

11A RIVER OAKS RD  
WESTPORT, CT

Professional Seal



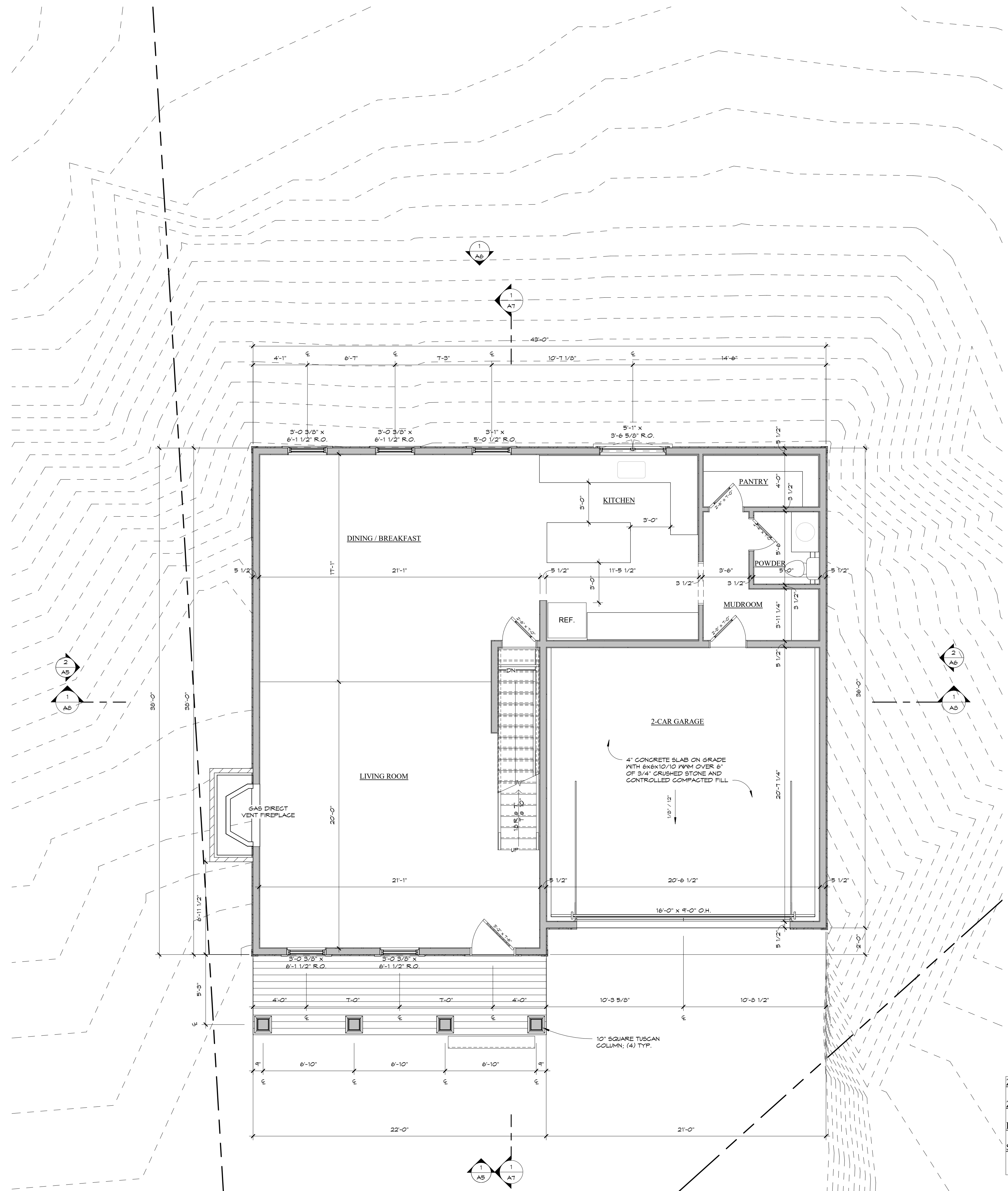
No.	Description	Date
1	SUBMISSION 1	06/14/22

**BASEMENT PLAN**

Project number 22-02  
Date 06/14/22  
Drawn by  
Checked by

**A1**

Scale 1/4" = 1'-0"



**ZONING INFORMATION**  
 ZONE: AA  
 HEIGHT: 3 STORIES 40' TO RIDGE  
 SETBACKS: F S R  
 30 25 25

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**ANDY FRANK**  
 BUILDER OF QUALITY HOMES

