80 Rocky Lane, Salisbury Ct

Claudia Pacicco Remley and Kevin William Remley

Special Permit Application

Permit Application Documents

1. Application for Special Permit
2. Survey with listed Abutters
3. Abutters Bounded Properties
4. Statement of Proposed Use
5. Bodwell Engineering Construction Sequence with Soil Erosion and Sediment Control
6. Survey with Site Plan including Engineering, Soil Erosion and Sediment Control
7. IWWC-mtg-mins-1-26-2026 with noted approval
8. Torrington Area Health District Approval
9. Preliminary Architectural and Construction Plans
10. Architectural Construction Sequence

27 Main Street
P.O. Box 0548
Salisbury, CT 06068

(860) 435-5190
FAX: (860) 435-5172

TOWN OF SALISBURY
PLANNING AND ZONING COMMISSION

Number _____

APPLICATION FOR SPECIAL PERMIT

Owner of Record: Claudia Pacicco Remley + Kevin William REMLEY
Address of Owner: 512 Hudson STREET APT 1 Hoboken NJ 07030
Property Location: Tax Map # 66 Lot# 28 Land Records: Vol. 0270 Page 0129
Property Address: 80 Rocky Lane Salisbury CT
Acreage: 1.30 Zone: RR1
Bounded generally on the (Full name of owner of record. Attach addition pages if needed) North by: / East by: / South by: / West by: ATTACHED
Special Permit Use Requested: 208 Additional Requirements for Certain Accessory Uses, Buildings and STRUCTURES in Residential Zones
Section 208.1 of the Salisbury Zoning Regulations.
Written statement of Proposed Use (~~4 copies~~): ATTACHED
Site Plan - ~~4 copies~~ (See attached sheet)
Soil Erosion and Sediment Control Plan: ATTACHED
Approval from TAHD, WPCA, or BHC regarding sewer and water: TAHD and Wetlands Approval already received
Historic District Commission, if applicable: N/A
Conservation District Commission, if applicable: N/A
Preliminary Architectural Plans for Proposed structures & signs (2 copies) ATTACHED
Estimated Site Improvement Costs (other than buildings): $125,000
Written Assurance of Bond or Letter of Credit: N/A
Additional Remarks: _____

Owner's Signature: Claudia Remley Date: _____
Applicant's Signature and Title: Claudia Remley Owner
Applicant's Address and phone number: 512 Hudson Street Apt 1 Hoboken, NJ 07030
Filed at the Planning and Zoning Commission Office this 27th day of March, 2026

Fee Paid: $360 Received By: _____
Title: _____

NOTE: ~~One copy of the written statement~~ of proposed use SHALL be sent to all abutting landowners by ~~certified~~ mail. This is the responsibility of the owner/applicant. ~~The signed return receipts shall be submitted with this application.~~

607 **SITE PLAN - GENERAL REQUIREMENTS**

The site plan shall be accurately drawn to a scale not to exceed 1" = 100' on sheets not to exceed 24" X 36" .

Site plans shall be certified correct to A-2 Survey Standards by a Connecticut Registered Land Surveyor (R.L.S.) Where it determines that A-2 level of accuracy is not necessary to determine compliance with these regulations the Commission may upon request of the applicant allow a less degree of accuracy for the location of certain improvements or certain property lines.

The design, layout and computations relating to the construction of facilities for storm drainage or improvements such as a new accessway, parking areas, etc. shall be prepared by a Connecticut registered engineer or where qualified to do so by a Connecticut registered landscape architect. where the regulations require a landscape buffer or such is required as a condition of approval of a Special Permit the landscape plan shall be prepared by a professional landscape architect or landscape designer.

A site plan shall contain the following information as applicable, as determined by the Commission or its authorized agent:

a. Name of applicant and owner of property.

b. Scale and North arrow.

c. Property boundary, dimensions, angles, area, zoning classification, and zoning setback lines.

d. Names of record owners of abutting properties.

e. Locations and dimensions of all existing and proposed buildings, driveways, parking and loading areas, storage areas, drainage features. Location of fences and walls, natural and artificial water features, wetlands and exposed ledge rock. All statistical data to show that the requirements of the regulations have been met; adjacent properties, and how they relate to the proposed development and the neighborhood and, to the street pattern within 500 feet.

f. Proposed signs showing locations, dimensions, and means of illumination and all other exterior listing fixtures.

g. Locations and methods of water supply and sewage disposal facilities.

h. Illustrations, elevations, and renderings of the proposed buildings and project area sufficient to show clearly what is proposed, as required by the Commission. A landscaping plan shall be submitted which shows existing and proposed landscaping, buffering and plantings including a table of sizes, types, and amounts of proposed materials.

i. Certification, on the plan or separately, by the Health Officer concerning satisfactory conditions for sewage disposal, consistent with the State Health Code.

j. Where grading is required, existing and proposed contours at two-foot intervals, based upon field survey.

k. Existing and post construction surface drainage patterns. The Planning and Zoning Commission may modify the submission requirements of any site plan, if in the opinion of the Commission, the scope and circumstances of such a proposed development are such that certain information is not necessary to complete a review of the proposed project.

LEGEND

PROPERTY LINE

BUILDING SETBACK LINE

OVERHEAD WIRES

DRAINAGE PIPE

UTILITY POLE WITH ANCHOR

EXISTING IRON PIN OR PIPE

STONE RETAINING WALL

LAMP POST — LP

WELL — W

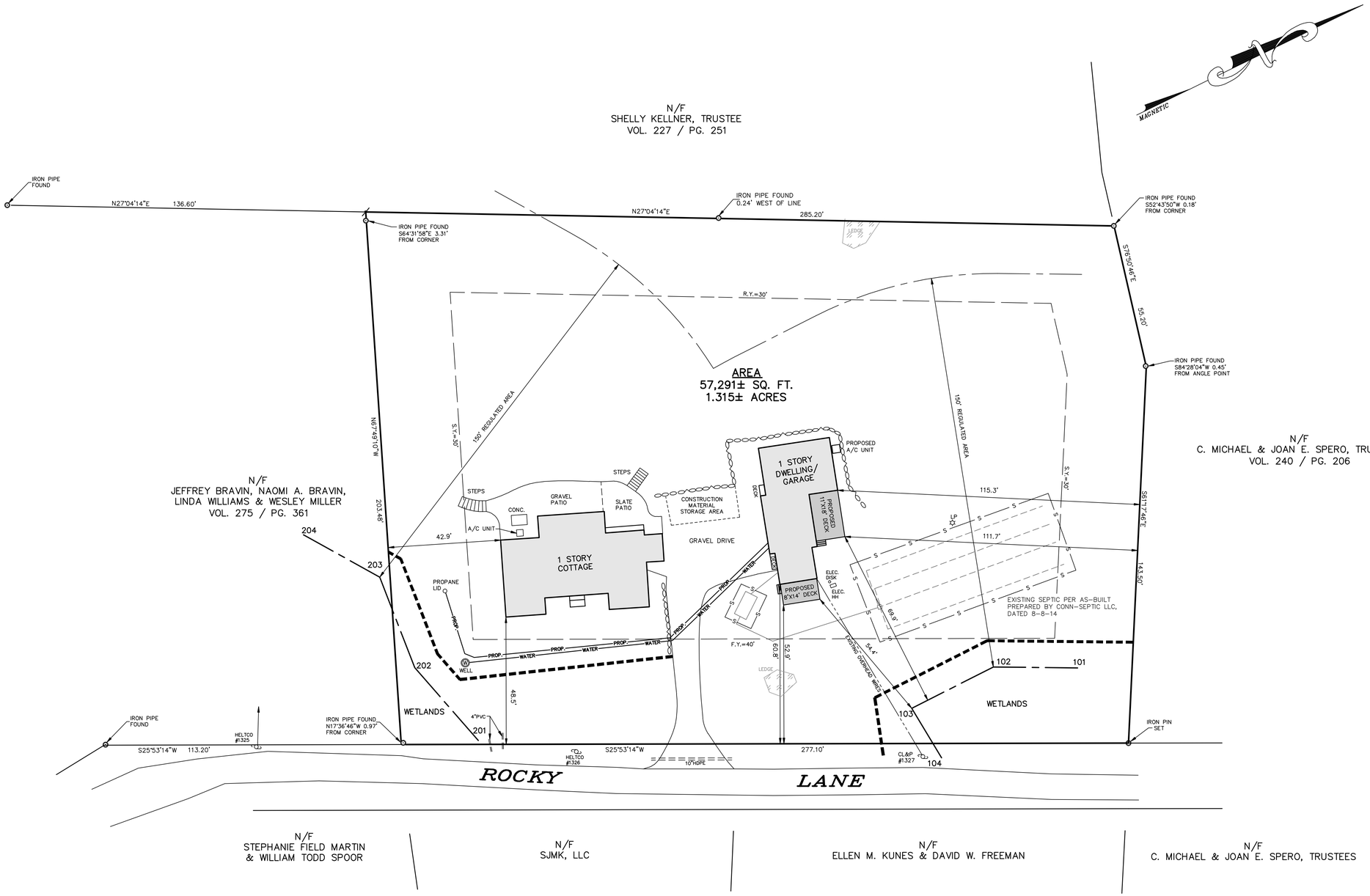
LEDGE OUTCROP — LEDGE

PROPOSED SNOW FENCE — S — S

PROPOSED SILT FENCE

PROPOSED BURIED PROPANE LINE — PROP. — PROP.

