

**CITY OF STAMFORD
ZONING BOARD OF APPEALS**

Stamford Government Center
888 Washington Blvd.
P.O. Box 10152
Stamford, CT 06904-2152

Telephone 203.977.4160 - Fax 203.977.4100 - E-mail mjudge@stamfordct.gov

PLEASE PRINT ALL INFORMATION IN INK

1. I/we hereby apply to the Zoning Board of Appeals for:

- Variance(s)
- Special Permit
- Appeal from Decision of Zoning Enforcement Officer
- Extension of Time
- Gasoline Station Site Approval
- Motor Vehicle Approval:

New Car Dealer () Used Car Dealer () General Repairer () Limited Repairer ()

2. Address of affected premises:

310 OAKLAWN AVENUE, STAMFORD, 06905
street zip code

Property is located on the north () south () east west () side of the street.

Block: 324 Zone: R10 Sewered Property yes () no

Is the structure 50 years or older yes () No

Corner Lots Only: Intersecting Street: STANWICK PL
Within 500 feet of another municipality: No Yes () Town of _____

3. Owner of Property: RAJIV BHATI

Address of Owner: 310 OAKLAWN AVE. STAMFORD CT Zip 06905

Applicant Name: RAJIV BHATI

Address of Applicant 310 OAKLAWN AVE. STAMFORD CT Zip 06905

Agent Name: _____

Address of Agent: _____ Zip _____

EMAIL ADDRESS: RAJIV BHATI12@GMAIL.COM
(Must be provided to receive comments from letters of referral)

Telephone # of Agent _____ Telephone # of Owner 475 2898504

(CONTACT IS MADE WITH AGENT, IF ONE)

4. List all structures and uses presently existing on the affected property:

One single family home and one shed

5. Describe in detail the proposed use and give pertinent linear and area dimensions:

The applicant proposed to construct an addition of deck as depicted on the plans submitted herewith. That deck will accommodate workable & towalk by space.

VARIANCES (complete this section for variance requests only) See a Zoning Enforcement Officer for help in completing this section

Variance(s) of the following section(s) of the Zoning Regulations is requested (provide detail of what is sought per the applicable section(s) of the Zoning Regulations):

To allow a side yard set back of 4.4 ft in lieu of the required 10 ft set back in R10 zone for the proposed second level deck.

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Variances of the Zoning Regulations **may** be granted where there is unusual hardship in the way of carrying out the strict letter of the Regulations solely with respect to a parcel of land where conditions especially affect such parcel but do not affect generally the district in which it is situated. In your own words:

A. Describe the unusual hardship in being unable to carry out the strict letter of the Zoning Regulations:

The original home on the premises was build in 1965
close to its sidelines on a corner lot which leads
to the minimal variance requested

B. Explain why the variance(s) is/are the minimum necessary to afford relief:

The variance will allow us to build smallest workable
& to walk by deck of 35x6 ft at the only possible
place, where it is less exposed to street traffic &
general public

C. Explain why granting of the variance(s) would not be injurious to the neighborhood.

The granting of the variance will ~~be~~ not be harmful to
the neighbourhood. The adjacent propert is the only
property having limited exposure of deck

SPECIAL PERMIT

(Complete this section **only** for special exceptions)

SPECIAL EXCEPTION is requested as authorized by Section(s) _____ of the Zoning Regulations.

Provide details of what is being sought:

MOTOR VEHICLE APPLICATIONS

(Complete this section only for Motor Vehicle/Service Dealers Applications) Provide details of what is being sought.

SIGNATURE REQUIRED FOR ALL APPLICATONS

Bhati

Signature of : () Agent () Applicant Owner

Date Filed: 4/6/2023

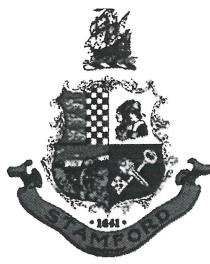
Zoning Enforcement Officer Comments:

DECISION OF THE ZONING ENFORCEMENT OFFICER

(Complete this section **only** for appeals of zoning enforcement officer decision

DECISION OF THE ZONING ENFORCEMENT OFFICER dated _____ is appealed because:

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**CITY OF STAMFORD
ZONING BOARD OF APPEALS**

APPLICATION PACKET

Board Members
Joseph Pigott, Chair
John A. Sedlak
Claire Friedlander
Lauren Jacobson

Alternate
Ernest Matarasso
Matthew Tripolitsiotis
Jeremiah Hourihan

Land Use Administrative Assistant
Mary Judge

ALL APPLICANTS MUST MAKE AN APPOINTMENT WITH THE ZONING ENFORCEMENT OFFICE FOR PLAN REVIEW OF ZBA APPLICATIONS AT LEAST ONE WEEK PRIOR TO THE APPLICATION DEADLINE.

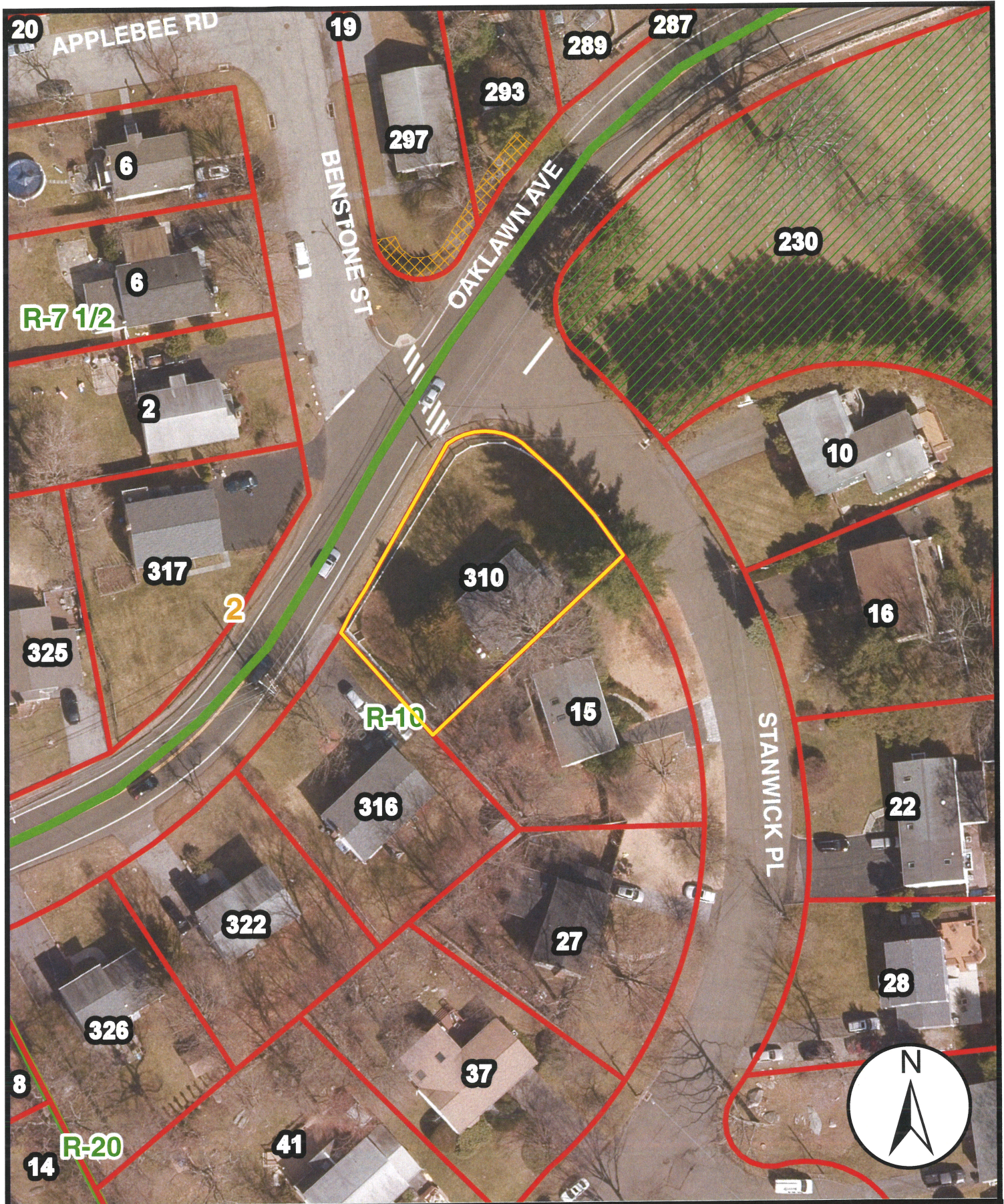
Zoning Enforcement: Frank Corti Date: 4/21/23

Is the project situated in the coastal boundary? Yes () No ()

Is the project exempt from the coastal regulation?
Yes () Exemption # _____ No () N/A ()

Environmental Protection: _____ Date: _____

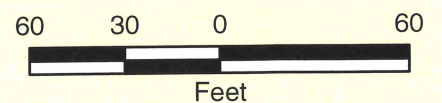
CAM Review by: _____ ZBA



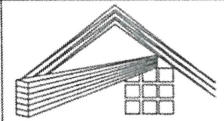
ZBA Application #016-23
 310 Oaklawn Avenue

Date: 5/3/2023

1 inch = 58 feet



#016-23

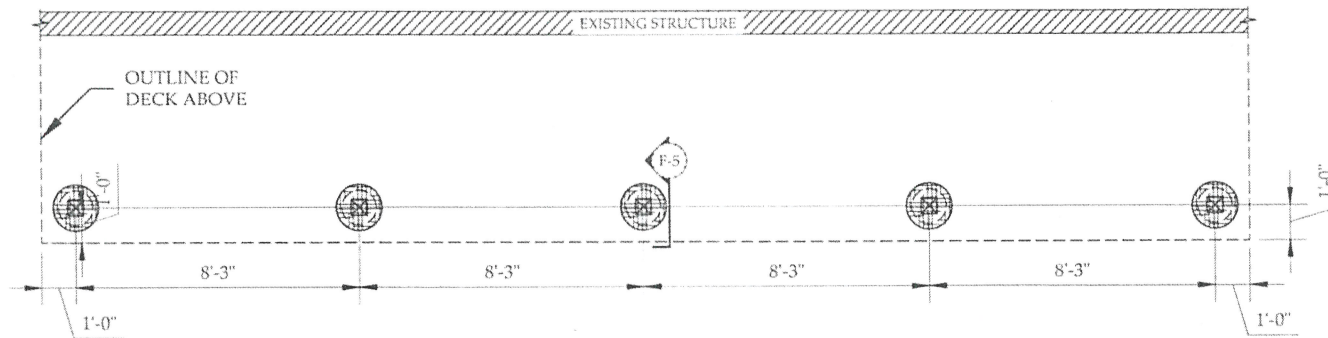


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 DECK



FOUNDATION PLAN

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



NOTES:

- VERIFY FOOTING DEPTH MEETS or EXCEEDS LOCAL CODES FOR FROST. ENGINEER CALCULATES MINIMUM DEPTH = 36"
- VERIFY MINIMUM SOIL BEARING \geq 1500 PSF
- ALL FOOTINGS SHALL BE NEW CONSTRUCTION (UNO).
- STAIRS OPTIONAL. STAIRS SHALL HAVE A CLEAR AREA LANDING AT BOTTOM AS WIDE AS THE STAIR & 36" MIN. IN DIRECTION OF TRAVEL.

CODES, DESIGN LOADS, BASIC WIND, AND SNOW LOAD:

CT: 2015 INTERNATIONAL RESIDENTIAL CODE w/ CONNECTICUT AMENDMENTS.
 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE 7-10 (UNLESS ASCE 7-05 or 7-16 SPECIFIED PER CODE).

