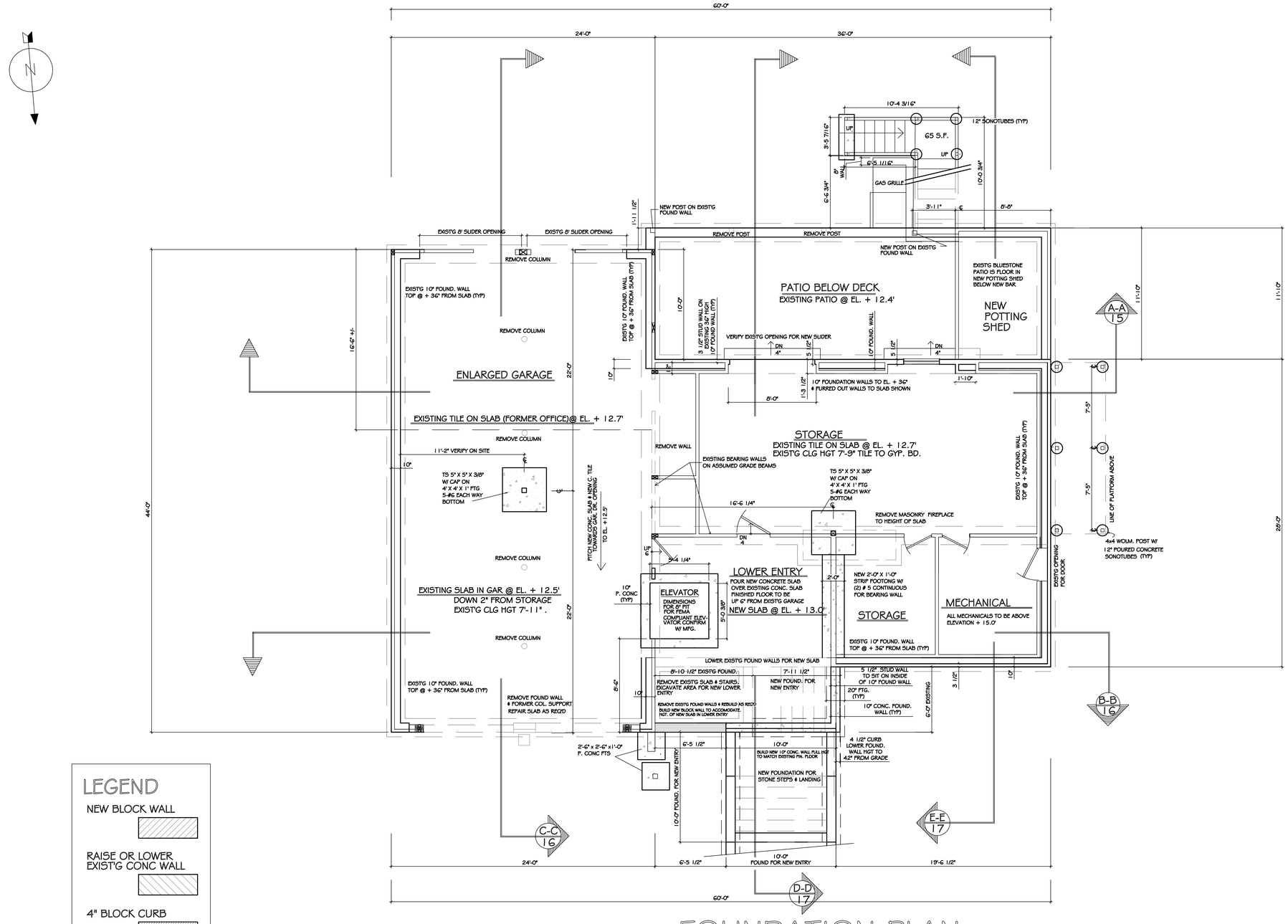

FOUNDATION PLAN

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

PROPERTY LOCATED IN "A" ZONE,
FLOOD ZONE AE (EL. 13)
ASSESSOR'S MAP B01, TAX LOT 16
PROPERTY LIES WITHIN THE C.A.M.
WATER SUPPLIED BY AQUARION
PROPERTY ON TOWN SEWERS

SQUARE FOOTAGE:

FIRST FLOOR = 2,210 S.F.
SECOND FLOOR = 2,372 S.F.
ATTIC FLOOR = 280 S.F.

TOTAL = 4,862 S.F.

LEGEND

NEW BLOCK WALL

RAISE OR LOWER EXIST'G CONC WALL

4" BLOCK CURB

TYPICAL FOUNDATION NOTE

10" P. CONCRETE FOUND. WALLS W/ (2) #5 REBARS TOP & BOTTOM & # 4 VERTICAL DOWEL @ 24" O.C.
ON 20" X 10" CONTINUOUS POURED CONCRETE FOOTINGS W/ (2) #5 REBARS IN FOOTINGS (TYP)

OR

NEW 10" CONCRETE BLOCK FOUND. WALLS W/ 8" TALL BOND BEAM, REINFORCED AT THE TOP W/ (2) #4 CONTINUOUS; #4 VERTICAL BARS @ 24" O.C. ON CENTER WITH CELLS FILLED W/ NON-SHRINK GROUT & #9 DUR-O-WALL HORIZONTALLY AT EVERY OTHER COURSE
ON 20" X 10" CONTINUOUS POURED CONCRETE FOOTINGS W/ (2) #5 REBARS IN FOOTINGS (TYP)

PLACE #5 REBARS IN FOUNDATION 1 1/2" DOWN FROM THE TOP & 1 1/2" UP FROM THE BOTTOM (TYP)

FOR FOUNDATION WALLS 8'-0" TALL & OVER ADD (2) # 4 REBAR HORIZONTALLY AT THIRDS DOWN THE WALL (TYP)

2 X 6 WOLM. SILL W/ 1/2" DIAMETER DOUBLE ZINC COATED ANCHOR BOLTS @ 48" O.C. W/ 3" X 3" X 1/4" WASHER (12" MIN. FROM EACH CORNER AND END OF PLATE)TYP

USE WOLM. MATERIAL FOR ALL FRAMING IN CONTACT WITH CONCRETE

SEE PAGE -- FOR ALL WIND LOADING CONNECTION REQUIREMENTS

DO NOT SCALE

VERIFY ALL DIMENSIONS IN FIELD
NOTIFY DESIGNER OF ANY VARIANCES

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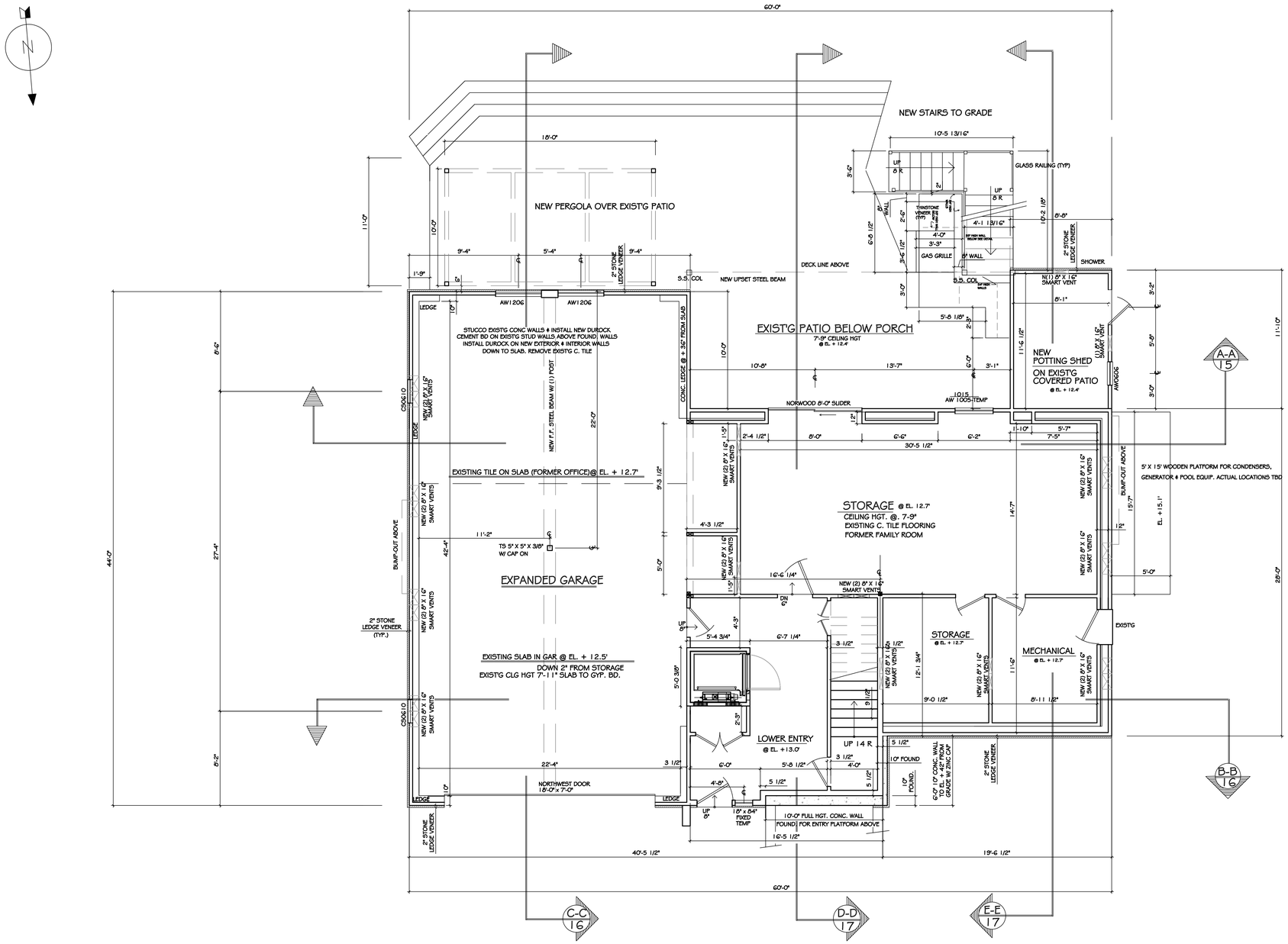
ZBA APPLICATION-THE THOMM RESIDENCE
9 SURF ROAD, WESTPORT CT. 06880

FOUNDATION PLAN

1 OF 21

2020-05



LOWER LEVEL FLOOR PLAN

2255 SQUARE FEET

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

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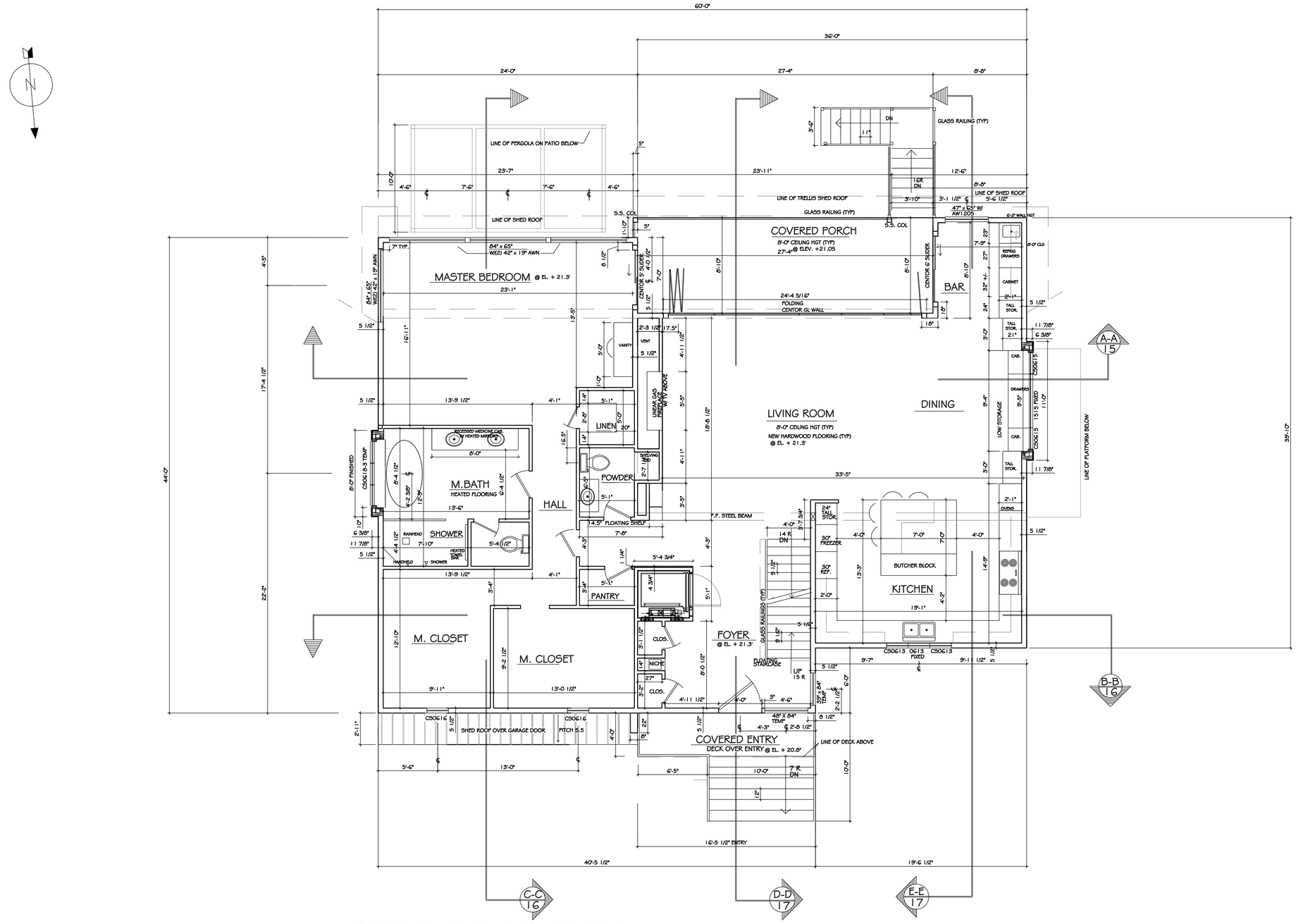
THE THOM RESIDENCE
9 SURF ROAD, WESTPORT CT. 06880
LOWER LEVEL FLOOR PLAN

