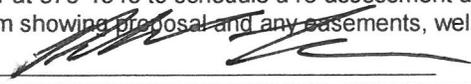


Appeal Period Expires 5/3/25
 Zoning District AR

Town of Essex, Vermont
Application for Zoning Permit
 (Building Permit)

Application Date / /
 Permit Number 2025-52

- Contact State Permit Specialist Jeff McMahon (477-2241) to check for state permitting and/or setbacks.
- Post permit card visible to the road immediately as Permit is appealable within 15 days of issuance.
- Call the Zoning Administrator at 878-1343 to schedule a Certificate of Occupancy inspection if indicated below as required.
- Call the Assessor at 878-1345 to schedule a re-assessment upon completion of work.
- Provide a diagram showing proposal and any easements, well or septic locations, etc.

SIGN HERE: 

A Parcel Account Numb. (Map-Parcel-Lot) 2- 073-001-017
 Property Address: 1 LECLERC WOODS RD.
 Owner: Linda L. Leclerc
 Owner Address: 324 S. Bay Cir. Colchester, VT
 Owner Phone: (work) _____ (Cell) (802) 310-1813
 (Email) Patrick@LECLERCRIERGE.COM
 Tenants name: SAME Phone: _____
 (or contractor) Cell: _____
 Estimated Construction Dates: Start: 05/01/25 Completion: 12/31/26
 Sq. Feet: 2,900 Estimated Cost (labor & materials): \$ 250,000

G

Check box(es) which describe proposed use or construction (circle choice in parenthesis).
 N = New A = Addition R = Remodel

<i>Residential:</i>	N	A	R
Single Family	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two-family (duplex)(other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condominium / Townhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Inclusions or Additions:</i>			
Garage (attached) (detached)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch (enclosed) (open)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool (in) (above) ground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barn (residential) (agriculture)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Non-residential:</i>			
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Stormwater:</i>			
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Other:</i>			
Change in use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Miscellaneous	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Renewal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

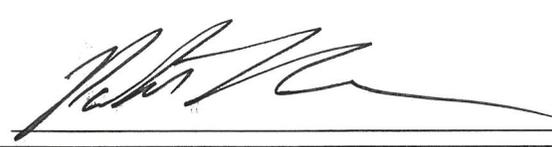
B Sewage Disposal (Please attach Sewer and/or State Septic Approval).
 Public Septic Connection Fee \$ _____ Date Paid: / /
 Proposed New Bedrooms: 4 Existing Bedrooms _____

C Water (Please attach Water Service Application if applicable).
 Public Well Fee \$ _____ Date Paid: / /

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval: 04/09/25

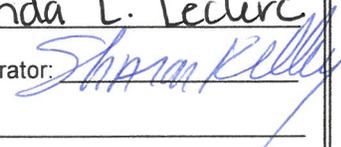
E Stormwater
 Project disturbs an area greater than or equal to 1 acre – Erosion Control Permit Required. Attach completed permit application.
 Project creates new or expands existing impervious surface greater than or equal to 1/2 acre – Erosion Control Permit and Stormwater Management Permit required. Attach completed permit application.

F Diagram – Show a sketch of project on reverse of this application with property lines, building, and setbacks or attach separate sheet.

Signature of Tenant and Signature of Owner 

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ <u>175</u>	<u> / / </u>
Recreation		\$ <u>628</u>	<u> / / </u>
Recording		\$ <u>30</u>	<u>4/15/25</u>
Certificate of Occ		\$ <u>100</u>	<u> / / </u>
Other		\$ _____	<u> / / </u>

Building Permit
 Approved Rejected Date 4/18/25
 Issued to: Linda L. Leclerc
 Zoning Administrator: 
 Notes: _____
 C.O. Required (Certificate of Occupancy) Yes No

**THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE
 RENEW FOR 1 YEAR (FREE) IF NOT EXPIRED**

**TOWN OF ESSEX, VERMONT
APPLICATION FOR CURB CUT / UTILITY PERMIT**

Pursuant to Title 19 V.S.A. Section 43. Application for curb cut and Utility Installation in Town Right-of-Way

All applications for curb cuts and utility installations shall be submitted to the Director of Public Works / Town Engineer for review. Applicants shall submit the information requested on this form and any additional information requested by the Director of Public Works / Town Engineer for a clear understanding of this application. The permit is issued under authority of the Town Manager in accordance with Section 601 of the Town Charter and 24 V.S.A. paragraph 1236 (2).

Application No. _____ / 02/21/25
Date

Property Address: 1 Leclerc Woods

Owner Address: 324 S Bay Cir. Colchester, VT 05446

Owner Name: LECLERC WOODS LLC / Patrick Leclerc

Phone Number: (home) _____ (work) _____ (cell) 802-310-1813

Tax Map # 207 Tax Parcel 300 Tax Lot 1017

Application is for: (check one)

A) New Curb Cut B) Utility Installation: Overhead Underground

Please use attached diagram to describe location and type of installation.

