

27 Main Street
P.O. Box 0548
Salisbury, CT 06068

(860) 435-5190
FAX: (860) 435-5172



TOWN OF SALISBURY
PLANNING AND ZONING COMMISSION

Number _____

APPLICATION FOR SPECIAL PERMIT

Owner of Record: David J. Nathan
Address of Owner: 215 West 92nd St, NY, NY 10025 Vol. 128 p. 684
Property Location: Tax Map # 40 Lot# 45 Land Records: Vol. Vol. 222 p. 399
Property Address: 177 Interlaken Road Vol. 237 p. 905
Acreage: 1.254 Zone: LA Vol. 114 p. 378
Bounded generally on the North by: 181 Interlaken LLC, Irene Dupont Light
(Full name of owner of record. East by: Wononskopomuc Lake
Attach addition pages if needed) South by: Keith I. & Ellen P. Ellis
West by: Interlaken Road
Special Permit Use Requested: Apartment on a Single-Family lot
Section 208.1 of the Salisbury Zoning Regulations.
Written statement of Proposed Use (4 copies):
Site Plan - 4 copies (See attached sheet)
Soil Erosion and Sediment Control Plan:
Approval from TAHD, WPCA, or BHC regarding sewer and water:
Historic District Commission, if applicable:
Conservation District Commission, if applicable:
Preliminary Architectural Plans for Proposed structures & signs (2 copies)
Estimated Site Improvement Costs (other than buildings):
Written Assurance of Bond or Letter of Credit:
Additional Remarks:
Owner's Signature: David J. Nathan Date: January 9, 2024
Applicant's Signature and Title: Robert Tucker, AIA
Applicant's Address and phone number: HTA 15 Research Drive, Woodbridge, CT 203-248-1007

Filed at the Planning and Zoning Commission Office this _____ day of _____, 20____

Fee Paid: _____ Received By: _____
Title: _____

NOTE: One copy of the written statement of proposed use SHALL be sent to all abutting landowners by certified mail. This is the responsibility of the owner/applicant. The signed return receipts shall be submitted with this application.



HUESTIS TUCKER

ARCHITECTS

Statement of Proposed Use

Nathan Residence Guest House **177 Interlaken Rd** **Salisbury, CT**

January 9, 2024

The new structure will be used as a garage and storage on the first floor, to replace the equivalent space in the garage that is being torn down. The second floor will contain an Accessory Dwelling Unit with two bedrooms and one bath, which will be accessed by an enclosed stair with an entry at the ground level.

Huestis Tucker Architects, LLC

15 Research Drive, Suite 5 | Woodbridge, CT 06525 | office@huestistucker.com | ☎ 203-248-1007 | ☎ 203-248-3884

huestistucker.com

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NATHAN NEW GUEST HOUSE

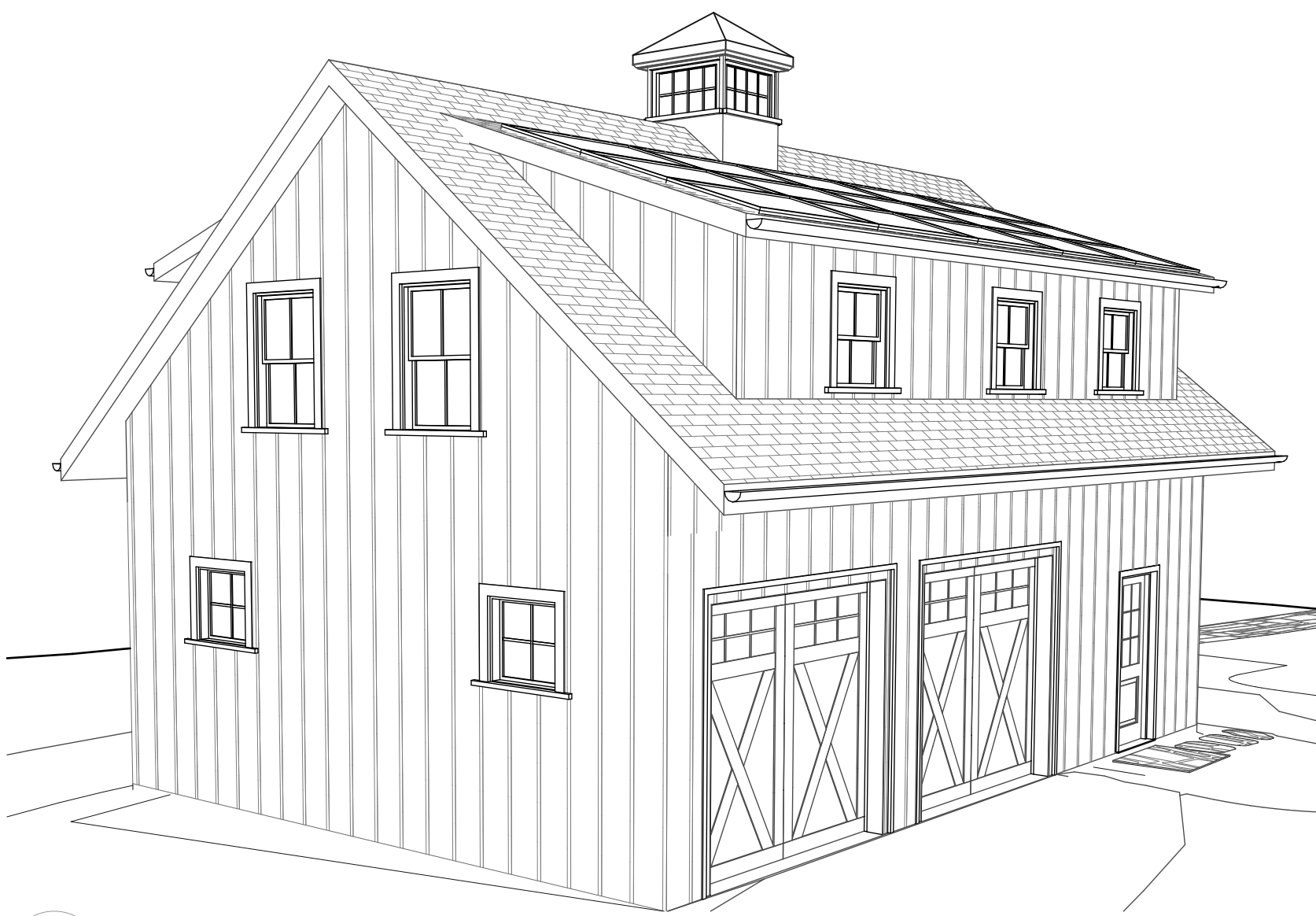
177 INTERLAKEN ROAD
LAKEVILLE , CT 06039



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ARCHITECTS

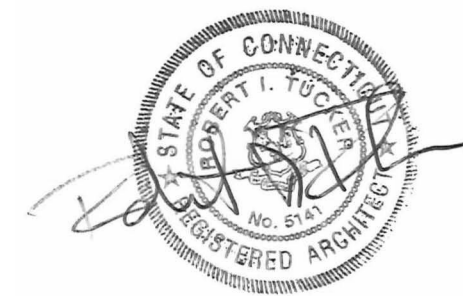
15 RESEARCH DRIVE, SUITE 5, WOODBRIDGE, CT 06525
203-248-1007 • HUESTISTUCKER.COM

SPECIAL PERMIT APPLICATION 1.09.24



1
G-001
3D VIEW - SOUTHWEST
NOT TO SCALE

SPECIAL PERMIT APPLICATION		
SHEET		ISSUE DATE
G-001	TITLE SHEET	-
AS-01	PROPOSED SITE DEVELOPMENT PLAN	-
A-1.01	FLOOR PLANS & 3D VIEWS	-
A-2.01	GARAGE ELEVATIONS & SECTION	-



SPECIAL PERMIT APPLICATION
1.09.24

NATHAN
NEW GUEST HOUSE

177 INTERLAKEN ROAD
LAKEVILLE, CT 06039



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TITLE:
TITLE SHEET

SCALE: AS NOTED
DATE: 1/8/2024

G-001

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SEDIMENTATION & SOIL EROSION SPECIFICATIONS

1. THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT.
2. ALL CONSTRUCTION ACTIVITIES SHALL PROCEED SO THAT POLLUTION OF ANY WETLANDS, WATERCOURSES, WATERBODY, AND OR CONVEYING CARRYING WATER, ETC. DOES NOT OCCUR. THE CONTRACTOR SHALL LIMIT, INsofar AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES AND WATERBODIES, AND TO PREVENT, INsofar AS POSSIBLE EROSION OF THE SITE.
3. CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL," (2002) BY THE STATE OF CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

