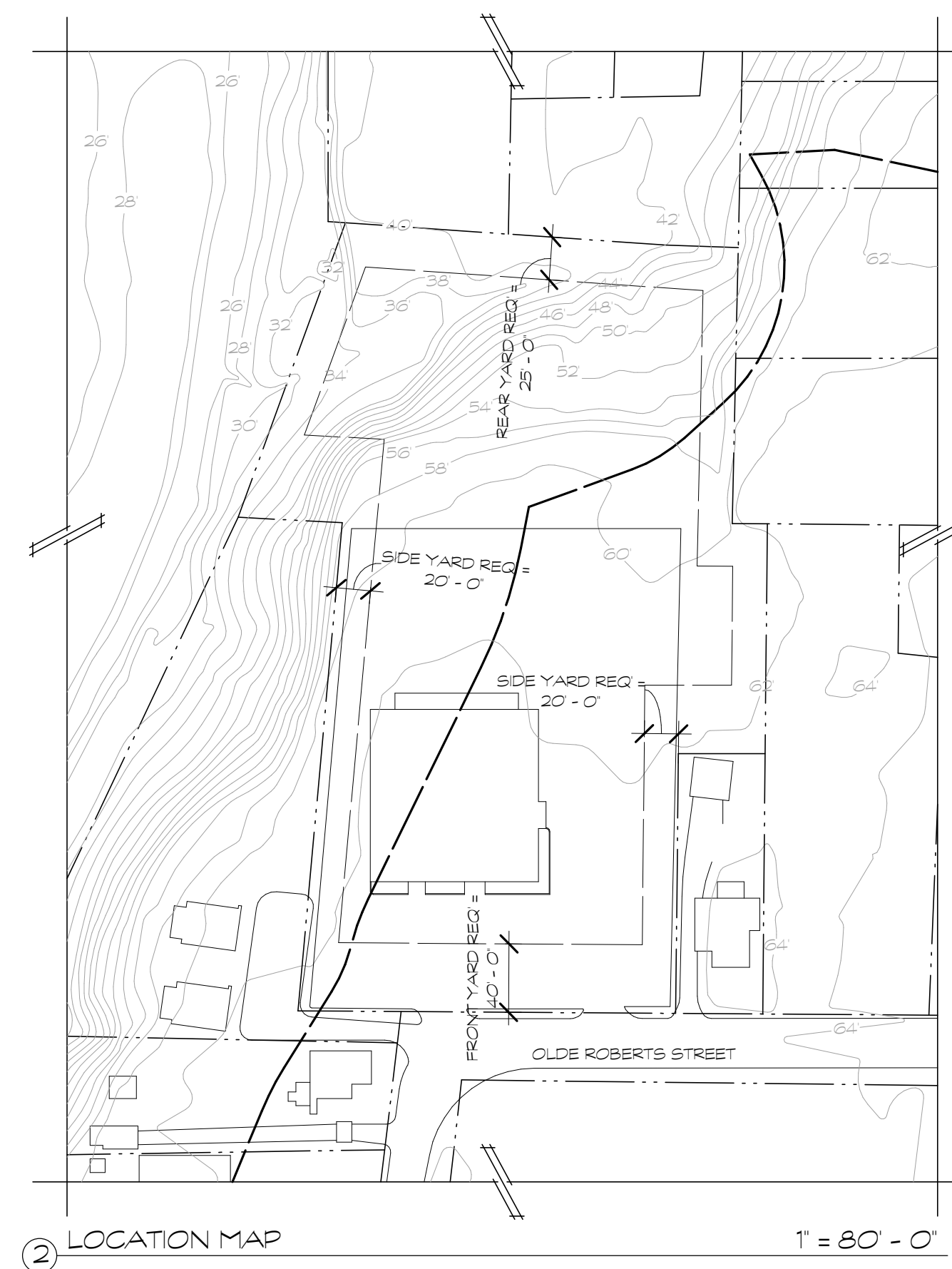
