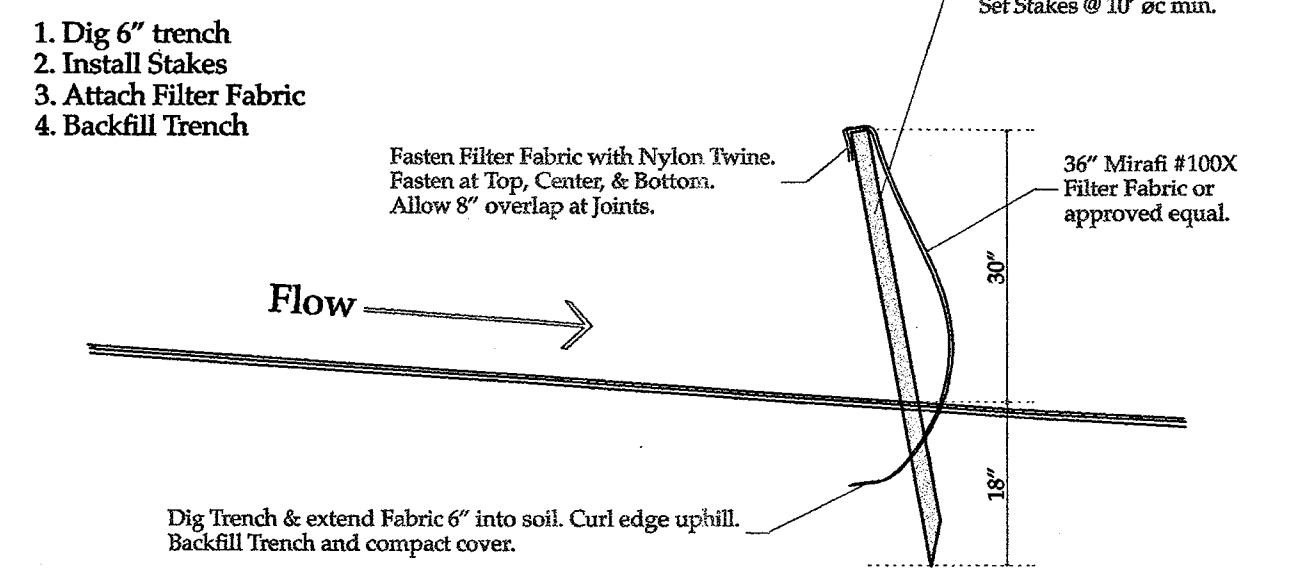


Sedimentation & Erosion Control Notes

1. Land disturbance shall be kept to a minimum. All disturbed areas shall be seeded with annual ryegrass on a weekly basis, at the end of each work week.
2. All disturbed areas shall be fine graded and seeded with an approved seed mixture. Cover newly seeded areas with mulch hay.
3. All new plantings shall be mulched with 3" depth of cedar chips or cedar mulch. Trees and Shrubs shall be mulched to the limit of the root-ball pit diameter. Groundcover bed areas shall be covered between all new plants.
4. All erosion and sediment control measures shall be constructed in accordance with the Standards & Specifications of the "2002 Connecticut Guidelines for Soil Erosion and Sediment Control".
5. All control measures shall be maintained in effective condition throughout the construction period.
6. Additional control measures shall be installed during the construction period, if required by town authorities.
7. Sediment deposits removed from filter barriers shall be placed in fill areas or spread where there is proposed vegetative cover. Any sediment deposits remaining after the filter barrier is removed shall be fine graded and planted according to Plan.
8. The Contractor shall keep public roadways clean and clear of all mud during construction and shall implement measures as directed by municipal authorities.
9. All proposed Catch Basins shall be equipped with "Siltsock" sediment filters or surrounded with staked hay bales. These shall be maintained during the construction period by checking on a weekly basis and cleaning as needed.
10. The Contractor is assigned the responsibility for implementing this Erosion & Sedimentation Control Plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the Construction Site of the requirements and objectives of the Plan, notifying the Planning and Zoning Office (and/or Conservation Commission or EPB) of any transfer of this responsibility and conveying a copy of the Erosion & Sediment Control Plan, if the Title to the Land is transferred to a New Owner.

Silt Fence Installation Sequence



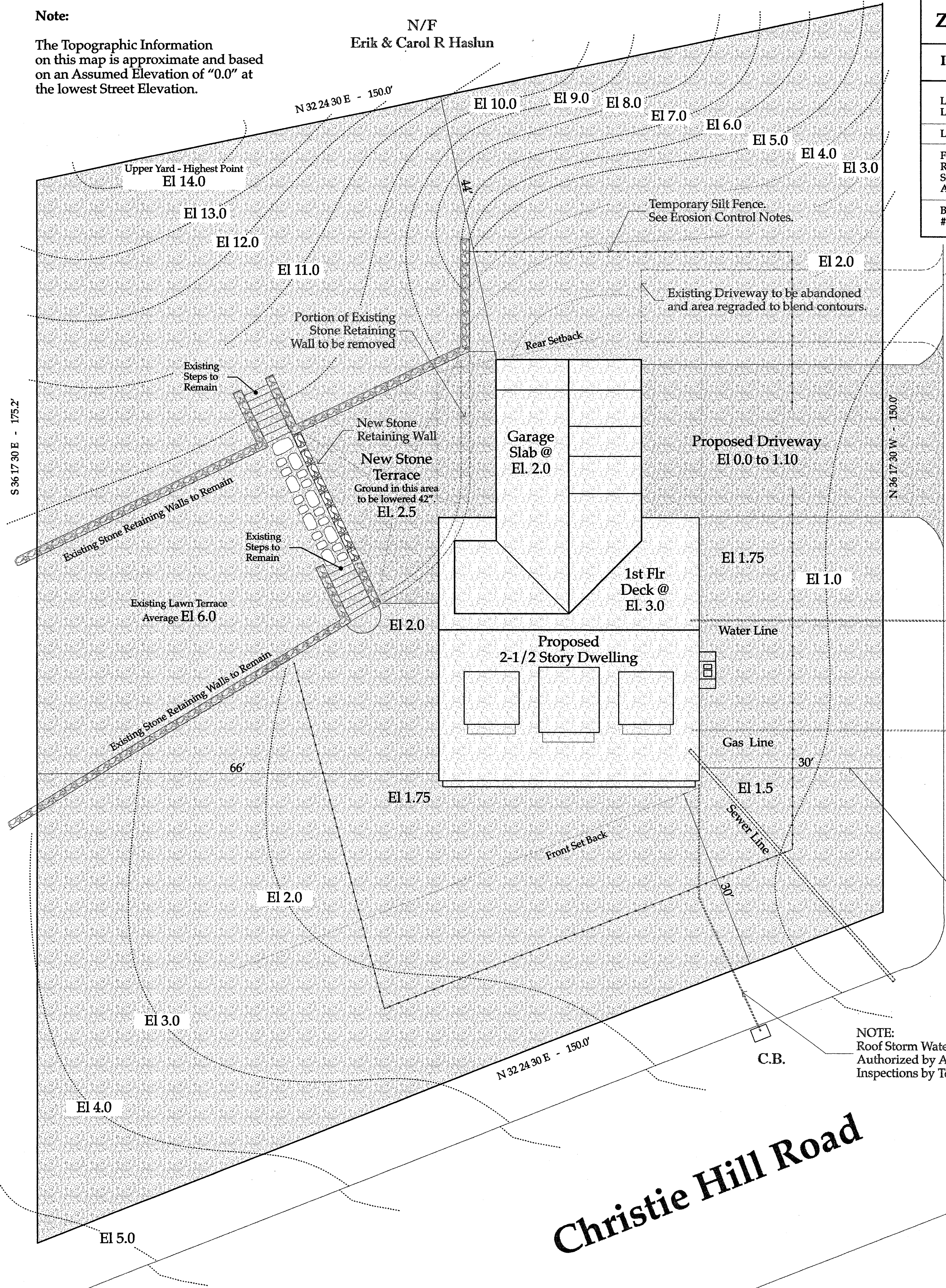
N/F
Kevin & Elizabeth
Carroll

General Construction Notes

1. All Construction and Structures shall comply with applicable municipal and state requirements.
2. Certificates of Conformance to applicable requirements will NOT be issued by the Architect, if proper notice is not provided by the Contractor for inspections, and if inspections are not made prior to backfilling of any below ground Structures and Appurtenances.
3. Location of Subsurface Structures and Utilities on these Plans have been determined from existing records and are not guaranteed to be complete or accurate. In order to avoid potential conflict between the work proposed by these Plans and any Sub-surface Structures or Utilities, the Contractor shall notify CALL BEFORE YOU DIG (1-800-922-4455) to have all Utilities identified and marked, and shall excavate test holes as required to identify and locate other probable Sub-surface Structures. Any conflicts shall be reported immediately to the Architect so that adjustments can be made to the Plans.

Note:

The Topographic Information on this map is approximate and based on an Assumed Elevation of "0.0" at the lowest Street Elevation.



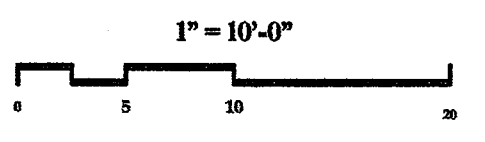
Item	Allowed or Required	Existing	Proposed
Lot Area Lot Coverage of Building	14,520 sf 20% Max.	22,723 sf .522 Acres	22,723 sf 2,993 sf or 13.17% (Includes Terrace)
Lot Width	80'	150'	150'
Front Setback	30' Min.		30'
Rear Setback	25' Min.		66.4'
Side Minimum Aggregate Side	10' Min. 25' Min.		44.4' 44.4'
Building Height # of Stories	30' 2-1/2		22.2' 2-1/2

SITE PLAN For 18 Christie Hill Road Darien, Ct

Based on an "A-2" Survey dated Jan. 5th, 2006
By "RKW" Land Surveying of New Canaan, Ct.
For John L. Beauchamp
Of Darien, Ct.

Zone - "R-1/3" Residence

Tax Map _____
Block _____
Tax Lot _____



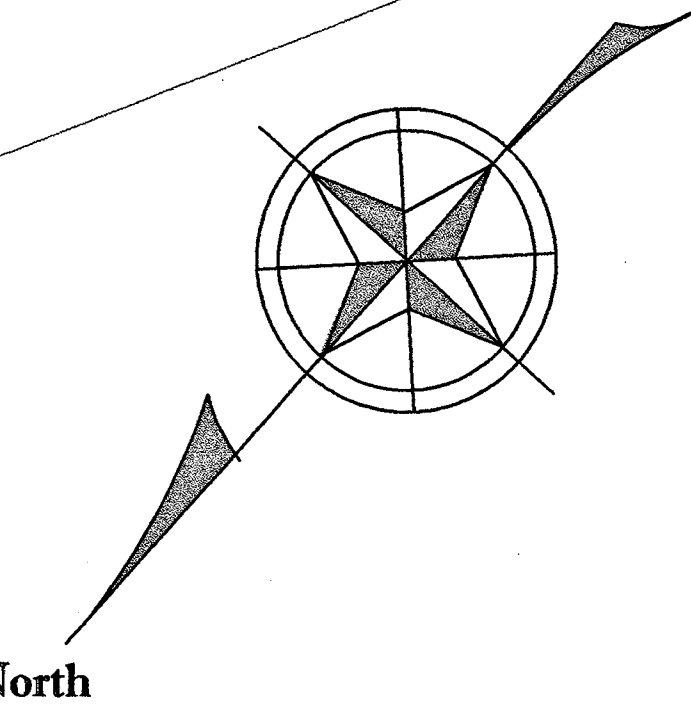
Prepared by
Joseph Matto Architect, AIA
License #8440

Assumed Elevation at
Center of Street
El. 0.0
Lowest Point of Adjacent
Streets

Glenvale Ave

NOTE:
House to be sited so that all architectural Projections, including gutters, are within the required building setbacks.

NOTE:
Roof Storm Water Runoff to tie into Town Catch Basin.
Authorized by Anthony Taccone, Town Engineer.
Inspections by Town Engineer Required during tie-in.



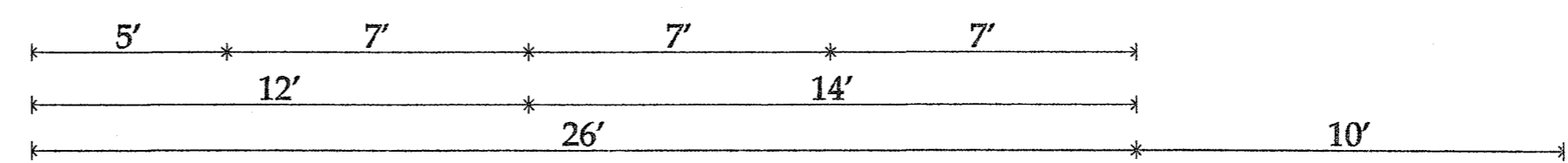
Christie Hill Road



Front



Right Side



Elevations

1/8" = 1'-0"



Rear

Highest Ridge

Mean Roof Ht.

