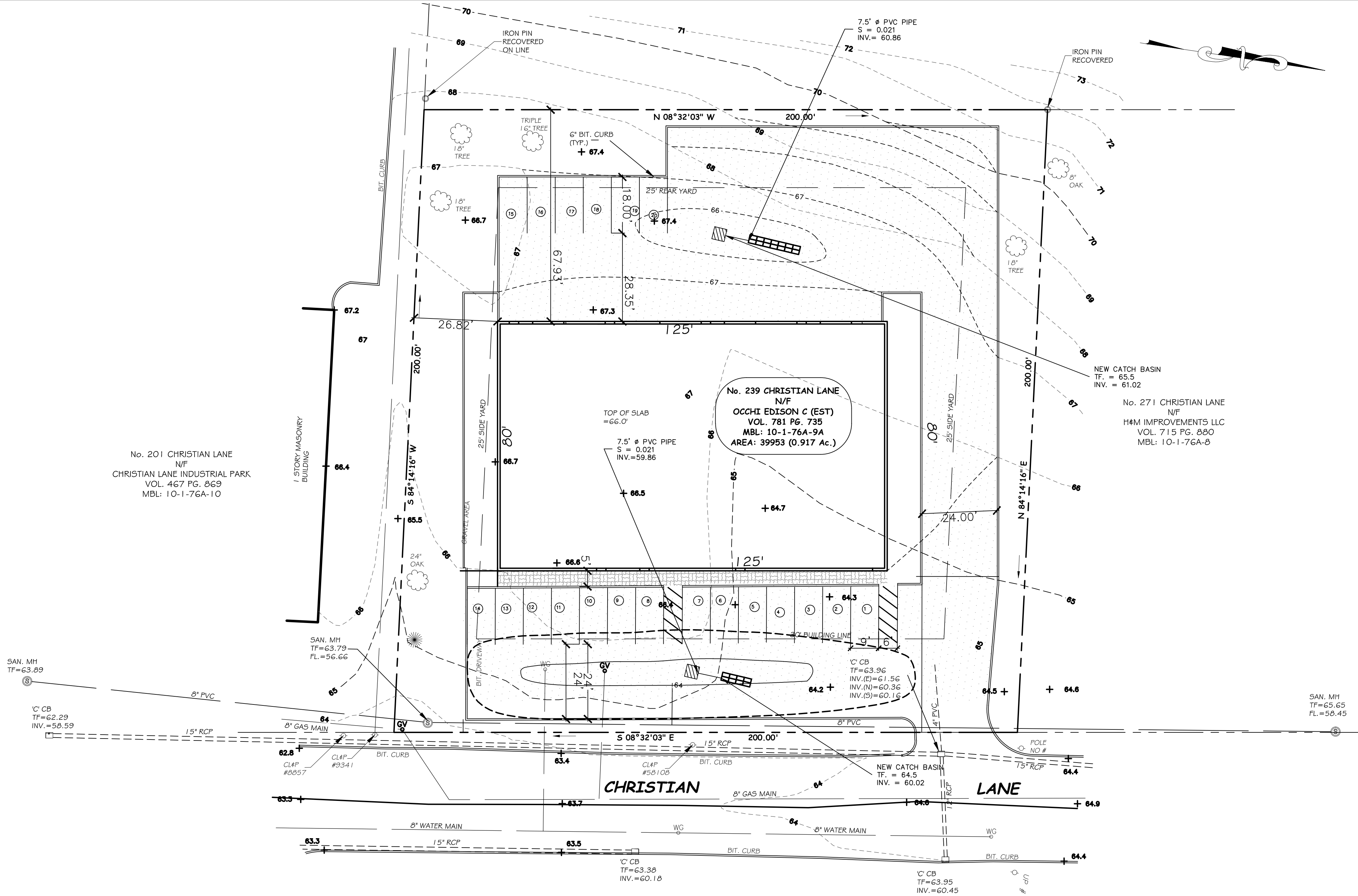
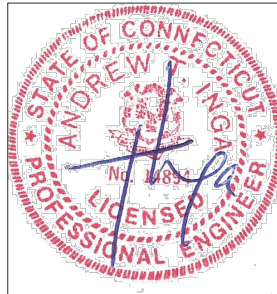




ZONE: I GI-2	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE - AC	0.50	0.917	0.917197
MINIMUM LOT WIDTH - FT	100	200	200
FRONT YARD - FT	30	30	52.01
MINIMUM SIDEYARD STREET - FT	25	25	26.82'
MINIMUM REAR YARD	25'	25'	67.75'
MAXIMUM LOT COVER - %	35	0	25
MAXIMUM IMPERVIOUS COVER - %	80	5.3	71.4
MAXIMUM BUILDING HEIGHT - FT	45'	0'	18.7'
MAX. BUILDING HEIGHT - STORIES	3	0	1
MAX. FLOOR AREA RATIO	1	0	0.25
MAX. RESIDENTIAL DENSITY/ACRE	N/A	N/A	N/A
MIN. PARKING/LOADING SETBACK SIDE & REAR	5'	N/A	5'
MIN. PARKING/LOADING SETBACK FRONT YARD	5'	N/A	5'
MAX. PARKING SPACES OF GFA	$\frac{1}{100}$	0	$\frac{1000}{100} = 20$
* DENOTES NON CONFORMING			

LEGEND

- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED PAVEMENT
- PROPOSED 6" BIT CURB



