



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

Watch meetings LIVE and rebroadcast on Comcast Channels 96, 1090, Frontier Channel 6071 and LIVE streamed or on-demand at www.simsburytv.org

AGENDA

HISTORIC DISTRICT COMMISSION

REGULAR MEETING – THURSDAY, JUNE 3, 2021

The public hearing will be web-based on Zoom at:

<https://zoom.us/j/2574297243>

Meeting ID: 257 429 7243

I. CALL TO ORDER

II. ROLL CALL

1. Appointment of Alternates

III. APPLICATIONS

1. Public Hearing(s)

- a. Application #21-01 of CRS Landscape & Excavation, Applicant; Marshall Epstein, Owner for a Certificate of Appropriateness to stabilize and install a gravel drive parking area including berm and landscaping per plans provided at 25 East Weatogue Street, Zone R-40.
- b. Application #21-02 of Charles Goetz, Applicant/Owner for a Certificate of Appropriateness to install a 60'x120' post tension concrete tennis court with vinyl fencing at 72 East Weatogue Street), Zone R-40.
- c. Application #21-04 of Ronald & Stacey Mairano Applicant/Owner for a Certificate of Appropriateness construct a single family residence with accessory structures at 36 East Weatogue Street, Zone R-40.

2. Discussion and Possible Action

- a. Application #21-01 of CRS Landscape & Excavation, Applicant; Marshall Epstein, Owner for a Certificate of Appropriateness to stabilize and install a gravel drive parking area including berm and landscaping per plans provided at 25 East Weatogue Street. Zone R-40.
- b. Application #21-02 of Charles Goetz, Applicant/Owner for a Certificate of Appropriateness to install a 60'x120' post tension concrete tennis court with vinyl fencing per plans provided at 72 East Weatogue Street). Zone R-40.
- c. Application #21-04 of Ronald & Stacey Mairano Applicant/Owner for a Certificate of Appropriateness construct a single family residence with accessory structures per plans provided at 36 East Weatogue Street, Zone R-40.

IV. APPROVAL OF MINUTES of the December 3, 2020 Regular Meeting

V. ADJOURNMENT

PLEASE VERIFY YOUR AVAILABILITY TO ATTEND THIS MEETING BY CONTACTING
LAURA BARKOWSKI BY PHONE AT (860) 658-3245 OR EMAIL AT lbarkowski@simsbury-ct.gov

How to Join us on Zoom for the Public Meeting:

1. Join us on the web: <https://zoom.us/j/2574297243>
2. Join us by phone: +1 646 558 8656
3. Written communications may be emailed to lbarkowski@simsbury-ct.gov by 12:00 p.m. on June 3, 2021 to have comments read into the record at the hearing

How to view application materials:

Visit <https://www.simsbury-ct.gov/historic-district-commission>

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION NUMBER: 21-01

HISTORIC DISTRICT COMMISSION - TOWN OF SIMSBURY
933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070 - Telephone 860-658-3252 or 860-658-3245

Application is hereby made for the issuance of a Certificate of Appropriateness under the Historic District Ordinance of Simsbury, Connecticut, enacted pursuant to the enabling authority contained in Chapter 97, Section 7-147d, as amended, of the General Statutes of Connecticut, for proposed work as described below (and, where applicable, as shown on plans, drawings, or other supplementary material accompanying this application):

HOME OWNER INFORMATION (required) PLEASE PRINT:

Owner of Record: Marshall Epstein

Address of Proposed Work: 25 East Weatogue Street, Simsbury CT 06070

Owner's Telephone Number: 860.658.0380 Email Address: rosedalef@aol.com

Owner's Mailing Address (if different from proposed work location): Same as above

Architect's Name (when applicable): _____

APPLICANT INFORMATION (if not owner) PLEASE PRINT:

Applicant's Name: CRS Landscape & Excavation LLC

Applicant's Address: PO Box 491, Simsbury CT 06070

Applicant's Telephone Number: 860.573.3125 Email Address: jvearil@yahoo.com

PLEASE CHECK LINE WHERE PROPOSED WORK IS IN CONNECTION WITH:

Dwelling _____ Accessory Building _____ Other ☒

If other, please describe: Driveway and parking area

Please briefly describe (print or type) the proposed work (you can also attach a summary). Be as specific as possible, including all pertinent design elements. Include all design data to scale. Site plans and elevations are required. Photographs will be helpful and may be required. Use attachments.

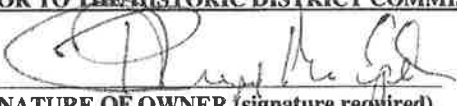
Stabilize and install gravel drive and parking area including berm and landscape as shown on the attached "PROPOSED PARKING PLAN PREPARED FOR SANDRA BOURKE &

MARSHALL EPSTEIN 25 East Weatogue Street Simsbury Connecticut Scale: 1"=20' MARCH 21, 2021"

Estimated start date: June 15, 2021 Estimated completion date: July 1, 2021

☒ Site Plan ☐ Elevations ☐ Photographs (check off if attached)

THE SUPPORTING DOCUMENTS ARE TO BE SUBMITTED TO TOWN STAFF NO LATER THAN TWO WEEKS PRIOR TO THE HISTORIC DISTRICT COMMISSION MEETING.


SIGNATURE OF OWNER (signature required)

April 28, 2021
Date

FOR COMMISSION USE ONLY:

Date of Hearing: _____ Date of Determination by Commission: _____

Application as Above Made: GRANTED: _____ DENIED: _____ **(VALID FOR ONE YEAR)**

OR GRANTED WITH STIPULATIONS AS NOTED: _____

Signature of Commission Officer

Date

1. *Topographic Survey Required for Recreable Forests & Vineyards*,
25 Elm Woodway, Shelton, Conn. 06484
Henry G. Cohen & Associates, Land Surveyors and Consultants
Date: May 13, 2011, Scale 1"=20'

1) Part of it located in Zone B-40.

THE STATES AND TERRITORIES OF THE UNITED STATES
 DISTRICT OF COLUMBIA
 DEPARTMENT OF THE INTERIOR
 BUREAU OF LAND MANAGEMENT
 WASHINGTON, D. C. 20250

CLASS OF ACCURACY: CLASS 2

DEVELOPMENT
PARCEL #1
(see map reference #2)

AREA
84,799 Sq. Ft.
or
1.947 Acres

N/F
Howard R. & Edna J.
Stewart
19 East Weatogue Street
(Vol. 182 / Pg. 151)

PROPOSED PARKING PLAN PLAN
Prepared for
SANDRA BOURKE & MARSHALL EPSTEIN
25 East Weatogue Street

OVERLAY DRAWING PREPARED OVER
ORIGINAL AS BUILT DRAWING

Simsbury
Scale: 1"=20'

Connecticut
MARCH 21, 2021

ORIGINAL AS BUILT DWG BASE
Prepared By
NARIANI SURVEYING



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION NUMBER: 21-02

HISTORIC DISTRICT COMMISSION - TOWN OF SIMSBURY
933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070 - Telephone 860-658-3252 or 860-658-3245

Application is hereby made for the issuance of a Certificate of Appropriateness under the Historic District Ordinance of Simsbury, Connecticut, enacted pursuant to the enabling authority contained in Chapter 97, Section 7-147d, as amended, of the General Statutes of Connecticut, for proposed work as described below (and, where applicable, as shown on plans, drawings, or other supplementary material accompanying this application):

HOME OWNER INFORMATION (required) PLEASE PRINT:Owner of Record: Charles GoetzAddress of Proposed Work: 72 East Weatogue Street, Simsbury 06070Owner's Telephone Number: 860 805 2883 Email Address: heathergoetz@me.com

Owner's Mailing Address (if different from proposed work location): _____

Architect's Name (when applicable): _____

APPLICANT INFORMATION (if not owner) PLEASE PRINT:

Applicant's Name: _____

Applicant's Address: _____

Applicant's Telephone Number: _____ Email Address: _____

PLEASE CHECK LINE WHERE PROPOSED WORK IS IN CONNECTION WITH:

Dwelling _____ Accessory Building _____ Other ☒ Post tension concrete tennis court with vinyl fencing
 If other, please describe: _____

Please briefly describe (print or type) the proposed work (you can also attach a summary). Be as specific as possible, including all pertinent design elements. Include all design data to scale. Site plans and elevations are required. Photographs will be helpful and may be required. Use attachments.

60 x 120 Post tension concrete tennis court (color green with white lines) to be installed on the south side of property.
A white vinyl lattice fence to surround 8ft back sweeping down to 4ft sides
 Estimated start date: July 2021 Estimated completion date: October 2021 with center 40ft open.

☒ Site Plan ☐ Elevations ☒ Photographs (check off if attached)

THE SUPPORTING DOCUMENTS ARE TO BE SUBMITTED TO TOWN STAFF NO LATER THAN TWO WEEKS PRIOR TO THE HISTORIC DISTRICT COMMISSION MEETING.

[Signature]
 SIGNATURE OF OWNER (signature required)

5/5/2021
 Date

FOR COMMISSION USE ONLY:

Date of Hearing: _____ Date of Determination by Commission: _____

Application as Above Made: GRANTED: _____ DENIED: _____

(VALID FOR ONE YEAR)

OR GRANTED WITH STIPULATIONS AS NOTED: _____

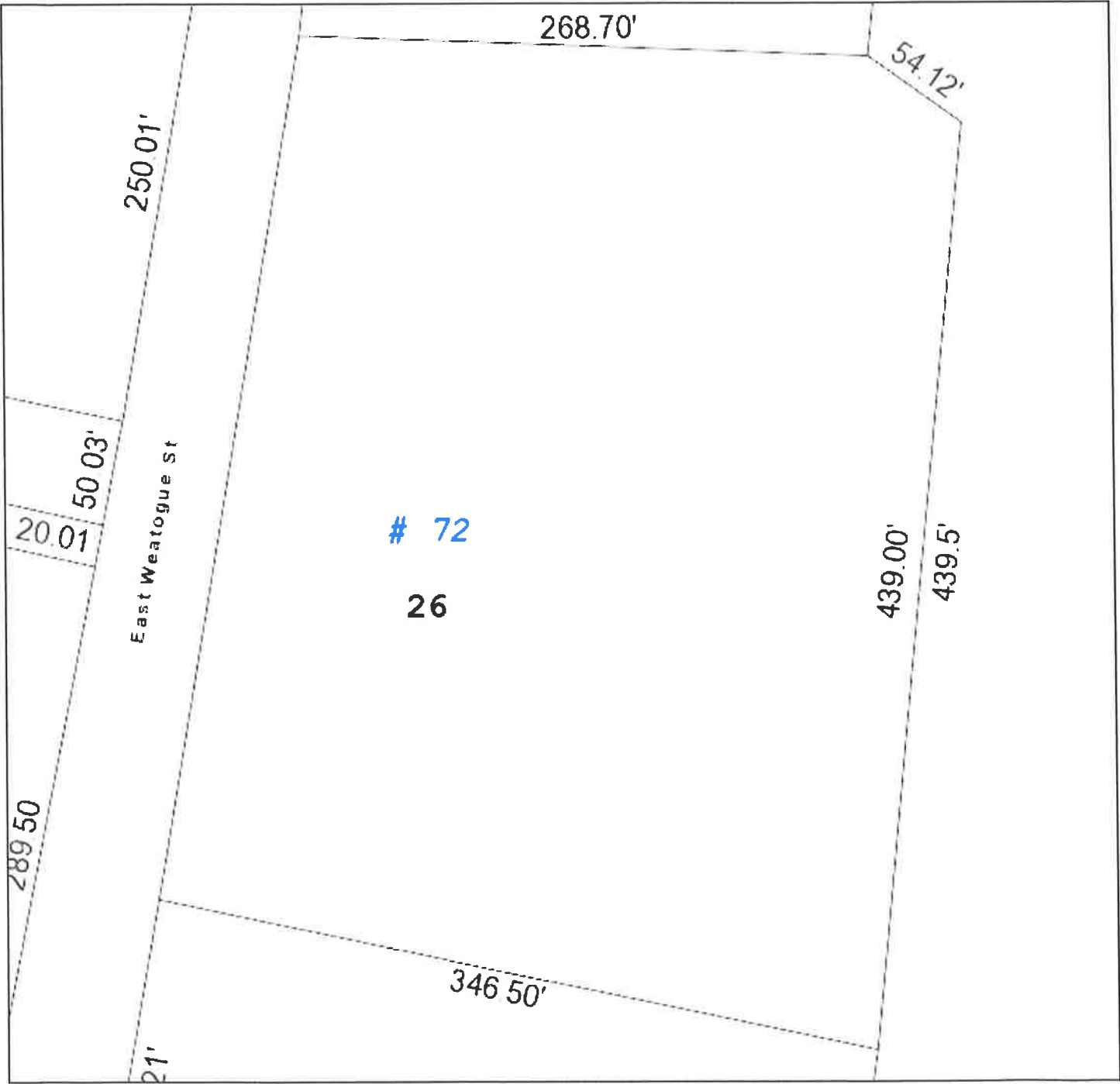
Signature of Commission Officer _____

Date _____

Town of Simsbury
Geographic Information System (GIS)



Date Printed: 5/5/2021



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description

Approximate Scale: 1 inch = 75 feet

Town of Simsbury

Geographic Information System (GIS)



