



State of Connecticut
Town of Coventry
1712 Main Street Coventry, CT 06238 (860) 742-4064



Planning and Zoning Commission Permit Application
For Submission to the PZC

Owner: BLAIS, SCOTT **Applicant:** Scott Blais
Address: 93 WANGUMBAUG DR **Address:** 93 Wangumbaug Dr
COVENTRY, CT 06238 Coventry, CT 06238
RECORD ID: PZC-25-10
Activity Being Applied For: Special Permit
Project Description: Building of a new home in place of prior demo'd home

Location: **Map/Block/Lot:** 35-3-196
Zone: LR
Comments:

Fee Paid: \$0.00

**Sections of Regulations
Affected**

THIS IS NOT A PERMIT, BUT APPLICATION ONLY

Date Applied For: July 16, 2025



TO: OFFICE OF THE TOWN CLERK

Lori Tollmann, Coventry Town Clerk

FROM: COVENTRY ZONING BOARD OF APPEALS

SUBJECT: FILING REQUIREMENTS – C.G.S. SECTION 8-3d, VARIANCE

In accordance with the provisions of Public Act Number 75-317, State of Connecticut, the following application **ZBA-24-2** approved on **May 21, 2024** by the Coventry Zoning Board of Appeals, is being submitted to your office for recording within the Coventry Land Records.

Description of Premises: **84 Squirrel Trail and associated parcels**

1. Assessor's ID: 35/3/196, 35/3/186, 35/3/139, 35/3/175, 35/3/187, 35/3/174, and 35/3/74
2. Volume: _____ Page(s): _____

Nature of the Approval:

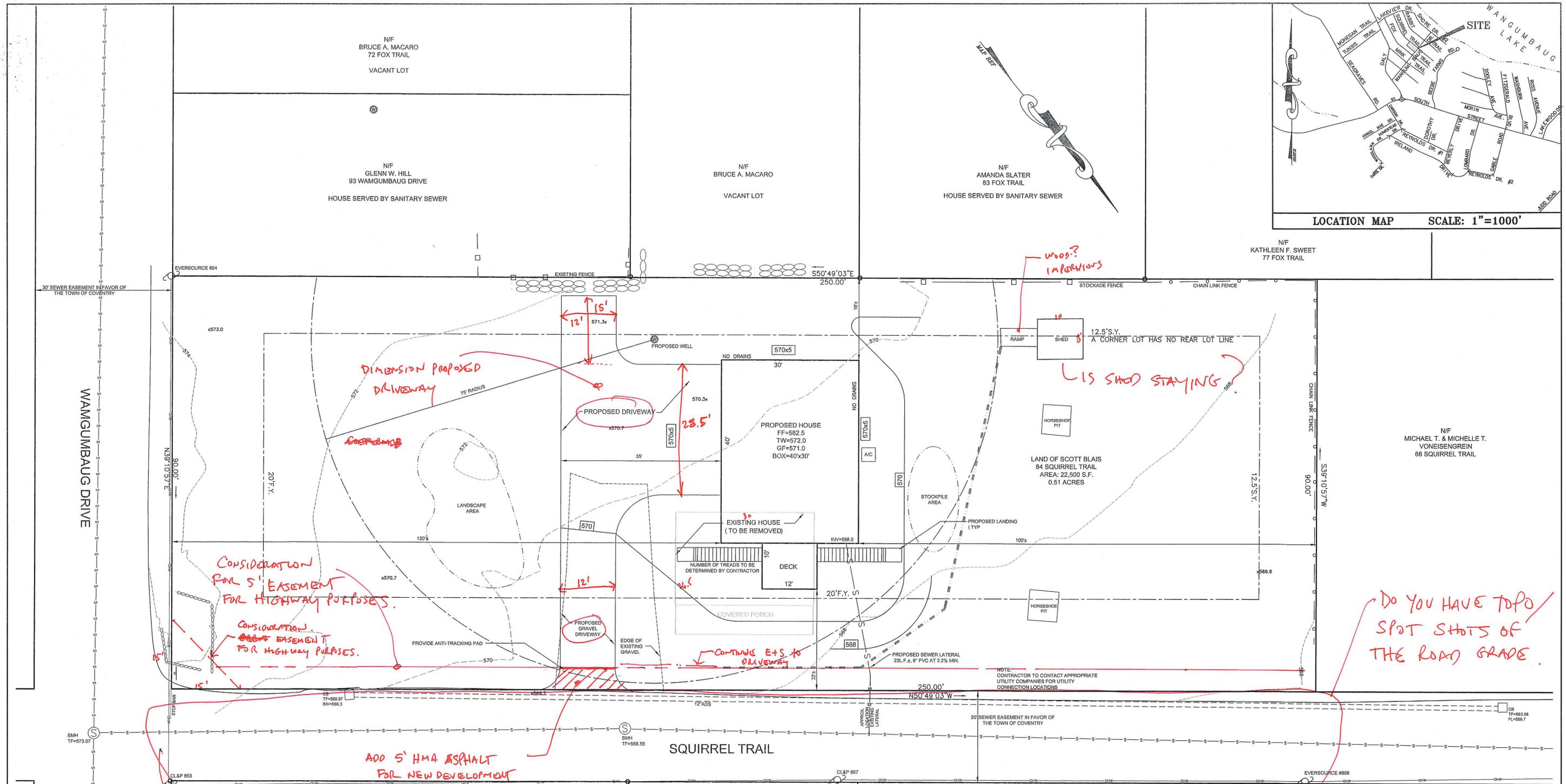
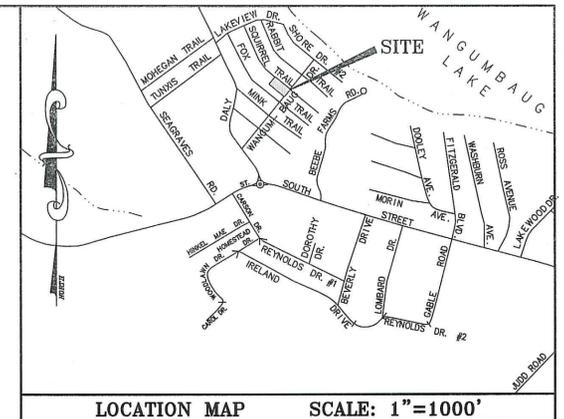
ZBA-24-2 – Request for variance from Table 4.04A and Section 4.04.04 of the Zoning Regulations to create two lots both less than 40,000 s.f. in total area and with less than 25,000 s.f. in buildable area in the Lake Residential Zone at 84 Squirrel Trail and including Assessor's lot numbers: 35/3/196, 35/3/186, 35/3/139, 35/3/175, 35/3/187, 35/3/174, and 35/3/74; Applicant/Owners: Bruce and Roberta Macaro. **APPROVED**

The result is two lots: Lot 1 includes Assessor's lots 35/3/174 and 35/3/74 and is approximately 0.19 acres. Lot 2 includes Assessor's lots 35/3/196, 35/3/186, 35/3/139, 35/3/175, and 35/3/187 and is approximately 0.5 acres.

3. Connecticut General Statutes Section which apply: 8-3d
4. Name of Owner(s) of Record: **Bruce and Roberta Macaro**
5. Name of Applicant(s): Atty. Dorian Reiser Famiglietti
6. This information is certified by:

Jana Roberson
Name

5/30/24
Date



- NOTES:
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEFENDANT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY T-2.
 - MAP REFERENCE:
 - A. WATERFRONT PARK OWNED AND DEVELOPED BY THE WATERFRONT PARK REALTY CO., INC. SOUTH COVENTRY, CONN. SCALE: 1"=100' JUNE 1934 AND NOV. 1935 SPERRY AND BUELL, INC., CIVIL ENGINEERS
 - B. TOWN OF COVENTRY RIGHT-OF-WAY MAP WATERFRONT PARK COVENTRY LAKES SEWER EXPANSION PROJECT CONTRACT 38 COVENTRY CONNECTICUT BY: FUSS & O'NEILL, INC. DATE 3/19/03 SCALE 1"=40' SHEET 2 OF 3
 - C. PLAN PREPARED FOR MARTI ZHIGALLO 66 SQUIRREL TRAIL COVENTRY, CT PROPERTY SURVEY SCALE: 1"=40' DATE: 1/29/97 FILE NO.96138 SHEET 1 OF 1 BY: HOLMES & HENRY ASSOCIATES LLC
 - D. TOWN OF COVENTRY UTILITY PLAN STA. 521+00 TO STA. 534+00 COVENTRY LAKE SEWER EXPANSION PROJECT CONTRACT 38-WANGUMBAUG DRIVE COVENTRY, CONNECTICUT BY: FUSS & O'NEILL, INC. RECORD DRAWING APRIL 2004.
 - BEARINGS DEPICTED ON THIS PLAN ARE BASED ON MAP REFERENCE 2B. ELEVATIONS DEPICTED ON THIS PLAN ARE BASED ON AN MAP REFERENCE 2D.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPLETED, IN PART, FROM RECORD MAPPING, OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
 - PARCEL IS LOCATED IN THE LAKE RESIDENCE ZONE.
 - A VARIANCE WAS GRANTED FROM THE TOWN OF COVENTRY ZONING BOARD OF APPEALS OF THE REQUIREMENTS FOR LOT SIZES ON PROPERTY DATED MAY 21, 2024 AND RECORDED ON MAY 30, 2024 IN VOLUME 1301 PAGE 46 OF THE COVENTRY LAND RECORDS.

