

PZC Application**PZC-25-4**

Submitted On: Mar 6, 2025

Applicant

 Andrew LaRoche
 860-851-8800
 jena@larochebuilders.com

Primary Location

272 PINE LAKE DR
Coventry, CT 06238

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

Special Permit

Development Title

Seacat home

Project Description

Proposed new home to be constructed at 272 Pine Lake Dr. Coventry.

Applicable Section of the Zoning or Subdivision Regulations

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

4916 24-7 RO5131

Building Type or Project Type

New Construction

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

LR

Occupancy Type

Residential

Volume and Page of Deed

24-7 4916

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

616

Proposed Gross Sqft of Structure

552

Existing Parking Spaces

3

Proposed Parking Spaces

3

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

0.3

Linear Feet of Frontage

101

Disturbed Acres

0.2

Lot Coverage Existing

0

Lot Coverage Proposed

10

Open Space Provided sqft

0.3

Is Property Located in Aquifer Protection District?

false

Surveyor Information (if applicable, please enter all fields)

Company Name

Gardner & Peterson Associates, LLC

Surveyor Name

Mark Petersen

Registration #

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License Expiration

--

Address: Street, City, State, Zip

178 Hartford Turnpike, Tolland CT

Phone

860-871-0808

Email

speterson@gardnerpeterson.com

Architect Information (if applicable, please enter all fields)

Engineer Information (if applicable, please enter all fields)

Attorney Info (if applicable, please enter all fields)

Contractors (if applicable, please enter all fields)**Name**

LaRoche Builders LLC

Address: Street, City, State, Zip

41 Converse Street Stafford Springs CT 06076

Phone No

860-851-8800

Email

lori@larochebuilders.com

DBA

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License Type

NHC

License Expiration

03/31/2025

License No

nhc.0014639

License Status

Active

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



Tue Apr 9 2024
Image © 2022 Nearmap, HERE

80 ft

Nearmap













Eastern Highlands Health District

4 South Eagleville Road Phone: (860) 429-3325 Fax: (860) 429-3321

Septic Plan Review Approval

June 24, 2024

Mark Peterson
178 Hartford Tpke Gardner & Peterson Assoc, LLC
Tolland CT 06084

RE: Septic Plan Review - New construction,

Address: 272 PINE LAKE DR Coventry
Reference #: SPR-24-90

Dear Mark Peterson:

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

Revised site plan dated 6/11/2024 with updated septic location note for # 281 Pine Lake Drive Full Town of Coventry Wetlands Board approval will be required. Existing Well on property will need to be properly abandoned, well abandonment permit is required. Any existing septic on site will need to be located and properly abandoned.

Please note that this plan approval is not an approval to construct the sewage disposal system. If not done, a completed application and fee for the Permit to Construct the Sewage Disposal System must be submitted to the Health District for review and approval. The permit will be approved when all above conditions of approval have been met.

If you have any questions, please contact me.

Sincerely,

Glenn H Bagdoian RS.

Glenn Bagdoian, RS Sanitarian II
860-742-4064
bagdoian@ehhd.org

*Preventing Illness & Promoting Wellness for Communities In Eastern Connecticut
Andover * Ashford * Bolton * Chaplin * Columbia * Coventry * Mansfield * Scotland * Tolland * Willington*



INLAND WETLANDS PERMIT TO CONDUCT REGULATED ACTIVITIES

PERMIT NUMBER: #24-28W

APPROVAL DATE: July 24, 2024

EXPIRATION DATE: July 24, 2029

PROPERTY ADDRESS: 272 Pine Lake Drive

PROPERTY OWNER(S): Lakefront Lifestyle, LLC

PERMIT HOLDER/APPLICANT: Mark Peterson

ACTIVITY PERMITTED: – Removal of existing house and construction of new house, septic and well.

REASON FOR DECISION: The applicant has demonstrated the following:

- Implementation of erosion and sedimentation controls measures to protect the regulated areas

PERMIT CONDITIONS:

- The construction materials of the stairs and the process of construction of the stairs be approved by the Wetlands Agent.
- Hold a preconstruction meeting with the applicant 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.
- Final Plans be reviewed and approved by Town staff prior to the start of construction activities, as it relates to the future stairs
- No other improvements are to be incorporated into the plan, without permission from the Wetlands Agency.
- All activities involving work at the lake edge will require staff oversight. All coordination for staff time on site will be scheduled 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.

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

7/29/2024

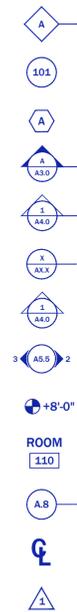
Lindsay Beutler
Wetlands Agent & Erosion Control Officer

Date

GENERAL NOTES +

- All work shall comply with State and local Building Codes, fire department regulations, utility company standards, and the best trade practices.
- The General Contractor shall arrange all inspections and tests as specified or required by the building department and shall pay all costs and fees for same. The Contractor shall secure all building permits and upon completion of the project (prior to final payment) deliver to the Owner a Certificate of Occupancy or Use from the building department.
- All plumbing and electrical work shall be performed by State licensed contractors. Contractors shall submit all required permits, certificates, and sign-offs to Owner and Designer for their records.
- The General Contractor shall verify all dimensions, be familiar with the existing conditions, and bring any discrepancies to the attention of the Designer prior to submission of construction proposal and before beginning work. The Drawings reflect conditions reasonably inferred from the existing visible conditions but cannot be guaranteed by the Designer. Drawings may be scaled for estimating purposes and for general reference only. For all other dimensions or locations consult the Designer or refer to dimensions on Drawings. Verify all dimensions in the field.
- The General Contractor shall lay out all work and be responsible for all dimensions and conditions for trades such as electrical, plumbing, etc.
- The General Contractor shall provide and maintain access to the premises at all times.
- The Construction Manager shall make the premises secure from the elements and trespass on a daily basis.
- The General Contractor shall keep the construction site free and clear of all debris and keep out all unauthorized persons. Upon completion of Work, the entire construction area is to be thoroughly cleaned and prepared for occupancy by Owner. All materials and debris resulting from the Contractor's work shall be removed from the site and disposed of properly. Care shall be taken during construction that no debris or materials are deposited in any Right of Way area.
- The General Contractor shall be responsible for protecting all existing and new conditions and materials on the site. Any damage caused by or during the execution of the Work is the Contractor's responsibility and shall be repaired to the Owner's satisfaction at the Contractor's expense.
- No cutting or damage to building structural components will be allowed without written authorization from the Designer.
- All utilities shall be connected to provide gas, electric, and water to all equipment whether said equipment is in Contract or not. Equipment shall be guaranteed to function properly upon completion.
- Manufacturer's standard specifications and materials approved for project use are hereby made part of these Notes with same force and effect as if written out in full herein. All appliances, fixtures, equipment, hardware, etc. shall be installed in accordance with Manufacturer's specifications and procedures.
- Written words take precedence over drawn lines. Large-scale details and plans take precedence over smaller details and plans. Should a conflict arrive between the Specifications and Drawings, the requirements deemed most stringent shall be used.
- Minor details not usually shown or specified but necessary for proper and acceptable construction, installation, or operation of any part of the Work as determined by the Designer shall be included in the Work as if it were specified or indicated on the Drawings.
- All architectural drawings and construction notes are complimentary. What is indicated and called for by one shall be binding as though called for by all.
- No deviation from the Drawings or Specifications or intent of same shall be made without the Owner's written authorization.
- All Work shall be guaranteed for one year after final approval. The General Contractor shall sign the written guarantee as provided by the Owner. The guarantee shall cover all general and subcontractor work. All defects discovered during this period shall be repaired to the Owner's satisfaction at the Contractor's expense.
- All dimensions are to face of stud or centerline of structure unless otherwise noted (UON).
- Door and window details are indicated on the Door and Window Schedules.
- Door and window dimensions are to centerlines of units UON.

LEGEND +



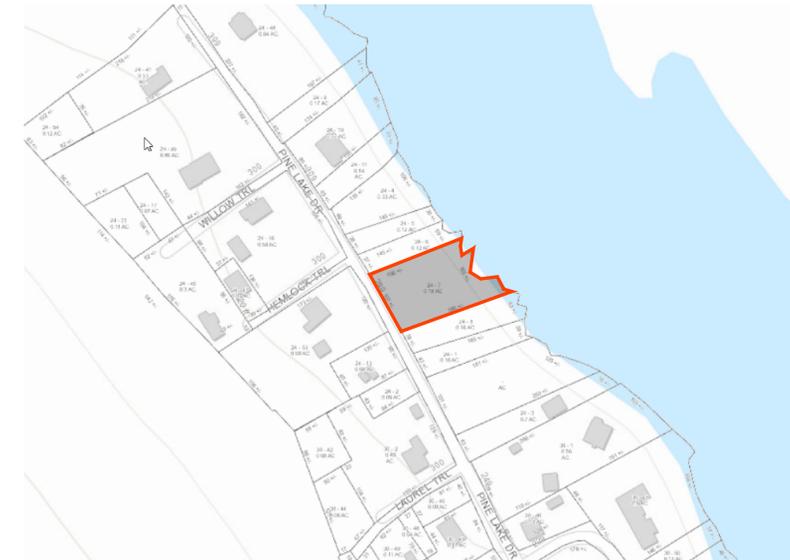
A.C.I.	AMERICAN CONCRETE INSTITUTE
BLDG.	BUILDING
CONC.	CONCRETE
C.J.	CONTROL JOINT
COL.	COLUMN
DET.	DETAIL
DIA.	DIAMETER
DN.	DOWN
EL./ELEV.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
FIN.	FINISH
FLR.	FLOOR
GALV.	GALVANIZED
GYP.	GYPSON
I.D.	INSIDE DIAMETER
JT.	JOINT
MECH.	MECHANICAL
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
OPG.	OPENING
O.D.	OUTSIDE DIAMETER
U.N.O.	UNLESS NOTED OTHERWISE
REF.	REFERENCE
R.	RISER
R.O.	ROUGH OPENING
RM.	ROOM
S/STL.	STAINLESS STEEL
STRUCT.	STRUCTURAL
SPEC.	SPECIFICATIONS
T.O.	TOP OF (...)
T.O.CONC.	TOP OF CONCRETE
T.O.F.	TOP OF FRAMING
T.O.STL.	TOP OF STEEL
T.O.W.	TOP OF WALL
T.	TREAD
TYP.	TYPICAL
@	AT
+	AND
BD.	BOARD
A.F.F.	ABOVE FINISHED FLOOR
U.N.O.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD

DRAWING LIST +

A0.1	COVER SHEET & GENERAL NOTES
A1.1	PROPOSED FOUNDATION
A1.2	PROPOSED FIRST FLOOR PLAN
A1.3	PROPOSED SECOND FLOOR
A1.4	PROPOSED ROOF PLAN
A2.1	PROPOSED ELEVATIONS
A2.2	PROPOSED ELEVATIONS
A2.3	PROPOSED ELEVATIONS
A2.4	PROPOSED ELEVATIONS
A3.1	SECTIONS & DETAIL
A3.2	BRACED WALL PLAN
E1.1	ELECTRICAL & LIGHTING
S1.1	FIRST FLOOR FRAMING PLAN
S1.2	SECOND FLOOR FRAMING PLAN
S1.3	ROOF FLOOR FRAMING PLAN

PROJECT LOCATION +

272 PINE LAKE DRIVE, COVENTRY, CONNECTICUT



ZONING REVIEW +

LR ZONE

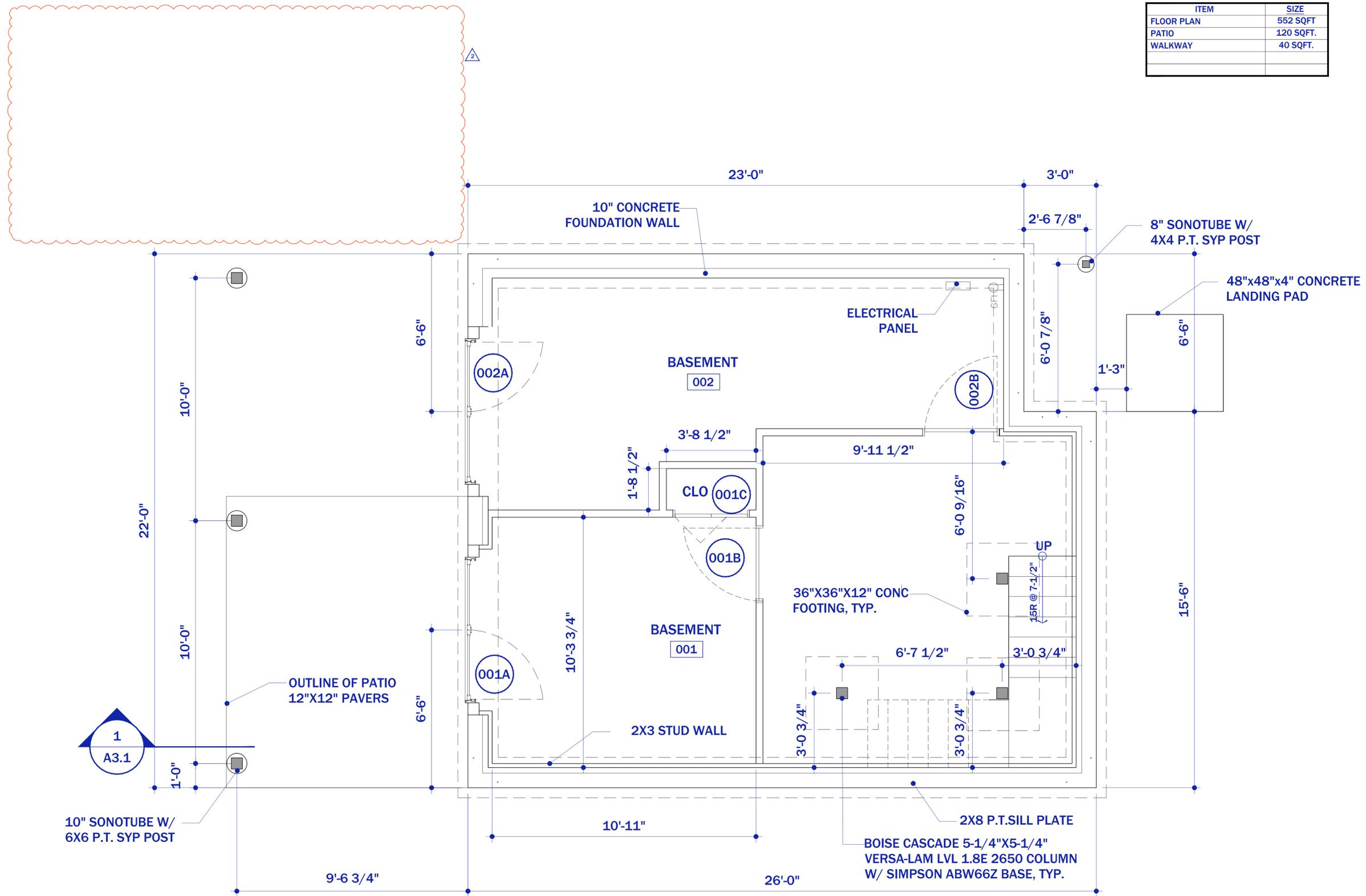
ITEM	REQUIRED	PROPOSED
LOT AREA	40,000 SQFT.	12,380 SQFT.
MIN FRONTAGE	150 FT.	99.39 FT.
FRONT YARD SETBACK	20 FT.	20 FT.
SIDE YARD SETBACK	15 FT.	15 FT.
REAR YARD SETBACK	20 FT.	20 FT.
SQUARE FOOTAGE		552 SQFT./FLOOR
MAX. LOT COVERAGE	30%	10% INCLUDING DRIVEWAY
MAX BUILDING HEIGHT	40 FT	26 FT

PROJECT SCOPE: NEW TWO BEDROOM RESIDENCE WITH DECK



EXISTING CONDITIONS

ITEM	SIZE
FLOOR PLAN	552 SQFT.
PATIO	120 SQFT.
WALKWAY	40 SQFT.



