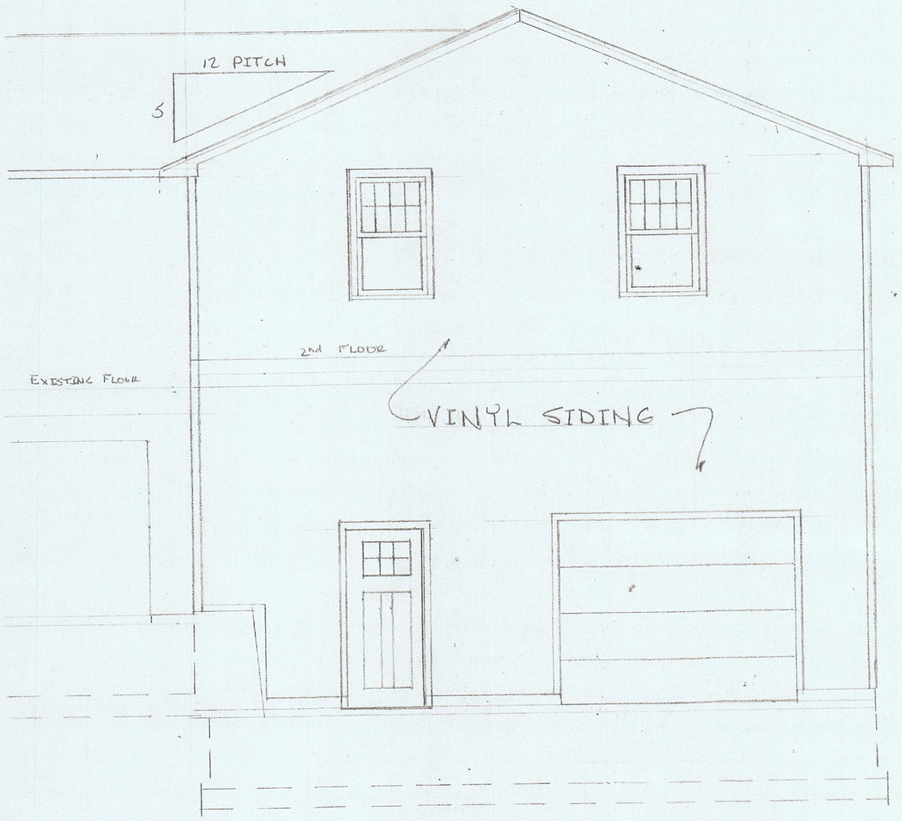
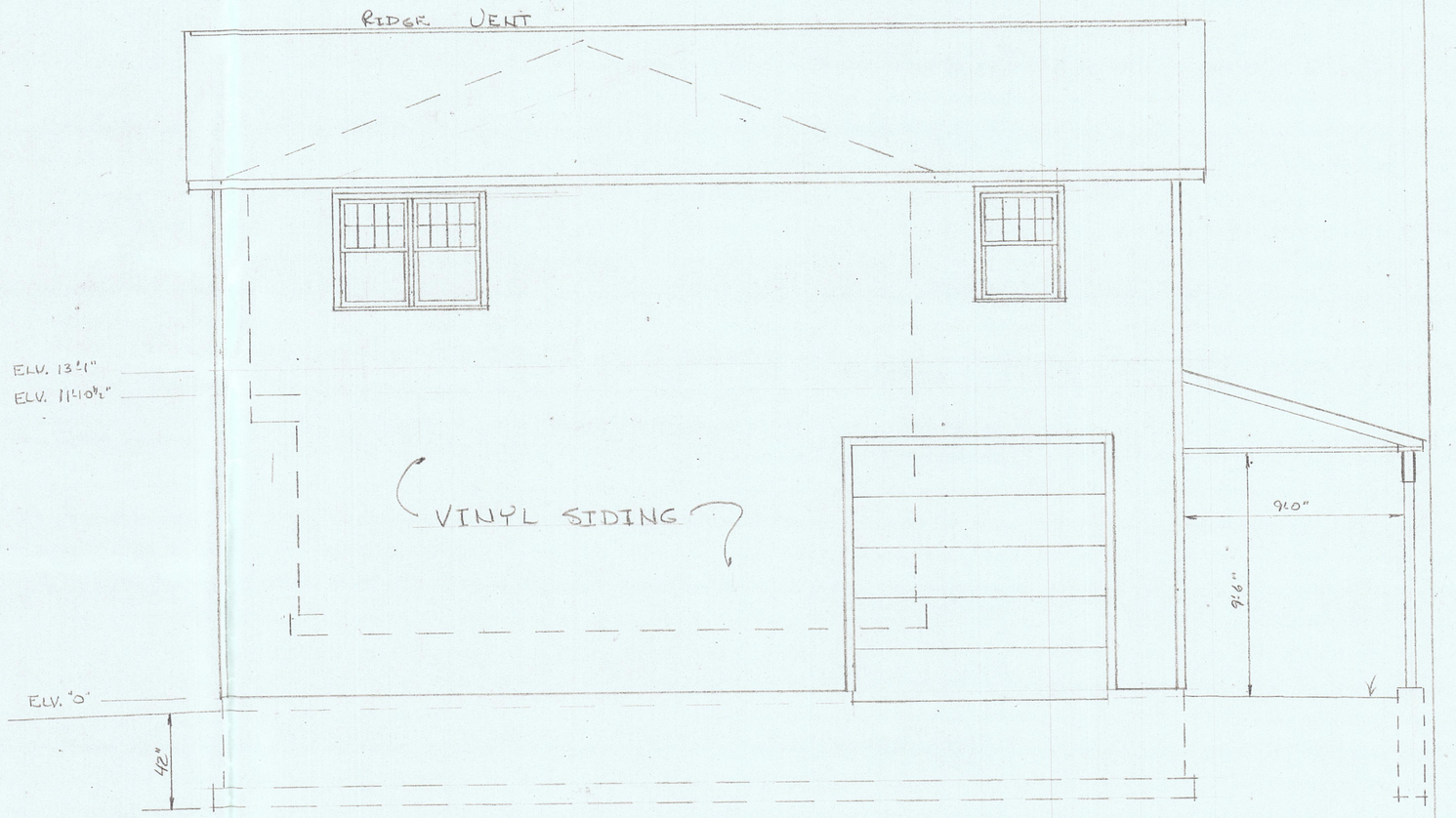
