DESIGN REVIEW BOARD REFERRAL
860-267-9601

APPLICATION REVIEW

PROPERTY LOCATION: 106 Main St

PROJECT NAME: Marino - Duplex

APPLICANT: Jim Marino **DAYTIME PHONE:** 203-887-2499

MAILING ADDRESS: 41 Smith St East Hampton, CT

OWNER IF DIFFERENT: _____

MAILING ADDRESS: _____

ACTIVITY: **P&Z Application or Or Zoning Application:** PZC-20-015

_____

_____

REVIEW DATE: _____

Please return comments to the Planning Office on or before the date indicated above.

Site Plan

TOWN OF EAST HAMPTON
Planning and Zoning Commission
1-860-267-7450
www.easthamptonct.gov

RECEIVED
JUL 13 2020

PZC PZC-20-015
Date 7/13/20

Fee Paid _____
Check # _____
Rec'd. By _____

LOCATION 106 MAIN ST. MAP 62A BLK 49 LOT 3-1

PROJECT NAME SITE IMPROVEMENT PLAN ZONE VC

APPLICANT JAMES MARINO PHONE 203 887-2499
ADDRESS 41 SMITH ST. E.H. EMAIL _____

CONTACT PERSON JAMES MARINO PHONE SAME
EMAIL _____

OWNER SOUTH RD. MARL., LLC PHONE SAME
ADDRESS 41 SMITH STREET EMAIL _____

SURVEYOR/ENGINEER JOEL FULLER PHONE 860-670-1800
ADDRESS 191 JONES HOLLOW MARL., CT. EMAIL FULLERLS@COMCAST.NET

ATTORNEY EASAMO PHONE 203 787-6555
ADDRESS ORANGE ST. NEW HAVEN EMAIL _____

APPLICATION TYPE *(application must be completed in FULL in order to be accepted)*

___1. SUBDIVISION /RESUBDIVISION /CONSERVATION SUBDIVISION NO. OF LOTS_____
_X_3. SITE PLAN_____MODIFICATION_____Residential__X__Commercial_____
___4. SPECIAL PERMIT---SECTION_____OF THE ZONING REGS. FOR_____
___5. ZONE CHANGE---FROM VC-VHO (4.5) TO_____
___6. AMENDMENT TO ZONING REGULATIONS
___7. LAKE POCOTOPAUG PROTECTION AREA _____
___8. ACTIVE ADULT NO OF UNITS_____
___7. OTHER (DESCRIBE)_____

APPLICATION REQUIREMENTS: This application and 10 sets of plans shall be submitted to the Land Use Office and shall be received by the Commission at the next regularly scheduled meeting. *(see meeting schedule for deadline dates)*

A complete application shall consist of an application, fees, maps /plans(A-2 survey) ,engineers report including drainage calculations and watershed calculations(pre and post), bond estimates, hydrology report, environmental studies, waiver requests and traffic study where applicable

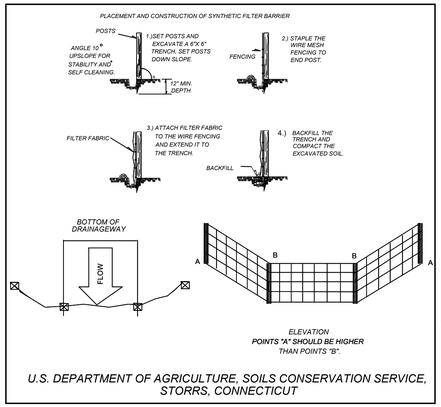
Preliminary discussions are highly recommended for subdivisions 5 lots & over and for larger Special Permit Applications
Abutters notice receipts (green cards) must be handed in to the Planning Office prior to the meeting

APPLICANTS SIGNATURE _____ DATE 7/10/20

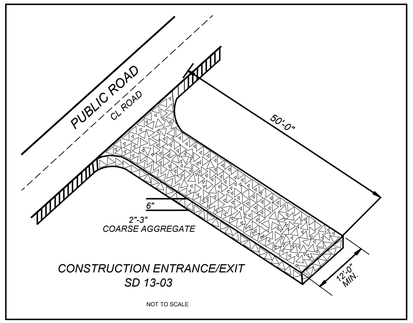
OWNER'S SIGNATURE _____ DATE 7/10/20

The owner and applicant hereby grant the East Hampton Planning and Zoning Commission and/or it's agents permission to enter upon the property to which the application is requested for the purpose of inspection and enforcement of the Zoning Regulations and Subdivision Regulations of the Town of East Hampton.

Form PZC1 5/20



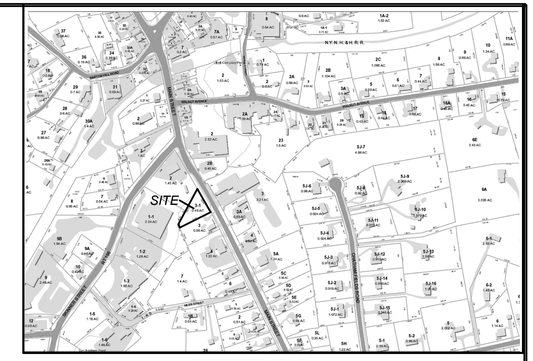
U.S. DEPARTMENT OF AGRICULTURE, SOILS CONSERVATION SERVICE, STORRS, CONNECTICUT



CONSTRUCTION ENTRANCE/EXIT
SD 13-03

NOT TO SCALE

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPLIED, IN PART FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO..JOEL M. FULLER L.S.. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.



VICINITY MAP

VC-ZONE

SEQUENCE OF ACTIVITY - HOUSE LOT DEVELOPMENT

1. LIMIT OF DISTURBANCE. Upon approval of individual site plan development, the limits of development shall be established in the field for each proposed structure. Disturbance limits shall be AS-SHOWN and shall be bounded by staked haybales, silt fence or wood chips.

2. TREES CLEARED Trees shall be cleared and cut to length and stacked or removed from the site.

3. EROSION CONTROLS. Disturbed area shall be bounded by staked haybales or silte fence. All erosion controls, including silt fence and antitrackingpad, shall be installed and inspected by the Land Use Planner/ZEO and Wetlands Agent PRIOR TO STUMPS BEING PULLED, GRUBBING, OR EXCAVATION. The Planner/ZEO and Wetlands Agent may modify the erosion control requirements based on field conditions so as to adequately control erosion and siltation from the site.

4. DRIVEWAYS. All driveway and driveway shoulders shall be stripped, graded as shown on plan, and graveled. All driveway shoulders shall be stabilized immediately upon grading, either by diverting runoff, mulching, or seeding and mulching (depending on the season).

5. TOPSOIL. All topsoil shall be stripped and saved in an area as shown on the plan or as approved by the Planner and Wetlands Agent. Topsoil shall not be removed from the site except as in compliance with the Zoning Regulations.

6. CONSTRUCTION AND DISTURBED AREA. Excavation and construction shall commence following inspection and approval of erosion controls and construction of the driveway. The disturbed area shall be graded so as to contain runoff within the lot to the greatest extent possible.

7. SITES IN WINTER. When a site will be open during the winter months, rough grading and 4-6 inch mulching must occur prior to construction in order to minimize erosion and uncontrolled runoff during the winter months.

8. DRAINS. Foundation and curtain drains shall be installed as shown on the approved plan. ANY CHANGES TO THE LOCATION OF THE DRAINS OR THE ADDITION OF ANY DRAINS SHALL BE APPROVED BY THE PLANNER AND WETLANDS AGENT PRIOR TO INSTALLATION.

9. COMPLETE SITE WORK. Finish grading shall occur as soon as possible on all lots where there is potential for erosion and for degradation of wetlands and watercourses. Lots shall be finish graded, seeded with perennial grasses suitable for the respective amount of sun or shade and mulched prior to Certificate of Zoning Compliance.

10. FINAL STABILIZATION. EROSION CONTROLS SHALL BE MAINTAINED ON THE LOT AS LONG AS THEY ARE NEEDED TO CONTROL EROSION AND SEDIMENTATION.

SOILS EROSION NARRATIVE

SITE DESCRIPTION

THE SITE IS LOCATED ON THE SOUTHERLY SIDE OF MAIN STREET ROAD. THE SITE IS MOSTLY LIGHT WOODS (OPEN IN FRONT) WITH A FEW OLDER TREES. THE LOT HAS AREAS WITH SLOPES THAT VARY FROM 2 TO 20 PERCENT. THERE ARE SOME FLATTER AND STEEPER AREAS. THE WETLAND AREAS HAVE BEEN MAPPED AND ARE SHOWN ON THE PLANS.

PROJECT DESCRIPTION

THE PROJECT WILL INCLUDE 1 NEW RESIDENTAIL DUPLEX (RAISED RANCH) , AND THE CONSTRUCTION OF PARKING AREA AND DRIVE. THE ROOF WATER WILL BE DIRECTED 3 RECHARGE UNITS.

EROSION AND SEDIMENTATION CONTROL PLAN MEASURES.

A. IDENTIFICATION OF POTENTIAL PROBLEMS.

1. WIND EROSION, BECAUSE THE SITE WILL BE EXPOSED, WIND EROSION ON THE SITE DURING CONSTRUCTION IS A POTETIAL PROBLEM. THE CONTRACTOR SHOULD BE PREPARED TO MITIGATE THE EFFECTS OF WIND EROSION BY USE OF WATER TRUCKS, MULCHING AND/OR TEMPORARY SEEDING.

B. TRACKING

1. DUE TO THE FACT THE PROPOSED CONSTRUCTION IS ACCESSED VIA AN EXISTING COMMERCIAL AREA OVER PAVED ROADS, TRACKING OF MUD AND SOIL ONTO THE ADJACENT ROADWAYS (AND ENTERING THE EXISTING STORM DRAINS) IS A POSSIBILITY. THE CONTRACTOR SHOULD BE PREPARED TO MAINTAIN AND UTILIZE THE ANTI TRACKING PADS AT THE CONSTRUCTION ENTRANCE.

