

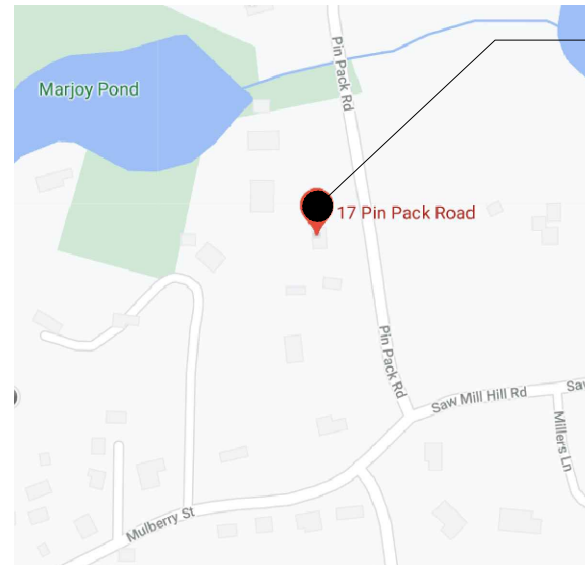
# KEULS-BUCK RESIDENCE - ADDITION

17 PIN PACK ROAD  
RIDGEFIELD, CONNECTICUT

ARCHITECT:

DONALD CANTILLO, ARCHITECT PLLC  
421 SEVENTH AVENUE SUITE 901  
NEW YORK, NEW YORK 10001  
(C) 646.270.5300  
DONCANTILLO@DONCANTILLO.COM

## SITE LOCATION:



SITE LOCATION

## SCOPE:

PROPOSED ADDITION TO THE EXISTING 2 STORY SINGLE FAMILY RESIDENCE WHICH ENCROACHES THE SIDE SETBACK AT THE NORTH SIDE OF THE PROPERTY.

## BUILDING DATA

2 STORY SINGLE FAMILY RESIDENCE

### PROPERTY CHARACTERISTICS:

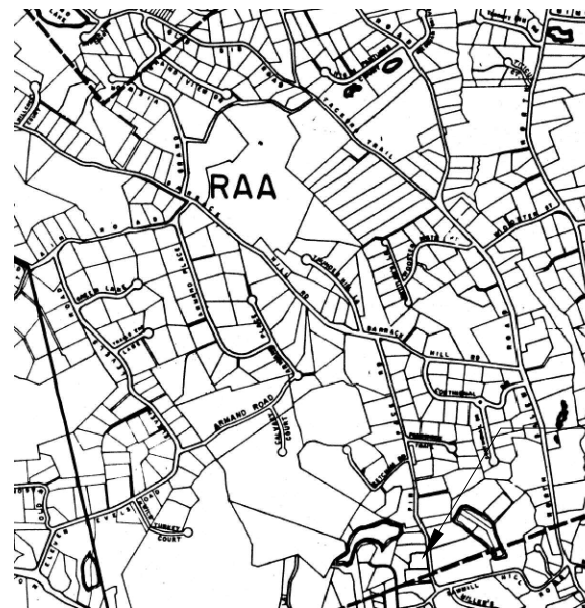
LOT AREA:	43,560 SQ. FT. (ACRES .91 ±)
BUILDING COUNT:	2
YEAR BUILT:	1920'S (ESTIMATED)
NUMBER OF FLOORS :	2

OCCUPANCY CLASSIFICATION:	RESIDENTIAL
BUILDING HEIGHT	23'-7"± @ EXTG. MAIN STRUCTURE

ALLOWABLE BUILDING LOT COVERAGE:	3,440 SQ. FT.
EXISTING BUILDING LOT COVERAGE:	2,737 SQ. FT.
PROPOSED BUILDING LOT COVERAGE:	2,821 SQ. FT.

