

30'X38' PLYMOUTH CARRIAGE BARN KIT FOR:

JEFF & COLLEEN GANGL

17 KENNADAY RD
MENDHAM, NJ 07945



30' x 38' POST & BEAM CARRIAGE BARN KIT W/ 8' LEAN-TO

REVISION DATE: 04/14/2023

REVISION #: 3

DESIGNED & FABRICATED BY:



DRAWING LIST

COVER	TITLE SHEET & DESIGN DATA
SHEET 1	ELEVATIONS
SHEET 2	ELEVATIONS
SHEET 3	FOUNDATION PLAN
SHEET 4	POST & SILL PLAN
SHEET 5	FRAMING PLANS
SHEET 6	FRAMING SECTIONS
SHEET 7	FRAMING SECTIONS
SHEET 8	NOTES & DETAILS

THE BARN YARD

MANUFACTURING & DESIGN FACILITY
9 VILLAGE ST.
ELLINGTON, CT 06029
860.454.9103

SHOWCASE LOCATIONS
120 WEST RD. RTE. 6
ELLINGTON, CT 06029 BETHEL, CT 06801
860.896.0636 203.740.7433

www.greatcountrygarages.com CT LICENSE # 558916 MA LICENSE # 127550

NOTE:
ELEVATIONS & RENDERINGS
ARE ARTISTS CONCEPTIONS.
COLOR AND OPTION STYLES
MAY DIFFER FROM ACTUAL
CONSTRUCTION.

PROJECT NO. T101

PRINT DATE: 01.04.2024

BUILDING CODE:
RESIDENTIAL CODE 2021 OF NEW JERSEY

DESIGN NOTES:
DEAD LOADS: SECOND FLOOR: 15 P&F
ROOF: 15 P&F
LIVE LOADS: SECOND FLOOR: 40 P&F
ROOF: 20 P&F
SNOW LOADS: ROOF: 35 P&F
WIND LOADS: BASIC WIND SPEED (V): III MPH (3 SEC. GUST)

TIMBER NOTES:
SPECIES: EASTERN WHITE PINE
GRADE: #2 OR BETTER
SURFACE: S4S
SIZING: 1/2" UNDER ROUGH DIM. (8X8 + 1.5"X1.5")
CHAMFER: (NONE)
FINISH: (NONE)
FASTENER NOTES:
STEEL:
- BOLTS, NUTS, WASHERS: DIA. AS NOTED, GALVANIZED, GRADE A307
TIMBER FRAME:
- TRADITIONAL MORTISE & TENON JOINERY W/ 1" DIA. OAK PEGS AT BEAM CONNECTIONS.
- TRADITIONAL WOOD CONNECTIONS TO BE SUPPLEMENTED BY STRUCTURAL WOOD SCREWS AS NOTED.

NO.	DATE	REVISIONS / SUBMISSIONS

SEAL:

PROJECT TITLE:
PLYMOUTH CARRIAGE BARN KIT FOR:
JEFF & COLLEEN GANGL
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MENDHAM, NJ 07945

DRAWING TITLE:
ELEVATIONS

DATE: 01-04-24
SCALE: AS NOTED

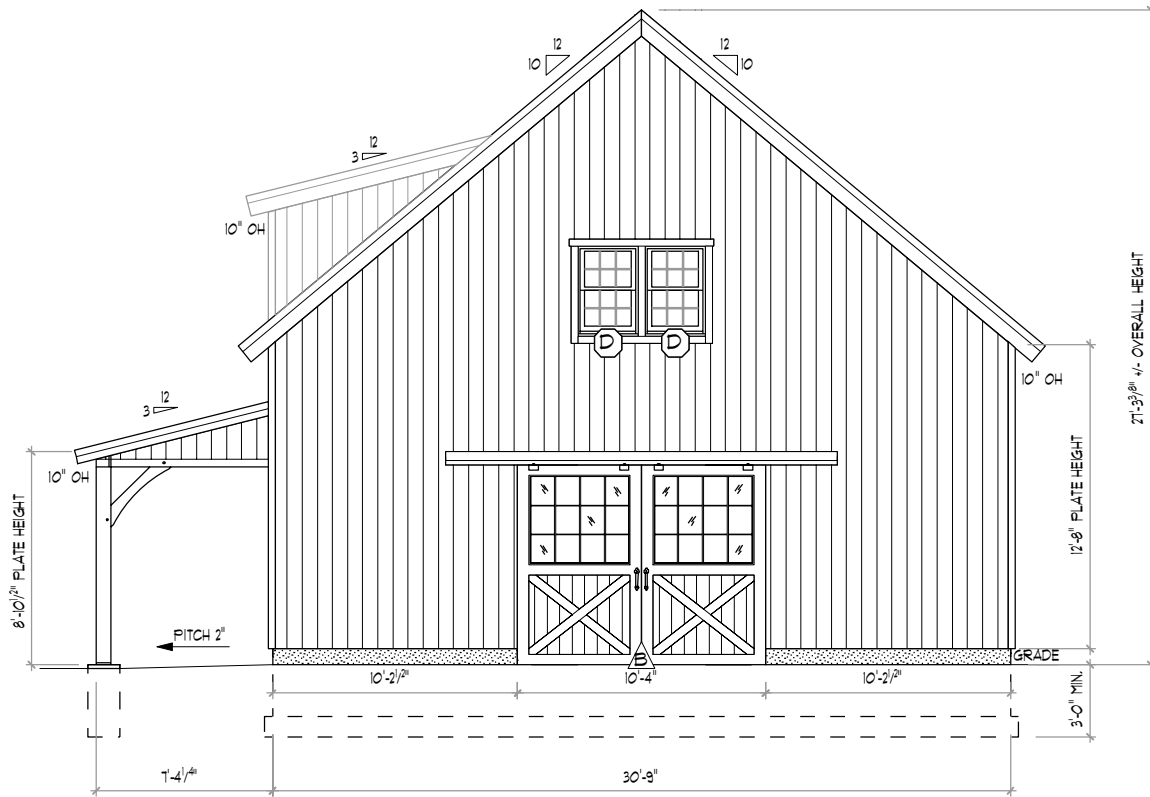
DRWN BY: LND
CHK BY: EWS
PROJECT ID: T101
TF-1 OF 8

BUILDING MATERIAL SCHEDULE		
ITEM	DESCRIPTION	FINISH / COLOR
ROOF ASSEMBLY		
ROOFING	METAL ROOFING (BY OTHERS)	N/A
WEATHER BARRIER	#15 FELT PAPER	N/A
SHEATHING	1/2" PLYWOOD	N/A
VENT LAYER	1x3 VERT. FURRING @ 24" O.C.	N/A
ROOF INSULATION	10.25" R-37 SIPs	N/A
ROOF DECKING	1x8 T&G PINE V-GROOVE DECKING	N/A
FASCIAS	1x PINE w/ 1x3 PINE SHADOW BOARD	NONE
OVERHANGS	1x SHIPLAP PINE	NONE
RAKES	1x PINE w/ 1x3 PINE SHADOW BOARD	NONE
WALL ASSEMBLY		
INTERIOR SIDING	1x8 VERTICAL SHIPLAP PINE SIDING	NONE
WALL INSULATION	4.5" EPS R-18 SIPs	NONE
WEATHER BARRIER	FELT PAPER	N/A
VENT LAYER	1x3 FURRING @ 24" O.C. VERT.	NONE
EXTERIOR SIDING	1x8 VERTICAL SHIPLAP PINE SIDING	NONE
EXTERIOR TRIM	1x4 PINE	NONE

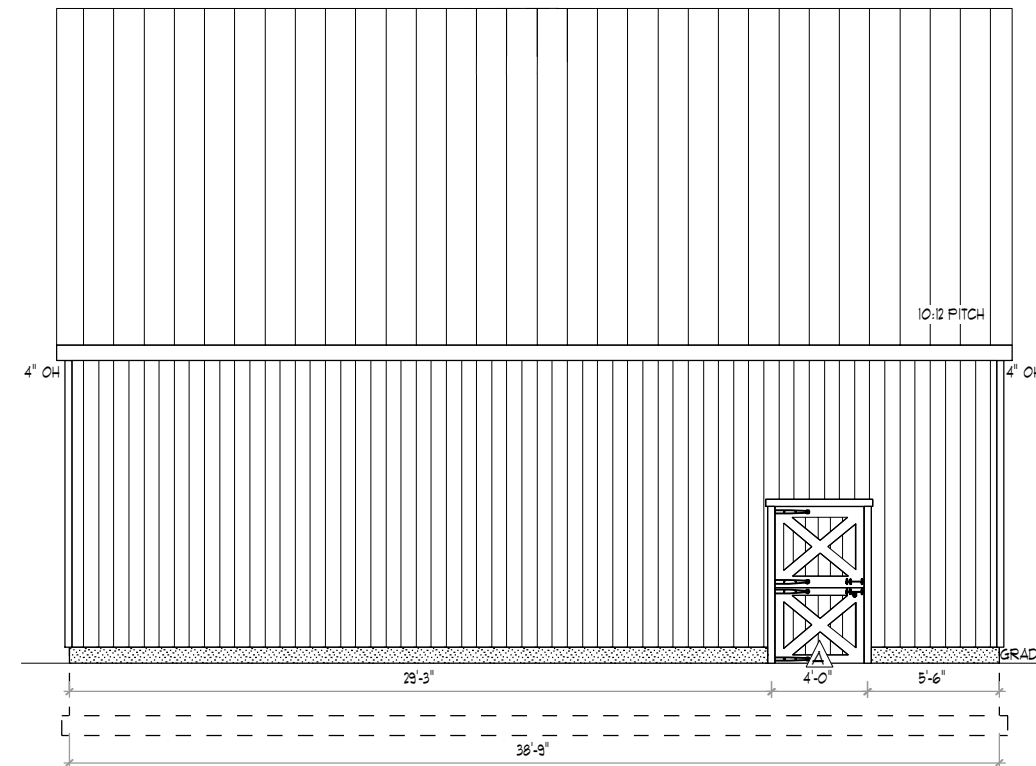
NOTE: ALL 1X PINE FOR FASCIAS, RAKES, SOFFITS & TRIM SHALL BE CUT FROM 1x8 PINE SHIPLAP SIDING

ANDERSEN 400 SERIES WINDOW SCHEDULE					
LETTER	QTY	MODEL	COLOR	TEMP.	RGH. OPG (WxH)
(A)	1	8' BOW TOP	BLACK	NO	8'-0" 1/2" x 2'-1 1/4"
(B)	3	TW2436 DOUBLE HUNG	BLACK	NO	2'-6 1/8" x 3'-8 1/8"
(C)	6	A281 AWNING	BLACK	NO	2'-8" x 2'-0 5/8"
(D)	2	TW2436 DOUBLE HUNG	BLACK	YES	2'-6 1/8" x 3'-8 1/8"