Date Printed: 5/5/2021

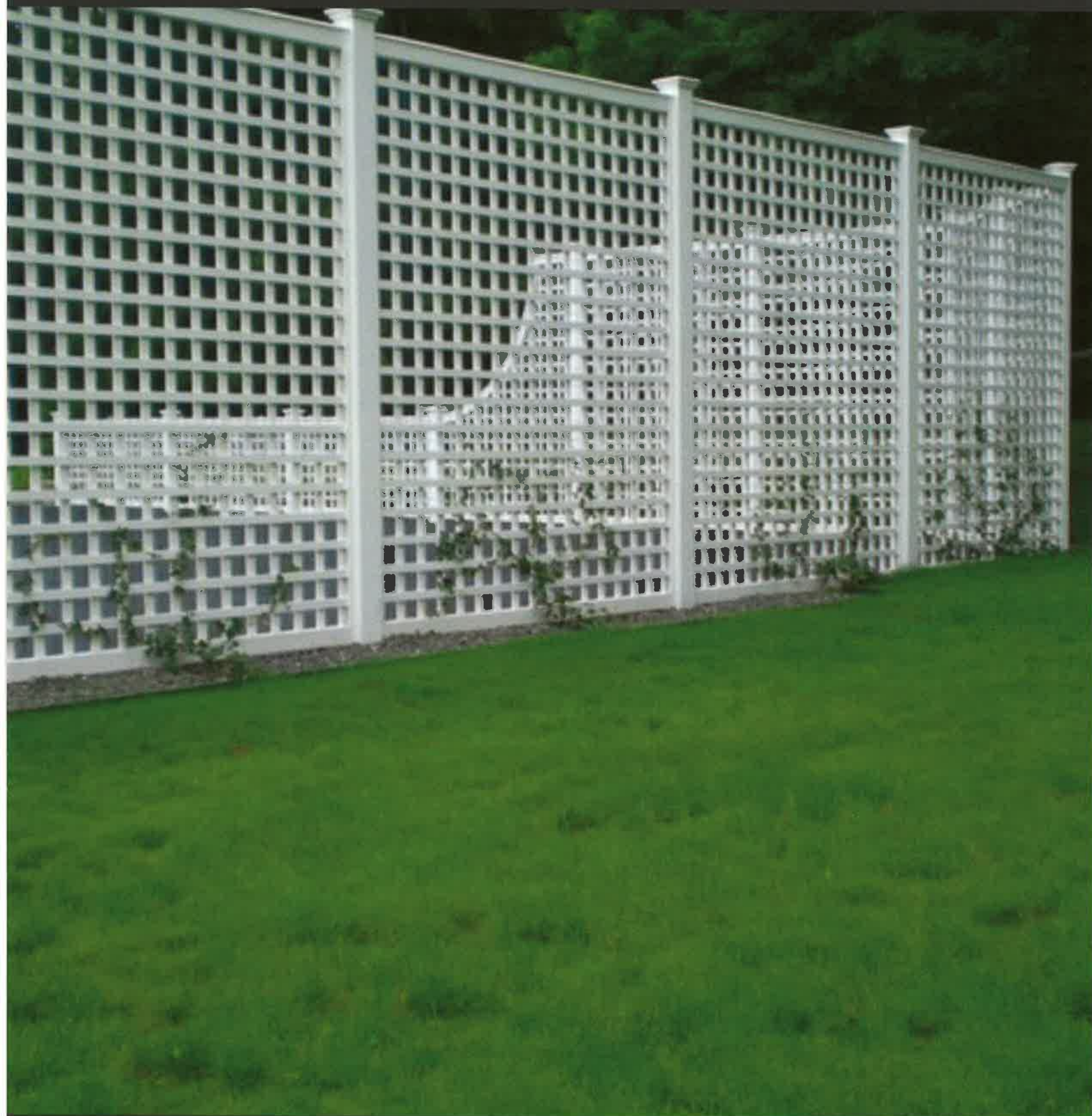


MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description

Approximate Scale: 1 inch = 75 feet





APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION NUMBER: _____

HISTORIC DISTRICT COMMISSION - TOWN OF SIMSBURY
933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070 - Telephone 860-658-3252 or 860-658-3245

Application is hereby made for the issuance of a Certificate of Appropriateness under the Historic District Ordinance of Simsbury, Connecticut, enacted pursuant to the enabling authority contained in Chapter 97, Section 7-147d, as amended, of the General Statutes of Connecticut, for proposed work as described below (and, where applicable, as shown on plans, drawings, or other supplementary material accompanying this application):

HOME OWNER INFORMATION (required) PLEASE PRINT:Owner of Record: RONALD & STACEY MAIRANOAddress of Proposed Work: 36 EAST WEATOGUE STOwner's Telephone Number: 860-614-2604 Email Address: RMAIRANO@COMCAST.NETOwner's Mailing Address (if different from proposed work location): 15 RUTHES LA
WEST SIMSBURY CT 06092Architect's Name (when applicable): SCHADLER SELMAN ASSOC P.C.**APPLICANT INFORMATION (if not owner) PLEASE PRINT:**Applicant's Name: N/A

Applicant's Address: _____

Applicant's Telephone Number: _____ Email Address: _____

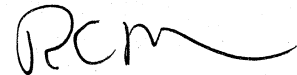
PLEASE CHECK LINE WHERE PROPOSED WORK IS IN CONNECTION WITH:Dwelling ☒ Accessory Building _____ Other _____

If other, please describe: _____

Please briefly describe (print or type) the proposed work (you can also attach a summary). Be as specific as possible, including all pertinent design elements. Include all design data to scale. Site plans and elevations are required. Photographs will be helpful and may be required. Use attachments.

MODERN FARM HOUSE DESIGNEstimated start date: JUNE 2021Estimated completion date: MARCH / APRIL 2022
☒ Site Plan ☒ Elevations ☒ Photographs (check off if attached)

THE SUPPORTING DOCUMENTS ARE TO BE SUBMITTED TO TOWN STAFF NO LATER THAN TWO WEEKS PRIOR TO THE HISTORIC DISTRICT COMMISSION MEETING.

**SIGNATURE OF OWNER (signature required)**5/19/2021**Date****FOR COMMISSION USE ONLY:**

Date of Hearing: _____

Date of Determination by Commission: _____

(VALID FOR ONE YEAR)

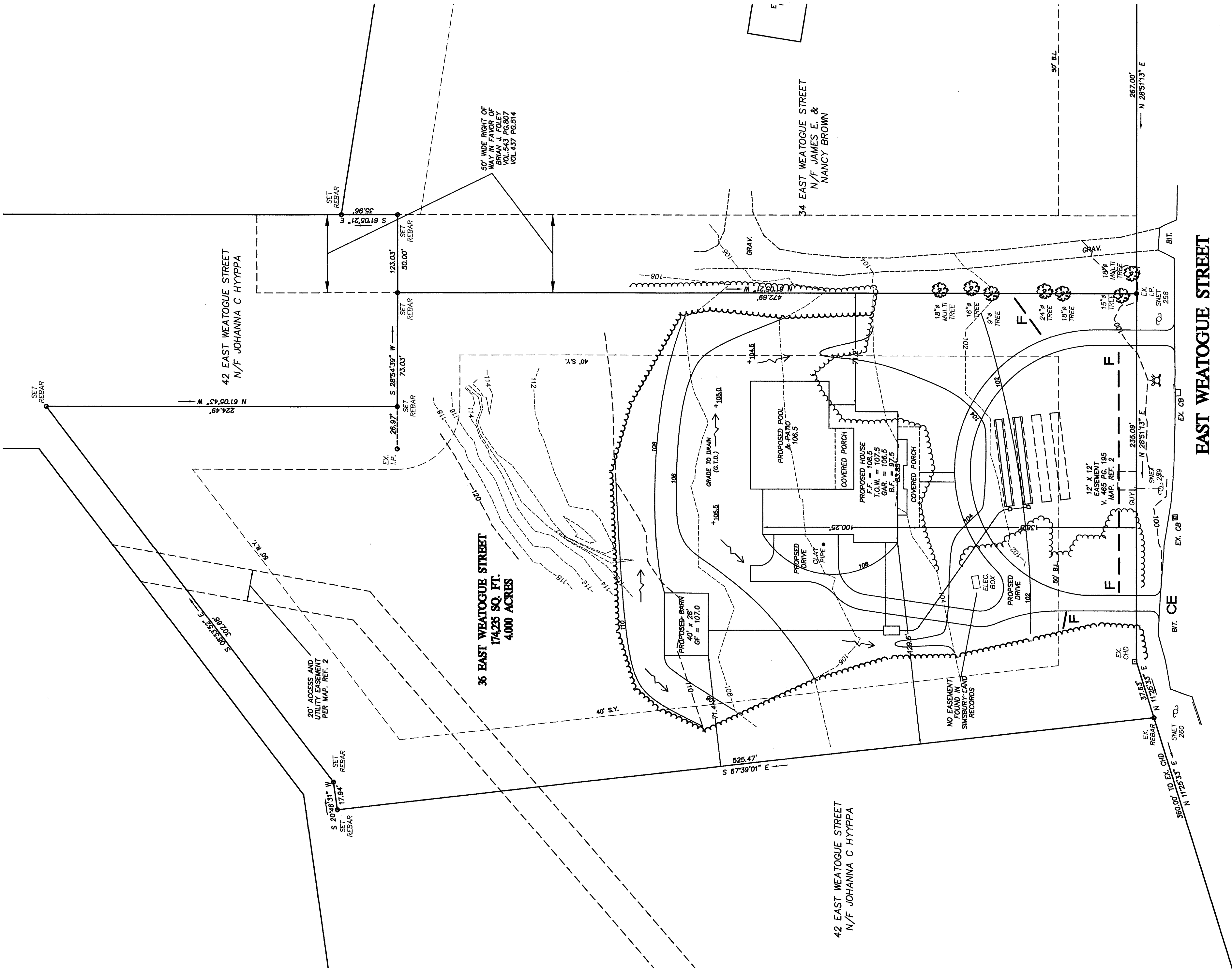
Application as Above Made: GRANTED: _____

DENIED: _____

OR GRANTED WITH STIPULATIONS AS NOTED: _____

Signature of Commission Officer

Date



ZONE: R-40		PARCEL AREA = 7,626 ACRES	
AREA	REQUIRED	134 E. WEAVER	PARCEL A
FRONTAGE	40,000 S.F.	157,943 S.F.	174,235 S.F.
FRONT YARD	200'	287.00'	272.63'
SIDE YARD	50'	187.5'	50'
REAR YARD	40'	58.0'	40'
MAX. HEIGHT	35'	220.4'	50'
		35'	35'

NOTES:

TO MY KNOWLEDGE AND BELIEF, THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AND WERE PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-200B-1 THROUGH 20-200B-20 AND THE STANDARDS FOR SURVEYS AND MAPS THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THE TYPE OF SURVEY IS IMPROVEMENT LOCATION SURVEY.

BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO CLASS A-2 HORIZONTAL & T-2 VERTICAL ACCURACY.

PROPERTY REQUIRES APPROVAL FROM THE HISTORICAL COMMISSION BEFORE START OF CONSTRUCTION

The following are the names of the people who have been named as suspects in the investigation:

NO ZONING VIOLATIONS IF HOUSE ERECTED AS SHOWN.

SEE BUILDING PLANS FOR HOUSE DIMENSIONS.

ANY ADDITIONAL EROSION OR SEDIMENTATION CONTROLS DEEMED NECESSARY BY TOWN STAFF DURING CONSTRUCTION SHALL BE INSTALLED BY THE DEVELOPER. ALL EROSION CONTROLS ARE TO BE INSPECTED BEFORE, DURING AND AFTER EVERY STORM EVENT AND REPAIRED OR REPLACED AS NEEDED.

A CONSTRUCTION TRACKING PAD 10 FEET WIDE AND 35 FEET LONG SHALL BE INSTALLED AND INSPECTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

ALL AREAS, EXCEPT DRIVEWAYS AND SIDEWALKS, DISTURBED DURING CONSTRUCTION OF THE HOUSE MUST BE RESTORED WITH 4" (MIN.) OF TOPSOIL AND PERMANENT LAWN SEEDING AS SOON AS POSSIBLE AFTER THE FOUNDATION IS COMPLETED. LAWN AND ANY OTHER LANDSCAPING (STREET TREES) MUST BE PLANTED PRIOR TO A C.O. REQUEST. SEEDING DATES ARE FROM

INSTALL SILT FENCE BARRIER AROUND CONSTRUCTION AREA AS REQUIRED BY THE TOWN ENGINEER.

CONTRACTOR MUST VERIFY EXISTING SITE TOPOGRAPHY AND UTILITIES BEFORE BEGINNING CONSTRUCTION. CONTRACTOR MUST NOTIFY DESIGN ENGINEER OF ANY DIFFERENCES BETWEEN CONDITIONS FOUND ON THE SITE AND THOSE DEPicted ON THIS PLAN.

REVISIONS:

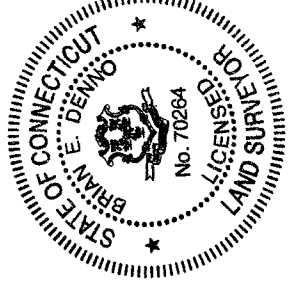
SITE PLAN PREPARED FOR

RON & STACEY MAIRANO
36 EAST WEATOGUE STREET
SIMSBURY, CONNECTICUT

SCALE 1"=40'	DATE 5/17/21	SHEET NO. 1 OF 1
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TO MY KNOWLEDGE AND BELIEF THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON

NOT VALID UNLESS LIVE SIGNATURE AND EMBOSSED SEAL IS AFFIXED
DENNO LAND SURVEYING & CONSULTING, LLC
2 TUNXIS RD STE. 214 TARIFFVILLE, CT 06081



GRAPHIC SCALE



7. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE WITH TOPSOIL AND PERMANENT (LAWN) SEEDING.

EROSION CONTROL SEQUENCE

1. INSTALL STONE CONSTRUCTION ENTRANCE PAD.
2. SET SILT FENCE LINE DOWNHILL FROM EXCAVATION SITE.
3. STRIP AND STOCKPILE TOPSOIL. RING STOCKPILE WITH SILT FENCE.
4. EXCAVATE FOR AND CONSTRUCT FOUNDATION
5. INSTALL SANITARY SEWER, WATER, GAS AND OTHER UTILITIES.
6. BACKFILL AND GRADE ALL DISTURBED AREAS.
7. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE WITH TOP SOIL AND PERMANENT (LAWN) SEEDING.

UTILITY STATEMENT

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPS SUPPLIED BY THE BUREAU OF PUBLIC WORKS. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

5/14/2021 9:43:10 AM N:\Shared Folders\new server location\current projects\36 East Weatogue Simsbury, CT (mairano residence)\CD\36 East Weatogue House_CDS1.rvt

Mairano Residence

36 East Weatogue,
Simsbury, CT 06070



OWNER:

RON & STACEY MAIRANO
36 EAST WEATOGUE,
SIMSBURY, CT 06070

ARCHITECT:

SCHADLER SELNAU ASSOCIATES P.C.
5 WATERVILLE ROAD
FARMINGTON, CONNECTICUT 06032

STRUCTURAL ENGINEER:

SZENCZAK ASSOCIATES
200 FISHER DRIVE
AVON, CONNECTICUT 06001

CONSULTING ENGINEERS:

ACORN CONSULTING ENGINEERS
P.O. BOX 311
FARMS VILLAGE PLAZA
244 FARMS VILLAGE ROAD
WEST SIMSBURY, CT 06092

Sheet List	
Sheet Number	Sheet Name
A-000	TITLE SHEET
A-100	BASEMENT PLAN
A-100A	BASEMENT 3D
A-101	FIRST FLOOR PLAN
A-101A	FIRST FLOOR 3D
A-102	SECOND FLOOR PLAN
A-102A	SECOND FLOOR 3D
A-103	ROOF PLAN
A-201	ELEVATIONS
A-202	ELEVATIONS
A-301	BUILDING SECTIONS
A-302	BUILDING SECTIONS
A-401	WALL SECTIONS
A-601	DOOR SCHEDULE & DETAILS
A-602	WINDOW SCHEDULE & DETAILS
A-603	PERSPECTIVE VIEW-1
A-604	PERSPECTIVE VIEW-2

Job No. 2021-0010

Schadler Selnau associates, p.c.
architecture - planning - interiors
5 waterville road, farmington, ct 06032
(860) 677-9620
hsa-architects.com



