

- Notes:**
1. This map represents a Property Survey based on a Resurvey and was prepared in accordance with Class A-2 Standards.
 2. Refer to Vol. 546 Pg. 304 - Ridgefield Land Records.
Refer to Vol. 154 Pg. 226 - Ridgefield Land Records (Variance granted).
 3. Refer to Map No.'s 1925, 1980, 2156, 3733, 4559, 4820, 5817, 8261, 8463, 8493 & 8900 - R.L.R.
 4. The area depicted hereon (1.244 Ac.) differs from the area depicted on Town Clerk Map No.'s 2156 & 3733 (1.293 Ac.) due to an apparent scrivener's error on Map No.'s 2156 & 3733 - R.L.R.

<p>Map Prepared For Patricia Breede Ridgefield, Connecticut</p>		<p>Scale: 1"=20'</p>
<p>Area: 1.244 Ac.</p>		<p>Zone: RAA</p>
<p>Date: Nov. 10, 2010</p>		<p>Revisions</p>
<p>NEW ENGLAND LAND SURVEYING, P.C. ROBIN COMMONS-118 COAL PIT HILL RD.-DANBURY, CT. ROBERT M. BENNISON, L.S. # 12964</p>		<p>Job No 1011 1011sv4</p>

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.



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NOTES

ALTERATIONS to
THE ACCESSORY
APARTMENT for

MR. & MRS. BREEDE

57 GOLF LANE
RIDGEFIELD, CT 06877

ISSUED FOR RECORD 07/30/13

PRINCIPAL JMD P.A. MLM
JOB NUMBER 685 SCALE AS NOTED

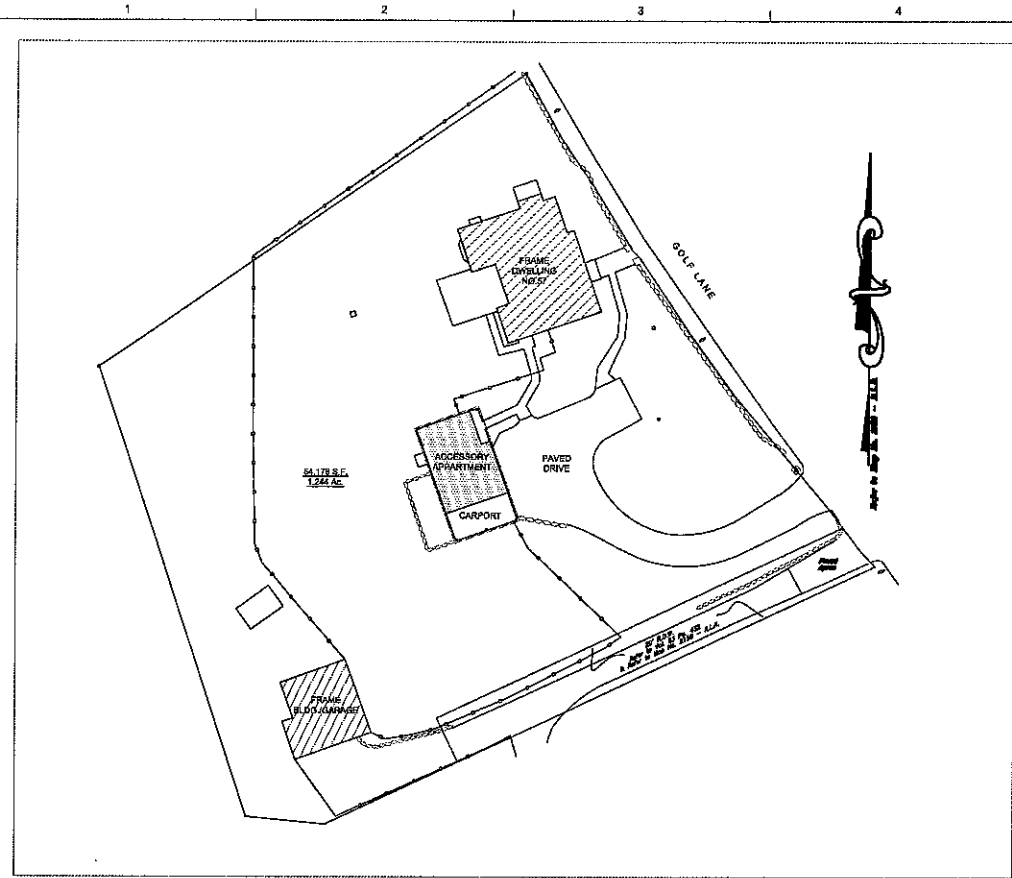
