

27 Main Street
P.O. Box 0548
Salisbury, CT 06068

(860) 435-5190
FAX: (860) 435-5172



TOWN OF SALISBURY
PLANNING AND ZONING COMMISSION

Number _____

APPLICATION FOR SPECIAL PERMIT

Owner of Record: PRISCILLA & ALAN McCORD
 Address of Owner: 510 WELLS HILL RD, LAKEVILLE
 Property Location: Tax Map # _____ Lot# _____ Land Records: Vol. _____ Page _____
 Property Address: 514 WELLS HILL RD, LAKEVILLE
 Acreage: _____ Zone: _____
 Bounded generally on the _____ North by: _____
 (Full name of owner of record) _____ East by: _____
 Attach addition pages if needed) _____ South by: _____
 (SEE ATTACHED LIST) _____ West by: _____
 Special Permit Use Requested: CARRIAGE BARN GARAGE WITH APARTMENT ABOVE
 Section _____ of the Salisbury Zoning Regulations.
 Written statement of Proposed Use (4 copies): Attached
 Site Plan - 4 copies (See attached sheet) _____
 Soil Erosion and Sediment Control Plan: _____
 Approval from TAHD, WPCA, or BHC regarding sewer and water: _____
 Historic District Commission, if applicable: N/A
 Conservation District Commission, if applicable: N/A
 Preliminary Architectural Plans for Proposed structures & signs (2 copies) Attached
 Estimated Site Improvement Costs (other than buildings): _____
 Written Assurance of Bond or Letter of Credit: _____
 Additional Remarks: Priscilla McCord
 Owner's Signature: _____ Date: 7.23.24
 Applicant's Signature and Title: _____
 Applicant's Address and phone number: _____

Filed at the Planning and Zoning Commission Office this _____ day of _____, 20____

Fee Paid: _____ Received By: _____
Title: _____

NOTE: One copy of the written statement of proposed use SHALL be sent to all abutting landowners by certified mail. This is the responsibility of the owner/applicant. The signed return receipts shall be submitted with this application.

Michael Trapp, Inc.

7 River Road • Box 67
West Cornwall, CT 06796

(860) 672-6098 • Fax (860) 672-3489

www.michaeltrapp.com

July 24, 2024

514 Wells Hill Road

Special Permit: Apartment above Garage

The Goal is to build a heated 4 car garage downstairs with a small guest apartment above. The garage will be made to park the cars 2 x 2 and a closed staircase off to the side will take you to the guest apartment. The apartment will have a full bath, studio kitchen and an area for sleeping. Clapboard exterior with asphalt shingle roof, double hung windows with mullions all painted a quiet green and landscaped.

TOWN OF SALISBURY, CONNECTICUT

Tue Jul 23 2024 11:35:29 GMT-0400 (Eastern Daylight Time)

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
07-17-2	WELLS HILL ROAD	GREENBERG JEFFREY W & KIMBERLY E	950 PARK AVENUE APT 11B	NEW YORK	NY	10028-0000
30-04	514 WELLS HILL ROAD	MCCORD ALAN & PRISCILLA	510 WELLS HILL ROAD	LAKEVILLE	CT	06039-0000
07-18	510+512 WELLS HILL ROAD	MCCORD ALAN H & PRISCILLA	510 WELLS HILL ROAD	LAKEVILLE	CT	06039-0000
03-15-7	505 WELLS HILL ROAD	RIPPE RICHARD SURV & SANDRA SURV	22 EAST 88TH AT APT 12E	NEW YORK	NY	10128-0000
30-05	530 WELLS HILL ROAD	WERTHEIMER ELLEN SURV &	200 N WYNNEWOOD AVE B407	WYNNEWOOD	PA	19098-0000

Alyssa Fournier

From: bcolby@optonline.net
Sent: Friday, July 19, 2024 11:51 AM
To: Alyssa Fournier
Subject: Fwd: 514 Wells Hill Rd
Attachments: 514 Wells Hill Rd.pdf

Alyssa:

Here is preliminary approval to fill for septic at 514 Wells Hill. Any questions feel free to call.

Bill

----- Original Message -----

From: CWeber@tahd.org
To: bcolby@optonline.net
Sent: Friday, July 19th 2024, 10:06
Subject: 514 Wells Hill Rd

Hi Bill,

The central system variance came through from the State Health Dept. for 514 Wells Hill Rd. We still need additional probes or test holes down gradient from the leach field, as discussed. I have attached the approval to fill sheet with the contingency needing additional test holes or probes. I will complete the rest of the paperwork when I return from vacation on July 30 but wanted to update you on the progress.

Thanks,

Cathy

Catherine F. Weber, R.S.

Torrington Area Health District

350 Main St., Suite A

Torrington, CT 06790

Plan Approval Screen



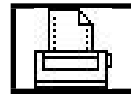
Print



Status



Open



Switch To
Fax
Screen

Builder Envelope

Engineer Envelope

Owner Envelope

Digi Sig

514 Wells Hill Rd Salisbury
 Lot # Street # Street Name Town Subdivision
 Maichael Trapp Not Given Cornwall Ct.
 Owner Owner Address Town St Zip
 860-672-6098
 Owner Telephone Agent's Name Agent's Phone

Builder Builder Address Town Ct
 Colby Engineering And Engineer Address Town St Zip
 Engineer Address Town St Zip

New Septic System Reason For Testing
 Approved
 Plan Revision Required

20 Jun, 24 Approval Date
 William Colby Ssds Plan Prepared By
 Catherine Weber Plan Reviewed By
 Geomatrix Gst 6212 Tank Size 1250 Sq. Ft. Septic System 720 Septic System Length 72'
 Permit # 17781

2 + 1 # Of Bedrooms
 (2) Perk Tests In Fill By Engineer
 Conditions Required Not Required

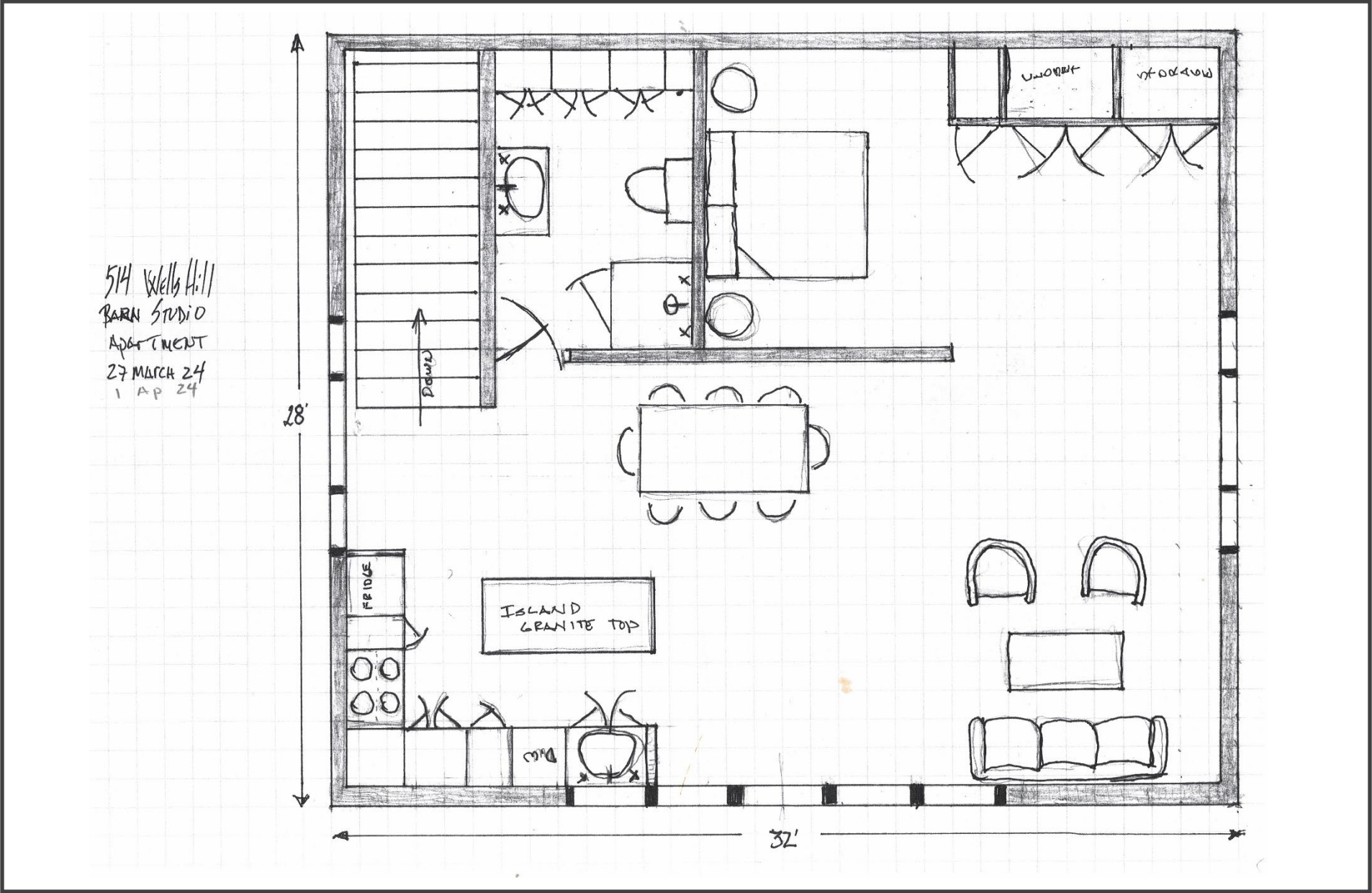
<input checked="" type="checkbox"/> Engineer Design	<input checked="" type="checkbox"/> Select Fill Required	<input checked="" type="checkbox"/> As Below
<input checked="" type="checkbox"/> Percolation Test In Fill	<input type="checkbox"/> Curtain Drain	<input checked="" type="checkbox"/> In Place Sieve Test Required
<input checked="" type="checkbox"/> Engineer As Built Required	<input checked="" type="checkbox"/> Engineer Supervision	<input type="checkbox"/> Low Flow Water Treatment
<input checked="" type="checkbox"/> Field Staking By Engineer	<input type="checkbox"/> As-built Installer	

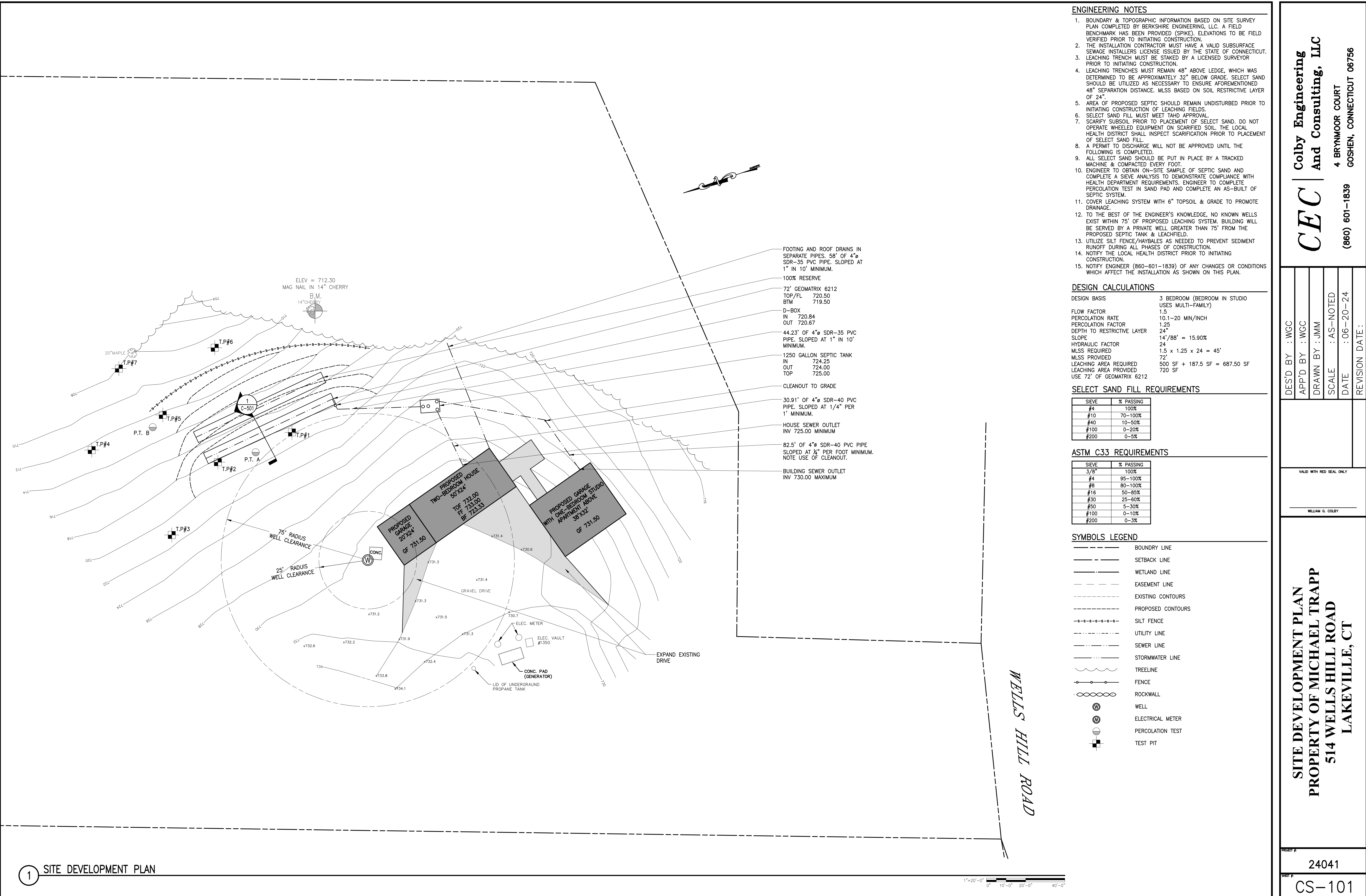
Notes:

A CENTRAL SYSTEM EXCEPTION HAS BEEN GRANTED BY THE STATE HEALTH DEPT.

THIS IS AN APPROVAL TO FILL ONLY DUE TO SHALLOW LEDGE. PRIOR TO FILLING, ADDITIONAL TEST HOLES OR PROBES WILL BE REQUIRED DOWN GRADIENT FROM THE LEACH FIELD TO CONFIRM A MINIMUM OF 2' OF NATURAL SOIL OVER LEDGE.

- 1) House, garage, and septic system to be field staked by the design engineer or surveyor.
- 2) No footing drains within 25' of the well.
- 3) Installer to submit a recent sieve analysis for C-33 material to T.A.H.D. prior to placement of fill.
- 4) Installer to contact T.A.H.D. for scarification inspection prior to placement of fill.
- 5) Fill to be placed when soil moisture is low.





