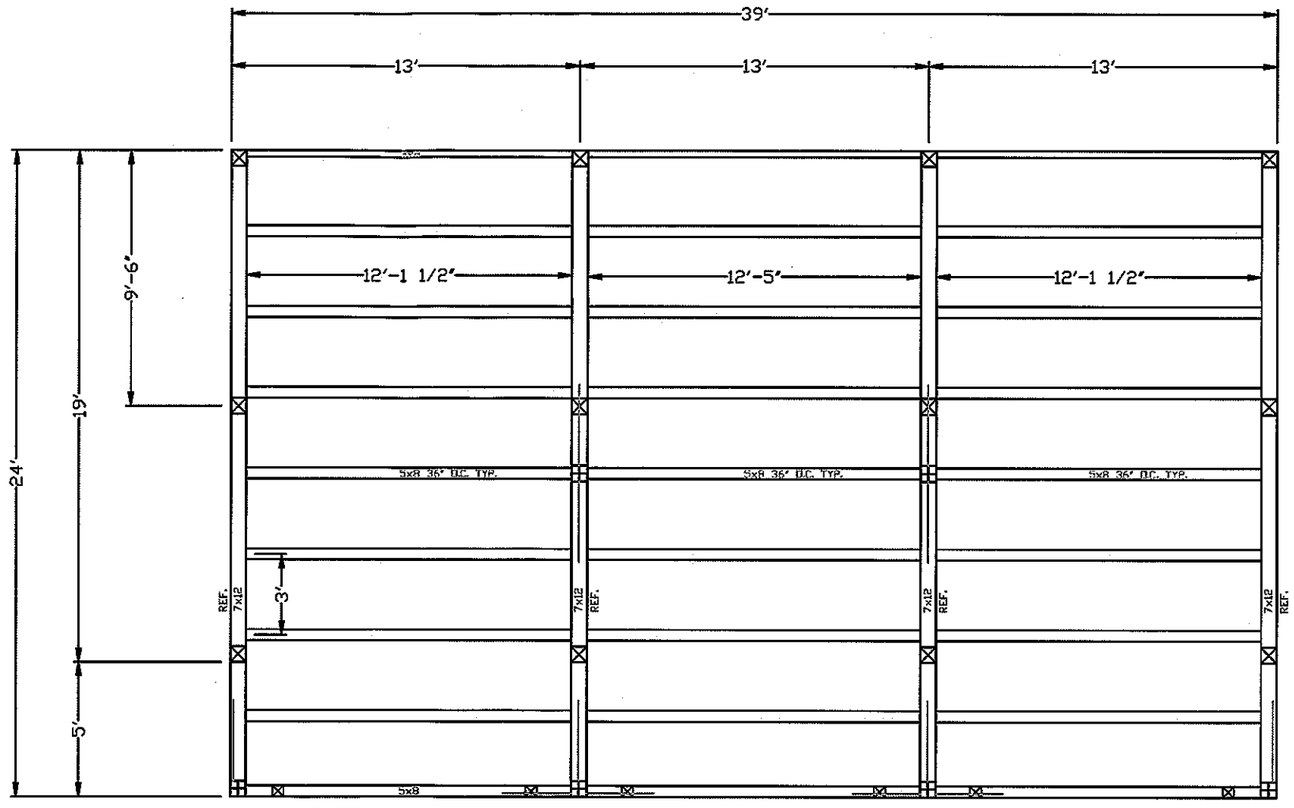
ALL PEGS WILL BE
7/8 DIA. W. OAK

ALL TIMBER WILL BE #2 WHITE PINE UNLESS SPECIFIED
ALL TIMBER WILL BE ROUGH SAWN FULL DIM. GREEN WOOD



FLOOR FRAMING PLAN

THE BARN RAISERS
BUILDERS OF TRADITIONAL
NEW ENGLAND BARNS
AND TIMBER FRAMES

TIMBER FRAME ADDITION
FOR THE BROWN RESIDENCE
97 BONE MILL RD. EAST HADDAM CT. 06423

FRAME SECTIONS

DESIGNED BY:
BRENDAN
MATTHEWS

DATE:
7/15/2022

SCALE:
3/16"=1'0"

