TOWN OF WESTON
INLAND WETLANDS AND WATERCOURSE AREA
APPLICATION REQUIREMENTS AND PROCEDURES

In addition to the application form for permission to conduct a regulated activity within inland wetlands and watercourse area, applicants must submit the following information in accordance to scheduled submittal date. An incomplete application may result in a delay:

1. A signed letter of permission from the Owner of Record.
2. Fee in accordance to the Conservation Commission fee schedule.
3. ~~Nine (9) collated copies of the following:~~ 5
   - ☐ Completed Inland Wetland and Watercourses Application
   - ☐ Two (2) 24" x 36" Original and ~~Seven~~ (7) 24" x 36" Copies of the following
     - A-2 Survey map and/or site plan of at least 1" = 40'
       - Title of project
       - Name, signature, and Connecticut license professional seal(s).
       - Date map prepared, date of most recent revision, and brief description of revision.
       - Show locations of wetlands boundary, watercourses (with direction of flow, water depth, and bottom characteristics) and other pertinent features and structures such as rock ledges, stonewalls, utility lines.
       - Show location and extent of proposed activities including material and soil stockpiles, erosion and sedimentation controls, ingress and egress patterns.
       - Indicate in acres or square feet of wetlands/watercourse disturbance.
       - North arrow, Scale Bar, Legend, Property lines.
       - Edge of 100' Upland Review Area.
       - Existing and Proposed Conditions, Grading and Drainage Location
       - Double Silt fence detail (slit fence/hay bale/slit fence) configuration.
       - Construction Sequence.
       - Contour lines – 2 foot intervals.
       - Topographic *(This area may be enlarged for certain activities on/or above steep slopes or other physical conditions that may adversely impact wetlands).*
   - ☐ Drainage report prepared by a professional engineer registered in the State of Connecticut.
4. One electronic copy of all submitted materials emailed to conservationplanner@westonct.gov
5. Westport/ Weston Health District Approval, including a copy of the septic plan or B100 plan stamped and signed by the Health Department *(if applicable)*.
6. If a Soil Scientist is involved, his/her name, written report, and field sketch.
7. List of names and addresses of adjacent property owners and abutters, include addressed and stamped business envelopes. no return address
8. Proof of certified mailings to Aquarion Water Company and adjoining municipalities, *if applicable.*
9. All deeds, conservation easements, or restrictions associated with the property.
10. Location of the 100 year flood line, *if applicable*.
11. Tree removal plan of all trees greater than 12" in diameter.
12. Diagrams of alternatives considered.
13. Completed Part II of the DEEP Statewide Inland Wetlands & Watercourses Activity Reporting Form.

Application Submittal Requirements for the Conservation Commission

The applicant shall provide Nine (9) collated copies of the following information as well as an electronic submission via email to conservationplanner@westonct.gov and afontana@westonct.gov.

- ☐ 1. Completed Inland Wetlands and Watercourses Application.
- ☐ 2. Westport/Weston Health District approval.
- ☐ 3. Signed application by the Owner of Record or a signed Letter of Authorization.
- ☐ 4. Pre-stamped business envelopes with the name of each abutting property owner within 100ft of the subject site.

1. A Site Plan showing existing and proposed features at a scale not to exceed 1" = 40" accurate to the leave of a A-2 property and T-2 Topographic surveys. Submit Nine (9) copies of the application, Two (2) original 24" x 36" and Seven (7) copies of the site improvement plan, A-2 Surto include delineated wetlands locations and the distance from the proposed activity to the wetlands and or watercourses.
2. An electronic copy, in pdf format, of all submitted documents.
3. Fee: check made payable to The Town of Weston:

Significant activity under 500 square feet of disturbed soil: **$300**

Substantial activity over 500 square feet of disturbed soil: **$600** +$60 $660

Subdivisions, Commercial activities **$600 + $200 per lot**

Administrative Review:

Under 500 square feet of disturbed soil:	**$100**
Over 500 square feet of disturbed soil:	**$300**

ADD AN ADDITIONAL FEE OF $60.00 PAYABLE TO TOWN OF WESTON TO COVER CONN. STATE FEE.

All materials shall to be submitted in accordance with the deadline schedule and submitted to:

Dr. Tom Failla, Conservation Planner, Town of Weston
Att: Weston Conservation Commission
Town Hall Annex
24 School Road, Weston, CT 06883
conservationplanner@westonct.gov

Once completed and received by the Commission, the applicant will be notified as to the scheduled date of the Commission site walk and meeting date.

- The Commission scheduled site walk will occur on a Saturday morning beginning at 8 a.m.; the date will be noted on the agenda.
- The Commission meets once per month, in accordance to meeting schedule, at 7:30 p.m. in the Conference Room, located in the Town Hall Annex, 24 School Road or via Zoom when applicable.

TOWN of WESTON, CONNECTICUT

Incorporated 1787

Conservation Commission

INLAND WETLANDS AND WATERCOURSES APPLICATION

This Application is for a five-year permit to conduct a regulated activity or activities pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Weston ("The Regulations")

PROPERTY ADDRESS: Old Farm

Assessor's Map # 2 **Block #** 4 **Lot #** 9

PROJECT DESCRIPTION *(general purpose)* site development

Total Acres 4.04 Total Acres of Wetlands and Watercourses 1.39

Acreage of Wetlands and Watercourses Altered 0 Upland Area Altered 0.09

Acres Linear Feet of Stream Alteration 0 Total Acres Proposed Open Space 0

OWNER(S) OF RECORD: *(Please list all owners, attach extra sheet if necessary)*

Name: ALAN GELOGAEV Phone: 212-810-6156

Address: 7 Birch Hill Rd, Weston, CT, 06883

Email: ALAN@eschec.com

APPLICANT/AUTHORIZED AGENT:

Name: ANUAR YELEMESSOV Phone: 609-305-8507

Address: 17 Garden st. apt 3R, Brooklyn, NY, 11206

Email: ANUAR@BrightALiM.com

CONSULTANTS: *(Please provide, if applicable)*

Engineer: Bryan P. Nesterjak Phone: 203 881-8145

Address: 15 Reserch Drive, Woodbridge, CT, 06525 Email: bN@bbengrs.com

Soil Scientist: WILLIAM KENNY Phone: 203-366-0588

Address: 1899 BRONSON ROAD FAIRFIELD CT, 06824 Email: wkenny@wkassociates.net

Legal Counsel: _____ Phone: _____

Address: _____ Email: _____

Surveyor: BRYAN NESTERIAK Phone: 203-881-8145

Address: 15 RESEARCH DRIVE, SUITE 3, WOODBRIDGE, CT 06525 Email: bn@bbengrs.com

PROPERTY INFORMATION

Property Address: OLD FARM ROAD (ASSESSOR'S LOT 9)

Existing Conditions *(Describe existing property and structures)*: VACANT LOT

Provide a detailed description and purpose of proposed activity *(attach sheet with additional information if needed)*: PROPOSED ACTIVITY INCLUDES A DWELLING, DRIVEWAY, AND DECK.

Is this property within a subdivision *(circle)*: Yes or (No)

Square feet of proposed impervious surfaces *(roads, buildings, parking, etc.)*: 3,410

Subject property to be affected by proposed activity contains:

- ☒ wetlands soils
- ☐ swamp
- ☐ floodplain
- ☐ marsh
- ☐ bog
- ☐ lake or pond
- ☒ stream or river
- ☐ other _____

The proposed activity will involve the following within wetlands, watercourse, and/or review area:

- ☐ Alteration
- ☐ Discharge to
- ☒ Removal of Materials
- ☐ Construction
- ☐ Discharge from
- ☒ Deposition of Materials
- ☐ Pollution
- ☐ Bridge or Culvert
- ☐ Other _____

Amount, type, and location of materials to be removed, deposited, or stockpiled:
MATERIAL TO BE REMOVED FOR STORM WATER SYSTEM IN UPLAND REVIEW AREA, DWELLING & DRIVEWAY OUTSIDE OF UPLAND AREA.

Description, work sequence, and duration of activities:
INSTALL SOIL EROSION & SEDIMENTATION CONTROLS, INSTALL UTILITIES, CONSTRUCT BUILDING, DRIVEWAY & DECK, LANDSCAPE & STABILIZE ALL DISTURBED AREAS.

Describe alternatives considered and why the proposal described herein was chosen:
ALL ALTERNATIVES CONSIDERED REQUIRED IMPACT CLOSER TO WETLANDS.

Does the proposed activity involve the installation and/or repair of an existing septic system(s) *(circle)*: Yes or (No)

The Westport/Weston Health District Approval: APPROVED

ADJOINING MUNICIPALITIES AND NOTICE:

If any of the situations below apply, the applicant is required to give written notice of his/her application to the Inland Wetlands Agency of the adjoining municipality, on the same day that he/she submits this application. Notification must be sent by Certified Mail with Return Receipt Requested.

The property is located within 500 feet of any town boundary line;
A significant portion of the traffic to the completed project will use streets within the adjoining municipality to enter or exit the site;

A portion of the water drainage from the project site will flow through and significantly impact the sewage system or drainage systems within the adjoining municipality; or
Water runoff from the improved site will impact streets or other municipal or private property within the adjoining municipality

AQUARION WATER COMPANY

Pursuant to Section 8.4 of the Weston regulations, the Aquarion Water Company must be notified of any regulated activity proposed within its watersheds. Maps showing approximate watershed boundaries are available at the office of the Commission. If the project site lies within these boundaries, send notice, site plan, and grading and erosion control plan via certified mail, return receipt requested, within seven (7) days of submitting application to the Commission, to:

George S. Logan, Director – Environmental Management
Aquarion Water Company
714 Black Rock Turnpike
Easton, CT 06612

The Commissioner of the Connecticut Department of Public Health must also be notified in the same manner in a format prescribed by that commissioner.

The undersigned, as owner(s) of the property, hereby consents to necessary and proper inspections of the above mentioned property by Commissioners and agents of the Conservation Commission, Town of Weston, at reasonable times, both before and after a final decision has been issued by the Commission.

The undersigned hereby acknowledges to have read the "Application Requirements and Procedures" in completing this application.

The undersigned hereby certifies that the information provided in this application, including its supporting documentation is true and he/she is aware of the penalties provided in Section 22a-376 of the Connecticut General Statues for knowingly providing false or misleading information.

Signature of Owner(s) of Record — Date: 10/19/2023

Signature of Authorized Agent — Date: 10/19/2023

FOR OFFICE USE ONLY

Administrative Approval

Initials — Date

Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, inland wetlands agencies must complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for **each** action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package.

Please remember, the inland wetlands agency is responsible for ensuring that the information provided is **accurate** and that it reflects the **final** action of the agency. Incomplete or incomprehensible forms will be mailed back to the agency. Instructions for completing the form are located on the following pages.

The inland wetlands agency shall mail completed forms for actions taken during a calendar month no later than the 15th day of the following month to the Department of Energy and Environmental Protection (DEEP). Do **not** mail this cover page or the instruction pages. Please mail **only** the **completed** reporting form to:

DEEP Land & Water Resources Division
Inland Wetlands Management Program
79 Elm Street, 3rd Floor
Hartford, CT 06106

Questions may be directed to the DEEP's Inland Wetlands Management Program at (860) 424-3019.

INSTRUCTIONS FOR COMPLETING

THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Use a separate form to report EACH action taken by the Agency. Complete this electronic fill-in form as described below. If completing by hand please print and use the pdf version. Do NOT submit a reporting form for withdrawn actions.

PART I: Must Be Completed By The Inland Wetlands Agency

1. Choose the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed.

2. Choose ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. Do NOT submit a reporting form for withdrawn actions. Do NOT enter multiple code letters (for example, if the same project or activity had both a permit issued and enforcement action, submit two forms for the two separate actions).

   A = A Permit Granted by the Inland Wetlands Agency (not including map amendments, see code D below)
   B = Any Permit Denied by the Inland Wetlands Agency
   C = A Permit Renewed or Amended by the Inland Wetlands Agency
   D = A Map Amendment to the Official Town Wetlands Map - or -
   An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
   E = An Enforcement Action: Permit Revocation, Citation, Notice of Violation, Order, Court Injunction, or Court Fines
   F = A Jurisdictional Ruling by the Inland Wetlands Agency (activities "permitted as of right" or activities considered non-regulated)
   G = An Agent Approval pursuant to CGS 22a-42a(c)(2)
   H = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)

3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".

4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant - If Part II is completed by the applicant, the applicant MUST return the form to the Inland Wetlands Agency. The Inland Wetlands Agency MUST ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.

   Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.

6. Enter the USGS Quad Map name or number (1 through 115) as found on the CT Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. USGS Quad Map information is available at: https://portal.ct.gov/-/media/deep/gis/resources/IndexNamedQuadTownpdf.pdf

   ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn CLEAR's website: http://clear.uconn.edu/data/map_set/index.htm (no roads depicted) or at CTECO: http://www.cteco.uconn.edu/map_catalog.asp (depicts roads, choose town and a natural drainage basin map).

7. Enter the name of the individual applying for, petitioning, or receiving the action.

8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (for example, don't state "forestry," provide details such as "20 acre forest harvest, permit required for stream crossing.")

9. Carefully review the list below and enter ONLY ONE code letter which best characterizes the action/project/activity. All state agency projects must code "N."

A = Residential Improvement by Homeowner
B = New Residential Development for Single Family Units
C = New Residential Development for Multi-Family / Condos
D = Commercial / Industrial Uses
E = Municipal Project
F = Utility Company Project
G = Agriculture, Forestry or Conservation
H = Wetland Restoration, Enhancement, Creation
I = Storm Water / Flood Control
J = Erosion / Sedimentation Control
K = Recreation / Boating / Navigation
L = Routine Maintenance
M = Map Amendment
N = State Agency Project
P = Other (this code includes the approval of concept, subdivision or similar plans with no-on-the-ground work)

10. Enter between one and four code numbers to best characterize the action/project/activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You MUST provide code 12 if the activity is located in an established upland review area. You MUST provide code 14 if the activity is located beyond the established upland review area or no established upland review area exists.

1 = Filling
2 = Excavation
3 = Land Clearing / Grubbing (no other activity)
4 = Stream Channelization
5 = Stream Stabilization (includes lakeshore stabilization)
6 = Stream Clearance (removal of debris only)
7 = Culverting (not for roadways)
8 = Underground Utilities Only (no other activities)
9 = Roadway / Driveway Construction (including related culverts)
10 = Drainage Improvements
11 = Pond, Lake Dredging / Dam Construction
12 = Activity in an Established Upland Review Area
14 = Activity in Upland

Examples: Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality does not have an established upland review area must use code 14, other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14, other possible codes are 1 and 2.

11. Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. For PERMANENT alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body." For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream." Remember, these figures represent only the acreage altered, not the total acreage of wetlands or watercourses on the site. You MUST provide all information in ACRES (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. If this report is being completed for an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.

12. Enter in acres the area of upland altered as a result of an ACTIVITY REGULATED BY the inland wetlands agency, or as a result of an AGENT APPROVAL pursuant to CGS section 22a-42a(c)(2). Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. Include areas that are permanently altered, or proposed to be permanently altered, for all agent approvals, agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. If this report is being completed for an agent approval or an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.

13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, renewals, jurisdictional rulings and enforcement actions. NOTE restored or enhanced applies to previously existing wetlands or watercourses. Created applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses. For created - question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered. You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. Enter zero if there is no restoration, enhancement or creation.

PART III: To Be Completed By The DEEP - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the municipal inland wetlands agency.

GIS CODE #: ___ ___ ___ ___ ___ ___ ___ ___ ___
For DEEP Use Only

Connecticut Department of
ENERGY & ENVIRONMENTAL PROTECTION

Statewide Inland Wetlands & Watercourses Activity Reporting Form

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

Please complete and mail this form in accordance with the instructions.
If completing by hand - please print and use the pdf version.
Incomplete or incomprehensible forms will be mailed back to the municipal inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: **Click Here for Year** month: **Click Here for Month**
2. CHOOSE ACTION TAKEN (see instructions for code): **Click Here to Choose a Code**
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
   (type name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (type name): WESTON
   does this project cross municipal boundaries (check one)? yes ☐ no ☒
   if yes, list the other town(s) in which the activity is occurring (type name(s)): _____, _____
6. LOCATION (click on hyperlinks for information): USGS quad map name: RETHEL or quad number: 91
   subregional drainage basin number: _____
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): ANUAR YELEMESSOV
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (type information): OLD FARM ROAD (ASSESSOR'S LOT 9)
   briefly describe the action/project/activity (check and type information): temporary ☐ permanent ☒ description: PROJECT INCLUDES A NEW DWELLING, DRIVEWAY AND DECK TO BE CONSTRUCTED.
9. ACTIVITY *PURPOSE* CODE (see instructions for code): **Click Here to Choose a Code** B
10. ACTIVITY *TYPE* CODE(S) (see instructions for codes): **Click for Code** 1,2,3, **Click for Code** 8, **Click for Code** 9,10,12, **Click for Code**
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, type acres or linear feet as indicated):
    wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (type acres as indicated): 0.09 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type acres as indicated): 0 acres

PART III: To Be Completed By The DEEP

DATE RECEIVED: DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO FORM CORRECTED / COMPLETED: YES NO

Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, inland wetlands agencies must complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for **each** action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package.

Please remember, the inland wetlands agency is responsible for ensuring that the information provided is **accurate** and that it reflects the **final** action of the agency. Incomplete or incomprehensible forms will be mailed back to the agency. Instructions for completing the form are located on the following pages.

The inland wetlands agency shall mail completed forms for actions taken during a calendar month no later than the 15th day of the following month to the Department of Energy and Environmental Protection (DEEP). Do **not** mail this cover page or the instruction pages. Please mail **only** the **completed** reporting form to:

DEEP Land & Water Resources Division
Inland Wetlands Management Program
79 Elm Street, 3rd Floor
Hartford, CT 06106

Questions may be directed to the DEEP's Inland Wetlands Management Program at (860) 424-3019.

WILLIAM KENNY ASSOCIATES
LANDSCAPE ARCHITECTURE ▪ ECOLOGICAL SERVICES

February 24, 2022

Mr. Bryan Nesteriak, P.E., L.S.
B&B Engineering, LLC
15 Research Drive, Suite 3
Woodbridge, Connecticut 06525

Re: Wetland and Watercourse Delineation
(Lot 9) Old Farm Road, Weston, Connecticut

Dear Mr. Nesteriak:

As requested, we visited the referenced property to determine the presence or absence of wetlands and/or watercourses, to demarcate (flag) the boundaries of wetlands and watercourses identified, and to identify onsite soil types. This letter includes the methods and results of our investigation, which we completed today, February 24, 2022. In summary, one inland wetland and watercourse system was identified and delineated. The system, which extends and flows west to east through the southern portion of the property, is a segment of the West Branch of the Saugatuck River with bordering woodland and meadow wetlands.

Regulatory Definitions

The Inland Wetlands and Watercourses Act (Connecticut General Statutes §22a-38) defines inland wetlands as "land, including submerged land...which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain." Watercourses are defined in the act as "rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the state or any portion thereof." The Act defines Intermittent Watercourses as having a defined permanent channel and bank and the occurrence of two or more of the following characteristics: A) evidence of scour or deposits of recent alluvium or detritus, B) the presence of standing or flowing water for a duration longer than a particular storm incident, and C) the presence of hydrophytic vegetation.

Methodology

A second order soil survey in accordance with the principles and practices noted in the USDA publication *Soil Survey Manual* (1993) was completed at the subject site. The classification system of the National Cooperative Soil Survey was used in this investigation. Soil map units identified at the project site generally correspond to those included in the *Soil Survey of the State of Connecticut* (USDA 2005).

1899 Bronson Road
Fairfield CT 06824
203 366 0588
www.wkassociates.net

Wetland determinations were completed based on the presence of poorly drained, very poorly drained, alluvial, or floodplain soils. Soil types were identified by observation of soil morphology (soil texture, color, structure, etc.). To observe the morphology of the property's soils, test pits and/or borings (maximum depth of two feet) were completed at the site.

Intermittent watercourse determinations were made based on the presence of a defined permanent channel and bank and the occurrence of two or more of the following characteristics: A) evidence of scour or deposits of recent alluvium or detritus, B) the presence of standing or flowing water for a duration longer than a particular storm incident, and C) the presence of hydrophytic vegetation.

Wetland boundaries were demarcated (flagged) with pink surveyor's tape (hung from vegetation) or small flags (on wire stakes) labeled "William Kenny Associates" that are generally spaced a maximum of every 50 feet. Complete boundaries are located along the lines that connect these sequentially numbered flags. The wetland boundaries are subject to change until adopted by local, state, or federal regulatory agencies.

Results

The approximate 4.0-acre undeveloped property is located at (Lot 9) Old Farm Road in Weston, Connecticut. Old Farm Road borders the northern property boundary. The primary vegetative cover in the northeastern portion of the property is a broadleaved deciduous forest. A broadleaved deciduous woodland and meadow are present in the southwestern portion of the property.

One inland wetland and watercourse system was identified and delineated. The system, which extends and flows west to east through the southern portion of the property, is a segment of the West Branch of the Saugatuck River with bordering woodland and meadow wetlands. Wetland soils are primarily poorly drained and formed from glacial till deposits. The approximate location of the system is shown on the attached map. The boundary of the system was marked at the site with flags numbered 50 to 58 and 60 to 92.

Five soil map units were identified on the property (one wetland and four upland). Each map unit represents a specific area on the landscape and consists of one or more soils for which the unit is named. Other soils (inclusions that are generally too small to be delineated separately) may account for 10 to 15 percent of each map unit. The mapped units are identified in the following table by name and symbol and typical characteristics (parent material, drainage class, high water table, depth to bedrock, and slope). These characteristics are generally the primary characteristics to be considered in land use planning and management. A description of each characteristic and their land use implications follows the table. A complete description of each soil map unit can be found in the *Soil Survey of the State of Connecticut* (USDA 2005), and at *https://soilseries.sc.egov.usda.gov/osdname.aspx*. On the day of the review, there was no soil frost and no snow cover. The upland soil was moist and the wetland soil was wet to inundated. The sky was clear and air temperatures were in the 30's ° F.

Map Unit Sym.	Map Unit Name	Parent Material	Slope (%)	Drainage Class	High Water Table Depth (ft)	High Water Table Kind	High Water Table Mos.	Depth To Bedrock (in)
Upland Soil								
50	Sutton fine sandy loam	Loose Glacial Till	3-8	Moderately Well Drained	1.5-3.5	Apparent	Nov-Apr	>60
60	Canton and	Loose Glacial Till	0-15	Well Drained	>6.0	--	--	>60
	Charlton soils	Loose Glacial Till	0-15	Well Drained	>6.0	--	--	>60
73	Charlton	Loose Glacial Till	0-50	Well Drained	>6.0	--	--	>60
	Chatfield Fine sandy loam	Loose Glacial Till	0-70	Well Drained	>6.0	--	--	20-40
75	Hollis-	Loose Glacial Till	0-5	Well Drained	>6.0	--	--	<20
	Chatfield Rock Outcrop	Loose Glacial Till	3-15	Well Drained	>6.0	--	--	20-40
Wetland Soil								
3	Ridgebury	Compact Glacial Till	0-8	Poorly Drained	0.0-1.5	Perched	Nov-May	>60
	Leicester	Loose glacial Till	0-3	Poorly Drained	0.0-1.5	Apparent	Nov-May	>60
	Whitman extremely stony fine sandy loam	Compact Glacial Till	0-3	Very Poorly Drained	0.0-1.5	Perched	Sep-Jun	>60

Parent material is the unconsolidated organic and mineral material in which soil forms. Soil inherits characteristics, such as mineralogy and texture, from its parent material. Glacial till is unsorted, nonstratified glacial drift consisting of clay, silt, sand, and boulders transported and deposited by glacial ice. Glacial outwash consists of gravel, sand, and silt, which are commonly stratified and deposited by glacial melt water. Alluvium is material such as sand, silt, or clay, deposited on land by streams. Organic deposits consist of decomposed plant and animal parts.

A soil's texture affects the ease of digging, filling, and compacting and the permeability of a soil. Generally sand and gravel soils, such as outwash soils, have higher permeability rates than most glacial till soils. Soil permeability affects the cost to design and construct subsurface sanitary disposal facilities and, if too slow or too fast, may preclude their use. Outwash soils are generally excellent sources of natural aggregates (sand and gravel) suitable for commercial use, such as construction sub base material. Organic layers in soils can cause movement of structural footings. Compacted glacial till layers make excavating more difficult and may preclude the use of subsurface sanitary disposal systems or increase their design and construction costs if fill material is required.

Generally, soils with steeper slopes increase construction costs, increase the potential for erosion and sedimentation impacts, and reduce the feasibility of locating subsurface sanitary disposal facilities.

Drainage class refers to the frequency and duration of periods of soil saturation or partial saturation during soil formation. Seven classes of natural drainage classes exist. They range from excessively drained, where water is removed from the soil very rapidly, to very poorly drained, where water is removed so slowly that free water remains at or near the soil surface during most of the growing

season. Soil drainage affects the type and growth of plants found in an area. When landscaping or gardening, drainage class information can be used to assure that proposed plants are adapted to existing drainage conditions or that necessary alterations to drainage conditions (irrigation or drainage systems) are provided to assure plant survival.

High water table is the highest level of a saturated zone in the soil in most years. The water table can affect the timing of excavations; the ease of excavating, constructing, and grading; and the supporting capacity of the soil. Shallow water tables may preclude the use of subsurface sanitary disposal systems or increase design and construction costs if fill material is required.

The depth to bedrock refers to the depth to fixed rock. Bedrock depth affects the ease and cost of construction, such as digging, filling, compacting, and planting. Shallow depth bedrock may preclude the use of subsurface sanitary disposal systems or increase design and construction costs if fill material is required.

Conclusions

Today, we investigated the property at (Lot 9) Old Farm Road in Weston, Connecticut and identified and delineated one inland wetland and watercourse system. Thank you for the opportunity to assist you. If you should have any questions or comments, please do not hesitate to contact us.

Sincerely,

William L. Kenny, PWS, PLA
Soil Scientist

Alexander Wojtkowiak
Soil Scientist

Enclosure

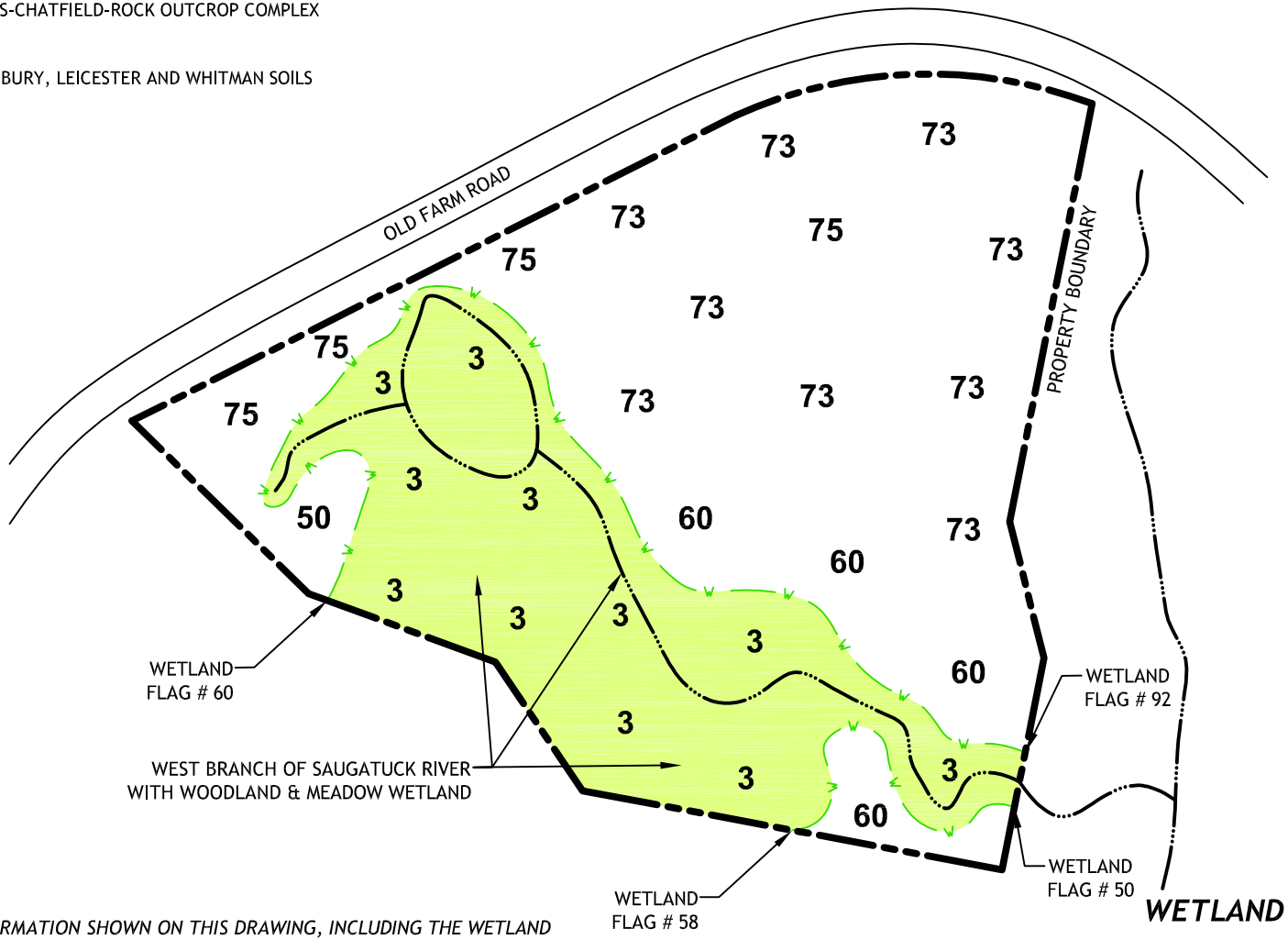
Ref. No. 5201

SOIL LEGEND

UPLAND
50 SUTTON FINE SANDY LOAM
60 CANTON AND CHARLTON SOILS
73 CHARLTON-CHATFIELD COMPLEX
75 HOLLIS-CHATFIELD-ROCK OUTCROP COMPLEX

WETLAND
3 RIDGEBURY, LEICESTER AND WHITMAN SOILS

WILLIAM KENNY ASSOCIATES
LANDSCAPE ARCHITECTURE ▪ ECOLOGICAL SERVICES
1899 Bronson Road Fairfield CT 06824
203 366 0588 www.wkassociates.net



NOTES:
- *INFORMATION SHOWN ON THIS DRAWING, INCLUDING THE WETLAND BOUNDARY, IS APPROXIMATE. THE BOUNDARY IS NOT A SURVEYED REPRESENTATION OF WHAT WAS FIELD MARKED (FLAGGED).*
- *WETLAND AND SOIL INFORMATION PROVIDED BY WILLIAM KENNY ASSOC. OTHER INFORMATION TAKEN FROM A TOWN OF WESTON GIS MAP.*
- ***50, 60, 73, 75** AND **3** ARE SOIL MAPPING UNIT SYMBOLS. SEE WETLAND DELINEATION REPORT FOR THE SOIL MAP UNIT NAMES AND ADDITIONAL RELATED INFORMATION.*

I CERTIFY THAT THIS WETLAND MAP SUBSTANTIALLY REPRESENTS THE SOILS AND WETLANDS MAPPED IN THE FIELD

WILLIAM L. KENNY, SOIL SCIENTIST

WETLAND & WATERCOURSE MAP

(LOT 9) OLD FARM ROAD WESTON, CONNECTICUT

SCALE: NOT TO SCALE
DATE: FEBRUARY 24, 2022

Ref. No. 5201

NORTH

SINGLE FAMILY RESIDENCE

CODE AUTHORITIES

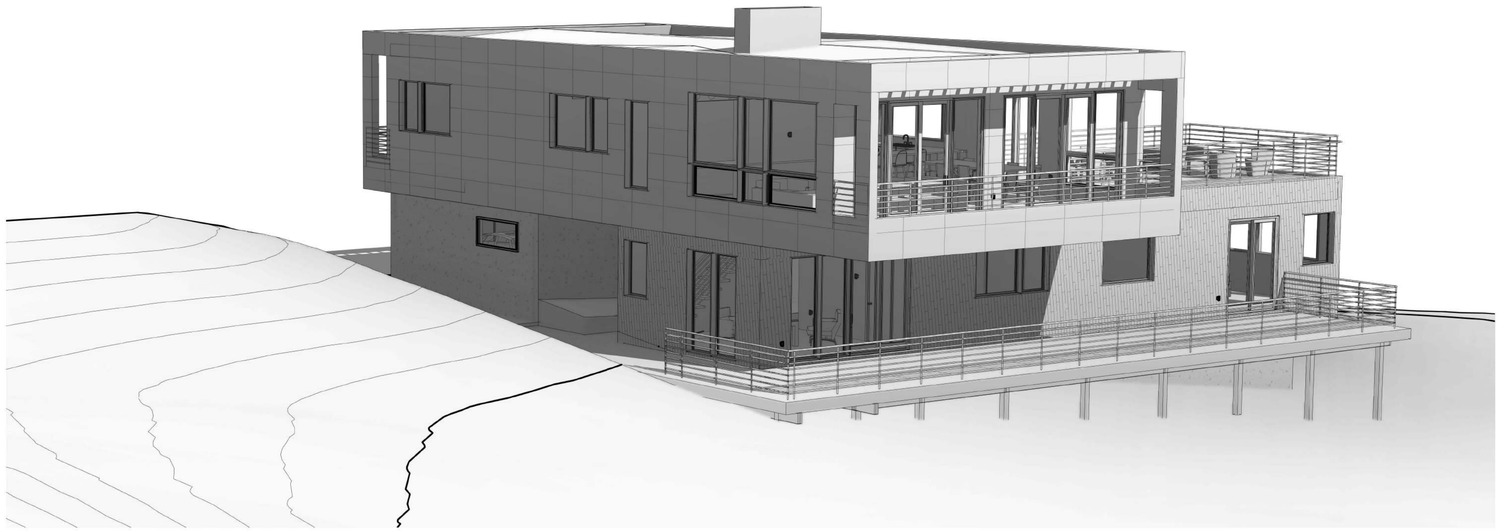
ALL WORK TO CONFORM TO THE FOLLOWING REQUIREMENTS:

ALL WORK TO CONFORM TO THE FOLLOWING REQUIREMENTS:

1. BUILDING CODE:	2021 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL RESIDENTIAL CODE
2. MECHANICAL CODE:	2021 INTERNATIONAL MECHANICAL CODE
3. ELECTRICAL CODE:	2012 NFPA NEC,
4.	2021 INTERNATIONAL ENERGY CONSERVATION CODE
5. PLUMBING CODE:	2021 INTERNATIONAL PLUMBING CODE

PROJECT INFORMATION

PROJECT DESCRIPTION:	TWO STORY SINGLE FAMILY HOUSE
PROJECT ADDRESS:	OLD FARM ROAD, ASSESSOR LOT 9, WESTON, CT 06883
ZONING:	R-2AC
CONSTRUCTION TYPE:	V-B
LOT SIZE:	4.04 ACRES (175 863.3 SF)



1 3D View 1

A0-00 - SHEET INDEX

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A0-00 - SHEET INDEX

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A0-00 - SHEET INDEX

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2021 IBC, 2021 IECC AND ALL LOCAL CODES AND ORDINANCES, AND ALL OTHER STATE RULES AND REGULATIONS, AS WELL AS ALL CITY, COUNTY AND FEDERAL RULES, REGULATIONS, ORDINANCES, SAFETY LAWS AND SANITARY ORDINANCES. IF THE DRAWINGS AND/OR THE SPECIFICATIONS ARE AT VARIANCE THEREWITH, THE CONTRACTOR SHALL SO NOTIFY THE ARCHITECT IMMEDIATELY

2. SLOPE GRADE AWAY FROM STRUCTURE A MIN. OF 5% FOR 5 FEET.

3. ROOF AND DECK DOWNSPOUTS, FOUNDATION PERIMETER DRAIN LINE, DRIVEWAY AND PATIOS SHALL BE CONNECTED TO A SUBTERRANEAN SYSTEM WHERE REQUIRED BY CURRENT STORM DRAINAGE ORDINANCE.

4. PRIOR TO INSPECTION OF ROOF FRAMING, ENGINEERED CALCULATIONS FOR THE MANUFACTURED ROOF TRUSSES, AS PER PLAN, WILL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL.

5. THE GENERAL NOTES ARE COMPLEMENTARY TO THE GENERAL CONDITIONS AND SPECIFICATIONS. SHOULD CONFLICTS OCCUR, THEY SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.

6. SHOULD CONFLICTS OCCUR BETWEEN THE DRAWINGS AND SPECIFICATIONS, DRAWINGS SHALL GOVERN IN MATTERS OF DIMENSION OR QUANTITY; SPECIFICATIONS SHALL GOVERN IN MATTERS OF MATERIALS, INSTALLATION OR FINISHES.

7. DURING CONSTRUCTION, REPORT ALL DISCREPANCIES AND/OR CONFLICTS IN THE DRAWINGS TO THE ARCHITECT IMMEDIATELY.

8. VERTICAL AND HORIZONTAL FIRE BLOCKING SHALL CONFORM TO IBC R608.2.

9. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND LABOR REQUIRED TO COMPLETE THE WORK. EXCLUSION OF AN ITEM OR ITEMS DOES NOT IMPLY OMISSION. THE CONTRACTOR'S RESPONSIBILITY IS TO NOTIFY THE ARCHITEC T & OWNER OF THESE OMISSIONS PRIOR TO THE SUBMISSION OF BIDS. THE CONTRACTOR SHALL COMPLY WITH THE SPIRIT AND INTENT OF THESE DOCUMENTS AND SHALL COMPLETE THE WORK SATISFACTORILY AND IN A MANNER ACCEPTABLE TO THE OWNER. THESE DOCUMENTS ILLUSTRATE THE MINIMUM STANDARDS OF
CONSTRUCTION AND THE CONTRACTOR SHALL MEET OR EXCEED NORMAL CONSTRUCTION TECHNIQUES AND STANDARDS FOR A BUILDING OF THIS TYPE.

10. NEITHER THE ARCHITECT, THE ENGINEER, OR THE OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF THE CONTRACTOR; SAFETY PRECAUTIONS AND PROGRAMS OF CONTRACTOR; THE ACTS OR OMISSIONS OF THE CONTRACTOR; OR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR SPECIFICATIONS.

11. VERIFY DIMENSIONS, GRADES, ELEVATIONS AND CRITICAL LOCATIONS, SUCH AS STRUCTURAL SUPPORTS, BEFORE COMMENCING WORK AFFECTED BY THEM. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT.

12. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE DRAWINGS, SPECIFICATIONS AND EXISTING SITE CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO CONSTRUCTION.

13. A LICENSED LAND SURVEYOR OR CIVIL ENGINEER SHALL ESTABLISH BUILDING CORNERS, STRUCTURAL COLUMNS, POSTS, GRADES AND OTHER IMPROVEMENTS IN THE FIELD.

14. MANUFACTURED MATERIALS, EQUIPMENT, ETC., SHALL BE INSTALLED PER MANUFACTURES RECOMMENDATIONS, INSTRUCTIONS AND APPLICABLE ICBO REPORTS UNLESS OTHERWISE NOTED OR INSTRUCTED.

15. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST PRACTICES OF THE VARIOUS TRADES INVOLVED. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE IN PROPER ALIGNMENT.

16. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF THE DRAWINGS AND SPECIFICATIONS TO ALL TRADES UNDER HIS JURISDICTION.

18. SUBSTITUTIONS, REVISIONS OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE THE ARCHITECT.

19. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE AS A CONSEQUENCE OF THE ARCHITECTS FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITH IN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT DOCUMENTS. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.

20. IN THE EVENT CERTAIN FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE NOTES OR SPECIFICATIONS, THEN THE CONSTRUCTION SHALL BE SIMILAR AND OF THE SAME CHARACTER AS SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.

21. THE CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS APPROVED BY THE BUILDING OFFICIAL. THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL NOT BE CHANGED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.

22. THE CONTRACTOR SHALL NOTIFY THE OWNER UPON COMPLETION OF THE WORK. AT THAT TIME THE OWNER SHALL COMPLETE A "PUNCH LIST" OF CORRECTIONS. THE OWNERS FINAL ACCEPTANCE WILL BE CAUSE FOR FINAL PAYMENT UNDER TERMS OF THE OWNER/CONTRACTOR AGREEMENT.

23. THE PROJECT SHALL BE LEFT COMPLETELY CLEAN AND CLEAR TO THE SATISFACTION OF THE OWNER.

24. ALL WORK AND MATERIAL SHALL BE NEW AND UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE AUTHORIZED BY THE ARCHITECT. VICINITY MAP

25. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FINAL CITY APPROVALS AND A CERTIFICATE OF OCCUPANCY.

STATE OF CONNECTICUT
GEOFFREY CRAIG WILLIAMS
NO. 7553
LICENSED ARCHITECT

NEW SINGLE FAMILY RESIDENCE
OLD FARM ROAD, ASSESSOR LOT 9,
Weston, CT 06883

MARK	DATE	DESCRIPTION
ISSUE:		

PROJECT NO:

CAD FILE:

DATE: 05/09/2023

DRAWN BY:

CHECKED BY:

COPYRIGHT:

SHEET TITLE:

COVER SHEET

DRAWING SHEET NO:

A0-00

ENERGY CODE COMPLIANCE:
2021 IECC CHAPTER 4: RESIDENTIAL ENERGY EFFICIENCY
PRESCRIPTIVE COMPLIANCE METHOD

ENERGY CODE NOTES:

1. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION.
   A. ALL JOINTS, SEAMS , AND PENETRATIONS.
   B. JOINTS AROUND DOORS/WINDOWS AND THEIR FRAMING.
   C. UTILITY PENETRATIONS.
   D. WALLS AND CEILINGS SEPARATING CONDITIONED FROM NON CONDITIONED SPACE.
   E. ATTIC ACCESS OPENINGS
   F. RIM JOISTJUNCTION, SILL PLATES AND HEADERS.
2. BUILDING ENVELOPE AIR TIGHTNESS SHALL BE TESTED IN ACCORDANCE WITH ASHREA/ASTM E779.
3. AIR BARRIER AND THERMAL BARRIEIR SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
4. REFER TO "AIR SEALING/INSULATION INSTALLATION" SHEET FOR OTHER DETAILS/NOTES.
5. PROVIDE A MINIMUM OF ONE THERMOSTAT FOR EACH HEATING AND COOLING SYSTEM CAPABLE OF AUTOMATICALLY ADJUSTING SPACE TEMPERATURE PER 2021 IECC, R403.1.1.
6. IC-RATED RECESSED LIGHTING FIXTURES SHALL BE SEALED AT HOUSING/INERIOR FINISH AND LABELED TO INDICATE < 2.0 CFM LEAKAGE @ 75 Pa.
7. AUTOMATIC OR GRAVITY DAMPERS SHALL BE INSTALLED ON ALL OUTDOOR AIR INTAKES AND EXHAUSTS.
8. AIR LEAKAGE: BLOWER DOOR TEST REQUIRED AND SHALL BE < 3 ACH @ 50 Pa.
9. WOOD BURNING FIREPLACES SHALL HAVE TIGHT FITTING FLUE DAMPERS AND OUTDOOR AIR FOR COMBUSTION.
10. U-FACTOR OF FENESTRATION PRODUCTS SHALL BE DETERMINED IN ACCORDANCE WITH NFRC 400.
11. ALL INSULATION SHALL BE LABELED OR THE INSTALLED R-VALUE SHALL BE PROVIDED. SPRAY POLYURETHANE FOAM THICKNESS AND INSTALLED R-VALUE SHALL BE LISTED ON CERTIFICATION PROVIDED BY THE INSULATION INSTALLER.
12. ALL INSULATION SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS OR RESNET GRADE I.
13. ATTIC ACCESS HATCH AND DOOR INSULATION R-VALUS SHALL BE OF THE ADJACENT ASSEMBLY.
14. BUILDING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
15. ALL DUCTS SHALL BE SEALED WITH MASTIC ALONG ALL JOINTSAND CONSTRUCTED PER M1601 OF 2021 IBC
16. DUCT TIGHTNESS TEST RESULT OF < =4CFM/100 FT2 ACROSS THE SYSTEM OR < =3CFM/100 FT2 WITHOUT AIR HANDLER @ 25 PA. FOR ROUGH IN TEST, VERIFICATION MAY NEED TO OCCUR DURING FARMING INSPECTION.
17. DUCTS IN ATTIC SHALL BE INSULATED TO MIN. R-8. ALL OTHER DUCTS SHALL BE INSULATED TO MIN. R-6 (EXCEPT DUCTS LOCATED COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE).
18. ALL MECHANICAL VENTILATION SYSTEMS FANS NOT PART OT TESTED AND LISTED HVAC EQUIPMENT SHALL MEET EFFICACY AND AIR FLOW LIMITS.
19. DUCTS SHALL BE PRESSURE TESTED PER 403.3.3 OF 2021 IECC.
20. AIR HANDLER LEAKAGE DESIGNED BY MANUFACTURER AT < =2% OF DEISGN AIR FLOW.
21. ALL MECHANICAL VENTILATION SYSTEMS FANS NOT PART OT TESTED AND LISTED HVAC EQUIPMENT SHALL MEET EFFICACY AND AIR FLOW LIMITS.
22. HVAC PIPING CONVEYING FLUIDS ABOVE 105 D SHALL BE INSULATED TO > = R-3
    A. PIPES/INSULATION LOCATED OUTDOORS SHALL BE PROTECTED.
23. HEATING AND COOLING EQUIPMENT SHALL BE SIZED PER ACCA MANUAL S BASED ON LOADS CALCULATED PER ACCA MANUAL J OR OTHER METHODS APPROVED BY CODE OFFICIAL.
24. HOT AND COLD WATER PIPES SHALL BE INSULTED TO MIN. R-3
25. OUTDOOR AIR INTAKE AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
    A. FAN EFFICACY SHALL BE PER TABLE R403.6.1 2021 IECC.
26. A MINIMUM OF 90% OF LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.
27. SERVICE HOT WATER SYSTEMS SHALL CONFORM TO REQUIREMENTS OF SECTION R403.5 OF 2021 IECC

Climatic and Geographic Design Criteria

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY [f]	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP [e]	ICE BARRIER UNDERLAYMENT REQUIRED [h]	FLOOD HAZARDS [g]	AIR FREEZING INDEX [i]	MEAN ANNUAL TEMP [j]
	SPEED [d] (mph)	TOPOGRAPHIC EFFECTS [k]		WEATHERING [a]	FROST LINE DEPTH [b]	TERMITE [c]					
30	115	No	B	Severe	42"	Very Heavy	10	Yes	Yes	1500 or less	50

EXPOSURE CATEGORY B

Manual J Design Criteria[o]

Elevation	Latitude	Winter Heating	Summer Cooling	Altitude Correction Factor	Indoor Design Temperature	Design Temperature Cooling	Heating Temperature Difference
292	41 8' 11"	12	87	None	72	75	60
Cooling Temperature Difference	**Wind Velocity Heating**	**Wind Velocity Cooling**	**Coincident Wet Bulb**	**Daily Range**	**Winter Humidity**	**Summer Humidity**	
121	--	--	72	M	--	--	--

INSULATION AND FENESTRATION REQUIREMENTS

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE
4A	0.32	0.55	0.40	49	20 OR 13+5	8/13	19	10/13	10, 2 FT	10/13

R-VALUE CERTIFICATE

A PERMANENT CERTIFICATE SHALL BE POSTED ON A WALL IN THE MECHANICAL ROOM, AND SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON THE CEILING/ ROOF, WALLS, FOUNDATION, AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR FENESTRATION AND SOLAR HEAT GAIN COEFFECIENT OF FENESTRATION, AND THE RESULTS FOR ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOP AIR LEAKAGE TESTING DONE ON THE BUILDING. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT

ENERGY CODE NOTE:

I CERTIFY THAT I AM A LICENSED PROFESSIONAL. I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THE BUILDING PLANS SHOWN HEREIN ARE IN COMPLIANCE WITH THE 2021 IECC RESIDENTIAL PROVISIONS.

