

Special Meeting Agenda
Tolland Non-Profit Housing Corporation
Remote - Zoom
October 24, 2023 at 7:00 p.m

1. Call to Order
2. Other Business
 - 2.1. **14 Rolling Meadow Drive** – Interior Renovation. Converting the existing space above the garage into living space, not expanding the residence beyond the existing foundation footprint.
3. Approval of Special Meeting Minutes of July 20, 2023
4. Adjournment

Join Zoom Meeting

<https://us06web.zoom.us/j/85994565670?pwd=F9DLw27kgd7pQjbdhYUG19QCHYOSVr.1>

One tap mobile: +13092053325,,85994565670#,,, *102423#

Or call: 1-646-876-9923 and input:

Meeting ID: 859 9456 5670

Passcode: 102423

project name

NEW BEDROOM OVER GARAGE

14 ROLLING MEADOW DR
TOLLAND, CT

SCOPE:

THESE DRAWINGS ADDRESS THE PROPOSED RENOVATION OF THE SPACE ABOVE THE EXISTING ONE CAR GARAGE.

BUILDING CODE:

2022 CONNECTICUT STATE BUILDING CODE
PORTIONS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE

DESIGN DATA:

LIVE LOAD: 20 PSF
ATTIC (STORAGE): 20 PSF
BEDROOM: 30 PSF

SNOW LOAD: Pg = 35 PSF

IMPORTANCE FACTOR: I = 1.0

EXPOSURE FACTOR: Ce = 1.0

TEMPERATURE FACTOR: Ct = 1.0

FLAT ROOF SNOW LOAD: P_f = 30 PSF (MIN)

SLOPED ROOF SNOW LOAD: P_s = 13.0 PSF

WIND LOAD: ULTIMATE WIND SPEED (V_{ult}) = 120 MPH

WIND IMPORTANCE FACTOR, I_w = 1.00

WIND EXPOSURE CATEGORY: B = 4.0-18

WIND DIRECTIONALITY FACTOR, K_d = 0.85

TOPOGRAPHIC FACTOR, C_t = 1.0

COMPONENTS AND CLADDING: PER ASCE-7

RAFTER (20 SF): = -24.6 PSF, -29.0 PSF (8"IT OF EDGES)

MATERIAL PROPERTIES:

DIMENSION LUMBER: MINIMUM OF No. 2 SPF MEETING THE FOLLOWING REQUIREMENTS (No. 2 DFL

ALSO OK): E: 1,464,000 PSI F_b: 875 PSI F_c: 425 PSI F_v: 135 PSI

CONSTRUCTION:

CONTRACTOR RESPONSIBLE FOR MEANS AND METHODS OF INSTALLATION.

CONTRACTOR RESPONSIBLE FOR CONFIRMING GEOMETRY PRIOR TO START OF WORK.

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PO Box 475
Manchester, CT 06045
(860) 338-1702



NO.	MDY	ISSUED FOR

ABBREVIATIONS	DESCRIPTIONS
@	CLR (DIMENSION)
d	PENNYWEIGHT (WALLS)
EA	EACH
EX	EXISTING
MAX	MAXIMUM
MIN	MINIMUM
OC	ON CENTER
TYP	TYPICAL
VIF	VERIFY IN FIELD
Ø	DIAMETER