IMPLEMENTATION NOTES

1. THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE. ALL CONTROL MEASURES ARE TO BE MAINTAINED IN AN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. ADDITIONAL MEASURES ARE TO BE INSTALLED IF NECESSARY OR REQUIRED DURING CONSTRUCTION PERIOD.
2. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. RESTABILIZATION TO BE SCHEDULED AS SOON AS PRACTICAL.
3. POST AND FABRIC SILTATION BARRIERS SHALL BE INSTALLED AT THE TOE OF ALL CRITICAL CUT AND FILL SLOPES. SILT FENCES AND BARRIERS MUST BE CLEANED OR REPLACED WHEN SOIL HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
4. ALL STORM DRAINAGE OUTLETS MUST BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
5. SEDIMENT TRAPS, IF APPLICABLE, MUST BE CLEANED WHEN CAPACITY HAS BEEN REDUCED BY AN AVERAGE OF 2" OVER ITS TOTAL AREA OR TO 80% OF ITS DESIGN VOLUMES, WHICHEVER OCCURS FIRST.
6. SEDIMENT REMOVED FROM THE CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH THE INTENT OF THE PLAN AND IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
7. FILL MATERIAL SHALL BE FREE FROM DEBRIS PERISHABLE OR COMBUSTIBLE MATERIAL, AND FROZEN OR WET EARTH OR STONES LARGER THAN 6 INCHES IN MAXIMUM DIMENSION. FILL SHALL BE PLACED IN MAXIMUM 12 INCH LOOSE LIFTS AND COMPACTED TO WITHIN 90% OF THE MODIFIED PROCTOR TEST RESULT.
8. PAVEMENT BASE COURSE MUST BE PLACED IN ALL PROPOSED PAVEMENT AREAS UPON COMPLETION OF FINE GRADING.
9. PERMANENT LANDSCAPED AREAS SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS IMMEDIATELY AFTER FINAL GRADING. MULCH AS NECESSARY FOR SEED PROTECTION AND ESTABLISHMENT. LIME AND FERTILIZE PRIOR TO PERMANENT SEEDING.
- 9.1. TOPSOIL PREPARATION:
- 9.1.1. TOPSOIL SHOULD BE A MINIMUM OF FOUR INCHES DEEP (COMPACTED) BEFORE SEEDING.
- 9.1.2. HAVE TOPSOIL TESTED FOR PH, ADD LIME AS NECESSARY TO ACHIEVE PH OF 6.5. APPLY FERTILIZER AT A RATE OF 300 POUNDS PER ACRE OR SEVEN POUNDS PER 4,000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 38-0-0 PER ACRE OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOP DRESSING.
- 9.1.3. WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE ALL CLAY OR SILTY SOIL AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEED BED WHEREVER FEASIBLE.
- 9.1.4. REMOVE FROM THE SURFACE ALL STONES ONE INCH OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMP, OR OTHER UNSUITABLE MATERIAL.
- 9.1.5. INSPECT SEED BED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT SOIL COMPACT, THE AREA MUST BE RE-TILLED AND COMPACTED AS ABOVE.
- 9.2. SEED MIXTURE (APPLY AT A RATE OF 200 POUNDS/ACRE):
- 9.2.1. 10% KENTUCKY BLUEGRASS - BARON MIX
- 9.2.2. 20% PERENNIAL RYEGRASS
- 9.2.3. 70% TURF TYPE TALL FESCUE

10. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL PAVED ROADWAYS ON AND OFF SITE AND MUST ENSURE THE SITE IS FREE OF SITE GENERATED SEDIMENT AT ALL TIMES. DUST SHALL BE CONTROLLED BY SPRINKLING OR ANOTHER APPROVED METHOD.
11. ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSPECTED ON A DAILY BASIS AND CLEANED IMMEDIATELY AFTER EACH STORM.
12. WHERE DEWATERING IS NECESSARY, THERE SHALL NOT BE A DISCHARGE DIRECTLY INTO WETLANDS OR WATERCOURSES. PROPER METHODS AND DEVICES SHALL BE UTILIZED TO THE EXTENT PERMITTED BY LAW, SUCH AS PUMPING WATER INTO A TEMPORARY SEDIMENTATION STRUCTURE OR BOWL, PROVIDING SURGE PROTECTION AT THE INLET AND THE OUTLET OF PUMPS, OR FLOATING THE INTAKE OF THE PUMP, OR OTHER METHODS TO MINIMIZE AND RETAIN THE SUSPENDED SOLIDS. IF PUMPING OPERATION CAUSES TURBIDITY PROBLEMS, THE OPERATION SHALL CEASE UNTIL FEASIBLE MEANS OF CONTROLLING TURBIDITY ARE DETERMINED AND IMPLEMENTED.
13. THE RESPONSIBILITY FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL PLAN, INFORMING ALL CONCERNED OF THE REQUIREMENTS OF THE PLAN, NOTIFYING THE PLANNING AND ZONING COMMISSION, ITS DESIGNATED REPRESENTATIVE OF ANY TRANSFER OF RESPONSIBILITY AND SEEDING THAT A COPY OF THE PLAN IS RECEIVED BY ANY SUCCESSOR IN INTEREST TO THE TITLE OF THE LAND OR ANY PORTION THEREOF IS ASSIGNED TO THE OWNER OF RECORD.
14. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION, WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.

GENERAL NOTES

1. PROPERTY IS ALSO KNOWN AS TOWN OF SALISBURY TAX LOT 45 OR ASSESSORS MAP 40.
2. TOTAL AREA: = 54,658.2 SQ.FT. OR 1.254 ACRES
3. PROPERTY LIES IN ZONING DISTRICT "LA".
4. PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS DETERMINED BY FEMA.
5. PROPOSED FOOTPRINTS ARE BASED OFF OF DRAWINGS OBTAINED FROM THE OWNER AND/OR ARCHITECT. CONTRACTOR SHOULD REFER TO ARCHITECTURAL DRAWINGS FOR EXACT STRUCTURE DIMENSIONS & ACTUAL LOCATIONS OF UTILITY ENTRANCES.
6. LOCATION OF ALL UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC., AND COMPILED INFORMATION FROM PLANS SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES AND GOVERNMENT AGENCIES. ALL CONTRACTORS ARE REQUIRED BY STATE REGULATIONS TO CONTACT CALL-BEFORE-YOU-DIG AT 1-800-922-4455 FOR LOCATION AND STAKEOUT OF UTILITIES PRIOR TO ANY EXCAVATION.
7. IF THERE ARE ANY VARIATIONS ON THIS MAP WITH WHAT IS FOUND OR DESIRED IN THE FIELD, THE CONTRACTOR SHALL CONTACT AND NOTIFY THE SITE ENGINEER IMMEDIATELY PRIOR TO COMMENCING THE RELATED WORK TO DETERMINE THE CORRECT COURSE OF ACTION.
8. B&B ENGINEERING, LLC MAKES NO GUARANTEE WITH THIS PLAN UNLESS B&B INSPECTS ALL ASPECTS OF CONSTRUCTION.
9. MAP REFERENCES
- 9.1. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A MAP ENTITLED "PROPERTY SURVEY OF 177 INTERLAKEN ROAD, SALISBURY, CONNECTICUT, PREPARED FOR DAVID NATHAN AND SARA NATHAN", DATED 10/27/2023, PREPARED BY ACCURATE LAND SURVEYING, WOODBRIDGE, CONNECTICUT.

LEGEND

- C.H.D. Monument
● Mon.
● Iron Pin to be Set
● Conc. Monument to be Set
● Iron Pipe
● I.P.
● D.H.
● Drill Hole
● Pile of Stones
● F.P.
● Fnd.
● n/f
- Property Line
--- Property Line (adjoining)
--- Building Setback Line
--- Easement Line
--- Centerline
--- Edge of Boulders
--- Earth or gravel fill
--- Existing Spot Elevation
--- Proposed Spot Elevation
--- Invert Elevation of Pipe
- W.G. Water gate valve
○ O.G. Water main (existing)
--- W Water main (proposed)
--- WS Water service lateral
--- G Gas Main (existing)
--- G Gas main (proposed)
--- SS Sanitary sewer lateral
--- S Sanitary Sewer Main (existing)
--- S Sanitary Sewer Main (proposed)
- Stone Wall
--- Barbed Wire Fence
--- Wetland Limit
--- Utility Pole
--- Existing Manhole
--- Proposed Manhole
--- Existing Catch Basin/Pipe
--- Proposed Storm Pipe
--- Proposed Catch Basin
--- Building (existing)
- Evergreen Tree
--- Deciduous Tree
--- Swamp or Wetlands
--- Watercourse
--- Existing Contours
--- Proposed Contours
--- Reinforced Concrete Pipe
--- Corrugated Metal Pipe
--- Percolation Test Location
--- Deep Test Pit Location
- Stone Retaining Wall
--- Retaining Wall
--- Wetland Flag Number
--- Wetland Setback
--- Benchmark
--- Silt Fence
--- Well (existing)
--- Well (proposed)
--- Anti-Mud Tracking Pad

PROPOSED SEPTIC SYSTEM RESERVE AREA <i>complying with Section B-100a</i>						
DESIGN DATA			M.L.S.S.			
BEDROOM COUNT:	4 (EXISTING) 2 (PROPOSED) 6 TOTAL		RESTRICTIVE LAYER			
REQUIRED SEPTIC TANK	4 BEDROOMS: 1,125 GALLONS 2 BEDROOMS (ADJ.): 445.0 GALLONS TOTAL REQUIRED: 1,575 GALLONS		DEEP TEST #	2	3	1
EXISTING SEPTIC TANK	1,000 GALLONS		ELEVATION	201.4	201.4	200.3
EXISTING LEACHING SYSTEM (LF)	3'X40' LEACHING TRENCH (160.0 LF); ELIEN (81.5 LF)		OBSERVED RL DEPTH	29"	46"	35"
EXISTING E.L.A. PROVIDED	(160.0 LF X 3.0 ELA) + (81.5 LF X 4.7 ELA) = 863 SF		AVERAGE OBSERVED RL	R.S.=A+B/2; A=(29+46)/2=37.5; B=35; R.S.=(37.5+35)/2=36.25		
RESERVE SYSTEM			HYDRAULIC FACTOR (HF)			
DESIGN PERCOLATION RATE	10.1~20.0 MIN/INCH		AVERAGE DESIGN RESTRICTIVE LAYER SLOPE	36.25"		
E.L.A. REQUIRED	4 BEDROOMS: 787.5 SF 2 BEDROOMS (ADJ.): 375.0 SF TOTAL REQUIRED: 1,162.5 SF		DESIGN HYDRAULIC FACTOR	26		
RESERVE LEACHING SYSTEM (LF)	GEOMATRIX GST 6218 (90 LF)		PERCOLATION FACTOR (PF)			
E.L.A. PROVIDED	90 LF X 14.0 ELA = 1,260 SF		PERCOLATION RATE	10.1~20.0 MIN/INCH		
			DESIGN PERCOLATION FACTOR	1.25		
			FLOW FACTOR (FF)			
			# OF BEDROOMS	6 BEDROOMS		
			DESIGN FLOW FACTOR	300 + (0.5 X 2) = 2.75		
			MINIMUM LEACHING SYSTEM SPREAD (M.L.S.S.)			
			M.L.S.S.	(HF) x (PF) x (FF)		
			M.L.S.S. REQUIRED	26 x 1.25 x 2.75 = 89.38 LF		
			M.L.S.S. PROVIDED	90.0' LF (100.7%)		