ENGINEERS:
INGA CONSULTING ENGINEERS
ANDREW T. INGA REG. 14894
HARTFORD, CONNECTICUT

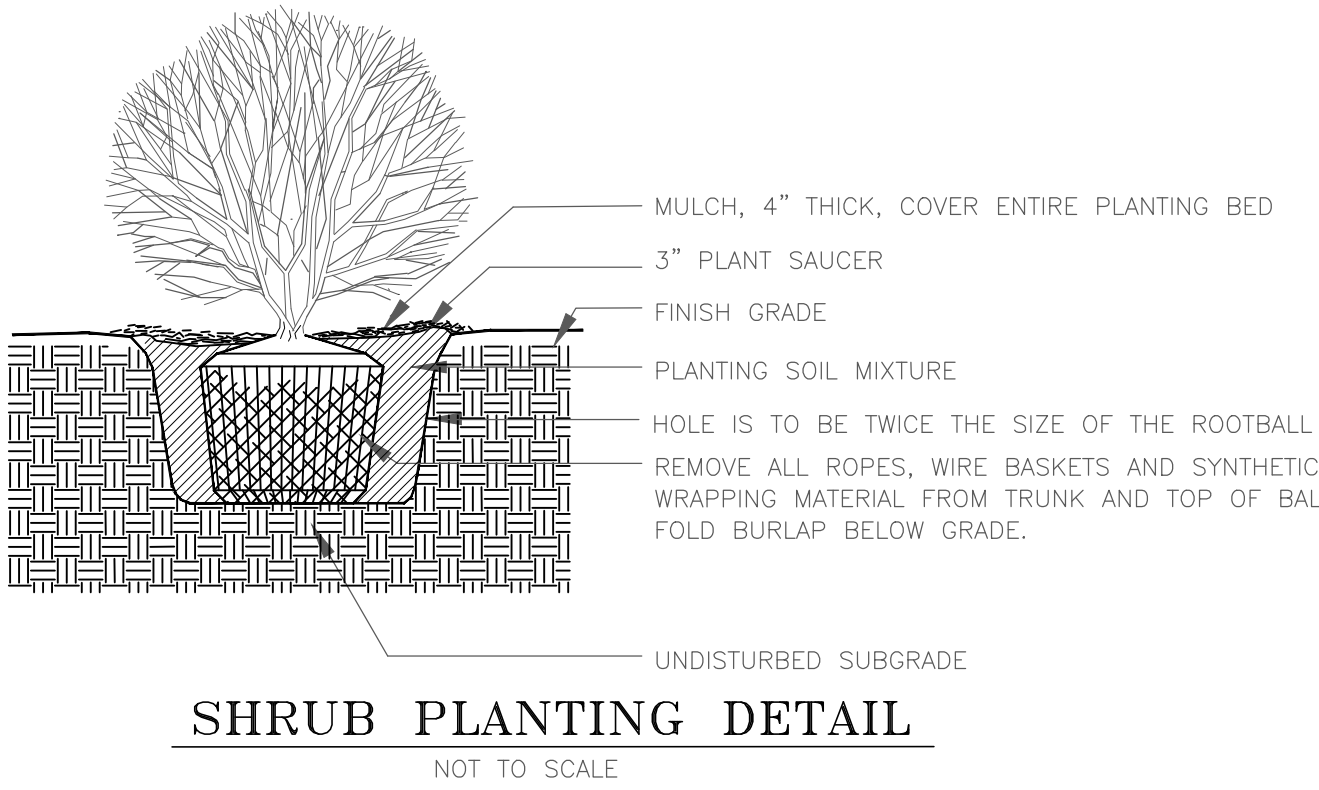
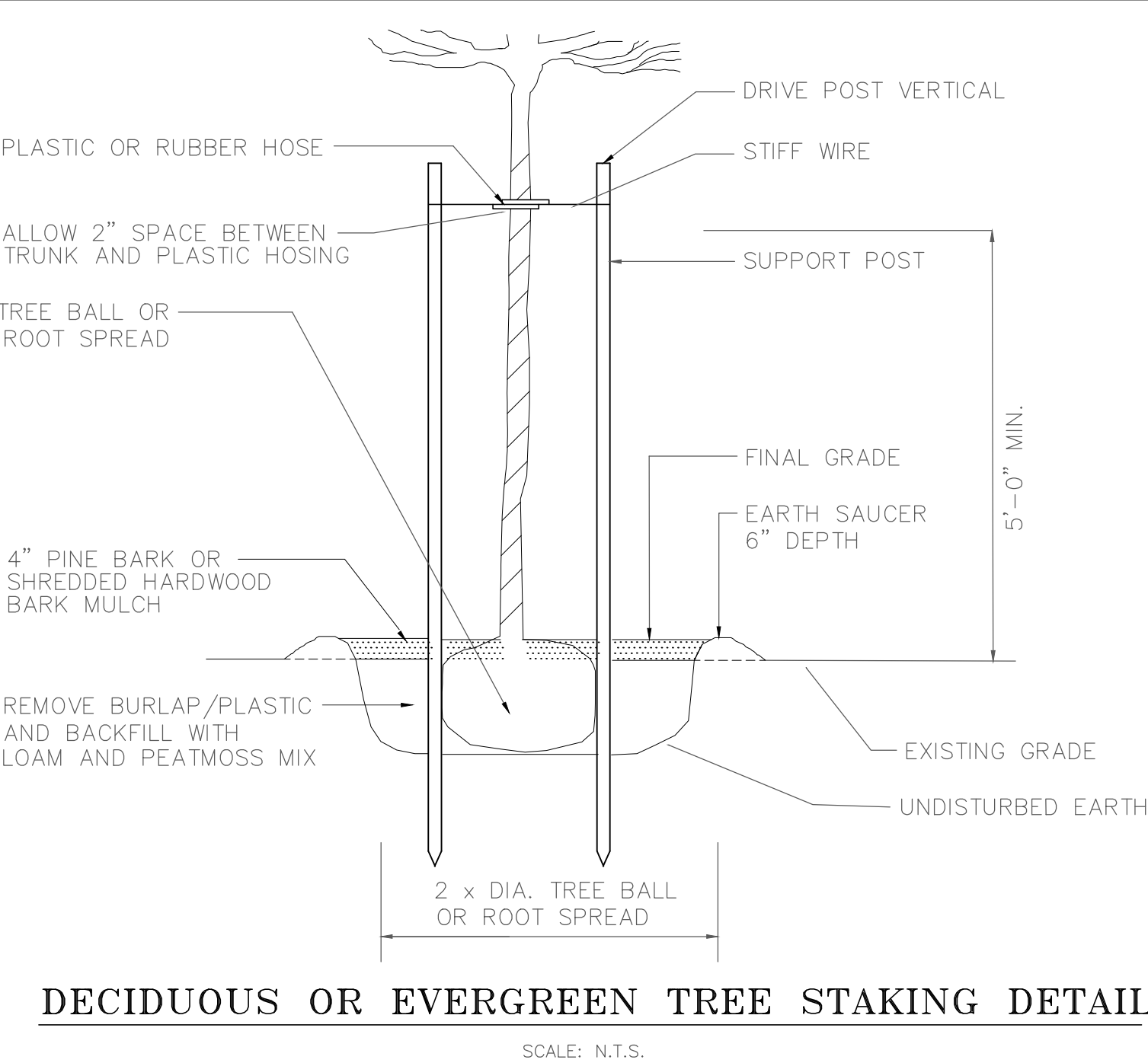
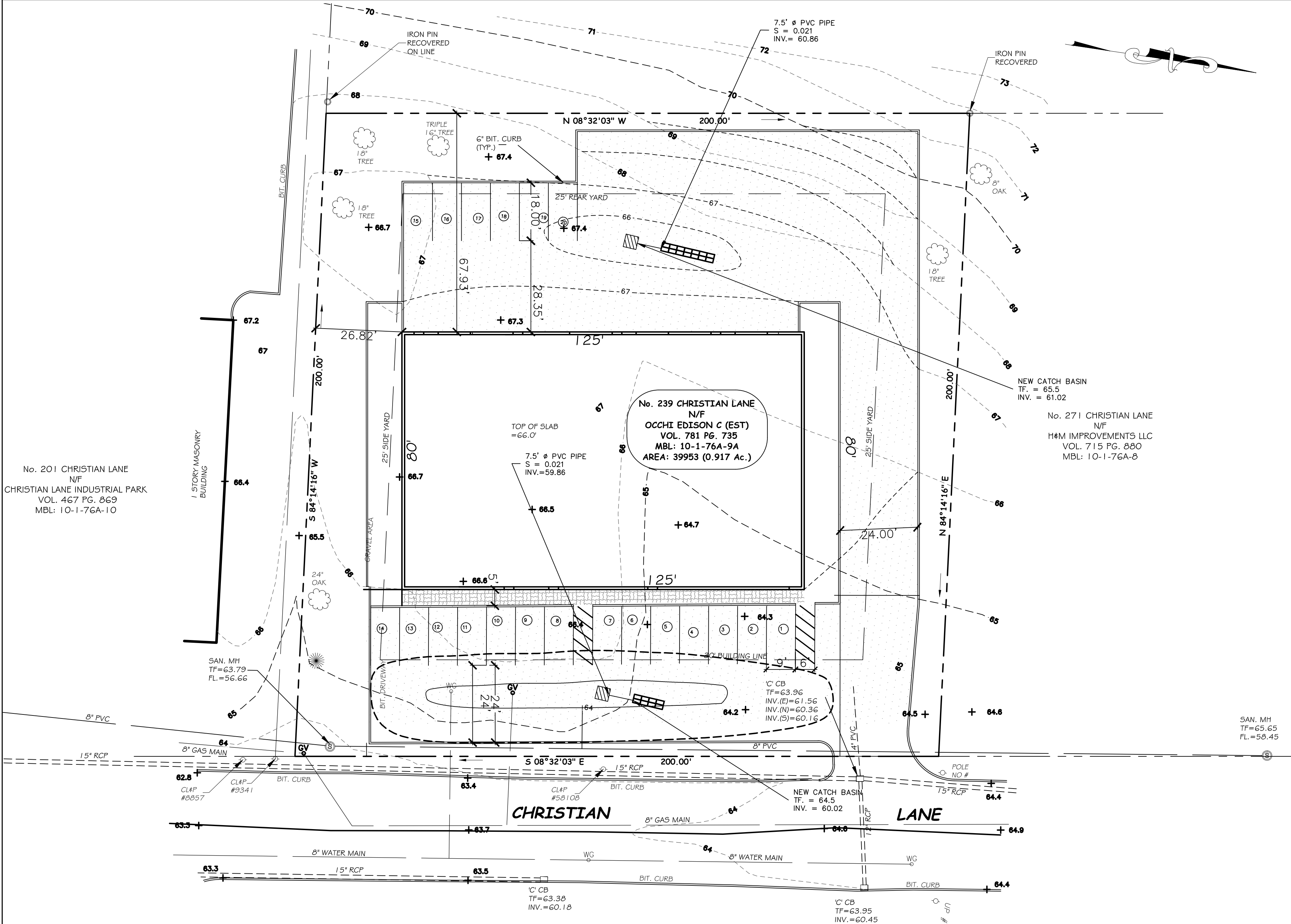
SURVEYOR:

SITE PLAN
239 CHRISTIAN LANE
BERLIN, CT

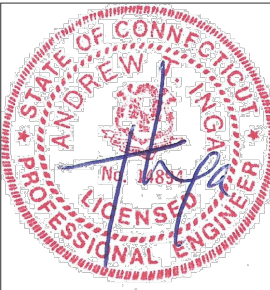
PROPOSED SITE PLAN
PREPARED FOR GRIFFO PROPERTIES
239 CHRISTIAN LANE BERLIN CT

JOB NO: -
DRAWN BY: T.I.
DESIGNED BY: T.I.
CHECKED BY: T.I.
DATE: MAY 4, 2021
SCALE: 1/20
DRAWING NO:

1



LEGEND	
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED PAVEMENT
	PROPOSED 6\"/>
	PROPOSED GRASS AREA
	SILT FENCE



ENGINEERS:
INGA CONSULTING ENGINEERS
ANDREW T. INGA REG. 14894
HARTFORD, CONNECTICUT

SURVEYOR:

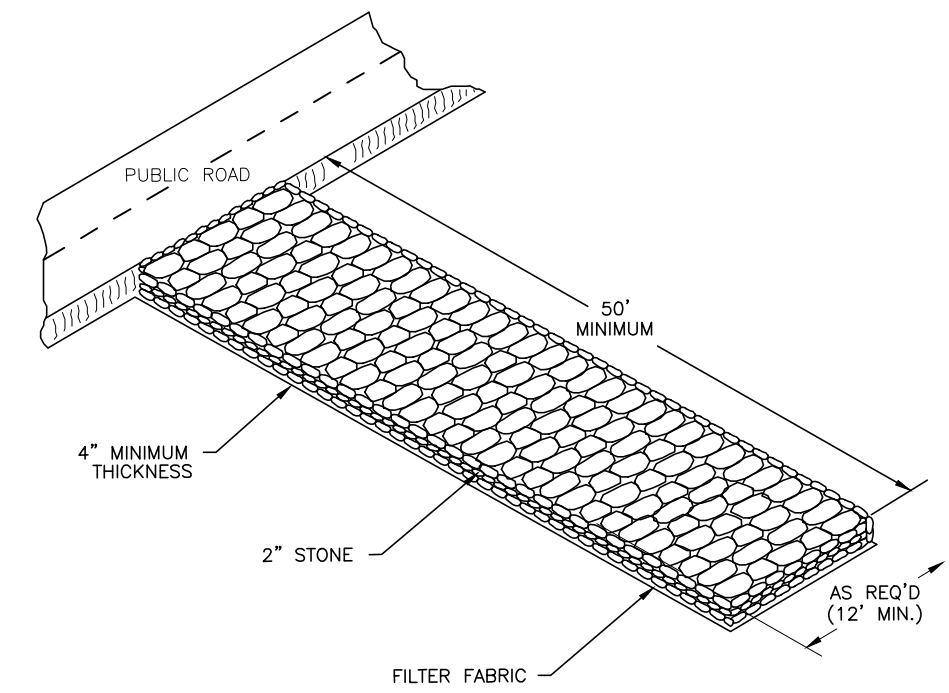
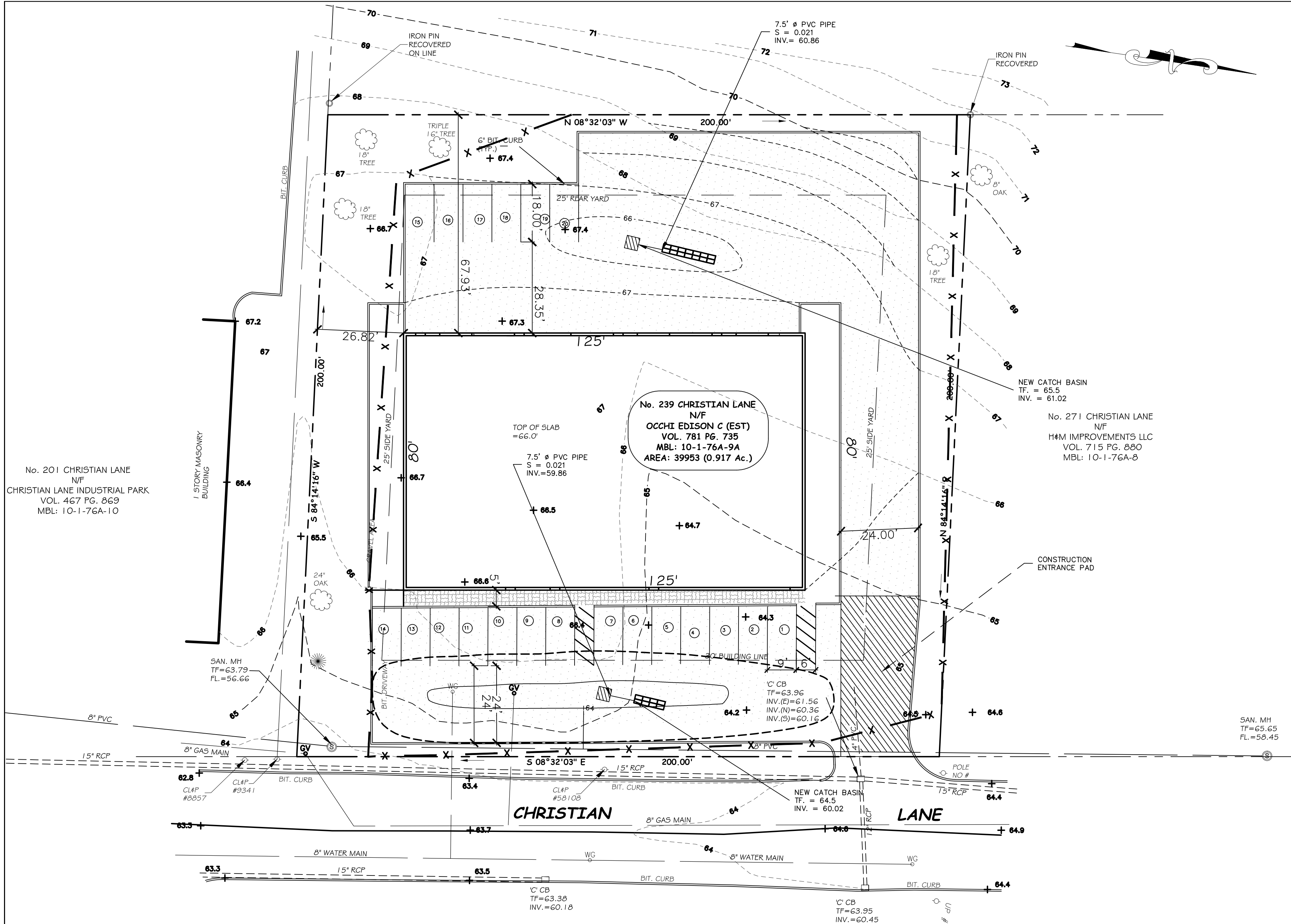
SITE PLAN
239 CHRISTIAN LANE
BERLIN, CT

PLANTING DETAILS
PREPARED FOR GRIFFO PROPERTIES
239 CHRISTIAN LANE BERLIN CT

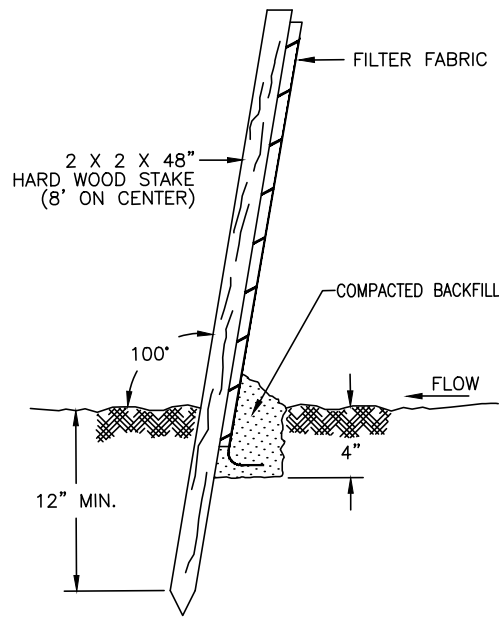
JOB NO: -
DRAWN BY: T.I.
DESIGNED BY: T.I.
CHECKED BY: T.I.
DATE: MAY 4, 2021
SCALE: 1/20
DRAWING NO:

2

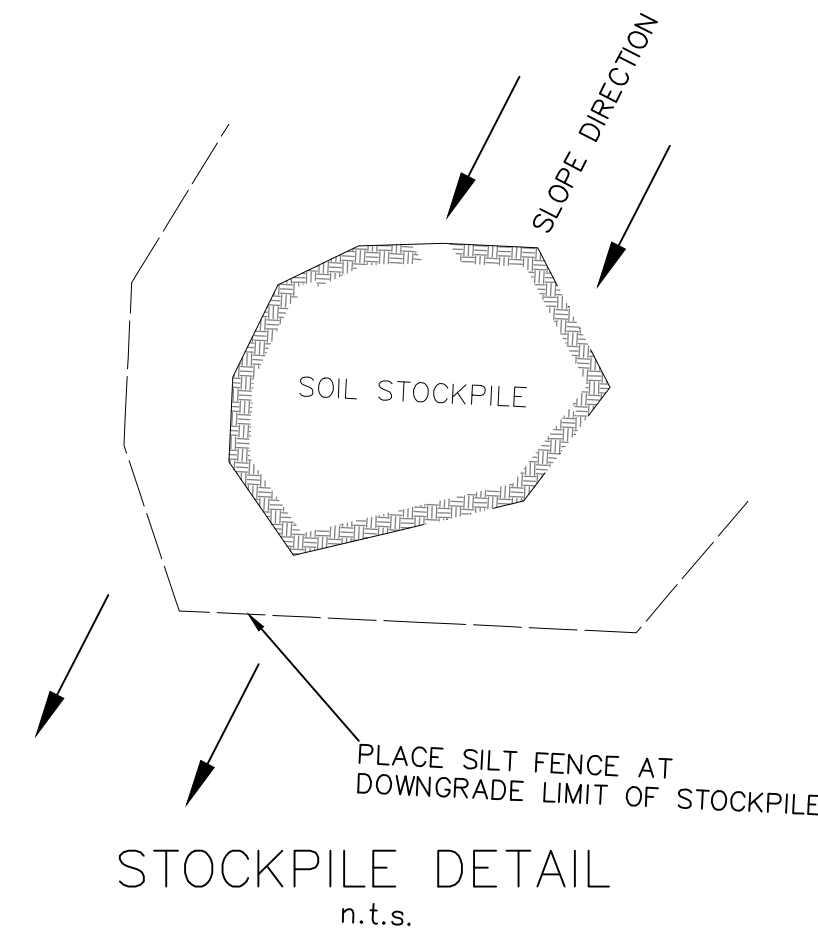
ABV.	QTY.	BOTANICAL NAME	PLANTING LIST	COMMON NAME	SIZE	REMARKS
Jp	10	Juniperus horizontalis		Creeping Juniper	5 Gal.	
Oc	2	Prunus x Okame		Okame Cherry	2" Gal	



CONSTRUCTION ENTRANCE



SEDIMENT CONTROL
FILTER FABRIC BARRIER



Sediment and Erosion Control Construction Sequencing:

- Common Sequencing for all phases:**
- 1) One week prior to commencement of construction, the Town of Berlin Zoning Officer and Call-Before-You-Dig (1-800-922-4455) shall be notified.
 - 2) Site Contractor shall provide an erosion and sedimentation schedule for anticipated dates of completion. The schedule shall note measures that are seasonally affected (frozen ground, planting, etc.) and shall propose additional measures that may be required to provide erosion protection in that schedule.
 - 3) Silt fence required for each phase shall be installed per owner's engineer recommendation. When silt fence has been inspected by owners' licensed engineer, and approved by the inland wetlands agent, clearing and grubbing may proceed in areas where reserve topsoil storage is to occur.

Phase I:
Will include construction of the driveway construction entrance. Construction of the building. Installation of a new Storm Chambers to the front and rear of the building. The extension of gas, water and sewer lines to the building.

1) After completion of steps 1-3 common sequencing, construction entrance pad shall be installed at the location of the existing driveway.

2) Stumps are not to be buried on site and are to be temporarily stored in the areas designated for topsoil reserve until they are removed from the site.

