

APPLICATION OR APEAL#: 12-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

Please check appropriate box(es) Variance Appeal of Cease & Desist

1) Applicant: Richard A. Smith
Mailing Address: 25 Old Route 37 New Fairfield, CT 06812
Phone#: 203-746-6656
Email: rsmith@attorneyrichardsmith.com

2) Premises located at: 25/25A Ball Bond Rd East on the (N S E W) side of the street
at approx. 180 feet (N S E W) from Meadow Ridge (nearest intersecting road).

3) Property Owner Name: Frank Laufer and Carol B. Laufer

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 22 Block No.: 5 Lot No.: 9

5) Zone in which property is located: R-44 Area of Lot: .365+/-

6) Dimensions of Lot: Frontage: 149.55 Average Depth: 95' +/-

7) Do you have any Right of Ways or Easements on the property? No

8) Is the property within 500 feet of Danbury, Sherman or New York State? No

9) Have any previous applications been filed with ZBA on this property? Yes

If so, give dates and application numbers: 9/28/59 (#9-59-5) and 11/1/96 (#46-96)

10) Proposal for which variance is requested: See attached

Hardship: This is a pre-existing, non-conforming narrow lot with significant slope, wetlands and ledge

11) Date of Zoning Commission Denial: April 23, 2023

12) Variance(s) Requested: () USE () DIMENSIONAL

Zoning Regulations (sections): See attached Non-Compliance Letter 3.0.1, 3.2.1, 3.2.5(a), 3.2.6(b) and (c), 3.2.11

Setbacks Requested: Front to: N/A Rear to: 50' to 19' 2"

Side to: N/A Side to: 20' to 10' 3"

13) Use to be made of property if variance is granted: Residence

14) If this Application relates to a Cease and Desist Order then this application must be made within 30 Days of the issue date of that Cease and Desist Order. CEASE & DESIST ORDER DATE: _____

SIGNATURE OF OWNER OR AGENT: _____ DATE: 4/24/23

#4

Received
4/24-25 (2)

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE
FROM: Evan G. White, Zoning Enforcement Officer
DATE: April 25, 2023
PROPERTY OWNER: Frank Laufer & Carol B. Laufer
PROPERTY ADDRESS: 25 & 25A Ball Pond Road East
APPLICANT/AGENT: Richard A. Smith Esq.
MAILING ADDRESS: 25 Old Route 37
ZONING DISTRICT: R-44 **MAP:** 22 **BLOCK:** 5 **LOT:** 9

Please be advised that the applicant would like to see attached.... (See Application & attached proposal for Description).

Review of the New Fairfield Zoning Regulations indicated that the above proposal fails to meet the following Zoning Requirements:


Sections:

- 3.0.1-Residential Districts and applicable Overlay Districts (A)
- 3.2.1-Uses Permitted As of Right
- 3.2.5-Minimum Lot Area & Frontage (A+)
- 3.2.6-Minimum Building & Structure Setbacks (B+C)
 - 3.2.1.1-Minimum Lot Dimensions
- 7.1.12-Improved Lots Not In a Validated or Approved Subdivision
- 7.2.3-Nonconforming Use of Building or Structure; Nonconforming Buildings or Structures (A+B+E)

THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ANY DECISION MADE FROM RELIANCE ON THIS FORM AND IT SHALL NOT CREATE LIABILITY ON THE PART OF ANY OFFICER OR THE TOWN OF NEW FAIRFIELD.

IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.



Evan White, Zoning Enforcement Officer
Town of New Fairfield

PROPOSAL:

We propose to merge adjoining parcels 25A and 25 on Ball Pond Road, East, teardown and rebuild the current dwelling on parcel 25A and in doing so move it further away from Ball Pond lake toward the road and further away from the vacant lot to the north. This teardown and renovation will replace existing non-code compliant construction making the home safer.

In addition, pursuant to a variance previously granted by the Zoning Board of Appeals, we propose to construct a garage attached to the dwelling on the east side nearest to the street. The garage setbacks will comply with the variance already granted by the Board.

By merging the two non-conforming parcels, we are making the one lot more conforming and increasing the conformity of the impervious coverage and lot coverage, resulting in the lowest impact development.

Authorization Letter

New Fairfield Zoning Board of Appeals
4 Brush Hill Road
New Fairfield, CT 06812

Re: Application # (Carol & Frank Laufer 25/25A Ball Pond Road East)

To Whom It May Concern:

Please be advised that we hereby authorize Attorney Richard A. Smith to represent us in front of all Boards & Commissions regarding the above-referenced application and any related permits or items associated therewith.

Very truly yours,

Frank Laufer 4/21/23
Frank Laufer Date

Carol B. Laufer 4/21/23
Carol B. Laufer Date

To: New Fairfield Zoning Board of Appeals

Re: 25/25A Ball Pond Rd east

Date 4/16/23

Mr. Laufer stopped by and advised me of the proposed scope of work he will be applying for. Namely, to rebuild the existing house at 25a and attach a garage to it near the road. This will alleviate the need to park his cars by the road overnight.

I think this will be safer for traffic and be an overall improvement for the neighborhood.

I support his actions to do so.

Sincerely,

Christina Covino + Kevin Covino

2 Meadow Ridge Road

New Fairfield, CT 10612

A handwritten signature in black ink, appearing to read "Kevin Covino", is written over a horizontal line. The signature is cursive and somewhat stylized.

VOL. 1 PAGE 114

ZONING BOARD OF APPEALS

Town of New Fairfield - New Fairfield, Conn.

Decision No. 9-59-3

Application of Lillian Lichter, of New Fairfield, Connecticut, requesting a variance in the zoning regulations regarding the minimum set-back line from the highway, as required by the zoning regulations so as to permit her to construct a garage on premises owned by her on Ball Pond Road East.

Having considered the testimony presented at a public hearing held on September 8, 1959 and the report of the Committee of the Board who visited the property, the Board finds:

- A. That Mrs. Thomas Jones and Mr. Gallagher, neighbors, both favor building a garage and both feel it would relieve traffic hazard and would help to get cars out of road.

Decision was deferred until a later date. Members present were: Mr. Reynolds, Mr. Witters, Mr. Hatch, Mr. Reinen, and Sherman Farwell, who sat in for Mr. Parisette who was unable to attend.

September 28, 1959-The Board, upon reviewing the facts, therefore APPROVES the requested variance regarding the minimum set-back line from the highway so as to permit Mrs. Lichter to construct a garage on premises owned by her on Ball Pond East within 5 feet of the highway. This decision was made because of the hardship caused by the steepness of the grade and contour of the site on which proposed garage was to be built.

The Board orders further that a certified copy of the decision shall be filed in the office of the Town Clerk of the Town of New Fairfield, and that public notice of such filing shall be published in the Danbury News-Times on September 28, 1959.

ZONING BOARD OF APPEALS OF THE TOWN OF NEW FAIRFIELD

Francis M. Parisette

Francis M. Parisette, Chairman

I hereby certify that adoption of the foregoing Decision is recorded in the minutes of a meeting of the Zoning Board of Appeals of the Town of New Fairfield in the form of an unanimous resolution adopted on September 28, 1959.

Ruth M. Bessel

Ruth M. Bessel, Secretary

New Fairfield, Connecticut, March 2, 1962.

Record MAY 1 1962

h m M. and recorded by

Arthur A. Mulligan

Town Clerk of New Fairfield, Connecticut

VOL 293 PAGE 752

New Fairfield Zoning Board of Appeals
NEW FAIRFIELD, CT 06812

November 1, 1996

Mr. Frank Laufer
170 E 77 Street
New York, NY 10021

Dear Mr. Laufer:

This is to advise you that following the public hearing held on October 17, 1996, the Zoning Board of Appeals GRANTED your application of 25 Ball Pond Road East, New Fairfield, for a variance of sections 3.2.4a, 3.2.4b, 3.2.4c, 4.2b, and 3.2.5 of the Zoning Regulations for a front setback from 40' to 18.1', side setback from 20' to 9' and rear setback from 50' to 27.1' and maximum lot coverage from 20% to 26% to construct a 4' x 8' addition on front of residence east side for vestibule, 2' x 8' canopy addition at front of residence-east side, 12' x 20' open deck to south side of residence and elevate entire roof to accommodate new second floor for bedroom, bathroom and attic area contingent upon the merging of parcels B and C. Map 22, Block 5, Lot 9-11.

There is a 15 day appeal period from the date this is published in the local paper. I suggest that you take a copy of this letter with you when you apply for landuse permits. Before the Zoning Enforcement Officer will issue a zoning permit, it will be necessary for you to record the original of this letter with the Town Clerk in the land records. The enclosed copy is for your records. There is a small fee associated with the recording of this instrument.

Sincerely Yours,

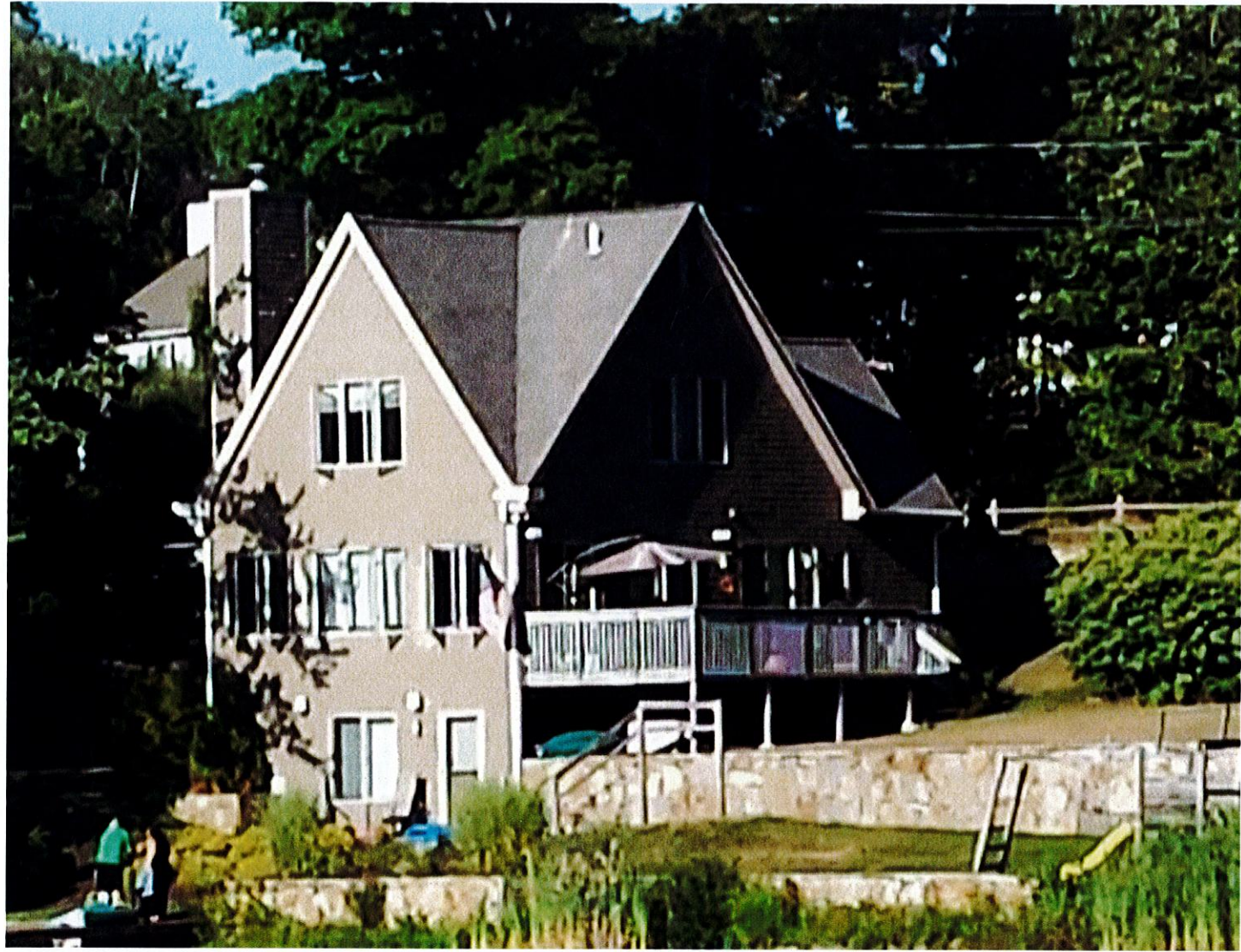
Donald Kamps MM
ZONING BOARD OF APPEALS
TOWN OF NEW FAIRFIELD
Donald Kamps, Chairman

