

Number _____

Fee _____

**ZONING BOARD OF APPEALS
REDDING, CONNECTICUT**

APPLICATION FOR:

VARIANCE

APPEAL

Date July 30, 2020

Applicant Mose Associates Architects, PC Address 64 Wallacks Drive, Stamford, CT

Location of Property 186 Black Rock Turnpike Telephone Number 203 438 5355

Owner Redding Fire District No. 1 Address 186 Black Rock Turnpike

Assessor's Map Number 23 Assessor's Lot Number 72
(If any map on file in the Town Clerks office will assist in showing the property, give map number)

Give an accurate description of the property involved, with boundaries:

The Redding Fire District No.1 firehouse has been operational in numerous iterations since 1927 as is currently not adequate to comply with todays First Responder operational activities. The firehouse is zone use classified as existing non-conforming within an R-2 zone but is permitted under section 4.2.3 (d) as a permitted special use. Our proposal is to demolish the existing circa 1927 firehouse and construct a new firehouse to accommodate the expanded and updated core of services provided by this vital community asset. The recently acquired additional property will enhance the current nonconformity of the structure.

If this application is not by the Owner, then a written consent to the application should be filed at, or prior to, the time of the hearing or should be indicated on this application or some other authority to take this appeal should be indicated such as contract, purchaser, lessee, etc.

What variance is desired, or from what action is this appeal being taken?
Indicate the specific provisions of the Zoning regulations from which you seek relief:

4.6.5 - Minimum front setbacks	50' req - 18'-4" provided
4.6.6 - Building Height	40' max req. - 49' provided
4.6.6 - Coverage	10% max req. - 11.86% provided
4.6.8 - Parking Setbacks	50' front req. - 6' provided
4.6.9 - Impervious surfaces	20% max req. - 41.38% provided
5.1.4 - Residential Buffer	100' req. - 44' provided
5.6.4 - Parking	32 req. - 26 provided

Specify fully the reasons why the variance or appeal should be granted, stating clearly the exceptional difficulty or unusual hardship:
(Bear in mind that financial hardships WILL NOT warrant a variance)

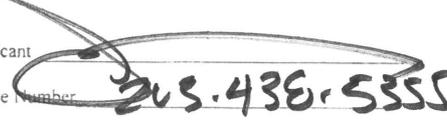
State exactly the terms of the resolution you desire the Zoning Board of Appeals to grant:

This property is peculiarly disadvantaged by the operation of the zoning ordinances for the following reasons. The present Fire House, built in 1927, is in the R-2 zone fronting on Route 58. It is presently nonconforming in various ways. Until relatively recently, the lot size was 0.84 acres. Thanks to an estate gift, the lot size is now 54,596 sf — but still significantly undersized for this zone. Furthermore, this lot offers significant topographic challenges as the back of the lot drops off precipitously into wetlands. While these factors alone should be sufficient to establish the requisite hardship, the Board can also take into account that the overall effect of the proposal in reducing the preexisting nonconforming use of the property to a less nonconforming use.

I hereby depose and say that all of the statements herein and contained in all of the exhibits attached hereto, are true.

Signature of Applicant

Daytime Telephone Number


203.438.5355

* File with this application a map or plot plan, preferably a surveyor's map or a correct copy of an official map on file, or an accurate diagram showing exact distances or measurements involved, correct location of buildings, etc. This map or diagram will become part of the application.

NOTICE LIST

FOR 194 BLACK ROCK TURNPIKE:

MAYO DIAN JENNINGS
PO BOX 53
REDDING RIDGE, CT 06876-0053

FOR 178 BLACK ROCK TURNPIKE:

RIDGE CEMETERY
C/O TREASURER
27 TURNEY ROAD PO BOX 58
REDDING RIDGE, CT 06876-0058

FOR 6 SILVERSMITH LANE:

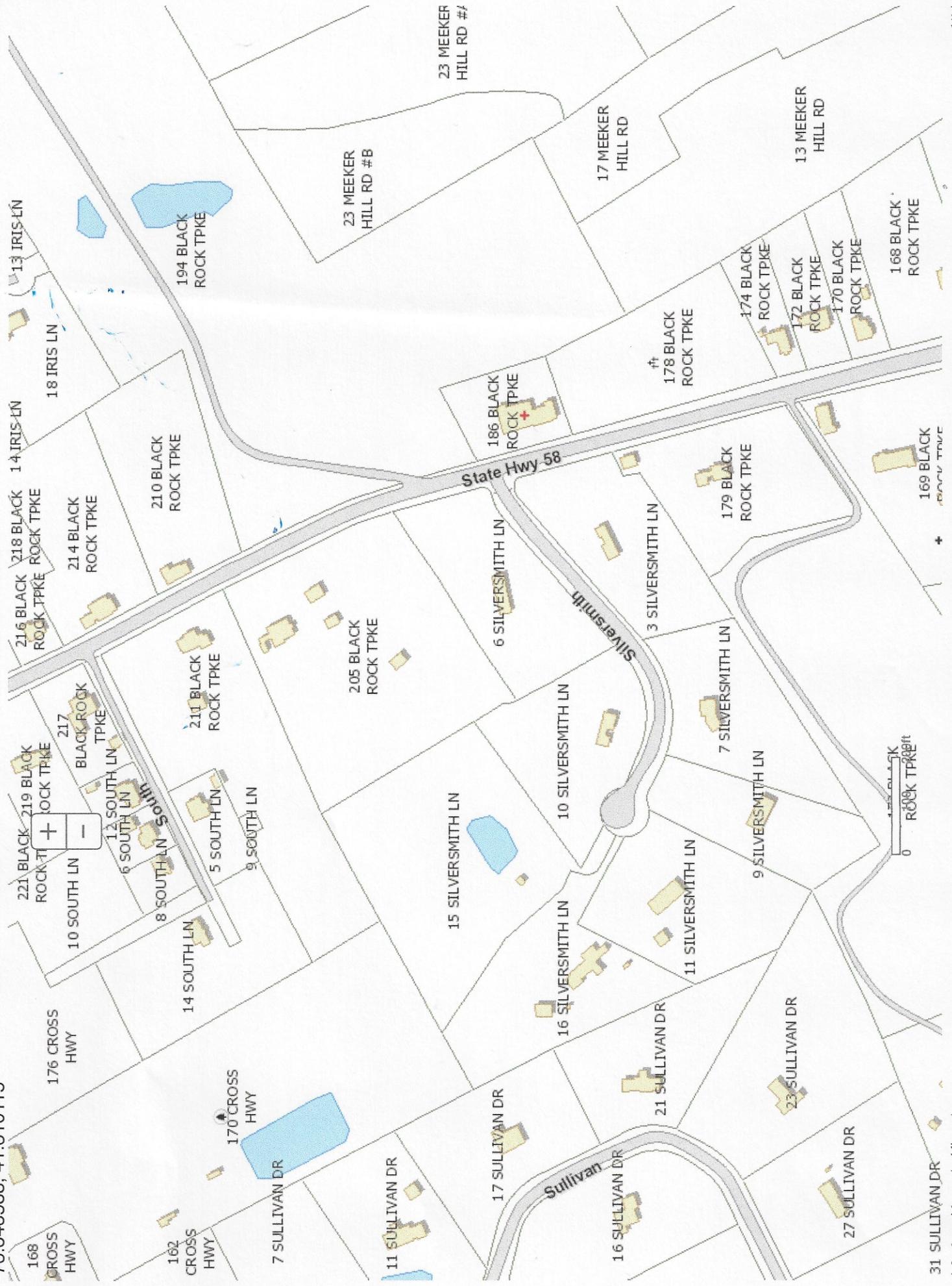
FREDERICK E. RONSON & PATRICIA H. RONSON
6 SILVERSMITH LANE
WEST REDDING, CT 06896-2513