date: 10/9/23

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

AS NOTED WHEN PRINTED ON 24X36

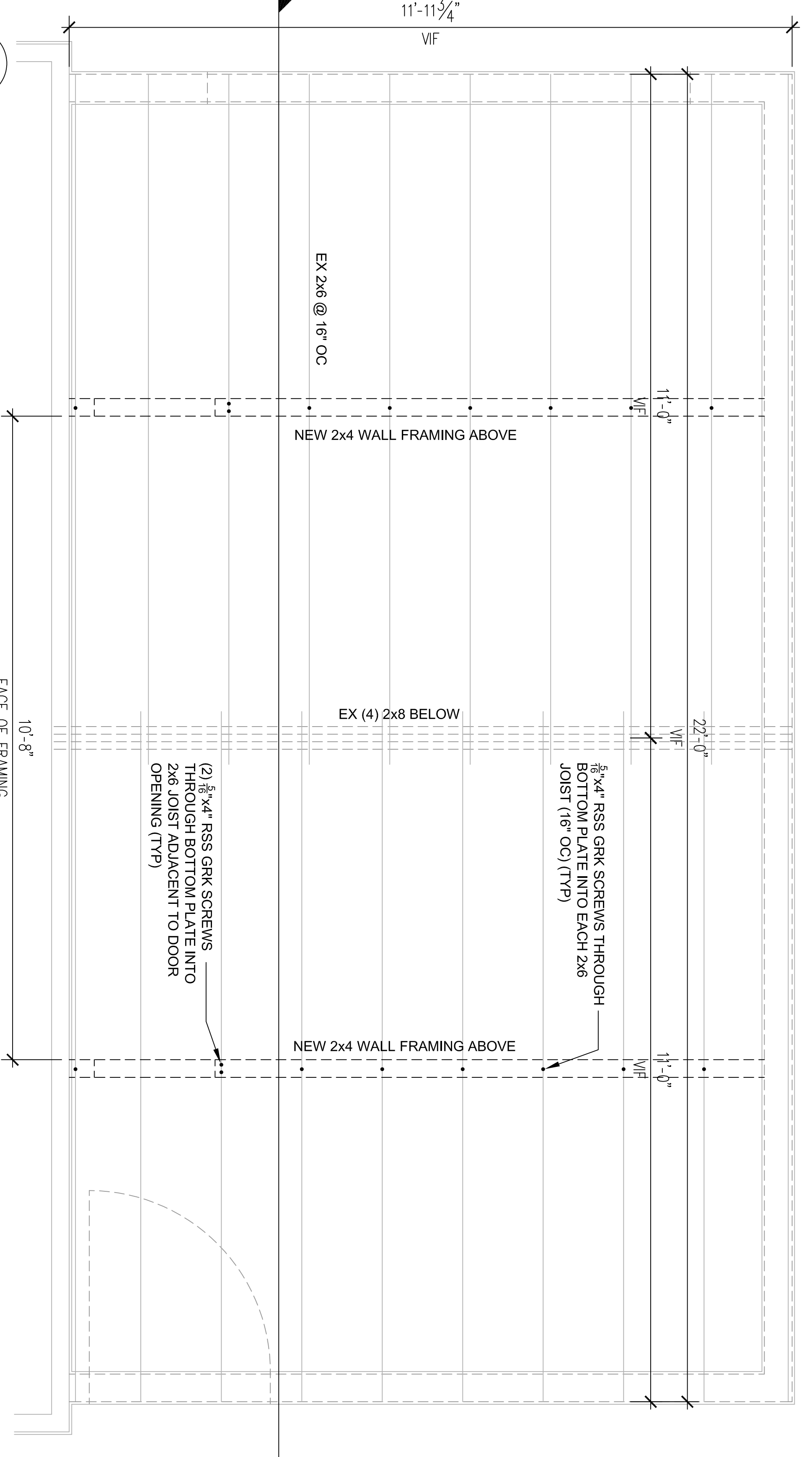
project #: 23-042

