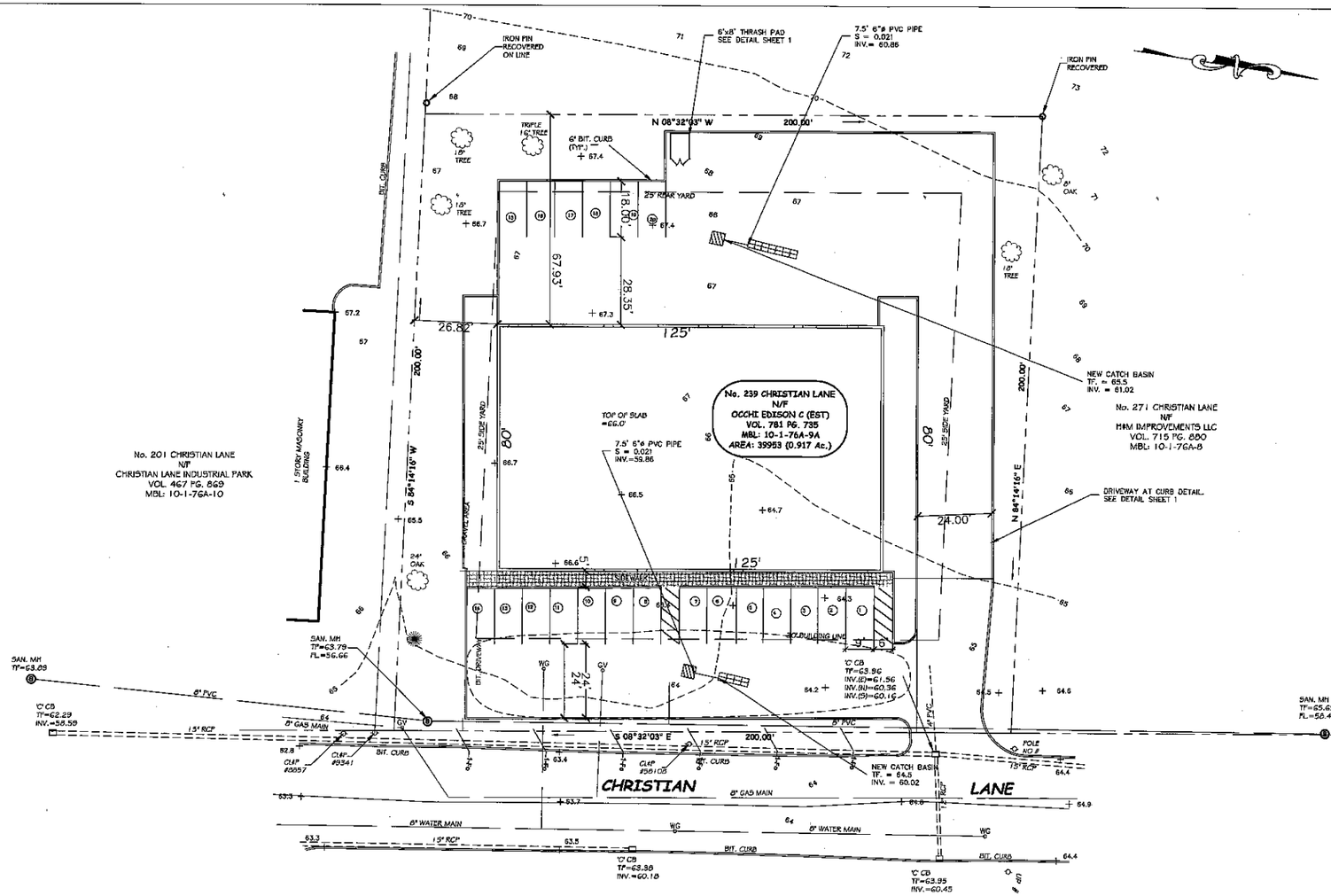
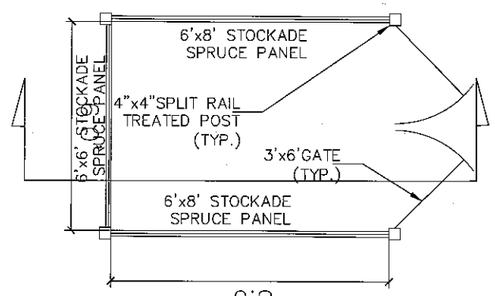
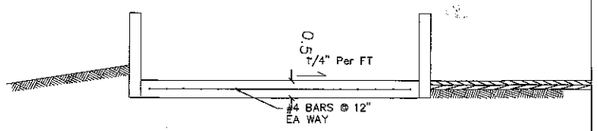


ZONE: I GI-2	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE – AC	0.50	0.917	0.917197
MINIMUM LOT WIDTH – FT	100	200	200
FRONT YARD – FT	30	30	52.01
MINIMUM SIDEYARD STREET – FT	25	25	26.82'
MINIMUM REAR YARD	25'	25'	67.75'
MAXIMUM LOT COVER – %	35	0	25
MAXIMUM IMPERVIOUS COVER – %	80	5.3	71.4
MAXIMUM BUILDING 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	1/500	0	1000/500 =20
* DENOTES NON CONFORMING			

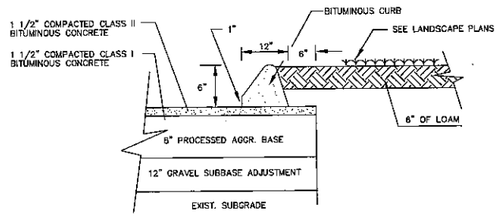


0'8

DUMPSTER PAD PLAN
n.t.s.



DUMPSTER SECTION
n.t.s.



BITUMINOUS CONCRETE CURBING SHALL CONFORM TO SECTION 8.15 AND SECTION M.04 OF THE STATE STANDARD SPECIFICATIONS

TYPICAL DRIVEWAY CURB SECTION

SCALE: N.T.S.