C. WATER EROSION

1. ALTHOUGH THE CONSTRUCTION AREA HAS A LIMITED WATERSHED AREA, WATER EROSION STILL PROVIDES THE GREATEST POTENTIAL FOR EROSION AND SEDIMENTATION CONTROL PROBLEMS. THE FOLLOWING KEY ELEMENTS SHOULD GREATLY MITIGATE THE POTENTIAL PROBLEMS.

1. CONSTRUCTION EFFICIENCY

THE POTENTIAL FOR SEVERE EROSION AND SEDIMENTATION DURING CONSTRUCTION CAN BE GREATLY REDUCED BY EFFICIENT AND TIMELY CONSTRUCTION THEREBY REDUCING THE TIME IN WHICH DISTURBED AREAS ARE SUBJECT TO WIND AND/OR WATER EROSION.

THE KEY TO EFFICIENT CONSTRUCTION IS A WELL PLANNED CONSTRUCTION SEQUENCE.

2. TIMING OF CONSTRUCTION

EROSION AND SEDIMENTATION POTENTIAL CAN BE REDUCED BY TIMING CONSTRUCTION WITH PERIODS OF DRY WEATHER AND FINAL STABILIZATION WITH PRIME SEEDING DATES.

3. PROPER INSTALLATION

EROSION AND SEDIMENTATION CONTROLS THAT ARE NOT INSTALLED PROPERLY ONLY INVITE PROBLEMS. THE CONTRACTOR SHOULD BE FAMILIAR WITH PROPER INSTALLATION AND MAINTENANCE PROCEDURES OF EROSION AND SEDIMENTATION CONTROL DEVICES AS OUTLINED IN THE CONNECTICUT GUIDELINES FOR SOIL AND SEDIMENT CONTROL, DATED 2002.

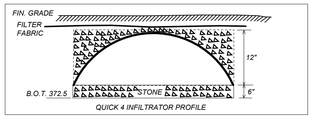
4. PREPAREDNESS

THE CONTRACTOR SHOULD BE PREPARED FOR EROSION AND SEDIMENTATION CONTROL EMERGENCIES BY KEEPING ON SITE A STOCK OF EROSION AND SEDIMENTATION CONTROL TOOLS AND SUPPLIES SUCH AS FENCE, STONE, HAY BALES, STAKES, ETC. IN ADDITION, PROPER MAINTENANCE OF CONTROLS GREATLY REDUCES THE POTENTIAL FOR EROSION AND SEDIMENTATION CONTROL DISASTERS.

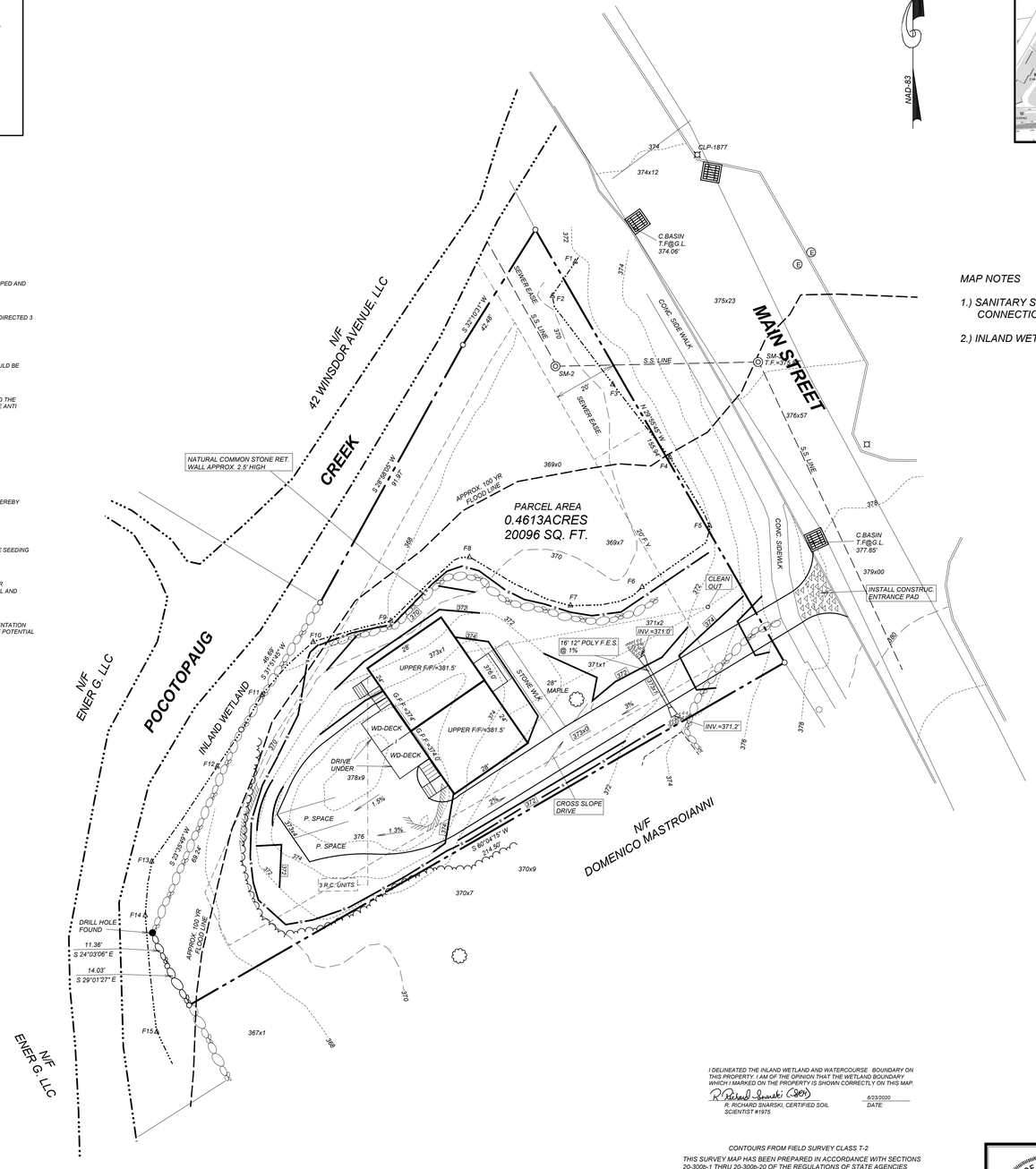
ROOF WATER INFILTRATOR UNIT

INFILTRATOR SIZE FORMULA 1" CAPTURE

1500 SQ. FT. ROOF AREA X 0.083 (1") =124.5 X 80% =99.6
99.6 BY 47 GALLONS PER/UNIT =2.1
USE 3 UNITS



QUICK 4 INFILTRATOR PROFILE



MAP NOTES

1.) SANITARY SEWER HOOK UP AT STREET WILL BEIN CONJUNTION WITH WPCA AS FAR AS FINAL CONNECTION AND ELEVATION.

2.) INLAND WETLAND ON SITE= 7162 SQ. FT. OR 0.1644 ACRES.

LEGEND		
SPOT ELEV.		LOT LINE
UTILITY POLE		STONE WALL
ANCHOR		BUILDING LINE
WELL		DRAIN PIPE
CONIFER TREE		TREE LINE
HARDWOOD TREE		2' CONTOUR
LIGHT		10' CONTOUR
ELEC. BOX		LEDGE
MON. FOUND		WIRE FENCE
IRON PIPE FOUND		BLDG. EVES
SPIKE BENCHMARK		EDGE WETLANDS
TEST PIT	F.Y.	FRONT YARD
SEWER MANHOLE	S.Y.	SIDE YARD
SIGN LOCATION	R.Y.	REAR YARD

I DELINEATED THE INLAND WETLAND AND WATERCOURSE BOUNDARY ON THIS PROPERTY. I AM OF THE OPINION THAT THE WETLAND BOUNDARY WHICH I MARKED ON THE PROPERTY IS SHOWN CORRECTLY ON THIS MAP.

R. RICHARD SNARSKI, CERTIFIED SOIL SCIENTIST #1975. *6/23/2020 DATE:*

CONTOURS FROM FIELD SURVEY CLASS T-2

THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF STATE AGENCIES. "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONN." AS ENDORSED BY THE CONN. ASSOC. OF LAND SURVEYORS, INC. IT IS A IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO CLASS A-2 STANDARDS.