TOWN OF COVENTRY SITE PLAN REQUIREMENTS:
 BUILDING COVERAGE 5.3%
 DISTURBED AREA 0.3 ACRE

PARCEL IS LOCATED WITHIN FLOOD HAZARD ZONE 'C', AREAS OF MINIMAL FLOODING, PER FIRM FLOOD INSURANCE MAP 090110-0010 d, PANEL 10 OF 15 MAP REVISED JUNE 11, 1982, TOWN OF COVENTRY, CONNECTICUT, TOLLAND COUNTY.
 PER WEB SOIL SURVEY THIS PARCEL CONTAINS PAXTON AND MONTAUK FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES(85B).
 THIS PARCEL IS NOT LOCATED WITHIN A WATERSHED OF A WATER COMPANY AS DEFINED IN SECTION 16-1 OF THE GENERAL STATUTES.

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 Eric R. Peterson L.S. 23430
 REGISTRATION NO.

ZONING TABLE:

LR ZONE	REQUIRED	PROVIDED
MINIMUM LOT AREA	40,000 SQ.FT.	22,500 SQ.FT.
MINIMUM LOT FRONTAGE	150 FEET	250 FEET
MINIMUM FRONT YARD	20 FEET	25 FEET
MINIMUM SIDE YARD	15 FEET**	100 FEET
MINIMUM REAR YARD	20 FEET***	N/A
BUILDING HEIGHT	40 FEET	
MAX. LOT COVERAGE	102%*	5.9%

*CAN BE INCREASED TO 15%
 ** SEE SECTION 4.02.01.d-12.5' S.Y.
 *** NO REAR YARDS ON CORNER LOTS

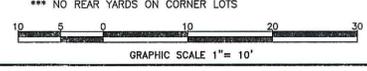
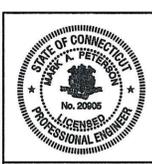
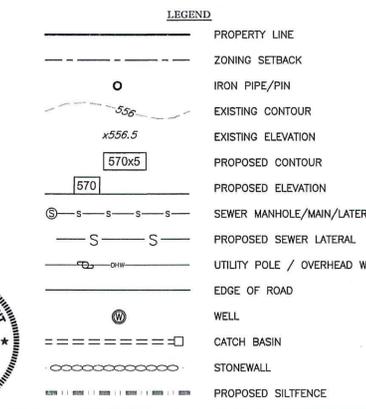


TABLE FOR IMPERVIOUS AREA
 DEPICT EXISTING VS PROPOSED.

HOUSE	795	1200
SHED	80	80
DRIVEWAY	0	85
	875 SF (7.9%)	1365 SF (6.07%)



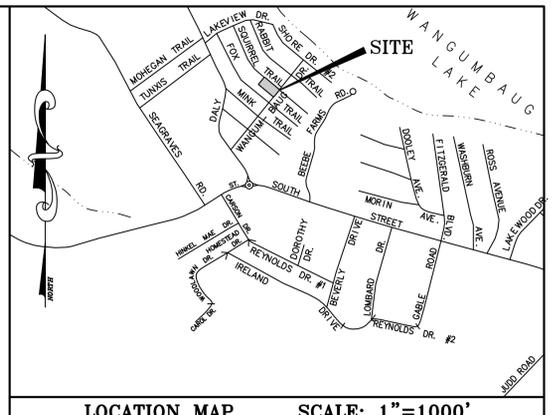
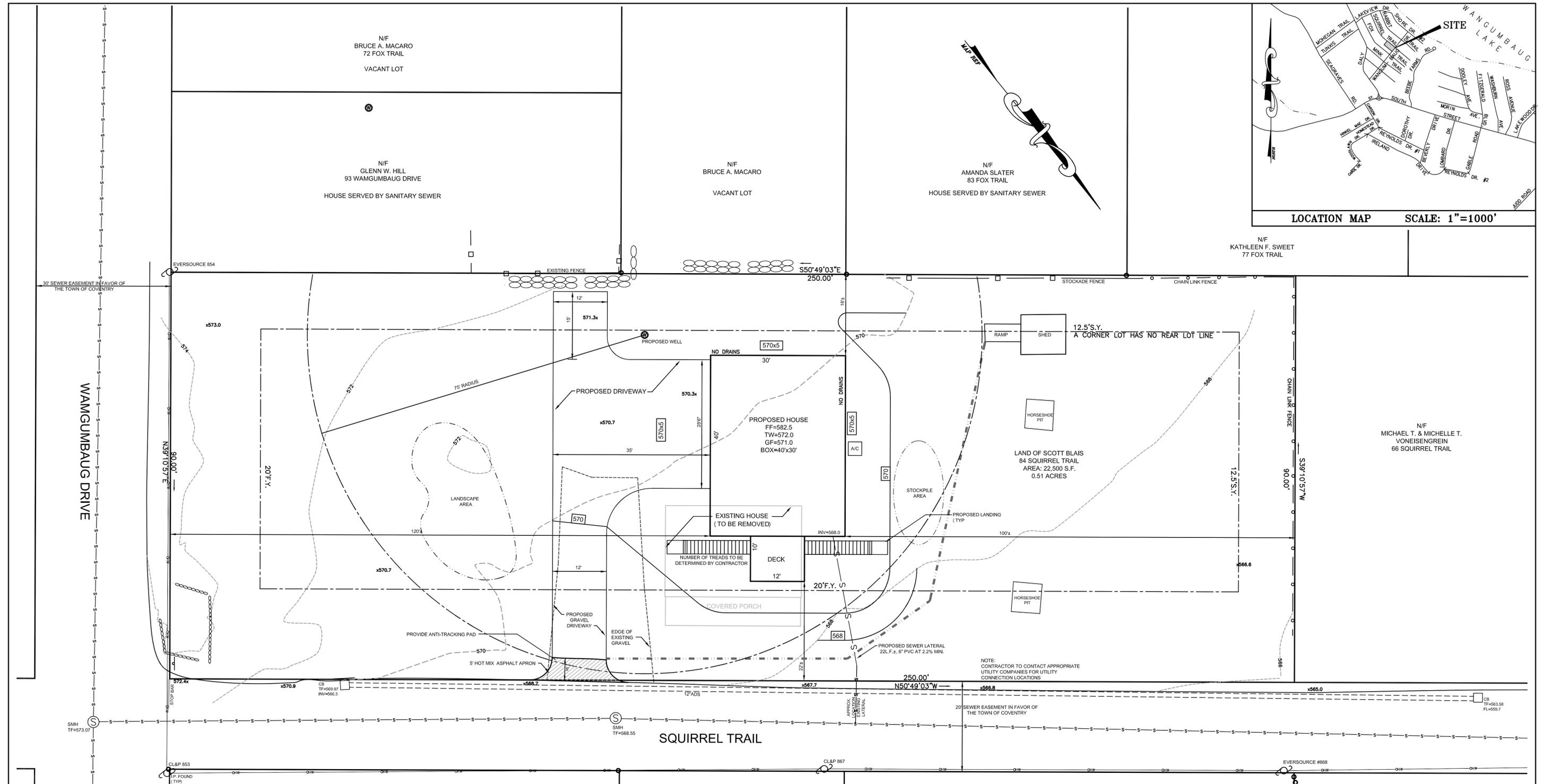
IMPROVEMENT LOCATION SURVEY

PERMIT PLAN
 LAND OF
SCOTT BLAIS
 MAP 35, LOT 3, LOTS: 139,175,186,187,196
 84 SQUIRREL TRAIL
 COVENTRY, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
 178 HARTFORD TURNPIKE
 TOLLAND, CONNECTICUT
 PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=10'	12-03-2024	1 OF 2	11418A

TH Penny 7/29/25



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Eric R. Peterson
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MINIMUM LOT AREA	40,000 SQ.FT.	22,500 SQ.FT.	22,500 SQ.FT.
MINIMUM LOT FRONTAGE	150 FEET	250 FEET	250 FEET
MINIMUM FRONT YARD	20 FEET	12 FEET	25 FEET
MINIMUM SIDE YARD	15 FEET**	51 FEET	18 (S) 100' (E&W)
MINIMUM REAR YARD	20 FEET***	N/A	N/A
BUILDING HEIGHT	40 FEET	40 FEET	40 FEET
MAX. LOT COVERAGE	10%*	4.0%****	6.2%****