ALLOWABLE FLOOR AREA RATIO:	5,850 SQ. FT.
EXISTING FLOOR AREA RATIO:	4,027 SQ FT
PROPOSED FLOOR AREA RATIO:	4,111 SQ FT

## ZONING AND ZONING MAP:



SITE LOCATION

ZONING: RAA

## KEULS-BUCK RESIDENCE

17 PIN PACK RD  
RIDGEFIELD, CT

ISSUE:  
2020.09.15 - ZONING BOARD -  
SETBACK VARIANCE  
2020.08.21 - HVAC REVIEW SET

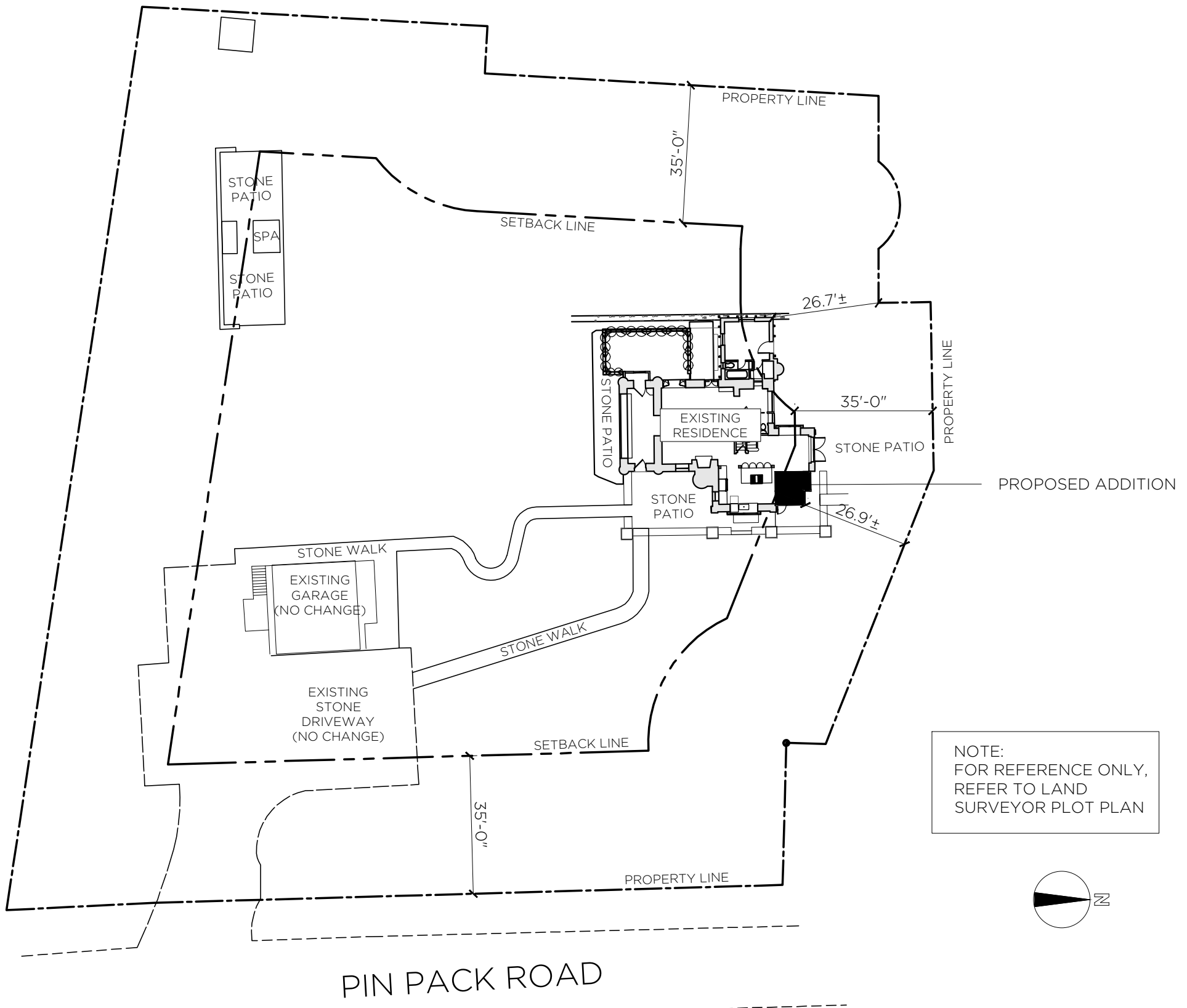
DESCRIPTION:  
COVER SHEET

DATE:	DRAWN BY:
2020.09.18	KFB

SHEET NO.:

CS

ARCHITECT:  
 DONALD CANTILLO, ARCHITECT PLLC  
 421 SEVENTH AVENUE SUITE 901  
 NEW YORK, NEW YORK 10001  
 (C) 646.270.5300  
 DONCANTILLO@DONCANTILLO.COM