PROPOSED BURIED WATER LINE — WATER



NOTES:

1. THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019 AND CONFORMS TO THE STANDARDS OF A CLASS A-2 SURVEY AND IS INTENDED TO DEPICT THE EXISTING DWELLINGS AND PROPOSED DECKS IN RELATION TO THE PROPERTY LINES ONLY.

TYPE OF SURVEY: ZONING LOCATION SURVEY

BOUNDARY DETERMINATION CATEGORY: RESURVEY

2. OWNER OF RECORD: CLAUDIA PACICCO REMLEY AND KEVIN WILLIAM REMLEY REFER TO DEED VOLUME 270 PAGE 129 OF THE SALISBURY LAND RECORDS.

3. REFER TO TOWN CLERK MAPS #1586, #1710 AND #2394 OF THE SALISBURY LAND RECORDS.

4. PARCEL IS SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS AS MAY EXIST PER REFERENCE MAPS AND FILED DEEDS.

5. SUBJECT PROPERTY IS DESIGNATED AS TAX ASSESSOR'S PARCEL #66-28.

6. SUBJECT PROPERTY IS LOCATED IN ZONE: RR-1 (RURAL RESIDENCE 1).

7. EXISTING BUILDING COVERAGE: 5.0%
EXISTING IMPERVIOUS COVERAGE: 5.7%

8. PROPOSED IMPERVIOUS COVERAGE: 6.2%

9. WETLAND WERE IDENTIFIED AND FLAGGED BY STANSFIELD ENVIRONMENTAL SERVICES AND FIELD LOCATED BY THIS OFFICE.

BURIED UTILITY LOCATIONS TO BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG: 1-800-922-4455

ZONING LOCATION SURVEY

PREPARED FOR

CLAUDIA REMLEY

80 ROCKY LANE

SALISBURY, CONNECTICUT

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

DAVID J. ZYGMONT, L.S. CT LIC. #70364
NOT VALID WITHOUT EMBOSSED SEAL

REVISED 02-05-26 ADD ADJACENT OWNERS ACROSS THE STREET
REVISED 01-19-26 ADD PROPOSED SNOW & SILT FENCE, PROPOSED BURIED PROPANE & WATER LINES, PROPOSED CONSTRUCTION MATERIAL STORAGE AREA & OVERHEAD WIRES.
REVISED 12-11-25 ADD DIMENSIONS TO PROPOSED DECKS & A/C UNIT
REVISED 12-03-25 ADD WETLANDS, NOTE #9 & IRON PIN SET

BERKSHIRE SURVEYING, LLC
(FORMERLY BERKSHIRE ENGINEERING & SURVEYING, LLC)
1 0 1 2
INCHES
143 BANTAM LAKE ROAD (860)567-8007
BANTAM, CONNECTICUT 06750 (860)567-8006(fax)

Date:	09-25-25	Map No.:	5510/3572/2424
Scale:	1"=20'	Client:	Claudia Remley
Proj. No.:	25-5510(ZLS)	Drawn By:	MS

MBL: 66 28
80 Rocky Lane
Salisbury CT 06068

Remley Claudia Pacicco & Remley Kevin William
512 Hudson Street Apt
Hoboken, NJ 07030

PROPERTY ABUTTERS:

NORTH BY:

MBL: 66 29
96 Rocky Lane
Spero C Michael & Joan E Trustees
13756 Rivoli Drive
Palm Beach Gardens, FL 33410

EAST BY:

MBL: 66 32
83 Rocky Lane
Freeman David & Kunes Ellen
PO Box 26
Taconic, CT 06079

MBL: 66 33
79 Rocky Lane
SJMK LLC
50 Rockefeller Plaza 4th Floor
New York, NY 10020

MBL: 66 34
73 Rocky Lane
Martin Stephanie Field & Spoor William Todd
11 Galvin Place
Dedham, MA 02026

SOUTH BY:

MBL: 66 27
62 Rocky Lane
Bravin Jeffrey & Naomi A
Williams Linda & Miller Wesley
PO Box 2
Taconic, Ct 06079

WEST BY:

MBL – 66-13
50 Cedar Crest Road
Kellner Samuel & Judith & Shelly
18 Gramercy Park South #12
New York, NY 10003

Request for Special Permit
80 Rocky Lane
Salisbury, CT 06068

The property at 80 Rocky Lane Salisbury CT, owned by Kevin and Claudia Remley, consists of a primary residence and an ancillary building. This application for a special permit pertains to the ancillary building. The owners reside at the property.

The ancillary building has existed for decades and includes three components:

1. A suite with a bedroom, full bathroom, and kitchen (approximately 529 sq. ft.)
2. A garage (approximately 402 sq. ft.)
3. A one-bedroom living space with a full bathroom (approximately 168 sq. ft.)

Both residential portions of the structure have historically been served by electricity, running water, septic, and heat with insulation.

At the time of purchase in late 2022, it was confirmed through legal review and communication with the Town of Salisbury that the existing structure and its use are grandfathered, including the right to repair and renovate to its pre-existing use. The structure and use are documented on the town property card, and taxes have been assessed and paid accordingly.

The initial intent was to restore the building to its pre-existing condition, including addressing a failed foundation in the garage area. During this process, it was identified that certain plumbing and electrical systems did not meet current code standards and currently considered seasonal use. Following discussions with the Town, we understand there is a preference for all structures and associated systems to meet current, year-round code requirements.

Accordingly, while restoration to pre-existing use is permissible, we are seeking a special permit to bring the entire structure into compliance with current codes. To do so, the garage space (including the foundation and related mechanical systems) will be updated in a way that it is considered living space. We are also requesting the addition of two exterior decks.

The total enclosed floor area will remain approximately 1,099 sq. ft., unchanged from existing conditions. The proposed decks will add approximately 310 sq. ft. of exterior space.

Aside from the decks and the interior updates described previously, there is no expansion of the building footprint or change in use. The proposed improvements are designed to maintain the residential character of the property. The plans have been developed to better align the ancillary building with the primary residence in both function and appearance, while remaining consistent with the overall character of the lot.

The property provides ample off-street parking between the two structures, accommodating approximately 3–4 vehicles, with additional areas available if needed.

The existing ancillary structure has independent access, as well as its own kitchen, bathroom, and utility services. These features will be maintained as part of the proposed updates. Upon approval of the special permit, the improvements will ensure the structure complies with applicable code requirements, including minimum utility and installation standards as outlined in the Zoning Application Form.

The proposed plans have been reviewed and approved by the Torrington Area Health District and the Salisbury Inland Wetlands & Watercourses Commission. Reviews by the Historic District Commission and Conservation District Commission are not required.

Bodwell Engineering and Surveying
92 Cream Hill Rd.
West Cornwall, CT 06796
(860) 318-5300 - Bodwellengineering@gmail.com