Highest Eave

Av. Finished Grade - El. 1.75



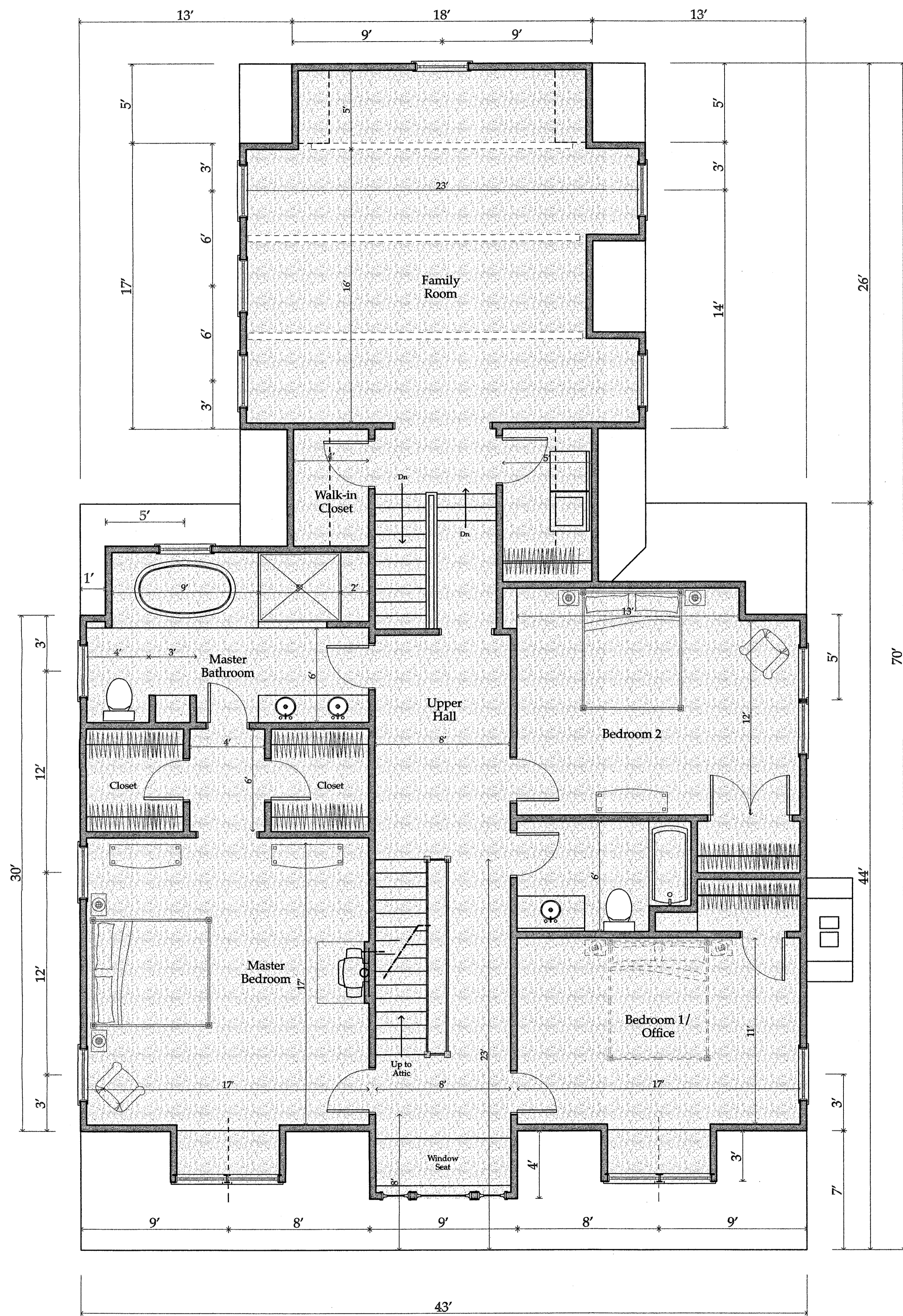
Left Side

37 Geneva Road
Norwalk, CT
203 866-5777

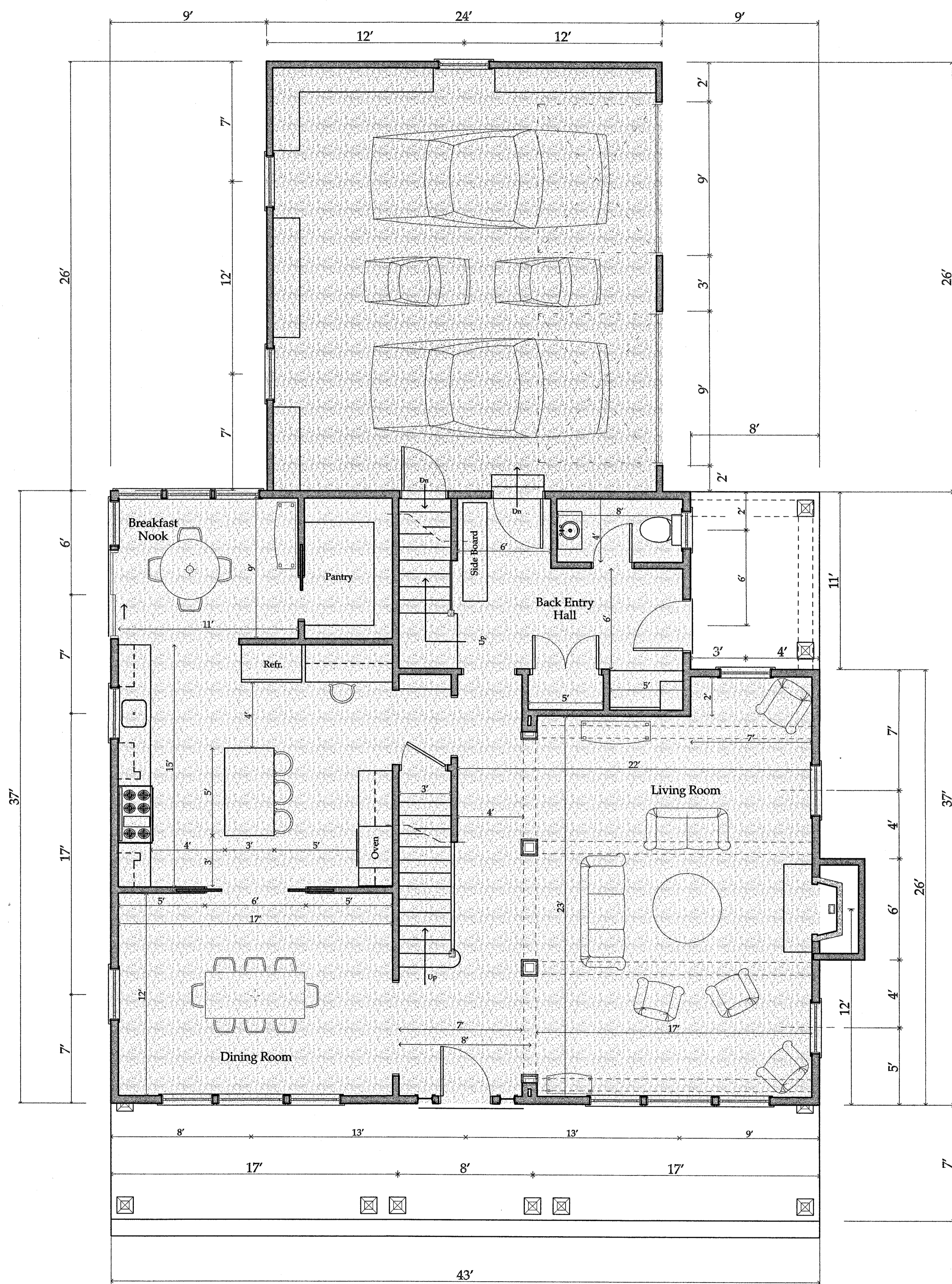
18 Christie Hill
Road, Darien, Ct

Joseph Matto Architect - AIA

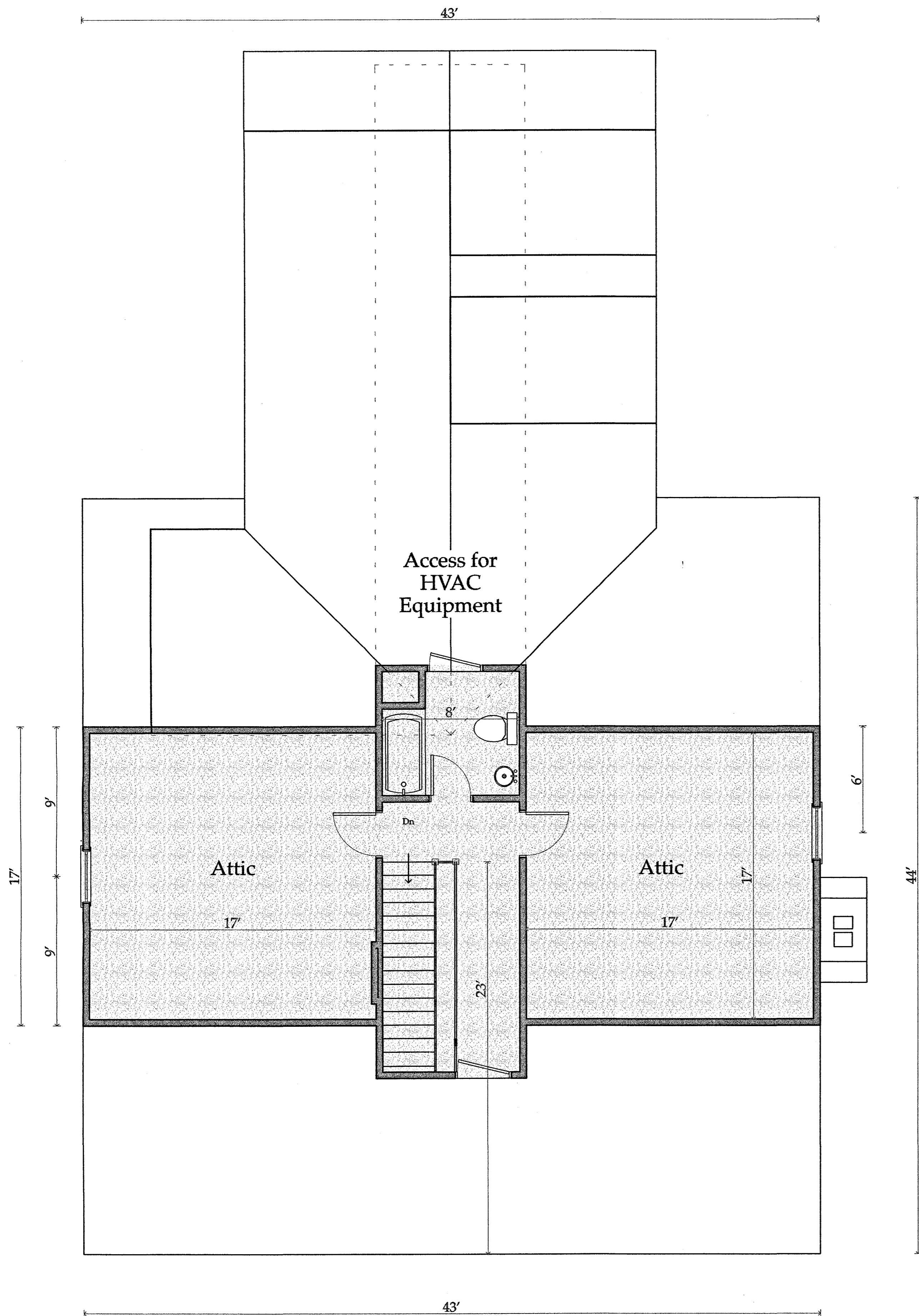
Residence for John Beauchamp



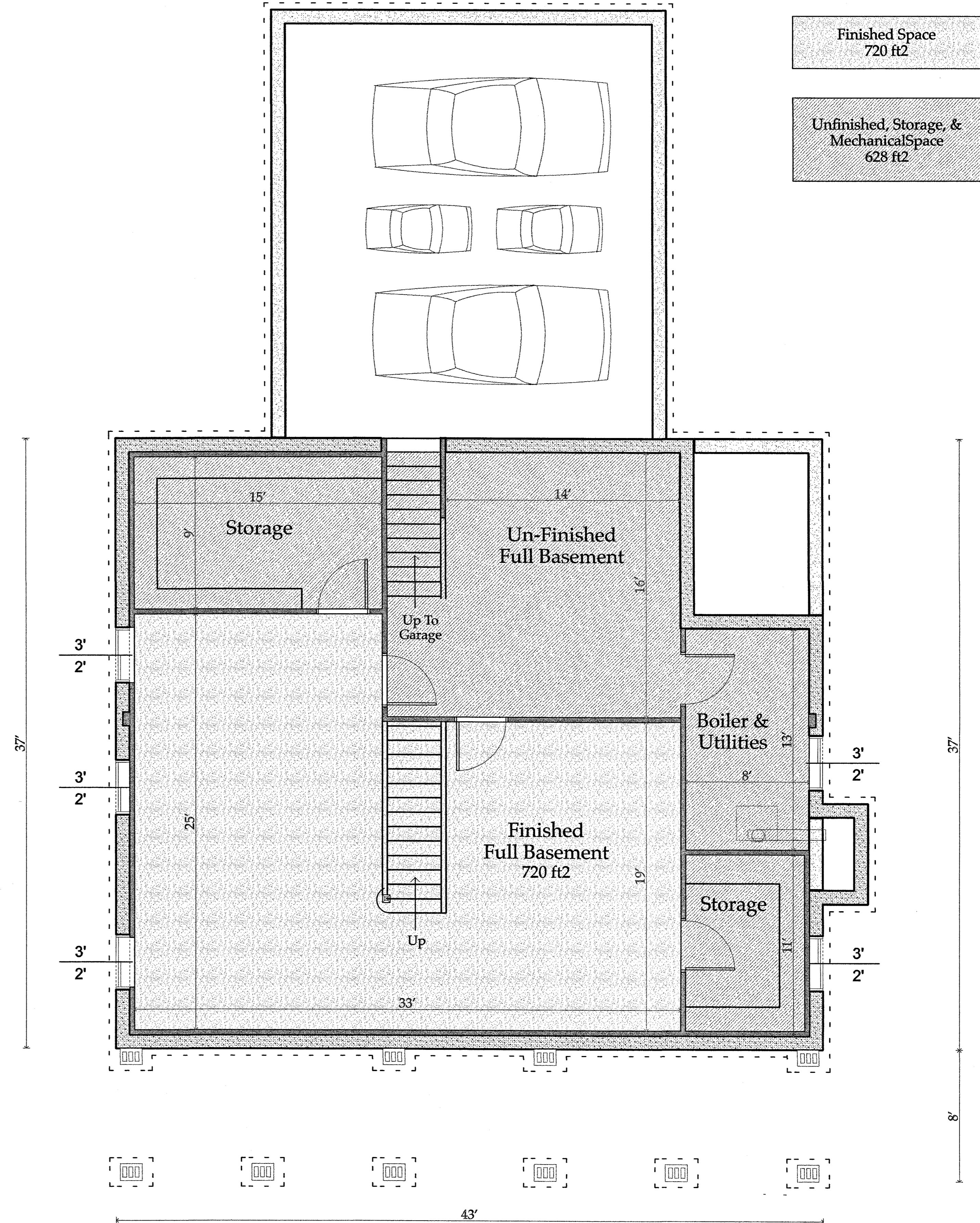
Second Floor
2120 ft²



First Floor
1508 ft²



Attic
807 ft²



Basement
1377 ft²

1st Floor Area = 1508 Ft²
50% = 754 ft²

Finished Space
720 ft²

Unfinished, Storage, &
Mechanical Space
628 ft²

11/20/06

Basement & Attic Plan

1/4" = 1'-0"