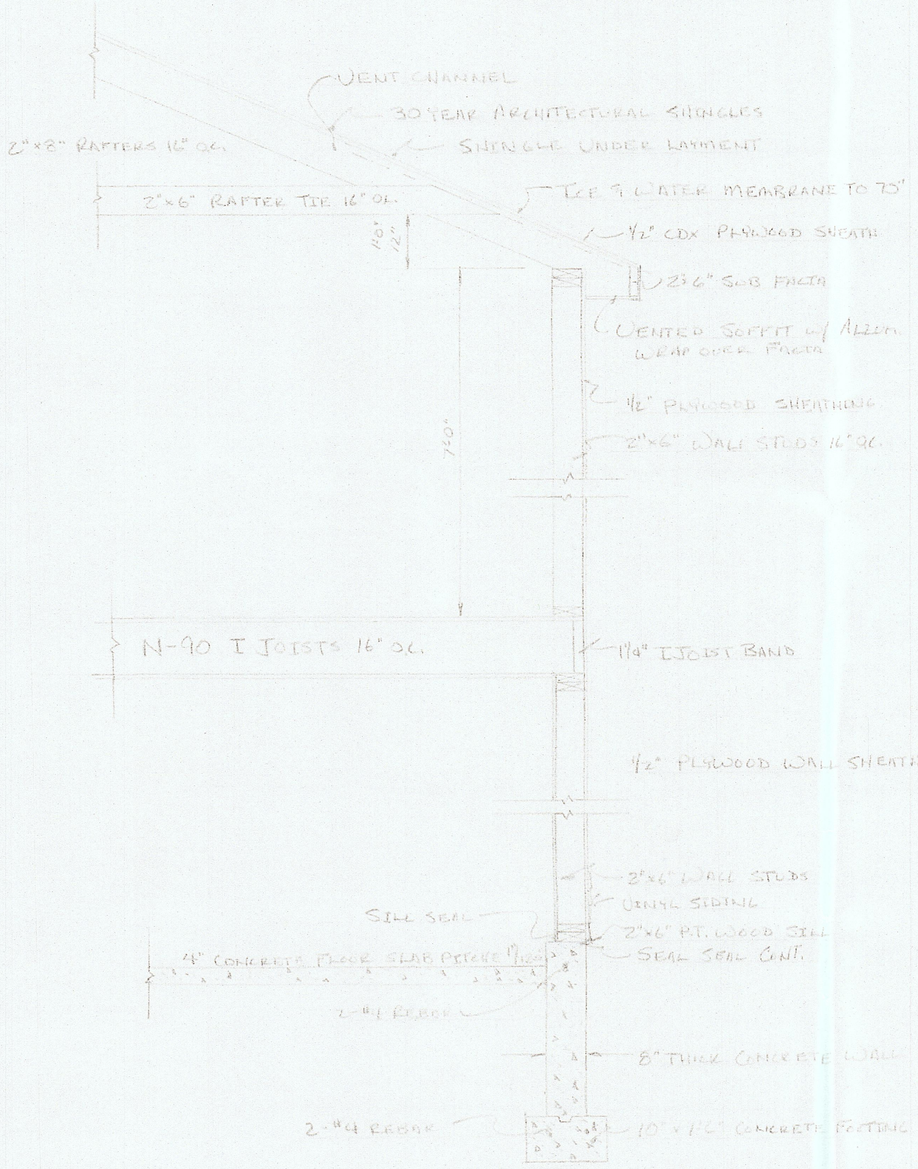



