



O'NEILL  
ARCHITECTS

4 Quicks Lane  
Kantick, NY 10536  
914 232-7373  
917 848-9425  
wfo@wfoell.com  
www.wfoell.com

Description:

Date:

Rev:

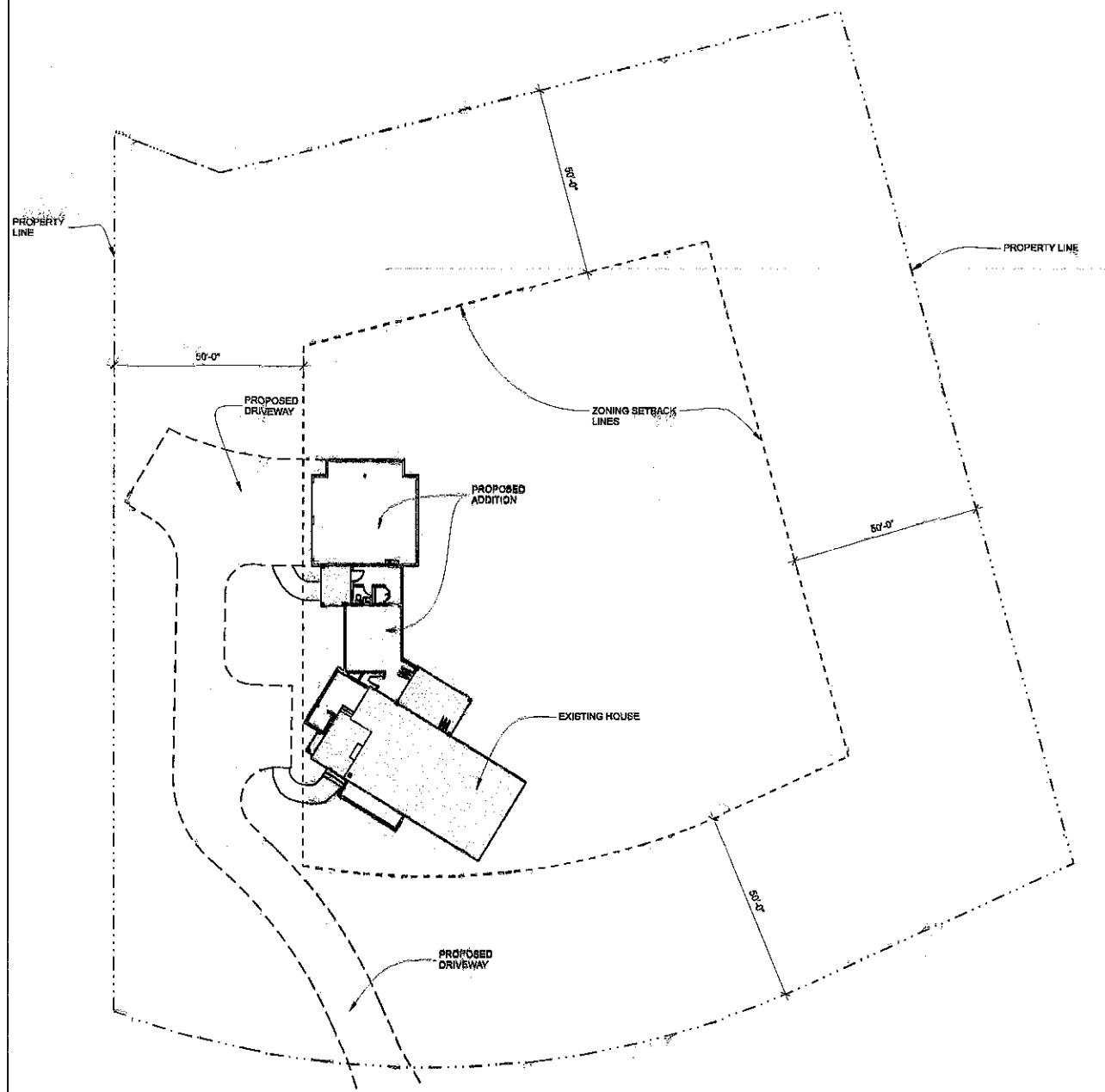
Manzana Residence  
20 South Shore Drive  
Edgewater, CT 06877

Plan Plan

ISSUE DATE  
08-17-2022

**A.00**

August 16, 2022



1 Plot Plan  
1" = 20'-0"



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4 Quicks Lane  
Katonah, NY 10536  
914 232-7373  
917 848-9425  
wfon@wfonell.com  
www.wfonell.com