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

JOEL M. FULLER CT. L.S. NO. 14197

SITE IMPROVEMENT PLAN
PROPOSED
#106 MAIN STREET
EAST HAMPTON, CONNECTICUT

PREPARED FOR
MARINO CONSTRUCTION, LLC

SCALE: 1"=20' - DATE 6/25/2020

EAST HAMPTON INLAND WETLAND COMMISSION, EAST HAMPTON, CONNECTICUT

DATE OF APPROVAL _____ *DATE OF EXPIRATION* _____

_____ ***CHAIRMAN***

_____ ***SECRETARY***

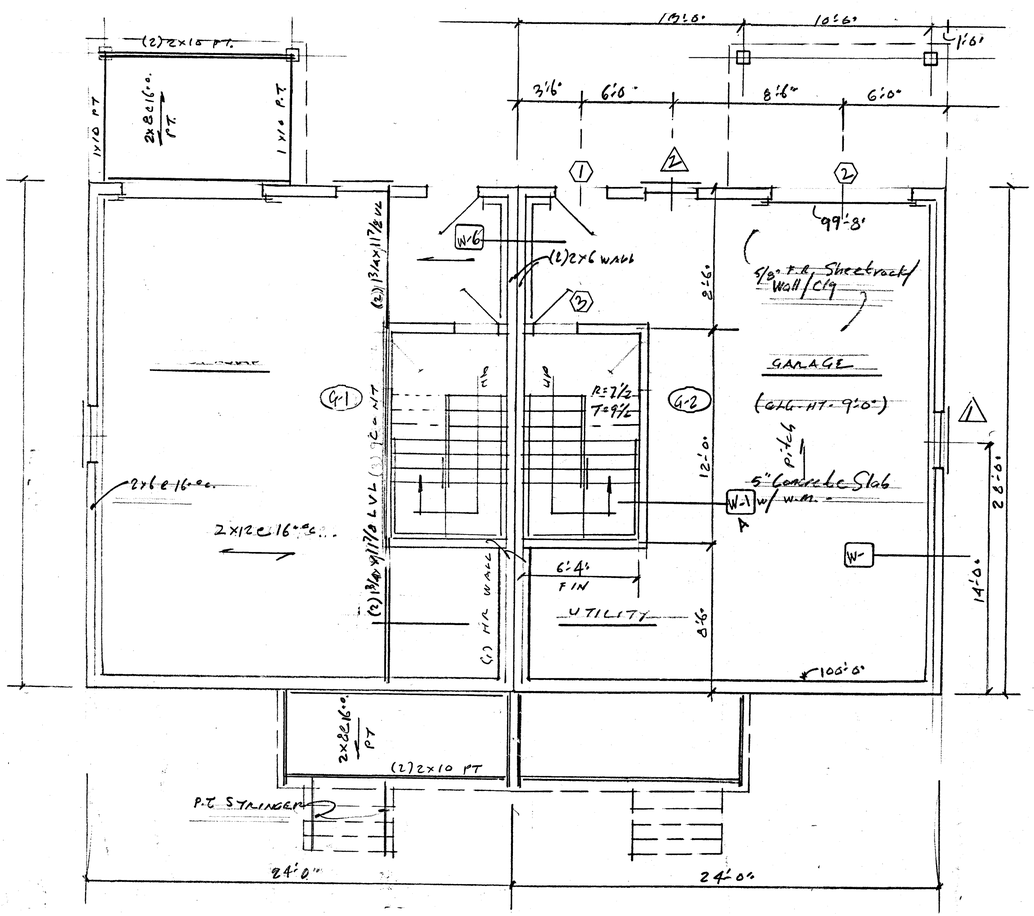
20 0 20 40 60 80

STATE OF CONNECTICUT JOEL M. FULLER No. 14197 LICENSED LAND SURVEYOR

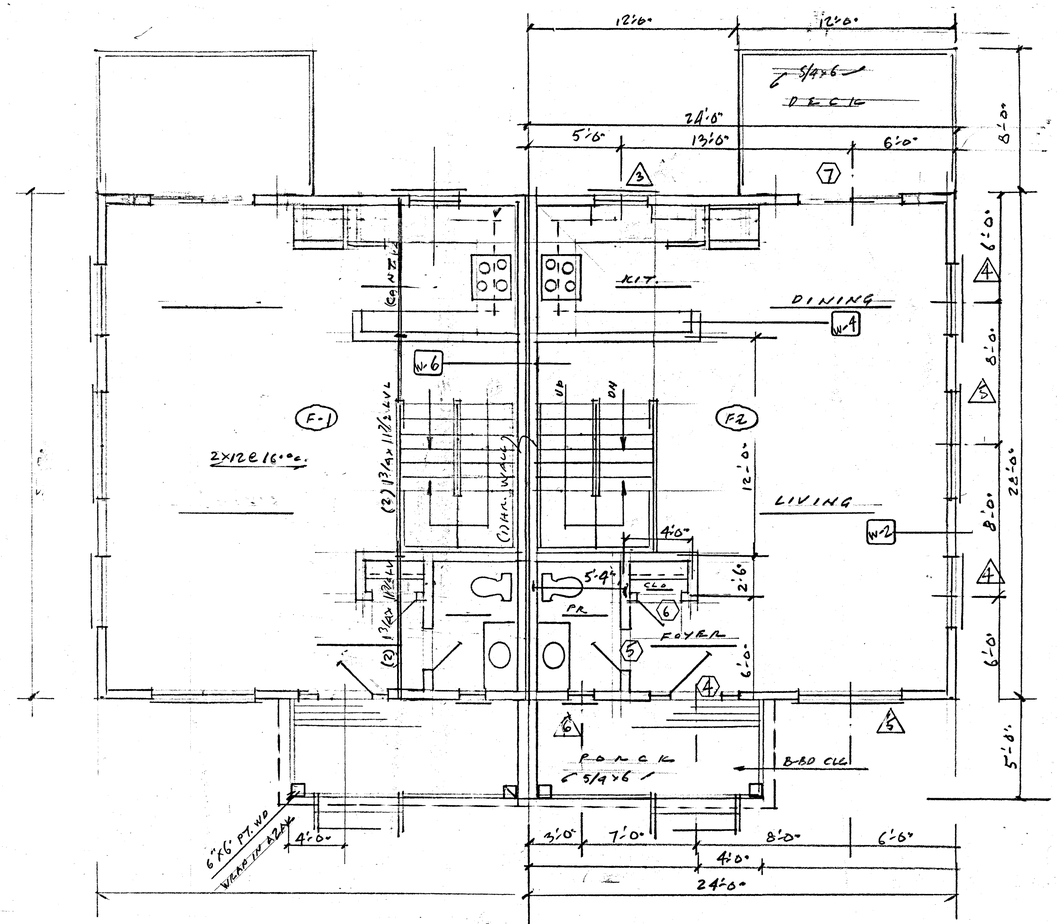
JOEL M. FULLER

191 JONES HOLLOW ROAD MARLBOROUGH, CONN. 06447

LICENSED LAND SURVEYOR 860-670-1800



SECOND FLOOR FRAMING



THIRD FLOOR FRAMING

FIRST LEVEL PLAN
scale: 1/4"=1'-0"

SECOND FLOOR PLAN
scale: 1/4"=1'-0"

Robert Mangino
Architect
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Tel: 203.453.8358
Fax 203.903.5217
Cell 203.988.1068
manginorobert@yahoo.com

STATE OF CONNECTICUT · ROBERT MANGINO · LICENSED ARCHITECT

PROPOSED DUPLEX
106 MAIN STREET
EAST HAMPTON, CONN.

DATE: 2/1/20

a1

NEW WINDOW SCHEDULE

CLASS TYPE	WIDTH	HEIGHT	INSULATED	EXTERIOR FINISH	INTERIOR FINISH	JAMB TYPE	QUANTITY	REMARKS
1	3'-0"	3'-0"	✓	VC	WD	WD		AWN (T)
2	2'-8"	3'-8"	✓	VC	WD	WD		DH
3	3'-0"	3'-4"	✓	VC	WD	WD		DH
4	3'-0"	5'-4"	✓	VC	WD	WD		D.H.
5	2@3'-0"	5'-4"	✓	VC	WD	WD		D.H. / F.M.
6	2'-0"	3'-8"	✓	VC	WD	WD		D.H.
7								
8	2@3'-0"	4'-8"	✓	VC	WD	WD		D.H. / F.M.
9	5'-8"	2'-0"	✓	VC	WD	WD		AWN (T)

ABBREVIATIONS

C CASEMENT
F FIXED
D.H. DOUBLE HUNG
FM FACTORY MULLION
E EGRESS
T TEMPERED

2 WINDOW SCHEDULE
NO SCALE

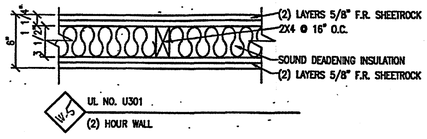
FINISH NOTES:

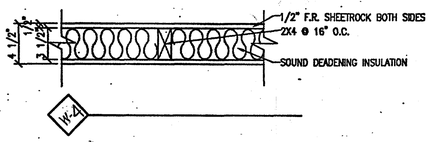
1. ALL FINISHES SHALL MEET ALL APPLICABLE CODES, BUILDING AND FIRE OFFICIALS APPROVAL. (SUBMIT SAMPLES AS REQ. FOR APPROVAL)
2. ALL WORKMANSHIP SHALL BE OF THE HIGHEST PROFESSIONAL CALIBER.
3. ALL WORK SHALL MEET ALL APPLICABLE STATE, LOCAL, BUILDING, FIRE, ____ CODES.
4. ALL WORK RELATIVE TO THE MECHANICAL, ELECTRICAL, PLUMBING, FIRE DETECTION SYSTEM, SHALL MEET ALL APPLICABLE CODES. SUCH INFORMATION, DESIGN DETAILS ARE NOT PART OF THIS SUBMISSION AND IF REQUIRED SHALL BE SUBMITTED AT A LATER DATE.
5. LOCATION OF UNIT PARTITIONS MAY BE ADJUSTED IN THE FIELD.
6. CONTINUOUS CAULKING AROUND DOOR, WINDOW FRAMES AS REQUIRED.
7. R.O TO BE SET FROM MANUFACTURERS SHOP DRAWINGS
8. ALL DOORS WITH 3 BUTTS.
9. ALL DOORS WITH LOCKING
10. SHEETROCK (3) COAT TAPING APPLICATION.
11. ALL INTERIOR TRIM TO BE PAINTED.

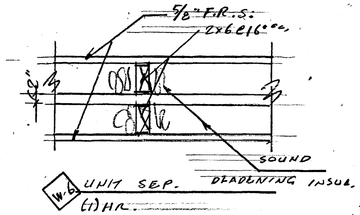
ROOM FINISH SCHEDULE

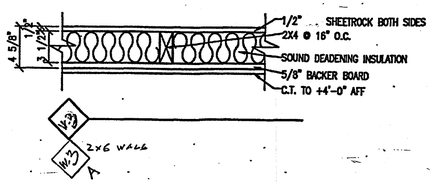
	FLOORS					WALLS						CEILINGS			BASE			REMARKS
	CONCRETE	VINYL	CERAMIC TILE	CARPET	HARDWOOD	UNFINISHED	SHEETROCK	WALL COVERING	CERAMIC TILE	STAINLESS STEEL	FABRIC	WOOD PANEL	F.R. SHEETROCK	CMU	ACOUSTICAL	SHEETROCK	F.R. SHEETROCK	VINYL	WOOD	CERAMIC TILE	
GROUND FLOOR																					
ENTRY			X										X				X		X		
GARAGE	X												X				X				
STAIR				X									X				X		X		
LIVING				X									X				X		X		
DINING				X									X				X		X		
KITCHEN				X									X				X		X		
B.R-1			X										X				X		X		
BEDRM-2				X									X				X		X		
BEDRM-3				X									X				X		X		
CLOSET				X									X				X		X		
LAUNDRY				X									X				X		X		

