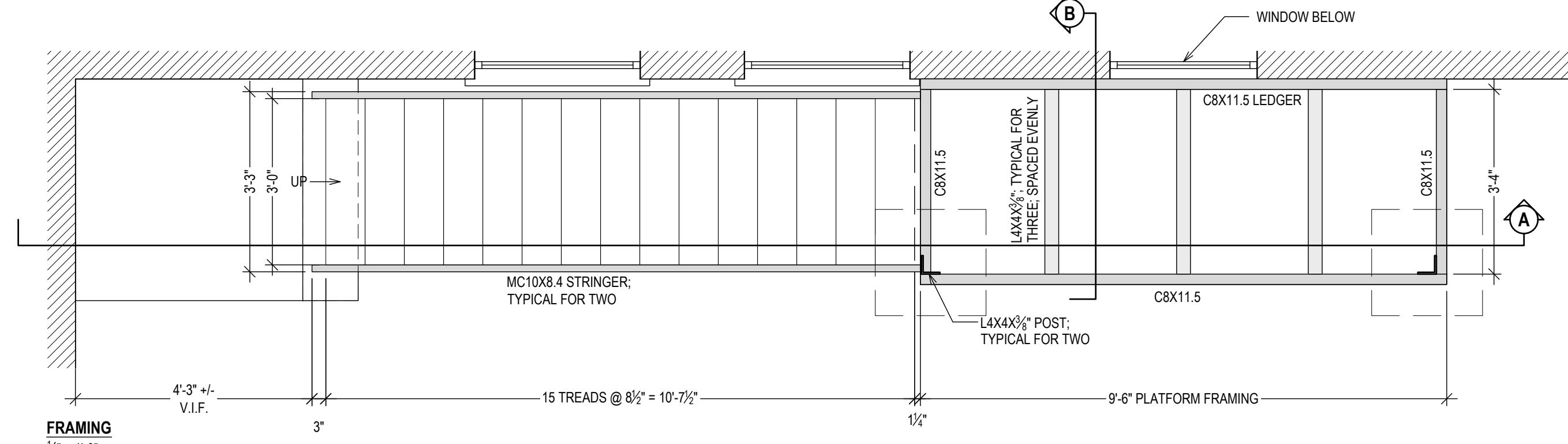
LIST OF DRAWINGS			
Sheet	Drawing Name	Date	Revision
C-01	COVER SHEET	01.30.2025	05.12.2025
S-01	LAYOUT	01.30.2025	05.12.2025
S-02	DETAILS	01.30.2025	