Construction sequence for 80 Rocky Lane - Salisbury

1. Install silt fence as shown on plan
2. Excavate trench from well and propane tank to garage/dwelling. This should be done when rain is not in the forecast
3. Install propane and water line.
4. Back fill propane and water line and topsoil and seed over trench and cover with mulch.
5. Excavate trench from CL&P pole 1327 to garage/dwelling. This should be done when rain is not in the forecast
6. Install electrical conduit
7. Back electrical conduit and topsoil and seed over trench and cover with mulch.
8. Construct proposed decks as shown on plan
9. Once grass has been established over trenches, removed silt fence and restore the area where silt fences were installed.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- OVERHEAD WIRES
- DRAINAGE PIPE
- UTILITY POLE WITH ANCHOR
- EXISTING IRON PIN OR PIPE
- STONE RETAINING WALL
- LAMP POST — LP
- WELL — W
- LEDGE OUTCROP — LEDGE
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- PROPOSED SILT FENCE
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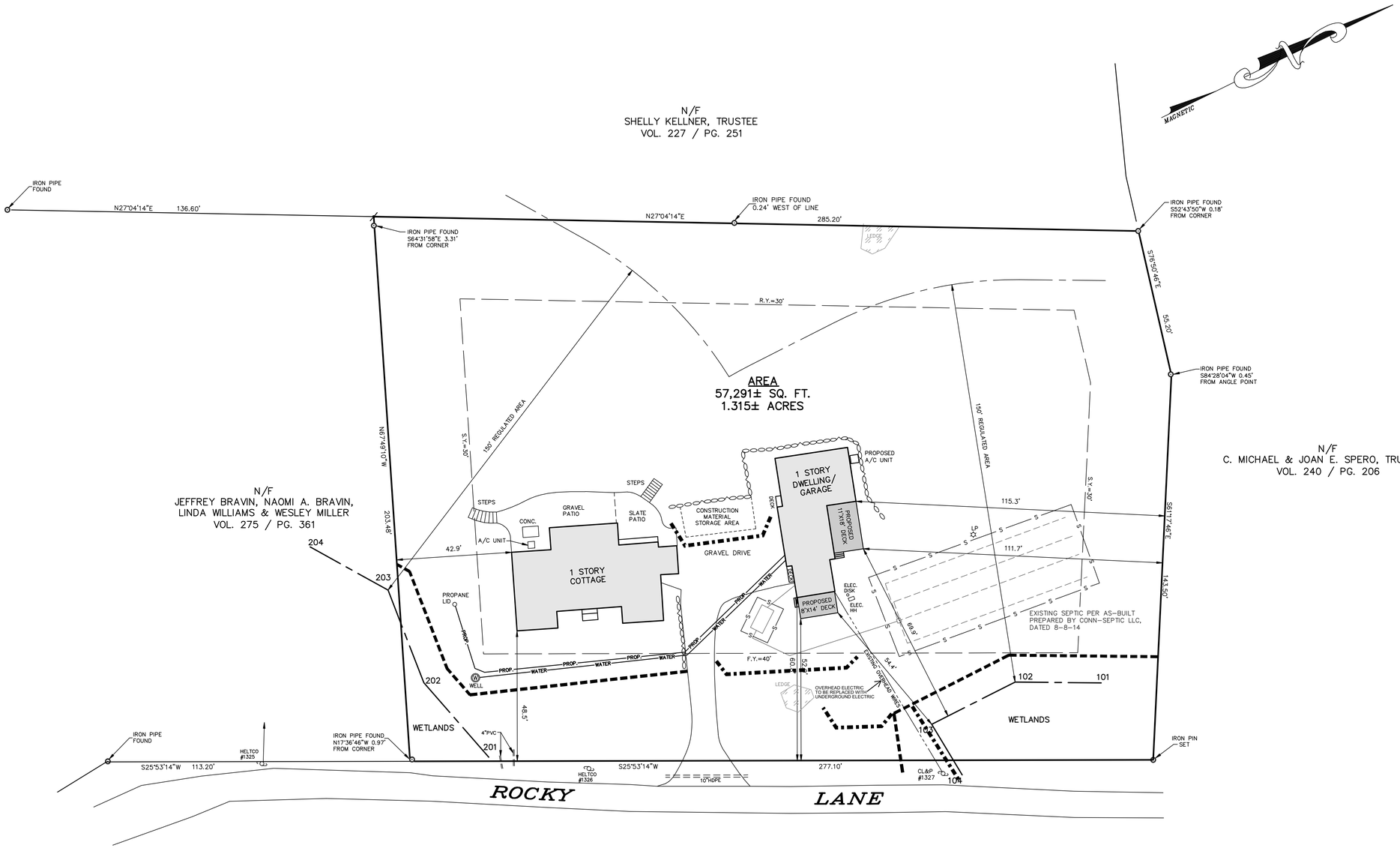

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REVIEW PRINT 01–19–26

DAVID J. ZYGMONT, L.S. CT LIC. #70364
NOT VALID WITHOUT EMBOSSED SEAL

BERKSHIRE SURVEYING, LLC
(FORMERLY BERKSHIRE ENGINEERING & SURVEYING, LLC)
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Scale:	1"=20'	Client:	Claudia Remley
Proj. No.:	25–5510(ZLS)	Drawn By:	MS

INLAND WETLANDS & WATERCOURSES COMMISSION

REGULAR MEETING

JANUARY 26, 2026 – 6:30PM (REMOTE)

1. Call to Order. The meeting was called to order at 6:30pm.

2. Roll Call. Present: Vivian Garfein, Larry Burcroff, Russ Conklin, Tracy Brown, John Harney, Sally Spillane, Abby Conroy (Land Use Director), Miles Todaro (Land Use Tech Specialist) and Georgia Petry (Recording Secretary). Absent: Maria Grace

3. **Approval of Agenda. So Moved** by L. Burcroff, seconded by S. Spillane, **With All in Favor**.

4. January 12, 2026. A **Motion to Approve the Minutes of January 12, 2026** was made by L. Burcroff, seconded by R. Conklin, **With All in Favor**.

5. January 16, 2026 (Special Meeting). A **Motion to Approve the Minutes of January 16, 2026** was made by S. Spillane, seconded by L. Burcroff, **With All in Favor**.

6. Public Comment – None

7. #IWWC-26-2 / 328 Between the Lakes Road / Map 67, Lot 08 / Owner: Peter Peirce & Jill Esterson / Applicant: Peter Peirce / Stump Grinding / DOR: 1/26/2026
   V. Garfein described the details of the application, including 5 stumps to be ground. S. Spillane had suggested planting more plants. L. Burcroff asked if the application is only for this property now; V. Garfein answered yes. J. Harney was pleased with the response and would approve with S. Spillane's recommendations for an increased buffer. S. Spillane suggested planting viburnums. V. Garfein asked A. Conroy for direction; A. Conroy responded that the application should be received tonight and dealt with it at the next meeting, as the applicant was not present.

8. #IWWC-26-5 / 265 Housatonic River Road / Map 12, Lot 32 / Owner/Applicant: Jennifer A. Wening / Construct new in-ground pool / DOR: 1/26/2026
   V. Garfein wants more information, regarding the wetlands delineation; A. Conroy described some of the details on the site plan and noted that the URA is not shown. J. Harney asked about the size of the pool; S. Spillane responded it would be 15'x40'. A. Conroy commented that the property is partly in the Housatonic River corridor and will have to be reviewed by tat Commission as well. L. Burcroff wants information about silt fencing and sedimentation controls. The application was received for the next meeting on February 9, 2026.

9. #IWWC-26-6 / 80 Brinton Hill Road / Map 8, Lot 21 / Owner: Cory and Meredith Murphy / Construct new single-family dwelling, detached garage, driveway and associated site improvements. / DOR: 1/26/2026 / Tabled
   V. Garfein briefly reviewed some older documents about the property. A. Conroy noted that this site did not have previous approval from the IWWC; this is a new application that needs new maps and other information. There is an intermittent stream, but more information is needed about wetlands soils from a soil scientist. R. Conklin asked how far uphill the site is. All new delineations and site plans are needed. **Tabled** to next meeting.

10. #IWWC-25-77 / 80 Rocky Lane / Map 66, Lot 28 / Owner: Claudia Remley Pacicco and Kevin William Remley / Applicant:/Agent: Riga Construction (Andrew Pelletier) / Renovate existing accessory building, add foundation and new decks / DOR: 11/10/2025
    According to A. Conroy, new documents had been uploaded in the afternoon. Claudia Remley, owner, gave a summary of the details that had been requested and all materials that were provided. Roger Hedman, Contractor, commented that all of the IWWC questions had been covered. R. Conklin commented that his questions had been answered; L. Burcroff was satisfied. S. Spillane suggested using native plants when landscaping. A **Motion to Approve Application #IWWC-25-77** was made by L. Burcroff, seconded by S. Spillane, **With All in Favor**. R. Conklin asked that **the Standard Conditions apply**.

11. #IWWC-25-79 / 100 Interlaken Road / Map 39, Lot 16 / Owner: Dana & Frederick Rohn / Applicant: Dana Rohn / Build a Single Family Dwelling in the Upland Review Area / DOR: 12/15/2025
    Pat Hackett, Engineer, described an updated site plan he submitted, following the site visit. L. Burcroff, J. Harney and S. Spillane commented that the site visit had been helpful; V. Garfein thanked the members for their observations. S. Spillane and J. Harney commented that the owners had done a very good job. A **Motion to Approve Application #IWWC-25-79, With the Standard Conditions**, was made by S. Spillane, seconded by J. Harney, **With all in Favor**.

12. #IWWC-25-82 / 250 & 251 Canaan Road / Map 16, Lot 05 $ 15, Lot 41 / Owner/Applicant: Salisbury School Inc / Agents: Dawn Marti and Ken Romeo / Underground Pedestrian Tunnel Beneath Route 44 / DOR: 1/12/2026 / **Tabled**

13. Report of Agent Determination
    a. #IWWC-26-3 / 105 Belgo Road / Map 10, Lot 05-1 / Owner: Cameron Blanchard & Daniel Suratt / Applicant: Chris Najdek / Living room addition in pace of porch
       There will be a silt fence during construction, according to A. Conroy, who reviewed and approved the application.

b. #IWWC-26-4 / 32 Millerton Road / Map 45, Lot 05 / Owner: Salisbury Housing Committee Inc / Applicant: New England Permitting, LLC DBA DiGiorgi Roofing & Siding / Replace and reconfigure existing three-level fire escape porch and stairs for multi-family dwelling
The application was reviewed and approved by A. Conroy.

Adjournment. So Moved by S. Spillane, **With All in Favor**.

Torrington Area Health District Approval

To Whom it May Concern,

Approval has been supplied by TAHD and accepted by the wetlands commission.

Thanks,

Claudia and Kevin Remley

GENERAL CONDITIONS:

GREAT FALLS DRAFTING (GFD) & CHRIS CLARK'S (CMC) LIABILITY SHALL NOT EXCEED THE VALUE OF THE SUM OF INCLUDED DRAFTING SERVICES & THE OWNER WILL INDEMNIFY AND HOLD GFD / CMC HARMLESS AGAINST ANY LOSSES THAT WOULD EXCEED THE SUM OF PROJECT FEE. ADDITIONALLY, BOTH THE ELECTRONIC FILES & PRINTED PLANS GENERATED BY OUR FIRM, AND ANY CONSULTANT TEAM, ARE PROPRIETARY INFORMATION AND THE RESPECTIVE FIRMS HOLD THE COPYRIGHTS ON THE ENCLOSED INFORMATION. PLEASE NOTE THAT THE DRAWINGS AND SPECIFICATIONS MAY BE USED ONLY FOR THE EXPRESS PURPOSE OF INFORMATION FOR THIS PARTICULAR PROJECT/ADDRESS AND CANNOT BE USED OR COPIED, LOANED OR ASSIGNED FOR ANY OTHER PURPOSE EXCEPT WITH THE EXPRESSED WRITTEN PERMISSION OF THE AUTHORING FIRM.

