



Record No: WP-25-36

Wetlands Permitting

Status: Active

Submitted On: 12/5/2025

Primary Location

346 STONEHOUSE RD
Coventry, CT 06238

Owner

FOWLER DANIEL J
148 PLAINS RD
COVENTRY, CT 06238

Applicant

Titan Construction
 860-212-5342
 titanconstructionct@gmail.com
 PO Box 665
Storrs, Ct 06268

Applicant/Owner Information: Please note that "?" bubbles throughout the application provide additional helpful information when hovered over.

Applicant Information

Applicant's Association to Owner:*

Contractor

Applicant Business Name (if applicable)

TITAN CONSTRUCTION LLC

Owner Information

Owner Name

DANIEL FOWLER

Owner Phone Number

(860) 268-2379

Owner Email Address

djfowler@gmail.com

Owner Address

148 PLAINS RD, COVENTRY, CT 06238

Additional Information

Additional Agent, Engineer, Contractor Information (if applicable):

MARK PETERSON (GARDNER AND PETERSON ASSOCIATES)

Wetlands Permitting

Type of Wetlands Application:*

Regulated Activity Application

Regulated Activity Being Applied For: *

Activity Within a Designated Wetlands or Watercourse

Activity/Project Information

Description of Proposed Activity(s):* ?

BUILD NEW CONSTRUCTION TWO FAMILY HOME (60X30') (TWO BEDROOMS AND ONE AND A HALF BATHROOMS, per unit) (TWO DECKS per unit, 24X10')

Distance in Feet from Regulated Wetlands/Watercourse:*

50

Square feet of Wetlands, Watercourse and/or Regulated Area Impacted:

370

Describe measures (if any) that will be taken to minimize the impact on wetlands, watercourses, and the regulated areas:

A sedimentation and erosion control plan with a construction sequence has been provided to minimize the impact to wetlands.

Any additional and/or pertinent information:

A small wetland disturbance is required due to the slope of the property.
370sf of wetland disturbance.
50ft of disturbance within the existing roadside drainage swale.
6,700sf of upland review area disturbance.

Is any portion of the property on which the regulated activity is proposed located within 500 feet of an adjoining municipality?*

No

Acknowledgments

MANDATORY PRE APPLICATION FOR ALL LAND USE, HEALTH, AND BUILDING APPLICATIONS Except for interior work in existing buildings and exterior work that does not expand or alter the footprint of an existing building. Effective October 1, 2005 no Land Use, Health or Building application for a permit may be filed until the holder(s) of any conservation restriction or preservation restriction on the subject property has been notified. Please see the attached legislation, PA 05-124. Please provide the name of the property owner(s) and street address of the property for which one of the above applications will be submitted and complete either A or B below. Property Owner(s): Address of Permit Application: A. I hereby certify there are NO conservation easements or restrictions nor any preservation restrictions on the above referenced property. B. There ARE conservation easements or restrictions or preservation restrictions on the above referenced property. Name/Phone Number of Restriction Holder: Please attach one of the following: I. Proof that the holder of the conservation or preservation restriction was notified by certified mail return receipt requested of the property owner's intent to apply for a Land Use, Health or Building permit in the [[orgFullName]]. 2. A letter from the conservation or preservation restriction holder verifying that the application is in compliance with the terms of the restriction.*



The undersigned electronic signature hereby grants permission to this Agency and its Agent to conduct any necessary inspections of this property, at reasonable times, both before and after the permit in question has been granted by the Agency/Agent.*



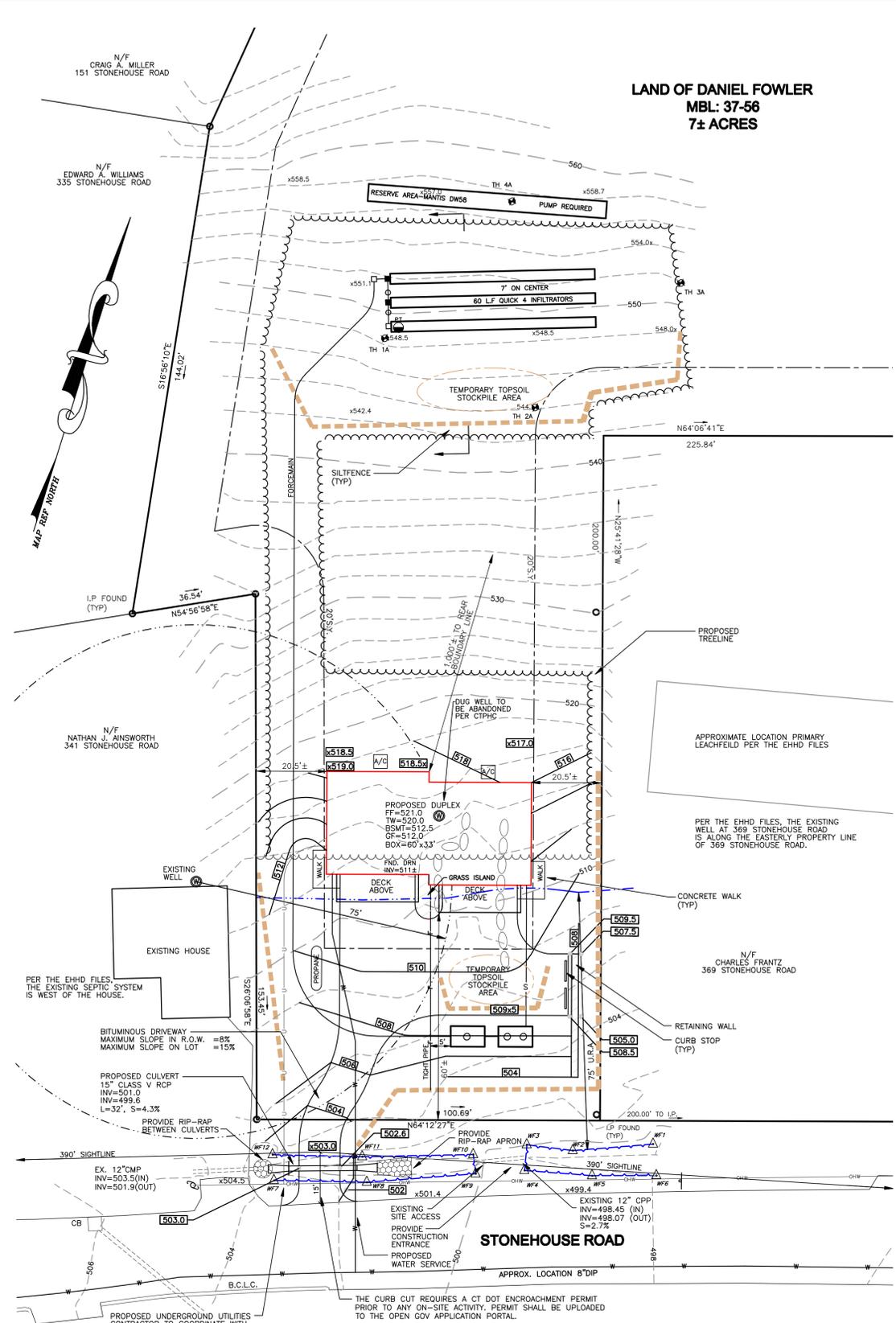
I HEREBY ACKNOWLEDGE AND CERTIFY THAT I'M PERSONALLY FAMILIAR WITH ALL THE INFORMATION PROVIDED IN THIS APPLICATION AND THAT ALL STATEMENTS AND REPRESENTATIONS MADE ARE TRUE TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THAT I AM AWARE OF THE PENALTIES FOR OBTAINING A PERMIT THROUGH DECEPTION OR THROUGH INACCURATE OR MISLEADING INFORMATION.*



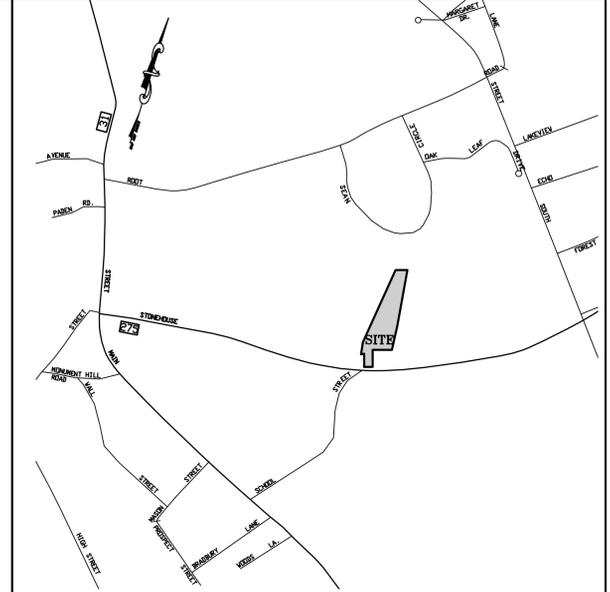
I agree that my electronic signature below warrants the truth of all statements contained herein and in all supporting documents according to the best of the Agent &/or Owner(s) knowledge and belief, and that it is equivalent to a handwritten signature and is binding for all purposes related to this transaction.*

 SHANE STINSON

Dec 4, 2025



LAND OF DANIEL FOWLER
MBL: 37-56
7± ACRES



KEY MAP SCALE: 1"=1,000'

LEGEND

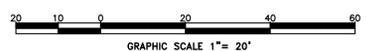
—	PROPERTY LINE
—	ABUTTING PARCEL
○	EXISTING I.P.
□	EXISTING MONUMENT
—	PAVEMENT
- - - -	ZONING SETBACK
○ ○ ○ ○ ○	STONEWALL
—	APPROX. TREELINE
TP10	TEST PIT/ PERC TEST
W	WELL
—	EXISTING CONTOUR
510	EXISTING ELEVATION
510	PROPOSED CONTOUR
509x5	PROPOSED ELEVATION
—	PROPOSED FOUNDATION DRAIN
—	EXISTING TREELINE
—	PROPOSED TREELINE
—	PROPOSED SILTFENCE
—	SIGN
—	EXISTING DRAINAGE CULVERT
—	PROPOSED DRAINAGE CULVERT
○ ○	PROPOSED SEPTIC TANK
○	PROPOSED PUMP CHAMBER
□	PROPOSED LEACHFIELD

- NOTES:**
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY T-2.
 - MAP REFERENCES:
A. LIMITED PROPERTY BOUNDARY SURVEY PLAN OF LOT LINE ADJUSTMENT #353 & #369 STONEHOUSE ROAD PREPARED FOR ELIANE & ANTHONY JAMES COVENTRY, CONNECTICUT BY: DUTTON ASSOCIATES, LLC DATE: 12/29/2022 SCALE: 1"=40' SHEET 1 OF 2
B. MAP OF PROPERTY OWNED BY ESTATE OF ANNA BELLE WOODS COVENTRY, CONN. SCALE 1"=100' OCT., 1965 ROBERT SCHNEIDER REG. LAND SURVEYOR #6087
C. ASBUILT PROPOSED WATER MAIN REPLACEMENT STONEHOUSE ROAD (AKA ROUTE 275) OLD EAGLEVILLE ROAD & SCHOOL STREET COVENTRY, CONNECTICUT CONNECTICUT WATER BY: GESICK & ASSOCIATES PC 7/23/19 SCALE: 1"=40'
 - BEARINGS AND DISTANCES ON THIS PLAN ARE BASED ON THE PLAN REFERENCED IN NOTE 2.A.
 - PARCEL IS LOCATED IN GENERAL RESIDENTIAL ZONE - 40 (GR40).
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
 - THE SPEED LIMIT IS 35 MPH IN THE EASTBOUND AND WESTBOUND DIRECTION.
 - MAXIMUM LOT COVERAGE ALLOWED IS 20%. PROPOSED LOT COVERAGE IS 1.6%. THIS INCLUDES THE DRIVEWAY, SIDEWALKS, AC PADS AND HOUSE.

ZONING TABLE:

GR40 ZONE	REQUIRED	PROPOSED
MINIMUM LOT AREA	40,000 SQ.FT.	7± ACRES
MINIMUM LOT FRONTAGE	150 FEET	4100.69 FEET
MINIMUM FRONT YARD	20 FEET	60 FEET
MINIMUM SIDE YARD	15 FEET	25.5 FEET
MINIMUM REAR YARD	20 FEET	1,000+ FEET
BUILDING HEIGHT	40 FEET	LESS THAN 40'
MAX. LOT COVERAGE	20%	1.6%

* EXISTING LOT OF RECORD



SEPTIC NOTE:
THE SEPTIC AREA SHALL NOT BE STRIPPED OR DISTURBED UNTIL ALL TRENCHES HAVE BEEN FIELD STAKED. ANY FILLING, PARKING OR OTHER DISTURBANCE IN THE SEPTIC AREA MAY CAUSE THE LEACHING AREA TO BE UNUSABLE.

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-1571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

RICHARD ZULICK C.S.

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Eric R. Peterson
ERIC R. PETERSON L.S. 23430 REGISTRATION NO.

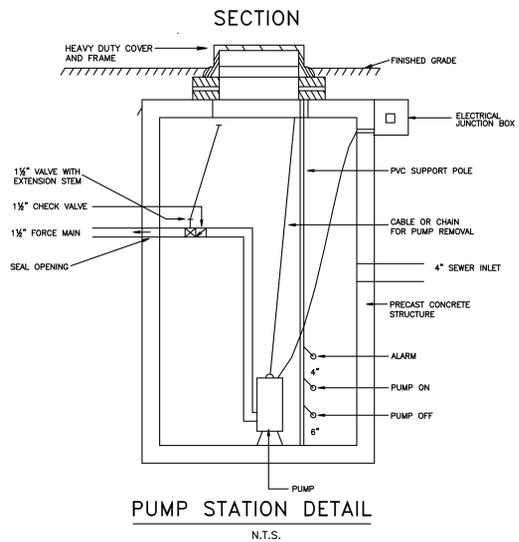
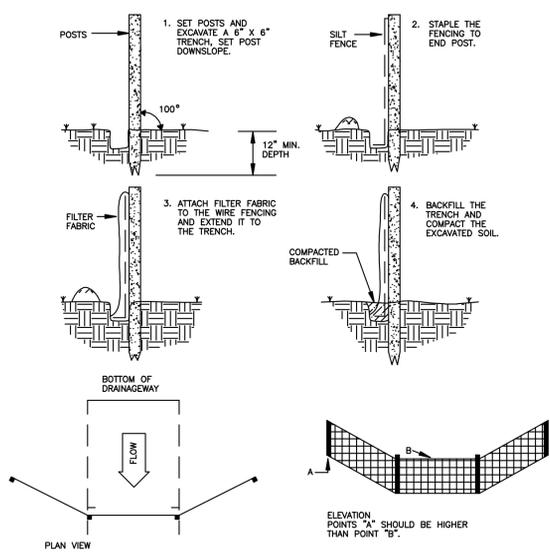


IMPROVEMENT LOCATION SURVEY
SUBSURFACE DISPOSAL DESIGN PLAN
PREPARED FOR
TITAN CONSTRUCTION
APN: 37-56
STONEHOUSE ROAD
COVENTRY, CONNECTICUT
GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS	SCALE	DATE	SHEET NO.	MAP NO.
	1"=20'	11-15-2025	1 OF 2	11479

G:\PROJECTS\11479\09-30-2025\11479A.dwg

PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



- NOTES - EFFLUENT PUMP STATION**
- Effluent lift chamber to be 1000 gallon watertight chamber with tight cover. Chamber shall be installed with a manhole to grade to provide easy access for maintenance or service.
 - Joints and penetrations of pump chamber to be sealed watertight.
 - Pump to be non-clog submersible designed to handle raw sewage. Pump to be Zoeller model N224 or approved equal.
 - Alarm system to consist of a float switch located 4\"/>

PERCOLATION TEST:
BY GARDNER & PETERSON ASSOCIATES, LLC
DATE TESTED: OCTOBER 17, 2025

PERC AT TH 1
PRESCHEDULED @ 9:14
DEPTH = 28\"/>

TIME	DEPTH
10:15	4"
10:20	6"
10:25	7 1/2"
10:30	9"
10:35	10"
10:40	10 3/4"
10:45	11 1/2"
10:55	12 1/2"
11:00	13"
11:05	13 1/2"
11:10	14"

RATE: 10 MIN/IN

DEEP TEST PITS RESULTS:
BY EASTERN HIGHLANDS HEALTH DEPARTMENT
AND GARDNER & PETERSON ASSOCIATES, LLC
DATE TESTED: OCTOBER 20, 2025