37 Corona Road
Norwalk, CT
203 866-5777

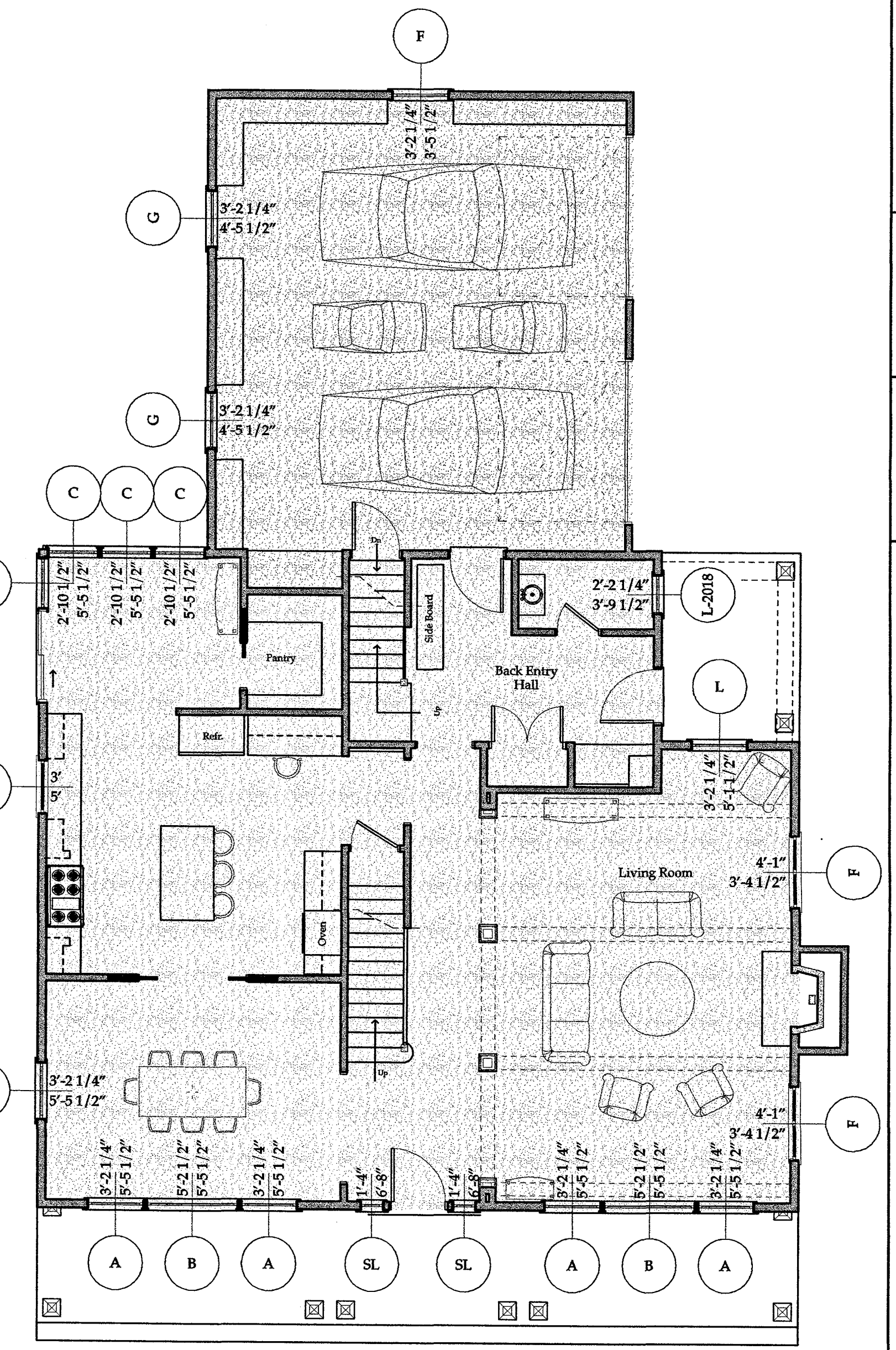
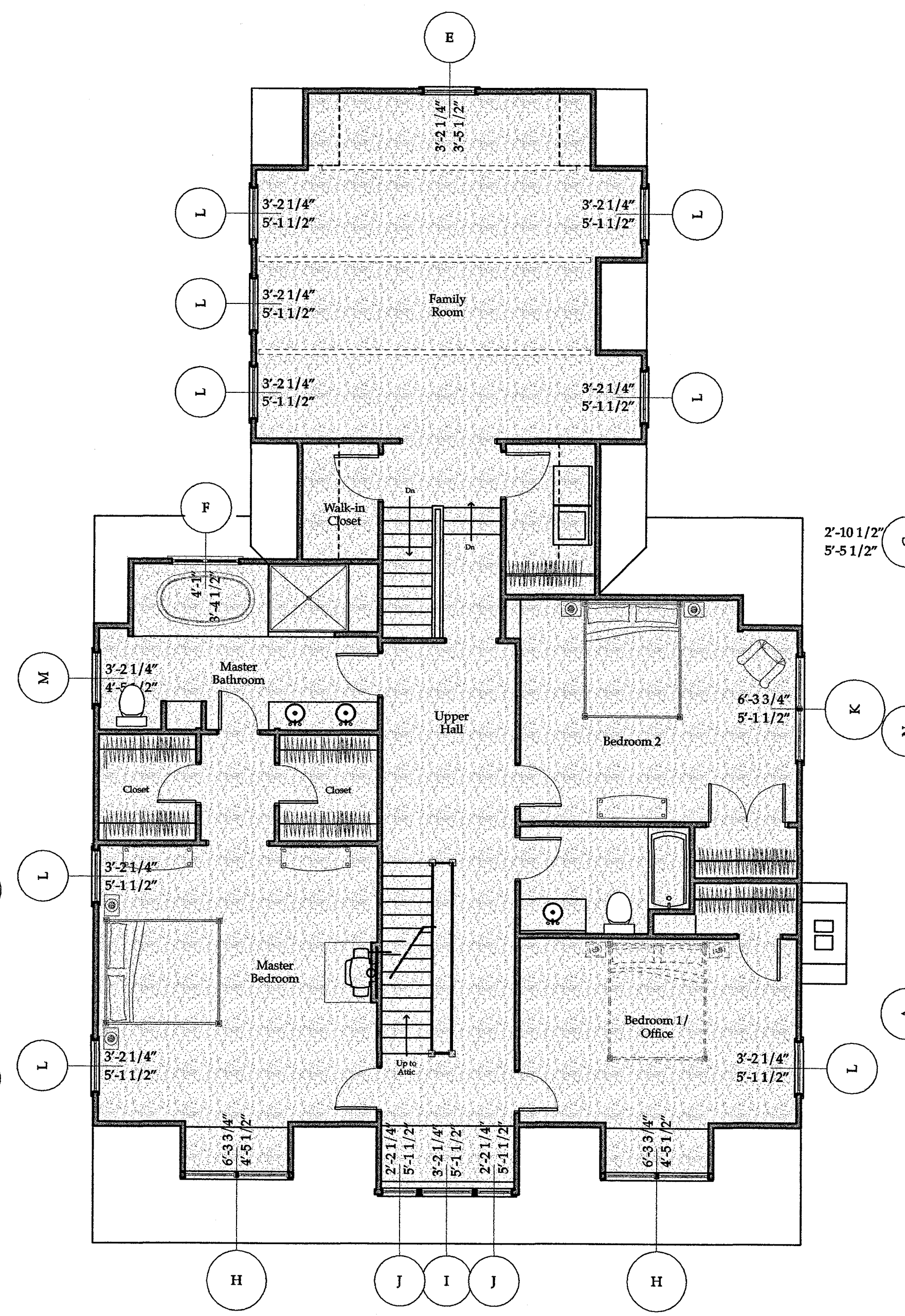
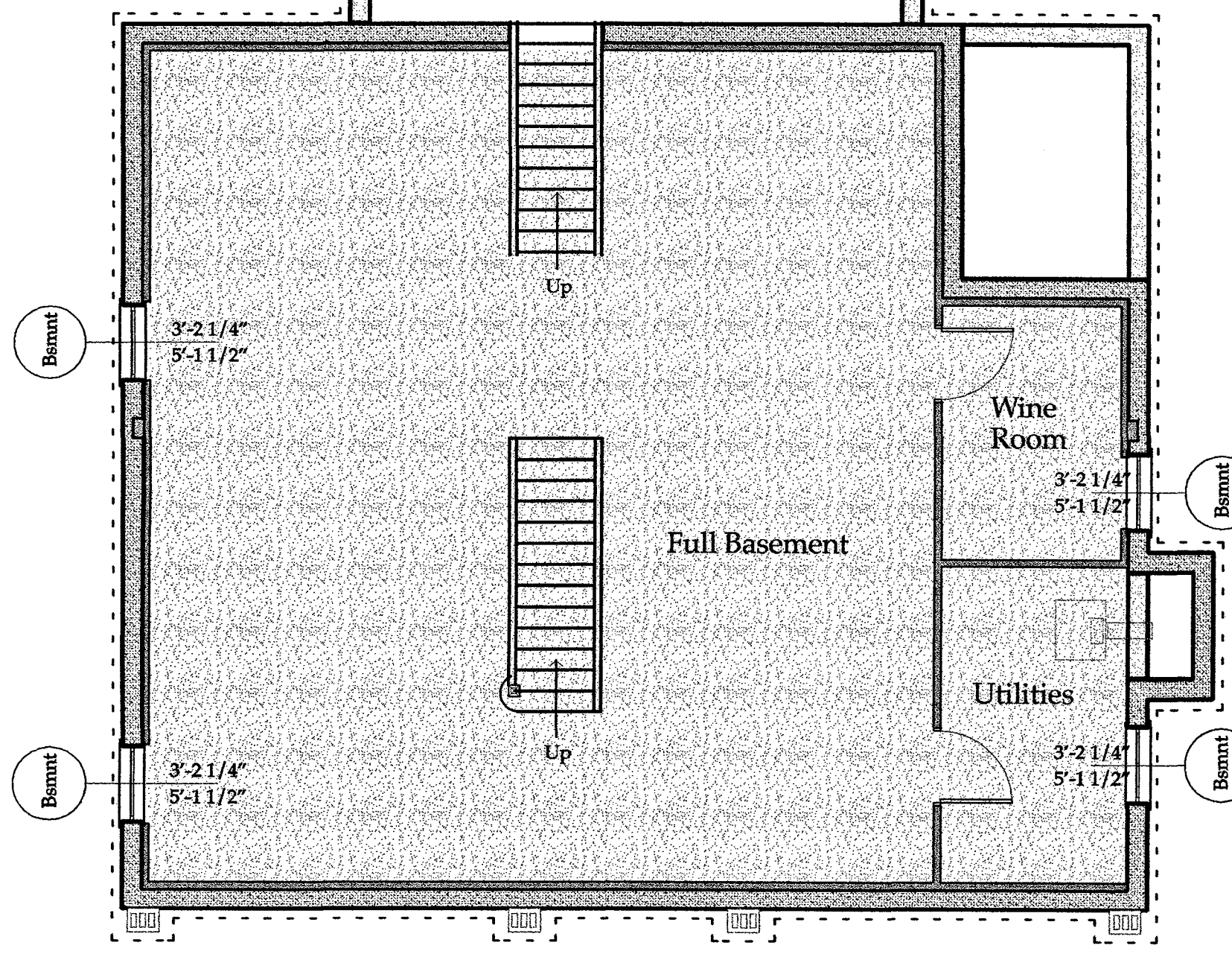
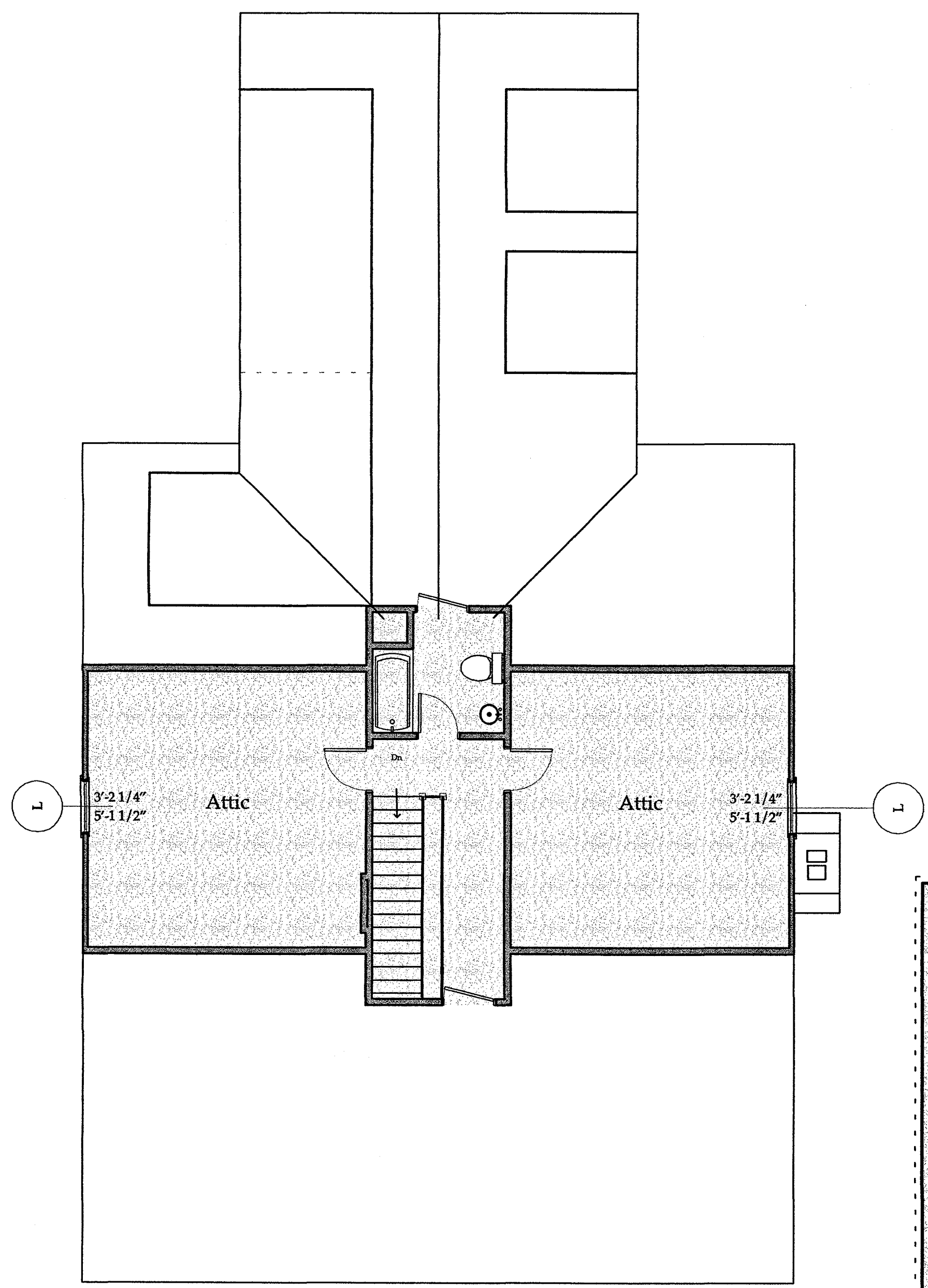
18 Christie Hill
Road, Darien, Ct

Joseph Matto Architect - AIA

Residence for John Beauchamp

A 03

ID	Qty	Brand	Location	Type	O	Designation	R.O. Width	R.O. Height	W	H	Jamb	Sash Mullins
Bsmnt	4	Marvin	Basment Gliders	Gliding Window		WUDH 3226	3'-2 1/2"	5'-1 1/2"			10"	6/1
A	5	Marvin	1st Floor LR & DR	Double Hung		WUDH 3228	3'-2 1/2"	5'-5 1/2"			5 1/2"	6/1
B	2	Marvin	1st Floor LR & DR	Double Hung Picture Unit		WUDH 3228	5'-2 1/2"	5'-5 1/2"			5 1/2"	10/1
C	4	Marvin	1st Floor Breakfast Nook	Double Hung - Tempered		WUDH 2828	2'-10 1/2"	5'-5 1/2"			5 1/2"	6/1
E	1	Marvin	Family Room	Double Hung		WUDH 3216	3'-2 1/2"	3'-5 1/2"			3 1/2"	6/1
F	1	Marvin	LR & Mudroom Bathroom	Double Hung		WUDH 3216	3'-2 1/2"	3'-5 1/2"			5 1/2"	6/1
F	1	Marvin	Master Bathroom Tub	Casement		WCM 2440	4'-1"	3'-4 1/2"			3 1/2"	2w3h
F	2	Marvin	LR Fireplace Wall	Casements		WCM 2440	4'-1"	3'-4 1/2"			5 1/2"	2w3h
G	2	Marvin	Garage Back Wall	Double Hung		WUDH 3228	3'-2 1/2"	4'-5 1/2"			5 1/2"	6/1
H	2	Marvin	2nd Floor Small Dormers	Double Hung Muller Unit - Tempered		WUDH 2-3222	6'-3 3/4"	4'-5 1/2"			3 1/2"	6/1
I	1	Marvin	2nd Floor Center Dormer	Double Hung		WUDH 3226	3'-2 1/2"	5'-1 1/2"			3 1/2"	6/1
J	2	Marvin	2nd Floor Center Dormer	Double Hung Flankers		WUDH 2026	2'-2 1/2"	5'-1 1/2"			3 1/2"	6/1
K	1	Marvin	Bedroom 2	Double Hung Muller Unit - Egress		WUDH 2-3226	6'-3 3/4"	5'-1 1/2"			3 1/2"	6/1
L	1	Marvin	2nd & 3rd Flr Bedrooms	Double Hung - Egress		WUDH 3226	3'-2 1/2"	5'-1 1/2"			5 1/2"	6/1
L	10	Marvin	2nd & 3rd Flr Bedrooms	Double Hung - Egress		WUDH 3226	3'-2 1/2"	5'-1 1/2"			3 1/2"	6/1
L-2018	1	Marvin	2nd & 3rd Flr Bedrooms	Double Hung - Egress		WUDH 3226	2'-2 1/2"	3'-9 1/2"			5 1/2"	6/1
M	1	Marvin	Master Bathroom	Double Hung		WUDH 3222	3'-2 1/2"	4'-5 1/2"			3 1/2"	6/1
N	1	Marvin	Master Bathroom Tub	Casement - Left Hinged		WCM 3640	3'	5'			5 1/2"	3w3h
SL	2	Marvin	Entry Side Lites	Fixed Units		Custom	1'-4"	6'-8"			5 1/2"	1w5h
44												
2006/11/22 Master.1.pln												