DRAWING
NUMBER
A-2

BRACES
20 @ 3' 4'2 15/16"

ROOF BOARDS
1x8 T&G PINE
46 1X8X16'
46 1X8X14'
46 1X8X10'

SIP 2X INFILL
5 2x10x16
4 2x8x16

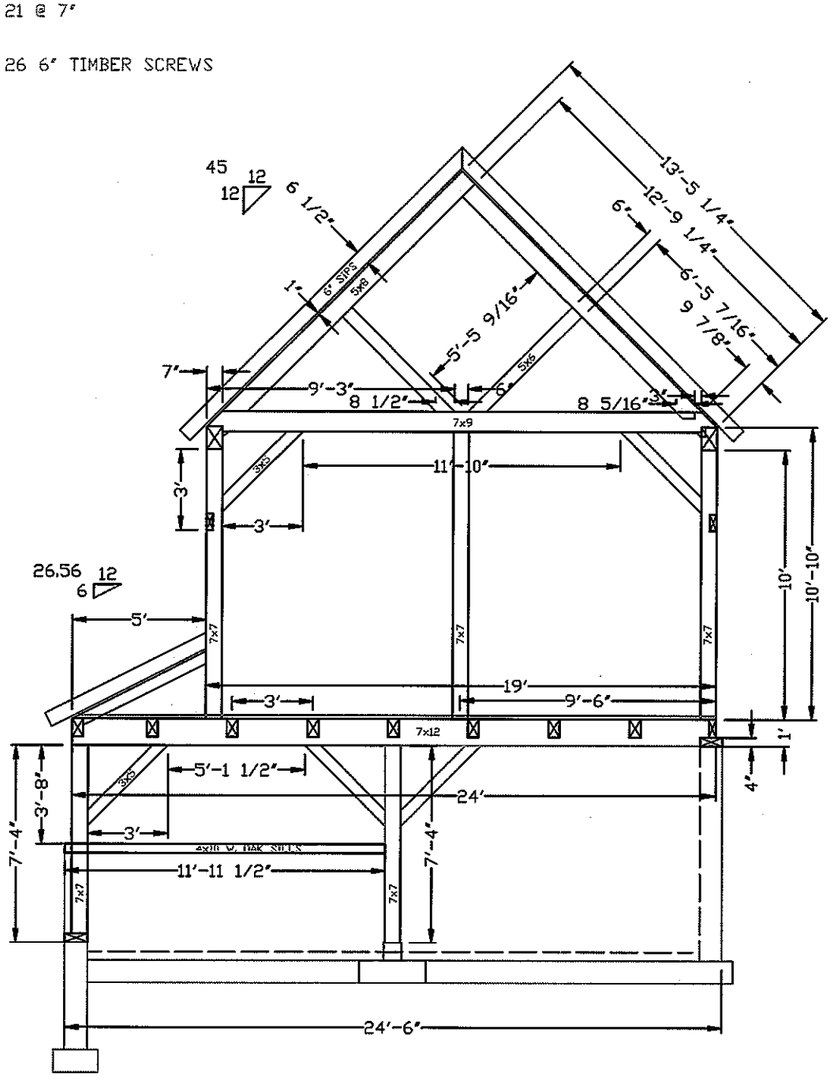
PEGS & WEDGES
2 SCARF JOINT WEDGES
64 @ 9"
21 @ 7"