TH1A	TH2A	TH3A	TH4A
0-6"	0-6"	0-6"	0-6"
6-36"	6-24"	6-28"	6-32"
36"	24-32"	28-56"	32-56"
36-52"	32-52"	56-56"	56-56"
No. 10	No. 10	No. 10	No. 10
No. 40	No. 40	No. 40	No. 40
No. 100	No. 100	No. 100	No. 100
No. 200	No. 200	No. 200	No. 200
0-5"	0-5"	0-5"	0-5"
5-10"	5-10"	5-10"	5-10"
10-20"	10-20"	10-20"	10-20"
20-30"	20-30"	20-30"	20-30"
30-40"	30-40"	30-40"	30-40"
40-50"	40-50"	40-50"	40-50"
50-60"	50-60"	50-60"	50-60"
60-70"	60-70"	60-70"	60-70"
70-80"	70-80"	70-80"	70-80"
80-90"	80-90"	80-90"	80-90"
90-100"	90-100"	90-100"	90-100"
100-110"	100-110"	100-110"	100-110"
110-120"	110-120"	110-120"	110-120"
120-130"	120-130"	120-130"	120-130"
130-140"	130-140"	130-140"	130-140"
140-150"	140-150"	140-150"	140-150"
150-160"	150-160"	150-160"	150-160"
160-170"	160-170"	160-170"	160-170"
170-180"	170-180"	170-180"	170-180"
180-190"	180-190"	180-190"	180-190"
190-200"	190-200"	190-200"	190-200"

- NOTES - SEPTIC SYSTEM DESIGN**
- Soil testing by the Eastern Highlands Health District and Gardner & Peterson Associates, LLC. Topography has been field verified in the septic area.
 - Design based on a duplex building each having 2 bedrooms and a percolation rate in the range of up to 10 min./inch. (632.5sf required)
 - Provide a watertight 1500 gallon 2-compartment septic tank (add 250 gallons for a garbage grinder), a watertight 1000 gallon pump chamber and 3 rows of quick 4 infiltrators each 60 feet long, 12 inches deep by 36 inches wide, backfilled with 1" stone, total length= 180 lin. feet or 648 sq. feet of leaching area. Provide a footing drain as shown. Drain is to outlet to the ground surface as shown.
 - House sewer to be 4" I.D. centrifugally cast iron pipe hubless ASTM A 74 with 3" wide heavy duty stainless steel coupling and rubber gasket, or Extra Strength PVC pressure water pipe AWWA C-900 75-100 psi with rubber compression gaskets, or an approved equal. Minimum slope to be 1/4" per foot.
 - Serial distribution - inverts of overflow pipes in upper trenches to be set 3" above inverts of distribution pipes in those trenches. Overflow boxes are D-boxes using high hole for overflow.
 - Bottoms of trenches to be set not more than 4" below the grade existing prior to stripping and excavation. Bottom of each trench to be constructed level and distribution pipe in each trench to be set level.
 - Topsoil to be stripped off prior to filling. The fill material (natural or manufactured) between and beyond trenches to be pervious, good quality and clean medium sand (select fill) placed and compacted in 6" lifts. Select fill shall meet the following minimum requirements:
 - The fill should not contain any material larger than 3" inches.
 - Up to 45% of the dry weight of the representative sample may be retained on the #4 sieve (This is the gravel portion of the sample).
 - The material that passes the #4 sieve is then reweighed and the sieve analysis started.
 - The remaining sample shall meet the following gradation criteria:

Sieve	Percent Passing
No. 4	100
No. 10	70-100
No. 40	10-50
No. 100	0-20
No. 200	0-5

 Percent passing the #40 sieve can be increased to no greater than 75% if the percent passing the #100 sieve does not exceed 10% and the #200 sieve does not exceed 5%.

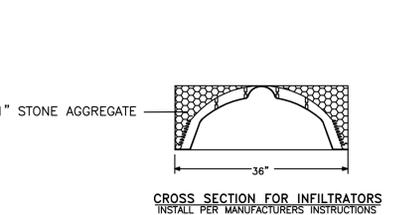
MINIMUM LEACHING SYSTEM SPREAD (MLSS)
HYDRAULIC FACTOR (HF) X FLOW FACTOR (FF) X PERCOLATION FACTOR (PF)
MLSS = HF X FF X PF 20 X 1.92 X 1.25 = 48

HYDRAULIC FACTOR (HF)

TO RESTRICTIVE LAYER	HYDRAULIC GRADIENT (% OF SLOPE)									
	<1	1-2	2-3	3-4	4-5	6-8	8-10	10-15	>15	
<17.9	SEE	NOTE #1								
18-22	72	62	54	48	42	34	30	28	26	
22-26	66	56	48	42	34	30	28	26	24	
26-30	56	49	42	34	30	28	26	24	20	
30-36	48	42	34	30	28	26	24	20	18	
36-42	42	36	30	28	26	24	20	18	16	
42-48	36	32	28	26	24	20	18	16	14	
48-60	30	28	24	22	20	18	16	14	10	
>60	MLSS NEED NOT BE CONSIDERED									

#1-CANNOT BE APPROVED UNLESS HYDRAULIC ANALYSIS DEMONSTRATES SUITABILITY
FLOW FACTOR (FF) = DESIGN FLOW SO: 3 BEDROOMS = 450 = 1.5
300
4 BEDROOMS = 525 = 1.75
300
MULTI-FAMILY 4 BEDROOMS = 576 = 1.92
300

PERCOLATION FACTOR:
Up to 10.0 Minutes/inch = 1.0
10.1 - 20 Minutes/inch = 1.25
20.1 - 30 Minutes/inch = 1.5
30.1 - 45 Minutes/inch = 3.0 or 2.0*
45.1 - 60 Minutes/inch = 5.0 or 3.0*



GENERAL EROSION AND SEDIMENT CONTROL NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
- ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SURFACE, AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND/OR LOCAL SPECIFICATIONS.
- FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIAL, COMPRESSIBLE MATERIAL, AND OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIAL OR SOFT MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
- ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOIL CONSTRUCTION PRACTICE.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING. IF FINISH GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE IS COMPLETE, TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED. AREAS LEFT OVER 30 DAYS SHALL BE CONSIDERED "LONG TERM" AND SHALL RECEIVE TEMPORARY SEEDING WITHIN THE FIRST 15 DAYS.
- CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". ADDITIONAL TOPSOIL MAY BE REQUIRED TO MEET MINIMUM DEPTHS. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.
- APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL CULTPACKER TYPE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTHS IS FROM 1/4" TO 1/2" INCH. HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SOIL SURFACE.
- WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
- FERTILIZER AND LIMES ARE TO BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A ROLLER, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISC OPERATION SHOULD BE ALONG THE CONTOUR.
- REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, OR OTHER UNSUITABLE MATERIALS.
- INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED BEFORE SEEDING, THEN FIRMED AS DESCRIBED ABOVE.
- WHERE GRASSES PREDOMINATE, FERTILIZE ACCORDING TO SOIL ANALYSIS, OR SPREAD 300 POUNDS OF 10-10-10 OR EQUIVALENT PER ACRE (7.5 POUNDS PER 1000 S.F.).
- CALCIUM CHLORIDE WILL BE AVAILABLE FOR DUST CONTROL ON GRAVEL TRAVEL SURFACES.

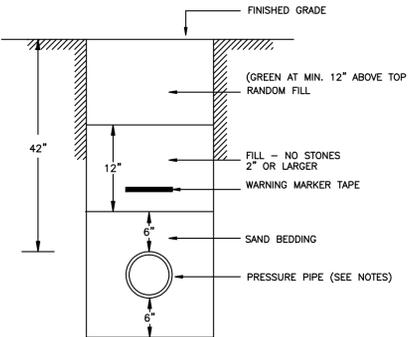
CONSTRUCTION SCHEDULE & EROSION & SEDIMENT CONTROL CHECKLIST

PROJECT NAME: TITAN CONSTRUCTION
LOCATION: STONEHOUSE ROAD COVENTRY, CT
PROJECT DESCRIPTION: SINGLE FAMILY HOUSE
PARCEL AREA: 7.2 ACRES
RESPONSIBLE PERSONNEL: TITAN CONSTRUCTION

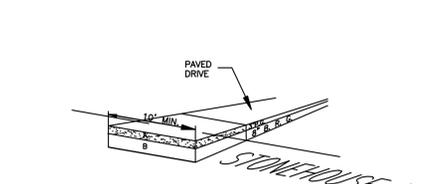
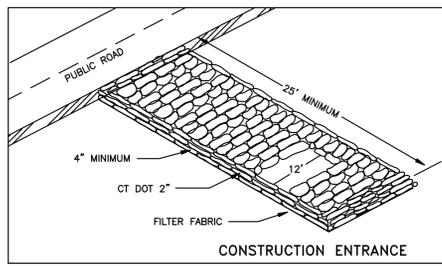
WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
LAND SURVEYOR TO STAKE SIDE PROPERTY LINES NEAR ROAD AND FLAG LIMIT OF CLEARING			
PROVIDE CONSTRUCTION ENTRANCE			
INSTALL DRIVEWAY CULVERT			
ABANDON WELL PER CTPEC			
CLEAR TREES AND BRUSH WITHIN LIMIT OF CLEARING	INSTALL SILTFENCE AS SHOWN		
REMOVE STUMPS			
STRIP TOPSOIL	INSTALL SILTFENCE DOWNGRADE OF STOCKPILE AREAS		
CONSTRUCT DRIVEWAY			
CONSTRUCT SEPTIC, HOUSE AND UTILITIES			
PAVE DRIVEWAY			
FINAL GRADE SITE	LOAM AND SEED ALL DISTURBED AREAS REMOVE SILTFENCE WHEN SITE IS STABILIZED		

PROJECT DATES:
DATE OF CONSTRUCTION START: ASAP
DATE OF CONSTRUCTION COMPLETION: 1 YEAR AFTER START

EROSION AND SEDIMENT CONTROL PROCEDURES SHALL ESSENTIALLY BE IN ACCORDANCE WITH THESE PLANS, AS REQUIRED BY TOWN REGULATIONS, AND THE MANUAL, "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL FOR CONNECTICUT" BY THE COUNCIL ON SOIL AND WATER CONSERVATION, 1985, REVISED TO 2024.

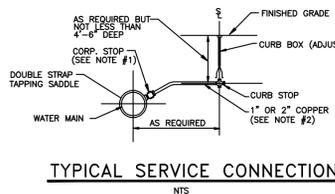
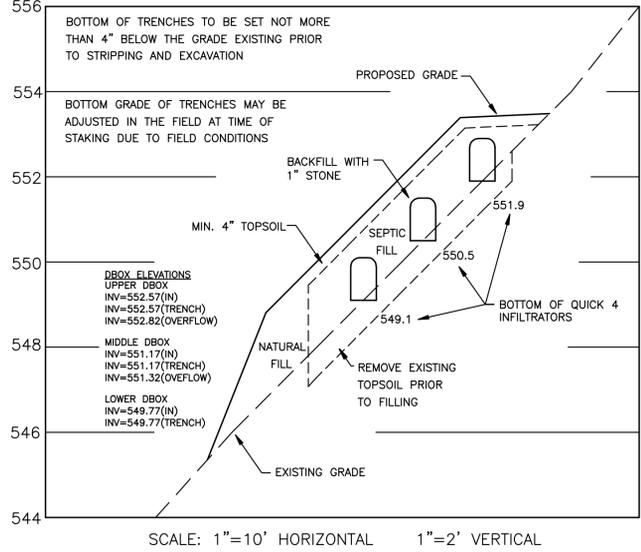


SEWER EFFLUENT PRESSURE SERVICE



- A. MIN. 2" (AFTER COMPACTION) CLASS II BITUMINOUS CONCRETE
B. MIN. 8" (AFTER COMPACTION) PROCESSED AGGREGATE BASE OR MIN. 8" BANK RUN GRAVEL AND 4" PROCESSED GRAVEL
- PAVED DRIVEWAY CROSS SECTION
N.T.S.

SECTION DISTRIBUTION SYSTEM

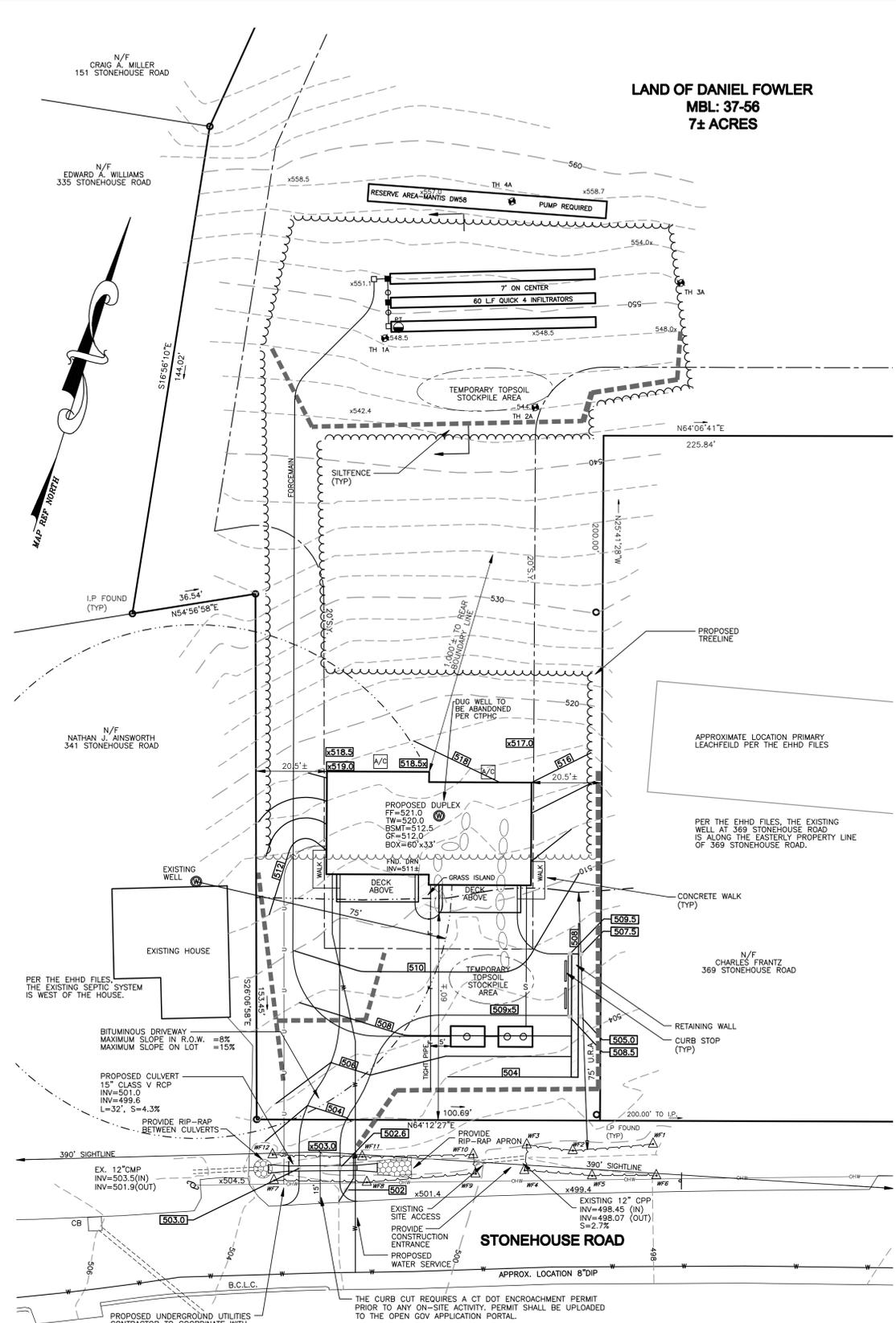


- NOTES:**
- THE TOP OF THE CORPORATION AND THE FIRST THREE (3) FEET OF COPPER TUBING SHALL BE INSTALLED NO HIGHER THAN THE TOP OF THE WATER MAIN.
 - NO INTERMEDIATE SIZES (I.E. 3/4", 1-1/2", 1-3/4") ARE ALLOWED FOR COPPER SERVICES. ANY SERVICE REQUIREMENT GREATER THAN 2" COPPER SHALL BE CLIP (4" MIN.) WITH THE SHUT-OFF LOCATED AT THE MAIN. COPPER TUBING SHALL BE CONTINUOUS BETWEEN THE CORPORATION STOP AND THE CURB STOP.