LEGEND

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

Town of Berlin
Received

JUN 14 2021

Planning & Zoning Department
Berlin, Connecticut

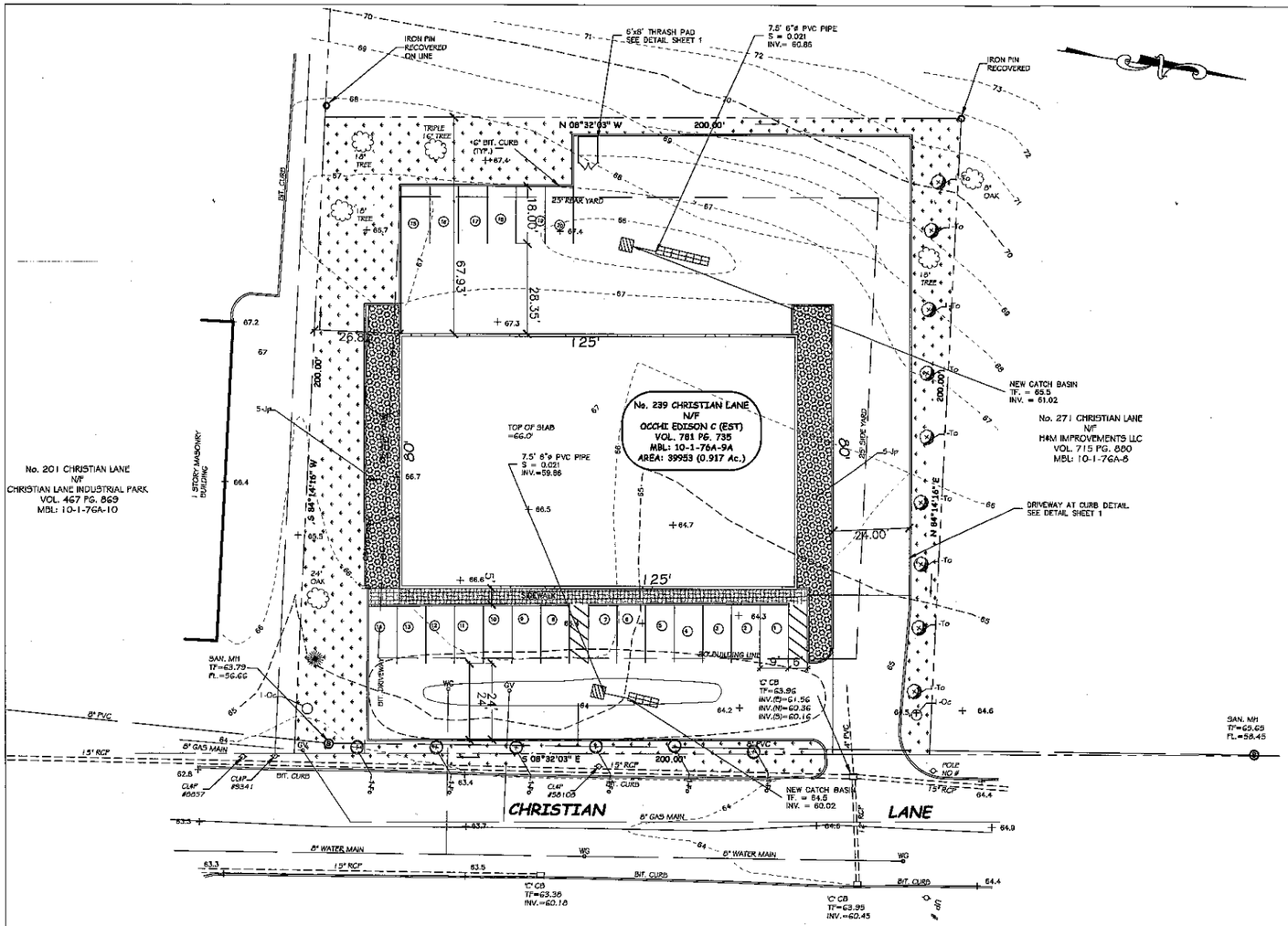
ENGINEERS:
INGA CONSULTING ENGINEERS
ANDREW T. INGA REG. 14894
HARTFORD, CONNECTICUT

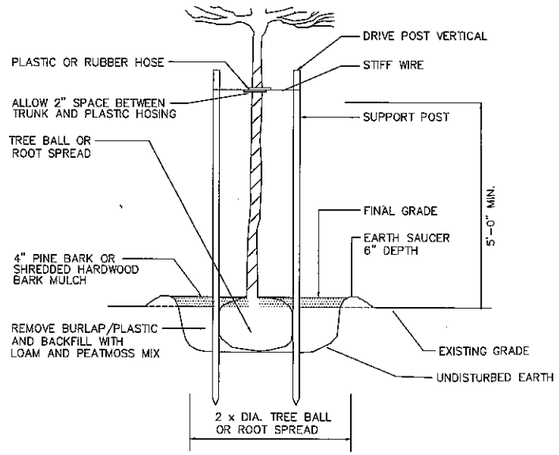
SURVEYOR:

SITE PLAN
239 CHRISTIAN LANE
BERLIN, CT

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

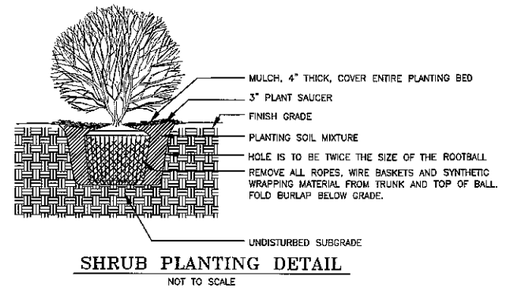
JOB NO:	-
DRAWN BY:	T.I.
DESIGNED BY:	T.I.
CHECKED BY:	T.I.
DATE:	MAY 4, 2021
SCALE =	1:20
DRAWING NO:	1





DECIDUOUS OR EVERGREEN TREE STAKING DETAIL

SCALE: N.T.S.



SHRUB PLANTING DETAIL

NOT TO SCALE

PLANTING LIST

ABV.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Jp	10	Juniperus horizontalis	Creeping Juniper	5 Gal.	
Oc	2	Prunus x Okame	Okame Cherry	2" Cal	
To	10	Thuja occidentilas	American Arborvitae Evergreen Hedge	8' HT.	
Fo	6	Quercus Rubra	Red Oak	6' Ht.	