THE CONTRACTOR SHALL PROVIDE OR COORDINATE ANY & ALL WORK NOT INDICATED IN THE FOLLOWING DOCUMENTS / PLANS, BUT REQUIRED TO COMPLETE A SOUND, STABLE AND WEATHER TIGHT BUILDING, IN ACCORDANCE WITH THE BEST LOCAL BUILDING PRACTICES, AND IS THE RESPONSIBLE PARTY DUE TO THEIR ON-SITE PRESENCE AND SHALL BE RESPONSIBLE FOR THE EXECUTION OF THE WORK & PROPER PLACEMENT OF MATERIALS.

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL ASPECTS OF THE BUILDING CONSTRUCTION COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS INCLUDING STRUCTURAL COMPONENTS.

CONTRACTOR TO MAKE NECESSARY MODIFICATIONS TO THE SITE GRADING AS REQUIRED.

THE OWNER AND THE CONTRACTOR ARE RESPONSIBLE TO ENSURE THAT ALL MATTERS INVOLVED IN THE CONSTRUCTION ARE DONE IN A MANNER THAT COMPLIES WITH ALL CURRENT AND APPLICABLE LAWS, CODES & ORDINANCES GOVERNING THE SUBJECT HOME. THIS INCLUDES ADEQUATE & THOROUGH COMPLIANCE WITH ALL FIRE CODE REQUIREMENTS AT THE GARAGE & MECHANICAL AREAS.

IF ANY FIELD CONDITIONS PRECLUDE COMPLIANCE WITH THESE DRAWINGS AND/OR CONDITIONS SPECIFIED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/DESIGNER IMMEDIATELY AND SHALL NOT PROCEED WITH THE AFFECTED WORK.

THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS, DETAILS AND CONDITIONS PRIOR TO START OF CONSTRUCTION THAT MAY BE IMPACTED BY VARIATIONS FROM THE CONDITIONS SHOWN HEREIN.

DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. DO NOT SCALE DRAWINGS.

PLAN NOTES & SPECIFIC DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES & TYPICAL DETAILS.

WATER RESISTANT GREEN BOARD TYPICAL AT ALL WET LOCATIONS

CEMENTUOUS BOARD TYPICAL AT ALL VERTICAL TILE LOCATIONS

TILE JOINTS TO ALIGN FROM HORIZONTAL FACE TO VERTICAL FACE TYPICAL

ALL ACCESS PANELS IN FIRE RATED PARTITIONS TO MATCH PARTITION RATING

CONTRACTOR TO COORDINATE INSTALLATION AND DELIVERY OF ALL APPLIANCES. OWNER TO RETAIN WARRANTY. CONTRACTOR TO COORDINATE AND VERIFY ALL SERVICES, ROUGHING, TOLERANCES OF EQUIPMENT WITH MANUFACTURER'S SPECIFICATIONS

THERMAL AND MOISTURE PROTECTION

PROVIDE CONTINUOUS RIDGE & SOFFIT VENT OR CODE COMPLIANT GABLE VENTS (WHERE APPLICABLE) -(UNLESS USING CLOSED CELL SPRAY FOAM)

ALL VAULTED CEILING & INSULATED ROOF APPLICATIONS TO ALLOW FOR PROPER AIRFLOW PER CODE USING "PROPER VENT" OR APPROVED EQ. -(UNLESS USING CLOSED CELL SPRAY FOAM)

INSTALL 10 MIL. POLYETHYLENE VAPOR BARRIER @ EXTERIOR WALLS (OR ZIP WALL OR EQ), CEILINGS, AND 10 ML UNDER SLABS. (WHERE APPLICABLE)

PROVIDE ONE COURSE OF ICE & WATER SHIELD AT VALLEY CONDITIONS AND MIN. 36" WIDTH ALONG EVE EDGE OF ROOF. COVER REMAINDER OF ROOF SURFACE WITH MIN. 15# FELT OR EQ.

GUTTERS AND DOWNSPOUTS ARE TO BE INSTALLED IN A MANNER THAT MEETS ALL LAWS, CODES & ORDINANCES.

INSULATION CONTRACTOR TO PROVIDE "RES CHECK" REPORT IF REQUIRED

AIR SEAL ENTIRE BUILDING ENVELOPE AS REQUIRED. CONTRACTOR TO PROVIDE BLOWER DOOR TEST PER CODE.

PROVIDE DRIP CAP FLASHING OVER ALL EXTERIOR WINDOWS, DOORS, & GABLE VENT UNITS.

PROVIDE CODE COMPLIANT FLASHING AT ALL DECK LOCATIONS.

FOUNDATION NOTES:

ALL FOOTINGS TO BE CAST ON COMPACTED APPROVED, DRY, WARM VIRGIN EARTH OR STRUCTURAL FILL WITH A MINIMUM DENSITY OF 95%.

CONCRETE MIX:

WALLS & FOOTINGS: FC 3,000 PSI AT 28 DAYS

INTERIOR SLABS INCLUDING BASEMENTS: FC 3,500 PSI AT 28 DAYS

EXTERIOR & GARAGE SLABS ON GRADE: FC 4,000 PSI AT 28 DAYS

FLOOR SLABS WILL BE CAST ON A WELL DRAINED, COMPACTED GRAVEL BASE WITH A MINIMUM 95% DENSITY. CONSULT A STRUCTURAL ENGINEER IF CONDITIONS VARY.

USE 6-ML. POLY. VAPOR BARRIER BELOW INTERIOR CONCRETE SLABS.

CONTRACTOR TO PROVIDE FOOTING STEPS AS REQUIRED TO MEET THE LOCAL FROST DEPTH REQUIREMENTS.

THE CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE FREEZE PROTECTION FOR CONCRETE AS TEMPERATURE'S REQUIRE.

ADMIXTURE TO SPEED CONCRETE CURING IS NOT ALLOWED.

CONTRACTOR TO INSTALL BASEMENT WINDOW UNITS PER MANUF. INSTALLATION INSTRUCTIONS (IF APPLICABLE).

ALL BAR REINFORCING FOR CONCRETE TO CONFORM TO ASTM A615, GRADE 60.

CONCRETE ACCESSORIES SHALL BE ADEQUATE TO MAINTAIN REINFORCING ACCURATELY IN PLACE AND BE OF A NON-CORROSIVE, NON-STAINING TYPE.

LAP ALL BAR REINFORCING PER ACI 318. STAGGER SPLICES IN HORIZONTAL WALLS AND SLABS.

WELDED WIRE FABRIC SHALL HAVE MINIMUM END AND SIDE LAPS OF 1'-0", AND CONFORM TO ASTM A185.

A.C.I. "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", A.C.I. 318 - LATEST EDITION, AND "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", ACI 315 - LATEST EDITION, SHALL APPLY.

DESIGN VALUE / SOIL BEARING CAPACITY= 2,000 P.S.F.

FOOTINGS SHALL BEAR ON COMPACTED WELL DRAINED UNDISTURBED SOIL & MUST MEET OR EXCEED THE DESIGN VALUE FOR BEARING CAPACITY. OBTAIN SOIL TESTING REPORT AND CONSULT A STRUCTURAL ENGINEER IF SITE CONDITIONS VARY FROM THE DESIGN VALUE INDICATED.

CONSULT PROFESSIONAL ENGINEER AS NEEDED FOR FOUNDATION CONNECTION TO ROCK LEDGE, AND FOR WALL DESIGN EXCEEDING 9 FEET IN HEIGHT IF APPLICABLE.

REINFORCEMENT COVER, UNLESS NOTED OTHERWISE:
1.) FOOTINGS AND GRADE BEAMS
- BTM. 3", - TOP 1-1/2".
2.) WALLS - OUTSIDE 2", INSIDE 1"
3.) SLABS - 1-1/2" FROM TOP

6" PERFORATED FOOTING AT PERIMETER OF EXTERIOR FOOTINGS. DRAINS SHALL EXTEND TO DAYLIGHT

PROCOR FLUID APPLIED WATERPROOFING OR EQ. AT EXTERIOR OF WALL BELOW GRADE

CONTRACTOR WILL PROVIDE ADEQUATE DRAINAGE TO FOOTING DRAINS AT BASEMENT WINDOW WELLS SO AS TO PREVENT POOLING OF WATER OR WATER DAMAGE TO WINDOWS.

HVAC

HEATING SYSTEM: DESIGN-BUILD SYSTEM TO BE INSTALLED BY A LICENSED CONTRACTOR WHO WILL WILL SUPPLY LABOR AND MATERIALS FOR AN OWNER APPROVED SYSTEM THAT MEETS ALL CODE REQUIREMENTS.

VENT THE HEATING SYSTEM AND APPLIANCES PER CODE.

PROVIDE COMBUSTION AIR SUPPLY AS APPLICABLE OR AS REQUIRED BY CODE.

AIR CONDITIONING TO BE DECIDED ON BETWEEN OWNER AND CONTRACTOR.