DOOR SCHEDULE - SUPPLIED & INSTALLED BY OTHERS				
LETTER	QTY	MANUF.	MODEL	RGH. OPG (WxH)
(A)	4	OTHERS	4'-0" x 7'-0" DUTCH DOOR HINGE: RIGHT; SWING: OUT	4'-0" x 7'-0"
(B)	2	OTHERS	10'-4" x 8'-4" SPLIT SLIDING DOOR W/ HALF GLASS	10'-0" x 8'-0"



1 FRONT ELEVATION
TF-1 SCALE: 1/8" = 1'-0"



3 RIGHT ELEVATION
TF-1 SCALE: 1/8" = 1'-0"

TBY CONSTRUCTION SCOPE OF SERVICES

SUPPLIED BY TBY AND INSTALLED BY OTHERS:

- STRUCTURAL TIMBER FRAME COMPONENTS
- WINDOWS
- 1x8 T&G PINE V-GROOVE LOFT FLOORING
- 1x8 T&G PINE V-GROOVE ROOF DECKING
- 1x8 SHIPLAP PINE SIDING & TRIM
- HARDWARE KITS FOR SPLIT SLIDER DOORS
- WALL & ROOF SIPs

EXCLUSIONS INCLUDE BUT ARE NOT LIMITED TO:

- FOUNDATION
- ROOFING MATERIAL
- DOORS

PER CONTRACT NO. T101 AND ANY APPROVED CHANGE ORDERS

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BUILDING CODE:
RESIDENTIAL CODE 2021 OF NEW JERSEY

DESIGN NOTES:
DEAD LOADS: SECOND FLOOR: 15 PSF
ROOF: 15 PSF
LIVE LOADS: SECOND FLOOR: 40 PSF
ROOF: 20 PSF
SNOW LOADS: ROOF: 35 PSF
WIND LOADS: BASIC WIND SPEED(V): III MPH (3 SEC. GUST)

TIMBER NOTES:
SPECIES: EASTERN WHITE PINE
GRADE: #2 OR BETTER
SURFACE: S4S
SIZING: 1/2" UNDER ROUGH DIM. (8X8 + 1.5"X1.5")
CHAMFER: (NONE)
FINISH: (NONE)
FASTENER NOTES:
STEEL:
- BOLTS, NUTS, WASHERS: DIA. AS NOTED, GALVANIZED, GRADE A307
TIMBER FRAME:
- TRADITIONAL MORTISE & TENON JOINERY 3/4" DIA. OAK PEGS AT BEAM CONNECTIONS.
- TRADITIONAL WOOD CONNECTIONS TO BE SUPPLEMENTED BY STRUCTURAL WOOD SCREWS AS NOTED.

NO.	DATE	REVISIONS / SUBMISSIONS

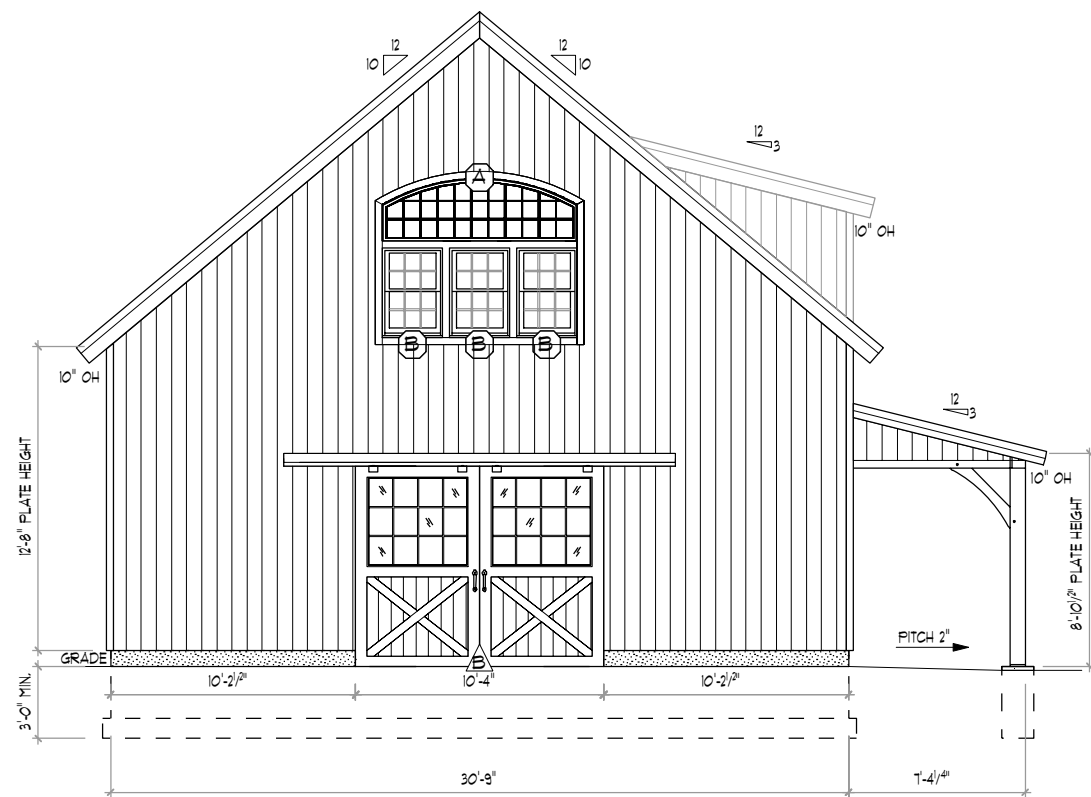
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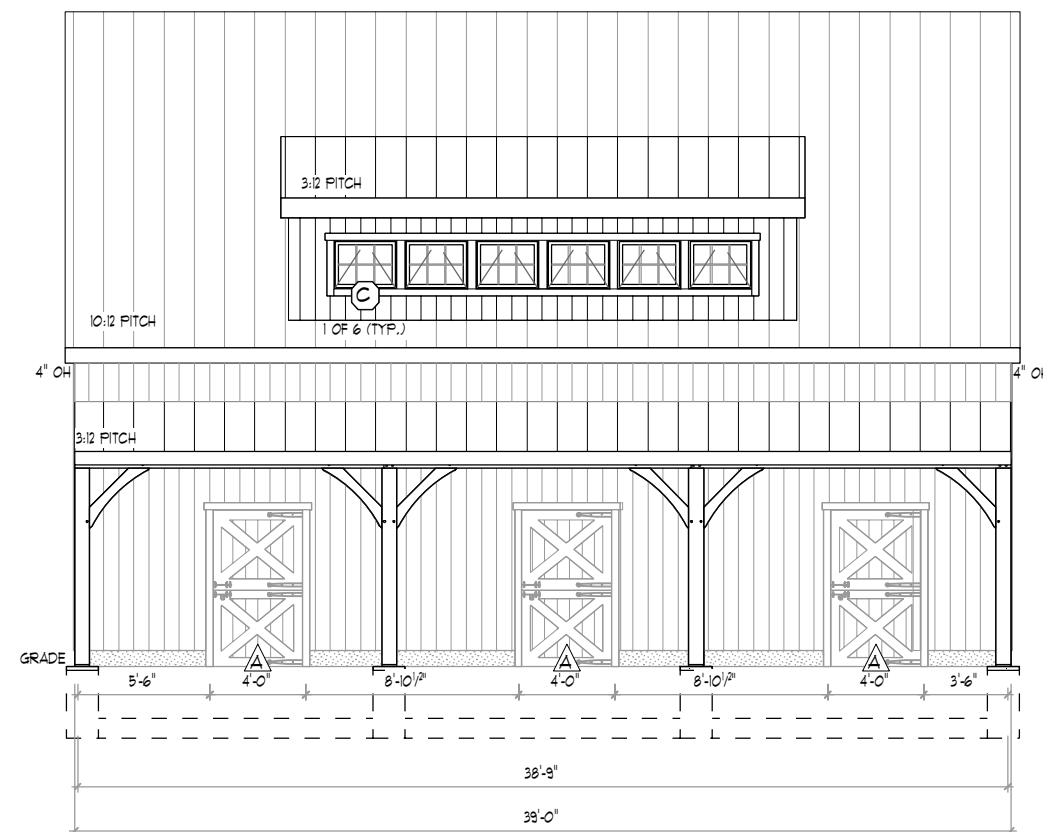
DRAWING TITLE:
ELEVATIONS

DATE: 01-04-24	SCALE: AS NOTED
DRWN BY: LND	TF-2 OF 8
CHK BY: EWS	
PROJECT ID: T101	

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1 REAR ELEVATION
TF-2 SCALE: 1/8" = 1'-0"



2 LEFT ELEVATION
TF-2 SCALE: 1/8" = 1'-0"

BUILDING CODE: RESIDENTIAL CODE 2021 OF NEW JERSEY

DESIGN NOTES:
 DEAD LOADS: SECOND FLOOR: 15 P#F
 ROOF: 15 P#F
 LIVE LOADS: SECOND FLOOR: 40 P#F
 ROOF: 20 P#F
 SNOW LOADS: ROOF: 35 P#F
 WIND LOADS: BASIC WIND SPEED (V): III MPH (3 SEC. GUST)

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 CHAMFER: (NONE)
 FINISH: (NONE)

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DRAWING TITLE: **FOUNDATION PLAN**

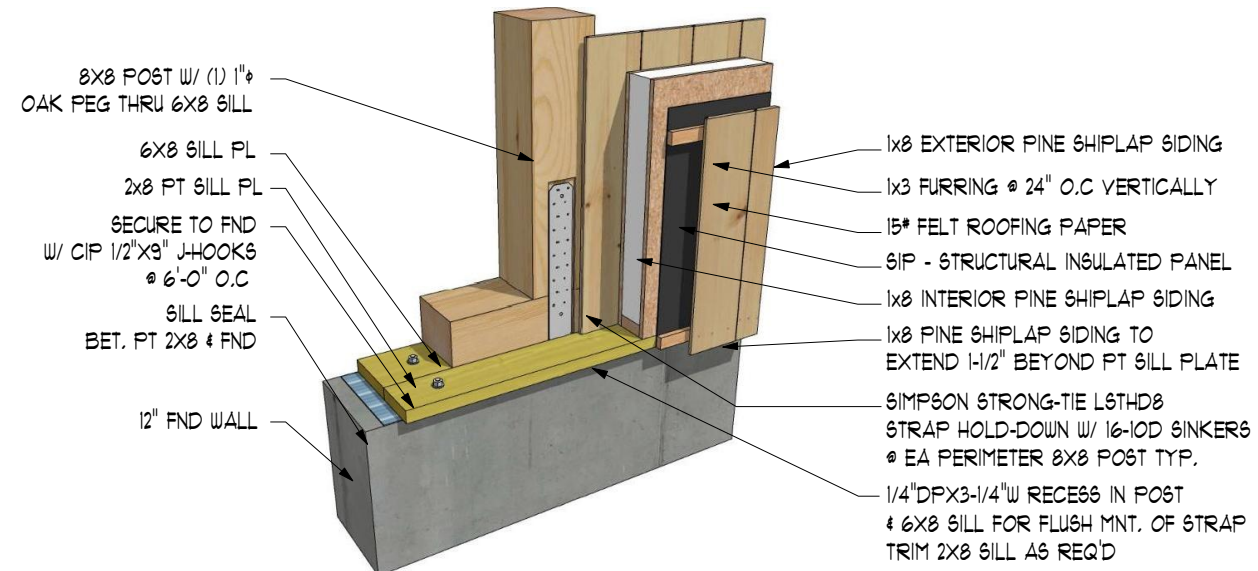
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DRN BY: LND

