ZONING PERMIT APPLICATION

An appointment to submit this application to the Code Enforcement Officer is recommended. Please call Jim Pjura at 222-2559.

(Please submit an A-2 Survey and a $110.00 filing fee with this application. Check # 166) $110.00 Received – Needs $50 more. R.H.

LOCATION: Tiffany Lane MBL 16-2-129, Weston CT
PROJECT DESCRIPTION: New Single Family Residence
OWNER'S NAME: Evan Ray and Gilda Borowiec
OWNER'S ADDRESS: 10 Tiffany Ln. Weston, CT 06883
OWNER'S PHONE: (442) 695-0389

PLEASE ANSWER THE FOLLOWING QUESTIONS. IF YES, SUPPLY A COPY OF THE RESOLUTION/APPROVAL

(CIRCLE ONE)

1. IS A SPECIAL PERMIT REQUIRED FOR THIS PROPERTY? — Y (N) NA

   IF YES, WAS A SPECIAL PERMIT APPROVED BY THE PLANNING & ZONING COMMISSION? — Y N (NA)

   IN HOME OCCUPATION — Y N (NA)
   APARTMENT — Y N (NA)

2. IS THE PROPERTY LOCATED IN A SUBDIVISION? — Y N NA
   IF YES, IS THE SUBDIVISION SITE SPECIFIC? — Y N NA

3. IS PROJECT LOCATED WITHIN A FLOODPLAIN? — Y (N) NA

   IF YES, WAS A FLOODPLAIN DEVELOPMENT PERMIT ISSUED BY THE PLANNING & ZONING COMMISSION? — Y N (NA)

4. WAS A VARIANCE GRANTED BY THE ZONING BOARD OF APPEALS? — Y N (NA)

5. WAS A CONSERVATION COMMISSION REGULATED ACTIVITY PERMIT ISSUED FOR THIS PROPERTY? — (Y) N NA
   # CC-23-12-Com

APPLICATION DATE: 2/14/24
SIGNATURE OF OWNER: [signature]

I HEREBY CERTIFY THAT THIS APPLICATION IS BEING FILED BY THE UNDERSIGNED AS AGENT FOR THE OWNER NAMED HEREIN.

SIGNATURE OF AGENT: _____
AGENT'S ADDRESS: _____
AGENT'S PHONE: (___) _____

BY SIGNING THIS APPLICATION, YOU HEREBY GRANT THE CODE ENFORCEMENT OFFICER THE RIGHT TO ENTER ONTO THE PROPERTY TO CONDUCT NECESSARY INSPECTIONS.

FOR OFFICE USE ONLY BELOW THIS LINE

A-2 PROPERTY SURVEY	Y N
FOUNDATION AS BUILT BEFORE FRAMING	Y N
DRIVEWAY PERMIT REQUIRED	Y N
LOCATED IN HISTORIC DISTRICT	Y N

RECEIVED
FEB 2 6 2024
RICHELLE HOUZA
LAND USE DIRECTOR

CODE ENFORCEMENT OFFICER SIGNATURE: _____
DATE: _____

PAID

MAY 02 2023

ASPETUCK HEALTH DISTRICT

Fee is non-refundable.

Fee: $285.00 Initials: JW

ASPETUCK HEALTH DISTRICT

ASPETUCK HEALTH DISTRICT 180 Bayberry Lane, Westport, CT 06880-2855
Telephone: (203) 227-9571

APPLICATION FOR A NEW HOUSE

DATE: 5/1/23 OWNER'S NAME: Evan Ray

PROPERTY ADDRESS: TBD Tiffany Ln. Weston, CT 06883 TEL. NO: 443-695-0389
STREET TOWN ZIP

NEW HOUSE: No. of Bedrooms 3 No. of Bathrooms: 3

Finished Basement: ☐ Yes ☑ No Finished Attic: ☑ Yes ☐ No
Proposed Tubs more than 99 gallons: ☐ Yes ☑ No

WATER SUPPLY: Public Water ☐ Yes ☑ No
Private Well ☑ Yes ☐ No

Footing drains required: ☐ Yes ☑ No Water treatment Proposed: ☐ Yes ☑ No
Lawn irrigation Proposed: ☐ Yes ☑ No Geothermal wells proposed: ☐ Yes ☑ No

Septic System Design Engineer: Wayne D'Avanzo (Lic. #24877), Fairfield County Engineering

Proposed Septic System: 1000 Gallons ; 90 LF Geomatrix 6212, 900 sq. ft.
Tank Size Leaching

OWNER OR DULY AUTHORIZED REPRESENTATIVE (PRINT) Evan Ray

Signed: _____ Date: 5/1/23
Owner or Duly Authorized Representative

Contact Telephone No: 443-695-0389

AHD REMARKS:

CONDITIIONS: floor plans depict 3 BR per CT PHC
Sheet A103 Room labled Exercise Room meets PHC Bedroom definition. does not
See revised A103 - 3 BR House
3 BR Septic to be installed as per P.E. Plan dated 4/11/23.

APPROVED: _____ MPH Date: 5/12/23

Septic As-built received: ☐ YES ☐ NO Date: _____
Well water approved: ☐ YES ☐ NO Date: _____
Well completion report received: ☐ YES ☐ NO Date: _____

FINAL INSPECTION: _____ Date: _____
SANITARIAN

FINAL REMARKS: _____

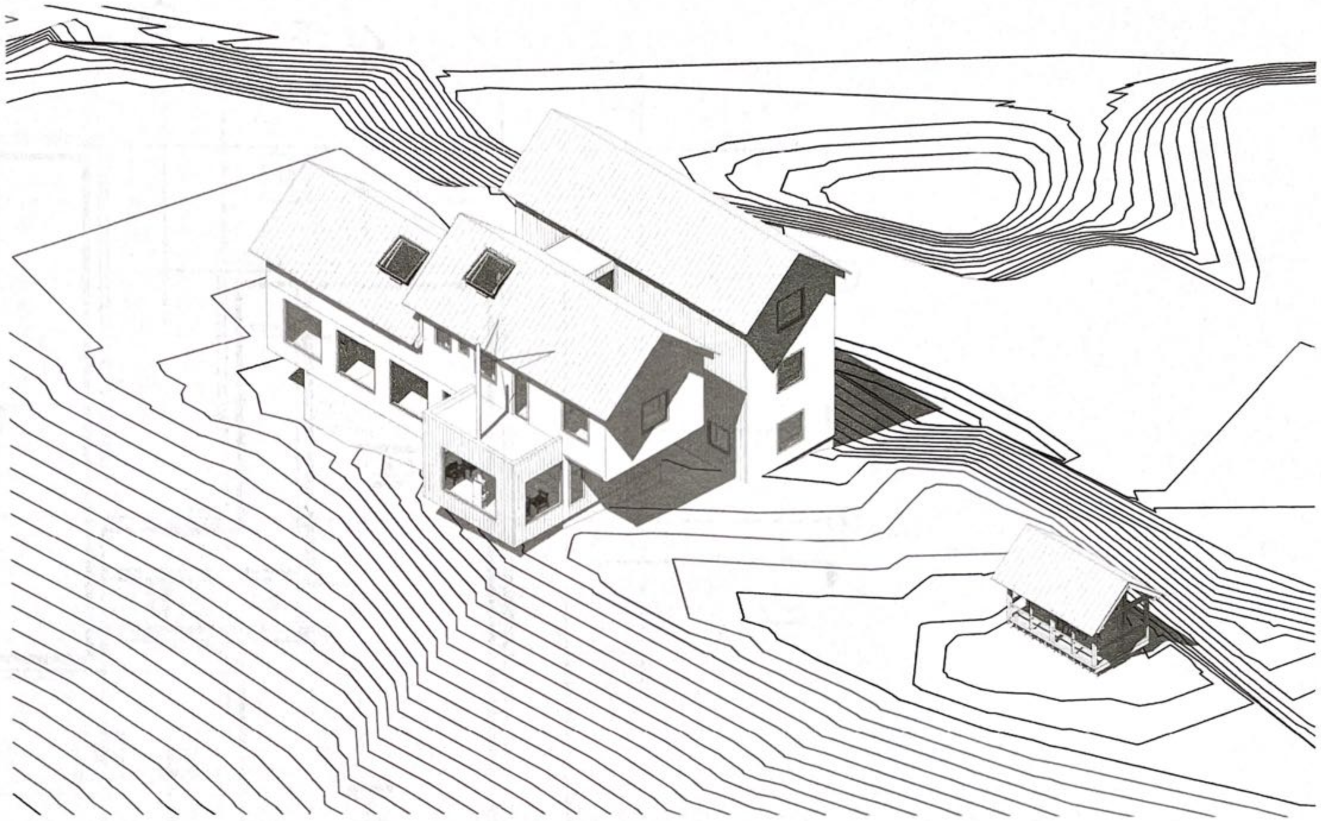
Sheet Number	Sheet Name
001	COVER SHEET
002	MATERIAL FINISHES - WINDOWS & DOORS
003	SPECIFICATIONS
004	SPECIFICATIONS
005	LIMITATIONS
006	STRUCTURAL GENERAL NOTES
008	WALL - FLOOR - ROOF TYPES
S100	FOUNDATION PLAN
S101	GARAGE FRAMING PLAN
S102	LOWER LEVELS FRAMING
S103	UPPER LEVELS FRAMING
S104	ROOF FRAMING
A000	AXON
A100	SITE PLAN
A101	GARAGE LEVEL
A102	LOWER LEVELS
A103	UPPER LEVELS
A104	LOFT LEVELS
A105	ROOF PLAN
A106	SCREEN PORCH
A301	ELEVATIONS
A302	ELEVATIONS
A401	SECTIONS
A402	SECTIONS
A403	SECTIONS
A404	SECTIONS

ZONING NOTES

1. PARCEL ID: 16 2 129
   LOT 129
   10 TIFFANY LANE, WESTON CT 06883
2. ZONING:
   - Two-AcreResidential &FarmingDistrict
3. SETBACKS
   - FRONT: 50'
   - REAR: 30'
   - SIDES: 30'
4. MAXIMUM BUILDING COVERAGE: 15%
5. MAXIMUM BUILDING HEIGHT: 35'
1. CONTRACTOR TO VERIFY SETBACK REQUIREMENTS WITH THE JURISTICTION OF AUTHORITY.

GROSS AREA

00 GARAGE: 917 sf
01 WEST WING: 544 sf
01 EAST WING: 1,183 sf
02 WEST WING: 672 sf
02 EAST WING: 674 sf
03 WEST WING LOFT: 672 sf
03 EAST WING LOFT: 162 sf
GROSS SF: 4,824 sf



RECEIVED
MAY 02 2023
ASPETUCK
HEALTH DISTRICT

PLANS APPROVED FOR. 3 BR New House			
DEPARTMENT	DATE	SIGNATURE	REFERENCE
HEALTH	5/10/23	RRJ	
CONSERVATION			
ENGINEERING			
P & Z			

* 2nd floor = 3BR's per CT PHC.

Salmela architect
630 W. 4th Street Duluth MN 55806
www.salmelaarchitect.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota
Registration No. # 180... .../X/2023

NOT FOR CONSTRUCTION

Ray Boroumand

10 Tiffany Ln
Weston, CT 06883

REVISIONS:

No.	Description	Date

PERMIT SET
04/28/2023
COVER SHEET

001

F ANY EXCAVATION WORK ON SITE, TO LOCATE ALL UNDERGROUND UTILITIES ON PROPERTY AND
ERVICE LINES TO BUILDING. EXCAVATIONS WITHIN 5 TO 25 FEET OF THE SEPTIC SYSTEM SHALL
BACKFILLED WITH FREE DRAINING MATERIAL.

N CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE, NO OTHER WARRANTY IS EXPRESSED
ED.

LT" PLAN, CERTIFIED BY A PROFESSIONAL ENGINEER, SHALL BE SUBMITTED TO THE DEPARTMENT OF
BEFORE A "PERMIT TO USE" IS ISSUED.

TICUT REGISTERED PROFESSIONAL ENGINEER ACCEPTABLE TO THE DIRECTOR OF HEALTH SHALL INSPECT
UCTION TO INSURE COMPLIANCE WITH THE PROPOSED PLAN.

WATER USE OF 450 GALLONS.

U.G. AVG. (THS 1 & 2); 38" D.G. AVG. (TH 3)

= 90.0 L.F.

.F.

ALL EXISTING AND PROPOSED SEWAGE DISPOSAL AREAS SHOULD BE ADEQUATELY FIELD LOCATED AND MARKED TO KEEP VEHICULAR AND EQUIPMENT TRAFFIC OUT OF THESE AREAS

LOCATION MAP

New 3 BR

PLANS APPROVED FOR Septic System			
DEPARTMEN	DATE	SIGNATUR	DEFERRED
HEALTH	5/10/23 RPT		
CONSERVATION			
ENGINEERING			
P & Z			

ASPETUCK HEALTH DISTRICT
The Engineer of Record

Wayne D'Aranzo

shall certify to the Health District, in writing, that the sewage disposal syste has been installed in accordance with plans submitted and approved

RECEIVED
MAY 02 2023
ASPETUCK HEALTH DISTRICT

STATE OF CONNECTICUT
WAYNE J. D'AVANZO
No. 24877
LICENSED PROFESSIONAL ENGINEER

4-11-23
date

Fairfield County Engineering LLC

EVAN RAY

10 TIFFANY LANE — WESTON, CONNECTICUT

SEPTIC PLAN

CIVIL ENGINEERS

1911
project

1 OF 2
sheet

FAIRFIELD COUNTY ENGINEERING L.L.C.
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

1911_220411Septic

Sheet List	
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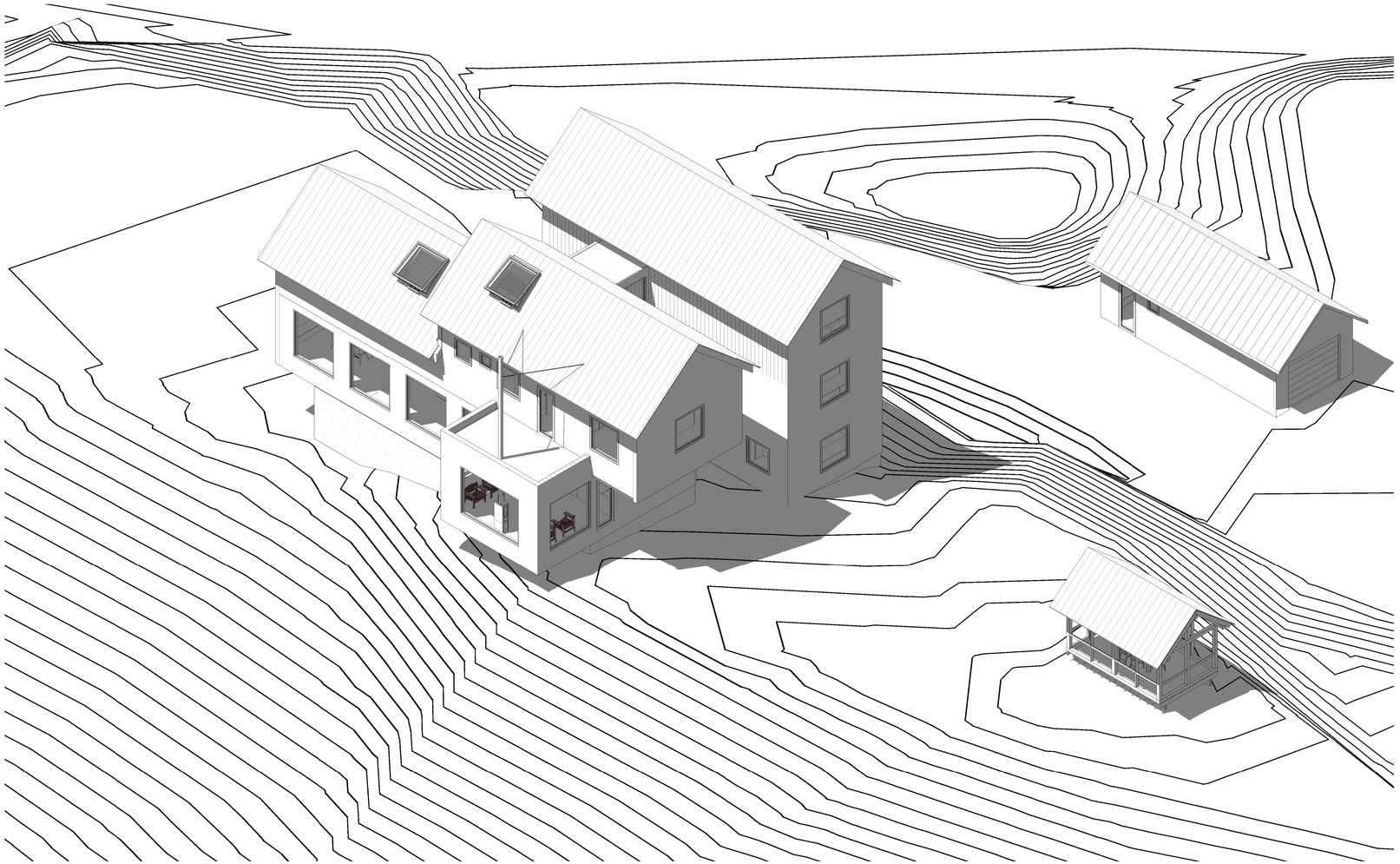


Salmela architect

630 W. 4th Street Duluth MN 55806
www.salmelaarchitect.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota
Registration No # 180[illegible] X/X/2023

NOT FOR CONSTRUCTION

Ray Boroumand

10 Tiffany Ln
Weston, CT 06883

REVISIONS:

No.	Description	Date

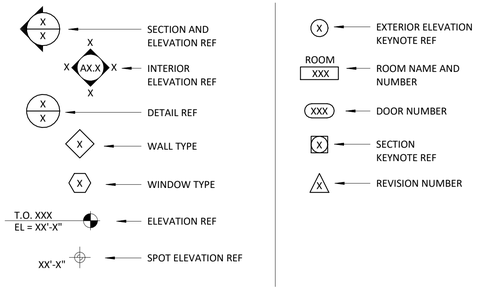
PERMIT SET
02/27/2024

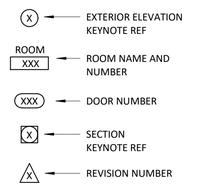
COVER SHEET

001

CONNCTICUT APPLICABLE BUILDING CODES

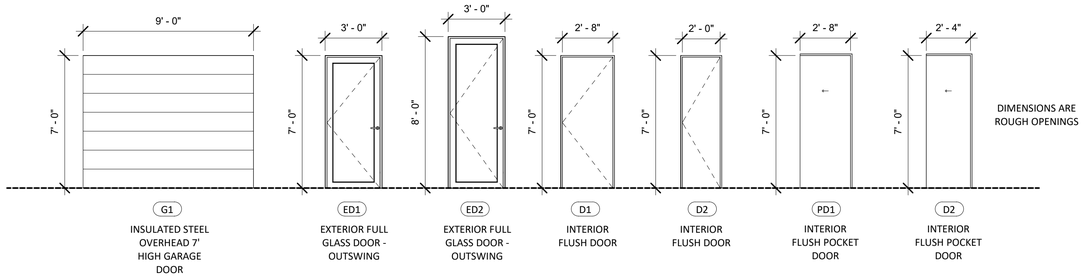
2022 CONNECTICUT STATE BUILDING CODE
ADOPTS THE 2021 INTERNATIONAL BULIDING CODE
ADOPTS THE ASCE 7-16



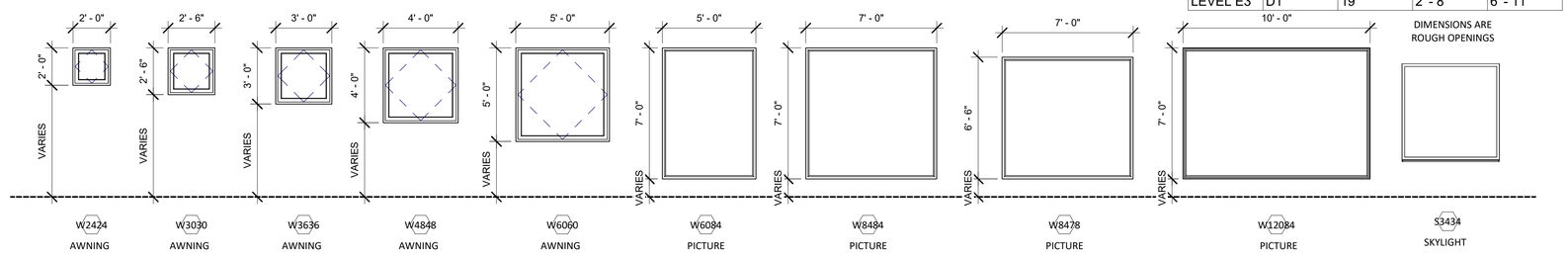


WINDOW AND DOOR NOTES

1. U-FACTOR FOR WINDOWS AND DOORS NOT TO BE GREATER THAN REQUIERED STATE ENERGY CODE TABLE R402.1.3.
2. ALL EXTERIOR DOOR HARDWARE HOPPE STRAIGHT HANDLE, VERONA FINISH POLISHED CHROME OR SIMILAR.
3. ALL WINDOW HARDWARE STANDARD PUSH BAR SPILKA FINISH WHITE. VERIFY ALL FINAL HARDWARE SELECTIONS WITH ARCHITECT.
4. ALL OPERABLE WINDOW INSECT SCREEN FRAME FINISH TO BE ALUMINUM WHITE.
5. PROVIDE AND INSTALL SAFETY GLASS IN ALL HAZARDOUS LOCATIONS PER IRC R308.4.
6. ALL INTERIOR DOORS FRAMES PAINTED WHITE, PANEL COLOR TBD.
7. ALL WINDOW AND DOOR DIMENSIONS ARE ROUGH OPENINGS, LEVELS ARE MEASURED FROM TOP OF SLAB OR DECK.
8. PROVIDE WINDOW OPENING CONTROL DEVICE (COMPLY WITH ASTM F 2090) WHEN WINDOWS LOWEST PART IS HIGHER THAN 72" FROM EXTERIOR FINISHED GRADE AND LOWER THAN 36" FROM FINISHED FLOOR OF THE ROOM PER IRC R312.2.1.
9. REFER TO SHEET - 004 FOR TYPICAL WINDOW INSTALLATION DETAIL, ALWAYS FOLLOW MANUFACTURERS INSTALLATION INSTRUCTION.



DOOR TYPES
1/4" = 1'-0"



WINDOW TYPES
1/4" = 1'-0"

EXTERIOR MATERIALS & FINISHES

SITE
- a. For exterior hardsurface types refer to landscape plans.
- b. For planting refer to landscape plans.
- c. For grading refer to landscape plans.

EXTERIOR WALLS
- a. Western Red Cedar 3/4" x 18" Tapersawn shake siding, 6" exposed
- b. Hardie Panel Vertical Siding, Arctic White
- c. Continuous 2" mineral wool insulation, Rockwool Comfortboard® 80.
- d. Exposed Concrete foundation walls.

ROOF
- a. 16" wide 24 gauge, metal galvalume SSM roofing panels, with no ridges or striations between the standing seams, minimum oil canning. Applied over water and ice shield per manufacturers instrauctions.
- b. Roof ridge and fascia to match galvalume roof, see details, allow for roof ventilation.
- c. For truss size and spacing refer to Structural notes.
- d. Flat roof at Link: Reinforced 60 MIL EPDM, black, fully adhered over tapered rigid insulation. Min 1/4" slope per. 12". built-up slope with tapered rigid insulation (R=5 per/in.)
- e. Tapered insul. on MIN 2" rigid insulation over 3/4" exterior grade structural roof decking.

WINDOWS & DOORS
- a. Windows: Manufactured by H-Window - White exterior, triple glazed, argon filled, Low-E
- b. Doors: Manufactured by H-Window - White exterior, triple glazed, argon filled, Low-E
- c. Insulated overhead metal garage doors (R10) verify with owner, smooth finish, White.

TRIMS
- a. Follow 600 detail sheets, install per drawings.

FLASHING - COPING
- a. Windows and doors: 26 gauge bent aluminum header, sill trims unless otherwise noted, finished to match window color, see drawings for location and extent.
- b. Eaves Drip Edge: 26 gauge bent aluminum. Galvalume finish. For sizes, locations and extent refer to drawings.

FOUNDATION
- a. Confirm soil type to be consistent with 3,000 PSF.
- b. Foundation wall: Concrete, see wall types and structural notes.
- c. Footings: Concrete, see structural notes.
- d. Thickened slab edge: Concrete, see structural notes.

DECK
- a. 5/4 x 6" cedar deck over treated wood joists, unfinished left to age.
- b. 2" x 2" cedar square railing, 4" O.C. , unfinished left to age

INTERIOR MATERIALS & FINISHES

FLOOR
- a. W1: Slate Tile
- b. W2: Hardwood (white oak or maple)
- c. W3: Wid plant Softwood (Pine or Fir)
- d. E1: Hardwood (white oak or maple)
- e. E2: Wide plank Softwood (Pine or Fir)
- f. E3: Wide plant Softwood (Pine or fir)
- g. Bathrooms, walk in showers, Sauna: Tile, Prism grout, confirm with owner. Tile over waterproofing barrier turned up at all side walls in showers.
- h. Garages, crawlspace: Steel Trowel Finished Concrete on grade, see plans.

WALLS
- a. 1/2" Gypsum Board, smooth finish, white paint. Vapor sealed junction boxes to keep moisture from penetrating into wall cavity, where applicable.
- b. Shower walls: Tiles, Prism grout, confirm with owner. Provide Backer Boardand waterproofing membrane for tiled surfaces
- c. Provide sound attenuation batt insulation in all bathroom and bedroom walls.

INTERIOR DOORS
- a. Flush panel, 1 3/4" thick, birch-solid core, paintable, color TBD
- b. Frames 3/4" stock with rabbet joints, painted white
- c. Interior Door Hardware: Emtek, or similar, very with owner..

CEILING
- a. 5/8" Gypsum Board, smooth finish, white paint.

INTERIOR FINISH OF WINDOWS & EXTERIOR DOORS
- a. Windows and Doors: White Finish, White Hardware, White screen frame with black fiberglass screen mesh.
- b. Use gypsum board returns (by contractor) for openings. Interior sill to be painted solid wood. Alternate solid wood trim, match window interior finish.
- c. Blinds, locations TBD - To be provided by owner.

TRIMS & BASES
- a. All baseboards to be 3/4" x 2 1/2" solid wood, smooth finish painted white.
- b. All interior door trims (where applicable) to be 3/4"x2" solid wood, smooth finish painted white.

CABINETS
- a. White melamine, MDF panels and doors, exterior and interior.
- b. Book shelves 1/2" Baltic Birch Plywood, oiled finish.
- c. Use Push - to - Open, Soft - Close drawer slides for garbage cabinet.

COUNTERTOPS
- a. Kitchen countertop: Silestone, quartz, white.
- b. Bathroom vanities: Silestone, quartz, white.
- c. Casework tops: 3/4" Baltic Birch Plywood, oiled finish.

BATHROOM HARDWARE
- a. Bath towel: TBD
- b. Toilet Paper holder: TBD
- c. Hand towel bar: TBD
- d. Robe hooks: TBD

CABINET PULLS
- a. Cabinet doors: TBD
- b. Kitchen drawers: TBD

INTERIOR STAIR
- a. House stairs: Solid wood over 3/4" plywood treads, open risers
- b. 1 1/4x1 1/4" Basswood slats 4" O.C., refer to detail drawings for stair handrail.

ELECTRICAL & LIGHTING
- a. Refer to A 700 RCP for types and locations.
- b. Programmable thermostats, CO2/smoke detectors per code.
- c. Use Lutron Claro white wall plates or similar, switches and outlets.
- d. Provide rough in for Level 2 EV charging station (240V, 60 Amp) in the garage.
- e. Provide rough in for sauna heater.

MECHANICAL SYSTEM
- a. House Heating: Air to air heat pump, with electric back up.
- b. House Cooling: Air to air heat pump.
- c. Sauna Heating: Electric sauna heater
- d. Ventilation: Provide Energy Recovery Ventilator with defrost coil.
- e. Bathroom fans: On timers, in-line to be routed through ERV.
- f. Boiler: Electric instant water heater.
- g. Water Filter: Iron Curtain water filtration/softener system.

APPLIANCES & FIXTURES:
- a. Kitchen: TBD
- b. Bathroom: TBD
- c. Laundry: TBD

Door Schedule

Level	Type Mark	Mark	Width	Height
Detached Garage	G1	21	9' - 0"	7' - 0"
Detached Garage	73	22	3' - 0"	6' - 10"
GARAGE	G1	1	9' - 0"	7' - 0"
GARAGE	FG2	20	3' - 2"	7' - 0"
GARAGE	73	25	3' - 0"	6' - 10"
GARAGE	73	28	3' - 0"	6' - 10"
LEVEL W1	ED1	3	3' - 0"	7' - 0"
LEVEL W1	PD1	4	2' - 8"	7' - 0"
LEVEL W1	D1	5	2' - 8"	6' - 11"
LEVEL W1	D2	6	2' - 0"	6' - 11"
LEVEL W1	D5	8	3' - 6"	7' - 0"
LEVEL E1	ED2	9	3' - 0"	8' - 0"
LEVEL W2	D1	10	2' - 8"	6' - 11"
LEVEL W2	D1	11	2' - 8"	6' - 11"
LEVEL W2	D1	12	2' - 8"	6' - 11"
LEVEL W2	D1	13	2' - 8"	6' - 11"
LEVEL E2	ED1	14	3' - 0"	7' - 0"
LEVEL E2	D2	15	2' - 6"	7' - 0"
LEVEL E2	D2	16	2' - 0"	6' - 11"
LEVEL E2	PD2	17	2' - 4"	7' - 0"
LEVEL E2	D2	24	2' - 6"	7' - 0"
LEVEL E3	D1	19	2' - 8"	6' - 11"

Window Schedule

Level	Type Mark	Width	Height	Manufacturer	Sill Height	Comments
Detached Garage	W2424	2' - 0"	2' - 0"	H Window	5' - 0"	
Detached Garage	W3636	3' - 0"	3' - 0"	H Window	4' - 0"	
Detached Garage	W3636	3' - 0"	3' - 0"	H Window	4' - 0"	
LEVEL W1	W6060	5' - 0"	5' - 0"	H Window	2' - 0"	
LEVEL W1	W4848	4' - 0"	4' - 0"	H Window	3' - 0"	
LEVEL W1	W8478	7' - 0"	6' - 6"	H Window	0' - 0"	
LEVEL W1	W2424	2' - 0"	2' - 0"	H Window	5' - 0"	
LEVEL W1	W2424	2' - 0"	2' - 0"	H Window	5' - 0"	
LEVEL W1	W6060	5' - 0"	5' - 0"	H Window	2' - 0"	
LEVEL W1	W6060	5' - 0"	5' - 0"	H Window	2' - 0"	
LEVEL W1	W3636	3' - 0"	3' - 0"	H Window	3' - 6"	
LEVEL W1	W3030	2' - 6"	2' - 6"	H Window	4' - 6"	
LEVEL E1	W12084	10' - 0"	7' - 0"	H Window	1' - 0"	
LEVEL E1	W4848	4' - 0"	4' - 0"	H Window	3' - 0"	
LEVEL E1	W6060	5' - 0"	5' - 0"	H Window	2' - 6"	
LEVEL E1	W4848	4' - 0"	4' - 0"	H Window	3' - 0"	
LEVEL E1	W4848	4' - 0"	4' - 0"	H Window	4' - 0"	
LEVEL E1	W8478	7' - 0"	6' - 6"	H Window	3' - 2"	
LEVEL E1	W4848	4' - 0"	4' - 0"	H Window	3' - 0"	
LEVEL E1	W6060	5' - 0"	5' - 0"	H Window	3' - 0"	
LEVEL E1	W8484	7' - 0"	7' - 0"	H Window	1' - 0"	
LEVEL E1	W6060	5' - 0"	5' - 0"	H Window	3' - 0"	
LEVEL E1	W8484	7' - 0"	7' - 0"	H Window	1' - 0"	
LEVEL E1	W6084	5' - 0"	7' - 0"	H Window	1' - 0"	
LEVEL E1	W8484	7' - 0"	7' - 0"	H Window	1' - 0"	
LEVEL E1	W8484	7' - 0"	7' - 0"	H Window	1' - 0"	
TOPO	W8478	7' - 0"	6' - 6"	H Window	3' - 0"	
LEVEL W2	W6060	5' - 0"	5' - 0"	H Window	2' - 0"	
LEVEL W2	W6060	5' - 0"	5' - 0"	H Window	2' - 0"	
LEVEL W2	W3030	2' - 6"	2' - 6"	H Window	4' - 6"	
LEVEL W2	W3030	2' - 6"	2' - 6"	H Window	4' - 6"	
LEVEL W2	W3636	3' - 0"	3' - 0"	H Window	4' - 0"	
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LEVEL W2	W6060	5' - 0"	5' - 0"	H Window	2' - 0"	
LEVEL W2	W8478	7' - 0"	6' - 6"	H Window	6' - 4 1/8"	
LEVEL E2	W6060	5' - 0"	5' - 0"	H Window	2' - 0"	
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LEVEL E2	W8478	7' - 0"	6' - 6"	H Window	0' - 6"	
LEVEL E2	W6060	5' - 0"	5' - 0"	H Window	0' - 0"	
LEVEL E2	W4848	4' - 0"	4' - 0"	H Window	3' - 0"	
LEVEL E2	W3636	3' - 0"	3' - 0"	H Window	4' - 0"	
LEVEL E2	W2424	2' - 0"	2' - 0"	H Window	5' - 0"	
LEVEL E2	W3030	2' - 6"	2' - 6"	H Window	4' - 6"	
LEVEL W3	W6060	5' - 0"	5' - 0"	H Window	2' - 0"	
LEVEL W3	W6060	5' - 0"	5' - 0"	H Window	2' - 0"	
LEVEL W3	W2424	2' - 0"	2' - 0"	H Window	3' - 0"	
LEVEL W3	W6060	5' - 0"	5' - 0"	H Window	0' - 0"	
LEVEL W3	W2424	2' - 0"	2' - 0"	H Window	3' - 0"	
LEVEL W3	W2424	2' - 0"	2' - 0"	H Window	3' - 0"	
LEVEL W3	W2424	2' - 0"	2' - 0"	H Window	3' - 0"	
LEVEL E3	110	4' - 11 1/16"	4' - 11 1/16"	VELUX		
LEVEL E3	110	4' - 11 1/16"	4' - 11 1/16"	VELUX		

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota
Registration No # 1800_ _ X/X/2023

NOT FOR CONSTRUCTION

Ray Boroumand
10 Tiffany Ln
Weston, CT 06883

REVISIONS:

No.	Description	Date

PERMIT SET
02/27/2024

MATERIAL FINISHES - WINDOWS & DOORS

002

DIVISION 1 GENERAL CONDITIONS

1.0 GENERAL NOTES
1. General Contractor to obtain building and all other required permits.
2. All interior and exterior surfaces to be as per drawings and specifications.
3. Refer to sheet A201 for notes concerning foundation engineering.
4. If excavation is required adjacent to utilities and the slope of the excavation exceeds 1:2 (vertical: horizontal) the contractor shall provide temporary shoring of the excavation and / or structure.
5. Structure shall be installed and bearing walls braced to prevent lateral movement until all anchorages, connections and structural framing details are complete.
6. Provide temporary bracing, shoring, etc, to all structural elements, as required, to withstand construction loads or any other usual loading during the construction period. Such temporary bracing shall remain in place as long as required for safety.
7. All manufacturer instructions should be followed for all products.