Comments by Director of Public Works / Town Engineer:

Culvert : Yes No Water Bar(s) : Yes No

Culvert Diameter: (18 inch minimum) _____ Total length of Culvert: (30 foot minimum) _____

*** FOR OFFICE USE ONLY ***

Signature of Owner:



Fee Paid \$ N/A

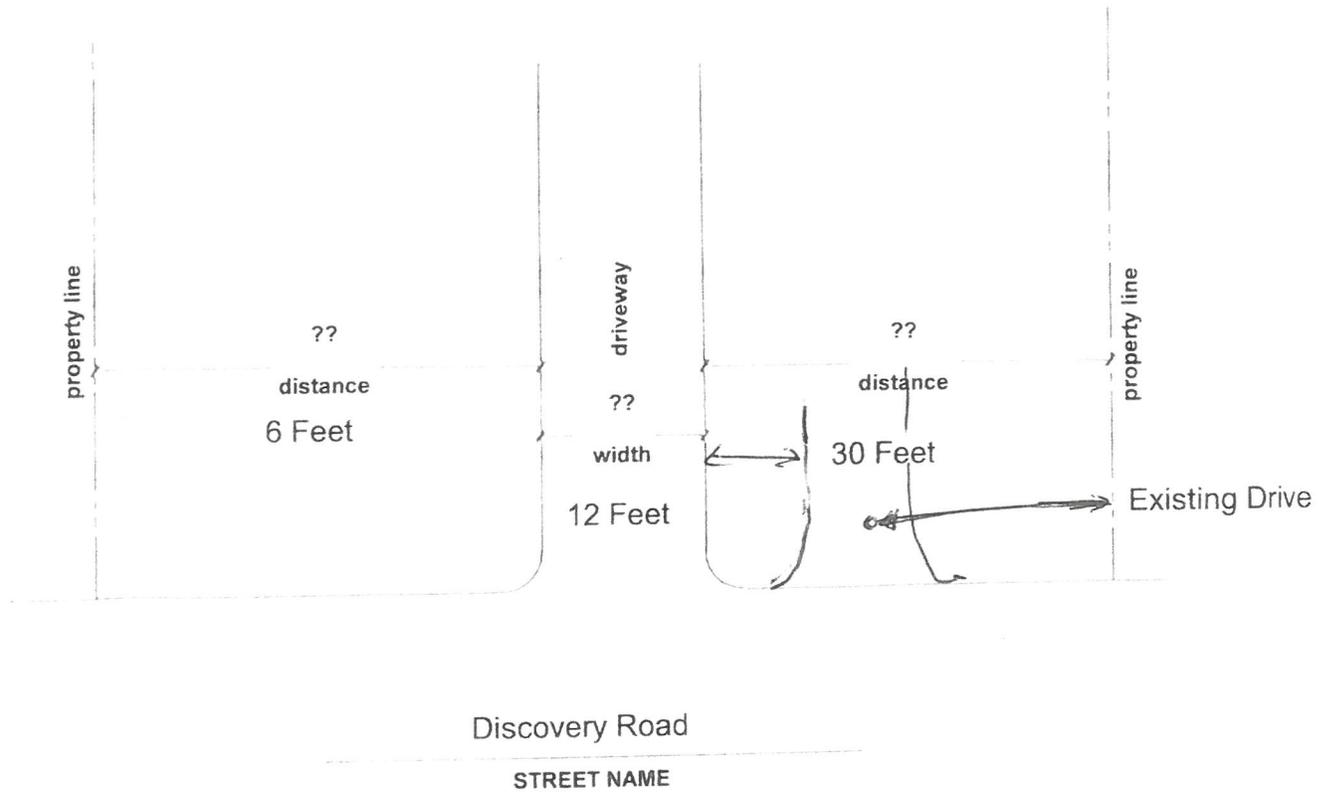
Approved Rejected



Per Authority of the Town Manager by the
Director of Public Works / Town Engineer

1. Culvert must be HIGH DENSITY POLYETHYLENE (HDPE) PIPE
2. Culvert will be purchased by the Applicant
Culvert will be purchased and installed by the applicant. The Town of Essex Department of Public Works will inspect.
- 3.

Note: A MINIMUM OF 24 HOURS NOTICE IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. WITHIN 24 HOURS OF COMPLETION, THE APPLICANT IS REQUIRED TO NOTIFY THE DIRECTOR OF PUBLIC WORKS / TOWN ENGINEER FOR INSPECTION PURPOSES.



Comments and / or special instructions from Director of Public Works / Town Engineer :

- TO BE USED ONLY FOR ACCESS TO #1 LAKERC WOODS.
- ALL DRIVEWAY INSTALLATION BEYOND THE R.O.W. SHALL BE REVIEWED FOR APPROVAL BY COMMUNITY DEVELOPMENT.
- o CULVERT UNDER EXISTING DRIVE TO BE EXTENDED TO ACCOMMODATE BOTH DRIVES.
- o SOME SOLID FEATURE BETWEEN THE TWO DRIVES TO SHOW SEPARATION AT THE ROW
- o CLEAR OUT BRUSH ALONG ROW ON RIGHT SIDE OF DRIVE TO IMPROVE SIGHT DISTANCE.
- o SEE DETAILS A-9 & A-10 FOR MATERIAL SPECS & THICKNESSES

NOTE: A MINIMUM OF 24 HOURS IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. WITHIN 24 HOURS OF COMPLETION, THE APPLICANT IS REQUIRED TO NOTIFY THE DIRECTOR OF PUBLIC WORKS / TOWN ENGINEER FOR INSPECTION PURPOSES.