LIVE LOAD:	40 PSF
DEAD LOAD:	10 PSF
DL+LL:	50 PSF
BASIC WIND SPEED:	120 MPH
SNOW LOAD (g):	UP TO 40 PSF

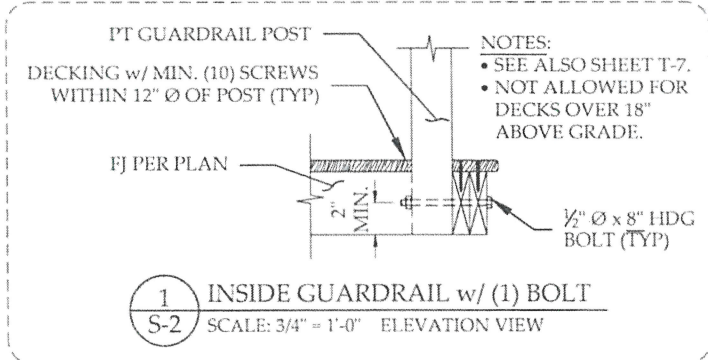
Rajiv Bhati
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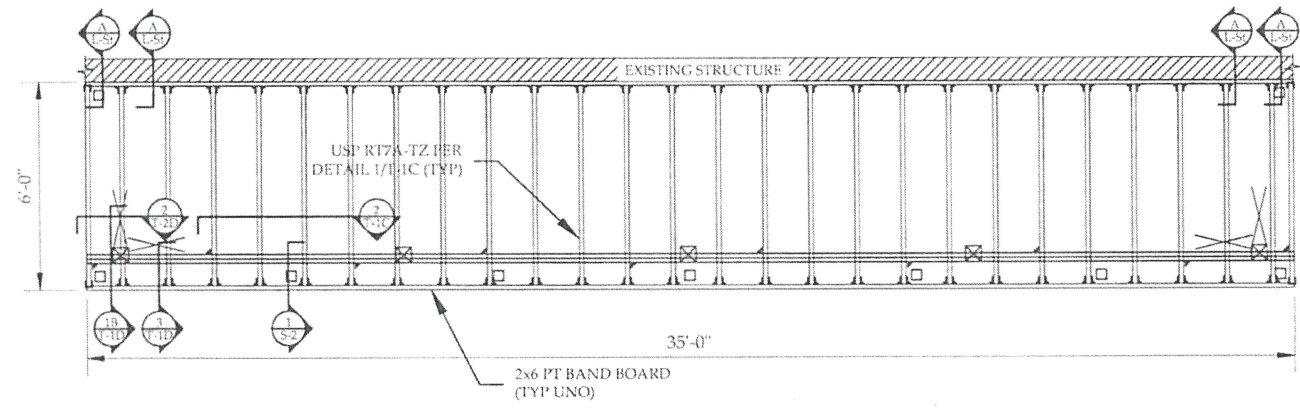


1 INSIDE GUARDRAIL w/ (1) BOLT
S-2 SCALE: 3/4" = 1'-0" ELEVATION VIEW

FRAMING INFO:
POSTS ARE TO BE: 6x6 PT

FLOOR JOISTS TO BE: 2x6 PT @ 16" O.C.
LEDGER TO BE: 2x6 PT LEDGER
BEAMS TO BE: (2) 2x8 PT DROPPED GIRDER (TYP UNO)

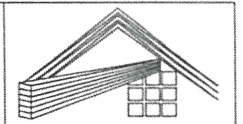
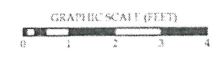
FLOOR JOIST HANGERS TO BE:
@ RIM JOISTS:
USP JL261F-TZ INVERTED FLANGE (TYP UNO)
@ ALL OTHER JOISTS
USP JL26-TZ HANGER (TYP UNO)



FRAMING PLAN
SCALE: 3/16" = 1'-0"

NOTES:

- FRAMING MATERIAL (UNO): PT SYP #2
- GRADE to TOP OF DECKING MAX. DECK HEIGHT: 9'-0"
- IT IS ACCEPTABLE TO USE LUMBER LARGER THAN SPECIFICATION.
- POSITION ALL GIRDER SPLICES OVER 6x6 POST. ALL POSTS SHALL BE CONTINUOUS U.N.O.
- IF USING COMPOSITE DECK MATERIALS, SEE SHEET N-2 FOR SPACING ADJUSTMENTS.
- GUARDRAILS REQUIRED FOR DECKS ≥30" ABOVE GRADE.
- ACCEPTABLE TO MAKE OUTER BAND BOARD FLUSH w/ TOP OF DECKING, PER HOMEOWNER REQUEST.
- NOT SHOWN - AESTHETIC FASCIA FINISH OPTIONAL & PER HOMEOWNER ORDER.
- NO DEVIATIONS FROM THESE "SER" SEALED PLANS WITHOUT PRIOR WRITTEN APPROVAL.
- ONLY THE MOST RECENT SEALED PLANS ARE VALID; GC SHALL FOLLOW REVISION SPECIFICATION.



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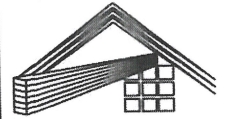
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Stamford, CT 06905

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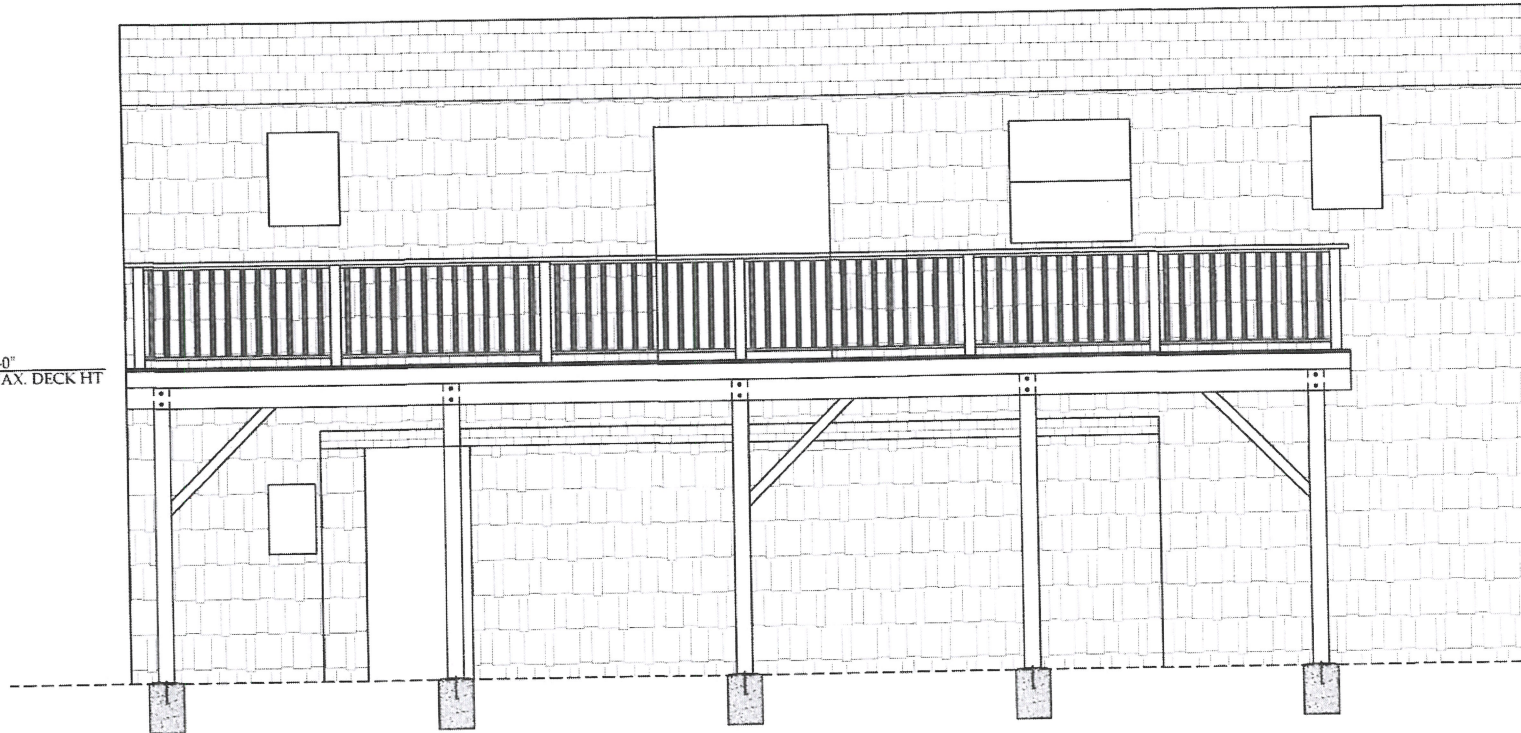
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9'-0"
MAX. DECK HT

FRONT DECK SKETCH
SCALE: 3/16" = 1'-0" ELEVATION VIEW

NOTES:

- ELEVATIONS ARE ILLUSTRATIONS BASED ON DATA PROVIDED. INSTALLER SHALL VERIFY ACTUAL SITE CONDITIONS.
- RAILINGS & PICKETS DESIGN MAY VARY PER HOMEOWNER REQUEST. REFER TO DETAIL SHEETS FOR ALLOWABLE DESIGNS.





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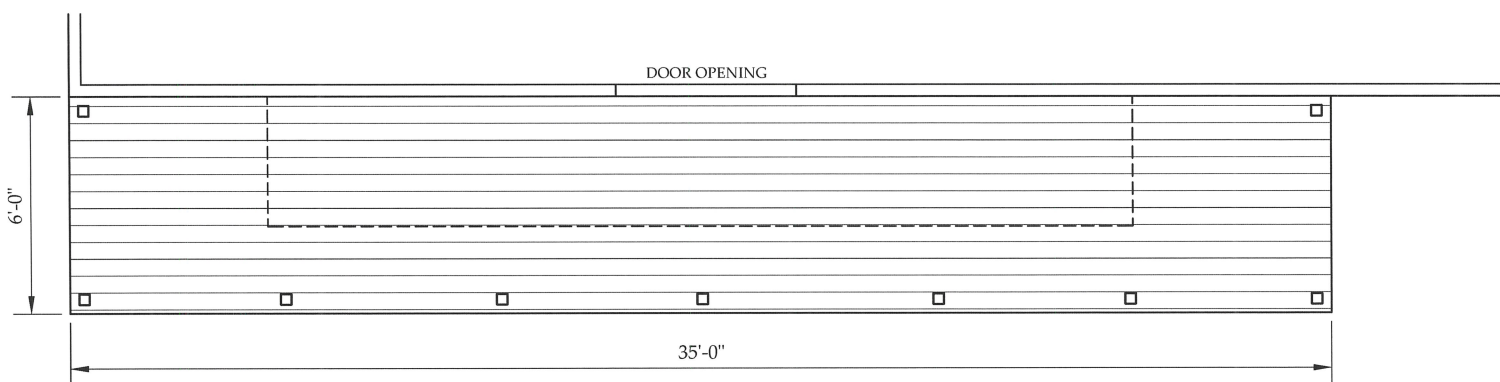
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TOP DECK SKETCH
 SCALE: 3/16" = 1'-0" ELEVATION VIEW

NOTES:

- RAILINGS & PICKETS DESIGN MAY VARY PER HOMEOWNER REQUEST. REFER TO DETAIL SHEETS FOR ALLOWABLE DESIGNS.