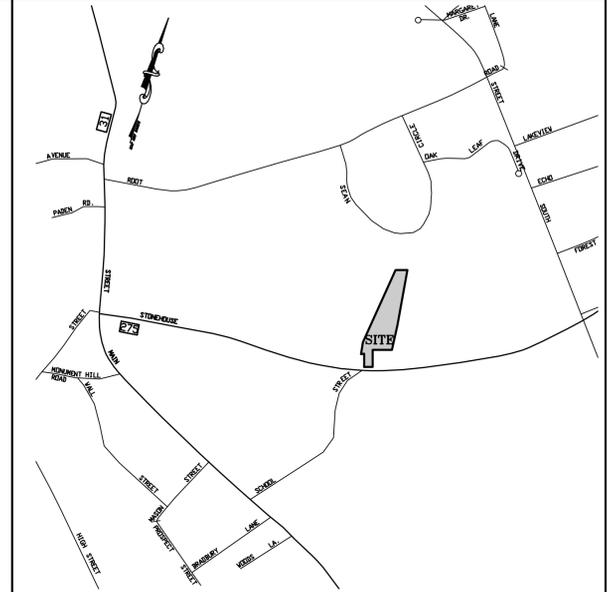
IMPROVEMENT LOCATION SURVEY

SUBSURFACE DISPOSAL DESIGN PLAN
PREPARED FOR
TITAN CONSTRUCTION
APN: 37-56
STONEHOUSE ROAD
COVENTRY, CONNECTICUT
GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS	BY	SCALE	DATE	SHEET NO.	MAP NO.
	M.A.P.	AS SHOWN	11-15-2025	2 OF 2	11479



LAND OF DANIEL FOWLER
MBL: 37-56
7± ACRES



KEY MAP SCALE: 1"=1,000'

LEGEND

---	PROPERTY LINE
▭	ABUTTING PARCEL
○	EXISTING I.P.
□	EXISTING MONUMENT
—	PAVEMENT
- - -	ZONING SETBACK
○-○-○-○	STONEWALL
---	APPROX. TREELINE
TP10	TEST PIT/ PERC TEST
W	WELL
---	EXISTING CONTOUR
510	EXISTING ELEVATION
---	PROPOSED CONTOUR
509x5	PROPOSED ELEVATION
---	PROPOSED FOUNDATION DRAIN
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	PROPOSED SILTFENCE
---	SIGN
---	EXISTING DRAINAGE CULVERT
---	PROPOSED DRAINAGE CULVERT
○	PROPOSED SEPTIC TANK
○	PROPOSED PUMP CHAMBER
---	PROPOSED LEACHFIELD

- NOTES:**
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY T-2.
 - MAP REFERENCES:
A. LIMITED PROPERTY BOUNDARY SURVEY PLAN OF LOT LINE ADJUSTMENT #353 & #369 STONEHOUSE ROAD PREPARED FOR ELIANE & ANTHONY JAMES COVENTRY, CONNECTICUT BY: DUTTON ASSOCIATES, LLC DATE: 12/29/2022 SCALE: 1"=40' SHEET 1 OF 2
B. MAP OF PROPERTY OWNED BY ESTATE OF ANNA BELLE WOODS COVENTRY, CONN. SCALE 1"=100 FT OCT., 1965 ROBERT SCHNEIDER REG. LAND SURVEYOR #6087
C. ASBUILT PROPOSED WATER MAIN REPLACEMENT STONEHOUSE ROAD (AKA ROUTE 275) OLD EAGLEVILLE ROAD & SCHOOL STREET COVENTRY, CONNECTICUT CONNECTICUT WATER BY: GESICK & ASSOCIATES PC 7/23/19 SCALE: 1"=40'
 - BEARINGS AND DEPICTED ON THIS PLAN ARE BASED ON THE PLAN REFERENCED IN NOTE 2.A.
 - PARCEL IS LOCATED IN GENERAL RESIDENTIAL ZONE - 40 (GR40).
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
 - THE SPEED LIMIT IS 35 MPH IN THE EASTBOUND AND WESTBOUND DIRECTION.
 - MAXIMUM LOT COVERAGE ALLOWED IS 20%. PROPOSED LOT COVERAGE IS 1.6%. THIS INCLUDES THE DRIVEWAY, SIDEWALKS, AC PADS AND HOUSE.

ZONING TABLE:

GR40 ZONE	REQUIRED	PROPOSED
MINIMUM LOT AREA	40,000 SQ.FT.	7± ACRES
MINIMUM LOT FRONTAGE	150 FEET	4100.69 FEET
MINIMUM FRONT YARD	20 FEET	60 FEET
MINIMUM SIDE YARD	15 FEET	25.5 FEET
MINIMUM REAR YARD	20 FEET	1,000+ FEET
BUILDING HEIGHT	40 FEET	LESS THAN 40'
MAX. LOT COVERAGE	20%	1.6%

* EXISTING LOT OF RECORD



SEPTIC NOTE:
THE SEPTIC AREA SHALL NOT BE STRIPPED OR DISTURBED UNTIL ALL TRENCHES HAVE BEEN FIELD STAKED. ANY FILLING, PARKING OR OTHER DISTURBANCE IN THE SEPTIC AREA MAY CAUSE THE LEACHING AREA TO BE UNUSABLE.

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

RICHARD ZULICK C.S.

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Eric R. Peterson
ERIC R. PETERSON L.S. 23430
REGISTRATION NO.

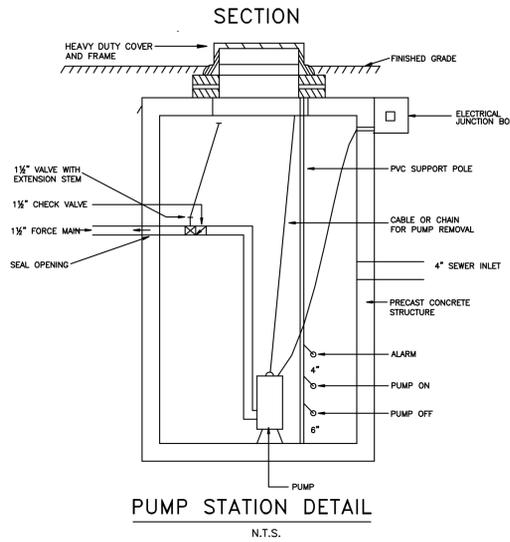
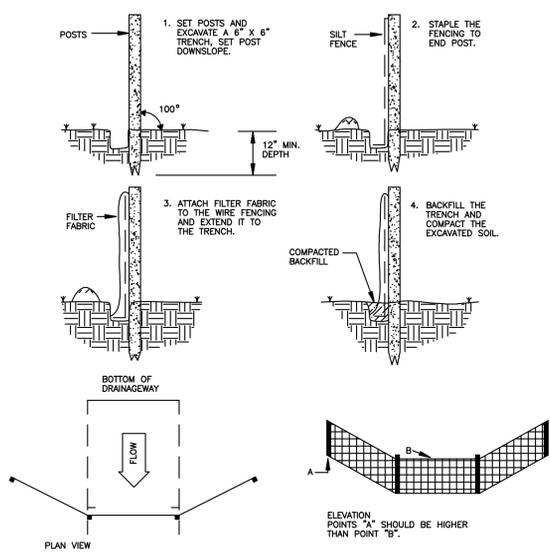


IMPROVEMENT LOCATION SURVEY
SUBSURFACE DISPOSAL DESIGN PLAN
PREPARED FOR
TITAN CONSTRUCTION
APN: 37-56
STONEHOUSE ROAD
COVENTRY, CONNECTICUT
GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=20'	11-15-2025	1 OF 2	11479

G:\PROJECTS\11479\11-15-2025\11479A.dwg

PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



- NOTES - EFFLUENT PUMP STATION**
- Effluent lift chamber to be 1000 gallon watertight chamber with tight cover. Chamber shall be installed with a manhole to grade to provide easy access for maintenance or service.
 - Joints and penetrations of pump chamber to be sealed watertight.
 - Pump to be non-clog submersible designed to handle raw sewage. Pump to be Zoeller model N224 or approved equal.
 - Alarm system to consist of a float switch located 4" above pump "ON" level (but below inlet invert from house) with an audible alarm (bell) located in the house. Pump and alarm to be installed on separate electrical circuits.
 - Pipe from pump chamber to the leaching field to be 1 1/2" PVC schedule 40 (solvent welded joints) or 180 psi waterservice pipe. Pipe to be installed at least 3 1/2" deep for frost protection and pipe to be bedded in sand. No stones are to be used in the backfill. Pipe shall be laid with a positive slope from the pump station to the outlet (no low points).
 - Dosing is to be approximately 100 gallons. The levels of the air-off switches shall be set in the field and are dependent upon the final size of the chamber.

PERCOLATION TEST:
BY GARDNER & PETERSON ASSOCIATES, LLC
DATE TESTED: OCTOBER 17, 2025

PERC
AT TH 1
PRESOAKED @ 9:14
DEPTH = 28"
MARK DOWN 2 1/2"

TIME	DEPTH
10:15	4"
10:20	6"
10:25	7 1/2"
10:30	9"
10:35	10"
10:40	10 3/4"
10:45	11 1/2"
10:55	12 1/2"
11:00	13"
11:05	13 1/2"
11:10	14"

RATE: 10 MIN/IN

DEEP TEST PITS RESULTS:
BY EASTERN HIGHLANDS HEALTH DEPARTMENT
AND GARDNER & PETERSON ASSOCIATES, LLC
DATE TESTED: OCTOBER 20, 2025

TH1A	TH1B	TH2A	TH2B	TH3A	TH3B	TH4A	TH4B
0-6"	0-6"	0-6"	0-6"	0-6"	0-6"	0-6"	0-6"
6-36"	6-36"	6-36"	6-36"	6-36"	6-36"	6-36"	6-36"
36"	36"	36"	36"	36"	36"	36"	36"
36-52"	36-52"	36-52"	36-52"	36-52"	36-52"	36-52"	36-52"
No seepage							
Leads @ 52"							
Roots to 36"							
Leads @ 59"							

- NOTES - SEPTIC SYSTEM DESIGN**
- Soil testing by the Eastern Highlands Health District and Gardner & Peterson Associates, LLC. Topography has been field verified in the septic area.
 - Design based on a duplex building each having 2 bedrooms and a percolation rate in the range of up to 10 min./inch. (632.5sf required)
 - Provide a watertight 1500 gallon 2-compartment septic tank (add 250 gallons for a garbage grinder), a watertight 1000 gallon pump chamber and 3 rows of quick 4 infiltrators each 60 feet long, 12 inches deep by 36 inches wide, backfilled with 1" stone, total length= 180 lin. feet or 648 sq. feet of leaching area. Provide a footing drain as shown. Drain is to outlet to the ground surface as shown.
 - House sewer to be 4" I.D. centrifugally cast iron pipe hubless ASTM A 74 with 3" wide heavy duty stainless steel coupling and rubber gasket, or Extra Strength PVC pressure water pipe AWWA C-900 75-100 psi with rubber compression gaskets, or an approved equal. Minimum slope to be 1/4" per foot.
 - Serial distribution - inverts of overflow pipes in upper trenches to be set 3" above inverts of distribution pipes in those trenches. Overflow boxes are D-boxes using high hole for overflow.
 - Bottoms of trenches to be set not more than 4" below the grade existing prior to stripping and excavation. Bottom of each trench to be constructed level and distribution pipe in each trench to be set level.
 - Topsoil to be stripped off prior to filling. The fill material (natural or manufactured) between and beyond trenches to be pervious, good quality and clean medium sand (select fill) placed and compacted in 6" lifts. Select fill shall meet the following minimum requirements:
A. The fill should not contain any material larger than 3" inches.
B. Up to 45% of the dry weight of the representative sample may be retained on the #4 sieve (This is the gravel portion of the sample).
C. The material that passes the #4 sieve is then reweighed and the sieve analysis started.
D. The remaining sample shall meet the following gradation criteria:
Percent Passing
Sieve 100
No. 10 70-100
No. 40 10-50
No. 100 0-20
No. 200 0-5
Percent passing the #40 sieve can be increased to no greater than 75% if the percent passing the #100 sieve does not exceed 10% and the #200 sieve does not exceed 5%.

MINIMUM LEACHING SYSTEM SPREAD (MLSS)
HYDRAULIC FACTOR (HF) X FLOW FACTOR (FF) X PERCOLATION FACTOR (PF)
MLSS = HF X FF X PF 20 X 1.92 X 1.25 = 48

HYDRAULIC FACTOR (HF)

TOPOGRAPHY	<1	1-2	2-3	3-4	4-6	6-8	8-10	10-15	>15	
<17.9	SEE NOTE #1									
18-22	72	62	54	48	42	34	30	28	26	
22.1-26	66	56	48	42	34	30	28	26	24	
26.1-30	56	49	42	34	30	28	26	24	20	
30.1-36	48	42	34	30	28	26	24	20	18	
36.1-42	42	36	30	28	26	24	20	18	16	
42.1-48	36	32	28	26	24	20	18	16	14	
48.1-60	30	28	24	22	20	18	16	14	10	
>60	MLSS NEED NOT BE CONSIDERED									

#1-CANNOT BE APPROVED UNLESS HYDRAULIC ANALYSIS DEMONSTRATES SUITABILITY

FLOW FACTOR (FF) = DESIGN FLOW SO: 3 BEDROOMS = 450 = 1.5
300

AVERAGE DEPTH TO RESTRICTIVE LAYER

TH 1A	36"	4 BEDROOMS = 525 = 1.75
TH 2A	32"	
TH 3A	28"	
TH 4A	32"	
AVERAGE:	32"	MULTI-FAMILY 4 BEDROOMS = 576 = 1.92

PERCOLATION FACTOR:

Up to 10.0 Minutes/inch	= 1.0
10.1 - 20 Minutes/inch	= 1.25
20.1 - 30 Minutes/inch	= 1.5
30.1 - 45 Minutes/inch	= 3.0 or 2.0*
45.1 - 60 Minutes/inch	= 5.0 or 3.0*

CONSTRUCTION SCHEDULE & EROSION & SEDIMENT CONTROL CHECKLIST

GENERAL EROSION AND SEDIMENT CONTROL NOTES

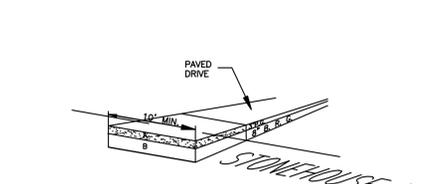
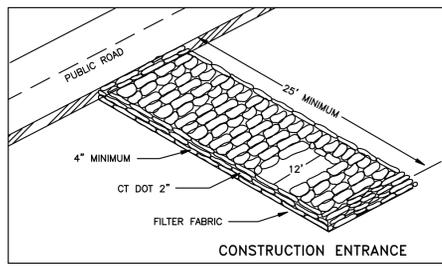
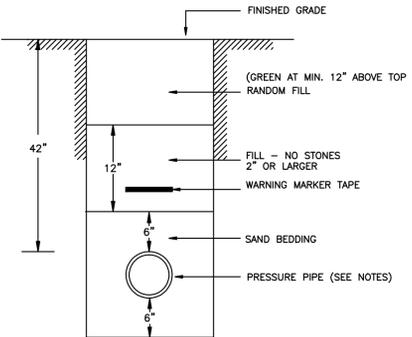
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
- ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SURFACE, AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND/OR LOCAL SPECIFICATIONS.
- FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIAL, COMPRESSIBLE MATERIAL, AND OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIAL OR SOFT MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
- ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOIL CONSTRUCTION PRACTICE.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING. IF FINISH GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE IS COMPLETE, TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED. AREAS LEFT OVER 30 DAYS SHALL BE CONSIDERED "LONG TERM" AND SHALL RECEIVE TEMPORARY SEEDING WITHIN THE FIRST 15 DAYS.
- CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". ADDITIONAL TOPSOIL MAY BE REQUIRED TO MEET MINIMUM DEPTHS. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.
- APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL CULTPACKER TYPE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTHS IS FROM 1/4" TO 1/2" INCH. HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SOIL SURFACE.
- WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
- FERTILIZER AND LIMES ARE TO BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A ROLLER, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISC OPERATION SHOULD BE ALONG THE CONTOUR.
- REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, OR OTHER UNSUITABLE MATERIALS.
- INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED BEFORE SEEDING, THEN FIRMED AS DESCRIBED ABOVE.
- WHERE GRASSES PREDOMINATE, FERTILIZE ACCORDING TO SOIL ANALYSIS, OR SPREAD 300 POUNDS OF 10-10-10 OR EQUIVALENT PER ACRE (7.5 POUNDS PER 1000 S.F.).
- CALCIUM CHLORIDE WILL BE AVAILABLE FOR DUST CONTROL ON GRAVEL TRAVEL SURFACES.