LEGEND

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

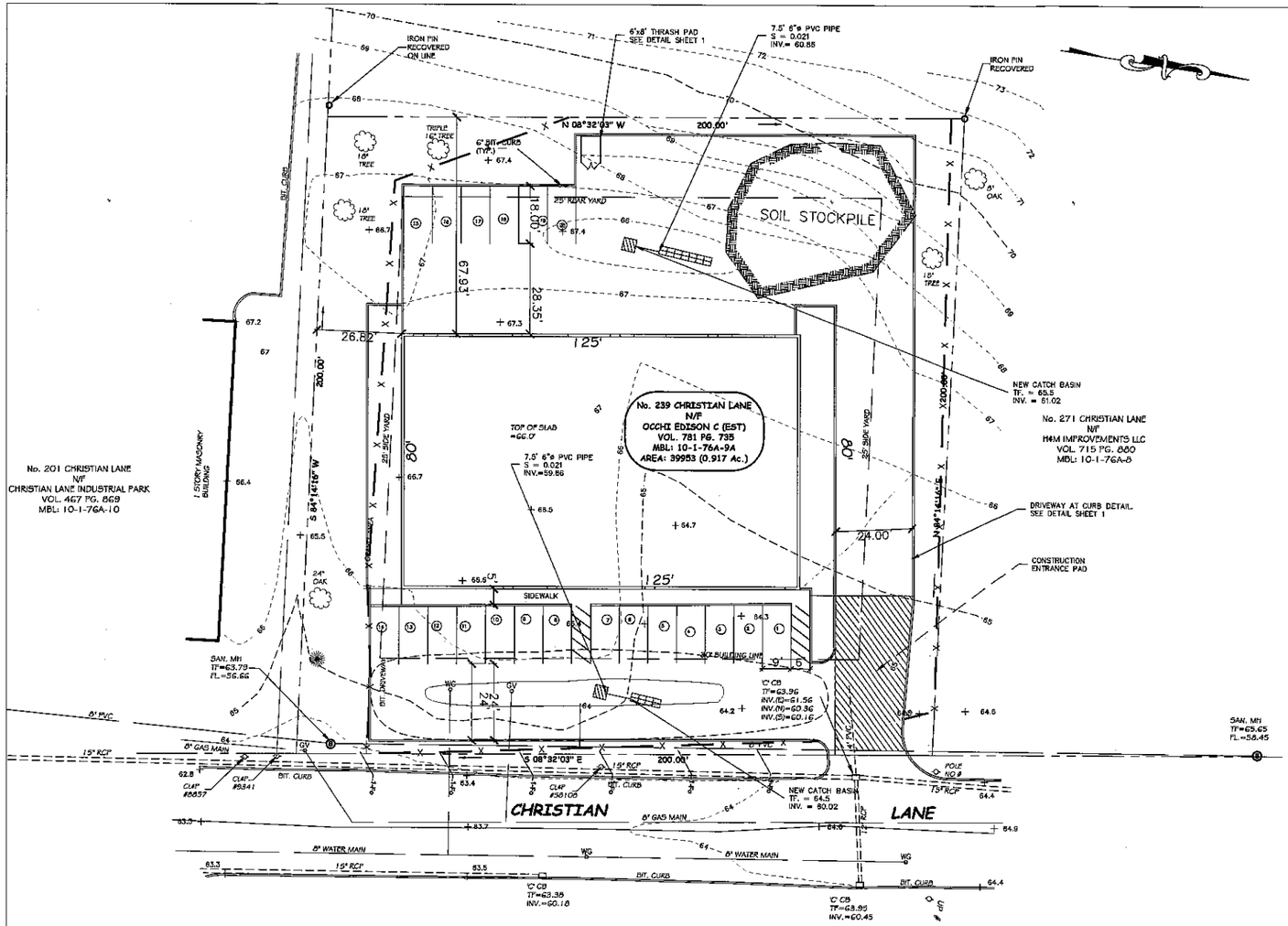
ENGINEERS:
INGA CONSULTING ENGINEERS
ANDREW T. INGA REG. 14894
HARTFORD, CONNECTICUT

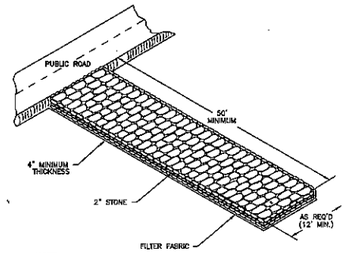
SURVEYOR:

SITE PLAN
239 CHRISTIAN LANE
BERLIN, CT

PLANTING DETAILS
PREPARED FOR GRIFFO PROPERTIES
239 CHRISTIAN LANE BERLIN CT

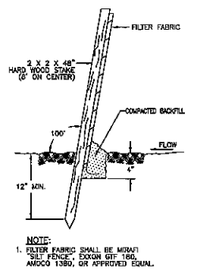
JOB NO:	–
DRAWN BY:	T.I.
DESIGNED BY:	T.I.
CHECKED BY:	T.I.
DATE:	MAY 4, 2021
SCALE =	1:20
DRAWING NO:	2





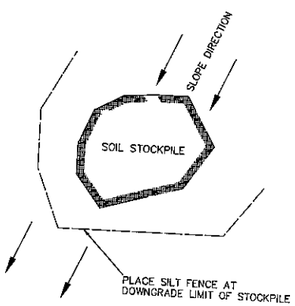
NOTE:
1. FILTER FABRIC SHALL BE MIRAFI 500X, EXXON GTF 500, AMOCO 1199 OR APPROVED EQUAL

CONSTRUCTION ENTRANCE
NTS



NOTE:
1. FILTER FABRIC SHALL BE MIRAFI "SILT FENCE", EXXON GTF 160, AMOCO 1380, OR APPROVED EQUAL

SEDIMENT CONTROL
FILTER FABRIC BARRIER
NTS



STOCKPILE DETAIL
n.t.s.

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
- X — X SILT FENCE

STATE OF CONNECTICUT ANDREW T. INGA 14894 LICENSED PROFESSIONAL ENGINEER

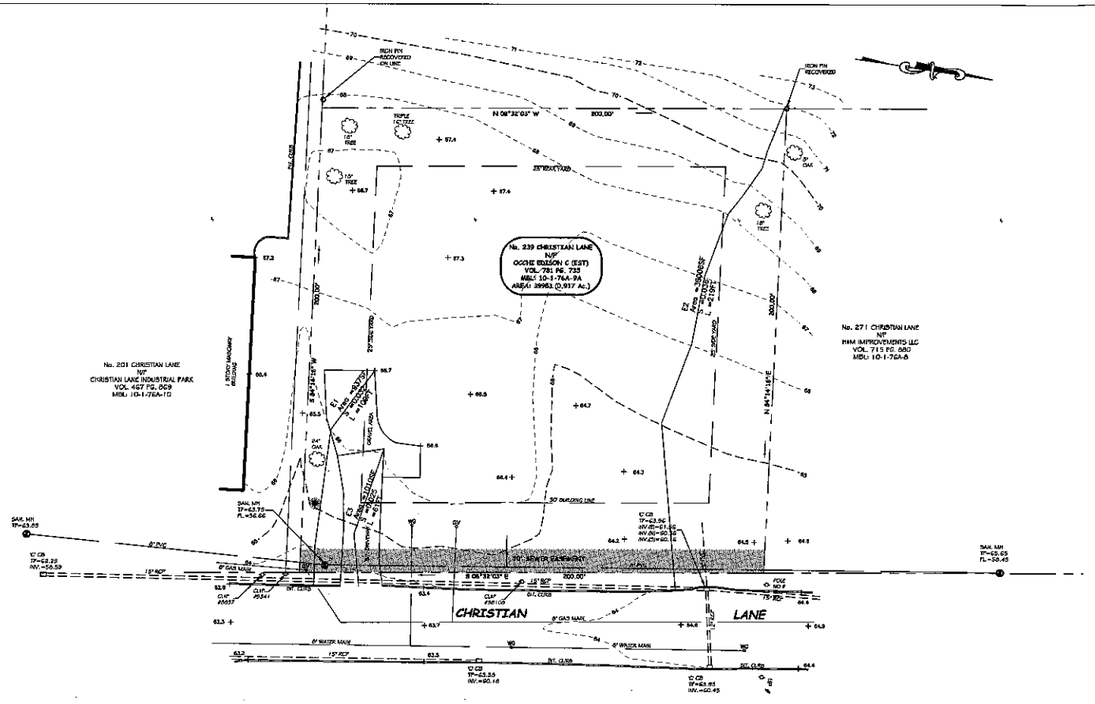
ENGINEERS:
INGA CONSULTING ENGINEERS
ANDREW T. INGA REG. 14894
HARTFORD, CONNECTICUT

