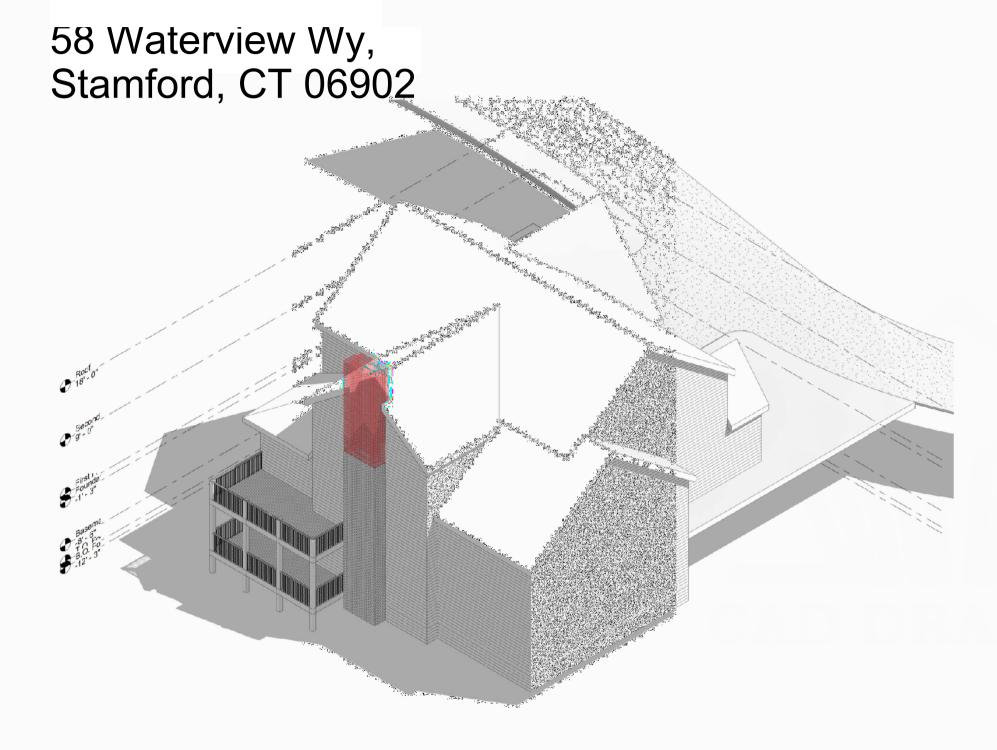
# **CHIMNEY RESTORATION & REPAIR**







### SCOPE OF PROJECT:

Project Location: 58 Waterview Wy, Stamford, CT 06902

The scope of this project includes the partial demolition and reconstruction of an existing residential masonry chimney that has separated approximately 3 inches from the house structure at its upper portion.

### Nork Items

### Demolition

- A. Carefully dismantle and remove the top 15'-0" of the existing chimney above the roof line using hand methods only.
- Provide temporary bracing and protection to adjacent roof and wall assemblies during removal.
- C. Collect, stockpile, and dispose of all debris in accordance with City of Stamford waste management requirements.

### 2. Reconstructio

- Rebuild the chimney section using ASTM C216 clay brick masonry with Type N mortar (or Type S in high exposure).
- B. Install a clay flue liner ASTM C315 (or stainless steel liner if required).
- C. Construct a reinforced concrete chimney cap with slope and drip edge.
- Provide step flashing and counter flashing at roof penetration integrated with the roofing system.
- E. Anchor chimney to adjacent house framing with galvanized steel strap anchors @ 4'-0" o.c. or approved helical ties.
- F. Match rebuilt portio to existing chimney in dimension, alignment, and finish appearance.

### 3. Scaffolding & Safe

- Erect independent scaffolding around chimney per OSHA 29 CFR 1926 Subpart L.
- B. Provide guardrails, toe boards, ladder access, and daily inspections.
- C. Maintain site safety, fall protection, and protective barriers at all times.