3) All soil erosion control measures to be used on the project are as indicated on this sheet. Erosion control measures shall be in conformance with the provision of the Connecticut "Guidelines for Soil Erosion and Sediment control" 2002 edition.

4) Soil stockpiles and deposition areas for construction material shall be located outside wetland areas, and shall be surrounded on downhill edges by properly installed silt fencing. Temporary vegetation and/or hay mulching shall be used to protect bare areas and stockpiles for erosion during construction. Bare earth slopes and soil stockpiles shall be kept to a strict minimum at all times.

5) This project will require cuts and fills as shown on the plans. The contractor will provide a cut and fill plan to the owner's engineer for approval and for review with compliance with soil and erosion control measures. Cuts or fills shall not exceed a grade of 3 horizontal to 1 vertical, unless a boulder retaining wall is used, in which case grade may reach a maximum of 1 horizontal to one vertical.

6) After the installation of the construction entrance, the house foundation walls will be built. Water sewer and gas mains will be extended to the house at this time.

7) The storm drainage chambers will be installed at this time.

8) As soon as weather permits after completion of fine grading, all disturbed areas shall be permanently stabilized with placement of loam and a suitable grass seed mixture (Lofts Ecology mix for lawns and Lofts native grasses mix for the remainder of the site) and covered with a mat of loose hay prior to the completion of the project, except for steep areas where coco fiber matting or jute matting is specified. Grades completed outside the growing season shall be stabilized as indicted in erosion notes.

9) Following successful stabilization of disturbed areas, all silt fencing shall be removed. Prior to that removal, all accumulated and trapped sediments under silt fence must be removed.

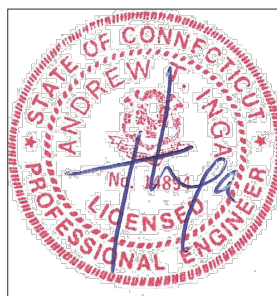
10) A Connecticut licensed Surveyor shall certify all erosion and sedimentation and control measures are installed in the location specified on the approved plans prior to the start of earthwork.

11) Notify zoning enforcement officer to inspect erosion and sedimentation control measures after installation and prior to start of earthwork

12) Notify zoning enforcement officer to inspect erosion and sedimentation control measures prior to removal of erosion and sedimentation control measures.

LEGEND

- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED PAVEMENT
- PROPOSED 6" BIT CURB
- PROPOSED GRASS AREA
- SILT FENCE



ENGINEERS:
INGA CONSULTING ENGINEERS
ANDREW T. INGA REG. 14894
HARTFORD, CONNECTICUT

SURVEYOR:

SITE PLAN
239 CHRISTIAN LANE
BERLIN, CT

SEDIMENTATION CONTROL DETAILS
PREPARED FOR GRIFFO PROPERTIES
239 CHRISTIAN LANE BERLIN CT

JOB NO: -

DRAWN BY: T.I.

DESIGNED BY: T.I.

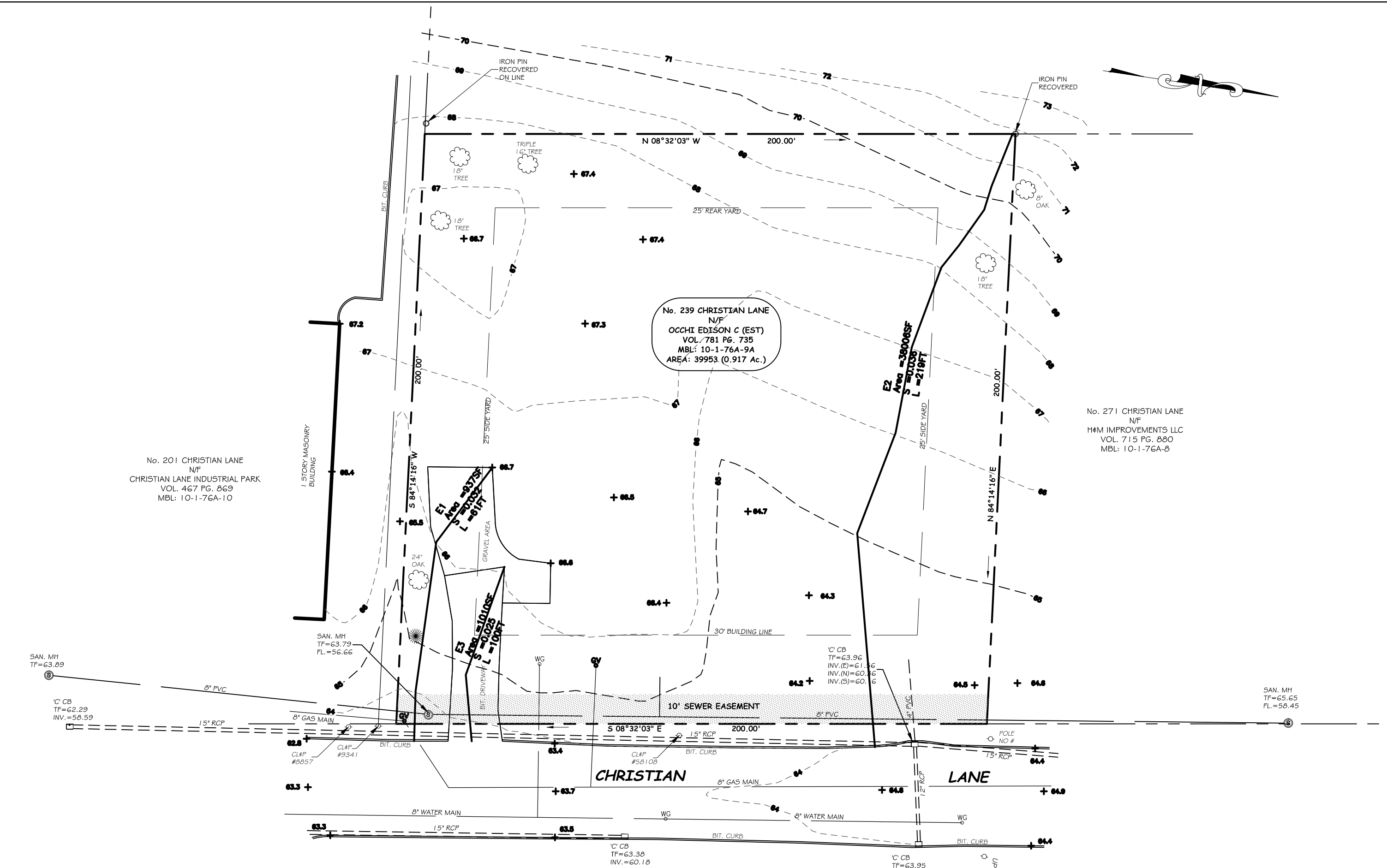
CHECKED BY: T.I.

DATE: MAY 4, 2021

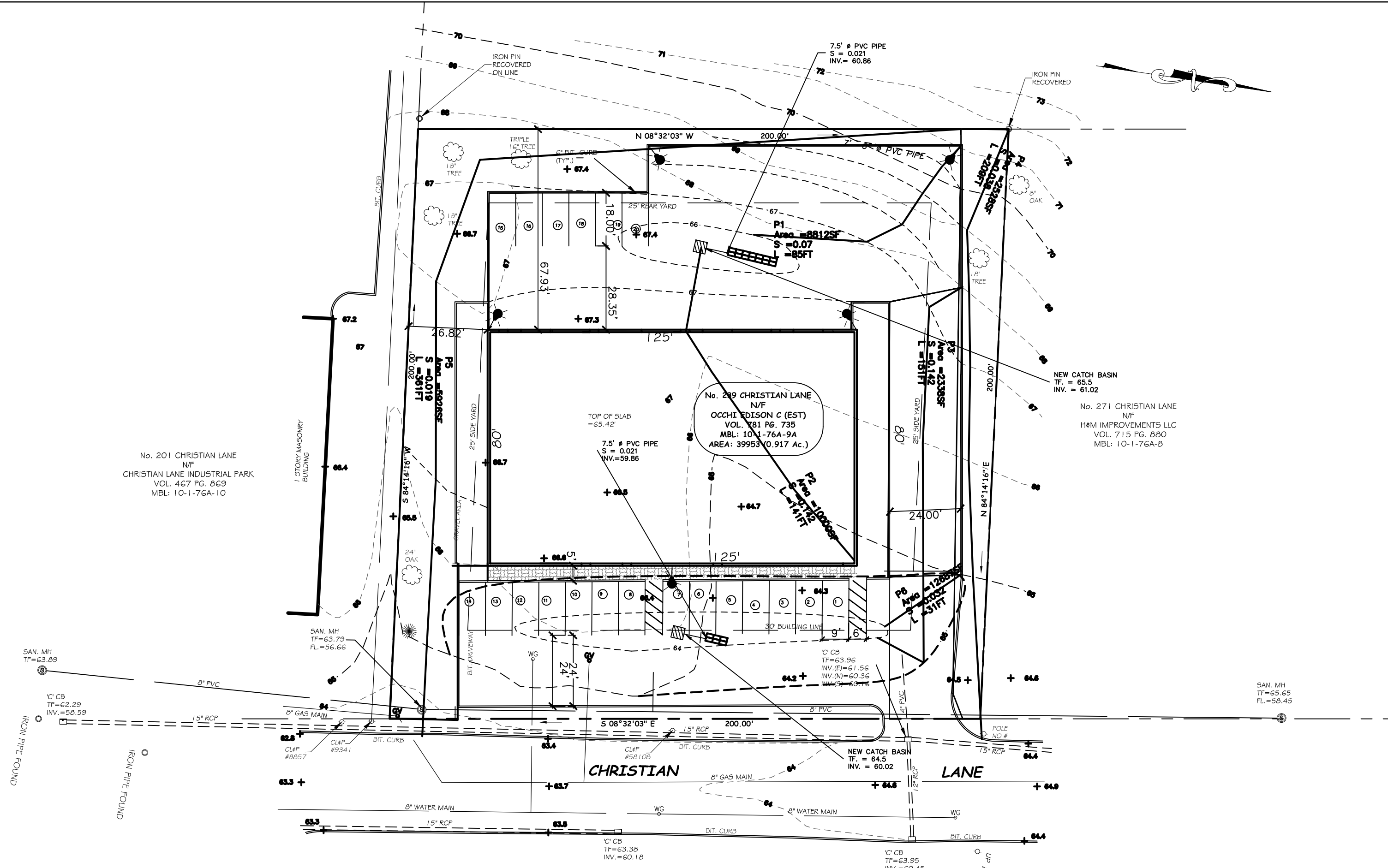
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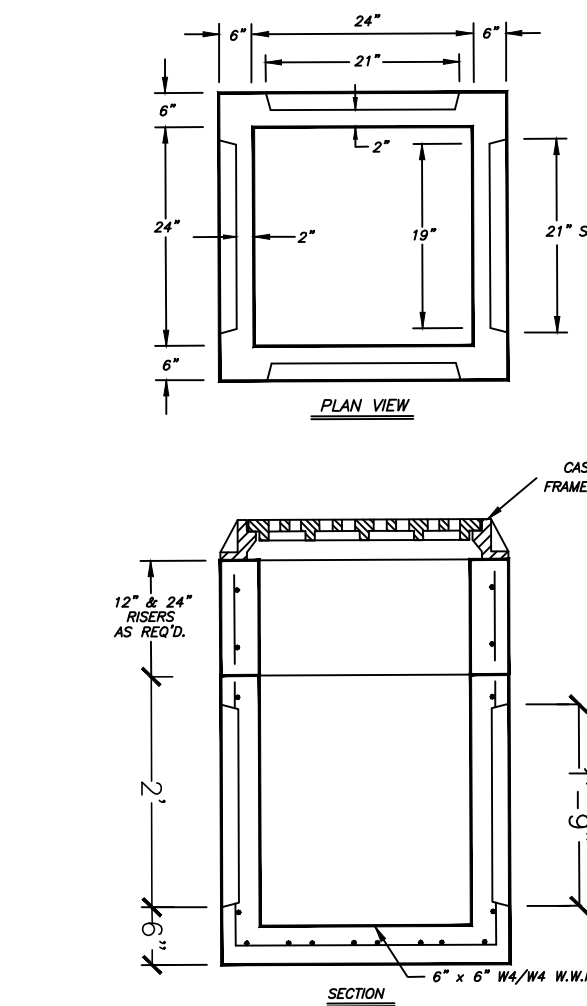
3



