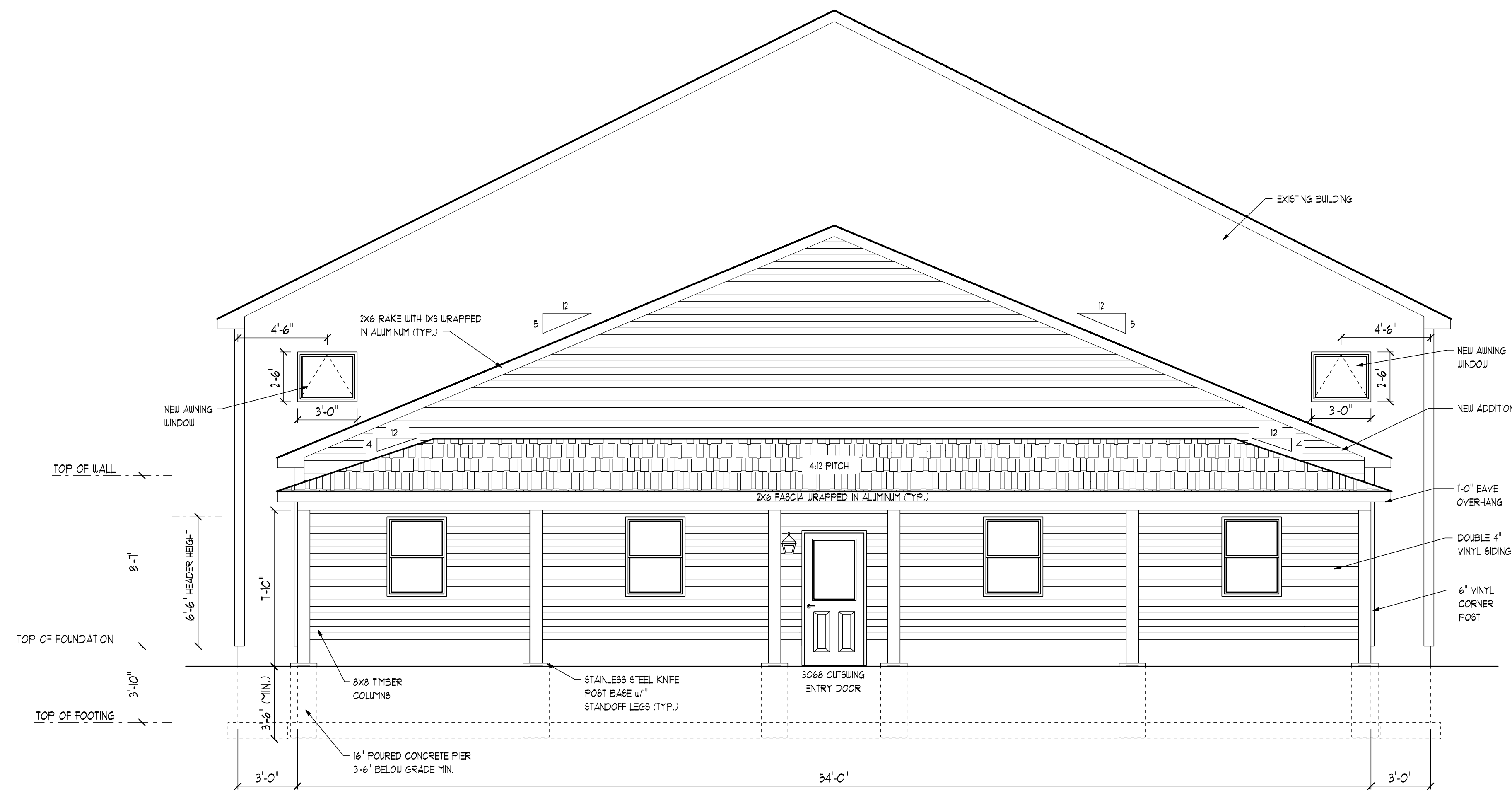
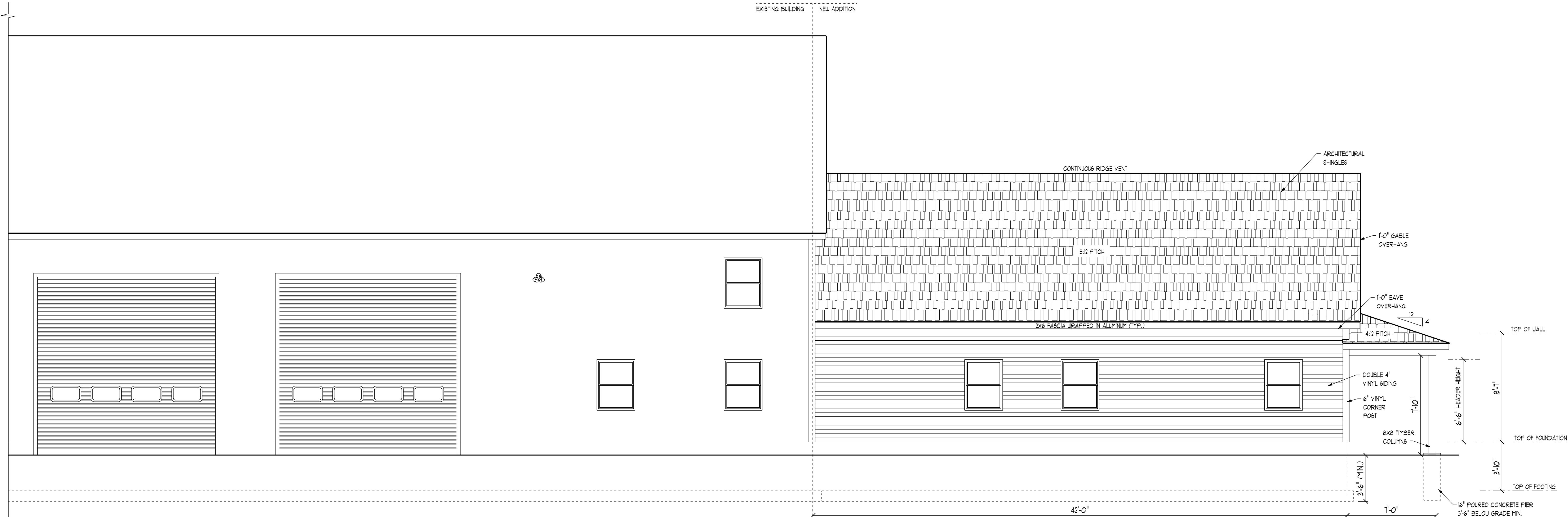