GENERAL SEPTIC NOTES

1. THE PURPOSE OF THIS PLAN IS TO DETERMINE COMPLIANCE WITH CONNECTICUT PUBLIC HEALTH REGULATIONS SECTION 19-13-B100A. THE PROPOSED SEPTIC AREA SHOWN ON THIS PLAN IS CONCEPT ONLY AND SHOULD BE CONSIDERED FOR THE PURPOSES OF FULFILLING THE REQUIREMENTS OF THAT PORTION OF THE PUBLIC HEALTH CODE.
2. THIS PLAN IS NOT INTENDED FOR THE CONSTRUCTION OF A NEW SEPTIC LEACHING SYSTEM.
3. IF, AT ANY TIME IN THE FUTURE, A NEW SEPTIC SYSTEM IS DESIRED OR REQUIRED TO BE CONSTRUCTED, A NEW PLAN PREPARED BY A LICENSED PROFESSIONAL ENGINEER IS REQUIRED.
4. WATER SERVICE IS PROVIDED BY PUBLIC WATER SUPPLY.
5. THERE ARE NO WELLS WITHIN 75' OF PROPOSED CODE COMPLYING SEPTIC AREA.

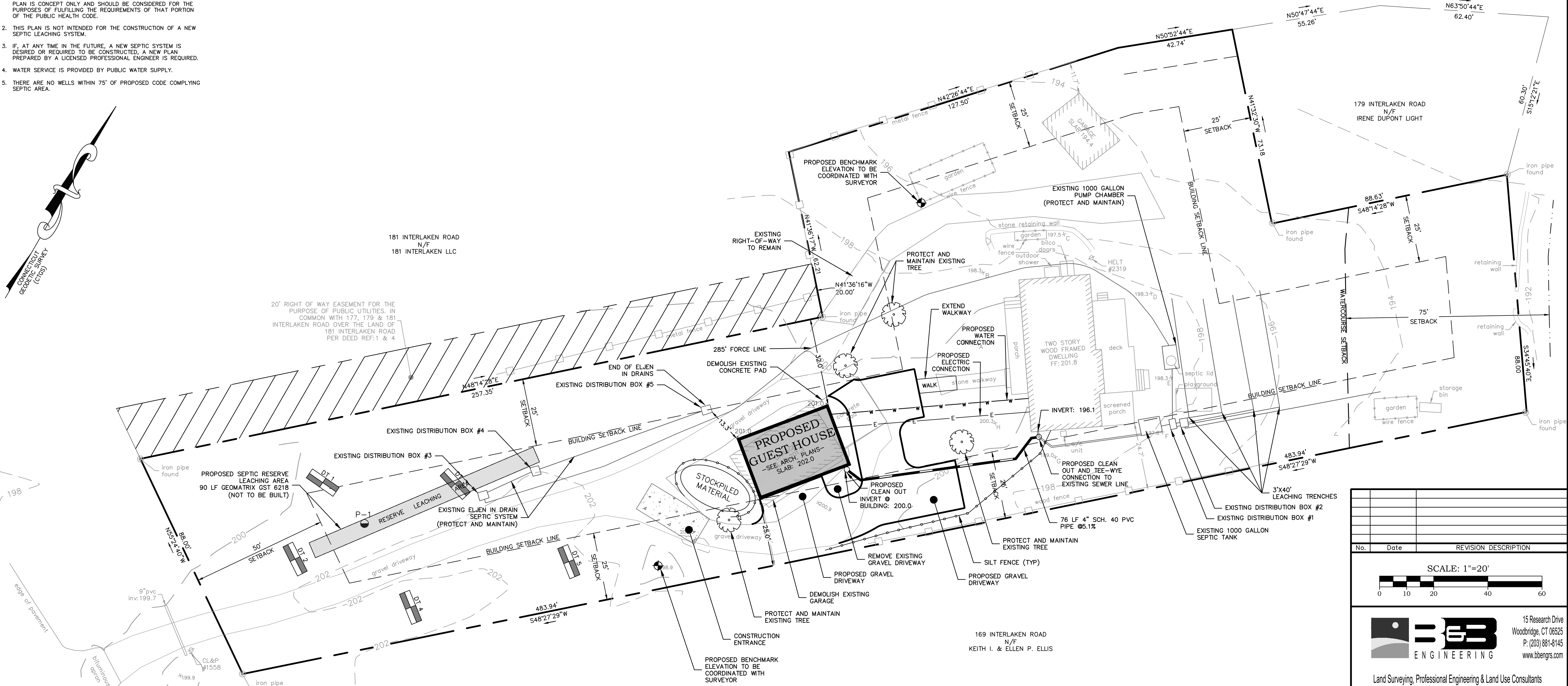
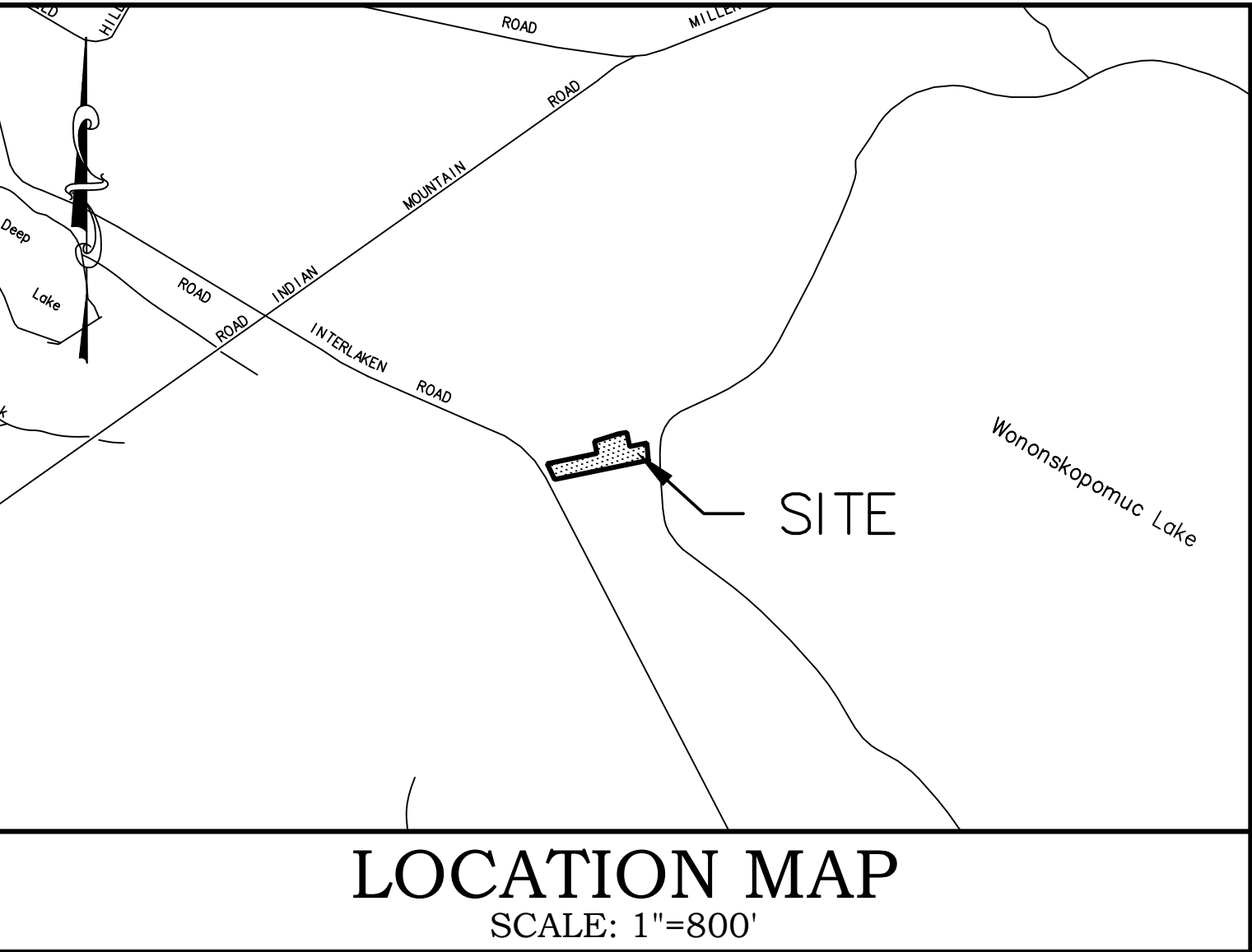
DEEP TESTS

- TESTED ON 11/17/2023
- DT 1
0'-5" TOPSOIL
5"-35" DARK BROWN SANDY LOAM, SOME SILT
35"-94" OLIVE BROWN SILT
WATER @ 87"
ROOTS @ 60"
MOTTLING @ 35"
NO LEDGE
- DT 2
0'-6" TOPSOIL
6"-29" DARK BROWN SANDY LOAM, SOME SILT
29"-88" OLIVE BROWN SILT
NO WATER
ROOTS @ 53"
MOTTLING @ 29"
NO LEDGE
- DT 3
0'-12" TOPSOIL
12"-46" DARK BROWN SANDY LOAM, SOME SILT
46"-93" OLIVE BROWN SILT
WATER @ 88"
ROOTS @ 60"
MOTTLING @ 46"
NO LEDGE
- DT 4
0'-4" TOPSOIL
4"-29" DARK BROWN SANDY LOAM, SOME SILT
29"-96" OLIVE BROWN SILT
WATER @ 58"
ROOTS @ 52"
MOTTLING @ 29"
NO LEDGE
- DT 5
0'-4" TOPSOIL
4"-27" DARK BROWN SANDY LOAM, SOME SILT
27"-100" OLIVE BROWN SILT
WATER @ 84"
ROOTS @ 64"
MOTTLING @ 27"
NO LEDGE