PROVIDE MAKE-UP AIR SUPPLY & EXHAUST FAN IN BATHROOMS AND FOR KITCHEN RANGE HOOD.

CONTRACTOR MUST COORDINATE WITH FRAMERS TO ENSURE ADEQUATE CHASEWAYS FOR MECHANICALS PRIOR TO CONSTRUCTION.

FRAMING NOTES:

THE FOLLOWING ARE MINIMUM REQUIREMENTS FOR THE CONSTRUCTION OF THE SUBJECT BUILDING. ADDITIONAL REQUIREMENTS MAY APPLY THAT ARE NOT SPECIFICALLY INDICATED HEREIN. REFER TO APPLICABLE CODES, SITE AND STRUCTURAL PLANS FOR FURTHER INFORMATION AND ADDITIONAL REQUIREMENTS. IF QUESTIONS OR DISCREPANCIES ARISE, CONTACT THIS OFFICE BEFORE MATERIALS ARE PURCHASED OR DELIVERED, AND BEFORE IMPLEMENTING ANY ASSOCIATED WORK.

DESIGN LOADS

LOAD LOCATION	LIVE LOAD	DEAD LOAD
ROOF FRAMING	20 LBS / SQ. FOOT	15 LBS / SQ. FOOT
SNOW LOAD -HEATED SPACE	40 LBS / SQ. FOOT	-
SNOW LOAD -UNHEATED SPACE	48 LBS / SQ. FOOT	-
WIND LOADS	115 LBS / SQ. FOOT	-
CEILING FRAMING	20 LBS / SQ. FOOT	10 LBS / SQ. FOOT
FLOOR FRAMING	40 LBS / SQ. FOOT	15 LBS / SQ. FOOT
DECK FRAMING	60 LBS / SQ. FOOT	15 LBS / SQ. FOOT

ALL DIMENSIONS ARE TO FACE OF WALL STUD U.N.O.

ALL EXTERIOR WALL STUDS: 2x6 @ 16" O.C. U.N.O.

INTERIOR PARTITION WALL STUDS: 2x4 @ 16" O.C. U.N.O.

DOUBLE UP FLOOR JOIST BELOW PARALLEL WALLS - TYP.

PROVIDE DOUBLE STUD AT EACH END OF WOOD HEADERS, TYPICAL, UNLESS NOTED OTHERWISE.

NOTCHING AND/OR CUTTING OF STUDS TO CLEAR ANCHOR BOLTS IS NOT ALLOWED.

WALL STUDS SHALL HAVE FULL BEARING TO THE FOUNDATION PLATE.

Fb = 1100 P.S.I. FLUSH FRAMING CONDITION SHALL HAVE TOP BEARING TYPE JOIST HANGERS. fv = 85 P.S.I. E = 1,600,000 P.S.I.

APPROVED EPOXY ANCHORS MAY BE USED IN LIEU OF SILL PLATE ANCHOR BOLTS. EPOXY BOLT SYSTEM MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL PRIOR TO INSTALLATION.

STACK ALL BEARING STUDS, CRIPPLE STUDS AND POSTS FROM ROOF AND FLOOR LEVEL DOWN TO FOUNDATION.

PROVIDE CONTINUOUS SOLID BLOCKING WITHIN FLOOR FRAMING CAVITY AT ALL STRUCTURAL BEARING POINTS FROM ABOVE. BLOCKING MUST BE CONTINUOUS TO SUPPORTING MEMBER OR FOUNDATION BELOW.

ALL WOODEN MEMBERS THAT ARE IN CONTACT WITH CONCRETE OR MASONRY MUST BE PRESSURE-TREATED.

ALL POSTS SHALL STACK AND BE CONTINUOUS TO FOUNDATION OR APPROPRIATE SUPPORT BEAM.

SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONAL REQUIREMENTS. CONTRACTOR MUST REVIEW PLANS AND CONSULT DESIGNER PRIOR TO CONSTRUCTION IF CLARIFICATIONS ARE REQUIRED.

VERIFY PLATE AND FRAMING ELEVATIONS WITH ARCHITECTURAL DRAWINGS.

SEE ARCHITECTURAL DRAWINGS FOR ROOF PITCH INFORMATION.

WOOD CONSTRUCTION SHALL BE PER AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC) STANDARDS AND SPECIFICATIONS, AND NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) AS PUBLISHED BY NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA)

ALL LUMBER FRAMING MEMBERS ARE TO HAVE THE FOLLOWING MINIMUM BASE DESIGN VALUES IN ACCORDANCE WITH THE LATEST ISSUE OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) AS PUBLISHED BY NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA):

NO. 2, SOUTHERN YELLOW PINE:
Fb= 1200 P.S.I.
Fv= 90 P.S.I.
E= 1,200,000
1 OR BETTER DOUGLAS FIR-LARCH SOUTH
Fb= 1000 P.S.I.
Fv= 85 P.S.I.
E= 1,600,000

PORCH POST, COLUMNS, FLOOR, ROOF, BEAMS, DECK & DECK RAIL AND TRUSSES ARE ALL JOINED WITH CODE COMPLIANT *"SIMPSON STRONG TIE"* CONNECTORS WITHOUT EXCEPTION INCLUDING *"DTT21"* TENSION TIES @ COVERED & SCREENED PORCH FLOOR APPLICATIONS & *"H2.5A"* @ VAULTED CEILING CONDITION RAFTERS

ALL DIMENSIONAL FRAMING LUMBER SHALL BE AS GRADED PER AMERICAN LUMBER STANDARDS (U.N.O.) WITH MINIMUM GRADES AS FOLLOWS:

STUDS, POSTS & JACK'S:	STUD GRADE
PLATES, BLOCKS AND MISCELLANEOUS:	STUD GRADE
JOIST'S, RAFTERS, TIES & HEADERS:	#2 DOUGLAS FIR

WALL SHEATHING, ROOF DECK AND SUB FLOOR, SHALL BE CONTINUOUS OVER TWO (2) OR MORE SPANS AND FACE GRAIN PERPENDICULAR TO SUPPORT.

FRAMING NOTES CONT'D:

U.N.O. ALL HANGERS, STRAPS, CLIPS AND HOLD-DOWN'S SHALL BE MANUFACTURED BY "SIMPSON STRONG TIE" OR APPROVED EQUAL. CONTRACTOR MUST SUPPLY AND INSTALL METAL LUMBER CONNECTORS PER CODE AND MANUF. RECOMMENDATIONS.

LAMINATE PLYWOOD BEAMS (LVL) SHALL HAVE THE FOLLOWING STRUCTURAL PROPERTIES: Fb = 2900 psi Fv (Horiz.) = 285 psi E = 2,000,000 psi NAILING OF MULTIPLE MEMBERS SHALL BE AS REQUIRED BY THE MANUFACTURER.

MULTI-PLY LVL BEAMS SHALL BE FASTENED WITH "FASTEN MASTER" SCREWS OR EQ.

"TJI" FLOOR SYSTEMS TO BE INSTALLED PER CODE AND MANUFACTURERS RECOMMENDATIONS WITHOUT EXCEPTION.

TRUSS JOIST 1 $\frac{7}{8}$" (MIN.) TIMBERSTRAND LSL RIM BOARD TO BE USED THROUGHOUT.

3/4 " T&G OSB (OR FIR) PLYWOOD OR APPROVED EQ. TO BE USED AT SUB FLOORS. RECOMMEND ADVANTEC SUB-FLOOR ADHESIVE INSTALLED PER MANUF. SPECS.

BEARING OF ALL BEAMS SHALL BE 3" MINIMUM. LAMINATED BEAMS SHALL NOT BE USED IN LOCATIONS EXPOSED TO THE WEATHER, UNLESS THEY HAVE BEEN TREATED WITH WATER REPELLENT.

DO NOT ATTEMPT TO BUILD FROM DIMENSIONS "SCALED OFF" THESE DRAWINGS. DIMENSIONS SHOWN ARE FROM OUTSIDE OF EXTERIOR FRAME WALLS TO EITHER SIDE OF INTERIOR STUDS.

ALL EXTERIOR AND BEARING WALL OPENINGS TO HAVE 2-2x10 HEADERS UNLESS OTHERWISE SPECIFIED.

ROUGH OPENING HEAD HEIGHT FOR WINDOWS IS 6'-10" U.N.O. (SEE PLAN) OR AS NEEDED TO MATCH INTERIOR DOORS

NUMBER OF EXTERIOR STEPS TO BE DETERMINED BY GRADE. HANDRAILS ARE REQUIRED FOR 3 OR MORE RISERS.) MAX. RISER = 7 3/4"

AT DECK LOCATIONS GUARDRAILS ARE REQUIRED WHERE THE DECK IS 30" OR MORE ABOVE GRADE

PLUMBING

ALL ASSOCIATED WORK MUST BE PERFORMED BY LICENSED CONTRACTOR.

SUPPLY OWNER SELECTED FIXTURES & INSTALL PER CODE.

WATER HEATER & BOILER / FURNACE UNITS PER OWNER / MECH. CONTRACTOR AGREEMENT.