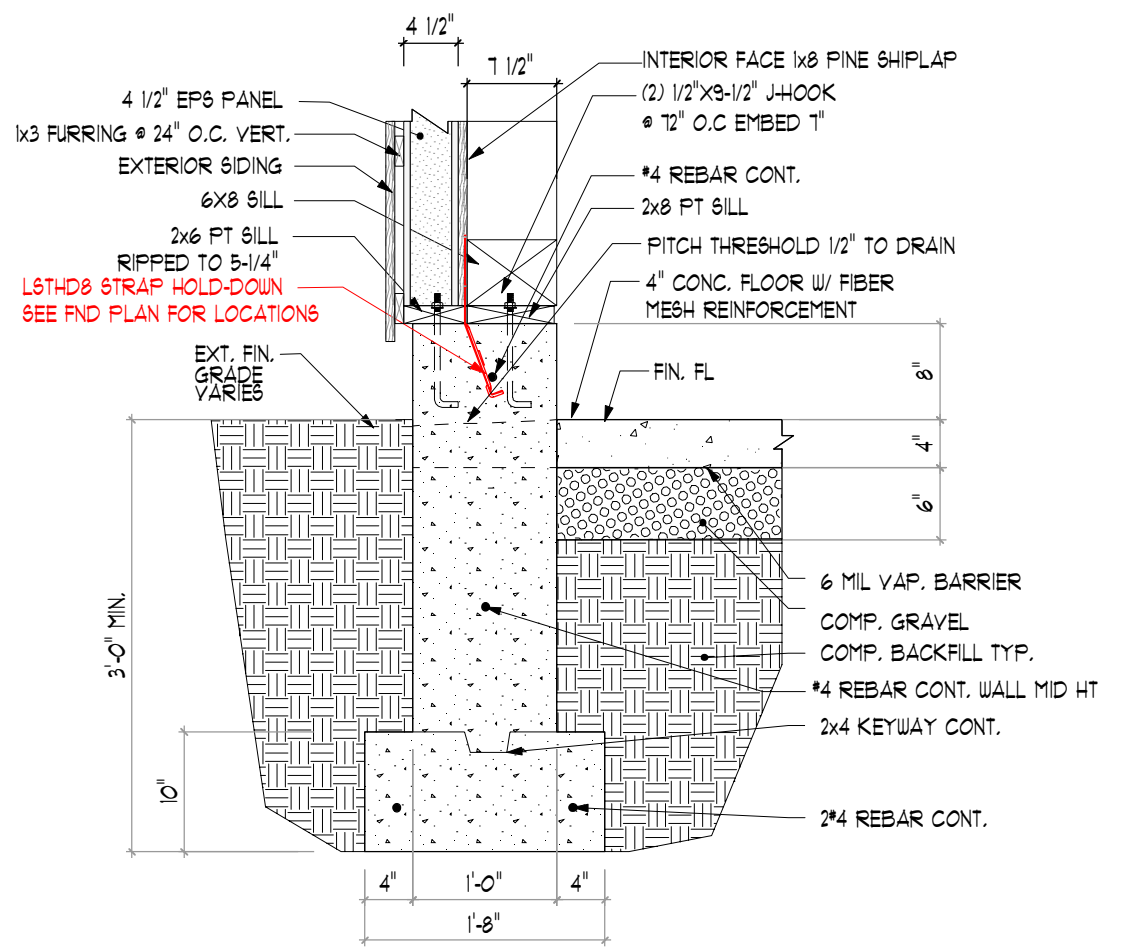
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PROJECT ID: T101

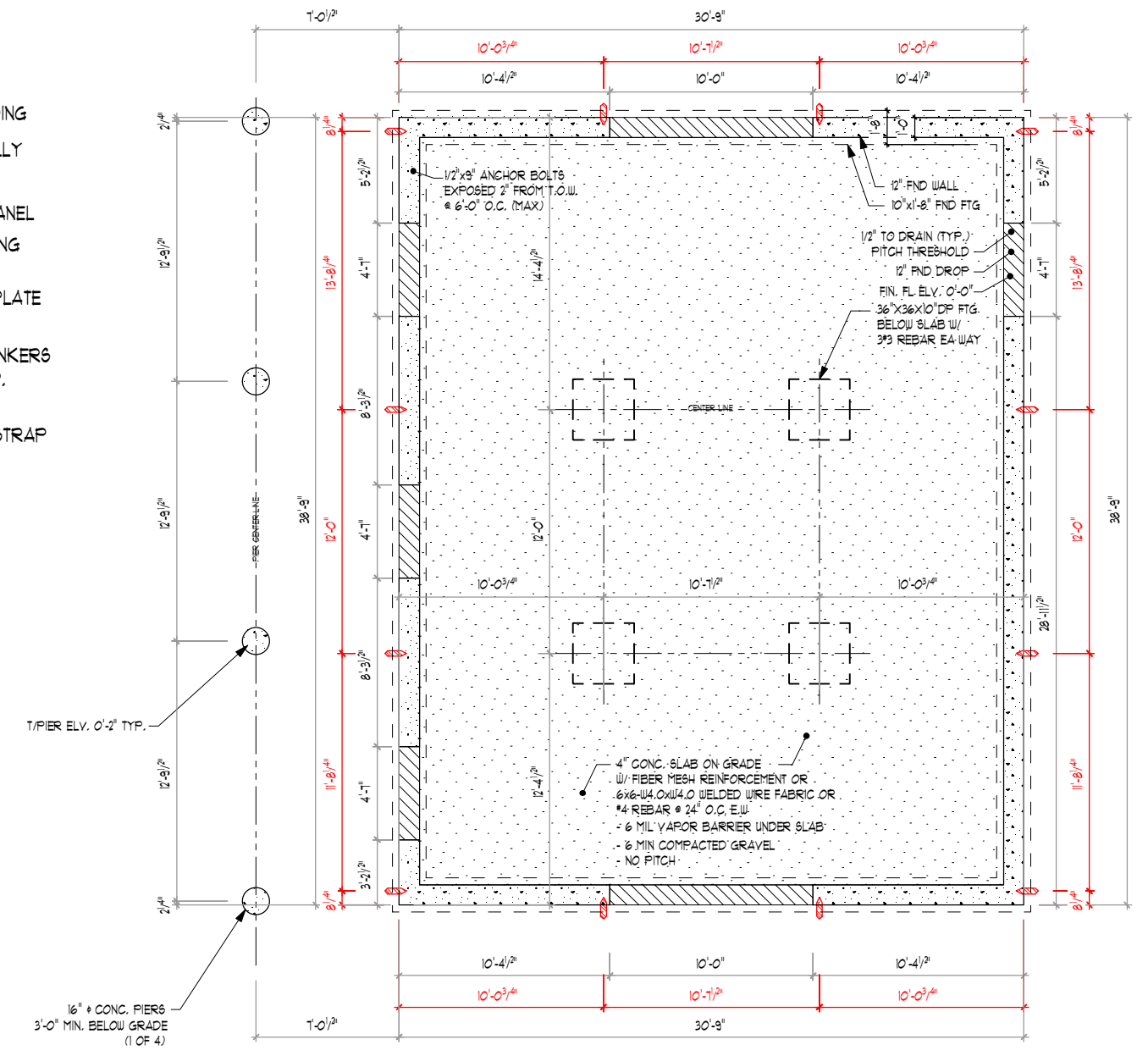
TF-3 OF 8



3 POST HOLD-DOWN W/ SIP DETAIL
 TF-3 SCALE: NTS



2 SIP PANEL FOUNDATION SECTION
 TF-3 SCALE: 3/4" = 1'-0"



1 FOUNDATION PLAN
 TF-3 SCALE: 1/8" = 1'-0"

◁ = SIMPSON STRONG-TIE L6THD8 STRAP HOLD-DOWN (1 OF 12) (DIM. TO HOLD-DOWN CENTER LINE)

***** INSTALLATION OF SIMPSON STRONG-TIE L6THD8 STRAP HOLD DOWN BY FOUNDATION CONTRACTOR IS MANDATORY *****

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 FINISH: (NONE)