PRE-DEVELOPMENT



POST-DEVELOPMENT

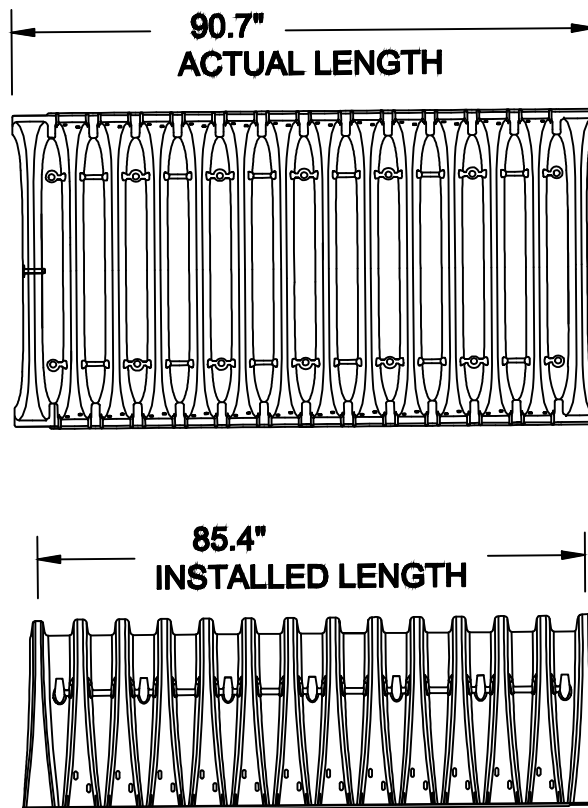
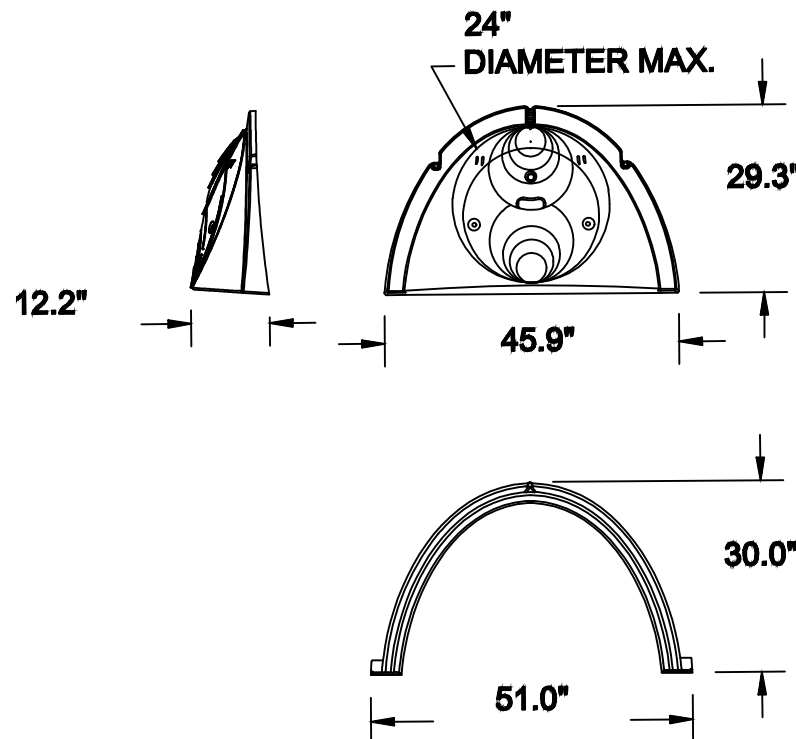


STORMTECH SC-740 CHAMBER
(not to scale)
Nominal Chamber Specifications

Size (L x W x H)
85.4" x 51" x 30"

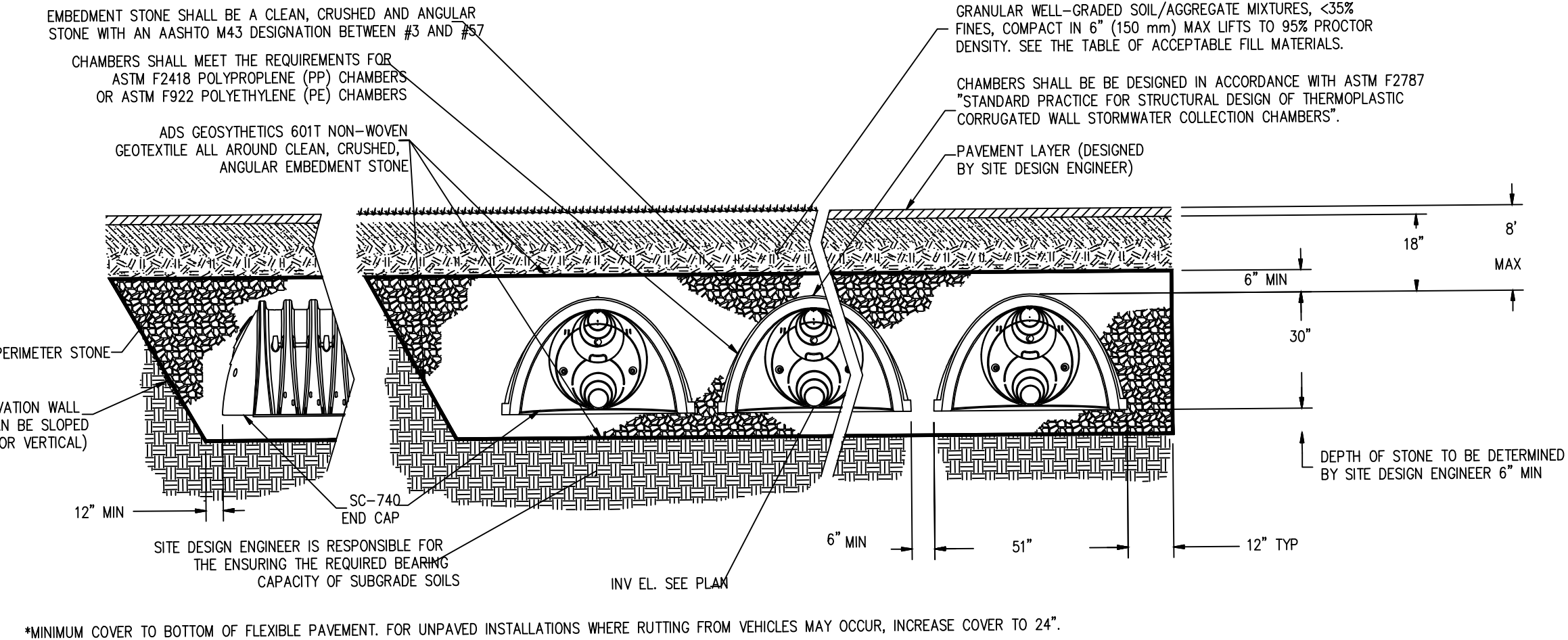
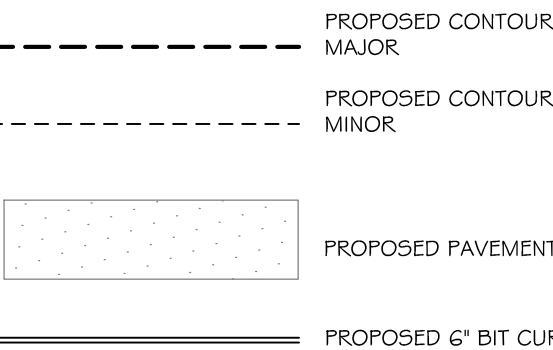
Chamber Storage
45.9 ft³