SIGNED: Jeoffrey C. Williams DATE: 05/09/2023

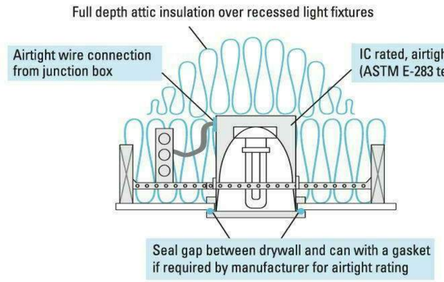
STATE OF CONNECTICUT
GEOFFREY CRAIG WILLIAMS
LICENSED ARCHITECT
NO. 7555

NEW SINGLE FAMILY RESIDENCE
OLD FARM ROAD, ASSESSOR LOT 9,
Weston, CT 06883

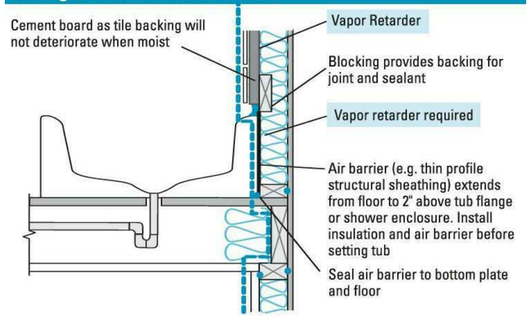
MARK	DATE	DESCRIPTION
ISSUE:		

PROJECT NO:
CAD FILE:
DATE: 05/09/2023
DRAWN BY:
CHECKED BY:
COPYRIGHT:
SHEET TITLE: ENERGY CODE NOTES
DRAWING SHEET NO: A0-00.1

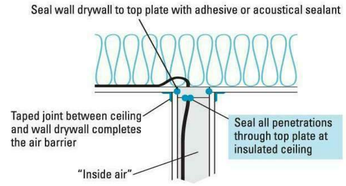
Recessed lights



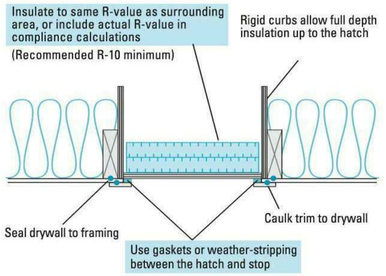
Sealing tub and shower enclosure



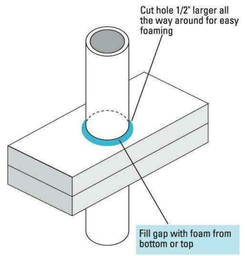
Sealing intersections at the ceiling



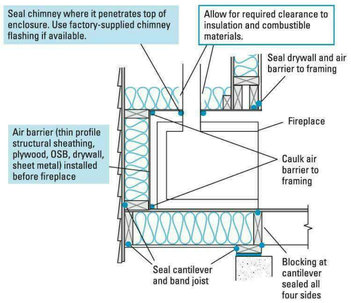
Attic hatch



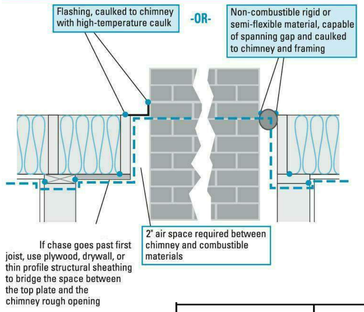
Sealing plumbing vent pipes



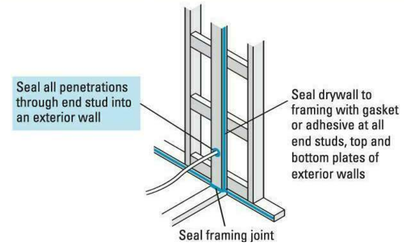
Air sealing fireplace enclosures



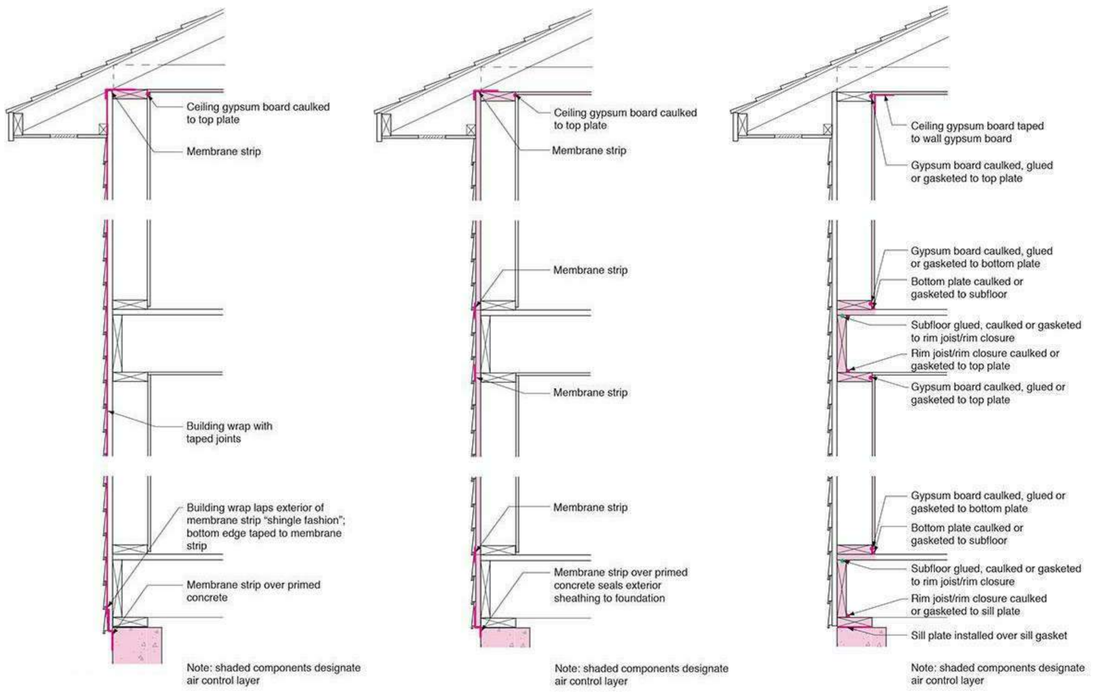
Chimney Chases



Sealing intersections at exterior walls



AIR BARRIER DETAILS



APPROACH NO.1: HOUSE WRAP AIR BARRIER

APPROACH NO.2: SHEATHING AIR BARRIER

APPROACH NO.3: DRYWALL AIR BARRIER

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above-garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity spaces.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box or exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the sub-floor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

STATE OF CONNECTICUT
JEFFREY CRAIG WILLIAMS
LICENSED ARCHITECT
NO. 7553

NEW SINGLE FAMILY RESIDENCE
OLD FARM ROAD, ASSESSOR LOT 9,
Weston, CT 06883

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ISSUE:		

PROJECT NO:

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SHEET TITLE:

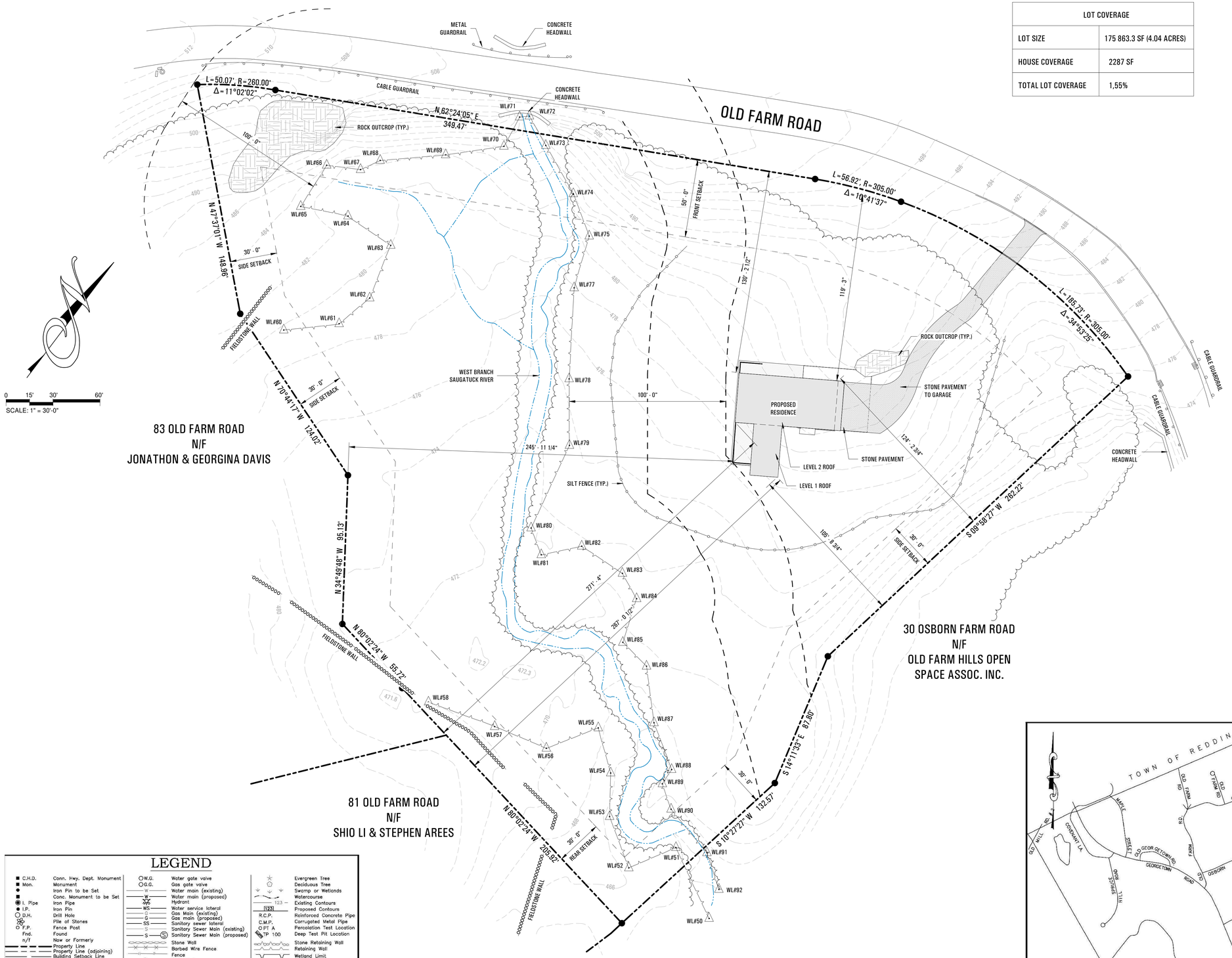
AIR SEALING/ INSULATION INSTALLATION

DRAWING SHEET NO:

A0-00.2

LOT COVERAGE	
LOT SIZE	175 863.3 SF (4.04 ACRES)
HOUSE COVERAGE	2287 SF
TOTAL LOT COVERAGE	1,55%

FLOOR AREA	
FIRST FLOOR	911 SF
SECOND FLOOR	1601 SF
GARAGE	615 SF
TOTAL AREA	3126 SF

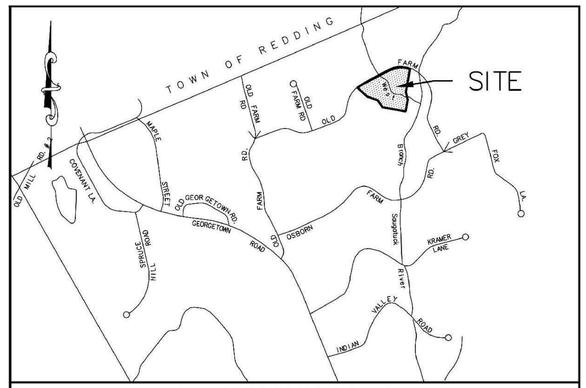


LEGEND

C.H.D.	Conn. Hwy. Dept. Monument	W.G.	Water gate valve
Mon.	Monument	G.G.	Gas gate valve
	Iron Pin to be Set	W	Water main (existing)
	Conc. Monument to be Set	W	Water main (proposed)
I. Pipe	Iron Pipe		Hydrant
I.P.	Iron Pin	WS	Water service lateral
D.H.	Drill Hole	G	Gas Main (existing)
	Pile of Stones	G	Gas main (proposed)
F.P.	Fence Post	SS	Sanitary sewer lateral
Fnd.	Found	S	Sanitary Sewer Main (existing)
n/f	Now or Formerly	S	Sanitary Sewer Main (proposed)
	Property Line		Stone Wall
	Property Line (adjoining)		Barbed Wire Fence
	Building Setback Line		Fence
	Easement Line		Utility Pole
	Centerline		Existing Manhole
	Ledge or Boulders		Proposed Manhole
	Earth or gravel fill		Existing Catch Basin/Pipe
x123.4	Existing Spot Elevation		Proposed Storm Pipe
INV:	Proposed Spot Elevation / Invert Elevation of Pipe		Proposed Catch Basin
			Building (existing)

	Evergreen Tree
	Deciduous Tree
	Swamp or Wetlands
	Watercourse
123	Existing Contours
[123]	Proposed Contours
R.C.P.	Reinforced Concrete Pipe
C.M.P.	Corrugated Metal Pipe
PT A	Percolation Test Location
TP 100	Deep Test Pit Location
	Stone Retaining Wall
	Retaining Wall
	Wetland Limit
WL100	Wetland Flag Number
	Wetland Setback
	Benchmark
	Silt Fence
	Well (existing)
	Well (proposed)
	Anti-Mud Tracking Pad

1 SITE PLAN
1" = 30'-0"



LOCATION MAP
SCALE: 1"=800'

STATE OF CONNECTICUT
GEOFFREY CRAIG WILLIAMS
NO. 7553
LICENSED ARCHITECT

NEW SINGLE FAMILY RESIDENCE
OLD FARM ROAD, ASSESSOR LOT 9,
Weston, CT 06883

1	Date 1	Revision 1
MARK	DATE	DESCRIPTION
ISSUE:		

PROJECT NO:	
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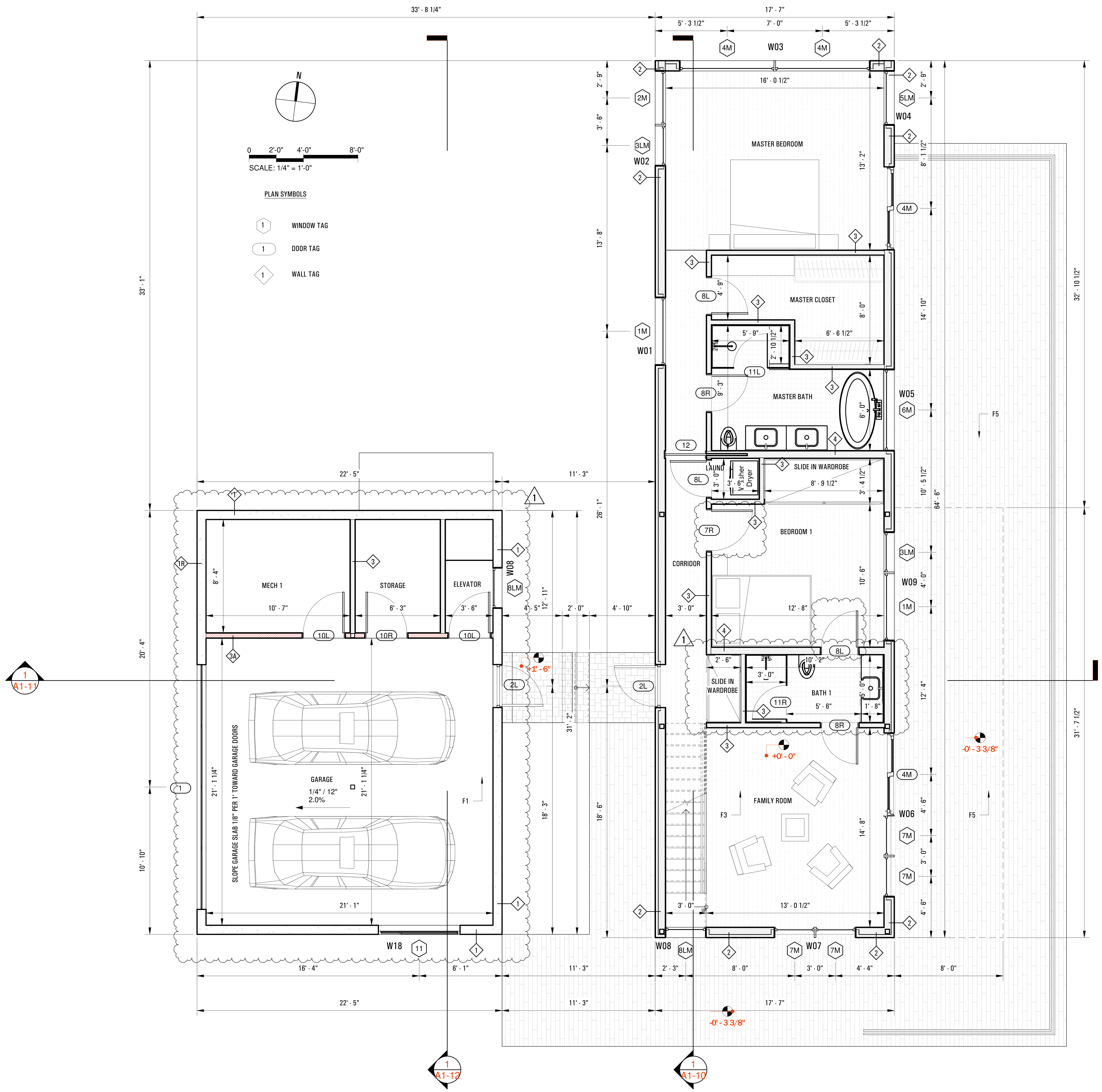
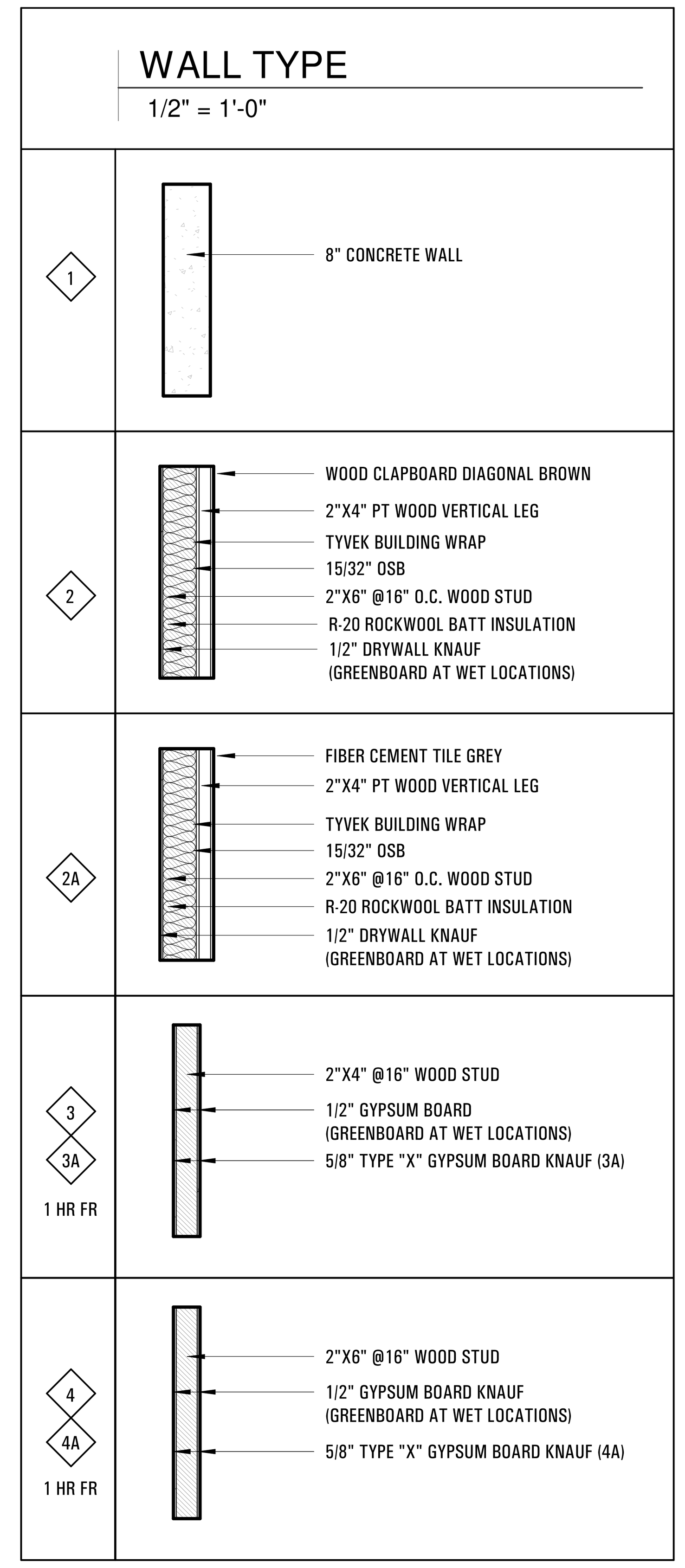
SHEET TITLE:	SITE PLAN
DRAWING SHEET NO:	A0-01



1 MAIN LEVEL
1/4" = 1'-0"

1. DUCT PENETRATING INTERIOR GARAGE WALL OR CEILING SHALL BE MIN. NO.26 GAGE SHEET METAL AND SHALL NOT HAVE OPENINGS INTO GARAGE.
2. PENETRATIONS SHALL BE DETERMINED IN FIELD.
3. OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES SHALL BE SEALED WITH 3M™ Fire Barrier Rated Foam FIP 1, OR APPROVED EQUAL
4. PROVIDE 5/8" TYPE "X" GWB CEILING ON ENTIRE GARAGE CEILING
5. PROVIDE GARAGE CEILING INSULATION R-40 BATT ROCKWOOL



PLAN NOTES:

1. STAIR HANDRAILS SHALL BE LOCATED 34"-38" ABOVE STAIR NOSING. HANDRAIL SHALL BE CONTINUOUS AND SHALL TERMINATE AT NEWEL POSTS OR SAFETY TERMINAL. GRASP DIMENSION SHALL BE 1" - 1 1/4", MAX. OPENING SHALL NOT PERMIT PASSAGE OF 4" SPHERE
2. GUARDRAIL @ +36", MAX. 4" OPENING PER RCNYS 321.1.3
3. DIMENSION THE STAIRWAY TO BE A MINIMUM 36" CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT, WITH HANDRAILS PROJECTING A MAXIMUM OF 4.5" ON EITHER SIDE OF THE STAIRWAY (NOT LESS THAN 31.5" MINIMUM WIDTH WHERE HANDRAIL INSTALLED ON ONE SIDE, AND 27" MINIMUM WIDTH WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES OF THE STAIRWAY).
4. MAXIMUM 7.75" RISE AND MINIMUM 10" RUN FOR STEPS.
5. 80" MINIMUM HEADROOM AT STAIRWAY.
6. STAIRS SHALL MEET THE FOOLOWING LIVE LOAD REQUIREMENTS:
   STAIR: 40 PSF
   GUARDS AND HANDRAILS: 200 PSF
   GUARD IN-FILL COMPONENTS: 50 PSF
7. RANGE HOOD W/ EXHAUST TO EXTERIOR. REFER ABOVE TO PRESCRIPTIVE REQUIREMENTS FOR EXIT TERMINAL LOCATION.
   DUCT TO BE CONSTRUCTED OF GALVANIZED OR STAINLESS STEEL.
   PROVIDE MAKE-UP AIR FOR HOOD SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM. MAKE UP AIR SHALL BE APPROX. EQUAL TO EXHAUST AIR RATE.

LIGHT AND VENTILATION REQUIREMENTS:

THIS HOUSE CONFORMS TO THE MECHANICAL VENTILATION AND ARTIFICIAL LIGHT REQUIREMENTS AS PRESCRIBED IN SECTION R303.1.

ARTIFICIAL LIGHT SHALL SHALL BE PROVIDED THAT IS CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER AN AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL.

WHOLE HAS MECHANICAL VENTILATION SHALL BE PROVIDED WITH THE FOLLOWING VENTILATION RATES:
DWELLING UNIT SIZE: 4,791 SF, 4 BEDROOMS
REQUIRED: 105 CFM CONTINUOUS
INTERMITTENT VENTILATION IS ALLOWED PER RATE SPECIFIED IN TABLE M1505.4.3(2)

WINDOWS NOTES:

1. WINDOW SIZE IS A HURD UNIT SIZE. COORDINATE DIMENSIONS OF ROUGH OPENINGS.
2. ALL EXTERIOR WINDOW SILLS ARE TO BE SLOPED TO DRAIN.
3. HEADS AND SILLS OF WINDOW UNITS TO BE FLASHED ACCORDING TO MANUFACTURER'S

RECOMMENDATIONS:

3. ALL GLAZING TO BE TEMPERED IN SWINGING DOORS, AT TUBS, IN SHOWER DOORS AND OTHER AREAS SPECIFIED BY THE 2018 IBC
4. ALL GLAZING TO BE INSULATED AND IMPACT RESISTANT ON FIRST & 2ND FLOORS
5. WINDOW SHADING COEF. OF 0.35 MAX FOR ALL WINDOW UNITS

ROOM SCHEDULE

Number	Name	Area
101	FAMILY ROOM	191 SF
102	CORRIDOR	71 SF
103	LAUND	11 SF
104	BEDROOM 1	162 SF
105	BATH 1	50 SF
106	MASTER BEDROOM	256 SF
107	MASTER CLOSET	81 SF
108	MASTER BATH	88 SF
MAIN LEVEL		911 SF
109	GARAGE	445 SF
110	MECH 1	88 SF
111	STORAGE	52 SF
112	ELEVATOR	29 SF
GARAGE		615 SF
201	KITCHEN	150 SF
202	DINING	207 SF
203	LIVING	414 SF
204	LAUNDRY	46 SF
205	PANTRY	51 SF
206	PWDR	39 SF
207	OFFICE	162 SF
208	BEDROOM 2	178 SF
209	CL	7 SF
210	BATH 2	53 SF
211	CLOSET 2	28 SF
212	CORRIDOR	30 SF
213	BEDROOM 3	177 SF
214	LIN	5 SF
215	CORR	55 SF
UPPER LEVEL		1601 SF
		3126 SF
GRAND TOTAL		3126 SF

NEW SINGLE FAMILY RESIDENCE
OLD FARM ROAD, ASSESSOR LOT 9,
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1ST FLOOR PLAN

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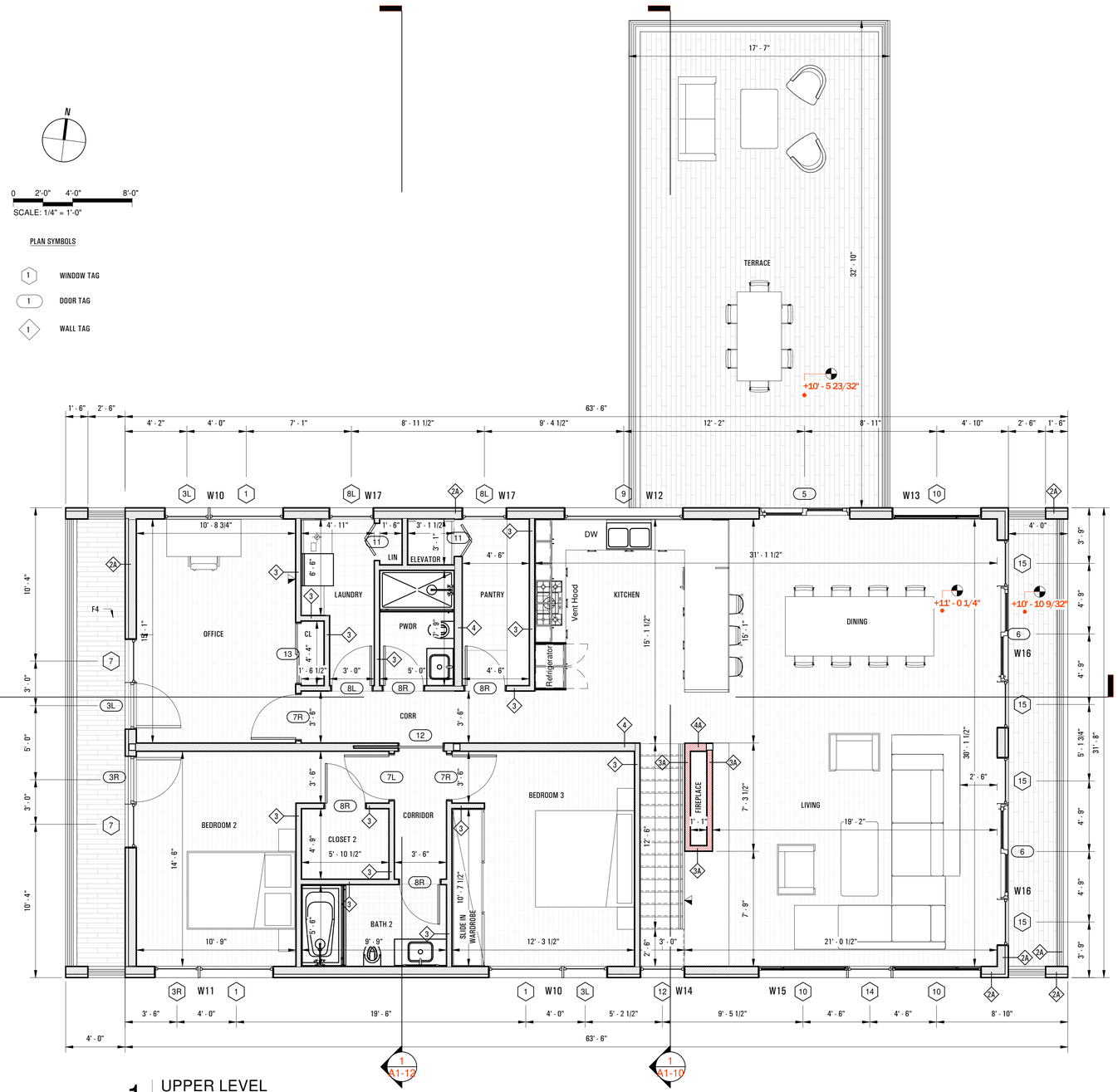
A1-03



1 UPPER LEVEL
1/4" = 1'-0"

PLAN NOTES:

1. STAIR HANDRAILS SHALL BE LOCATED 34"-38" ABOVE STAIR NOSING. HANDRAIL SHALL BE CONTINUOUS AND SHALL TERMINATE AT NEWEL POSTS OR SAFETY TERMINAL. GRASP DIMENSION SHALL BE 1" - 1 1/4", MAX. OPENING SHALL NOT PERMIT PASSAGE OF 4" SPHERE
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4. MAXIMUM 7.75" RISE AND MINIMUM 10" RUN FOR STEPS.
5. 80" MINIMUM HEADROOM AT STAIRWAY.
6. STAIRS SHALL MEET THE FOOLOWING LIVE LOAD REQUIREMENTS:
   STAIR: 40 PSF
   GUARDS AND HANDRAILS: 200 PSF
   GUARD IN-FILL COMPONENTS: 50 PSF

FLOOR TYPE
1/2" = 1'-0"

F1	4" 2500PSI CONCRETE 2" R10 XPS INSULATION 6 MIL VAPOUR BARRIER ON 2" COMPACTED GRAVEL
F2	6" 2500PSI CONCRETE 2" R10 XPS INSULATION 6 MIL VAPOUR BARRIER ON 2" COMPACTED GRAVEL
F3 F3A	FINISH FLOOR PER OWNER 3/4" PT SUB-FLOOR PLYWOOD BOTH GLUED & NAILED FLOOR JOIST PER STRUCTURAL R-13 SOUNDPROOFING ROCKWOOL 1/2" DRYWALL (2-5/8" TYPE "X" FOR F3A) KNAUF
F4	FINISH FLOOR PER OWNER GAF TPO MEMBRANE OVER TAPERED RIGID INSULATION, SLOPE TO DRAIN VAPOR RETARDER 3/4" PT SUB-FLOOR PLYWOOD BOTH GLUED & NAILED PT FLOOR JOIST PER STRUCTURAL R-40 BATT INSULATION ROCKWOOL 1/2" DRYWALL KNAUF, (USE GREEN BOARD IN WET LOCATION)
F5	1" WOOD DECK FLOOR JOIST PER STRUCTURAL

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2ND FLOOR PLAN

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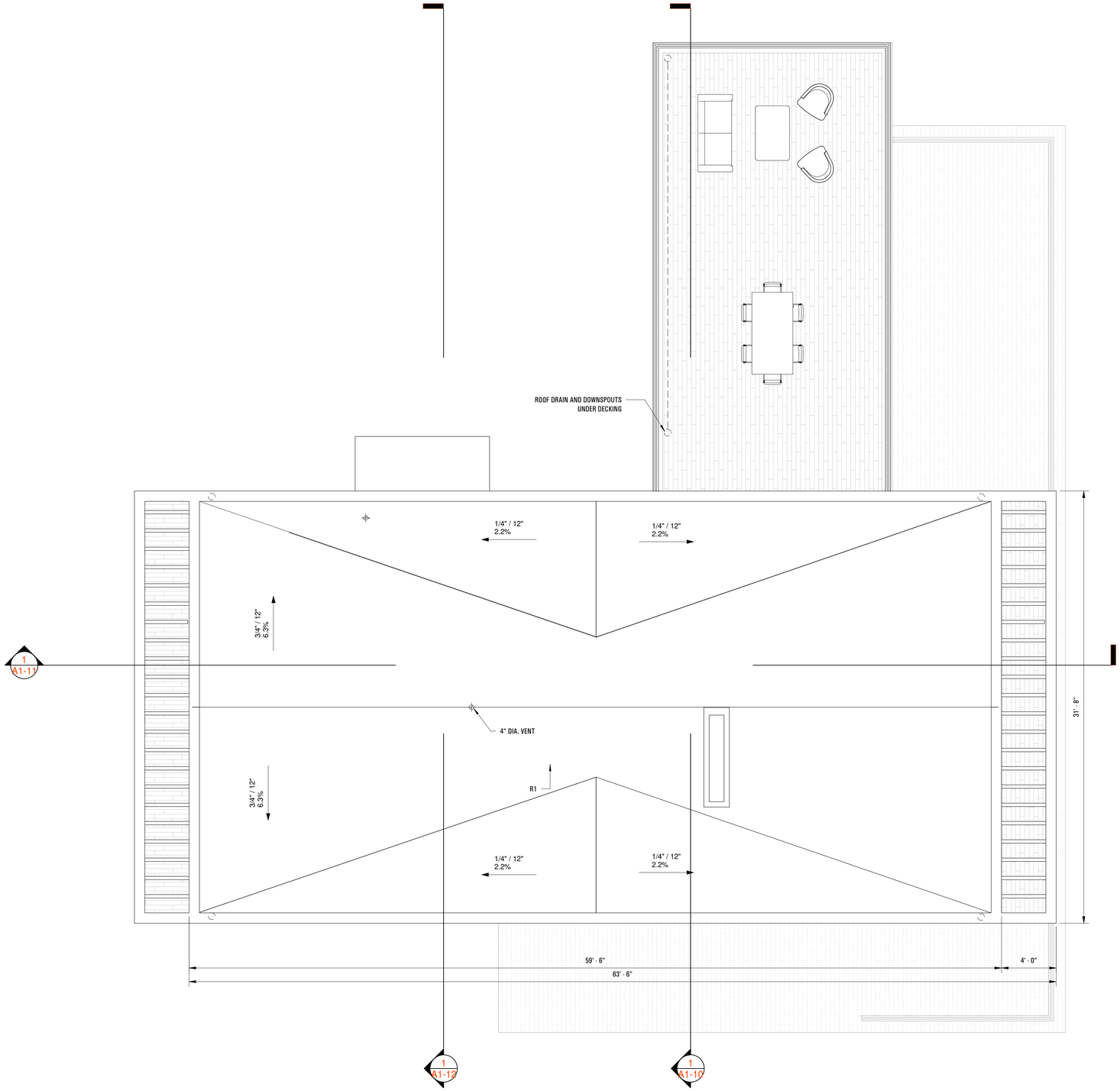
A1-04

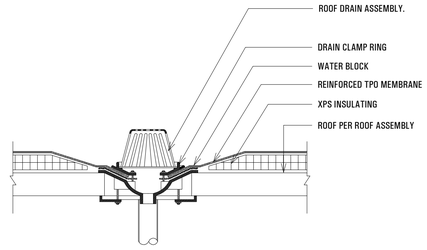


1 ROOF PLAN
1/4" = 1'-0"

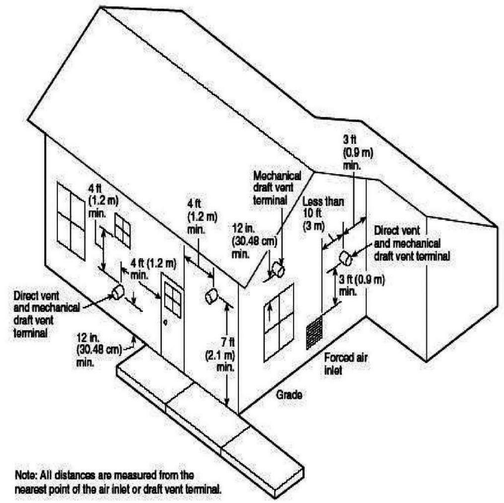
SCALE: 1/4" = 1'-0"
8'-0" 4'-0" 2'-0" 0

ROOF TYPE
1/2" = 1'-0"

R1	GAF TPO MEMBRANE OVER TAPERED RIGID INSULATION 2"MIN, SLOPE TO DRAIN VAPOR RETARDER VAPOR BARRIER 3/4" OSB SHEATHING FRAMING PER STRUCTURAL R49 CLOSED CELL INSULATION 1/2" DRYWALL KNAUF, (USE GREEN BOARD IN WET LOCATION)
R2	GAF TPO MEMBRANE OVER VAPOR BARRIER 3/4" OSB SHEATHING FRAMING PER STRUCTURAL FINISH PER OVNER
R3	GAF TPO MEMBRANE OVER TAPERED RIGID INSULATION, SLOPE TO DRAIN VAPOR RETARDER VAPOR BARRIER 3/4" OSB SHEATHING FRAMING PER STRUCTURAL R49 CLOSED CELL SPRAY FOAM INSULATION 1/2" DRYWALL KNAUF, (USE GREEN BOARD IN WET LOCATION)



2 ROOFTOP DRAIN FLASHING DETAIL
1" = 1'-0"



PERSPECTIVE EXIT TERMINALS OF MECHANICAL CRAFT AND DIRECT VENTING SYSTEMS

STATE OF CONNECTICUT
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ROOF PLAN

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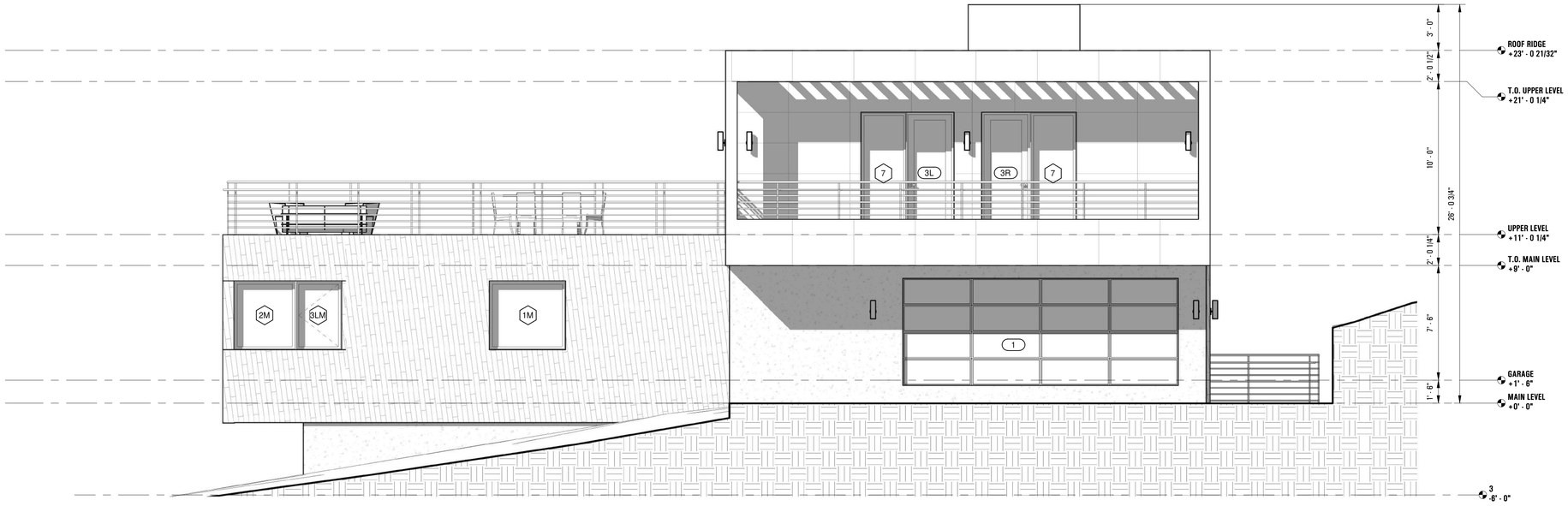
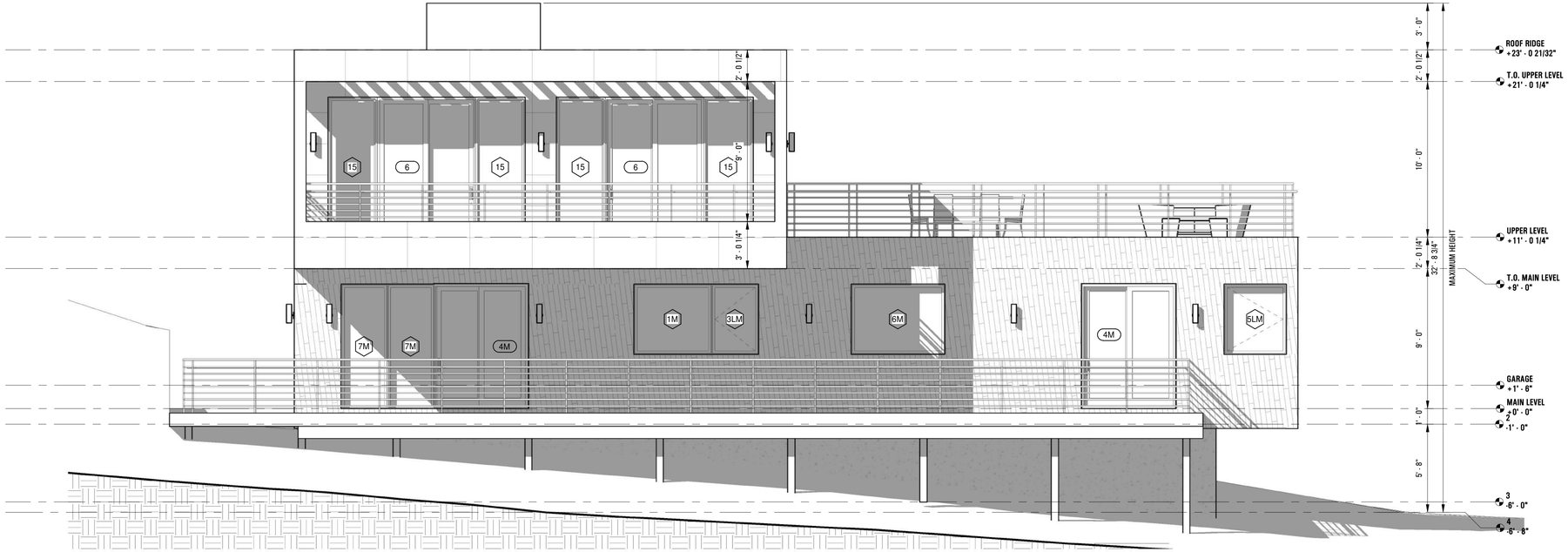


1 EAST ELEVATION

1/4" = 1'-0"



2 WEST ELEVATION

1/4" = 1'-0"

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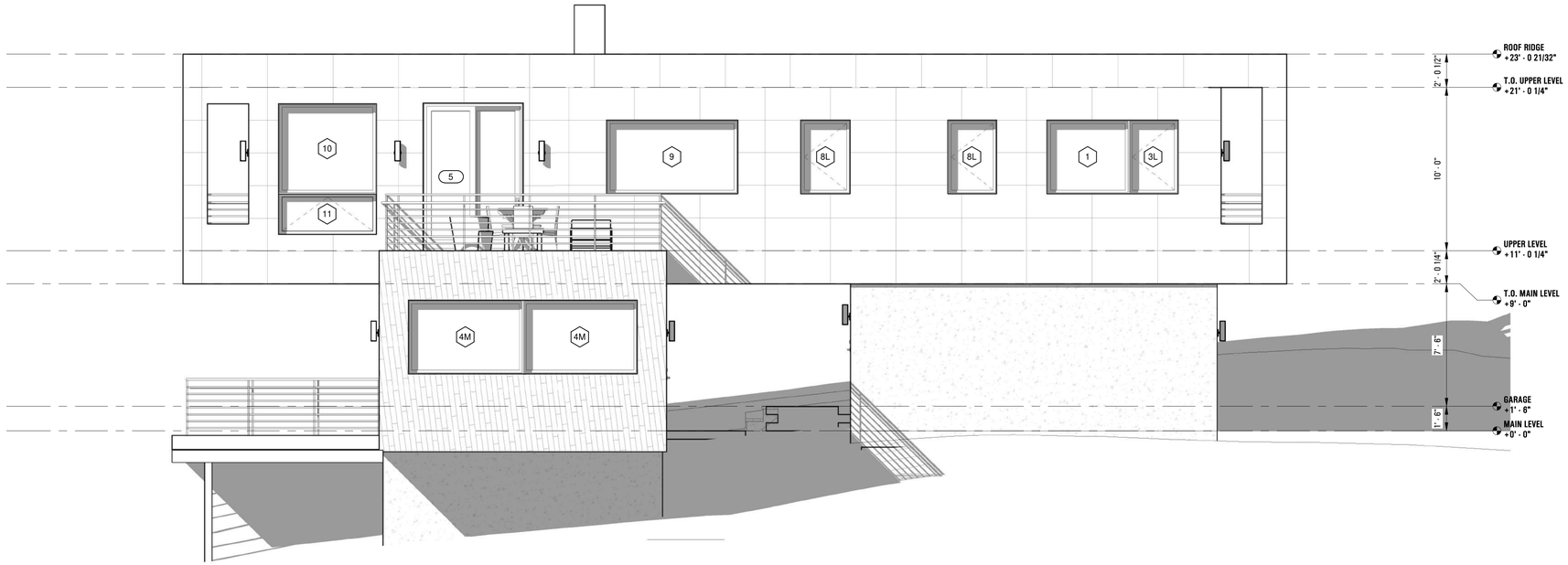
1 NORTH ELEVATION

1/4" = 1'-0"



2 SOUTH ELEVATION

1/4" = 1'-0"

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ELEVATIONS

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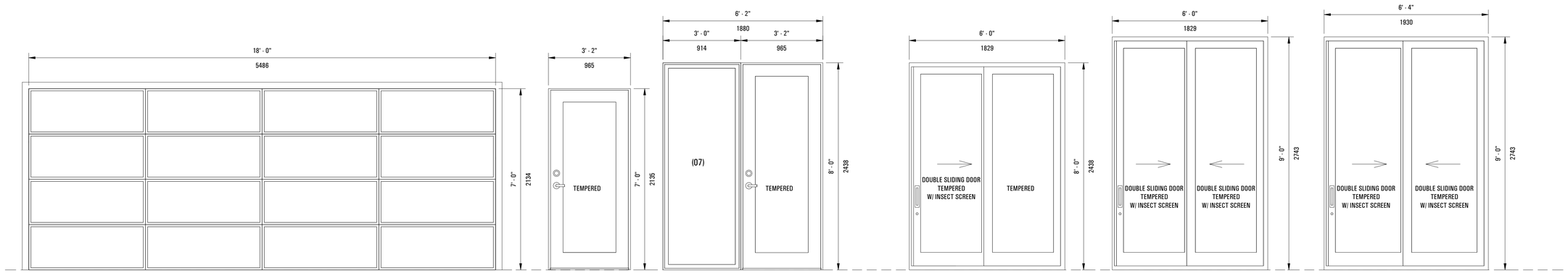


01
GARAGE DOOR

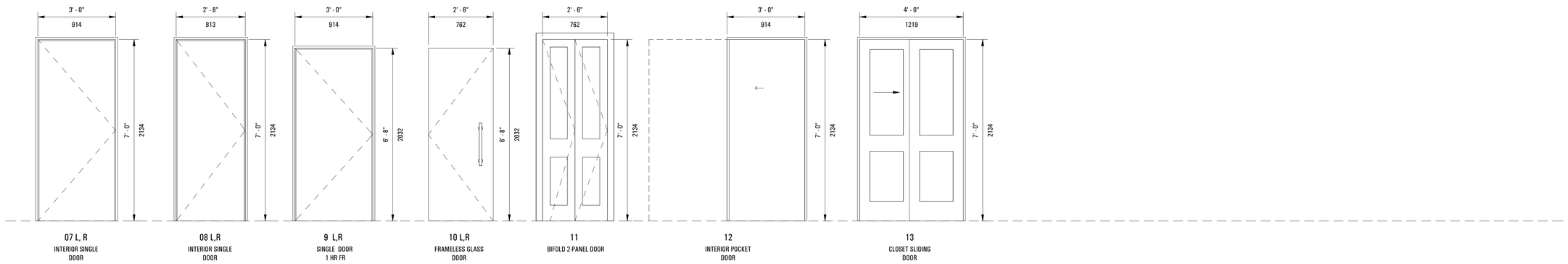
02 L
EXTERIOR SINGLE DOOR

03 L
EXTERIOR SINGLE DOOR

04M
DOUBLE SLIDING
DOOR

05
DOUBLE SLIDING
DOOR

06
DOUBLE SLIDING
DOOR



07 L, R
INTERIOR SINGLE
DOOR

08 L,R
INTERIOR SINGLE
DOOR

9 L,R
SINGLE DOOR
1 HR FR

10 L,R
FRAMELESS GLASS
DOOR

11
BIFOLD 2-PANEL DOOR

12
INTERIOR POCKET
DOOR

13
CLOSET SLIDING
DOOR

DOORS LEGEND

1/2" = 1'-0"

NOTES
1. DIMENSIONS ON THE SCHEDULE SHOW CLEAR OPENING SIZE IN THE WALL. PRIOR TO ORDER THE WINDOW CALCULATE WINDOWS AND DOOR DIMENSIONS WITH ALL NECESSARY MOUNTING TOLERANCE

DOOR SCHEDULE

MARK	MATERIAL	TYPE	WIDTH	HEIGHT	THICKNESS	AREA	U-VALUE	SHGC	COUNT	HARDWARE	REMARKS
1	METAL/GLASS	GARAGE DOOR	18' - 0"	7' - 0"		126 SF			1	LOCKED	NEW
2L	METAL/GLASS	ENTRY DOOR	3' - 2"	7' - 0"	0' - 2"	22 SF	0.19	0.4	2	LOCKED	TEMPERED
3L	METAL/GLASS	ENTRY DOOR	3' - 2"	8' - 0"	0' - 2"	25 SF	0.19	0.4	1	LOCKED	TEMPERED
3R	METAL/GLASS	ENTRY DOOR	3' - 2"	8' - 0"	0' - 2"	25 SF	0.19	0.4	1	LOCKED	TEMPERED
4M	METAL/GLASS	DOUBLE SLIDING DOOR	6' - 0"	8' - 0"		48 SF	0.19	0.4	2	LOCKED	TEMPERED, W/ INSECT SCREEN
5	PVC	DOUBLE SLIDING DOOR	6' - 0"	9' - 0"		54 SF	0.19	0.4	1	LOCKED	TEMPERED, W/ INSECT SCREEN
6	PVC	DOUBLE SLIDING DOOR	6' - 4"	9' - 0"		57 SF	0.19	0.4	2	LOCKED	TEMPERED, W/ INSECT SCREEN
7L	WOOD	INTERIOR SINGLE DOOR	3' - 0"	7' - 0"	0' - 1 1/2"	21 SF			1	LOCKED	NEW
7R	WOOD	INTERIOR SINGLE DOOR	3' - 0"	7' - 0"	0' - 1 1/2"	21 SF			3	LOCKED	NEW
8L	WOOD	INTERIOR SINGLE DOOR	2' - 8"	7' - 0"	0' - 1 1/2"	19 SF			4	LOCKED	NEW
8R	WOOD	INTERIOR SINGLE DOOR	2' - 8"	7' - 0"	0' - 1 1/2"	19 SF			6	LOCKED	NEW
10L	STEEL	SINGLE DOOR 1HR FR	3' - 0"	6' - 8"	0' - 1 1/2"	20 SF			2	LOCKED	1 HR FR
10R	STEEL	SINGLE DOOR 1HR FR	3' - 0"	6' - 8"	0' - 1 1/2"	20 SF			1	LOCKED	1 HR FR
11	WOOD	BIFOLD 2-PANEL DOOR	2' - 6"	7' - 0"	0' - 1 1/2"	18 SF			2	LOCKED	NEW
11L	GLASS	FRAMELESS GLASS DOOR	2' - 6"	6' - 8"	0' - 0 1/2"	17 SF			1	LOCKED	NEW
11R	GLASS	FRAMELESS GLASS DOOR	2' - 6"	6' - 8"	0' - 0 1/2"	17 SF			1	LOCKED	NEW
12	WOOD	INTERIOR POCKET DOOR	3' - 0"	7' - 0"	0' - 1 1/2"	21 SF			2	LOCKED	NEW
13	WOOD	CLOSET SLIDING DOOR	4' - 0"	7' - 0"	0' - 1 1/2"	28 SF			1	LOCKED	NEW

STATE OF CONNECTICUT
GEOFFREY CRAIG WILLIAMS
REG. NO. 7553
LICENSED ARCHITECT

NEW SINGLE FAMILY RESIDENCE
OLD FARM ROAD, ASSESSOR LOT 9,
Weston, CT 06883

MARK	DATE	DESCRIPTION
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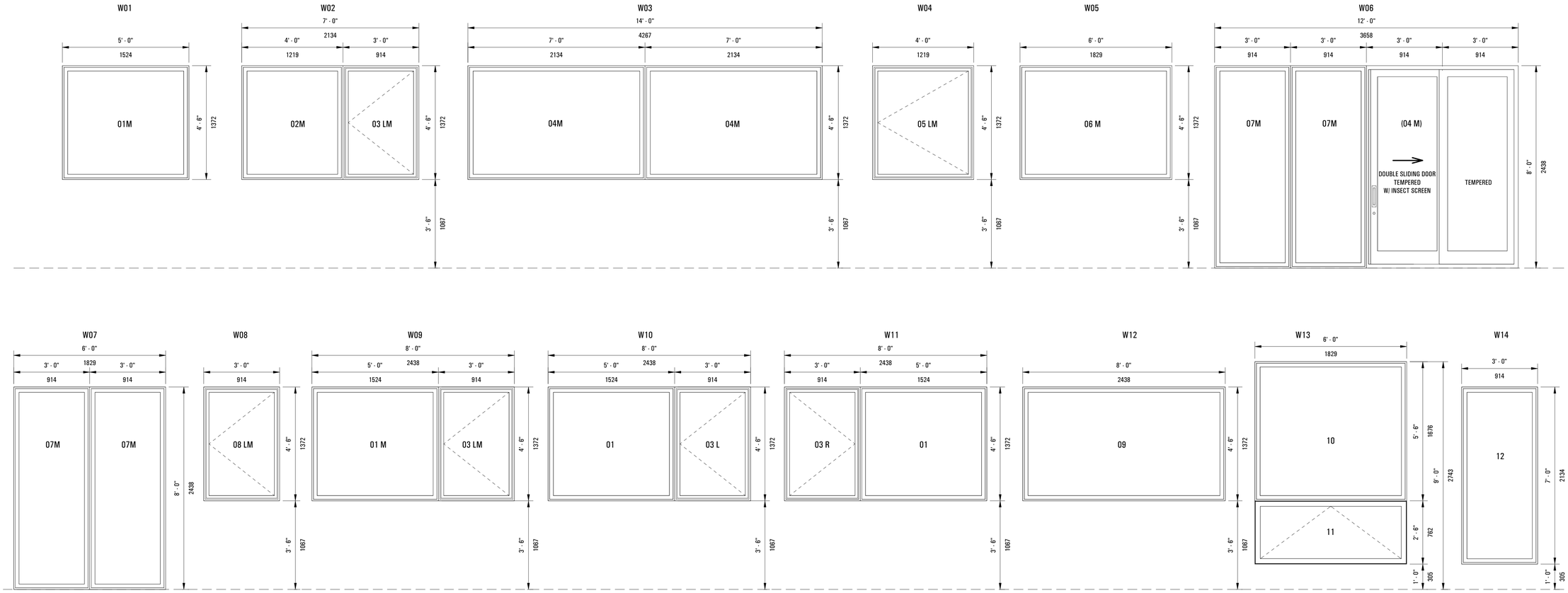
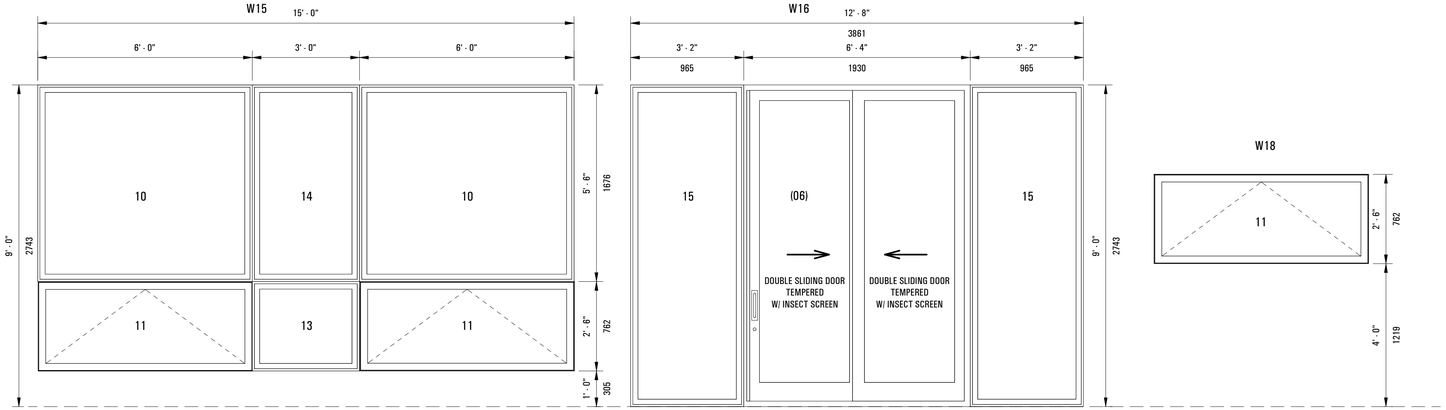
DOOR SCHEDULES &
WALL ASSEMBLY

DRAWING SHEET NO:

A1-08





WINDOWS LEGEND

1/2" = 1'-0"