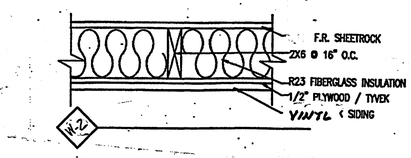
1 ROOM FINISH SCHEDULE
NO SCALE

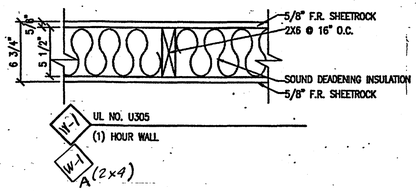




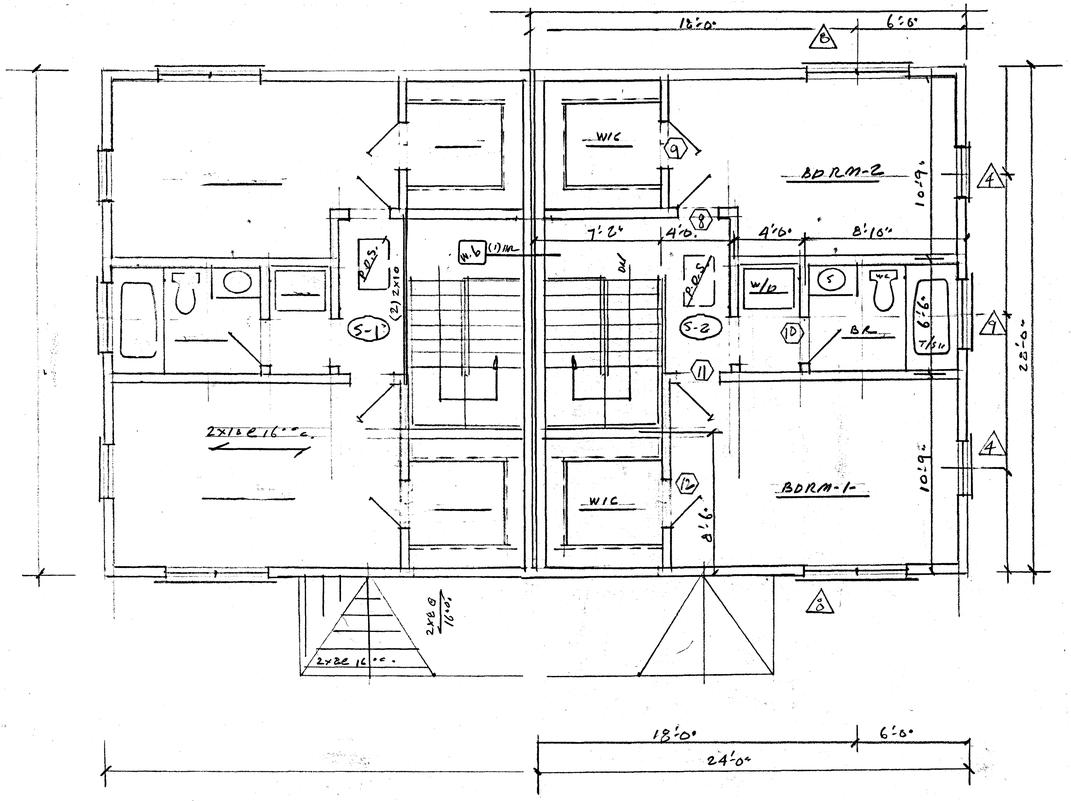








WALL TYPES



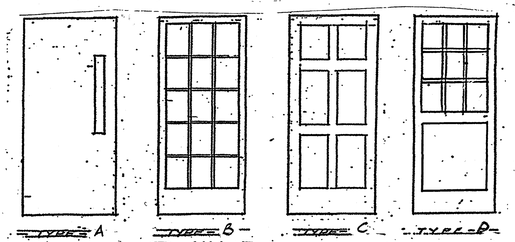
ATTIC FRAMING

THIRD FLOOR PLAN
scale: 1/4" = 1'-0"

DOOR SCHEDULE

LOCATION	WIDTH	HEIGHT	THICKNESS	FINISH	MATERIAL	THRESHOLD	JAMB TYPE	DOOR TYPE	RATING	CLOSER	REMARKS
1	3'-0"	6'-8"	1 3/4	P		AL	WD	D		✓	EXT.
2	8'-0"	8'-0"									O.H.
3	2'-0"	6'-8"	1 3/4	VL		AL	WD		20	✓	
4	3'-0"	6'-8"	1 3/4	P			WD	B		✓	EXT. W/ SIDE LITE
5	2'-8"	6'-8"	1 3/4	P			WD	C			
6	2'-4"	6'-8"	1 3/4	P	WD		WD	C			
7	6'-0"	6'-8"	1 3/4	P	WD		WD	B			S.G.R.
8	2'-6"	6'-8"	1 3/4	P	WD		WD	C			
9	2'-6"	6'-8"	1 3/4	P	WD		WD	C			
10	2'-6"	6'-8"	1 3/4	P	WD		WD	C			
11	2'-6"	6'-8"	1 3/4	P	WD		WD	C			
12	2'-6"	6'-8"	1 3/4	P	WD		WD	C			
13											
14											
15											
16											

DOOR SCHEDULE
NO SCALE



3 DOOR TYPES
SCALE: 1/4"=1'-0"

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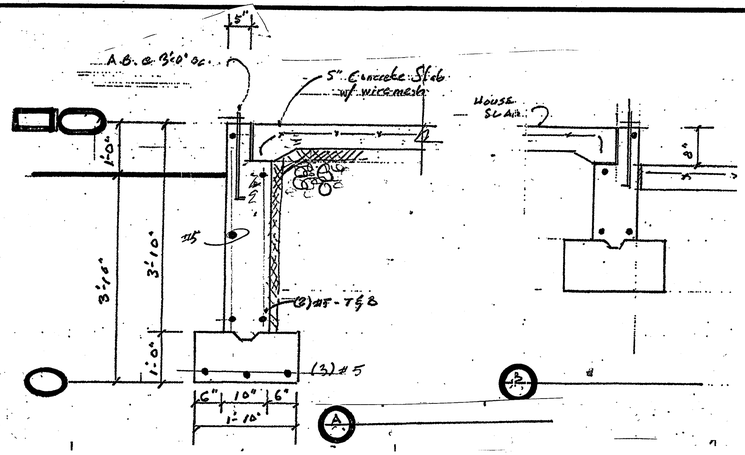
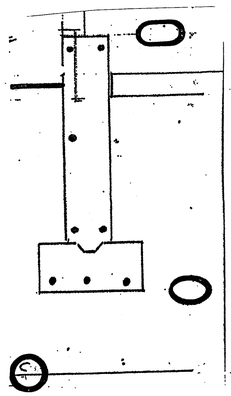
Fax 203.903.5217
Cell 203.988.1068
manginorobert@yahoo.com

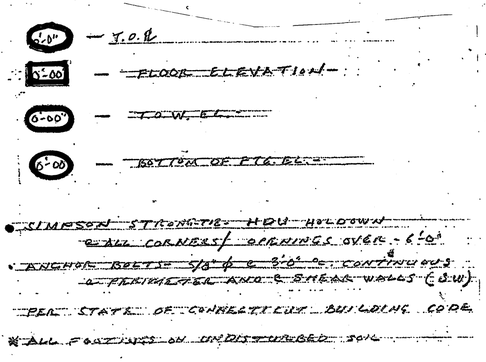
STATE OF CONNECTICUT · ROBERT MANGINO · No. 17178 · LICENSED ARCHITECT

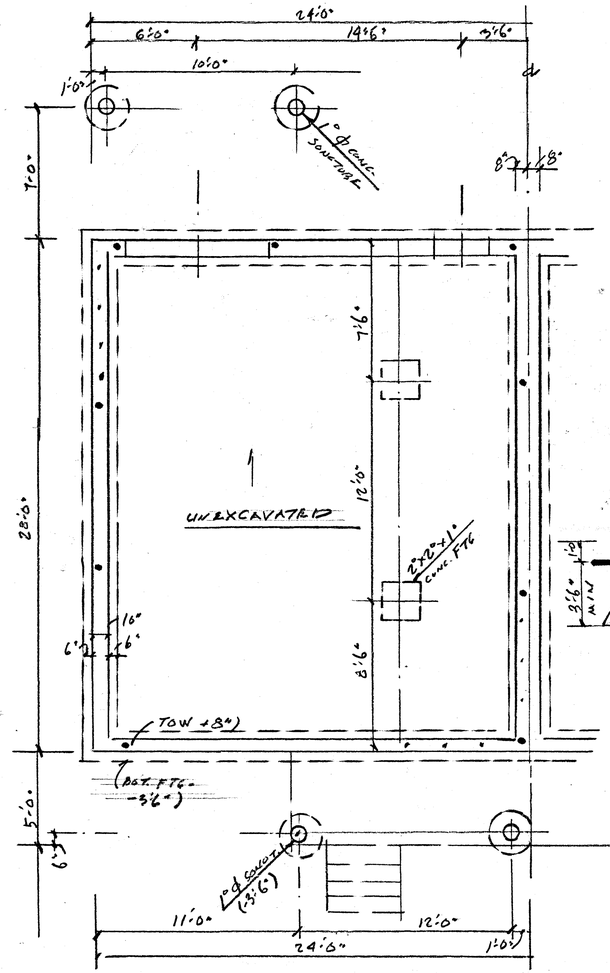
PROPOSED DUPLEX
106 MAIN STREET
EAST HAMPTON, CONN.
DATE: 2/1/20

a2



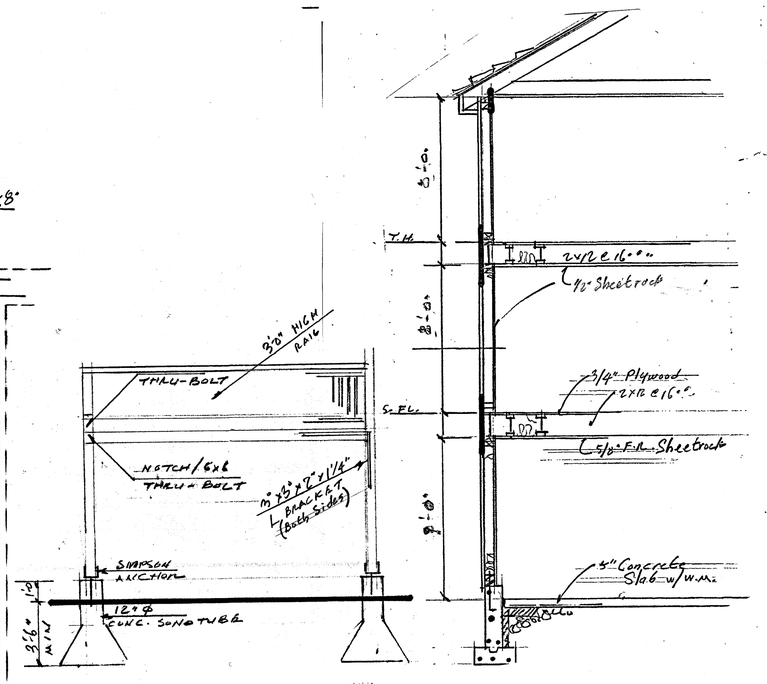


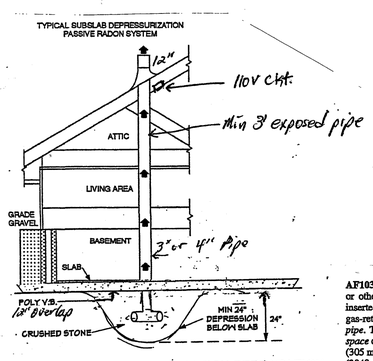




FOUNDATION PLAN

scale: 1/4" = 1'-0"





