

TOWN OF NEW FAIRFIELD

NEW FAIRFIELD BEACH HOUSE RENOVATION

180 RT. 39 TOWN PARK
CANDLEWOOD LAKE, NEW FAIRFIELD, CT 06812

FRIAR PROJECT NO. 2023-015A
PLANNING & ZONING SET
SEPTEMBER 15, 2023

ARCHITECT

FRIAR ARCHITECTURE
21 TALCOTT NOTCH ROAD
FARMINGTON, CT 06032

MEP / FP ENGINEER

RZ DESIGN ASSOCIATES, INC.
750 OLD MAIN STREET, SUITE 202
ROCKY HILL, CT 06457



CIVIL ENGINEER

ARTEL ENGINEERING GROUP, LLC
304 FEDERAL RD STE 308
BROOKFIELD, CT 06804

ENVIRONMENTAL ENGINEER

EAGLE ENVIRONMENTAL, INC.
8 SOUTH MAIN STREET, SUITE 3
TERRYVILLE, CT 06786



NEW FAIRFIELD BEACH HOUSE REPLACEMENT

180 RT. 39 TOWN PARK
CANDLEWOOD LAKE,
NEW FAIRFIELD, CT
06812

PLANNING AND
ZONING SET

PLANNING &
ZONING SET
COVER SHEET

DATE:
09/15/23

REV:

SHEET NO.

PZO.0

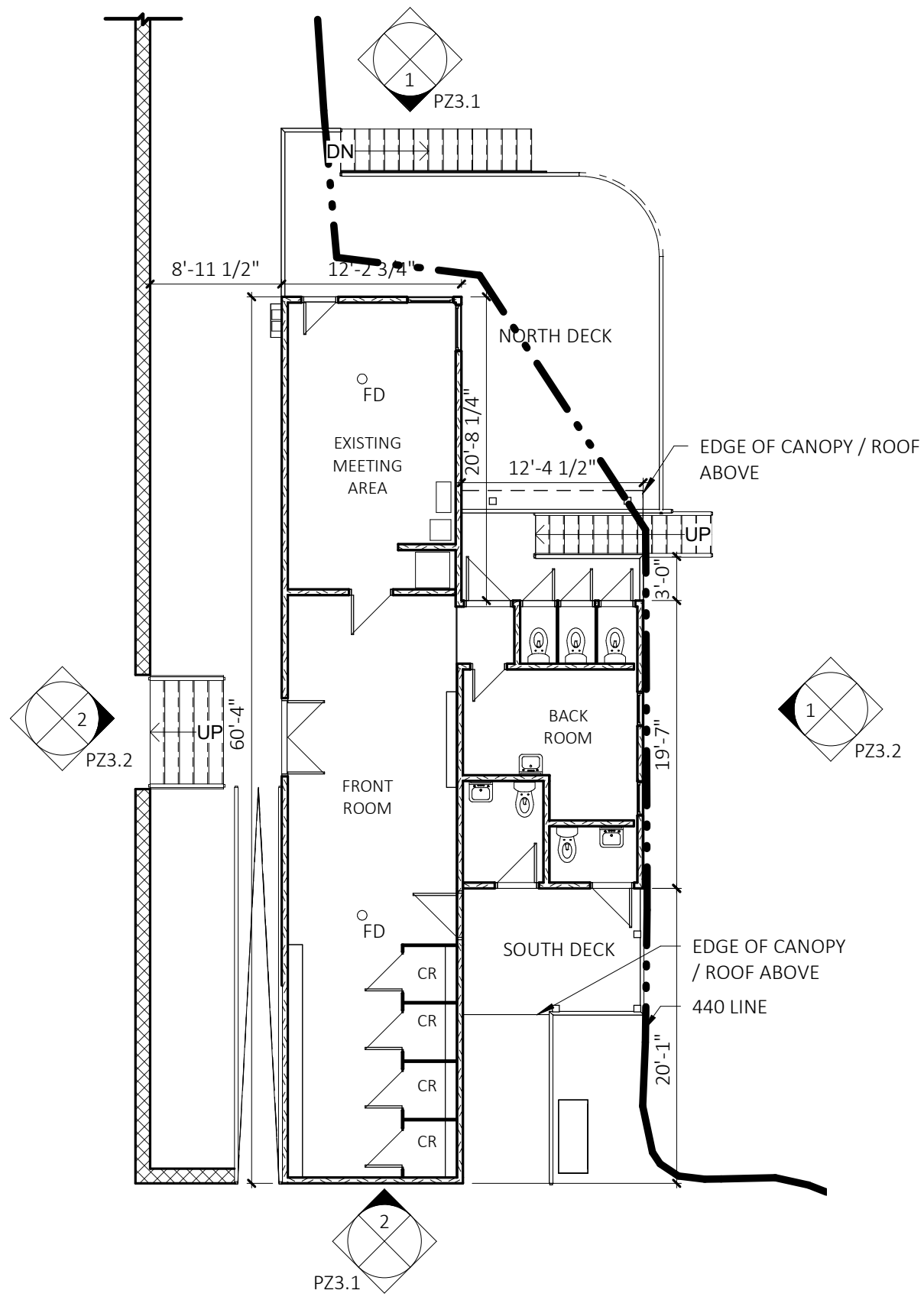


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**EXISTING
 FLOOR PLANS**

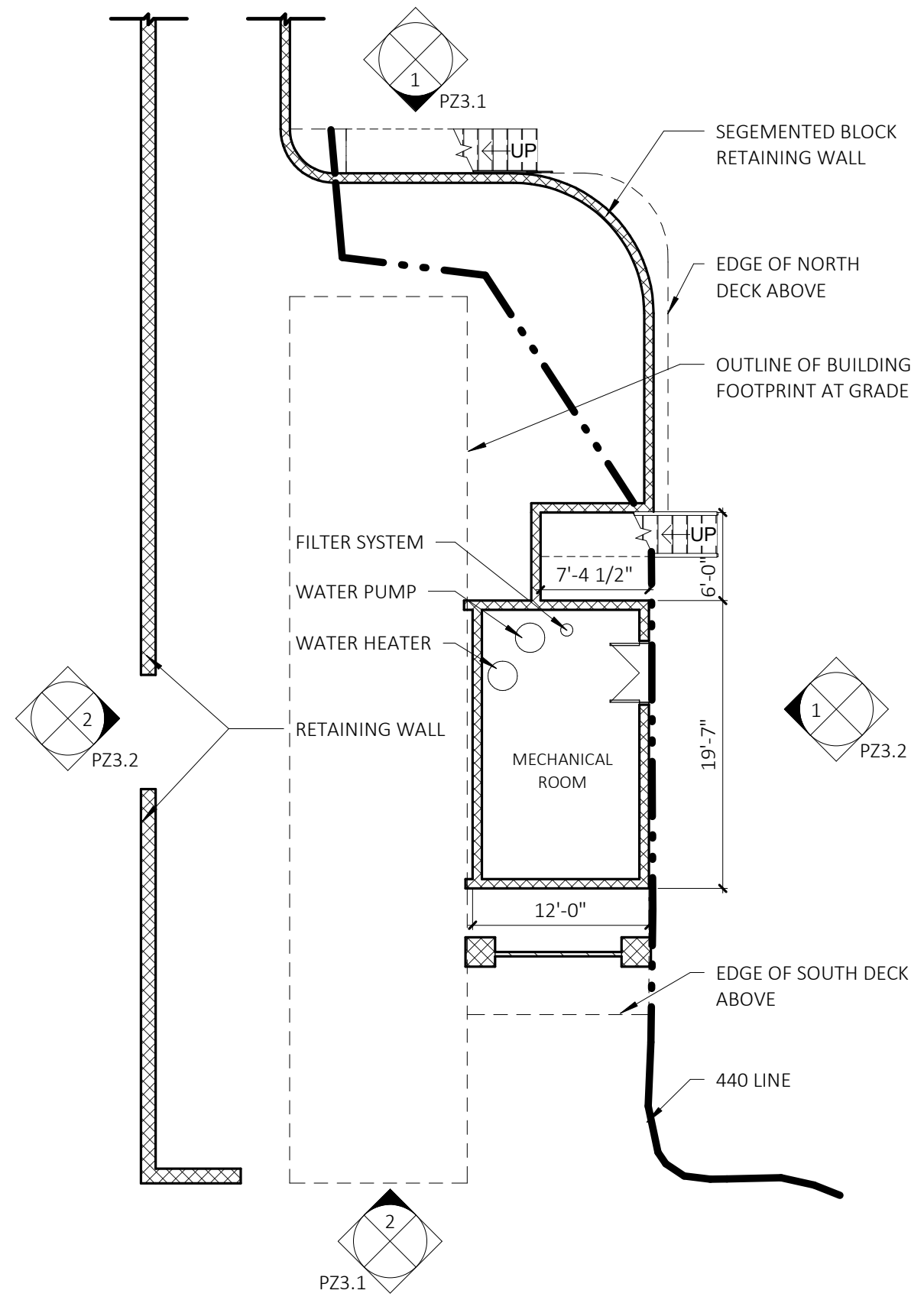
DATE: 09/15/23	SHEET NO. PZ1.1
REV:	



FIRST FLOOR PLAN

2

SCALE: 1" = 10'-0"



LOWER LEVEL FLOOR PLAN

1

SCALE: 1" = 10'-0"

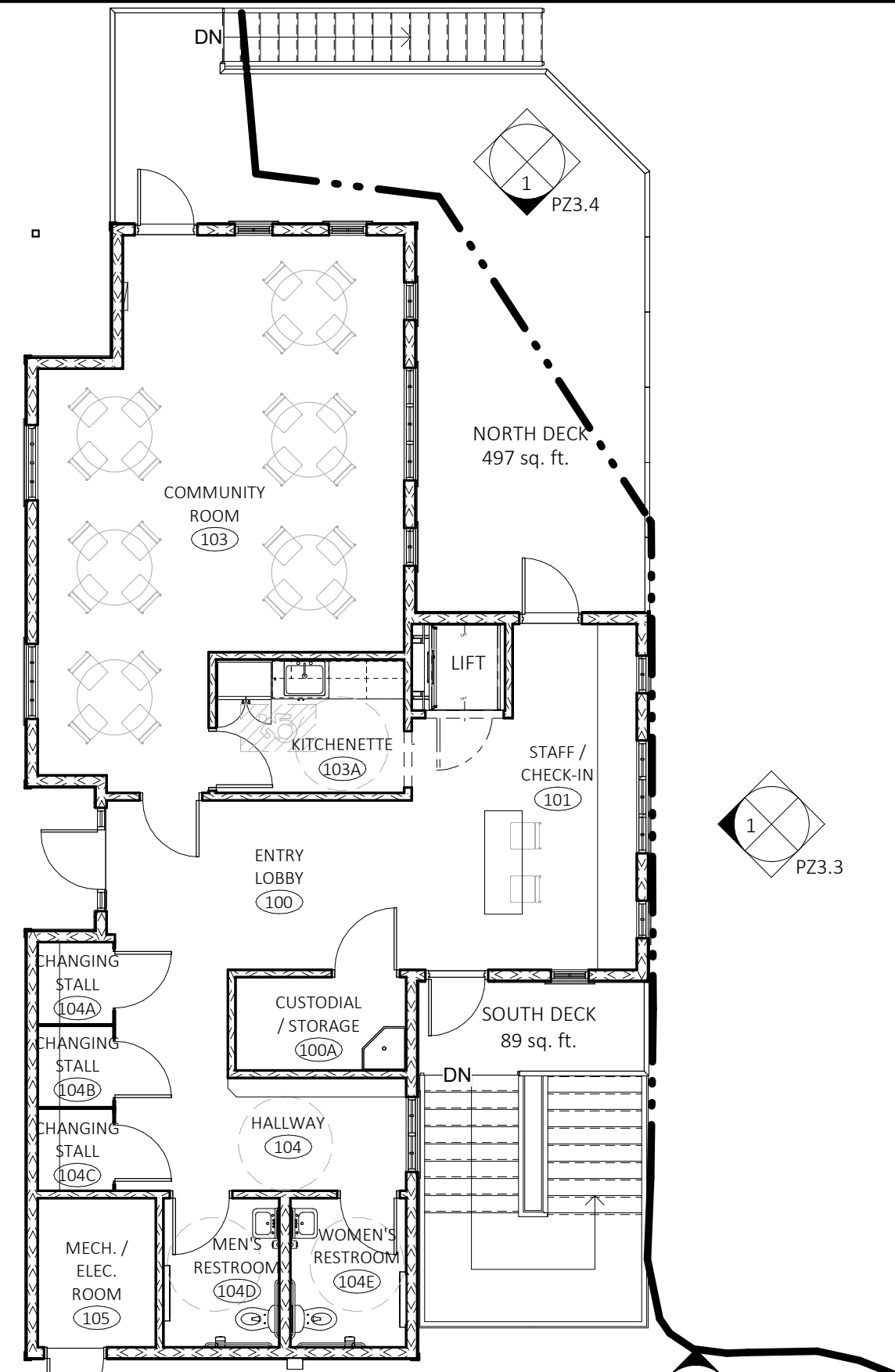


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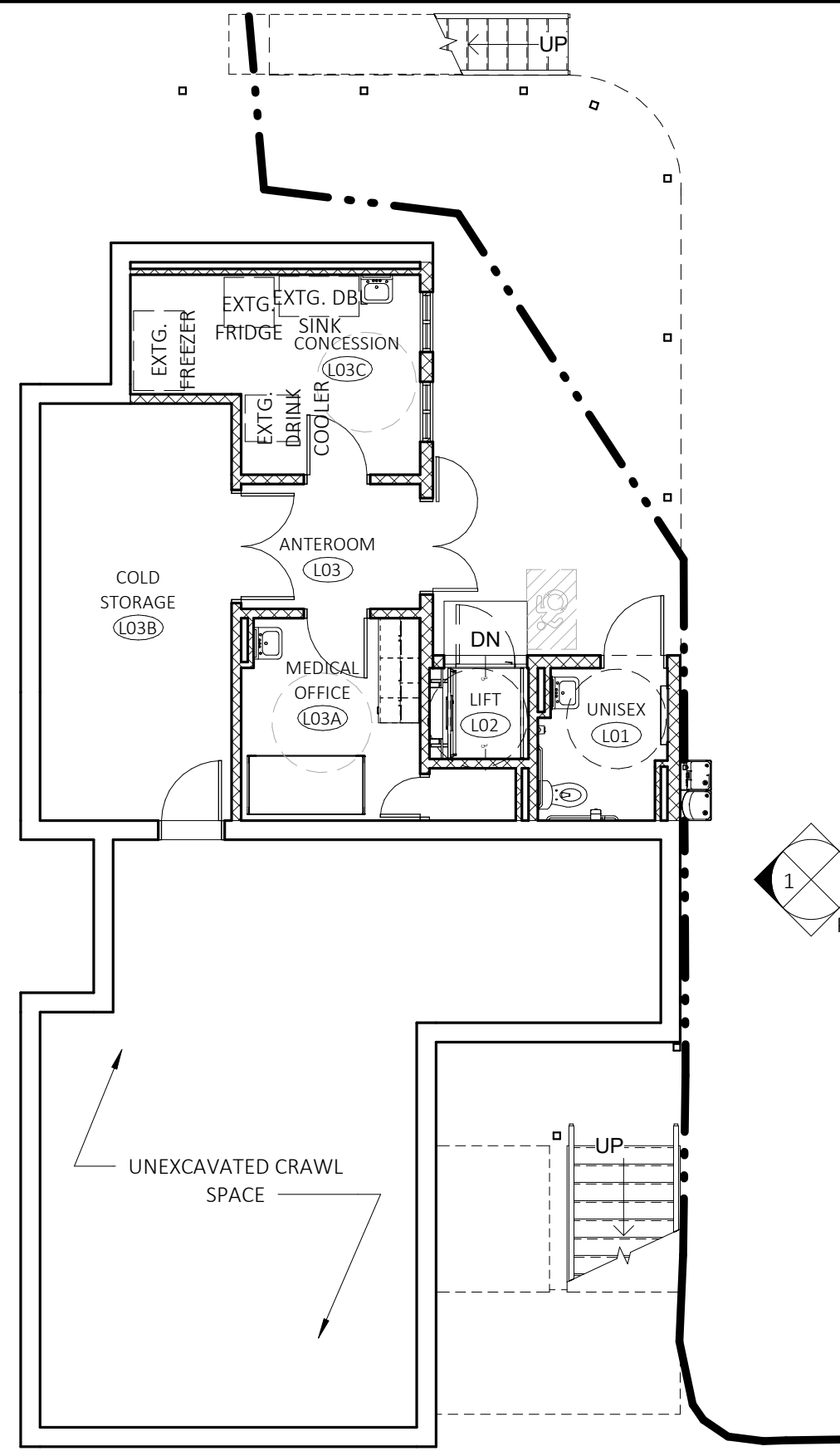
PROPOSED FLOOR PLANS

DATE: 09/15/23	SHEET NO. PZ1.2
REV:	



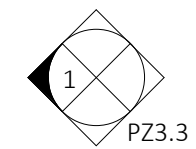
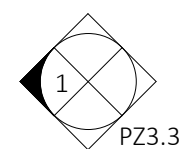
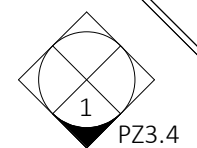
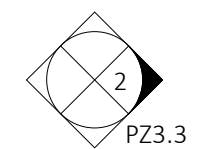
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



LOWER LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"





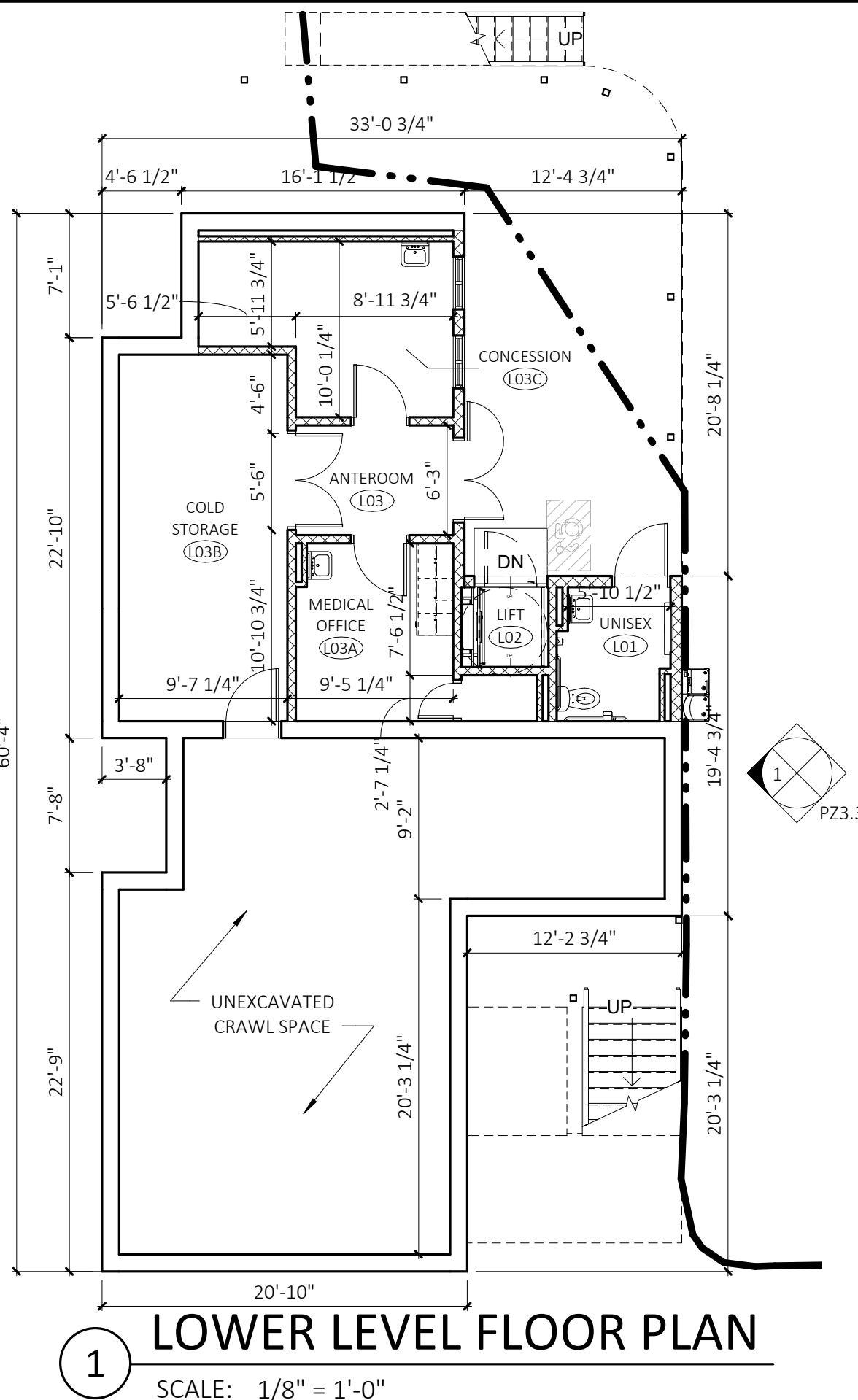
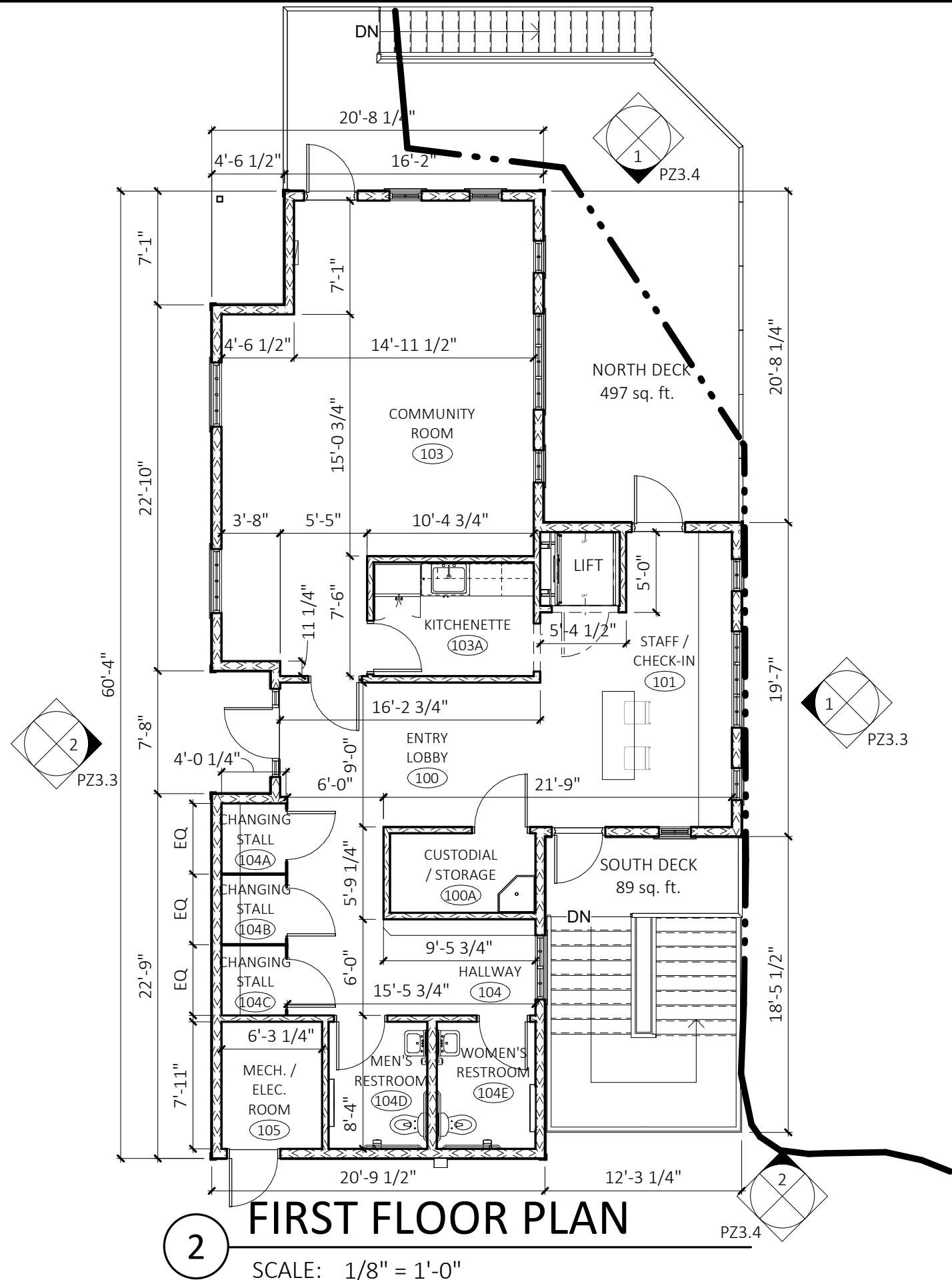
**NEW FAIRFIELD
BEACH HOUSE
REPLACEMENT**

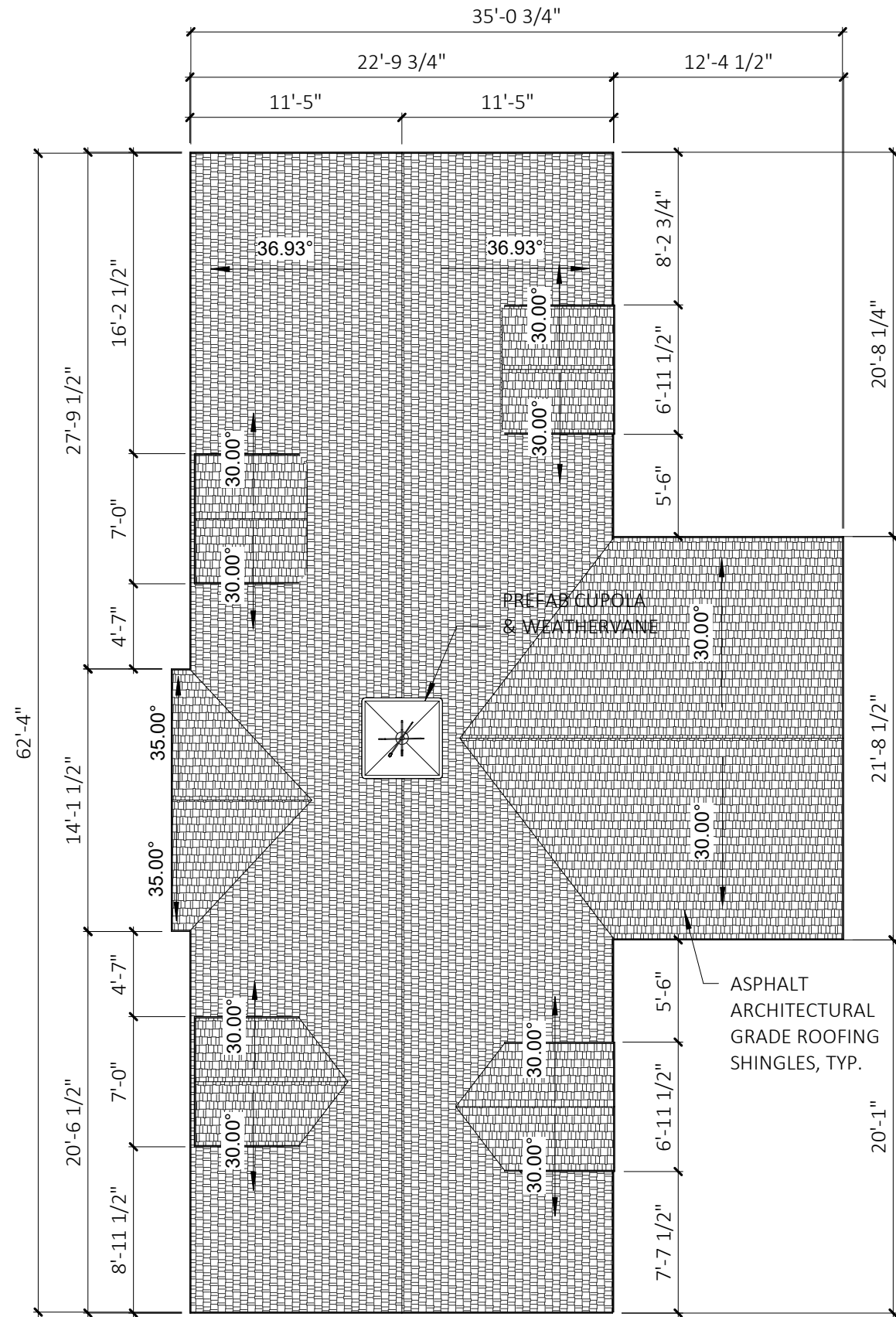
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PLANNING AND
ZONING SET

**PROPOSED
DIMENSIONAL
FLOOR PLANS**

DATE: 09/15/23	SHEET NO. PZ1.3
REV:	





1

PROPOSED ROOF PLAN P&Z

SCALE: 1/8" = 1'-0"



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PROPOSED ROOF PLAN

DATE: 09/15/23	SHEET NO.
REV:	PZ1.4

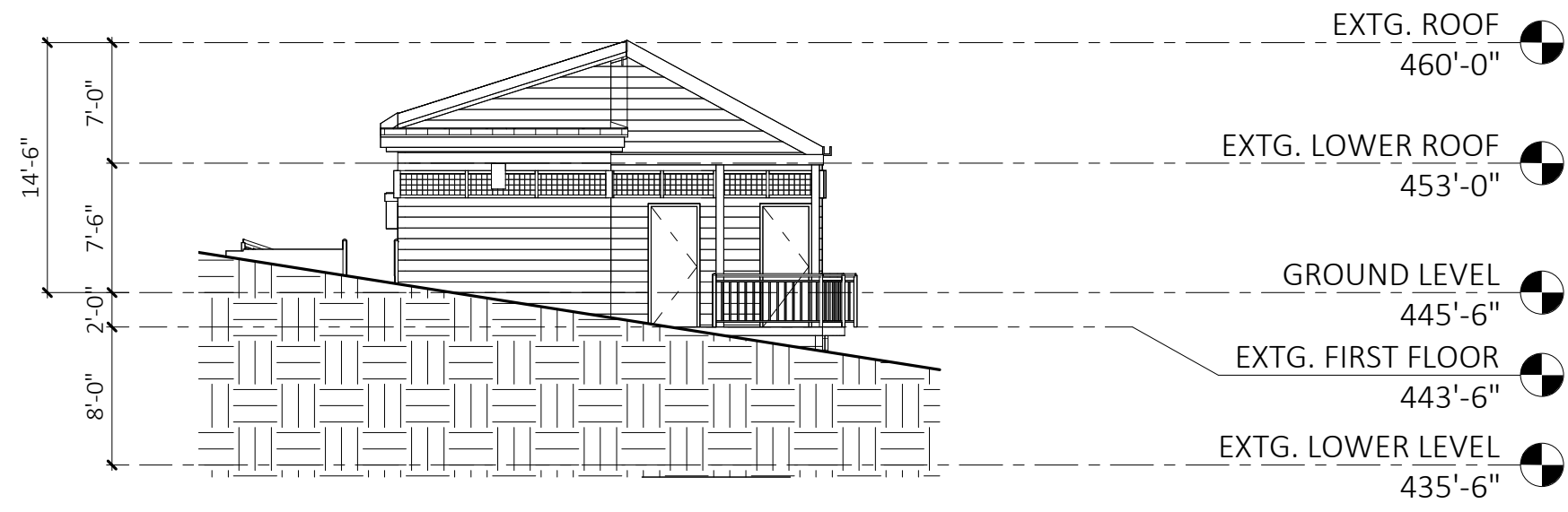


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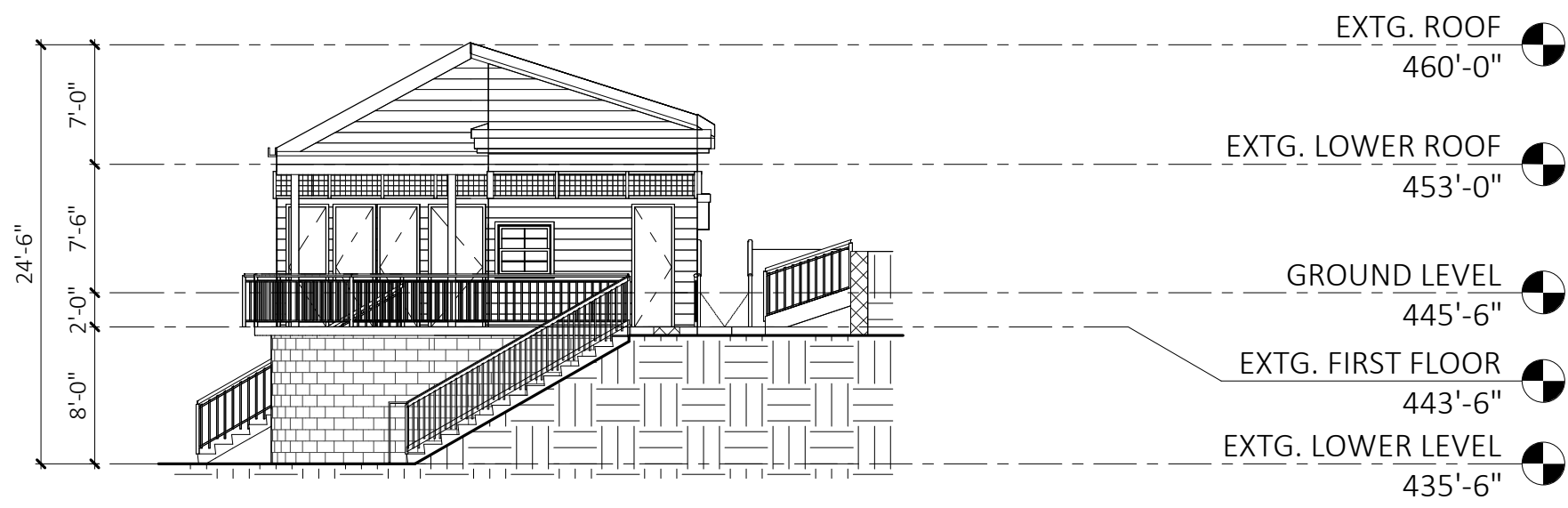
PLANNING AND
 ZONING SET

**EXISTING
 ELEVATIONS**

DATE: 09/15/23	SHEET NO. PZ3.1
REV:	



2 SOUTH ELEVATION TOP OF CUPOLA 472'-1 7/8"
 SCALE: 1" = 10'-0"



1 NORTH ELEVATION
 SCALE: 1" = 10'-0"

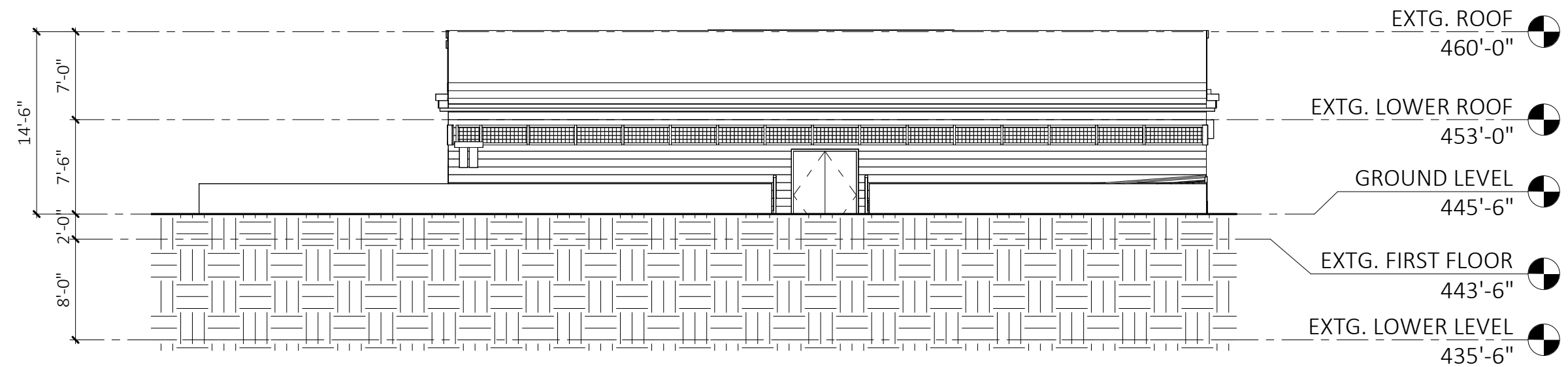


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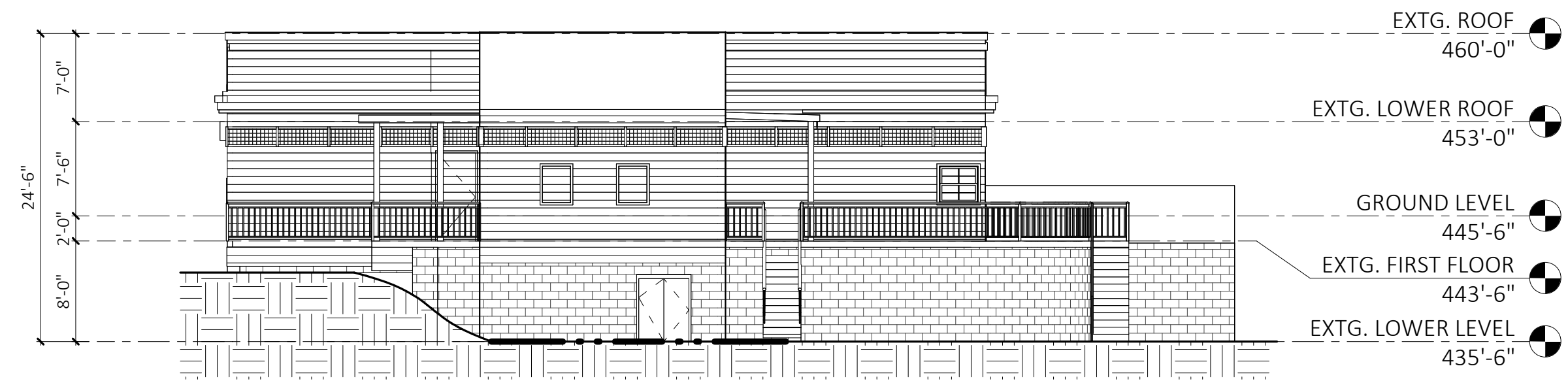
PLANNING AND
ZONING SET

**EXISTING
ELEVATIONS**

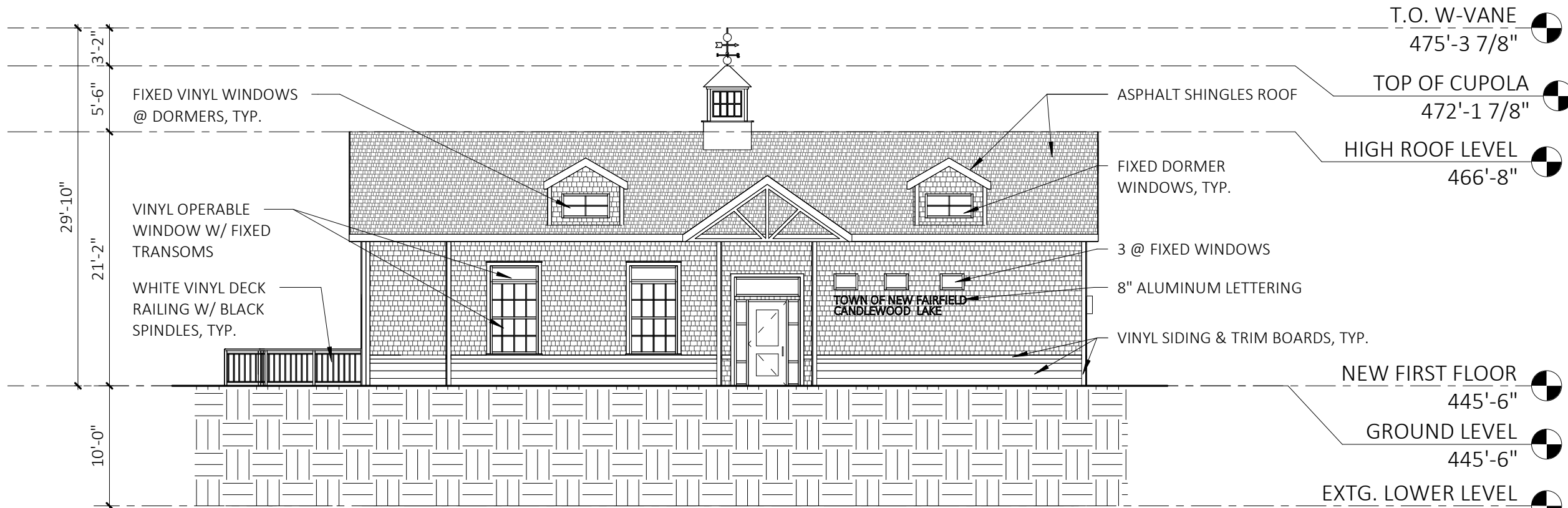
DATE: 09/15/23	SHEET NO. PZ3.2
REV:	



2 WEST ELEVATION
 SCALE: 1" = 10'-0"

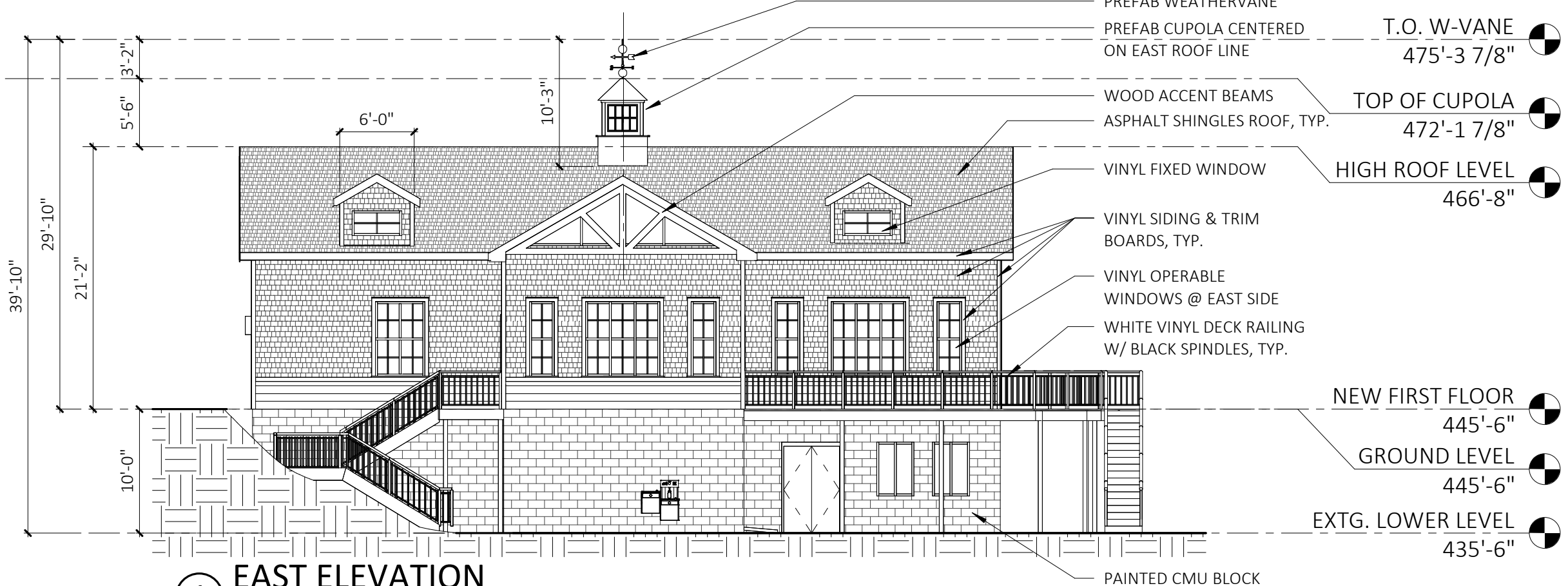


1 EAST ELEVATION
 SCALE: 1" = 10'-0"



2 WEST ELEVATION
SCALE: 1" = 10'-0"

- T.O. W-VANE 475'-3 7/8"
- TOP OF CUPOLA 472'-1 7/8"
- HIGH ROOF LEVEL 466'-8"
- NEW FIRST FLOOR 445'-6"
- GROUND LEVEL 445'-6"
- EXTG. LOWER LEVEL 435'-6"



1 EAST ELEVATION
SCALE: 1" = 10'-0"

- T.O. W-VANE 475'-3 7/8"
- TOP OF CUPOLA 472'-1 7/8"
- HIGH ROOF LEVEL 466'-8"
- NEW FIRST FLOOR 445'-6"
- GROUND LEVEL 445'-6"
- EXTG. LOWER LEVEL 435'-6"



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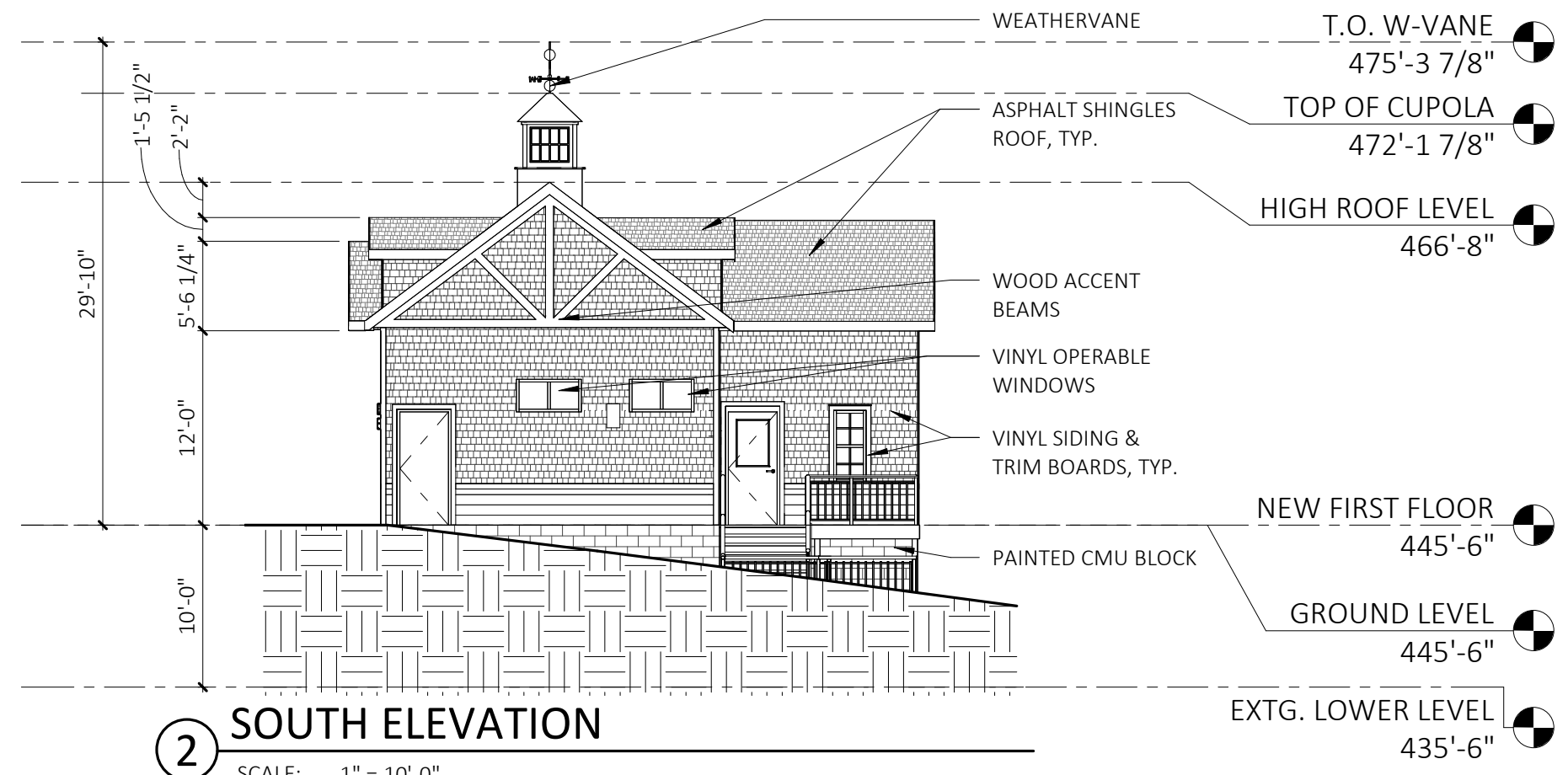


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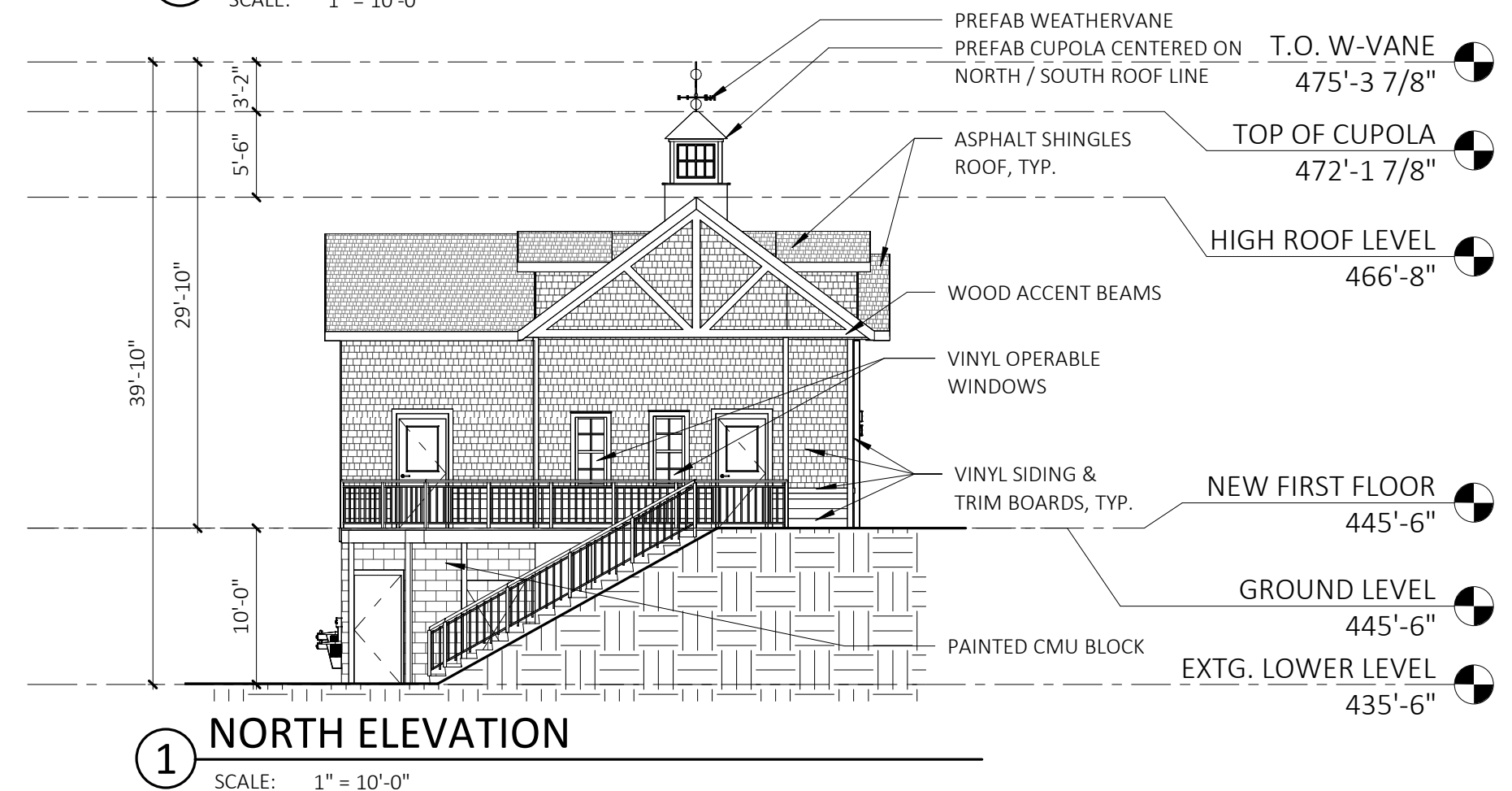
PLANNING AND
 ZONING SET

**PROPOSED
 ELEVATIONS**

DATE: 09/15/23	SHEET NO. PZ3.4
REV:	



2 SOUTH ELEVATION
 SCALE: 1" = 10'-0"



1 NORTH ELEVATION
 SCALE: 1" = 10'-0"

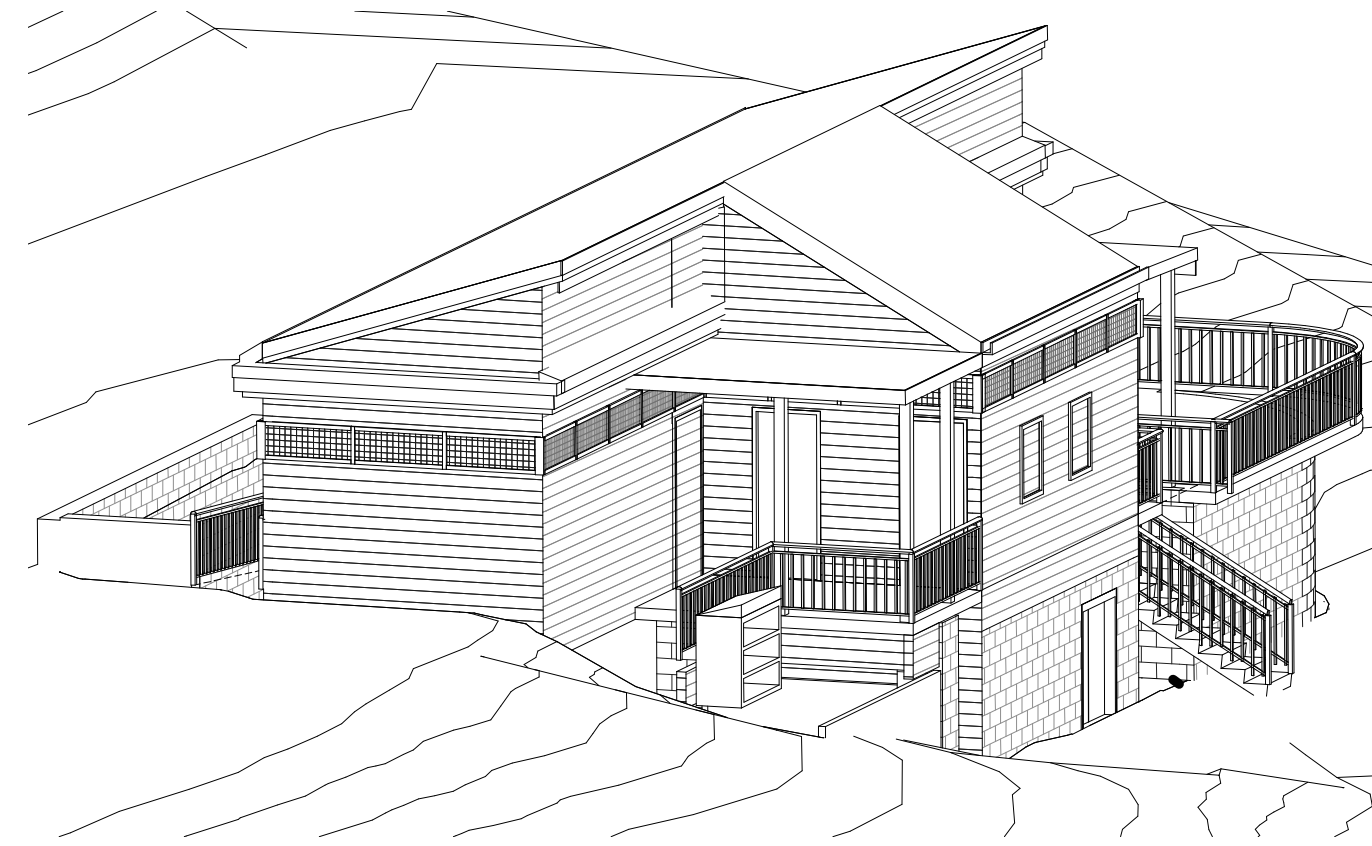


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**EXISTING 3D
 VIEWS**

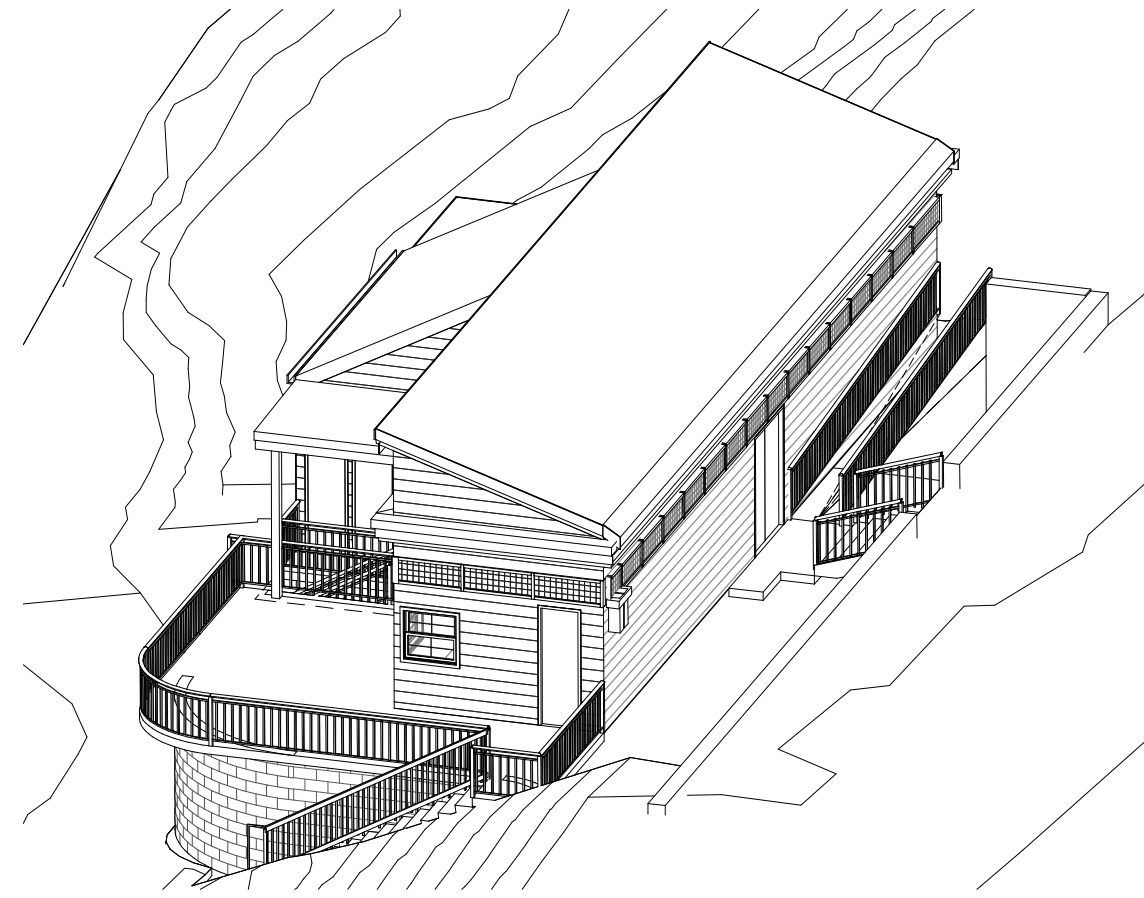
DATE: 09/15/23	SHEET NO. PZ3.5
REV:	



3 3D VIEW
 SCALE: NTS



1 3D VIEW
 SCALE: NTS



2 3D VIEW
 SCALE: NTS



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**PROPOSED 3D
 VIEWS**

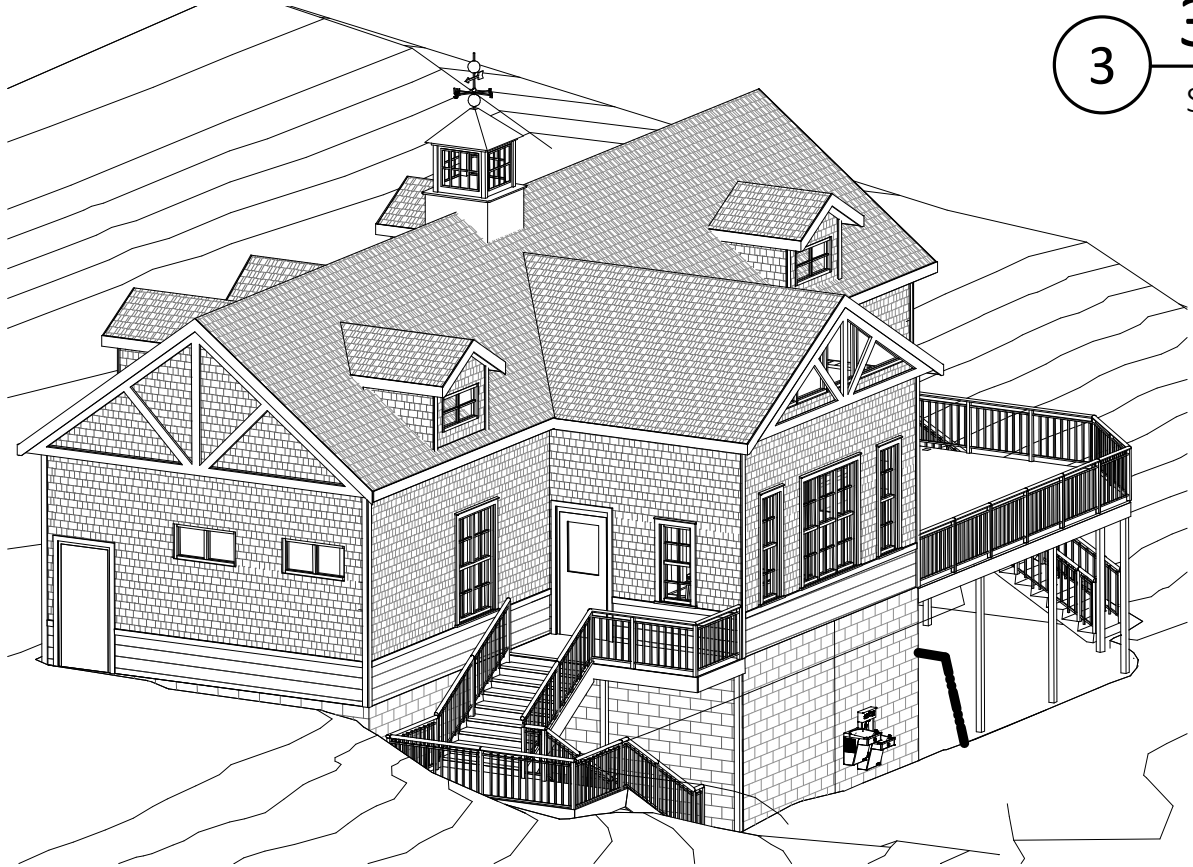
DATE: 09/15/23	SHEET NO. PZ3.6
REV:	



3 3D WEST VIEW
 SCALE: NTS



1 3D VIEW
 SCALE: NTS



2 3D SOUTH VIEW
 SCALE: NTS