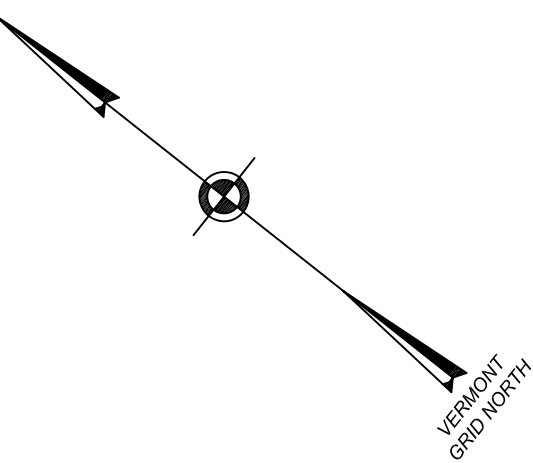
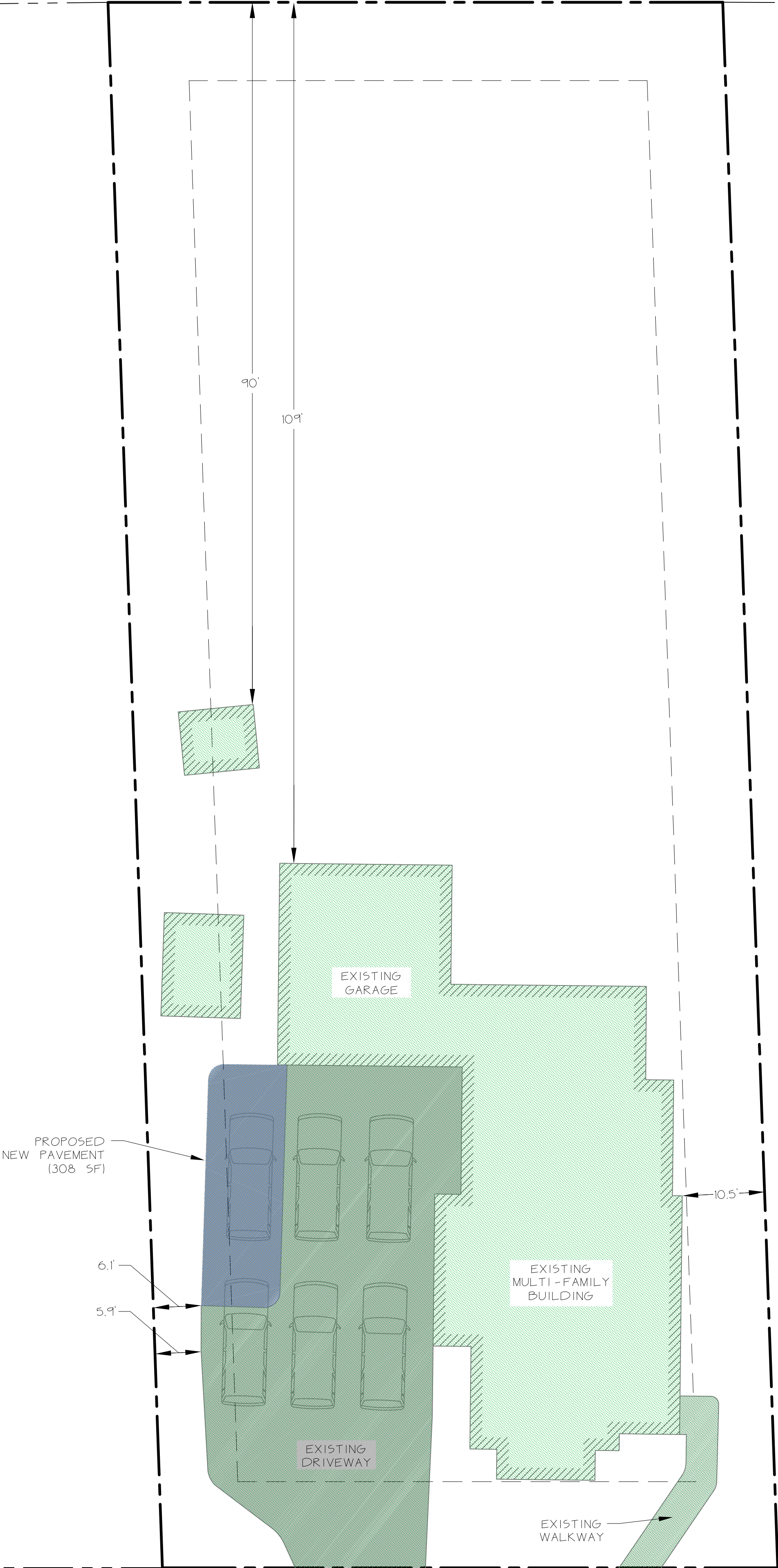


NOTE: PROPERTY LINES AND DIMENSIONS ARE APPROXIMATE. DRAWING NOT TO BE USED FOR PROPERTY CONVEYANCE.