INSULATION REQUIREMENTS

LOCATION	VALUE
(FINAL VALUES AS ALLOWED BY EXISTING FRAMING)	
- FLOOR OVER CONDITIONED SPACE CONSTRUCTION	R-30
- ROOF / CEILING	R-42
- FOUNDATION WALL (WHERE REQD.)	R-10
- BASEMENT / GARAGE SLAB PERIMETER	R-10
- EXTERIOR WALLS	R-15

WINDOWS

USE WINDOWS PER OWNER SPEC WITH LOW - E GLASS AND COLOR **SPEC PER OWNER**, & INSTALLED PER MANUFACTURER GUIDELINES. SCREEN COLOR PER OWNER SELECTION.

SECOND STORY WINDOWS TO INCLUDE FALL PROTECTION AS REQUIRED PER CODE.

CONTRACTOR MUST LOCATE & INSTALL WINDOWS WITH RESPECT TO CODE REQUIREMENTS CONCERNING SILL HEIGHT, SAFETY GLAZING, AND EGRESS.

EGRESS WINDOWS TO MEET OR EXCEED CLEAR OPENING AREA OF 5.7 SQ. FT. OR 0.53 M², CLEAR OPENING WIDTH OF 20" AND CLEAR OPENING HEIGHT OF 24". FINISHED SILL SHALL BE NO MORE THAN 44" FROM FINISHED FLOOR

MULLED WINDOWS MUST HAVE INTERMEDIATE SUPPORT COLUMNS PER MANUF. RECOMMENDATIONS.

CONTRACTOR MUST CONFIRM ROUGH OPENING REQUIREMENTS WITH THE WINDOW MANUFACTURER PRIOR TO ORDERING & CONSTRUCTION.

WINDOW HEAD CASING TO BE FLASHED AS NEEDED TO PREVENT WATER PENETRATION.

WINDOW ROUGH OPENING TO HAVE ADEQUATE WATERPROOFING TO ENSURE THOROUGHLY SEALED OPENINGS / BUILDING ENVELOPE.
IE; ZIP STRETCH TAPE OR EQ.
-NOTE: VYCOR NOT ALLOWED WHERE IT WILL BE IN CONTACT WITH ANY VINYL WINDOW SURFACES OR PARTS.

ABBREVIATIONS

ABV	ABOVE
AB	ABOVE & BELOW
ALUM.	ALUMINUM
B	BELOW
BLDG.	BUILDING
C.J.	CONTROL JOINT
CL.	CLOSET
CLG.	CEILING
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
DIA.	DIAMETER
DN.	DOWN
DWG.	DRAWING
EA.	EACH
ELEV.	ELEVATION
EQ.	EQUAL
EX.	EXISTING
EXIST.	EXISTING
EXT.	EXTERIOR
F/FDN.	FACE OF FOUNDATION
G.C.	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
GL	GLASS
GYP. BD.	GYPSUM BOARD
GWB	GYPSUM BOARD
HD.	HEAD
HORIZ.	HORIZONTAL
HT.	HEIGHT
H.W.F.	HARD WOOD FLOOR
LIN.	LINEN
LVL	LAMINATED VENEER LUMBER
MAX.	MAXIMUM
MIN.	MINIMUM
MFR.	MANUFACTURER
M.O.	MASONRY OPENING
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
O.H.D.	OVER HEAD DOOR
OPN'G.	OPENING
PLM	PARALLAM BEAM
PT.	PAINT
P.T.	PRESSURE TREATED
PTD.	PAINTED
REQ'D	REQUIRED
R.O.	ROUGH OPENING
SIM.	SIMILAR
SST	SIMPSON STRONG TIE
STD.	STANDARD
S.V.	SHEET VINYL
T./	TOP OF
T.O.W.	TOP OF WALL
T.S.F.	TOP OF SUB-FLOOR
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
WD.	WOOD
W.I.C.	WALK IN CLOSET
WP	WATERPROOF

ELECTRICAL

ALL ELECTRICAL WORK SHALL MEET BUILDING CODE REQUIREMENTS AND MUST BE PERFORMED BY A LICENSED ELECTRICIAN.

ELECTRICAL CONTRACTOR SHALL COORDINATE SWITCH, OUTLET & FIXTURE LOCATIONS W/ OWNER PRIOR TO ROUGH IN.

FIXTURE SELECTIONS SHALL BE PER OWNER / CONTRACTOR AGREEMENT & SPEC.

SUPPLY AND INSTALL HARD WIRED SMOKE DETECTOR SYSTEM WITH BATTERY BACKUP. INSTALL DETECTORS IN ALL BEDROOMS, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH FLOOR LEVEL AND AT THE TOP OF EACH STAIR. ALSO ADD ONE (1) DETECTOR AT FURNACE AREA, IN THE GARAGE - AND/OR AS REQUIRED BY CODE.

SUPPLY & INSTALL Co DETECTOR'S PER CODE OR SMOKE/Co2.

SUPPLY AND INSTALL ELECTRIC O.H.D. OPERATORS

DRAWING INDEX

SHEET	DESCRIPTION
	BERKSHIRE SURVEYING, LLC SHT:1 OF 1: ZONING LOCATION SURVEY
A0.0	GENERAL CONDITIONS & NOTES
A1.0	FOUNDATION PLAN & DETAILS, FLOOR FRAMING
A1.1	FLOOR PLAN & DEMO. PLAN, GARAGE CROSS SECTION

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GREAT FALLS DRAFTING
COLORADO
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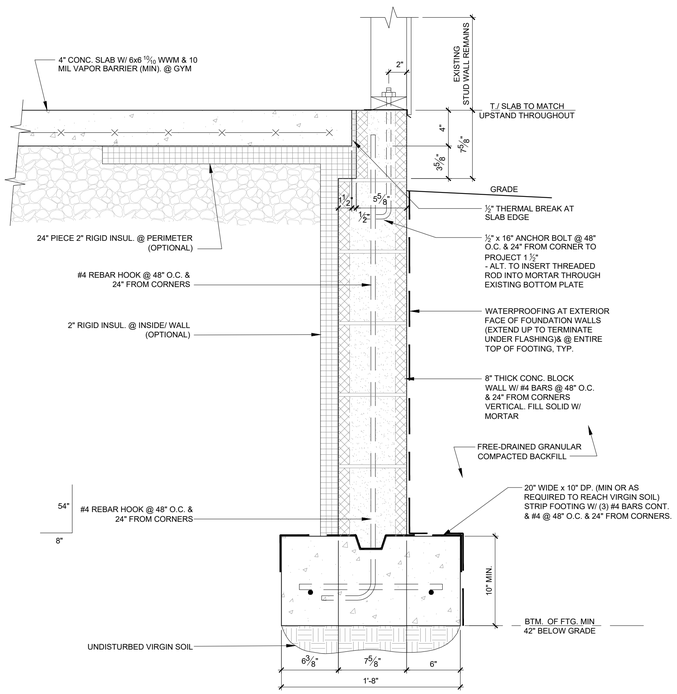
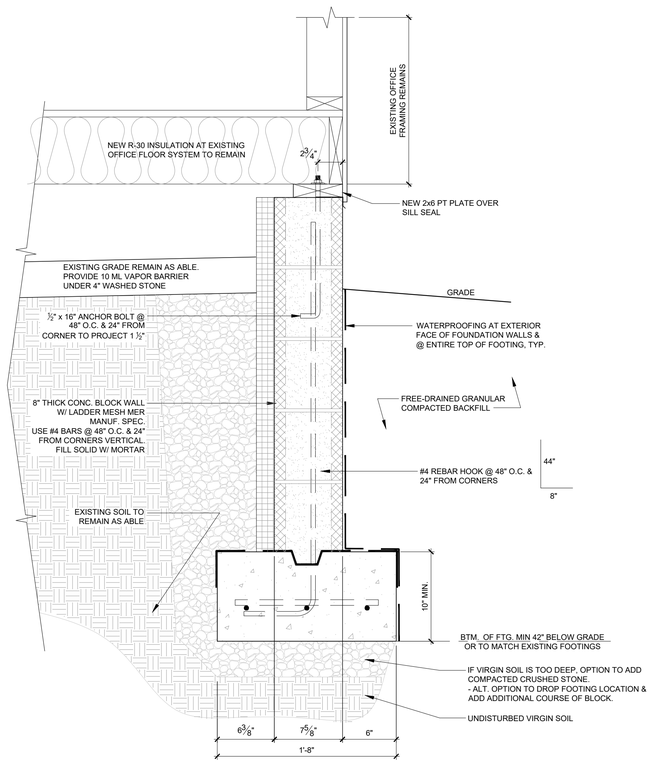
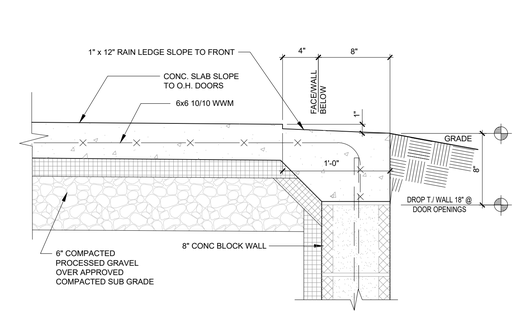
Date: 2026.01.14
Sheet No:
A0.0



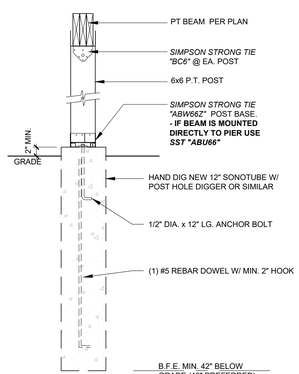
B GARAGE FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"