2 OF 21

2020-05



FIRST FLOOR PLAN

FIRST FLOOR= 2,347 SQUARE FEET

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

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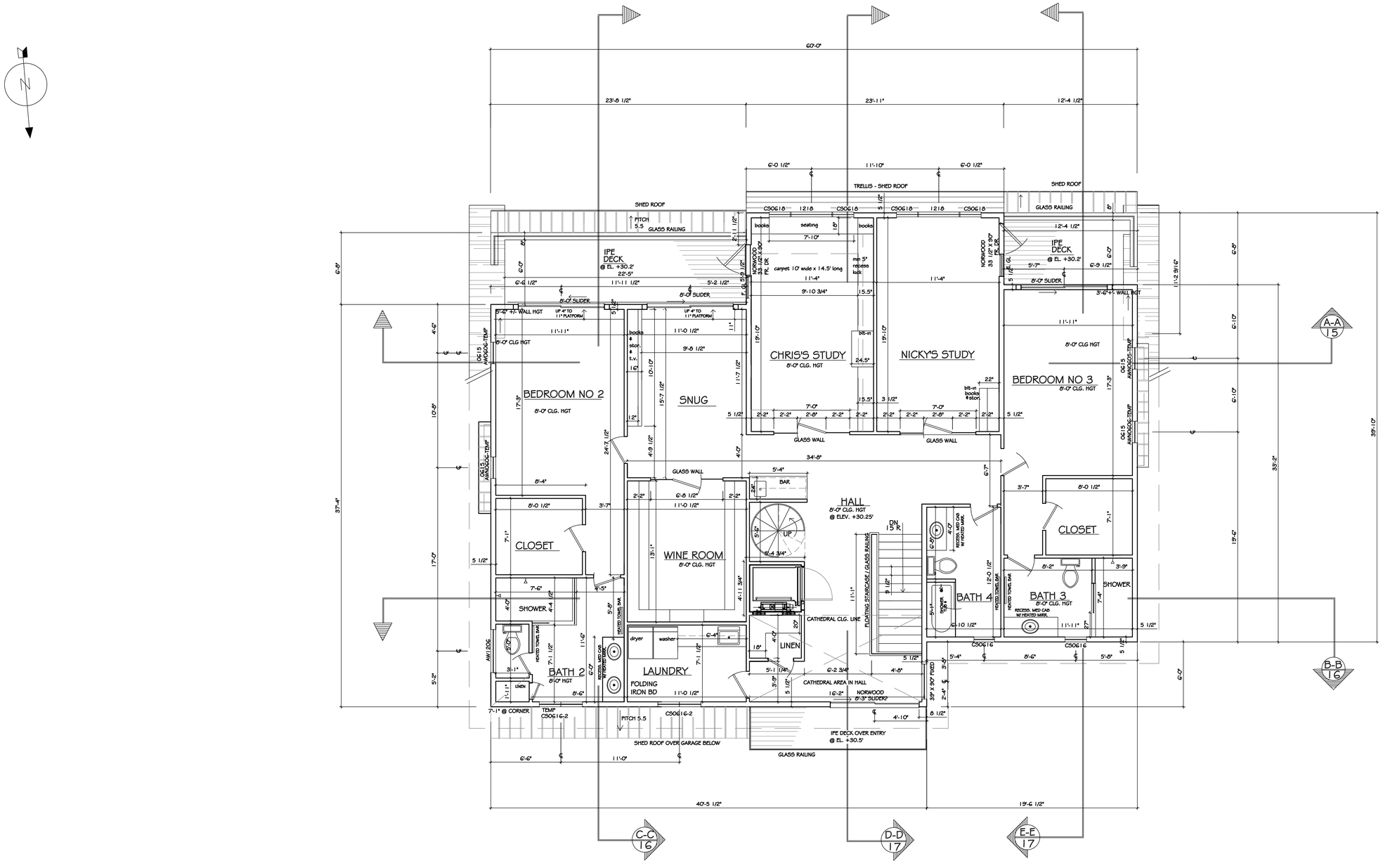
9/28/20		drawn by: PM / DK

THE THOM RESIDENCE
9 SURF ROAD, WESTPORT CT. 06880
FIRST FLOOR PLAN

3 OF 21

2020-05



SECOND FLOOR PLAN

SECOND FLOOR = 2,348 SQUARE FEET

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

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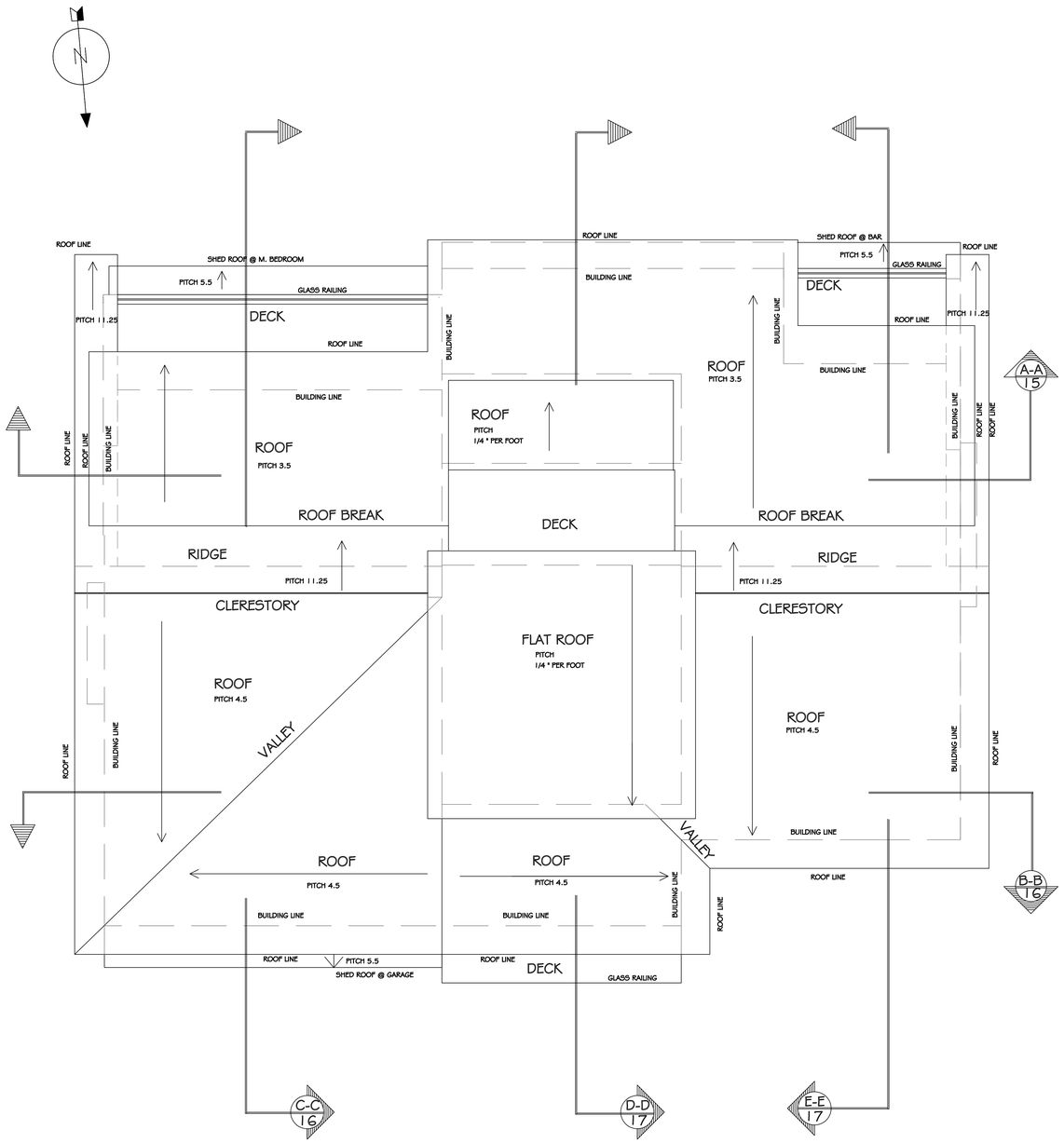
THE THOM RESIDENCE
9 SURF ROAD, WESTPORT CT. 06880
SECOND FLOOR PLAN

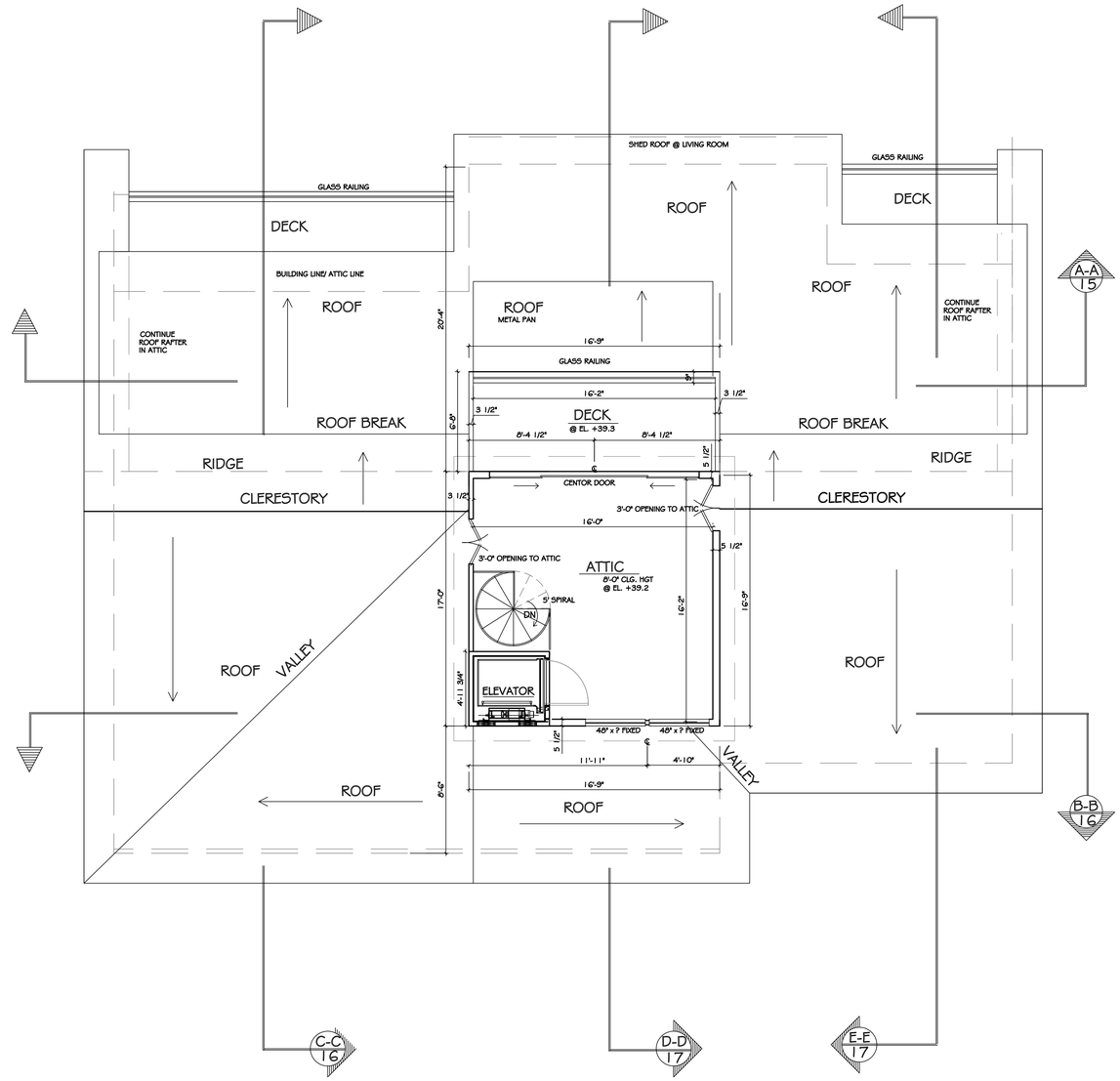
4 OF 21

2020-05



ROOF PLAN

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



ATTIC FLOOR PLAN

THIRD FLOOR = 280 SQUARE FEET

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

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9/28/20			

THE THOM RESIDENCE
9 SURF ROAD, WESTPORT CT. 06880

ATTIC AND ROOF PLAN

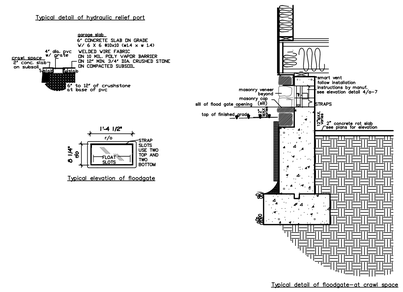
5 OF 21

2020-05

SMART VENT DETAIL

smart vent INSTALLATION INSTRUCTIONS

1. Remove vent door from vent frame. (Turn upside down, rotate bottom of door outward and slide out)
2. Prepare a CLEAN 16.25" wide by 8.25" high rough opening (approx. 1 block wide X 1 block high) for each vent. Ensure the bottom of the rough opening is no more than 12" above the finished grade.
3. Apply a bead of silicone or polyurethane caulk around the back of the flange on the vent frame. (FIG. 2)
4. Bend the 4 steel straps to the thickness of the wall measuring from the end with the teeth (see STRAP DETAIL)
5. Insert the top straps into the top two strap slots about two clicks.
6. Insert the vent frame in the cut opening. The bent strap ends go in then up behind the inside of the wall. Push the frame tight against the face of the wall. Ensure the frame is flush and square in the opening. (FIG. 3)
7. Reach through the vent opening and click the two straps in while holding the front of the vent against the wall face. The sharp point of the straps should not extend past the front of the vent face. Install the two remaining bottom straps and click into place.
8. Re-check that frame is square and slots are clear of debris, and caulk.
9. Install the door into frame by grasping the bottom of door (with float pins down) and front (weld marks back). Slide door into frame and rotate until it is latched.
10. To open the door insert two credit cards into the float slots as shown in the diagram. This will unlatch the door for removal and cleaning.