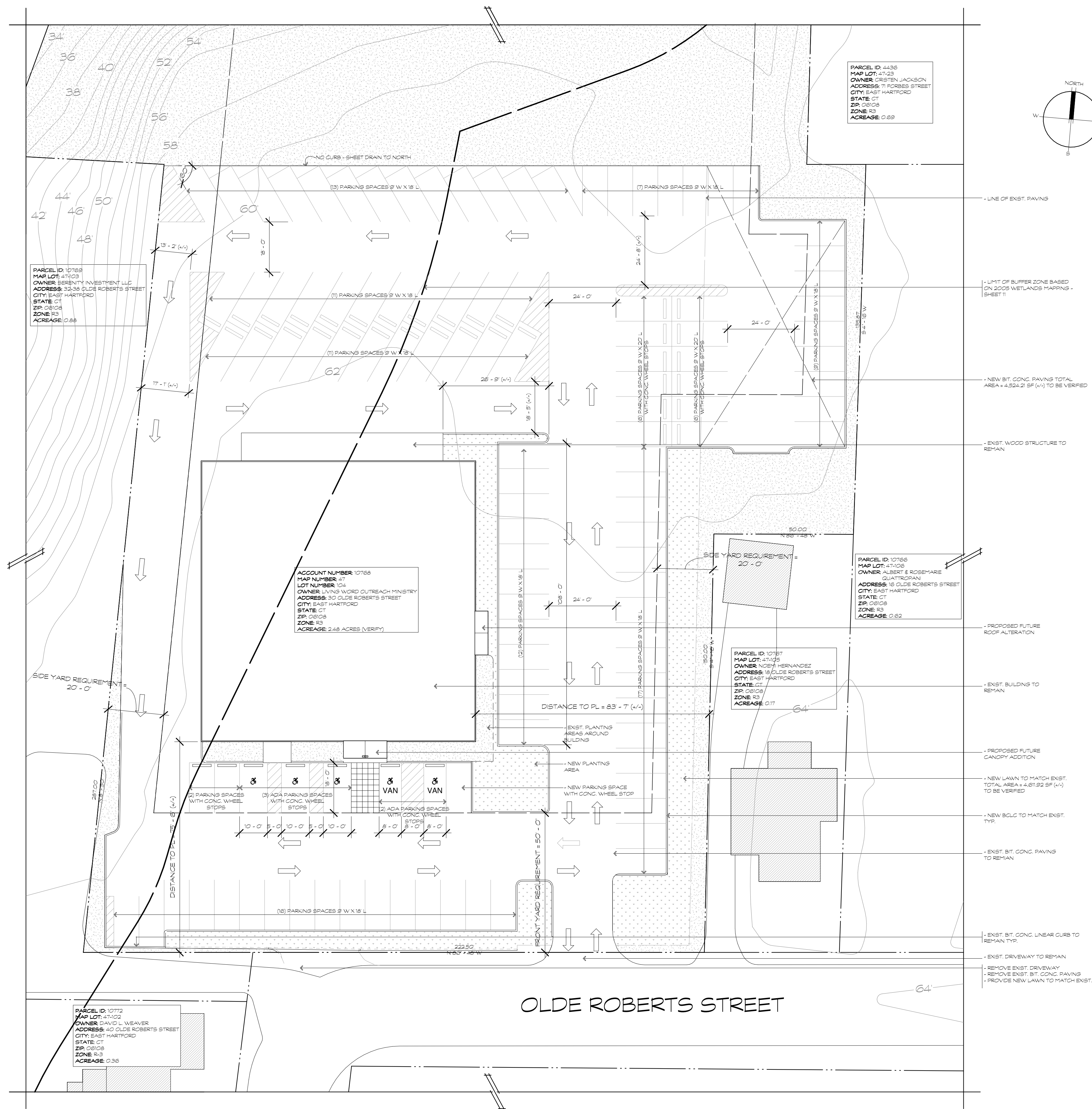