SURVEYOR:

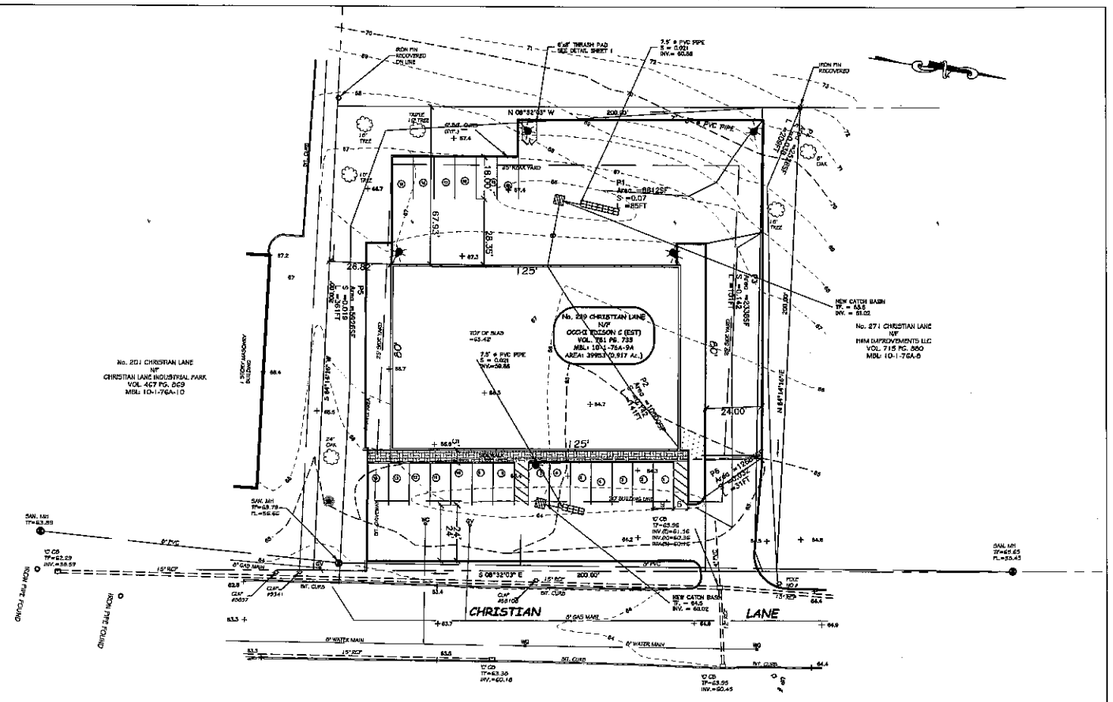
SITE PLAN
239 CHRISTIAN LANE
BERLIN, CT

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

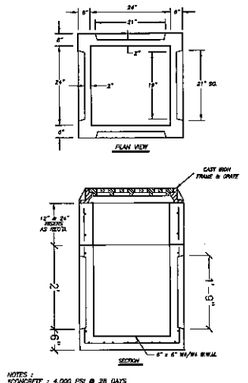
JOB NO:	-
DRAWN BY:	T.I.
DESIGNED BY:	T.I.
CHECKED BY:	T.I.
DATE:	MAY 4, 2021
SCALE	=1:20
DRAWING NO:	3



PRE-DEVELOPMENT



POST-DEVELOPMENT



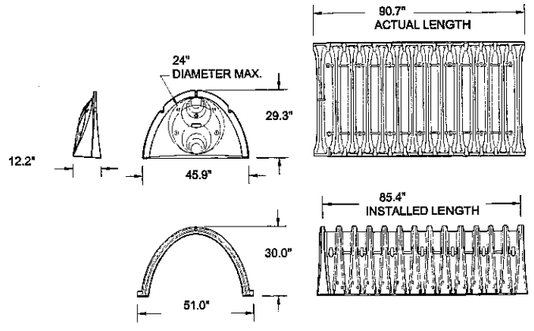
STORMTECH SC-740 CHAMBER
(not to scale)

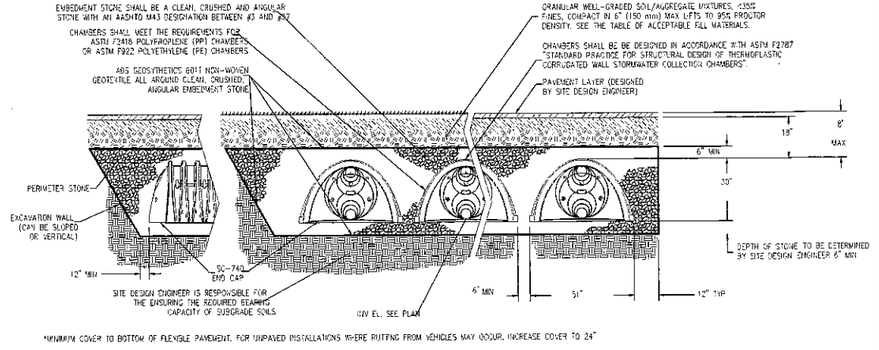
Nominal Chamber Specifications

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

Chamber Storage
45.9 ft³

Min. Installed Storage*
74.9 ft³





*MINIMUM COVER TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 24"

STORMTECH SC-740 CHAMBER
(not to scale)

