

PLANNING BOARD
Senior Center, 2nd Floor
10-B Wes State Street
Granby, MA 01033
413-467-7177 Fax 413-467-2080

FORM "SP / SPA"

Please print of type

- SPECIAL PERMIT Check (X)
- SITE PLAN APPROVAL X

Planning Board / Zoning Board of Appeals

TO THE PLANNING BOARD / ZONING BOARD OF APPEALS:

The undersigned hereby petitions the Planning Board and/or Zoning Board of Appeals for a SPECIAL PERMIT under Section 6.2 and / or Site Plan Approval under Section 6.3 of the Zoning Bylaws FOR THE PURPOSE OF Oversized

Detached Garage

LOCATION OF PROPERTY 107 R Carver St ZONING _____

PROPERTY OWNER: John Placzek

ADDRESS: CONTACT 107 R Carver St

NAME: CONTACT _____

PHONE: _____

NAME OF APPLICANT: _____

ADDRESS: (IF DIFFERENT FROM OWNER) _____

PHONE: _____

NAME OF ENGINEER/
SURVEYOR _____

ADDRESS: (IF APPLICABLE) _____

PHONE: _____

Existing use of the Land or Structure(s): Hobby Storage 50-30 Garage

Proposed Use of Land and/or Structure(s)

HBBY GARAGE

Reason for Application for Special Permit

DETACHED GARAGE

DEED INFORMATION: BOOK: PAGE: DATED: PLEASE NOTE: IF PROPERTY OWNER IS NOT THE APPLICANT THE OWNER INFORMATION AND SIGNATURE IS REQUIRED.

APPLICANT (PLEASE PRINT)

John Placzek

OWNER (PLEASE PRINT)

SIGNATURE OF APPLICANT

SIGNATURE OF OWNER

Attach the original and five (5) copies of the plot plan, as well as any additional required documentation, and supporting materials pursuant to Section 6.2 of the Granby Zoning Bylaws, AND the SPECIAL PERMIT - FILING INSTRUCTIONS RULES AND REGULATIONS ATTACHED. ***One electronic copy on a Universal Serial Bus (USB) with all documents that are handed in with regards to the application.

THIS APPLICATION HAS BEEN REVIEWED AND IS ADEQUATE FOR SUBMISSION.

Planning Board

Zoning Board of Appeals

Building Inspector

TO BE FILED OUT BY THE PLANNING BOARD CLERK

DATE FILED:

FEE RECEIVED: Planning Board:\$

SIGNATURE:

Zoning Board of Appeals:\$

PLANNING BOARD and / or ZONING BOARD OF APPEALS ACTION & DATE:

REVISED: 08/28/17



TOWN OF GRANBY

BOARD OF APPEALS
Senior Center Building, 2nd Floor
10-B West State Street
Granby, MA 01033
413-467-7177

Application for Hearing

Date: 12-28-2020

Name of applicant or appellant: John Placcek

Address: 207 R Carver St

Location of property: _____

Applicant is Owner, (owner, tenant, licensee, prospective purchaser—give name and address of owner if applicant/appellant is not owner)

Nature of application or appeal: 1500 S/F Building Detached
Storage

Applicable section of Building, Zoning By-Law: _____
Date of denial by Building Inspector/Zoning Officer Dec 15 2020

I hereby request a hearing before the Board of Appeals with reference to the above noted application or appeal. I have received a copy of the Rules and Regulations of the Board of Appeals and I understand that I must bring the information described in Article II, Section 5 of those rules and regulations to the public hearing. I also understand that my failure to supply this information will result in the postponement of the hearing until I make the information available to the Board.

[Signature]
(Signature of Applicant/Appellant)

(Signature of owner if different)

Received from about applicant, the sum of \$125.00. YES CK NO _____

#



Town of Granby Building Department

Gregory Briggs
Building Inspector
Zoning Code Officer
10B West State Street
Granby, MA 01033

Phone: (413) 467-7179 Fax: (413) 467-2080

December 15, 2020

John Placzek
107R Carver St
Granby, MA 01033

As the Granby Zoning Officer, I have reviewed your permit application for a 1500 sq ft barn. I must deny your application. According to Section III, Schedule of Use regulations, a private garage or barn exceeding 1200 sq ft requires a Special Permit from the Zoning Board of Appeals, with Site Plan Approval from the Planning Board.

Authorizing Committees: Zoning Board of Appeals – Special Permit
Planning Board – Site Plan Approval

Section III: Schedule of Use Regulations

Land Use Classification: (RS) Residential Single Family Units

Section 3.7.5: Private Garages or stables exceeding 1200 sq ft are allowed by special permit only; **provided that no business or industry is conducted therefrom or therein.** Limitations on home occupations are listed in section 3.7.0 of the same schedule.

Given that you have submitted this permit application after the unauthorized construction of your barn, the barn legally does not exist. **Cease And Desist any and all use of the building until its permitting has concluded.** Its use concurrent with the permitting process is denied and the barn must be emptied and secured against use.

Should you be aggrieved by this decision you have 30 days to appeal to the ZBA for either relief or application for a Special Permit. In either case you should address Cathy Leonard in the Town Administrator's Office, 413-467-7177. She will detail the requirements to pursue this matter with the Zoning Board of Appeals.

Gregory Briggs
Zoning Code Officer

PLOT PLAN

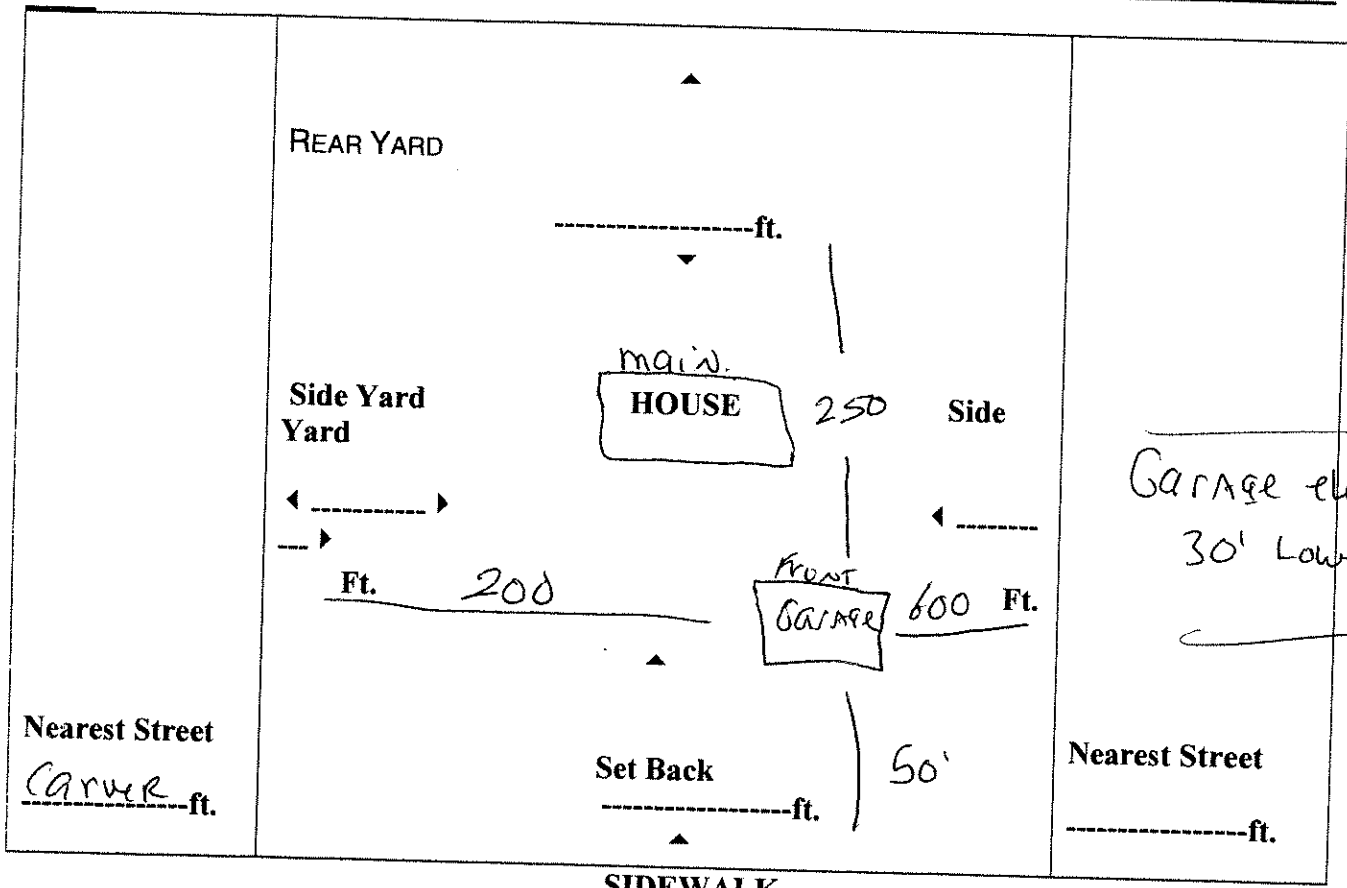
DATE: 12-28-2020

HOUSE NUMBER 107R Carver ST

LOT NUMBER 159

OWNER OF LAND JOHN PLACZEK

ZONE Res.



Street/Avenue/Road

Mark North Point

Signature [Handwritten Signature]



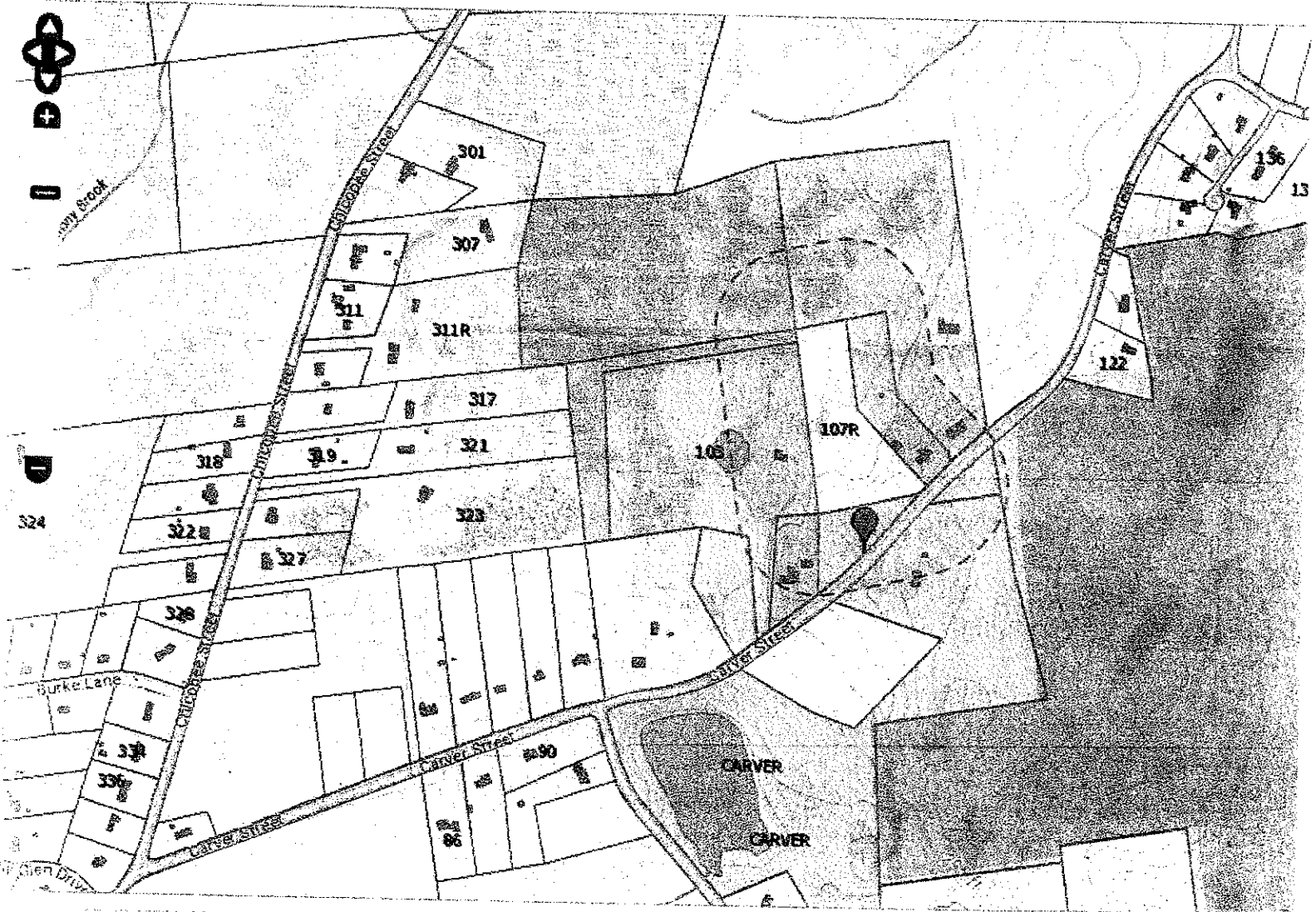
MuniMapper: Granby, MA

[Town of Granby Web Site](#)

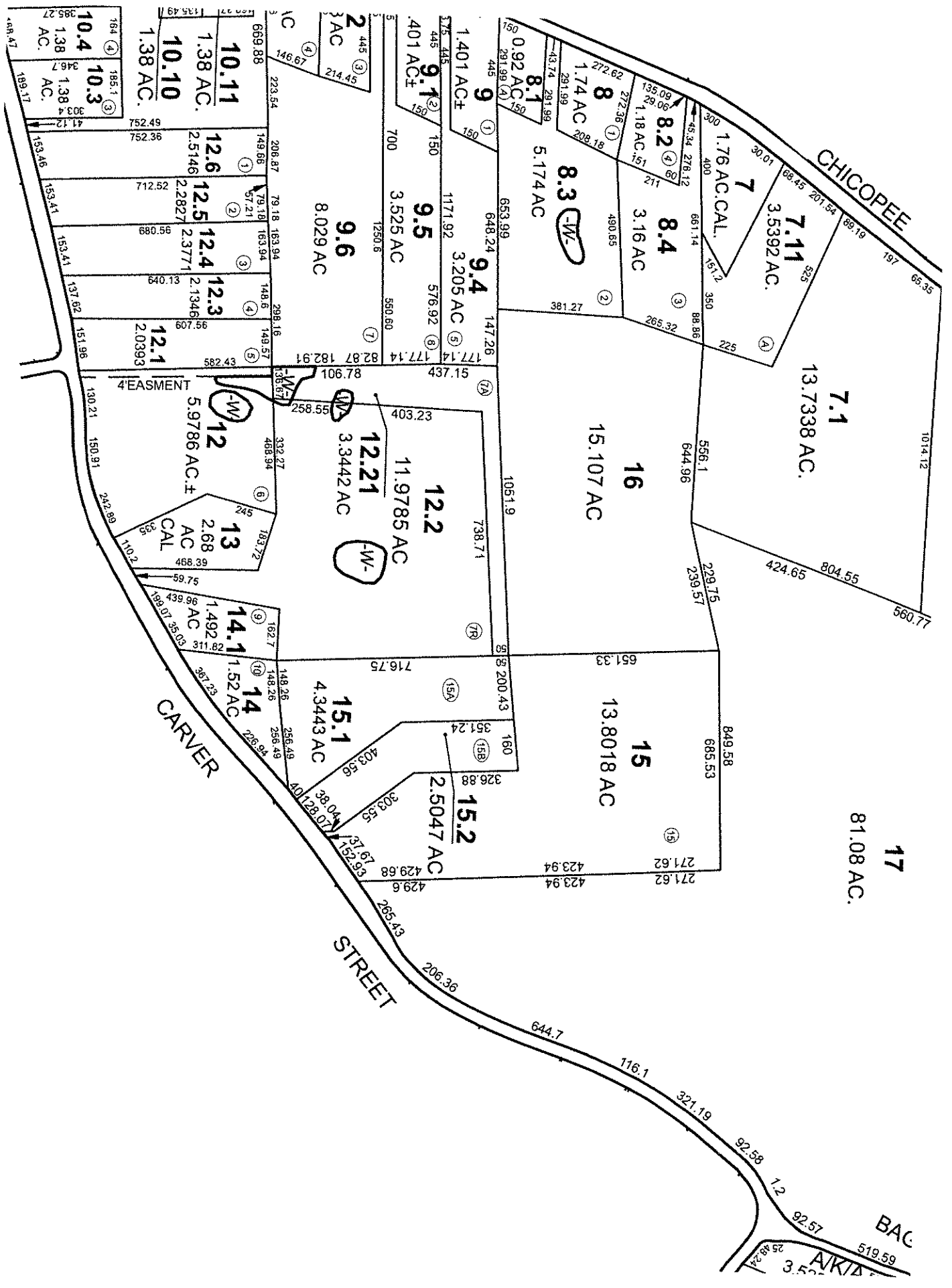
[Disclaimer](#)