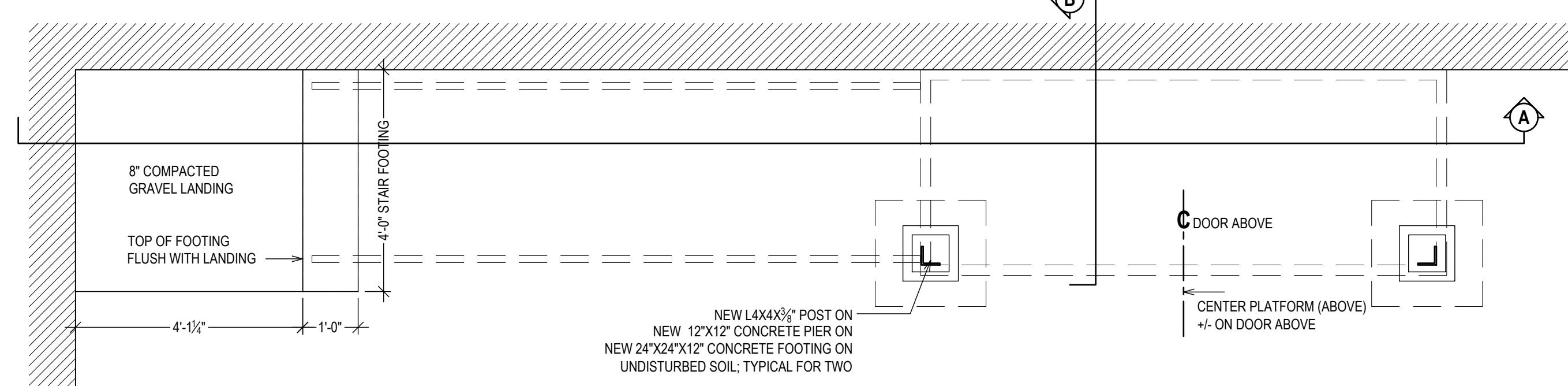
ELEVATION
 $\frac{1}{2} = 1'-0"$



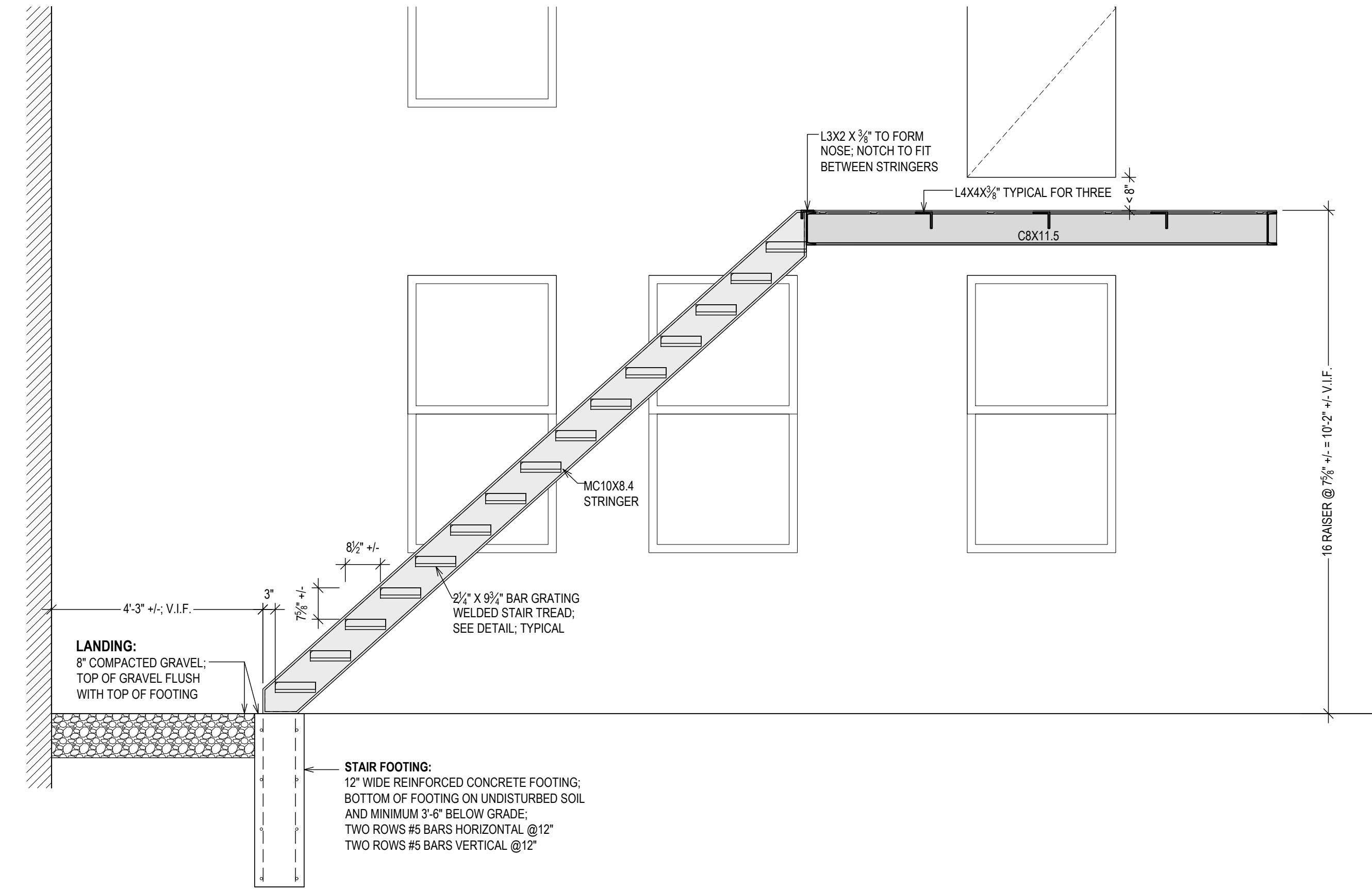
PLATFORM AND STEPS
 $\frac{1}{2} = 1'-0"$