*CAN BE INCREASED TO 15%
** SEE SECTION 4.02.01.d-12.5' S.Y.
*** NO REAR YARDS ON CORNER LOTS
****(GRAVEL DRIVE, STAIRS & DECK NOT INCLUDED)

EXISTING IMPERVIOUS COVERAGE
HOUSE 80sf
SHED 90sf

PROPOSED IMPERVIOUS COVERAGE
HOUSE 1,200sf
SHED 90sf
APRON 70sf
(2) LANDINGS 24sf

GRAPHIC SCALE 1"= 10'

LEGEND

- PROPERTY LINE
- ZONING SETBACK
- IRON PIPE/PIN
- EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- SEWER MANHOLE/MAIN/LATERAL
- PROPOSED SEWER LATERAL
- UTILITY POLE / OVERHEAD WIRE
- EDGE OF ROAD
- WELL
- CATCH BASIN
- STONEWALL
- PROPOSED SILTFENCE

IMPROVEMENT LOCATION SURVEY

PERMIT PLAN

LAND OF SCOTT BLAIS

MAP 35, LOT 3, LOTS: 139,175,186,187,196

84 SQUIRREL TRAIL
COVENTRY, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS
07/30/2025 STAFF COMMENTS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=10'	12-03-2024	1 OF 2	11418A

C:\p03\11418\07-30-2025\11418A.dwg

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
- ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SLIPPAGE, AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND/OR LOCAL SPECIFICATIONS.
- FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIAL, COMPRESSIBLE MATERIAL, AND OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIAL OR SOFT MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
- ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICE.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING. IF FINISH GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE IS COMPLETE, TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED. AREAS LEFT OVER 30 DAYS SHALL BE CONSIDERED "LONG TERM" AND SHALL RECEIVE TEMPORARY SEEDING WITHIN THE FIRST 15 DAYS.
- SITE IS TO BE GRADED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE UNLESS OTHERWISE SPECIFIED IN THE PLANS.
- CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". ADDITIONAL TOPSOIL MAY BE REQUIRED TO MEET MINIMUM DEPTHS. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.
- APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL CULTIPACKER TYPE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2" INCH. HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SOIL SURFACE.
- WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
- FERTILIZER AND LIME ARE TO BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISC OPERATION SHOULD BE ALONG THE CONTOUR.
- REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, OR OTHER UNSUITABLE MATERIALS.
- INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED BEFORE SEEDING, THEN FIRMED AS DESCRIBED ABOVE.
- WHERE GRASSES PREDOMINATE, FERTILIZE ACCORDING TO SOIL ANALYSIS, OR SPREAD 300 POUNDS OF 10-10-10 OR EQUIVALENT PER ACRE (7.5 POUNDS PER 1000 S.F.).
- CALCIUM CHLORIDE WILL BE AVAILABLE FOR DUST CONTROL ON GRAVEL TRAVEL SURFACES.

PROJECT NAME: PERMIT PLAN

LOCATION: 84 SQUIRREL TRAIL, COVENTRY

PROJECT DESCRIPTION: SINGLE FAMILY HOME CONSTRUCTION

PARCEL AREA: 0.51 ACRES

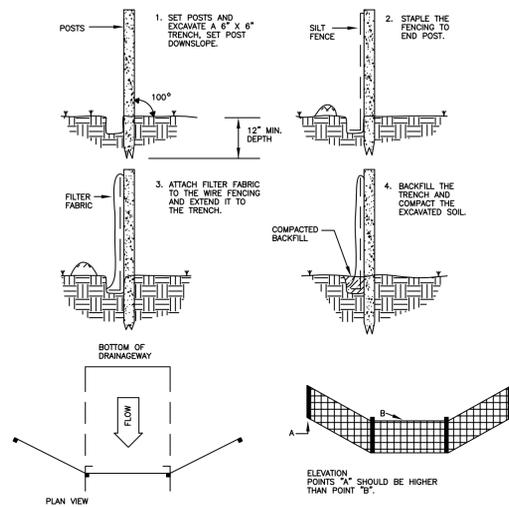
RESPONSIBLE PERSONNEL: SCOTT BLAIS

WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
CONTACT CALL BEFORE YOU DIG DISCONNECT UTILITIES DEMOLISH EXISTING HOUSE CONSTRUCT NEW HOUSE & DRIVE CONNECT UTILITIES	INSTALL CONSTRUCTION ENTRANCE STOCKPILE MATERIAL AND INSTALL SILTFENCE		
FINAL GRADE ALL DISTURBED AREAS	LOAM AND SEED ALL DISTURBED AREAS REMOVE SILTFENCE WHEN SITE IS STABILIZED		

PROJECT DATES:
DATE OF CONSTRUCTION START SPRING 2025
DATE OF CONSTRUCTION COMPLETION SPRING 2026

EROSION AND SEDIMENT CONTROL PROCEDURES SHALL ESSENTIALLY BE IN ACCORDANCE WITH THESE PLANS, AS REQUIRED BY TOWN REGULATIONS, AND THE MANUAL, "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" FOR CONNECTICUT, BY THE COUNCIL ON SOIL AND WATER CONSERVATION, 1985, REVISED TO 2024.

PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



PLAN VIEW

ELEVATION POINTS "A" SHOULD BE HIGHER THAN POINT "B".

TEMPORARY SEEDING SCHEDULE:

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	0.9	3/1-6/15, 8/1-10/1
WINTER RYE	40	0.9	4/15-6/15, 8/15-10/1
SUDANGRASS	11	0.25	5/15-8/15

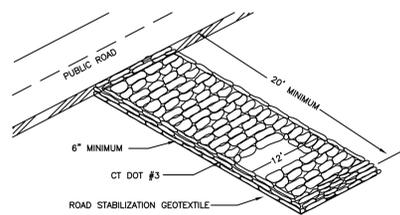
TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SCS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.

STRAW MULCH IS TO BE APPLIED TO SEEDED AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

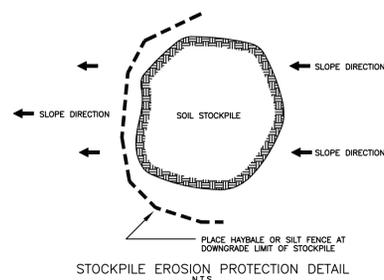
FINAL SEEDING SCHEDULE:

PROVIDE 4 INCHES OF TOPSOIL MINIMUM, FREE OF ROOTS, LARGE STONES, AND OTHER OBJECTS.

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	40	0.90	4/15-6/15, 8/15-9/15
CREeping RED FESCUE	120	2.75	
PERENNIAL RYEGRASS	40	0.90	



CONSTRUCTION ENTRANCE



STOCKPILE EROSION PROTECTION DETAIL
N.T.S.

IMPROVEMENT LOCATION SURVEY

DETAIL SHEET

LAND OF
SCOTT BLAIS
MAP 35, LOT 3, LOTS: 139,175,186,187,196
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07/30/2025 STAFF COMMENTS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	NONE	12-03-2024	2 OF 2	11418A

BLAIS BARN

84 SQUIRREL TRAIL, COVENTRY, CT

CODE REVIEW

A. SUMMARY OF WORK

1. CONSTRUCTION TYPE: VB
2. USE GROUP: U

3. ZONING DISTRICT:
4. APPLICABLE CODES: 2022 CONNECTICUT STATE BUILDING CODE
2021 INTERNATIONAL BUILDING CODE
WITH CT AMENDMENTS
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC
5. LATERAL DESIGN: STRUCTURE HAS BEEN DESIGNED TO SUPPORT THE LATERAL SPECIFIED IN THE 2021 IBC/ASCE7

B. BUILDING AREAS PER FLOOR SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC

	ACTUAL GROSS AREA PER FLOOR
FIRST FLOOR	1,200 SQUARE FEET
SECOND FLOOR	1,200 SQUARE FEET
	2,400 SQUARE FEET

C. HEIGHTS AND AREAS

		U	V-B
USE GROUP:		U	V-B
CONSTRUCTION TYPE:		U	V-B
ITEM:	CODE MAXIMUM	PROPOSED	
BUILDING HEIGHT	40'	24'-0"	
NO. OF STORIES (ABOVE GRADE)	1	1	
AREA (PER FLOOR)	5,500 SQ. FT.	1,200 SQ. FT.	