ENGINEERING NOTES

- BOUNDARY & TOPOGRAPHIC INFORMATION BASED ON SITE SURVEY PLAN COMPLETED BY BERKSHIRE ENGINEERING, LLC. A FIELD BENCHMARK HAS BEEN PROVIDED (SPIKE). ELEVATIONS TO BE FIELD VERIFIED PRIOR TO INITIATING CONSTRUCTION.
- THE INSTALLATION CONTRACTOR MUST HAVE A VALID SUBSURFACE SEWAGE INSTALLERS LICENSE ISSUED BY THE STATE OF CONNECTICUT.
- LEACHING TRENCH MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO INITIATING CONSTRUCTION.
- LEACHING TRENCHES MUST REMAIN 48" ABOVE LEDGE, WHICH WAS DETERMINED TO BE APPROXIMATELY 32" BELOW GRADE. SELECT SAND SHOULD BE UTILIZED AS NECESSARY TO ENSURE AFOREMENTIONED 48" SEPARATION DISTANCE. MLSS BASED ON SOIL RESTRICTIVE LAYER OF 24".
- AREA OF PROPOSED SEPTIC SHOULD REMAIN UNDISTURBED PRIOR TO INITIATING CONSTRUCTION OF LEACHING FIELDS.
- SELECT SAND FILL MUST MEET TAMD APPROVAL.
- SCARIFY SUBSOIL PRIOR TO PLACEMENT OF SELECT SAND. DO NOT OPERATE WHEELED EQUIPMENT ON SCARIFIED SOIL. THE LOCAL HEALTH DISTRICT SHALL INSPECT SCARIFICATION PRIOR TO PLACEMENT OF SELECT SAND FILL.
- A PERMIT TO DISCHARGE WILL NOT BE APPROVED UNTIL THE FOLLOWING IS COMPLETED.
 - ALL SELECT SAND SHOULD BE PUT IN PLACE BY A TRACKED MACHINE & COMPACTED EVERY FOOT.
 - ENGINEER TO OBTAIN ON-SITE SAMPLE OF SEPTIC SAND AND COMPLETE A SIEVE ANALYSIS TO DEMONSTRATE COMPLIANCE WITH HEALTH DEPARTMENT REQUIREMENTS. ENGINEER TO COMPLETE PERCOLATION TEST IN SAND PAD AND COMPLETE AN AS-BUILT OF SEPTIC SYSTEM.
- COVER LEACHING SYSTEM WITH 6" TOPSOIL & GRADE TO PROMOTE DRAINAGE.
- TO THE BEST OF THE ENGINEER'S KNOWLEDGE, NO KNOWN WELLS EXIST WITHIN 75' OF PROPOSED LEACHING SYSTEM. BUILDING WILL BE SERVED BY A PRIVATE WELL GREATER THAN 75' FROM THE PROPOSED SEPTIC TANK & LEACHFIELD.
- UTILIZE SILT FENCE/HAYBALES AS NEEDED TO PREVENT SEDIMENT RUNOFF DURING ALL PHASES OF CONSTRUCTION.
- NOTIFY THE LOCAL HEALTH DISTRICT PRIOR TO INITIATING CONSTRUCTION.
- NOTIFY ENGINEER (860-601-1839) OF ANY CHANGES OR CONDITIONS WHICH AFFECT THE INSTALLATION AS SHOWN ON THIS PLAN.

DESIGN CALCULATIONS

DESIGN BASIS	3 BEDROOM (BEDROOM IN STUDIO USES MULTI-FAMILY)
PERCOLATION RATE	10.1-20 MIN/INCH
PERCOLATION FACTOR	1.25
DEPTH TO RESTRICTIVE LAYER	24"
SLOPE	14'/88' = 15.90%
HYDRAULIC FACTOR	24
MLSS REQUIRED	1.5 x 1.25 x 24 = 45'
MLSS PROVIDED	72'
LEACHING AREA REQUIRED	500 SF + 187.5 SF = 687.50 SF
LEACHING AREA PROVIDED	720 SF
USE	72' OF GEOMATRIX 6212

SELECT SAND FILL REQUIREMENTS

SIEVE	% PASSING
#4	100%
#10	70-100%
#40	10-50%
#100	0-20%
#200	0-5%

ASTM C33 REQUIREMENTS

SIEVE	% PASSING
3/8"	100%
#4	95-100%
#8	80-100%
#16	50-85%
#30	25-60%
#50	5-30%
#100	0-10%
#200	0-3%

SYMBOLS LEGEND

- BOUNDARY LINE
- SETBACK LINE
- WETLAND LINE
- EASEMENT LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- - - - - SILT FENCE
- UTILITY LINE
- SEWER LINE
- STORMWATER LINE
- TREELINE
- FENCE
- ROCKWALL
- ⊙ WELL
- ⊙ ELECTRICAL METER
- ⊙ PERCOLATION TEST
- ⊙ TEST PIT

CEC

**Colby Engineering
And Consulting, LLC**

4 BRYNMOOR COURT
GOSHEN, CONNECTICUT 06756

(860) 601-1839

DES'D BY : WGC
APP'D BY : WGC
DRAWN BY : JMM
SCALE : AS-NOTED
DATE : 06-20-24
REVISION DATE :

VALID WITH RED SEAL ONLY

WILLIAM G. COLBY

SITE DEVELOPMENT PLAN
PROPERTY OF MICHAEL TRAPP
514 WELLS HILL ROAD
LAKEVILLE, CT

PROJECT # 24041
PLAN # CS-101

OVERALL SITE AND REPLACEMENT DRIVEWAY & DRAINAGE AS-BUILT PLAN

For: Alan and Priscilla McCord

510 & 514 Wells Hill Road (Lakeville) Salisbury, CT.

Based on Soils Test & site Data by R. H. Stanton, Jr., P. E.

Tested on Elevation data and A2 Survey by Lamb-Kiefer R. L. S. Land Surveyors, Salisbury, CT.

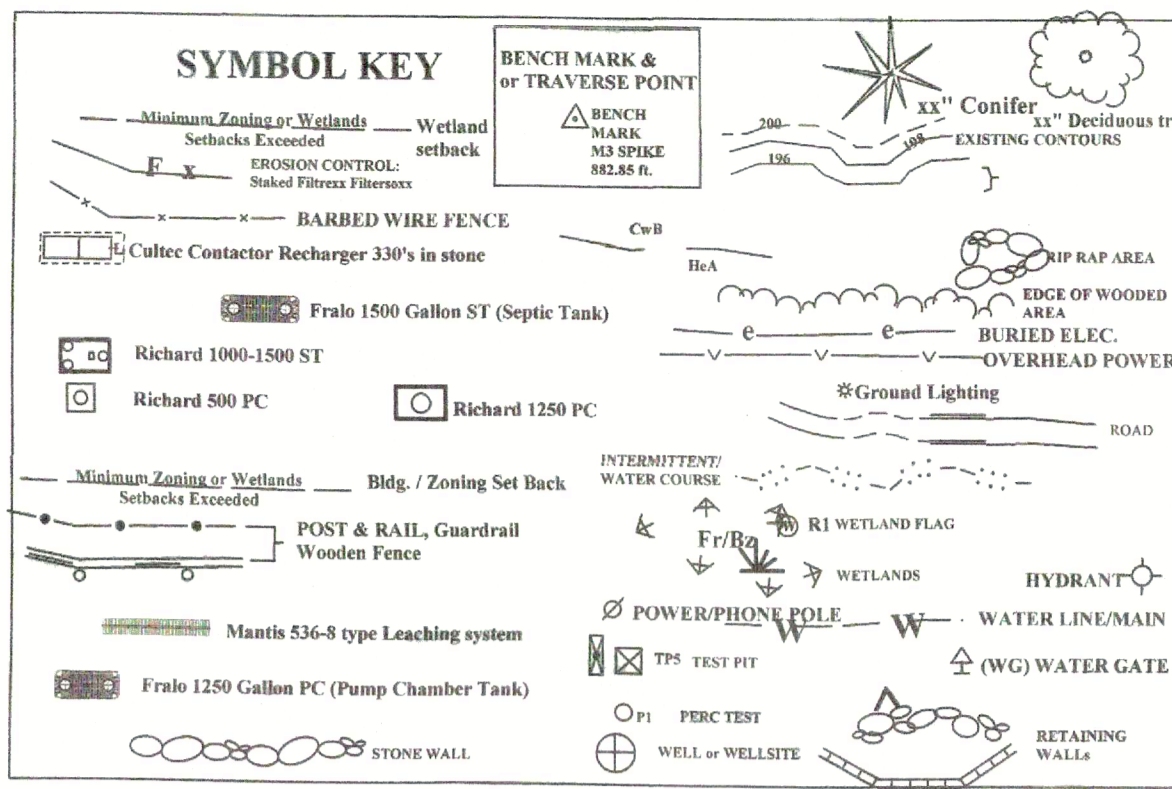
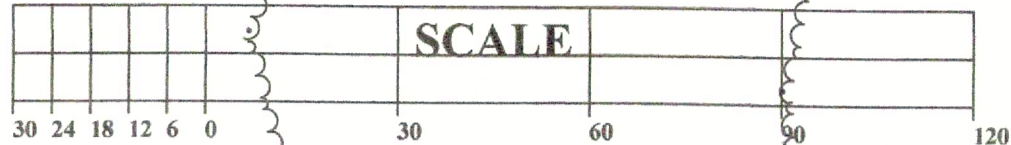
RALPH STANTON ENGINEERING, LLC.

RALPH H. STANTON, JR., P. E., R. S. S. S. CONSULTING ENGINEER, REGISTERED SANITARIAN & SOIL SCIENTIST LICENSED SOIL EVALUATOR: License # 2326 issued June 1995, P. E. LICENSE: CT # 18812, MA # 40400, 92 Canaan Valley Road Canaan, Connecticut 06018 rstantonjr_pe@yahoo.com 860-824-0343

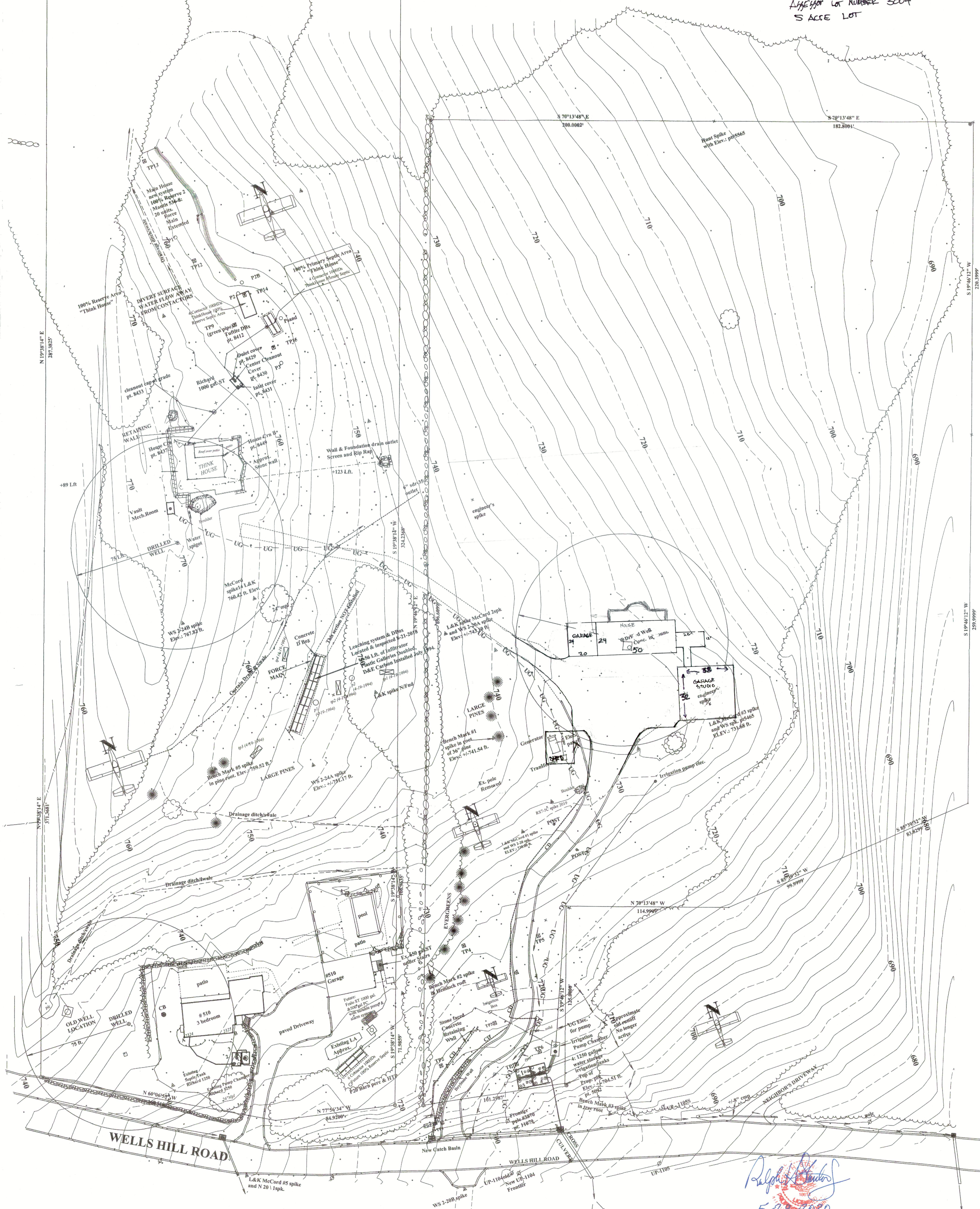
DATE: 4-20-2020 Project # 2018-1102-2sdr

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APPROX LOT NUMBER 3004 S ACCE LOT



Site Construction by Dusty Bliss, CT Septic Installers License # 5938



Ralph Stanton
5-29-2020

38'x32' LENOX CARRIAGE BARN FOR:

PRISCILLA & ALAN MCCORD

510 WELLS HILL RD
LAKEVILLE, CT 06039



28' x 32' POST & BEAM CARRIAGE BARN W/ 10' ENCLOSED LEAN-TO

REVISION DATE: 02/21/2024

REVISION #:1

DESIGNED & FABRICATED BY:



DRAWING LIST

COVER	TITLE SHEET & DESIGN DATA
SHEET 1	ELEVATIONS
SHEET 2	ELEVATIONS
SHEET 3	FOUNDATION PLAN
SHEET 4	POST & SILL PLAN
SHEET 5	FRAMING PLANS
SHEET 6	FRAMING SECTIONS
SHEET 8	FRAMING SECTIONS
SHEET 7	NOTES & DETAILS

THE BARN YARD

MANUFACTURING & DESIGN FACILITY
9 VILLAGE ST.
ELLINGTON, CT 06029
860.454.9103

SHOWCASE LOCATIONS
120 WEST RD. RTE. 6
ELLINGTON, CT 06029 BETHEL, CT 06801
860.896.0636 203.740.7433

www.barnyard.com

CT LICENSE # 558916 MA LICENSE # 127550

THE BARN YARD CONTACT INFO:

PROJECT MANAGER
DRAKE SMITH
O: 860-454-9103 x152
C: 860-724-6802
DRAKE@BARNYARD.COM

NOTE:
ELEVATIONS & RENDERINGS ARE
ARTISTS CONCEPTIONS. COLOR
AND OPTION STYLES MAY DIFFER
FROM ACTUAL CONSTRUCTION.

