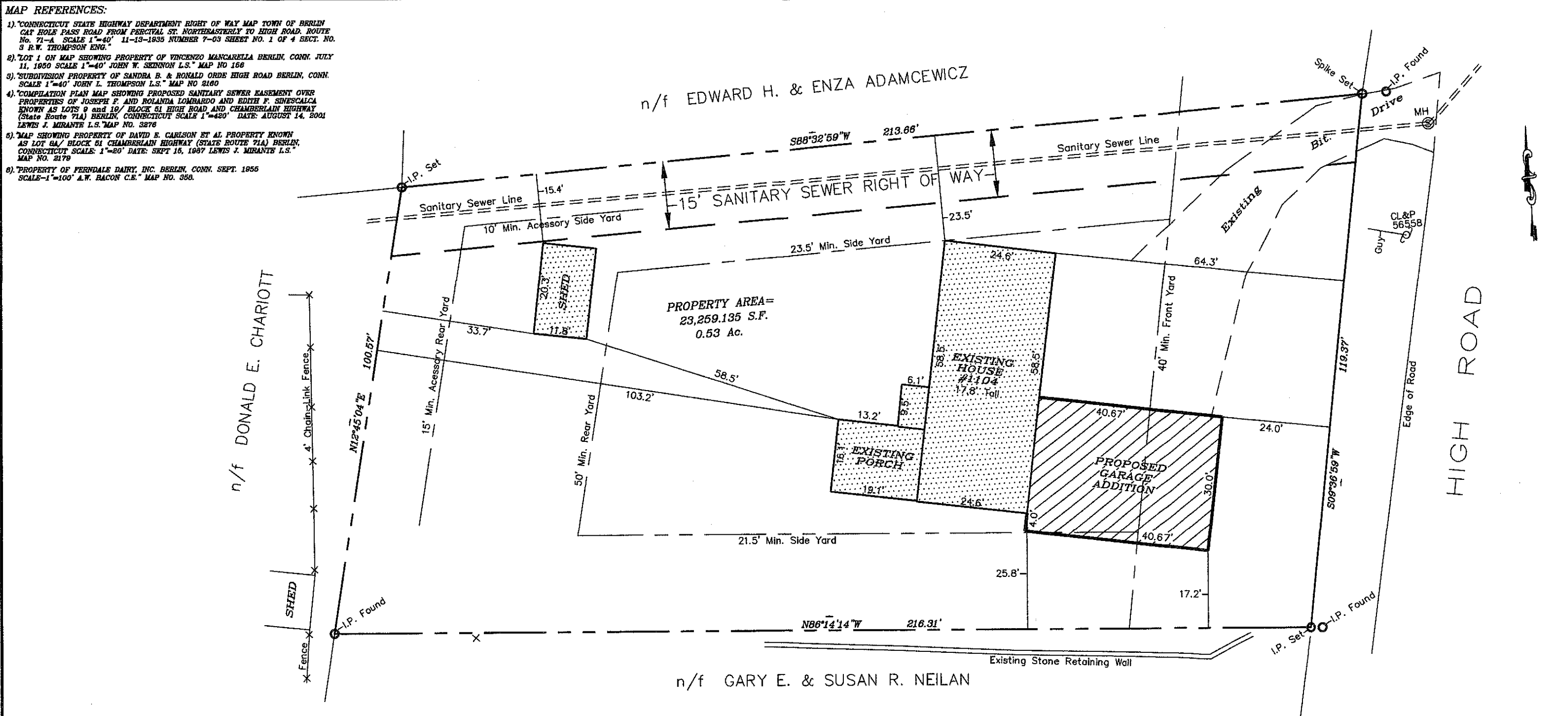


MAP REFERENCES:

- 1) CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF BERLIN CAT HOLES PASS ROAD FROM PERCIVAL ST. NORTHEASTERLY TO HIGH ROAD. ROUTE No. 71-A SCALE 1"=40' 11-13-1935 NUMBER 7-03 SHEET NO. 1 OF 4 SECT. NO. 3 R.W. THOMPSON ENG.
- 2) LOT 1 ON MAP SHOWING PROPERTY OF VINCENZO MANCARELLA BERLIN, CONN. JULY 11, 1930 SCALE 1"=40' JOHN W. SKINNON L.S. MAP NO 168
- 3) SUBDIVISION PROPERTY OF SANDRA B. & RONALD ORDE HIGH ROAD BERLIN, CONN. SCALE 1"=40' JOHN L. THOMPSON L.S. MAP NO 2160
- 4) COMPILED PLAN MAP SHOWING PROPOSED SANITARY SEWER EASEMENT OVER PROPERTIES OF JOSEPH F. AND ROLANDA LOMBARDO AND EDITH F. SINISCALCA KNOWN AS LOTS 9 and 10/ BLOCK 51 HIGH ROAD AND CHAMBERLAIN HIGHWAY (State Route 71A) BERLIN, CONNECTICUT SCALE 1"=40' DATE: AUGUST 14, 2001 LEWIS J. MIRANTE L.S. MAP NO. 2876
- 5) MAP SHOWING PROPERTY OF DAVID E. CARLSON ET AL PROPERTY KNOWN AS LOT 6A/ BLOCK 51 CHAMBERLAIN HIGHWAY (STATE ROUTE 71A) BERLIN, CONNECTICUT SCALE: 1"=20' DATE: SEPT 16, 1997 LEWIS J. MIRANTE L.S. MAP NO 2178
- 6) PROPERTY OF FERNDALE DAIRY, INC. BERLIN, CONN. SEPT. 1955 SCALE-1"=100' A.W. RACON C.E. MAP NO. 358.



CERTIFICATION:

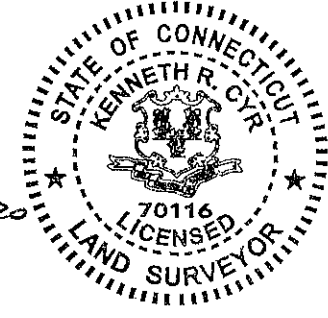
- 1) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE OCTOBER 26, 2018 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF 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 IMPROVEMENT 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 4-3 SURVEY.
- 2) THIS MAP AND SURVEY WERE PREPARED FOR TERRANCE E. & ROBIN C. GRANT TO BE USED IN MATTERS THAT RELATE TO PROPOSED CONDITIONS. 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 SURVEYOR INVALIDATES THESE DECLARATIONS.

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

[Signature] 3-21-20

PETER D. FLYNN C.T.L.S. #8768 DATE
KENNETH R. CYR C.T.L.S. #70116

NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & TYPED SEAL ARE AFFIXED.



REGULATIONS FOR R-21 ZONE			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	21,000 S.F.	17,780 S.F.	17,780 S.F.
MIN. FRONTAGE	125'	90.0'	90.0'
MIN. LOT WIDTH	125'	98.4'	98.4'
MIN. FRONT YARD	40'	64.3'	24.0' *
MIN. SIDE YARD (EACH)	20'	23.5'	17.2' *
MIN. SIDE YARD (BOTH)	45'	49.3'	40.7' *
MIN. REAR YARD	60'	103.2'	103.2'
MAX. BLDG. HEIGHT	2.5 STY/35'	2 STY/35'	2 STY/35'
MAX. COVERAGE	N/A	N/A	N/A
ACCESSORY BUILDING			
DIST. TO PRINCIPAL BLDG	12.0'	33.7'	33.7'
DIST. TO FRONT LOT LINE	40.0'	185.8'	185.8'
DIST. TO SIDE LOT LINE	10.0'	16.4'	16.4'
DIST. TO REAR LOT LINE	15.0'	58.6'	58.6'

-16.0' Min. Front Yard Variance Needed.
-4.3' Min. Side Yard Variance Needed.
-4.3' Min. Side Yard Variance Needed.