SCOPE OF PROJECT



CAD DRAFTERS

**PROJECT INFORMATION** 

SHEET LIST

River Oaks (gated community off 631 Long Ridge Rd; Waterview Way is inside)

City of Stamford, County of Fairfield, Connecticut

**COVER SHEET** 

**GENERAL NOTES & REPORT** 

SITE PLAN First Floor Plan

CHIMNEY DETAILS

ZONING: A.P.N.

SUBDIVISION:

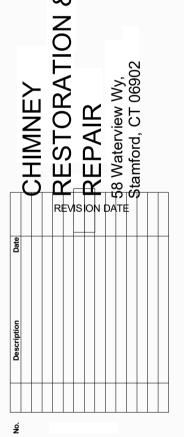
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ISSUE DATES TYPE

PERMIT SET
BID SET
CONSTRUCTION SET

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Project Number

09/13/25

**COVER SHEET** 



### **PERMIT NOTES:**

### **Project Information**

Project Location: 58 Waterview Wy, Stamford, CT 06902 Scope: Chimney Partial Demolition & Rebuild

### **General Notes**

- All work shall comply with Connecticut State Building Code (2021 IRC with CT Amendments), OSHA requirements, and Stamford Building Department regulations.
- Contractor shall verify all dimensions and conditions on site prior to starting work.
- Maintain weather protection and ensure no water infiltration into roof/wall assemblies during construction.
- Protect adjacent roof, siding, and interior spaces during demolition and reconstruction.
- All scaffolding, bracing, and supports shall be designed and installed per OSHA 29 CFR 1926 standards.

## Scope of Work

- Remove 15 feet of the existing masonry chimney above roofline.
- Rebuild chimney with new masonry to match existing in size, color, and texture.
- Re-anchor chimney to adjacent framing with galvanized steel straps @ 4'-0" o.c. or equivalent engineered connectors
- Provide new flashing and counter-flashing at roof penetration, integrated with roofing.
- Install concrete chimney cap with slope and drip edge.
- Provide terra-cotta flue liner (ASTM C315) or stainless steel liner per code.
- Dispose of all demolition debris per City of Stamford waste guidelines.

### Structural Condition (Existing)

- Chimney is separating from house approx. 3 inches outward at upper level.
- Mortar joints show signs of deterioration and lateral instability.
- Repair is required to remove unsafe portion and reconstruct per code.

### **Demolition Notes**

- Chimney to be taken down by hand methods only (no heavy equipment at roof level).
- Provide temporary bracing as chimney is dismantled.
- Stockpile materials away from roof edge.
- · Maintain site safety and dust control.

# **Rebuild Notes**

- Masonry: Solid clay brick ASTM C216, Type FBS, match existing.
- Mortar: Type N (above grade) or Type S (if high exposure).
- Anchorage: Strap anchors or helical ties into existing wall framing @ 4'-0" o.c. vertically.
- Flue: Clay liner ASTM C315, full-height.
- Cap: Reinforced concrete cap, min. 2" thick, slope for drainage, drip edge all sides.
- Flashing: Step flashing + counter flashing integrated with masonry joints.

### **Scaffolding Notes**

- Provide independent scaffolding system, full perimeter around chimney.
- Install guardrails, toe boards, and secure tie-ins to structure.
- Provide OSHA-compliant ladder access.
- Inspect scaffolding daily and after any weather event.
- · Maintain safety signage and fall protection at all times.

### Deliverables

### **Engineer's Report:**

### **Project Information**

Project Location: 58 Waterview Wy, Stamford, CT 06902 Subject: Partial Demolition and Reconstruction of Masonry Chimney

### 1. Existing Conditions

The existing brick masonry chimney shows visible structural distress. The upper portion of the chimney has separated approximately 3 inches outward from the house wall, creating a safety hazard and potential for collapse. Mortar joints are deteriorated and lateral anchorage appears inadequate.

### 2. Scope of Work

- Carefully dismantle and remove the upper 15'-0" of the existing chimney above the roofline.
- Provide temporary bracing during demolition to ensure stability of adjacent construction.
- Rebuild the chimney with new ASTM C216 clay brick masonry and Type N mortar (Type S if high exposure conditions).
- Install clay flue liner ASTM C315 (or stainless steel liner if required).
- Construct reinforced concrete chimney cap with slope and drip edge.
- Provide step flashing and counter flashing at roof penetration, properly integrated with roofing system.
- Anchor chimney to adjacent framing with galvanized steel straps @ 4'-0" o.c. or approved helical ties.
- Match rebuilt chimney section to existing dimensions, alignment, and appearance.