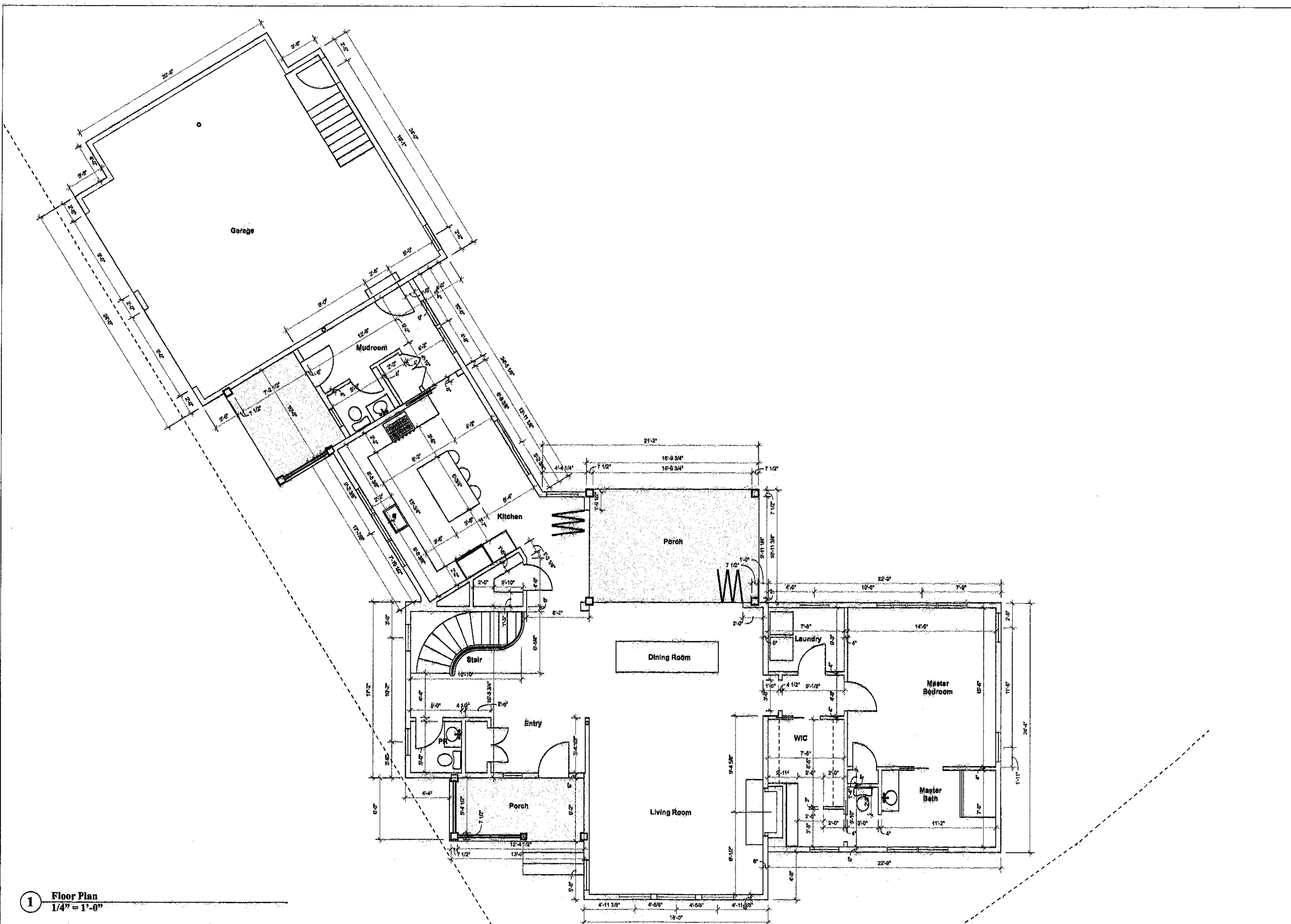
Rev. Date: Description:

Homeowner Residence:  
20 South Shore Drive  
Ridgefield, CT 06877

First Floor Plan  
1/4" = 1'-0"