LEGEND

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

STATE OF CONNECTION ANDREW T. INGA 14894 LICENSED PROFESSIONAL ENGINEER

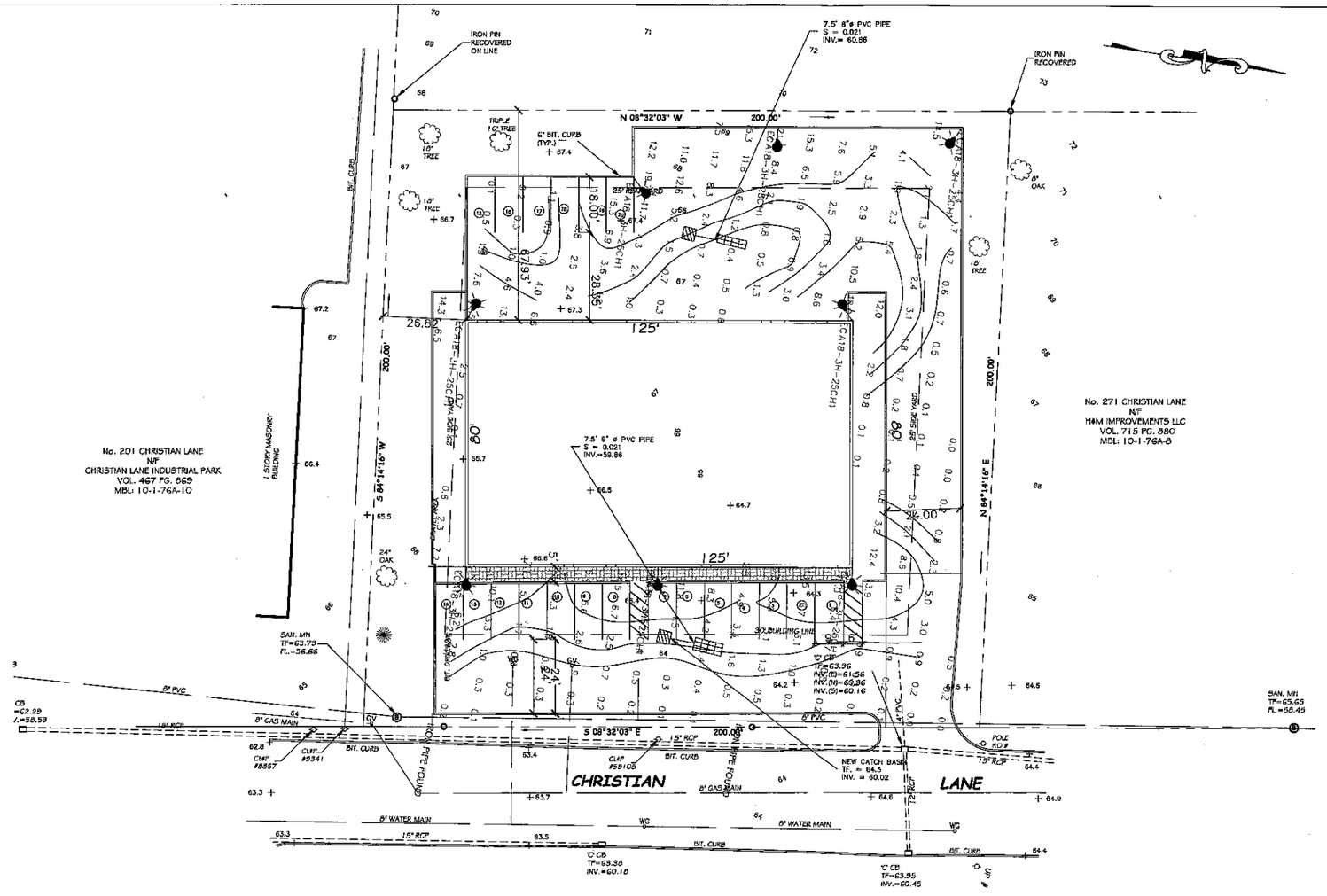
ENGINEERS:
INGA CONSULTING ENGINEERS
ANDREW T. INGA REG. 14894
HARTFORD, CONNECTICUT

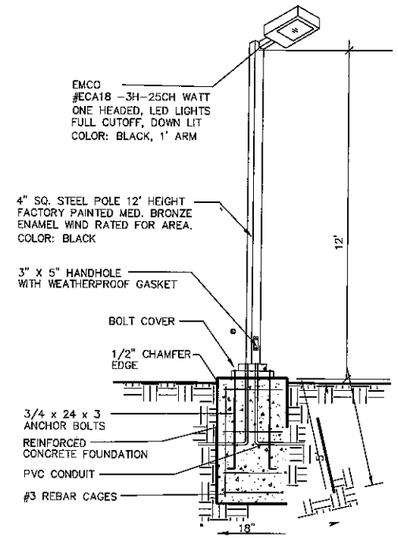
SURVEYOR:

SITE DRAINAGE PLAN
239 CHRISTIAN LANE
BERLIN, CT

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

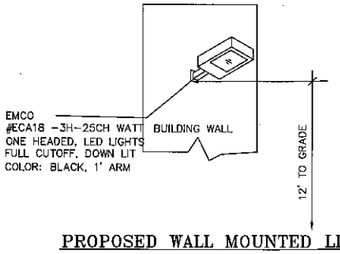
JOB NO:	-
DRAWN BY:	T.I.
DESIGNED BY:	T.I.
CHECKED BY:	T.I.
DATE:	MAY 4, 2021
SCALE =	1:30
DRAWING NO:	4





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

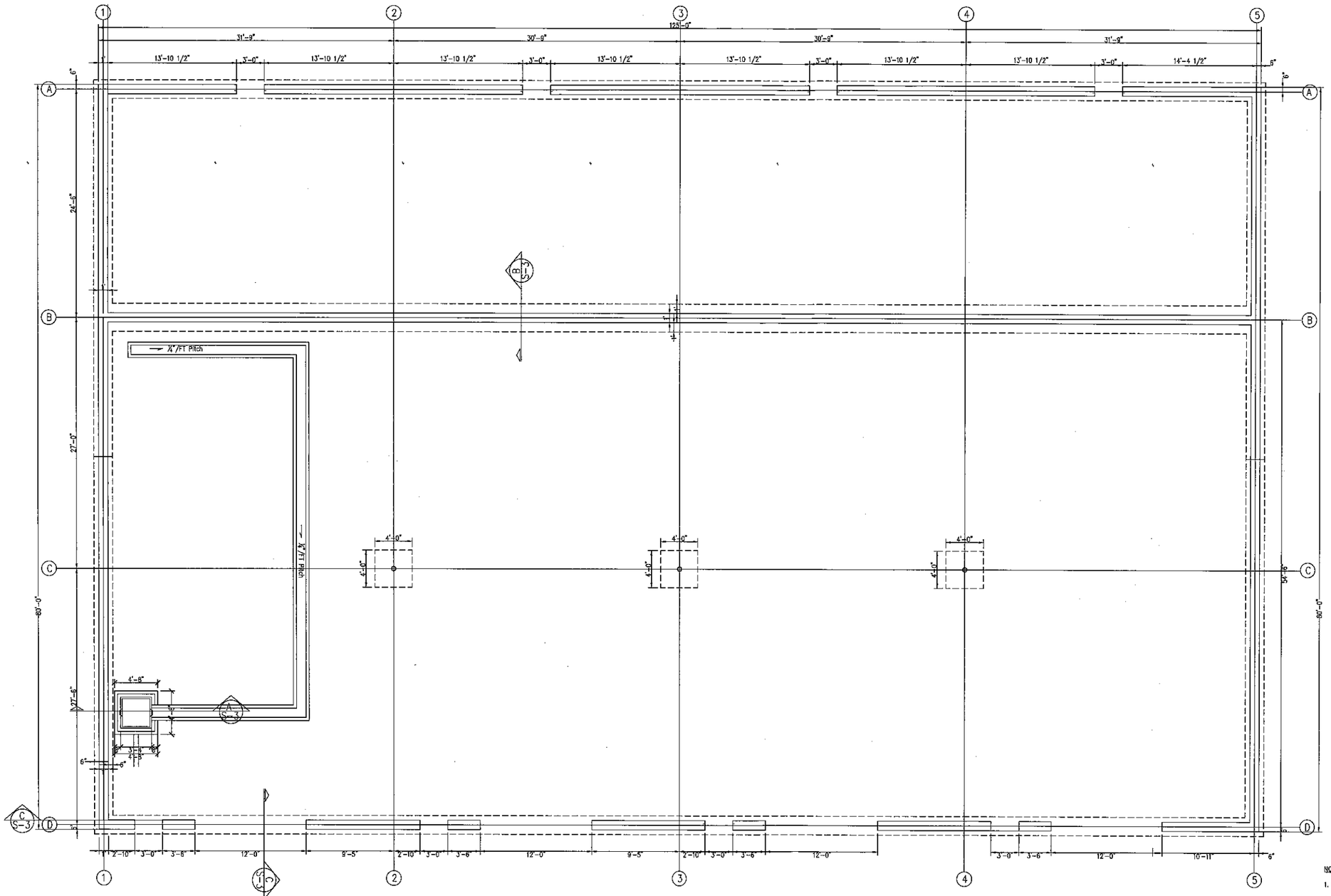
ENGINEERS:
INGA CONSULTING ENGINEERS
ANDREW T. INGA REG. 14894
HARTFORD, CONNECTICUT