1.1 DESIGN LIVE LOADS - See Sheet - 006

1.2 CODE
1. Refer to Cover Sheet for applicable codes.
2. Assure compliancy with all applicable codes and regulations governing the work or materials supplied.

1.3 CONSTRUCTION WASTE
1. Construction waste to be routed to appropriate containers for recycling and reuse.
2. Salvage and recycle all possible materials from demolition. Owner to keep all salvaged and recycled material, Contractor to coordinate with Owner.

1.4 CONSTRUCTION SITE
1. Contractor should mark construction limits.
2. Provide material storage protected from moisture and rain.
3. Remove erosion control measures only after new vegetation has been established and pavement surfaces have been installed. Contractor is responsible for reviewing site and installing silt fencing where needed. Erosion control matting should be used on all slopes greater than 3:1 Where soils lay exposed for long periods of time a temporary cover crop shall be planted to help with erosion control.
4. Coordinate all site and landscaping work with Land Use Permit.

1.5 TESTING
1. See Division 13 for all testing required on the project.
2. All tests required by code and ordinances and additional test listed in the specifications will be carried out at appropriate times before, during and after construction. Contractor will be responsible for planning, scheduling and conducting listed tests with appropriate authorities. All reports will be made available to owner.

1.6 CLEANING
1. Prior to occupancy the house should be professionally cleaned. The house and site should be free of all dust, debris and equipment.

1.7 INSPECTIONS
1. The contractor shall provide architect, owner and engineer photographs of progress at least once every 2 weeks. Any inspections will be arranged by the contractor and architect if any specific issues arise. The contractor will notify the architect, owner and engineer of job progress and schedule the inspections.
2. All inspections required by the code shall be scheduled by the contractor.

1.8 SUBMITTALS
1. Product Data: Manufacturer's data sheets on each product to be used, including but not limited to:
   a. Manufacture's printed installation instructions, showing required preparation and installation procedures.
   b. Storage and handling requirements and recommendations.
   c. Installation methods.
   d. Cleaning and maintenance instructions.
   e. Manufacture's or third party Certification: materials comply with specified requirements and suitable for intended application.
2. Verification Samples: Where applicable and noted within this specification provide product samples for approval. Provide sample sufficient enough to verify finish, color and construction.
3. Substitutions or "approved equals" are permitted only by prior written approval of Architect and Owner. Requests shall be accompanied by samples and documentation as necessary for comparison. Use of products, equipment and materials, colors or sizes other than specified, if not pre-approved, shall be cause for replacement at Contractor's expense.

1.9 MOCK-UPS
1. Provide mock-ups for evaluation and approval of construction method, installation method, color and finish as applicable where noted within this specification. Do not proceed with work until workmanship and appearance are approved by Architect. Subject to approval by Architect, mock-up may be retained as part of finish work.

1.10 ENERGY EFFICIENCY GOALS
1. The project will need to meet the following energy efficiency goals...

1.11 CLOSING PROCEDURES
1. Punch List: The Owner and Architect punch list walk-through shall be conducted after the final clean-up. Items not in accordance with the Specifications and Plans shall be listed and corrected to the satisfaction of the Owner and Architect. Assume some additional clean-up after punch list items are corrected.
2. Final cleaning: Leave house "maid clean" at the completion of the work, including all finished surfaces, plumbing and electrical fixtures, appliances, tile, floor coverings, counters and cabinets, and both sides of window glass. Remove any circulation paths with temporary clear poly runners. Properly dispose of or recycle all debris. Remove all tools and construction materials.

DIVISION 2 SITEWORK

2.0 GENERAL
1. Buildings and paving to be laid out on site by a registered land surveyor.
2. Draintile to be 4" diameter slotted PVC draintile with sleeve at the base of foundation walls.. Daylight locations to be provided by Owner and Architect.

2.1 SITE CLEARING
1. Prior to rough grading contractor is to remove all topsoil in areas to be disturbed and stock pile on site for future use.

2.2 GRADING - By others.
1. Water shall have positive drainage from building at all points along perimeter. Drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet, as per R401.3.
2. All roofs shall have adequate drainage path away from building.

2.3 SOIL TREATMENT
1. Do not treat soil with any chemicals unless approved by owner.

2.4 LANSCAPING
1. Refer to the drawings for all landscaping materials.
2. Finish grade at 3% for proper drainage away from house foundation per civil drawings. Do not drain water onto adjacent properties.
3. Install proper topsoil properly smooth and graded.

2.5 SODDING
1. Install fresh cut sod where noted in drawings. Lay sod within 24 hours of harvesting. Do not lay sod if dormant or on frozen or muddy soil.
2. Saturate sod with fine water spray within two hours of planting. During first week after planting, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 1-1/2 inches below sod.
3. Maintain and establish turf by watering, fertilizing, weeding, mowing, trimming, replanting, and performing other operations as required to establish healthy, viable turf free from bare or eroded areas. Regrade, replant to produce a uniformly smooth turf.
4. At end of maintenance period, a healthy, well-rooted, even-colored, viable turf has been established, free of weeds, open joints, bare areas, and surface irregularities.

2.6 RADON CONTROL
1. Provide a sub-slab vent for the Radon Gas by 6 inch of 3/4 inch rock. Grade and tamp soil to provide a solid base. Install the 3/4 inch rock and a 4 inch PVC Tee connected to a 2 inch PVC pipe in the rock base vented through the basement floor slab. Verify location of 4 inch radon pipe through slab with location of radon pipe through house. Install a continuous 6 mil plastic vapor barrier per Division 7 sealed carefully to the vent pipe. Pour a concrete slab per Division 3.
2. Coordinate with electrical contractor to install electrical outlet within 4 feet of radon pipe in house for future Fantech HP 2190 Radon fan or approved equal.

DIVISION 3 CONCRETE

3.0 GENERAL NOTES:
1. See Structural Specifications for notes on concrete mix requirements, all cast-in-place slabs, footings and walls.
2. See division 15 for in slab radiant heat system.
3. See division 15 for in slab floor drains. Slope slab minimum 1/4" per foot unless otherwise noted, refer to drawings for drain locations and sloped areas.

3.1 FINISH
1. Refer to Division 9 Finishes for interior concrete finishes.
2. Exposed concrete foundation walls shall be cleaned and sealed. Green Building Supply penetrating sealer or approved other.

DIVISION 4 MASONRY

4.1 CONCRETE MASONRY UNIT
1. See Structural Specifications for all grade and strength requirements for concrete masonry, grout and mortar.
2. Concrete masonry and mortar joints to be modular sizes, standard gray color, unfinished.
3. Refer to Division 9 for masonry paint.
4. Mock-up: before installation of concrete masonry, a sample panel must be set up and cleaned by the mason, then approved by the architect.
   a. The panel shall be at least 4 feet long by 4 feet high and shall show the proposed color, texture, bond, pattern, mortar joints, and workmanship for concrete masonry.
   b. Upon approval by the Architect, the sample panels shall become the standard of comparison for concrete masonry construction on the project and shall not be taken down without written permission from the architect.

DIVISION 5 METALS

5.0 GENERAL
1. All steel and aluminum should contain recycled content.
2. All reinforcing should be grounded.

5.1 CONCRETE REINFORCING
1. See Structural Specifications for all requirements.

5.2 CONNECTOR PLATES AND ANGLES
1. As needed per drawings. Framing anchors and connectors specified are Simpsons strong tie connector nomenclature.

5.3 EMBEDDED ANCHOR BOLTS
1. As needed per drawings, IRC 403.1.6

5.4 EXTERIOR NAILS
1. Stainless steel or coated exterior grade approved by architect.

5.5 JOIST HANGERS
1. Unless otherwise noted, face mounted joist hangers shall be 18 ga. galvanized steel material.

5.6 CABINETRY
1. Provide standards and brackets as needed for all shelves and rods, refer to drawings.

5.7 ALUMINUM ANGLES, BENT PLATES AND TRIMS
1. See drawings for aluminum flashing and drips
2. Roof edge angle where shown

5.8 METAL FABRICATIONS
1. Spiral stair; basis of design multi-line stainless steel rail system by The Iron Shop www.theironshop.com or approved equal.
   a. Powder coated metal structure, railing and treads. Stainless steel handrail.
   b. Provide all necessary hardware and upper landing for complete system. Provide full shop drawings for approval to architect of all components, parts and finishes.
   c. Exterior metal railing; refer to drawings for sizes and extent. Powder coat finish all parts and components. Provide stainless steel bolts for anchorage to deck. Grind all welds smooth prior to finishing.
   d. Provide full shop drawings showing all parts and components and finishes for approval by architect.

DIVISION 6 WOOD & PLASTIC

6.0 GENERAL NOTES
1. See Structural Specifications for additional notes.
2. Provide shop drawings for all LVL and glulam members.
3. Framing anchors and connectors specified are Simpson Strong-Tie Wood Construction Connectors. Install floor joists to wood supporting members using metal framing anchors or joist hangers.
4. For multi-ply members, see nailing schedule in Structural Specifications.

6.1 BUILT-UP MEMBERS
1. All built-up beams to be LVL, PSL, LPR OR GANG-LAM as per plans.
2. Approved manufacturers: TrusJoist MacMillan or Structural Wood Corp.

6.2 FRAMING
1. For interior & exterior walls, dimensioned premium or better lumber @ 16" O.C, typical, unless noted otherwise (staggered framing).
2. Wood posts made up of 2 x members shall be nailed together @ 18" o/c each side, use staggered spacing, with 10d nails.

6.3 EXTERIOR WOOD TRIM, SOFFIT, & DECKING
1. See Material Specifications for more information.
2. MDO panels to be exterior grade paintable in thicknesses noted in drawings.
3. Exterior decking to be Cedar minimum 5/4 inch decking boards unless otherwise noted. Fasten with deck screws, stainless steel or approved coated type fasteners (R507.2.3). Provide all other necessary trims and skirts as noted in drawings.
4. Exterior railings to be Cedar dimensional lumber in sizes as note in drawings. Fasten with stainless steel or approved coated type fasteners and nails.
5. Fully Adjustable roof pedestals for roof deck terrace. Basis of design by Eurotec as purchased through homedepot.com. Refer to eurotec.team/en for more information. Provide all necessary accessories, deck support rails and fasteners as necessary for a complete system. Set pedestals on approved roofing pads per manufacturer's instructions.

6.4 INTERIOR WOOD PANELING
1. 1x random width wood paneling, select grade in either aspen, basswood or other approved by architect.
2. Wood paneling to be tongue & groove minimal v-groove and left unfinished.
3. Provide all necessary trims at windows, doors and corners as shown or noted in drawings.

6.5 ARCHITECTURAL WOOD CASEWORK
1. Construct using Architectural grade Birch kiln dried hardwood and plywood panels.
2. 3/4" kiln dried hardwood rails and stiles, 3/4" plywood side and bottom panels. 1/2" plywood back panels. Drawer construction to match interior finish of cabinets. 3/4" solid hardwood drawer and door panels.
3. Comply with AWI AWS fabrication and installation standard as applicable.
4. Submittals: provide full product data, shop drawings showing finishes, dimensions, blocking and installation requirements.

6.6 WOOD BLOCKING
1. Provide 2x wood blocking at all locations required by casework, fixtures, appliances and lighting. Refer to drawings for specific wood blocking locations within walls and ceilings.

DIVISION 7 THERMAL AND MOISTURE PROTECTION

7.0 GENERAL
1. Use OSI gun delivered sealant foam to fill gaps at all penetrations through exterior walls and floors. Use fire foam at all interior floor penetrations. Use acoustic foam to seal all penetrations through adjoining rooms.
2. Use EPDM plumbing stack seals to allow for contraction and expansion of stack without noise and to maintain an airtight seal.
3. Closed cell spray foam insulation where indicated in drawings; Icynene. Fill cavities full including rim joists, skylight framing and joists space where indicated in drawings.
4. Gun delivered polyurethane foam at windows and doors.

7.1 JOINT SEALANTS
1. TREMCO or OSI non-hardening caulk where interior walls meet exterior walls and at junction between exterior wall vapor diffusion RETARDERr and subfloor.
2. Caulk an tape all nail holes through the Vapor Diffusion RETARDERr.
3. At exterior caulk around doors, windows and where dissimilar materials meet.
4. Submittals: Provide full product data and full range of manufacturer's color selections for approval by Architect.

7.2 BELOW GRADE DAMPPROOFING
1. Review with Architect locations after demolition is complete. UV resistant damp proofing at outside foundation walls to be spray applied Tremco Mulseal or approved equal. Ensure that the damp proofing wraps over footing for proper drainage. Dampproofing not to extend above grade.

7.3 INSULATION
General:
1. Contractor to coordinate all insulation materials with Architect and owner for approval.
2. Acceptable alternatives to the below list are Closed cell Spray foam insulation and Blown-in cellulose. For closed cell spray foam, no vapor barrier is required since foam is the vapor RETARDERr. For cellulose insulation no vapor barrier is required per manufacturer's recommendations.

7.3.1 SLAB ON GRADE INSULATION
1. Extruded Polystyrene Board (XPS) underneath all slabs on grade, thickness to meet required R-values or 2" minimum. 40 PSI minimum.

7.3.2 FOUNDATION INSULATION
1. WARM-N-DRI or Extruded Polystyrene Board or approved equal on exterior only. 25 PSI minimum. Thickness to meet required R-values.

7.3.3 WALL CAVITY INSULATION
1. Fiberglass Batts; match or exceed R-values by code, minimum R21. Fill wall cavities as shown in drawings.
2. Optional: Closed cell spray foam insulation, minimum R21.

7.3.5 FOIL FACE RIGID INSULATION
1. Extruded Polyiso insulation board with reflective foil face at one side and non-reflective face at other. Continuous tape reflective foil face with foil tape compatible to adhere to rigid insulation facing. Provide thicknesses and R-values noted in drawings.

7.3.6 ROOF CAVITY INSULATION
1. Loose fill Fiberglass Batts; match or exceed R-values by code. Fill roof cavities as shown in drawings.

7.3.7 RIM JOIST/ HEADER INSULATION
1. Icynene spray or thermax. Continuous at all headers, exceed R-Value required by code, minimum R21.

7.3.8 ROOF INSULATION
1. Low-Pitch Roof: Polyisocyanurate (R6.5/inch) at roof deck + tapered insulation for drainage. Refer to drawings for additional information and extent.

7.3.9 SOUND INSULATION
1. Sound Insulate all bathrooms and bedroom walls unless otherwise indicated by owner.

7.3.10 SUBMITTALS
1. Provide full product data for all insulation materials proposed in project.

7.4 SILL SEALER
Foam Gasket or approved equal sill sealer shall be placed under all sill plates and caulked thoroughly. Place same gasket between sill plate and rim joist and between rim joist and subfloor.

7.5 VAPOR BARRIER - WALLS & CEILINGS
1. Use vapor barrier at ceilings and walls where required. No barrier required where closed cell spray foam or cellulose insulation is installed.
2. Minimum 6 mil vapor barrier polyethylene sheeting. Seal with 100% silicone caulk and seal all vapor diffusion RETARDERr penetrations and seams with 3M 8086 or equal foil sealant tape.
   a. Provide alternate pricing for Pro Clima Entello or DB+ continuous smart vapor RETARDERr. Install per manufacturer's instructions.
3. Tape and seal all joints and caulk all nail holes and penetrations through the Vapor Barrier with 3M 8086 Sealant Tape.
4. Vapor Barrier strips shall be placed above all wall partitions during framing. Above wall partition vapor diffusion RETARDERr strips shall be sealed with tape to ceiling vapor diffusion RETARDERr.
5. Overlap, seal and tape all Vapor Barrier seams with 3M 8086 or equal sealant tape. At ceiling, overlap vapor diffusion RETARDERr seams 8" down over wall Vapor Diffusion RETARDERr. Ensure that Vapor Diffusion RETARDERr overlaps onto subfloor.
6. Staple around window, door openings and electrical, plumbing boxes. Seal all opening with 100% silicone sealant.
7. Use Bituthene tape to seal vapor barrier to all rough openings as detailed.

7.6 WEATHER BARRIER
1. Continuous Air and Weather Barrier; Tyvek® commercial brand House wrap or approved equal. Install per manufacturer's instructions. All joints to be taped and sealed, fasten with plastic nail caps #4 nails with 1" plastic cap fasteners, or 1" plastic cap staples. Performance to meet an air permeance equal to or less than 0.02 liters/sec-m^2 at 75 Pa pressure differential tested according to ASTM E 2178 or E283. All seams must be continuously taped.
2. Refer to Division 13 for blower door test.

7.7 WALL OPENING INFILTRATION
1. SAFE SEAL by Protect-o-wrap, Denver, CO. 6" Roll Stock. Use Tyvek window seal at sills to form end dams.
2. Use polyurethane foam to seal around windows and doors. Use Polyken Tape +337 once foam has cured if minimal amount of off-gassing is anticipated.
3. Apply a small bead of gun delivered OSI foam at window rough openings between window jamb and trimmer stud. Do not fill the cavity; this process is to reduce air loss only.

7.8 ROOF EDGE
1. See drawings for continuous roof edge detail.
2. Provide mock-up for approval by Architect. Mock-up can be used as part of final installation.

7.9 ROOFING MEMBRANE
1. Fully adhered reinforced 60 mil EPDM membrane.
2. Install EPDM directly on a clean, dry, continuous polyiso tapered insulation. Remove dust, dirt, loose nails, and protrusions. Substrate shall be free of voids, damage, or unsupported areas.

7.10 RICHLITE PANEL SYSTEM
1. High Density Hardboard panels by Richlite. In thickness as noted in drawings. Use black coated exterior grade fasteners to fasten panels to Richlite furring strips. Use concealed mesh insect screen at all open edges and joints.

7.11 CONTINUOUS SOFFIT VENT
1. Perforated aluminum factory powder coat finish, color to be from manufacturer's standard color selections. Net Free Vent Air (NFVA) to be minimum 9 inches per linear foot.
2. Submittal: Provide complete product data, sample, and full range of manufacturer's standard colors for approval prior to installation.

DIVISION 8 DOORS & WINDOWS

8.0 GENERAL NOTES
1. Weather strip all exterior doors with low VOC products.
2. Tempered glazing should be used at doors, windows adjacent to doors, windows around stairways and bathrooms, windows where bottom edge is less than 18" above floor.
3. Use triple pane insulating glass with double Low E glazing and argon gas.
4. Insulate and caulk around all doors and window frames. See division 7

8.1 WINDOWS
1. Exterior: Clear Anodized exterior. H-Company manufacturer. For sizes, locations, operators see drawings.
2. Interior: Factory finished, refer to Material Specification.

8.2 EXTERIOR DOORS
1. Clear Anodized exterior and wood factory finished Interior. H Company manufacturer. For sizes, locations, operators see drawings.
2. All doors should be sealed on all six sides.

8.3 SCREENS
1. Provide screens for all operable windows.
2. Windows should have white aluminum screens. If aluminum screens are unavailable, use white fiberglass or nylon screens.

8.4 INTERIOR DOORS
1. Flush panel, smooth, painted, 1 3/4" thick, solid core. Typical height see drawings. Widths vary, see plans.
2. Frames to be constructed from 3/4-inch minimum thickness hardwood stock with hardwood stops. Rabbet all joints.

8.5 HARDWARE
1. Refer to Door and Window types for hardware and hardware finishes.

8.6 SUBMITTALS
1. Provide full product data and shop drawings for each door and window type including all door hardware.
2. Provide samples of wood-stained finishes.
3. Provide full range of manufacturer's colors and finishes for all finish hardware for selection and approval by Architect.

DIVISION 9 FINISHES

9.0 GENERAL NOTES:
1. Samples of all finish materials, paints, sealers, oils, grouts, mortars etc are to be submitted for final approval by architect and owner. No finish work should proceed without approval of sample option by architect and owner. The finish should be applied on the appropriate substrate required by the project before submission.

9.1 INTERIOR WALL FINISH
1. Refer to Material Specification.

9.2 GYPSUM BOARD
1. Create air barrier with gypsum board by sealing at top and sill plates and around openings such as windows and doors, all joints tightly taped, and wall should be sealed.
2. Provide minimum level 4 finish at all exposed and painted surfaces.
3. Hold up off concrete slab on grade minimum 1/2 inch.
4. Install control joints in locations indicated on drawings, according to ASTM 840. Final locations to be approved by Architect prior to installation.
5. Refer to drawings for special trims and beads where indicated.

9.3 INTERIOR FLOOR FINISH:
1. See Material Specifications.
2. Concrete: Seal all exposed surfaces, unless otherwise noted, with Prosoco LS penetrating sealer, hardener, and densifier. Apply per manufacturer's instructions and recommendations.

9.4 CERAMIC PORCELAIN TILE (not used)
1. Provide tile backer for use behind wall and floor tile finishes (1/2" thick panels at walls, 1/4" thick panels at floors). Approved boards include DensShield tile backer and cement board.
2. Submittals: provide sample of all tile selections in selected colors and types for approval. Include full product data for each product used in setting and finishing. Provide full range of manufacturer's colors of grout for approval by Architect.
3. Sealer: seal with grout and tile penetrating sealer. Apply per manufacturer's recommendations.

9.5 INTERIOR WOOD
1. Where noted as natural: Finish with Watco Danish Oil Natural # 65721. Where noted as unfinished wood to have no finish applied. Where noted as paint - refer to Material Specification for color.
2. Provide finished samples of each wood species used for approval by Architect.

9.6 CEILING
1. 5/8" gypsum board, finish smooth and paint with flat white paint unless otherwise noted refer to Material Specification.

9.7 SEALANTS
1. At interior, caulk where door and window trim meets wall, and where dissimilar materials meet, such as sinks, bathtubs, plumbing etc. Also caulk at ceilings and floors.
2. Type and color of caulk to be approved by owner and architect. Submit full range of manufacturer's colors for approval.

9.8 WALL BASE
1. All interior baseboard per drawings, see material specification.

9.10 CABINETRY FINISHES
1. Refer to Material Specification and Division 6.
2. Provide shop drawings for approval by Architect and owner.

9.11 PAINT
1. Interior paint: paint all surfaces noted in drawings with the appropriate paint for substrates. Prepare all surfaces to be painted appropriately as recommended by paint manufacturer with fillers and primers. Provide paint and coating products from the same manufacturer.
   a. Paints, stains, fillers:
      - Base Manufacturer: Sherwin Williams
      - Other Acceptable Manufacturer's: Hirschfields, Benjamin Moore, or approved equal by Architect and Owner.
2. Exterior paint: paint all exterior surfaces with the appropriate paint types for each specific substrate. Prepare all surfaces to be painted as recommended by paint manufacturer.
3. Exterior CMU: paint with Keim Mineral paint. Prepare and apply Keim paint as recommended by manufacturer.
4. Sheens: Interior sheens to be Satin at all walls, flat at ceiling. Satin or semi-gloss for all enamel paints. Exterior paints to be satin.
5. All paints, primers, and sealers to be of low VOC type with a maximum VOC limit (g/L) flats and non-flats 50, floor 100, anti-corrosive 150.
6. Refer to material specification for color schedule.
7. PREPARATION
   a. Clean Surfaces thoroughly and correct defects prior to coating application. Prepare surfaces per manufacturer's instructions. Remove mildew from impervious surfaces.
   b. Remove, mask, or protect surface appurtenances prior to surface preparation.
   c. Seal surfaces that might cause bleed-through or staining of topcoat.
   d. Gypsum board surfaces to be painted: Fill minor defects with filler compound prior to prime coat.
   e. Shop-primed steel surfaces to be finish painted: sand and scrape to remove loose primer and rust. Feather edges to make touch-up patches inconspicuous. Clean surfaces with solvent. Prime bare steel surfaces. Re-prime entire shop-primed item. Metal doors; prime top and bottom edge surfaces.
   f. Interior surfaces to be clear coated: wipe off dust and grit prior to sealing, seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes and cracks after sealer has dried, sand lightly between coats. Prime concealed surfaces with gloss varnish reduced 25% with thinner.
   g. Exterior surfaces to receive opaque finish: remove dust, grit, and foreign matter. Seal knots, pitch streaks, and sappy sections. Fill nail holes with tinted exterior caulking compound after primer has been applied. Back prime concealed surfaces before installation.
   h. Wood doors to be field finished: seal wood door top and bottom edge surfaces with clear sealer or paint to match.
8. APPLICATION
   a. Apply all products in accordance with manufacturer's instructions.
   b. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before the next coat is applied.
   c. Apply each coat to uniform appearance.
   d. Sand wood and metal surfaces lightly between coats to achieve required finish.
   e. Vacuum and use tack cloth to remove dust prior to applying next coat.
   f. Application shall be by brush, roller, or spray according to manufacturer's instructions. If spray application is used the surface must be back rolled.
   g. Touch-ups: where due to the type of surface, and/or type of paint, touch-up is visible, repaint the entire surface wall to wall.
9. PAINTING SCHEDULE
   A. Refer to color schedule for color and sheens.
   B. Exterior wood (trim, moldings, panels, columns, etc) 1 coat A-100 Exterior Wood Primer, 2 coats Super Paint Exterior Latex.
   C. Exterior metal: 1 coat Industrial Pro-Crl Universal Primer, 1 coat Direct-to-metal Enamel (exception: 2 coats at metal doors)
   D. Interior Gypsum Board: 1 coat ProGreen 200 Interior Latex wall primer, 2 coats ProGreen 200 Interior Latex.
   E. Interior wood casing, base, doors: 1 coat Industrial Pro-Crl Universal Primer, 1 coat ProClassic Waterborne interior Acrylic Enamel.
   F. Exterior PVC (vents and exhausts): Krylon "Fusion" or equivalen

DIVISION 10 SPECIALTIES

1. Interior Door Hardware: Refer to Material Specification.
2. Finish Hardware: Refer to Material Specification.
3. Bathroom Hardware & Accessories: Refer to Material Specification.
4. Mirrors: Bathroom mirror to have polished edges

DIVISION 11 EQUIPMENT

11.1 APPLIANCES
1. Refer to Division 15
2. All appliances, where applicable, to be Energy Star Rated.

DIVISION 12 FURNISHINGS

12.1 SOLID SURFACE COUNTERTOPS
1. Provide solid surface tops, surfaces and basins where noted in drawings. Provide large enough samples to clearly see final finish and color of each selection for approval prior to installation. Basis of design Corian brand solid surface, matte finish.

12.2 PLASTIC LAMINATE CLAD COUNTERTOPS
1. Provide plastic laminate clad tops and backsplashes where noted in drawings.
2. Provide samples of laminates in selected colors and textures and all product data for substrates, adhesives, and large enough samples for approval by Architect.
3. Quality Standard: unless otherwise indicated, comply with the "Architectural Woodwork Standards" for grades indicated for construction, installation, and other requirements.

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Registration No # 18[illegible] X/X/2023

NOT FOR CONSTRUCTION

Ray Boroumand
10 Tiffany Ln
Weston, CT 06883

REVISIONS:

No.	Description	Date

PERMIT SET
02/27/2024

SPECIFICATIONS

003

DIVISION 13 SPECIAL CONSTRUCTION

13.1 TESTING
1. Conduct the following tests in addition to all testing required by code and for good construction practices.
    a. Test soil at site for radon to determine if mitigation measures will be needed. (Mitigation alternates : make-up air system to prevent negative pressurization, vent tube under building envelope). Low emissions barrier sheeting should be installed.
    b. Balance of HVAC system, cycle all appliances.
    c. Concrete strength test, minimum of 2 sets of 3 cylinders for each day's pour.
    d. Blower door test to check performance and conformance to air-permeance requirements to meet 1.5 ACH50 requirements.
    e. Radon Testing will take place after the house has been closed in. Coordinate with 3rd party testing company for the timing of the test. (General Contractor is not responsible for the cost of the radon test)
2. Maintenance instructions shall be furnished for equipment and systems that require preventive maintenance (R303.3)

DIVISION 15 MECHANICAL & PLUMBING

15.0 GENERAL NOTES
1. Plumbing and heating is to be Design/Build and shall consist of a complete system including the service connections, drain waste, vent lines, hot and cold-water lines, hookup of hot water heater, all excavation and backfill required and the installation of all fixtures and appliances. The system shall meet the requirements of the State Board of Health and any local Codes and Regulations. Remove all existing pipes, ducts, radiators and other plumbing and mechanical system components and provide all new.
2. Contractor shall provide connection to existing sewage system or septic system as needed.
3. All waste and water lines will be as follows:
    a. All supply lines Wirsbo Aquapex, Cross-linked Polyethylene or PEX.
    b. All waste and vent pipes may be code approved plastic.
4. Contractor shall inspect all fixtures prior to installation and reject damaged. Protect all accepted goods from damage until completion of the job.
5. When trenching for plumbing services, backfill and compact all services with earth or other suitable material, free of rocks and debris, in 1-foot layers.
6. Review selections for plumbing fixtures with owner and architect.
7. Wherever plumbing penetrates any wall, apply 100% silicone caulking, aquarium grade.
8. Slope shower floor minimally towards drain. Provide curb and drainage pan and waterproof MEMBRANE system (Schluter Systems or approved equal)
9. Train owner for efficient use of all systems and provide guidelines for a regular maintenance program to clean components, purge mold and mildew growth and change filters.
10. Provide exhaust in all Bathrooms.
11. Ducts in the garage and penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet steel or other approved material and shall have no openings into the garage per IRC R302.5.2.

15.1 HEATING
1. Refer to Material Specification. Mechanical System to be Design Build.

15.2 AIR VENTILATION
1. Design Build.
2. Maintain pressurization of house as recommended by ASHRAE 62.2 and ventilation system manufacturer.
3. Outdoor air intake should be distant from exhaust systems in the house.
4. All exterior wall penetrations for air intakes and venting and utility connections must be discussed and located carefully with the Architect's review and approval. Provide air tight connection to water and air control layer at all exterior wall penetrations.
5. All exhausts to be tied into HRV/ERV.

15.4 AIR FILTRATION
1. Install air filter (HEPA if required by owner) and if necessary, with final heating and cooling systems, at the distribution system.
2. Size fan adequately to compensate for air resistance.

15.5 COMMISSIONING
1. Balance system and train homeowner for efficient use of system
2. Provide shut-off timer for bathroom exhaust.

15.6 APPLIANCES & FIXTURES
1. Selection by Owner. Refer to material specification.
2. Adjust operating equipment to efficient operation. Equipment shall be made ready to operate by end user.

15.7 RADON MITIGATION SYSTEM
1. Provide radon mitigation. Make-up air system to prevent negative pressurization, exhaust fan connected to venting system, soil gas collector matting & Low emissions barrier sheeting should be installed. Verify requirements prior to installation- refer to Testing in Division 13.

15.9 PLUMBING FIXTURES
1. See Material Specifications, selections by Owner.

DIVISION 16 ELECTRICAL

16.0 GENERAL NOTES
1. Electrical work shall consist of a complete wiring system including services, meter loop, panel board, outlets, wall switches, and installation of lighting fixtures, lamps, doorbells, appliances, fans and like accessories.
2. The entire installation shall be in strict accordance with the latest rules and regulations of the National Board of Fire Underwriters, the National Electric Codes, and all local rules, codes, and regulations. The Contractor shall pay all inspection fees, if any, and deliver certificates of completion and inspection to the Owner. Materials shall have Underwriters Laboratories label.
3. Voltage drop shall not exceed 3% from the main panel board to any outlet under maximum load.
4. The Contractor shall install all facilities for underground services as directed by the Utility Company. The Contractor shall pay the cost of such services charged for the installation by the Utility Company or arrange to pay this fee through the client. Meter socket shall be box-type, heavy duty.
5. Panel boards mounted on exterior walls shall be rain tight. The main breaker, 200 Ampere type with circuit breaker protection, shall be circuited according to local requirements.
6. Locations and models of specific lighting fixtures, See Material Specifications, and drawings.
7. Electrical Contractor to review all fixture, switch and outlet locations with Owner and Architect before installation.
8. Bonding screws shall be removed from the neutral bus of all subpanels per manufacturer's instructions.
9. Neutral wires on 1/2 switched outlets shall not be mixed. They shall remain paired with corresponding hot wires.
10. It is the responsibility of the electrical contractor to locate and eliminate net current.

16.1 WIRING
1. Wiring to be copper, 3 wire, with ground. Switch upper receptacles where appropriate. Verify specific locations with Owner.
2. The ganging of neutral wires from different branch circuits is prohibited.
3. Edison circuits are prohibited.

16.2 OUTLET BOXES
1. Provide outlets to code, including ground fault outlets at bath laundry, kitchen, and exterior.
2. All wall and floor receptacles to be flush mount.
3. Use LESSCO VB outlet boxes at walls. Seal flange to vapor diffusion RETARDERr using caulk and tape described. Caulk wiring penetration through box.

16.3 ELECTRICAL BOXES
1. Following electrical boxes with gasketed airtight seals are acceptable:
    a. Union Airtight boxes
    b. Lessco Air Vapor Barrier boxes

16.4 DIMMERS, 3-WAY & 4-WAY SWITCHES
1. Review numbers and locations of dimmers, 3-way or 4-way switches with owner and architect.
2. Review slider dimmer switch models with architect and owner.

16.5 SWITCHES
1. See drawings.
2. Wall switches shall be located as per plan and located 4'-0" o.c. above the finished floor. Where more than one switch occurs at the same location, they shall be ganged in one plate. White electrical and switch plates shall be used unless otherwise specified by Owner.

16.6 LOW VOLTAGE
1. Refer to Material Specifications and drawings for information.

16.7 PANELS, SUB-PANELS
1. Configure panels and subpanels to cancel hot and neutral fields.
2. Following panels are acceptable: Siemens EQIII, standard load center electrical panel, subpanels with split neutral.
3. Hot and neutral wires from the same run to be installed adjacent to one another.
4. Wire lengths shall be equal.

16.8 APPLIANCES
1. Refrigerator and microwaves (and any other appliances that need it shall be on a dedicated circuit.
2. e- verify with owner for requirements and location.

16.9 UTILITIES
1. Verify all existing utilities (cable, TV, gas, water), and where they enter the building. All new lines and feeds into the house shall be located such that they are neatly composed on the wall surface. Locations should be reviewed with architect before installation.

16.10 DETECTORS
1. Provide smoke detectors per Code requirements. Smoke and carbon monoxide detectors should be provided hardwired with battery backup. Provide interconnected smoke detectors in every sleeping area, outside of sleeping area and at every level. Carbon Monoxide detectors shall be provided within 10' of each sleeping area. Carbon Monoxide detectors shall be provided where one or both of the following conditions exist.
    a. The dwelling unit contains a fuel fired appliance.
    b. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

16.11 LIGHTING
1. For all information regarding fixture, bulb, switching location, number and types please refer to plans.
2. Locations and models of specific lighting fixtures shall be verified by Owner and Architect on site prior to fabrication.
3. Use insulation contact air-tight recessed cans and speakers if any in ceiling to prevent energy loss through roof and prevent dust etc from filtering into cans and releasing into live-able space.
4. Provide product data for all fixture types for approval. Provide finish samples as requested by Architect for select fixtures; verify with Architect.