PROJECT
LAKEFRONT LIFESTYLE

272 PINE LAKE DRIVE
CONVENTRY, CONNECTICUT

DATE: 01-14-2025
PROJECT NO. 24-00003

REVISION	DATE
1	
2 DECK, REMOVE STAIRS	01-07-25
3	
4	
5	
6	

NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O. FOUNDATION AND FRAMING UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: XX' - 0'-0"

0 FOUNDATION PLAN
SCALE: 1/2" = 1'-0"

DOOR SCHEDULE					
ID	R.O.	U-F	MANU.	STYLE	FINISH
001A	72"x80"		TERMATRU	HINGED INSWINGING PATIO DOOR W/ BUILT-IN BLINDS	VERIFY COLOR W/ OWNER
001B	36"x80"			36" INTERIOR WOOD DOOR	VERIFY COLOR W/ OWNER
001C	36"x80"			36" INTERIOR BI FOLDING WOOD DOOR	VERIFY COLOR W/ OWNER
002A	72"x80"		TERMATRU	HINGED INSWINGING PATIO DOOR W/ BUILT-IN BLINDS & KEYED LOCK	VERIFY COLOR W/ OWNER
002B	36"x80"			36" INTERIOR WOOD DOOR	VERIFY COLOR W/ OWNER

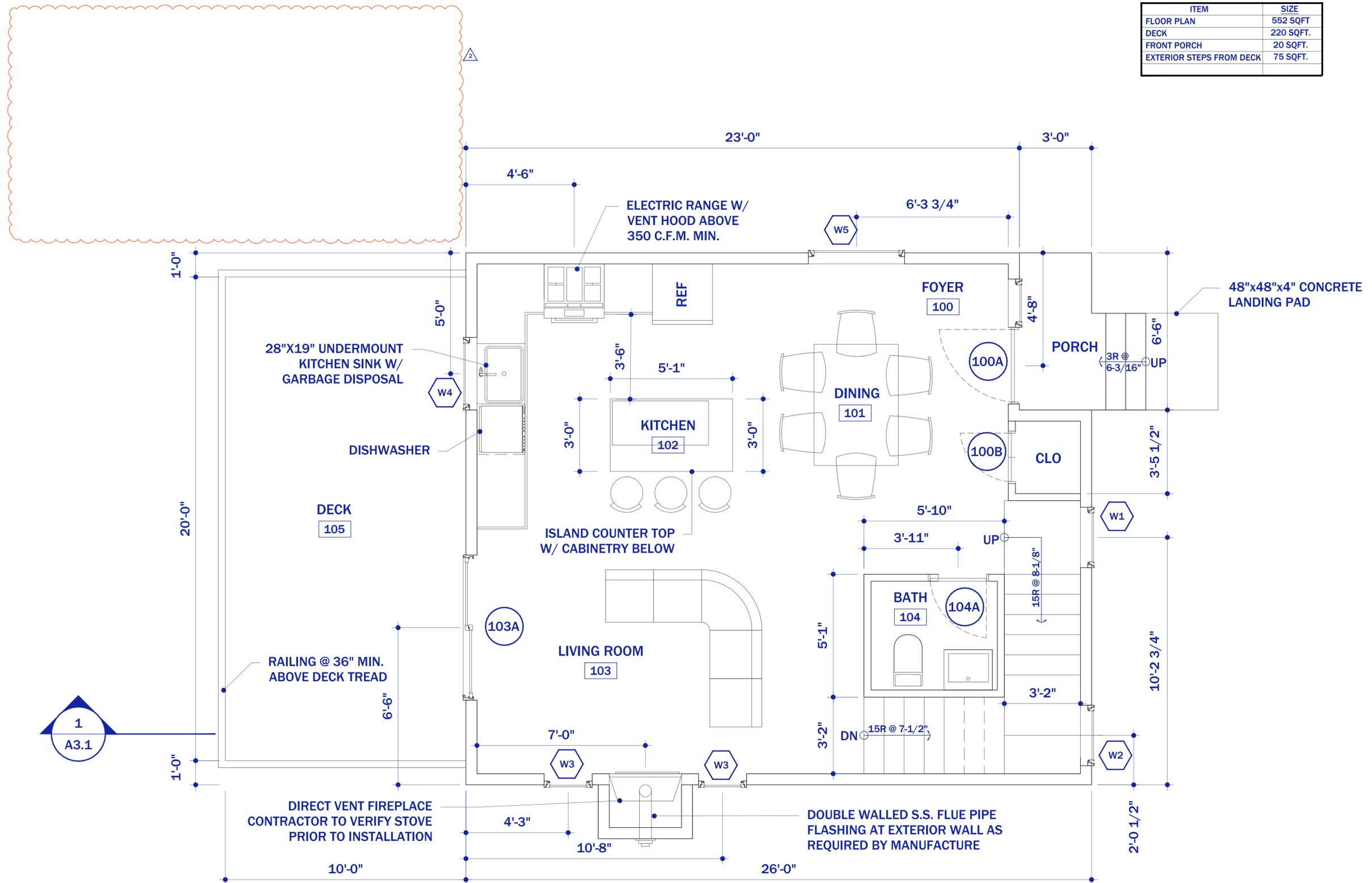
PROPOSED FLOOR PLANS

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

A1.1

DRAWN BY: NWS

ITEM	SIZE
FLOOR PLAN	552 SQFT.
DECK	220 SQFT.
FRONT PORCH	20 SQFT.
EXTERIOR STEPS FROM DECK	75 SQFT.



1 FIRST FLOOR PLAN

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

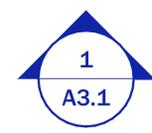
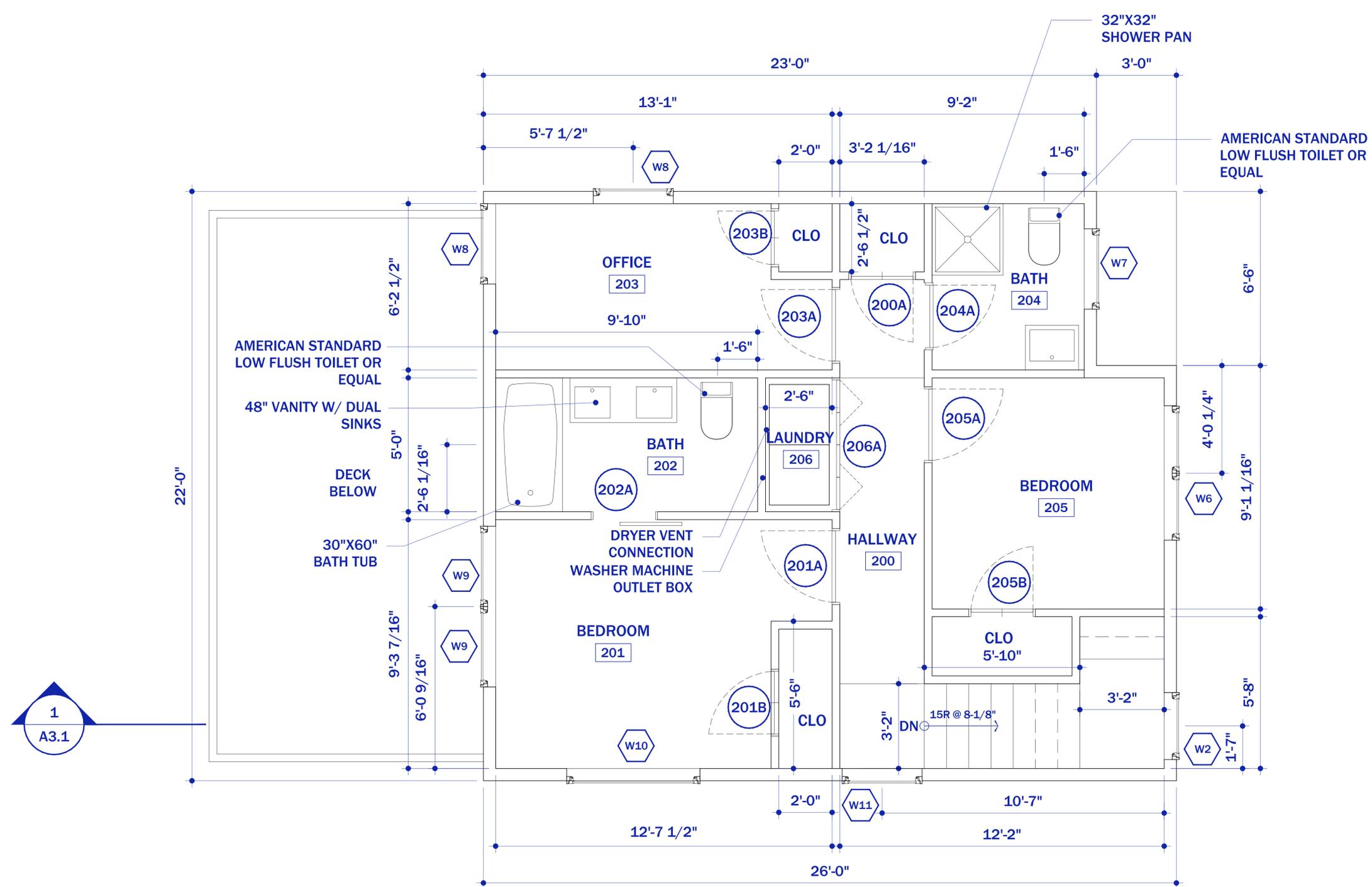
WINDOW SCHEDULE					
ID	R.O.	U-F	MANU.	STYLE	FINISH
W1	30"x72"		ANDERSON	100 SERIES 2660 PICTURE WINDOW	VERIFY COLOR W/ OWNER
W2	30"x36"		ANDERSON	100 SERIES 2630 PICTURE WINDOW	VERIFY COLOR W/ OWNER
W3	24"x72"		ANDERSON	100 SERIES 2060 CASEMENT WINDOW	VERIFY COLOR W/ OWNER
W4	36"x48"		ANDERSON	100 SERIES 3040 DOUBLE HUNG WINDOW	VERIFY COLOR W/ OWNER
W5	48"x72"		ANDERSON	100 SERIES 4060 PICTURE WINDOW	VERIFY COLOR W/ OWNER

DOOR SCHEDULE					
ID	R.O.	U-F	MANU.	STYLE	FINISH
100A	36"x80"		ANDERSON	36" ENTRY DOOR W/ 3013 TRANSOM & 2080 SIDELITE	VERIFY COLOR W/ OWNER
100B	26"x81"			24" INTERIOR WOOD DOOR	VERIFY COLOR W/ OWNER
103A	72"x96"		ANDERSON	100 SERIES 6080 GLIDING PATIO DOOR	VERIFY COLOR W/ OWNER
104A	30"x81"			30" INTERIOR WOOD DOOR	VERIFY COLOR W/ OWNER

ITEM	SIZE
FLOOR PLAN	552 SQFT

REVISION	DATE
1	
2 ADDITION WINDOWS	01-07-2025
3	
4	
5	
6	

NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O. FOUNDATION AND FRAMING UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: X.X' - 0'-0"



WINDOW SCHEDULE					
ID	R.O.	U-F	MANU.	STYLE	FINISH
W2	30"x36"		ANDERSON	100 SERIES 2630 PICTURE WINDOW	
W6	60"x60"		ANDERSON	100 SERIES 2650 CASEMENT WINDOW 2 UNITS MULLED	VERIFY COLOR W/ OWNER
W7	30"x36"		ANDERSON	100 SERIES 2630 AWNING WINDOW	VERIFY COLOR W/ OWNER
W8	36"x48"		ANDERSON	100 SERIES 3040 CASEMENT WINDOW	VERIFY COLOR W/ OWNER
W9	48"x36"		ANDERSON	100 SERIES 4030 PICTURE WINDOW 2 UNITS MULLED	VERIFY COLOR W/ OWNER
W10	60"x24"		ANDERSON	100 SERIES 5020 TRANSOM WINDOW	VERIFY COLOR W/ OWNER
W11	24"x48"		ANDERSON	100 SERIES 2040 CASEMENT WINDOW	VERIFY COLOR W/ OWNER
W12	30"x30"		ANDERSON	100 SERIES 2626 TRANSOM WINDOW	VERIFY COLOR W/ OWNER
W13	30"x30"		ANDERSON	100 SERIES 2626 TRANSOM WINDOW 2 UNITS MULLED	VERIFY COLOR W/ OWNER



SECOND FLOOR PLAN

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

DOOR SCHEDULE					
ID	R.O.	U-F	MANU.	STYLE	FINISH
200A	30"x81"			28" INTERIOR WOOD DOOR	VERIFY COLOR W/ OWNER
201A	34"x81"			32" INTERIOR WOOD DOOR	VERIFY COLOR W/ OWNER
201B	30"x81"			28" INTERIOR WOOD DOOR	VERIFY COLOR W/ OWNER
202A	57"x81"			28" INTERIOR WOOD DOOR W/ BARN DOOR HARDWARE	VERIFY COLOR W/ OWNER
203A	34"x81"			32" INTERIOR WOOD DOOR	VERIFY COLOR W/ OWNER
203B	26"x81"			24" INTERIOR WOOD DOOR	VERIFY COLOR W/ OWNER
204A	30"x81"			28" INTERIOR WOOD DOOR	VERIFY COLOR W/ OWNER
205A	34"x81"			32" INTERIOR WOOD DOOR	VERIFY COLOR W/ OWNER
205B	30"x81"			28" INTERIOR WOOD DOOR	VERIFY COLOR W/ OWNER
206A	60"x81"			58" BY-FOLDING INTERIOR WOOD DOOR	VERIFY COLOR W/ OWNER



PROPOSED FLOOR PLANS

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

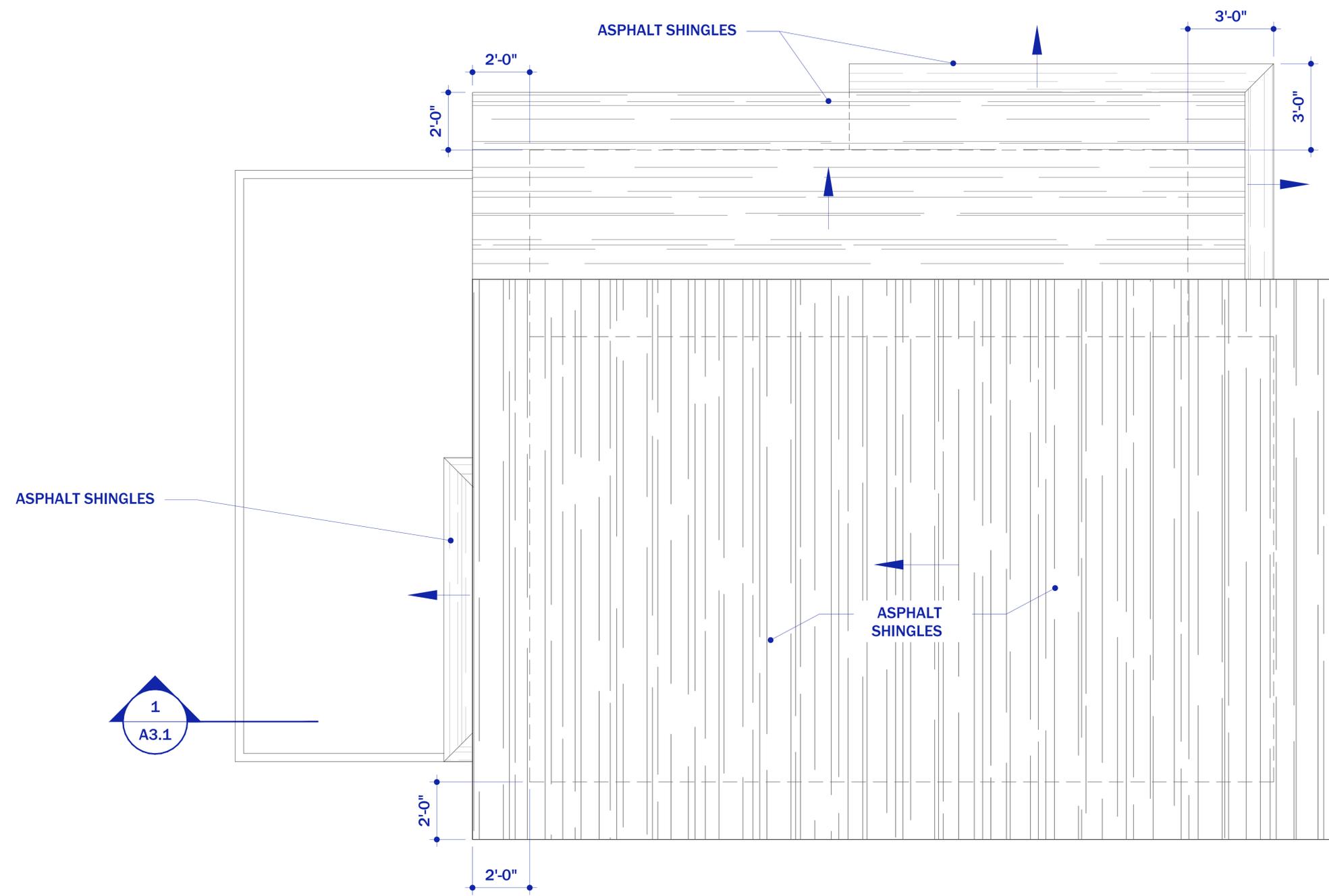
A1.3

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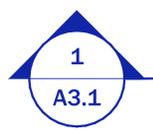
ITEM	SIZE
UPPER ROOF	585 SQFT
LOWER ROOF	230 SQFT.
AWNING ROOFS	96 SQFT.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O. FOUNDATION AND FRAMING UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: X.X' - 0'-0"