ISSUE DATE  
08-17-2022

**A.01**



**1** Floor Plan  
1/4" = 1'-0"



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Rev. Description Date

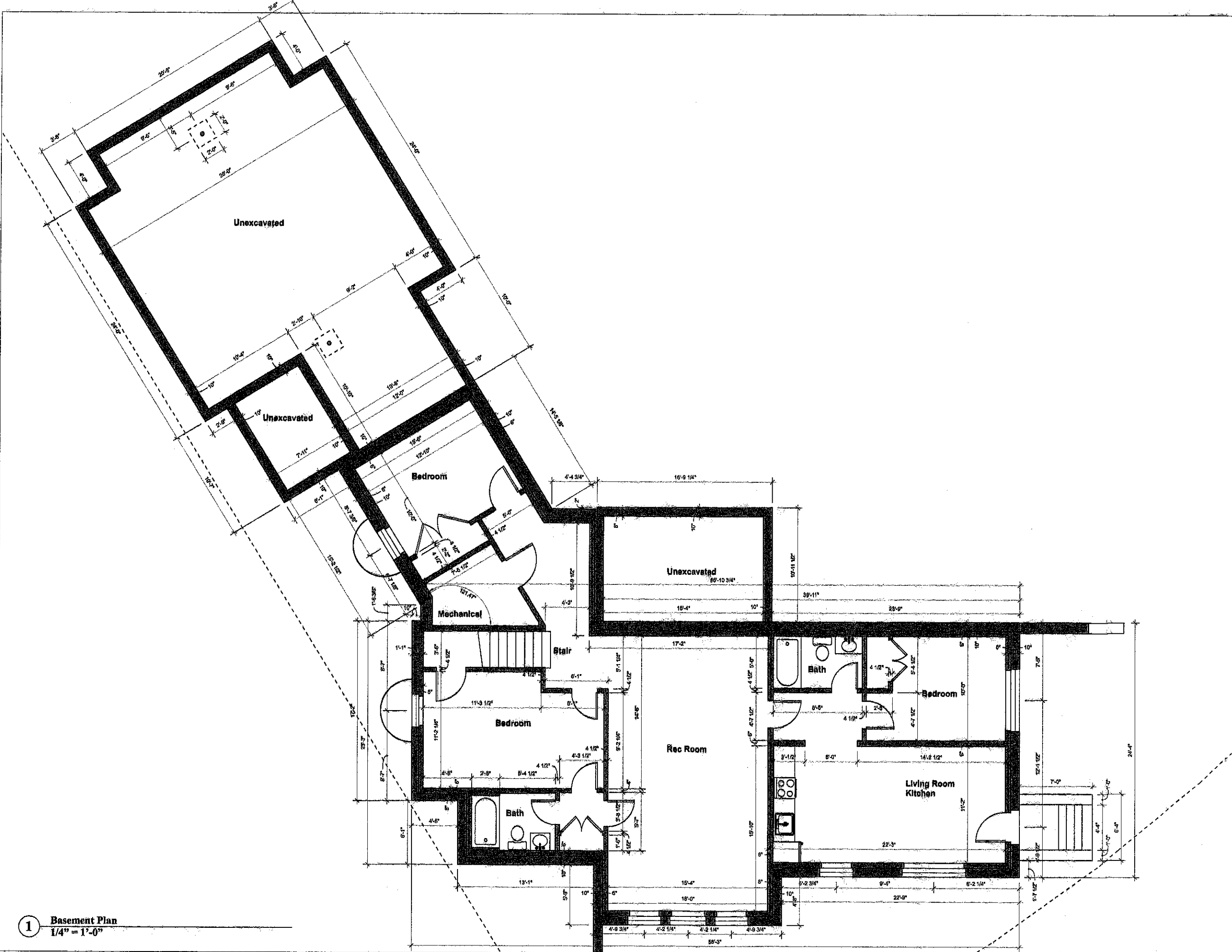
Ezra's Residence  
20 South Shore Drive  
Kiddletown, CT 06877

Basement Floor Plan  
1/4" = 1'-0"

ISSUE DATE  
08-17-2022

**A.02**

August 18, 2022



**1** Basement Plan  
1/4" = 1'-0"



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4 Quilts Lane  
Ratonah, NY 10956  
914 232-7373  
917 848-9423  
wfo@o-neill.com  
www.o-neill.com