Mairano Residence_Y4

36 East Weatogue,
Simsbury, CT 06070

REVISION		
NO	DESC	DATE

TITLE SHEET

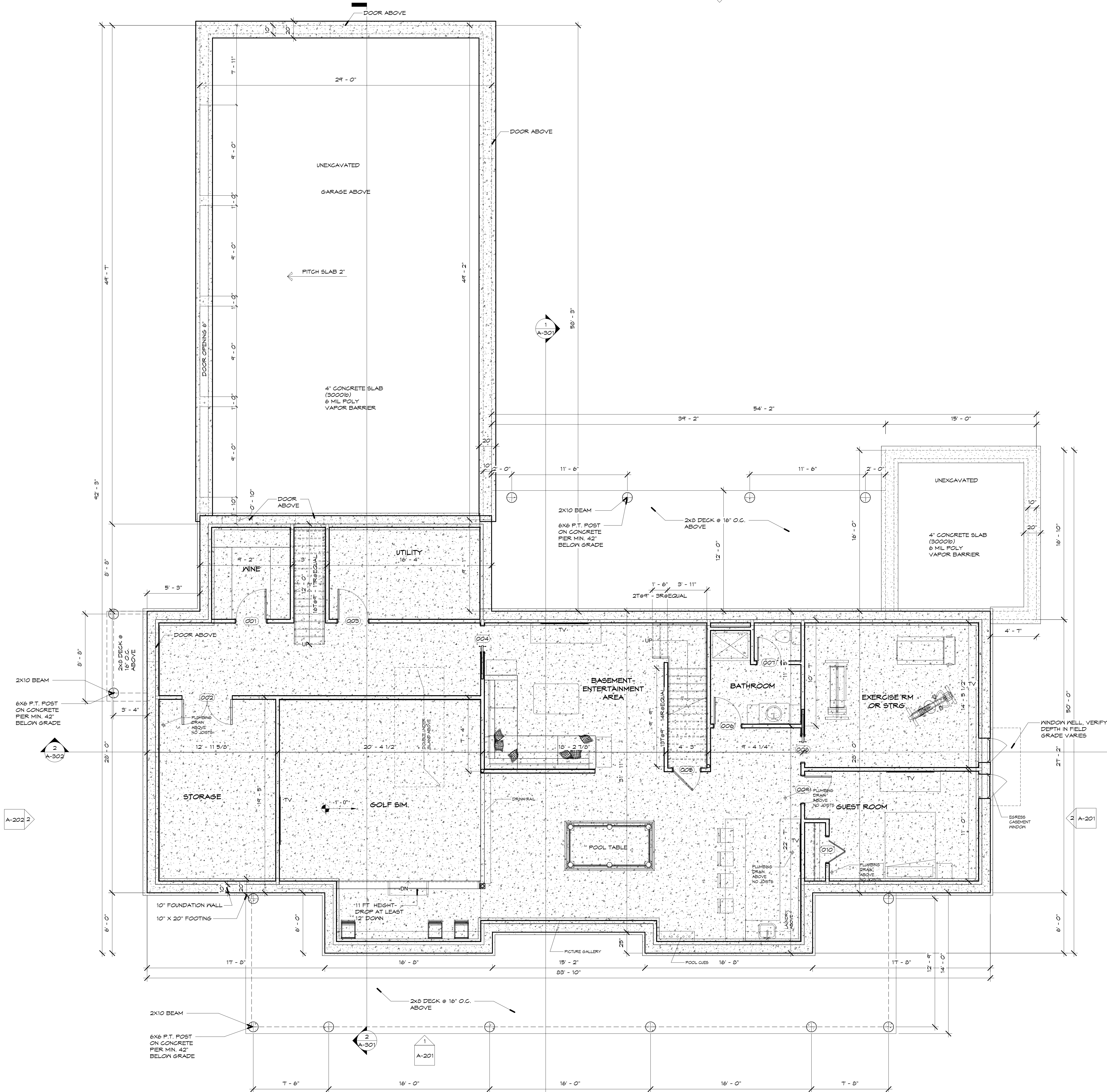
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DATE ISSUED:
5-18-21

SCALE:

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



BASEMENT PLAN

A-100

DATE ISSUED:
5-18-21

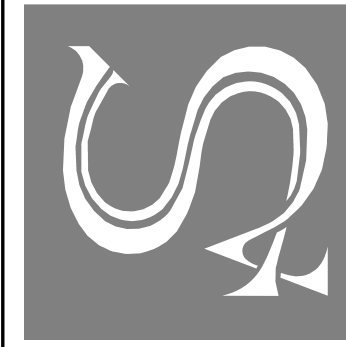
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5-18-21

REVISION		
NO	DESC	DATE

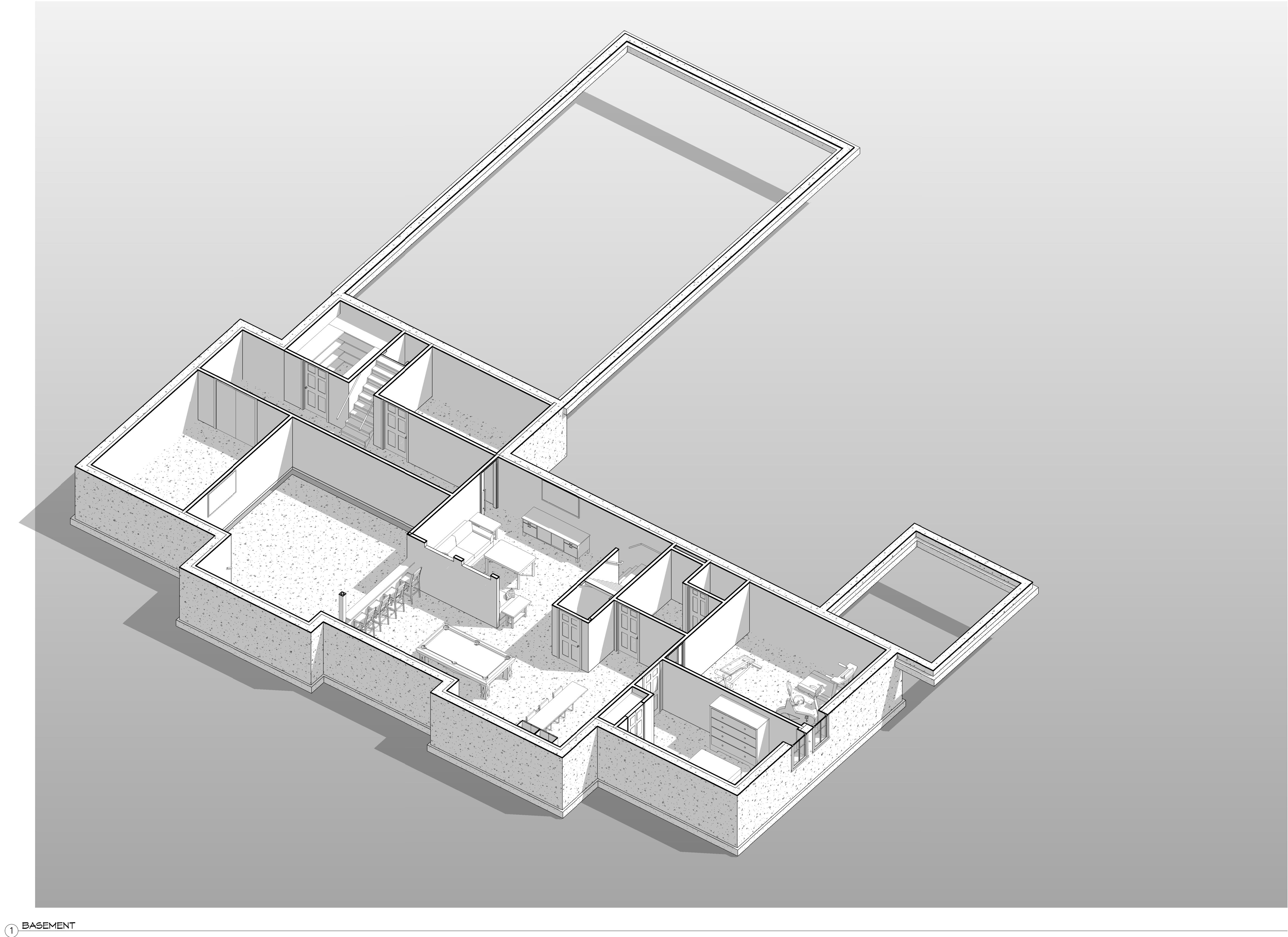
Mairano Residence V4

36 East Neatogue,
Simsbury, CT 06070



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(860) 677-9620
hsa-architects.com

Job. No. 2021-0010



1 BASEMENT

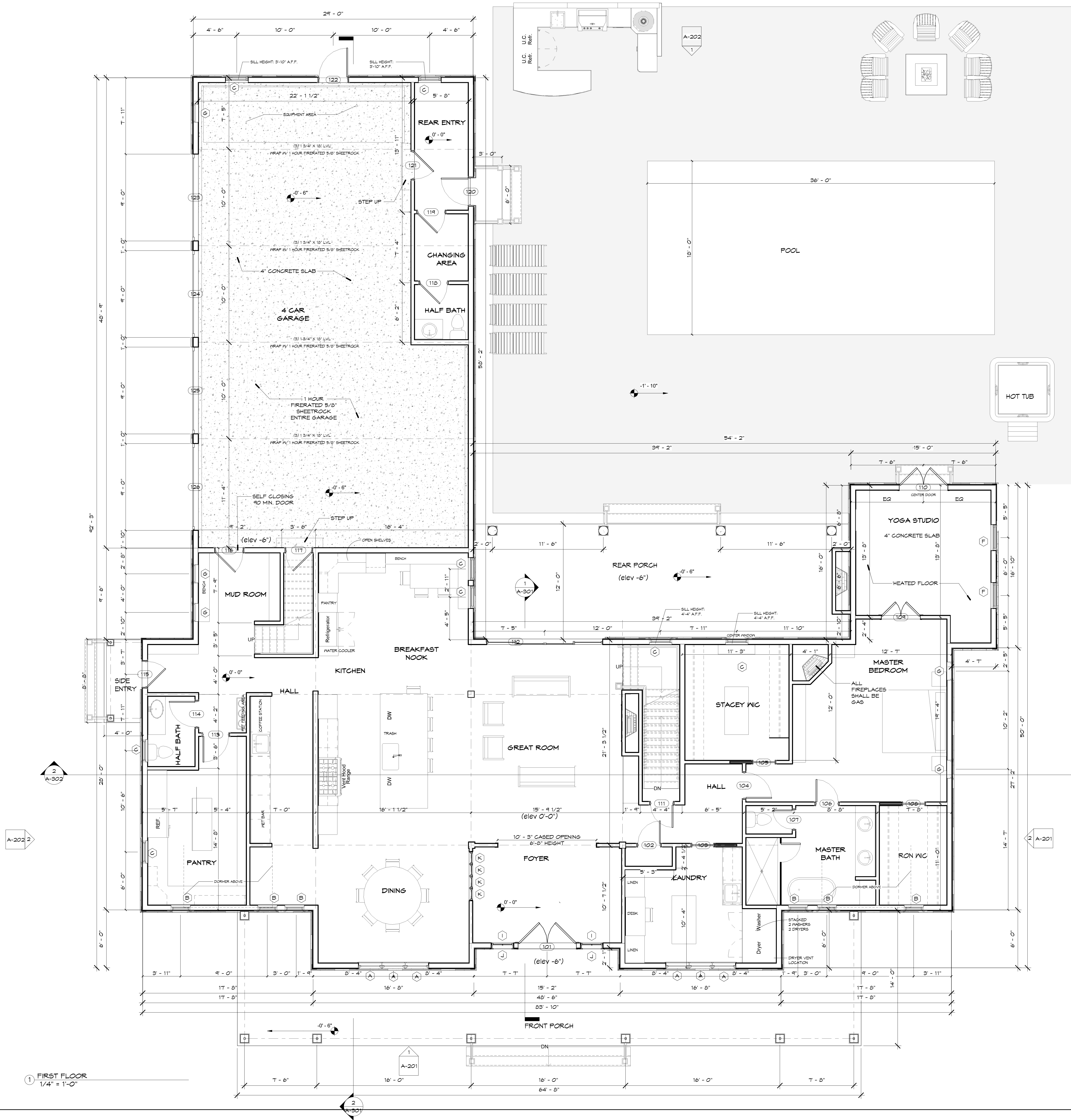


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BASEMENT 3D	DATE ISSUED:	SCALE:
	5-18-21	

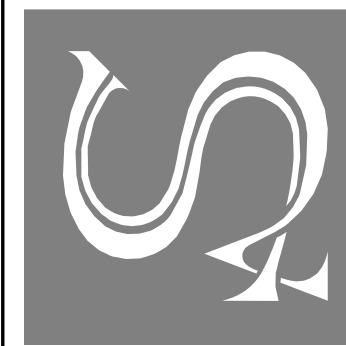
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1 FIRST FLOOR
1/4" = 1'-0"

Job. No. 2021-0010

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(860) 677-9620
hsa-architects.com