PROJECT NO. 10051

PRINT DATE: 03.12.2024



BUILDING CODE:
 2021 CONNECTICUT STATE BUILDING CODE
 2021 INTERNATIONAL RESIDENTIAL CODE

DESIGN NOTES:

DEAD LOADS: SECOND FLOOR: 15 PSF
 ROOF: 15 PSF

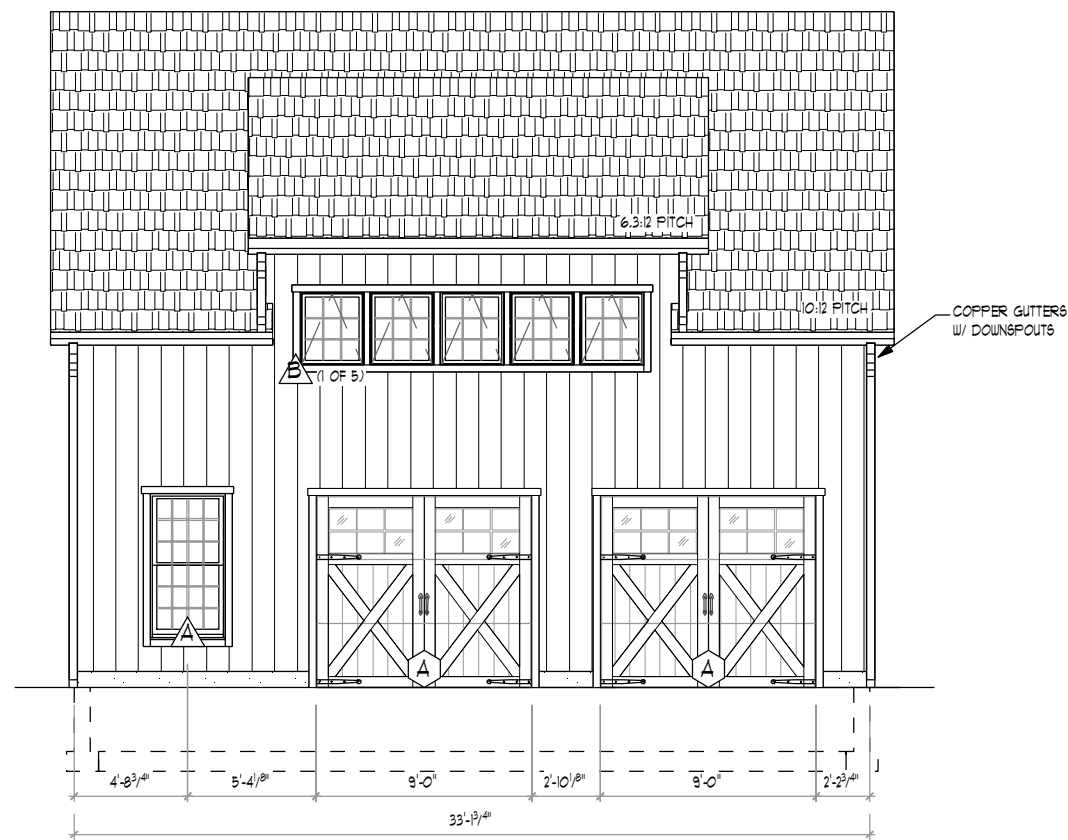
LIVE LOADS: SECOND FLOOR: 40 PSF
 ROOF: 20 PSF

SNOW LOADS: ROOF: GROUND + 40 PSF

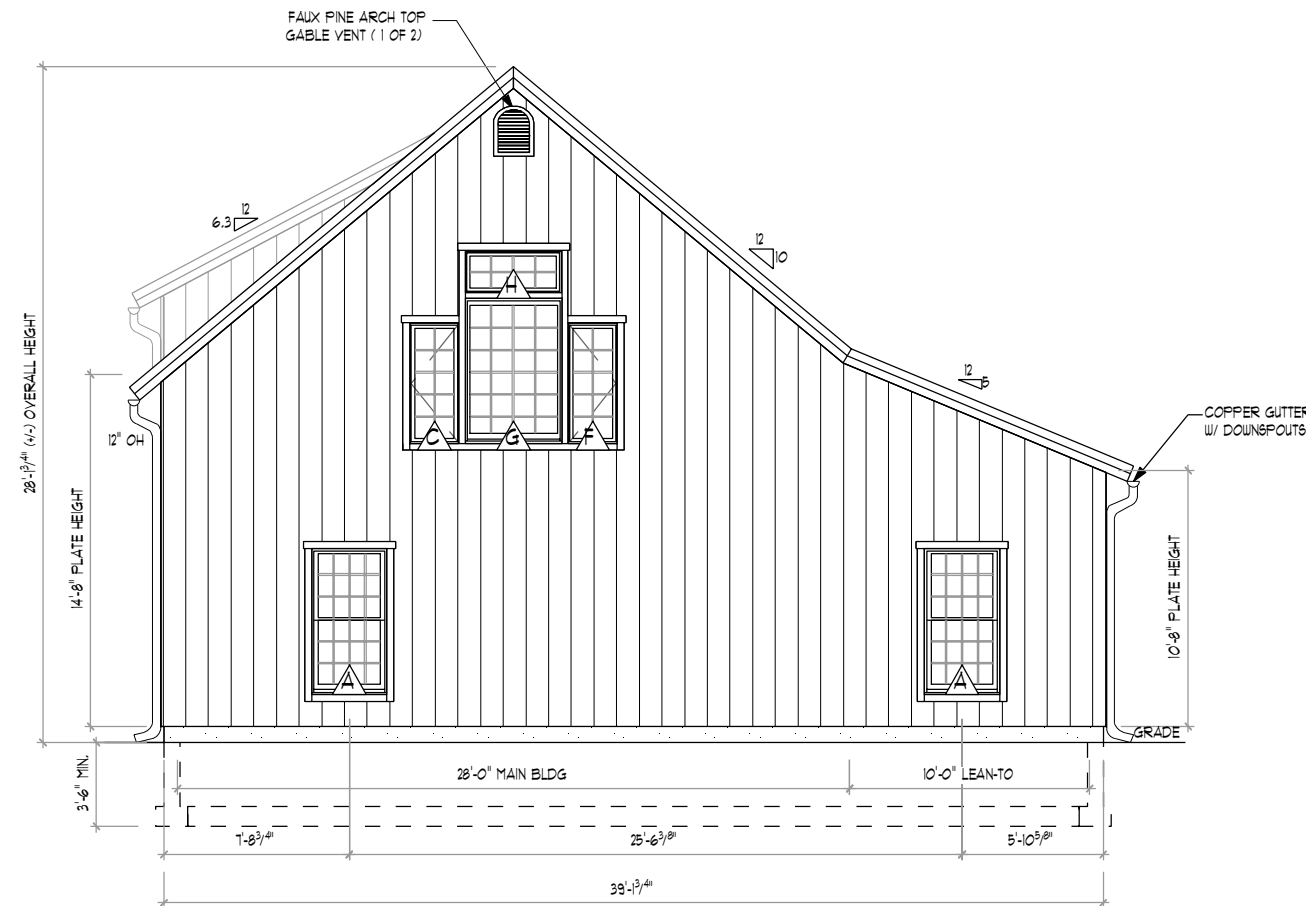
WIND LOADS: BASIC WIND SPEED (V): 115 MPH (3 SEC. GUST)

TIMBER NOTES:
 SPECIES: HEMLOCK
 GRADE: #2 OR BETTER
 SURFACE: S4S
 SIZING: 1/2" UNDER ROUGH DIM. (8X8 + 1.5"X1.5")
 CHAMFER: (NONE)
 FINISH: (NONE)

FASTENER NOTES:
 STEEL:
 - BOLTS, NUTS, WASHERS: DIA. AS NOTED, GALVANIZED, GRADE A307
 TIMBER FRAME:
 - TRADITIONAL MORTISE & TENON JOINERY W/ 1" DIA. OAK PEGS AT BEAM CONNECTIONS.
 - TRADITIONAL WOOD CONNECTIONS TO BE SUPPLEMENTED BY STRUCTURAL WOOD SCREWS AS NOTED.



1 FRONT ELEVATION
 TF-1 SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION
 TF-1 SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE PROVIDED BY TBY							
LETTER	QTY.	MANUF.	MODEL	COLOR	EGRESS	TEMP.	R.O. (WxH)
A	4	ANDERSEN 400	TW30510	TBD	YES	NO	3'-2" x 6'-0" 7/8"
B	5	ANDERSEN 400	AXW281	TBD	NO	NO	2'-8" x 3'-0" 1/2"
C	1	ANDERSEN 400	C15 CASMENT: OPEN LEFT	TBD	NO	NO	2'-0" 5/8 x 5'-0" 3/8"
D	1	ANDERSEN 400	C15 CASMENT: OPEN LEFT	TBD	NO	YES	2'-0" 5/8 x 5'-0" 3/8"
E	1	ANDERSEN 400	C15 CASMENT: OPEN RIGHT	TBD	NO	NO	2'-0" 5/8 x 5'-0" 3/8"
F	1	ANDERSEN 400	C15 CASMENT: OPEN RIGHT	TBD	NO	YES	2'-0" 5/8 x 5'-0" 3/8"
G	2	ANDERSEN 400	P4060	TBD	NO	YES	4'-0" 1/2" x 6'-0" 3/8"
H	2	ANDERSEN 400	AN41 CASMENT: STATIONARY	TBD	NO	NO	4'-0" 1/2" x 1'-9"

DOOR SCHEDULE PROVIDED BY TBY						
LETTER	QTY.	MODEL	COLOR	HINGE	SWING	R.O. (WxH)
A	2	8'x8' BELMONT SPANISH CEDAR OHD W/ 6 LITE GLASS & AUTHENTIC STRAP HINGES W/ LIFTMASTER MODEL 8500W MYQ JACKSHAFT WALL MOUNTED OPENER W/ KEYPAD	N/A	POWDER COATED TRACKS	N/A	9'-1" x 8'-1"
B	1	ANDERSEN A-SERIES MODEL 178 ENTRY DOOR	PRIMED	LH	IN	3'-3" x 6'-10" 1/2"

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PROJECT TITLE:
**38'x32' LENOX CARRIAGE BARN FOR:
 PRISCILLA & ALAN MCCORD
 510 WELLS HILL RD
 LAKEVILLE, CT 06039**

DRAWING TITLE:
ELEVATIONS

DATE: **03-12-24** SCALE: **AS NOTED**

DRWN BY: **MB**

CHK BY: **EW5**

PROJECT ID: **10051**

TF-1 OF 8

BUILDING CODE:
 2021 CONNECTICUT STATE BUILDING CODE
 2021 INTERNATIONAL RESIDENTIAL CODE

DESIGN NOTES:

DEAD LOADS: SECOND FLOOR: 15 PSF
 ROOF: 15 PSF

LIVE LOADS: SECOND FLOOR: 40 PSF
 ROOF: 20 PSF

SNOW LOADS: ROOF: GROUND + 40 PSF

WIND LOADS: BASIC WIND SPEED (V): 115 MPH (3 SEC. GUST)

TIMBER NOTES:
 SPECIES: HEMLOCK
 GRADE: #2 OR BETTER
 SURFACE: S4S
 SIZING: 1/2" UNDER ROUGH DIM. (8X8 + 1.5"X1.5")
 CHAMFER: (NONE)
 FINISH: (NONE)

FASTENER NOTES:
 STEEL:
 - BOLTS, NUTS, WASHERS: DIA. AS NOTED, GALVANIZED, GRADE A307
 TIMBER FRAME:
 - TRADITIONAL MORTISE & TENON JOINERY 3/4" DIA. OAK PEGS AT BEAM CONNECTIONS.
 - TRADITIONAL WOOD CONNECTIONS TO BE SUPPLEMENTED BY STRUCTURAL WOOD SCREWS AS NOTED.