WINDOW SCHEDULE									
MARK	MATERIAL	TYPE	HEIGHT	WIDTH	AREA	U VALUE	SHGC	COUNT	REMARKS
1	WOOD	FIXED	4' - 6"	5' - 0"	68 SF	0.19	0.4	3	TEMPERED
1M	METAL	FIXED	4' - 6"	5' - 0"	45 SF	0.19	0.4	2	TEMPERED
2M	METAL	FIXED	4' - 6"	4' - 0"	18 SF	0.19	0.4	1	TEMPERED
3L	WOOD	SINGLE CASEMENT	4' - 6"	3' - 0"	27 SF	0.19	0.4	2	TEMPERED, W/ INSECT SCREEN
3LM	METAL	SINGLE CASEMENT	4' - 6"	3' - 0"	27 SF	0.19	0.4	2	TEMPERED, W/ INSECT SCREEN
3R	WOOD	SINGLE CASEMENT	4' - 6"	3' - 0"	14 SF	0.19	0.4	1	TEMPERED, W/ INSECT SCREEN
4M	METAL	FIXED	4' - 6"	7' - 0"	63 SF	0.19	0.4	2	TEMPERED
5LM	METAL	SINGLE CASEMENT	4' - 6"	4' - 0"	18 SF	0.19	0.4	1	TEMPERED, W/ INSECT SCREEN
6M	METAL	SINGLE FIXED	4' - 6"	6' - 0"	27 SF	0.19	0.4	1	TEMPERED
7	WOOD	FIXED	8' - 0"	3' - 0"	48 SF	0.19	0.4	2	TEMPERED
7M	METAL	FIXED	8' - 0"	3' - 0"	96 SF	0.19	0.4	4	TEMPERED
8L	WOOD	SINGLE CASEMENT	4' - 6"	3' - 0"	27 SF	0.19	0.4	2	TEMPERED, W/ INSECT SCREEN
8LM	METAL	SINGLE CASEMENT	4' - 6"	3' - 0"	27 SF	0.19	0.4	2	TEMPERED, W/ INSECT SCREEN
9	WOOD	SINGLE FIXED	4' - 6"	8' - 0"	36 SF	0.19	0.4	1	TEMPERED
10	WOOD	FIXED	5' - 6"	6' - 0"	99 SF	0.19	0.4	3	TEMPERED
11	WOOD	AWNING	2' - 6"	6' - 0"	60 SF	0.19	0.4	4	TEMPERED, W/ INSECT SCREEN
12	WOOD	SINGLE FIXED	7' - 0"	3' - 0"	21 SF	0.19	0.4	1	TEMPERED
13	WOOD	FIXED	2' - 6"	3' - 0"	8 SF	0.19	0.4	1	TEMPERED
14	WOOD	FIXED	5' - 6"	3' - 0"	17 SF	0.19	0.4	1	TEMPERED
15	WOOD	FIXED	9' - 0"	3' - 2"	114 SF	0.19	0.4	4	TEMPERED
Grand total: 40					858 SF				

NOTES:

1. WINDOW U-VALUES SHALL CONFORM TO LOCAL ENERGY CONSERVATION CODE. LISTED U-VALUES SUPPLIED BY WINDOW MANUFACTURER.
2. WINDOW SHGC VALUES SHALL CONFORM TO LOCAL ENERGY CONSERVATION CODE. LISTED SHGC VALUES SUPPLIED BY WINDOW MANUFACTURER.
3. ALL WINDOWS SHALL BE LOW-e4 (HARD COAT) COATED, ARGON FILLED
4. PER 402.4.4, FENESTRATION THAT IS NOT SITE BUILT SHALL BE LISTED AND LABELED AS MEETING AAMA
5. PER 402.4.2 & 402.4.2.1, BUILDING ENVELOPE TIGHTNESS SHALL BE VERIFIED BY A BLOWER DOOR TEST
6. PER 303.2 & 402.2.8, SLAB EDGE INSULATION SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS
7. PER 303.2, ALL WALL INSULATION SHALL BE INSTALLED PER MANUFACTUER'S INSTRUCTIONS

STATE OF CONNECTICUT
GEOFFREY CRAIG WILLIAMS
NO. 7553
LICENSED ARCHITECT

NEW SINGLE FAMILY RESIDENCE
OLD FARM ROAD, ASSESSOR LOT 9,
Weston, CT 06883

MARK	DATE	DESCRIPTION
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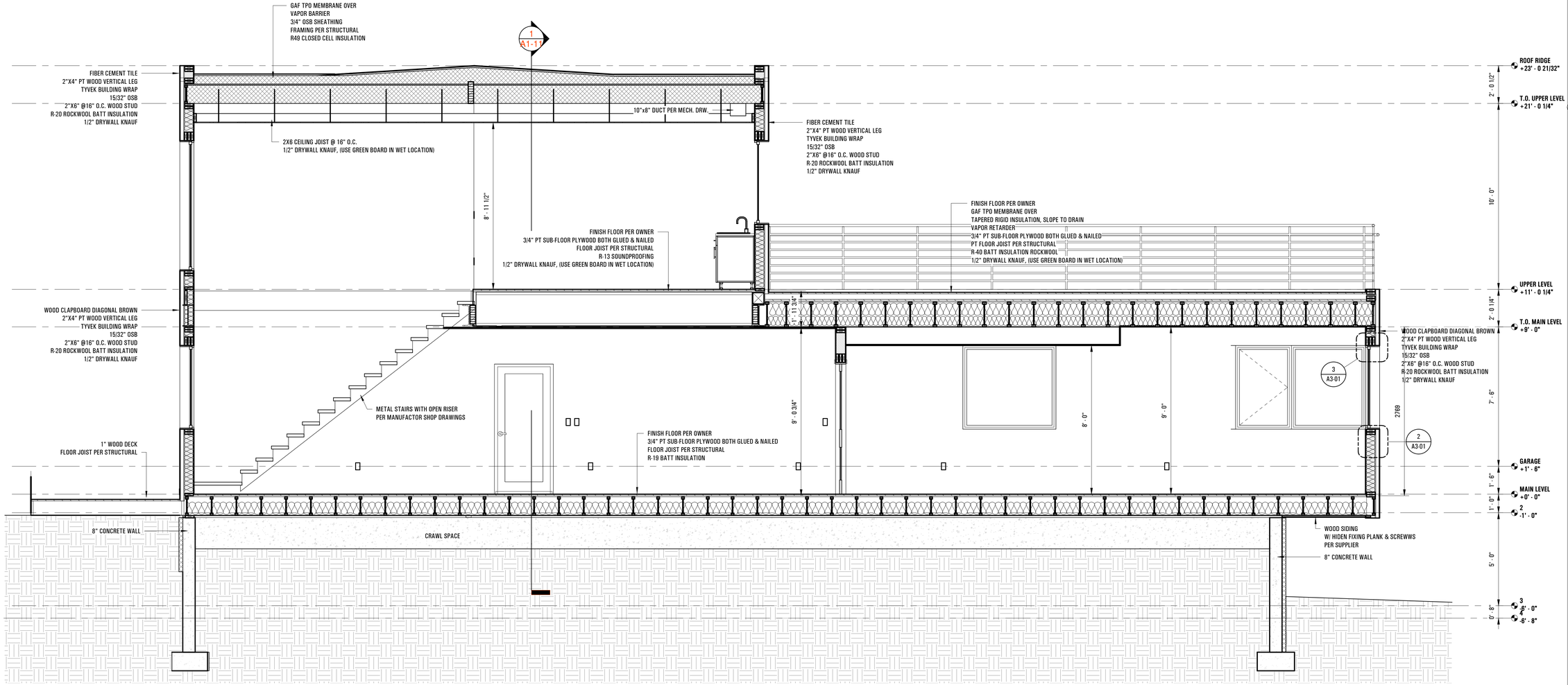
WINDOWS SCHEDULES

DRAWING SHEET NO:

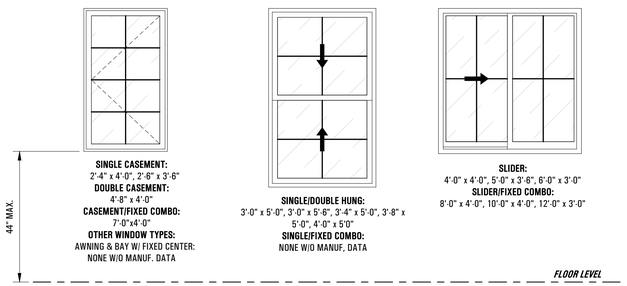
A1-09



1 SECTION 1

3/8" = 1'-0"

THE FOLLOWING WINDOW SIZES WILL BE THE MINIMUM ALLOWED FOR 5.0 SF.

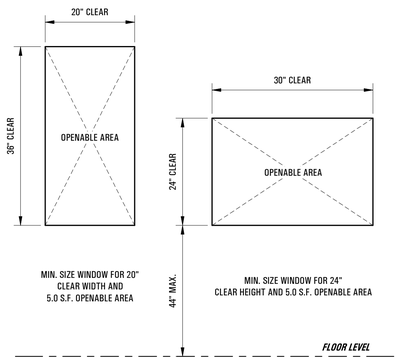


NOTE: SIZES ARE TAKEN FROM DATA SUPPLIED BY WINDOW MANUFACTURERS. HOWEVER, THESE ARE GENERAL DIMENSIONS AND MUST BE VERIFIED WITH ACTUAL WINDOWS INSTALLED TO MEET MINIMUM EGRESS REQUIREMENTS.

2 EGRESS WINDOW

1/2" = 1'-0"

EMERGENCY ESCAPE/RESCUE OPENING (R310)



1. 20" MIN. CLEAR WIDTH
2. 24" MIN. CLEAR HEIGHT
3. 5.0 SF MIN. OPENABLE AREA AT GRADE-FLOOR ONLY, 5.7 SF MIN. ELSEWHERE

3 EMERGENCY ESCAPE OPENING

1/2" = 1'-0"

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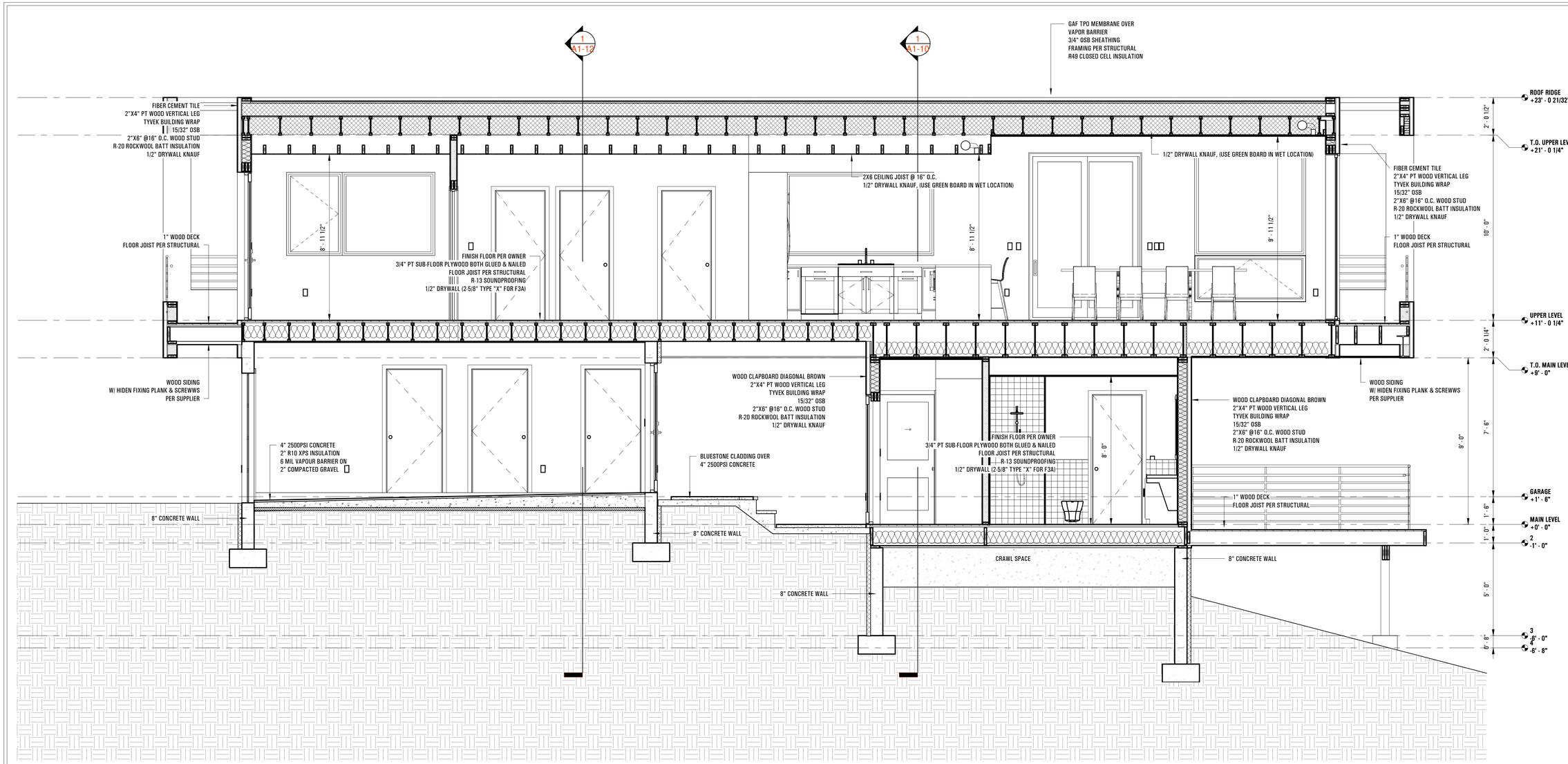
SECTION 1

DRAWING SHEET NO:

A1-10



1 SECTION 2
3/8" = 1'-0"

STATE OF CONNECTICUT
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SECTION 2

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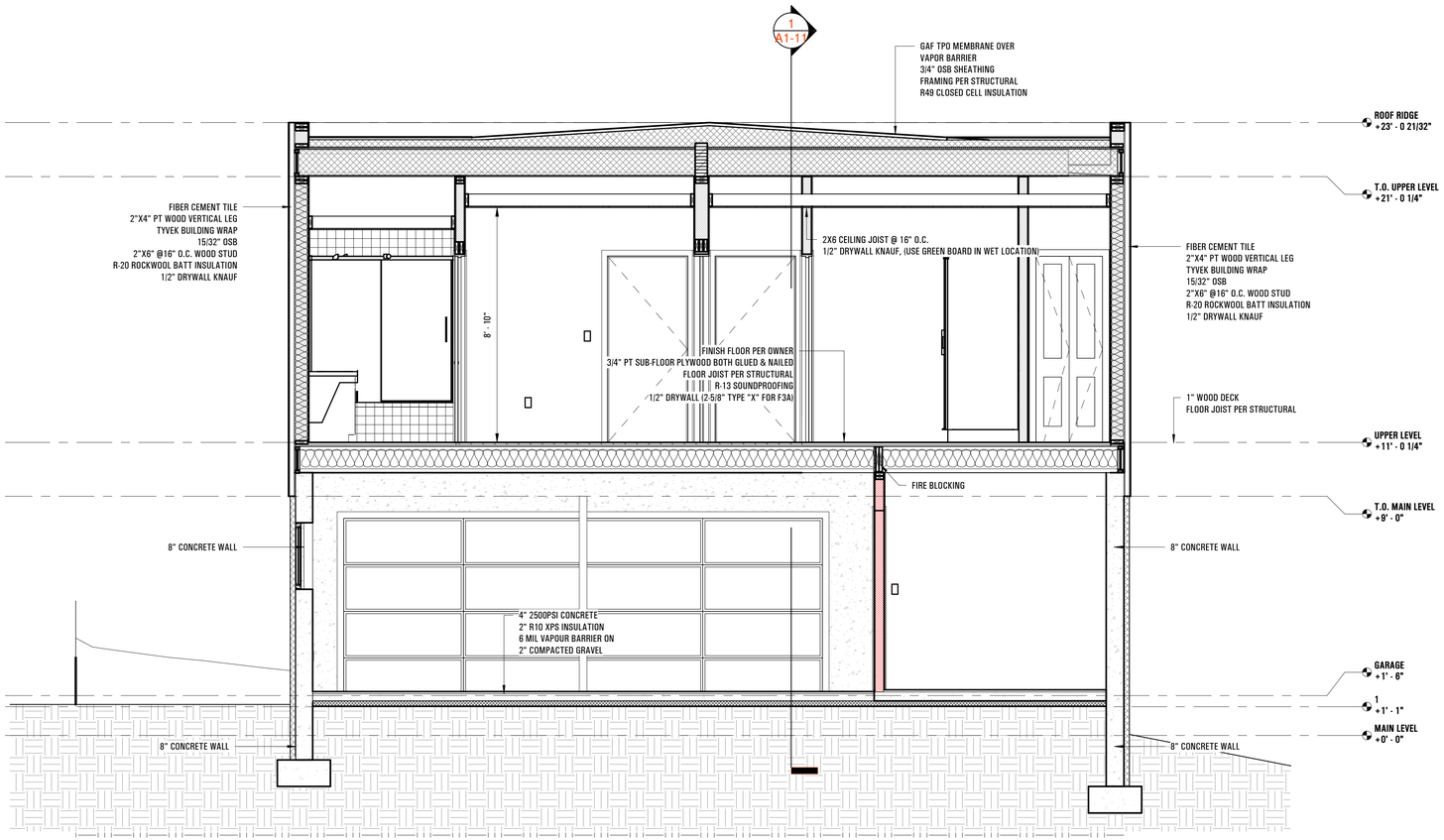
A1-11



1 SECTION 3
3/8" = 1'-0"

STATE OF CONNECTICUT
GEOFFREY CRAIG WILLIAMS
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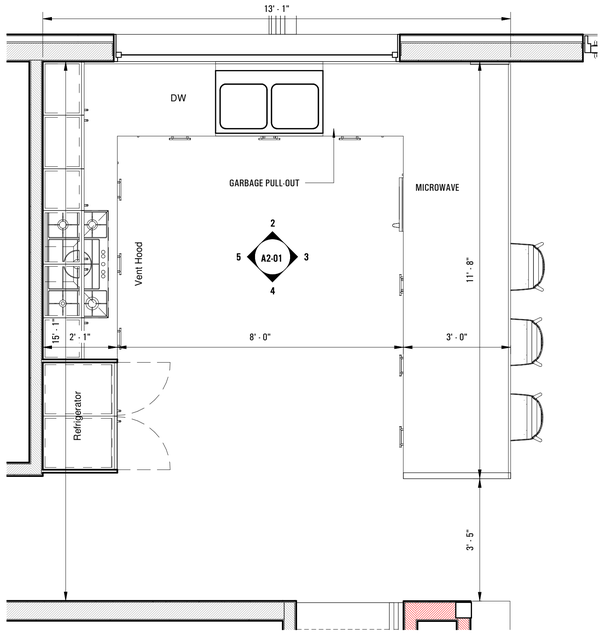
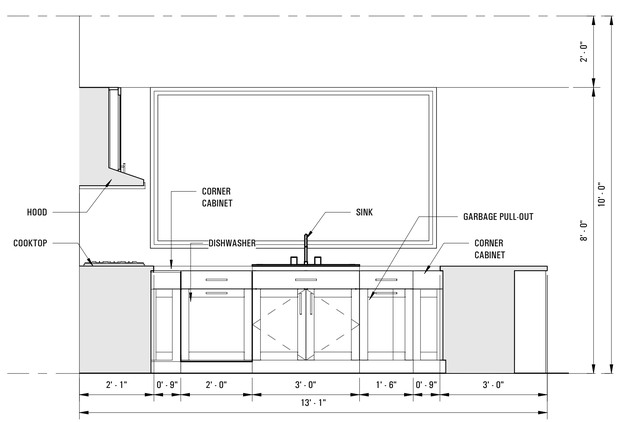
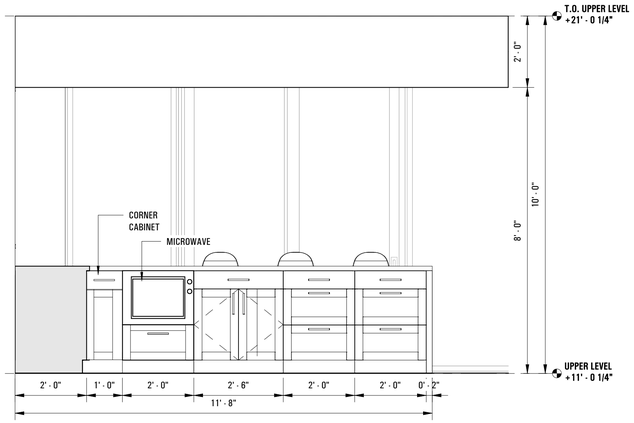
SHEET TITLE: SECTION 3
DRAWING SHEET NO: A1-12



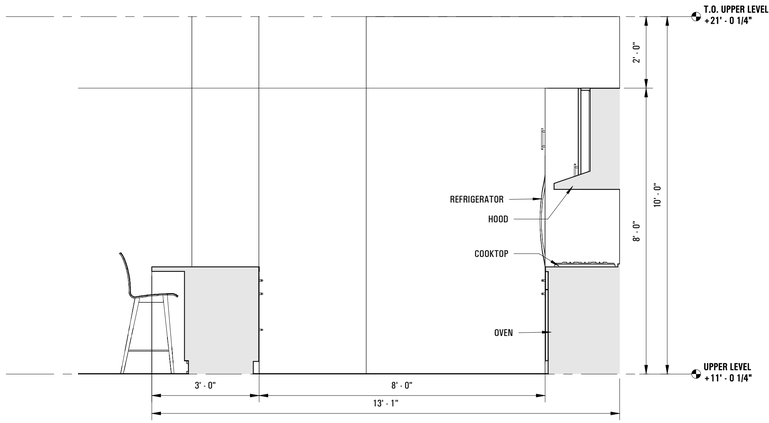
1 KITCHEN PLAN
1/2" = 1'-0"



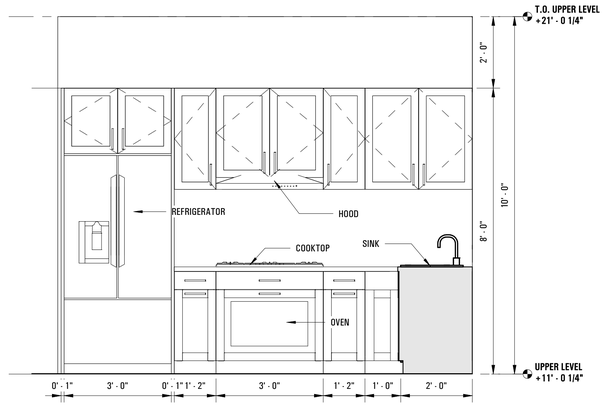
2 KITCHEN ELEVATION 1
1/2" = 1'-0"



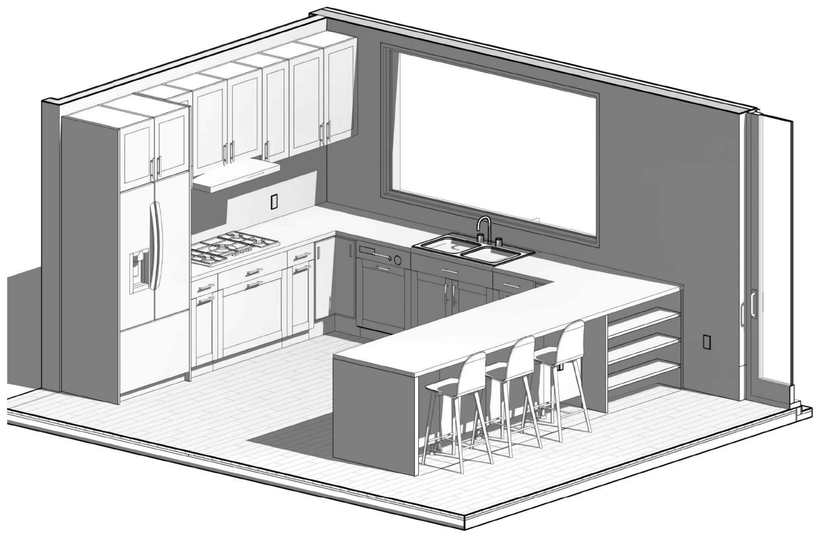
3 KITCHEN ELEVATION 2
1/2" = 1'-0"



4 KITCHEN ELEVATION 3
1/2" = 1'-0"



5 KITCHEN ELEVATION 4
1/2" = 1'-0"



6 KITCHEN 3D

NEW SINGLE FAMILY RESIDENCE
OLD FARM ROAD, ASSESSOR LOT 9,
Weston, CT 06883

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KITCHEN PLAN, ELEVATIONS

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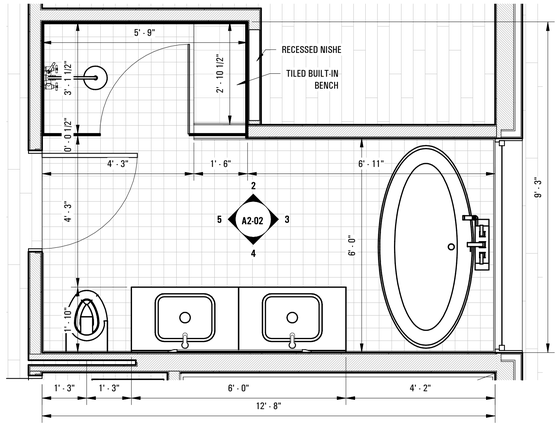
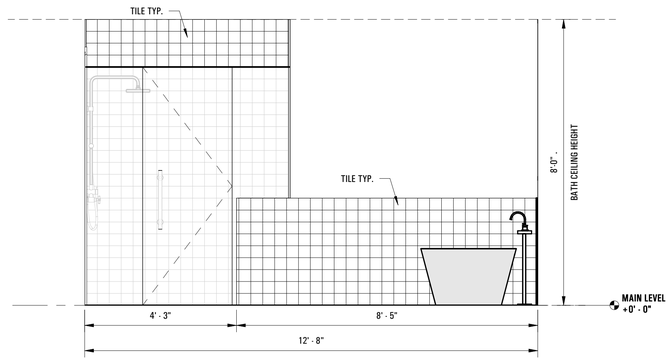
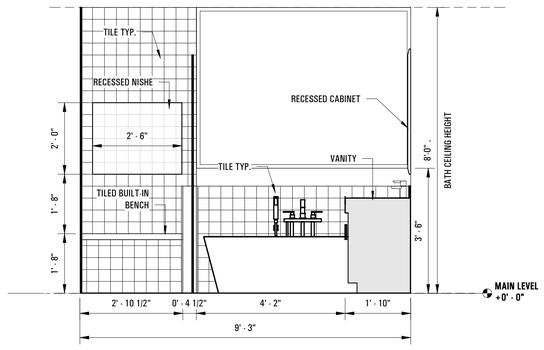
A2-01



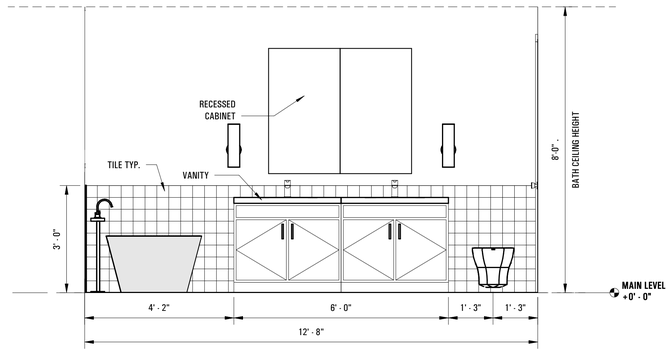
1 MASTER BATH PLAN
1/2" = 1'-0"



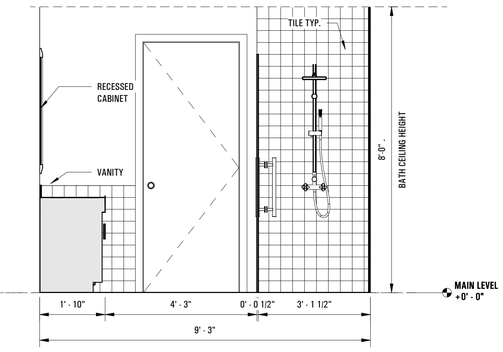
2 MASTER BATH ELEVATION 1
1/2" = 1'-0"



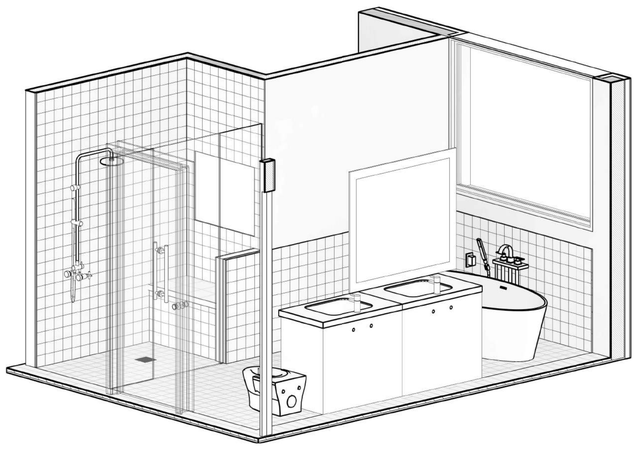
3 MASTER BATH ELEVATION 2
1/2" = 1'-0"



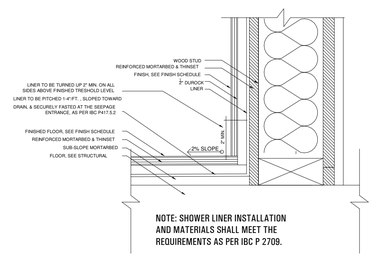
4 MASTER BATH ELEVATION 3
1/2" = 1'-0"



5 MASTER BATH ELEVATION 4
1/2" = 1'-0"



6 MASTER BATH 3D



7 SHOWER LINER DETAIL
6" = 1'-0"

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MASTER BATHROOM PLAN, ELEVATIONS

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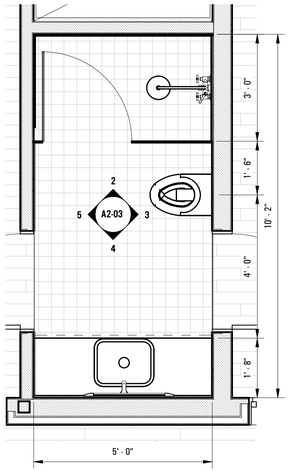
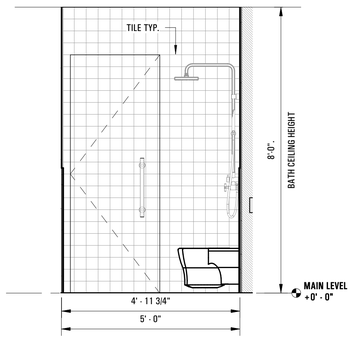
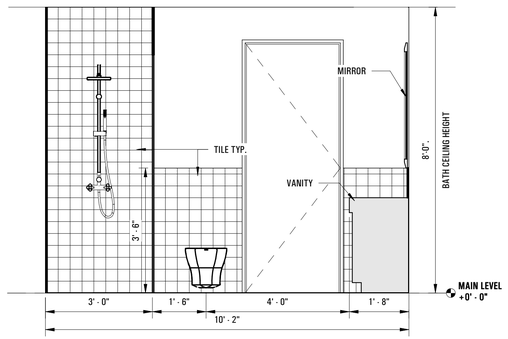
A2-02



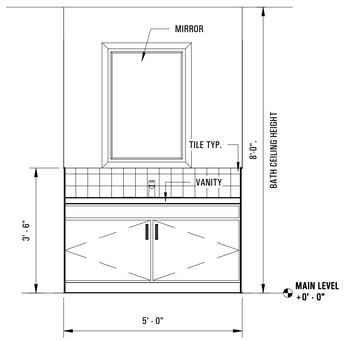
1 BATH 1 PLAN
1/2" = 1'-0"



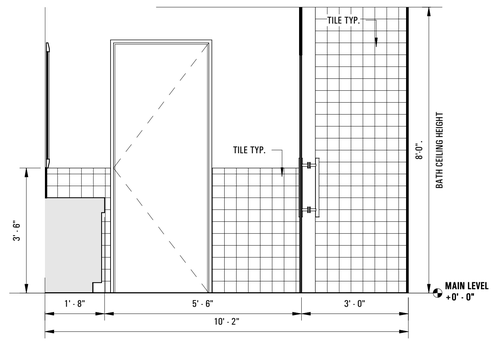
2 BATH 1 ELEV. 1
1/2" = 1'-0"



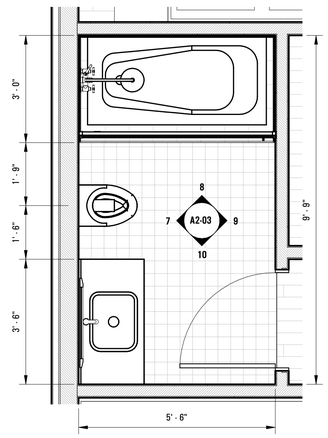
3 BATH 1 ELEV. 2
1/2" = 1'-0"



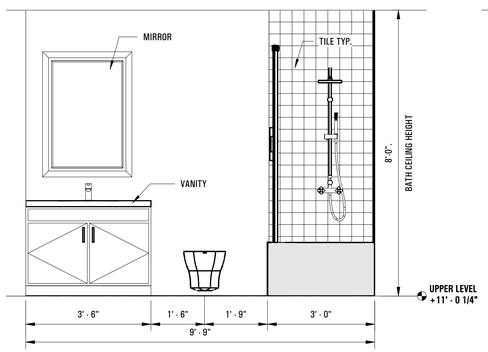
4 BATH 1 ELEV. 3
1/2" = 1'-0"



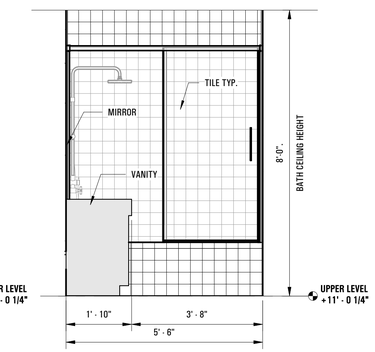
5 BATH 1 ELEV. 4
1/2" = 1'-0"



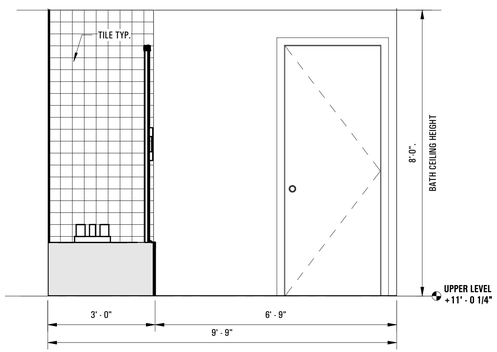
6 BATH 2 PLAN
1/2" = 1'-0"



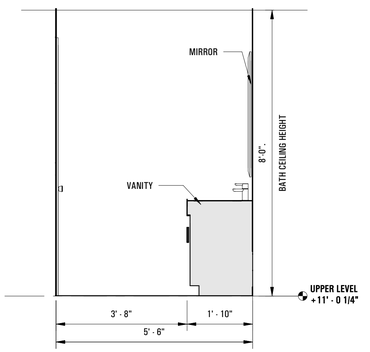
7 BATH 2 ELEV. 1
1/2" = 1'-0"



8 BATH 2 ELEV. 2
1/2" = 1'-0"



9 BATH 2 ELEV. 3
1/2" = 1'-0"



10 BATH 2 ELEV. 4
1/2" = 1'-0"

NEW SINGLE FAMILY RESIDENCE
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BATH 1 & 2 PLANS, ELEVATIONS

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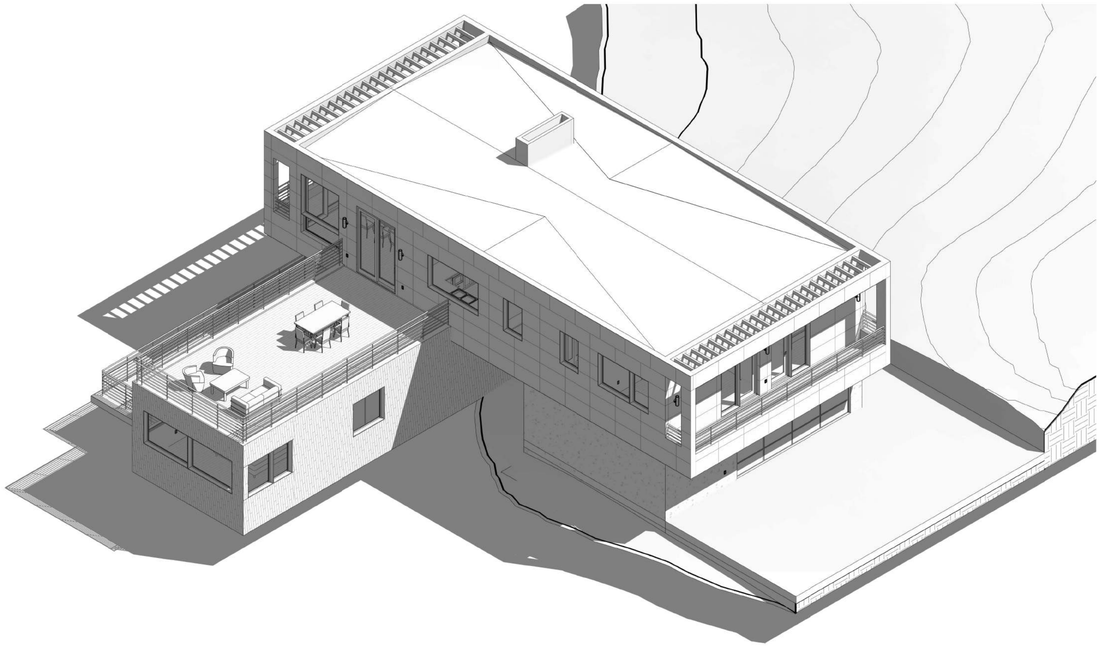
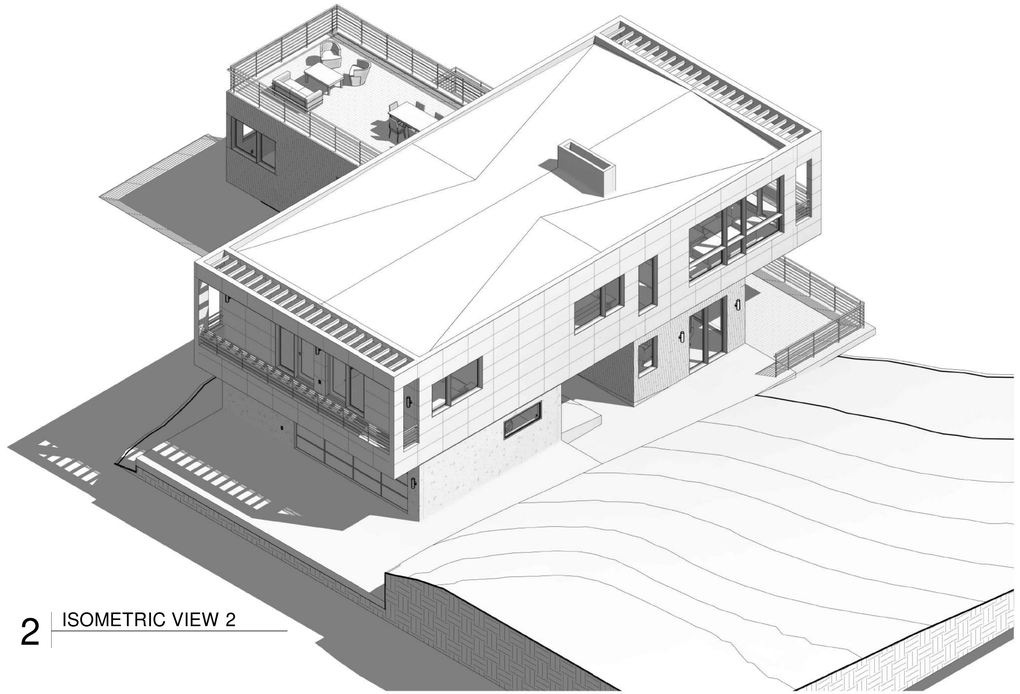
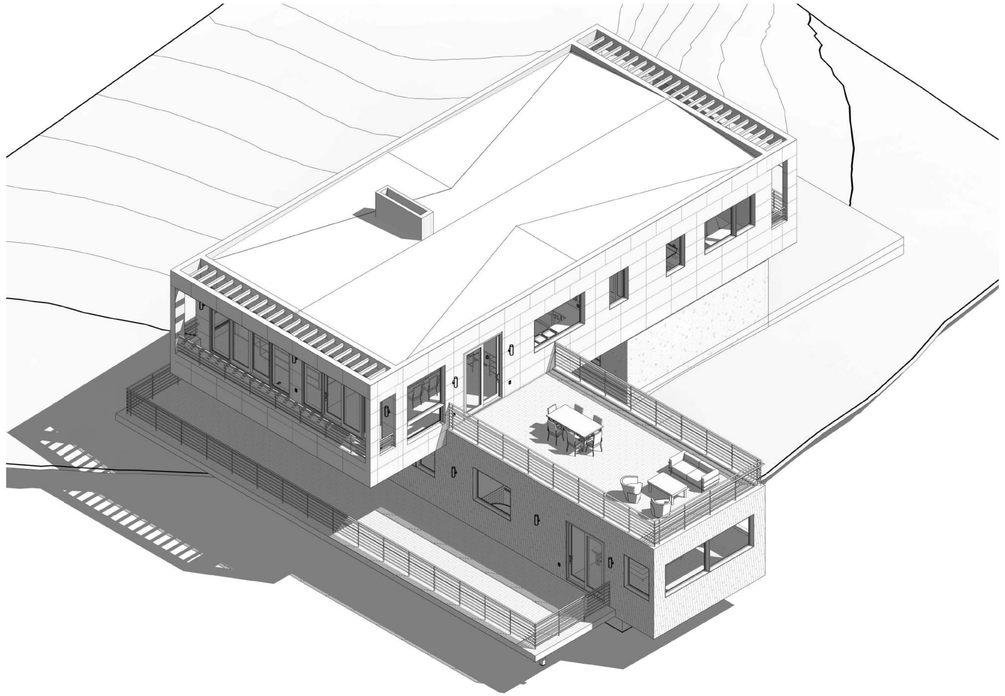


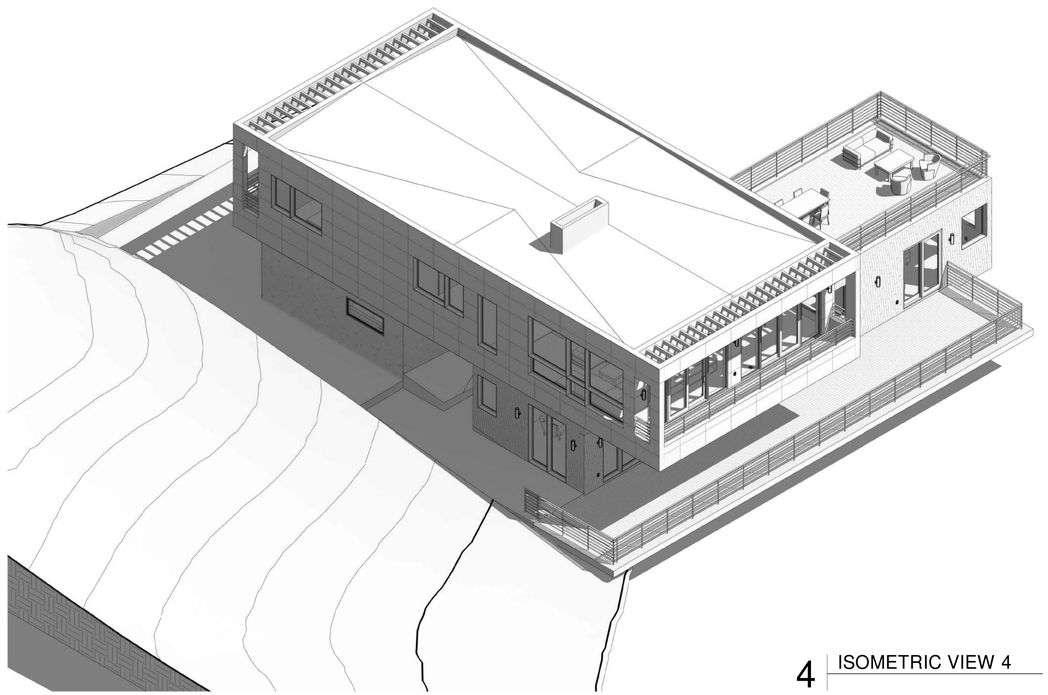
1 ISOMETRIC VIEW 1



2 ISOMETRIC VIEW 2



3 ISOMETRIC VIEW 3



4 ISOMETRIC VIEW 4

STATE OF CONNECTICUT
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ISOMETRIC VIEWS

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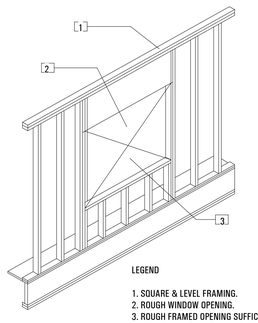
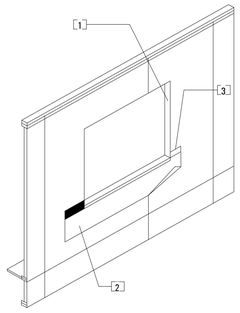


LEGEND

1. SQUARE & LEVEL FRAMING.
2. ROUGH WINDOW OPENING.
3. ROUGH FRAMED OPENING SUFFICIENTLY IN WIDTH & HEIGHT THAN THE ACTUAL FRAME DIMENSIONS OF THE WINDOW. TO ASSURE ADEQUATE CLEARANCE CONSULT THE WINDOW MANUFACTURED'S LITERATURE FOR THE RECOMMENDED ROUGH OPENING DIMENSIONS.

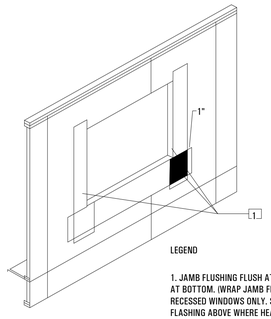
1 ROUGH WINDOW OPENING



LEGEND

1. WALL SHEATHING (WHERE OCCURS). VERIFY SHEATHING EDGES FLUSH WITH FRAME OPENING AND COMPLETION OF STRUCTURAL NAILING & REINFORCEMENT BEFORE PROCEEDING.
2. APPLY 9" "MOISTOP" OR APPROVED EQUIVALENT SILL FLASHING HORIZONTALLY BELOW THE SILL. (WRAP FLASHING INTO ROUGH OPENING TO PROTECT FRAMING- AT RECESSED WINDOWS ONLY.) FASTEN THE TOP EDGE OF THE SILL FLASHING TO THE FRAMING. BUT DO NOT FASTEN THE LOWER EDGE, SO WEATHER RESISTANT BUILDING PAPER APPLIED LATER MAY BE SLIPPED UP & UNDERNEATH THE FLASHING IN WEATHER BOARD FASHION.
3. EXTEND "MOISTOP" OR APPROVED EQUIVALENT SILL FLASHING HORIZONTALLY 1" BEYOND VERTICAL JAMB FLASHING APPLIED LATER.

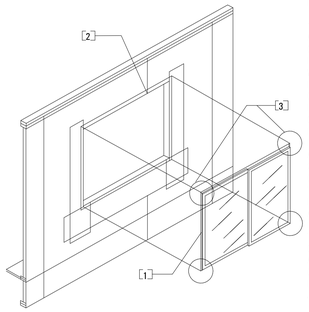
2 SILL FLASHING



LEGEND

1. JAMB FLUSHING FLUSH AT BOTH SIDES OF OPENING LEAVING FREE AT BOTTOM. (WRAP JAMB FLASHING INTO ROUGH OPENING AT RECESSED WINDOWS ONLY. SIMILAR AT SILL). EXTEND BEYOND SILL FLASHING ABOVE WHERE HEAD FLASHING WILL INTERSECT. LAP JAMB FLASHING OVER TOP SILL FLASHING. LEAVE PAPER FLASHING UNATTACHED FROM SILL DOWN.

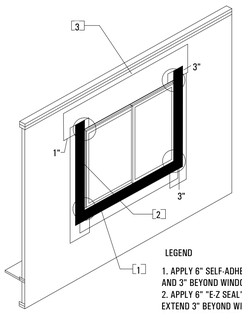
3 JAMB FLASHING



LEGEND

1. STUCCO WEED
2. INSTALL SECOND LAYER OF 60 MIN. PAPER OVER EVERYTHING.
3. FIRST COURSE OF BUILDING PAPER, 18" IN HEIGHT.
4. SECOND COURSE OF BUILDING PAPER, 36" IN HEIGHT.
5. THIRD COURSE OF BUILDING PAPER, 36" IN HEIGHT.
6.INSTALL WINDOW HEAD FLASHING. PROTECTION LAYER LAPS OVER FLASHING FLANGE.
7. EXTERIOR WALL FINISH: INSTALL PER WALL FINISH MFG.'S RECOMMENDATION.
8. 6" VERTICAL/HORIZONTAL LAPS.

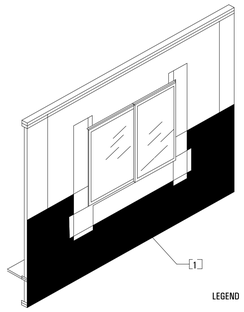
4 WINDOW INSTALLATION



LEGEND

1. APPLY 6" SELF-ADHERING "E-Z SEAL" MEMBRANE OVER "MOISTOP" AND 3" BEYOND WINDOW FLANGE.
2. APPLY 6" "E-Z SEAL" MEMBRANE AT JAMBS OVER "MOISTOP". EXTEND 3" BEYOND WINDOW FLANGE.
3. APPLY 12" "E-Z SEAL" MEMBRANE AT HEADER OF WINDOW, EXTEND 1" BEYOND "MOISTOP".
4. APPLY FIRM PRESSURE TO SELF-ADHERING MEMBRANE TO ASSURE ADHERENCE TO WINDOW FINS.
5. CECH ALL CORNERS FOR PROPER SEAL OF SELF-ADHERING MEMBRANE.

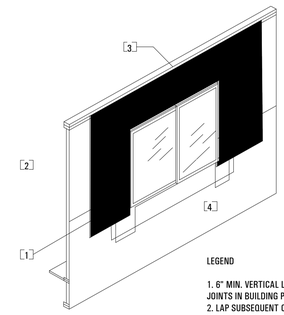
5 SELF-ADHESIVE MEMBRANE



LEGEND

1. INSERT FIRST COURSE 60 MIN. PAPER UNDER "MOISTOP" AND STAPLE "MOISTOP".

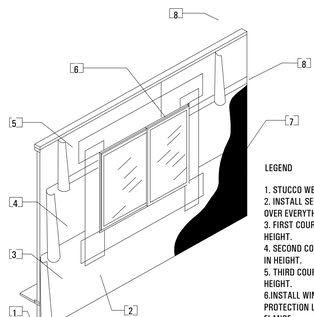
6 BUILDING PAPER - FIRST COURSE



LEGEND

1. 6" MIN. VERTICAL LAP FOR ALL HORIZONTAL & VERTICAL JOINTS IN BUILDING PAPER.
2. LAP SUBSEQUENT COURSES OVER "MOISTOP".
3. CARRY PAPER TO UPPER EDGE OF TOP PLATE.
4. HOLD PAPER BACK 1" FROM WINDOW.

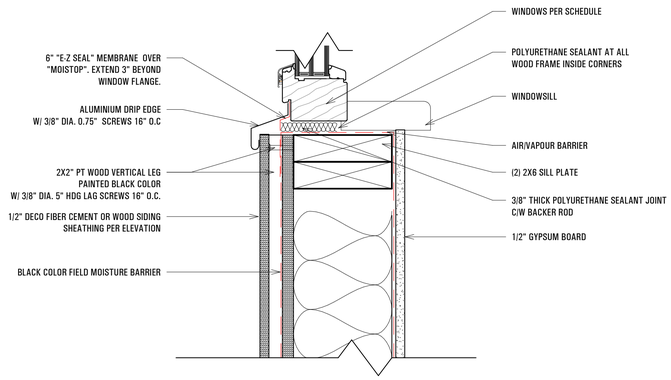
7 BUILDING PAPER-SECOND COURSE



LEGEND

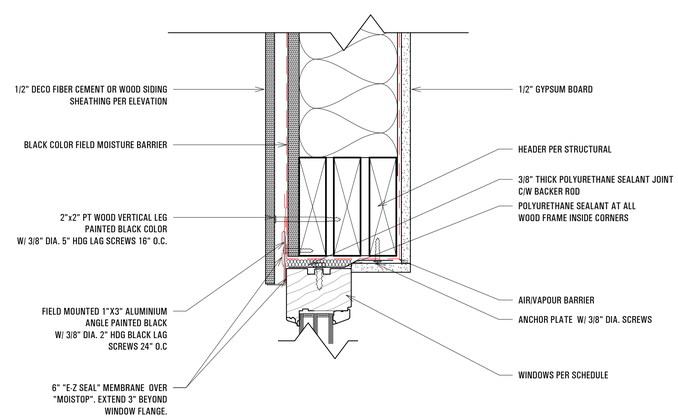
1. STUCCO WEED
2. INSTALL SECOND LAYER OF 60 MIN. PAPER OVER EVERYTHING.
3. FIRST COURSE OF BUILDING PAPER, 18" IN HEIGHT.
4. SECOND COURSE OF BUILDING PAPER, 36" IN HEIGHT.
5. THIRD COURSE OF BUILDING PAPER, 36" IN HEIGHT.
6.INSTALL WINDOW HEAD FLASHING. PROTECTION LAYER LAPS OVER FLASHING FLANGE.
7. EXTERIOR WALL FINISH: INSTALL PER WALL FINISH MFG.'S RECOMMENDATION.
8. 6" VERTICAL/HORIZONTAL LAPS.