PROVIDE RADON MITIGATION PREPARATION AS PER APPENDIX 'F' 2012 IRC

AF103.6.1 "T" fitting and vent pipe. Before a slab is cast or other floor system is installed, a "T" fitting *shall* be inserted below the slab or other floor system and the soil-gas-retarder. The "T" fitting *shall* be connected to a *vent pipe*. The *vent pipe shall* extend through the *conditioned space* of the *dwelling* and terminate not less than 12 inches (305 mm) above the roof in a location not less than 10 feet (3048 mm) away from any window or other opening into the *conditioned spaces* of the *building* that is less than 2 feet (610 mm) below the exhaust point.

The *vent pipe shall* be the same *diameter* throughout its length and *shall* be supported in accordance with Section P2605.

ALL WORK COMPLETED SHALL MEET THE REQUIRED STANDARDS SET FORTH IN THE CODES LISTED BELOW:

2018 State of Connecticut Building Code
2018 State Fire Code
2015 International Building Code
2015 International Residential Building Code
2015 International Plumbing Code
Mechanical Code
Energy Conservation Code
2017 National Electrical Code (NFPA 70)

floor load 40 psf
wind speed 110 mph
seismic design category - B
single family residence

type of construction VB unprotected wood framed

ceiling insulation r-49

wall insulation r-22

floor insulation r-38
radon preparation

DESIGN BASIS

1. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2003 INTERNATIONAL BUILDING CODE AND THE 2005 CONNECTICUT SUPPLEMENT.

2. ACI "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318-02) AND "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" (ACI 315 - LATEST EDITION).

3. ALL WOOD FRAMING SHALL CONFORM TO "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION " WITH 2001 SUPPLEMENT (NDS-01) AS RECOMMENDED BY THE AMERICAN FOREST & PAPER ASSOCIATION.

4. "SPECIFICATION FOR WELDED STEEL WIRE FABRIC FOR CONCRETE REINFORCEMENT" (LATEST EDITION) BY THE WIRE REINFORCEMENT INSTITUTE, INC.

5. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS: 3500 PSI.

PRIOR TO PLACING CONCRETE, A MIX DESIGN SHALL BE SUBMITTED FOR REVIEW.

6. ALL BAR REINFORCING FOR CONCRETE AND MASONRY TO CONFORM TO ASTM A 615 GRADE 60. (DEFORMED).

FOUNDATION NOTES

1. ALL FOOTINGS TO BEAR ON NATURAL UNDISTURBED SOIL / COMPACTED STRUCTURAL FILL / ROCK HAVING MINIMUM BEARING CAPACITY AS INDICATED IN DESIGN BASIS.

2. BOTTOMS OF ALL EXTERIOR FOOTINGS TO BE MINIMUM OF 3'-6" BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.

3. MAXIMUM SLOPE FOR BOTTOM OF FOOTINGS (OR BETWEEN BOTTOMS OF ADJACENT FOOTINGS) TO BE 1 VERTICAL TO 2 HORIZONTAL.

4. ALL SOIL SURROUNDING AND BENEATH FOOTINGS SHALL BE PROTECTED FROM FROST DURING THE COURSE OF CONSTRUCTION.

CONCRETE NOTES

1. UNLESS OTHERWISE SHOWN, LOCATE REINFORCING BARS WITH FOLLOWING CLEAR DIMENSION TO FACE OF CONCRETE:
   A. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3" CLEAR.
   B. EXTERIOR EXPOSED OR WEATHER: 2" CLEAR.
   C. SLABS: ½" CLEAR FROM TOP.

2. CONCRETE ACCESSORIES MUST BE ADEQUATE TO MAINTAIN REINFORCING ACCURATELY IN PLACE AND BE NON-CORROSIVE, NON-STAINING TYPE.

3. LAP ALL BAR REINFORCING IN CONCRETE ELEMENTS 48 DIAMETERS, MINIMUM (UNLESS OTHERWISE NOTED).

WOOD NOTES

1. FASTEN ALL MULTI-PLY SAWN LUMBER BEAMS TOGETHER WITH TWO ROWS OF 16d NAILS SPACED AT 12" o.c. UNLESS OTHERWISE NOTED (ONE ROW TOP, ONE ROW BOTTOM). FASTEN ALL MULTI-PLY LAMINATED VENEER LUMBER BEAMS TOGETHER WITH TWO ROWS OF 1/2" DIAMETER THRU-BOLTS SPACED AT 16" o.c. UNLESS OTHERWISE NOTED (ONE ROW 2" FROM TOP, ONE ROW 2" FROM BOTTOM).

2. CROSS BRIDGING OR SOLID BLOCKING IS TO BE PROVIDED BETWEEN ALL FLOOR JOISTS, ATTIC JOISTS, AND ROOF RAFTERS AT THE FOLLOWING FREQUENCY:
   0-8' SPAN. NONE REQUIRED
   8'-16' SPAN 1 ROW AT MIDSPAN
   16'-24' SPAN 2 ROWS AT 1/3 POINTS

3. BRIDGING SHALL CONSIST OF NOT LESS THAN 1"x3" LUMBER, DOUBLE NAILED AT EACH END, OR OF EQUIVALENT METAL BRIDGING OF EQUAL RIGIDITY. METAL BRIDGING SHALL BE INSTALLED WITHOUT SAG IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. SOLID BLOCKING SHALL BE 2" THICK AND SHALL BE THE SAME NOMINAL DEPTH AS THE FRAMING MEMBERS; SOLID BLOCKING SHALL BE DOUBLE NAILED AT EACH END.

4. ALL LAMINATED VENEER LUMBER SHALL BE 1.8E MICROLLAM LVL AS MANUFACTURED BY TRUS JOIST MACMILLAN OR APPROVED EQUAL.

5. ALL DIMENSION LUMBER (2" TO 4" THICK, 2" AND WIDER) SHALL BE NO. 2 DOUGLAS FIR-LARCH OR BETTER UNLESS OTHERWISE NOTED. ALL TIMBERS (5" X 5" AND LARGER) SHALL BE NO. 1 DOUGLAS FIR-LARCH OR BETTER UNLESS OTHERWISE NOTED.

6. WOOD CONNECTORS BY SIMPSON STRONG-TIE OR APPROVED EQUAL. CONTRACTOR TO ALLOW ADEQUATE LEAD TIME WHEN ORDERING HANGERS.

7. ALL JOIST HANGERS AND RELATED WOOD CONNECTORS SHALL BE GALVANIZED, U.N.O. ALL CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

8. ALL STUD WALLS TO BE FRAMED WITH 2" X 6" STUDS AT 12" o.c. UNLESS OTHERWISE NOTED.

9. UNDER CONCENTRATED LOADS BEARING ON STUD WALLS PROVIDE 3-2"x6", MINIMUM, BUILT-UP STUD, SPIKED TOGETHER BUILT INTO WALL.

10. STUD BEARING WALLS AND ALL EXTERIOR STUD WALLS SHALL BE CAPPED WITH DOUBLE TOP PLATES INSTALLED TO PROVIDE OVERLAPPING CORNERS AND WALL INTERSECTIONS. TOP PLATE JOINTS SHALL BE OFFSET NOT LESS THAN 48" AND SHALL BE LOCATED OVER STUDS.

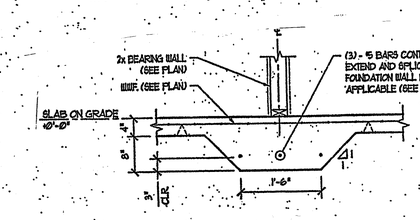
11. WALL SILL PLATES SHALL BE ANCHORED TO FOUNDATION WALLS WITH 5/8" DIAMETER ANCHOR BOLTS. BOLTS SHALL BE EMBEDDED A MINIMUM OF 8" INTO CONCRETE. THERE SHALL BE A MINIMUM OF TWO ANCHOR BOLTS PER SECTION OF PLATE. ANCHOR BOLTS SHALL BE PLACED 12" FROM THE END OF EACH SECTION OF PLATE WITH INTERMEDIATE BOLTS SPACED A MAXIMUM OF 4'-0" o.c.

12. WHERE POSTS ARE SUPPORTED BY WOOD BEAMS WHICH RUN PARALLEL TO THE FLOOR JOISTS, PROVIDE SOLID BLOCKING BETWEEN THE BEAMS AND THE JOISTS AT THE POST LOCATIONS. EXTEND THE BLOCKING TWO JOISTS EACH SIDE OF THE BEAM.

13. PLYWOOD ROOF SHEATHING IS TO RUN CONTINUOUS BELOW ALL BUILT-UP DORMERS AND VALLEY JACKS. PROVIDE OPENINGS IN SHEATHING AS REQUIRED FOR VENTILATION.

