



City of Bristol
Zoning Board of Appeals

REGULAR MEETING OF TUESDAY, JULY 1, 2025
MEETING ONLINE VIA ZOOM AND
BRISTOL CITY HALL – CITY COUNCIL CHAMBERS
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION TO ACCESS THIS MEETING:

Zoom Meeting link:

[https://bristolct-
gov.zoom.us/j/83460999814?pwd=G9rlhLRnSjxLM5u5ExsCnbaMoSMqFK.](https://bristolct-gov.zoom.us/j/83460999814?pwd=G9rlhLRnSjxLM5u5ExsCnbaMoSMqFK.1)

1

Meeting I.D. Number:

834 6099 9814

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Approval of Minutes
 - a. Regular Meeting - June 3, 2025
3. Public Hearings
 - a. Application #3823 – Request for a Variance for a reduction of the minimum required front yard for a new addition at 200 Perkins Street; Assessor's Map 60, Lot 13-4; R-25 (Single-Family Residential) zone; Adam Boguski, applicant.
4. Communications
 - a. City Council Appointment - Commissioner Ghio
5. Adjournment

NOTE: This meeting will be held in-person and online (Via Zoom).
Please contact the Land Use Office at 860-584-6225 for further information.

REMINDER: The next Regular Meeting of the Zoning Board of Appeals is: Tuesday, September 2, 2025

**BRISTOL ZONING BOARD OF APPEALS
REGULAR MEETING OF JUNE 3, 2025**

DRAFT MINUTES

By: Chairman Rafaniello

Time: 6:00 P.M.

Place: City Hall
Council Chambers
111 North Main Street
First Floor

MEMBERS		PRESENT	ABSENT
REGULAR MEMBERS:			
	Jerald Rafaniello (Chairman)	X	
	David Pecevich (Acting Chairman)	X	
	Richard Raymond (Secretary)	X	
	Alfred Radke, III	X	
ALTERNATE MEMBERS:			
		X	
		X	
	Rory Ghio	X	
	Liza Salgado-Sirko	X	
	Jonathan Lukasiewicz	X	
STAFF:			
	Andrew Armstrong, Assistant City Planner	X	

1. Call to Order

Per the order of the Acting Chairman Pecevich the meeting was called to order at 6:00 P.M.

Acting Chairman Pecevich reminded the Board the next Regular Meeting of the Zoning Board of Appeals is: Tuesday, July 1, 2025.

2. Public Hearings

- a. Application #3819 - Variances for: 1) the enlargement of existing entry stairs extending more than three feet into the required yard and 2) a reduction of the minimum front yard at 44 Margerie Street; Assessor's Map 3, Lot 97; R-10 (Single- Family Residential) zone; Anthony Michaud, applicant.

Acting Chairman Pecevich designated himself, regular Commissioners Raymond, Radke, Pecevich and Rafaniello with alternate Commissioner Ghio to vote on Application #3819.

Amanda Michaud of 44 Margerie Street, applicant, explained this request came about after doing a walk-through with the fire marshal who critiqued the stairwell. The existing stairwell is narrow and very small. The fire marshal indicated that it would be dangerous because a larger person with heavy fire equipment and/or oxygen tanks on their backs may get stuck or damage the equipment. The expansion of the stairwell would also make it safer for the existing residents and any visitors.

Anthony Michaud of 65 Dayton Drive, Southington, further explained the stairwell needed to be expanded for access and there was a "paper" road that was not developed. Their goal was to update the building to allow for fire access to comply with their requirements and safety for tenants.

Acting Chairman Pecevich looked at the property and looked for clarification that the existing stairwell shown was enclosed and the building would be extended out and still enclosed. Mr. Michaud conformed that it would be enclosed.

Commissioner Raymond inquired if the depth could be setback. Mr. Michaud stated it was originally 5.8' and would be extended to 8'.

Acting Chairman Pecevich clarified the location of the entry.

Mr. Armstrong confirmed the existing structure was slightly non-conforming.

Commissioner Ghio asked for clarification on the grade at the exit. Mr. Michaud confirmed there would be one step and then it would be at-grade.

Mr. Michaud confirmed for Commissioner Raymond that nothing else would be added to the print later, which was confirmed.

No one else spoke in favor of the application.

No one spoke against the application.

The hearing is closed.

By: Raymond

Seconded: Ghio

For: Raymond, Ghio, Radke, Pecevich and Rafaniello.

Against: None.

Abstain: None.

Commissioner Ghio stated they were trying to update a building with existing non-conformities and understands the nature of complying with fire code orders.

Commissioner Raymond agreed with Commissioner Ghio.

Commissioner Radke agreed as well. He reiterated the existing placement of the home, non-conforming stairwell, the safety hazard needing to be corrected based on the fire marshal suggestion and also felt the request minimally exceeded the existing location and was a well thought out plan.

Commissioner Rafaniello felt this was a valid safety issue and another factor was the front yard street had not been developed.

MOTION: Move to approve Application #3819 - Variances for: 1) the enlargement of existing entry stairs extending more than three feet into the required yard and 2) a reduction of the minimum front yard at 44 Margerie Street; Assessor's Map 3, Lot 97; R-10 (Single-Family Residential) zone; Anthony Michaud, applicant, in accordance with the plot plan and information submitted.

By: Raymond

Seconded: Ghio

For: Raymond, Ghio, Radke, Pecevich and Rafaniello.

Against: None.

Abstain: None.

The application is approved.

Mr. Armstrong explained the importance of recording the Variance form with the City Clerk in order for it to become effective.

- b. Application #3820 - Variances of: 1) minimum rear yard for a basement door and deck; 2) minimum side yard for a driveway at 60 Benham Street; Assessor's Map 3, Lot 136; R-10 (Single-Family Residential) zone; Habitat for Humanity North Central CT, Inc., applicant.

Acting Chairman Pecevich designated himself, regular Commissioners Raymond, Radke, Pecevich and Rafaniello with alternate Commissioner Liza Salgado-Sirko to vote on Application #3820.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, Habitat for Humanity described the request to develop a new home on the single-family home. The layout was designed to accommodate the new home within the yard requirements but

the rear yard had encroachments for a portion of the rear deck and basement door. Additionally, the driveway at the north end of the property would be 3 feet from the property line where 10 feet is required for paving. This home would be most likely for a first-time home buyer.

Commissioner Rafaniello clarified the project was for Habitat for Humanity. He further confirmed with Attorney Ziogas there would be no additional future handicap requirements needed for the resident.

Commissioner Raymond noted that there was not much the applicant could do to avoid a Variance due to the size limitations. He could not think of another solution and was a well-planned proposal.

There was a discussion of if there was a prior home on the lot. Mr. Armstrong seemed to recall that there was a prior home that may have been condemned.

Commissioner Rafaniello asked if there was a possibility of parking in front of the home. Attorney Ziogas was not sure the regulations allowed for parking in the front yard which was confirmed with Mr. Armstrong.

No one else spoke in favor of the application.
No one spoke against the application.

The hearing is closed.

By: Pecevich

Seconded: Radke

For: Raymond, Salgado-Sirko, Radke, Pecevich and Rafaniello.
Against: None.
Abstain: None.

Commissioner Raymond noted there was not much that could be done to avoid Variances. He looked at the plan and considered various alternatives but ultimately this plan was as good as it was going to get.

Commissioner Radke noted this was a difficult property to develop and comply with the regulations. The 40-foot frontage was undersized. There was a previous driveway in the previous location. There is not much space to place cars considering the restrictions for parking and the side yard was an appropriate location. The property is small and does not have many options.

Commissioner Salgado-Sirko agreed that there was not much that could be done.

Commissioner Rafaniello agreed with the others, it was a difficult property to develop and would serve a higher purpose in the community.

Acting Chair Pecevich agreed with the others. The property and home are both very small. Basement access was needed and would not have an adverse effect on the neighbors.

MOTION: Move to approve Application #3820 - Variances of: 1) minimum rear yard for a basement door and deck; 2) minimum side yard for a driveway at 60 Benham Street; Assessor's Map 3, Lot 136; R-10 (Single-Family Residential) zone; Habitat for Humanity North Central CT, Inc., applicant, in accordance with the plot plan and information submitted.

By: Raymond

Seconded: NAME.

For: Raymond, Salgado-Sirko, Radke, Pecevich and Rafaniello.
Against: None.
Abstain: None.

The application is approved.

- c. Application #3821 - Variances of: 1) minimum lot area 2) minimum side yard and 3) maximum building coverage for a new one-car garage at 34 Donovan Court; Assessor's Map 8, Lot 14; R-25 (Single-Family Residential) zone; Gary Sassu, applicant.

Acting Chairman Pecevich designated himself, regular Commissioners Raymond, Radke, Pecevich and Rafaniello with alternate Commissioner Lukasiewicz to vote on Application #3821.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, noted the applicant could not attend the meeting this evening and explained Variance requests. The property has obstructions by a well and septic system. The lot is only 6,200 square feet in size. Not having a garage has been difficult living in the location year-round. The garage was designed as 12 feet wide which is about the minimum width. The max building coverage would be slightly over due to the existing deck and shed being included. Attorney Ziogas outline various properties on Donovan Court with similar non-conforming front and side yards that show a similar development pattern and character in this area.

Commissioner Pecevich inquired about where the boat would be kept. Attorney Ziogas responded it would have to be moved off the property.

There was discussion about the storage area presented as part of the garage that would allow the residents more room in a small home.

Commissioner Rafaniello inquired if a different configuration would alleviate some Variances. Attorney Ziogas stated there was not much that could be done to avoid the front yard variance.

There was discussion about the orientation of the garage and if it were straighter if it would layout better. Attorney Ziogas noted the design would line up with the home and the garage and home entry. These were in the past, seasonal cottages that have become full time homes for residents. He further clarified the flat roof area of the home that they were attempting to line up with that particular area.

Commissioner Rafaniello asked the neighborhood support letter addressed to the Bristol Zoning Board of Appeals be read into the record:

Dear Commissioners, I have reviewed the proposed plans and wish to express our support for the approval of the variances. The proposed garage is consistent with other homes in the neighborhood and would not be a determinate to us.

Sincerely,

41, 42, 49, 17, 20, 35 and 9 Donovan Court.

No one else spoke in favor of the application.
No one spoke against the application.

The hearing is closed.

By: Raymond

Seconded: Ghio

For: Raymond, Lukasiewicz, Radke, Pecevich and Rafaniello.

Against: None.

Abstain: None.

Commissioner Raymond noted the lot is non-conforming. Most people in the neighborhood were OK with the request and there is no opposition. He felt if you attempted a different layout, you would still need variances, the well and septic tank. He did not have an issue.

Commissioner Lukasiewicz agreed with the other statements.

Commissioner Radke agreed also. He felt the applicant tried other options and will still need to relocate utilities and other features. The well, placement, angle and size were difficult.

Commissioner Rafaniello felt the design was poor and would clutter the neighborhood.

Acting Chair Pecevich agreed if it were his property he would also seek variance relief. This area had a similar development pattern and did not have concerns.

MOTION: Move to approve Application #3821 - Variances of: 1) minimum lot area 2) minimum side yard and 3) maximum building coverage for a new one-car garage at 34 Donovan Court; Assessor's Map 8, Lot 14; R-25 (Single-Family Residential) zone; Gary Sassu, applicant, in accordance with the plot plan and information submitted.

By: Raymond

Seconded: Radke

For: Raymond, Lukasiewicz, Radke and Pecevich.

Against: Rafaniello

Abstain: None.

The application is approved.

- d. Application #3822 - Variance of minimum rear yard required for a new walk-in refrigerator and freezer at 1158 Farmington Avenue; Assessor's Map 46, Lot 15; BG (General Business) zone; Jon Rondeau, applicant.

Acting Chairman Rafaniello designated himself, regular Commissioners Raymond, Radke, Pecevich and Rafaniello with alternate Commissioner Ghio to vote on Application #3822.

Jon Rondeau introduced himself as the owner and applicant for the property known as "Cravings". He reviewed the property and request to allow for a new walk-in freezer recommended by the Health Department. He stated it was a non-conforming lot that was built out on both sides and the front. He had a structural engineer look at the back area as an alternative. The angle of the back property line created the need for a variance.

It was clarified that the Health Department recommended the freezer and also supported. Mr. Rondeau did not realize at that time it would require a variance to achieve this.

Shelby Rondeau, 55 Seagus Road, Burlington also spoke in favor and further explained the need for the freezer and expressed the Health Department's support for this request.

Mr. Rondeau explained there was not space inside to accommodate a new freezer inside. The existing situation was causing heating and cooling problems and in order for the business to stay in this location they needed the room for the expansion. It would also provide food safety and public safety. The current system is causing problems that caused problems.

There was a discussion about possible screening. Mr. Armstrong recommended bollards to protect the freezer and business from the adjoining parking lot next door.

No one else spoke in favor of the application.

No one spoke against the application.

The hearing is closed.

By: Raymond

Seconded: Ghio

For: Raymond, Ghio, Radke, Pecevich and Rafaniello.

Against: None.

Abstain: None.

Commissioner Ghio understands the functioning and issues with heating and cooling of a restaurant and felt it was appropriate.

Commissioner Raymond noted he had been there and they needed the space. They needed the freezer to operate safely and efficiently.

Commissioner Radke agreed with other comments. He felt the origin of the Health department recommendation, heat problems inside the building, the back property line was at an angle, tried alternatives and felt this was appropriate.

Commissioner Rafaniello stated the shape of the lot and felt this was an exceptional business.

Acting Chair Pecevich stated the shape and angle of the back lot line was a hardship and agreed with the request.

MOTION: Move to approve Application #Application #3822 - Variance of minimum rear yard required for a new walk-in refrigerator and freezer at 1158 Farmington Avenue; Assessor's Map 46, Lot 15; BG (General Business) zone; Jon Rondeau, applicant, in accordance with the plot plan and information submitted.

By: Raymond

Seconded: Rafaniello

For: Raymond, Ghio, Radke, Pecevich and Rafaniello.

Against: None.

Abstain: None.

The application is approved.

3. Approval of Minutes

Regular Meeting – May 6, 2025 Meeting Minutes were discussed. A potential revision was resolved. Meeting minutes are approved and filed.

4. Communications

Resignation Letter – Commissioner Raymond

Commissioner Raymond read into the record his resignation letter to the mayor. He stated he has enjoyed his time serving for 25 years and felt it was time for him to step down and allow a younger person to fill his position. His last meeting will be July 1st.

Commissioner Rafaniello thanked Commissioner Raymond and stated they had served together the past 25 years.

Commissioner Raymond stated he enjoyed it and would miss everyone.

Mr. Armstrong also thanked Commissioner Raymond for his service on behalf of City staff.

Mr. Armstrong reminded everyone the next meeting is scheduled for July 1st.

The meeting was adjourned at 7:12 P.M.

This meeting was taped.

Respectfully submitted,

Andrew Armstrong
Assistant city Planner

Jerald A. Rafaniello, Chairman

Richard Raymond, Secretary

For Office Use Only
APPLICATION NO. 3823
DATE FILED: 6-4-25
DECISION DATE: _____
DECISION: _____

**ZONING BOARD OF APPEALS
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR VARIANCE**

The undersigned Applicant hereby applies to the Bristol Zoning Board of Appeals for a variance of the Bristol Zoning Regulations.

