

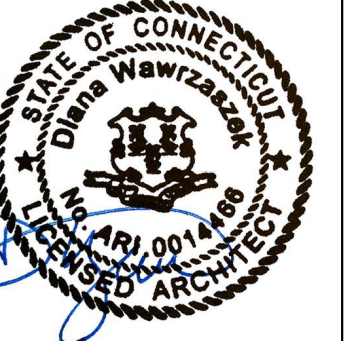


CONCEPTUAL EXTERIOR RENDERING  
FOR ILLUSTRATIVE PURPOSES ONLY

# - EXISTING BARN - INTERIOR RENOVATION

4 HALES ROAD | WESTPORT, CT 06880

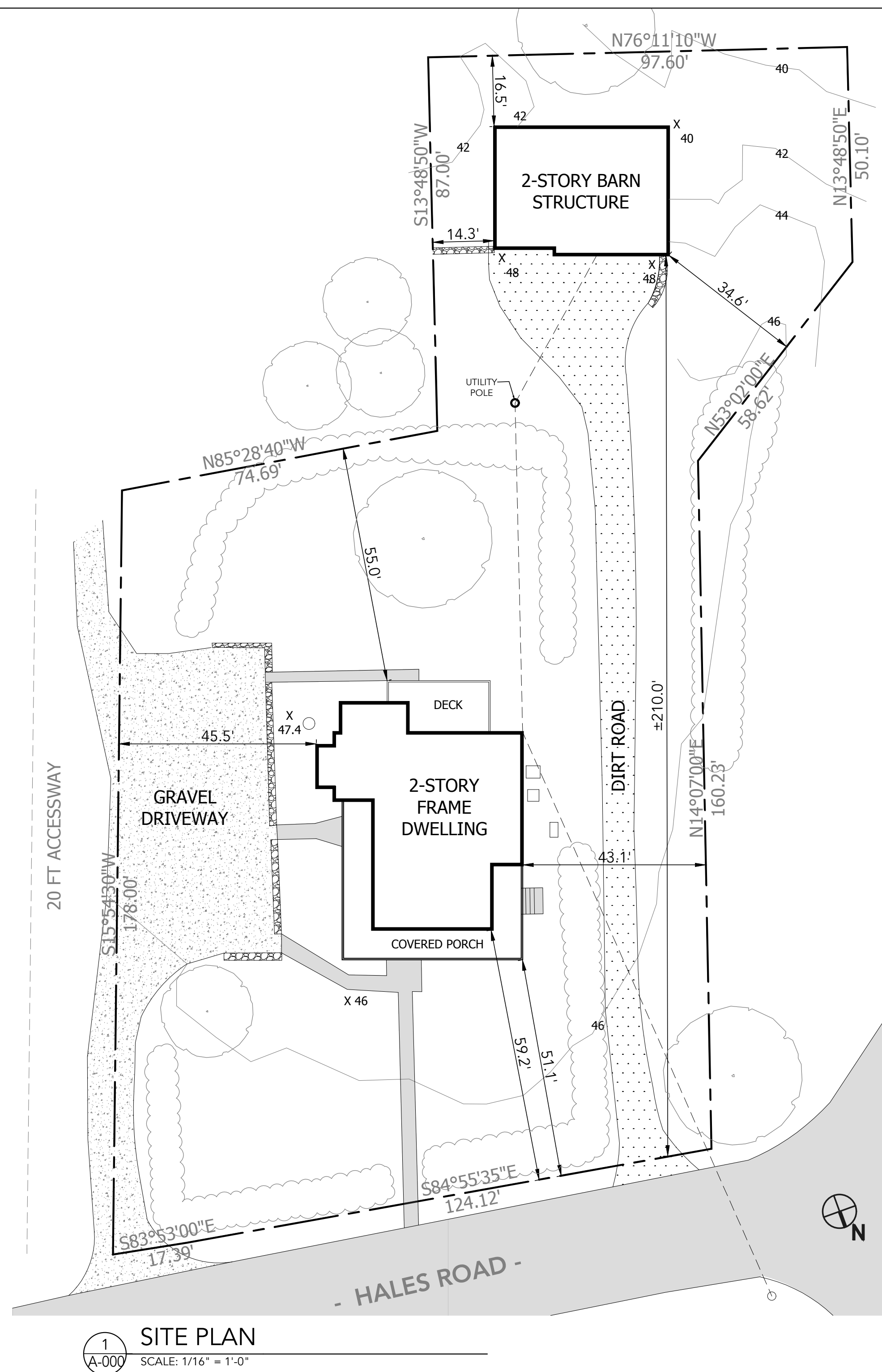
ARCHITECT:  
DIANA WAWRZASZEK, R.A.  
LICENSE #: ARI.0014466



SEAL & SIGNATURE

EXISTING BARN - INTERIOR RENOVATION  
4 HALES ROAD | WESTPORT, CT 06880

PROJECT INFORMATION		DRAWING LIST				
PROJECT ADDRESS:	4 HALES ROAD WESTPORT, CT 06880					
CT TAX CODE:	6467					
LOT AREA:	0.7357 ACRES (32,049 SF)					
ZONING DISTRICT:	AA					
OWNER:	TJ & JESSICA SULLIVAN 4 HALES ROAD WESTPORT, CT 06880					
ARCHITECT:	DIANA WAWRZASZEK, R.A. LAUREL LANE RIDGEFIELD, CT 06877 T: 917.846.5814					
		ISSUE DATE:	JAN. 26, 2026			
		ARCHITECTURAL				
A-000	TITLE SHEET: SITE PLAN, ZONING NOTES, DRAWING LIST, NOTES			X		
A-010	EXISTING CONDITIONS AND DEMOLITION PLANS			X		
A-011	EXISTING ELEVATIONS			X		
A-100	PROPOSED FLOOR PLANS			X		
A-200	PROPOSED ELEVATIONS			X		
PROJECT SCOPE		ZONING CONFORMANCE DATA				
- CONVERSION OF EXISTING 2-STORY ACCESSORY BARN INTO A THREE-BEDROOM DWELLING WITH A GARAGE.		ZONING: AA				
- BARN RENOVATION: SCOPE IS LIMITED TO INTERIOR RENOVATIONS AND EXTERIOR ENVELOPE IMPROVEMENT ONLY		LOT AREA: 0.7357 ACRES (32,049 SF)				
- NO CHANGE TO EXISTING BUILDING FOOTPRINT, HEIGHT OR SETBACKS.						
- BARN IS LEGALLY NONCONFORMING WITH RESPECT TO BUILDING SIZE, HEIGHT AND SETBACKS.						
- EXTERIOR WALLS AND ROOF TO BE INSULATED, TO MEET CODE ENERGY REQUIREMENTS						
- LIMITED INTERIOR FRAMING MODIFICATIONS FOR COMPLIANT HABITABLE CEILING HEIGHTS ONLY.						
- NO EXPANSION OF IMPERVIOUS SURFACES/ LOT COVERAGE.						
- ZONING SUBMISSION ONLY: WORK SUBJECT TO SEPARATE BUILDING PERMIT REVIEW UNDER CT STATE BUILDING CODES.						
CT STATE BUILDING CODES		ACCESSORY DWELLING UNIT (ADU) ADDITIONAL CONFORMANCE				
ALL PLANS TO COMPLY WITH THE CONNECTICUT STATE BUILDING CODES AS PUBLISHED UNDER THE FOLLOWING TITLES:						
- 2022 CONNECTICUT STATE BUILDING CODE						
- 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE						
- 2021 INTERNATIONAL EXISTING BUILDING CODE						
- 2021 INTERNATIONAL PLUMBING CODE						
- 2021 INTERNATIONAL MECHANICAL CODE						
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE						
- 2020 NFPA 70, NATIONAL ELECTRICAL CODE, OF THE NATIONAL FIRE PROTECTION ASSOCIATION INC.						
	MAX. LOT COVERAGE: 25% OF AREA	8012.25 SF MAX	±7,530 SF 23.5 %	NO CHANGE	COMPLIANT	
	MAX. BUILDING AREA AND/OR FOOTPRINT	650 SF	1,200 SF	NO CHANGE	EXISTING NON-COMPLIANT	
	MAX. BUILDING HEIGHT	26 FT	30 FT	NO CHANGE	EXISTING NON-COMPLIANT	