14. ALL WOOD EXPOSED TO WEATHER AND ALL SILL PLATES BEARING ON CONCRETE OR MASONRY MUST BE PRESERVATIVE TREATED LUMBER.

15. ALL WOOD BEAMS AND COLUMNS BEARING ON CONCRETE OR MASONRY MUST BE CONNECTED WITH AN ABA SERIES BASE BY SIMPSON, EXCEPT P.T. SILL PLATES, WOOD IS NEVER TO BE IN DIRECT CONTACT WITH CONCRETE OR MASONRY, SEE DETAIL FOR PSE POSTS.



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STATE OF CONNECTICUT · ROBERT MANGINO · No. 5778 · LICENSED ARCHITECT

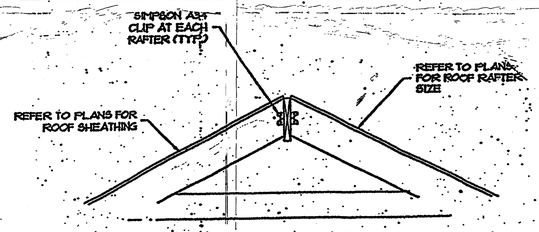
PROPOSED DUPLEX
106 MAIN STREET
EAST HAMPTON, CONN.

DATE: 8/1/20

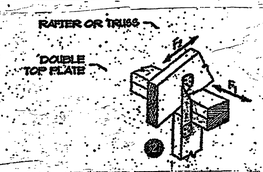
d3

Plan Key Notes:

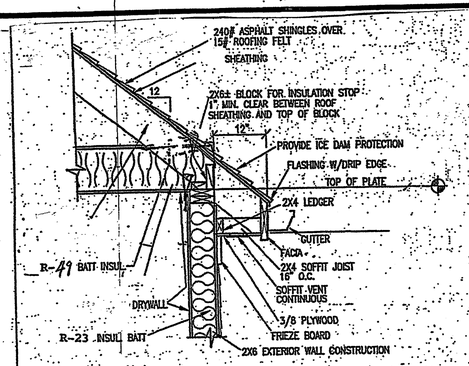
1. 25 year architectural asphalt shingles. Color to be determined by owner. Typ. unless noted otherwise.
2. Ice and water shield to be applied as follows:
   Eaves - 36" coverage
   Rakes - 18" coverage
   Valleys - 36" coverage
   Sidewalls - 18"/18"
3. Continuous ridge vent.
4. Alumn. guters and downspouts.



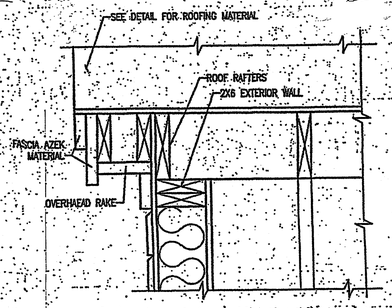
TYPICAL RIDGE CONNECTION DETAIL
SCALE: 3/4" = 1'-0"



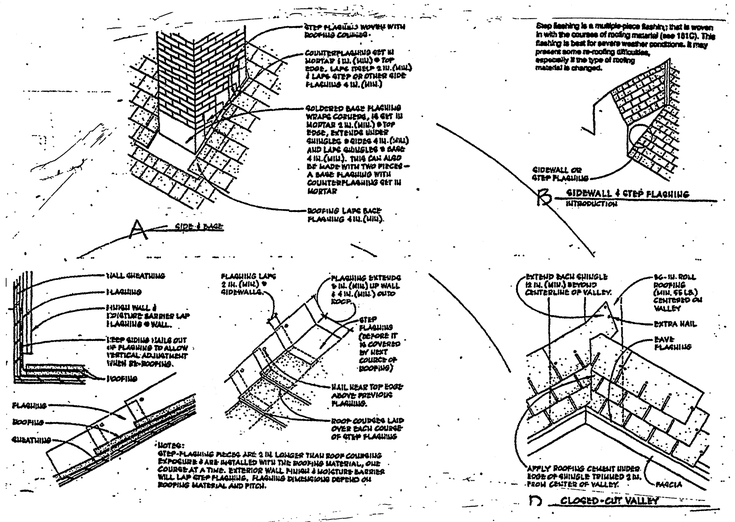
SIMPSON H2A HURRICANE CLIP
(EACH CONNECTIONS)



TYPICAL WALL SECTION



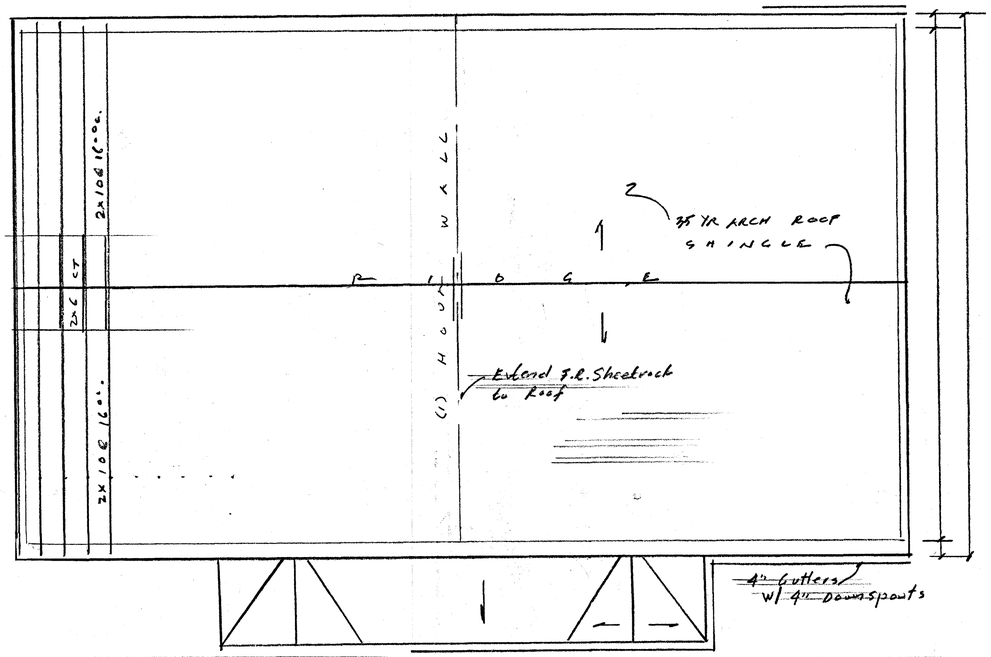
TYPICAL ROOF RAKE DETAIL



2/A2 Valley Flashing / Cut Detail
Scale: N.T.S.

General Notes:

1. All roof penetrations to be coordinated with roofing subcontractor.
2. Full ice & water shield coverage on porch roofs.



ROOF FRAMING
1/4" = 1'-0"
SIMPSON ANCHORS @ ALL CONNECTIONS

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

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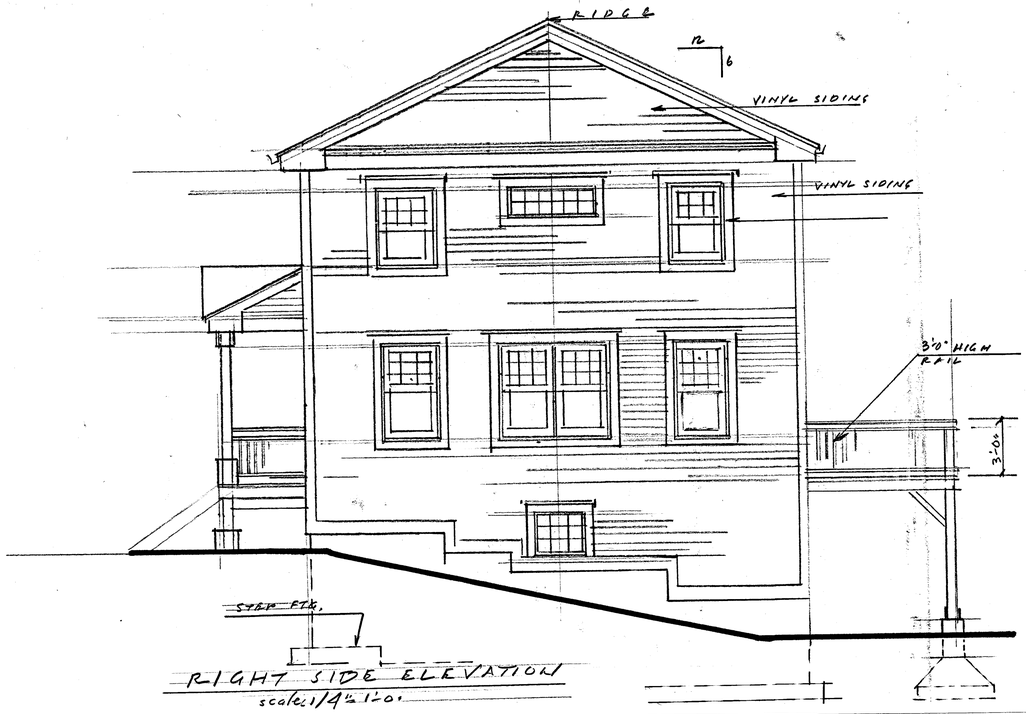

RIGHT SIDE ELEVATION
scale: 1/4"=1'-0"

REAR ELEVATION
scale: 1/4"=1'-0"

LEFT SIDE ELEVATION
scale: 1/4"=1'-0"

FRONT ELEVATION
scale: 1/4"=1'-0"

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STATE OF CONNECTION
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EAST HAMPTON, CONN.

DATE: 8/1/20

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Electrical Specifications

SCOPE OF WORK

1. The Electrical Contractor shall be responsible for all work required for a complete, fully operable installation for all work required for a fully operable installation. All work to be done in accordance with the latest issue of NEC, NFPA, and applicable local codes.

2. The drawings show the general layout and much of the detail, but they do not show every fitting, bend, etc. The Electrical Contractor shall provide any and all such materials to make a complete installation.

3. Do not scale drawings; actual field measurements and dimensions take precedence in all cases.

4. All work shall be done in accordance with the standard general conditions of the construction contract, AIA documents and project general conditions.

5. The Electrical Contractor is responsible for all clean-up and general co ordinations as required for the installation of the electrical items.