Min. Installed Storage*
74.9 ft³



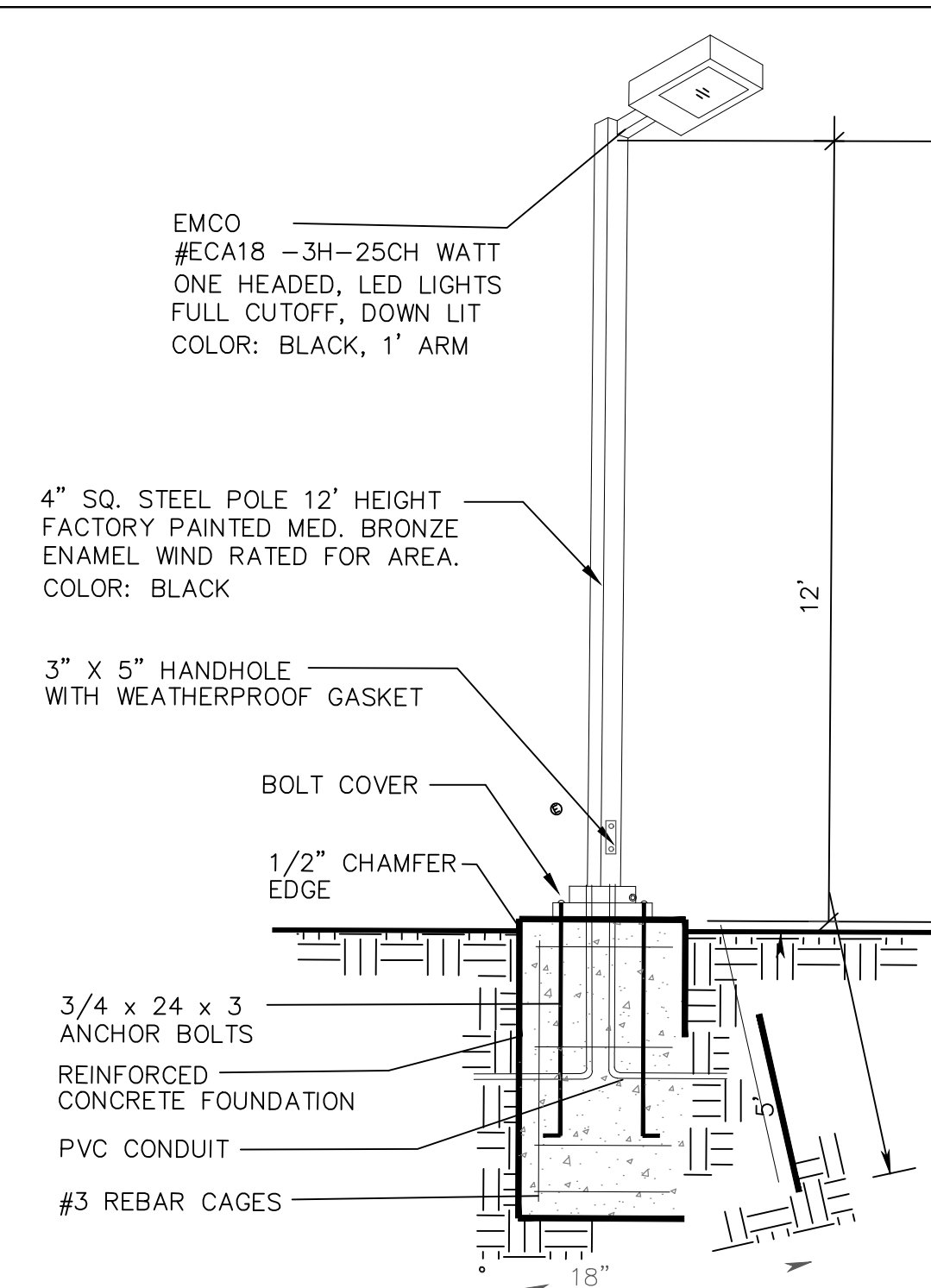
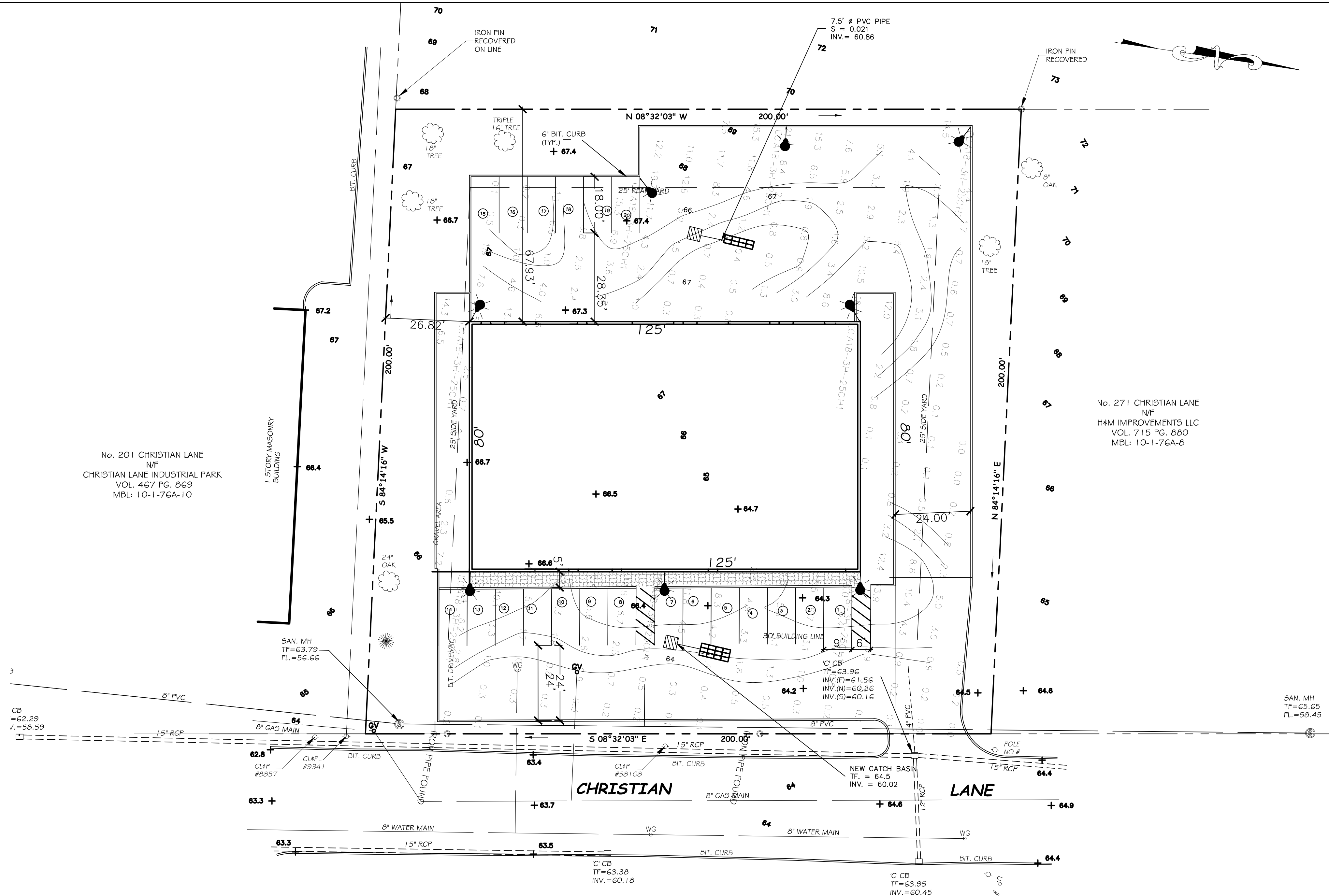
NOTES:
*CONCRETE: 4,000 PSI @ 28 DAYS
*REINFORCING: AS PER ASTM A-183
*WEIGHTS:
CATCH BASIN - 1755 LBS.
CONCRETE FLAT TOP ALSO AVAILABLE
340 LBS. (1" THICK)
RISER WEIGHTS: 750 LBS./FT.