D. STRUCTURAL LOADS

FLOOR LIVE LOADING SLAB ON GRADE FIRST FLOOR (UNINHABITED ATTIC WITH STORAGE)	N/A 40 PSF
ROOF LIVE / SNOW LOADING GROUND SNOW LOAD-- EXPOSURE FACTOR, C_e TEMPERATURE FACTOR, C_t IMPORTANCE FACTOR, I FLAT ROOF SNOW LOAD- MINIMUM FLAT ROOF SNOW LOAD, P_f	30 PSF 1.0 1.0 1.0 21 PSF 30 PSF
WIND LOAD TABLE EXPOSURE OCCUPANCY CATEGORY ULTIMATE WIND VELOCITY, V_{ult}	B II 120 MPH
COLLATERAL LOAD	5 PSF
EARTHQUAKE DESIGN DATA / SEISMIC DESIGN CRITERIA FOR A ONE STORY BUILDING. SITE CLASS	D $S_s = 0.188$ $S_1 = 0.055$

E. NAILING SCHEDULE

FLOOR, WALL, AND ROOF SHEATHING 1x6 AND SMALLER FLOOR, WALL, AND ROOF SHEATHING 1x7 AND LARGER ROOF RAFTER TO SUPPORT BEAM FLOOR JOIST TO PERIMETER BEAM WIND GIRT TO COLUMN BRACE TO COLUMN/BEAM/WIND GIRT	(2)-8d/BOARD/SUPPORT (3)-8d/BOARD/SUPPORT (3)-16d EA SIDE/(6-TOTAL) (2)-16d EA SIDE/(4-TOTAL) (5)-16d (3)-16d
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F. SPECIFICATIONS

MATERIALS: CONCRETE ANCHOR RODS FRAMING	F'C=4,000 PSI GR 36 DOUGLAS FIR NO. 2 OR BETTER (DIMENSION LUMBER) EASTERN WHITE PINE NO. 2 BEAMS AND STRINGERS (TIMBER)
FOUNDATIONS 1. FOUNDATIONS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 4,000 PSF. 2. FOOTINGS TO BEAR ON UNDISTURBED SOIL OR STRUCTURAL FILL COMPACTED TO 95% PERCENT DRY DENSITY. 3. NO FOUNDATIONS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. 4. FOOTINGS SHALL BE PROTECTED FROM FROST UNTIL BACKFILLING PROVIDES REQUIRED FROST PROTECTION.	

DRAWING INDEX

S0	GENERAL NOTES AND CODE DATA
A1	SECOND FLOOR PLAN
A2	BUILDING ELEVATIONS
S1	FOUNDATION AND 2ND FLOOR FRAMING PLANS
S2	FRAMING ELEVATIONS SHEET-1
S3	FRAMING ELEVATIONS SHEET-2
S4	CONNECTION DETAILS
S5	DECK DETAILS

BUILDER:

RIOUX BUILDERS

503 TOBACCO STREET
LEBANON, CT

ENGINEER:

Modern Structural Engineering, PLLC

86 NOOKS HILL RD.
CROMWELL, CT. 06416
860.295.3818
INFO@MODERNSTRUCTURALENG.COM
WWW.MODERNSTRUCTURALENG.COM

PROJECT:

BLAIS BARN

84 SQUIRREL TRAIL
COVENTRY, CT

REGISTRATION



ISSUE

MARK	DATE	DESCRIPTION

PROJECT NO:	25014
DRAWN BY:	JB
CHECKED BY:	JC

ISSUED FOR:

PERMIT
04.17.25

SHEET TITLE

GENERAL NOTES AND
COVER SHEET

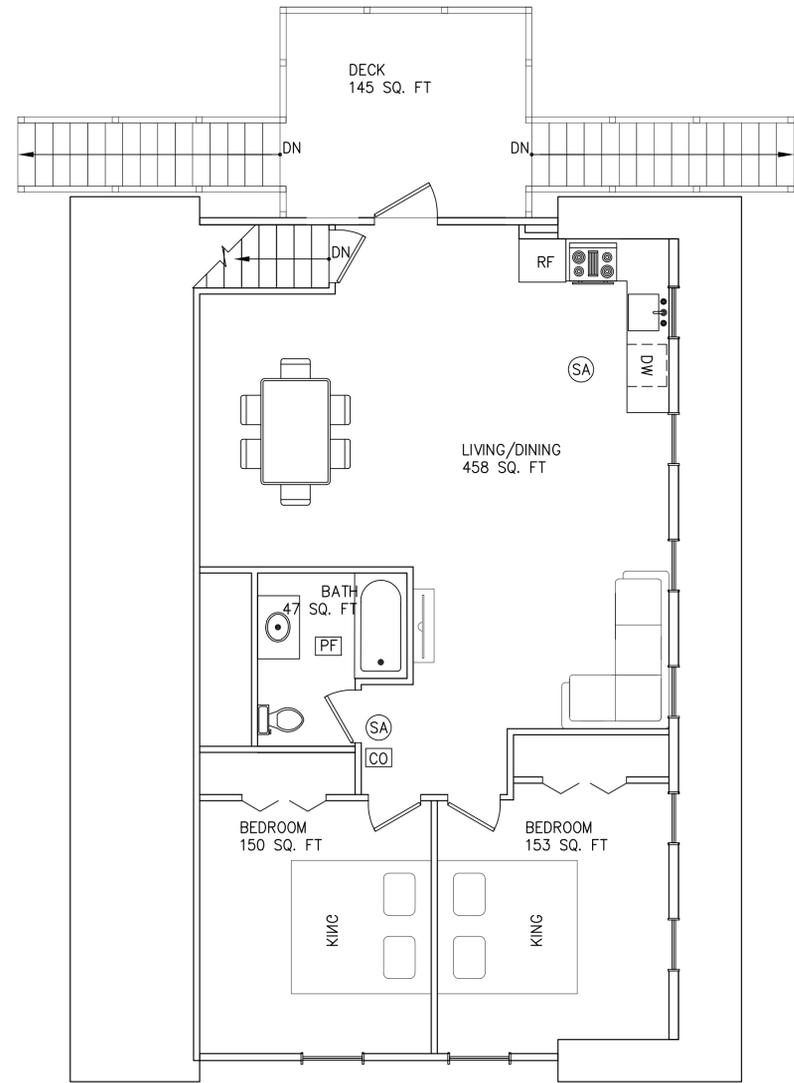
S0

D

C

B

A



- NOTES:**
1. ALL INTERIOR DOORS ARE 30"x80".
 2. ALL DIMENSIONS ARE TO FACE OF STUD AND/OR FACE OF MASONRY.
 3. INTERIOR FINISH 1/2" DRYWALL UNLESS NOTED

- LEGEND**
- (SA) SMOKE ALARM
 - (CO) CARBON MONOXIDE ALARM
 - (PF) POWER VENT FAN

SECOND FLOOR PLAN
1/4"=1'-0"

BUILDER:

RIOUX BUILDERS

503 TOBACCO STREET
LEBANON, CT

ENGINEER:



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PROJECT:

BLAIS BARN

84 SQUIRREL TRAIL
COVENTRY, CT

REGISTRATION



ISSUE

MARK	DATE	DESCRIPTION

PROJECT NO: 25014
DRAWN BY: JB
CHECKED BY: JC

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04.17.25

SHEET TITLE

SECOND FLOOR PLAN

A1

1

2

3

4

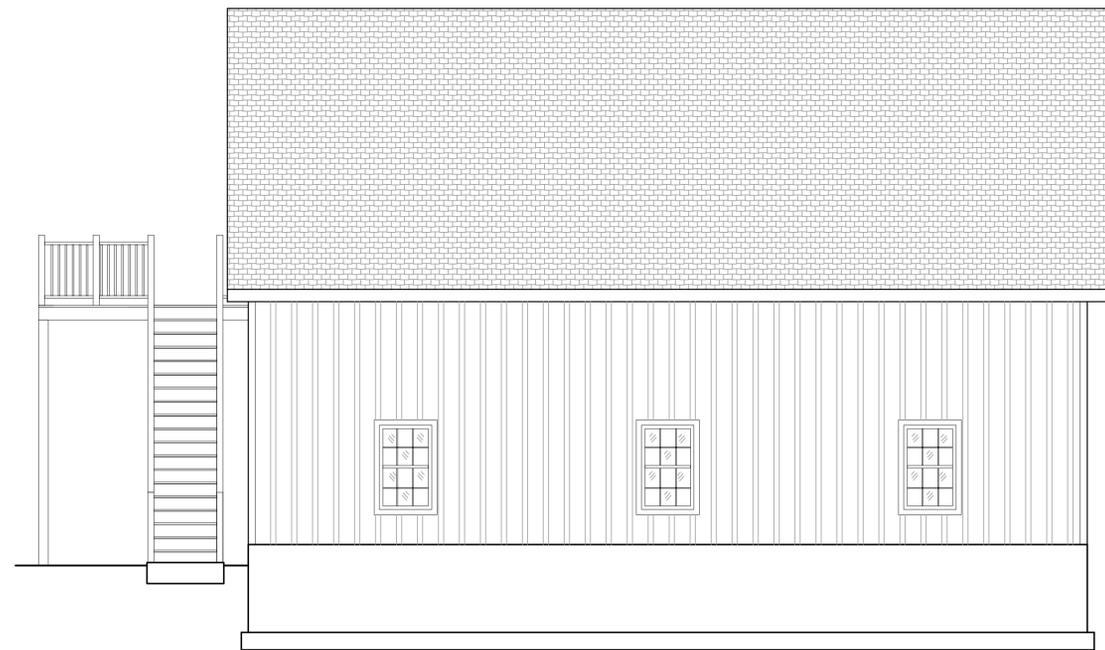
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D