FRONT ELEVATION

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



LEFT ELEVATION

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

DRAWING LIST	
ARCHITECTURAL	
FRONT & LEFT ELEVATIONS	A-1
RIGHT ELEVATION & FOUNDATION PLAN	A-2
FIRST FLOOR PLAN	A-3
CODE INFO., BUILDING SECTION & WALL BRACING	A-4

NEW ADDITION FOR SKIPS WASTEWATER SERVICES
21 COURTNEY DRIVE
ELLINGTON, CT 06029

DRAWN FOR:
ANDREW COLEMAN

BUILDING AREA
NEW 1ST FLOOR: 2205 SQ. FT.
NEW FR. PORCH: 378 SQ. FT.
EX. GARAGE A: 3096 SQ. FT.
EX. GARAGE B: 2098 SQ. FT.
EX. 1ST FLOOR: 1850 SQ. FT.
EX. 2ND FLOOR: 1146 SQ. FT.

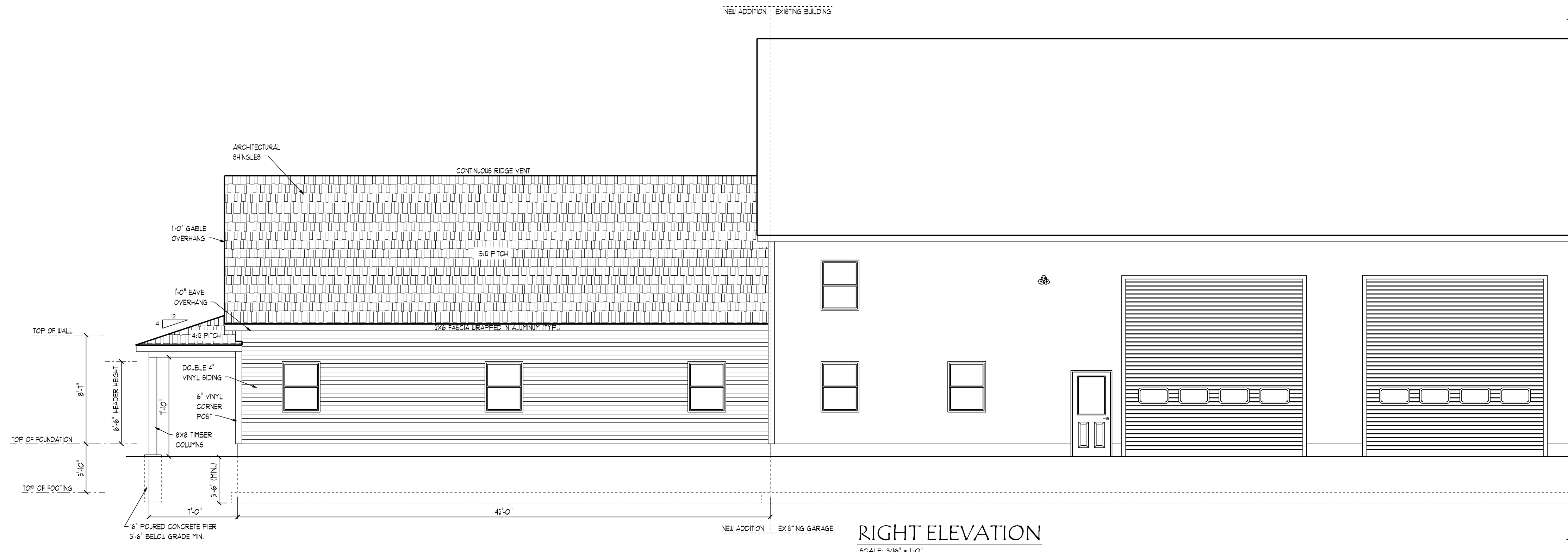
DATE
11/20/24

REVISIONS:

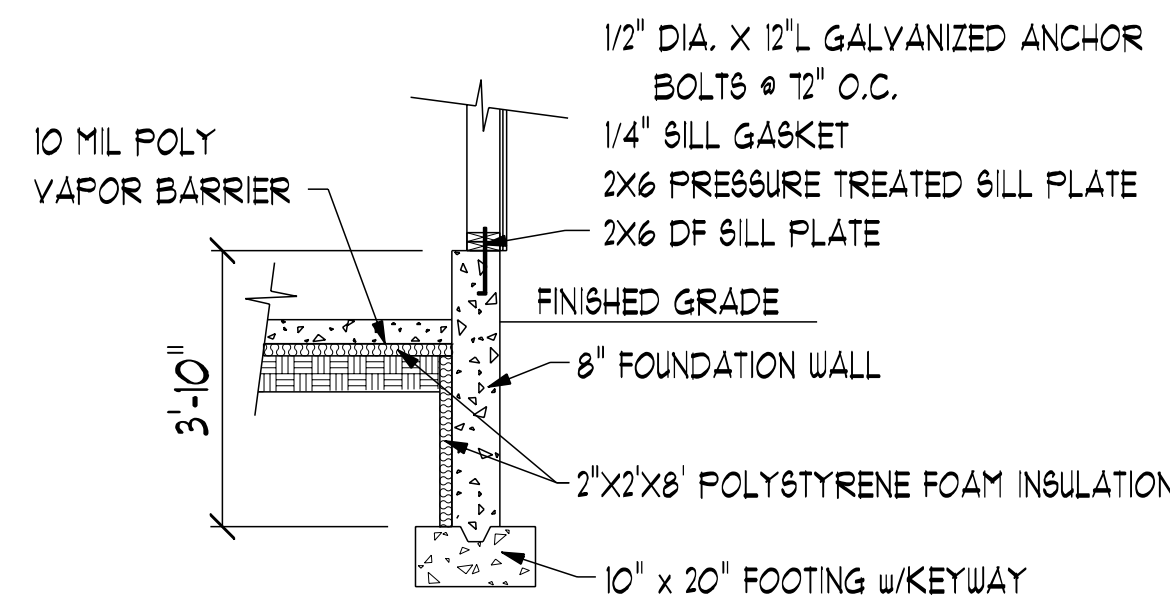
SCALE
1/4" = 1'-0"

DRAWING #
A-1

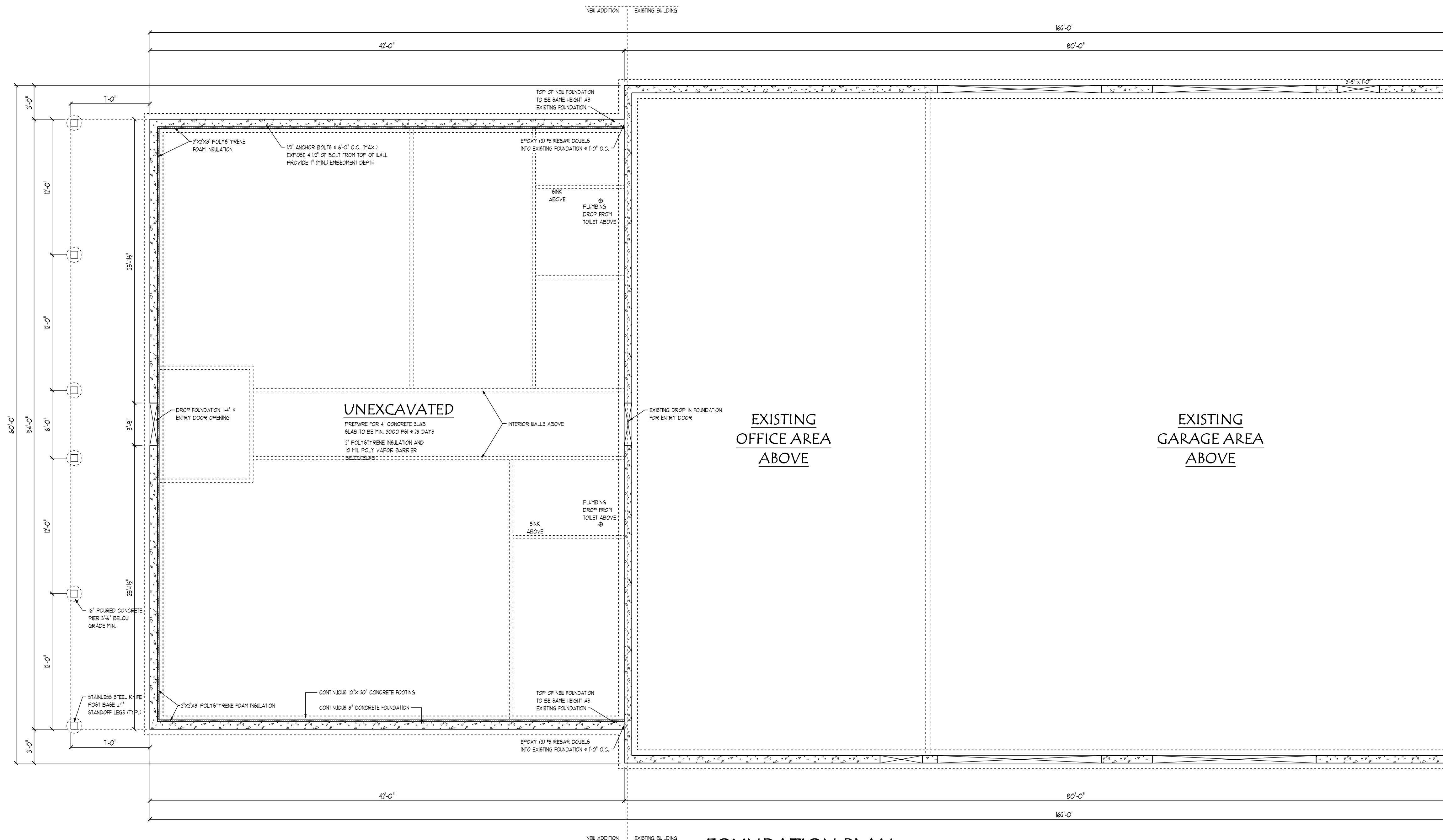
K.O. HOME DESIGN, LLC.
ARCHITECTURAL DESIGN &
ENGINEERING SERVICES
CELL: 860.930.7075
KEITH@KOHOMEDSIGN.COM
ELLINGTON, CT 06029