LEGEND

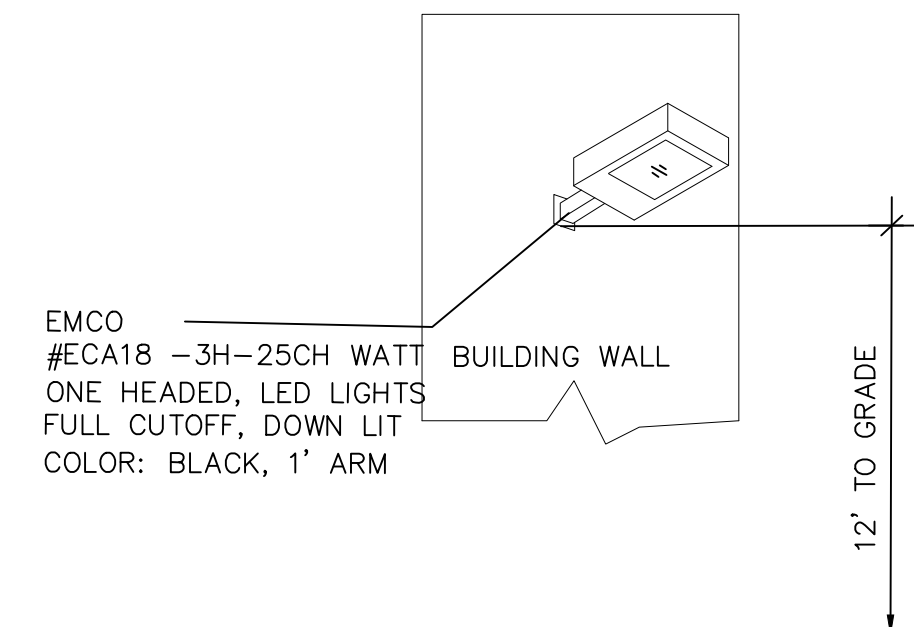


STORMTECH SC-740 CHAMBER
(not to scale)

	ENGINEERS: INGA CONSULTING ENGINEERS ANDREW T. INGA REG. 14894 HARTFORD, CONNECTICUT SURVEYOR:	SITE DRAINAGE PLAN 239 CHRISTIAN LANE BERLIN, CT	JOB NO: - DRAWN BY: T.I. DESIGNED BY: T.I. CHECKED BY: T.I. DATE: MAY 4, 2021 SCALE: 1/8"=1'-0"
		PROPOSED DRAINAGE PLAN PREPARED FOR GRIFFO PROPERTIES 239 CHRISTIAN LANE BERLIN CT	DRAWING NO: 4



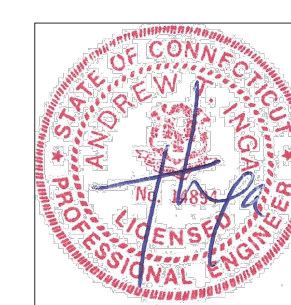
PROPOSED LIGHT POLE DETAIL
NOT TO SCALE



PROPOSED WALL MOUNTED LIGHT
NOT TO SCALE

LEGEND

- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED PAVEMENT
- PROPOSED 6" BIT CURB

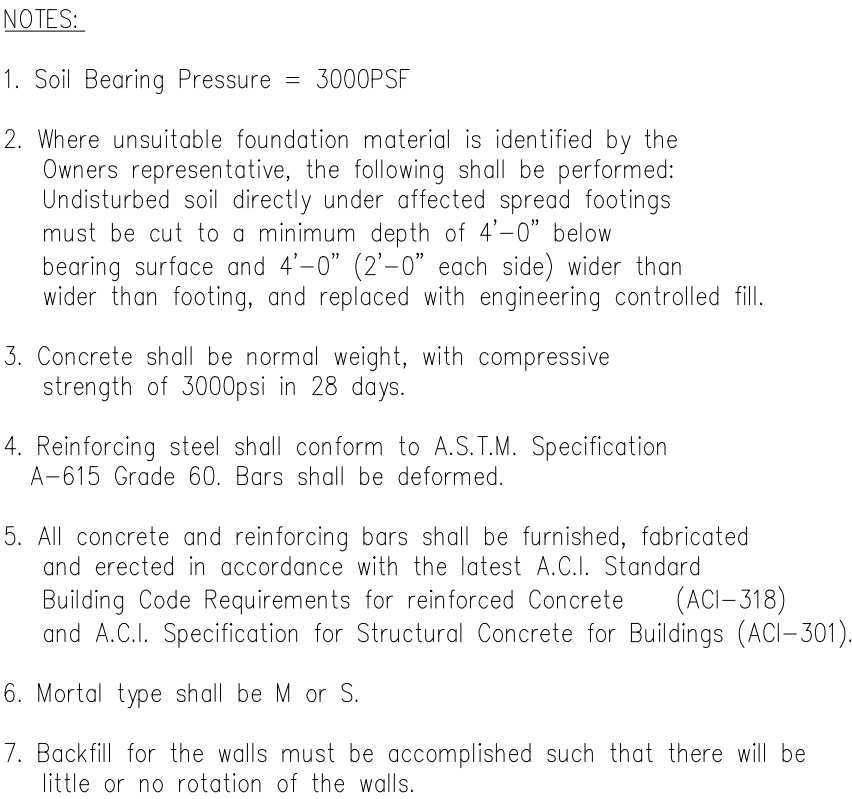


ENGINEERS:
INGA CONSULTING ENGINEERS
ANDREW T. INGA REG. 14894
HARTFORD, CONNECTICUT
SURVEYOR:

SITE LIGHTING PLAN
239 CHRISTIAN LANE
BERLIN, CT
CHECKED BY: T.I.
DATE: MAY 4, 2021
SCALE: 1/8"=1'-0"

PROPOSED LIGHTING PLAN
PREPARED FOR GRIFFO PROPERTIES
239 CHRISTIAN LANE BERLIN CT

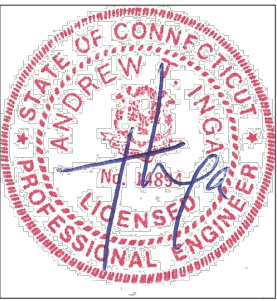
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DRAWN BY: T.I.
DESIGNED BY: T.I.
SCALE: 1/8"=1'-0"
DRAWING NO: 5

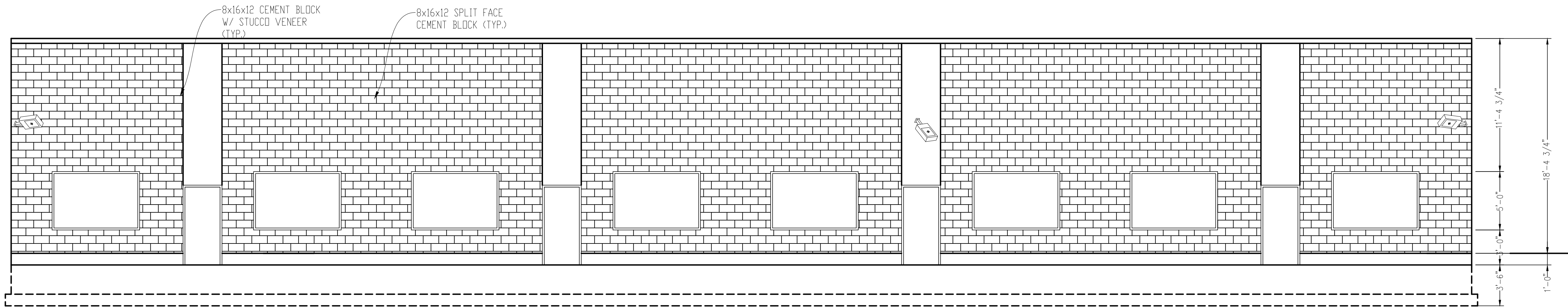


FOUNDATION PLAN

DATE	3/3/2021
DRAWN BY	T.I.
CHECKED BY	T.I.
JOB NO.	-----

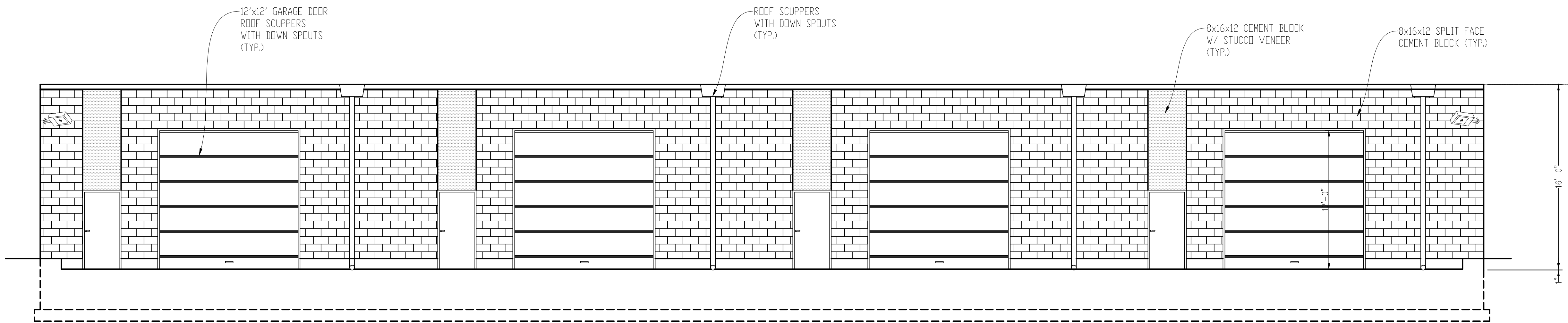
S-1



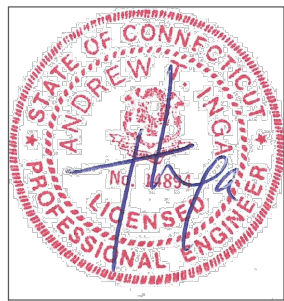


FRONT ELEVATION

Scale: 3/16" = 1'-0"



