

PZC Application**PZC-25-3**

Submitted On: Feb 1, 2025

Applicant

 David Blakely
 860-841-6796
 @dlblakely@proton.me

Primary Location

90 AVERY SHORES
Coventry, CT 06238

Active Parties & Contact Information**Activity Being Applied For:**

Special Permit

Development Title

90 Avery Shores Rebuild

Project Description

Removal of existing house and construction new house with associated improvements

Applicable Section of the Zoning or Subdivision Regulations

7.03 Zoning Special Permits

Property Info**Map Block Lot M/B/L (<https://coventry.mapxpress.net/>)**

36-4-20

Building Type or Project Type

New Construction

Zone (<https://coventry.mapxpress.net/>)

LR

Occupancy Type

Residential

Volume and Page of Deed

Volume 1025, Page 109

Additional Project Info**Existing Gross Sqft of Structure**

2153

Proposed Gross Sqft of Structure

2175

Existing Parking Spaces

0

Proposed Parking Spaces

0

Total Acreage / Sqft (<https://coventry.mapxpress.net/>)

0.34

Linear Feet of Frontage

100

Disturbed Acres

0.26

Lot Coverage Existing

0.41

Lot Coverage Proposed

0.41

Open Space Provided sqft

--

Is Property Located in Aquifer Protection District?

--

Surveyor Information (if applicable, please enter all fields)

Company Name Bushnell Associates LLC	Surveyor Name Andrew Bushnell
Registration # --	License Expiration --
Address: Street, City, State, Zip 563 Woodbridge St, Manchester CT 06042	Phone 860-643-7875
Email abushnell@bushnellassociatesllc.com	

Architect Information (if applicable, please enter all fields)

Company Name Young Designs Unlimited LLC	Architect Name Bob Young
Registration # --	License Expiration --
Address: Street, City, State, Zip PO Box 99, Scotland CT 06264	Phone 860-908-3509
Email yngdsns@aol.com	

Engineer Information (if applicable, please enter all fields)

Company Name Bushnell Associates LLC	Engineer Name Andrew Bushnell
Address: Street, City, State, Zip 563 Woodbridge St	Phone 860-643-7875
Registration --	License Expiration --
AOR --	Email abushnell@bushnellassociatesllc.com

Attorney Info (if applicable, please enter all fields)

Name The Prue Law Group, P.C.	Address: Street, City, State, Zip 2181 Boston Turnpike, Coventry, CT 06238
---	--

Phone

860-423-9231

Email

<https://pruelawgroup.com/>

Contractors (if applicable, please enter all fields)

Consultant Reviews and Inspections

Acknowledgments

The undersigned, hereby grants permission for the Commission and/or its agents to walk the land and perform those tests necessary to properly review this application.

true

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. *

true

I agree that my electronic signature below is equivalent to a handwritten signature and is binding for all purposes related to this transaction. *

true



Town of Coventry

Land Use Office - Wetlands

1712 Main Street • Coventry, CT 06238

Planning • Zoning • Wetlands • Economic Development • Conservation

Phone: 860 742-4062 Fax: 860 742-4059 Web: Coventry-ct.gov



Certified Mail #: 7006 2150 0001 8821 7000

October 30, 2024

David Blakely
90 Avery Shores
Coventry, CT 06238

RE: IWA Application #24-46W – 90 Avery Shores
Applicant: David Blakely, Agent: Andrew Bushnell
Activity: Demolition of existing house and construction of new house.

Dear Mr. Blakely,

At its October 23, 2024 Regular meeting, the Coventry Inland Wetlands Agency approved application #24-46W, with conditions. The permit approves the following regulated activity to remove existing house, driveway, well, temporary carport tent, and two trees. Construction of new house, driveway, well, parking area, walkway, and associated grading and underground utilities, as depicted on site plan prepared by Bushnell Associates, LLC., File No. 2024-15, dated 9/16/2024, with revision date of 10/22/2024.

The wetlands permit with detailed conditions of approval is attached. Please contact me at 860-531-2886 or lbeutler@coventry-ct.gov with any questions and to set up the pre-construction meeting.