Location Plan
1" = 1,000'

Legend

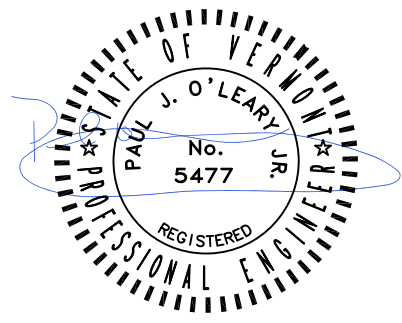
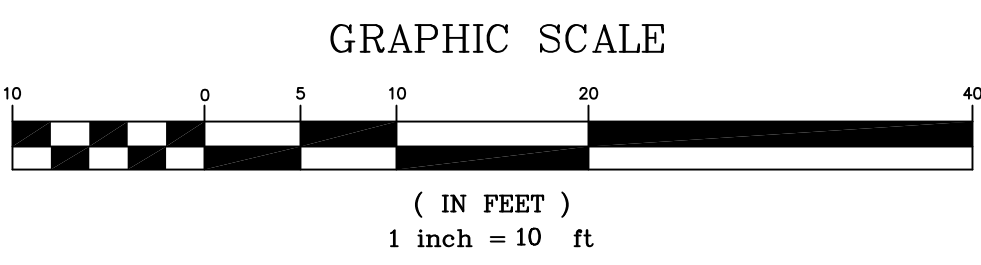
- APPROXIMATE PROJECT BOUNDARY
- APPROXIMATE ADJUTING PROPERTY LINE
- 345 --- EXISTING MAJOR GIS CONTOUR
- 344 --- EXISTING MINOR GIS CONTOUR
- SETBACK
- [Green Hatched Box] EXISTING IMPERVIOUS COVERAGE
• 4,115 SQUARE FEET
- [Blue Hatched Box] PROPOSED IMPERVIOUS COVERAGE
• 308 SQUARE FEET

ZONING SUMMARY

PROPERTY INFORMATION:		8 CHURCH STREET, ESSEX JUNCTION, VT 05452	
		SPAN #: 207-066-15793, PARCEL ID #: 1029076000	
ZONING DISTRICT:		MULTI-FAMILY RESIDENTIAL 3 (M-F3)	
CRITERIA	MAX / MIN	EXISTING	PROPOSED
LOT COVERAGE	40% MAX	26.2%	28.2%
FRONT SETBACK	AVG. OF ADJACENT	11 FEET	11 FEET
SIDE SETBACK	10 FEET MIN	10.5 FEET	10.5 FEET
REAR SETBACK	10 FEET MIN	109 FEET	109 FEET
COVERAGE SUMMARY: TOTAL LOT AREA = 15,703 SF (0.36A), 40 % MAXIMUM COVERAGE			
- EXISTING: 4,115 / 15,703 = 26.2% (BUILDING, GARAGE & SHEDS = 2,473 SF, DRIVEWAY & WALKWAY = 1,642 SF)			
- PROPOSED: 4,423 / 15,703 = 28.2% (+ 308 SF DRIVEWAY PAVEMENT)			
PARKING SUMMARY:			
- 2 REQUIRED SPACES PER DWELLING UNIT			
- 3 DWELLING UNITS PROPOSED, 6 PARKING SPACES REQUIRED & PROPOSED			

Owner/Applicant

ARMAND MOREL
8 CHURCH STREET
ESSEX JUNCTION, VT 05452



DATE	DESIGN	DATE	DATE
CURRNT	OBCA	RECORD DRAWING	PRELIMINARY
DESIGN	OBCA	FINAL	SKETCH/CONCEPT
DESIGN	SEC	O'LEARY-BURKE CIVIL ASSOCIATES, PLC	
DESIGN	PLD	13 CORPORATE DRIVE ESSEX JCT., VT PHONE: 878-9989 FAX: 878-9989 E-MAIL: obca@olearyburke.com	
SCALE	1"=10'	Lands of Armand Morel 8 Church Street Essex Junction, Vermont	
Site Plan			1