REAR ELEVATION



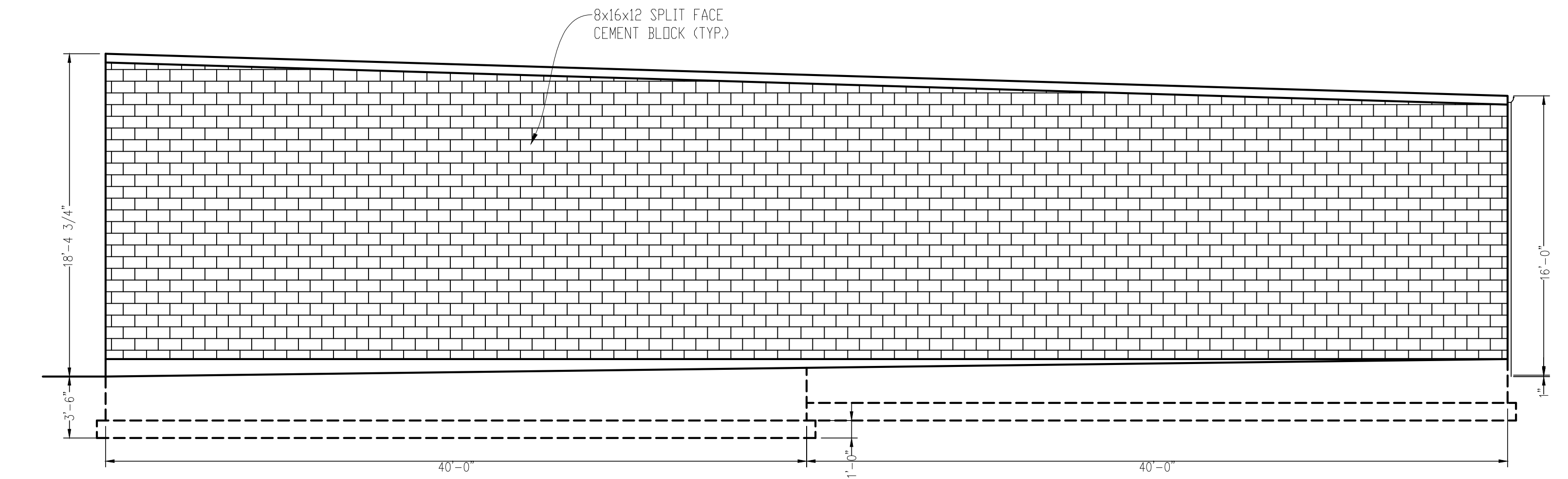
NEW BUILDING
239 CHRISTIAN LANE
BERLIN, CONNECTICUT

ELEVATIONS

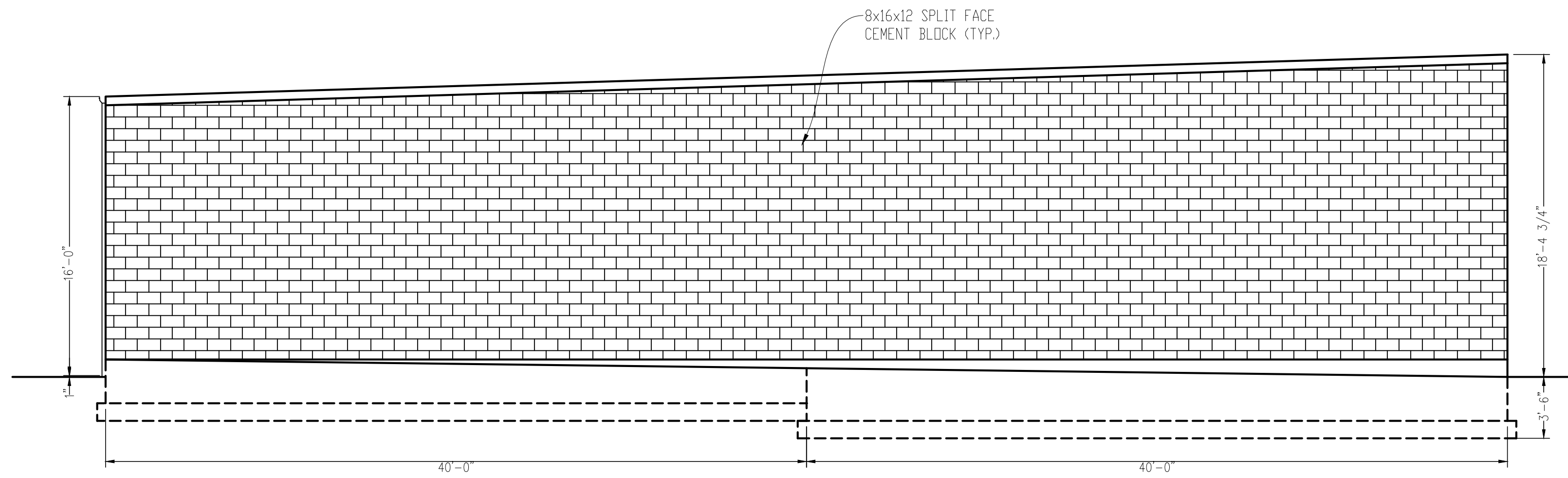
INGA CONSULTING
ENGINEERS

DATE 3/3/2021
DRAWN BY T.I.
CHECKED BY T.I.
JOB NO. -----
DRAWING NO.

S-3

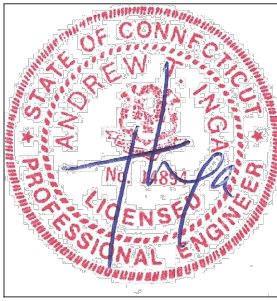


LEFT ELEVATION



RIGHT ELEVATION

Scale: 3/16" = 1'-0"



1. Use Group Classification	IBC 306
Multiple Use	Factory (F2)
Ceramic @ Metal Products	
2. Construction Type	IBC 602.3
New Construction	Type IIIA
3. Building Height	IBC Table 503.4/503.4
Allowable Height (F2)	5 Story/65ft
Actual Height (F2)	1 Story/17ft
allow. story>actual story -OK	
4a. Gross Building Perimeter	IBC 506.2
Total Perimeter	410ft
Open Perimeter>20' three sides	330ft
If =[330/410-.25]24/30=	44%open
4b. Gross Building Area - Main Level	IBC Table 506.2
Allowable (F2)	23000 sf/floor
Actual Area (F2)	10000 sf/floor
Allowable Area = At+(NSxIf)	33120 sf/floor
5. Design Occupant Load	IBC Table 1004.1.2
Industrial (F2) 100sf gr/person	10000/100/4
Total	25 people
	100 people
6. Number of Exits	IBC Table 1006.2.1
Required (F2)	1 door
Provided	2 doors
7. Travel Distance	IBC Table 1015.1
Maximum Allowed (F2)	75ft
Actual Maximum (F2)	26ft
8. Fire Resistance Ratings	IBC Table 601
Exterior Bearing Walls	2 hr
Interior Bearing Walls	1 hr
Non Bearing Wall Construction	0 hr
Roof Construction	1 hr
9. Fire Protection Systems	IBC 903.2.4/907.2.4
Fire Suppression	N/A
Fire Detection	No

LOADS

Dead Load	= 10 PSF
Live Load	= 125 PSF Light Manufacturing IBC Table 1607
Live Load	= 12 PSF Roof
Snow Load	= 30 PSF
Basic Wind Speed=	95 MPH, Exposure B
Seismic Design Cat =	A
Site Class	= D

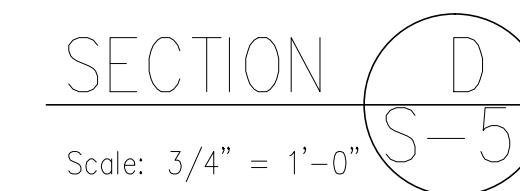
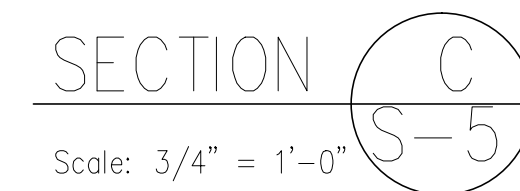
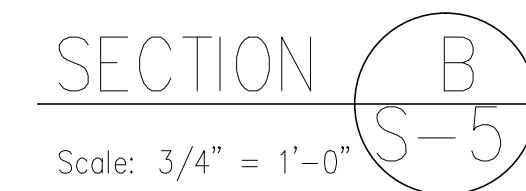
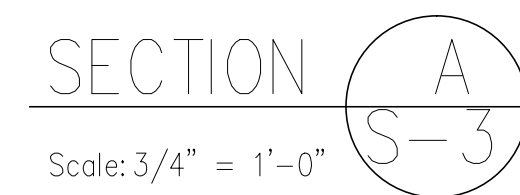
NEW BUILDING
239 CHRISTIAN LANE
BERLIN, CONNECTICUT

ELEVATIONS



DATE	3/3/2021
DRAWN BY	T.I.
CHECKED BY	T.I.
JOB NO.	-----
DRAWING NO.	

S-4



1. WHEN PARAPET WALL EXCEEDS 24" IN HEIGHT, REFER TO DETAIL MB/BUR 06, "HIGH PARAPET WALL."
2. MASONRY WALLS TO BE PRIMED PRIOR TO FLASHING. WOOD WALLS REQUIRE BASE SHEET NAILED TO WALL 8" O.C. ALONG TOP AND LAPFS AND 8" O.C. THROUGHOUT THE FIELD OF THE BASE SHEET ON THE WALL.
3. BASE FLASHINGS TURNED OVER EDGE A MINIMUM OF 1 1/2" (38mm) OR THICKNESS OF NAILER WHICHEVER IS GREATER.
4. BASE FLASHING ON ALL 15 AND 20 YEAR GUARANTEE SYSTEMS MUST HAVE A BASE PLY. REFER TO FLASHING MEMBRANE APPLICATION AND FLASHING SPECIFICATION PLATES.

MEMBRANE @ PARAPET

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

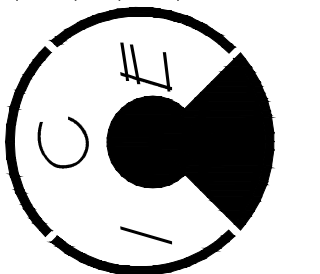


Scale: $1/4" = 1'-0"$



SECTIONS AND DETAILS

INGA CONSULTING ENGINEERS



DATE 3/3/2021

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JOB NO.

DRAWING NO.

S-5