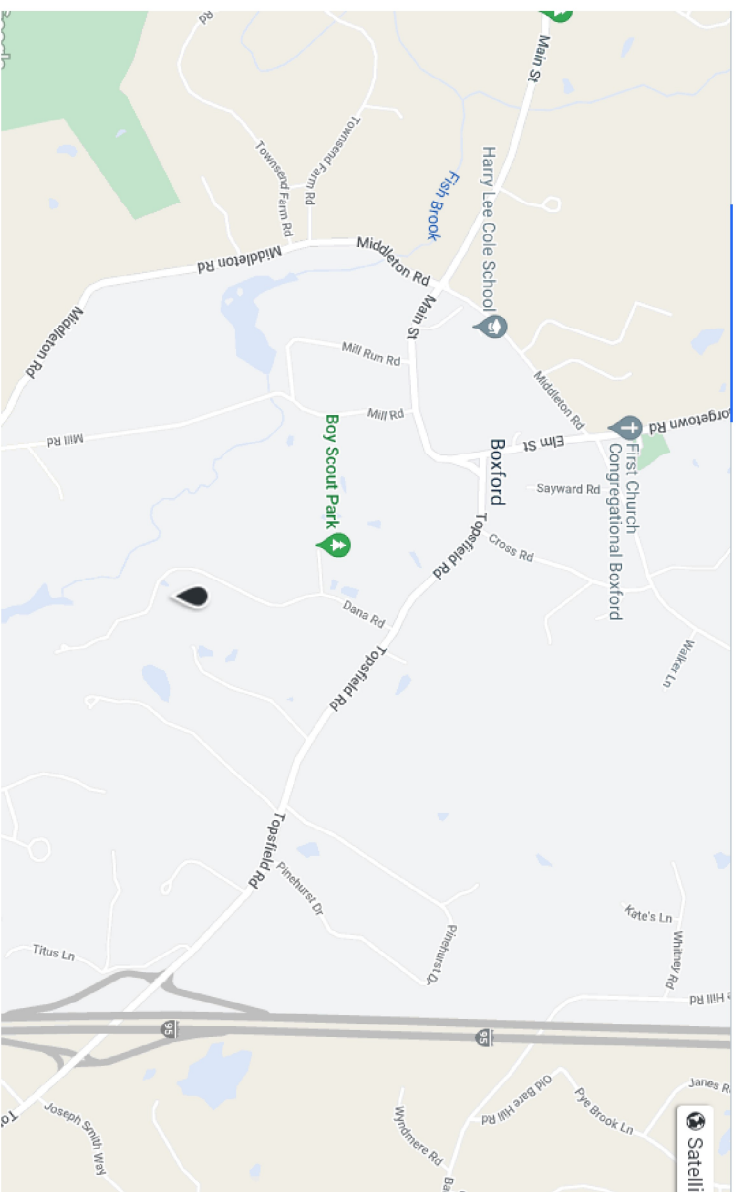


RESIDENCE AT 28 DANA ROAD

BOXFORD, MA 01921

LOWER LEVEL

PROPERTY OWNERS
MATTHEW AND BARBARA BISCEGLIA



VICINITY MAP



CRISTINA PISCITELLO
36 LANCASTER RD
NORTH ANDOVER, MA 01845
TEL 617.438.1399



BRIAN BEASLEY
P.O. BOX 612
NORTH ANDOVER, MA 01845
TEL 978.201.7923

LIST OF DRAWINGS:

- Z-100 ZONING CALCULATIONS
- A-102a PROPOSED FLOOR PLAN ACCESSORY APT LOWER LVL
- EX-100 EXISTING FLOOR PLAN - LOWER LEVEL
- EX-101 EXISTING FLOOR PLAN - FIRST FLOOR
- EX-102 EXISTING FLOOR PLAN - SECOND FLOOR



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CAD NAME: BISCCEGLIA
ZIP NAME:

28 DANA ROAD
BOXFORD, MA 01921

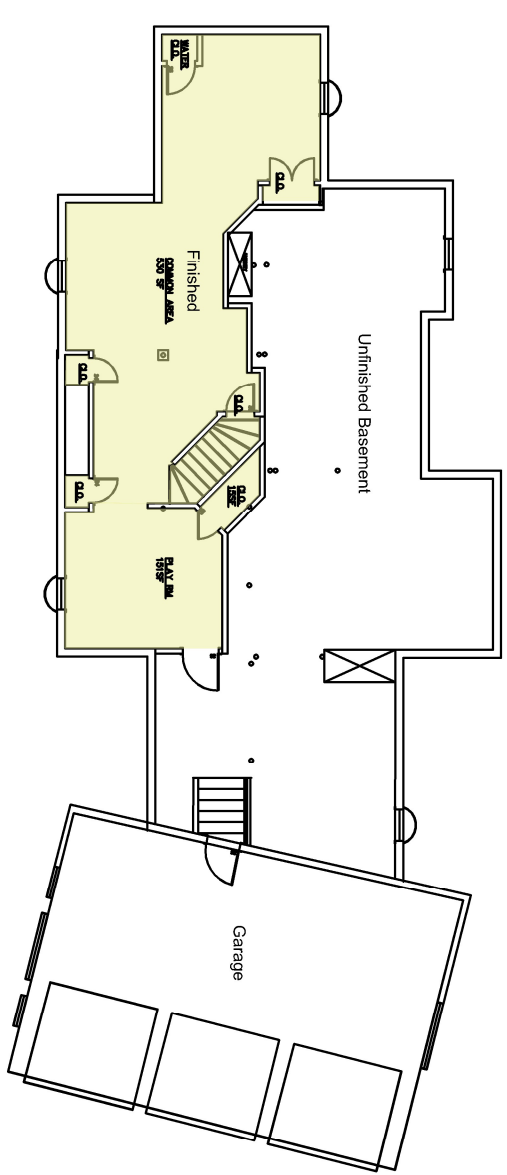
ZONING CALCULATIONS
REVISIONS

SCALE: 1/16"=1'-0"
DATE: 7-6-23
DESIGN: CP
SALES:
JOB #:
PERMIT X
INSTALLATION
DRAWING NO:

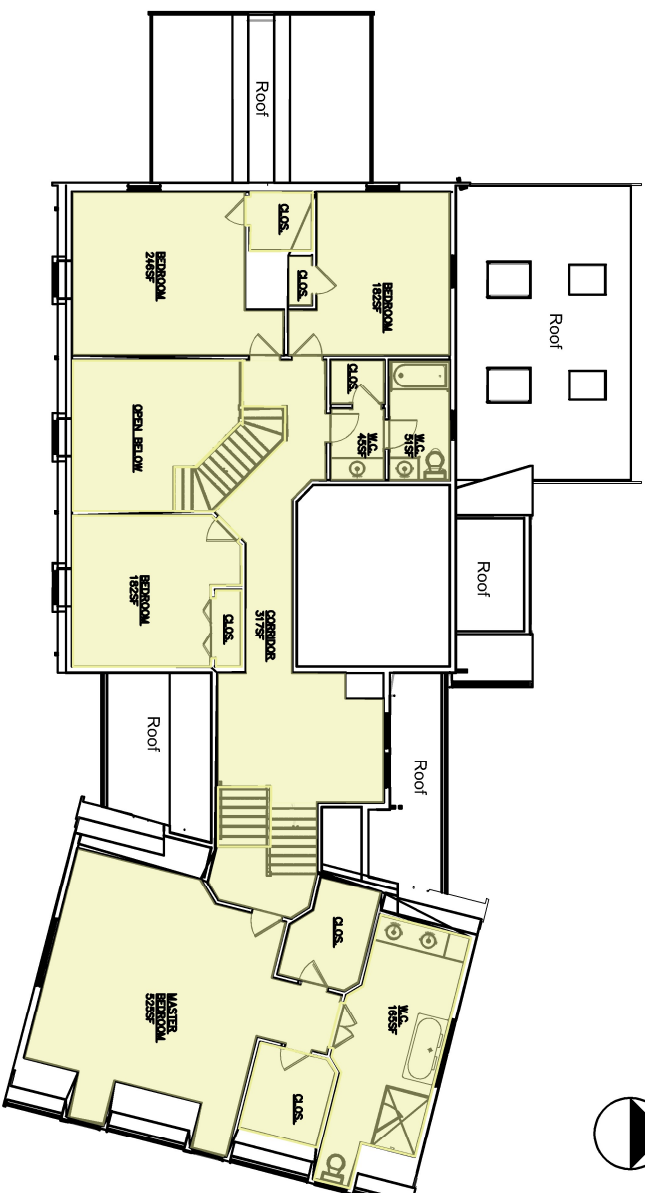
Z-100



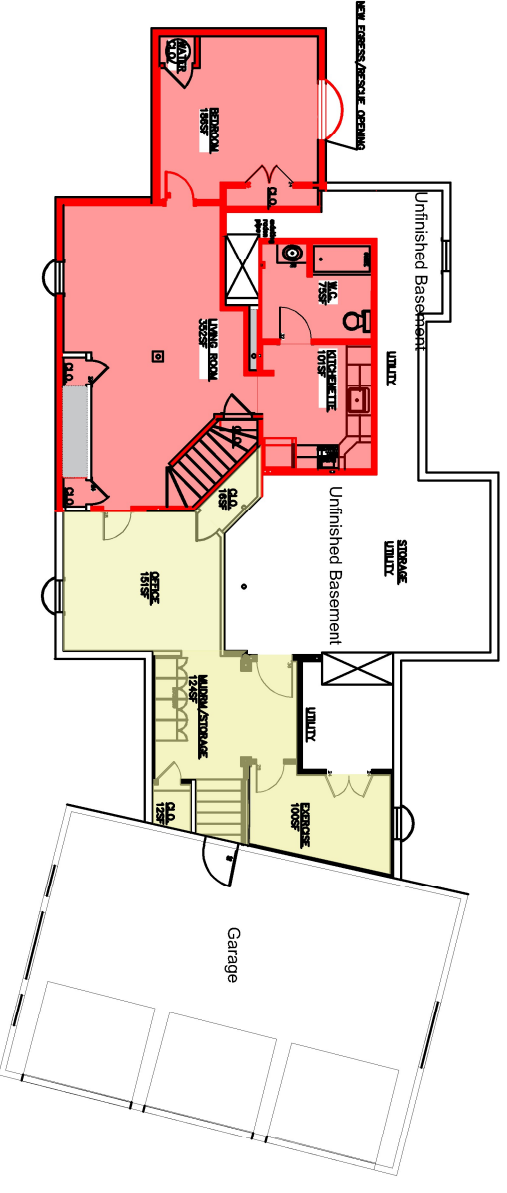
FIRST FLOOR SQ. FOOTAGE
1734 SF (less 3 Season Sunroom)