DK/mm

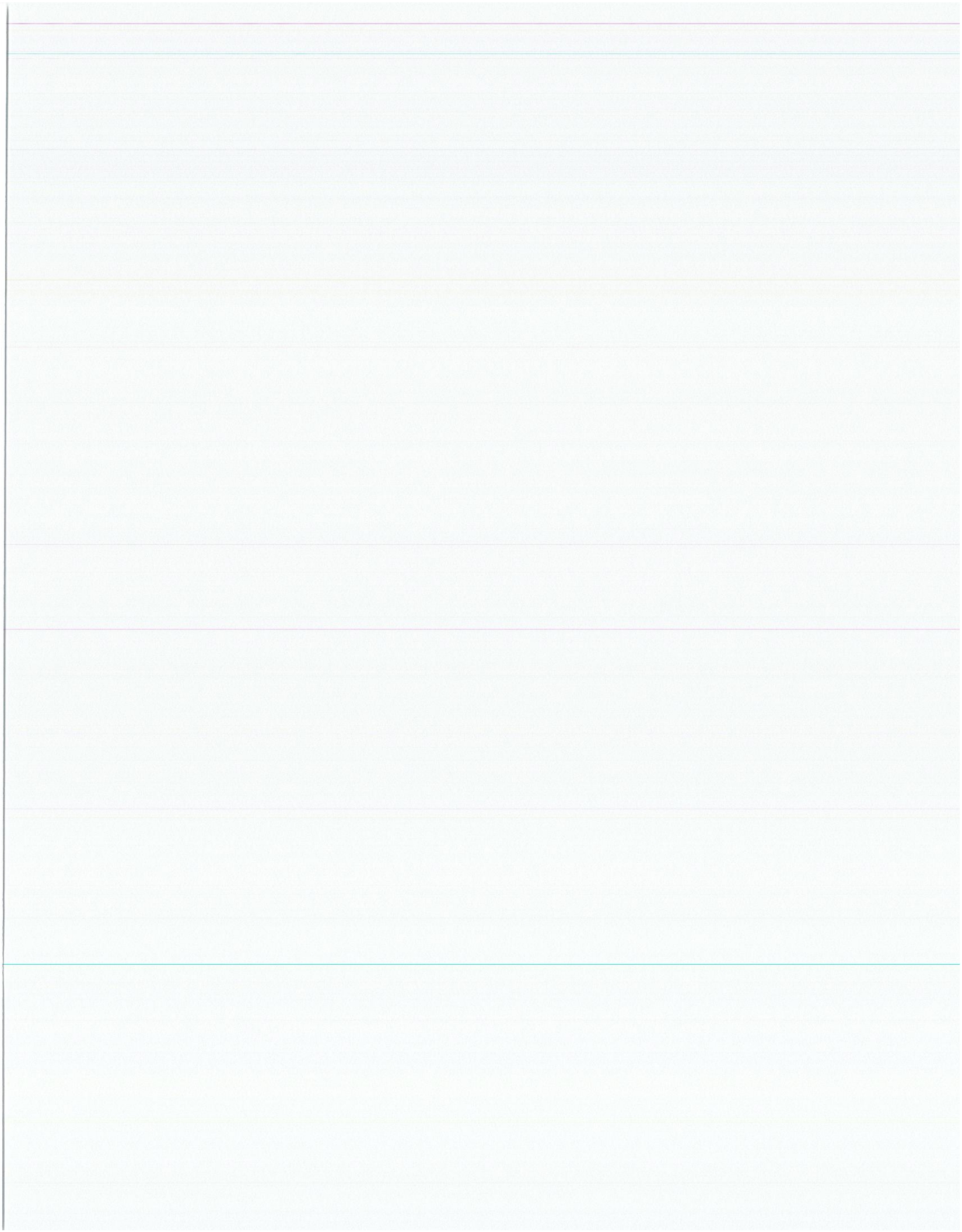
CERTIFIED MAIL NO. P 375 096 467

APPEAL #46-96

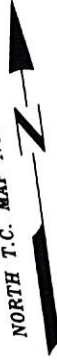
Received for Record **MAY 18 1998**
at 3:30 PM and recorded by
Janice Zaldano
Town Clerk, New Fairfield, Conn.
Doc 186



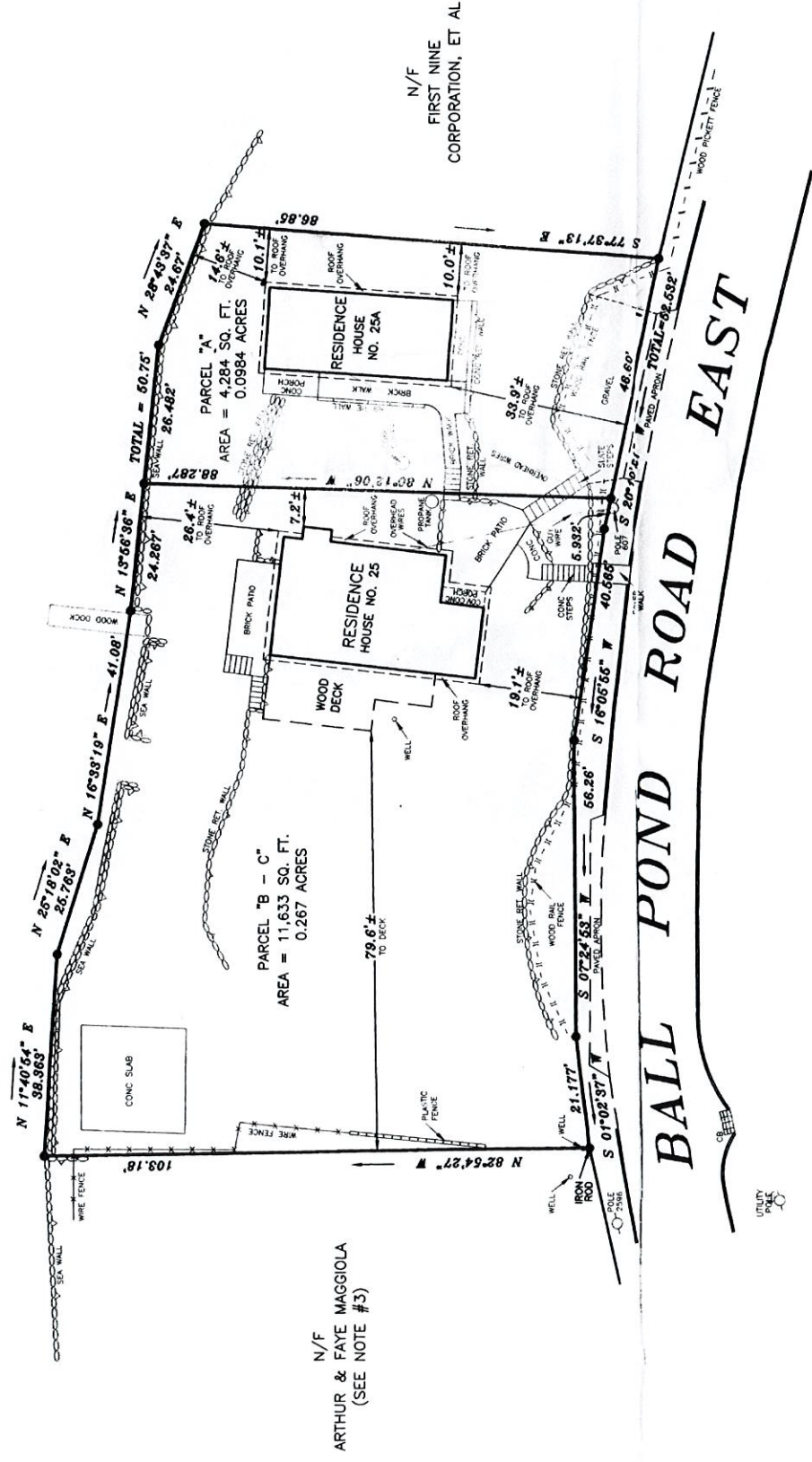
A large, blank sheet of lined paper with horizontal ruling lines, intended for writing or drawing.



NORTH T.C. MAP NO. 3144



BALL POND



PROPERTY SURVEY PREPARED FOR CAROL B. LAUFER 25 & 25A BALL POND ROAD EAST FAIRFIELD COUNTY, CT. APRIL 21, 2004 SCALE: 1" = 20'

NOTES:

- 1) PROPERTY IS LOCATED IN R-44 ZONING DISTRICT.
- 2) REFERENCE MADE TO TOWN CLERK MAP NO. 3144, 3145, AND VOL. 298 PG. 22 OF THE NEW FAIRFIELD LAND RECORDS.
- 3) REFERENCE MADE TO A CERTAIN MAP PREPARED FOR ARTHUR AND FAYE MAGGIOLA BY ROBERT H. BERGENDORFF DATED MAY 25, 1994.
- 4) THIS SURVEY MAP IS A DEPENDENT RESURVEY OF PROPERTY AS DEPICTED ON T.C. MAP NO. 3145.

CERTIFIED TO:

- 1) THE TOWN OF NEW FAIRFIELD

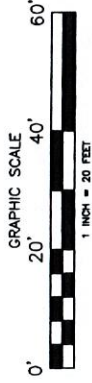
THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" EFFECTIVE 06-21-96 AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

IT IS A PROPERTY SURVEY BASED ON A RESURVEY OF EXISTING MAPS.