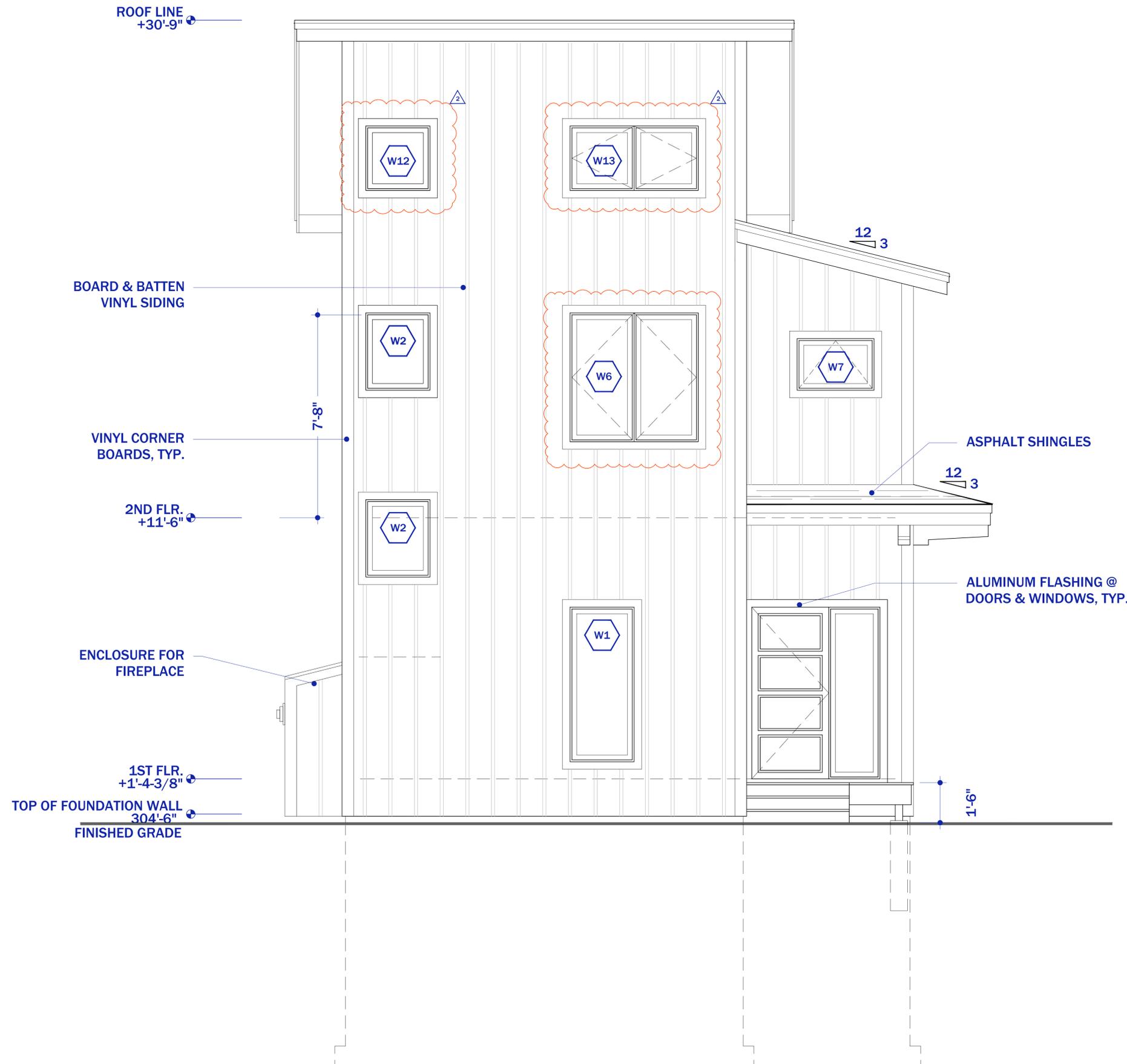
3 **ROOF PLAN**
SCALE: 1/2" = 1'-0"



ASPHALT SHINGLES

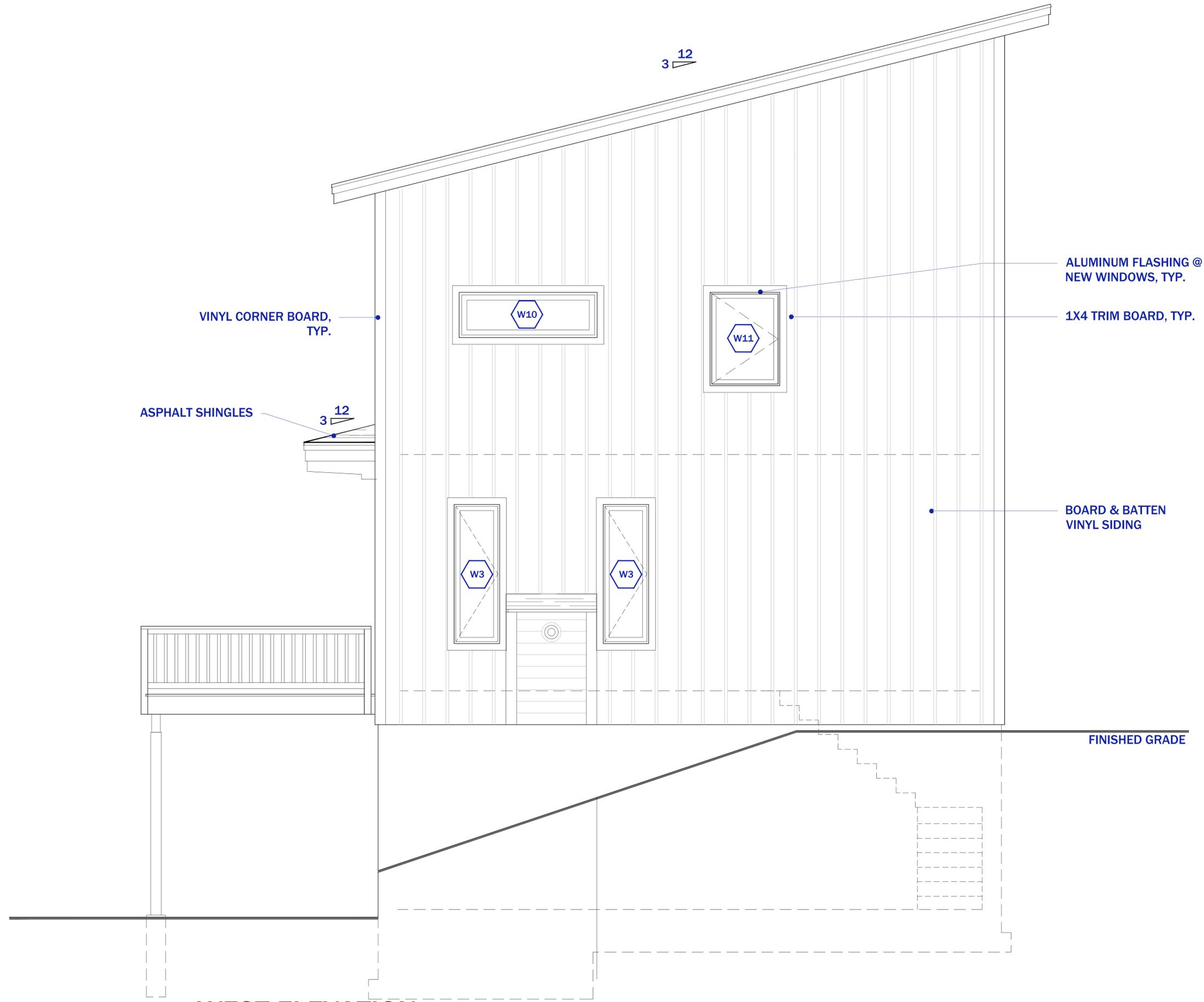
ASPHALT SHINGLES

ASPHALT SHINGLES



1 SOUTH ELEVATION
SCALE: 1/2" = 1'-0"





VINYL CORNER BOARD, TYP.

ASPHALT SHINGLES

ALUMINUM FLASHING @ NEW WINDOWS, TYP.

1X4 TRIM BOARD, TYP.

BOARD & BATTEN VINYL SIDING

FINISHED GRADE

2 WEST ELEVATION
SCALE: 1/2" = 1'-0"



PROPOSED ELEVATIONS

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

A2.2

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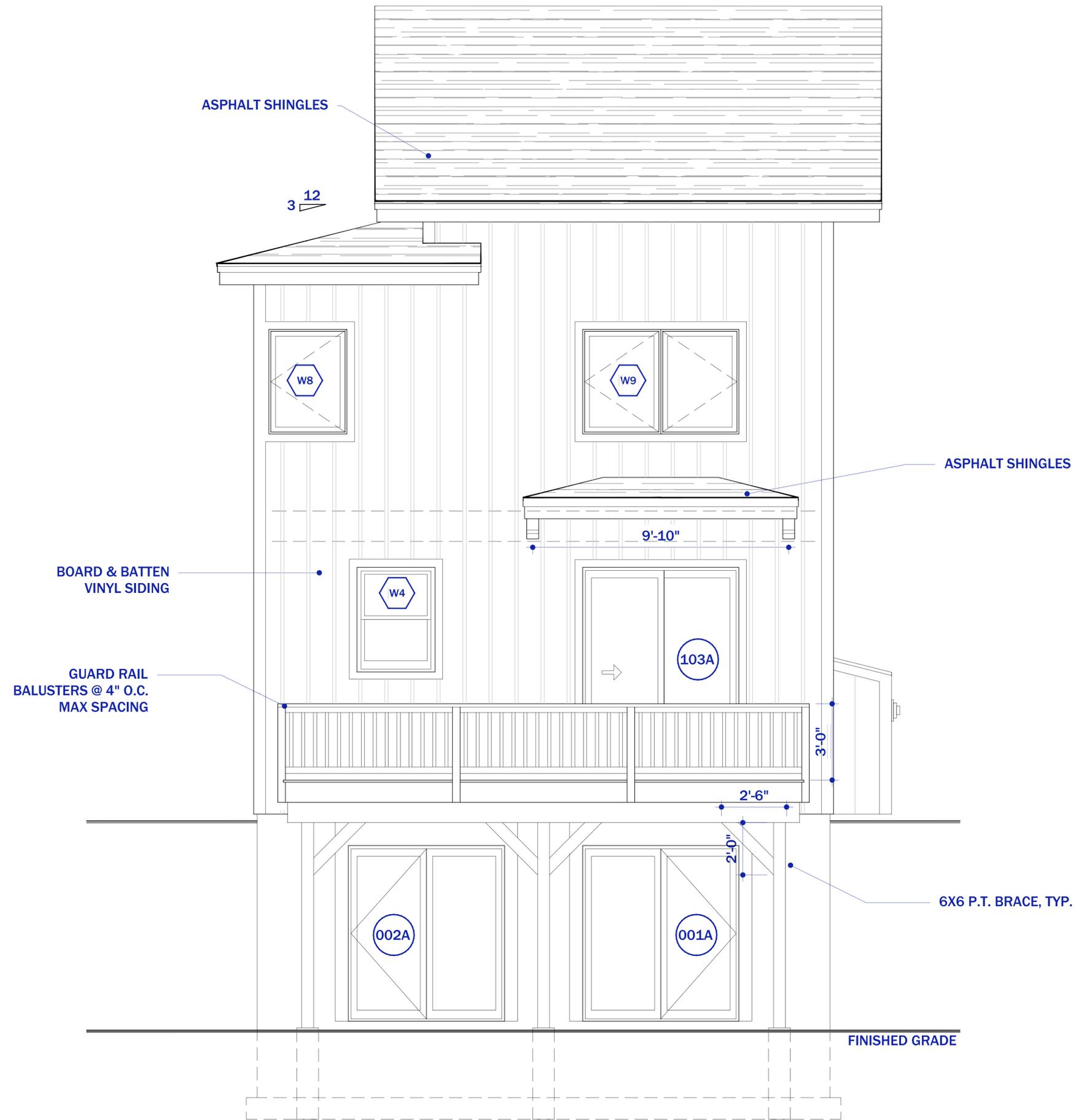
PROJECT
**LAKEFRONT
LIFESTYLE**

272 PINE LAKE DRIVE
CONVENTRY, CONNECTICUT

DATE: 01-14-2025
PROJECT NO. 24-00003

REVISION	DATE
1 ROOF PITCH	12-23-2024
2 SIDING & DECK STAIRS	01-14-2025
3	
4	
5	
6	

NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O. FOUNDATION AND FRAMING UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: X.X' - 0'-0"