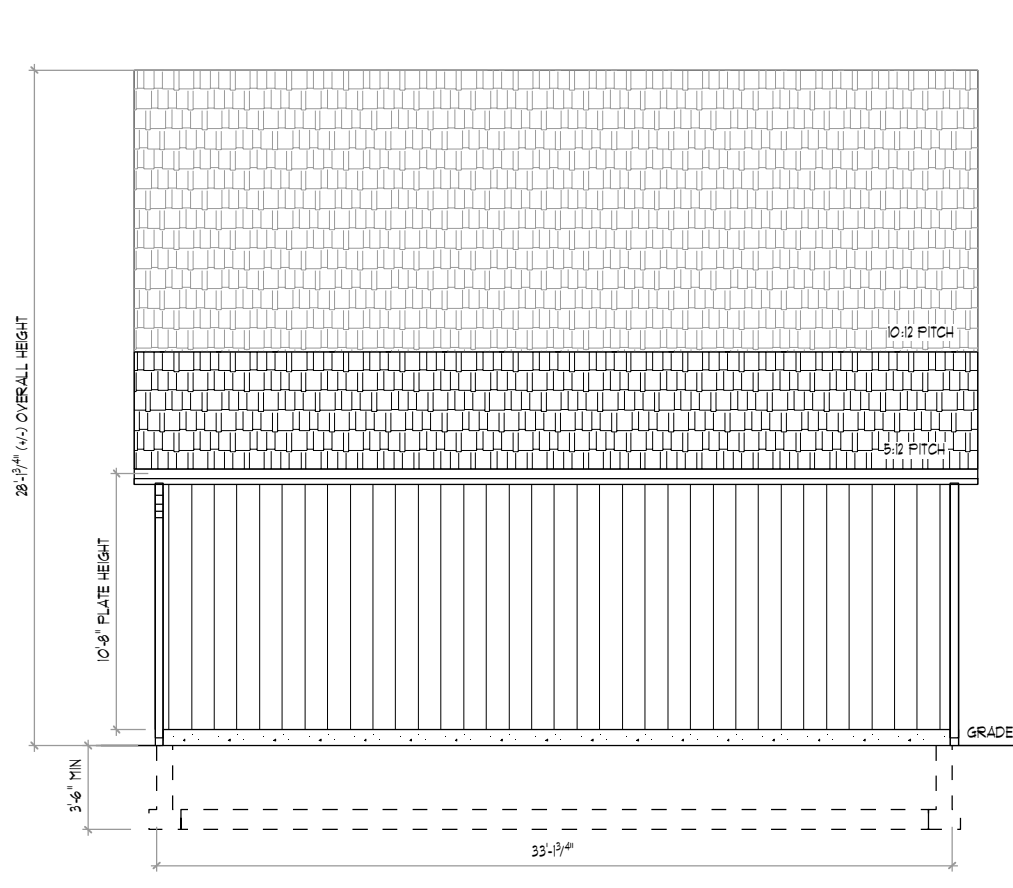
NO.	DATE	REVISIONS / SUBMISSIONS



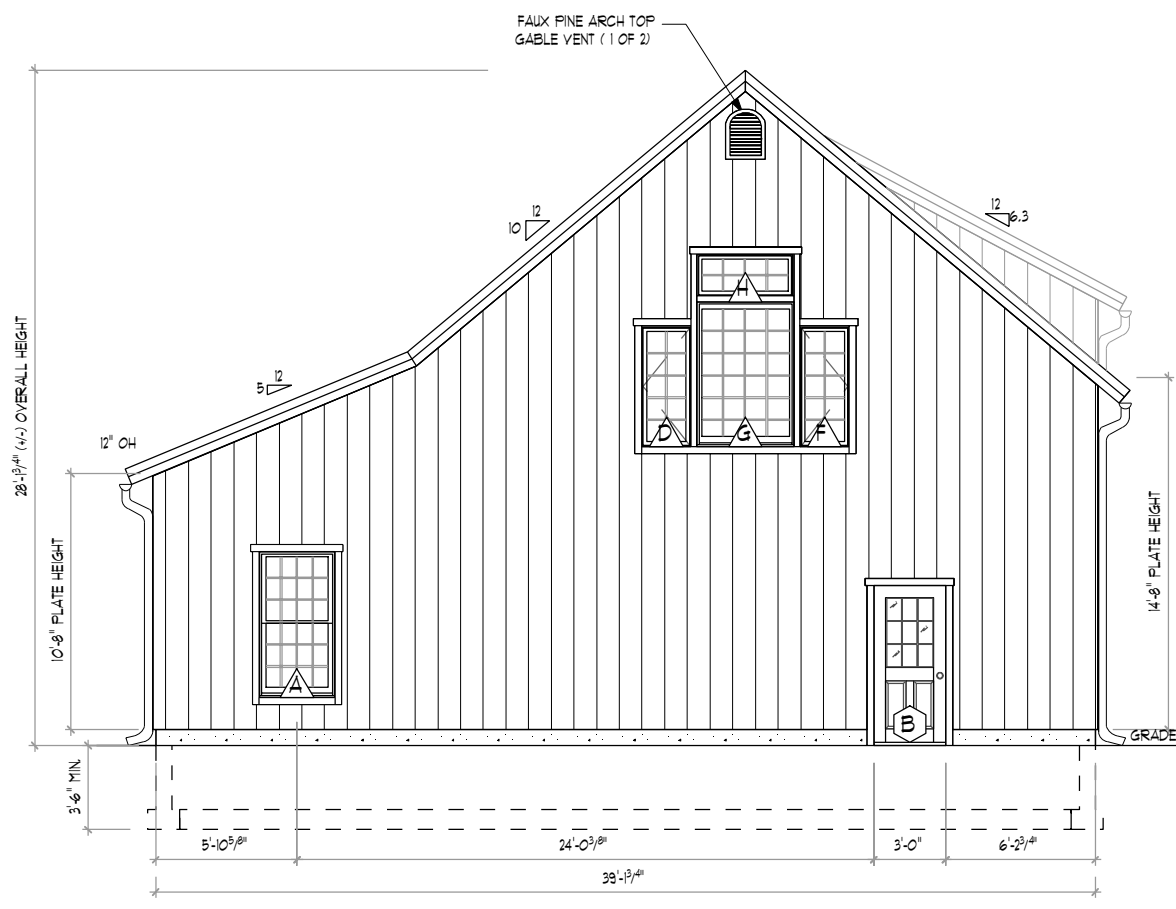
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 LAKEVILLE, CT 06039**

DRAWING TITLE:
ELEVATIONS

DATE: 03-12-24 SCALE: AS NOTED
 DRAWN BY: MB
 CHECK BY: EWS
 PROJECT ID: 10051
TF-2 OF 8



1 REAR ELEVATION
 TF-2 SCALE: 1/8" = 1'-0"



2 LEFT ELEVATION
 TF-2 SCALE: 1/8" = 1'-0"

BUILDING MATERIAL SCHEDULE		
ITEM	DESCRIPTION	FINISH/COLOR
ROOF ASSEMBLY		
ROOF DECKING	1X8 KILN DRIED PINE T&G DECKING	N/A
WEATHER BARRIER	SYNTHETIC UNDERLAYMENT	N/A
ROOF INSULATION	8.25" EPS SIP PANEL R-29	N/A
WEATHER BARRIER	SYNTHETIC UNDERLAYMENT	N/A
CEDAR BREATHER	CEDAR BREATHER	N/A
ROOFING	WESTERN RED CEDAR SHAKE ROOF SHINGLES	TBD
EAVE OVERHANGS	1X KILN DRIED PINE SHIPLAP	NONE
FASCIAS	1X PINE W/ 1X3 PINE SHADOW BOARD	NONE
GABLE OVERHANGS	12" SIP OVERHANG	NONE
RAKES	1X PINE W/ 1X3 PINE SHADOW BOARD	NONE
EXTERIOR WALL ASSEMBLY		
INTERIOR FINISH	5/8 SHEETROCK, SUPPLIED & INSTALLED BY CUSTOMER	N/A
SERVICE CAVITY	2X4 SERVICE CAVITY SPACED @24" O.C. (BY OTHERS)	N/A
WALL INSULATION	4.5" EPS SIP PANEL R-15	N/A
WEATHER BARRIER	#15 FELT PAPER	N/A
NAILING BARRIER	1X3 HORIZONTAL FURRING STRIPS @ 24" O.C.	N/A
EXTERIOR SIDING	1X10 VERTICAL PINE SHIPLAP SIDING	NONE
EXTERIOR TRIM	1X4 PINE	NONE

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THE BARN YARD
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 9 VILLAGE ST.
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 860.484.9103
 BLDG/CASE LOCATIONS
 120 WEST RD. RTE. 6
 ELLINGTON, CT 06028 BETHEL, CT 06801
 860.836.0636 203.740.7433
 www.barnyard.com CT LICENSE # 558916 MA LICENSE # 121550

BUILDING CODE:
 2021 CONNECTICUT STATE BUILDING CODE
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DESIGN NOTES:

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LIVE LOADS: SECOND FLOOR: 40 PSF
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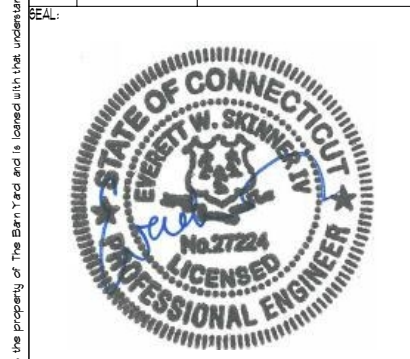
SNOW LOADS: ROOF: GROUND + 40 PSF

WIND LOADS: BASIC WIND SPEED (V): 115 MPH (3 SEC. GUST)

TIMBER NOTES:
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 GRADE: #2 OR BETTER
 SURFACE: S4S
 SIZING: 1/2" UNDER ROUGH DIM. (8X8 + 1.5"X1.5")
 CHAMFER: (NONE)
 FINISH: (NONE)

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 - BOLTS, NUTS, WASHERS: DIA. AS NOTED, GALVANIZED, GRADE A307
 TIMBER FRAME:
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NO.	DATE	REVISIONS / SUBMISSIONS



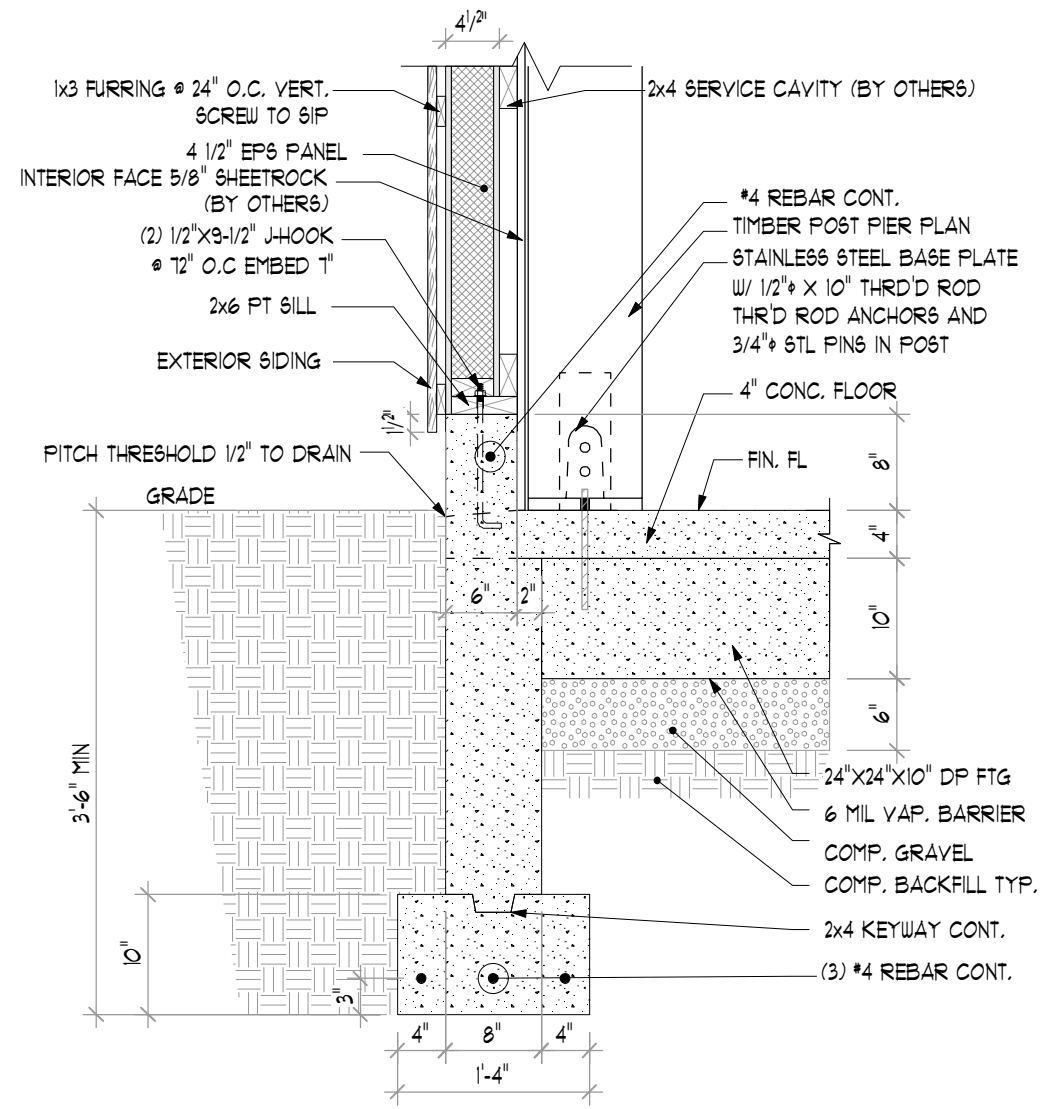
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DRAWING TITLE:
FOUNDATION PLAN

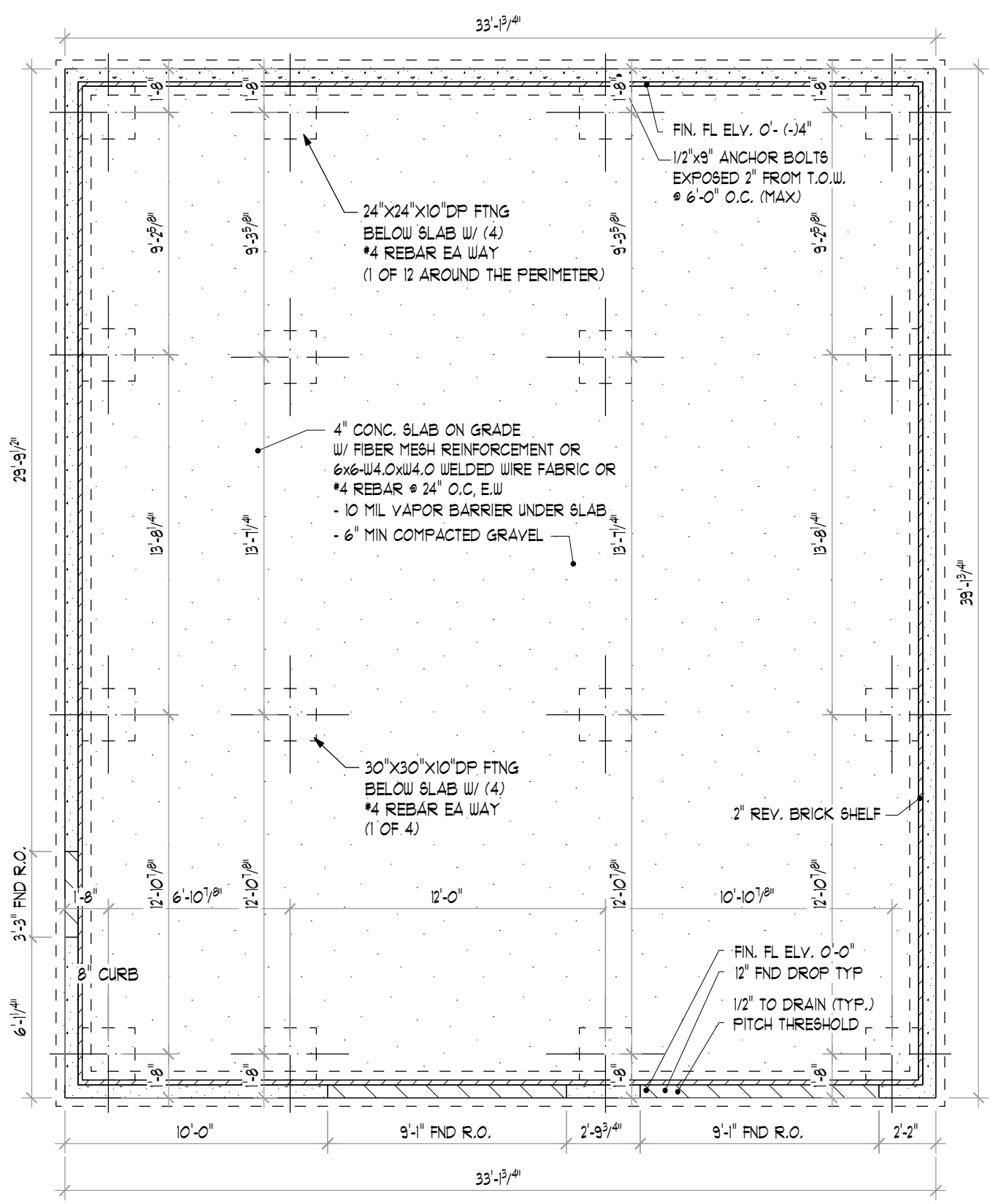
DATE: 03-12-24
SCALE: AS NOTED

DRN BY: MB
CHK BY: EWS
PROJECT ID: 10051

TF-3 OF 8



1 FOUNDATION SECTION DETAIL
 TF-3 SCALE: 3/4" = 1'-0"



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

NOTICE TO FOUNDATION CONTRACTOR:
 PLEASE CONTACT THE BARN YARD PROJECT MANAGER WITH ANY QUESTIONS ABOUT THE FOUNDATION LAYOUT / DESIGN.
 - SEE FRONT COVER FOR CONTACT INFO -