EXISTING LOWER LEVEL SQ. FOOTAGE
696 SF



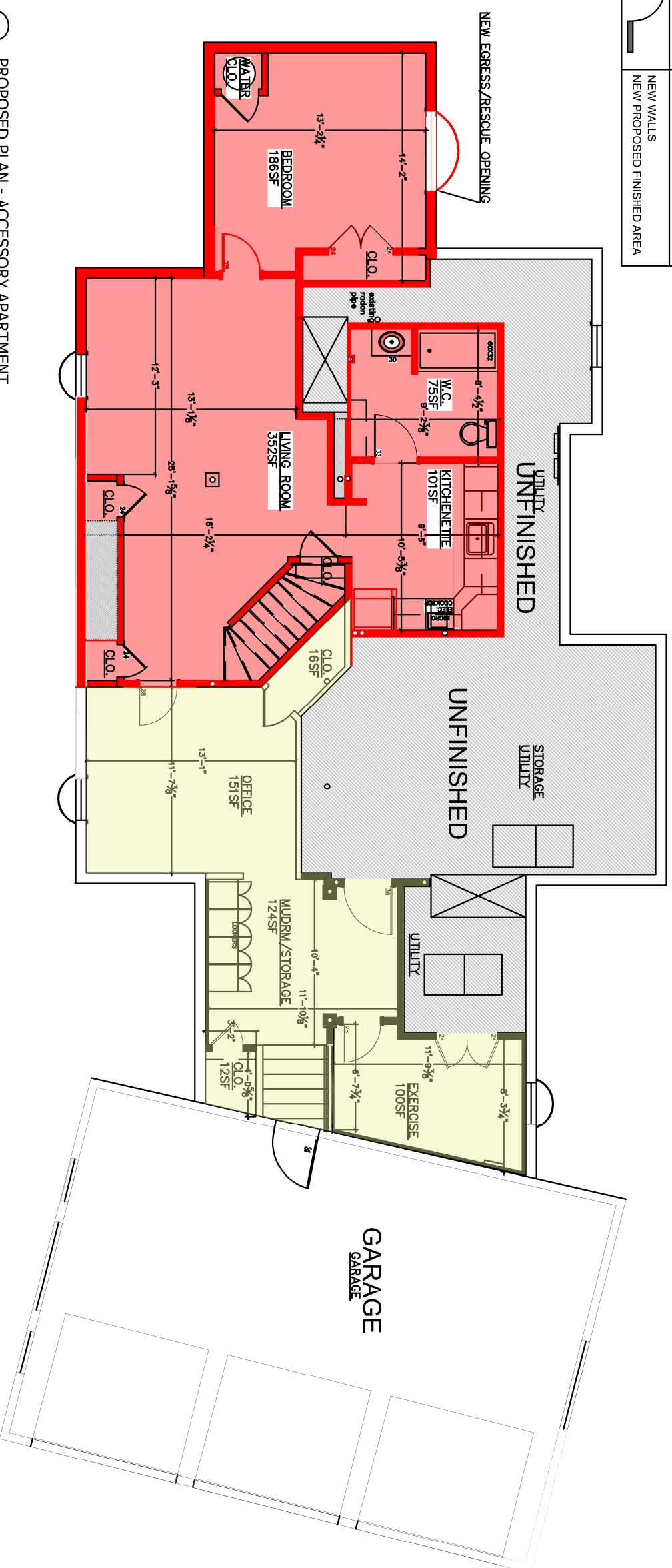
SECOND FLOOR SQ. FOOTAGE
1713 SF



PROPOSED LOWER LEVEL SQ. FOOTAGE
ACCESSORY APT 714 SF
FINISHED SPACE 403 SF

NEW AND EXISTING WALL KEY:

	EXISTING CONSTRUCTION
	ACCESSORY APARTMENT
	NEW WALLS
	NEW PROPOSED FINISHED AREA



1 PROPOSED PLAN - ACCESSORY APARTMENT

Scale: 1/8"=1'-0"

PROPOSED LOWER LEVEL SQ. FOOTAGE

- ACCESSORY APT 714 SF
- FINISHED SPACE 403 SF

Per Article 5 196-13.C.(3)(b):
Accessory Apartment size shall not exceed 1000sf

ALLOWABLE ACCESSORY APARTMENT SIZE

FIRST FLOOR	1734 SF
SECOND FLOOR	1713 SF
FINISHED LOWER LEVEL	1117 SF
TOTAL	4564 SF
	X 25%
	1141 SF
	1141 > 1000

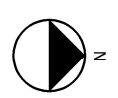
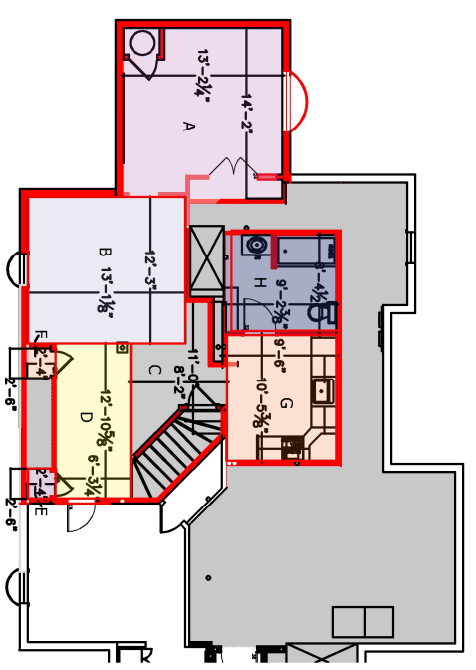
PROPOSED ACCESSORY APARTMENT SIZE

BEDROOM	14'2 X 13'2 = 187sf, including closet
LIVING ROOM	16'2 X 25'2 = 346sf, including stairs less chimney area 21sf
KITCHENETTE	9'6 X 10'6 = 102sf
BATHROOM	8'4 X 9'3 = 79sf
TOTAL	= 714sf

- A 14'2 X 13'3 = 187sf
- B 12'3 X 13'2 = 161sf
- C 11' x 8'2 = 90sf (irregular shape)
- D 12'11 x 6'3 = 86sf
- E = 2'6 X 2'4 = 5sf (irregular shape)
- F = 2'6 X 2'4 = 5sf (irregular shape)
- G 9'6 X 10'6 = 102sf
- H 8'4 X 9'3 = 79sf
- TOTAL = 714sf

2 ACCESSORY APARTMENT AREA CALCULATOR

Scale: 1/16"=1'-0"



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CAD NAME: BISCEGLIA
ZIP NAME:

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BOXFORD, MA 01921

ENLARGED
ACCESSORY APART.