22-D-090



DESIGN LOADS:

1. BUILDING CODES
 - 1.1 CT: 2015 INTERNATIONAL RESIDENTIAL CODE w/ CONNECTICUT AMENDMENTS.
 - 1.2 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE 7-10 (UNLESS ASCE 7-05 or 7-16 SPECIFIED PER CODE).
2. DESIGN CRITERIA
 - 2.1 UNLESS OTHERWISE NOTED ON SHEET S-2 (aka LARGE LOADS on FRAMING PLAN), NO HOT TUBS, SPAS, SAUNAS, BRICK/MASONRY FIRE PLACES, BARBECUE PITS, ETC., ARE TO BE SUPPORTED ON THE DECK STRUCTURE.
 - 2.2 LIVE LOAD: 40 PSF
 - 2.3 DEAD LOAD: 10 PSF
 - 2.4 DL+LL: 50 PSF
 - 2.5 BASIC WIND SPEED: 120 MPH
 - 2.6 SNOW LOAD (g): UP TO 40 PSF
 - 2.7 EXPOSURE C
 - 2.8 WIND IMP. FACTOR 0.87 (ASCE 7-05)
 - RISK CATEGORY I (ASCE 7-10)
 - 2.7 CHECKED LOAD FOR COMBINATIONS: DL + WL (75%)
 - 2.8 CHECKED LOAD FOR COMBINATIONS: DL - WL (UPLIFT)
3. DESIGN NOTES
 - 3.1 WHERE THE SNOW LOAD (g), DETERMINED BY LOCAL ENFORCEMENT AGENCY, EXCEEDS 40 PSF, DECK HAS BEEN DESIGNED TO ACCOUNT FOR INCREASED LOADS.

TERMINOLOGY

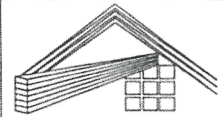
GIRDER	aka BEAM	Ø	DIAMETER
BAND BOARD	aka RIM JOIST or SKIRT BOARD or RIM PLATE	.	"#" DETAIL NUMBER "s" SHEET NUMBER
RIM JOIST	OUTER-MOST JOIST or JOIST w/ RIM TRACK		CROSS BRACING

ABBREVIATIONS

APPROX.	APPROXIMATELY
EQUIV.	EQUIVALENT
FJ	FLOOR JOIST
FTG	FOOTING
GALV.	GALVANIZED
H.D.	HOT DIPPED
HDG	HOT DIPPED GALVANIZED
OPT.	OPTIONAL
PT	PRESSURE TREATED
R.S	RING SHANK
SIM.	SIMILAR
S.S.	STAINLESS STEEL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD

GENERAL NOTES:

1. IMPORTANT: CONTRACTOR IS TO READ ALL NOTES AND REVIEW ALL DETAILS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR VERIFYING LOCAL FROST DEPTH AND VERIFYING THAT THE FOOTING DEPTH NOTED ON THE DRAWINGS ARE ADEQUATE. IF LOCAL FROST DEPTH IS MORE SHALLOW THAN WHAT IS SPECIFIED ON THE DRAWINGS, CONTRACTOR TO GO BY DEPTH ON DRAWINGS.
2. THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS ON THESE DRAWINGS IS THE STRUCTURAL ENGINEER OF RECORD ("SER") FOR THIS PROJECT. NO OTHER PARTY MAY REVISE, ALTER, OR DELETE ANY STRUCTURAL ASPECTS OF THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN PERMISSION OF DANIEL C. SMITH PE CONSULTING ENGINEER AND THE "SER".
3. "SER" IS NOT RESPONSIBLE FOR CONSTRUCTION SEQUENCES, METHODS, OR TECHNIQUES IN CONNECTION WITH THE CONSTRUCTION OF THIS STRUCTURE. "SER" WILL NOT BE HELD RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CONFORM TO THE CONTRACT DOCUMENTS, SHOULD ANY NON-CONFORMITIES OCCUR.
4. VERIFICATION OF ASSUMED FIELD CONDITIONS IS NOT THE RESPONSIBILITY OF "SER". CONTRACTOR SHALL VERIFY THE FIELD CONDITIONS FOR ACCURACY BEFORE CONSTRUCTION BEGINS.
5. THIS STRUCTURE AND ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE INTERNATIONAL RESIDENTIAL CODE AND ANY LOCAL LAWS WHERE THE STRUCTURE IS TO BE CONSTRUCTED.
6. NO DECK ATTACHMENT ALLOWED TO HOUSE BAND ON SECOND FLOOR, or HIGHER, THAT IS ON A CANTILEVERED OVERHANG.
7. INSTALL EITHER GALVANIZED OR VINYL FLASHING BETWEEN THE DECK AND HOUSE PER CODE REQUIREMENTS.
8. STAIRWAYS SHALL HAVE A NEW OR EXISTING LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP OF EXTERIOR STAIRS. LIGHT SHALL OPERATE EITHER WITH CONTINUOUS ILLUMINATION, BY AUTOMATIC CONTROL (E.G., MOTION DETECTION), OR WITH A SWITCH INSIDE THE DWELLING. [2012 IRC R303.7 or EQUIVALENT CODE PER STATE]
9. ALL SECTIONS AND DETAILS ARE TYPICAL AT SIMILAR LOCATIONS AND WHERE APPLICABLE. DETAILS APPLY ONLY TO EXACT CONDITIONS SHOWN. DETAILS ARE NOT TO BE MODIFIED FOR SIMILAR CONDITIONS, EXCEPT DETAILS MAY BE MIRRORED TO MATCH FIELD CONDITIONS.
10. DANIEL C. SMITH PE CONSULTING ENGINEER AND THE "SER" ASSUME NO LIABILITY FOR DETAILS ADAPTED TO SIMILAR CONDITIONS.
11. DANIEL C. SMITH PE CONSULTING ENGINEER AND THE "SER" ASSUME NO LIABILITY FOR WATER TIGHT INTEGRITY. CONTRACTOR SHALL PROVIDE FLASHING TO ADJACENT STRUCTURES PER ACCEPTED PRACTICE AND METHODS.
12. OWNER/CONTRACTOR TO CONFIRM DECK DESIGN DOES NOT INTERFERE WITH EGRESS PATHWAYS, ELECTRICAL CLEARANCES, WINDOW GLAZING, ETC. or SHALL MAKE MODIFICATIONS TO EXISTING STRUCTURES AS APPROPRIATE TO MEET LOCAL CODE.
13. THESE PLANS ARE VALID FOR PERMITTING WITHIN 12 MONTHS OF THE SEAL DATE.



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FOOTINGS & CONCRETE

1. WARNING: IDENTIFY UNDERGROUND UTILITIES BEFORE DIGGING. OWNER/CONTRACTOR TO VERIFY EXISTING CONDITIONS AND NOTIFY ENGINEER IF DIFFERENT.
2. FOOTINGS SHALL BE PLACED ON FIRM NATURAL OR COMPACTED FILL. FOOTINGS MUST BE SET ON NON-FROST SUSCEPTIBLE SOILS. THE FOUNDATION IS BASED UPON AN ASSUMED NET SOIL BEARING CAPACITY OF 1500 PSF.
3. FOOTING DEPTH SHALL BE AS SPECIFIED ON FOOTING DETAIL/S.
4. NO CONCRETE SHALL BE POURED ON TOP OF or NEXT TO ANY SUB-GRADE CONTAINING WATER, ICE, FROST, OR LOOSE MATERIAL.
5. CONCRETE SHALL HAVE NORMAL WEIGHT AGGREGATE AND A MINIMUM COMPRESSIVE STRENGTH (F'C) AT 28 DAYS OF 3000 PSI.
6. CONCRETE TO CURE (3) DAYS MINIMUM PRIOR TO BEGINNING CONSTRUCTION OF DECK.

STAIR TREAD MATERIAL

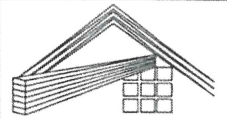
1. STAIR STRINGERS SPACED >12" O.C. SHALL ALWAYS USE DIMENSIONAL LUMBER FOR TREADS.
2. IF COMPOSITE TREADS ARE TO BE INSTALLED, NOW or IN THE FUTURE, THEN STRINGERS SHALL BE 12" O.C. MAXIMUM (UNO BY COMPOSITE MANUFACTURER). STAIR FRAMING MAY REQUIRE MODIFICATION IF CHANGING FROM DIMENSIONAL LUMBER TO COMPOSITE TREAD MATERIAL.

WOOD FRAMING

1. SOLID SAWN WOOD FRAMING SHALL CONFORM TO THE SPECIFICATIONS AS LISTED IN THE NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" LATEST EDITION (NDS). THE FRAMING SHALL BE OF THE SPECIES AND GRADE AS SPECIFIED.
2. ALL LUMBER SHALL BE "PRESSURE" OR "PLUS PRESSURE" TREATED LUMBER OR EQUIVALENT.
3. PRESERVATIVE RETENTION OF ALL FRAMING MEMBERS SHALL BE AS LISTED BELOW:
 - 3.1 ABOVE GROUND: 25 LBS/CU. FT
 - 3.2 GROUND CONTACT: 40 LBS/CU. FT
4. GIRDETS or OTHER FRAMING CONTAINING MULTIPLE PLYS OF LUMBER SHALL HAVE EACH PLY ATTACHED TO THE ADJACENT PLY w/ (3) GRIP-RITE #9 x 3" HDG NAILS @ 12" O.C.
5. UNTREATED POST, PRIMED & PAINTED w/ COAL TAR EPOXY FOR CONTACT WITH GROUND MAY BE SUBSTITUTED FOR PRESSURE TREATED POST.
6. SOME REGIONS REQUIRE A FIRE TREATED LEDGER BOARD FOR ATTACHED DECK. GC TO CHECK LOCAL REGULATIONS.
7. APPLY IN-FIELD PRESERVATIVE TREATMENT TO CUT ENDS OF ALL PRESSURE TREATED LUMBER.

COMPOSITE DECKING (TREX, CHOICEDEK or SIMILAR):

1. READ AND FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS. REDUCE JOIST SPACING AS/IF REQUIRED.
2. COMPOSITE DECKING CANNOT BE USED FOR STRUCTURAL APPLICATIONS. USE SPECIFIED STRUCTURAL MATERIAL FOR FRAMING AND JOISTS. INSTALL JOIST LUMBER PER MANUFACTURER'S SPACING RECOMMENDATIONS.
3. PROVIDE GAP BETWEEN COMPOSITE DECKING BOARDS AS SPECIFIED BY MANUFACTURER FOR AIRFLOW.
4. USE #7 x 2 1/4" S.S. TRIM HEAD or #8 x 2 1/2" PRIMEGUARD TEN® SCREWS, or SCREWS AS SPECIFIED BY COMPOSITE MANUFACTURER TO FASTEN ONLY DECK BOARDS.
5. FOR FACE ATTACHMENT, FASTEN DECK BOARDS w/ (2) FASTENERS PER JOIST. ALIGN BUTT ENDS OVER MIDDLE OF JOIST AND PRE-DRILL ANGLED HOLE INTO JOIST. ALTERNATIVELY, SISTER 2x4 NAILER BOARD TO JOIST UNDER BUTT JOINT w/ (2) GRIP-RITE #9 x 3" HDG NAILS AND INSTALL DECK BOARD FASTENERS @ 90° ANGLE INTO 2x4 NAILER.
6. FOR CONCEALED ATTACHMENT, VERIFY METHOD APPROVED FOR PROJECT APPLICATION (e.g., SEISMIC LOCATION). USE NUMBER AND LOCATION OF START CLIPS AND CONNECTOR CLIPS AS SPECIFIED BY MANUFACTURER.
7. STAIRS TREADS CONSTRUCTED OF COMPOSITE MATERIALS REQUIRE STRINGERS SPACED 12" O.C. MAXIMUM (UNO BY MANUFACTURER). STRINGERS SHALL BE 9" O.C. WHEN USING TREX BRASILLA, CONTOURS, AND ESCAPES DECKING (UNO BY MANUFACTURER).
8. ATTACHMENT OF COMPOSITE POSTS AND RAILINGS VARY WITH STYLE AND MANUFACTURER. FOLLOW MANUFACTURER INSTRUCTIONS CAREFULLY.