26 6" TIMBER SCREWS

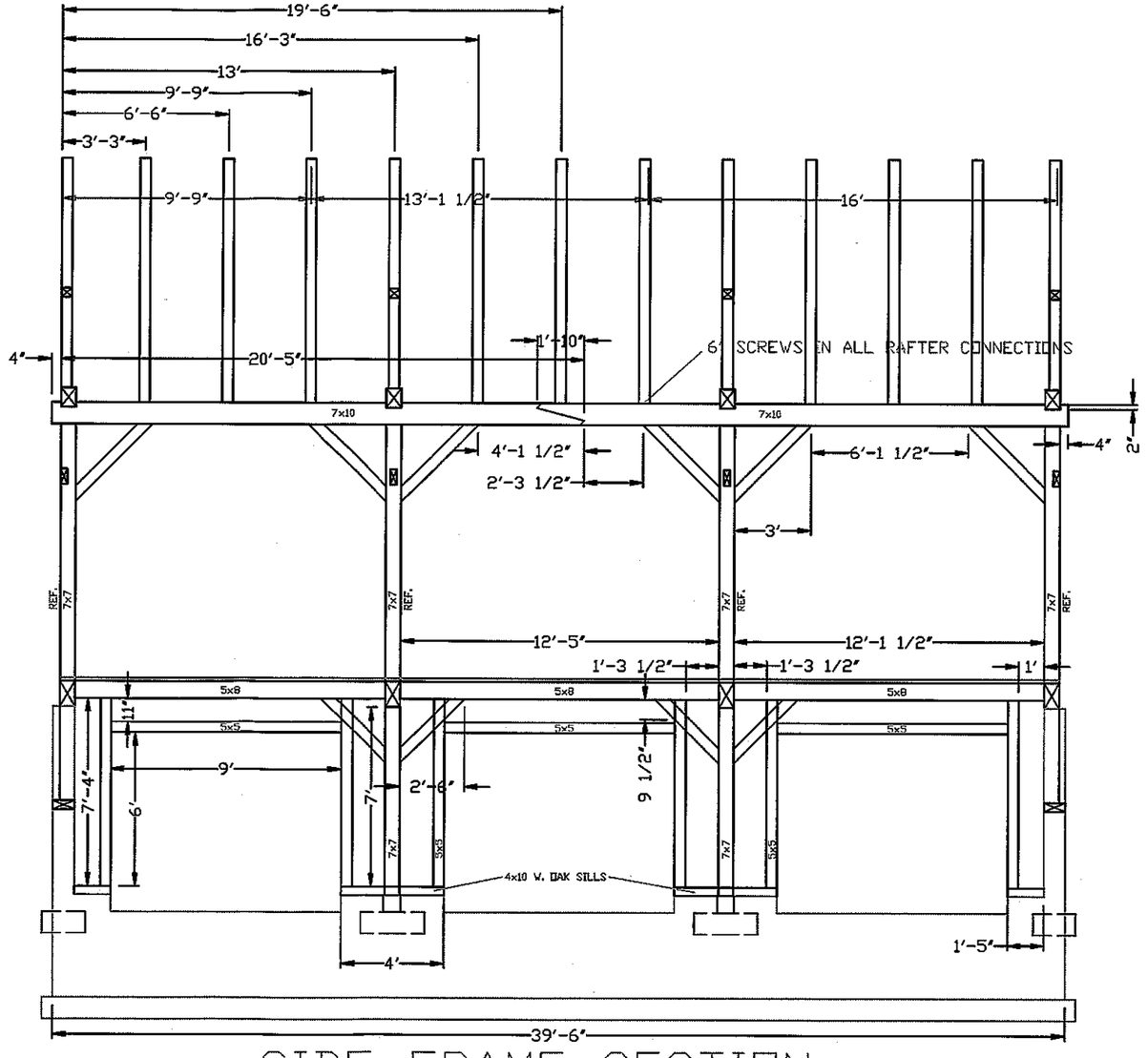
☐APPROVED A1, A2 & P1
NAME:
DATE:

ALL PEGS WILL BE
7/8 DIA. W. OAK

ALL TIMBER WILL BE #2 WHITE PINE UNLESS SPECIFIED
ALL TIMBER WILL BE ROUGH SAWN FULL DIM. GREEN WOOD



BENT SECTION



SIDE FRAME SECTION

THE BARN RAISERS
BUILDERS OF TRADITIONAL NEW ENGLAND BARNS AND TIMBER FRAMES

TIMBER FRAME ADDITION
FOR THE BROWN RESIDENCE
97 BONE MILL RD. EAST HADDAM CT. 06423

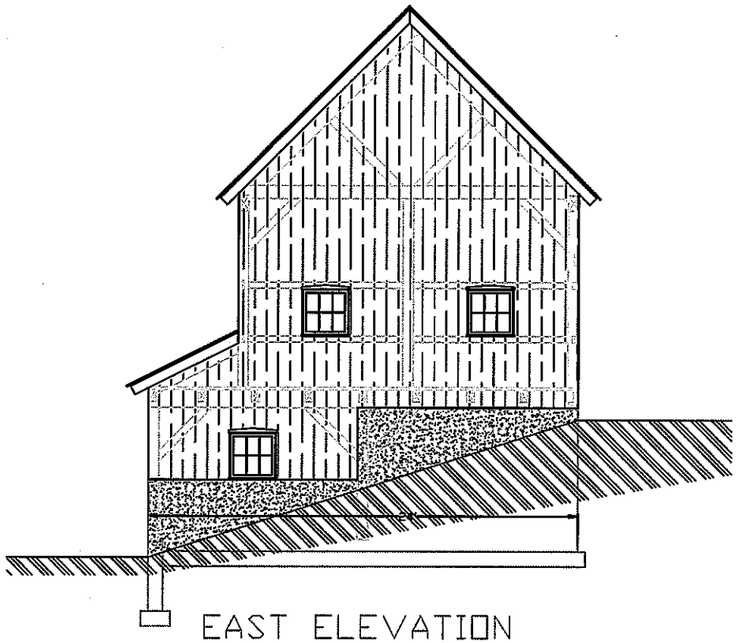
FRAME SECTIONS

DESIGNED BY:
BRENDAN MATTHEWS

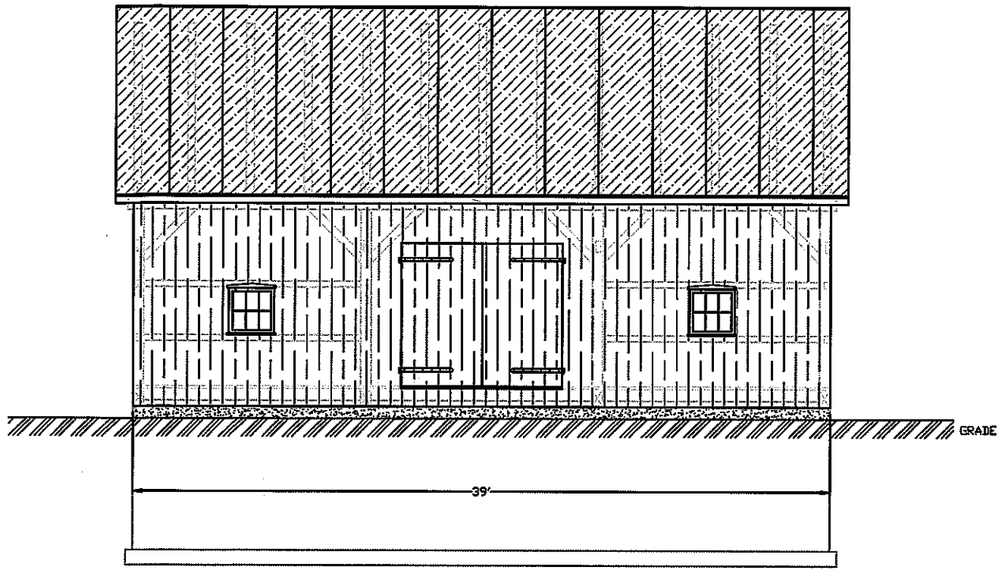
DATE:
7/15/2022

SCALE:
3/16"=1'0"