8 TRIM-FLASHING-PROTECTION COURSE



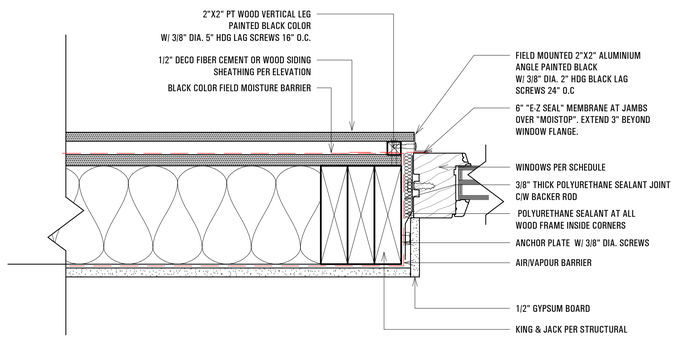
2 WINDOWS BOTTOM SECTION

3" = 1'-0"



3 WINDOWS TOP SECTION

3" = 1'-0"



4 WINDOWS JAMB SECTION WITH FIBER CEMENT

3" = 1'-0"

STATE OF CONNECTICUT
GEOFFREY CRAIG WILLIAMS
NO. 7553
LICENSED ARCHITECT

NEW SINGLE FAMILY RESIDENCE
OLD FARM ROAD, ASSESSOR LOT 9, 83
Weston, CT 06883

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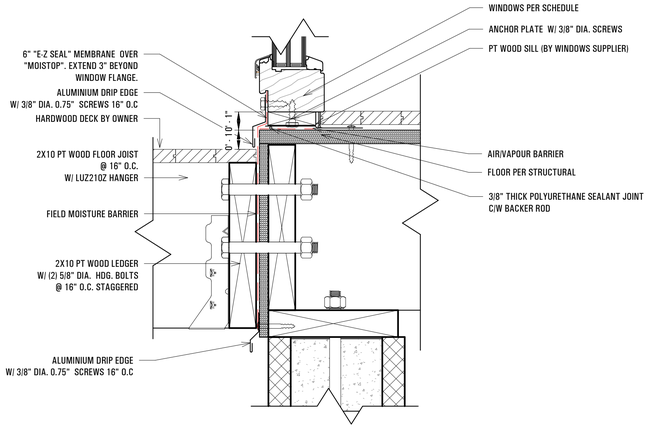
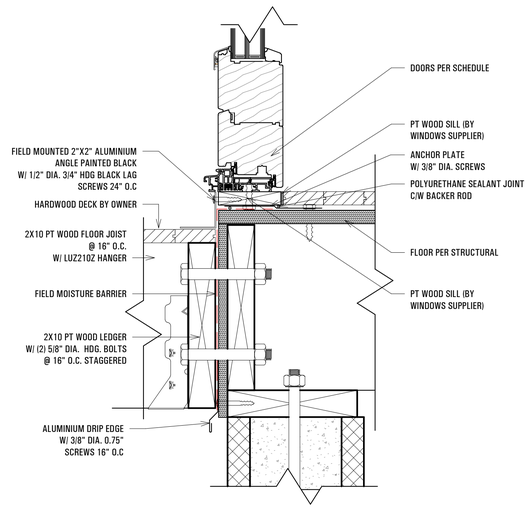


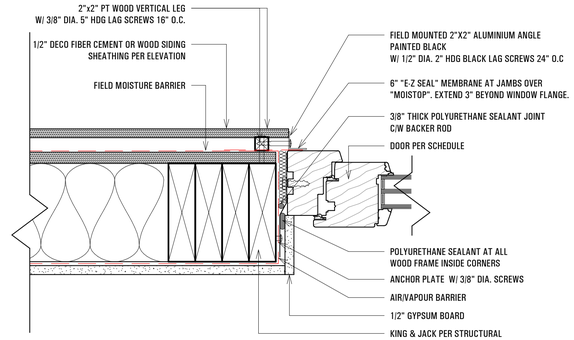
1 WINDOWS BOTTOM SECTION TO DECK

3" = 1'-0"



2 DOORS BOTTOM SECTION

3" = 1'-0"



3 DOORS JAMB SECTION WITH FIBER CEMENT

3" = 1'-0"

STATE OF CONNECTICUT
GEOFFREY CRAIG WILLIAMS
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ELECTRICAL SPECIFICATION

A. GENERAL

1. APPLICABLE CODES: ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FOLLOWING:
- 2014 NATIONAL ELECTRICAL CODE
- REGULATIONS FOR LOCAL AUTHORITIES HAVING JURISDICTION

B. SHOP DRAWINGS

1. PROVIDE SHOP DRAWINGS FOR THE FOLLOWING ITEMS: LIGHTING FIXTURES, OCCUPANCY SENSORS , RECEPTACLES AND FIRE ALARM DEVICES

C. EQUIPMENT AND DEFINITIONS

1. ALL ELECTRICAL EQUIPMENT SHALL BEAR THE UNDERWRITER'S LABORATORIES LABEL.

2. UNLESS SPECIFICALLY NOTED ON THE PLANS ALL CIRCUITRY, EQUIPMENT, DEVICES, ETC., NOT NOTED EXISTING TO REMAIN OR TO BE RELOCATED SHALL BE NEW.

D. JUNCTION BOXES LABELING REQUIREMENTS

1. ALL JUNCTION BOXES FOR BRANCH CIRCUITRY SHALL BE CLEARLY LABELED WITH PANEL DESIGNATION AND CIRCUIT NUMBERS.

E. PANELBOARDS

1. PROVIDE A TYPED CIRCUIT DIRECTORY FOR THE ENTIRE PANELBOARD REVISED UNDER THIS CONTRACT.

2. CONTRACTOR SHALL PHASE BALANCE ALL PANELBOARDS AS NECESSARY.

3. THE BRANCH CIRCUITS SHOWN FOR ITEMS SERVED AS INDICATED. CONTRACTOR SHALL FIELD COORDINATE ALL BRANCH CIRCUITS ACCORDINGLY.

4. BRANCH CIRCUITRY SHOWN ON FLOOR PLAN CONNECTED TO A DESIGNATED CIRCUIT EXACT POSITION OF CIRCUIT BREAKER SHALL BE AFTER REMOVAL OF OUTLETS UNDER DEMOLITION. CONTRACTOR SHALL UTILIZE ALL C/B'S BECOMING SPARE

F. CIRCUIT BREAKERS

1. ALL NEW CIRCUIT BREAKERS TO BE INSTALLED IN NEW PANELS SHALL BE BOLT-ON TYPE.

G. SWITCHES, RECEPTACLES, TELEPHONE OUTLETS AND DATA OUTLETS

1. WHERE TWO OR MORE DEVICES OF THE SAME VOLTAGE ARE SHOWN TOGETHER ON THE PLANS, A GANGED PLATE SHALL BE USED. DEVICES OF DIFFERENT VOLTAGES SHALL BE SEPARATED HORIZONTALLY BY 6" BUT SHALL BE HORIZONTALLY OR VERTICALLY ALIGNED.

2. ALL RECEPTACLES, TELEPHONE, AND DATA OUTLETS SHOWN ON A WALL BACK TO BACK SHALL BE OFFSET A MINIMUM OF 6" HORIZONTALLY.

H. LIGHTING FIXTURES
A MINIMUM OF 90% OF LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.

1. COORDINATE ALL LIGHTING FIXTURES WITH SPRINKLERS, MECHANICAL EQUIPMENT AND ARCHITECTURAL CEILING PLAN TO AVOID CONFLICT. GRID LAYOUT ON PLANS IS APPROXIMATE, ADJUST AND COORDINATE LIGHTING FIXTURES IN FIELD PER ARCHITECTS REFLECTED CEILING PLAN.

2. PROVIDE FINISHED FRAMES FOR ALL RECESSED LIGHTING FIXTURES, TYPE TO BE COORDINATE ALL FIXTURE TYPES WITH CEILING SYSTEM BEFORE ORDERING FIXTURES. PROVIDE ALL MOUNTING ATTACHMENTS FOR A COMPLETE INSTALLATION. LIGHTING FIXTURES SHALL BE SUPPORTED PER LOCAL CODE REQUIREMENTS.

3. ALL NEW LIGHTING FIXTURES SHALL BE INSTALLED COMPLETE WITH LAMPS. SEE LIGHTING FIXTURE SCHEDULE FOR LAMPS AND TYPE OF BALLASTS REQUIREMENTS AND/OR PLANS.

4. COLOR OF LIGHTING FIXTURES SHALL BE AS SELECTED BY THE ARCHITECT.

I. BRANCH CIRCUITRY AND FEEDER

1. ALL CONDUCTORS SHALL BE COPPER.

2. ALL BRANCH CIRCUITRY AND FEEDER SHALL COMPLY WITH THE UTEST NATIONAL ELECTRICAL CODE (N.E.C.) LOCAL JURISDICTION AND LOCAL STATE CODE REQUIREMENTS. THE FOLLOWING ARE SOME ACCEPTABLE WIRING METHOD REQUIREMENTS.

J. INDOOR USE BRANCH CIRCUITRY

1. METAL CLAD CABLE (MC CABLE) IS PERMITTED TO SERVE RECEPTACLES/LIGHTING AND OTHER EQUIPMENT LOAD. METAL CLAD CABLE MC IS PERMITTED TO RUN CONCEALED AREA SUCH AS CEILING SPACE AND FINISHED WALL AREA ONLY. CONTRACTOR SHALL FOLLOW E LECTRICAL SYMBOLS LIST ALL HOMERUN BRANCH CIRCUITRY FOR THE INDOOR EQUIPMENT SHALL BE INSTALLED IN EMT

K. GENERAL NOTES IN REGARDS TO BRANCH CIRCUITRY AND FEEDER

1. USE OF ALUMINUM CONDUIT SHALL NOT BE PERMITTED.

2. ALL BRANCH CIRCUITRY AND FEEDERS SHALL BE RUN CONCEALED.

3. ALL CIRCUITRY RUNS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL DETERMINE IN FIELD THE MOST SUITABLE ROUTES.

4. MINIMUM SIZE EMT OR CONDUIT SHALL BE 3/4''. UNLESS MULTIPLE HOMERUN CIRCUITS REQUIRES URGER SIZE CONDUIT.

5. NO NONMETALLIC CONDUIT SHALL BE USED FOR BRANCH CIRCUIT WORK ABOVE GRADE

L. WIRE AND CABLE

1. FEEDERS: FEEDER SHALL BE ALUMINUM . INSULATION SHALL BE THW OR THHN/THWN.

2. COLOR CODE: ALL WIRING SHALL BE COLOR CODED THROUGHOUT AS PER N.E.C. REQUIREMENTS.

3. ALL CONDUCTORS SHALL BE COPPER, MINIMUM #2 AWG.

4. ALL RECEPTACLES, LIGHTING FIXTURES, MOTORS, ETC.. SHALL BE GROUNDED PER N.E.C. ALL RECEPTACLE CIRCUITS SHALL CONTAIN A #12 INSULATED GROUND CONDUCTORS

5. RUN MULTIPLE HOMERUNS TO ALTERNATELY NUMBERED PANELBOARD CIRCUITS (I.E., 1,3,5) SERVING LIGHTING, GENERAL RECEPTACLES, AND MOTORS. ANY CIRCUITS SERVING, ISOLATED GROUND RECEPTACLES OR RECEPTACLES SERVING COMPUTER EQUIPMENT, WHEN THE CONTRACTOR RUN CIRCUITRY IN MULTIPLE HOMERUNS. CONTRACTOR SHALL OVERSIZE THE NEUTRAL CONDUCTOR TO A MINIMUM 200% OF THE CAPACITY OF PHASE CONDUCTORS SIZE THE EMT/CONDUIT ACCORDINGLY WHERE NECESSARY.

6. ALL EMPTY RACEWAYS SHALL CONTAIN A DRAG WIRE. EMPTY RACEWAYS 2" OR LARGER IN SIZE SHALL HAVE A MAXIMUM OR 2 - 90 DEGREES BENDS PER RUN. WHERE REQUIRED, PROVIDE PULL BOXES PER N.E.C. REQUIREMENTS.

7. FINAL CONNECTION TO ALL MOTORS OR VIBRATING EQUIPMENT SHALL BE WITH FLEXIBLE CONDUIT OR LIQUID-TIGHT FLEXIBLE CONDUIT FOR OUTDOOR.

8. ALL 120 VOLT CIRCUIT HOMERUNS WHICH ARE OVER 100 LINEAR FEET SHALL BE A MINIMUM OF #10 CONDUCTORS OR AS SHOWN ON THE PLANS.

9. EXPOSED AND CONCEALED CIRCUITRY SHALL BE RUN TIGHT TO CEILING SLAB IN A NEAT WORKMANLIKE MANNER. ALL RUNS SHALL BE PARALLEL OR PERPENDICULAR TO BUILDING WALL.

M. GROUNDING

1. PROVIDE GROUND TO ALL DEVICES PER N.E.C. REQUIREMENTS.
2. PROVIDE SERVICE GROUND CONDUCTORS SIZE PER NEC REQUIREMENTS.
3. PROVIDE EQUIPMENT GROUND CONDUCTORS SIZE PER NEC REQUIREMENTS.

N. FIRE SEALANT MATERIALS

1. ANY PENETRATION TO THE FIRE WALLS. CONTRACTOR SHALL PROVIDE FIRE SEALANT MATERIALS AT EVERY POINT WHERE OCCURRED. FIRE SEALANT MATERIALS MANUFACTURER SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO APPLICATION.

O. WORK SCHEDULE

1. COORDINATE WITH ARCHITECT AND/OR OWNER'S REPRESENTATIVE FOR WORK SCHEDULE R EQUIREMENTS

P. FINAL TESTING

1. AT THE TIME OF FINAL INSPECTION AND TEST, ALL CONNECTIONS AND TERMINATIONS AT PANELBOARDS, DEVICES, EQUIPMENT, AS WELL ALL SPLICES MUST BE ALL COMPLETED. EACH BRANCH CIRCUIT AND ITS RESPECTIVE CONNECTED EQUIPMENT MUST TEST FREE OF SHORT CIRCUIT COMPLETION OF THE WORK, CLEAN AND POLISH ALL EXPOSED SURFACES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ABBREVIATIONS

A	AMPERE	PNL	PANEL
AFF	ABOVE FINISHED FLOOR	R	RECESSED
AIC	AMPERES INTERRUPTING CAPACITY C CONDUIT/EMT	LF	LINEAR FEET
C/B	CIRCUIT BREAKER	S	SURFACE
EC	EMPTY CONDUIT/EMT. PROVIDE PULL WIRE	UON	UNLESS OTHERWISE NOTED
EMT	ELECTRICAL METALLIC TUBING	V	VOLT
G	GROUND	W	WIRE
HP	HORSEPOWER	MTD	MOUNTED
MCB	MAIN CIRCUIT BREAKER	OC	ON CEILING
MTD	MOUNTED	EG	EQUIPMENT GROUND
NIC	NOT IN CONTRACT	IG	ISOLATED GROUND
KW	KILOWATTS	FACP	FIRE ALARM CONTROL PANEL
P	POLE		

ELECTRICAL SYMBOLS

EXIT LIGHTING FIXTURE ON EMERGENCY CIRCUITRY ARROWS AS INDICATED. FIXTURES TO COMPLY WITH LOCAL JURISDICTION REQUIREMENTS - SEE SCHEDULE

$T MOTOR RATED SWITCH WITH THERMAL OVERLOAD

WALL MOUNTED DUPLEX RECEPTACLE - 2P, 3W, 20A, 125V, GROUNDED (HUBBELL #5362). COLOR OF DEVICE AND FACE PLATE SHALL BE AS SELECTED BY THE ARCHITECT. MOUNTING HEIGHT TO CENTERLINE ABOVE FINISHED FLOOR 18" UON.

WALL MOUNTED DOUBLE DUPLEX RECEPTACLE - 2P, 3W, 20A, 125V, GROUNDED (HUBBELL #5362). COLOR OF DEVICE AND FACE PLATE SHALL BE AS SELECTED BY THE ARCHITECT. MOUNTING HEIGHT TO CENTERLINE ABOVE FINISHED FLOOR 18" UON.

2-HEAD BATTERY LIGHTING UNIT

J JUNCTION BOX - CEILING OR WALL MOUNTED

$ SINGLE POLE SWITCH - ARROW HART #1991. COLOR OF DEVICE AND FACE PLATE SHALL BE WHITE. MOUNTING HEIGHT TO CENTERLINE ABOVE FINISHED FLOOR 4' - 0 ".

$3 THREE WAY SWITCH . COLOR OF DEVICE AND FACE SHALL BE WHITE MOUNTING HEIGHT TO CENTERLINE ABOVE FINISHED FLOOR 4' - 0"

$D DIMMER SWITCH MOUNTING HEIGHT TO CENTERLINE ABOVE FINISHED FLOOR 4' - 0 ".

SD SMOKE DETECTOR

SPECIAL OUTLET. COORDINATE EXACT NEMA CONFIGURATIONS OF OUTLET WITH OWNER'S REPRESENTATIVE AND EXACT MOUNTING HEIGHT PRIOR TO ROUGH-IN.

ELECTRICAL SYMBOLS

PANELBOARD - SEE SCHEDULE. MOUNTING HEIGHT TO CENTERLINE ABOVE FINISHED FLOOR 6'-0" TO TOP.

MOTOR CONNECTION - HORSEPOWER AS INDICATED, FRACTIONAL IF NO NOTED.

DISCONNECT SWITCH - SEE DRAWING FOR VOLTAGE, POLES AND AMPERAGE RATING.

A-1 HOMERUN TO PANELBOARD. NUMBER OF ARROWHEADS INDICATE NUMBER OF CIRCUITS. NUMERALS AND LETTERS ADJACENT TO ARROWHEADS INDICATE ASSIGNED PANEL AND CIRCUIT NUMBERS. SEE PANEL SCHEDULE FOR AMPERAGE RATING OF EACH CIRCUIT BREAKER AND CONDUCTOR SIZES

CIRCUITRY INSTALLED CONCEALED IN WALL OR ABOVE CEILING. NUMBER OF TICKS INDICATE NUMBER OF CONDUCTORS. IF NO TICKS MARK INDICATE 2 (TWO) CONDUCTORS IN RACEWAY. SEE PANEL SCHEDULE FOR CONDUCTOR SIZES.

$OS SWITCH WITH OCCUPANCY SENSOR, +48" A.F.F. MOTION SENSOR SHALL BE AS MANUF. BY WATTSTOPPER WITH TIME DELAY SHALL BE SET @ LESS THAN 15 MINUTES WATTSTOPPER CAT# DW-100 COLOR TO BE SELECTED BY THE ARCHITECT.

OS OCCUPANCY SENSOR - CEILING OR WALL MOUNTED

SWITCH BANK

DL DAYLIGHT SENSOR

NEW SINGLE FAMILY RESIDENCE
OLD FARM ROAD, ASSESSOR LOT 9,
Weston, CT 06883

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ELECTRICAL NOTES

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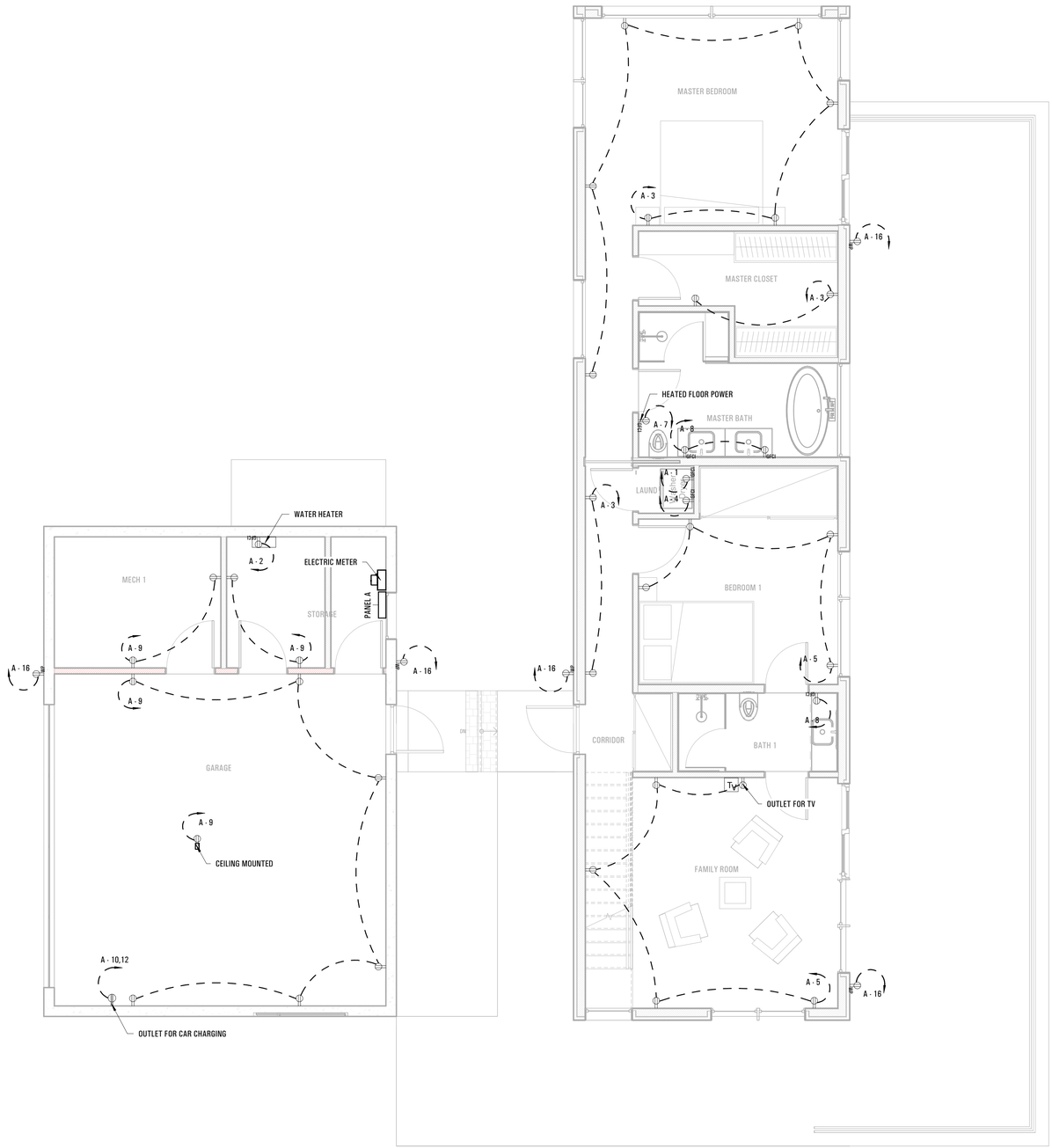
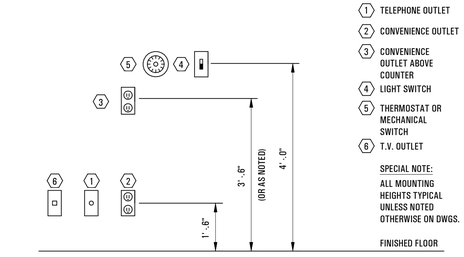


1 FIRST FLOOR POWER PLAN

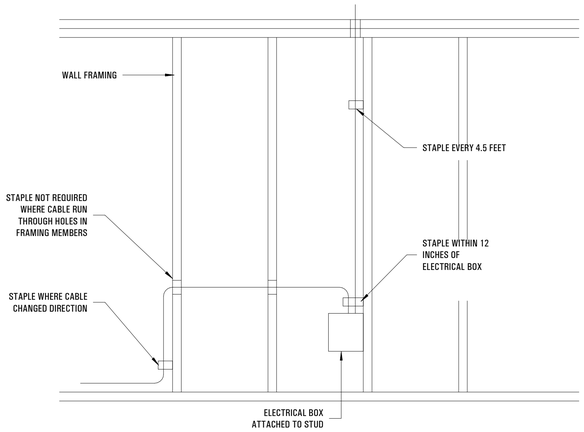
1/4" = 1'-0"



NOTE:
ALL SWITCHES AND THERMOSTATS TO BE MOUNTED AS CLOSE TO DOOR JAMB AS POSSIBLE. COORDINATE ALL DEVICES WITH ARCHITECTURAL PLANS AND DETAILS.

2 TYP. DEVICE MOUNTING HEIGHTS

NTS



3 CABLE SUPPORT INSIDE WALL

NTS

NOTES:

1. NEWLY INSTALLED, REPLACED, OR RELOCATED RECEPTACLES SHALL BE TAMPER-RESISTANT (TR). ALL RECEPTACLES SHALL BE GFCI PROTECTED AND TAMPER-RESISTANT (TR). IF ANY NEW/ADDITIONAL OUTLETS ARE INSTALLED, THE BATHROOM SHALL HAVE A DEDICATED 20-AMP CIRCUIT.
2. EXHAUST FANS WITH A MINIMUM VENTILATION RATE OF 50 CFM ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S REQUIREMENTS.
3. LIGHTING FIXTURES LOCATED WITHIN 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE LISTED FOR A DAMP LOCATION, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.
4. EACH BATHROOM SHALL HAVE ONE LIGHT FIXTURE CONTROLLED BY A VACANCY SENSOR SWITCH THAT REQUIRES A MANUAL ON ACTIVATION (DOES NOT AUTOMATICALLY TURN ON) AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER THE ROOM IS VACATED. ALL OTHER LIGHT FIXTURES SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER
5. GFCI PROTECTION SHALL BE PROVIDED FOR ALL COUNTERTOP RECEPTACLES, RECEPTACLES WITHIN 6 FEET OF A SINK (INCLUDING BELOW COUNTER AND BEHIND AN APPLIANCE), AND FOR RECEPTACLES SUPPLYING DISHWASHERS. THE RESET BUTTON FOR GFCI RECEPTACLES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION (I.E. NOT BEHIND AN APPLIANCE).
6. COUNTERTOP RECEPTACLES SHALL BE LOCATED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES FROM A RECEPTACLE.
7. COUNTERTOP RECEPTACLES SHALL BE LOCATED NO MORE THAN 20 INCHES ABOVE THE COUNTERTOP.
8. ISLANDS/PENINSULAS SHALL HAVE AT LEAST ONE RECEPTACLE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
9. ELECTRIC STOVES AND OVENS SHALL BE SUPPLIED WITH A 40- OR 50- AMP BRANCH CIRCUIT.
10. COUNTERTOP RECEPTACLES SHALL BE SUPPLIED BY A MINIMUM OF TWO 20-AMP BRANCH CIRCUITS.
11. A DEDICATED CIRCUIT IS REQUIRED FOR CORD AND PLUG CONNECTED RANGE EXHAUST HOODS. SEPARATE CIRCUITS MAY BE REQUIRED FOR THE GARBAGE DISPOSAL, DISHWASHER, AND BUILT-IN MICROWAVE BASED ON THE MANUFACTURER'S REQUIREMENTS AND THE MOTOR RATING.
12. DINING AREA, BREAKFAST ROOM, PANTRY, OR SIMILAR AREA SHALL BE SUPPLIED BY A 20-AMP CIRCUIT, THE COUNTERTOP CIRCUITS MAY BE USED TO SUPPLY THESE AREAS.
13. ALL LIGHTING FIXTURES SHALL BE CONTROLLED BY EITHER A DIMMER SWITCH OR BY A VACANCY SENSOR SWITCH THAT REQUIRES A MANUAL ON ACTIVATION (DOES NOT AUTOMATICALLY TURN ON) AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER THE ROOM IS VACATED.
14. ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JA8-2016 (JA8-2016-E FOR SEALED LENS OR RECESSED FIXTURE). SCREW BASE BULBS ARE PERMITTED, EXCEPT IN RECESSED LIGHTING FIXTURES.
15. RECESSED LIGHTING SHALL BE LISTED AS IC (ZERO CLEARANCE TO INSULATION) AND AT (AIR TIGHT), BE SEALED/CAULKED BETWEEN THE FIXTURE HOUSING AND CEILING, SHALL NOT CONTAIN A SCREW BASE SOCKET, AND CONTAIN BULBS MARKED WITH JA8-2016-E EFFICIENCY LABEL.
16. ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND BE CONTROLLED BY PHOTOCELL AND MOTION SENSOR
17. A MINIMUM OF 90% OF LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.

STATE OF CONNECTICUT
GEOFFREY CRAIG WILLIAMSON
NO. 7553
LICENSED ARCHITECT

NEW SINGLE FAMILY RESIDENCE
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FIRST FLOOR POWER PLAN

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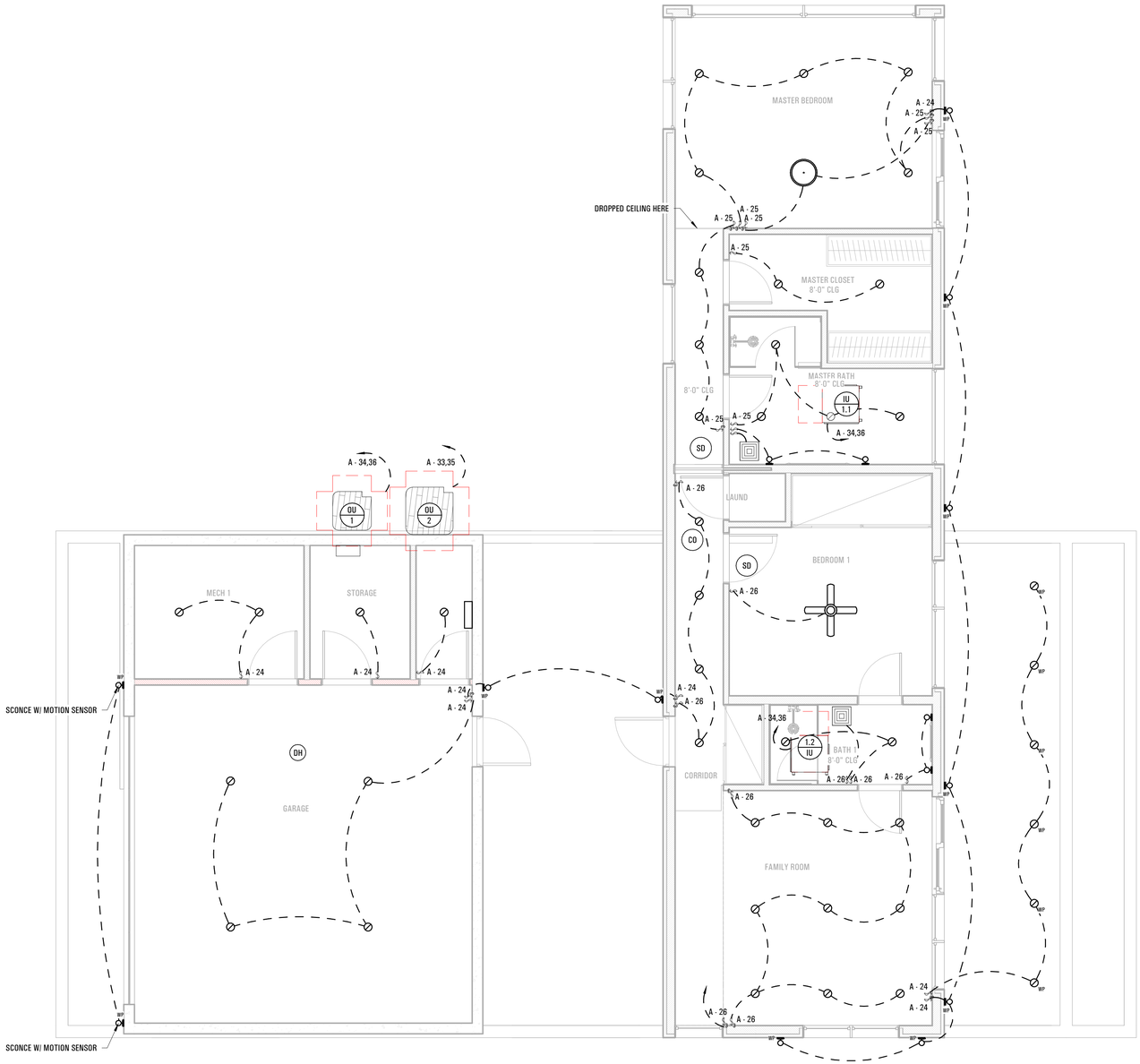

1 FIRST FLOOR LIGHTING PLAN

1/4" = 1'-0"

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11. A DEDICATED CIRCUIT IS REQUIRED FOR CORD AND PLUG CONNECTED RANGE EXHAUST HOODS. SEPARATE CIRCUITS MAY BE REQUIRED FOR THE GARBAGE DISPOSAL, DISHWASHER, AND BUILT-IN MICROWAVE BASED ON THE MANUFACTURER'S REQUIREMENTS AND THE MOTOR RATING.
12. DINING AREA, BREAKFAST ROOM, PANTRY, OR SIMILAR AREA SHALL BE SUPPLIED BY A 20-AMP CIRCUIT, THE COUNTERTOP CIRCUITS MAY BE USED TO SUPPLY THESE AREAS.
13. ALL LIGHTING FIXTURES SHALL BE CONTROLLED BY EITHER A DIMMER SWITCH OR BY A VACANCY SENSOR SWITCH THAT REQUIRES A MANUAL ON ACTIVATION (DOES NOT AUTOMATICALLY TURN ON) AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER THE ROOM IS VACATED.
14. ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JA8-2016 (JA8-2016-E FOR SEALED LENS OR RECESSED FIXTURE). SCREW BASE BULBS ARE PERMITTED, EXCEPT IN RECESSED LIGHTING FIXTURES.
15. RECESSED LIGHTING SHALL BE LISTED AS IC (ZERO CLEARANCE TO INSULATION) AND AT (AIR TIGHT), BE SEALED/CAULKED BETWEEN THE FIXTURE HOUSING AND CEILING, SHALL NOT CONTAIN A SCREW BASE SOCKET, AND CONTAIN BULBS MARKED WITH JA8-2016-E EFFICIENCY LABEL.
16. ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND BE CONTROLLED BY PHOTOCELL AND MOTION SENSOR
17. A MINIMUM OF 90% OF LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.

LIGHTING LEGEND	
	CEILING FAN WITH LAMP
	6" RECESSED LAMP 12W
	EXHAUSTER FAN, 50CFM MIN. REFER TO SHEET A1-02 FOR PRESCRIPTIVE TERMINATION LOCATION.
	PENDANT LAMP 12W
	PENDANT LAMP 12W
	WALL LAMP - 9W
WP	EXTERIOR WATER PROOF WALL LAMP - 9W
SD	SMOKE DETECTOR
CO	CARBON MONOXID DETECTOR
DH	HEAT DETECTOR

STATE OF CONNECTICUT
GEOFFREY CRAIG WILLIAMS
REG. NO. 7553
LICENSED ARCHITECT

NEW SINGLE FAMILY RESIDENCE
OLD FARM ROAD, ASSESSOR LOT 9,
Weston, CT 06883

MARK	DATE	DESCRIPTION
ISSUE:		

PROJECT NO:	
CAD FILE:	
DATE:	05/09/2023
DRAWN BY:	
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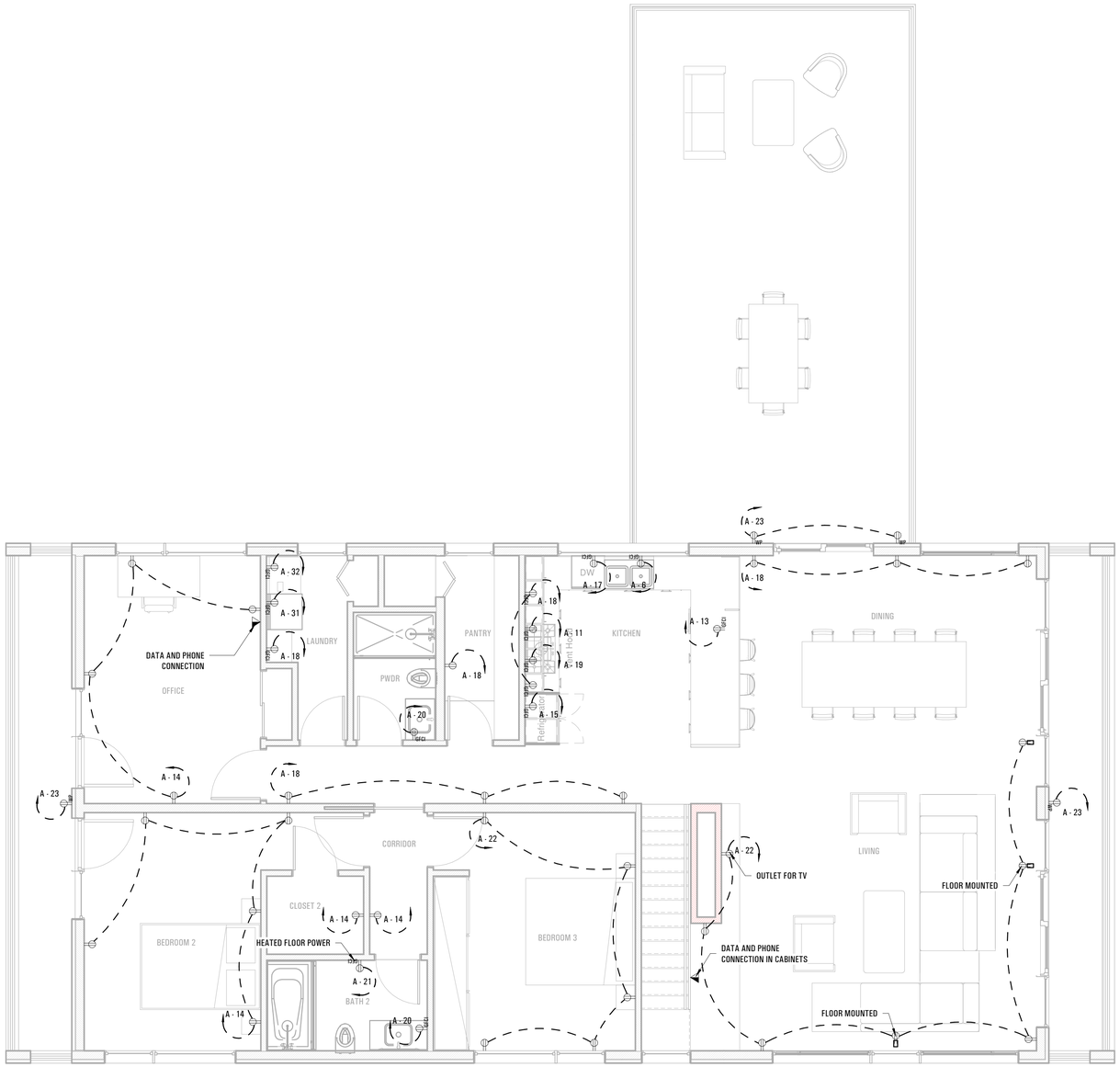
SHEET TITLE:

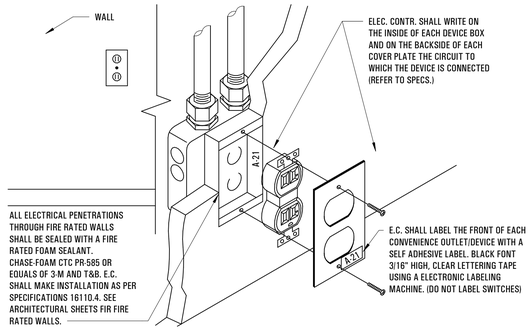
FIRST FLOOR LIGHTING PLAN

DRAWING SHEET NO:

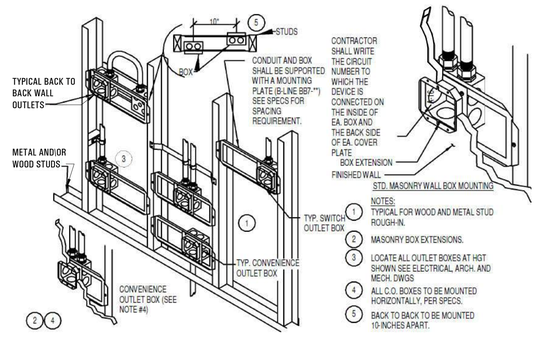
EO-02



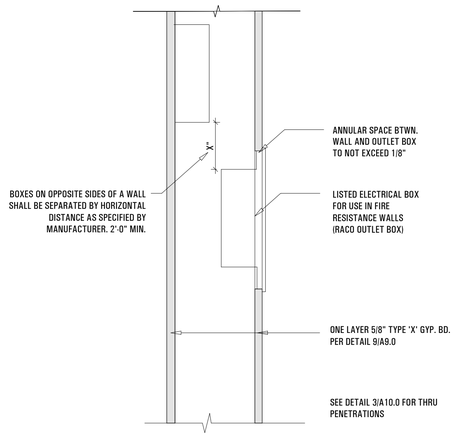
1 SECOND FLOOR POWER PLAN
1/4" = 1'-0"



2 TYP. DUPLEX RECEPTACLE MOUNTING
NTS



3 TYP. OUTLET MOUNTING
NTS



LISTED ELECTRICAL BOX EXAMPLE:
RACO Outlet Box (Types 7050, 7051, 7052, 7053, 7054, 7055, 7119, 7122, 7220, 7232, 7302, 7307, 7488, 7820, 7825, 7826RAC, 7834RAC, 7835, 7846, 7881, 7883, 7887, 7907, 7919, 7922, nonmetallic outlet and switch boxes) For use in fire resistance walls constructed of wood or nonbearing steel studs and gypsum board with 2 hrs or less Classification periods. Clearance between boxes and cutouts in wall shall not exceed 1/8 in. The area of openings for boxes shall not aggregate more than 100 sq in. per 100 sq ft of wall or partition area with no opening exceeding 21.4 sq in. Outlet boxes on opposite sides of a wall or partition shall be separated by a horizontal wall distance of not less than 24 in. PER UL FILE #R16536

4 ELECTRICAL OUTLET IN FIRE RATED WALLS
NTS

NOTES:

1. NEWLY INSTALLED, REPLACED, OR RELOCATED RECEPTACLES SHALL BE TAMPER-RESISTANT (TR). ALL RECEPTACLES SHALL BE GFCI PROTECTED AND TAMPER-RESISTANT (TR). IF ANY NEW/ADDITIONAL OUTLETS ARE INSTALLED, THE BATHROOM SHALL HAVE A DEDICATED 20-AMP CIRCUIT.
2. EXHAUST FANS WITH A MINIMUM VENTILATION RATE OF 50 CFM ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S REQUIREMENTS.
3. LIGHTING FIXTURES LOCATED WITHIN 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE LISTED FOR A DAMP LOCATION, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.
4. EACH BATHROOM SHALL HAVE ONE LIGHT FIXTURE CONTROLLED BY A VACANCY SENSOR SWITCH THAT REQUIRES A MANUAL ON ACTIVATION (DOES NOT AUTOMATICALLY TURN ON) AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER THE ROOM IS VACATED. ALL OTHER LIGHT FIXTURES SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER
5. GFCI PROTECTION SHALL BE PROVIDED FOR ALL COUNTERTOP RECEPTACLES. RECEPTACLES WITHIN 6 FEET OF A SINK (INCLUDING BELOW COUNTER AND BEHIND AN APPLIANCE), AND FOR RECEPTACLES SUPPLYING DISHWASHERS. THE RESET BUTTON FOR GFCI RECEPTACLES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION (I.E. NOT BEHIND AN APPLIANCE).
6. COUNTERTOP RECEPTACLES SHALL BE LOCATED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES FROM A RECEPTACLE.
7. COUNTERTOP RECEPTACLES SHALL BE LOCATED NO MORE THAN 20 INCHES ABOVE THE COUNTERTOP.
8. ISLANDS/PENINSULAS SHALL HAVE AT LEAST ONE RECEPTACLE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
9. ELECTRIC STOVES AND OVENS SHALL BE SUPPLIED WITH A 40- OR 50- AMP BRANCH CIRCUIT.
10. COUNTERTOP RECEPTACLES SHALL BE SUPPLIED BY A MINIMUM OF TWO 20-AMP BRANCH CIRCUITS.
11. A DEDICATED CIRCUIT IS REQUIRED FOR CORD AND PLUG CONNECTED RANGE EXHAUST HOODS. SEPARATE CIRCUITS MAY BE REQUIRED FOR THE GARBAGE DISPOSAL, DISHWASHER, AND BUILT-IN MICROWAVE BASED ON THE MANUFACTURER'S REQUIREMENTS AND THE MOTOR RATING.
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NEW SINGLE FAMILY RESIDENCE
OLD FARM ROAD, ASSESSOR LOT 9,
Weston, CT 06883

MARK	DATE	DESCRIPTION
ISSUE:		

PROJECT NO:	
CAD FILE:	
DATE:	05/09/2023
DRAWN BY:	
CHECKED BY:	
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SHEET TITLE:	SECOND FLOOR POWER PLAN
DRAWING SHEET NO:	E0-03

1 SECOND FLOOR LIGHTING PLAN

1/4" = 1'-0"

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CO	CARBON MONOXID DETECTOR
DH	HEAT DETECTOR

STATE OF CONNECTICUT
GEOFFREY CRAIG WILLIAMS
LICENSED ARCHITECT
NO. 7553

NEW SINGLE FAMILY RESIDENCE
OLD FARM ROAD, ASSESSOR LOT 9,
Weston, CT 06883

MARK	DATE	DESCRIPTION

ISSUE:

PROJECT NO:

CAD FILE:

DATE: 05/09/2023

DRAWN BY:

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SHEET TITLE:

SECOND FLOOR LIGHTING PLAN

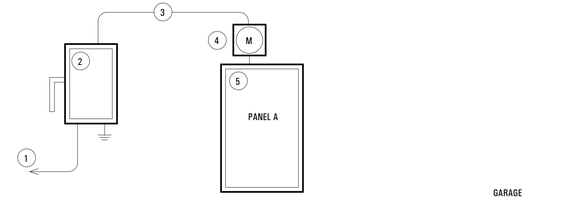
DRAWING SHEET NO:

E0-04

PANEL TAG	A
PANEL LOCATION	
VOLTAGE	120/240 Single
PHASE	1
WIRE	3
RATED AMPS	300 A
AIC	25K
MCB	300 A
MOUNTING	Recessed

CIRCUIT	DESCRIPTION	NEW/ EXIST.	LOAD TYPE	BREAKER SIZE	POLES	WIRE SIZE	A	B	A	B	WIRE SIZE	POLES	BREAKER SIZE	LOAD TYPE	NEW/ EXIST.	DESCRIPTION	CIRCUIT
1	DRYER		R	30 A	1	1-#8, 1-#8, 1-#8	3.5		2.0		1-#12, 1-#12, 1-#12	1	20 A	R		WATER HEATER	2
3	MASTER BEDROOM RECEPTACLES		R	20 A	1	1-#8, 1-#8, 1-#8		2.0		2.0	1-#10, 1-#10, 1-#10	1	20 A	R		WASHER	4
5	FAMILY ROOM & BED 1 RECEPTACLES		R	20 A	1	1-#10, 1-#10, 1-#10	1.6		1.0		1-#12, 1-#12, 1-#12	1	20 A	R		DISPOSAL	6
7	HEATED FLOOR POWER		R	20 A	1	1-#10, 1-#10, 1-#10		2.0		0.5	1-#12, 1-#12, 1-#12	1	20 A	R		1ST FLOOR BATH RECEPTACLES	8
9	GARAGE & MECH RECEPTACLES		R	20 A	1	1-#10, 1-#10, 1-#10	2.0		1.0		2-#8, 1-#8, 1-#10	2	40 A	R		CAR CHARGER	10
11	OVEN		R	30 A	1	1-#10, 1-#10, 1-#10		3.5		1.0	--	--	--	--		--	12
13	MICROWAVE		R	20 A	1	1-#12, 1-#12, 1-#12	1.0		2.0		1-#8, 1-#8, 1-#8	1	20 A	R		BEDROOM 2 & OFFICE RECEPTACLES	14
15	REFRIGERATOR		R	20 A	1	1-#12, 1-#12, 1-#12		0.8		0.9	1-#12, 1-#12, 1-#12	1	20 A	R		1ST FLOOR OUTDOOR RECEPTACLES	16
17	DISHWASHER		R	20 A	1	1-#12, 1-#12, 1-#12	1.2		1.8		1-#10, 1-#10, 1-#10	1	20 A	R		KITCHEN, DINING & FOYER RECEPTACLES	18
19	RANGE		R	20 A	1	1-#12, 1-#12, 1-#12		2.0		0.4	1-#12, 1-#12, 1-#12	1	20 A	R		2ND FLOOR BATH RECEPTACLES	20
21	HEATED FLOOR POWER		R	20 A	1	1-#10, 1-#10, 1-#10	2.0		2.0		1-#8, 1-#8, 1-#8	1	20 A	R		LIVING & BEDROOM 3 RECEPTACLES	22
23	2ND FLOOR OUTDOOR RECEPTACLES		R	20 A	1	1-#12, 1-#12, 1-#12		0.7		0.3	1-#14, 1-#14, 1-#14	1	15 A	L		GARAGE & OUTDOOR LIGHTING	24
25	MASTER BEDROOM & BATH LIGHTING		M; L	15 A	1	1-#14, 1-#14, 1-#14	0.3		0.4		1-#12, 1-#12, 1-#12	1	20 A	M; L		FAMILY ROOM & BEDROOM 1 LIGHTING	26
27	KITCHEN, DINING & LIVING LIGHTING		L	20 A	1	1-#12, 1-#12, 1-#12		0.3		0.3	1-#14, 1-#14, 1-#14	1	15 A	M; L		OFFICE, FOYER & PWDR LIGHTING	28
29	BEDROOM 1 & 2 AND BATH 2 LIGHTING		M; L	15 A	1	1-#14, 1-#14, 1-#14	0.4		0.1		1-#14, 1-#14, 1-#14	1	15 A	L		2ND FLOOR OUTDOOR LIGHTING	30
31	WASHER		R	20 A	1	1-#12, 1-#12, 1-#12		2.0		3.5	1-#8, 1-#8, 1-#8	1	30 A	R		DRYER	32
33	IU-2.1, IU-2.2 & OU-2		HVAC; M	20 A	2	2-#10, 1-#10, 1-#10	5.2		4.0		2-#10, 1-#10, 1-#10	2	20 A	HVAC; M		IU-1.1, IU-1.2 & OU-1	34
35	--		--	--	--	--		5.2		4.0	--	--	--	--		--	36
37																	38
39																	40
41																	42
							A	B		TOTAL							
						CONNECTED LOAD	31.4	31.4		62.8							
						CONNECTED AMPS	262.0	261.5		261.7 A							

DEMAND LOAD CALCULATION	FACTOR	CONNECTED LOAD	DEMAND LOAD
CONTINUOUS LOADS (C)			
NON CONTINUOUS LOAD (NC)			
LIGHTING (L)	125%	1.6	2.1
RECEPTACLES (R) - UNDER / OVER 10kVA	61.8%	42.4	26.2
MOTOR LOADS (M)	100%	7.7	7.7
KITCHEN (K)			
WATER HEATER (WH)			
SUB PANEL (SP)			
DEMAND LOAD			49.5
DEMAND AMPS			206.0 A

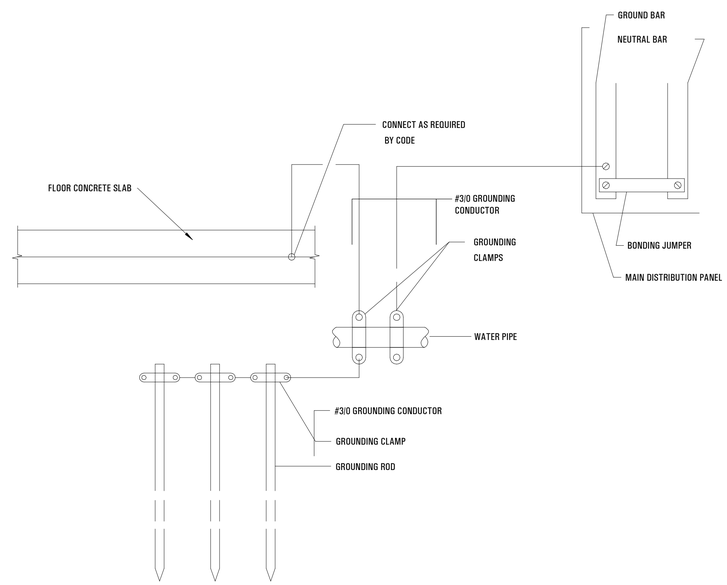


ELECTRICAL RISER DIAGRAM

NOT TO SCALE

FEEDER AND EQUIPMENT NOTES

1. INCOMING ELECTRICAL FROM POWER CO.
2. (N) MAIN SWITCH 300A 1PH.
3. COPPER FEEDERS 3 350 + 1 #4 GND IN 2 1/2" CONDUIT.
4. (N) SOCKET METER 300A, 120/240V, 1PH.
5. (N) PANEL "A" 300A, 120/240 V, 1PH, 3 W - SEE PANEL SCHEDULE.