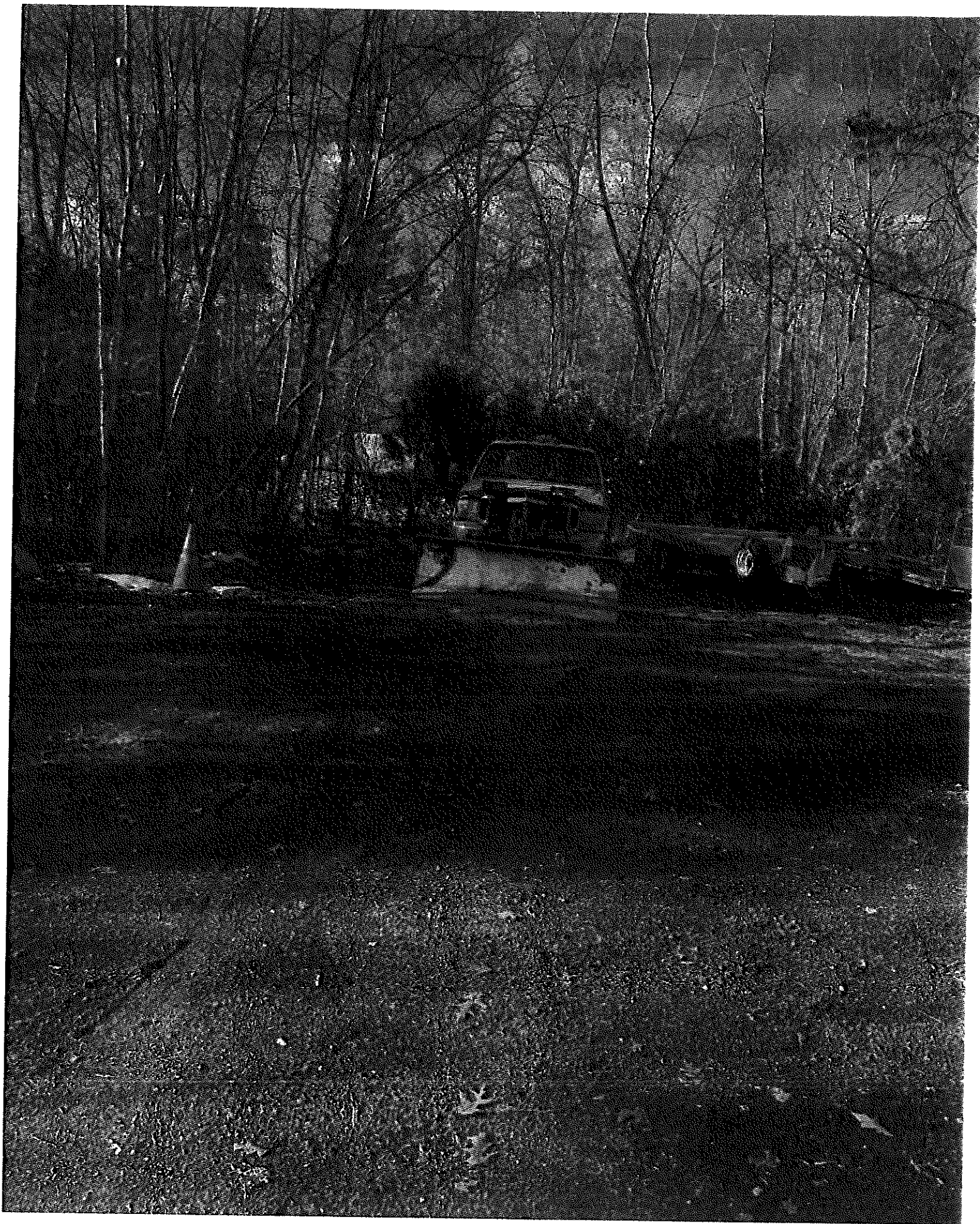


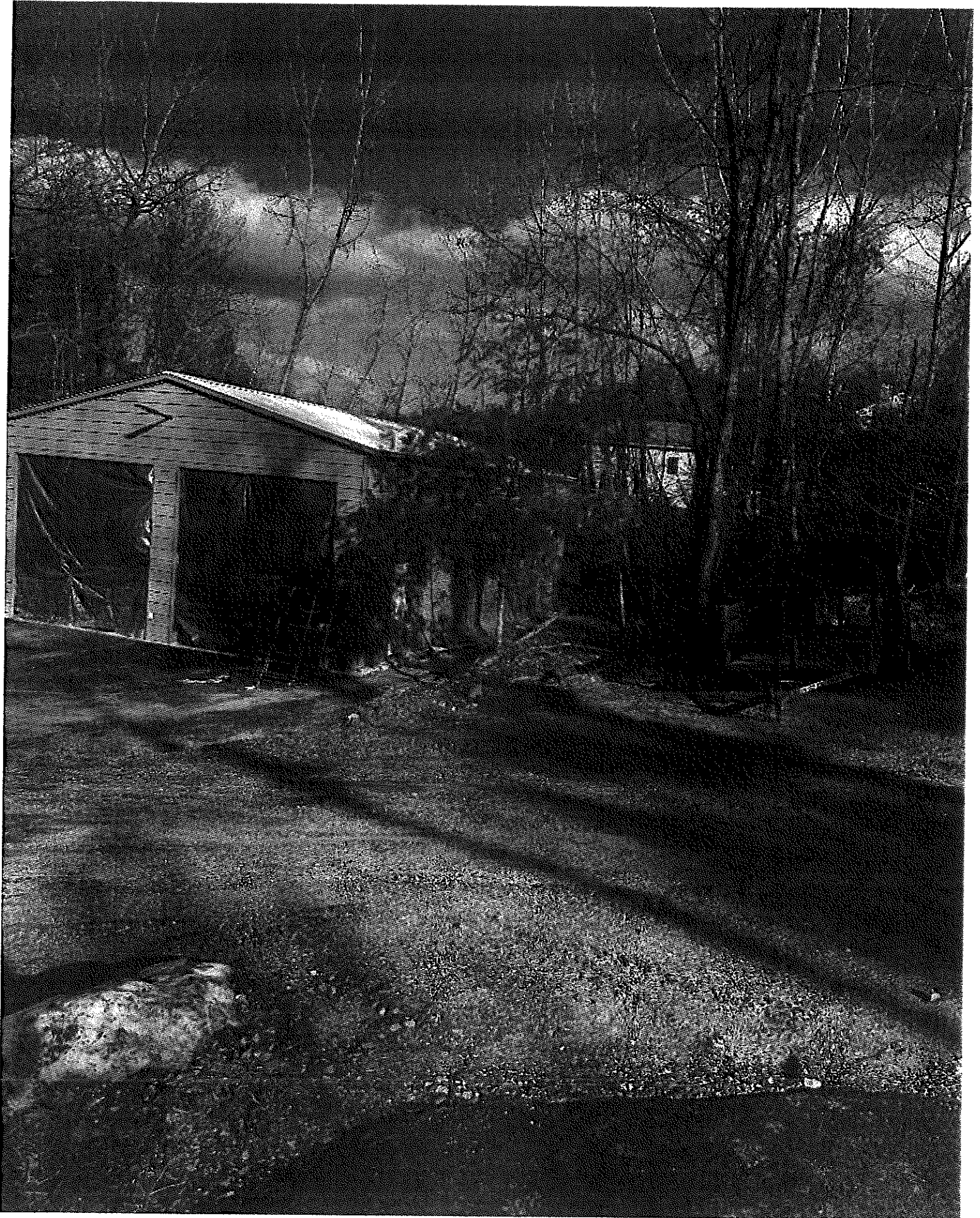
107 carver st granby ma

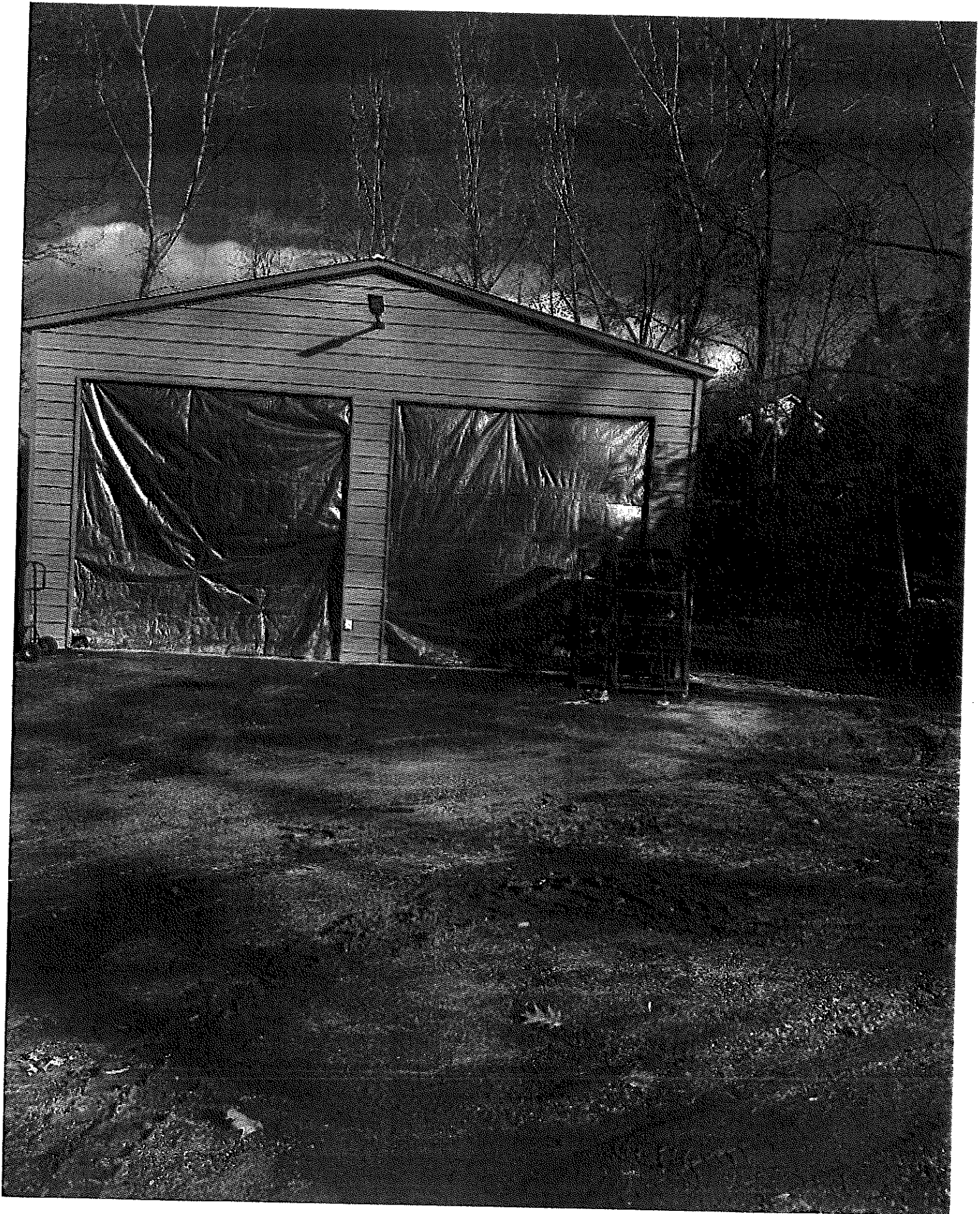


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**STRUCTURAL DESIGN
HIGH SNOW PACKAGE
ENCLOSED BUILDING**

**MAXIMUM 30'-0" WIDE X 16'-0" EAVE HEIGHT- BOX EAVE
FRAME**

17 September 2019

Revision 2

M&A Project No. 19052S/19220S

Prepared for:

NC Carports and Garages, LLC
309 S. Depot Street
Pilot Mountain, NC 27041

Prepared by:

Moore and Associates Engineering
and Consulting, Inc.

1009 East Avenue
North Augusta, SC 29841

401 S. Main St., Suite 200
Mount Airy, NC 27030



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**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: JG

CHECKED BY: PDH

PROJECT: MCR-158

CLIENT: NC CARPORTS

NC CARPORTS AND GARAGES, LLC

309 S. DEPOT STREET

PILOT MOUNTAIN, NC 27041

30'-0" x 16'-0" HSP ENCLOSED STRUCTURE

DATE: 8-17-19

SCALE: NTS

JOB NO

190220/190220

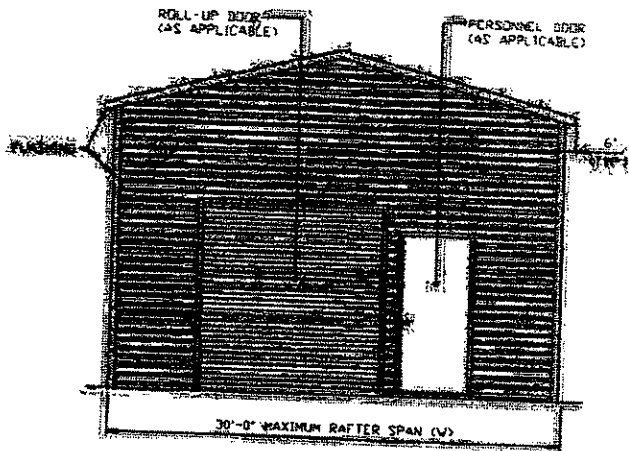
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DWG NO SK-3

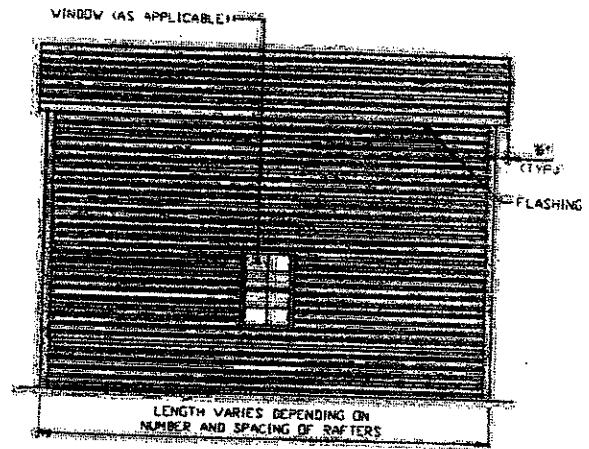
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BOX EAVE FRAME RAFTER STRUCTURE

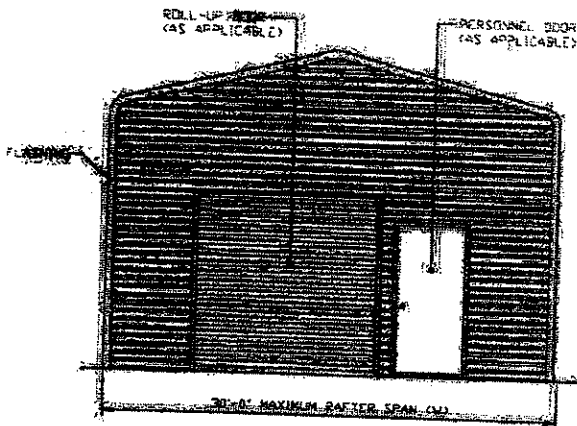


TYPICAL END ELEVATION
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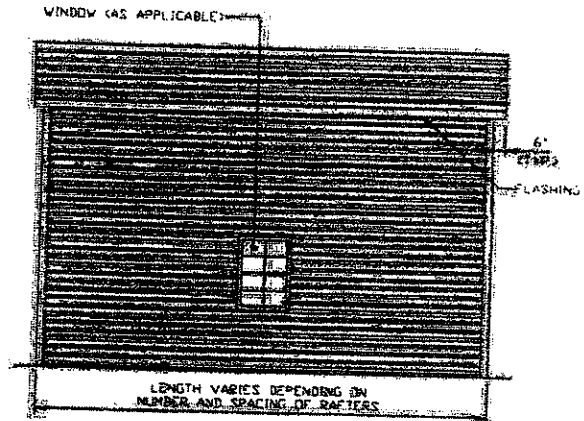