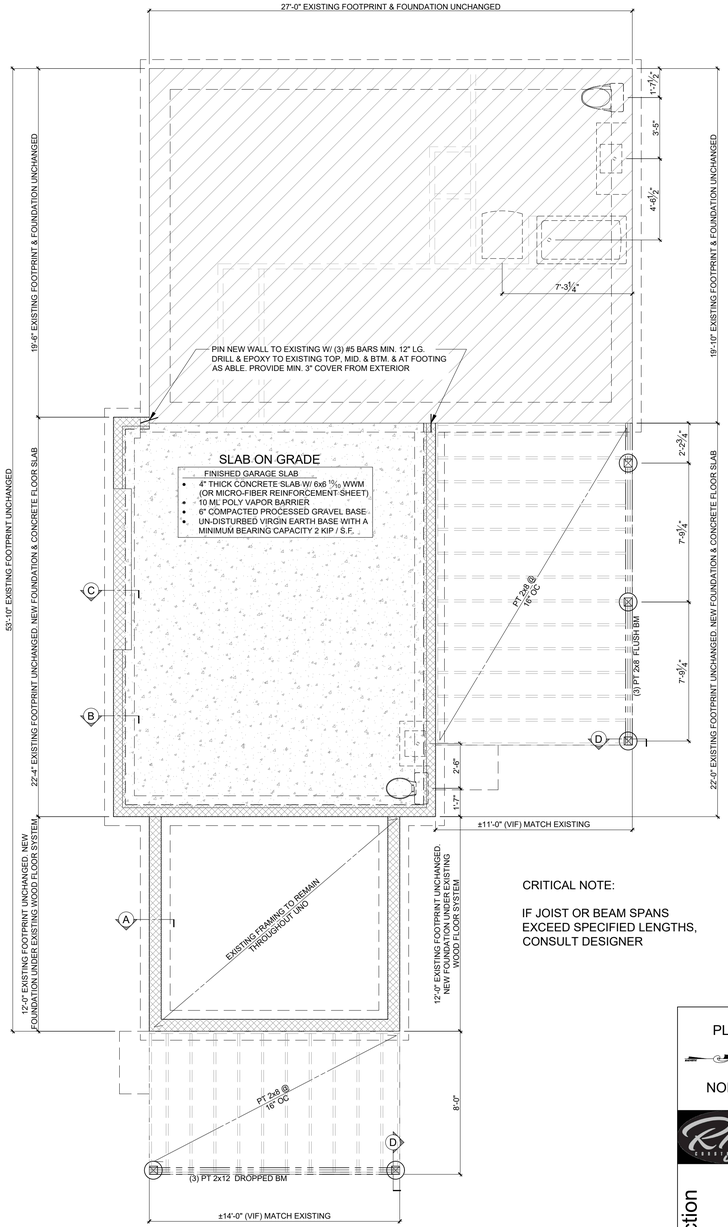
A OFFICE FOUNDATION DETAIL
SCALE: 1 1/2" = 1'-0"



C TYP. RAIN LEDGE DETAIL
SCALE: 1 1/2" = 1'-0"



D 6x6 SONOTUBE
SCALE: 3/4" = 1'-0"



FOUNDATION & FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

CRITICAL NOTE:

IF JOIST OR BEAM SPANS EXCEED SPECIFIED LENGTHS, CONSULT DESIGNER

WALL KEY:

NEW 8" CONC BLOCK ON NEW FOOTING	
EXIST. STRUCTURE REMAINS	
NEW POURED CONC. SLAB	

CONSTRUCTION SEQUENCING NARRATIVE

- **FOOTPRINT OF EXISTING BUILDING REMAINS UNCHANGED.** SEE FOUNDATION PLAN FOR FOUNDATION INFO
- FOUNDATION WORK SHALL OCCUR FROM INSIDE THE BUILDING, ALLOWING ALL MACHINERY TO STAY CONFINED TO THE EXISTING DRIVEWAY. SEE FOUNDATION ANNOTATION ON A1.0 FOR FURTHER INFO
- **SEE SITE PLAN FOR EROSION CONTROL & OTHER OUTSIDE OF BUILDING UPDATES**
- ARCHITECTURAL PLANS TO SHOW DELINEATION OF GUEST HOUSE ROOMS / INTERIOR LAYOUT. ARCHITECTURAL DETAILS & INTERIOR LAYOUT SHALL NOT BE ON SITE PLAN.
- EXISTING WOOD STRUCTURE TO BE SUPPORTED BY MICROLAM STRUCTURE DURING FOUNDATION REPAIR
- ALL EXTERIOR WALL & ROOF FRAMING / STRUCTURE TO REMAIN. INSULATE WITH CLOSED CELL SPRAY FOAM THROUGHOUT AS ALLOWED BY EXISTING FRAMING CAVITY.
- ALL NEW INSULATED WINDOWS & DOORS
- NEW CONCRETE PIERS FOR NEW DECKS TO BE HAND DUG.

- PERMITTED WORK:
- FOUNDATION REPAIR TO PRESERVE STRUCTURAL INTEGRITY OF EXISTING BUILDING
- INTERIOR RENOVATION
- NEW PLUMBING, INSULATION & ELECTRICAL THROUGHOUT
- TWO NEW EXTERIOR DECKS TOTALING 5 NEW CONCRETE PIERS (HAND DUG AS NOTED)

PLAN

NORTH

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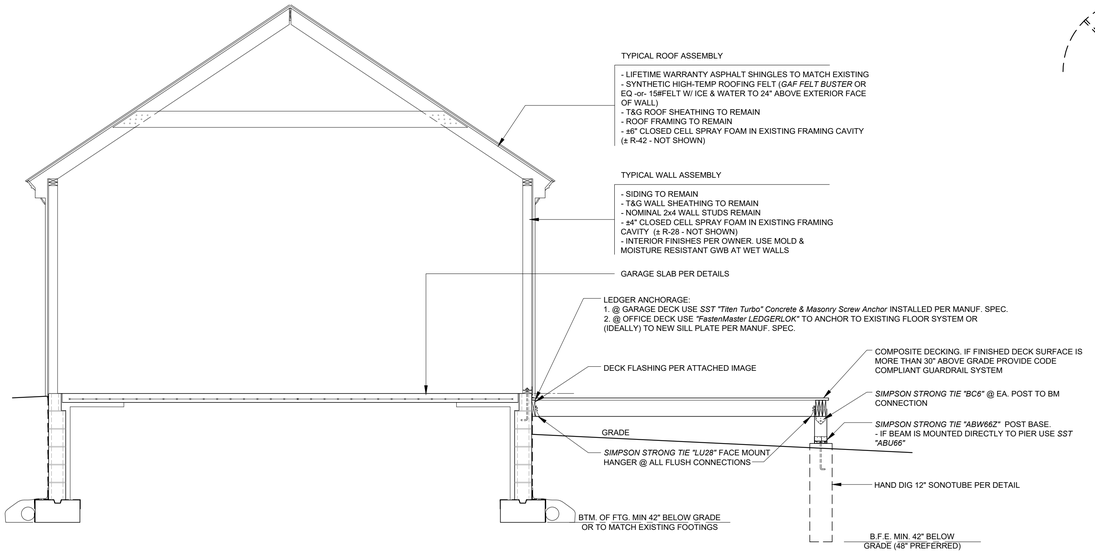
Date: 2025.11.25

Sheet No:
A1.0

CONSTRUCTION SEQUENCING NARRATIVE

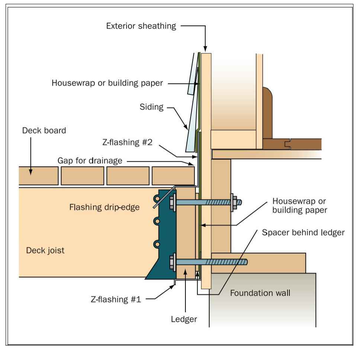
- FOOTPRINT OF EXISTING BUILDING REMAINS UNCHANGED. SEE FOUNDATION PLAN FOR FOUNDATION INFO
- FOUNDATION WORK SHALL OCCUR FROM INSIDE THE BUILDING, ALLOWING ALL MACHINERY TO STAY CONFINED TO THE EXISTING DRIVEWAY & BUILDING INTERIOR. SEE FOUNDATION ANNOTATION ON A1.0 FOR FURTHER INFO
- SEE SITE PLAN FOR EROSION CONTROL & OTHER OUTSIDE OF BUILDING UPDATES
- ARCHITECTURAL PLANS TO SHOW DELINEATION OF GUEST HOUSE ROOMS / INTERIOR LAYOUT. ARCHITECTURAL DETAILS & INTERIOR LAYOUT SHALL NOT BE ON SITE PLAN. ONLY BUILDING FOOTPRINT & EXTERIOR ELEMENTS SHALL BE SHOWN ON ANY SITE PLAN.
- EXISTING WOOD STRUCTURE TO BE SUPPORTED BY MICRO-LAM STRUCTURE DURING FOUNDATION REPAIR
- ALL EXTERIOR WALL & ROOF FRAMING / STRUCTURE TO REMAIN. INSULATE WITH CLOSED CELL SPRAY FOAM THROUGHOUT AS ALLOWED BY EXISTING FRAMING CAVITY.
- ALL NEW INSULATED WINDOWS & DOORS
- NEW CONCRETE PIERS FOR NEW DECKS TO BE HAND DUG.