Sincerely,

Lindsay Beutler

Lindsay Beutler
Inland Wetlands Agent & Erosion Control Officer



Town of Coventry
1712 Main Street, Coventry, CT 06238 • 860-742



INLAND WETLANDS PERMIT TO CONDUCT REGULATED ACTIVITIES

PERMIT NUMBER: #24-46W

APPROVAL DATE: October 23, 2024

EXPIRATION DATE: October 23, 2029

PROPERTY ADDRESS: 90 Avery Shores

PROPERTY OWNER(S): David Blakely

PERMIT HOLDER/APPLICANT: David Blakely

ACTIVITY PERMITTED: Removal of existing house, driveway, well, temporary carport tent, and two trees. Construction of new house, driveway, well, parking area, walkway, and associated grading and underground utilities, as depicted on site plan prepared by Bushnell Associates, LLC., File No. 2024-15, dated 9/16/2024, with revision date of 10/22/2024.

REASON FOR DECISION: The applicant has demonstrated the following:

- Incorporation of erosion and sedimentation controls into plan to protect the regulated areas

PERMIT CONDITIONS:

- The permittee shall schedule a preconstruction meeting with Wetlands Agent Staff, and any other subcontractors prior to the start of activities to review construction sequencing.
- Additional erosion and sedimentation controls may be required as site conditions/weather warrant by the Wetlands Agent staff.
- The permittee shall inspect erosion and sedimentation controls prior to soil disturbance, except for what is necessary to install said measures.
- All activities involving work at the lake edge will require staff oversight. All coordination for staff time on site will be schedule at least a week in advance. Failure to coordinate staff's presence will be considered a violation of the permit and be subject to a cease and desist order.
- Update site plan to include Operations and Maintenance of permeable pavers.
- IWA will be updated when Bushnell receives report from CTDEEP concerning the Natural Diversity Data Base.

No person shall conduct any regulated activity within an inland wetland or watercourse which requires zoning or subdivision approval without first having obtained a valid certificate of zoning or subdivision approval, special permit, special exception, variance, or other documentation establishing that the proposal complies with the zoning or subdivision requirements adopted by the municipality pursuant to Chapters 124 to 126 of the Connecticut General Statutes inclusive; or any special act, including permits as required under Federal Army Corps of Engineers and the Connecticut Department of Environmental Protection.

Lindsay Beutler

10/25/2024

Lindsay Beutler
Wetlands Agent & Erosion Control Officer

Date



Eastern Highlands Health District

4 South Eagleville Road Phone: (860) 429-3325 Fax: (860) 429-3321 Web: www.EEHD.org

**PHR-25-40
Approval**

February 27, 2025

David Blakely
5020 LEBEAU LN
THE VILLAGES Florida 32163-5522

PHR-25-40 Public Health Review - Additions, Renovations, Change of Use, Tear Down/Rebuild Removal of existing house and construction new house with associated improvements
Location: 90 AVERY SHORES

Dear David Blakely:

Your application for the above referenced project has been reviewed for compliance with the Connecticut Public Health Code and Technical Standards. The plan is approved with the following conditions:

-
-
-
-

A well permit is required for the abandonment of the existing well from a Connecticut Licensed Well Driller. Well permit for the new proposed drilled well to be submitted as part of the proposed development. New home will be connected to the Coventry Public Sewer Line as existing home currently is. Proposed new drilled well is located greater then 25 feet to the forced sewer main line, and greater then 75 feet to the existing sewer grinder pump to be utilized for connection.

We will notify the local building official of this health district approval, but you should contact the town directly to determine when all other required permits will be approved for your project. Please note that any revisions to the approved plans, whether proposed by you or required by others, must be reviewed by the health district to verify compliance with the Public Health Code.

If you have any questions, please contact me.

Sincerely,

Glenn H. Bagdasarian, MS.



Tue Apr 9 2024

Imagery © 2025 Nearmap, HERE

20 ft

Nearmap



EROSION CONTROL CONSTRUCTION SEQUENCE PLAN HOUSE LOT DEVELOPMENT
 NOTE: ALL EROSION AND SEDIMENT CONTROL ACTIVITIES SHALL CONFORM TO THE METHODS OUTLINED IN THE 2002 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL MANUAL.