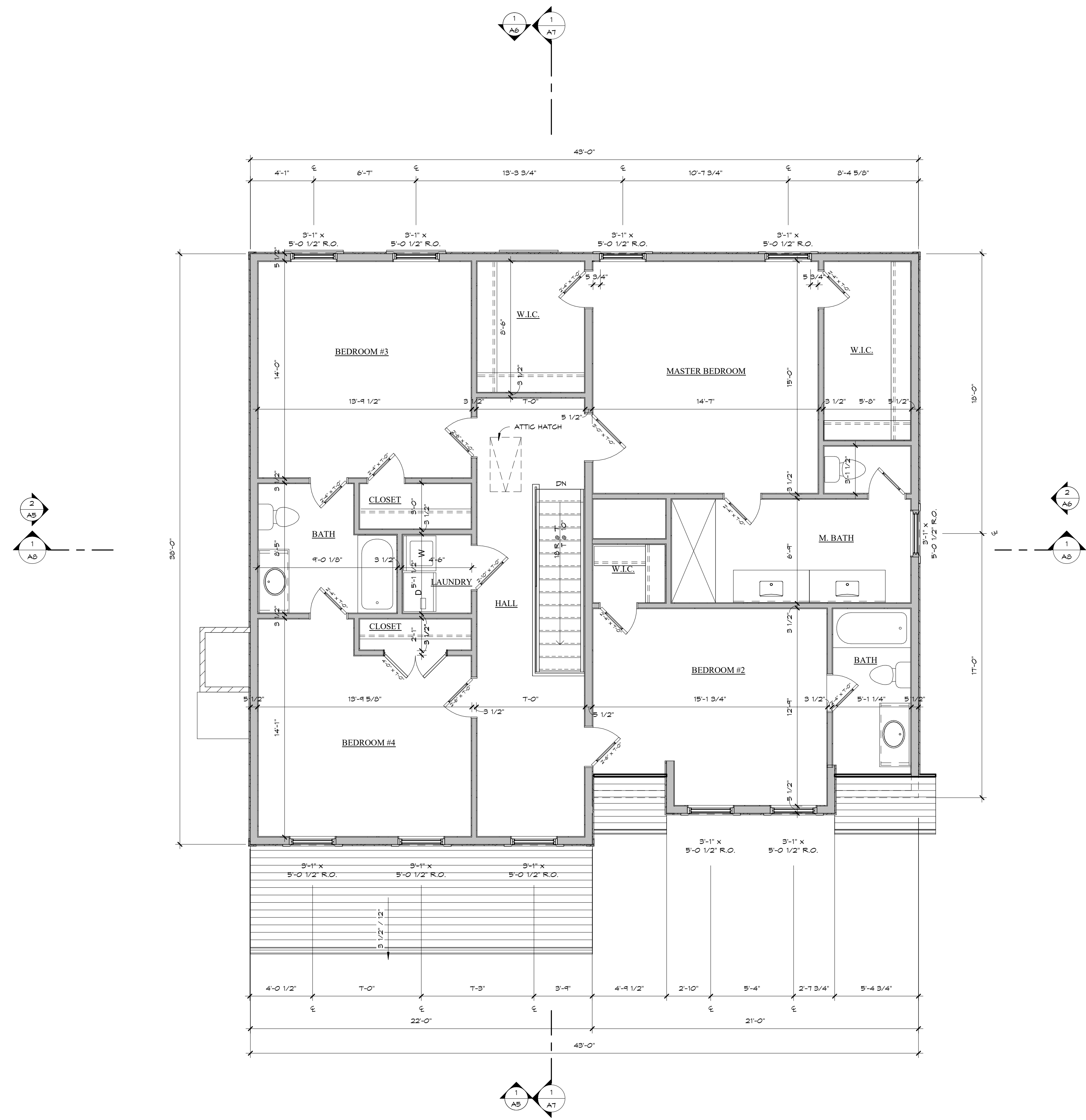
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**FIRST FLOOR PLAN**

Project number: 22-02  
 Date: 06/14/22  
 Drawn by:  
 Checked by:

**A2**

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



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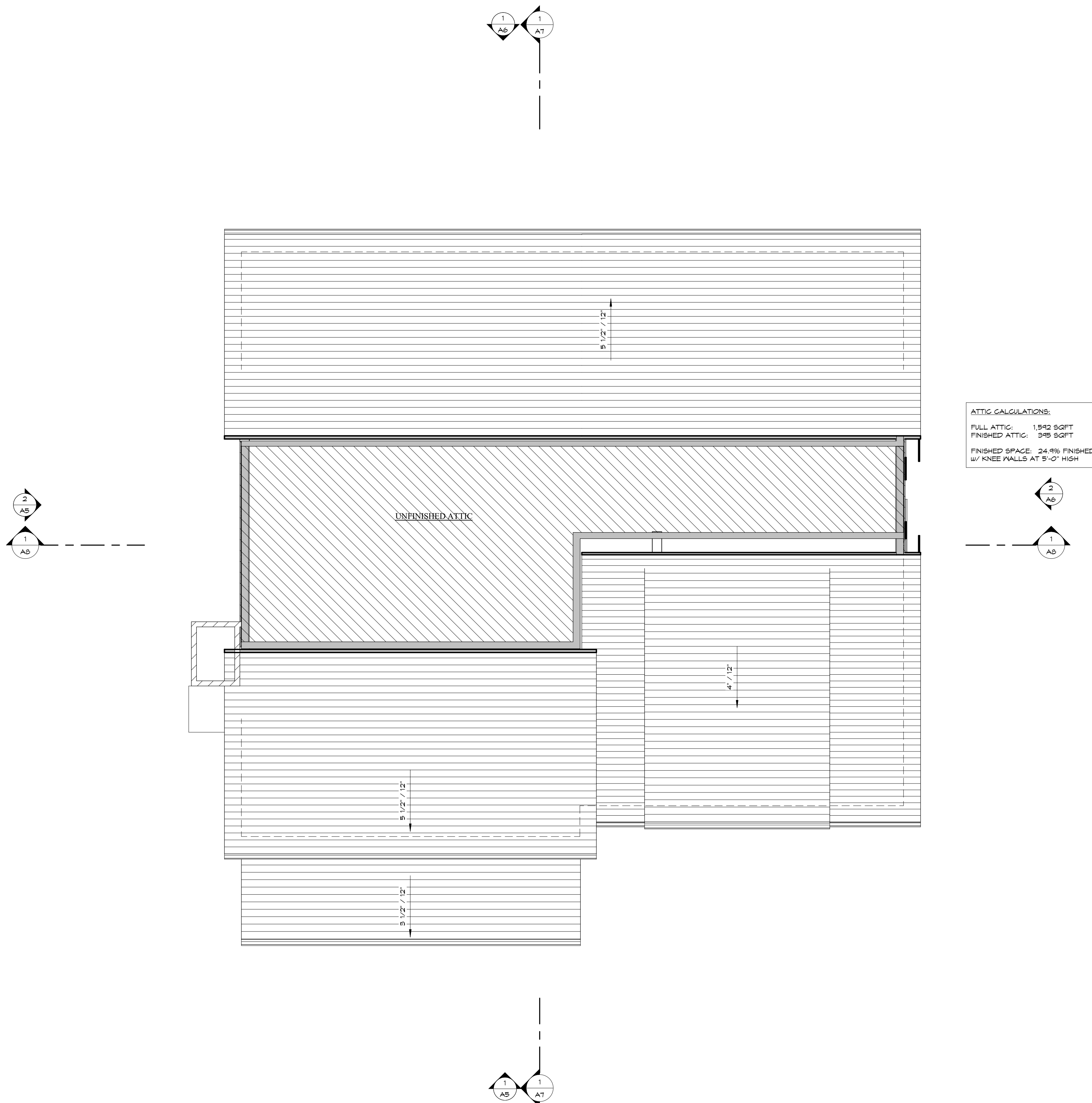
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**SECOND FLOOR PLAN**

Project number 22-02  
Date 06/14/22  
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Checked by

**A3**

Scale 1/4" = 1'-0"



ATTIC CALCULATIONS:  
 FULL ATTIC: 1,542 SQFT  
 FINISHED ATTIC: 348 SQFT  
 FINISHED SPACE: 24.9% FINISHED  
 W/ KNEE WALLS AT 5'-0" HIGH