4 EAST ELEVATION
A.20 SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
A.20 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
A.20 SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
A.20 SCALE: 1/4" = 1'-0"

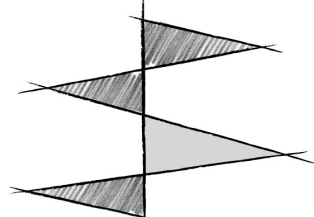
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PRIVATE RESIDENCE

8 CHURCH STREET, ESSEX, VT



HINGE
architecture

DATE: 12/17/19
SCALE: 1/4" = 1'-0"
DRAWN BY: MA
CHECKED BY: MA
PHASE:

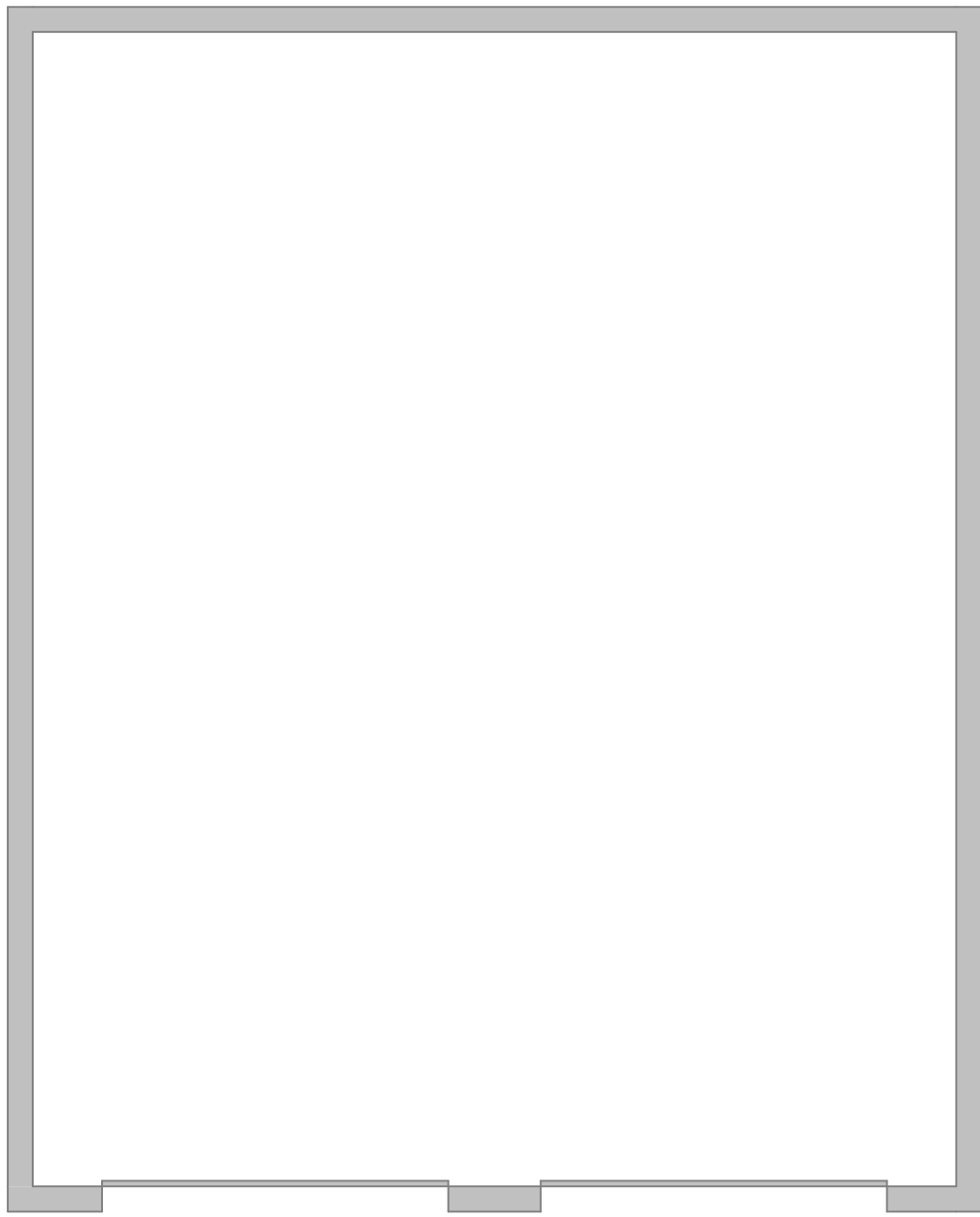
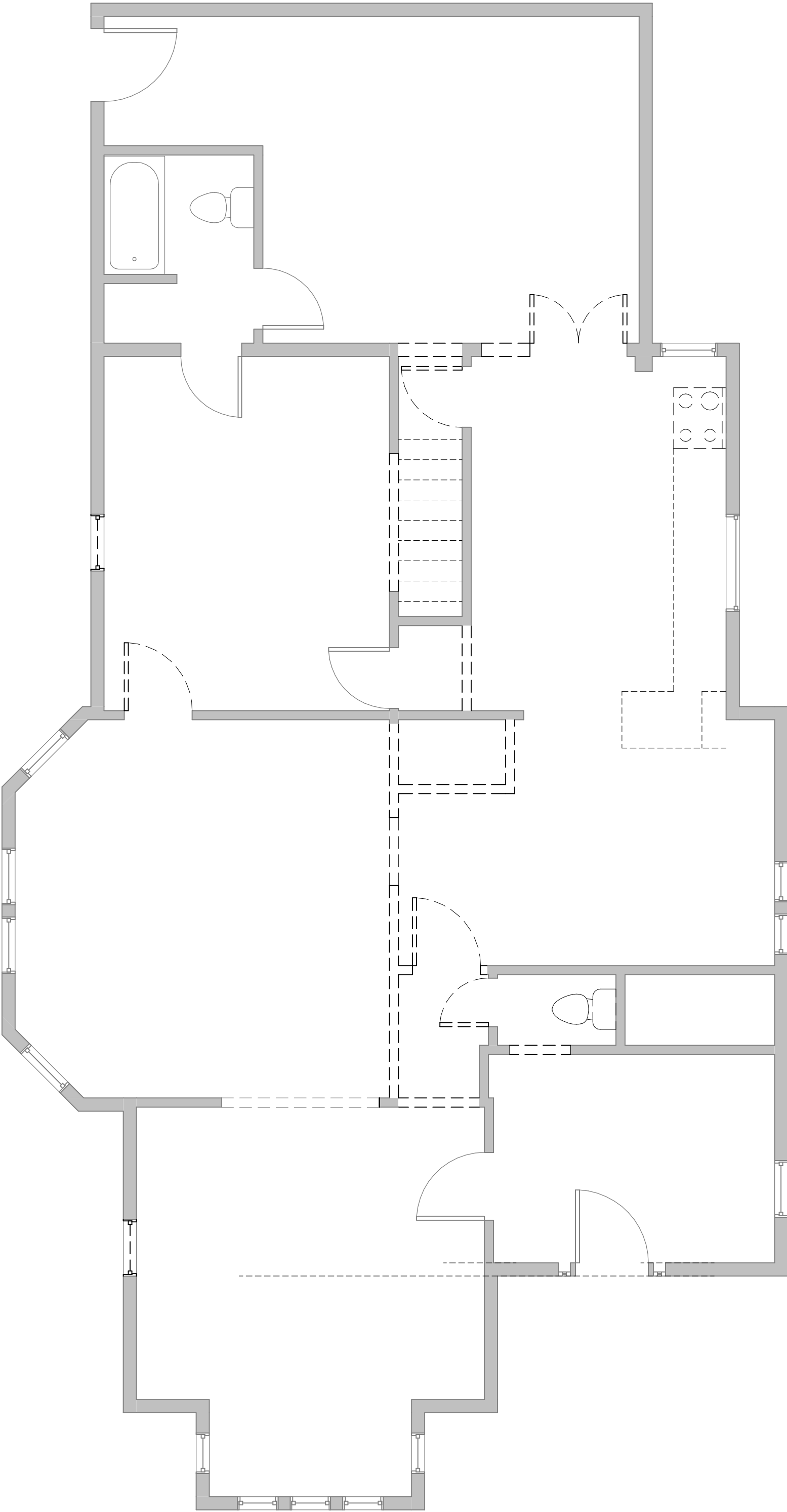
ELEVATIONS

SHEET NO:

A.20

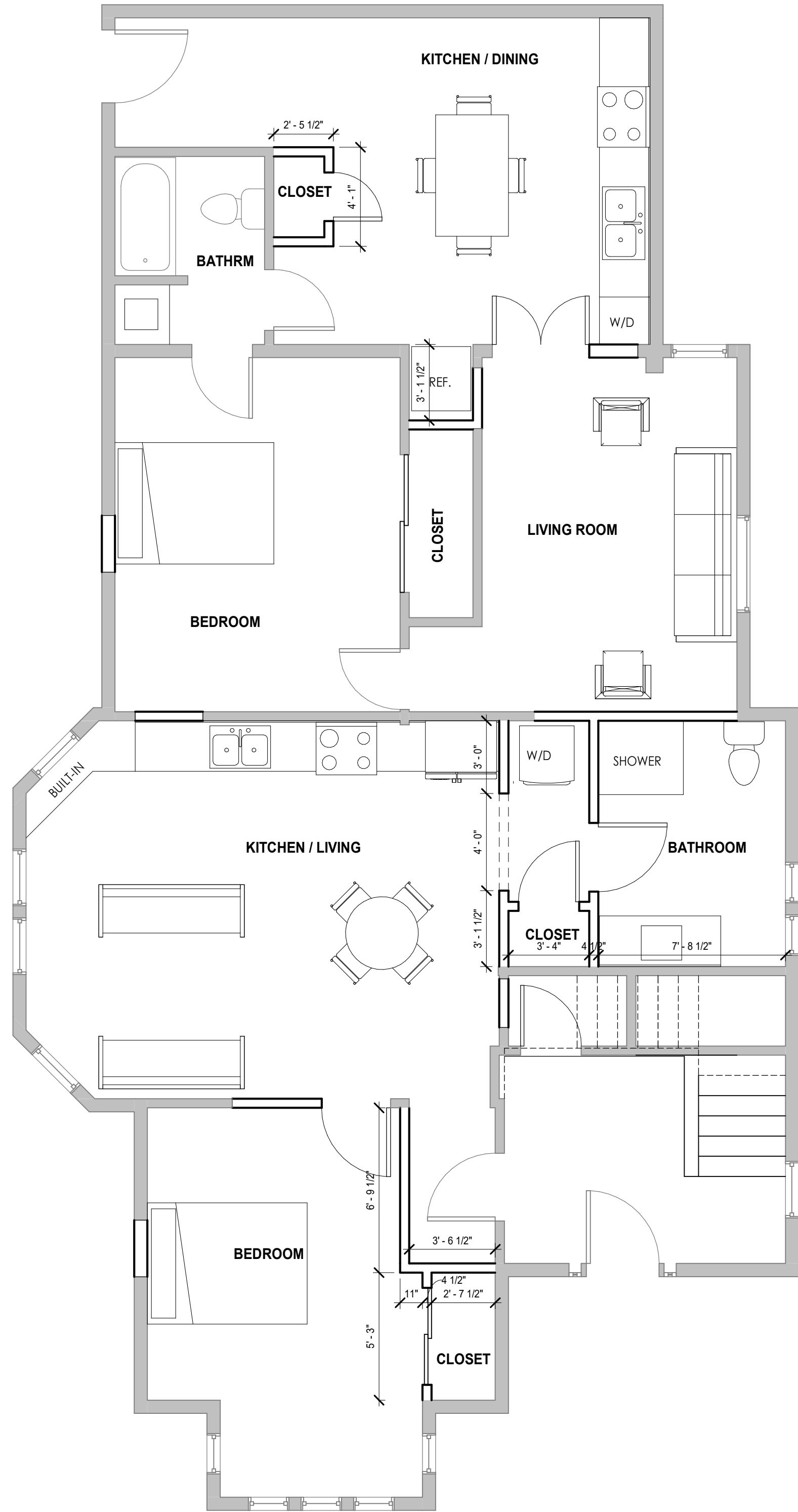


2 DEMOLITION PLAN - LEVEL 1
A.11 SCALE: 1/4" = 1'-0"



- GENERAL NOTES
1. ARCHITECTURAL DRAWINGS ARE FOR GENERAL INFORMATION ONLY. ARCHITECTURAL DRAWINGS DO NOT INCLUDE STRUCTURAL, MECHANICAL, OR ELECTRICAL CALCULATIONS, TECHNICAL INFORMATION OR COORDINATION. CONTRACTOR TO PROVIDE STRUCTURAL, MECHANICAL AND ELECTRICAL INFORMATION FOR PERMITTING AND CONSTRUCTION.
 2. ALL CONSTRUCTION TO MEET OR EXCEED ALL LOCAL, STATE AND FEDERAL CODES.
 3. ALL DIMENSIONS TO BE VERIFIED IN FIELD BY OTHERS.
 4. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD OR CONCRETE UNLESS OTHERWISE NOTED.
 5. CONTRACTOR SHALL COORDINATE ALL WATER, SEWER AND ELECTRICAL CONNECTIONS WITH SUB-CONTRACTOR.