Address or Location of the Property: 200 Perkins Street

Assessor's Map No.: 60 Assessor's Lot No.(s): 13-4 Zone of the Property: R-25

Indicate the type of variance requested (e.g., lot area, side yard) and the Section of the Zoning Regulations being varied.
If more than one variance, list each separately.

Type of Variance Required Front-Yard Section of the Zoning Regulations Section II, Article 7.1 (c)

Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"): To build an addition to a single-family house. existing house is non-conforming.

Briefly state the specific hardship which causes the need for the proposed variance: _____
Lot size is only half the normal size on R-25 zoned lots (25,000, while existing 12,388)

If any variances for this Property have previously been requested, indicate the application number, the date of ZBA action and the action taken: _____

Other comments: _____

APPLICANT (If more than one, list on Page 2)

Name: Adam Boguski

Address: 200 Perkins Street City: Bristol State: CT Zip: 06010

Telephone No.: (203) 252-7399 E-Mail: adamboguski72@gmail.com

Signature: ABski Signature – (Printed/Typed) _____

CHECK ONE: ☐ owner ☐ other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: Adam Boguski

Address: 200 Perkins City: Bristol State: CT Zip: 06010

Telephone No.: (203) 252-7399 E-Mail: adamboguski72@gmail.com

Signature: ABski Signature – (Printed/Typed) Adam Boguski

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

Location Map
200 Perkins Street



Aerial Map
200 Perkins Street

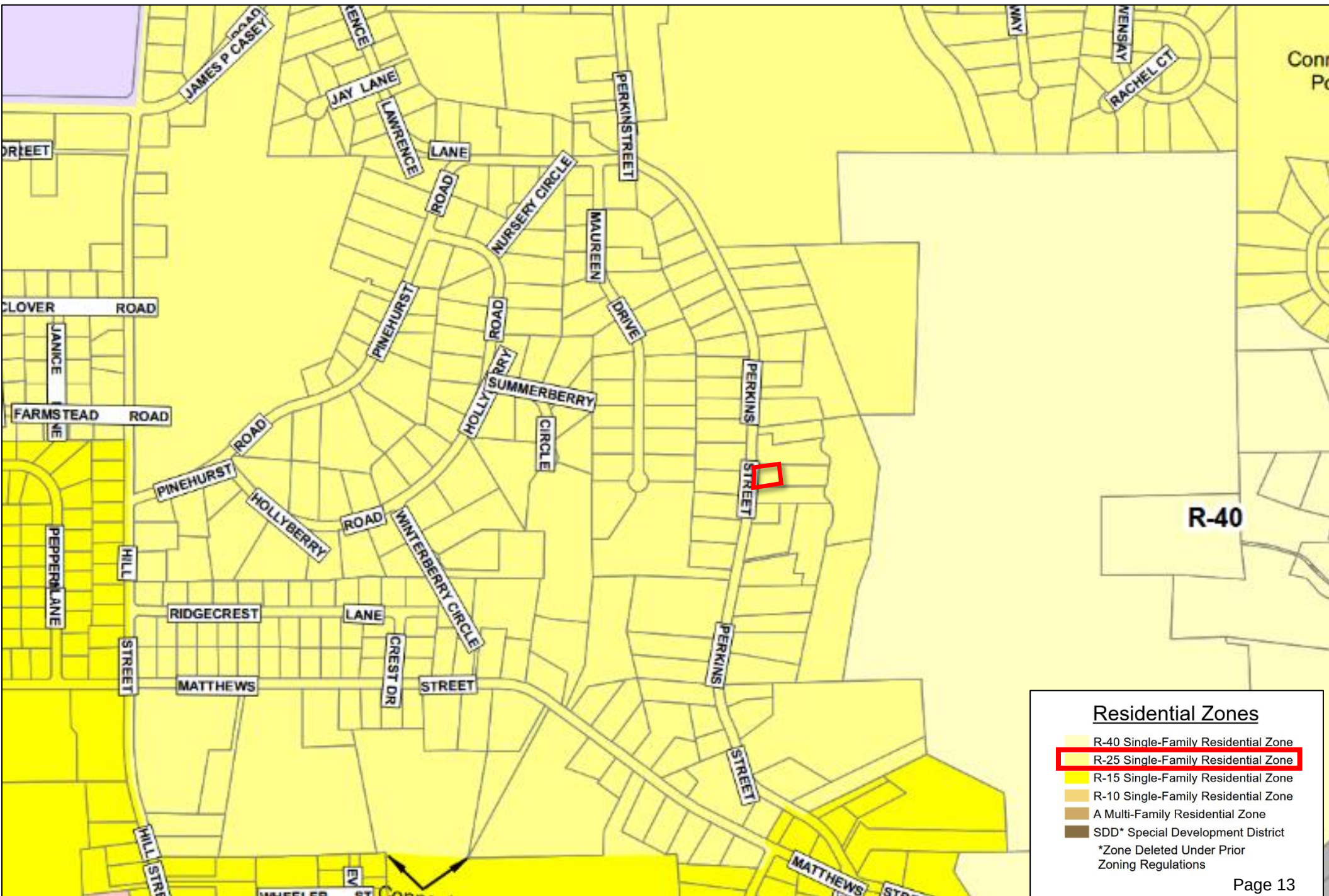


Aerial Map #2
200 Perkins Street



Zoning Map

200 Perkins Street



The existing house is located on non-conforming lot. This lot area is less than a half of the area required in this zone R-25. Actual area 12,389.9 SF. Required area 25,000SF.

Front part of the existing house extends into front yard according to current zoning regulations but conforming to past regulations.

We tried to renovate and expand the primary building preserving the existing foundations to significantly reduce construction cost. Added garage with bedroom on second floor requires new foundation. Location and shape of new structure were limited by the sloped grade.

All design was based on survey done on August 20th, 2024 which shows that our design complies with zoning regulations.

Our situation became difficult after realizing surveyor error. Current zoning regulations increase front yard from 25'; to 40', side yard from 10' to 15'.

According to this new regulation, it is not only non-conforming lot but also non-conforming existing structure and proposed new structure.

Existing area of structure in front yard is 216SF while proposed expansion area of structure 409SF. Total area of structure in front yard after construction 625SF

As mentioned above, steep slope of the property practically does not allow expanding towards the back of property. Other than that existing septic system prevents that direction.

In our opinion, new existing structure although planned in front yard, would stay in line with buildings on neighboring, much bigger properties.

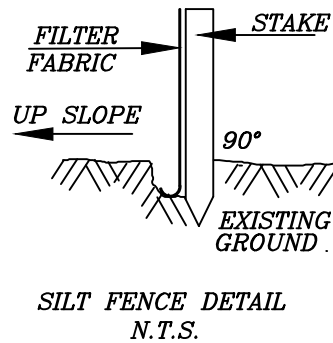
Based on the shape, grading and area of the property, our proposed addition is optimal regarding many aspect like no need to increase impervious driveway area and excessive earth work.

MAP REFERENCE:

- 1). MAP ENTITLED, "PLAN OF LAND IN BRISTOL, CONN.
PROPERTY OF EDWARD WINTER EST. SCALE 1in.=100ft.
OCT. 4, 1955 REVISED OCT. 27, 1955 ADRIAN MATTHEW L.S."
- 2). MAP ENTITLED, "PORTIONS OF LAND OF JOHN D. & STELLA
M. RULLI BRISTOL, CONN. JULY 1958 SCALE 1"=40' W.C.
LeFEVRE L.S."
- 3). MAP ENTITLED, "PLOT PLAN FOR MARIO GAGNON BRISTOL,
CONN. SEPT 13, 1976 REVISED APRIL 4, 1977 SCALE 1"=40'
ROBERT E. COLE L.S."

REGULATIONS FOR R-25 ZONE			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	25,000 S.F.	12,389 S.F.*	12,389 S.F.*
MIN. LOT WIDTH	125'	101.5' *	101.5' *
MIN. FRONT YARD	40'	30.3'*	25.07' Ø
MIN. SIDE YARD	15'	32.4'	16.3'
MIN. REAR YARD	40'	65.1'	55.2'
MAX. BLDG. HEIGHT	35'/2.5 STY	20.2'/1.5 STY	32'/2.5 STY
MAX. BLDG. COV.	25%	8.5%	16.6%
MAX. IMPERV. COV.	65%	15%	30%

* Non-Conforming but Pre-Existing Condition.
Ø Non-Conforming Condition requiring a ZBA variance
for Min. Front yard reduced to 25' from the 30'



SURVEY NOTES:

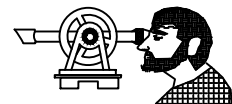
- 1). SEPTIC SHOWN IS APPROXIMATE FROM BEST
AVAILABLE BRISTOL HEALTH DEPT DATA.

CERTIFICATION:

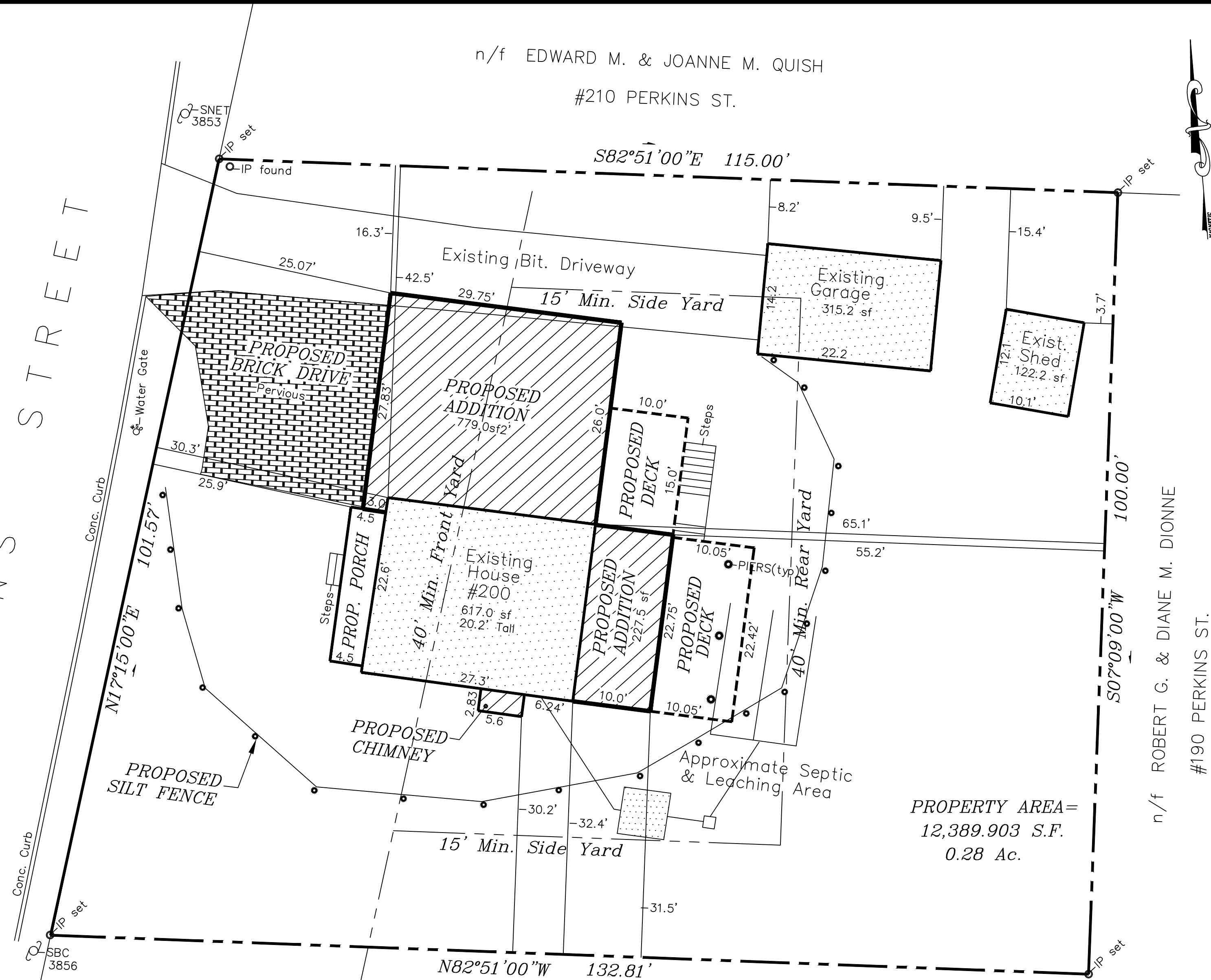
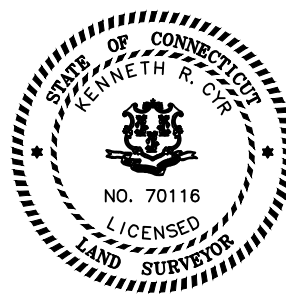
- 1). THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE
THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS
20-300B-1 THRU 20-300B-20, AND THE "RECOMMENDED STANDARDS
FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE
OCTOBER 26, 2018 PREPARED AND ADOPTED BY THE CONNECTICUT
ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET
FORTH THESE STANDARDS:
THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED
HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN IMPROVE-
MENT LOCATION SURVEY.
- PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL
OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP
PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE
GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS
A-2 SURVEY.
- 2). THIS MAP AND SURVEY WERE PREPARED FOR ADAM BOGUSKI
TO BE USED IN MATTERS THAT RELATE TO PROPOSED ADDITION.
USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES
IS NOT AUTHORIZED OR VALID.
- 3). NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF
UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND
ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION
NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE
KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

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

Kenneth R. Cyr 5-20-25
DATE
PETER D. FLYNN CT.L.L.S. #8792
KENNETH R. CYR CT.L.L.S. #70116
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.



FLYNN & CYR LAND SURVEYING, LLC
1204 FARMINGTON AVE. 860-828-7886
BERLIN, CONNECTICUT 06037



PROPERTY AREA=
12,389.903 S.F.
0.28 Ac.

IMPROVEMENT LOCATION SURVEY
SHOWING PROPOSED ADDITION
PREPARED FOR
ADAM BOGUSKI
#200 PERKINS STREET
BRISTOL, CONNECTICUT
SCALE 1"=10' AUG. 20, 2024

Rev.: 5-20-25

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE
LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR
TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE
ALL UTILITIES MARKED.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION
PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND
SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND
SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH
MAY BE INCORPORATED HEREIN AS A RESULT.