TOTAL SMART VENT CALCULATION

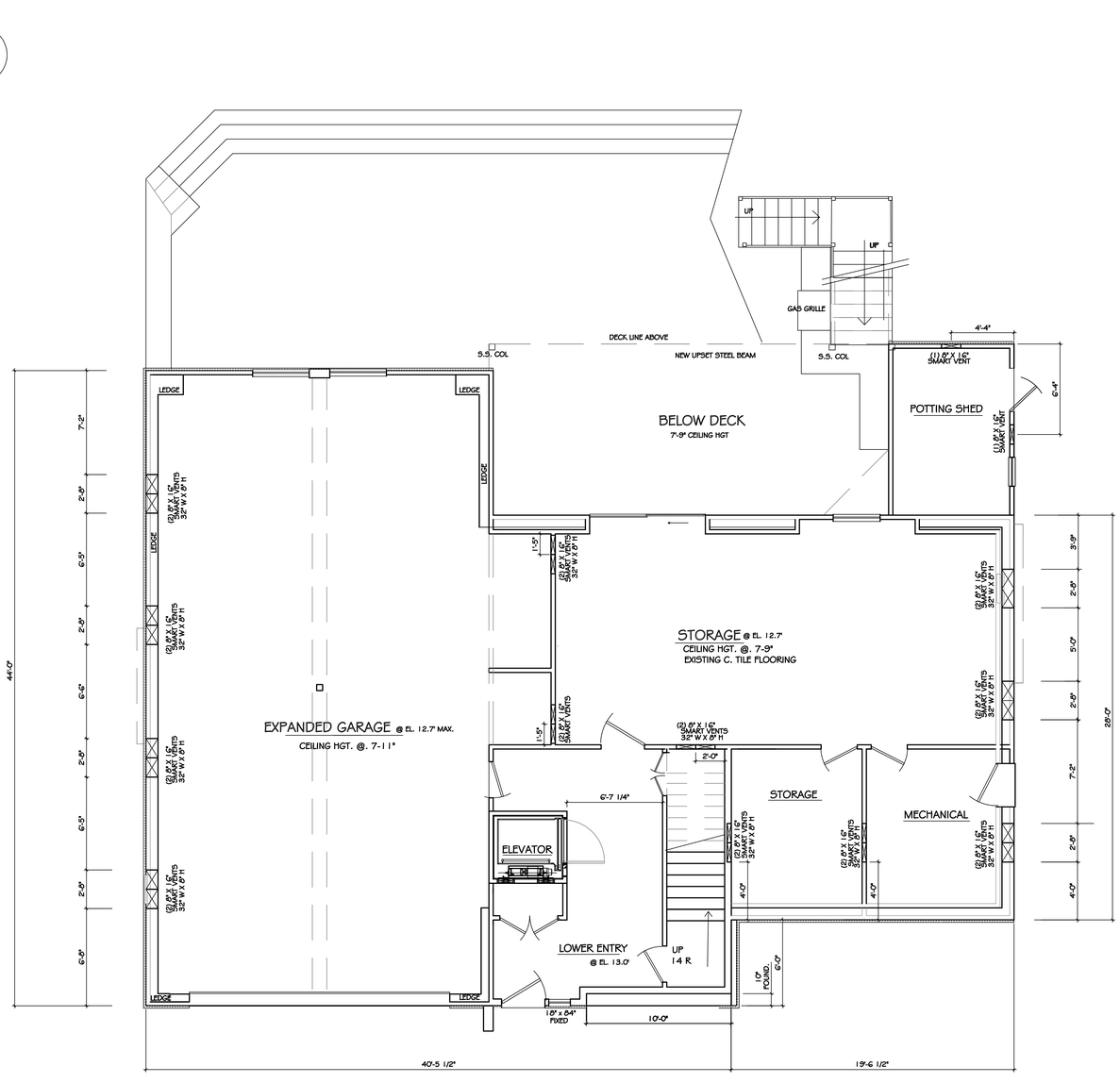
STORAGE, MECHANICAL, ENTRY & SHED = 1,054 S.F.
GARAGE SPACE = 1,201 S.F.

TOTAL LOWER LEVEL SPACE = 2,255 S.F.

(18) 8" X 16" SMART VENT = 3,600 s.f.
PROVIDED FOR FLOOD PROTECTION IN STORAGE, ETC.

(8) 8" X 16" SMART VENT = 1,600 s.f.
PROVIDED FOR FLOOD PROTECTION IN GARAGE

TYPICAL NOTE:
(ONE) 8" X 16" VENT CERTIFIED FOR
200 S.F. OF ENCLOSED AREA FOR
FLOOD & 51 SQ. IN. FOR VENTILATION



LOWER LEVEL SMART VENT PLAN

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

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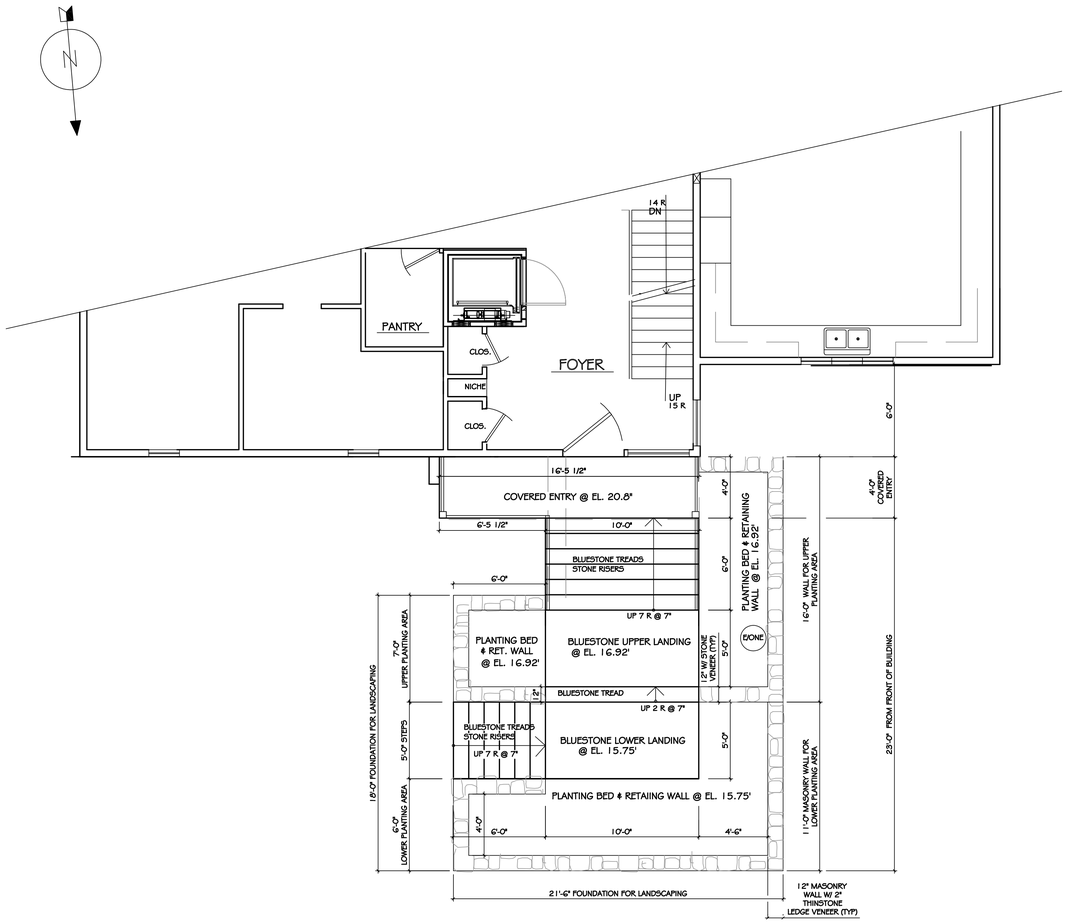
THE THOM RESIDENCE
9 SURF ROAD, WESTPORT CT. 06880
LOWER LEVEL SMART VENT PLAN, CALCULATIONS & DETAILS

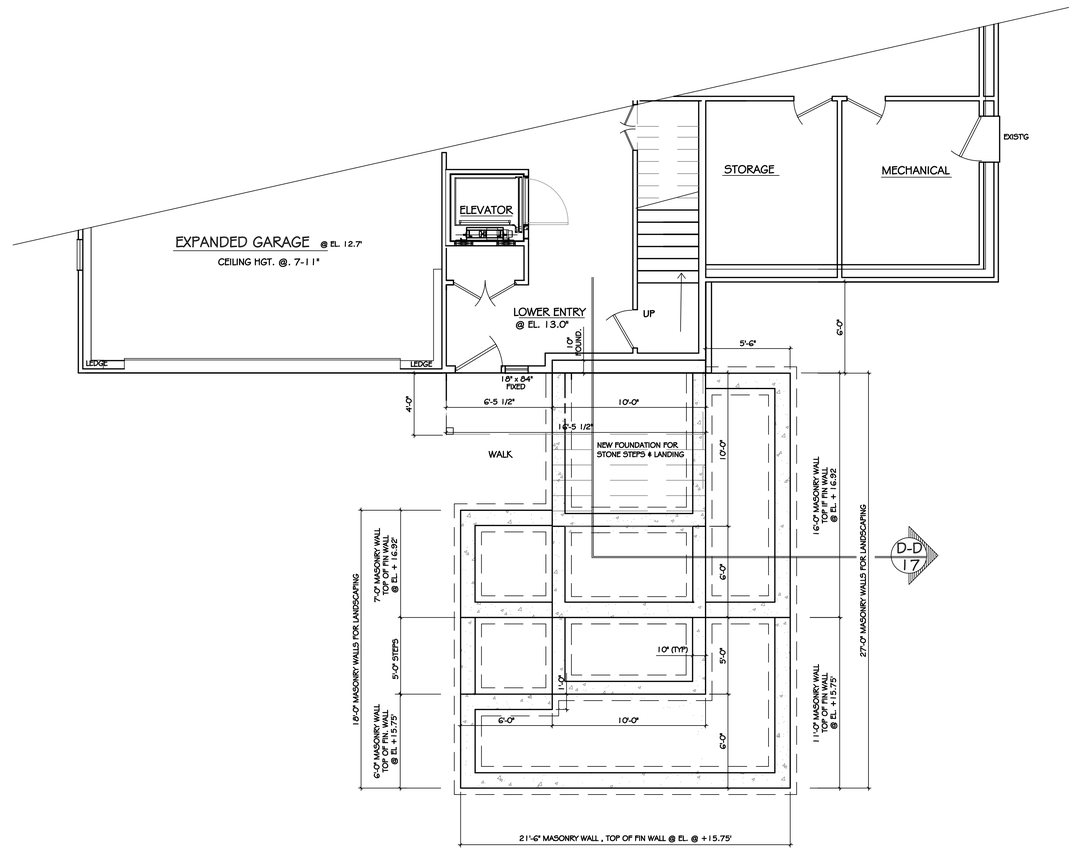
6 OF 21

2020-05



LANDSCAPE ENTRY PLAN

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



STONE ENTRY FOUNDATION PLAN

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

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date: 8/25/20

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

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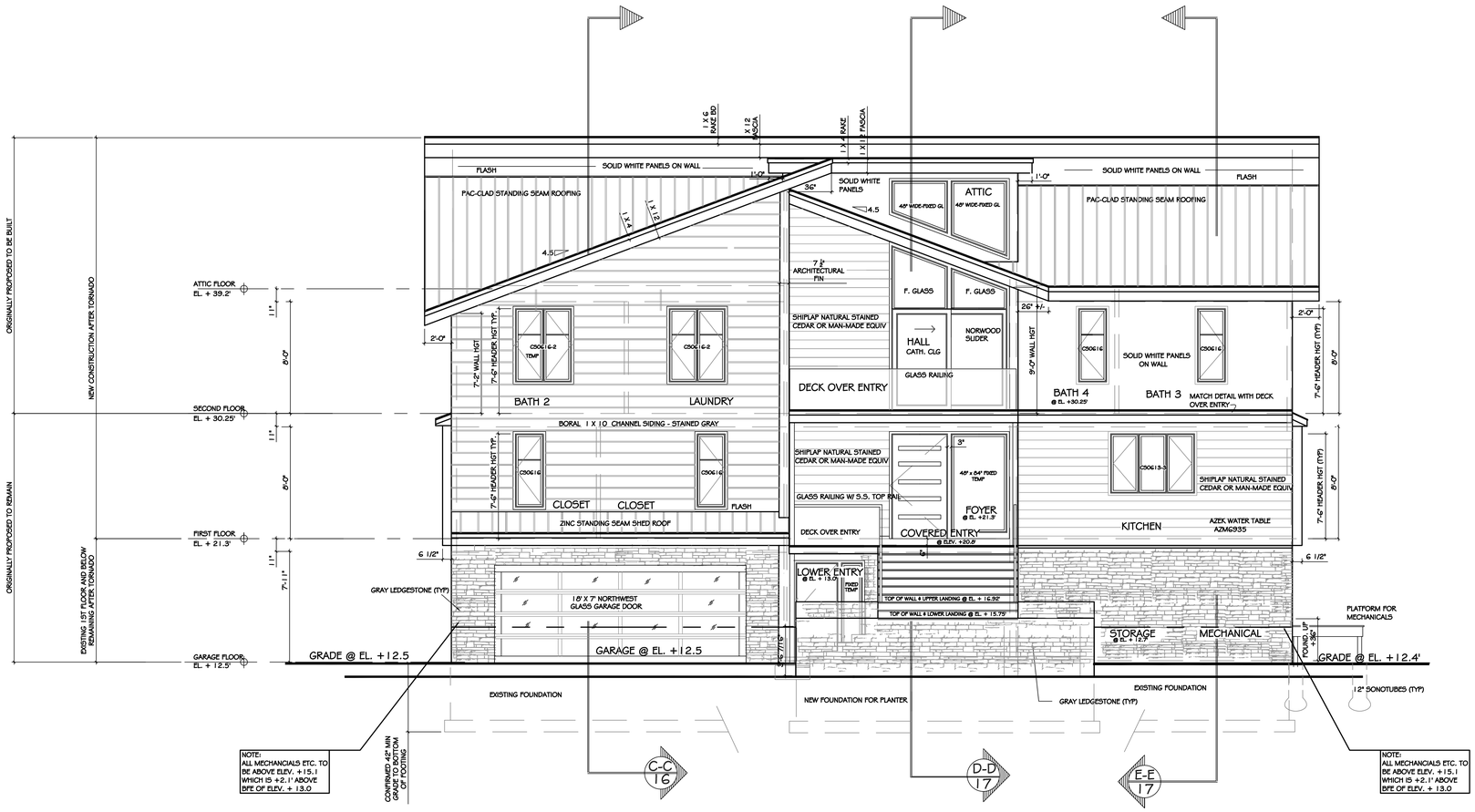
9 SURF ROAD, WESTPORT CT. 06880

STONE ENTRY & STAIRS FLOOR PLAN & FOUND. PLAN

2020-05



FRONT ELEVATION (NORTH)