3 NORTH ELEVATION
SCALE: 1/2" = 1'-0"

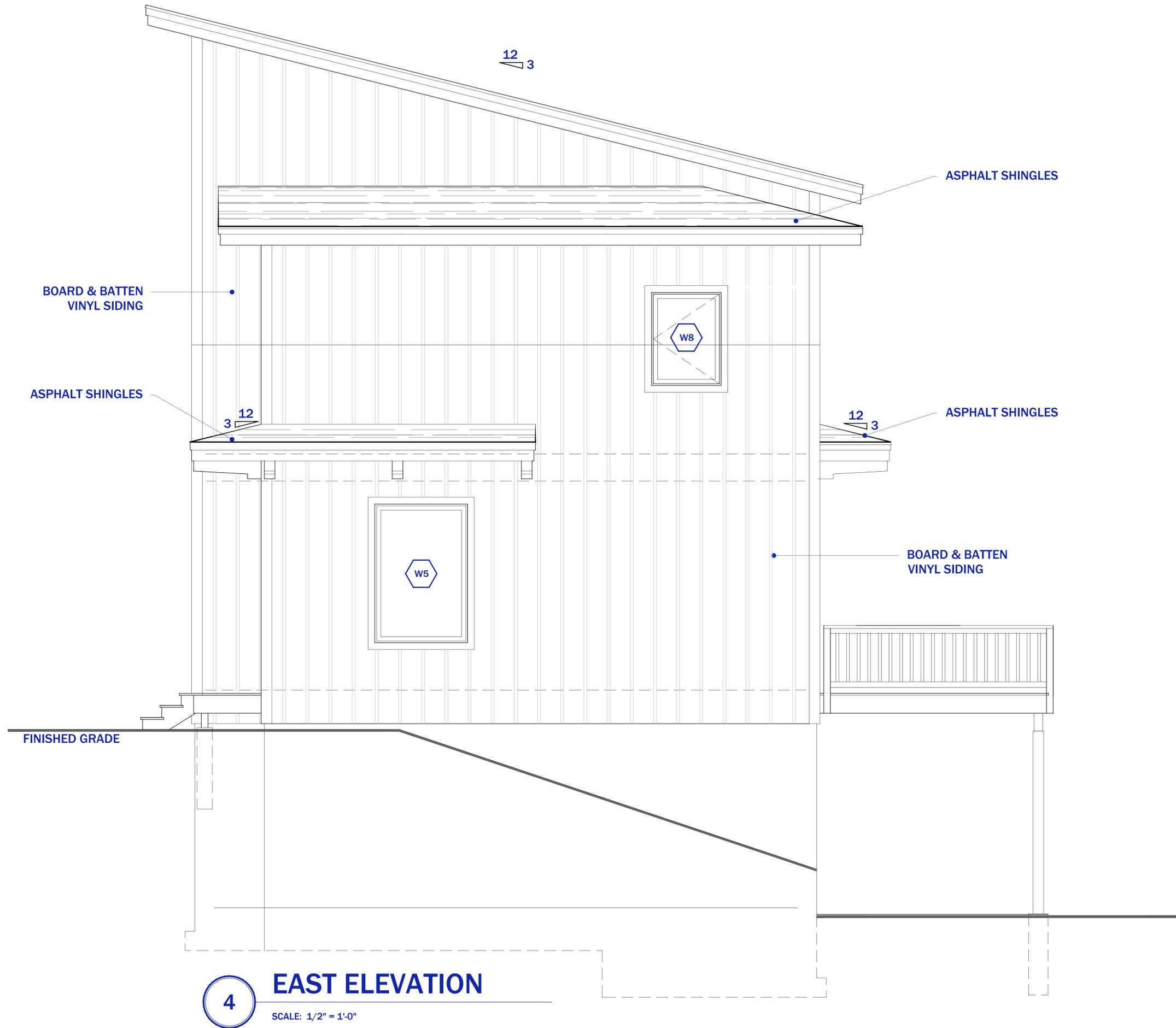


**PROPOSED
ELEVATIONS**

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

A2.3

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4

EAST ELEVATION

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

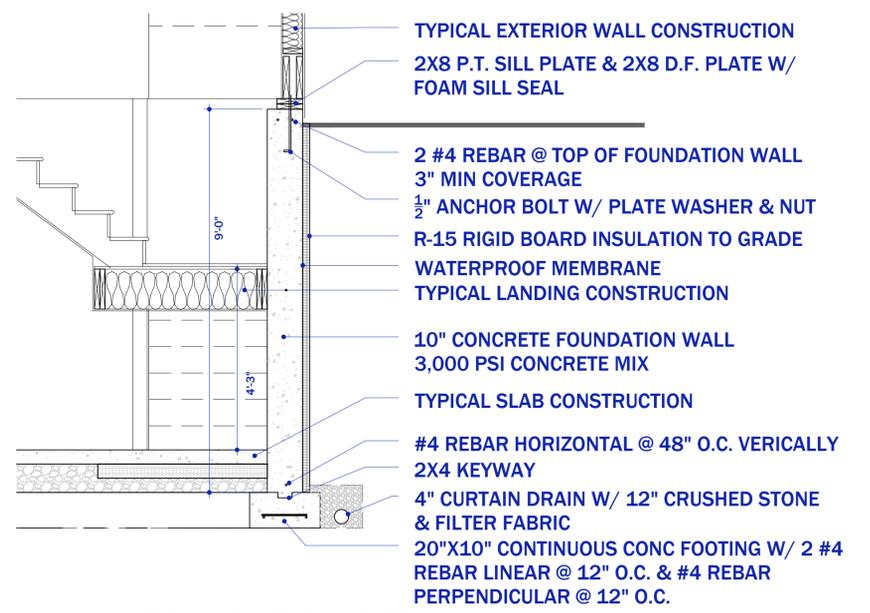
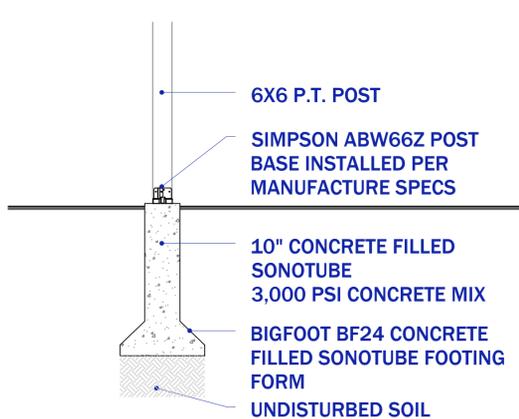
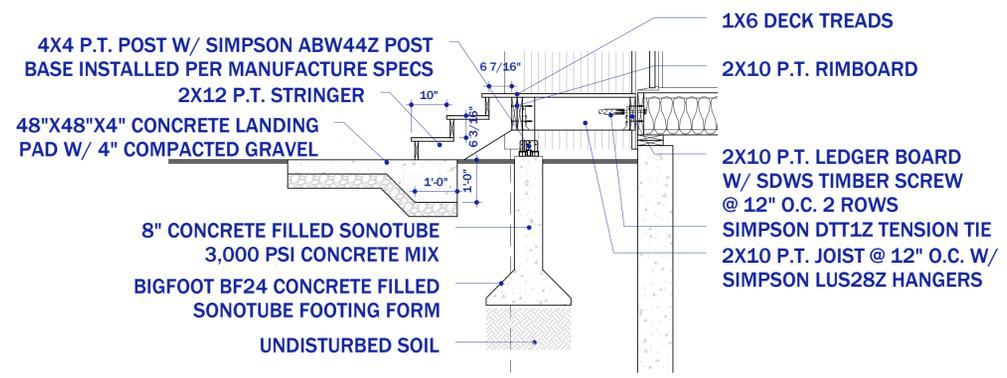
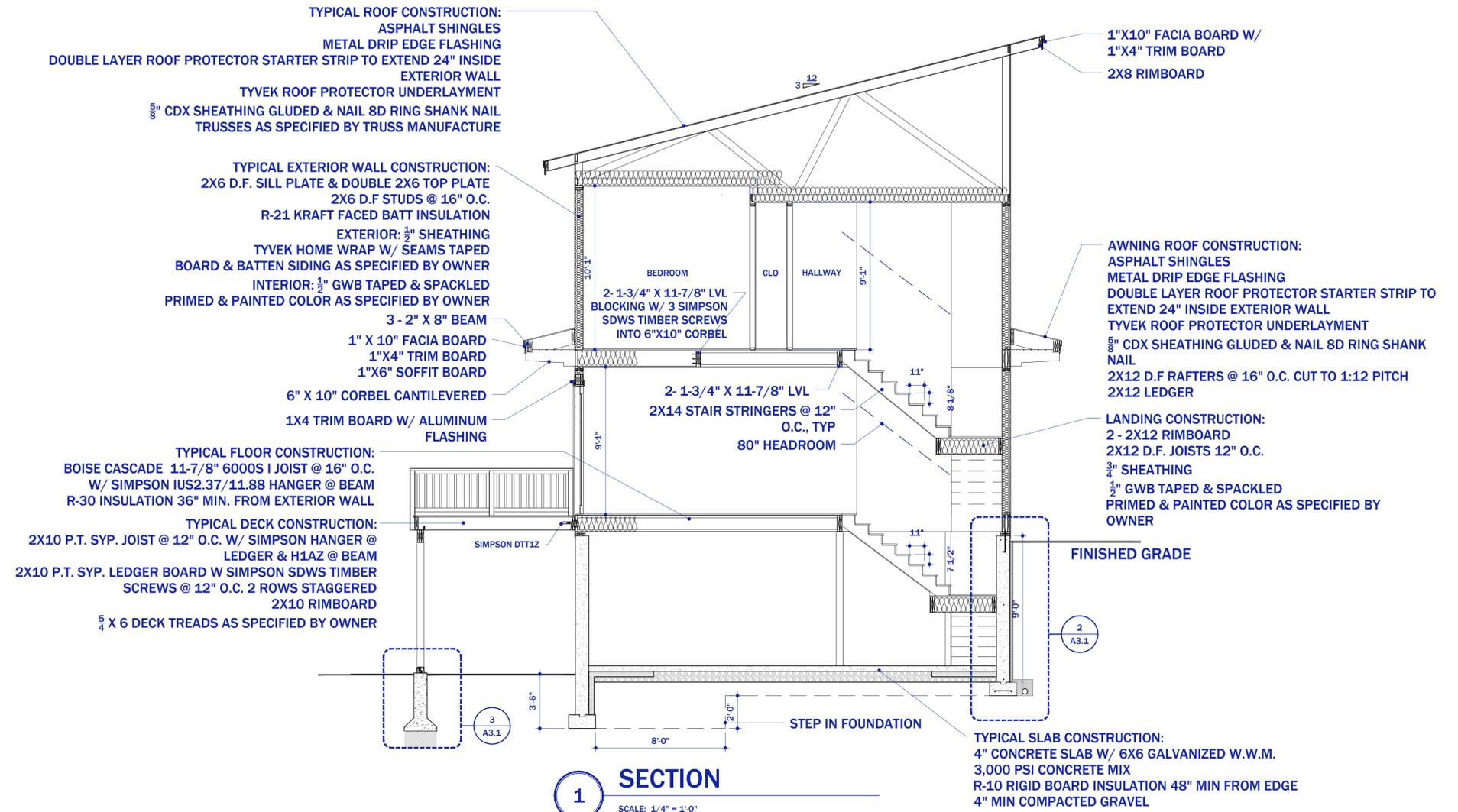


PROPOSED ELEVATIONS

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

A2.4

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NOTES +

WALL BRACING REQUIREMENTS BASED ON 2022 CONNECTICUT STATE BUILDING CODE, IRC 2021 - R602.10.3 REQUIRED LENGTH OF BRACING.

THE REQUIRED LENGTH OF BRACING ALONG EACH BRACED WALL LINE SHALL BE DETERMINED AS FOLLOWS:

1. ALL BUILDINGS IN SEISMIC DESIGN CATEGORIES A AND B SHALL USE TABLE R602.10.3(1) AND THE APPLICABLE ADJUSTMENT FACTORS IN TABLE R602.10.3(2).
2. BRACED WALL PANELS SHALL BE BUILT IN ACCORDANCE WITH IRC 2021 TABLE R602.10.4 BRACING WALL METHODS.

- CS-WSP (CONTINUALLY SHEATHED WOOD STRUCTURAL PANEL)
 - $\frac{3}{8}$ " MIN SHEATHING, NAILING PATTERN 6" SPACING @ EDGE & 12" SPACING @ FIELD. GWB @ INTERIOR NAILING PATTERN 7" SPACING @ EDGE & 7" SPACING @ FIELD.

ADJUSTMENT FACTORS +

WALL BRACING REQUIREMENTS BASED ON IRC 2021 TABLE R602.10.3(1) AND THE APPLICABLE ADJUSTMENT FACTORS IN TABLE R602.10.3(2).

ADJUSTMENT FACTORS:

1. EXPOSURE CATEGORY B, 2-STORY	= 1.0
2. ROOF EAVE TO RIDGE HEIGHT 5'	= 0.90
3. STORY HEIGHT 9'	= 0.95
4. # BRACED WALL LINES IN PLAN = 2	= 1.0
5. 800 LB HOLD DOWN	= 0.80
6. INTERIOR GWB OMITTED FROM INSIDE	= N/A
7. GWB FASTENING 4" O.C. (GB PANEL ONLY)	= N/A
8. HORIZONTAL BLOCKING OMITTED	= N/A

CALCULATIONS +

ADJUSTMENTS FOR WALL LINES

FIRST FLOOR
WALL LINE 1, 2, A & B (CS-WSP) = $1.0 \times 0.90 \times 0.95 \times 1.0 \times 0.80 = 0.684$

SECOND FLOOR
WALL LINE 1, 2, A & B (CS-WSP) = $1.0 \times 0.90 \times 0.95 \times 1.0 \times 0.80 = 0.684$

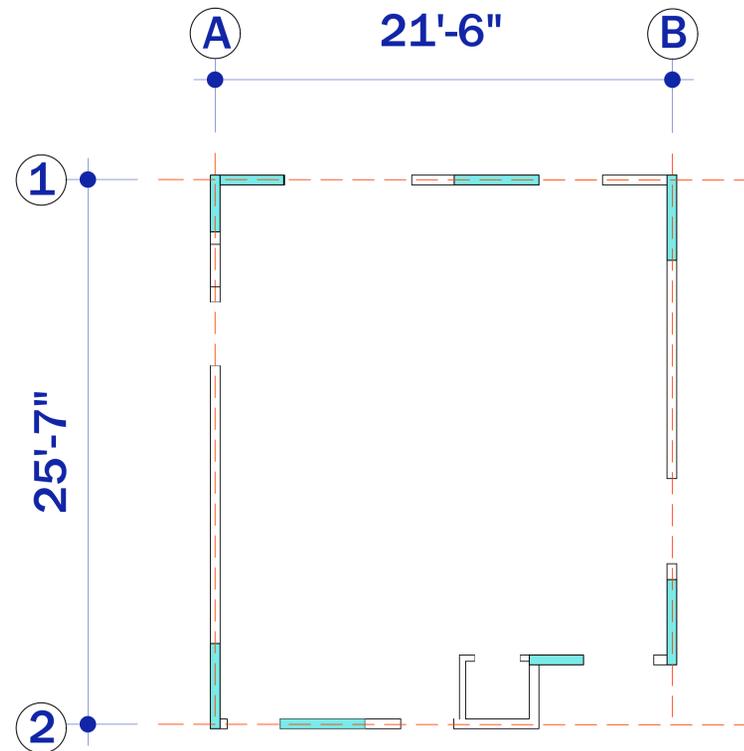
CALCULATIONS FOR WALL LINES

FIRST FLOOR
WALL LINE 1, 2, A & B CS-WSP = REQUIRED BRACING FOR 30' = 5'
ADJUSTMENTS FACTOR = 0.684
5.0' X 1.23 = 3.42'
REQUIRED BRACED WALL PANEL LENGTH = 6.8'/8.0' PROVIDED

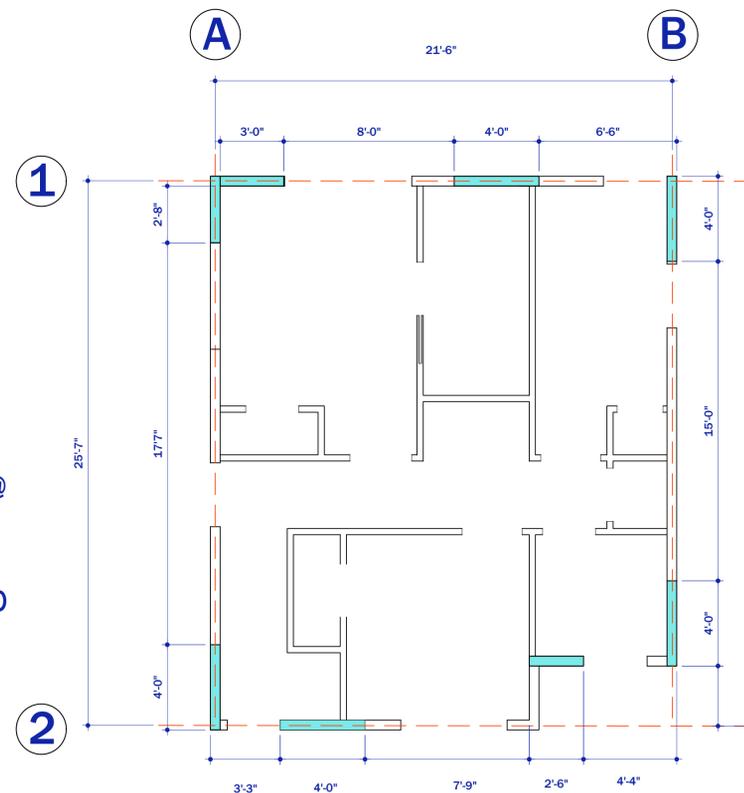
SECOND FLOOR
WALL LINE 1, 2, A & B CS-WSP = REQUIRED BRACING FOR 30' = 5'
ADJUSTMENTS FACTOR = 0.684
5.0' X 1.23 = 3.42'
REQUIRED BRACED WALL PANEL LENGTH = 6.8'/8.0' PROVIDED



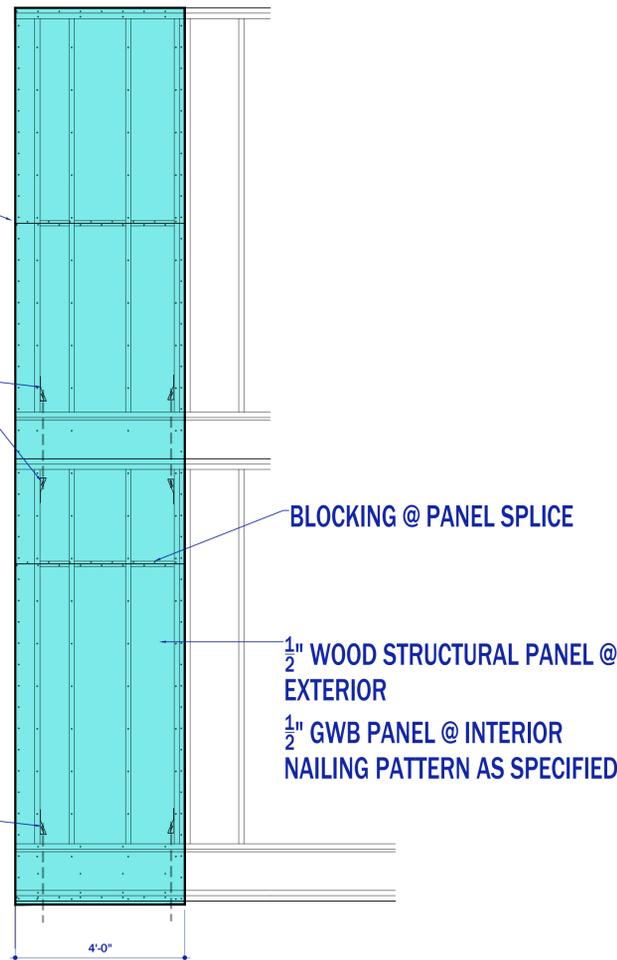
BRACED WALL PLAN



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



3 CS-WSP CONSTRUCTION
SCALE: 1/2" = 1'-0"

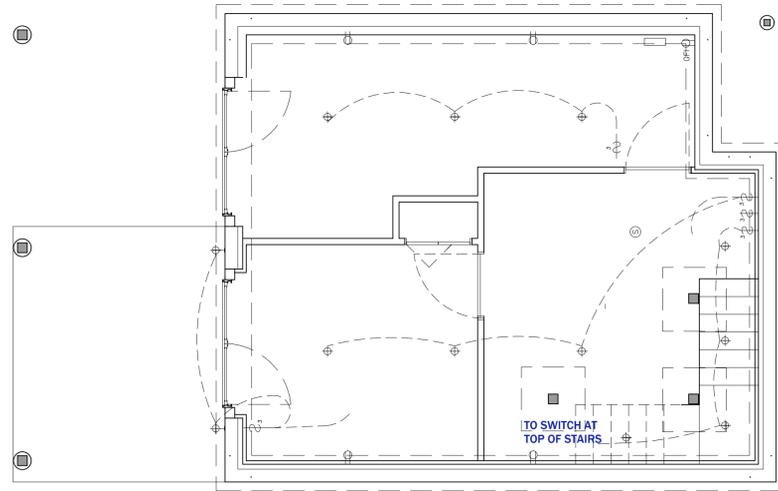
BLOCKING @ PANEL SPLICE
PANEL EDGES SHALL MEET OVER AND BE CONNECTED TO COMMON FRAMING W/ 6D COMMON NAILS, @ 6" O.C.