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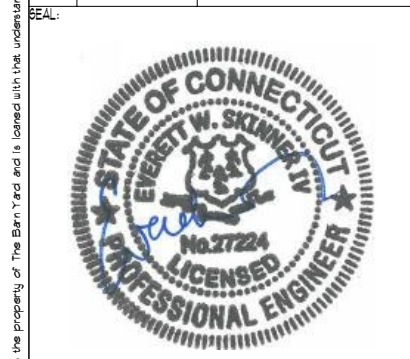
NOTE: 2X4 SERVICE CAVITY & SHEETROCK IS SUPPLIED & INSTALLED BY OTHERS



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 ELLINGTON, CT 06028 BETHEL, CT 06801
 860.896.0636 203.740.7433
 www.barnyard.com CT LICENSE # 5589916
 MA LICENSE # 121550

BUILDING CODE:
 2021 CONNECTICUT STATE BUILDING CODE
 2021 INTERNATIONAL RESIDENTIAL CODE
 DESIGN NOTES:
 DEAD LOADS: SECOND FLOOR: 15 PSF
 ROOF: 15 PSF
 LIVE LOADS: SECOND FLOOR: 40 PSF
 ROOF: 20 PSF
 SNOW LOADS: ROOF: GROUND + 40 PSF
 WIND LOADS: BASIC WIND SPEED (V): 115 MPH (3 SEC. GUST)
 TIMBER NOTES:
 SPECIES: HEMLOCK
 GRADE: #2 OR BETTER
 SURFACE: S4S
 SIZING: 1/2" UNDER ROUGH DIM. (8X8 + 1.5"X1.5")
 CHAMFERS: (NONE)
 FINISH: (NONE)
 FASTENER NOTES:
 STEEL:
 - BOLTS, NUTS, WASHERS: DIA. AS NOTED, GALVANIZED, GRADE A307
 TIMBER FRAME:
 - TRADITIONAL MORTISE & TENON JOINERY 3/4" DIA. OAK PEGS AT BEAM CONNECTIONS.
 - TRADITIONAL WOOD CONNECTIONS TO BE SUPPLEMENTED BY STRUCTURAL WOOD SCREWS AS NOTED.

NO.	DATE	REVISIONS / SUBMISSIONS

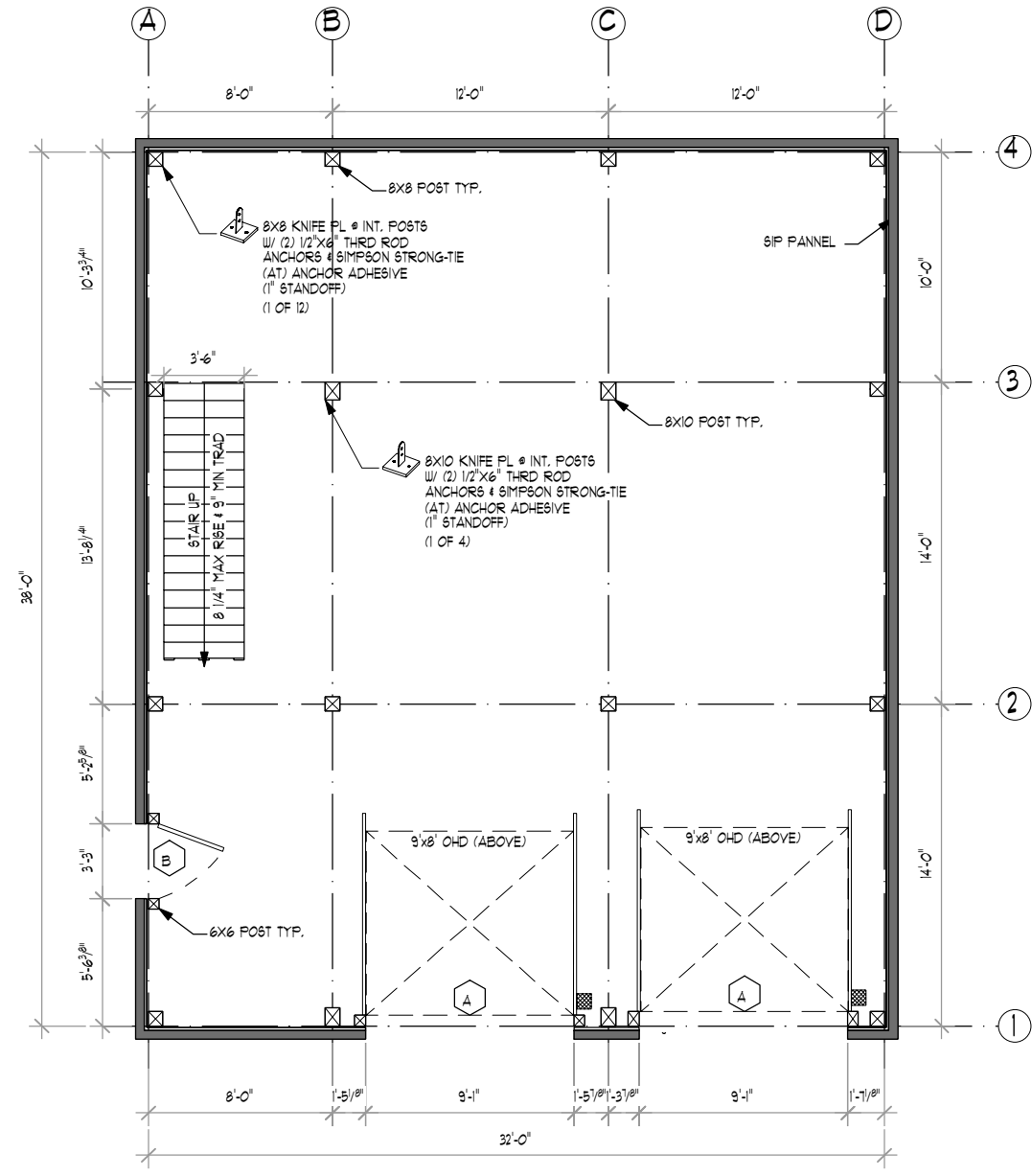


PROJECT TITLE:
 38'x32' LENOX CARRIAGE BARN FOR:
 PRISCILLA & ALAN MCCORD
 510 WELLS HILL RD
 LAKEVILLE, CT 06039

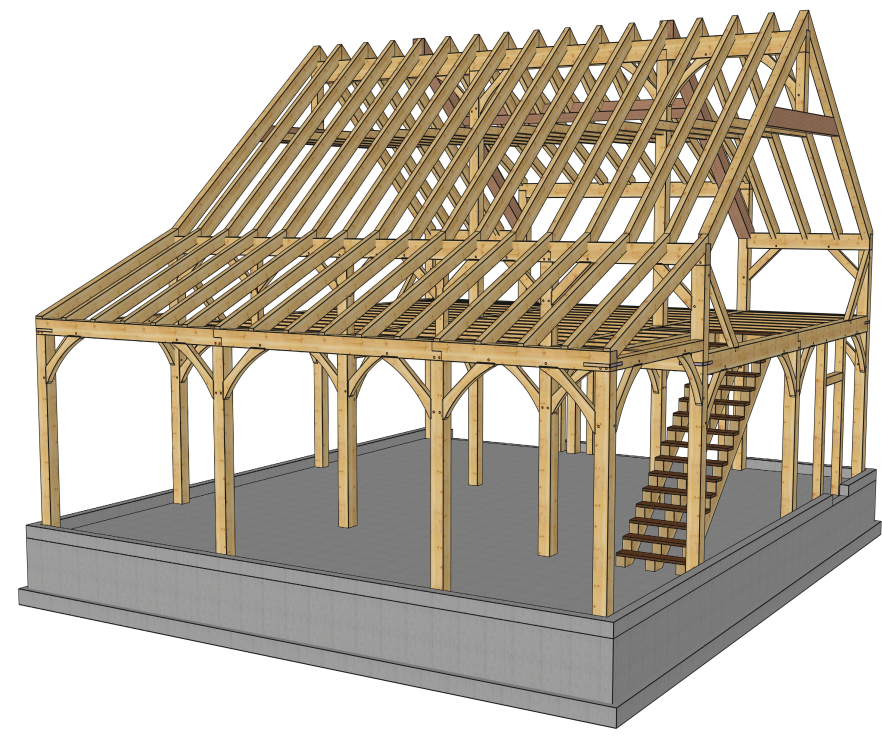
DRAWING TITLE:
POST & SILL PLAN

DATE: 03-12-24	SCALE: AS NOTED
DRWN BY: MB	TF-4 OF 8
CHK BY: EWS	
PROJECT ID: 10051	

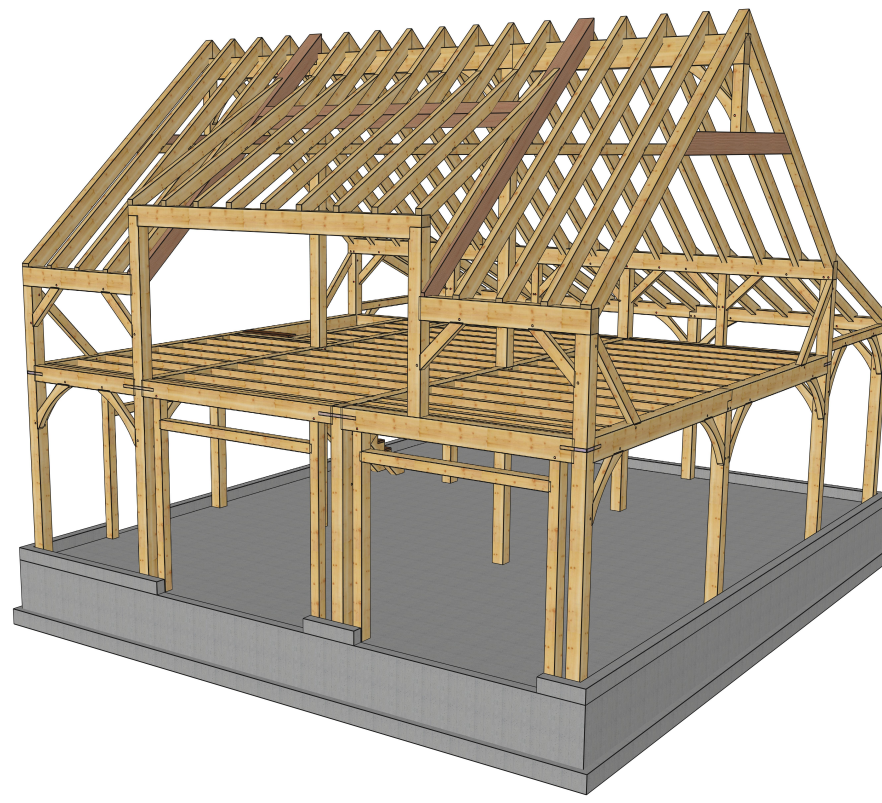
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1 POST & SILL PLAN
 TF-4 SCALE: 1/8" = 1'-0"