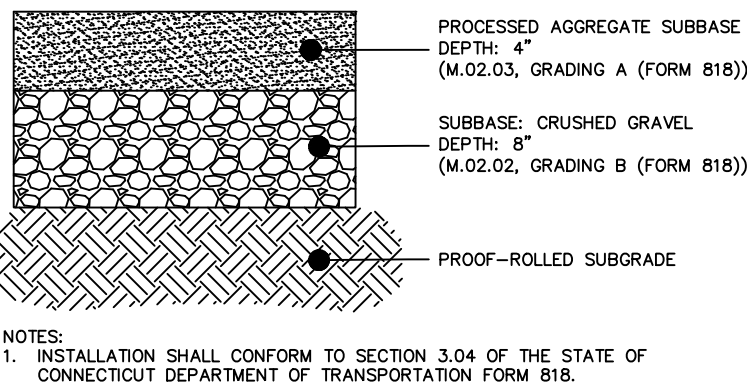
PERCOLATION TESTS

- TEST STARTED 22" BELOW GRADE
- | P-1 | MEASUREMENT | CHANGE |
|-------|-------------|--------|
| 11:30 | 3.75" | 2.00" |
| 11:40 | 5.75" | 0.75" |
| 11:50 | 6.50" | 1.00" |
| 12:00 | 7.50" | 0.75" |
| 12:10 | 8.25" | 0.50" |
| 12:20 | 8.75" | 0.50" |
| 12:30 | 9.25" | 0.50" |
- THE MINIMUM OBSERVED PERCOLATION RATE IS 1" DROP IN 20.0 MINUTES

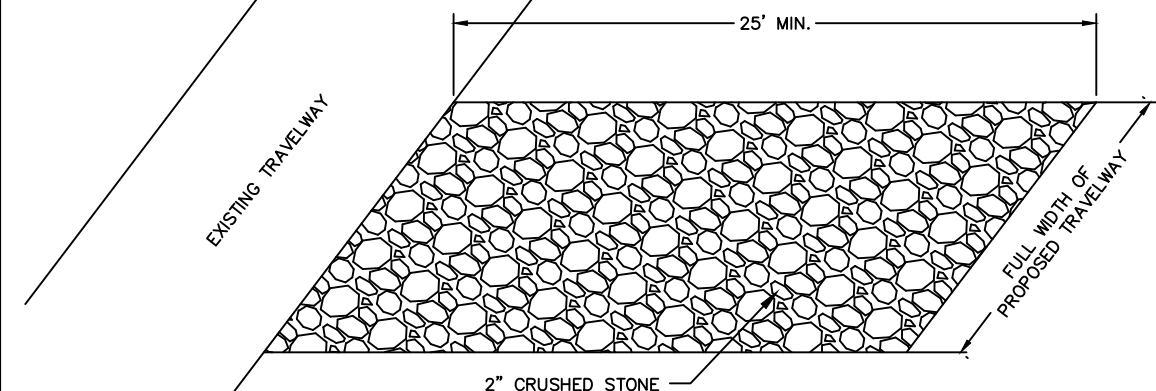
SITE STATISTICS SINGLE FAMILY DWELLING		
ZONING DISTRICT "LA"	REQUIRED	PROPOSED
BULK STATISTICS		
MIN. LOT AREA	0.918 ACRES (40,000 SF)	1.254 ACRES (54,658.2 SF)
MIN. BUILDING SETBACK (FRONT)	50'	>50'
MIN. BUILDING SETBACK (SIDE)	25'	>24.7'
MIN. BUILDING SETBACK (REAR)	25'	>50'
MAX. HEIGHT	30/35'	(SEE ARCH. PLANS)
MAX. BUILDING COVERAGE	10% = 5,465.8 SF	EXISTING DWELLING: 1,562.6 SF EXISTING PORCH: 189.2 SF EXISTING SCREENED PORCH: 145.3 SF EXISTING GARAGE: 404.9 SF PROPOSED GUEST HOUSE: 864.5 SF TOTAL: 3,166.5 SF (5.8%)
MAX. IMPERVIOUS COVERAGE	20% = 10,931.6 SF	BUILDING COVERAGE: 3,166 SF STONE LANDING: 13.3 SF STONE WALKWAY: 17.7 SF TOTAL: 3,351.0 SF (6.1%)
STORAGE ACCESSORY BUILDINGS:		
MAX. BUILDING AREA	250 SF	404.9 SF
MAX. BUILDING HEIGHT	15'	>15'
MIN. BUILDING SETBACK (SIDE)	10'	11.7'



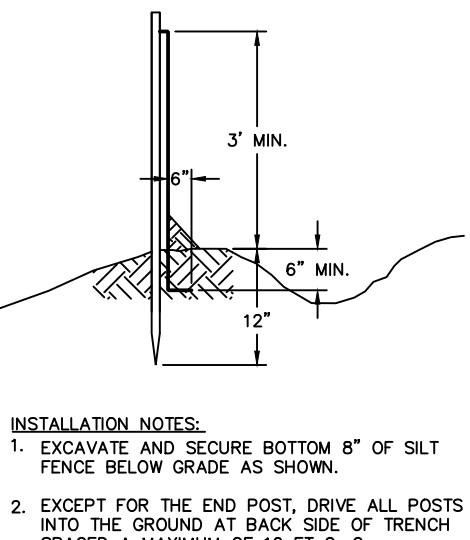
GRAVEL DRIVEWAY DETAIL



CONSTRUCTION ENTRANCE



SILT FENCE

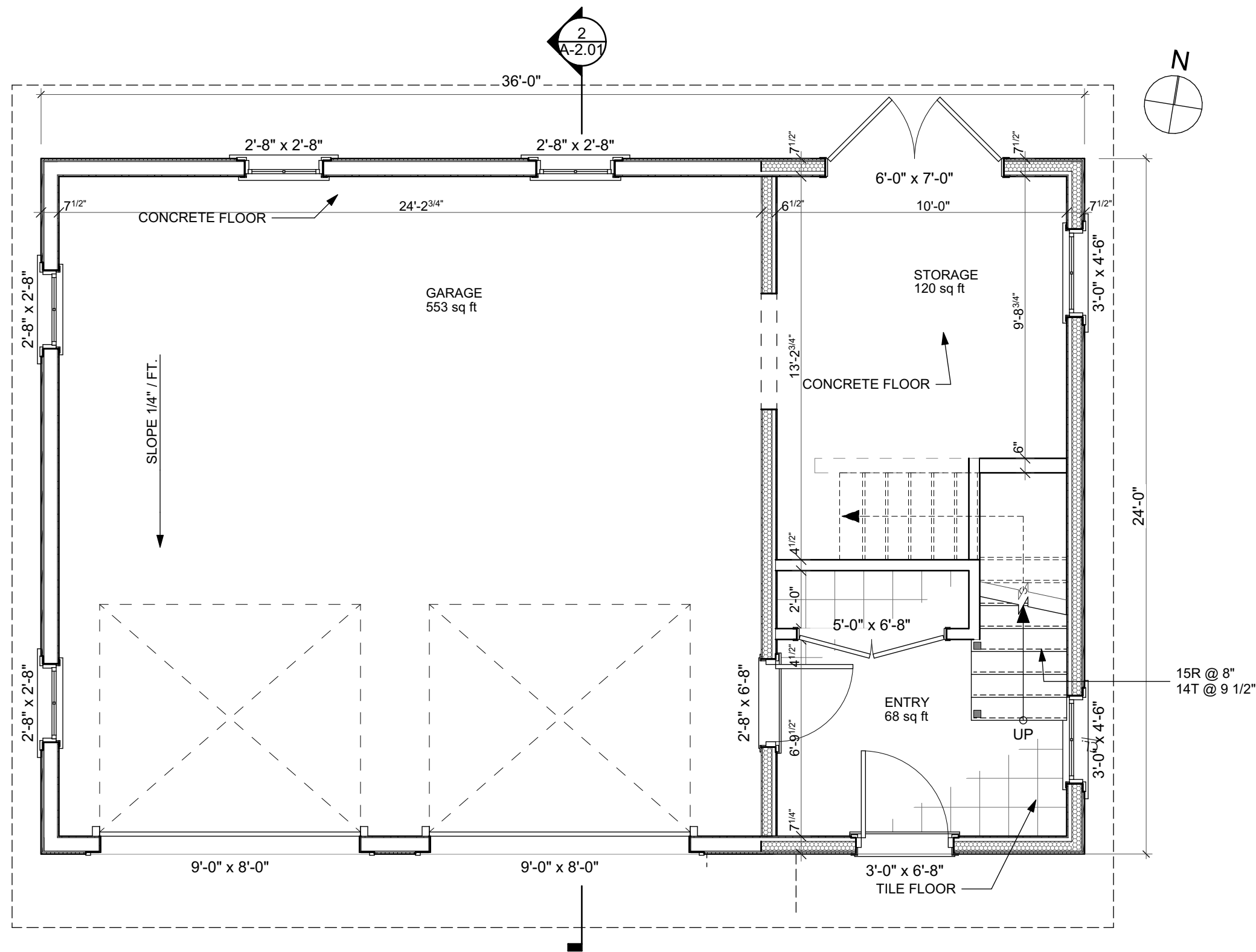


- INSTALLATION NOTES:
- EXCAVATE AND SECURE BOTTOM 8" OF SILT FENCE BELOW GRADE AS SHOWN.
 - EXCEPT FOR THE END POST, DRIVE ALL POSTS INTO THE GROUND AT BACK SIDE OF TRENCH SPACED A MAXIMUM OF 10 FT. O. C.