SIMPSON DTT2Z TYP. @ BRACED WALLS
 $\frac{1}{2}$ " THREADED ROD, WASHERS AND NUTS
1- $\frac{1}{2}$ " SDS SCREWS
INSTALLED PER MANUFACTURE SPECIFICATIONS

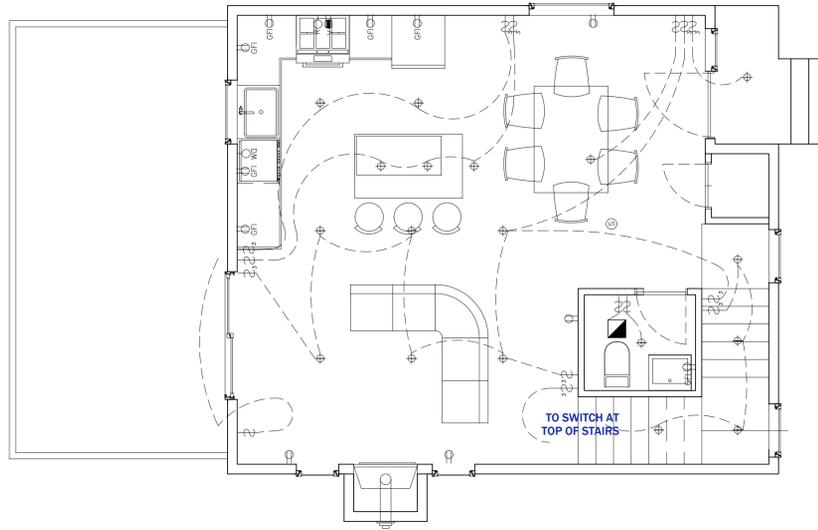
BLOCKING @ PANEL SPLICE

$\frac{1}{2}$ " WOOD STRUCTURAL PANEL @ EXTERIOR
 $\frac{1}{2}$ " GWB PANEL @ INTERIOR
NAILING PATTERN AS SPECIFIED

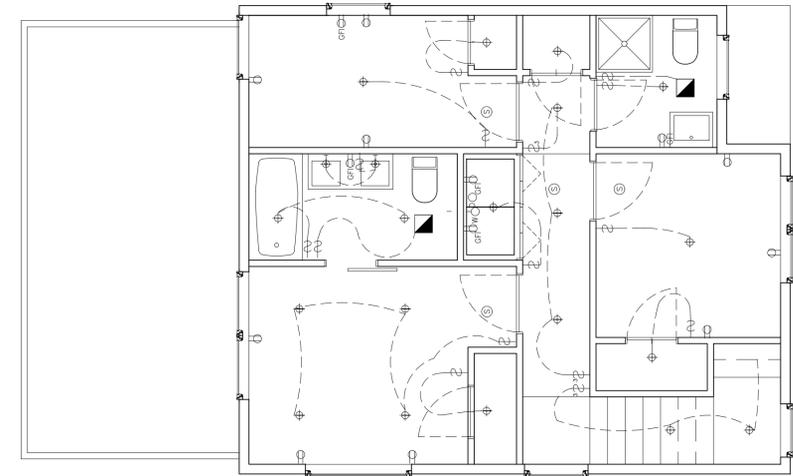
SIMPSON DTT2Z TYP. @ BRACED WALLS
 $\frac{1}{2}$ " THREADED ROD, WASHERS AND NUTS
1- $\frac{1}{2}$ " SDS SCREWS
INSTALLED PER MANUFACTURE SPECIFICATIONS



0 BASEMENT ELECTRICAL PLAN
SCALE: 1/2" = 1'-0"



1 FIRST ELECTRICAL PLAN
SCALE: 1/2" = 1'-0"



2 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

PROJECT
LAKEFRONT LIFESTYLE

272 PINE LAKE DRIVE
CONVENTRY, CONNECTICUT

DATE: 01-14-2025
PROJECT NO. 24-03003

REVISION	DATE
1	
2	
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4	
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NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O. FOUNDATION AND FRAMING UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: 'X' - 0'-0"

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL BE DO IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF CONNECTICUT BUILDING CODE, LATEST EDITION AT THE TIME OF PERMIT APPROVAL AND INSTALLATION BY A LICENSED ELECTRICIAN.
- ELECTRICAL POWER WIRING SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR AND CONTROL WIRING SHALL BE BY THE HVAC CONTRACTOR. CONTROL WIRING SHALL BE DEFINED AS ANY 12V, 24V OR 120V WIRING INSTALLED FOR THE PURPOSE OTHER THAN PROVIDING PRIMARY ELECTRICAL POWER TO EQUIPMENT.
- THE WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, PUBLIC UTILITY COMPANY, TELEPHONE COMPANY AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
- ALL NEW MATERIALS REQUIRED SHALL CONFORM WITH THE STANDARDS OF THE UNDERWRITERS LABORATORIES, INCLUDING EVERY CASE WHERE SUCH STANDARDS HAS BEEN ESTABLISHED FOR THE PARTICULAR TYPE OF MATERIAL IN QUESTION, UNLESS OTHERWISE NOTED.
- PROPOSALS SHALL BE BASED UPON FURNISHING AND INSTALLING NEW LIGHTING FIXTURES.
- WHERE BEAMS, PIPES AND/OR DUCTS OR OTHER CONSTRUCTION DETAILS PREVENT THE INSTALLATION OF ANY ELECTRICAL FIXTURES, CONTRACTORS ARE TO NOTIFY DESIGNER TO DETERMINE NEW LOCATION/LAYOUT. ANY ELECTRICAL INSTALLATION WITHOUT LOCATION APPROVAL BY DESIGNER IS THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT IF IN ERROR.
- THE CONTRACTOR AND ELECTRICAL CONTRACTORS SHALL CHECK ALL CEILING HEIGHTS AND CEILING PLENUM CONDITIONS FOR CLEARANCE OF DUCT WORK, LIGHTING AND OTHER OBSTRUCTIONS TO ASSURE THE FINISHED CEILING HEIGHT SHOWN ON THE DRAWINGS. ANY DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY.
- THE CONTRACTOR SHALL SUBMIT CUT SHEET OF ALL FIXTURES AS DIRECTED.
- THE CONTRACTOR SHALL COORDINATE ANY ELECTRICAL OR LIGHTING INSTALLATION INTO CABINETWORK WITH OTHERS.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY LIGHTING FOR ALL TRADES AS REQUIRED
- ALL ELECTRICAL AND TELEPHONE RECEPTACLES AND LIGHT FIXTURES SHALL BE LOCATE AS DESCRIBED ON THE PLANS.
- UNLESS OTHERWISE NOTED, ALL ELECTRICAL, TELEPHONE OUTLETS AND LIGHT SWITCHES SHALL MATCH IN TYPE, FINISH AND MOUNTING HEIGHT.
- ALL OUTLETS MOUNTED ON COLUMNS SHALL BE CENTERED ON FACE SHOWN UNLESS OTHERWISE NOTED.
- PROVIDE TELEPHONE OUTLETS (WHERE SHOWN ON ELECTRICAL PLAN) AND ALL NECESSARY CONDUIT RUNS TO TELEPHONE EQUIPMENT AS REQUIRED.
- ALL ELECTRICAL WORK SHALL BE COORDINATED WITH AIR CONDITIONING WORK, CABINERY WORK, ALL PARTITION WORK AND SECURITY SYSTEM, ECT. WHERE REQUIRED.
- ALL ELECTRICAL AND TELEPHONE WIRING CONDUITS SHALL BE CONCEALED IN DRYWALL, MASONRY AND OR CEILING AS REQUIRE.
- THE CONTRACTOR SHALL PROVIDE CUTTING AND PATCHING ALL CHASES IN FLOORS, WALLS AND CEILINGS AS REQUIRED.

LEGEND	
	DUPLEX RECEPTACLE
	GFI DUPLEX RECEPTACLE
	RANGE RECEPTACLE
	DRYER RECEPTACLE
	WASHER RECEPTACLE
	DISH WASHER RECEPTACLE
	RECESSED LIGHT
	WALL SCONCE
	VENT FAN
	SWITCH



FRAMING PLAN

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

E1.1

DRAWN BY: NWS

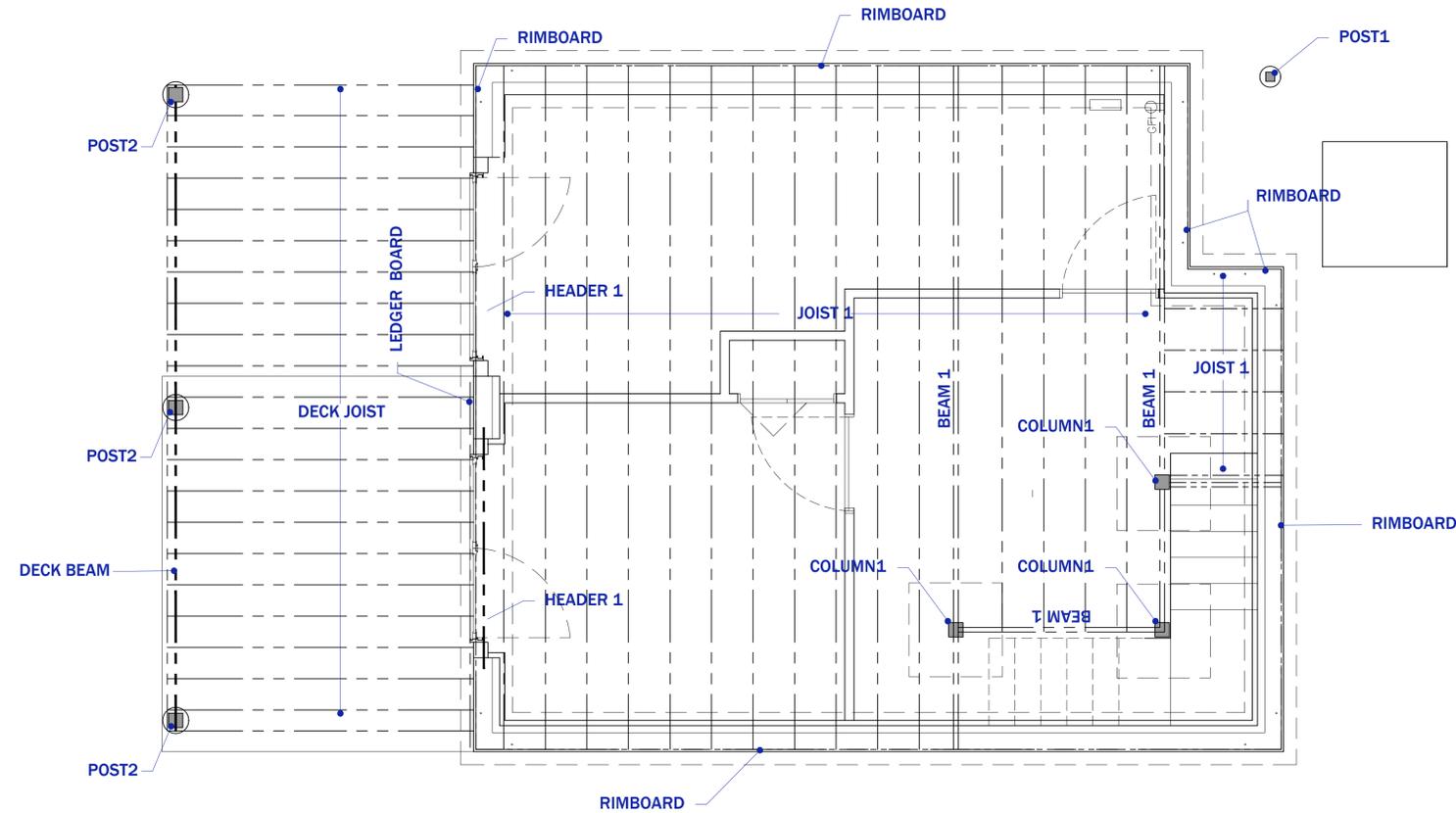
PROJECT
LAKEFRONT LIFESTYLE

272 PINE LAKE DRIVE
CONVENTRY, CONNECTICUT

DATE: 01-14-2025
PROJECT NO. 24-03003

REVISION	DATE
1	
2 DECK STAIR REMOVAL	01-14-25
3	
4	
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NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O. FOUNDATION AND FRAMING UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: X.X' - 0'-0"



1 FIRST FLOOR FRAMING
SCALE: 1/2" = 1'-0"

STRUCTURAL NOTES

- ALL FRAMING LUMBER SHALL BE GRADE STAMPED DOUGLAS FIR-LARCH STRUCTURAL GRADE NO. 2 OR BETTER.
- ALL FRAMING SHALL BE CONSTRUCTED PLUMB, LEVEL & SQUARE.
- ALL SHEATHING SHALL BE APA RATED, EXPOSURE 1, 5/8" MIN. THICKNESS.
- ALL SUBFLOORING TO BE APA RATED STURD-I-FLOOR, EXPOSURE A, 3/4" MIN. THICKNESS. ALL EDGES OF PLYWOOD TO BE SET ON SOLID BLOCKING. GLUE AND SCREW PLYWOOD SUBFLOOR TO FLOOR JOISTS
- ALL HEADERS 6'-0" AND OVER SHALL BE SUPPORTED WITH DOUBLE JACK STUDS. ALL HEADERS SHALL BE A MINIMUM OF 2-2X8 OR AS SHOWN ON THE DRAWING.
- SOLID BLOCKING SHALL BE PROVIDED FOR ALL JOISTS @ DECK BEAMS. AS PER CT. CODE OR AS NOTED. PROVIDE 1" SPACE FOR AIR CIRCULATION.
- DOUBLE FRAMING AT EDGE OF STAIRS & DECK OR AS NOTED ON DRAWINGS.
- DOUBLE UP FRAMING UNDER ALL POSTS, PARALLEL PARTITIONS AND BATH-TUBS, OR AS NOTED ON DRAWINGS.
- ALL FLUSH WOOD CONNECTIONS SHALL BE FASTENED WITH RATED GALVANIZED METAL CONNECTORS BY SIMPSON STRONG TIE OR APPROVED EQUAL. ALL SIMPSON CLIPS, TIES HOLD DOWNS AND HANGERS TO BE INSTALL PER MANUFACTURES SPECIFICATIONS.
- NAILING SCHEDULE SHALL BE AS PER CONNECTICUT BUILDING CODE AS A MINIMUM. ALL 2X6 STUDS SHALL RECEIVE 5-10D NAILS AT SILL AND PLATE. ALL EXTERIOR NAILS SHALL BE HOT DIPPED GALVANIZED.
- PLYWOOD SHEATHING TO BE NAILED WITH 8D COMMON OR 10D BOX NAIL @ 6" O.C. EXTERIOR EDGES AND @ 12" O.C. INTERMEDIATE.
- ALL INTERIOR AND EXTERIOR FINISHED FLASHING AND WATERPROOFING SHALL BE AS SPECIFIED BY DESIGNER.
- ALL ROOF RAFTERS SHALL BE ATTACHED TO THE PLATE AND STUD WITH GALVANIZED HURRICANE TYPE CONNECTORS BY "TECO" OR APPROVED EQUAL.
- ALL WALL SHEATHING SHALL EXTEND AND BE NAILED TO THE TOP PLATE, OTHER SHOES AND PLATES & HEADERS.
- PROVIDE MIN. (1) 2X4 OR 2X6 STRUCTURAL MULL AT ALL MULTIPLE WINDOW OR DOOR OPENINGS.