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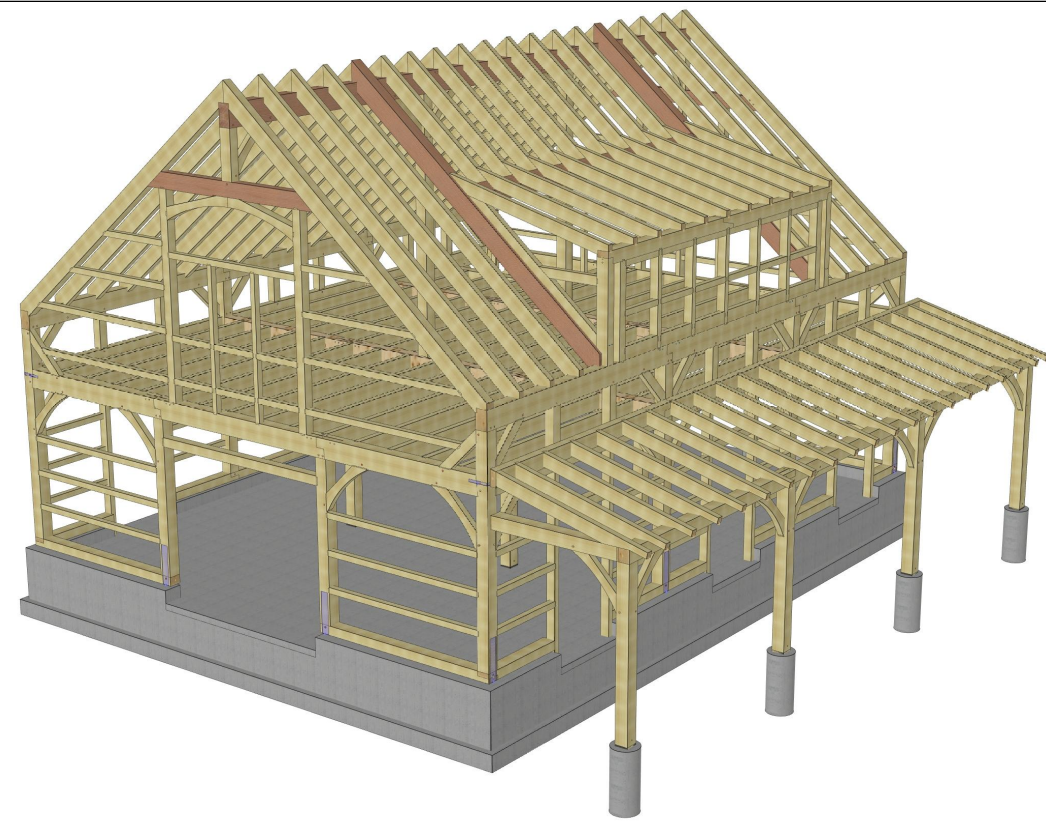
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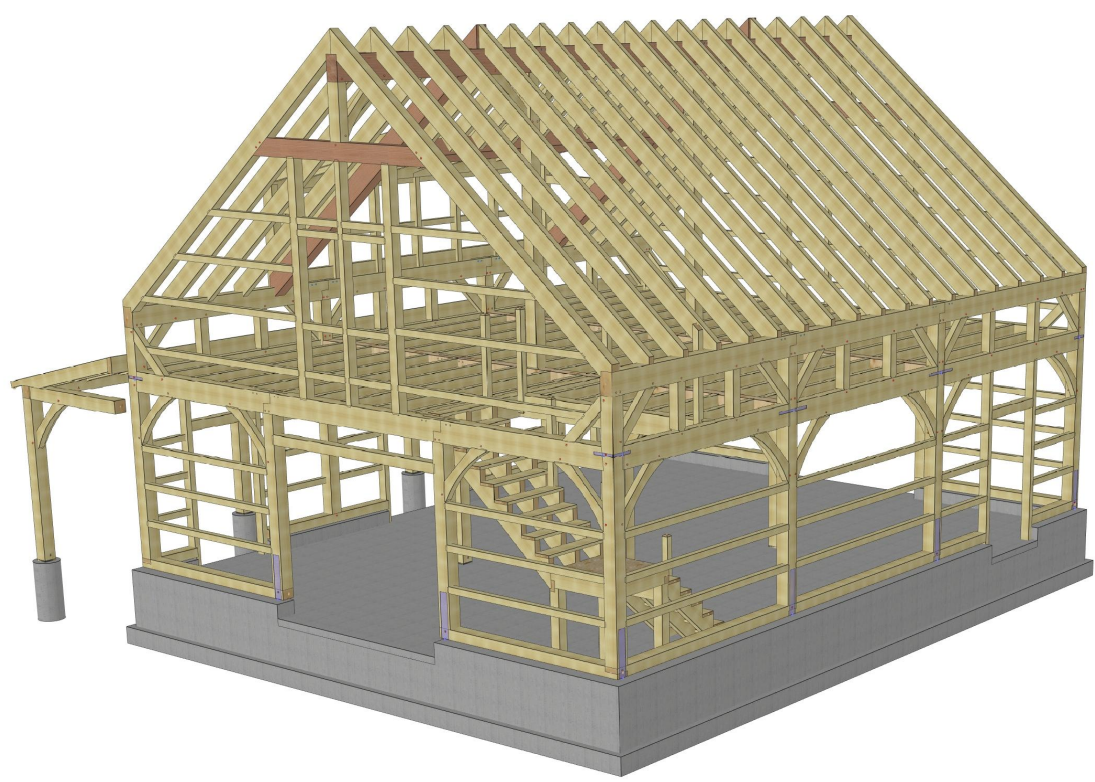
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DRAWING TITLE:
POST & SILL PLAN

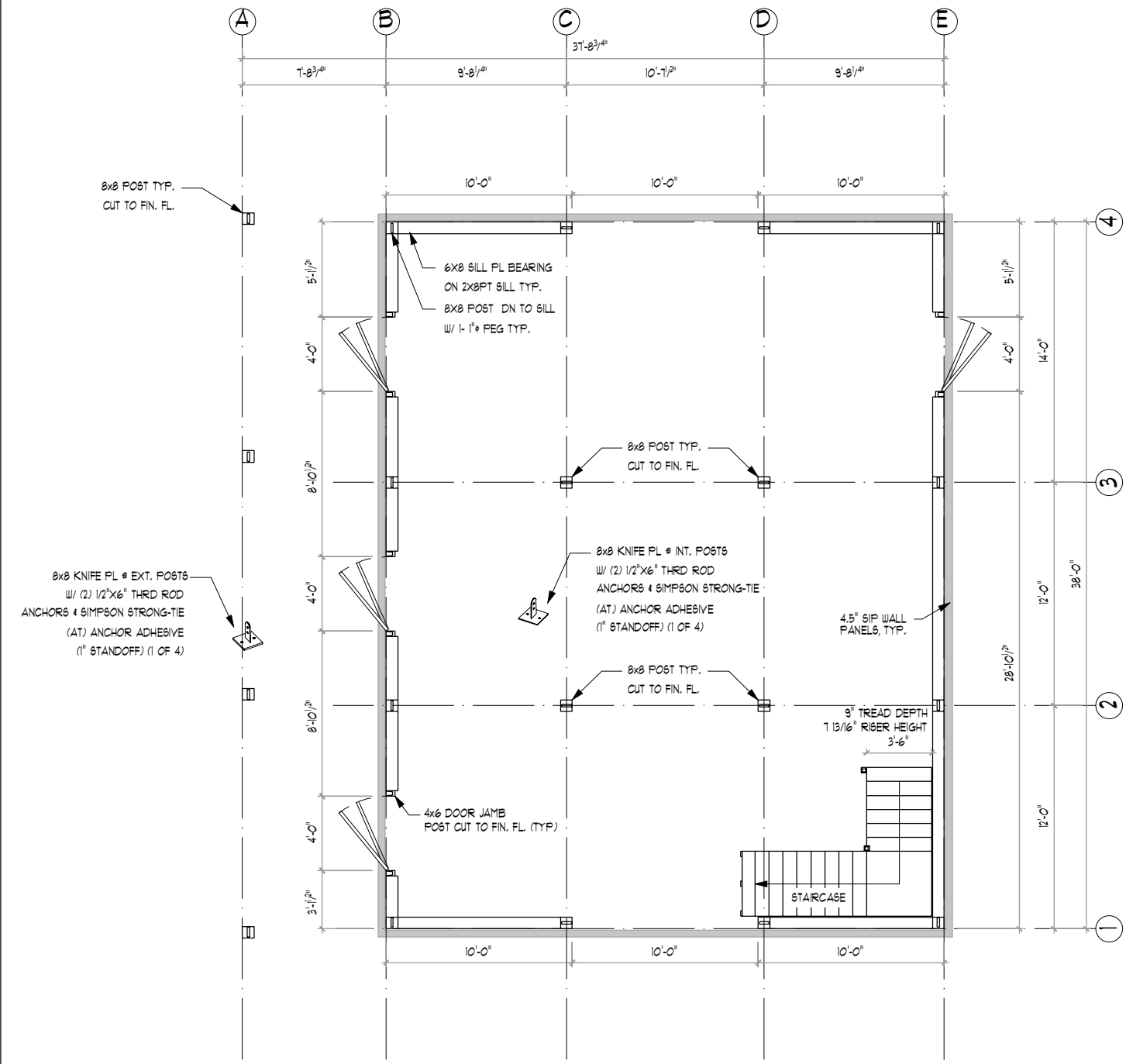
DATE: 01-04-24	SCALE: AS NOTED
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CHK BY: EWS	
PROJECT ID: T101	