FRONT/EAST ELEVATION
SCALE 1/4" = 1'0"




RIGHT SIDE/NORTH ELEVATION
SCALE 1/4" = 1'0"



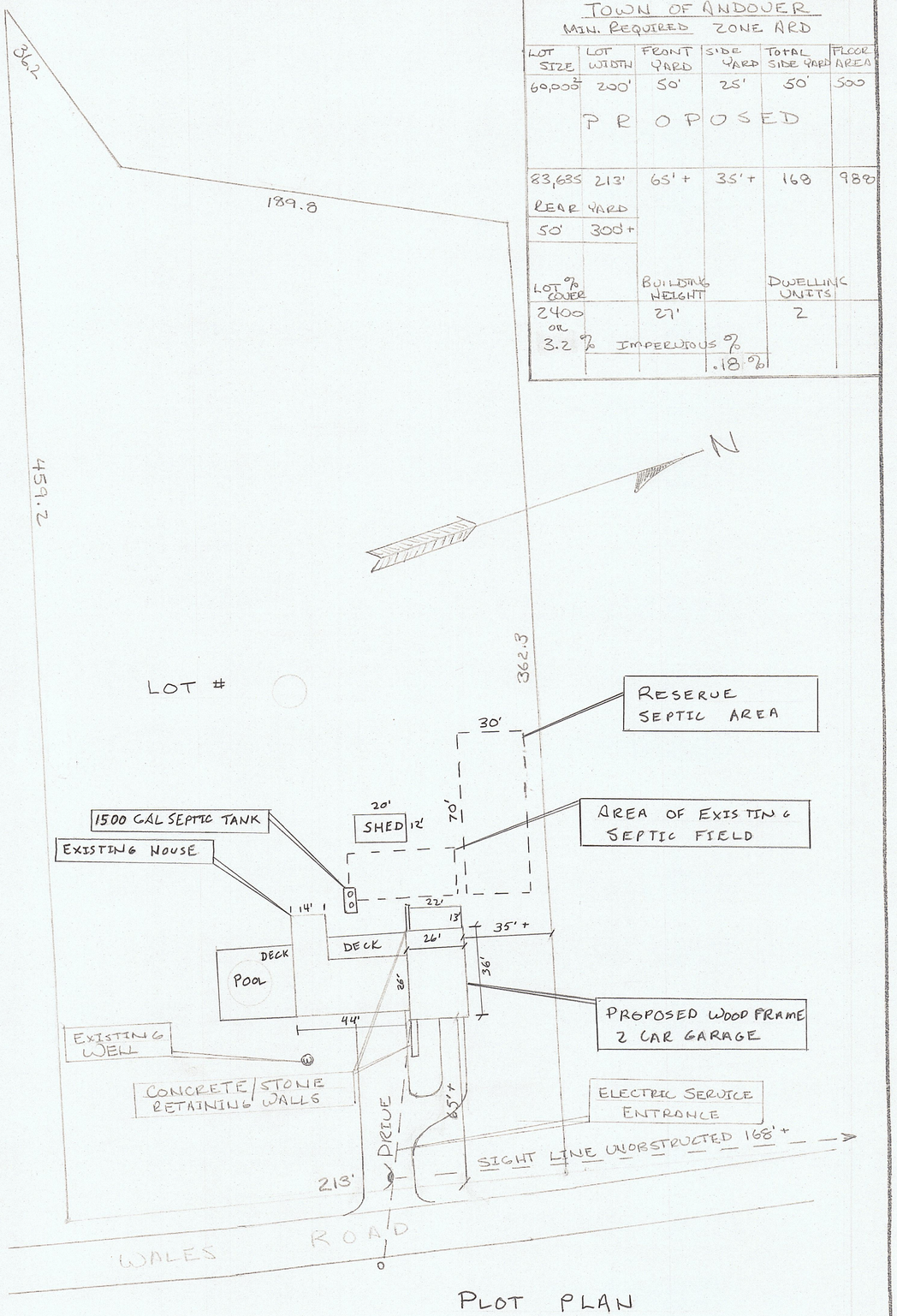

STRUCTURAL DETAIL
SCALE 1/2" = 1'-0"

TOWN OF ANDOVER
MIN. REQUIRED ZONE ARD

| LOT SIZE | LOT WIDTH | FRONT YARD | SIDE YARD | TOTAL SIDE YARD | FLOOR AREA |
|---|---|---|---|---|---|
| 60,000 SF | 200' | 50' | 25' | 50' | 500 |
| | PROPOSED | | | | |
| 83,635 | 213' | 65'+ | 35'+ | 168 | 980 |
| REAR YARD | | | | | |
| 50' | 300'+ | | | | |

| LOT % COVER | BUILDING HEIGHT | DWELLING UNITS |
|---|---|---|
| 2400 or 3.2 % | 27' | 2 |

IMPERVIOUS % .18 %




PLOT PLAN
SCALE 1" = 40'

STRUCTURAL DETAIL / PLOT PLAN
PROPOSED FOR WALES RD TOWN OF ANDOVER, CT

| SCALE: AS NOTED | APPROVED BY: | DRAWN BY R MOTT |
|---|---|---|
| DATE: DEC 17/20 | | REVISED |
| | | DRAWING NUMBER 2 OF 3 |

11'0" 11'3"

1'6" 23'-10" 9'2"

6" 3'4" STEP THIS AREA DOWN TO ELEV. + 1'-3"

3'0"

BEAM FLUSH

11'-6"

11 7/8" N-90 I JOIST @ 16" OC.

EXISTING WALL TO BE FIRE RATED

10'-0" X 10'-0" OVER-HEAD DOOR

10'-6"

11 7/8" LVL