FRAMING SCHEDULE

ID	MEMBER SIZING
BEAM 1	BOISE CASCADE 2 - 1-3/4"x11-7/8" VERSA-LAM LVL 2.1E 3100
BEAM 2	BOISE CASCADE 3 - 1-3/4"x11-7/8" VERSA-LAM LVL 2.1E 3100
BEAM 3	BOISE CASCADE 2 - 1-3/4"x11-7/8" VERSA-LAM LVL 2.1E 3100
COLUMN 1	5-1/4"x5-1/4" BOISE CASCADE VERSA-LAM 1.8E 2650 COLUMN W/ SIMPSON ABW66Z BASE
POST 1	4X4 P.T. SYP W/ SIMPSON ABW44Z POST BASE
POST 2	6X6 P.T. SYP W/ SIMPSON ABW66Z POST BASE
FLOOR JOIST 1	11-7/8" BOISE CASCADE 60S 1.8 FLOOR JOIST @ 16" O.C.
DECK BEAM	3-2X12 P.T. SYP
DECK JOIST 1	2X10 P.T. SYP @ 12" O.C. TYP W/ SIMPSON LUS210Z HANGER BOTH ENDS
LEDGER BOARD	2X10 P.T. SYP W/ SDWS TIMBER SCREWS @ 12" O.C. 2 ROWS STAGGERED
RIMBOARD 1	1-3/4" x 11-7/8" BOISE CASCADE VERSA-LAM LVL RIM BOARD
HEADER 1	3-2X12 W/ 1/2" SHEATHING GLUED AND SCREWED BOTH WAYS
HEADER 2	3-2X8 W/ 1/2" SHEATHING GLUED AND SCREWED BOTH WAYS
ROOF TRUSS 1	MONO TRUSS DESIGNED BY TRUSS MANUFACTURE
ROOF TRUSS 2	MONO TRUSS DESIGNED BY TRUSS MANUFACTURE
STRINGER	2X12 @ 12" O.C.



FRAMING PLAN

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

S1.1

DRAWN BY: NWS

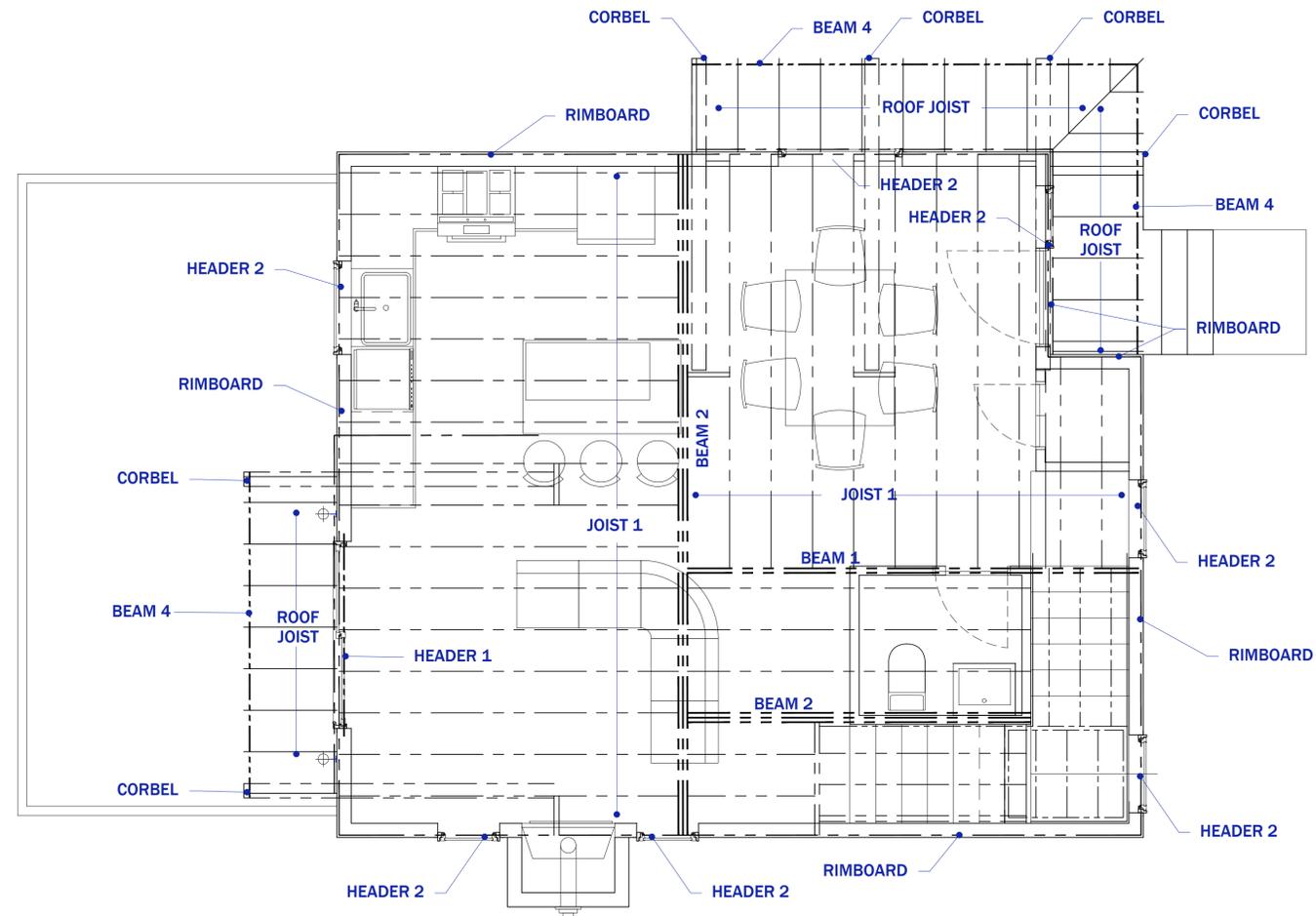
PROJECT
**LAKEFRONT
LIFESTYLE**

272 PINE LAKE DRIVE
CONVENTRY, CONNECTICUT

DATE: 01-14-2025
PROJECT NO. 24-03003

REVISION	DATE
1	
2	
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NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O. FOUNDATION AND FRAMING UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: X.X' - 0'-0"



2 SECOND FLOOR FRAMING
SCALE: 1/2" = 1'-0"

STRUCTURAL NOTES

- ALL FRAMING LUMBER SHALL BE GRADE STAMPED DOUGLAS FIR-LARCH STRUCTURAL GRADE NO. 2 OR BETTER.
- ALL FRAMING SHALL BE CONSTRUCTED PLUMB, LEVEL & SQUARE.
- ALL SHEATHING SHALL BE APA RATED, EXPOSURE 1, $\frac{5}{8}$ " MIN. THICKNESS.
- ALL SUBFLOORING TO BE APA RATED STURD-I-FLOOR, EXPOSURE A, $\frac{3}{4}$ " MIN. THICKNESS. ALL EDGES OF PLYWOOD TO BE SET ON SOLID BLOCKING. GLUE AND SCREW PLYWOOD SUBFLOOR TO FLOOR JOISTS
- ALL HEADERS 6'-0" AND OVER SHALL BE SUPPORTED WITH DOUBLE JACK STUDS. ALL HEADERS SHALL BE A MINIMUM OF 2-2X8 OR AS SHOWN ON THE DRAWING.
- SOLID BLOCKING SHALL BE PROVIDED FOR ALL JOISTS @ DECK BEAMS, AS PER CT. CODE OR AS NOTED. PROVIDE 1" SPACE FOR AIR CIRCULATION.
- DOUBLE FRAMING AT EDGE OF STAIRS & DECK OR AS NOTED ON DRAWINGS.
- DOUBLE UP FRAMING UNDER ALL POSTS, PARALLEL PARTITIONS AND BATH-TUBS, OR AS NOTED ON DRAWINGS.
- ALL FLUSH WOOD CONNECTIONS SHALL BE FASTENED WITH RATED GALVANIZED METAL CONNECTORS BY SIMPSON STRONG TIE OR APPROVED EQUAL. ALL SIMPSON CLIPS, TIES HOLD DOWNS AND HANGERS TO BE INSTALL PER MANUFACTURES SPECIFICATIONS.
- NAILING SCHEDULE SHALL BE AS PER CONNECTICUT BUILDING CODE AS A MINIMUM. ALL 2X6 STUDS SHALL RECEIVE 5-10D NAILS AT SILL AND PLATE. ALL EXTERIOR NAILS SHALL BE HOT DIPPED GALVANIZED.
- PLYWOOD SHEATHING TO BE NAILED WITH 8D COMMON OR 10D BOX NAIL @ 6" O.C. EXTERIOR EDGES AND @ 12" O.C. INTERMEDIATE.
- ALL INTERIOR AND EXTERIOR FINISHED FLASHING AND WATERPROOFING SHALL BE AS SPECIFIED BY DESIGNER.
- ALL ROOF RAFTERS SHALL BE ATTACHED TO THE PLATE AND STUD WITH GALVANIZED HURRICANE TYPE CONNECTORS BY "TECO" OR APPROVED EQUAL.
- ALL WALL SHEATHING SHALL EXTEND AND BE NAILED TO THE TOP PLATE, OTHER SHOES AND PLATES & HEADERS.
- PROVIDE MIN. (1) 2X4 OR 2X6 STRUCTURAL MULL AT ALL MULTIPLE WINDOW OR DOOR OPENINGS.

FRAMING SCHEDULE

ID	MEMBER SIZING
BEAM 1	BOISE CASCADE 2 - 1-3/4"x11-7/8" VERSA-LAM LVL 2.1E 3100
BEAM 2	BOISE CASCADE 3 - 1-3/4"x11-7/8" VERSA-LAM LVL 2.1E 3100
BEAM 3	BOISE CASCADE 2 - 1-3/4"x11-7/8" VERSA-LAM LVL 2.1E 3100
COLUMN 1	5-1/4"x5-1/4" BOISE CASCADE VERSA-LAM 1.8E 2650 COLUMN W/ SIMPSON ABW66Z BASE
POST 1	4X4 P.T. SYP W/ SIMPSON ABW44Z POST BASE
POST 2	6X6 P.T. SYP W/ SIMPSON ABW66Z POST BASE
FLOOR JOIST 1	11-7/8" BOISE CASCADE 60S 1.8 FLOOR JOIST @ 16" O.C.
DECK BEAM	3-2X12 P.T. SYP
DECK JOIST 1	2X10 P.T. SYP @ 12" O.C. TYP W/ SIMPSON LUS210Z HANGER BOTH ENDS
LEDGER BOARD	2X10 P.T. SYP W/ SDWS TIMBER SCREWS @ 12" O.C. 2 ROWS STAGGERED
RIMBOARD 1	1-3/4" x 11-7/8" BOISE CASCADE VERSA-LAM LVL RIM BOARD
HEADER 1	3-2X12 W/ $\frac{1}{2}$ " SHEATHING GLUED AND SCREWED BOTH WAYS
HEADER 2	3-2X8 W/ $\frac{1}{2}$ " SHEATHING GLUED AND SCREWED BOTH WAYS
ROOF TRUSS 1	MONO TRUSS DESIGNED BY TRUSS MANUFACTURE
ROOF TRUSS 2	MONO TRUSS DESIGNED BY TRUSS MANUFACTURE
STRINGER	2X12 @ 12" O.C.



FRAMING PLAN

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

S1.2

DRAWN BY: NWS

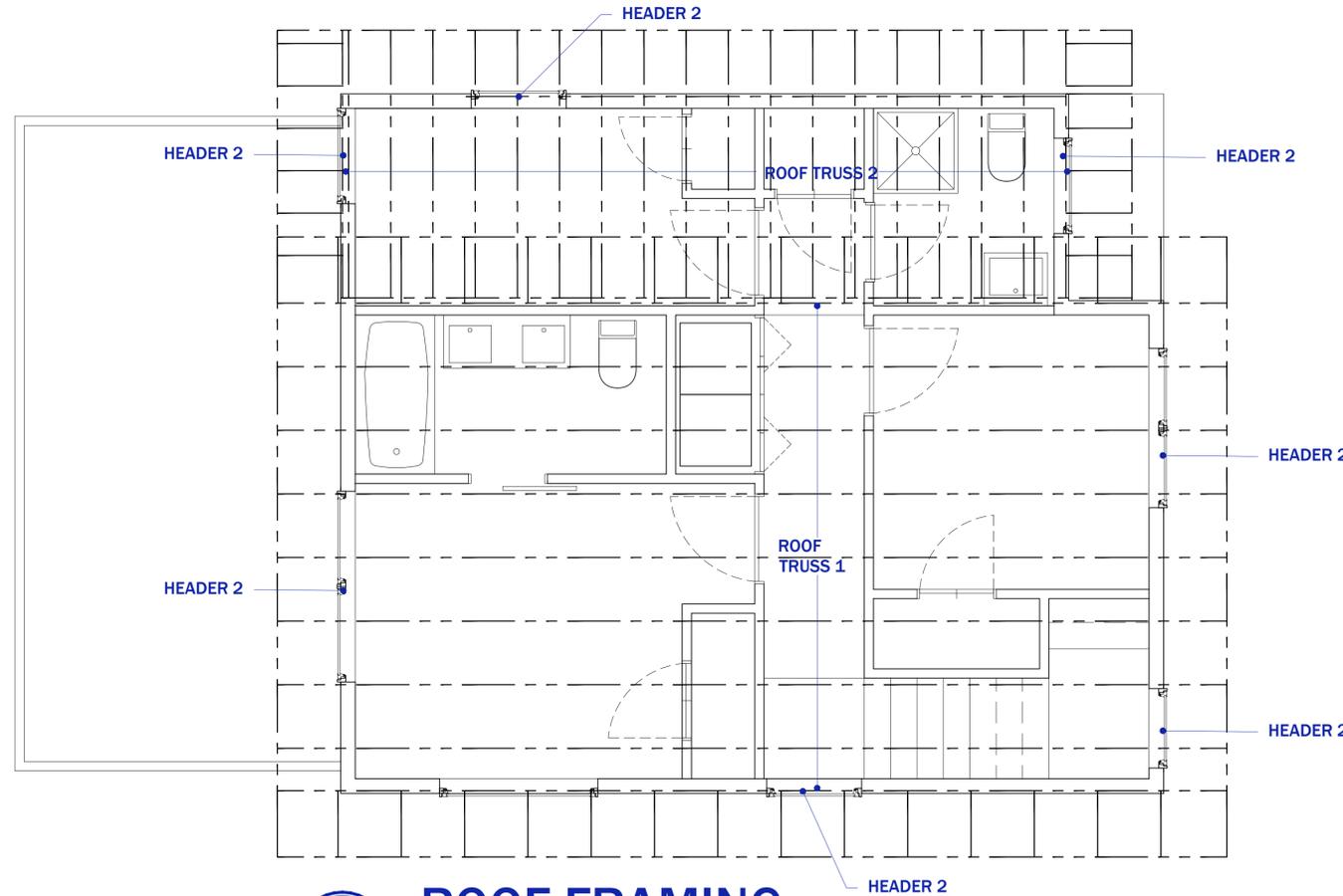
PROJECT
LAKEFRONT LIFESTYLE

272 PINE LAKE DRIVE
CONVENTRY, CONNECTICUT

DATE: 01-14-2025
PROJECT NO. 24-03003

REVISION	DATE
1	
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NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O. FOUNDATION AND FRAMING UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: X.X' - 0'-0"



2

ROOF FRAMING

SCALE: 3/8" = 1'-0"

STRUCTURAL NOTES

- ALL FRAMING LUMBER SHALL BE GRADE STAMPED DOUGLAS FIR-LARCH STRUCTURAL GRADE NO. 2 OR BETTER.
- ALL FRAMING SHALL BE CONSTRUCTED PLUMB, LEVEL & SQUARE.
- ALL SHEATHING SHALL BE APA RATED, EXPOSURE 1, 5/8" MIN. THICKNESS.
- ALL SUBFLOORING TO BE APA RATED STURD-I-FLOOR, EXPOSURE A, 3/4" MIN. THICKNESS. ALL EDGES OF PLYWOOD TO BE SET ON SOLID BLOCKING. GLUE AND SCREW PLYWOOD SUBFLOOR TO FLOOR JOISTS
- ALL HEADERS 6'-0" AND OVER SHALL BE SUPPORTED WITH DOUBLE JACK STUDS. ALL HEADERS SHALL BE A MINIMUM OF 2-2X8 OR AS SHOWN ON THE DRAWING.
- SOLID BLOCKING SHALL BE PROVIDED FOR ALL JOISTS @ DECK BEAMS, AS PER CT. CODE OR AS NOTED. PROVIDE 1" SPACE FOR AIR CIRCULATION.
- DOUBLE FRAMING AT EDGE OF STAIRS & DECK OR AS NOTED ON DRAWINGS.
- DOUBLE UP FRAMING UNDER ALL POSTS, PARALLEL PARTITIONS AND BATH-TUBS, OR AS NOTED ON DRAWINGS.
- ALL FLUSH WOOD CONNECTIONS SHALL BE FASTENED WITH RATED GALVANIZED METAL CONNECTORS BY SIMPSON STRONG TIE OR APPROVED EQUAL. ALL SIMPSON CLIPS, TIES HOLD DOWNS AND HANGERS TO BE INSTALL PER MANUFACTURES SPECIFICATIONS.
- NAILING SCHEDULE SHALL BE AS PER CONNECTICUT BUILDING CODE AS A MINIMUM. ALL 2X6 STUDS SHALL RECEIVE 5-10D NAILS AT SILL AND PLATE. ALL EXTERIOR NAILS SHALL BE HOT DIPPED GALVANIZED.
- PLYWOOD SHEATHING TO BE NAILED WITH 8D COMMON OR 10D BOX NAIL @ 6" O.C. EXTERIOR EDGES AND @ 12" O.C. INTERMEDIATE.
- ALL INTERIOR AND EXTERIOR FINISHED FLASHING AND WATERPROOFING SHALL BE AS SPECIFIED BY DESIGNER.
- ALL ROOF RAFTERS SHALL BE ATTACHED TO THE PLATE AND STUD WITH GALVANIZED HURRICANE TYPE CONNECTORS BY "TECO" OR APPROVED EQUAL.
- ALL WALL SHEATHING SHALL EXTEND AND BE NAILED TO THE TOP PLATE, OTHER SHOES AND PLATES & HEADERS.
- PROVIDE MIN. (1) 2X4 OR 2X6 STRUCTURAL MULL AT ALL MULTIPLE WINDOW OR DOOR OPENINGS.