3 REAR 3D RENDERING
 TF-4 SCALE: NTS



2 FRONT 3D RENDERING
 TF-4 SCALE: NTS



1 POST & SILL PLAN
 TF-4 SCALE: 1/8" = 1'-0"

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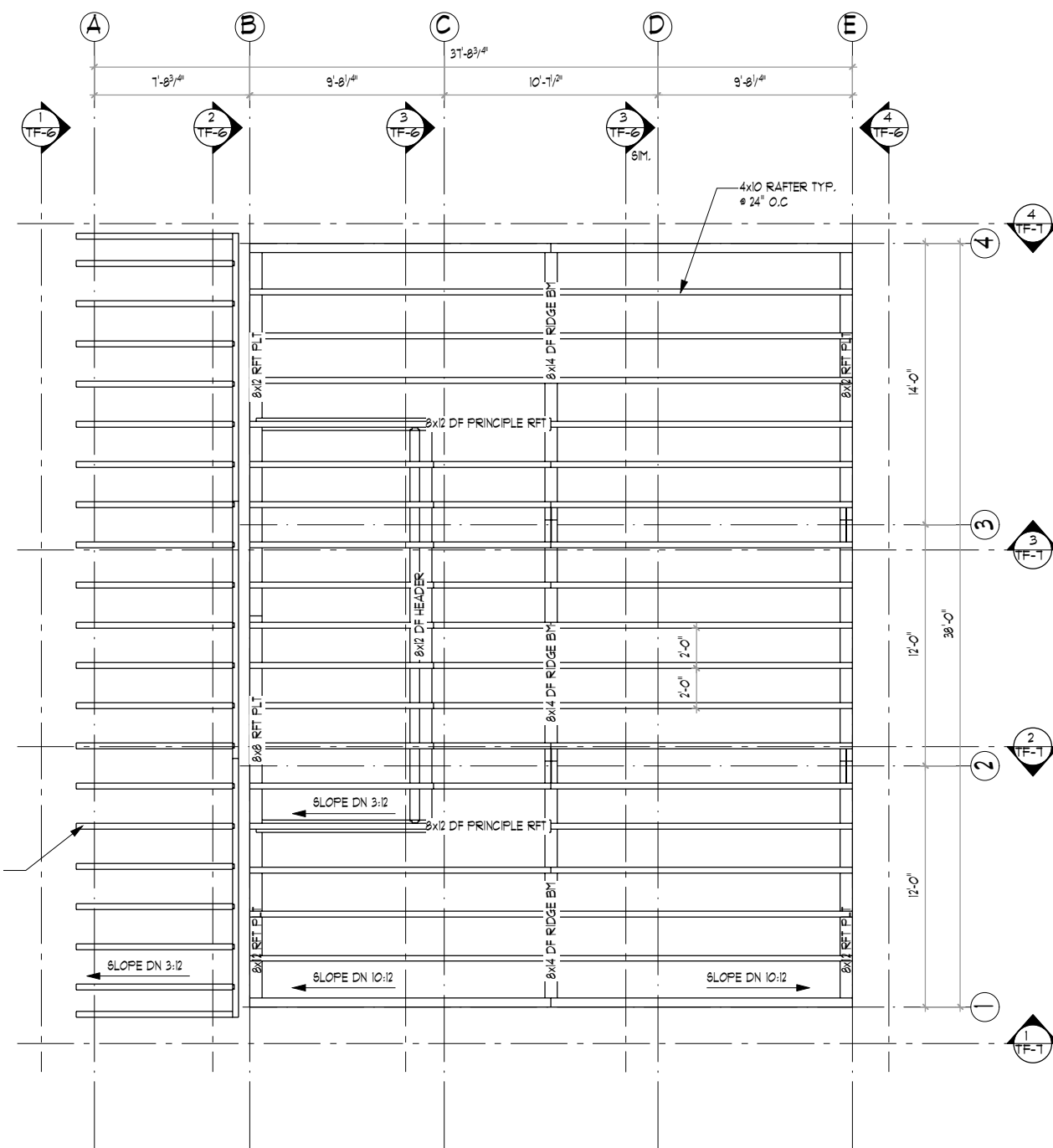
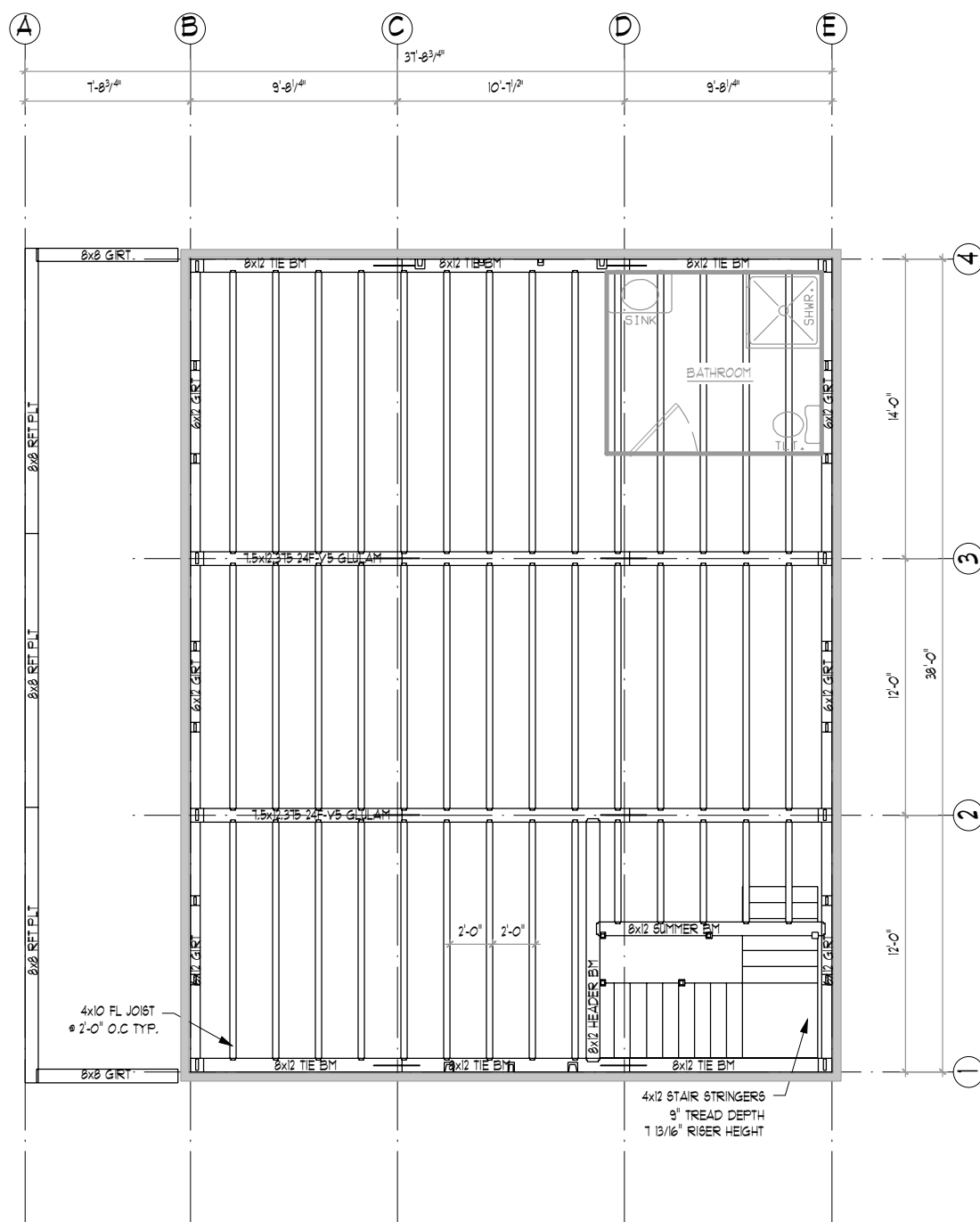
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 17 KENNADAY RD
 MENDHAM, NJ 07945**

DRAWING TITLE:
FRAMING PLAN

DATE: 01-04-24	SCALE: AS NOTED
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CHK BY: EWS	
PROJECT ID: T101	

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- 3"x24" KNIFE PL
 W/ (4) 3/4"x4-1/2" STEEL
 PINS (1 OF 16)

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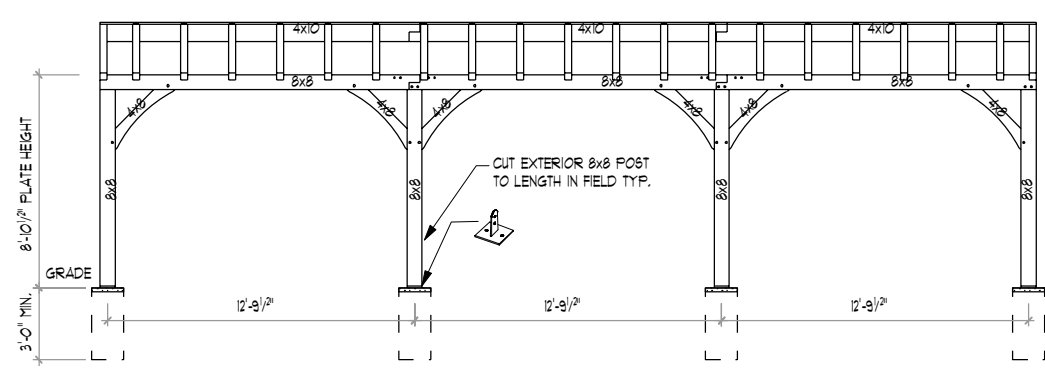
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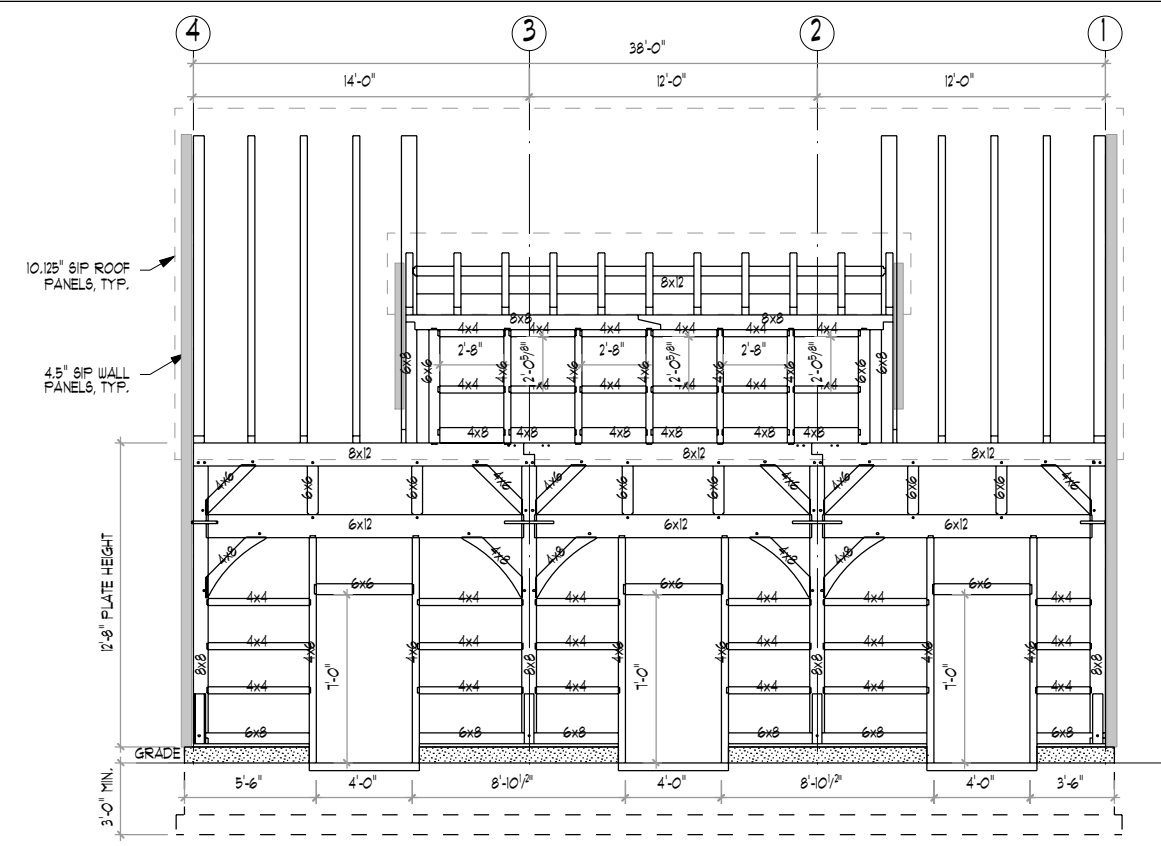
DRAWING TITLE:
FRAMING SECTIONS