drawing: PLANS & NOTES

S-01

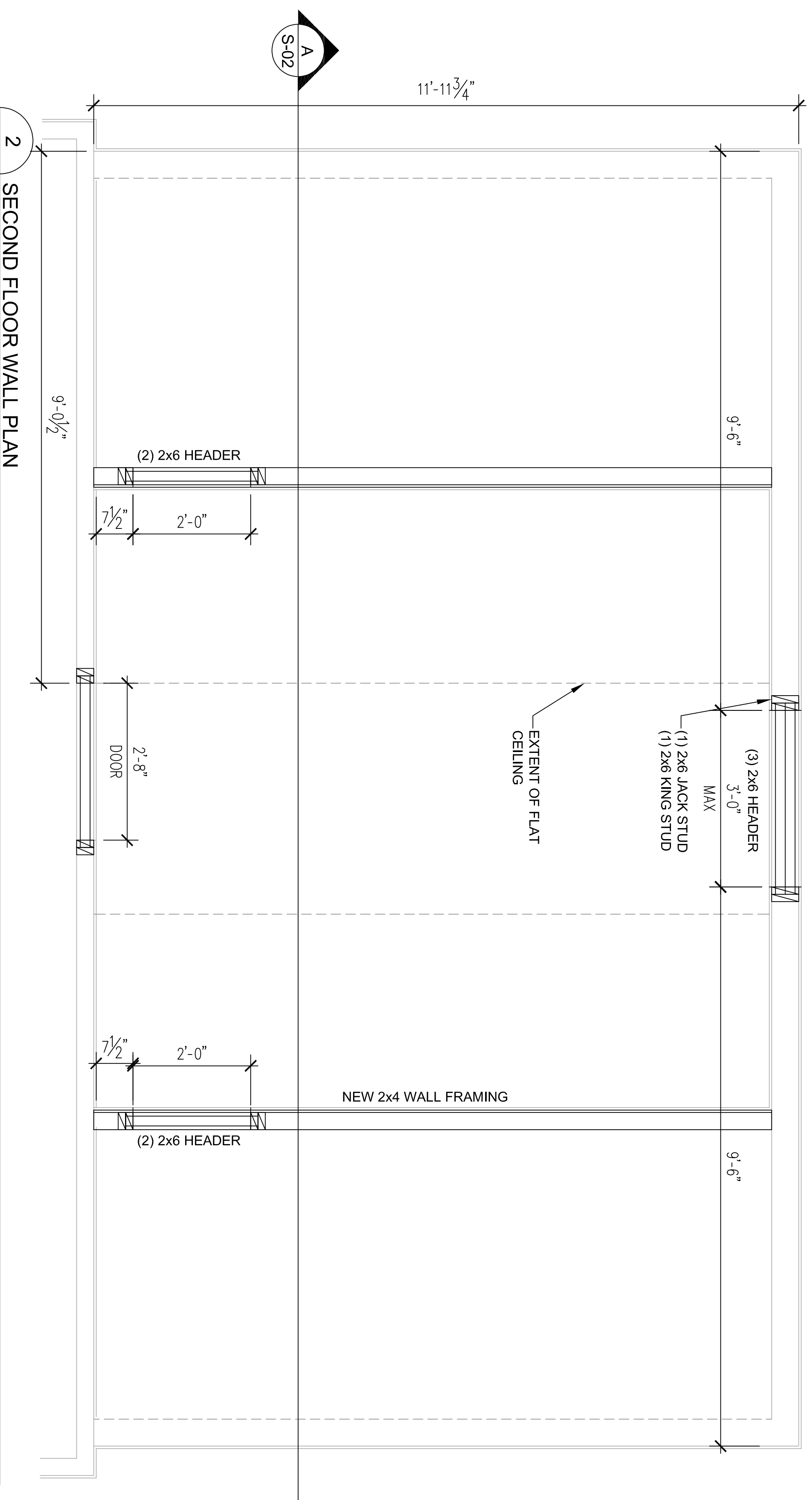
1 SECOND FLOOR FRAMING PLAN

S-01 SCALE: 3/8" = 1'-0"



2 SECOND FLOOR WALL PLAN

S-01 SCALE: 3/8" = 1'-0"