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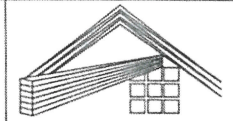


FASTENER NOTES

1. ALL CONNECTORS SHALL BE APPROVED FOR USE WITH ACQ (or EQUIVALENT) PRESSURE TREATED LUMBER.
2. BOLTS, NUTS & WASHERS SHALL BE HOT DIPPED GALVANIZED PER ASTM A153 CLASS D. INSTALL BOLTS 2" MINIMUM FROM END. BOLT HOLES SHALL BE 1/16" MAXIMUM LARGER THAN BOLT DIAMETER.
3. LAG SCREWS SHALL BE HOT DIPPED GALVANIZED, AND CONFORM TO ANSI/ASME STANDARD B18.2.1-1981. HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 70% OF THE SHANK DIAMETER, AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION. DO NOT INSTALL THREADED PORTION OF SCREW BY DRIVING WITH A HAMMER.
4. ALL NAILS AND SCREWS IN CORROSIVE ENVIRONMENTS (e.g., WITHIN 2 MILES OF SALT WATER) SHALL BE STAINLESS STEEL. SEE SUBSTITUTION SCHEDULE.
5. ALL NAILS SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153 (UNO). HANGER NAILS SHALL PENETRATE WOOD 1 1/2" MINIMUM.
6. ALL SCREWS SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153 (UNO).
7. LAG SCREWS (e.g., LedgerLOK®) ARE NOT ALLOWABLE SUBSTITUTIONS FOR BOLTS PER CODE (TYP).

CORROSIVE ENVIRONMENT FASTENERS	
IN CORROSIVE AREAS, USE THE FOLLOWING SUBSTITUTION FOR FASTENER INDICATED IN DETAILS.	
DETAIL SPECIFIES ~	SUBSTITUTE ~
GRIP-RITE #9 x 1 1/2" HDG NAILS	GRIP-RITE #13 x 2" S. S. NAILS
GRIP-RITE #9 x 3" HDG NAILS	GRIP-RITE #13 x 2" S. S. NAILS
GRIP-RITE #9 x 3 3/4" HDG NAILS	GRIP-RITE #8 x 3 1/2" S. S. NAILS
GRIP-RITE #10 x 4" HDG SCREWS	GRIP-RITE #10 x 3" S. S. SCREWS

CONNECTORS & EQUIVALENTS (USE SIZE SPECIFIED IN PLANS or LARGER)			
SYMBOL	PURPOSE	USP#	SIMPSON SUBSTITUTION
	STRAP to secure GIRDER/FJ to FOOTING	ST1-TZ	MAB15Z
	4x4 POST BASE	PA44E-TZ, PAU44-TZ	ABA44Z, AB44Z
	4x6 POST BASE	PA46E-TZ, PAU46-TZ	ABA46Z, ABU46Z
	6x6 POST BASE	PA66E-TZ, PAU66-TZ	ABA66Z, ABU66Z
	POST CAP for FLUSH GIRDER	PB44-6TZ, PB66-6TZ	LPC4Z, LPC6Z
	RAFTER TIE used to secure FJ to GIRDER	RT7A-TZ	H2.5AZ
	1-PLY HANGER	JUS26-TZ, JUS28-TZ, JUS210-TZ	LUS26Z, LUS28Z, LUS210Z
	2-PLY HANGER	JUS26-2TZ, JUS28-2TZ, JUS210-2TZSC	LUS26-2Z, LUS28-2Z, LUS210-2Z
	1-PLY INVERTED FLANGE HANGER	JL26IF-TZ, JL210IF-TZ	LUC26Z, LUC210Z
	2-PLY INVERTED FLANGE HANGER	(2) JL26IF-TZ, (2) JL210IF-TZ	HUC28-2Z, HUC210-2Z
	1-PLY ADJUSTABLE SKEWED JST HANGER	LSSH15-TZ	LSU26Z
	ADJUSTABLE L-ANGLE	MP5-TZ, MP7-TZ, MP9-TZ	LS50Z, LS70Z, LS90Z
	ADJUSTABLE STAIR STRINGER HANGER	CSH-TZ	LSCZ
	FRAMING ANGLE for BLOCKING REINFORCEMENT	A3-TZ	GA2
	DECK TIE BACK w/ THREADED ROD & (8) SCREWS	DTB-TZ	DTT2Z
	TENSION TIE for LEDGER REINFORCEMENT	LTS19-TZ	LTT19HDG



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2021 CANCELLED WITH EFFECTIVE DATE 06/01/2022

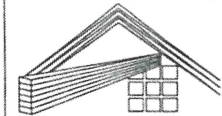
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PT POST PER PLAN

OPTIONAL: USE 6" LONG x 12" Ø SONATUBE TO FORM CONCRETE ABOVE GRADE.

USP STANDOFF POST BASE AS SPECIFIED or EQUIVALENT FOR
 POST SIZE: 4x4 PA44E-TZ
 4x6 PA46E-TZ
 6x6 PA66E-TZ

TOP SQUARE or ROUNDED EDGE PER GC

SOIL GRADE SHALL BE HORIZONTAL FOR 2 FEET MINIMUM AROUND POST ON ALL SIDES

1/2" Ø ANCHOR BOLT w/ WASHER & NUT - 7" EMBEDMENT

1/2" MIN.

CONCRETE SHALL HAVE NORMAL WEIGHT AGGREGATE AND A MINIMUM COMPRESSIVE STRENGTH (F'C) AT 28 DAYS OF 3000 PSI.

NOTE: INSTALLER MUST VERIFY LOCAL FROST DEPTH. USE THE GREATER OF DEPTH SPECIFIED HERE & LOCAL FROST DEPTH.

36" DEPTH (MIN.)

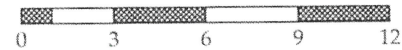
POURED CONCRETE IN DRILLED or DUG HOLE

VERIFY MIN. SOIL BEARING ≥ 1500 PSF

16" Ø (OPT. SUBSTITUTION 16" x 16")

1 16" Ø CONCRETE to DEPTH
 F-5 SCALE: 2" = 1'-0" ELEVATION VIEW

GRAPHIC SCALE (INCHES)



EXISTING HOUSE WRAP

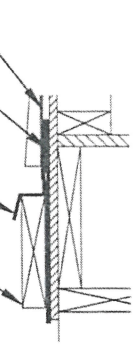
#1- CUT EXISTING HOUSE WRAP & INSTALL FLASHING FULL DEPTH OF LEDGER BEHIND HOUSE WRAP

#2- INSTALL FLEXIBLE TOP FLASHING UNDER HOUSE WRAP;

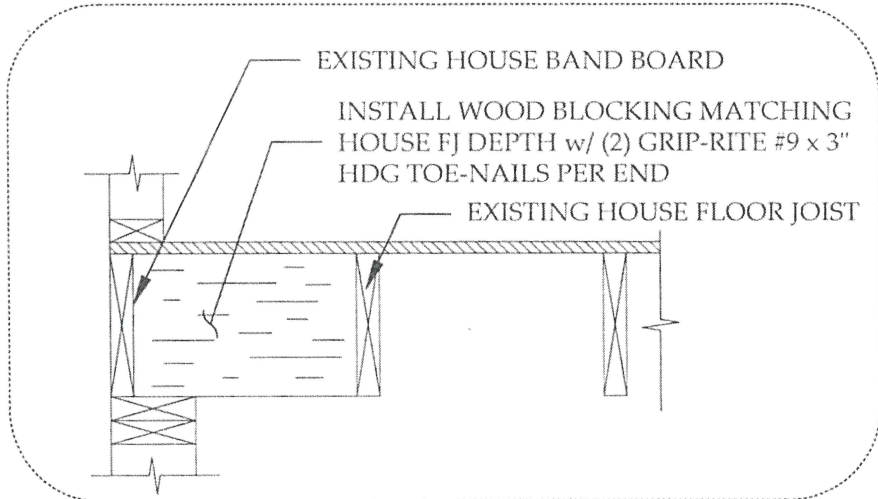
#4- FOLD OVER TOP OF LEDGER

#3- INSTALL NEW LEDGER PER SHEET T-3

NOTE: USE FLEXIBLE THERMOPLASTIC or SEALING PVC FLASHING 16"-18" WIDE. END LAP MINIMUM 6" AS NEEDED.



F SIDING EXTERIOR FLASHING
L-St SCALE: 1" = 1'-0" ELEVATION VIEW



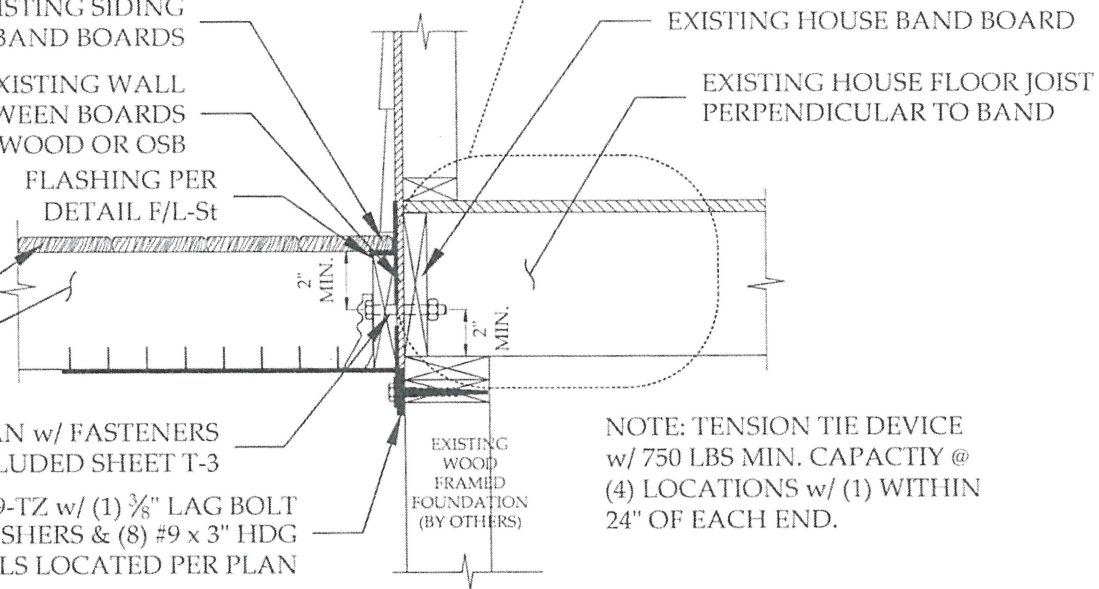
REMOVE EXISTING SIDING BETWEEN LEDGER & BAND BOARDS

REMOVE EXISTING WALL SHEATHING BETWEEN BOARDS IF NOT PLYWOOD OR OSB

SEE FRAMING PLAN FOR ORIENTATION & SPECIFICATION

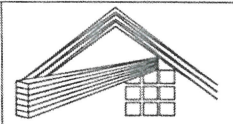
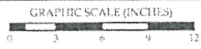
DECKING

FLOOR JOIST



NOTE: TENSION TIE DEVICE w/ 750 LBS MIN. CAPACITY @ (4) LOCATIONS w/ (1) WITHIN 24" OF EACH END.