PROJECT NAME: TITAN CONSTRUCTION
LOCATION: STONEHOUSE ROAD COVENTRY, CT
PROJECT DESCRIPTION: SINGLE FAMILY HOUSE
PARCEL AREA: 7.2 ACRES
RESPONSIBLE PERSONNEL: TITAN CONSTRUCTION

WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
LAND SURVEYOR TO STAKE SIDE PROPERTY LINES NEAR ROAD AND FLAG LIMIT OF CLEARING			
PROVIDE CONSTRUCTION ENTRANCE			
INSTALL DRIVEWAY CULVERT			
ABANDON WELL PER CTPEC			
CLEAR TREES AND BRUSH WITHIN LIMIT OF CLEARING			
REMOVE STUMPS	INSTALL SILTFENCE AS SHOWN		
STRIP TOPSOIL	INSTALL SILTFENCE DOWNGRADE OF STOCKPILE AREAS		
CONSTRUCT DRIVEWAY			
CONSTRUCT SEPTIC, HOUSE AND UTILITIES			
PAVE DRIVEWAY			
FINAL GRADE SITE	LOAM AND SEED ALL DISTURBED AREAS REMOVE SILTFENCE WHEN SITE IS STABILIZED		

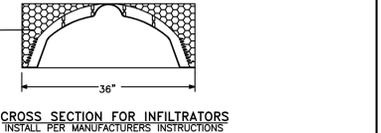
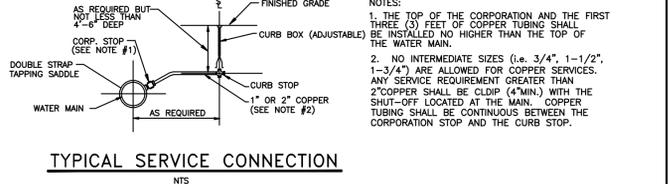
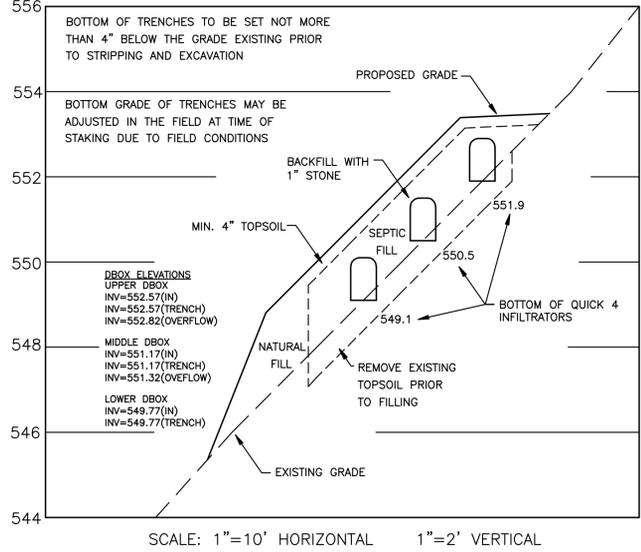
PROJECT DATES:
DATE OF CONSTRUCTION START: ASAP
DATE OF CONSTRUCTION COMPLETION: 1 YEAR AFTER START

EROSION AND SEDIMENT CONTROL PROCEDURES SHALL ESSENTIALLY BE IN ACCORDANCE WITH THESE PLANS, AS REQUIRED BY TOWN REGULATIONS, AND THE MANUAL, "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" FOR CONNECTICUT, BY THE COUNCIL ON SOIL AND WATER CONSERVATION, 1985, REVISED TO 2024.



- A. MIN. 2" (AFTER COMPACTION) CLASS II BITUMINOUS CONCRETE
B. MIN. 8" (AFTER COMPACTION) PROCESSED AGGREGATE BASE OR MIN. 8" BANK RUN GRAVEL AND 4" PROCESSED GRAVEL
- PAVED DRIVEWAY CROSS SECTION**
N.T.S.

SECTION DISTRIBUTION SYSTEM



IMPROVEMENT LOCATION SURVEY

SUBSURFACE DISPOSAL DESIGN PLAN

PREPARED FOR

TITAN CONSTRUCTION

APN: 37-56

STONEHOUSE ROAD

COVENTRY, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC

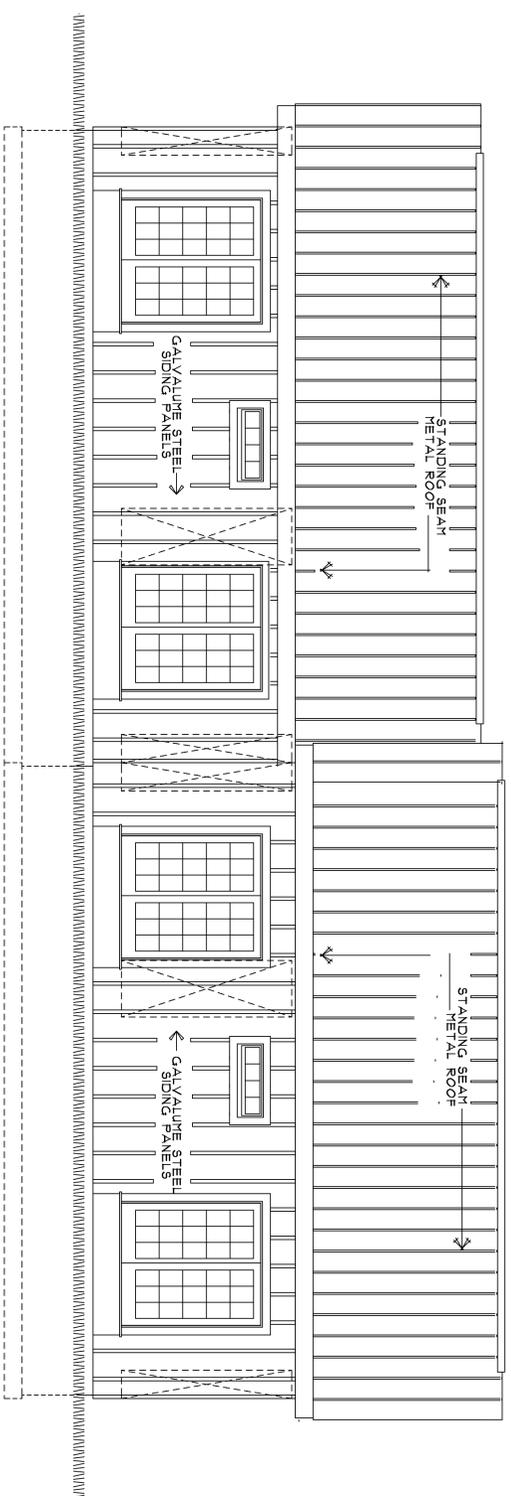
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS	BY	SCALE	DATE	SHEET NO.	MAP NO.
	M.A.P.	AS SHOWN	11-15-2025	2 OF 2	11479

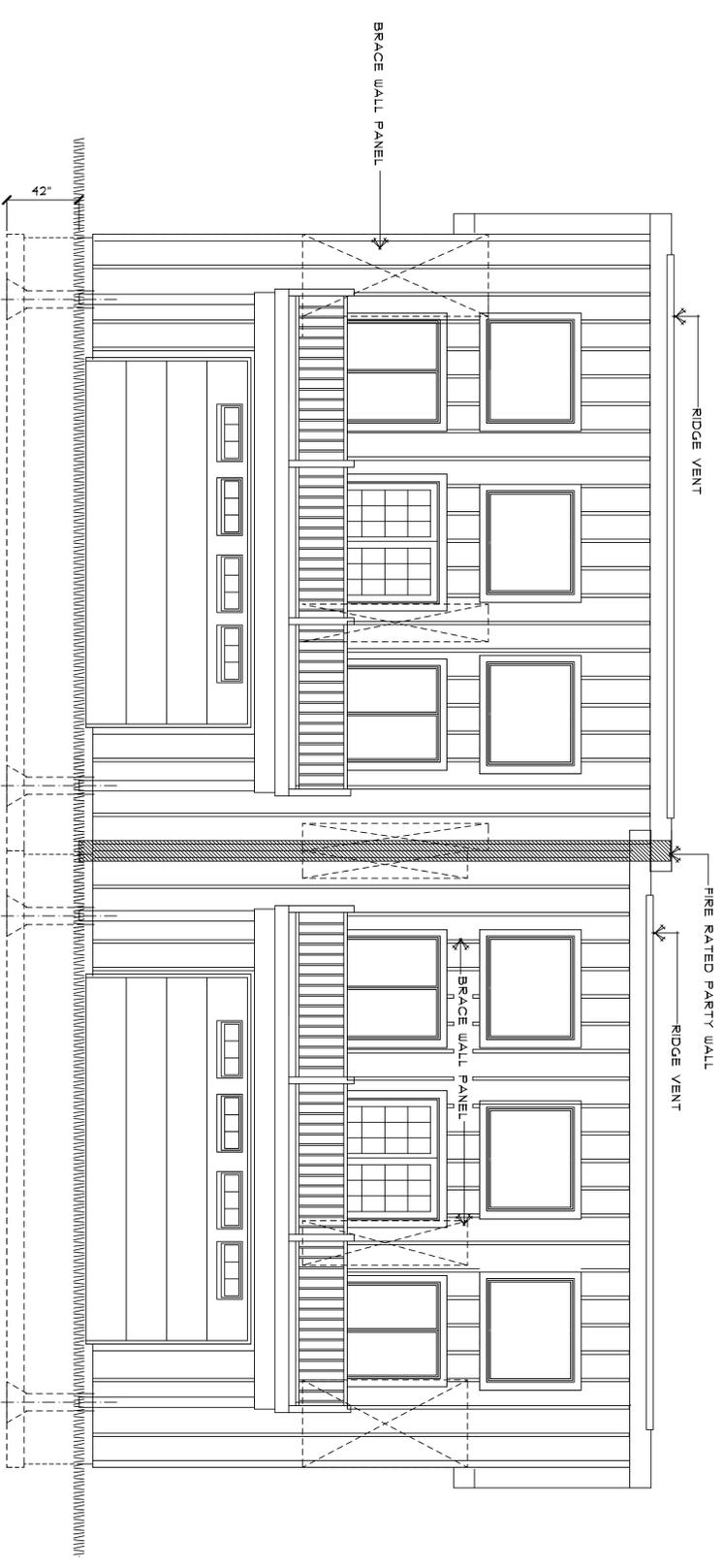
LIST OF ABBREVIATIONS

1	AND	LB.	POUNDS
2 <th>AT</th> <th>PSF</th> <th>POUNDS PER SQUARE FOOT</th>	AT	PSF	POUNDS PER SQUARE FOOT
3 <th>APPROX.</th> <th>PSI</th> <th>POUNDS PER SQUARE INCH</th>	APPROX.	PSI	POUNDS PER SQUARE INCH
4 <th>FT.</th> <th>P.T.</th> <th>PRESSURE TREATED</th>	FT.	P.T.	PRESSURE TREATED
5 <th>F.F.L.</th> <th>REBAR</th> <th>REINFORCED STEEL</th>	F.F.L.	REBAR	REINFORCED STEEL
6 <th>H</th> <th>REQ'D</th> <th>REQUIRED</th>	H	REQ'D	REQUIRED
7 <th>IN.</th> <th>SQ.FT.</th> <th>SQUARE FOOT/FEET</th>	IN.	SQ.FT.	SQUARE FOOT/FEET
8 <th>LVL</th> <th>T & G</th> <th>TONGUE AND GROOVE</th>	LVL	T & G	TONGUE AND GROOVE
9 <th>LAMINATED-VENEER LUMBER</th> <th>TYP.</th> <th>TYPICAL</th>	LAMINATED-VENEER LUMBER	TYP.	TYPICAL
10 <th>MAX.</th> <th>W</th> <th>WIDTH</th>	MAX.	W	WIDTH
11 <th>MIN.</th> <th>W/</th> <th>WITH</th>	MIN.	W/	WITH
12 <th>#</th> <th>W.W.K.</th> <th>WELDED WIRE MESH</th>	#	W.W.K.	WELDED WIRE MESH
13 <th>O.C.</th> <th>ON CENTER</th> <th></th>	O.C.	ON CENTER	



REAR ELEVATIONS

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



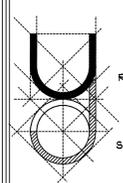
FRONT ELEVATION

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

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND LOAD	WIND DESIGN WIND SPEED	DESIGN CATEGORY	SUBJECT TO DAMAGE FROM		WIND SPEED UPSET FACTOR	WIND EXPOSURE CATEGORY	WIND PROTECTION	WIND PROTECTION LOCALLY	WIND PROTECTION AREA	WIND PROTECTION LOCALLY	WIND PROTECTION AREA	WIND PROTECTION LOCALLY
			SEVERE	MODERATE TO HEAVY								
30	120	B	SEVERE	MODERATE TO HEAVY	1.0	1	1	1	1	1	1	1

YOUNG DESIGNS
UNLIMITED LLC
RESIDENTIAL DESIGN / SPACE DESIGN
P.O. BOX 99
SCOTLAND, CONNECTICUT 06214-0099
CELLS: (860) 908.3509

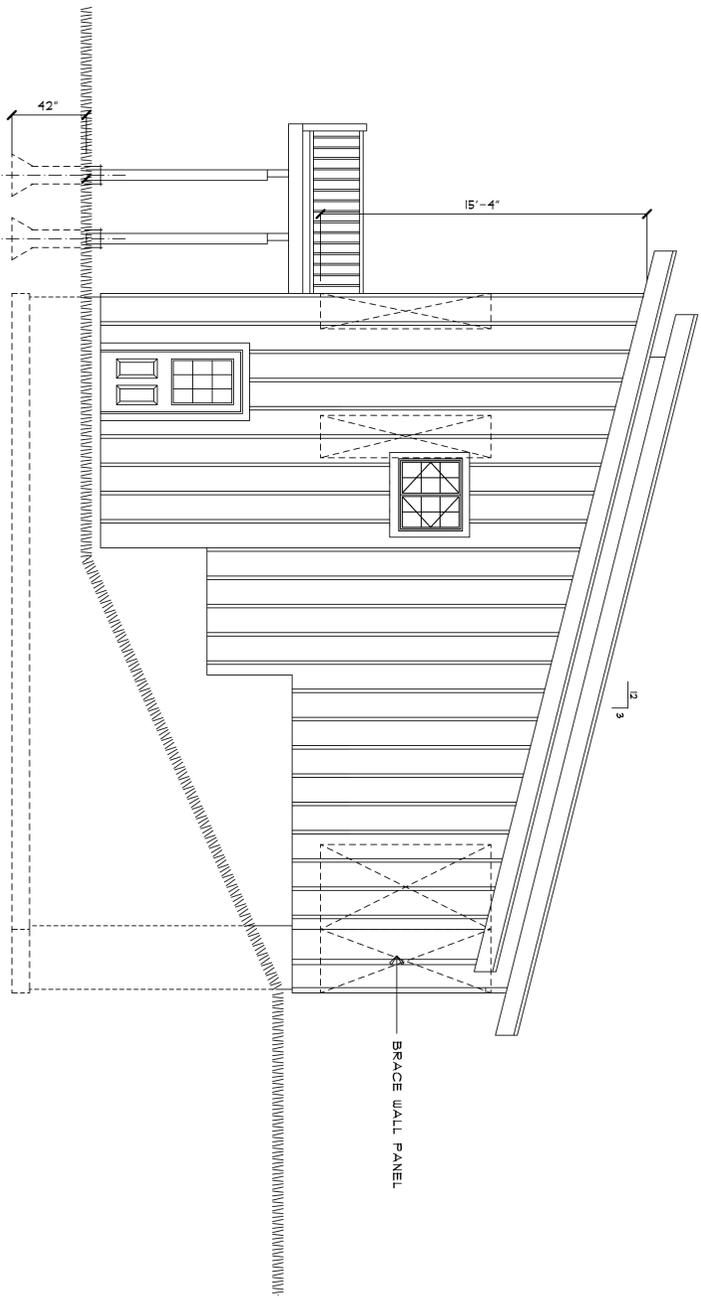


NOTE:
THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND ALL CONSTRUCTION DOCUMENTS FOR ACCURACY AND COMPLETENESS AND REPORT ANY CHANGES THAT MUST BE MADE TO THE FINAL PLANS BEFORE CONSTRUCTION. THE ACCURACY OF THESE PLANS ARE THE SOLE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

DATE: NOV. 24, 2025
SCALE: AS NOTED
DRAWN BY: B. YOUNG
DATA REF: 9009
REVISIONS: DATE:

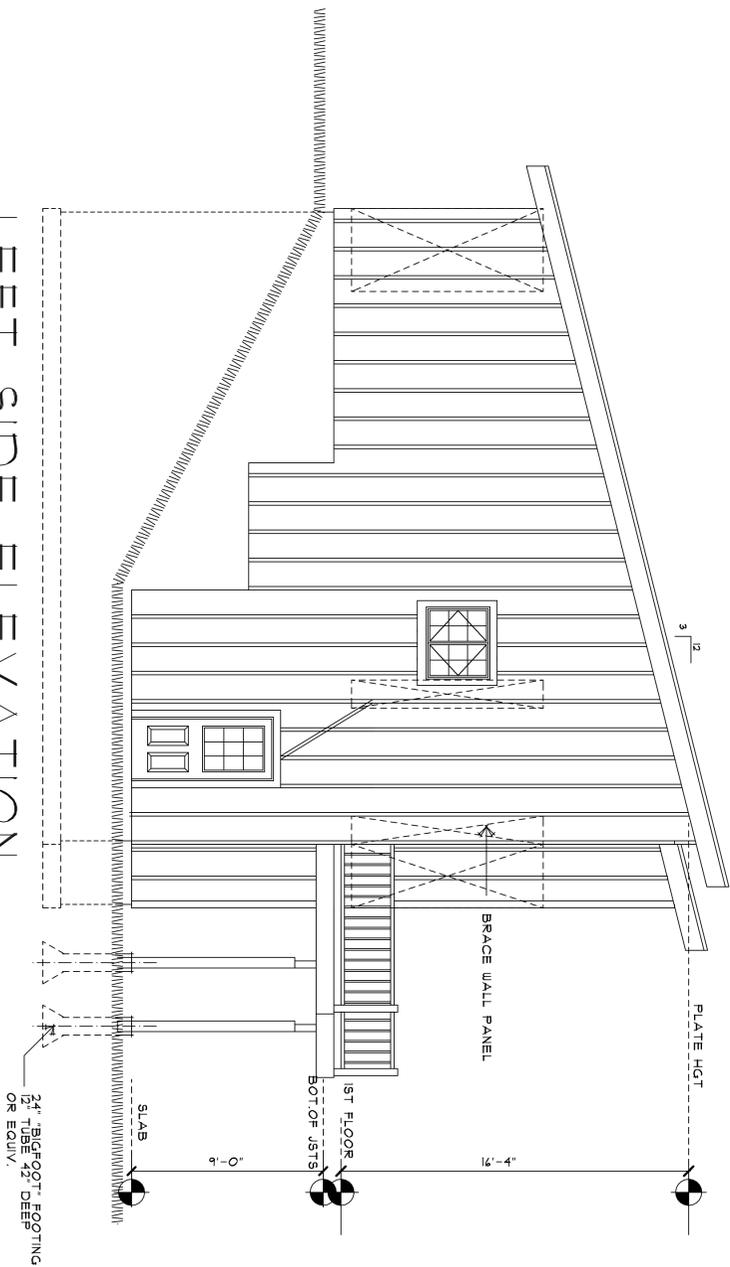
Private Duplex
at
346 Stone House Road
Coventry, CT.