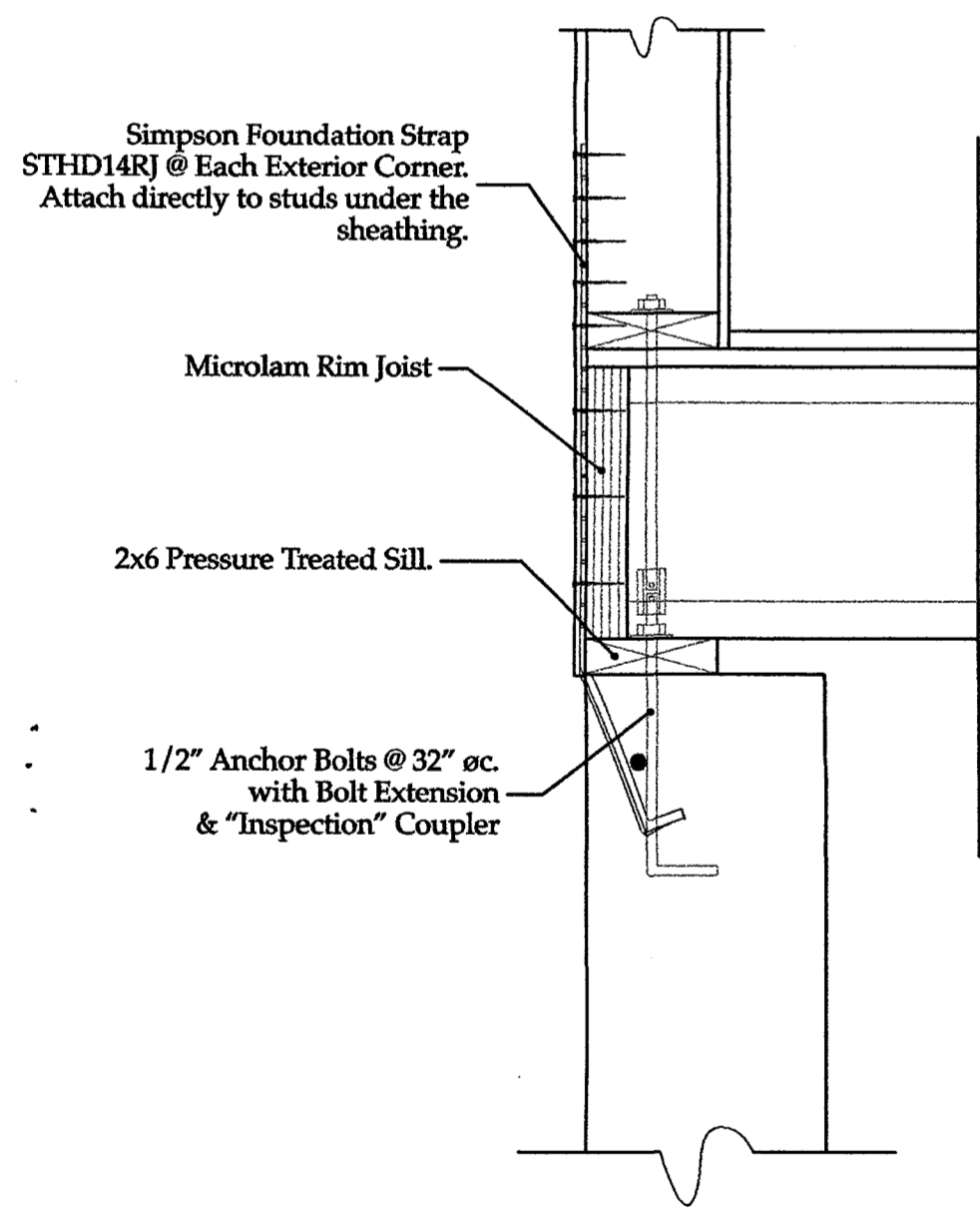
Basement

Second Floor

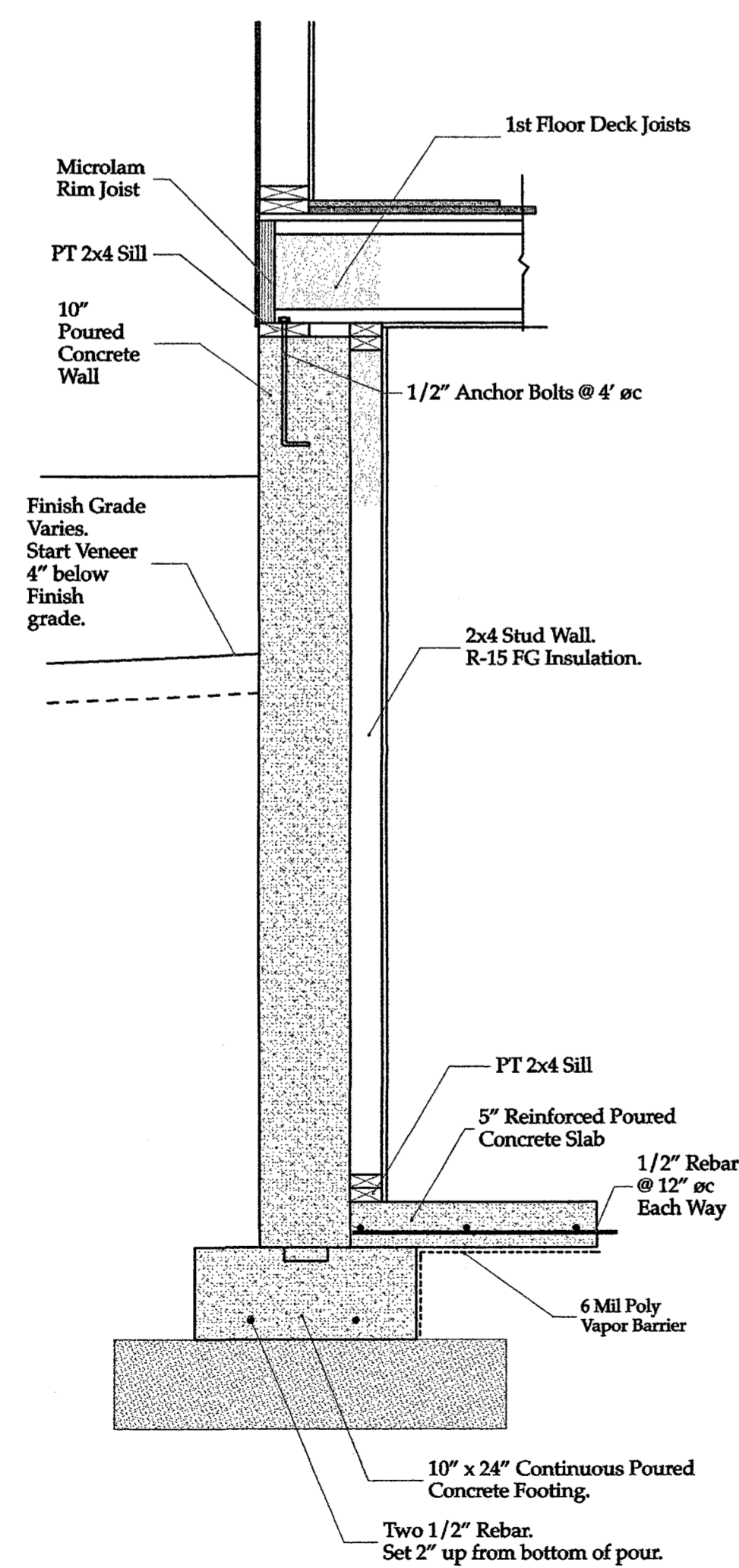
First Floor

GENERAL FOUNDATION NOTES:

- Concrete walls and slabs to be 3,000 PSI concrete (28 day compressive strength).
- Provide expansion and control joints as per code.
- All footings to be installed on undisturbed soil, and of suitable bearing capacity.
- All footings to be installed a minimum of 3'6" below finished grade and a minimum of 1'6" below existing grade.
- Do not backfill foundation walls until slab is in place unless a 2" x 4" continuous keyway is used on top of footings.
- Anchor bolts to be 1/2" (unless otherwise specified) and to be spaced 48" oc and 1' from corners. Embed bolts 7" minimum into foundation wall.
- Steel columns are to exceed a minimum load carrying capacity of 24,000 lbs. @ 11" in height.
- All multiple member LVL or Microlam beams to be thru-bolted with 1/2" diameter bolts, 2 rows @ 24" oc, or as specified by manufacturer.
- Field verify depth & location of stone veneer shelves or penetrations, etc., with Architect prior to pouring.
- Field verify height of terrace and step foundation walls with Architect prior to pouring.
- Reinforce foundation WALLS as follows if wall heights exceed 8':
 2-#4 bars top & Bottom.
 1 #4 bar @ 12" oc vertically, set 2" in from the inside.
 1 #4 bar @ 24" oc horizontally, set to the inside of the vertical bars.
- All building columns to be 4" steel on 36" x 36" x 12" poured concrete footings with 2-#4 rebar each direction, 2" from bottom of pour.
- General Contractor to be responsible to ensure that all materials, methods, and structure are built in strict compliance of all governing municipal codes - City, state & federal.