6. All the wire sizes are based on copper, aluminum wire is not to be used.

7. Personnel safety is of prime importance. No hazardous condition must be allowed. Every care must be taken to protect construction and other personnel. Clean-up is to be done on a daily basis.

8. All wiring methods are to be in accordance with the current issue of the National Electrical Code and applicable local codes.

9. Electrical Contractor shall secure all permits and pay for all required fees (as applied).

10. The Electrical Contractor shall warrant and guarantee all materials and workmanship for a period of one year from the date of final acceptance by Contractor in the event of a claim.

11. The Electrical Contractor shall provide proof of liability and property insurance to the owner. All deductibles shall be paid for by the Electrical Contractor in the event of a claim.

12. The Electrical Contractor shall provide Shop Drawings for approval for all lighting fixtures and major electrical items as noted and specified.

13. The Electrical Contractor to verify lighting fixture mounting requirements for various ceiling types and order the appropriate hardware.

14. The Electrical Contractor install all equipment in accordance with manufacturers instruction and or equipments for proper operation and maintenance.

15. The Electrical Contractor shall be responsible for testing of all phases of the work and to demonstrate to the owner that the equipment is in full operating order.

16. The term "provide" shall mean to furnish and install in complete working

17. Provide independent support of all fixtures, devices, equipment, etc. Do not support on ceiling structure.

18. The electrical contractor shall wire all mech. equipment, see Mech . DWGS for all electrical requirements.

. "Carbon Monoxide Detectors"R315.1 (2009) IRC Amended (2013) Provide A/C– D/C Carbon monoxide detectors outside bedroom areas. Indicate location on drawing.

"Arc-Fault Protection" Follow Article 210.12 (B) (2011) NEC. All bedroom branch circuits to be protected with arc-fault circuit interrupters. Indicate on drawing.

"Tamper-resistant receptacles" Follow Section E4002.14 (2009) IRC. In areas specified in Section E3901.1, 125-volt 15-and 20-ampere receptacles shall be listed temper-resistant receptacles. EXCEPTIONS: 1. Located more than 5.5-feet above the floor. 2. Part of a luminaire (light) or appliance. 3. A single receptacle for a single appliance or a duplex for two appliances, follow Section E3909.4..... Indicate on drawing.

"Tamper-resistant receptacles" Follow Section E4002.14 (2009) IRC. In areas specified in Section E3901.1, 125-volt 15-and 20-ampere receptacles shall be listed temper-resistant receptacles. EXCEPTIONS: 1. Located more than 5.5-feet above the floor. 2. Part of a luminaire (light) or appliance. 3. A single receptacle for a single appliance or a duplex for two appliances, follow Section E3909.4..... Indicate on drawing.

"Concrete-Encased Electrode" 250.52 (2011) NEC (A) "Electrodes Permitted for Grounding". (3) Concrete-Encased Electrode. A concrete encased electrode shall consist of at least 20-feet of either (1) or (2).

(1)One or more bare or zinc galvanized or other electrically coated steel reinforcing bars or rods of not less than (1/2)-inch in diameter, installed in one continuous 20-foot length, or if in multiple pieces connected together by the usual steel tie wires, exothermic welding, or other effective means to create a (20-foot) or greater length or:
(2)Bare Copper Conductor not smaller than 4 AWG (Indicate on drawing)

Electrical Symbols

	Duplex outlet
GFI	GFI Duplex outlet
FLOOR	Duplex - FLOOR
DRYER	Clothes Dryer receptacle
RANGE	Range / Oven receptacle
REF	Refridgerator receptacle
	Quad outlet
$	One way switch
$D	One way dimmer switch
$3	Three way switch
$3D	Three way dimmer switch
$4	Four way switch
$FAN	Ceiling fan w/ light, dble. dimmer switch

Lighting Schedule

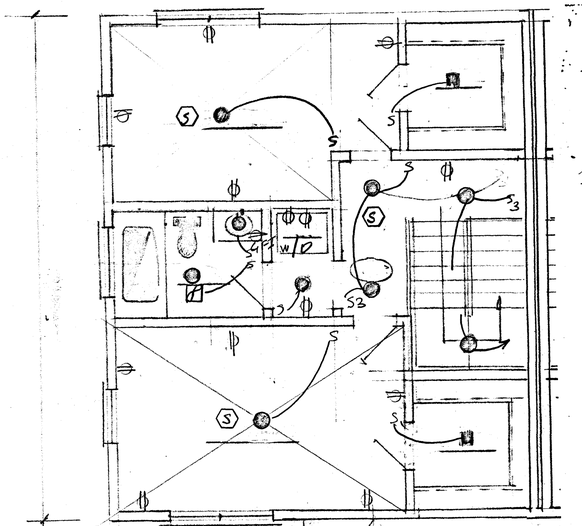
	Exterior wall mounted light		Drop tea-cup type light, clg. mounted
WP	6"recessed light w/ baffle – EXTERIOR/OR WATER PROOF		Wall mounted down facing light
	8" recessed light w/ baffle	F	
			Fluorescent light strip
	Wall mounted vanity sconce	CF	Ceiling fan w/ lights
WP	Shower recessed light		
	Bathroom exhaust fan unit		Post Latern
	Bathroom exhaust fan w/ heat & light		Flood light w/ motion detector

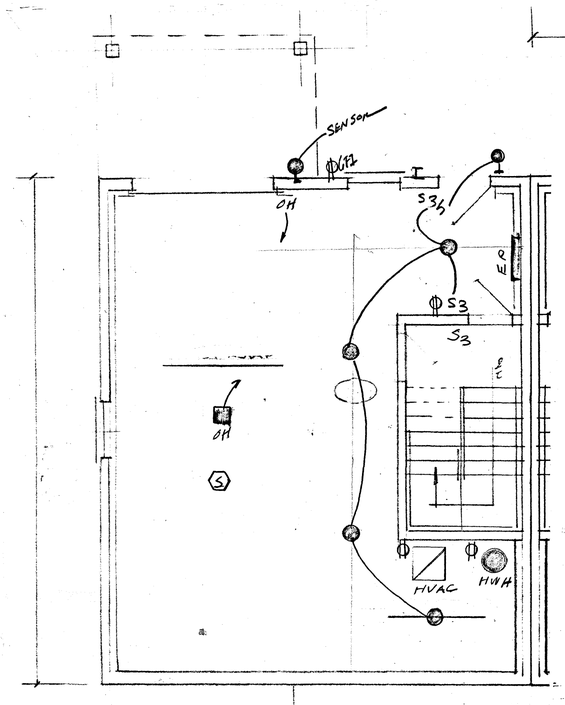
TV	Cable TV
T	Telephone
	Cat 6 – Network Cable
S	Smoke Detector
H	Heat Detector
CO	Carbon Monoxide Detector

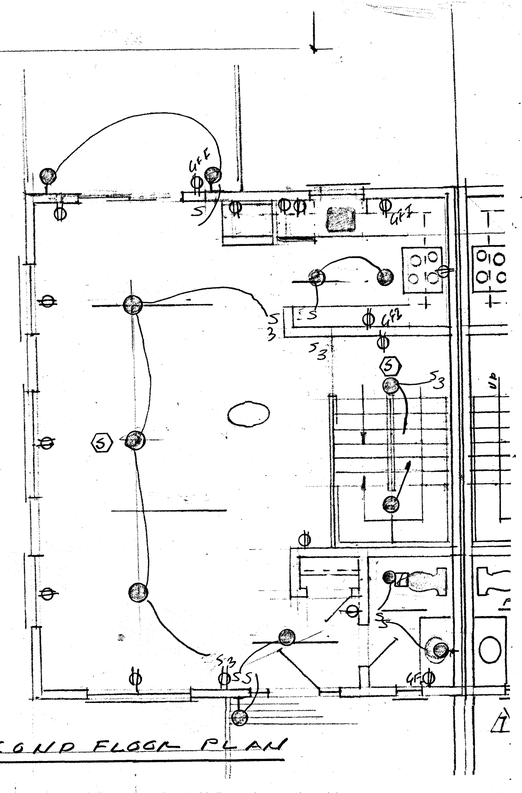
FIXTURE ALLOWANCE

$4

ELECTRICAL







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DATE: 2/1/20

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Plumbing Specifications

SCOPE

1. The work to be done under this Division of the specifications shall include the furnishing of all equipment, supplies, supervision, and all materials not specifically mentioned ready for use, all plumbing systems equipment and associated items.

2. SOIL, WASTE, VENT AND STORM WATER PIPING

When Cast Iron Piping is Used

a. All soil, waste and storm water piping below grade shall be cast iron with no-hp fittings. Fittings on waste and soil lines shall be drainage pattern.

When P.V.C. Piping is Used

b. All soil, waste and storm water piping shall be PVC. Schedule 40

c. Plastic pipe and fittings shall conform to commercial standards CS 272-65 (PVC) and ASTM D-2661.

d. Run all soil, waste and vent poping shown or required by code. Piping shown is a minimum and in accordance with state code.

e. Flash all vents through roof.

f. Cleanouts shall be installed at base of all stacks, at all changes of direction, and long lines at maximum 50 ft. intervals.

3.WATER SERVICE

a. The Plumbing Contractor shall connect to water service and run water as directed.

4.

5. UNDERGROUND WATER PIPING

Water Service

a.Domestic - All underground water piping shall be copper. Sterilization shall comply with latest AWWA requirements.

6. INTERIOR WATER PIPING

When Copper Piping is Used

a. All domestic water piping above ground shall be Type "L" copper tubing with seater type fittings, and all joints shall be made 95-5 solder.

When Poly Tubing is Used

b. All domestic water piping above ground shall be high density polyethylene with stainless steel crimp rings ASTM F-876/F-877 and CSA B137.5

7. INTERIOR WATER VALVES

a. Install globe, cocks, etc., valves as shown all other to be ball type. All valves shall be high quality, equal to Jamesbury "Clincer" or Apollo.

8. INSULATION

a. Insulate all hot, cold and horizontal storm water piping.