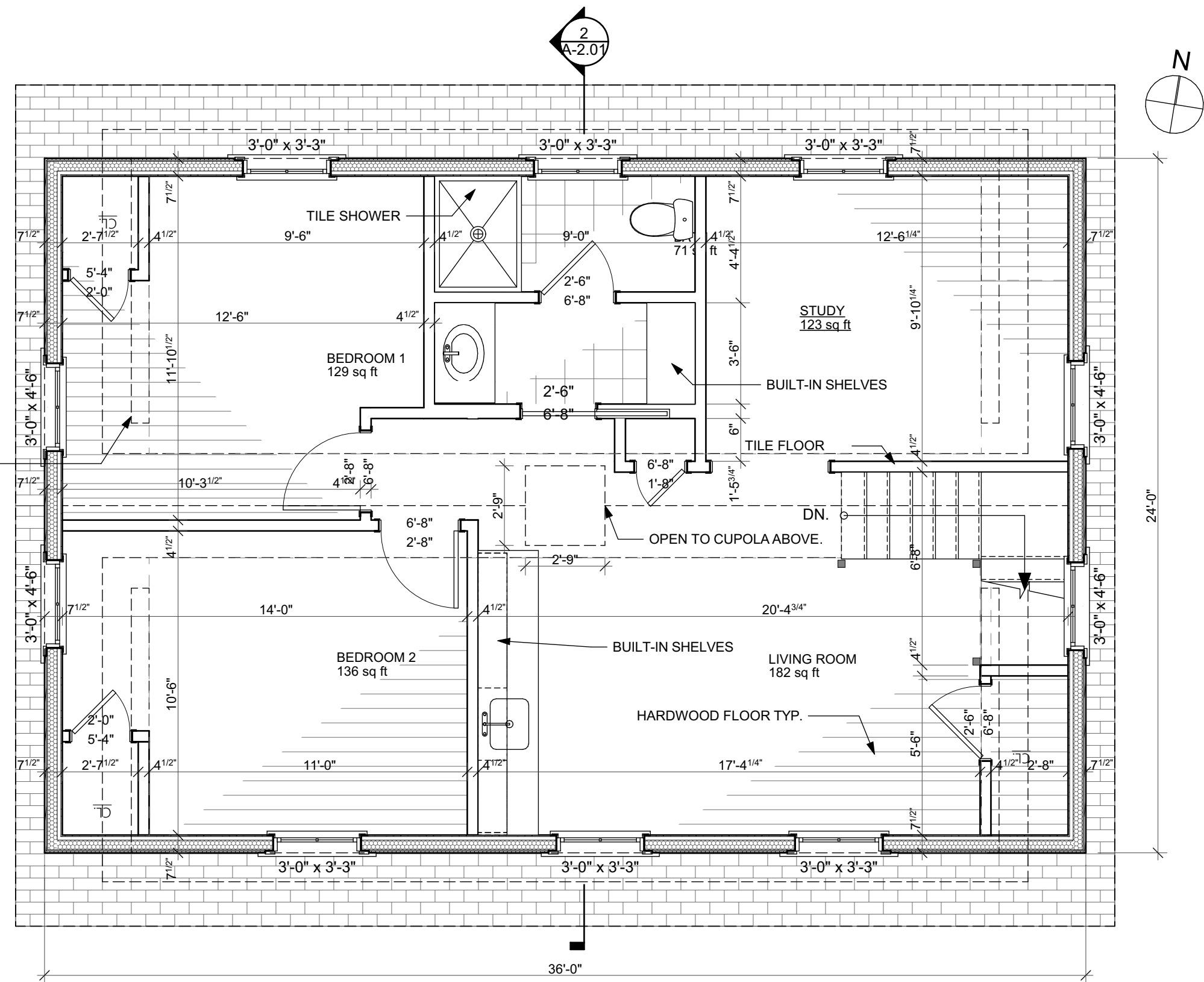
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REVISION DESCRIPTION	
No.	Date
SCALE: 1"=20'	
15 Research Drive Woodbridge, CT 06625 P: (203) 881-8145 www.bbangs.com	
Land Surveying, Professional Engineering & Land Use Consultants	
PROPOSED SITE DEVELOPMENT PLAN	
OF 177 INTERLAKEN ROAD SALISBURY, CONNECTICUT	
PREPARED FOR DAVID & SARA NATHAN	
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.	Date 1/4/2024
	Scale 1"=20'
	Job No. 1375
	Drawing No.
1 of 1	

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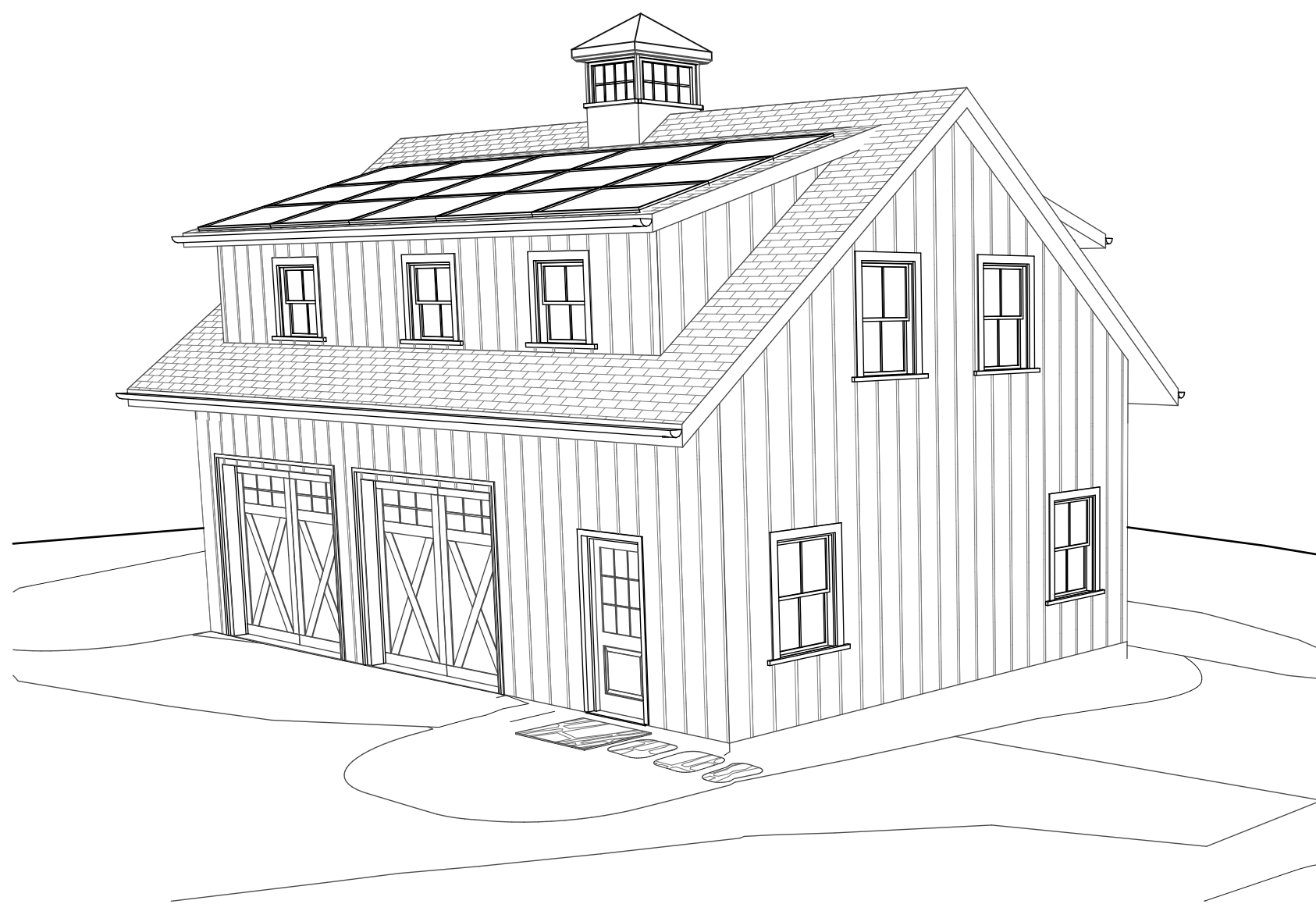