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

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revisions: 9/18/20 9/28/20

date: 8/25/20

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

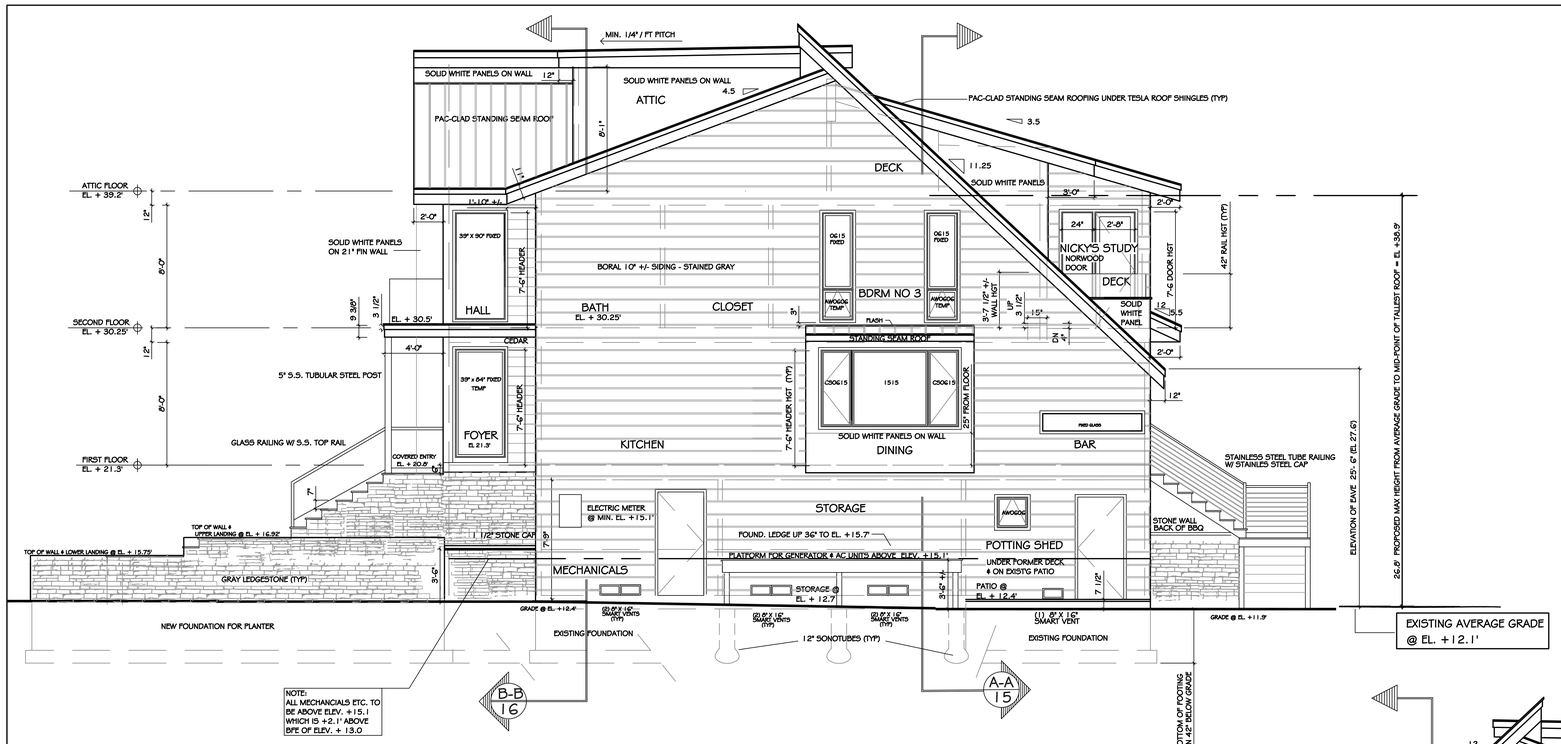
drawn by: PM / DK

THE THOM RESIDENCE
9 SURF ROAD, WESTPORT CT. 06880

FRONT ELEVATION

8 OF 21

2020-05



RIGHT SIDE ELEVATION (WEST)

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

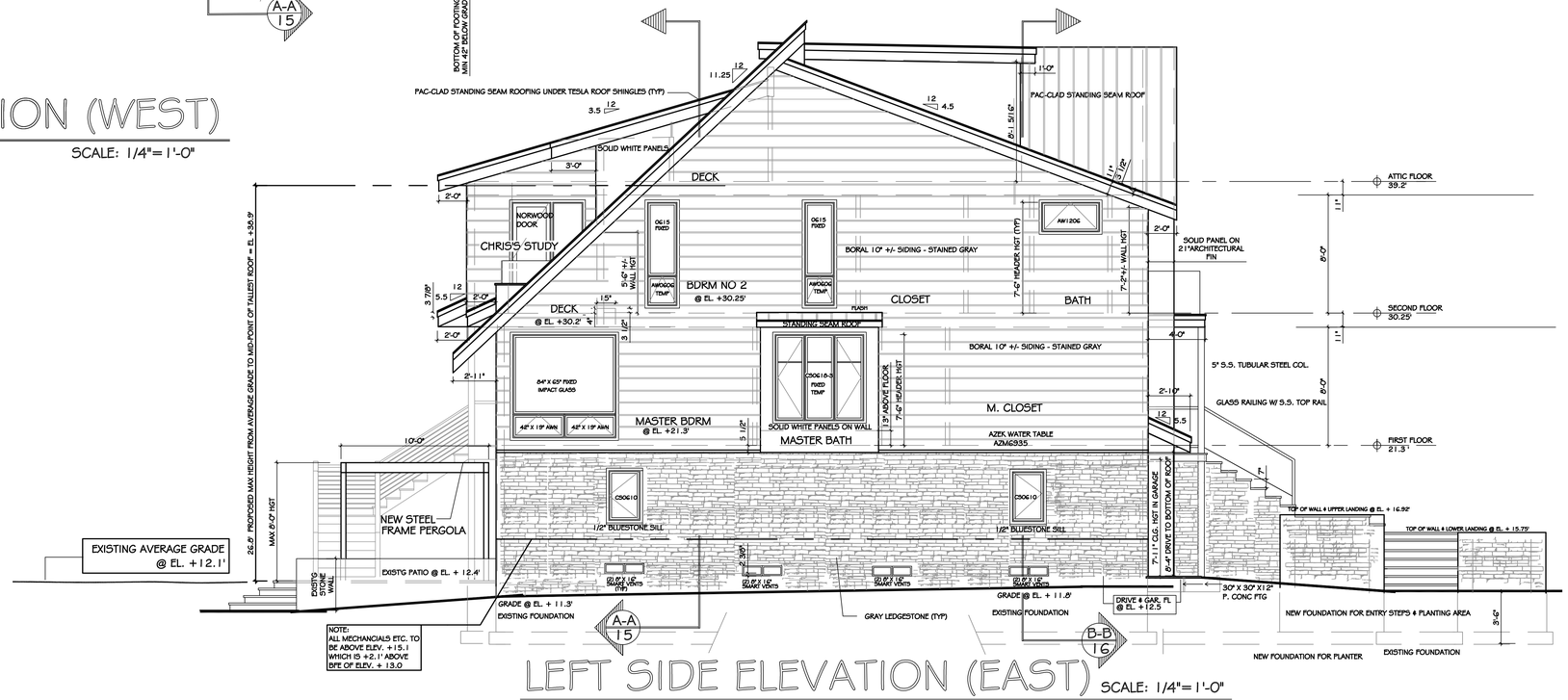
ROOF HEIGHTS

1. AVERAGE GRADE = 12.1' A.M.S.L.
2. ELEVATION OF PEAK (MAIN) = 36.7' A.M.S.L.
3. ELEVATION OF EAVE (MAIN) = 27.6' A.M.S.L.
4. ELEVATION OF MIDPOINT (MAIN) = 38.9' A.M.S.L.
5. HEIGHT OF MIDPOINT (MAIN) = 26.8' A.M.S.L.

CALCULATION FOR ALLOWABLE ADDITIONAL HEIGHT

BASE FLOOD ELEVATION @ 9 SURF ROAD = EL. 13.0'
THE EXISTING AVERAGE GRADE = EL 12.1'
THE DIFFERENCE BETWEEN THE EXISTING AVERAGE GRADE OF 12.1'
AND THE BASE FLOOD ELEVATION (BFE) 13.0' = .9'
THE DIFFERENCE (.9') IS ADDED TO THE ALLOWABLE HEIGHT OF 26.0'

THE ALLOWABLE ADDITIONAL HEIGHT = 26.9'



LEFT SIDE ELEVATION (EAST)

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

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date: 8/25/20

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

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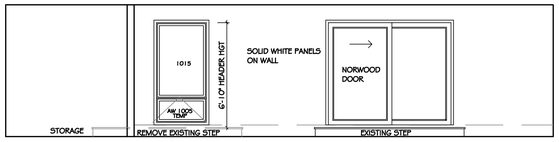
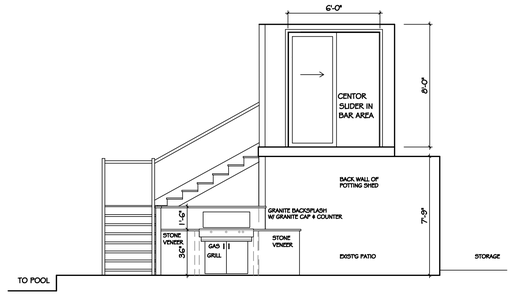
THE THOM RESIDENCE
9 SURF ROAD, WESTPORT CT. 06880
LEFT AND RIGHT SIDE ELEVATION

2020-05



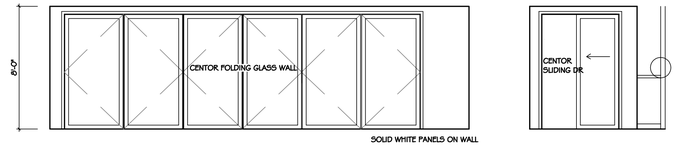
EXTERIOR ELEVATION-LOWER LEVEL BELOW DECK

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



EXTERIOR WALLS FACING GRILL

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

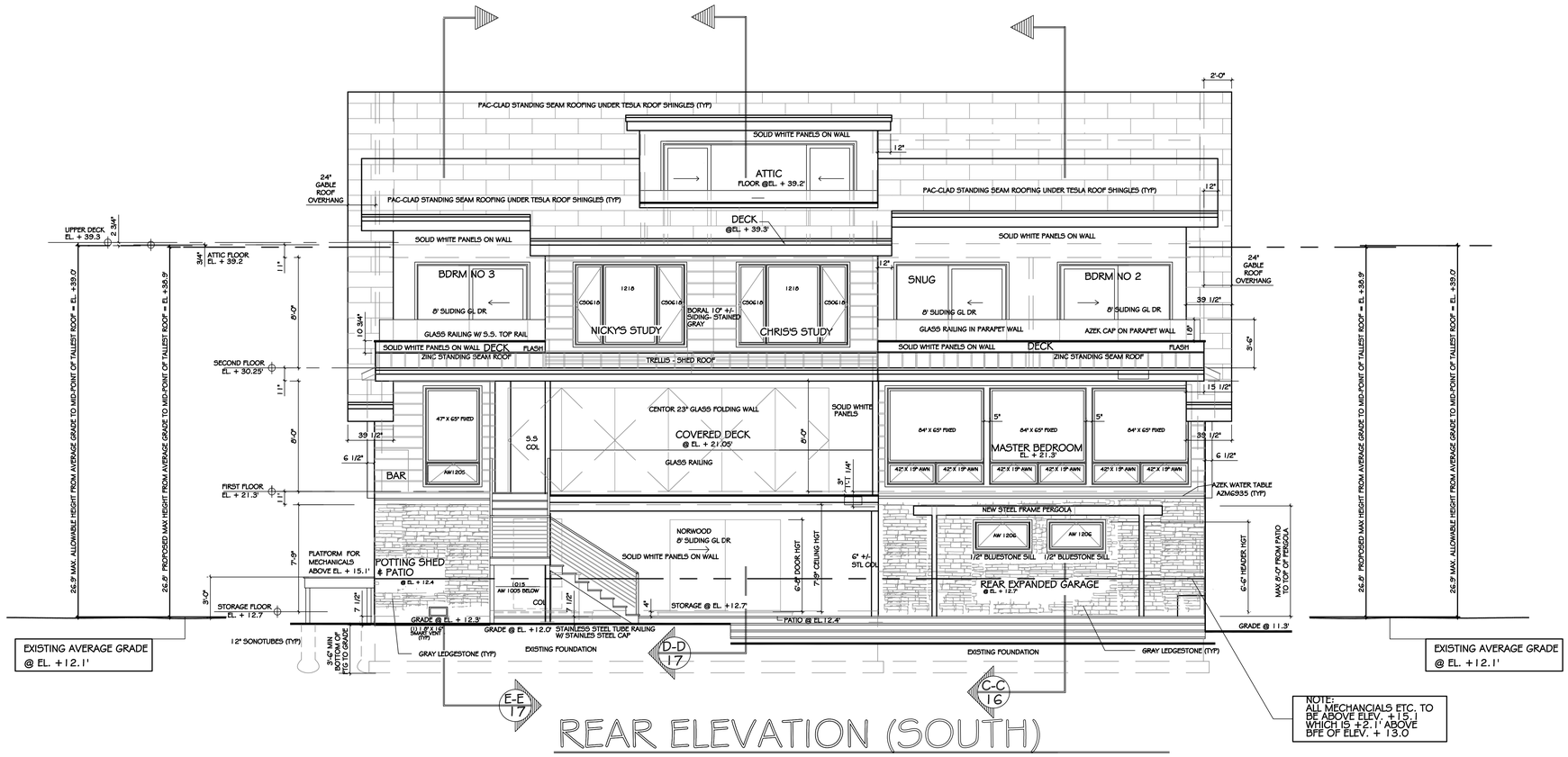


LIVING ROOM FOLDING WALL

SLIDER TO MBR

EXTERIOR ELEVATIONS- WALLS ON MAIN DECK

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



NOTE:
ALL MECHANCIALS ETC. TO BE ABOVE ELEV. +15.1 WHICH IS +2.1' ABOVE BFE OF ELEV. + 13.0

REAR ELEVATION (SOUTH)

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

NOTE: IMPACT GLASS ON ALL REAR FACING WINDOWS AND DOOR

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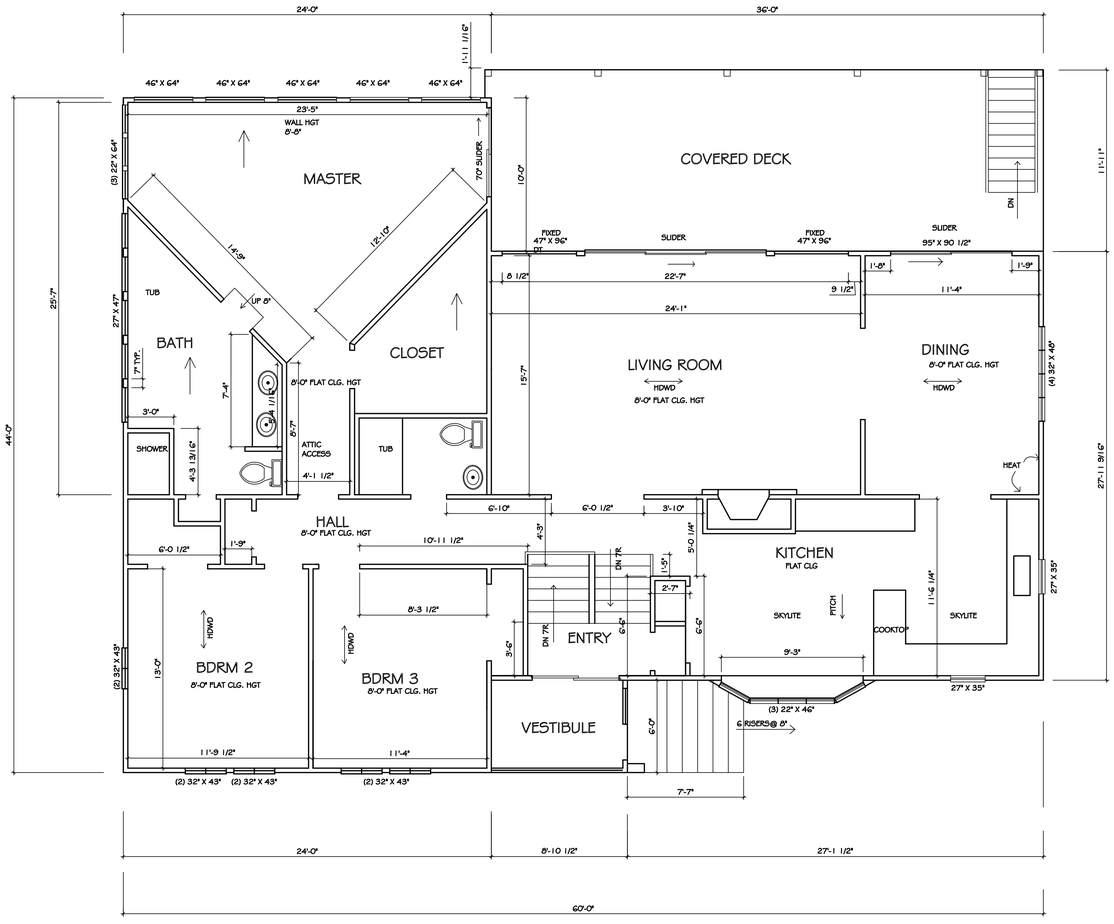
9/28/20	