1 FLOOR PLAN - LEVEL 1
A.11 SCALE: 1/4" = 1'-0"



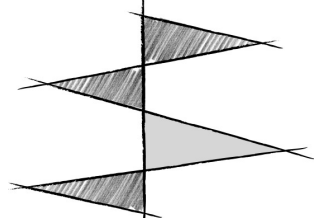
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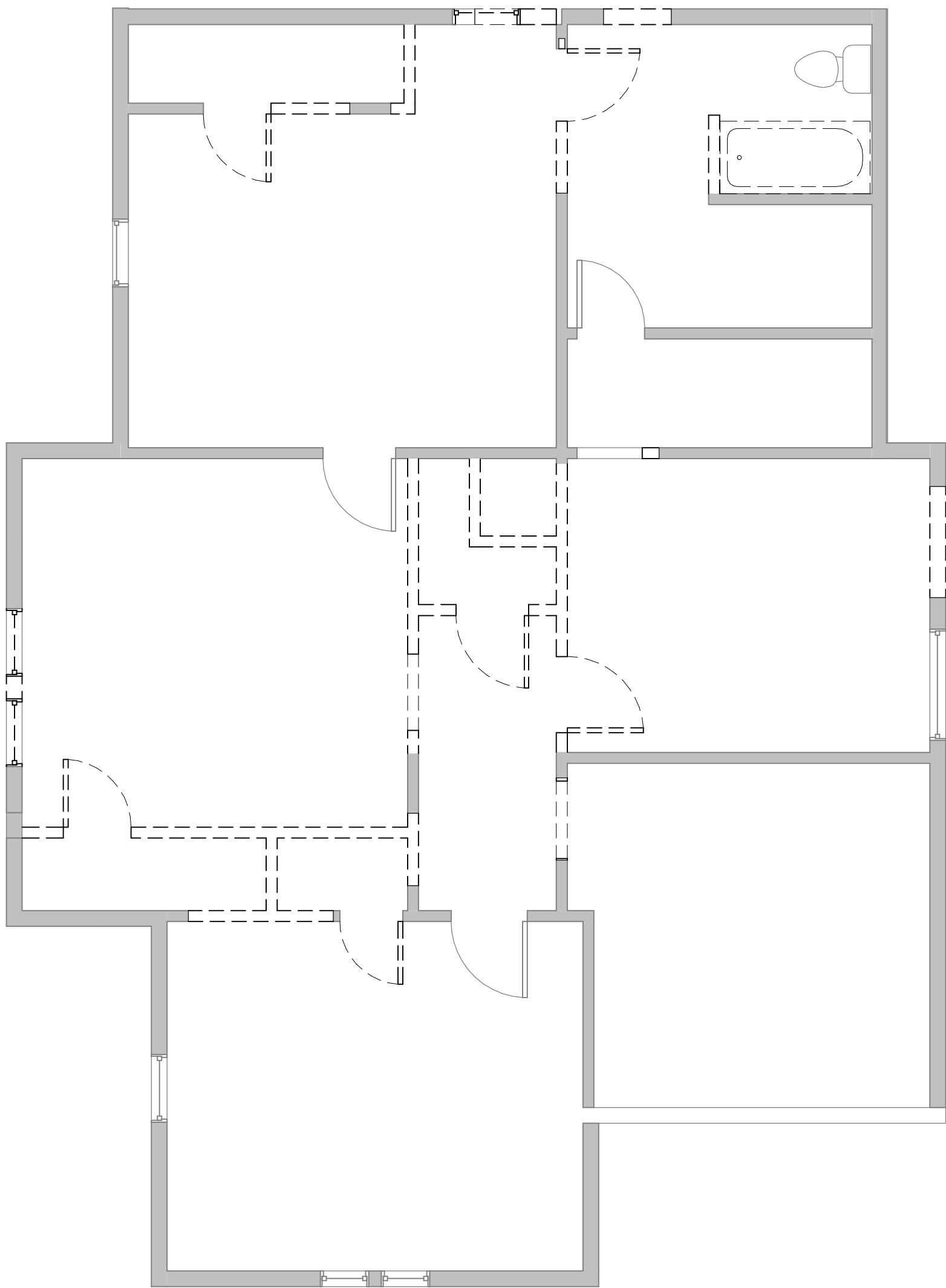
HINGE
architecture