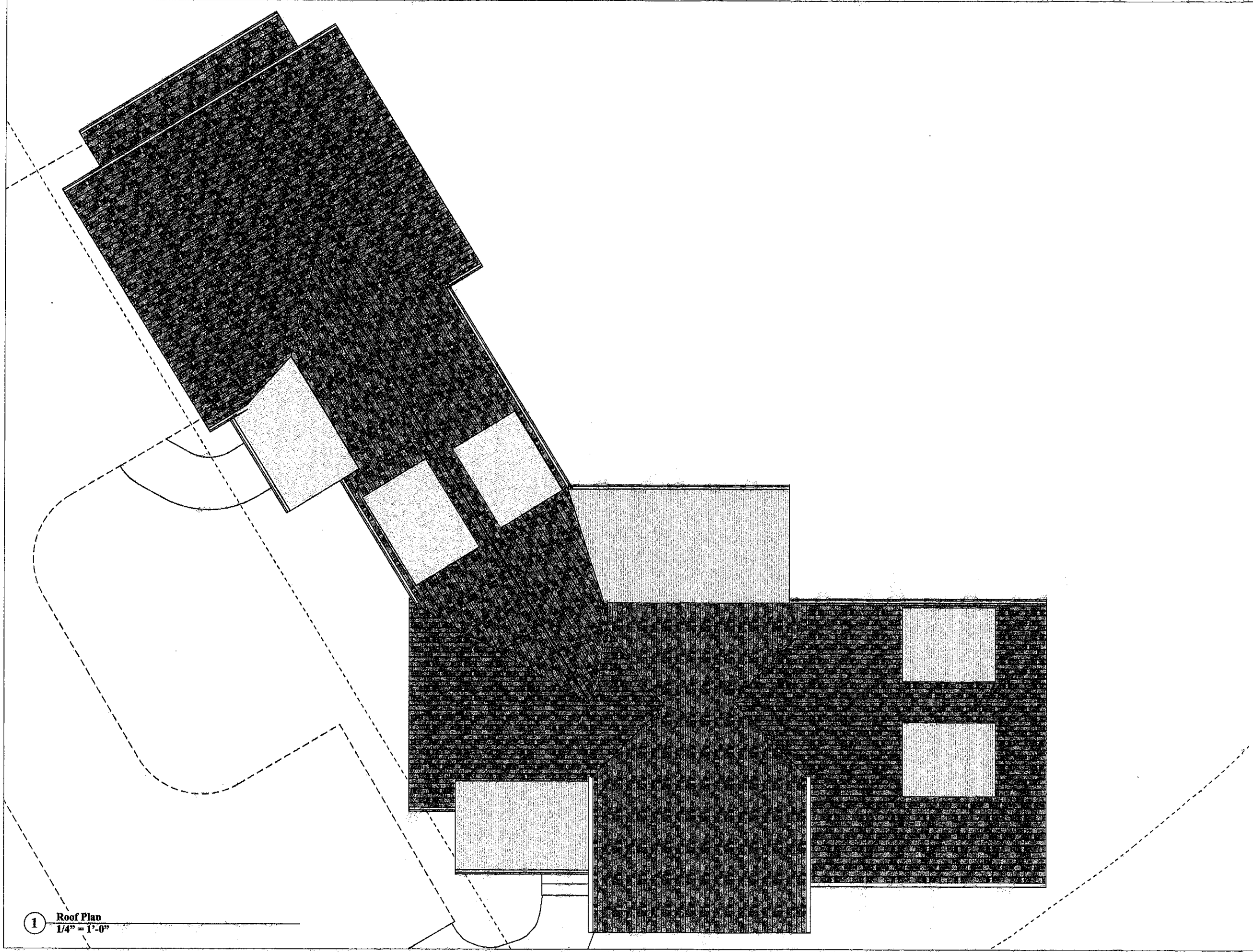
Rev.	Date	Description

Ferrara Residence  
20 South Shore Drive  
Ridgefield, CT 06877

Roof Plan  
1/4" = 1'-0"

ISSUE DATE  
08-17-2022

**A.03**



1 Roof Plan  
1/4" = 1'-0"



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4 Quokka Lane  
Katonah, NY 10536  
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Rev. Description:  
Date:

Ferrara Residence  
20 South Shore Drive  
Ridgefield, CT 06877

Exterior Elevations  
1/4" = 1'-0"

ISSUE DATE  
08-17-2022

A.04



1 Exterior Elevation  
1/4" = 1'-0"



2 Exterior Elevation  
1/4" = 1'-0"



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wfo@ofoeill.com  
www.wfoeill.com

Description:

Rev. Date:

Ferrara Residence  
20 South Shore Drive  
Ridgefield, CT 06877

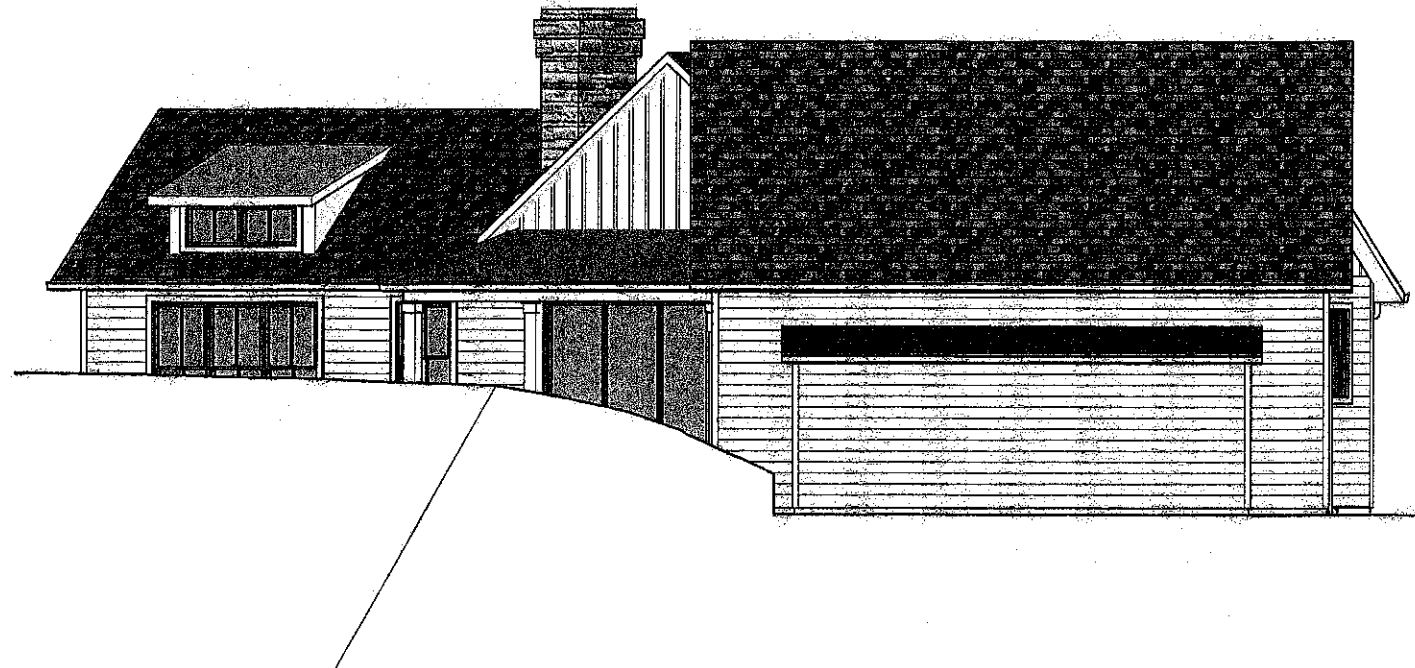
Exterior Elevations  
1/4" = 1'-0"