SURVEYOR:

SITE LIGHTING PLAN
239 CHRISTIAN LANE
BERLIN, CT

PROPOSED LIGHTING 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 =	1:30
DRAWING NO:	5



FOOTING PLAN

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

NOTES:

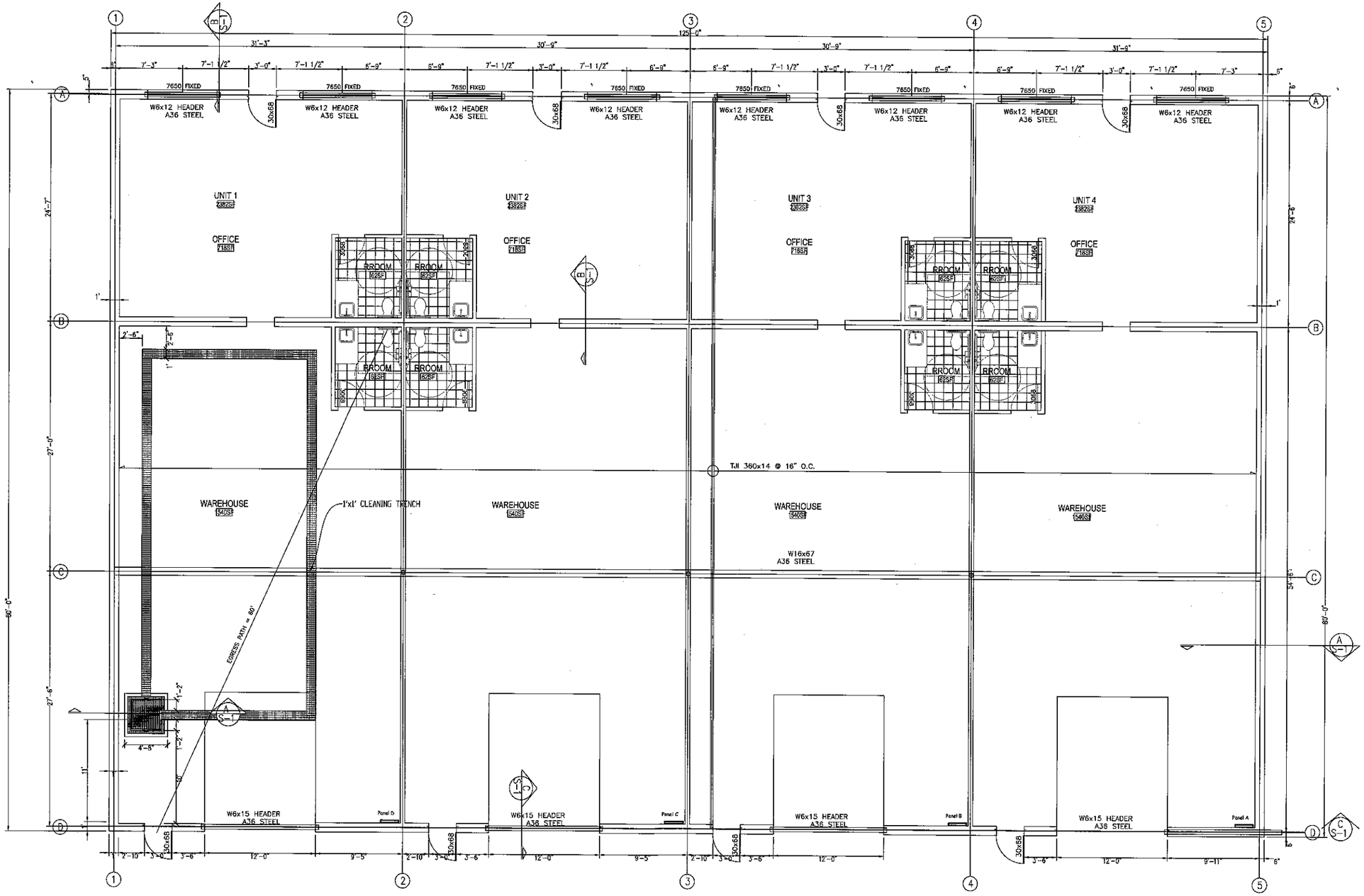
1. Soil Bearing Pressure = 3000PSF
2. Where unsuitable foundation material is identified by the Owners representative, the following shall be performed: Undisturbed soil directly under affected spread footings must be cut to a minimum depth of 4'-0" below bearing surface and 4'-0" (2'-0" each side) wider than wider than footing, and replaced with engineering controlled fill.
3. Concrete shall be normal weight, with compressive strength of 3000psi in 28 days.
4. Reinforcing steel shall conform to A.S.T.M. Specification A-615 Grade 60. Bars shall be deformed.
5. All concrete and reinforcing bars shall be furnished, fabricated and erected in accordance with the latest A.C.I. Standard Building Code Requirements for reinforced Concrete (ACI-318) and A.C.I. Specification for Structural Concrete for Buildings (ACI-301).
6. Mortal type shall be M or S.
7. Backfill for the walls must be accomplished such that there will be little or no rotation of the walls.