A LEDGER on SIDING EXTERIOR w/ TENSION TIE
L-St SCALE: 1" = 1'-0" ELEVATION VIEW



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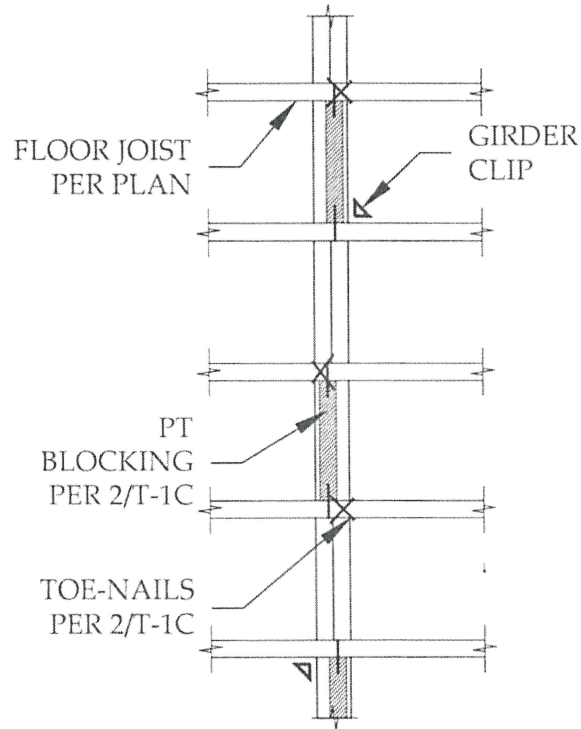
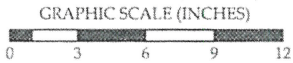
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**FASTENER NOTE: USE GRIP-RITE
#9 x 1½" HDG NAILS FOR ALL
HARDWARE (UNO).**



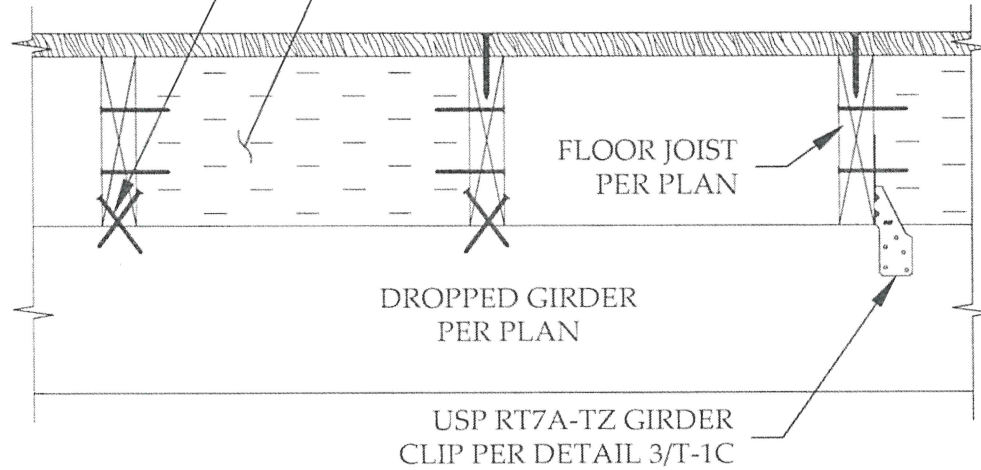
1 FREQUENCY OF GIRDER CLIP/NAILS
T-1C SCALE: 3/4" = 1'-0" PLAN VIEW

22-D-090

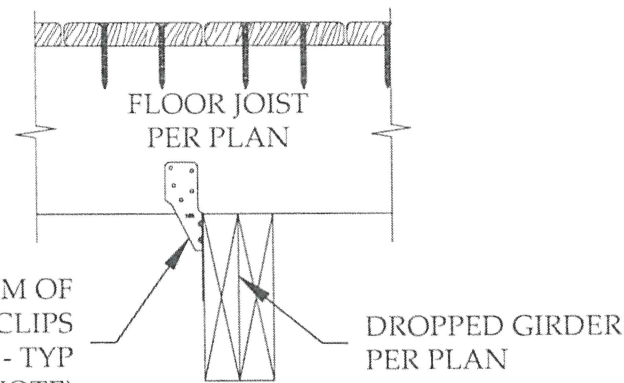


TOE-NAIL (2) GRIP-RITE #9 x 3"
HDG NAILS PER JOIST/GIRDER
INTERSECTION (TYP)

PT BLOCK MATCHING FJ DEPTH w/
(2) GRIP-RITE #9 x 3" HDG NAILS PER END
(TYP)

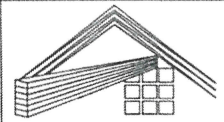


2 GIRDER CLIP & NAIL CONNECTIONS
T-1C SCALE: 1-1/2" = 1'-0" ELEVATION VIEW



USP RT7A-TZ ON A MINIMUM OF
EVERY 3rd JOIST w/ (4) CLIPS
MINIMUM PER DECK - TYP
(SEE FASTENER NOTE)

3 JOIST to GIRDER CLIP
T-1C SCALE: 1-1/2" = 1'-0" ELEVATION VIEW



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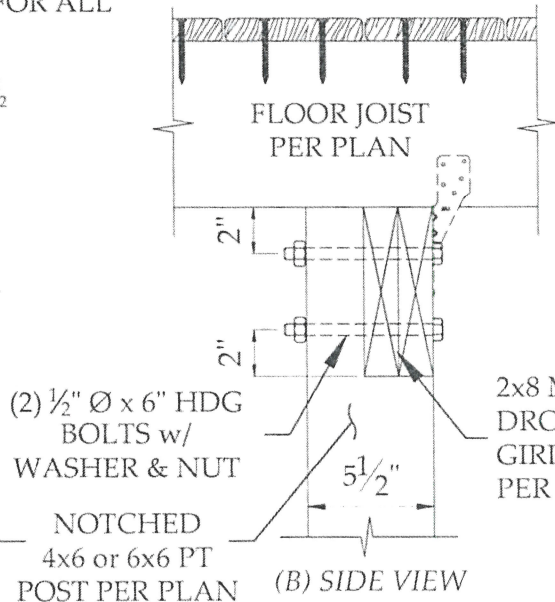
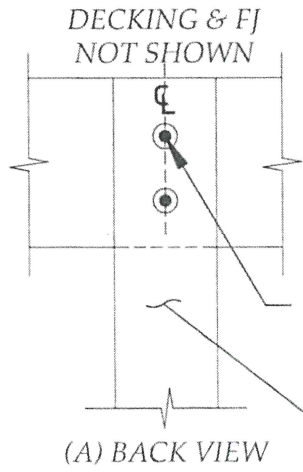
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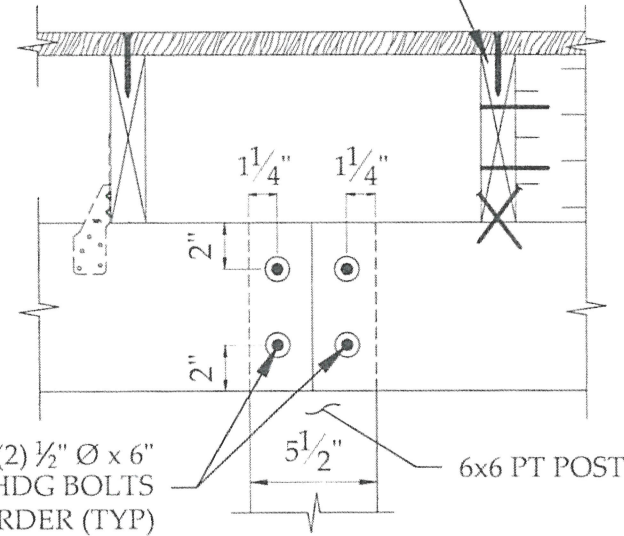
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Sheet:
T-1C of 15

**FASTENER NOTE: USE GRIP-RITE
#9 x 1½" HDG NAILS FOR ALL
HARDWARE (UNO).**



FLOOR JOIST PER PLAN - SEE
DETAIL 2/T-1C FOR ATTACHMENT



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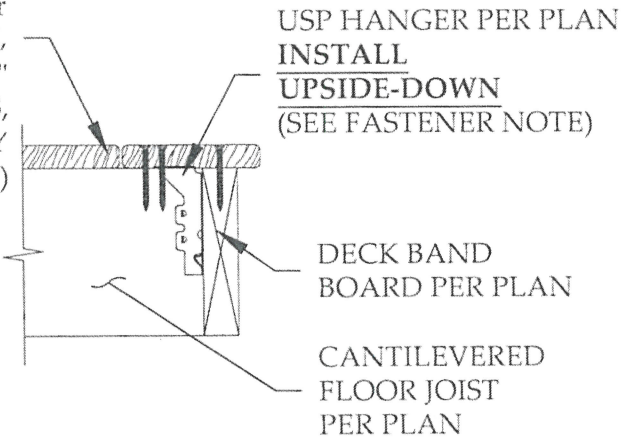
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T-1D of 15

1 NOTCHED POST for DROPPED GIRDER
T-1D SCALE: 1-1/2" = 1'-0" ELEVATION VIEW

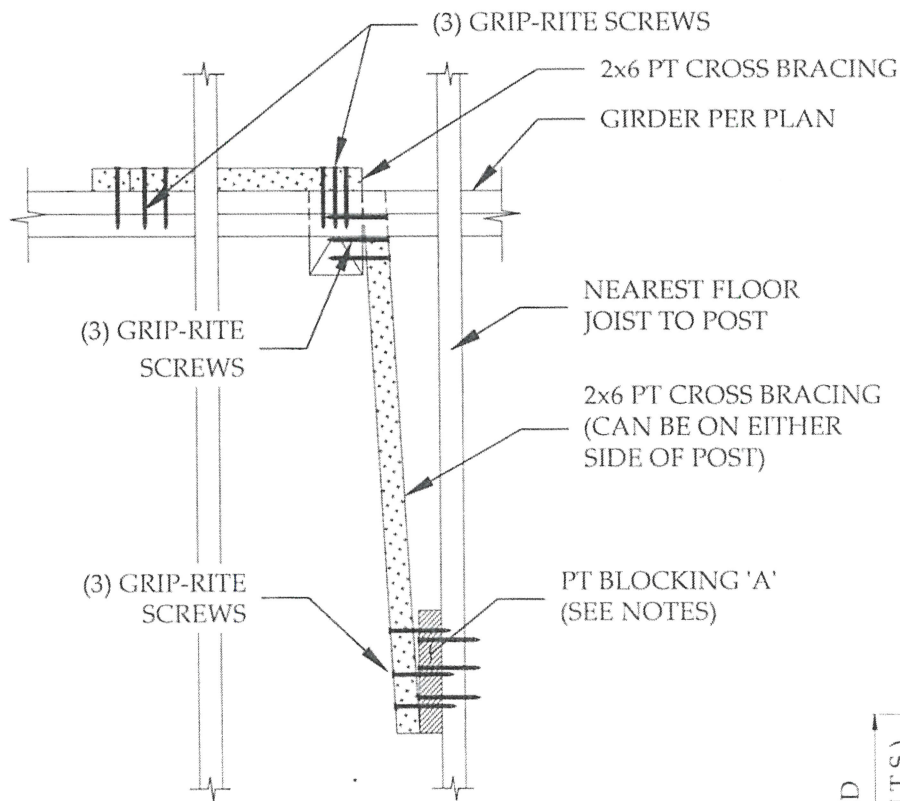
2 DROPPED GIRDER SPLICE
T-1D SCALE: 1-1/2" = 1'-0" ELEVATION VIEW