16.12 SOLAR PANELS
1. Provide necessary structure and rough ins for future solar panels at roof. Verify type and extent with owner.

16.13 ELECTRIC VEHICLE CHARGING STATION (EV)
1. Provide necessary rough-ins and prep for future Electric Vehicle charging station in garage- verify with owner for requirements and location.

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02/27/2024

SPECIFICATIONS

004

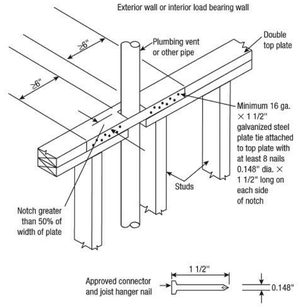
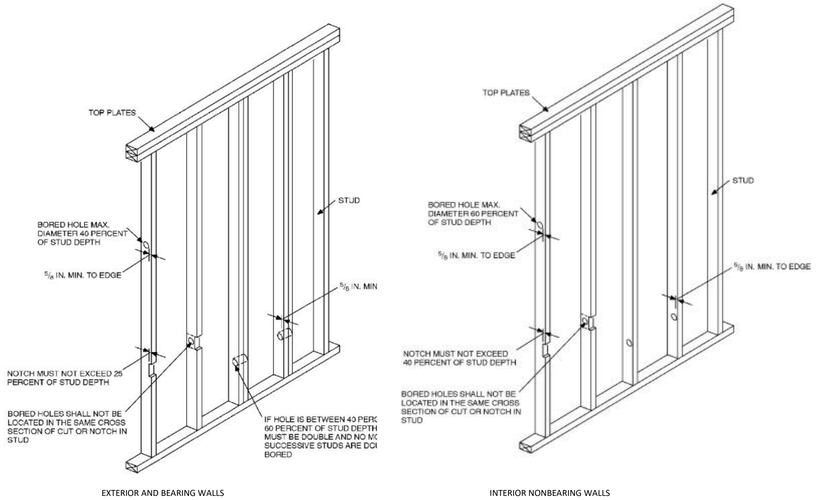


FIG. R602.6.1 TOP PLATE / PIPING

1" = 1'-0"



EXTERIOR AND BEARING WALLS

INTERIOR NONBEARING WALLS

FIG. R602.6 NOTCHING AND BORED HOLE LIMITATIONS FOR WALLS

1/2" = 1'-0"

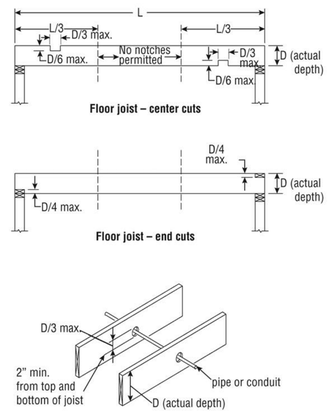


FIG R502.8 CUTTING, NOTCHING AND DRILLING

1/2" = 1'-0"

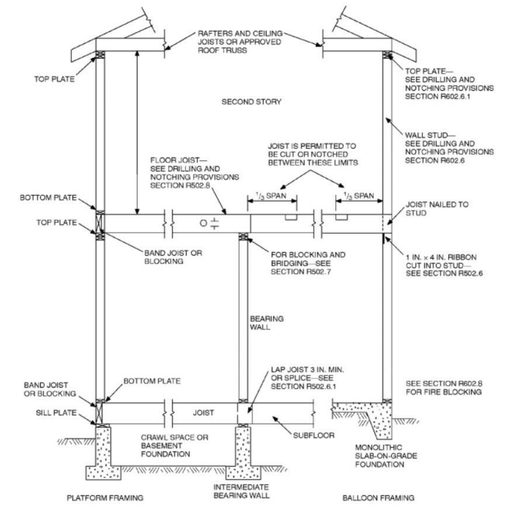


FIG R602.3(1) TYP. WALL, FLOOR AND ROOF FRAMING

1/2" = 1'-0"

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R403.1.6 FOUNDATION ANCHORAGE

1" = 1'-0"

MIN BATHROOM CLEARANCES

1/2" = 1'-0"

R807.1 ATTIC ACCESS

1/2" = 1'-0"

R312.1.3 GUARD OPENING LIMITATIONS

1/2" = 1'-0"

R311.7.5 STAIR TREAD AND RISERS

1" = 1'-0"

R312.1 GUARD REQUIREMENT

1/2" = 1'-0"

R312.2 WINDOW FALL PROTECTION

1/4" = 1'-0"

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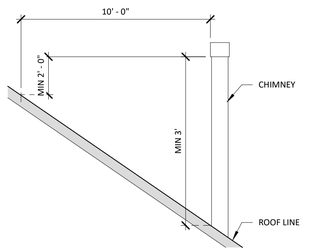
LIMITATIONS

005



CHIMNEYS SHALL EXTEND AT LEAST 2' HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10' AND AT LEAST 3' ABOVE THE HIGH POINT OF THE ROOF AT THE CHIMNEY LOCATION

R1003.9 CHIMNEY TERMINATION

1/4" = 1'-0"

R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS

1/2" = 1'-0"

R308.4 HAZARDOUS LOCATIONS

1/4" = 1'-0"

TYPICAL STRUCTURAL NOTES:
These notes specify requirements for the structural design represented in these documents. The construction and materials shall comply with all pertinent codes and references.

The contractor shall verify all dimensions and existing conditions in the field that affect construction prior to commencing work. Resolve any discrepancies with the architect prior to construction.

The drawings and specifications represent the completed structure. The contractor is responsible for bracing and shoring (without overstressing) all structural elements as necessary until completion of the project.

DEFERRED SUBMITTALS:
The following items shall be issued as deferred submittals per IBC:
Prefabricated Wood Floor and/or Roof Trusses and I-Joists

All engineering design provided by others and submitted for review shall bear the certification stamp and signature of a qualified professional engineer who is licensed in the State of the project. Under no circumstances will the consultant structural engineer review shop drawings that are considered to be scanned/copied construction document submittals. The detailer shall produce and submit original documents for review.

All items issued as deferred submittals shall be issued a minimum of 30 days prior to installation and shall not be installed until their design and submittal documents have been reviewed for general conformance to the drawings by the general contractor, the engineer of record and the building official. A copy of the deferred submittal shall be forwarded to the city after the engineer of record has reviewed the documents and prior to the erection of the deferred submittal items.

DESIGN CODES AND STANDARDS:

2021 International Buliding Code, as amended and adopted by
the 2022 Connecticut State Building Code

Refer to Cover Sheet for applicable Codes

MATERIAL PROPERTIES:
Reinforcing Steel (Fy):
Typical 60,000 psi ATSM A615 Grade 60
Weldable 60,000 psi ATSM A706 Grade 60

Cast-in-Place Concrete (f'c) at 28 days: 4,000 psi u.n.o.

Concrete Masonry- Prism (f'm):
Typical Units: 2,000 psi

Structural Fasteners:
Grade 36 Anchor Rods, U.N.O. 36,000 psi ASTM F1554
Threaded Rods 36,000 psi ASTM A36

SAWN LUMBER:

Hem Fir (HF) No. 2 or better: Fb 850 psi
(Joists and Headers) Fc 1300 psi parallel to grain
Fv 150 psi
E 1,300,000 psi

Spruce-Pine-Fir (SPF) No. 2 or better: Fb 875 psi
(Studs and Built-up Posts) Fc 1150 psi parallel to grain
Fc 425 psi perpendicular to grain
E 1,400,000 psi

Southern Yellow Pine (SYP) No. 2 or better:
(Preservative Treated Wood)
Fb Varies with lumber width
(refer to NDS)
Fv 175 psi
Fc Varies with lumber width
(refer to NDS)
Fc 565 psi perpendicular to grain
E 1,600,000 psi

Cedar No. 2 grade: Fb 800 psi
(Wood Decks and Railings) Fv 225 psi
E 1,400,000 psi

STRUCTURAL COMPOSITE LUMBER:
Laminated Veneer Lumber Fb 2,900 psi
(1 3/4" x Depth) Fv 285 psi
Fc 750 psi perpendicular to grain
E 2,000,000 psi

Oriented Strand Board (OSB): Fbe 600 psi
(APA Rated Rim Board) Fve 270 psi
Fce 550 psi perpendicular to grain
E 550,000 psi

GLUED LAMINATED (GLU-LAM) TIMBER:
Southern Pine 24F-V8 Fb 2,400 psi top and bottom tension
(Balanced Layup, typ U.N.O.) Fv 200 psi
E 1,700,000 psi

DESIGN LOADS:
LATERAL LOADS:
Primary Frame Wind Data:
Basic Ultimate Wind Speed: 117 mph
Wind Importance Factor: 1.0
Exposure: C

Primary Seismic Data: No design required

GRAVITY LOADS:
SNOW LOADS:
Ground Snow Load, Pg: 30 psf
Flat-Roof Snow Load, Pf: 21 psf
Snow Exposure Factor, Ce: 1.0
Snow Load Importance Factor, I: 1.0
FOR SNOW DRIFT FOR TRUSS DESIGN AT SLOPED ROOF SEE PLANS

LIVE LOADS:
Residential Floor Live Load: 40 psf
Residential Balconies and Decks: Same as occupancy served
Habitable Attics and Sleeping Areas: 30 psf
Floor Topping and Finish Allowance: 20 psf
Mech/Electrical/Misc Allowances: 5 psf

FOUNDATIONS:
The contractor shall verify the location of all existing and new underground utilities prior to beginning excavation.

The minimum dimension from exterior grade to bottom of footing shall typically be 60". Where footings are located adjacent to an unheated space, minimum dimension from exterior grade to bottom of footing shall be 72" unless the building is supported by bedrock.

Footings are designed for an assumed minimum soil bearing pressure of 1,500 pounds per square foot on undisturbed, native material (2021 IBC-Table 1806.2 "Presumptive Load-Bearing Values"). Contractor shall be responsible for verification of all bearing soils consistent with this assumption and shall engage the services of a qualified geotechnical engineer as necessary.

All topsoil, fill, organic swamp deposits, and/or other unsuitable bearing material shall be removed below the footings and/or within the building area.

Foundation and retaining walls shall be back filled with free draining fill. Provide drain tile required by the contract documents.

Backfill equally on both sides of foundation walls to prevent overturning or lateral wall movement.

REINFORCED CONCRETE:
The detailing, fabrication and erection of all reinforcing shall be done in accordance with the latest edition of ACI-315, "Manual of Standard Practice for Detailing Reinforced Concrete Structures and ACI-318, "Building Code Requirements for Structural Concrete."

All reinforcing bars are deformed and continuous, unless noted otherwise. Refer to drawings for reinforcing lap length schedule.

Provide suitable wire spacers, chairs, etc. for support of reinforcing steel in proper position while placing concrete. All bars shall be tied to prevent displacement while placing concrete. All chairs and slab bolsters shall be plastic or steel with plastic tips. The fabricator shall submit a complete list of accessories and placing details with the shop drawings.

Provide a minimum 3/4 inch chamfer for all exposed concrete corners unless otherwise indicated on Architectural drawings.

Aluminum conduit, aluminum sleeves and aluminum embeds are not permitted in concrete.

Exterior concrete to have 6% +/- 1% entrained air.

Calcium chloride is not permitted as a concrete additive.

Concrete Cover on Reinforcing:

Topping Slab: 3/4" clear top
Slab on Grade: placed at mid-depth of slab, UNO on plan.
Footings: 3" clear bottom and sides 2" clear top Walls
w/#5 bar and smaller: 1 1/2" clear to earth or weather face
w/#6 bar and greater: 2" clear to earth or weather face
3/4" clear to interior face

CONCRETE SLABS ON GRADE:
The contractor shall submit control or construction joint locations to the architect for approval. Joints shall be detailed as shown on the drawings. The joints shall be spaced as noted below:

Exterior slabs: 24 times slab thickness, maximum;
Interior slabs: 36 times slab thickness, maximum;
Interior slabs w/ carpeting: 48 times slab thickness, maximum.

The panels formed by control or construction joints shall not be "L" shaped and the panel aspect ratio shall not exceed 1.5.

Mechanically vibrate concrete around trench drains, floor ducts, construction joint dowels, architectural features and other embedded items.

REINFORCED MASONRY:
All masonry units are placed in running bond fashion. Corners shall have a standard bond by overlapping units.

Special shapes shall be provided for jambs, columns, pilasters, control joints, corners, and lintels.

All masonry walls shall have horizontal joint reinforcing spaced at 16" o.c. Horizontal joint reinforcing shall be truss style and fabricated with galvanized nine-gauge wire and shall include corner and intersecting wall pieces. Provide minimum 6" laps at all splices.

Provide concrete cover of minimum 1/2" to face shell.

All masonry units shall be placed with full face shell mortar coverage on horizontal and vertical face shells. Webs shall also have full mortar coverage around all grouted cells.

Fill block core at vertical reinforcing (8" minimum length along wall) with concrete grout. Filling cores with mortar is not allowed. Vibrate in place. Rodding and puddling are not allowed.

Maximum lift height for grout placement is four feet.

Masonry cement mortar is not allowed.

Calcium chloride or admixtures containing chloride shall not be used in mortar or grout.

Provide bond beam with 2 #5 at all floor lines, roof lines, and top of walls.

Grout below all steel bearing plates.

WOOD FRAMING
DIMENSION LUMBER:
All member sizes given in the drawings are nominal dimensions.

All lumber shall be kiln-dried, maximum moisture content 15% and grade marked according to the National Forest Products Association Regulations.

All joists (greater than 2 x 8) shall be supported laterally at the ends and at each support by solid blocking except where ends of joists are nailed to a header, band or rim joist or to an adjoining stud. Solid blocking shall be not less than 2" in thickness and the full depth of the joist.

Wood joists shall bear on the full width of supporting members, stud walls, beams, etc., unless otherwise noted.

Do not notch or cut joist unless approved by the engineer.

All beams and joists not bearing on supporting members shall be framed with prefabricated hangers appropriate for both the supported and supporting member.

Provide minimum double stud at bearing ends of all beams and headers; provide solid vertical blocking through floors to the support below.

All walls shall have single bottom plate and double top plate.

Double top plate splices shall lap 4'-0" and be nailed with 8- 16d sinkers nails equally spaced with 4" end distance, unless noted otherwise on plan.

Unless otherwise noted, bottom plates of all exterior stud walls and interior bearing walls shall be anchored to CMU with 5/8" diameter anchor bolts at 4'-0" O.C.

All exterior lumber and all lumber in contact with concrete or masonry shall be treated Southern Yellow Pine. Each wall segment shall have a minimum of 2 anchors with one anchor located within 12" of each end.

All exposed connectors or those in contact with treated lumber shall have corrosion protection (stainless steel or as otherwise approved).

GLUED LAMINATED TIMBER:
Glued laminated members shall be fabricated in conformance with ANSI Standard A190.1, American National Standard for Structural Glued Laminated Timber, or other code-approved design, manufacturing and/or quality assurance procedures.

Each member shall bear an AITC or APA-EWS identification mark or be accompanied by a certificate of conformance.

Glued laminated timber supplier shall submit shop drawings showing erection plan, bearing conditions, and anchorage details for approval.

For appearance classification of Architectural, Premium, Framing, or Industrial, refer to the architectural drawings.

Adhesive shall be wet-use exterior waterproof glue.

All member sizes are given on plan and are net dimensions.

One coat of end sealer shall be applied immediately after trimming in either shop or field.

Do not drill, cut or notch members unless approved by the engineer or the glued laminated member manufacturer.

Glue laminated members that are treated with wood preservative shall comply with AITC 109.

PREFABRICATED WOOD FLOOR AND ROOF TRUSSES:
Truss Plate Manufacturer shall be a current member in good standing of the Truss Plate Institute. The Truss Fabricator shall participate in a third-party quality assurance program that is approved by a code approved inspection agency or that meets the requirement of the Truss Plate Institute.

Truss Supplier shall submit shop drawings and design calculations for review.

Prior to fabrication of trusses the Truss Supplier shall submit a record copy of shop drawings and design calculations incorporating review comments. The shop drawings are certified by a qualified Professional Engineer registered in the state where the project is located. See project specification manual for additional submittal requirements.

The configuration of the web members for roof trusses shall be determined by the manufacturer in accordance with all architectural and structural criteria. Field modification of prefabricated trusses is not permitted.

The truss chords shall be designed for the following minimum dead loads and deflection criteria:

Roof: Top chord 10 psf; bottom chord 10 psf
Floor: Top chord 15 psf; bottom chord 10 psf
Roof: Live load deflection < L/360, total load deflection < L/240
Floor: Live load deflection < L/480, total load deflection < L/360 (3/4" maximum)

Truss spacing shall not exceed 24" OC, unless noted otherwise on plan.

Align truss web members throughout a bay. The contractor shall coordinate any mechanical requirements with the truss fabricator.

Truss plate connections shall be designed in accordance with the Truss Plate Institute.

All roof truss bearing points shall be anchored with a minimum of one Simpson H1 truss anchor.

All floor truss bearing points shall be anchored with a minimum of one Simpson H2.5 truss anchor.

WOOD STRUCTURAL PANELS:
Wood structural panels shall conform to the requirement of "U.S. Product Standard PS 1 for Construction and Industrial Plywood", "U.S. Product Standard PS 2 Performance Standard for Wood-Based Structural-Use Panels", or "APA PRP-108 Performance Standards". Panels shall be APA Rated Sheathing, Exposure 1, of the thickness and Span Rating shown on the drawings.

Wood structural panel installation shall be in conformance with APA recommendations. Allow 1/8" spacing at panel ends and edges, unless otherwise recommended by the panel manufacturer.

All roof sheathing and sub-flooring shall be installed with face grain perpendicular to supports, except as indicated on the drawings.

Floor and roof sheathing shall either be blocked or tongue-and-groove. Floor sheathing shall be field glued to the framing using adhesives meeting APA Specifications AFG-O1 or ASTM D3498.

When roof sheathing is nailed directly to blocking, the blocking shall be nailed to support members with a minimum of 16d nails at 4" OC.

Sub-flooring sheathing shall have tongue and groove joints or be supported by blocking.

Sub-flooring panels shall be field glued to the framing using adhesives meeting APA Specifications AFG-01 or ASTM D3498.

Tongue and Groove panels shall be glued at the tongue and groove joint.

Shear wall sheathing and exterior wall sheathing shall be installed horizontally and blocked with 2X framing at all panel edges.

Prefabricated shear walls shall be installed according to the manufacturer's recommendations, including all anchor bolts and connection to adjacent framing.

WOOD FASTENERS – NAILING:
Framing nail sizes specified on the drawings are based on the following specification U.N.O.:

Size	Length	Diameter
6d common	2"	0.113"
8d common	2 1/2"	0.131"
10d common	3"	0.148"
12d common	3 1/4"	0.148"
16d common	3 1/2"	0.148"

All framing nails shall conform to ASTM F667, "Standard Specification for Power Driven Fasteners: Nails, Spikes and Staples" and NER-272 "Power Driven Staples and Nails for Use in All Types of Building Construction"

Nails shall be identified by labels attached to their containers that show the manufacturer's name and NES report number, nail shank diameter, and length. Submit this information prior to framing.

If the contractor proposes the use of alternate nails, they shall submit (prior to construction) nail specifications with certified calculations showing structural equivalence to the engineer for review and approval.

Nails fastening APA rated plywood sheathing shall be driven flush to the face of sheathing with no counter sinking permitted. Renail sheathing as necessary to comply.

WOOD FASTENERS – STRUCTURAL WOOD SCREWS:
Structural wood screws as specified in the drawings refer to threaded steel screws that are self-drilling, dowel-type fasteners used primarily for wood-to-wood connections. These carbon steel screws are manufactured by a cold-formed process and are heat-treated with rolled threads. No pre-drilling is required.

Screws are specified in the drawings per nominal diameter and length. The diameter refers to a nominal measure of the threads, which is larger than the unthreaded shaft of the fastener. Length specified does not include fastener head. Actual dimensions and available lengths vary with manufacturer.

Acceptable products are listed below. Contractor may submit alternate products for approval by structural engineer of record.

The following minimum dimensions and material properties shall apply:

Size	Min Shank;	Root Diameters (in)	Acceptable Products
1/4" Diam	0.169";	0.150"	GRK RSS
5/16" Diam	0.189";	0.172"	GRK RSS, Simpson SDWH, FastenMaster Timberlok
3/8" Diam	0.219";	0.191"	GRK RSS, Simpson SDWS, FastenMaster Ledgerlok

Minimum Allowable Tensile strength of fastener (lbs):
1/4" Diameter 1112 lbs
5/16" Diameter 1210 lbs
3/8" Diameter 1505 lbs

Minimum Allowable Shear strength of fastener (lbs):
1/4" Diameter 754 lbs
5/16" Diameter 770 lbs
3/8" Diameter 910 lbs

Minimum Bending Yield Strength: 165,000 psi

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Registration No # 1800 X/X/2023

NOT FOR CONSTRUCTION

Ray Boroumand
10 Tiffany Ln
Weston, CT 06883

REVISIONS:

No.	Description	Date

PERMIT SET
02/27/2024

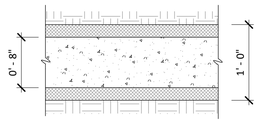
STRUCTURAL GENERAL NOTES

006

FOUNDATION WALL TYPES

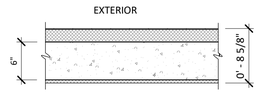
1A - 8" REINFORCED CONCRETE FOUNDATION WALL BELOW GRADE

- GRANULAR, FREE DRAINING NON-FROST SUSCEPTIBLE COMPACTED FILL
- 2" RIGID INSULATION PROTECTION BOARD (10PSI MIN BEARING CAPACITY)
- 8" CAST IN PLACE REINFORCED CONCRETE WALL
- 2" RIGID INSULATION PROTECTION BOARD (10PSI MIN BEARING CAPACITY)
- GRANULAR, FREE DRAINING NON-FROST SUSCEPTIBLE COMPACTED FILL



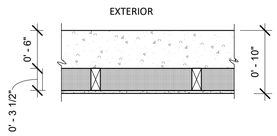
1B - 6" REINFORCED CONCRETE FOUNDATION WALL AT SLAB EDGE - EXTERNAL INSUMATION-METAL

- 1/8" POWDER COATED METAL SHEET
- 1 1/2" RIGID INSULATION
- 6" CAST IN PLACE REINFORCED CONCRETE
- 1/2" RIGID INSULATION AT SLAB EDGE



1C - 6" REINFORCED CONCRETE FOUNDATION WALL ABOVE SLAB EDGE - INTERIOR INSULATED STUD WALL

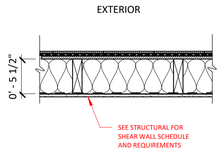
- 6" CAST IN PLACE REINFORCED CONCRETE
- 2x4 STUDS AT 16" OC, CLOSED CELL SPRAY FOAM INSULATION
- 1/2" GYPSUM BOARD - PAINT



EXTERIOR WALL TYPES

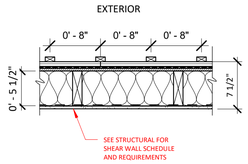
2A - 6" EXTERIOR STUD WALL, 3/4" CEDAR SHAKES

- 3/4" CEDAR SHAKE OR LAP SIDING
- 1/4" DRAINAGE MAT, DuPont™ Tyvek® Drain Vent™ Rainscreen or similarWATER/AIR CONTROL LAYERWATER/AIR CONTROL LAYER
- WATER/AIR CONTROL LAYER
- 15/32" OSB OR PLYWOOD SHEATHING
- 2x6 STUDS AT 16" OC, MIN. R21 CAVITY INSULATION
- VAPOR BARRIER
- 1/2" GYPSUM BOARD - PAINT



2B - 6" EXTERIOR STUD WALL, 3/4" HARDIE B&B

- 3/4" HARDIE FIBER CEMENT BOARD AND BATTEN SIDING
- 1/4" DRAINAGE MAT, DuPont™ Tyvek® Drain Vent™ Rainscreen or similarWATER/AIR CONTROL LAYER
- WATER/AIR CONTROL LAYER
- 15/32" OSB OR PLYWOOD SHEATHING
- 2x6 STUDS AT 16" OC, MIN. R21 CAVITY INSULATION
- VAPOR BARRIER
- 1/2" GYPSUM BOARD - PAINT



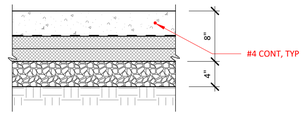
GENERAL WALL NOTES

1. SEE PLAN FOR ADDITIONAL INFORMATION: STUD SIZES AND SPACING, JOIST SIZES AND SPACING, BEARING WALL LOCATIONS, CONNECTION DETAILS
2. MIN R VALUES: FOLLOW ENERGY CODE TABLE R402.1.1
3. AT WALLS ABUTTING SHOWERS OR BATH TUBS AN ADDITIONAL LAYER OF CEMENT BACKERBOARD SHALL BE INSTALLED
4. INSTALL FIREBLOCKS AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS @ 10'-0" OC MAX
5. ALL PLUMBING PIPES IN WALLS AND CEILINGS TO BE FULLY ENCLOSED WITH GLASS FIBER BATTS
6. REFER TO SHEET - 002 FOR MATERIALS AND FINISHES

CONCRETE SLABS

A - BURNISHED CONCRETE SLAB ON GRADE (MIN R-10)

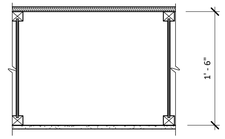
- 4" BURNISHED CONCRETE SLAB, REINFORCED W/ 1/2" FIBERGLASS OR POLYPROPYLENE FIBERS ON GRADE
- 10 MIL POLYETHYLENE VAPOR-RADON BARRIER WITH TAPED SEAMS - TURN UP AT SIDE WALLS, LAPPED 12"
- 2" + 2" RIGID INSULATION, STAGGERED
- 4" COMPACTED min1/4"-max2" GAS PERMEABLE GRANULAR FILL
- COMPACTED SUBSOIL



WOOD FLOORS

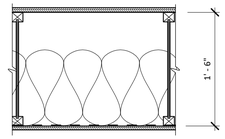
W1 - INTERIOR FLOOR

- 3/4" PLYWOOD TONGUE & GROOVED, GLUED AND SCREWED SUBFLOOR
- PRE-ENGINEERED I JOISTS OR FLOOR TRUSSES, SEE PLAN
- 5/8" TYPE X GYPSUMBOARD - PAINT / MDO - PAINT



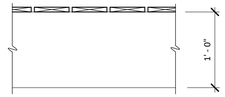
W2 - INTERIOR INSULATED FLOOR (R - 30)

- 3/4" PLYWOOD TONGUE & GROOVED, GLUED AND SCREWED SUBFLOOR
- PRE-ENGINEERED I JOISTS OR FLOOR TRUSSES, SEE PLAN
- BATT INSULATION
- VAPOR BARRIER
- 5/8" MDO - PAINT



W3 - EXTERIOR DECK

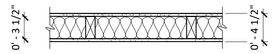
- 5/4X6" CEDAR DECKING
- SEE STRUCTURAL FOR TRUSS TYPE, SIZE AND SPACING



INTERIOR WALL TYPES

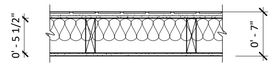
I1 - 4" NON BEARING WALL

- 1/2" GYPSUM BOARD - PAINT
- 2x4 STUDS AT 16" OC
- 3" SOUND BATT INSULATION
- 1/2" GYPSUM BOARD - PAINT



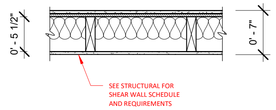
I2 - 6" PLUMBING WALL

- 1/2" MOISTURE RESISTANT GYPSUM BOARD AT BATHROOM SIDE
- PROVIDE 1/2" TILE BACKER BOARD AT TILE LOCATIONS, USE WATERPROOFING MEMBRANE OVER BACKERBOARD AT SHOWERS
- 2x6 STUDS AT 16" OC
- 3" SOUND BATT INSULATION
- 1/2" GYPSUM BOARD - PAINT



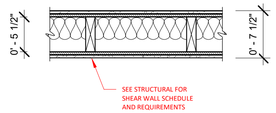
I3 - 6" STRUCTURAL WALL - SW A,B,C,D

- 1/2" GYPSUM BOARD - PAINT
- 15/32" OSB OR PLYWOOD
- 2x6 STUDS AT 16" OC
- 3" SOUND BATT INSULATION
- 1/2" GYPSUM BOARD - PAINT



I4 - 6" STRUCTURAL WALL - SWF

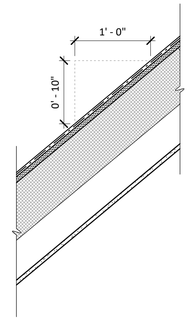
- 1/2" GYPSUM BOARD - PAINT
- 15/32" OSB OR PLYWOOD
- 2x6 STUDS AT 16" OC
- 3" SOUND BATT INSULATION
- 15/32" OSB OR PLYWOOD
- 1/2" GYPSUM BOARD - PAINT



ROOF TYPES

R1 - 12 IN ROOF - METAL STANDING SEAM (R-49)

- STANDING SEAM METAL ROOF
- ICE & WATER SHIELD
- 3/4" T&G PLYWOOD GLUED AND SCREWED DECK - SEE STRUCTURAL
- SEE STRUCTURAL FOR I-JOIST OR TRUSS TYPE, SIZE AND SPACING
- 7" CLOSED CELL SPRAY FOAM INSULATION
- VAPOR RETARDER WITH TAPED SEAMS TURN DOWN AT SIDE WALLS
- 5/8" TYPE X GYPSUM BOARD - PAINT



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NOT FOR CONSTRUCTION

Ray Boroumand

10 Tiffany Ln
Weston, CT 06883

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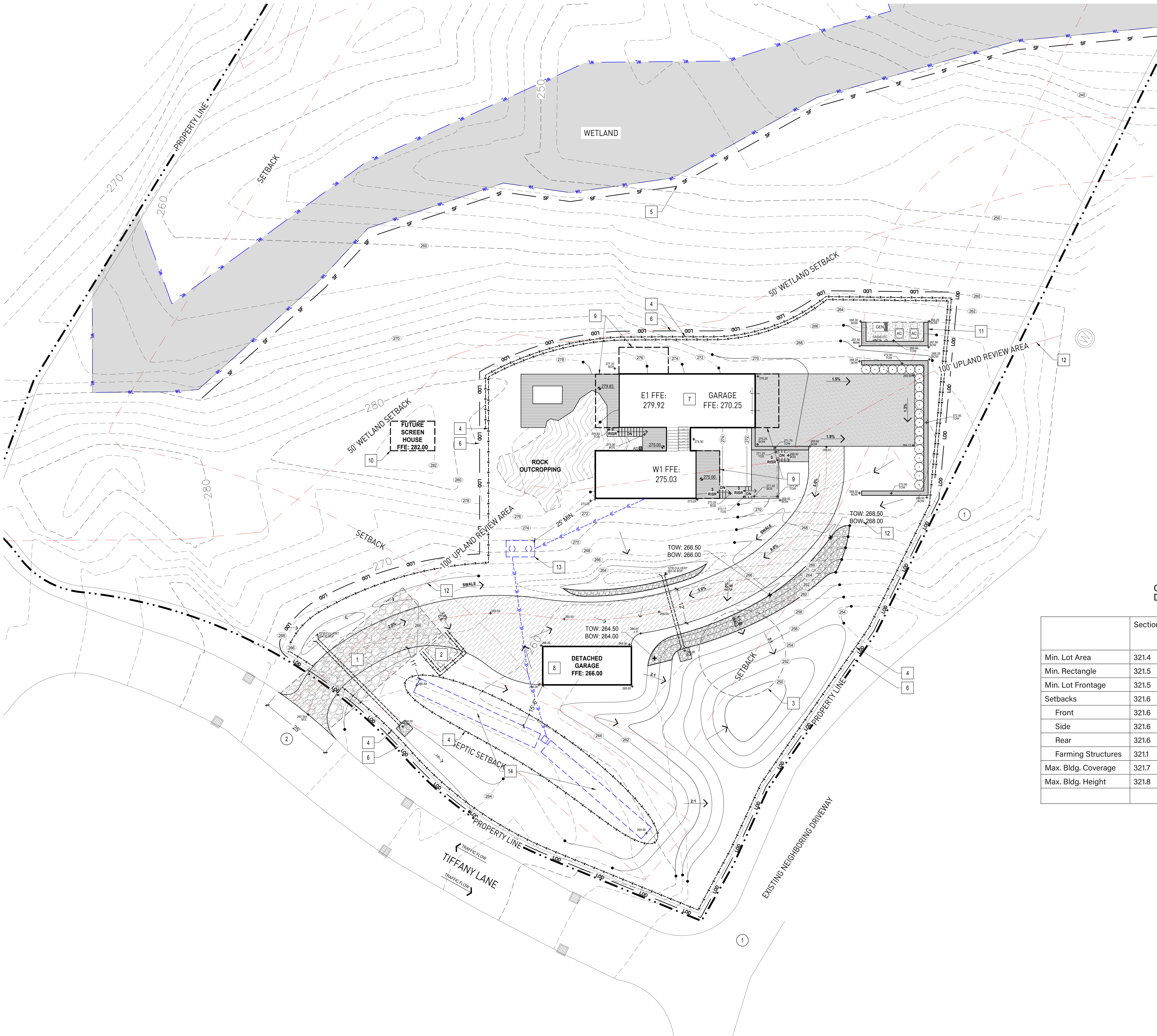
WALL - FLOOR - ROOF TYPES

008



1 SITE LAYOUT PLAN

SCALE: 1" = 20'

GENERAL NOTES

1. SEE SHEET L000 FOR PROJECT INFORMATION, SHEET INDEX, AND LEGEND.
2. SEE SHEET L001 FOR GENERAL NOTES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING INFO.
4. ELECTRICAL CONTRACTOR, MECHANICAL CONTRACTOR, AND IRRIGATION CONTRACTOR TO COORDINATE W/ PAVING, CONCRETE, AND WALL CONTRACTORS ON SLEEVE LOCATIONS UNDER DRIVEWAYS, WALKS, AND WALLS.
5. REFER TO SHEET L010 - EXISTING CONDITIONS PLAN FOR BOUNDARY INFORMATION. ALL CONSTRUCTION STAKING MUST BE PERFORMED BY A REGISTERED LAND SURVEYOR.
6. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ARE TO BE USED FOR ALL LAYOUT WORK.
7. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY LAYOUT DISCREPANCIES.
8. ALL SITE ELEMENTS SHALL BE STAKED IN THE FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
9. AUTOCAD FILE AVAILABLE TO CONTRACTOR UPON REQUEST FOR FIELD LAYOUT.