NEW BUILDING
239 CHRISTIAN LANE
BERLIN, CONNECTICUT

FOUNDATION PLAN

INGA CONSULTING ENGINEERS

DATE	3/3/2021
DRAWN BY	T.I.
CHECKED BY	T.I.
JOB NO.	------
DRAWING NO.	S-1



FLOOR PLAN

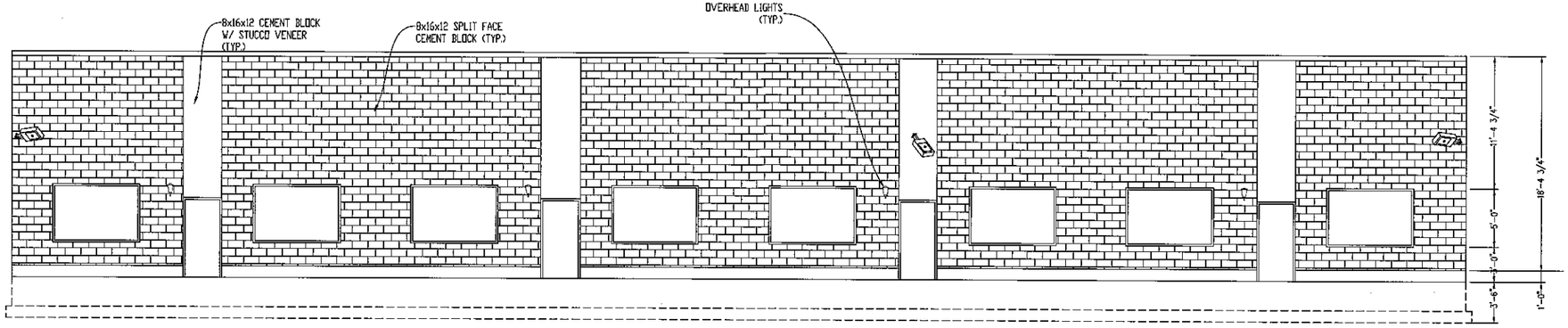
Scale: 3/16" = 1'-0"

NEW BUILDING
239 CHRISTIAN LANE
BERLIN, CONNECTICUT

FIRST FLOOR PLAN

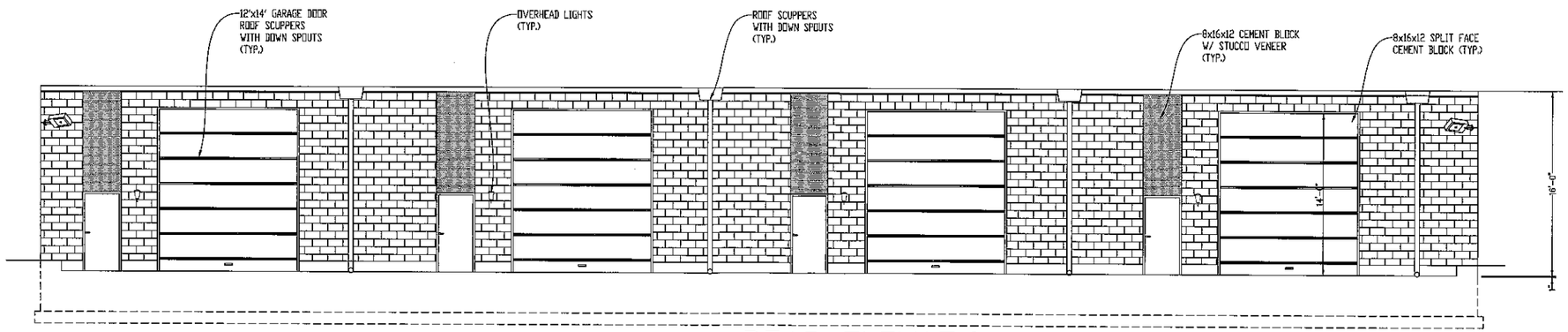
INGA CONSULTING ENGINEERS

DATE	3/3/2021
DRAWN BY	T.I.
CHECKED BY	T.I.
JOB NO.	-----
DRAWING NO.	S-2



FRONT ELEVATION

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



REAR ELEVATION

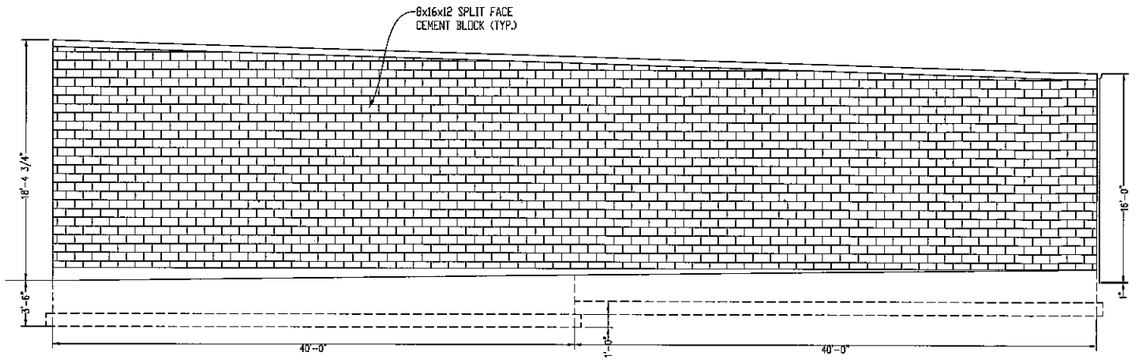
STATE OF CONNECTICUT
ANDREW T. INGA
LICENSED
PROFESSIONAL ENGINEER

NEW BUILDING
239 CHRISTIAN LANE
BERLIN, CONNECTICUT

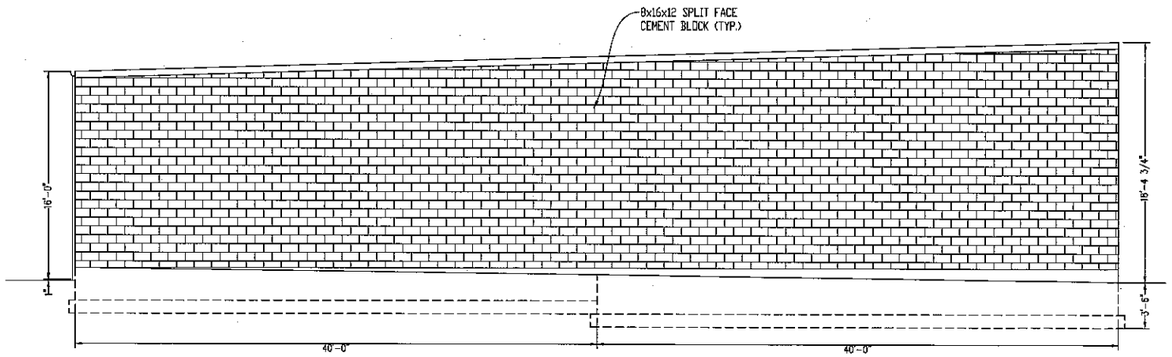
ELEVATIONS

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
   Multiple Use — IBC 306
   Ceramic @ Metal Products — Factory (F2)