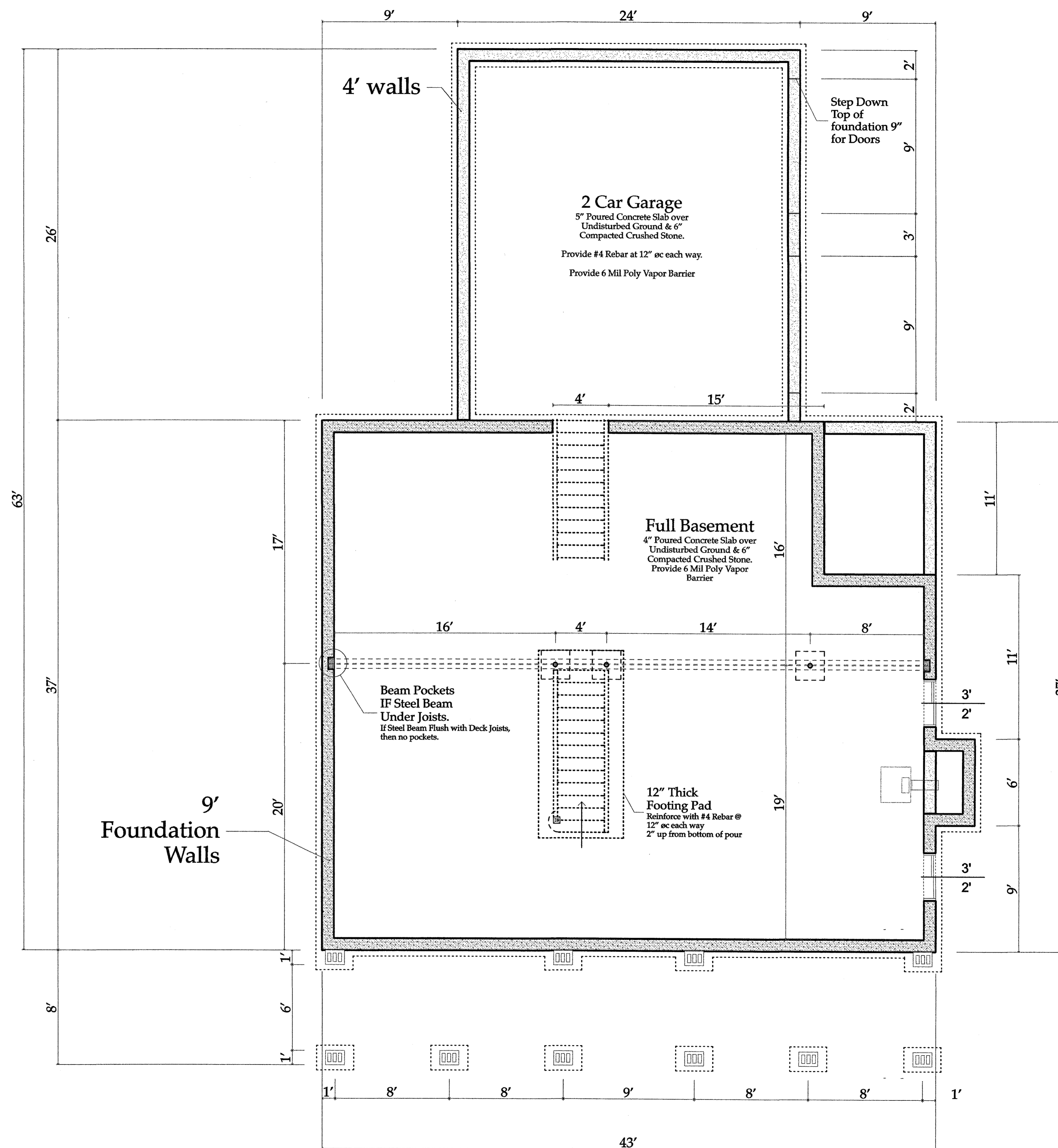


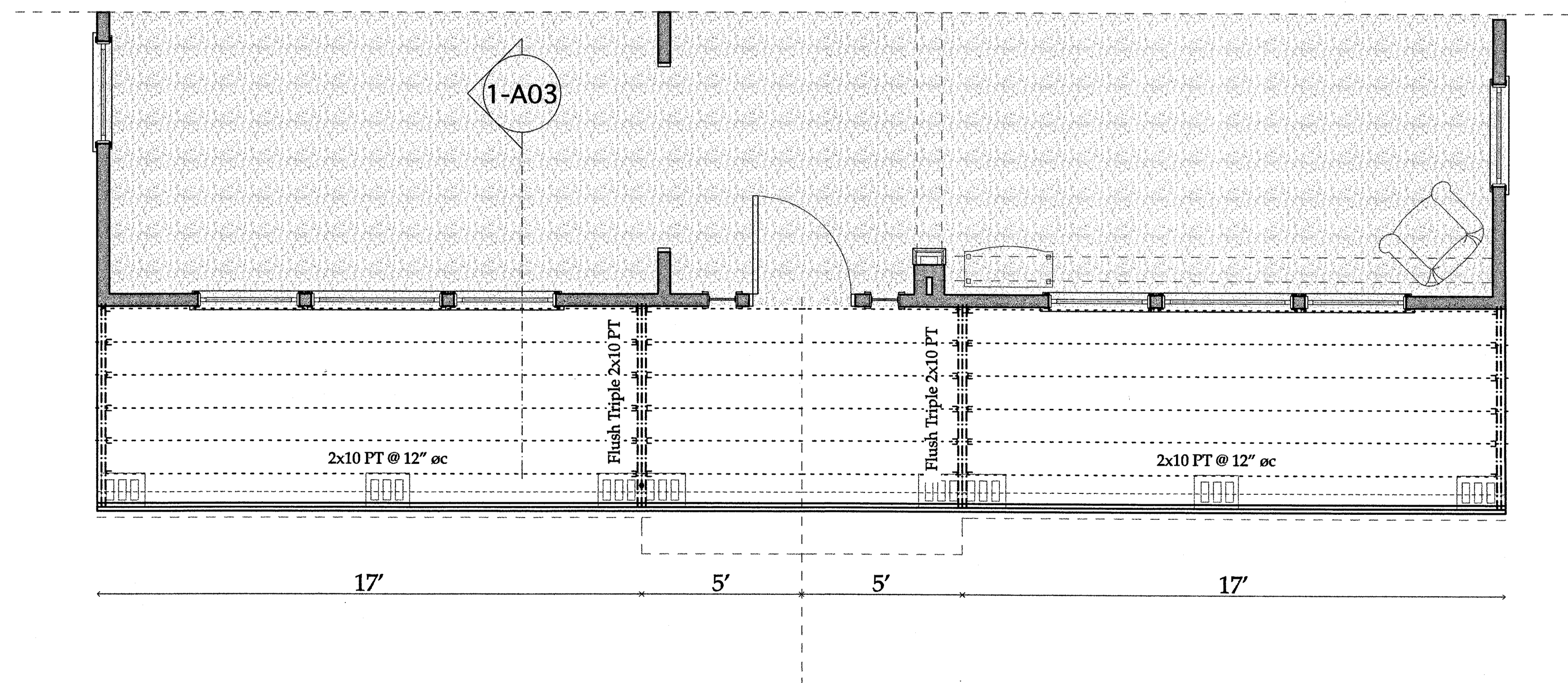
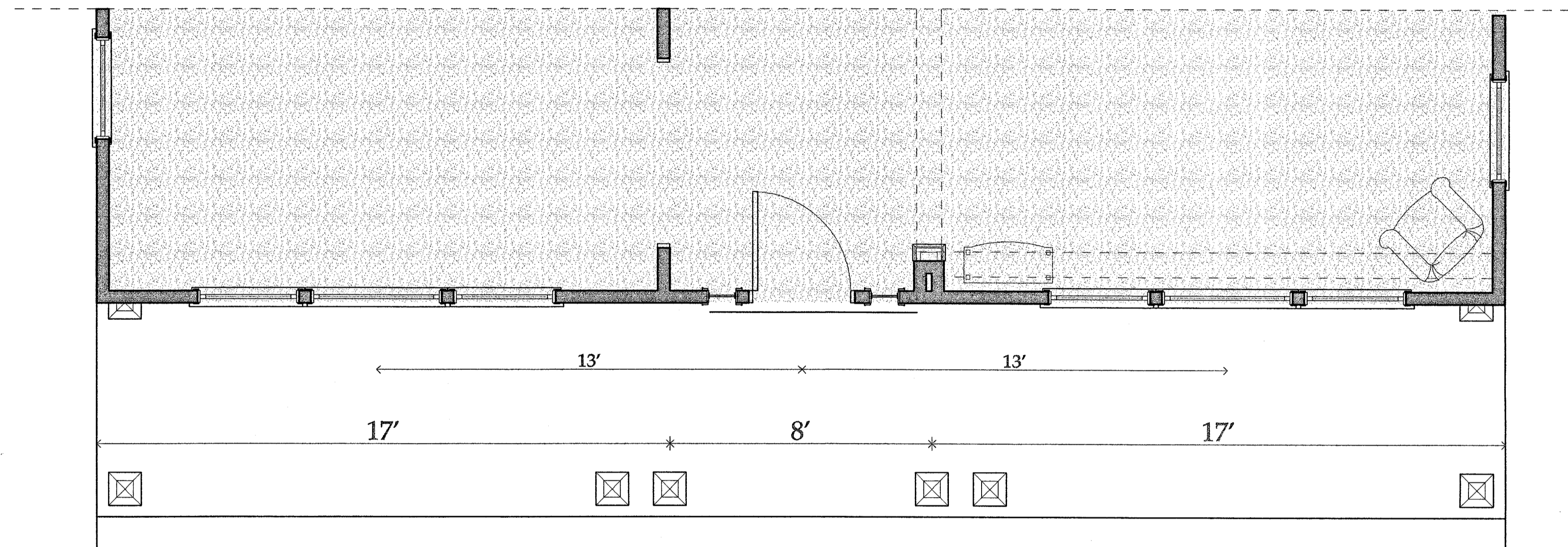
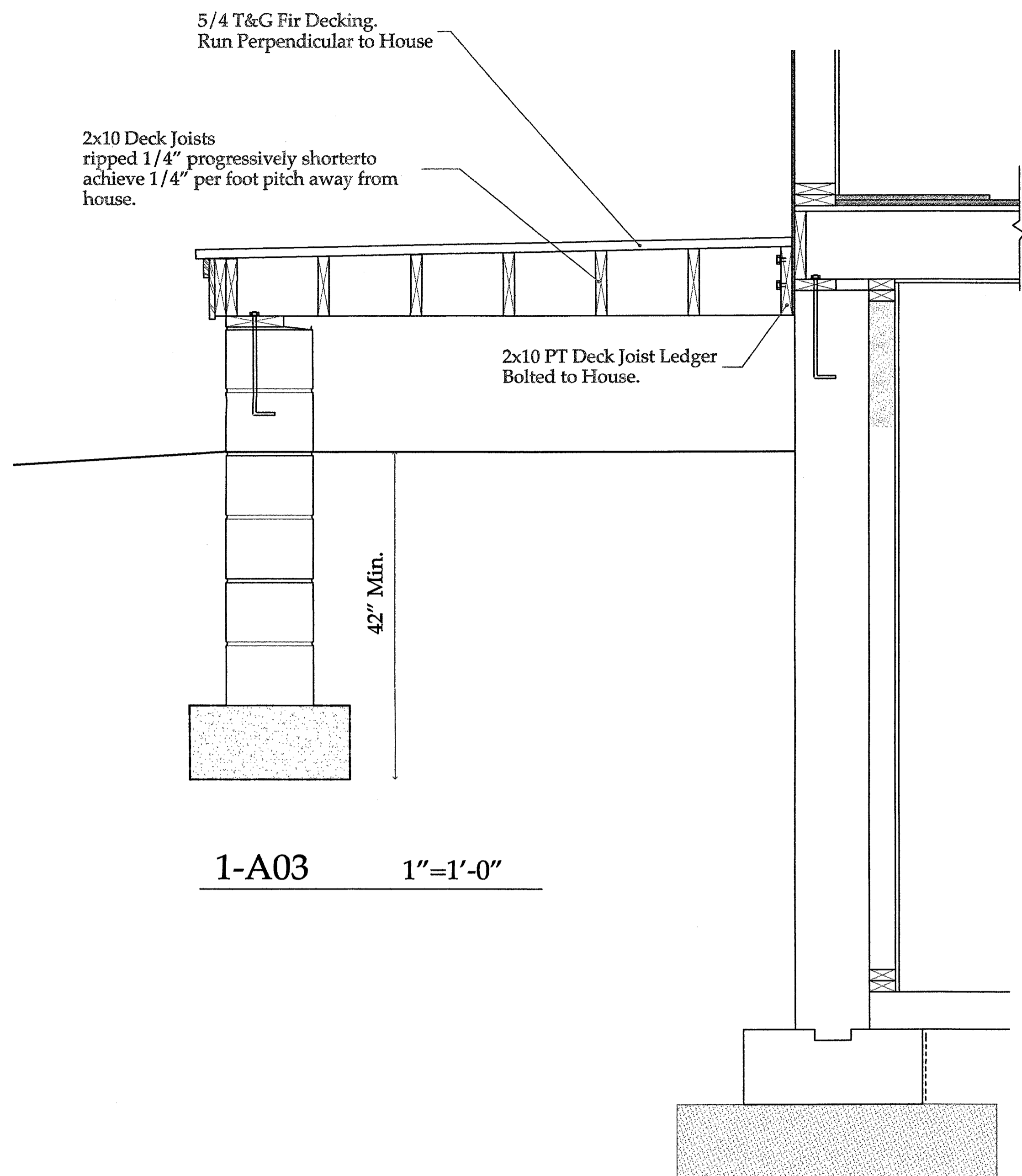
Deck to Foundation Connection for High Wind Design

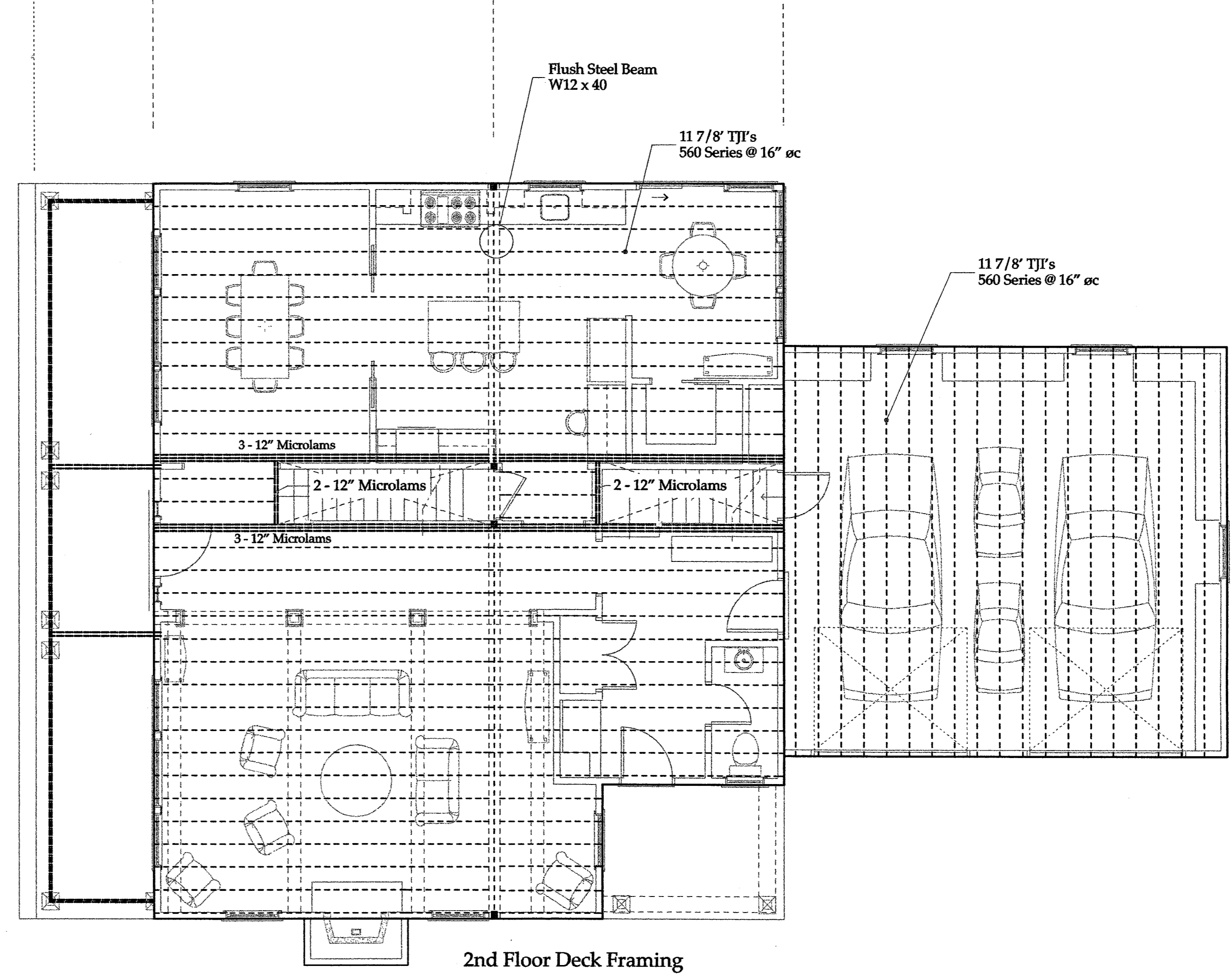
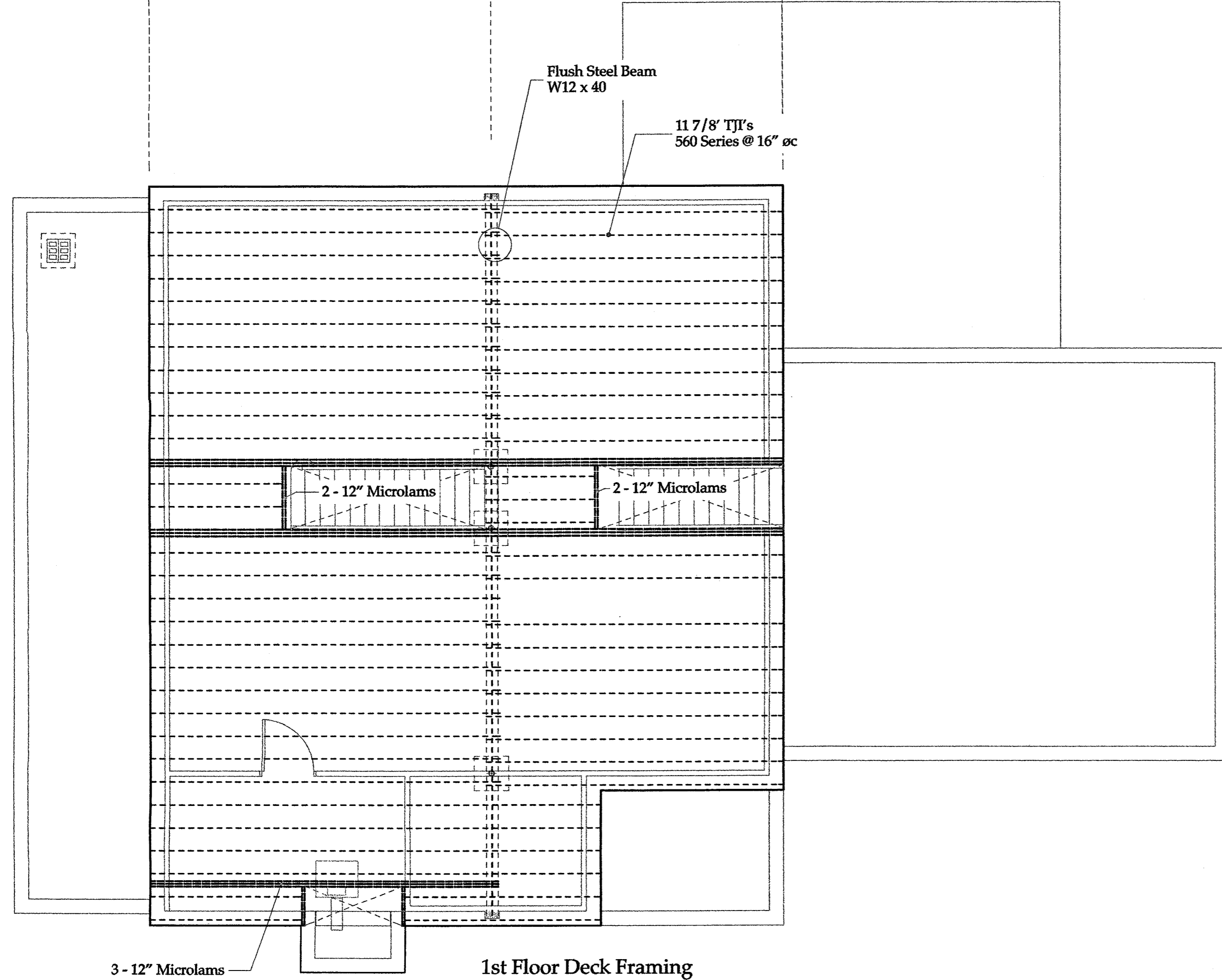
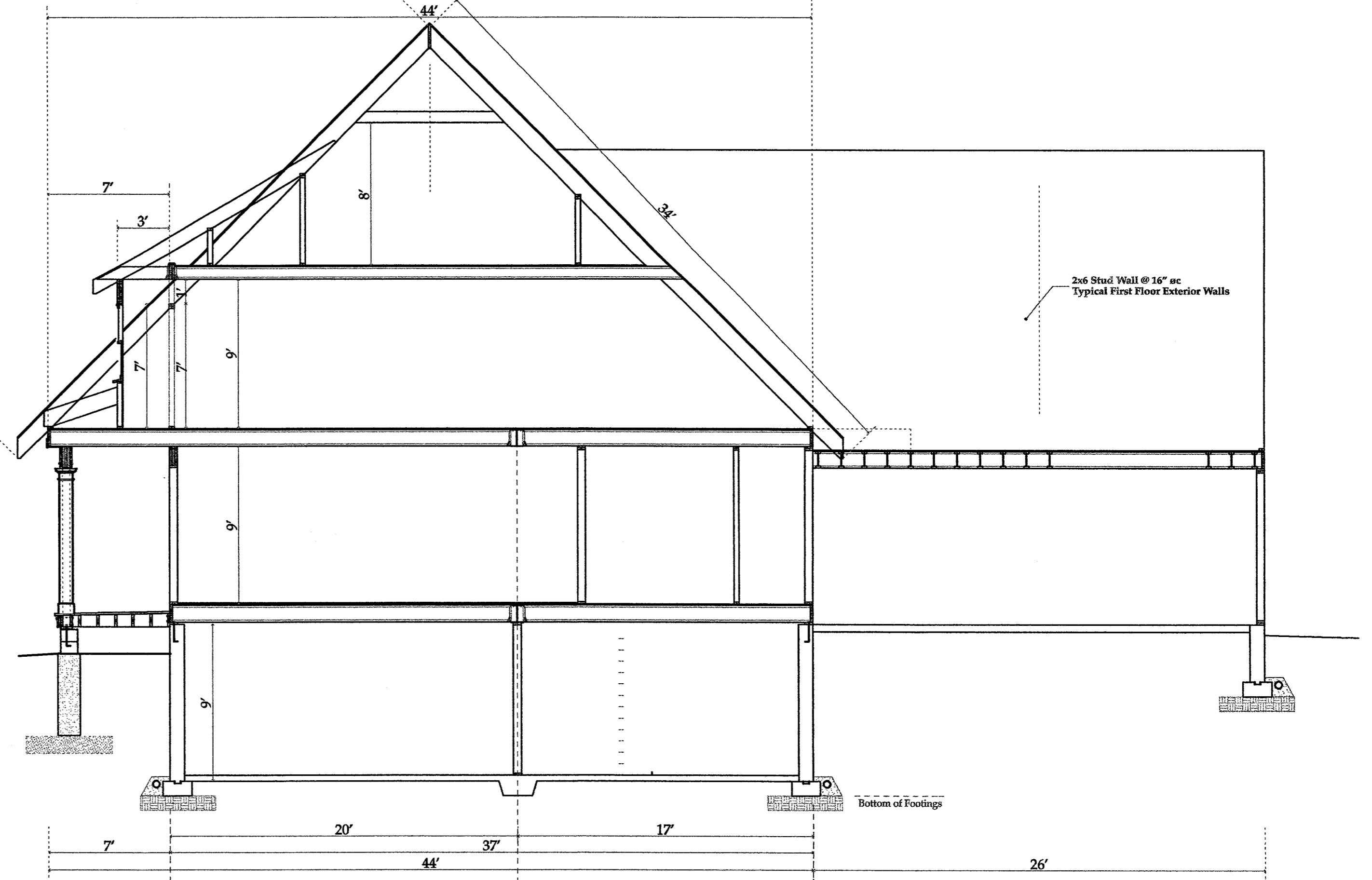
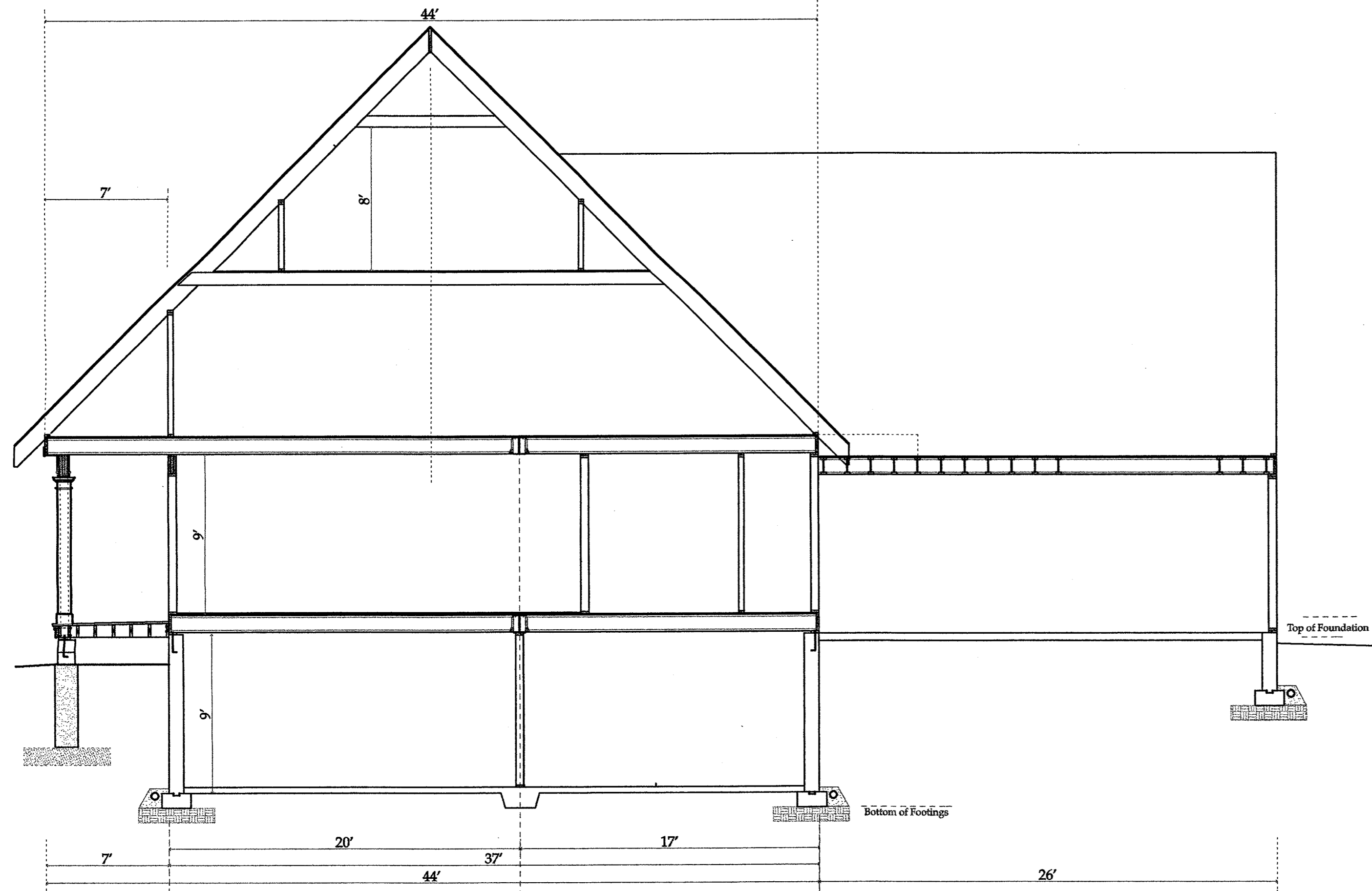