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ATTIC FLOOR PLAN

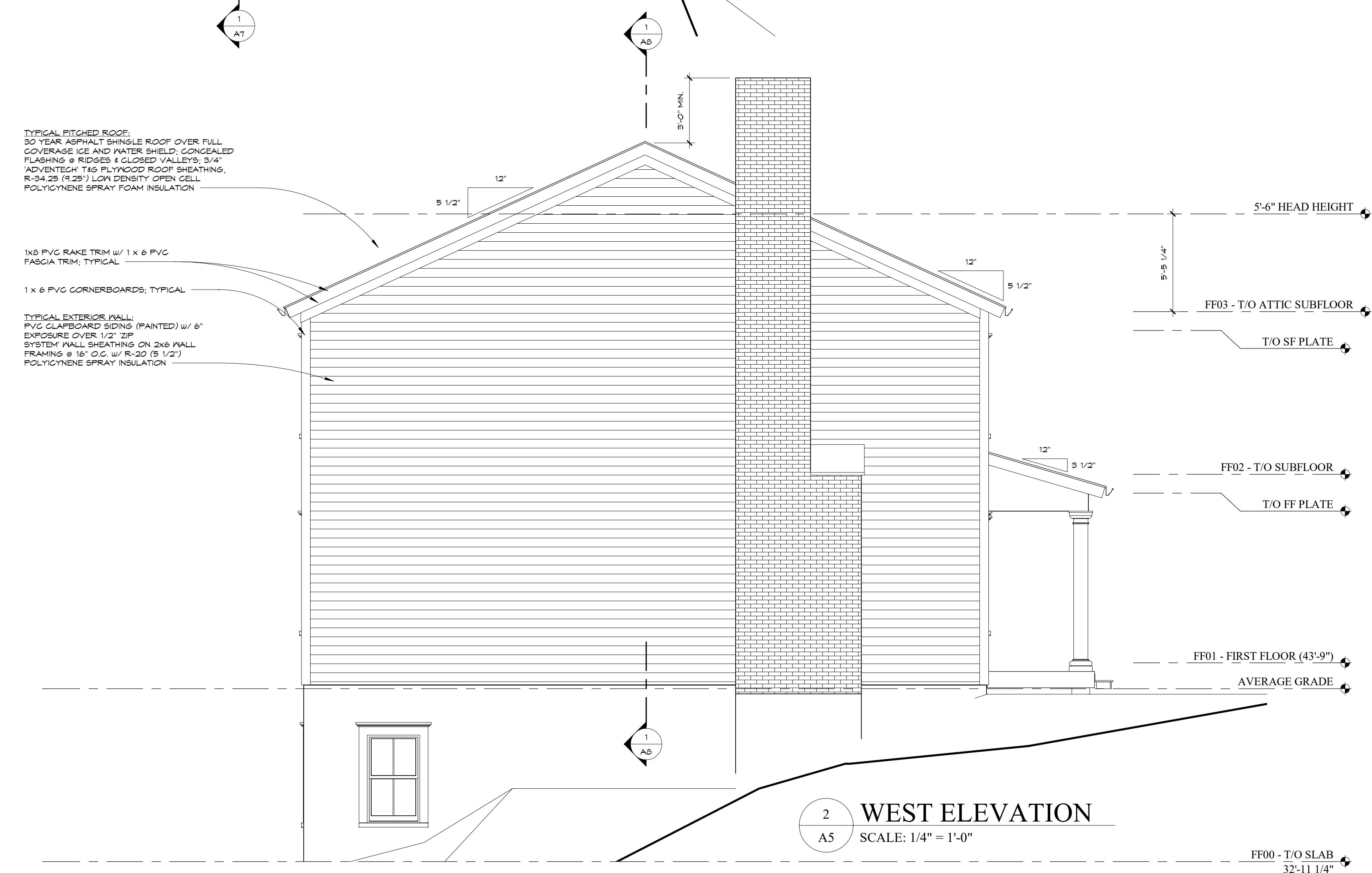
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A4

Scale 1/4" = 1'-0"



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



2 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

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**EXTERIOR ELEVATIONS**

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**A5**

Scale 1/4" = 1'-0"



1 NORTH ELEVATION  
A6 SCALE: 1/4" = 1'-0"

TYPICAL PITCHED ROOF:  
30 YEAR ASPHALT SHINGLE ROOF OVER FULL  
COVERAGE ICE AND WATER SHIELD; CONCEALED  
FLASHING @ RIDGES & CLOSED VALLEYS; 3/4"  
ADVANTECH T&G PLYWOOD ROOF SHEATHING;  
R-24.25 (R-23) LOW DENSITY OPEN CELL  
POLYISOCYANURATE SPRAY FOAM INSULATION