TYPICAL SIDE ELEVATION
SCALE: NTS

BOW FRAME RAFTER STRUCTURE



TYPICAL END ELEVATION
SCALE: NTS



TYPICAL SIDE ELEVATION
SCALE: NTS

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DRAWN BY: JE

CHECKER BY: PJM

PROJECT NO: VSM

CLIENT: MC GARRETT'S

NC CARPORTS AND GARAGES, LLC
309 S. DEPOT STREET
PILOT MOUNTAIN, NC 27041
30'-0" x 16'-0" HSP ENCLOSED STRUCTURE

DATE: 9-17-19

SCALE: NTS

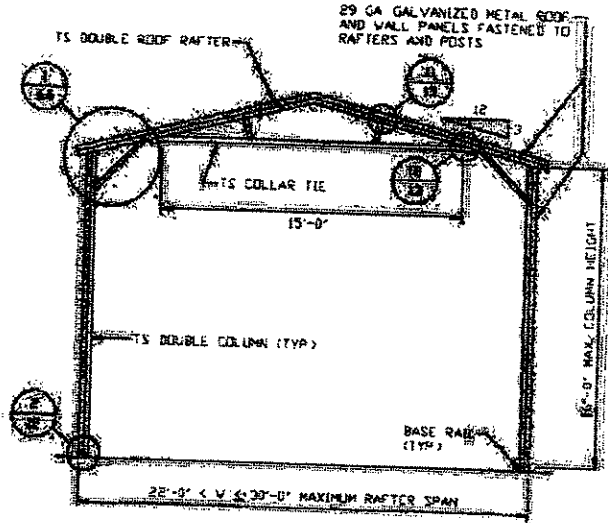
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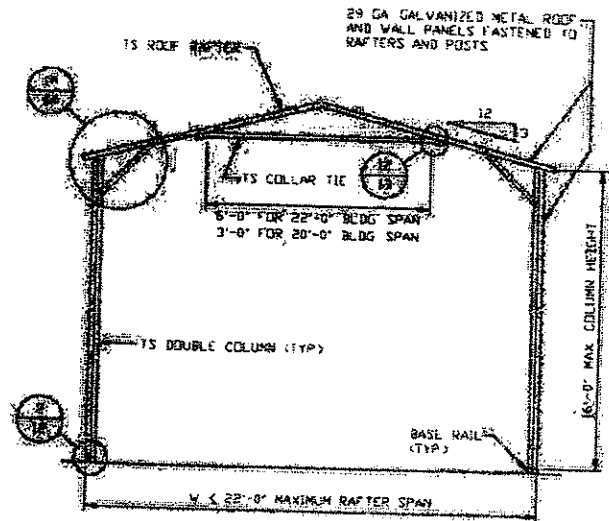
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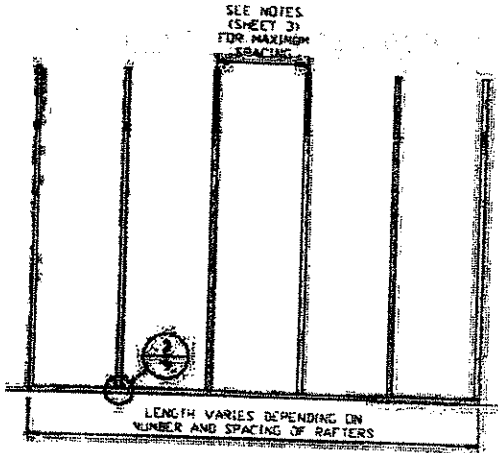
RAFTER/COLUMN DETAILS FOR SNOW LOADS 65 < TO < 70 PSF



TYPICAL RAFTER/COLUMN FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION
SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: JE

CHECKED BY: PDM

PROJECT NO: VSM

CLIENT: NC GARPORTS

NC GARPORTS AND GARAGES, LLC

309 S. DEPOT STREET

PILOT MOUNTAIN, NC 27041

30'-0" x 16'-0" HSP ENCLOSED STRUCTURE

DATE: 8-17-18

SCALE: NTS

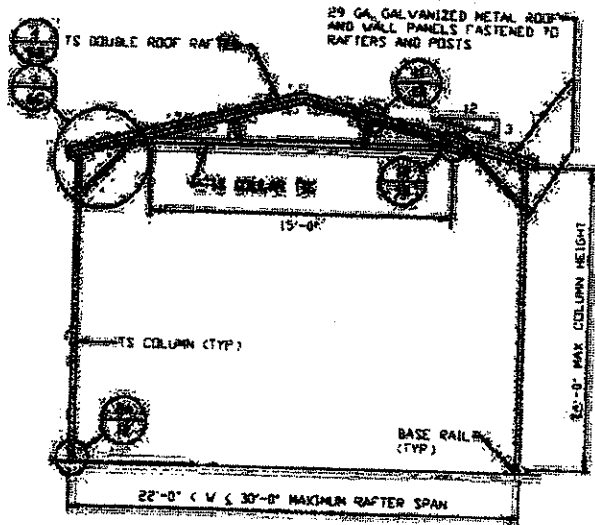
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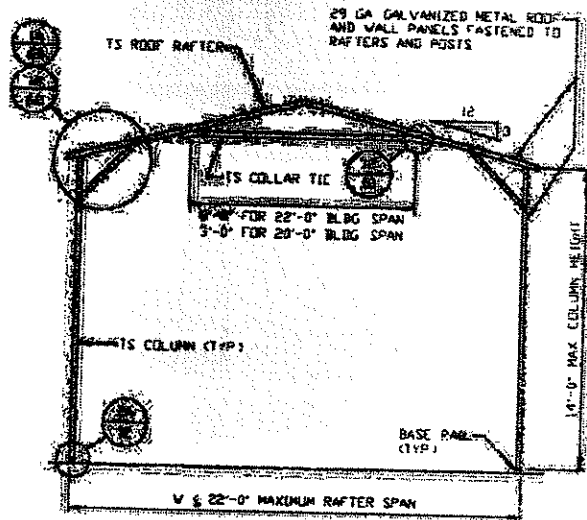
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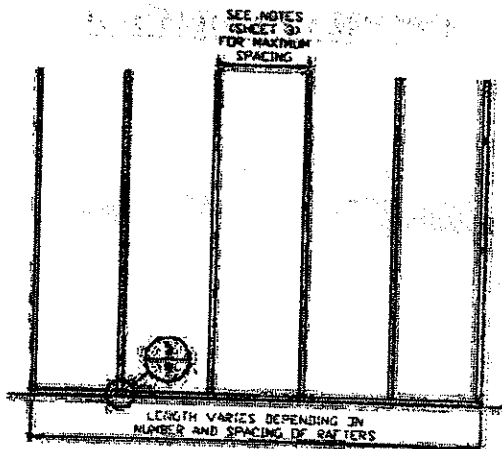
RAFTER/COLUMN DETAILS FOR SNOW LOADS $65 < TO < 70$ PSF



TYPICAL RAFTER/COLUMN FRAME SECTION
 SCALE: NTS



TYPICAL RAFTER/COLUMN FRAME SECTION
 SCALE: NTS



TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION
 SCALE: NTS

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DRAWN BY: JE

CHECKED BY: PBN

PROJECT NO: VSM

CLIENT: NC GARAGES

NC GARAGES/INTERCARRIAGES, LLC
 309 S. DEPOT STREET
 PILOT MOUNTAIN, NC 27041
 30'-0" x 16'-0" HSP ENCLOSED STRUCTURE

DATE: 2-17-19

SCALE: NTS

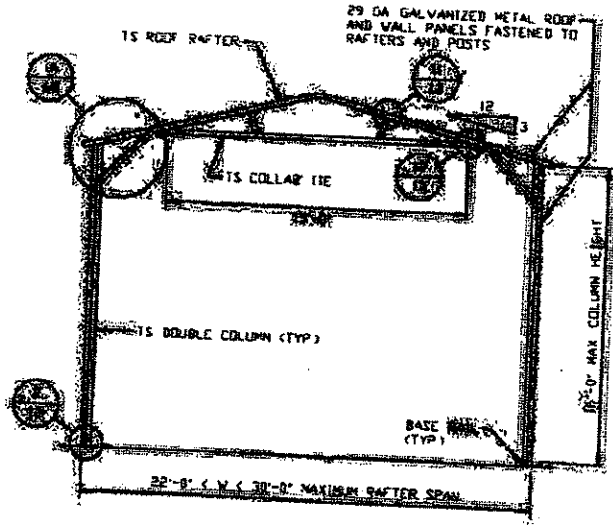
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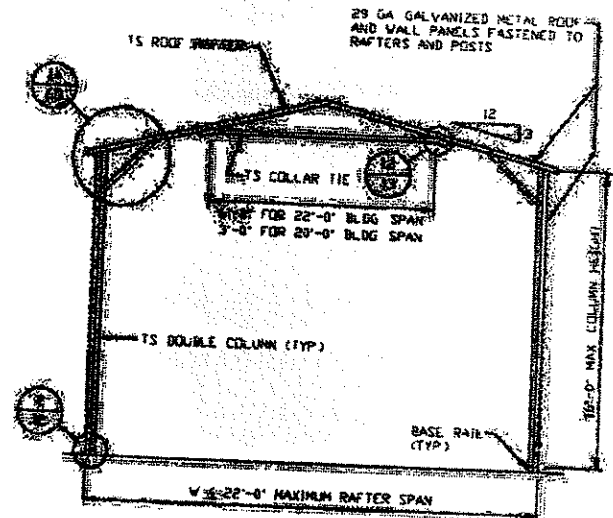
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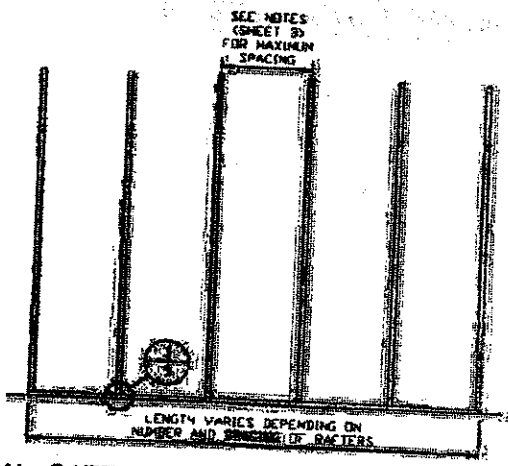
RAFTER/COLUMN DETAILS FOR SNOW LOADS ≤ 65 PSF



TYPICAL RAFTER/COLUMN FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN FRAME SECTION
SCALE: NTS



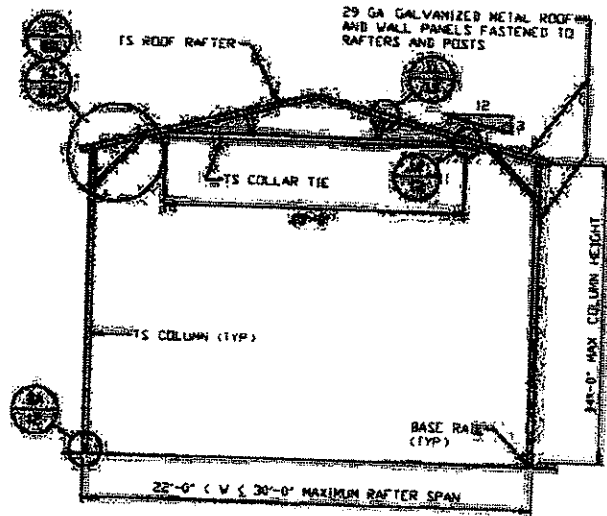
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SCALE: NTS

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ENGINEERING AND CONSULTING, INC.**

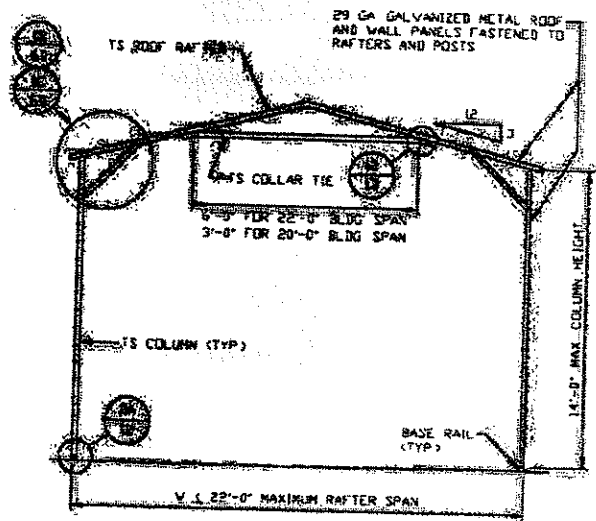
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DRAWN BY: JG		MOORE AND ASSOCIATES, LLC 309 S. DEPOT STREET PILOT MOUNTAIN, NC 27041 30'-0" x 16'-0" HSP ENCLOSED STRUCTURE	
CHECKED BY: PHH			
PROJECT NO: YSN	DATE: 8-12-19	SCALE: NTS	JOB NO: 18055-13205
CLIENT: NC CARPORTS	SHT. 5C	DWG. NO SK-3	REV: 2

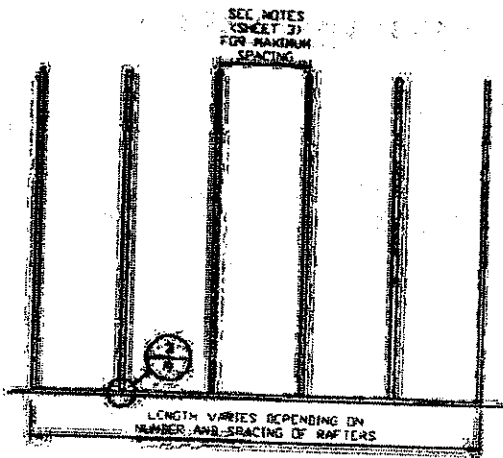
RAFTER/COLUMN DETAILS FOR SNOW LOADS < 65 PSE



TYPICAL RAFTER/COLUMN FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION
SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: JE

CHECKED BY: PPH

PROJECT MGR: VSM

CLIENT: NC GARAGES

NC GARAGES AND GARAGES, LLC

309 S. DEPOT STREET

PILOT MOUNTAIN, NC 27041

30'-0" x 16'-0" HSP ENCLOSED STRUCTURE

JOB NO:
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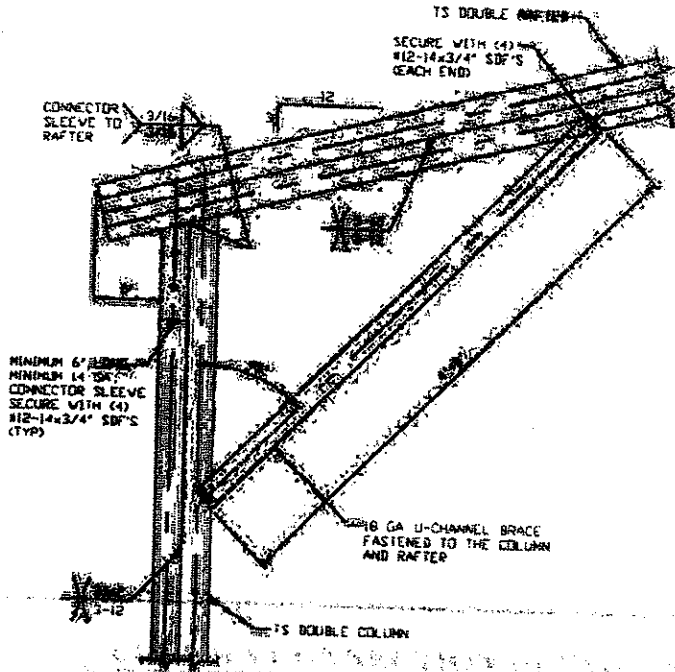
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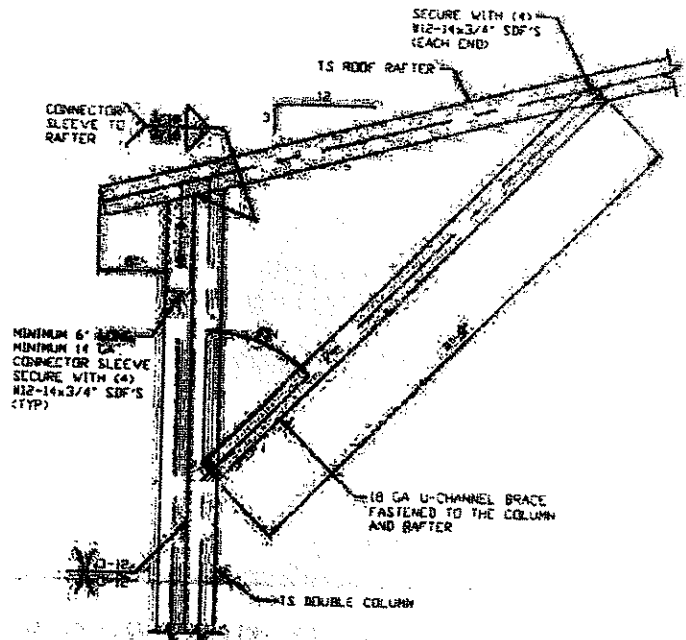
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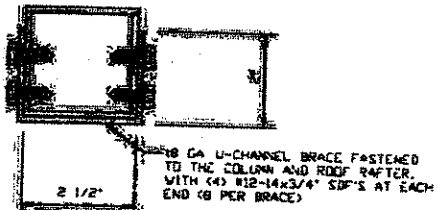
COLUMN CONNECTION DETAILS FOR SNOW LOADS 65 < TO ≤ 70 PSF



BOX EAVE RAFTER/CORNER POST CONNECTION DETAIL FOR HEIGHTS 14'-0" < TO < 16'-0"
SCALE: NTS



BOX EAVE RAFTER/CORNER POST CONNECTION DETAIL FOR HEIGHTS 14'-0" < TO ≤ 16'-0"
SCALE: NTS



BRACE SECTION
SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: J.C.

CHECKED BY: J.M.

PROJECT MGR: W.M.