State of Vermont
Department of Environmental Conservation

Agency of Natural Resources
Drinking Water and Groundwater Protection Division

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective November 6, 2023

Permittee: LeClerc Woods, LLC
324 South Bay Circle
Colchester, VT 05446

Permit Number: WW-4-4713-3

This permit affects the following property in Essex, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	2007-300-1017	207-067-42482	156.72	Book:122 Page(s):362

This application, consisting of the construction of a single-family dwelling served by on-site potable water and wastewater disposal system, located at 1 LeClerc Woods Road in Essex, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

1. GENERAL

- 1.1. The permittee is responsible to record this permit in the Essex Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2. The permittee is responsible to record the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Essex Land Records.
- 1.3. Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plans prior to the conveyance of a lot.

The wastewater system includes the use of an Innovative/Alternative treatment component. Each prospective owner of a lot that utilizes the Innovative/Alternative component shall be shown a copy of the **Innovative/Alternative System Approval letter #2005-01-R9 for the Norweco Singulair® and Hydro-Kinetic® Wastewater Treatment System Series** prior to conveyance of the lot.

- 1.4. The owner of a lot with an Innovative/Alternative treatment system shall have a valid maintenance contract in force at all times with a vendor-trained and authorized licensed service provider to conduct inspections and maintenance of the System.
- 1.5. By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.6. The Drinking Water and Groundwater Protection Division relied upon the Vermont Licensed Designer's certification that the design-related information submitted is true and correct and complies with the Wastewater System and Potable Water Supply Rules. This permit may be



revoked if it is determined the design of the wastewater system or potable water supply does not comply with these rules.

- 1.7. This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.
- 1.8. All conditions set forth within permit series WW-4-4713 shall remain in effect unless amended or modified herein.

2. CONSTRUCTION

- 2.1. Construction shall be completed as shown on the plans and/or documents prepared by John Stuart P.E., with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
LeClerc Woods, LLC Project Site Plan	1	08/05/2024	10/28/2024
LeClerc Woods, LLC Water and Wastewater Details	2	08/05/2024	10/28/2024

- 2.2. Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.
- 2.3. No buildings, roads, water pipes, sewer services, earthwork, re-grading, excavation, or other construction that might interfere with the operation of the wastewater system or potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.

3. INSPECTIONS

- 3.1. No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form that states:

"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests."

or which satisfies the requirements of §1-311 of the referenced rules.

- 3.2. The landowner shall submit to the Drinking Water and Groundwater Protection Division an annual report, prepared by a Class 1, Class B, or Class BW Designer of an inspection conducted in the months of April or May of each year of the bottomless sand filter (BSF). The report shall be submitted to the Division by December 31 of the year the inspection was conducted. At a minimum, the following criteria shall be addressed in the report:
 - A. Observation of any debris or vegetative growth on surface of the sand filter.
 - B. Observation of any mechanical or electrical malfunctions of the pump station.
 - C. Observation of any neglect or improper use.
 - D. Observation of the flushing of the laterals.
 - E. Observation of any ponding on surface of the Filter, rotting of the timber frame, or soil slumping around the BSF.

- F. Observation of any ponding or surfacing of effluent around the base of the Filter enclosure.
- G. Observation of solids, scum, or grease in the pump chamber.
- 3.3. A vendor-approved service provider of the Innovative/Alternative treatment system shall provide the Drinking Water and Groundwater Protection Division a report, certifying the Innovative/Alternative System was installed and is functioning in a manner that complies with the vendor requirements within 60 days of installation and usage.
- 3.4. A vendor-approved service provider shall conduct an inspection of the Innovative/Alternative treatment system every six months following installation and use of the treatment system for the initial two years. The inspection report shall be completed as indicated in the vendor approval, provided to the landowner, and submitted to the Division within 60 days of when the inspection is conducted.
- 3.5. Following the initial two years of service, a vendor-approved service provider shall conduct an annual inspection of the Innovative/Alternative treatment system. The inspection report shall be completed as indicated in the vendor approval, provided to the landowner, and submitted to the Division by December 31st of the year the inspection is conducted.
- 3.6. The Drinking Water and Groundwater Protection Division may require sampling of effluent from the Innovative/Alternative treatment system to confirm the filtrate effluent is being treated to reduce the BOD₅ to 30 mg/L or less and total suspended solids (TSS) to 30 mg/L or less.
- 3.7. The Innovative/Alternative treatment system shall function in accordance with the vendor requirements. The Drinking Water and Groundwater Protection Division shall be immediately notified if the treatment system is not functioning according to the vendor requirements, or the effluent quality does not comply with BOD₅ to 30 mg/L or less and total suspended solids (TSS) to 30 mg/L or less.
- 3.8. Prior to the use of the potable water supply, the permittee shall test the water for Arsenic, Escherichia coli (E. coli), Fluoride, Lead, Manganese, Nitrate as N, Nitrite as N, Total Coliform Bacteria, Uranium, Adjusted Gross Alpha Particle Activity, Chloride, Sodium, Iron, and pH. The Lead sample shall be a first-draw. All water quality tests shall be conducted at a laboratory certified by the Vermont Department of Health (a list of which can be found on the VDH website). Results of the water tests shall be submitted and the Vermont Department of Health prior to use or within 60 days of the submission of the Installation Certification required in Condition 3.1, whichever comes first.