FRAMING
 $\frac{1}{2} = 1'-0"$



SUBSTRUCTURE
 $\frac{1}{2} = 1'-0"$



SECTION A
 $\frac{1}{2} = 1'-0"$

SAMPLE ONLY
 NOT FOR REPRODUCTION
 OR UNAUTHORIZED USE

PROPERTY ADDRESS:

 NEW CANAAN, CT 06840
 (TOWN OF NEW CANAAN
 BUILDING DEPARTMENT)

TAX ID:

CLIENT:
 *** ***

TEL: *** (Douglas Simpson)
 EMAIL: ** (Douglas Simpson)

DATE: 01.30.2025 ISSUE: PRELIMINARY
 04.21.2025 FOR REVIEW
 05.12.2025 FOR PERMIT

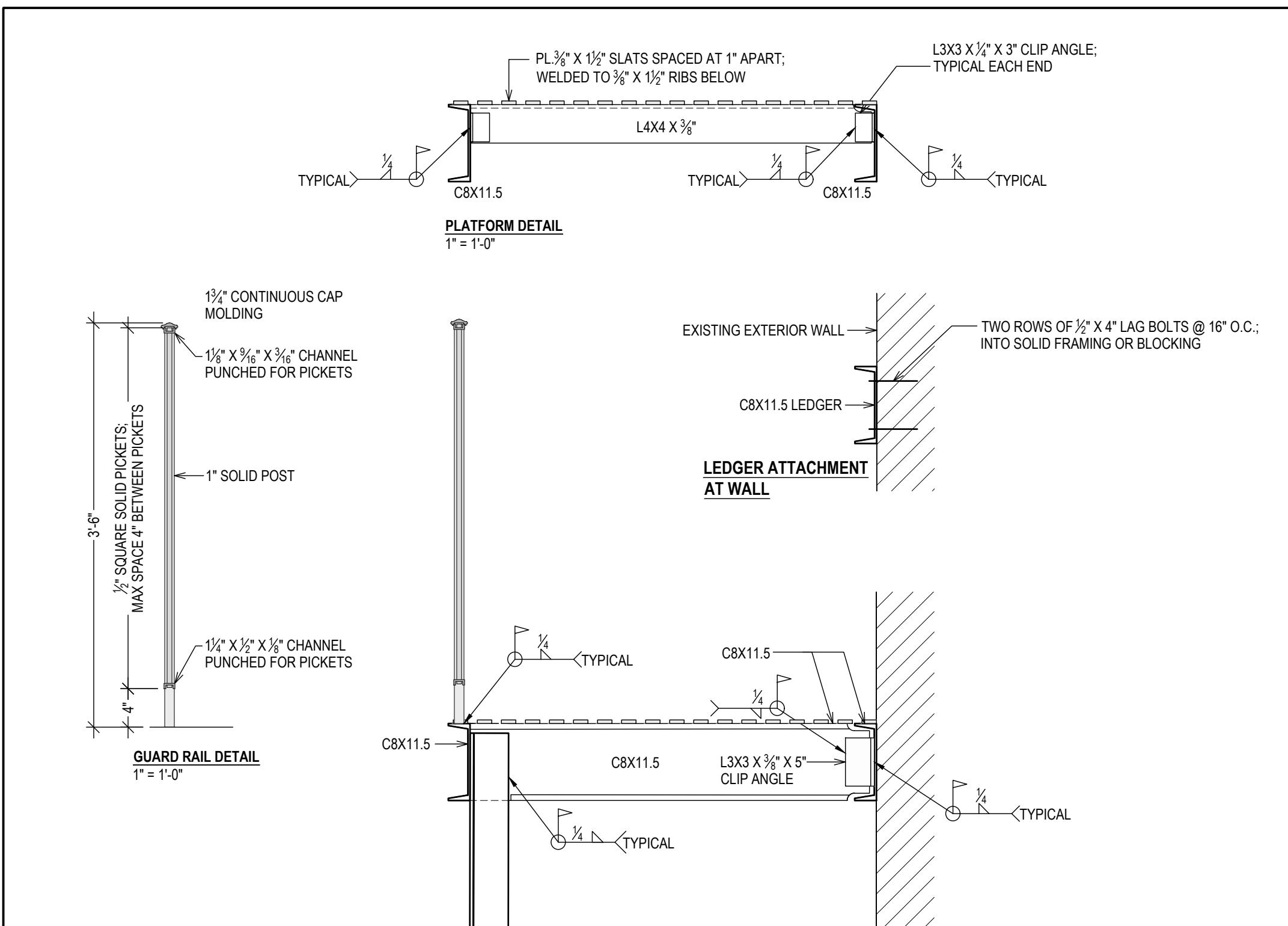
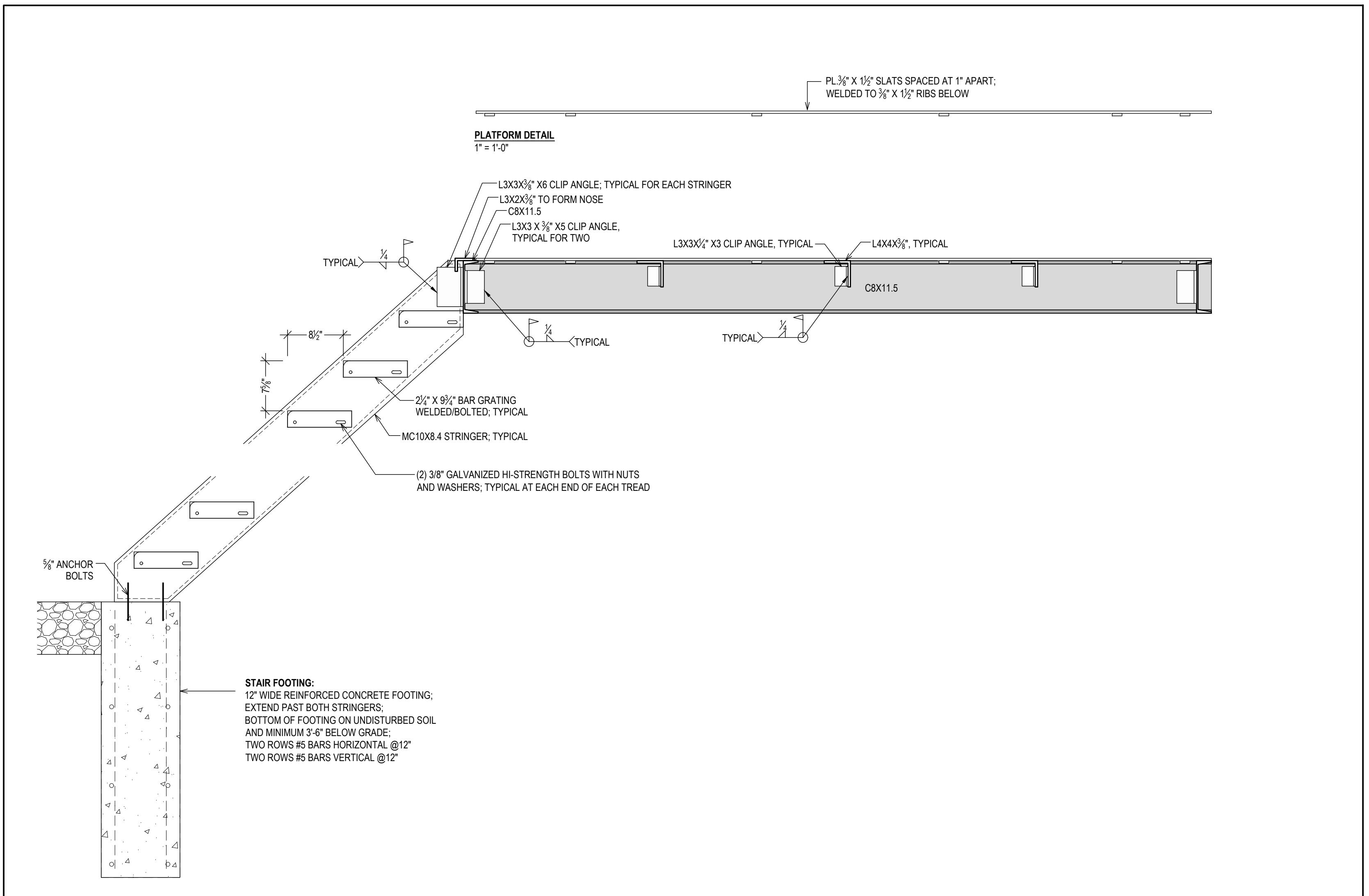
PROJECT NAME:
 REPLACE EXISTING FIRE
 ESCAPE