- COORDINATE MARKING OF LIMITS OF DISTURBANCE BY A LICENSED LAND SURVEYOR. SUPPLY TOWN EROSION CONTROL OFFICER WITH A LETTER FROM THE SURVEYOR CERTIFYING THE LIMITS OF DISTURBANCE WERE MARKED IN ACCORDANCE WITH THE APPROVED PLAN.
- CLEAR TREES AS REQUIRED.
- PRIOR TO SOIL DISTURBANCE INSTALL EROSION CONTROL MEASURES, SILT FENCE AND ANTI-TRACKING PAV (SEE PLAN DETAILS AND LOCATIONS). ADDITIONAL MEASURES MAY BE REQUIRED AS SITE CONDITIONS REQUIRE. COORDINATE AN INSPECTION OF INSTALLED MEASURES WITH THE EROSION CONTROL OFFICER. SUPPLY THE TOWN OF COVENTRY EROSION CONTROL OFFICER WITH THE NAME AND PHONE NUMBER OF A CONTACT PERSON RESPONSIBLE FOR THE EROSION CONTROL MEASURES.
- PERIODICALLY AND AFTER LARGE RAIN EVENTS INSPECT EROSION CONTROL MEASURES AND REPAIR AS NECESSARY.
- REMOVE EXISTING HOUSE, PORTIONS OF STONEWALL AS REQUIRED AND ABANDON EXISTING WELL.
- GRUB AND STRIP TOPSOIL. STOCKPILE TOPSOIL IN AREAS INDICATED ON THE APPROVED PLAN.
- CONSTRUCT AND STABILIZE PROPOSED DRIVEWAY AND PARKING AREA.
- CONSTRUCT NEW HOUSE, WELL AND OTHER IMPROVEMENTS AS SHOWN.
- SPREAD STOCKPILED TOPSOIL. MACHINE RAKE, FERTILIZE, SEED AND MULCH DISTURBED AREAS. USE GRASS SEED THAT IS ACCEPTABLE FOR THE SITE CONDITIONS (I.E. SUN OR SHADE) AND THE SEASON OF THE YEAR IN WHICH THIS ACTIVITY IS COMPLETED. PROVIDE TEMPORARY STABILIZATION OF THE SITE (I.E. STRAW OR HAY ETC.) IF THE TOPSOIL IS SPREAD DURING A TIME OF YEAR WHEN GRASS SEED WILL NOT GERMINATE. PROVIDE PERMANENT STABILIZATION WHEN WEATHER CONDITIONS ALLOW.
- REMOVE EROSION CONTROL MEASURES AFTER THE SITE HAS BECOME FULLY ESTABLISHED.
- ANY EXISTING DISTURBED AREAS MUST BE SEEDED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED BY OCTOBER 15.
- DEWATERING OPERATIONS, IF REQUIRED, SHALL UTILIZE A CRUSHED STONE INTAKE SUMP AND A TEMPORARY OUTLET SILT POOL LOCATED WITHIN THE LIMITS OF DISTURBANCE.

SITE SEEDING NOTES:
 PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 80 LBS./1000 SQ.FT. FERTILIZE WITH 10-10-10 AT A RATE OF 300 LBS./AC. OR 7.5 LBS. PER 1000 SQ.FT. WORK LIME AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4".

SEED APPLICATION: APPLY SEED MIXTURE FROM THE CHART BELOW BY HAND, CYCLONE SEEDER OR HYDRO SEEDER. INCREASE SEED MIXTURE BY 10% IF HYDRO SEEDER IS USED. LIGHTLY DRAG OR ROLL THE SEEDED SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN THE TIMES SHOWN ON THE CHART BELOW. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE BELOW UNTIL SEEDING CAN TAKE PLACE.

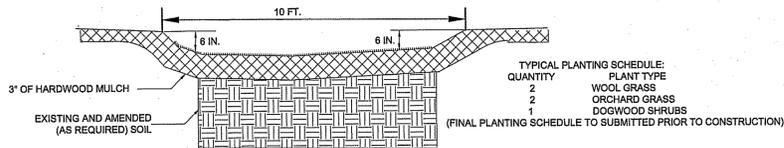
MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEED SURFACE WITH STRAW OR HAY AT A RATE OF 2 TO 3 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH A TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX USE TACTIFIER ADDITIVES TO ADHERE MULCH MATERIAL TO THE SURFACE.