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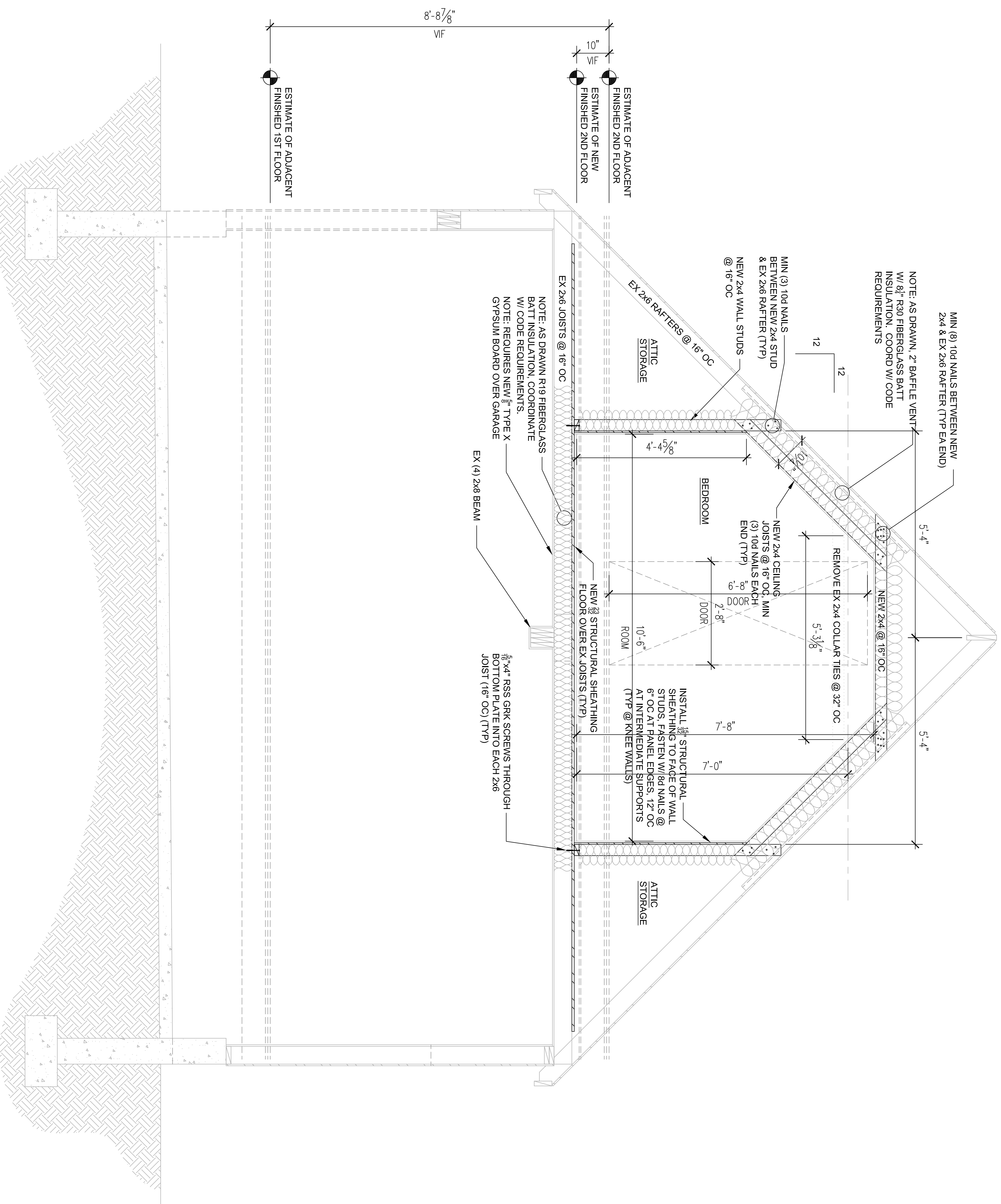
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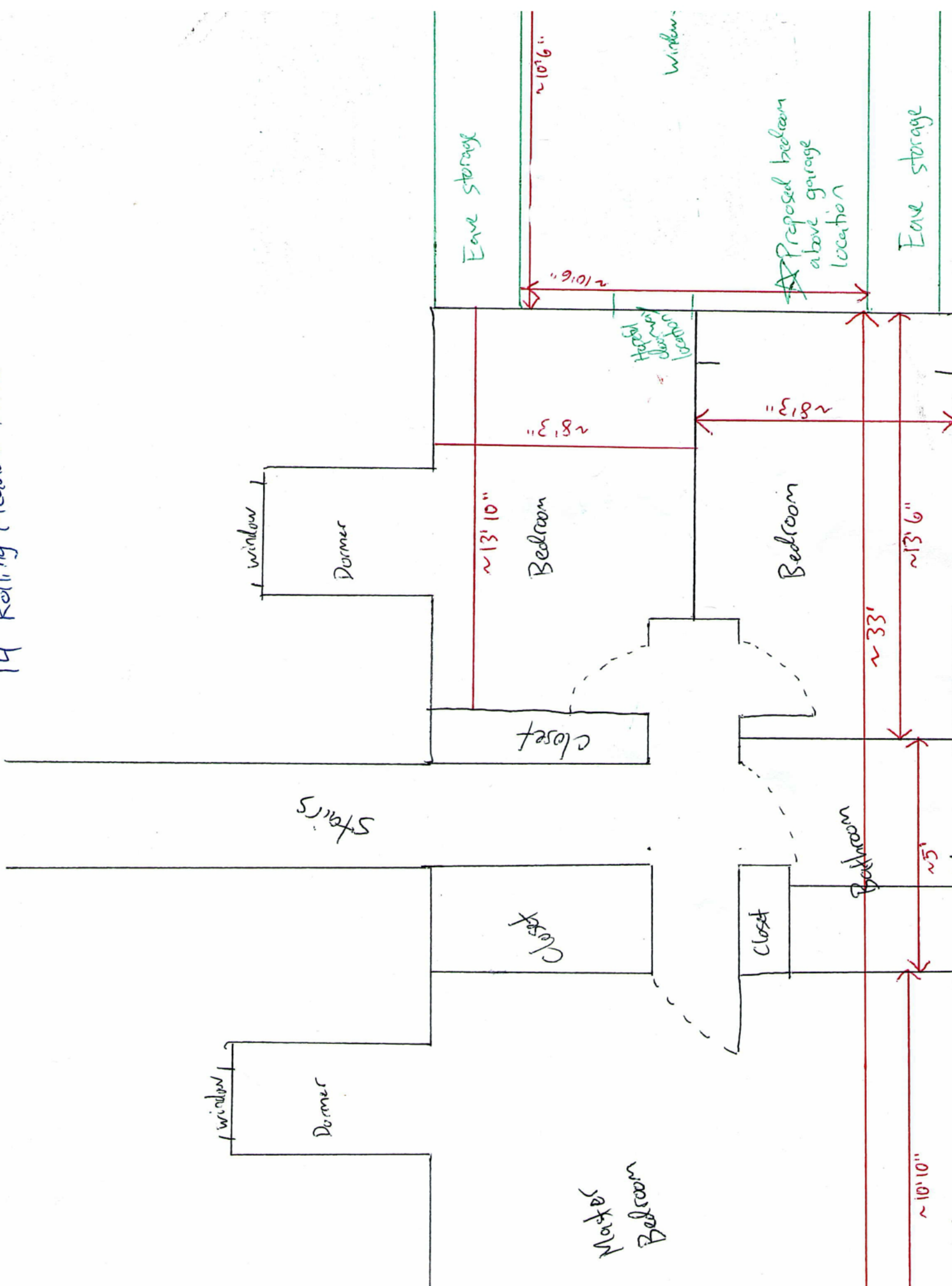
project #: 23-042