KEYNOTES

1. EXISTING NEIGHBORING PROPERTY/SITE FEATURE - SAVE AND PROTECT
2. EXISTING CITY STREET/ALLEY - SAVE AND PROTECT, REPAIR ANY DAMAGED AREAS PER CITY STANDARDS

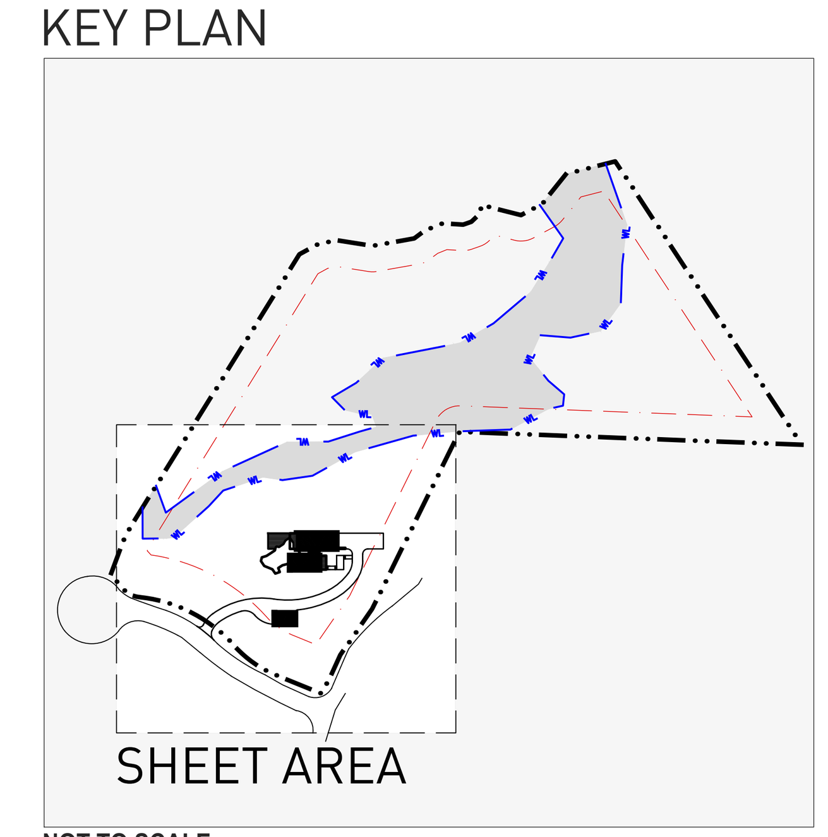
SHEET NOTES

1. 20' x 50' GRAVEL CONSTRUCTION ENTRANCE
2. CONCRETE WASHOUT AREA
3. PROPOSED SOIL STOCKPILE LOCATION
4. EROSION CONTROL FENCE, TYPICAL
5. SILT FENCE, TYPICAL
6. LIMITS OF DISTURBANCE, TYPICAL
7. PROPOSED HOUSE - SEE ARCH. DWGS.
8. PROPOSED DETACHED GARAGE - SEE ARCH. DWGS.
9. BUILDING OVERHANG - SEE ARCH. DWGS.
10. PROPOSED FUTURE ACCESSORY STRUCTURE
11. PROPOSED MECHANICAL AREA
12. 100' UPLAND REVIEW DELINEATION
13. PROPOSED SEPTIC TANK LOCATION
14. PROPOSED GEO-MATRIX LOCATION
15. 10' SEPTIC SETBACK

GENERAL REQUIREMENTS
DISTRICT R-2A

	Section	Required	Actual/ Proposed	Claimed Exemptions/ Variances
Min. Lot Area	321.4	2 acre	4.9 acre	
Min. Rectangle	321.5	170' x 200'	> 170' x 200'	
Min. Lot Frontage	321.5	170'	284.27'	
Setbacks	321.6	-	-	
Front	321.6	50'	50'	
Side	321.6	30'	60'	
Rear	321.6	30'	>300'	
Farming Structures	321.1	100'	na	
Max. Bldg. Coverage	321.7	15%	1%	
Max. Bldg. Height	321.8	35'	35'	

KEY PLAN



NOT TO SCALE

TRAVIS VAN LIERE STUDIO
LANDSCAPE ARCHITECTURE

3255 GARFIELD AVE. S. #100
MINNEAPOLIS, MN 55408

T 612 345 4275

TIFFANY LANE RESIDENCE

10 TIFFANY LANE, WESTON CT 06883

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

TRAVIS VAN LIERE
license no: 43728
date: 3/31/2023

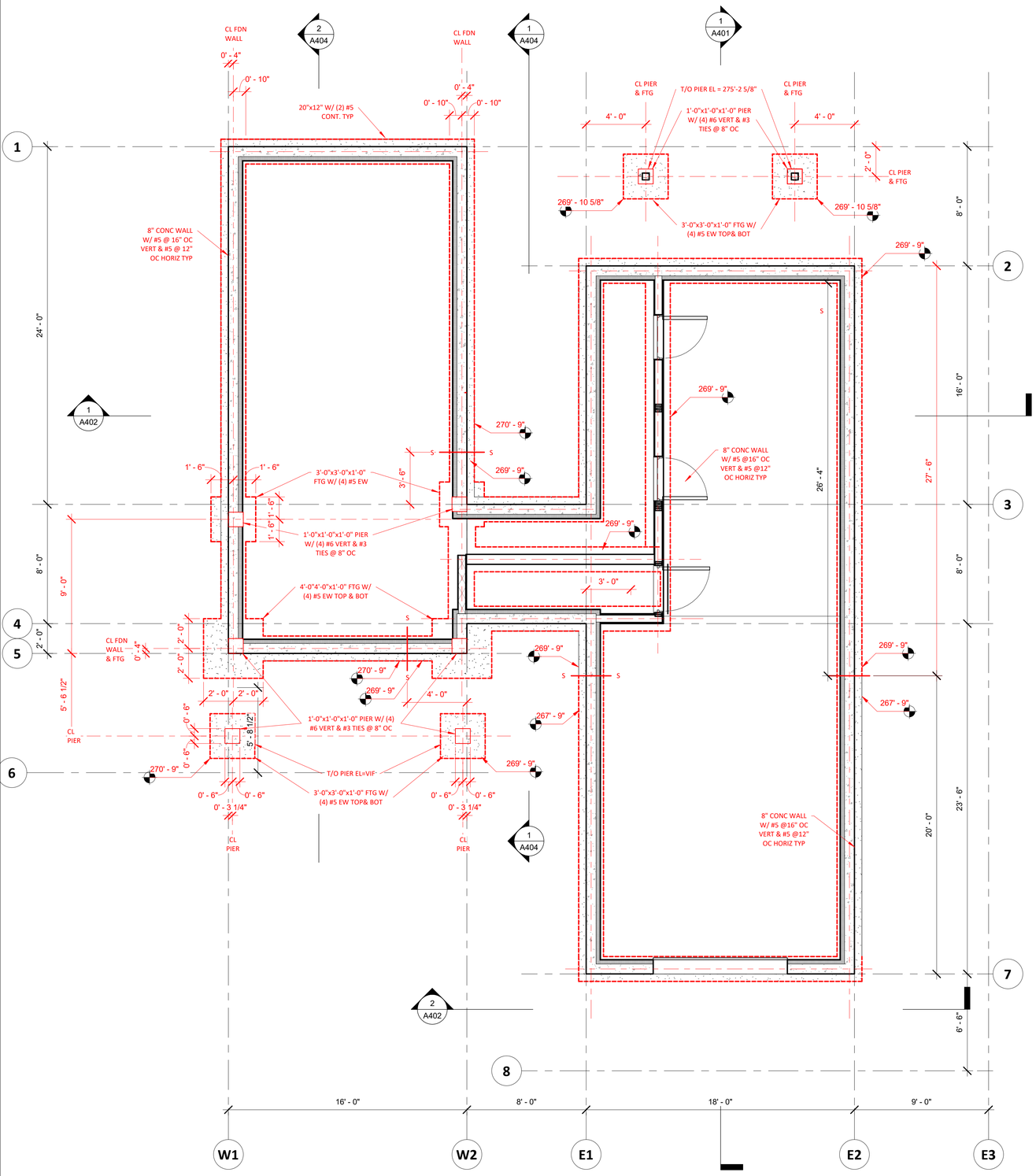
Rev #	Description	Date
---	ISSUED FOR PERMIT	04/20/2023

Drawing:
SITE LAYOUT PLAN

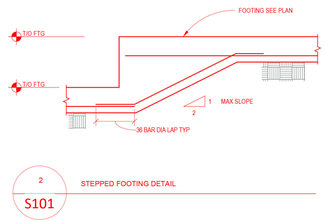
Drawn By: BW
Date: 4/20/2023
Scale: 1/16"=1'-0"

Sheet:
L101

creation date: 3/31/2023
filepath: /Users/bretwieseler/TVLS Dropbox/PROJECTS (DROPBOX)/TIFFANY LANE RESIDENCE/2. DWG/1. DRAWINGS/PERMIT-SET/L101.dwg
last saved: bretwieseler April 20, 2023 1:50 PM



1 FOUNDATION
1/4" = 1'-0"



2 S101 STEPPED FOOTING DETAIL

HEADER SCHEDULE

Mark	Header	Trimmer	Jamb	Comments
H1	(3) 2x12	(2) 2x6	(2) 2x6	
H2	(2) 2x8	(1) 2x6	(1) 2x6	
H3	(2) 2x8	(2) 2x6	(2) 2x6	
H4	(2) 2x10	(1) 2x6	(2) 2x6	
H5	(3) 2x12	(3) 2x6	-	FACE HANGER ONE SIDE (SEE PLAN)
H6	(3) 2X12	(2) 2X6	(2) 2X6	
H7	(2) 2X10	(1) 2X6	(1) 2X6	
H8	(2) 2X12	(1) 2X6	(2) 2X6	
H9	(3) 2X12	(2) 2X6	(2) 2X6	FACE HANGER ONE SIDE (SEE PLAN)
H10	(2) 1.75x11.875 LVL	(2) 2x6	(2) 2x6	
H11	(3) 1.75x11.875 LVL	(3) 2x6	(2) 2x6	
H12	(3) 1.75x11.875 LVL	(3) 2x6	(1) 2x6	

WOOD SHEAR WALL CONSTRUCTION SCHEDULE

WALL TYPE	WALL PANEL CONSTRUCTION	WALL PANEL FASTENING: EDGE SPACING	WALL PANEL FASTENING: INTERMEDIATE SUPPORT SPACING	WALL PANEL FASTENING: MINIMUM FASTENER SIZE	SEE NOTE	TOP AND SILL PLATE FASTENING - SEE NOTE 20: SIMPSON OR USP CLIP ANGLE	TOP AND SILL PLATE FASTENING - SEE NOTE 20: COMMON OR FRAMING NAILS	ANCHOR/ BOTTOM PL FASTENING: TO CONCRETE	ANCHOR/ BOTTOM PL FASTENING: TO WOOD
SWA	1 LAYER 15/32" OSB OR PLYWOOD ONE SIDE OF WALL - BLOCKED	6"	12"	8d COMMON OR GALVANIZED BOX NAIL	16, 18	LS90 OR MP9 AT 16" OC	16d AT 3" OR 3" x 0.131 AT 2"	5/8" DIA ROD EMBED 7" INTO FDN WALL @ 32" OC	5/8" DIA LAG SCREW W/ EMBED 3" @ 12" OC
SWB	1 LAYER 15/32" OSB OR PLYWOOD ONE SIDE OF WALL - BLOCKED	4"	12"	8d COMMON OR GALVANIZED BOX NAIL	16, 18	LS90 OR MP9 AT 16" OC	16d AT 3" OR 3" x 0.131 AT 2"		
SWC	1 LAYER 15/32" OSB OR PLYWOOD ONE SIDE OF WALL - BLOCKED	3"	12"	8d COMMON OR GALVANIZED BOX NAIL	17 TO 19	LS90 OR MP9 AT 16" OC	16d AT 3" OR 3" x 0.131 AT 2"		
SWD	1 LAYER 15/32" OSB OR PLYWOOD ONE SIDE OF WALL - BLOCKED	2"	12"	8d COMMON OR GALVANIZED BOX NAIL	17 TO 19	LS90 OR MP9 AT 12" OC	16d AT 2"		5/8" DIA LAG SCREW W/ EMBED 3" @ 8" OC
SWE	2 LAYERS 5/8" GYP BOARD BOTH SIDES OF WALL - BLOCKED	8" BASE PLY 7" FACE PLY	8" BASE PLY 7" FACE PLY	BASE PLY - 6d COOLER NAIL OR 1 3/4" LONG WALLBOARD NAIL OR 18 GA. STAPLE, 1 1/2" LEGS, 1 5/8" LONG FACE PLY - 8d COOLER NAIL OR 2 1/4" LONG WALLBOARD NAIL OR 16 GA. STAPLE, 1 1/2" LEGS, 2 1/4" LONG	11 TO 15	A35 OR MPA1 AT 12" OC	16d AT 4" OR 3" x 0.131 AT 3"		
SWF	1 LAYER 15/32" OSB OR PLYWOOD BOTH SIDES OF WALL - BLOCKED	2"	12"	10d COMMON OR GALVANIZED BOX NAIL	11 TO 15	LS90 OR MP9 AT 6" OC	16d AT 2"		

NOTES:
1. PROVIDE 2 STUDS AT EACH END OF SHEAR WALL UNO. END STUDS SHALL RECEIVE EDGE NAILING.
2. ALL BLOCKING IN WALLS SHALL MEET OR EXCEED STUD GRADE.
3. PANEL JOINTS SHALL OCCUR AT THE CENTERLINE OF STUDS AND BLOCKING.
4. VERIFY WITH ARCHITECT IF ADDITIONAL LAYERS OF GYP BOARD ARE REQUIRED FOR FINISHES.
5. CONTRACTOR'S OPTION - PROVIDE CLIPS AT TOP AND SILL PLATE BY ALTERNATE MANUFACTURER THAT MEET OR EXCEED CAPACITY OF CLIPS INDICATED IN SCHEDULE.
6. SEE SHEAR WALL BASE CONNECTION SCHEDULE FOR ANCHORAGE TO SUPPORT MATERIAL.
7. SEE HOLD DOWN SCHEDULE FOR HOLD DOWN INFORMATION.
8. PROVIDE NAILING AT CLIP ANGLES PER MANUFACTURER'S RECOMMENDATIONS.
9. TOP AND SILL PLATE NAILING SHALL BE STAGGERED WHERE NAILS ARE SPACED AT 2" OC.
10. ALL FASTENERS IN CONTACT WITH TREATED WOODS SHALL BE GALVANIZED.

ADDITIONAL NOTES PER SCHEDULE:
11. ALL WALLBOARD NAILS INDICATED IN SCHEDULE SHALL BE 0.120" DIA AND HAVE MINIMUM 3/8" HEAD.
12. STAPLES SHALL BE GALVANIZED, HAVE 7/16" MINIMUM CROWN WIDTH AND BE INSTALLED PARALLEL TO FRAMING MEMBERS.
13. 6d NAILS MAY BE SUBSTITUTED WITH NO. 6 1 7/8" TYPE S OR W DRYWALL SCREWS.
14. PROVIDE EXTERIOR GYP BOARD WHERE SHEAR WALL IS AN EXTERIOR WALL.
15. BLOCK ALL PANEL EDGES WITH WOOD BLOCKING TO MATCH THE WALL STUD SIZE.
16. BLOCK ALL PANEL EDGES WITH WOOD BLOCKING 2" NOMINAL OR WIDER.
17. BLOCK ALL PANEL EDGES WITH WOOD BLOCKING 3" NOMINAL OR WIDER. STAGGER NAILS.
18. PROVIDE 1 1/2" MINIMUM PENETRATION INTO STUD AT 10d NAIL AND 1 3/8" MIN AT 8d NAIL.
19. STUDS AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL WIDTH OR GREATER.
20. USE EITHER SPECIFIED CLIP ANGLE OR NAILING AS SPECIFIED BY REFERRING DETAIL.

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10 Tiffany Ln
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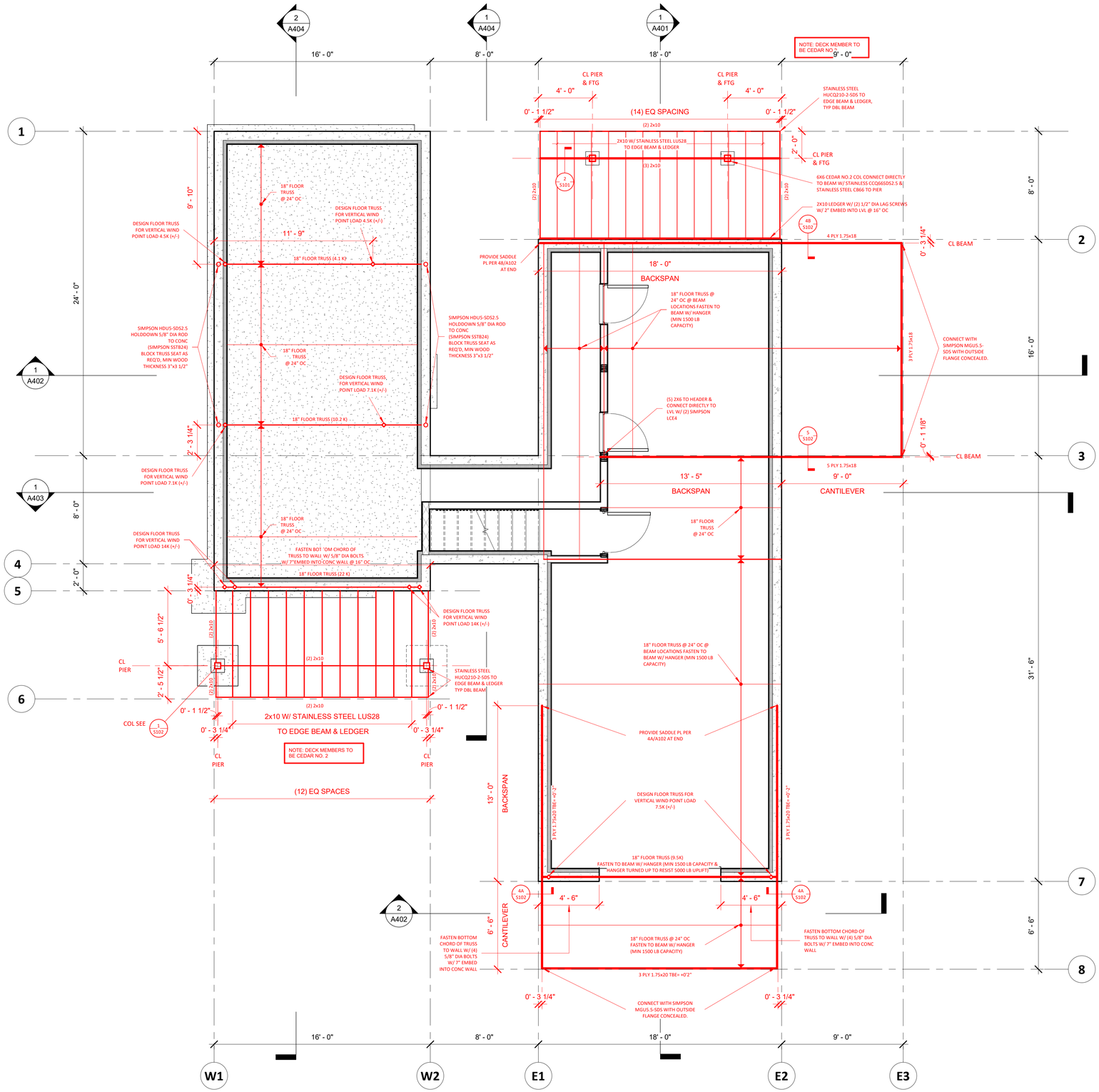
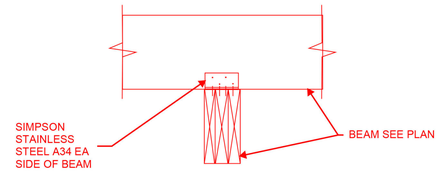
FOUNDATION PLAN

S100





2 S101 DECK BEAM TO GIRDER CONNECTION

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

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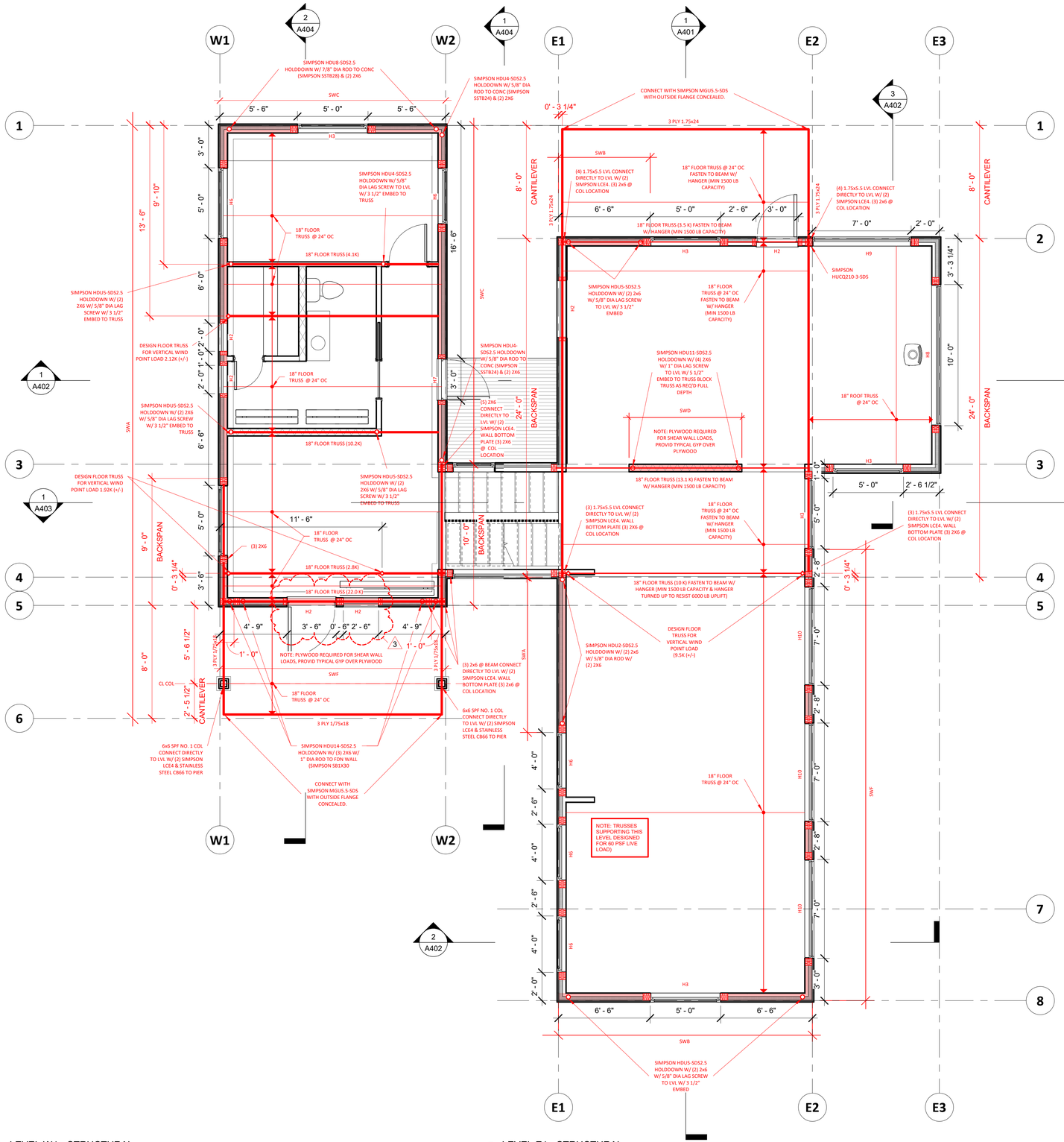
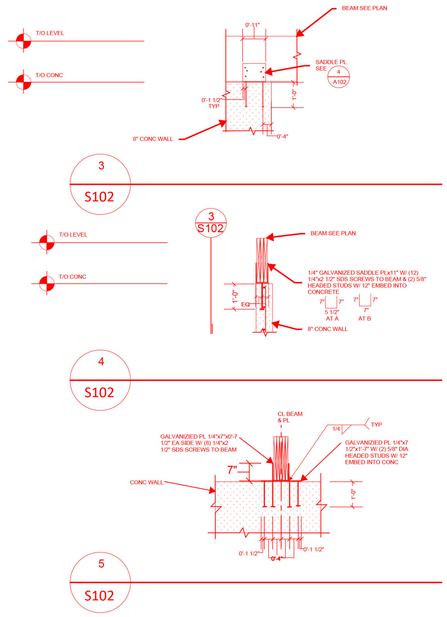
GARAGE FRAMING PLAN

S101



1 LEVEL W1 - STRUCTURAL
1/4" = 1'-0"

2 LEVEL E1 - STRUCTURAL
1/4" = 1'-0"



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Registration No # 180** X/X/2023

NOT FOR CONSTRUCTION

Ray Boroumand
10 Tiffany Ln
Weston, CT 06883

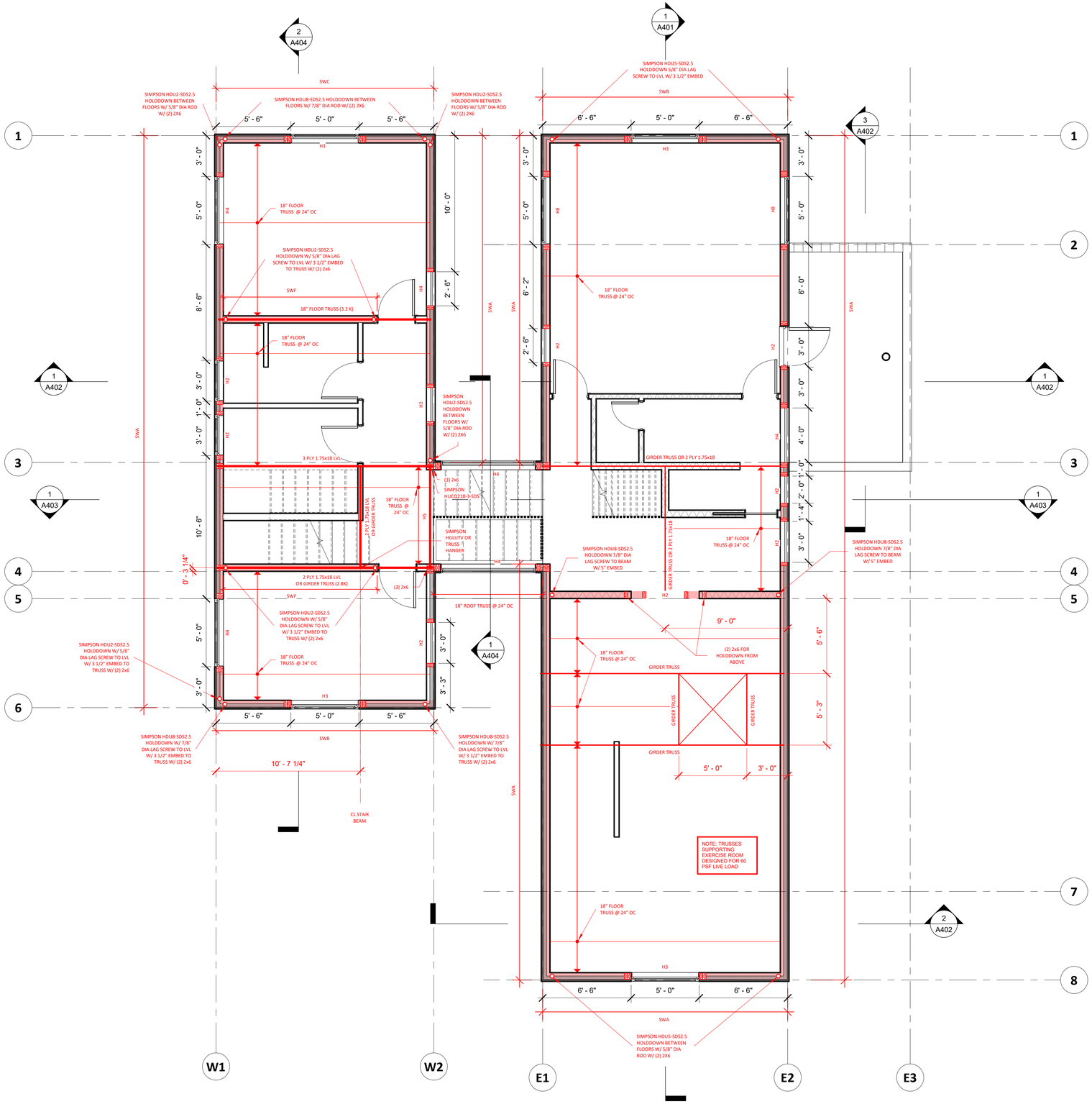
REVISIONS:

No.	Description	Date
3	Front Door	02/27/2023

PERMIT SET
02/27/2024

LOWER LEVELS FRAMING

S102



1 LEVEL W2 - STRUCTURAL
1/4" = 1'-0"

2 LEVEL E2 - STRUCTURAL
1/4" = 1'-0"

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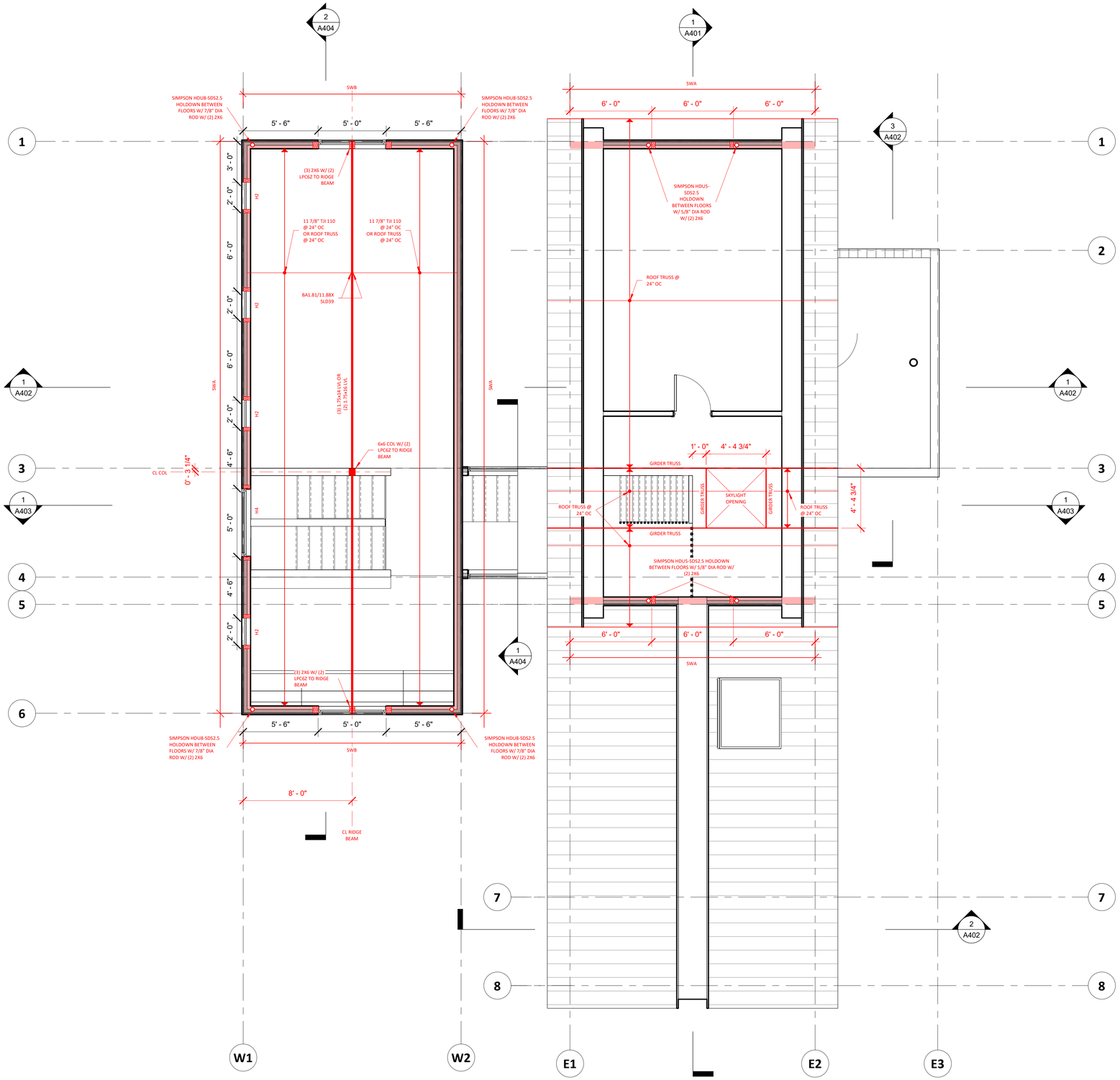
No.	Description	Date

PERMIT SET
02/27/2024

UPPER LEVELS FRAMING

S103



1 LEVEL W3 - STRUCTURAL
1/4" = 1'-0"

2 LEVEL E3 - STRUCTURAL
1/4" = 1'-0"

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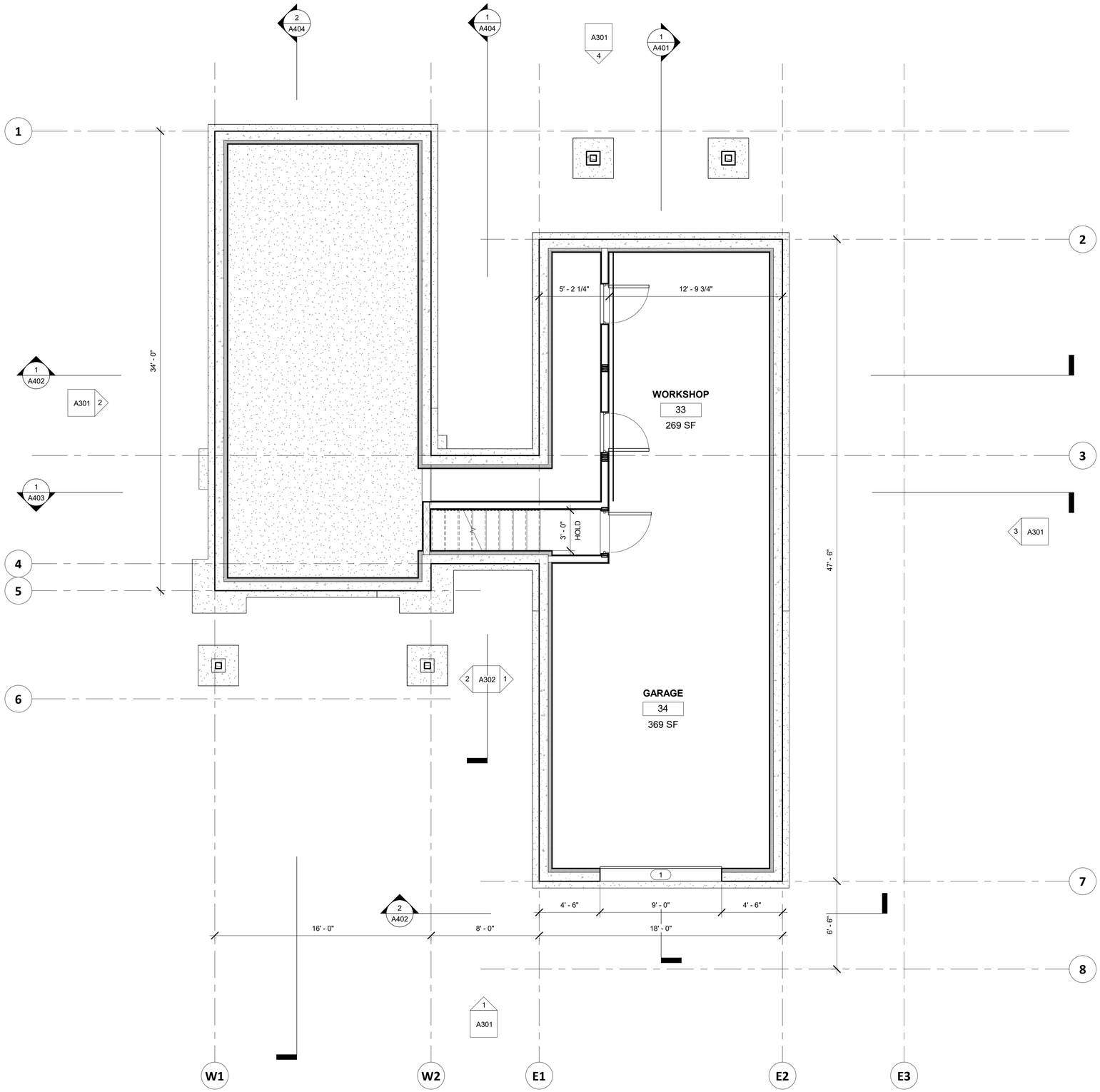
No.	Description	Date