DATE: 11/03/19
SCALE: As indicated
DRAWN BY: MA
CHECKED BY: MA
PHASE:

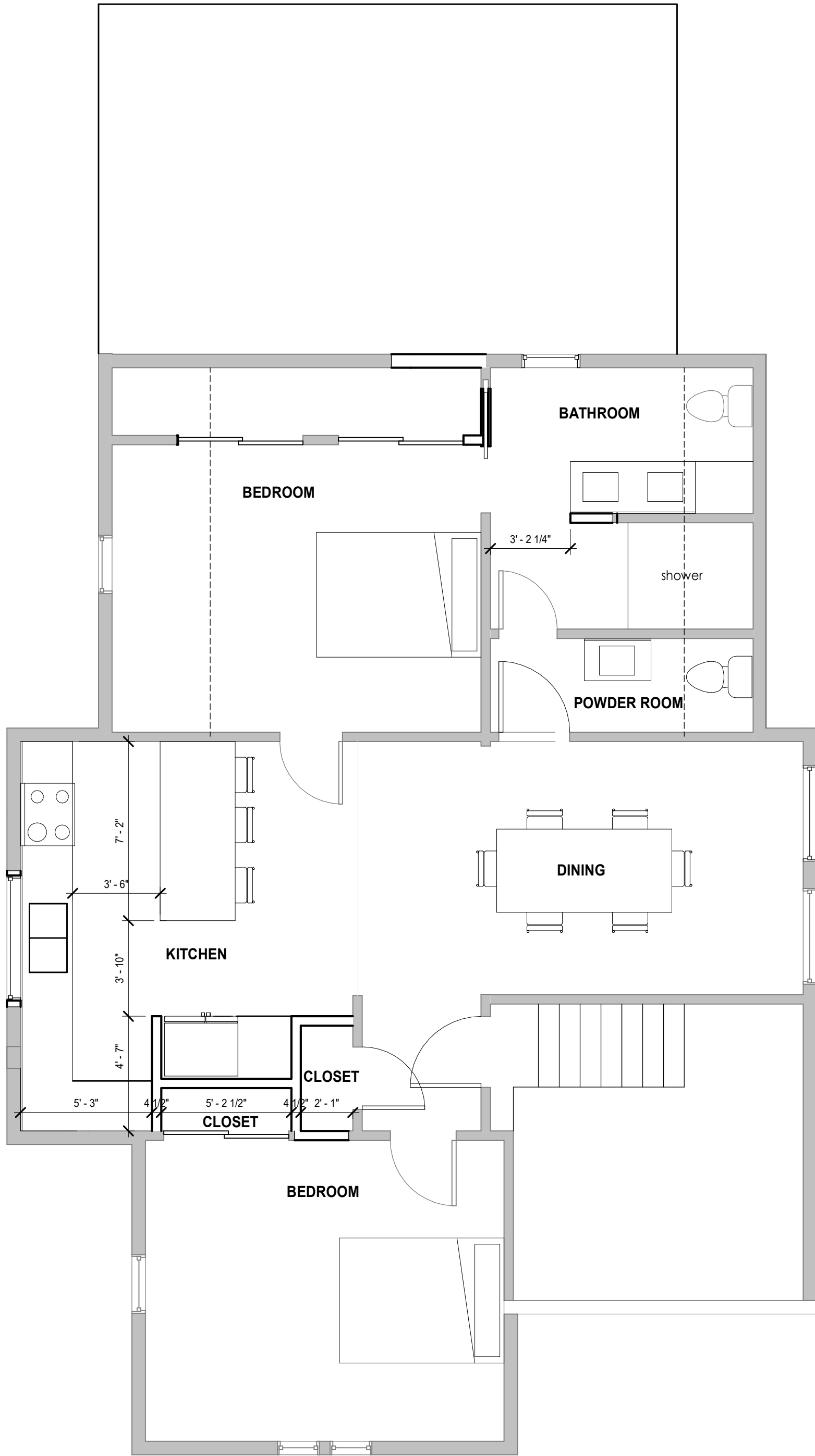
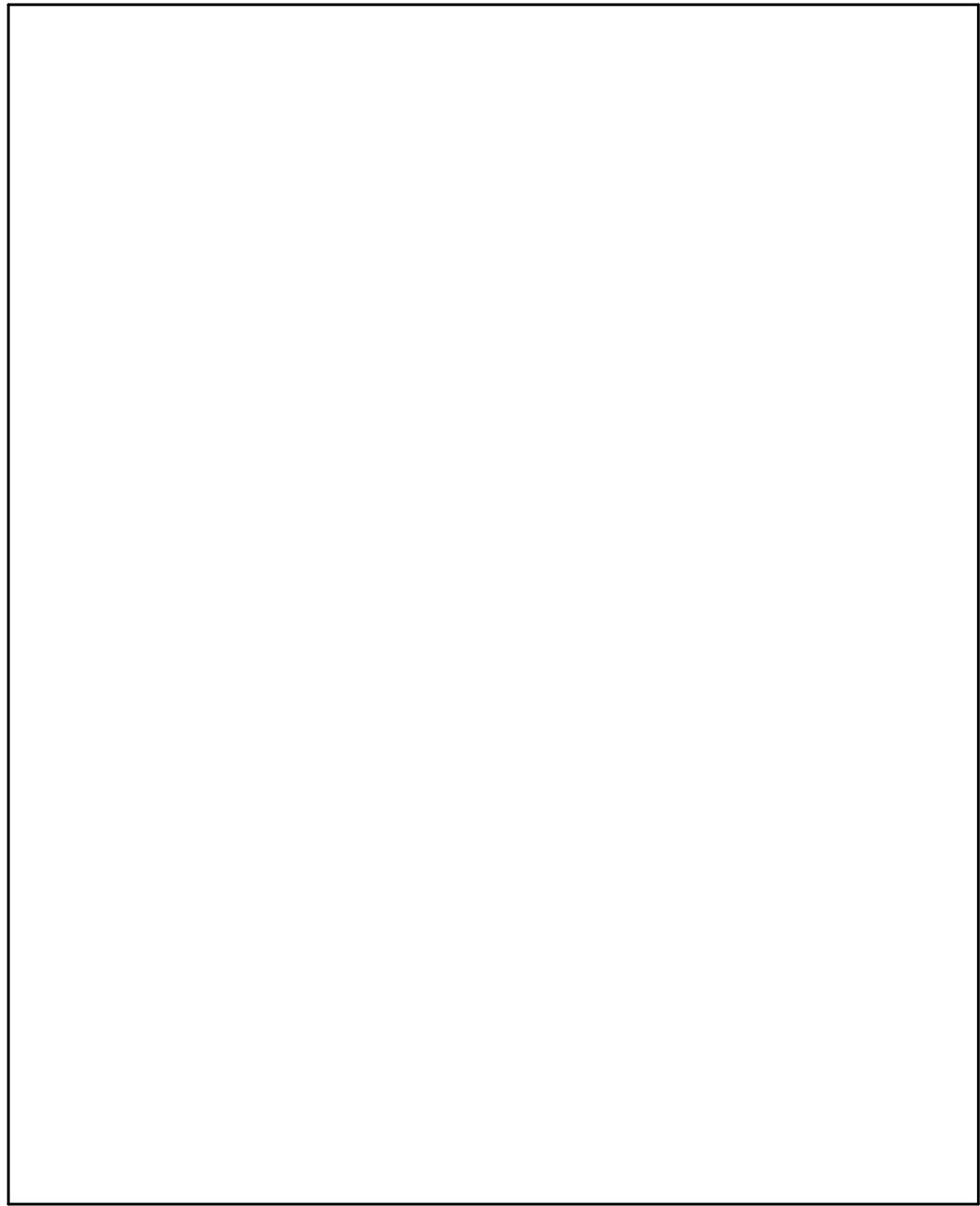
FLOOR PLAN -
LEVEL 1

SHEET NO:

A.11



2 DEMOLITION PLAN - LEVEL 2
SCALE: 1/4" = 1'-0"



- GENERAL NOTES
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 5. CONTRACTOR SHALL COORDINATE ALL WATER, SEWER AND ELECTRICAL CONNECTIONS WITH SUB-CONTRACTOR.

1 LEVEL 2
SCALE: 1/4" = 1'-0"

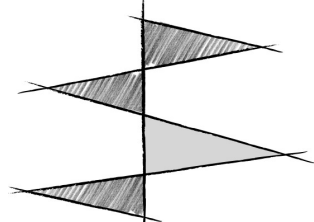
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8 CHURCH STREET, ESSEX, VT



HINGE
architecture

DATE: 11/03/19
SCALE: As indicated
DRAWN BY: MA
CHECKED BY: MA
PHASE:

LEVEL 2

SHEET NO:

A.12