CONSTRUCTION NOTES

1. DO NOT SCALE DRAWINGS.
2. ALL LAYOUT DIMENSIONS ARE GIVEN TO FINISHED SURFACES, BLOCK OR CONCRETE IN BASEMENT.
CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY INCONSISTENCIES OR ERRORS IN THE CONSTRUCTION DOCUMENTS.
3. ALL DETAILS TO BE CONSIDERED TYPICAL UNLESS OTHERWISE NOTED ON DRAWINGS.
4. DOUBLE UP FLOOR JOISTS UNDER KITCHEN ISLAND AND UNDER ALL PARTITIONS ABOVE PARALLEL TO JOISTS.
5. DOUBLE UP ALL JACK STUDS AT OPENINGS.
6. ALL HEADERS OVER OPENINGS IN INTERIOR AND EXTERIOR BEARING WALLS TO BE DOUBLE UP 2X10 D.F. UNLESS OTHERWISE NOTED ON DRAWINGS.
7. BLOCK SOLID TO BEARING UNDER ALL HEADERS, BEAMS AND GIRDERS.
8. PROVIDE SQUASH BLOCKS AT ALL POINT LOAD AND LOAD BEARING LOCATIONS. CONTRACTOR SHALL REFER TO MANUFACTURER'S SPECIFICATIONS FOR REQUIRED DETAILS.
9. ALL CONVENTIONAL LUMBER JOISTS TO BE BRIDGED AT 8'-0" O.C. MAXIMUM.
10. ALL PLYWOOD SHALL BE GLUED AND NAILED TO FLOOR JOISTS.
12. ALL PLYWOOD SUBFLOOR TO BE STAGGERED.
13. CONTACT LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING UNDERGROUND UTILITIES BEFORE COMMENCING SITE WORK.
14. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE PRESERVATIVE TREATED.
15. FRAME ALL EXTERIOR DECKS AND STAIRS WITH PRESSURE PRESERVATIVE TREATED LUMBER.
16. PROVIDE AND INSTALL ALL ROUGH HARDWARE SUCH AS NAILS, SCREWS, CLIPS AND OTHER FRAMING DEVICES SHOWN OR REQUIRED FOR SECURING ITEMS OF ROUGH CARPENTRY.
17. PROVIDE A MINIMUM OF 6'-8" HEAD ROOM AT STAIRS
18. BALUSTERS SHALL BE LESS THAN 4" SPACING BETWEEN.
19. HANDRAILS TO BE NO LESS THAN 34" AND NOT GREATER THAN 36" ABOVE STAIR NOSING. WHEN 30" ABOVE A FINISH FLOOR OR GRADE A HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAY OF (3) OR MORE RISERS.
20. PROVIDE ICE AND SNOW GUARD ON ALL ROOF EAVES AND VALLEYS.
21. PROVIDE COPPER PANS UNDER ALL EXTERIOR DOORS.
22. ALL BEDROOMS TO HAVE AT LEAST ONE EGRESS TYPE WINDOW TO MEET THE FOLLOWING REQUIREMENTS: WINDOWS SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH AND 24" IN HEIGHT AND 5.7 SQUARE FEET IN AREA AND A SILL HEIGHT NOT MORE THAN 44" OVER FLOOR.
23. PROVIDE SMOKE DETECTORS ON ALL FLOORS WIRED IN SERIES (UL LISTED WITH BATTERY BACKUP), ALL BEDROOMS SHALL HAVE SMOKE DETECTORS.
24. TEMPERED GLASS SHALL BE USED FOR ALL SLIDING, SWING, STORM DOORS AND SIDELITES.
25. PROVIDE TEMPERED GLASS IF LESS THAN 3'-0" FROM ALL TUBS AND SHOWERS.
26. ALL INTERIOR BATHROOMS AND POWDER ROOMS TO HAVE EXHAUST FANS VENTED TO OUTSIDE 50 CFM MIN.
27. ALL PLUMBING VENTS SHALL VENT TO BACK OF ROOF.
28. ALL PLUMBING WALLS SHALL BE 2 X 6 WALLS.
29. DISCHARGE DRYER VENT TO THE EXTERIOR.
30. VENT RANGE HOOD TO THE EXTERIOR.
31. CONTRACTOR SHALL PROVIDE ALL NECESSARY OUTLETS AS PER CODE. LIGHTING LOCATION, JUNCTION BOX LOCATIONS AND SWITCH LOCATIONS WITH OWNER FOR APPROVAL.
32. PROVIDE 3" CLEARANCE FROM SPRAY INSULATION FOR HEAT-PRODUCING DEVICES (RECESSED LIGHTS, FAN MOTORS, ETC.) AS REQUIRED BY IRC 2015 R302.14

SIMPLIFIED WALL BRACING TO BE USED AS BUILDING MEETS ALL CONDITIONS SPECIFIED IN 2021 IRC R602.12
INTERIOR GYPSUM BOARDS FOR ALL EXTERIOR WALLS SHALL BE 1/2" THICK AND FASTENED AS SPECIFIED IN TABLE R702.3.5 OF IRC 2015, SEE DRAWING A-2 FOR NAILING PATTERN DETAIL.

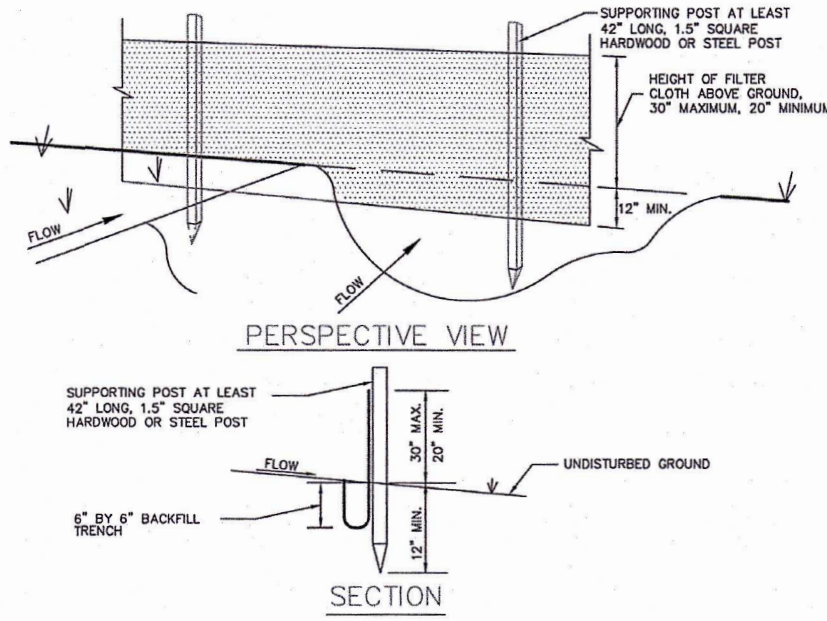
WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090.
THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.2.1.

INSULATION REQUIREMENTS:

- NEW ROOF - R-60
- ALL NEW WALLS - R-30 CAVITY INSULATION OR R-20 CAVITY INSULATION AND R-5 CONTINUOUS RIGID INSULATION
- ALL NEW FLOORS - R-30
- NEW WINDOWS - U-FACTOR 0.29

ALL WORK SHALL COMPLY WITH ALL PREVAILING CODES, INCLUDING BUT NOT LIMITED TO

- 2022 CONNECTICUT STATE BUILDING CODE
- ICC A117.1-2017
- 2021 INTERNATIONAL RESIDENTIAL CODE
- 2021 INTERNATIONAL EXISTING BUILDING CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE

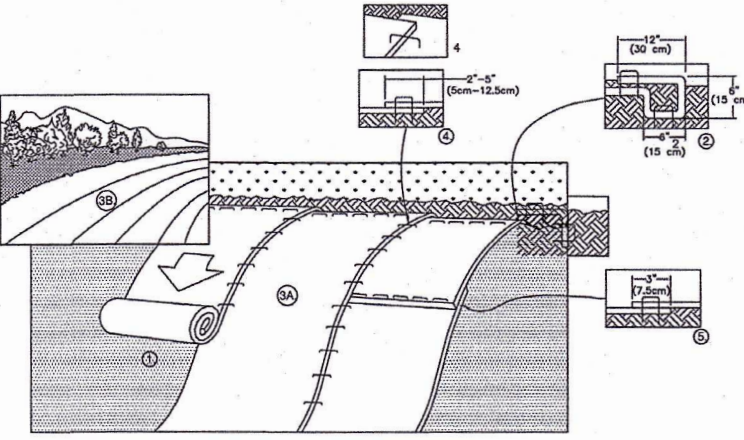


CONSTRUCTION NOTES FOR SILT FENCE

1. EXCAVATE A TRENCH A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE ON THE UP SIDE OF THE FENCE LOCATION.
 2. DRIVE SUPPORT POSTS ON THE DOWN SLOPE SIDE OF THE TRENCH TO A DEPTH OF AT LEAST 12 INCHES INTO ORIGINAL GROUND.
 3. STAPLE OR SECURE THE GEOTEXTILE TO THE SUPPORT POSTS PER MANUFACTURER'S INSTRUCTIONS SUCH THAT AT LEAST 6 INCHES OF GEOTEXTILE LIES WITHIN THE TRENCH.
 4. BACKFILL THE TRENCH WITH TAMPED SOIL OR AGGREGATE OVER THE GEOTEXTILE.
- POSTS: 1.5" SQUARE HARDWOOD OR STEEL
- FILTER CLOTH: MIRA1 100X, ENVIROFENCE OR APPROVED EQUAL

SILT FENCE DETAIL

N.T.S.



1. PREPARE SOIL BEFORE INSTALLING BLANKETS INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED. NOTE: WHEN USING CELL-0-SEED DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FILL REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SLOPE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-4" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. SECURE BLANKETS SPUN DOWN THE SLOPE SHOULD BE PLACED DOW OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 2" (5cm) OVERLAP. STAPLE THROUGH OVERLAP AREA APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION CONTROL BLANKETS

S758N: Material: 100% straw matrix sewn into a 100% bio-degradable jute fiber net.

Straw: 0.5 lbs/sq. yd.

Net: Lightweight bio-degradable jute fiber (Top side only)

Net: Lightweight bio-degradable jute fiber (Top side only)

A. OVERLAPS AND SEAMS

B. PROJECTED WATER LINE

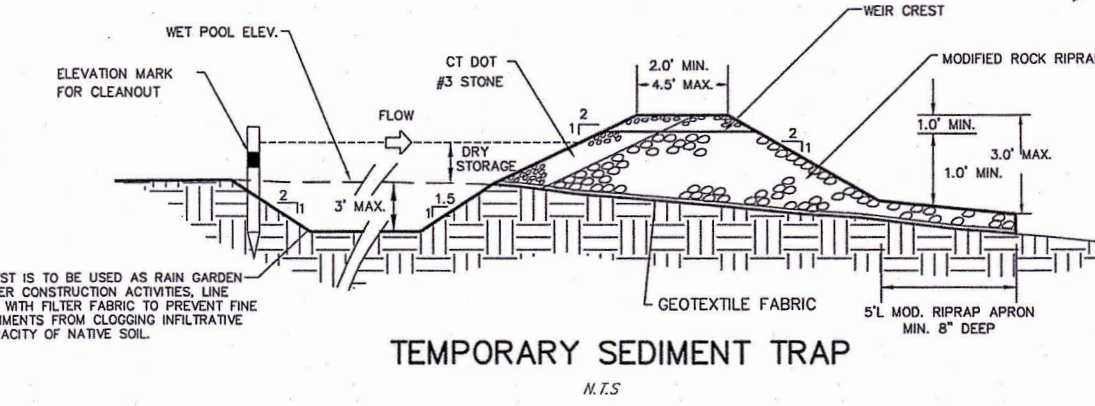
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTE: CHANNEL BOTTOM/SIDE SLOPE VERTICES SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL BOTTOM/SIDE SLOPE VERTICES.

IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS IN EXCESS OF 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

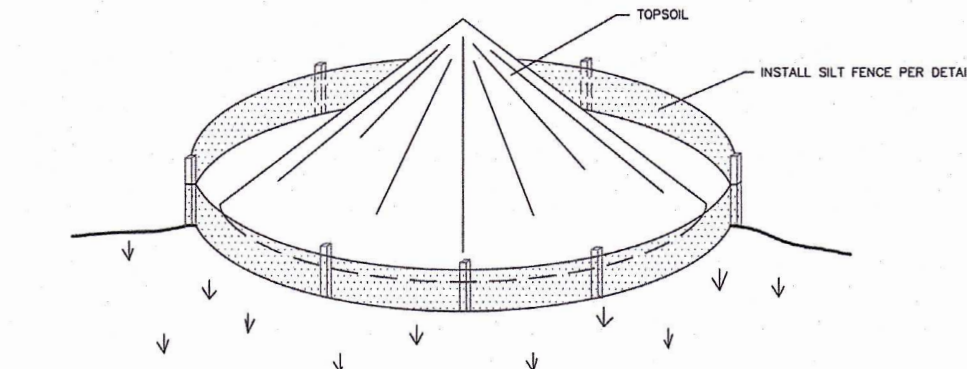
EROSION CONTROL BLANKET

N.T.S.



TEMPORARY SEDIMENT TRAP

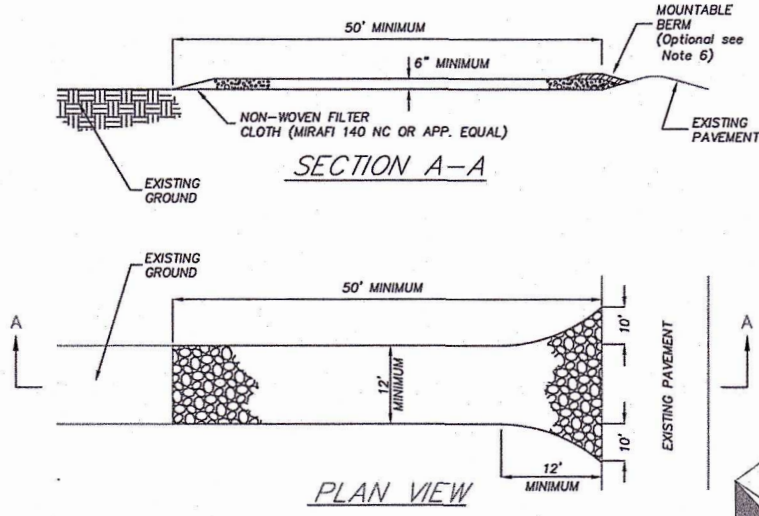
N.T.S.



- STOCKPILE MANAGEMENT PER 2002 CT GUIDELINES FOR E & S CONTROL:
1. LOCATE STOCKPILE SO THAT NATURAL DRAINAGE IS NOT OBSTRUCTED.
 2. DIVERT RUNOFF WATER AWAY FROM OR AROUND THE STOCKPILE.
 3. INSTALL A GEOTEXTILE SILT FENCE OR HAY BALE BARRIER AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM PROPOSED TOE OF THE SLOPE.
 4. THE SIDE SLOPES OF STOCKPILED MATERIAL SHOULD BE NO STEEPER THAN 2:1.
 5. STOCKPILES THAT ARE NOT TO BE USED WITHIN 30 DAYS NEED TO BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE.
 6. AFTER STOCKPILE HAS BEEN REMOVED, THE SITE SHOULD BE GRADED AND PERMANENTLY STABILIZED.

TEMPORARY TOPSOIL STOCKPILE

N.T.S.