4. DESIGN FLOW

- 4.1. The following table provides the flows that the wastewater system and potable water supply are designed to accept based on existing and proposed lot and building uses. The design flows in gallons per day (gpd) in the following table are derived from section 1-803 of the Rules:

Lot	Building	Building Use / Design Flow Basis	Wastewater (gpd)	Water (gpd)
1	Proposed	Residential Living Unit with 4-bedrooms (based on 7-person occupancy)	490	490

- 4.2 The table above reflects the designed capacity for wastewater systems and potable water supplies derived from the uses documented in the permit application. If additional capacities are needed, a permit amendment will be required for the total design flows.

5. WASTEWATER SYSTEM

- 5.1. Lot 1 is approved for the installation of a bottomless sand filter sized with filtrate as detailed on the plans stamped by the Drinking Water and Groundwater Protection Division. Prior to

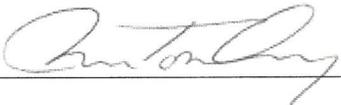
construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.

- 5.2. Should the wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.
- 5.3. This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

6. POTABLE WATER SUPPLY

- 6.1 Lot 1 is approved for the installation of a bedrock drilled potable water supply as detailed on the plans stamped by the Drinking Water and Groundwater Protection Division. Prior to construction or site work on a lot, a designer shall flag the center of the proposed potable water source and the owner shall maintain the flag until commencement of construction of the source.
- 6.2 Should the potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

Julia S. Moore, Secretary
Agency of Natural Resources

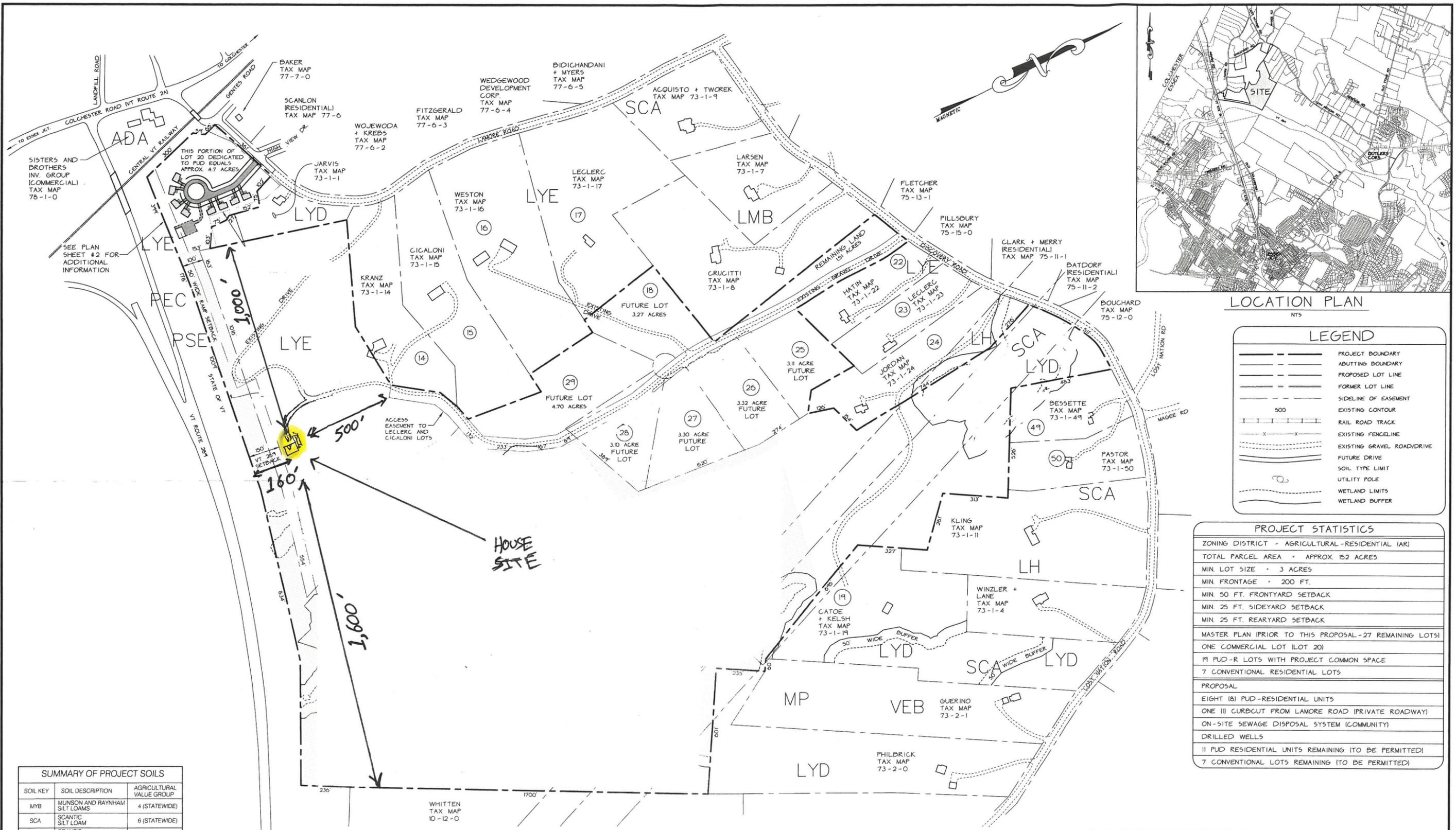
By  _____

Dated October 29, 2024

Chris Tomberg
Environmental Analyst VI
Essex Junction Regional Office
Drinking Water and Groundwater Protection Division

Enclosure: I/A Approval Letter: **Innovative/Alternative System Approval letter #2005-01-R9 for the Norweco Singulair® and Hydro-Kinetic® Wastewater Treatment System Series**

cc: John Stuart P.E.