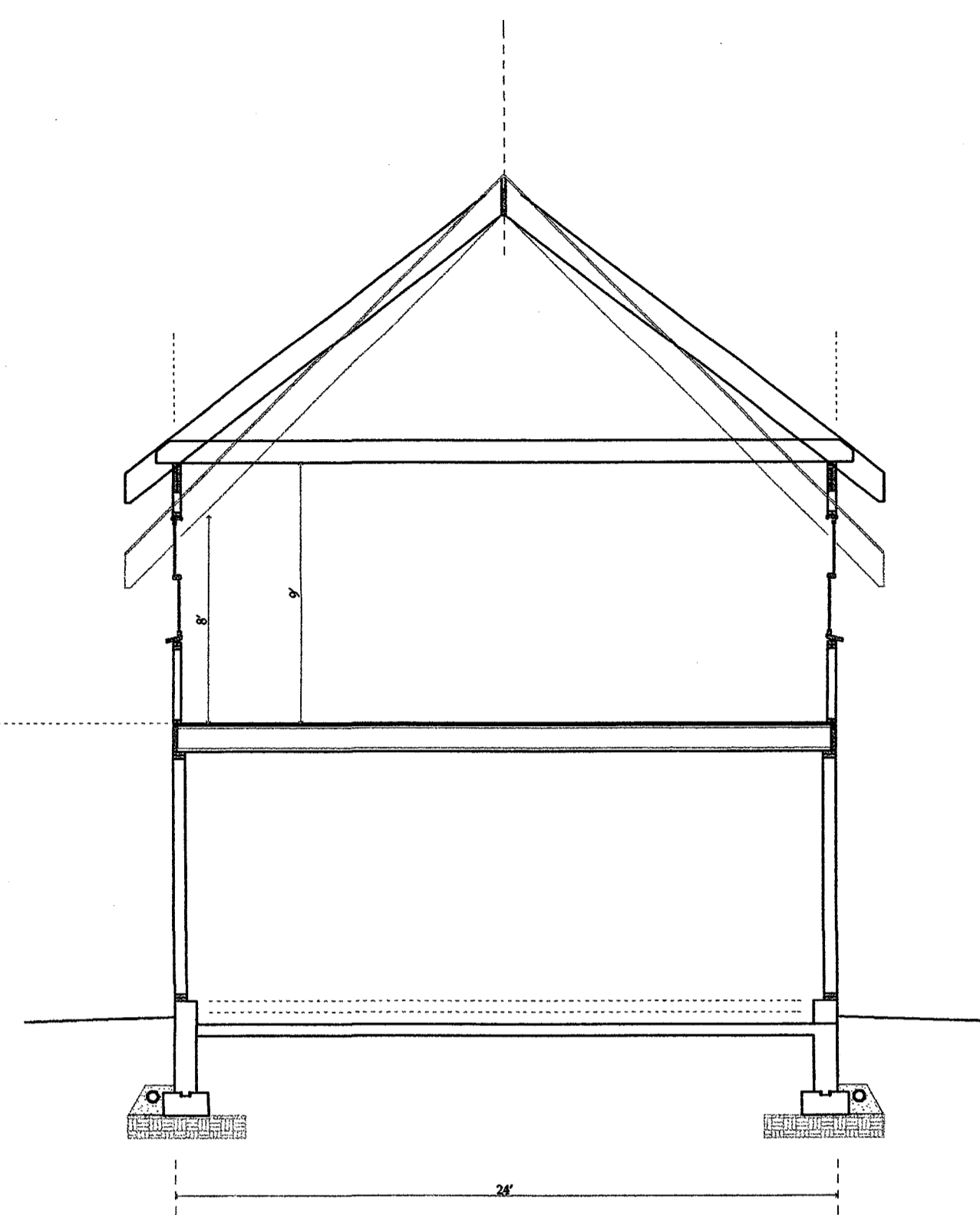
Typical Foundation Wall Section

Foundation

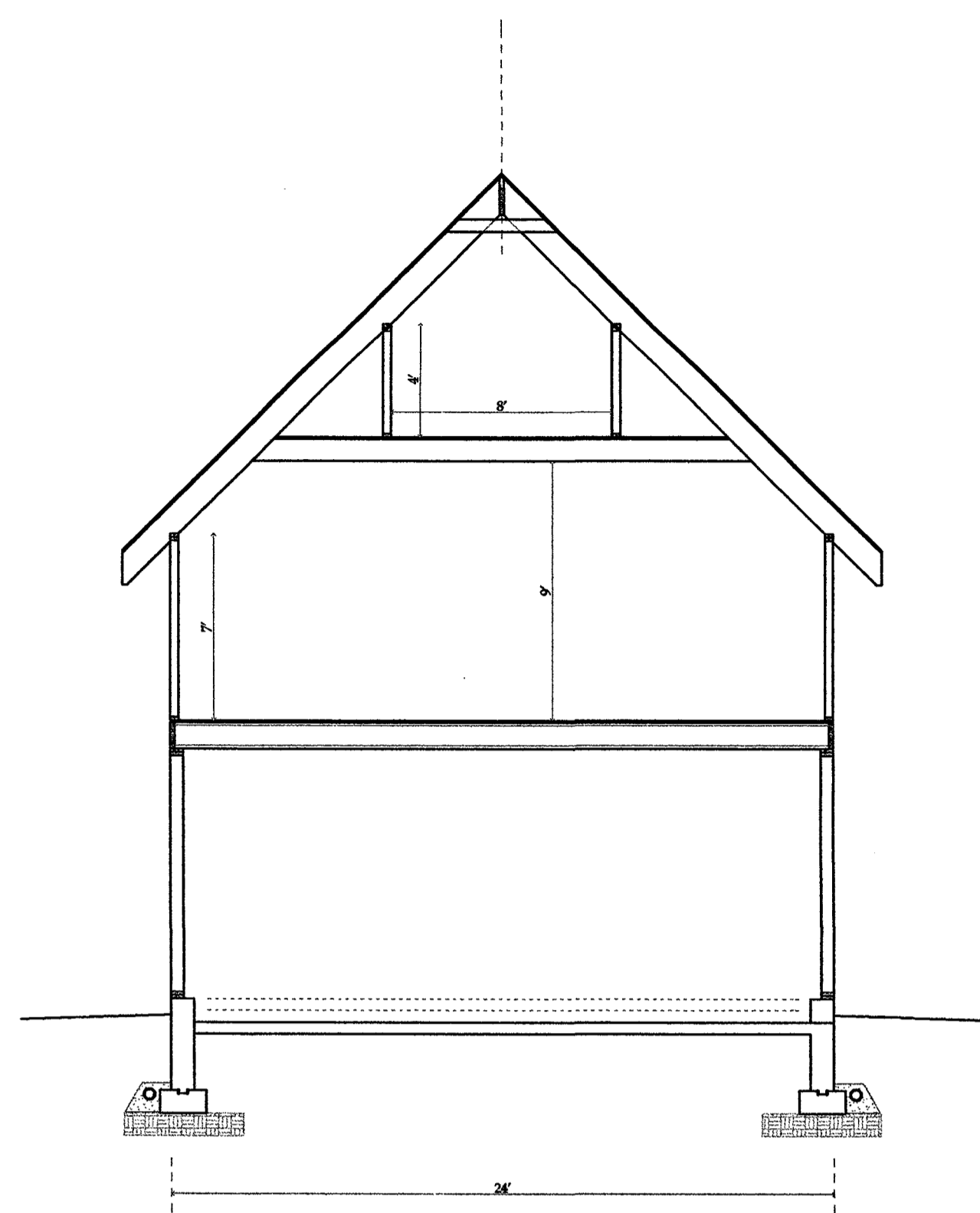
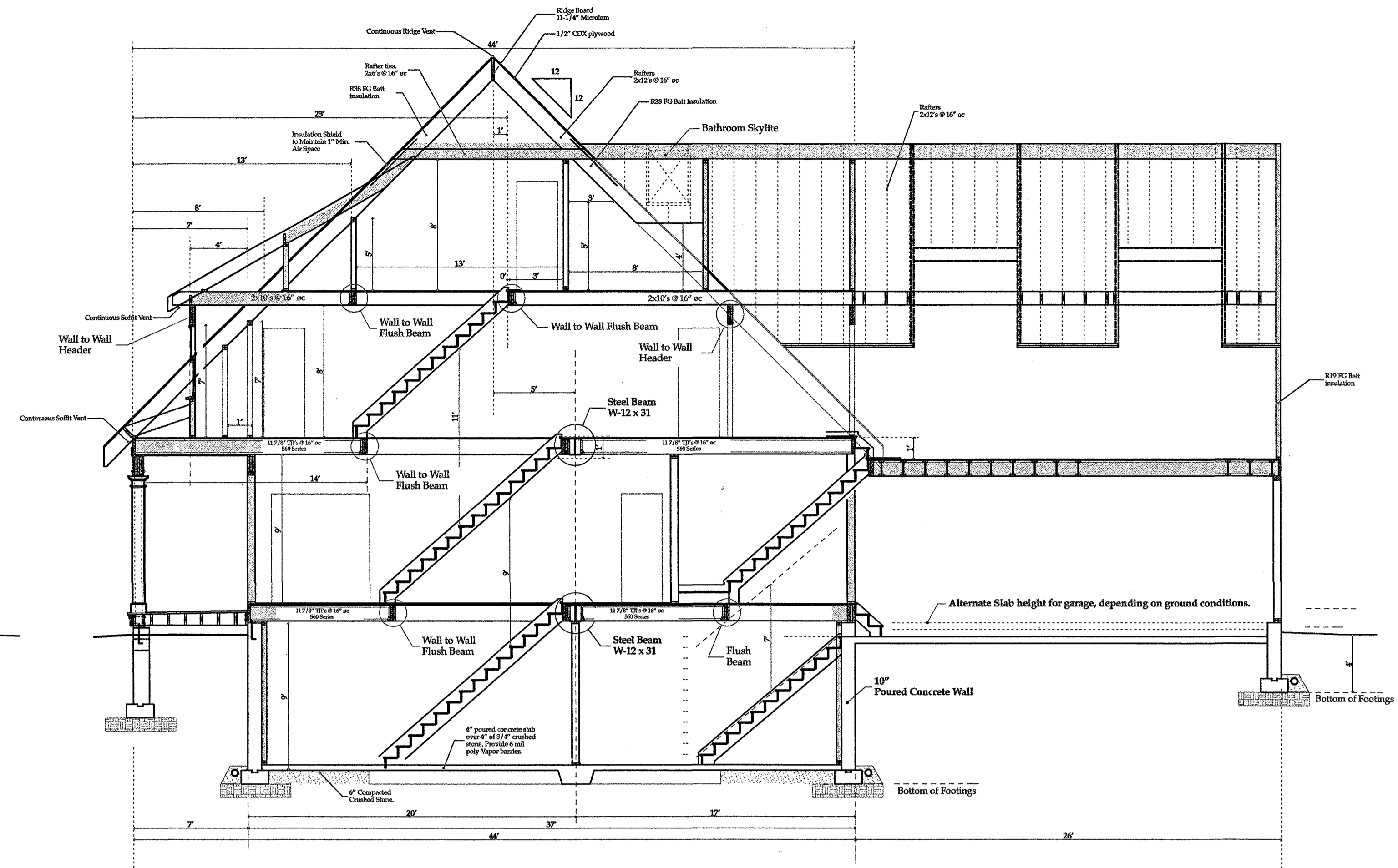