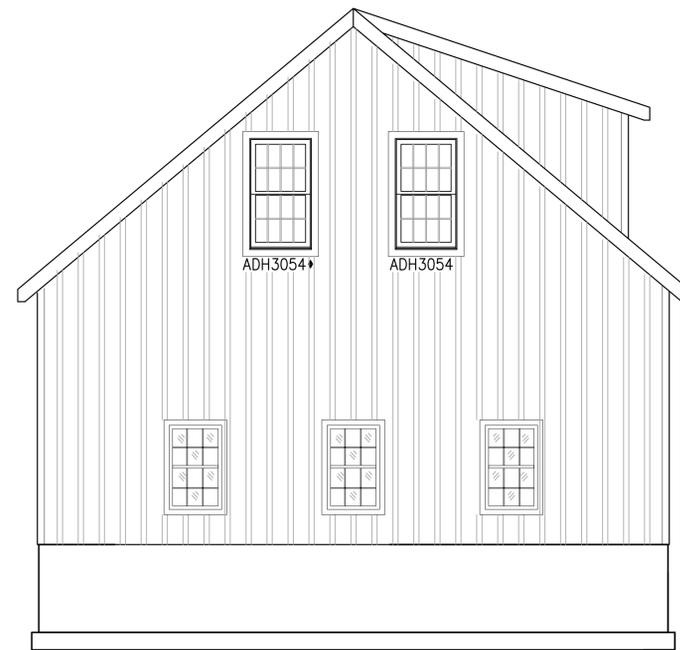
C

B

A



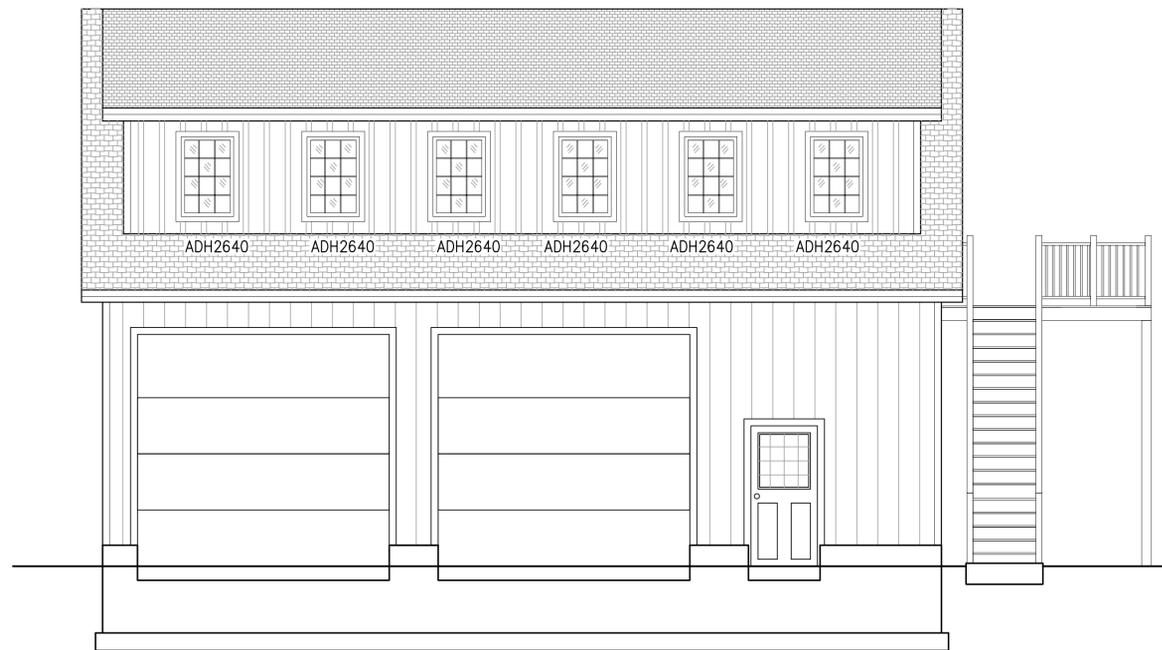
LEFT ELEVATION
1/4"=1'-0"



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



REAR ELEVATION
1/4"=1'-0"



RIGHT ELEVATION
1/4"=1'-0"

BUILDER:

RIOUX BUILDERS

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SHEET TITLE

BUILDING ELEVATIONS

A2

1

2

3

4

5

BUILDER:

RIOUX BUILDERS

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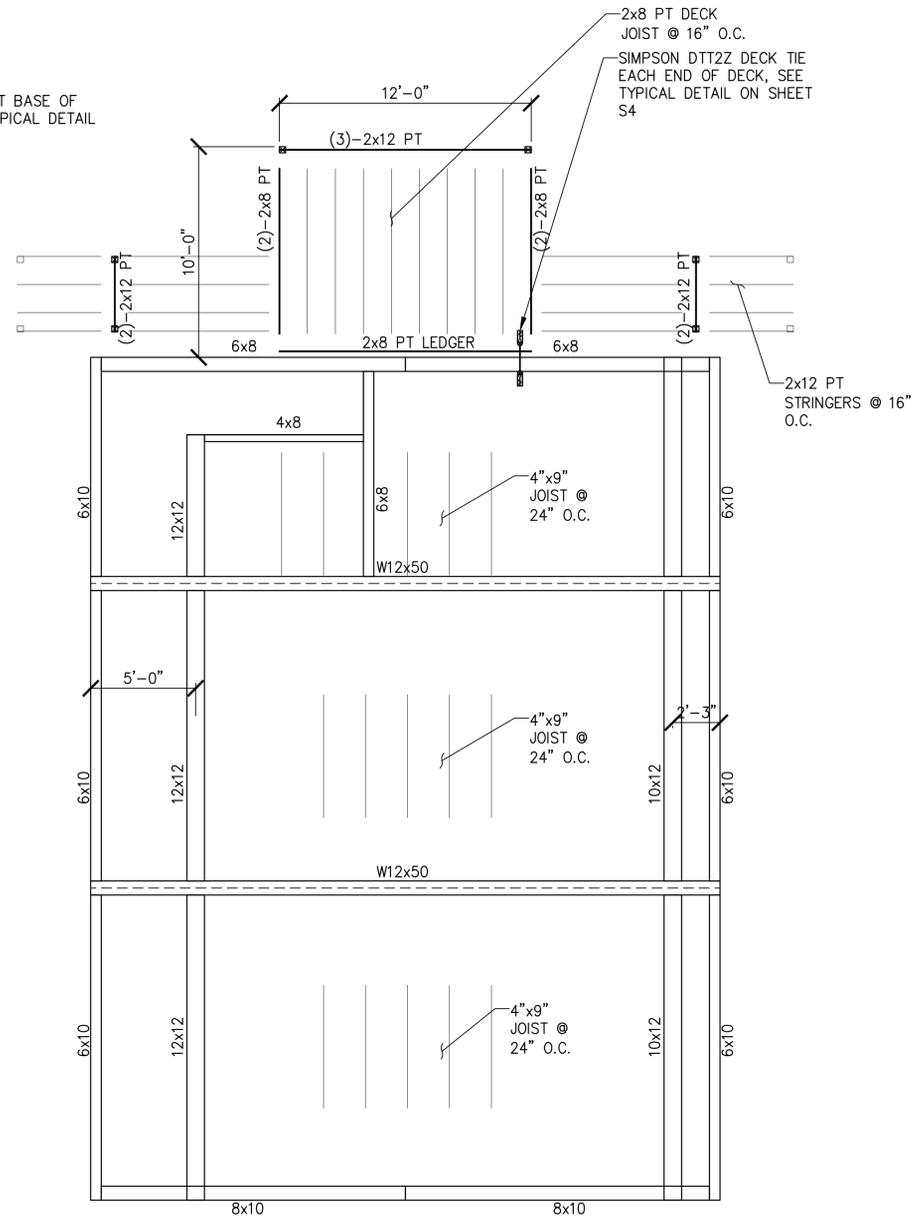
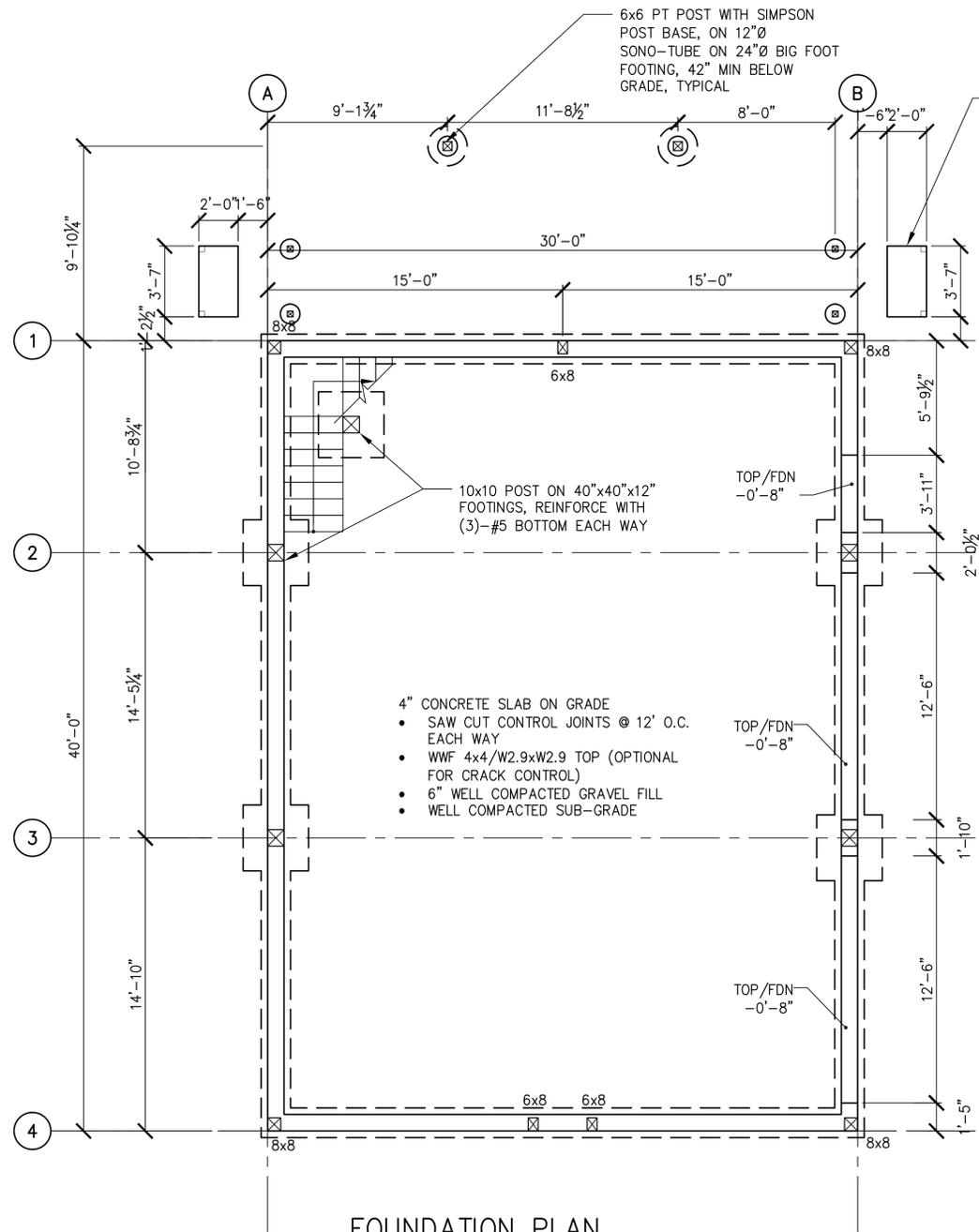
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SHEET TITLE