1 FIRST FLOOR PLAN
A-1.01 NOT TO SCALE

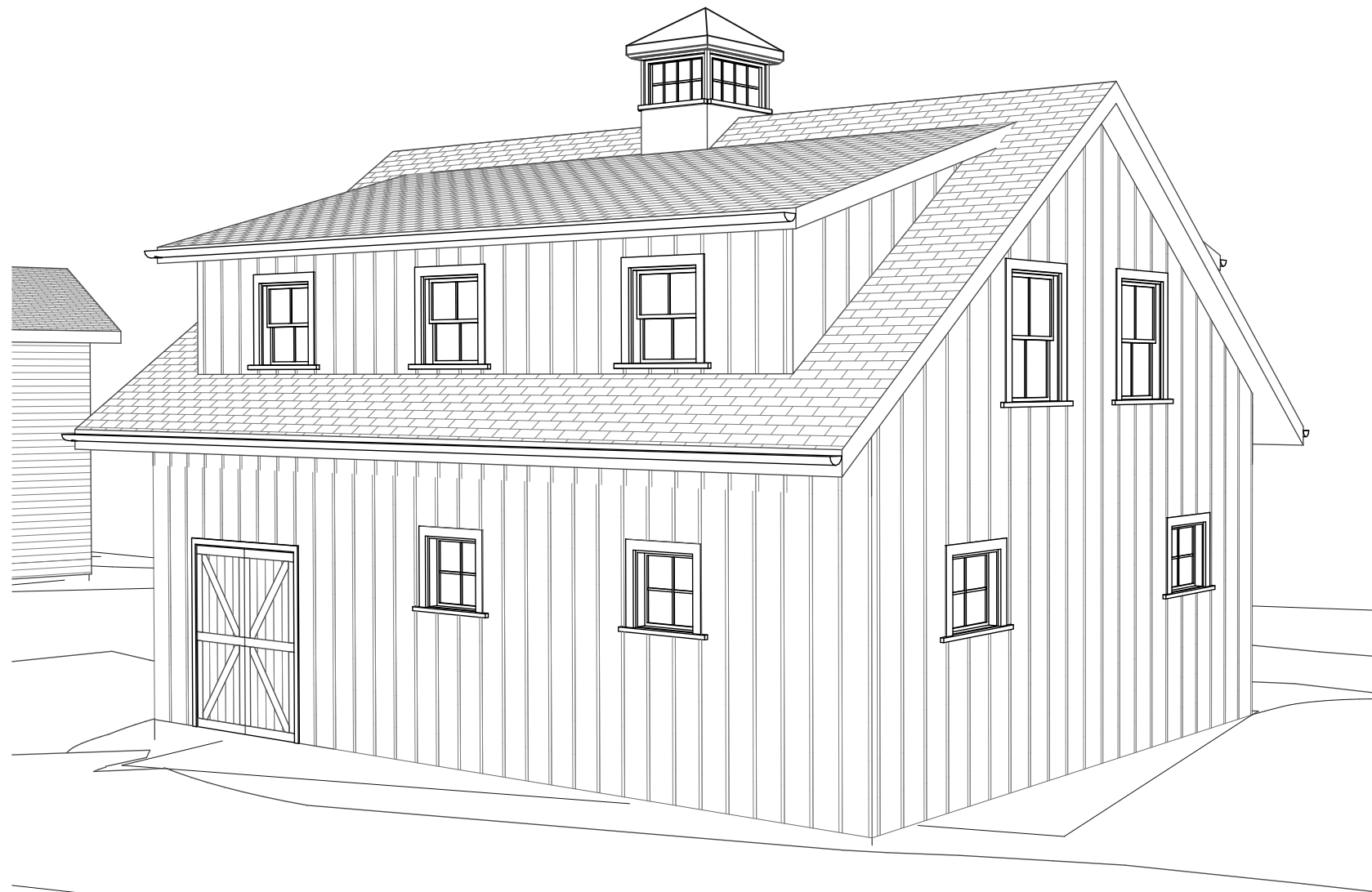


2 SECOND FLOOR PLAN
A-1.01 NOT TO SCALE

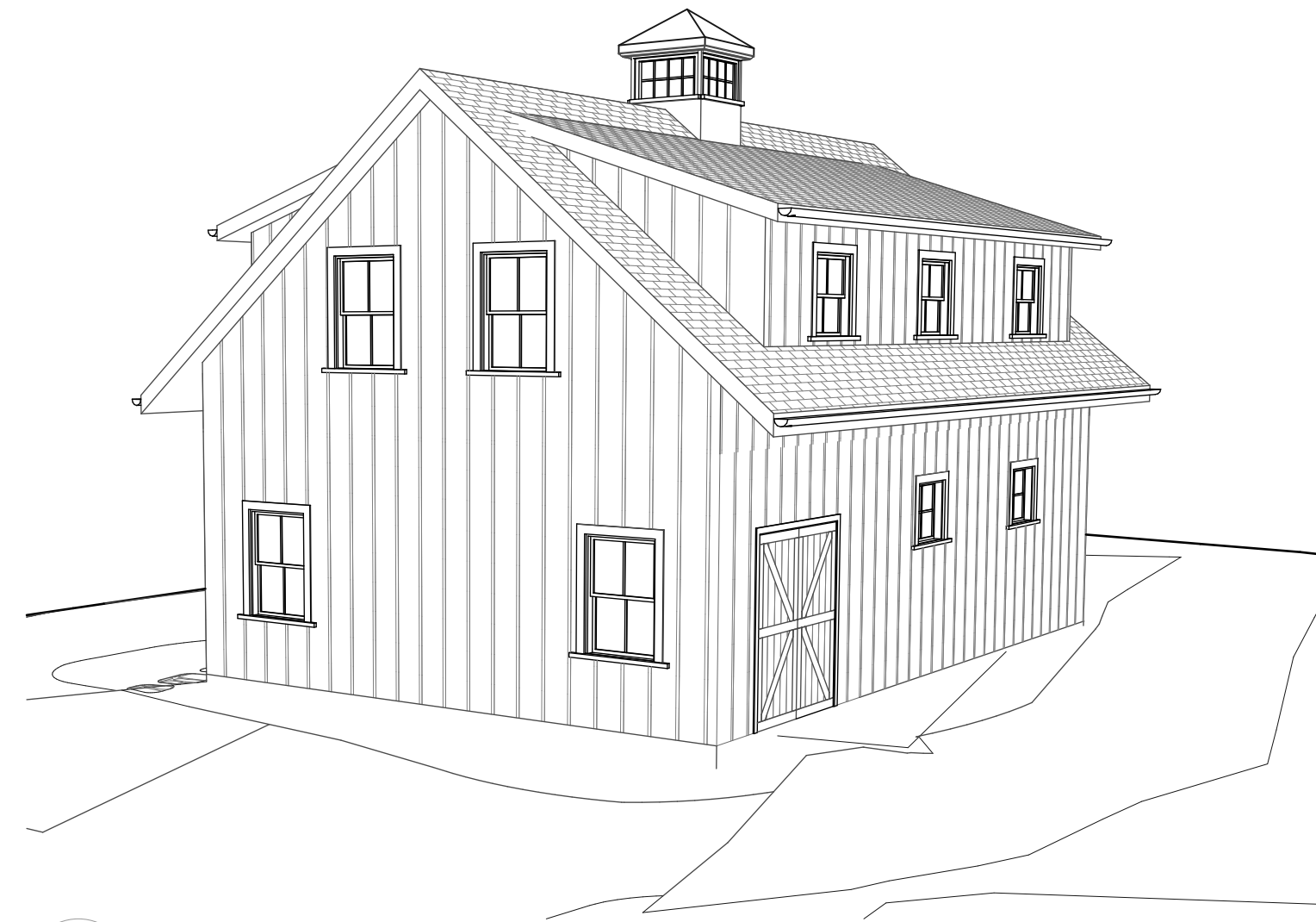
INTERIOR MATERIALS/ PRODUCTS:
INTERIOR WALL FINISH: 5/8" GYPSUM BOARD - PTD.
TILE FLOORING: PORCELAIN TILE FLOORING COLORS & SIZES TO BE SELECTED FROM MANUF. STANDARDS
HW FLOORING: OAK STRIP HARDWOOD FLOORING
INTERIOR DOORS: MASONITE HERITAGE SOLID CORE LOGAN (2 PANEL)
KITCHEN CABINETS: RALSTON MAPLE PAINTED FINISH COLOR TBD. COUNTERS: PLASTIC LAMINATE UPGRADE CRESCENT EDGE, COLOR TBD.
BATHROOM VANITY: MERRILLAT TYP. 42" VANITY W/ CULTURED MARBLE TOP COLORS TBD.
TRIM: TRIM: 1 X 4 SHAKER BASE MOULDING: 1 X 6 SHAKER