ARCHITECT:
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AO.1



3 POSTED OCCUPANCIES AT EXISTING BUILDING NO SCALE

ZONING SUMMARY FOR 30 OLDE ROBERTS STREET, RESIDENCE (R-3) ZONE [1]			
ITEM	REQUIRED	EXISTING	PROPOSED
LOT SIZES AND AREAS			
LOT WIDTH	85' - 0'	222' - 6' (+/-)	222' - 6' (+/-)
LOT AREA	10,000 SF	2.48 ACRES OR 108,028.80 SF (+/-)	2.48 ACRES OR 108,028.80 SF (+/-)
YARDS			
FRONT YARD	50' - 0' [3]	75' - 6' (+/-)	75' - 6' (+/-)
SIDE YARD(S)	40' - 0' [3]	24' - 0' (+/-) [4] 83' - 7' (+/-) [5]	24' - 0' (+/-) [4] 83' - 7' (+/-) [5]
REAR YARD	25' - 0'	268' - 0' (+/-)	268' - 0' (+/-)
LOT COVERAGE			
BUILDING AREA	NO REQUIREMENT	10,660.75 SF (+/-) OR 10%	10,660.75 SF (+/-) OR 10%
IMPERVIOUS AREA	NO REQUIREMENT	56,642.90 SF (+/-) OR 52%	39,735.28 SF (+/-) OR 38%
GRASS AREA	NO REQUIREMENT	51,385.90 SF (+/-) OR 48%	68,293.52 SF (+/-) OR 62%
HEIGHT			
BUILDING HEIGHT	35' - 0'	EXISTING	EXISTING
PARKING			
PARKING SPACES [6]	ONE (1) PER THREE (3) OCCUPANTS	114 SPACES	116 SPACES
OTHER			
SANCTUARY [7]	N/A	301 / 646	273
FELLOWSHIP HALL [8]	N/A	101 / 217	101
CLASS ROOMS	N/A	—	40
TOTAL OCCUPANCY	N/A	—	414

NOTES:

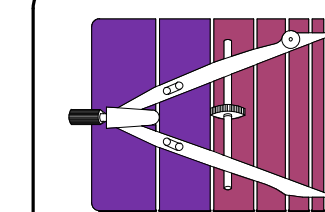
1. ZONING SUMMARY CHART WAS CREATED USING SECTION 303 RESIDENCE (R-3) ZONE OF THE EAST HARTFORD ZONING REGULATIONS; EFFECTIVE ON MARCH 15, 1997 AND REVISED ON SEPTEMBER 2, 2015.
2. PER SECTION 303.3 VACANT OR OCCUPIED LOTS WHICH LEGALLY EXISTED PRIOR TO SEPTEMBER 30, 2001 SHALL HAVE A MINIMUM WIDTH OF 75' - 0' AND AN AREA OF AT LEAST 8,000 SF.
3. PER SECTION 303.2 SUB. B FRONT AND SIDE YARDS SHALL BE TWO (2) TIMES THE REQUIRED SIDE AND FRONT YARDS FOR PERMITTED USES. FRONT YARD REQUIREMENT = 25'; SIDE YARD REQUIREMENT = 20'.
4. MEASUREMENT TAKEN FROM THE WEST FAÇADE OF THE BUILDING TO THE PROPERTY LINE.
5. MEASUREMENT TAKEN FROM THE EAST FAÇADE OF THE BUILDING TO THE PROPERTY LINE.
6. PER SECTION 209.3 SUB. 5 MINIMUM PARKING REQUIREMENT IS ONE (1) SPACE FOR EVERY THREE (3) LEGAL OCCUPANTS 295 OCCUPANTS / 3 = 98 SPACES. EXISTING PROPERTY HAS 118 PARKING SPACES.
7. EXISTING OCCUPANT LOAD IS 301 PERSONS WITH TABLES AND CHAIRS; 646 PERSONS CHAIRS ONLY. PROPOSED OCCUPANCY SHALL BE 295 PERSONS FIXED CHAIRS.
8. EXISTING OCCUPANT LOAD IS 101 PERSONS WITH TABLES AND CHAIRS; 217 PERSONS CHAIRS ONLY.