DECKING PER HOMEOWNER, 5/4 x 6 or
EQUIVALENT, WOOD or COMPOSITE,
w/ #7 x 2¼" S.S. TRIM HEAD or #8 x 2½"
PRIMEGUARD TEN® SCREWS,
or SCREWS AS SPECIFIED BY
COMPOSITE MANUFACTURER (TYP)



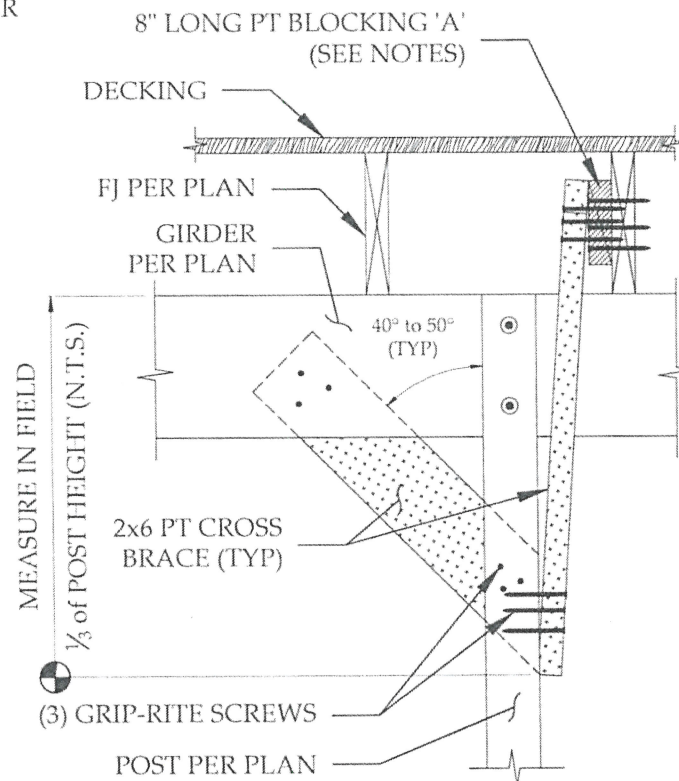
3 HANGER for CANTILEVERED FJ
T-1D SCALE: 1-1/2" = 1'-0" ELEVATION VIEW



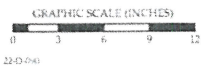


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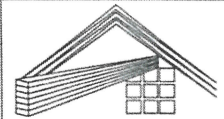
- FASTEN w/ (3) GRIP-RITE #10 x 4" HDG SCREWS (TYP UNO).
- LOCATE SCREWS AT LEAST 2" FROM EDGES OF FRAMING MEMBERS.
- INSTALL 8' LONG PT BLOCKING 'A' ONLY WHEN EDGE OF POST IS GREATER THAN 3" AWAY FROM NEAREST FLOOR JOIST. FASTEN w/ (3) GRIP-RITE SCREWS.
- PT CROSS BRACING SHALL BE ANGLED 40° to 50°.



1 DROPPED GIRDER CROSS BRACING
T-2D SCALE: 1" = 1'-0" PLAN VIEW



2 DROPPED GIRDER CROSS BRACING
T-2D SCALE: 1" = 1'-0" ELEVATION VIEW



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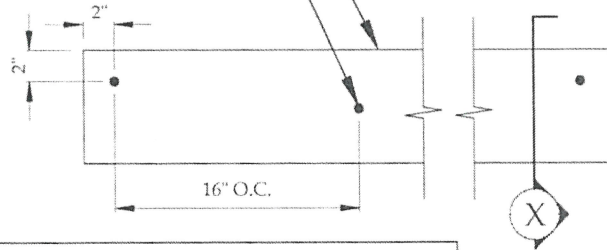
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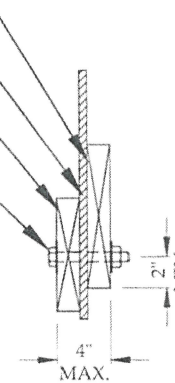
PT LEDGER PER PLAN
 $\frac{1}{2}$ " \varnothing (UNO) HDG HEX
 THRU-BOLTS w/ WASHER &
 NUT @ 16" O.C. STAGGERED



EXISTING HOUSE BAND BOARD
 REFER TO LEDGER SECTION (A) DETAIL FOR
 FINISH & SHEATHING SPECIFICATION

NEW LEDGER
 HDG THRU-BOLT w/
 WASHER & NUT (TYP)

SECTION X

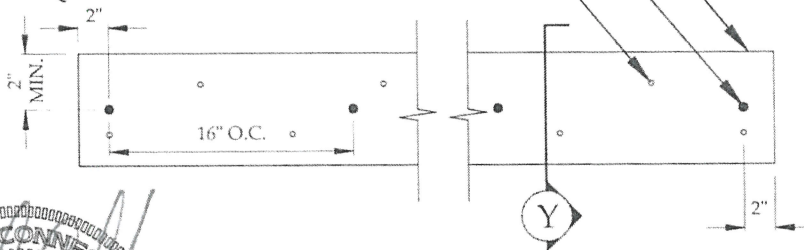


NOTES:

- NO LedgerLOK® or EQUIVALENT SCREWS ALLOWED.
- LAG BOLTS (or SUBSTITUTION LAG SCREWS) CANNOT BE SECURED TO PLYWOOD or OSB ONLY.
- NORTH CAROLINA REQUIRES $\frac{5}{8}$ " \varnothing HDG BOLTS PLUS (3) GRIP-RITE #9 x $\frac{3}{4}$ " HDG NAILS @ 6" O.C.

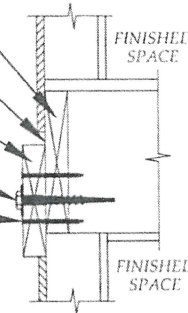
1 TYP LEDGER to HOUSE BAND BOARD
 T-3 SCALE: 1" = 1'-0" ELEVATION VIEW

PT LEDGER PER PLAN
BOTH REQUIRED
 $\frac{1}{2}$ " \varnothing (UNO) x 6" HDG LAG BOLTS
 w/ WASHER @ 16" O.C.
 GRIP-RITE #10 x 4" HDG SCREWS
 @ 8" O.C. STAGGERED



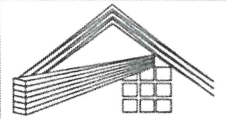
EXISTING HOUSE
 BAND BOARD
 REQUIRED TO REMOVE FINISH &
 SHEATHING BETWEEN BOARDS
 NEW LEDGER DIRECTLY
 ON BAND BOARD
 HDG LAG BOLT
 w/ WASHER
 SCREW (TYP)

SECTION Y



NOTES: IF ACCESS TO BAND BOARD IS NOT AVAILABLE (e.g., FINISHED BASEMENT CEILING, ETC.), THEN THE CONTRACTOR MUST DETERMINE IF LAG SCREWS CAN FASTEN INTO SOLID LUMBER. REMOVE PLYWOOD SHEATHING AND VERIFY FRAMING SYSTEM TYPE (i.e., TRUSS or DIMENSIONAL LUMBER), SPACING & DIRECTION. NOT ALLOWED TO LAG TO ONLY OSB, PLWOOD, or BLACK BOARD BECAUSE NOT STRUCTURALLY ADEQUATE.

2 HOUSE BAND BOARD w/ FINISHED CEILING
 T-3 SCALE: 1" = 1'-0" ELEVATION VIEW



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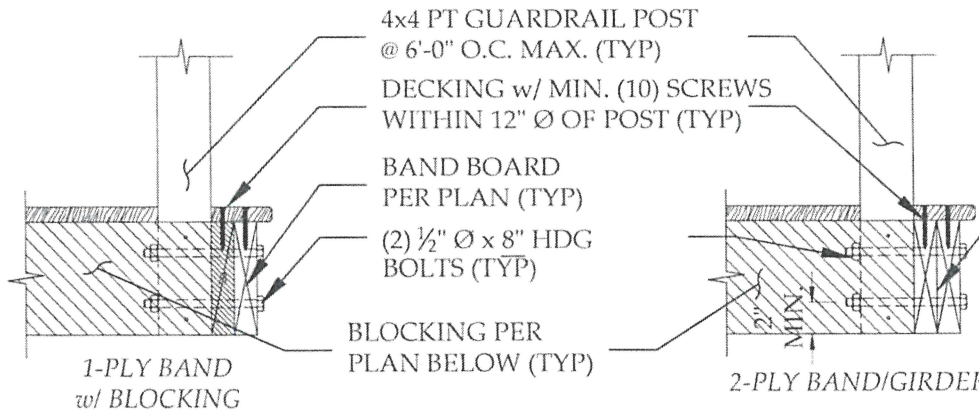
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WARNING: DO NOT NOTCH 4x4 PT GUARDRAIL POSTS.

NOTES:

- GUARDRAIL POSTS DESIGNED FOR 200 LBS POINT LOAD.
- BOLTS SHALL BE THRU CENTERLINE OF POST & AT LEAST 2" FROM EDGES.
- USE (2) GRIP-RITE #9 x 3" HDG NAILS PER END TO FASTEN BLOCKING USING TOP&BOTTOM or FACE TOE-NAILS.
- BOLTS HAVE OPTION TO BE COUNTER SUNK INTO THE BOARD FOR FLUSH FACE FINISH.

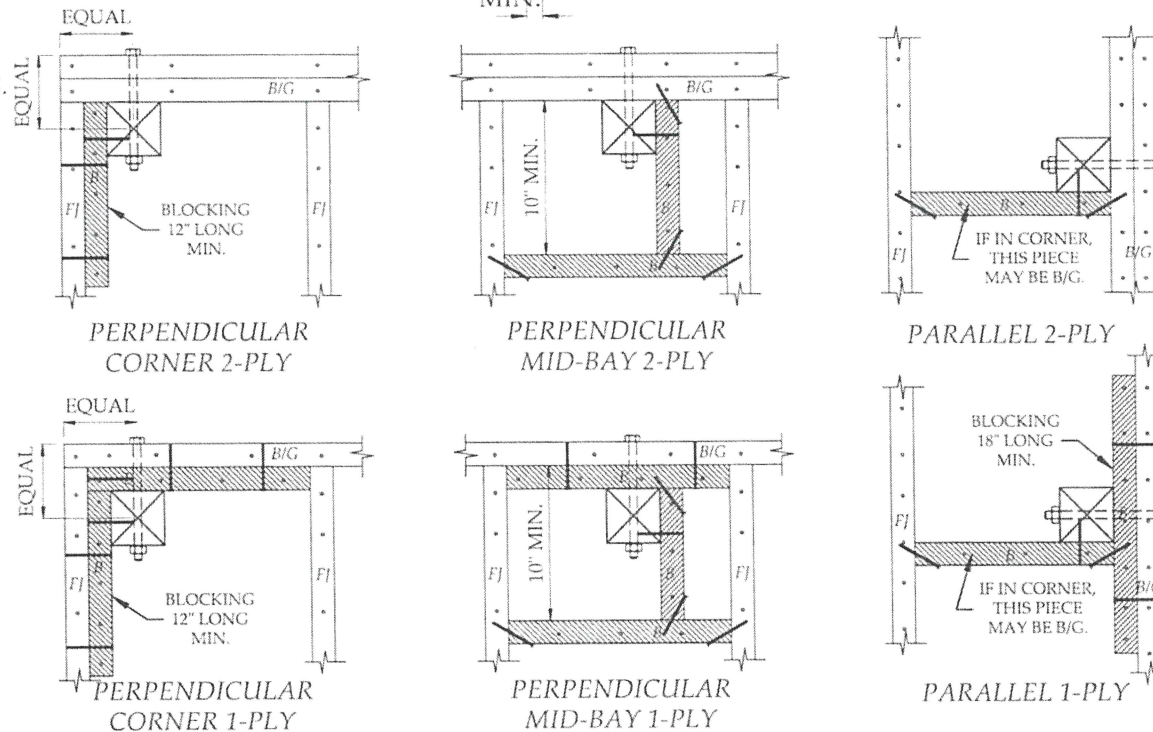
1 INSIDE GUARDRAIL POST CONNECTION
T-7 SCALE: 1" = 1'-0" ELEVATION VIEW

FIBERON or TREX NOTES:

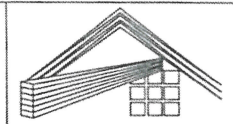
- DO NOT USE POST MOUNT SCREWED THRU TOP OF DECKING.
- INSTALL GUARDRAIL POSTS PER SHEET T-7 DETAILS.
- FINISH GUARDRAIL w/ FIBERON or TREX POST SLEEVE PER MANUFACTURER.