date:	scale:	
8/25/20	1/4"=1'-0"	drawn by: PM / DK

THE THOM RESIDENCE

9 SURF ROAD, WESTPORT CT. 06880

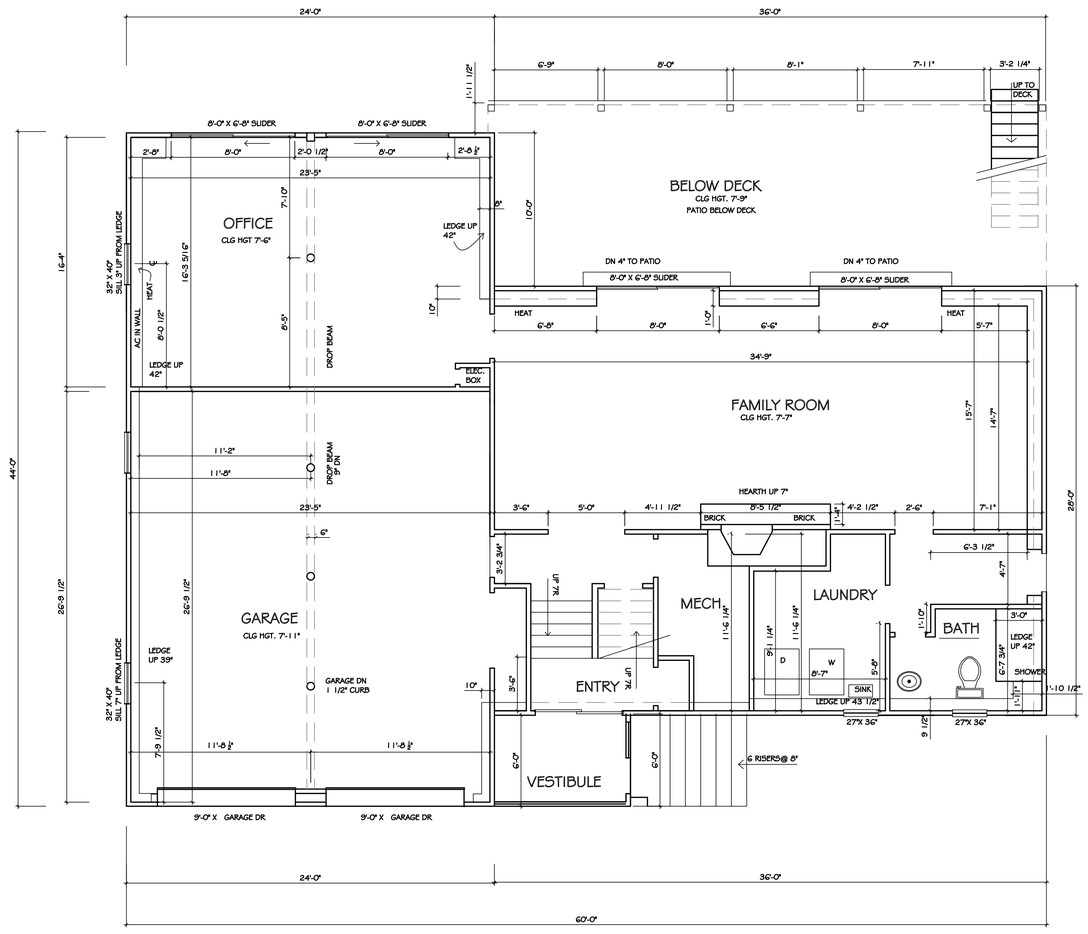
REAR, AT DECK, AND LOWER LEVEL ELEVATIONS



EXIST'G MAIN LIVING FLOOR

2117 sq. ft

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



EXIST'G LOWER LEVEL

1444 sq ft

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

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date: 9/8/20

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

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9 SURF ROAD, WESTPORT CT. 06880

FOR FEMA COMPLIANCE-EXISTING FLOOR PLANS

1 OF 21

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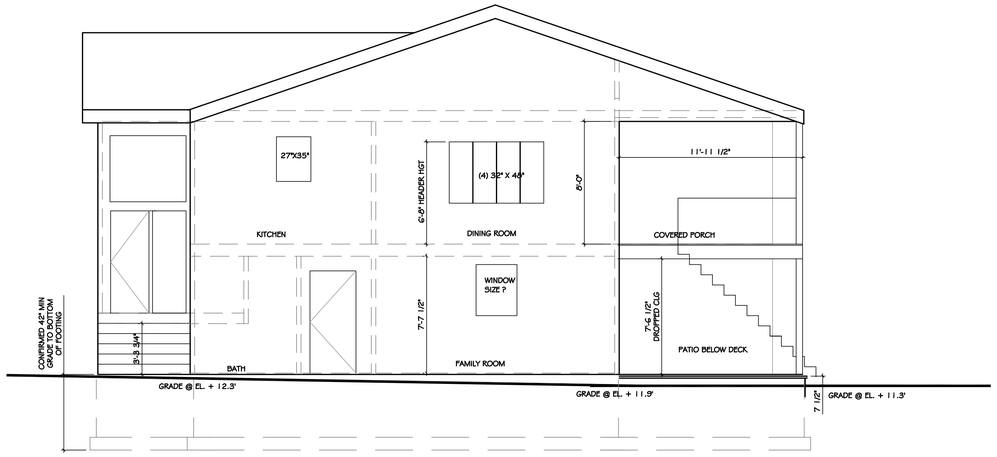
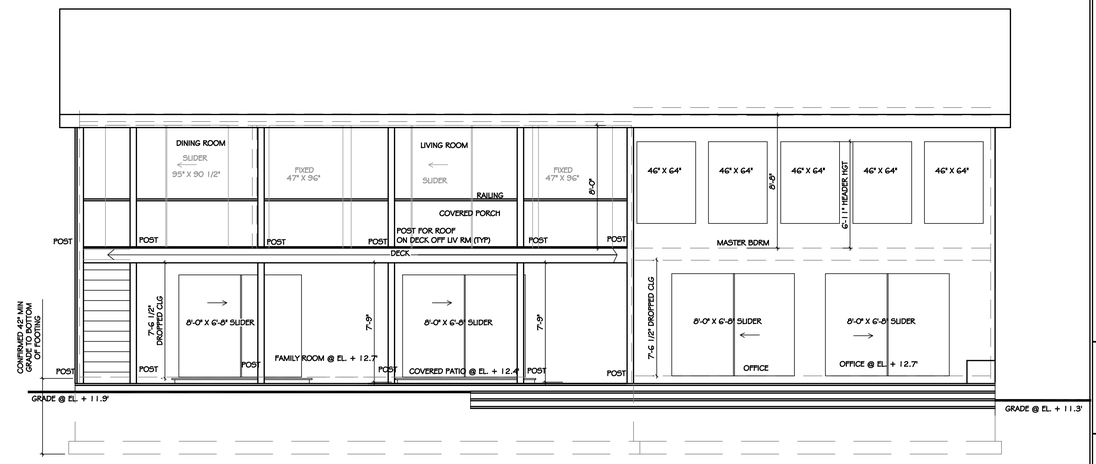


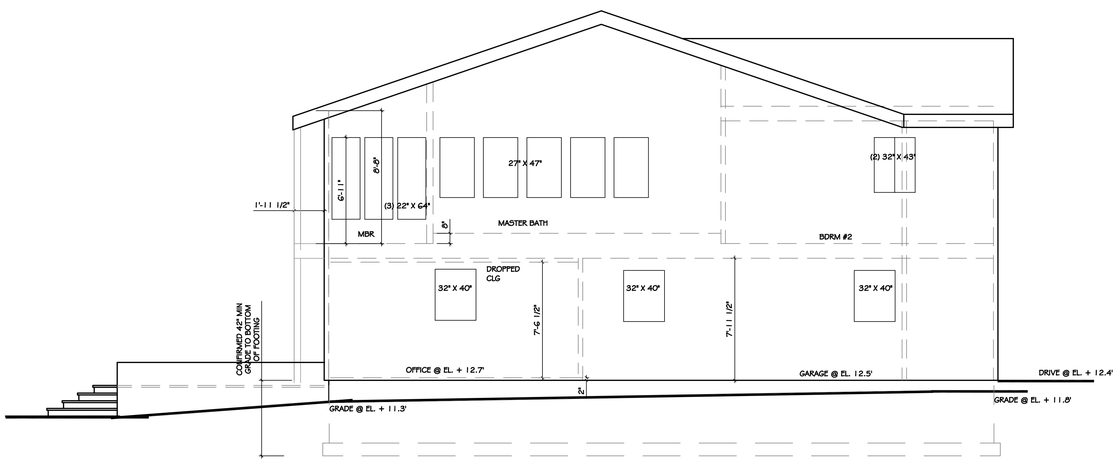
EXISTING RIGHT (WEST)

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



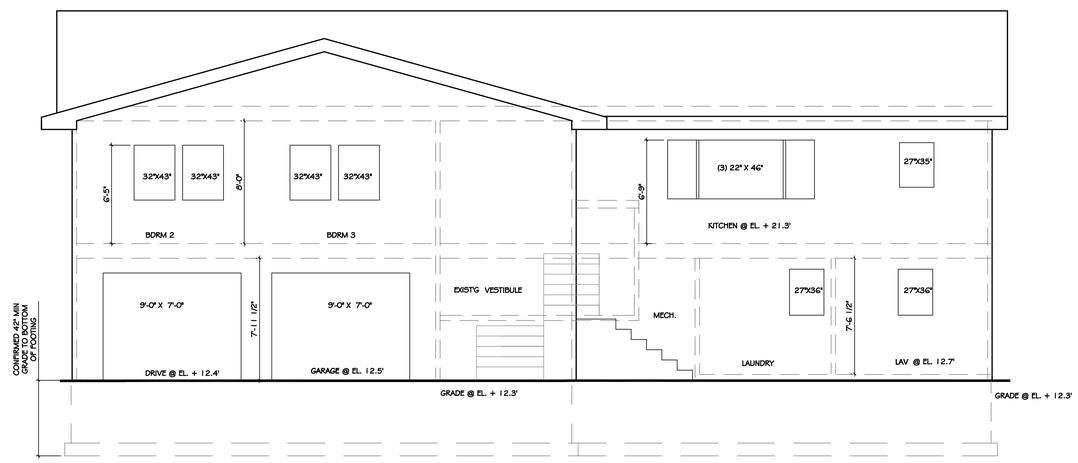
EXISTING REAR (SOUTH)

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



EXISTING LEFT (EAST)

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



EXISTING FRONT (NORTH)

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

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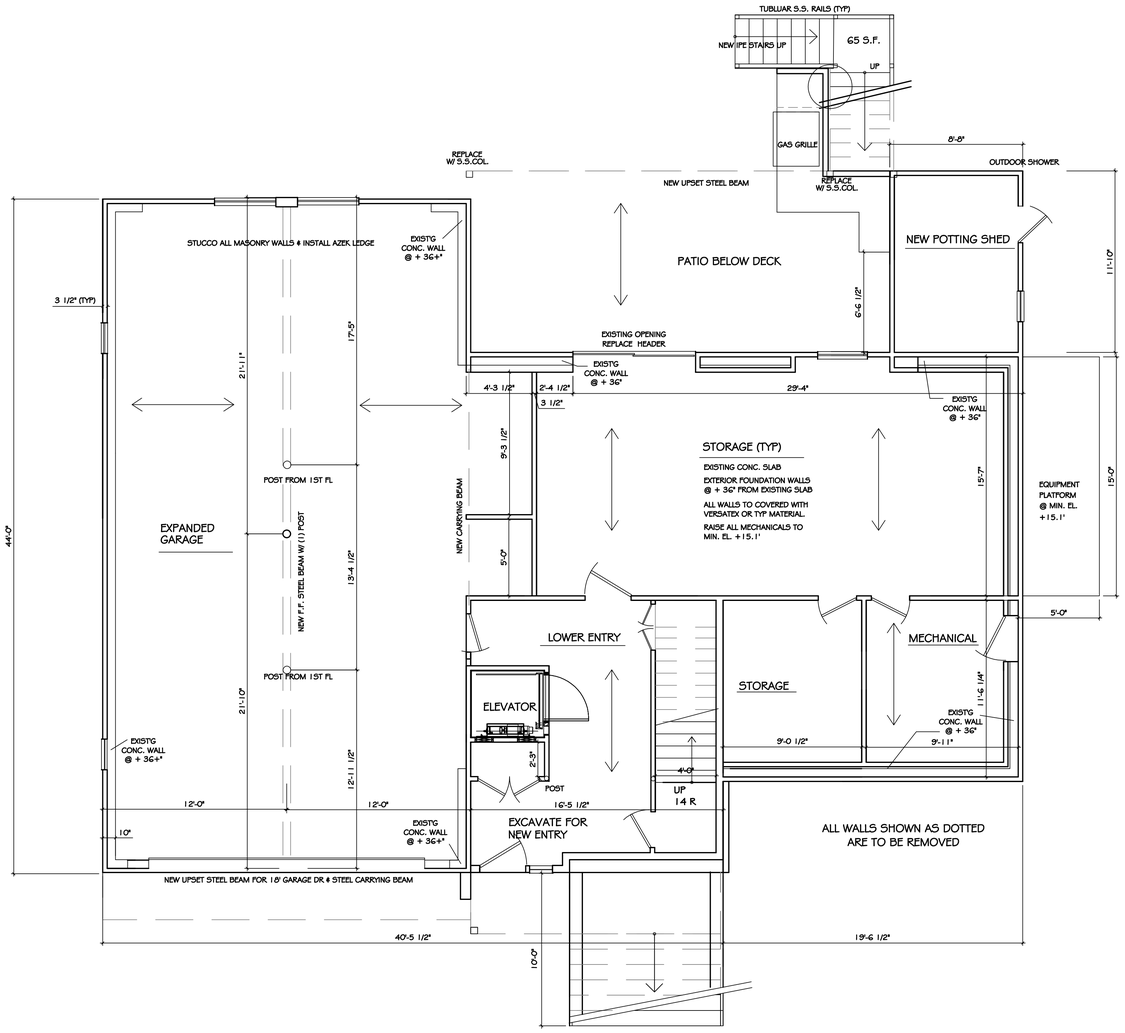
date: 9/8/20