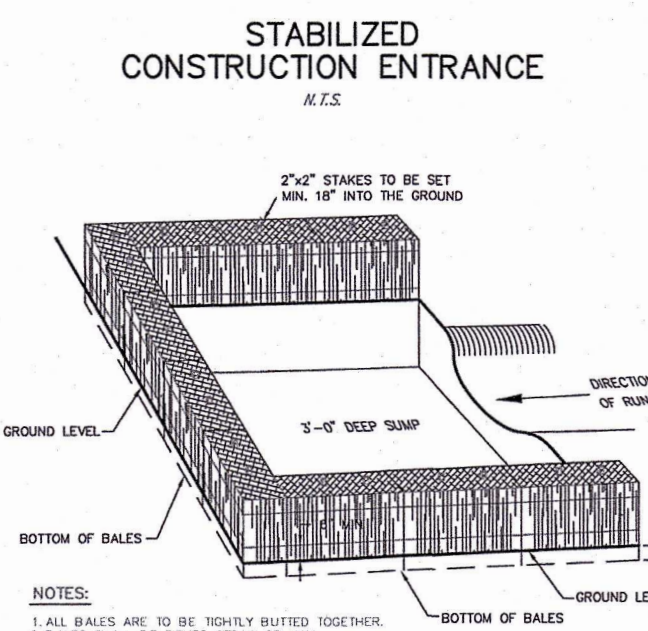
STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

- NOTES:
1. STONE SIZE - USE 1" - 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 4. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
 5. FILTER CLOTH - TO BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANUP OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DRIPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

WATER BAR - TEMPORARY DIVERSION DITCH WITH HAYBALE TRAP

N.T.S.



- NOTES:
1. ALL BALES ARE TO BE TIGHTLY BUTTED TOGETHER.
 2. BALES SHALL BE EITHER STRAW OR HAY.
 3. PROVIDE FREQUENT INSPECTION AND MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AND REPLACE CLOGGED BALES TO RESTORE EFFECTIVENESS OF INSTALLATION.

CONSTRUCTION FENCE

STANDARD STEEL OR WOOD FENCE POSTS

6'-8" MIN. INTERVALS

3'-1/2" MIN. DEEP

IF TST IS TO BE USED AS RAIN GARDEN: AFTER CONSTRUCTION ACTIVITIES, LINE TST WITH FILTER FABRIC TO PREVENT FINE SEDIMENTS FROM CLOSING INFILTRATIVE CAPACITY OF NATIVE SOIL.

STOCKPILE MANAGEMENT PER 2002 CT GUIDELINES FOR E & S CONTROL:

1. LOCATE STOCKPILE SO THAT NATURAL DRAINAGE IS NOT OBSTRUCTED.

2. DIVERT RUNOFF WATER AWAY FROM OR AROUND THE STOCKPILE.

3. INSTALL A GEOTEXTILE SILT FENCE OR HAY BALE BARRIER AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM PROPOSED TOE OF THE SLOPE.

4. THE SIDE SLOPES OF STOCKPILED MATERIAL SHOULD BE NO STEEPER THAN 2:1.

5. STOCKPILES THAT ARE NOT TO BE USED WITHIN 30 DAYS NEED TO BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE.

6. AFTER STOCKPILE HAS BEEN REMOVED, THE SITE SHOULD BE GRADED AND PERMANENTLY STABILIZED.

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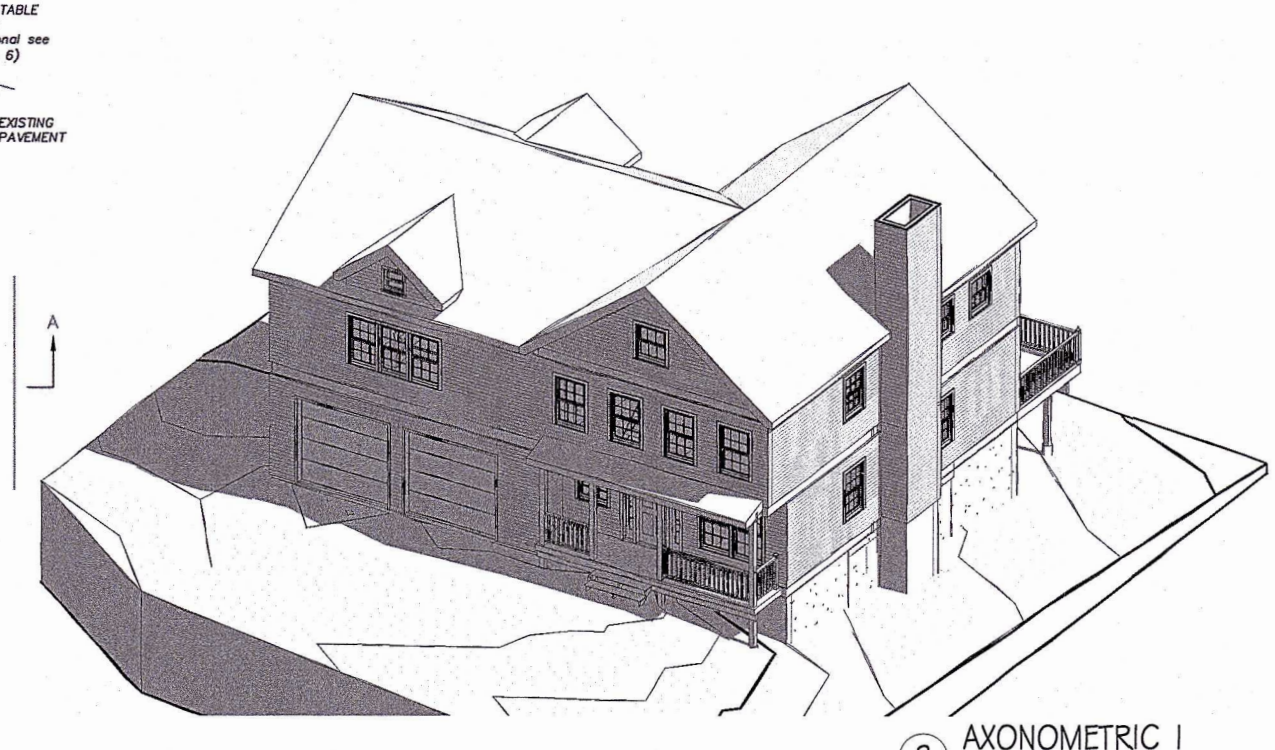
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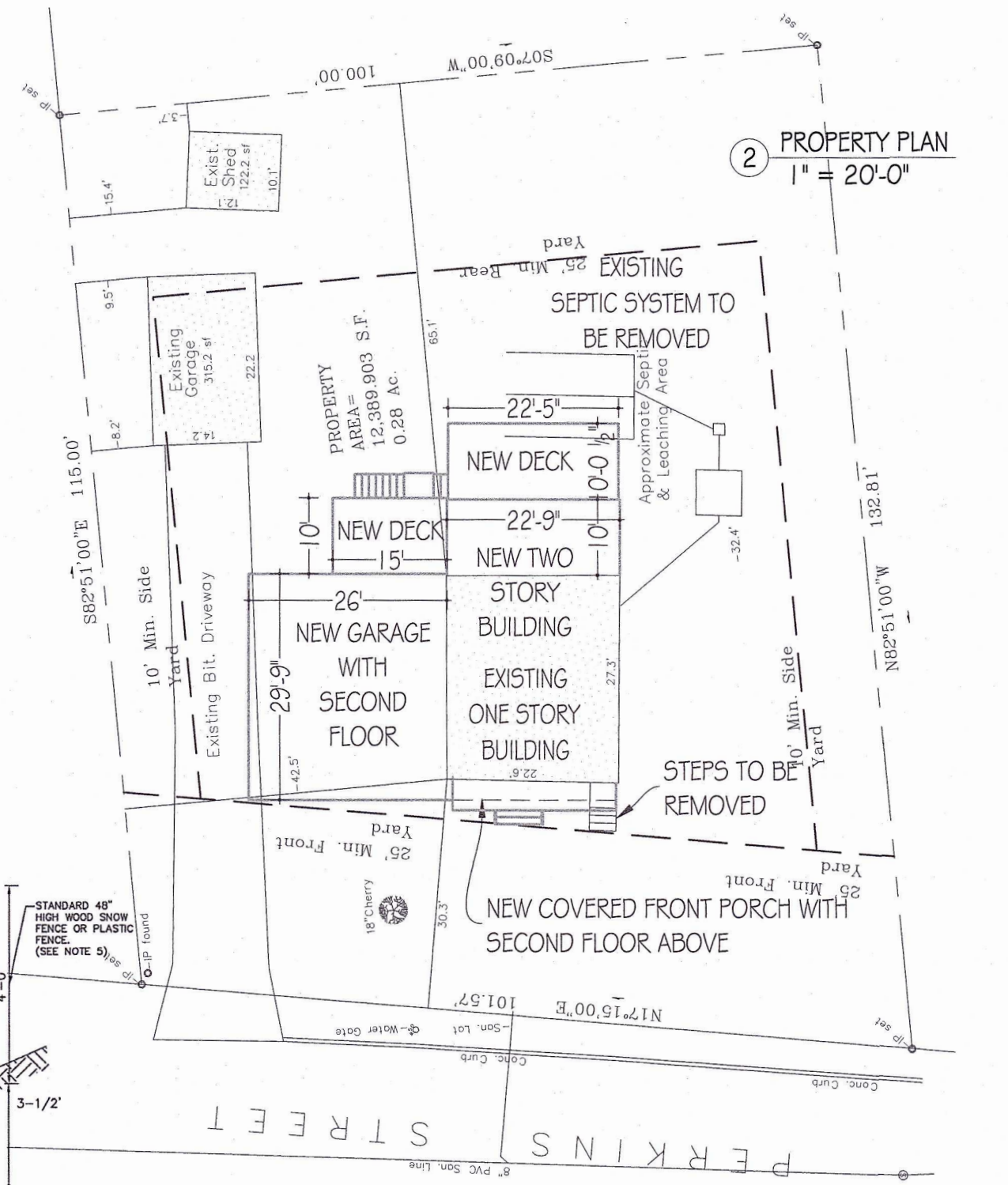
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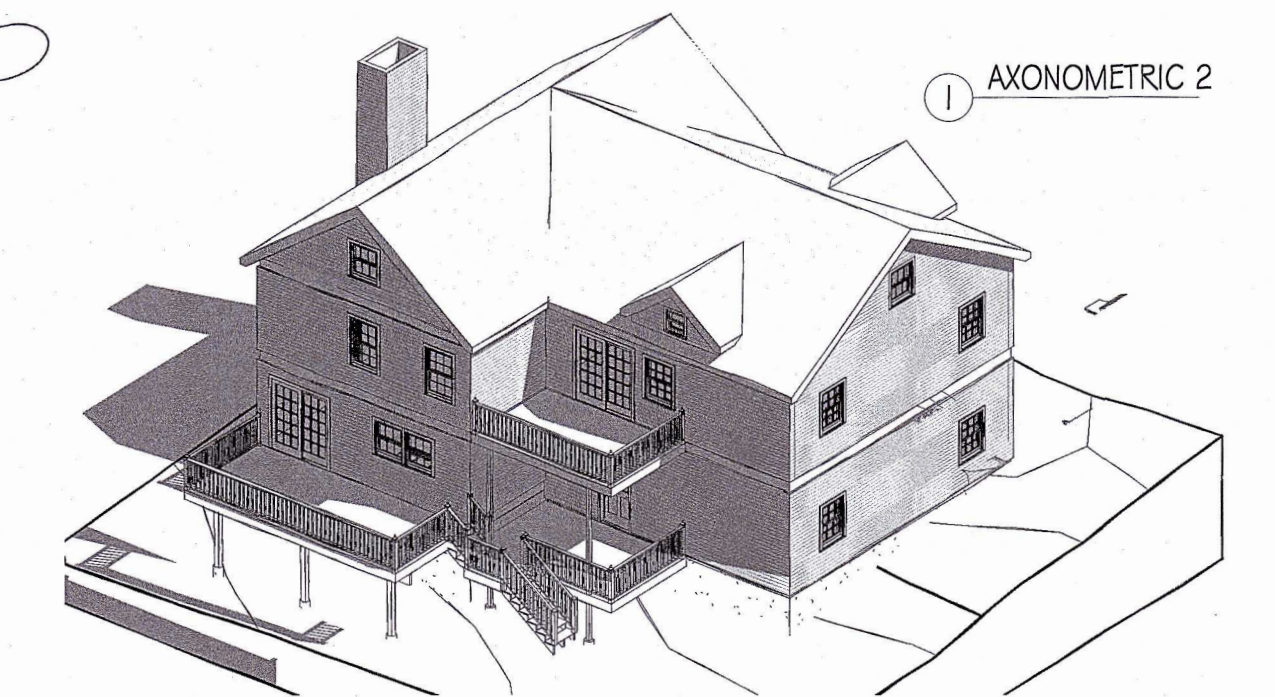
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AXONOMETRIC 1



PROPERTY PLAN
1" = 20'-0"



AXONOMETRIC 2

200 PERKINS STREET, BRISTOL, CONN.
COVER

1" = 20'-0"