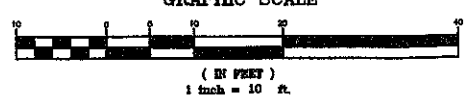
*NON-CONFORMING CONDITION WHICH WILL REQUIRE ZBA APPROVAL

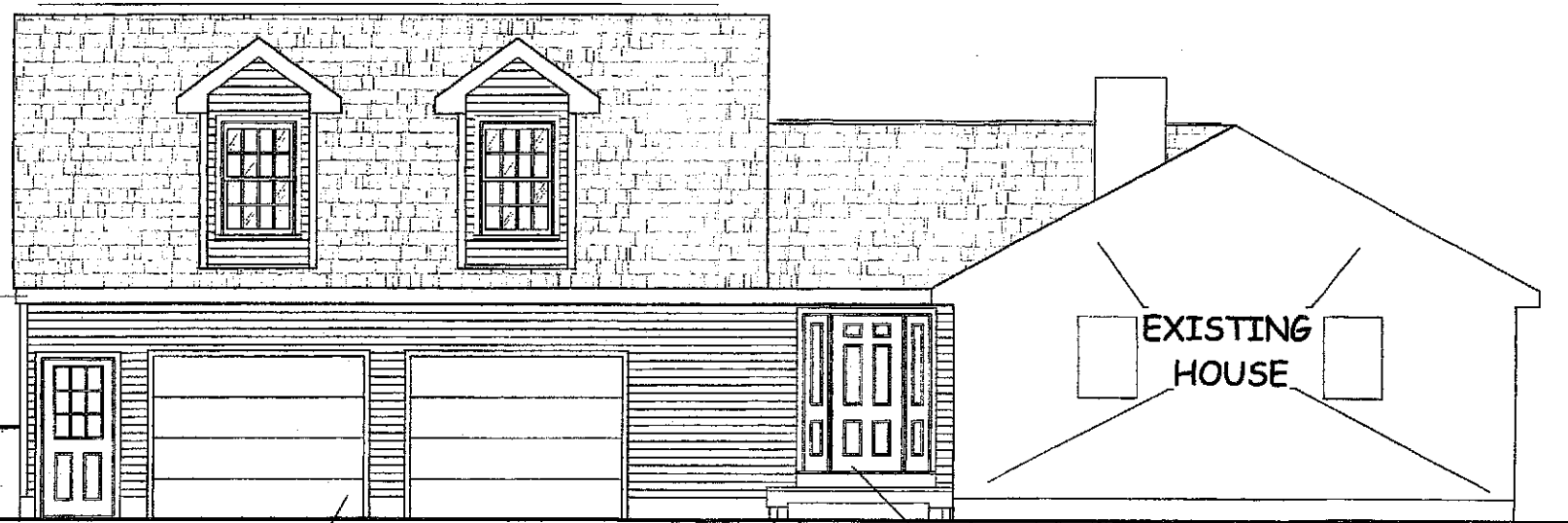
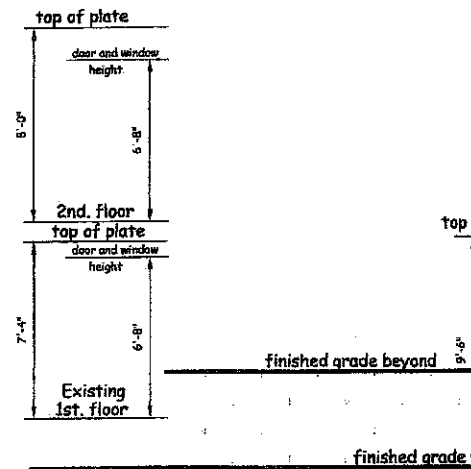
Town of Berlin
Received