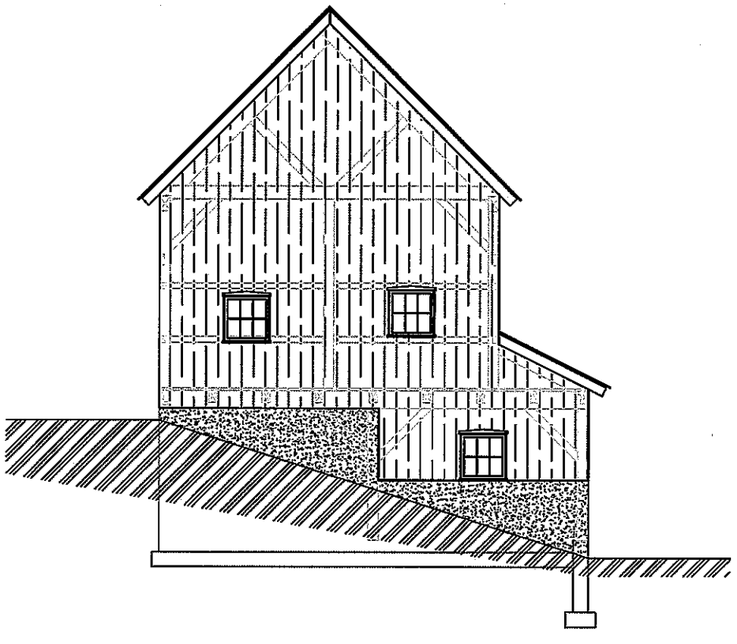
DRAWING NUMBER
A-1



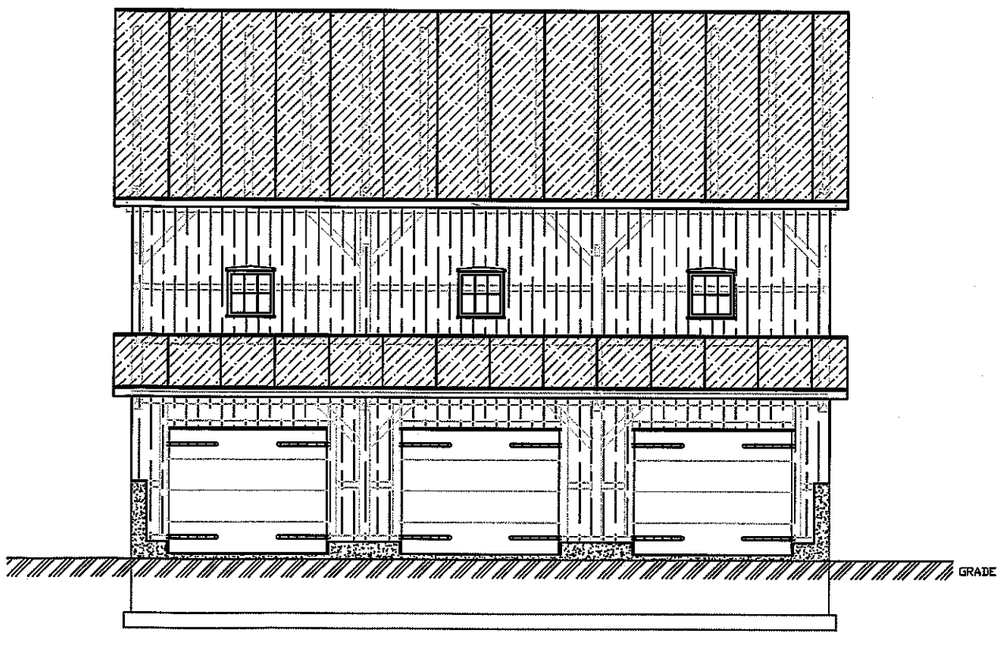
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