NOTE:  
 FOR REFERENCE ONLY,  
 REFER TO LAND  
 SURVEYOR PLOT PLAN

**KEULS-BUCK  
 RESIDENCE**  
 17 PIN PACK RD  
 RIDGEFIELD, CT

ISSUE:  
 2020.09.15 - ZONING BOARD -  
 SETBACK VARIANCE  
 2020.08.21 - HVAC REVIEW SET

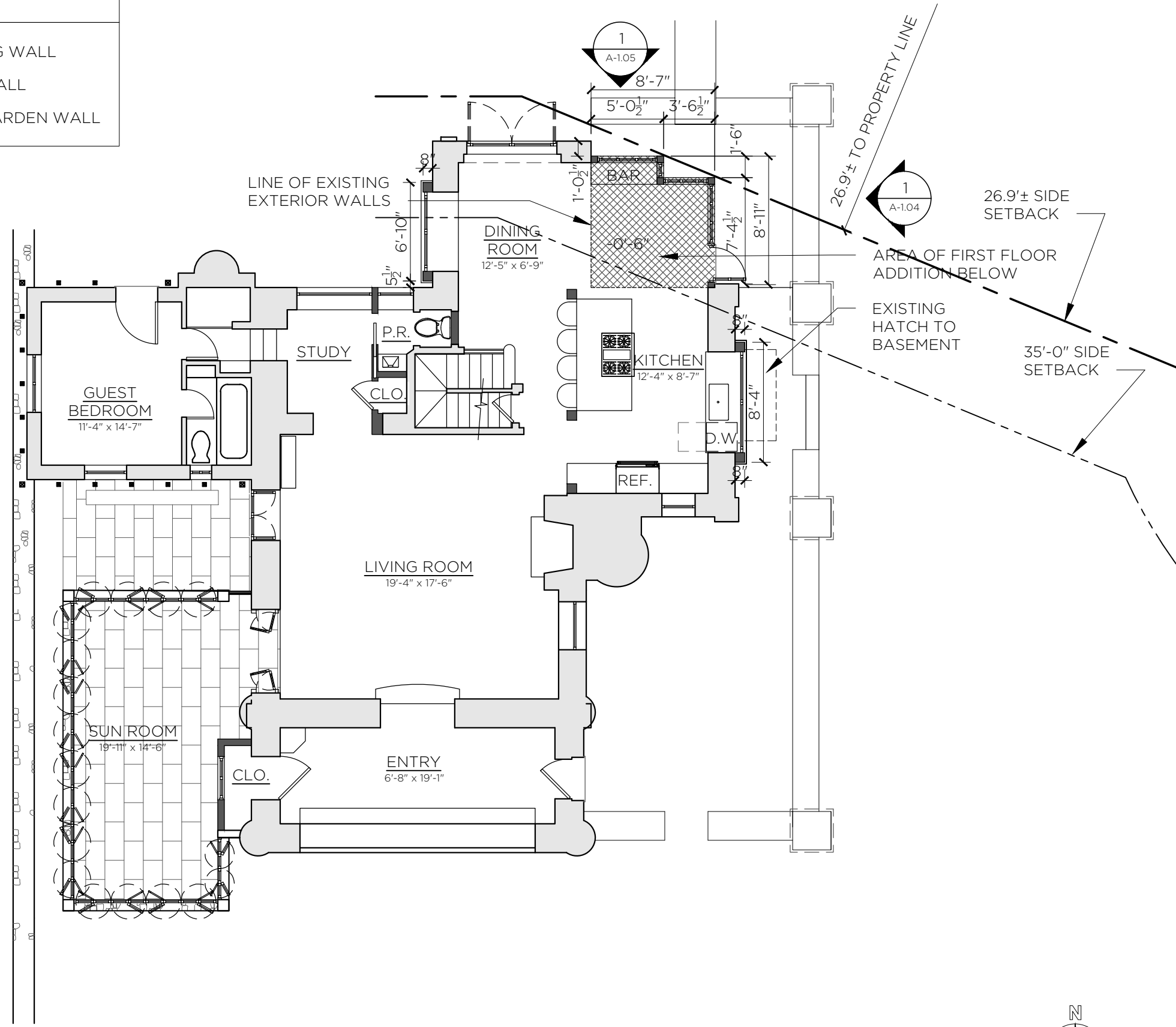
DESCRIPTION:  
 SITE PLAN

DATE: 20.9.18	DRAWN BY: KFB
------------------	------------------

SHEET NO.:  
**C-1.00**

**WALL LEGEND**

- EXSTING WALL
- NEW WALL
- LOW GARDEN WALL



ARCHITECT:  
 DONALD CANTILLO, ARCHITECT PLLC  
 421 SEVENTH AVENUE SUITE 901  
 NEW YORK, NEW YORK 10001  
 (C) 646.270.5300  
 DONCANTILLO@DONCANTILLO.COM

**KEULS-BUCK RESIDENCE**  
 17 PIN PACK RD  
 RIDGEFIELD, CT

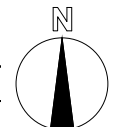
ISSUE:  
 2020.09.15 - ZONING BOARD -  
 SETBACK VARIANCE  
 2020.08.21 - HVAC REVIEW SET