LOCATION PLAN
NTS

LEGEND

- PROJECT BOUNDARY
- ADJUTING BOUNDARY
- PROPOSED LOT LINE
- FORMER LOT LINE
- SIDELINE OF EASEMENT
- EXISTING CONTOUR
- 500
- RAIL ROAD TRACK
- EXISTING FENCELINE
- EXISTING GRAVEL ROAD/DRIVE
- FUTURE DRIVE
- SOIL TYPE LIMIT
- UTILITY POLE
- WETLAND LIMITS
- WETLAND BUFFER

PROJECT STATISTICS

ZONING DISTRICT - AGRICULTURAL-RESIDENTIAL (AR)
TOTAL PARCEL AREA * APPROX 152 ACRES
MIN. LOT SIZE * 3 ACRES
MIN. FRONTAGE * 200 FT.
MIN. 50 FT. FRONTYARD SETBACK
MIN. 25 FT. SIDEYARD SETBACK
MIN. 25 FT. REARYARD SETBACK
MASTER PLAN (PRIOR TO THIS PROPOSAL-27 REMAINING LOTS)
ONE COMMERCIAL LOT (LOT 20)
19 PUD-R LOTS WITH PROJECT COMMON SPACE
7 CONVENTIONAL RESIDENTIAL LOTS
PROPOSAL
EIGHT (8) PUD-RESIDENTIAL UNITS
ONE (1) CURBCUT FROM LAMORE ROAD (PRIVATE ROADWAY)
ON-SITE SEWAGE DISPOSAL SYSTEM (COMMUNITY)
DRILLED WELLS
11 PUD RESIDENTIAL UNITS REMAINING (TO BE PERMITTED)
7 CONVENTIONAL LOTS REMAINING (TO BE PERMITTED)

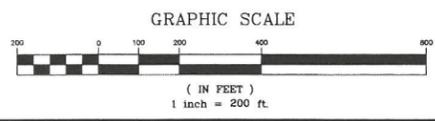
SUMMARY OF PROJECT SOILS

SOIL KEY	SOIL DESCRIPTION	AGRICULTURAL VALUE GROUP
MYB	MUNSON AND RAYNHAM SILT LOAMS	4 (STATEWIDE)
SCA	SCANTIC SILT LOAM	6 (STATEWIDE)
SCB	SCANTIC SILT LOAM	6 (STATEWIDE)
LH	LIVINGSTON CLAY	6 (STATEWIDE)
PEC	PERU STONY LOAM	8 (NPSL)
LYD	LYMAN-MARLOW VERY ROCKY LOAMS	10 (NPSL)
LVE	LYMAN-MARLOW VERY ROCKY LOAMS	11 (NPSL)
CBD	CABOT EXTREMELY STONY SILT LOAM	11 (NPSL)
MP	MUCK AND PEAT	11 (NPSL)
PSE	PERU EXTREMELY STONY SILT LOAM	11 (NPSL)

LOT 20 PUD DENSITY CALCULATION

PARCEL AREA (DEVOTED TO PUD)	3,688,393 SF
LESS WETLAND AREA	-1,160,986 SF
LESS GREATER THAN 20% SLOPES	-816,745 SF
NET AREA *	1,710,662 SF
1,710,662 SF / 3AC =	13.1 UNITS

OWNER/APPLICANT:



8-10-22	UPDATES FOR LOT 20 181 UNIT PUD-R	SEC
2-18-20	LOT 20 181 UNIT PUD-R	AJA
5-01-12	ADDED LOTS 17, 22, 23, + 24	PJO
5-01-12	REVISED PER 4-11-12 PUBLIC WORKS MEETING	HLS
3-14-12	REVISED DRIVE LOCATION TO LOT 19, UPDATED ADJUTERS, UPDATED FOR TOWN FINAL SUBMITTAL	HLS
DATE	REVISION	BY
SURVEY	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	DATE
DESIGN	<input type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	JOB#
DRAWN		9012
CHECKED		9012-LOT
PUD		20-312
SCALE		PLAN SHEET #
1"=200'		M1

O'LEARY-BURKE CIVIL ASSOCIATES, P.L.C.

LECLERC WOODS

1 CORPORATE DRIVE SUITE #1
FERRISBURGH, VT 05747
PHONE: 878-8080
FAX: 878-2818
E-MAIL: OLEARY@OLEARYBURKE.COM

DESIGN DATA

DESCRIPTION:

RESIDENCE FOR JIM AND ROBERTA VITTON

LEGAL DESCRIPTION:

LOT 35 BLOCK 2, EAGLE POINTE SUBDIVISION
EAGLE RIVER, ALASKA

CODE DATA:

THE DESIGN IS BASED ON THE REQUIREMENTS OF THE 1997 UNIFORM BUILDING CODE AND THE 1995 EDITION OF THE CABO ONE AND TWO FAMILY DWELLING CODE AS MODIFIED BY THE MUNICIPALITY OF ANCHORAGE

REFERENCES:

UNIFORM BUILDING CODE (UBC), 1997 EDITION, INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, WHITTIER, CALIFORNIA

BUILDING TYPE:

OCCUPANCY: R-1
TYPE OF CONSTRUCTION: V-N
ZONE (PER MOA TITLE 21):
BUILDING AREA: 2,748 SF FOOTPRINT
TOTAL LIVING AREA 2,885 SF
770 SF GARAGE AREA
1,867 SF FIRST BASEMENT LEVEL
1,978 SF FIRST LIVING LEVEL
907 SF SECOND LIVING LEVEL

MATERIAL PROPERTIES

CONCRETE

$f_c = 3,000$ psi
 $f_y = 60,000$ psi
Constants: Maximum allowable reinforcement ratio 0.016035
Minimum allowable reinforcement ratio 0.003333

TIMBER

Grade	SPECIES:	Hem Fir Single Fb (psi)	Rep. Fb (psi)	Ft (psi)	Fv (psi)	Fcp (psi)	Fc (psi)	E (psi)
No. 2	2x4	1,150	1,350	675	75	405	825	1,400,000
No. 2	2x6+	1,000	1,150	525	75	405	875	1,400,000
No. 1	B & S	1,050	N/A	525	70	405	750	1,300,000
No. 1	P & T	975	N/A	650	70	405	850	1,300,000

Grade	SPECIES:	Douglas Fir-Larch Single Fb (psi)	Rep. Fb (psi)	Ft (psi)	Fv (psi)	Fcp (psi)	Fc (psi)	E (psi)
No. 2	2x4	1,450	1,650	850	95	625	1,000	1,700,000
No. 2	2x6+	1,250	1,450	650	95	625	1,050	1,700,000
No. 1	B & S	1,300	N/A	675	85	625	925	1,600,000
No. 1	P & T	1,200	N/A	825	85	625	1,000	1,800,000

Grade	GLU LAMINATED TIMBERS	Fb (T) (psi)	Fb (C) (psi)	Ft (psi)	Fv (psi)	Fcp (T) (psi)	Fcp (C) (psi)	Fc (psi)	E (psi)
24F-V6	2,400	1,200	950	140	650	550	550	800	1,500,000
24F-V8	2,400	2,400	1,100	145	650	650	650	1,850	1,600,000
VERSALAM	2,200	2,200	2,100	285	550	900	900	3,000	2,000,000

Type	WOOD T ⁺ JOISTS	Depth in	Weight pif	EI 10'-6 in ² lbs	Max. Resist. Shear lbs	Max. Resist. Moment ft lbs
BCI450	8 1/2	1.8	145	1,375	2,156	
BCI450	11 7/8	2.1	246	1,625	2,853	
BCI450	14	2.3	363	1,825	3,480	
BCI450	16	2.7	569	1,975	4,791	

- NOTES:
1) ALL BRAND NAMES CAN BE SUBSTITUTED FOR EQUIVALENT
2) ASSUMED SOIL BEARING 1500 PSF

DESIGN LOADS

FLOOR LOAD	40 PSF
CEILING LIVE LOAD	10 PSF
ROOF SNOW LOAD	40 PSF

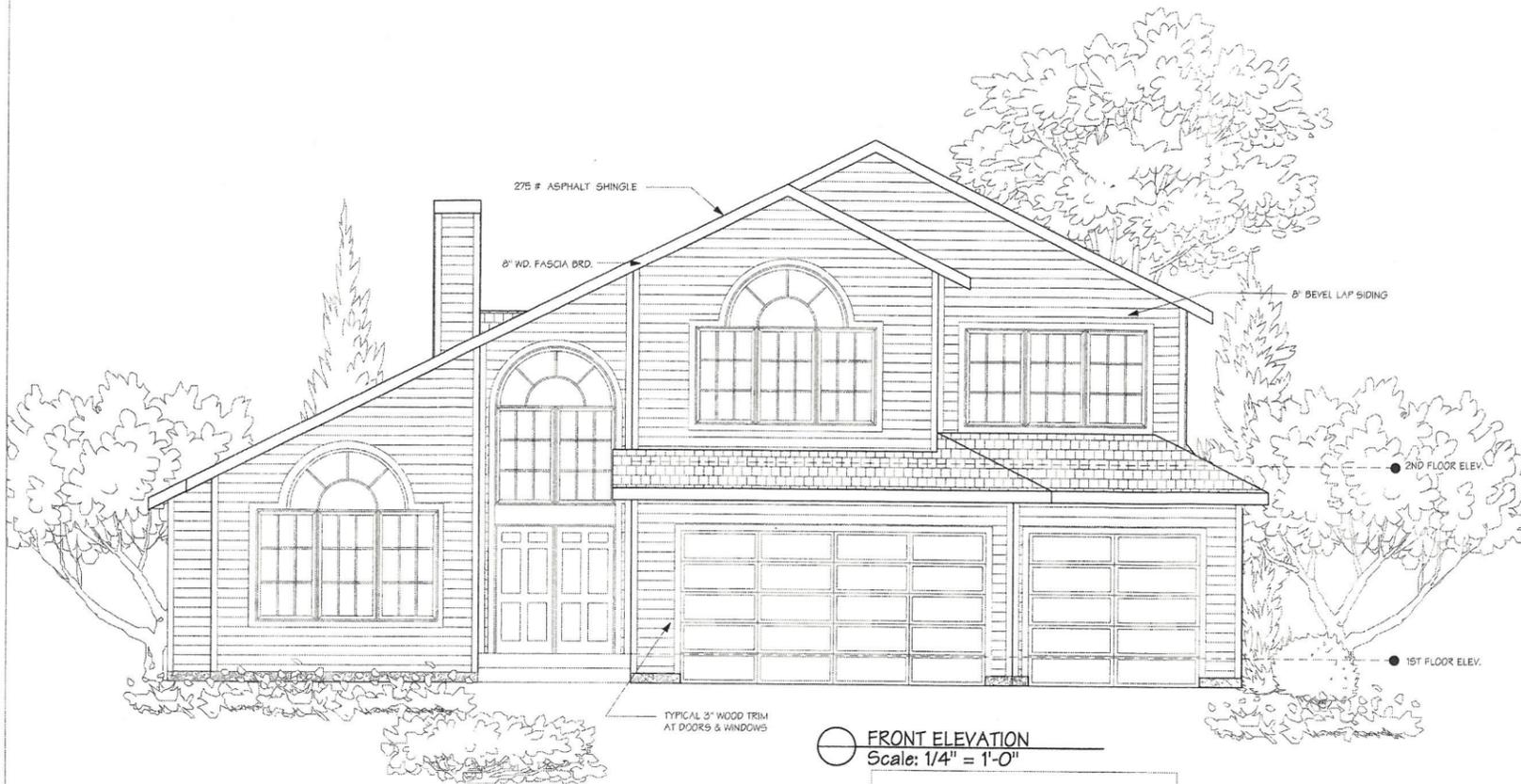
CEILING DEAD LOAD	5/8 GWB	2.8 PSF
	FRAMING	1.5 PSF
	MISC.	1.7 PSF
TOTAL		6.0 PSF