THE BARN RAISERS
BUILDERS OF TRADITIONAL
NEW ENGLAND BARNS
AND TIMBER FRAMES

TIMBER FRAME BANK BARN
FOR THE BROWN RESIDENCE
97 BONE MILL RD. EAST HADDAM CT. 06423

ELEVATIONS

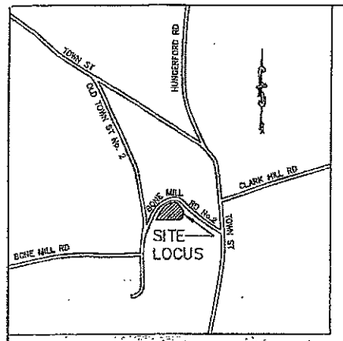
DESIGNED BY:
BRENDAN
MATTHEWS

DATE:
3/22/22

SCALE:
1/8"=1'0"

DRAWING
NUMBER
E-1

DATE	REVISION	BY
09/15/10	PROPOSED CONSERVATION EASEMENT ADDED	
08/11/10	ADD RAIN GARDENS	
08/17/10	REVISED CONSERVATION EASEMENT	



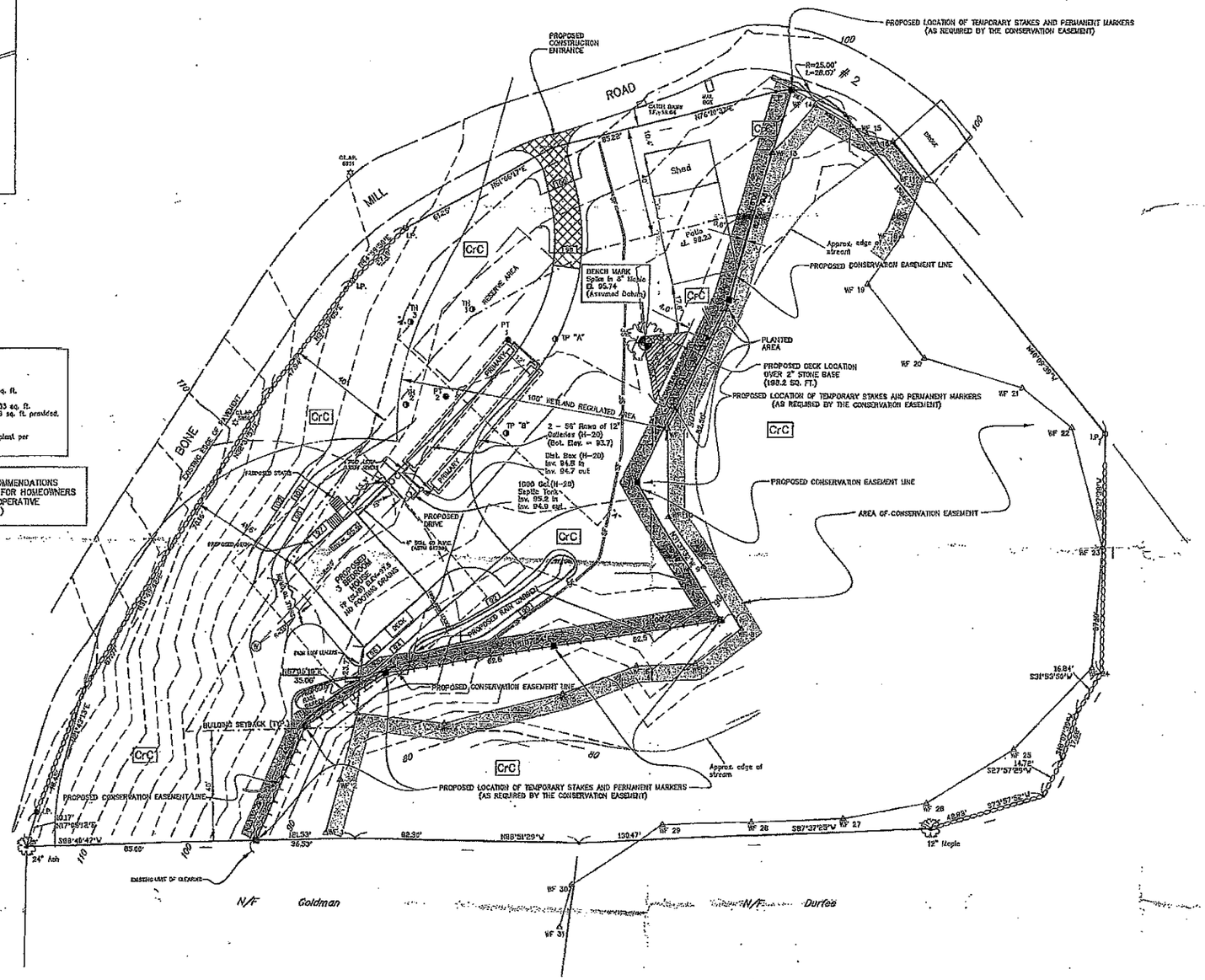
LOCATION MAP
SCALE: 1"=1,000'