PERMIT SET
02/27/2024

ROOF FRAMING

S104



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

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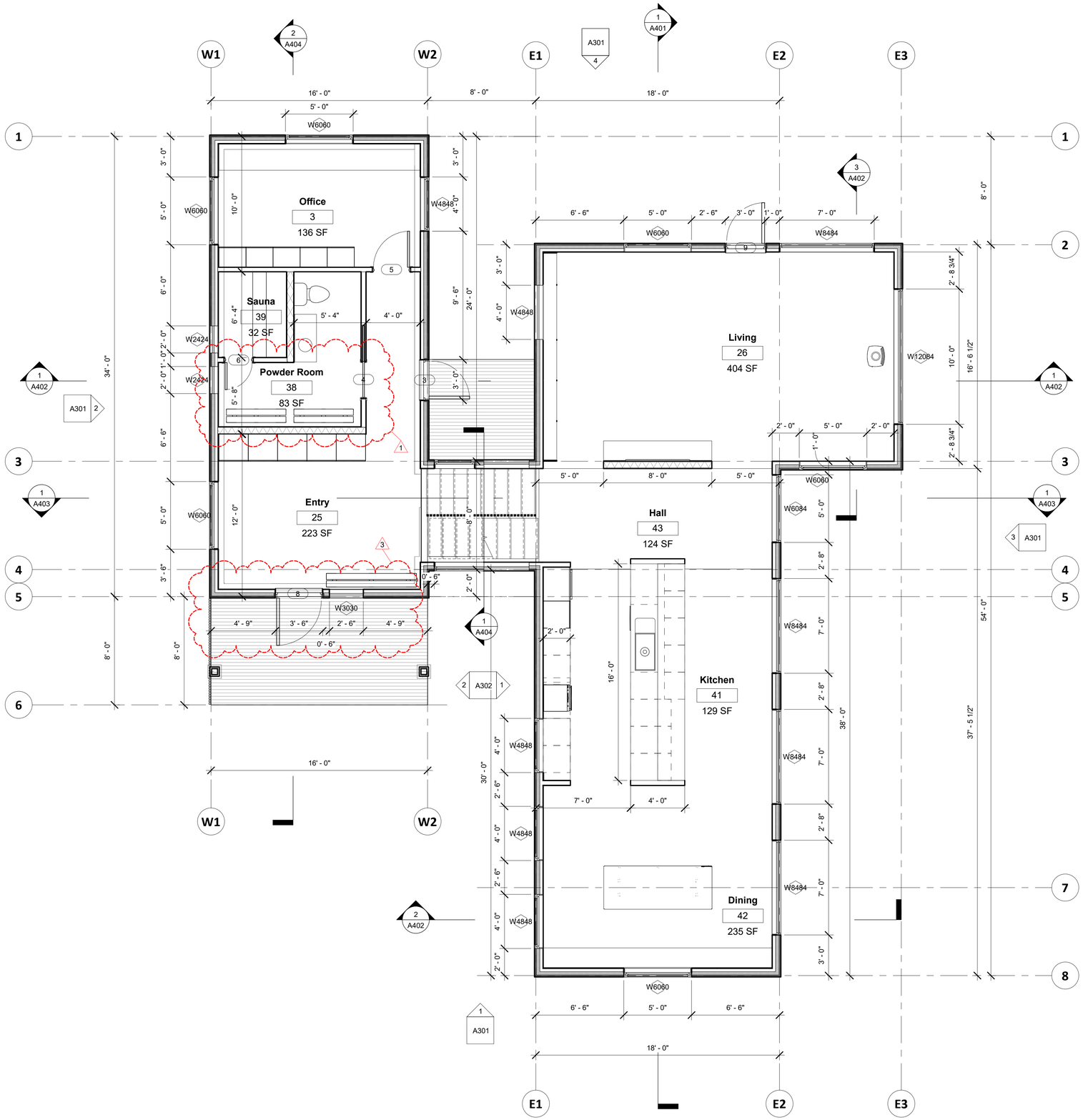
No.	Description	Date

PERMIT SET
02/27/2024

GARAGE LEVEL

A101



1 LEVEL W1
1/4" = 1'-0"

2 LEVEL E1
1/4" = 1'-0"

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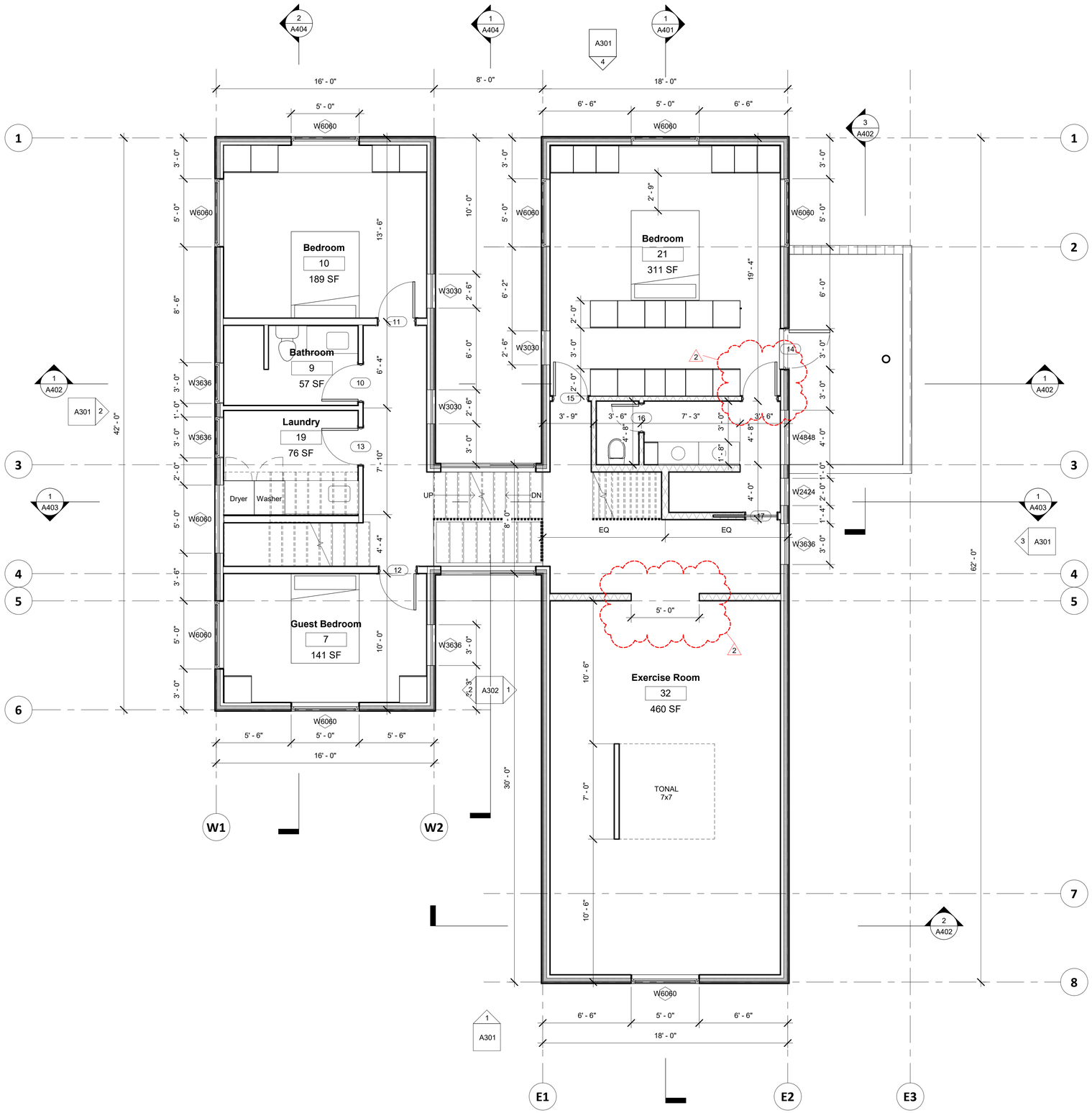
REVISIONS:

No.	Description	Date
1	Sauna	05/12/2023
3	Front Door	02/27/2023

PERMIT SET
02/27/2024

LOWER LEVELS

A102



1 LEVEL W2
1/4" = 1'-0"

2 LEVEL E2
1/4" = 1'-0"

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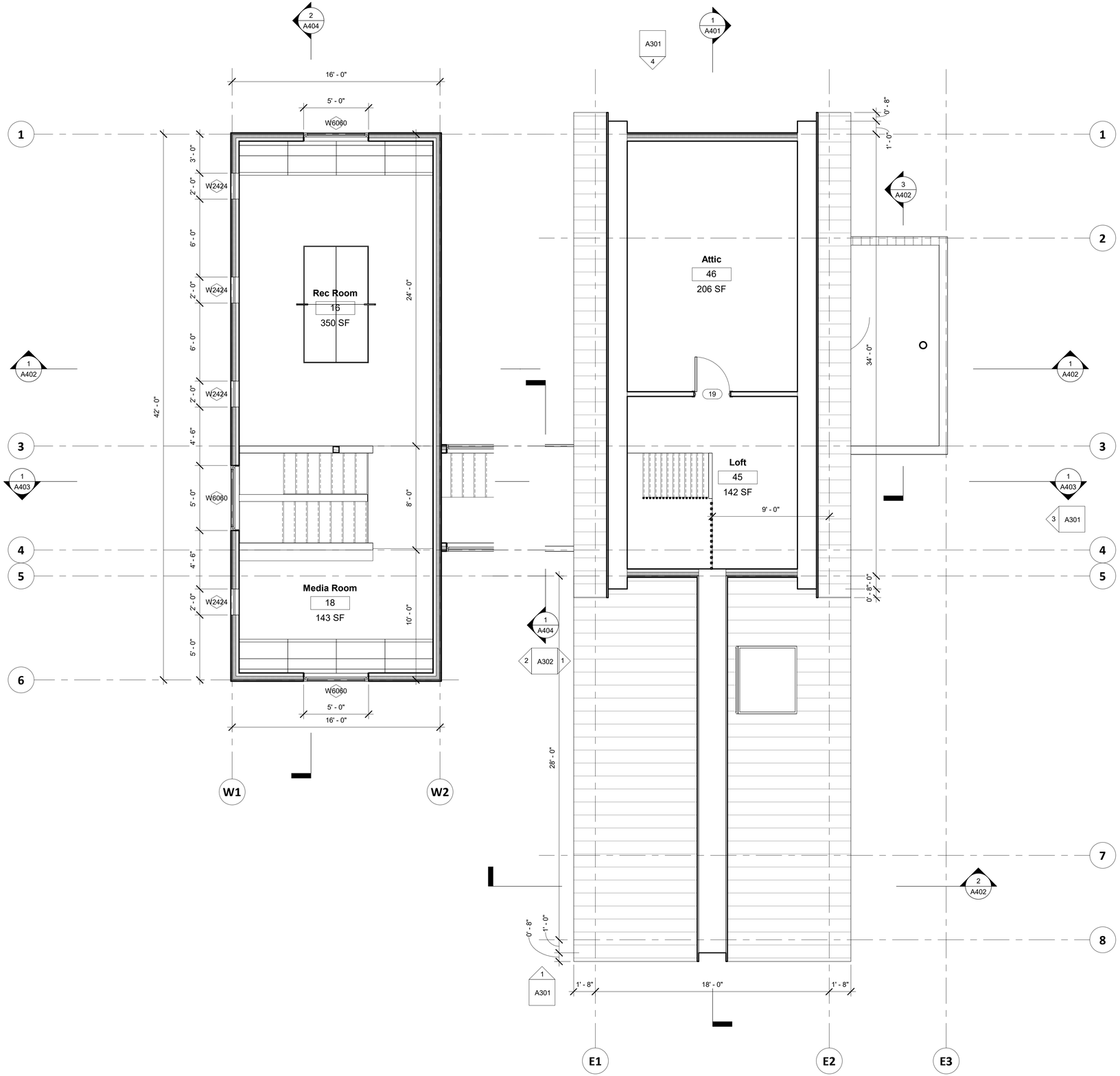
REVISIONS:

No.	Description	Date
2	Exercise Room/Master Bath	05/15/2023

PERMIT SET
02/27/2024

UPPER LEVELS

A103



1 LEVEL W3
1/4" = 1'-0"

2 LEVEL E3
1/4" = 1'-0"

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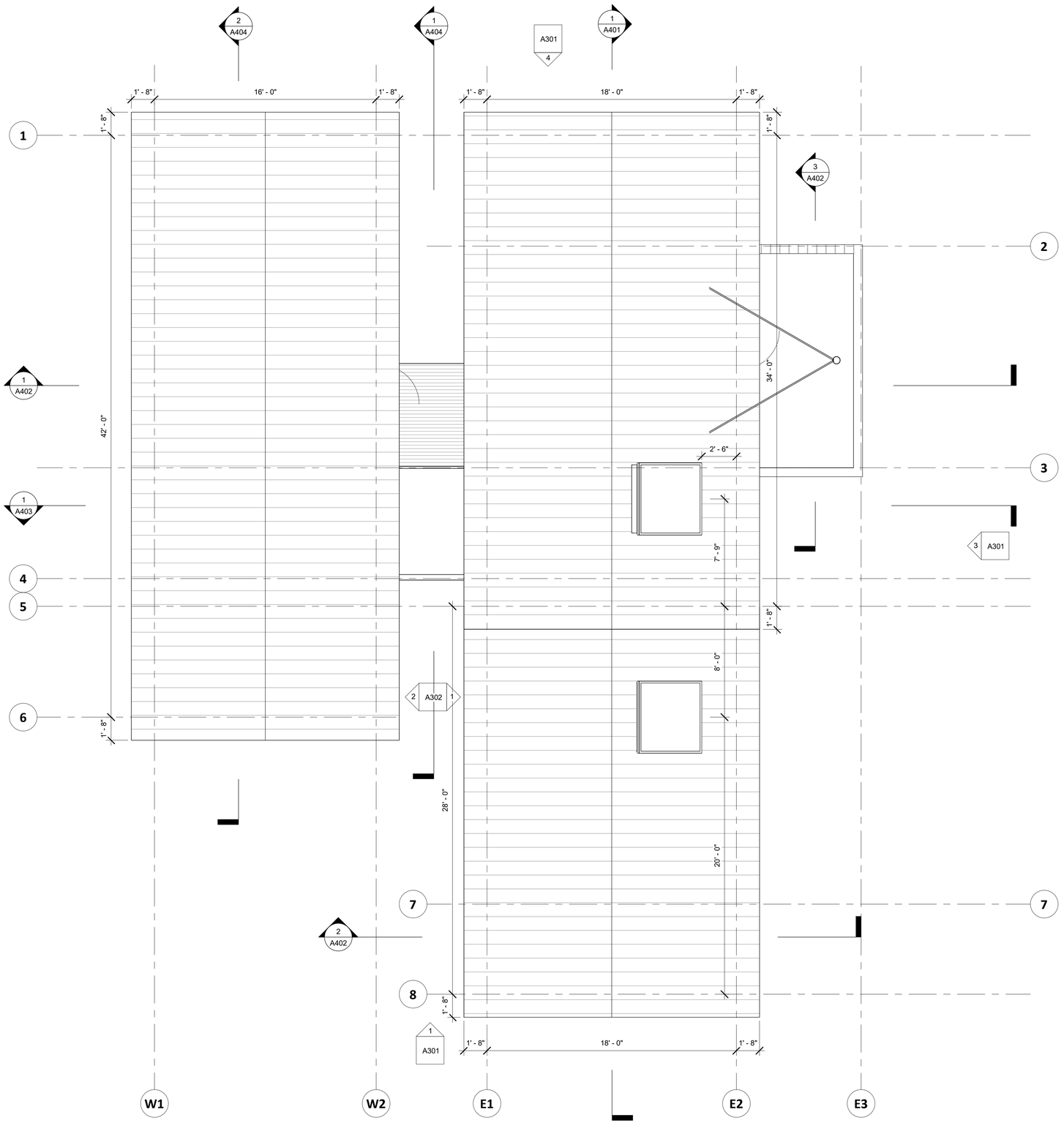
REVISIONS:

No.	Description	Date

PERMIT SET
02/27/2024

LOFT LEVELS

A104



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

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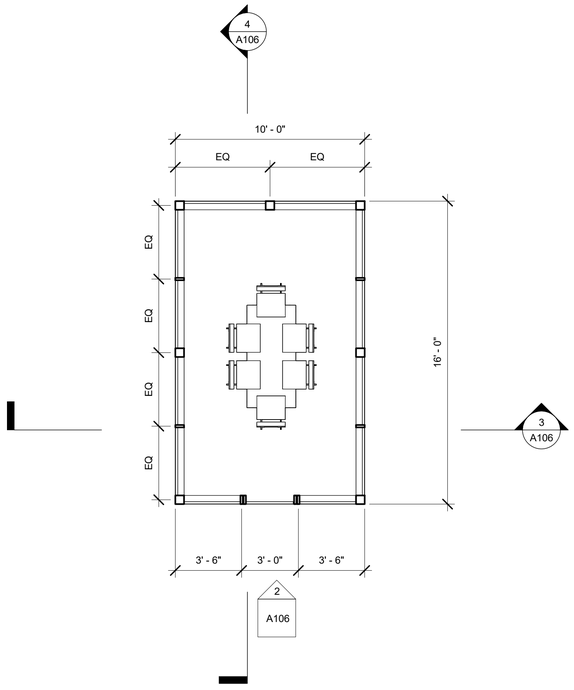
No.	Description	Date

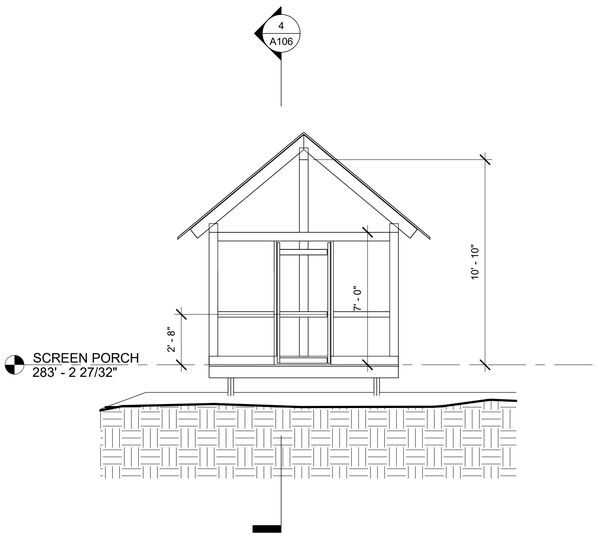
PERMIT SET
02/27/2024

ROOF PLAN

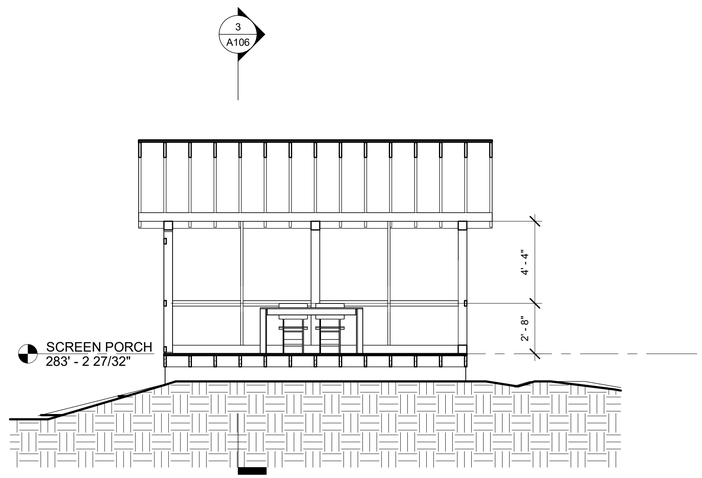
A105



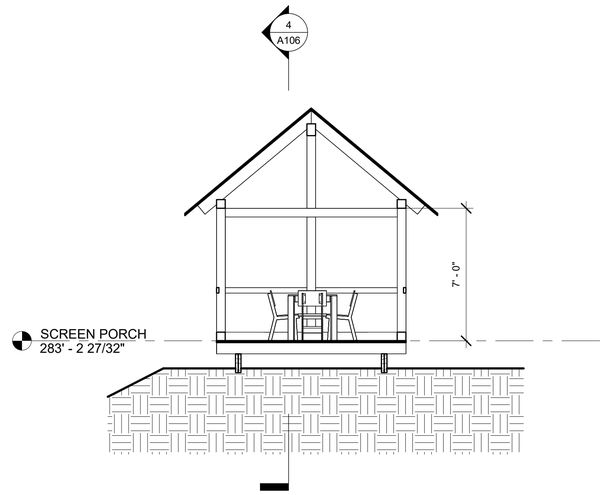
1 SCREEN PORCH
1/4" = 1'-0"



2 Elevation - Screen Porch
1/4" = 1'-0"



4 NS SECTION - SCREEN PORCH
1/4" = 1'-0"



3 EW SECTION - SCREEN PORCH
1/4" = 1'-0"

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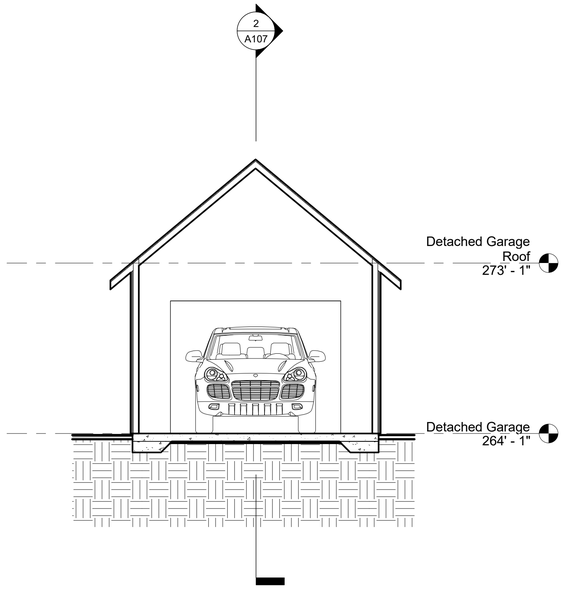
REVISIONS:

No.	Description	Date

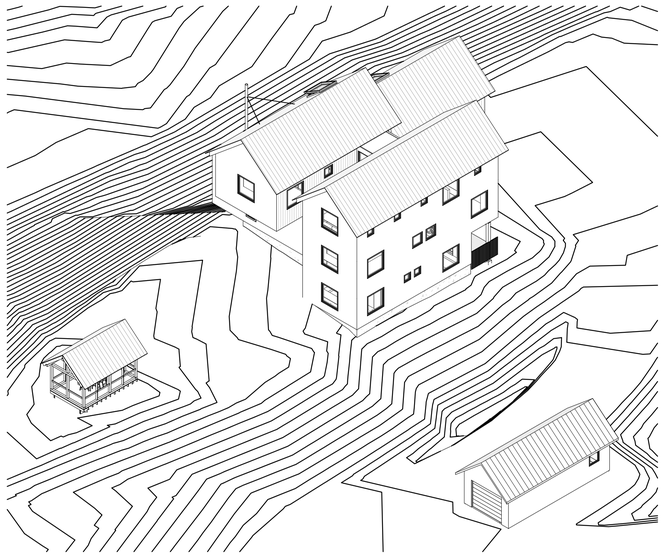
PERMIT SET
02/27/2024

SCREEN PORCH

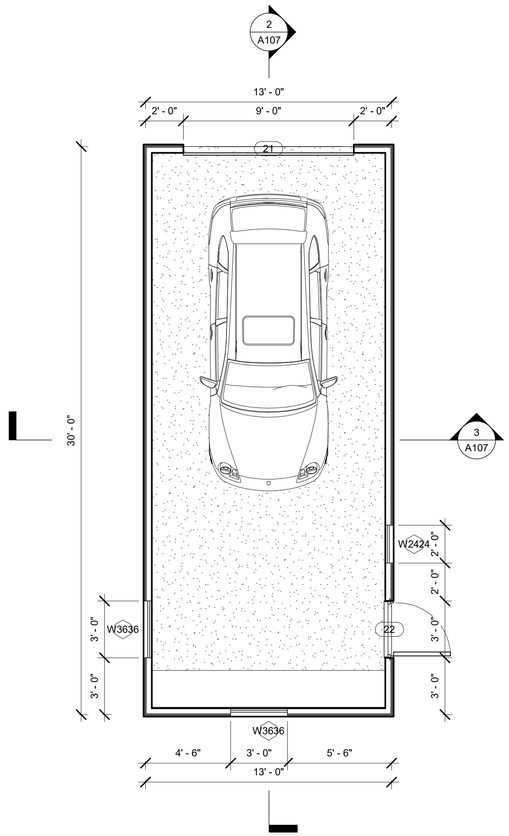
A106



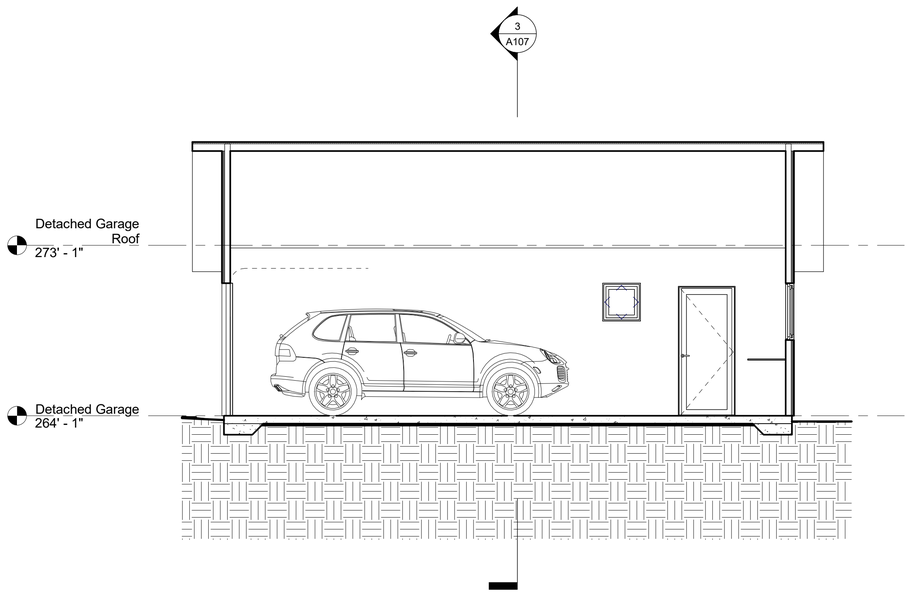
3 Detached Garage Cross Section
1/4" = 1'-0"



4 3D (DETACHED GARAGE)



1 Detached Garage
1/4" = 1'-0"



2 Detached Garage - Longitudinal Section
1/4" = 1'-0"

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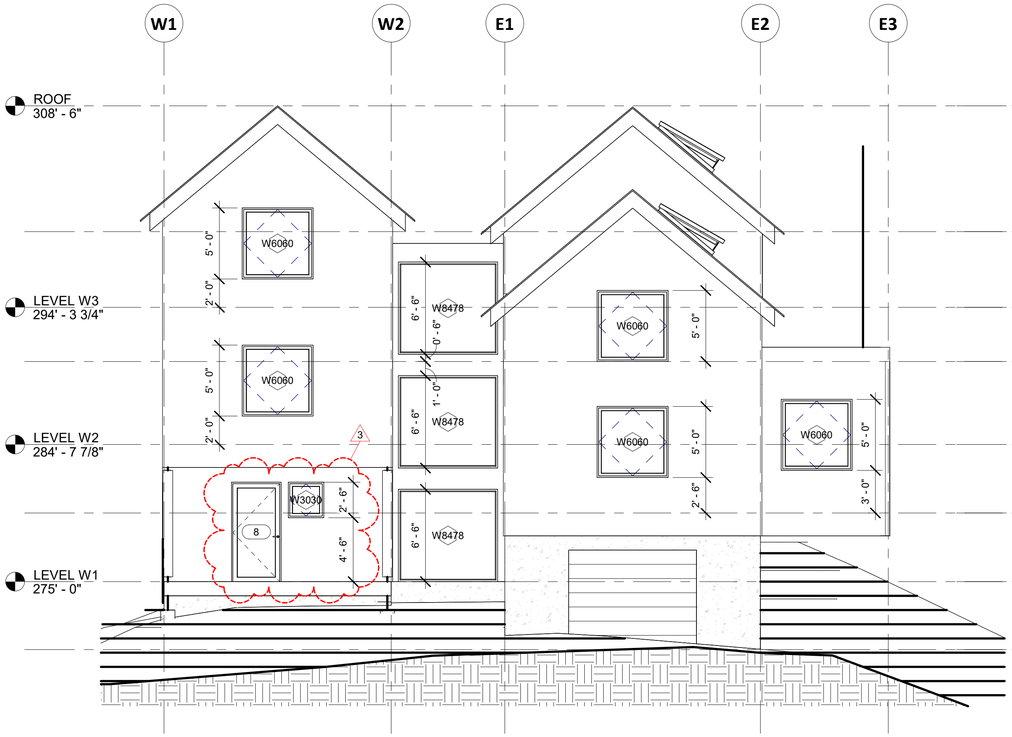
No.	Description	Date

PERMIT SET
02/27/2024

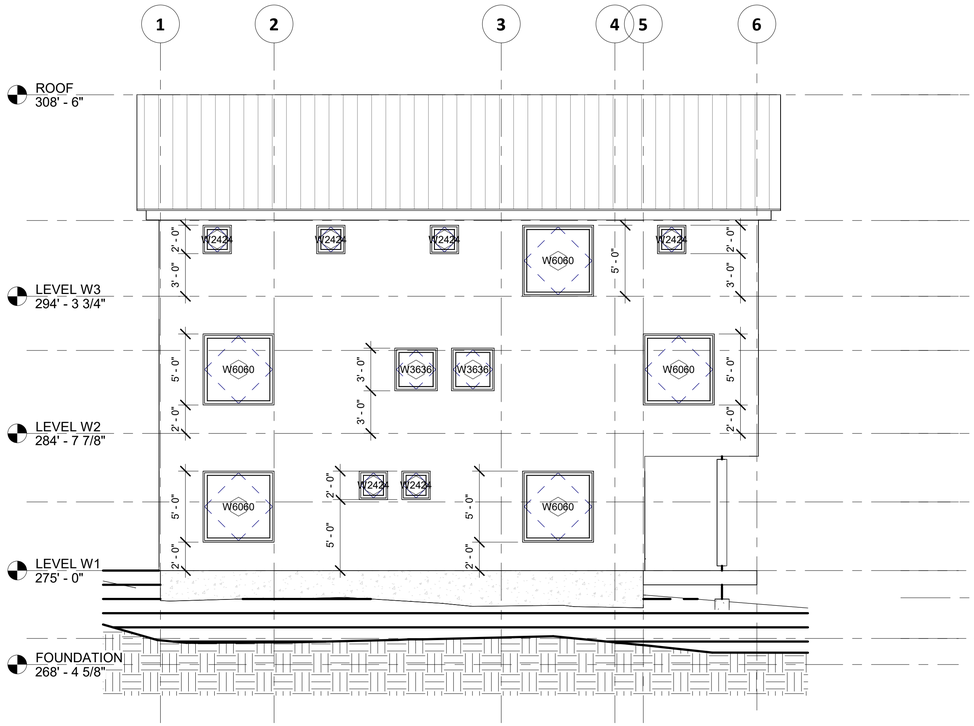
DETACHED GARAGE

A107

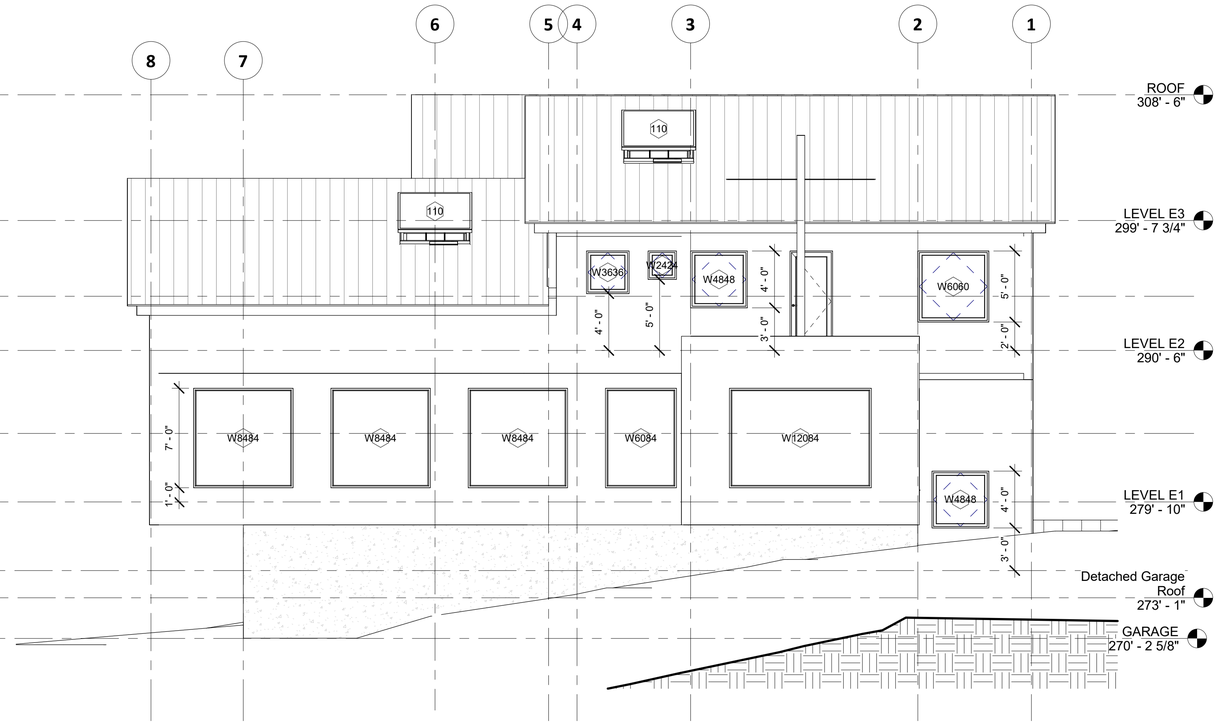


1 SOUTH ELEVATION
3/16" = 1'-0"

4 NORTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"



3 EAST ELEVATION
3/16" = 1'-0"

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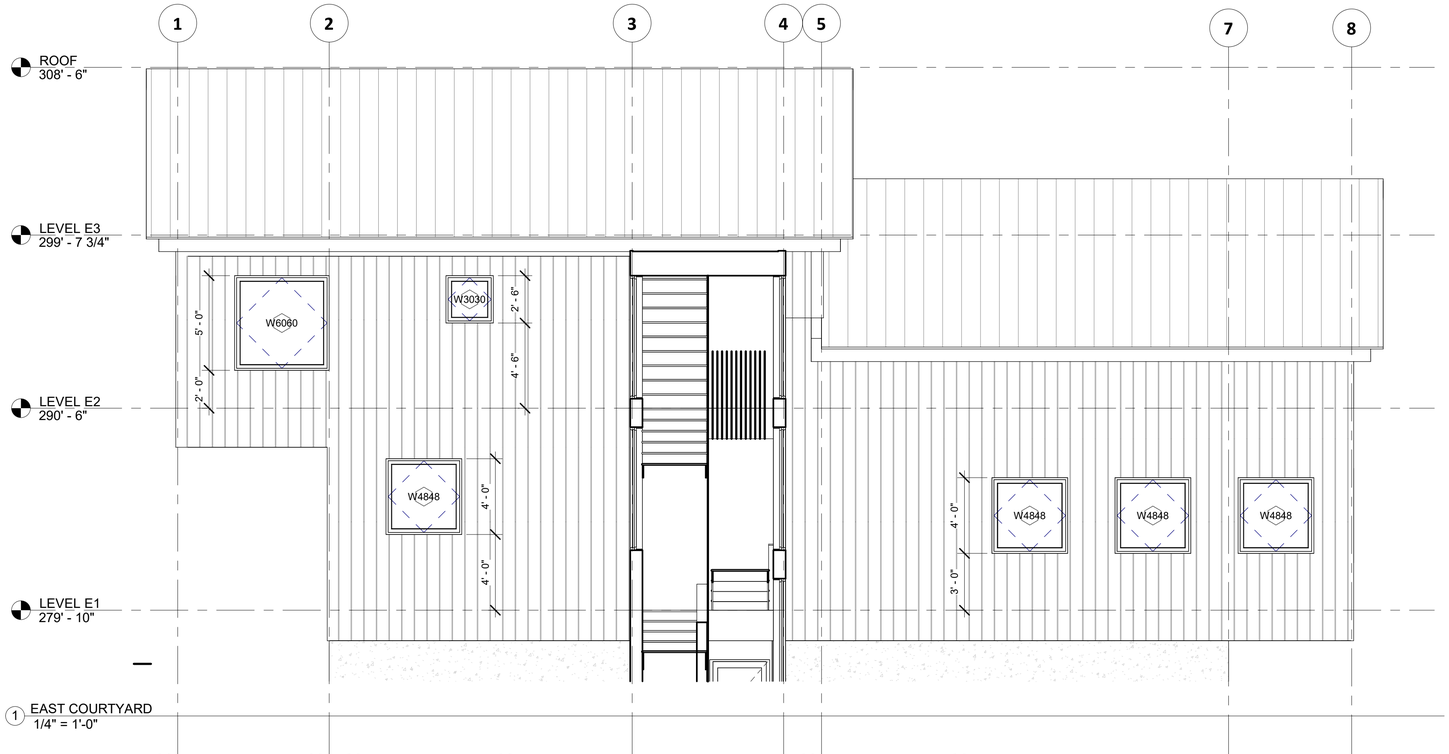
REVISIONS:

No.	Description	Date
3	Front Door	02/27/2023

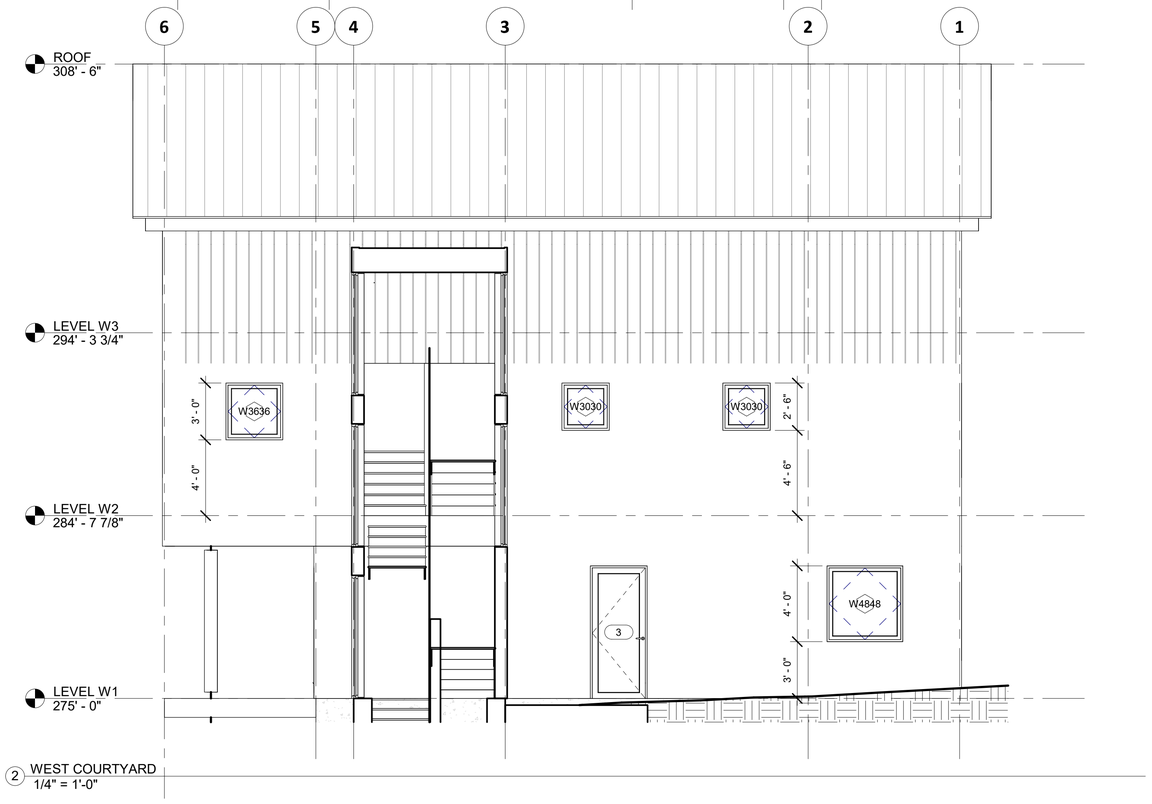
PERMIT SET
02/27/2024

ELEVATIONS

A301



1 EAST COURTYARD
1/4" = 1'-0"



2 WEST COURTYARD
1/4" = 1'-0"

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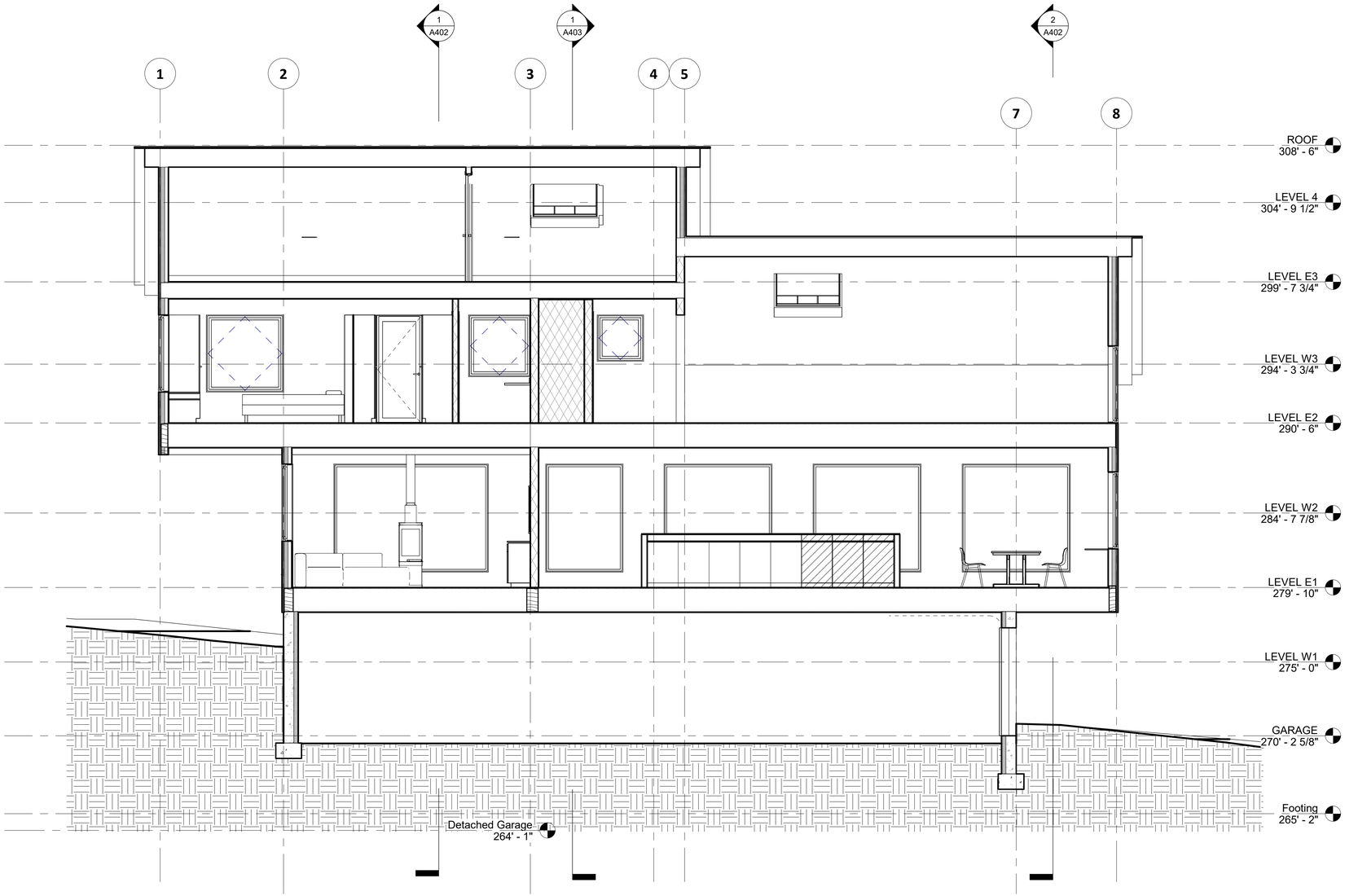
No.	Description	Date

PERMIT SET
02/27/2024

ELEVATIONS

A302



1 NS SECTION - EAST WING
1/4" = 1'-0"

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REVISIONS:

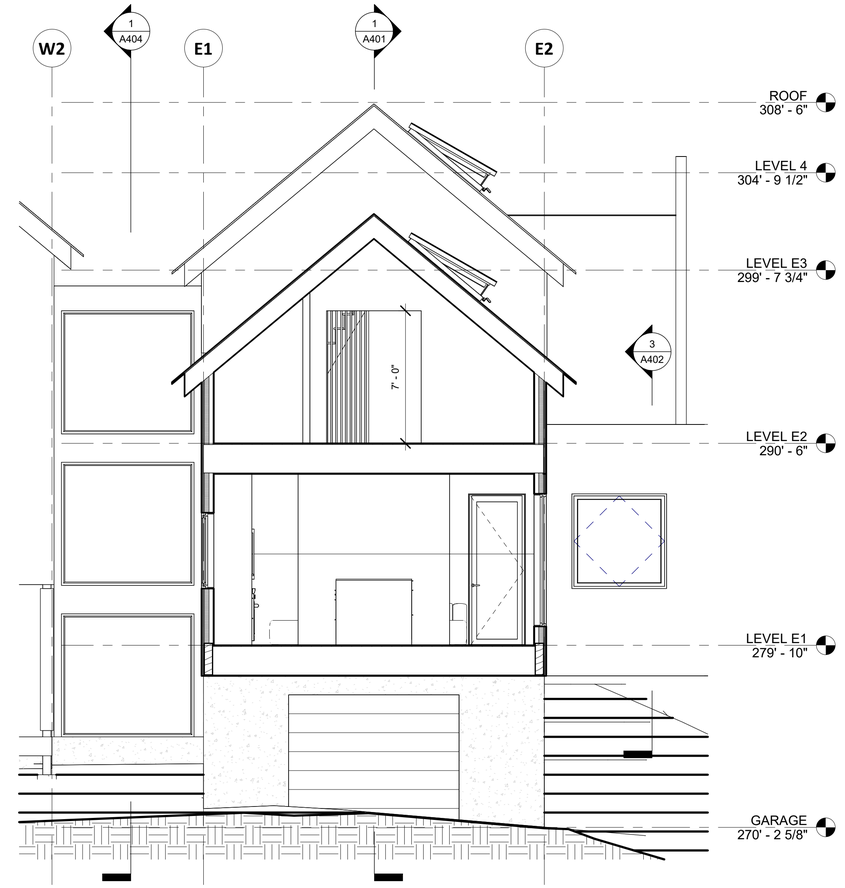
No.	Description	Date

PERMIT SET
02/27/2024

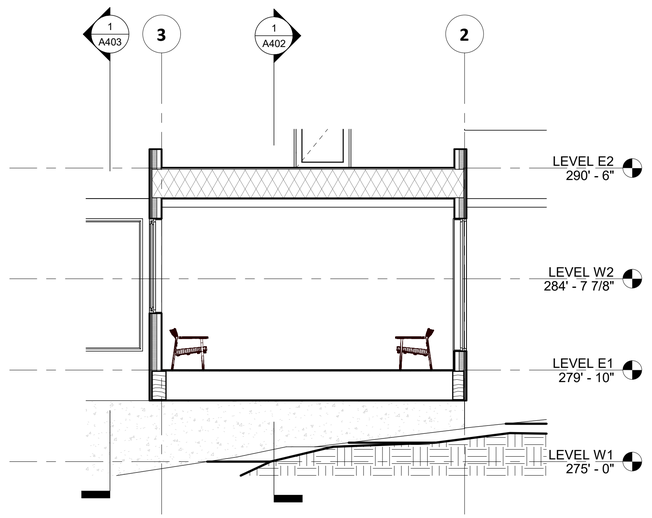
SECTIONS

A401

1 EW SECTION - LIVINGROOM
1/4" = 1'-0"



2 EW SECTION - EAST WING
1/4" = 1'-0"



3 NS SECTION - LIVING ROOM CANT.
1/4" = 1'-0"

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No.	Description	Date

PERMIT SET
02/27/2024

SECTIONS

A402

1 EW SECTION - LINK
1/4" = 1'-0"

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Weston, CT 06883

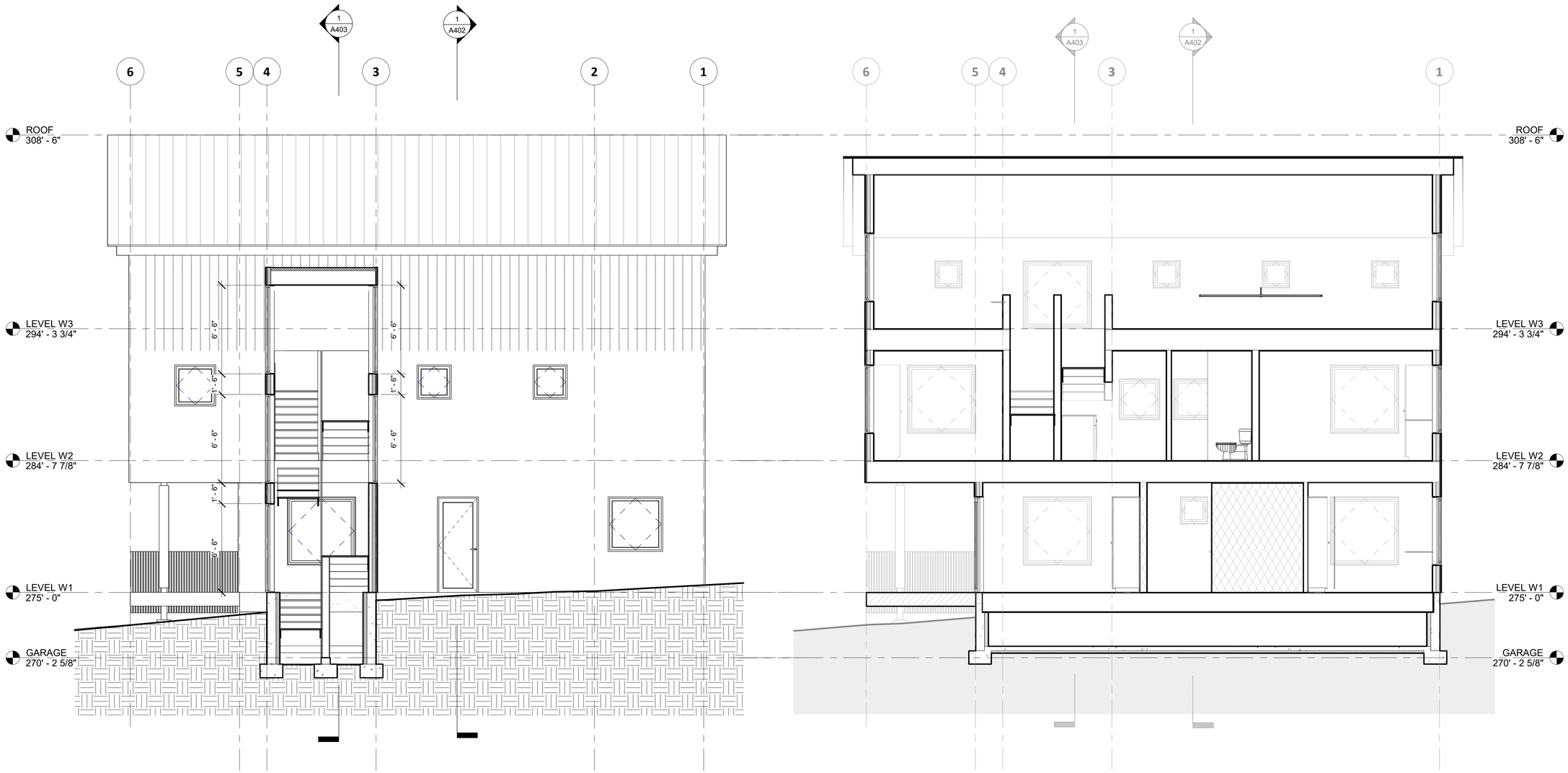
REVISIONS:

No.	Description	Date

PERMIT SET
02/27/2024

SECTIONS

A403



1 NS SECTION - LINK
1/4" = 1'-0"

2 NS SECTION - WEST WING
1/4" = 1'-0"

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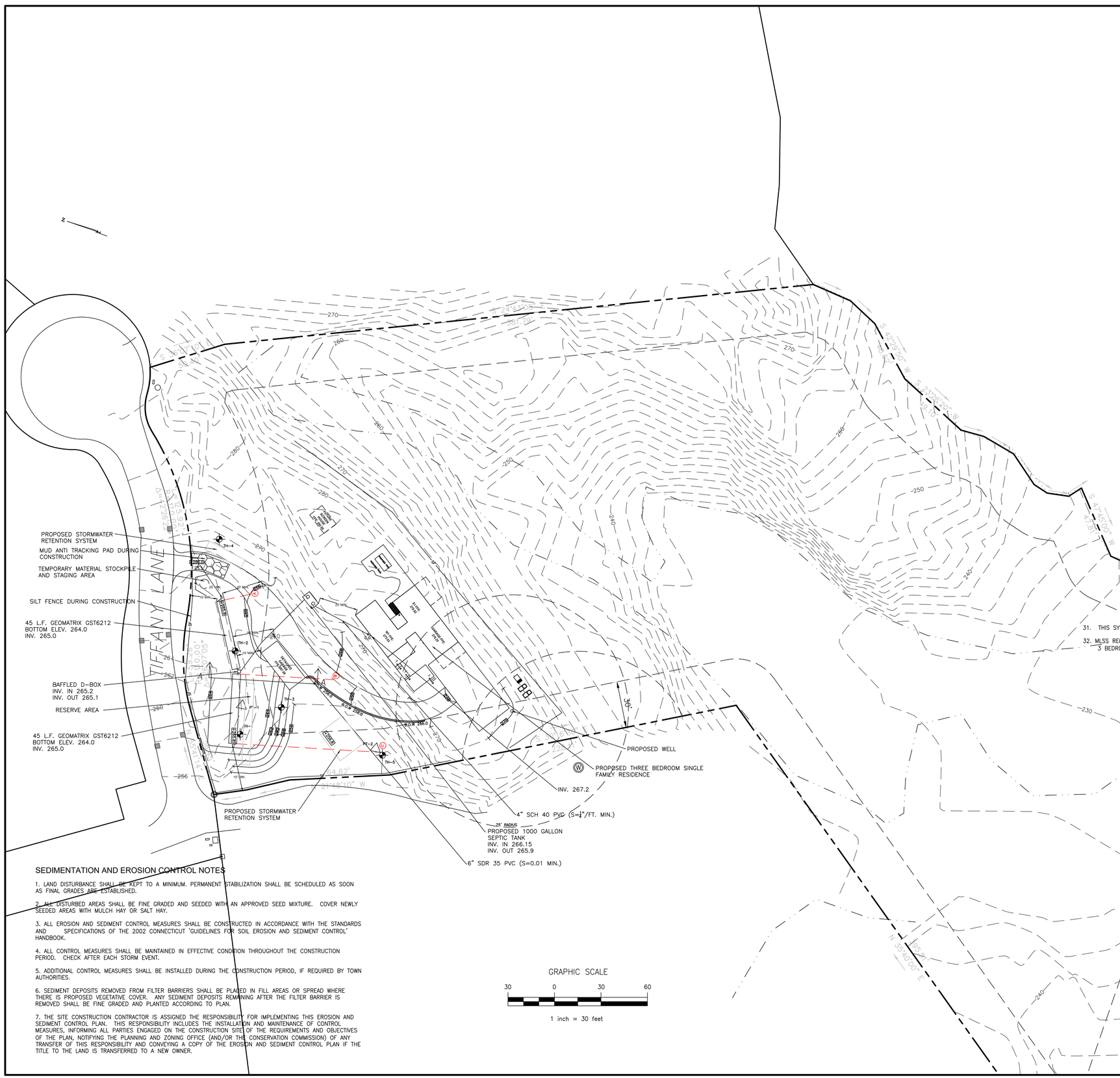
REVISIONS:

No.	Description	Date

PERMIT SET
02/27/2024

SECTIONS

A404



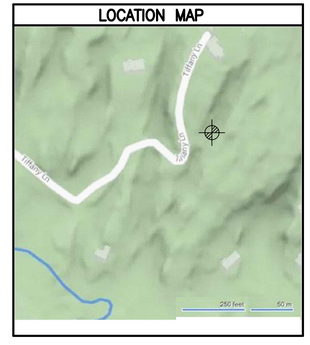
SEWAGE DISPOSAL SYSTEM NOTES

1. THE PROPOSED SEWAGE DISPOSAL SYSTEM SHALL CONFORM TO SECTIONS 19-13-B103d THROUGH 19-13-B104d OF THE CONNECTICUT STATE HEALTH CODE.
2. THE ASPETUCK HEALTH DISTRICT AND THE ENGINEER OF RECORD SHALL BE NOTIFIED THREE DAYS PRIOR TO COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.
3. NO CERTIFICATE OF CONFORMANCE TO STANDARDS SHALL BE ISSUED BY THE DESIGN ENGINEER IF PROPER NOTICE IS NOT PROVIDED FOR INSPECTIONS OR IF INSPECTIONS ARE NOT MADE PRIOR TO BACKFILLING OF BELOW GROUND STRUCTURES AND APPURTENANCES.
4. ALL EXISTING SITE AND UTILITY LOCATIONS ARE AS TAKEN FROM A MAP TITLED "ZONING LOCATION SURVEY PREPARED FOR EVAN RAY", BY ALL SEASONS LAND SURVEYING, DATED JANUARY 21, 2022.
5. THE PROPOSED STRUCTURE IS A THREE BEDROOM RESIDENCE. THE REQUIRED EFFECTIVE LEACHING AREA FOR THIS HOUSE, WHICH IS BASED UPON AN OBSERVED PERCOLATION RATE OF 1"/40 MIN., IS 900.0 SF.
6. THE PROPOSED LEACHING AREA CONSISTS OF 90 LINEAR FEET OF GEOMATRIX 6212, WHICH WILL PROVIDE 900 S.F. OF EFFECTIVE LEACHING AREA, (90 x 10.0 = 900.0).
7. THE PROPOSED 1000 GALLON SEPTIC TANK SHALL CONFORM TO THE SPECIFICATIONS OUTLINED IN THE STATE OF CONNECTICUT TECHNICAL STANDARDS.
8. THERE WILL BE NO WELL WITHIN 75 FEET OF THE PROPOSED SEPTIC SYSTEM.
9. A BENCHMARK SHALL BE ESTABLISHED IN THE FIELD BY A SURVEYOR.
10. ALL BERM MATERIAL SHALL BE FREE OF LARGE STONE, LOGS, OR OTHER DEBRIS THAT MAY CREATE LARGE VOIDS. IT SHALL CONSIST OF COMPACTED NATIVE LOAMY SOIL WITH A MAXIMUM PERCOLATION RATE OF 1"/15 MINUTES.
11. ALL FILL SHALL BE PLACED ON THE PERIMETER OF THE PROPOSED LEACHING SYSTEM AND CAREFULLY PLACED BY THE CONTRACTOR IN LIFTS OF 1' MAXIMUM USING A SMALL CRAWLER, TRACTOR OR OTHER APPROVED MACHINERY.
12. DISTRIBUTION BOXES SHALL BE ON STABLE FOOTING, CONSISTING OF 10" CRUSHED STONE.
13. ALL LOCATIONS OF INLETS AND OUTLETS FROM THE SEPTIC TANK AND DISTRIBUTION BOXES SHALL BE GASKETED.
14. ALL SELECT FILL MATERIAL MUST MEET THE REQUIREMENTS SPECIFIED IN SECTION VIII A OF THE STATE OF CONNECTICUT PUBLIC HEALTH CODE TECHNICAL STANDARDS. A SIEVE ANALYSIS MUST BE SUBMITTED AND APPROVED BY THE ENGINEER PRIOR TO THE INSTALLATION.
15. ALL SELECT FILL SHALL HAVE FEWER THAN 2.5% OF THE FINES PASSING THE #200 SIEVE, FEWER THAN 5% OF THE FINES PASSING #100 SIEVE, AND SHALL ACHIEVE AN AVERAGE PERCOLATION RATE OF 1"/5 MINUTES, AFTER BEING PLACED. ALL FILL SHALL BE PLACED IN LIFTS OF 1' MAXIMUM.
16. THE CONTRACTOR SHALL PROVIDE A REPRESENTATIVE SAMPLE OF ALL FILL MATERIAL TO THE ENGINEER OF RECORD FOR INSPECTION AND SIEVE ANALYSIS AT THE CONTRACTOR'S EXPENSE, PRIOR TO PLACEMENT. IT MAY BE ALSO NECESSARY FOR THE INSTALLER TO PROVIDE A SAMPLE OF THE SOIL TO THE LOCAL HEALTH DEPARTMENT.
17. THE SELECT FILL SHALL BE HARROWED INTO EXISTING SOIL, PAST THE TOPSOIL LAYER.
18. THE SEPTIC TANK SHALL BE WATER-TIGHT AND BE SO CERTIFIED BY THE MANUFACTURER.
19. THE CONTRACTOR SHALL MORTAR ALL INLETS AND OUTLETS FROM SEPTIC TANK AND PUMP CHAMBER ONCE PIPES HAVE BEEN INSTALLED.
20. THE CONTRACTOR SHALL REMOVE ALL TREES, STUMPS, AND LARGE STONES WITHIN LIMITS OF THE SEWAGE DISPOSAL SYSTEM.
21. THE CONTRACTOR SHALL STRIP AND STOCKPILE TOPSOIL OUTSIDE THE LIMITS OF SEWAGE DISPOSAL SYSTEM AND REUSE IT TO FINISH GRADE THE AREA OF DISTURBANCE, ADDITIONAL TOPSOIL, IF REQUIRED TO COVER DISTURBED AREAS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
22. THE CONTRACTOR SHALL TOPSOIL, FINE RAKE, SEED AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION.
23. WHERE POSSIBLE THE CONTRACTOR SHALL SAVE EXISTING TREES IN AND AROUND THE AREA OF THE PROPOSED SEWAGE DISPOSAL SYSTEM BY WHATEVER MEANS HE DEEMS PRUDENT. NO TREES ARE TO BE REMOVED WITHOUT THE AUTHORIZATION OF THE OWNER.
24. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION OF THE UTILITIES IN THE FIELD BY WHATEVER MEANS HE DEEMS PRUDENT.
25. THE EXISTING LEACHING TRENCHES SHALL BE EXCAVATED AND REMOVED, BACKFILL THE AREA WITH BANK RUN GRAVEL (SELECT FILL).
26. THIS SYSTEM IS NOT DESIGNED TO ACCEPT WASTE FROM GARBAGE DISPOSAL UNITS, BACKWASH FROM WATER SOFTENER UNITS OR DISCHARGE FROM JACUZZI TYPE HOT TUBS (> 100 GALLONS).
27. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING "CALL BEFORE YOU DIG", 1-800-922-4455, PRIOR TO START OF ANY EXCAVATION WORK ON SITE, TO LOCATE ALL UNDERGROUND UTILITIES ON PROPERTY AND SHOW SERVICE LINES TO BUILDING. EXCAVATIONS WITHIN 5 TO 25 FEET OF THE SEPTIC SYSTEM SHALL NOT BE BACKFILLED WITH FREE DRAINING MATERIAL.
28. THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE, NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
29. AN "AS BUILT" PLAN, CERTIFIED BY A PROFESSIONAL ENGINEER, SHALL BE SUBMITTED TO THE DEPARTMENT OF HEALTH BEFORE A "PERMIT TO USE" IS ISSUED.
30. A CONNECTICUT REGISTERED PROFESSIONAL ENGINEER ACCEPTABLE TO THE DIRECTOR OF HEALTH SHALL INSPECT CONSTRUCTION TO INSURE COMPLIANCE WITH THE PROPOSED PLAN.
31. THIS SYSTEM IS DESIGNED FOR A MAXIMUM DAILY WATER USE OF 450 GALLONS.
32. MLSS REQUIREMENTS:
    3 BEDROOM DWELLING:
    FF = 1.5
    PF = 2.0
    RL = 33.5" AVG.; 29" U.G. AVG. (THS 1 & 2); 38" D.G. AVG. (TH 3)
    SL = 3.8%
    HF = 30
    MLSS = (1.5) (2.0) (30) = 90.0 L.F.
    SPREAD PROVIDED: 90 L.F.

SEDIMENTATION AND EROSION CONTROL NOTES

1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. PERMANENT STABILIZATION SHALL BE SCHEDULED AS SOON AS FINAL GRADES ARE ESTABLISHED.
2. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH AN APPROVED SEED MIXTURE. COVER NEWLY SEEDED AREAS WITH MULCH HAY OR SALT HAY.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 CONNECTICUT 'GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL' HANDBOOK.
4. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. CHECK AFTER EACH STORM EVENT.
5. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF REQUIRED BY TOWN AUTHORITIES.
6. SEDIMENT DEPOSITS REMOVED FROM FILTER BARRIERS SHALL BE PLACED IN FILL AREAS OR SPREAD WHERE THERE IS PROPOSED VEGETATIVE COVER. ANY SEDIMENT DEPOSITS REMAINING AFTER THE FILTER BARRIER IS REMOVED SHALL BE FINE GRADED AND PLANTED ACCORDING TO PLAN.
7. THE SITE CONSTRUCTION CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE (AND/OR THE CONSERVATION COMMISSION) OF ANY TRANSFER OF THIS RESPONSIBILITY AND CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED TO A NEW OWNER.

LOCATION MAP



STATE OF CONNECTICUT
CHRISTINE J. D'ADAMO
No. 24877
LICENSED PROFESSIONAL ENGINEER

4-11-23
date

Fairfield County Engineering LLC

EVAN RAY

10 TIFFANY LANE — WESTON, CONNECTICUT

SEPTIC PLAN

CIVIL ENGINEERS

1911 project

1 OF 2 sheet

FAIRFIELD COUNTY ENGINEERING L.L.C.
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

FCE Project #	1911	Date Performed:	1/11/2022
Client:	Evan Ray		
Location:	10 Tiffany Lane, Weston		
Observed by:	Wayne D'Avanzo		

Test Hole 1:

0-8"	Topsoil
8-24"	Brown Silty Loam
24-54"	Brown Gravel and Silt
Ground Water @ 50"	
No Mottling	
No Ledge	
Hardpan @ 22"	

Test Hole 2:

0-8"	Topsoil
8-21"	Brown Silty Loam
21-27"	Dark Brown Silt
27-67"	Brown Gravel and Silt
Ground Water @ 36"	
No Mottling	
No Ledge	
Roots to 36"	

Test Hole 3:

0-8"	Topsoil
8-38"	Brown Silty Loam
38-72"	Brown Gravel and Silt
No Ground Water	
Mottling @ 38"	
No Ledge	
Roots to 34"	

Test Hole 4:

0-8"	Topsoil
8-24"	Brown Silty Loam
24-48"	Brown Gravel and Silt
Ground Water @ 28"	
No Mottling	
No Ledge	

Conducted by:	Wayne D'Avanzo	Project:	1911
Location:	10 Tiffany Lane	Town:	Weston
Client :	Evan Ray	Date:	1/11/2022

Weather conditions prior to and during tests:
Clear

Single Lot:	X	Subdivision:	
Diameter of Hole:	8"	Depth of Hole:	28"

PT-1 — **Design 1"/ 40 Min.**

Pre-soak @ 9:40 AM

Time	Time Increment	Depth to Water	Drop in inches	Soil Percolation Rate Time to drop 1 inch
10:40 AM	---	8 3/8"	---	---
10:50 AM	10 Min.	9 1/8"	3/4"	13.3 Min.
11:00 AM	10 Min.	9 1/2"	3/8"	26.7
11:10 AM	10 Min.	10"	1/2"	20.0 Min.
11:20 AM	10 Min.	10 3/8"	3/8"	26.7 Min.
11:30 AM	10 Min.	10 5/8"	1/4"	40.0 Min.
11:40 AM	10 Min.	10 7/8"	1/4"	40.0 Min.