2-13/4" X

1 HOUR RATED DOOR 3/0 CUT THROUGH FOR DOOR WAY

8'-6"

10" x 2'-6" x 2'-6" CONCRETE PIERS SET AT -24" ELEVATION

A A

38'-0"

11 7/8" N-90 I JOIST @ 16" OC.

TOP OF FLOOR ELEV. -6"

FLOOR SLAB HAUNCHED 6" IN THIS AREA

24'-6"

9'-0" x 7'-0" OVER-HEAD DOOR

STEP DN. CONCRETE 1'-0"

3/0

5'-8" 3'-3" 5'-0" 9'-6" 3'-0"

26'-0"

FOUNDATION/LOWER LEVEL PLAN

SCALE 1/4" = 1'-0"

26'-0"

13'-0" 13'-0"

DECK

EGRESS WINDOW

WALK-IN CLOSET

6'-6"

BEDROOM

11'-8"

6'-0"

24'-0"

38'-0"

BATH

8" RATED CHIMNEY FOR LOWER LEVEL WOOD STOVE

LAUNDRY

CLOSET

EXISTING BEDROOM TO EXTEND AS DRAWN

KITCHEN

CLOSET

PTY.

D/W

LIVING ROOM

8'-0"

EXISTING HOUSE WALL

N-90

2"x8" JOIST

5/8" FIRECODE WALL BOARD

3'-6" FIN.

4" LOLLY COLUMN

8'-6" 10'-0" 8'-0"

26'-0"

UPPER LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

29"

42" MIN.

SECTION @ A-A

SCALE 1/4" = 1'-0"

GARAGE/IN LAW APARTMENT ADDITION

| | | |
|---|---|---|
| SCALE: 1/4" = 1'-0" | APPROVED BY: | DRAWN BY R MATT |
| DATE: 12/19/20 | | REVISED |
| | | DRAWING NUMBER 3 of 3 |