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



FROSTWALL DETAIL
SCALE: 3/8" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

NEW ADDITION FOR SKIPS WASTEWATER SERVICES
21 COURTNEY DRIVE
ELLINGTON, CT 06029

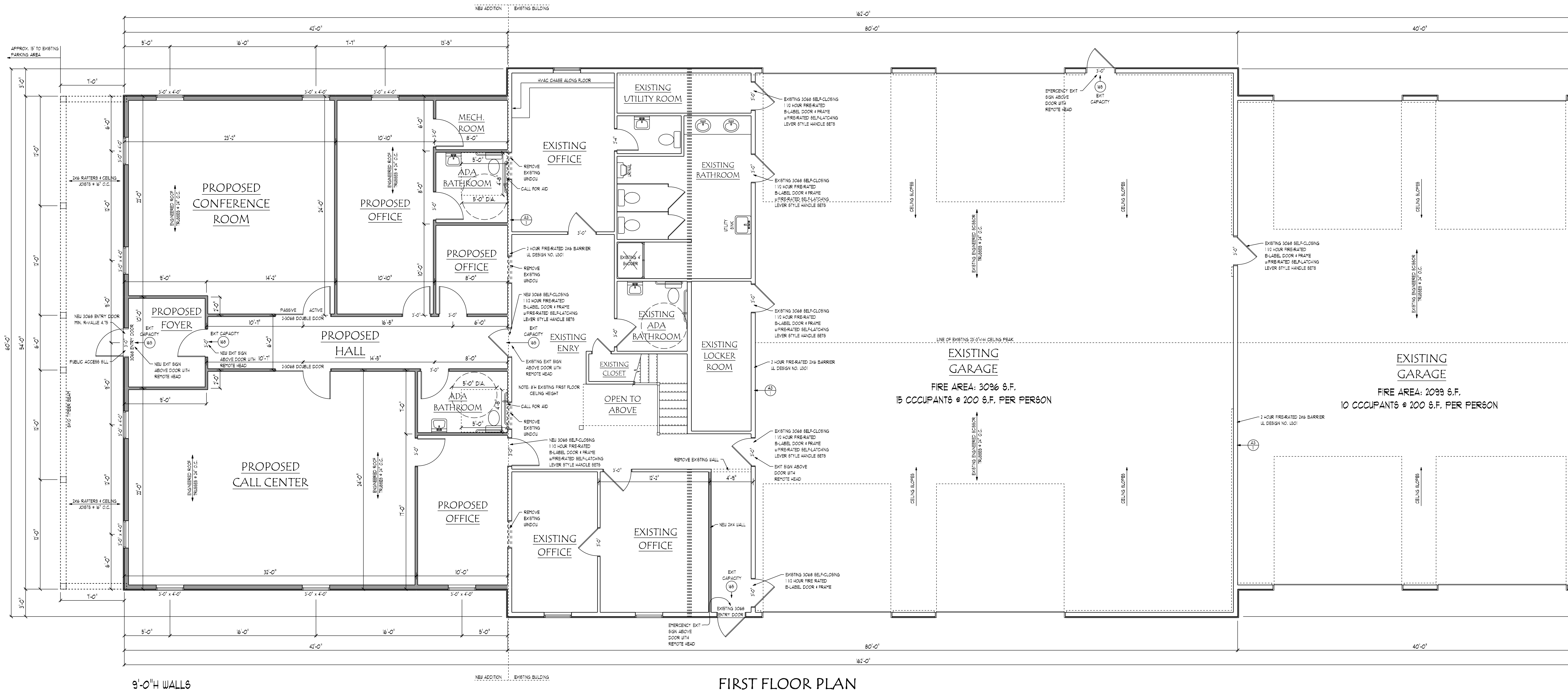
DRAWN FOR:
ANDREW COLEMAN

BUILDING AREA
NEW 1ST FLOOR: 2205 SQ. FT.
NEW FR. PORCH: 378 SQ. FT.
EX. GARAGE A: 3036 SQ. FT.
EX. GARAGE B: 2098 SQ. FT.
EX. 1ST FLOOR: 1880 SQ. FT.
EX. 2ND FLOOR: 1146 SQ. FT.