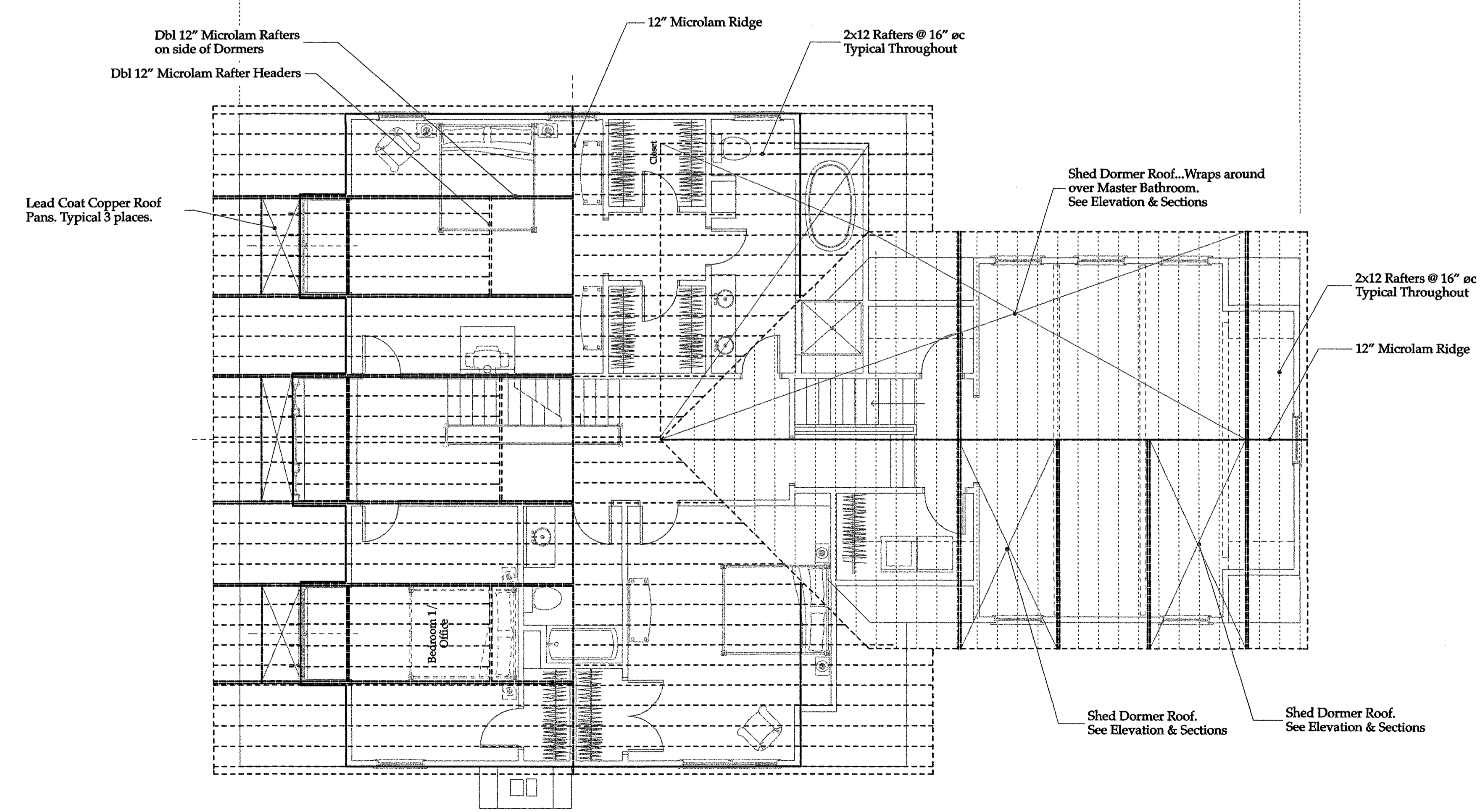


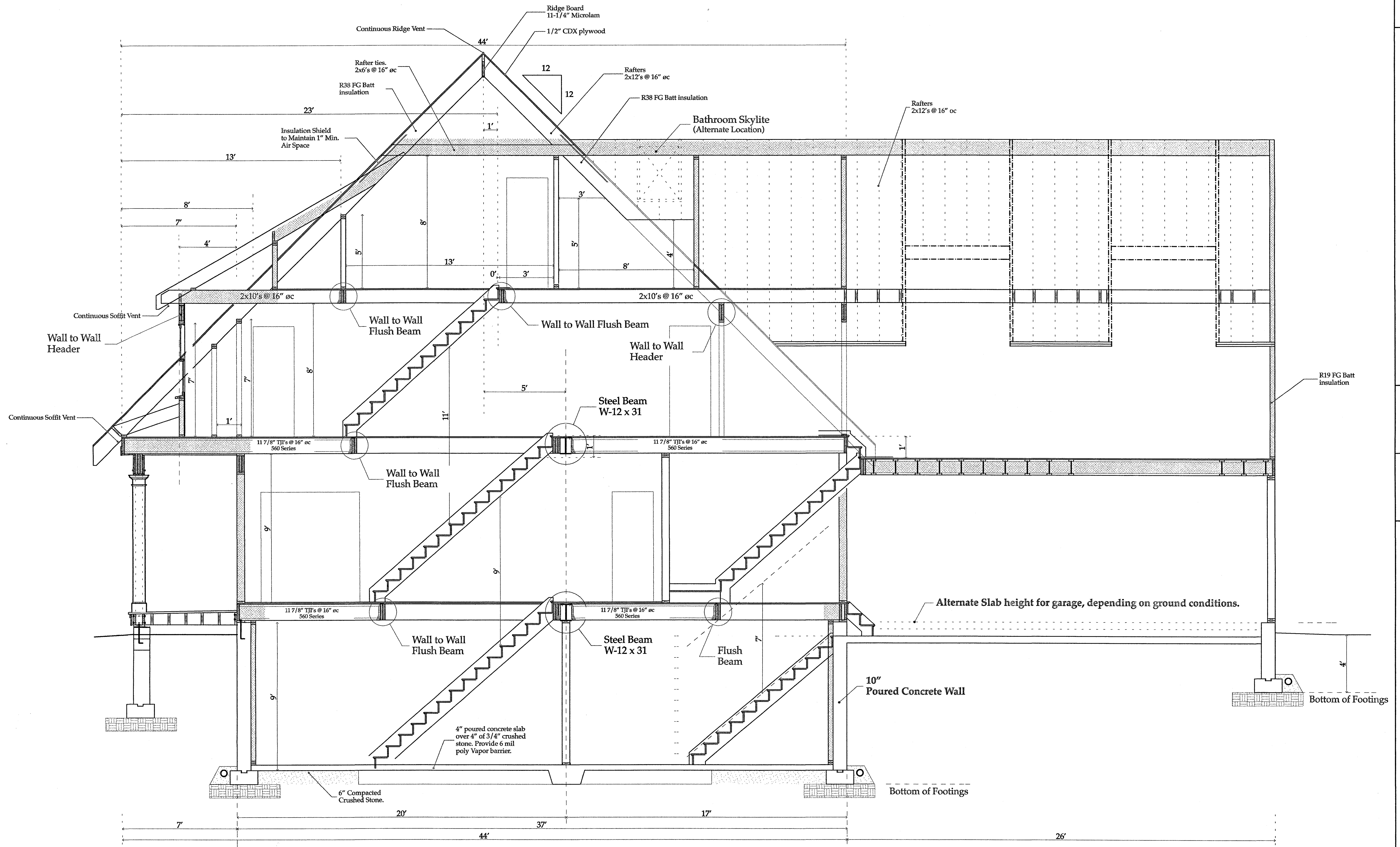


Section Thru Family Room Dormers



Section Thru Garage





Section Thru Center Dormer & Stairs

110 MPH - Wind Design

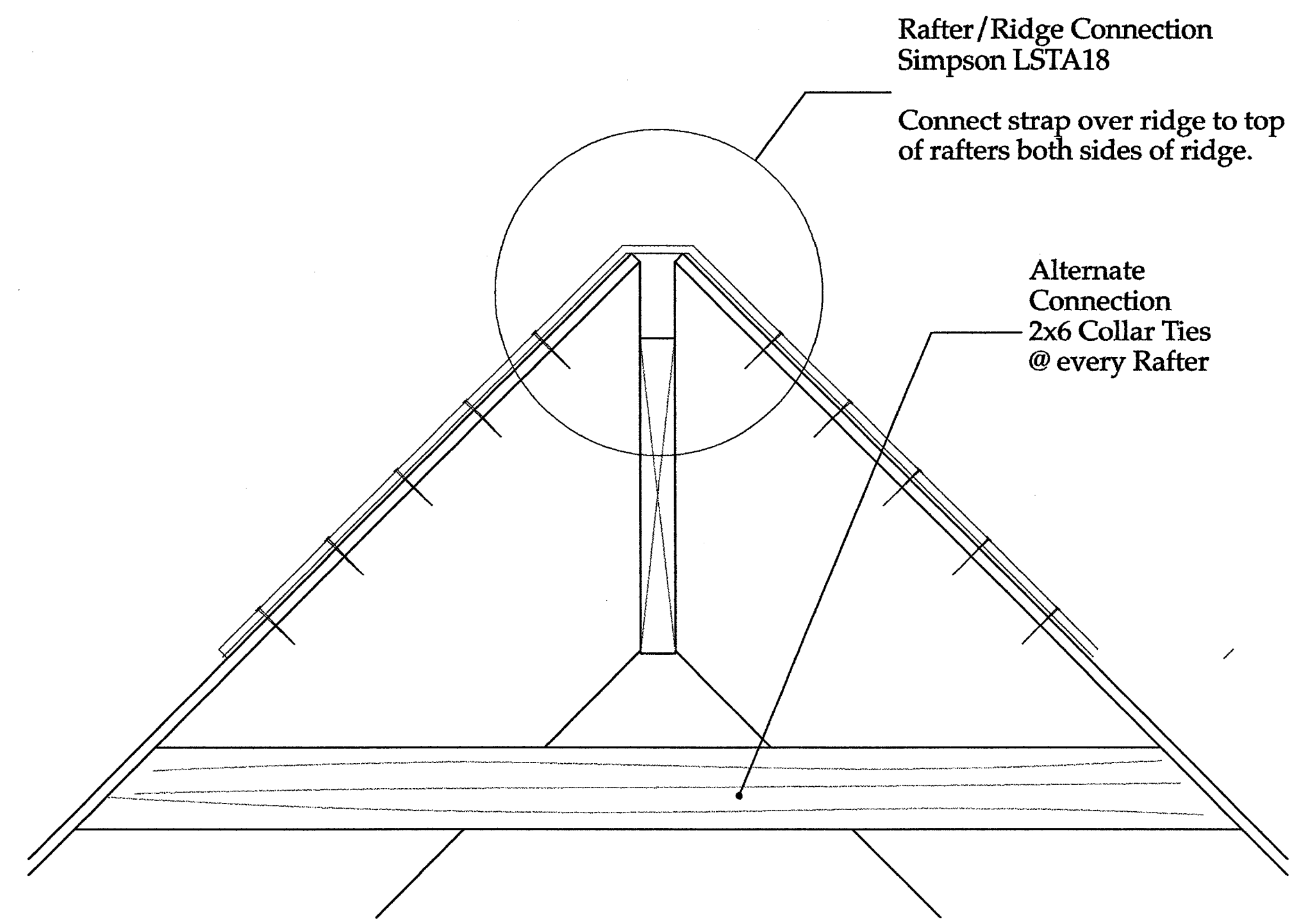
See Section R301.2.1.1 of the 2003 International Residential Code.