### 3. Materials

- Brick: ASTM C216, Type FBS.
- Mortar: ASTM C270, Type N (or Type S for severe exposure).
- Flue Liner: ASTM C315 clay liner.
- Anchorage: ASTM A653 galvanized straps, or approved equivalent.
- Cap: Reinforced concrete with integral drip edge.
- Flashing: Copper or galvanized sheet metal, step + counter flashing.

## 4. Safety and Scaffolding

- Provide independent scaffolding system surrounding chimney.
- Scaffolding to include guardrails, mid-rails, toe boards, and ladder access.
- Scaffold and fall protection to comply with OSHA 29 CFR 1926 Subpart L.
- Daily inspection of scaffolding required.
- Protect roofing, siding, and interiors during construction.

### 5. Code Compliance

- Connecticut State Building Code (2021 IRC/IBC with amendments).
- NFPA 211 Standard for Chimneys, Fireplaces, Vents, and Solid Fuel–Burning Appliances.
- ASTM and ANSI standards referenced herein.

### 6. Engineer's Statement

Based on observed conditions and standard practice, removal and reconstruction of the upper 15'-0" of the existing chimney is structurally necessary to eliminate unsafe conditions. The rebuild with specified materials and anchorage will restore stability, fire safety, and code compliance.

Prepared By:

PE ENGINEER'S NAME: CT LICENSE NUMBER: DATE:



https://caddrafters.us/ 1024 Coleman Ave, San Diego, CA, 92110

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# CHIMNEY RESTORATION 8 REPAIR 58 Waterview Wy, Stamford, CT 06902

No. Date

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| CHECKED BY       | Checker |  |
| PROJECT NUMBER:  |         |  |
| Project Number   |         |  |
| DATE:            |         |  |
| 09/13/25         |         |  |

This Engineer's Report (narrative + notes).
Blueprints: Demolition Plan, Chimney Elevation & Section, Scaffolding Layout Diagram.