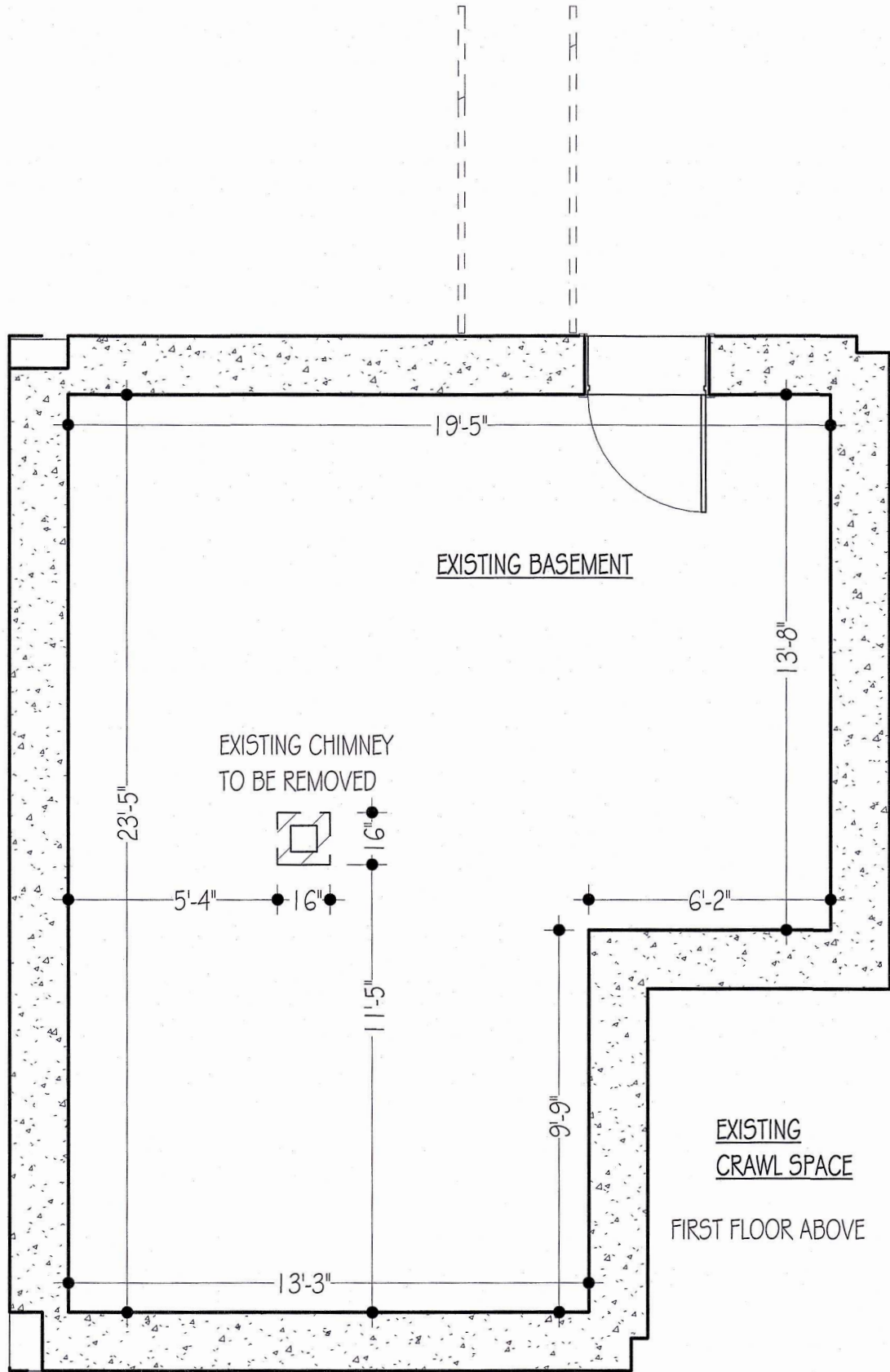
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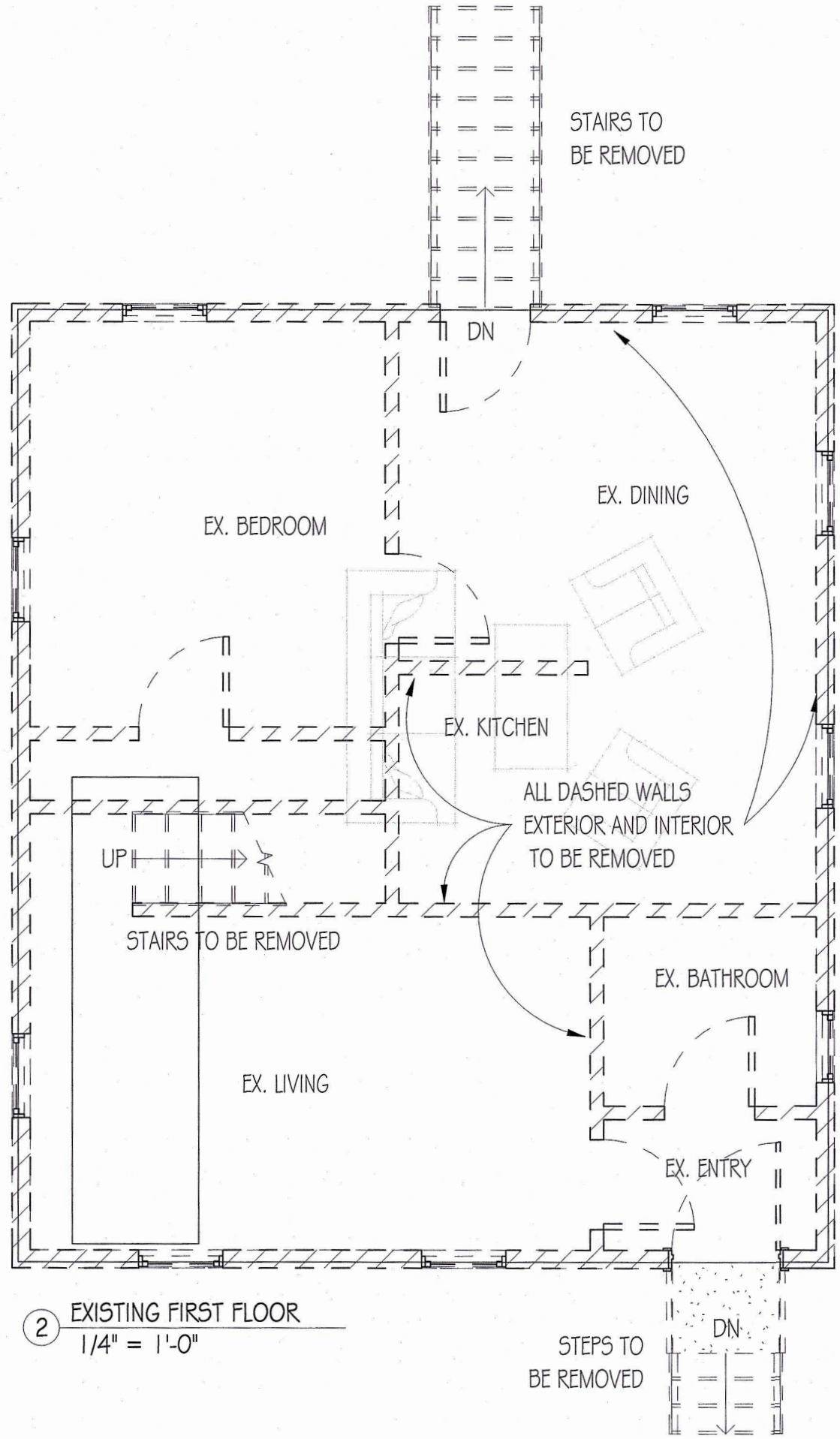
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GENERAL DEMOLITION SCOPE NOTES:

1. SCOPE OF WORK: DEMOLITION OF EXISTING INTERIOR PARTITION WALLS, DOORS, DOOR FRAMES, SECOND FLOOR AND ROOF (INCLUDING CEILING).
REFINISHING OF EXISTING WOOD FLOORING AND SELECTIVE LIGHTING THROUGHOUT INTERIOR RESIDENCE.
2. NO CHANGE IN USE OR OCCUPANCY OR EGRESS UNDER THIS APPLICATION.
3. ALL WORK SHALL CONFORM TO THE MUNICIPALITYS APPLICABLE BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND ALL OTHER APPLICABLE LAWS AND THE BEST TRADE PRACTICES.
4. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OWNER SHALL OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING MUNICIPAL AGENCIES.
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO ARCHITECT IMMEDIATELY.
6. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN DRAWINGS.
7. THE CONTRACTOR SHALL COORDINATE ALL WORK MEANS, METHODS AND PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, HVAC, ETC.)
10. ALL ELECTRICAL, PLUMBING AND HVAC WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND/OR ADVISE GENERAL CONTRACTOR OF REQUIRED INSPECTIONS AND SIGN OFFS.
11. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
12. ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.
13. THE CONTRACTOR, UPON COMPLETION OF WORK, SHALL APPLY FOR BUILDING DEPARTMENT INSPECTIONS AND SIGN-OFFS AS REQUIRED TO OBTAIN A CERTIFICATE OF OCCUPANCY.
14. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR FOLLOWING PROVISIONS OF STATE AND LOCAL BUILDING CODES THAT GOVERN THE CONDUCT OF ALL CONSTRUCTION AND DEMOLITION OPERATIONS WITH REGARD TO THE SAFETY OF THE PUBLIC AND PROPERTY.
15. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND IT'S CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.



① EXISTING BASEMENT
1/4" = 1'-0"



② EXISTING FIRST FLOOR
1/4" = 1'-0"



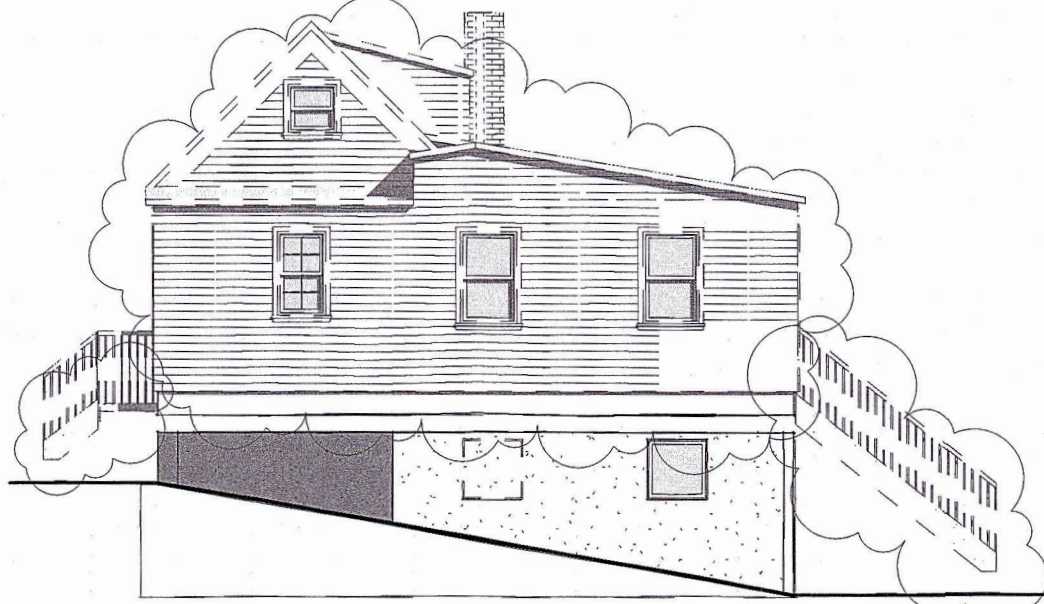
③ EXISTING EAST ELEVATION
1/8" = 1'-0"



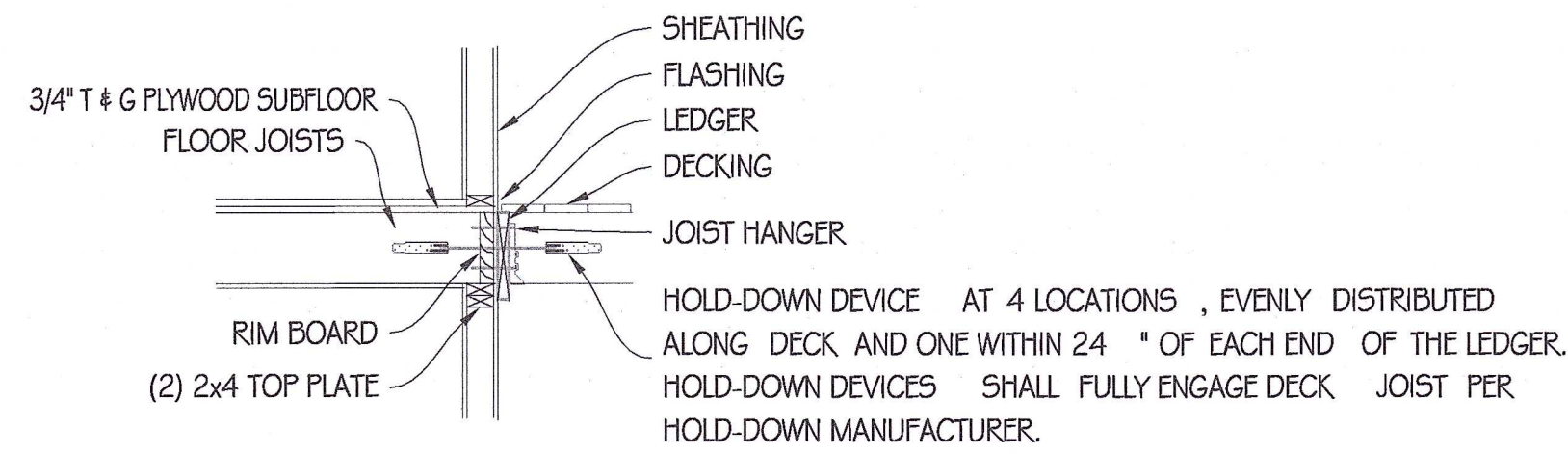
④ EXISTING NORTH ELEVATION
1/8" = 1'-0"



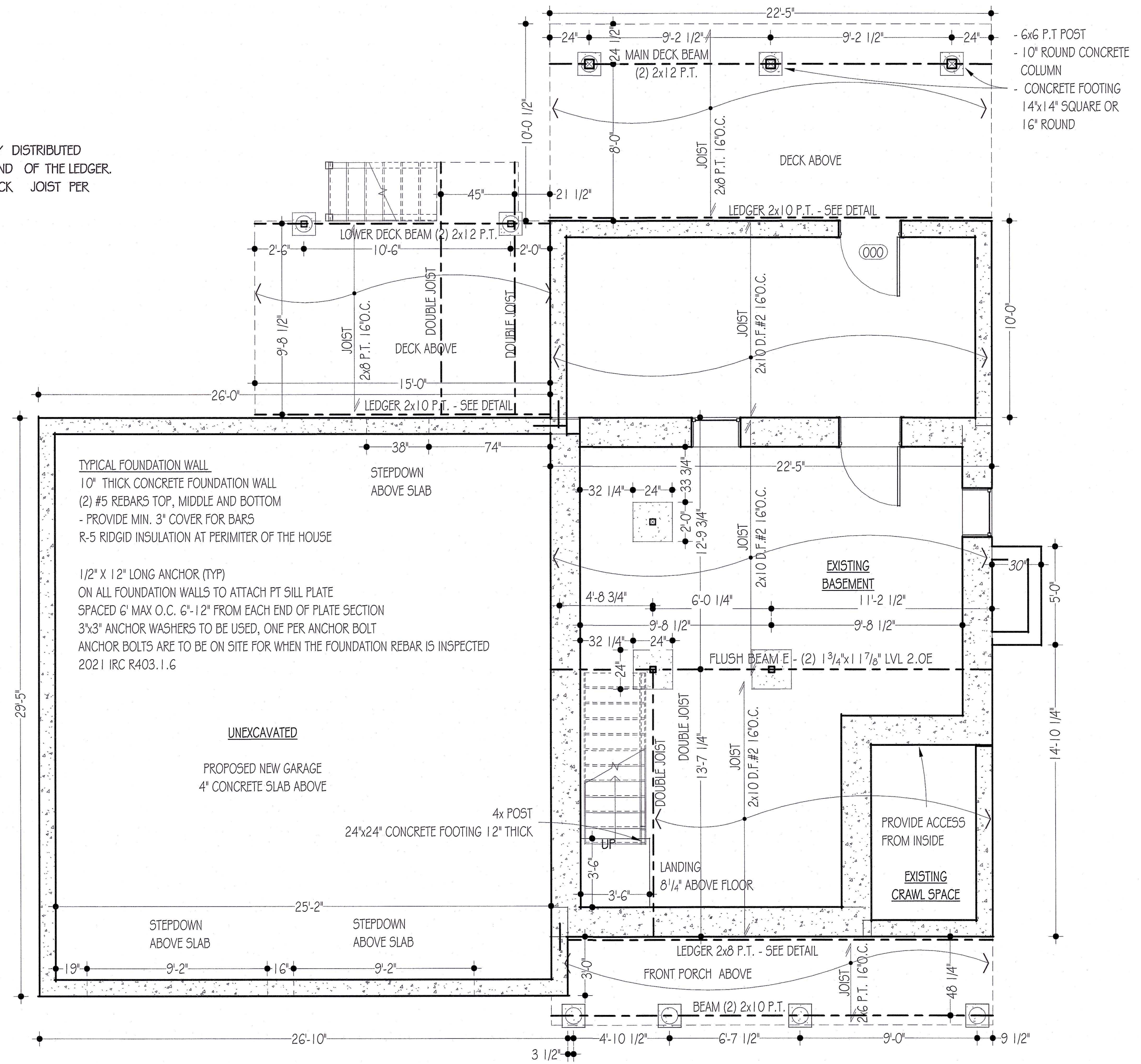
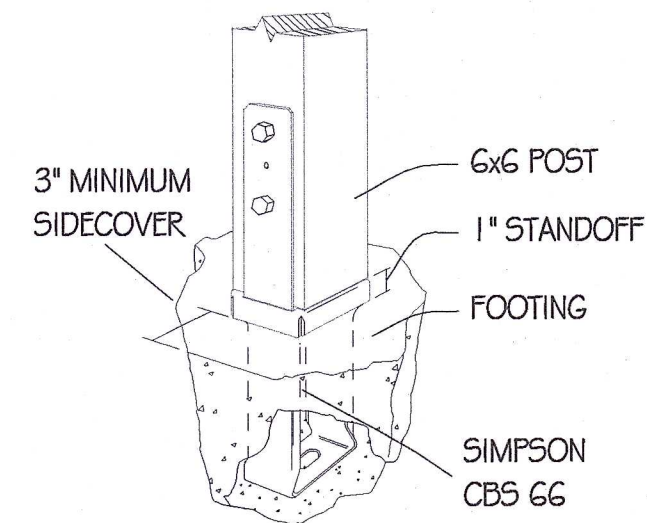
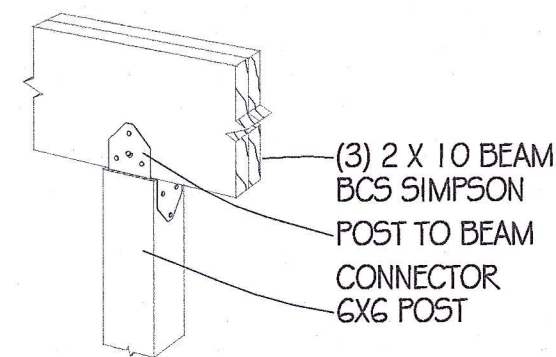
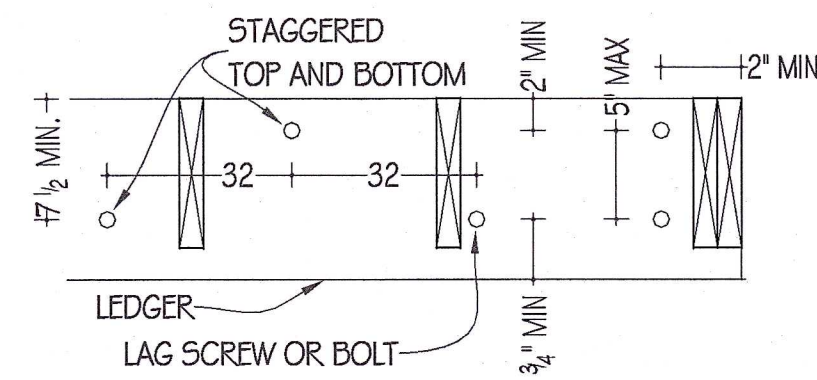
⑥ EXISTING WEST ELEVATION
1/8" = 1'-0"