UPPER LEVEL: 900 SQ.FT.
LOWER LEVEL: 210 SQ.FT.
TOTAL: 1110 SQ.FT.
SHEET NO. A1



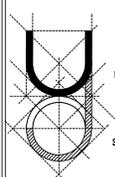
RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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



YOUNG DESIGNS
UNLIMITED LLC

RESIDENTIAL DESIGN / SPACE DESIGN

P.O. BOX 99
SCOTLAND, CONNECTICUT 06244-0099
CELL#: (860).908.3509

NOTE:
THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND STRUCTURAL ELEMENTS INCLUDING BEAM SIZES, WALL COLUMN PLACEMENT AND SPACING ETC. BEFORE BEGINNING CONSTRUCTION. ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE OF ALL NATIONAL STATE AND LOCAL BUILDING CODES.

NOTE:
IT IS THE RESPONSIBILITY OF THE BUILDER TO REVIEW ALL CONSTRUCTION DOCUMENTS FOR ACCURACY AND COMPLETENESS AND REPORT ANY CHANGES THAT MUST BE MADE TO THE FINAL PLANS BEFORE CONSTRUCTION. THE ACCURACY OF THESE PLANS ARE THE SOLE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

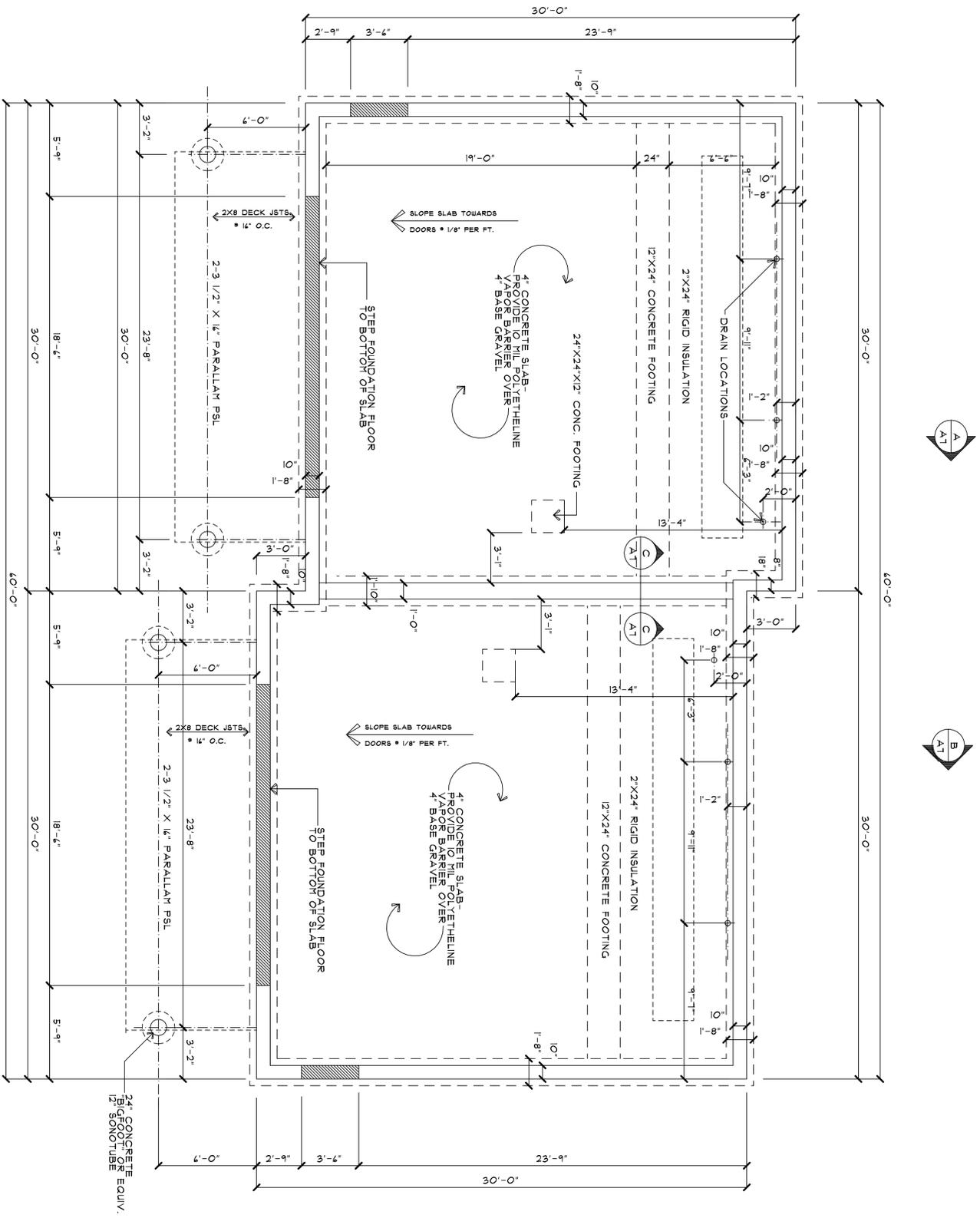
RIGHT & LEFT
ELEVATIONS

DATE: NOV. 24, 2025
SCALE: AS NOTED
DRAWN BY: B. YOUNG
DATA REF: 9009
REVISIONS: _____ DATE: _____

Private Duplex
at
346 Stone House Road
Coventry, CT.

UPPER LEVEL 900 SQ.FT.
LOWER LEVEL 210 SQ.FT.
TOTAL 1110 SQ.FT.

SHEET NO.
A2



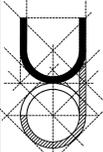
FOUNDATION PLAN

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

**YOUNG DESIGNS
UNLIMITED LLC**

RESIDENTIAL DESIGN / SPACE DESIGN

P.O. BOX 99
SCOTLAND, CONNECTICUT 06244-0099
CELL#: (860) 908.3509



NOTE:
THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND STRUCTURAL ELEMENTS INCLUDING BEAM SIZES, WALL THICKNESS, ADJACENT AND SPACING E.T.C. BEFORE BEGINNING CONSTRUCTION. ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES.

NOTE:
IT IS THE RESPONSIBILITY OF THE BUILDER TO REVIEW ALL CONSTRUCTION DOCUMENTS FOR ACCURACY AND COMPLETENESS AND REPORT ANY CHANGES THAT MUST BE MADE TO THE FINAL PLANS BEFORE CONSTRUCTION. THE ACCURACY OF THESE PLANS ARE THE SOLE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

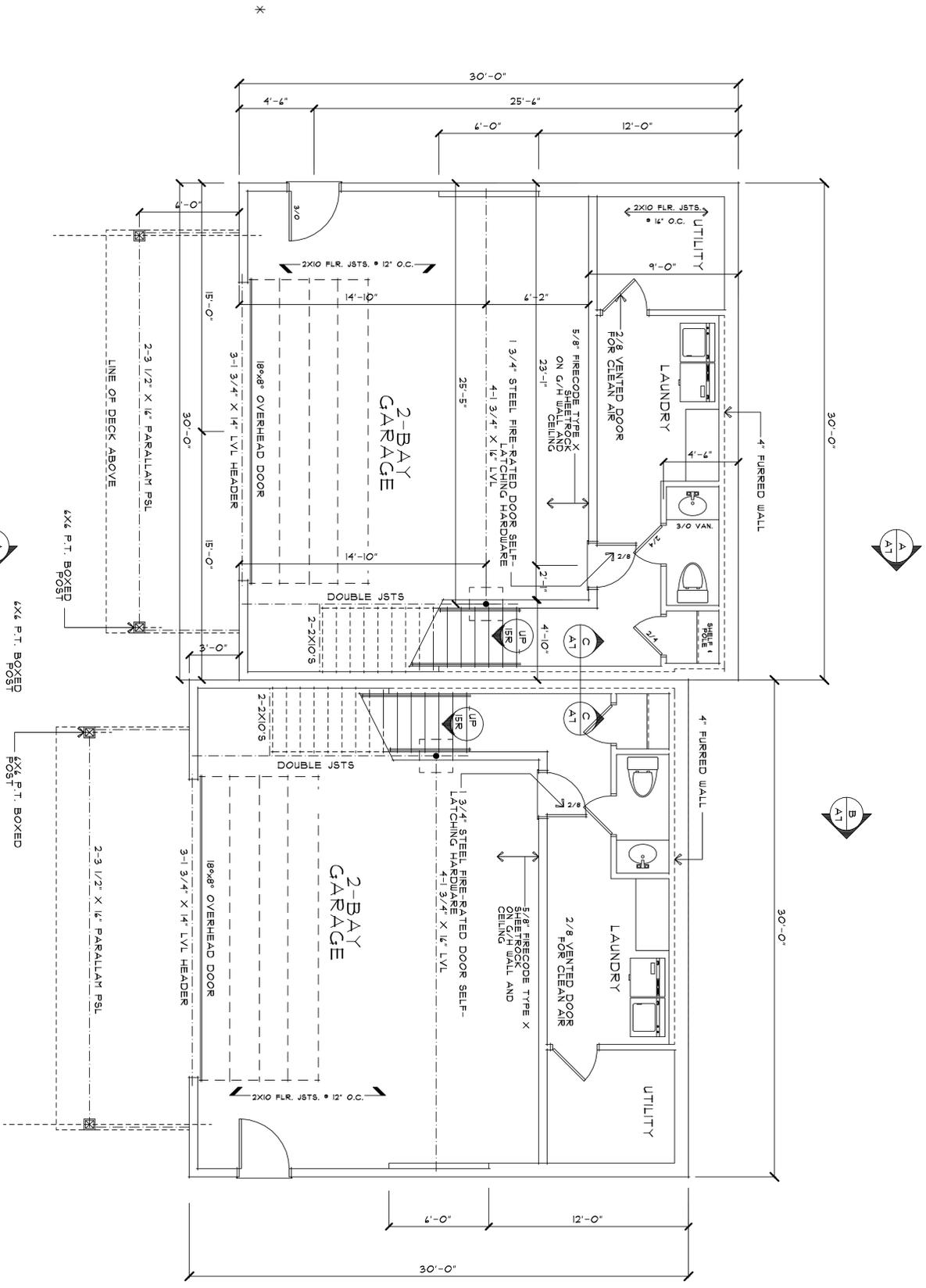
FOUNDATION PLAN

DATE: NOV. 24, 2025
SCALE: AS NOTED
DRAWN BY: B. YOUNG
DATA REF: 9009
REVISIONS: _____
DATE: _____

Private Duplex
at
346 Stone House Road
Coventry, CT.

UPPER LEVEL: 900 SQ.FT.
LOWER LEVEL: 210 SQ.FT.
TOTAL: 1110 SQ.FT.

SHEET NO.
A3



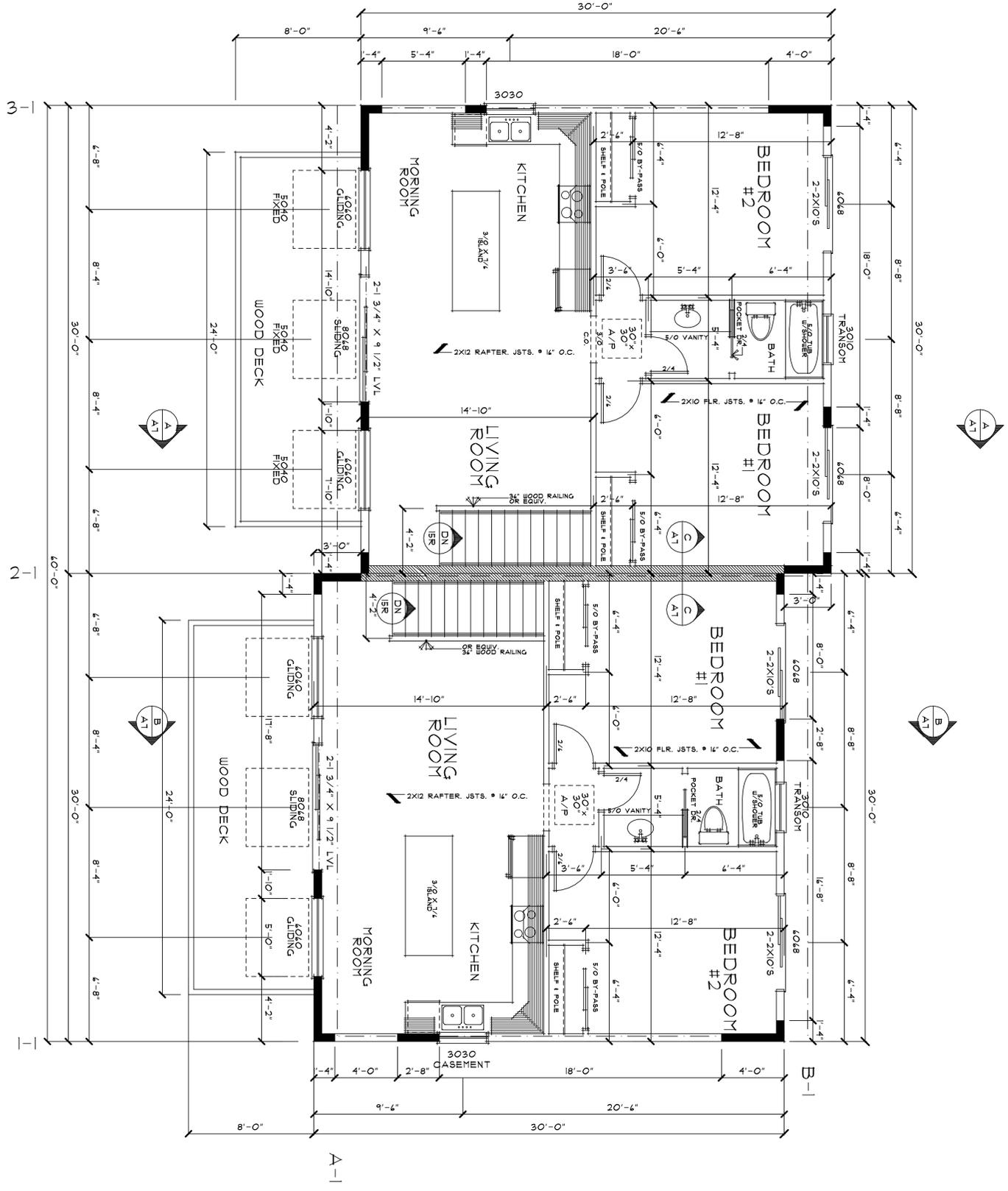
LOWER LEVEL PLAN

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

- Brace Wall Line
- Brace Wall Panel
- 800lb Tie-down



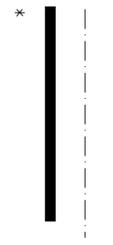
<p>Private Duplex at 346 Stone House Road Coventry, CT.</p>	<p>DATE: NOV. 24, 2025 SCALE: AS NOTED DRAWN BY: B. YOUNG DATA REF: 9009 REVISIONS: _____ DATE: _____</p>	<p>LOWER LEVEL PLAN</p>	<p>NOTE: THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND STRUCTURAL ELEMENTS INCLUDING BEAMS, STEEL, WALL COLLAR, PLACEMENT AND SPACING E.T.C. BEFORE BEGINNING CONSTRUCTION. ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH THE CODES OF ALL NATIONAL STATE AND LOCAL BUILDING CODES.</p> <p>NOTE: IT IS THE RESPONSIBILITY BY THE BUILDER TO REVIEW ALL CONSTRUCTION DOCUMENTS FOR ACCURACY AND COMPLETENESS AND REPORT ANY CHANGES THAT MUST BE MADE TO THE FINAL PLANS BEFORE CONSTRUCTION. THE ACCURACY OF THESE PLANS ARE THE SOLE RESPONSIBILITY OF THE BUILDING CONTRACTOR.</p>	<p>YOUNG DESIGNS UNLIMITED LLC</p> <p>RESIDENTIAL DESIGN / SPACE DESIGN</p> <p>P.O. BOX 99 SCOTLAND, CONNECTICUT 06244-0099 CELL#: (860).908.3509</p>	
<p>SHEET NO. A4</p>	<p>TOTAL: 190 SQ.FT. UPPER LEVEL: 400 SQ.FT. LOWER LEVEL: 210 SQ.FT.</p>				