DESCRIPTION:  
 FIRST FLOOR PLAN -  
 PROPOSED

DATE: 2020.08.21  
 DRAWN BY: KFB

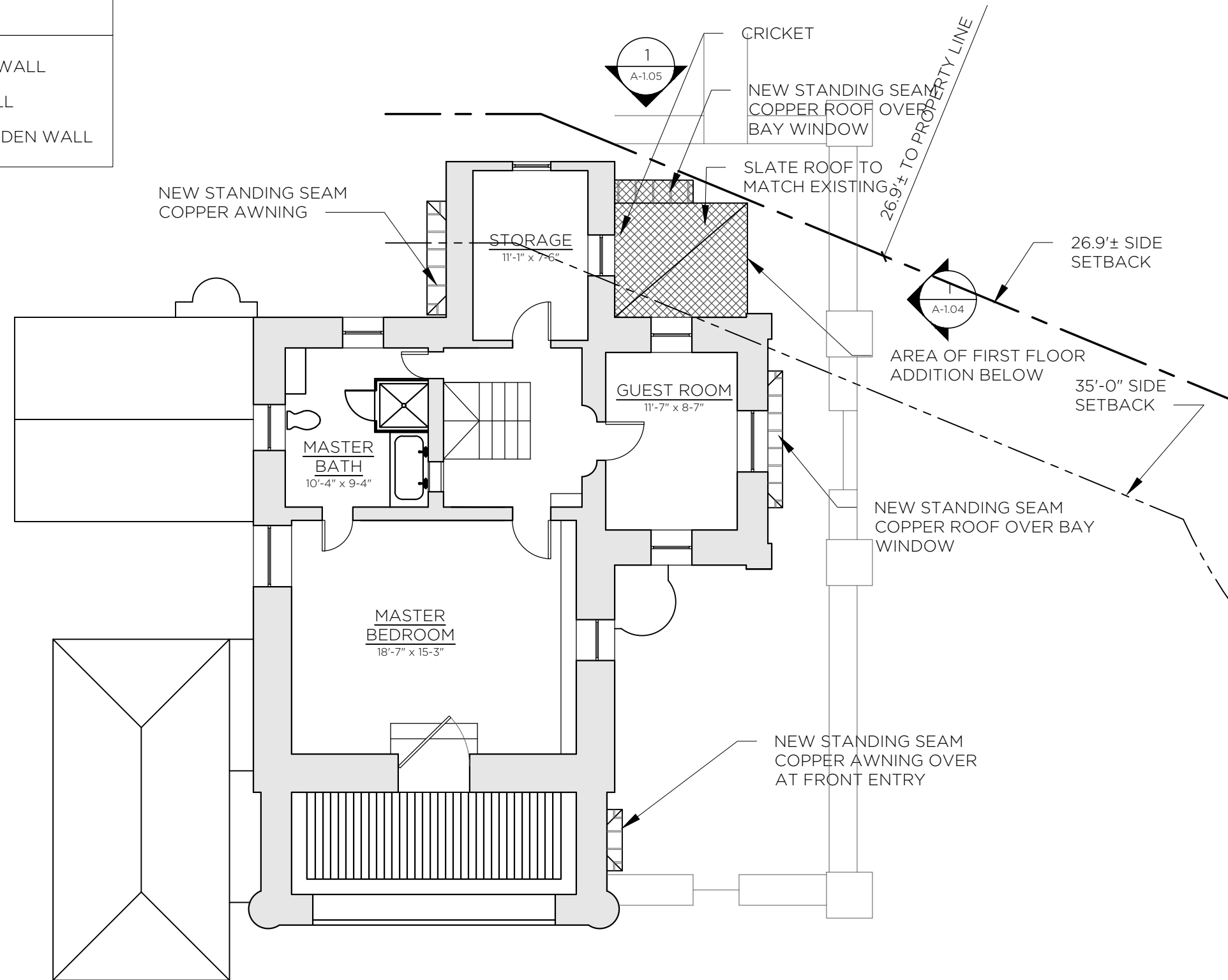
SHEET NO.:  
**A-1.01**

**1 FIRST FLOOR PLAN - PROPOSED**  
 1/8" = 1'-0"



**WALL LEGEND**

- EXSTING WALL
- NEW WALL
- LOW GARDEN WALL



ARCHITECT:  
 DONALD CANTILLO, ARCHITECT PLLC  
 421 SEVENTH AVENUE SUITE 901  
 NEW YORK, NEW YORK 10001  
 (C) 646.270.5300  
 DONCANTILLO@DONCANTILLO.COM

**KEULS-BUCK RESIDENCE**  
 17 PIN PACK RD  
 RIDGEFIELD, CT

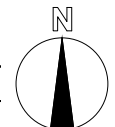
ISSUE:  
 2020.09.15 - ZONING BOARD -  
 SETBACK VARIANCE  
 2020.08.21 - HVAC REVIEW SET