FCE Project #	1911	Date Performed:	4/28/2023
Client:	Evan Ray		
Location:	10 Tiffany Lane, Weston		
Observed by:	Wayne D'Avanzo		

Test Hole 5:

0-2"	Topsoil
2-18"	Brown Silty Loam
18-36"	Brown Gravel and Silt
No Ground Water	
Mottling @ 18"	
No Ledge	

Conducted by:	Wayne D'Avanzo	Project:	1911
Location:	10 Tiffany Lane	Town:	Weston
Client :	Evan Ray	Date:	4/28/2023

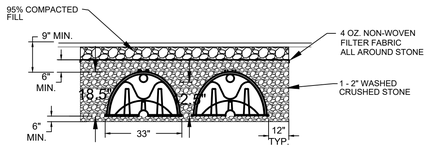
Weather conditions prior to and during tests:
Clear

Single Lot:	X	Subdivision:	
Diameter of Hole:	8"	Depth of Hole:	28"

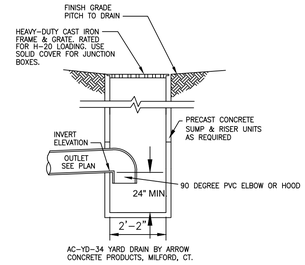
PT-2 — **Design 1"/ 40 Min.**

Pre-soak @ 9:40 AM

Time	Time Increment	Depth to Water	Drop in inches	Soil Percolation Rate Time to drop 1 inch
10:40 AM	---	8 3/8"	---	---
10:50 AM	10 Min.	9 1/8"	3/4"	13.3 Min.
11:00 AM	10 Min.	9 1/2"	3/8"	26.7
11:10 AM	10 Min.	10"	1/2"	20.0 Min.
11:20 AM	10 Min.	10 3/8"	3/8"	26.7 Min.
11:30 AM	10 Min.	10 5/8"	1/4"	40.0 Min.
11:40 AM	10 Min.	10 7/8"	1/4"	40.0 Min.

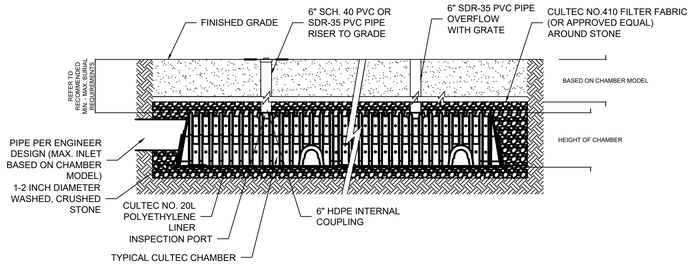


CULTEC RECHARGER 150XLHD
TYPICAL CROSS SECTION



DRIVEWAY DRAIN

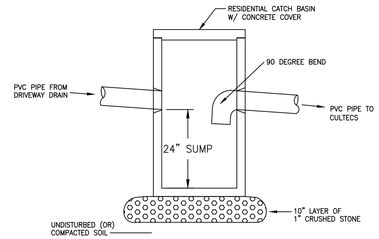
NOT TO SCALE



NUMBER OF UNITS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

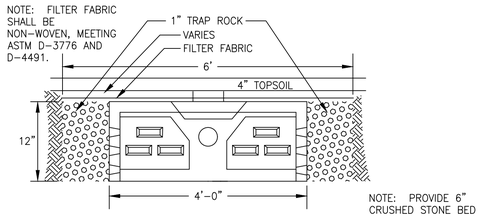
CULTEC INSPECTION PORT AND OVERFLOW

(AS APPLICABLE)



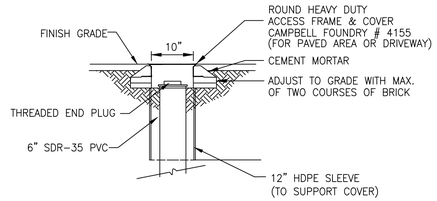
COARSE PARTICLE SEPARATOR

NOT TO SCALE



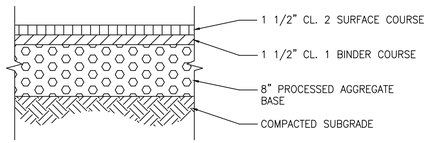
12" LEACHING GALLERY

NOT TO SCALE



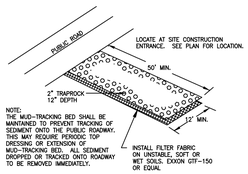
INSPECTION PORT

NOT TO SCALE



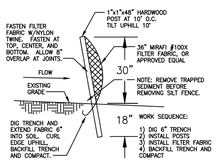
DRIVEWAY PAVEMENT

NOT TO SCALE



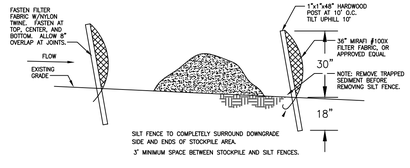
MUD-TRACKING BED

NOT TO SCALE



SILT FENCE

NOT TO SCALE



STOCKPILE PROTECTION

NOT TO SCALE

EVAN RAY

10 TIFFANY LANE — WESTON, CONNECTICUT

4-11-23
date

DETAIL SHEET

Fairfield County Engineering LLC

CIVIL ENGINEERS

1911
project

FAIRFIELD COUNTY ENGINEERING L.L.C.

2 OF 2
sheet

60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

1911_230411Drainage

GENERAL CONSTRUCTION NOTES:

1. CONSTRUCTION AND STRUCTURES SHALL COMPLY WITH ALL MUNICIPAL OR STATE REQUIREMENTS. ALL WORK SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, TO THE SATISFACTION OF THE ENGINEERING BUREAU, THAT CONSTRUCTION IS IN ACCORDANCE WITH THESE PLANS.
2. THE ENGINEERING BUREAU OF THE DEPARTMENT OF PUBLIC WORKS AND THE ENGINEER OF RECORD SHALL BE NOTIFIED THREE DAYS PRIOR TO THE COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.
3. NO CERTIFICATE OF CONFORMANCE TO STANDARDS SHALL BE ISSUED BY THE DESIGN ENGINEER IF PROPER NOTICE IS NOT PROVIDED FOR INSPECTIONS OR IF INSPECTIONS ARE NOT MADE PRIOR TO BACKFILLING OF BELOW GROUND STRUCTURES AND APPURTENANCES.
4. SUBSURFACE STRUCTURES AND UTILITIES HAVE BEEN DETERMINED FROM EXISTING RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. IN ORDER TO AVOID CONFLICT OF THE PROPOSED WORK AND EXISTING UTILITIES, THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES BY EXCAVATING TEST HOLES. IF THE CONTRACTOR DETERMINES THAT A CONFLICT EXISTS, HE SHALL IMMEDIATLEY NOTIFY THE ENGINEER, WHO WILL MAKE THE NECESSARY ADJUSTMENTS.
5. EXISTING PROPERTY AND UTILITY INFORMATION WAS TAKEN FROM A SURVEY BY ALL SEASONS LAND SURVEYING TITLED "ZONING LOCATION SURVEY PREPARED FOR EVAN RAY", DATED JANUARY 21, 2022.
6. THESE PLANS ARE FOR MUNICIPAL OR STATE AGENCY APPROVAL ONLY. NOT FOR CONSTRUCTION.
7. NO PIPE SHALL HAVE A BEND OF GREATER THAN 45 DEGREES.
8. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, OR OTHER APPROPRIATE CONTACT POINT PRIOR TO START OF CONSTRUCTION.
9. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION OF THE UTILITIES IN THE FIELD BY WHATEVER MEANS HE DEEMS PRUDENT.
10. THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE, NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
11. TOTAL SITE AREA = 4.908 ACRES

SEDIMENTATION AND EROSION CONTROL NOTES

1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. PERMANENT STABILIZATION SHALL BE SCHEDULED AS SOON AS FINAL GRADES ARE ESTABLISHED.

2. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH AN APPROVED SEED MIXTURE. COVER NEWLY SEEDED AREAS WITH MULCH HAY OR SALT HAY.

3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 CONNECTICUT 'GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL' HANDBOOK.

4. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. CHECK AFTER EACH STORM EVENT.

5. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF REQUIRED BY TOWN AUTHORITIES.

6. SEDIMENT DEPOSITS REMOVED FROM FILTER BARRIERS SHALL BE PLACED IN FILL AREAS OR SPREAD WHERE THERE IS PROPOSED VEGETATIVE COVER. ANY SEDIMENT DEPOSITS REMAINING AFTER THE FILTER BARRIER IS REMOVED SHALL BE FINE GRADED AND PLANTED ACCORDING TO PLAN.

7. THE SITE CONSTRUCTION CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE (AND/OR THE CONSERVATION COMMISSION) OF ANY TRANSFER OF THIS RESPONSIBILITY AND CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED TO A NEW OWNER.

LOCATION MAP

WAYNE J. D'AVANZO
No. 24877

EVAN RAY

10 TIFFANY LANE
WESTON, CONNECTICUT

4-11-23
date

DRAINAGE PLAN

CIVIL ENGINEERS

1911
project

1 OF 2
sheet

Fairfield County Engineering LLC

FAIRFIELD COUNTY ENGINEERING L.L.C.
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

1911_220411Drainage

FCE Project #	1911	Date Performed:	1/11/2022
Client:	Evan Ray		
Location:	10 Tiffany Lane, Weston		
Observed by:	Wayne D'Avanzo		

Test Hole 1:

0-8"	Topsoil
8-24"	Brown Silty Loam
24-54"	Brown Gravel and Silt
Ground Water @ 50"	
No Mottling	
No Ledge	
Hardpan @ 22"	

Test Hole 2:

0-8"	Topsoil
8-21"	Brown Silty Loam
21-27"	Dark Brown Silt
27-67"	Brown Gravel and Silt
Ground Water @ 36"	
No Mottling	
No Ledge	
Roots to 36"	

Test Hole 3:

0-8"	Topsoil
8-38"	Brown Silty Loam
38-72"	Brown Gravel and Silt
No Ground Water	
Mottling @ 38"	
No Ledge	
Roots to 34"	

Test Hole 4:

0-8"	Topsoil
8-24"	Brown Silty Loam
24-48"	Brown Gravel and Silt
Ground Water @ 28"	
No Mottling	
No Ledge	

Conducted by:	Wayne D'Avanzo	Project:	1911
Location:	10 Tiffany Lane	Town:	Weston
Client :	Evan Ray	Date:	1/11/2022

Weather conditions prior to and during tests:
Clear

Single Lot:	X	Subdivision:	
Diameter of Hole:	8"	Depth of Hole:	28"

PT-1 — **Design 1"/ 40 Min.**
Pre-soak @ 9:40 AM

Time	Time Increment	Depth to Water	Drop in inches	Soil Percolation Rate Time to drop 1 inch
10:40 AM	---	8 3/8"	---	---
10:50 AM	10 Min.	9 1/8"	3/4"	13.3 Min.
11:00 AM	10 Min.	9 1/2"	3/8"	26.7
11:10 AM	10 Min.	10"	1/2"	20.0 Min.
11:20 AM	10 Min.	10 3/8"	3/8"	26.7 Min.
11:30 AM	10 Min.	10 5/8"	1/4"	40.0 Min.
11:40 AM	10 Min.	10 7/8"	1/4"	40.0 Min.

FCE Project #	1911	Date Performed:	4/28/2023
Client:	Evan Ray		
Location:	10 Tiffany Lane, Weston		
Observed by:	Wayne D'Avanzo		

Test Hole 5:

0-2"	Topsoil
2-18"	Brown Silty Loam
18-36"	Brown Gravel and Silt
No Ground Water	
Mottling @ 18"	
No Ledge	

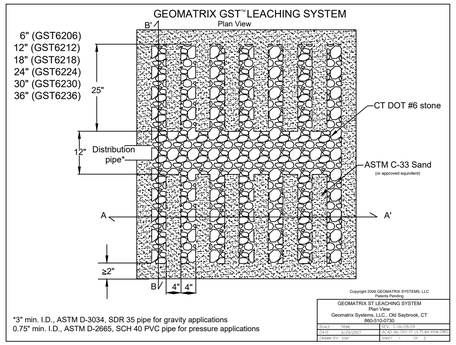
Conducted by:	Wayne D'Avanzo	Project:	1911
Location:	10 Tiffany Lane	Town:	Weston
Client :	Evan Ray	Date:	4/28/2023

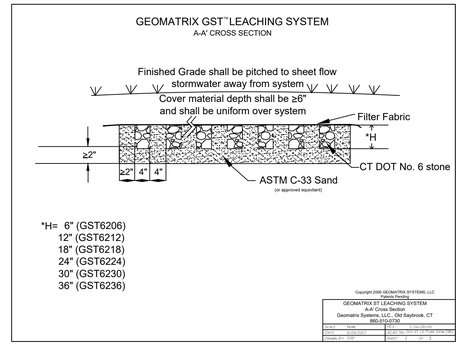
Weather conditions prior to and during tests:
Clear

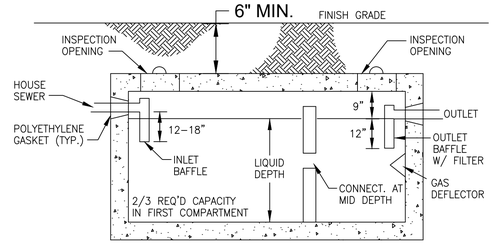
Single Lot:	X	Subdivision:	
Diameter of Hole:	8"	Depth of Hole:	28"

PT-2 — **Design 1"/ 40 Min.**
Pre-soak @ 9:40 AM

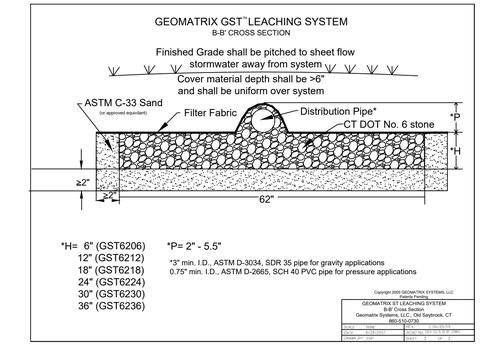
Time	Time Increment	Depth to Water	Drop in inches	Soil Percolation Rate Time to drop 1 inch
10:40 AM	---	8 3/8"	---	---
10:50 AM	10 Min.	9 1/8"	3/4"	13.3 Min.
11:00 AM	10 Min.	9 1/2"	3/8"	26.7
11:10 AM	10 Min.	10"	1/2"	20.0 Min.
11:20 AM	10 Min.	10 3/8"	3/8"	26.7 Min.
11:30 AM	10 Min.	10 5/8"	1/4"	40.0 Min.
11:40 AM	10 Min.	10 7/8"	1/4"	40.0 Min.

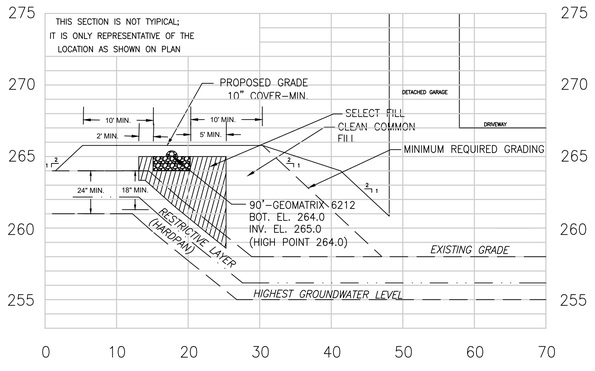




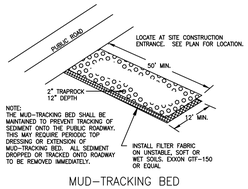


SEPTIC TANK (<2000 GAL)
NOT TO SCALE

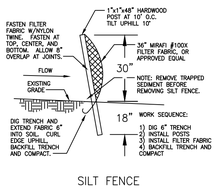




SECTION A-A
SCALE- H: 1"=10'
V: 1"=5'



MUD-TRACKING BED
NOT TO SCALE



BAFFLED DISTRIBUTION BOX
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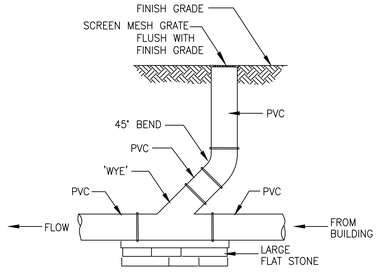


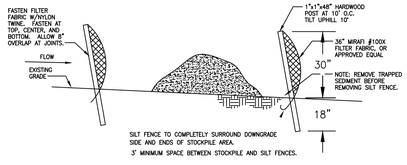
TYPICAL CLEANOUT
NOT TO SCALE

SILT FENCE
NOTE TO SCALE

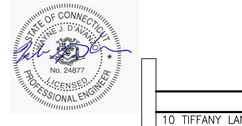
SLOPE CALCULATIONS

SLOPE LINE A: 0.0'/16.7'	0.0%	262.0 to 262.0
SLOPE LINE B: 3.2'/60.4'	5.3%	261.2 to 258.0
SLOPE LINE C: 5.8'/96.0'	6.0%	259.8 to 254.0

AVG. SLOPE 3.77%



STOCKPILE PROTECTION
NOT TO SCALE



EVAN RAY
10 TIFFANY LANE — WESTON, CONNECTICUT
DETAIL SHEET
4-11-23 date
CIVIL ENGINEERS
1911 project
2 OF 2 sheet

FAIRFIELD COUNTY ENGINEERING L.L.C.
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

Evan F. Ray and Gilda Boroumand
10 Tiffany Lane
Weston, CT 06883

June 14, 2023

Conservation Commission
Town of Weston, Connecticut
56 Norfield Road
P.O. Box 1007
Weston, CT 06883

RE: INLAND WETLANDS AND WATERCOURSE AREA APPLICATION REQUIREMENTS

LIST OF ADJACENT AND ABUTTING PROPERTY OWNERS FOR TIFFANY LANE RESIDENCE:

ABUTTERS:

Jennifer Lauer
11 Tiffany Lane
Weston, CT 06883

Eduard and Valeria Baikoff
26 Hill Farm Road
Weston, CT 06883

Alicia Posta
15 Deepwood Road
Weston, CT 06883

Mauricio Ivan Pani
17 Deepwood Road
Weston, CT 06883

King Property Capital
83 Grumman Hill Road
Wilton, CT 06897

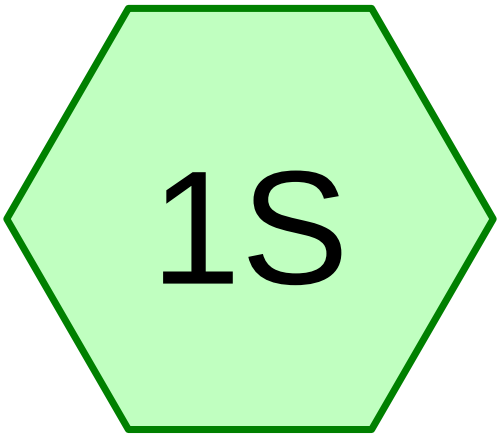
Evan Ray and Gilda Boroumand
10 Tiffany Lane
Weston, CT 06883

ADJACENT:

Daniel Rosenberg and Cheryl Sokolow
4 Tiffany Lane
Weston, CT 06883

CLC Asset Holdings, LLC
4515 Cole Ave. #1175
Dallas, TX 75205

Jeremy and Juad Masters
7 Tiffany Lane
Weston, CT 06883



Existing Conditions

Subcat Reach Pond Link

Routing Diagram for 1911Existing
Prepared by Fairfield County Engineering LLC, Printed 4/28/2023
HydroCAD® 10.00-26 s/n 06020 © 2020 HydroCAD Software Solutions LLC

Summary for Subcatchment 1S: Existing Conditions

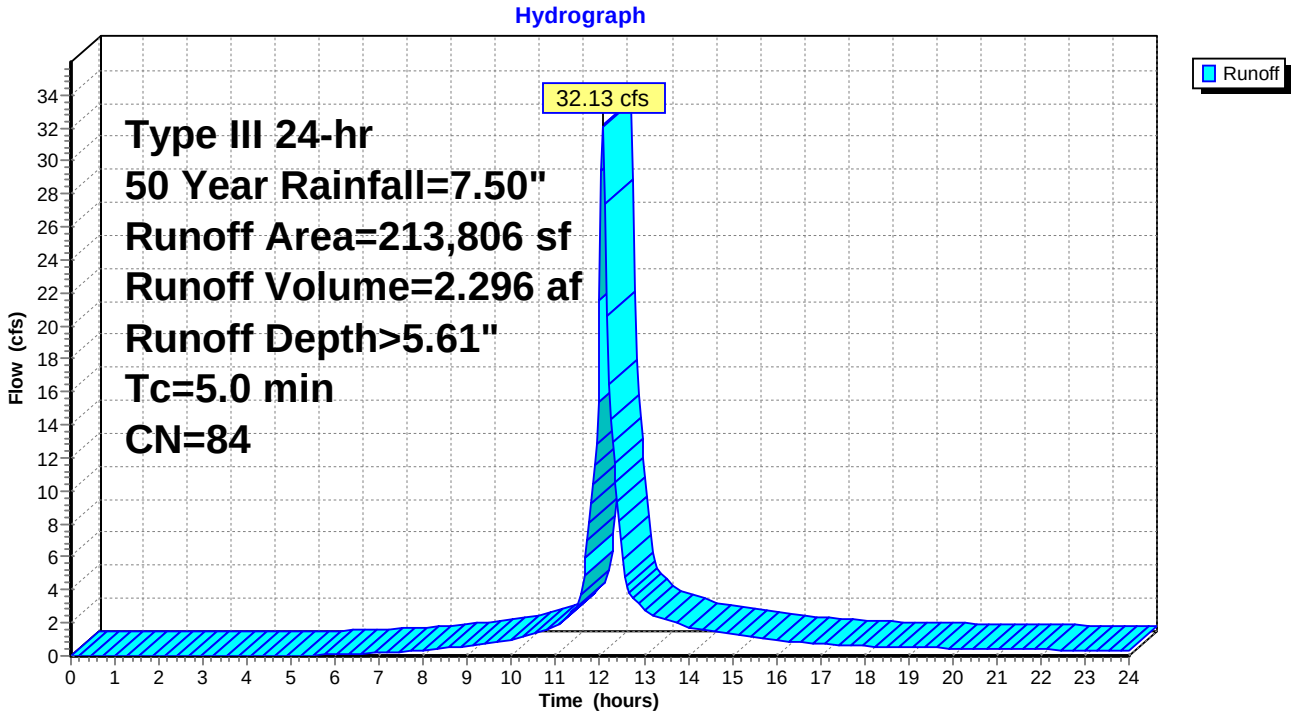
Runoff = 32.13 cfs @ 12.07 hrs, Volume= 2.296 af, Depth> 5.61"

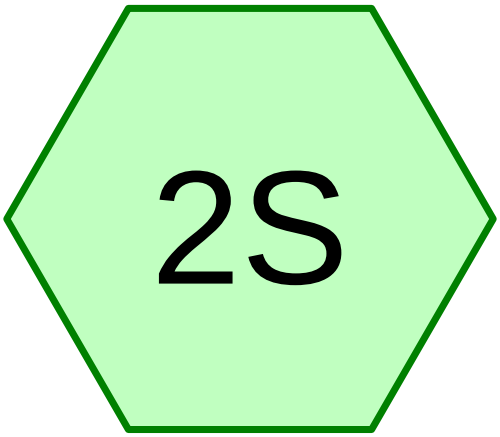
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 50 Year Rainfall=7.50"

Area (sf)	CN	Description
213,806	84	50-75% Grass cover, Fair, HSG D
213,806		100.00% Pervious Area

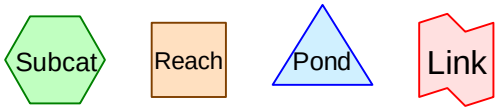
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment 1S: Existing Conditions





Proposed Conditions



Routing Diagram for 1911Proposed
Prepared by Fairfield County Engineering LLC, Printed 4/28/2023
HydroCAD® 10.00-26 s/n 06020 © 2020 HydroCAD Software Solutions LLC

Summary for Subcatchment 2S: Proposed Conditions

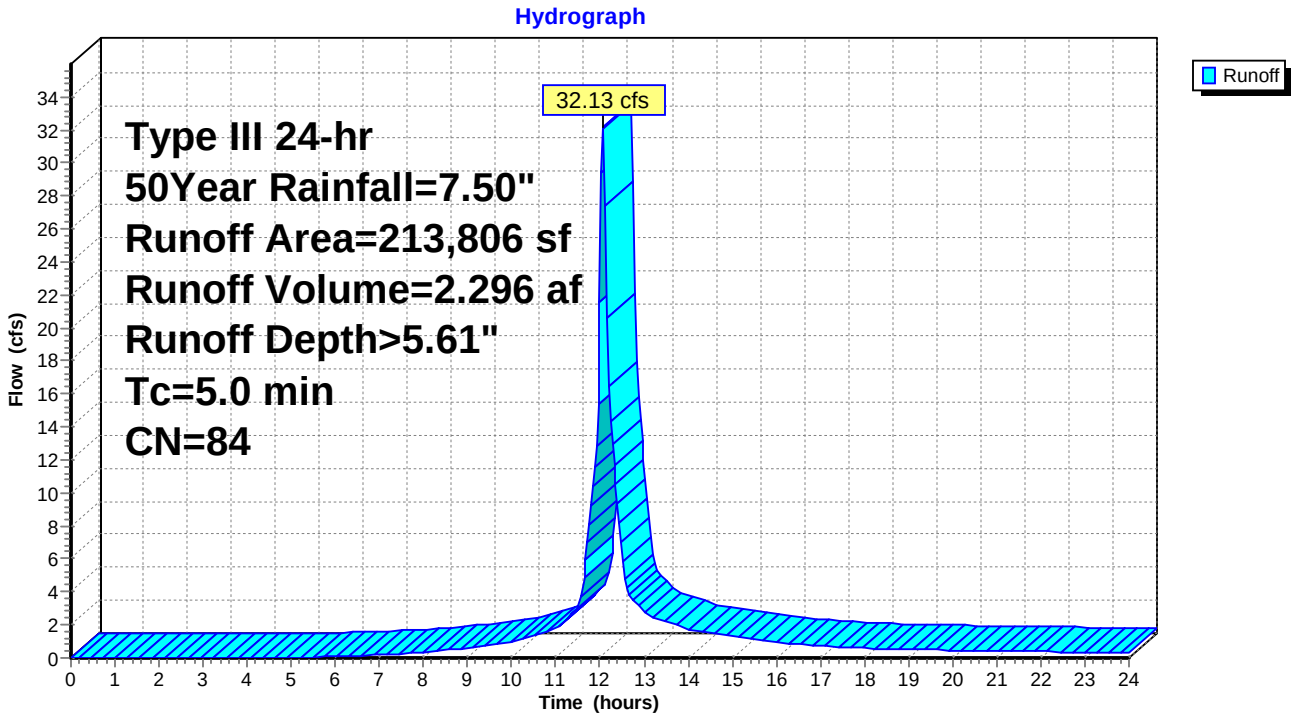
Runoff = 32.13 cfs @ 12.07 hrs, Volume= 2.296 af, Depth> 5.61"

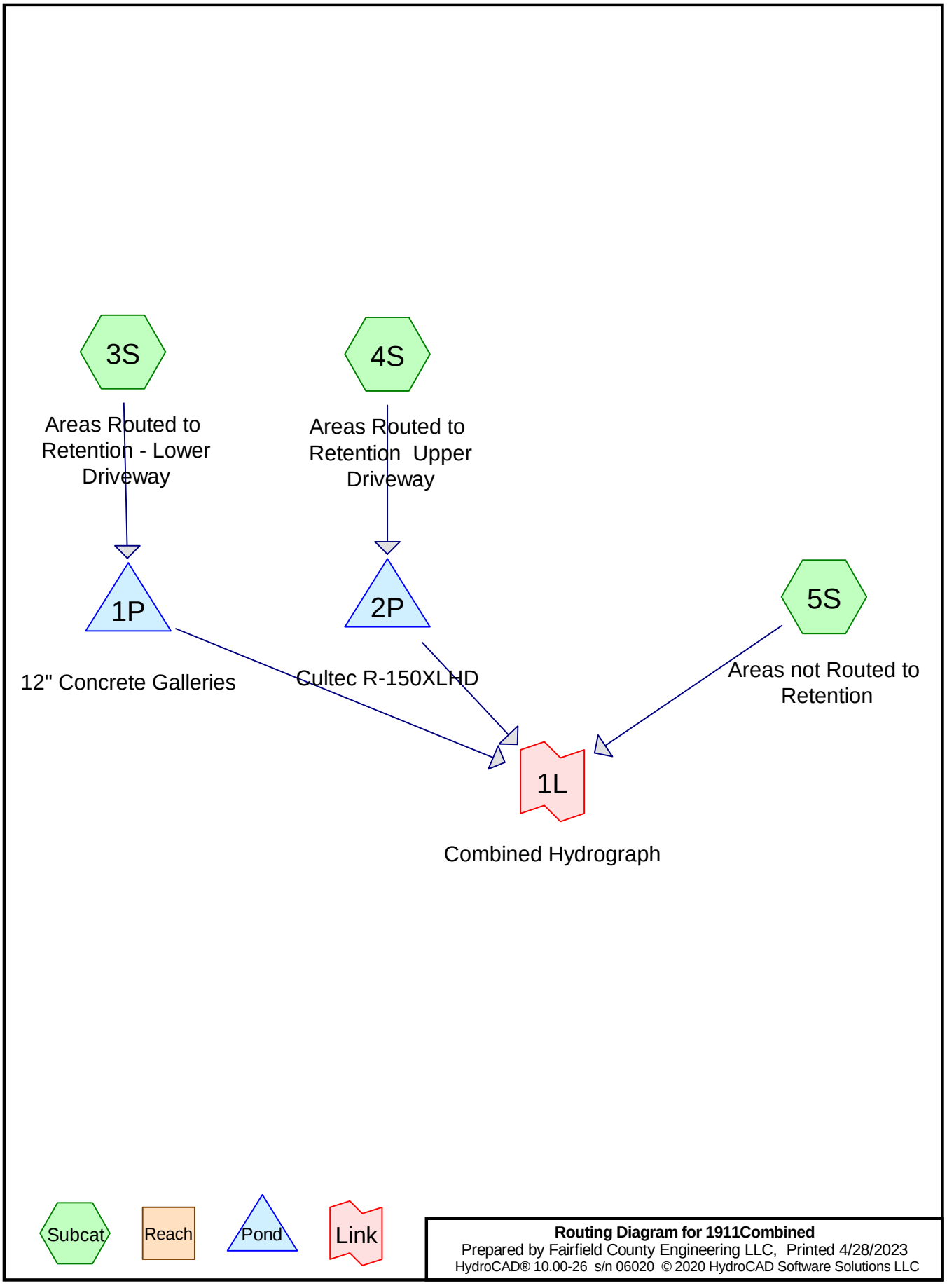
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 50Year Rainfall=7.50"

	Area (sf)	CN	Description
*	1,941	98	House
*	4,171	98	Driveway
*	376	98	Garage
*	405	98	Patio
*	60	98	Pool
*	151	98	Screen House
*	193	98	Walk
	206,509	84	50-75% Grass cover, Fair, HSG D
	213,806	84	Weighted Average
	206,509		96.59% Pervious Area
	7,297		3.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment 2S: Proposed Conditions





Routing Diagram for 1911Combined
Prepared by Fairfield County Engineering LLC, Printed 4/28/2023
HydroCAD® 10.00-26 s/n 06020 © 2020 HydroCAD Software Solutions LLC

Summary for Subcatchment 3S: Areas Routed to Retention - Lower Driveway

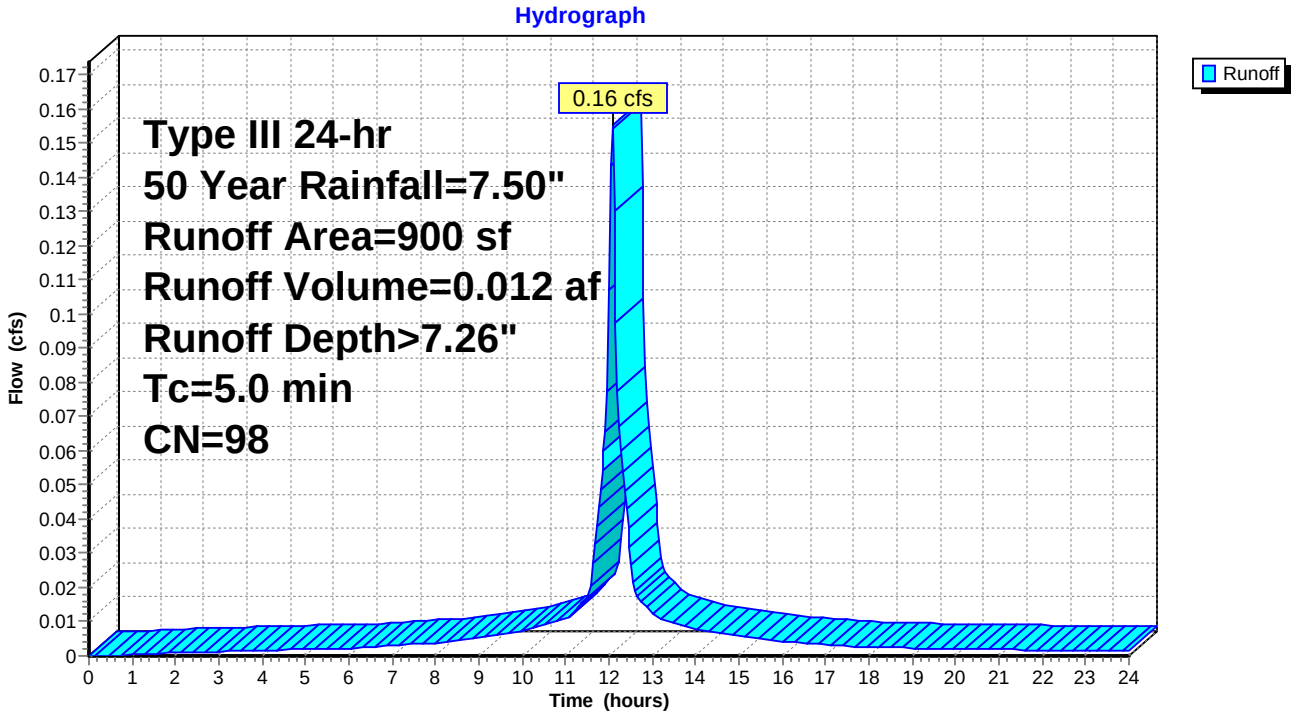
Runoff = 0.16 cfs @ 12.07 hrs, Volume= 0.012 af, Depth> 7.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 50 Year Rainfall=7.50"

	Area (sf)	CN	Description
*	900	98	Porttion of Driveway
	900		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment 3S: Areas Routed to Retention - Lower Driveway