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 $\frac{10000}{100}/4$ — 25 people
   Total — 100 people

6. Number of Exists — IBC Table 1006.2.1
   Required (F2) — 1 door
   Provided — 2 doors

7. Travel Distance — IBC Table1015.1
   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.
   Fire Suppression — N/A
   Fire Detection — No

LOADS

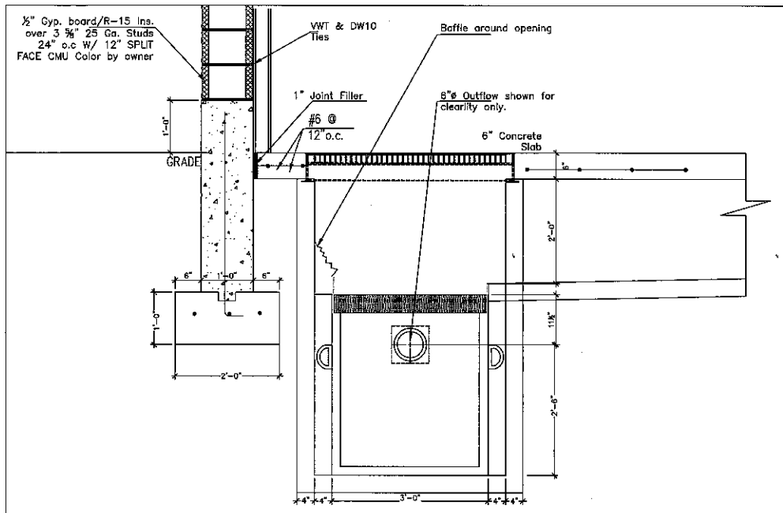
Dead Load = 10 PSF
Live Load = 125 PSF Light Manufacturing IBC Table 1607
Live Load = 12 PSF Roof
Snow Load = 30 PSF
Basic Wind Speed= 95 MPH, Exposure B
Seismic Design Cat = A
Site Class = D

NEW BUILDING
239 CHRISTIAN LANE
BERLIN, CONNECTICUT

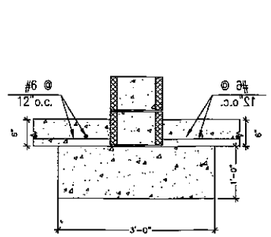
ELEVATIONS

INGA CONSULTING ENGINEERS

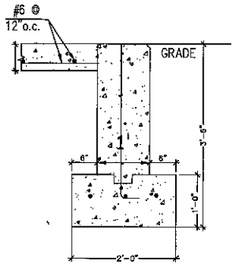
DATE 3/3/2021
DRAWN BY T.I.
CHECKED BY T.I.
JOB NO. ———
DRAWING NO. S-4



SECTION A S-3
Scale: 3/4" = 1'-0"



SECTION B S-5
Scale: 3/4" = 1'-0"



SECTION C S-5
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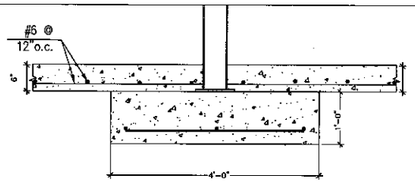
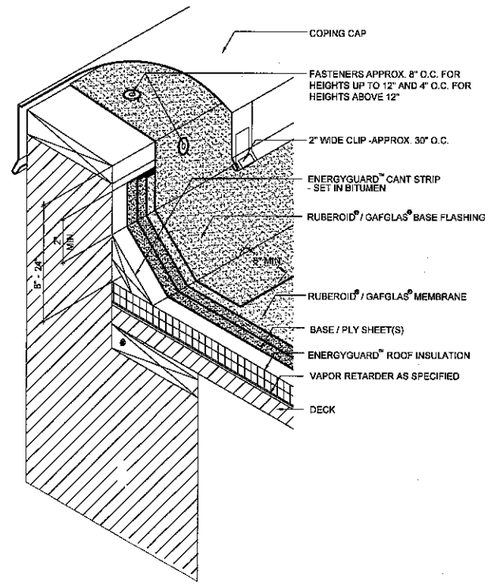


SECTION D S-5
Scale: 3/4" = 1'-0"

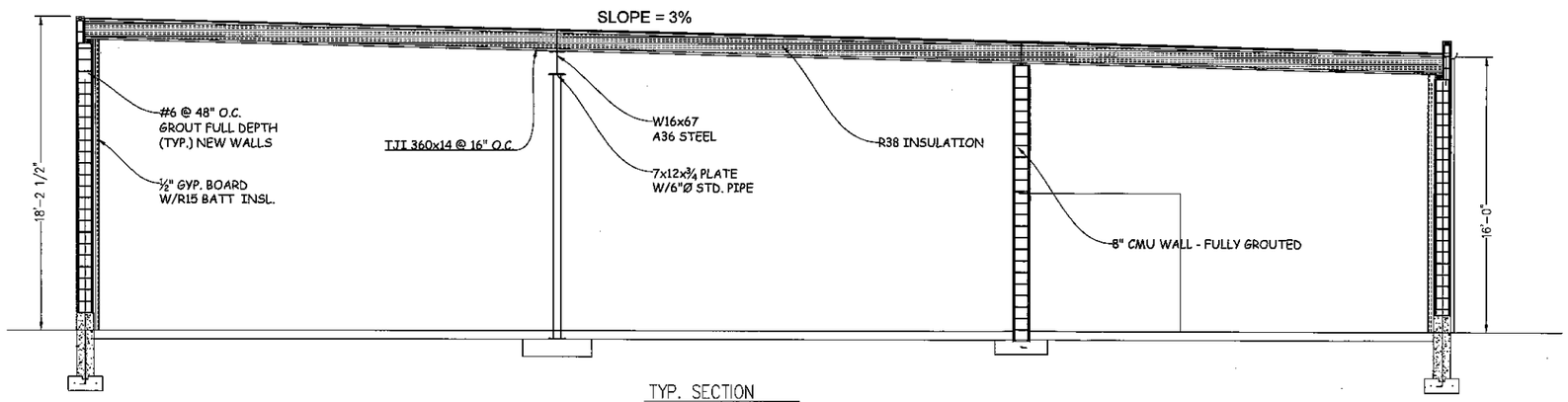


NOTE:

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 LAPS 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"



TYP. SECTION
Scale: 1/4" = 1'-0"

NEW BUILDING
239 CHRISTIAN LANE
BERLIN, CONNECTICUT

SECTIONS AND DETAILS

INGA CONSULTING ENGINEERS

DATE	3/3/2021
DRAWN BY	T.I.
CHECKED BY	T.I.
JOB NO.	-----
DRAWING NO.	S-5