DESCRIPTION:  
 SECOND FLOOR  
 PLAN WITH PARTIAL  
 ROOF PLAN



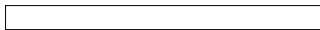
DATE: 2020.08.21  
 DRAWN BY: KFB

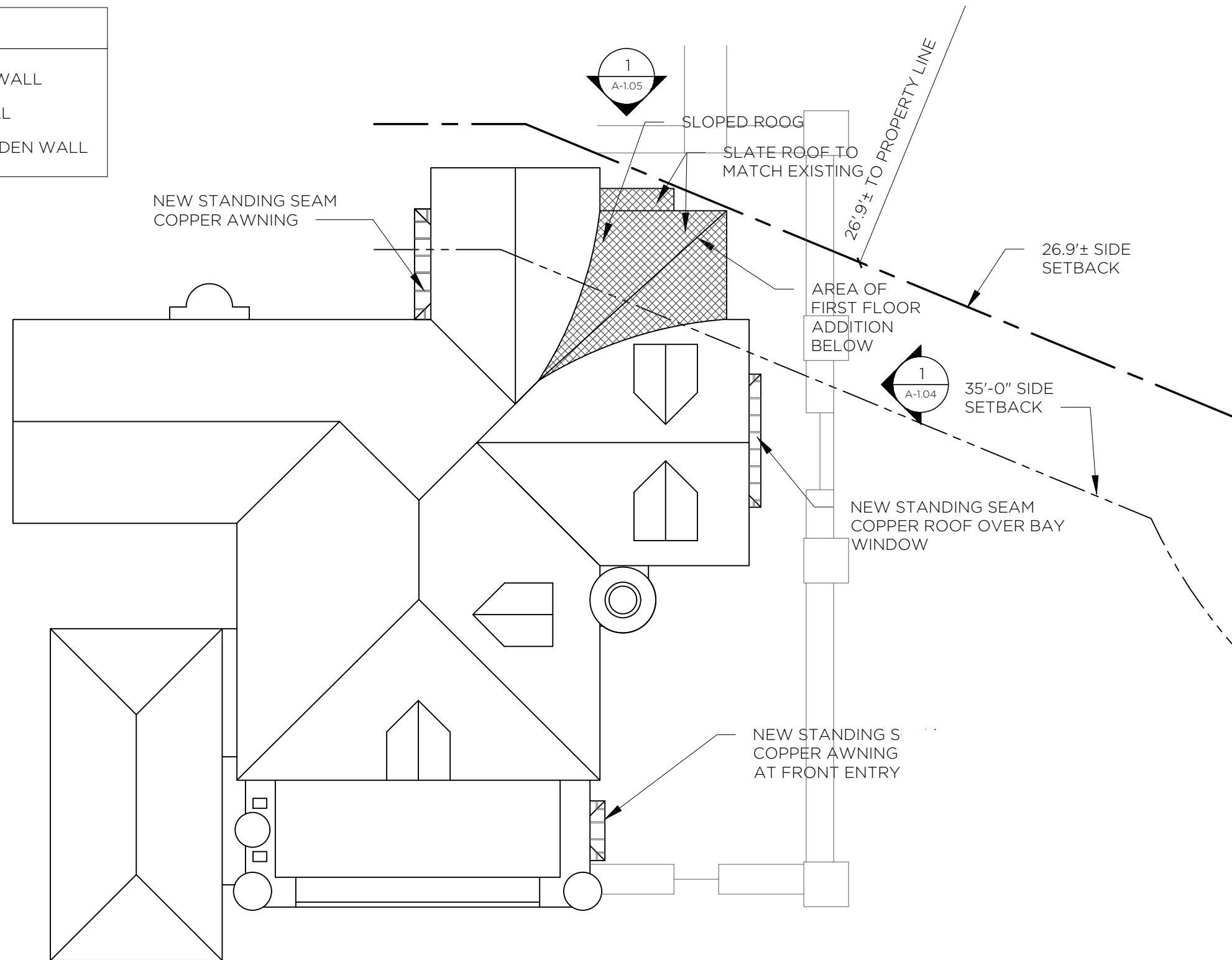
SHEET NO.:  
**A-1.02**

**1 SECOND FLOOR PLAN - NO CHANGE**  
 1/8" = 1'-0"



**WALL LEGEND**

-  EXSTING WALL
-  NEW WALL
-  LOW GARDEN WALL



ARCHITECT:  
 DONALD CANTILLO, ARCHITECT PLLC  
 421 SEVENTH AVENUE SUITE 901  
 NEW YORK, NEW YORK 10001  
 (C) 646.270.5300  
 DONCANTILLO@DONCANTILLO.COM

**KEULS-BUCK RESIDENCE**  
 17 PIN PACK RD  
 RIDGEFIELD, CT

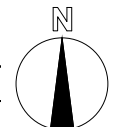
ISSUE:  
 2020.09.15 - ZONING BOARD -  
 SETBACK VARIANCE  
 2020.08.21 - HVAC REVIEW SET