THE ARCHITECTS

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 HARTFORD, CT 06106
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PROPOSED CHURCH
30 OLDE ROBERTS STREET, EAST HARTFORD, CONNECTICUT
FOR: LIVING WORD OUTREACH MINISTRY

ALL CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS, MATERIALS, AND DIMENSIONS BEFORE
 COMPLETING PRICING, ORDERING, FABRICATING AND/OR ASSEMBLING ANY AND ALL PARTS OF THE WORK.

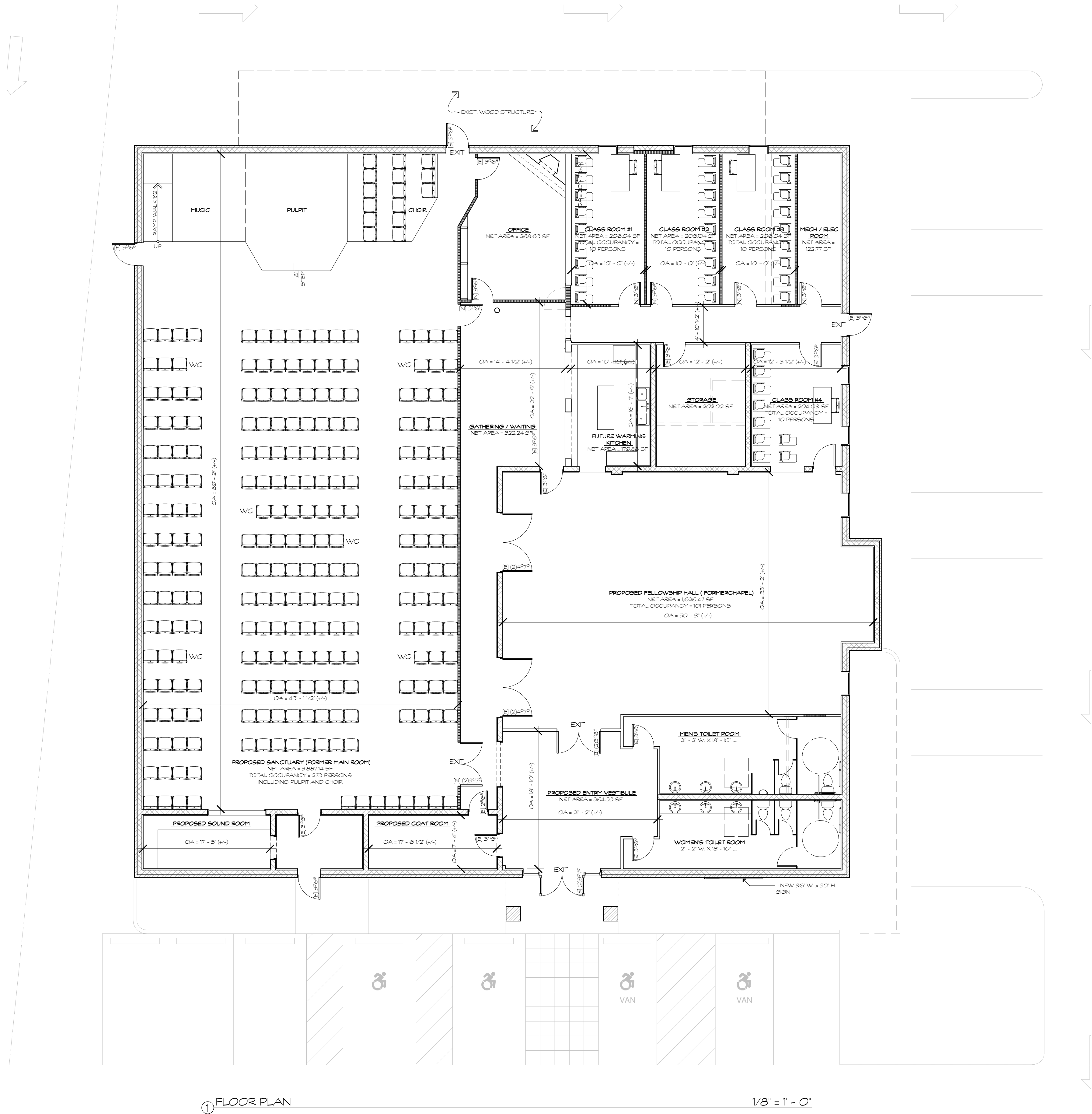


BUILDING PLANS - SCHEMATIC SITE PLAN, LOCATION MAP, ZONING CHART

SCALE: AS NOTED **REVISIONS: APRIL 18, 2019**
DATE: MARCH 7, 2019

PROJ. NO: 18130
DWG. NO:

A1.1

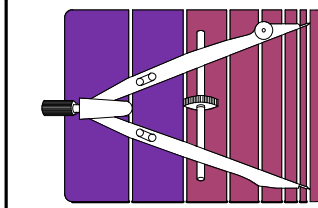