⑤ EXISTING SOUTH ELEVATION
1/8" = 1'-0"



DETAIL D - LEDGER



1 PROPOSED BASEMENT
1/4" = 1'-0"

WINDOWS				
Type Mark	ROUGH OPENING		COUNT	COMMENTS
	WIDTH	HEIGHT		
GARAGE				
D	2' - 11 1/4"	3' - 11 1/2"	2	
FIRST FLOOR				
A	2' - 11 1/4"	4' - 7 1/2"	2	
B	2' - 11 1/4"	5' - 3 1/2"	2	
C	2' - 11 1/4"	3' - 3 1/2"	2	
D	2' - 11 1/4"	3' - 11 1/2"	1	(1) SAFETY GLASS

SECOND FLOOR				
A	2' - 11 1/4"	4' - 7 1/2"	9	
C	2' - 11 1/4"	3' - 3 1/2"	2	(1) SAFETY GLASS
D	2' - 11 1/4"	3' - 11 1/2"	4	(1) SAFETY GLASS

NEW ATTIC				
C	2' - 11 1/4"	3' - 3 1/2"	3	
F	2' - 0"	2' - 0"	2	

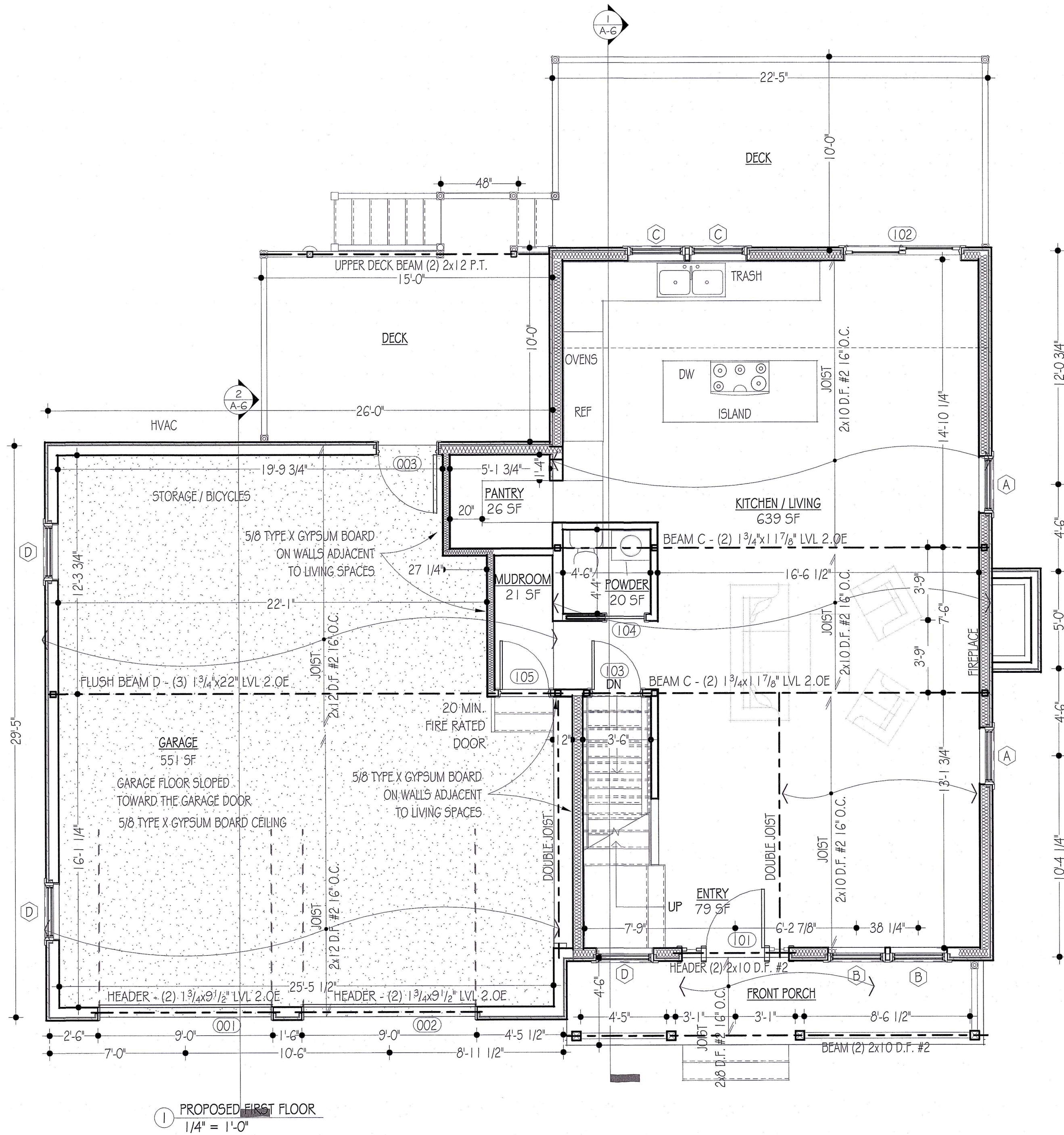
DOORS			
Mark	WIDTH	HEIGHT	COMMENTS

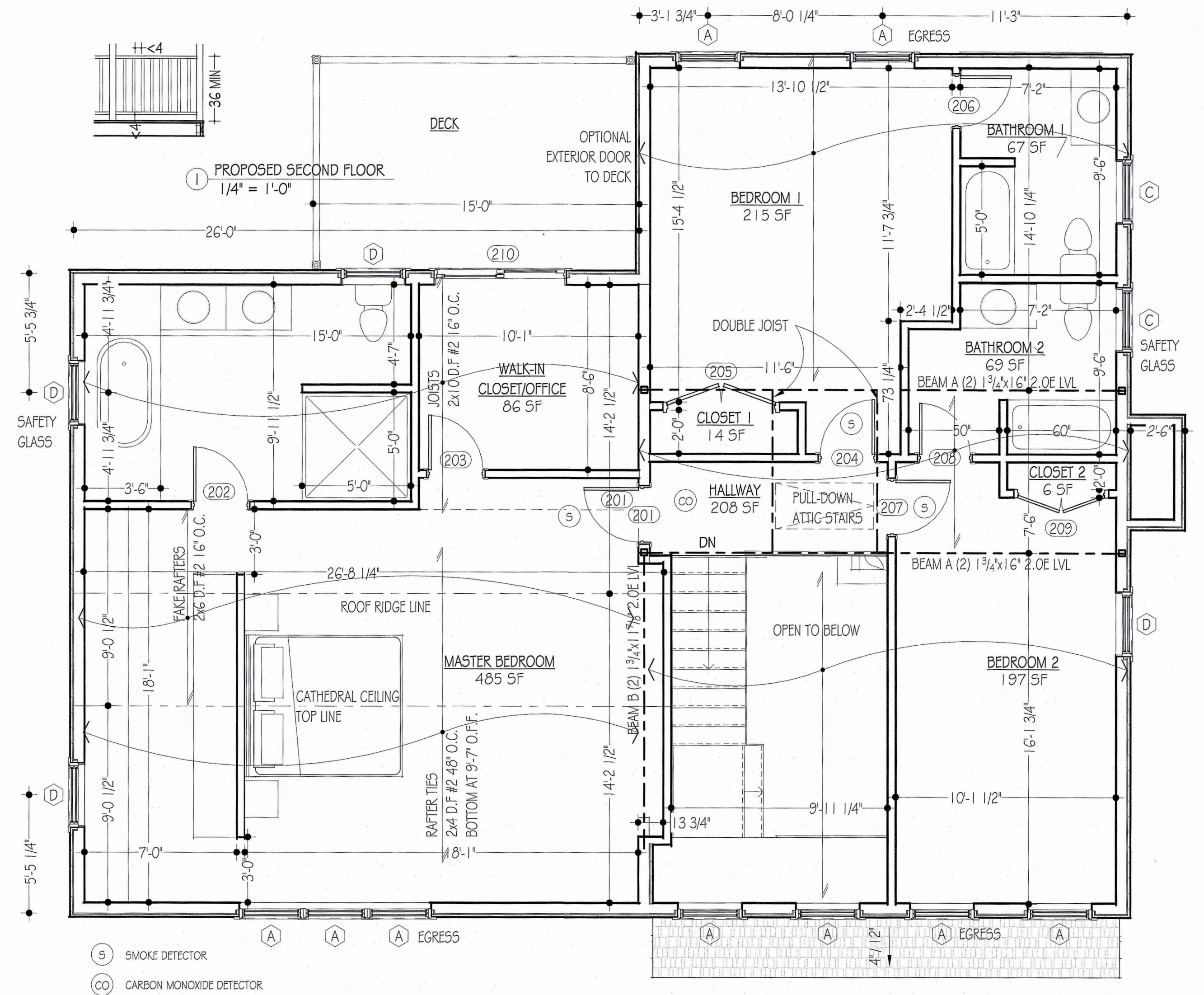
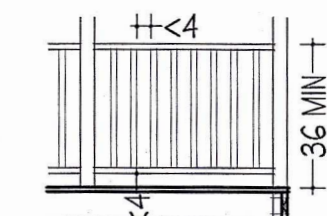
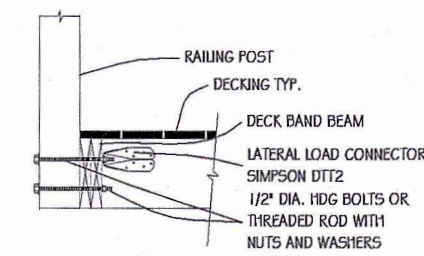
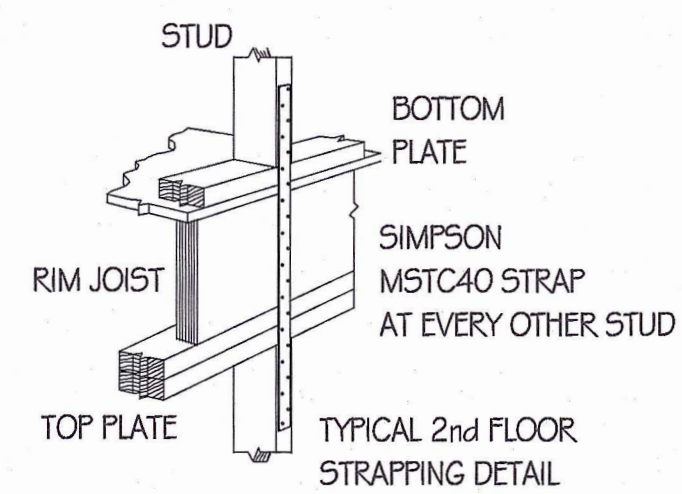
Basement			
000	3' - 0"	6' - 8"	LH EXTERIOR