DESCRIPTION:  
 ROOF PLAN

DATE: 2020.08.21  
 DRAWN BY: KFB

SHEET NO.:  
**A-1.03**

**1 ROOF PLAN**  
 1/8" = 1'-0"



ARCHITECT:  
 DONALD CANTILLO, ARCHITECT PLLC  
 421 SEVENTH AVENUE SUITE 901  
 NEW YORK, NEW YORK 10001  
 (C) 646.270.5300  
 DONCANTILLO@DONCANTILLO.COM

**KEULS-BUCK RESIDENCE**  
 17 PIN PACK RD  
 RIDGEFIELD, CT

ISSUE:  
 2020.09.15 - ZONING BOARD -  
 SETBACK VARIANCE  
 2020.08.21 - HVAC REVIEW SET

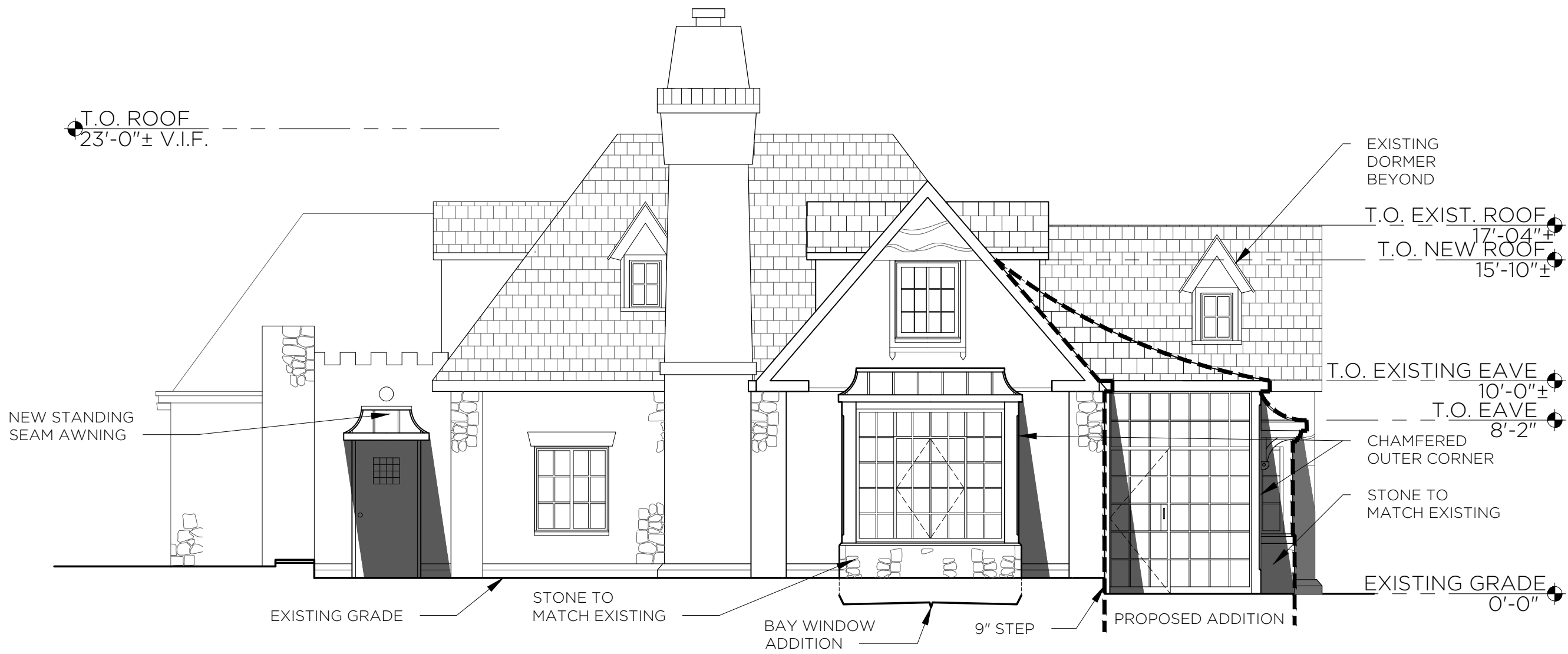
DESCRIPTION:  
 EXTERIOR  
 ELEVATION - NORTH

DATE:  
 2020.08.21

DRAWN BY:  
 KFB

SHEET NO.:

**A-1.04**



**1 EAST ELEVATION - PROPOSED**  
 3/16" = 1'-0"

ARCHITECT:

DONALD CANTILLO, ARCHITECT PLLC  
421 SEVENTH AVENUE SUITE 901  
NEW YORK, NEW YORK 10001  
(C) 646.270.5300  
DONCANTILLO@DONCANTILLO.COM

### KEULS-BUCK RESIDENCE

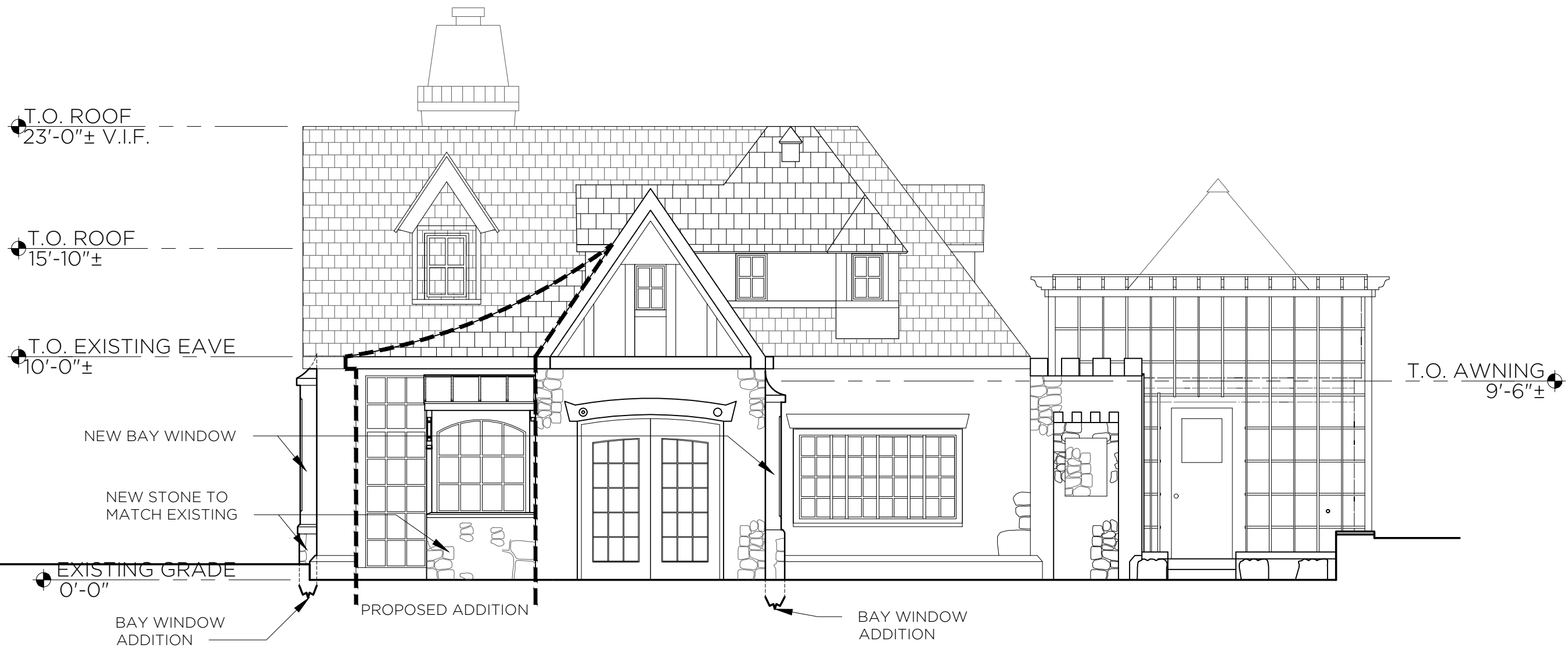
17 PIN PACK RD  
RIDGEFIELD, CT

ISSUE:  
2020.09.15 - ZONING BOARD -  
SETBACK VARIANCE  
2020.08.21 - HVAC REVIEW SET

DESCRIPTION:  
EXTERIOR  
ELEVATION - WEST

DATE: 2020.08.21  
DRAWN BY: KFB

SHEET NO.:  
A-1.05



1 NORTH ELEVATION - PROPOSED  
1/32" = 1'-0"

ARCHITECT:

DONALD CANTILLO, ARCHITECT PLLC  
421 SEVENTH AVENUE SUITE 901  
NEW YORK, NEW YORK 10001  
(C) 646.270.5300  
DONCANTILLO@DONCANTILLO.COM