DATE
11/20/24
REVISIONS:

SCALE
As Noted

DRAWING *
A-2



LEGEND

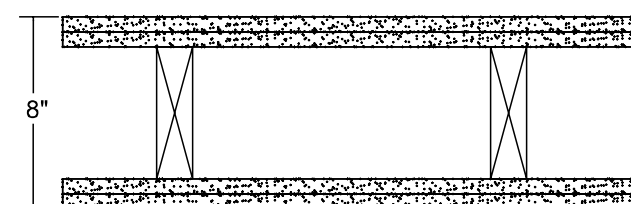
	NEW EXTERIOR WALLS		EXISTING EXTERIOR AND INTERIOR DOORS TO REMAIN
	EXISTING EXTERIOR WALLS TO REMAIN		NEW EXTERIOR AND INTERIOR DOORS
	NEW INTERIOR WALLS		
	EXISTING INTERIOR WALLS TO REMAIN		

FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

System Performance

2 HR Fire
UL Design No. U301



System Description
Wood Stud Partition

- ①
- 2 Layers of 5/8" FIRECODE Core Gypsum Panels
 - 2x6 wood studs @ 16" o.c.
 - 2 Layers of 5/8" FIRECODE Core Gypsum Panels

2X6 FIRE BARRIER DETAIL

NEW ADDITION FOR SKIPS WASTEWATER SERVICES

21 COURTNEY DRIVE
ELLINGTON, CT 06029

DRAWN FOR:
ANDREW COLEMAN

BUILDING AREA
NEW 1ST FLOOR: 2205 SQ. FT.
NEW FR. PORCH: 378 SQ. FT.

EX. GARAGE A: 3096 SQ. FT.
EX. GARAGE B: 2099 SQ. FT.
EX. 1ST FLOOR: 1550 SQ. FT.
EX. 2ND FLOOR: 1146 SQ. FT.

DATE

11/20/24

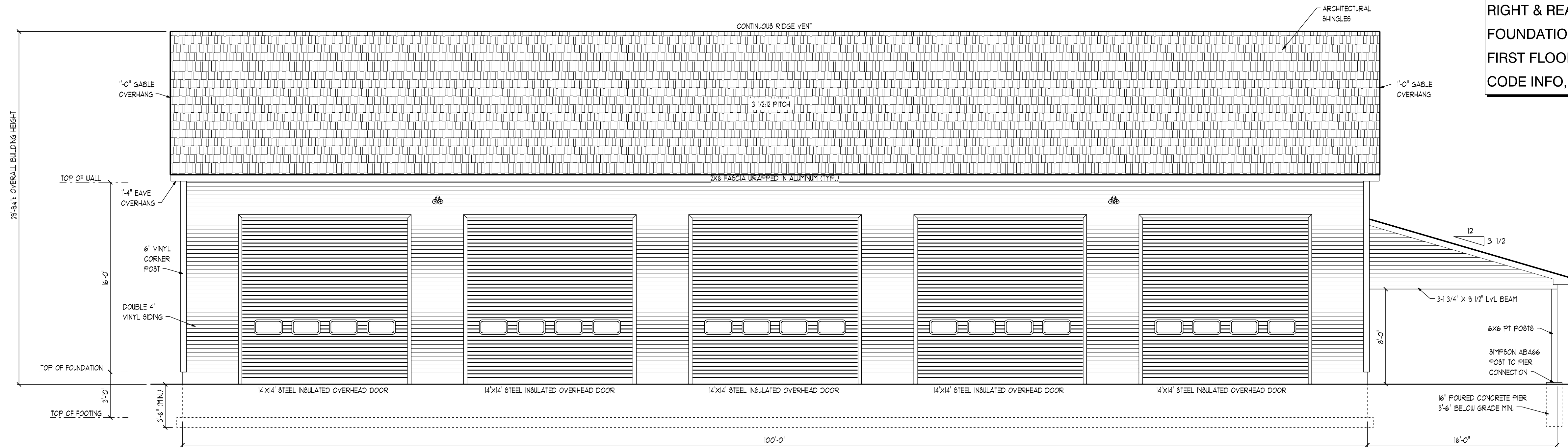
REVISIONS:

SCALE

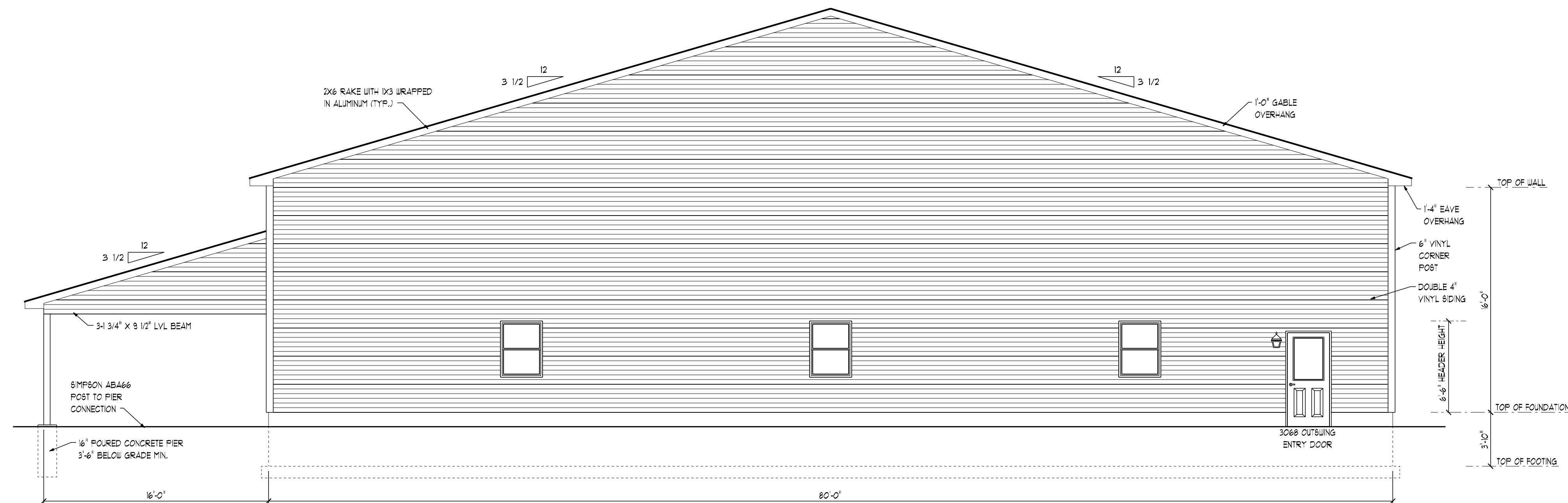
As Noted

DRAWING *

A-3

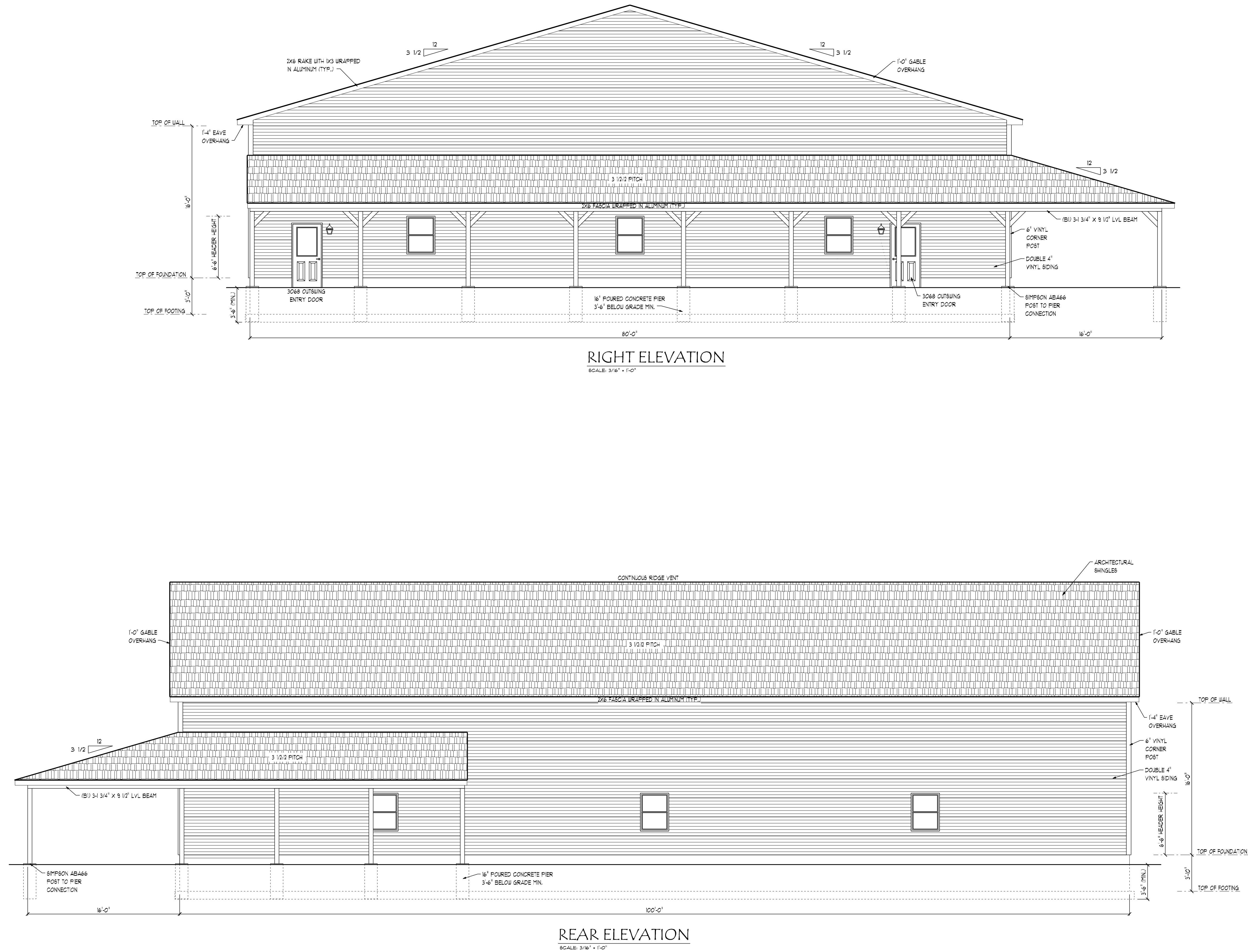


FRONT ELEVATION
SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"