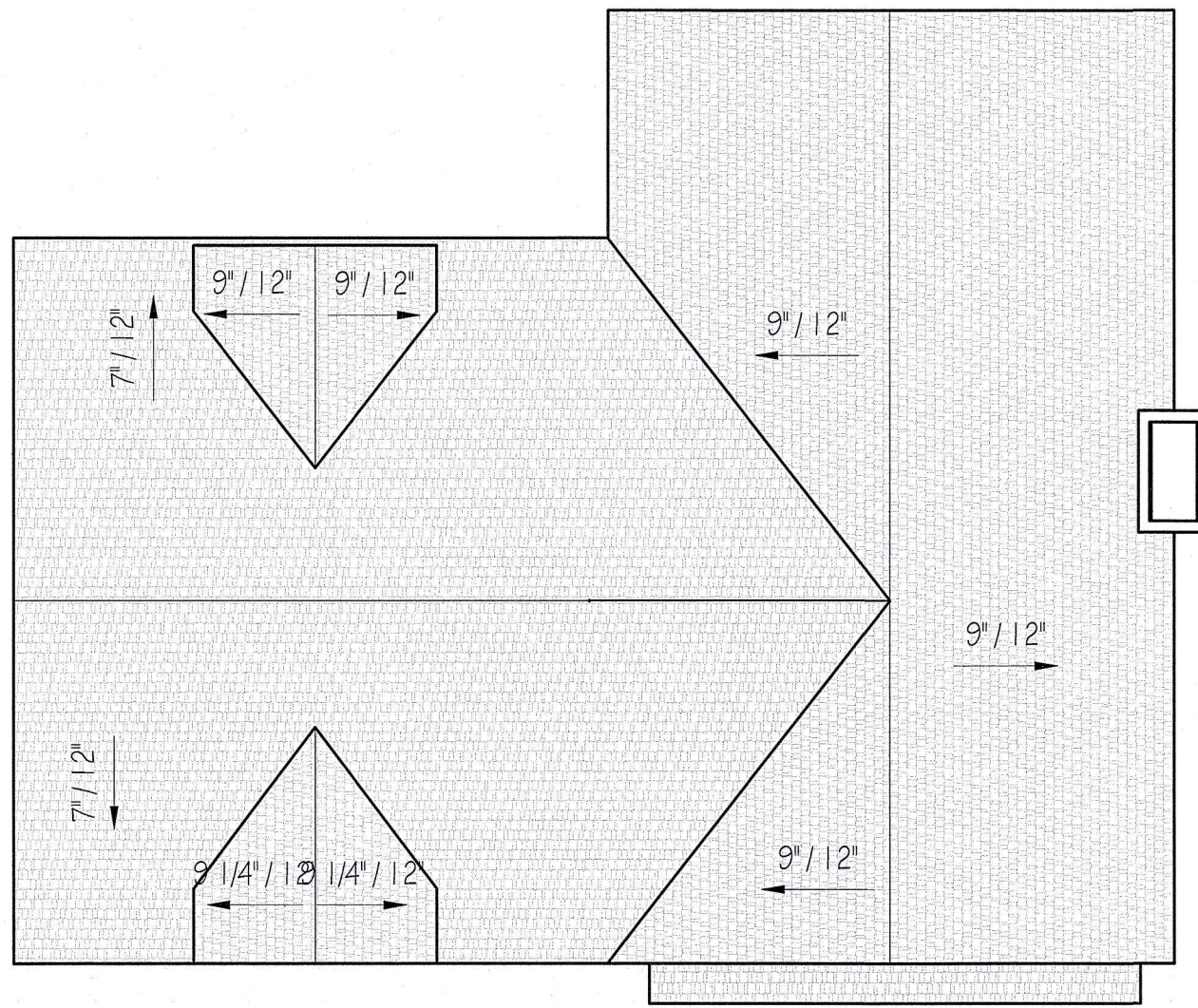
GARAGE			
001	8' - 10"	8' - 0"	OVERHEAD
002	8' - 10"	8' - 0"	OVERHEAD
003	3' - 0"	6' - 8"	LH EXTERIOR

FIRST FLOOR			
101	3' - 0"	6' - 8"	RH EXTERIOR
102	6' - 0 5/8"	6' - 10"	SLIDING EXTERIOR
103	2' - 6"	6' - 8"	LH
104	2' - 0"	6' - 8"	POCKET
105	2' - 6"	6' - 8"	LH FIRE RATED

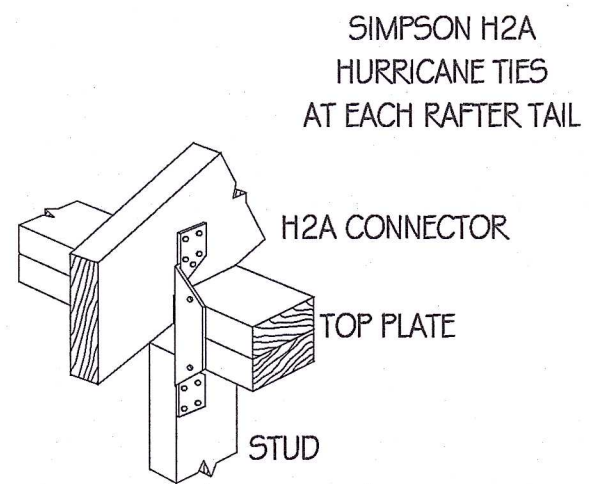
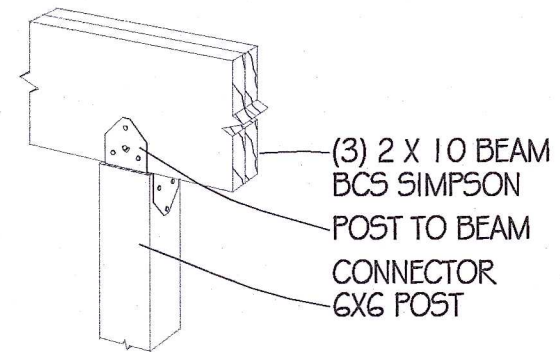
SECOND FLOOR			
201	2' - 6"	6' - 8"	RH,
202	2' - 6"	6' - 8"	LH
203	2' - 6"	6' - 8"	LH
204	2' - 6"	6' - 8"	RH
205	5' - 0"	6' - 8"	DOUBLE
206	2' - 4"	6' - 8"	LH
207	2' - 6"	6' - 8"	LH
208	2' - 4"	6' - 8"	LH
209	4' - 0"	6' - 8"	DOUBLE
210	6' - 0 5/8"	6' - 10"	SLIDING EXTERIOR



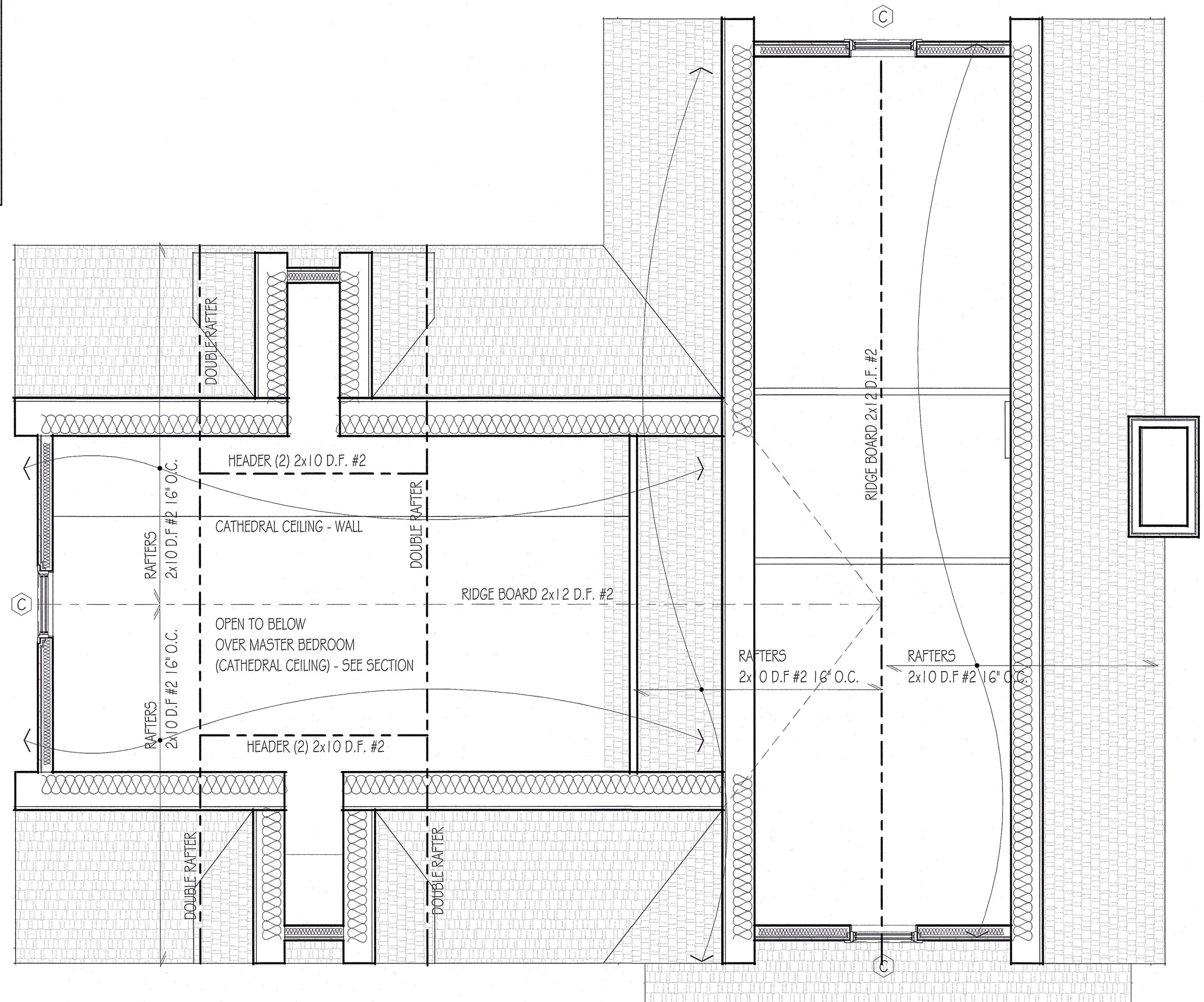
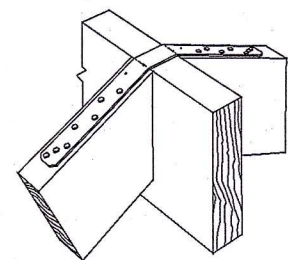




② PROPOSED ROOF
1/8" = 1'-0"



SIMPSON LSTA24 1 1/4" 20GA
RIDGE STRAP AT EACH RAFTER



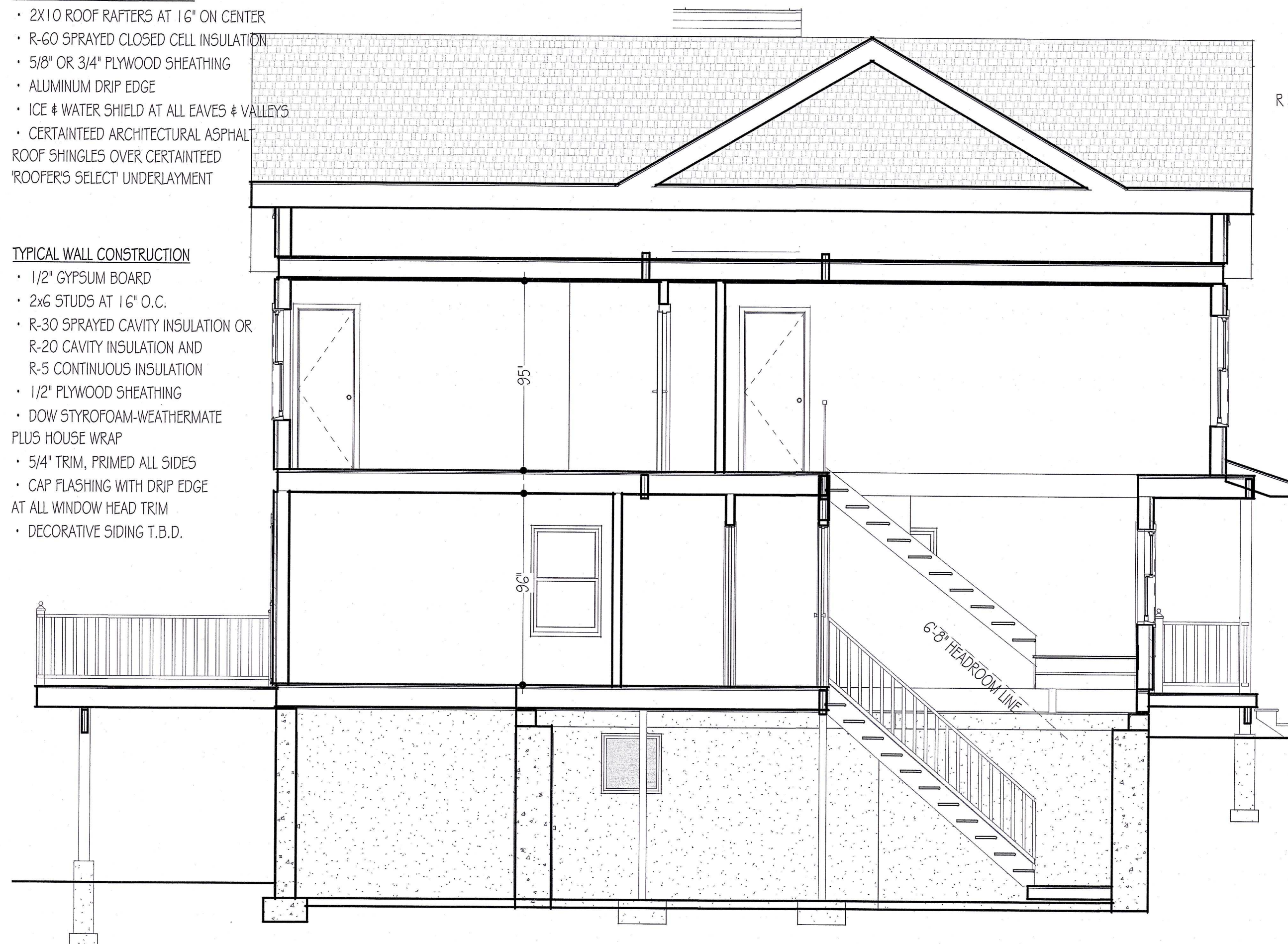
① PROPOSED ATTIC
1/4" = 1'-0"

TYPICAL ROOF CONSTRUCTION

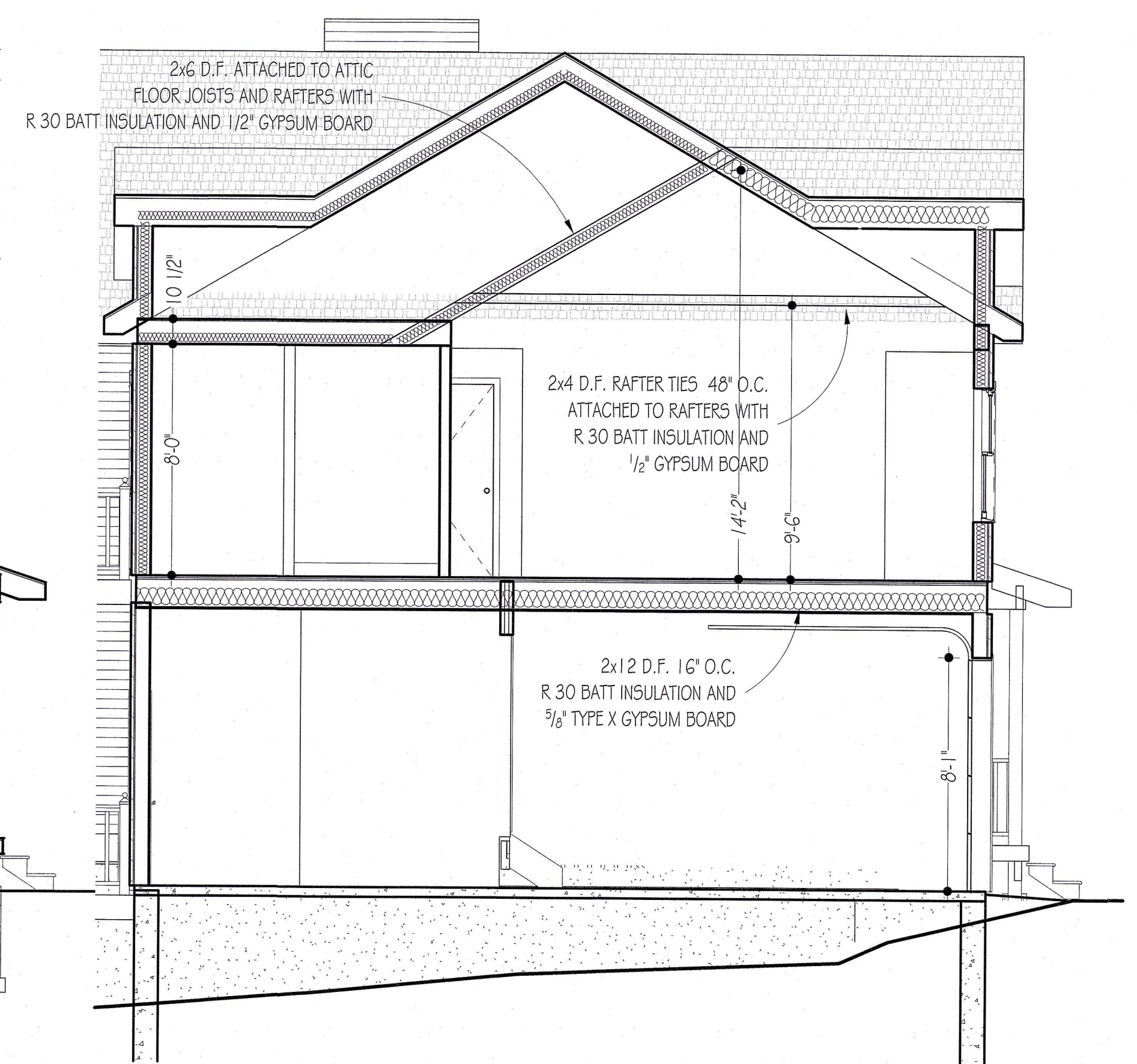
- 2X10 ROOF RAFTERS AT 16" ON CENTER
- R-60 SPRAYED CLOSED CELL INSULATION
- 5/8" OR 3/4" PLYWOOD SHEATHING
- ALUMINUM DRIP EDGE
- ICE & WATER SHIELD AT ALL EAVES & VALLEYS
- CERTANTEED ARCHITECTURAL ASPHALT ROOF SHINGLES OVER CERTANTEED 'ROOFER'S SELECT' UNDERLAYMENT