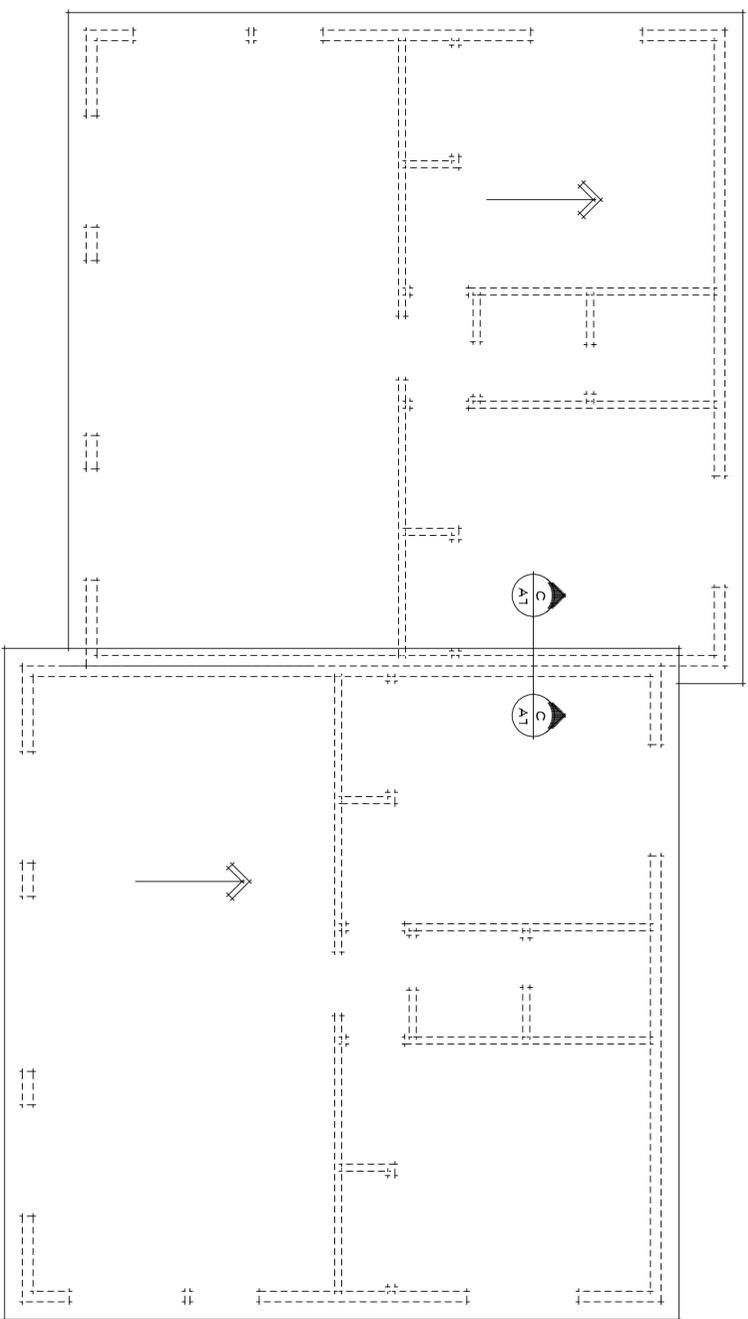
UPPER LEVEL PLAN

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

Brace Wall Line
Brace Wall Panel
800lb Tie-down



<p>Private Duplex at 346 Stone House Road Coventry, CT.</p>	<p>UPPER FLOOR PLAN</p>	<p>DATE: NOV. 24, 2025 SCALE: AS NOTED DRAWN BY: B. YOUNG DATA REF: 9009 REVISIONS: _____ DATE: _____</p>	<p>NOTE: THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND STRUCTURAL ELEMENTS INCLUDING BEAM SIZES, WALL THICKNESS, FLOOR JOIST AND BRACING E.T.C. BEFORE BEGINNING CONSTRUCTION. ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES.</p> <p>NOTE: IT IS THE RESPONSIBILITY OF THE BUILDER TO REVIEW ALL CONSTRUCTION DOCUMENTS FOR ACCURACY AND COMPLETENESS AND REPORT ANY CHANGES THAT MUST BE MADE TO THE FINAL PLANS BEFORE CONSTRUCTION. THE ACCURACY OF THESE PLANS ARE THE SOLE RESPONSIBILITY OF THE BUILDING CONTRACTOR.</p>	<p>YOUNG DESIGNS UNLIMITED LLC RESIDENTIAL DESIGN / SPACE DESIGN P.O. BOX 99 SCOTLAND, CONNECTICUT 06244-0099 CELL#: (860) 908.3509</p>	<p>SHEET NO. A5</p>
<p>TOTAL: 190 SQ.FT.</p> <p>UPPER LEVEL: 400 SQ.FT.</p> <p>LOWER LEVEL: 210 SQ.FT.</p>					

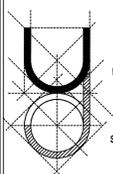


ROOF PLAN

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

NOTE:
 THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND STRUCTURAL SPACING INCLUDING BEAM SIZES, JOIST LOCATION, PLACEMENT AND SPACING ETC. BEFORE BEGINNING CONSTRUCTION. ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE OF ALL NATIONAL STATE AND LOCAL BUILDING CODES.

NOTE:
 IT IS THE RESPONSIBILITY BY THE BUILDER TO REVIEW ALL CONSTRUCTION DOCUMENTS FOR ACCURACY AND COMPLETENESS AND REPORT ANY CHANGES THAT MUST BE MADE TO THE FINAL PLANS BEFORE CONSTRUCTION. THE ACCURACY OF THESE PLANS ARE THE SOLE RESPONSIBILITY OF THE BUILDING CONTRACTOR.



**YOUNG DESIGNS
 UNLIMITED LLC**

RESIDENTIAL DESIGN / SPACE DESIGN

P.O. BOX 99
 SCOTLAND, CONNECTICUT 06214-0099
 CELL#: (860).908.3509

ROOF
 PLAN

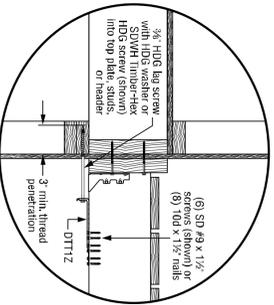
DATE: NOV. 24, 2025
 SCALE: AS NOTED
 DRAWN BY: B. YOUNG
 DATA REF: 9009
 REVISIONS: _____ DATE: _____

Private Duplex
 at
 346 Stone House Road
 Coventry, CT.

UPPER LEVEL	900 SQ.FT.
LOWER LEVEL	210 SQ.FT.
TOTAL	1110 SQ.FT.

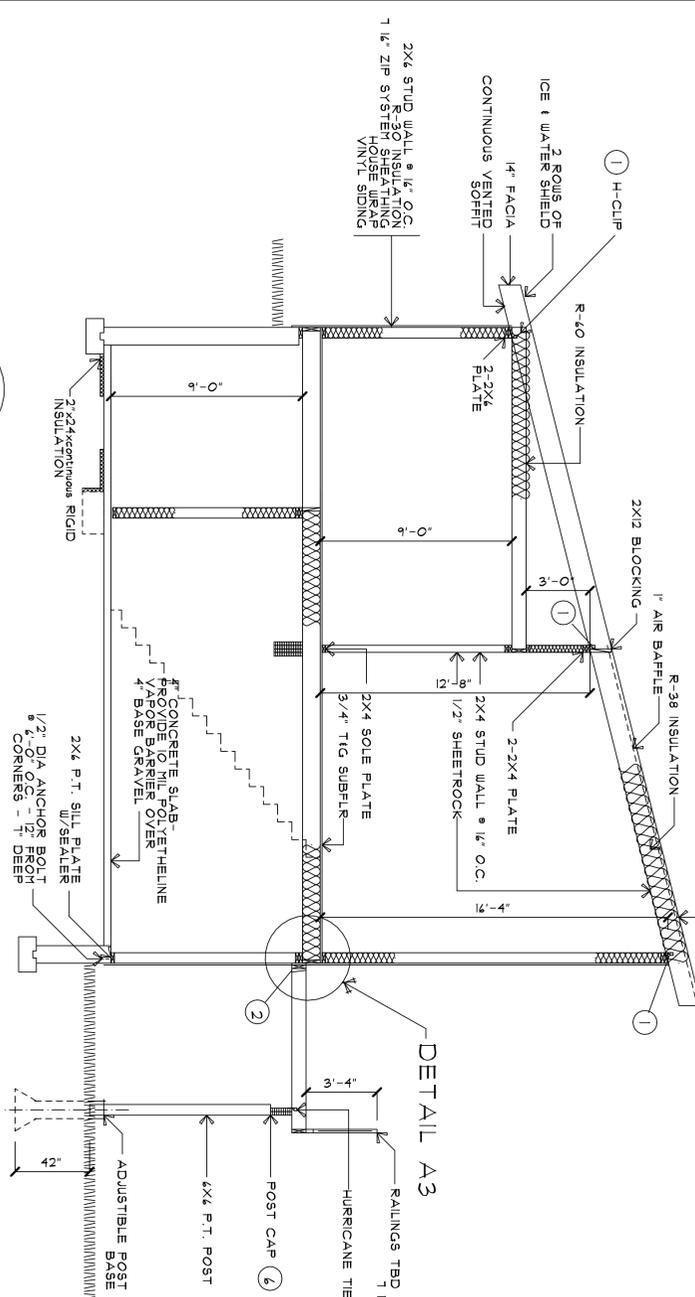
SHEET NO.
 A6

DESIGN No. U305
 Fire-Resistance Ratings - ANSI/UL 263
 BASE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO FLOOR JOIST 16" O.C. WITH 1/8" TYPE W OR S DRYWALL SCREW 1" O.C.
 FACE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENER BASE APPLIED AT RIGHT ANGLES TO JOISTS WITH 1/8" TYPE G DRYWALL SCREWS 12" O.C. AT JOISTS AND INTERMEDIATE JOISTS AND 1/2" TYPE G DRYWALL SCREWS 12" O.C. PLACED ON EITHER SIDE OF END JOISTS. JOISTS OFFSET 24" FROM BASE.



A
 DECK DETAIL
 NOT TO SCALE

- METAL TIE DOWN SCHEDULE**
- 1 SIMPSON H25A HURRICANE TIE AT EACH RAFTER UNLESS OTHERWISE NOTED
 - 2 SIMPSON LUS28 JOIST HANGER AT ALL SINGLE JOIST
 - 3 SIMPSON LUS28-2 JOIST HANGER TYPICAL AT ALL DOUBLE JOIST
 - 4 SIMPSON AS5 CLIP AT EACH RAFTER
 - 5 SIMPSON AB14 POST BASE AT POST
 - 6 SIMPSON AC4 POST CAP TYP AT POST
 - 7 SIMPSON ACE4(MINI) CORNER POST CAP
 - 8 SIMPSON JDU4-50923 HOLESONS
 - 9 SIMPSON DTT2 TENSION TIEDOWN



A
 CROSS SECTION
 SCALE: 1/4" = 1'-0"

R507.2.1 Ledger Details
 Deck ledgers installed in accordance with Section R507.2 shall be a minimum 2-inch by 8-inch (51 mm by 203 mm) nominal, pressure-preservative-treated southern pine, incised pressure-preservative-treated Hem-fir, or approved, naturally durable, No. 2 grade or better lumber. Deck ledgers installed in accordance with Section R507.2 shall not support concentrated loads from beams or girders. Deck ledgers shall not be supported on stone or masonry veneer.

TABLE R507.2.1
 PLACEMENT OF LAG SCREWS AND BOLTS IN DECK LEDGERS AND BAND JOISTS

MINIMUM END AND EDGE DISTANCES AND SPACING BETWEEN ROWS			
TOP EDGE	BOTTOM EDGE	ENDS	ROW SPACING
Ledger ^a	2 inches ^a	2 inches ^a	1 7/8 inches ^a
Band Joist ^a	3/4 inch	2 inches	1 5/8 inches ^a

For Sl: 1 inch = 25.4 mm.

- a. Lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger in accordance with Figure R507.2.1(1).
- b. Maximum 5 inches.
- c. For engineered rim joists, the manufacturer's recommendations shall govern.
- d. The minimum distance from bottom row of lag screws or bolts to the top edge of the ledgers shall be in accordance with Figure R507.2.1(1).

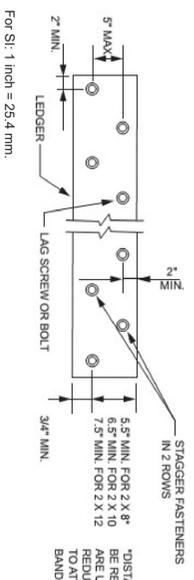
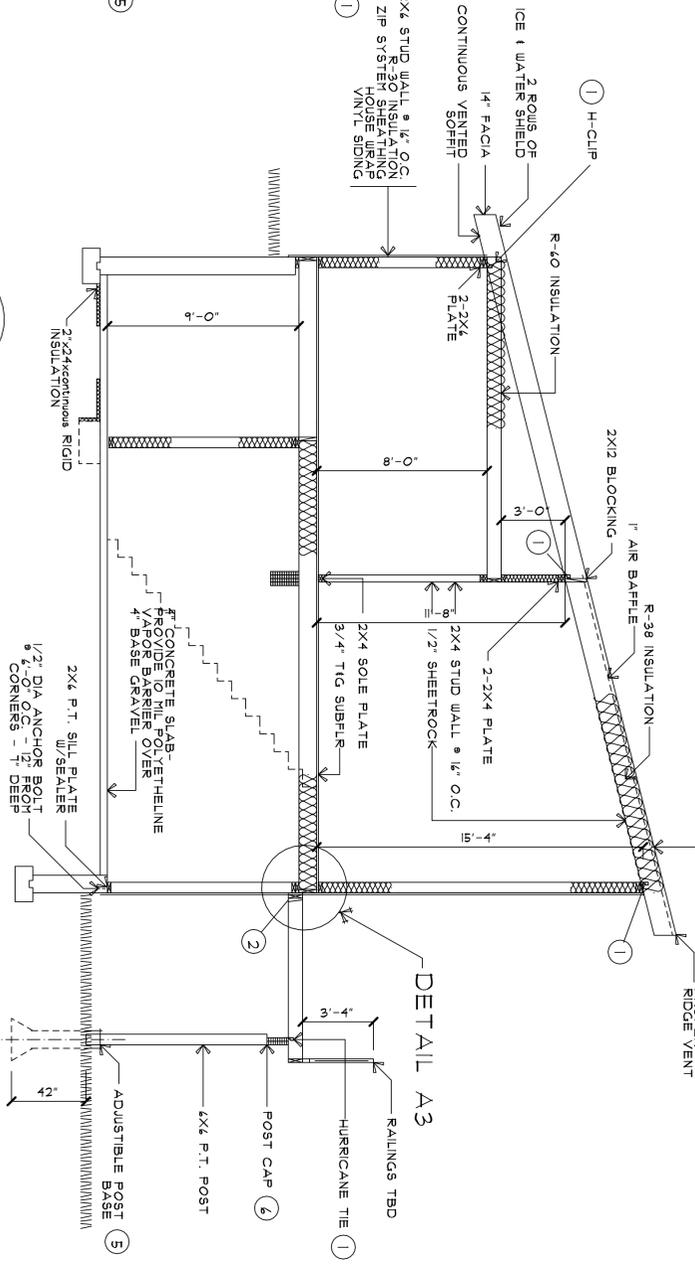
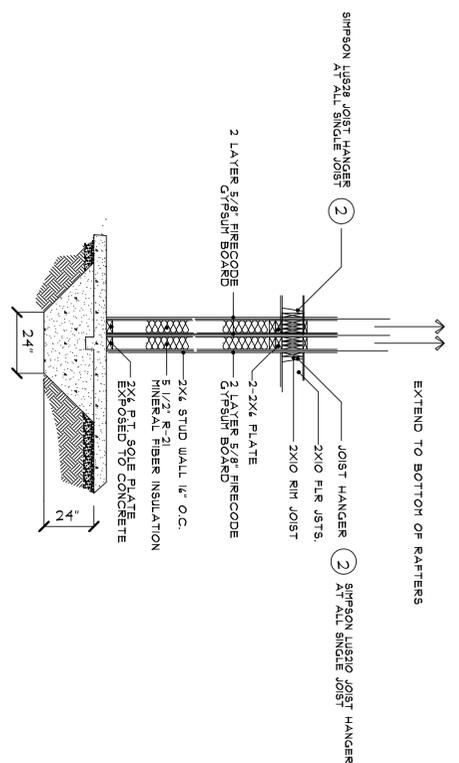


FIGURE R507.2.1(1)
 PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS



B
 CROSS SECTION
 SCALE: 1/4" = 1'-0"



C
 CROSS SECTION
 SCALE: 1/4" = 1'-0"

Private Duplex
 at
 346 Stone House Road
 Coventry, CT.