Mairano Residence V4

36 East Neatogue,
Simsbury, CT 06070

REVISION

NO DESC DATE

5-18-21

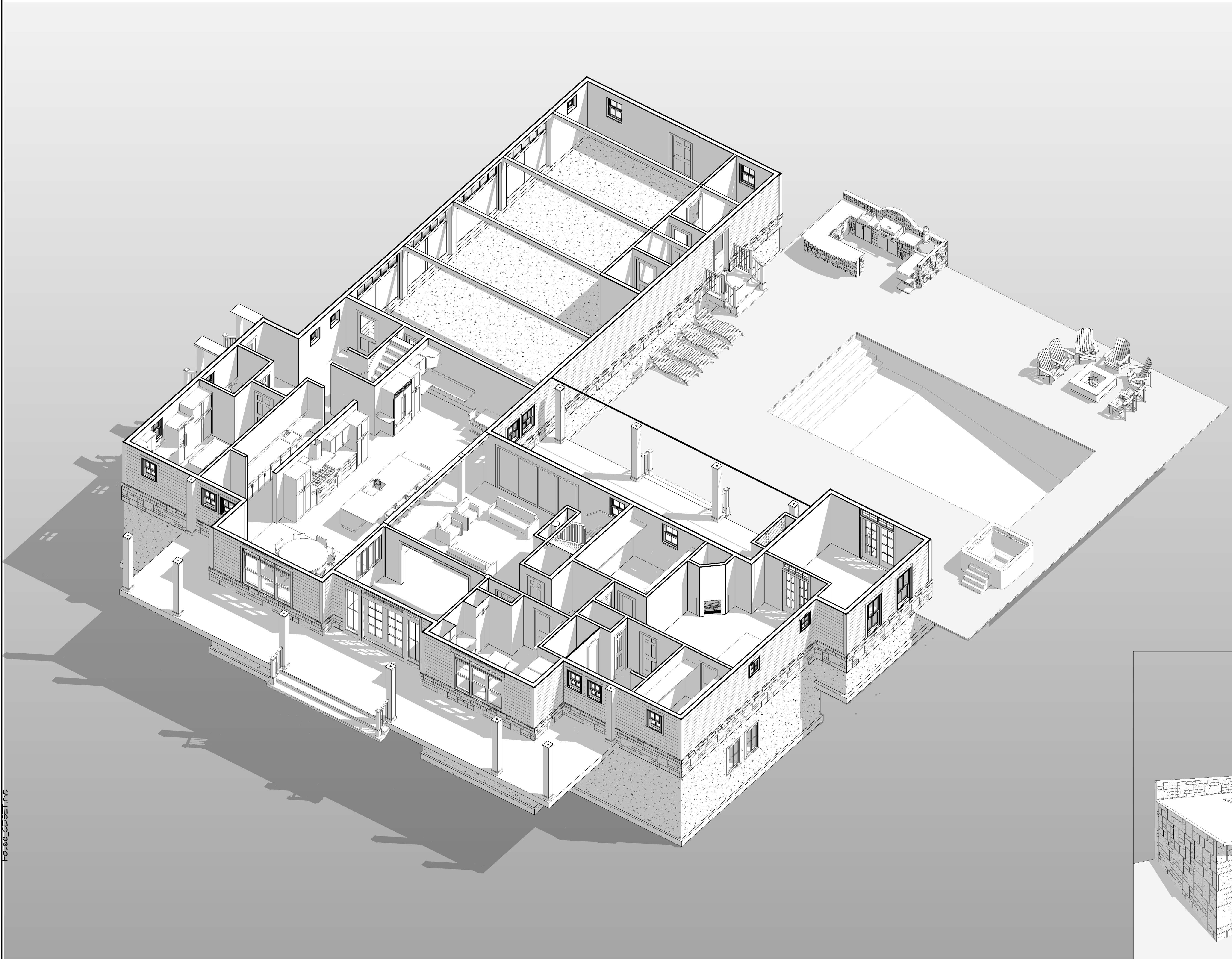
FIRST FLOOR PLAN

A-101

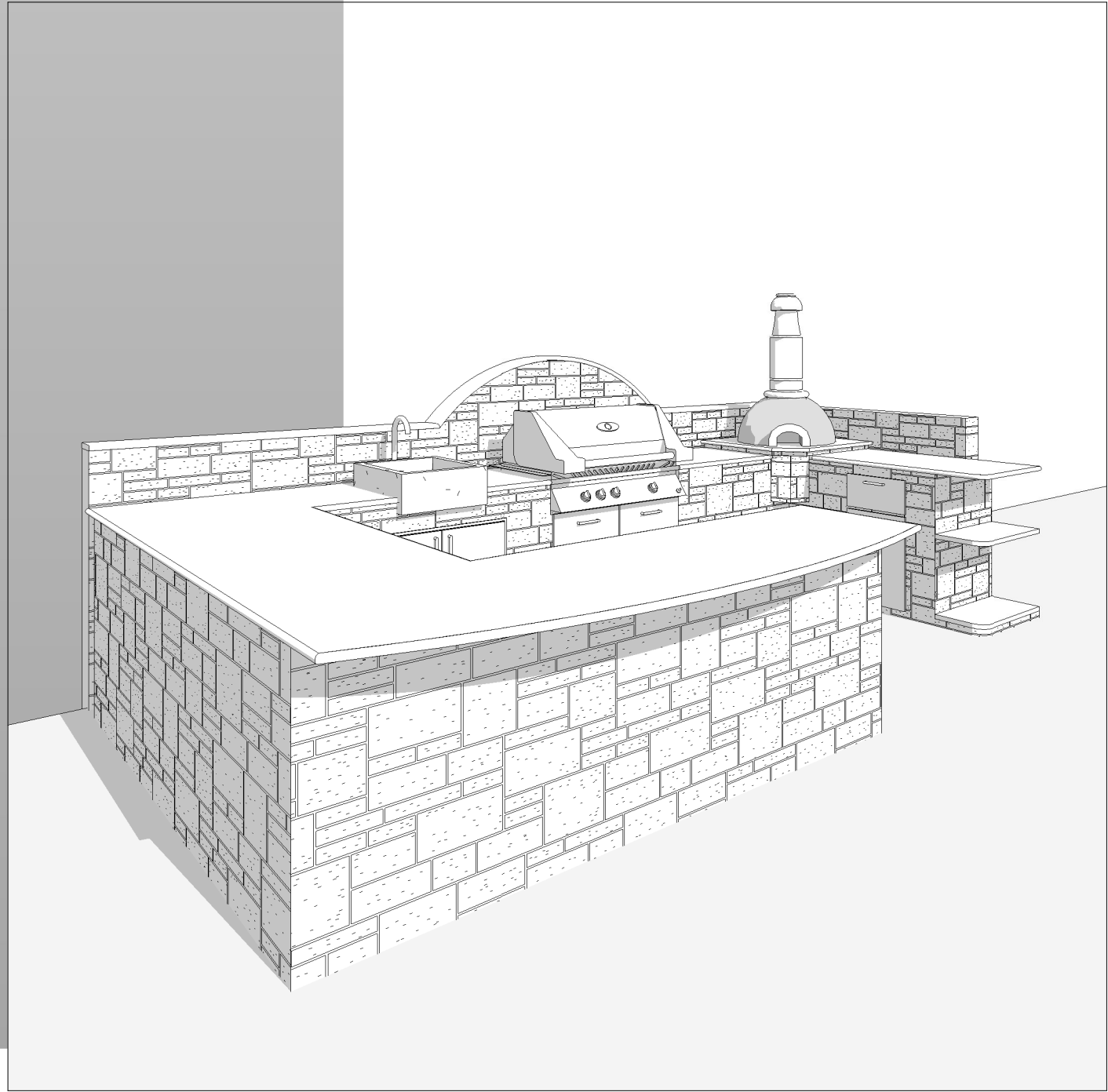
DATE ISSUED:
5-18-21

SCALE:
1/4" = 1'-0"

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1 FIRST FLOOR



2 GRILL AREA

Job No. 2021-0010

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(860) 677-9620
hsa-architects.com



Mairano Residence_V4

36 East Weatogue,
Simsbury, CT 06070

REVISION

NO	DESC	DATE
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FIRST FLOOR 3D

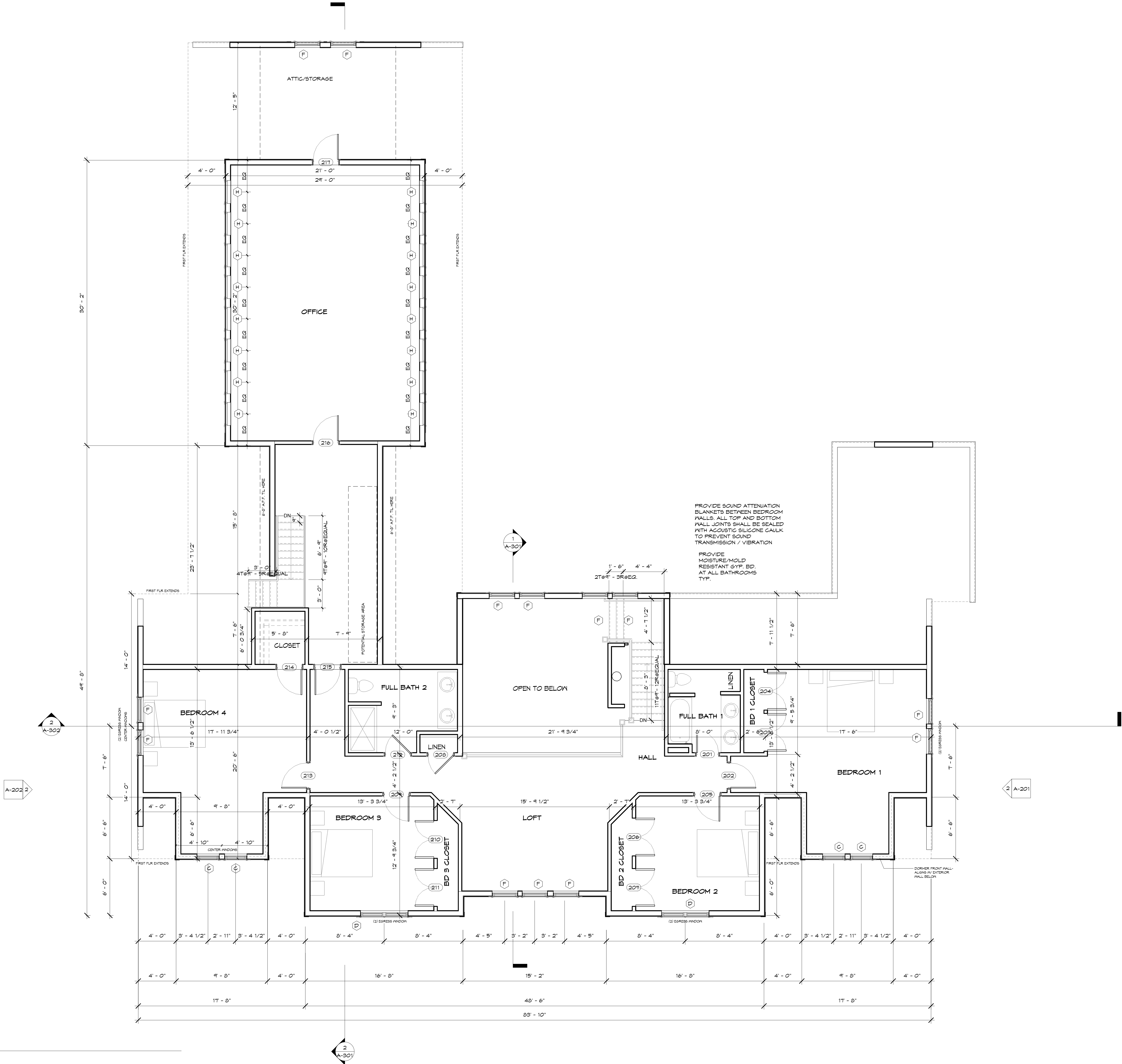
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DATE ISSUED:
5-18-21

A-101A

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1 SECOND FLOOR
1/4" = 1'-0"



A-102

SECOND FLOOR PLAN

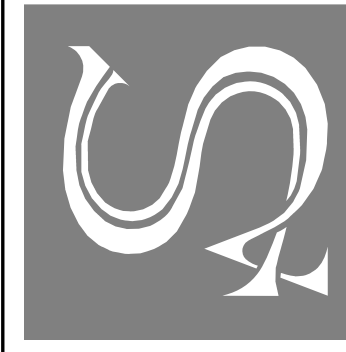
DATE ISSUED:
5-18-21

SCALE:
1/4" = 1'-0"

5-18-21

REVISION		
NO	DESC	DATE

Mairano Residence V4
36 East Neatogue,
Simsbury, CT 06070

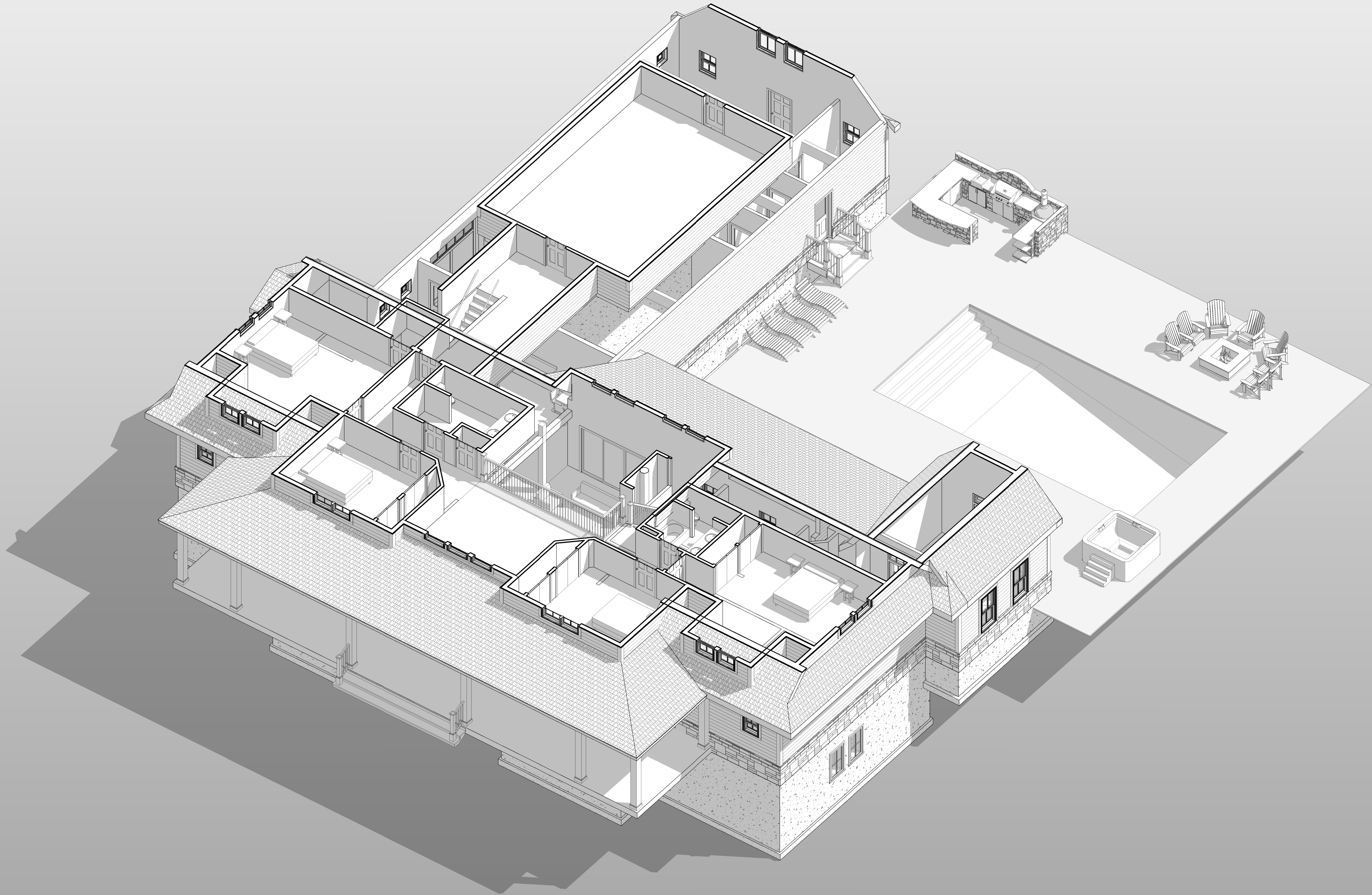


Schadler Sehau associates, p.c.
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5 Waterville Road, Farmington, CT 06032
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hsa-architects.com

Job. No. 2021-0010

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1 SECOND FLOOR



Job No. 2021-0010

Schadler Selnau associates, p.c.
architecture - planning - interiors
5 Waterville Road, Farmington, CT 06032
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Mairano Residence_V4

36 East Neatogue,
Simsbury, CT 06070

REVISION

NO	DESC	DATE
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SECOND FLOOR 3D

SCALE:

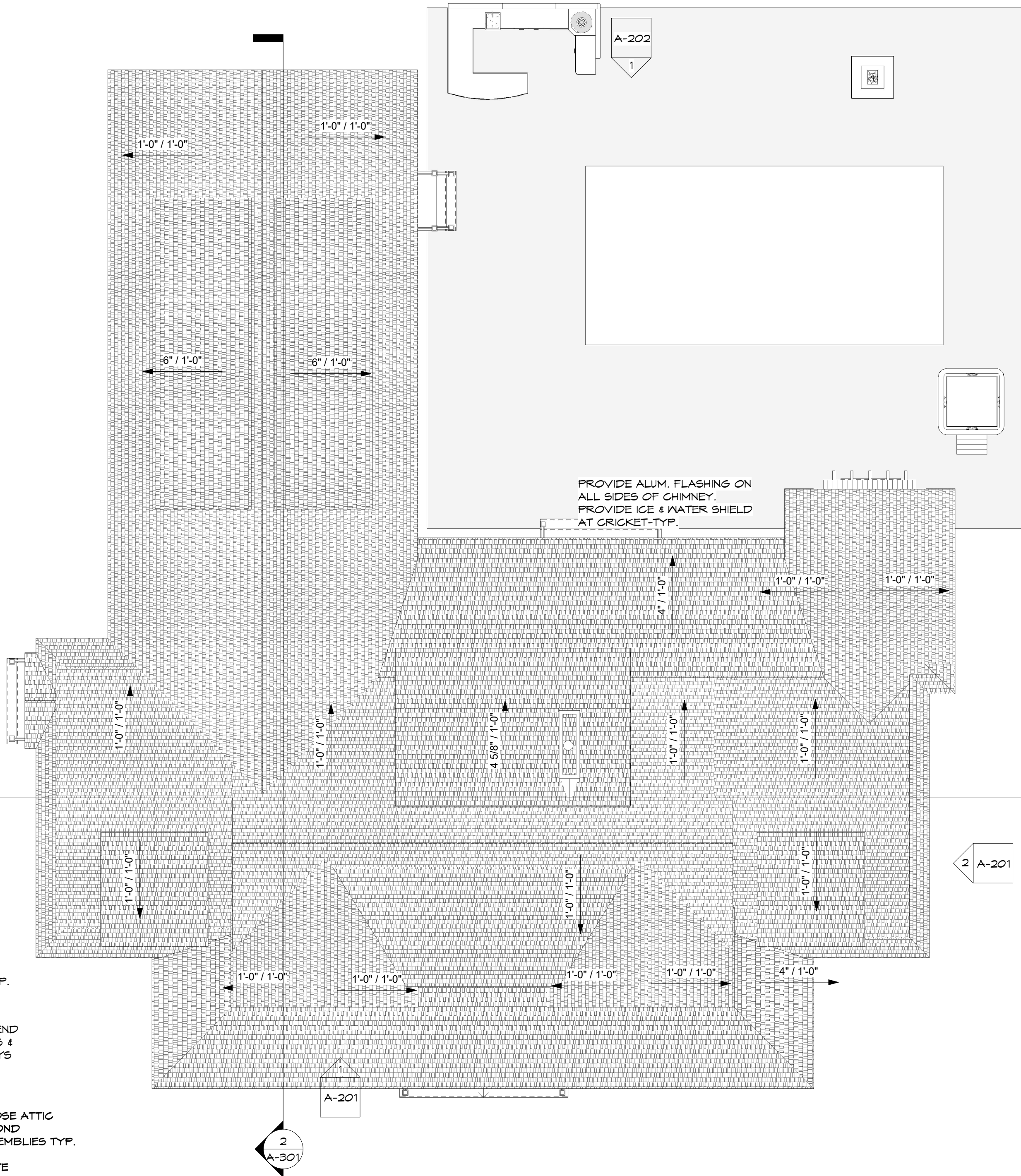
DATE ISSUED:
5-18-21

A-102A

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2 ROOF 3D



CONTINUOUS RIDGE VENT-TYP.

ICE & WATER SHIELD TO EXTEND UP MIN. 5'-0" UP @ ALL EAVES & 5'-0" EITHER SIDE OF VALLEYS

PROVIDE NEW R-49 CELLULOSE ATTIC INSULATION TYP. IN ALL SECOND FLOOR CEILING / ATTIC ASSEMBLIES TYP. CONTRACTOR TO CERTIFY INSTALLATION & PROVIDE SITE APPLIED MARKERS INDICATING INSTALLED DEPTH WITH R-VALUE AND ANTICIPATED SETTLING DEPTH & RVALUE PER ENERGY CODE REQUIREMENTS.

1 ROOF PLAN
1/8" = 1'-0"

Job No. 2021-0010

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Mairano Residence_Y4

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Simsbury, CT 06070

REVISION		
NO	DESC	DATE

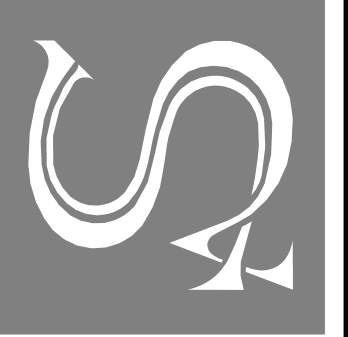
VERSION 4-
CHANGES IN
CLOUD

ROOF PLAN

A-103

DATE ISSUED:
5-18-21

SCALE:
1/8" = 1'-0"



Mairano Residence_V4

REVISION		
NO	DESC	DATE

ELEVATIONS

A-201

5-18-21
1/4" = 1'-0"

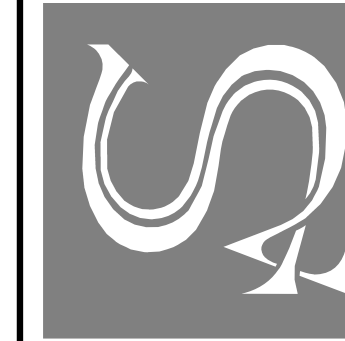


5/14/2021 9:43:36 AM N:\Shared Folders\new server location\current projects\36 East Weatogue Simsbury, CT (Mairano residence)\CD\36 East Weatogue House_CDS1.rvt



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Mairano Residence_Y4

36 East Weatogue,
Simsbury, CT 06070

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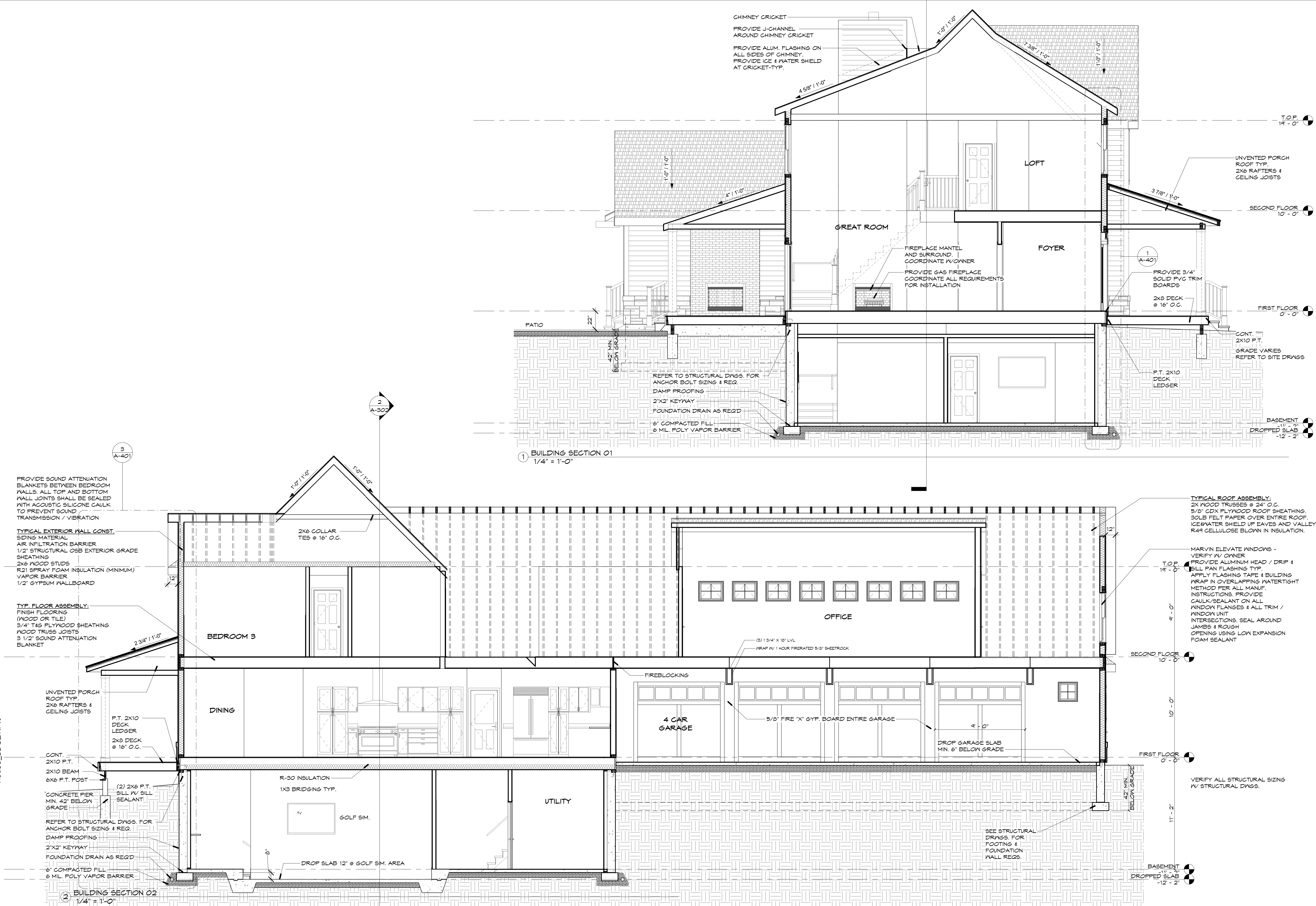
ELEVATIONS

A-202

SCALE:
1/4" = 1'-0"

DATE ISSUED:
5-18-21

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Mairano Residence V4

36 East Neatogue,
Simsbury, CT 06070

REVISION		
NO	DESC	DATE

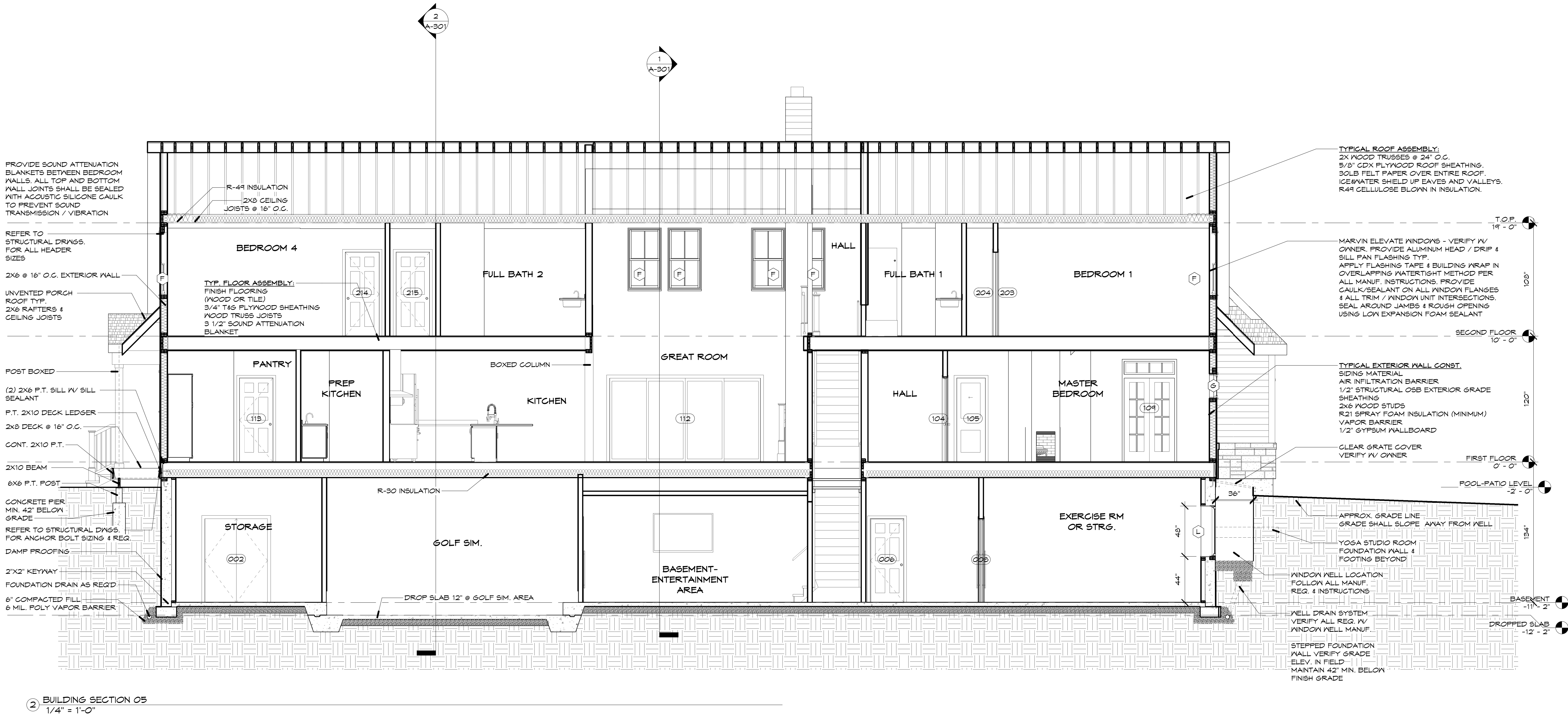
BUILDING SECTIONS

A-301

DATE ISSUED:
5-18-21

SCALE:
1/4" = 1'-0"

N:\Shared Folders\new server location\current projects\36 East Weatogue Simsbury, CT (mairano residence)\CD\36 East Weatogue House_CDS&ET.rvt 5/14/2021 9:43:43 AM



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36 East Weatogue,
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BUILDING SECTIONS

DATE ISSUED:
5-18-21

SCALE:
1/4" = 1'-0"

A-302



Mairano Residence_V4

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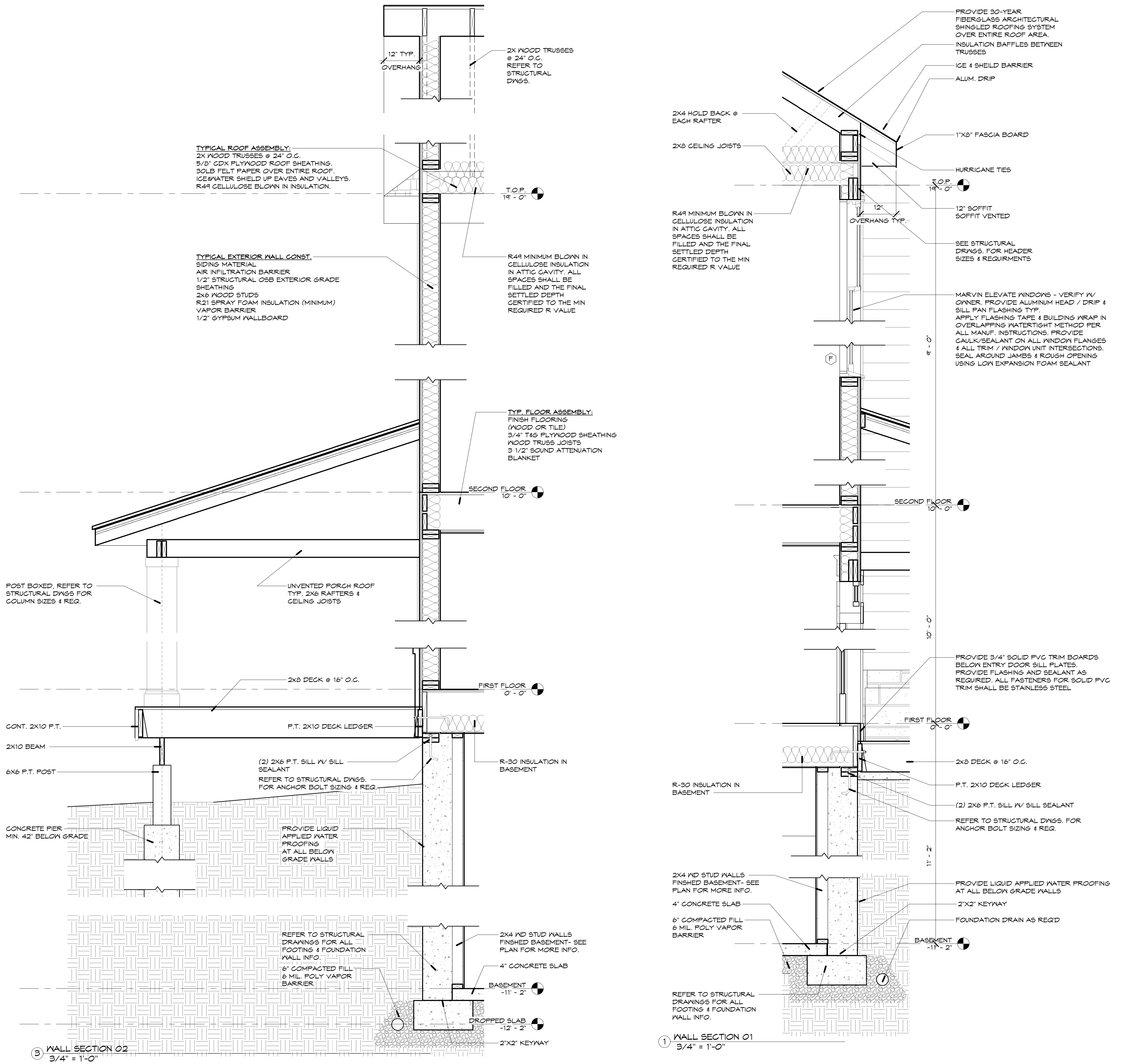
REVISION		
NO	DESC	DATE