ROOF DEAD LOAD		
COMPOSITION SHINGLE	2.2 PSF	
TRUSSES @ 24" O.C.	2.5 PSF	
5/8" GWB	2.8 PSF	
INSULATION	1.8 PSF	
MISC.	1.7 PSF	
TOTAL	11 PSF	

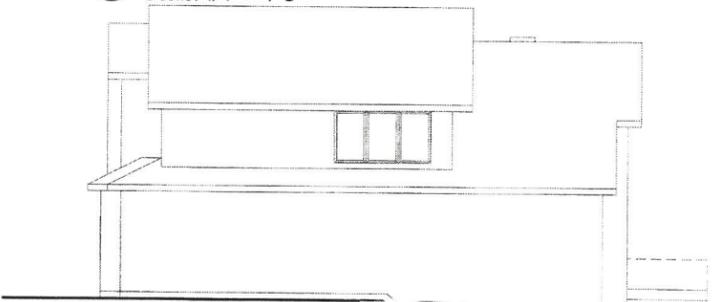
FLOOR DEAD LOAD		
CARPET & PAD	2.00 PSF	
3/4 PLYWOOD	2.30 PSF	
FLOOR FRAMING (BCI)	2.25 PSF	
CEILING 1/2" GWB	2.20 PSF	
PARTITIONS	10.00 PSF	
MISC.	1.25 PSF	
TOTAL	20.00 PSF	

INTERIOR WALL DEAD LOAD		
1/2 GWB	2.2 PSF	
FRAMING	1.7 PSF	
1/2 GWB	2.2 PSF	
MISC.	1.9 PSF	
TOTAL	8.0 PSF	

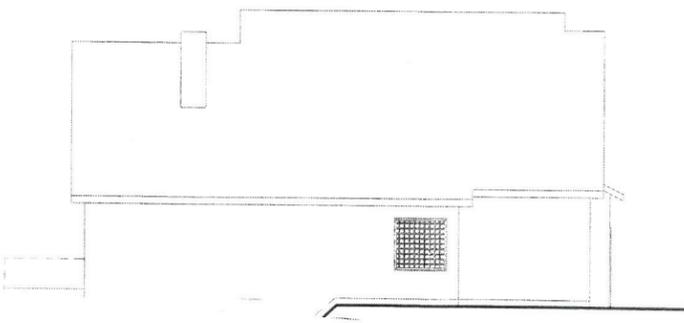
EXTERIOR WALL DEAD LOAD		
SIDING	2.0 PSF	
1/2" SHEATHING	1.5 PSF	
2x6 @ 16" O.C.	1.7 PSF	
5" INSULATION	1.5 PSF	
1/2" GWB	2.2 PSF	
MISC.	1.1 PSF	
TOTAL	10.0 PSF	



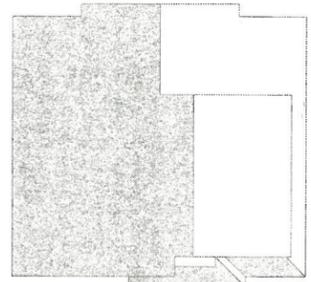
FRONT ELEVATION
Scale: 1/4" = 1'-0"



RIGHT ELEVATION
Scale: 1/8" = 1'-0"



LEFT ELEVATION
Scale: 1/8" = 1'-0"



ROOF PLAN
Scale: 1/16" = 1'-0"



REAR ELEVATION
Scale: 1/8" = 1'-0"