CLIENT: NC GARPORTS

NC GARPORTS AND GARAGES, LLC

309 S. DEPOT STREET

PILOT MOUNTAIN, NC 27041

30'-0" x 16'-0" HSP ENCLOSED STRUCTURE

DATE: 11-13-03

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JOB NO: 200303-000005

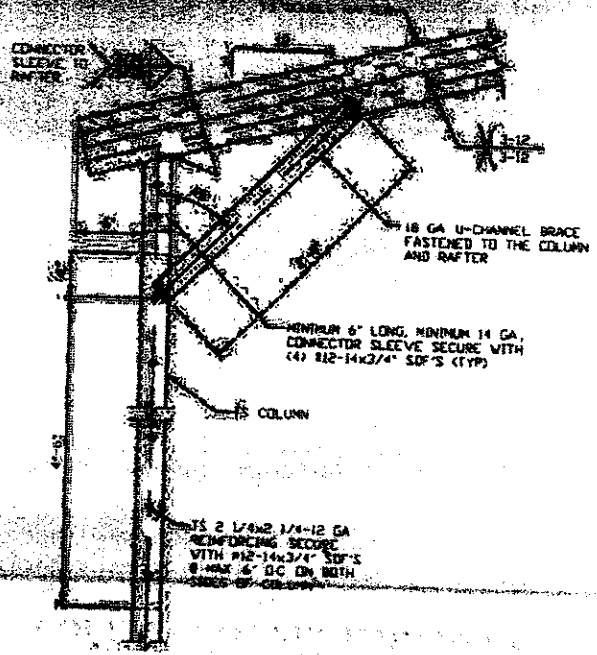
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REV. NO: SK-3

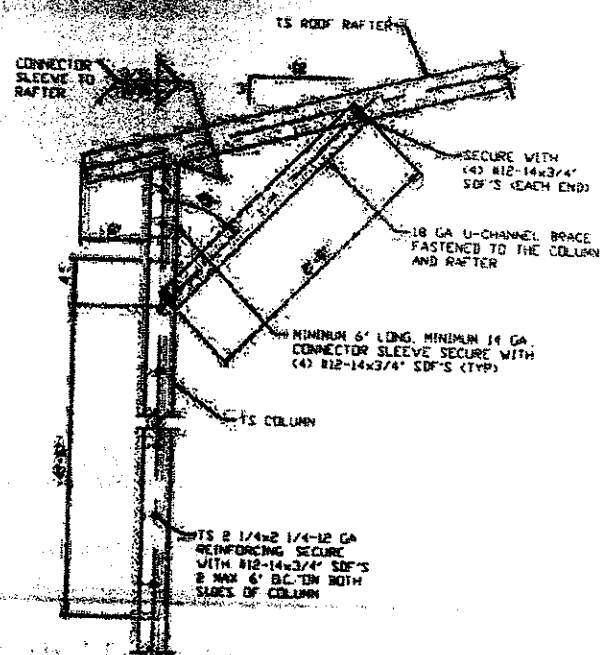
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BRACE SECTION

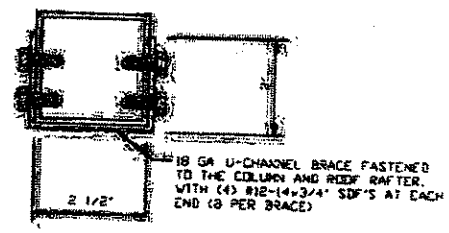
COLUMN CONNECTION DETAILS FOR SNOW LOADS $15 < TO \leq 70$ PSF



BOX EAVE RAFTER/CORNER POST CONNECTION DETAIL FOR HEIGHTS 10'-0" < TO < 14'-0"
SCALE: NTS



BOX EAVE RAFTER/CORNER POST CONNECTION DETAIL FOR HEIGHTS 10'-0" < TO < 14'-0"
SCALE: NTS



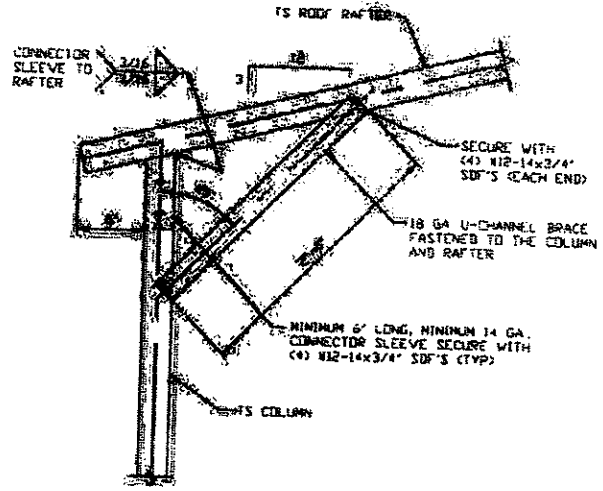
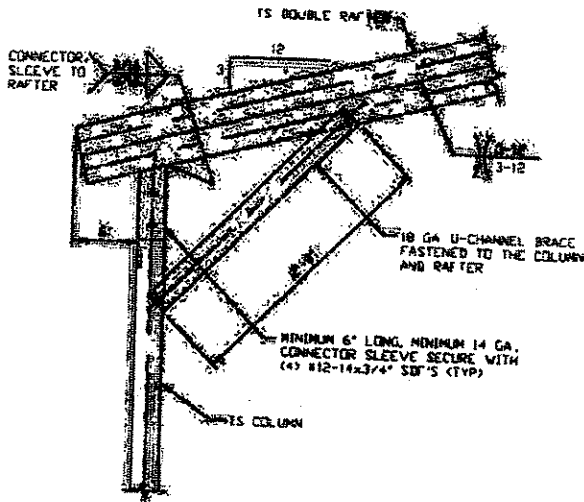
BRACE SECTION
SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: JG
CHECKED BY: PDM
DESIGNER: WSM
CLIENT: NC GARPORTS

NC GARPORTS AND GARAGES, LLC
309 S. DEPOT STREET
PILOT MOUNTAIN, NC 27041
30'-0" x 16'-0" HSP ENCLOSED STRUCTURE
JOB NO: 200502-00020
SHEET NO: SK-3
PAGE: 2

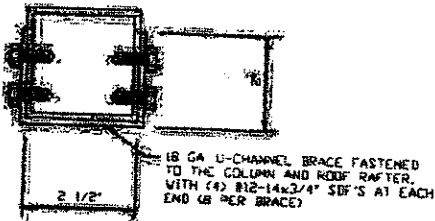
COLUMN CONNECTION DETAILS FOR SNOW LOADS 65 < TO ≤ 70 PSF



COLUMN CONNECTION DETAILS FOR SNOW LOADS 65 < TO ≤ 70 PSF

BOX EAVE RAFTER/CORNER POST CONNECTION DETAIL FOR HEIGHTS ≤ 10'-0"

SCALE: NTS



BRACE SECTION SCALE: NTS

BOX EAVE RAFTER/CORNER POST CONNECTION DETAIL FOR HEIGHTS ≤ 10'-0"

SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: J.E.

CHECKED BY: P.M.

PROJECT: HSP VSM

CLIENT: NC CARPORTS

NC CARPORTS AND GARAGES, LLC
309 S. DEPOT STREET
PILOT MOUNTAIN, NC 27041
30'-0" x 16'-0" HSP ENCLOSED STRUCTURE

DATE: 8-12-18

SCALE: NTS

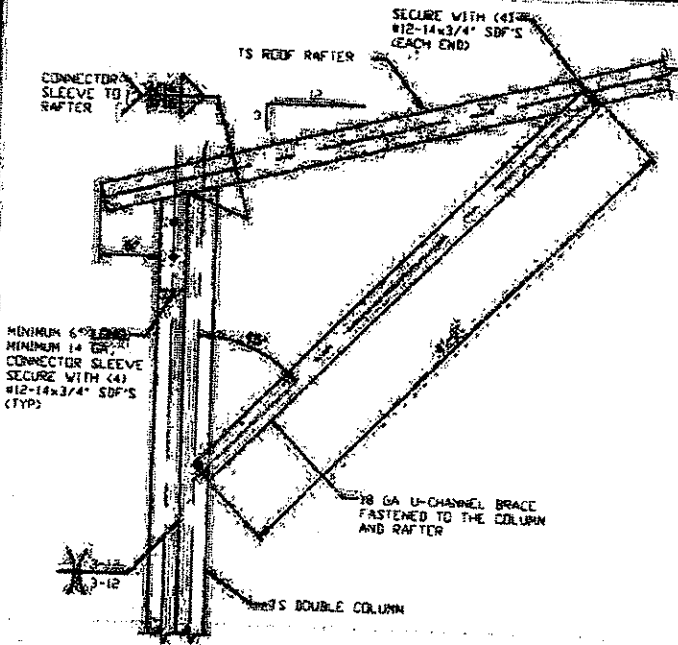
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JOB NO:
180922-022205

REV: 2

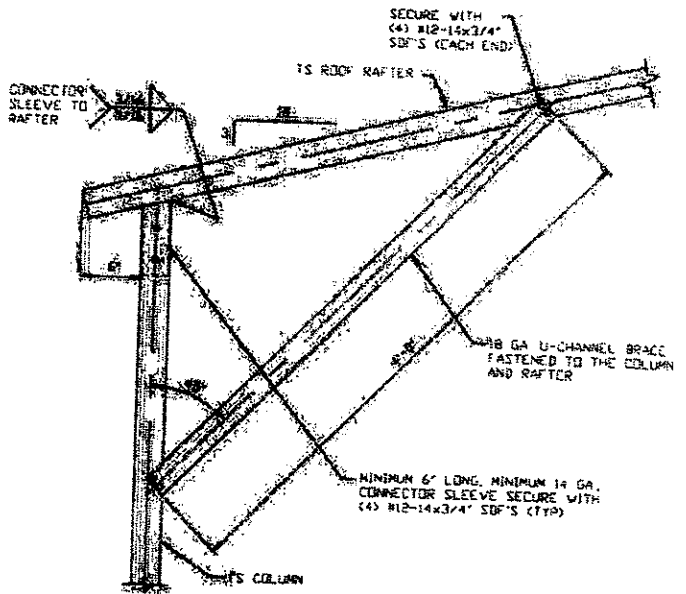
SHT. 6C

COLUMN CONNECTION DETAILS FOR SNOW LOADS ≤ 65 PSF



1A BOX EAVE RAFTER/CORNER POST CONNECTION DETAIL FOR HEIGHTS 14'-0" < TO < 16'-0"

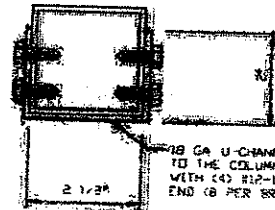
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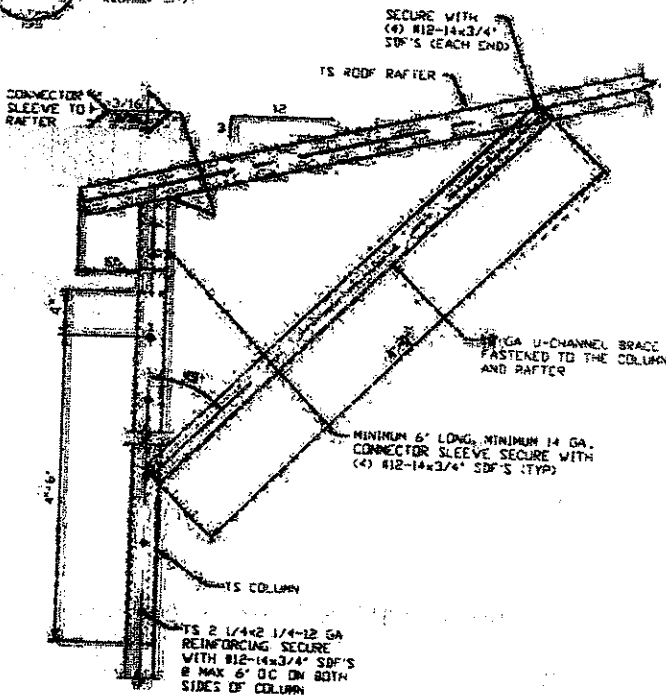
1C BOX EAVE RAFTER/CORNER POST CONNECTION DETAIL FOR HEIGHTS < 10'-0"

SCALE: NTS

NOTE: 2'-0" KNEE BRACE MAY BE USED FOR BUILDING WIDTHS < 26'-0"



BRACE SECTION
SCALE: NTS



1B BOX EAVE RAFTER/CORNER POST CONNECTION DETAIL FOR HEIGHTS 10'-0" < TO < 14'-0"

SCALE: NTS

MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.

DRAWN BY: JE

CHECKED BY: PJH

PROJECT MGR: VSK

CLIENT: NC CARPETS

NC CARPETS AND GARAGES, ETC.

309 S. DEPOT STREET

PILOT MOUNTAIN, NC 27041

30'-0" x 16'-0" HSP ENCLOSED STRUCTURE

SCALE: NTS

JOB NO.

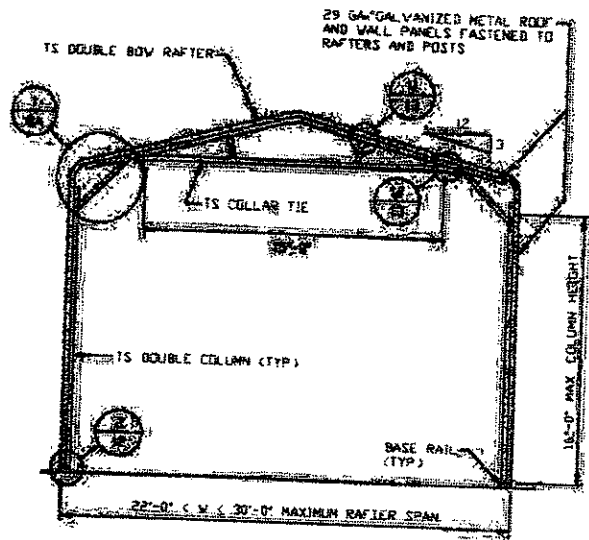
120555-122225

DATE: 01

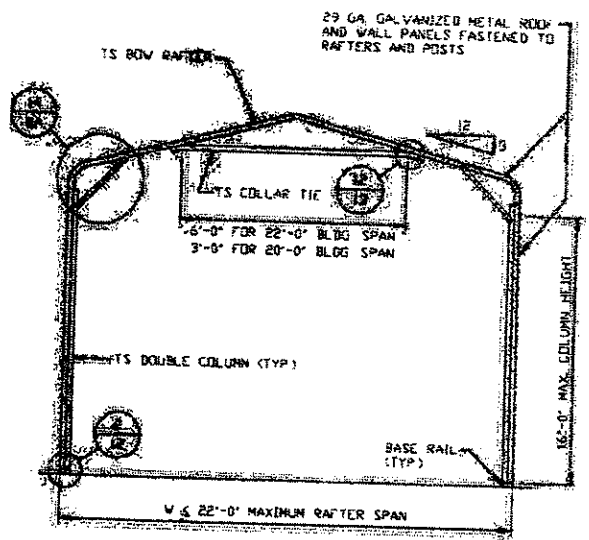
REV: NO SK-3

REV: R

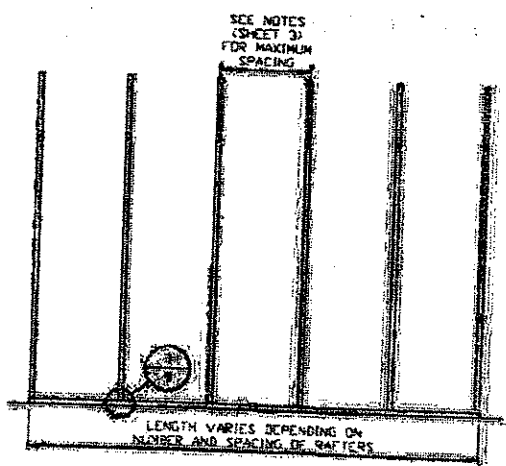
RAFTER/COLUMN DETAILS FOR SNOW LOADS 65 < TO ≤ 70 PSF



TYPICAL RAFTER/COLUMN FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION
SCALE: NTS

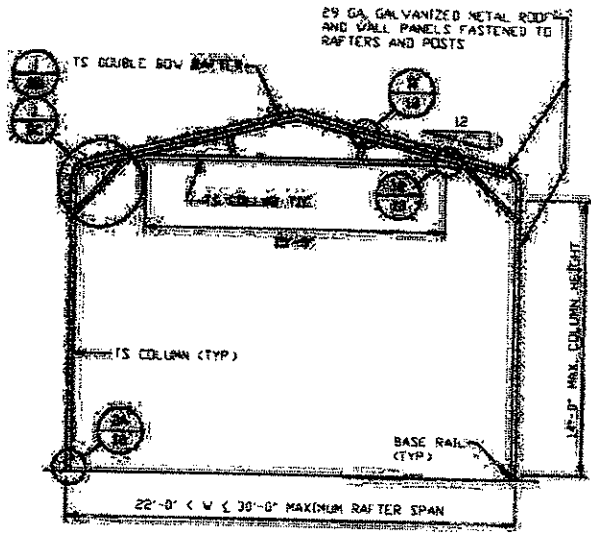
**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DESIGNED BY: J.E.
CHECKED BY: P.M.H.
PROJECT: NBR VSM
CLIENT: NC CARPETS

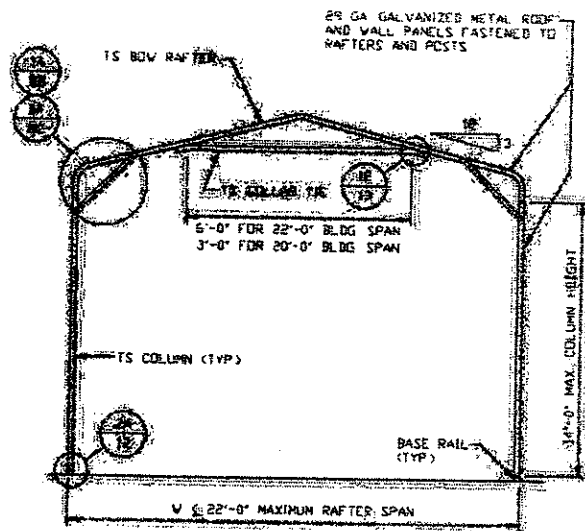
NC CARPETS AND GARAGES, LLC
309 S. DEPOT STREET
PILOT MOUNTAIN, NC 27041
30'-0" x 16'-0" HSP ENCLOSED STRUCTURE