ISSUE DATE  
08-17-2022

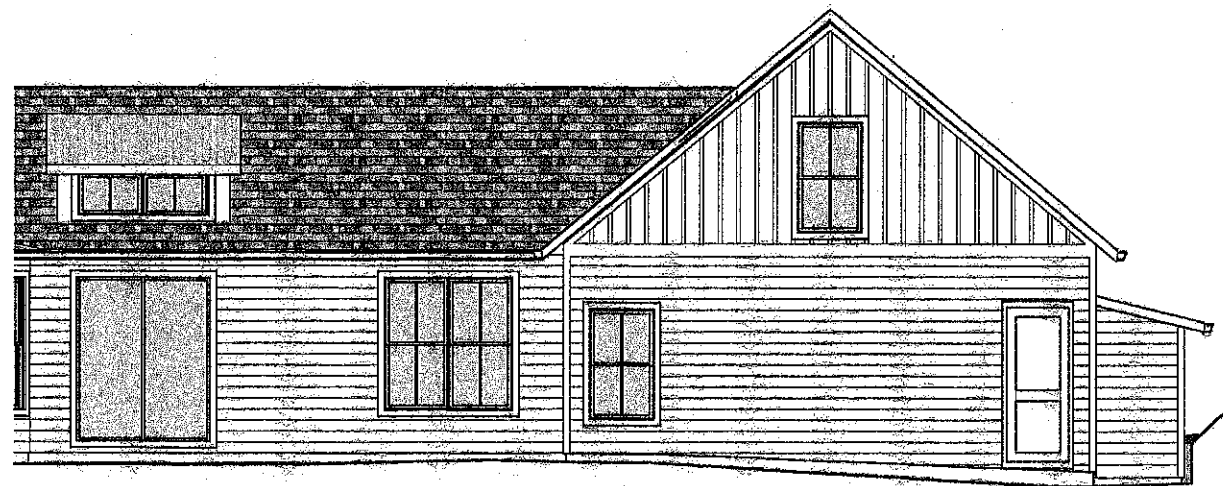
**A.05**



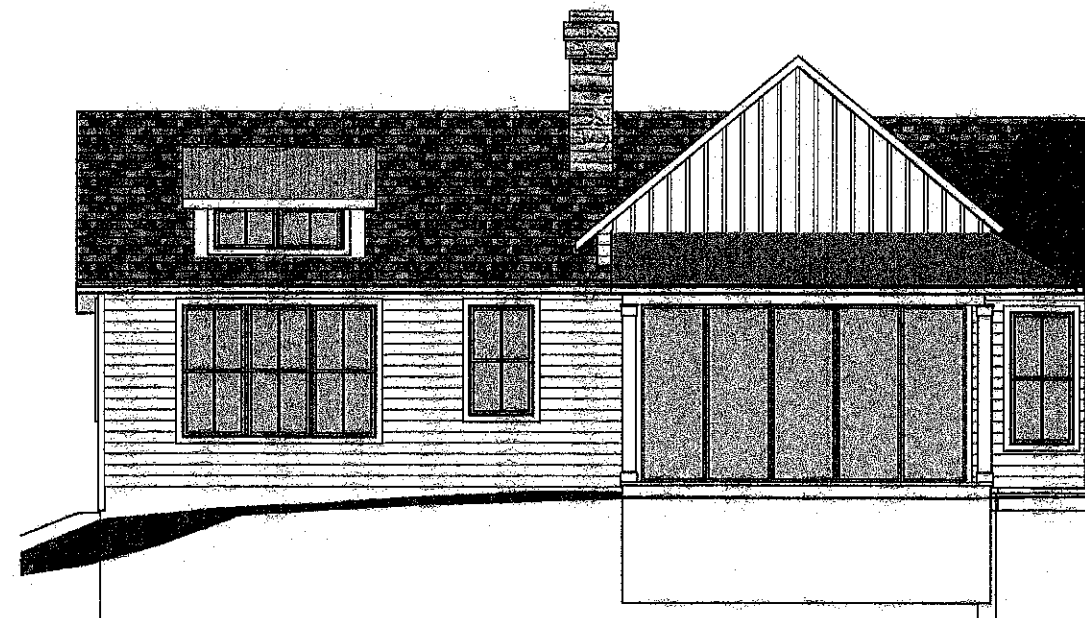
1 Exterior Elevation  
1/4" = 1'-0"



2 Exterior Elevation  
1/4" = 1'-0"



3 Exterior Elevation  
1/4" = 1'-0"



4 Exterior Elevation  
1/4" = 1'-0"



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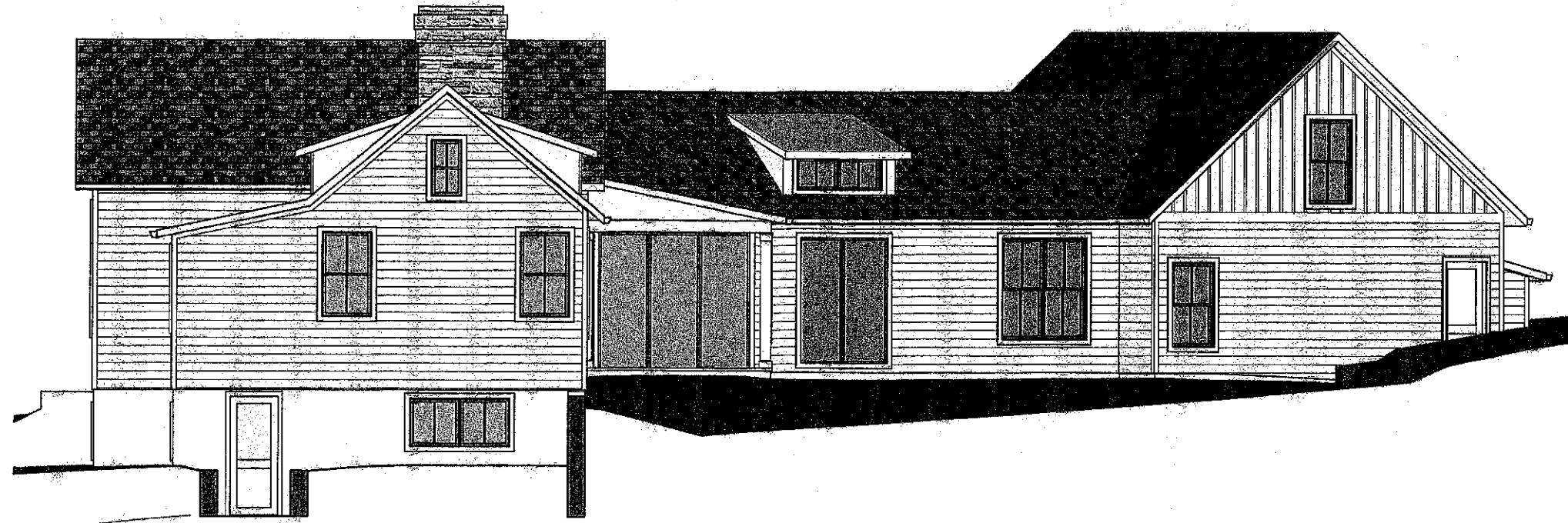
Rev. Date Description