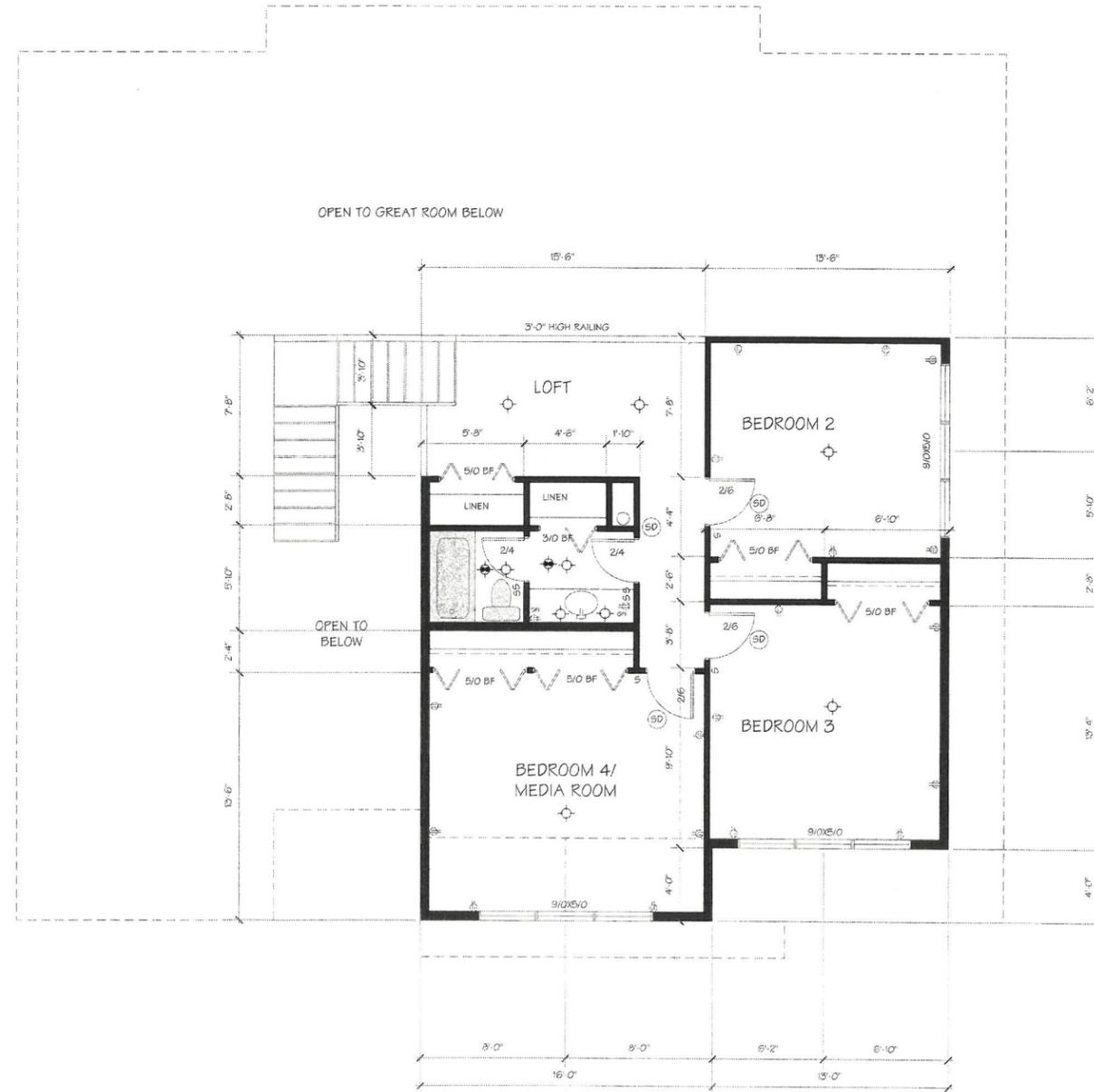
BY:	
DATE:	
REVISIONS:	

1 LECLERC WOODS

DESIGNED BY:	ROGER WILLIAMS
CHECKED:	
DATE:	8-22-01
SCALE:	
JOB NO.:	
SHEET:	1 OF 8

NOTES FOR SECOND FLOOR PLAN:

- 1) ALL WINDOWS WITHIN 18" OF FLOOR, 12" OF DOOR OPENINGS OR 60" VERTICALLY FROM SHOWER OR TUB DRAIN SHALL BE TEMPERED GLAZING. SEE GENERAL NOTE 16
- 2) ALL HANDRAILS WILL HAVE A MINIMUM HEIGHT OF 30" AND SHALL NOT EXCEED 38". CROSS-SECTION OF NOT GREATER THAN 2 5/8". SEE DETAIL PAGE.
- 3) BLOCK SOLID UNDER ALL PARTITION WALLS PERPENDICULAR TO JOISTS AND PROVIDE DOUBLE JOISTS UNDER PARALLEL PARTITIONS.
- 4) VENTING OF BATHROOMS TO BE INSTALLED PER GENERAL NOTE 23.
- 5) ALL BEDROOM WINDOWS TO HAVE EGRESS CLEAR OPENING WIDTH OF 22" MIN.
- 6) ALL DOOR AND WINDOW HEADERS TO BE 4 X 12 HF #2 MINIMUM UNLESS NOTED OTHERWISE.
- 7) ATTIC ACCESS TO BE LOCATED IN LINEN CLOSET CEILING.



UPPER FLOOR PLAN
Scale: 1/4" = 1'-0"

UPPER FLOOR
907 SF

REVISIONS	DATE	BY

DESIGNED BY: ROGER WILLIAMS
CHECKED:
DATE: 8-22-01
SCALE:
JOB NO.:
SHEET:
5 of 8