DRAWING LIST	
ARCHITECTURAL	
FRONT & LEFT ELEVATIONS	A-1
RIGHT & REAR ELEVATIONS	A-2
FOUNDATION PLAN	A-3
FIRST FLOOR PLAN	A-4
CODE INFO, BUILDING SECTION & WALL BRACING	A-5



NEW GARAGE FOR SKIPS WASTEWATER SERVICES
21 COURTNEY DRIVE
ELLINGTON, CT 06029

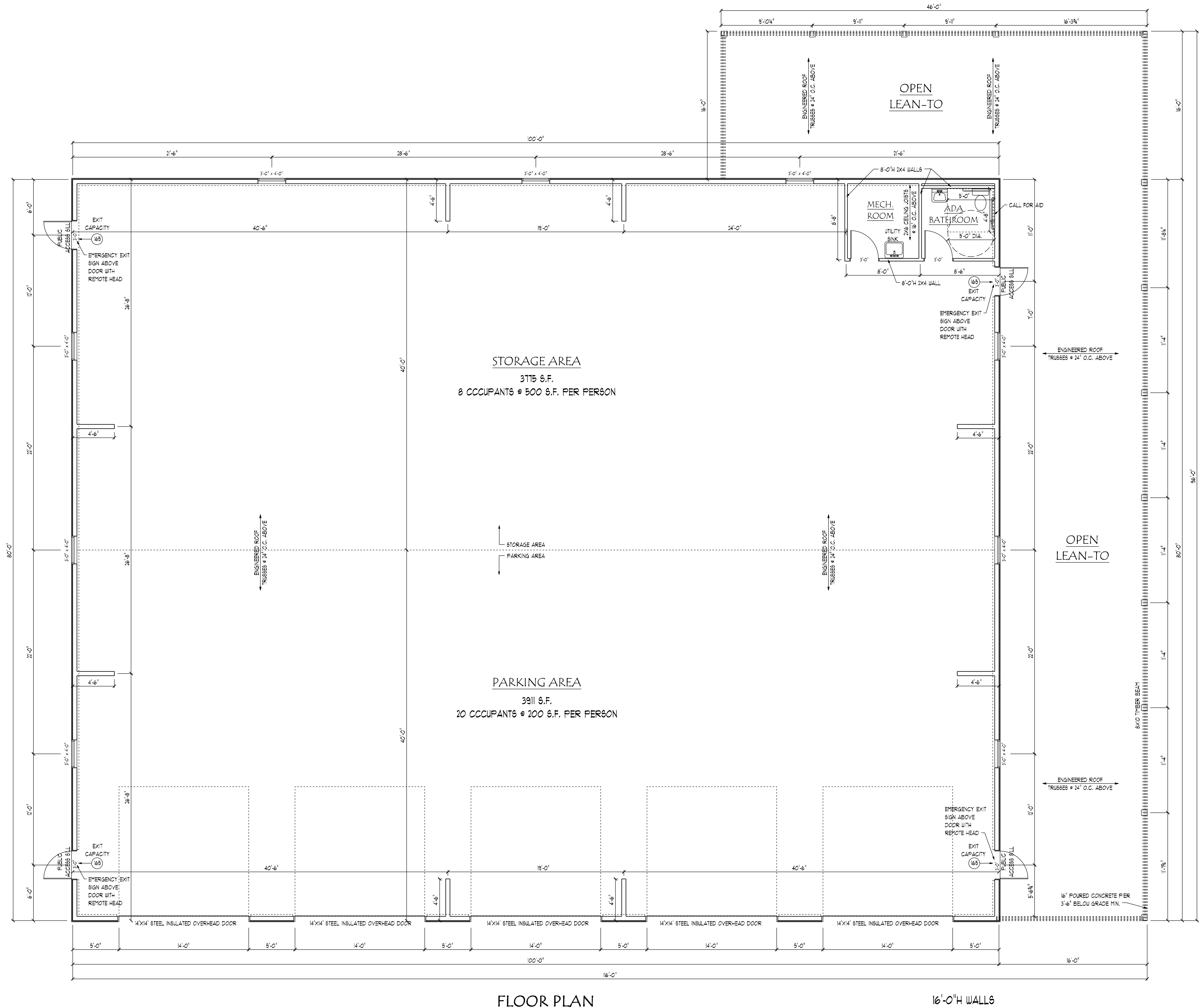
DRAWN FOR:
ANDREW COLEMAN

BUILDING AREA
PARKING AREA: 3911 SQ. FT.
STORAGE AREA: 3911 SQ. FT.
OPEN LEAN-TO: 2016 SQ. FT.