THIS SURVEY CONFORMS TO CLASS A-2 MAP.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PREPARED BY THE OFFICE OF
PAUL A. HIRO, P.C.
35 DANBURY ROAD NEW MILFORD, CT



CT. REG. NO. 15167

JOB NO. 4673



BALL POND

*PROPOSED ELEVATIONS ARE TO BE CONFIRMED BY LICENSED ENGINEER PRIOR TO CONSTRUCTION

#25 AREA:

11,633± S.F.
0.267± ACRES

#25A AREA:

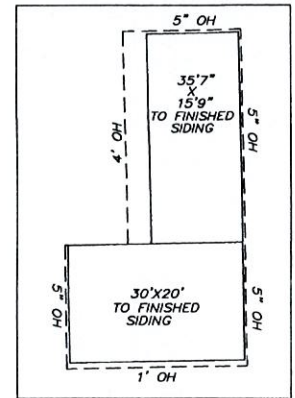
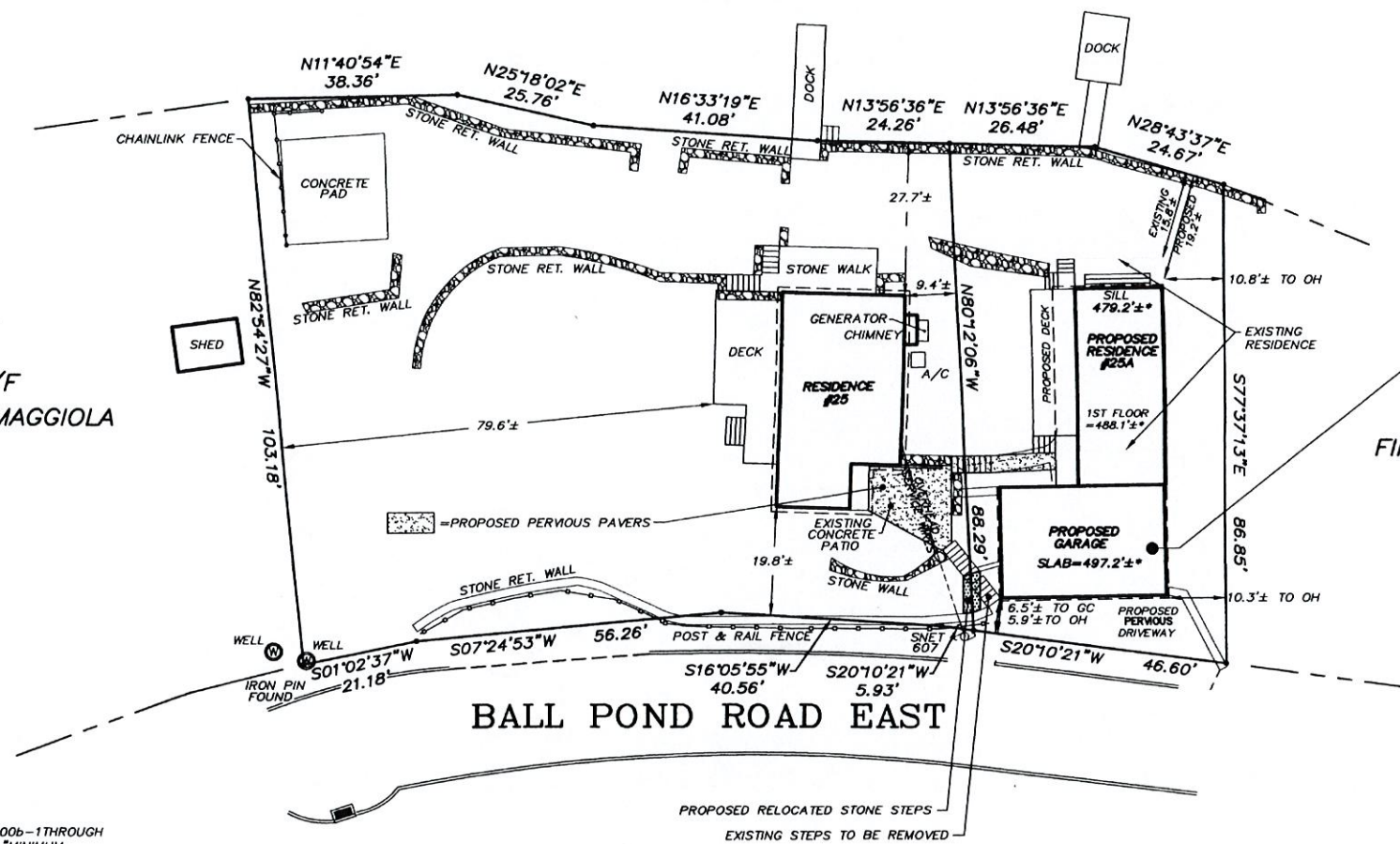
4,284± S.F.
0.098± ACRES

TOTAL:

15,917± S.F.
0.365± ACRES

N/F
ARTHUR MAGGIOLA

N/F
FIRST NINE CORP.



NOTES:

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. 9/26/96. IT IS A ZONING LOCATION SURVEY BASED ON A RESURVEY CONFORMING TO CLASS A-2 ACCURACY AND IS INTENDED TO BE USED FOR BUILDING APPLICATION PURPOSES.

PROPERTY IS DEPICTED AS 22/5/9 AND 22/5/12 IN THE ASSESSORS OFFICE.

PROPERTY IS LOCATED IN R-44 ZONE.

ZONE AND SETBACKS ARE SUBJECT TO THE DETERMINATION OF THE ZONING ENFORCEMENT OFFICER.

VERTICAL DATUM IS ASSUMED.

REFER TO MAP Nos. 388, 730, 1902 2074, 2163, 2328, 3144 AND 3145 ON FILE IN THE TOWN CLERKS OFFICE.

1) REFER TO "PROPERTY SURVEY PREPARED FOR STEPHEN & SUSAN MCCARDELL BEING TAX ID 22-5-6, ALSO KNOWN AS 21 BALL POND ROAD EAST SITUATE IN TOWN OF NEW FAIRFIELD, FAIRFIELD CO., CT." SCALE 1" = 20'. DATED OCTOBER 23, 2017. PREPARED BY ROBERT H. BERGENDORFF.

2) REFER TO "SURVEY OF PROPERTY PREPARED FOR ARTHUR & FAYE MAGGIOLA, SITUATE IN THE TOWN OF FAIRFIELD FAIRFIELD CO., CT." SCALED 1" = 50'. DATED MAY 25, 1994. PREPARED BY ROBERT H. BERGENDORFF.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT DEPICTED OR NOTED.

DISTANCES DEPICTED +/- FROM BUILDINGS TO PROPERTY LINES ARE SCALED ONLY AND ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE, ANY USE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL, RENDERS ANY DECLARATION NOTED HEREON NULL AND VOID.

TOTAL AREA:

15,917± S.F.
0.365± ACRES

BUILDING AREA:

ALLOWED: 20%
TOTAL: 2,300± S.F. / 14.4±%
*(INCLUDES RESIDENCE AND OVERHANGS GREATER THAN 30')
*(DOES NOT INCLUDE OVERHANGS LESS THAN 30', GUTTERS, AND CHIMNEY)

IMPERVIOUS COVERAGE:

ALLOWED: 10%
*(ALLOWED 25% IF YOU HAVE A STORM WATER MANAGEMENT PLAN)
TOTAL: 3,660± S.F. / 23.0±%
*(INCLUDES RESIDENCE, CHIMNEY, CONCRETE PATIOS, STONE WALKWAYS
A/C, GENERATOR, PROPANE TANK, CONCRETE PAD AND ALL STONE WALLS)
*(DOES NOT INCLUDE DECK, FENCES, DOCK, PROPOSED PERVIOUS DRIVEWAY OR PROPOSED PERVIOUS WALK)

COVERAGE CALCULATIONS ARE BASED ON LOT AREAS BEING COMBINED

ZONING LOCATION SURVEY

PREPARED FOR

**FRANK LAUFER
& CAROL B. LAUFER**

**25 & 25A BALL POND ROAD EAST
NEW FAIRFIELD, CONNECTICUT**

REVISIONS: 2/13/2023 -PROPOSED RESIDENCE AND WALKS ADJUSTED.
3/13/2023 -VARIOUS PROPOSED CHANGES.



BRAUTIGAM LAND SURVEYORS, P.C.

90 South Main Street
Newtown, Connecticut 06470
Telephone (203) 270-7810
Facsimile (203) 270-8392
E-mail: Surveying@BrautigamLand.com



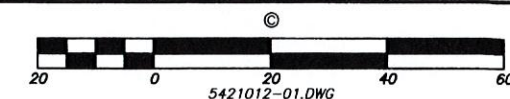
TO MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP ARE "SUBSTANTIALLY CORRECT" AS NOTED HEREON.

Paul A. Brautigam
PAUL A. BRAUTIGAM CT. LIC. No. 15166

THE SURVEY DEPICTED HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL.

JOB No. 5421012.01 SCALE: 1" = 20' DRAWN BY: SRM/NAL

FIELD NOTES: 272/22 DATE: 12/8/2022 CHECKED BY: PAB





SHEET LIST

SHEET NUMBER	SHEET NAME
A1.0	COVER SHEET
A1.1	REAR PERSPECTIVE
A1.2	FOUNDATION PLAN
A2.1	GROUND FLOOR PLAN
A2.2	MAIN FLOOR PLAN
A2.3	UPPER FLOOR PLAN
A2.4	ROOF PLAN
A3.1	3D VIEWS
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A5.1	SECTIONS
A6.1	DETAILS
E1.0	GROUND FLOOR ELECTRICAL PLAN
E1.1	FIRST FLOOR ELECTRICAL PLAN
E1.2	UPPER FLOOR ELECTRICAL PLAN
N1.1	2015 IRC CODE SH
N1.2	2015 IRC CODE SH
N1.3	2015 IRC CODE SH
N1.4	2015 IRC CODE SH

NOTE: BEDROOM WINDOWS ARE SIZED FOR WOOD DOUBLE HUNG UNITS WHICH MEET EGRESS. PLEASE VERIFY THIS INFORMATION WITH THE BRAND AND TYPE OF WINDOW YOU USE.

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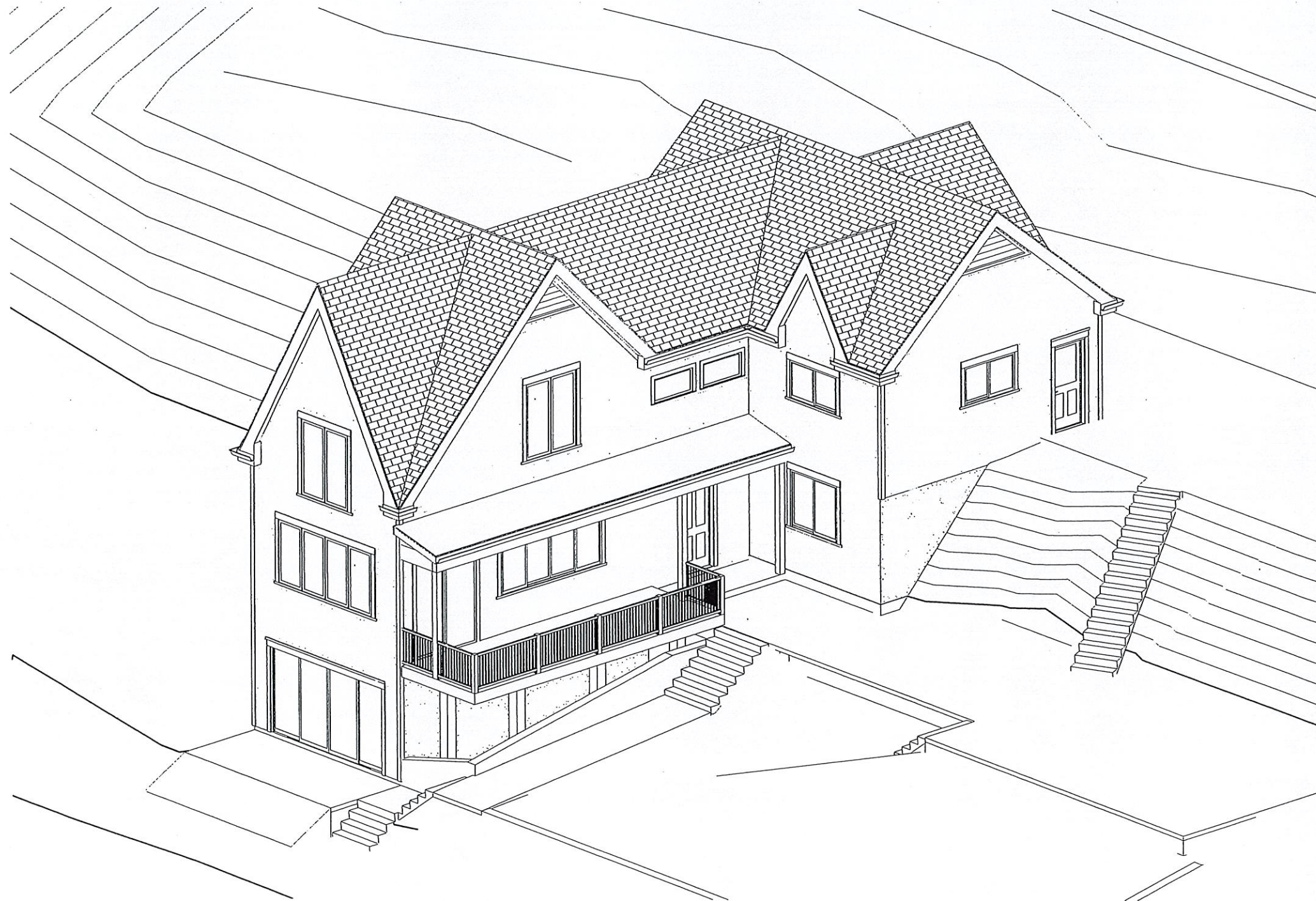
HOUSE PLAN