DATE: NOV. 24, 2025
 SCALE: AS NOTED
 DRAWN BY: B. YOUNG
 DATA REF: 9091
 REVISIONS: _____ DATE: _____

CROSS SECTIONS & DETAILS

NOTE:
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 RESIDENTIAL DESIGN / SPACE DESIGN
 P.O. BOX 99
 SCOTLAND, CONNECTICUT 06264-0099
 CELLS: (860) 908.3509

PLAN REVIEW CHECKLIST 2021 IBC GENERAL

1. COVER SHEET AND CODE DATA SHEET

- 1.A. GENERAL
 - A cover sheet or code data sheet is provided. **IBC 107.2.1**
 - Designer's seal, signature, and date signed on all sheets. (Not exempt per state law. **IBC 107.1**)
 - A list of the year and name of the adopted applicable codes from the adopting ordinance. **IBC 107.2.1**
 - A list that includes all the drawing sheets in this permit's scope. **IBC 107.2.1**
 - A detailed description of the work involved in this permit's scope. **IBC 106.3**
 - A list of deferred submittals with a note to not install until approved. **IBC 107.3.4.1.**
 - The registered design professional in responsible charge is named, with contact info. **IBC 107.3.4**
 - Egress stairs, guards (guardrails), and storage rocking are not deferred. **IBC 107.3.4.1.**
 - An architectural special inspectors certificate for: Impervious moisture barriers, fire-resistant spray, fire-resistive, EIFS, or some penetrations and joints. **IBC 1705.1.1, 1705.14 – 1705.18, Special Inspection form on website**
- 1.B. FIRE PROTECTION FOR BASIC CODE REVIEW
 - An architectural statement of special inspections, if required per the above items. **IBC 1704.3**
 - A type of sprinkler system (NFPA 13 or 138) is specified by COP Amendments and **IBC 903.2.**
 - Fire alarms specified, if required by occupancy, use, or occupant load. **IBC 907.2.1 to 907.2.2.3.**
 - Emergency, voice/dialer communication specified, if used for egress widths. **IBC 1003.3.1, 1003.3.2.**
- 1.C. USE AND OCCUPANCY CLASSIFICATION
 - Fire review has a separate list.
 - Use and occupancy classification is shown. **IBC 302.1**
 - Each building's primary occupancy classification is shown. **IBC 302.1**
 - Buildings with more than one occupancy classification identify the mixed occupancy methodology as either accessory, nonseparated, separated, or a stated combination of types. **IBC 308.1**
 - Occupancies 1-1, 1-2, 1-3, and R-4 show their occupancy condition classification. **IBC 302.1**
 - Occupancies F-2 and S-2, other than parking garages, list what can be stored. **IBC 304.3, 311.3**
- 1.D. TYPE OF CONSTRUCTION
 - Buildings are individually classified into one construction type on a code data sheet. **IBC 403.1**
 - Portions of buildings separated by fire walls or or allowed by IBC Section 510 may be classified into different construction types. **IBC 503.1, 510.1**

1.E. BUILDING HEIGHT, STORES AND AREA (Separated, Non-separated and Mixed Occupancies)

- Allowable building height is shown and is compared to the actual building height. **IBC 504.3**
- Allowable number of stories is shown and is compared to the actual number of stories. **IBC 504.4**
- The appropriate allowable area equation is shown with the values used. **IBC 504.2**
- If footage for building area is used, equation 5-4 and 5-5 are shown with the values used. **IBC 504.3**
- Buildings considered as one are calculated as a single building. **IBC 503.1.2**
- The allowable area for the entire building is shown and is compared to the actual building area. **IBC 504.2**
- The number of stories used to determine entire building allowable area is not larger than 3. **IBC 504.2.3**
- The allowable area for any single story is shown and is compared to the actual area. **IBC 504.2.3**
- Accessory occupancies are ancillary to the primary occupancy. **IBC 308.2**
- Accessory occupancies combined do not exceed 10% of any floor's area. **IBC 508.2**
- Non-separated occupancies allowable building height, and number of stories is the most restrictive of any of the non-separated occupancies. **IBC 508.3.2**
- The separated occupancy's equation of summed ratios for each story is shown with the values used and each story does not exceed 1. **IBC 508.4.2**
- The separated occupancy's individual story's summated ratios are shown added together and together do not exceed 3. **IBC 504.2.4**

3.B.2 FIRE AND SMOKE SEPERATION

- Fire walls, fire barriers, fire partitions, smoke barriers, and smoke partitions are labeled with their name, as used in the IBC. **IBC 107.2.1, 911.1.6 Item 13**
- Accessible conceded spaces next to separation walls have identified signage or stenciling with the designer's chosen wording shown. **IBC 703.7**
- Separated occupancies are separated with the barriers and horizontal assemblies with the required fire-resistance rating from **Table 508.4, IBC 508.4.4** Note that separated occupancies may have no actual separation requirement.
- All floor openings are identified and comply with a vertical opening provision. **IBC 712.1**
- Interior exit stairways are enclosed by fire barriers, 2 hours for 2-4 stories, Not less than floor. **IBC 1023.2**
- Exterior exit stairways are separated from the building by fire barriers and the 180° rule. **IBC 1027.6**
- Elevators are enclosed by fire barriers, 2 hours for 2-4 stories, Not less than floor. **IBC 3002.1, 713.2**
- Elevator machine rooms are surrounded by fire barriers and horizontal assemblies. **IBC 3005.4**
- Elevators are not in a common shaft with stairways. **IBC 3002.7**
- Waste and linen chutes, their access rooms, and their discharge rooms are protected. **IBC 713.13**
- Exit component openings are limited to only those necessary for egress. **IBC 1023.4, 1024.5, 1027.6**
- Interior exit stairway and exit passageway penetrations are limited to specified items. **IBC 1023.5, 1024.6**
- Shaft enclosure openings and penetrations are only those necessary for the shaft. **IBC 713.7.1, 713.8.1**
- Joints in separation walls and floors have a reference where to find information. **IBC 716.1, 717.1**
- Openings in separation walls and floors have a reference where to find information. **IBC 717.5**
- Dampers for ducts penetrating separation walls and floors are provided. **IBC 717.4**
- Access points for fire and smoke dampers are provided. Label's wording is identified. **IBC 714.1**
- Penetrations in walls and floors are identified with a reference where to find information. **IBC 714.1**
- Fire-rated assemblies are supported by fire-rated construction. **IBC 707.5.1, 708.4.1, 709.4, 711.2.3**

3.C. MEANS OF EGRESS

- 3.C.1. OCCUPANT LOADS
 - The total number of occupants for the story or floor is shown. **IBC 107.2.3**
 - The number of occupants is shown for every room and space. **IBC 107.2.3**
 - The occupant load factor and area are shown for every room and space. **IBC 1004.5**
 - The occupant load factor used reflects the use/function of the space. **IBC 1004.5**
 - The area of corridors and similar spaces is included in gross area. **IBC 1004.5**
 - The area of tables and table accessories are included in net area. **IBC 1004.5**
 - Assembly occupancy spaces show occupant load signage. **IBC 1004.9**
 - The number of occupants being served by each egress door and stairway is shown. **IBC 107.2.3**
 - The size of each egress door and stairway is shown and is compared to allowable. **IBC 1003.3**
 - Exception 1 reduced widths are only allowed if an emergency voice/diarm is provided.
 - The loss of one means of egress does not reduce required capacity by more than 50%. **IBC 1005.5**
- 3.C.2. PATH OF EGRESS
 - The path of egress are shown. **IBC 107.2.3**
 - The path of egress does not pass through kitchens, storage rooms, or similar spaces. **IBC 1016.2**
 - Stairways are labeled as exit stairways or exit access stairways. **IBC 107.2.3**
 - The exit access travel distance is dimensioned with a clear start and stop point. **IBC 1017.2**
 - The common path of egress travel is dimensioned with a clear start and stop point. **IBC 1006.2.1**
 - Two paths of egress are provided from spaces and stories that require it. **IBC 1006.2.1, 1006.3**
 - Exit and exit access components are separated by 1/3rd the distance of the space. **IBC 1007.1**
 - An indication for where to find the construction information for the stairways. **IBC 1011.1**
 - Doors swinging into the path of egress and obstructions/protrusions are dimensioned. **IBC 1003.3, 1005.7**
 - Corridors and aisles are a minimum of 44" wide, 72" in group E. **IBC 1020.2**
 - The length of dead-end corridors is dimensioned. **IBC 1020.4**
 - Changes in elevation less than 12 inches uses sloped surfaces. **IBC 1003.5**
 - Exit signs are shown at doors, as required to direct egress, and every 100 feet. **IBC 1013.1**
 - Doors are labeled and a hardware schedule is provided. Free egress is provided. **IBC 1010.1.9**
 - Doors are side swinging, min 32" opening wide, max 48" wide, min 6-8" high. **IBC 1010.1.1, 1010.1.2**
 - Doors serving a space with 2-50 persons swing in the direction of egress travel. **IBC 1010.1.2.1**
 - Doors serving a space with 2-50 persons in A or E occupancies have panic hardware. **IBC 1010.1.10**
 - Doors have landings, min 44" long, min door width wide. **IBC 1010.1.5, 1010.1.6**
 - Exit items are used only as means of egress and circulation paths. **IBC 1023.1, 1024.1**
 - Interior exit stairways go to an exit passageway, exit discharge, or a sprinkled lobby. **IBC 1023.3, 1028.1**

1.F. BUILDING THERMAL ENVELOPE

- IECC method is identified as ASHRAE 90.1, prescriptive, or performance (COMcheck). **IECC C401.2.**
- Any supporting documentation is provided, and a list of the appropriate values is shown. **Resolve for both and continuous radiation with location, U-factor, Rf, and SHGC for fenestration. IECC C402.1, C407.4**

2. ARCHITECTURAL SITE PLAN

- 2.A. GENERAL
 - A scaled architectural site plan is provided showing all buildings or structures on the lot. **IBC 107.2.4**
 - A north arrow and adjacent street names. **IBC 107.2.1**
 - The number of stories of each building is shown. **IBC 303.1**
 - The building height of each building is shown. **IBC 503.1**
 - The building area of each building is shown. **IBC 503.1**
 - If footage increases for building area are used, then all necessary dimensions are shown. **IBC 506.3**
- 2.B. FIRE SEPARATION DISTANCE (FSD)
 - Dimensioned distances between structures and adjacent lot lines. **IBC 107.2.6**
 - Dimensioned distances between structures and a semi-impervious fire directly adjacent public ways. **IBC 402.1**
 - Dimensioned distances between structures and the envelope of fire between adjacent buildings on the same lot. **IBC 402.1**
 - Dimensioned distances between projections and the fire used to determine FSD. **IBC 705.2**
 - The fire-resistance rating of all exterior walls is shown and meets **IBC Table 402-1, IBC 402.1**
 - For buildings with NFPA 13 sprinklers the percentage of wall openings are shown for each exterior wall with on FSD less than 20 feet and are compared to allowable area. **IBC 705.8**
 - For buildings with NFPA 138 sprinklers the FSD above is changed to 30 feet. **IBC 705.8**
 - Exterior exit stairways and exterior egress balconies have a measured 10-foot separation distance to other buildings, the building itself, and lot lines. **IBC 1021.4, 1027.5**
 - Identification of protected wall openings on taller buildings near shorter buildings. **IBC 705.8.6**

2.C. EXIT DISCHARGE

- The path(s) of exit discharge is shown to a public way or a safe dispersal area. **IBC 107.2.3, 1028.5**
- The path(s) of exit discharge has a slip-resistance surface. **IBC 1003.4**
- The path(s) of exit discharge gates have only egress door equivalent hardware. **IBC 1010.2**
- The path(s) of exit discharge are sufficiently sized. Egress courts are rated. **IBC 1028.2, 1028.4**
- Changes in elevation < 12 inches use sloped surfaces along the path of exit discharge. **IBC 1003.5**
- A photometric plan or other method of showing 1 foot-candle of normal power illumination of the walking surface along the path(s) of exit discharge, while the building is occupied. **IBC 1008.2.1, IBC 1008.2.3**

3. ARCHITECTURAL FLOOR PLAN

- 3.A. GENERAL
 - Floor plans are provided to scale for each story and each floor of all buildings and structures. **IBC 107.2.1**
 - All spaces are labeled with a name or further description as needed to adequately convey the intended purpose, (use) or the multiple uses of the space. **IBC 302.1**
 - All spaces are labeled with their occupancy classification or classifications. Blanket labels of multiple spaces are acceptable if the differing occupancies are specifically labeled. **IBC 302.1, 508.1**
 - Exterior elevated walking surfaces supported by wood refer to details for protection. **IBC 2304.12.2.5**
 - Non-fire-resistance rated floor openings capable of holding a stretcher is provided. **IBC 3002.4**
 - Mezzanines are open and occupy no more than 1/3rd of the room they are in. **IBC 508.2.1, 505.2.3**
 - No uses below exterior exit stairway. **IBC 1011.7.4**
 - Toilet rooms do not open into kitchens. **IBC 2902.3.2**
- 3.B. FIRE-RESISTANCE
 - The fire-resistance rating of all walls and elements is shown on each floor's plan view. **IBC 402.1**
 - An indication of where to find the construction information for the fire-rated assemblies. **IBC 703.3**
 - Enclosed usable space below stairways is protected by fire-rated construction. **IBC 1011.7.3**
 - Combustible projections are fire-rated if extending to within 5 feet of the fire to FSD. **IBC 705.2.3**
 - Balconies/decks are fire-rated or meet another option. If sprinklers extend to balconies, that requirement is stated on the cover or code data sheet where the sprinkler type is called out. **IBC 705.2.3.1**

3.B.1 BUILDING ELEMENTS

- The fire-resistance rating of all building elements meets the requirements of **IBC Table 401-1, IBC 402.1**
- Columns and their connections are provided with individual encasement protection. **IBC 704.2**
- Columns in roofed exterior walls are provided with individual encasement protection. **IBC 704.10**
- For combustible construction, fire blocking is provided in all required locations. **IBC 718.2**
- 7.C. STAIRWAYS, HANDRAILS AND GUARDS
 - Details are provided for the construction information for all stairs and landings. **IBC 1011.1**
 - 44" min. stair width, 6-8" headroom, 7" max. riser, 11" min. treads, landings, handrail each side. **IBC 1011**
 - Nosing projection above the tread below is a maximum of 1/4 inches. **IBC 1011.5.1**
 - Details are provided for the construction information for all handrails and guards. **IBC 1014.1, 1015.1**
 - Handrails return to walls, are continuous between flights, and extend where not continuous. **IBC 1014.6**
 - Handrails are graspable and continuous except for brackets extending down 1.5 inches. **IBC 1014.3, 1014.4**
 - Guard are 42" high and don't allow 4" sphere passage. **IBC 1015.3, 1015.4**
 - Glass anywhere in a guard is laminated and heat-strengthened. **IBC 2407.1**
 - SITE BUILT CABLE RAILS – The cables shall be a minimum of 1/4 inch (6.4 mm) in diameter and, the cable shall be spaced no more than 2 1/2 inches (63.5 mm) apart and the cables shall be fully tensioned and, stays shall be spaced no more than 4' apart. **IBC 1013.1 through 1013.3**
- 7.D. DOORS AND WINDOWS
 - Door hardware is provided. The capability for free egress is specifically shown. **IBC 1010.1.9**
 - Electronic locks provide completely free egress or comply with specific provisions. **IBC 1010.1.9.3**
 - Only the main door uses the key lock option with the correct sign. No thumb turns. **IBC 1010.1.9.4**
 - Doors in separation walls are specified as self or outwards closing, as required. **IBC 716.2.6**
 - Glazing in hazardous locations is identified as safety glazing. **IBC 2406**
 - Glazing in rated assemblies is specified and required markings are specifically shown. **IBC 716.1.2**
 - Fire door assemblies are specified with required time. No mixed assembly components. **IBC 716.2**
- 7.E. ELEVATED EXTERIOR WALKING DECK SUPPORTED BY WOOD
 - Wood supported balconies have moisture protection and ventilation. **IBC 2304.12.2.5, 2304.12.2.6**
 - Balconies have details for the impervious moisture barrier, where used. **IBC 107.2.5**
 - Special inspections is provided for balcony impervious moisture barriers. **IBC 1103.6 Exception**
- 8. ITEMS NOT SHOWN
 - This checklist is not all inclusive and intentionally does not have the following, which may be in SEPARATE CHECKLISTS:
 1. Many occupancy classifications have specific items, including all of IBC Chapter 4.
 2. Many construction types have specific items.
 3. Unlimited area buildings.
 4. Podium buildings.
 5. Existing building provisions.
 6. Accessibility provisions.
 7. Accessible means of egress provisions.