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

drawn by: PM

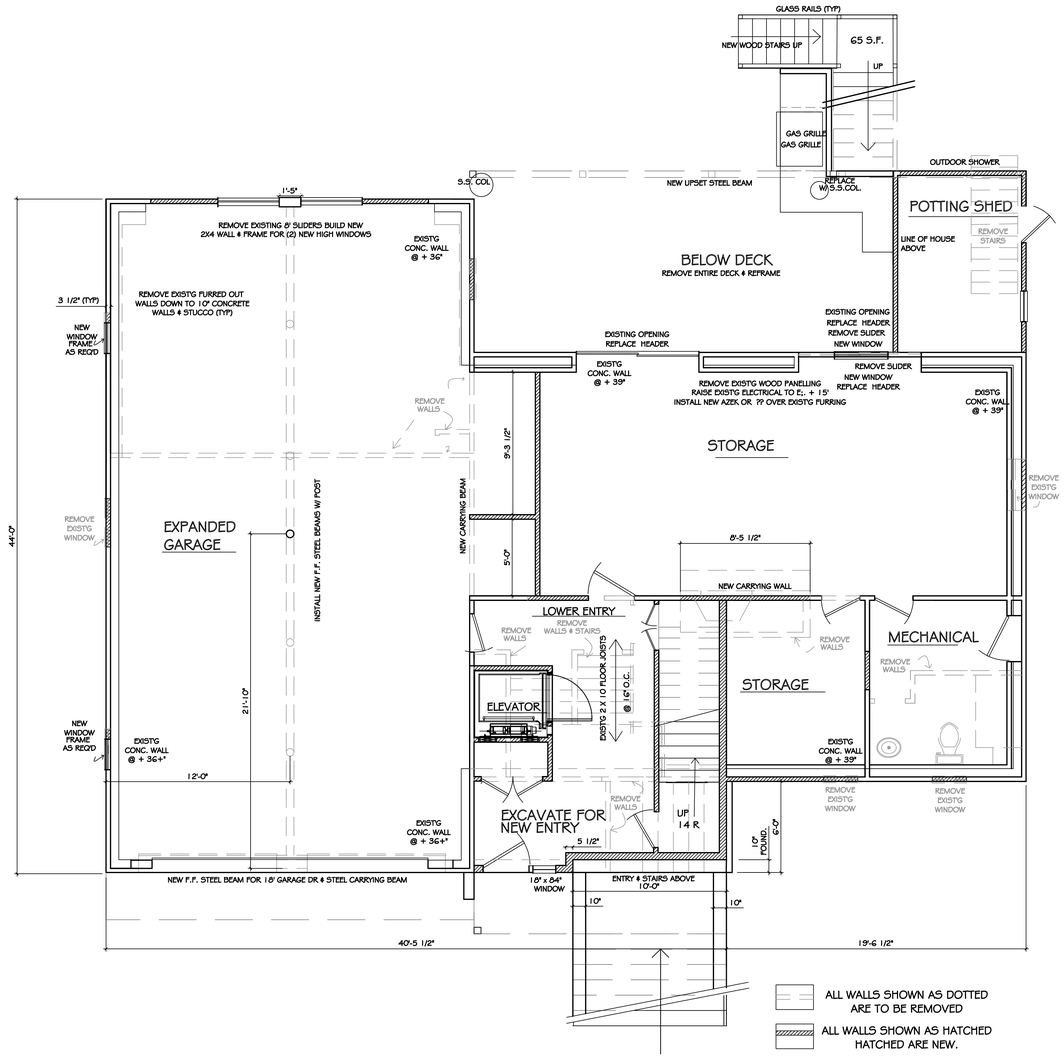
THE THOM RESIDENCE
9 SURF ROAD, WESTPORT CT. 06880
FOR FEMA COMPLIANCE-EXISTING ELEVATIONS

2020-05



RENOVATED LOWER LEVEL

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



LOWER LEVEL DEMOLITION PLAN

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

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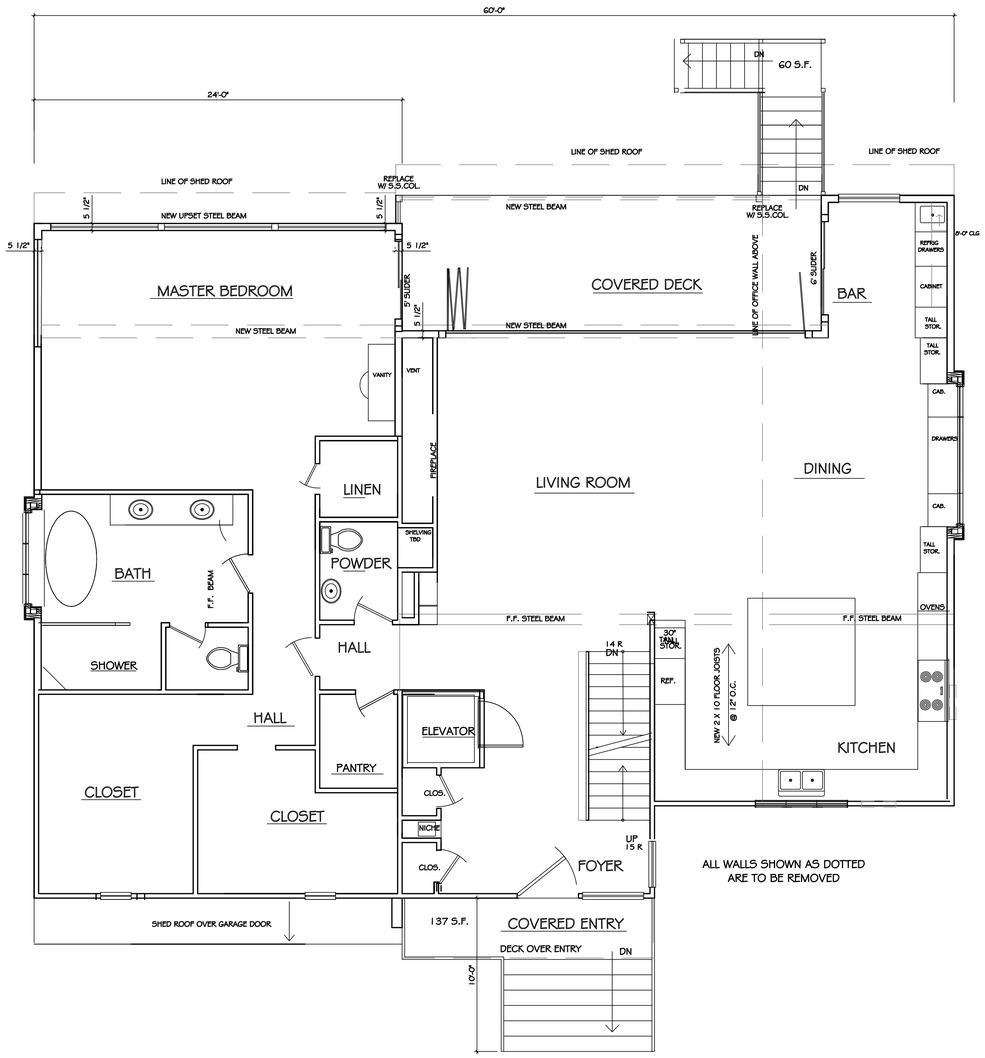
1/4"= 1'-0"	9/8/20
drawn by: PM/DK	

THE THOM RESIDENCE

9 SURF ROAD, WESTPORT CT. 06880

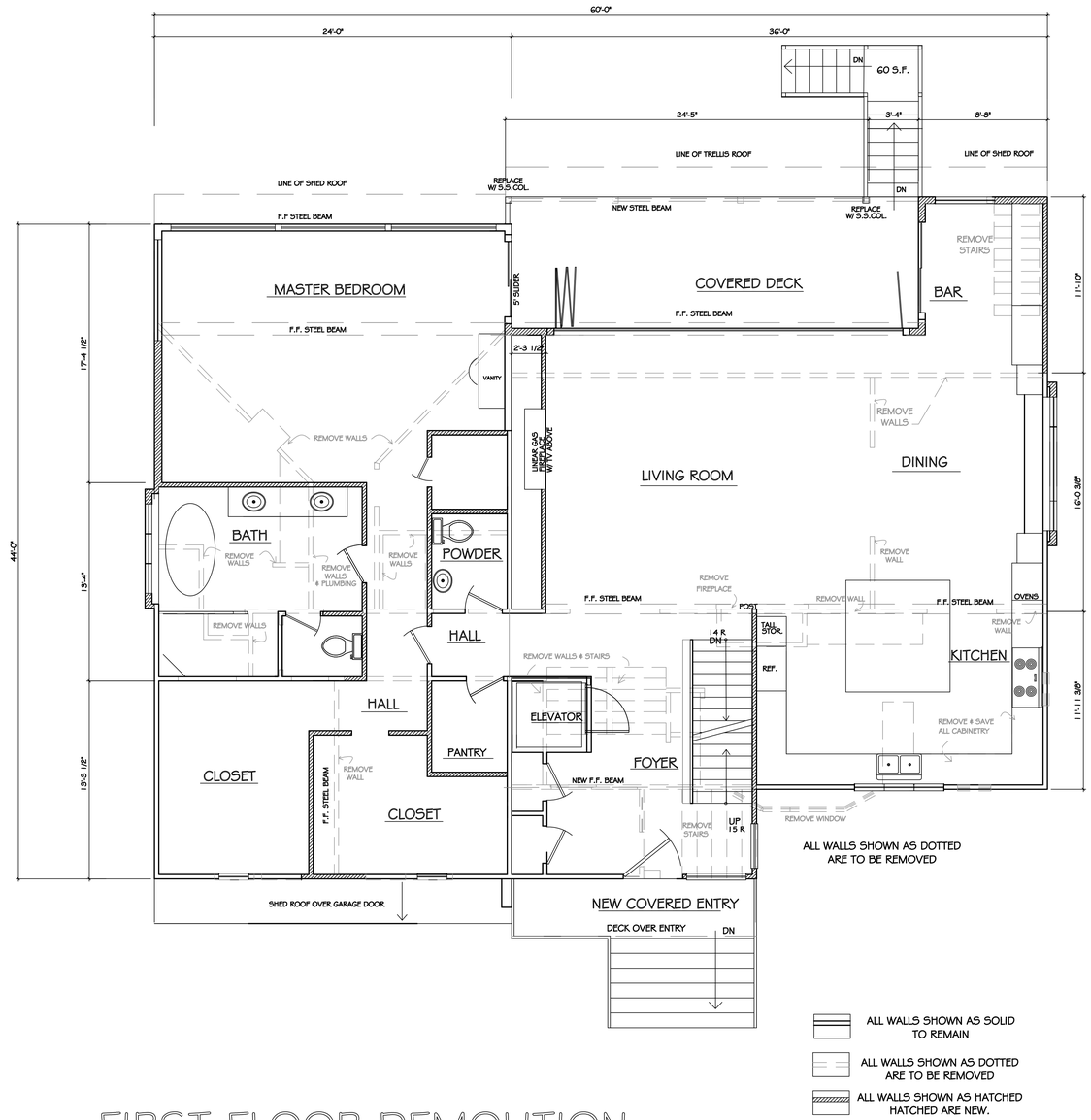
FOR FEMA COMPLIANCE-RENOVATED & DEMOLITION L.L. PLANS

2020-05



RENOVATED FIRST FLOOR

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



ALL WALLS SHOWN AS SOLID TO REMAIN

ALL WALLS SHOWN AS DOTTED ARE TO BE REMOVED

ALL WALLS SHOWN AS HATCHED HATCHED ARE NEW.

FIRST FLOOR DEMOLITION

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

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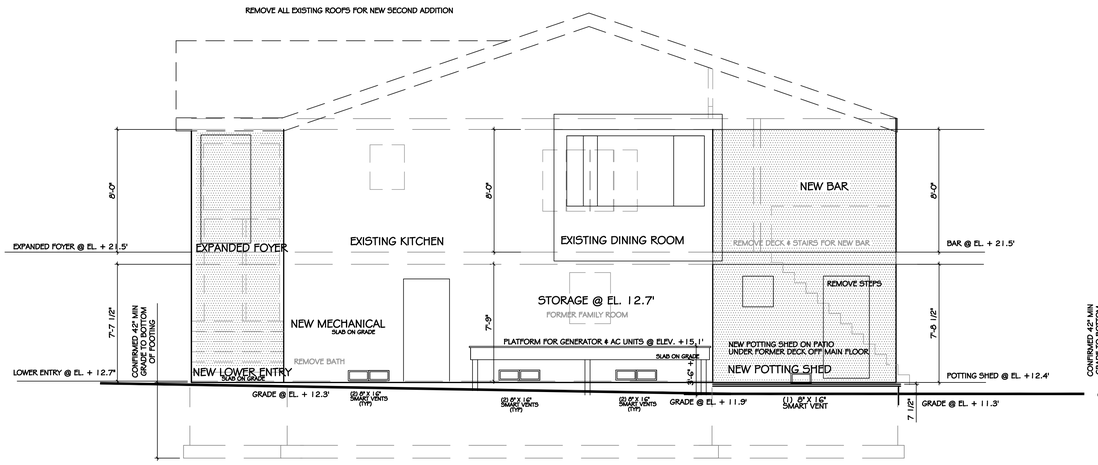
revisions:

scale:	date:
1/4"= 1'-0"	9/8/20
	drawn by: PM

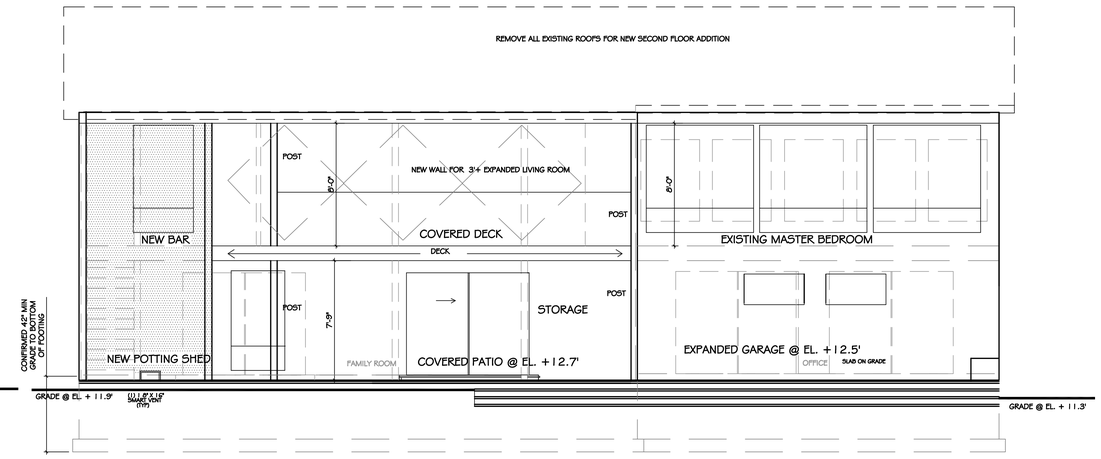
THE THOM RESIDENCE
9 SURF ROAD, WESTPORT CT. 06880
FOR FEMA COMPLIANCE-RENOVATED & DEMOLITION 1ST FLR PLANS