3 GROUNDING DETAIL

NTS

STATE OF CONNECTICUT
GEOFFREY CRAIG WILLIAMS
No. 7553
LICENSED ARCHITECT

NEW SINGLE FAMILY RESIDENCE
OLD FARM ROAD, ASSESSOR LOT 9,
Weston, CT 06883

MARK	DATE	DESCRIPTION
ISSUE:		

PROJECT NO:	
CAD FILE:	
DATE:	05/09/2023
DRAWN BY:	
CHECKED BY:	
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SHEET TITLE:	PANEL SCHEDULES & DETAILS
DRAWING SHEET NO:	E0-05

MECHANICAL GENERAL NOTES

1. GENERAL

1.1 THE MECHANICAL WORK SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES AND THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.

1.2 THE CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS AND PAY FOR ALL PERMITS, FEES, CHARGES AND INSPECTIONS REQUIRED, AS WELL AS HAULING, RIGGING AND TRANSPORTATION CHARGES APPLICABLE TO HIS WORK.

1.3 THE PROJECT SHALL BE BID ON THE BASIS OF SPECIFIED PRODUCT(S) WHICH ESTABLISH MINIMUM QUALITY REQUIREMENTS. WHERE MORE THAN ONE PRODUCT NAME IS INDICATED, BIDS SHALL BE BASED ON ONE OF THE NAMED PRODUCTS. ALL MECHANICAL EQUIPMENT SHOWN ON CONTRACT DOCUMENTS SHALL BE NEW, SHALL BE ALL LISTED AND SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR UNLESS OTHERWISE NOTED.

A). WHERE USE OF AN 'ACCEPTABLE EQUAL' PRODUCT REQUIRES CHANGES TO THE BASE DESIGN IN ORDER TO INCORPORATE THE PRODUCT INTO THE PROJECT, THE CONTRACTOR SHALL SUBMIT A LAYOUT SHOWING ALL CHANGES TO ARCHITECTURAL. STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL REQUIREMENTS. CHANGES DUE TO USE OF 'ACCEPTABLE EQUAL' PRODUCTS SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER AND THE COST OF CHANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR LAYOUT SHALL ACCOMPANY PRODUCT SUBMITTAL DATA.

B). SUBSTITUTIONS FOR 'ACCEPTABLE EQUAL' PRODUCTS NOT SPECIFIED WILL BE CONSIDERED WHEN INCLUDED WITH SUBMISSION OF THE BID AND SHALL BE SUBJECT TO ACCEPTANCE BY THE ENGINEER. PROPOSALS FOR SUBSTITUTIONS SHALL INCLUDE, BUT NOT BE LIMITED TO: (1) ANY ADDED CREDIT OR COST. (2) PRODUCT IDENTIFICATION. (3) CODE COMPLIANCE. (4) REFERENCED STANDARD COMPLIANCE. (5) DESCRIPTION OF ALL CHANGES INCLUDING ARCHITECTURAL, STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL, REQUIRED TO INCORPORATE SUBSTITUTED PRODUCT INTO THE PROJECT. THE OWNER/ENGINEER RESERVES THE RIGHT TO REJECT PROPOSED SUBSTITUTIONS.

C). WHERE 'OR EQUAL' PRODUCTS ARE INDICATED. THE CONTRACTOR SHALL SUBMIT A LIST OF PROPOSED EQUAL SUBSTITUTE PRODUCTS WITH THE BID. THE LIST SHALL INCLUDE ADEQUATE SUPPORTING INFORMATION AS PROOF OF EQUALITY IN ORDER TO BE CONSIDERED ACCEPTABLE. NO LATER SUBSTITUTES WILL BE CONSIDERED.

D). SUBSTITUTIONS SHALL PROVIDE THE SAME GUARANTEE AS SPECIFIED FOR BASE BID PRODUCTS.

1.4 THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS FOR POINTS OF CONNECTIONS, CAPACITIES, AND LOCATIONS OF SYSTEMS. IN ALL AREAS AFFECTED BY THE PROJECT, CUT, PATCH, REPAIR, AND/OR REPLACE ALL MATERIALS DAMAGED AS A RESULT OF WORK. ALL REPAIRED FINISHES SHALL MATCH APPROPRIATE ADJACENT FINISHES. FILL VOIDS AROUND DUCTWORK PENETRATING WALLS WITH FIRE STOPPING MATERIAL.

1.5 MECHANICAL EQUIPMENT AND PRODUCTS SHALL BE LISTED AND/OR LABELED BY AN APPROVED TESTING OR INSPECTION AGENCY IN ACCORDANCE WITH LOCAL AND GOVERNING CODE REQUIREMENTS.

1.6 THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF WORK INCLUDED IN THE PROJECT. DO NOT SCALE THE DRAWING. THE CONTRACTOR SHALL ESTABLISH FINAL DIMENSIONS FROM FIELD MEASUREMENTS, PRIOR TO STARTING WORK.

1.7 MECHANICAL WORK SHALL BE COORDINATED WITH THE WORK OF ALL OTHER TRADES PRIOR TO INSTALLATION, TO AVOID CONFLICTS AND ALLOCATE SPACE REQUIREMENTS.

1.8 MATERIALS SHALL BE RATES FOR THE OPERATING TEMPERATURE AND PRESSURE OF THE HYDRONIC SYSTEM. MATERIALS SHALL BE SUITABLE FOR THE TYPE OF FLUID IN THE HYDRONIC SYSTEM.

1.9 PROJECT PREMISES SHALL BE THOROUGHLY CLEANED AND READY FOR OCCUPANCY INCLUDING ALL FINISHES OF EQUIPMENT PROVIDED AS PART OF THE CONTRACTOR'S WORK. PROVIDE ONE NEW SET OF CLEAN AIR FILTERS FOR ALL AIR MOVING EQUIPMENT AT PROJECT CLOSEOUT.

1.10 THE WORD 'PROVIDE' AS USED IN THE PROJECT SHALL BE DEFINED AS '"FURNISH AND INSTALL"

2. PIPING

2.1 PIPING SHOWN IS SCHEMATIC AND DOES NOT INDICATE EVERY OFFSET, ELBOW, UNION, VALVE, TRAP, ACCESS PANEL, ETC., THAT IS REQUIRED FOR A COMPUTE WORKING SYSTEM. PROVIDE ITEMS AND FITTINGS THAT ARE REQUIRED TO INSTALL THE PIPING SYSTEM WITHIN THE SPACE PROVIDED AND THAT ARE REQUIRED FOR A COMPUTE SYSTEM. PIPING SHALL BE PROPERLY SECURED IN ACCORDANCE WITH MSS STANDARD SP-69.

2.2 MATERIALS SHALL BE RATED FOR THE OPERATING TEMPERATURE AND PRESSURE OF DOMESTIC SYSTEM. MATERIALS SHALL BE SUITABLE FOR THE TYPE OF FLUID IN THE DOMESTIC SYSTEM.

2.3 PIPE SUPPORTS SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH THE MSS SP-69 OR LOCAL CODES, WHICHEVER IS MORE STRINGENT. UTILIZE TRAPEZE HANGERS FOR PARALLEL RUNS OR PIPING, OTHER THAN SPRINKLER AND WASTE PIPING. COPPER PIPING SYSTEMS SHALL BE SUPPORTED ON COPPER OR COPPER-PLATED SUPPORTS. HANG PIPE FROM SUBSTANTIAL BUILDING STRUCTURE. PIPING SHALL NOT BE HUNG FROM OTHER PIPING, ALL RIGID HANGERS SHALL PROVIDED A MEANS OF VERTICAL ADJUSTMENT AFTER ERECTION. SHIELD SHALL BE PROVIDED BETWEEN HANGERS AND INSULATION.

2.4 WELDING SHALL CONFORM TO CURRENT STANDARDS AND RECOMMENDATIONS OF THE NATIONAL CERTIFIED PIPE WELDING BUREAU, NFPA 51B, STANDARD FOR FIRE PROTECTION; AND NFPA 241,STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

3. EQUIPMENT

3.1 ALL MECHANICAL EQUIPMENT SHOWN ON CONTRACT DOCUMENTS SHALL BE NEW, AND SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR UNLESS OTHERWISE NOTED.

3.2 EQUIPMENT AND PRODUCT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS FOR INSTALLATION AND OPERATION SHALL BE FOLLOWED IN PERFORMING MECHANICAL WORK, UNLESS OTHERWISE INDICATED OR DIRECTED. MATERIALS AND METHODS USED IN THE WORK SHALL BE COMPATIBLE WITH BUILDING CONDITIONS AND COMPLY WITH THE BUILDING CODE REQUIREMENTS, WHICH SHALL BE THE BASIS FOR MINIMUM PRODUCT QUALITY. ALL WORK SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER BY SKILLED WORKMEN EXPERIENCED IN THEIR TRADE. THE WORK SHALL BE SUBJECT TO THE ACCEPTANCE OF THE OWNER OR THE DULY AUTHORIZED REPRESENTATIVE.

4. DUCTWORK

4.1 DUCTWORK SHALL BE FABRICATED OF GALVANIZED SHEET METAL WITH CONSTRUCTION AND INSTALLATION IN ACCORDANCE WITH SMACNA STANDARDS AND SYSTEM REQUIREMENTS. SHEET METAL GAUGES SHALL CONFORM TO THE INTERNATIONAL MECHANICAL CODE (IMC), ASHRAE STANDARDS, AND UL LISTED FIRE RESISTANCE DIRECTORY REQUIREMENTS AS APPLICABLE.

4.2 DUCT COVERINGS, DUCT LININGS, TAPES, AND CORE MATERIAL SHALL HAVE A FLAME SPREAD RATING NOT OVER 25, AND SMOKE DEVELOPMENT NOT OVER 50.

4.3 ALL NECESSARY ALLOWANCES AND PROVISIONS SHALL BE MADE BY CONTRACTOR FOR BEAMS. COLUMNS OR OTHER OBSTRUCTIONS OF THE BUILDING OR THE WORK OF OTHER CONTRACTORS. WHETHER OR NOT SAME IS INDICATED. WHERE NECESSARY TO AVOID OBSTRUCTIONS. THE DUCTS SHALL BE TRANSFORMED, DIVIDED OFFSET, RAISED OR LOWERED WITH THE REQUIRED FREE AREA BEING MAINTAINED IN ACCORDANCE WITH SMACNA STANDARDS.

4.4 ALL RECTANGULAR DUCTWORK ELBOWS 30 DEGREE OR GREATER SHALL BE PROVIDED WITH DOUBLE THICKNESS RADIUS TURNING VANES.

4.5 DUCTWORK SIZES SHOWN ARE NET CLEAR INSIDE DIMENSIONS. FOR INTERNALLY LINED DUCTS, FABRICATE SHEET METAL TO ALLOW FOR THICKNESS OF INSULATION AND MAINTAIN NET CLEAR DIMENSIONS.

4.6 DUCTWORK SHALL BE SEALED WITH AN APPROVED DUCT MASTIC OR LIQUID SEALANT AS MANUFACTURED BY UNITED MCGILL CORP., OR APPROVED EQUAL. DUCT SYSTEM LEAKAGE SHALL CONFORM TO SMACNA "HVAC DUCT LEAKAGE TEST MANUAL" FOR CLASS 2' W.C. SEAL CLASS A, LEAKAGE CLASS 24 FOR RECTANGULAR DUCTS AND CLASS 12 FOR ROUND DUCTWORK.

4.7 PROVIDE FIRE DAMPERS IN HVAC AIR DISTRIBUTION SYSTEMS THAT PENETRATE FIRE RATED ASSEMBLIES IN ACCORDANCE WITH THE INTERNATIONAL BUILDING AND MECHANICAL CODES. FIRE DAMPERS SHALL BE TYPE B IN ALL DUCTWORK, IN ADDITION TO SECONDARY FIRE DAMPERS FOR CEILING, WALL AND FLOOR MOUNTED AIR DEVICES.

4.8 COORDINATE SPECIFIC FIRE RESISTIVE CONSTRUCTION REQUIREMENTS WITH THE FIRE RATED ASSEMBLIES INDICATED ON ARCHITECTURAL DRAWINGS. THROUGH PENETRATIONS FIRESTOP SYSTEMS SHALL CONFORM TO UL LISTED FIRE RESISTANCE DIRECTORY OR OTHER METHODS ACCEPTABLE TO LOCAL GOVERNING CODE AUTHORITIES.

4.9 PROVIDE FLEXIBLE CONNECTIONS IN ALL DUCTWORK SYSTEMS (SUPPLY, RETURN AND EXHAUST) CONNECTED TO AIR HANDLING UNITS, FANS AND OTHER EQUIPMENT WHICH REQUIRE VIBRATION ISOLATION. FLEXIBLE CONNECTIONS SHALL BE PROVIDED AT THE POINT OF CONNECTION TO THE EQUIPMENT UNLESS OTHERWISE INDICATED.

4.10 PROVIDE ACCESS DOORS IN DUCTWORK TO PROVIDE ACCESS FOR ALL SMOKE DETECTORS, FIRE DAMPERS. SMOKE DAMPERS, VOLUME DAMPERS, COILS, AND OTHER ITEMS LOCATED IN THE DUCTWORK WHICH REQUIRE SERVICE AND/ OR INSPECTION. LABEL ACCESS WITH 1/2" LETTERING.

5. INSULATION

5.1 INSULATION MATERIALS SHALL BE CERTAIN-TEED OR APPROVED EQUAL INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING NOT MORE THAN 25 AND A SMOKE DEVELOPED RATING OF NOT MORE THAN 50. PROVIDE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS FOLLOWS:

6. DUCT INSULATION

1. SUPPLY/RETURN AIR DUCTWORK (CONCEALED): INSULATE WITH NOMINAL 1-INCH THICK TYPE 75 STANDARD DUCTWRAP WITH FSK FACING VAPOR BARRIER. MINIMUM 3/4-INCH INSTALLED THICKNESS WITH A 5.6 R VALUE.

2. SUPPLY/RETURN AIR DUCTWORK (INTERIOR EXPOSED WHERE INDICATED): INSULATE WITH 1-INCH THICK TYPE 200 ULTRA-LITE ACOUSTICAL DUCT LINER WITH 100 PERCENT ADHESIVE COVERAGE AND MECHANICAL FASTENERS. MINIMUM INSTALLED R VALUE OF 3.1.

3. SUPPLY/RETURN AIR DUCTS (CONCEALED IN ATTIC/CRAWL/ROOF CEILING SPACE): INSULATE WITH NOMINAL 3-INCH THICK TYPE 75 STANDARD DUCTWRAP WITH FSK FACING, VAPOR BARRIER. MINIMUM 2-1/4-INCH INSTALLED THICKNESS WITH 8.5 R VALUE.

4. SUPPLY/RETURN/EXHAUST/OUTSIDE AIR DUCTS (OA DUCTWORK & DUCTWORK EXPOSED TO WEATHER CONDITIONS): INSULATE DUCTWORK EXTERIOR WITH SEMI-RIGID FIBERGLASS BOARD INSULATION, TYPE 1B300, 3.0 LBS/CU. FT. DENSITY, MINIMUM 2-INCH INSTALLED THICKNESS WITH 8.5 R VALUE. PROVIDE WEATHERPROOF FINISH AS MANUFACTURED BY FOSTERS MONOLAR 60 -95 COATINGS (MINIMUM OF 3 COATS) OR APPROVED EQUAL.

5. PROVIDE ALL NECESSARY FOUNDATIONS, SUPPORTS, PADS AND BASES AS REQUIRED FOR MECHANICAL EQUIPMENT, PIPING, AND DUCTWORK AS PER INTERNATIONAL BUILDING AND MECHANICAL CODES. INSTALL EQUIPMENT, PIPING, AND DUCTWORK SO AS TO BE FREE FROM OBJECTIONABLE NOISE AND VIBRATIONS. CONTRACTOR SHALL COORDINATE WORK WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS PRIOR TO ACTUAL WORK.

7. ELECTRICAL WORK

7.1 ELECTRIC MOTORS FOR MECHANICAL EQUIPMENT SHALL BE PROVIDED UNDER THE MECHANICAL WORK UNLESS OTHERWISE NOTED. ALL MOTORS SHALL BE NEMA STANDARD DESIGN FOR QUIET OPERATION AND SIZED TO PROPERLY OPERATE EQUIPMENT AT RATED LOAD. MOTORS WITH BELT DRIVES SHALL BE PROVIDED WITH ADJUSTABLE PULLEYS AND SHAFTS. ELECTRICAL POWER CONNECTIONS FOR MECHANICAL EQUIPMENT SHALL BE PROVIDED UNDER THE ELECTRICAL WORK.

7.2 MOTOR STARTERS, RELAYS, AND CONTACTORS SHALL BE FURNISHED UNDER THE MECHANICAL WORK AND INSTALLED AND POWERED UNDER THE ELECTRICAL WORK. STARTERS, RELAYS. AND CONTACTORS SHALL BE COMPUTE WITH LUGS SIZED FOR SPECIFIED CONDUCTORS AND INCLUDE REQUIRED ACCESSORIES (I.E. START-STOP PUSH BUTTON, PILOT LIGHTS, H.O.A. SWITCH, AUXILIARY CONTACTS AND OVERLOAD PROTECTION), GENERAL PURPOSE NEMA TYPE 1 ENCLOSURES INDOORS, NEMA TYPE 3R ENCLOSURES OUTDOORS. SINGLE PHASE MOTOR STARTERS SHALL BE MANUAL TYPE WITH OVERLOAD PROTECTION, UNLESS OTHERWISE NOTED. THREE PHASE STARTERS SHALL BE MAGNETIC FULL VOLTAGE, NON-REVERSING, UNLESS OTHERWISE NOTED. STARTERS FOR MECHANICAL SYSTEMS SHALL BE AS MANUFACTURED BY SQUARE-D, GENERAL ELECTRIC, OR CUTLER HAMMER. STARTERS SHALL CONFORM TO NEMA STANDARDS AND NATIONAL ELECTRICAL CODE (NEC) REQUIREMENTS. STARTER CONTROL AND INTERLOCK WIRING SHALL BE PROVIDED UNDER THE MECHANICAL WORK. ALL EQUIPMENT SHALL BE FURNISHED W/ MANUFACTURER PROVIDED DISCONNECT SWITCH.

7.3 DUCT SMOKE DETECTORS SHALL BE INSTALLED IN ALL AIR DISTRIBUTION SYSTEMS WITH A DESIGN CAPACITY OF 2000 CFM OR GREATER IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE SECTION 606 AND NATIONAL FIRE PREVENTION CODE NFPA 72 AND 90A. DUCT SMOKE DETECTORS SHALL BE "DUAL CONTAC"' TYPE (FOR TIE-IN TO FIRE ALARM SYSTEM AND FOR FAN SHUT-DOWN). COMPLETE WITH SAMPLING TUBE, REMOTE RESET, REMOTE PILOT INDICATOR (FOR CONCEALED APPLICATIONS), UL LISTED FOR INTENDED USE AND COMPLETELY COMPATIBLE WITH FIRE ALARM SYSTEM. DUCT SMOKE DETECTORS SHALL BE FURNISHED AND INSTALLED UNDER THE MECHANICAL WORK AND WIRED AND POWERED UNDER THE ELECTRICAL WORK.

8 CONTROLS

8.1 PROVIDE AUTOMATIC TEMPERATURE CONTROL SYSTEM(S) FOR HVAC EQUIPMENT UNDER MECHANICAL WORK. CONTROL DEVICES SHALL BE PROVIDED BY UNIT MANUFACTURER, UNLESS OTHERWISE NOTED. HVAC EQUIPMENT NOT PROVIDED WITH CONTROL DEVICES SHALL BE PROVIDED WITH DEVICES AS MANUFACTURED TO MATCH BASE BUILDING CONTROLS OR APPROVED EQUAL AIR HANDLER SHALL HAVE NIGHT SET BACK CONTROLLED BY A PROGRAMMABLE THERMOSTAT. DEVICE(S) SHALL BE FULLY COMPATIBLE AND SUITABLE FOR INTENDED USE. CONTROL WIRING SHALL BE PROVIDED IN ACCORDANCE WITH THE NEC FOR 24-VOLT CONTROL SYSTEM(S). WIRING SHALL BE A MINIMUM 22 AWG, COLOR CODED AND INSTALLED IN CONDUIT WHERE SUBJECT TO PHYSICAL DAMAGE OR WHERE REQUIRED TO AVOID PLENUM SPACES. EXTEND ALL LOW VOLTAGE WIRING UNBROKEN BETWEEN EACH CONTROL DEVICE AND EQUIPMENT TERMINAL STRIP. INSTALLATION OF CONTROL SYSTEM(S), WRING. AND DEVICES SHALL BE BY A CERTIFIED CONTROLS CONTRACTOR WITH A MINIMUM OF FIVE (5) YEARS EXPERIENCE IN THE INSTALLATION AND SERVICING OF CONTROLS.

8.2 UNLESS OTHERWISE INDICATED, ALL THERMOSTATS SHALL BE MOUNTED IN ACCORDANCE WITH ADA REQUIREMENTS.

SYMBOLS

- 12X10 — NEW DUCT (1ST DIMENSION INDICATES SIDE SHOWN, INSIDE CLEAR DIMENSIONS)
- DUCT SIZE TRANSITION
- RECTANGULAR/SQUARE DUCT TO ROUND DUCT SIZE Transition
- AIR INTO REGISTER/GRILLE
- AIR OUT OF REGISTER/GRILLE
- FLEXIBLE DUCT CONNECTOR
- MANUAL VOLUME DAMPER
- BACKDRAFT DAMPER
- AUTOMATIC (MOTORIZED) VOLUME DAMPER/ SMOKE DAMPER
- FIRE DAMPER
- SUPPLY DUCT TO RISE UP
- SUPPLY DUCT TO DROP DOWN
- RETURN DUCT TO RISE UP
- RETURN DUCT TO DROP DOWN
- ELBOW WITH TURNING VANES
- SUPPLY AIR DEVICE
- RETURN OR EXHAUST AIR DEVICE
- DUCT WITH DUCT BRANCH
- DUCT WITH ROUND DUCT TAKE-OFF
- DUCT WITH CAPPED END

- EXISTING TO NEW CONNECTION
- 12X8 — DOUBLE LINE DUCT W/ SIZE IN INCHES
- CEILING MOUNTED EXHAUST FAN
- AHU 1 — UNIT TAG TYPE UNIT DESIGNATED NUMBER
- T — THERMOSTAT
- S — SWITCH
- SD — DUCT SMOKE DETECTOR
- U — DOOR UNDERCUT
- 2'X2' SUPPLY DIFFUSER
- 2'X2' RETURN GRILLE
- S1 / 100 — DIFFUSER TAG TYPE AIR CFM (CUBIC FEET PER MINUTE)
- R1 / 100 — GRILLE TAG TYPE AIR CFM (CUBIC FEET PER MINUTE)

ABBREVIATIONS

AF	AIR FILTER
AFF	ABOVE FINISHED FLOOR
ACU	AIR CONDITIONING UNIT
AHU	AIR HANDLING UNIT
APD	AIR PRESSURE DROP
ARCH	ARCHITECTURAL
BHP	BRAKE HORSEPOWER
BLDG	BUILDING
BLW	BELOW
BTUH	BRITISH THERMAL UNIT PER HOUR
CC	
CFM	CUBIC FEET PER MINUTE
CLG	CEILING
CU	CONDENSING UNIT
CW	COLD WATER
DB	DRY BULB
DDC	DIRECT DIGITAL CONTROL
DIA	DIAMETER
DI	DIGITAL INPUT
DN	DOWN
DO	DAMPER OPERATOR
DO	DIGITAL OUTPUT
DPS	DIFFERENTIAL PRESSURE SWITCH
DWG	DRAWING
DX	DIRECT EXPANSION
(E)	EXISTING
EA	EACH
EAT	ENTERING AIR TEMPERATURE
EF	EXHAUST FAN
EQUIP	EQUIPMENT
ESP	EXTERNAL STATIC PRESSURE
EXT	EXTERNAL
F	DEGREE FAHRENHEIT
FD	FIRE DAMPER
FL	FLOOR
FPM	FEET PER MINUTE
FT	FEET
GALV	GALVANIZED
HC	HEATING COIL
HP	HEAT PUMP
HW	HOT WATER
IN	INCH
IN. WG.	INCH WATER GAUGE
KW	KILOWATT
LAT	LEAVING AIR TEMPERATURE
LB	POUNDS
LF	LINEAR FEET
MAX	MAXIMUM
MBH	1000 BTUH
MECH	MECHANICAL
MER	MECHANICAL EQUIPMENT ROOM
MIN	MINIMUM
MOT	MOTORIZED
NC	NOISE CRITERIA
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NOM	NOMINAL
No.	NUMBER
O.A.	OUTSIDE AIR
OAT	OUTSIDE AIR TEMPERATURE
OED	OPEN END DUCT
PD	PRESSURE DROP
PS	PRESSURE SENSOR
PSI	POUND PER SQUARE INCH
RA	RETURN AIR
RAT	RETURN AIR TEMPERATURE
REFRIG	REFRIGERANT
RLA	RUNNING LOAD AMPERE
RPM	REVOLUTION PER MINUTE
SA	SUPPLY AIR
SAT	SUPPLY AIR TEMPERATURE
SD	SMOKE DETECTOR
SF	SUPPLY FAN
STRUC	STRUCTURAL
TD	TRANSFER DUCT
TS	TEMPERATURE SENSOR
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
W	WATT
WB	WET BULB
WC	WATER COLUMN
WMC	WIRE MESH SCREEN
WPD	WATER PRESSURE DROP

STATE OF CONNECTICUT · JEFFREY CRAIG WILLIAMS · NO. 7553 · LICENSED ARCHITECT

NEW SINGLE FAMILY RESIDENCE
OLD FARM ROAD, ASSESSOR LOT 9,
Weston, CT 06883

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MECHANICAL NOTES

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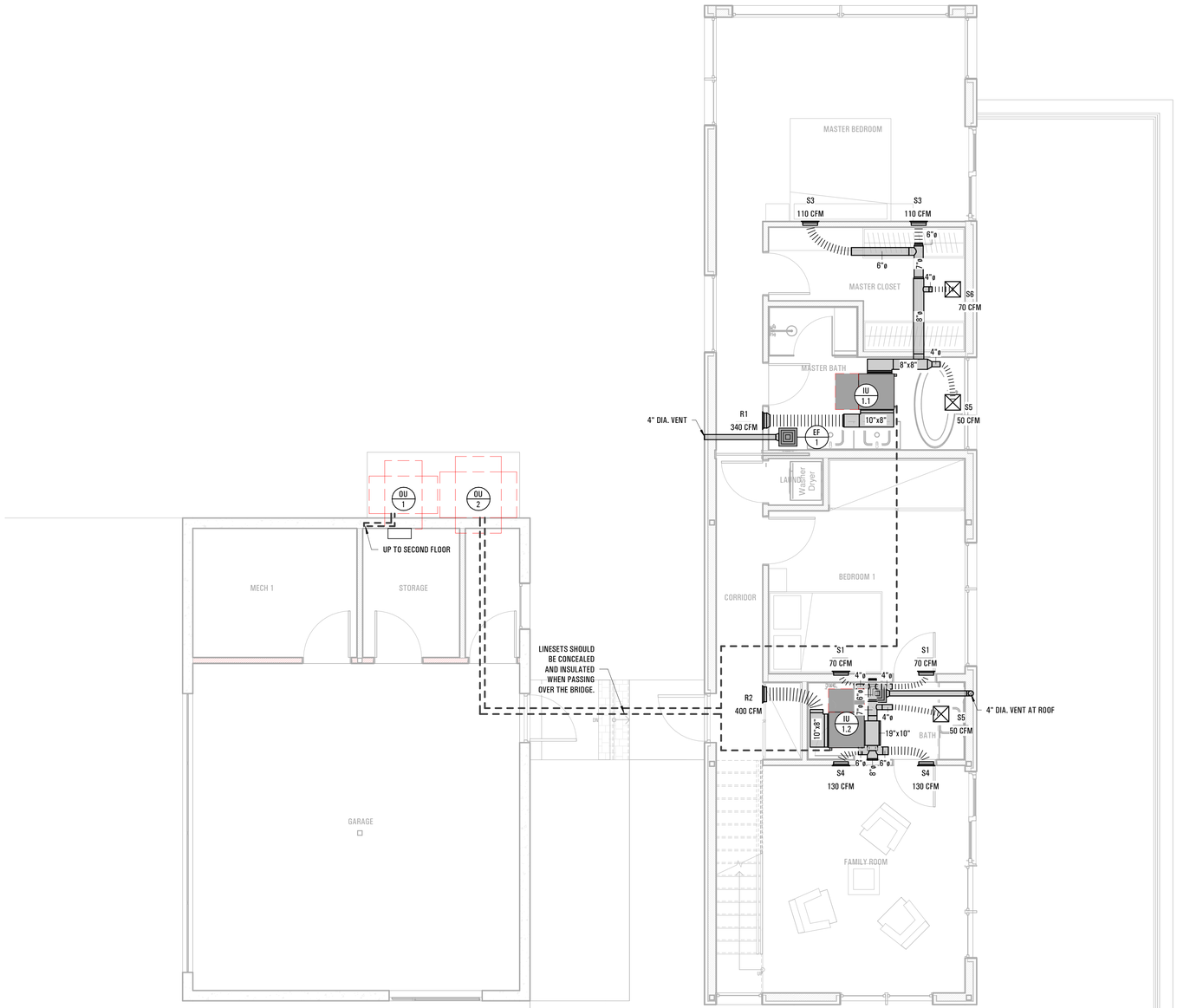
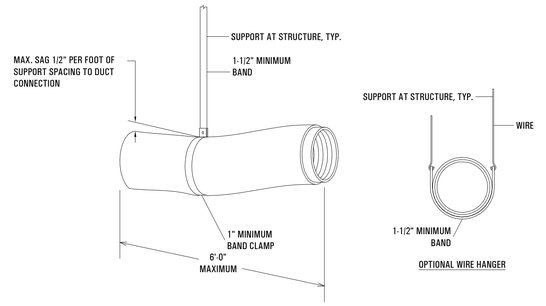


1 FIRST FLOOR MECHANICAL PLAN

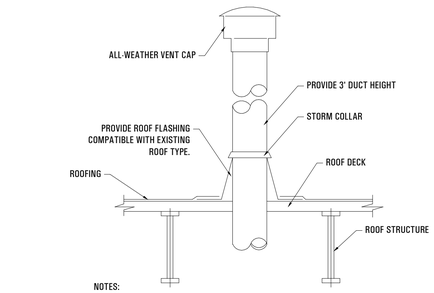
1/4" = 1'-0"



NOTE:
FLEXIBLE INSULATED DUCT IS INDICATED. THIS DETAIL SHALL ALSO APPLY TO UNINSULATED FLEXIBLE DUCT.

2 FLEXIBLE DUCT SUPPORTS DETAILS

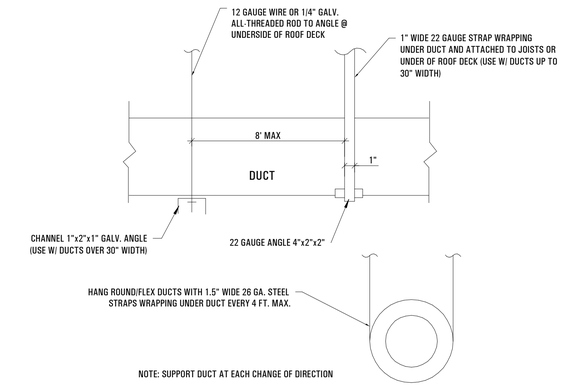
NOT TO SCALE



NOTES:
1) LOCATE ROOF PENETRATION A MINIMUM OF 10'-0" FROM ANY OUTSIDE AIR INTAKES.
2) PROVIDE ROOF ACCESSORIES THAT ARE COMPATIBLE WITH EXISTING ROOFING MATERIALS.

3 EXHAUST ROOF PENETRATION DETAIL

NOT TO SCALE



4 DUCT SUPPORT DETAIL.

NOT TO SCALE

STATE OF CONNECTICUT
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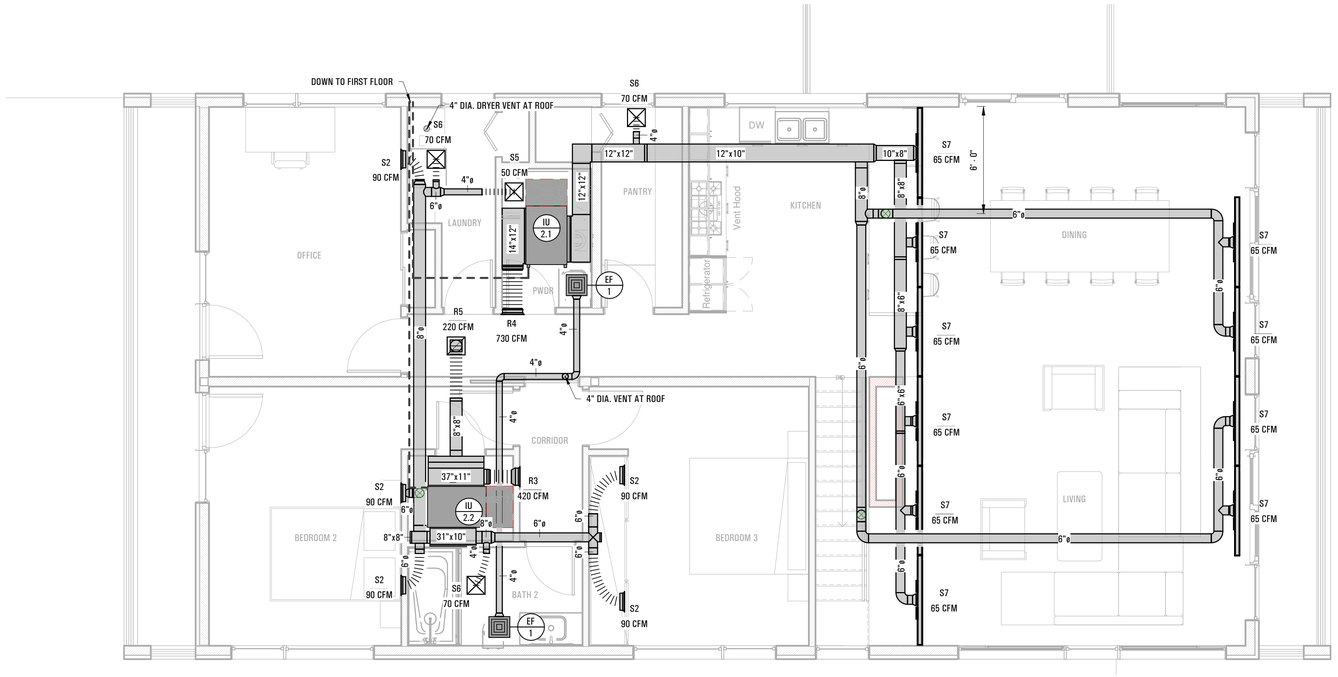
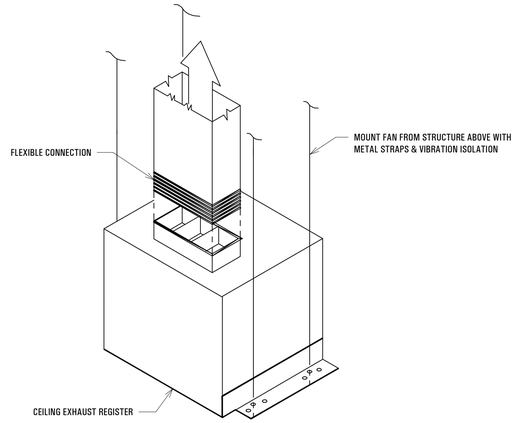


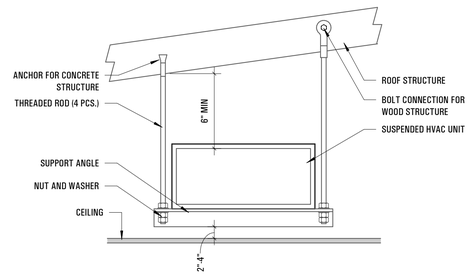
1 SECOND FLOOR MECHANICAL PLAN

1/4" = 1'-0"



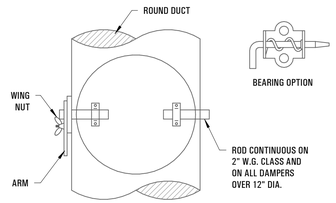
2 CEILING EXHAUST FAN DETAIL

NOT TO SCALE



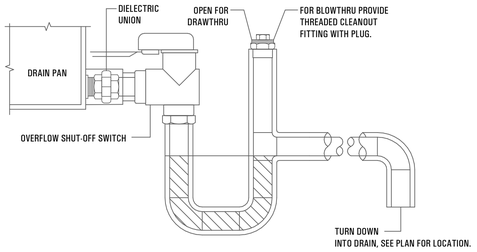
3 SUSPENDED UNIT INSTALLATION DETAIL

3/8" = 1'-0"



4 SINGLE BLADE VOLUME DAMPER DETAIL

1/4" = 1'-0"



5 CONDENSATE DRAIN DETAIL

1/4" = 1'-0"

INDOOR SPLIT UNIT SCHEDULE

UNIT	TYPE	CFM	OA	COOLING					HEATING				ELECTRICAL					UNIT WEIGHT	MFCR AND MODEL	OUTDOOR UNIT	REMARKS
				TOTAL CAPACITY	EA		LAT		TOTAL CAPACITY	EAT	LAT	AFUE	MCA	MOCP	VOLTS	PHASE	CYCLE				
					DB	WB	DB	WB													
IU-1.1	CONCEALED DUCTED	400 CFM	0 CFM	12,000 Btu/h	80 °F	67 °F	55 °F	54 °F	13,500 Btu/h	65 °F	115 °F		1 A	15 A	240 V	0	60 Hz	62 lbf	DAIKIN FXMQ12PB OR EQUAL	OU-1	
IU-1.2	CONCEALED DUCTED	400 CFM	0 CFM	12,000 Btu/h	80 °F	67 °F	55 °F	54 °F	13,500 Btu/h	65 °F	115 °F		1 A	15 A	240 V	0	60 Hz	62 lbf	DAIKIN FXMQ12PB OR EQUAL	OU-1	
IU-2.1	CONCEALED DUCTED	800 CFM	0 CFM	24,000 Btu/h	80 °F	67 °F	55 °F	54 °F	27,000 Btu/h	65 °F	115 °F		2 A	15 A	240 V	0	60 Hz	80 lbf	DAIKIN FXMQ24PB OR EQUAL		
IU-2.2	CONCEALED DUCTED	600 CFM	0 CFM	18,000 Btu/h	80 °F	67 °F	55 °F	54 °F	20,000 Btu/h	65 °F	115 °F		2 A	15 A	240 V	0	60 Hz	80 lbf	DAIKIN FXMQ18PB OR EQUAL		

OUTDOOR SPLIT UNIT SCHEDULE

UNIT	TOTAL COOLING CAPACITY	SEER	TOTAL HEATING CAPACITY	HSPF	COMPRESSOR			CONDENSER			ELECTRICAL					UNIT WEIGHT	MFCR AND MODEL	REMARKS
					QTY	RLA	LRA	QTY	HP	RPM	MCA	MOCP	VOLTS	PHASE	CYCLE			
OU-1	23600.0 Btu/h	16	24000.0 Btu/h	-	1	13.5	58.3	1	1/6	1500	18 A	30 A	240 V	1	60 Hz	160 lbf	DAIKIN DX16SA0241 OR EQUAL	
OU-2	42000.0 Btu/h	16	42000.0 Btu/h	-	1	17.9	112	1	1/6	1500	23 A	40 A	240 V	1	60 Hz	228 lbf	DAIKIN DX16SA0421 OR EQUAL	

FAN SCHEDULE

UNIT NO.	LOCATION	SERVICE	COUNTS	CFM	ESP	WATTS	ELECTRICAL DATA			METHOD OF CONTROL	NOTES
							VOLTS	PHASE	CYCLE		
EF -1	CEILING	BATHROOM	4	75 CFM	0.1 in-wg	43 W	120	1	60	SWITCH	NEW

AIR DEVICE SCHEDULE

TYPE	SERVICE	CFM RANGE	MAX SP	MAX NC	TYPE	LOCATION	MODEL	NOTES
S7	Supply Air	65 CFM	0.1000 in-wg	30	60x2 1/2-6 In Inlet 1-Slot	CEILING		
S6	Supply Air	70 CFM	0.1000 in-wg	30	12x12 - 4 Neck	CEILING		
S5	Supply Air	50 CFM	0.1000 in-wg	30	12x12 - 4 Neck	CEILING		
S4	Supply Air	130 CFM	0.1000 in-wg	30	DUCT REGISTER 12" x 6"	WALL		
S3	Supply Air	110 CFM	0.1000 in-wg	30	DUCT REGISTER 12" x 6"	WALL		
S2	Supply Air	90 CFM	0.1000 in-wg	30	DUCT REGISTER 12" x 6"	WALL		
S1	Supply Air	70 CFM	0.1000 in-wg	30	DUCT REGISTER 12" x 6"	WALL		
R5	Return Air	220 CFM	0.1000 in-wg	30	12 x 12 Face 8 x 8 Connection	CEILING		
R4	Return Air	730 CFM	0.1000 in-wg	30	14" x 12"	WALL		
R3	Return Air	420 CFM	0.1000 in-wg	30	12" x 8"	WALL		
R2	Return Air	400 CFM	0.1000 in-wg	30	12" x 8"	WALL		
R1	Return Air	340 CFM	0.1000 in-wg	30	12" x 8"	WALL		

STATE OF CONNECTICUT
GEOFFREY CRAIG WILLIAMS
LICENSED ARCHITECT
NO. 7553

NEW SINGLE FAMILY RESIDENCE
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SHEET TITLE
SECOND FLOOR MECHANICAL PLAN, SCHEDULES AND DETAILS

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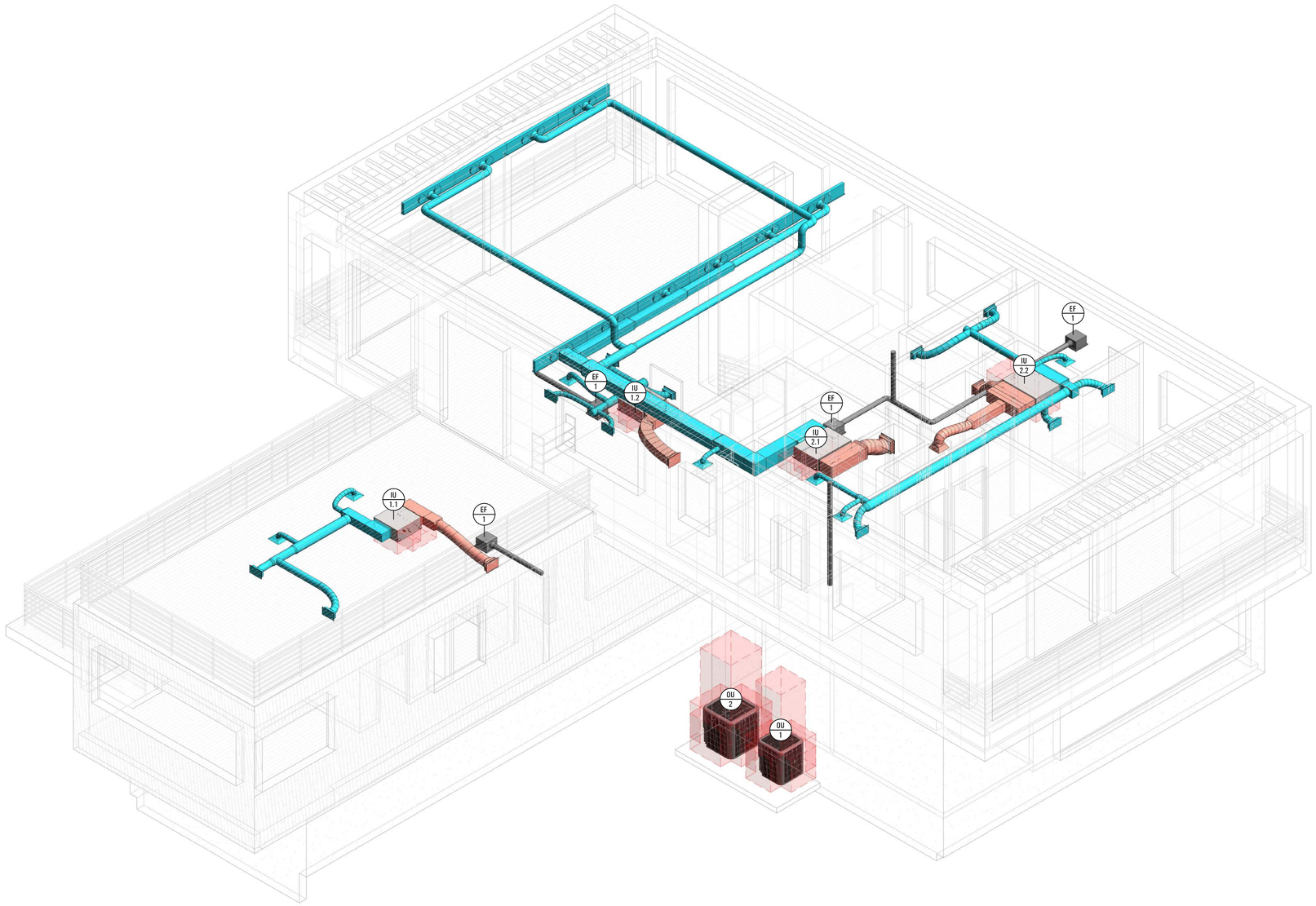

1 3D MECHANICAL VIEW

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3D VIEW

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PLUMBING SPECIFICATIONS

1. CODES AND PERMITS: COMPLY WITH 2021 IPC, LAWS AND ORDINANCES IN FORCE AT BUILDING. SECURE AND PAY FOR PERMITS AND INSPECTIONS FEES REQUIRED FOR FULFILLING REQUIREMENTS OF THESE SPECIFICATIONS.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND VERIFYING ALL EXISTING FIELD CONDITIONS PRIOR TO SUBMISSION OF BID.

3. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK WITH THE WORK OF ALL OTHER TRADES AND MAKING ANY NECESSARY MODIFICATIONS TO WORK AT NO ADDITIONAL COST, INCLUDING ALL OFFSETS.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OF ANY EXISTING MINOR INTERFERENCES. INCLUDING CONDUIT, HANGERS, ETC., AT NO ADDITIONAL COST.

5. CONTRACTOR SHALL REMOVE EXISTING EQUIPMENT AND MATERIALS PERTAINING TO CONTRACT AS SPECIFIED OR AS REQUIRED WHETHER SHOWN ON THE DRAWINGS OR NOT TO PREPARE FOR THE NEW WORK.

6. ALL PERMITS. FEES. LICENSES. APPROVALS AND OTHER ARRANGEMENTS FOR WORK SHALL BE OBTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE.

7. SUBMIT ASSEMBLED PRINTED INSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF EACH ITEM INSTALLED ALONG WITH EQUIPMENT CUTS AND CONTROL WIRING DIAGRAMS.

8. SUBMIT COORDINATED SHOP DRAWINGS FOR REVIEW. THE SHOP DRAWINGS SHALL INDICATE WORK OF OTHER TRADES AND MUST BE SUBMITTED PRIOR TO FABRICATION AND INSTALLATION.

9. SUBMIT EQUIPMENT SPECIFICATIONS FOR REVIEW BEFORE PURCHASE.

10. CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIAL FOR ONE YEAR AFTER COMPLETION AGAINST ALL DEFECTS OF MATERIAL, EQUIPMENT, AND WORKMANSHIP.

11. PROVIDE COMPETENT OPERATING TECHNICIAN TO INSTRUCT THE OWNER IN THE OPERATION AND MAINTENANCE OF THE INSTALLED EQUIPMENT.

12. PROVIDE ACCESS PANELS FOR ALL VALVES OR ANY PIECE OF EQUIPMENT WHEN NECESSARY TO LOCATE ABOVE NON-ACCESSIBLE CEILINGS. PROVIDE SUBMITTAL DRAWINGS FOR APPROVAL OF THE ARCHITECT. NO EQUIPMENT SHALL BE LOCATED DIRECTLY ABOVE WALLS.

13. PROVIDE ALL HOLES, SLEEVES, AND CAULKING FOR INSTALLATION OF THIS WORK. CAULKING TO CONFORM TO FIRE RATING OF WALLS.

14. PIPING SHALL BE ABOVE CEILING AND CLEAR ANY EXISTING PIPING, LIGHTING FIXTURES, DUCTS, ETC.

15. RUN NEW WASTE PIPES AS CLOSE AS POSSIBLE TO UNDERSIDE OF FLOOR SLAB AND VENT PIPING AS CLOSE AS POSSIBLE TO SLAB ABOVE.

16. RUN ALL PIPING OCTAGONAL & PARALLEL TO CLOSEST WALL OR PRIMARY STRUCTURAL ELEMENTS.

17. CONTRACTOR SHALL SUBMIT SKETCH TO THE STRUCTURAL ENGINEER FOR APPROVAL, PRIOR TO MAKING REQUIRED BEAM PENETRATIONS.

18. DISRUPTION OF ANY EXISTING SERVICE SHALL BE COORDINATED WITH THE OWNER AND SHALL BE PERFORMED AT A TIME AND MANNER SO AS TO CAUSE THE OWNER A MINIMUM OF INCONVENIENCE.

19. FOR EXACT LOCATION OF PLUMBING FIXTURES, REFER TO ARCHITECTURAL PLANS AND ELEVATIONS.

20. INSULATION: DOMESTIC HOT AND COLD WATER PIPING SHALL BE INSULATED WITH 1" THICK 4# DENSITY, GLASS FIBER PRE-FORMED, ALL PURPOSE FLAME RETARDANT JACKET WITH BUILT-IN VAPOR BARRIER. PROVIDE INSULATION PIPE HANGERS WHEN NECESSARY, ARMACELL OR ARMAFIX IPH

21. MATERIALS SHALL BE RATED FOR THE OPERATING TEMPERATURE AND PRESSURE OF THE HYDRONIC SYSTEM. MATERIALS SHALL BE SUITABLE FOR THE TYPE OF FLUID IN THE HYDRONIC SYSTEM.

22. PROJECT PREMISES SHALL BE THOROUGHLY CLEANED AND READY FOR OCCUPANCY INCLUDING ALL FINISHES OF EQUIPMENT PROVIDED AS PART OF THE CONTRACTOR'S WORK.

23. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER AND SHALL REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER ANY PART THEREOF WHICH MAY BECOME DEFECTIVE DURING THE PERIOD OF GUARANTEE, ORDINARY WEAR AND TEAR EXCEPTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR ANY DAMAGES RESULTING FROM OR CAUSED BY DEFECTS IN HIS/HER WORK.

24. PIPING SHOWN IS SCHEMATIC AND DOES NOT INDICATE EVERY OFFSET. ELBOW, UNION, VALVE, TRAP. ACCESS PANEL. ETC., THAT IS REQUIRED FOR A COMPLETE WORKING SYSTEM. PROVIDE ITEMS AND FITTINGS THAT ARE REQUIRED TO INSTALL THE PIPING SYSTEM WITHIN THE SPACE PROVIDED AND THAT ARE REQUIRED FOR A COMPLETE SYSTEM. PIPING SHALL BE PROPERLY SECURED IN ACCORDANCE WITH MSS STANDARD SP-69.

25. MATERIALS SHALL BE RATED FOR THE OPERATING TEMPERATURE AND PRESSURE OF DOMESTIC SYSTEM. MATERIALS SHALL BE SUITABLE FOR THE TYPE OF FLUID IN THE DOMESTIC SYSTEM.

26. PIPE SUPPORTS SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH THE MSS SP-69 OR LOCAL CODES, WHICHEVER IS MORE STRINGENT. UTILIZE TRAPEZE HANGERS FOR PARALLEL RUNS OR PIPING. OTHER THAN SPRINKLER AND WASTE PIPING. COPPER PIPING SYSTEMS SHALL BE SUPPORTED ON COPPER OR COPPER-PLATED SUPPORTS. HANG PIPE FROM SUBSTANTIAL BUILDING STRUCTURE, PIPING SHALL NOT BE HUNG FROM OTHER PIPING. ALL RIGID HANGERS SHALL PROVIDE A MEANS OF VERTICAL ADJUSTMENT AFTER ERECTION. SHIELD SHALL BE PROVIDED BETWEEN HANGERS AND INSULATION.

27. PLUMBING FIXTURES:

A. FURNISH AND INSTALL PLUMBING FIXTURES INDICATED. FIXTURES TO BE FIRST QUALITY, CONNECTED, CLEANED, AND READY FOR USE. PIPING TO BE PROPERLY SECURED TO WALLS AND STUDS.
B. PROVIDE TRAPS AND SUPPLIES WITH STOPS. MAKE ALL FINAL CONNECTIONS TO EACH FIXTURE.

28. HANGERS:

A. PIPE HANGERS ON HOT PIPING TO BE ON INSIDE OF INSULATION. PROVIDE WITH SADDLES AND/OR SHIELDS AS REQUIRED.

B. PIPE HANGERS ON COLD PIPING TO BE ON OUTSIDE OF INSULATION. PROVIDE WITH SADDLES AND/OR SHIELDS AS REQUIRED.

29. PROVIDE ANY AND ALL ITEMS NECESSARY TO COMPLETE THE PLUMBING SYSTEM. THE PLUMBING DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY SHOW ALL VALVES, FITTINGS, TRAPS, CONTROL DEVICE METHODS.

30. INSTALL ALL ADA FIXTURES IN AN ADA COMPLIANT MANNER.

31. INSTALL SKAL + GARD #SC-100B ON SINKS SUPPLIES AND TRAPS FOR HANDICAPPED USE.

EXAMINATION OF EXISTING CONDITIONS:

32. VISIT AND CAREFULLY EXAMINE BUILDING AFFECTED BY THIS WORK SO AS TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND DIFFICULTIES THAT WILL ATTEND THE EXECUTION OF THE WORK BEFORE SUBMITTING PROPOSALS.