DATE: 01-04-24	SCALE: AS NOTED
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CHECK BY: EWS	
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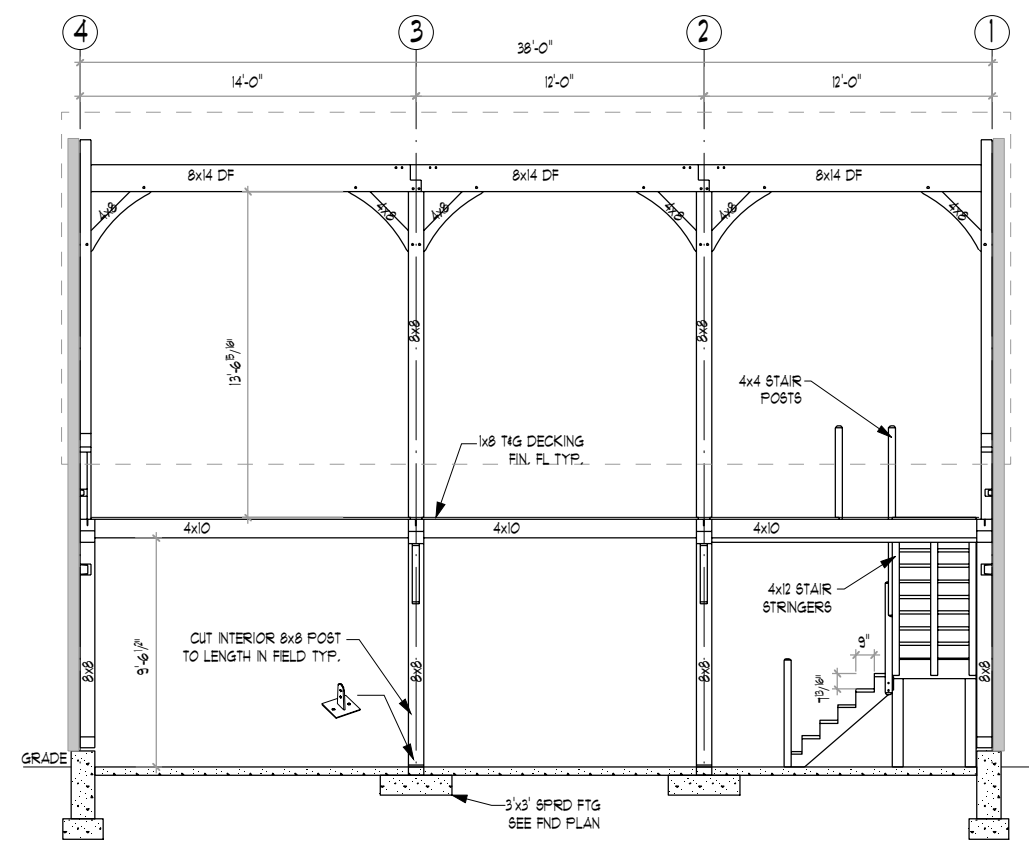
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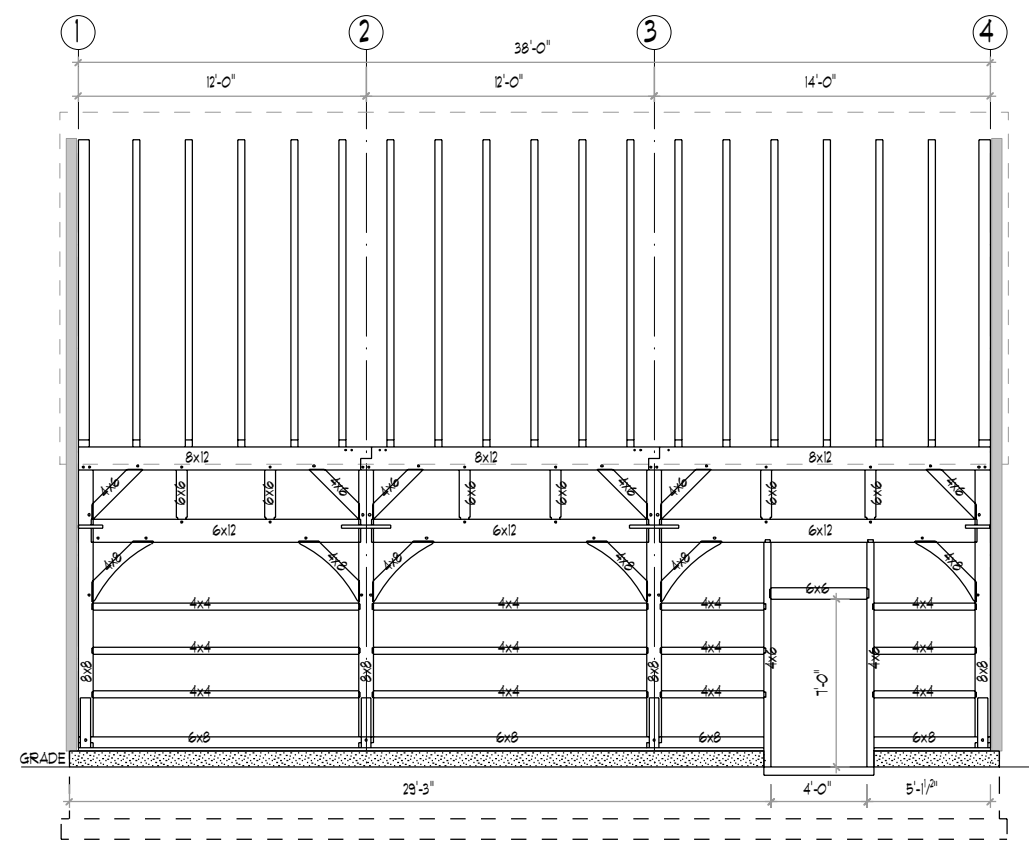
1 SECTION - LINE A
 TF-5 SCALE: 1/8"=1'-0"



2 SECTION - LINE B
 TF-5 SCALE: 1/8"=1'-0"



3 SECTION - LINE C & D (SIM.)
 TF-5 SCALE: 1/8"=1'-0"



4 SECTION - LINE E
 TF-5 SCALE: 1/8"=1'-0"



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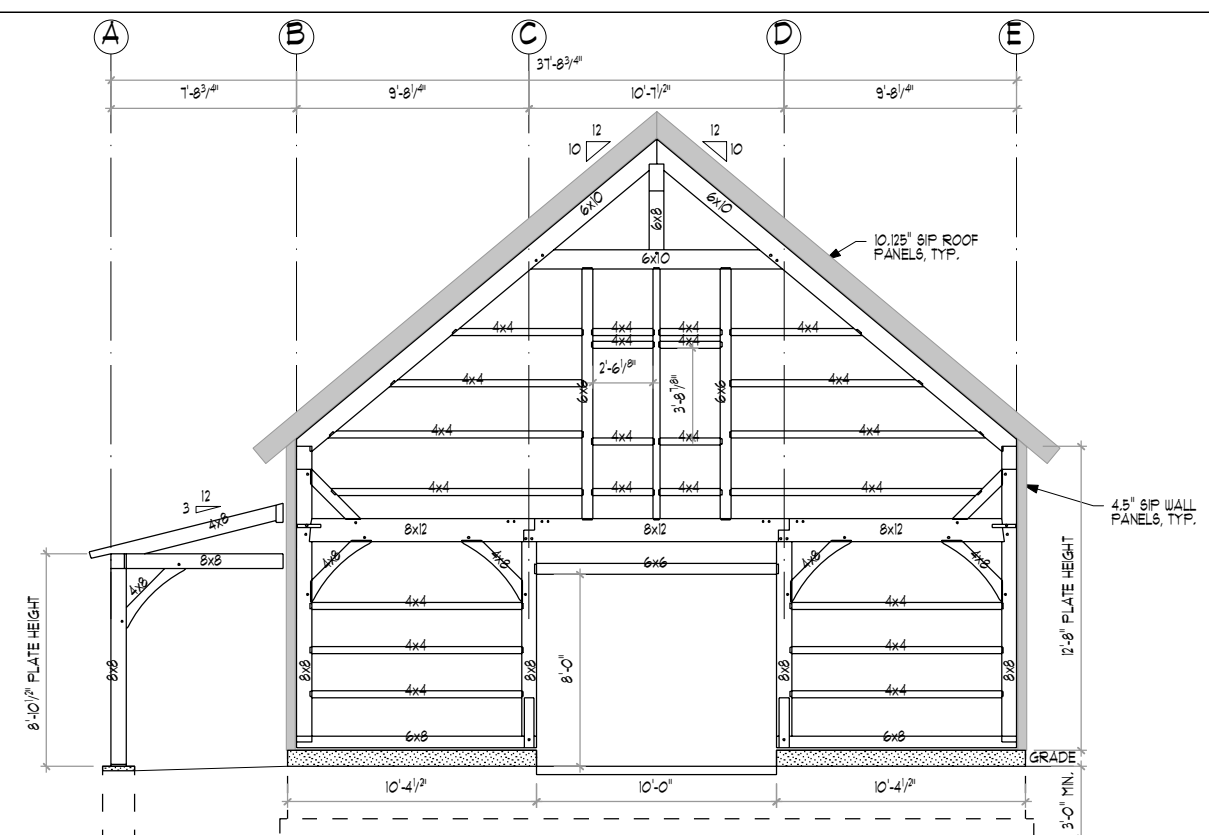
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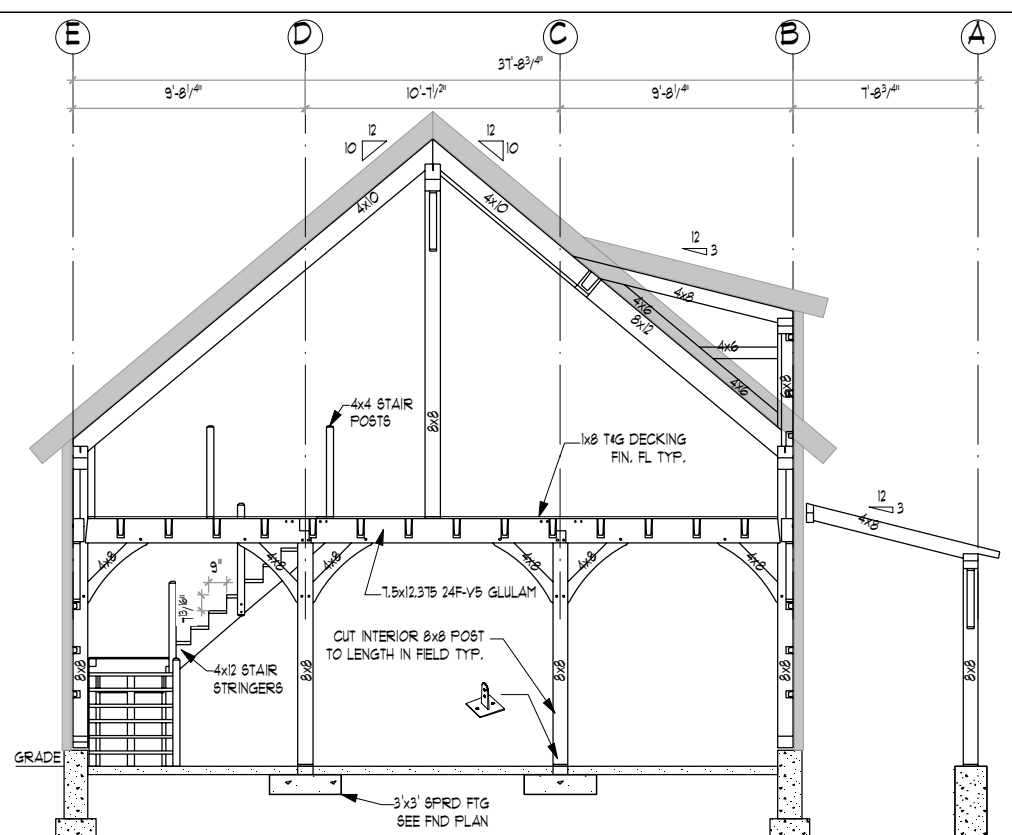
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FRAMING SECTIONS