3.B.2 FIRE AND SMOKE SEPERATION

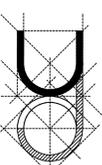
- Fire walls, fire barriers, fire partitions, smoke barriers, and smoke partitions are labeled with their name, as used in the IBC. **IBC 107.2.1, 911.1.6 Item 13**
- Accessible conceded spaces next to separation walls have identified signage or stenciling with the designer's chosen wording shown. **IBC 703.7**
- Separated occupancies are separated with the barriers and horizontal assemblies with the required fire-resistance rating from **Table 508.4, IBC 508.4.4** Note that separated occupancies may have no actual separation requirement.
- All floor openings are identified and comply with a vertical opening provision. **IBC 712.1**
- Interior exit stairways are enclosed by fire barriers, 2 hours for 2-4 stories, Not less than floor. **IBC 1023.2**
- Exterior exit stairways are separated from the building by fire barriers and the 180° rule. **IBC 1027.6**
- Elevators are enclosed by fire barriers, 2 hours for 2-4 stories, Not less than floor. **IBC 3002.1, 713.2**
- Elevator machine rooms are surrounded by fire barriers and horizontal assemblies. **IBC 3005.4**
- Elevators are not in a common shaft with stairways. **IBC 3002.7**
- Waste and linen chutes, their access rooms, and their discharge rooms are protected. **IBC 713.13**
- Exit component openings are limited to only those necessary for egress. **IBC 1023.4, 1024.5, 1027.6**
- Interior exit stairway and exit passageway penetrations are limited to specified items. **IBC 1023.5, 1024.6**
- Joints in separation walls and floors have a reference where to find construction information. **IBC 714.1**
- Openings in separation walls and floors have a reference where to find information. **IBC 716.1, 717.1**
- Dampers for ducts penetrating separation walls and floors are provided. **IBC 717.5**
- Access points for fire and smoke dampers are provided. Label's wording is identified. **IBC 717.4**
- Penetrations in walls and floors are identified with a reference where to find information. **IBC 714.1**
- Fire-rated assemblies are supported by fire-rated construction. **IBC 707.5.1, 708.4.1, 709.4, 711.2.3**

3.C. MEANS OF EGRESS

- 3.C.1. OCCUPANT LOADS
 - The total number of occupants for the story or floor is shown. **IBC 107.2.3**
 - The number of occupants is shown for every room and space. **IBC 107.2.3**
 - The occupant load factor and area are shown for every room and space. **IBC 1004.5**
 - The occupant load factor used reflects the use/function of the space. **IBC 1004.5**
 - The area of corridors and similar spaces is included in gross area. **IBC 1004.5**
 - The area of tables and table accessories are included in net area. **IBC 1004.5**
 - Assembly occupancy spaces show occupant load signage. **IBC 1004.9**
 - The number of occupants being served by each egress door and stairway is shown. **IBC 107.2.3**
 - The size of each egress door and stairway is shown and is compared to allowable. **IBC 1003.3**
 - Exception 1 reduced widths are only allowed if an emergency voice/diarm is provided. **IBC 1003.3**
 - The loss of one means of egress does not reduce required capacity by more than 50%. **IBC 1005.5**
- 3.C.2. PATH OF EGRESS
 - The path of egress are shown. **IBC 107.2.3**
 - The path of egress does not pass through kitchens, storage rooms, or similar spaces. **IBC 1016.2**
 - Stairways are labeled as exit stairways or exit access stairways. **IBC 107.2.3**
 - The exit access travel distance is dimensioned with a clear start and stop point. **IBC 1017.2**
 - The common path of egress travel is dimensioned with a clear start and stop point. **IBC 1006.2.1**
 - Two paths of egress are provided from spaces and stories that require it. **IBC 1006.2.1, 1006.3**
 - Exit and exit access components are separated by 1/3rd the distance of the space. **IBC 1007.1**
 - An indication for where to find the construction information for the stairways. **IBC 1011.1**
 - Doors swinging into the path of egress and obstructions/protrusions are dimensioned. **IBC 1003.3, 1005.7**
 - Corridors and aisles are a minimum of 44" wide, 72" in group E. **IBC 1020.2**
 - The length of dead-end corridors is dimensioned. **IBC 1020.4**
 - Changes in elevation less than 12 inches uses sloped surfaces. **IBC 1003.5**
 - Exit signs are shown at doors, as required to direct egress, and every 100 feet. **IBC 1013.1**
 - Doors are labeled and a hardware schedule is provided. Free egress is provided. **IBC 1010.1.9**
 - Doors are side swinging, min 32" opening wide, max 48" wide, min 6-8" high. **IBC 1010.1.1, 1010.1.2**
 - Doors serving a space with 2-50 persons swing in the direction of egress travel. **IBC 1010.1.2.1**
 - Doors serving a space with 2-50 persons in A or E occupancies have panic hardware. **IBC 1010.1.10**
 - Doors have landings, min 44" long, min door width wide. **IBC 1010.1.5, 1010.1.6**
 - Exit items are used only as means of egress and circulation paths. **IBC 1023.1, 1024.1**
 - Interior exit stairways go to an exit passageway, exit discharge, or a sprinkled lobby. **IBC 1023.3, 1028.1**

YOUNG DESIGNS UNLIMITED LLC

RESIDENTIAL DESIGN / SPACE DESIGN
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GENERAL NOTES

DATE: NOV. 8, 2025
SCALE: AS NOTED
DRAWN BY: B. YOUNG
DATA REF: 00098
REVISIONS: DATE:

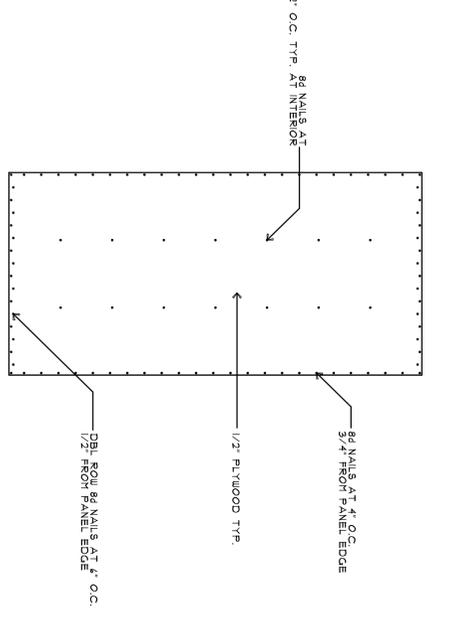
Private Duplex
at
346 Stone House Road
Coventry, CT.

SHEET NO. A8

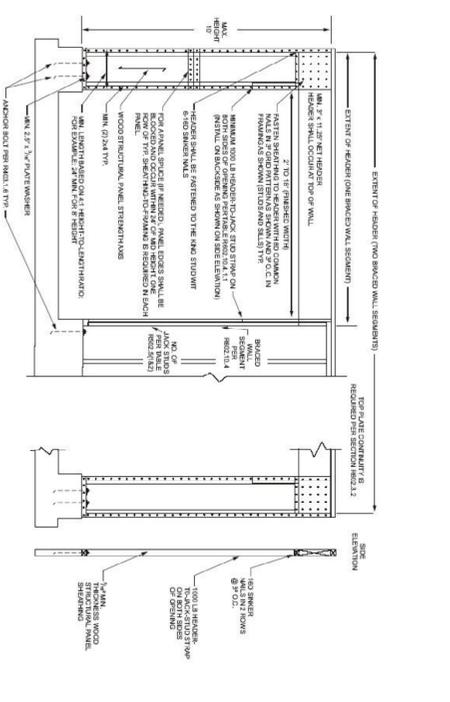
TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS, b, c	SPACING OF FASTENERS
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2" x 0.113")	-
2	Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2" x 0.113")	-
3	Continuous blocking over parallel rafters, face over partitions, face nail	3-10d (3" x 0.128")	-
4	Collar tie rafters, face nail or 1 1/4" x 20 gauge edge strap	2-16d (3 1/2" x 0.135")	-
5	Rafter to plate, toe nail	4-16d (3 1/2" x 0.135")	-
6	Rood rafters to ridge, valley or hip rafters, toe nail	3-16d (3 1/2" x 0.135")	-
7	Wall	10d (3" x 0.128")	24" O.C.
8	Build-up corner studs	16d (3 1/2" x 0.135")	16" O.C. along each edge
9	Build-up corner studs	16d (3 1/2" x 0.135")	16" O.C. along each edge
10	Continuous header to stud, toe nail	4-8d (2 1/2" x 0.113")	16" O.C. along each edge
11	Double studs, face nail	10d (3" x 0.128")	24" O.C.
12	Double top plates, minimum 2-inch offset of end joints	16d (3" x 0.128")	24" O.C.
13	Double top plates, minimum 2-inch offset of end joints	8-16d (3 1/2" x 0.135")	-
14	Side plate to post or blocking at braced wall panels	16d (3 1/2" x 0.135")	16" O.C.
15	Side plate to post or blocking at braced wall panels	3-8d (2 1/2" x 0.113") or 2-16d (3 1/2" x 0.135")	16" O.C.
16	Stud to side plate, toe nail	2-16d (3 1/2" x 0.135")	-
17	Top or sole plate to stud, end nail	2-16d (3 1/2" x 0.135")	-
18	Top plates, laps at corners and intersections, face nail	2-8d (2 1/2" x 0.113") 2 staples 13/4"	-
19	1" x 6" sheathing to each stud and plate, face nail	2-8d (2 1/2" x 0.113") 2 staples 13/4"	-
20	1" x 6" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113") 3 staples 13/4"	-
21	1" x 8" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113") 4 staples 13/4"	-
22	Wider than 1" x 8" sheathing to each bearing, face nail	3-8d (2 1/2" x 0.113") 4 staples 13/4"	-
23	Joist to sill or girder, toe nail	3-8d (2 1/2" x 0.113")	-
24	1" x 6" subfloor or least to each joist, face nail	2-16d (3 1/2" x 0.135")	6" O.C.
25	2" subfloor to joist or girder, blind end face nail	2-16d (3 1/2" x 0.135")	6" O.C.
26	2" subfloor to joist or girder, blind end face nail	2-16d (3 1/2" x 0.135")	6" O.C.
27	2" Gypsum deck beam, face & end	10d (3" x 0.128")	Nail each layer as follows:
28	Building girders and beams, 2-inch lumber layers	10d (3" x 0.128")	32" O.C. at top and bottom and staggered
	Ledge strip supporting joists or rafters	3-16d (3 1/2" x 0.135")	At each end of rafter

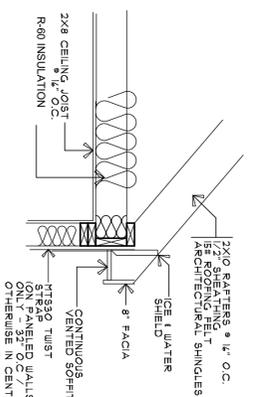
ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENERS, c, e	SPACING OF FASTENERS
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing	Edges Intermediate supports, e	(Inches) (Inches)
30	3/8" - 1/2"	6d common (2" x 0.131) nail (exterior wall)	12"
31	1/2" - 1"	8d common (2 1/2" x 0.131) nail (ceiling)	12"
32	1 1/8" - 1 1/4"	10d common (3" x 0.148) nail or 8d (2 1/2" x 0.131) deformed nail	12"
33	1 1/2" structural cellular, fiberboard sheathing	1 1/2" galvanized roofing nail 7/16" crown or 1" 3	6"
34	25/32" structural cellular, fiberboard sheathing	1 3/4" galvanized roofing nail 7/16" crown or 1" 3	6"
35	1 1/2" gypsum sheathing (d)	1 1/2" galvanized roofing nail, staple galvanized 7	7"
36	5/8" gypsum sheathing	1 1/2" long, 1 1/4" screws, Type W or S 1 3/4" galvanized roofing nail, staple galvanized 7 1 5/8" long, 1 5/8" screws, Type W or S	7"
	Wood structural panels, combination subfloor underlayment to framing		
37	3/4" end boss	6d deformed (2" x 0.120) nail or 8d common (2 1/2" x 0.131) nail	6"
38	7/8" - 1"	8d common (2 1/2" x 0.131) nail or 10d common (3" x 0.148) nail or 8d deformed (2 1/2" x 0.120) nail	6"
39	1 1/8" - 1 1/4"	8d deformed (2 1/2" x 0.120) nail	12"



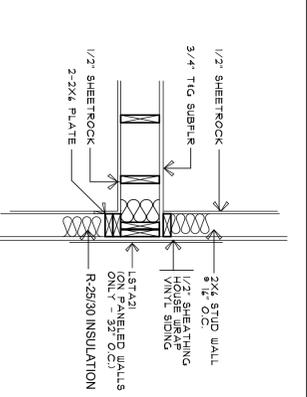
TYPICAL SHEAR WALL NAILING DETAIL
NOT TO SCALE



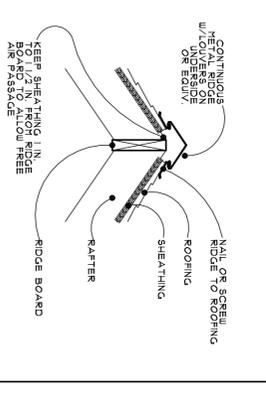
METHOD PFG PORTAL FRAME AT GARAGE DOOR OPENING
N.T.S.



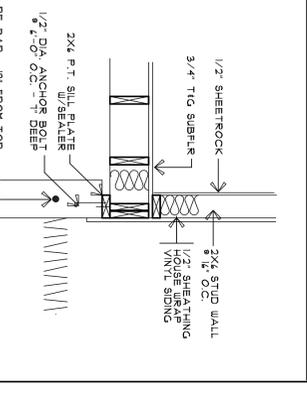
ROOF EAVE DETAIL
N.T.S.



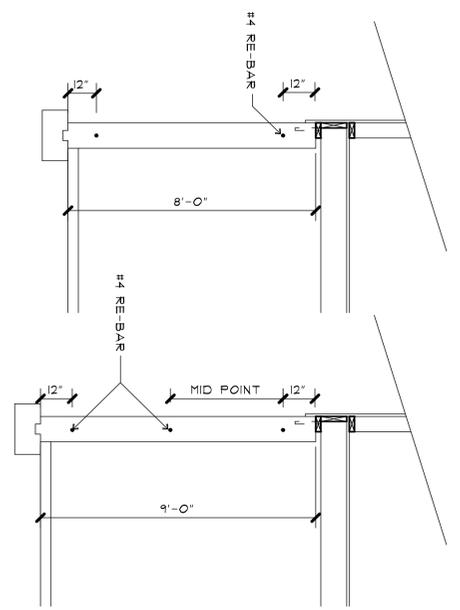
FLOOR/WALL DETAIL
N.T.S.



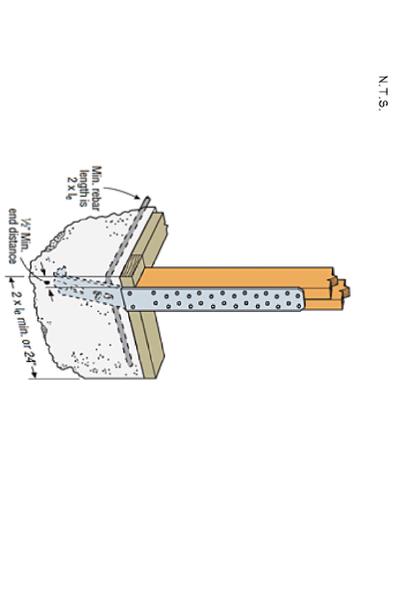
RIDGE VENT
N.T.S.



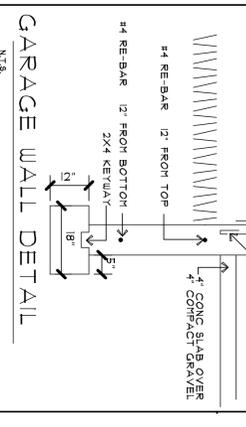
FOUNDATION/FLOOR DETAIL
N.T.S.



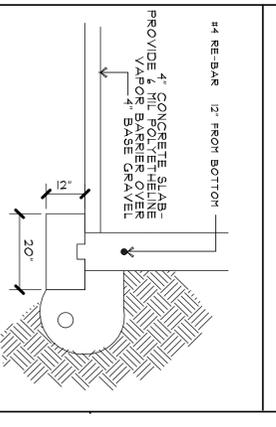
RE-BAR LOCATION DETAILS
N.T.S.



TYPICAL STD14 DETAIL
N.T.S.



GARAGE WALL DETAIL
N.T.S.



FOUNDATION WALL DETAIL
N.T.S.

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DETAILS & SCHEDULE
DATE: NOV. 18, 2025
SCALE: AS NOTED
DRAWN BY: B. YOUNG
DATA REF: 00098
REVISIONS: _____ DATE: _____

Private Duplex
at
346 Stone House Road
Coventry, CT.

SHEET NO. **A9**

UPPER LEVEL: 300 SQ.FT.
LOWER LEVEL: 270 SQ.FT.
TOTAL: 570 SQ.FT.