

- NOTES
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-100-1 THRU 20-300-20 OF THE REGULATIONS OF REGISTERED STATE SURVEYORS - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENACTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. IT IS A PROPERTY SURVEY BASED ON A CONVENTIONAL RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
 2. REFER TO VOL. 878 PG. 131 RIDGEFIELD LAND RECORDS.
 3. REFER TO MAPS #14031, #15000, & #14093 RIDGEFIELD LAND RECORDS.
 4. PROPERTY LOCATED IN ZONE RAA.
 5. APPROXIMATE LOCATION OF SEPTIC AS SHOWN ON SKETCH PROVIDED BY OWNER.

6. LOT COVERAGE:

EXISTING:	1,928 SQ. FT.	1,945 sq. ft.
PROPOSED:	120 SQ. FT.	- 65 sq. ft. (+30 sq. ft. - 95 sq. ft.)
TOTAL:	1,848 SQ. FT.	1,890 sq. ft.
ALLOWED:	4,093 SQ. FT.	4,595 sq. ft.

7. FLOOR AREA:

EXISTING:	1,928 SQ. FT.	2,756 sq. ft.
PROPOSED:	930 SQ. FT.	30 sq. ft.
TOTAL:	2,756 SQ. FT.	2,786 sq. ft.
ALLOWED:	7,237 SQ. FT.	7,237 sq. ft.

8. Rear Setback: Existing 17.7 ft.
Proposed: 21.5 ft.
Allowed: 35 ft.

PARCEL 27
JAMES & TRICIA MISURELLI

PARCEL 31
GLENN M. CROCKER, JR.

PARCEL 5
MATTHEW J. DOWNS &
KARI LYNN LINDINGER-DOWNS

PARCEL 24
BRUCE K. & CAROLYN YUEN

Proposed 4' x 7.5'
laundry room bump
out (+ 30 sq. ft.)

8' x 12' Deck removed
(- 95 sq. ft.)

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
Charles C. Farnsworth
CHARLES C. FARNSWORTH L.L.S.
CRANI. REG. #15758
JOHN W. FARNSWORTH & ASSOCIATES
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PROPERTY SURVEY

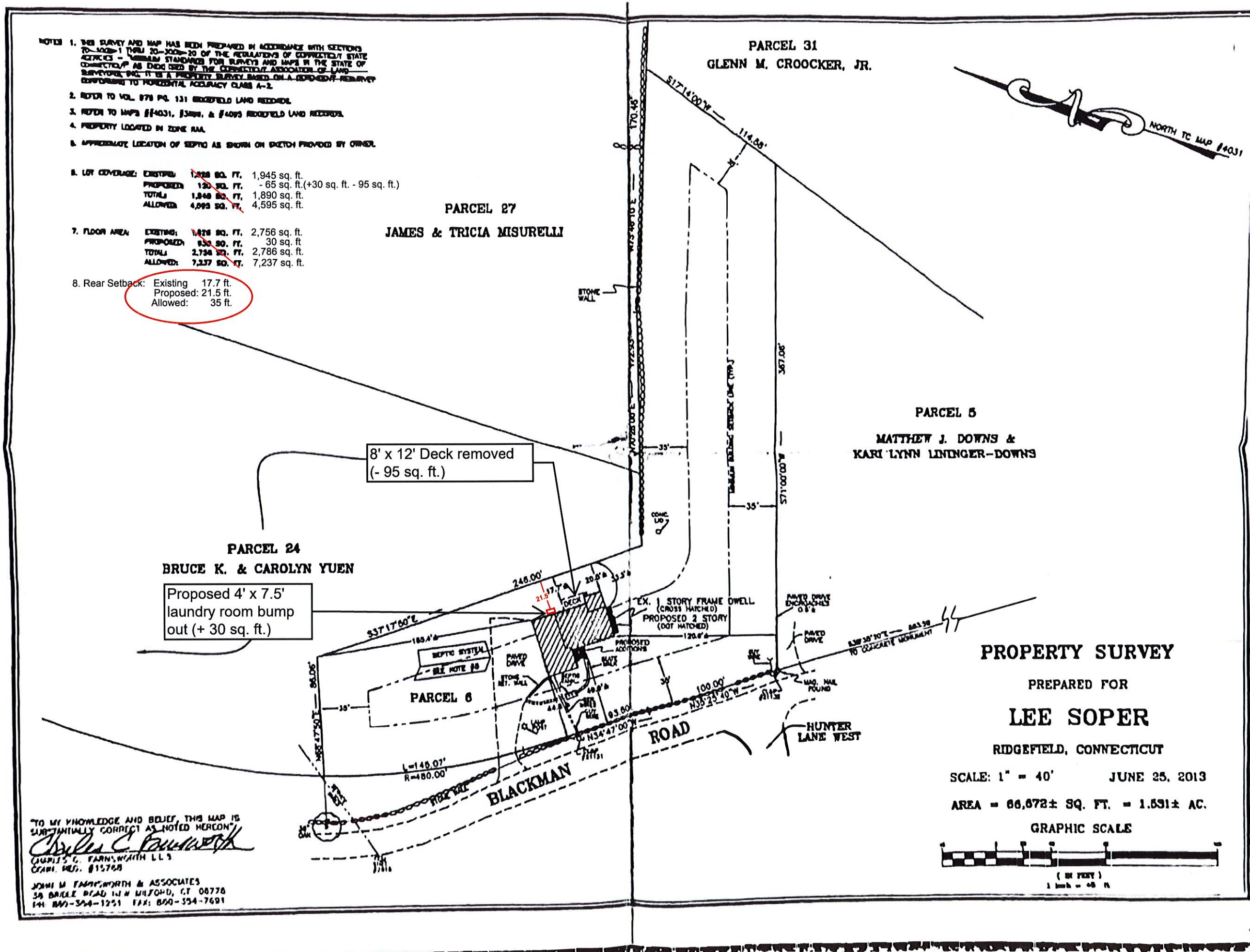
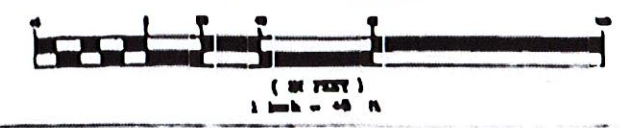
PREPARED FOR
LEE SOPER