PLAN NO.
LAUFER
DESIGNER: JV
DRAFTSPERSON: MPS
DATE: 08/27/2021

REVISED:

Rev.	Date
1	24/05/2021
2	04/06/2021
3	07/06/2021
4	22/06/2021
5	09/07/2021
6	21/07/2021
7	22/07/2021
8	23/07/2021
9	03/08/2021
10	08/26/2021
11	08/31/2021

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SHEET 02 OF 19

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A | B
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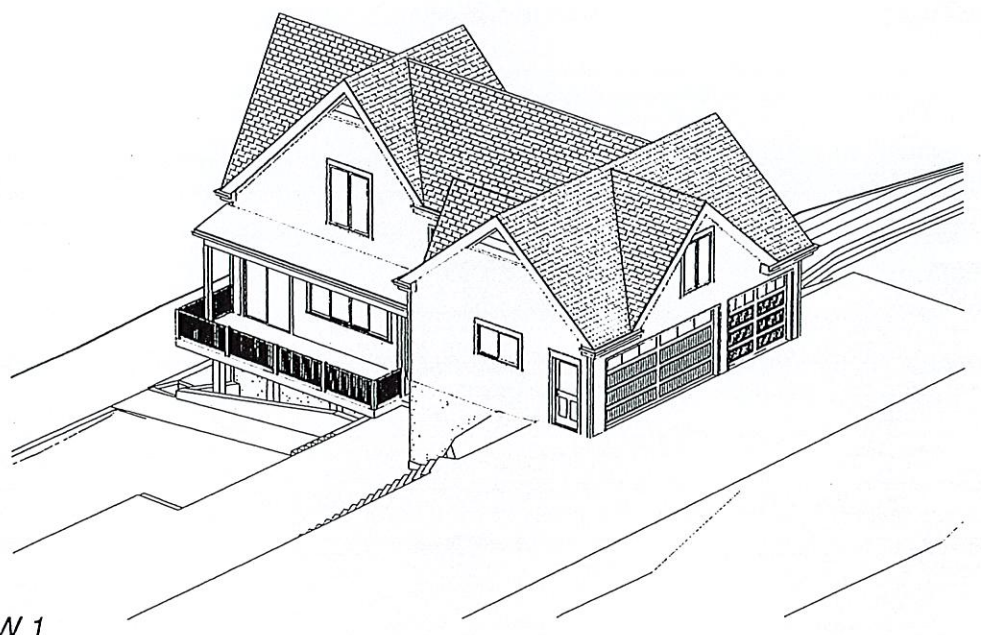
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9	03/08/2021
10	08/26/2021
11	08/31/2021



3D VIEW 1
SCALE:



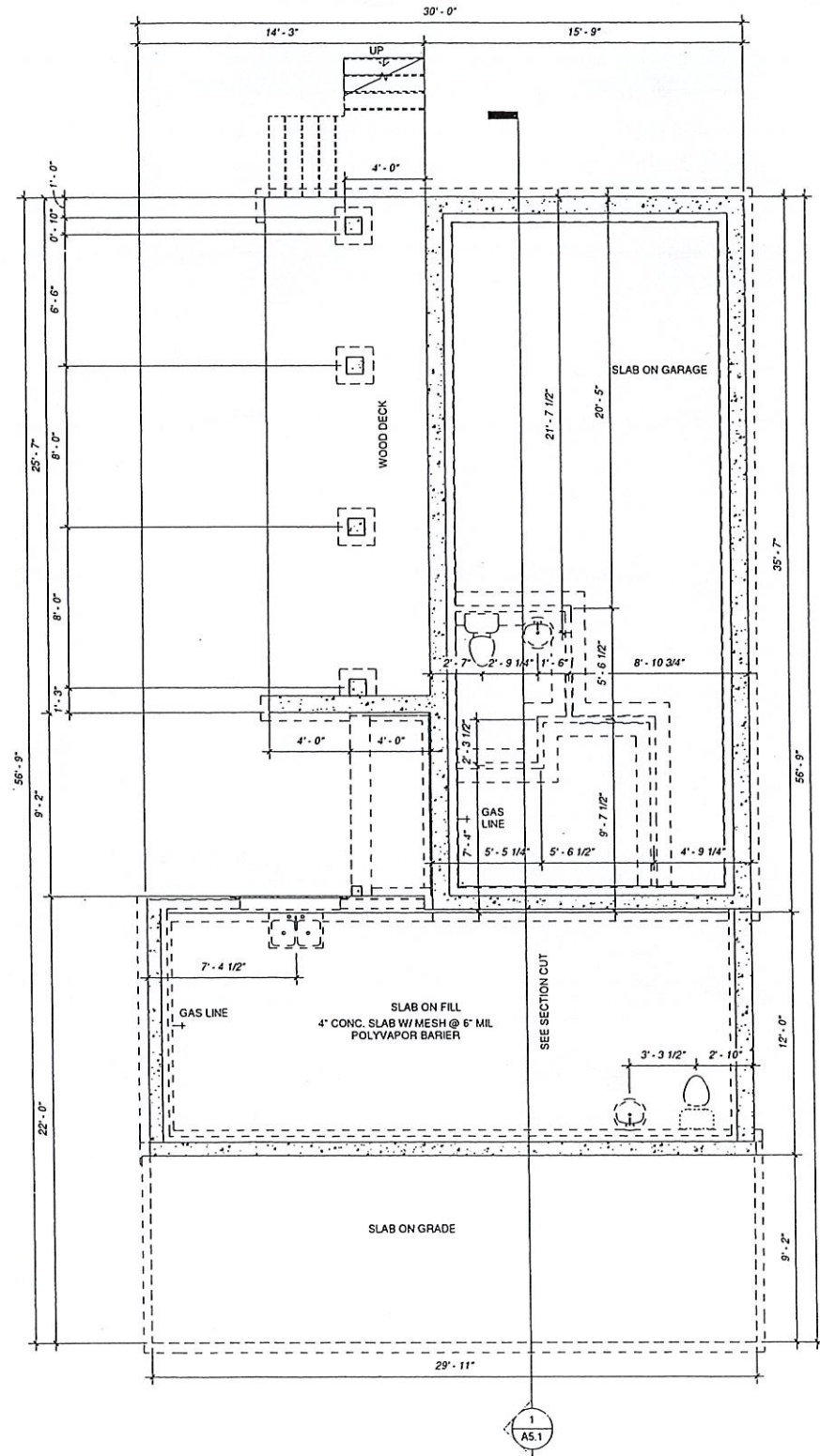
3D VIEW 4
SCALE:



3D VIEW 3
SCALE:



3D VIEW 2
SCALE:



SLAB FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

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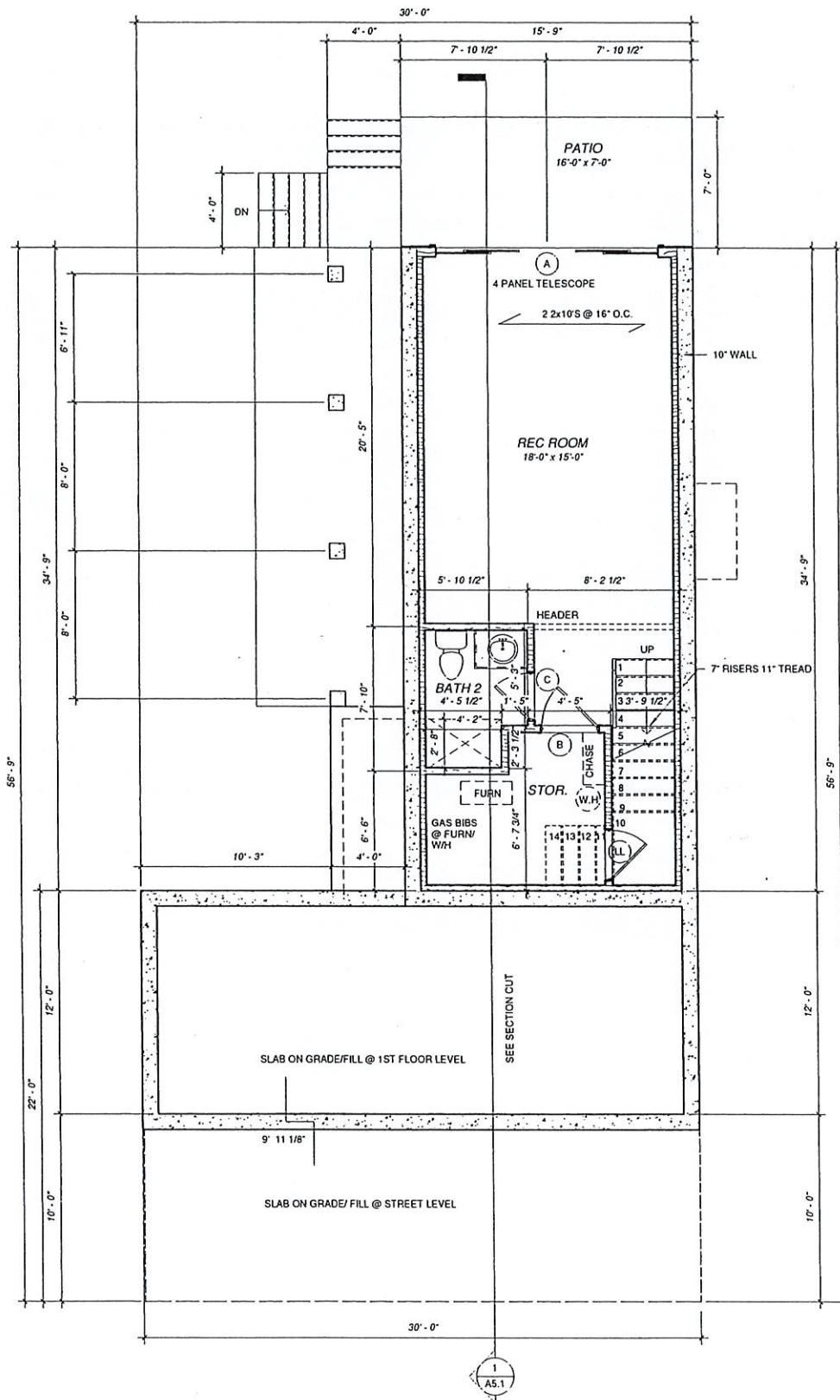
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GROUND LVL F.F.

SCALE: 1/4" = 1'-0"

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THE DRAWING SHOWN HERE WERE DESIGNED WITHOUT KNOWLEDGE OR REFERENCE TO BUILDING REQUIREMENTS IN ALL GEOGRAPHIC AREAS OF THE COUNTRY. THE BUYER IS RESPONSIBLE FOR ALL LOCAL, STATE, AND FEDERAL CODES. THE RESPONSIBILITY OF THE OWNER AND THE BUILDER TO OBTAIN ALL NECESSARY PERMITS AND TO SUPPLEMENTARY TO THESE DOCUMENTS, USE MANUFACTURERS INSTRUCTIONS AND ALL APPLICABLE BUILDING CODES.