2020-05



RIGHT SIDE DEMO & RENO PLAN

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



REAR ELEVATION DEMO & RENO PLAN

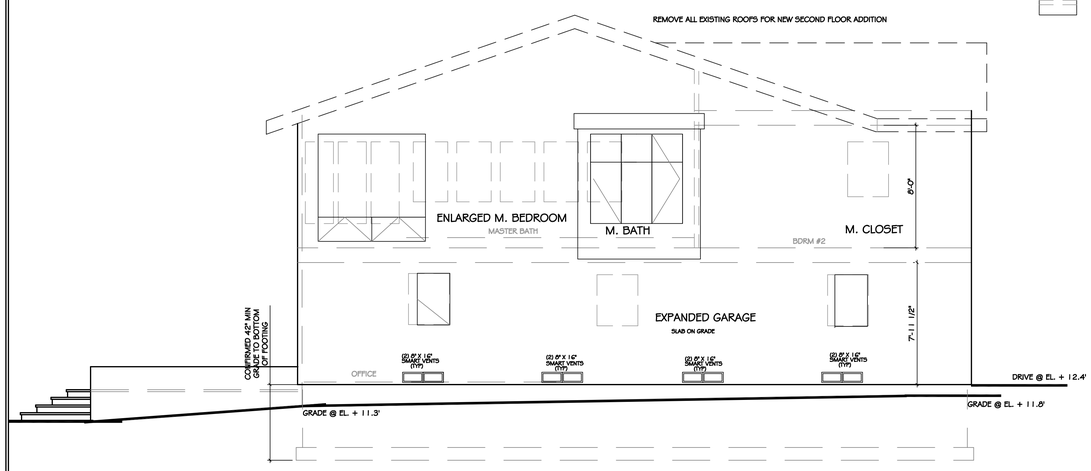
SCALE: 1/4"= 1'-0"

ALL SHADED AREAS SHOW NEW CONSTRUCTION

ALL UNSHADED AREAS SHOW EXIST'G WALLS TO BE RECONSTUCTED

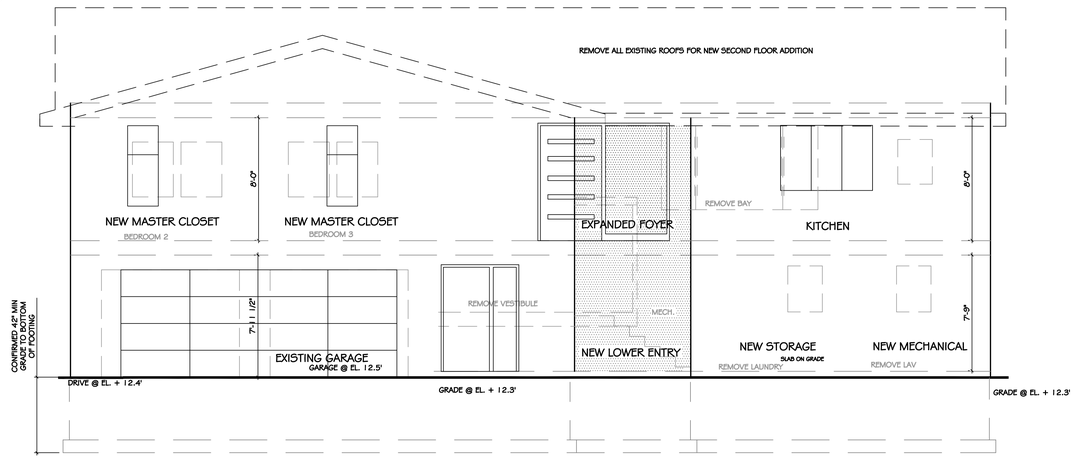
ALL SOLID LINES SHOW EXTERIOR WALLS & NEW DOOR & WINDOWS

ALL DOTTED SHOW WALLS, DOORS & WINDOWS TO BE REMOVED



LEFT SIDE DEMO & RENO PLAN

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



FRONT ELEVATION DEMO & RENO PLAN

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

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PATRICIA MAILHOT MILLER
Residential Design LLC
318 Good Hill Road, Weston, CT 06883
O: 203-227-7333 C: 203-247-0048

revisions:

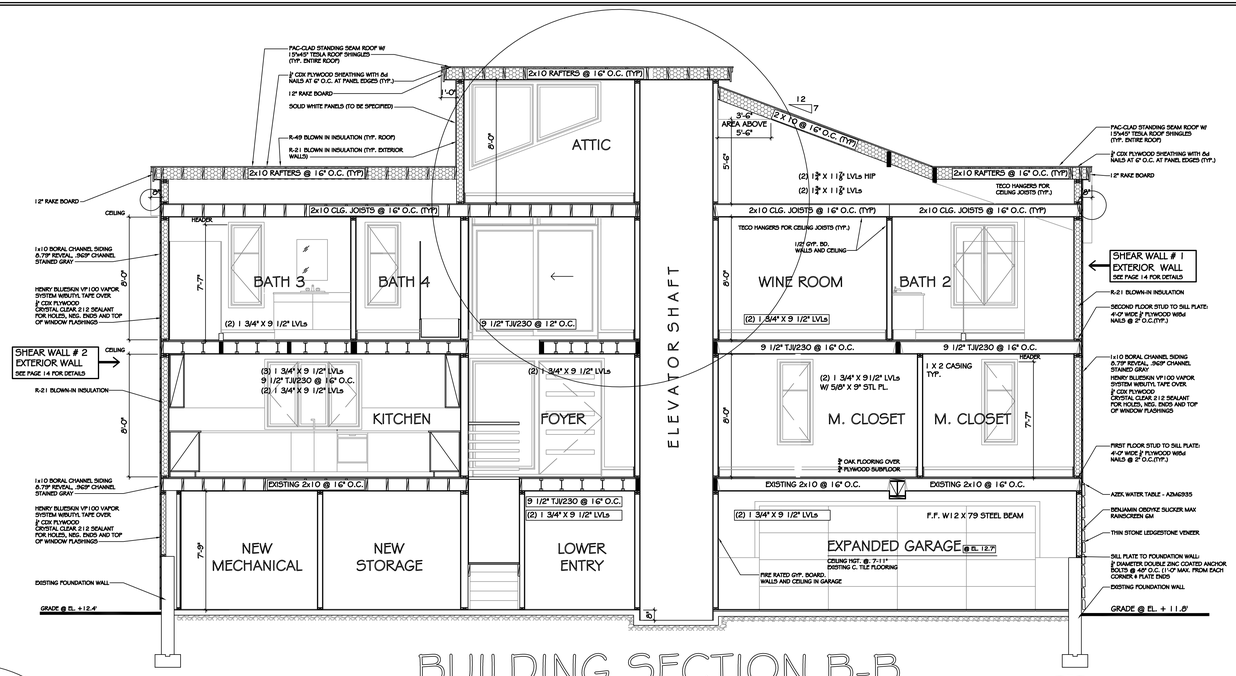
date: 9/8/20

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

drawn by: PM

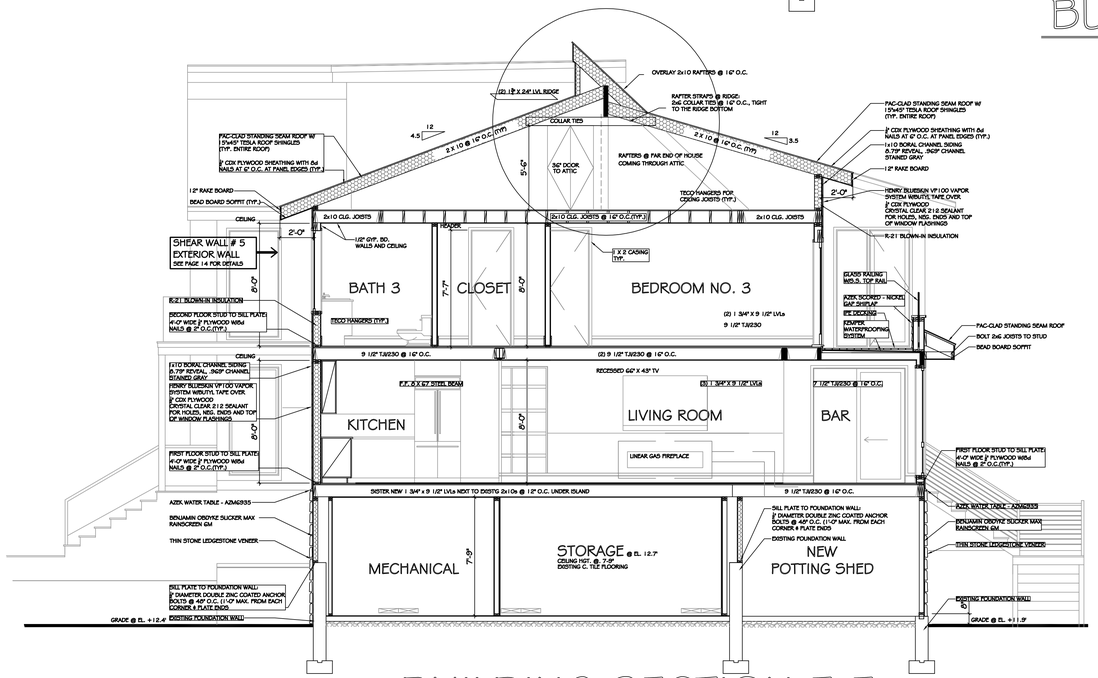
THE THOM RESIDENCE
9 SURF ROAD, WESTPORT CT. 06880
FOR FEMA COMPLIANCE-DEMOLITION & RENOVATION ELEVATIONS

2020-05



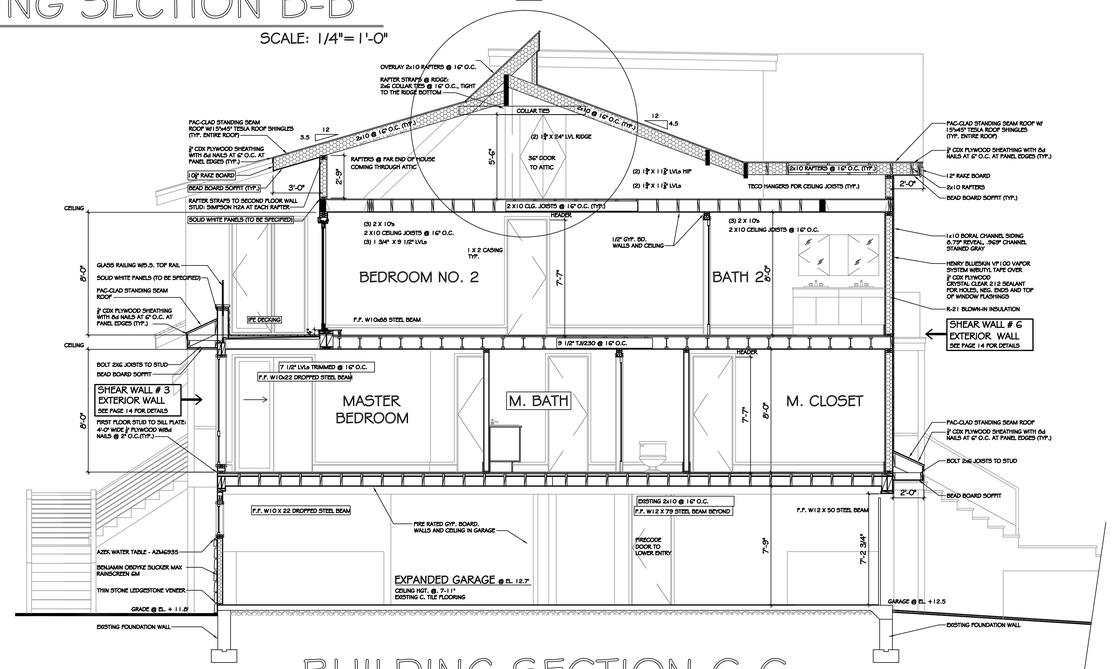
BUILDING SECTION B-B

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



BUILDING SECTION E-E

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



BUILDING SECTION C-C

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

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318 Good Hill Road, Weston, CT 06883
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revisions:

date: 9/28/20

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

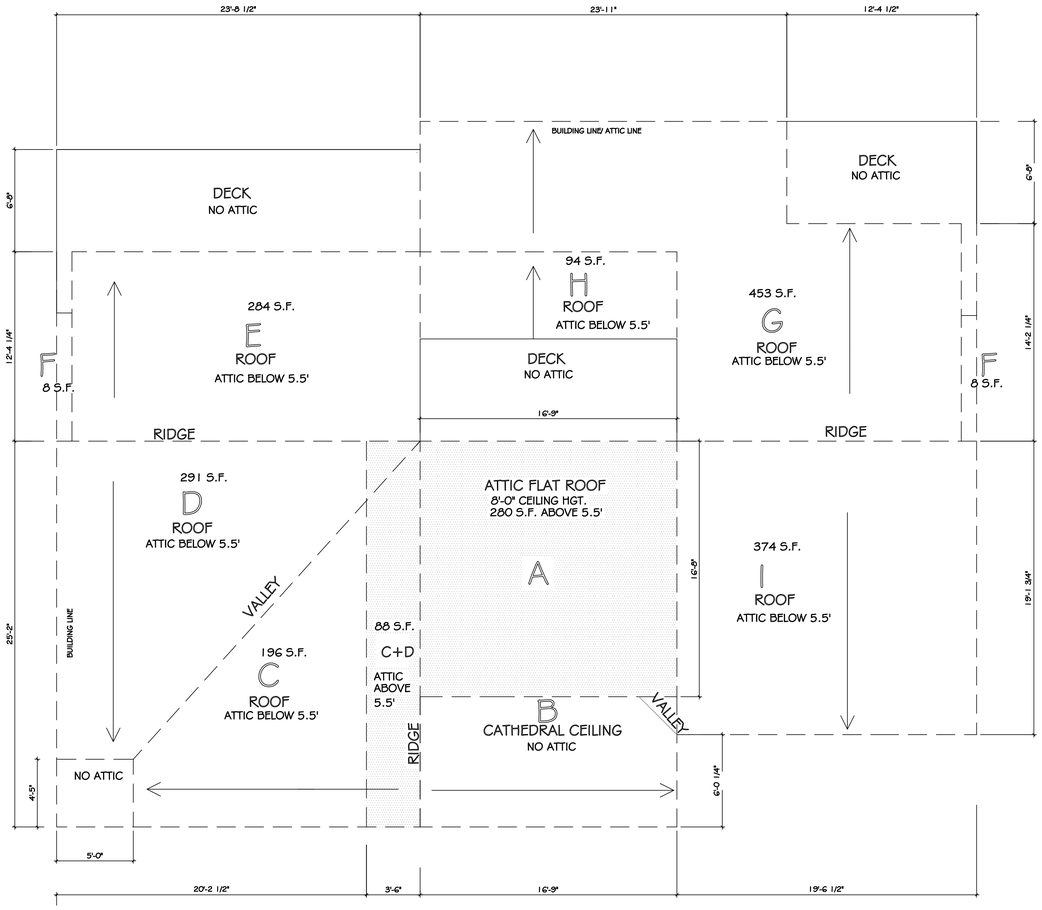
drawn by: PMGM

THE THOM RESIDENCE

9 SURF ROAD, WESTPORT CT. 06880

BUILDING SECTIONS B-B, C-C & D-D

2020-05



ATTIC AREA OVER 5'-6"