SEED SELECTION:	LB/1000 SQ. FT.	SEED MIXTURE	RECOMMENDED SEEDING DATES
PERMANENT LAWN	0.45	KENTUCKY BLUEGRASS	4/1-6/15
	0.45	CREeping RED FESCUE	8/15-10/1
	0.10	PERENNIAL RYEGRASS	
SLOPES & COARSE LAWN	0.45	CREeping RED FESCUE	4/1-6/15
	0.05	RED TOP	8/15-10/1
	0.45	TALL FESCUE	
SLOPES (NO MOWING)	1.8	CREeping RED FESCUE	4/1-6/15
	0.2	RED TOP	8/15-10/1
TEMPORARY COVER	3.0	WINTER RYE	4/15-6/15, 8/15-10/15
	1.0	OR ANNUAL RYEGRASS	3/1-5/15, 8/1-10/15

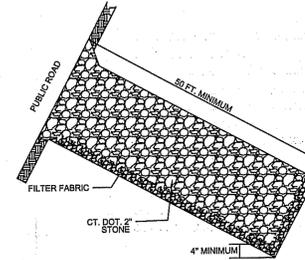
IF SEED IS PLANTED OUTSIDE THE RECOMMENDED SEEDING DATES IRRIGATION MAYBE REQUIRED AT A UNIFORM APPLICATION RATE OF 1 TO 2 INCHES OF WATER APPLIED PER APPLICATION, SOAKING THE GROUND TO A DEPTH OF 4 INCHES.

CONSTRUCTION NOTES:

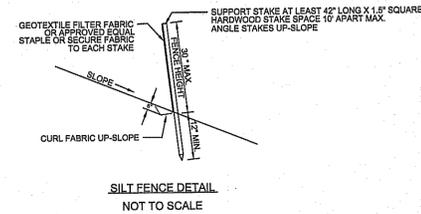
- OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
- ANY TREES TO BE REMOVED IN THE TOWN RIGHT OF WAY SHALL BE POSTED BY THE TREE WARDEN PRIOR TO REMOVAL.
- ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.
- LIMITS OF DISTURBANCE SHALL BE FLAGGED BY A SURVEYOR PRIOR TO ANY SITE DISTURBANCE.
- EXITING WELL TO BE ABANDONED BY LICENSED WELL DRILLER IN ACCORDANCE WITH STATE OF CONNECTICUT PUBLIC HEALTH CODE WELL REGULATIONS.



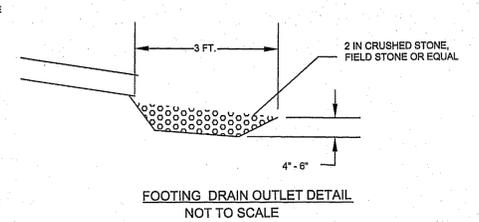
RAIN GARDEN CROSS SECTION DETAIL
 NO SCALE



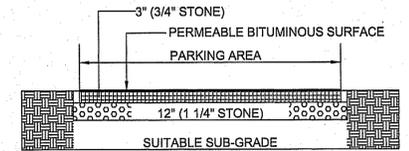
ANTI-TRACKING CONSTRUCTION ENTRANCE
 NOT TO SCALE



SILT FENCE DETAIL
 NOT TO SCALE



FOOTING DRAIN OUTLET DETAIL
 NOT TO SCALE



PERMEABLE PAVEMENT DRIVEWAY DETAIL
 NOT TO SCALE

TECHO—BLOC SEGMENTAL PERMEABLE PAVEMENT FULL INFILTRATION

CASE No 1 - FULL INFILTRATION

- PERMEABLE PAVER FROM TECHO-BLOC
- JOINT FILLING MATERIAL
ASTM No 6 (CSA 2.5-10 mm) AGGREGATE
- BEDDING COURSE, 1 1/2" TO 2" (40 TO 50 mm)
ASTM No 6 (CSA 2.5-10 mm) AGGREGATE
- BASE COURSE, 4" (100 mm)
ASTM No. 57 (CSA 5-28 mm) AGGREGATE
- SUBBASE COURSE
ASTM No. 2 (CSA 40-80 mm) AGGREGATE
- GEOTEXTILE
- SUBGRADE
- CONCRETE EDGE

www.techo-bloc.com PERMEABLE PAVEMENT FULL INFILTRATION 000029

PERMEABLE PAVEMENT MAINTENANCE SCHEDULE:

- ON A SEMI-ANNUAL BASIS INSPECT PERMEABLE PAVEMENT SURFACE. REMOVE ANY VISIBLE LARGER DEBRIS ON THE PERMEABLE PAVEMENT SURFACE.
- ON A YEARLY BASIS INSPECT THE PERMEABLE PAVEMENT VOIDS FOR SEDIMENT BUILD UP BLOCKING THE VOIDS. USING A VACUUM CLEANER REMOVE ANY SEDIMENT IN THE PERMEABLE PAVEMENT VOIDS TO PROMOTE MAXIMUM RAIN WATER INFILTRATION.

PERMEABLE SIDEWALK PAVER MAINTENANCE SCHEDULE:

- ON A SEMI-ANNUAL BASIS INSPECT PERMEABLE SIDEWALK PAVER SURFACE. REMOVE ANY VISIBLE LARGER DEBRIS ON THE PERMEABLE SIDEWALK PAVER SURFACE. REPLACE OR RESET ANY DISTURBED OR DAMAGED PAVERS
- ON A YEARLY BASIS INSPECT VOIDS BETWEEN THE PERMEABLE SIDEWALK PAVERS FOR DEBRIS AND SEDIMENT BUILD UP BLOCKING THE VOIDS. LOOSEN ANY DEBRIS OR SEDIMENT BUILD UP IN THE VOIDS WITH HAND TOOLS. USING A VACUUM CLEANER REMOVE DEBRIS OR SEDIMENT IN THE PERMEABLE SIDEWALK PAVER VOIDS TO PROMOTE MAXIMUM RAIN WATER INFILTRATION.

Town of Coventry
 1712 Main Street, Coventry, CT 06238 • 860-742-1100

INLAND WETLANDS PERMIT TO CONDUCT REGULATED ACTIVITIES

PERMIT NUMBER: #24-46W

APPROVAL DATE: October 23, 2024 EXPIRATION DATE: October 23, 2029

PROPERTY ADDRESS: 90 Avery Shores
 PROPERTY OWNER(S): David Blakely

PERMIT HOLDER/APPLICANT: David Blakely

ACTIVITY PERMITTED: Removal of existing house, driveway, well, temporary carport tent, and two trees. Construction of new house, driveway, well, parking area, walkway, and associated grading and underground utilities, as depicted on site plan prepared by Bushnell Associates, LLC, File No. 2024-15, dated 9/16/2024, with revision date of 10/22/2024.

REASON FOR DECISION: The applicant has demonstrated the following:

- Incorporation of erosion and sedimentation controls into plan to protect the regulated areas

PERMIT CONDITIONS:

- The permittee shall schedule a preconstruction meeting with Wetlands Agent Staff, and any other subcontractors prior to the start of activities to review construction sequencing.
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- The permittee shall inspect erosion and sedimentation controls prior to soil disturbance, except for what is necessary to install said measures.
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- Update site plan to include Operations and Maintenance of permeable pavers.
- WVA will be notified when Bushnell receives report from CTDEP concerning the Natural Diversity Data Base.

No person shall conduct any regulated activity within an inland wetland or watercourse which requires zoning or subdivision approval without first having obtained a valid certificate of zoning or subdivision approval, special exception, variance, or other documentation establishing that the proposal complies with the zoning or subdivision requirements adopted by the municipality pursuant to Chapters 124 to 126 of the Connecticut General Statutes including, or any special act, including permits as required under Federal Army Corps of Engineers and the Connecticut Department of Environmental Protection.

Lindsay Beutler 10/25/2024
 Date
 Lindsay Beutler
 Wetlands Agent & Erosion Control Officer

PLAN PREPARED FOR

DAVID BLAKELY

80 AVERY SHORES COVENTRY, CT.

CONSTRUCTION / E&S/ SEPTIC DETAILS

SCALE: NONE DATE: 7/16/2024 FILE NO. 2024-15 SHEET: 2 OF 2

BUSHNELL ASSOCIATES LLC.
 CIVIL ENGINEERING AND LAND SURVEYING
 563 WOODBRIDGE STREET MANCHESTER, CT. 06042
 860-643-7875