HOUSE PLAN

PLAN NO. LAUFER

DESIGNER: JV

DRAFTSPERSON: MPS

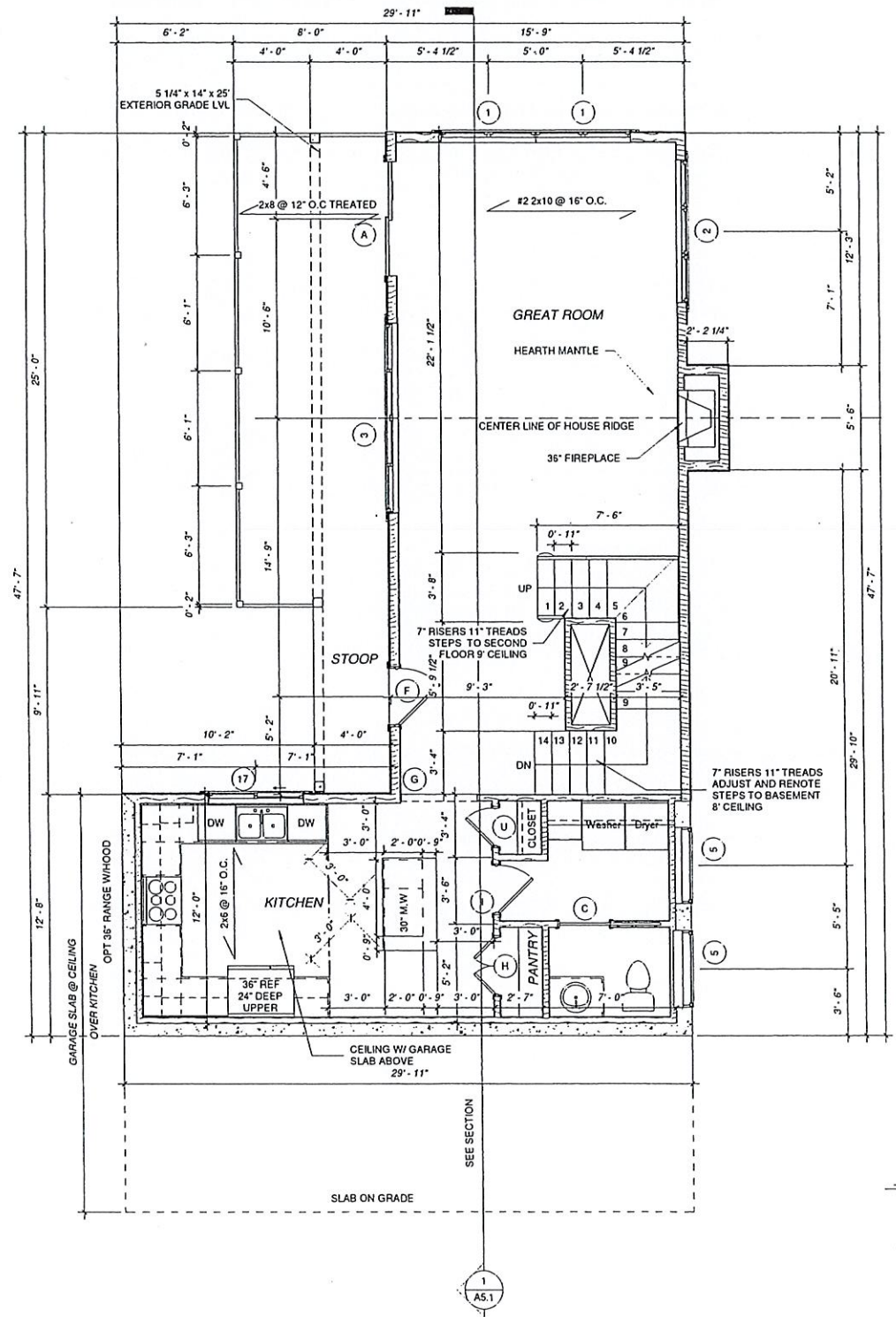
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SQUARE FOOTAGE	
Name	Area
GROUND LVL F.F.	
GROUND FLOOR PLAN	554 SF
MAIN LEVEL F.F.	
MAIN FLOOR PLAN	929 SF
PORCH	198 SF
STOOP	41 SF
UPPER LVL F.F.	
GARAGE	651 SF
UPPER FLOOR PLAN	554 SF
TOTAL	2926 SF

MAIN LEVEL F.F.
SCALE: 1/4" = 1'-0"

NOTE: BEDROOM WINDOWS ARE SIZED FOR WOOD DOUBLE HUNG UNITS WHICH MEET EGRESS. PLEASE VERIFY THIS INFORMATION WITH THE BRAND AND TYPE OF WINDOW YOU USE.

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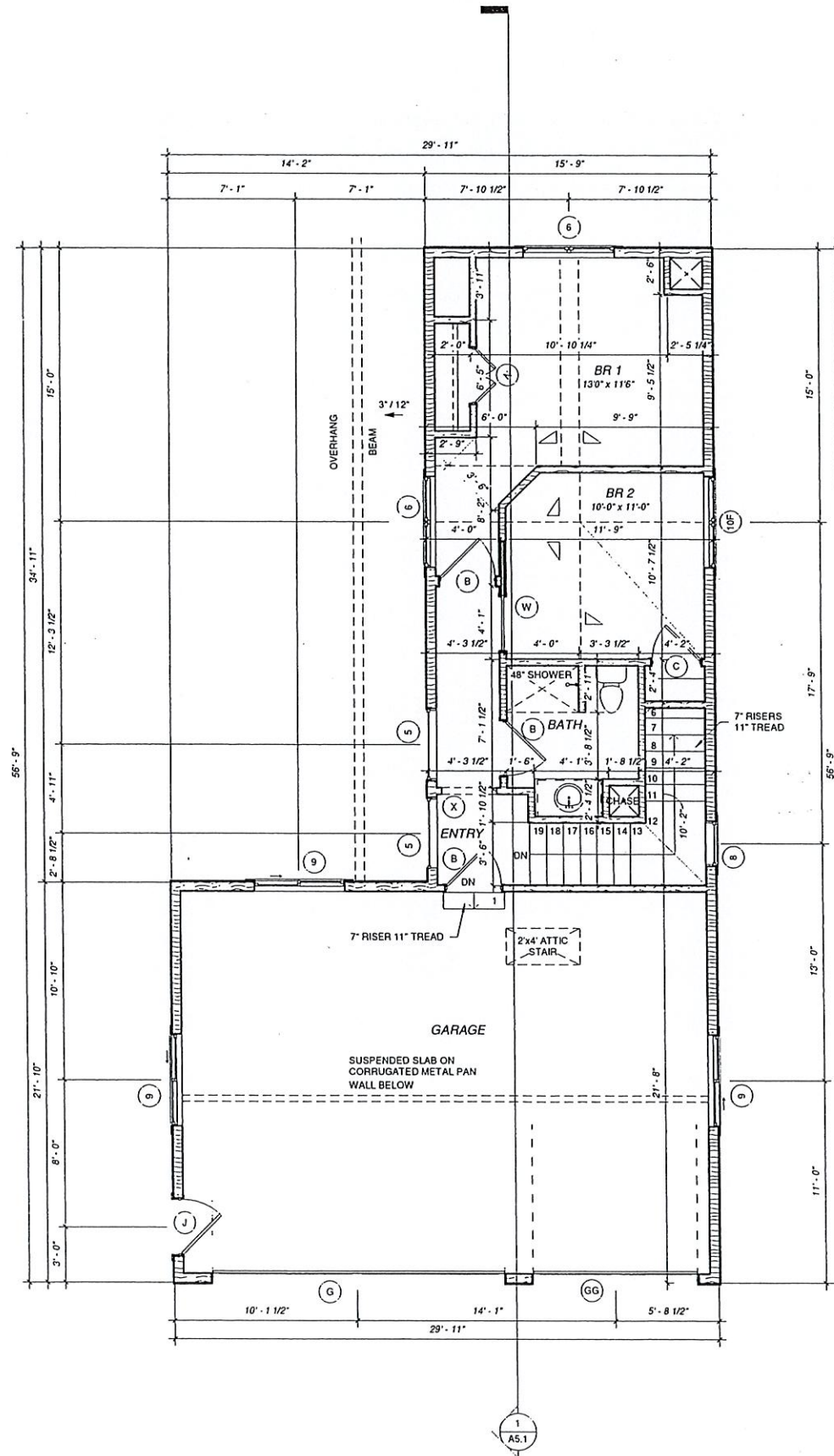
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Window Schedule				
Number	Description	Window Size		Count
		Width	Height	

MAIN LEVEL F.F.

1	DOUBLE CASEMENT	5'-0"	5'-0"	2
2	TRIPLE CASEMENT	7'-6"	5'-0"	1
3	FOUR SLIDER	10'-0"	5'-0"	1
5	AWING	4'-0"	2'-0"	2
17	SLIDER	5'-0"	4'-6"	1

UPPER LVL F.F.

5	AWING	4'-0"	2'-0"	2
6	DOUBLE CASEMENT	5'-0"	6'-0"	2
7	DOUBLE CASEMENT	4'-0"	5'-0"	1
8	FIXED	2'-6"	6'-0"	1
9	SLIDER	5'-0"	3'-0"	3
10F	DOUBLE CASEMENT	5'-0"	5'-0"	1

TOTAL 17

Door Schedule				
Mark	Description	Door Size		Count
		Width	Height	

GROUND LVL F.F.

A	4 PANEL TELESCOPE	12'-0"	6'-8"	1
B	SOLID PANEL STYPE BY OWNER	3'-0"	6'-8"	1
C	SOLID PANEL STYPE BY OWNER	2'-6"	6'-8"	1
LL	SOLID PANEL STYPE BY OWNER	2'-8"	5'-0"	1

MAIN LEVEL F.F.

A	SLIDER	6'-0"	8'-0"	1
C	MASONITE SC PANEL DOOR UNIT - POCKET UNIT	2'-8"	6'-8"	1
F	FRENCH STYPE	3'-0"	8'-0"	1
G	CASED OPENING	4'-0"	8'-0"	1
H	SOLID PR.	3'-0"	6'-8"	1
I	SOLID PANEL STYPE BY OWNER	2'-6"	6'-8"	1
U	SOLID PANEL STYPE BY OWNER	2'-0"	6'-8"	1

UPPER LVL F.F.

B	SOLID PANEL STYPE BY OWNER	3'-0"	6'-8"	3
C	SOLID PANEL STYPE BY OWNER	2'-8"	8'-0"	1
G	GARAGE DOOR	16'-0"	7'-0"	1
GG	GARAGE DOOR	9'-0"	7'-0"	1
J	1LT. 2 PAN.	3'-0"	6'-8"	1
N	SOLID PR.	3'-0"	6'-8"	1
W	POCKET DR SOLID	3'-0"	8'-0"	1
X	CASED OPENING	3'-0"	8'-0"	1

TOTAL 21

UPPER LVL F.F.

SCALE: 1/4" = 1'-0"

NOTE: BEDROOM WINDOWS ARE SIZED FOR WOOD DOUBLE HUNG UNITS WHICH MEET EGRESS. PLEASE VERIFY THIS INFORMATION WITH THE BRAND AND TYPE OF WINDOW YOU USE.