**AVERAGE GRADE CALCULATIONS:**  
CORNER ELEVATIONS:  
 $\frac{48.0' + 48.0' + 42.0' + 40.0'}{4} = 44.5'$

**LOT COVERAGE CALCULATIONS**  
PRINCIPAL BUILDING: ± 2410 SF  
ACCESSORY BARN: 1200 SF  
DECK/WALKWAYS: ± 745 SF  
GRAVEL ROAD: ± 3175 SF  
**TOTAL: 7,530 SF**

**SITE PLAN NOTES:**  
1. SURVEY INFORMATION, INCLUDING PROPERTY LINES, SETBACKS TO EXISTING, EASEMENTS, AND LOCATIONS OF EXISTING FEATURES, IS PROVIDED FOR REFERENCE AND IS BASED ON THE SURVEY PREPARED BY WALTER H. SKIDD, LAND SURVEYOR LLC, DATED JANUARY 7, 2026.

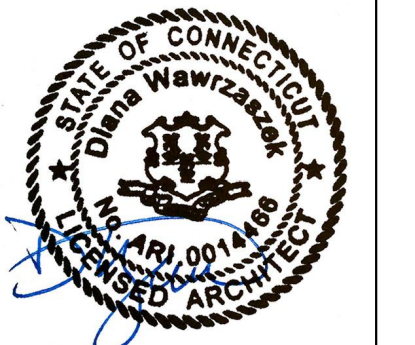
**1 SITE PLAN**  
SCALE: 1/16" = 1'-0"

REVISION:

ISSUE DATE:  
JAN 26, 2026 - INITIAL ZONING SUBMISSION

DWG TITLE:  
TITLE SHEET, SITE PLAN, ZONING DATA, DRAWING LIST, NOTES

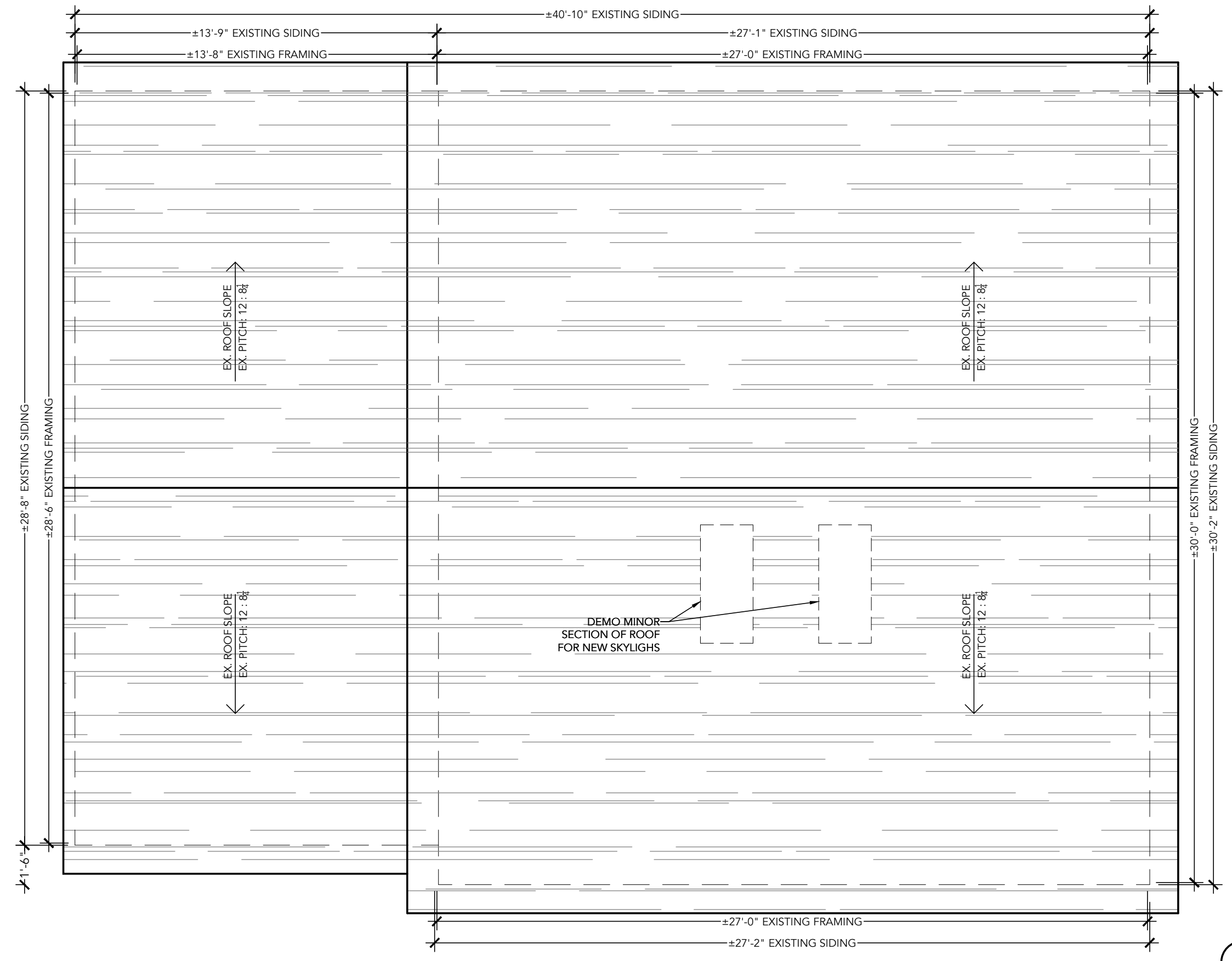
SHEET NO.:  
**A-000**



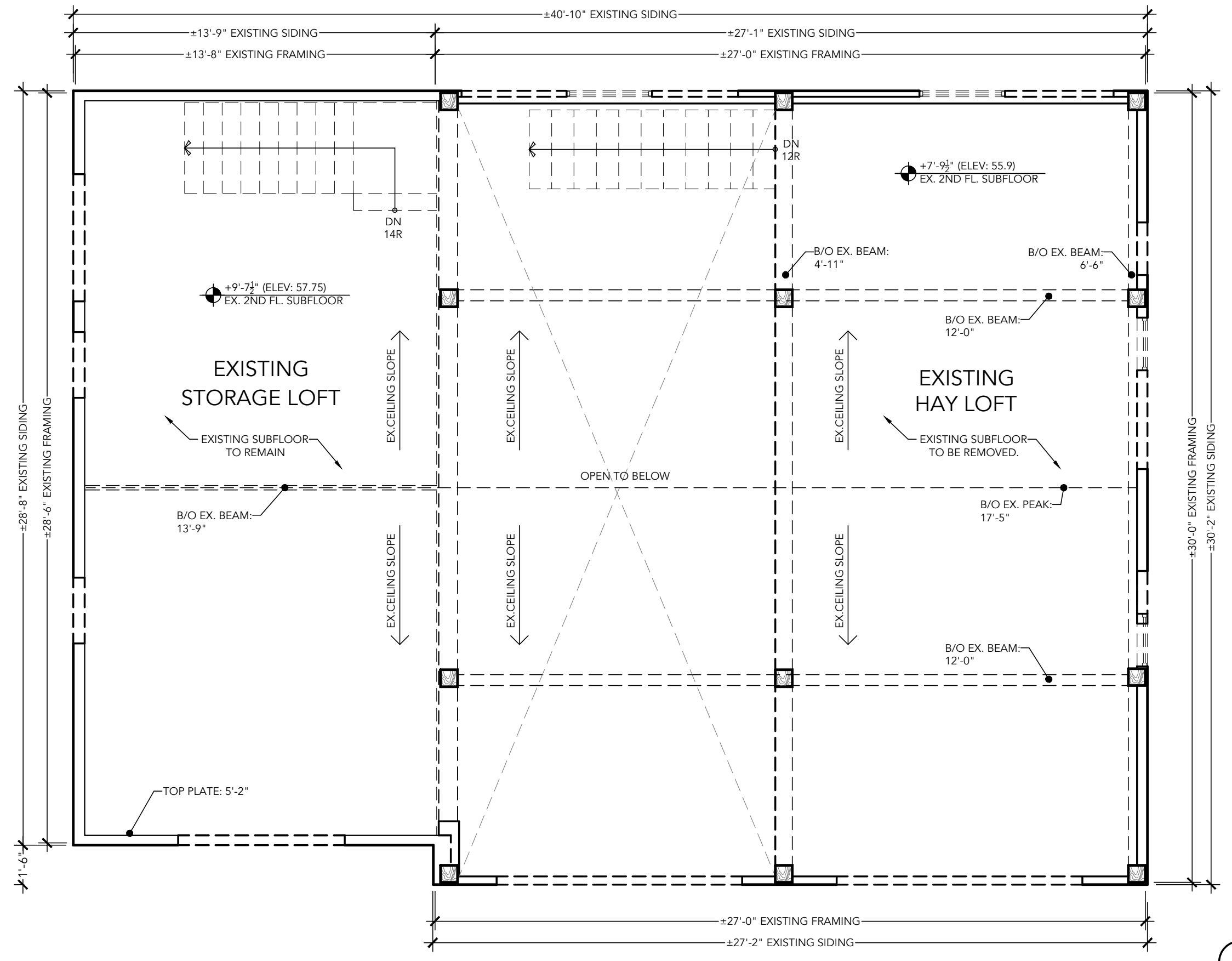
SEAL & SIGNATURE

# EXISTING BARN - INTERIOR RENOVATION

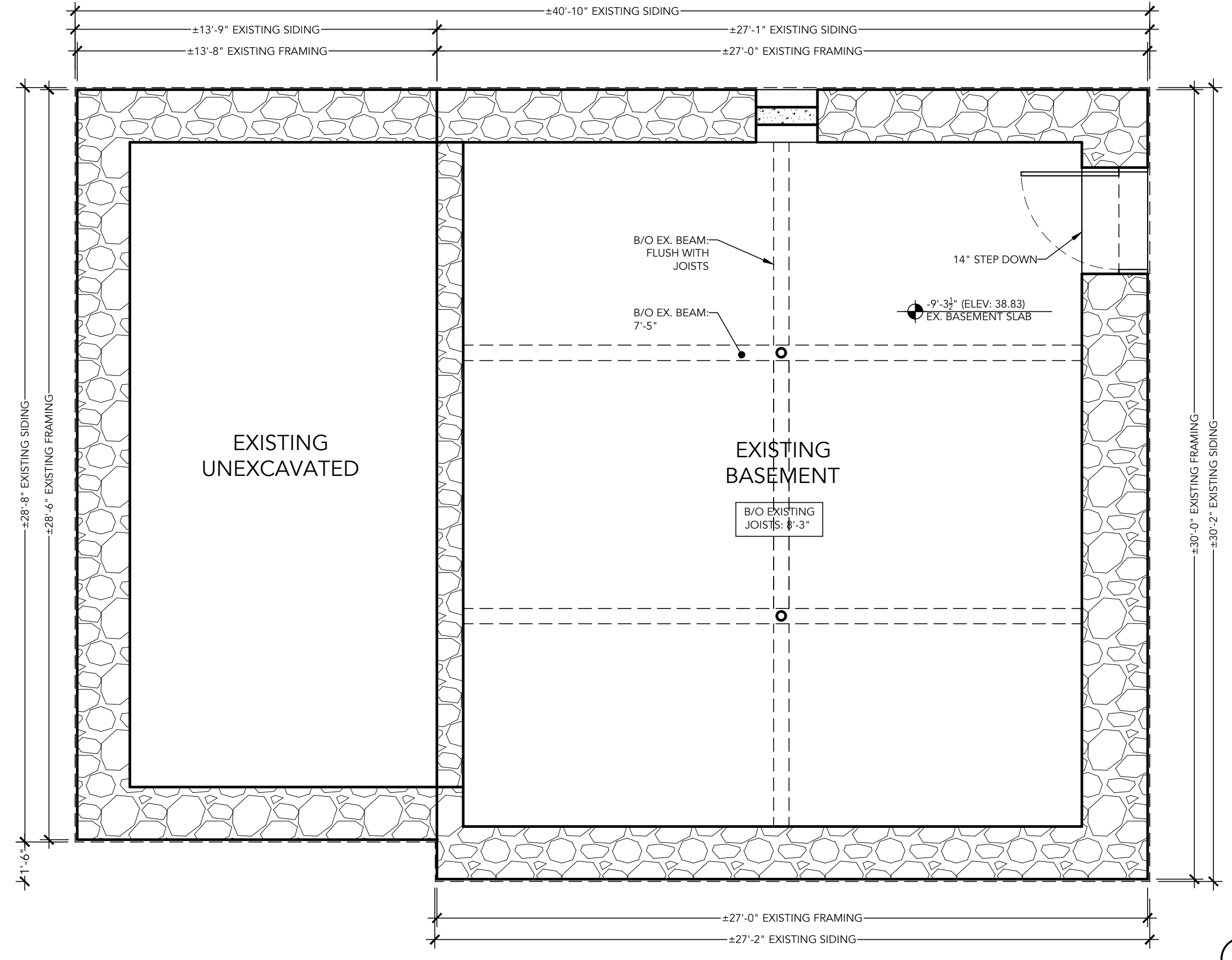
4 HALES ROAD | WESTPORT, CT 06880



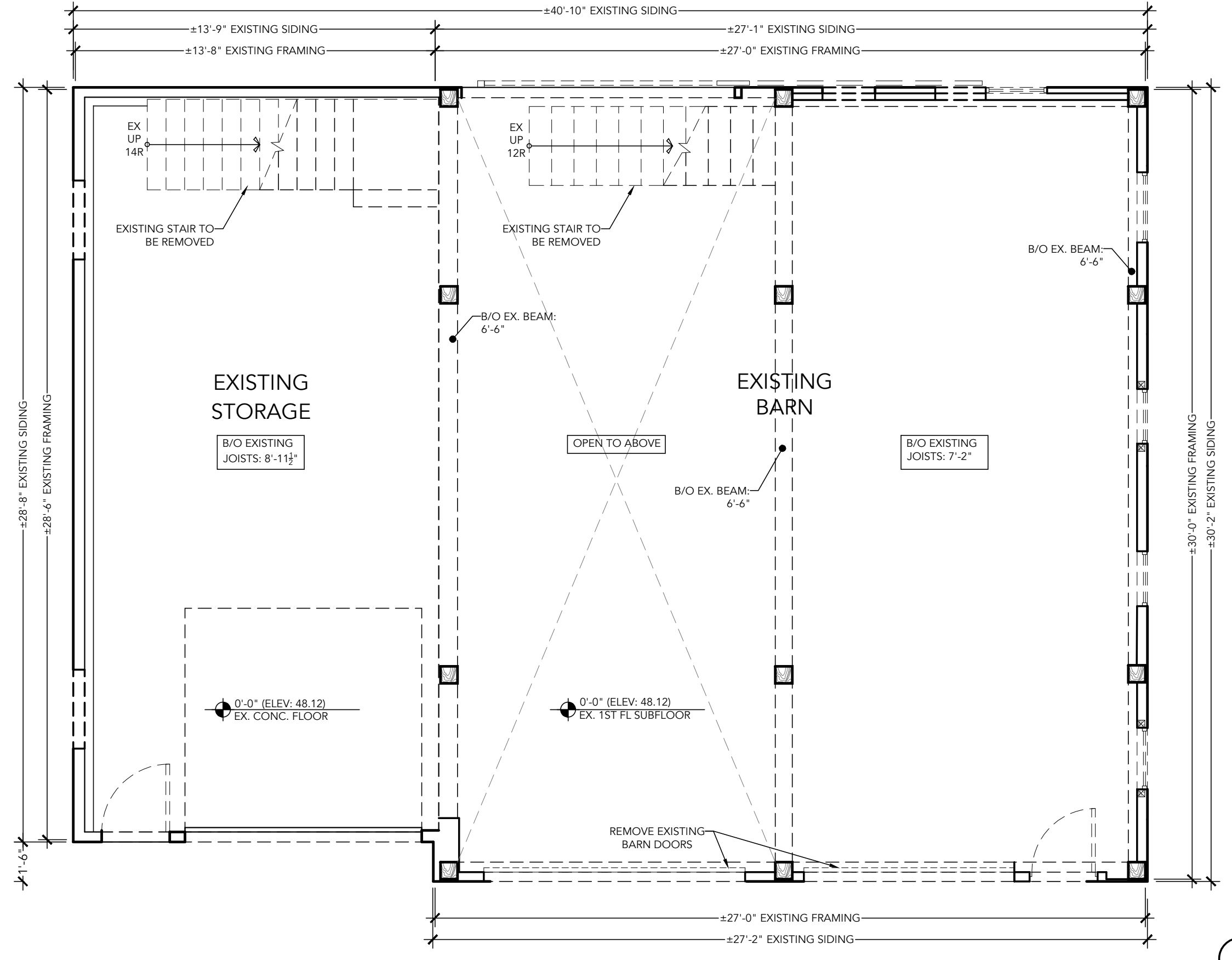
**1**  
 A-010 ROOF - EXISTING / DEMOLITION PLAN  
 SCALE: 1/4" = 1'-0"



**3**  
 A-010 SECOND FLOOR - EXISTING / DEMOLITION PLAN  
 SCALE: 1/4" = 1'-0"



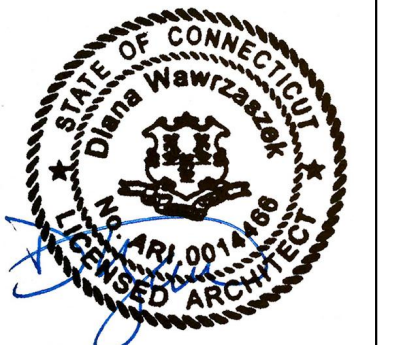
**1**  
 A-010 BASEMENT EXISTING / DEMOLITION PLAN  
 SCALE: 1/4" = 1'-0"



**2**  
 A-010 FIRST FLOOR - EXISTING / DEMOLITION PLAN  
 SCALE: 1/4" = 1'-0"

DEMOLITION LEGEND	
	EXISTING FRAMED WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	EXISTING WINDOWS, STAIR, FLOOR TO BE REMOVED
	EXISTING DOORS TO BE REMOVED

REVISION:	
ISSUE DATE:	JAN 26, 2026 - INITIAL ZONING SUBMISSION
DWG TITLE:	EXISTING CONDITIONS AND DEMOLITION PLANS
SHEET NO.:	A-010