RIDGEFIELD, CONNECTICUT

SCALE: 1" = 40' JUNE 25, 2013

AREA = 66,672± SQ. FT. = 1.531± AC.

GRAPHIC SCALE





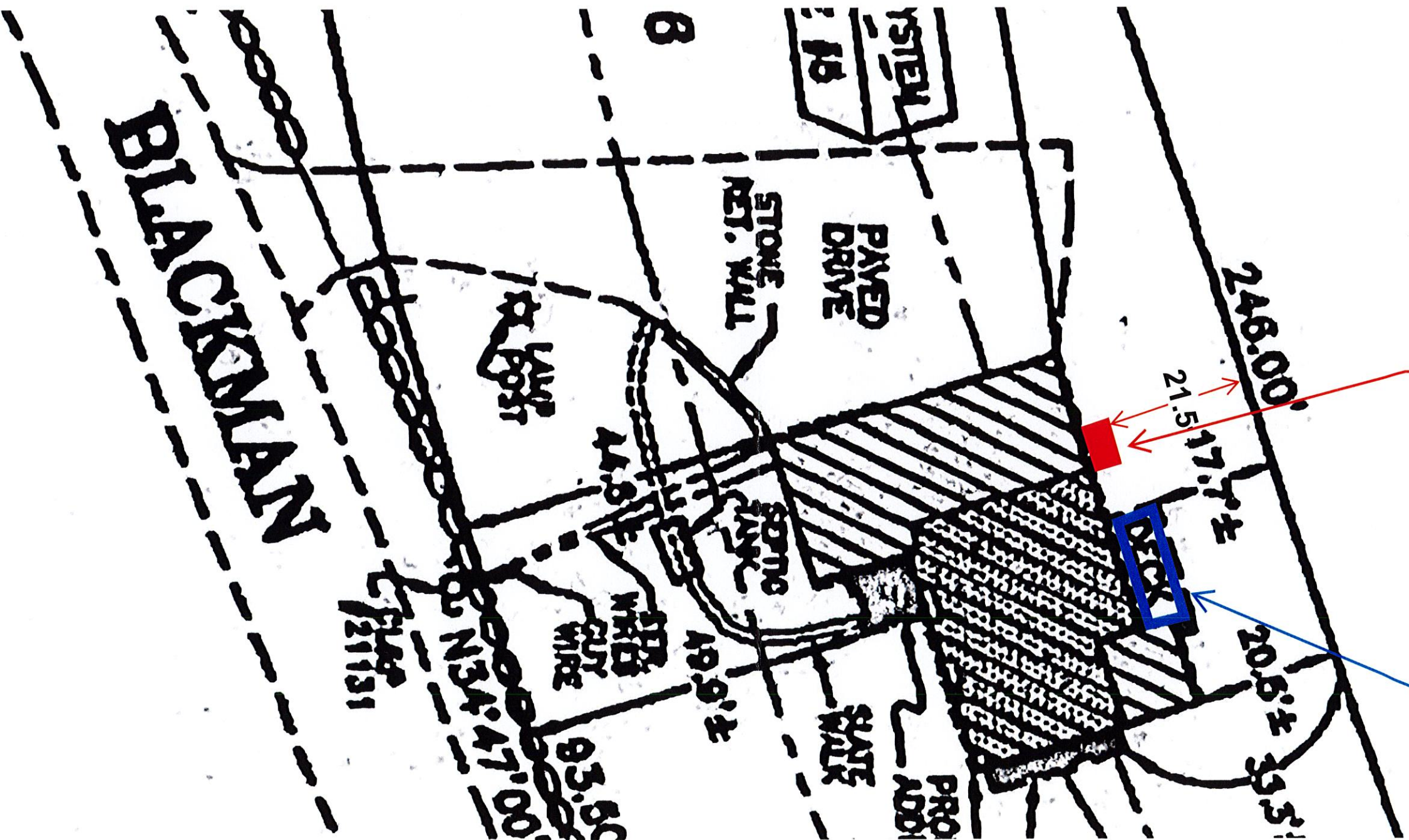
Shingles: Architectural asphalt to match existing.
Ice & Water membrane: to cover the entire new roof, extending a minimum of 12" up under existing roofing where roofs join and folding up a minimum of 12" behind the siding under traditional step flashings where the new roof meets the upper wall of the house and at the small triangular area where the side of the addition meets the existing roof.