LEGEND:

- B PT BLOCKING - MATCH FJ SIZE
- FJ FLOOR JOIST
- B/G BAND BOARD or GIRDER
- DECK SCREW



2 EXAMPLE LOCATIONS - INSIDE
T-7 SCALE: 1" = 1'-0" PLAN VIEWS



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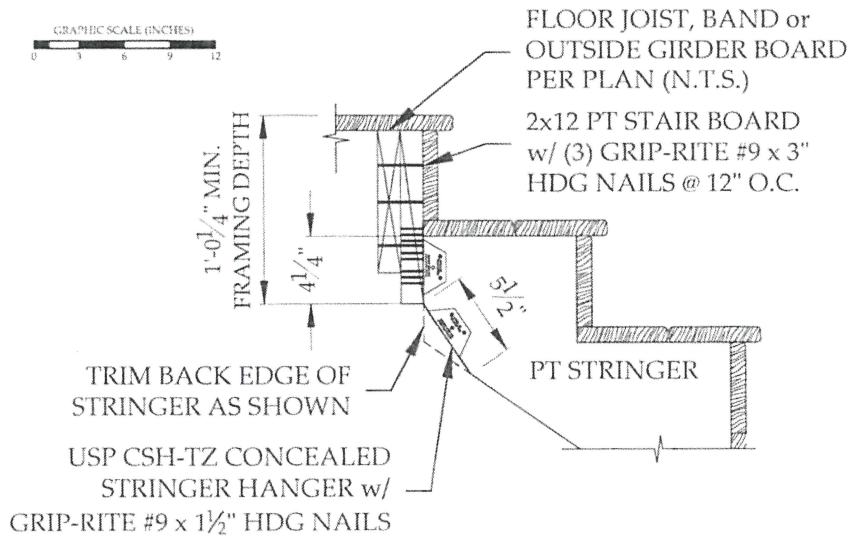
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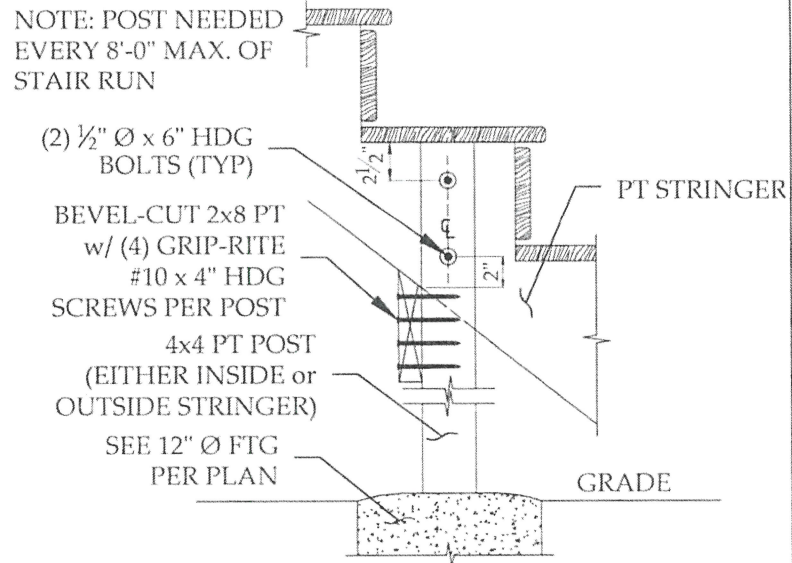
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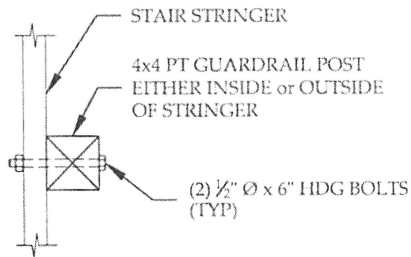




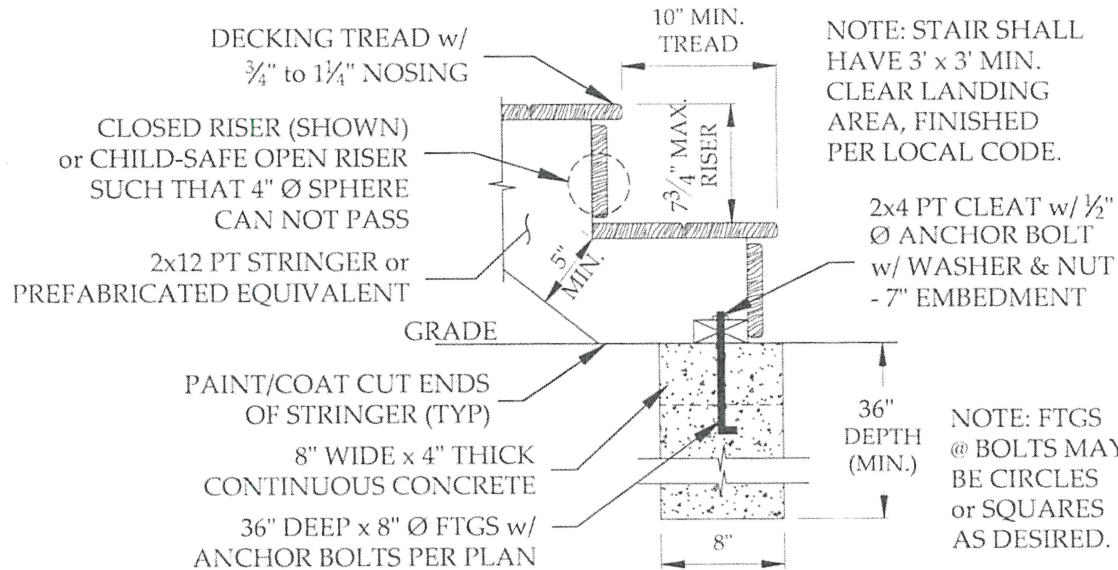
1 DROPPED STRINGER TOP CONNECTION
W-3 SCALE: 1" = 1'-0" ELEVATION VIEW



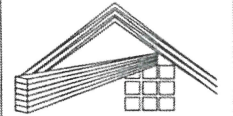
3 POST TO SUPPORT STAIR STRINGER
W-3 SCALE: 1" = 1'-0" ELEVATION VIEW



4 GUARDRAIL POST TO STRINGER
W-3 SCALE: 1" = 1'-0" PLAN VIEW



2 TYP STAIR FOOTING
W-3 SCALE: 1" = 1'-0" ELEVATION VIEW



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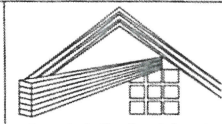
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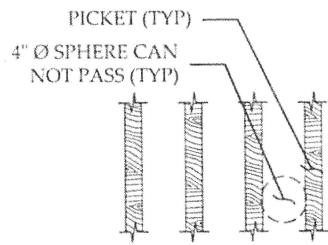
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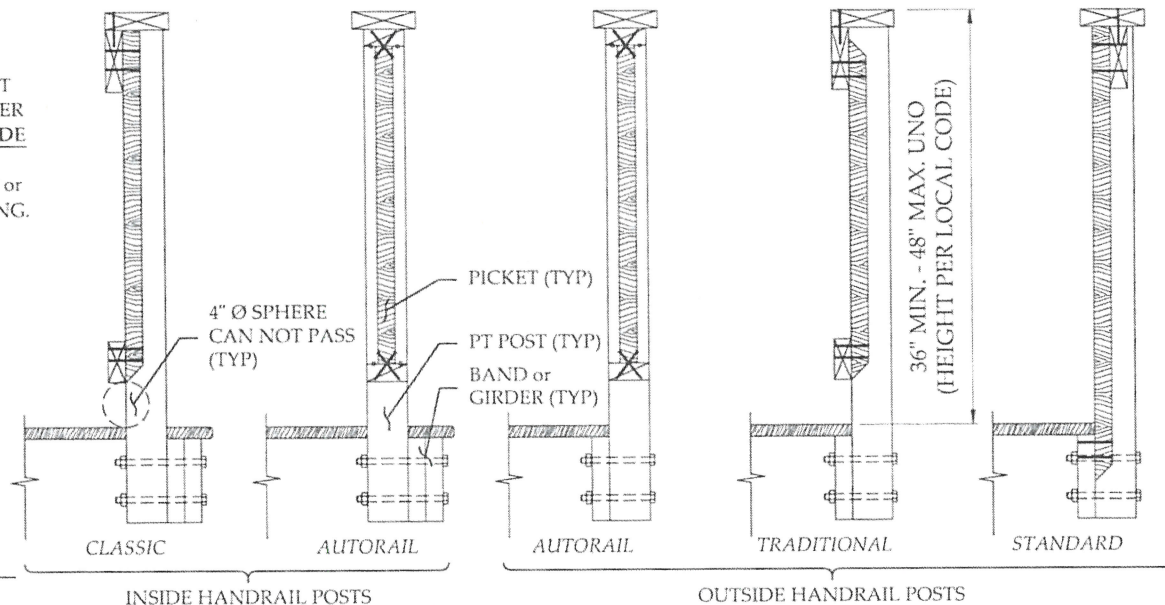
Sheet :
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PICKET & RAILING NOTES:

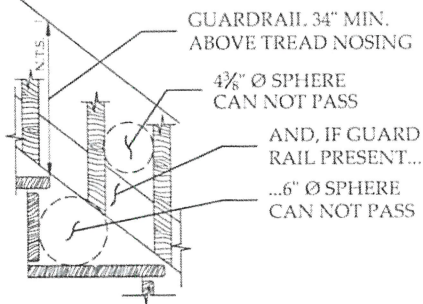
- INSTALLER MAY SUBSTITUTE A PICKET DESIGN NOT SHOWN PER HOMEOWNER REQUEST THAT FOLLOWS LOCAL CODE REQUIREMENTS.
- RAILING REQUIRED FOR DECKS w/ 30" or MORE FROM GRADE to TOP OF DECKING.
- USE GRIP-RITE #9 x 3" HDG NAILS or EQUIVALENT.