FRAMING SCHEDULE

ID	MEMBER SIZING
BEAM 1	BOISE CASCADE 2 - 1-3/4"x11-7/8" VERSA-LAM LVL 2.1E 3100
BEAM 2	BOISE CASCADE 3 - 1-3/4"x11-7/8" VERSA-LAM LVL 2.1E 3100
BEAM 3	BOISE CASCADE 2 - 1-3/4"x11-7/8" VERSA-LAM LVL 2.1E 3100
COLUMN 1	5-1/4"x5-1/4" BOISE CASCADE VERSA-LAM 1.8E 2650 COLUMN W/ SIMPSON ABW66Z BASE
POST 1	4X4 P.T. SYP W/ SIMPSON ABW44Z POST BASE
POST 2	6X6 P.T. SYP W/ SIMPSON ABW66Z POST BASE
FLOOR JOIST 1	11-7/8" BOISE CASCADE 60S 1.8 FLOOR JOIST @ 16" O.C.
DECK BEAM	3-2X12 P.T. SYP
DECK JOIST 1	2X10 P.T. SYP @ 12" O.C. TYP W/ SIMPSON LUS210Z HANGER BOTH ENDS
LEDGER BOARD	2X10 P.T. SYP W/ SDWS TIMBER SCREWS @ 12" O.C. 2 ROWS STAGGERED
RIMBOARD 1	1-3/4" x 11-7/8" BOISE CASCADE VERSA-LAM LVL RIM BOARD
HEADER 1	3-2X12 W/ 1/2" SHEATHING GLUED AND SCREWED BOTH WAYS
HEADER 2	3-2X8 W/ 1/2" SHEATHING GLUED AND SCREWED BOTH WAYS
ROOF TRUSS 1	MONO TRUSS DESIGNED BY TRUSS MANUFACTURE
ROOF TRUSS 2	MONO TRUSS DESIGNED BY TRUSS MANUFACTURE
STRINGER	2X12 @ 12" O.C.

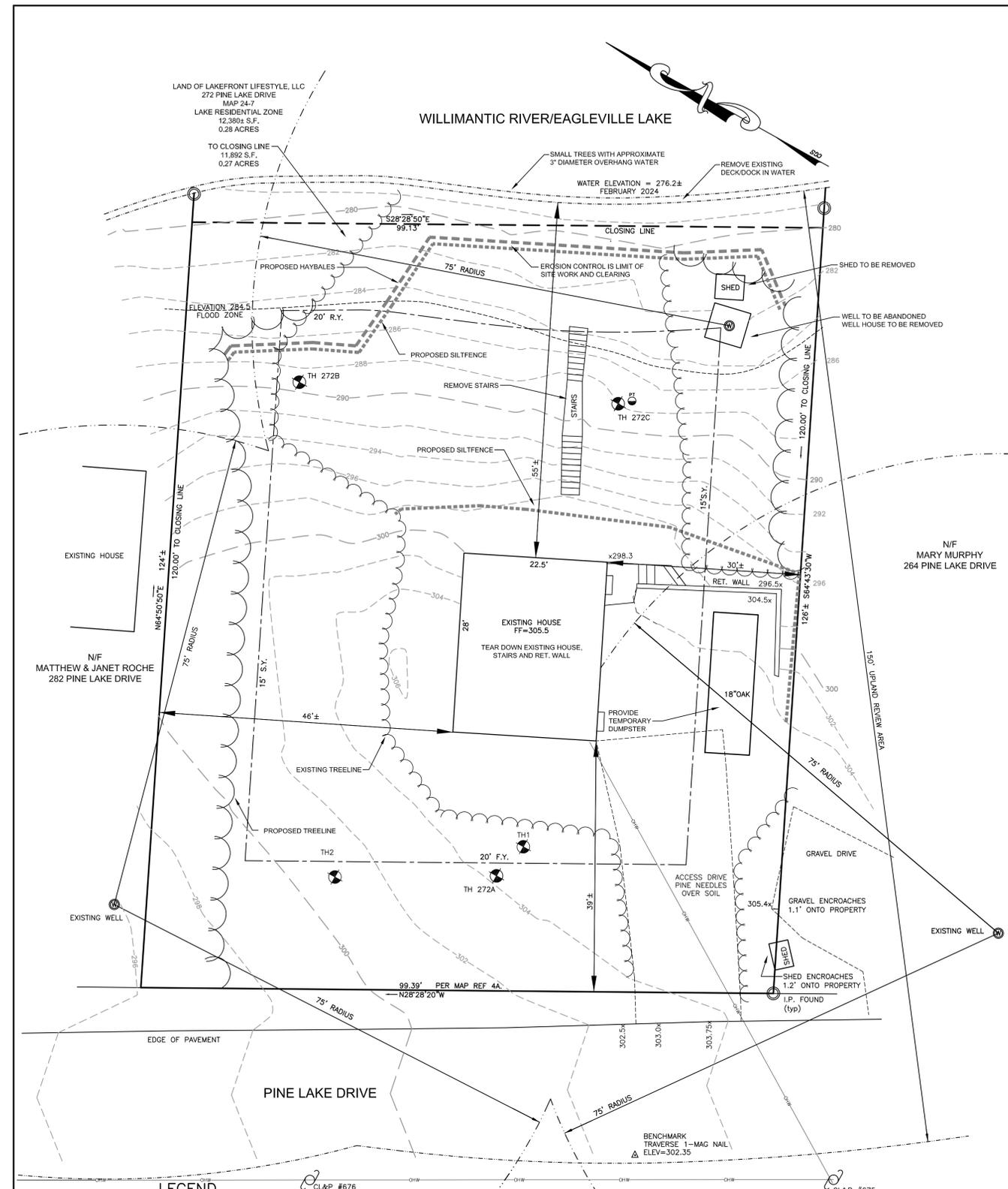


FRAMING PLAN

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

S1.3

DRAWN BY: NWS



LEGEND

304.5	EXISTING ELEVATION
304x5	PROPOSED ELEVATION
-304	EXISTING CONTOUR
304	PROPOSED CONTOUR
S	EDGE PAVEMENT
F	PROPERTY LINE
S	BUILDING SEWER PIPE
F	SOLID PIPE
S	PROPOSED LEACHFIELD
F	PROP. FOOTING DRAIN
5	PERCOLATION TEST
10	TEST HOLE
10	SEPTIC TANK
10	DISTRIBUTION BOX
10	HAYBALES
10	SILTENCE
10	LIMITS OF INLAND WETLANDS
10	150' UPLAND REVIEW AREA

LEGEND

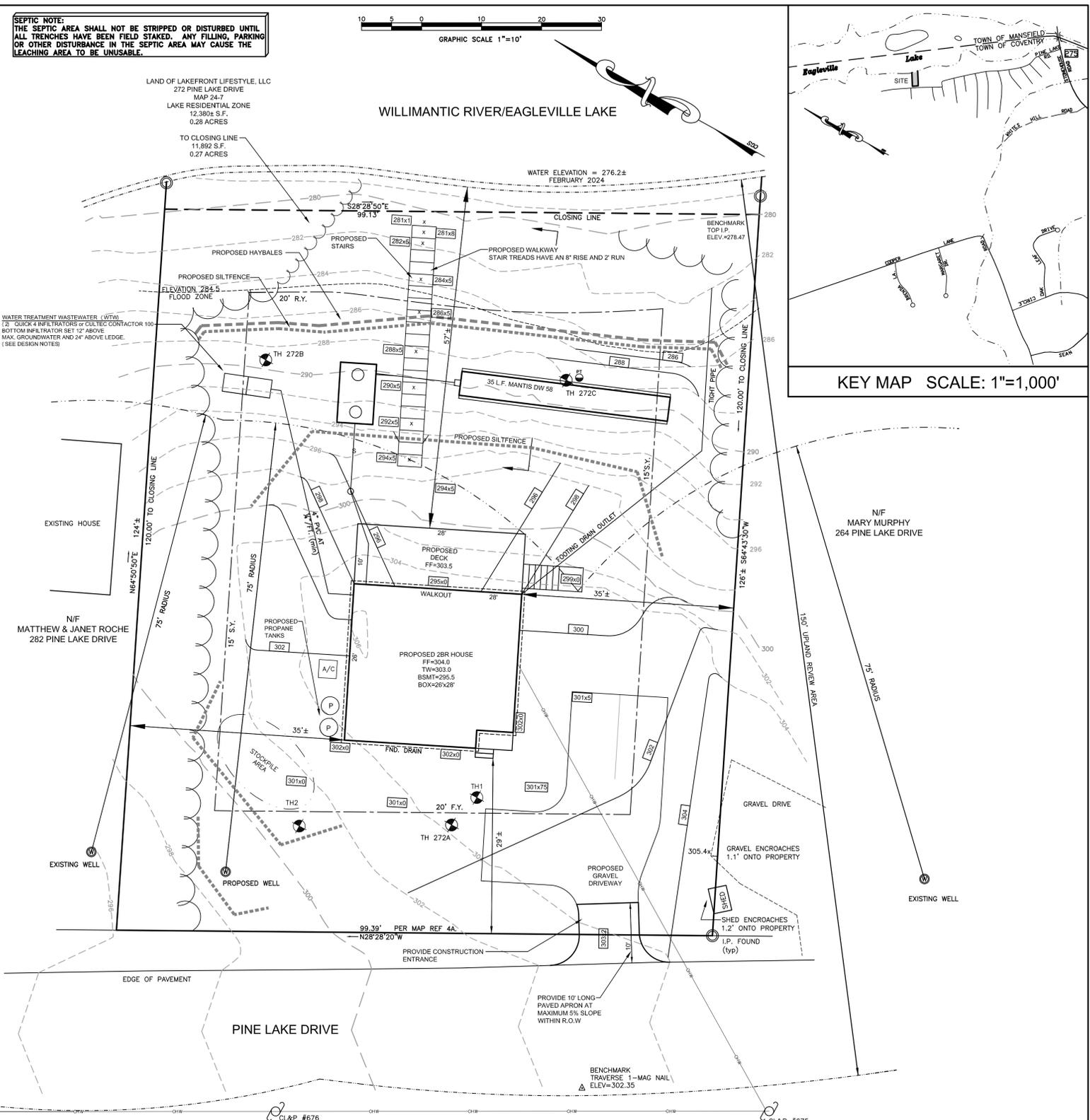
---	PROPOSED TREELINE
---	APPX. EXISTING TREELINE

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 A GENERAL LOCATION SURVEY BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS C AND TOPOGRAPHIC ACCURACY CLASS T-2.
- BEARINGS DEPICTED ON THIS PLAN ARE AS SHOWN ON THE PLAN NOTED IN MAP REFERENCE 4A.
- ELEVATIONS ON THIS PLAN ARE BASED ON THE NGVD 88 DATUM FROM ELEVATIONS PROVIDED BY GPS BY JR RUSSO ASSOCIATES.
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - PLAN PREPARED FOR DANIEL SERFATY & IRENE WIZRAHI NO. 272 PINE LAKE DRIVE COVENTRY, CT WETLANDS APPLICATION & SEASONAL CONVERSION PLAN BY: HOLMES & HENRY ASSOCIATES SCALE: 1"=20', DATE: 7/12/90, REV. TO 9/16/92
 - "PROPERTY OF 'PINE LAKE SHORES' INCORPORATED EAGLEVILLE COVENTRY CONN. SCALE: 1"=100' FEB. 1929 SUPERSEDES MAP DATED DEC. 22ND 1928.

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.



LEGEND

304.5	EXISTING ELEVATION
304x5	PROPOSED ELEVATION
-304	EXISTING CONTOUR
304	PROPOSED CONTOUR
S	EDGE PAVEMENT
F	PROPERTY LINE
S	BUILDING SEWER PIPE
F	SOLID PIPE
S	PROPOSED LEACHFIELD
F	PROP. FOOTING DRAIN
5	PERCOLATION TEST
10	TEST HOLE
10	SEPTIC TANK
10	DISTRIBUTION BOX
10	HAYBALES
10	SILTENCE
10	LIMITS OF INLAND WETLANDS
10	150' UPLAND REVIEW AREA

LEGEND

---	PROPOSED TREELINE
---	APPX. EXISTING TREELINE

NOTES:

- THE EXISTING SEPTIC TANK AND LEACHFIELD AT 281 PINE LAKE DRIVE IS OVER 80' FROM THE PROPOSED WELL LOCATION PER A SEPTIC MARKOUT FROM COUNTY LINE SEPTIC IN JUNE 2024.

ZONING TABLE:

LR ZONE	REQUIRED	PROVIDED
MINIMUM LOT AREA	40,000 SQ.FT.	12,380± SQ.FT.
MINIMUM LOT FRONTAGE	150 FEET	89.39 FEET
MINIMUM FRONT YARD	20 FEET	8 & 5/8 FEET
MINIMUM SIDE YARD	15 FEET	20 FEET
MINIMUM REAR YARD	20 FEET	30 FEET
BUILDING HEIGHT	40 FEET	25± FEET
MAX. LOT COVERAGE	10%	6.2%

*CAN BE INCREASED TO 15% WITH ZONING APPROVAL
**INCLUDES HOUSE, FRONT PORCH AND STEPS (DECK & STAIRS NOT INCLUDED)--732 S.F.

EXISTING IMPERVIOUS AREA

HOUSE	630 S.F.
STAIRS/WALL	75 S.F.
SHED	17 S.F.
WELL HOUSE	33 S.F.
TOTAL	755 S.F.

PROPOSED IMPERVIOUS AREA

HOUSE	710 S.F.
A/C/PROPANE	22 S.F.
FRONT PORCH & STEP	25 S.F.
PAVED APRON	53 S.F. (ON LOT)
DECK STAIR LANDING	16 S.F.
TOTAL	826 S.F.

DECK STAIRS

DECK	280 S.F.
STAIRS	24 S.F.
TOTAL	304 S.F.

(NOT REQUIRED PER LOT COVERAGE DEFINITION)

TOWN OF COVENTRY SITE PLAN REQUIREMENTS:

BUILDING COVERAGE	6.0%
DISTURBED AREA	0.22 ACRE

PARCEL IS LOCATED WITHIN FLOOD HAZARD ZONE 'C', AREAS OF MINIMAL FLOODING, PER FIRM FLOOD INSURANCE MAP 090110-0015 C, PANEL 15 OF 15 DATED JUNE 4, 1980, TOWN OF COVENTRY, CONNECTICUT, TOLLAND COUNTY.

THIS PARCEL CONTAINS HINKLEY LOAMY SAND, 3 TO 15 PERCENT SLOPES (3BC). THE LOT IS CURRENTLY DEVELOPED AND HAS WOODED AREAS.

THIS PARCEL IS LOCATED WITHIN A WATERSHED OF A WATER COMPANY AS DEFINED IN SECTION 16-1 OF THE GENERAL STATUTES.