Exterior walls: 1/2" sheathing, house wrap and Hardiplank siding to match existing

76 Blackman Rd. Laundry Room Addition

4' x 7.5' Cantilevered
bump out for laundry
room ADDED

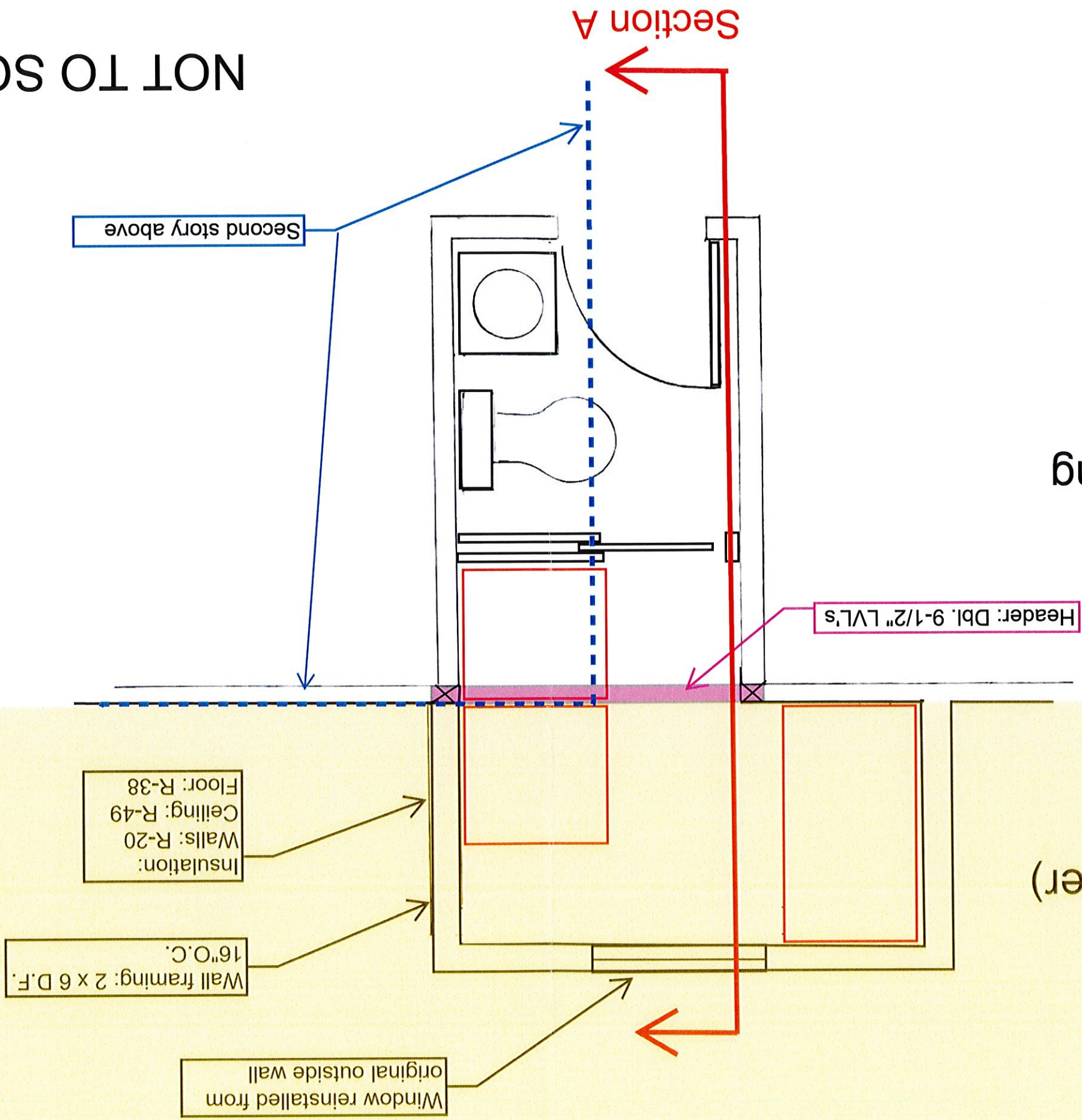
8' x 12' Deck
REMOVED



**76 BLACKMAN RD.
PROPOSED ADDITION**

Existing Framing

New Framing
(Including header)



NOT TO SCALE

S-1

76 Blackman Rd.
Ridgefield, CT

Framing Plan
Issue For Permit

Peter Seirup
HOME DIRECTION