33. SUBMISSION OF A PROPOSAL WILL BE CONSTRUCTED AS EVIDENCE THAT SUCH EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE DIFFICULTIES ENCOUNTERED, WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION HAD BEEN MADE, WILL NOT BE RECOGNIZED.

CONNECTIONS TO EXISTING WORK:

34. PLAN INSTALLATION OF NEW WORK AND CONNECTIONS TO EXISTING WORK TO INSURE MINIMUM INTERFERENCE WITH REGULAR OPERATION OF EXISTING FACILITIES.

35. PROJECT PREMISES SHALL BE THOROUGHLY CLEANED AND READY FOR OCCUPANCY INCLUDING ALL FINISHES OF EQUIPMENT PROVIDED AS PART OF THE CONTRACTOR'S WORK AT PROJECT CLOSEOUT.

GENERAL NOTES:

THE DRAWINGS PREPARED FOR THIS PROJECT ARE AN OUTLINE TO SHOW WHERE PIPES, DUCTS AND APPARATUSES MUST GO IN ORDER TO HARMONIZE WITH THE BUILDING AND INSTALLATION OF THE VARIOUS TRADES. WORK MUST BE INSTALLED IN ACCORDANCE WITH THE DRAWINGS AS MUCH AS POSSIBLE. DRAWINGS SHALL BE CAREFULLY CHECKED DURING THE COURSE OF BIDDING AND CONSTRUCTION. IF DISCREPANCIES, ERRORS OR OMISSIONS ARE DISCOVERED PRIOR TO OR DURING CONSTRUCTION PHASE, NOTIFY THE ENGINEER IMMEDIATELY FOR INTERPRETATION OR CORRECTION. TAKE NECESSARY MEASUREMENTS AND RESPONSIBLE FOR SAME, INCLUDING CLEARANCES FOR EQUIPMENT THAT ARE TO BE FURNISHED. THE ARCHITECT /ENGINEER RESERVE THE RIGHT TO MAKE MINOR LOCATION CHANGES OF PIPING AND EQUIPMENT WHERE SUCH ADJUSTMENTS ARE DEEMED DESIRABLE FROM AN APPEARANCE OR OPERATIONAL STANDPOINT. SUCH CHANGES WILL BE ANTICIPATED SUFFICIENTLY IN ADVANCE OR AVOID EXTRA WORK OR DELAY THE PROGRESS OF THE PROJECT.

PIPE MATERIAL SCHEDULE

SANITARY	3" AND SMALLER SERVICE WT. C L. NO-HUB PIPE AND FITTINGS. 4" PIPE AND LARGER SERVICE WT. C.L HUB AND SPIGOT PIPE AND FITTINGS.
VENT	3' AND SMALLER SCH. 40 GAL PIPE AND SCREWED FITTINGS OR TYPE M COPPER PIPE AND SOLDER DRAINAGE FITTINGS.
WATER	4" AND LARGER SCH. 40 GAL PIPE AND SCREWED FITTINGS. 3" AND SMALLER TYPE L COPPER PIPE AND SOLDER FITTINGS.
GAS	BLACK STEEL ASTM A53 SCHEDULE 40. FITTINGS, ASME B16.3, MALLEABLE IRON, 150 PSIG. JOINTS;THREADED FOR PIPE 2 INCH AND SMALLER, WELDED FOR PIPE 2 1/2" AND LARGER

DOMESTIC WATER HEATER SCHEDULE

UNIT NO.	SERVED	MOUNTING	MIN. NOM. GAL	ELECTRICAL HEATER	ELECTRICAL CONNECTION				1ST HOUR DELIVERY (GPH 100F RISE)
					WATTS	VOLTS	PHASE	CYCLE	
WH	HOT WATER	WALL	50	6 KW	6000	240	1	60	51

PLUMBING SYMBOL LIST

- GATE VALVE
- PIPE UP
- PIPE DOWN
- AP — ACCESS PANEL
- BFP — BACKFLOW PREVENTER
- C.O.P — CLEAN OUT PLUG
- CW — COLD WATER
- DW — DISHWASHER MACHINE
- EX. — EXISTING
- HW — HOT WATER
- LAV — LAVATORY
- OSD — OPEN SITE DRAIN
- TPV — TRAP PRIMER VALVE
- TV — TEMPERING VALVE
- S.A. — SHOCK ABSORBER (WATER HAMMER)
- SK — SINK
- V — VENT
- VTR — VENT THROUGH ROOF
- W — WASTE
- WC — WATER CLOSET
- WCO — WALL CLEAN OUT
- PONT OF CONNECTION OF NEW WORK TO EXISTING WORK
- END OF DEMOLITION
- 27 — NEW WORK KEYED NOTES
- W / 2 — REFERENCE WATER RISER TAG NUMBER
- CO — FLOOR CLEANOUT
- FD — FLOOR DRAIN
- WH / 1 — EQUIPMENT NUMBER
- NEW VENT
- EXISTING VENT
- DEMOLISHED VENT
- NEW SANITARY
- EXISTING SANITARY
- DEMOLISHED SANITARY
- NEW HOT WATER
- EXISTING HOT WATER
- DEMOLISHED HOT WATER
- NEW COLD WATER
- EXISTING COLD WATER
- DEMOLISHED COLD WATER
- G — G — GAS
- G — G — DEMOLISHED GAS
- REMOTE MANUAL PULL STATION

DISREGARD SYMBOLS WHICH ARE NOT APPLICABLE TO THIS PROJECT

STATE OF CONNECTICUT
GEOFFREY CRAIG WILLIAMS
LICENSED ARCHITECT
NO. 7553

NEW SINGLE FAMILY RESIDENCE
OLD FARM ROAD, ASSESSOR LOT 9,
Weston, CT 06883

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PLUMBING NOTES

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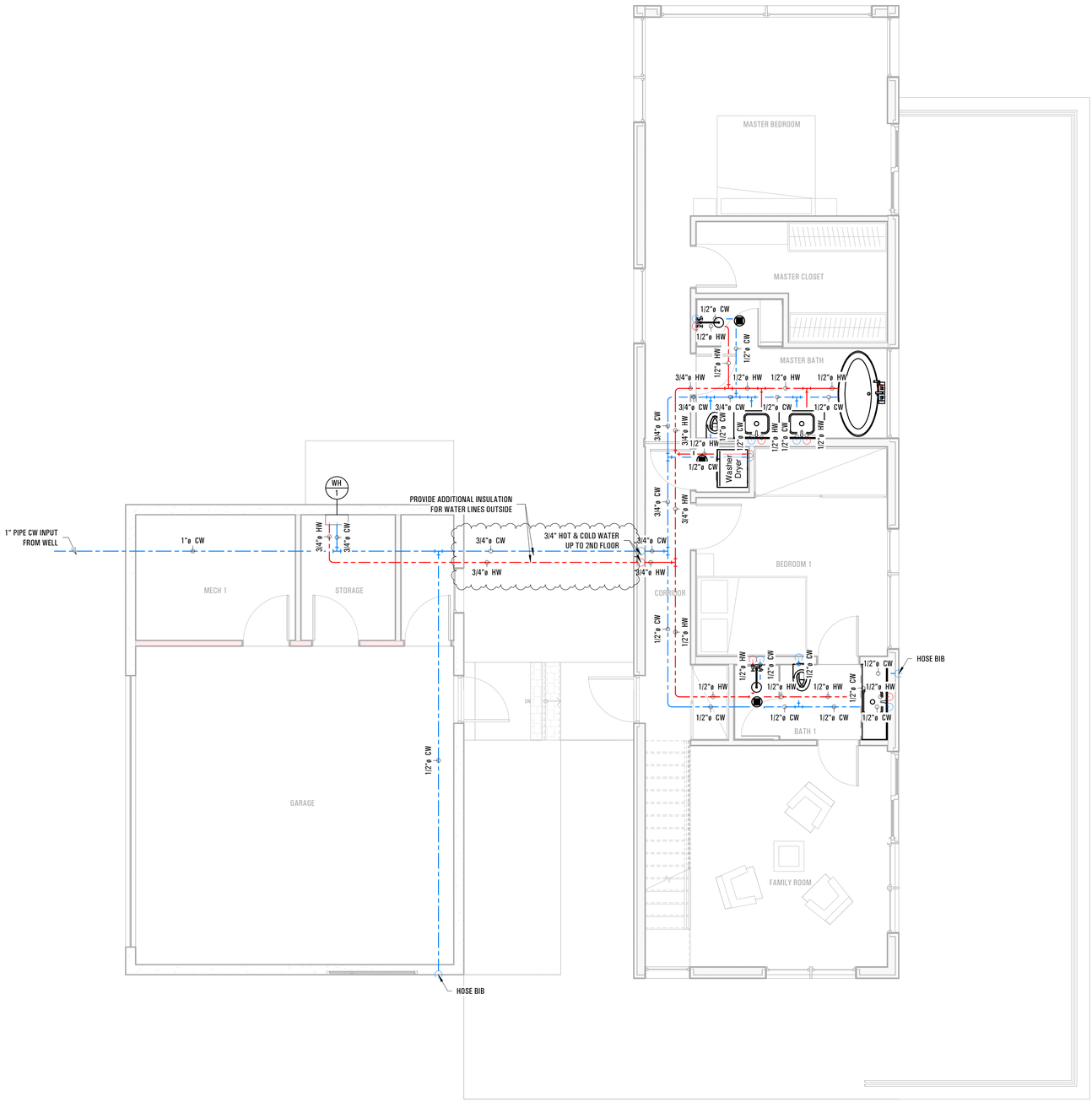


1 FIRST FLOOR WATER SUPPLY PLAN

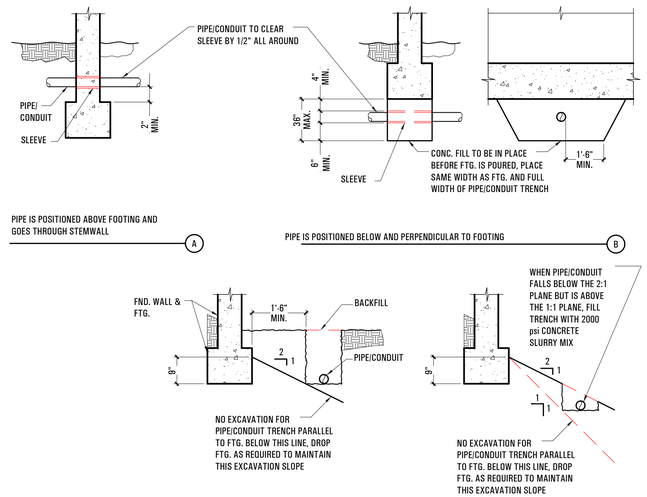
1/4" = 1'-0"

GENERAL NOTES

1. FOR DOMESTIC WATER PIPE SIZES, REFER TO DOMESTIC WATER RISER DIAGRAM.
2. ALL WATER LINES ARE LOCATED ABOVE THE CEILING UNLESS OTHERWISE NOTED
3. IF THE WATER PRESSURE EXCEEDS 80 PSI, AND EXPANSION TANK AND AN APPROVED PRESSURE REGULATOR SHALL BE INSTALLED.
4. THAT NON-REMOVABLE BACKFLOW PREVENTER OR BIBB-TYPE VACUUM BREAKER WILL BE INSTALLED ON ALL EXTERIOR HOSE BIBS.
5. ALL PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 6" ABOVE THE ROOF NOR LESS THAN 1' FROM ANY VERTICAL SURFACE. VENTS SHALL TERMINATE NOT LESS THAN 10" FROM OR 3' ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT NOR 3' FROM LOT LINE.
6. NEW OR RECONFIGURED SHOWER STALLS SHALL BE A MINIMUM FINISHED INTERIOR OF 1,024 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 22 INCHES MINIMUM.
7. SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NONABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR.
8. HYDRO-MASSAGE TUBS (I.E. JACUZZI TUBS) SHALL HAVE ACCESS TO THE MOTOR, BE SUPPLIED BY A GFCI PROTECTED DEDICATED CIRCUIT, AND BE LISTED BY A RECOGNIZED TESTING AGENCY (I.E. UL). ALL METAL CABLES, FITTINGS, PIPING, OR OTHER METAL SURFACES, WITHIN 5 FEET OF THE INSIDE WALL OF THE HYDRO-MASSAGE TUB SHALL BE PROPERLY BONDED. HYDRO-MASSAGE TUBS SHALL BE BONDED WITH A MINIMUM #8 AWG BARE COPPER WIRE AND THE BONDING SHALL BE ACCESSIBLE.
9. WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT.

NOTES:

1. PROVIDE NON-CORROSIVE METAL SLEEVES WITH INNER DIAMETER 1" GREATER THAN THE OUTER DIAMETER OF THE PIPE.
2. IF PIPE IS IN PLACE PRIOR TO POURING CONCRETE, WRAP PIPE WITH 1" COMPRESSIBLE MATERIAL BEFORE POURING CONCRETE IN LIEU OF SLEEVE.
3. FOR PIPES POSITIONED BELOW FOOTINGS, WHERE CONCRETE FILL ENCASEMENT IS NOT FEASIBLE CONTACT THE SOILS ENGINEER TO OBTAIN SURCHARGE SOILS PRESSING AND DESIGN PIPE & PIPE JOINTS TO SUSTAIN ALL LOADS INCLUDING SOILS SURCHARGE PRESSURES.



2 TYP. PIPE/CONDUIT SLEEVE AT FOOTINGS

3/4" = 1'-0"

STATE OF CONNECTICUT
GEOFFREY CRAIG WILLIAMS
NO. 7553
LICENSED ARCHITECT

NEW SINGLE FAMILY RESIDENCE
OLD FARM ROAD, ASSESSOR LOT 9,
Weston, CT 06883

1	Date 1	Revision 1

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FIRST FLOOR WATER SUPPLY PLAN

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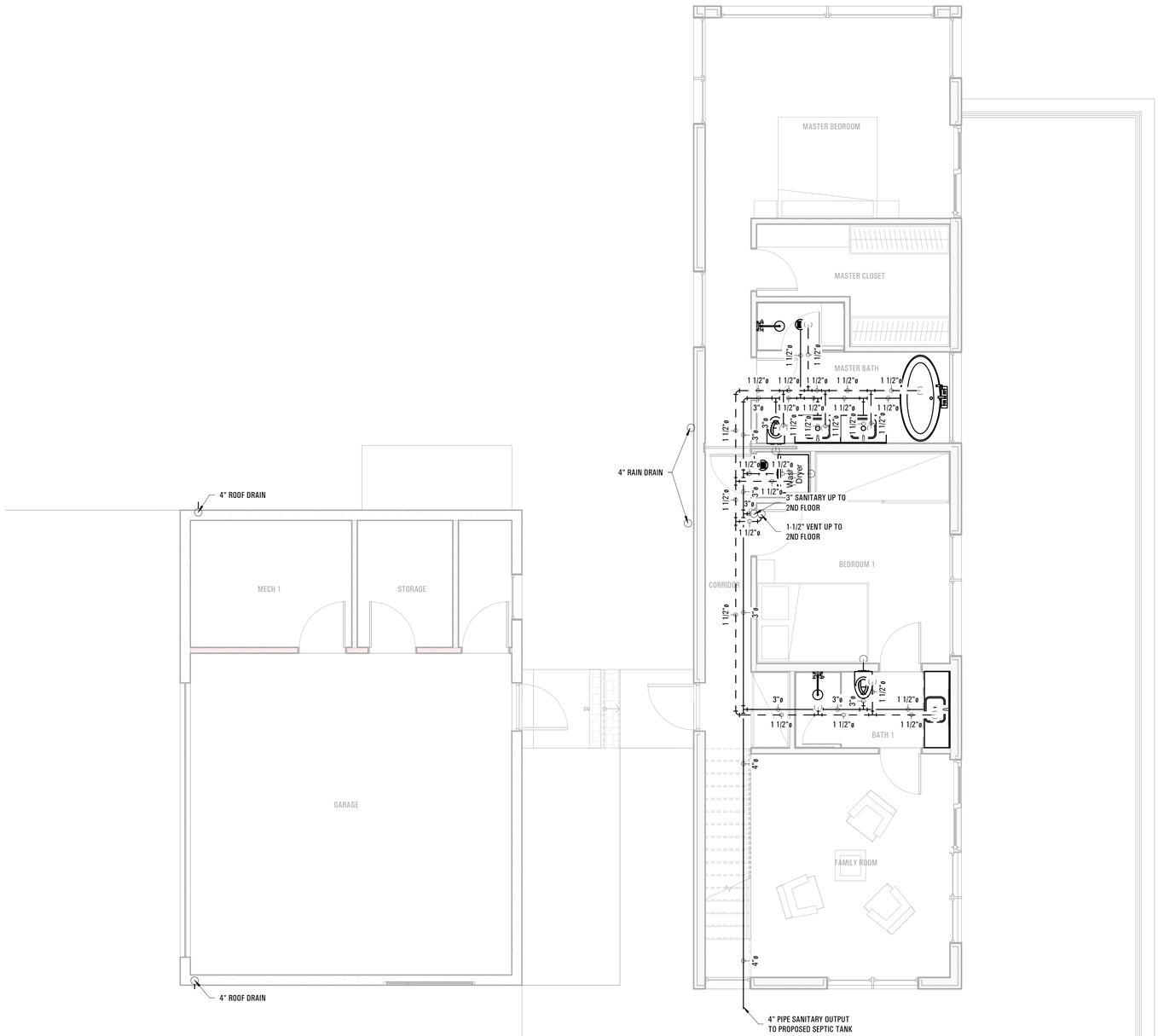

1 FIRST FLOOR SANITARY PLAN

1/4" = 1'-0"

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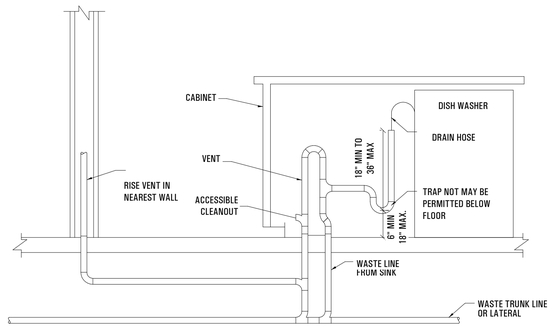
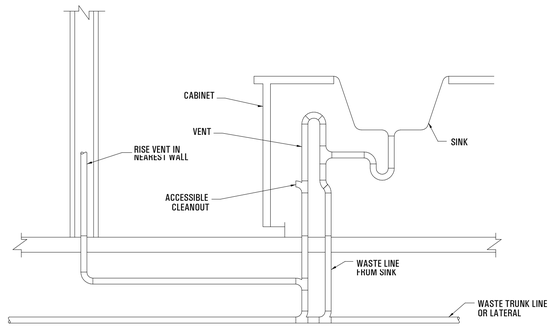


ISLAND VENT DETAIL (DISHWASHER)

NO SCALE



ISLAND VENT DETAIL (SINK)

NO SCALE

2 ISLAND VENT DETAILS

3/4" = 1'-0"

STATE OF CONNECTICUT
GEOFFREY CRAIG WILLIAMS
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FIRST FLOOR SANITARY PLAN

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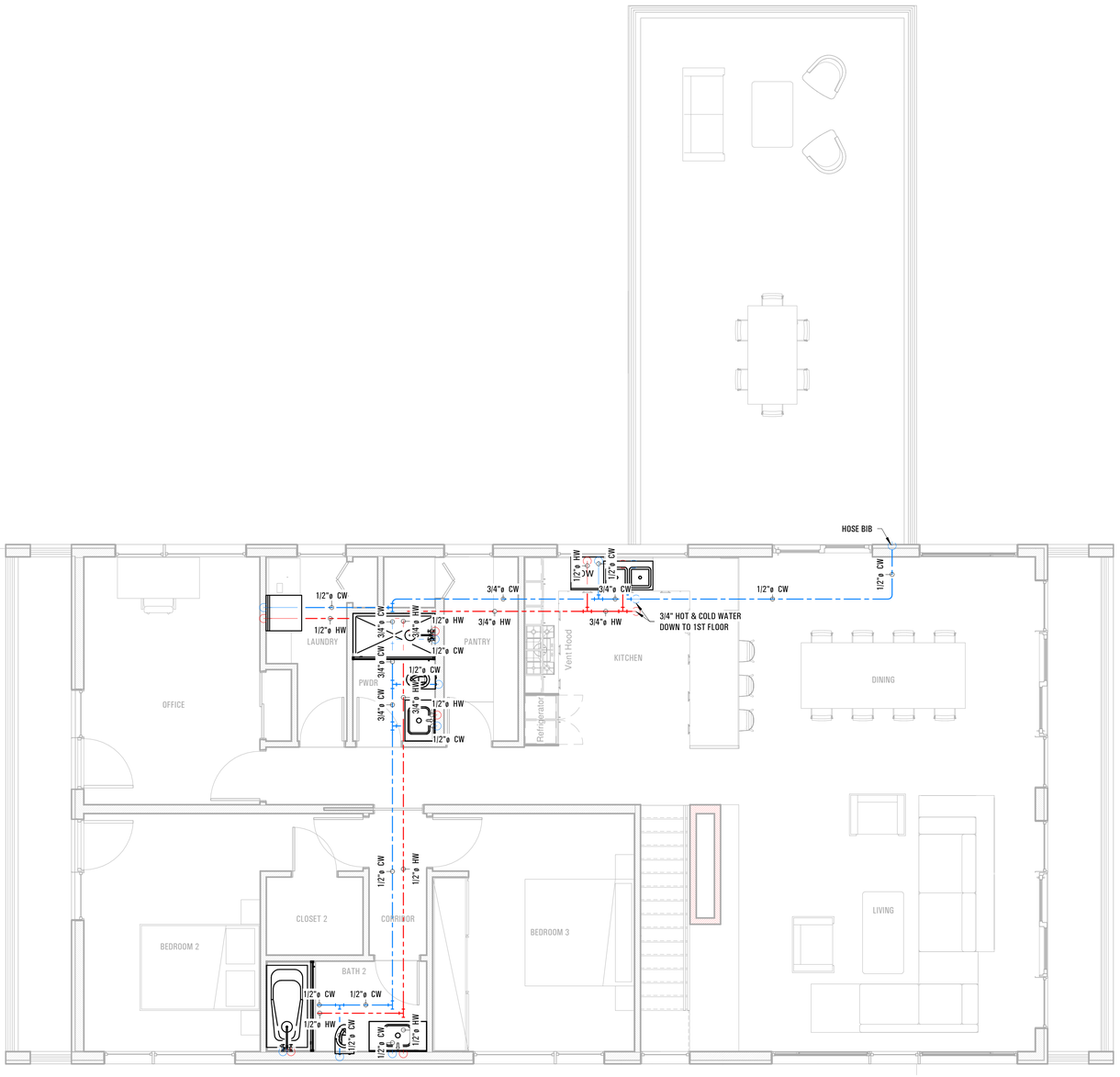

1 SECOND FLOOR WATER SUPPLY PLAN

1/4" = 1'-0"

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STATE OF CONNECTICUT
GEOFFREY CRAIG WILLIAMS
LICENSED ARCHITECT
NO. 7553

NEW SINGLE FAMILY RESIDENCE
OLD FARM ROAD, ASSESSOR LOT 9,
Weston, CT 06883

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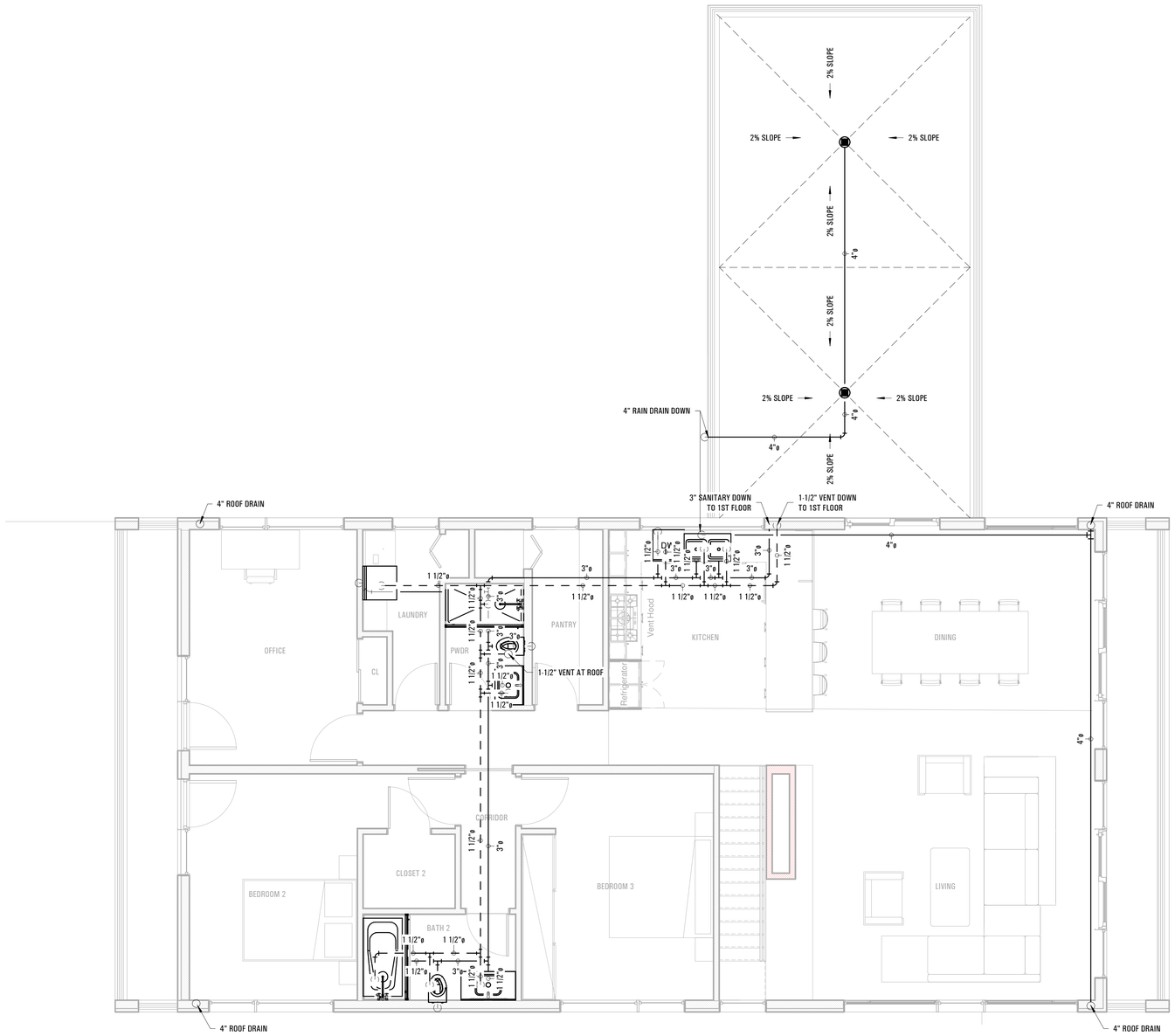

1 SECOND FLOOR SANITARY PLAN

1/4" = 1'-0"

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NEW SINGLE FAMILY RESIDENCE
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SECOND FLOOR SANITARY PLAN

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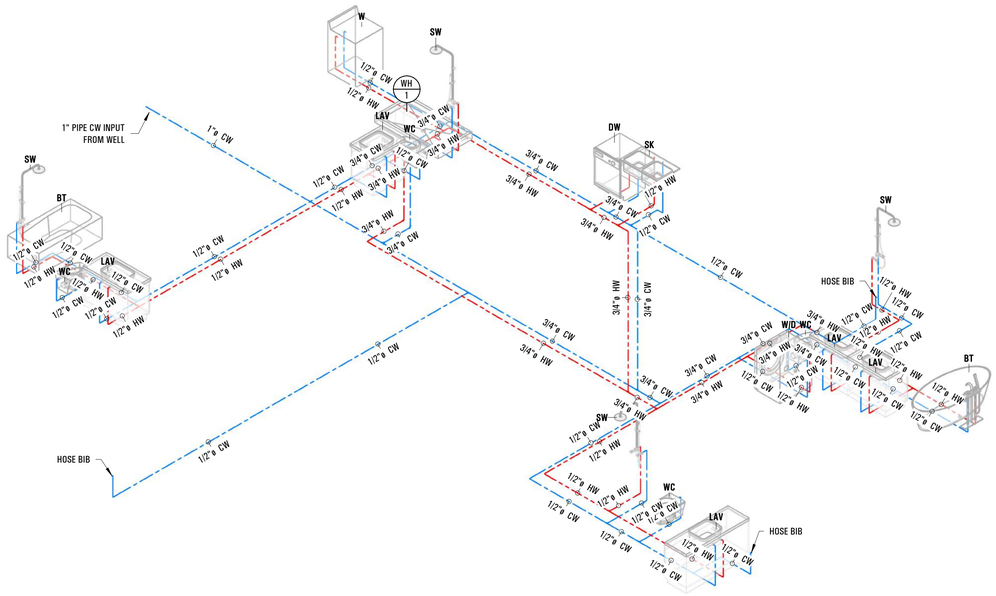
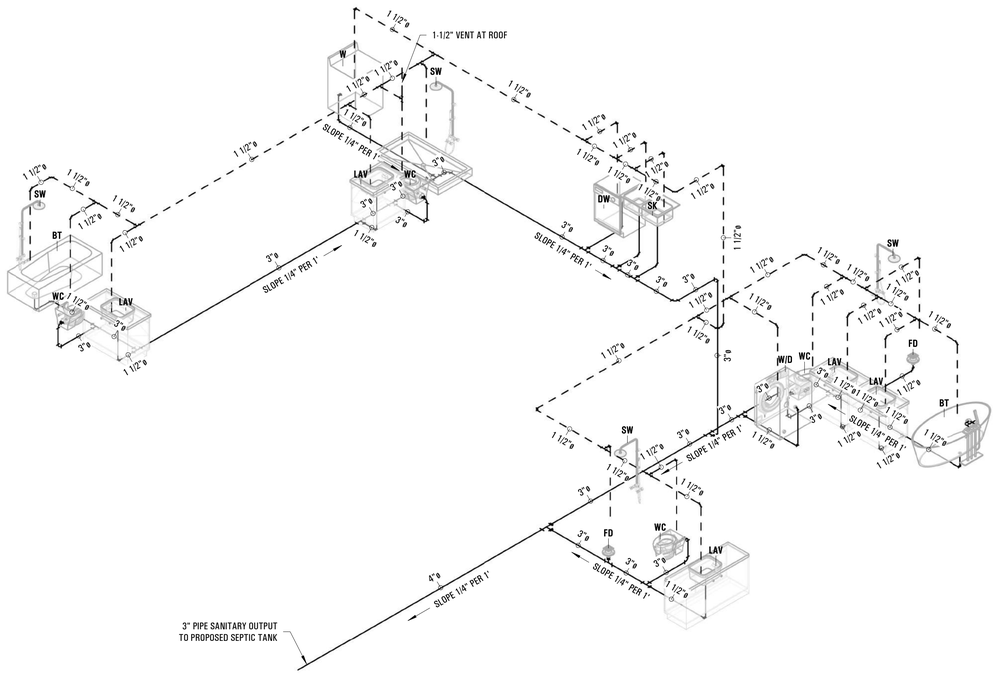
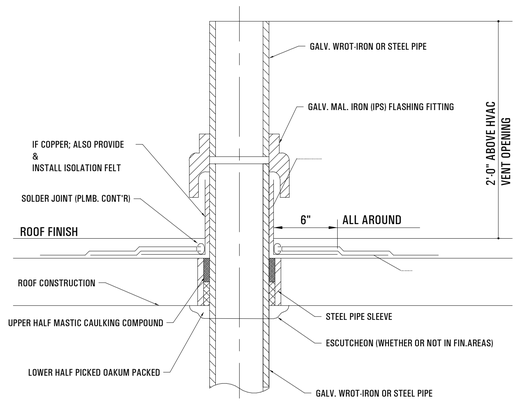


1 WATER SUPPLY RISER DIAGRAM

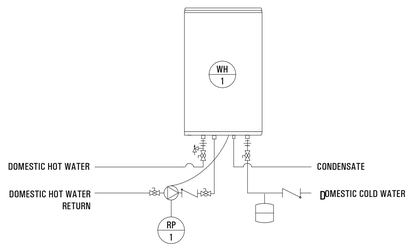


2 SANITARY RISER DIAGRAM



3 VENT STACK DETAIL

NOT TO SCALE



4 WATER HEATER DETAIL

NOT TO SCALE

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	WASTE	VENT	MATERIAL	CW	HW	GAS	FLOW	NOTES
SS	SERVICE SINK	1 1/2"	1 1/2"	PVC	1/2"	1/2"			
LAV	LAVATORY	1 1/4"	1 1/2"	PVC	1/2"	1/2"			NOTE 1
WC	WATER CLOSET	3"	1 1/2"	PVC	1/2"				
BT	BATHTUB	1 1/2"	1 1/2"	PVC	1/2"	1/2"			NOTE 1
HB	HOSE BIBB			PVC	1/2"				
DW	DISHWASHER	2"	1 1/2"	PVC	1/2"	1/2"			NOTE 2, 4
WS	WASHER/DRYER	2"	1 1/2"	PVC	1/2"	1/2"			NOTE 2, 4
F	FRIDGE			PVC	1/2"				
WH-1	WATER HEATER	1/2"		PVC	1"	1"			NOTE 3
									NOTE 3

NOTES:
1. PROVIDE WITH THERMOSTATIC MIXING VALVE, SET 100°F
2. PROVIDE WITH BACKFLOW PREVENTION
3. PROVIDE WITH INDIRECT AND INDEPENDENT HARD PLUMBING (COPPER/PVC) TO A FLOOR DRAIN
4. PROVIDE WITH WATER HAMMER ARRESTOR

STATE OF CONNECTICUT
GEOFFREY CRAIG WILLIAMS
No. 7553
LICENSED ARCHITECT

NEW SINGLE FAMILY RESIDENCE
OLD FARM ROAD, ASSESSOR LOT 9,
Weston, CT 06883

MARK	DATE	DESCRIPTION
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RISER DIAGRAMS & DETAILS

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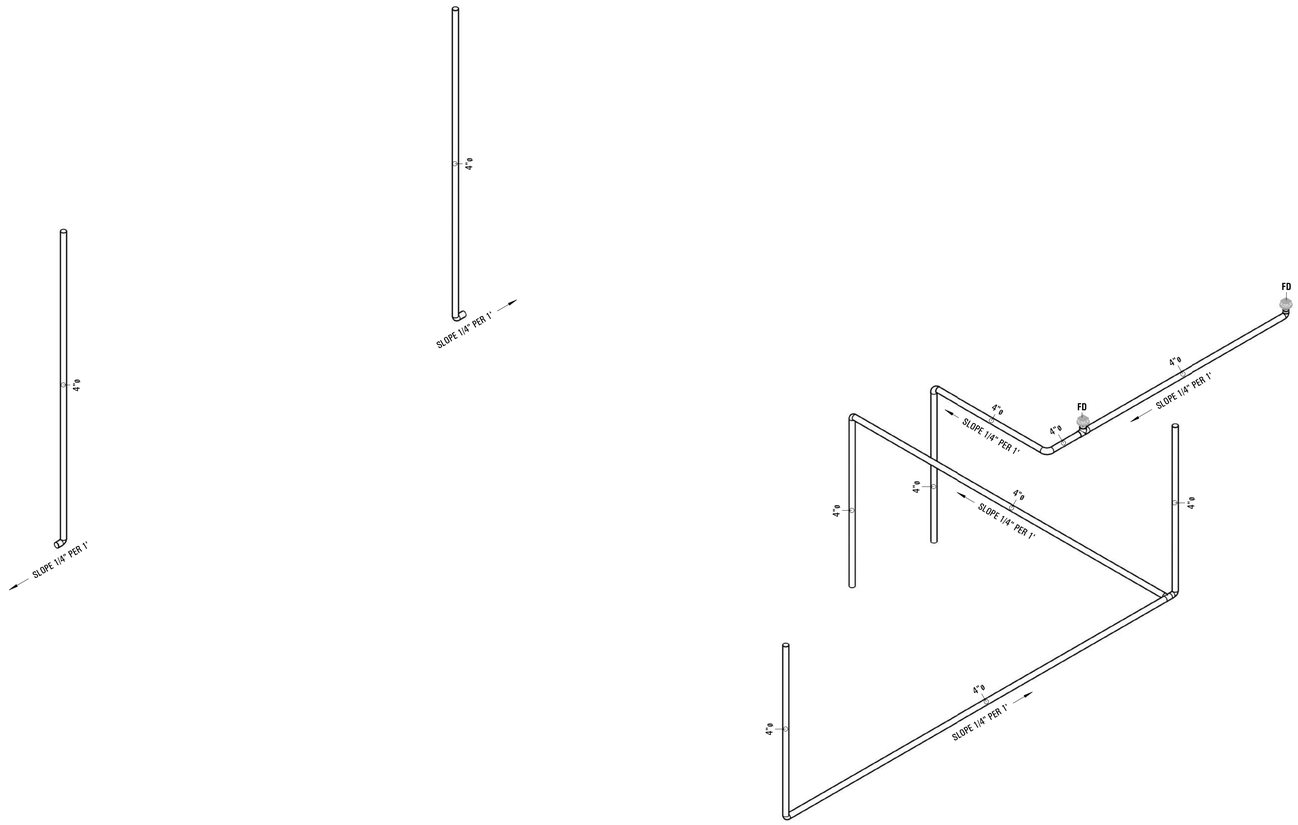

1 ROOF DRAIN RISER DIAGRAM

STATE OF CONNECTICUT
GEOFFREY CRAIG WILLIAMS
NO. 7553
LICENSED ARCHITECT

NEW SINGLE FAMILY RESIDENCE
OLD FARM ROAD, ASSESSOR LOT 9,
Weston, CT 06883

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ROOF DRAIN RISER DIAGRAM

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GENERAL REQUIREMENTS:

1. PRIOR STARTING ANY WORK THE CONTRACTOR SHALL REVIEW THESE PLANS AND SITE CONDITIONS AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
2. THE ENGINEER IS NOT RESPONSIBLE FOR THE SUPERVISION OF THE CONTRACTOR NOR HIS EMPLOYEES DURING THE CONSTRUCTION. IT IS CONTRACTOR'S RESPONSIBILITY TO PROVIDE MEANS AND ESTABLISH METHODS OF THE CONSTRUCTION TO MEET REQUIREMENTS OF ALL APPLICABLE CODES, INDUSTRY STANDARDS ARE REQUIREMENTS OF THESE PLANS.
3. QUALITY OF THE WORK SHALL MEET OR EXCEED INDUSTRY STANDARD PRACTICES.
4. ANY DEVIATIONS FROM THESE PLANS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER.

DESIGN DATA:

1. APPLICABLE BUILDING CODE: 2021 IBC
2021 IRC

2. APPLICABLE DESIGN LOADS: PER ASCI/SEI 7-16

FLOOR LIVE LOAD: 40 PSF
ROOF LIVE LOAD: 20 PSF (300 LB CONC.)
SNOW LOAD : 30 PSF
BASIC WIND SPEED: 116 MPH
EXPOSURE: B
STRUCTURAL CATEGORY: II

SOILS AND FOUNDATIONS:

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS ARE USED IN LIE OF A COMPLETE GEOTECHNICAL EXPLORATION.
FOUNDATIONS SHALL BE PLACED ON A "SEDIMENTARY AND FOLIATED ROCK" WITH A ALLOWABLE LOAD BEARING PRESSURE OF 1500 PSF. NOTIFY THE ENGINEER OF SOIL CONDITIONS ARE DIFFERENT.

1. ALL FOUNDATIONS, SLABS AND FOOTERS SHALL BE PLACED ON STABILIZED UNDISTURBED SUBGRADE SOIL.
2. MINIMUM FOUNDATION DEPTH SHALL BE 30" UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. IF OVER-EXCAVATED - FILL SHALL NOT BE PLACED BACK INTO THE TRENCH UNLESS APPROVED BY THE ENGINEER.
3. FILL UNDER THE FOUNDATIONS SHALL BE USED ONLY IF APPROVED BY THE ENGINEER. CLEAN FILL MATERIAL SHALL BE PLACED IN 6"-8" LAYERS AND COMPACTED TO 98% DENSITY USING THE MODIFIED PROCTOR TEST.
4. FILL MATERIAL SHALL BE CLEAN GRANULAR SAND OR LIMEROCK MIX WITHOUT ANY ORGANIC MATERIALS, CLAY, MUCK AND ROCKS LARGER THAN 4". BACKFILL SHALL NOT CONTAIN ANY WOOD OR CELLULOSE DEBRIS.

CONCRETE

1. APPLICABLE CODE ACI 318 LATEST EDITION AND ACI 301.
2. ALL CONCRETE ELEMENTS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 2500 PSI UNLESS OTHERWISE IS SHOWN ON THE PLANS. WATER CEMENT RATION SHALL NOT EXCEED W/C=0.40.
3. ALL CAST-IN-PLACE CONCRETE SHALL BE CURED AND PROTECTED FROM OVERDRYING PER ACI 305R-10 "HOT WEATHER CONCRETING".
4. ALL EXPOSED EDGES SHALL HAVE 1/2" CHAMFERS.
5. NO COLD JOINTS ARE ALLOWED UNLESS OTHERWISE APPROVED BY THE ENGINEER.

REINFORCEMENT

1. ALL REBARS SHALL BE DEFORMED CARBON-STEEL ASTM A615/A615M-13 GRADE 60 UNLESS OTHERWISE SPECIFIED ON THE PLANS.
* ADD ALTERNATE REINFORCEMENT OPTION: ASTM A1035 GRADE 100 (MMFX2) AS CORROSION RESISTANT ALTERNATIVE FOR ALL REINFORCEMENT.

2. ALL REQUIREMENTS FOR PLACEMENT, COVER, TOLERANCES, ETC. SHALL BE PER ACI 318-11.
3. ALL HOOKS AND BENDS SHALL BE FACTORY MADE UNLESS FIELD BENDS ARE APPROVED BY THE ENGINEER.
4. ONLY PLASTIC CHAIRS AND CENTRALIZERS SHALL BE USED FOR REINFORCEMENT SUPPORT.

HARDWARE

1. HARDWARE SHALL BE 304 STAINLESS STEEL OR BETTER OR ZMAX GALVANIZED FOR NON EXPOSED SIMPSON PRODUCTS, UNLESS OTHERWISE SPECIFIED.
2. ALL CONNECTORS SHALL HAVE STAINLESS STEEL SCREWS AND FASTENERS OR ACQ APPROVED TREATED (FOR NOT EXPOSED LOCATIONS).

STRUCTURAL LUMBER

1. ALL WOOD MEMBERS SHALL MEET OR EXCEED REQUIREMENTS SPECIFIED IN "ANSI/AF&PA NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION" AND ALL REFERENCED STANDARDS.
2. ALL WOOD MEMBERS SHALL BE SOUTHER PINE NO2 OR GREATER KILN DRIED AS SPECIFIED IN THE STANDARDS, UNLESS OTHERWISE SPECIFIED.
3. ALL WOOD MEMBERS EXPOSED TO EXTERIOR, IN DIRECT CONTACT WITH CONCRETE OR STEEL SHALL BE PRESSURE-TREATED (PT) UC3B GRADE PER AWPA STANDARDS.
4. ALL FIELD CUTS IN PT LUMBER SHALL TREATED ON SITE.
5. NAILING SHALL BE IN ACCORDANCE WITH FBC 2014. NAILS AND OTHER FASTENERS FOR PT WOOD SHALL BE STAINLESS STEEL OR ACQ APPROVED TREATED.
6. SHEATHING SHALL BE 5/8" CDX PLYWOOD SHEATHING GRADE, UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. USE 8D RING-SHANK NAILS WITH SPACING OF 4" O.C. ON ALL EDGES AND 6" O.C. IN THE FIELD.

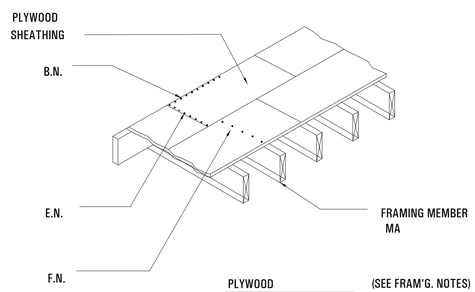
STRUCTURAL STEEL

1. STRUCTURAL STEEL COMPONENTS SHALL BE AS DESCRIBED IN "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" AISC 2005 OR LATER EDDITION.
2. HSS SHAPES (STRUCTURAL TUBING) SHALL BE ASTM A500 (FY=46 KSI).
3. STEEL PLATES, FLANGES AND MISCELENIOUS ELEMENTS SHALL BE ASTM A36 (FY=36 KSI) UNLESS NOTED OTHERWISE ON THE PLANS.
4. W-SHAPES, C-SHAPES AND OTHER FORMED STEEL SHALL BE ASTM A992 (FY=50 KSI).
5. ALL WELDING SHALL BE IN CONFORMANCE WITH THE LATEST SPECIFICATIONS AWS D1.1/D1.1M:2010, STRUCTURAL WELDING CODE - STEEL.

REINFORCED MASONRY (CMU)

1. ALL MASONRY SHALL BE REINFORCED CONCRETE MASONRY UNIT IN ACCORDANCE WITH THE LATEST EDDITION OF ACI 530/ASCE 5/TMS 402.
2. INSTALL ALL BLOCKS IN RUNNING BOND.
3. MINIMUM MASONRY BLOCK (ASTM C90) STRENGTH SHALL (F'M) BE 2000 PSI.
4. TYP.E "S" MORTAR (ASTM C270) SHALL BE USED USING 3/8" FULL BEDDING REINFORCED W/ 9 GAGE GALVANIZED LADDER WIRE EVERY 2ND ROW.
5. FILLED CELLS SHALL BE REINFORCED WITH #5 REBARS @ 32" O.C. (UNLESS OTHERWISE IS SPECIFIED ON THE PLANS).
6. GROUT SHALL BE PEA ROCK PUMP MIX (ASTM C476) WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI (28 DAY) (ASTM C1019).
TARGETED SLUMP SHALL BE 8"-11".
6. EACH GROUTED CELL SHALL HAVE CLEANOUT OPENINGS AT THE BOTTOM. THERE SHALL BE NO LOOSE MORTAR OR OTHER DEBRIS IN THE BOTTOM OF THE CELL. USE BLAST PRESSURE WASHING FOR SURFACE PREPARATION.

PLYWOOD DIAPHRAGM



PLYWOOD (SEE FRAM'G. NOTES)

LAYOUT

NAILING: (EXCEPT WHERE NOTED OTHERWISE)

	ROOF NAIL'G	FLOOR NAIL'G
B.N. = BOUNDARY NAILING	8d @ 6" O.C.	10d @ 6" O.C.
E.N. = EDGE NAILING	8d @ 6" O.C.	10d @ 6" O.C.
F.N. = FIELD NAILING	8d @ 12" O.C.	10d @ 10" O.C.

NOTES:

1. NAILS SHALL BE GALV. COMMON(HOT-DIPPED OR TUMBLED), PLACED NOT LESS THAN 3/8" FROM PANEL EDGES AND SHALL BE FIRMLY DRIVEN.

2. NO UNBLOCKED PIECE LESS THAN 12" SHALL BE USED.

3. WOOD STRUCTURAL PANELS SHALL COMPLY WITH 2010 CBC STANDARD AND SHALL BE APA RATED EXPOSURE I.

4. WOOD STRUCTURAL PANELS, WHEN USED, SHALL COMPLY WITH THE REQUIREMENTS FOR THEIR TYPE IN DOC PSI-95 OR PS2-92.

5. ALL PANELS SHALL BE IDENTIFIED BY TRADE MARK OF AN APPROVED TESTING & GRADING AGENCIES, APA, TECO OR PITTSBURG.

1. JOISTS TO SILL OR GURDER, TOE NAIL.	3 - 8d
2. BRIDGING TO JOISTS, TOE NAIL EA. END	2 - 8d
3. 1X6 SUBFLR. OR LESS TO EA. JST., FACE NAIL	2 - 8d
4. WIDER THAN 1X6 SUBFLR. TO EA. JST., FACE NAIL	3 - 8d
5. 2" SUBFLR. TO JST. OR GURDER, BUND & FACE NAIL	2 - 16d
6. SILL PLATE TO JST. OR BLK'G., FACE NAIL	16d @ 16" O.C.
7. TOP PLATE TO STUD, END NAIL	2 - 16 d
8. RAFT. BLK'G TO TOP PLATE, FACE OR TOE NAIL	16d @ 8" O.C.
9. STUD TO SILL PLATE, TOE NAIL	4 - 8d
10. DOUBLE STUDS, FACE NAIL	16d @ 24" O.C.
11. DOUBLE TOP PLATES, FACE NAIL	16d @ 16" O.C.
12. TOP PLATES LAPS & INTERSECTIONS, FACE NAIL	2 - 16d
13. CONTINUOUS HEADER, TWO PIECES	16d @ 16" O.C. ALONG EA. SIDE
14. CEILING JOISTS TO PLATE, TOE NAIL	3 - 8d
15. CONTINUOUS HEADER TO STUD, TOE NAIL	4 - 8d
16. CEILING JOISTS, LAPS O/ PARTITIONS, FACE NAIL	3 - 16d
17. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3 - 16d
18. RAFTER TO TOP PLATE, TOE NAIL.	3 - 8d
19. 1" BRACE TO EA. STUD & PLATE, FACE NAIL.	2 - 8d
20. 1X8 SHT'G. OR LESS TO EA. BEARING WALL FACE NAIL	2 - 8d
21. WIDER THAN 1X8 SHT'G. TO EA. BEARING WALL FACE NAIL	3 - 8d
22. BUILT-UP CORNER STUDS	16d @ 24" O.C.
23. BUILT-UP GRADERS & BEAMS.	20d @ 32" O.C. @ TOP & BOT.& STAGG. 2 - 20d @ END & @ EA. SPLICE
24. 2" PLANKS	2 - 16d @ EA. BRG.
25. PARTICLE BD. - WALL SHTG. (TO FRMG.)	8d
26. PLYWOOD -	
SUBFLR. RF. & WALL SHTG. (TO FRMG.):	
1/2" & LESS 8d 8d	
5/8" - 3/4" 8d	
7/8" - 1" 10d	
1 1/8" - 1 1/4"	
COMBINATION SUBFLR. / UNDERLAYMENT (TO FRMG.):	
3/4" & LESS 8d	
7/8" - 1" 8d	
1 1/8" - 1 1/4" 10d	
FIBERBD. SHTG.:	
1/2" NO. 11 GA. 6d, NO. 16 GA.	
25/32" NO. 11 GA. 6d, NO. 18 GA.	

NOTE:
1. ALL NAILS SHALL BE COMMON WIRE NAILS. WHERE DRIVING OF NAILS CAUSES SPLITTING HOLES FOR THE NAILS SHALL BE SUB DRILLED.

2. FASTENERS IN PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.(CBC 2304.9.5)

ABBREVIATIONS:

A.B.	ANCHOR BOLT
ABV.	ABOVE
BAR	REINF. BAR
BD	BOARD
BLKG.	BLOCKING
BLW.	BELOW
BM	BEAM
B.N.	BOUNDARY NAIL
B.W.	BOTH WAYS
CONT.FTG.	CONTINUOUS FOOTING
C.J.	CEILING JOIST
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CLG.	CEILING
DP	DEEP
DBL	DOUBLE
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DO	DITTO
(E)	EXISTING
E.W.	EACH WAY
E.J.	EXPANSION JOINT
E.N.	EDGE NAIL
EQ	EQUAL
FB	FLOOR BEAM
F.G.	FINISH GRADE
F.J.	FLOOR JOIST
FL	FLUSH
FMG.	FRAMING
F.N.	FIELD NAIL
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
F.P.	FULL PENETRATION
FTG	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GLB	GLUE-LAMINATED BEAM
GRD.	GRADE BEAM
BM.	GYPSUM WALLBOARD
GWB H	HIGH
HDR.	HEADER
HGT.	HEIGHT
HNGR.	HANGER
HORIZ.	HORIZONTAL
K.P.	KING POST
L	LENGTH
LT. WT.	LIGHT WEIGHT
LVL	LAMINATED VENEER LUMBER
MAS.	MASONRY
M.B.	MACHINE BOLT
MLB	MICRO-LAM BEAM
(N)	NEW
N.G.	NATURAL GRADE
O.C.	ON CENTER
P.A.	POST ABOVE
PSL	PARALLAM PSL BEAM
PLWD	PLYWOOD
P.T.	PRESSURE TREATED
R.B.	RIDGE BEAM
REINF.	REINFORCING
REQ'D.	REQUIRED
RF	ROOF
R.R.	ROOF RAFTER
SIM.	SIMILAR
T.R.	THREADED ROD
TYP.	TYPICAL

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STRUCTURAL NOTES

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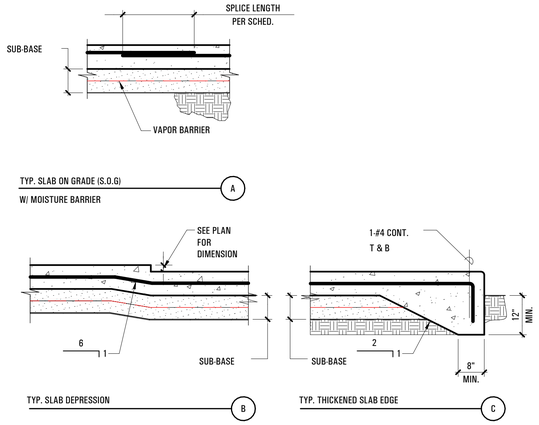
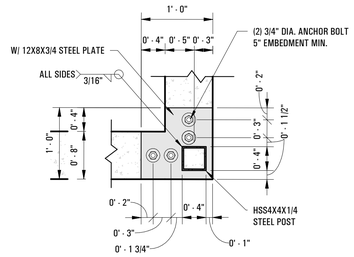


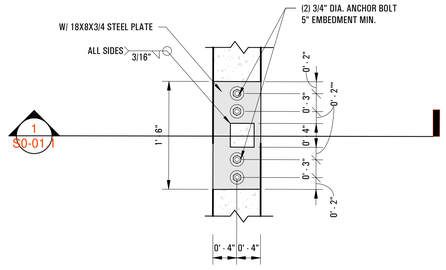
3 TYP. SLAB ON GRADE (S.O.G.)