RAIN GARDEN CRITERIA

Area of house = 1,200 sq. ft.
1,200/6 = 200
Area of driveway turning area = 1,400 sq. ft.
1,400/6 = 233
Total area of rain gardens required = 433 sq. ft.
382.92 sq. ft. + 120.26 sq. ft. = 519.18 sq. ft. provided.
519.18/6' = 259.59 cu. ft. provided.

Direct rain leaders to rain gardens and plant per UCONN coop.

PLANT RAIN GARDEN IN ACCORDANCE WITH RECOMMENDATIONS OUTLINED IN THE "RAIN GARDENS DESIGN GUIDE FOR HOMEOWNERS IN CONNECTICUT" PREPARED BY THE UCONN COOPERATIVE EXTENSION SYSTEM. (www.sustainability.uconn.edu)



THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 TO 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS AN IMPROVEMENT LOCATION SURVEY AND IS INTENDED TO DEPICT THE PROPOSED HOUSE LOCATION AND PROPOSED SANITARY SYSTEM AS SHOWN HEREON IN RELATION TO PROPERTY LINES AND MINIMUM BUILDING SETBACK LINES.

PARTIAL PROPERTY BOUNDARY INFORMATION HAS BEEN ESTABLISHED FROM THE MAP REFERENCED HEREON.

HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.

VERTICAL ACCURACY CONFORMS TO CLASS T-2.

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

ROBERT L. DOANE, JR.
CONN. P.E. & L.S. LIC. NO. 11463

I.P. IRON PIPE/ROD
STONEWALL
FENCE LINE
100 EXISTING CONTOURS
100 PROPOSED CONTOURS
WF 5 FLAGGED WETLANDS LINE
SF SILT FENCE
BUILDING SETBACK LINE
T.H. TEST HOLE
PT PERCOLATION TEST
CrC SOIL TYPE SYMBOL

REFERENCE MAP:
"PROPERTY SURVEY FOR DOROTHY HANNA, TOWN OF EAST HADDAM, CONNECTICUT" Scale: 1"=50', Date: Aug. 7, 1991. Prepared by Richard Ziobron, Surveyor, East Haddam, Ct..

NOTE
SOILS ON THIS PROPERTY CONSIST OF:
1) CrC-CANTON AND CHARLTON SOILS, 8 TO 15 PERCENT SLOPES

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

MAP#3 LOT#6

DOANE-COLLINS ENGINEERING ASSOCIATES, LLC
CIVIL ENGINEERING & LAND SURVEYING
P.O. BOX 113 CANTERBROOK, CT. 06409 (860)767-0138

SITE DEVELOPMENT PLAN
PREPARED FOR
MITCHEL BUILDERS, LLC
97 BONE MILL ROAD No.2, EAST HADDAM, CT.

SCALE:	DATE:	SHEET NO:	IDENT. NO:
1"=20'	05/13/10	1 OF 2	