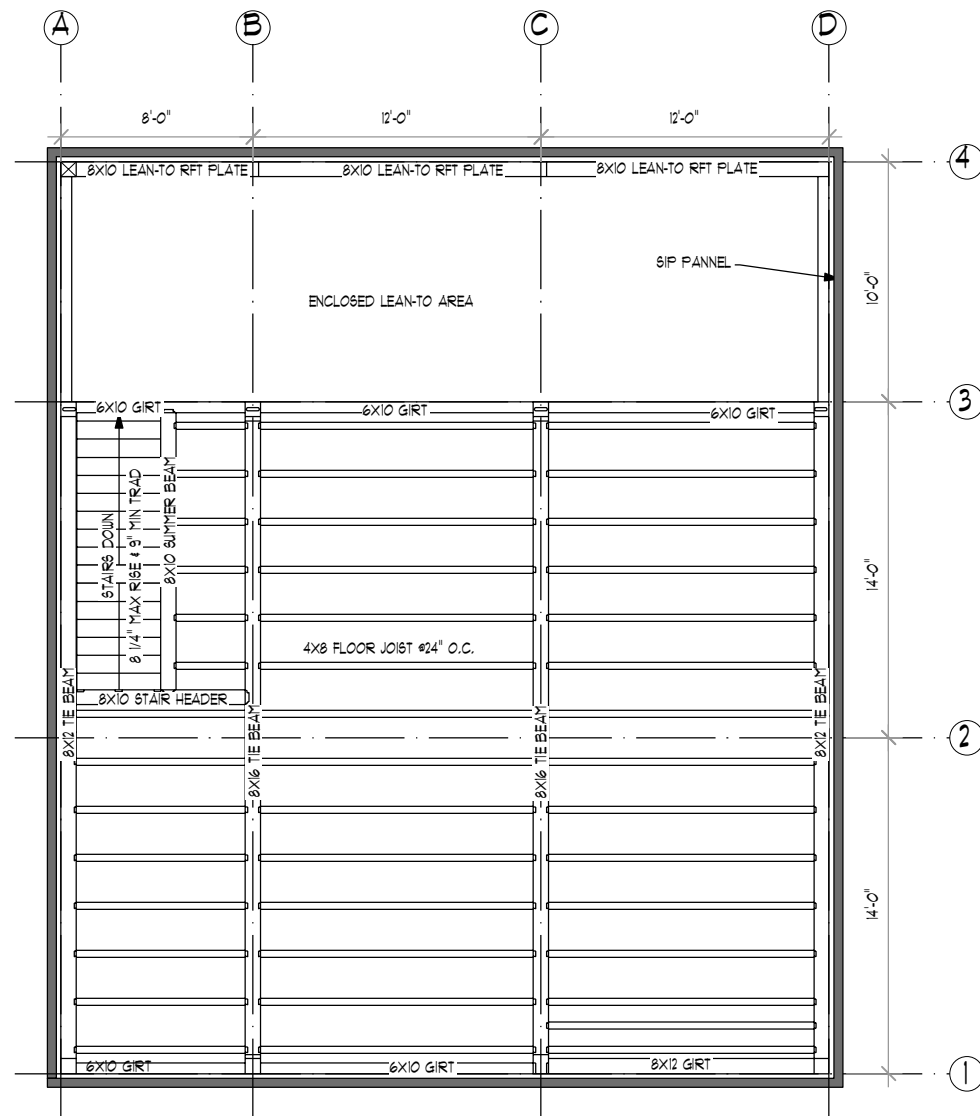


3 REAR 3D RENDERING
 TF-4 SCALE: NTS

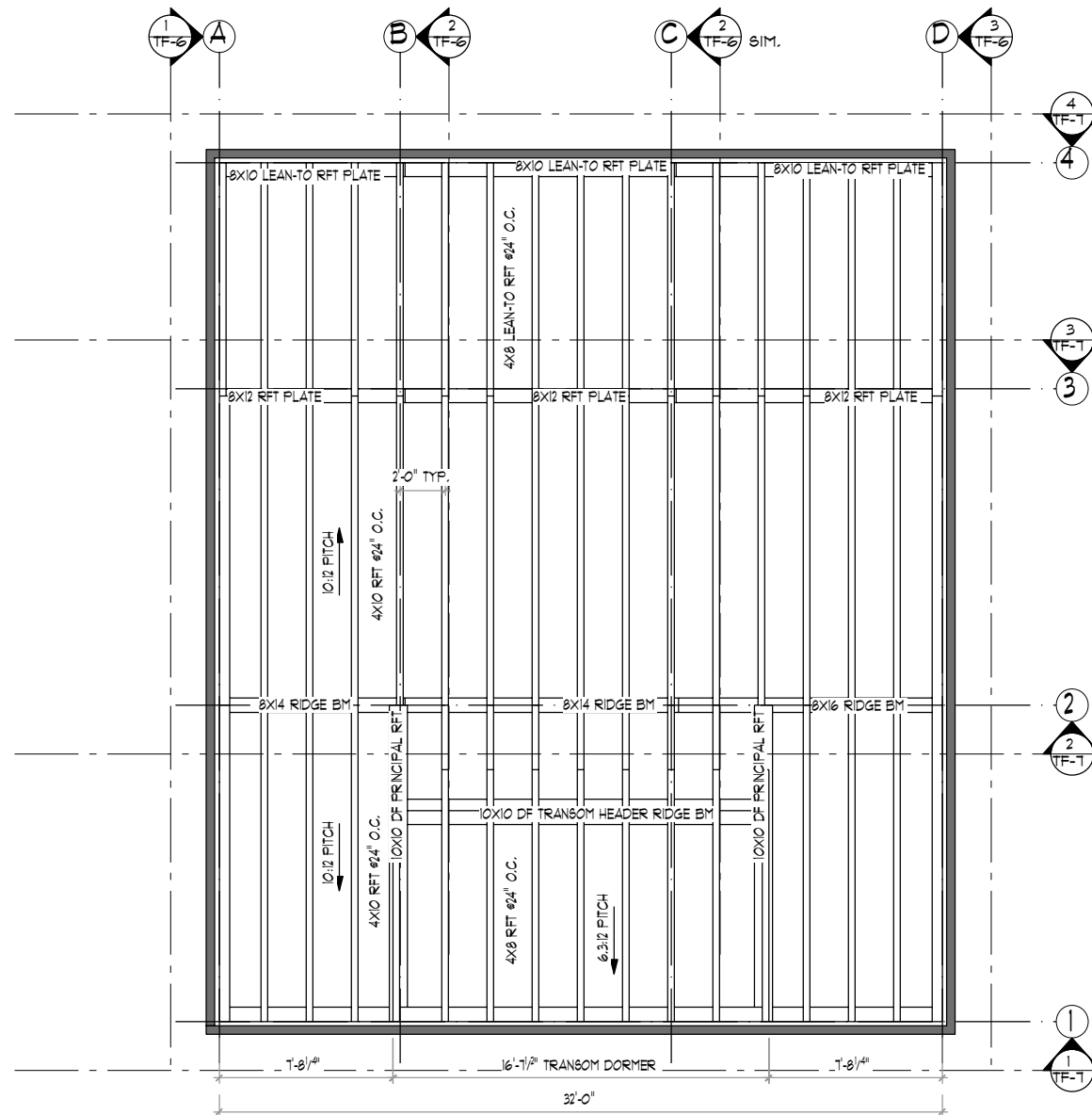


2 FRONT 3D RENDERING
 TF-4 SCALE: NTS

NOTE: 2X4 SERVICE CAVITY & SHEETROCK IS SUPPLIED & INSTALLED BY OTHERS



1 SECOND FLOOR FRAMING PLAN
TF-5 SCALE: 1/8" = 1'-0"



2 ROOF FRAMING PLAN
TF-5 SCALE: 1/8" = 1'-0"

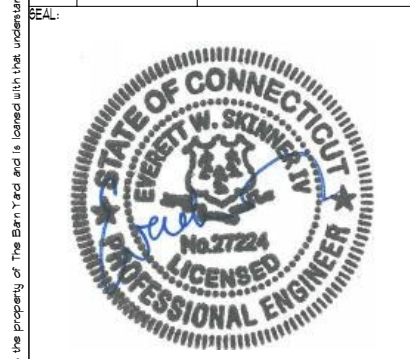


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BUILDING CODE:
2021 CONNECTICUT STATE BUILDING CODE
2021 INTERNATIONAL RESIDENTIAL CODE
DESIGN NOTES:
DEAD LOADS: SECOND FLOOR: 15 PSF
ROOF: 15 PSF
LIVE LOADS: SECOND FLOOR: 40 PSF
ROOF: 20 PSF
SNOW LOADS: ROOF: GROUND + 40 PSF
WIND LOADS: BASIC WIND SPEED (V): 115 MPH (3 SEC. GUST)
TIMBER NOTES:
SPECIES: HEMLOCK
GRADE: #2 OR BETTER
SURFACE: S4S
SIZING: 1/2" UNDER ROUGH DIM. (8X8 + 1.5"X1.5")
CHAMFER: (NONE)
FINISH: (NONE)
FASTENER NOTES:
STEEL:
- BOLTS, NUTS, WASHERS: DIA. AS NOTED, GALVANIZED, GRADE A307
TIMBER FRAME:
- TRADITIONAL MORTISE & TENON JOINERY 3/4" IF DIA. OAK PEGS AT BEAM CONNECTIONS.
- TRADITIONAL WOOD CONNECTIONS TO BE SUPPLEMENTED BY STRUCTURAL WOOD SCREWS AS NOTED.

NO.	DATE	REVISIONS / SUBMISSIONS



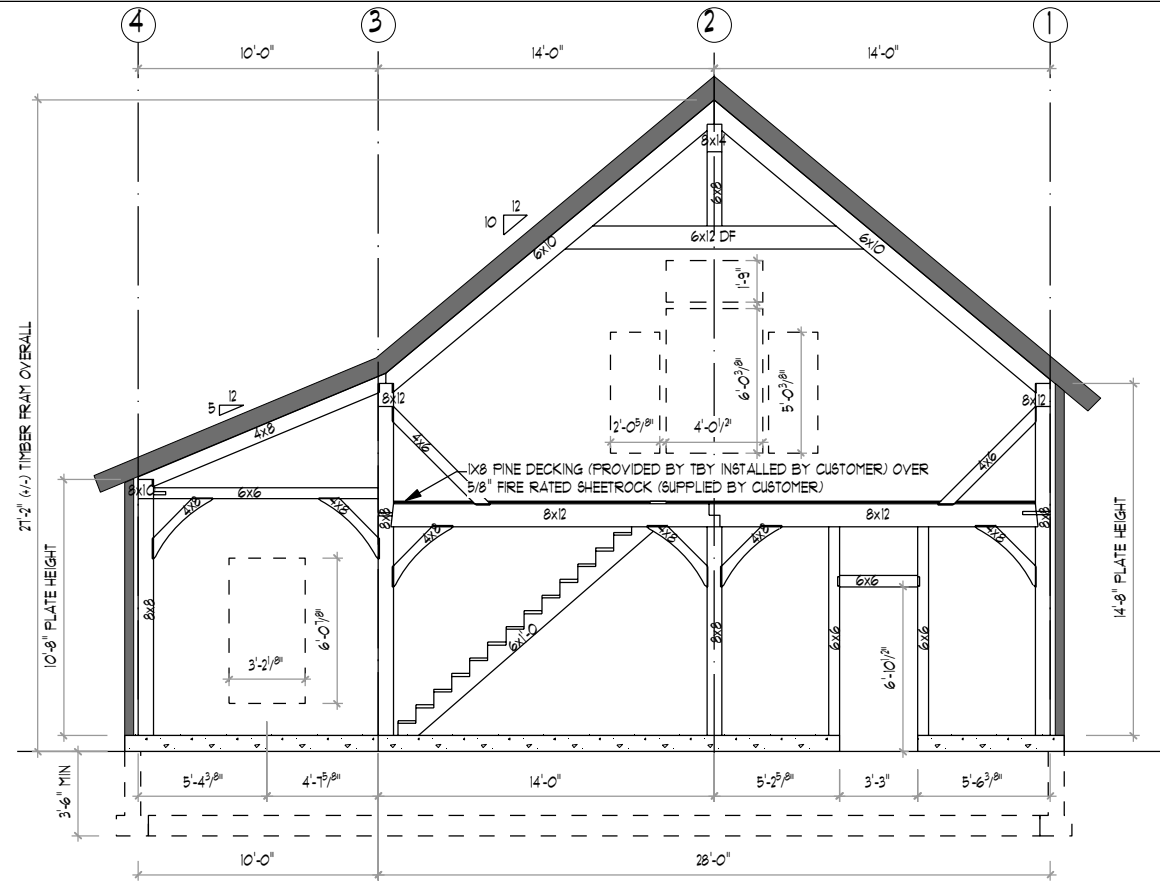
PROJECT TITLE:
38'x32' LENOX CARRIAGE BARN FOR:
PRISCILLA & ALAN MCCORD
510 WELLS HILL RD
LAKEVILLE, CT 06039

DRAWING TITLE:
FRAMING PLANS

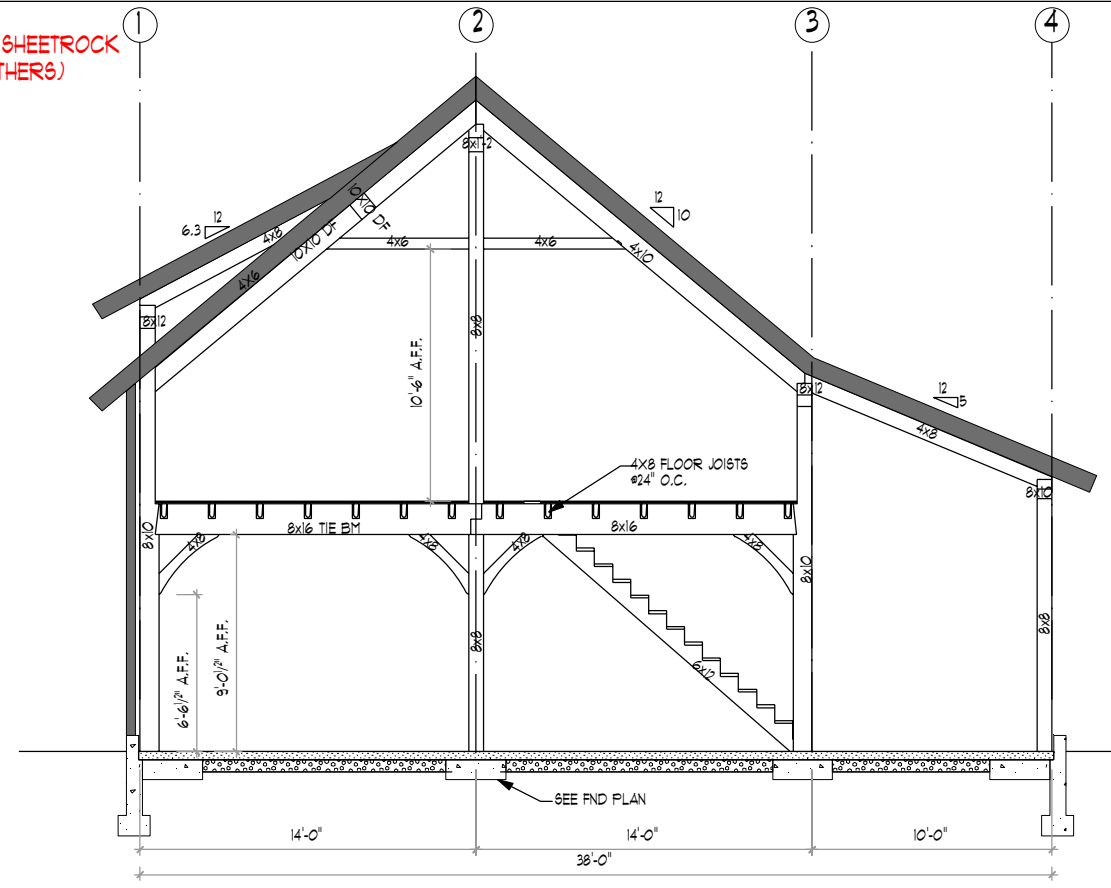
DATE: 03-12-24	SCALE: AS NOTED
DRAWN BY: MB	TF-5 OF 8
CHK BY: EWS	
PROJECT ID: 10051	