DATE: 9-17-19	SCALE: NTS	JOB NO: 190525/192218
SHT. 7A	DWG. NO: SK-3	REV: 2

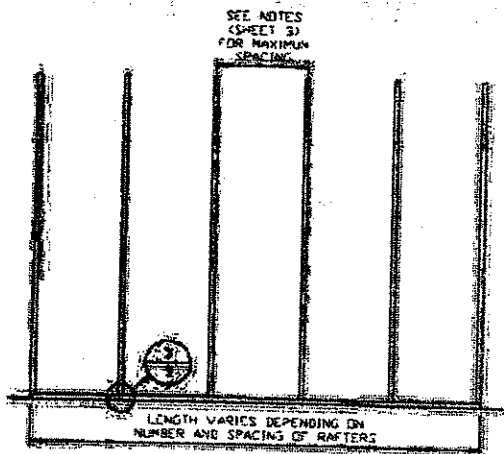
RAFTER/COLUMN DETAILS FOR SNOW LOADS $65 < TO \leq 70$ PSF



TYPICAL RAFTER/COLUMN FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN FRAME SECTION
SCALE: NTS



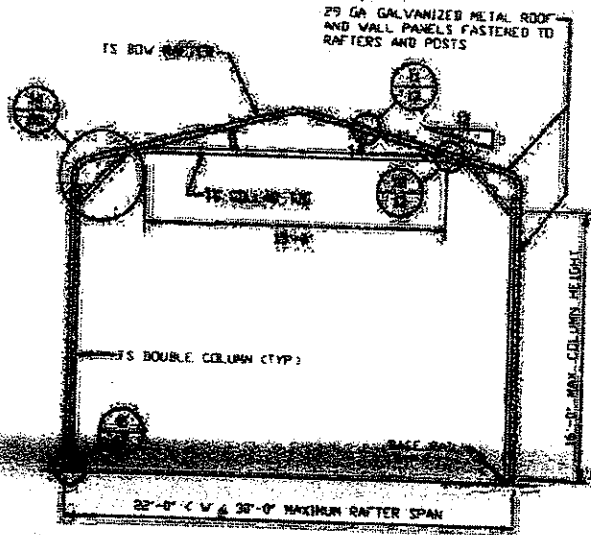
TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION
SCALE: NTS

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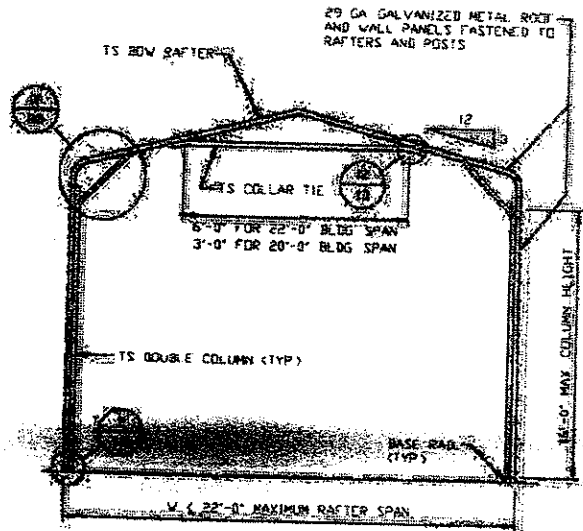
**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY JE		NC CARPORTS AND GARAGES, LLC	
CHECKED BY PHL		309 S. DEPOT STREET	
PROJECT NO: VSM		PILOT MOUNTAIN, NC 27041	
DATE: 8-27-19		30'-0" x 16'-0" HSB ENCLOSED STRUCTURE	
CLIENT: NC CARPORTS	SHT. 7B	SCALE: NTS	JOB NO. 190826
		DWG. NO. SK-3	REV. 2

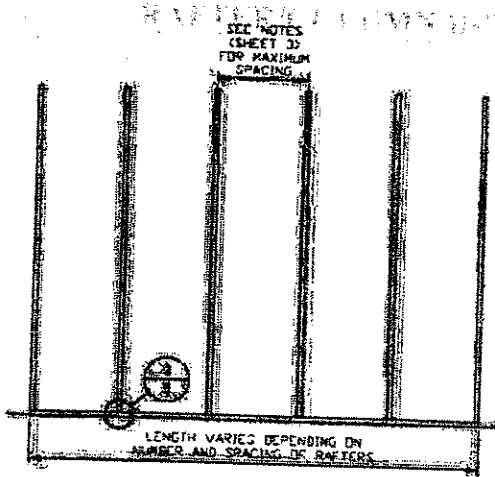
RAFTER/COLUMN DETAILS FOR SNOW LOADS ≤ 65 PSF



TYPICAL RAFTER/COLUMN FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION
SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: JG

CHECKED BY: FDM

PROJECT NO: VSN

CLIENT: MC CARTHYS

MC CARTHYS AND GARAGES, LLC

309 S. DEPOT STREET

PILOT MOUNTAIN, NC 27041

30'-0" x 16'-0" HSP ENCLOSED STRUCTURE

DATE: 8-2-20

SCALE: NTS

JOB NO:

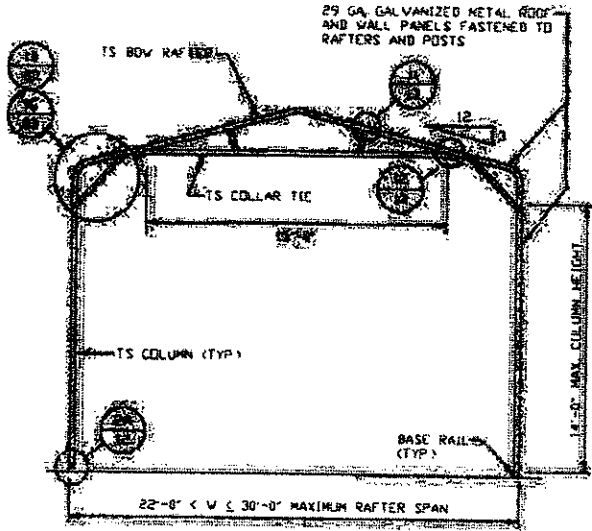
190223/02220

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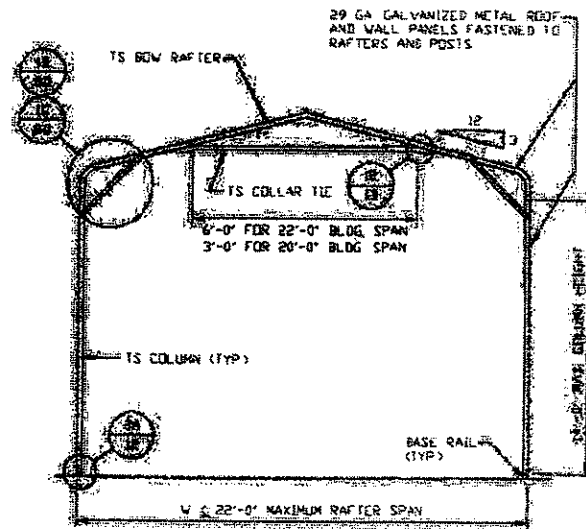
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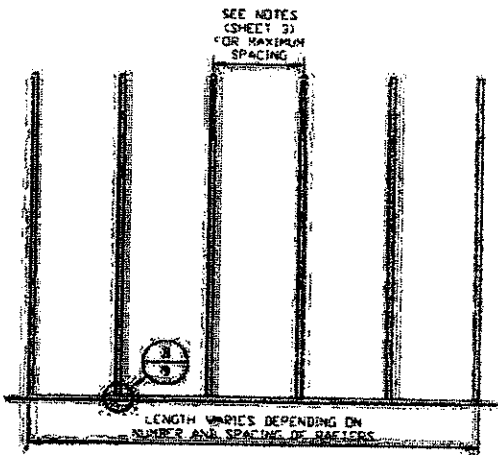
RAFTER/COLUMN DETAILS FOR SNOW LOADS < 65 PSF



TYPICAL RAFTER/COLUMN FRAME SECTION
SCALE NTS



TYPICAL RAFTER/COLUMN FRAME SECTION
SCALE NTS

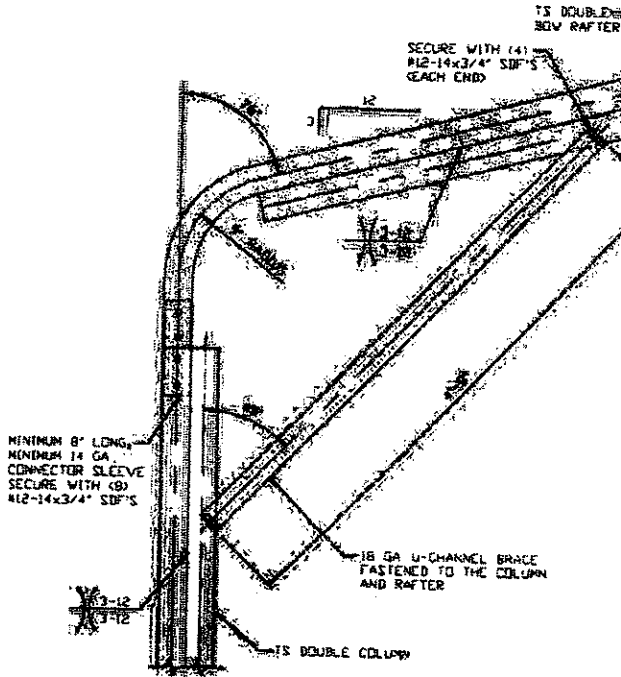


TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION
SCALE NTS

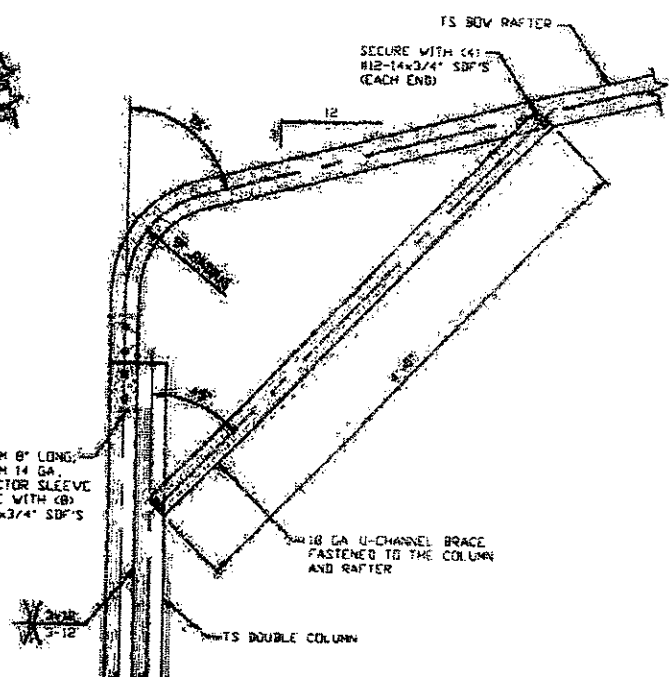
APPROXIMATE MAXIMUM RAFTER SPACING FOR 22'-0" BLDG. SPAN

MOORE AND ASSOCIATES ENGINEERING AND CONSULTING, INC.	DRAWN BY: JE	NC CARPORTS AND GARAGES, LLC 309 S. DEPOT STREET PILOT MOUNTAIN, NC 27041 10'-0" x 16'-0" HSP ENCLOSED STRUCTURE		
	CHECKED BY: PMH	PROJECT NO: VSM	DATE: 04-27-10	JOB NO: 19025/090205
CLIENT: NC CARPORTS	SHEET: 7D	DWG. NO: SK-3	REV: 2	

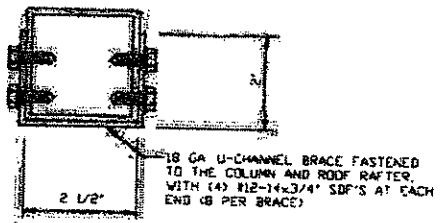
COLUMN CONNECTION DETAILS FOR SNOW LOADS 65 < TO < 70 PSF



BOW RAFTER/CORNER POST CONNECTION DETAIL FOR HEIGHTS 14'-0" < TO < 16'-0"
SCALE: NTS



BOW RAFTER/CORNER POST CONNECTION DETAIL FOR HEIGHTS 14'-0" < TO < 16'-0"
SCALE: NTS

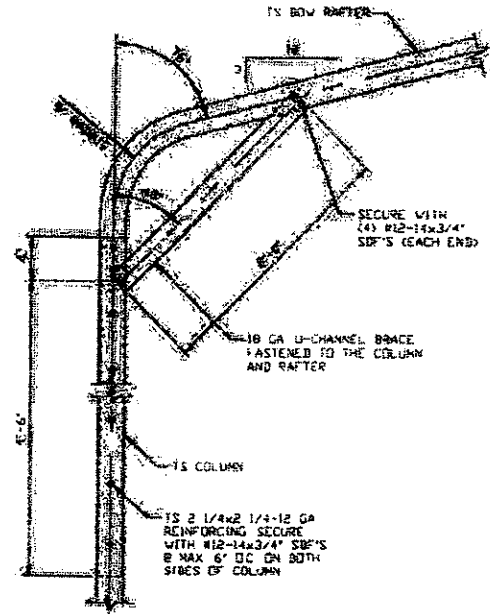
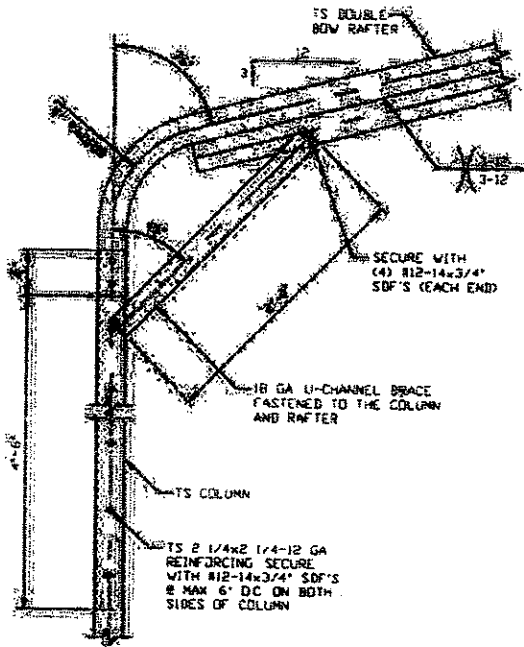


BRACE SECTION
SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

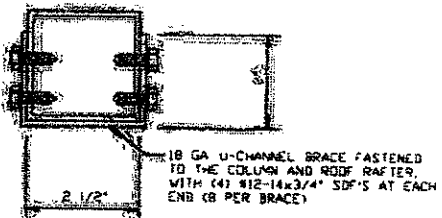
DESIGNED BY: JS	NC CARPORTS AND GARAGES, LLC 309 S. DEPOT STREET PILOT MOUNTAIN, NC 27041 30'-0" x 16'-0" HSP ENCLOSED STRUCTURE		
CHECKED BY: PJM	DATE: 2-17-19	SCALE: NTS	JOB NO: 190525/192215
PROJECT: NER-VSH	SHT. 8A	DWG. NO: SK-3	REV: 2

COLUMN CONNECTION DETAILS FOR SNOW LOADS 65 < TO < 70 PSF



1 BOW RAFTER/CORNER POST CONNECTION DETAIL FOR HEIGHTS 10'-0" < TO < 14'-0" SCALE: NTS

1A BOW RAFTER/CORNER POST CONNECTION DETAIL FOR HEIGHTS 10'-0" < TO < 14'-0" SCALE: NTS



BRACE SECTION SCALE: NTS

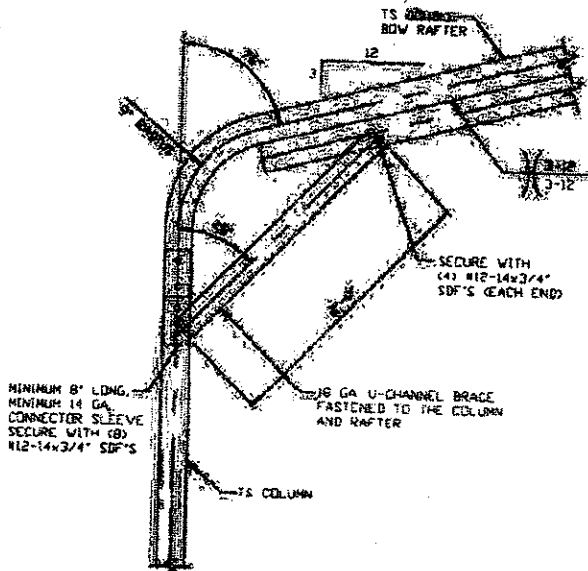
**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: JS
CHECKED BY: PSH
PROJECT NO: VSN
CLIENT: MS GARBERTS