Summary for Subcatchment 4S: Areas Routed to Retention Upper Driveway

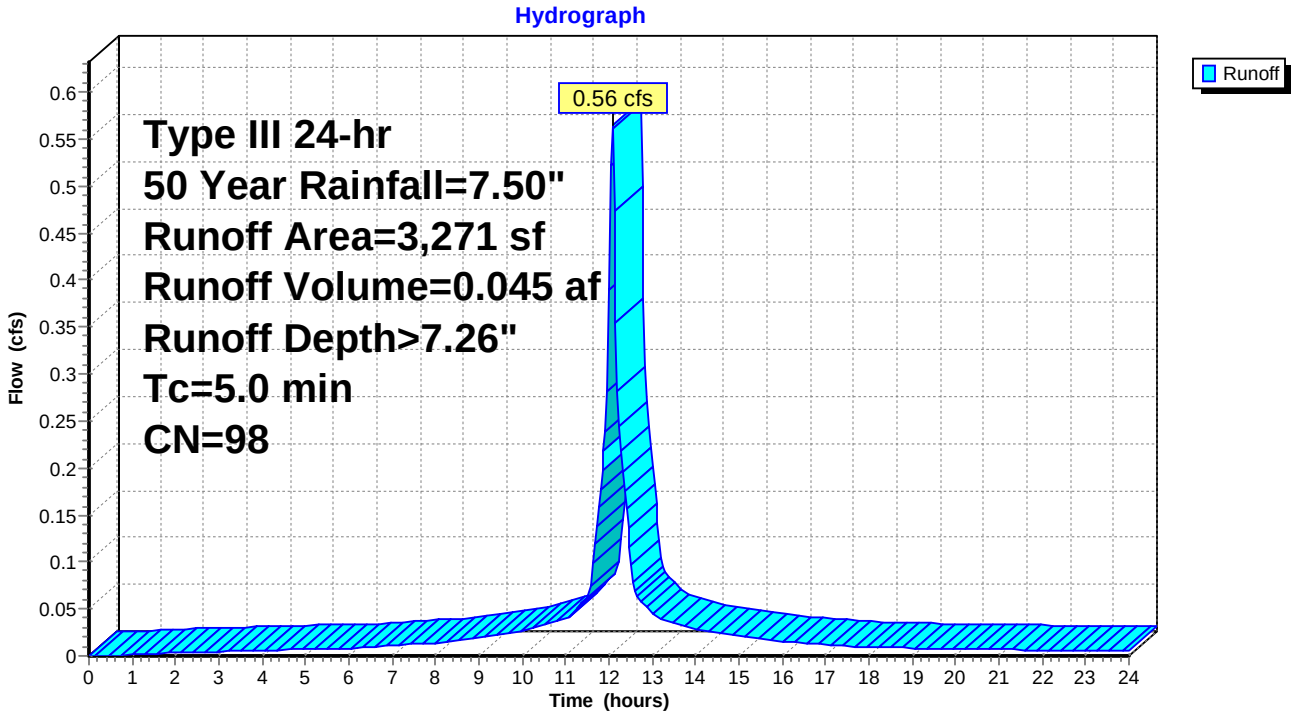
Runoff = 0.56 cfs @ 12.07 hrs, Volume= 0.045 af, Depth> 7.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 50 Year Rainfall=7.50"

	Area (sf)	CN	Description
*	3,271	98	Porttion of Driveway
	3,271		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment 4S: Areas Routed to Retention Upper Driveway



Summary for Subcatchment 5S: Areas not Routed to Retention

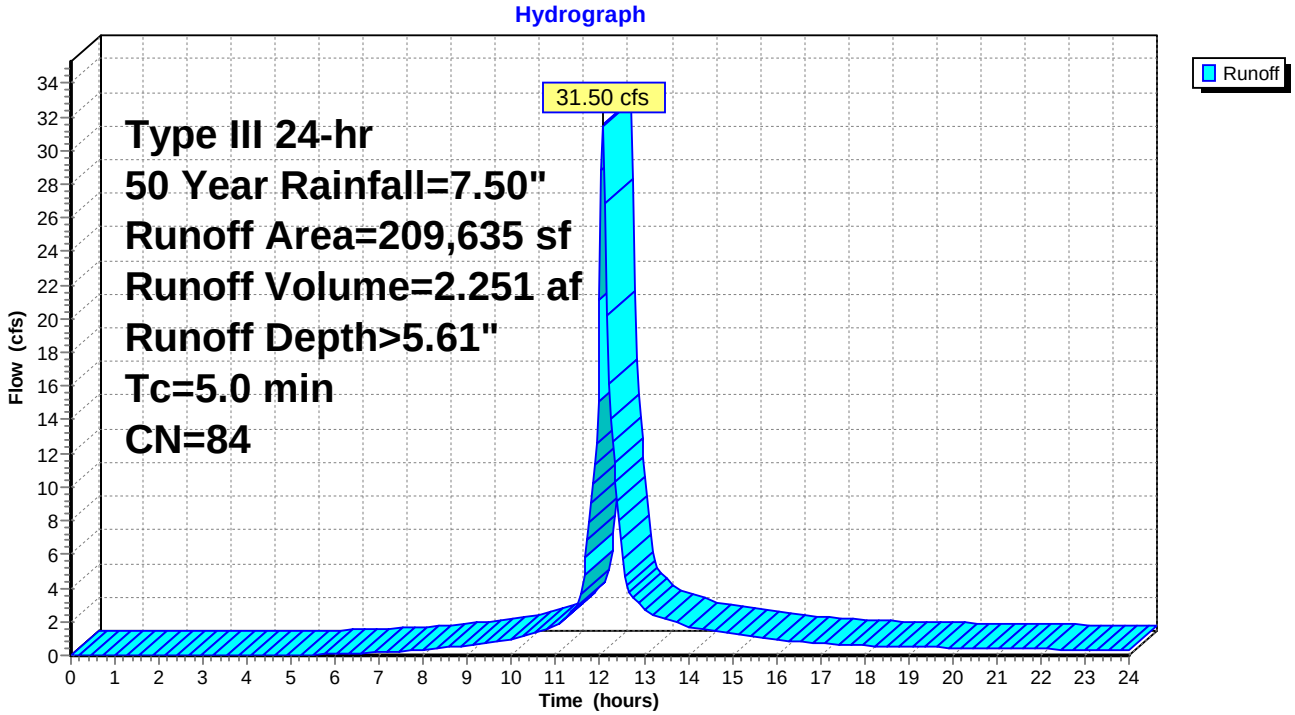
Runoff = 31.50 cfs @ 12.07 hrs, Volume= 2.251 af, Depth> 5.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 50 Year Rainfall=7.50"

	Area (sf)	CN	Description
*	1,941	98	House
*	376	98	Garage
*	405	98	Patio
*	60	98	Pool
*	151	98	Screen House
*	193	98	Walk
	206,509	84	50-75% Grass cover, Fair, HSG D
	209,635	84	Weighted Average
	206,509		98.51% Pervious Area
	3,126		1.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment 5S: Areas not Routed to Retention



Summary for Pond 1P: 12" Concrete Galleries

Inflow Area = 0.021 ac,100.00% Impervious, Inflow Depth > 7.26" for 50 Year event
Inflow = 0.16 cfs @ 12.07 hrs, Volume= 0.012 af
Outflow = 0.15 cfs @ 12.07 hrs, Volume= 0.011 af, Atten= 1%, Lag= 0.0 min
Discarded = 0.00 cfs @ 7.84 hrs, Volume= 0.006 af
Primary = 0.15 cfs @ 12.07 hrs, Volume= 0.005 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 265.79' @ 12.07 hrs Surf.Area= 156 sf Storage= 101 cf

Plug-Flow detention time= 114.0 min calculated for 0.011 af (89% of inflow)
Center-of-Mass det. time= 60.3 min (801.1 - 740.8)

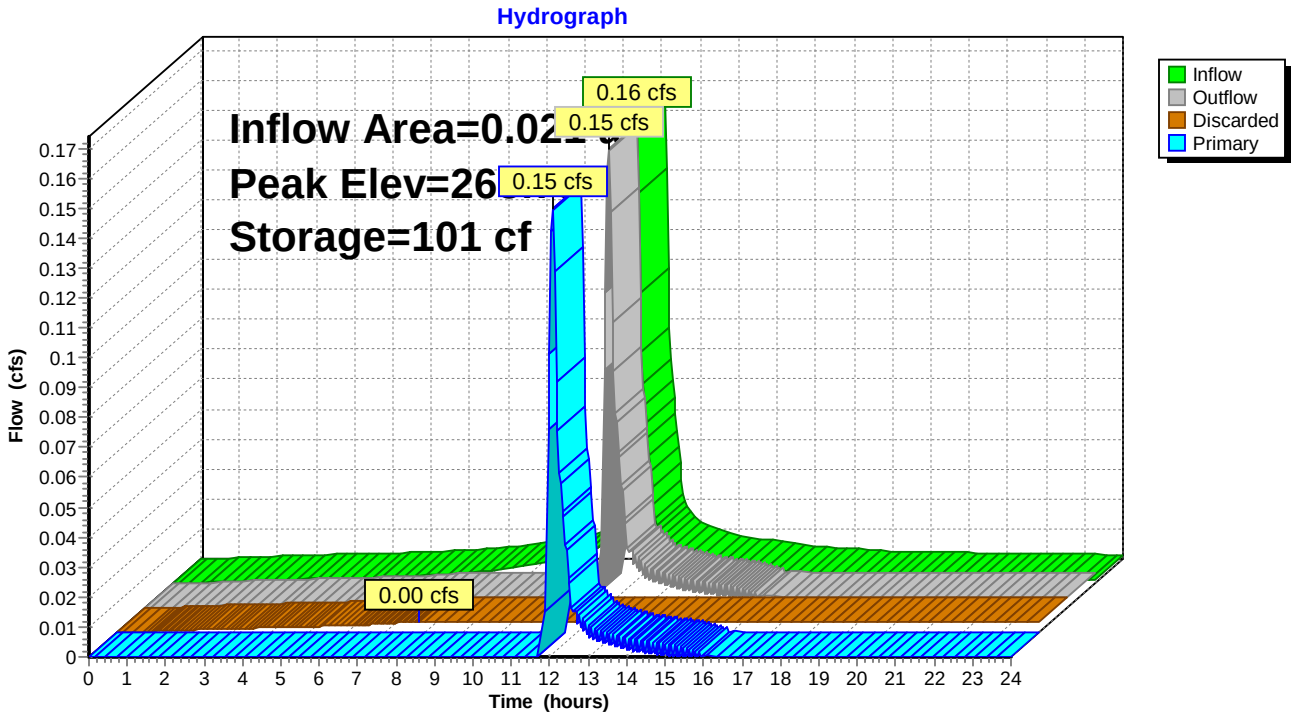
Volume	Invert	Avail.Storage	Storage Description
#1	264.70'	37 cf	**6.00'W x 26.00'L x 1.00'H Stone** 156 cf Overall - 64 cf Embedded = 92 cf x 40.0% Voids
#2	264.70'	64 cf	**4.00'W x 24.00'L x 0.67'H 12" Concrete Galleries** Inside #1
		101 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	265.70'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Discarded	264.70'	**1.000 in/hr Exfiltration over Horizontal area**

Discarded OutFlow Max=0.00 cfs @ 7.84 hrs HW=264.71' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.15 cfs @ 12.07 hrs HW=265.79' (Free Discharge)
↑—**1=Orifice/Grate** (Weir Controls 0.15 cfs @ 1.00 fps)

Pond 1P: 12" Concrete Galleries



Summary for Pond 2P: Cultec R-150XLHD

Inflow Area = 0.075 ac,100.00% Impervious, Inflow Depth > 7.26" for 50 Year event
Inflow = 0.56 cfs @ 12.07 hrs, Volume= 0.045 af
Outflow = 0.65 cfs @ 12.05 hrs, Volume= 0.036 af, Atten= 0%, Lag= 0.0 min
Discarded = 0.01 cfs @ 6.08 hrs, Volume= 0.014 af
Primary = 0.64 cfs @ 12.05 hrs, Volume= 0.022 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 256.50' @ 12.04 hrs Surf.Area= 351 sf Storage= 419 cf

Plug-Flow detention time= 116.8 min calculated for 0.036 af (80% of inflow)
Center-of-Mass det. time= 39.9 min (780.7 - 740.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	254.50'	81 cf	**16.50'W x 21.25'L x 1.54'H Field A** 541 cf Overall - 338 cf Embedded = 203 cf x 40.0% Voids
#2A	254.50'	338 cf	**Cultec R-150XLHD** x 12 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 6 rows
		419 cf	Total Available Storage

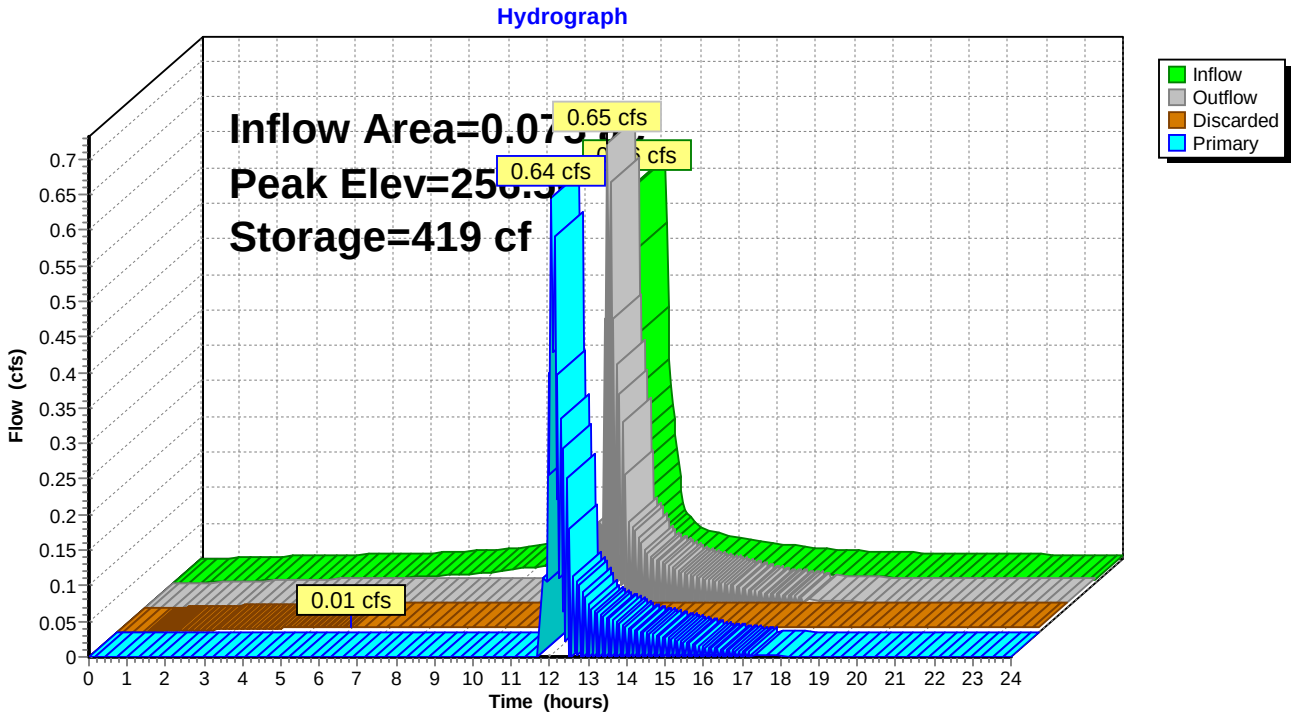
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	256.04'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Discarded	254.50'	**1.000 in/hr Exfiltration over Horizontal area**

Discarded OutFlow Max=0.01 cfs @ 6.08 hrs HW=254.52' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.61 cfs @ 12.05 hrs HW=256.46' (Free Discharge)
↑—**1=Orifice/Grate** (Orifice Controls 0.61 cfs @ 3.12 fps)

Pond 2P: Cultec R-150XLHD

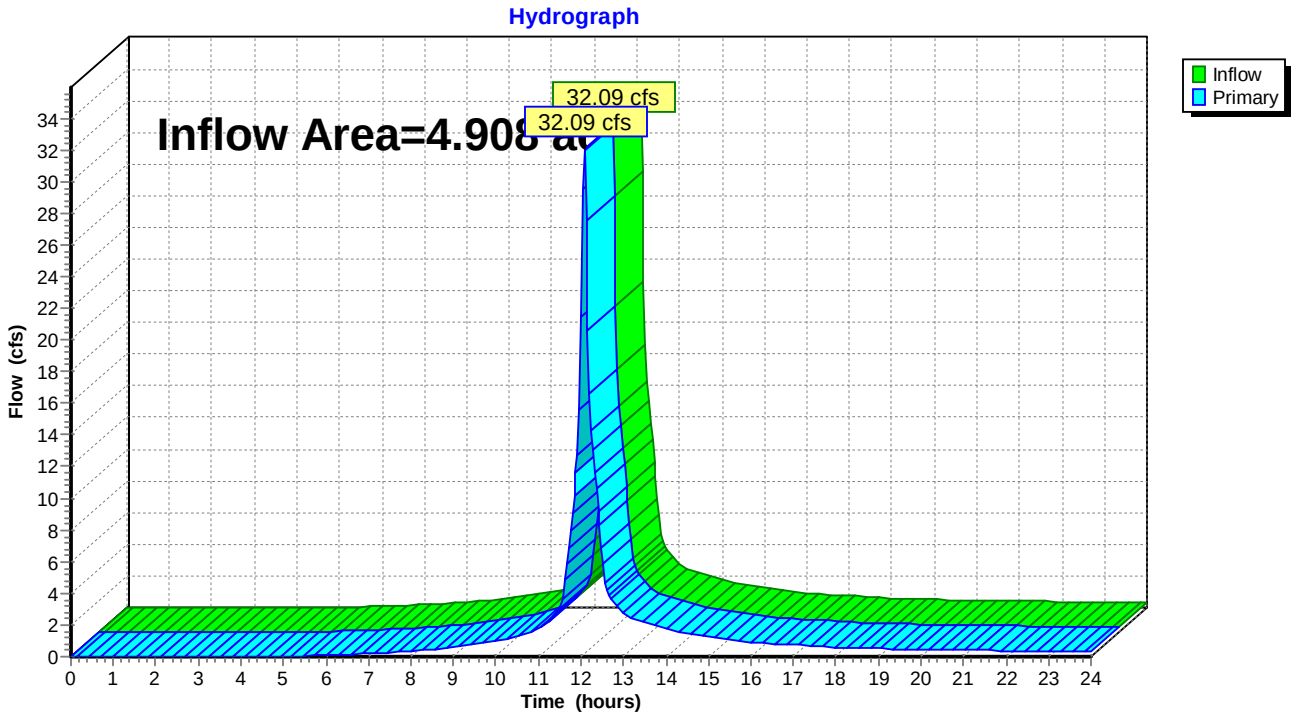


Summary for Link 1L: Combined Hydrograph

Inflow Area = 4.908 ac, 3.41% Impervious, Inflow Depth > 5.57" for 50 Year event
Inflow = 32.09 cfs @ 12.07 hrs, Volume= 2.279 af
Primary = 32.09 cfs @ 12.07 hrs, Volume= 2.279 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

Link 1L: Combined Hydrograph



DRAINAGE REPORT

PREPARED FOR

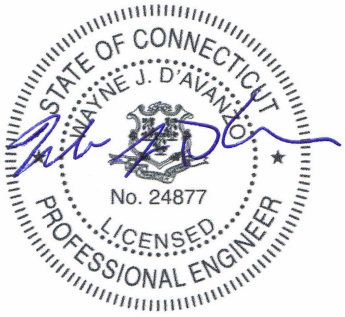
EXISTING AND PROPOSED SITE CONDITIONS

LOCATED AT:

FCE #1911

10 TIFFANY LANE

WESTON, CONNECTICUT



April 11, 2023

FAIRFIELD COUNTY ENGINEERING, LLC
CIVIL ENGINEERS

60 WINFIELD ST.
NORWALK, CONNECTICUT 06855
(203) 831-8005
FAX: (203) 831-8006
E-mail to: wayne@fairfieldce.com

Fairfield County Engineering LLC

NARRATIVE:

The subject of this report is a 4.908 acre parcel located at 10 Tiffany Lane in Weston. The purpose of this report is to determine the existing and proposed runoffs resulting from the proposed site improvements in order to design a stormwater management system.

EXISTING CONDITIONS:

The subject parcel is located at the south side of Tiffany Lane, at the bend near its terminus. The lot is currently vacant. The lot slopes moderately to steeply.

Existing soils at this location, as identified in the NRCS Soil Survey of Fairfield County, Connecticut, consist of Hollis-Chatfield-Rock outcrop complex, 3 to 45 percent slopes, which has a Hydrologic classification of "D"

The existing runoff as developed from a 50-Year rainfall event is 32.13 c.f.s.

PROPOSED CONDITIONS:

The proposal for this site is to construct a new single family residence with associated driveway, patio, pool and garage. This analysis also accounts for a future screen house.

The proposed runoff (unmitigated) from a 50-Year rainfall event is 32.13 c.f.s.

COMPUTATIONS:

The following computations of the existing and proposed conditions runoff flows were derived from the HydroCAD computer software. HydroCAD follows the NRCS TR-20 procedure for computing stormwater runoff. Computations were performed for a 50-year storm event, which has a 2% chance of occurring in any given 12 month period.

Existing Conditions:

Lawn	213,806 s.f.	CN 84
Total -	213,806 s.f.	

Weighted CN - 84

Proposed Conditions:

House	1,941 s.f.	CN 98
Driveway	4,171 s.f.	CN 98
Garage	376 s.f.	CN 98
Patio	405 s.f.	CN 98
Pool	60 s.f.	CN 98
Screen House	151 s.f.	CN 98
Walk	193 s.f.	CN 98
Lawn	206,509 s.f.	CN 84
Total -	213,806 s.f.	

Weighted CN - 84

Water Quality Volume

I = (3.4 x 0.009) + 0.05 = 0.0806

WQV = (0.0806 (4.908 acres)/12) = 0.0329654 ac-ft = 1,436.0 ft^3.

Groundwater Recharge Volume

GWV = 1,436.0 x 0.1 = 143.6 ft^3.

SUMMARY

Existing Runoff (50 Year):	32.13 c.f.s.
Proposed Runoff (50 Year):	32.13 c.f.s.
Proposed Impervious Run-off Retained (50 Year):	0.72 c.f.s
Proposed Run-off from Areas Bypassing Retention plus overflow (50 Year):	32.09 c.f.s.

CONCLUSIONS:

The increased run-off resulting from the proposed site improvements will be retained in an on-site retention system. The runoff from the lower portion of the driveway will be routed to 24 linear feet of 12" concrete galleries, while the runoff from the upper portion of the driveway will be routed to 12 units of Cultec C-150XLHD retention chambers.

This system will decrease the net peak runoff during a 50 Year storm to 32.09 c.f.s. from its current peak of 32.13 c.f.s.

The proposed retention system provides a total of 520 ft^3 of storage, which will accommodate the runoff from a 50 Year rainfall event routed to the system, and provides groundwater recharge.

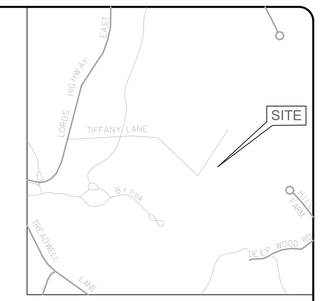
The proposed improvements will have no adverse impact on surrounding properties.

NOTES:

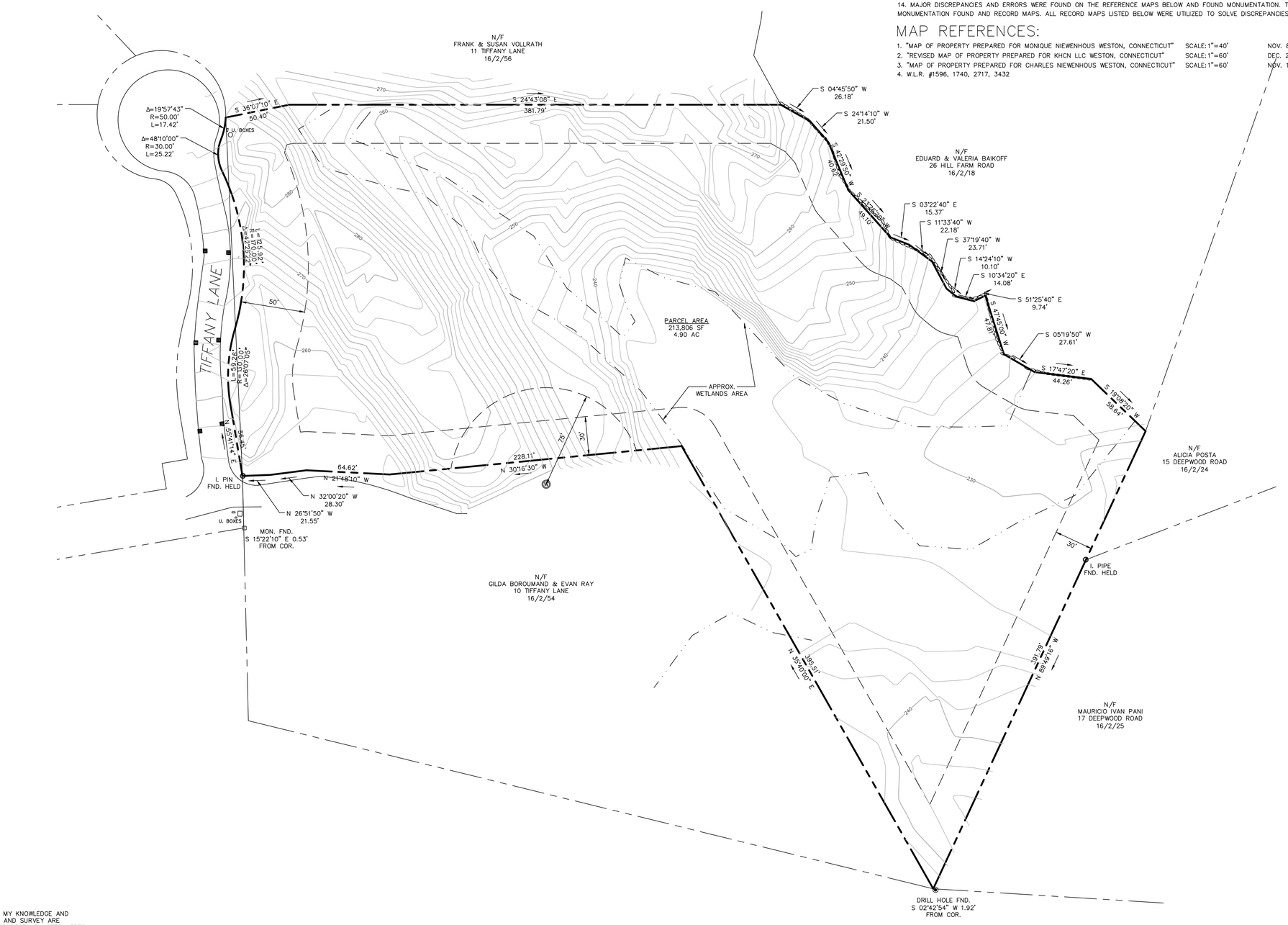
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20, AS REVISED.
2. THE TYPE OF SURVEY PERFORMED IS A LIMITED PROPERTY/BOUNDARY ZONING LOCATION SURVEY.
3. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.
4. THIS MAP CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
5. THIS MAP CONFORMS TO VERTICAL ACCURACY CLASS V-2.
6. THIS MAP CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2.
7. BEARINGS ON THIS MAP ARE BASED ON REF. MAP #1 BELOW.
8. ELEVATIONS ON THIS MAP ARE BASED ON NAVD 88 DATUM.
9. THE UNDERGROUND UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED BOTH FROM FIELD SURVEY INFORMATION AND FROM EXISTING DRAWINGS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THIS MAP, EITHER CURRENT OR ABANDONED ALTHOUGH EVERY ATTEMPT WAS MADE TO ACCURATELY DEPICT ALL UNDERGROUND UTILITIES. THERE IS NO GUARANTEE TO THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP.
10. OWNER OF RECORD: GILDA BOROUMAND & EVAN RAY
11. SUBJECT PARCEL IS IN R-2 ZONE.
12. THIS PARCEL IS KNOWN AS BLOCK 2 LOT 129 ON ASSESSOR'S MAP 16.
13. WETLANDS DEPICTED ON THIS PLAN ARE SCALED FROM REF. MAP #1 BELOW.
14. MAJOR DISCREPANCIES AND ERRORS WERE FOUND ON THE REFERENCE MAPS BELOW AND FOUND MONUMENTATION. THIS MAP REFLECTS A BEST FIT BETWEEN MONUMENTATION FOUND AND RECORD MAPS. ALL RECORD MAPS LISTED BELOW WERE UTILIZED TO SOLVE DISCREPANCIES AND ERRORS IN SURVEY MAPPING.

MAP REFERENCES:

1. "MAP OF PROPERTY PREPARED FOR MONIQUE NIEWENHOUS WESTON, CONNECTICUT" SCALE: 1"=40' NOV. 8, 2006 W.L.R. #3698
2. "REVISED MAP OF PROPERTY PREPARED FOR KHCN LLC WESTON, CONNECTICUT" SCALE: 1"=60' DEC. 20, 2005 W.L.R. #3682
3. "MAP OF PROPERTY PREPARED FOR CHARLES NIEWENHOUS WESTON, CONNECTICUT" SCALE: 1"=60' NOV. 15, 2002 W.L.R. #3625
4. W.L.R. #1596, 1740, 2717, 3432



LOCATION MAP
NTS



WESTON ZONE TABLE (DISTRICT R-2A)		
STANDARDS	REQUIRED	EXISTING
MIN. LOT AREA	2 AC.	4.9 AC
MIN. RECTANGLE	170' X 200'	> 170' X 200'
MIN. LOT FRONTAGE	170'	284.27'
MAX. BLDG. COVERAGE	15 %	–
SETBACKS:		
FRONT	50'	–
SIDE	30'	–
REAR	30'	–
WATERCOURSE	50'	–
MAX. BLDG. HEIGHT	35'	–

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- 500 EXISTING CONTOUR
- WETLAND LINE
- EXISTING STONE WALL
- (W) EXISTING WELL
- CATCH BASIN
- MONUMENT
- DRILL HOLE
- IRON PIN

40 0 20 40 80
1 inch = 40 feet

ZONING LOCATION SURVEY

PREPARED FOR
EVAN RAY
LOT 129 TIFFANY LANE
WESTON, CT

SCALE: 1" = 40' JANUARY 21, 2022
PROJ. NO.: 0399

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

THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED LAND SURVEYOR.

DANIEL C. LAFERRIERE
LICENSED LAND SURVEYOR, REG# 70492

ALL SEASONS Land Surveying
LAND SURVEYING - LAND PLANNING
31 West Dayton Hill Road
Wallingford, CT 06492
Phone: (203) 213-1871
dan@allseasonslandsurveying.com
allseasonslandsurveying.com

TOWN of WESTON, CONNECTICUT

Incorporated 1787

Conservation Commission

August 29, 2023

PERMIT CC-23-12 COM

Evan Ray
10 Tiffany Lane
Weston, Connecticut 06883

Dear Mr. Ray:

On Aug. 24, 2023, the Weston Conservation Commission approved your wetlands application for site development on Tiffany Lane parcel MBL 16-2-129 next door to 10 Tiffany Lane.

Enclosed is a copy of the permit with the standard Conservation Commission conditions and condition "I" specifying that plantings within the 100 foot upland review area must be dug in by hand. Also, please note the attached Contractor Compliance Agreement form, which needs to be completed, signed and returned to me by each contractor you employ on the project before they start work. Before work begins, erosion and sedimentation controls per the plan must be installed and a date for my inspection arranged.

Finally, in reviewing our records I see your health department approval does not specify a pool. I recommend that you review your latest plans with the health department to be sure the changes are incorporated in your health department approval and the approval remains current during the time your project takes place.

Sincerely,

Dr. Tom Failla, Conservation Planner

Cy: Travis Van Liere Studio, 3255 Garfield Ave S. #100, Minneapolis, MN 55408
Wayne D'Avanzo Fairfield County Engineers 60 Winfield St. Norwalk, CT 06881

Attachments: Permit CC-23-12-COM; Contractor Compliance Agreement Form

Weston Conservation Commission
24 School Road
Weston, Connecticut 06883-1028

PERMIT

To conduct a regulated activity or activities under the Inland Wetlands and Watercourses Regulations. This Permit shall expire five years from the date of approval. If permitted activity will not be completed by the expiration date, request for Permit Renewal must be submitted prior to that date.

Application/Permit Number Permit Number CC-23-12-COM Map 16 Block 2 Lot 129	Date of Approval: Aug. 24. 2023 Expiration Date: Aug. 24, 2028
Address of Permitted Property:	Tiffany MBL 16-2-129
Name of Owner(s):	Evan Ray 10 Tiffany Weston, CT 06883
Name of Applicant/Authorized Agent: Evan Ray	Address: 10 Tiffany, Weston, CT 06883

Activity or Activities: New home and pool site development

Reference:
Soil Investigation Report November 28, 2022 by Scott Stevens; Site layout plan June 13, 2023, rev July 19, 2023 and Aug. 10, 2023 by Travis Van Liere Landscape Architect; Drainage Plan and Report April 11, 2023 plan rev. Aug. 8, 2023 by Fairfield County Engineering LLC.

Under the provisions of Connecticut General Statutes (CGS) Section 22a-36 to 22a-45 and the Town of Weston's Inland Wetlands and Watercourses Regulations, and having reviewed all facts and circumstances bearing on the application, the Commission finds that the proposed activity will have no substantial adverse impact on inland wetlands or watercourses, provided that the approved plan and the standard conditions and any special conditions of this Permit are fully implemented. The duty and obligation to comply with the approved plan and the standards conditions and any special conditions shall rest exclusively with the Applicant and all heirs, successors and assigns. All Permits are subject to the following general conditions:

A. Prior to the commencement of any work on the site, the Contractor Compliance Agreement must be signed and returned to the Commission's office by the contractor who will perform the permitted activity.
B. The Conservation Planner reviewed the alternatives to the approved action including a consideration of alternatives which might enhance environmental

quality or have a less detrimental effect, and which could feasibly attain the basic objectives of the activity proposed in the application.

C. **Implementation of the erosion and sedimentation control plan prior to any site preparation activity.** Before construction begins, the Conservation Planner must complete a site inspection of the controls. Erosion controls are to be inspected by the applicant weekly and after rains and all deficiencies must be remediated within twenty-four hours of finding them. The applicant shall maintain such control measures until written permission is received from the Conservation Planner to remove such measures.

D. Upon completion of the work, the Applicant or the Applicant's Designated Agent shall submit a letter to the Conservation Commission stating that the property was developed and the work completed as permitted.

E. Per CGS Sec. 22a-42a (d) (2), as amended, "Any permit issued under this section shall be valid for five years. Any such permit shall be renewed upon request of the permit holder unless the agency finds that there has been a substantial change in circumstances which requires a new permit application, provided no permit may be valid for more than 10 years."

F. Any changes in approved plans shall require notification to the Commission and may require that a new application be made.

G. Applicant agrees, represents, and warrants that it will obtain all required federal, state and local permits prior to commencing any work on the site.

H. The deposition and/or removal of any earth, loam, topsoil, humus, sand, gravel, clay, stone, or quarry stone to and from the property shall be subject to Section 240-36 C. of the Zoning Regulations of the Town of Weston.

I. Plantings within the 100-foot upland review area from the wetland edge need to be done by hand digging; no back hoe or other heavy equipment.

If you have any questions regarding this decision, please feel free to contact me at (203) 222-2681.

Sincerely,
Dr. Tom Failla, Conservation Planner