1 FLOOR PLAN

1/8" = 1' - 0"

BUILDING PLANS - FLOOR PLAN

SCALE: AS NOTED REVISIONS: APRIL 18, 2019
DATE: MARCH 7, 2019



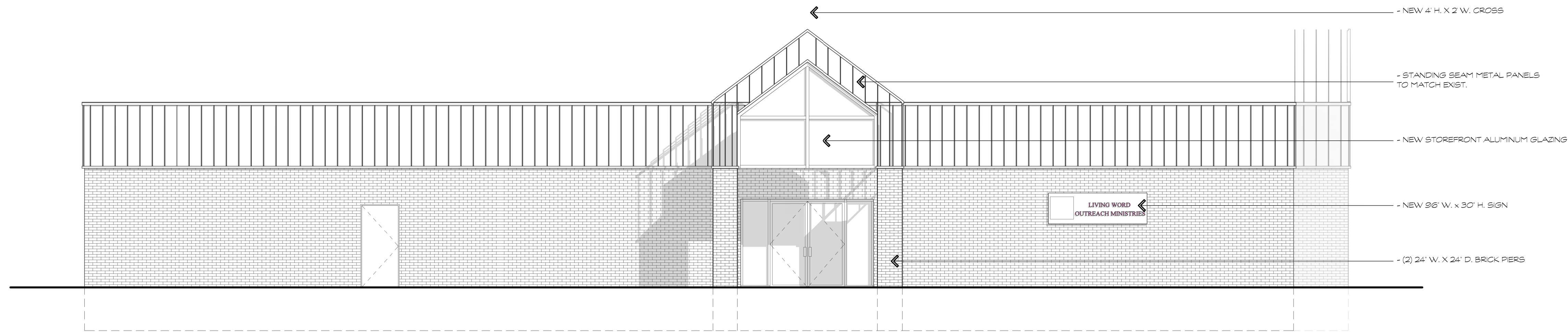
PROPOSED CHURCH
30 OLDE ROBERTS STREET, EAST HARTFORD, CONNECTICUT
FOR: LIVING WORD OUTREACH MINISTRY

THE ARCHITECTS
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PROJ. NO: 18130
DWG. NO:

A1.2



① BUILDING ELEVATIONS

3/16" = 1' - 0"



- NEW 28' W. x 30' H. SIGN



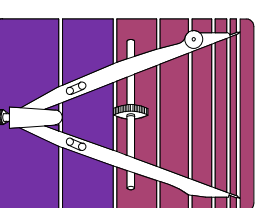
② BUILDING 3D VIEW

NO SCALE

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BUILDING ELEVATIONS

SCALE: AS NOTED REVISIONS: APRIL 18, 2019

DATE: MARCH 7, 2019

PROJ. NO: 18130
DWG. NO:

A2.1