SEAL & SIGNATURE

**EXISTING BARN - INTERIOR RENOVATION**  
 4 HALES ROAD | WESTPORT, CT 06880

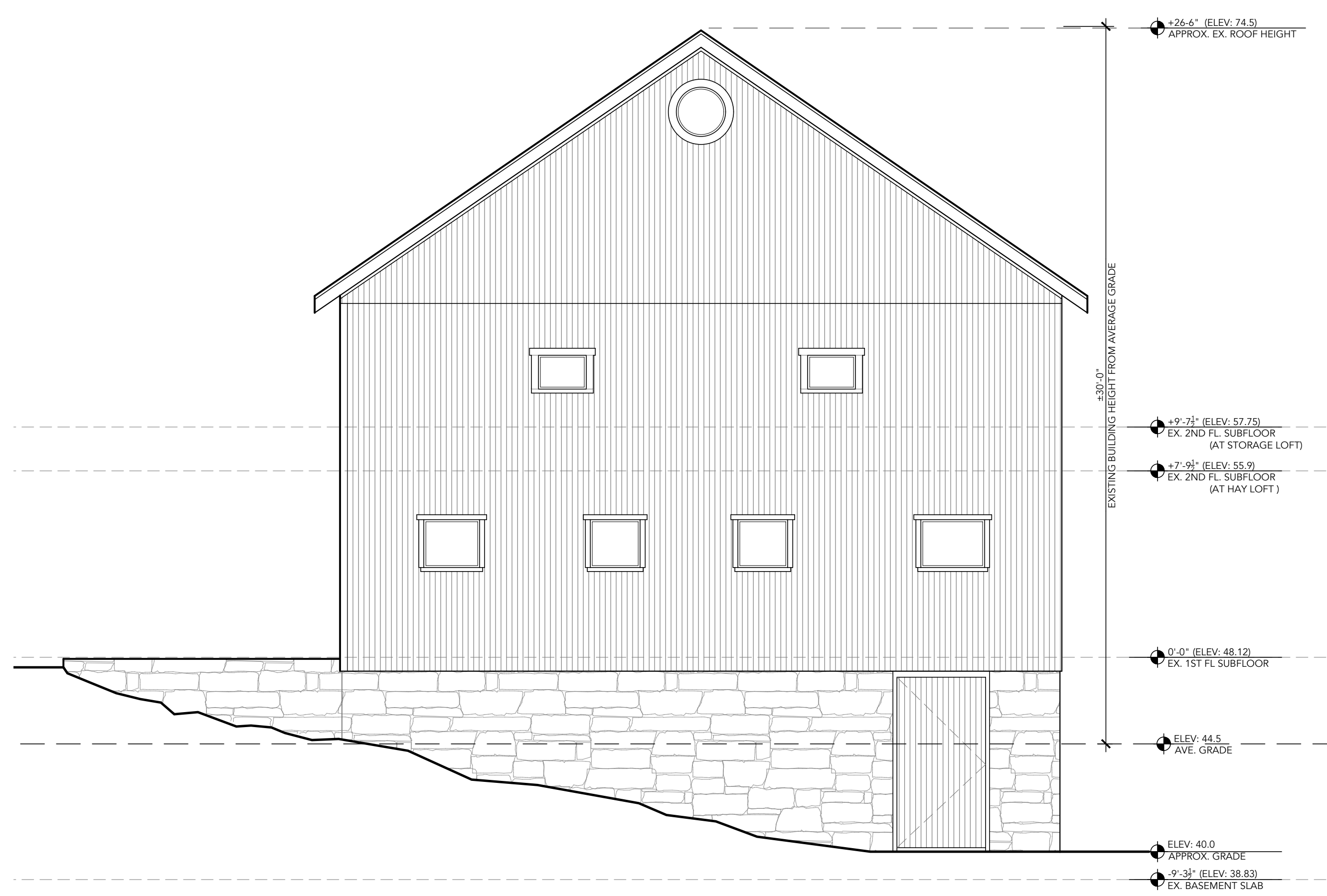
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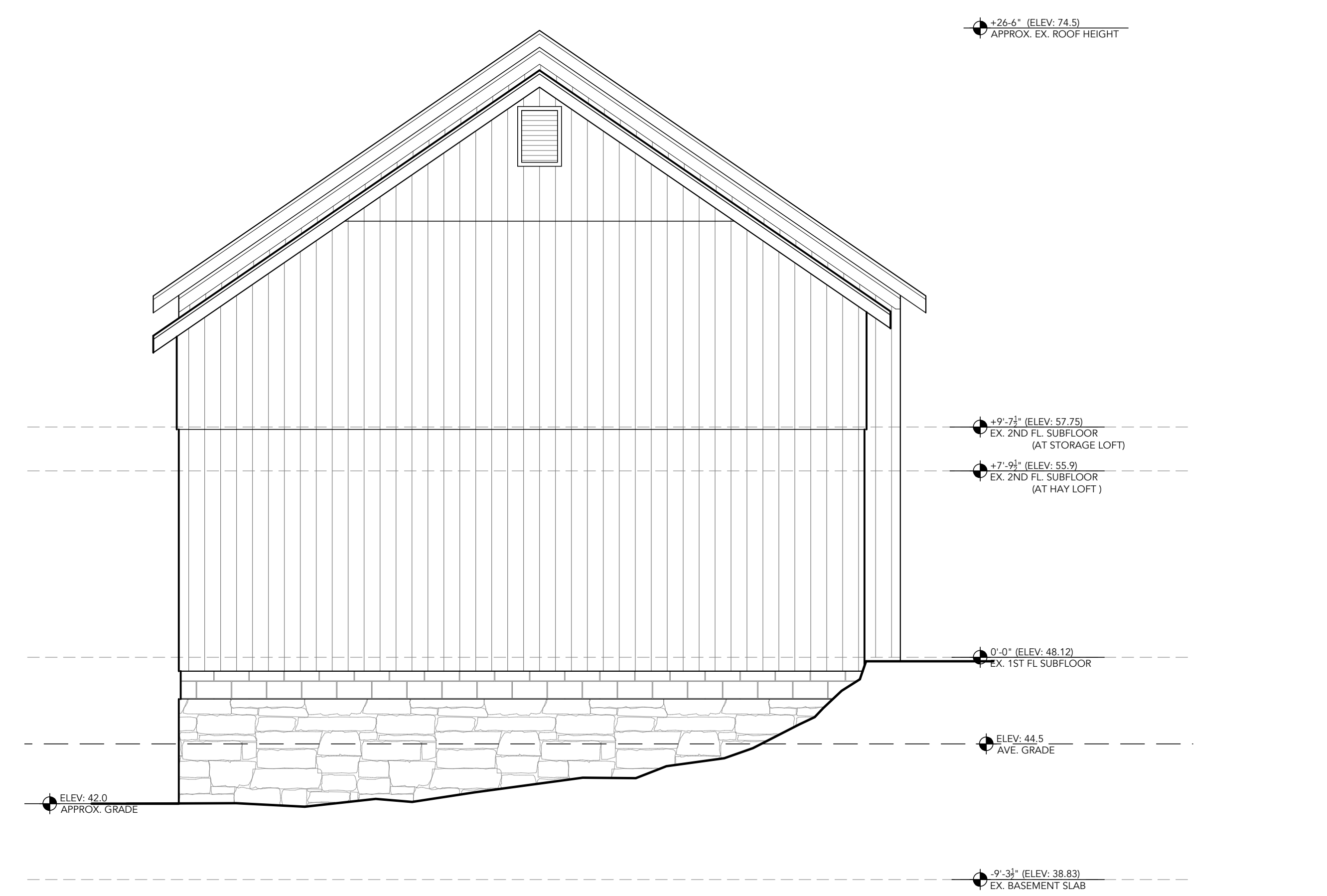
DWG TITLE:  
 EXISTING ELEVATIONS

SHEET NO.:

**A-020**



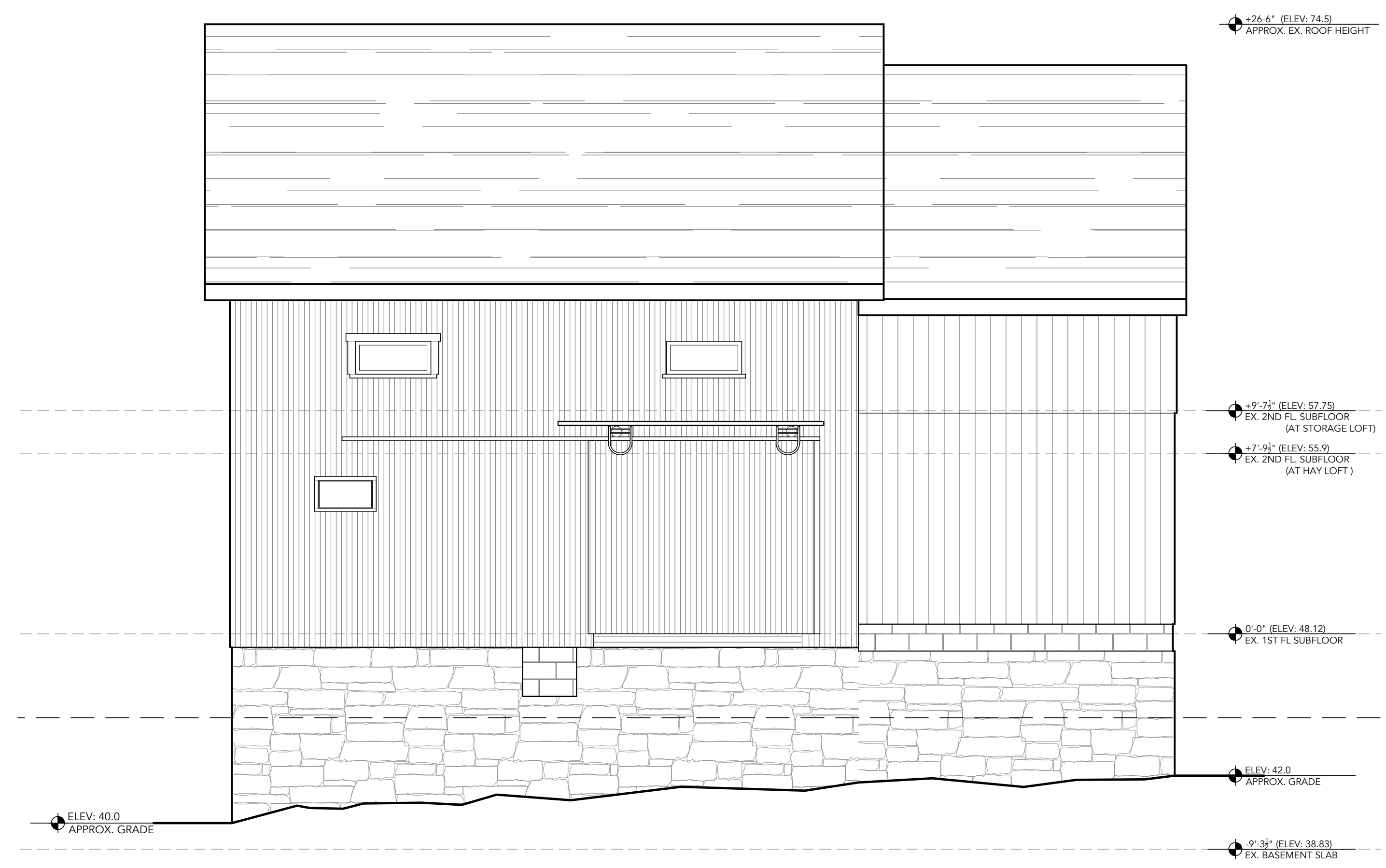
3  
 A-020  
 EXISTING WEST ELEVATION  
 SCALE: 1/4" = 1'-0"



4  
 A-020  
 EXISTING EAST ELEVATION  
 SCALE: 1/4" = 1'-0"



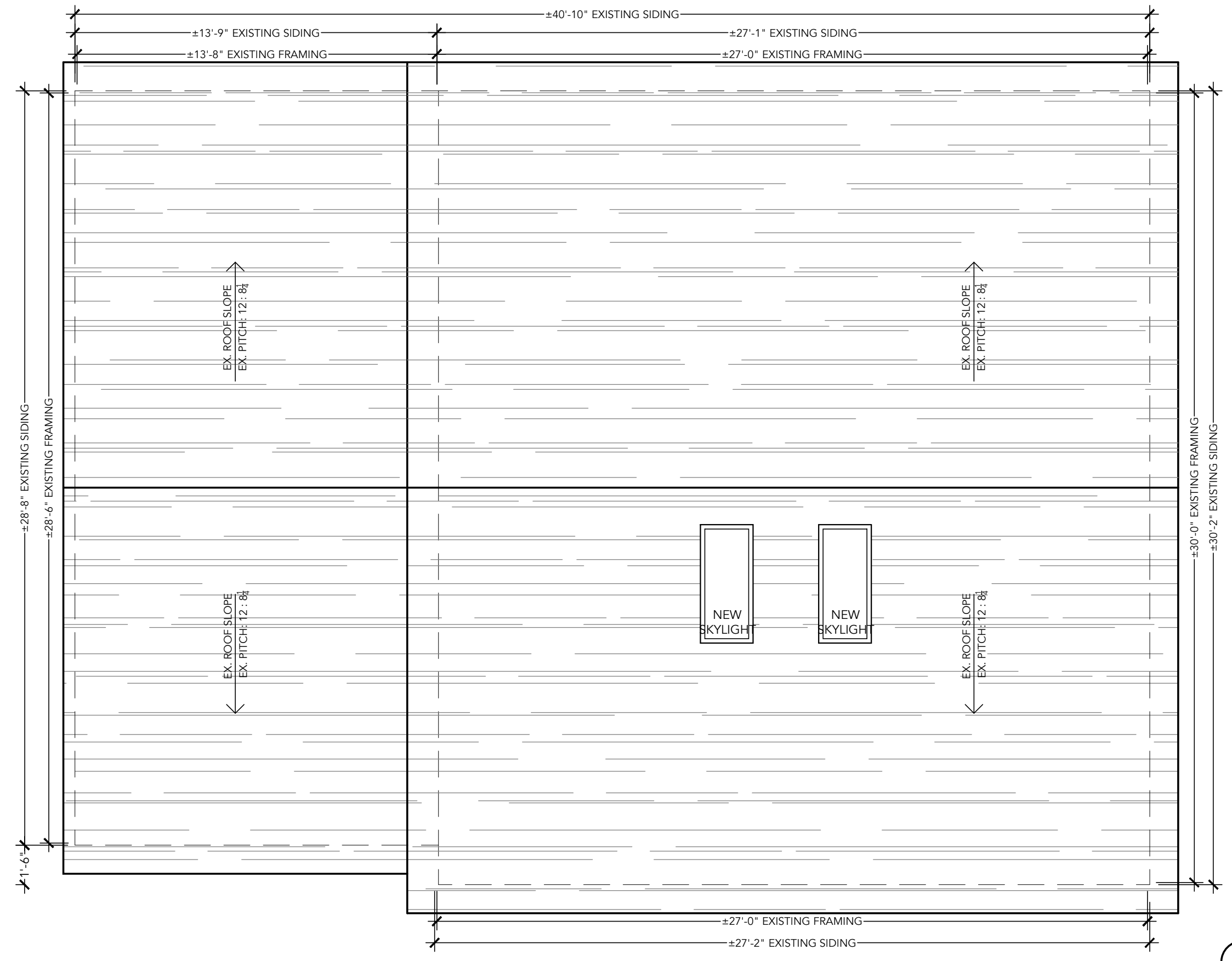
1  
 A-020  
 EXISTING FRONT (NORTH) ELEVATION  
 SCALE: 1/4" = 1'-0"



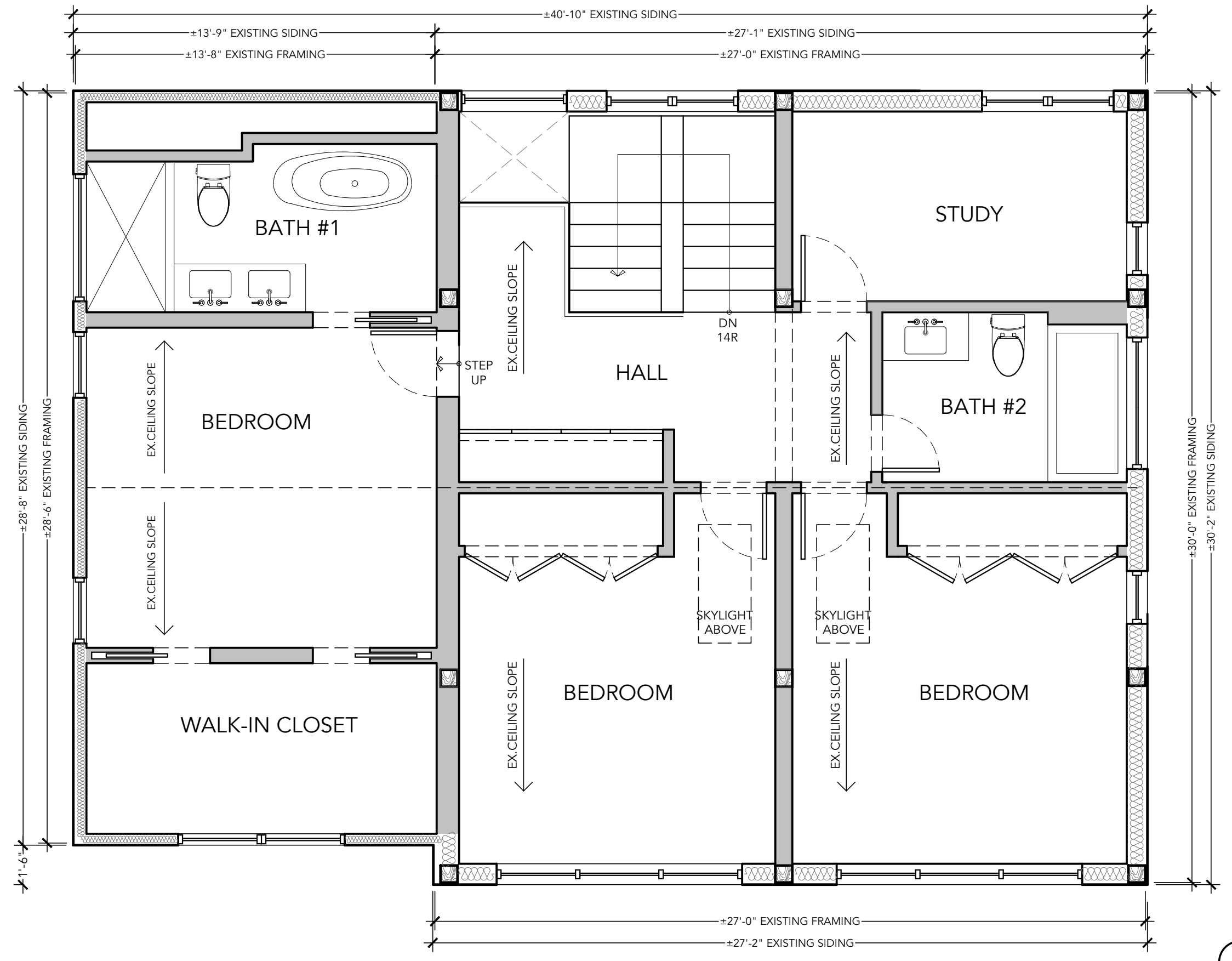
2  
 A-020  
 EXISTING REAR (SOUTH) ELEVATION  
 SCALE: 1/4" = 1'-0"