JUN 02 2020

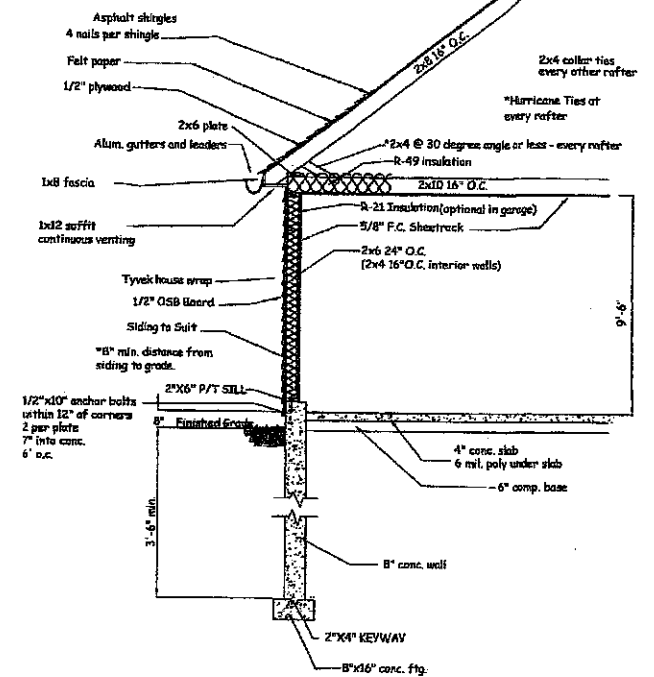
Planning & Building Department

IMPROVEMENT LOCATION SURVEY
SHOWING PROPOSED GARAGE
PROPERTY OF
TERRANCE E. & ROBIN C. GRANT
Map 14-1/ Block 51/ Lot 9
#1104 HIGH ROAD
BERLIN, CONNECTICUT
SCALE 1"=10' MAR. 21, 2020

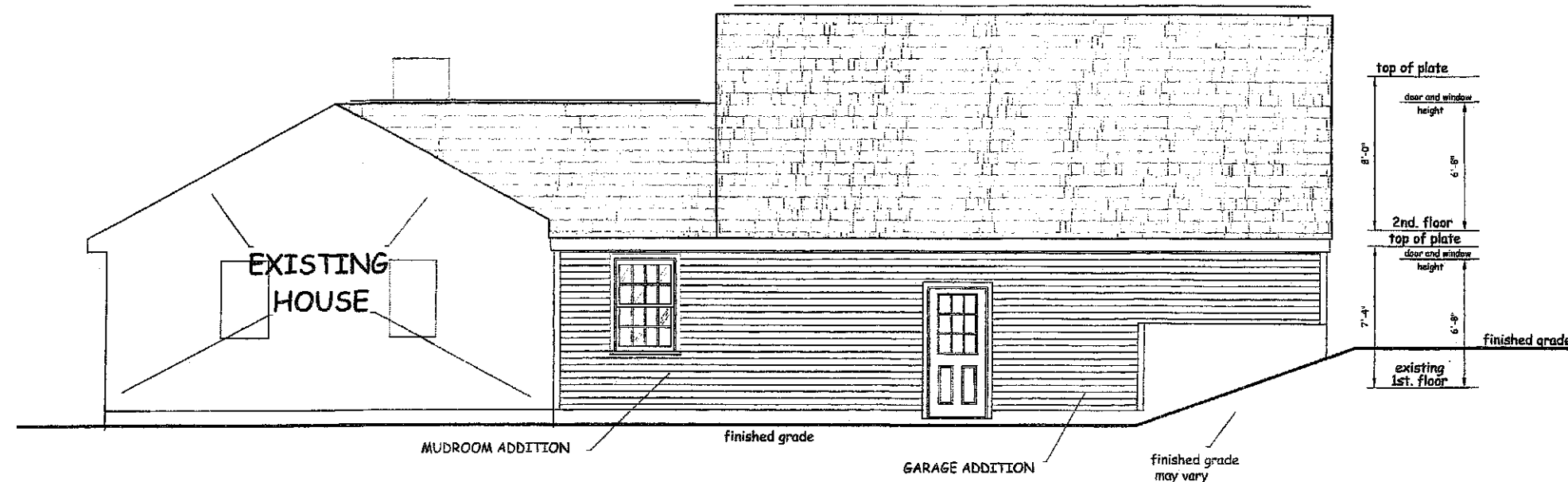




RIGHT ELEVATION
SCALE 1/4" = 1'-0"



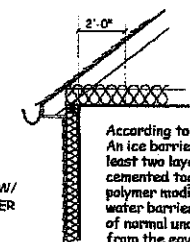
TYPICAL WALL SECTION
NOT TO SCALE



LEFT ELEVATION
SCALE 1/4" = 1'-0"