FOR 3 SILVERSMITH LANE:

JOSEPH E COWHERD & CHERYL M COWHERD
3 SILVERSMITH LANE
REDDING, CT 006896-2513

FOR 179 BLACK ROCK TURNPIKE:

ST. PATRICK'S ROMAN CATHOLIC CHURCH CORP.
PO BOX 119
REDDING RIDGE, CT 06876-0119



REDDING FIRE DISTRICT NO. 1

P. O. BOX 1151

REDDING, CONNECTICUT 06875

July 29, 2020

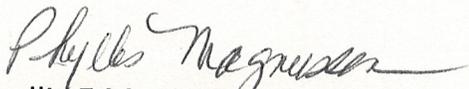
Zoning Board of Appeals
Town of Redding
PO Box 1028
Redding Center, CT 06875

RE: Variance submission for
Redding Fire District No. 1
186 Black Rock Turnpike
Redding, CT 06896

Dear Board,

Please be advised that Mose Associates Architects, PC is hereby authorized to act on our behalf in connection with the above referenced project.

Sincerely,



Phyllis E Magnussen

Commissioner

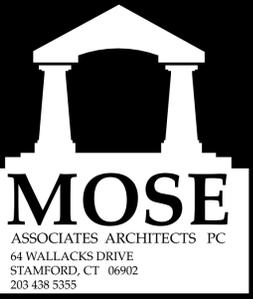
Redding Fire District No. 1



SITE LOCATION MAP

REDDING FIREHOUSE

186 Black Rock Turnpike, Route 58, Redding, Connecticut 06875



THIS DRAWING AND THE DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ARCHITECT, AND MAY BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF MOSE ASSOCIATES ARCHITECTS, P.C. THE PURCHASE OF THIS SET OF PLANS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE BUYER EXCEPT FOR LIMITED LICENSE TO USE THIS SPECIFIC PLAN FOR CONSTRUCTION FOR ONE AND ONLY ONE PROJECT.

DATE / REVISIONS

5-24-17	PRELIM
7-17-17	PLAN REVIEW - FM/BLDG
10-18-17	SCHEMATIC PLAN REVIEW
11-01-17	SCHEMATIC PLAN & ELEVATIONS REVIEW
11-21-17	REVISED SCHEMATIC PLANS REVIEW
07-21-19	PROPOSED EASEMENT MOD
07-30-20	ZBA SUBMISSION

CONTRACTOR

ENGINEER

CERTIFICATION & SEAL



THIS DRAWING AND THE DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ARCHITECT, AND MAY BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF MOSE ASSOCIATES ARCHITECTS, P.C. THE PURCHASE OF THIS SET OF PLANS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE BUYER EXCEPT FOR LIMITED LICENSE TO USE THIS SPECIFIC PLAN FOR CONSTRUCTION FOR ONE AND ONLY ONE PROJECT.

PROJECT

REDDING FIRE DISTRICT #1

186 BLACK ROCK TURNPIKE
REDDING, CT 06896

DRAWING TITLE

COVER SHEET

DATE: 7/30/20

BY:

JOB NO: 1515.00

DWG. NO:

SK-001

SHEET INDEX	
ID	DRAWING NAME
SK-001	COVER SHEET
SK-002	PROPOSED SITE PLAN
SK-100	BASEMENT LEVEL SCHEMATIC PLAN
SK-101	MAIN LEVEL SCHEMATIC PLAN
SK-102	SECOND FLOOR SCHEMATIC PLAN
SK-200	WEST ELEVATION
SK-201	NORTH ELEVATION
SK-202	EAST ELEVATION
SK-203	SOUTH ELEVATION



PROPOSED FRONT VIEW

ZONING/BULK CONFORMANCE CHART 186 BLACK ROCK TURNPIKE					
ASSESSORS MAP # 23 ASSESSORS LOT # 72 PROPERTY SIZE - 54,596 SF					
ZONING DISTRICT: R-2 SINGLE FAMILY ZONE					
CODE SECTION	DESCRIPTION	MINIMUM REQUIREMENTS	EXISTING	PROPOSED	VARIANCE REQUESTED
4.6.1	MINIMUM LOT AREA	2 ACRES 87,120 SF	54,596 SF <small>(ORIGINAL LOT: *32,224 SF)</small>	54,596 SF	N/A
4.6.5	SETBACKS	FRONT 50 FT	29'	18'-4"	YES
		REAR 50 FT	103'	103'	N/A
		SIDES 40 FT	58' / 44'	58' / 44'	N/A
4.6.6	BUILDING HEIGHT	40' MAXIMUM	35'	49'	YES
4.6.6	COVERAGE	10% MAXIMUM	<small>EXISTING LOT SIZE: *32,224 SF</small>	<small>PROPOSED LOT SIZE: 54,596 SF</small>	YES
			<small>EXISTING COVERAGE: *15.3 %</small>	<small>PROPOSED COVERAGE: 11.86 %</small>	YES
4.6.8	PARKING SETBACKS	50' FRONT MIN.	0' FRONT	6' FRONT	YES
4.6.9	IMPERVIOUS SURFACE	20% MAXIMUM	*38 %	41.38%	YES
5.1.4	RESIDENTIAL BUFFER	100' MINIMUM		44'	YES
5.6.4	PARKING	32 SPACES	15 SPACES	26 SPACES	YES
	BUILDING AREA		EXISTING	PROPOSED	
	BASEMENT		2,407 SF	3,097 SF	
	FIRST FLOOR		5,117 SF	5,940 SF	
	SECOND FLOOR		2,594 SF	6,071 SF	
	TOTAL AREA		10,118 SF	15,108 SF	



PROPOSED NORTH WEST VIEW



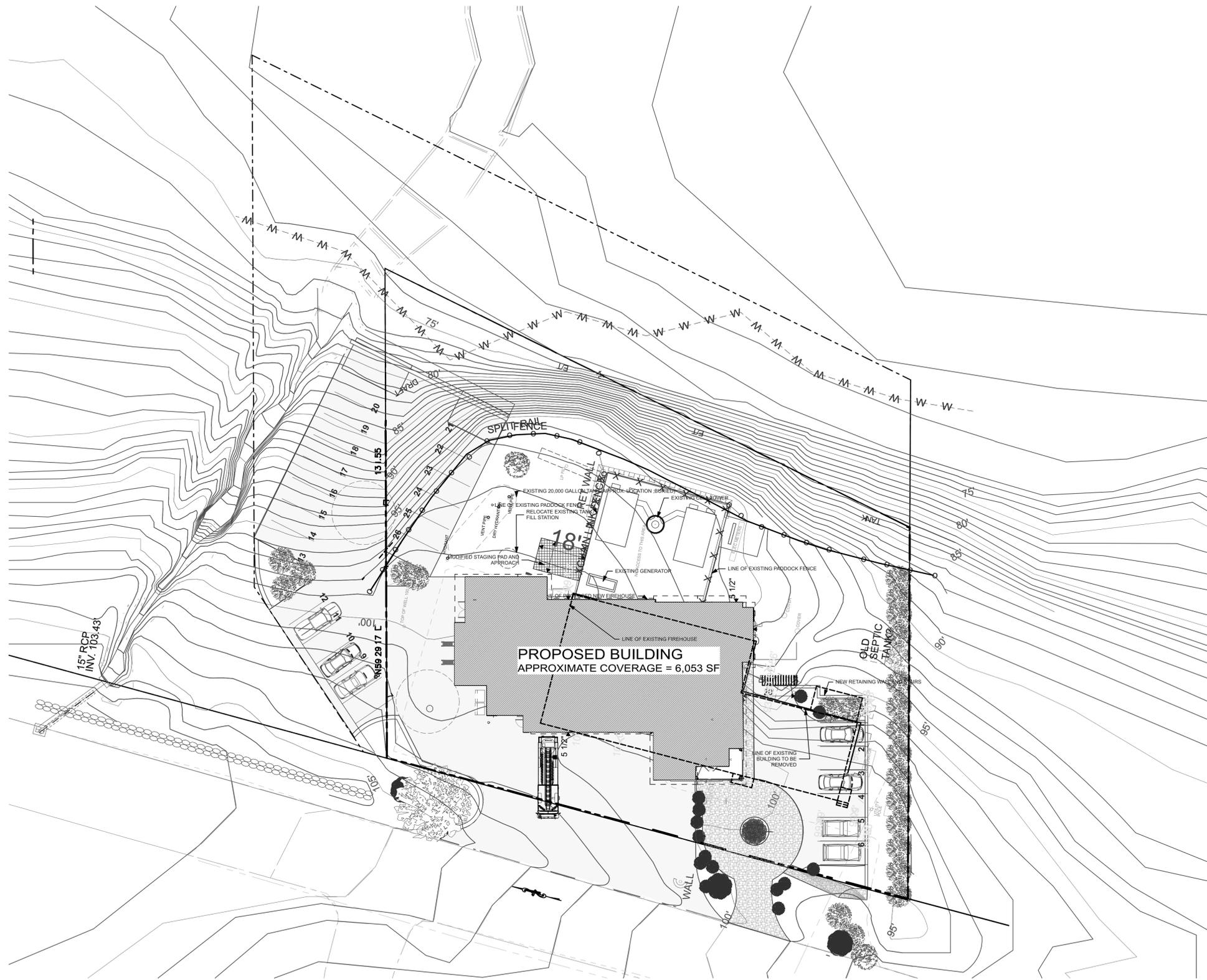
EXISTING FRONT VIEW

LAND SURVEYOR:

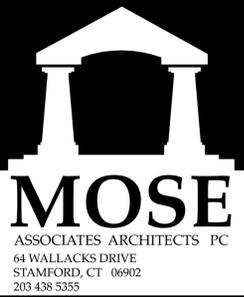
KRISTOFFERSEN LAND SURVEYING
40 MADELINE DRIVE
RIDGEFIELD, CT 06877
(203) 438-3201

CIVIL ENGINEER:

FRANGIONE ENGINEERING, LLC
15 SNOWBERRY LANE
NEW CANAAN, CT 06840
(203) 554-9951
(203) 966-6957



1 PROPOSED SITE PLAN
SCALE: 1" = 20'



THIS DRAWING AND THE DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ARCHITECT, AND MAY BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF MOSE ASSOCIATES ARCHITECTS, P.C. THE PURCHASE OF THIS SET OF PLANS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE BUYER EXCEPT FOR LIMITED LICENSE TO USE THIS SPECIFIC PLAN FOR CONSTRUCTION FOR ONE AND ONLY ONE PROJECT.

DATE / REVISIONS	
5-24-17	PRELIM
7-17-17	PLAN REVIEW - FM/BLDG
10-18-17	SCHEMATIC PLAN REVIEW
11-01-17	SCHEMATIC PLAN & ELEVATIONS REVIEW
11-21-17	REVISED SCHEMATIC PLANS REVIEW
07-21-19	PROPOSED EASEMENT MOD
07-30-20	ZBA SUBMISSION

CONTRACTOR

ENGINEER



THIS DRAWING AND THE DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ARCHITECT, AND MAY BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF MOSE ASSOCIATES ARCHITECTS, P.C. THE PURCHASE OF THIS SET OF PLANS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE BUYER EXCEPT FOR LIMITED LICENSE TO USE THIS SPECIFIC PLAN FOR CONSTRUCTION FOR ONE AND ONLY ONE PROJECT.

PROJECT
REDDING FIRE DISTRICT #1
186 BLACK ROCK TURNPIKE
REDDING, CT 06896

DRAWING TITLE
PROPOSED SITE PLAN

DATE: 7/30/20
BY:
JOB NO: 1515.00
DWG. NO:

SK-002



MOSE
ASSOCIATES ARCHITECTS PC

64 WALLACKS DRIVE
STAMFORD, CT 06902
203 438 5355

THIS DRAWING AND THE DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ARCHITECT, AND MAY BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF MOSE ASSOCIATES ARCHITECTS, PC. THE PURCHASE OF THIS SET OF PLANS IN NO WAY TRANSFERS ANY COPY-RIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE BUYER EXCEPT FOR LIMITED LICENSE TO USE THIS SPECIFIC PLAN FOR CONSTRUCTION FOR ONE AND ONLY ONE PROJECT.

DATE / REVISIONS	
5-24-17	PRELIM
7-17-17	PLAN REVIEW - FM/BLDG
10-18-17	SCHEMATIC PLAN REVIEW
11-01-17	SCHEMATIC PLAN & ELEVATIONS REVIEW
11-21-17	REVISED SCHEMATIC PLANS REVIEW
07-21-19	PROPOSED EASEMENT MOD
07-30-20	ZBA SUBMISSION

CONTRACTOR

ENGINEER

CERTIFICATION & SEAL



THIS DRAWING AND THE DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ARCHITECT, AND MAY BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF MOSE ASSOCIATES ARCHITECTS, PC. THE PURCHASE OF THIS SET OF PLANS IN NO WAY TRANSFERS ANY COPY-RIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE BUYER EXCEPT FOR LIMITED LICENSE TO USE THIS SPECIFIC PLAN FOR CONSTRUCTION FOR ONE AND ONLY ONE PROJECT.

PROJECT

REDDING FIRE DISTRICT #1

186 BLACK ROCK TURNPIKE
REDDING, CT 06896

DRAWING TITLE

BASEMENT LEVEL SCHEMATIC PLAN

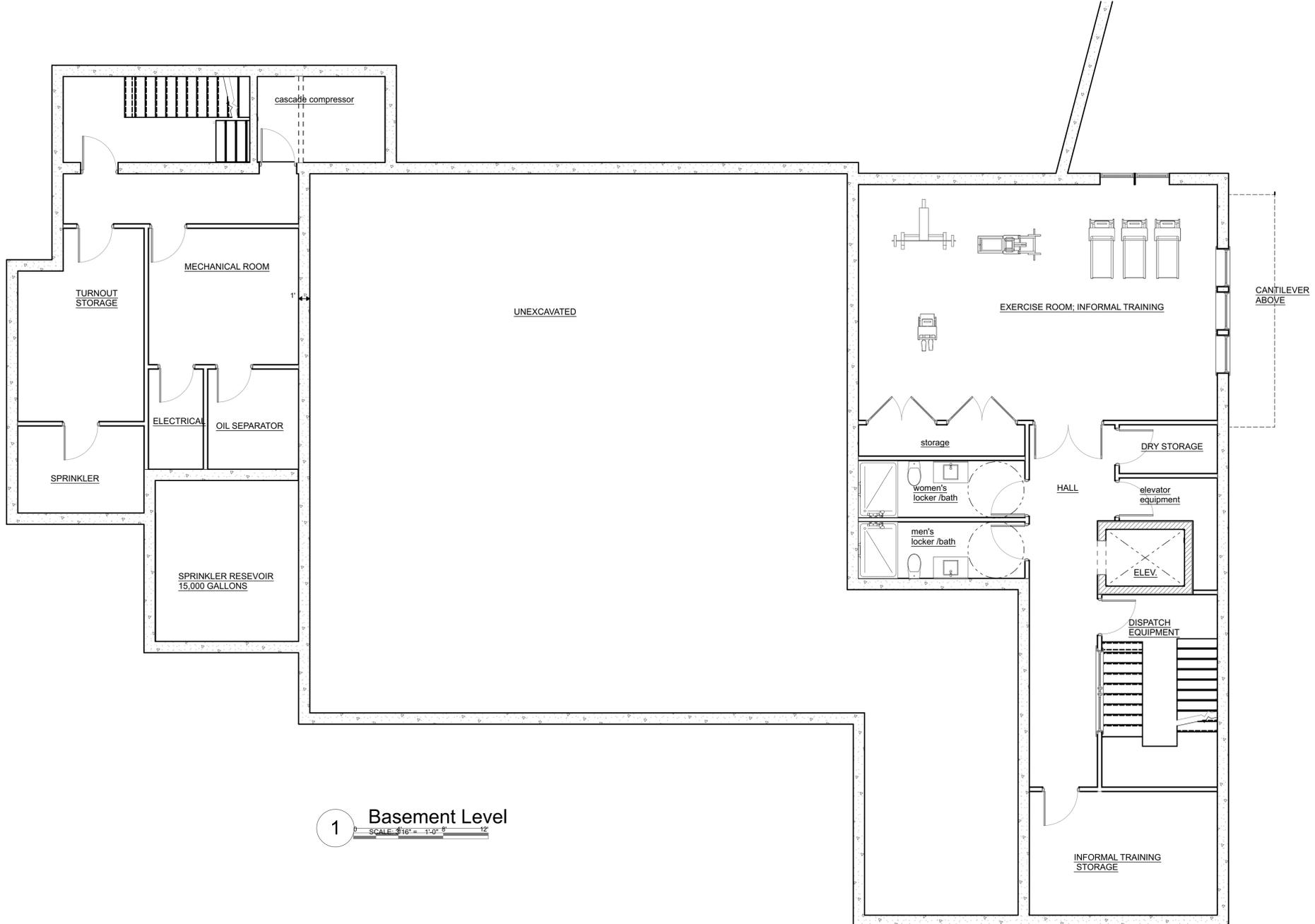
DATE: 7/30/20

BY:

JOB NO: 1515.00

DWG. NO:

SK-100



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



MOSE

ASSOCIATES ARCHITECTS PC
64 WALLACKS DRIVE
STAMFORD, CT 06902
203 438 5355

THIS DRAWING AND THE DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ARCHITECT, AND MAY BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF MOSE ASSOCIATES ARCHITECTS, PC. THE PURCHASE OF THIS SET OF PLANS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE BUYER EXCEPT FOR LIMITED LICENSE TO USE THIS SPECIFIC PLAN FOR CONSTRUCTION FOR ONE AND ONLY ONE PROJECT.

DATE / REVISIONS	
5-24-17	PRELIM
7-17-17	PLAN REVIEW - FM/BLDG
10-18-17	SCHEMATIC PLAN REVIEW
11-01-17	SCHEMATIC PLAN & ELEVATIONS REVIEW
11-21-17	REVISED SCHEMATIC PLANS REVIEW
07-21-19	PROPOSED EASEMENT MOD
07-30-20	ZBA SUBMISSION

CONTRACTOR

ENGINEER

CERTIFICATION & SEAL



THIS DRAWING AND THE DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ARCHITECT, AND MAY BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF MOSE ASSOCIATES ARCHITECTS, PC. THE PURCHASE OF THIS SET OF PLANS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE BUYER EXCEPT FOR LIMITED LICENSE TO USE THIS SPECIFIC PLAN FOR CONSTRUCTION FOR ONE AND ONLY ONE PROJECT.

PROJECT

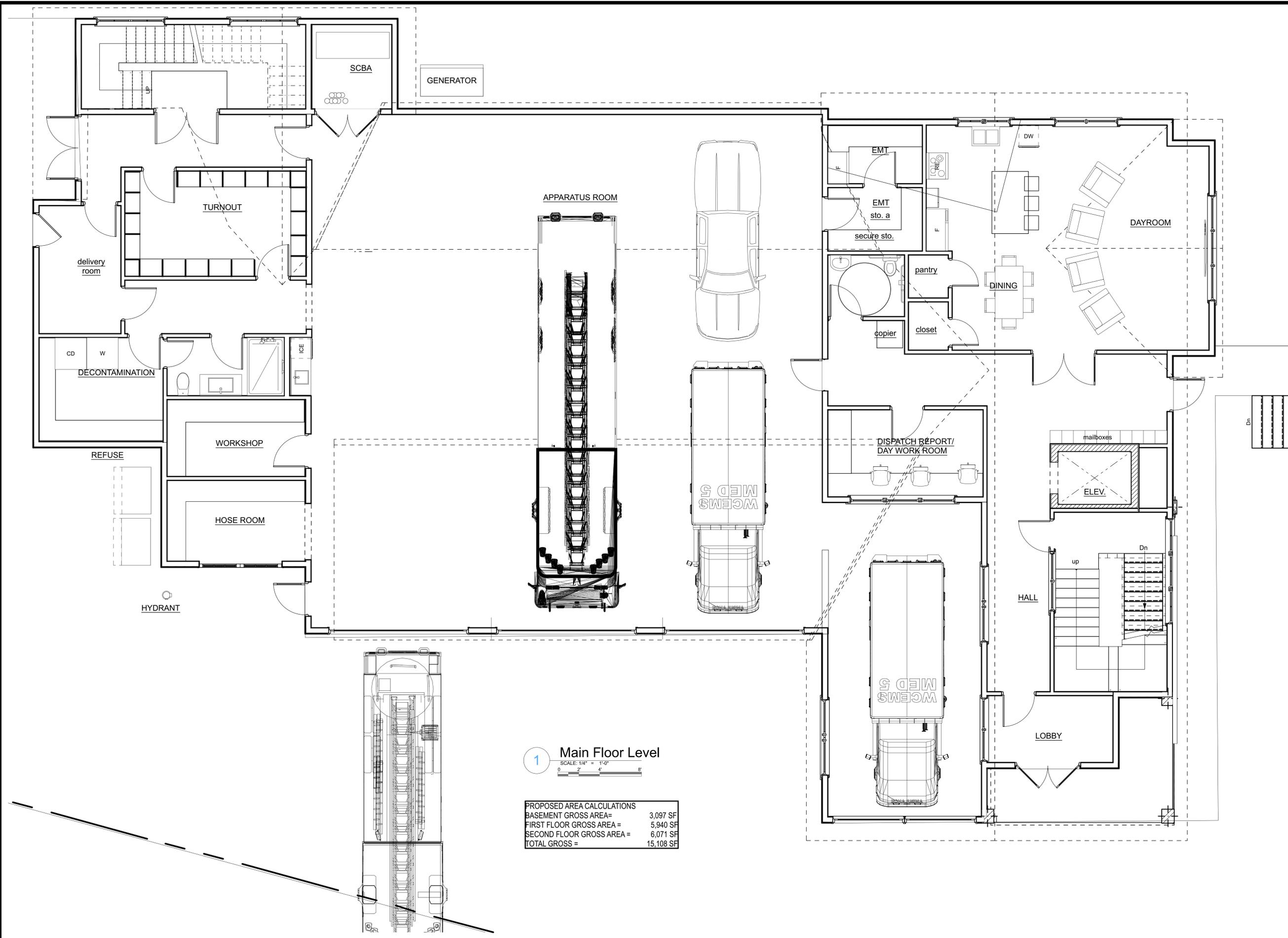
REDDING FIRE DISTRICT #1

186 BLACK ROCK TURNPIKE
REDDING, CT 06896

DRAWING TITLE
**MAIN LEVEL
SCHEMATIC PLAN**

DATE: 7/30/20
BY:
JOB NO: 1515.00
DWG. NO:

SK-101



1 Main Floor Level
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

PROPOSED AREA CALCULATIONS	
BASEMENT GROSS AREA =	3,097 SF
FIRST FLOOR GROSS AREA =	5,940 SF
SECOND FLOOR GROSS AREA =	6,071 SF
TOTAL GROSS =	15,108 SF



MOSE
ASSOCIATES ARCHITECTS PC

64 WALLACKS DRIVE
STAMFORD, CT 06902
203 438 5355

THIS DRAWING AND THE DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ARCHITECT, AND MAY BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF MOSE ASSOCIATES ARCHITECTS, P.C. THE PURCHASE OF THIS SET OF PLANS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE BUYER EXCEPT FOR LIMITED LICENSE TO USE THIS SPECIFIC PLAN FOR CONSTRUCTION FOR ONE AND ONLY ONE PROJECT.

DATE / REVISIONS

5-24-17	PRELIM
7-17-17	PLAN REVIEW - FM/BLDG
10-18-17	SCHEMATIC PLAN REVIEW
11-01-17	SCHEMATIC PLAN & ELEVATIONS REVIEW
11-21-17	REVISED SCHEMATIC PLANS REVIEW
07-21-19	PROPOSED EASEMENT MOD
07-30-20	ZBA SUBMISSION

CONTRACTOR

ENGINEER

CERTIFICATION & SEAL



THIS DRAWING AND THE DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ARCHITECT, AND MAY BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF MOSE ASSOCIATES ARCHITECTS, P.C. THE PURCHASE OF THIS SET OF PLANS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE BUYER EXCEPT FOR LIMITED LICENSE TO USE THIS SPECIFIC PLAN FOR CONSTRUCTION FOR ONE AND ONLY ONE PROJECT.

PROJECT

REDDING FIRE DISTRICT #1

186 BLACK ROCK TURNPIKE
REDDING, CT 06896

DRAWING TITLE

SECOND FLOOR SCHEMATIC PLAN

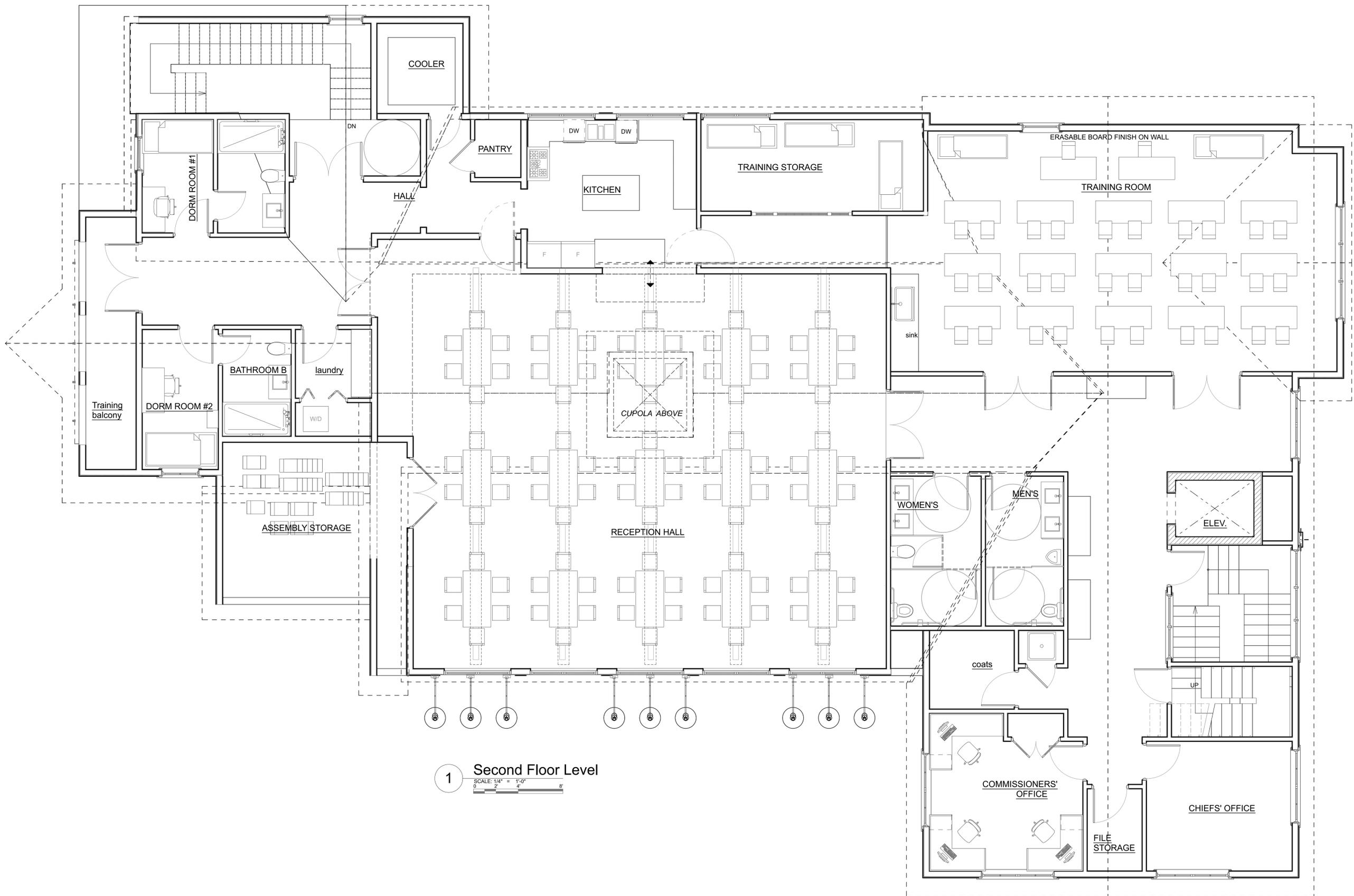
DATE: 7/30/20

BY:

JOB NO: 1515.00

DWG. NO:

SK-102



1 Second Floor Level
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"
0 4' 8' 12'



MOSE

ASSOCIATES ARCHITECTS PC
64 WALLACKS DRIVE
STAMFORD, CT 06902
203 438 5355

THIS DRAWING AND THE DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ARCHITECT, AND MAY BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF MOSE ASSOCIATES ARCHITECTS, PC. THE PURCHASE OF THIS SET OF PLANS IN NO WAY TRANSFERS ANY COPY-RIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE BUYER EXCEPT FOR LIMITED LICENSE TO USE THIS SPECIFIC PLAN FOR CONSTRUCTION FOR ONE AND ONLY ONE PROJECT.

DATE / REVISIONS

5-24-17	PRELIM
7-17-17	PLAN REVIEW - FM/BLDG
10-18-17	SCHEMATIC PLAN REVIEW
11-01-17	SCHEMATIC PLAN & ELEVATIONS REVIEW
11-21-17	REVISED SCHEMATIC PLANS REVIEW
07-21-19	PROPOSED EASEMENT MOD
07-30-20	ZBA SUBMISSION

CONTRACTOR

ENGINEER

CERTIFICATION & SEAL



THIS DRAWING AND THE DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ARCHITECT, AND MAY BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF MOSE ASSOCIATES ARCHITECTS, PC. THE PURCHASE OF THIS SET OF PLANS IN NO WAY TRANSFERS ANY COPY-RIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE BUYER EXCEPT FOR LIMITED LICENSE TO USE THIS SPECIFIC PLAN FOR CONSTRUCTION FOR ONE AND ONLY ONE PROJECT.

PROJECT

REDDING FIRE DISTRICT #1

186 BLACK ROCK TURNPIKE
REDDING, CT 06896

DRAWING TITLE

WEST ELEVATION

DATE: 7/30/20

BY:

JOB NO: 1515.00

DWG. NO:

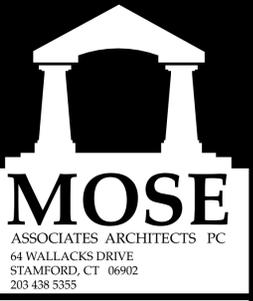
SK-200



NORTH VIEW



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"
0 4 8 12



THIS DRAWING AND THE DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ARCHITECT, AND MAY BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF MOSE ASSOCIATES ARCHITECTS, PC. THE PURCHASE OF THIS SET OF PLANS IN NO WAY TRANSFERS ANY COPY-RIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE BUYER EXCEPT FOR LIMITED LICENSE TO USE THIS SPECIFIC PLAN FOR CONSTRUCTION FOR ONE AND ONLY ONE PROJECT.

DATE / REVISIONS

5-24-17	PRELIM
7-17-17	PLAN REVIEW - FM/BLDG
10-18-17	SCHEMATIC PLAN REVIEW
11-01-17	SCHEMATIC PLAN & ELEVATIONS REVIEW
11-21-17	REVISED SCHEMATIC PLANS REVIEW
07-21-19	PROPOSED EASEMENT MOD
07-30-20	ZBA SUBMISSION

CONTRACTOR

ENGINEER

CERTIFICATION & SEAL



THIS DRAWING AND THE DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ARCHITECT, AND MAY BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF MOSE ASSOCIATES ARCHITECTS, PC. THE PURCHASE OF THIS SET OF PLANS IN NO WAY TRANSFERS ANY COPY-RIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE BUYER EXCEPT FOR LIMITED LICENSE TO USE THIS SPECIFIC PLAN FOR CONSTRUCTION FOR ONE AND ONLY ONE PROJECT.

PROJECT

REDDING FIRE DISTRICT #1

186 BLACK ROCK TURNPIKE
REDDING, CT 06896

DRAWING TITLE

NORTH ELEVATION

DATE: 7/30/20

BY:

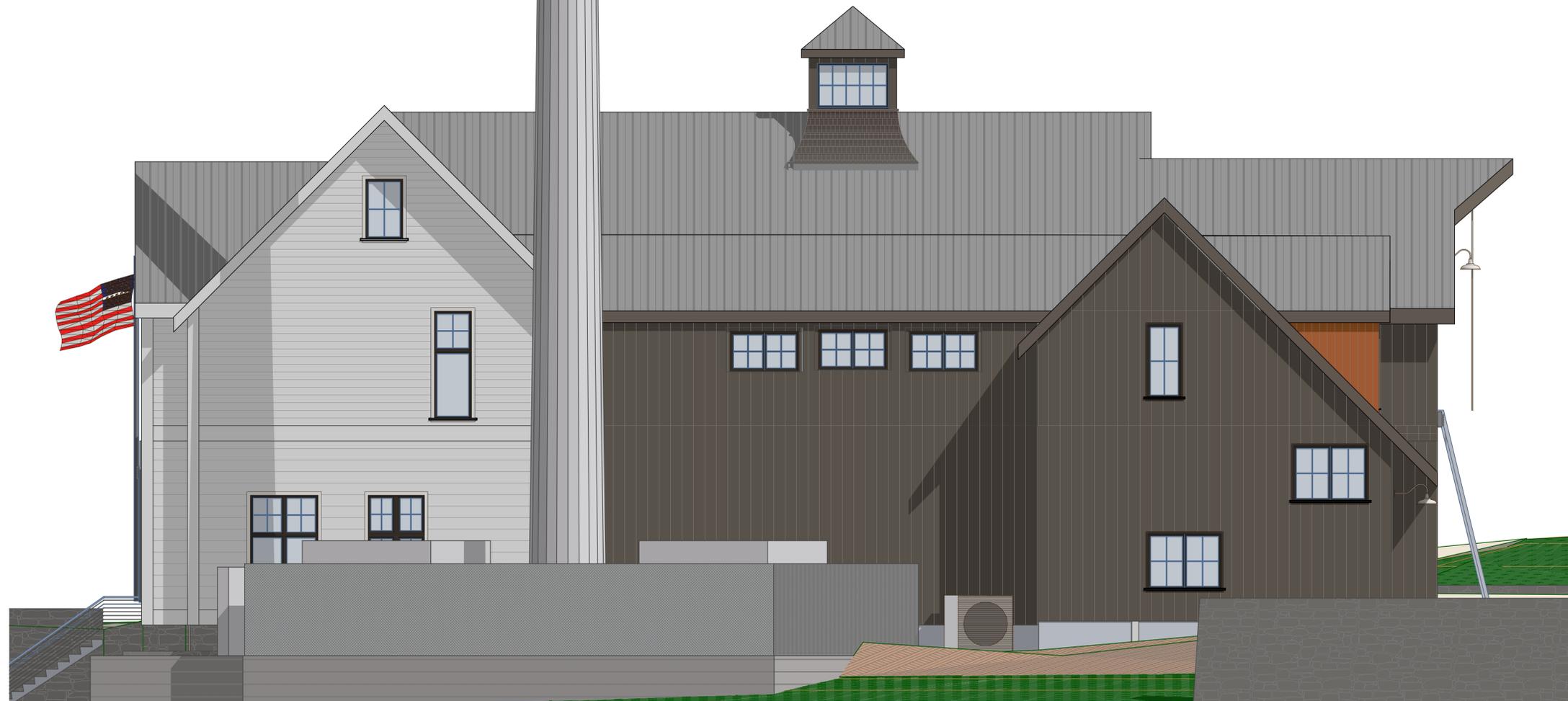
JOB NO: 1515.00

DWG. NO:

SK-201



EAST VIEW



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



MOSE
ASSOCIATES ARCHITECTS PC
64 WALLACKS DRIVE
STAMFORD, CT 06902
203 438 5355

THIS DRAWING AND THE DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ARCHITECT, AND MAY BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF MOSE ASSOCIATES ARCHITECTS, P.C. THE PURCHASE OF THIS SET OF PLANS IN NO WAY TRANSFERS ANY COPY-RIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE BUYER EXCEPT FOR LIMITED LICENSE TO USE THIS SPECIFIC PLAN FOR CONSTRUCTION FOR ONE AND ONLY ONE PROJECT.

DATE / REVISIONS

5-24-17	PRELIM
7-17-17	PLAN REVIEW - FM/BLDG
10-18-17	SCHEMATIC PLAN REVIEW
11-01-17	SCHEMATIC PLAN & ELEVATIONS REVIEW
11-21-17	REVISED SCHEMATIC PLANS REVIEW
07-21-19	PROPOSED EASEMENT MOD
07-30-20	ZBA SUBMISSION

CONTRACTOR

ENGINEER

CERTIFICATION & SEAL



THIS DRAWING AND THE DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ARCHITECT, AND MAY BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF MOSE ASSOCIATES ARCHITECTS, P.C. THE PURCHASE OF THIS SET OF PLANS IN NO WAY TRANSFERS ANY COPY-RIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE BUYER EXCEPT FOR LIMITED LICENSE TO USE THIS SPECIFIC PLAN FOR CONSTRUCTION FOR ONE AND ONLY ONE PROJECT.

PROJECT

REDDING FIRE DISTRICT #1

186 BLACK ROCK TURNPIKE
REDDING, CT 06896

DRAWING TITLE
EAST ELEVATION

DATE: 7/30/20

BY:

JOB NO: 1515.00

DWG. NO:

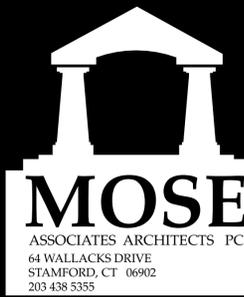
SK-202



SOUTH VIEW



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"
0 4' 8' 12'



THIS DRAWING AND THE DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ARCHITECT, AND MAY BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF MOSE ASSOCIATES ARCHITECTS, P.C. THE PURCHASE OF THIS SET OF PLANS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE BUYER EXCEPT FOR LIMITED LICENSE TO USE THIS SPECIFIC PLAN FOR CONSTRUCTION FOR ONE AND ONLY ONE PROJECT.

DATE / REVISIONS	
5-24-17	PRELIM
7-17-17	PLAN REVIEW - FM/BLDG
10-18-17	SCHEMATIC PLAN REVIEW
11-01-17	SCHEMATIC PLAN & ELEVATIONS REVIEW
11-21-17	REVISED SCHEMATIC PLANS REVIEW
07-21-19	PROPOSED EASEMENT MOD
07-30-20	ZBA SUBMISSION

CONTRACTOR

ENGINEER



THIS DRAWING AND THE DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ARCHITECT, AND MAY BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF MOSE ASSOCIATES ARCHITECTS, P.C. THE PURCHASE OF THIS SET OF PLANS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE BUYER EXCEPT FOR LIMITED LICENSE TO USE THIS SPECIFIC PLAN FOR CONSTRUCTION FOR ONE AND ONLY ONE PROJECT.

PROJECT
REDDING FIRE DISTRICT #1
186 BLACK ROCK TURNPIKE
REDDING, CT 06896

DRAWING TITLE
SOUTH ELEVATION

DATE: 7/30/20
BY:
JOB NO: 1515.00
DWG. NO:

SK-203