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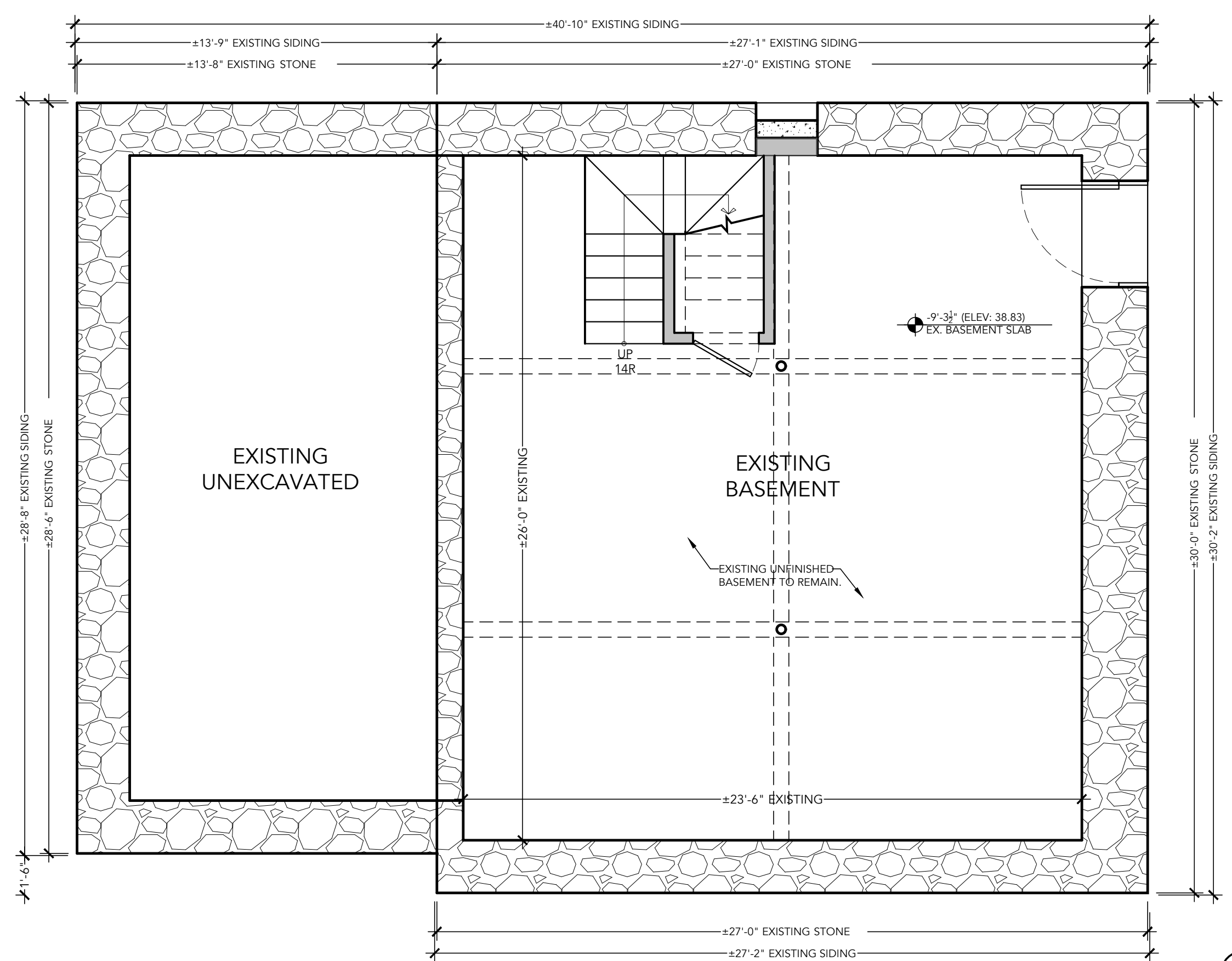
4 HALES ROAD | WESTPORT, CT 06880