A= 280 SQ. FT.
B= 73 SQ. FT
TOTAL ATTIC AREA ABOVE 5'-6" = 353 SQ. FT

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

TOTAL ATTIC AREA OVER 5'-6":

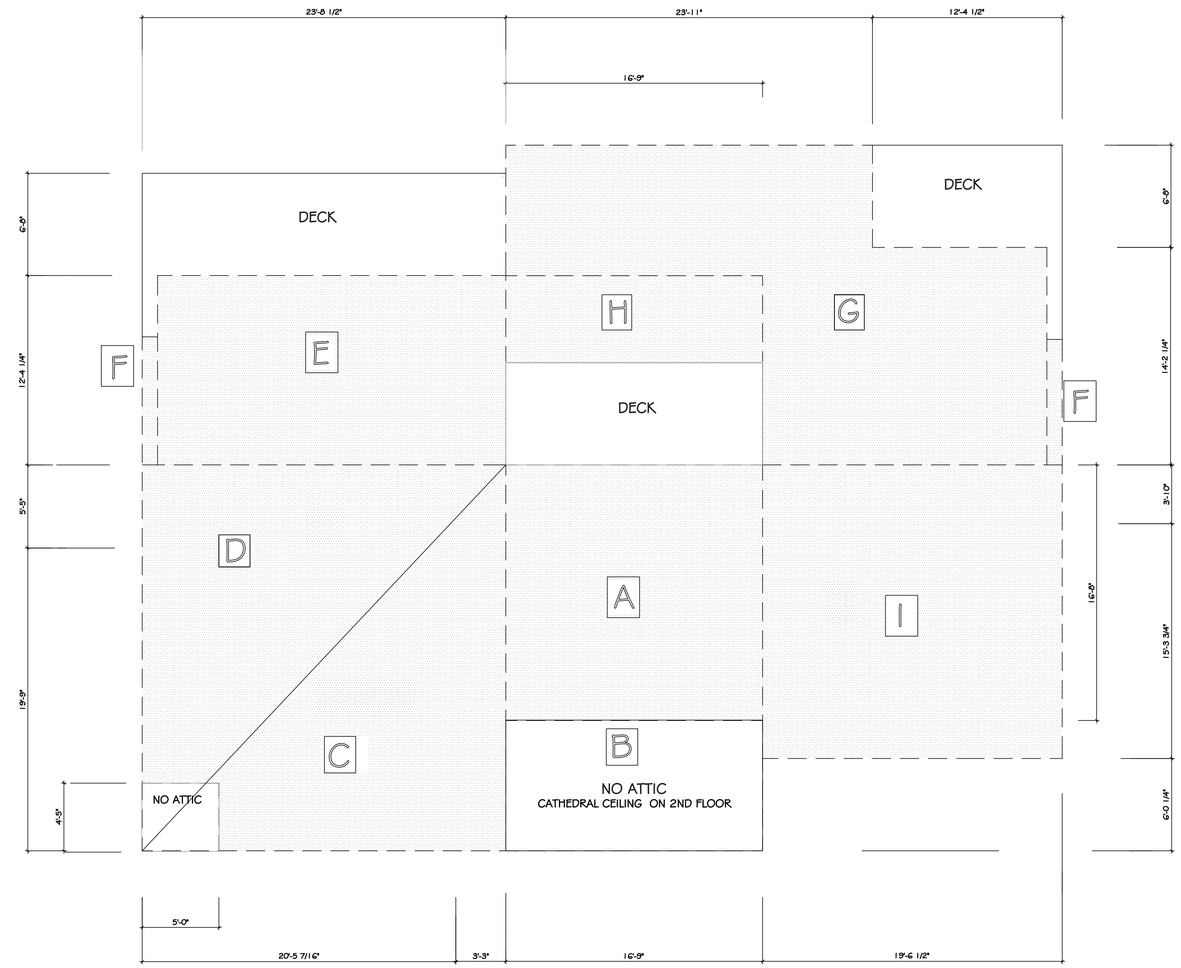
A= 280 SQ. FT.
PORTION OF C+D= 88 SQ. FT
368 SQ. FT

368 SQ = 18% OF TOTAL ATTIC

TOTAL ATTIC CALCULATIONS:

A= 280 SQ. FT.
B= 0 SQ. FT
C= 278 SQ. FT
D= 297 SQ. FT
E= 284 SQ. FT.
F= 16 SQ. FT.
G= 453 SQ. FT.
H= 94 SQ. FT
I = 374 SQ. FT.

TOTAL ATTIC AREA = 2076 SQ. FT
25% OF 2076 SQ. FT. = 519 SQ FT



TOTAL ATTIC AREA

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

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revisions:

date: 9/28/20
scale: 1/4"= 1'-0"
drawn by: PM

THE THOM RESIDENCE
9 SURF ROAD, WESTPORT CT. 06880
ATTIC CALCULATION PLANS

ZONING
Z-1
OF 21

2020-05

FRONT ELEVATION (NORTH)

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

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revisions:

scale:	date:
1/8"=1'-0"	9/28/20

drawn by: PM

THE THOM RESIDENCE
9 SURF ROAD, WESTPORT CT. 06880
ELEVATIONS SHOWING ROOF HEIGHT CALCULATIONS, B & C

ZONING
N-2
OF 21

2020-05

LEFT SIDE ELEVATION (EAST) SCALE: 1/4"= 1'-0"

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revisions:

scale: 1/8"= 1'-0" | date: 9/28/20

drawn by: PM

THE THOM RESIDENCE
9 SURF ROAD, WESTPORT CT. 06880
ELEVATIONS SHOWING ROOF HEIGHT CACLULATIONS, D & G

ZONING
Z-3
OF 21

2020-05

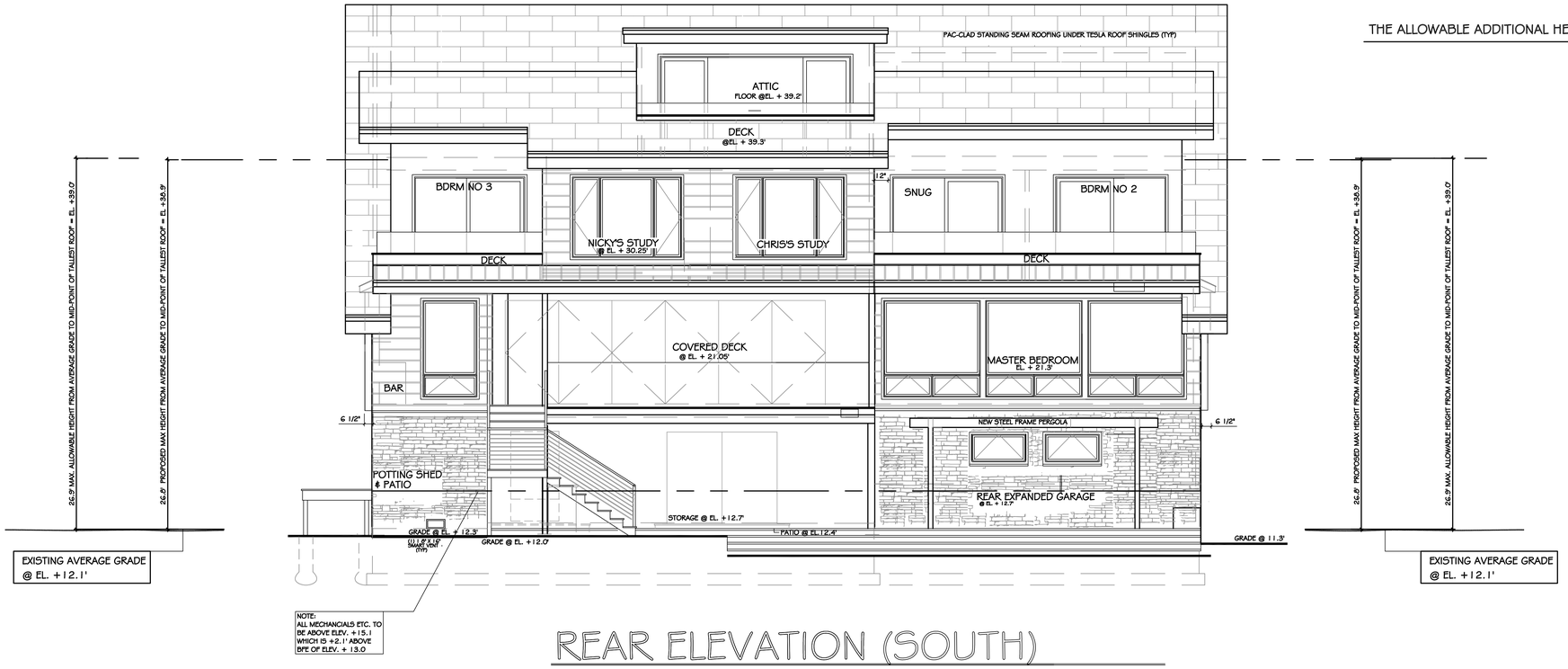
ROOF HEIGHTS

1. AVERAGE GRADE = 12.1' A.M.S.L.
2. ELEVATION OF PEAK (MAIN) = 36.7' A.M.S.L.
3. ELEVATION OF EAVE (MAIN) = 27.6' A.M.S.L.
4. ELEVATION OF MIDPOINT (MAIN) = 38.9' A.M.S.L.
5. HEIGHT OF MIDPOINT (MAIN) = 26.8' A.M.S.L.

CALCULATION FOR ALLOWABLE ADDITIONAL HEIGHT

BASE FLOOD ELEVATION @ 9 SURF ROAD = EL. 13.0'
THE EXISTING AVERAGE GRADE = EL 12.1'
THE DIFFERENCE BETWEEN THE EXISTING AVERAGE GRADE OF 12.1'
AND THE BASE FLOOD ELEVATION (BFE) 13.0' = .9'
THE DIFFERENCE (.9') IS ADDED TO THE ALLOWABLE HEIGHT OF 26.0'

THE ALLOWABLE ADDITIONAL HEIGHT = 26.9'



REAR ELEVATION (SOUTH)

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

NOTE: IMPACT GLASS ON ALL REAR FACING WINDOWS AND DOOR

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revisions:

date: 9/18/20

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

drawn by: PM

THE THOM RESIDENCE

9 SURF ROAD, WESTPORT CT. 06880

ELEVATIONS SHOWING MID-POINT OF MAIN ROOF

ZONING Z-4 OF 21

2020-05

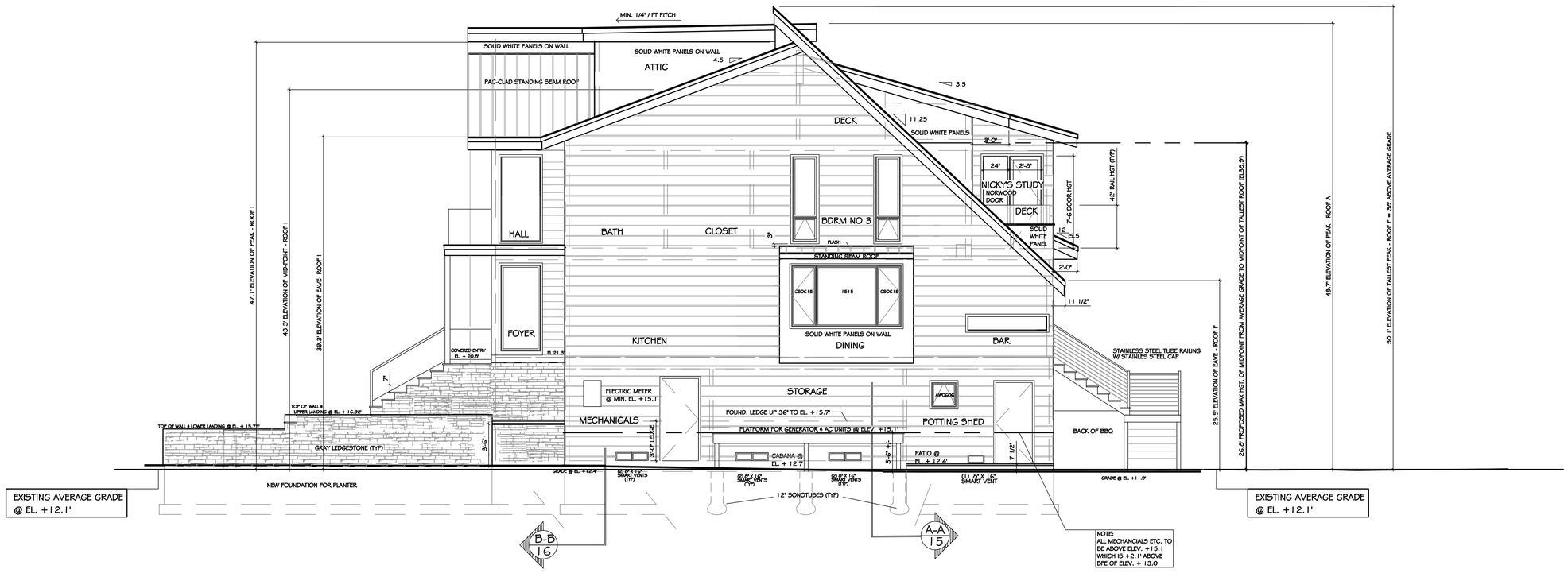
ROOF HEIGHTS

1. AVERAGE GRADE = 12.1' A.M.S.L.
2. ELEVATION OF PEAK (MAIN) = 36.7' A.M.S.L.
3. ELEVATION OF EAVE (MAIN) = 27.6' A.M.S.L.
4. ELEVATION OF MIDPOINT (MAIN) = 38.9' A.M.S.L.
5. HEIGHT OF MIDPOINT (MAIN) = 26.8' A.M.S.L.

CALCULATION FOR ALLOWABLE ADDITIONAL HEIGHT

BASE FLOOD ELEVATION @ 9 SURF ROAD = EL. 13.0'
THE EXISTING AVERAGE GRADE = EL 12.1'
THE DIFFERENCE BETWEEN THE EXISTING AVERAGE GRADE OF 12.1'
AND THE BASE FLOOD ELEVATION (BFE) 13.0' = .9'
THE DIFFERENCE (.9') IS ADDED TO THE ALLOWABLE HEIGHT OF 26.0'

THE ALLOWABLE ADDITIONAL HEIGHT = 26.9'



RIGHT SIDE ELEVATION (WEST)

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

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revisions:

date: 9/28/20

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

drawn by: PM

THE THOM RESIDENCE
9 SURF ROAD, WESTPORT CT. 06880
ELEVATIONS SHOWING ROOF HEIGHT CALCULATIONS A & I

ZONING N-5 OF 21

2020-05