




SITE INFORMATION: 17 EAST RIDGE ROAD (M / B / L : E15 - 145)			
ZONE R-A (1 Acre Residential Zone)			
MINIMUM LOT AREA	MINIMUM REQUIRED	EXISTING	
	1 Acre (43,560 sf)	0.884 Acres (38,507 sf)	
LOT FRONTAGE	MINIMUM REQUIRED	EXISTING	
	100 Feet	±131.34 Feet	
MAXIMUM LOT COVERAGE			
Allowed: 38,507 sf - 20,000 sf = 18,507 x 5.8% = 1,073 sf + 2,075 sf = 3,148 sf Allowed			
Existing to be Demolished*		± 1,795 sf	
PROPOSED*		± 2,935 sf	
* Includes 200 sf deduction for Open Porches per 3.6.C.1			
MAXIMUM FLOOR AREA RATIO (FAR) :			
Allowed: 38,507 sf - 20,000 sf = 18,507 x 7% = 1,295 sf + 4,200 sf = 5,495 sf Allowed			
Existing to be Demolished		± 2,650 sf	
PROPOSED		± 4,385 sf	
IMPERVIOUS COVERAGE THRESHOLD :			
Allowed: 38,507 sf - 20,000 sf = 18,507 x 6.5% = 1,202 sf + 3,350 sf = 4,553 sf Allowed			
Existing to be Demolished		± 4,475 sf	
PROPOSED		± 4,350 sf	
* Of Proposed Impervious Coverage: ± 4,350 sf within 100' Upland Review Area and ± 20 sf Outside.			
SETBACKS	MINIMUM REQUIRED	EXISTING	PROPOSED
HOUSE			
Front (East)	25'	26.7'	± 26.4'
Front (North)	25'	51.2'	± 43.8'
Rear (West)	25'	±205.0'	± 200.0'
Rear (South)	25'	17.3'	± 18.25'
MAXIMUM BUILDING HEIGHT		MAXIMUM	EXISTING PROPOSED
From <u>Finished Average Grade</u> : Elev. 107.0'			
AVERAGE Building Height		35.0'	± 23.1' (130.1') ± 31.5' (138.5')
TOTAL Building Height		45.0'	± 27.1' (134.1') ± 38.0' (145.0')
From <u>Pre-Existing Average Grade</u> : Elev. 106.0'			
AVERAGE Building Height		40.0'	± 24.1' (130.1') ± 32.5' (138.5')
TOTAL Building Height		45.0'	± 28.1' (134.1') ± 39.0' (145.0')
NUMBER OF BUILDING STORIES		MAXIMUM	EXISTING PROPOSED
House		2.5 Stories	2.0 2.5



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NOTES

Ref. North

NEW CONSTRUCTION FOR

BOCCE HALL II

17 EAST RIDGE RD
RIDGEFIELD, CT 06877

ISSUED	10/03/24
REVISIONS	DATE
△ DESCRIPTION	

PRINCIPAL	PTC	P.A.	ATB
PROJECT #	1076	SCALE	As indicated

SCHEMATIC DESIGN

Architectural Site Plan

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SHEET

SP.1