SECTION S-02



A GARAGE SECTION
S-02 SCALE: 1/4" = 1'-0"

Elias Hammer
14 Rolling Meadow Drive



Proposed bedroom above garage

Garage currently has 5/8" eetrack only on wall siding the house. Will add 5/8" sheet rock on ceiling and 1/2" on exterior walls.

Down into existing room

ceiling will get R-30 fiberglass insulation

garage ceiling (bedroom floor) has existing R-19 faced batts; will be around so paper is facing bedroom side. (fiberglass)

bedroom walls will get R-19 faced batts (fiberglass)

Eave storage

Door

Window - will have minimum 5.7 sq ft operable area

Existing (H) 2x8 beam above garage. Clear span 11'6"

Existing 2x6 joists. Clear span 10'3 1/2"

Eave storage

Door

Tolland Non Profit Housing Corporation Special Meeting Minutes

Thursday, July 20, 2023 at 7pm via Zoom

In attendance:

John Beck, President
Roland Cardin, Vice-President
Nancy Orris, Secretary
Edwin Lugos
Steve Hadge

The meeting was called to order by John Beck at 7:10pm

Discussion began on the issue of a solar permit for 57 Rolling Meadow Drive. The homeowner had requested approval for the installation of a solar panel array. The Board agreed at the previous meeting on April 23, 2023 that a decision would be made after John Beck reviewed the Power Purchase Agreement submitted by Sunnova Energy.

John Beck stated that he read the agreement and finds it to be satisfactory. The Board discussed issues including subsequent installation of a new roof, liens by subcontractors and transfer of ownership after foreclosure. There were no objections. John Beck made a motion to allow the homeowner at 57 Rolling Meadow Drive to proceed with installation of a solar array with Sunnova Energy. Edwin Lugos seconded the motion and it passed unanimously.

After a brief discussion, John Beck made a motion to approve the minutes from the previous meeting of April 23, 2023. Roland Cardin seconded the motion. It was unanimously passed.

Edwin Lugos asked about the status of the vacant house at Rolling Meadow Drive. John Beck replied that the house is still in disrepair and there is no other news to report. He stated he will call Attorney John Tunila (representing the title insurance company) regarding the status of the court case.

Roland Cardin made a motion to adjourn the meeting. Edwin Lugos seconded the motion and it was passed unanimously. The meeting was adjourned by John Beck at 7:24 pm.

Minutes submitted by:

Nancy Orris, Secretary
Sunday, July 23, 2023