DRAWING NAME:
 LAYOUT

DRAWING NUMBER:
 S-01

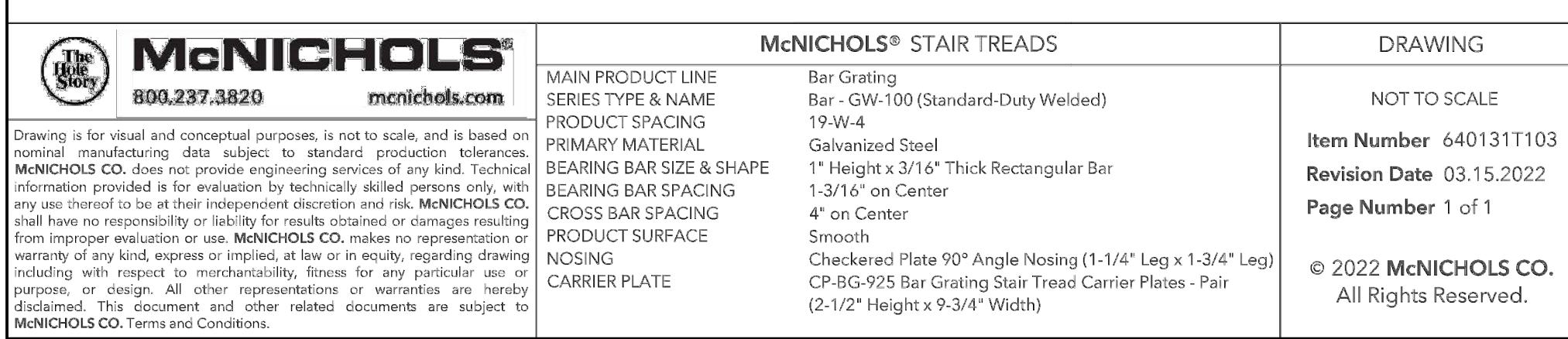
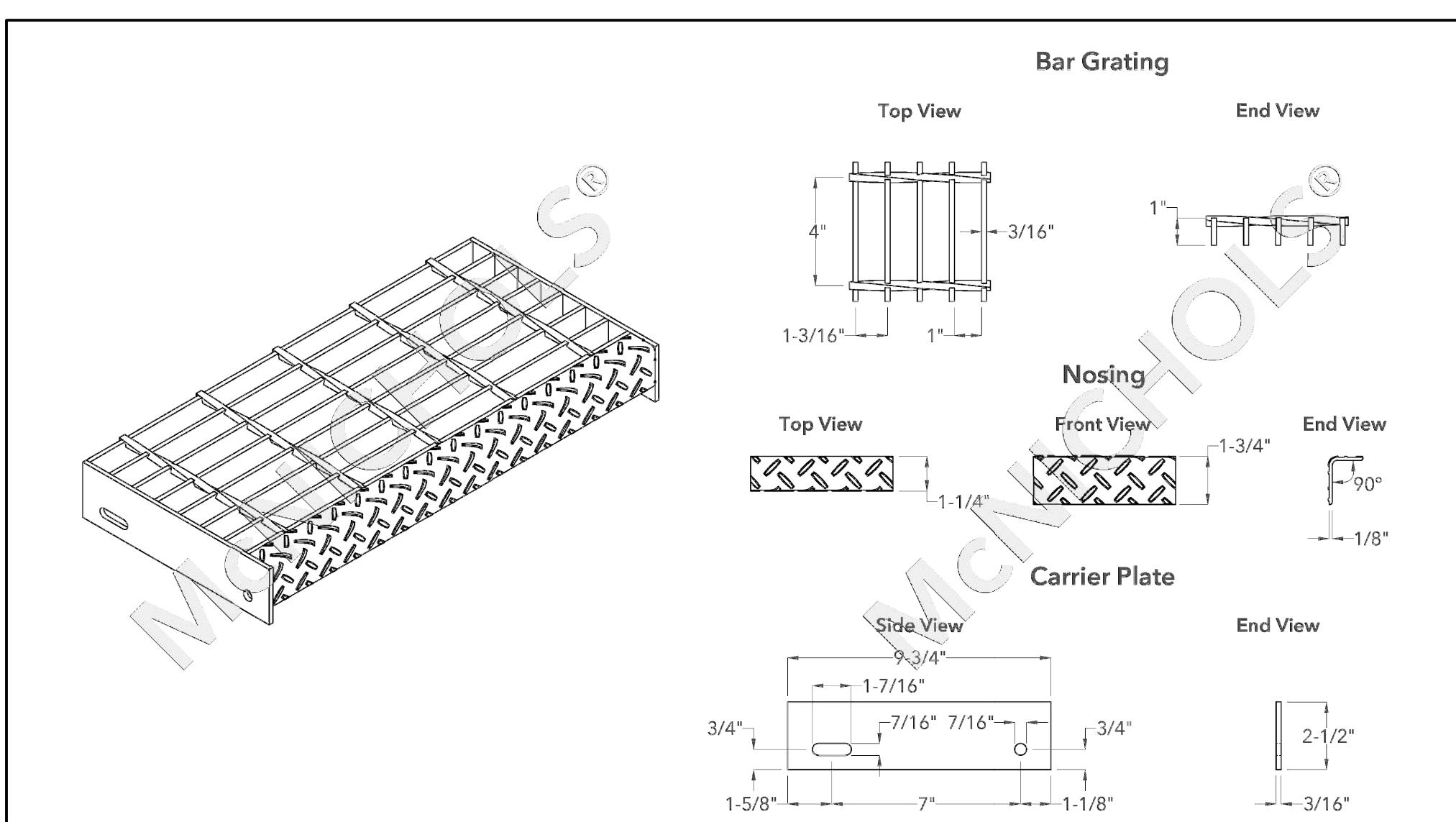
DATE:
 05.12.2025
 SCALE:
 AS NOTED