FOUNDATION AND
FIRST FLOOR FRAMING
PLAN

S1



BUILDER:

RIOUX BUILDERS

503 TOBACCO STREET
LEBANON, CT

ENGINEER:

Modern Structural Engineering, PLLC

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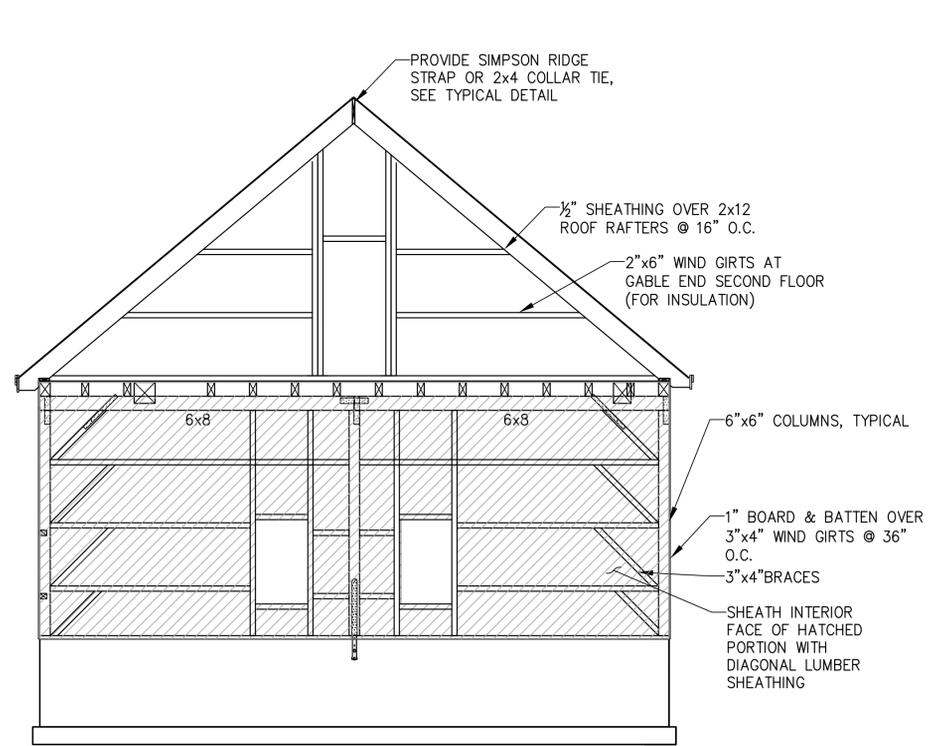
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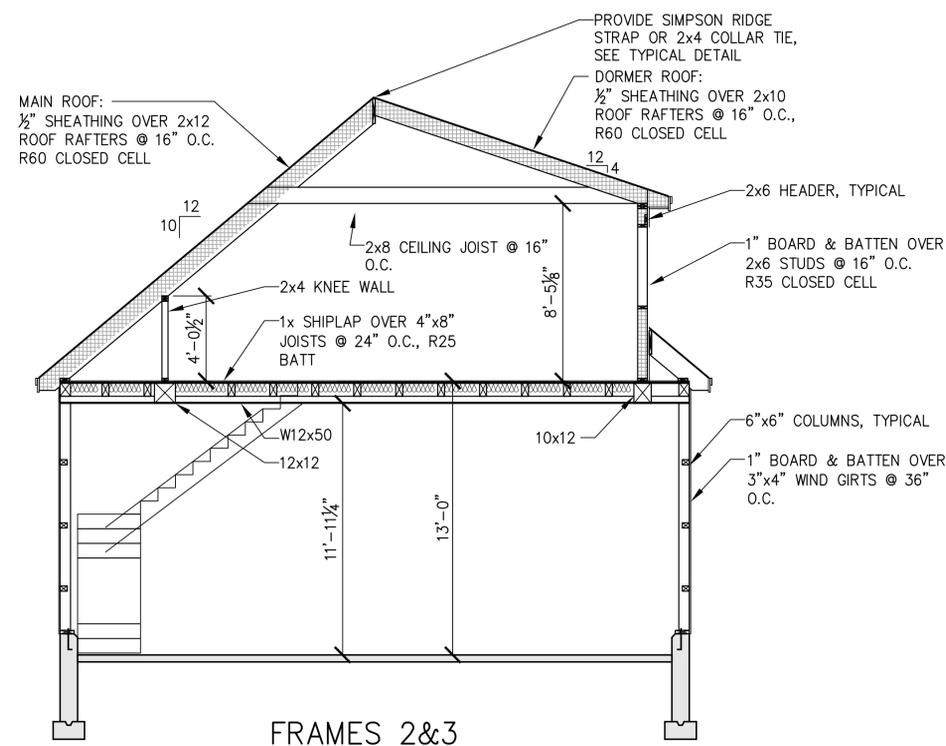
SHEET TITLE