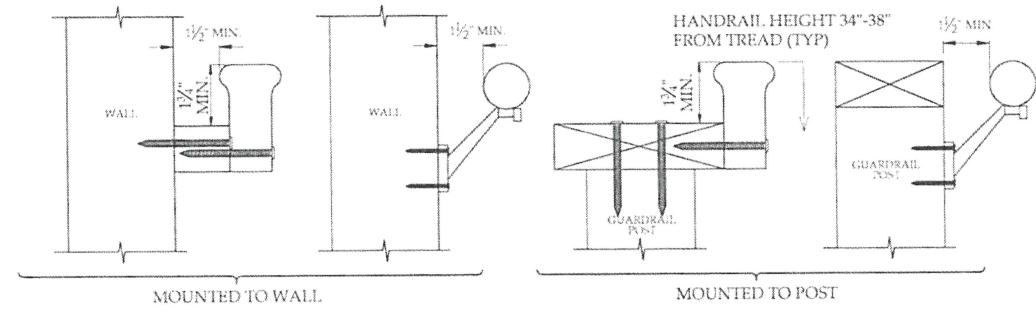
2 GUARDRAIL PICKET SPACING
 W-6 SCALE: 3/4" = 1'-0" ELEVATION VIEW



1 GUARDRAIL PICKET OPTIONS
 W-6 SCALE: 3/4" = 1'-0" ELEVATION VIEW



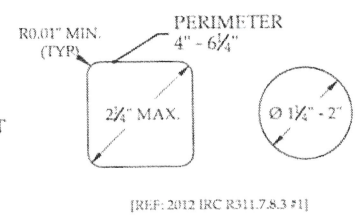
3 STAIR GUARD OPENINGS
 W-6 SCALE: 3/4" = 1'-0" ELEVATION VIEW



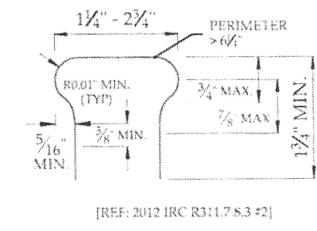
4 HANDRAIL MOUNTING EXAMPLES
 W-6 SCALE: 2" = 1'-0" ELEVATION VIEW

HANDRAIL NOTES:

- HANDRAILING IS REQUIRED PER LOCAL BUILDING CODE REQUIREMENTS. MAY NOT BE REQUIRED IN ALL AREAS.
- WHEN THERE ARE 4+ RISERS IN A FLIGHT OF STAIRS, TYPICALLY HANDRAILS MAY BE REQUIRED ON AT LEAST (1) SIDE.
- HANDRAIL SHALL BE CONTINUOUS 34" - 38" IN HEIGHT.
- HANDRAIL SHALL TERMINATE INTO NEWEL POST or SAFETY TERMINALS or HAVE END RETURNED.
- USE #7 x 2 1/4" S.S. TRIM HEAD SCREW or EQUIVALENT @ 12" O.C. or (2) PER INTERSECTION FOR WOOD FASTENERS.
- FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR METAL MOUNTING BRACKETS.

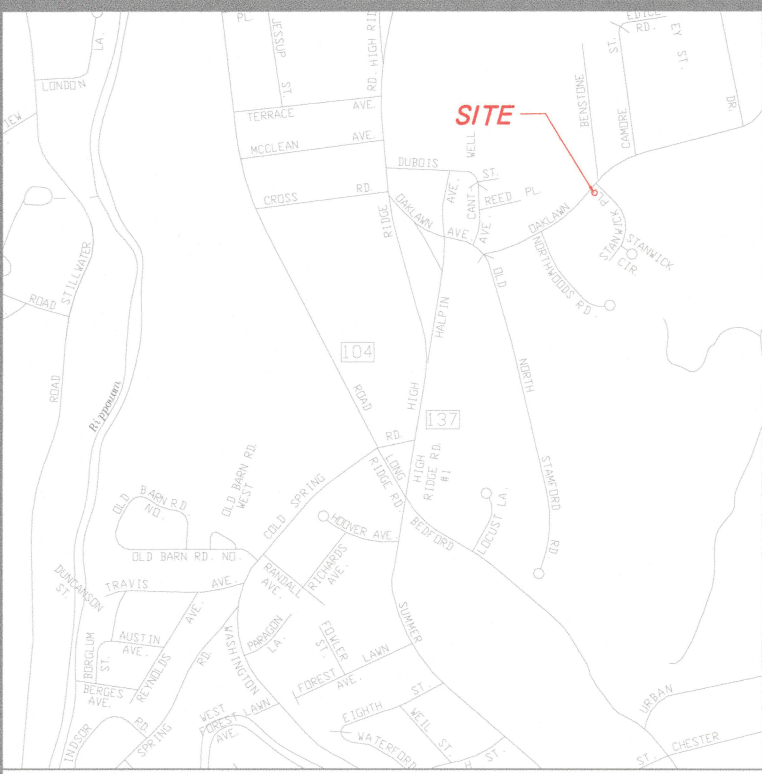


5 TYPE I HANDRAIL GRIP SIZE
 W-6 SCALE: 4" = 1'-0" ELEVATION VIEW

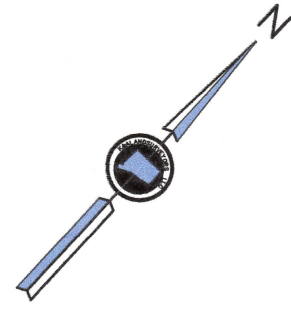


6 TYPE II HANDRAIL GRIP SIZE
 W-6 SCALE: 4" = 1'-0" ELEVATION VIEW





LOCATION MAP
NOT TO SCALE



SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996.

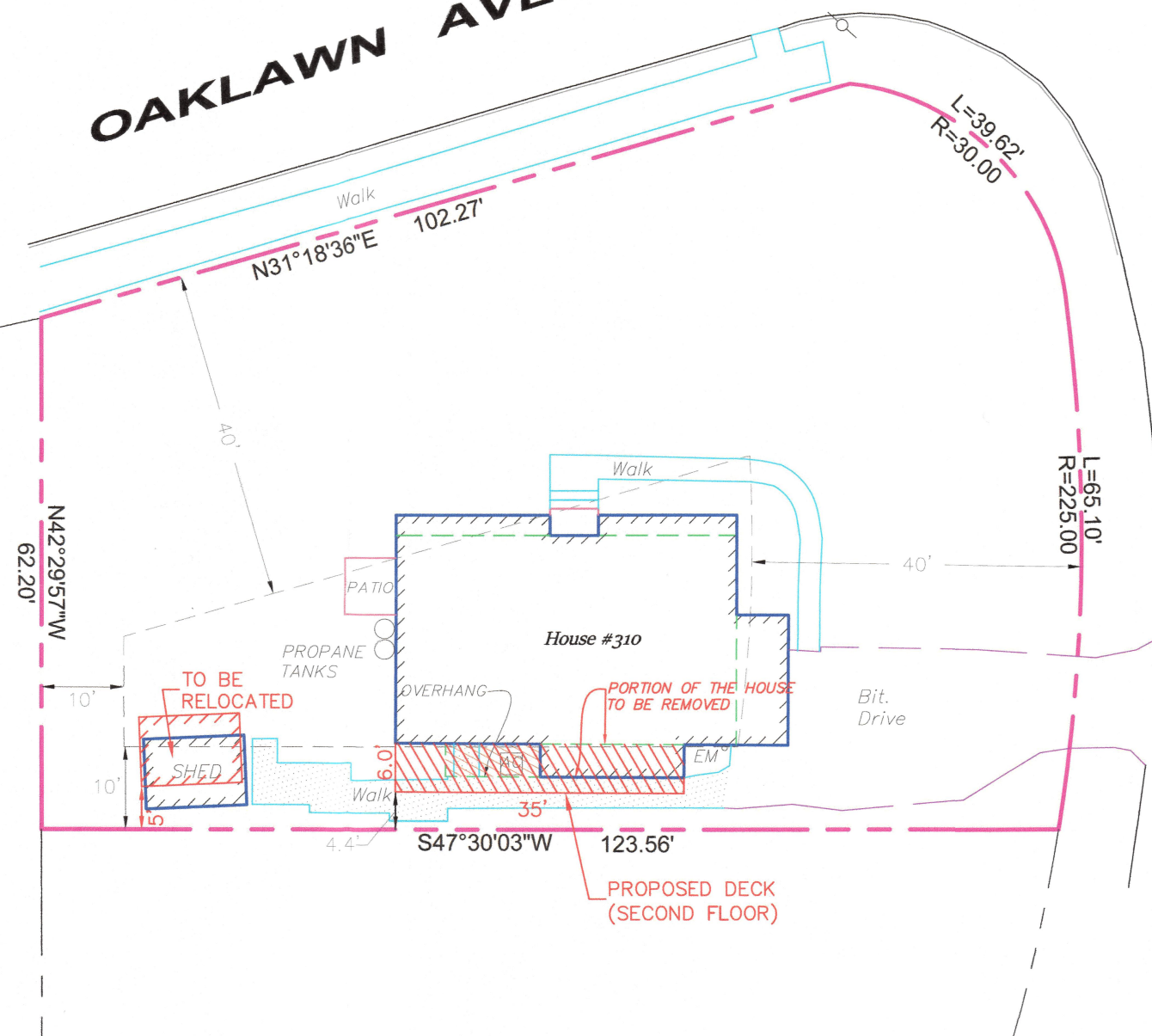
IT IS A ZONING LOCATION SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. THE USE BY OTHER PERSONS OTHER THAN STATED HEREON IS NOT VALID.

2. SURVEYED PARCEL IS SUBJECT TO PRIVATE AND OR PUBLIC RESTRICTIONS AND OR EASEMENTS OF RECORD IF ANY.

3. UNDERGROUND UTILITIES SHOWN HEREON-IF ANY ARE BASED ON THE VISIBLE STRUCTURES AT THE TIME OF THE SURVEY AND COMPILED FROM OTHER SOURCES AND THESE LOCATIONS ARE APPROXIMATE. ADDITIONAL UTILITIES ABANDONED OR IN USE MAY EXIST. PRIOR TO ANY EXCAVATION OR CONSTRUCTION CONTACT "CALL BEFORE YOU DIG": 1-800-922-4455.

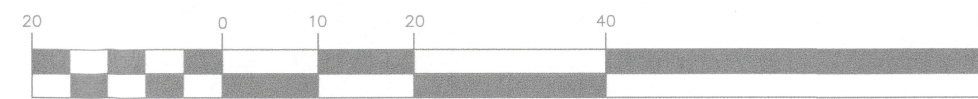
OAKLAWN AVENUE

STANWICK PLACE



#016-23

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LEGEND:

- Iron Pin/Pipe (Found)
- OEM Electric Meter
- Mail Box
- ORL Roof Leader
- OGM Gas Meter
- ⊗ Tree
- ☆ Light Post
- o/h— Overhead Wires
- Stockade Fence
- x—x— Chain Link Fence
- ⊖⊖⊖ Hedge/Edge Of Bush

ZONE R10
LOT AREA: 9,780 SQ. FT 0.22 ACRES

BUILDING/LOT RATIO COVERAGE :	MAX. ALLOWED	EXISTING	PROPOSED
	20%	14.93%	15.89%

DATE: 2/15/2023
SCALE: 1"=20'
SHEET:
DWG NO:

ZONING LOCATION SURVEY
310 OAKLAWN AVENUE
STAMFORD, CONNECTICUT

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

WILLIAM SMITH L.S.#70315

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