1x6 PVC RAKE TRIM w/ 1 x 6  
PVC FASCIA TRIM; TYPICAL

METAL GUTTER & RAIN  
WATER LEADER; TYPICAL

TYPICAL EXTERIOR WALL:  
PVC CLAPBOARD SIDING (PAINTED) w/ 6"  
EXPOSURE OVER 1/2" ZIP  
SYSTEM WALL SHEATHING ON 2x6 WALL  
FRAMING @ 16" O.C. w/ R-20 (5 1/2")  
POLYISOCYANURATE SPRAY FOAM INSULATION

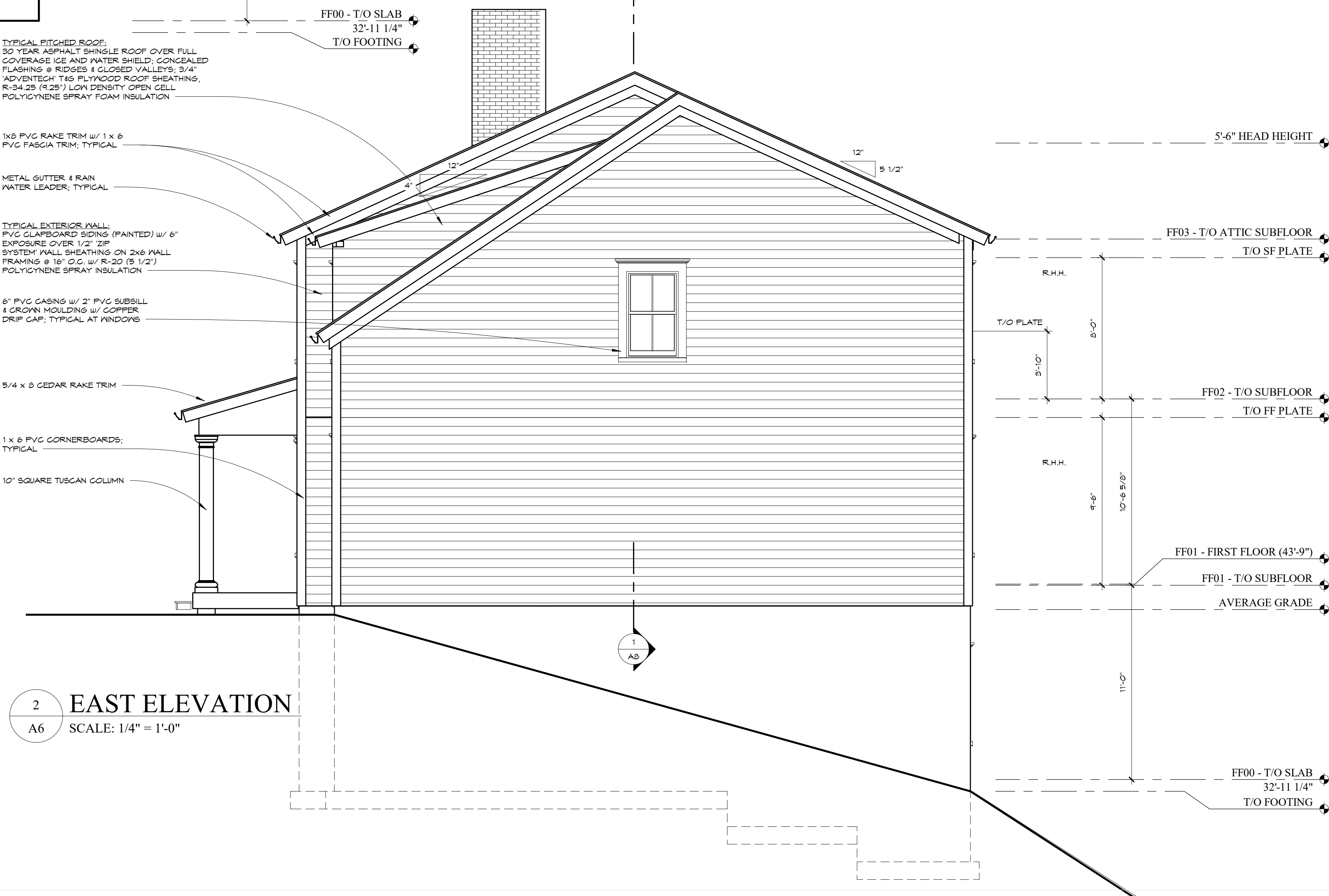
6" PVC CASING w/ 2" PVC SUBSILL  
& CROWN MOULDING w/ CORNER  
DRIP CAP; TYPICAL AT WINDOWS