Schedule of Approved Connectors

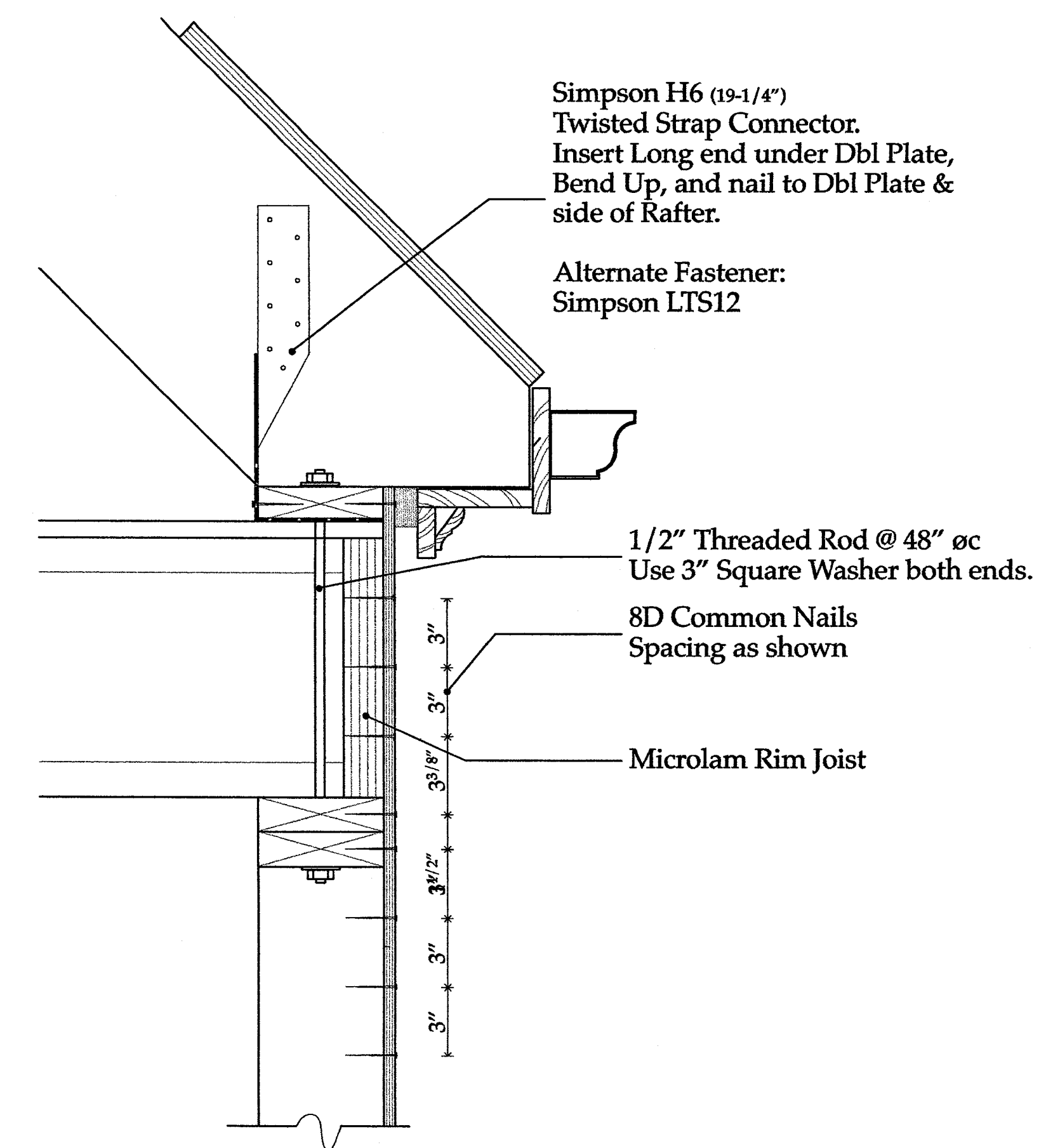
Type	Manufacturer	Application
Anchor Bolt CS Series CS Series STHD Series RSP4 HTT22 H7 ST 2115 LSTA 15 HUTF/HUSTF ITT/HIT/MIT BC8 CC w strap LCC	Generic Simpson Simpson Simpson Simpson Simpson Simpson Simpson Simpson Simpson Simpson Simpson Simpson Simpson Simpson	Sill Plate to Foundation @ 48" ϕ c. Floor to Floor @ 32" ϕ c. At Door & Window Openings Deck to Foundation Deck to Foundation Wood Stud to Foundation Rafters to Top Wall Plates Stud-to-Stud Straps Rafter-to-Rafter Over Ridge Solid Wood Joist Hangers Top Flange Joist Hangers (TJI's) Wood Post Base Wood Post Cap Building Column Cap
16 Common - .162"		Wall & Floor Framing
12 Common - .148"		Toe Nailing
10 D - .148"		Sheathing, Toe Nailing
8D - .131"		Wall & Roof Sheathing

Additional Connection, Nailing & Sheathing Methods and Requirements are in the Wood Framing Construction Manual-2001

11/20/06

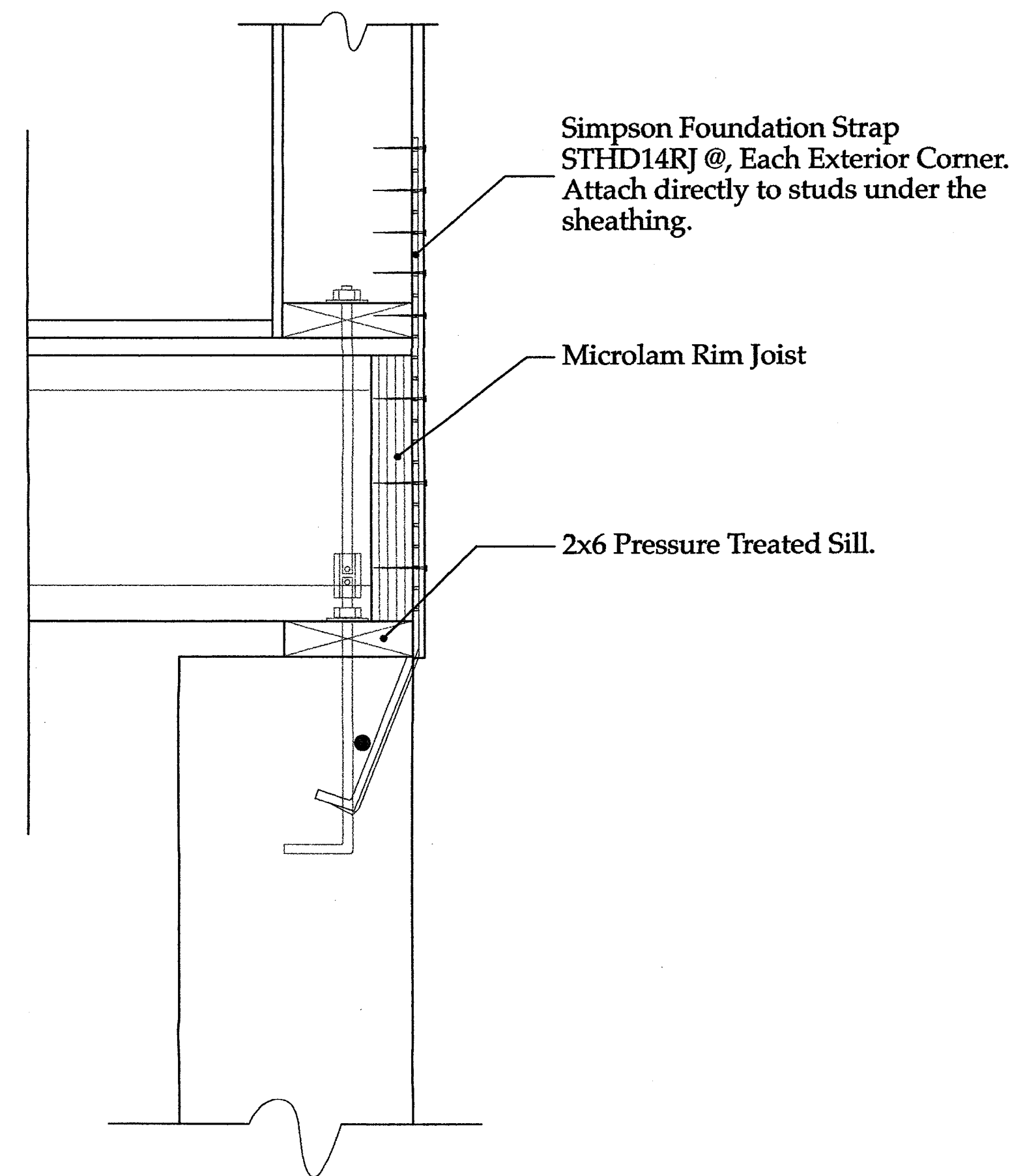


Rafter to Rafter Connection @ Ridge

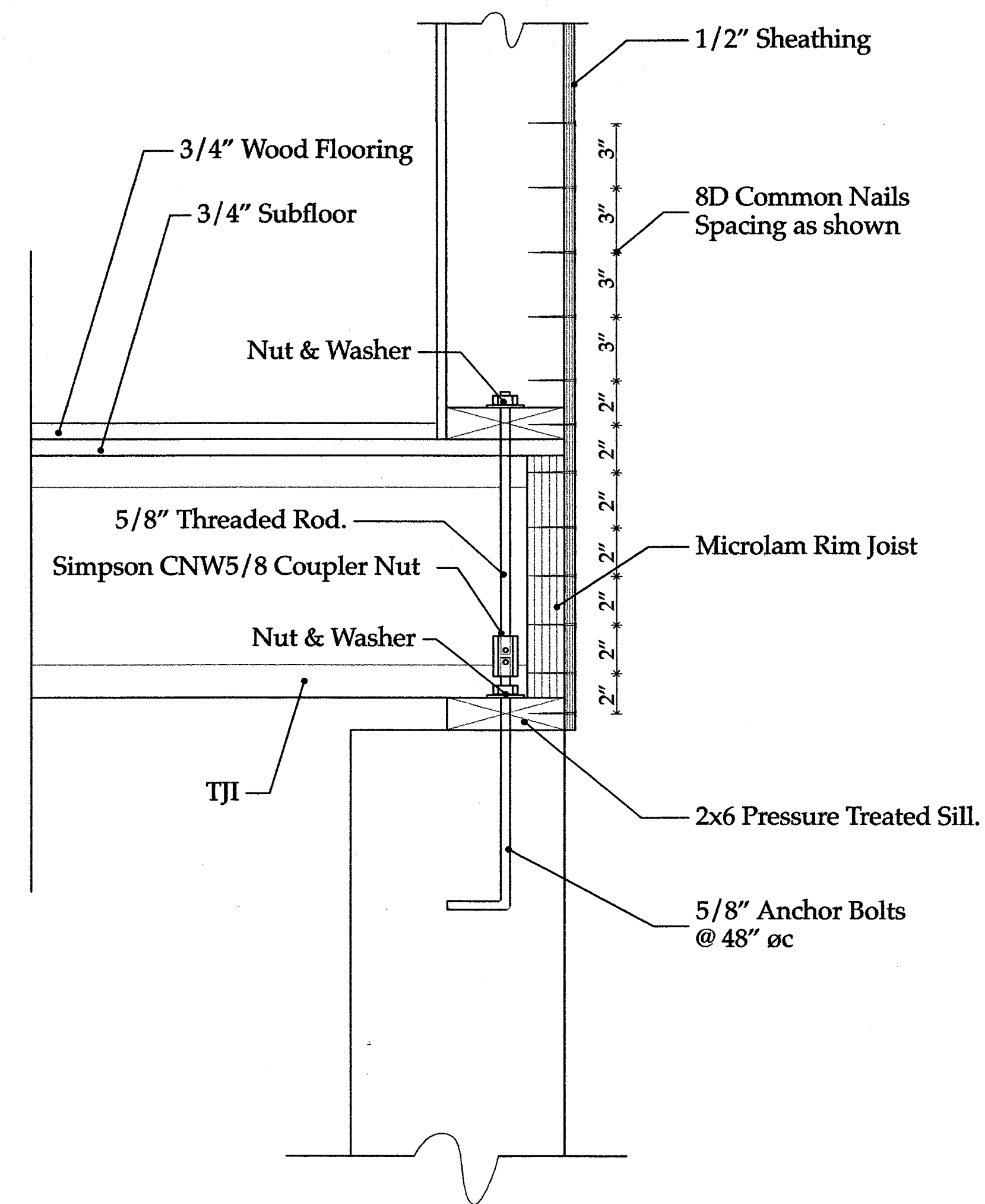


Roof to Floor Deck & Wall Connection

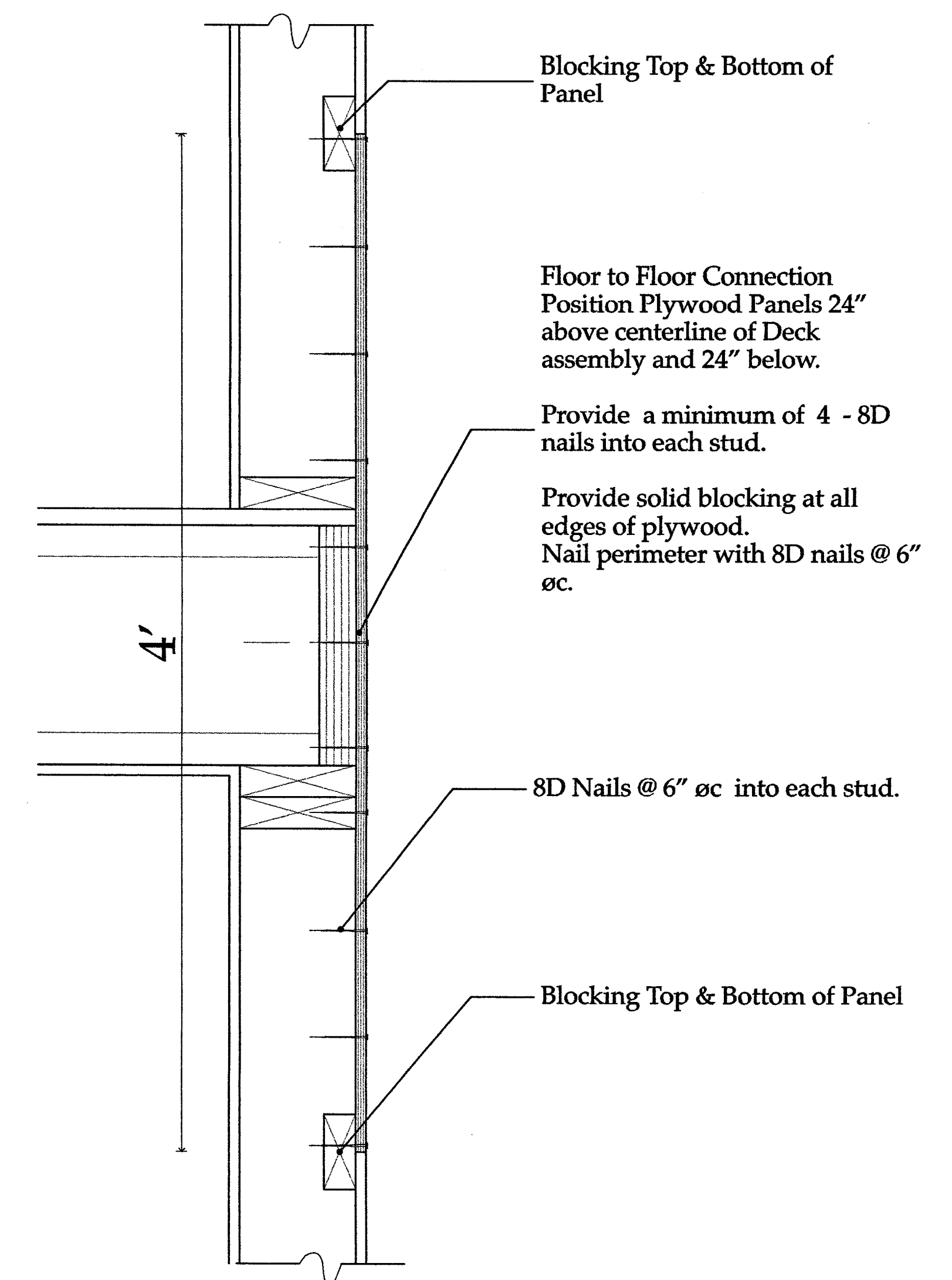
High Wind Connection Details



Wall to Foundation @ Ends of Shear Walls



Wall to Foundation Connection Along Length of a Shear Wall



Wall to Wall Connection Across Floor Decks

3/8" = 1'-0"

37 Geneva Road
Norwalk, Ct
203 866-5777

18 Christie Hill Road
Darien, Ct

Joseph Matto Architect - AIA
Residence of John Beauchamp

A 10