GENERAL LOCATION SURVEY

PERMIT PLAN
PREPARED FOR
LAKEFRONT LIFESTYLE
MAP 24 LOT 7
272 PINE LAKE DRIVE
COVENTRY, CONNECTICUT

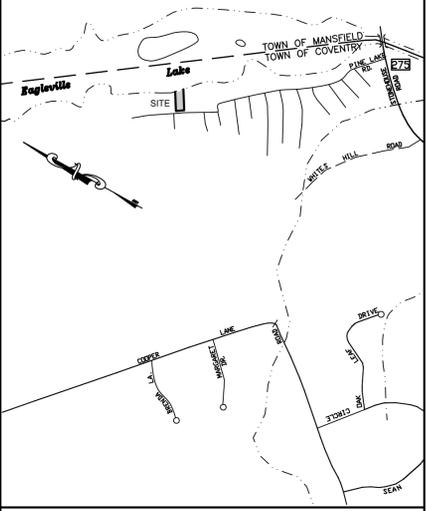
GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS

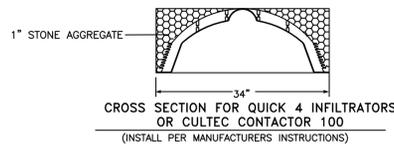
06/11/2024	EHD COMMENTS
06/17/2024	EAS
07/09/2024	STAFF COMMENTS
07/17/2024	STAIRS
08/12/2024	EX. HOUSE OFFSET

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=10'	03-01-2024	1 of 2	11328A

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.

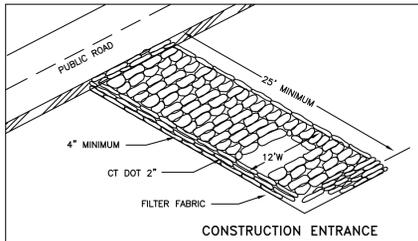


KEY MAP SCALE: 1"=1,000'



WATER TREATMENT WASTEWATER (WTW)
 ANY WASTEWATER FROM A DEVICE USED FOR THE TREATMENT OF WELL WATER THAT ENHANCES THE QUALITY OF WATER AND/OR PROVIDES FOR THE REMOVAL OF IRON, MANGANESE, RADIONUCLIDES OR OTHER SUBSTANCES SHALL DISCHARGE TO A WTW SYSTEM.

WTW BASED ON A MAXIMUM DISCHARGE OF 50 GPD.
 STORAGE VOLUME REQUIRED: 50 GPD x 1.5 = 75gallons
 STORAGE VOLUME PROVIDED: 2 units x 43gallons/unit = 86gallons



TEMPORARY SEEDING SCHEDULE:

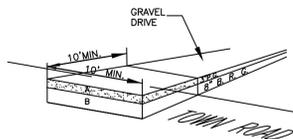
SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	1.0	3/1-8/15, 8/1-10/15
WINTER RYE	120	3.0	4/15-7/1, 8/15-10/1
SUDANGRASS	30	0.7	5/15-8/1

TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SCS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.

STRAW MULCH IS TO BE APPLIED TO SEEDING AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

FINAL SEEDING SCHEDULE:

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	20	0.45	4/1-8/15, 8/15-10/1
CREeping RED FESCUE	20	0.45	4/1-8/15, 8/15-10/1
PERENNIAL RYEGRASS	5	0.10	4/1-8/15, 8/15-10/1
TOTAL	45	1.00	

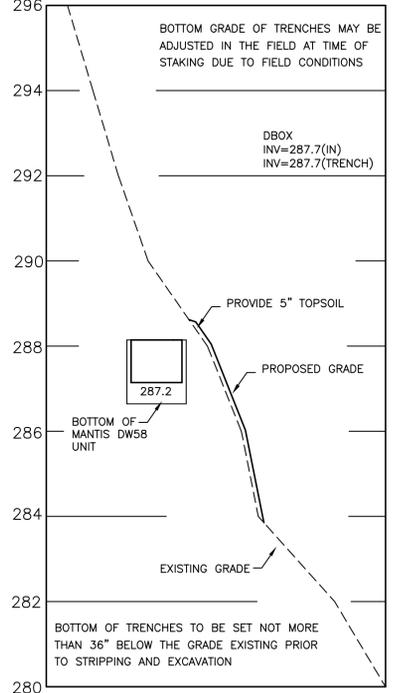


- MIN. 3" BITUMINOUS CONCRETE SURFACE COARSE (TYPE 1)
- MIN. 8" COMPACTED BANKRUN GRAVEL
- 10' LONG PAVED APRON REQUIRED PROVIDE 1/2" DRIVEWAY LIP AT GUTTER PROVIDE 5' RADIUS AT STREET

DRIVEWAY TO COMPLY WITH ZONING REGULATIONS AND DIMENSIONAL STANDARDS

GRAVEL DRIVEWAY CROSS SECTION
 N.T.S.

SECTION DISTRIBUTION SYSTEM



SCALE: 1"=10' HORIZONTAL 1"=2' VERTICAL

NOTES - SEPTIC SYSTEM DESIGN

- Soil testing by the Town of Coventry, Eastern Highlands Health Dept. and Gardner & Peterson Associates, LLC.
- Design based on a 2 bedroom house and a percolation rate in the range of less than 10.1 min./in. Topography has been field verified on site (375 s.f. required).
- Provide a 1250 gallon 2-compartment septic tank and 1 row of Mantis DW 58 72" wide by 12" tall (11.6sf/ft), 35 feet long, or 406 s.f. of leaching area. Provide a footing drain as shown. Drain is to outlet to the ground surface as shown and shall be screened against rodents.
- 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 on approved equal. Minimum slope to be 1/4" per foot.
- Omitted
- Bottoms of trenches to be set not more than 36" 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) 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:

Wet Sieve	Percent Passing	Dry Sieve	Percent Passing
No. 4	100	No. 4	100
No. 10	70-100	No. 10	70-100
No. 40	10-50	No. 40	10-50
No. 100	0-20	No. 100	0-5
No. 200	0-5	No. 200	0-2.5

 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%.
- The responsibility for the preparation of a leaching area utilizing "select material" is that of the licensed installer. The installer shall take the necessary steps to protect the underlying naturally occurring soils from overcompaction and siltation once exposed.
- Fill material to be placed prior to trench excavation. No traffic other than track-driven equipment is to cross, dump, unload or otherwise compact the fill area after topsoil removal until 18" of fill material has been placed. Initial 18" of fill material to be dumped at the edge of the stripped area and spread and compacted with track-driven vehicles. Stockpiling is to take place upgradient of the leaching area. The area down gradient of the leaching area is not to be disturbed. The contractor shall contact the Eastern Highlands Health Department for a percolation test when fill is in place.
- Disturbed areas to be loamed and seeded. Final grade to shed surface water.
- Elevations shown are based on CGS datum. A benchmark is shown and a new benchmark will be set in the septic area at the time of staking.
- No in-ground fuel tank, bury hole, or other source of pollution is to be within 75' of a well.
- It is recommended that the Eastern Highlands Health Department Sanitarian be contacted before any site work is performed.
- It is the responsibility of the contractor to contact the property owners, appropriate utility companies, or "Call Before You Dig" to verify the location of underground utilities prior to construction. Any utility locations shown on this plan are approximate only, and must be verified by the contractor prior to construction.
- It is the responsibility of the owner or his contractor to obtain all local, state, or federal, or other permits which are required to implement the activities shown on this plan, and to perform the activities in accordance with the regulations recommendations of the appropriate agencies.
- As required by the Eastern Highlands Health Department, the design engineer shall supervise the staking of the septic system to assure conformance to the plan.
- The leaching system shall be properly covered by the licensed system installer within two (2) working days following the local health department's final inspection and approval.

MINIMUM LEACHING SYSTEM SPREAD (MLSS)

HYDRAULIC FACTOR (HF) X FLOW FACTOR (FF) X PERCOLATION FACTOR (PF)
 MLSS = HF X FF X PF NEED NOT BE CONSIDERED

HYDRAULIC FACTOR (HF)

TO RE SE DE PT H C T I V E L A Y E R	HYDRAULIC GRADIENT (% OF SLOPE)									
	<1	1.1-2	2.1-3	3.1-4	4.1-6	6.1-8	8.1-10	10.1-15	>15	>15
17-9	SEE	NOTE	#1							
18-22	72	62	54	48	42	34	30	28	26	24
22-1-26	66	56	48	42	34	30	28	26	24	20
26-1-30	56	49	42	34	30	28	26	24	20	18
30-1-36	48	42	34	30	28	26	24	20	18	16
36-1-42	42	36	30	28	26	24	20	18	16	14
42-1-48	36	32	28	26	24	20	18	16	14	12
48-1-60	30	28	24	22	20	18	16	14	10	10

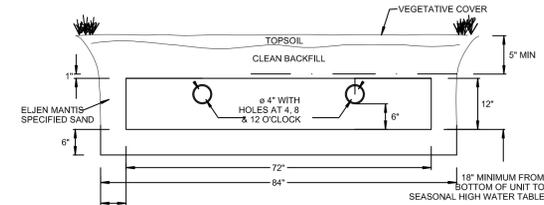
MLSS NEED NOT BE CONSIDERED

#1-CANNOT BE APPROVED UNLESS HYDRAULIC ANALYSIS DEMONSTRATES SUITABILITY

FLOW FACTOR (FF) = DESIGN FLOW / 300 SO: 2 BEDROOMS = 300 = 1.0

PERCOLATION FACTOR (PF) UP TO 10 MIN/IN = 1.0
 10.1 - 20 MIN/IN = 1.25

AVERAGE DEPTH TO RESTRICTIVE LAYER:
 TH 530 84"
 TH 531 24"
 TH 532 84"
 AVERAGE: 64"



MANTIS DW58

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, SLIPPAGE, 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 SOUND 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.
- SITE IS TO BE GRADED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE UNLESS OTHERWISE SPECIFIED IN THE PLANS.
- 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, CULPACKER TYPE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH 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 CULPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
- FERTILIZER AND LIME ARE TO BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC 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.).

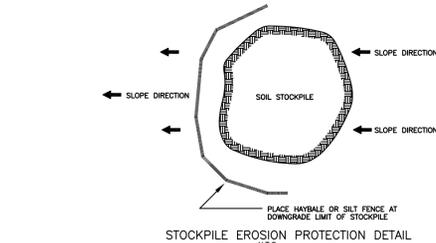
PROJECT NAME: LAKEFRONT LIFESTYLE

LOCATION: 272 PINE LAKE DRIVE
 PROJECT DESCRIPTION: TEAR DOWN/CONSTRUCT NEW HOME
 PARCEL AREA: 0.28± ACRES
 RESPONSIBLE PERSONNEL: LAROCHE BUILDERS

WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
PROPOSED CONSTRUCTION SEQUENCE	CONTACT CALL BEFORE YOU DIG, DISCONNECT UTILITIES		
DEMOLISH EXISTING HOUSE, RETAINING WALL AND STAIRS	INSTALL ANTI-TRACKING PAD AND SILTFENCE IMMEDIATELY BEHIND EXISTING HOUSE AT TOP OF SLOPE AS SHOWN IN EXISTING CONDIION PLAN		
CONTRACTOR TO INSPECT SITE AND PICK UP LOOSE DEBRIS AT THE END OF EACH WORK DAY			
LAND SURVEYOR TO STAKE SITE, PROPERTY LINES AND FLAG LIMITS OF CLEARING			
CUT TREES	INSTALL SILTFENCE AND HAYBALES AT BOTTOM OF SLOPE AS SHOWN IN EXISTING CONDIION PLAN PRIOR TO STUMPING		
CONSTRUCT SEPTIC SYSTEM, WTW & FOUNDATION DRAIN DISCHARGE PIPE.	INSPECT EROSION CONTROLS PRIOR TO AND AFTER STORM EVENTS (REPAIR AS NEEDED)		
CONSTRUCT STAIRS			
FINAL GRADE DISTURBED AREA	STABILIZE AS SOON AS POSSIBLE		
EARTH EXCAVATION IN HOUSE AREA			
CONSTRUCT NEW HOUSE, WELL & DRIVEWAY	RELOCATE SILTFENCE AND HAYBALES TO LOCATION SHOWN IN PROPOSED CONDITIONS		
FINAL GRADE SITE	REMOVE EROSION CONTROLS WHEN SITE IS STABILIZED		

PROJECT DATES: ESTIMATED 08-01-2024
 DATE OF CONSTRUCTION START: 08/06/2024
 DATE OF CONSTRUCTION COMPLETION: 08/11/2024

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 2002.



STOCKPILE EROSION PROTECTION DETAIL
 N.T.S.

DEEP TEST PIT RESULTS
 BY: GARDNER & PETERSON ASSOCIATES, LLC AND EASTERN HIGHLANDS HEALTH DISTRICT
 DATE TESTED: 04/10/2024

TH 272A
 0-10" TOPSOIL
 10-18" BROWN SANDY LOAM
 18-79" COBBLY SANDY GRAVEL
 NO LEDGE, MOTTLING OR SEEPAGE
 ROOTS TO 51"

TH 272B
 0-6" TOPSOIL
 6-24" BROWN SANDY LOAM
 24-40" COBBLY GRAVEL WITH SAND
 40-96" MEDIUM SAND
 NO LEDGE, SEEPAGE OR MOTTLING
 ROOTS TO 36"

TH 272C
 0-8" TOPSOIL
 8-30" SANDY LOAM
 30-48" COBBLY GRAVEL
 48-96" MEDIUM SAND
 NO LEDGE, SEEPAGE OR MOTTLING

PERCOLATION TEST
 BY: GARDNER & PETERSON ASSOCIATES, LLC
 DATE TESTED: 04/10/2024
 DEPTH = 30"
 FRESHWATER @ 1.53
 MARK DOWN 5 1/2"

TIME	DEPTH
2:22	13"
2:27	15"
2:32	16 1/2"
2:37	17 3/4"
2:42	18 3/4"
2:47	19 1/2"
2:52	20 1/4"
2:57	21"
3:02	21 3/4"
3:07	22 1/2"

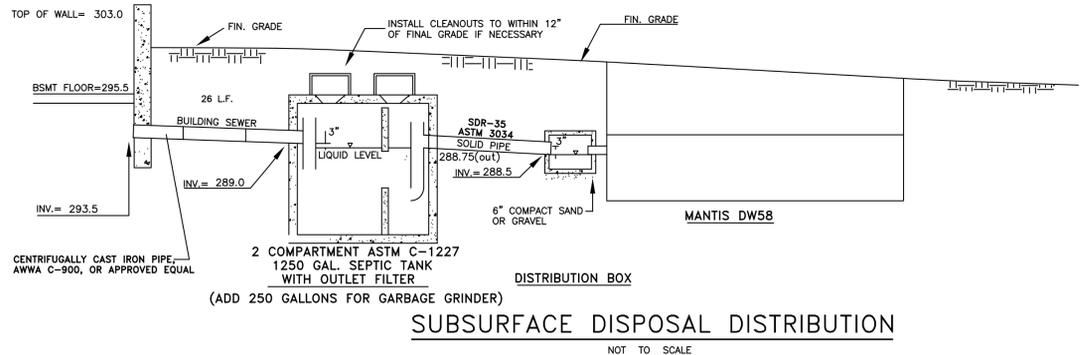
PERCOLATION RATE LESS THAN 10.1 MIN/IN/CH

DEEP TEST PIT RESULTS
 BY: GIL SASS
 TOWN OF COVENTRY SANITARIAN
 DATE TESTED: 09/27/89
 PER MAP REFERENCE 4A

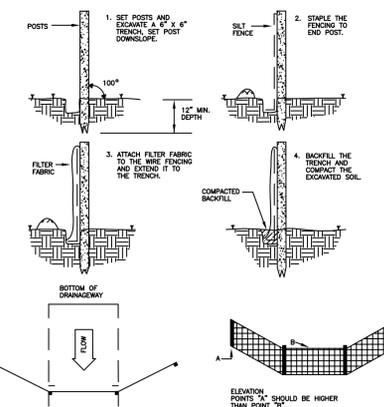
TH 1
 0-6" TOPSOIL
 6-22" BROWN SANDY LOAM
 22-82" SAND AND GRAVEL
 NO LEDGE, WATER ENTERING OR MOTTLING

TH 2
 0-5" TOPSOIL
 5-18" BROWN SANDY LOAM
 18-75" SAND AND GRAVEL COBBLE STONES
 ROOTS END AT 54"
 NO MOTTLING, WATER ENTERING OR LEDGE

PERCOLATION TEST
 DATE TESTED: 08/6/1990
 PERCOLATION RATE = 1" IN 5 MIN



PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



GENERAL LOCATION SURVEY

DETAIL SHEET
 PREPARED FOR
LAKEFRONT LIFESTYLE
 MAP 24 LOT 7
 272 PINE LAKE DRIVE
 COVENTRY, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
 178 HARTFORD TURNPIKE
 TOLLAND, CONNECTICUT
 PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS	SCALE	DATE	SHEET NO.	MAP NO.
06/11/2024 EHD COMMENTS	AS SHOWN	03-01-2024	2 of 2	11328A
06/17/2024 EAS				
07/05/2024 STAFF COMMENTS				
07/11/2024 STAIRS				
08/12/2024 EX. HOUSE OFFSET				

11.328B (Rev) 11.328B-A (Rev)