CONSTRUCTION DOCUMENTS

Site Information & Building Plans

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SHEET

A1.0



D1 A1.0 LOCATION PLAN
NOT TO SCALE

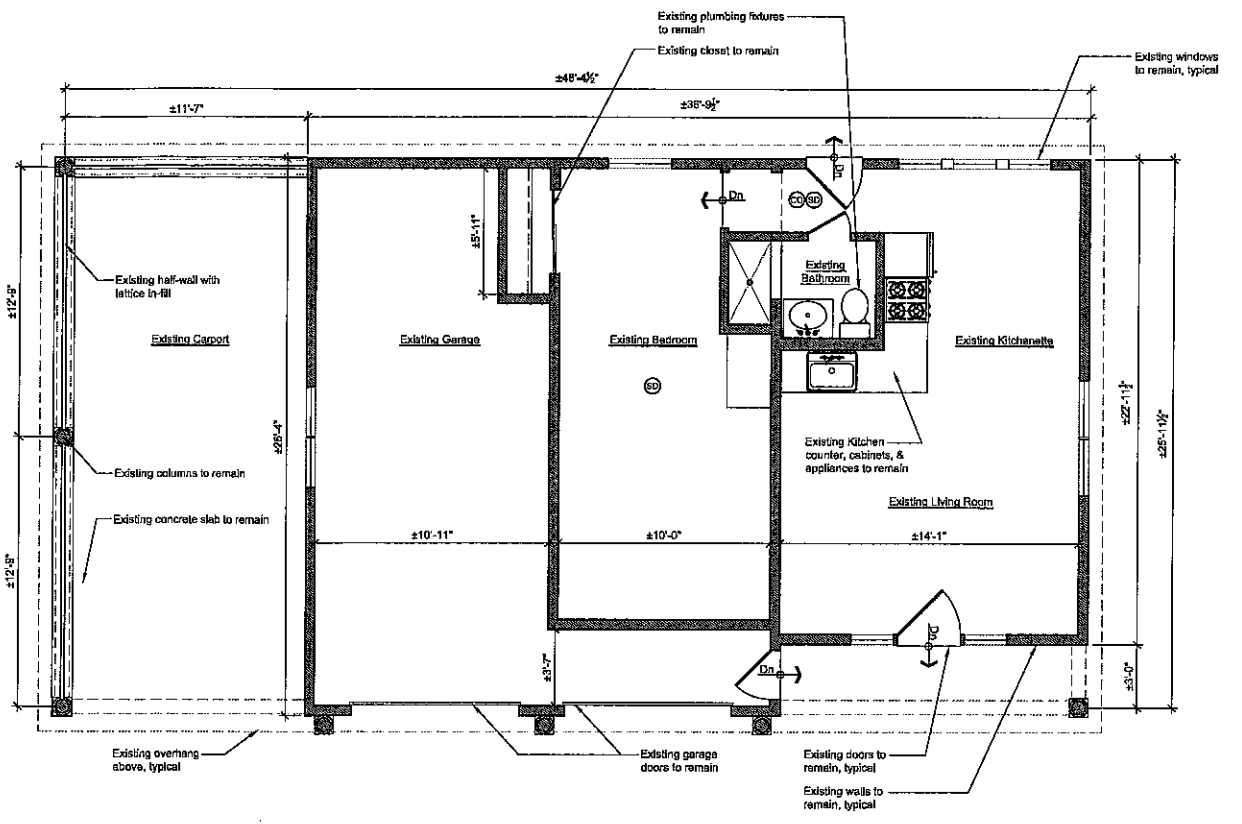
FLOOR PLAN NOTES

- Existing exterior and interior wall construction assemblies to remain as is.
- Existing floor construction assemblies to remain as is.
- All lighting to remain as existing.
- All electrical/data outlets to remain as existing.
- All mechanical systems to remain as existing.
- All interior finishes to remain as existing.
- All interior & exterior trim to remain as existing.
- Smoke detectors are required in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms; at all stories of the dwelling, including the basement. All smoke detectors to be interconnected such that one detector will activate all building alarms. Smoke detectors shall be powered from the building wiring and a battery back-up.
- Carbon Monoxide Detectors are required outside each separate sleeping area in the immediate vicinity of the bedrooms. All CO Detectors to be interconnected such that one detector will activate all building alarms. CO Detectors shall be powered from the building wiring and a battery back-up.