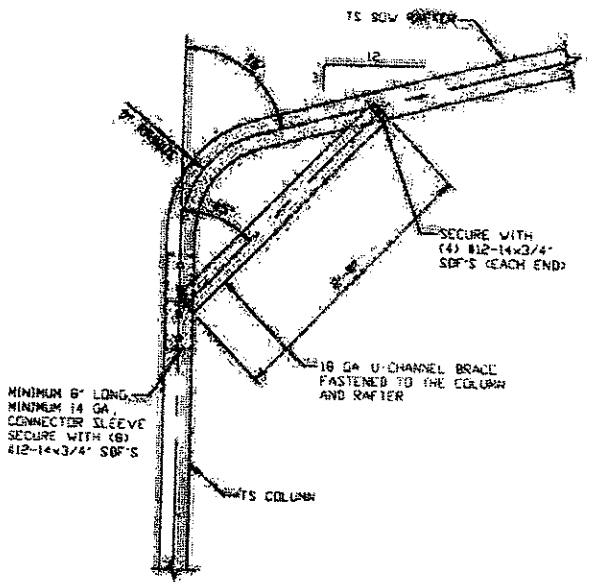
NC CARPORTS AND GARAGES, LLC
309 S. DEPOT STREET
PILOT MOUNTAIN, NC 27041
30'-0" x 16'-0" HSP ENCLOSED STRUCTURE
DATE: 9-17-19
SCALE: NTS
JOB NO: 190925/100005
SHT. 88
BVG. NO SK-3
REV. 2

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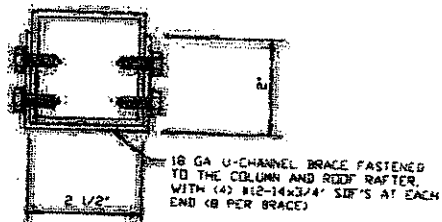
COLUMN CONNECTION DETAILS FOR SNOW LOADS 65 < TO ≤ 70 PSF



1
BOW RAFTER/CORNER POST CONNECTION DETAIL
FOR HEIGHTS < 10'-0"
 SCALE: NTS



1A
BOW RAFTER/CORNER POST CONNECTION DETAIL
FOR HEIGHTS < 10'-0"
 SCALE: NTS

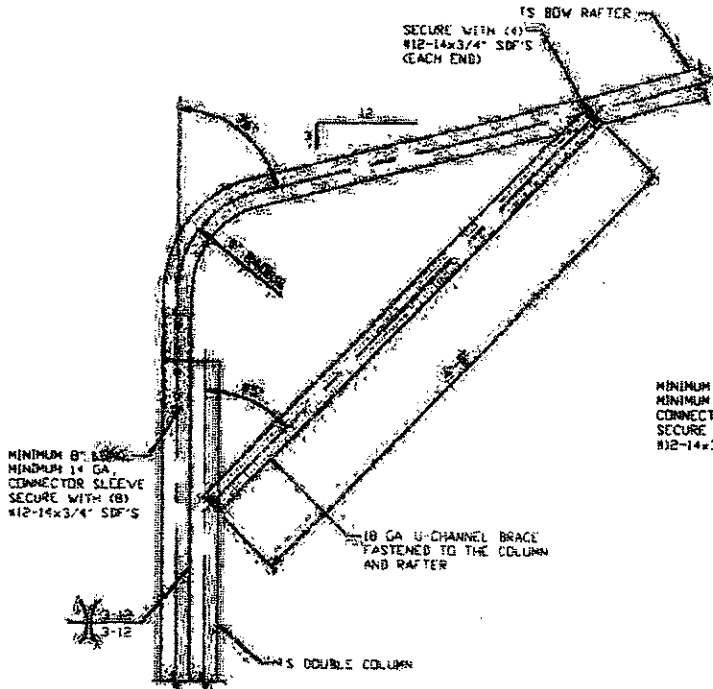


BRACE SECTION
 SCALE: NTS

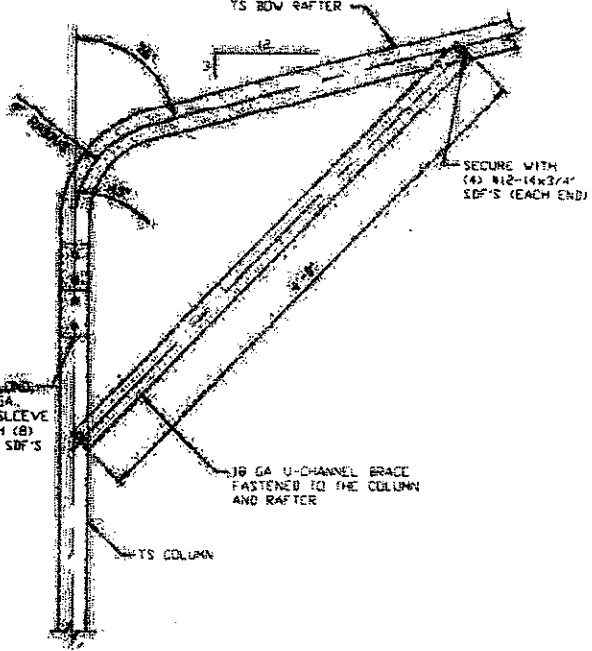
MOORE AND ASSOCIATES ENGINEERING AND CONSULTING, INC.		NC CARPORTS AND GARAGES, LLC 309 S. DEPOT STREET PILOT MOUNTAIN, NC 27041 30'-0" x 16'-0" HSP ENCLOSED STRUCTURE	
DRAWN BY: JG	CHECKED BY: PZH	DATE: 9-17-18	JOB NO: 180525/182218
PROJECT: NCR VSM	CLIENT: NC GARAGES	REV: 0C	REV: 2
		DWG NO SK-3	

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COLUMN CONNECTION DETAILS FOR SNOW LOADS < 65 PSF

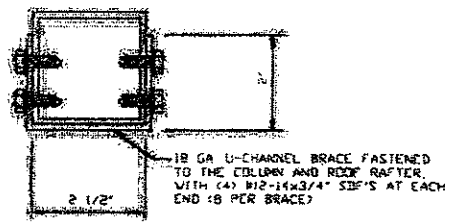


1A
BOW RAFTER/CORNER POST CONNECTION DETAIL
FOR HEIGHTS 14'-0" < TO < 18'-0"
 SCALE: NTS

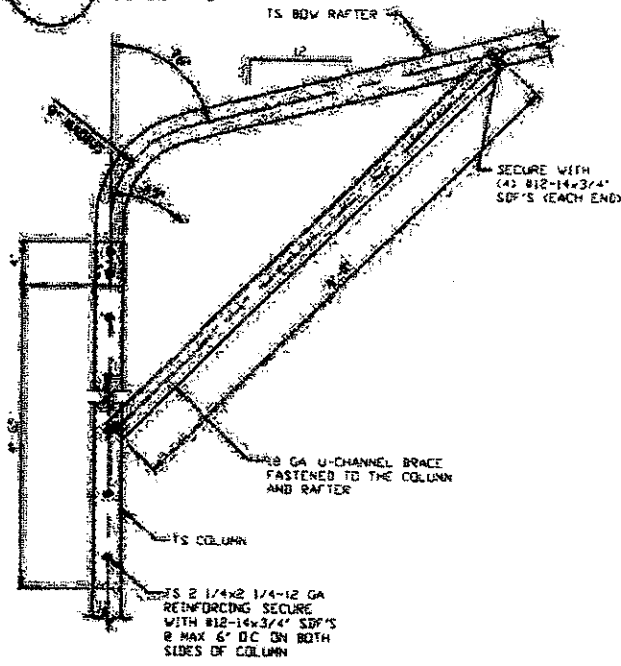


1C
BOW RAFTER/CORNER POST CONNECTION DETAIL
FOR HEIGHTS < 10'-0"
 SCALE: NTS

NOTE: 2'-0" KNEE BRACE MAY BE USED FOR BUILDING WIDTHS < 26'-0"



BRACE SECTION
 SCALE: NTS



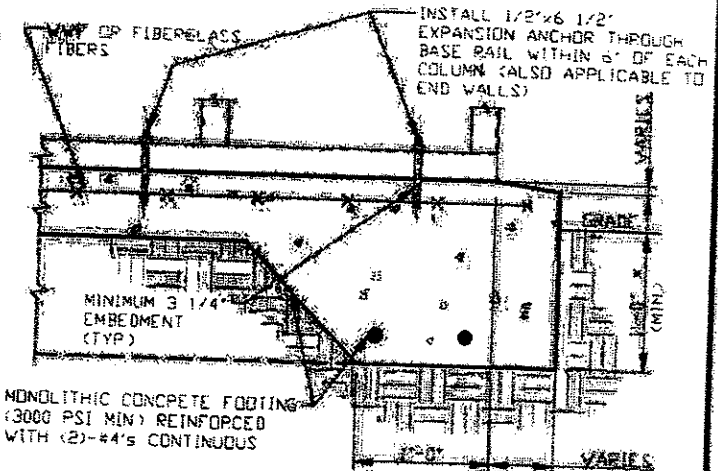
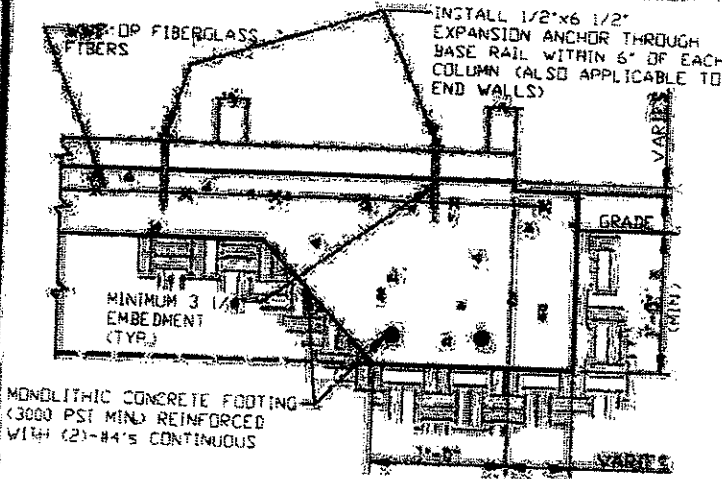
1B
BOW RAFTER/CORNER POST CONNECTION DETAIL
FOR HEIGHTS 10'-0" < TO < 14'-0"
 SCALE: NTS

MOORE AND ASSOCIATES ENGINEERING AND CONSULTING, INC.

DRAWN BY: JE
 CHECKED BY: PJH
 PROJECT MGR: VSM
 CLIENT: NC CARPORTS

NC CARPORTS AND GARAGES, LLC
 309 S, DEPOT STREET
 PILOT MOUNTAIN, NC 27041
 30'-0" x 16'-0" HSP ENCLOSED STRUCTURE
 DATE: 9-17-18
 SCALE: NTS
 JOB NO: 18025/18025
 SHEET: 80
 DWG. NO: SK-3
 REV: 2

BASE RAIL ANCHORAGE OPTIONS



3 CONCRETE MONOLITHIC SLAB BASE RAIL ANCHORAGE
 SCALE: NTS
 MINIMUM ANCHOR EDGE DISTANCE IS 4"
 * COORDINATE WITH LOCAL CODES/ORD

3A CONCRETE SLAB BASE RAIL ANCHORAGE
 SCALE: NTS
 MINIMUM ANCHOR EDGE DISTANCE IS 4"
 * COORDINATE WITH LOCAL CODES/ORD

GENERAL NOTES

NOTE: CONCRETE MONOLITHIC SLAB DESIGN BASED ON MINIMUM SOIL BEARING CAPACITY OF 1,500 PSF

CONCRETE:

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS

COVER OVER REINFORCING STEEL:

FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE PER 901-318

3" IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER, AND 1 1/2" ELSEWHERE

REINFORCING STEEL:

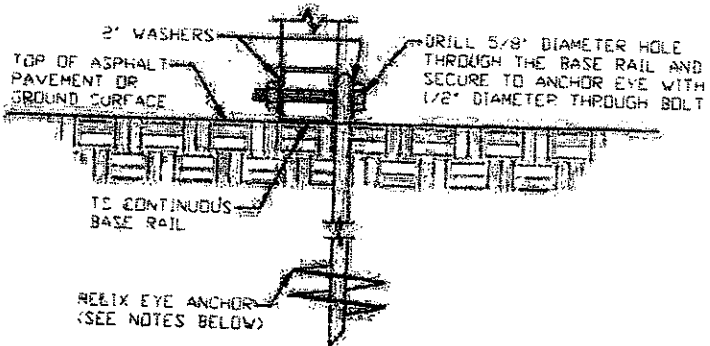
THE TURNDOWN REINFORCING STEEL SHALL BE ASTM A615 GRADE 60 THE SLAB REINFORCEMENT SHALL BE WELDED WIRE FABRIC MEETING ASTM A185 OR FIBERGLASS FIBER REINFORCEMENT

REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED:

1. REINFORCEMENT IS BENT COLD
2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX-BAR DIAMETERS
3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT

HELIX ANCHOR NOTES:

1. FOR VERY DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL AND COBBLES, CALICHE, PRELOADED SILTS AND CLAYS, USE MINIMUM (2) 4" HELICES WITH MINIMUM 30" EMBEDMENT OR SINGLE 6" HELIX WITH MINIMUM 50" EMBEDMENT
2. FOR CORAL USE MINIMUM (2) 4" HELICES WITH MINIMUM 30" EMBEDMENT OR SINGLE 6" HELIX WITH MINIMUM 50" EMBEDMENT
3. FOR MEDIUM DENSE COARSE SANDS, SANDY GRAVELS, VERY STIFF SILTS, AND CLAYS USE MINIMUM (2) 4" HELICES WITH MINIMUM 30 INCH EMBEDMENT OR SINGLE 6" HELIX WITH MINIMUM 50" EMBEDMENT
4. FOR LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND SILTS ALLUVIAL FILL, USE MINIMUM (2) 6" HELICES WITH MINIMUM 50" EMBEDMENT
5. FOR VERY LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFFER CLAYS AND SILTS, ALLUVIAL FILL, USE MINIMUM (2) 8" HELICES WITH MINIMUM 60" EMBEDMENT



3B GROUND BASE HELIX ANCHORAGE
 SCALE: NTS
 * CAN BE USED FOR ASPHALT

**MOORE AND ASSOCIATES
 ENGINEERING AND CONSULTING, INC.**

DRAWN BY: JG

CHECKED BY: PBN

PROJECT NO: VSH

CLIENT: NC CARPORTS

NC CARPORTS AND GARAGES, LLC
 309 S. DEPOT STREET
 PILOT MOUNTAIN, NC 27041
 30'-0" x 16'-0" HSP ENCLOSED STRUCTURE

DATE: 9-17-19

SCALE: NTS

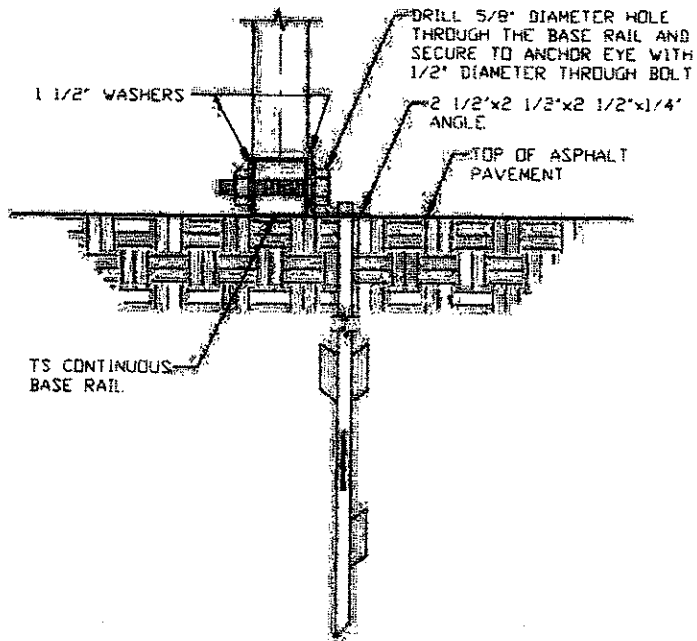
JOB NO: 190925/192205

SHT. 9A

DWG. NO: SK-3

REV: 2

BASE RAIL ANCHORAGE OPTIONS



ASPHALT BASE ANCHORAGE
SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: JG

CHECKED BY: EDH

PROJECT MGR: VSM

CLIENT: NC CARPORTS

NC CARPORTS AND GARAGES, LLC
309 S. DEPOT STREET
PILOT MOUNTAIN, NC 27041

30' x 65' x 16' HSB ENCLOSED STRUCTURE

DATE: 3-17-19

SHEET: 02

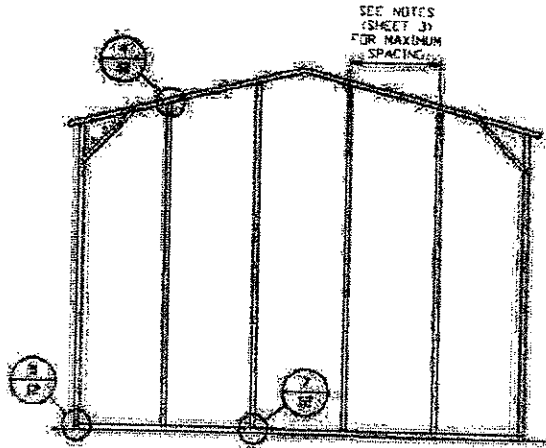
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DWG. NO. SK-3