TYPICAL WALL CONSTRUCTION

- 1/2" GYPSUM BOARD
- 2X6 STUDS AT 16" O.C.
- R-30 SPRAYED CAVITY INSULATION OR R-20 CAVITY INSULATION AND R-5 CONTINUOUS INSULATION
- 1/2" PLYWOOD SHEATHING
- DOW STYROFOAM-WEATHERMATE PLUS HOUSE WRAP
- 5/4" TRIM, PRIMED ALL SIDES
- CAP FLASHING WITH DRIP EDGE AT ALL WINDOW HEAD TRIM
- DECORATIVE SIDING T.B.D.



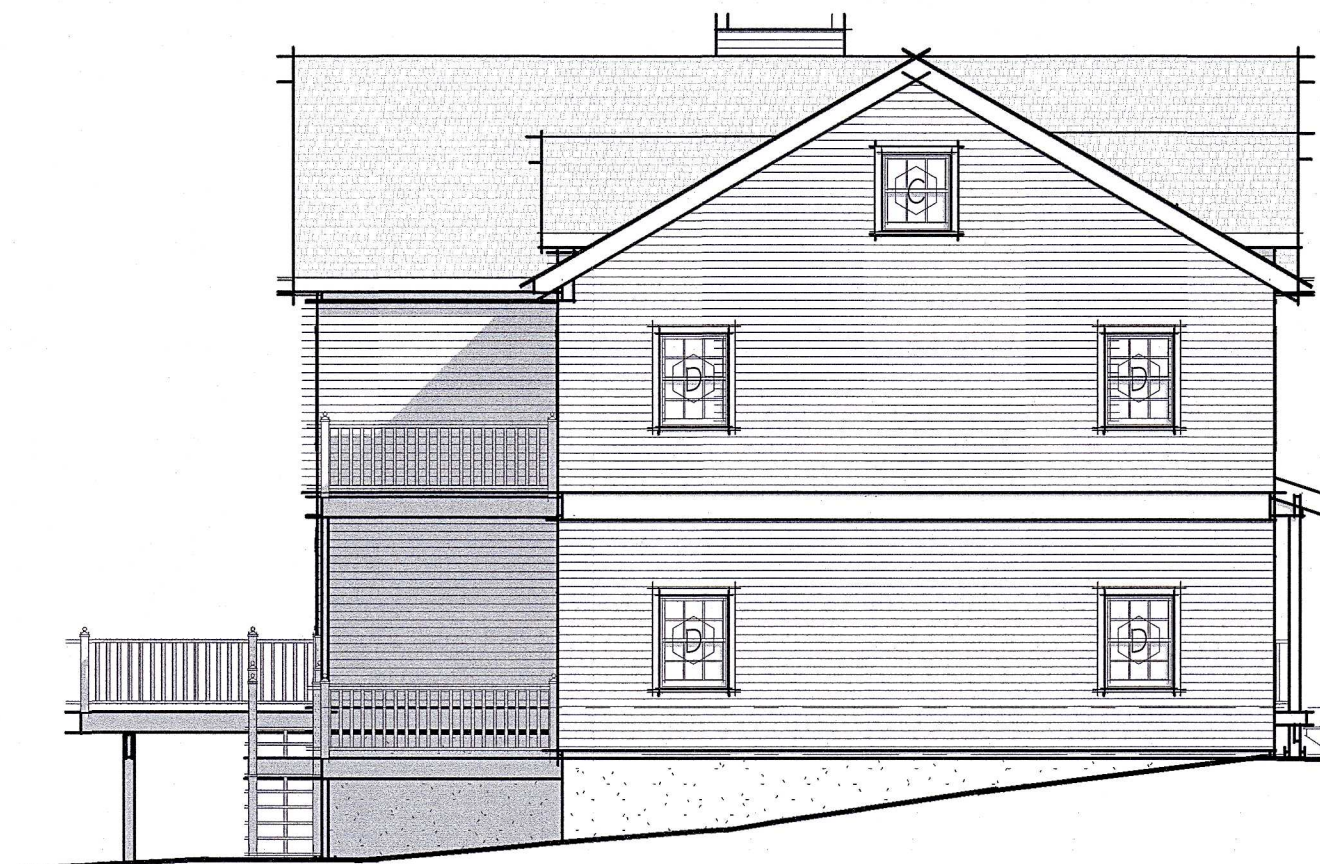
① SECTION 1
1/4" = 1'-0"



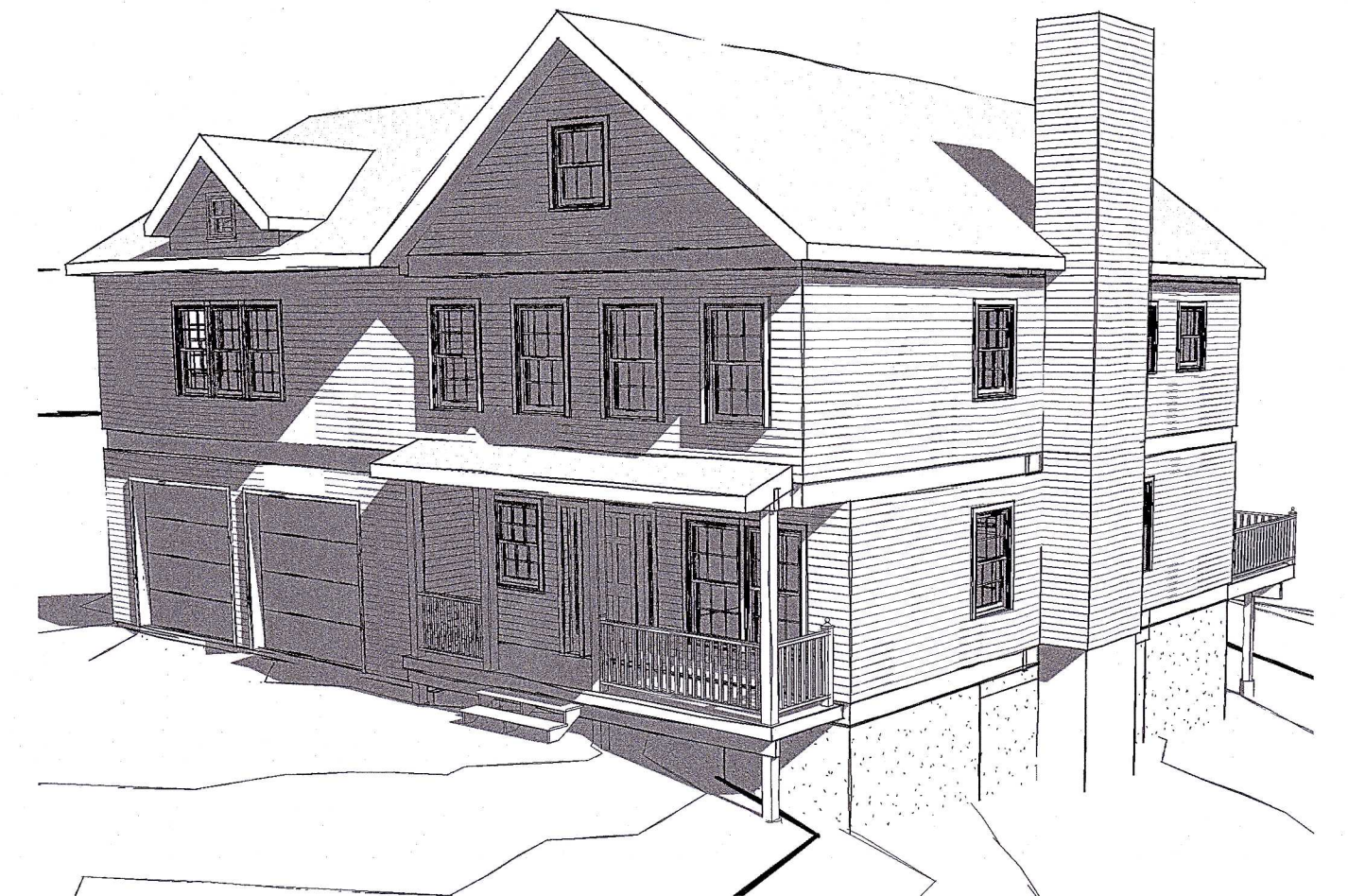
② SECTION 2
1/4" = 1'-0"



① PROPOSED EAST ELEVATION
1/8" = 1'-0"



③ PROPOSED NORTH ELEVATION
1/8" = 1'-0"



⑥ SOUTH-WEST PERSPECTIVE

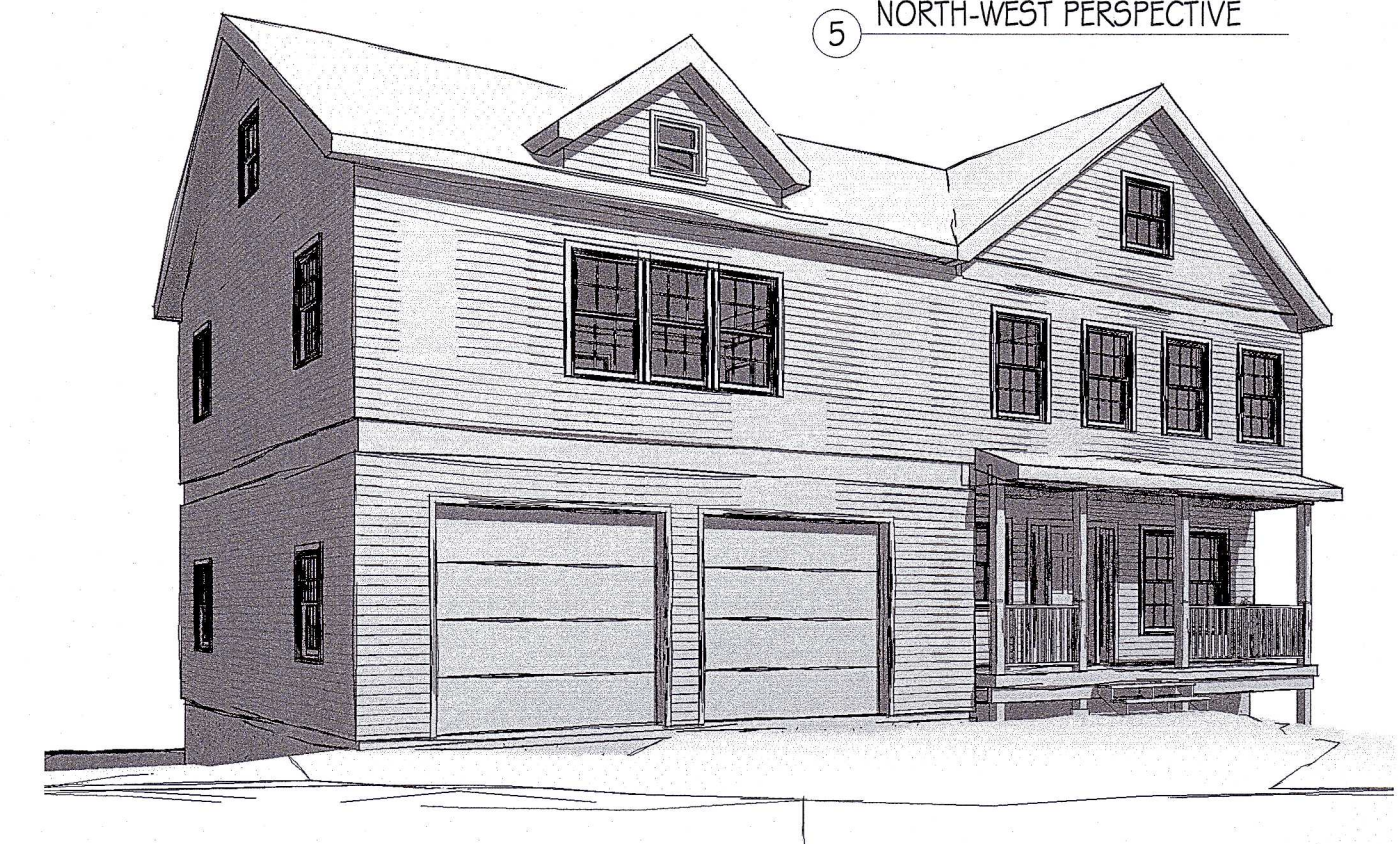
④ PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



② PROPOSED WEST ELEVATION
1/8" = 1'-0"



⑤ NORTH-WEST PERSPECTIVE





City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860)584-6200 ext. 0

June 11, 2025

Rory F. Ghio
700 Hill Street
Bristol, CT 06010

Dear Mr. Ghio:

This is to officially notify you that at a meeting of the City Council on June 10, 2025 you were appointed as a member to the Zoning Board of Appeals for a term to July, 2026.

It is necessary to take your oath of office when you are appointed. At your earliest convenience, kindly stop by the Town Clerk's Office to take your oath.

I have enclosed copies of the Calendar of meetings and a listing of members.

Should you change your address, or resign from this appointment, you must notify the Town Clerk's Office.

Very truly yours,

A handwritten signature in cursive script, reading "Merina Bigos".

Merina Bigos, CCTC
Deputy Town and City Clerk

MB/jb

Enclosures

cc: Robert Flanagan