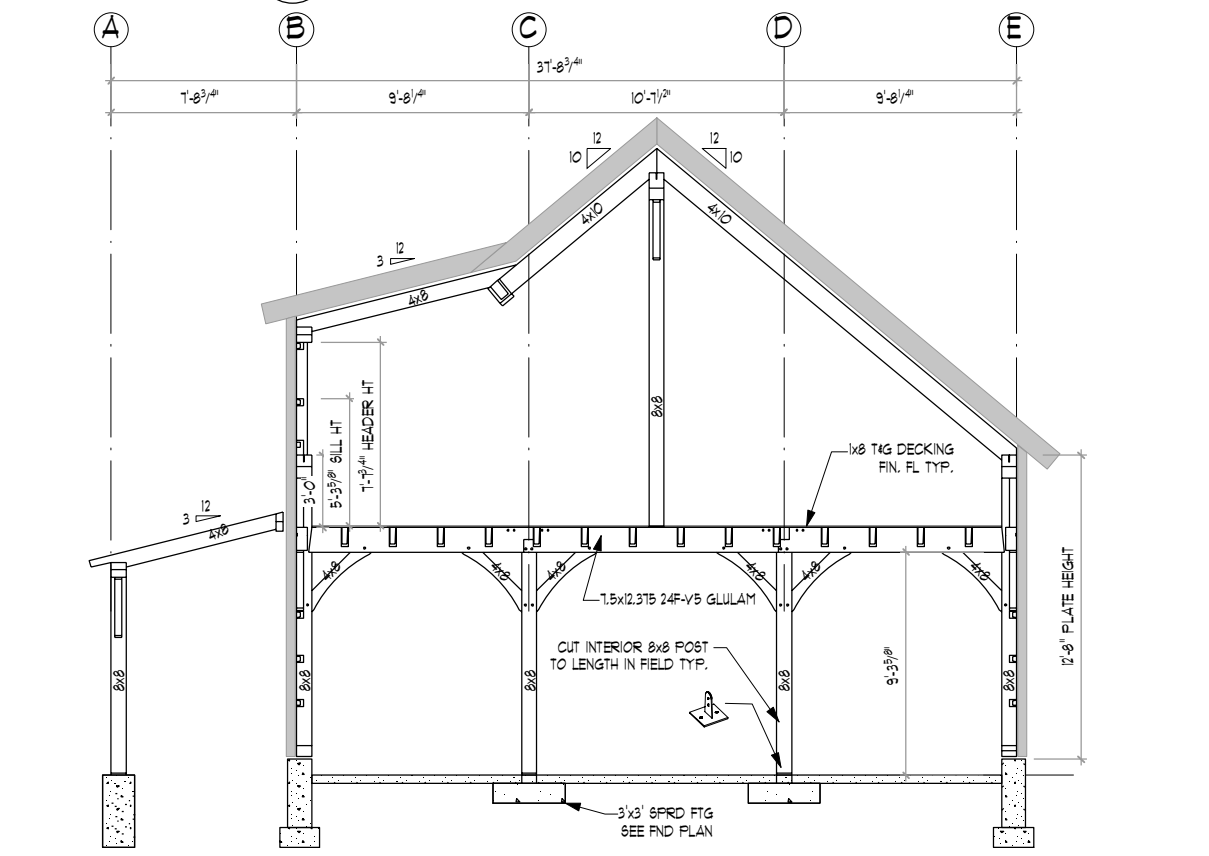
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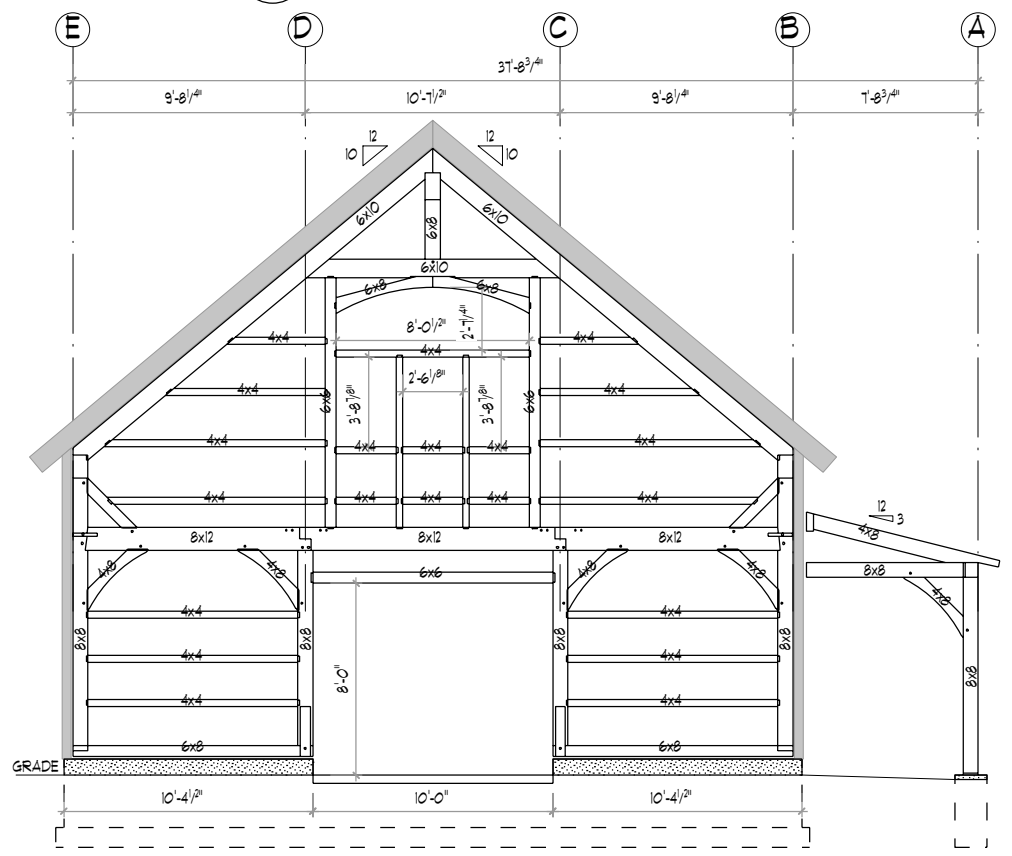
1 SECTION - LINE 1
 TF-1 SCALE: 1/8"=1'-0"



2 SECTION - LINE 2
 TF-1 SCALE: 1/8"=1'-0"



3 SECTION - LINE 3
 TF-1 SCALE: 1/8"=1'-0"



4 SECTION - LINE 4
 TF-1 SCALE: 1/8"=1'-0"

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STRUCTURAL NOTES:

ALL WORK SHALL CONFORM TO THE CURRENT REQUIREMENTS OF 2015 INTERNATIONAL BUILDING CODE AND RESIDENTIAL BUILDING CODE NEW JERSEY EDITION COMBO. DIMENSIONS AND DETAILS SHALL BE CHECKED AGAINST ENGINEERING DRAWINGS. THE CONTRACTOR SHALL VERIFY AND COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS, SLEEVES AND ANCHOR BOLTS AS REQUIRED BY ALL TRADES OPENINGS NOT SPECIFICALLY SHOWN SHALL BE APPROVED BY THE ENGINEER. ALL WORK TO CONFORM TO ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND REGULATIONS, AND THE OWNERS OR DESIGNATED CONTRACTORS SHALL SECURE APPROPRIATE PERMITS REQUIRED BEFORE COMMENCEMENT OF ACTUAL CONSTRUCTION. ALL CONTRACTORS, SUBCONTRACTORS, SUPPLIERS AND ALL OTHER PERSONS ENGAGED IN ANY CAPACITY ON THIS PROJECT SHALL BE SUBJECT TO PROVISIONS OF THE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) WHICH IS ADMINISTERED AND ENFORCED BY U.S. DEPARTMENT OF HEALTH.

FOUNDATIONS:

ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL MATERIAL OR GRANULAR FILL. ELEVATIONS OF BOTTOM OF FOOTING SHOWN ON PLANS ARE FOR BIDDING PURPOSES AND SHALL BE LOWERED IF NECESSARY TO THE REQUIRED BEARING MATERIAL AS FOUND UPON EXCAVATION. IF THE REQUIRED BEARING MATERIAL IS NOT ENCOUNTERED AT ELEVATIONS SHOWN, NOTIFY ENGINEER IMMEDIATELY. CONTROLLED BACK FILL AND COMPACTION IF REQUIRED.

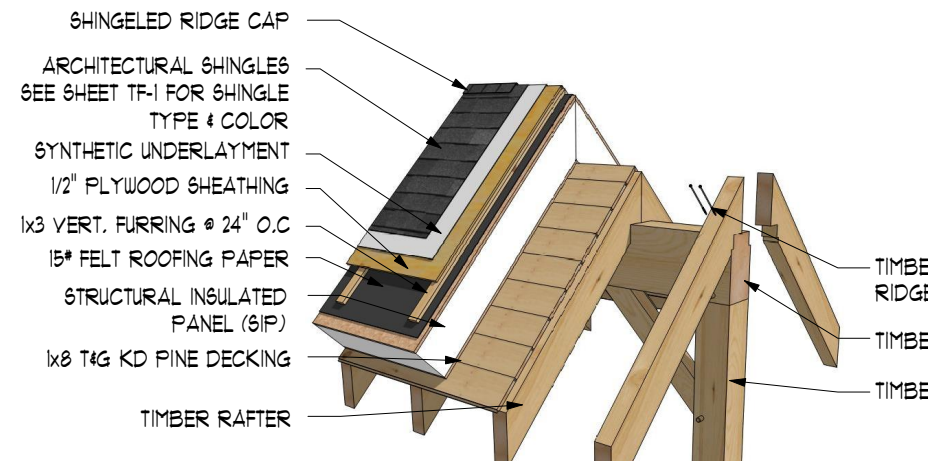
A. SCOPE: WHERE UNACCEPTABLE MATERIAL MUST BE REMOVED AND REPLACED WITH PROPER MATERIAL. A CONTROLLED PROCEDURE MUST BE FOLLOWED TO ENSURE PROPER BEARING FOR THE BUILDING.

B. FILLING AND GRADING: BEFORE BACK FILLING, REMOVE CONSTRUCTION DEBRIS, STUMPS, TREES, ROOTS, SOD, HEAVY GRASS, DECAYED VEGETABLE MATTER AND OTHER UNSUITABLE MATERIALS. FILL MATERIAL SHALL BE AS APPROVED BY THE ENGINEER.