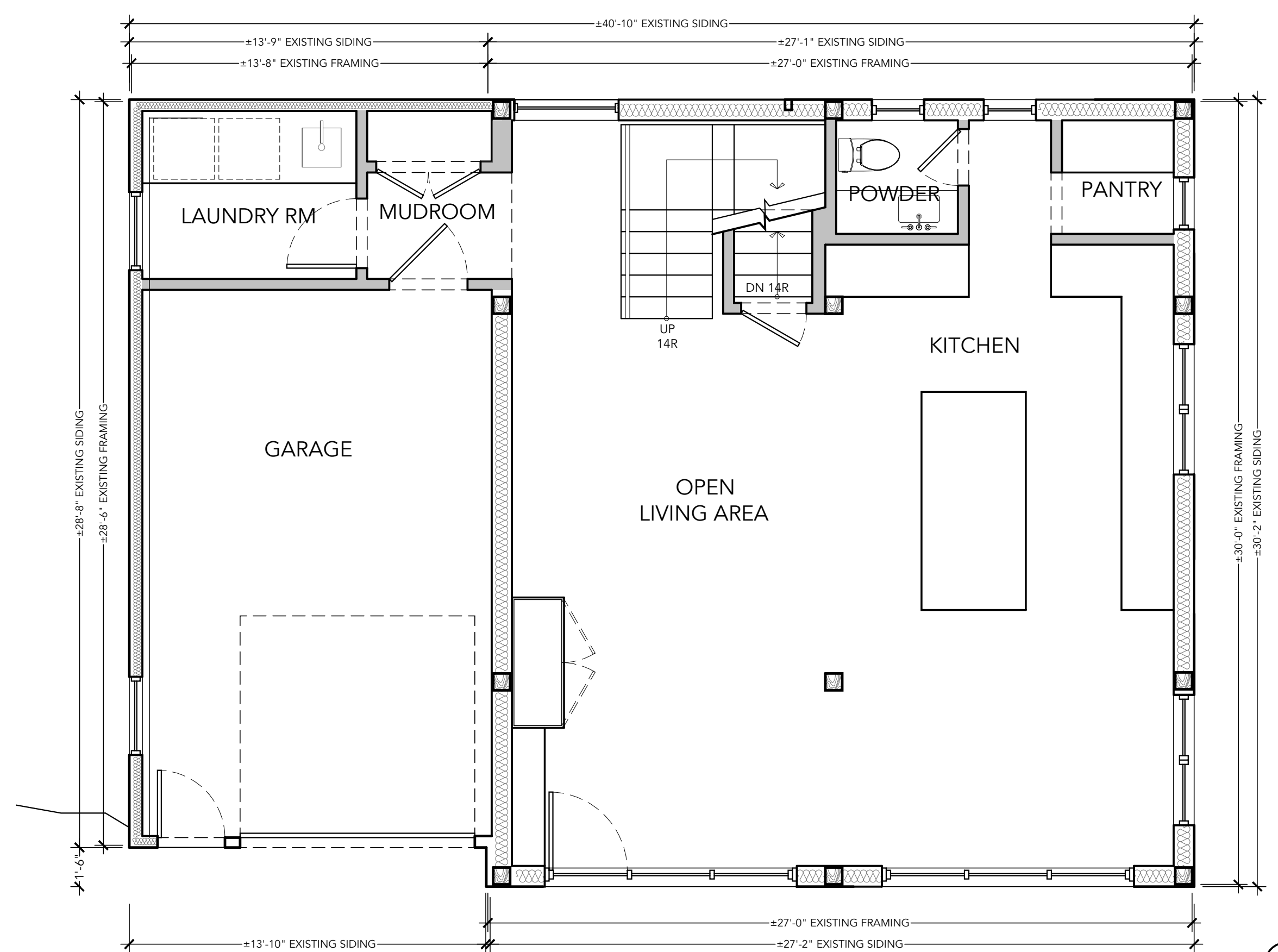
1  
 A-100 PROPOSED ROOF PLAN  
 SCALE: 1/4" = 1'-0"



3  
 A-100 PROPOSED SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



1  
 A-100 PROPOSED BASEMENT PLAN  
 SCALE: 1/4" = 1'-0"



2  
 A-100 PROPOSED FIRST FLOOR - PLAN  
 SCALE: 1/4" = 1'-0"

**WALL LEGEND**

	EXISTING FRAMED WALL TO REMAIN
	NEW INTERIOR FRAMED WALL - 2X4 WOOD STUDS, WITH 1) LAYER OF 5/8" G.W.B. ON EACH SIDE
	EXISTING EXTERIOR WALL WITH NEW 2X6 WOOD STUDS WITHIN TIMBER FRAME CAVITY AND WITH INSULATION



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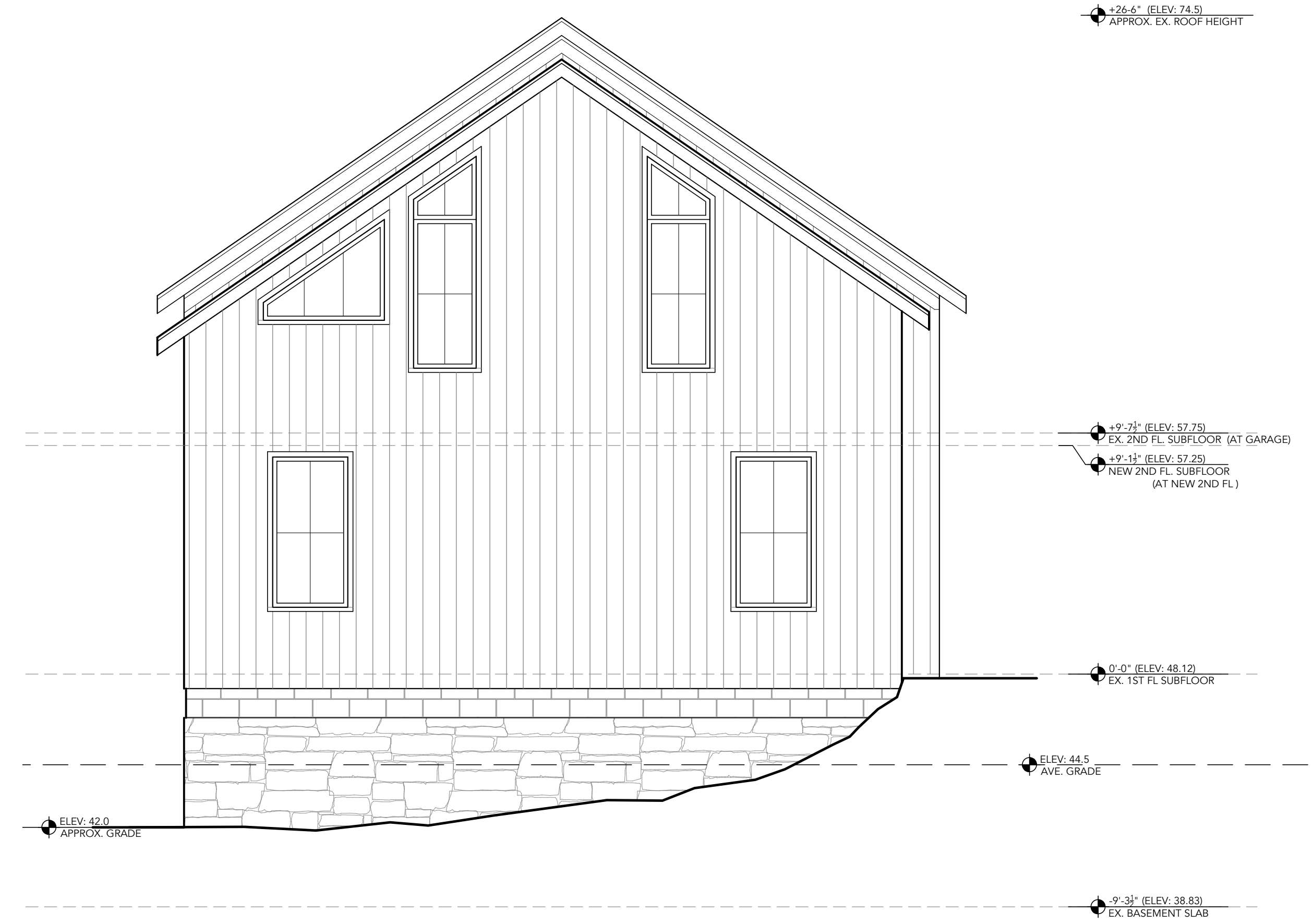
DWG TITLE:  
 PROPOSED ELEVATIONS

SHEET NO.:

**A-200**



**4**  
**A-200** PROPOSED WEST ELEVATION  
 SCALE: 1/4" = 1'-0"



**3**  
**A-200** PROPOSED EAST ELEVATION  
 SCALE: 1/4" = 1'-0"



**1**  
**A-200** PROPOSED FRONT (NORTH) ELEVATION  
 SCALE: 1/4" = 1'-0"



**2**  
**A-200** PROPOSED REAR (SOUTH) ELEVATION  
 SCALE: 1/4" = 1'-0"