3 3D VIEW - SOUTHEAST
A-1.01 NOT TO SCALE



4 3D VIEW - NORTHWEST
A-1.01 NOT TO SCALE



5 3D VIEW - NORTHEAST
A-1.01 NOT TO SCALE



SPECIAL PERMIT APPLICATION
1.09.24

NATHAN
NEW GUEST HOUSE

177 INTERLAKEN ROAD
LAKEVILLE, CT 06039



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ARCHITECTS

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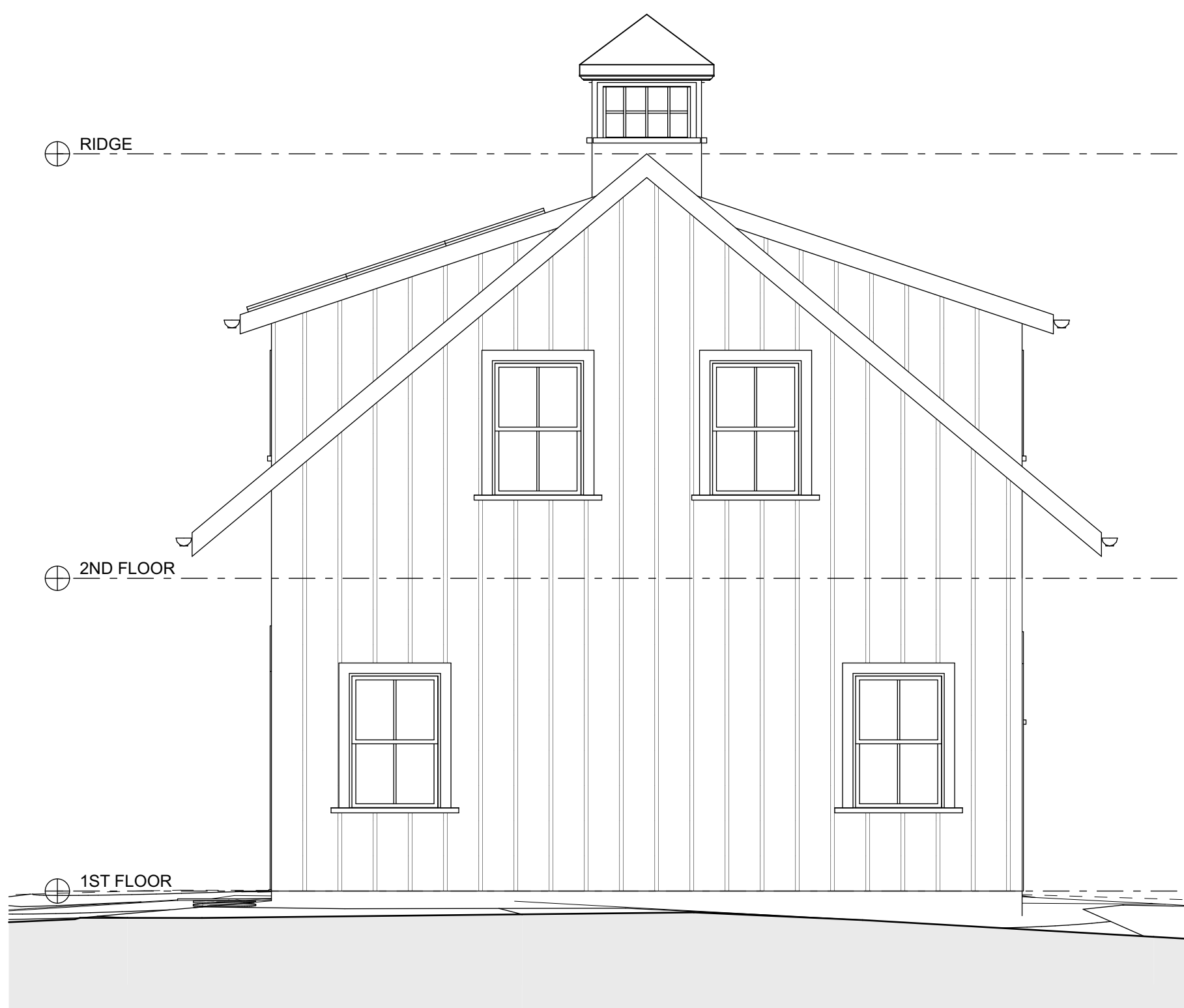
TITLE:
**FLOOR PLANS & 3D
VIEWS**

SCALE: AS NOTED

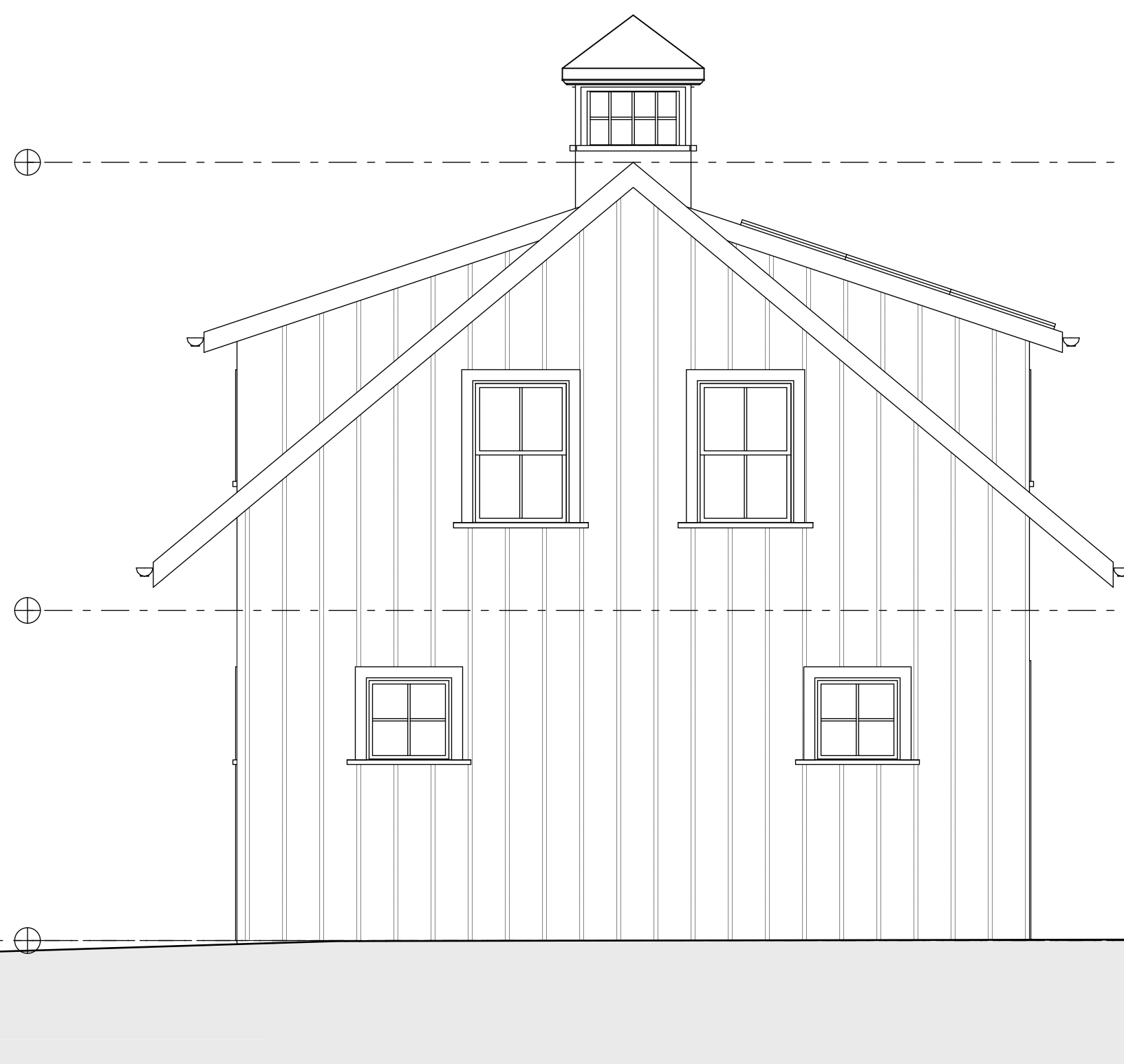
DATE: 1/8/2024

A-1.01

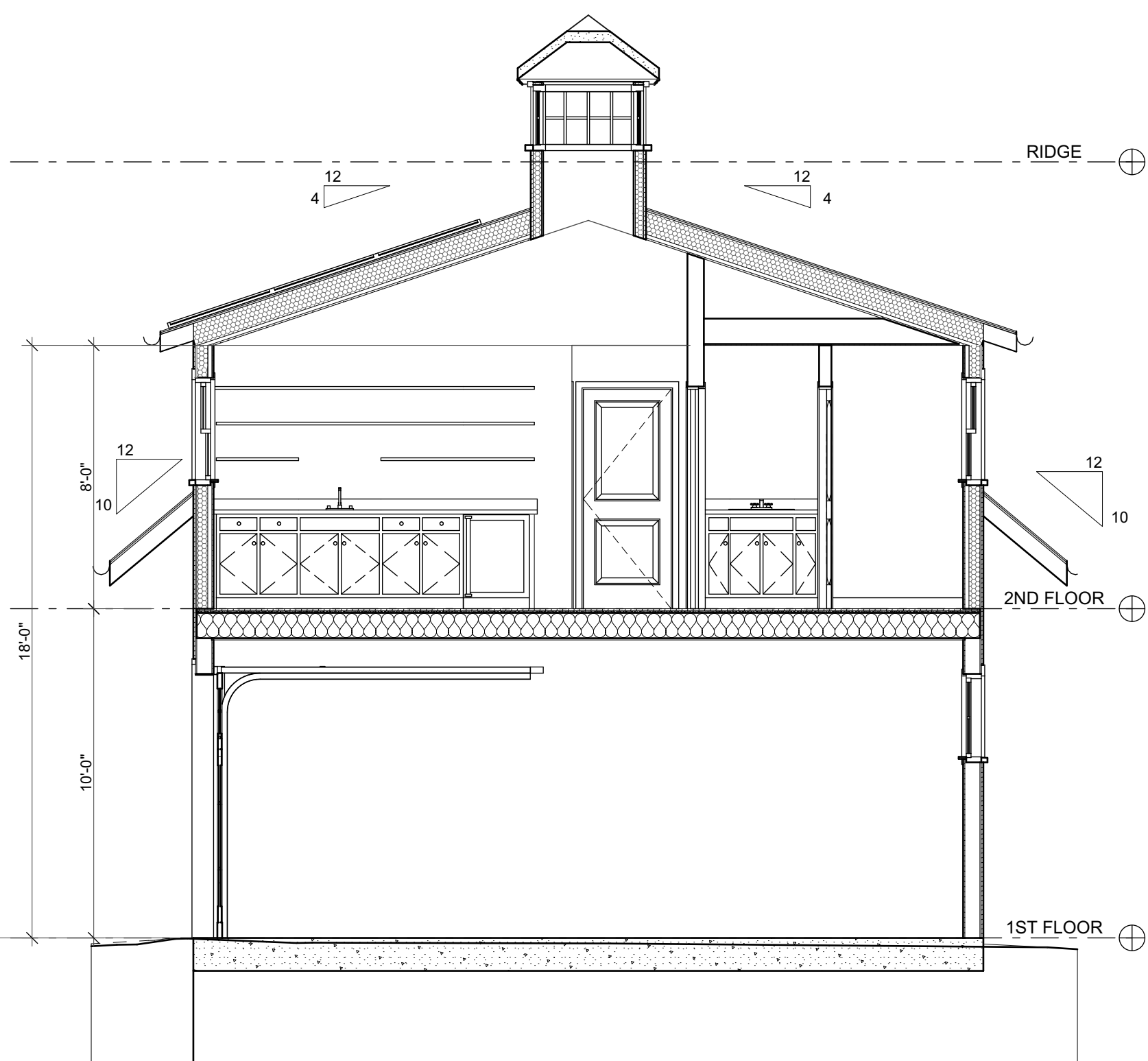
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6 EAST ELEVATION
A-2.01 SCALE: 1/4" = 1'-0"