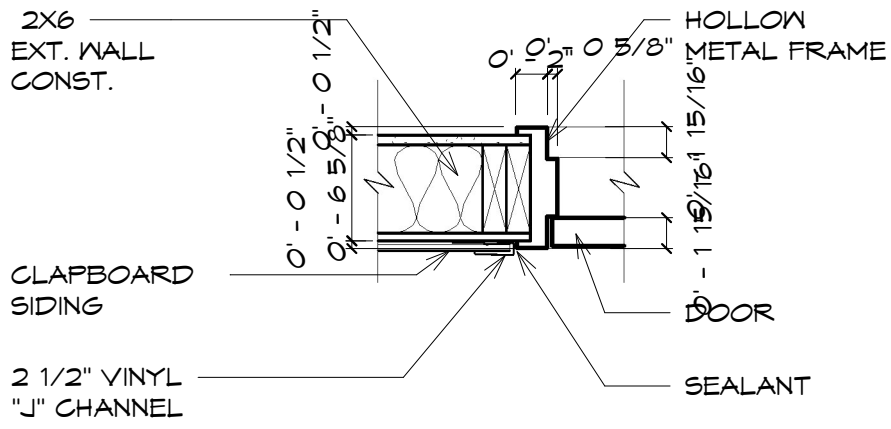
WALL SECTIONS

SCALE:
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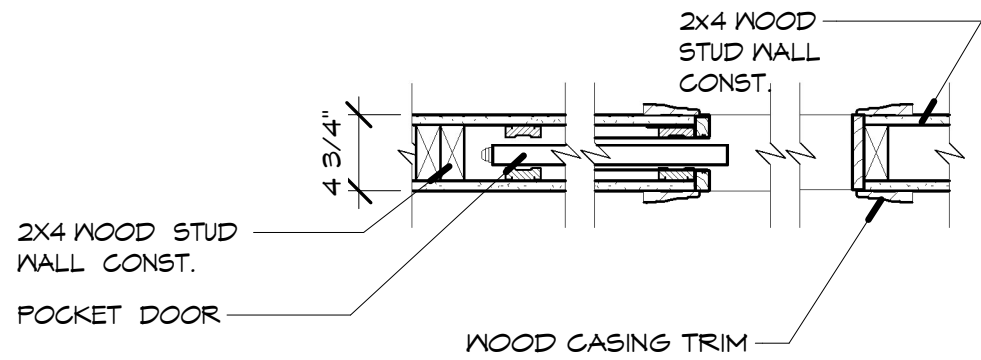
DATE ISSUED:
5-18-21

A-401

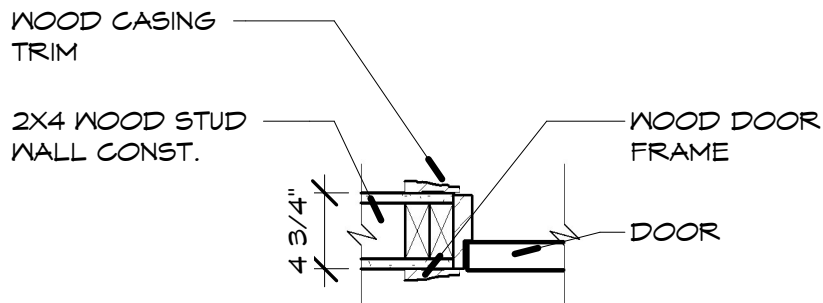




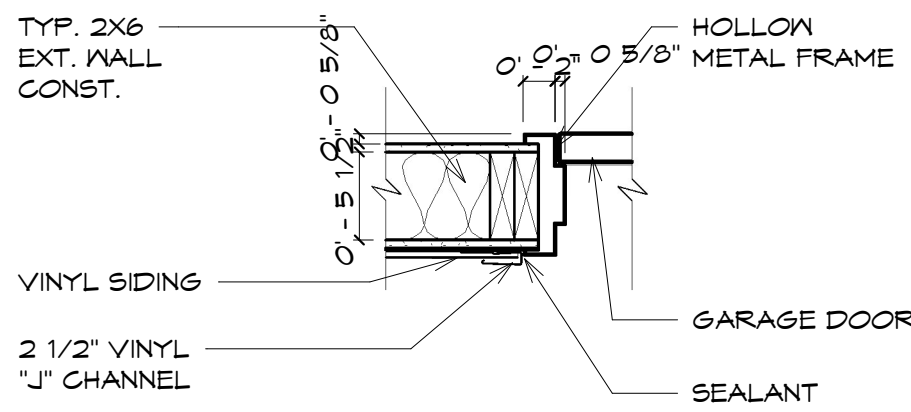
1 H.M. JAMB @ EXT. STUD WALL



2 H.M. JAMB @ POCKET DOOR

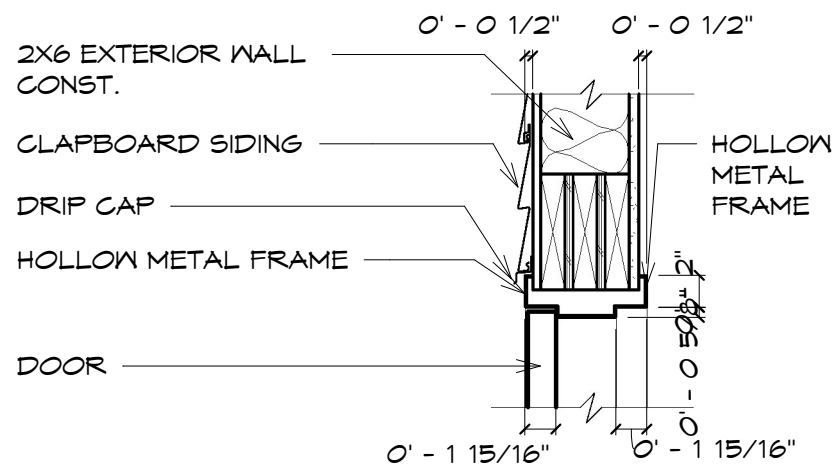


3 WOOD JAMB @ INT. STUD WALL

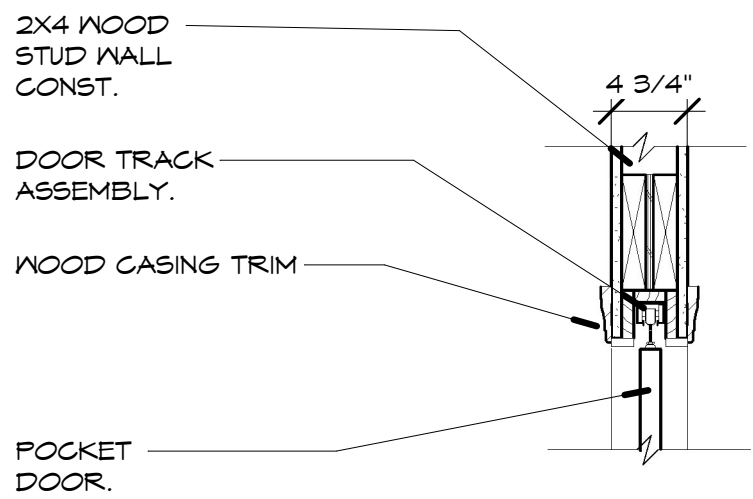


4 JAMB @ GARAGE DOOR

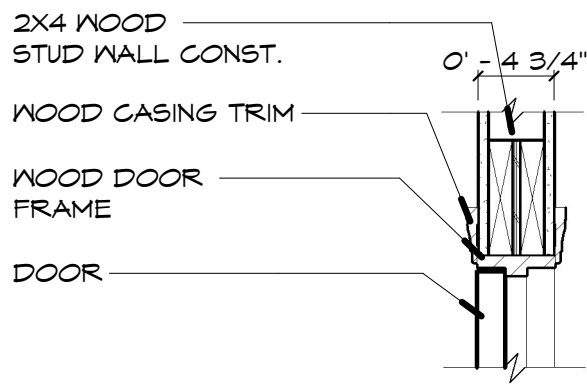
2 JAMB DETAILS
1" = 1'-0"