Ferrara Residence  
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Ridgefield, CT 06877

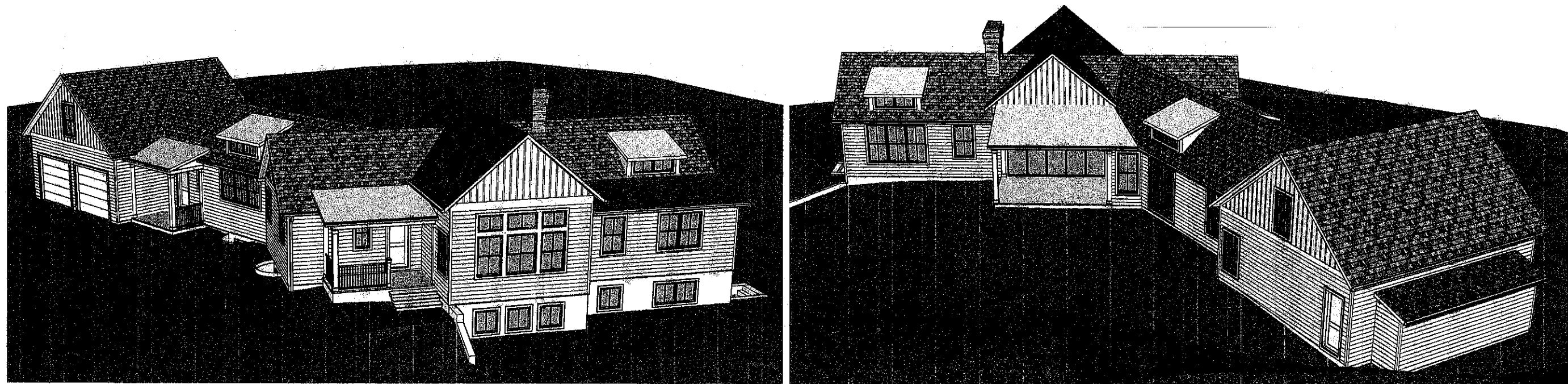
Exterior Elevation  
Exterior Views NTS

ISSUE DATE  
08-17-2022

A.06



1 Exterior Elevation  
1/4" = 1'-0"



2 Exterior View  
NTS

3 Exterior View  
NTS

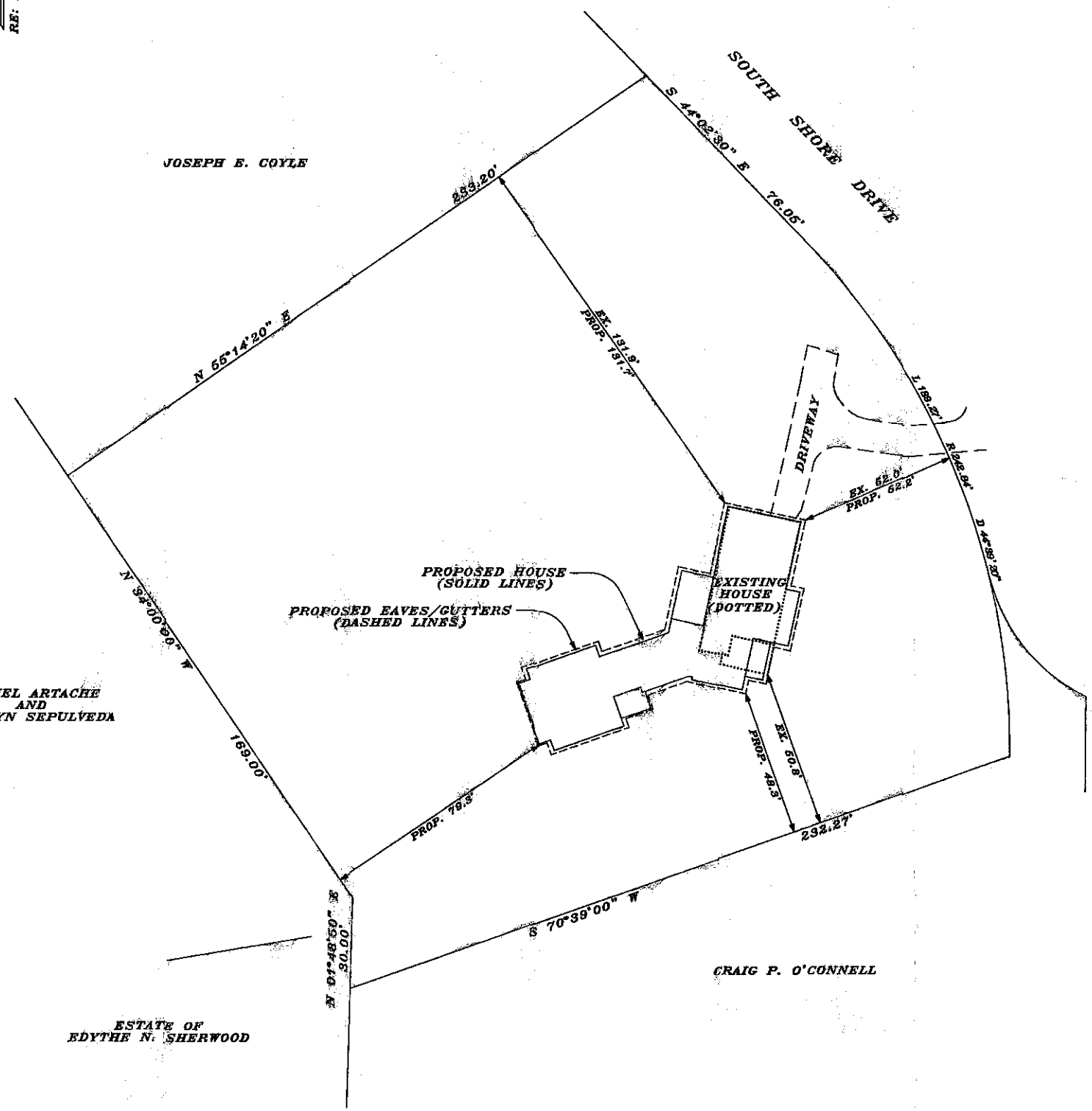


JOSEPH E. COYLE

MIGUEL ARTACHE  
AND  
MARILYN SEPULVEDA

ESTATE OF  
EDYTHE N. SHERWOOD

CRAIG P. O'CONNELL



**DISCLAIMER -**

IT IS THE RESPONSIBILITY OF THE CLIENT, CONTRACTOR, OR SUBCONTRACTOR TO IDENTIFY THE LOCATION OF ALL UTILITIES, BOTH UNDERGROUND AND ABOVEGROUND PRIOR TO EXCAVATION. THIS SURVEY DOES NOT SHOW, NOR IS IT INTENDED TO SHOW, UTILITIES THAT SERVE OR CROSS THIS PARCEL OR ADJACENT LAND.  
ERIC J. KRISTOFFERSEN, L.S., ASSUMES NO LIABILITY FOR DAMAGE OF UTILITIES BY ANY PARTY UTILIZING THIS MAP FOR ANY PURPOSE.

**NOTES**

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-3006-1 THROUGH 20-3006-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL CLASS A-2 STANDARDS.  
ZONE - R-AAA  
REFER TO MAP NUMBER 1578 AND 2131 RIDGEFIELD LAND RECORDS  