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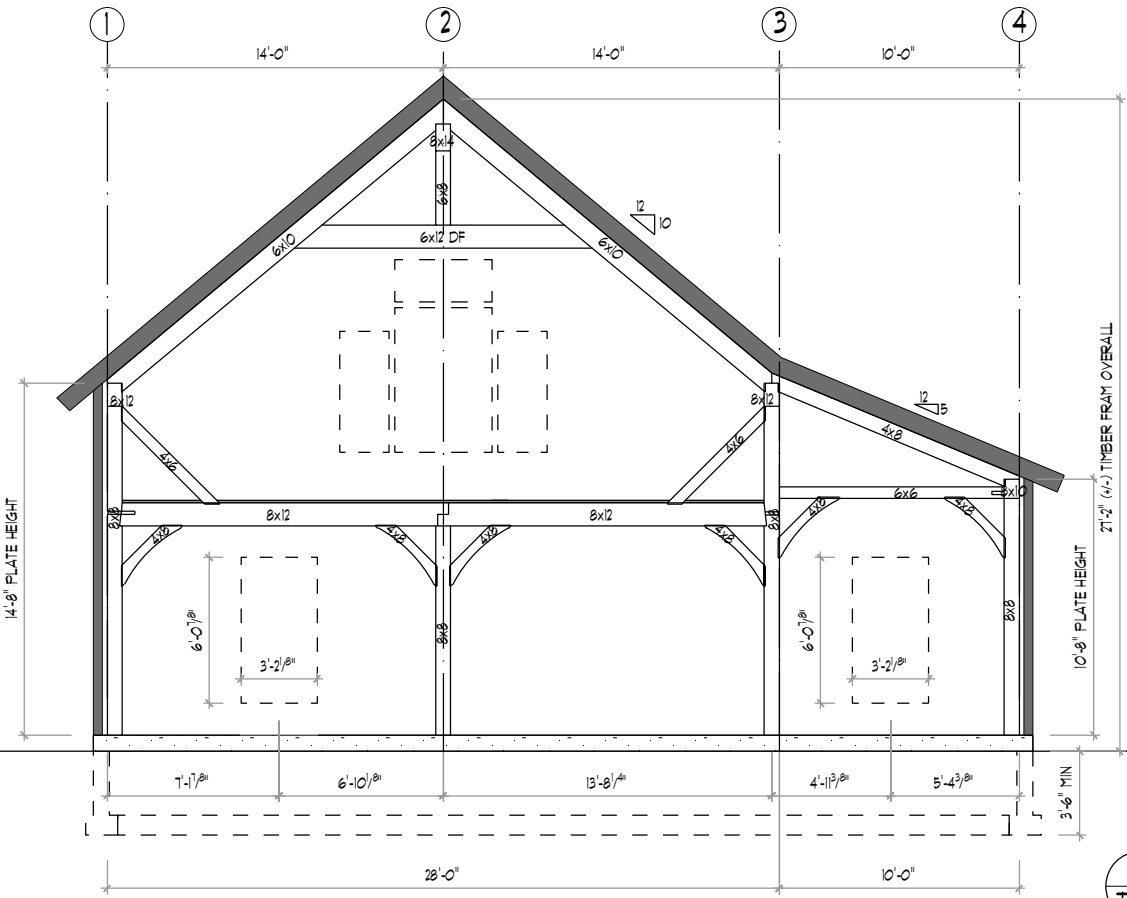
NOTE: 2X4 SERVICE CAVITY & SHEETROCK SUPPLIED & INSTALLED (BY OTHERS)



1 SECTION - LINE A
TF-6 SCALE: 1/8"=1'-0"



2 SECTION - LINE B & C SIM.
TF-6 SCALE: 1/8"=1'-0"



3 SECTION - LINE C
TF-6 SCALE: 1/8"=1'-0"



BUILDING CODE:
2021 CONNECTICUT STATE BUILDING CODE
2021 INTERNATIONAL RESIDENTIAL CODE
DESIGN NOTES:
DEAD LOADS: SECOND FLOOR: 15 PSF
ROOF: 15 PSF
LIVE LOADS: SECOND FLOOR: 40 PSF
ROOF: 20 PSF
SNOW LOADS: ROOF: GROUND + 40 PSF
WIND LOADS: BASIC WIND SPEED (V): 115 MPH (3 SEC. GUST)
TIMBER NOTES:
SPECIES: HEMLOCK
GRADE: #2 OR BETTER
SURFACE: S4S
SIZING: 1/2" UNDER ROUGH DIM. (8X8 + 1.5"X1.5")
CHAMFER: (NONE)
FINISH: (NONE)
FASTENER NOTES:
STEEL:
BOLTS, NUTS, WASHERS: DIA. AS NOTED, GALVANIZED, GRADE A307
TIMBER FRAME:
TRADITIONAL MORTISE & TENON JOINERY 1/4" DIA. OAK PEGS AT BEAM CONNECTIONS.
TRADITIONAL WOOD CONNECTIONS TO BE SUPPLEMENTED BY STRUCTURAL WOOD SCREWS AS NOTED.

NO.	DATE	REVISIONS / SUBMISSIONS



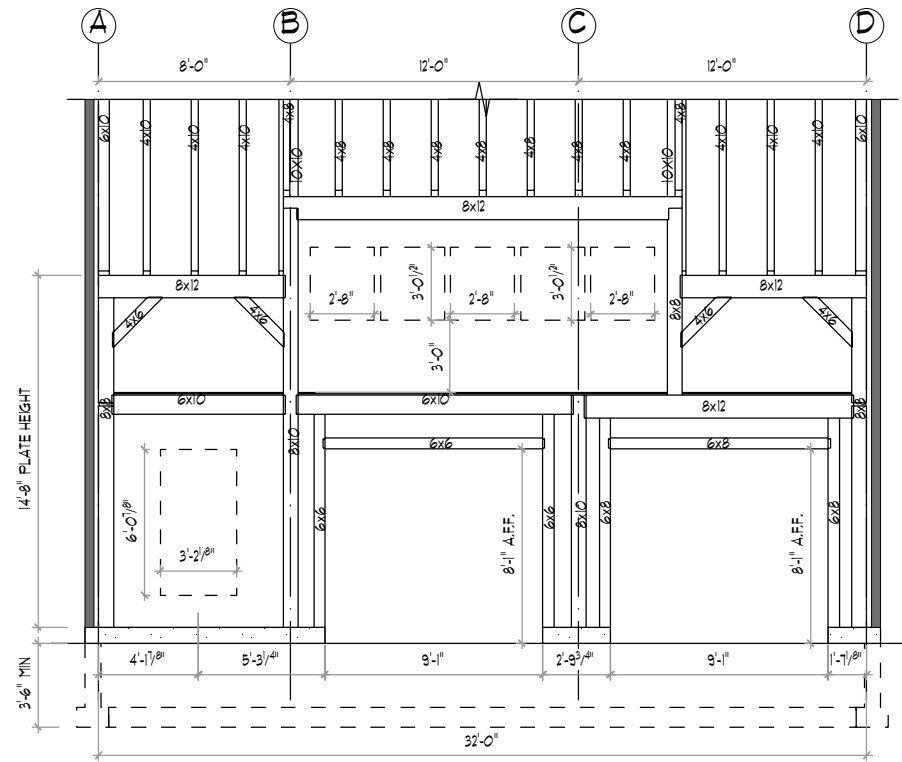
PROJECT TITLE:
38'x32' LENOX CARRIAGE BARN FOR:
PRISCILLA & ALAN MCCORD
510 WELLS HILL RD
LAKEVILLE, CT 06039

DRAWING TITLE:
FRAMING SECTIONS

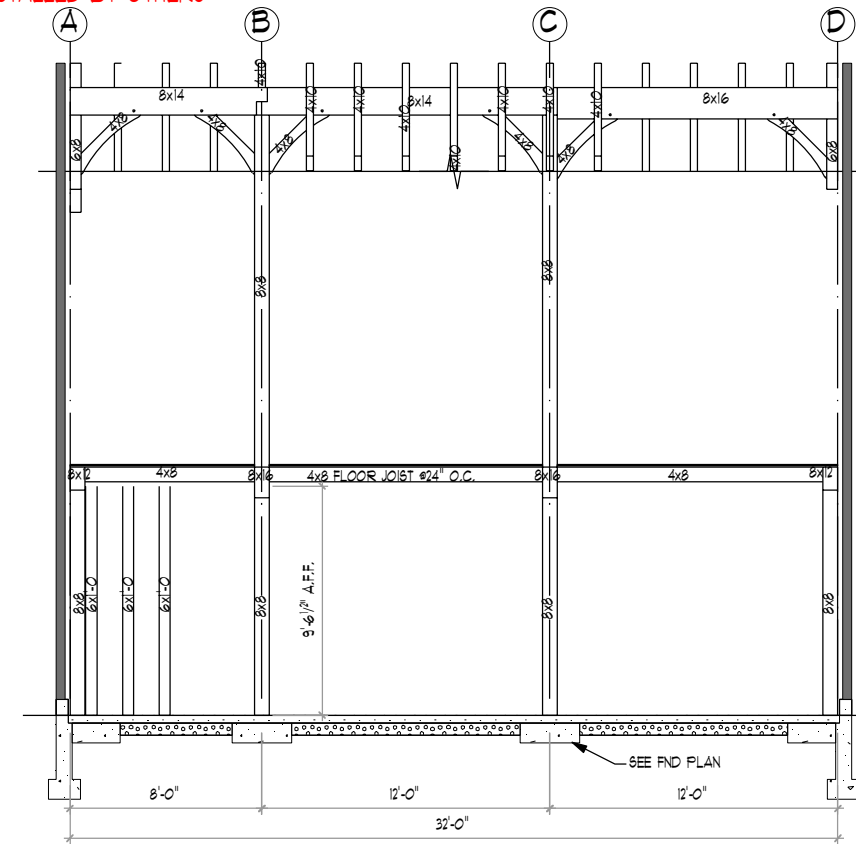
DATE: 03-12-24	SCALE: AS NOTED
DRAWN BY: MB	TF-6 OF 8
CHK BY: EWS	
PROJECT ID: 10051	

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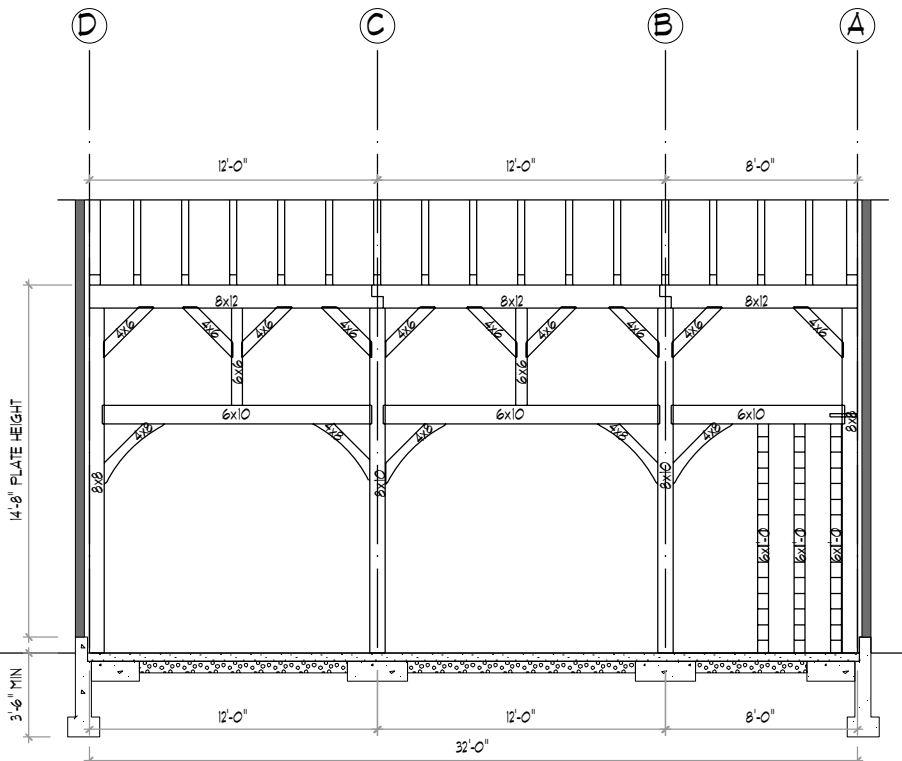
NOTE: 2X4 SERVICE CAVITY & SHEETROCK IS SUPPLIED & INSTALLED BY OTHERS



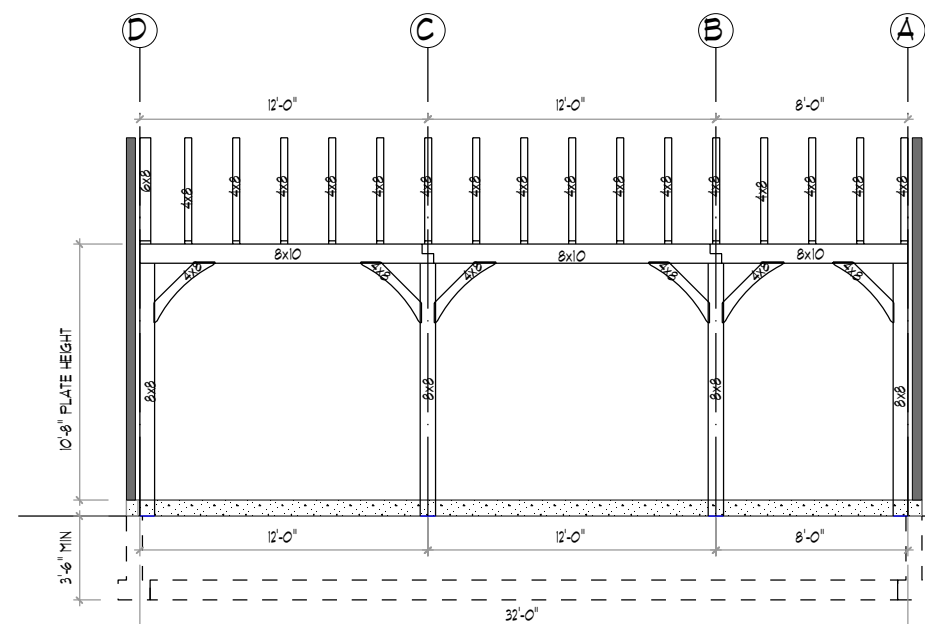
1 SECTION - LINE 1
TF-1 SCALE: 1/8"=1'-0"



2 SECTION - LINE 2
TF-1 SCALE: 1/8"=1'-0"



3 SECTION - LINE 3
TF-1 SCALE: 1/8"=1'-0"



4 SECTION - LINE 4
TF-1 SCALE: 1/8"=1'-0"



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www.barnyard.com CT LICENSE # 558916 MA LICENSE # 121850

BUILDING CODE:
2021 CONNECTICUT STATE BUILDING CODE
2021 INTERNATIONAL RESIDENTIAL CODE

DESIGN NOTES:

DEAD LOADS: SECOND FLOOR: 15 PSF
ROOF: 15 PSF

LIVE LOADS: SECOND FLOOR: 40 PSF
ROOF: 20 PSF

SNOW LOADS: ROOF: GROUND + 40 PSF

WIND LOADS: BASIC WIND SPEED (V): 115 MPH (3 SEC. GUST)

TIMBER NOTES:

SPECIES: HEMLOCK
GRADE: #2 OR BETTER
SURFACE: S4S
SIZING: 1/2" UNDER ROUGH DIM. (8x8 + 1.5"x1.5")
CHAMFER: (NONE)
FINISH: (NONE)

FASTENER NOTES:

STEEL:
- BOLTS, NUTS, WASHERS: DIA. AS NOTED, GALVANIZED, GRADE A307

TIMBER FRAME:
- TRADITIONAL MORTISE & TENON JOINERY 1/2" DIA. OAK PEGS AT BEAM CONNECTIONS.
- TRADITIONAL WOOD CONNECTIONS TO BE SUPPLEMENTED BY STRUCTURAL WOOD SCREWS AS NOTED.