## KEULS-BUCK RESIDENCE

17 PIN PACK RD  
RIDGEFIELD, CT

ISSUE:  
2020.09.15 - ZONING BOARD -  
SETBACK VARIANCE  
2020.08.21 - HVAC REVIEW SET

DESCRIPTION:  
PERSPECTIVE

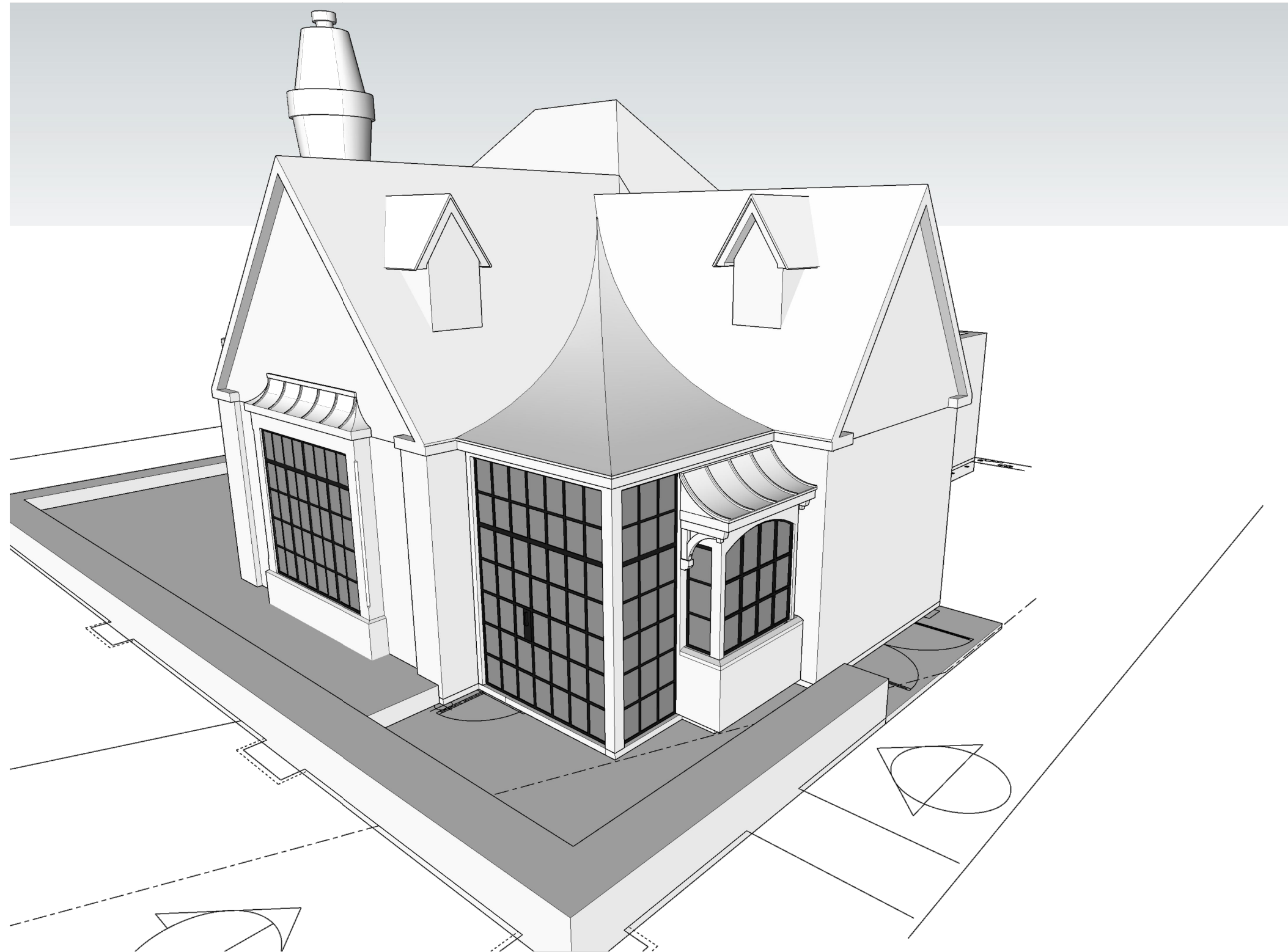
1 PERSPECTIVES

3/16" = 1'-0"

DATE: 2020.08.21  
DRAWN BY: KFB

SHEET NO.:  
A-1.06





ARCHITECT:  
DONALD CANTILLO, ARCHITECT PLLC  
421 SEVENTH AVENUE SUITE 901  
NEW YORK, NEW YORK 10001  
(C) 646.270.5300  
DONCANTILLO@DONCANTILLO.COM

**KEULS-BUCK  
RESIDENCE**  
17 PIN PACK RD  
RIDGEFIELD, CT

ISSUE:  
2020.09.15 - ZONING BOARD -  
SETBACK VARIANCE  
2020.08.21 - HVAC REVIEW SET

DESCRIPTION:  
PERSPECTIVE

DATE: 2020.08.21	DRAWN BY: KFB
---------------------	------------------

SHEET NO.:  
**A-1.07**