REVISIONS: 10/22/2024, 1/27/2025 MAINTENANCE SCHEDULES
 1/27/2025 MAINTENANCE SCHEDULES WETLANDS APPROVAL ADDED

LIST OF ABBREVIATIONS

±	AND	LB.	POUNDS
•	AT	PSF	POUNDS PER SQUARE FOOT
APPROX.	APPROXIMATE (LY)	PSI	POUNDS PER SQUARE INCH
FT.	FOOT/FEET	P.T.	PRESSURE TREATED
F.F.L.	FINISHED FLOOR LEVEL	REBAR	REINFORCED STEEL
H	HEIGHT	REQ'D	REQUIRED
IN.	INCHES	SQ.FT.	SQUARE FOOT/FEET
LVL	LAMINATED-VENEER LUMBER	T & G	TONGUE AND GROOVE
MAX.	MAXIMUM	TYP.	TYPICAL
MIN.	MINIMUM	W	WIDTH
#	NUMBER	W/	WITH
O.C.	ON CENTER	W.W.M.	WELDED WIRE MESH

YOUNG DESIGNS
UNLIMITED LLC
 RESIDENTIAL DESIGN / SPACE DESIGN

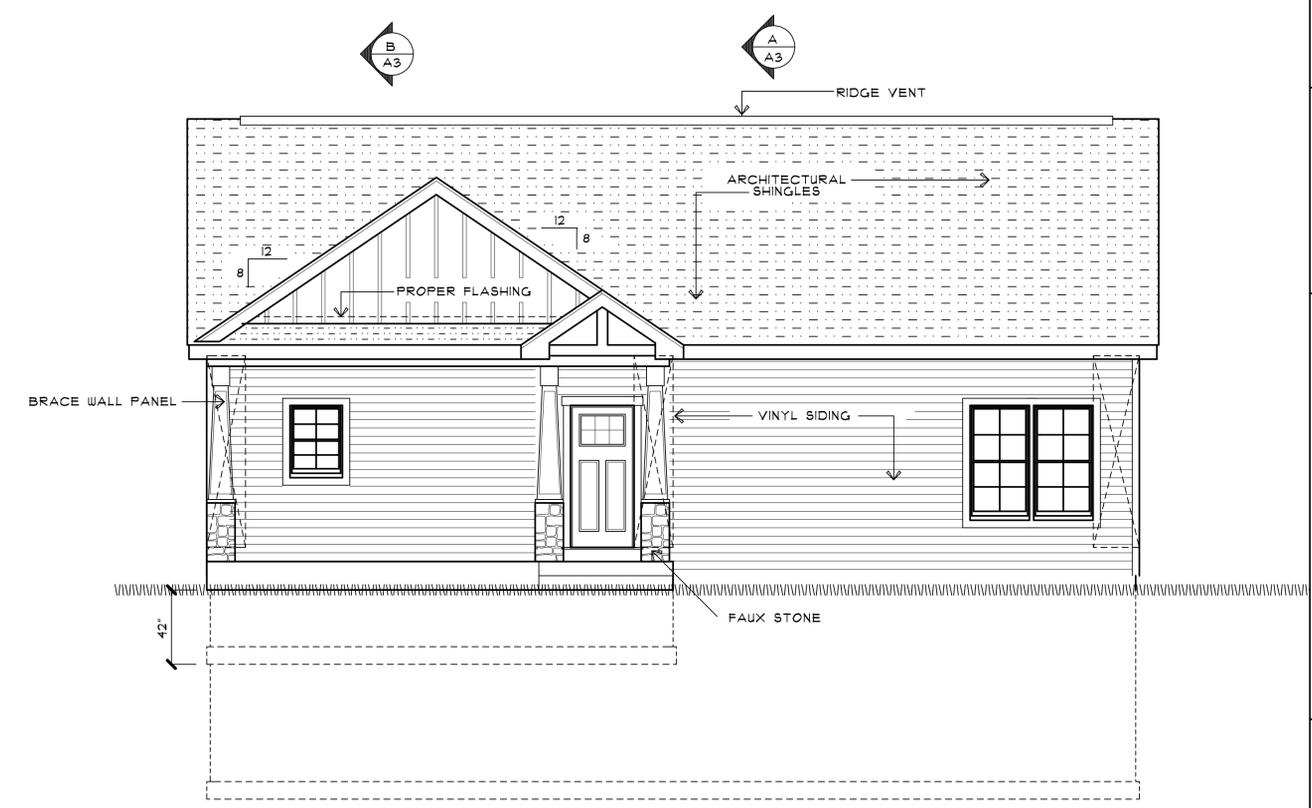
 P.O. BOX 44
 SCOTLAND, CONNECTICUT 06244-0044
 CELL#: 18401.9083501

NOTE: THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS PLACEMENT AND BEING BEFORE BEGINNING CONSTRUCTION. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES.