FRAMING ELEVATIONS
SHEET-1

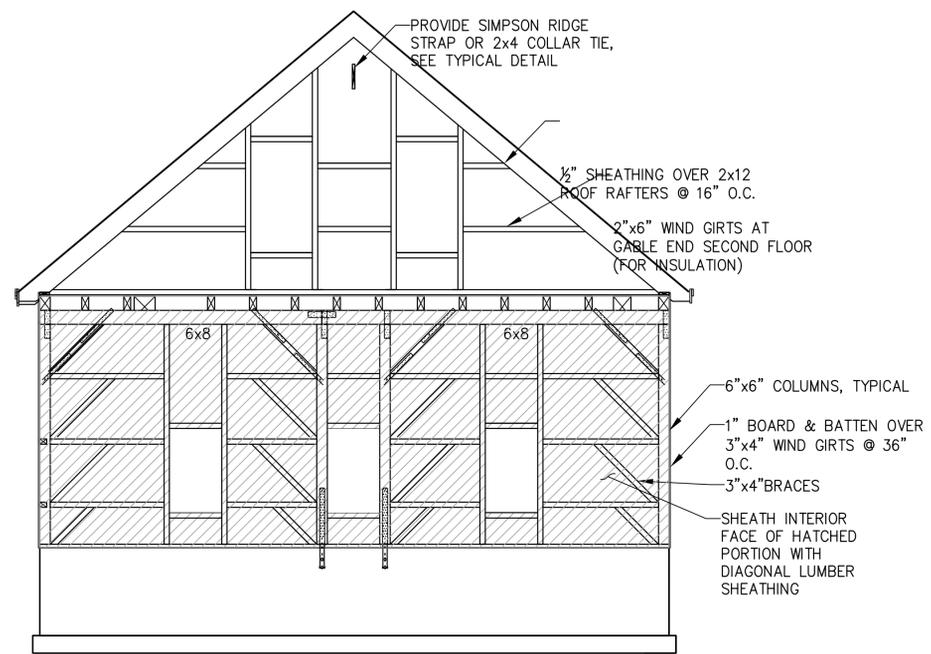
S2



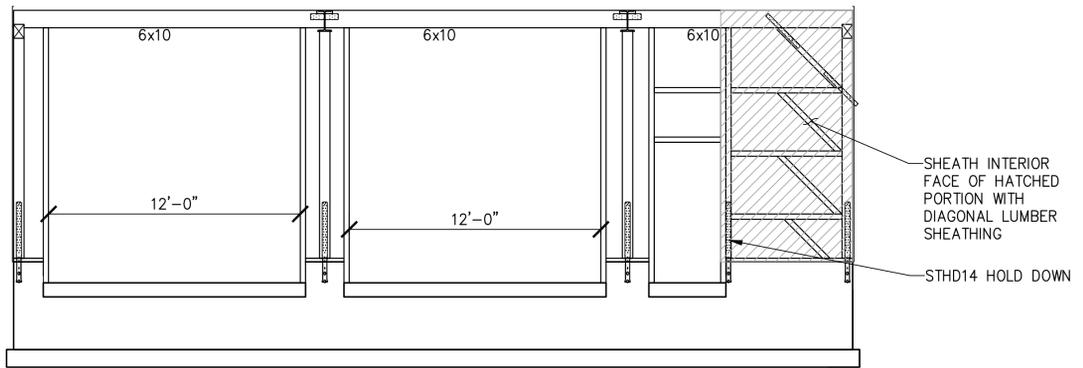
FRAME-1
1/4"=1'-0"



FRAMES 2&3
1/4"=1'-0"



FRAME-4
1/4"=1'-0"



FRAME-4
1/4"=1'-0"

1

2

3

4

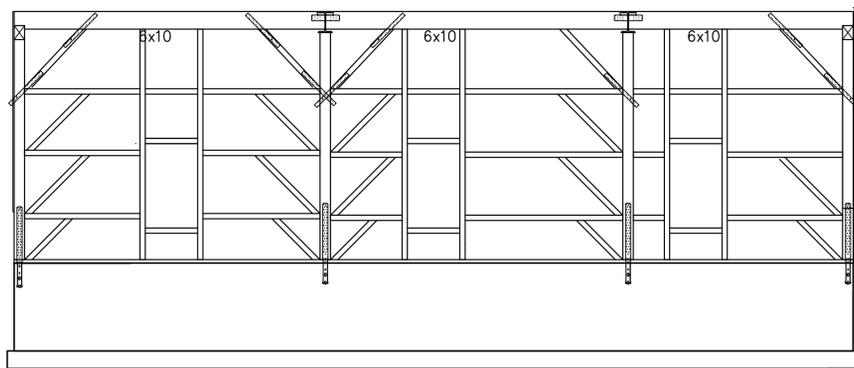
5

D

C

B

A



FRAME-A
1/4"=1'-0"

- NOTES:**
1. SEE S4 FOR ADDITIONAL HARDWARE REQUIRED.
 2. SEE S0 FOR FASTENING INFORMATION

BUILDER:

RIOUX BUILDERS

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SHEET TITLE

FRAMING ELEVATIONS
SHEET-2

S3

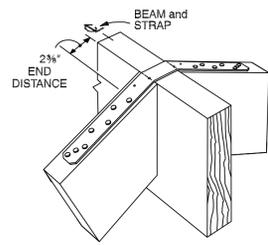
1

2

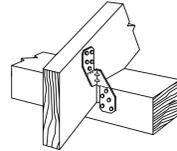
3

4

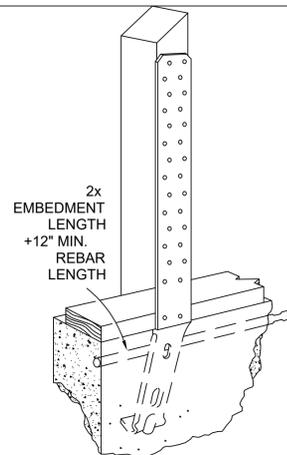
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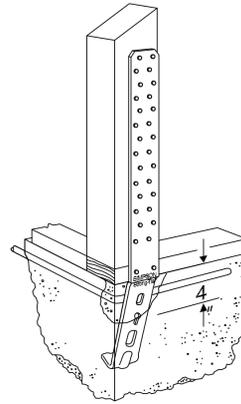
SIMPSON LSTA12 RIDGE STRAP EA RAFTER
1 1/2" = 1'-0"



SIMPSON H2.5A EACH RAFTER
1 1/2" = 1'-0"

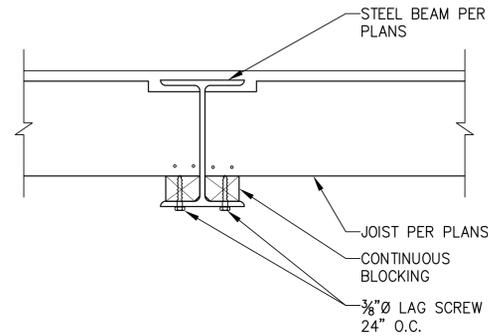


Simpson Strong-Tie
STHD Edge Installation

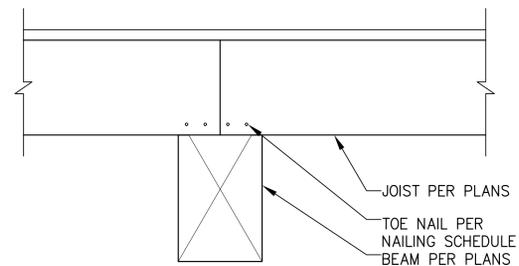


Simpson Strong-Tie
STHD Corner Installation

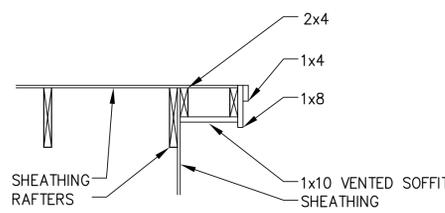
SIMPSON STHD14 EA POST
1 1/2" = 1'-0"



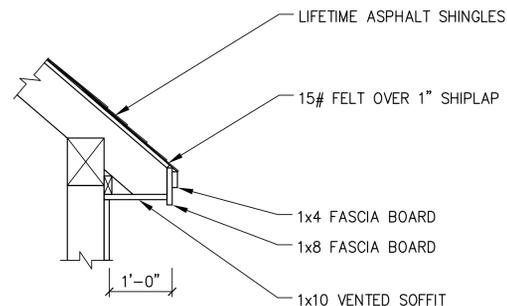
JOIST TO BEAM CONNECTION
1 1/2" = 1'-0"



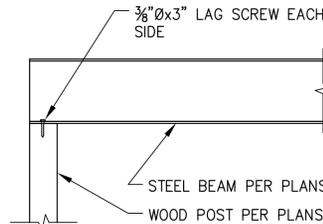
JOIST OVER BEAM CONNECTION
1 1/2" = 1'-0"