REVISIONS

SCALE:	1/8"=1'-0"
DATE:	7-6-23
DESIGN:	CP
SALES:	
JOB #:	
PERMIT	X
INSTALLATION	
DRAWING NO:	

A-102a



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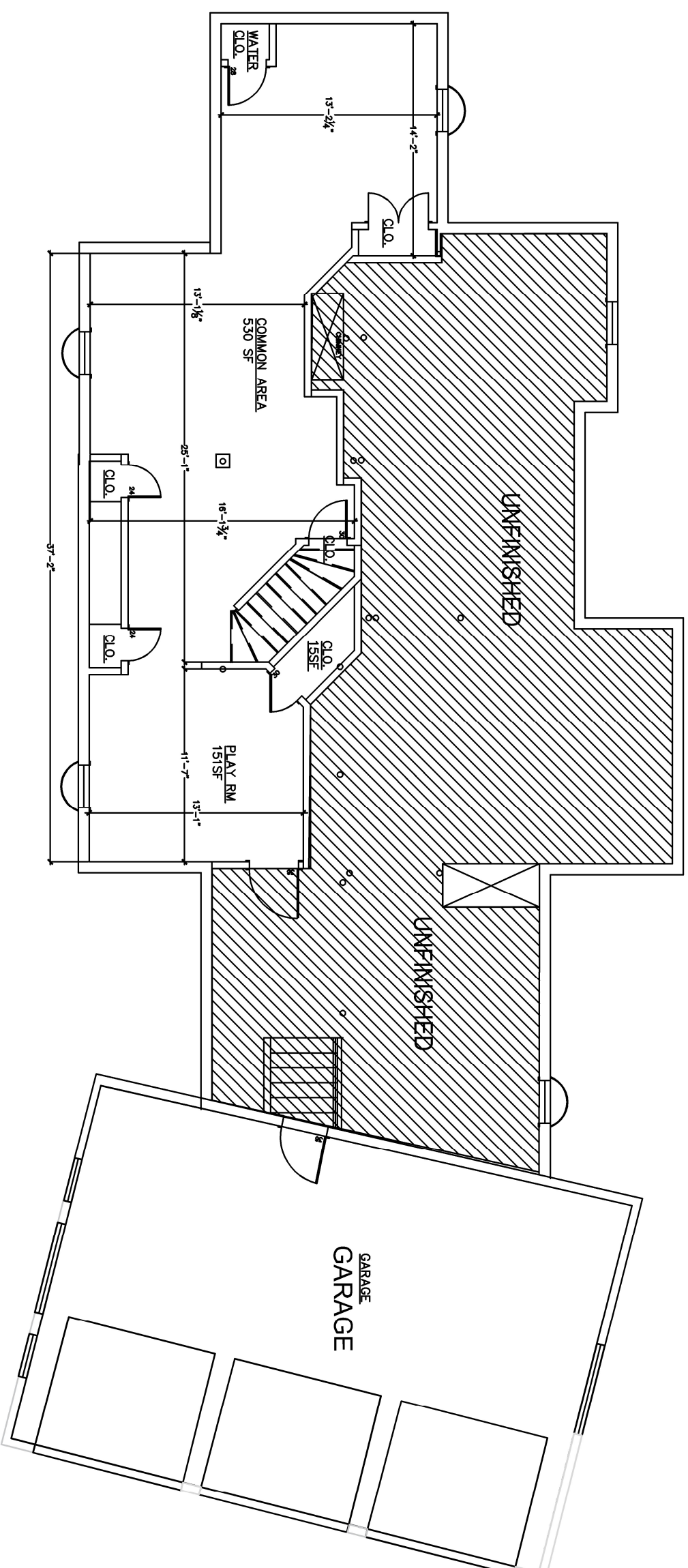
CAD NAME: BISCUGLIA

ZIP NAME:

28 DANA ROAD
BOXFORD, MA 01921

EXIST. LOWER LEVEL

REVISIONS



1 EXISTING PLAN - LOWER LEVEL

696 SQFT
Scale: 1/8"=1'-0"

SCALE: 1/8"=1'-0"

DATE: 7-6-23

DESIGN: CP

SALES:

JOB #:

PERMIT

INSTALLATION

DRAWING NO:

EX-100



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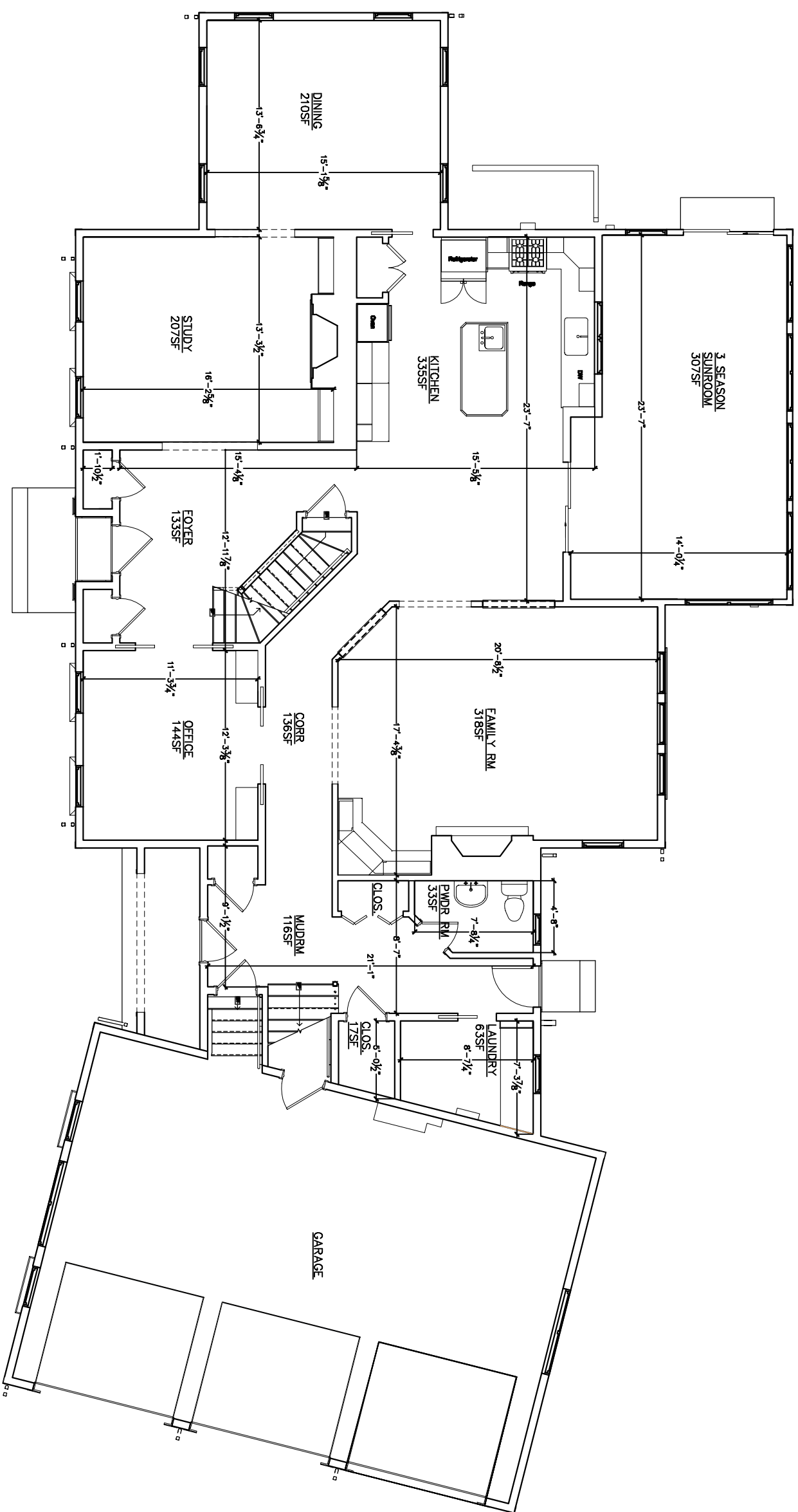
CAD NAME: BISCUGLIA

ZIP NAME:

28 DANA ROAD
BOXFORD, MA 01921

EXISTING FIRST FLOOR

REVISIONS



1 EXISTING PLAN - FIRST FLOOR

1734 SQFT

Scale: 1/8"=1'-0"

SCALE: 1/8"=1'-0"

DATE: 7-6-23

DESIGN: CP

SALES:

JOB #:

PERMIT

INSTALLATION

DRAWING NO:

EX-101



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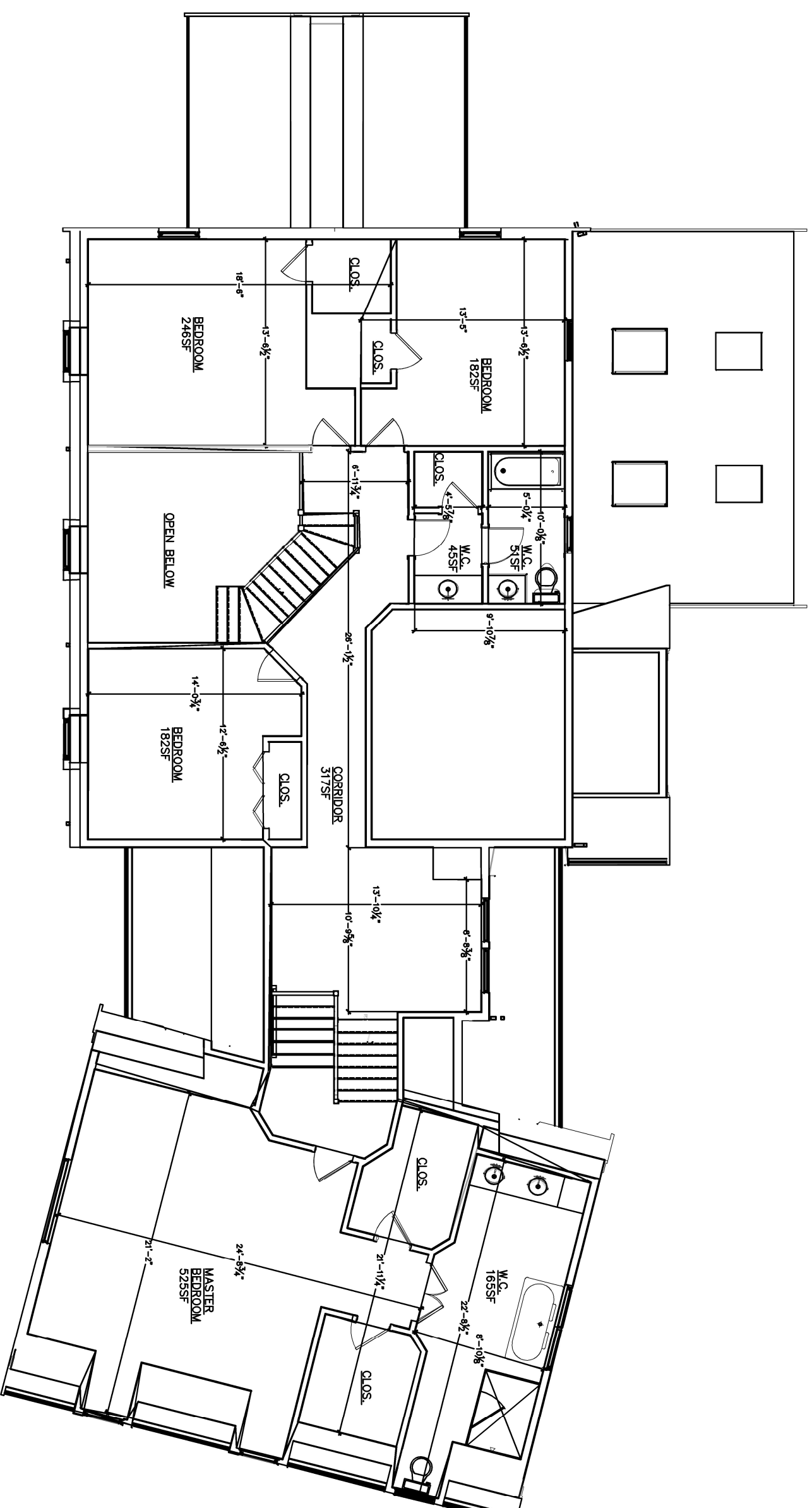
CAD NAME: BISCIELLA

ZIP NAME:

28 DANA ROAD
BOXFORD, MA 01921

EXIST. SECOND FLOOR

REVISIONS



1 EXISTING PLAN - SECOND FLOOR

1713 SQFT
Scale: 1/8"=1'-0"

SCALE: 1/8"=1'-0"

DATE: 7-6-23

DESIGN: CP

SALES:

JOB #: _____

PERMIT _____ X

INSTALLATION _____

DRAWING NO:

EX-102