Insulation on fittings shall be covered

9. EXAMINATION OF SITE

a. The Contractor shall be assumed to have visited the premises and noted all pertinent facts and details including the conditions under which the work must be carried out. No allowance will be made for failure to have done so.

b. Each bidder shall thoroughly familiarize himself with the requirements and intentions of all drawings of all Divisions of the specifications so as to include all of the heating, ventilating and plumbing work intended.

10. INSURANCE

a. This contractor shall be fully insured, including Workmen's Compensation, Public Liability for injury and property damage. Proof of such insurance shall be submitted to the Owner before signing the contract to proceed with the work.

11. CODES

a. All work shall comply with the requirements of the National Board of Fire Underwriters, the National Code, the Building Department, Fire Department, local utilities and all local and state codes which apply.

12. PERMITS

a. This Contractor shall obtain and pay for all permits required for this work.

13. GUARANTEE

a. All equipment, materials and workmanship shall be guaranteed for a period of one year from date of acceptance, by Owners, of the entire installation.

PART ONE - GENERAL

1.1 DESCRIPTION:

1.1.1 Provide all labor and material to complete in place the plumbing items specified here.

1.2 QUALITY ASSURANCE:

1.2.1 QUALIFICATIONS OF MANUFACTURERS:

1.2.1.1 Products used in the work of this section shall be produced by manufacturers regularly engaged in manufacture of similar items and with a history of satisfactory production acceptable to the Architect.

1.2.2 QUALIFICATIONS OF INSTALLERS:

1.2.2.1 Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts, and who are completely familiar with the specified requirements and the methods needed for proper installation of the work of this section.

PART TWO - PRODUCTS

2.1 EQUIPMENT: See Plans.

2.2 OTHER MATERIALS:

2.2.1 All other materials, not specifically described but required for a complete and proper installation, shall be as selected by the contractor subject to the approval of the Architect.

PART THREE - EXECUTION

3.1 INSPECTION:

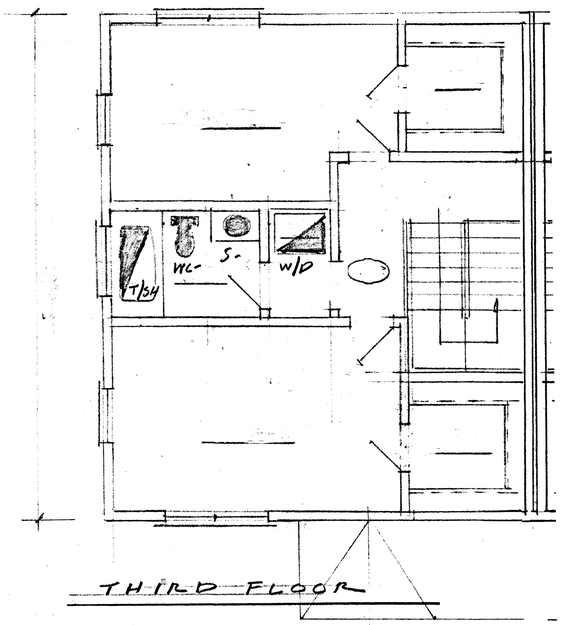
3.1.1 Examine the areas and conditions under which work of this section will be installed. Correct conditions detrimental to the timely and proper completion of the work. Do not proceed until unsatisfactory conditions have been corrected.

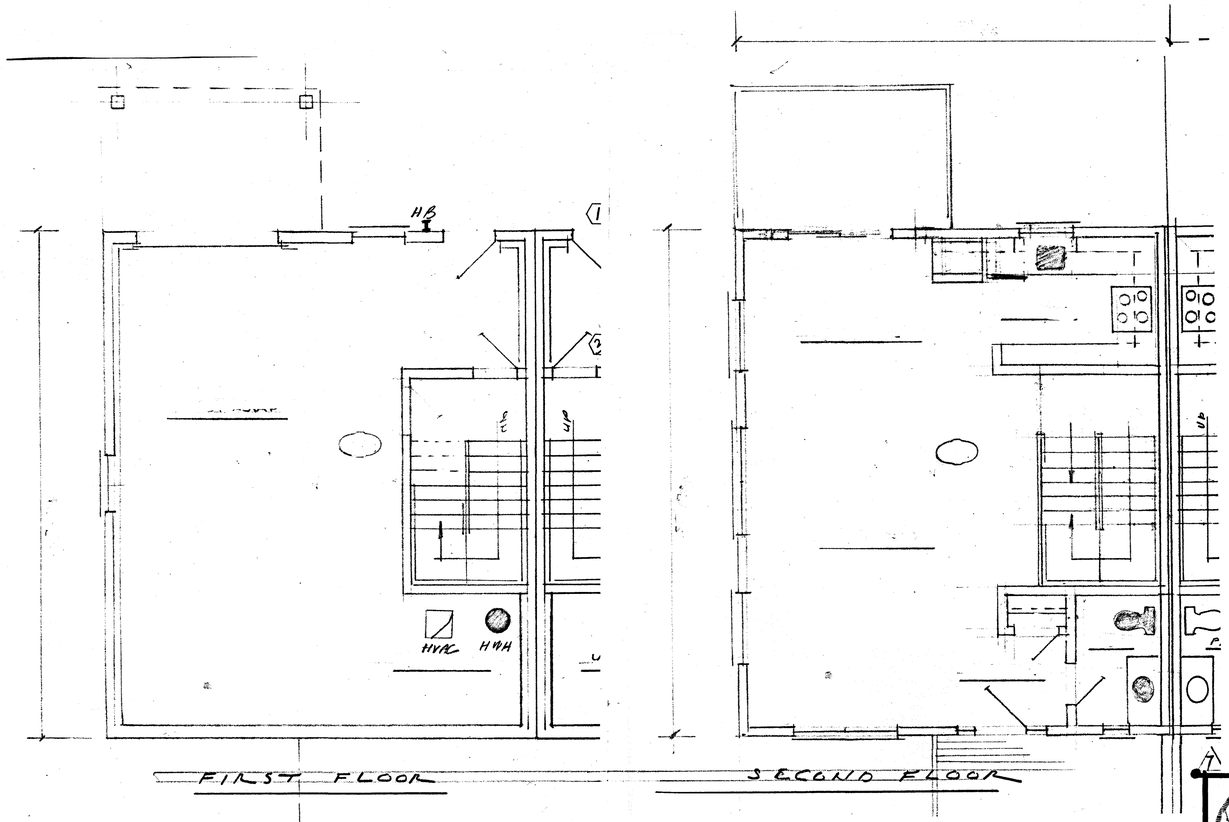
3.2 INSTALLATION:

3.2.1

3.2.2 Install the work of this section in strict accordance with the manufacturers' recommendations as approved by the architect. All work, and materials used and methods of installation shall meet all required Plumbing Codes.

END OF SECTION





HEATING, VENTILATING AND AIR CONDITIONING SPECIFICATION

1.01 Scope of Work - DESIGN BUILD

A. Provide all labor, materials and equipment required to produce a complete heating, ventilating, and air conditioning system as indicated to the drawings and herein specified, including but not limited to the following:

1. Gas Fired Furnaces, DX Cooling Coils, Condensing Units, Refrigerant Piping and Heating/Cooling Thermostats.

2. All supply, return, combustion air and exhaust duct work including hangers insulation, registers and grilles.

3. Req. exhaust fans, ductwork, intake and discharge louvers.

4. Balancing and adjusting.

5. Testing all of the work.

1.02 INSURANCE

A. This Contractor shall be fully insured, including Workmen's Compensation, Public Liability for injury and property damage. Proof of such insurance shall be submitted to the Owner before signing the Contract to proceed with the work.

1.03 CODES

A. All work shall comply with the requirements of the Nation Board of Fire Underwrites, the National Electrical Code, the Building Department, Fire Department, local utilities and all local and state codes which apply.

1.04 PERMITS

A. The Contractor shall obtain and pay for all permits required for this work.

1.05 GUARNTEE

A. All equipment, materials, and workmanship shall be guaranteed for a period of one year from date of acceptance, by the Owner of the entire installation.

1.06 EXAMINATION OF SITE

A. The Contractor shall be assumed to have visited the premises and noted all pertinent facts and details, included the conditions under which the work must be carried out, and no allowance will be made for failure to have done so.

B. Each bidder shall thoroughly familiarize himself with the requirements and intent of all drawings of all Divisions of the Specifications so as to include all of the heating, ventilating, and plumbing work intended

1.07 AIR DISTRIBUTION

A. Furnish and install all ductwork for the heating ventilating, and air conditioning system as shown on drawings..

B. All duct work shall be constructed of gauges as called for in the "Duct Manual and Sheet Metal Construction for Ventilating Air-Conditioning Systems" and as recommended by the ASHRAE.

D. Provide duct turns in ducts at all changes of direction where space does not permit long radius elbows.

E. Furnish and install hangers, brackets, and supports for all sheet metal work. Nor wire, chains or perforated metal bands will be permitted in any part of the work.

12. "HVAC Equipment Location" Indicate on the drawings any exterior equipment pads or raised platforms that will support HVAC equipment. Condenser, or propane tanks, etc. Obtain the location approval from the Zoning Dept. for any exterior equipment pads etc.

1.08 BALANCING

1.08 HVAC EQUIPMENT

Furnace with Heating-Cooling

17. "Duct Sealing" Follow Section N1103.2.2. Ducts air handlers, filter boxes and building cavities used as ducts shall be sealed. Joints and seams shall comply with Section M1601.4.Duct tightness shall be verified by either of the following. #1. Post construction test: Leakage to outdoors shall be less than or equal to 8 cfm per 100 feet of conditioned floor area or a total leakage lessor equal to 12 cfm per 100 feet of conditioned floor area. All register boots shall be taped or otherwise sealed during the test. #2. Rough-in test: Total leakage shall be less than or equal to 6cfm per 100 feet of conditioned floor areas when tested at a pressure differential of 0.1 inch wg across the roughed in system including the air handler enclosure. All boots taped. If air handler is not installed during test, total leakage shall be less than or equal to 4 cfm per 100 feet.

STATE OF CONNECTICUT · ROBERT MANNING · NO. 016 · LICENSED ARCHITECT

PROPOSED DUPLEX
106 MAIN STREET
EAST HAMPTON, CONN.
DATE: 8/1/20

a7

PLUMBING