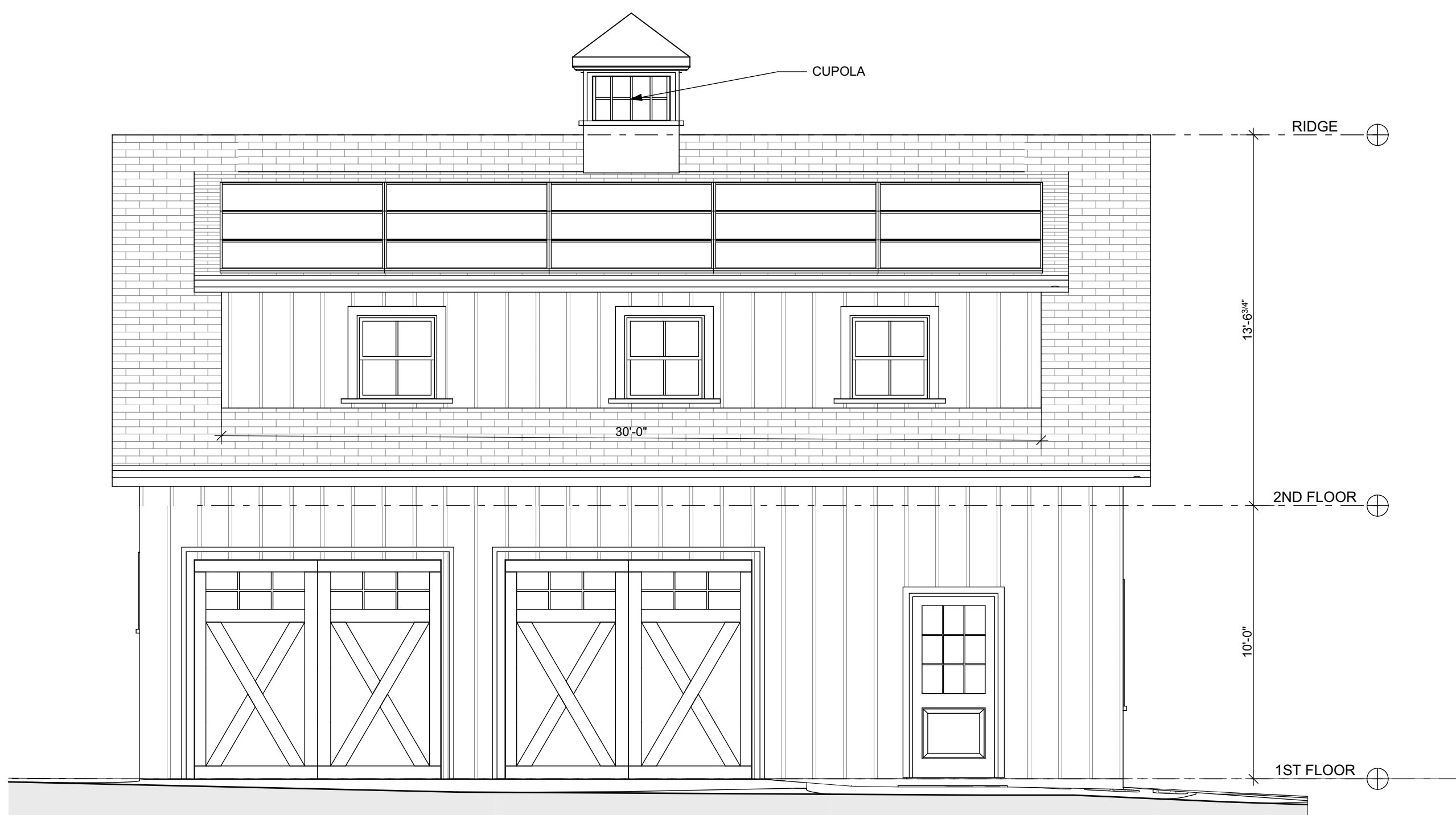
7 WEST ELEVATION
A-2.01 SCALE: 1/4" = 1'-0"



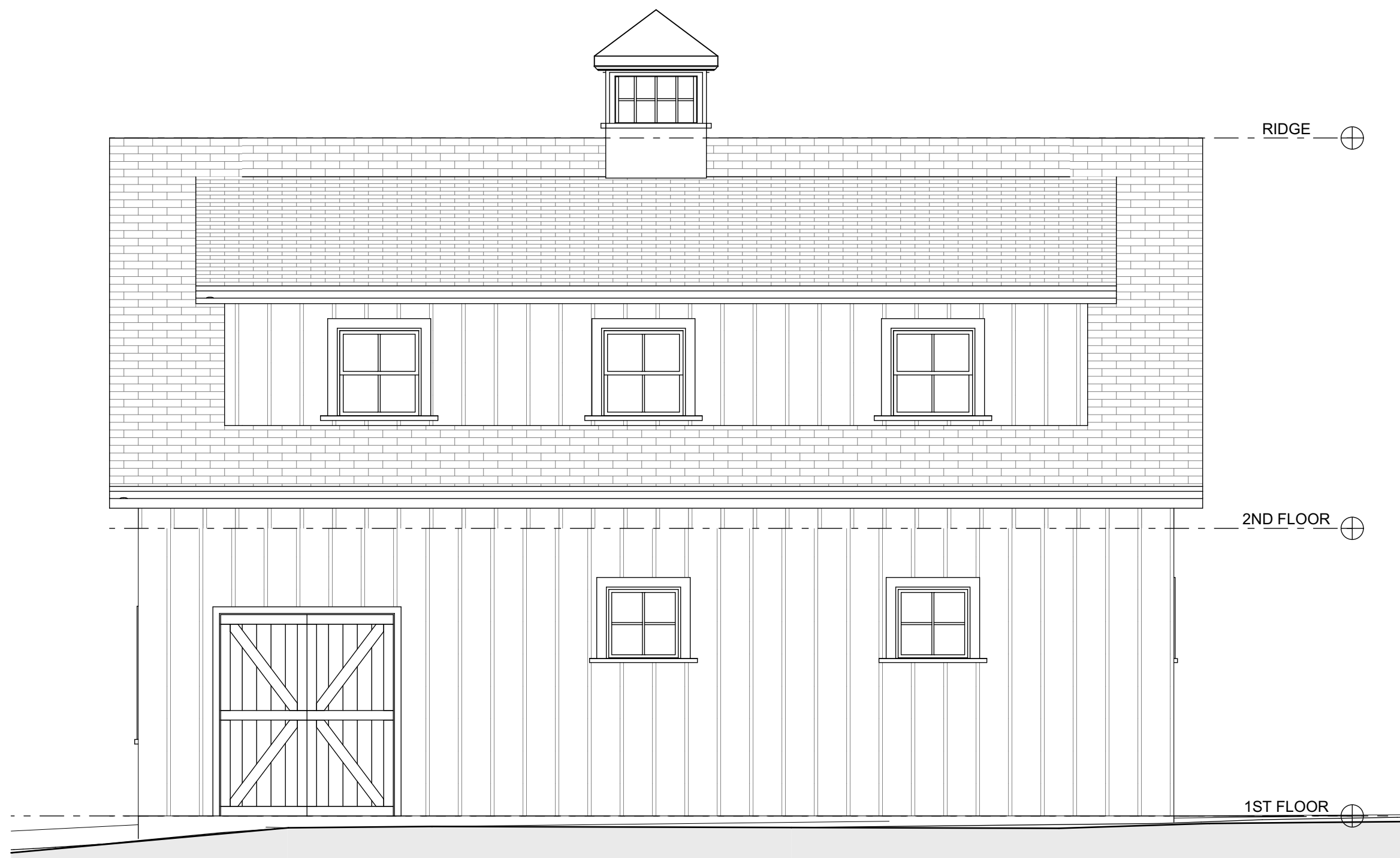
2
A-2.01

N-S SECTION
NOT TO SCALE

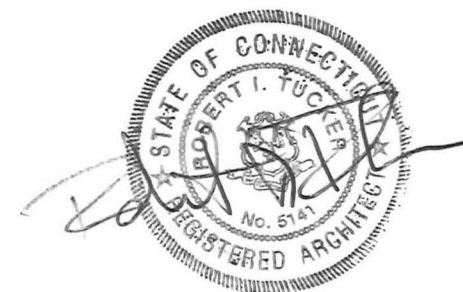
MATERIALS/ PRODUCTS:
ROOFS: ASPHALT SHINGLES COLOR TO BE SELECTED FROM MANUF. STANDARD COLORS
VERTICAL SIDING: TRUEXTRUOR (BORAL) 1 X 6 NICKEL GUP PAINTED
WINDOWS: ANDERSEN 400 SERIES COLOR TO BE SELECTED FROM MANUF. STANDARD COLORS
EXTERIOR DOORS: THERMA-TRU CLASSIC CRAFT FR EXTERIOR
RAKE, FASCIA, EAVE BOARD: TRUEXTRUOR (BORAL) 1 X ___ PAINTED
GUTTERS & DOWN SPOUTS: 1/2 ROUND ALUM. GUTTERS 3" Ø DOWNSPOUTS



4 SOUTH ELEVATION
A-2.01 NOT TO SCALE



3 NORTH ELEVATION
A-2.01 NOT TO SCALE

SPECIAL PERMIT APPLICATION
1.09.24

NATHAN
NEW GUEST HOUSE

177 INTERLAKEN ROAD
LAKEVILLE, CT 06039



HUESTIS TUCKER
ARCHITECTS
15 RESEARCH DRIVE, SUITE 5, WOODBRIDGE, CT 06525
203-248-1007 • HUESTISTUCKER.COM

TITLE: **Garage Elevations
& Section**

SCALE:	AS NOTED
DATE:	1/8/2024

A-2.01

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