NTS



5 COLUMN BASE DETAIL

1" = 1'-0"



6 COLUMN BASE DETAIL 2

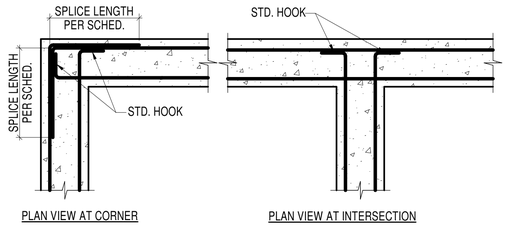
1" = 1'-0"

SPLICE LENGTH FOR DEFORMED BARS CLASS 'B' SPLICE (L_{st})			
	MIN. f'c psi	#6 AND SMALLER BARS AND DEFORMED WIRES	#7 AND LARGER BARS
CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED NOT LESS THAN d_b, CLEAR COVER, NOT LESS THAN d_b AND BEAM STIRRUPS OR COLUMN TIES THROUGHOUT L_{st} NOT LESS THAN THE CODE MINIMUM OR CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED NOT LESS THAN $2d_b$ AND CLEAR COVER NOT LESS THAN d_b	3000	$58d_b$	$72d_b$
	4000	$50d_b$	$62d_b$
	5000	$45d_b$	$55d_b$
	6000	$41d_b$	$51d_b$
	8000	$36d_b$	$45d_b$
	10000	$32d_b$	$39d_b$
OTHER CASES	3000	$86d_b$	$107d_b$
	4000	$75d_b$	$93d_b$
	5000	$67d_b$	$84d_b$
	6000	$60d_b$	$76d_b$
	8000	$52d_b$	$65d_b$
	10000	$49d_b$	$59d_b$

d_b = NOMINAL DIAMETER OF BAR

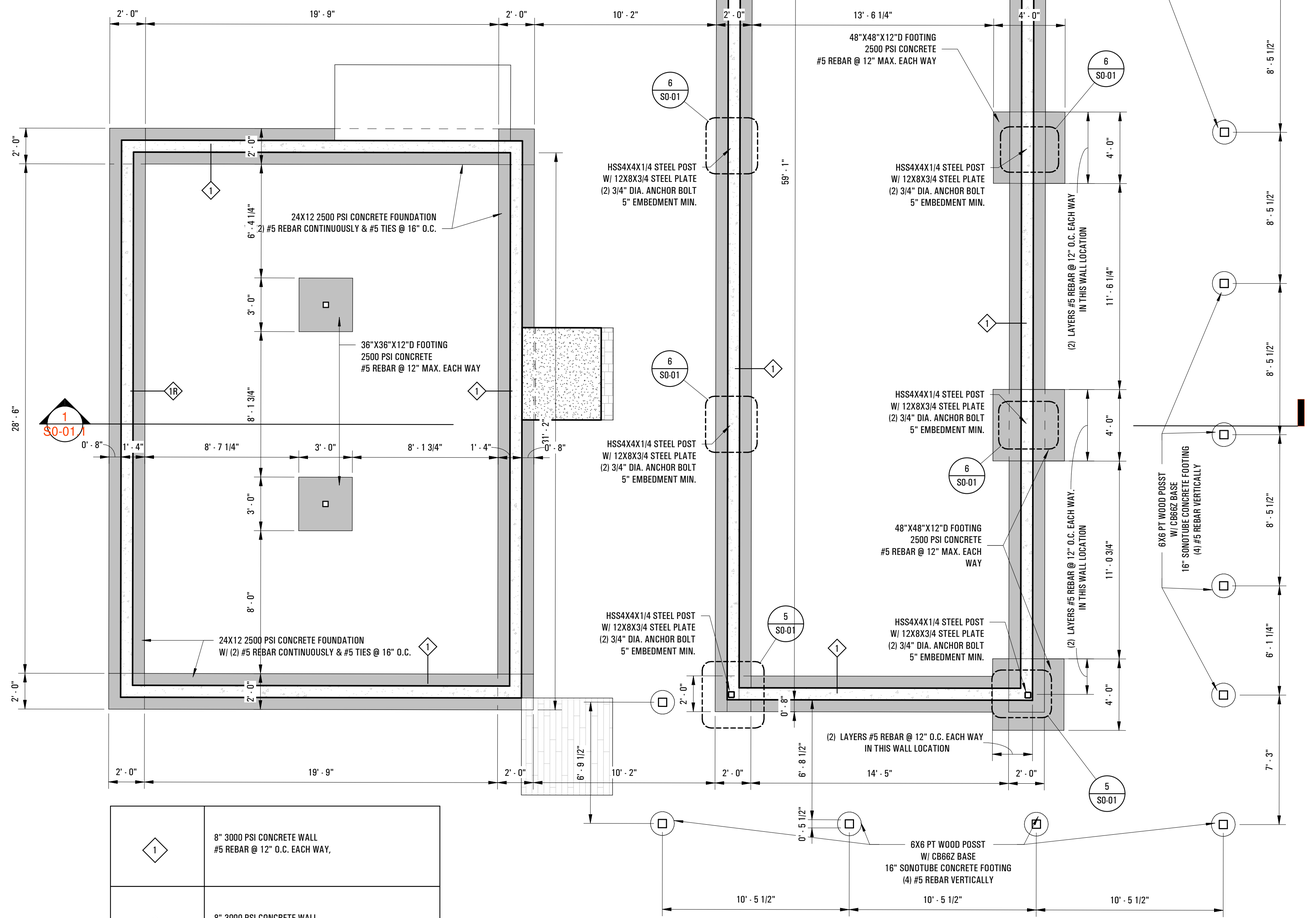
NOTES:

1. FOR FOOTINGS WITH A SINGLE LAYER OF REINFORCEMENT, USE THE OUTER LAYER REINFORCING LAYOUT AND PLACE AT CENTER OF THE FOOTING.
2. FOR FOOTINGS WITH MORE THAN TWO LAYERS OF REINFORCEMENT, EXTEND THE MIDDLE LAYER REINFORCEMENT AS FAR AS POSSIBLE AND PROVIDE A STANDARD HOOK AT THE ENDS.
3. FOR DEVELOPMENT/SPLICE LENGTHS SEE SCHEDULE



2 TYP. REINF. AT FOOTING INTERSECTION

1" = 1'-0"



1	8" 3000 PSI CONCRETE WALL #5 REBAR @ 12" O.C. EACH WAY,
1R	8" 3000 PSI CONCRETE WALL TWO LAYERS #5 REBAR @ 12" O.C. EACH WAY,

1 FOUNDATION & STEMWALL PLAN STR

1/4" = 1'-0"

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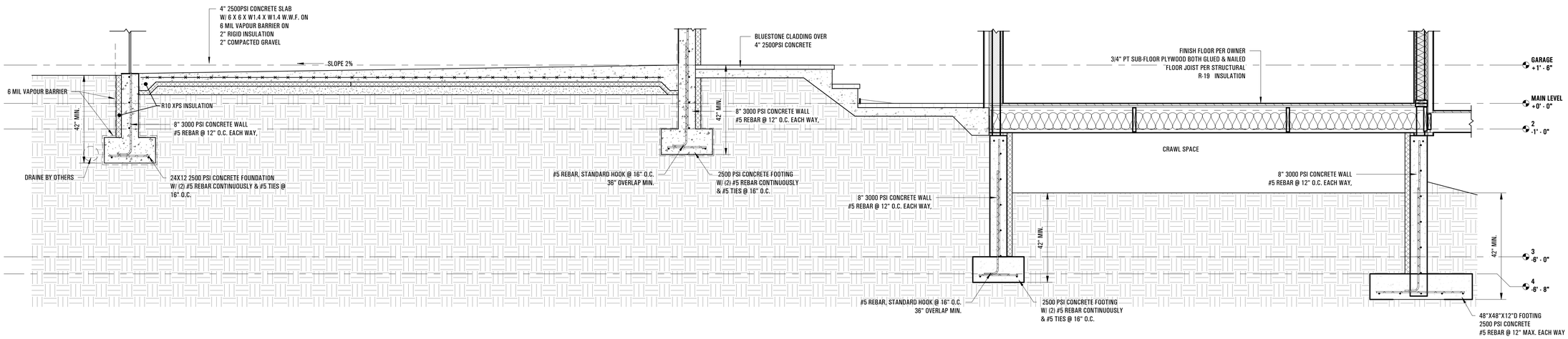

1 SECTION 5

1/2" = 1'-0"

STATE OF CONNECTICUT
JEFFREY CRAIG WILLIAMS
LIC. NO. 7553
LICENSED ARCHITECT

THIS DRAWING IS PART OF A SET OF DRAWINGS FOR THIS PROJECT AND SHALL NOT BE CONSIDERED VALID UNLESS IT IS ACCOMPANIED BY THE COMPLETE SET OF DRAWINGS.

NEW SINGLE FAMILY RESIDENCE
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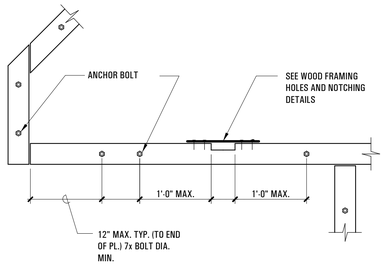


NOTES:

1. UNLESS OTHERWISE NOTED USE 1 5/8" DIA. A.B. x 10" LG. W/ 7" MIN. EMBEDMENT AT 48" O.C.
2. PROVIDE A MIN. OF TWO ANCHOR BOLTS FOR EACH PIECE OF SILL PLATE.
3. PROVIDE 2"x2"x3/16" THICK PLATE WASHER UNDER ALL ANCHOR BOLTS.

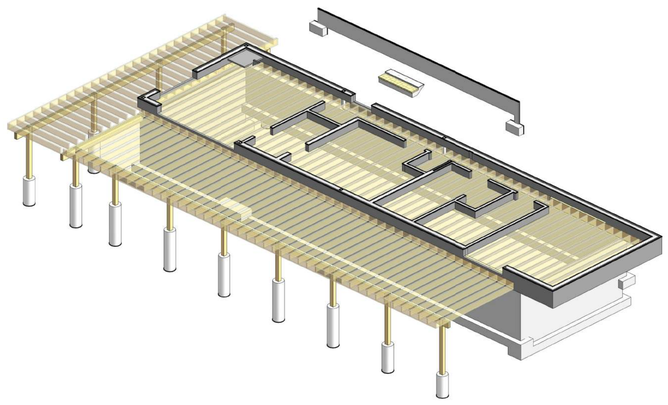
1 SILL PLATE ANCHORAGE
NTS

BOLT SIZE	MALLEABLE IRON WASHER	STEEL PLATE WASHER
1/2" DIA.	1/4 x 2 1/2 DIA.	1/4" x 2" x 2"
5/8" DIA.	5/16 x 2 1/2 DIA.	1/4" x 2 1/2" x 2 1/2"
3/4" DIA.	3/8 x 3 DIA.	1/4" x 3" x 3"
7/8" DIA.	7/16 x 3 1/2 DIA.	3/8" x 3 1/2" x 3 1/2"
1" DIA.	1/2 x 4 DIA.	7/16" x 4" x 4"

NOTE:

PROVIDE STANDARD CUT WASHERS UNDER ALL HEADS AND NUTS OF BOLTS BEARING ON WOOD U.O.N. SEE SEPARATE DETAILS FOR A.B'S.

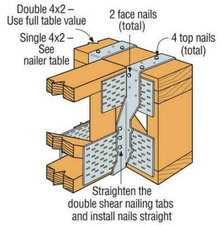
4 WOOD FRAMING WASHER SCHED.
NTS



5 3D STRUCTURAL FRAMING

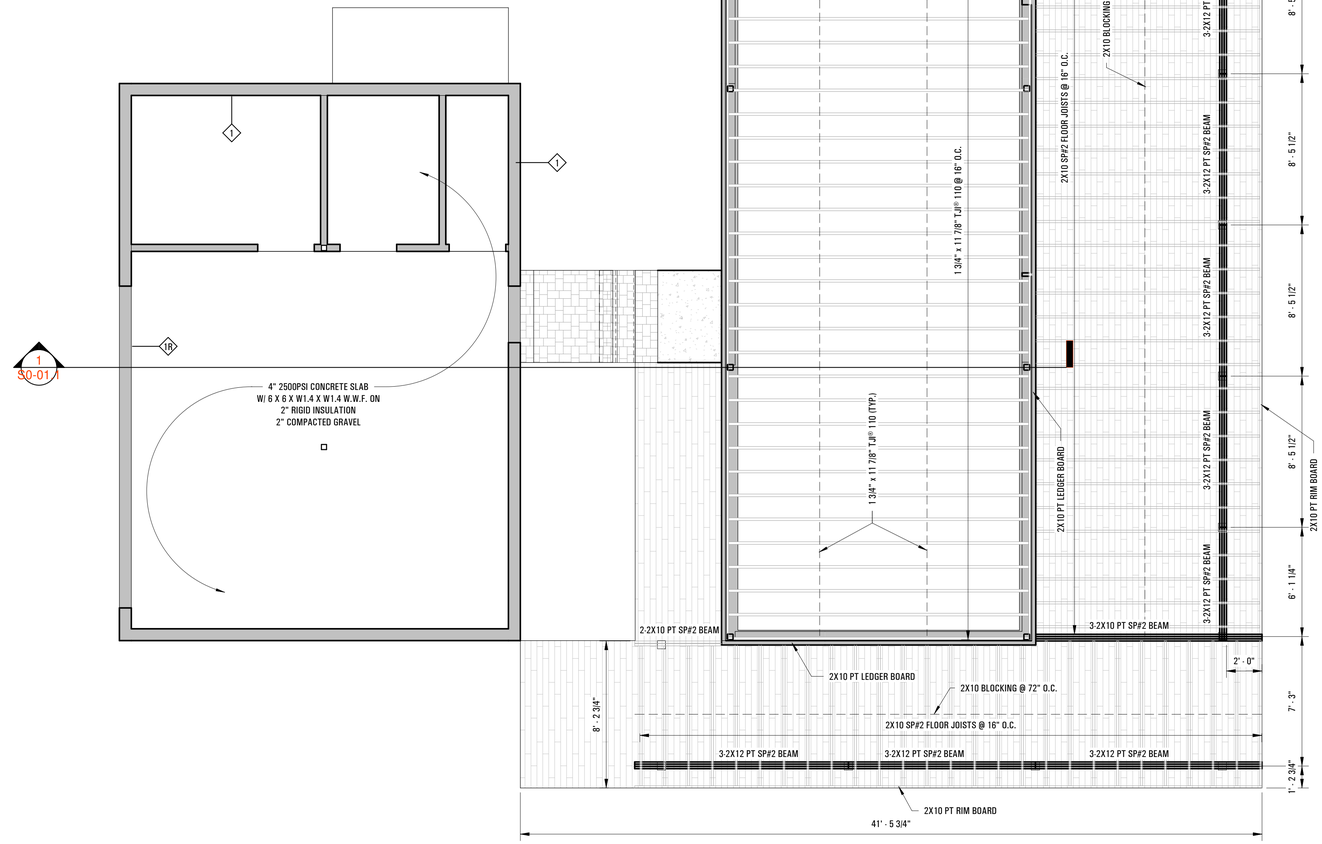
	INDICATES TOP CHORD BEARING TRUSS
	INDICATES HANGER BEARING TRUSS
	INDICATES BOTTOM CHORD BEARING TRUSS

2 FLOOR TRUSS BEARING LEGEND
1/4" = 1'-0"



Typical THA422 Top Flange Installation on a 4x2 Floor Truss

3 SECTION
1" = 1'-0"



6 FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"

STATE OF CONNECTICUT
GEOFFREY CRAIG WILLIAMS
LICENSED ARCHITECT
NO. 7553

NEW SINGLE FAMILY RESIDENCE
OLD FARM ROAD, ASSESSOR LOT 9,
Weston, CT 06883

MARK	DATE	DESCRIPTION
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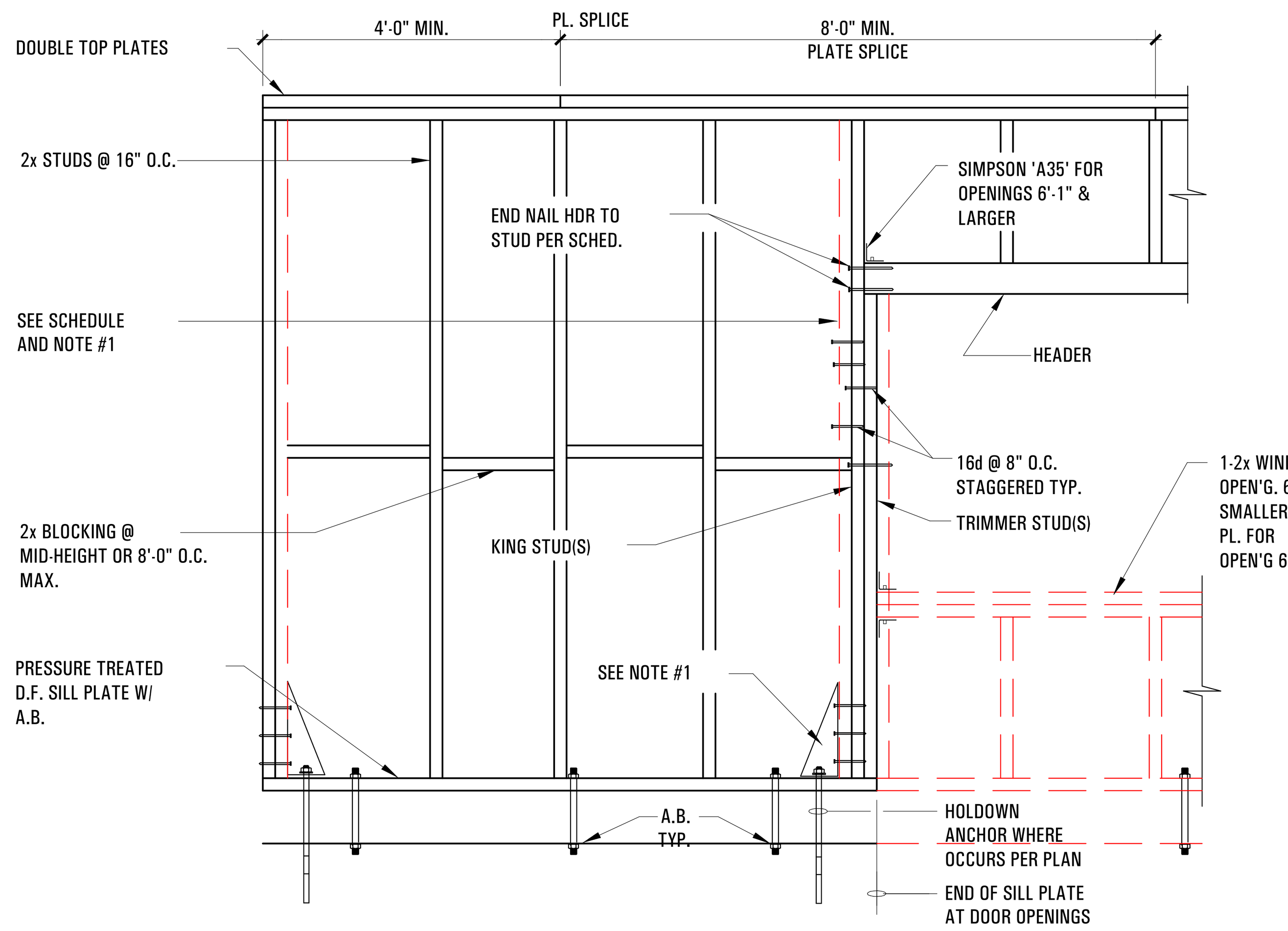
1ST FLOOR FRAMING PLAN

DRAWING SHEET NO:

S0-02

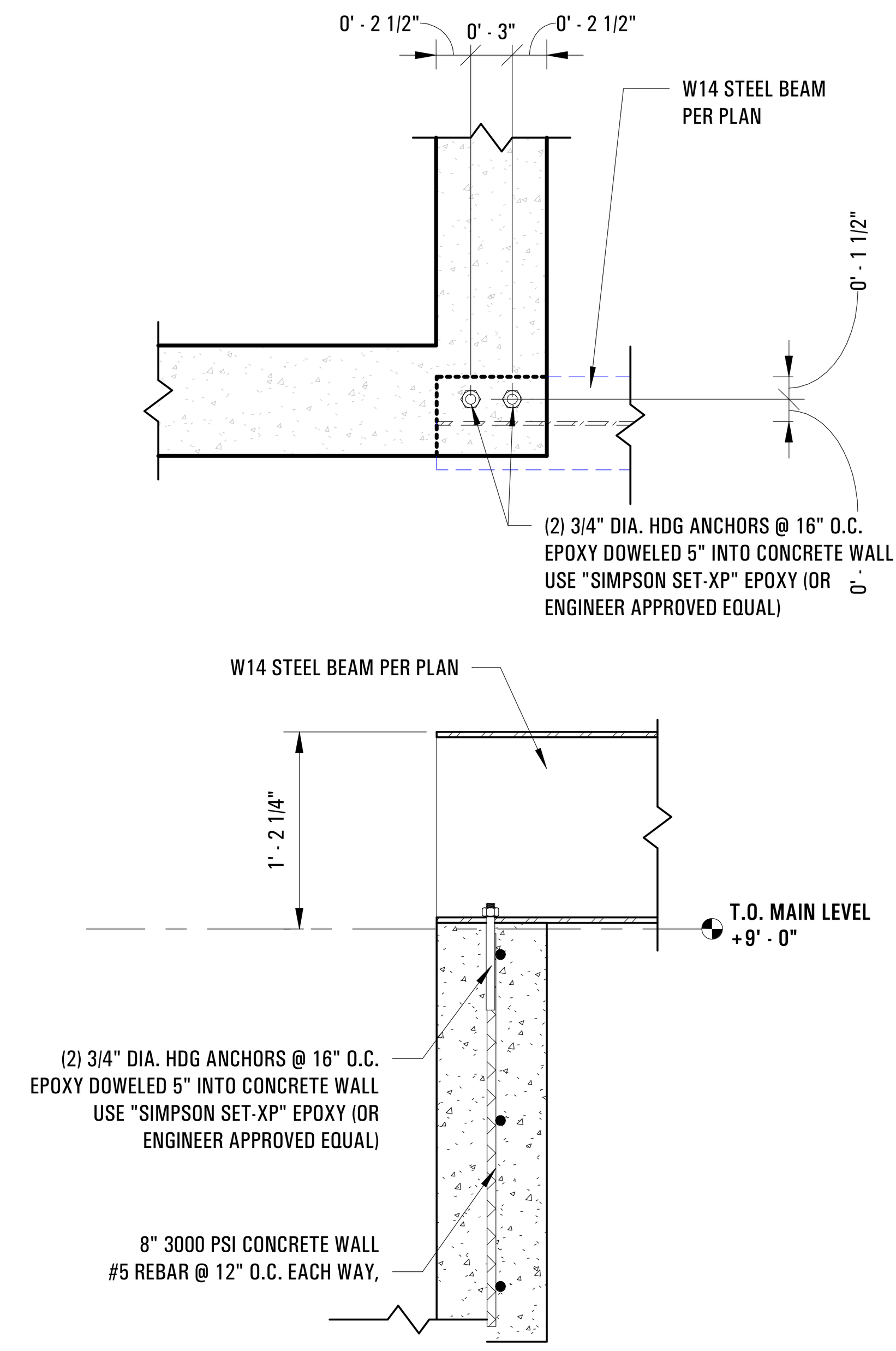


NOTES:

1. USE DBL STUDS FOR SIMPSON "PHD" TYPE HOLDOWNS. USE 4x POST ADJACENT TO TRIMMER STUDS @ LOCATIONS WHERE A "HD" TYPE HOLDOWN IS SPECIFIED. EDGE NAIL PLYWOOD SHEATHING TO POST, KING AND TRIMMER STUDS.

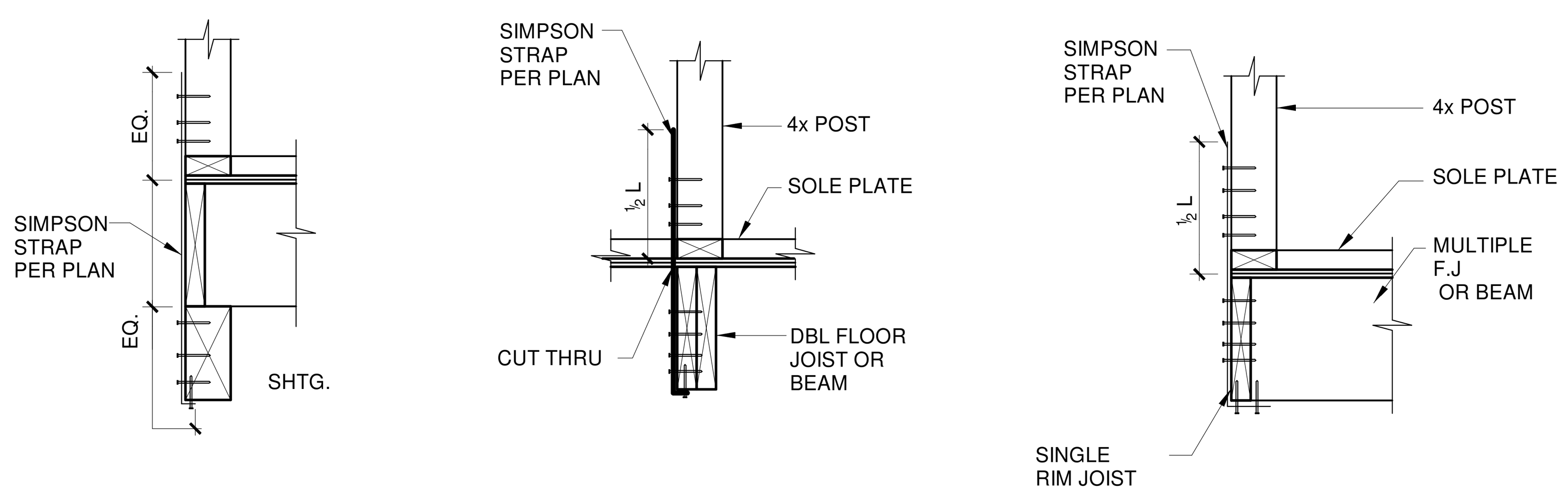
1 WOOD STUD WALL FRAMING

1" = 1'-0"



6 Section 1

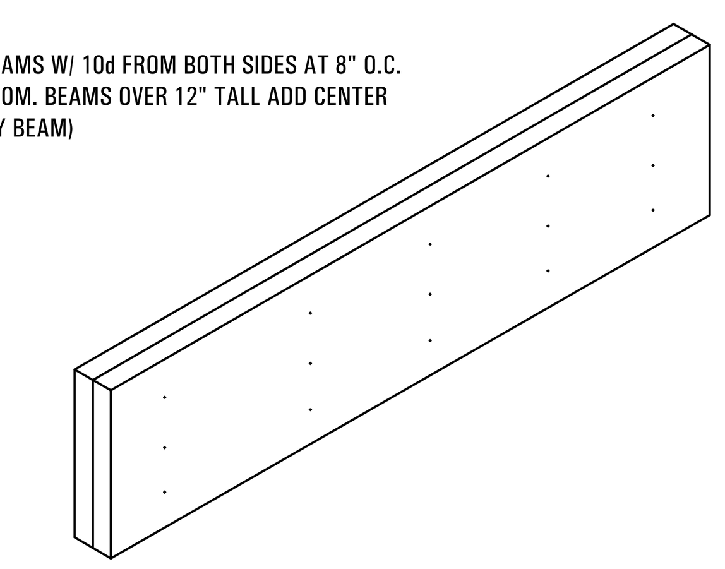
1" = 1'-0"



2 WALL TO BEAM CONNECTION

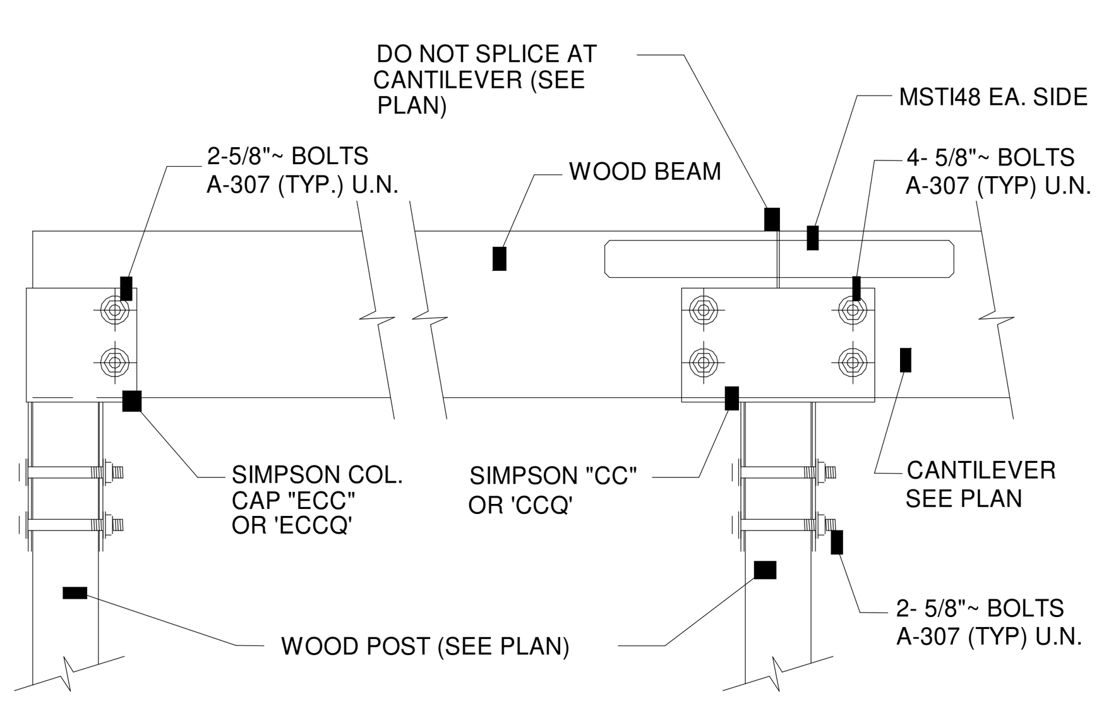
1" = 1'-0"

FASTEN MULTI-MEMBER WOOD BEAMS W/ 10d FROM BOTH SIDES AT 8" O.C. MAX. STAGGERED TOP AND BOTTOM. BEAMS OVER 12" TALL ADD CENTER ROW @ 12" O.C. MAX. (MAX. 3 PLY BEAM)



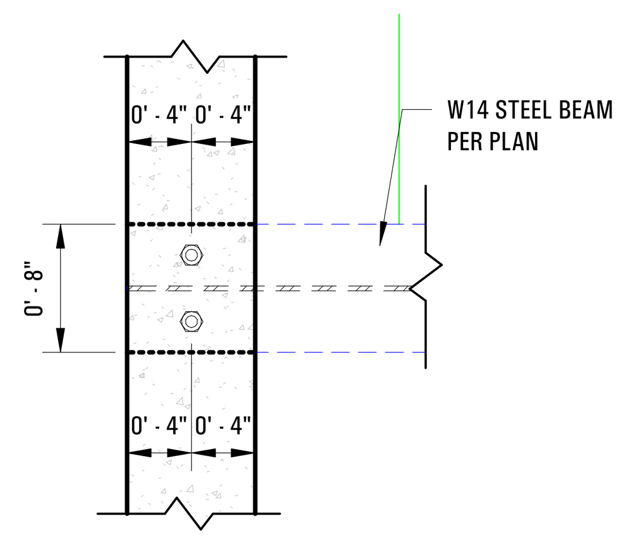
3 CONN. OF MULTIPLE PIEC. OF TOP-LOADED BEAMS

1" = 1'-0"



4 TYPICAL BEAM TO COLUMN DETAILS

NTS



8 STEEL BEAM TO CONCRETE WALL

1" = 1'-0"

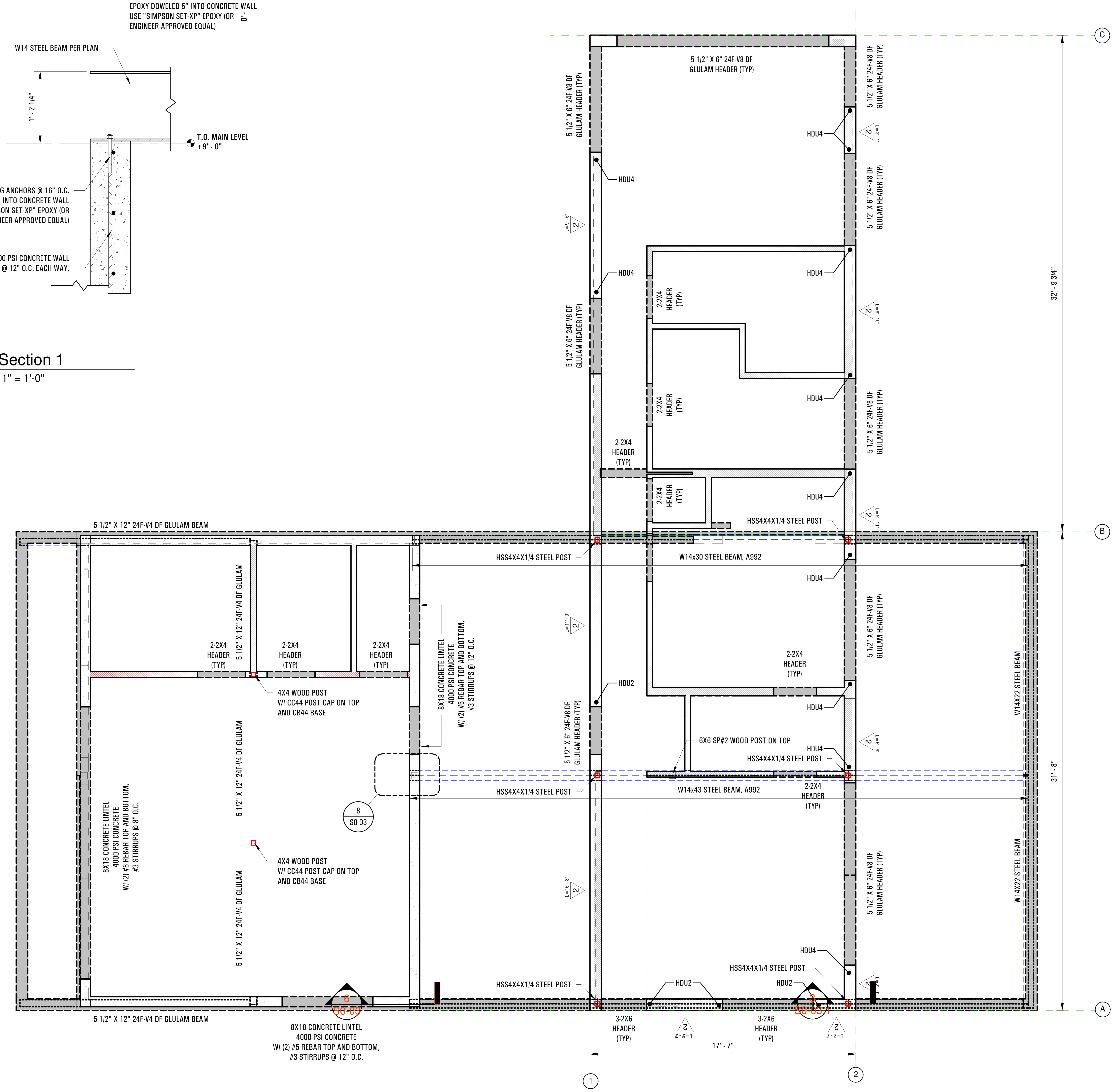
NOTES:

1. "MINIMUM MEMBER THICKNESS @ PANEL SEAM" REFERS TO FRAMING MEMBERS, INCLUDING PLATE AND BLOCKING, WHICH RECEIVE EDGE NAILING FROM ADJACENT PANELS.
2. 3x PLATES: USE 3x PLATES 5/8" DIAMETER ANCHOR BOLTS & 3"x3"x0.229" PLATE WASHERS AT ALL SHEAR WALL LOCATIONS.
3. LTP4 FRAMING CLIPS: LTP4 CLIPS MAY BE USED IN PLACE OF A35 CLIPS SHOWN IN SCHEDULE WERE LOCATION OF RIM OR BLOCKS ABOVE DOUBLE TOP PLATE ALLOWS. USE ONE LTP4 FOR EACH A35 CLIP.
4.- SHEAR WALLS SHALL NOT BE OFFSET MORE THAN 4'-0" FROM EACH OTHER.
5.- SHEAR PANELS TYPES SHALL NOT BE COMBINED IN THE SAME LINE OF RESISTANCE.
6.- WALL STUDS SHALL BE 2X MIN @16" OC.
7.- 10d NAILS SHALL BE PLACED NOT LESS THAN 3/8" FROM PANEL EDGES.
8.- SPLICE TOP PLATES WITH ST6236, U.N.O.
9.- 3"X3"X1/4" PLATE WASHERS, IN LIEU OF CUT WASHERS, SHALL BE PROVIDED FOR ALL PLYWOOD SHEAR WALL SILL PLATE ANCHOR BOLTS AND HOLD DOWNS.
10.- BOLT HOLES THROUGH ANY HOLD DOWN POST SHALL BE OVERSIZED BY 1/16" AND SHALL BE VERIFIED BY INSPECTOR.
11.- MUDSILL TO BE SILL GRADE REDWOOD OR SHALL BE PROTECTED WITH SODIUM BORATE. IF ANY OTHER PRESERVATIVE IS USED, PROTECT ALL FASTENERS IN THESE MATERIALS WITH 1.85 oz. OF ZINC GALVANIZED PER ASTM A653.
12.- 8d = .131" DIA. X 2.5" COMMON NAIL.
13.- 10d = .148" DIA X 3" COMMON NAIL

SHEAR WALL SYMBOL

SHEAR WALL TYPE → 1

Type	Description
1	ONE WALL FACE - 15/32" OSB SHEATING BOARD W/ 10D RING-SHANK NAILS @ 4" EDGES AND 6" IN FIELD 2X6 SP#2 WALL FRAMING @ 16" O.C. MAX
2	ONE WALL FACE - 15/32" OSB SHEATING BOARD W/ 10D RING-SHANK NAILS @ 4" EDGES AND 6" IN FIELD 2X6 SP#2 WALL FRAMING @ 16" O.C. MAX
1*	TWO WALL FACES - 15/32" OSB SHEATING BOARD W/ 10D RING-SHANK NAILS @ 4" EDGES AND 6" IN FIELD 2X6 SP#2 WALL FRAMING @ 16" O.C. MAX
2*	TWO WALL FACES - 15/32" OSB SHEATING BOARD W/ 10D RING-SHANK NAILS @ 4" EDGES AND 6" IN FIELD 2X6 SP#2 WALL FRAMING @ 16" O.C. MAX



5 FIRST FLOOR SRUCT PLAN (SHOWING BEAMS ABOVE)

1/4" = 1'-0"

THIS DRAWING IS PART OF A SET OF DRAWINGS FOR THIS PROJECT AND SHALL NOT BE CONSIDERED VALID UNLESS IT IS ACCOMPANIED BY THE COMPLETE SET OF DRAWINGS.

NEW SINGLE FAMILY RESIDENCE
OLD FARM ROAD, ASSESSOR LOT 9,
Weston, CT 06883

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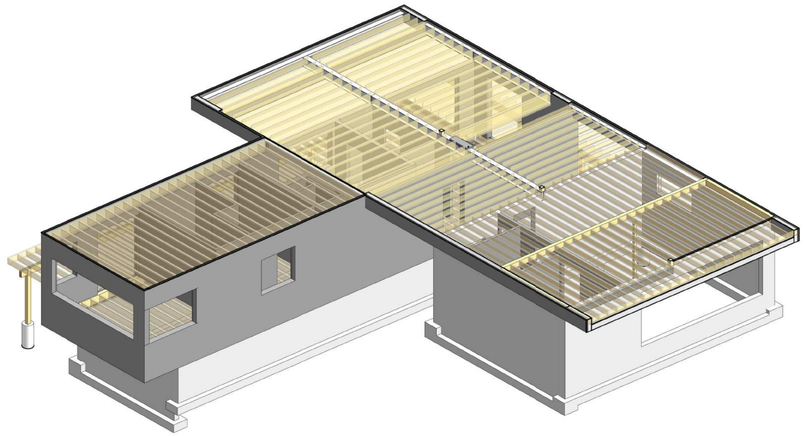
SHEET TITLE:

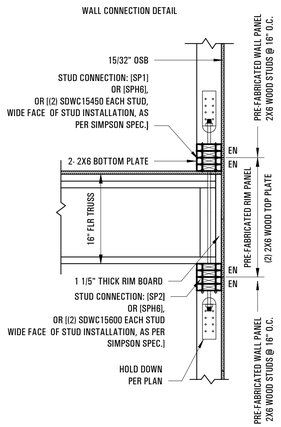
1ST FLOOR SRUCT PLAN (SHOWING BEAMS ABOVE)

DRAWING SHEET NO:

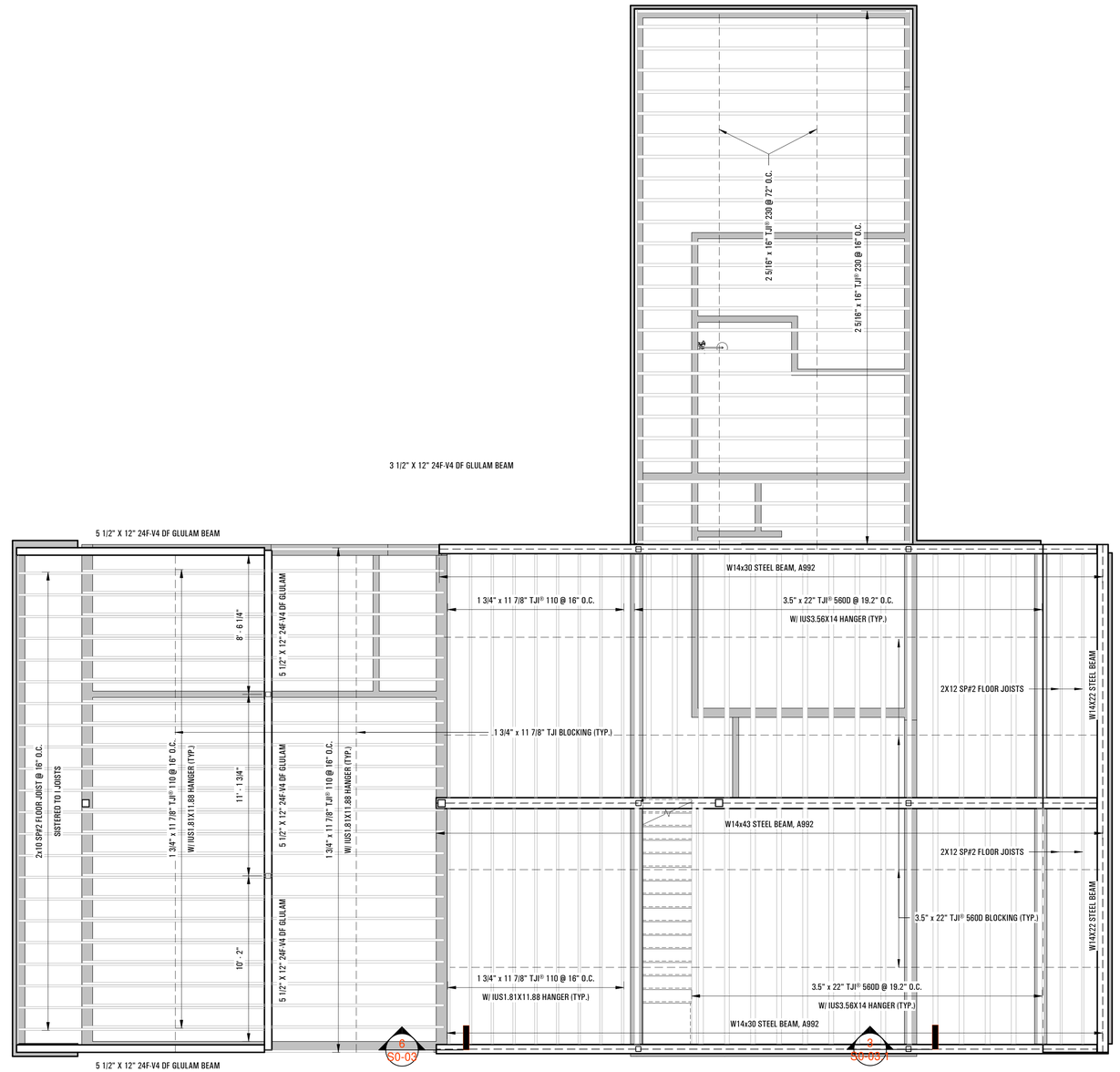
S0-03



4 3D STRUCTURAL 1ST FLOOR FRAMING



3 WALL SECTION CONNECTION 2ND FLR
3/4" = 1'-0"



5 SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

STATE OF CONNECTICUT
GEOFFREY CRAIG WILLIAMS
NO. 7553
LICENSED ARCHITECT

NEW SINGLE FAMILY RESIDENCE
OLD FARM ROAD, ASSESSOR LOT 9,
Weston, CT 06883

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2ND FLOOR FRAMING PLAN

DRAWING SHEET NO:

S0-04

NOTES:

1. "MINIMUM MEMBER THICKNESS @ PANEL SEAM" REFERS TO FRAMING MEMBERS, INCLUDING PLATE AND BLOCKING, WHICH RECEIVE EDGE NAILING FROM ADJACENT PANELS.
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SHEAR WALL SYMBOL

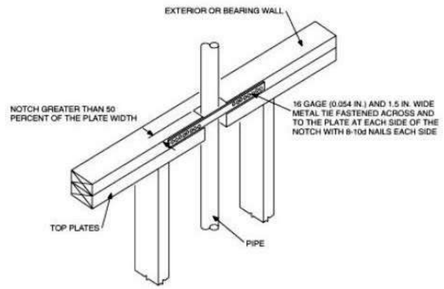
SHEAR WALL TYPE ——► <1>

<1> ONE WALL FACE - 15/32" OSB SHEATING BOARD
W/ 10D RING-SHANK NAILS @ 4" EDGES AND 6" IN FIELD
2X6 SP#2 WALL FRAMING @ 16" O.C. MAX

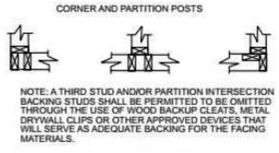
<2> ONE WALL FACE - 15/32" OSB SHEATING BOARD
W/ 10D RING-SHANK NAILS @ 4" EDGES AND 6" IN FIELD
2X6 SP#2 WALL FRAMING @ 16" O.C. MAX

<1"> TWO WALL FACES - 15/32" OSB SHEATING BOARD
W/ 10D RING-SHANK NAILS @ 4" EDGES AND 6" IN FIELD
2X6 SP#2 WALL FRAMING @ 16" O.C. MAX

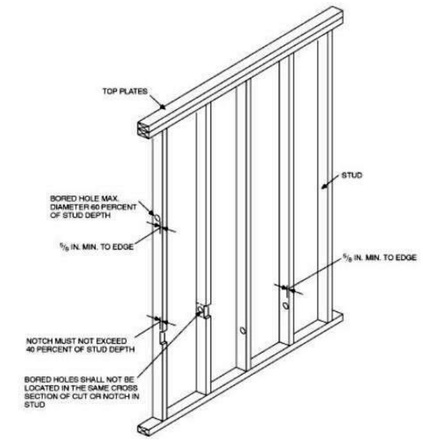
<2"> TWO WALL FACES - 15/32" OSB SHEATING BOARD
W/ 10D RING-SHANK NAILS @ 4" EDGES AND 6" IN FIELD
2X6 SP#2 WALL FRAMING @ 16" O.C. MAX



1 TOP PLATE NOTCHING DETAIL
1" = 1'-0"

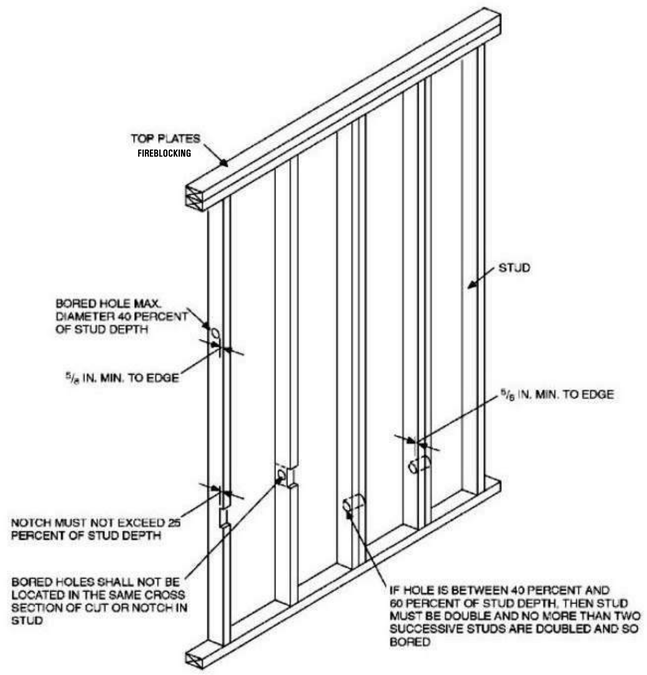


2 CORNER FRAMING DETAIL
1" = 1'-0"

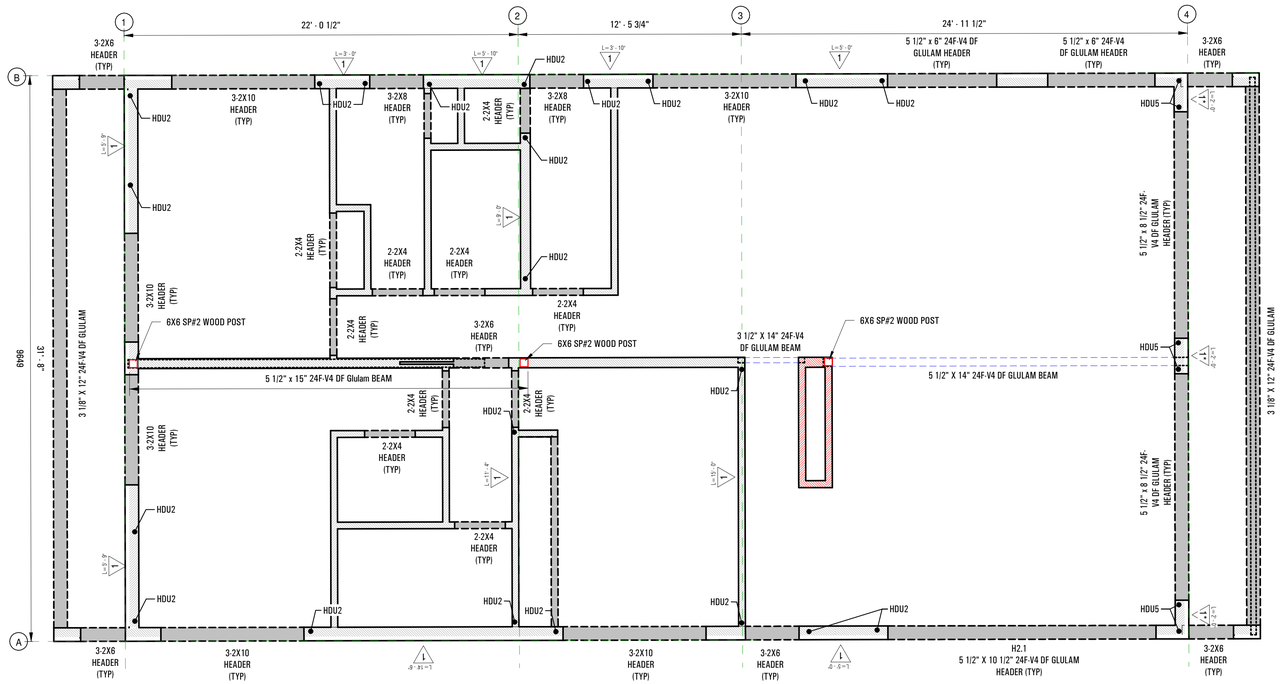


3 INTERIOR AND NON- BEARING WALL NOTCHING AND HOLE LIMITATIONS

2ND FL Header Schedule				
Mark	Cut Length	MM	Count	Type
MAIN LEVEL				
H2.1	15' - 6"	4724	1	5 1/2" X 9 1/2" 24F-V4 DF GLULAM HEADER (TYP)



4 EXTERIOR AND BEARING WALL NOTCHING AND HOLE LIMITATIONS
1" = 1'-0"



5 SECOND FLOOR SRUCT PLAN (SHOWING BEAMS ABOVE)
1/4" = 1'-0"

STATE OF CONNECTICUT
GEOFFREY CRAIG WILLIAMS
No. 7553
LICENSED ARCHITECT

NEW SINGLE FAMILY RESIDENCE
OLD FARM ROAD, ASSESSOR LOT 9,
Weston, CT 06883

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SHEET TITLE:
2ND FLOOR SRUCT WALL PLAN (SHOWING BEAMS ABOVE)

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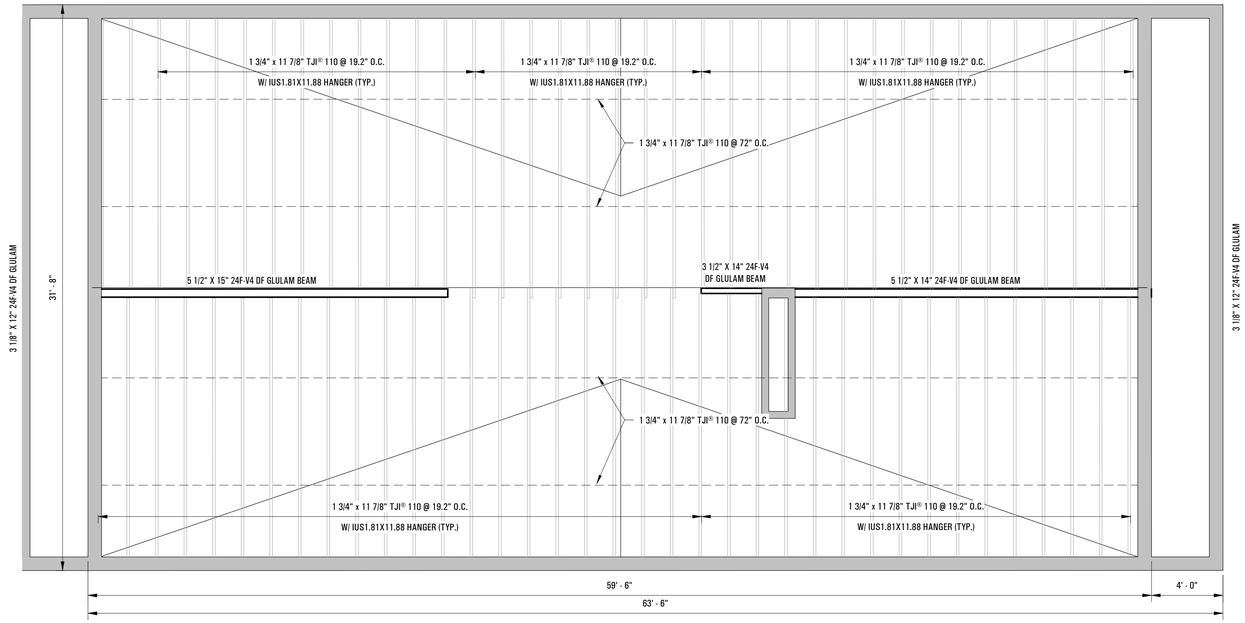
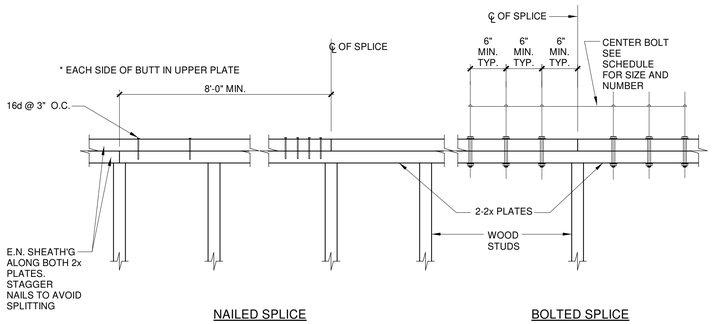
S0-05



1 ROOF FRAMING PLAN

1/4" = 1'-0"



NAILED SPLICE BOLTED SPLICE

MARK	16d NAILS *	BOLTS *	REMARKS
A	12	-	ALL OTHERS
B	18	-	
C	24	-	USE TYPE "C" SPLICE U.O.N. FOR DRAGS & CHORDS
D	30	-	
E	-	2-3/4" DIA.	
F	-	3-3/4" DIA.	
G	-	4-3/4" DIA.	