Stamp & Signature: \_\_

GENERAL NOTES & REPORT\_

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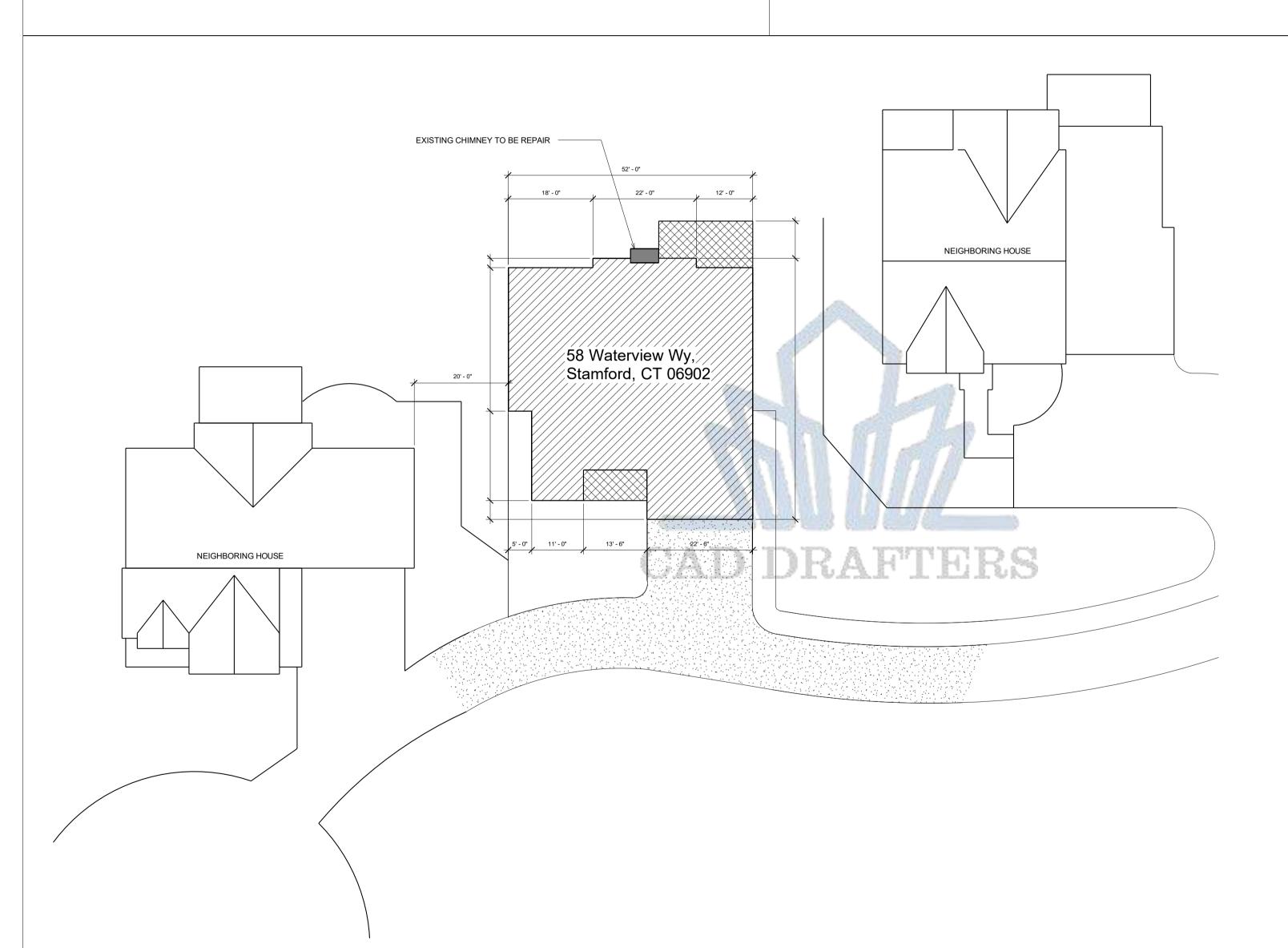
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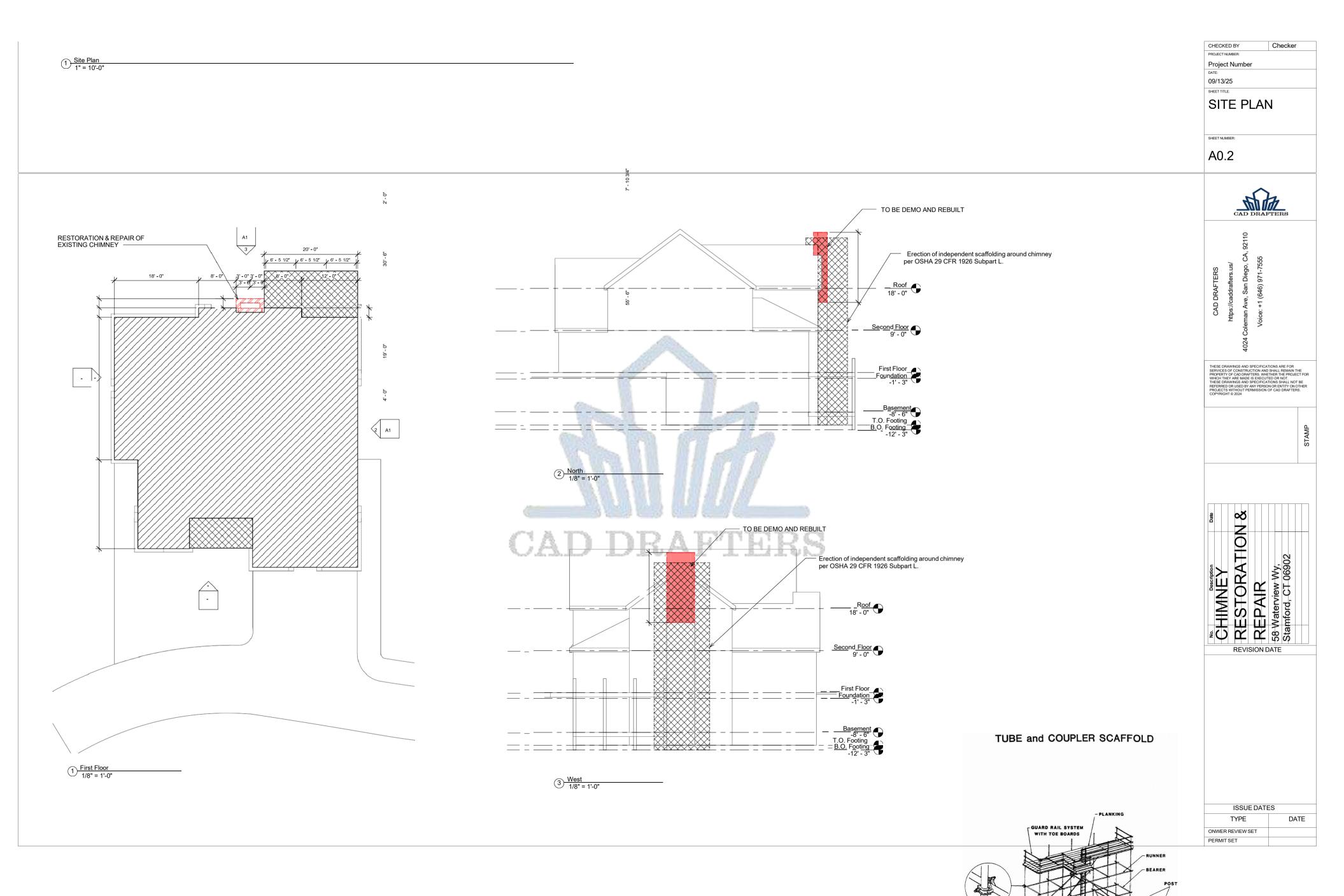