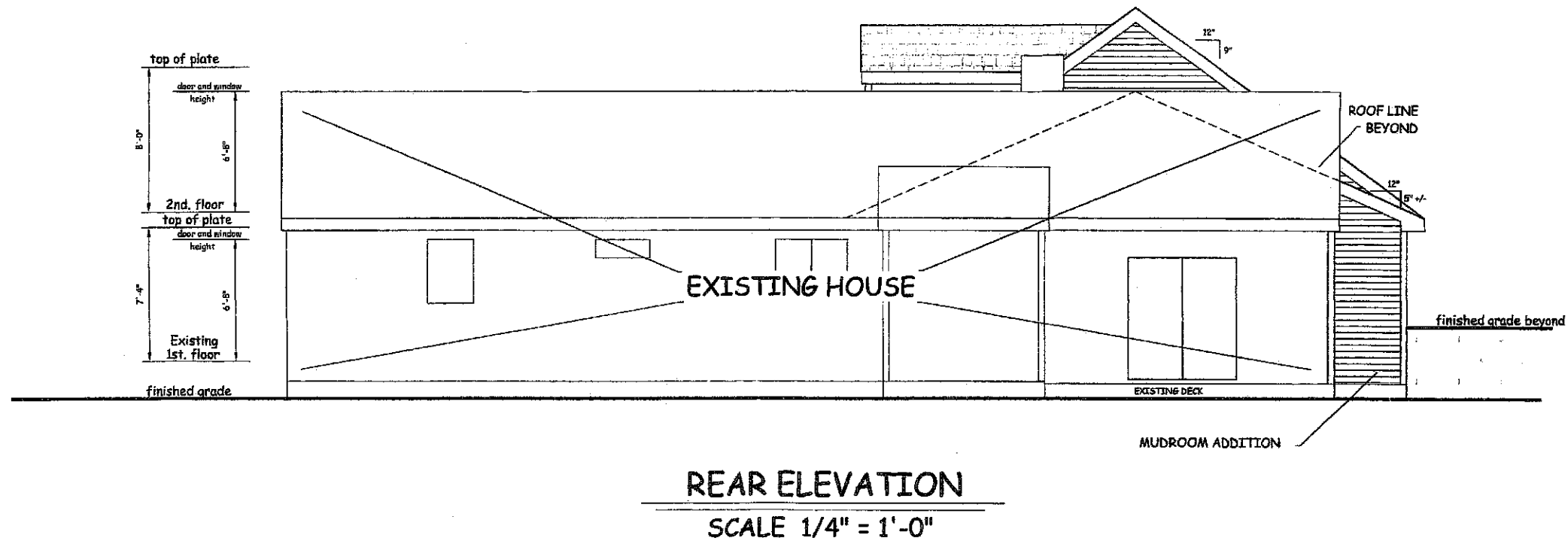
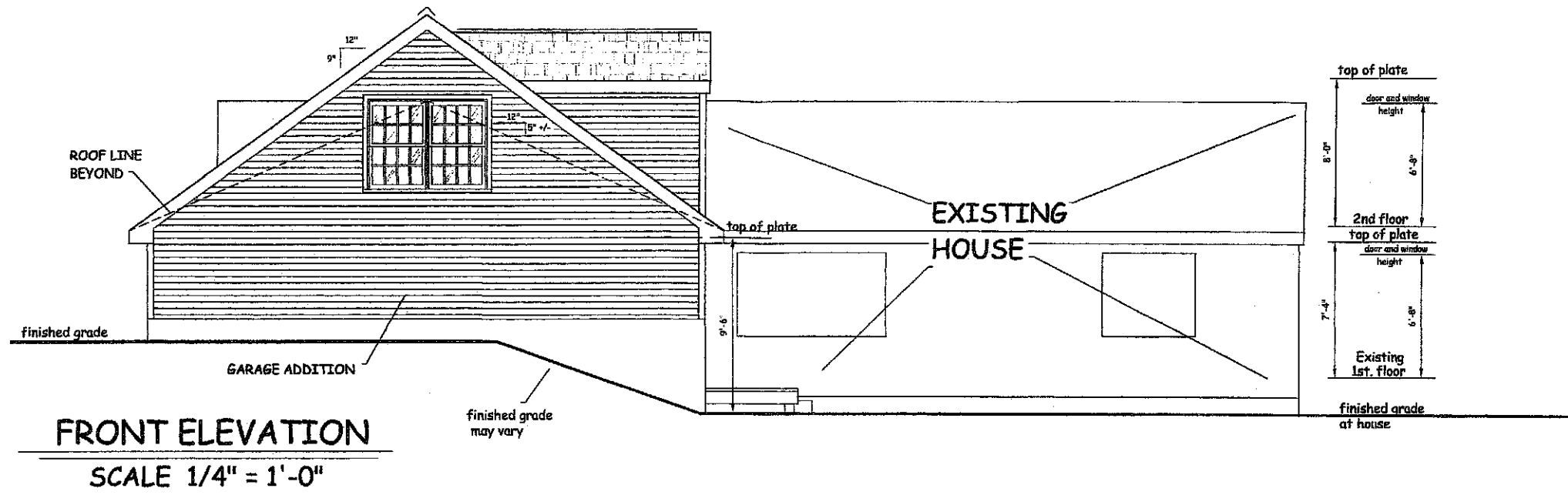
TYPICAL ROOF NOTES
ALL ROOFING, FLASHING UNDERLAYMENT, FELT PAPER AND RIDGE VENTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