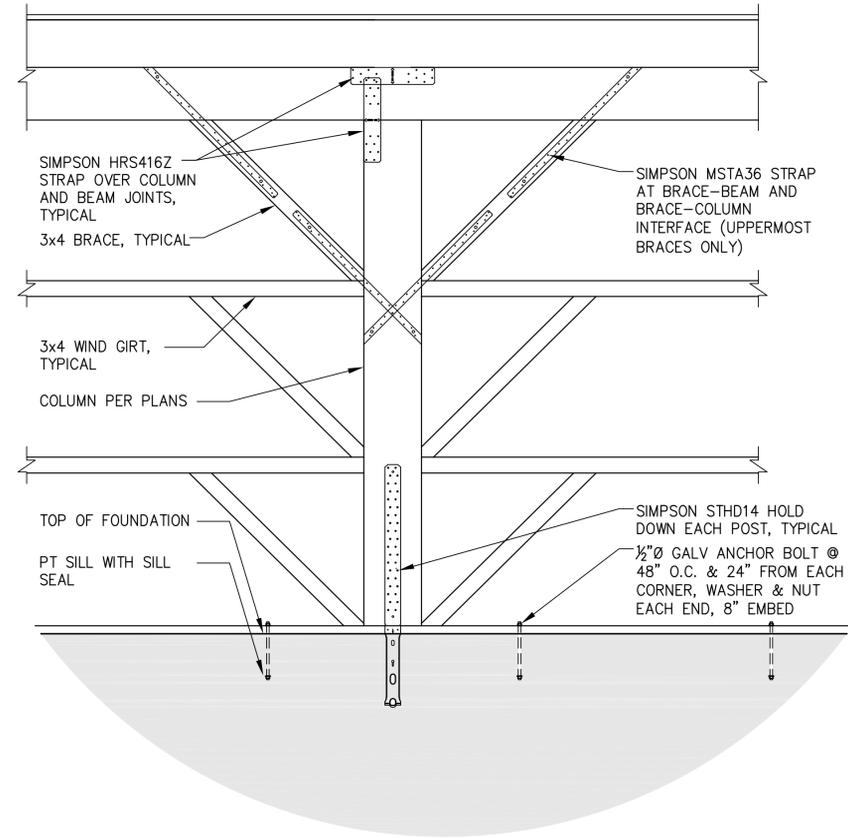
RAKE DETAIL
3/4" = 1'-0"



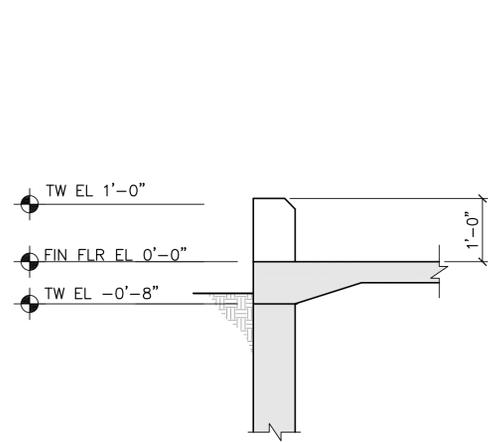
SOFFIT DETAIL
3/4" = 1'-0"



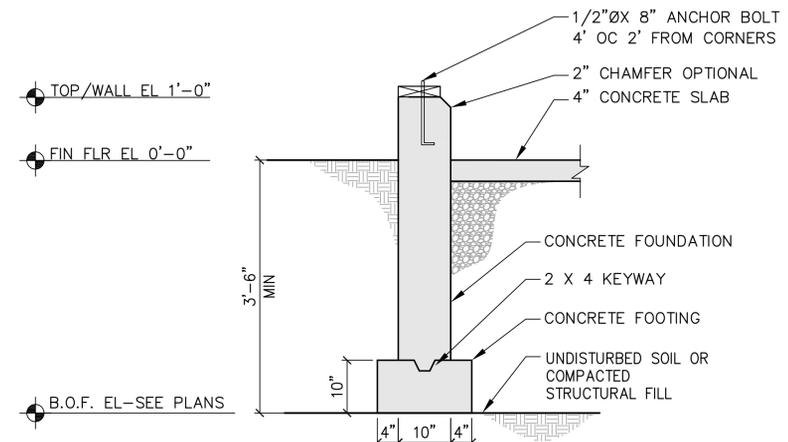
STEEL BEAM ON WOOD COLUMN
3/4" = 1'-0"



TYPICAL FRAMING CONNECTIONS
3/4" = 1'-0"



TYPICAL SECTION @ WALL OPENING
3/4" = 1'-0"



TYPICAL FOUNDATION WALL
3/4" = 1'-0"

- NOTES:**
1. ALL STRAPS AND TIES TO BE LOCATED ON EXTERIOR FACE OF FRAMING ONLY
 2. FASTEN ALL MEMBERS PER NAILING SCHEDULE ON SHEET S0.
 3. FASTEN ALL HARDWARE PER MANUFACTURERS SPECIFICATIONS.

BUILDER:

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CONNECTION DETAILS

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S4

BUILDER:

RIOUX BUILDERS

503 TOBACCO STREET
LEBANON, CT

ENGINEER:



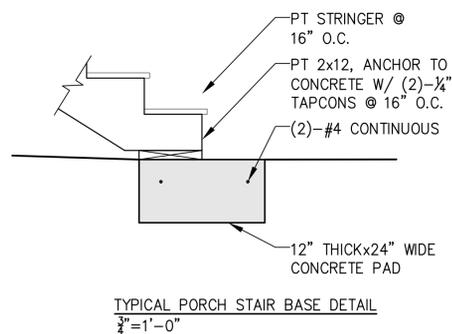
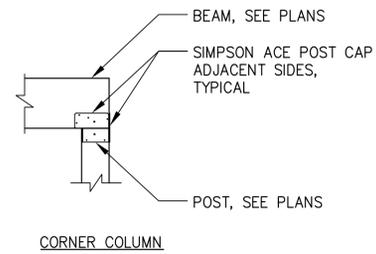
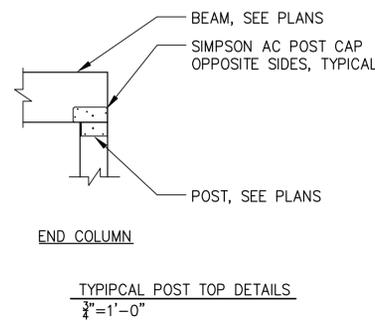
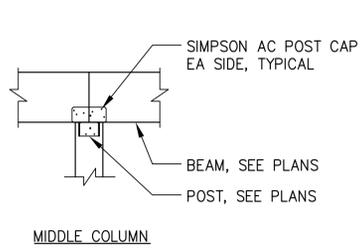
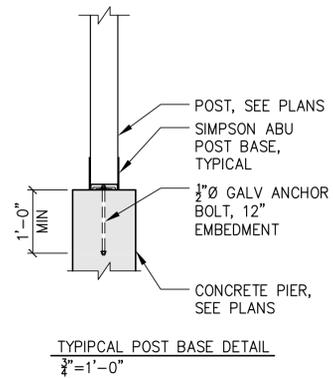
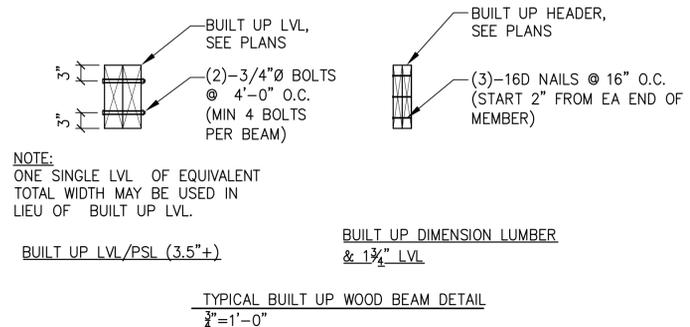
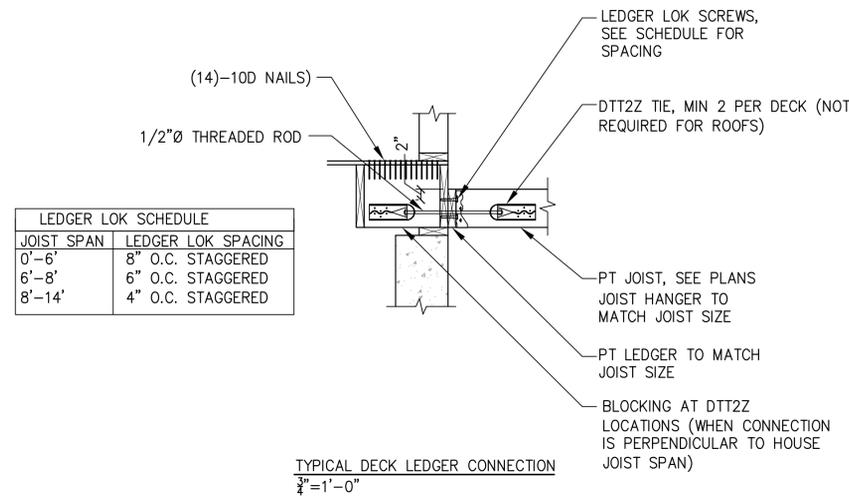
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84 SQUIRREL TRAIL
COVENTRY, CT

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SHEET TITLE

DECK DETAILS

S5