2 TOP PLATE SPLICE

1" = 1'-0"

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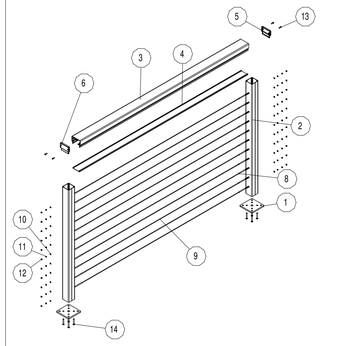
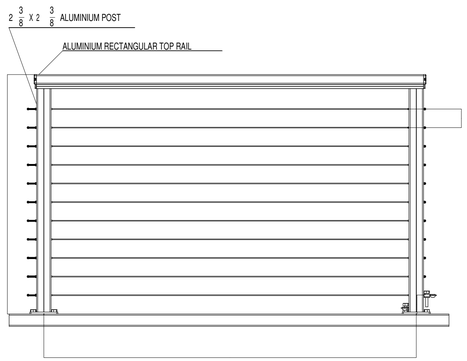
ROOF FRAMING PLAN

DRAWING SHEET NO:

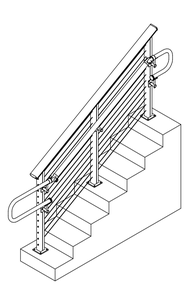
S0-06

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	03-009-01	BASE PLATE	2
2	03-001-01	TERMINAL POST (6005 TS ALUM.)	2
3	03-004-01	RECTANGULAR TOP RAIL (6082 T6 ALUM.)	1
4	03-006-01	TOP RAIL SNAP COVER (6082 T6 ALUM.)	1
5	03-005-01	RECTANGULAR RAIL END	1
6	Mirror03-005-01	RECTANGULAR RAIL END (ADC12 ALUM.)	1
7	01-008S-01 OR 01-028S-01	FIELD THREADED TERMINAL	11
8	01-0008-01 OR 01-028-01	FIELD THREADED TENSIONER	11
9	Stainless Cable	1/8" or 3/16" DIA.	11
10	Stainless Washer	STD	22
11	Stainless Hex Nut	STD	22
12	Stainless Acorn Nut	STD	22
13	6-32 SS TYPE	STD	4
14	1/4-20x2 1/2 PHIL FH T/F 410 SS	STD	8
15	LAG BOLT	STD	8

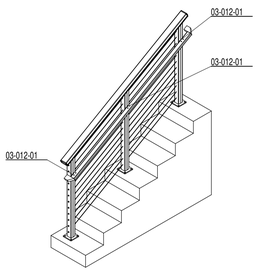




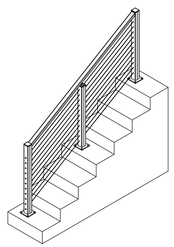
LEVEL 36" STANDARD GUARD RAILING



STAINLESS STEEL
HAND RAIL

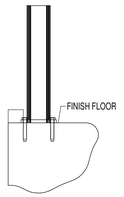


POST-TO-POST
STAND ALONE HAND RAIL

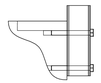


POST-TO-POST
STAIR HAND RAIL

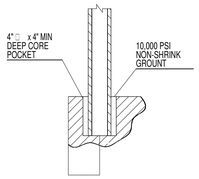
STAIRS 36" STANDARD GUARD RAILING

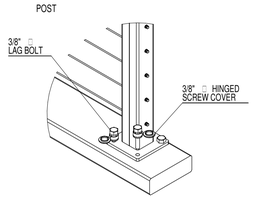


X4 ANCHOR

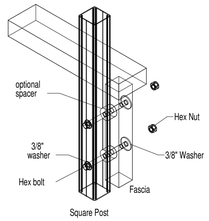


X2 ANCHOR

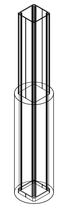




DECK MOUNT

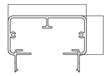


FASCIA MOUNT

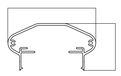


CORE MOUNT

TYPICAL MOUNTING OPTIONS



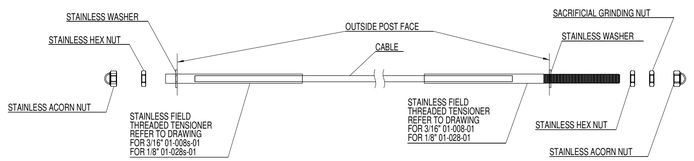
RECTANGULAR
DWG NO. 03-004-01



SHAPED
DWG NO. 03-002-01

WOOD
DWG NO. 07-003-01

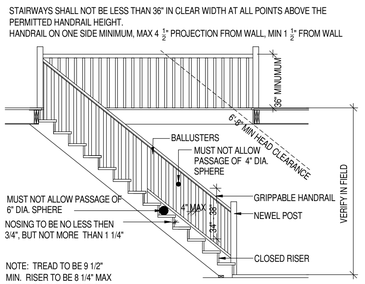
TOP RAIL OPTIONS



CABLE ATTACHMENT DETAIL

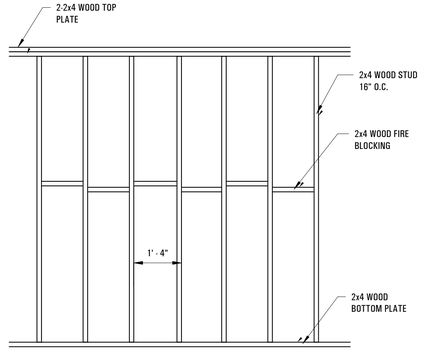
1. CUT EXCESS THREAD.
2. REMOVE SACRIFICIAL NUT.
3. SCREW ON ACORN NUT.

1 GUARDRAIL/HANDRAIL DETAILS



2 TYPICAL STAIR DETAIL

1/4" = 1'-0"



3 TYPICAL INTERIOR WALL FRAMING

1/2" = 1'-0"

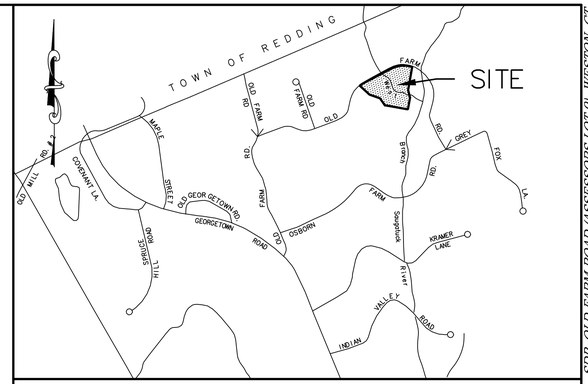
STATE OF CONNECTICUT
GEOFFREY CRAIG WILLIAMS
No. 7551
LICENSED ARCHITECT

NEW SINGLE FAMILY RESIDENCE
OLD FARM ROAD, ASSESSOR LOT 9,
Weston, CT 06883

MARK	DATE	DESCRIPTION
ISSUE:		

PROJECT NO:	
CAD FILE:	
DATE:	05/09/2023
DRAWN BY:	
CHECKED BY:	
COPYRIGHT:	
SHEET TITLE:	DETAILS
DRAWING SHEET NO:	S0-07

SDP: OLD FARM ROAD (ASSESSORS LOT 9), WESTON, CT.



LOCATION MAP

SCALE: 1"=800'

SITE STATISTICS (LOT 9)

GENERAL SINGLE FAMILY

ZONING DISTRICT "R-2AC"	REQUIRED	PROVIDED
BULK STATISTICS		
MIN. LOT AREA	2.00 ACRES (87,120 SF)	4.04 ACRES (175,863.3 SF)
BASE LOT AREA		127,404.1 SF
MIN. LOT FRONTAGE	170'	>170'
MIN. BUILDING SETBACK (FRONT)	50'	53.3'
MIN. BUILDING SETBACK (SIDE)	30'	56.5'
MIN. BUILDING SETBACK (REAR)	30'	>30'
MAX. HEIGHT	35'	SEE ARCH. PLANS
MAX. LOT COVERAGE	15% = 19,110.6 SF	DWELLING: 2,714 SF
		TOTAL: 2,714 SF (2.1%)

GENERAL NOTES

1. PROPERTY IS ALSO KNOWN AS TOWN OF WESTON TAX LOTS 9 ON ASSESSORS MAP 2.
2. TOTAL AREA: = 175,863.3 SQ.FT. OR 4.037 ACRES
3. PROPERTY LIES IN ZONING DISTRICT "R-2AC".
4. PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS DETERMINED BY FEMA.
5. PROPOSED FOOTPRINTS ARE BASED OFF OF DRAWINGS OBTAINED FROM THE OWNER AND/OR ARCHITECT. CONTRACTOR SHOULD REFER TO ARCHITECTURAL DRAWINGS FOR EXACT STRUCTURE DIMENSIONS & ACTUAL LOCATIONS OF UTILITY ENTRANCES.
6. LOCATION OF ALL UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES AND GOVERNMENT AGENCIES. ALL CONTRACTORS ARE REQUIRED BY STATE REGULATIONS TO CONTACT CALL-BEFORE-YOU-DIG AT 1-800-922-4455 FOR LOCATION AND STAKEOUT OF UTILITIES PRIOR TO ANY EXCAVATION.
7. IF THERE ARE ANY VARIATIONS ON THIS MAP WITH WHAT IS FOUND OR DESIRED IN THE FIELD, THE CONTRACTOR SHALL CONTACT AND NOTIFY THE SITE ENGINEER IMMEDIATELY PRIOR TO COMMENCING THE RELATED WORK TO DETERMINE THE CORRECT COURSE OF ACTION.
8. B&B ENGINEERING, LLC MAKES NO GUARANTEE WITH THIS PLAN UNLESS B&B INSPECTS ALL ASPECTS OF CONSTRUCTION.
9. MAP REFERENCES
   - 9.1. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A MAP ENTITLED "PROPERTY SURVEY OF TAX LOT 9 OLD FARM ROAD WESTON, CONNECTICUT. PREPARED FOR MILTON DEVELOPMENT", DATED 3/10/2022, PREPARED BY ACCURATE LAND SURVEYING, WOODBRIDGE, CONNECTICUT.

LEGEND

■ C.H.D.	Conn. Hwy. Dept. Monument
■ Mon.	Monument
●	Iron Pin to be Set
■	Conc. Monument to be Set
◉ I. Pipe	Iron Pipe
● I.P.	Iron Pin
○ D.H.	Drill Hole
⊗	Pile of Stones
○ F.P.	Fence Post
Fnd.	Found
n/f	Now or Formerly
	Property Line
	Property Line (adjoining)
	Building Setback Line
	Easement Line
℄	Centerline
	Ledge or Boulders
	Earth or gravel fill
x123.4	Existing Spot Elevation
INV:	Proposed Spot Elevation
	Invert Elevation of Pipe
W.G.	Water gate valve
G.G.	Gas gate valve
W	Water main (existing)
W	Water main (proposed)
	Hydrant
WS	Water service lateral
G	Gas Main (existing)
G	Gas main (proposed)
SS	Sanitary sewer lateral
S	Sanitary Sewer Main (existing)
S (S)	Sanitary Sewer Main (proposed)
	Stone Wall
	Barbed Wire Fence
	Fence
	Utility Pole
	Existing Manhole
	Proposed Manhole
	Existing Catch Basin/Pipe
	Proposed Storm Pipe
	Proposed Catch Basin
	Building (existing)
	Evergreen Tree
	Deciduous Tree
	Swamp or Wetlands
	Watercourse
123	Existing Contours
[123]	Proposed Contours
R.C.P.	Reinforced Concrete Pipe
C.M.P.	Corrugated Metal Pipe
PT A	Percolation Test Location
TP 100	Deep Test Pit Location
	Stone Retaining Wall
	Retaining Wall
	Wetland Limit
WL100	Wetland Flag Number
	Wetland Setback
	Benchmark
	Silt Fence
	Well (existing)
	Well (proposed)
	Anti-Mud Tracking Pad

No.	Date	REVISION DESCRIPTION
1.	7/24/2023	REVISED MLSS CALCULATION

SCALE: 1"=30'

0 15 30 60 90

B&B ENGINEERING

15 Research Drive
Woodbridge, CT 06525
P: (203) 881-8145
www.bbengrs.com

Land Surveying, Professional Engineering & Land Use Consultants

SITE DEVELOPMENT PLAN

OF

OLD FARM ROAD (ASSESSOR LOT 9)
WESTON, CONNECTICUT

PREPARED FOR

ALAN GELOGAEV

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

BRYAN P. NESTERIAK, CT. P.E.,L.S. 23556

Date	6/21/2023
Scale	1"=30'
Job No.	1179
Drawing No.	1 of 2

STATE OF CONNECTICUT · BRYAN P. NESTERIAK · 23556 · LICENSED PROFESSIONAL ENGINEER

SEDIMENTATION & SOIL EROSION SPECIFICATIONS

1. THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT.

2. ALL CONSTRUCTION ACTIVITIES SHALL PROCEED SO THAT POLLUTION OF ANY WETLANDS, WATERCOURSES, WATERBODY, AND OR CONDUIT CARRYING WATER, ETC. DOES NOT OCCUR. THE CONTRACTOR SHALL LIMIT, INSOFAR AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES AND WATERBODIES, AND TO PREVENT, INSOFAR AS POSSIBLE EROSION ON THE SITE.

3. CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002) BY THE STATE OF CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

IMPLEMENTATION NOTES

1. THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE. ALL CONTROL MEASURES ARE TO BE MAINTAINED IN AN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. ADDITIONAL MEASURES ARE TO BE INSTALLED IF NECESSARY OR REQUIRED DURING CONSTRUCTION PERIOD.

2. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. RESTABLIZATION TO BE SCHEDULED AS SOON AS PRACTICAL.

3. POST AND FABRIC SILTATION BARRIERS SHALL BE INSTALLED AT THE TOE OF ALL CRITICAL CUT AND FILL SLOPES. SILT FENCES AND BARRIERS MUST BE CLEANED OR REPLACED WHEN SOIL HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.

4. ALL STORM DRAINAGE OUTLETS MUST BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.

5. SEDIMENT TRAPS, IF APPLICABLE, MUST BE CLEANED WHEN CAPACITY HAS BEEN REDUCED BY AN AVERAGE OF 2' OVER ITS TOTAL AREA OR TO 80% OF ITS DESIGN VOLUMES, WHICHEVER OCCURS FIRST.

6. SEDIMENT REMOVED FROM THE CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH THE INTENT OF THE PLAN AND IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.

7. FILL MATERIAL SHALL BE FREE FROM DEBRIS PERISHABLE OR COMBUSTIBLE MATERIAL AND FROZEN OR WET EARTH OR STONES LARGER THAN 6 INCHES IN MAXIMUM DIMENSION. FILL SHALL BE PLACED IN MAXIMUM 12 INCH LOOSE LIFTS AND COMPACTED TO WITHIN 90% OF THE MODIFIED PROCTOR TEST RESULT.

8. PAVEMENT BASE COURSE MUST BE PLACED IN ALL PROPOSED PAVEMENT AREAS UPON COMPLETION OF FINE GRADING.

9. PERMANENT LANDSCAPED AREAS SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS IMMEDIATELY AFTER FINAL GRADING. MULCH AS NECESSARY FOR SEED PROTECTION AND ESTABLISHMENT. LIME AND FERTILIZE PRIOR TO PERMANENT SEEDING.
   - 9.1. TOPSOIL PREPARATION:
     - 9.1.1. TOPSOIL SHOULD BE A MINIMUM OF FOUR INCHES DEEP (COMPACTED) BEFORE SEEDING.
     - 9.1.2. HAVE TOPSOIL TESTED FOR PH, ADD LIME AS NECESSARY TO ACHIEVE PH OF 6.5. APPLY FERTILIZER AT A RATE OF 300 POUNDS PER ACRE OR SEVEN POUNDS PER 4,000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 38-0-0 PER ACRE OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOP DRESSING.
     - 9.1.3. WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE ALL CLAY OR SILTY SOIL AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEED BED WHEREVER FEASIBLE.
     - 9.1.4. REMOVE FROM THE SURFACE ALL STONES ONE INCH OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMP, OR OTHER UNSUITABLE MATERIAL.
     - 9.1.5. INSPECT SEED BED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT SOIL COMPACT, THE AREA MUST BE RE-TILLED AND COMPACTED AS ABOVE.
   - 9.2. SEED MIXTURE (APPLY AT A RATE OF 200 POUNDS/ACRE):
     - 9.2.1. 10% KENTUCKY BLUEGRASS -- BARON MIX
     - 9.2.2. 20% PERENNIAL RYEGRASS
     - 9.2.3. 70% TURF TYPE TALL FESCUE

10. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL PAVED ROADWAYS ON AND OFF SITE AND MUST ENSURE THE SITE IS FREE OF SITE GENERATED SEDIMENT AT ALL TIMES. DUST SHALL BE CONTROLLED BY SPRINKLING OR ANOTHER APPROVED METHOD.

11. ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSPECTED ON A DAILY BASIS AND CLEANED IMMEDIATELY AFTER EACH STORM.

12. WHERE DEWATERING IS NECESSARY, THERE SHALL NOT BE A DISCHARGE DIRECTLY INTO WETLANDS OR WATERCOURSES. PROPER METHODS AND DEVICES SHALL BE UTILIZED TO THE EXTENT PERMITTED BY LAW, SUCH AS PUMPING WATER INTO A TEMPORARY SEDIMENTATION STRUCTURE OR BOWL, PROVIDING SURGE PROTECTION AT THE INLET AND THE OUTLET OF PUMPS, OR FLOATING THE INTAKE OF THE PUMP, OR OTHER METHODS TO MINIMIZE AND RETAIN THE SUSPENDED SOLIDS. IF PUMPING OPERATION CAUSES TURBIDITY PROBLEMS, THE OPERATION SHALL CEASE UNTIL FEASIBLE MEANS OF CONTROLLING TURBIDITY ARE DETERMINED AND IMPLEMENTED.

13. THE RESPONSIBILITY FOR: IMPLEMENTING THE EROSION AND SEDIMENT CONTROL PLAN, INFORMING ALL CONCERNED OF THE REQUIREMENT OF THE PLAN; NOTIFYING THE PLANNING AND ZONING COMMISSION, ITS DESIGNATED REPRESENTATIVE OF ANY TRANSFER OF RESPONSIBILITY AND SEDING THAT A COPY OF THE PLAN IS RECEIVED BY ANY SUCCESSOR IN INTEREST TO THE TITLE OF THE LAND OR ANY PORTION THEREOF IS ASSIGNED TO THE OWNER OF RECORD.

14. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION, WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.

GENERAL SEPTIC NOTES

1. THIS SYSTEM IS NOT DESIGNED FOR BACKWASH FROM A WATER SOFTENING SYSTEM OR THE OUTFLOW FROM A GARBAGE DISPOSAL OR TUB IN EXCESS OF 100 GALLONS.
2. THIS SYSTEM IS TO BE CONSTRUCTED IN ACCORDANCE WITH ALL STATE AND LOCAL HEALTH REGULATIONS.
3. THE INSTALLATION OF THE SEPTIC SYSTEM SHALL BE UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER.
4. IT IS THE RESPONSIBILITY OF THE INSTALLER TO KEEP LOCAL HEALTH DEPARTMENT AND THE ENGINEER OF RECORD INFORMED OF CONSTRUCTION PROGRESS.
5. ALL PIPING BETWEEN HOUSE AND SEPTIC TANK SHALL BE FOUR INCHES IN DIAMETER WITH A MINIMUM SLOPE OF 1/4" PER FOOT OR SIX INCHES IN DIAMETER WITH A MINIMUM SLOPE OF 1/8" PER FOOT. MATERIALS MAY BE CAST IRON (HUBLESS OR BELL AND SPIGOT) ASTM A74, DUCTILE IRON ANSIA21.51, PVC SCHEDULE 40, ASTM D 2665, EXTRA STRENGTH PVC AWWA C-900 100 PSI MIN, DUCTILE IRON ANDI A 21.51, OR PVC ASTM 7 1760.
6. ALL PIPE USED BETWEEN THE SEPTIC TANK AND LEACHING AREA SHALL BE 4" SDR-35 PVC PIPE WITH WATERTIGHT JOINTS OR EQUIVALENT EQUAL. PIPE SHALL BE SET ON A MINIMUM SLOPE OF 1/4" PER FOOT.
7. STRIP AND STOCKPILE TOPSOIL AND REMOVE BOULDERS PRIOR TO PLACING FILL. ALL TOPSOIL MUST BE REMOVED IN FILL SYSTEMS.
8. THE MAXIMUM DEPTH OF THE BOTTOM OF A LEACHING SYSTEM BELOW FINISHED GRADE SHALL BE EIGHT (8) FEET. ANY FIELD CHANGES TO THE PROPOSED FINISH GRADE MUST BE APPROVED BY THE DESIGN ENGINEER AND THE LOCAL HEALTH DEPARTMENT.
9. SEPTIC TANK ACCESS SHALL BE OUTFITTED WITH 24" DIAMETER RISERS IF THE TOP OF THE TANK IS DEEPER THAN 12" FROM FINISHED GRADE.
10. RISER COVERS SHALL BE A MINIMUM WEIGHT OF 59 POUNDS OR A SECONDARY SAFETY LID AND LOCK SYSTEM SHALL BE PROVIDED TO PREVENT UNAUTHORIZED AND UNSUPERVISED ENTRANCE
11. B&B ENGINEERING ASSUMES NO RESPONSIBILITY FOR COMPLIANCE WITH PLAN SPECIFICATIONS UNLESS B&B ENGINEERING SUPERVISES ALL PHASES OF THE INSTALLATION.
12. AS-BUILT DRAWING TO BE PREPARED BY PROFESSIONAL ENGINEER PRIOR TO BACKFILLING.
13. FINAL GRADING TO BE COMPLETED IMMEDIATELY AFTER COMPLETION OF AS-BUILT DRAWING.
14. THERE ARE NO WELLS WITHIN 75' OF PROPOSED SEPTIC SYSTEM.
15. THERE ARE NO STORM WATER DRAINAGE INFILTRATION SYSTEMS WITHIN 50' OF THE PROPOSED SEPTIC SYSTEM.

DEEP TESTS

TESTED ON 5/19/2022 BY B&B ENGINEERING

DT 9-1
0"-6" TOPSOIL
6"-35" ORANGE BROWN SANDY LOAM
35"-50" TAN GREY SAND WITH COBBLES
MOTTLING @ 35"
COMPACTED @ 36"
NO WATER
LEDGE @ 50"
ROOTS @ 30"

DT 9-2
0"-6" TOPSOIL
6"-27" ORANGE BROWN SANDY LOAM
27"-52" TAN GREY SAND WITH COBBLES
ROOTS @ 27"
MOTTLING @ 27"
NO WATER
LEDGE @ 52"

DT 9-3
0"-6" TOPSOIL
6"-24" ORANGE BROWN SANDY LOAM
24"-58" TAN GREY FINE SAND AND SILT
LEDGE @ 58"
WATER @ 58"
MOTTLING @ 24"

DT 9-4
0"-4" TOPSOIL
4"-26" ORANGE BROWN SANDY LOAM
26"-40" TAN GREY FINE SAND SOME SILT
MOTTLING @ 26"
ROOTS @ 35"
LEDGE @ 40"
NO WATER

DT 9-5
0"-3" TOPSOIL
3"-52" ORANGE BROWN SANDY LOAM
52"-56" COMPACTED GREY FINE SAND AND GRAVEL
ROOTS @ 52"
NO WATER
NO MOTTLING
LEDGE @ 56"

DT 9-6
0"-5" TOPSOIL
5"-28" ORANGE BROWN SANDY LOAM
28"-51" COMPACTED GREY FINE SAND AND GRAVEL
MOTTLING @ 36"
LEDGE @ 51"
NO WATER
ROOTS @ 24"

DT 9-7
0"-4" TOPSOIL
4"-25" ORANGE BROWN SANDY LOAM
LEDGE @ 25"
NO MOTTLING
NO LEDGE
ROOTS @ 25"

DT 9-8
0"-4" TOPSOIL
4"-32" ORANGE BROWN SANDY LOAM
32"-36" GREY FINE SAND WITH COBBLES
LEDGE @ 36"
NO WATER
NO MOTTLING
ROOTS @ 32"
RESTRICTIVE LAYER @ 32"

DT 9-9
0"-4" TOPSOIL
4"-28" ORANGE BROWN SANDY LOAM
28"-66" GREY FINE SAND WITH COBBLES
LEDGE @ 66"
ROOTS @ 28"
MOTTLING @ 28"
ROOTS @ 28"

DT 9-10
0"-4" TOPSOIL
4"-32" ORANGE BROWN SANDY LOAM
32"-73" TAN GREY WITH SAND AND SILT WITH COBBLES
WATER BLEEDING @ 39"
MOTTLING @ 32"
LEDGE @ 73"
ROOTS @ 32"

DT 9-11
0"-4" TOPSOIL
4"-32" ORANGE BROWN SANDY LOAM
32"-67" TAN GREY WITH SAND AND SILT WITH COBBLES
LEDGE @ 67"
MOTTLING @ 32"
WATER @ 56"
ROOTS @ 36"

DT 9-12
0"-4" TOPSOIL
4"-28" ORANGE BROWN SANDY LOAM
28"-59" TAN GREY WITH SAND AND SILT WITH COBBLES
ROOTS @ 54"
ROOTS @ 30"
NO WATER
MOTTLING @ 28"
RESTRICTIVE LAYER @ 28"

PERCOLATION TESTS

TEST DEPTH 24" BELOW GRADE

P-1 MEASUREMENT	CHANGE
9:07 6.5"	-
9:17 8.5"	2.0"
9:27 10.25"	1.75"
9:37 11.50"	1.25"
9:47 12.75"	1.25"
9:57 13.75"	1.0"
10:07 14.75"	1.0"

THE MINIMUM OBSERVED PERCOLATION RATE IS 1" DROP IN 10.0 MINUTES

TEST DEPTH 24" BELOW GRADE

P-1 MEASUREMENT	CHANGE
9:09 7.25"	-
9:19 10.5"	3.25"
9:29 11.75"	1.25"
9:39 13.0"	1.25"
9:49 14.25"	1.25"
9:59 15.375"	1.125"
10:09 16.375"	1.0"

THE MINIMUM OBSERVED PERCOLATION RATE IS 1" DROP IN 10.0 MINUTES

PROPOSED SEPTIC SYSTEM

DESIGN DATA		ELEVATIONS	
BEDROOM COUNT	6	INVERT AT HOUSE	481.85
SEPTIC TANK	1,500 GALLONS	SEPTIC TANK INLET INVERT	480.38
PRIMARY SYSTEM		SEPTIC TANK OUTLET INVERT	480.13
DESIGN PERCOLATION RATE	LESS THAN 10.0 MIN/INCH	D-BOX 1 INLET INVERT	480.03
E.L.A. REQUIRED	742.5 SF	D-BOX 1 LEACHING OUTLET INVERT ROW 1 WEST	479.93
LEACHING SYSTEM (LF)	GST 6212 (76 LF)		
E.L.A. PROVIDED	76 LF X 10.0 ELA = 760 SF		
RESERVE SYSTEM			
LEACHING SYSTEM (LF)	GST 6224 (42 LF)		
E.L.A. PROVIDED	42 LF X 18.1 ELA = 760.2 SF		

M.L.S.S.

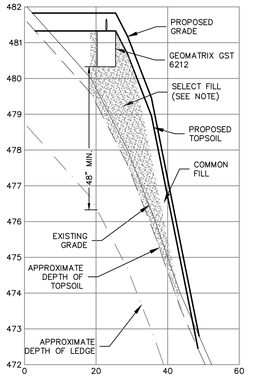
RESTRICTIVE LAYER			
DEEP TEST #	9-4	9-6	9-5
ELEVATION	478.6'	479.0'	473.7'
OBSERVED RL DEPTH	26"	36"	52"
AVERAGE DESIGN RL	(26"+36")/2=31";(31"+52")/2=41.5"		

HYDRAULIC FACTOR (HF)	
AVERAGE DESIGN RESTRICTIVE LAYER	41.5"
SLOPE	>15.0%
DESIGN HYDRAULIC FACTOR	16

PERCOLATION FACTOR (PF)	
PERCOLATION RATE	LESS THAN 10.1 MIN/INCH
DESIGN PERCOLATION FACTOR	1.0

FLOW FACTOR (FF)	
# OF BEDROOMS	6 BEDROOMS
DESIGN FLOW FACTOR	5/2 = 2.25

MINIMUM LEACHING SYSTEM SPREAD (M.L.S.S.)	
M.L.S.S.	(HF) x (PF) x (FF)
M.L.S.S. REQUIRED	16 x 1.0 x 2.25 = 36.0 LF
M.L.S.S. PROVIDED	71.8 LF



CROSS - SECTION 'A - A'

SCALE: HORIZ.1"=20'; VERT.1"=2'

"SELECT FILL" SPECIFICATIONS

1. FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 3 INCHES.
2. UP TO 45% OF THE DRY WEIGHT OF THE SAMPLE MAY BE RETAINED ON THE #4 SIEVE.
3. OF THE MATERIAL THAT PASSES THE #4 SIEVE, IT MUST PASS THE FOLLOWING CRITERIA:

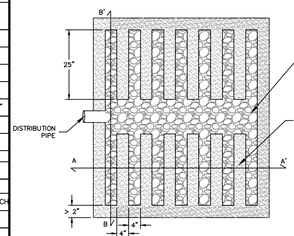
SIEVE SIZE	PERCENT PASSING	
	WET SIEVE	DRY SIEVE
#4	100	100
#10	70-100	70-100
#40	10-50[1]	10-75
#100	0-20	0-5
#200	0-5	0-2.5

NOTES
1. PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%
2. SIEVE ANALYSIS TO BE SUBMITTED TO THE DESIGN ENGINEER AND THE HEALTH DEPARTMENT BEFORE THE START OF CONSTRUCTION.

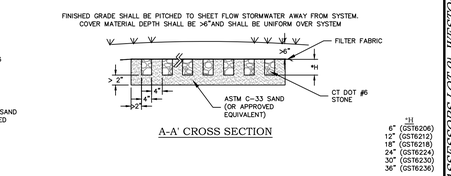
GRADING & DRAINAGE NOTES

1. ABBREVIATIONS
   PVC = POLYVINYL CHLORIDE PIPE (SDR-35)
   HDPE = HIGH DENSITY POLYETHYLENE PIPE
   RCP = REINFORCED CONCRETE PIPE
   MH = MANHOLE
   CB = CATCH BASIN
   INV = INVERT
   LF = LINEAR FEET
   ACCMP = ASPHALT COATED CORRUGATED METAL PIPE
   HERCP = HORIZONTAL ELIPTICAL REINFORCED CONCRETE PIPE
2. THE CONTRACTOR SHALL FLUSH AND CLEAN ALL EXISTING ON-SITE STORM PIPING AND STRUCTURES THAT ARE TO BE MAINTAINED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING THE DRAINAGE STRUCTURES FOR THE INDICATED PIPE CONNECTIONS.
4. THE PIPE LENGTHS SHOWN ARE APPROXIMATE.
5. ALL PROPOSED CATCH BASINS SHALL HAVE A 2' SUMP, UNLESS OTHERWISE SPECIFIED.
6. ALL SLOPES TO BE NO GREATER THAN 3' HORIZONTAL TO 1' VERTICAL.

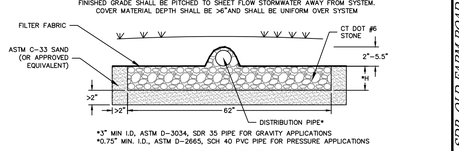
GEOMATRIX GST LEACHING SYSTEM



PLAN VIEW



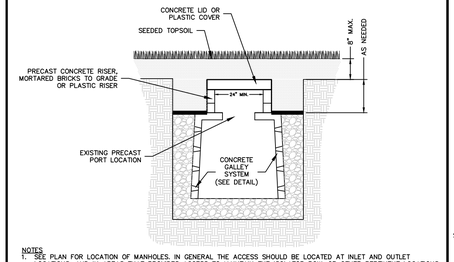
A-A' CROSS SECTION



*3" MIN I.D. ASTM D-3034, SDR 35 PIPE FOR GRAVITY APPLICATIONS
*0.75" MIN. I.D., ASTM D-2665, SCH 40 PVC PIPE FOR PRESSURE APPLICATIONS

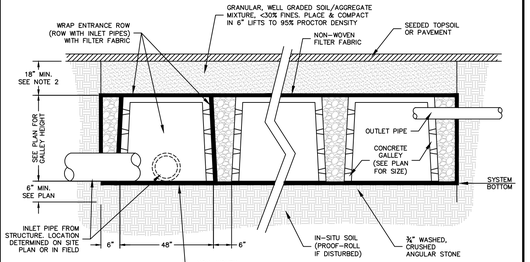
B-B' CROSS SECTION

CONCRETE GALLEY ACCESS MANHOLE



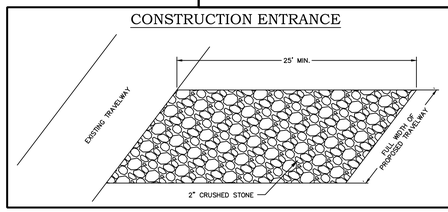
NOTES
1. SEE PLAN FOR LOCATION OF MANHOLES. IN GENERAL THE ACCESS SHOULD BE LOCATED AT INLET AND OUTLET LOCATIONS, AND IN AREAS THAT PROVIDES ACCESS TO MAINTAIN THE ISOLATOR ROW, OR OTHER PERTINENT LOCATIONS.
2. MANHOLE SHALL BE LOCATED WHERE AN EXISTING PORT HAS BEEN PRECAST INTO THE CONCRETE UNIT.
3. IF A PLASTIC COVER IS SELECTED, THEN THE RISER MUST ALSO BE PLASTIC. THE COVER SHALL BE PROPERLY SCREWED AND ATTACHED TO THE RISER. A CONCRETE LID IS ACCEPTABLE TO BE USED ON A PLASTIC RISER, AS LONG AS THE RISER IS RATED TO HANDLE THE WEIGHT OF THE LID.
4. IF THE PRECAST PORT IS LOCATED WITHIN 8" OF FINISHED GRADE, A RISER IS NOT NEEDED.
5. CONTRACTOR SHALL TAKEN ACCURATE HORIZONTAL MEASUREMENTS TO THE MANHOLES ACCESSES FROM AT LEAST 3 PERMANENT CORNERS OF A STRUCTURE OR OTHER PERTINENT HARDSCAPE THAT WILL BE ABLE TO BE LOCATED ON A LAND SURVEY. MEASUREMENTS SHALL BE PROVIDED TO THE PROJECT ENGINEER AND SURVEYOR.

CONCRETE GALLEY DETENTION SYSTEM

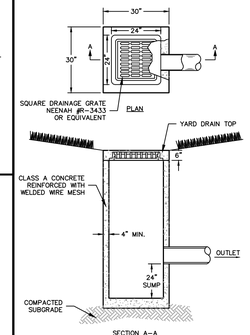


NOTES
1. SEE PLAN FOR QUANTITY, LOCATION, & ARRANGEMENT OF GALLEYS.
2. COVER MAY BE REDUCED IF GALLEYS ARE H-20 LOADING COMPLIANT. COORDINATE WITH SITE ENGINEER.
3. ALL TOPSOIL AND MISCELLANEOUS FILL SHALL BE REMOVED BELOW THE DETENTION AREA.
4. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
5. IF LEDGE OR GROUNDWATER IS ENCOUNTERED WHILE EXCAVATING FOR THE PROPOSED SYSTEM, THE DESIGN ENGINEER SHALL BE NOTIFIED IN ORDER TO DETERMINE IF FIELD CHANGES ARE NECESSARY.

CONSTRUCTION ENTRANCE



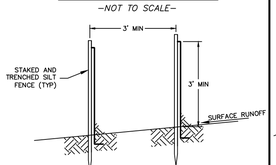
30" YARD DRAIN



SECTION A-A

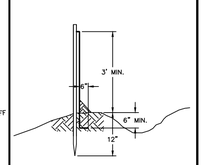
DOUBLE SILT FENCE

-NOT TO SCALE-



INSTALLATION NOTES:
1. EXCAVATE AND SECURE BOTTOM 8" OF SILT FENCE BELOW GRADE AS SHOWN.
2. EXCEPT FOR THE END POST, DRIVE ALL POST INTO THE GROUND AT BACK SIDE OF TRENCH SPACED A MAXIMUM OF 10 FT O. C.

SILT FENCE



INSTALLATION NOTES:
1. EXCAVATE AND SECURE BOTTOM 8" OF SILT FENCE BELOW GRADE AS SHOWN.
2. EXCEPT FOR THE END POST, DRIVE ALL POSTS INTO THE GROUND AT BACK SIDE OF TRENCH SPACED A MAXIMUM OF 10 FT O. C.

No.	Date	REVISION DESCRIPTION
1.	7/24/2023	REVISED MLSS CALCULATION

B&B ENGINEERING
15 Research Drive
Woodbridge, CT 06525
P: (203) 881-8145
www.bbengrs.com
Land Surveying, Professional Engineering & Land Use Consultants

CONSTRUCTION NOTES & DETAILS

OF

OLD FARM ROAD (ASSESSOR LOT 9)
WESTON, CONNECTICUT

PREPARED FOR

ALAN GELOGAEV

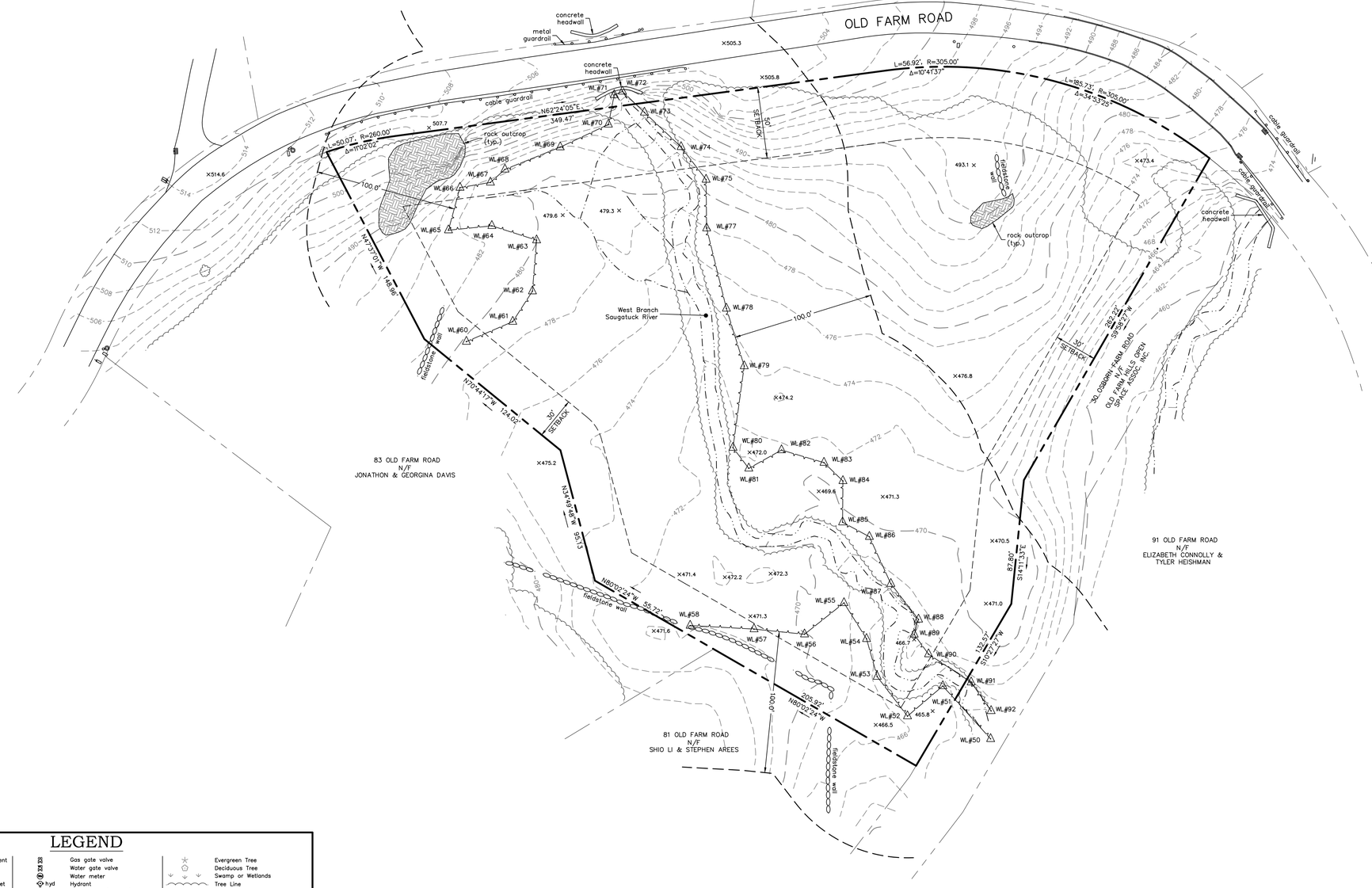
STATE OF CONNECTICUT · BRYAN P. NESTERIAK · # 23556 · LICENSED PROFESSIONAL ENGINEER

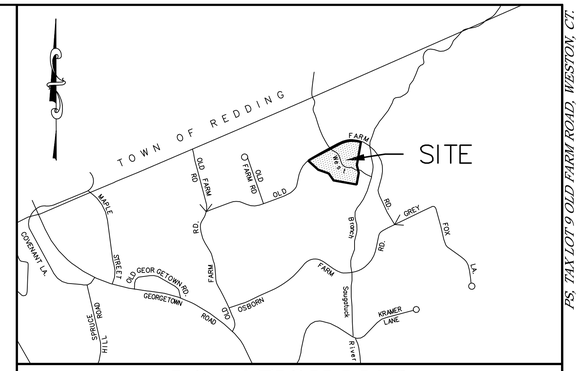
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

BRYAN P. NESTERIAK, CT. P.E.,L.S. 23556

Date	6/21/2023
Scale	AS NOTED
Job No.	1179
Drawing No.	2 of 2

SDP; OLD FARM ROAD (ASSESSORS LOT 9, WESTON, CT





LOCATION MAP
SCALE: 1"=800'

GENERAL SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20-300b-1 THROUGH 20-300b-20, EFFECTIVE OCTOBER 26, 2018, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
2. THE BOUNDARY DETERMINATION SHOWN HEREON IS CONSIDERED A RESURVEY.
3. THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO CLASS V-2 STANDARDS. TOPOGRAPHICAL DATA OBTAINED FROM A PHOTOGRAMMETRIC SURVEY MAP HAVING ASPRS/NMAS CLASS 2 ACCURACY, PROVIDED BY GOLDEN AERIAL SURVEYS, INC. THE DATE OF AERIAL PHOTOGRAPHY USED WAS APRIL 2016. CONTOURS AND ELEVATIONS REFER TO NAVD 88 DATUM.
4. BEARINGS, COORDINATES AND ELEVATIONS ARE DERIVED FROM THE CONNECTICUT GEODETIC SURVEY (CTGS) VIA GPS TECHNOLOGY AND CONVENTIONAL SURVEY METHODS.
5. THIS IS A PROPERTY SURVEY. THE PURPOSE OF WHICH IS TO SHOW EXISTING CONDITIONS.
6. PROPERTY IS ALSO KNOWN AS TOWN OF WESTON TAX LOTS 9 ON ASSESSORS MAP 2.
7. TOTAL AREA = 175,863.3 SQ.FT. OR 4.037 ACRES
8. PROPERTY LIES IN ZONING DISTRICT "R-2AC".
9. PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS DETERMINED BY FEMA.
10. WETLANDS DELINEATED BY WILLIAM KENNY ASSOCIATES. FEBRUARY 24, 2022. FLAGS WERE LOCATED VIA CONVENTIONAL SURVEY METHODS.
11. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND OTHER THAN DEPICTED HEREON, IF ANY, IS UNKNOWN.

MAP REFERENCES

1. PLAN ENTITLED "REVISED MAP OF SECTION 2 PREPARED FOR OLD HILL FARMS WESTON, CONNECTICUT", SCALE 1"=100', DATED: JULY 21, 1981. BY LEO LEONARD, ON FILE IN THE TOWN OF WESTON CLERK'S OFFICE AS MAP 2744.
2. PLAN ENTITLED "C.L.&P. EASEMENT MAP PREPARED FOR LEO NEVAS, TRUSTEE WESTON, CONNECTICUT", SCALE 1"=100'. DATED: MAY 3, 1989. BY WILLIAM W. SEYMOUR AND ASSOCIATES. ON FILE IN THE TOWN OF WESTON CLERK'S OFFICE AS MAP 3137.
3. PLAN ENTITLED "MAP SHOWING EQUAL EXCHANGE OF AREAS AMONG LOTS 13, 14 & 15 OLD HILL FARMS SECTION II WESTON, CONNECTICUT", SCALE 1"=40', DATED: JUNE 7, 1994. BY WALTER H. SKIDD. ON FILE IN THE TOWN OF WESTON CLERK'S OFFICE AS MAP 3295.
4. PLAN ENTITLED "MAP OF REVISED LOTS 5, 6 & 7 OLD HILL FARMS SECTION II PREPARED FOR JO-ANN PRICE, CUSTODIAN ET AL WESTON, CONNECTICUT", SCALE 1"=40'. DATED: APRIL 8, 1995. BY WALTER H. SKIDD. ON FILE IN THE TOWN OF WESTON CLERK'S OFFICE AS MAP 3327.
5. PLAN ENTITLED "MAP OF REVISED LOTS 4 & 5 SHOWING HIGHWAY EASEMENT AREA OLD HILL FARMS SECTION II PREPARED FOR JO-ANN PRICE, CUSTODIAN ET AL WESTON, CONNECTICUT", SCALE 1"=40'. DATED: NOVEMBER 29, 1996. BY WALTER H. SKIDD. ON FILE IN THE TOWN OF WESTON CLERK'S OFFICE AS MAP 3390.
6. PLAN ENTITLED "MAP SHOWING EASEMENT TO BE ACQUIRED BY THE TOWN OF WESTON", SCALE 1"=80'. DATED: JULY 28, 2000. BY WALTER H. SKIDD. ON FILE IN THE TOWN OF WESTON CLERK'S OFFICE AS MAP 3527.
7. PLAN ENTITLED "COMPILATION PLAN PREPARED FOR JO-ANN PRICE, BERNARD NEVAS & MARC NEVAS OLD FARM ROAD WESTON, CONNECTICUT", SCALE 1"=40'. DATED: JUNE 27, 2018. BY PAUL A. BRAUTIGAM. ON FILE IN THE TOWN OF WESTON CLERK'S OFFICE AS MAP 3869.

LEGEND

C.H.D.	Conn. Hwy. Dept. Monument	GG	Gas gate valve
Mon.	Monument	WG	Water gate valve
●	Iron Pin to be Set	WM	Water meter
■	Conc. Monument to be Set	hyd	Hydrant
I. Pipe	Iron Pipe	W	Water main (existing)
●	Iron Pin	WS	Water service lateral
D.H.	Drill Hole	G	Gas Main (existing)
	Pile of Stones	SS	Sanitary Sewer Main (existing)
	Light Post	E	Electrical Line (existing)
Fnd.	Found	S	Sanitary Manhole
N/F	Now or Formerly	D	Drain Manhole
	Property Line		Chain Link or Split Rail Fence
	Property Line (adjoining)		Metal/Wire Fence
	Building Setback Line		Wooden or Vinyl Fence
	Easement Line		Utility Pole
	Edge of water	INV.	Invert Elevation of Pipe
	FEMA Flood Zone		Existing Catch Basin/Pipe
BFE:	Base Flood Elevation		Building (existing)
×200.0	Existing Spot Elevation		

	Evergreen Tree
	Deciduous Tree
	Swamp or Wetlands
	Tree Line
	Watercourse
123	Existing Contours
R.C.P.	Reinforced Concrete Pipe
C.M.P.	Corrugated Metal Pipe
O PT A	Percolation Test Location
TP 100	Deep Test Pit Location
	Stone Retaining Wall
	Retaining Wall
	Stone Wall
	Wetland Limit
WL	Wetland Flag Number
	Wetland Setback
	Benchmark
	Well (Existing)
O F.P.	Fence Post

SITE STATISTICS
TAX LOT 9 OLD FARM ROAD (VACANT LOT)

ZONING DISTRICT "R-2AC"	REQUIRED	PROVIDED
BULK STATISTICS		
MIN. LOT AREA	2.000 ACRES (87,120 S.F.)	4.037 ACRES (175,863.3. S.F.)
MIN. LOT FRONTAGE	170'	642.19'
MIN. BUILDING SETBACK (FRONT)	50'	VACANT LOT
MIN. BUILDING SETBACK (SIDE)	30'	VACANT LOT
MIN. BUILDING SETBACK (REAR)	30'	VACANT LOT
MAX. HEIGHT	35'	VACANT LOT
MAX. TOTAL COVERAGE	15% = 26,379.4 S.F.	VACANT LOT

No.	Date	REVISION DESCRIPTION

SCALE: 1"=40'
0 20 40 80 120

ACCURATE LAND SURVEYING, LLC
15 Research Drive
Woodbridge, CT 06525
Tel: 203.881.8145
501 Main Street
Monroe, CT 06468
Tel: 203.880.5455

PROPERTY SURVEY

OF

TAX LOT 9 OLD FARM ROAD
WESTON, CONNECTICUT

PREPARED FOR
MILTON DEVELOPMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

BRYAN P. NESTERIAK, PE, LS 23556

Date	3/10/2022
Scale	1"=40'
Job No.	1179
Drawing No.	1 of 1

PS, TAX LOT 9 OLD FARM ROAD, WESTON, CT.