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LAUFER

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DRAFTSPERSON: MPS

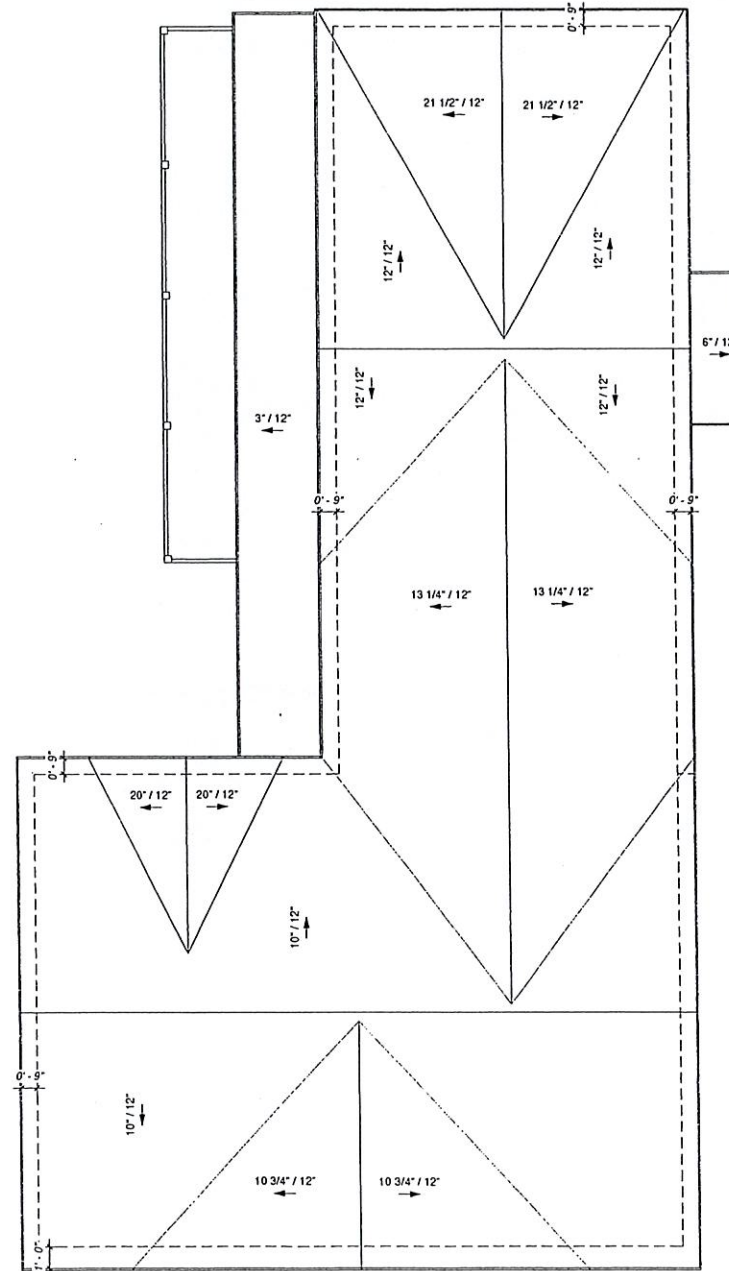
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ROOF PLAN

SCALE: 1/4" = 1'-0"

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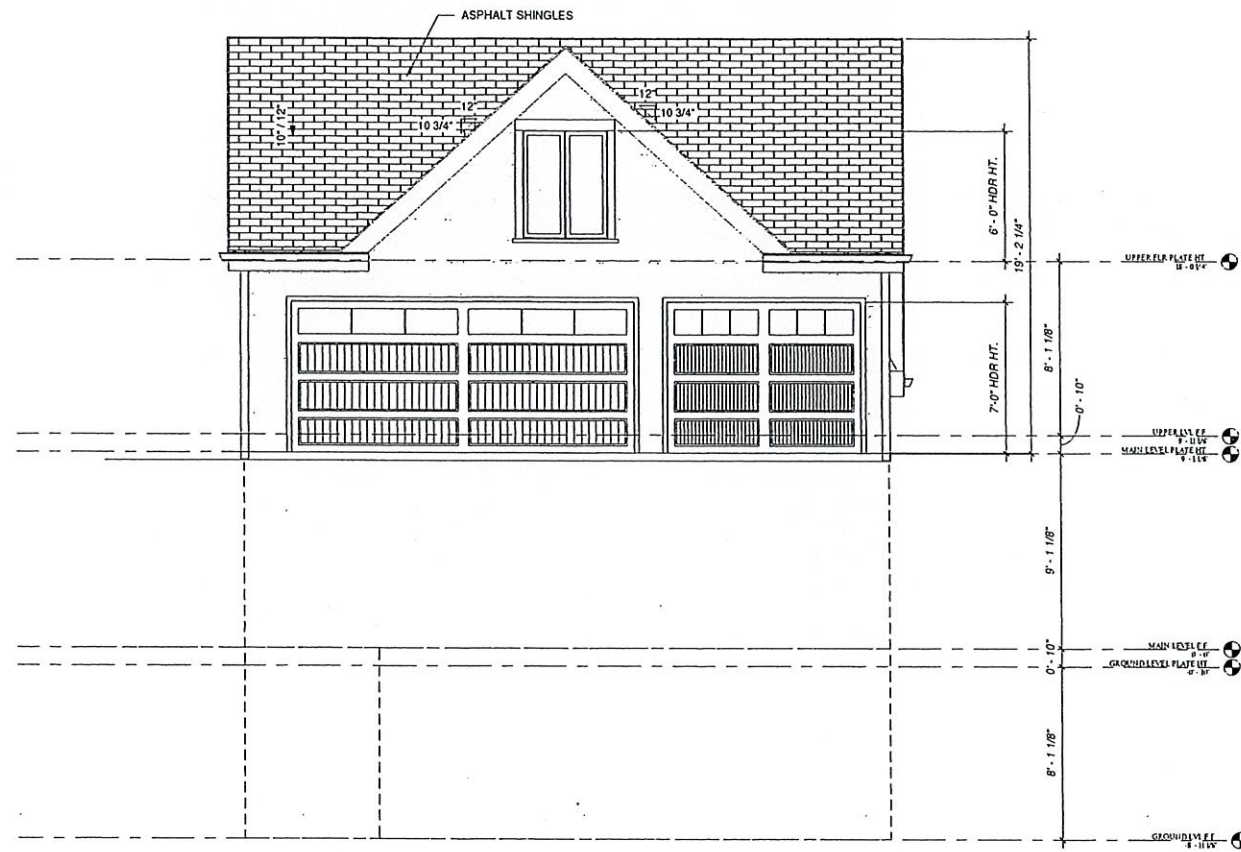
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A | D
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FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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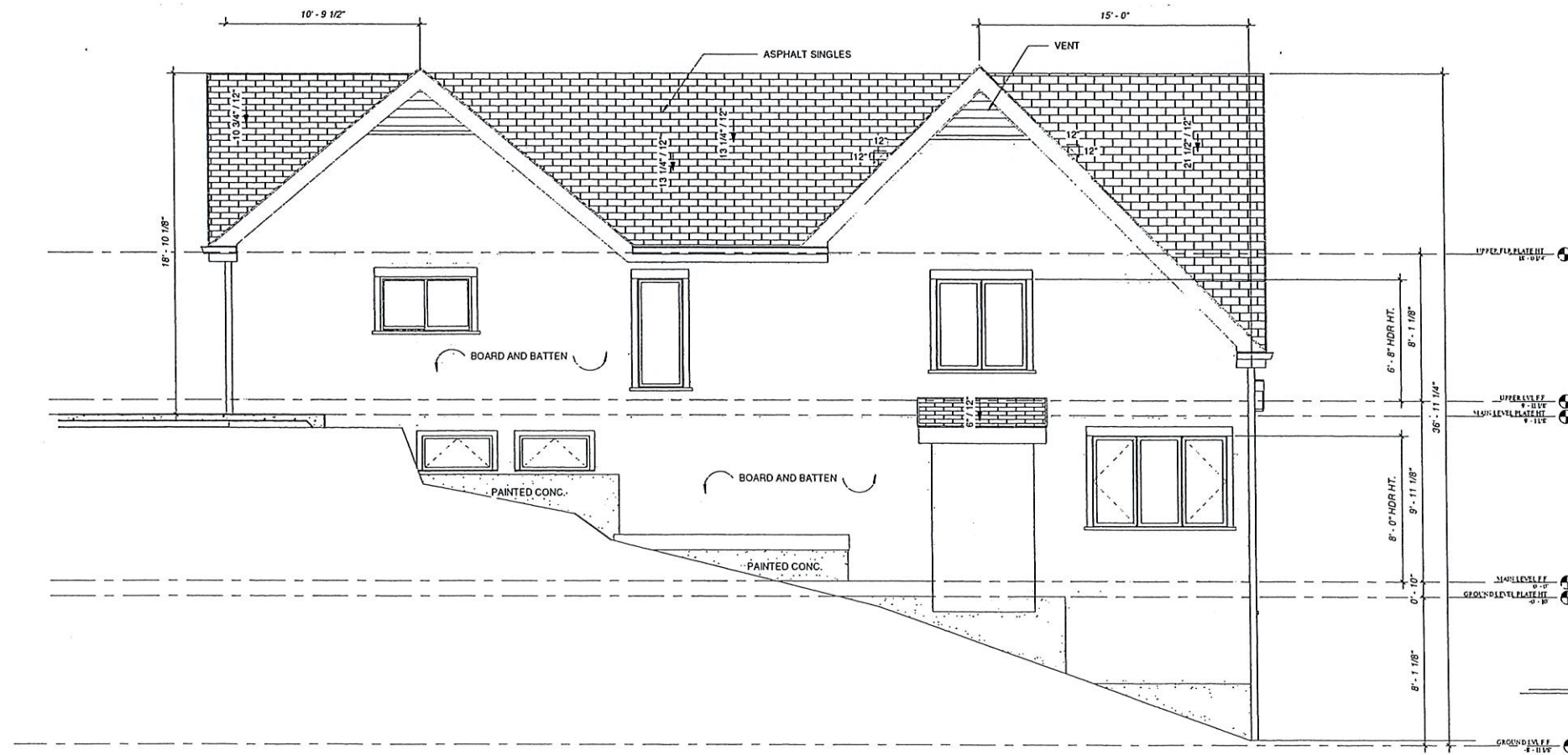
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REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

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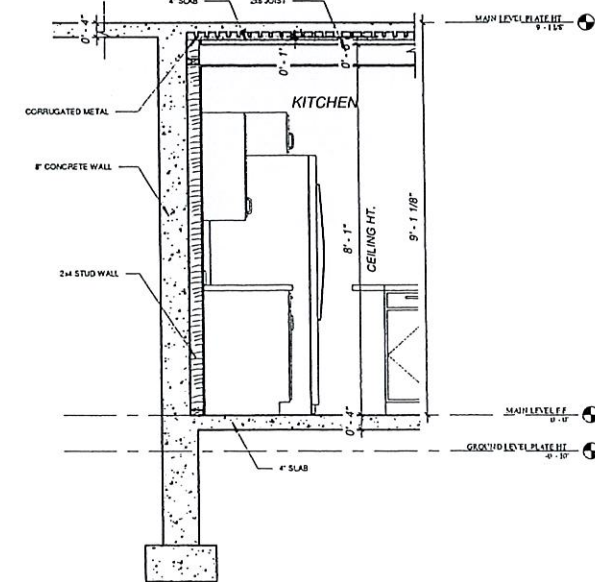
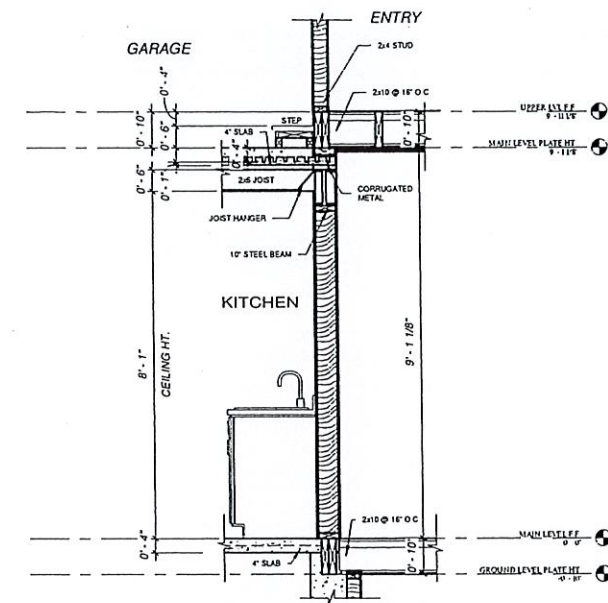
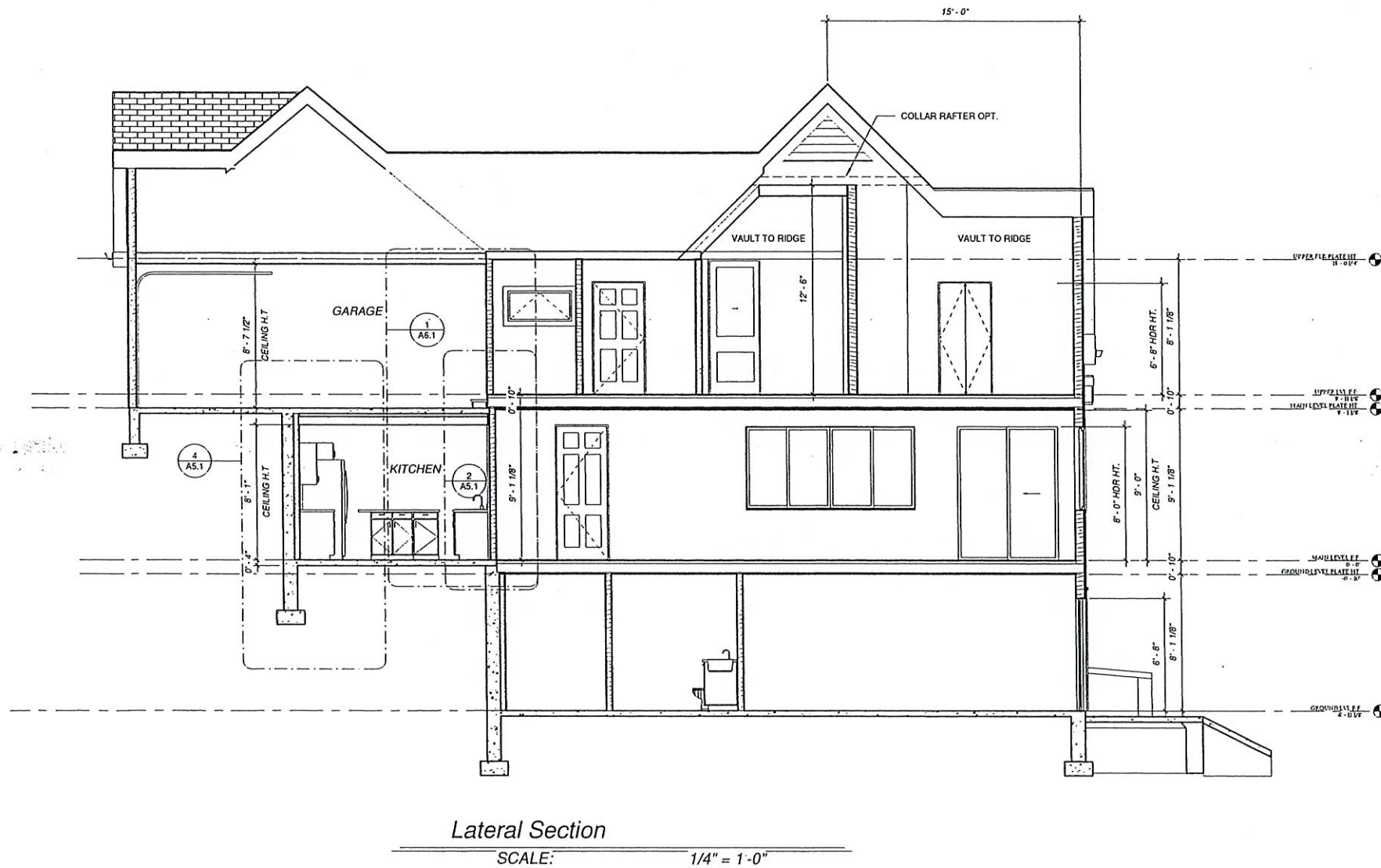
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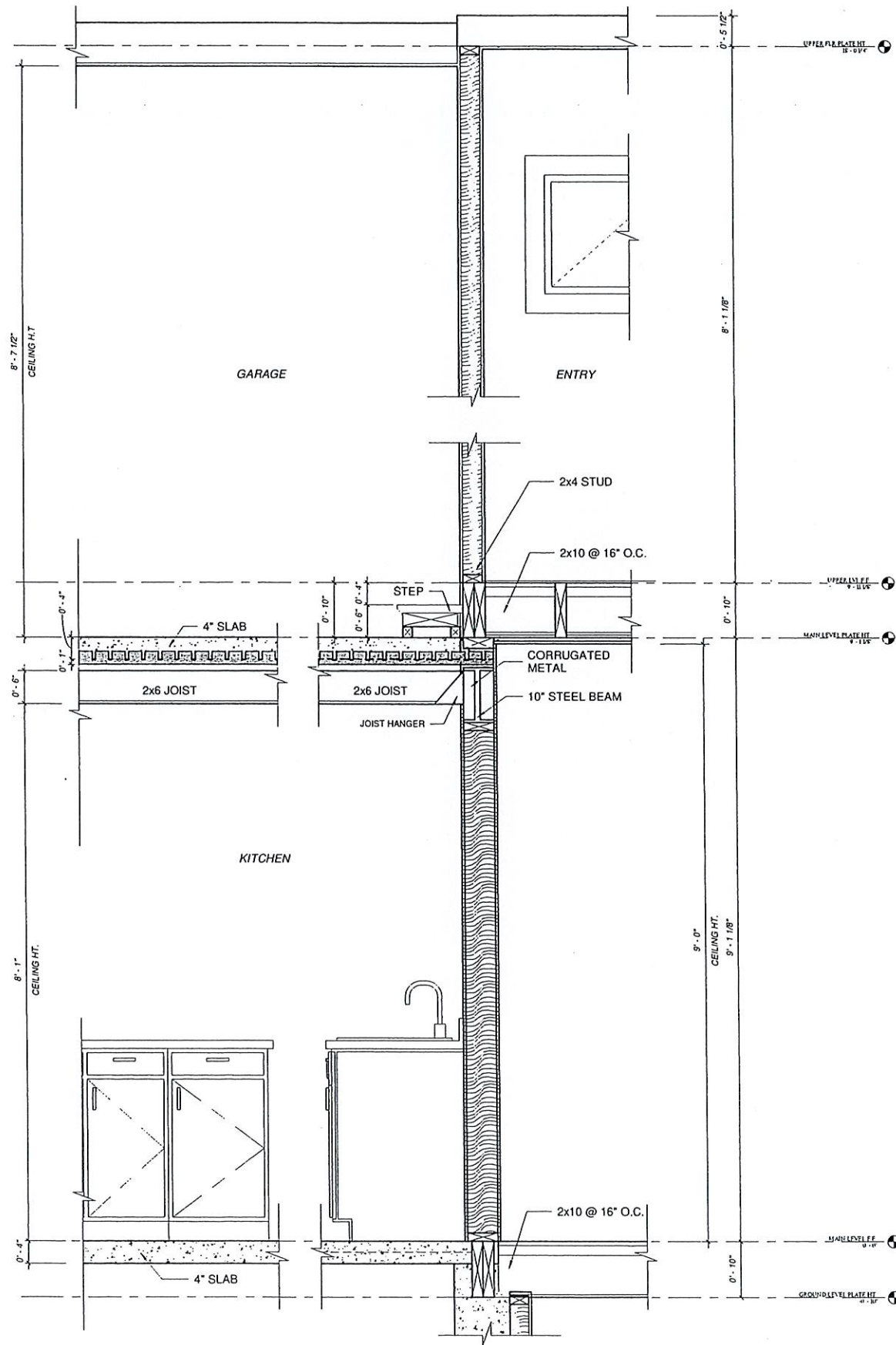
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Section @ Garage/ House

SCALE: 1" = 1'-0"

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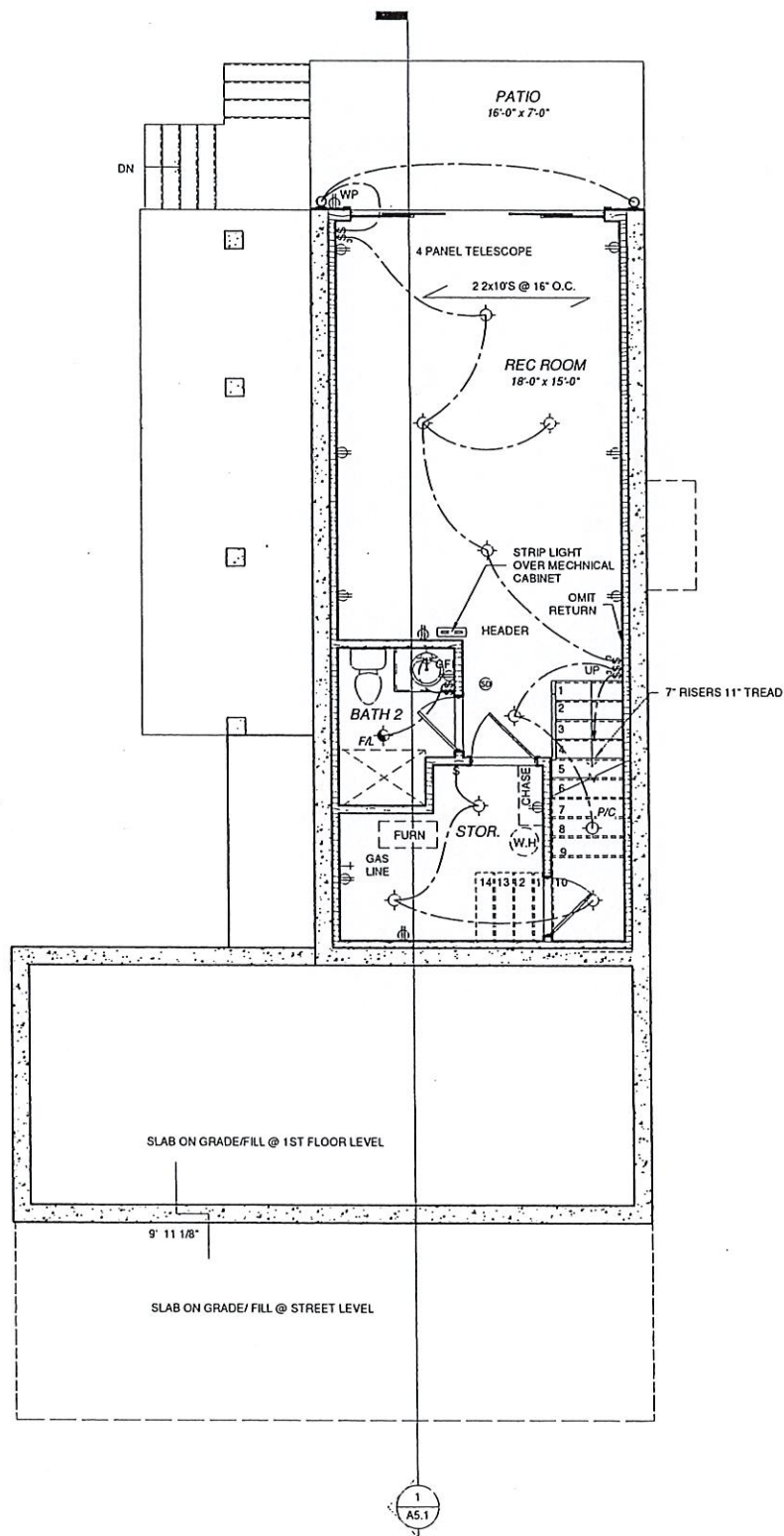
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A | D
B | D



GROUND LEVEL F.F. ELECTRICAL

SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND	
SYMBOL	NOTE
⊞	SWITCH
⊕	110V OUTLET
⊕	110V OUTLET, SWITCHED
⊕	110V OUTLET, CEILING MOUNTED
⊕	220V OUTLET
⊕	FLOOR OUTLET
⊕	CEILING MOUNTED LIGHT
⊕	WALL MOUNTED LIGHT
⊕	WALL MOUNTED SCONCE
⊕	RECESSED CAN LIGHT
⊕	LIGHT/FAN COMBO UNIT
⊕	BATH FAN
⊕	PUSH BUTTON
⊕	FLUORESCENT UNDER CABINET LIGHT
⊕	FLUORESCENT LIGHT
⊕	TRACK LIGHTING
⊕	CHIMES
⊕	DISPOSAL
⊕	DISCONNECT SWITCH
⊕	SMOKE DETECTOR
⊕	COULD SMOKE CARBON MONOXIDE DETECTOR
⊕	TV OUTLET
⊕	PHONE JACK
⊕	ELECTRICAL PANEL
⊕	ELECTRICAL METER
⊕	FLOOD LIGHTS
⊕	FAN
⊕	CEILING FAN & LIGHT COMBO

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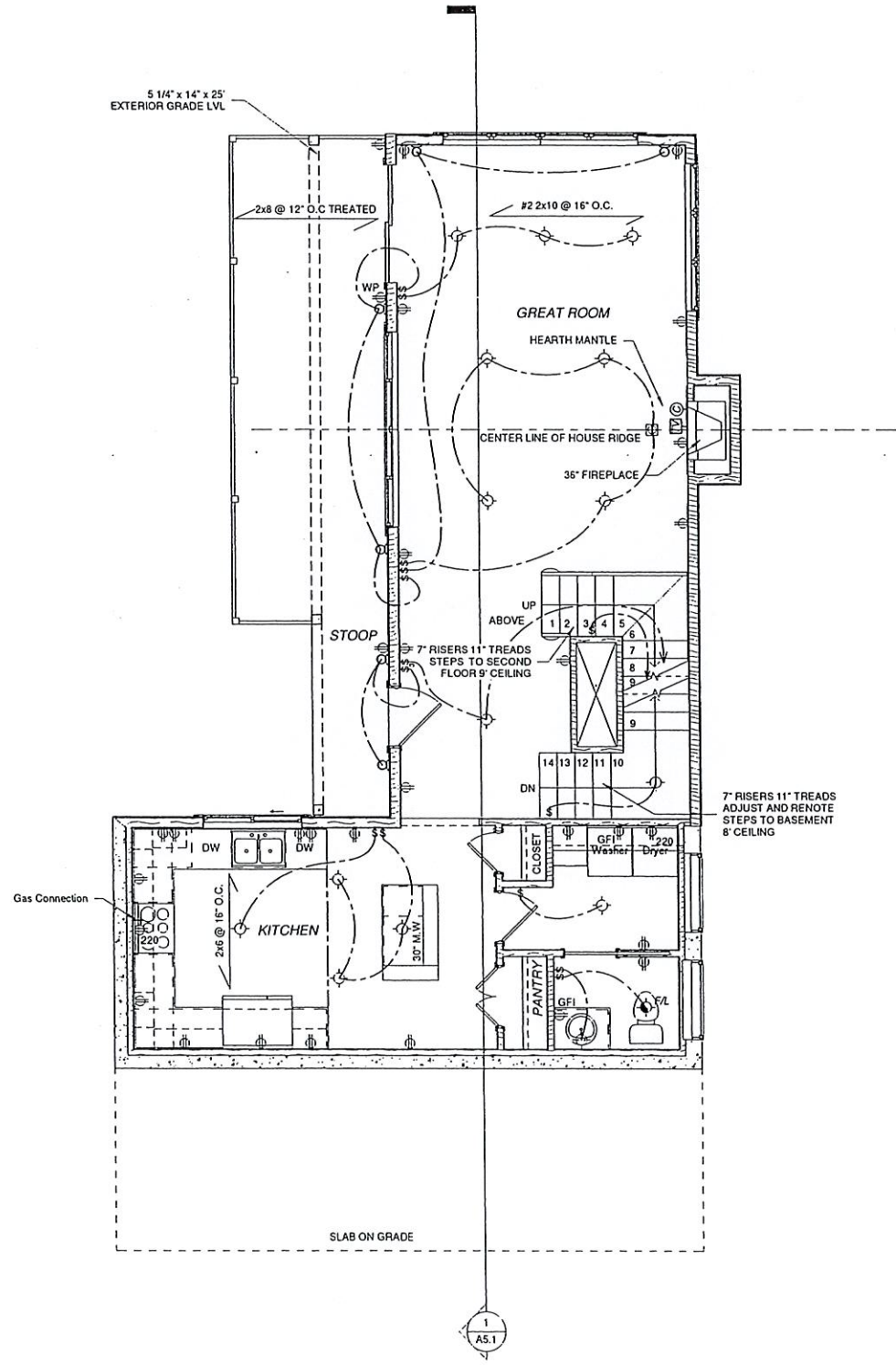
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A | B | D



FIRST LEVEL F.F. ELECTRICAL

SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND	
SYMBOL	NOTE
⊞	SWITCH
⊕	110V OUTLET
⊕	110V OUTLET, SWITCHED
⊕	110V OUTLET, CEILING MOUNTED
⊕	220V OUTLET
⊕	FLOOR OUTLET
⊕	CEILING MOUNTED LIGHT
⊕	WALL MOUNTED LIGHT
⊕	WALL MOUNTED SCONCE
⊕	RECESSED CAN LIGHT
⊕	LIGHT/FAN COMBO UNIT
⊕	BATH FAN
⊕	PUSH BUTTON
⊕	FLORESCENT UNDER CABINET LIGHT
⊕	FLORESCENT LIGHT
⊕	TRACK LIGHTING
⊕	CHIMES
⊕	DISPOSAL
⊕	DISCONNECT SWITCH
⊕	SMOKE DETECTOR
⊕	COMBID SMOKE/CARBON MONOXIDE DETECTOR
⊕	TV OUTLET
⊕	PHONE JACK
⊕	ELECTRICAL PANEL
⊕	ELECTRICAL METER
⊕	FLOOD LIGHTS
⊕	FAN
⊕	CEILING FAN & LIGHT COMBO

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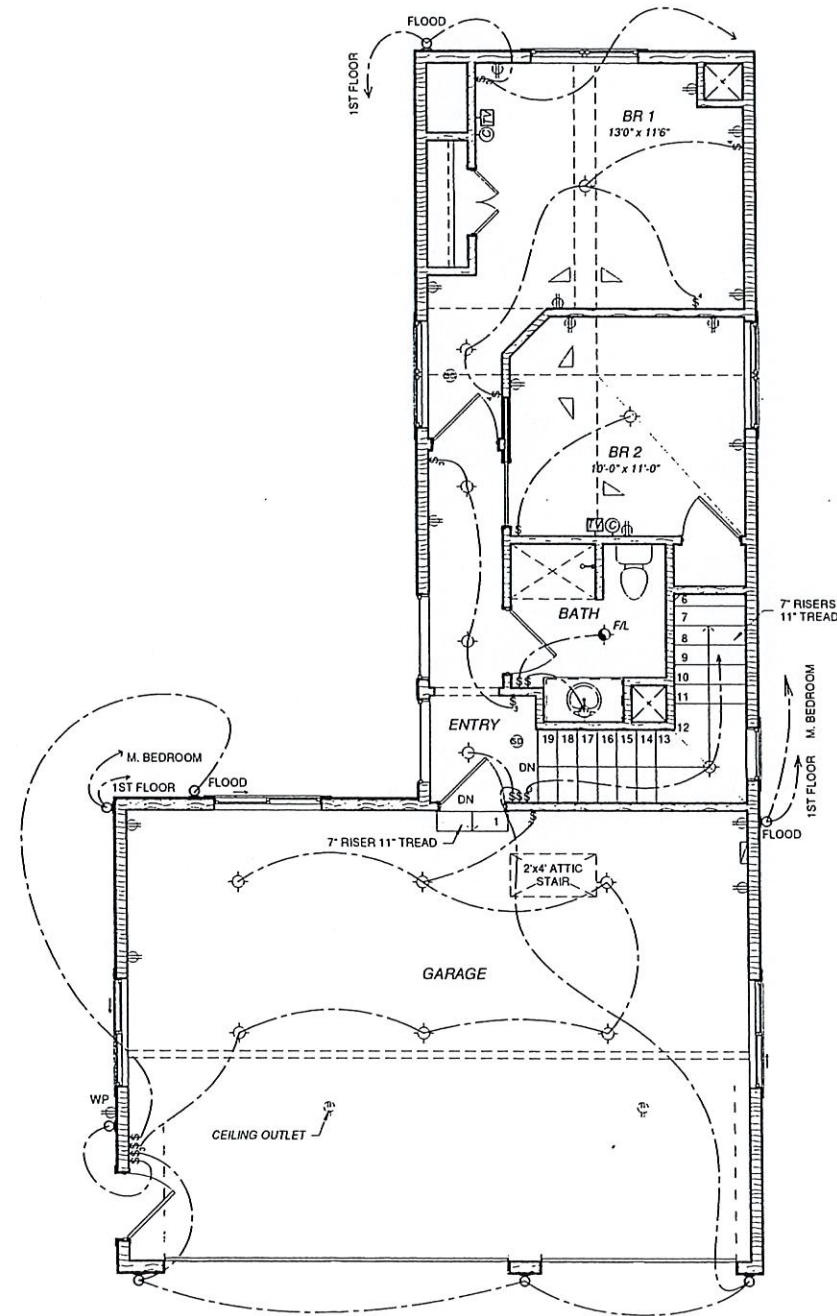
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UPPER LVL F.F. ELECTRICAL

SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND	
SYMBOL	NOTE
⊞	SWITCH
⊕	110V OUTLET
⊕	110V OUTLET, SWITCHED
⊕	110V OUTLET, CEILING MOUNTED
⊕	220V OUTLET
⊕	FLOOR OUTLET
⊕	CEILING MOUNTED LIGHT
⊕	WALL MOUNTED LIGHT
⊕	WALL MOUNTED SCORGE
⊕	RECESSED CAN LIGHT
⊕	LIGHT/FAN COMBO UNIT
⊕	BATH FAN
⊕	PUSH BUTTON
⊕	FLUORESCENT UNDER CABINET LIGHT
⊕	FLUORESCENT LIGHT
⊕	TRACK LIGHTING
⊕	CHIMES
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⊕	DISCONNECT SWITCH
⊕	SMOKE DETECTOR
⊕	COMBO SMOKE/CARBON MONOXIDE DETECTOR
⊕	TV OUTLET
⊕	PHONE JACK
⊕	ELECTRICAL PANEL
⊕	ELECTRICAL METER
⊕	FLOOD LIGHTS
⊕	FAN
⊕	CEILING FAN & LIGHT COMBO

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HOUSE PLAN

PLAN NO. LAUFER

DESIGNER: JV

DRAFTSPERSON: MPS

DATE: 08/27/2021

REVISED:

Rev.	Date
1	24/05/2021
2	04/06/2021
3	07/06/2021
4	22/06/2021
5	09/07/2021
6	21/07/2021
7	22/07/2021
8	23/07/2021
9	03/08/2021
10	08/26/2021
11	08/31/2021

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