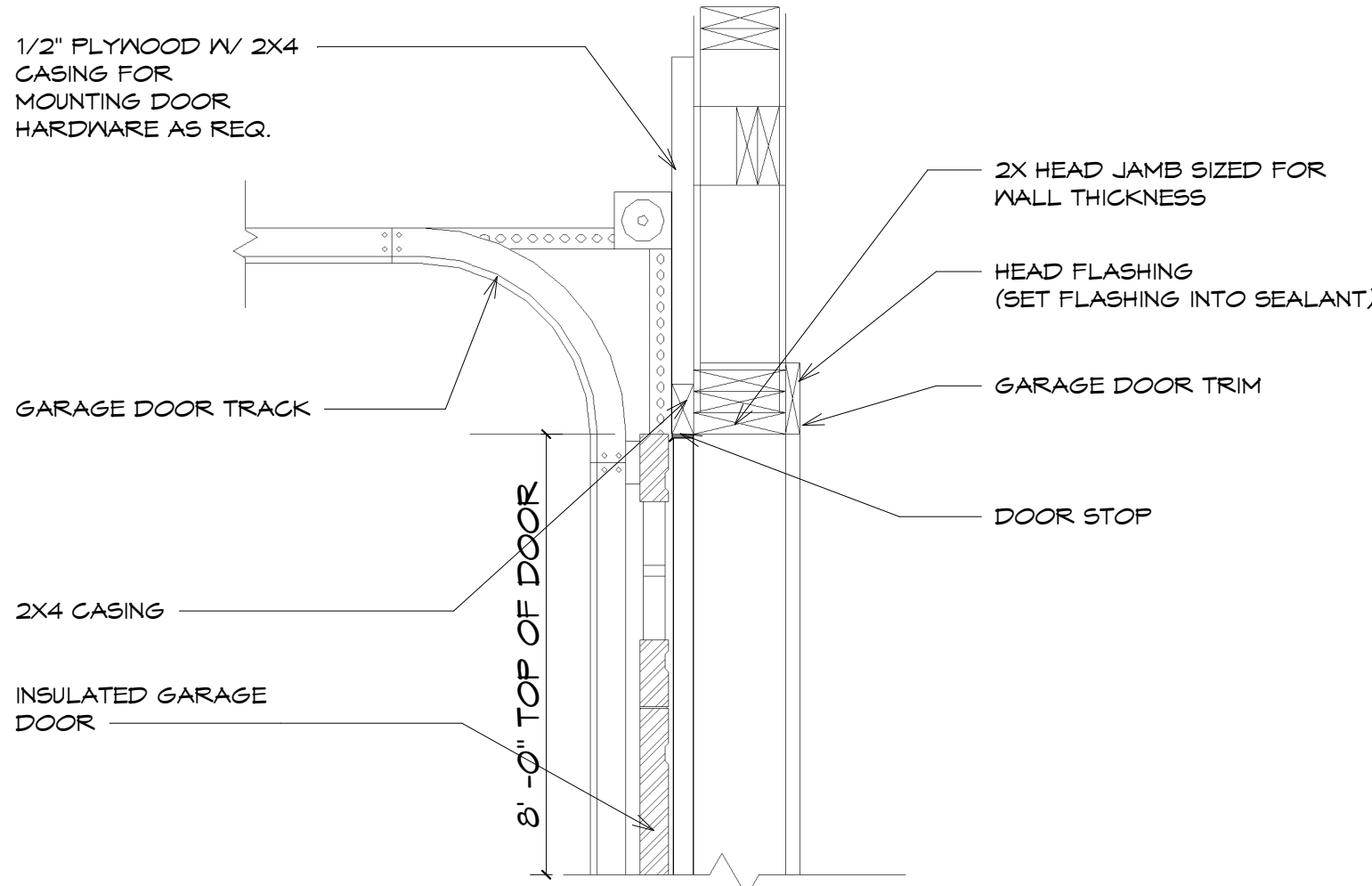
1 H.M. HEAD @ EXT. STUD WALL



2 H.M. HEAD @ POCKET DOOR



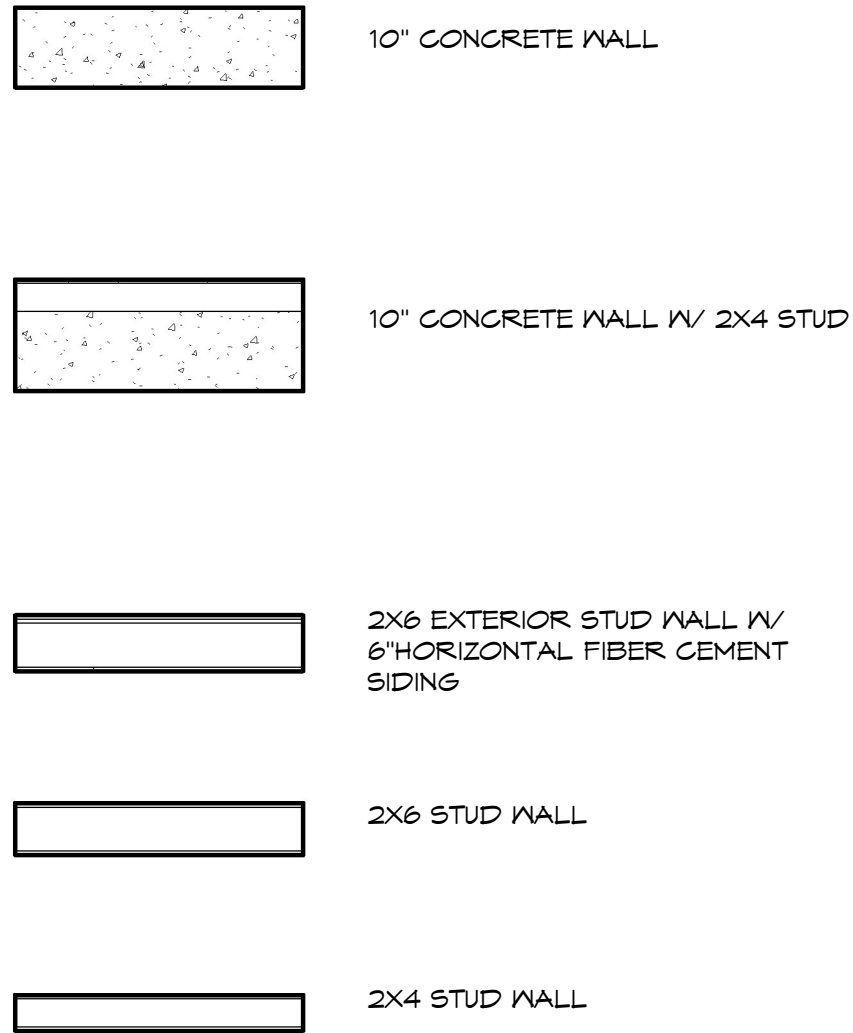
3 WOOD HEAD @ INT. STUD WALL



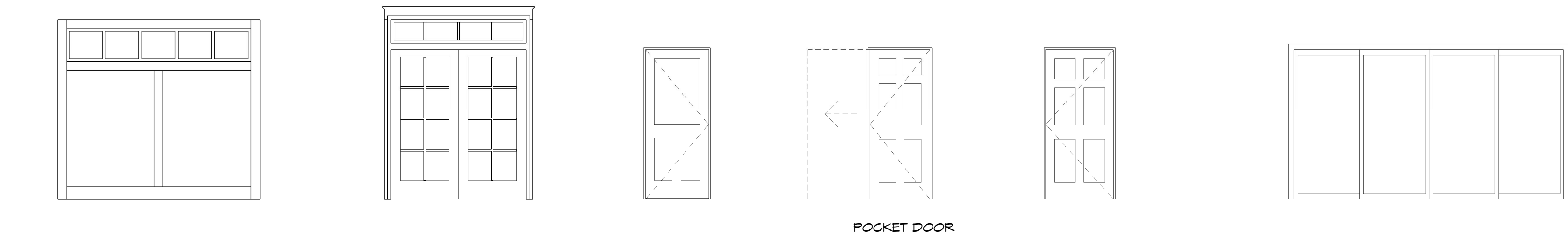
4 HEAD @ GARAGE DOOR

1 HEAD DETAILS
1" = 1'-0"

Door Schedule				
Mark	Width	Height	Finish	Comments
BASEMENT				
001	3' - 0"	6' - 8"	PAINTED	
002	5' - 0"	6' - 8"	PAINTED	
003	3' - 0"	6' - 8"	PAINTED	
004	2' - 8"	6' - 8"	PAINTED	
005	2' - 8"	6' - 8"	PAINTED	
006	2' - 8"	6' - 8"	PAINTED	
007	2' - 4"	6' - 8"	PAINTED	
008	2' - 8"	6' - 8"	PAINTED	
009	2' - 8"	6' - 8"	PAINTED	
010	2' - 6"	6' - 7"	PAINTED	
FIRST FLOOR				
101	6' - 0"	6' - 8"	PAINTED	
102	2' - 4"	6' - 8"	PAINTED	
103	2' - 4"	6' - 8"	PAINTED	
104	2' - 8"	6' - 8"	PAINTED	
105	2' - 4"	6' - 8"	PAINTED	
106	2' - 4"	6' - 8"	PAINTED	
107	2' - 0"	6' - 8"	PAINTED	
108	2' - 4"	6' - 8"	PAINTED	
109	4' - 0"	6' - 8"	PAINTED	
110	5' - 0"	6' - 8"	PAINTED	
111	2' - 4"	6' - 8"	PAINTED	
112	12' - 0"	6' - 8"	PAINTED	
113	2' - 8"	6' - 8"	PAINTED	
114	2' - 8"	6' - 8"	PAINTED	
115	2' - 8"	6' - 8"	PAINTED	
116	2' - 10"	6' - 8"	PAINTED	SELF CLOSING 90 MIN. DOOR
117	2' - 8"	6' - 8"	PAINTED	SELF CLOSING 90 MIN. DOOR
118	2' - 10"	6' - 8"	PAINTED	
119	2' - 10"	6' - 8"	PAINTED	
120	2' - 10"	6' - 8"	PAINTED	
121	2' - 10"	6' - 8"	PAINTED	
122	3' - 0"	6' - 8"	PAINTED	
123	9' - 0"	8' - 0"	PAINTED	GARAGE DOOR
124	9' - 0"	8' - 0"	PAINTED	GARAGE DOOR
125	9' - 0"	8' - 0"	PAINTED	GARAGE DOOR
126	9' - 0"	8' - 0"	PAINTED	GARAGE DOOR
SECOND FLOOR				
201	2' - 4"	6' - 8"	PAINTED	
202	2' - 8"	6' - 8"	PAINTED	
203	4' - 0"	6' - 8"	PAINTED	
204	4' - 0"	6' - 8"	PAINTED	
205	2' - 8"	6' - 8"	PAINTED	
206	4' - 0"	6' - 8"	PAINTED	
207	4' - 0"	6' - 8"	PAINTED	
208	2' - 8"	6' - 8"	PAINTED	
209	2' - 8"	6' - 8"	PAINTED	
210	4' - 0"	6' - 8"	PAINTED	
211	4' - 0"	6' - 8"	PAINTED	
212	2' - 8"	6' - 8"	PAINTED	
213	2' - 8"	6' - 8"	PAINTED	
214	2' - 8"	6' - 8"	PAINTED	
215	2' - 8"	6' - 8"	PAINTED	
216	2' - 8"	6' - 8"	PAINTED	
217	2' - 8"	6' - 8"	PAINTED	ATTIC DOOR- INSULATE

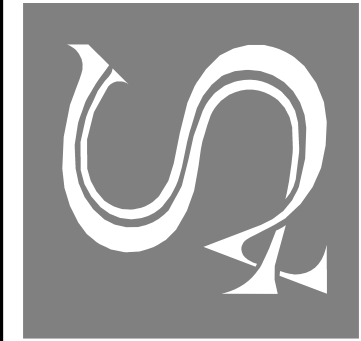


3 partition types
1/2" = 1'-0"



DOOR & FRAME ELEVATIONS
1/4" = 1'-0"

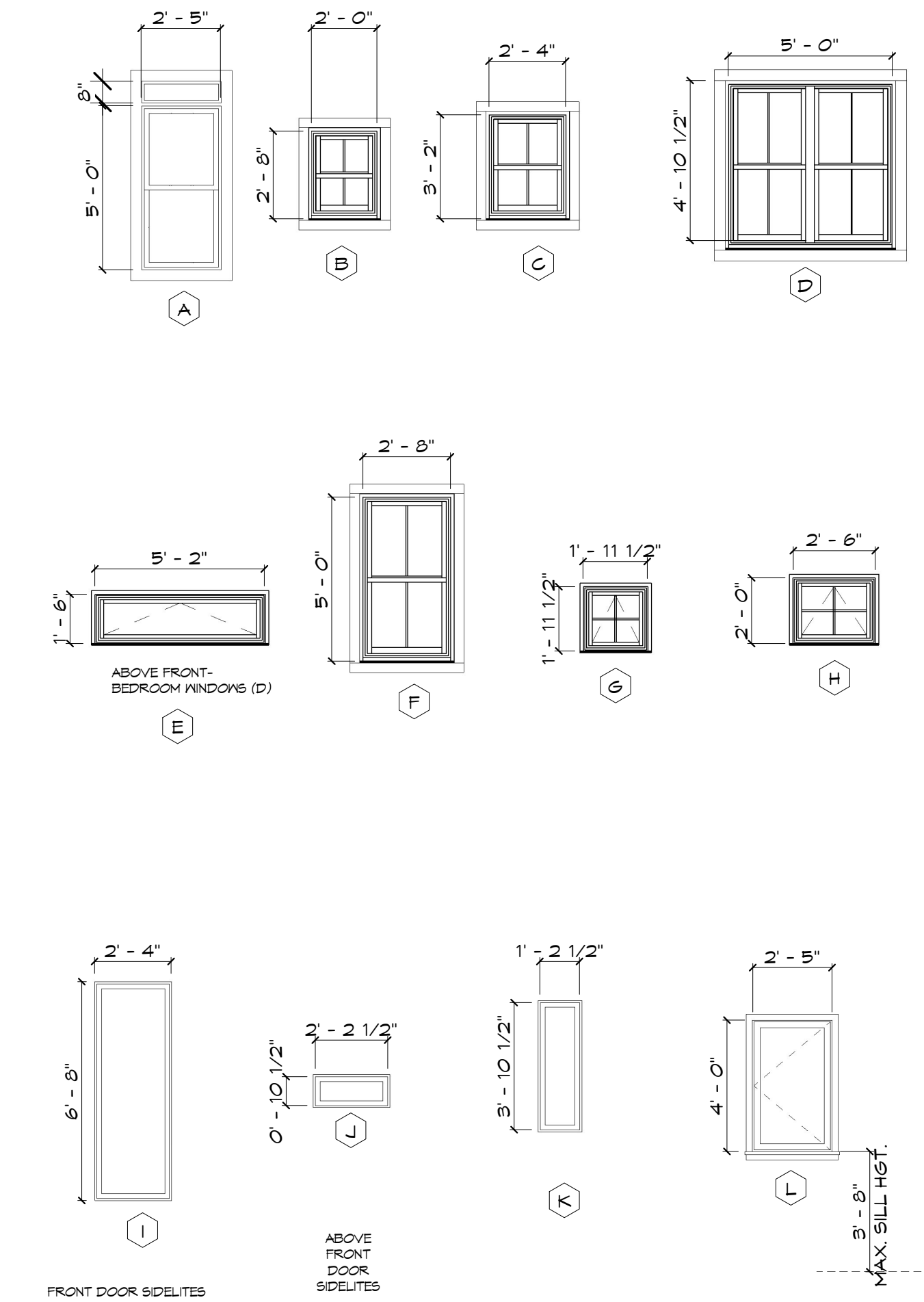
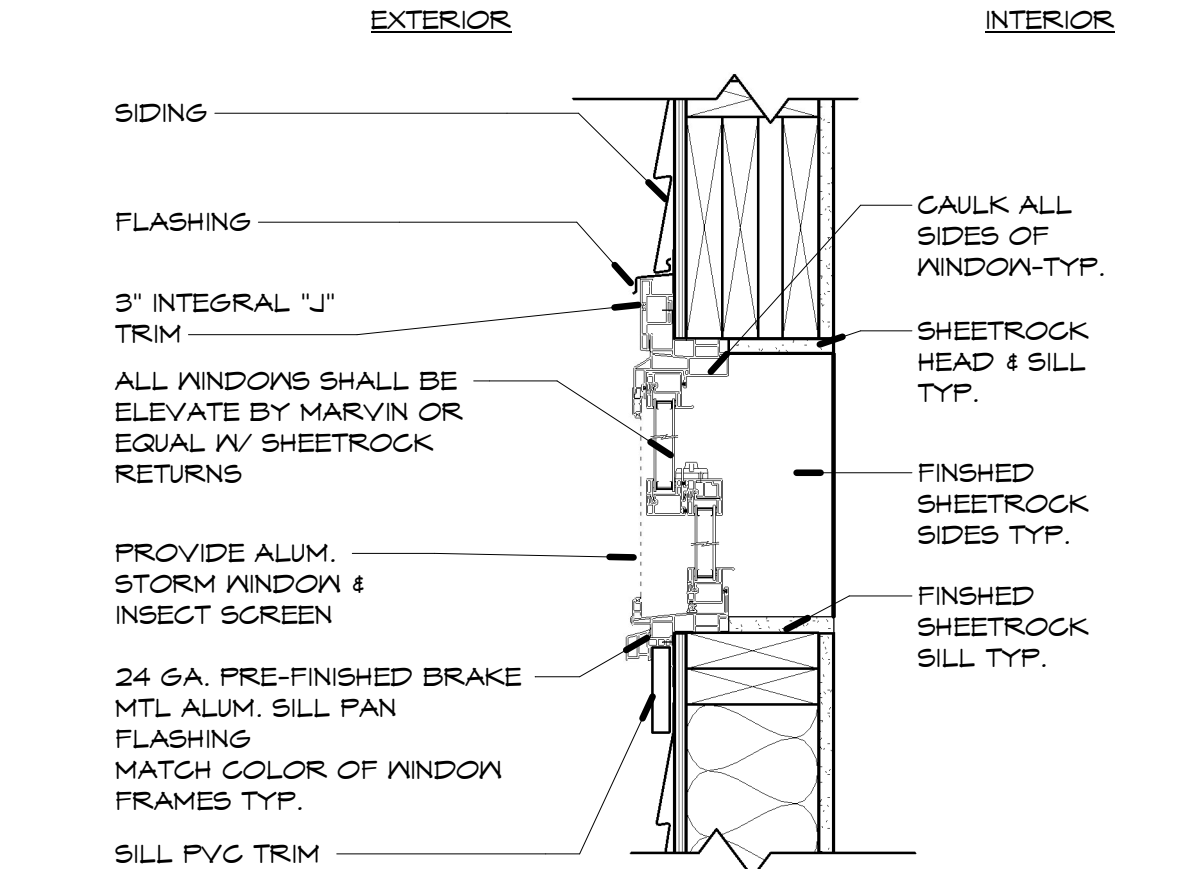
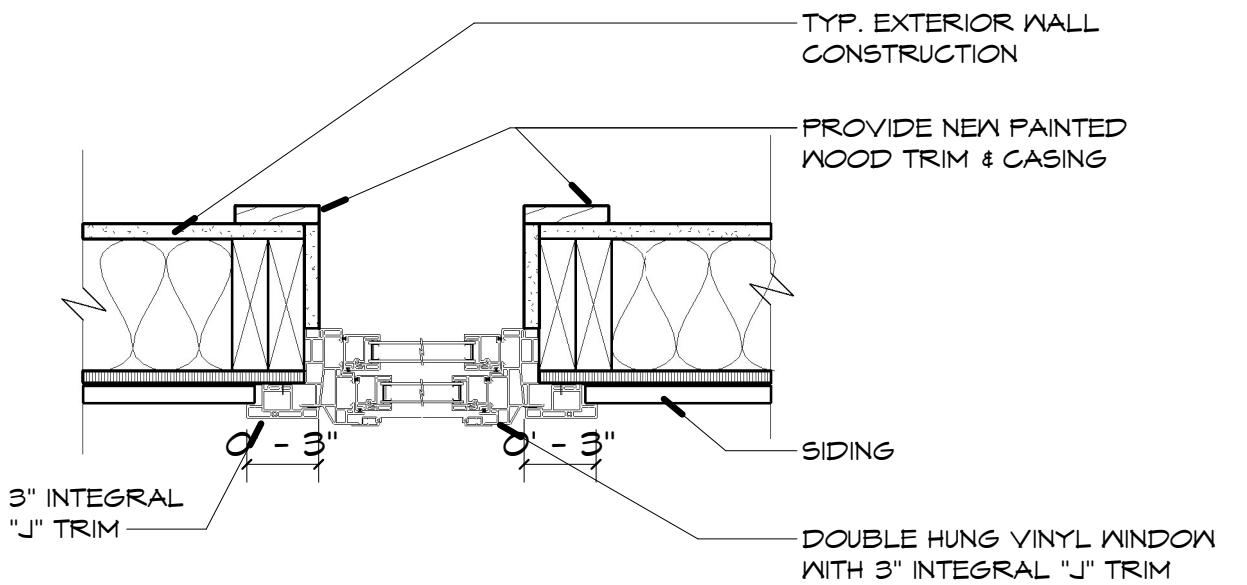




