



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: TOOMBS, CASEY ANN

Applicant: Casey Toombs

Address: 535 MERROW RD
COVENTRY, CT 06238

Address: 73 Dunn rd
Coventry, CT 06238

RECORD ID: PZC-25-12

Activity Being Applied For: Special Permit

Project Description: We would like to build a 60x80 garage as an accessory to existing house on current 70 acre parcel. This will have an apartment that we will live in and then plan to build house next to garage. This will also be used for our plan to have a christmas tree farm on the property

Location:
Zone: GR-80
Comments:

Map/Block/Lot: 5108 / 13-12 / R05328

Fee Paid: \$ \$0.00

**Sections of Regulations
Affected**

THIS IS NOT A PERMIT, BUT APPLICATION ONLY

Date Applied For: August 4, 2025

Statement of Use

My husband and I currently live in Coventry and I work in the surrounding communities as an Emergency Medicine Physician. We purchased the 77 acres on 535 Merrow Road in 2023 with the plan to make our own sanctuary and restore it to the farm property that it once was. It is important to us to preserve the many stone walls, old farm equipment and antique cars left behind. To start a Christmas tree farm on the property, we would like to build a 60x80 garage with a living space as an accessory to the current 1800s house on the 70-acre parcel. Once we establish the farm, our plan is to build a house next to the garage. Our goal is for our family to enjoy this beautiful property and create many memories while maintaining its history.

Richard Zulick R.S , S.S.
Certified Forester / Soil Scientist
400 Nott Highway
Ashford, CT
06278
(860) 429-1918

December 19, 2024

Town of Coventry
Inland Wetlands Agency
Coventry , CT.

Wetland report for property located at :

535 Merrow Road, Coventry Casey Toombs

I have field checked an area of the above referenced property for wetland soils. This parcel is located south of Merrow Road in the Town of Coventry, CT. and owned by Casey Toombs. The site plan showing development of a proposed residential home, garage and shop has been developed by Bushnell Associates LLC of Manchester, CT. File # 2023-121 and dated 3/8/2024. I have carefully inspected the area of the proposed development and tested the surrounding area for wetland soils and/or watercourses. **No wetland soils or watercourses have been identified within 100 feet of the proposed disturbance on this property.**

This field delineation has been done in accordance with the standards of the National Cooperative Soil Survey and the definition of wetlands as found in the Connecticut General Statutes, Chapter 440, Section 22A-38.

Soil observations pits have been conducted by me, the soils on this property surrounding the proposed development appear to primarily consist of the Charlton soil series.

CHARLTON SERIES

The Charlton series consists of very deep, well drained soils formed in loamy melt-out till. They are nearly level to very steep soils on moraines, hills, and ridges.

TAXONOMIC CLASS: Coarse-loamy, mixed, superactive, mesic Typic Dystrudepts

Soils borings were examined with an auger, generally to a depth of 20 inches or more. Soils examined in the uplands are consistent with the Web Soil Survey mapping.

Please feel free to call me at the above phone number if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Richard Zulick', with a stylized, flowing script.

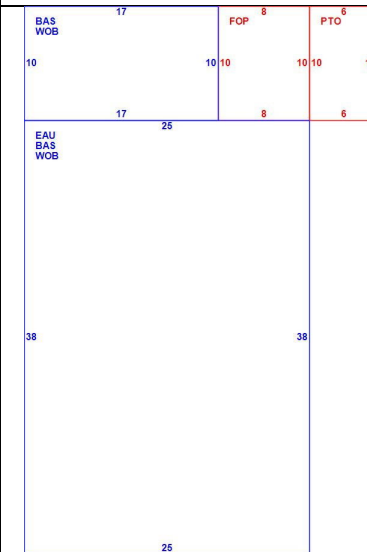
Richard Zulick
Certified Forester and Soil Scientist
Member SSSSNE

Property Information

Property Location	535 MERROW RD
Owner	TOOMBS, CASEY ANN
Co-Owner	
Mailing Address	535 MERROW RD COVENTRY CT 06238
Land Use	101 Single Family
Land Class	R
Zoning Code	APA
Census Tract	

Street Index	
Acreage	70.49
Utilities	Septic
Lot Setting/Desc	Level
Additional Info	

Photo



Primary Construction Details

Year Built	1825
Stories	1
Building Style	Antique
Building Use	Residential
Building Condition	A-
Interior Floors 1	Carpet
Interior Floors 2	NA
Total Rooms	7
Basement Garages	
Occupancy	1
Building Grade	Average

Bedrooms	3 Bedrooms
Full Bathrooms	1
Half Bathrooms	0
Extra Fixtures	0
Bath Style	Average
Kitchen Style	Average
Roof Style	Gable
Roof Cover	Asphalt Shingl
AC Type	None/partial
Fireplaces	

Exterior Walls	Aluminum
Exterior Walls 2	NA
Interior Walls	Panel
Interior Walls 2	Drywall
Heating Type	Forced Air
Heating Fuel	Oil
Sq. Ft. Basement	
Fin BSMT Quality	
Extra Kitchens	

Valuation Summary			Sub Areas		
(Assessed value = 70% of Appraised Value)					
Item	Appraised	Assessed	Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Buildings	148500	103950	First Floor	1120	1120
Extras	0	0	Attic, Expansion, Unfinished	950	0
Improvements			Porch, Open	80	0
Outbuildings	0	0	Patio	60	0
Land	297700	208390	Walk out basement	1120	0
Total	446200	312340			

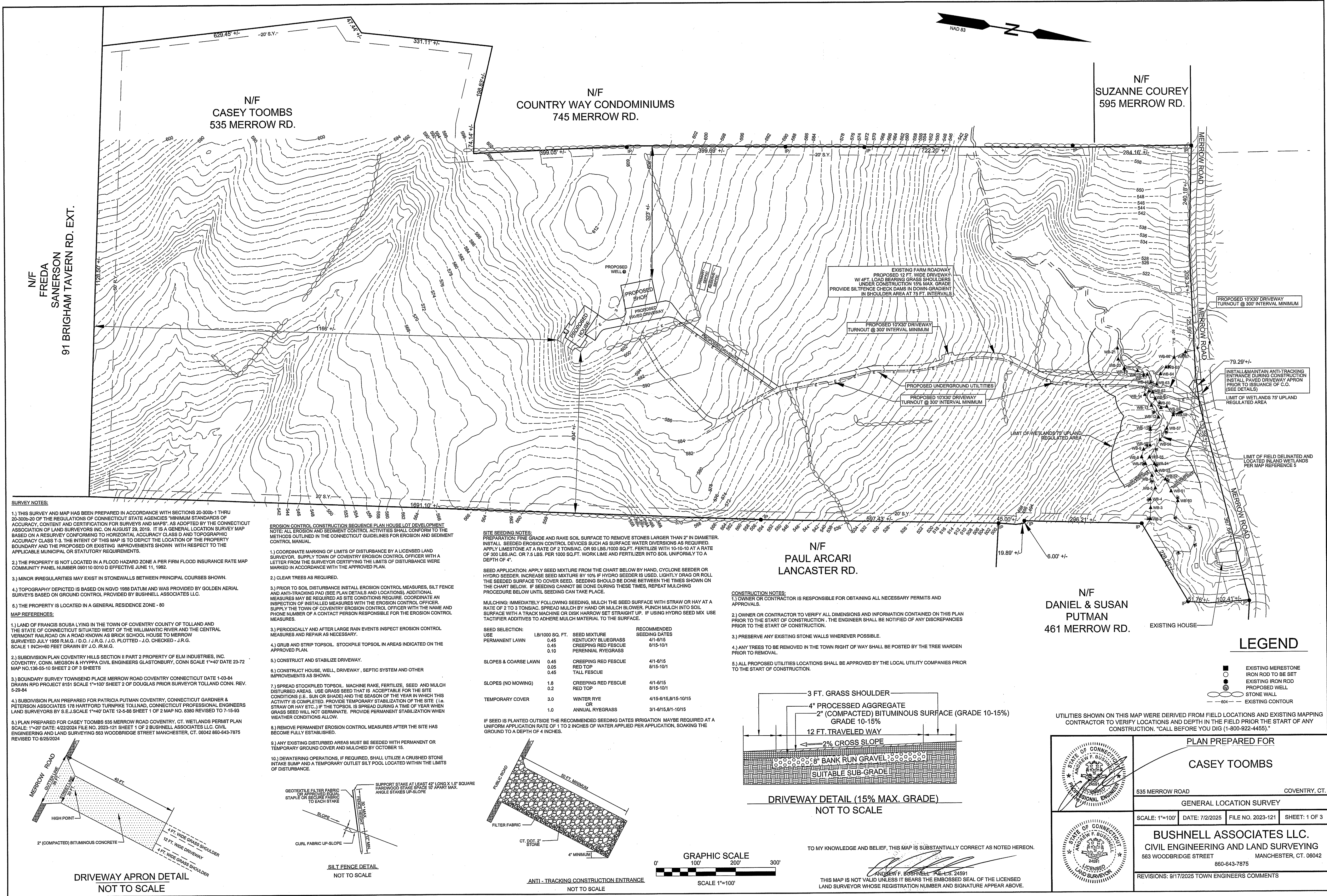
Outbuilding and Extra Features

[illegible]

Total Area	3330	1120

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
TOOMBS, CASEY ANN	1296/996	2023-08-16	440000
SOUSA, MARIANNE	1290/47	2022-06-09	0
SOUSA EST OF, BLANCHE V	1286/381	2021-12-17	0
SOUSA BLANCHE V	0362/0234	1988-02-17	0
SOUSA, FRANCIS S	104/398	1961-08-14	0



SURVEY NOTES:

1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. IT IS A GENERAL LOCATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS D AND TOPOGRAPHIC ACCURACY CLASS T-3. THE INTENT OF THIS MAP IS TO DEPICT THE LOCATION OF THE PROPERTY BOUNDARY AND THE PROPOSED OR EXISTING IMPROVEMENTS SHOWN WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.

2.) THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 090110 0010 D EFFECTIVE JUNE 11, 1992.

3.) MINOR IRREGULARITIES MAY EXIST IN STONEWALLS BETWEEN PRINCIPAL COURSES SHOWN.

4.) TOPOGRAPHY DEPICTED IS BASED ON NGVD 1988 DATUM AND WAS PROVIDED BY GOLDEN AERIAL SURVEYS BASED ON GROUND CONTROL PROVIDED BY BUSHNELL ASSOCIATES LLC.

5.) THE PROPERTY IS LOCATED IN A GENERAL RESIDENCE ZONE - B0

MAP REFERENCES:

1.) LAND OF FRANCIS SOUSA LYING IN THE TOWN OF COVENTRY COUNTY OF TOLLAND AND THE STATE OF CONNECTICUT SITUATED WEST OF THE WILLAMANTIC RIVER AND THE CENTRAL VERMONT RAILROAD ON A ROAD KNOWN AS BRICK SCHOOL HOUSE TO MERROW SURVEYED JULY 1956 R.M.G. / D.O. / J.R.G. / J.O. PLOTTED - J.O. CHECKED - J.R.G. SCALE 1"=60 FEET DRAWN BY J.O. I.R.M.G.

2.) SUBDIVISION PLAN COVENTRY HILLS SECTION II PART 2 PROPERTY OF ELM INDUSTRIES, INC. COVENTRY, CONN. MESGON & HYPPA CIVIL ENGINEERS GLASTONBURY, CONN SCALE 1"=40' DATE 23-72 MAP NO. 136-55-10 SHEET 2 OF 3 SHEETS

3.) BOUNDARY SURVEY TOWNSEND PLACE MERROW ROAD COVENTRY CONNECTICUT DATE 1-03-84 DRAWN RPD PROJECT 8151 SCALE 1"=100' SHEET 2 OF DOUGLAS PRIOR SURVEYOR TOLLAND CONN. REV. 5-28-84

4.) SUBDIVISION PLAN PREPARED FOR PATRICIA PUTMAN COVENTRY, CONNECTICUT GARDNER & PETERSON ASSOCIATES 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS BY S.E.J. SCALE 1"=40' DATE 12-5-88 SHEET 1 OF 2 MAP NO. 8380 REVISED TO 7-15-93

5.) PLAN PREPARED FOR CASEY TOOMBS 535 MERROW ROAD COVENTRY, CT. WETLANDS PERMIT PLAN SCALE: 1"=20' DATE: 4/22/2024 FILE NO. 2023-121 SHEET 1 OF 2 BUSHNELL ASSOCIATES LLC, CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875 REVISED TO 6/25/2024

EROSION CONTROL CONSTRUCTION SEQUENCE PLAN HOUSE LOT DEVELOPMENT
NOTE: ALL EROSION AND SEDIMENT CONTROL ACTIVITIES SHALL CONFORM TO THE METHODS OUTLINED IN THE CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL MANUAL.

1.) COORDINATE MARKING OF LIMITS OF DISTURBANCE BY A LICENSED LAND SURVEYOR. SUPPLY TOWN OF COVENTRY EROSION CONTROL OFFICER WITH A LETTER FROM THE SURVEYOR CERTIFYING THE LIMITS OF DISTURBANCE WERE MARKED IN ACCORDANCE WITH THE APPROVED PLAN.

2.) CLEAR TREES AS REQUIRED.

3.) PRIOR TO SOIL DISTURBANCE INSTALL EROSION CONTROL MEASURES, SILT FENCE AND ANTI-TRACKING PAD (SEE PLAN DETAILS AND LOCATIONS). ADDITIONAL MEASURES MAY BE REQUIRED AS SITE CONDITIONS REQUIRE. COORDINATE AN INSPECTION OF INSTALLED MEASURES WITH THE EROSION CONTROL OFFICER. SUPPLY THE TOWN OF COVENTRY EROSION CONTROL OFFICER WITH THE NAME AND PHONE NUMBER OF A CONTACT PERSON RESPONSIBLE FOR THE EROSION CONTROL MEASURES.

3.) PERIODICALLY AND AFTER LARGE RAIN EVENTS INSPECT EROSION CONTROL MEASURES AND REPAIR AS NECESSARY.

4.) GRUB AND STRIP TOPSOIL. STOCKPILE TOPSOIL IN AREAS INDICATED ON THE APPROVED PLAN.

5.) CONSTRUCT AND STABILIZE DRIVEWAY.

6.) CONSTRUCT HOUSE, WELL, DRIVEWAY, SEPTIC SYSTEM AND OTHER IMPROVEMENTS AS SHOWN.

7.) SPREAD STOCKPILED TOPSOIL. MACHINE RAKE, FERTILIZE, SEED AND MULCH DISTURBED AREAS. USE GRASS SEED THAT IS ACCEPTABLE FOR THE SITE CONDITIONS (I.E. SUN OR SHADE) AND THE SEASON OF THE YEAR IN WHICH THIS ACTIVITY IS COMPLETED. PROVIDE TEMPORARY STABILIZATION OF THE SITE (I.E. STRAW OR HAY ETC.) IF THE TOPSOIL IS SPREAD DURING A TIME OF YEAR WHEN GRASS SEED WILL NOT GERMINATE. PROVIDE PERMANENT STABILIZATION WHEN WEATHER CONDITIONS ALLOW.

8.) REMOVE PERMANENT EROSION CONTROL MEASURES AFTER THE SITE HAS BECOME FULLY ESTABLISHED.

9.) ANY EXISTING DISTURBED AREAS MUST BE SEED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED BY OCTOBER 15.

10.) DEWATERING OPERATIONS, IF REQUIRED, SHALL UTILIZE A CRUSHED STONE INTAKE PUMP AND A TEMPORARY OUTLET SILT POOL LOCATED WITHIN THE LIMITS OF DISTURBANCE.

SITE SEEDING NOTES:
PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDING EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 50 LBS./1000 SQ.FT. FERTILIZE WITH 10-10-10 AT A RATE OF 300 LBS./AC. OR 7.5 LBS. PER 1000 SQ.FT. WORK LIMES AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4".

SEED APPLICATION: APPLY SEED MIXTURE FROM THE CHART BELOW BY HAND, CYCLONE SEEDER OR HYDRO SEEDER. INCREASE SEED MIXTURE BY 10% IF HYDRO SEEDER IS USED. LIGHTLY DRAG OR ROLL THE SEEDING SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN THE TIMES SHOWN ON THE CHART BELOW. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE BELOW UNTIL SEEDING CAN TAKE PLACE.

MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEED SURFACE WITH STRAW OR HAY AT A RATE OF 2 TO 3 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH A TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX USE TACTIFIER ADDITIVES TO ADHERE MULCH MATERIAL TO THE SURFACE.

SEED SELECTION:	LB/1000 SQ. FT.	SEED MIXTURE	RECOMMENDED SEEDING DATES
PERMANENT LAWN	0.45	KENTUCKY BLUEGRASS	4/1-6/15
	0.45	CREeping RED FESCUE	8/15-10/1
	0.10	PERENNIAL RYEGRASS	
SLOPES & COARSE LAWN	0.45	CREeping RED FESCUE	4/1-6/15
	0.05	RED TOP	8/15-10/1
	0.45	TALL FESCUE	
SLOPES (NO MOWING)	1.8	CREeping RED FESCUE	4/1-6/15
	0.2	RED TOP	8/15-10/1
TEMPORARY COVER	3.0	WINTER RYE	4/15-6/15, 8/15-10/15
		OR	
	1.0	ANNUAL RYEGRASS	3/1-6/15, 8/1-10/15

IF SEED IS PLANTED OUTSIDE THE RECOMMENDED SEEDING DATES IRRIGATION MAYBE REQUIRED AT A UNIFORM APPLICATION RATE OF 1 TO 2 INCHES OF WATER APPLIED PER APPLICATION, SOAKING THE GROUND TO A DEPTH OF 4 INCHES.

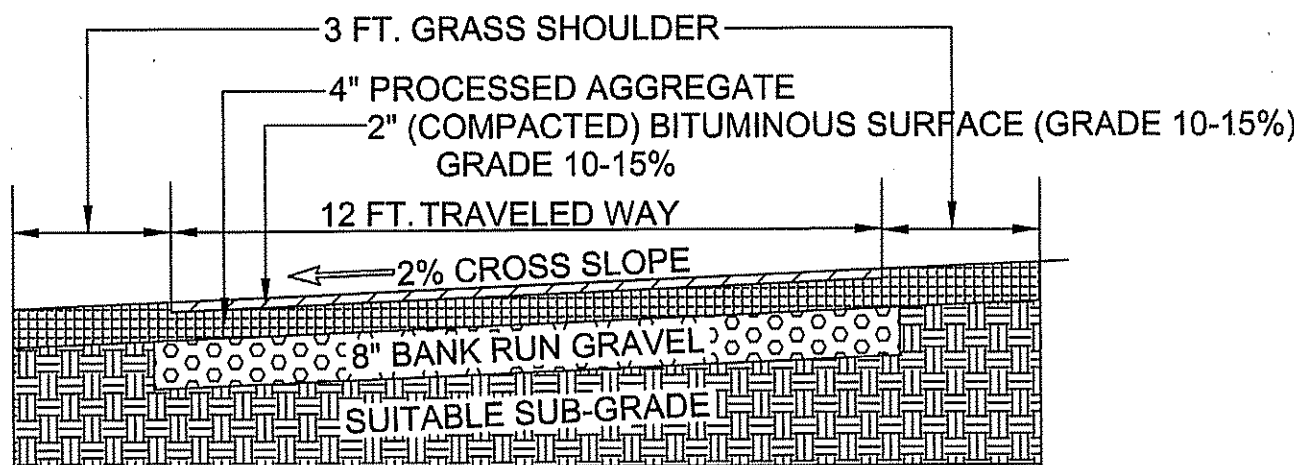
CONSTRUCTION NOTES:
1.) OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

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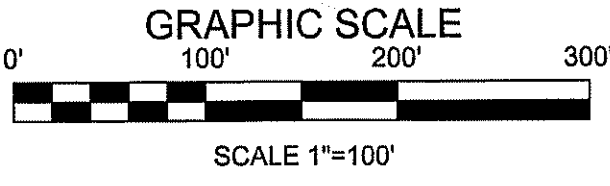
3.) PRESERVE ANY EXISTING STONE WALLS WHEREVER POSSIBLE.

4.) ANY TREES TO BE REMOVED IN THE TOWN RIGHT OF WAY SHALL BE POSTED BY THE TREE WARDEN PRIOR TO REMOVAL.

5.) ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.



DRIVEWAY DETAIL (15% MAX. GRADE)
NOT TO SCALE



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ANDREW F. BUSHNELL, P.E., L.S. 24591
THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

LEGEND

- EXISTING MERESTONE
- IRON ROD TO BE SET
- EXISTING IRON ROD
- PROPOSED WELL
- STONE WALL
- EXISTING CONTOUR

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)."

PLAN PREPARED FOR

CASEY TOOMBS

535 MERROW ROAD COVENTRY, CT.

GENERAL LOCATION SURVEY

SCALE: 1"=100' DATE: 7/2/2025 FILE NO. 2023-121 SHEET: 1 OF 3

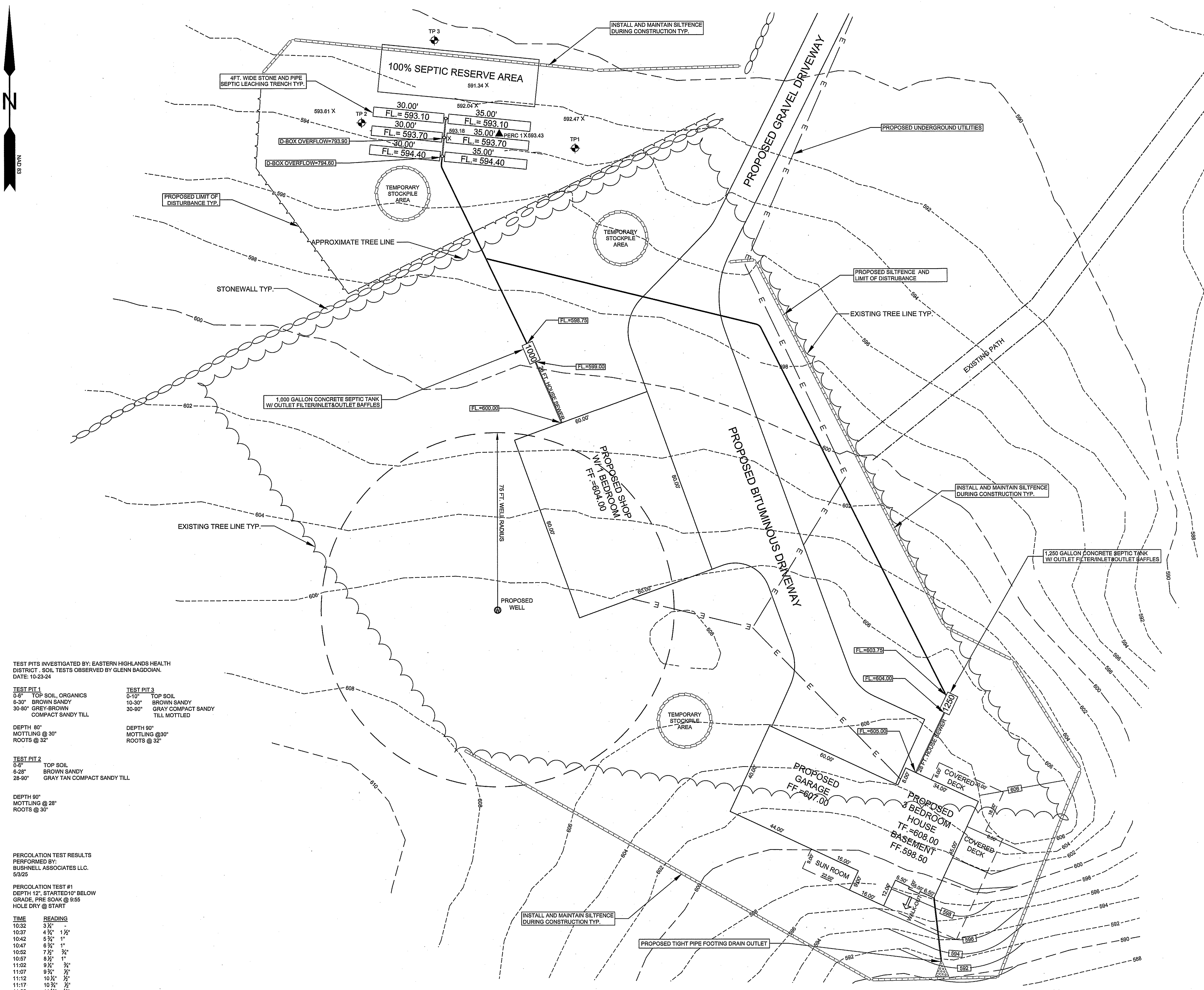
BUSHNELL ASSOCIATES LLC.

CIVIL ENGINEERING AND LAND SURVEYING

563 WOODBRIDGE STREET MANCHESTER, CT. 06042

860-643-7875

REVISIONS: 9/17/2025 TOWN ENGINEERS COMMENTS



TEST PITS INVESTIGATED BY: EASTERN HIGHLANDS HEALTH DISTRICT. SOIL TESTS OBSERVED BY GLENN BAGDOIAN. DATE: 10-23-24

TEST PIT 1
0-6" TOP SOIL, ORGANICS
6-30" BROWN SANDY
30-90" GREY-BROWN
COMPACT SANDY TILL

TEST PIT 2
0-6" TOP SOIL
6-28" BROWN SANDY
28-90" GRAY TAN COMPACT SANDY TILL

TEST PIT 3
0-10" TOP SOIL
10-30" BROWN SANDY
30-90" GRAY COMPACT SANDY
TILL MOTTLED

DEPTH 80"
MOTTLING @ 30"
ROOTS @ 32"

DEPTH 90"
MOTTLING @ 30"
ROOTS @ 32"

DEPTH 90"
MOTTLING @ 28"
ROOTS @ 30"

PERCOLATION TEST RESULTS
PERFORMED BY: BUSHNELL ASSOCIATES LLC.
5/3/25

PERCOLATION TEST #1
DEPTH 12", STARTED 10" BELOW
GRADE, PRE SOAK @ 9:55
HOLE DRY @ START

TIME	READING
10:32	3 1/2"
10:37	4 1/2" 1 1/2"
10:42	5 3/4" 1"
10:47	6 3/4" 1"
10:52	7 1/2" 3/4"
10:57	8 1/2" 1"
11:02	9 1/2" 3/4"
11:07	9 3/4" 1/2"
11:12	10 1/2" 1/2"
11:17	10 3/4" 1/2"
11:22	11 1/4" 1/2"
11:27	11 3/4" 1/2"

PERCOLATION RATE = 1-10
MINUTES-INCH

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 - 3.) TOPOGRAPHY DEPICTED IS BASED ON NGVD 1988 DATUM. TOPOGRAPHY DEPICTED IN THE PROPOSED SEPTIC LEACHING AREA WAS FIELD DERIVED BY BUSHNELL ASSOCIATES LLC OTHER TOPOGRAPHY WAS PROVIDED BY GOLDEN AERIAL SURVEYS BASED ON GROUND CONTROL PROVIDED BY BUSHNELL ASSOCIATES LLC.
 - 4.) THE PROPERTY IS NOT SHOWN AS AN AREA OF STATE AND FEDERAL LISTED SPECIES & SIGNIFICANT COMMUNITIES ON THE CURRENT CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION BUREAU OF NATURAL RESOURCES WILDLIFE DIVISION NATURAL DIVERSITY DATA BASE DECEMBER 2023 MAPPING.
 - 5.) MINOR IRREGULARITIES MAY EXIST IN STONEWALLS BETWEEN PRINCIPAL COURSES SHOWN.
 - 6.) INLAND WETLAND BOUNDARIES SHOWN WERE FIELD DELINEATED BY RICHARD ZULICK CERTIFIED SOILS SCIENTIST AND FIELD LOCATED BY BUSHNELL ASSOCIATES LLC.
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 - 6.) CLEARING LIMITS SHALL BE FLAGGED BY A SURVEYOR PRIOR TO ANY SITE DISTURBANCE.

LEGEND

- EXISTING MERSTONE
- IRON ROD TO BE SET
- EXISTING IRON ROD
- PROPOSED WELL
- PROPOSED SILT FENCE/ LIMIT OF DISTURBANCE
- LIMIT OF DISTURBANCE
- STONE WALL
- EXISTING UTILITY POLE
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TEST HOLE
- PERC
- PERCOLATION TEST

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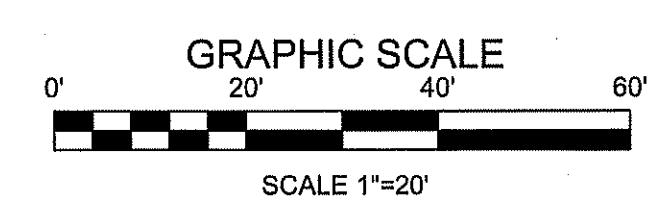
535 MERROW ROAD COVENTRY, CT.

SITE PLAN

SCALE: 1"=20' DATE: 7/2/2025 FILE NO. 2023-121 SHEET: 2 OF 3

BUSHNELL ASSOCIATES LLC.
CIVIL ENGINEERING AND LAND SURVEYING
563 WOODBRIDGE STREET MANCHESTER, CT. 06042
860-643-7875

REVISIONS:



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5.) CONSTRUCT AND STABILIZE DRIVEWAY.

6.) CONSTRUCT HOUSE, WELL, DRIVEWAY, SEPTIC SYSTEM AND OTHER IMPROVEMENTS AS SHOWN.

7.) SPREAD STOCKPILED TOPSOIL. MACHINE RAKE, FERTILIZE, SEED AND MULCH DISTURBED AREAS. USE GRASS SEED THAT IS ACCEPTABLE FOR THE SITE CONDITIONS (I.E. SUN OR SHADE) AND THE SEASON OF THE YEAR IN WHICH THIS ACTIVITY IS COMPLETED. PROVIDE TEMPORARY STABILIZATION OF THE SITE (I.E. STRAW OR HAY ETC.) IF THE TOPSOIL IS SPREAD DURING A TIME OF YEAR WHEN GRASS SEED WILL NOT GERMINATE. PROVIDE PERMANENT STABILIZATION WHEN WEATHER CONDITIONS ALLOW.

8.) REMOVE EROSION CONTROL MEASURES AFTER THE SITE HAS BECOME FULLY ESTABLISHED.

9.) ANY EXISTING DISTURBED AREAS MUST BE SEEDED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED BY OCTOBER 15.

10.) DEVATERING OPERATIONS, IF REQUIRED, SHALL UTILIZE A CRUSHED STONE INTAKE SUMP AND A TEMPORARY OUTLET SILT POOL LOCATED WITHIN THE LIMITS OF DISTURBANCE.

SITE SEEDING NOTES:
PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 90 LBS./1000 SQ.FT. FERTILIZE WITH 10-10-10 AT A RATE OF 300 LBS./AC. OR 7.5 LBS. PER 1000 SQ.FT. WORK LIME AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4".

SEED APPLICATION: APPLY SEED MIXTURE FROM THE CHART BELOW BY HAND, CYCLONE SEEDER OR HYDRO SEEDER. INCREASE SEED MIXTURE BY 10% IF HYDRO SEEDER IS USED. LIGHTLY DRAG OR ROLL THE SEEDED SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN THE TIMES SHOWN ON THE CHART BELOW. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE BELOW UNTIL SEEDING CAN TAKE PLACE.

MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEED SURFACE WITH STRAW OR HAY AT A RATE OF 2 TO 3 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH A TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX USE TACTIFIER ADDITIVES TO ADHERE MULCH MATERIAL TO THE SURFACE.

SEED SELECTION:	LB/1000 SQ. FT.	SEED MIXTURE	RECOMMENDED SEEDING DATES
USE			
PERMANENT LAWN	0.45	KENTUCKY BLUEGRASS	4/1-6/15
	0.45	CREeping RED FESCUE	8/15-10/1
	0.10	PERENNIAL RYEGRASS	
SLOPES & COARSE LAWN	0.45	CREeping RED FESCUE	4/1-6/15
	0.05	RED TOP	8/15-10/1
	0.45	TALL FESCUE	
SLOPES (NO MOWING)	1.8	CREeping RED FESCUE	4/1-6/15
	0.2	RED TOP	8/15-10/1
TEMPORARY COVER	3.0	WINTER RYE	4/15-6/15, 8/15-10/15
		OR	
	1.0	ANNUAL RYEGRASS	3/1-6/15, 8/1-10/15

IF SEED IS PLANTED OUTSIDE THE RECOMMENDED SEEDING DATES IRRIGATION MAYBE REQUIRED AT A UNIFORM APPLICATION RATE OF 1 TO 2 INCHES OF WATER APPLIED PER APPLICATION, SOAKING THE GROUND TO A DEPTH OF 4 INCHES.

SEPTIC SYSTEM DESIGN NOTES AND CRITERIA

SEPTIC SYSTEM DESIGN AND INSTALLATION TO COMPLY WITH CONNECTICUT PUBLIC HEALTH CODE REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS REVISED JANUARY 1, 2024.

MINIMUM LEACHING SYSTEM SPREAD (MLSS) CALCULATION:
NUMBER OF BEDROOMS: 4
PERCOLATION RATE: 5.1-10.0 MIN/INCH
RESTRICTIVE LAYER: 28" (MOTTLING) TEST PIT 2
GROUND SLOPE: 6.1-14.0%
MLSS: 28 H.F. X 2.0 F.F. X 1.0 P.F. = 56 FT. MINIMUM

REQUIRED: 1,250 GALLON TWO-COMPARTMENT SEPTIC TANK
AND 577.5 SQ. FT. OF EFFECTIVE LEACHING AREA.

PROVIDED: 1,250 GALLON TWO-COMPARTMENT CONCRETE SEPTIC TANK WITH APPROVED EFFLUENT FILTER, NO GARBAGE DISPOSAL, WATER SOFTENING SYSTEM OR OVERSIZED TUB TO BE INSTALLED IN THE HOUSE. ACCESS RISERS REQUIRED TO LESS THAN 12" FROM FINAL GRADE RISERS DEEPER THAN 24" BELOW FINISHED GRADE SHALL BE 24" MINIMUM INSIDE DIAMETER. ALL TANKS REQUIRING RISERS SHALL MAINTAIN THE ORIGINAL COVERS ON THE TANKS. HAVE RISER COVERS THAT WEIGH AT LEAST 100 LBS. AND/OR INSTALL A SAFETY DEVICE BELOW THE RISER TO PREVENT INDIVIDUALS FROM FALLING INTO A TANK. ALL BELOW GRADE TANK OR RISER COVER HANDLES SHALL CONTAIN OR BE FITTED WITH A MATERIAL THAT CAN BE LOCATED WITH A METAL DETECTOR. 195 LINEAL FEET OF 4FT. WIDE STONE TRENCHES (EFFECTIVE LEACHING CREDIT 3 SQ. FT./FT.) WITH AN EFFECTIVE LEACHING AREA OF 555 SQ.FT. MINIMUM SPACING OF 8FT. ON CENTER, WITH HOUSE SEWER PIPE OF 4" DIA. SCHEDULE - 40 ASTM D-1785 / ASTM D-2685.

TRENCH BOTTOMS TO BE NO MORE THAN 10" BELOW ORIGINAL GRADE.

THE SEPTIC SYSTEM AREA SHALL NOT BE DISTURBED PRIOR TO STAKEOUT OF THE SYSTEM BY THE DESIGN ENGINEER.

THE DESIGN ENGINEER SHALL STAKE OUT THE SEPTIC SYSTEM, SET A LOCAL BENCHMARK AND SUPPLY THE EASTERN HIGHLANDS HEALTH DISTRICT WITH A STAKING VERIFICATION MEMO BEFORE A PERMIT TO INSTALL THE SYSTEM WILL BE ISSUED.

SELECT FILL PLACED WITHIN AND ADJACENT TO LEACHING SYSTEM AREAS SHALL BE COMPRISED OF CLEAN SAND, OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE SELECT FILL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY THE DESIGN ENGINEER: SELECT FILL EXCEEDING 8% PASSING THE #200 SIEVE BASED ON A WET SIEVE TEST CANNOT BE APPROVED BY THE DESIGN ENGINEER.

- 1.) THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE THREE (3) INCH SIEVE.
- 2.) UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE
- 3.) THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.
- 4.) THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA.

WET SIEVE	PERCENT PASSING	DRY SIEVE
#4	100	100
#10	70 - 100	70 - 100
#40	10 - 50*	10-75
#100	0 - 20	0-5
#200	0 - 5	0-2.5

* PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE # 200 SIEVE DOES NOT EXCEED 5%.

SELECT FILL THAT DOES NOT MEET THE DRY SIEVE GRADATION CRITERIA BUT MEETS THE WET SIEVE CRITERIA IS ACCEPTABLE.

THE LICENSED INSTALLER IS RESPONSIBLE FOR PREPARING THE LEACHING AREA WITH REQUIRED SELECT FILL. THE TOPSOIL IN THE LEACHING AREA MUST BE COMPLETELY REMOVED AND THE SUBSOIL SCARIFIED PRIOR TO SELECT FILL PLACEMENT. THE INSTALLER SHALL TAKE NECESSARY STEPS TO PROTECT THE UNDERLYING NATURALLY OCCURRING SOIL FROM FROM OVERCOMPACTION, SILTATION OR OTHER DAMAGE. THE INSTALLER IS RESPONSIBLE FOR PROPERLY COMPACTING THE SELECT FILL TO FACILITATE CONSTRUCTION AND TO PREVENT SETTLING. SELECT FILL SHALL EXTEND A MINIMUM OF FIVE (5) FEET DOWN GRADIENT AND (2) FEET LaterALLY IN ALL OTHER DIRECTIONS BEYOND THE OUTER PERIMETER OF THE LEACHING AREA.

TEST PITS INVESTIGATED BY: EASTERN HIGHLANDS HEALTH DISTRICT. SOIL TESTS OBSERVED BY GLENN BAGDOIAN.
DATE: 10-23-24

TEST PIT 1

0-6" TOP SOIL, ORGANICS
6-30" BROWN SANDY
30-80" GREY-BROWN
COMPACT SANDY TILL

DEPTH 80"
MOTTLING @ 30"
ROOTS @ 32"

TEST PIT 2

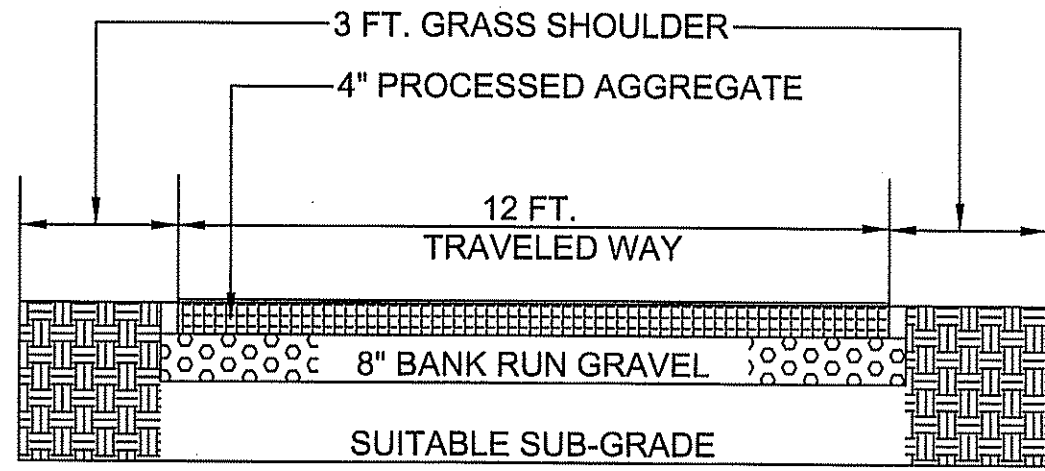
0-6" TOP SOIL
6-28" BROWN SANDY
28-90" GRAY TAN COMPACT SANDY TILL

DEPTH 80"
MOTTLING @ 28"
ROOTS @ 30"

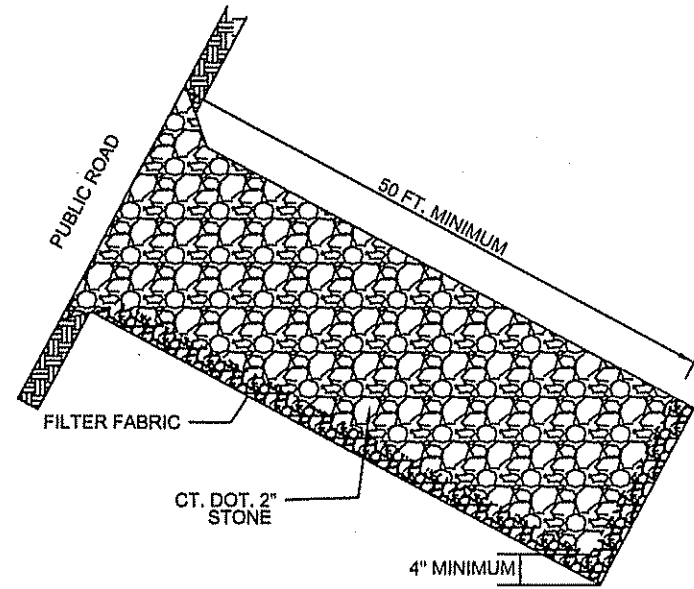
TEST PIT 3

0-10" TOP SOIL
10-30" BROWN SANDY
30-90" GRAY COMPACT SANDY
TILL MOTTLED

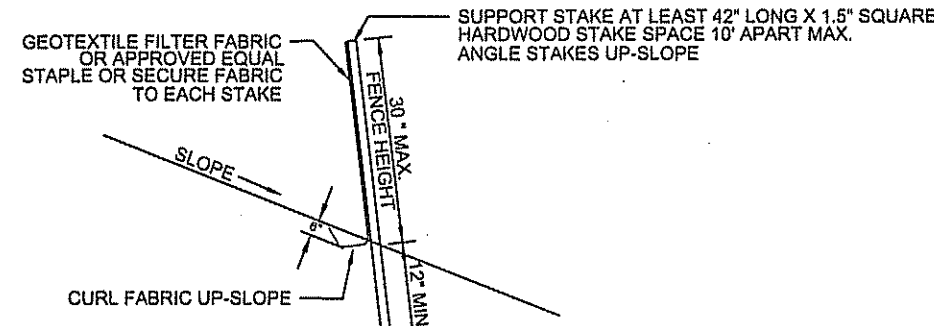
DEPTH 90"
MOTTLING @ 30"
ROOTS @ 32"



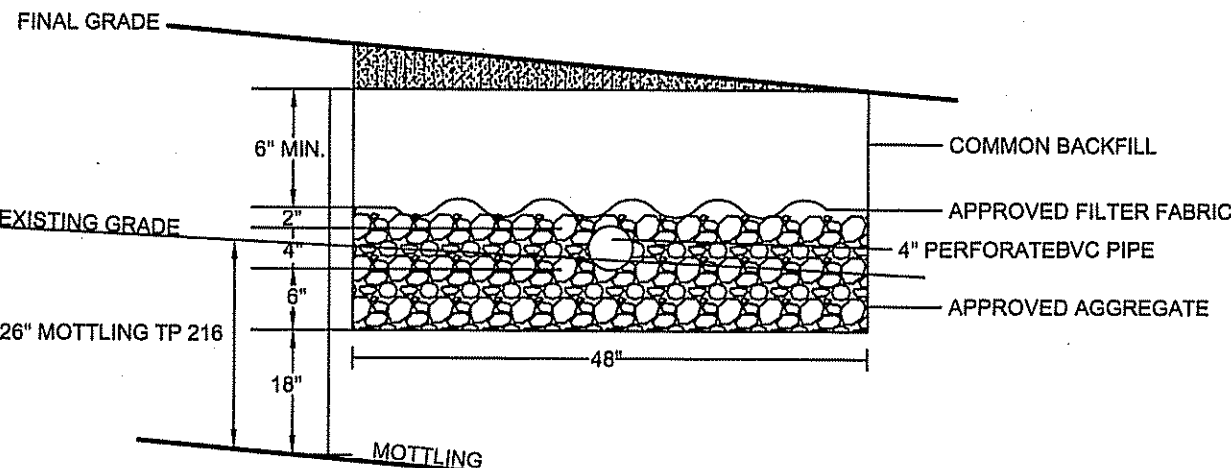
GRAVEL DRIVEWAY DETAIL (10% MAX. GRADE)
NOT TO SCALE



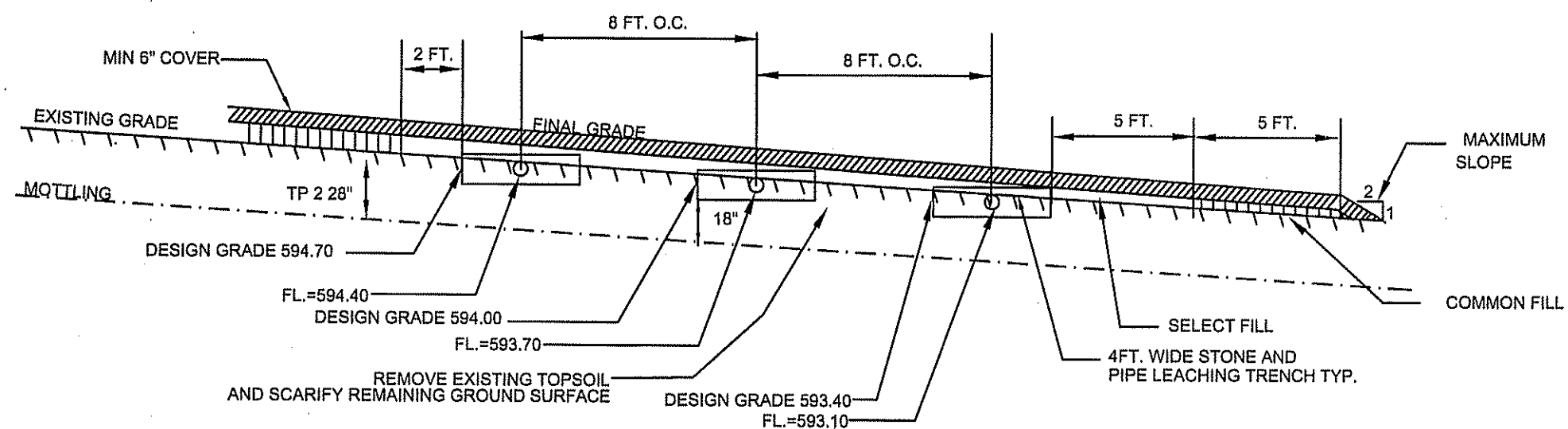
ANTI - TRACKING CONSTRUCTION ENTRANCE
NOT TO SCALE



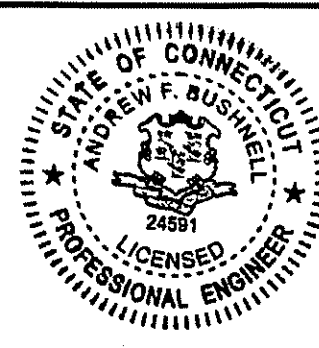
SILT FENCE DETAIL
NOT TO SCALE



SEPTIC LEACHING TRENCH CROSS SECTION DETAIL
NOT TO SCALE



LEACHING SYSTEM CROSS SECTION
SCALE 1"=5'



PLAN PREPARED FOR

CASEY TOOMBS

535 MERROW ROAD

COVENTRY, CT.

CONSTRUCTION / E&S DETAILS

SCALE: NONE

DATE: 7/2/2025

FILE NO. 2023-121

SHEET: 3 OF 3

BUSHNELL ASSOCIATES LLC.
CIVIL ENGINEERING AND LAND SURVEYING
563 WOODBRIDGE STREET
MANCHESTER, CT. 06042
860-643-7875

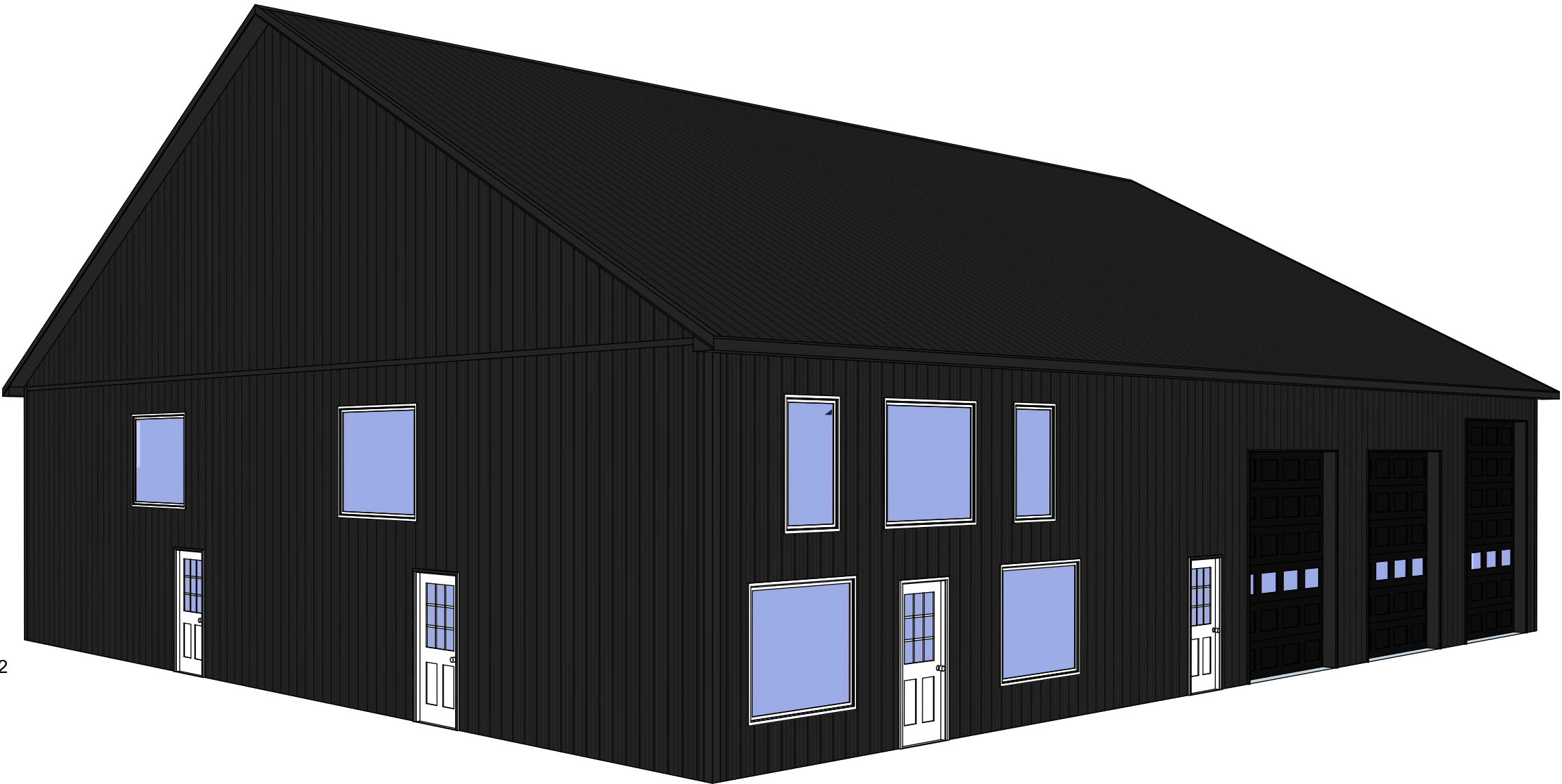
REVISIONS: 6/25/2024



Word Bank

- Conc - Concrete
- DR - Door
- FTG - Footing
- GA - Gauge
- Int - Interior
- O/C - On Center
- PTD - Painted
- SYP - Southern Yellow Pine
- SPF - Spruce, Pine, Fir
- sqft - Square Feet
- TR - Treated

Contract: 037FEBS24
Free Standing Building installed on your level site
60' width x 80' length x 16' inside height
Roof System: 2' o/c Scissor Trusses in 30' Living area-Pitch: 7/12
Roof System: 4' o/c Standard Trusses in 50' Shop area-Pitch: 7/12
Walls: 8' o/c 4-Ply 2x6 Glulam Load-Bearing Posts
Siding: 28 Gauge Painted Steel (Black)
Trim Color (Black)
Siding: 6768 sqft Generic House Wrap
Siding: 1 1/2" Zip System in Living Area walls only
Roofng: 27 Gauge Painted Steel with Ridge Vent (Black)
Overhangs: 12" Boxed Vented on 2-eaves & 2-gables (Black) soft and fascia
Underlayment: 5862 sqft of Radiant Insulation Barrier on Roof
Insulation: 3000 sqft of R-49 Blown Insulation on Ceiling (Shop area only)
Insulation: 2560 sqft of R-21 Batt on Sides (Three walls in Shop area)
Liner Panel: 3000 sqft of 29 gauge painted steel Liner Panel on Ceiling (Shop area only)
Liner Panel: 2560 sqft of 2x4 Horizontal 24" o/c girts (Three walls in Shop area only)
Liner Panel: 2560 sqft of 29 gauge painted steel Liner Panel on Sidewall (Three walls in Shop area only)
Footing: 24" X 24" Concrete Piers
2 - 10 X 12 Insulated Steel-Backed (Black) Overhead Door(s) with 5 lite(s) and Hi-lift track-Model #4300
1 - 10 X 14 Insulated Steel-Backed (Black) Overhead Door(s) with 5 lite(s)-Model #4300
5 - 3' X 6'8" Fiberglass 9-Lite Entry Doors (White)
1800sq. ft. Wood Floor 2X12 16" o/c 3/4" OSB Floor Loft with support posts' (8' Lower-7' Upper)
1 - 42" Wide Stairway
6-72"x60" Windows F/O and Install Customer windows
1- 72"x36" Single Slider Window
2-36"x60" Windows F/O and Install Customer windows
Engineered plans



Special Conditions

2x8 Treated Skirtboard
All construction waste will be left on site-Removed by others
Rock clause discussed-Additional charge may apply if difculty in drilling due to underground obstruction.

Windspeed = 130 MPH
Ground Snow Load = 30 PSF

Building Use - Residential Accessory

Client Name: *Daniel Flannery/
Casey Toombs*
Address: *535 Merrow Road
Coventry, CT, 06238*
Phone: *860-836-0911(Casey)*

My Signature affirms this drawing & design to be correct & accurate.
I have received my building permit and have forwarded any changes from code officials to Fetterville. I understand that there are no changes that can be made from this point forward without extra costs being incurred at my expense

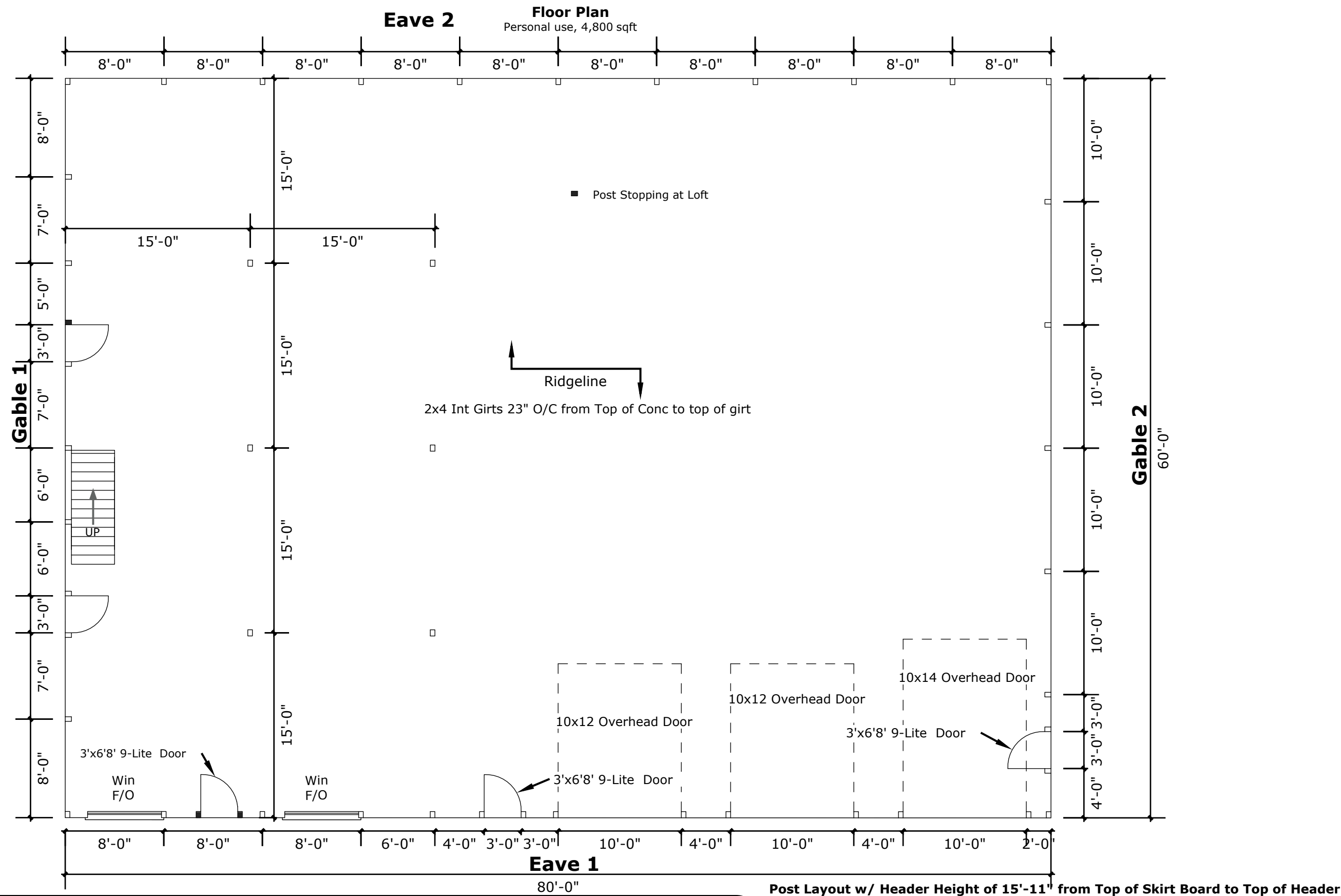
X _____ X _____
Customer Signature Date

Contact:
Brian Smith
800-331-1875 Ext. 104
Email:
bsmith@fettervillesales.com
Drawn By: GH

Cover Sheet

**THIS BUILDING MEETS OR EXCEEDS THE 2021 IRC CT EDITION
BUILDING CODE FOR POST FRAME CONSTRUCTION**

CONFIRM FINISH FLOOR
HEIGHT WITH CUSTOMER



Client Name: Daniel Flannery/
Casey Toombs
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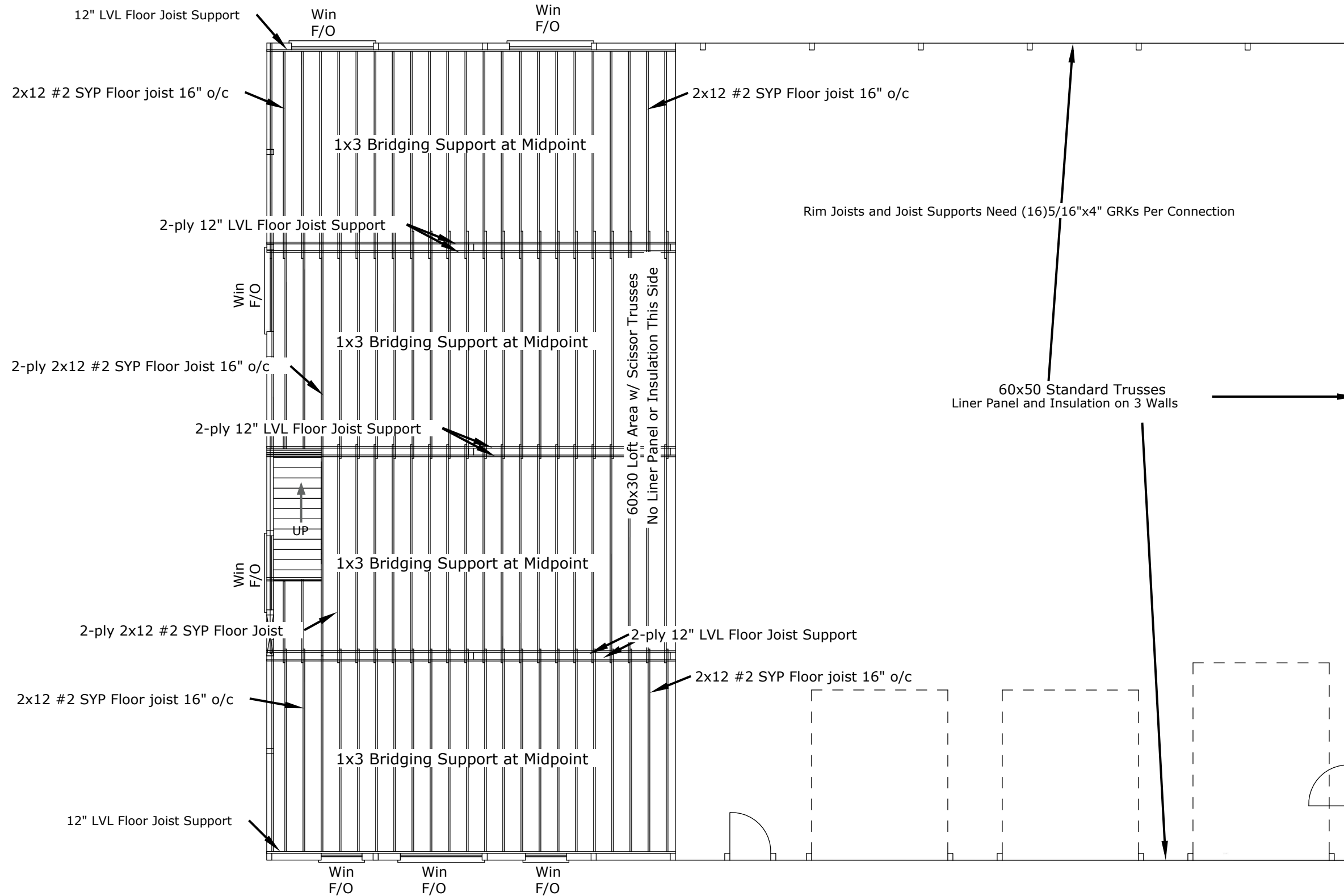
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Fetterville Pole Buildings LLC
245 Fetterville Rd.
East Earl, PA, 17519
800-331-1875
Drawn By: GH

Page:
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2' 6' 12'
Scale: 3/32" = 1'

Loft Area
1,800 Sq. Ft.



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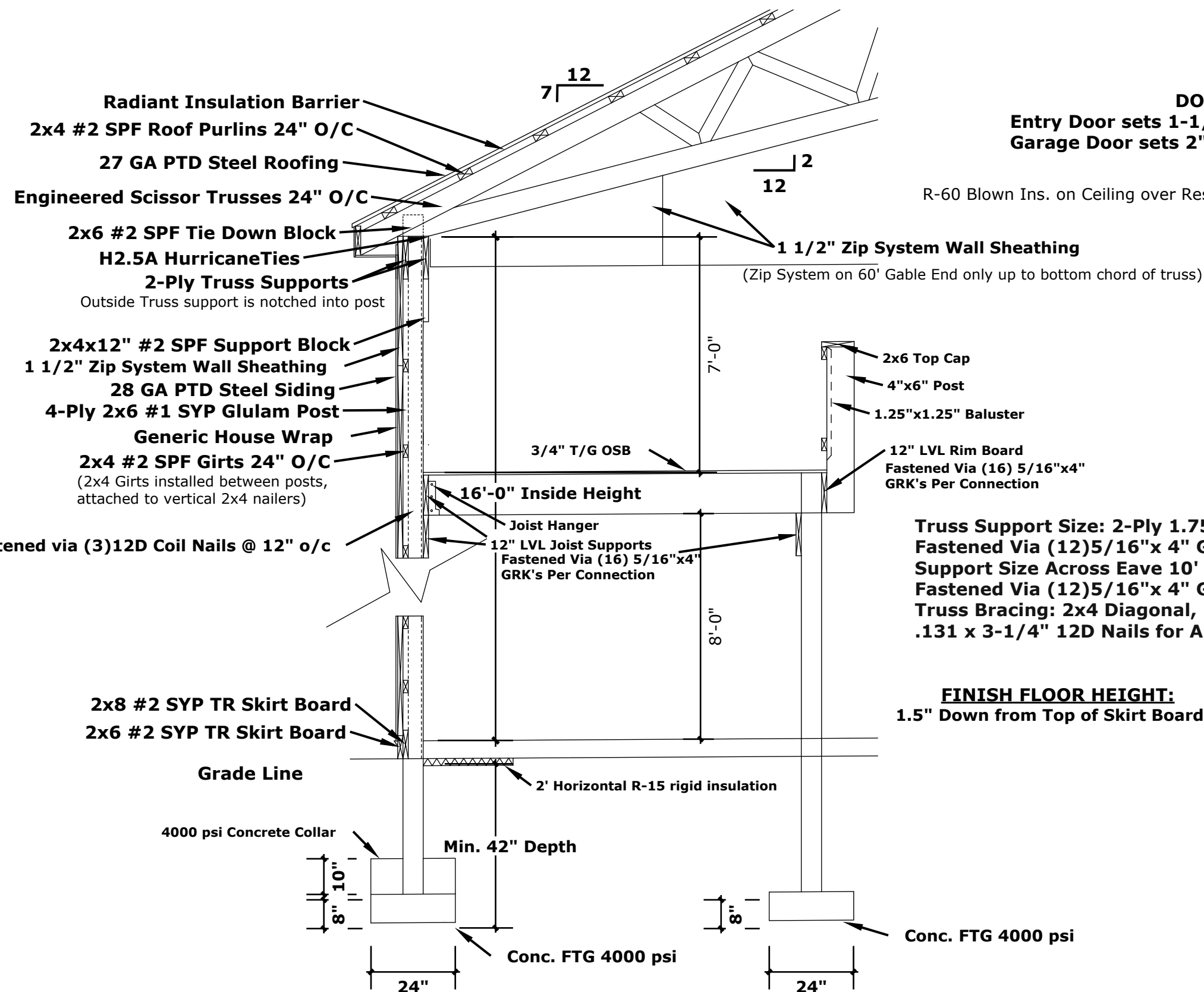
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DOOR PLACEMENTS:
 Entry Door sets 1-1/2" Down from top of Skirt Board
 Garage Door sets 2" Down

R-60 Blown Ins. on Ceiling over Residential Area By Others

Truss Support Size: 2-Ply 1.75 x 11 7/8" LVL's
 Fastened Via (12) 5/16"x 4" GRK's Per Connection
Support Size Across Eave 10' Span: 2-Ply 1.75 x 11 7/8" LVL's
 Fastened Via (12) 5/16"x 4" GRK's Per Connection
Truss Bracing: 2x4 Diagonal, B/C Laterals, Web Bracing Per Print
 .131 x 3-1/4" 12D Nails for All 2x4 & 2x6 Girts, Purlins, Fascia

FINISH FLOOR HEIGHT:
 1.5" Down from Top of Skirt Board

60x30 Living Quarters Section View of 12" Eave Overhang



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 Casey Toombs
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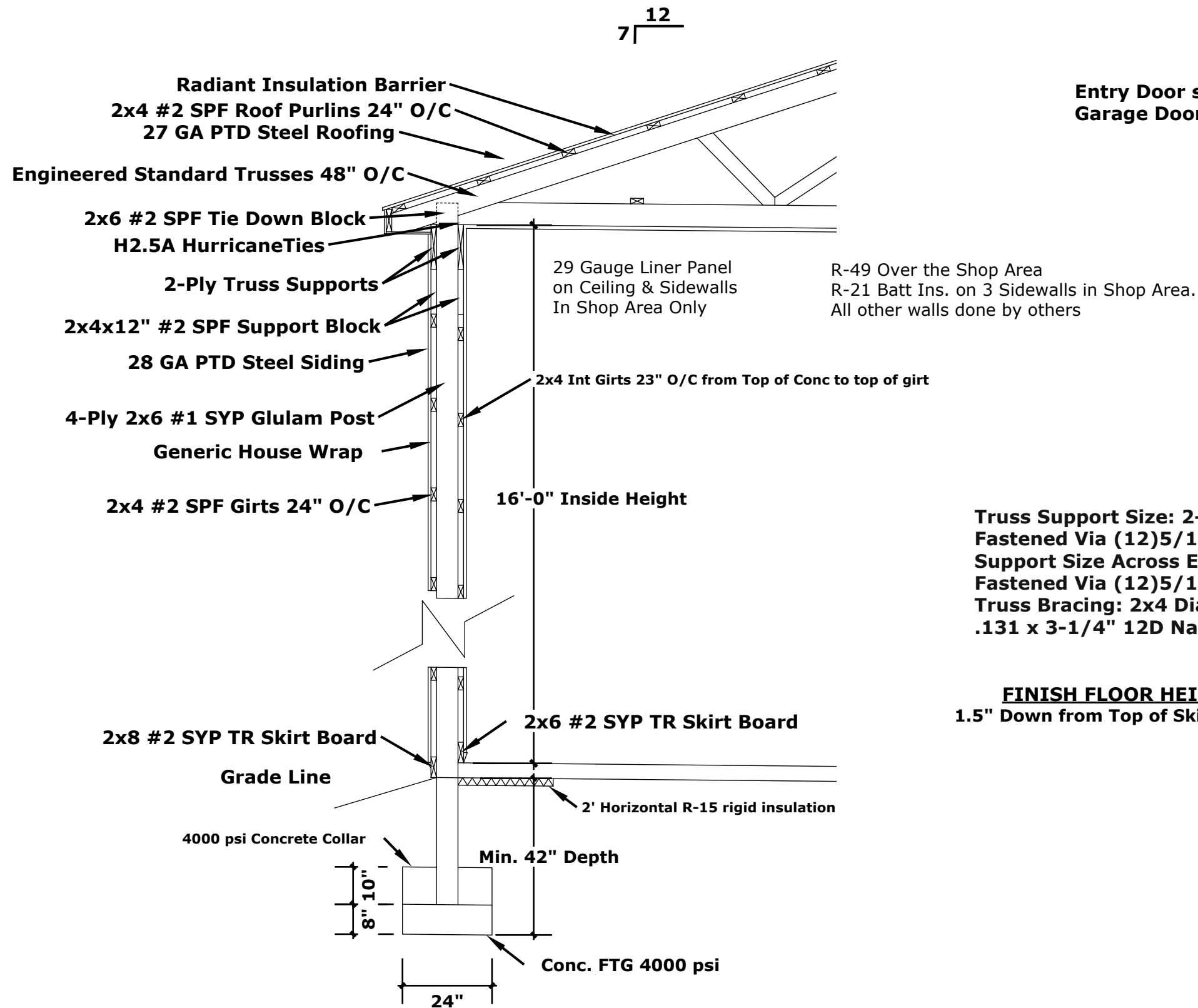
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No Scale

SCREW PATTERNS





DOOR PLACEMENTS:
 Entry Door sets 1-1/2" Down from top of Skirt Board
 Garage Door sets 2" Down

Truss Support Size: 2-Ply 1.75 x 11 7/8" LVL's
 Fastened Via (12)5/16"x 4" GRK's Per Connection
 Support Size Across Eave 10' Span: 2-Ply 1.75 x 11 7/8" LVL's
 Fastened Via (12)5/16"x 4" GRK's Per Connection
 Truss Bracing: 2x4 Diagonal, B/C Laterals, Web Bracing Per Print
 .131 x 3-1/4" 12D Nails for All 2x4 & 2x6 Girts, Purlins, Fascia

FINISH FLOOR HEIGHT:
 1.5" Down from Top of Skirt Board

60x50 Garage Section View of 12" Eave Overhang



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 Casey Toombs
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 bsmith@fettervillesales.com

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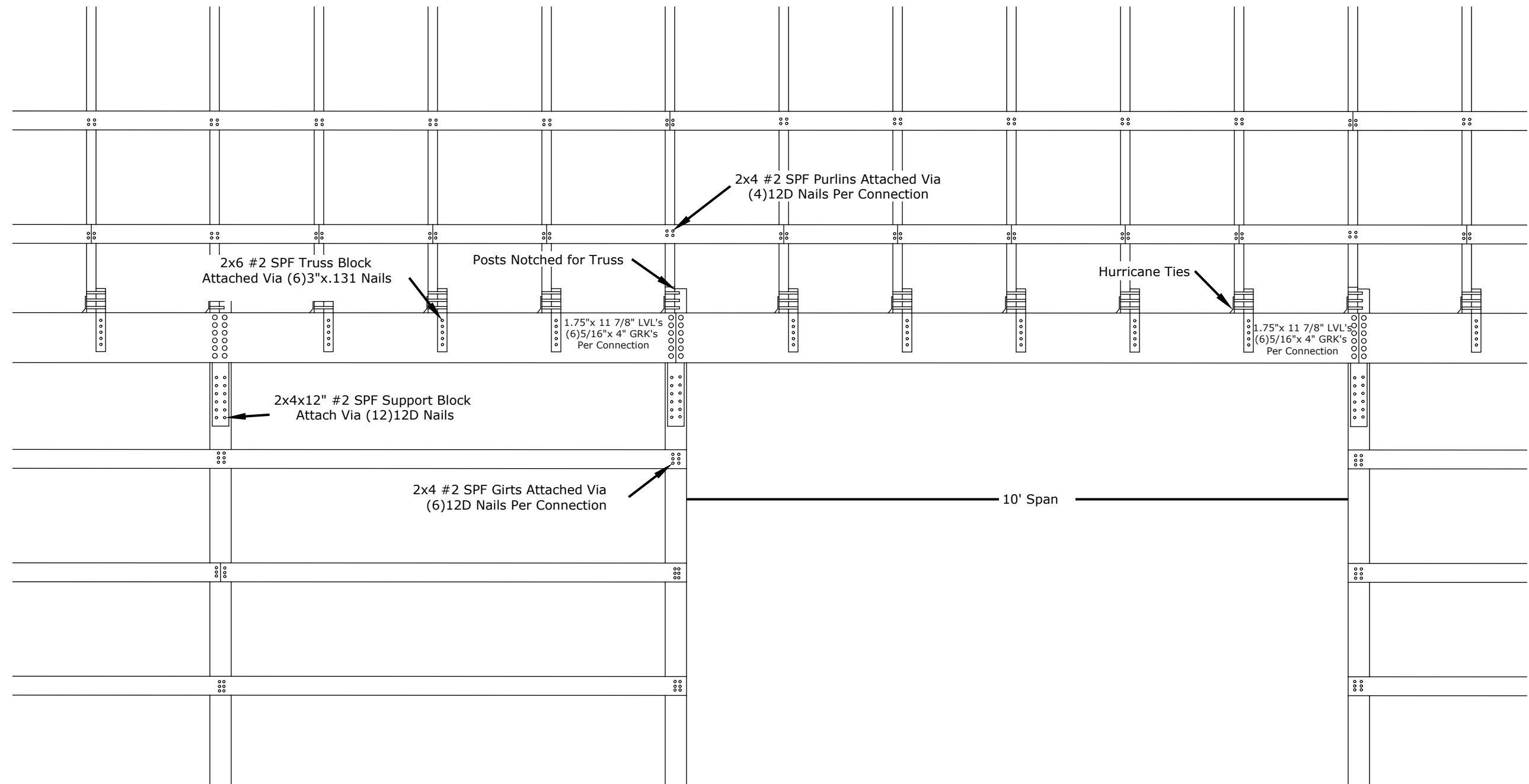
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No Scale

SCREW PATTERNS



Purlins and All Siding



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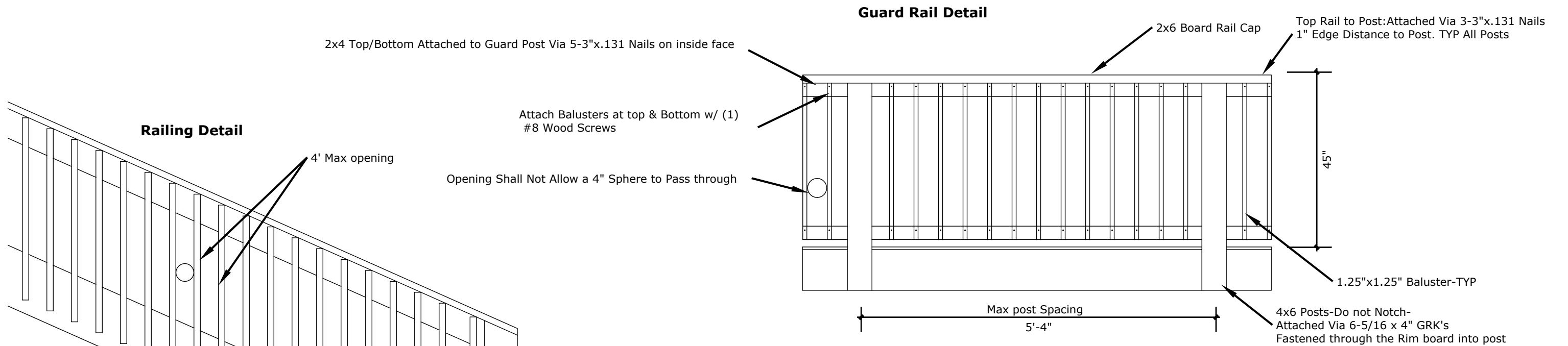
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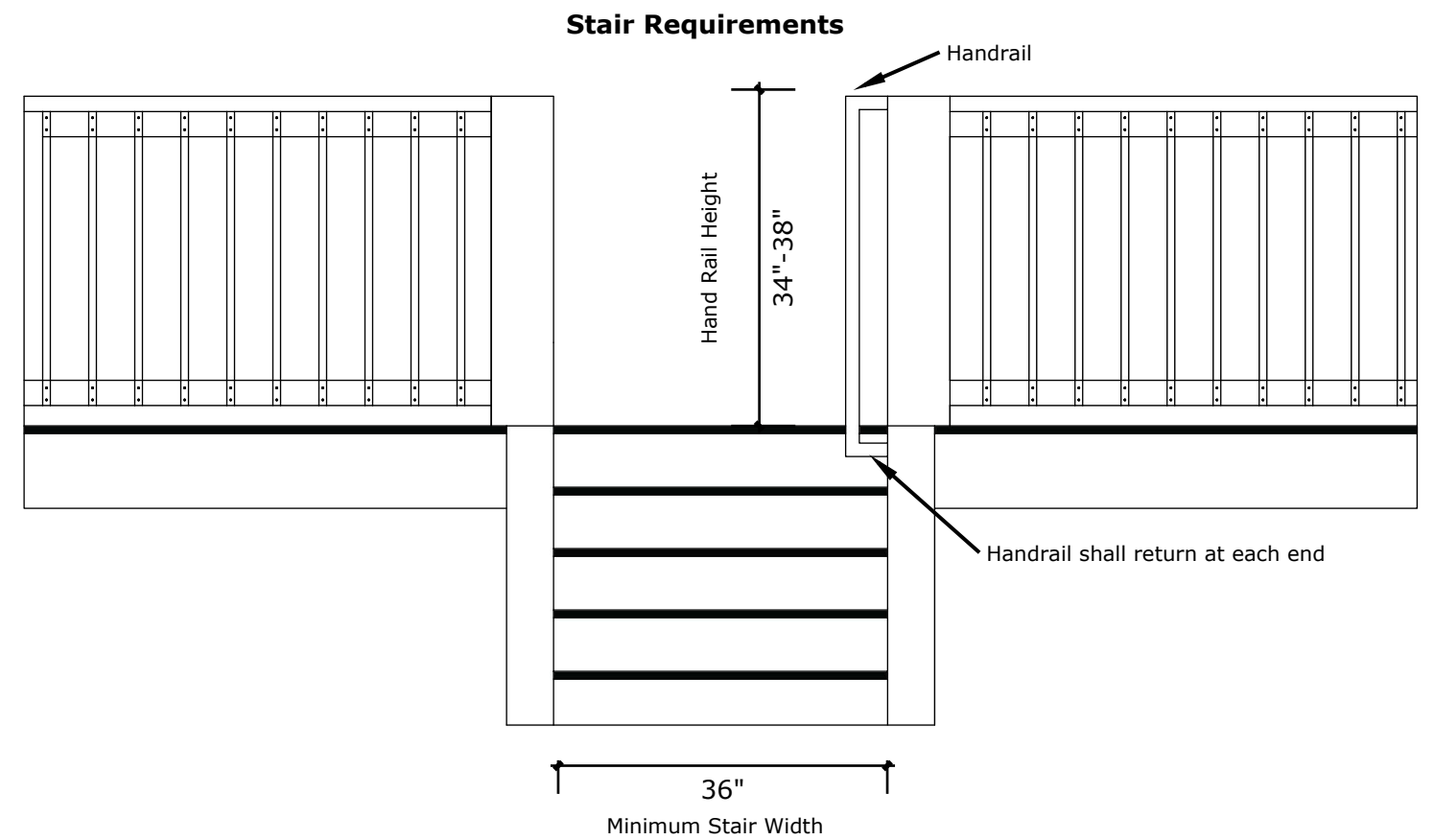
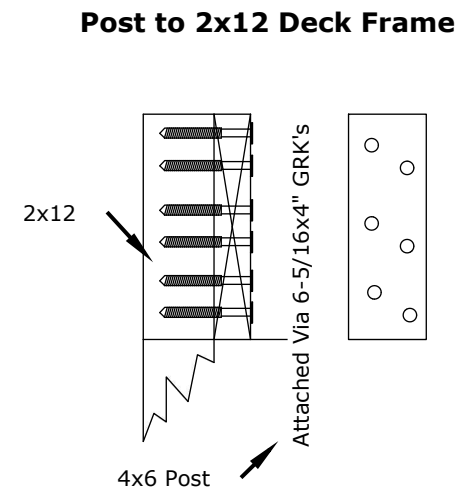
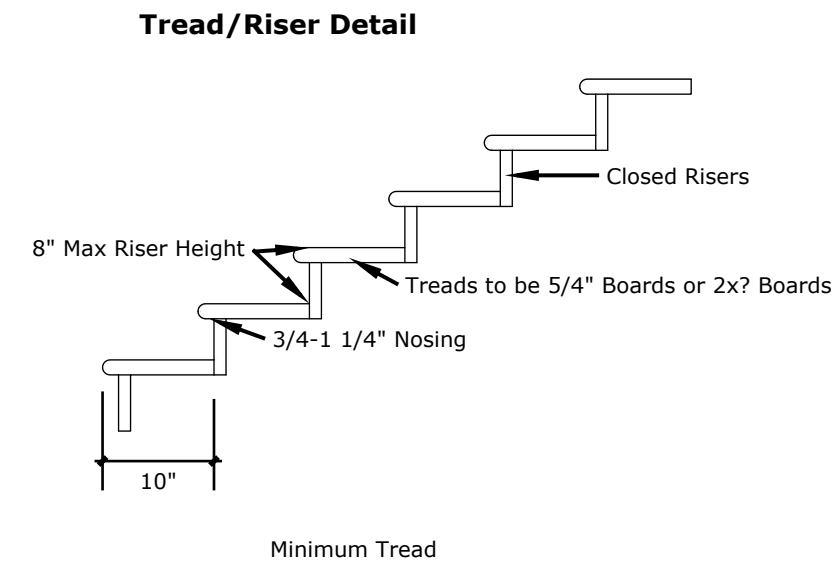
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Framing Connection Detail



Residential Accessory Use



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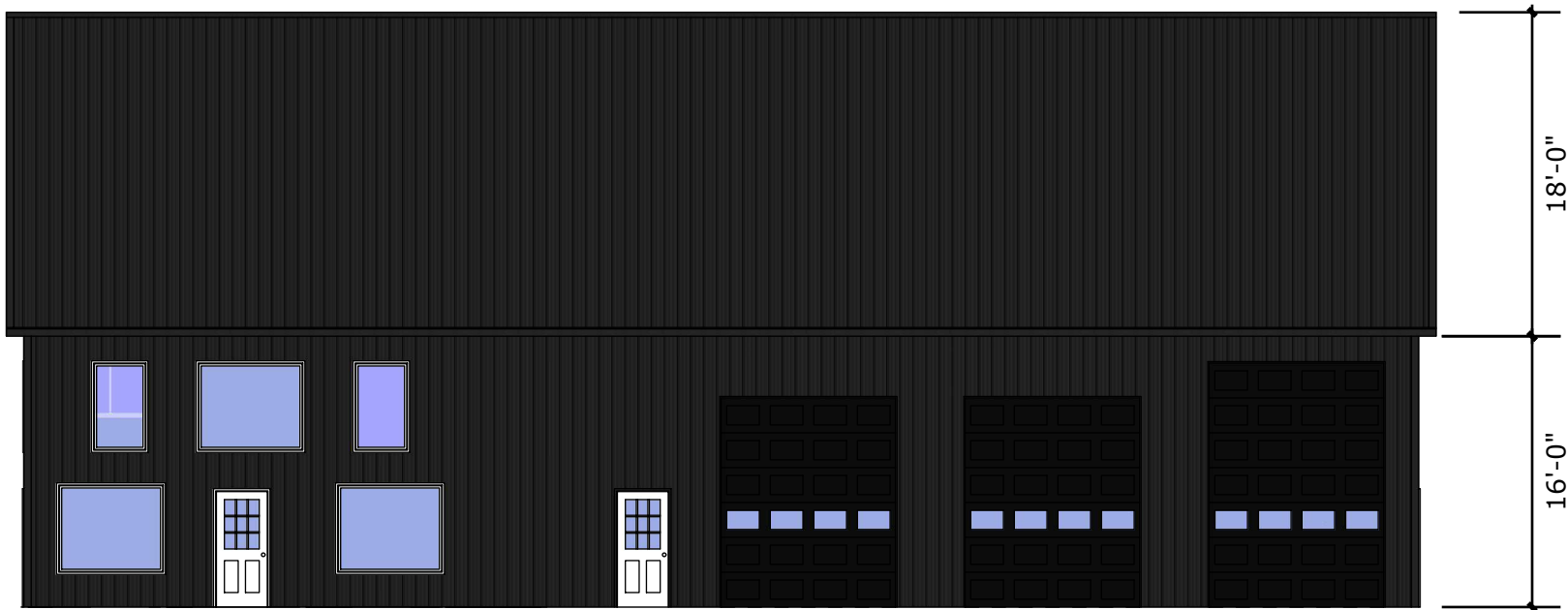
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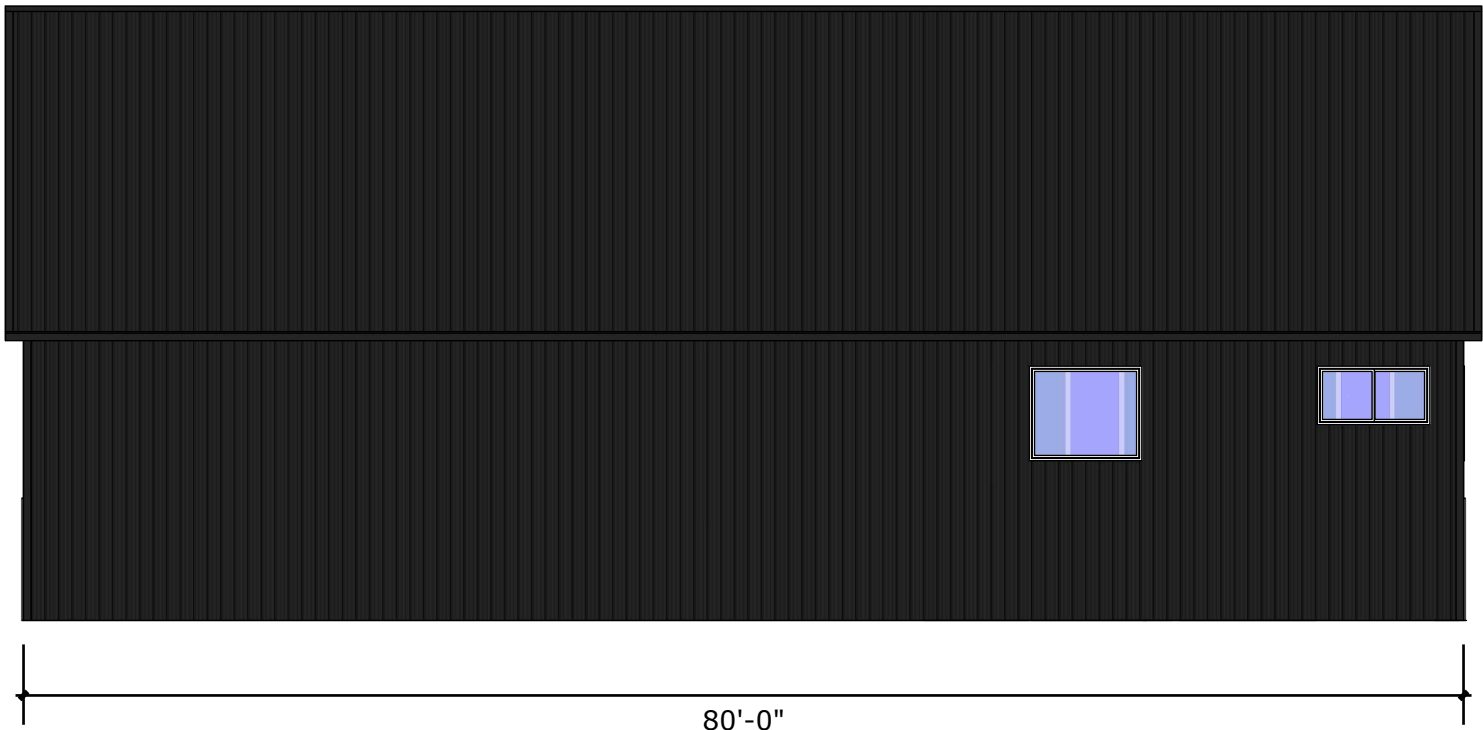
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Eave 1



Eave 2

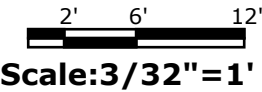


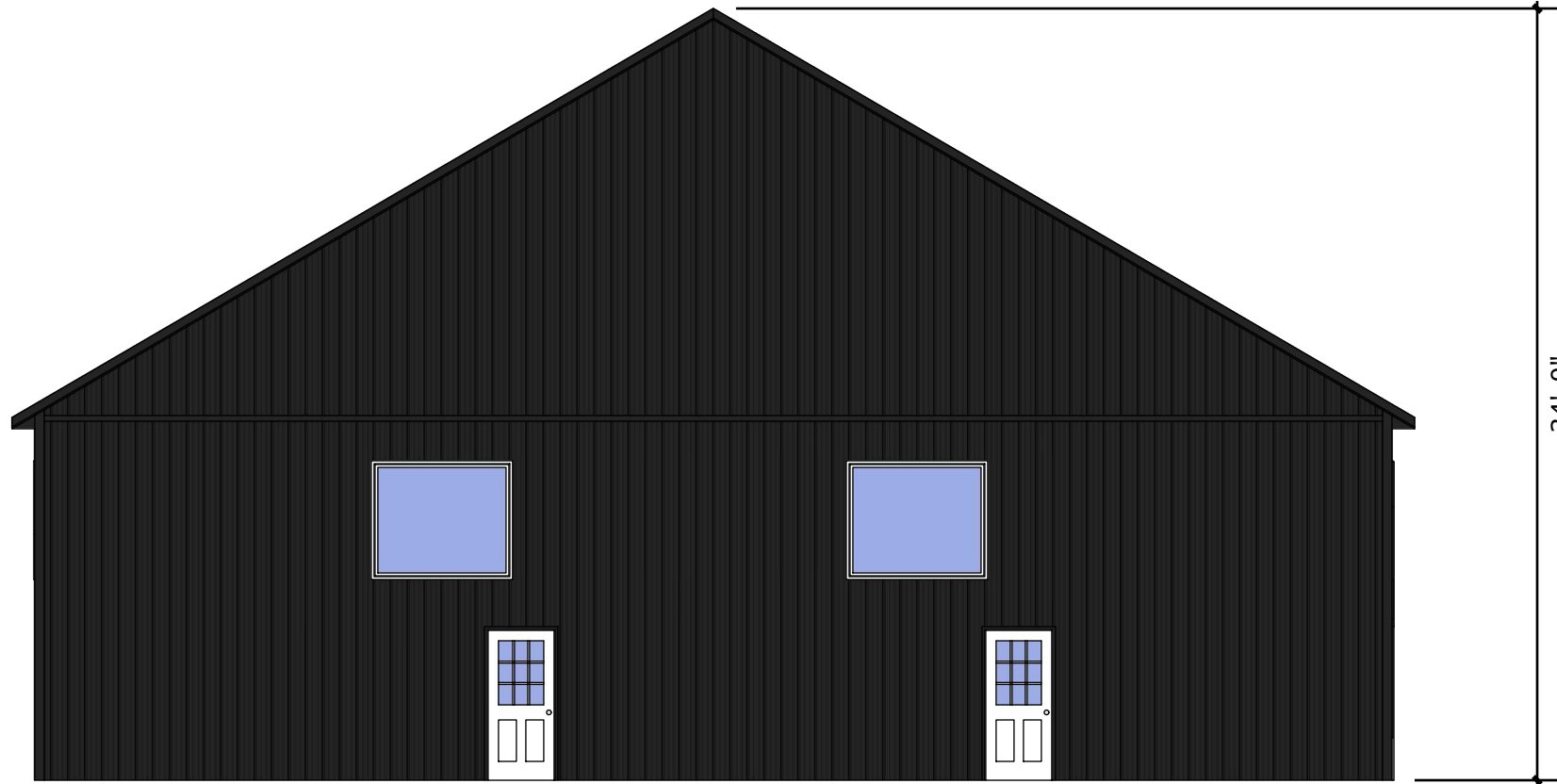
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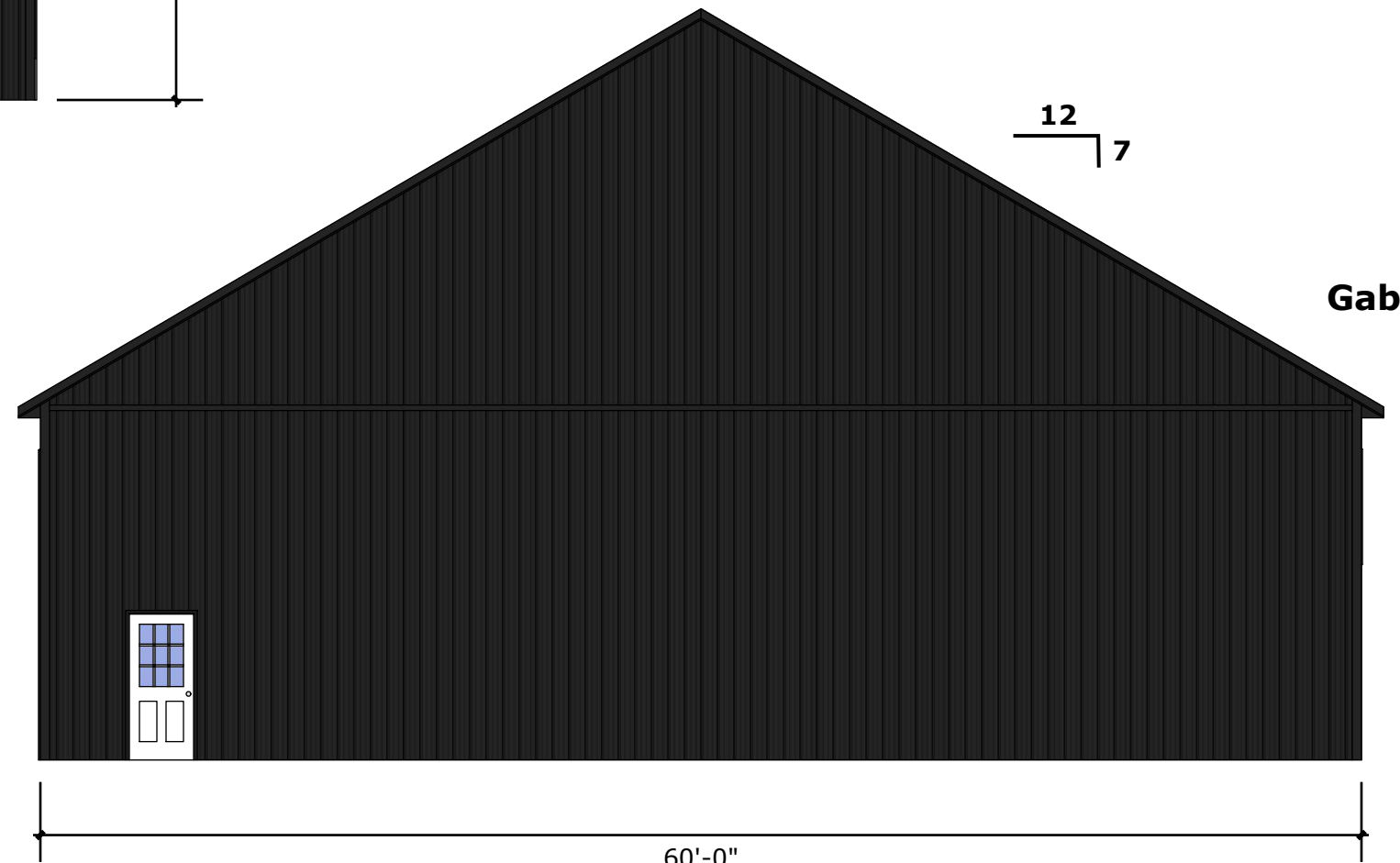
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Gable 1



Gable 2



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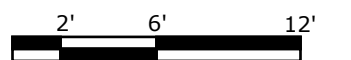
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Scale: 1/8"=1'

PROPOSED
FITOUT
FOR
CASEY TOOMBS

FEBRUARY 22, 2025
PERMIT & CONSTRUCTION SET
535 MERROW ROAD
COVENTRY, CT

SCOPE OF PROJECT:
FITOUT OF POLE BUILDING
HABITABLE SUITE CONTAINING;

MAIN LEVEL
ENTRY, OFFICE, LAUNDRY &
POWDER ROOM

UPPER LEVEL
KITCHEN/DINING/LIVING SPACE w/ (1)
BEDROOM & (1) FULL BATH





ABBREVIATIONS

ABV	ABOVE	F/	FACE OF	NF	NON FREEZE	STCO	STUCCO
AFF	ABOVE FINISH FLOOR	FAS	FASTEN(ER)	NL	NAILABLE	SFLR	SUBFLOOR
AC	ACOUSTICAL	FBD	FIBERBOARD	NOM	NOMINAL	SUS	SUSPENDED
ACT	ACOUSTIC TILE	FGL	FIBERGLASS	N	NORTH	SYM	SYMETRICAL
ADJ	ADJACENT	FNH	FINISH(ED)	NIC	NOT IN CONTRACT	SYS	SYSTEM
AVC	AIR CONDITIONING	FE	FIRE EXTINGUISHER	NTS	NOT TO SCALE		
AL	ALUMINUM	FEC	FIRE EXTINGUISHER CABINET	NO	NUMBER	T.B.D.	TO BE DETERMINED
ANC	ANCHOR	FH	FIRE HYDRANT			T.KBD	TACKBOARD
AB	ANCHOR BOLT	FP	FIREPROOF	OC	ON CENTER	TEL	TELEPHONE
ANOD	ANODIZED	FRT	FIRE-RETARDENT	OP	OPENING	YG	TEMPERED GLASS
ARCH	ARCHITECT,(URAL)	FIXT	FIXTURE	OPG	OPENING	TZ	TERRAZZO
AD	AREA DRAIN	FLG	FLASHING	OH	OPPOSITE HAND	THK	THICK,(NESS)
ASBO	AS SELECTED BY OWNER	FG	FLOAT GLASS	ORN	ORNAMENTAL	THR	THRESHOLD
AT	ASPHALT TILE	FLR	FLOOR (ING)	ODA	OUTSIDE DIAMETER	TPD	TOILET PAPER DISPENSER
ATS	ABOVE TOP OF SLAB	FD	FLOOR DRAIN	OA	OVERALL	TPTN	TOILET PARTITION
AWN	AWNING	FL	FLOW LINE	OSA	OUTSIDE AIR	T&G	TONGUE AND GROOVE
BL	BASE LINE	FLUR	FLUORESCENT	OH	OVERHEAD	T/	TOP OF
BM	BEAM	FJT	FLUSH JOINT			TC	TOP OF CURB
BRG	BEARING	FTG	FOOTING	PNL	PANEL,(ING)	TR	TRANSOM
BPL	BEARING PLATE	FND	FOUNDATION	PTD	PAPER TOWEL DISPENSER	T.O.	TOP OF
BVL	BEVELED	FR	FRAME	PTR	PAPER TOWEL RECEPTOR	T.O.W.	TOP OF WALL
BLK	BLOCK	FUS	FULL SIZE	PBD	PARTICLE BOARD	T	TREAD
BLKG	BLOCKING	FUR	FURRED,(ING)	PTN	PARTITION'	TYP	TYPICAL
BD	BOARD	GA	GAGE	PVMT	PAVE,(D),(ING)	TRD.	TREATED
BOT/	BOTTOM OF	GALV	GALVANIZED	UC	UNDERCUT		
BRKT	BRACKET	GC	GENERAL CONTRACTOR	PTR	PLANTER	UNF	UNFINISHED
BRS	BRASS	GIR	GIRDER	PLTG	PLANTING	UNO	UNLESS NOTED OTHERWISE
B.R	BACKER ROD	GL	GLASS	PLAS	PLASTER	UR	URINAL
BR	BRICK	GLB	GLASS BLOCK	PLAM	PLASTIC LAMINATE		
BRZ	BRONZE	GLAM	GLUED LAMINATE	PL	PLATE	VJ	V-JOINT
BLDG	BUILDING	GD	GRADE	PLWD	PLYWOOD	VB	VAPOR BARRIER
BUR	BUILT UP ROOFING	GT	GROUT	PLBG	PLUMBING	VERT	VERTICAL
BO	BY OWNER	GR	GRILLE	PT	POINT	VIN	VINYL
		GUT	GUTTER	PVC	POLYVINYL CHLORIDE	V.I.F.	VERIFY IN FIELD
CAB	CABINET	GDW	GYPSUM DRYWALL	PWF	POUNDS PER CUBIC FOOT	VB	VINYL BASE
CAN	CANVAS			PLF	POUNDS PER LINEAL FOOT	VCT	VINYL COMPOSITION TILE
CPT	CARPET			PSF	POUNDS PER SQUARE FOOT	VT	VINYL TILE
CSMT	CASEMENT	HDW	HARDWARE	PSI	POUNDS PER SQUARE INCH	VITCT	VITREOUS CLAY TILE
CI	CAST IRON	HWD	HARDWOOD	PCC	PRECAST		
CB	CATCH BASIN	HDR	HEADER	WSCT	W/SCOT	WH	WALL HUNG
CLG	CEILING	HTR	HEATER	PFB	PREFABRICATE,(D)	WC	WATER CLOSET
CHT	CEILING HEIGHT	HTG	HEATING	PRF	PREFINISHED	WCR	WATER HEATER
CEM	CEMENT	HVAC	HEATING/VENTILATING/	PRF	PREFORMED	WHTR	WATER
CER	CERAMIC		AIR CONDITIONING	PREM	PREMOLDED	WP	WATERPROOFING
CT	CERAMIC TILE	HT	HEIGHT	PL	PROPERTY LINE	WR	WATER RESISTANT
CHBD	CHALKBOARD	HM	HOLLOW METAL	PLCS	PLACES	WS	WATERSTOP
CHAM	CHAIRMAIL	HMF	HOLLOW METAL FRAME	QT	QUARRY TILE	WST	WEATHER-STRIP,(PING)
CR	CHROME	HB	HOB BOW			WWF	WELDED WIRE FABRIC
CIR	CIRCLE	HD	HUB DRAIN	RBT	RABBET	W	WEST
CIRC	CIRCUMFERENCE			R	RADIUS	W/	WITH
COL	COLUMN	INCAN	INCANDESCENT	REF	REFERENCE	WDW	WINDOW
CL	CENTER LINE	INCL	INCLUDE,(ED),(ING)	RFL	REFLECT,(ED),(ING)	WG	WIRE GLASS
CO	CLEAN OUT	ID	INSIDE DIMENSION	REFR	REFRIGERATION	WM	WIRE MESH
CW	COLD WATER	INS	INSULATE,(ED),(ING)	REG	REGISTER	WO	WITHOUT
CONC	CONCRETE	INT	INTERIOR	REIN	REINFORCE,(ED),(ING)	WD	WOOD
CMU	CONCRETE MASONRY UNIT	INTM	INTERMEDIATE	RCP	REINFORCED CONCRETE PIPE	WI	WROUGHT IRON
COND	CONDENSATE	INV	INVERT	REIN	REQUIRED		
CONST	CONSTRUCTION			REQ'D	REQUIRED		
CONT	CONTINUE, CONTINUOUS	JT	JOINT	RES	RESILIENT		
CG	CORNER GUARD	JF	JOINT FILLER	RA	RETURN AIR		
CTR	COUNTER	J	JOIST	REV	REVISE,(D)		
CTF	CUBIC FEET			RIG	RIGID		
CFH	CUBIC FEET PER HOUR	KPL	KICKPLATE	RH	RIGHT HAND		
CFM	CUBIC FEET PER MINUTE	KIT	KITCHEN	ROW	RIGHT OF WAY		
CYD	CUBIC YARD	KO	KNOCKOUT	R	RISER		
				RD	ROOF DRAIN		
DP	DAMPPOOFING	LB	LAG BOLT	RTU	ROOF TOP UNIT		
DL	DEAD LOAD	LAM	LAMINATED	RFG	ROOFING		
DEMO	DEMOLISH,DEMOLITION	LGL	LAMINATED GLASS	RM	ROOM		
DTL	DETAIL	LAV	LAVATORY	R/O	ROUGH OPENING		
DIA	DIAMETER	LH	LEFT HAND	RB	RUBBER BASE		
DIM	DIMENSION	LT	LIGHT	RBT	RUBBER TILE		
DIV	DIVISION	LTL	LINTEL				
DR	DOOR	LL	LIVE LOAD	SCH	SCHEDULE		
DN	DOWN	LVR	LOUVER	SLT	SEALANT		
DS	DOWNSPOUT	LP	LOW POINT	STG	SEATING		
DWG	DRAWING			SEC	SECTION		
DF	DRINKING FOUNTAIN	MB	MACHINE BOLT	SHTH	SHEATH,(ING)		
		MH	MANHOLE	SHT	SHEET		
EA	EACH	MFR	MANUFACTURE,(R)	SG	SHEET GLASS		
EF	EACH FACE	MAB	MARBLE	SIM	SIMILAR		
EW	EACH WAY	MAS	MASONRY	SC	SOLID CORE		
ESMWT	EASEMENT	MTL	METAL	SP	SOUNDPROOFING		
E	EAST	MAX	MAXIMUM	S	SOUTH		
ELEC	ELECTRIC,(AL)	ME	MATCH EXISTING	SGL	SPANDREL GLASS		
EP	ELECTRICAL PANELBOARD	MECH	MECHANICAL	SPK	SPEAKER		
EW	ELECTRIC WATER COOLER	MED	MEDIUM	SPL	SPECIAL		
ELEV	ELEVATION	MDO	MEDIUM DENSITY OVERLAY	SPEC	SPECIFICATION		
EQ	EQUAL	MBR	MEMBER	SQ	SQUARE		
EOP	EQUIPMENT	MMB	MEMBRANE	SST	STAINLESS STEEL		
EST	ESTIMATE	MET	METAL	STGL	STAINED GLASS		
EXH	EXHAUST	MIN	MINIMUM	STD	STUD		
EXIST	EXISTING	MISC	MISCELLANEOUS	STA	STATION		
EJT	EXPANSION JOINT	MOD	MODULAR	ST	STEEL		
EXP	EXPOSED	MLD	MOLDING	SD	STORM DRAIN		
EXT	EXTERIOR	MT	MOUNT,(ED),(ING)	STR	STRUCTURAL		
		MOV	MOVABLE				
		MULL	MULLION				

GENERAL DOOR NOTES:

EXTERIOR DOOR COLOR: T.B.D. BY OWNER | INTERIOR DOOR TYPE: T.B.D. BY OWNER, WOOD or VINYL
ALL DOORS TO HAVE LEVER STYLE HANDLES TO BE CHOSEN BY OWNER | JAMB SIZE: REFER TO FLOOR PLAN FOR WALL TYPES

CONTRACTOR RESPONSIBLE FOR QUANTITIES & TO VERIFY ALL R/Os w/ THE MNFR. SPECS PRIOR TO ORDERING ANY DOORS

* EXTERIOR UNITS TO BE CHOSEN BY HOMEOWNER - CONTRACTOR TO FURNISH & INSTALL

DOOR SCHEDULE					
Mark	Room	Description / Type	Width	Height	Comments
101	OFFICE	Door-Interior-Single-2_Panel-Wood: 36" x 80"	3' - 0"	6' - 8"	
102	ENTRY	Door-Interior-Single-2_Panel-Wood: 36" x 80"	3' - 0"	6' - 8"	
103	OFFICE	Door-Interior-Single-2_Panel-Wood: 36" x 80"	3' - 0"	6' - 8"	
104	POWDER	Door-Interior-Single-2_Panel-Wood: 36" x 80"	3' - 0"	6' - 8"	
105	LAUNDRY	Door-Interior-Single-2_Panel-Wood: 36" x 80"	3' - 0"	6' - 8"	
106	WORKSHOP	Door-Interior-Double-Wood: 84" x 80"	7' - 0"	6' - 8"	20 MIN., SOLID 1-3/4", GASKET, SELF-CLOSING HINGES
201	KITCHEN / DINING / LIVING	Door-Interior-Single-2_Panel-Wood: 30" x 80"	2' - 6"	6' - 8"	
202	KITCHEN / DINING / LIVING	Door-Interior-Double-Sliding-2_Panel-Wood: 48" x 80"	4' - 0"	6' - 8"	
203	BEDROOM #1	Door-Interior-Double-Sliding-2_Panel-Wood: 72" x 80"	6' - 0"	6' - 8"	
204	KITCHEN / DINING / LIVING	Door-Interior-Single-2_Panel-Wood: 32" x 80"	2' - 8"	6' - 8"	
205	KITCHEN / DINING / LIVING	Door-Interior-Single-2_Panel-Wood: 30" x 80"	2' - 6"	6' - 8"	
206	BATH #1	Door-Interior-Single-2_Panel-Wood: 32" x 80"	2' - 8"	6' - 8"	
207	UNFINISHED SPACE	Door-Interior-Single-2_Panel-Wood: 36" x 80"	3' - 0"	6' - 8"	GASKET, SOLID DOOR

GENERAL DEMOLITON NOTES

THE CONTRACTOR IS TO FIELD VERIFY ALL CONDITIONS AND ITEMS TO BE DEMOLISHED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IN THE CASE THAT FIELD CONDITIONS DIFFER FROM CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

HAZARDOUS MATERIAL IDENTIFICATION AND REMOVAL IS THE SOLE RESPONSIBILITY OF THE OWNER / CONTRACTOR.

WHERE EXISTING CONSTRUCTION TO REMAIN IS AFFECTED BY DEMOLITION OR INSTALLATION OF NEW WORK, PATCH, REPAIR OR REPLACE THE WORK AT SURFACES WHICH HAVE BEEN DAMAGED AND FINISH TO MATCH EXISTING ADJACENT CONSTRUCTIONS UNLESS NOTED OTHERWISE.

CAREFULLY IDENTIFY LIMITS OF SELECTIVE DEMOLITION.

MARK INTERFACE SURFACES AS REQUIRED TO ENABLE WORKMAN TO ALSO IDENTIFY ITEMS TO BE REMOVED. ITEMS TO BE LEFT IN PLACE INTACT. ITEMS TO BE SALVAGED AND/OR FOR REUSE AND RELOCATION, AND ITEMS TO BE REMOVED AND SORTED FOR RECYCLING.

PREPARE AND FOLLOW AN ORGANIZED PLAN FOR DEMOLITION AND REMOVAL OF ITEMS. SHUT OFF, CAP, AND OTHERWISE PROTECT EXISTING UTILITY LINES IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC AGENCY OR UTILITY HAVING JURISDICTION. NOTIFY DIG- SAFE AND TOWN OF COVENTRY PRIOR TO EXCAVATION.

COMPLETELY REMOVE ITEMS SCHEDULED TO BE BE DEMOLISHED AND REMOVED, LEAVING SURFACES CLEAN, SOLID, AND READY TO RECEIVE NEW MATERIALS SPECIFIED ELSEWHERE. IN ALL ACTIVITIES, COMPLY WITH PERTINENT REGULATIONS & GOVERNMENTAL AGENCIES HAVING JURISDICTION.

CLEARLY IDENTIFY ANY WALL, FLOOR, OR FLOOR STRUCTURE IDENTIFIED TO REMAIN BY THESE DRAWINGS.

SHORE AND BRACE EXISTING CONDITIONS AS REQUIRED FOR THE REMOVAL OF EXISTING CONSTRUCTION OR INSTALLATION OF NEW WORK TO ENSURE THE STRUCTURAL INTEGRITY OF THE BUILDING.

DEMOLISH ALL ITEMS IN SMALL SECTIONS. LOWER HEAVY SECTIONS OF WALL, FLOOR, AND ROOF CAREFULLY SO AS NOT TO DISTURB THE STRUCTURAL INTEGRITY OF THE WORK SCHEDULED TO REMAIN.

USE MEANS NECESSARY TO PREVENT DUST BECOMING A NUISANCE TO WORKERS IN THE BUILDING, THE PUBLIC, NEIGHBORING STRUCTURES, AND TO OTHER WORK BEING PERFORMED.

FINISH NEW AND EXISTING SURFACES AS SCHEDULED. CLEAN EXISTING SURFACES OF DIRT, GREASE, AND LOOSE PAINT BEFORE REFINISHING.

COORDINATE THE REMOVAL, RELOCATION, REPLACEMENT, RE-USE, SHUT-OFF, STUB-OFF, CAPPING-OFF, OR UPGRADING OF ALL EXISTING, PLUMBING, HVAC, FIRE ALARM, SECURITY AND ELECTRICAL SYSTEMS, EQUIPMENT, AND APPURTENANCES - INCLUDING, BUT NOT LIMITED TO, UTILITY LINES, DUCTS, CONNECTIONS, PANELS, VENTS, FANS, PIPING, DEVICES, CONTROLS, OUTLETS, AND CONDUIT DURING CONSTRUCTION AS REQUIRED, AS SCHEDULED, OR AS SPECIFIED IN ACCORDANCE WITH ALL LOCAL, MUNICIPAL AND STATE CODES TO SUIT THE WORK. COORDINATING INCLUDES THE WORK OF THE OWNER'S SUBCONTRACTORS OR VENDORS, AND NOTIFYING THE TOWN OF COVENTRY AND LOCAL OFFICIALS INVOLVED.

DURING CONSTRUCTION THE EXISTING HVAC RETURN DUCT SHOULD BE FILTERED AND NEW FILTERS REPLACED UPON CONSTRUCTION COMPLETION.

DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS IDENTIFIED TO REMAIN.

ITEMS OF SALVAGE VALUE WHICH ARE NOT INCLUDED ON SCHEDULE OF SALVAGE ITEMS TO BE RETURNED TO OWNER SHALL BE REVIEWED WITH OWNER AS TO WHETHER THEY CAN BE REMOVED FROM THE PREMISES. STORAGE OR SALE OF ITEMS AT PROJECT SITE IS PROHIBITED.

DEMOLISHED MATERIAL SHALL BE COMPLETELY REMOVED FROM THE SITE AND DISPOSED OF USING LEGAL METHODS.

DO NOT CLOSE OR OBSTRUCT THE MEANS OF EGRESS, CORRIDORS, OR OTHER OCCUPIED SPACES.

CEASE OPERATIONS IF PUBLIC SAFETY OR REMAINING STRUCTURES ARE ENDANGERED. PERFORM TEMPORARY CORRECTIVE MEASURES UNTIL OPERATIONS CAN BE CONTINUED PROPERLY.

SORT DEBRIS FOR RECYCLING TO THE GREATEST EXTENT POSSIBLE. REMOVE OR ARRANGE FOR THE REMOVAL AND TRANSPORT OF SORTED MATERIALS SCHEDULED TO BE RECYCLED TO APPROPRIATE OFF SITE FACILITIES EQUIPPED FOR THE RECYCLING OF SPECIFIC MATERIALS AS REQUIRED. PROVIDE CONTAINERIZED DUMPSTERS FOR THE SORTING OF DEMO WASTES AS PROVIDED BY LOCAL COMPANIES.

PRIOR TO THE WORK, COORD. WITH THE OWNER, ALL ITEMS OR EQUIPMENT TO BE SALVAGED FOR REUSE, RELOCATION, OR DELIVERY TO THE OWNER.

GENERAL ARCHITECTURAL NOTES

ALL DIMENSIONS SHOULD BE READ, NEVER SCALED. CONSTRUCTION SHALL BE BASED ON DIMENSIONS INDICATED ON DRAWINGS.

CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION w/ THE WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR.

ALL EXISTING CONDITIONS WILL BE VERIFIED BY THE G.C. & ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONTRACT DRAWINGS & WHAT IS AN EXISTING CONDITION WILL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO THE START OF ANY WORK.

ALL MECHANICAL / ELECTRICAL / PLUMBING SYSTEMS ARE BY THE OWNER'S CONTRACTOR OR ONE OF HIS SUBCONTRACTORS AS DESIGN-BUILD. ALL SUB-SLAB WORK & PENETRATIONS TO BE COORDINATED BY THE G.C. & CONCRETE CONTRACTOR WITH THE 2022 C.S.B.C. (CT STATE BUILDING CODE)

RADON TESTING & RADON EVACUATION SYSTEM, SPECIFICATIONS & ANY/ALL DRAWINGS ARE TO BE PROVIDED BY A LICENSED RADON MITIGATION CONTRACTOR. ALL SUB-SLAB WORK & PENETRATIONS TO BE COORDINATED BY THE G.C. & CONCRETE CONTRACTOR

LIFE SAFETY SYSTEMS SUCH AS SMOKE / C.O. ALARMS ARE TO BE DESIGNED & PROVIDED BY THE PROJECT'S ELECTRICAL CONTRACTOR.

ALL WOOD THAT COMES IN CONTACT WITH CONCRETE OR MASONRY OF ANY TYPE SHALL BE PRESSURE TREATED.

USE GALVANIZED OR STAINLESS STEEL FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER.

PROVIDE ALL 160Z COPPER FLASHING *ALUMINUM FLASHING NOT PERMITTED IN CONTACT w/ PRESSURE TREATED LUMBER.

PROVIDE CEMENT BOARD (HARDIE BACKER, DUROCK, ETC.) or SCHLUTER KERDI SYSTEMS PRODUCTS IN ALL LOCATIONS CONTAINING FLOOR AND/OR WALL TILE. INSTALL & SEAL PER MNFR'S SPECIFICATIONS.

PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL POWDER ROOMS, BATHROOMS, LAUNDRY ROOMS and/or ANY ROOM WITH HIGH MOISTURE CONTENT.

PROVIDE 5/8" TYPE X GYPSUM BOARD ON ALL GARAGE WALLS, DROPPED BEAMS & CEILING SURFACES. INSULATE ALL GARAGE WALLS WITH KRAFT-FACED R-15 HD or R-21 HD FIBERGLASS BATT INSULATION, UNLESS NOTED OTHERWISE. REFER TO DRAWINGS/SECTIONS

GARAGE/HOUSE WALL TO BE INSULATED TO FULL EXTERIOR R-VALUE & PROVIDE EXTERIOR WALL INSULATION SYSTEM, FULL LENGTH OF WALL, TYP.

INSTALL ALL EXTERIOR PVC TRIM BOARDS WITH STAINLESS STEEL FASTENERS or "CORTEX" HIDDEN FASTENING SYSTEM - SCREWS & PLUGS

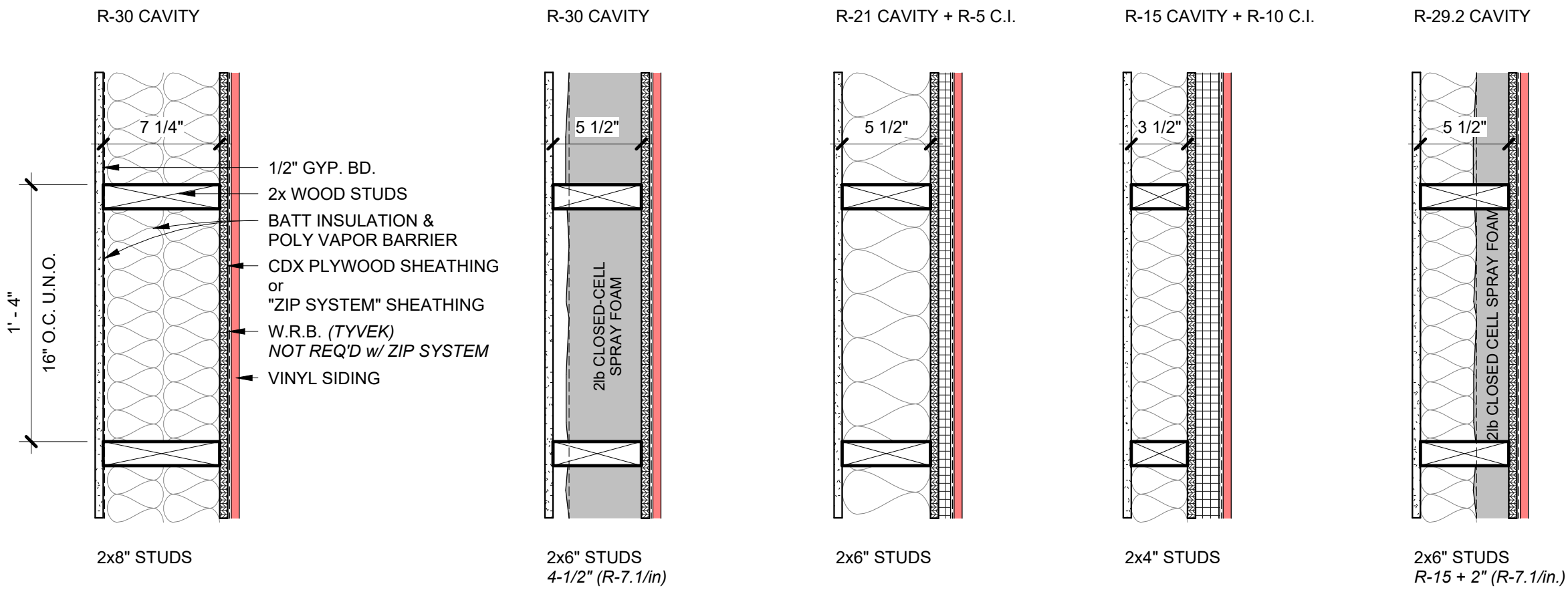
PROVIDE SOLID 2x FIRE BLOCKING, FULL DEPTH OF CAVITY, IN ALL WALLS OVER 10'-0" IN HEIGHT. ALSO IN GABLE END WALLS @ CEILING HEIGHT.

BRACED WALL PANEL PLANS MAY BE INCLUDED IN ARCHITECTURAL DRAWINGS. OR, IT WILL BE RESPONSIBILITY OF THE G.C./OWNER'S CONSULTANT

GARAGE FLOOR SLABS: PROVIDE MINIMAL POSITIVE SLOPE/PITCH TO FACILITATE THE MOVEMENT OF LIQUIDS TOWARDS MAIN ENTRY DOORS. DO NOT OVERPITCH GARAGE SLABS.

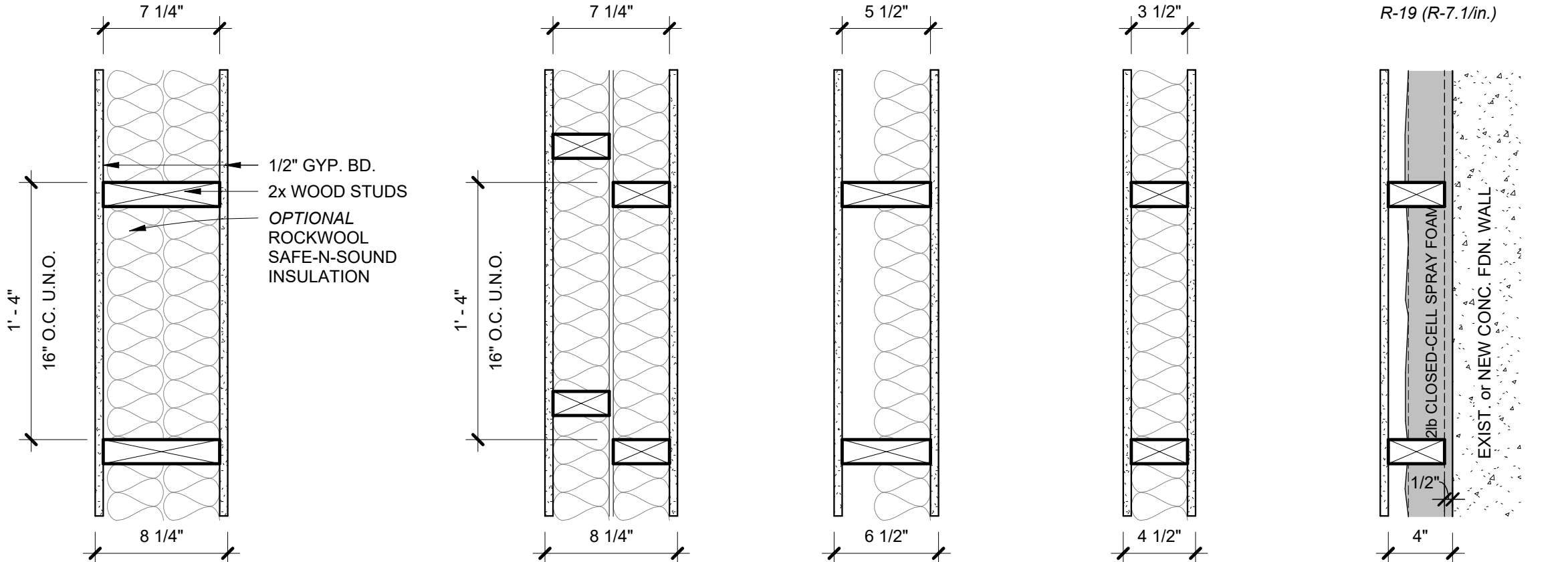
TYP. EXTERIOR WALLS

PLAN VIEWS



TYP. INTERIOR WALLS

PLAN VIEWS



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For All General Information Refer to Sheets "S-1 & R-1"

ISSUED:	PROGRESS SET NOT FOR CONSTRUCTION
FEBRUARY 22, 2025	DRAWINGS ISSUED FOR PERMIT & CONSTRUCTION

SEAL:

LIST OF DRAWINGS:
A0.00 COVER SHEET
A1.01 PATRIAL FLOOR PLANS
R-1 GENERAL REFERENCE SHEET
S-1 GENERAL NOTES & DETAILS

NOTES:

PROPOSED FITOUT FOR

CASEY TOOMBS

535 MERROW ROAD COVENTRY, CT

PROJECT NO: AX-24033
SCALE: As indicated
DATE: FEBRUARY 22, 2025

GENERAL REFERENCE SHEET

R-1
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DESIGN CRITERIA ^a					
Municipality	Ground Snow Load	Wind Design Speed	Wind Exposure Category	Seismic Design Category	Frost Line
COVENTRY	30 psf	V _{asd} =93mph V _{ULT} =120 mph	B	B	42"

a. Values taken from Appendix V of the Connecticut State Building Code - AMENDMENT.

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE 2022 CONNECTICUT STATE BUILDING CODE WHICH ADOPTS, WITH AMENDMENTS, THE 2021 (IRC) INTERNATIONAL RESIDENTIAL CODE. THE CONTRACTOR SHALL BE FAMILIAR WITH AND MAINTAIN A COPY OF THE BUILDING CODE FOR READY REFERENCE.
- IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER OR DULY AUTHORIZED AGENT, SUCH AS THE CONTRACTOR PERFORMING THE WORK, TO ARRANGE FOR THE REQUIRED INSPECTIONS WHEN COMPLETED WORK IS READY AND ALLOW FOR SUFFICIENT TIME FOR THE BUILDING OFFICIAL TO SCHEDULE A VISIT PRIOR TO CONCEALMENT.
- THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND EXISTING FIELD CONDITIONS AND PROMPTLY NOTIFY THE ARCHITECT OF ANY UNFORESEEN SUBSURFACE CONDITIONS OR DISCREPANCIES BETWEEN ASSUMED CONDITIONS, DIMENSIONS, ELEVATIONS, LOCATIONS, ETC., AND THOSE ACTUALLY ENCOUNTERED IN THE FIELD, AND SHALL WAIT FOR INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL TEMPORARY SHORING, BRACING AND JOB SITE SAFETY DURING CONSTRUCTION, INCLUDING MEANS AND METHODS.
- ALL NEW FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED NATURAL NON-ORGANIC SOIL OR SUITABLE GRANULAR FILL DYNAMICALLY COMPACTED. THERE SHALL BE A MINIMUM OF 95% COMPACTION (ASTM D698 STANDARD PROCTOR TEST) OF ALL BACKFILL SOIL UNDER SLABS AND FOOTINGS.
- IN LIEU OF A GEOTECHNICAL EVALUATION, THE MINIMUM ALLOWABLE SOIL PRESSURE VALUE IN IRC TABLE R401.4.1, WAS TAKEN EQUAL TO 3,000 POUNDS PER SQUARE FOOT. FILL SOILS THAT SUPPORT NEW FOUNDATIONS SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE AND APPROVED BY LOCAL CODE OFFICIAL. IF THERE IS CONCERN THAT COMPRESSIBLE, EXPANSIVE OR SHIFTING SOIL CONDITIONS EXISTS, A GEOTECHNICAL ENGINEER SHALL BE CONSULTED BY THE OWNER OR OWNER'S BUILDER.
- DO NOT PLACE CONCRETE ON FROZEN EARTH OR IN WATER. BOTTOM OF FOOTINGS SHALL BE REASONABLY DRY. IF WATER IS ENCOUNTERED, DEWATER EXCAVATION WITH TRENCHING OR WELL POINT AND PLACE A MINIMUM 6" LAYER OF 3/8" STONE BELOW FOOTINGS.
- ALL CONCRETE SHALL BE AIR ENTRAINED WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 psi AT 28 DAYS FOR FOOTINGS, FOUNDATION WALLS. INTERIOR GARAGE FLOOR SLABS SHALL BE 4,000 psi AT 28 DAYS.
- IN COLD WEATHER, CARE MUST BE TAKEN THAT FOUNDATIONS ARE NOT PLACED ON FROZEN SOIL, NOR SHOULD SUCH FOUNDATIONS BE PLACED IN FREEZING WHETHER UNLESS A METHOD OF ENSURING THAT THE UNDERLYING SOIL IS FREE OF FROST IS EMPLOYED AND THE CONCRETE IS PROPERLY PROTECTED AGAINST THE WEATHER.
- CONCRETE BASEMENT WALLS, SHALL BE REINFORCED WITH ONE (1) #4 HORIZONTAL REBAR PLACED WITHIN 12" OF THE TOP OF WALL AND ONE (1) #4 HORIZ. REBAR NEAR MID-HEIGHT, UNLESS OTHERWISE NOTED.
- ALL INTERIOR SLABS ON GRADE SHALL BE 5" THICK MIN. AND REINFORCED WITH 6x6-W2.0xW2.0 WELDED WIRE MESH SET ON CONCRETE BRICKS TO POSITION THE WIRE IN UPPER THIRD OF SLAB. PROVIDE CONTROL JOINTS AS REQUIRED TO PREVENT CRACKING, NAMELY AT REENTRANT CORNERS AND LIMIT AREAS BETWEEN CONTROL JOINTS TO APPROXIMATELY 300 SQUARE FEET.
- PLACE SLAB ON GRADE DIRECTLY OVER 12 MIL VAPOR BARRIER INSTALLED OVER 8" LAYER OF 3/8" STONE.
- DO NOT BACKFILL AGAINST FOUNDATION WALLS UNTIL FLOOR FRAMING IS IN PLACE AND CONCRETE SLAB HAS CURED FOR 7 DAYS. OTHERWISE IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE ALL NECESSARY TEMPORARY BRACING REQUIRED TO PROTECT THE FOUNDATION DURING CONSTRUCTION.

WOOD FRAMING NOTES

- CONVENTIONAL FRAMING LUMBER SHALL BE DRY (19% MAXIMUM MOISTURE CONTENT) SPRUCE-PINE OR DOUGLAS FIR No.2 GRADE OR BETTER WITH A MINIMUM BASE FLEXURAL STRESS VALUE (Fb) = 875 PSI.
- PROVIDE LAMINATED VENEER LUMBER (LVL) LUMBER HAVING THE FOLLOWING GRADE AND DESIGN VALUES: GRADE = 2.0E, FLEXURAL STRESS (Fb) = 3,100 psi, MODULUS OF ELASTICITY (E) = 2,000,000 psi. NAIL EACH LAYER OF MULTIPLE LVL MEMBERS TOGETHER WITH 3 ROWS OF 16d PNEUMATIC NAILS AT 12" o.c. *FOR SIDE LOADED BEAMS/GIRDERS - PROVIDE SIMPSON SDS, FASTENMASTER HEAD-LOK OR GRK SCREWS*
- PROVIDE PARALLEL STRAND LUMBER (PSL) (IF ANY) HAVING THE FOLLOWING GRADE AND DESIGN VALUES: GRADE = 2.0, FLEXURAL STRESS (Fb) =2,900 psi, MODULUS OF ELASTICITY (E) = 2,000,000 psi, COMPRESSION PARALLEL TO GRAIN (Fci) = 2900 psi, AND COMPRESSION PERPENDICULAR TO GRAIN (Fcp) = 750 psi.
- CONTRACTOR SHALL USE A.P.A. RATED FLOOR SHEATHING SYSTEM CONSISTING OF 3/4" T&G PLYWOOD PANELS GLUED AND NAILED WITH 10d RING NAILS AT 12" o.c. INTERMEDIATE AND 6" o.c. ALONG PANEL EDGES. PLYWOOD PANELS EDGES SHALL BE STAGGERED OVER COMMON FRAMING MEMBERS.
- MINIMUM BEARING SUPPORT FOR BEAMS AND HEADERS SHALL BE ONE JACK-STUDS, UNLESS OTHERWISE NOTED ON PLAN. FULL WIDTH BEARING IS REQUIRED. PROVIDE SQUASH BLOCKS AS NECESSARY TO PROVIDE CONTINUOUS LOAD PATH THROUGH FLOOR FRAMING.
- ALL MEMBER SUPPORTS SHALL BE RESTRAINED AGAINST TWISTING BY FULL HEIGHT RIM, BAND JOIST, HEADER OR OTHER MEMBER OR BY USING BLOCKING PANELS BETWEEN MEMBER ENDS.
- INSTALL ONE LINE OF JOIST BRIDGING FOR EACH 8 FEET OF FLOOR FRAMING SPAN LENGTH. INSTALL SOLID BLOCKING BETWEEN JOISTS OVER ALL R BEAMS OR OTHER SUPPORTING MEMBERS. GLUE ALL CONTACT EDGES OF BLOCKING PANELS TO ELIMINATE POTENTIAL SQUEAKS.
- PROVIDE DOUBLE JOISTS UNDER WALL PARTITIONS PARALLEL TO JOISTS, SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS.
- FLOOR JOISTS MAY BE MOVED UP TO 3" IN EITHER DIRECTION TO ACCOMMODATE PLUMBING AND/OR ANY OTHER CONSTRUCTION PRACTICE.
- NOTCHES IN JOISTS SHALL NOT EXCEED 1/6 THE JOIST DEPTH AND SHALL NOT OCCUR IN THE MIDDLE THIRD OF THE SPAN. BORED HOLES SHALL NOT BE WITHIN 2" OF JOIST EDGES AND NOT EXCEED 1/3 THE DEPTH OF THE JOIST.
- ALL METAL FRAMING CONNECTIONS SHALL BE INSTALLED AND FULLY NAILED AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL ANCHORS CONCURRENT WITH FRAMING.
- CONTRACTOR TO SUBMIT FOR REVIEW EXACT CONNECTION MANUFACTURER'S DATA SHEETS FOR EACH TYPE OF CONNECTION SPECIFIED.
- ALL WOOD FRAMED CONNECTIONS SHALL BE FASTENED IN ACCORDANCE WITH THE PROVISIONS OF TABLE R602.3(1) OF THE IRC 2021 "FASTENER SCHEDULE FOR STRUCTURAL MEMBERS".
- WOOD FRAMING FOR WALL STUDS SHALL BE KILN-DRIED DOUGLAS FIR OR SPRUCE PINE FIR No. 2 GRADE OR BETTER WITH MAXIMUM MOISTURE CONTENT OF 19%..
- EXTERIOR WALLS AND BEARING WALLS SHALL BE FRAMED WITH 2x6 STUDS AT 16" o.c. MAX. SEE BRACED WALL PANEL DESIGN FOR REQUIRED HORIZONTAL PLYWOOD SEAM BLOCKING AND NAILING PATTERN.
- PLYWOOD WALL SHEATHING SHALL NOT BE LESS THAN 7/16" THICK APA RATED EXPOSURE 1, OR BETTER, (5 PLY MIN.). ALL PLYWOOD SHALL BE NAILED WITH 8d FULL ROUND HEAD PNEUMATIC NAILS SPACED AT 4" o.c. AT ALL EDGES AND FIELD-NAILED AT 8" o.c. AT INTERMEDIATE SUPPORTS. DO NOT OVERDRIVE NAILS INTO SHEATHING. NAIL HEADS MAY BE OFFSET. INSTALL PLYWOOD IN EITHER THE HORIZONTAL OR VERTICAL POSITION, SO AS TO MINIMIZE HORIZONTAL SEAMS.
- FABRICATE BUILT-UP MULTI-PLY 2x6 STUD POSTS AND JAMBS WITH 3 ROWS OF 16d PNEUMATIC NAILS AT 5" o.c. STAGGERED. NAIL FROM BOTH SIDES AND NAIL SUCCESSIVE PLIES. FABRICATE CORNERS WITH A MINIMUM OF 3 STUDS SPIKED TOGETHER.
- PROVIDE MINIMUM SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE IN ALL BEARING WALLS. MUDSILL PLATES IN DIRECT CONTACT WITH THE CONCRETE FOUNDATIONS SHALL BE PRESERVATIVELY TREATED MATERIAL.
- DOUBLE TOP PLATES SHALL BE SPLICE LAPPED 4'-0" MIN. AND OVERLAPPED AT CORNERS AND INTERSECTIONS WITH OTHER EXTERIOR AND INTERIOR LOAD BEARING WALLS. ALTERNATIVELY, PROVIDE METAL TIE PLATES AT BUTT JOINTS, CORNERS, AND AT INTERSECTING WALLS TO RESIST AND TRANSFER LATERAL LOADS TO ROOF AND FLOOR DIAPHRAGM.
- ANCHOR SILL PLATES TO FOUNDATION WITH 1/2" DIA. A307, A36, OR F1554 HOOKED BOLTS EMBEDDED 7" IN CONCRETE AND SPACED NO MORE THAN 4 FEET APART AND PLACED WITHIN 12 INCHES FROM CORNERS, OPENINGS AND ENDS OF WALL. FOR LENGTHS OF MUDSILL PLATE BETWEEN 4 FEET AND 8 FEET LONG, A MINIMUM OF THREE ANCHORS BOLTS SHALL BE INSTALLED AND FOR LENGTHS OF MUDSILL PLATES LESS THAN 6 FEET, A MINIMUM OF TWO ANCHORS BOLTS SHALL BE INSTALLED.

MINIMUM UNIFORMLY DISTRIBUTED FLOOR LIVE LOADS	
USE	LIVE LOAD
Uninhabitable attics without storage	10 psf
Uninhabitable attics with limited storage	20
Habitable attics and attics served with fixed stairs	30
Balconies and decks	40
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40

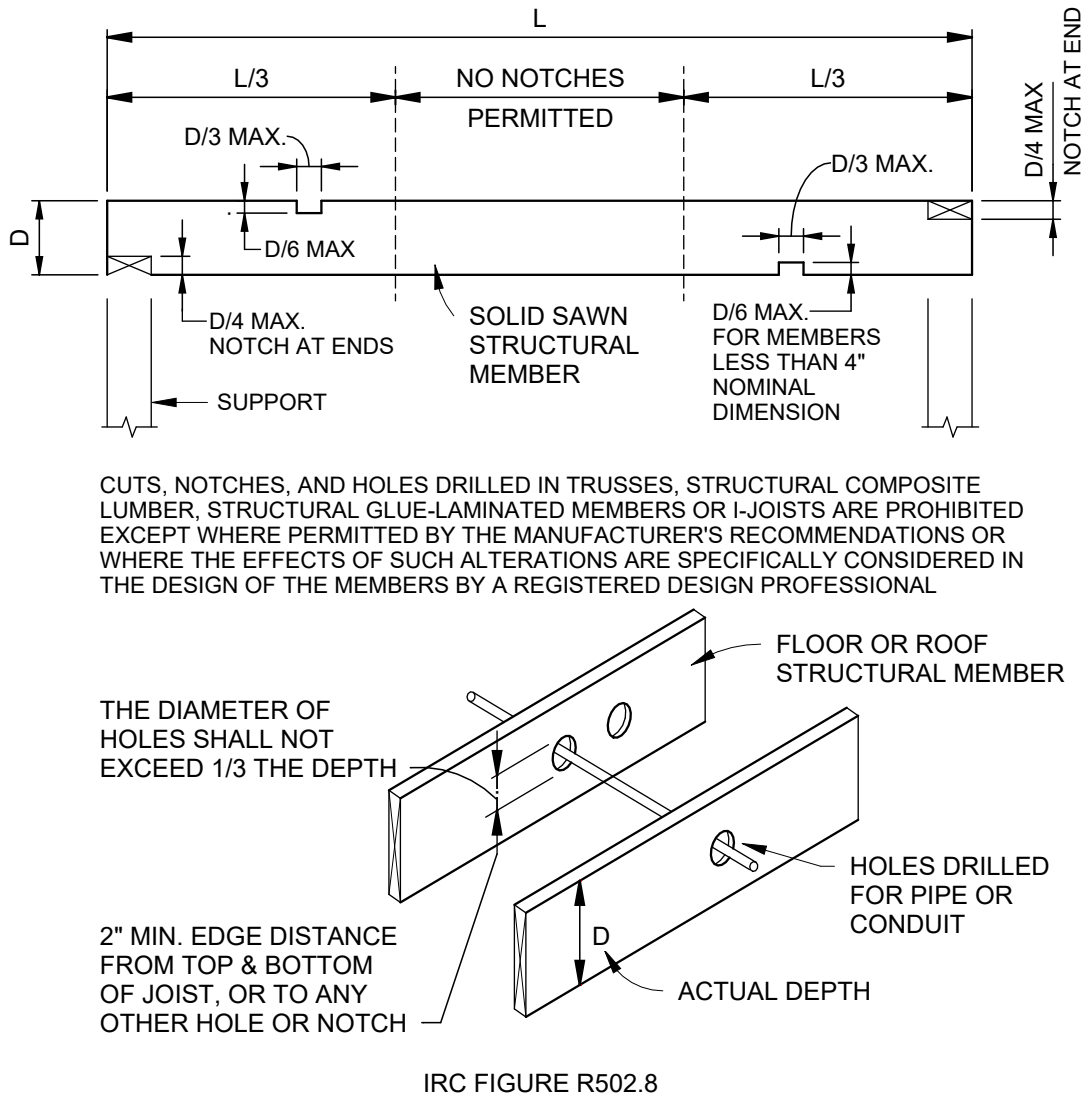
NAILING SCHEDULE

BUILDING ELEMENT	BOX	REMARKS
1. Blocking between joists or rafters to top plate or sill, toe nail	3-8d	
2. Ceiling joists to plate, toenail	3-8d	
3. Ceiling joist laps over partitions (no thrust), face nail	3-10d	
4. Ceiling joists to parallel rafters and laps (with thrust)	-	per IRC Table R802.5.1(9)
5. Collar tie to rafter, face nail	3-10d	or 1-1/4" ridge strap
6. Rafter or roof truss to plate, toe nail	3-16d	or 3-10d common nails
7. Roof rafters to ridge, valley or hip	4-16d	toe nail
8. Built-up studs, and successive plies, face nail	3-16d	face nail
9. Butting corner studs at intersecting wall corners, face nail	10d @ 24" o.c.	stagger
10. Built-up header, two pieces with 1/2" spacer, face nail	16d @ 12" o.c.	along all edges
11. Continued header, two pieces	16d @ 16" o.c.	along all edges
12. Continuous header to stud, toe nail	4-8d	
13. Double studs, face nail	10d @ 24" o.c.	staggered
14. Double top plates, face nail	10d @ 24" o.c.	staggered
15. Double top plates, minimum 24-inch offset of end joints	8-16d	face nailed in lapped area
16. Sole plate to joist, rim-board or blocking, face nail	16d @ 16" o.c.	
17. Sole plate to joist, rim-board or blocking at braced wall panels	3-16d @ 16" o.c.	
18. Top plate or sole plate to stud, end nail	3-16d	toe nail
19. Top plate, laps at corner and intersection, face nail	3-10d	or 2-16d common, face nail
20. 1" Brace to each stud and plate	3-8d	face nail
21. Rim joist to sill or top plate, toe nail	8d @ 6" o.c	
22. Rim joist or blocking to sill plate, toe nail	8d @ 6" o.c.	
23. Joist to band joist or rim board, toe nail	3-16d	at each joist or rafter
24. Bridging or blocking to joists or rafters, toenail	2-10d	
25. 1x6" Subfloor or less to each joist	3-8d	face nail
26. 2" sub-floor to joists or girder, face nail w/ construc. adhesive	3-16d	blind & face nail
27. 2" Planks (plank & beam - floor & roof)	3-16d	@ each bearing, face nail
28. Band or Rim joist to floor joist	4-10d	end nail
29. Built-up girders and beams, 2-inch lumber layers	10d @ 24"	face nail @ top & bot, staggered - op
	3-10d	Two nails at ends and at each splice

Roof sheathing to joists or rafters, face nail (for wind speed 100 mph or less)	8d @ 6" o.c. panel edges 8d @ 12" o.c. in the field	
Exterior wall plywood to studs, face nail (at braced wall panels)	8d @ 4" o.c. panel edges 8d @ 8" o.c. in the field	Block horizontal plywood seams as required
Exterior wall plywood to studs, face nail (not at braced wall panels)	8d @ 6" o.c. panel edges 8d @ 12" o.c. in the field	

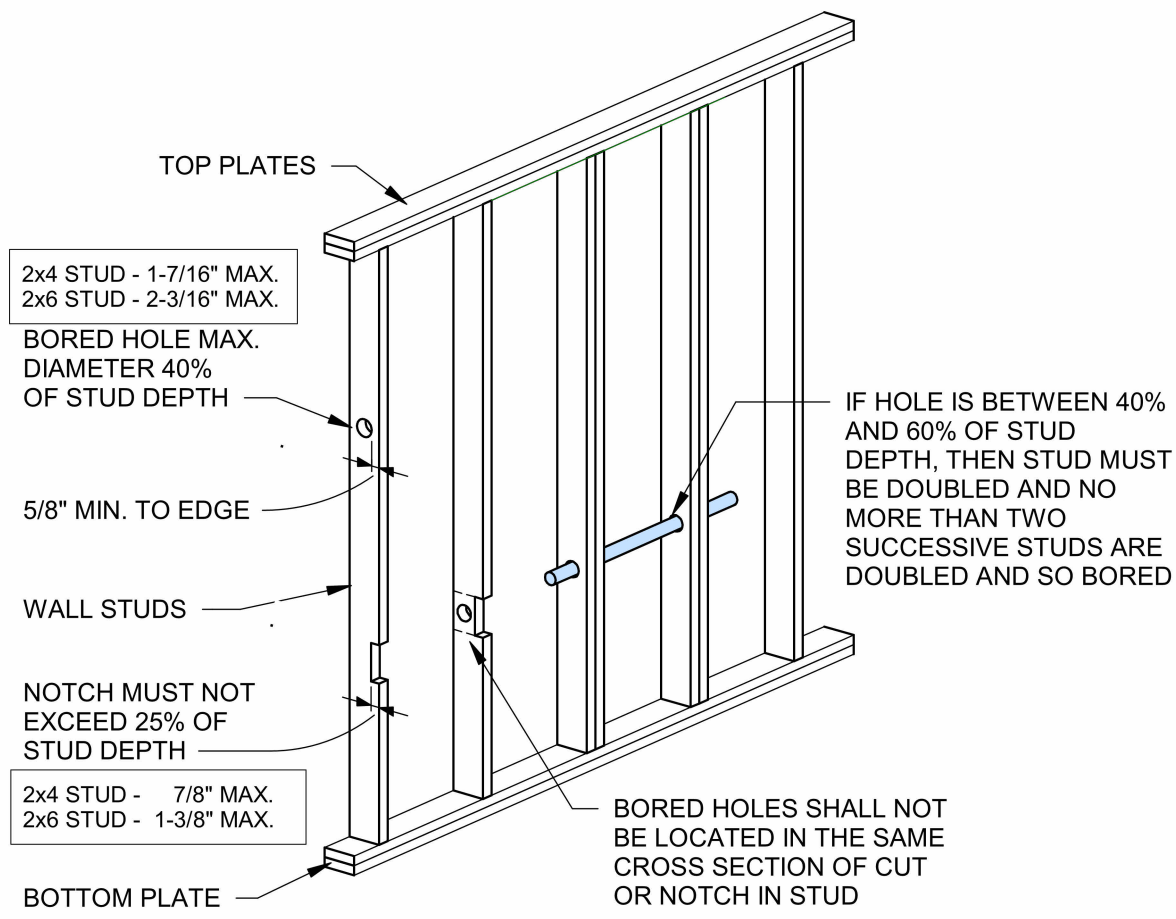
This simplified schedule is reproduced from the 2021 IRC. See Table R602.3(1) for other nail types and building elements.

Common Nails (8d = 2 1/2" x 0.131", 10d = 3" x 0.148", 16d = 3 1/2" x 0.162")
Box Nails (8d = 2 1/2" x 0.113", 10d = 3" x 0.128", 16d = 3 1/2" x 0.135")



IRC FIGURE R502.8

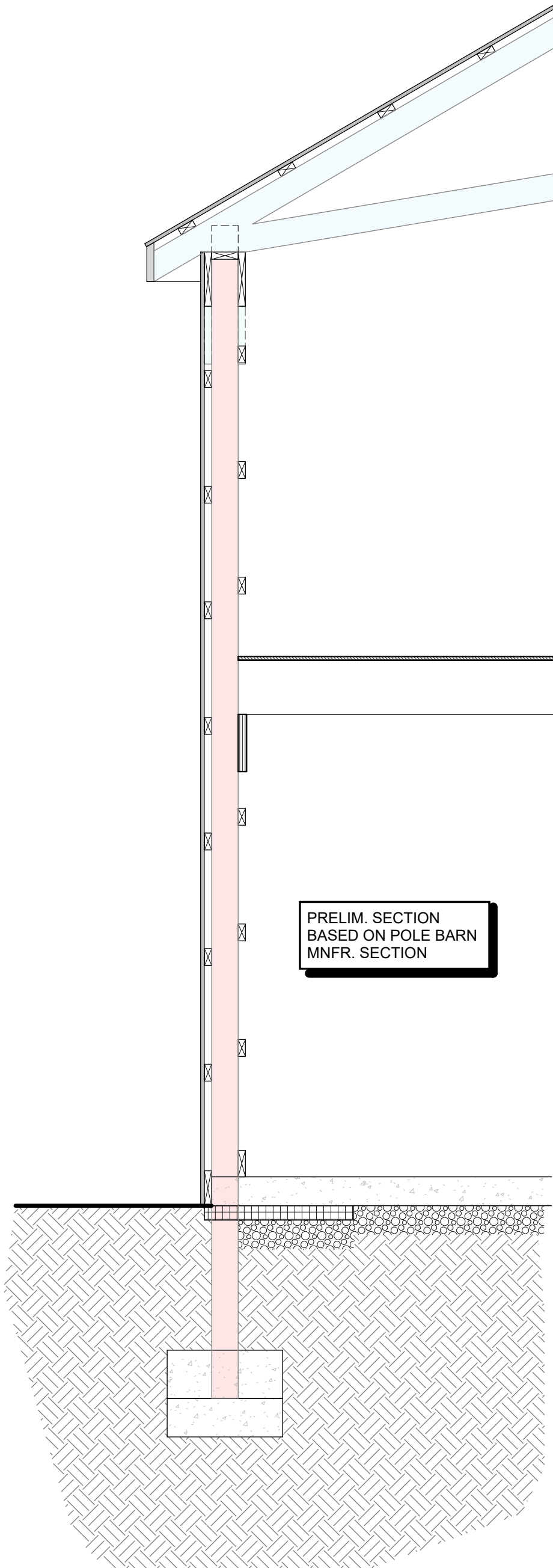
TYPICAL CUTTING, NOTCHING AND DRILLING DETAIL



IRC FIGURE R602.6(1)

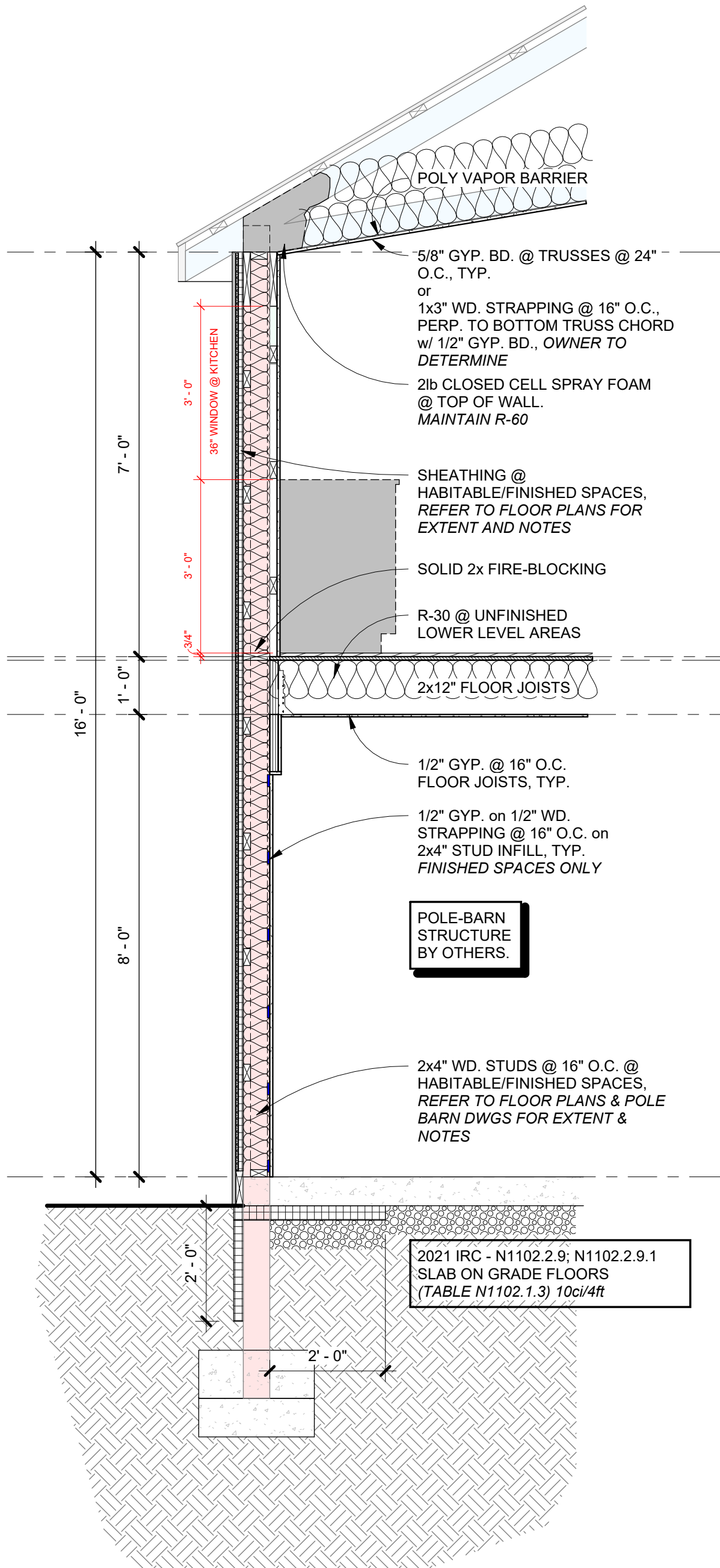
NOTCHING AND BORED HOLE LIMITATIONS FOR EXTERIOR WALLS AND BEARING WALLS

FOR NON-BEARING WALLS REQUIREMENTS - SEE IRC



1 TYP. WALL SECTION DETAIL

SCALE: 1/2" = 1'-0"



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For All General Information Refer to Sheets "S-1 & R-1"

ISSUED: PROGRESS SET NOT FOR CONSTRUCTION
FEBRUARY 22, 2025 DRAWINGS ISSUED FOR PERMIT & CONSTRUCTION

SEAL:

LIST OF DRAWINGS:
A0.00 COVER SHEET
A1.01 PATRIAL FLOOR PLANS
R-1 GENERAL REFERENCE SHEET
S-1 GENERAL NOTES & DETAILS

NOTES:

PROPOSED FITOUT FOR

CASEY TOOMBS

535 MERROW ROAD
COVENTRY, CT

PROJECT NO: AX-24033
SCALE: As indicated
DATE: FEBRUARY 22, 2025

GENERAL NOTES & DETAILS