5/4 x 6 CEDAR RAKE TRIM

1 x 6 PVC CORNERBOARDS;  
TYPICAL

10" SQUARE TUSCAN COLUMN

2 EAST ELEVATION  
A6 SCALE: 1/4" = 1'-0"



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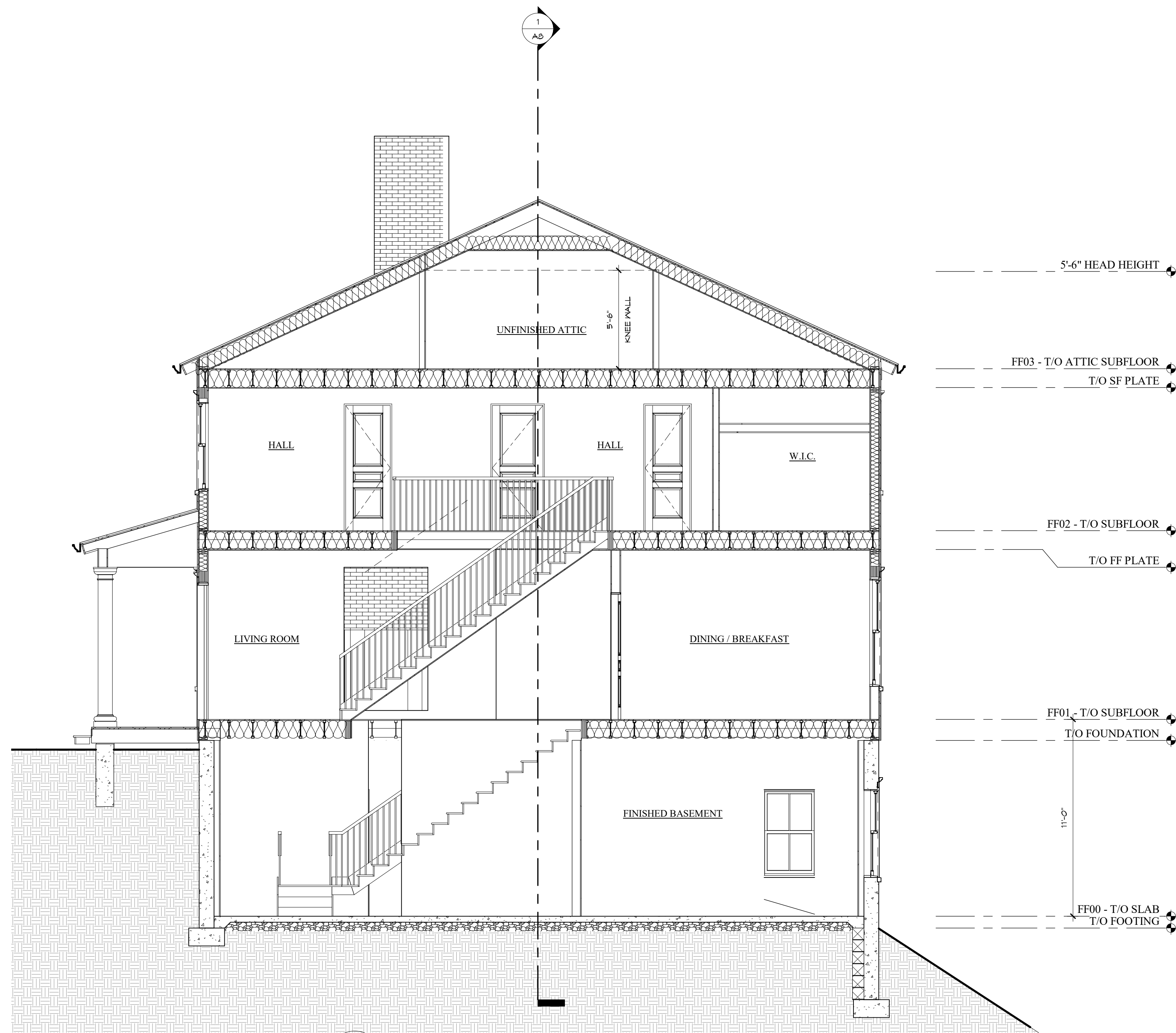
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**EXTERIOR ELEVATIONS**

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**A6**

Scale 1/4" = 1'-0"



1 BUILDING SECTION  
A7 SCALE: 1/4" = 1'-0"

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**BUILDING SECTION**

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Checked by

**A7**

Scale 1/4" = 1'-0"