ICE & WATER SHIELD TO EXTEND UP FROM FASCIA, ADDITIONALLY, ALL VALLEYS, RIDGES, RAKE EDGES, HIPS, DORMERS, AREAS W/ CHANGE IN SLOPE ARE TO RECEIVE ICE & WATER SHIELD UNDERLAYMENT. ALL ROOF TO WALL INTERSECTIONS TO RECEIVE ICE & WATER SHIELD UP FROM INTERSECTION W/ REQUIRED FLASHING



According to IRC 2015 R905.2.7.1 An ice barrier that consists of a least two layers of underlayment cemented together or of self-adhering polymer modified bitumen sheet (ice and water barrier), shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24" inside the exterior wall line of the building.

- 1. The maker can not guarantee against human error and omissions. The contractor on the job must check all dimensions and other details and be responsible for the same.
- 2. Contractor to correct any unforeseen field condition.
- 3. All work shall conform to all applicable codes.
- 4. Elevations are artist's conception.



GARAGE AND MUDROOM ADDITION PLANS
ROBIN & TERRY GRANT
1104 HIGH ROAD, BERLIN CT

DATE
10/31/2019

SHEET
#1 of 5

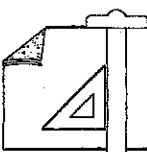
Architectural Design
and Drafting
Services, LLC.

Kathy Fournier
133 Main Street 2nd Floor
Southington, CT, 06879
Tel: (860) 620-9937