REAR ELEVATIONS

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



FRONT ELEVATION

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

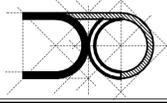
FRONT & REAR ELEVATIONS

DATE: JUNE 15, 2024
 SCALE: AS NOTED
 DRAWN BY: *B. YOUNG*
 DATA REF: 8845
 REVISIONS: DATE:
 REVISIONS 1/24/24

Private Residence
for
David Blakely
90 Avery Shores
Coventry, Conn.

FIRST FLOOR	1320 SQ.FT.
TOTAL	1320 SQ.FT.

SHEET NO.
AI



NOTE: THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS PLACEMENT AND BEARING BEFORE BEGINNING CONSTRUCTION. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL NATIONAL, STATE AND LOCAL BUILDING CODES.
NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THESE PLANS AND THE SOLE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

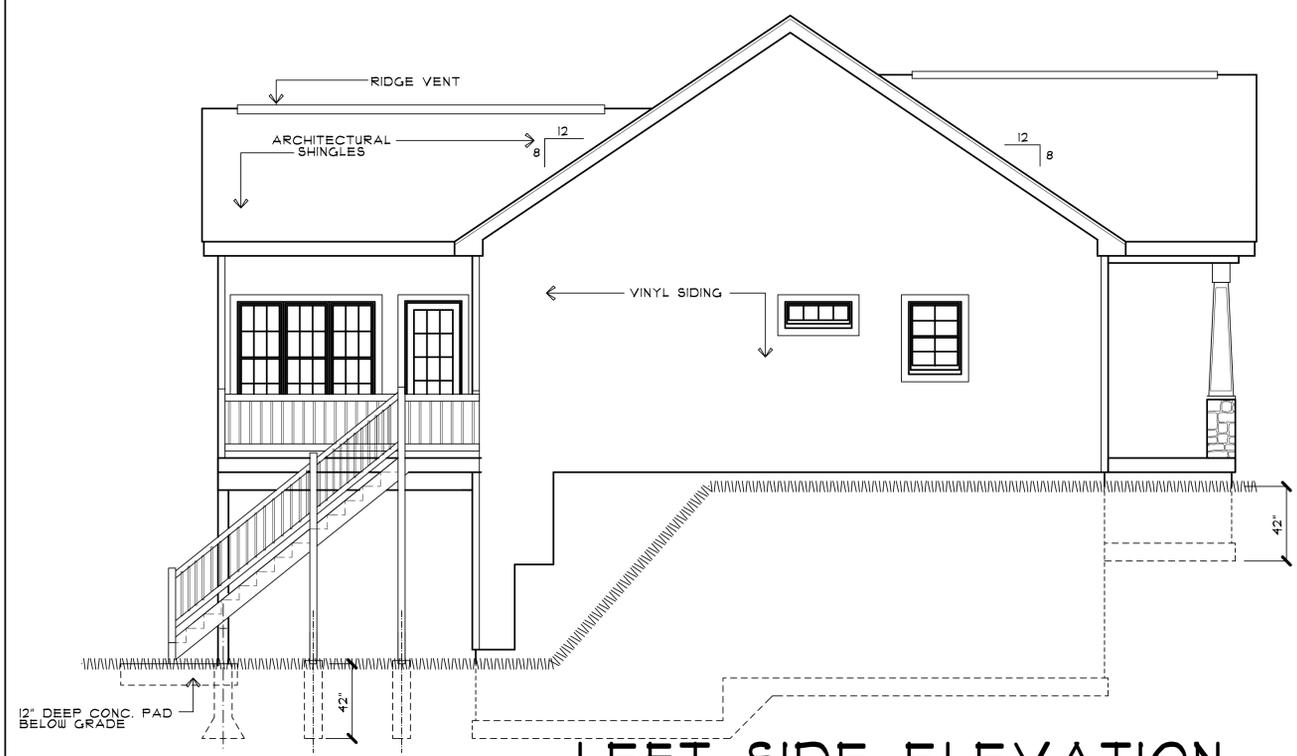
RIGHT & LEFT ELEVATIONS

DATE: JUNE 15, 2024
SCALE: AS NOTED
DRAWN BY: B. YOUNG
DATA REF: 8845
REVISIONS: DATE:
1/24/24

Private Residence
for
David Blakely
90 Avery Shores
Coventry, Conn.