SYMBOLS

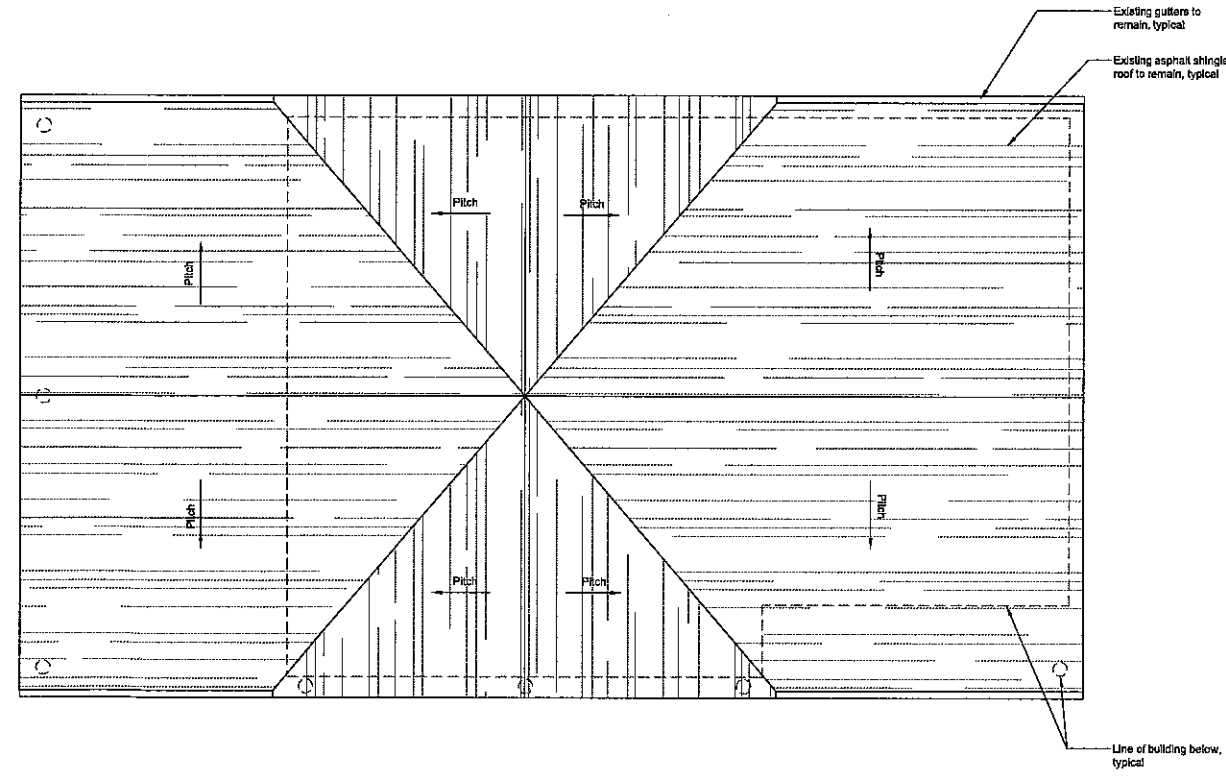
- Ⓢ Smoke Detector
- Ⓢ Carbon Monoxide Detector

D5 A1.0 FLOOR PLAN
1/4" = 1'-0"



ROOF NOTES

- Existing roof construction assemblies to remain as is.
- Existing eave & soffit trim to remain as existing.



H5 A1.0 ROOF PLAN
1/4" = 1'-0"

SITE INFORMATION : 67 GOLF LANE (D17-0061)				
Zone:	R-AA			
Lot Area	Minimum Required	Existing		
	67,120 sf	1,244 Ac. (54,189 sf)		
Lot Frontage	Minimum Required	Existing		
	200'	248.83'		
Special Permit: See Adopted Resolution of Approval File #2012-089-SP to authorize the use of an existing accessory dwelling within a detached garage.				
Maximum Lot Coverage *				
Allowed: 3,440 sf + ((64,189 sf - 43,560 sf)(.05)) = 3,971 sf				
Area Calculations:	Existing*	Proposed		
House	2,033 sf	2,033 sf		
Garage/Accessory Apartment	1,304 sf	1,304 sf		
Barn	972 sf	972 sf		
	4,309 sf	4,309 sf		
	Existing	Existing Coverage	Proposed	Proposed Coverage
	4,309 sf	338 sf	4,309 sf	338 sf
Setbacks	Required	Existing*	Proposed	Deficiency
Front - East	35'-0"	±15'-8"	±15'-8"	19'-4"
Side - North	35'-0"	±38'-8"	±36'-8"	None
Side - South	35'-0"	±28'-1"	±28'-1"	8'-11"
Rear - West	35'-0"	±25'-6"	±25'-6"	9'-7"

*All buildings are existing prior to current ownership