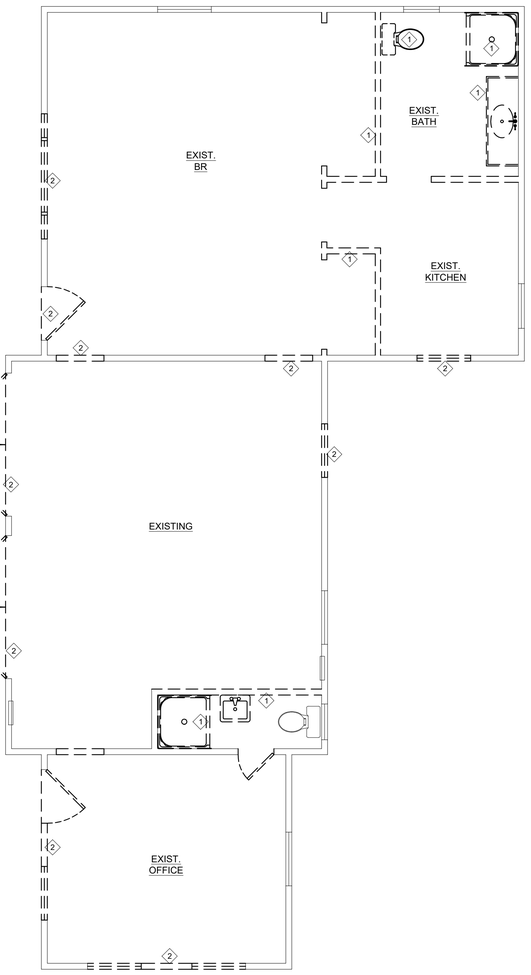
- PERMITTED WORK:
 - FOUNDATION REPAIR TO PRESERVE STRUCTURAL INTEGRITY OF EXISTING BUILDING.
 - INTERIOR RENOVATION.
 - NEW PLUMBING, INSULATION & ELECTRICAL THROUGHOUT.
 - TWO NEW EXTERIOR DECKS INCLUDING 5 NEW CONCRETE PIERS (HAND DUG AS NOTED).



GARAGE CROSS SECTION FACING WEST

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





EXISTING / DEMOLITION FLOOR PLAN

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

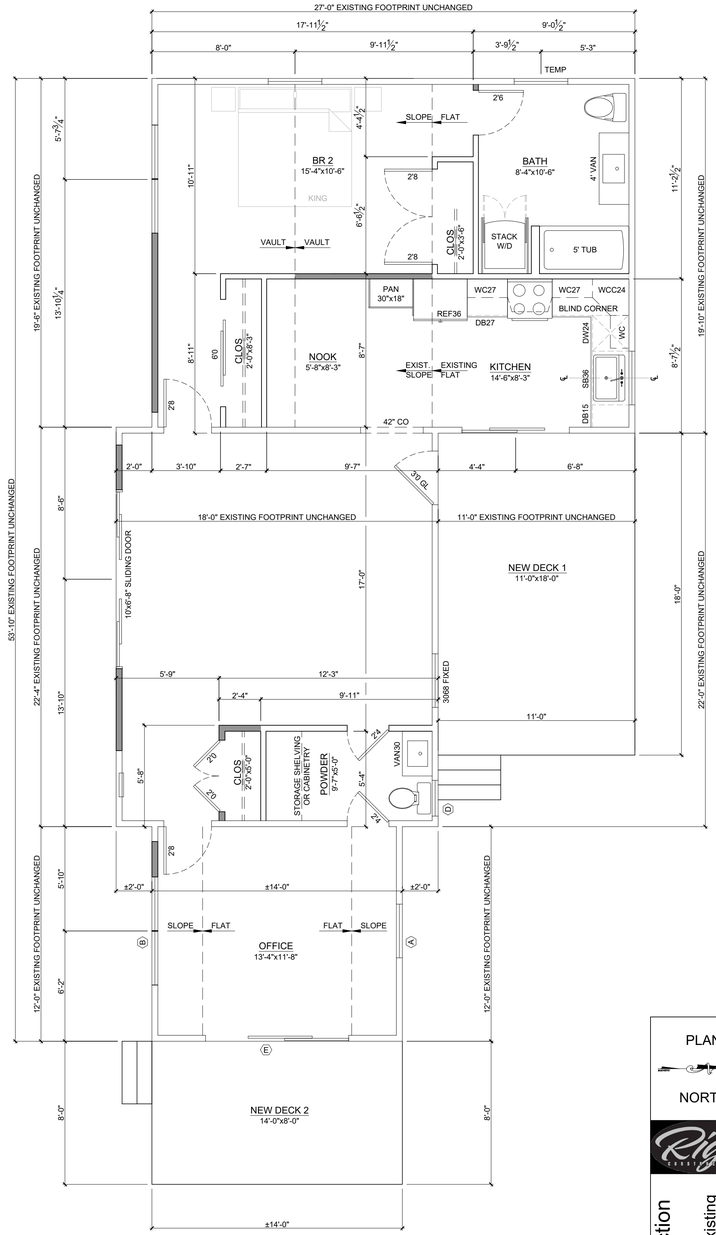
DEMOLITION NOTES

ALL EXTERIOR WALL & ROOF FRAMING / STRUCTURE TO REMAIN ASIDE FROM NEW FENESTRATIONS

1. REMOVE EXISTING INTERIOR PARTITIONS, CABINETRY & PLUMBING FIXTURES THROUGHOUT
2. REMOVE ALL EXTERIOR FENESTRATION AND INFILL EXISTING OPENINGS AS NEEDED TO PREP FOR NEW OPENINGS / WINDOWS & DOORS

HEADER SCHEDULE:	
3' OPENING:	(2) #2 DF 2x6
6' OPENING:	(2) #2 DF 2x8
8' SLIDER:	(2) #2 DF 2x8
10' OHD:	(2) 1 3/4"x9 1/2" LVL

AREA CALCULATIONS:	
EXIST. REAR SUITE	530 SF
EXISTING GARAGE	397 SF
EXISTING OFFICE	168 SF
TOTAL SQUARE FOOTAGE	1100 SF
NEW EXTERIOR DECKS	310 SF



FLOOR PLAN

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

WALL KEY:

- EXISTING 2x4 STUD WALL TO REMAIN
- NEW STUD WALL @ 16" O.C
- DEMO / REMOVE EXISTING

CONSTRUCTION NOTES

- ALL EXTERIOR WALL & ROOF FRAMING / STRUCTURE TO REMAIN ASIDE FROM NEW FENESTRATIONS
- ALL NEW INSULATED WINDOWS & DOORS TBD
- SAW CUT REAR SUITE SLAB AS NEEDED FOR MODIFIED PLUMBING LOCATIONS

1. NEW CONCRETE RETAINING WALL
2. NEW 6x6 PT POSTS ON EXISTING CONCRETE PIERS BELOW NEW DECK
3. NEW 6x6 PT POST ON NEW 12" SONOTUBE TO MIN. 42" BELOW GRADE
4. BATHROOM TO HAVE ELECTRIC RADIANT HEAT
5. MINI-SPLIT SYSTEM REGISTER

PLAN NORTH

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Sheet No: A1.1

80 ROCKY LN, SALISBURY: CONSTRUCTION SEQUENCING NARRATIVE

- FOOTPRINT OF EXISTING BUILDING REMAINS UNCHANGED. SEE FOUNDATION PLAN FOR FOUNDATION INFO
- FOUNDATION WORK SHALL OCCUR FROM INSIDE THE BUILDING, ALLOWING ALL MACHINERY TO STAY CONFINED TO THE EXISTING DRIVEWAY. SEE FOUNDATION ANNOTATION ON A1.0 FOR FURTHER INFO
- **SEE SITE PLAN FOR EROSION CONTROL & OTHER OUTSIDE OF BUILDING UPDATES**
- ARCHITECTURAL PLANS TO SHOW DELINEATION OF GUEST HOUSE ROOMS / INTERIOR LAYOUT. ARCHITECTURAL DETAILS & INTERIOR LAYOUT SHALL NOT BE ON SITE PLAN.
- EXISTING WOOD STRUCTURE TO BE SUPPORTED BY MICROLAM STRUCTURE DURING FOUNDATION REPAIR
- ALL EXTERIOR WALL & ROOF FRAMING / STRUCTURE TO REMAIN. INSULATE WITH CLOSED CELL SPRAY FOAM THROUGHOUT AS ALLOWED BY EXISTING FRAMING CAVITY.
- ALL NEW INSULATED WINDOWS & DOORS
- NEW CONCRETE PIERS FOR NEW DECKS TO BE HAND DUG.

- PERMITTED WORK:
 - FOUNDATION REPAIR TO PRESERVE STRUCTURAL INTEGRITY OF EXISTING BUILDING
 - INTERIOR RENOVATION
 - NEW PLUMBING, INSULATION & ELECTRICAL THROUGHOUT
 - TWO NEW EXTERIOR DECKS TOTALING 5 NEW CONCRETE PIERS (HAND DUG AS NOTED PER PLAN)