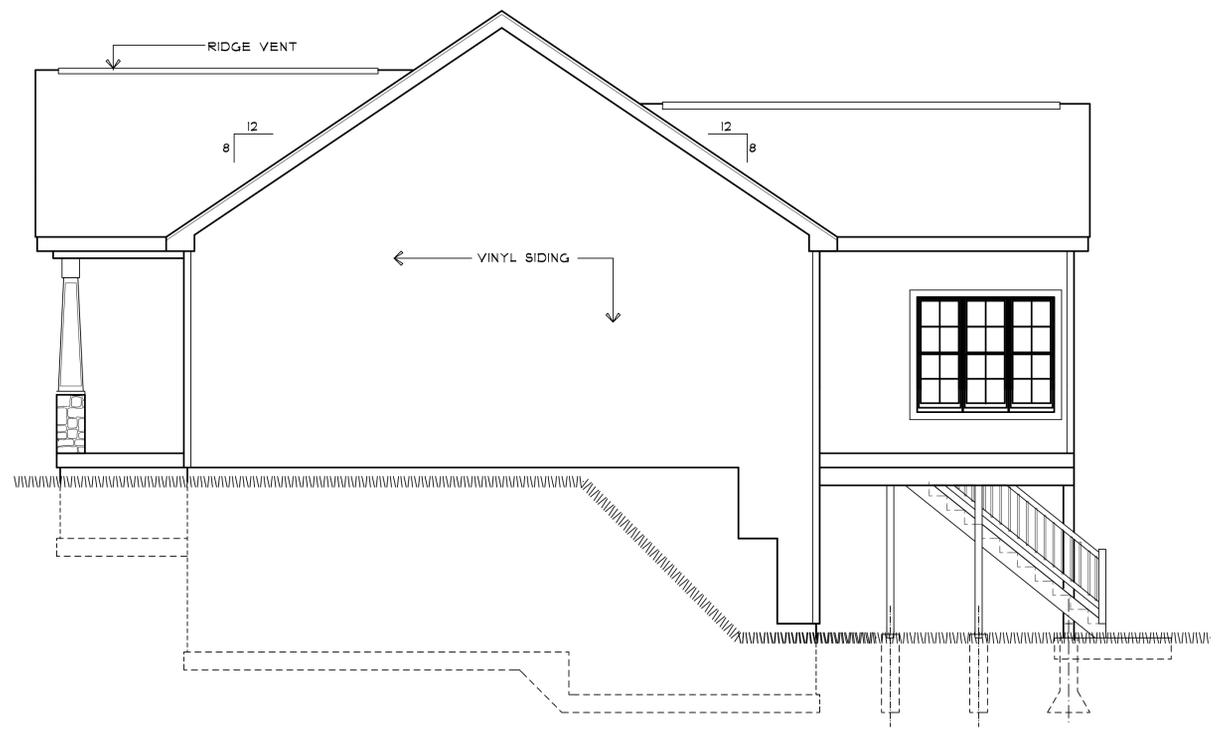
FIRST FLOOR	1320 SQ.FT.
TOTAL	1320 SQ.FT.

SHEET NO.
A2



LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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

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

GROUND SNGU LOAD	WIND DESIGN SPEED (mph)	TOPOGRAPHIC EFFECTS	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM		WATER DESIGN TEMP	ICE BARRIERS REQUIRED	FLOOD HAZARD	AIR FREEZING RISK	HEAT ANNUAL TEMP	CLIMATE ZONE
				WEATHERING	FREEZE DEPTH						
30 psf	120		B	SEVERE	42" DEPTH MODERATE TO HEAVY	1 DEG F	YES	TBD LOCALLY	1500 OR LESS	50 DEG F	5A