DATE
12/10/24
REVISIONS:

SCALE
3/16" = 1'-0"

DRAWING #
A-2



FLOOR PLAN

SCALE: 3/16" = 1'-0"

NEW GARAGE FOR SKIPS WASTEWATER SERVICES
21 COURTNEY DRIVE
ELLINGTON, CT 06029

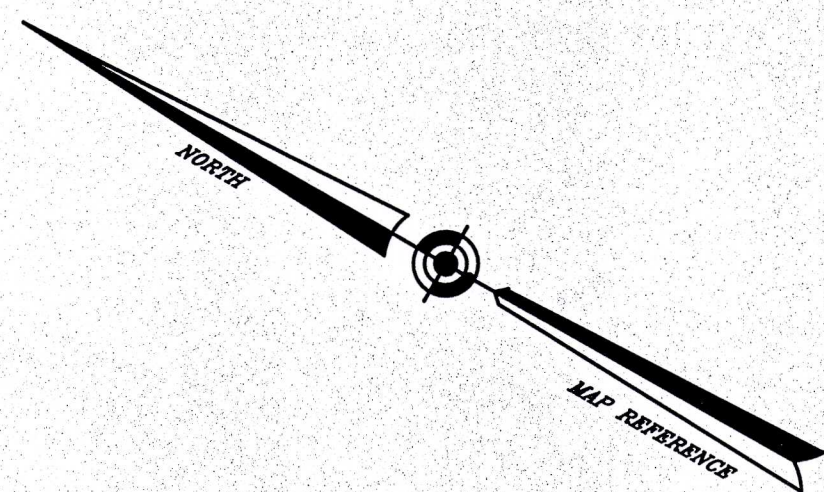
DRAWN FOR:
ANDREW COLEMAN

BUILDING AREA
PARKING AREA: 3911 SQ. FT.
STORAGE AREA: 3715 SQ. FT.
OPEN LEAN-TO: 2016 SQ. FT.

DATE
12/10/24
REVISIONS:

SCALE
3/16" = 1'-0"

DRAWING #
A-4



SANFORD &
HARRIS COHEN
112 WEST ROAD
A.P.N. 037-001-0000

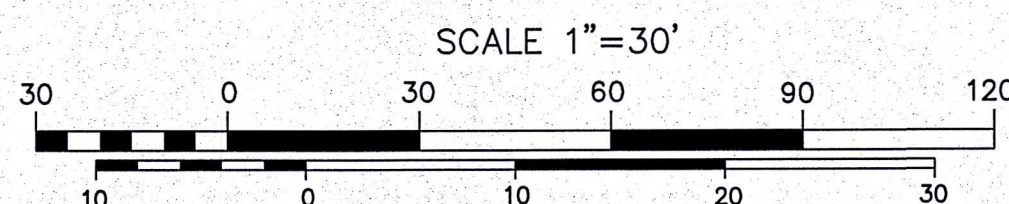
SANFORD &
HARRIS COHEN
112 WEST ROAD
A.P.N. 037-001-0000

RYAN & RACHEL DEARBORN
A.P.N. 018-012-0000
62 LOWER BUTCHER ROAD

JOHN L. & ERIN M. HOFFMAN
A.P.N. 018-013-0000
60 LOWER BUTCHER ROAD

NOTES:

1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS AN IMPROVEMENT LOCATION SURVEY BASED UPON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY CLASS T-2.
2. BOUNDARY INFORMATION SHOWN HEREON IS BASED IN PART ON THE FOLLOWING SURVEYS:
 - A. "SUBDIVISION PLAN "COURTNEY ACRES" COURTNEY DRIVE ELLINGTON, CONNECTICUT LANDMARK SURVEYS LLC SCALE 1"=40' DATE 2/22/2011 REV TO 9/21/2012"
 - B. "RECORD AS-BUILT SITE PLAN PREPARED FOR WASTE WATER SERVICES LLC 21 COURTNEY DRIVE ELLINGTON, CONNECTICUT LANDMARK SURVEYS LLC SCALE 1"=20' DATE 4/11/13 REV TO 9/19/13"
3. PARCEL IS IN THE INDUSTRIAL ZONE.
4. LOT IS SERVICED BY PUBLIC WATER AND SEWER.
5. WETLANDS VERIFIED BY JOHN IANNI, HIGHLAND SOILS.
6. FLOOD ELEVATION OF 227.7 IS DEPICTED BASED ON THE DRAINAGE AND FLOODING REPORT FROM MARCH 2011.
7. PROPOSED IMPERVIOUS AREA ON LOT 4 IS 14,500 S.F.. MAX ALLOWABLE PER DRAINAGE CALCULATIONS IS 24,491 S.F.



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

Rachel Dearborn
RACHEL L. DEARBORN, LICENSED LAND SURVEYOR

11/18/24
DATE

L.S. 70295
LICENSE NO.

PREPARED BY:

Civil
solutions, LLC
providing engineered solutions
from concept to completion

Tolland, CT 860.896.0222

Cad File
XX

Drawing Scale:
1"=30'

Sheet 1 of 3

SITE PLAN MODIFICATION
PROPOSED ADDITION & NEW BUILDING
SKIPS WASTE WATER SERVICES
21 COURTNEY DRIVE
ELLINGTON CONNECTICUT

PREPARED FOR:
SKIPS WASTEWATER SERVICES
21 COURTNEY DRIVE
ELLINGTON, CT 06029

REVISIONS
1
Date: November 18, 2024

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON
James J. Luczak, P.E. # 21445
REGISTERED PROFESSIONAL ENGINEER
STATE OF CONNECTICUT