Town of Berlin
Received

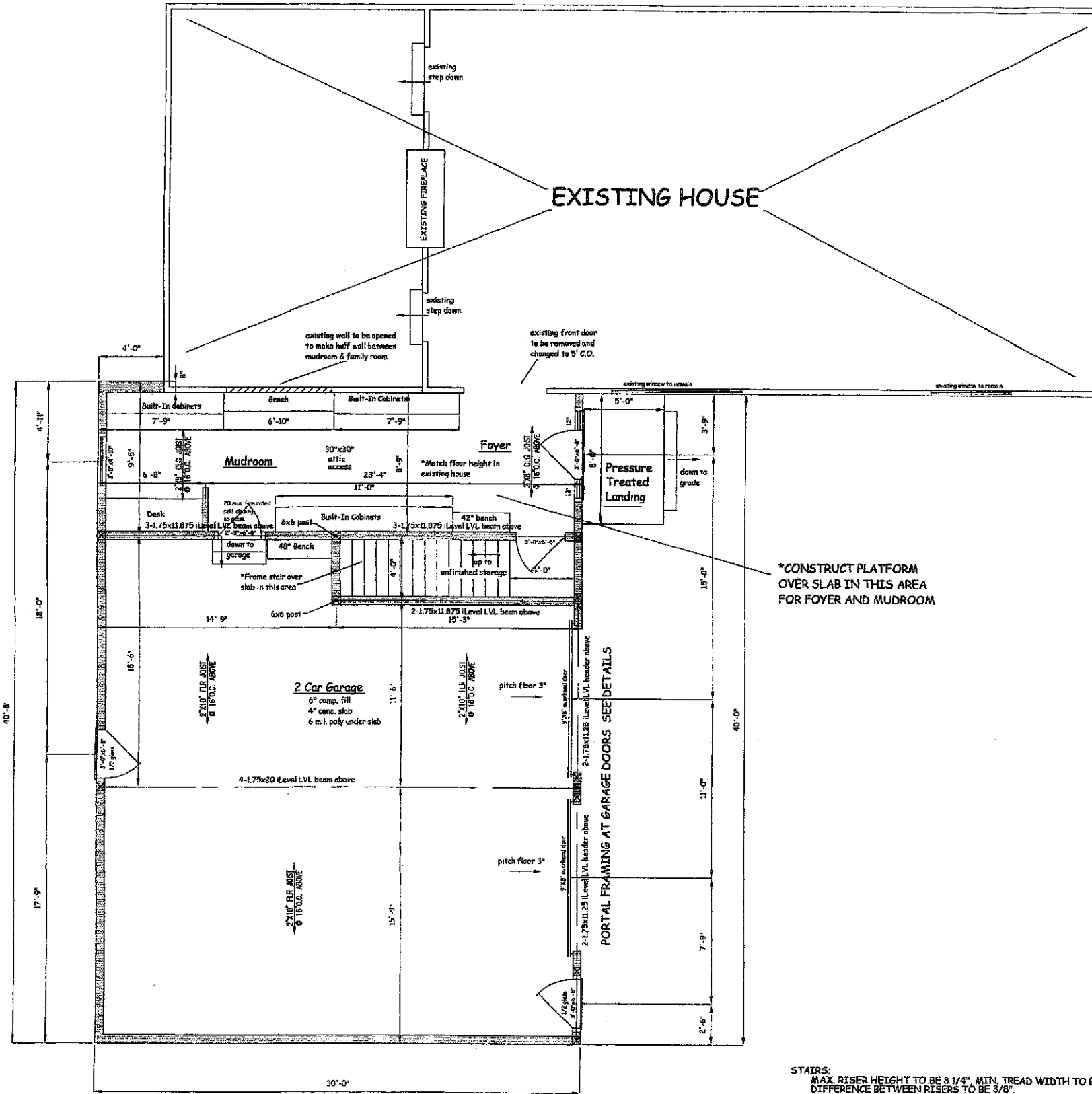
10/31/2019

Checked: J. Smith, Structural
Date: 10/31/2019



House & Addn of Plans and Renderings

GRANT 19-01-065



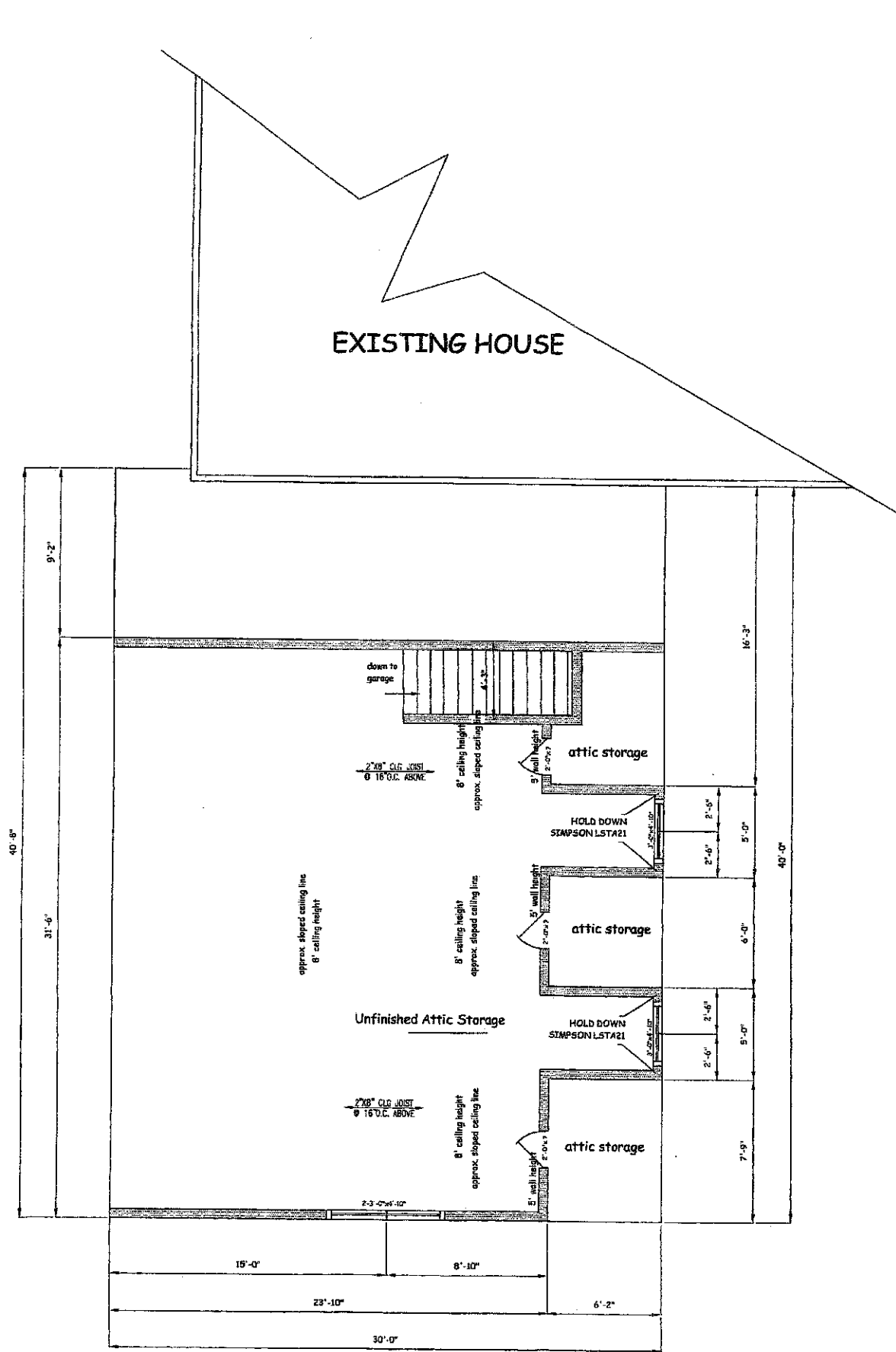
1ST. FLOOR/GARAGE PLAN

SCALE 1/4" = 1'-0"

*CONSTRUCT PLATFORM OVER SLAB IN THIS AREA FOR FOYER AND MUDROOM

STAIRS:
 MAX. RISER HEIGHT TO BE 3 1/4", MIN. TREAD WIDTH TO BE 9". MAX. DIFFERENCE BETWEEN RISERS TO BE 3/8".
 RAIL HEIGHT ON STAIRS TO BE BETWEEN 34" TO 38" FROM NOSING TO RAIL. MIN. HEIGHT OF GUARD RAIL ON LANDING OR BALCONY TO BE 36".
 MIN. HEADROOM OF STAIRS IS 6'-8" MEASURED VERTICALLY FROM NOSING.
 MAX. OPENING BETWEEN BALUSTERS OR PARALLEL RAILS TO BE 4" O.C.
 MAX. OPENING BETWEEN RISERS TO BE 4" OR LESS.

- Denotes existing wall
- Denotes new wall
- Denotes wall to be removed



2ND. FLOOR PLAN

SCALE 1/4" = 1'-0"

Town of Berlin
 Received
 01/12/2008
 Planning & Zoning Commission
 Berlin, Connecticut