JOB NO.
190525/192215

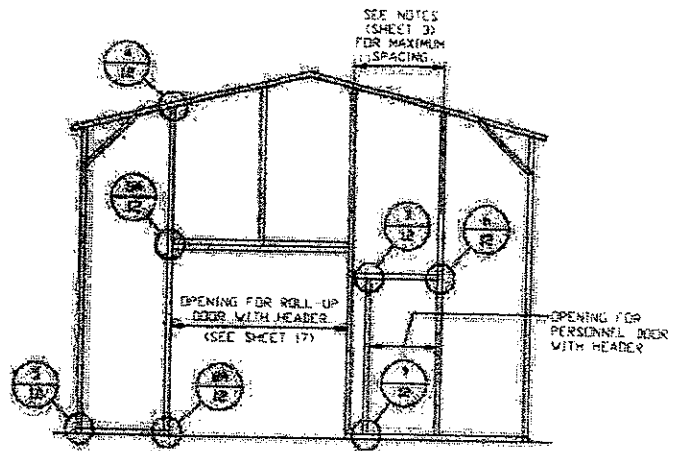
REV: 2

BOX EAVE RAFTER END WALL AND SIDE WALL OPENINGS



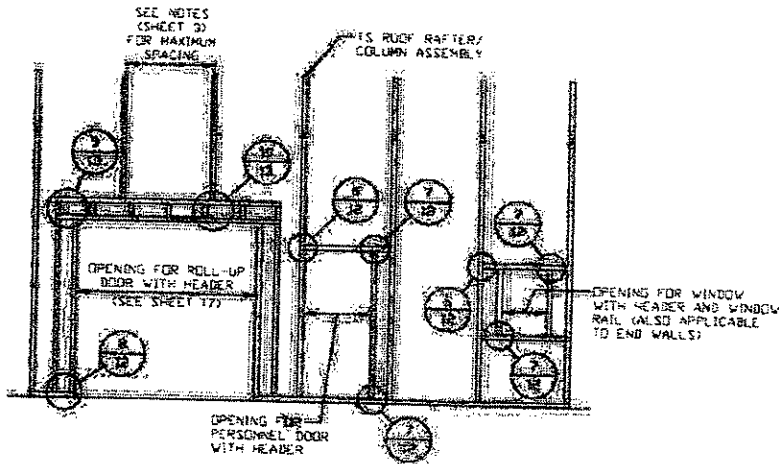
**TYPICAL BOX EAVE RAFTER
END WALL FRAMING SECTION**

SCALE: NTS



**TYPICAL BOX EAVE RAFTER END
WALL OPENINGS FRAMING SECTION**

SCALE: NTS



**TYPICAL BOX EAVE RAFTER
SIDE WALL OPENINGS FRAMING SECTION**

SCALE: NTS

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DRAWN BY: J.E.

CHECKED BY: P.M.

PROJECT MGR: V.S.M.

CLIENT: NC CARPORTS

NC CARPORTS AND GARAGES, LLC

309 S. DEPOT STREET

PILOT MOUNTAIN, NC 27041

30'-0" x 16'-0" HSP ENCLOSED STRUCTURE

DATE: 7-07-12

SCALE: NTS

DWG NO: SK-3

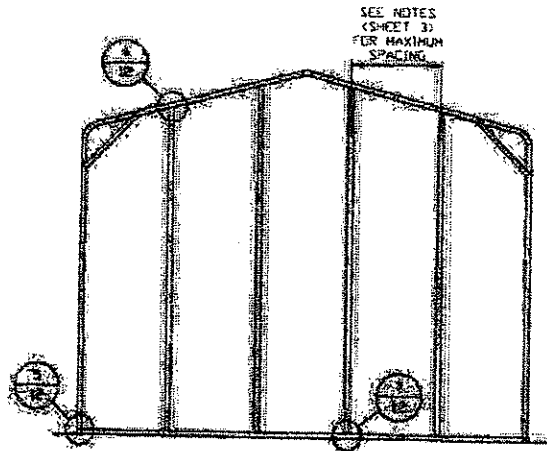
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19052S/19220S

SHT: 10

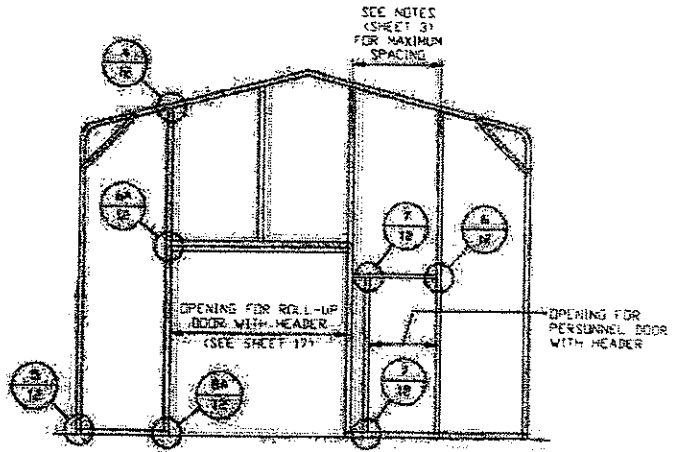
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BOW RAFTER END WALL AND SIDE WALL OPENINGS



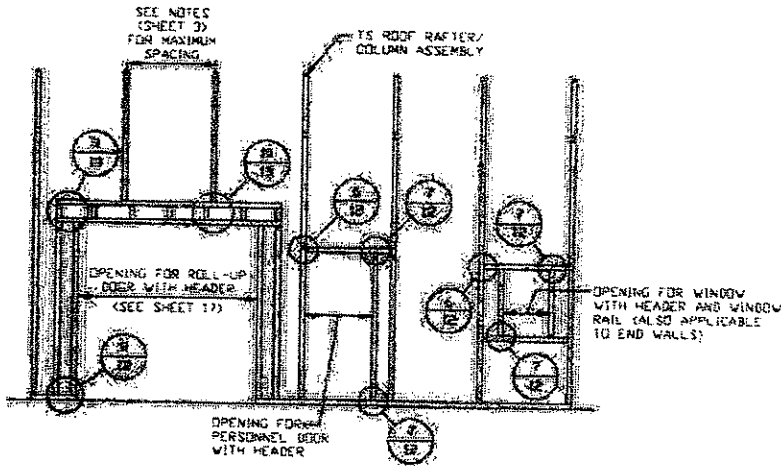
**TYPICAL BOW RAFTER
END WALL FRAMING SECTION**

SCALE: NTS



**TYPICAL BOW RAFTER END
WALL OPENINGS FRAMING SECTION**

SCALE: NTS



**TYPICAL BOW RAFTER
SIDE WALL OPENINGS FRAMING SECTION**

SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: JG

CHECKED BY: PM

PROJECT NO: VSM

CLIENT: NC CARPORTS

NC CARPORTS AND GARAGES, LLC

309 S. DEPOT STREET
PILOT MOUNTAIN, NC 27041

30'-0" x 16'-0" HSP ENCLOSED STRUCTURE

DATE: 9-17-15

SCALE: NTS

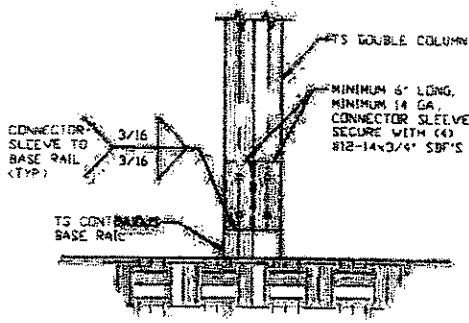
DWG. NO: SK-3

JOB NO:
190525/192285

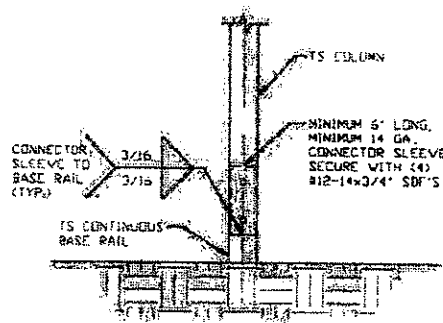
REV: 2

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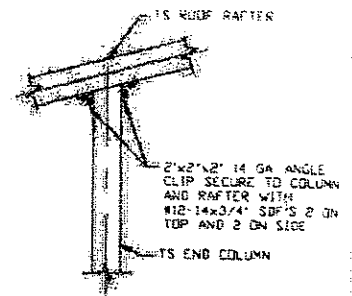
CONNECTION DETAILS



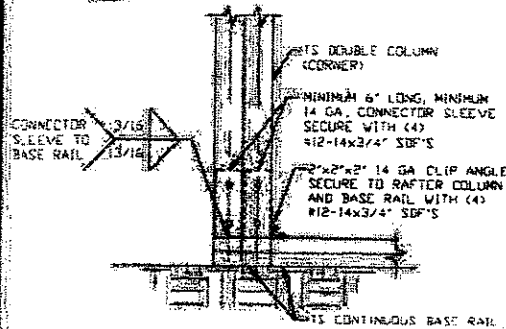
2 **POST/BASE RAIL CONNECTION DETAIL**
SCALE: NTS



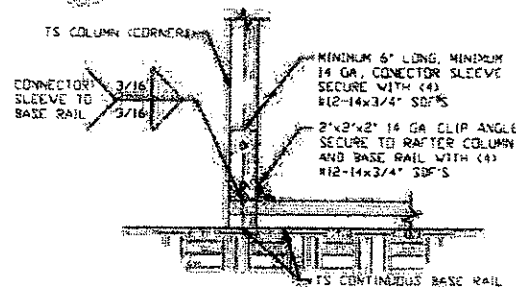
2A **POST/BASE RAIL CONNECTION DETAIL**
SCALE: NTS



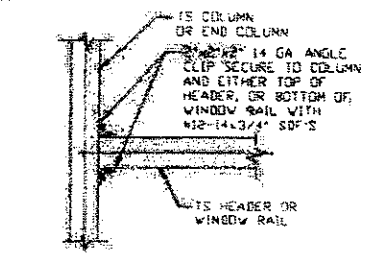
4 **END COLUMN/RAFTER CONNECTION DETAIL**
SCALE: NTS



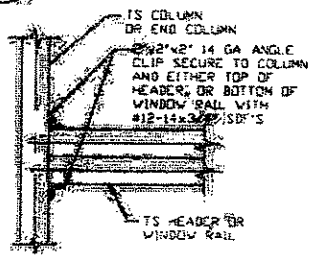
5 **END COLUMN/BASE RAIL CONNECTION DETAIL**
SCALE: NTS



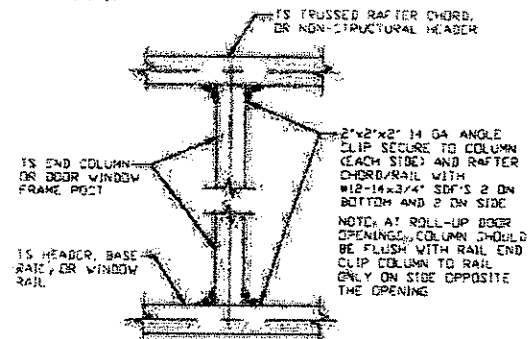
5A **END COLUMN/BASE RAIL CONNECTION DETAIL**
SCALE: NTS



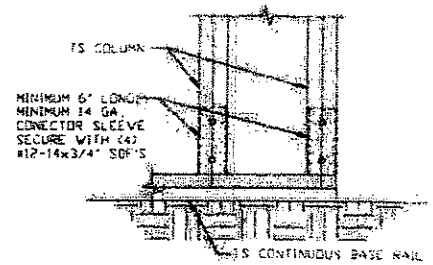
6 **COLUMN OR WINDOW RAIL/WALL GIRTS TO POST CONNECTION DETAIL**
SCALE: NTS



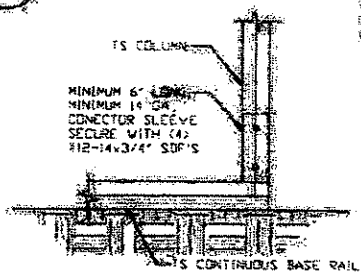
6A **COLUMN OR WINDOW RAIL TO POST CONNECTION DETAIL**
SCALE: NTS



7 **COLUMN TO HEADER, BASE RAIL, OR WINDOW RAIL CONNECTION DETAIL**
SCALE: NTS



8 **COLUMN/BASE RAIL CONNECTION DETAIL**
SCALE: NTS



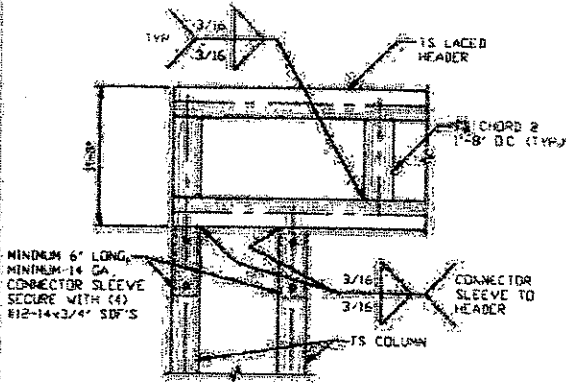
8A **COLUMN/BASE RAIL CONNECTION DETAIL**
SCALE: NTS

MOORE AND ASSOCIATES ENGINEERING AND CONSULTING, INC.

DRAWN BY: JG		NC CARPORTS AND GARAGES, LLC	
CHECKED BY: PJM		309 S. DEPOT STREET	
PROJECT MGR: VSH		PILOT MOUNTAIN, NC 27041	
CLIENT: NC CARPORTS		30' 0\"/>	
DATE: 2-17-19	SCALE: NTS	JOB NO: 19025/19205	
SHT. 12	DWG NO: SK-3	REV: 2	

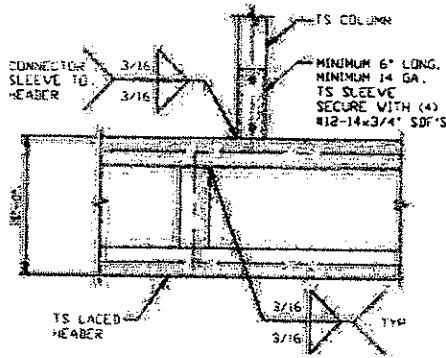
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CONNECTION DETAILS



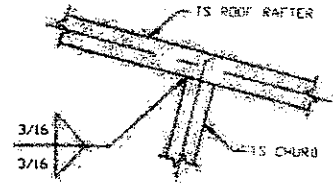
9 TRIPLE HEADER/COLUMN CONNECTION DETAIL

SCALE: NTS



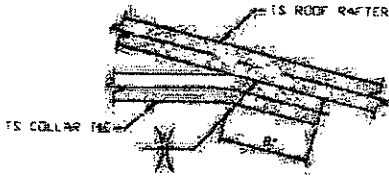
10 COLUMN/TRIPLE HEADER CONNECTION DETAIL

SCALE: NTS



11 RAFTER TO CHORD CONNECTION DETAIL

SCALE: NTS



12 COLLAR TIE CONNECTION DETAIL

SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: JG

CHECKED BY: PBM

PROJECT: MHP VSM

CLIENT: NC CARPORTS

NC CARPORTS AND GARAGES, LLC

309 S. DEPOT STREET

PILOT MOUNTAIN, NC 27041

30'-0" x 16'-0" HSP ENCLOSED STRUCTURE

DATE: 9-17-19

SCALE: NTS

DWG. NO: SK-3

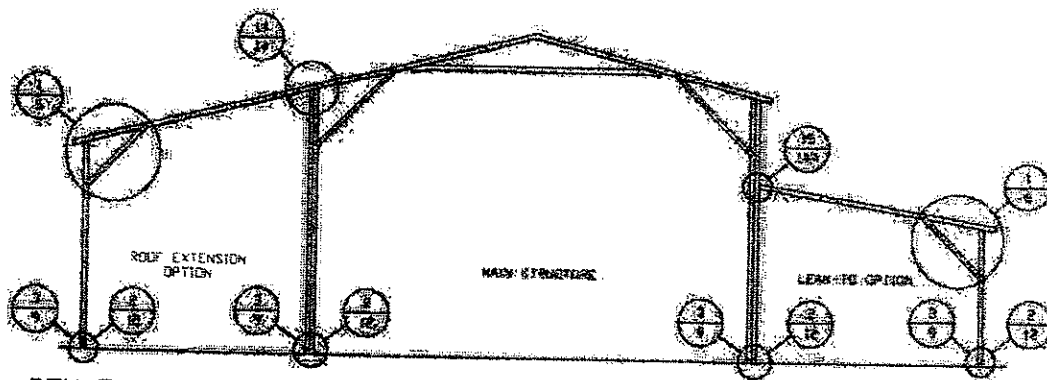
JOB NO:

190325/19220S

REV: 2

SHT. 13

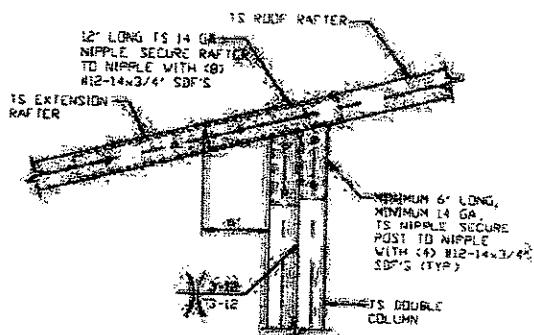
BOX EAVE RAFTER LEAN-TO OPTIONS



TYPICAL BOX EAVE RAFTER LEAN-TO OPTIONS FRAMING SECTION (BOTH OPTIONS SHOWN)

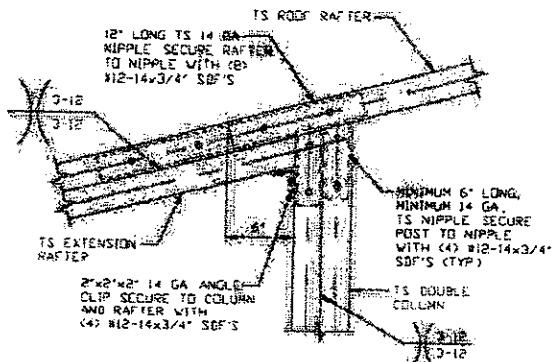
SCALE: NTS

MAXIMUM WIDTH OF ROOF EXTENSION AND LEAN-TO OPTION IS 20'-0"



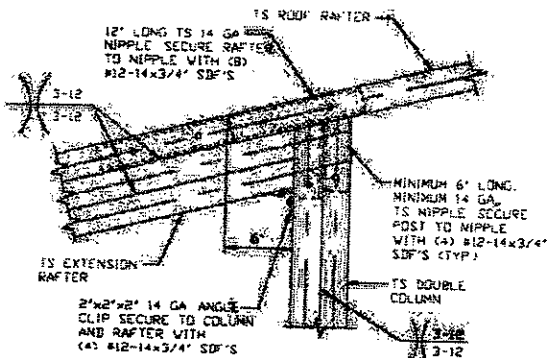
14 ROOF EXTENSION RAFTER/CORNER POST DETAIL FOR WIDTHS $\leq 9'-0''$

SCALE: NTS



14A ROOF EXTENSION RAFTER/CORNER POST DETAIL FOR WIDTHS $\leq 9'-0''$ TO $\leq 15'-0''$

SCALE: NTS



14B ROOF EXTENSION RAFTER/CORNER POST DETAIL FOR WIDTHS $15'-0''$ TO $\leq 20'-0''$

SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: JG

CHECKER BY: PDH

PROJECT NO: MSM

CLIENT: NC CARPORTS

NC CARPORTS AND GARAGES, LLC

309 S. DEPOT STREET

PILOT MOUNTAIN, NC 27041

39'-0" x 16'-0" HSP ENCLOSED STRUCTURE

DATE: 9-17-13

SCALE: NTS

DWG. NO: SK-3

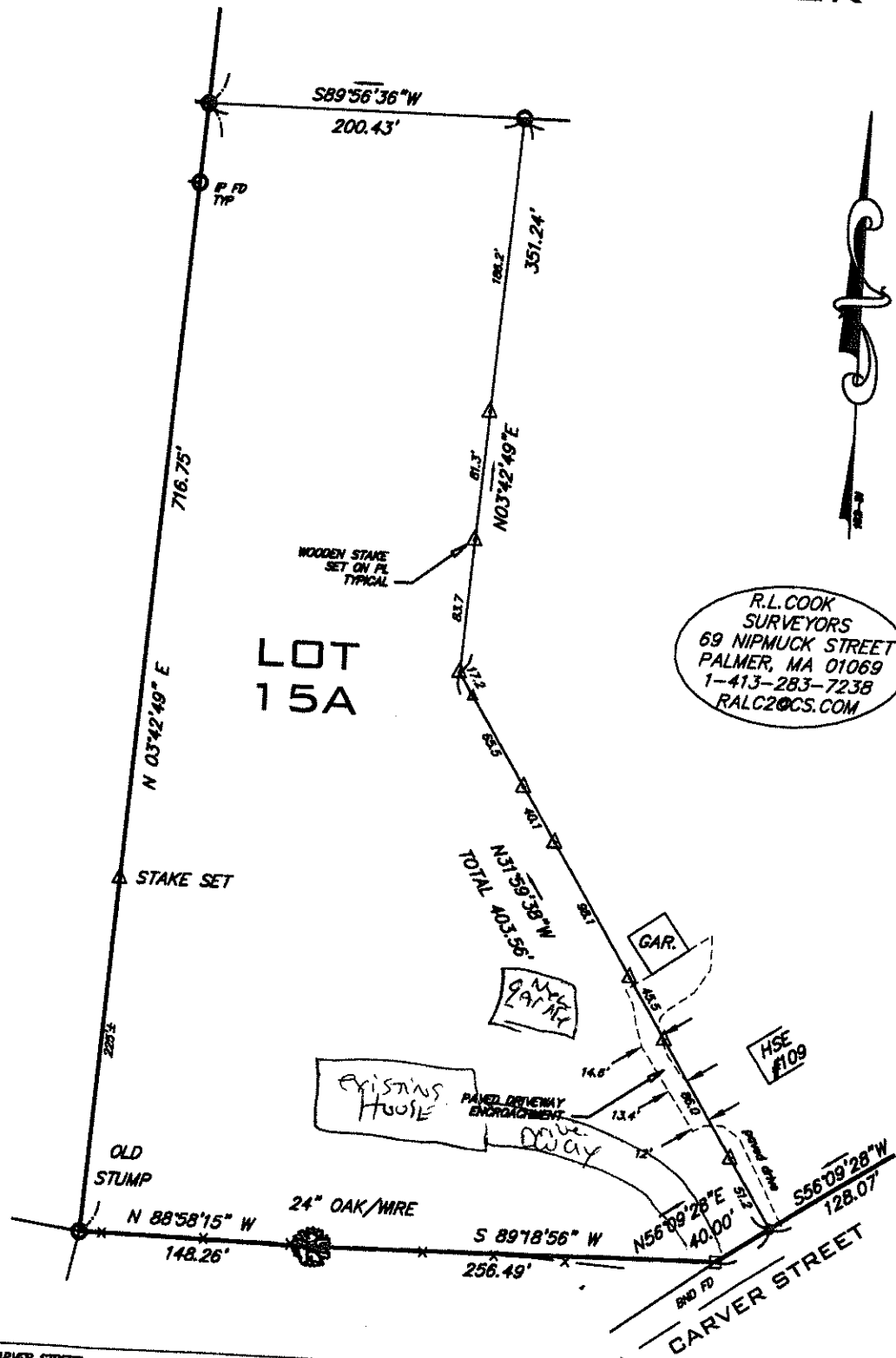
JOB NO:

120525/120225

REV: 2

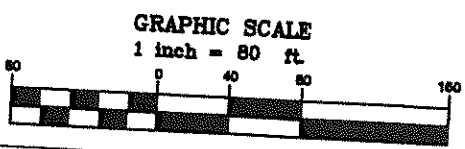
SIDE LINE STAKE SKETCH

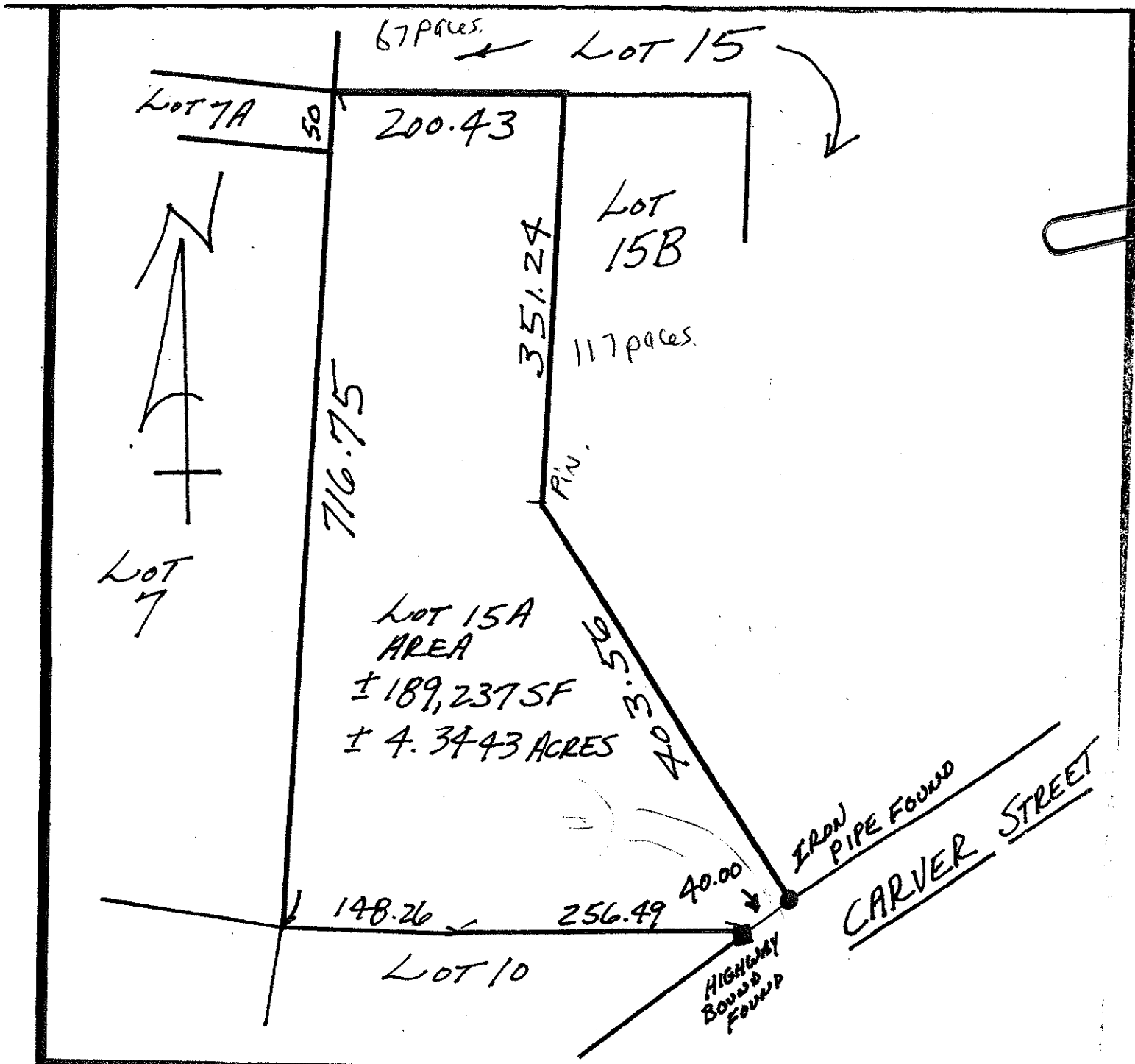
prepared for
JOHN & BONNIE PLACZEK



R.L. COOK
SURVEYORS
69 NIPMUCK STREET
PALMER, MA 01069
1-413-283-7238
RALC2@CS.COM

Location: <u>CARVER STREET</u>	File: <u>SYLOSQ</u>
<u>GRANBY</u> MA	Surveyed By: <u>BNS-S/W</u>
Scale: 1" = <u>80'</u> ft. Date: <u>4-6-20</u>	Drawn By: <u>RLC</u>
Plan Ref. <u>182-37</u>	Checked By: <u>RLC</u>
Deed Ref. <u>13488-217</u>	Deq Name: <u>LOT 15A CARVER SIDE LINE WORK</u>
Assessors Map/Par. _____	Zoning _____
County: <u>HAMPSHIRE</u>	Year Built: <u>VACANT</u>





Deed Ref: Book 5353 Page 49

Plan Ref: Book 182 Page 131

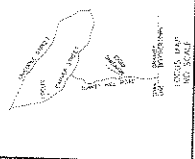
FIRM# 2501620020B

Please Note: This plan is for mortgage purposes only and is not a complete property survey. It is compiled from deed dimensions, existing plans and other sources of information. This plan is not to be used to establish property lines to erect fences or hedges, etc., and is subject to change as a more accurate survey may disclose.

John K. Somers
Professional Land Surveyor
180 Great Plains Road • P.O. Box 1093



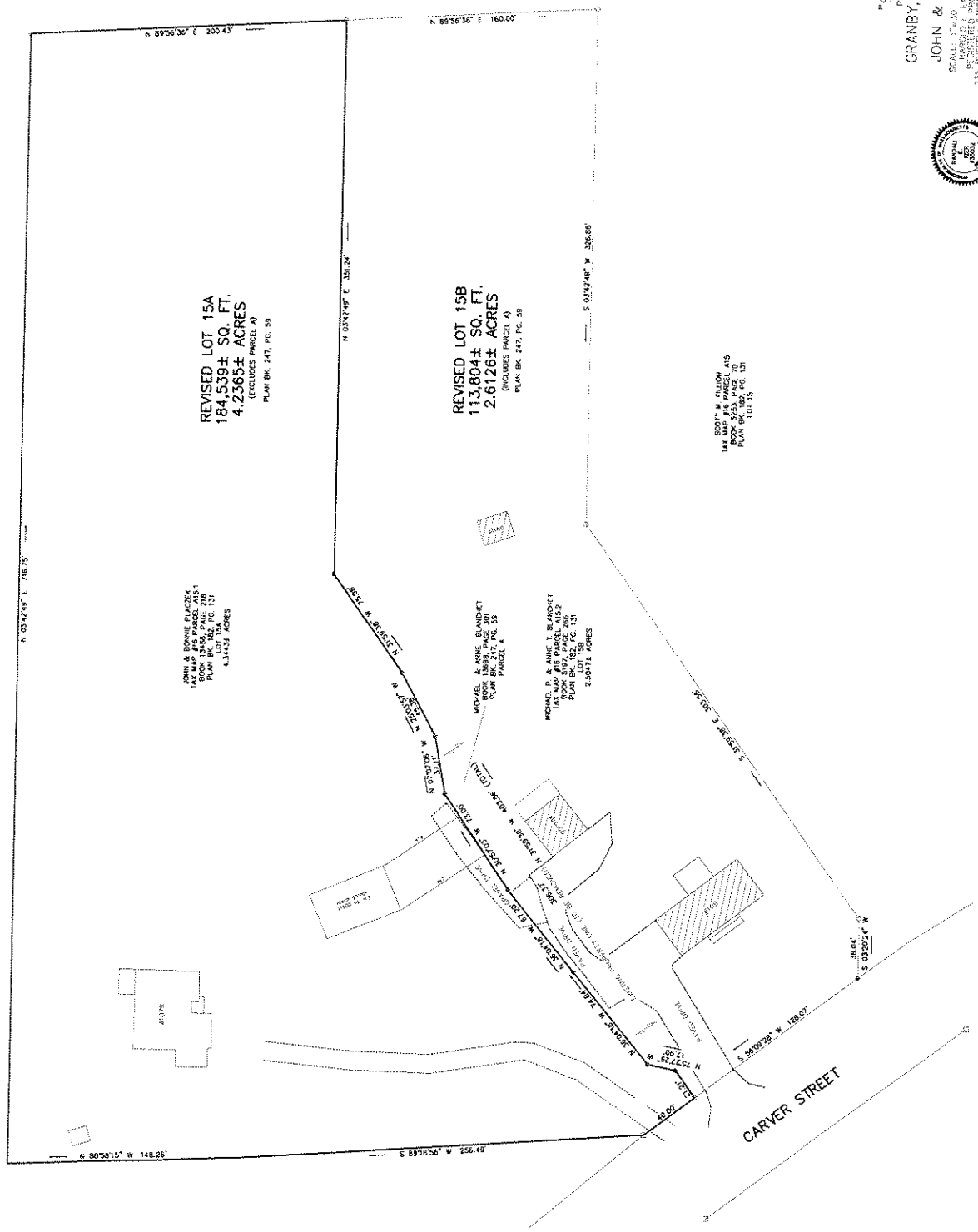
Date: 11-5-2019
11- + 170'



"SITE PLAN"
 PLAN OF LAND IN
 GRANBY, MASSACHUSETTS
 PREPARED FOR
 JOHN & BONNIE PLACZEK



SCALE: 1" = 30'
 TERNARD
 JOHN & BONNIE PLACZEK
 235 RUSSELL STREET, GRANBY, MASSACHUSETTS
 413-584-7599 - 413-582-8978 (fax)
 e-mail: jplaczek@placzek.com



REVISED LOT 15A
 184,539± SQ. FT.
 4.2365± ACRES
 (EXCLUDES PARCEL A)
 PLAN BK. 247, PG. 59

REVISED LOT 15B
 113,804± SQ. FT.
 2.6126± ACRES
 (EXCLUDES PARCEL A)
 PLAN BK. 247, PG. 59

SCOTT W. FLAHERTY
 144 MAPLE PARCEL A15
 BOOK 5833, PAGE 70
 PLAN BK. 247, PG. 151
 LOT 15

JOHN & BONNIE PLACZEK
 144 MAPLE PARCEL A15
 BOOK 5833, PAGE 70
 PLAN BK. 247, PG. 151
 LOT 15A
 4.3142± ACRES

MICHAEL P. & ANNE T. BARONET
 144 MAPLE PARCEL A15
 BOOK 5833, PAGE 70
 PLAN BK. 247, PG. 151
 PARCEL A

MICHAEL P. & ANNE T. BARONET
 144 MAPLE PARCEL A15
 BOOK 5833, PAGE 70
 PLAN BK. 247, PG. 151
 2.5097± ACRES

LEGEND:
 ○ FOUND IRON PIN
 ● REBAR TO BE SET
 ○ FOUND CONCRETE BOUND
 ○ UNMARKED POINT