EASEMENTS, ENCROACHMENTS OR UNDERGROUND UTILITIES, IF ANY, MAY NOT BE SHOWN ONLY THOSE STRUCTURES SUBJECT TO ZONING REGULATIONS MAY BE SHOWN  
THIS SURVEY MAP IS FOR ZONING PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE, INCLUDING CONVEYANCE OF THE SURVEYED PARCEL.

LOT 100 AREA = 1.2715 ACRES  
55,888 S.F.  
PROPOSED LOT COVERAGE = 2,939 S.F.  
PROPOSED FLOOR AREA = 2,684 S.F.  
PROPOSED TOTAL BUILDING HEIGHT = 20'  
PROPOSED AVERAGE BUILDING HEIGHT = 16'

**DISCLAIMER -**  
IN ORDER TO ENSURE SETBACK COMPLIANCE OF THE PROPOSED HOUSE, THE CLIENT IS ADVISED TO HAVE THE BUILDING SETBACK LINE AND FOUNDATION STAKED PRIOR TO CONSTRUCTION. ERIC J. KRISTOFFERSEN, L.S., ASSUMES NO LIABILITY FOR SETBACK COMPLIANCE UNLESS CONTRACTED TO DO SO.

IMPROVEMENT LOCATION SURVEY  
MAP PREPARED FOR  
**CHRIS FERRARA**  
AND  
**ANNE MARIE FERRARA**  
20 SOUTH SHORE DRIVE  
RIDGEFIELD CONNECTICUT  
SCALE - 1" = 30' AUGUST 17, 2022  
AREA = 1.2715 ACRES  
SCALE



**KRISTOFFERSEN LAND SURVEYING, LLC**

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

MAP CERTIFIED BY  
ERIC J. KRISTOFFERSEN, L.S., LICENSE NO. 15770  
40 MADELINE DRIVE, RIDGEFIELD, CT., 06877  
PHONE 203-436-3201

FILE NO. 612  
NOT VALID WITHOUT  
EMBOSSSED SEAL