C. CONSTRUCTION METHODS: AFTER DEPOSITING FILL OR BACK FILL IN 1 FOOT LIFTS, WELL WASHED IN, COMPACT TO THE FOLLOWING PERCENT OPTIMUM DENSITY. THE DRY DENSITY AFTER COMPACTION SHALL NOT BE LESS THAN 95% OF THE DRY DENSITY FOR THAT SOIL WHEN TESTED IN ACCORDANCE WITH ASTM D1557, METHOD D. IN THIS TEST, MATERIALS RETAINED ON THE THREE-QUARTER SIEVE SHALL BE REPLACED WITH MATERIAL RETAINED ON THE NO. 4 SIEVE, AS NOTED AS AN OPTION IN THE SPECIFICATIONS FOR THIS TEST.

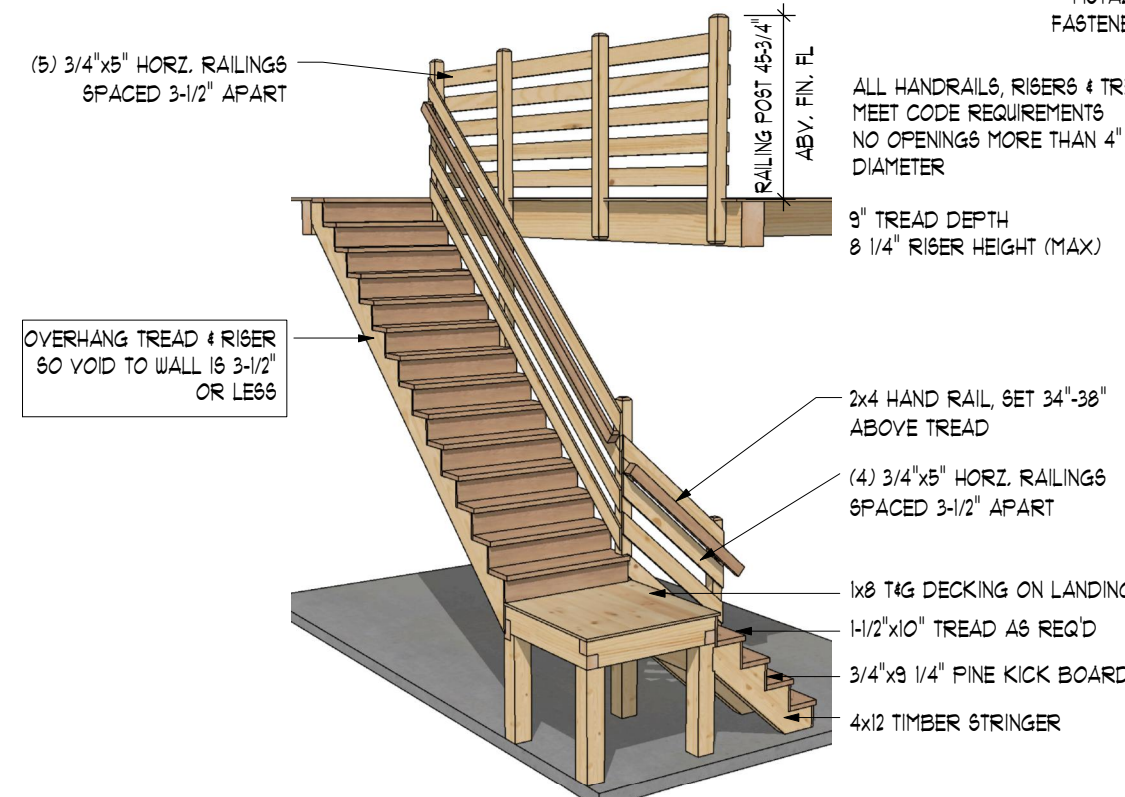
D. FIELD TESTS: PERFORM ONE FIELD DENSITY TEST FOR EACH SOURCE OF FILL MATERIAL PERFORMED IN ACCORDANCE WITH ASTM D1556. PERFORM STANDARD FIELD DENSITY TESTS EACH OF AN ACCURACY OF PLUS OR MINUS ONE PERCENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER AND TESTING LABORATORY WHEN EACH LAYER OF FILL IS TO BE PLACED AND READY FOR TESTING. THE CONTRACTOR SHALL ALLOW AMPLE TIME FOR TESTING. IF ANY FILL IS PLACED IN EXCESS OF SIXTEEN (16) WITHOUT TESTING, IT SHALL BE SUBJECT TO REMOVAL. SIEVE ANALYSIS SHALL BE AT THE CONTRACTOR'S EXPENSE.

E. OBSERVATION: ALL EXCAVATION OF UNACCEPTABLE MATERIAL, INSTALLATION OF CONTROLLED FILL, COMPACTION, FIELD TESTING AND LABORATORY TESTING SHALL BE DONE UNDER THE SUPERVISION OF A TESTING LABORATORY WHO SHALL PROVIDE WRITTEN REPORTS OF ALL PHASES OF THE WORK TO THE ENGINEER.



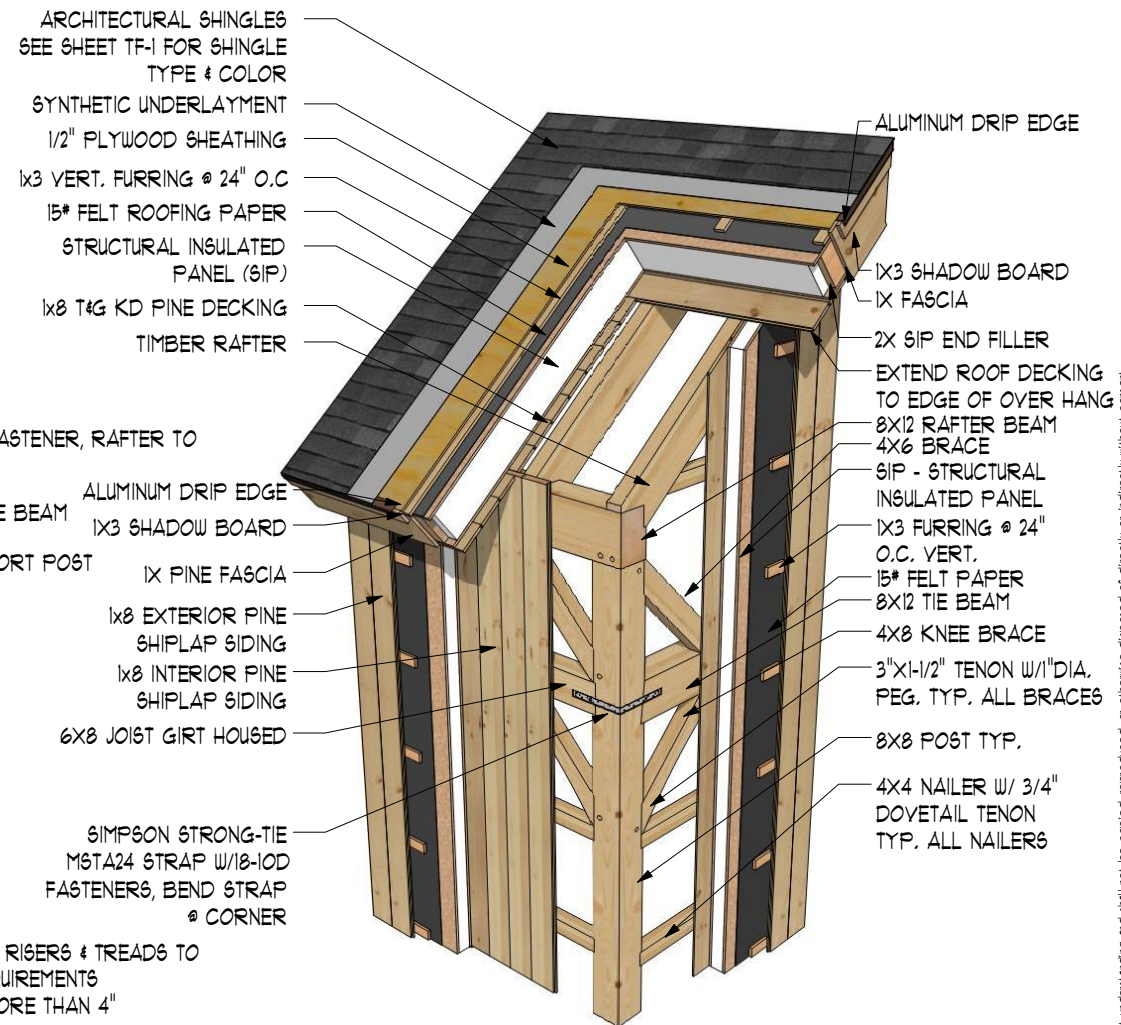
RIDGE BEAM FRAMING DETAIL W/SIP

SCALE: N.T.S



STAIR & HANDRAIL DETAIL

SCALE: N.T.S



FRAMING DETAIL W/SIP

SCALE: N.T.S

NOTE: THESE DETAILS ARE THE BARN YARD'S STANDARD RECOMMENDATION OF BEST PRACTICES FOR SIP PANEL BUILDINGS ONLY AND MAY NOT MATCH THE EXACT CONFIGURATION OF YOUR BUILDING PROJECT. PLEASE CONTACT YOUR PROJECT MANAGER FOR ALL QUESTIONS ABOUT HIGH PERFORMANCE BUILDINGS AND RECOMMENDED FINISHING DETAILS.



THE BARN YARD
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BUILDING CODE:
RESIDENTIAL CODE 2021 OF NEW JERSEY

DESIGN NOTES:
DEAD LOADS: SECOND FLOOR: 15 P&F
ROOF: 15 P&F
LIVE LOADS: SECOND FLOOR: 40 P&F
ROOF: 10 P&F
SNOW LOADS: ROOF: 35 P&F
WIND LOADS: BASIC WIND SPEED (V): III MPH (3 SEC. GUST)

TIMBER NOTES:
SPECIES: EASTERN WHITE PINE
GRADE: #2 OR BETTER
SURFACE: S4S
SIZING: 1/2" UNDER ROUGH DIM. (8X8 + 1.5"X1.5")
CHAMFER: (NONE)
FINISH: (NONE)
FASTENER NOTES:
STEEL:
- BOLTS, NUTS, WASHERS: DIA. AS NOTED, GALVANIZED, GRADE A307

TIMBER FRAME:
- TRADITIONAL MORTISE & TENON JOINERY 3/4" DIA. OAK PEGS AT BEAM CONNECTIONS.
- TRADITIONAL WOOD CONNECTIONS TO BE SUPPLEMENTED BY STRUCTURAL WOOD SCREWS AS NOTED.

NO.	DATE	REVISIONS / SUBMISSIONS

SEAL:

PROJECT TITLE:
PLYMOUTH CARRIAGE BARN KIT FOR:
JEFF & COLLEEN GANGL
17 KENNADAY RD
MENDHAM, NJ 07945

DRAWING TITLE:
NOTES & DETAILS

DATE: 01-04-24	SCALE: AS NOTED
DRAWN BY: LND	TF-8 OF 8
CHK BY: EWS	
PROJECT ID: T101	

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