CHIMNEY
RESTORATION &
SEPAIR
Stamford, CT 06902

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0' - 0"

CONSTRUCTION SET

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Checker

Project Number

DATE: 07/09/02

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First Floor Plan

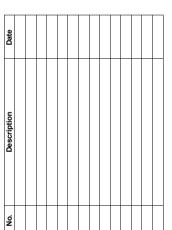
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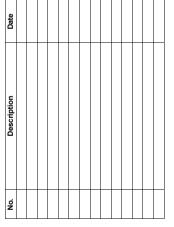
-11' - 3"



-11' - 3"



(K) BOND BEAM



ISSUE DATES TYPE

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07/09/02

Author CHECKED BY Checker

Project Number

2 FT MIN.

(P) EFFECTIVE FLUE AREA

15 Ft demolition of existing chimney and reconstruction as per IRC standards (S) ANCHORAGE

(K) BOND BEAM T.O. TRUSS BRG

TOP PLATE

FLUE LINING

(S) ANCHORAGE

**BOND BEAM** SECOND LVL F.F.

FIRST FLOOR

(D) HEARTH SLAB REINFORCEMENT

DETAIL FOR FULL MASONRY WALL (J) HORIZONTAL REINFORCING TIES

(M) WALL THICKNESS PARGE WITH MORTAR

VENEER TIE CLEARANCE

8" MIN. (G) SMOKE CHAMBER

1/2" MIN.

(H) VERTICAL REINFORCING

(F) BRICK LINTEL (E) FIREBOX WALL THICKNESS HEARTH 20" MIN. FIREBRICK (C) HEARTH EXTENSION FIRST LVL F.F.

(A) HEARTH SLAB THICKNESS ASH DUMP OPTIONAL CLEAN OUT

4' - 0"

| (T) FOOTING                            | (T) FOOTING WIDT |
|--|------------------|
| 3 Fire Place Wall Section              |                  |
| 3 Fire Place Wall Section 3/4" = 1'-0" |                  |

0' - 8" WIDTH OF FIREPLACE OPENING 0' - 8"

2 FIRE PLACE PLAN VIEW
3/4" = 1'-0"