NO.	DATE	REVISIONS / SUBMISSIONS



PROJECT TITLE:
38x32 LENOX CARRIAGE BARN FOR:
PRISCILLA & ALAN MCCORD
510 WELLS HILL RD
LAKEVILLE, CT 06039

DRAWING TITLE:
FRAMING SECTIONS

DATE: 03-12-24
SCALE: AS NOTED

DRWN BY: MB
CHK BY: EWS
PROJECT ID: 10051

TF-1 OF 8

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STRUCTURAL NOTES:

ALL WORK SHALL CONFORM TO THE CURRENT REQUIREMENTS OF 2022 CONNECTICUT STATE BUILDING CODE & 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE. DIMENSIONS AND DETAILS SHALL BE CHECKED AGAINST ENGINEERING DRAWINGS. THE CONTRACTOR SHALL VERIFY AND COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS, SLEEVES AND ANCHOR BOLTS AS REQUIRED BY ALL TRADES. OPENINGS NOT SPECIFICALLY SHOWN SHALL BE APPROVED BY THE ENGINEER. ALL WORK TO CONFORM TO ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND REGULATIONS, AND THE OWNERS OR DESIGNATED CONTRACTORS SHALL SECURE APPROPRIATE PERMITS REQUIRED BEFORE COMMENCEMENT OF ACTUAL CONSTRUCTION. ALL CONTRACTORS, SUBCONTRACTORS, SUPPLIERS AND ALL OTHER PERSONS ENGAGED IN ANY CAPACITY ON THIS PROJECT SHALL BE SUBJECT TO PROVISIONS OF THE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) WHICH IS ADMINISTERED AND ENFORCED BY U.S. DEPARTMENT OF HEALTH.

FOUNDATIONS:

ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL MATERIAL OR GRANULAR FILL. ELEVATIONS OF BOTTOM OF FOOTING SHOWN ON PLANS ARE FOR BIDDING PURPOSES AND SHALL BE LOWERED IF NECESSARY TO THE REQUIRED BEARING MATERIAL AS FOUND UPON EXCAVATION. IF THE REQUIRED BEARING MATERIAL IS NOT ENCOUNTERED AT ELEVATIONS SHOWN, NOTIFY ENGINEER IMMEDIATELY. CONTROLLED BACK FILL AND COMPACTION IF REQUIRED.

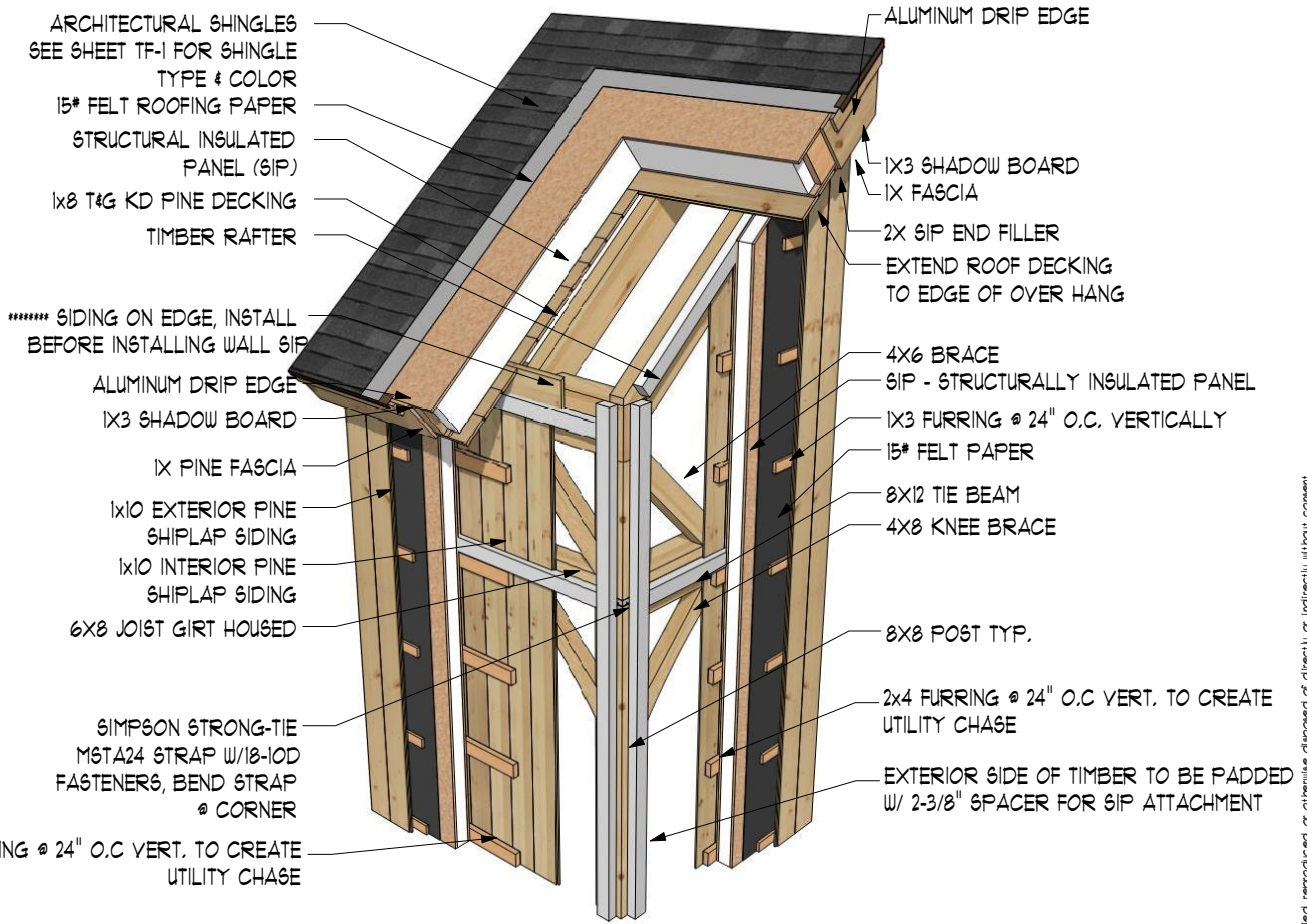
A. SCOPE: WHERE UNACCEPTABLE MATERIAL MUST BE REMOVED AND REPLACED WITH PROPER MATERIAL. A CONTROLLED PROCEDURE MUST BE FOLLOWED TO ENSURE PROPER BEARING FOR THE BUILDING.

B. FILLING AND GRADING: BEFORE BACK FILLING, REMOVE CONSTRUCTION DEBRIS, STUMPS, TREES, ROOTS, SOD, HEAVY GRASS, DECAYED VEGETABLE MATTER AND OTHER UNSUITABLE MATERIALS. FILL MATERIAL SHALL BE AS APPROVED BY THE ENGINEER.

C. CONSTRUCTION METHODS: AFTER DEPOSITING FILL OR BACK FILL IN 1 FOOT LIFTS, WELL WASHED IN, COMPACT TO THE FOLLOWING PERCENT OPTIMUM DENSITY. THE DRY DENSITY AFTER COMPACTION SHALL NOT BE LESS THAN 95% OF THE DRY DENSITY FOR THAT SOIL WHEN TESTED IN ACCORDANCE WITH ASTM D1557, METHOD D. IN THIS TEST, MATERIALS RETAINED ON THE THREE-QUARTER SIEVE SHALL BE REPLACED WITH MATERIAL RETAINED ON THE NO. 4 SIEVE, AS NOTED AS AN OPTION IN THE SPECIFICATIONS FOR THIS TEST.

D. FIELD TESTS: PERFORM ONE FIELD DENSITY TEST FOR EACH SOURCE OF FILL MATERIAL PERFORMED IN ACCORDANCE WITH ASTM D1556. PERFORM STANDARD FIELD DENSITY TESTS EACH OF AN ACCURACY OF PLUS OR MINUS ONE PERCENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER AND TESTING LABORATORY WHEN EACH LAYER OF FILL IS TO BE PLACED AND READY FOR TESTING. THE CONTRACTOR SHALL ALLOW AMPLE TIME FOR TESTING. IF ANY FILL IS PLACED IN EXCESS OF SIXTEEN (16) WITHOUT TESTING, IT SHALL BE SUBJECT TO REMOVAL. SIEVE ANALYSIS SHALL BE AT THE CONTRACTOR'S EXPENSE.

E. OBSERVATION: ALL EXCAVATION OF UNACCEPTABLE MATERIAL, INSTALLATION OF CONTROLLED FILL, COMPACTION, FIELD TESTING AND LABORATORY TESTING SHALL BE DONE UNDER THE SUPERVISION OF A TESTING LABORATORY WHO SHALL PROVIDE WRITTEN REPORTS OF ALL PHASES OF THE WORK TO THE ENGINEER.



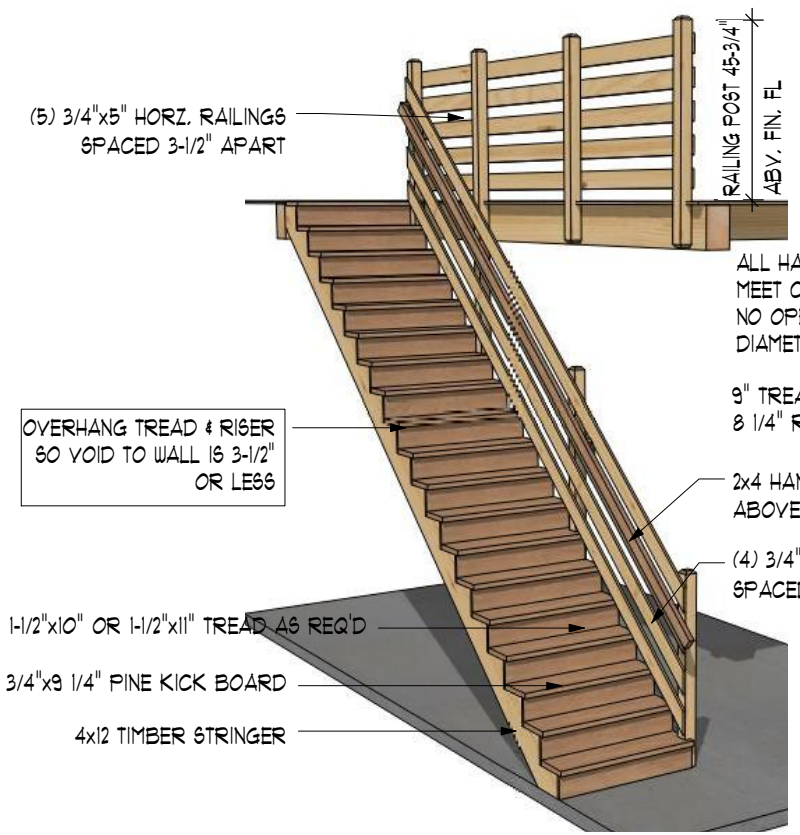
FRAMING DETAIL W/SIP & UTILITY CHASE

SCALE: N.T.S

FRAMING DETAIL W/SIP & UTILITY CHASE

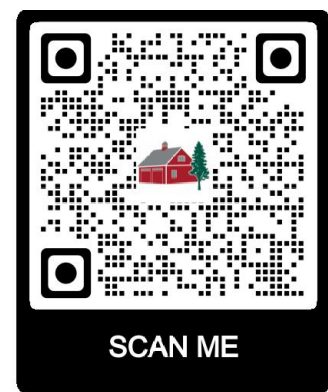
SCALE: N.T.S

NOTE: THESE DETAILS ARE THE BARN YARD'S STANDARD RECOMMENDATION OF BEST PRACTICES FOR SIP PANEL BUILDINGS ONLY AND MAY NOT MATCH THE EXACT CONFIGURATION OF YOUR BUILDING PROJECT. PLEASE CONTACT YOUR PROJECT MANAGER FOR ALL QUESTIONS ABOUT HIGH PERFORMANCE BUILDINGS AND RECOMMENDED FINISHING DETAILS.



STAIR & HANDRAIL DETAIL

SCALE: N.T.S



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BUILDING CODE:
2022 CONNECTICUT STATE BUILDING CODE
2021 INTERNATIONAL RESIDENTIAL CODE

DESIGN NOTES:

DEAD LOADS: SECOND FLOOR: 15 P&F
ROOF: 15 P&F

LIVE LOADS: SECOND FLOOR: 40 P&F
ROOF: 20 P&F

SNOW LOADS: ROOF: GROUND + 40 P&F

WIND LOADS: BASIC WIND SPEED (V): 115 MPH (3 SEC. GUST)

TIMBER NOTES:
SPECIES: HEMLOCK
GRADE: #2 OR BETTER
SURFACE: S4S
SIZING: 1/2" UNDER ROUGH DIM. (8x8 + 1.5"x1.5")
CHAMFER: (NONE)
FINISH: (NONE)

FASTENER NOTES:
STEEL:
- BOLTS, NUTS, WASHERS: DIA. AS NOTED, GALVANIZED, GRADE A307
TIMBER FRAME:
- TRADITIONAL MORTISE & TENON JOINERY W/ 1" DIA. OAK PEGS AT BEAM CONNECTIONS.
- TRADITIONAL WOOD CONNECTIONS TO BE SUPPLEMENTED BY STRUCTURAL WOOD SCREWS AS NOTED.

NO.	DATE	REVISIONS / SUBMISSIONS



PROJECT TITLE:
38'x32' LENOX CARRIAGE BARN FOR:
PRISCILLA & ALAN MCCORD
510 WELLS HILL RD
LAKEVILLE, CT 06039

NOTES & DETAILS

DATE: 03-12-24	SCALE: AS NOTED
DRAWN BY: MB	TF-8 OF 8
CHK BY: EWS	
PROJECT ID: 10051	

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