NOTE:
 THIS DRAWING IS VALID FOR
 CONSTRUCTION IF (AND ONLY IF) A
 PERMIT IS ISSUED, BASED ON THIS
 DRAWING, BY THE TOWN OF NEW
 CANAAN.



SECTION A - DETAILS

1' = 1'-0"



MATERIAL SPECIFICATION

FOOTING

CONCRETE	4,000 PSI @ 28 DAYS	PER ACI 318
REBAR	#5 DEFORMED BAR	ASTM A615 GRADE 60
FOOTING/STAIR STRINGER	5/8" ANCHOR BOLTS	STB2-62500 OR EQUAL

STAIR

STRINGERS	MC10X8.4	ASTM A36
BAR GRATING TO STRINGER	3/8" GALVANIZED HI-STRENGTH BOLT	ASTM A325
	NUTS	ASTM A583
	WASHERS	ASTM F436
STAIR TO PLATFORM	L3X3X3/8"	ASTM A36

POSTS

BASE PLATE	1/2" X 8" X 8"	ASTM A36
ANCHOR BOLTS	5/8" X 6"	STB2-62500 OR EQUAL
POSTS	L4X4X3/8"	ASTM A36

PLATFORM

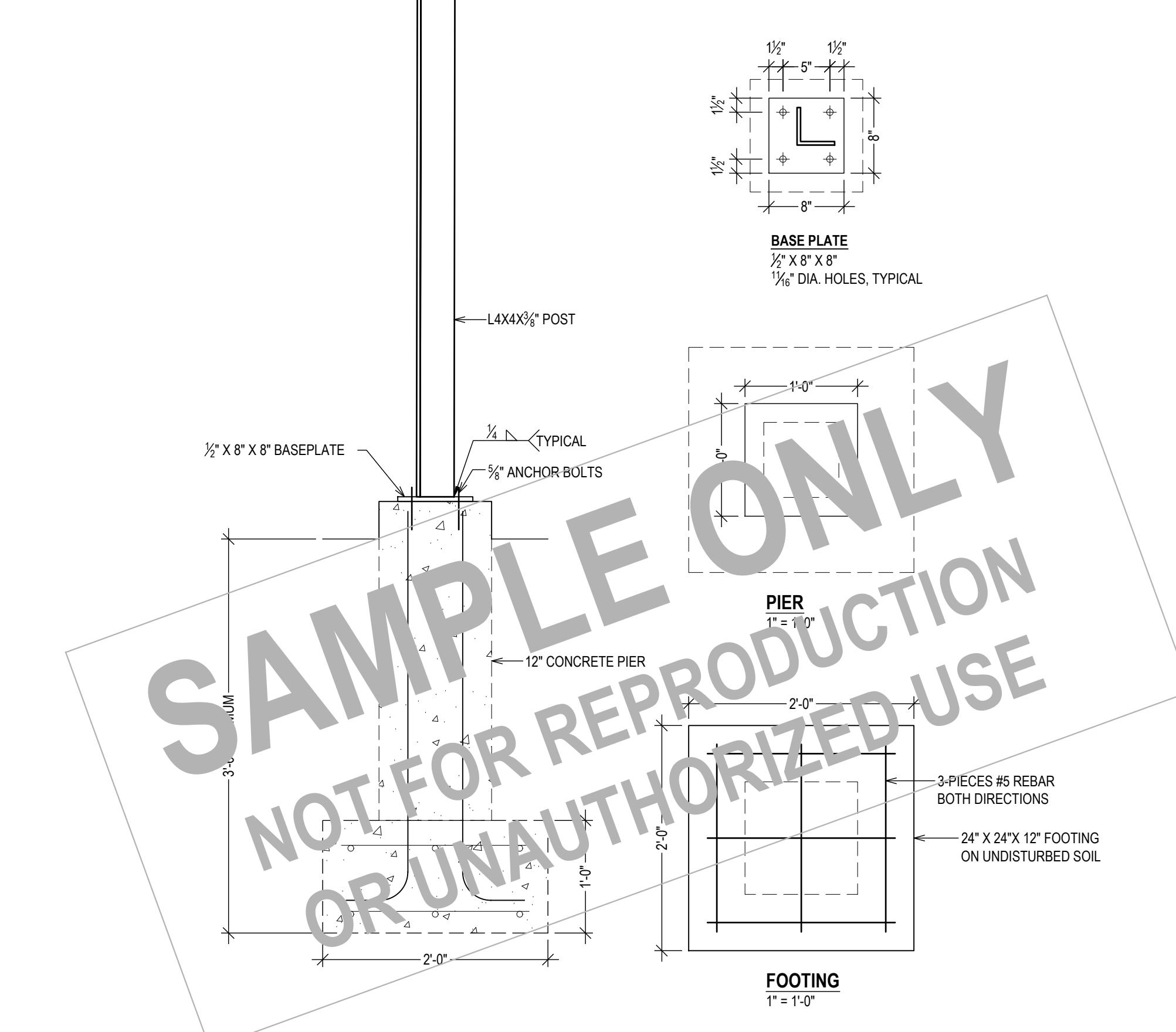
STRINGERS	C8X11.5	ASTM A36
FRAMING	L3X2X3/8"	ASTM A36
PLATFORM	PL3/8"X1 1/2"	ASTM A36

LEDGER

LEDGER	C8X11.5	ASTM A36
LAG BOLTS	1/2" X 4"	ASTM A325

GUARDRAIL

POST	1" SQUARE BAR	ASTM A36
PICKETS	1/2" SQUARE BAR	ASTM A36



SECTION B - DETAILS

$$\overline{1'} = 1'$$

Oliver Engineering, P.C.
Design - Permit Applications - Legalizations
Code Compliance - Project Supervision
188 North Main Street | Port Chester | NY 10573
(914) 774-9878 | www.proeng.nyc | vc@proeng.nyc

PROPERTY ADDRESS:

NEW CANAAN, CT 06840
(TOWN OF NEW CANAAN
BUILDING DEPARTMENT)

TAX ID:

TEL: *** (Douglas Simpson)
EMAIL: ***
(Douglas Simpson)

PROJECT NAME: REPLACE EXISTING FIRE ESCAPE

DRAWING NAME: DETAILS

DATE:
05.12.2025

**NOTE:
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CONSTRUCTION IF (AND ONLY IF) A
PERMIT IS ISSUED, BASED ON THIS
DRAWING, BY THE TOWN OF NEW
CANAAN.**