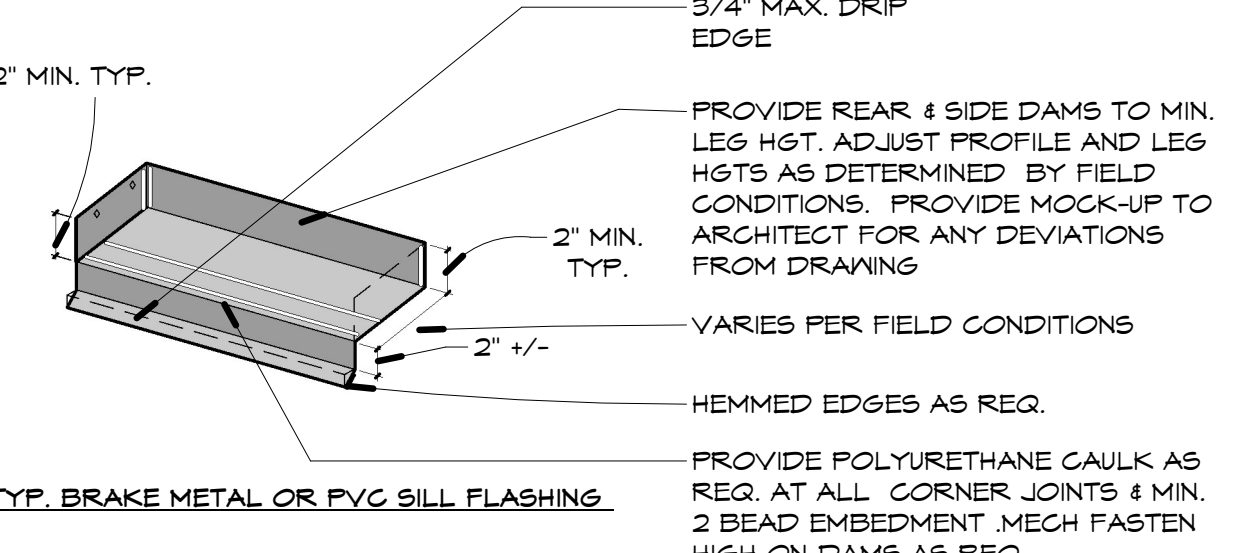
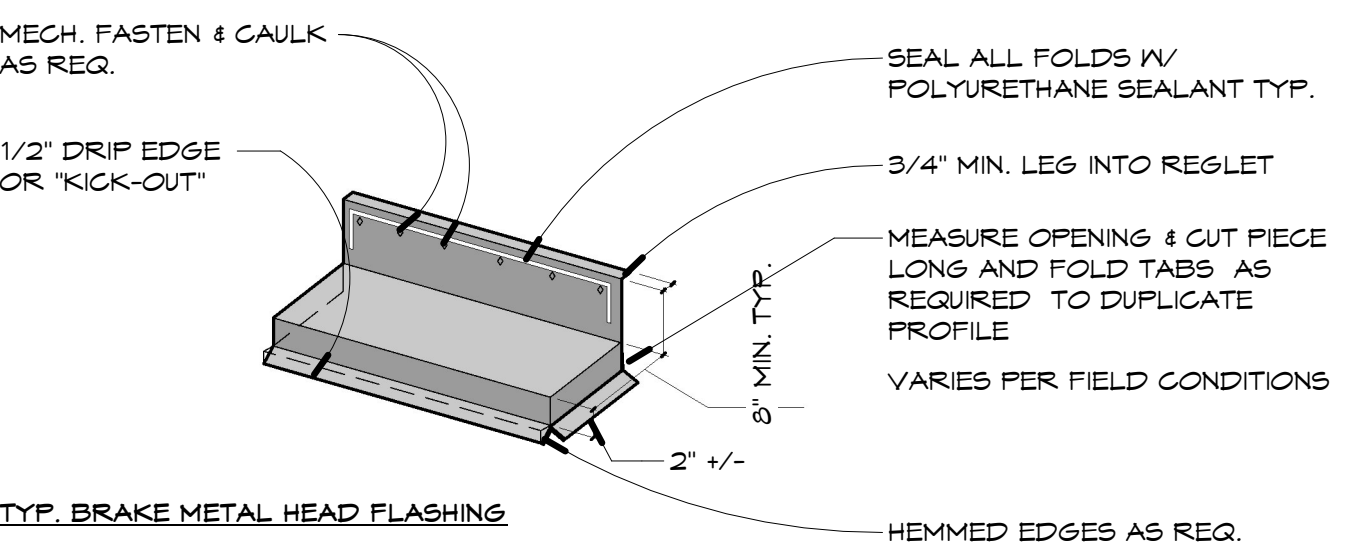
REVISION

NO	DESC	DATE
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Window Schedule					
Type Mark	WINDOW DESCRIPTION	Width	Height	Comments	Count
A	DOUBLE HUNG WINDOW W/ TRANSOM	2' - 5"	6' - 0"		6
B	DOUBLE HUNG	2' - 0"	2' - 8"		6
C	DOUBLE HUNG	2' - 4"	3' - 2"		12
D	DOUBLE HUNG	5' - 0"	5' - 0"		2
E	FIXED TRANSOM	5' - 2"	1' - 6"	2ND FLR FRONT WINDOW TRANSOM	2
F	DOUBLE HUNG	2' - 8"	5' - 0"		15
G	AWNING	1' - 11 1/2"	1' - 11 1/2"		5
H	AWNING	2' - 6"	2' - 0"		16
I	FIXED	2' - 4"	6' - 8"	FRONT DOOR	2
J	FIXED SIDELITE	2' - 4"	1' - 0"	FRONT DOOR	2
K	FIXED	1' - 4"	4' - 0"	INTERIOR WINDOW	4
L	CASEMENT	2' - 5"	4' - 0"		2



FLASHING NOTE:
PROVIDE TYP. PRE-FINISHED BRAKE MTL (AS SPECIFIED) HEAD AND SILL FLASHINGS AT ALL APPROPRIATE BUILDING ENVELOP JOINT & PENETRATION LOCATIONS TYPICAL : INCLUDING BUT, NOT LIMITED TO WINDOWS, DOORS, LOUVERS, LIGHT BLOCKS, MECH. PENETRATIONS, WALL PENETRATIONS, TRIM BANDS, HEAD CASINGS, PANEL JOINTS, ETC.



WINDOW SCHEDULE NOTES:

1. ALL NEW WINDOWS SHALL BE DOUBLE HUNG, THERMALLY BROKEN, HIGH EFFICIENCY "ELEVATE" WINDOWS BY MARVIN OR APPROVED EQUAL W/ LOW "E"/ARGON INSULATED GLAZING & ENERGY STAR CERTIFIED TO MEET PRESENT ENERGY STAR REQUIREMENTS AT THE TIME OF CONSTRUCTION. MUST SHOW PROOF OF CERTIFICATION ON WINDOW.
2. WINDOW UNIT & HARDWARE COLOR TO BE BLACK AS SUPPLIED BY THE FACTORY - VERIFY COLOR W/ OWNER
3. CONTRACTOR TO SUPPLY ALL REQUIRED MATERIALS & FASTENERS NOT ALREADY SUPPLIED BY WINDOW MANUFACTURER TO COMPLETE WINDOW REPLACEMENT INSTALLATIONS TYPICAL PER MANUFACTURE INSTALLATION GUIDELINES.
4. VERIFY ALL CONDITIONS & DIMENSIONS IN FIELD. ALL DIMENSIONS SHOWN ARE NOMINAL & APPROXIMATE V.I.F. MATCH ALL SHOWN WINDOW SIZES AND OPERATION DIRECTIONS.
5. CONTRACTOR & MANUFACTURER / SUPPLIER TO MEET OR EXCEED ALL WIND/HURRICANE ZONE & IMPACT RESISTANCE REQUIREMENTS PER APPLICABLE CODES. SELECTED WINDOWS TO BE SUBMITTED & APPROVED BY ARCHITECT & ALL AUTHORITIES HAVING JURISDICTION PRIOR TO ORDERING WINDOWS. PROVIDE ALL DOCUMENTATION AS REQUIRED TO ENSURE COMPLIANCE WITH LOCAL WIND ZONE & HURRICANE ZONE REQUIREMENTS.
6. VERIFY AND COORDINATE FRAMING OF R.O. TO WINDOW REQUIREMENTS
7. PROVIDE NEW FINGER JOINTED PINE AND POPLAR (PRE PRIMED) TRIM AROUND ALL NEW WINDOWS TYPICAL, INCLUDING BUT NOT LIMITED TO ALL: CASINGS, STOOLS, APRONS, EXTENSION JAMBS, ETC.
8. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.530 M2). EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (0.465 M2). THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 MM). THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 MM).

WINDOW NOTES:

EXTERIOR SEALANTS - ALL WINDOWS, PENETRATIONS, JOINTS, ETC. ARE TO BE SEALED AT EXTERIOR WITH CLOSED CELL BACKER ROD & INDUSTRIAL GRADE 50-YEAR EXTERIOR SILICONE/ POLYURETHANE SEALANT SYSTEMS BY PEGORA CORPORATION OR AN APPROVED EQUAL. PROVIDE ALL PRIMERS AND 2-PART SYSTEMS AS REQUIRED FOR MATERIALS BEING SEALED OR JOINED. FOLLOW ALL MANUFACTURER RECOMMENDATIONS FOR INSTALLATION AND SELECTIONS. PROVIDE CUSTOM SEALANT COLORS AS REQUIRED TO COLOR MATCH COLOR OF ADJACENT MATERIALS. COLORS & SEALANT SYSTEM TYPE TO BE APPROVED BY ARCHITECT. SEE SPECIFICATION FOR MORE INFO. ALL AIR GAPS AROUND WINDOWS & DOORS, PENETRATIONS, PENETRATIONS, ETC., ARE TO BE SEALED WITH SPRAYED LOW EXPANSION WINDOW / DOOR EXPANDING FOAM INSULATION SEALANT.

INTERIOR PATCHING & FINISHING - PATCH, PAINT, CAULK, & SEAL, AROUND ALL INTERIOR WINDOW UNITS. PROVIDE FOR THE PATCH & REPAIR OF ALL DISTURBED SURROUNDING MATERIALS TYPICAL TO RESTORE OR COMPLETE THE INSTALLATIONS IN ORDER TO ACHIEVE A "NEW" QUALITY CONDITION SUBJECT TO REVIEW BY ARCHITECT AND FUNDING SOURCES

WINDOW FLASHINGS - PROVIDE FOR ALL CONTINUOUS BRAKE METAL ALUMINUM HEAD & SILL PAN FLASHINGS @ ALL WINDOW OPENINGS TYPICAL. BRAKE METAL ALUMINUM TO BE 24 GA. MINIMUM AND IS TO BE PRE-FINISHED (COLORS TO BE APPROVED BY ARCHITECT). CONTRACTOR TO PROVIDE SIDE AND BACK DAMS, REGLETS, & HEMMED EDGES ON/FOR ALL BRAKE METAL FLASHINGS. PRE-FORMED PVC FLASHING SYSTEMS MAY BE CONSIDERED AS ALTERNATES FOR APPROVAL ONLY WHERE CONCEALED. CONTRACTOR TO PROVIDE ALL ALUM. PRE-FINISHED FILLER PANELS & FLASHINGS NOT SUPPLIED BY WINDOW MANUF. OR AS REQUIRED FOR COMPLETE WINDOW REPLACEMENT INSTALLATIONS. PROVIDE FOR ALL REQUIRED FLEXIBLE FLASHINGS AND BUTYL TAPE AS REQUIRED FOR PROPER FLASHING AND COUNTER FLASHING. PROVIDE FOR ALL SILICON/POLYURETHANE COMMERCIAL/INDUSTRIAL SEALANTS BY PEGORA OR APPROVED EQUAL W/ 50YR WARRANTY ALL HEAD FLASHING, SIDE FLASHINGS, & SILL PAN FLASHINGS AT ALL NEW WINDOW & DOOR LOCATIONS AS REQUIRED BY CONTRACT DOCUMENTS AND MANUFACTURE INSTALLATION GUIDELINES AND RECOMMENDATIONS.

EXTERIOR FINISHING - PATCH, CAULK, & SEAL AROUND ALL EXTERIOR WINDOW UNITS USING MATERIALS & METHODS TO MATCH EXISTING AND NEW FINISHES. SEE EXTERIOR ELEVATIONS FOR MORE INFORMATION.

FOLLOW ALL MANUFACTURER INSTALLATION GUIDELINES, REQUIREMENTS, AND RECOMMENDATIONS FOR ALL BUILDING COMPONENTS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED ACCESSORIES, SPECIFIC METHODS, AND COMPONENTS AS NEEDED TO PROVIDE A COMPLETE COMPONENT REPLACEMENT / INSTALLATION PER MANUFACTURER GUIDELINES AND PER CODE REQUIREMENTS. SUBMIT DETAILED SHOP DWGS AND MANUFACTURER INSTALLATION INSTRUCTIONS FOR APPROVAL BY ARCHITECT PRIOR TO ORDERING OR INSTALLING WINDOWS. PROVIDE WRITTEN MANUFACTURER CERTIFICATION AND APPROVAL FOR INSTALLATION AS PART OF REQUIRED WARRANTY. SEE SPECIFICATIONS FOR MORE DETAILS.

BLOCKING - PROVIDE BLOCKING AROUND ALL ROUGH OPENINGS AS NEEDED FOR SECURE ATTACHMENTS OF WINDOW ASSEMBLIES. PROVIDE ALL MATCHING MANUFACTURER OR RECOMMENDED EQUIVALENT ACCESSORY INSTALLATION COMPONENTS INCLUDING, BUT NOT LIMITED TO ATTACHMENT CLIPS, FASTENERS, SEALANTS, FLASHINGS, ETC. VERIFY ALL CONDITIONS IN THE FIELD AND PROVIDE MOCK-UP ASSEMBLY AND SHOP DWGS. FOR ARCHITECT APPROVAL PRIOR TO COMMENCING WITH ANY WORK.

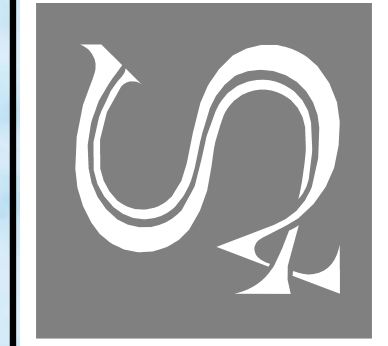
1 TYP. HEAD & SILL FLASHING DETAILS
1/2" = 1'-0"

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PERSPECTIVE VIEW-1

DATE ISSUED: 5-18-21	SCALE:
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A-603

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PERSPECTIVE VIEW-2

A-604

DATE ISSUED:
5-18-21

SCALE: