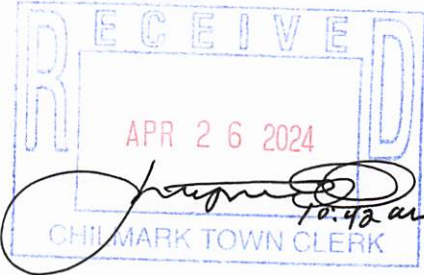




ZONING BOARD OF APPEALS
Town of Chilmark

TOWN OFFICES:
Beetlebung Corner
Post Office Box 119
Chilmark, MA 02535
(508) 645-2110 Fax



THE COMMONWEALTH OF MASSACHUSETTS

To The Board of Appeals, TOWN OF CHILMARK

APRIL 17, 2024

The undersigned hereby petitions the Board of Appeals to issue a Special Permit under the terms of the Zoning By-laws of the Town of Chilmark:
Article, 12-6B, Section _____

at the premises owned by (Owner of Record)

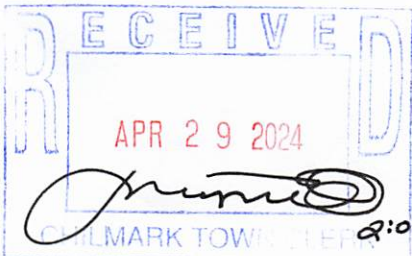
at 15 LAKE RD CHILMARK, MA. (street address),

Assessor's parcel MAP 33 LOT 82

In the following respect or limitation, extension, change, alteration or modification of use, or method of use as may at hearing appear as necessary or proper in the premises.

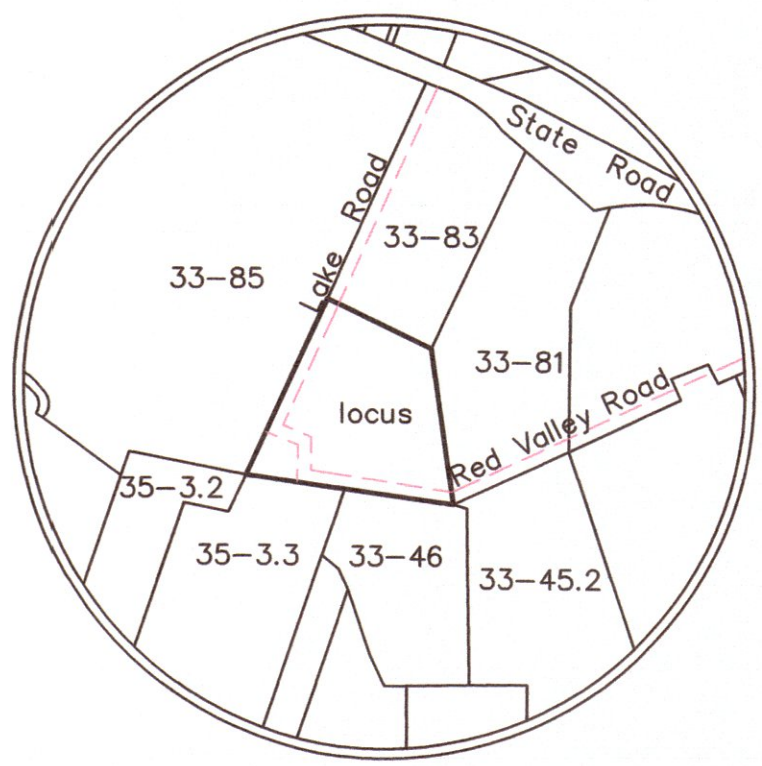
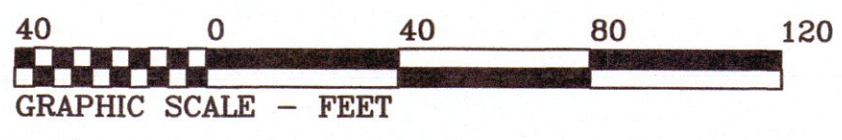
State Briefly Reasons for Special Permit

The applicant requests a Special Permit to construct a garage storage building with a height of 24' as allowed by special permit under section 12 of the Chilmark zoning by laws.

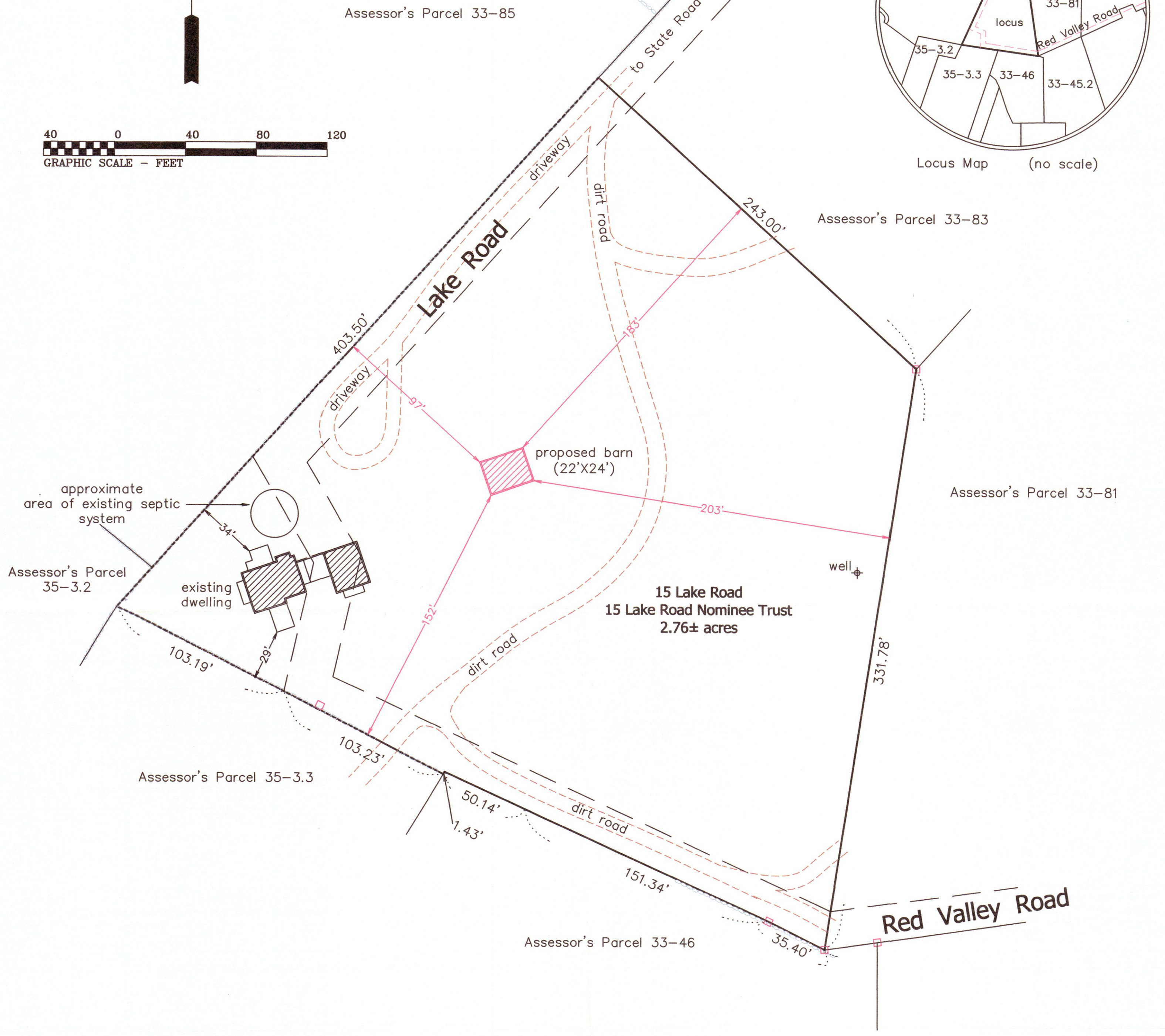


Petitioner DAMIAN DELINO

Address 26 OYSTER LANE
CHILMARK, MA



Locus Map (no scale)



Notes:

- 1. Locus lies within the Chilmark AR-VI Zoning District
minimum lot size: 3 acres
required property line setbacks: 50' front, 50' side, and 50' rear
- 2. Locus lies within Zone D of the Squibnocket Pond Area District

**Site Plan
Chilmark, Mass.**

Prepared For

15 Lake Road Nominee Trust

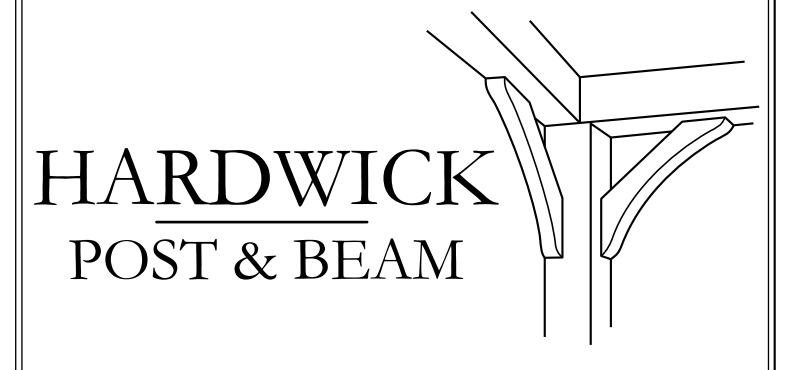
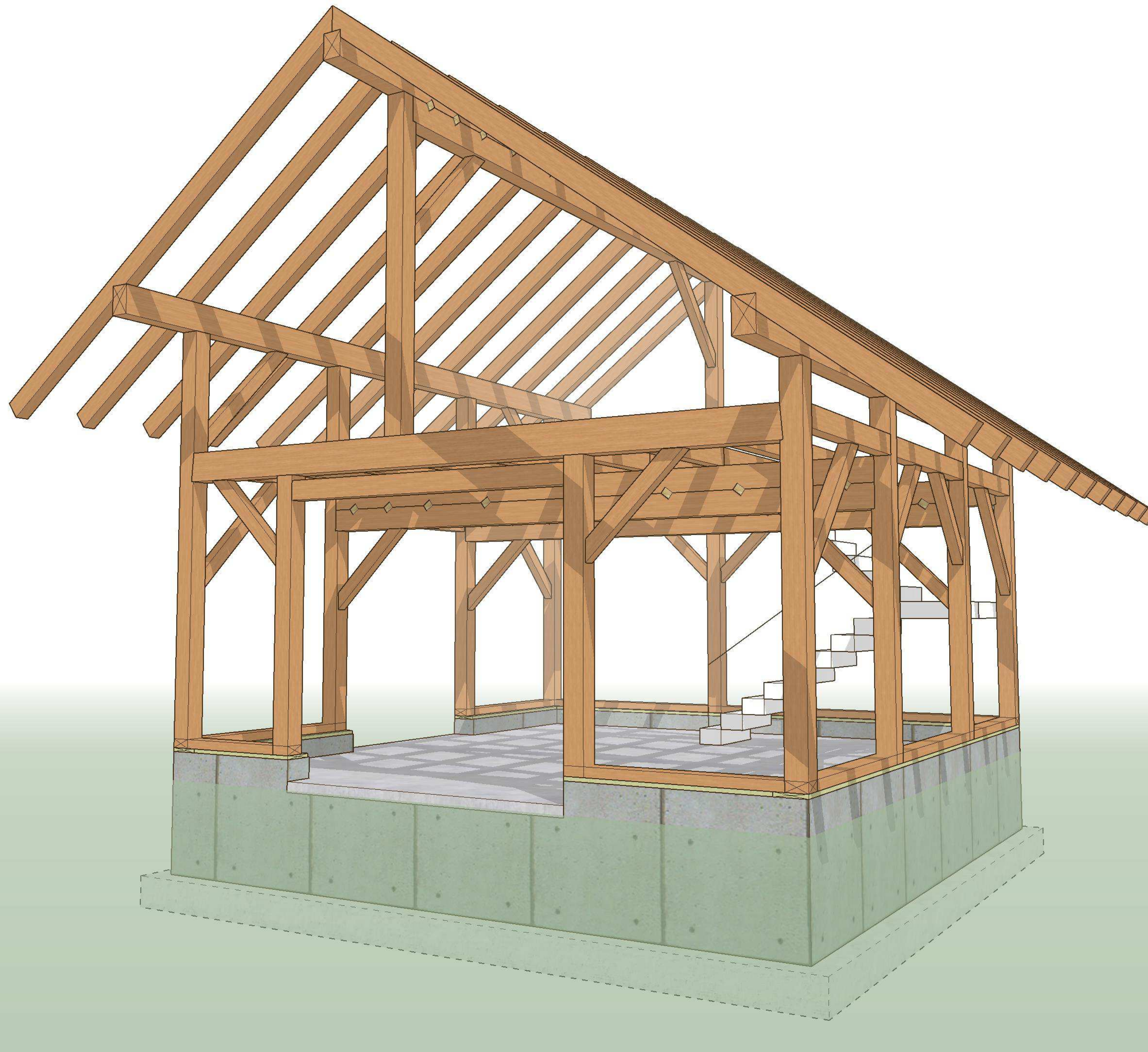
Scale: 1" = 40' February 21, 2024 (April 22, 2024)

Schofield, Barbini & Hoehn Inc.

Land Surveying & Civil Engineering

12 Surveyor's Lane, Box 339
Vineyard Haven, Mass.
508-693-2781
www.sbhinc.net
MV 12214





P.O. BOX 225
 HARDWICK, MA 01037
 PH: (413) 477-6430
 FAX: (413) 477-0937
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PROPOSED PROJECT:
 LEE GARAGE

CLIENT:
 LEE, BARBARA
 15 LAKE ROAD
 CHILMARK, MA

SITE INFO:
 DEPINO / LEE
 CHILMARK / 15 LAKE ROAD

FILE NAME:	HP&B BARBARALEE_CDS_06
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SCALE:	VARIABLES

ALL MATERIAL IS #1 OR BETTER.
 EASTERN WHITE PINE.

DESIGN CRITERIA:
 BUILDING CODES:
 IBC 2015 MASSACHUSETTS WITH AMENDMENTS
 ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS
 DESIGN LOADS:
 DEAD - 15 PSF (ASSUMED)
 GROUND SNOW LOAD = 35 PSF, C_t=1.2
 NOMINAL WIND SPEED = 101 MPH
 ULTIMATE WIND SPEED = 130 MPH
 SEISMIC DESIGN CATEGORY = B
 FROST DEPTH = 48"
 ALLOWABLE SOIL BEARING = 2000 PSF (ASSUMED)

SEE ARCHITECTURAL, MECHANICAL & ELECTRICAL DRAWINGS FOR DIMENSIONS AND DETAILS REQUIRED AS STRUCTURAL WORK, WHICH ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS. ANY DISCREPANCY THAT EXISTS BETWEEN WHAT IS SHOWN AND ACTUAL MUST BE BROUGHT TO THE ATTENTION OF HARDWICK POST & BEAM/ ENGINEER PRIOR TO THE START OF CONSTRUCTION. THE REPRODUCTION OF ANY CONTRACT DOCUMENTS, IN FULL OR IN PART, FOR THEIR USE AS SHOP DRAWINGS WILL NOT BE ACCEPTED AND WILL BE RETURNED AS REJECTED. SUBMITTALS VIA FACSIMILE ARE ALSO UNACCEPTABLE AND WILL NOT BE REVIEWED.

- GENERAL NOTES:**
- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR OTHER CONDITIONS WHICH DIFFER FROM WHAT IS INDICATED ON THE DRAWINGS.
 - DIMENSIONS SHOWN ON STRUCTURAL DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR WITH THOSE SHOWN ON THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND ENGINEER PRIOR TO CONSTRUCTION.
 - CONSTRUCTION MATERIALS SHALL NOT BE PLACED, STACKED OR OTHERWISE STORED UPON ANY STRUCTURAL ELEMENT IN A MANNER WHICH EXCEEDS THE LIVE LOAD CAPACITY OF THE ELEMENT. UNLESS OTHERWISE NOTED, THIS LIVE LOAD CAPACITY IS 40 PSF.
 - NOTES, DETAILS AND DIMENSIONS ON INDIVIDUAL DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION BEFORE PROCEEDING WITH CONSTRUCTION.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, TEMPORARY BRACING/SHORING AGAINST WIND, SNOW, EQUIPMENT, MATERIAL STORAGE AND/OR OTHER LOADS WHICH MAY ARISE PRIOR TO THE COMPLETION OF CONSTRUCTION. PERIODIC INSPECTIONS BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THESE ITEMS NOR ANY OPINION REGARDING THE ADEQUACY OF SUCH MEASURES.
 - TIMBER FRAME ELEMENTS HAVE BEEN DESIGNED TO RESIST GRAVITY LOAD ONLY. ALL LATERAL LOADS TO BE CARRIED IN BUILDING ENVELOPE BY OTHERS.

- CONCRETE NOTES:**
- CONCRETE SHALL COMPLY WITH THE PROVISIONS OF THE AMERICAN CONCRETE INSTITUTE (ACI) 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", REINFORCING STEEL SHALL COMPLY WITH THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE" EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE INDICATED.
 - CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, AND A MAXIMUM WATER-CEMENT RATIO OF 0.46. CONCRETE EXPOSED TO DE-ICING SALTS SHALL FORMULATED USING AIR ENTRAINING ADMIXTURES PROVIDING NOT LESS THAN 4.5 PERCENT NOR MORE THAN 7.0 PERCENT ENTRAINED AIR. AIR ENTRAINING ADMIXTURES SHALL CONFORM TO ASTM C260.
 - CONCRETE DESIGN MIX SHALL BE PROPORTIONED SUCH THAT CONCRETE SLUMP, AT THE POINT OF PLACEMENT, SHALL BE NO LESS THAN 1 INCH NOR MORE THAN 3 INCHES FOR REINFORCED STRUCTURAL CONCRETE, 4 INCHES FOR ALL OTHER CONCRETE. WATER SHALL NOT BE ADDED TO THE CONCRETE BEFORE PLACEMENT UNLESS PRIOR APPROVAL IS RECEIVED IN WRITING FROM THE STRUCTURAL ENGINEER.
 - CONCRETE SLABS ON GRADE SHALL BE PLACED OVER A VAPOR BARRIER LAPPED A MINIMUM OF SIX INCHES AND SEALED.
 - CONCRETE SHALL BE CONSOLIDATED USING VIBRATORY EQUIPMENT AND/OR HAND RODDING AND TAMPING UNTIL CONCRETE IS UNIFORMLY DISTRIBUTED AROUND REINFORCEMENT AND OTHER EMBEDDED ITEMS.
 - CONTRACTOR SHALL PROTECT CONCRETE FROM PHYSICAL DAMAGE OR REDUCED STRENGTH DURING MIXING, PLACEMENT AND CURING. COLD WEATHER CONCRETE PLACEMENT SHALL COMPLY WITH ACI 306.
 - CONCRETE REINFORCEMENT SHALL BE GRADE 60 STEEL MEETING THE REQUIREMENTS OF ASTM A615 EXCEPT FOR STIRRUPS AND TIES WHICH MAY BE GRADE 40 STEEL.
 - REINFORCEMENT SHALL NOT BE SPLICED NOR WELDED EXCEPT AS DETAILED OR AS AUTHORIZED IN WRITING BY THE STRUCTURAL ENGINEER. LAP SPLICES SHALL BE A MINIMUM OF 40 BAR DIAMETERS UNLESS OTHERWISE NOTED ON THE DRAWINGS. HORIZONTAL REINFORCEMENT IN WALLS SHALL BE SPLICED USING CORNER BARS OF EQUAL SIZE AND SPACING AROUND ALL CORNERS AND AT ALL INTERSECTIONS.
 - VERTICAL REINFORCEMENT SHALL BE DOWELLED INTO FOUNDATION. DOWELS SHALL TERMINATE WITH A STANDARD HOOK NOT LESS THAN SIX INCHES OR 12 BAR DIAMETERS, WHICHEVER IS GREATER.
 - WELDED WIRE FABRIC SHALL CONFORM TO THE REQUIREMENTS OF ASTM A185. LAP WIRE FABRIC A MINIMUM OF ONE FULL MESH PLUS 2 INCHES AT SIDES AND ENDS AND TIE TOGETHER.
 - PROVIDE CLEAR CONCRETE COVER OVER REINFORCEMENT AS FOLLOWS:
 CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH3"
 CONCRETE EXPOSED TO EARTH OR WEATHER - #6 AND LARGER2"
 #5 AND SMALLER, WWF1-1/2"
 CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND1-1/2"
 - ANCHOR BOLTS SHALL CONFORM TO ASTM A307. EXPANSION BOLTS SHALL BE HILTI KWIK BOLTS OR APPROVED EQUIVALENT. EXPANSION BOLTS SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS. WHERE EMBEDMENT LENGTH, EDGE DISTANCE(S) AND/OR SPACING REQUIREMENTS OF THE MANUFACTURER CANNOT BE MET, EPOXY ANCHORS SHALL BE USED.
 - NON SHRINK GROUT SHALL BE 5000 PSI FIVE STAR GROUT OR APPROVED EQUAL, INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ANCHOR BOLTS SHALL BE 1/2" DIA. WITH A MINIMUM EMBEDMENT LENGTH OF 8 INCHES. ANCHOR BOLTS SHALL BE INSTALLED AT 48" O.C. AND WITHIN 12 INCHES OF EACH END OF FOUNDATION SILL PLATES. SILL PLATES SHALL BE SECURED TO FOUNDATION WITH NUT & WASHERS.
 - CONCRETE SLABS ON GRADE SHALL HAVE W2.9xW2.9 6x6 WWF REINFORCEMENT CENTERED IN SLAB OR #4's @ 16" EA. WAY, CENTERED.

TIMBERFRAME SPECIFICATIONS:

- These drawings depict an exposed, heavy timber framed structure.
- The timbers are EASTERN WHITE PINE, unless noted otherwise. The timbers meet the NEMLA standards for #2 (or better). Their moisture content, at fabrication, is approximately 20%. Some warping, twisting, and checking of timbers is anticipated as they reach equilibrium moisture content.
- The timber sizes shown are NOMINAL. The timber sizes are subject to slight revision; but only under the direct supervision of the ENGINEER OF RECORD for the frame.
- The timber connections are based on traditional methods - using mortises, tenons, splines, pegs, and keys. The connections are designed and detailed under the direct supervision of ENGINEER OF RECORD for the frame.
- All timber joinery must be approved by ENGINEER OF RECORD for the frame.
- * All metal connectors (at post feet, for example) are to be Simpson or equal.

TIMBER SCREWS:

- UNLESS NOTED OTHERWISE, ALL SCREWS SHALL BE BY GRK RSS, ROTHOBLAAS TBS, SIMPSON OR OTHER APPROVED SCREW, WITH A SHANK DIAMETER OF AT LEAST 0.2", AND A THREAD DIAMETER OF AT LEAST 0.30".
- SCREWS HOLES SHALL NOT BE PRE-DRILLED UNLESS OTHERWISE NOTED, AND HAVE AT LEAST 3" OF THREAD PENETRATION INTO THE CONNECTING MEMBER.

TIMBER FRAME JOINERY:

- UNLESS OTHERWISE CALLED OUT IN JOINERY DETAILS ON THE STRUCTURAL AND TIMBER FRAME DRAWINGS, THE JOINERY SHOULD MEET THE FOLLOWING REQUIREMENTS, AND BE DETAILED IN ACCORDANCE WITH TFEC 1-19.
- ALL PEGS SHALL BE 1" IN DIAMETER, AND MEET THE REQUIREMENTS OF TFEC 1-19.
- ALL BRACES SHALL BE HELD BY ONE PEG PER JOINT UNLESS NOTED OTHERWISE.
- ALL NON BRACE TENONS SHALL BE HELD WITH (2) PEGS UNLESS NOTED OTHERWISE.
- TENONS CONNECTING MEMBERS IN 8X MATERIAL AND LARGER (SMALLEST DIRECTION), SHALL BE 2" THICK AND 5" IN LENGTH, WITH 3" OF RELISH. IN 6X MATERIAL, 1 1/2" STUB TENONS MAY BE USED IN PLACE OF FULL 1" HOUSINGS. 4X AND SMALLER MATERIAL, INCLUDING BRACES (UNLESS OTHERWISE CALLED OUT) AND STRUTS, SHALL HAVE A 1 1/2" THICK TENON, AT LEAST 3 1/2" IN LENGTH, AND 2 1/2" OF RELISH.
- WHERE TENON INTERFERENCE OCCURS, TENONS SHALL BE AS LONG AS POSSIBLE, AND OFFSET (HIGH/LOW) WHERE POSSIBLE. IN THREE-WAY AND FOUR-WAY CONNECTIONS, 1 1/2" THICK HARDWOOD (SPECIFIC FINISH EQUAL TO OR GREATER THAN THE CONNECTING TIMBERS) OR 1 3/4" LVL SPLINES ARE STRONGLY ENCOURAGED.
- HOUSINGS FOR 6X AND LARGER STOCK SHALL BE 1", UNLESS SPECIFIED OTHERWISE. WHERE 6X FRAMING IS NOT DIRECTLY SUPPORTING ROOF OR FLOOR LOADS, 1/2" STUB TENONS MAY BE USED IN PLACE OF FULL 1" HOUSINGS. 4X MATERIAL, INCLUDING BRACES, SHALL BE HOUSED 1/2". BIRDSMOUTHS, REDUCTIONS, AND COPES NOT SUPPORTED BY A BEARING SURFACE SHALL NOT EXCEED MORE THAN 1/4 THE MEMBER DEPTH WITHOUT REQUIRING FURTHER REINFORCEMENT.
- UNLESS OTHERWISE SPECIFIED, RAFTERS AND PURLINS SHALL BE SECURED INTO THEIR HOUSINGS AND SUPPORTS WITH LOG SCREWS. (1) SCREW AT EACH END FOR 6X AND SMALLER MATERIAL, (2) SCREWS AT EACH END FOR 8X AND LARGER MATERIAL.

ABBREVIATIONS

@	AT AND ABOVE FINISH FLOOR	EXP.	EXPOSED	REF.	REFRIGERATOR
AND		FD	FIXED	R.O.	ROUGH OPENING
ALUM.	ALUMINUM	FFE	FINISH FLOOR ELEVATION	SD	SMOKE DETECTOR
BB	BLUEBOARD	FT	FULLY THREADED	SECT.	SECTION
CAB.	CABINET	GFI	GROUND FAULT INTERRUPTER	SHT.	SHEET
CF	CUBIC FEET	GL	GLASS	SIM.	SIMILAR
CMU	CONCRETE MASONRY UNIT	GLB.	GLUED LAMINATED BEAM	SPF	SPRUCE, PINE, OR FIR
COL.	COLUMN	GWB	GYPSPUM WALL BOARD	SQ.	SQUARE
CONC.	CONCRETE	ICF	INSULATED CONCRETE FORM	SQFT	SQUARE FEET
DF	DOUGLAS FIR	INS.	INSULATION	STL	STEEL
DIA.	DIAMETER	LVL	LAMINATED VENEER LUMBER	SYP	SOUTHERN YELLOW PINE
DN	DOWN	O.C.	ON CENTER	T&G	TONGUE & GROOVED
DW	DISHWASHER	PLY	PLYWOOD	T&D	TO BE DETERMINED
EA.	EACH	PVC	POLY VINYL CHLORIDE	TYP.	TYPICAL
EL.	ELEVATION	PT	PARTIALLY THREADED	VB	VAPOR BARRIER
		P.T.	PRESSURE TREATED	VIF	VERIFY IN FIELD
				WD	WOOD

SHEET INDEX

ARCHITECTURAL DRAWINGS	
G0	COVER PAGE
TF1	EXTERIOR ELEVATIONS
TF2	FOUNDATION PLAN
TF3	PLANVIEW
TF4	ROOF PLAN
TF5	LOFT FRAMING PLAN
TF6	ELEVATION A
TF7	ELEVATION C
TF8	ELEVATION E
TF9	BENT 1
TF10	BENT 2
TF11	BENT 3
TF12	BENT 4

NO.	REVISIONS	DATE
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4		

COVER PAGE
 PAGE NUMBER
 G0

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HARDWICK, MA 01037
PH: (413) 477-6430
FAX: (413) 477-0937
Lic. No. 010089
WWW.HARDWICKPOSTANDBEAM.COM

PROPOSED PROJECT:
LEE GARAGE

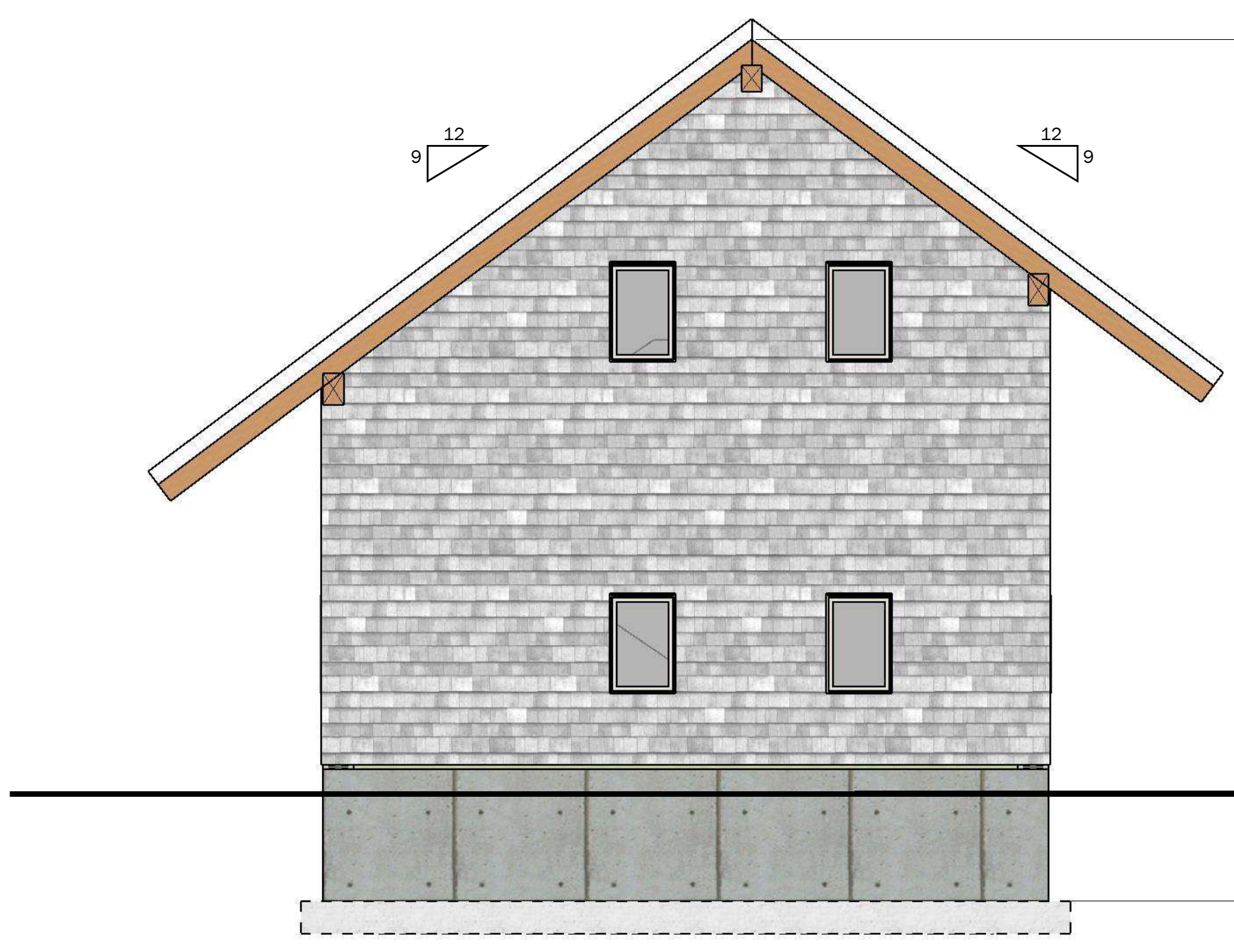
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LEE, BARBARA
15 LAKE ROAD
CHILMARK, MA

SITE INFO:
DEPINO / LEE
CHILMARK / 15 LAKE ROAD

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DATE MODIFIED: 03-20-24
DRAWN BY: GM
CHECKED BY: XXX
SCALE: VARIES

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EASTERN WHITE PINE.

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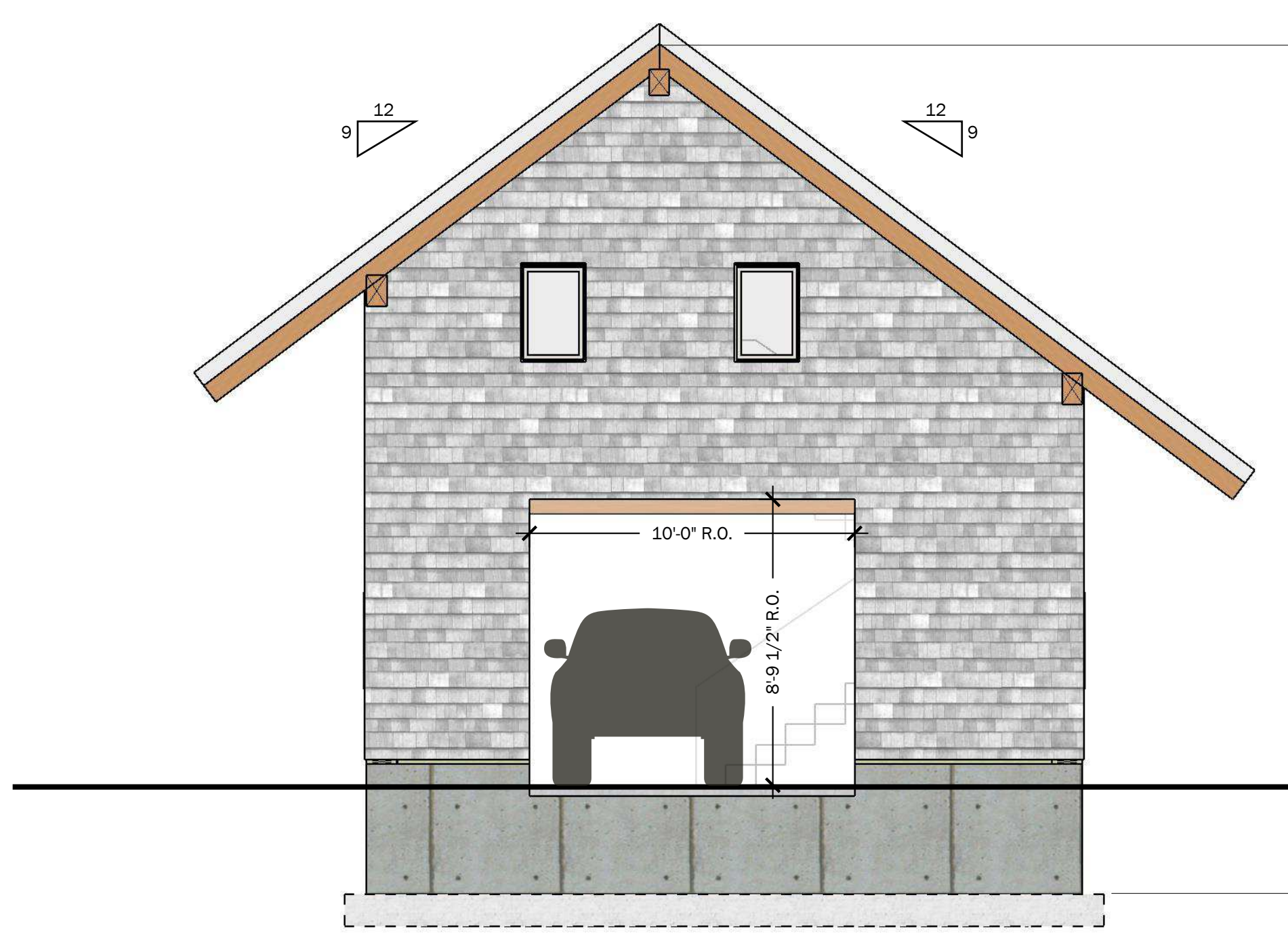


EAST ELEVATION
SCALE: 1/4" = 1' 0"



NORTH ELEVATION
SCALE: 1/4" = 1' 0"

ARCHITECTURAL ROOF SHINGLE
OVER ICE & WATER SHIELD & 15# FELT PAPER
OVER 1.5" VENTED ROOF
OVER 15# FELT PAPER
OVER 6" SIP ROOF PANEL R-30
OVER 1x8 T&G PINE
OVER POST & BEAM SYSTEM



WEST ELEVATION
SCALE: 1/4" = 1' 0"

ARCHITECTURAL CEDAR SHINGLE
OVER 15# TAR PAPER
OVER 5/8" CDX PLYWOOD
OVER POST & BEAM SYSTEM



SOUTH ELEVATION
SCALE: 1/4" = 1' 0"

ELEVATION GRADES AND FOUNDATION DROPS
SHOWN ARE CONCEPTUAL. FOUNDATION DROPS
AND GRADE WILL BE DETERMINED
ON SITE BY CONTRACTOR.

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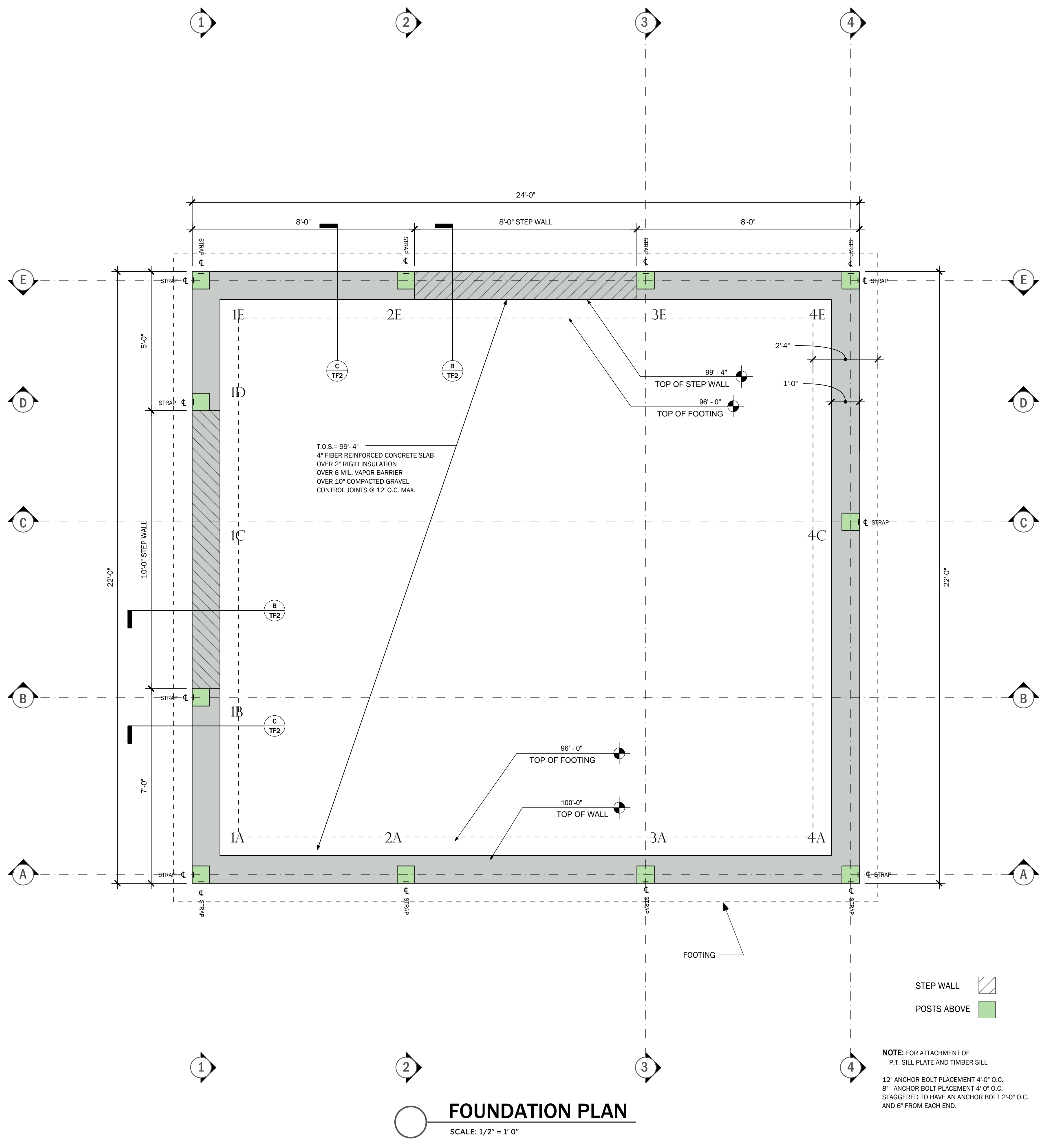
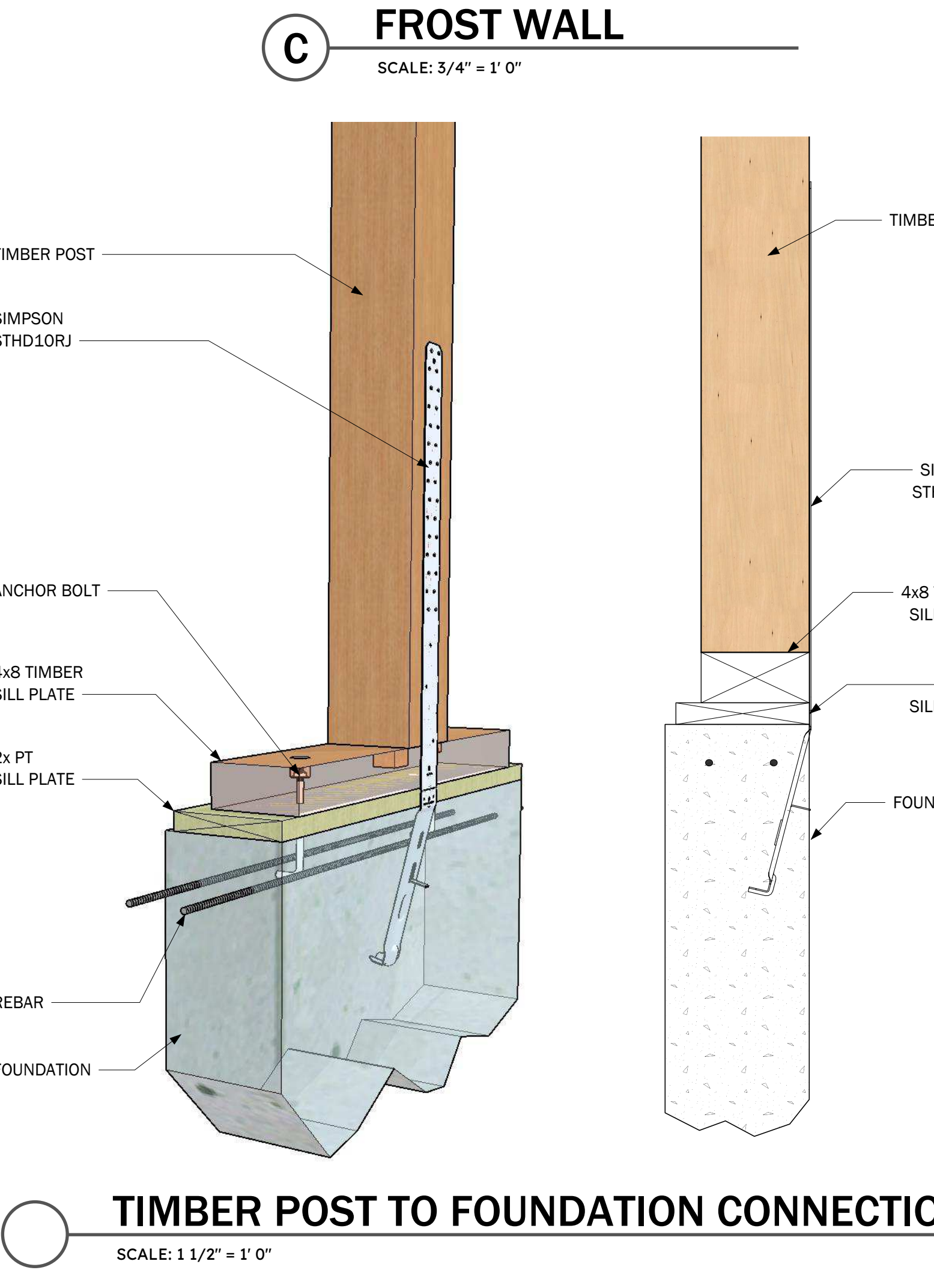
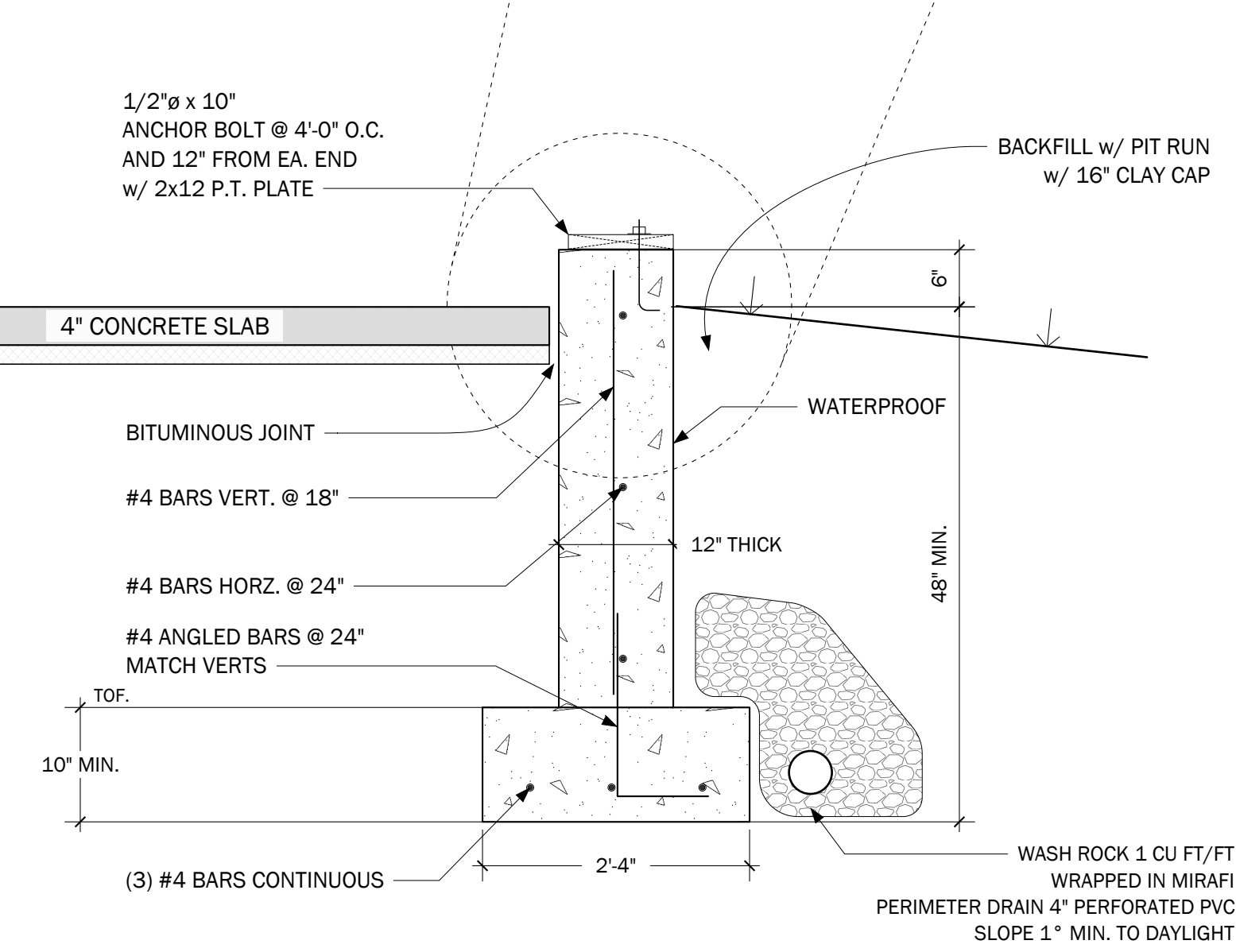
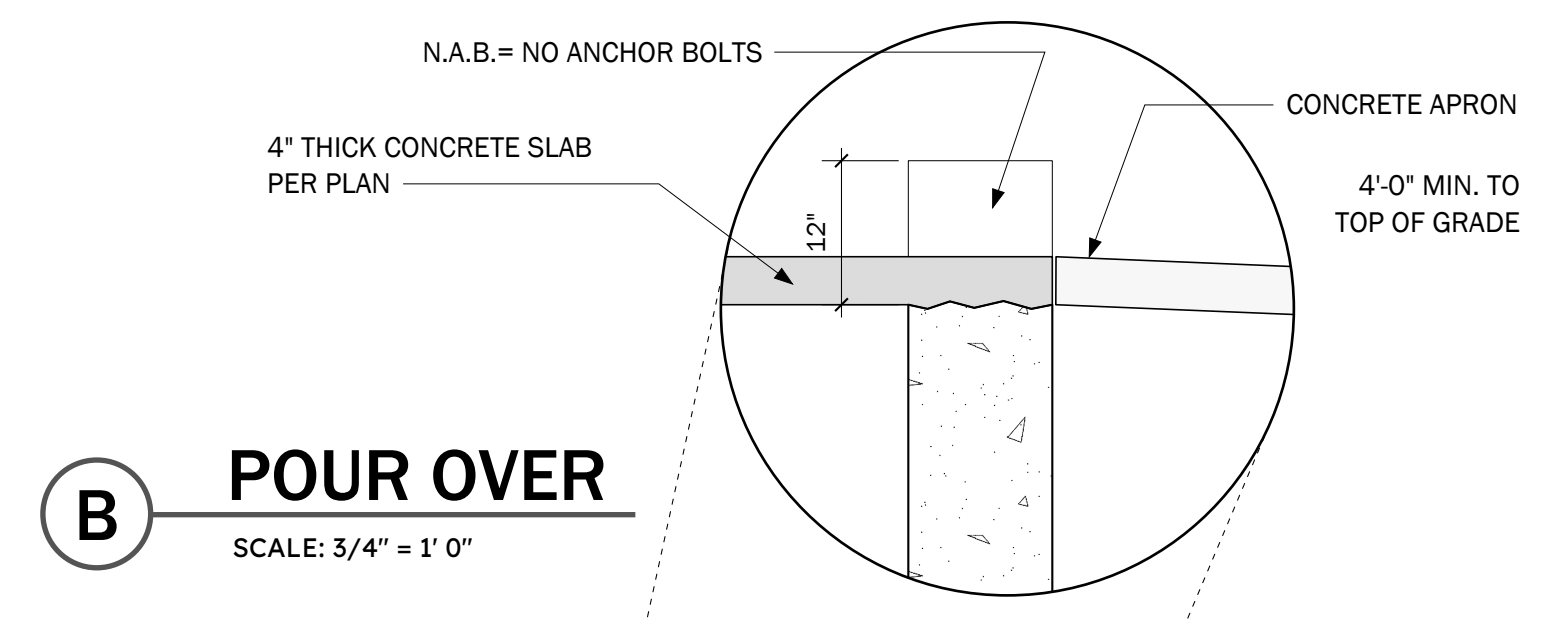
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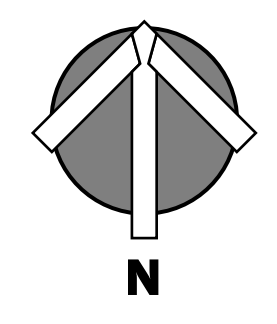
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NOTE: FOR ATTACHMENT OF P.T. SILL PLATE AND TIMBER SILL
12\"/>



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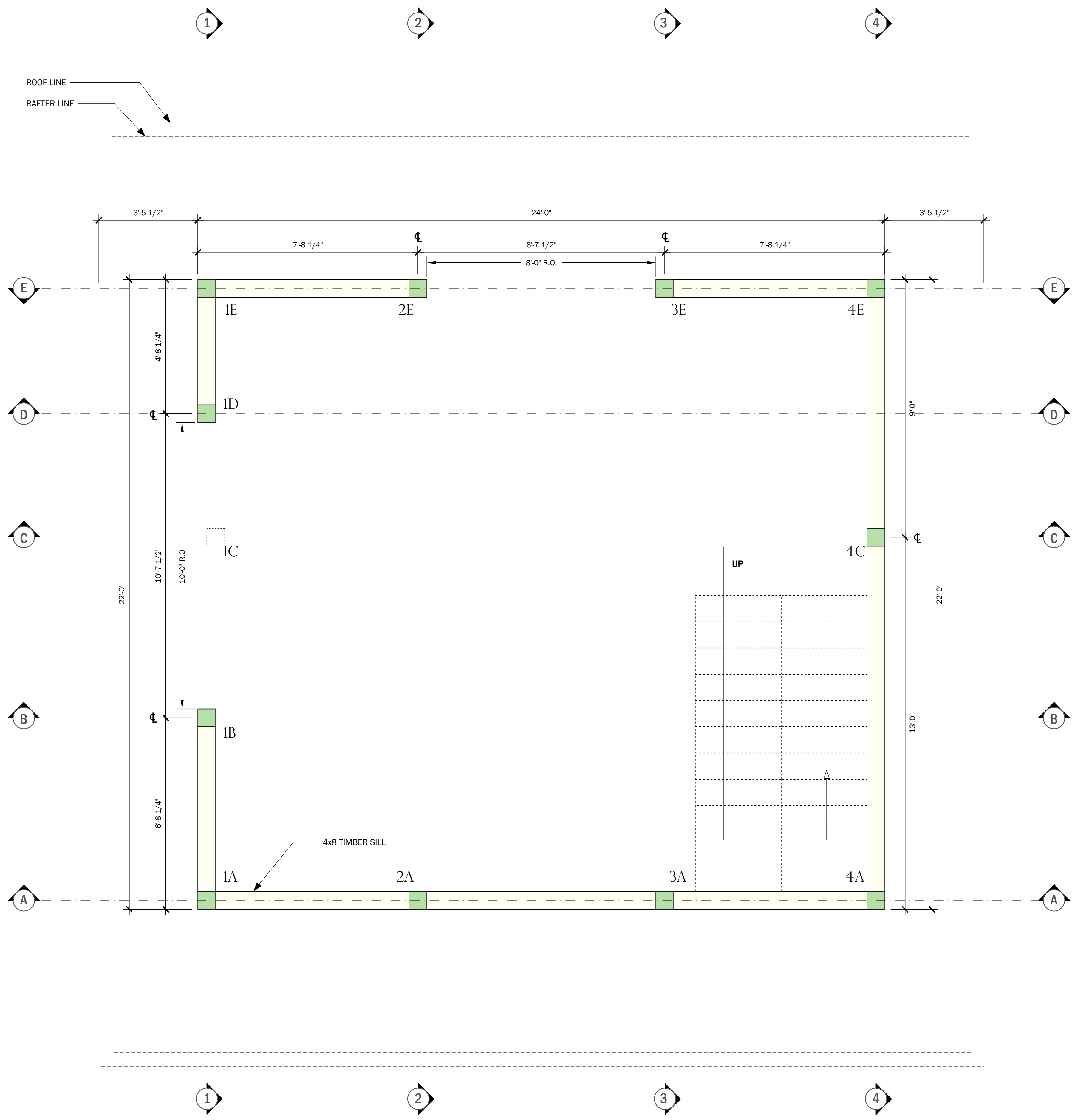
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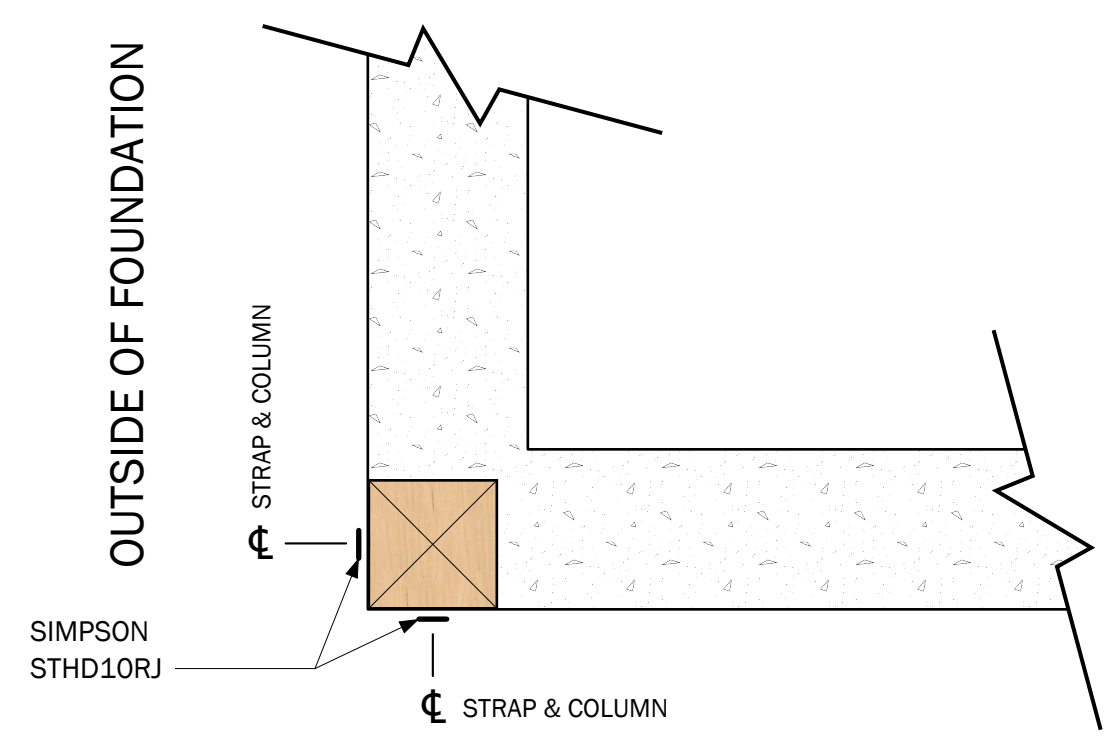
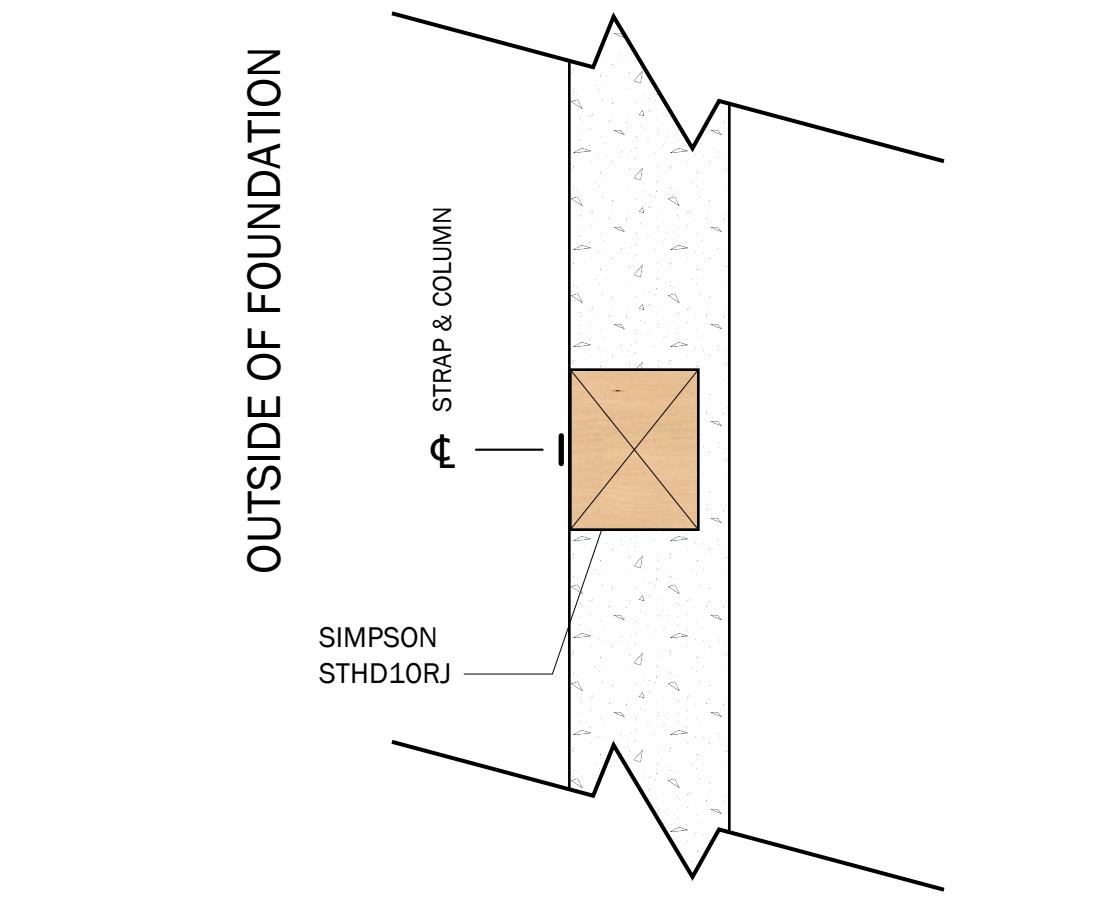
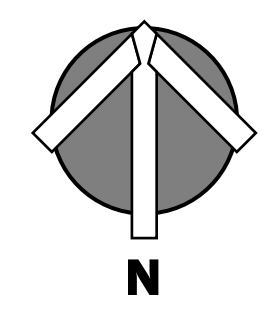
PLANVIEW

PAGE NUMBER

TF3 of 12



POST PLAN VIEW
SCALE: 1/2" = 1' 0"



POST TIE DOWN DETAIL
SCALE: 1" = 1' 0"

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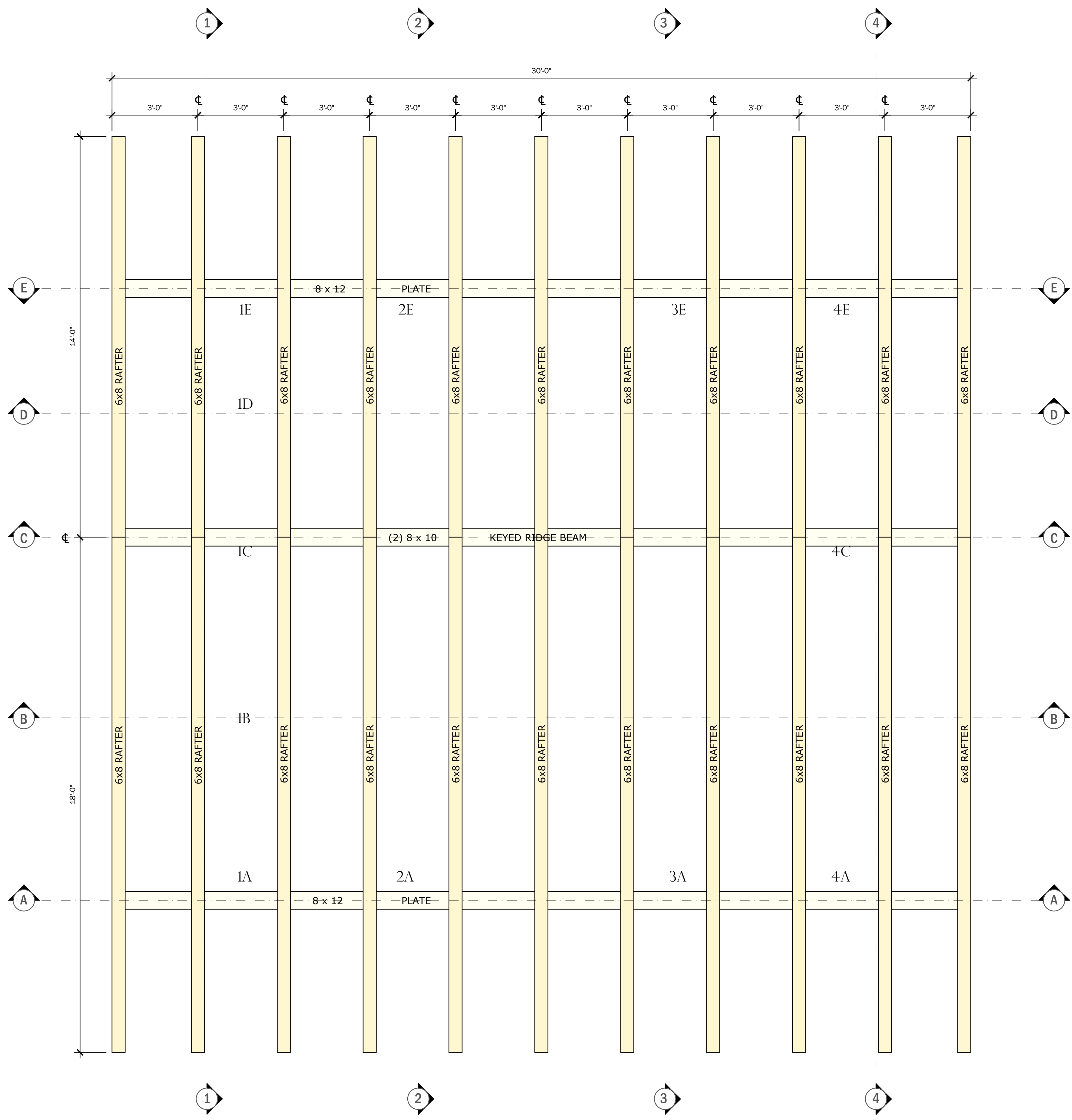
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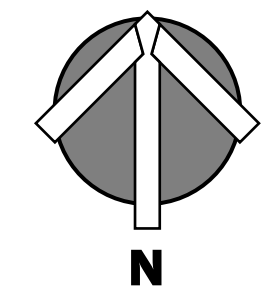
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ROOF PLAN

PAGE NUMBER
TF4 of 12



ROOF RAFTER PLAN
SCALE: 1/2" = 1' 0"



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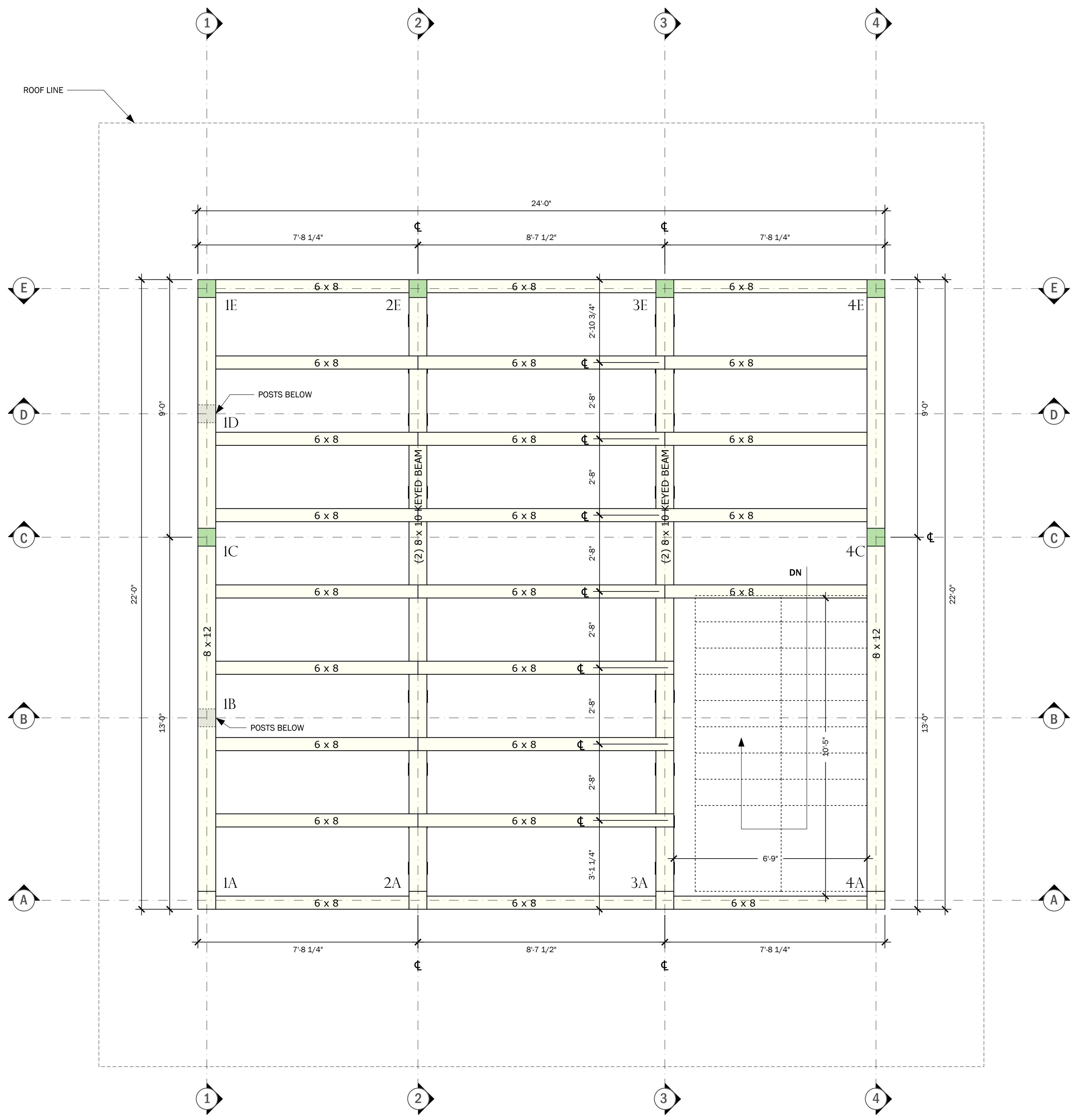
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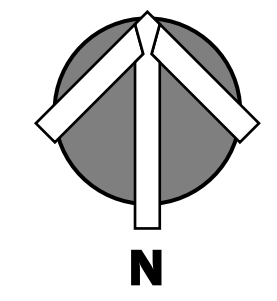
LOFT FRAMING PLAN

PAGE NUMBER

TF5 of 12



LOFT FRAMING PLAN
SCALE: 1/2" = 1' 0"



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FAX: (413) 477-0937
LIC. NO. 010089
WWW.HARDWICKPOSTANDBEAM.COM

PROPOSED PROJECT:

LEE GARAGE

CLIENT:

LEE, BARBARA
15 LAKE ROAD
CHILMARK, MA

SITE INFO:

DEPINO / LEE
CHILMARK / 15 LAKE ROAD

FILE NAME: HP&B BARBARALEE_CDS_06

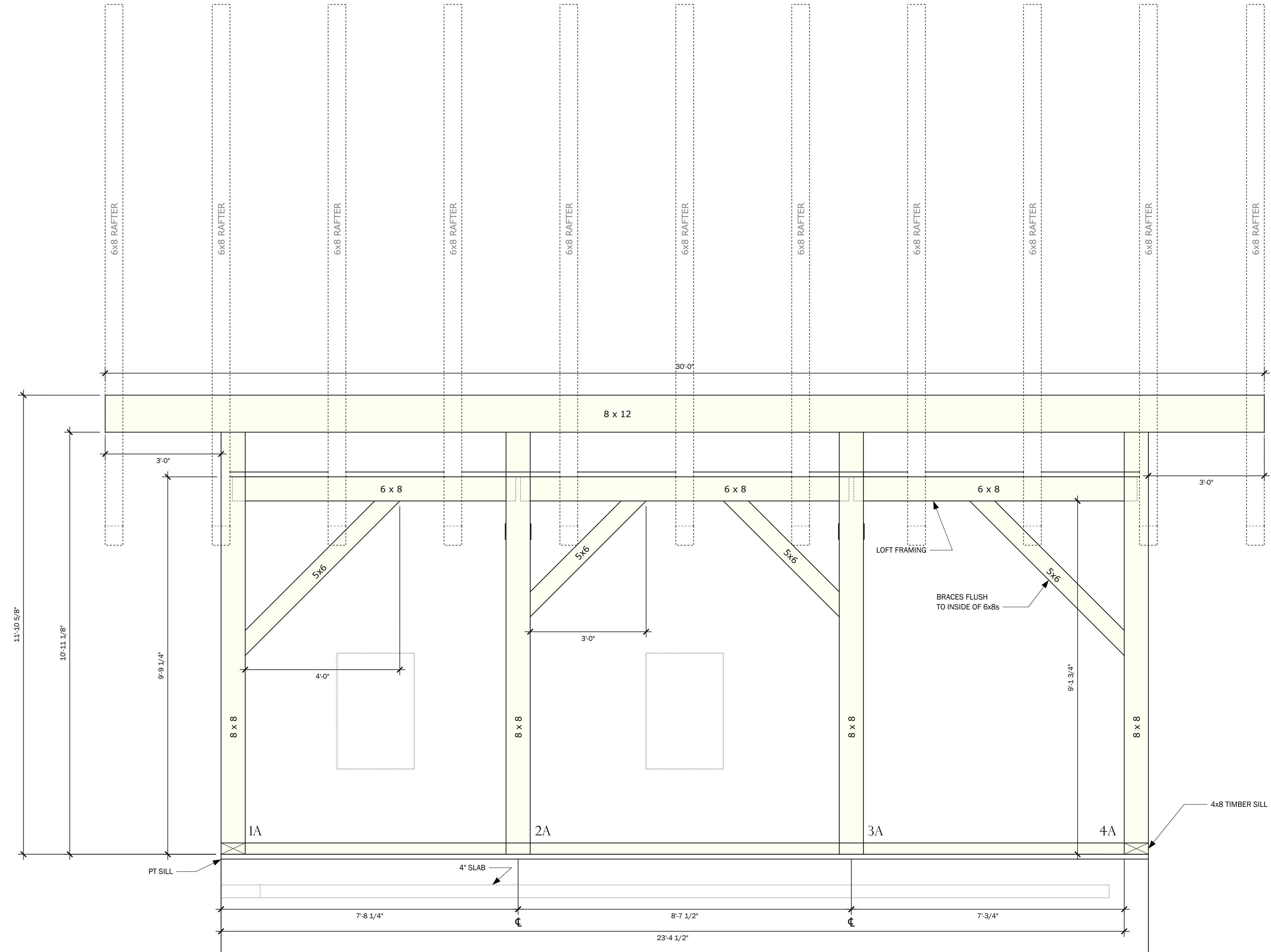
DATE MODIFIED: 03-20-24

DRAWN BY: GM

CHECKED BY: XXX

SCALE: VARIES

ALL MATERIAL IS #1 OR
BETTER.
EASTERN WHITE PINE.



ELEVATION A
SCALE: 3/4" = 1' 0"

NO.	REVISIONS	DATE
1	CONCEPT	07-18-23
2	DAMROTH COMMENTS	08-08-23
3	KEYED BEAMS	09-27-23
4		

ELEVATION A

PAGE NUMBER
TF6 of 12

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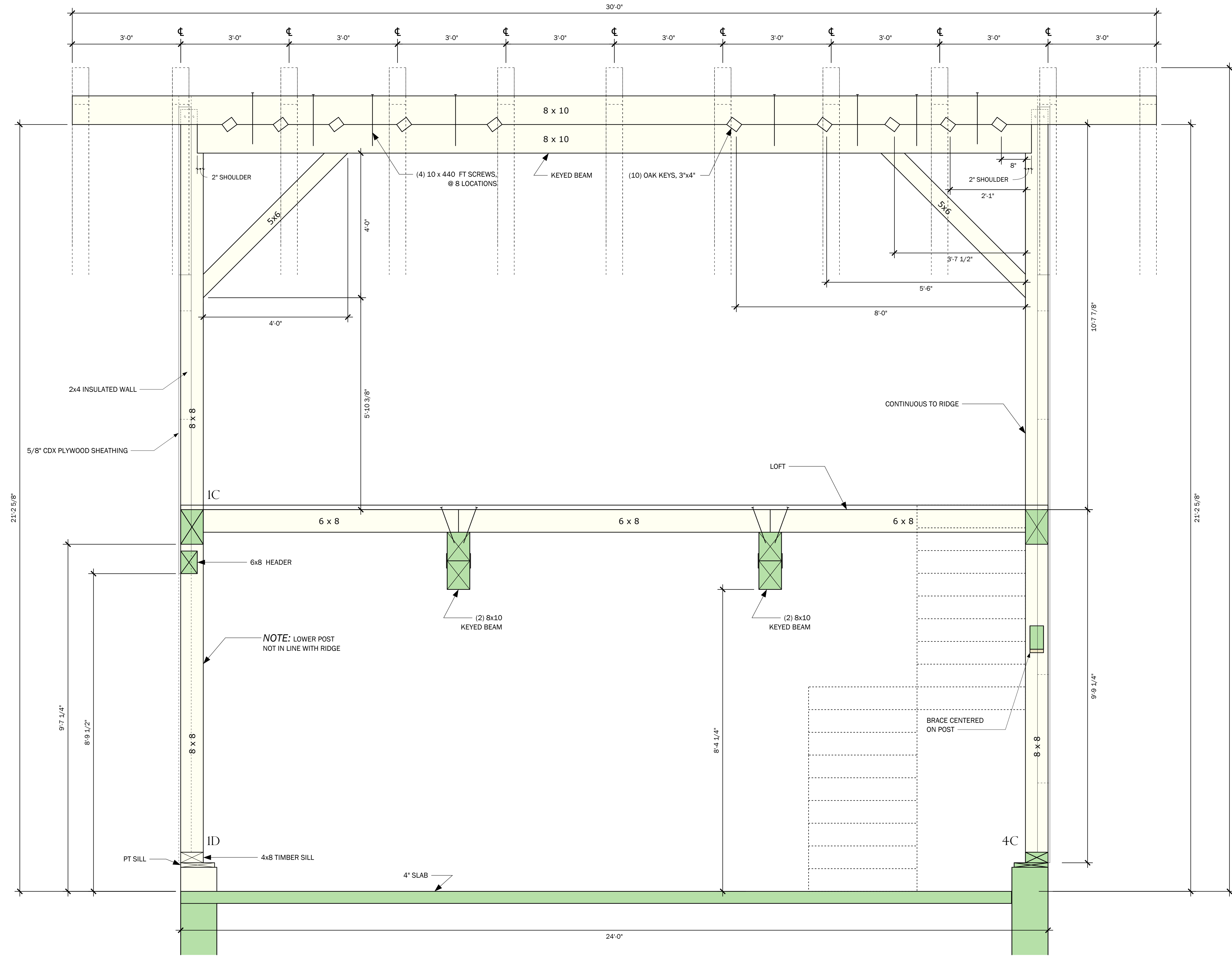
FILE NAME: HP&B BARBARALEE_CDS_06
DATE MODIFIED: 03-20-24
DRAWN BY: GM
CHECKED BY: XXX
SCALE: VARIES

ALL MATERIAL IS #1 OR BETTER.
EASTERN WHITE PINE.

NO.	REVISIONS	DATE
1	CONCEPT	07-18-23
2	DAMROTH COMMENTS	08-08-23
3	KEYED BEAMS	09-27-23
4		

ELEVATION C

PAGE NUMBER
TF7 of 12



ELEVATION C
SCALE: 3/4" = 1' 0"

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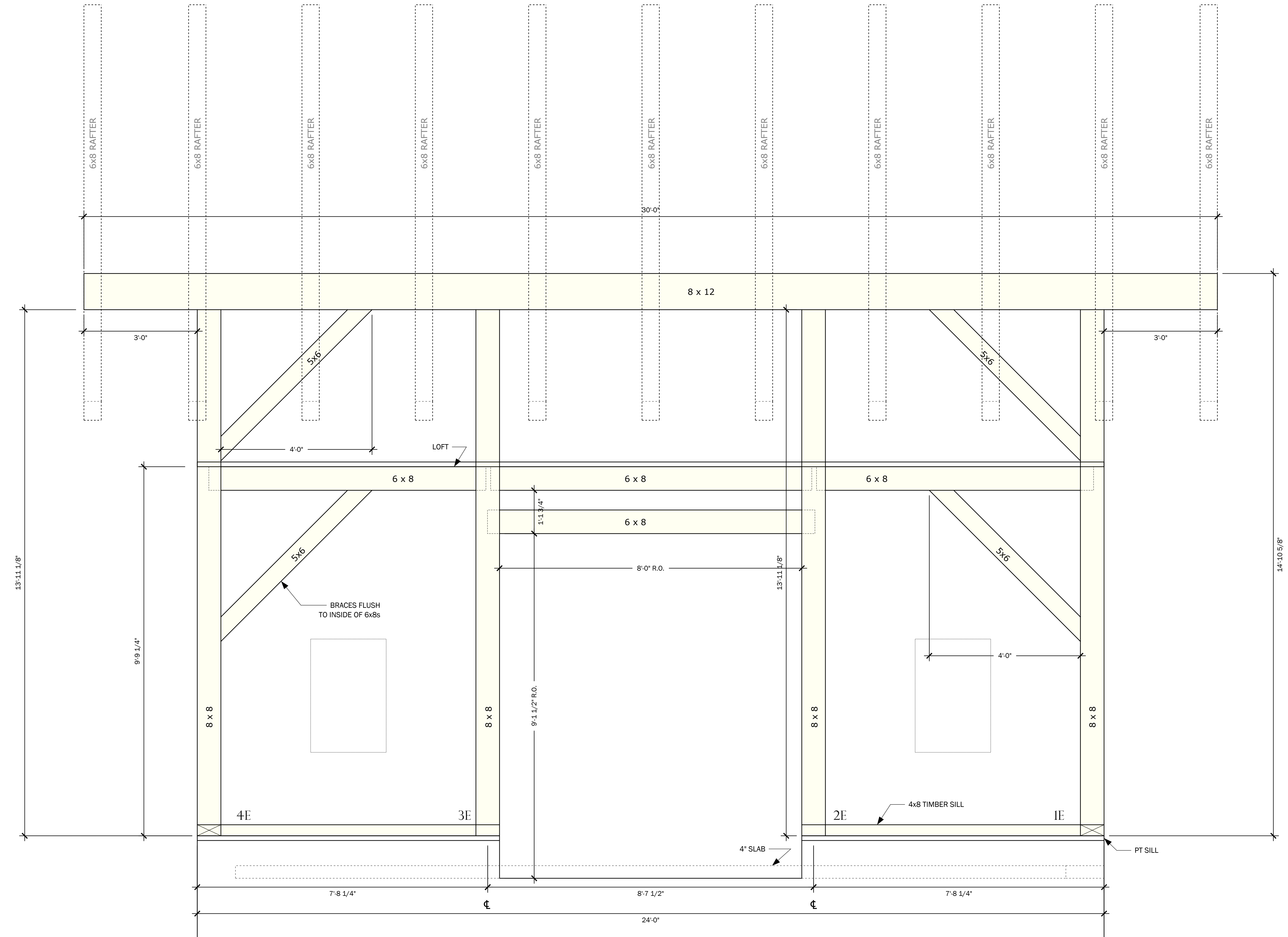
PROPOSED PROJECT:
LEE GARAGE

CLIENT:
LEE, BARBARA
15 LAKE ROAD
CHILMARK, MA

SITE INFO:
DEPINO / LEE
CHILMARK / 15 LAKE ROAD

FILE NAME: HP&B BARBARALEE_CDS_06
DATE MODIFIED: 03-20-24
DRAWN BY: GM
CHECKED BY: XXX
SCALE: VARIES

ALL MATERIAL IS #1 OR
BETTER.
EASTERN WHITE PINE.



ELEVATION E
SCALE: 3/4" = 1' 0" VIEWED FROM EXTERIOR

NO.	REVISIONS	DATE
1	CONCEPT	07-18-23
2	DAMROTH COMMENTS	08-08-23
3	KEYED BEAMS	09-27-23
4		

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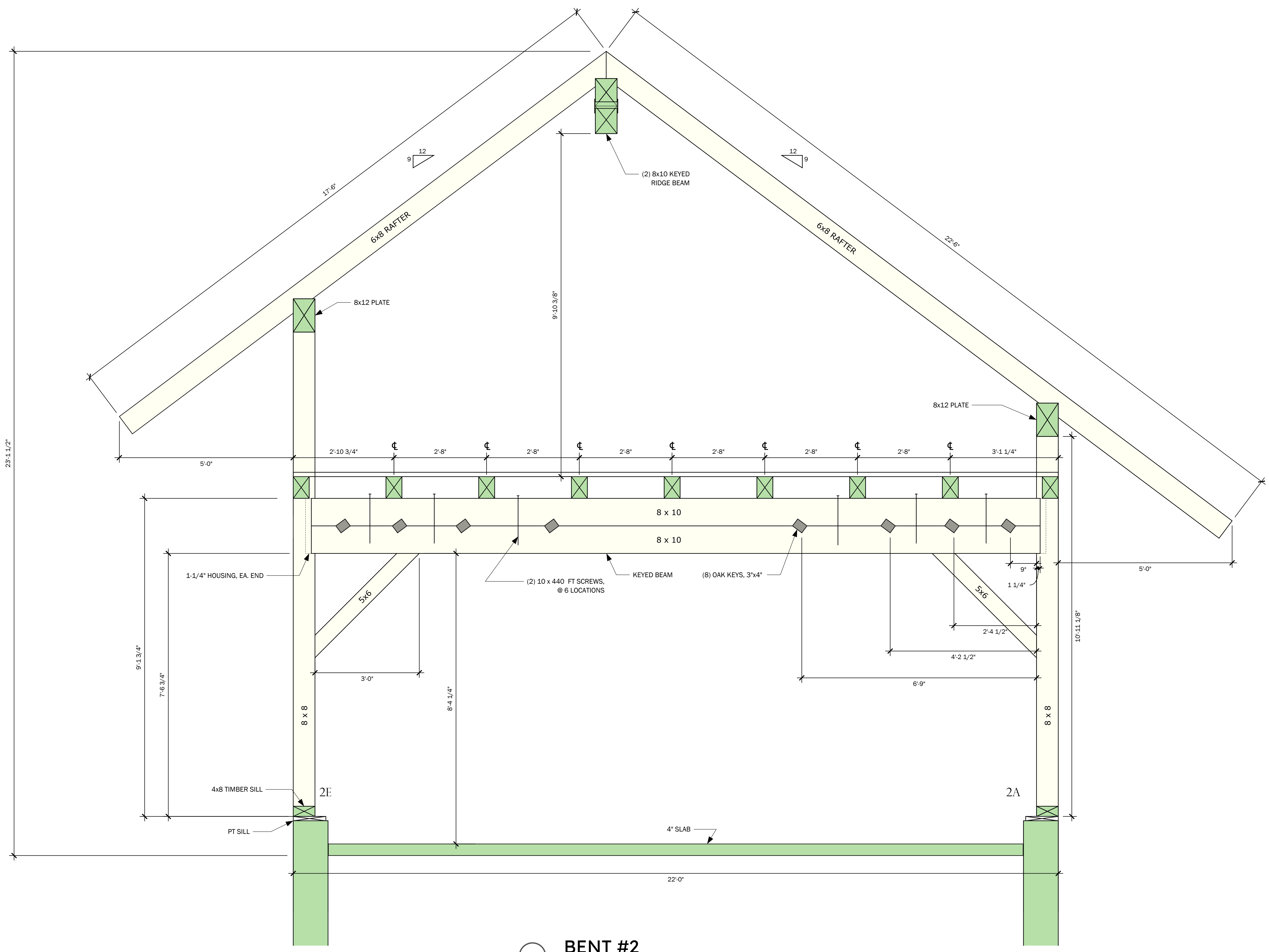
PROPOSED PROJECT:
LEE GARAGE

CLIENT:
LEE, BARBARA
15 LAKE ROAD
CHILMARK, MA

SITE INFO:
DEPINO / LEE
CHILMARK / 15 LAKE ROAD

FILE NAME: HP&B BARBARALEE_CDS_06
DATE MODIFIED: 03-20-24
DRAWN BY: GM
CHECKED BY: XXX
SCALE: VARIES

ALL MATERIAL IS #1 OR BETTER.
EASTERN WHITE PINE.



BENT #2
SCALE: 3/4" = 1' 0"

NO.	REVISIONS	DATE
1	CONCEPT	07-18-23
2	DAMROTH COMMENTS	08-08-23
3	KEYED BEAMS	09-27-23
4		

BENT 2

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PROPOSED PROJECT:

LEE GARAGE

CLIENT:

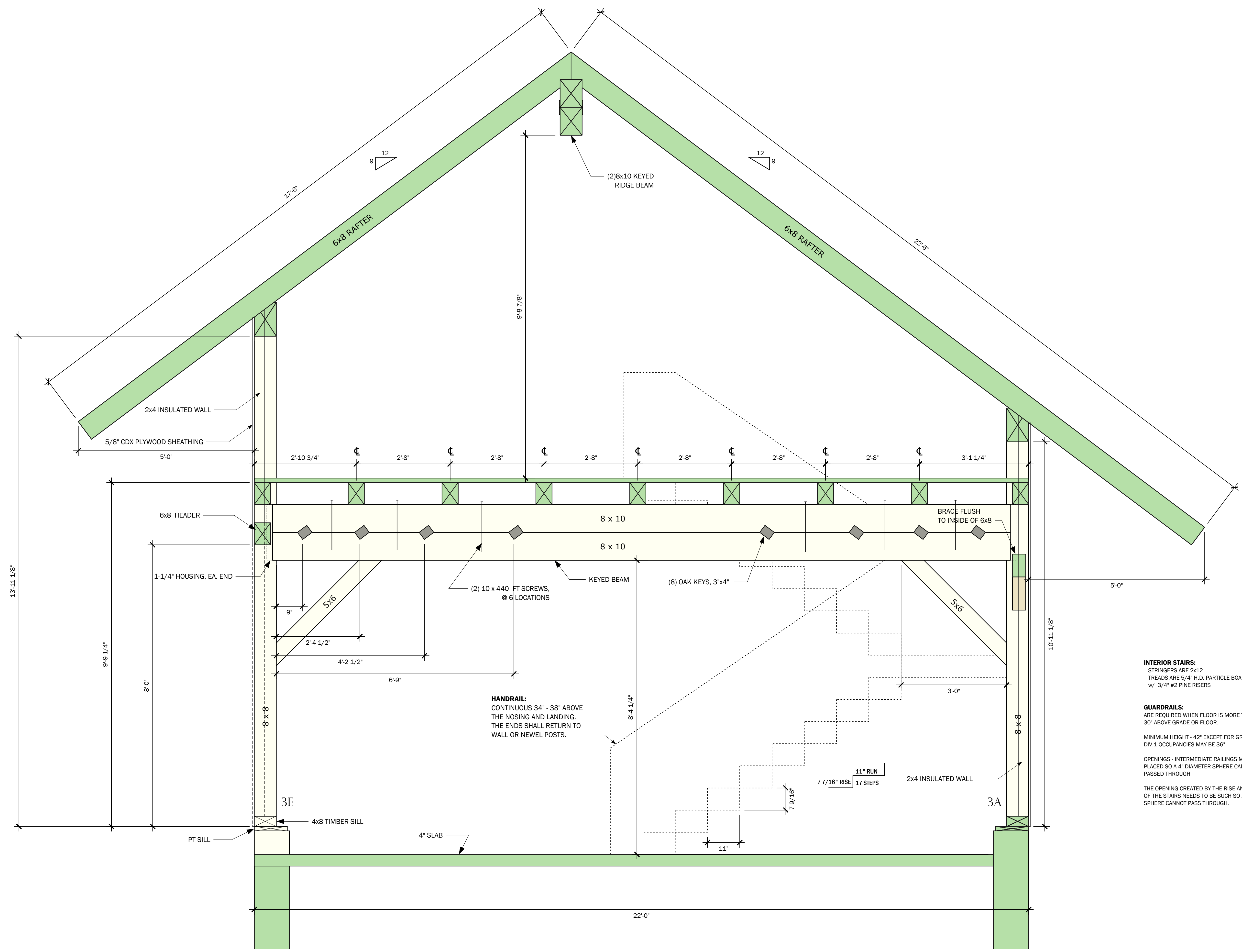
LEE, BARBARA
15 LAKE ROAD
CHILMARK, MA

SITE INFO:

DEPINO / LEE
CHILMARK / 15 LAKE ROAD

FILE NAME: HP&B BARBARALEE_CDS_06
DATE MODIFIED: 03-20-24
DRAWN BY: GM
CHECKED BY: XXX
SCALE: VARIES

ALL MATERIAL IS #1 OR BETTER.
EASTERN WHITE PINE.



INTERIOR STAIRS:
STRINGERS ARE 2x12
TREADS ARE 5/4" H.D. PARTICLE BOARD
w/ 3/4" #2 PINE RISERS

GUARDRAILS:
ARE REQUIRED WHEN FLOOR IS MORE THAN
30" ABOVE GRADE OR FLOOR.

MINIMUM HEIGHT - 42" EXCEPT FOR GROUP R,
DIV.1 OCCUPANCIES MAY BE 36"

OPENINGS - INTERMEDIATE RAILINGS MUST BE
PLACED SO A 4" DIAMETER SPHERE CANNOT BE
PASSED THROUGH

THE OPENING CREATED BY THE RISE AND RUN
OF THE STAIRS NEEDS TO BE SUCH SO A 6"
SPHERE CANNOT PASS THROUGH.

HANDRAIL:
CONTINUOUS 34" - 38" ABOVE
THE NOSING AND LANDING.
THE ENDS SHALL RETURN TO
WALL OR NEWEL POSTS.

BENT #3
SCALE: 3/4" = 1' 0"

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1	CONCEPT	07-18-23
2	DAMROTH COMMENTS	08-08-23
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4		

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15 LAKE ROAD
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FILE NAME: HP&B BARBARALEE_CDS_06

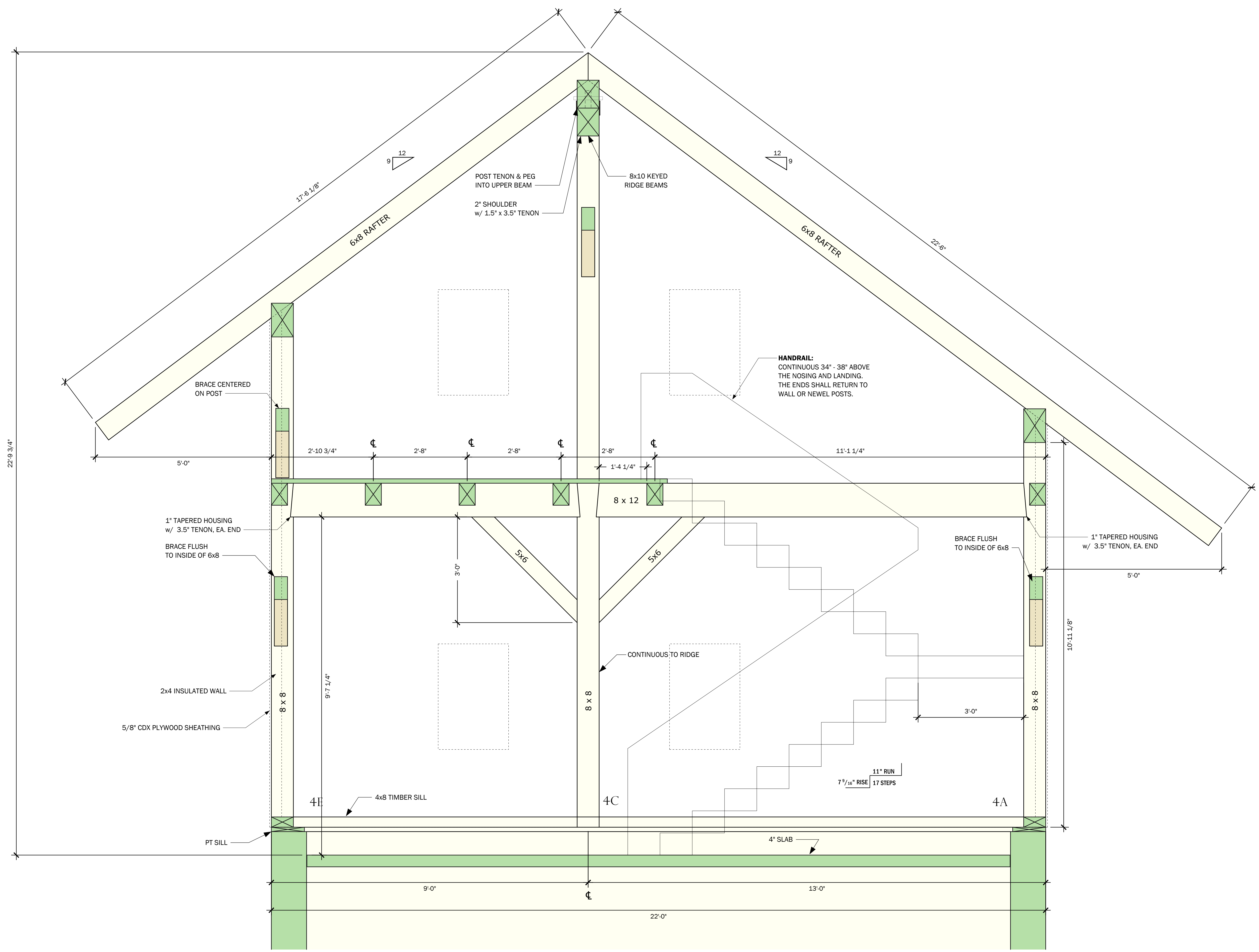
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CHECKED BY: XXX

SCALE: VARIES

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EASTERN WHITE PINE.



BENT #4
SCALE: 3/4" = 1' 0"

NO.	REVISIONS	DATE
1	CONCEPT	07-18-23
2	DAMROTH COMMENTS	08-08-23
3	KEYED BEAMS	09-27-23
4		

BENT 4

PAGE NUMBER
TF12 of 12