



APPLICATION FOR SPECIAL PERMIT

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filing fee (see **Fee Schedule** below), payable to the City of Stamford.

NOTE: Cost of required advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Special Permit 20,000 sq. ft. or less	\$460.00
Special Permit more than 20,000 sq. ft.	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): 237-241 Henry Street LLC

APPLICANT ADDRESS: 106 Pine Hill Ave Unit 1, Stamford, CT 06906

APPLICANT PHONE #: 203-627-8071

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 237-241 Henry Street, Stamford, CT 06902

ADDRESS OF SUBJECT PROPERTY: 237-241 Henry Street, Stamford, CT 06902

PRESENT ZONING DISTRICT: R-MF

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: A-1 to A-F, A-2.00, A-2.01, A-2.02, A-3.01, A-3.02, A-3.03, A-3.04, S-1.01, SY-0.01, A-0.01, A-0.02, A-1.01, A-1.02, A-1.03, A-1.04, A-1.05, A-1.06

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)
237 Henry Street home will be demolished. A new replica will be erected which will have the same facade as the existing historic house and will retain all the important historic features.

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)
Map # 15163, block 86, instr. # 2020020190

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

NAME & ADDRESS	LOCATION
Piotr Laskowski, 106 Pine Hill Ave Unit 1, Stamford, CT	237 Henry Street
Pawel Laskowski, 125 Joffre Ave, Stamford, CT	237 Henry Street

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? NO (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application - PA 87-307).

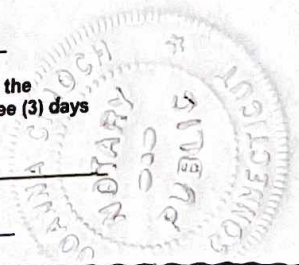
DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? NO (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 26 DAY OF February 20 21

SIGNED: [Signature]

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.



STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD February 26, 20 21

Personally appeared Piotr Laskowski, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

Joanna Cimoch
 Notary Public - Commissioner of the Superior Court

Joanna Cimoch
 Notary Public-Connecticut
 My Commission Expires
 March 31, 2025

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Date: _____
 By: _____



APPLICATION FOR APPROVAL OF SITE & ARCHITECTURAL PLANS AND / OR REQUESTED USES

Complete, notarize, and forward **thirteen (13) hard copies and one (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (see Fee Schedule below), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE: \$60.00** for First page - \$5.00 for each additional page)

Fee Schedule - WITHOUT GDP

Site Plans 20,000 sq. ft. or less of building area application fee -without GDP	\$460.00
Site Plans more than 20,000 sq. ft. of building area-application Fee -without GDP	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

Fee Schedule - WITH GDP

Site Plans 20,000 sq. ft. or less of building area application fee -with GDP.	\$260.00
Site Plans more than 20,000 sq. ft. of building area-application Fee -with GDP.	\$260.00 + \$10 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): 237-241 Henry Street LLC
 APPLICANT ADDRESS: 106 Pine Hill Ave Unit 1, Stamford, CT 06906
 APPLICANT PHONE #: 203-627-8071
 IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes
 LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 237-241 Henry Street, Stamford, CT 06902
 ADDRESS OF SUBJECT PROPERTY: 237-241 Henry Street, Stamford, CT 06902
 PRESENT ZONING DISTRICT: R-MF
 TITLE OF SITE PLANS & ARCHITECTURAL PLANS: A-1 to A-7, A-2.00, A-2.01, A-2.02, A-3.01, A-3.02, A-3.03, A-3.04, S-1.01, SY-0.01, A-0.01, A-0.02, A-1.01, A-1.02, A-1.03, A-1.04, A-1.05, A-1.06.
 REQUESTED USE: The new replica of 237 Henry Street will be a residential rental unit.
 LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)
Map # 15163, block 86, instr. # 2020020190

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

NAME & ADDRESS	LOCATION
<u>Piotr Laskowski, 106 Pine Hill Ave Unit 1, Stamford</u>	<u>237 Henry Street</u>
<u>Janet Laskowski, 125 Zoffe Ave, Stamford</u>	<u>237 Henry Street</u>

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application - PA 87-307).

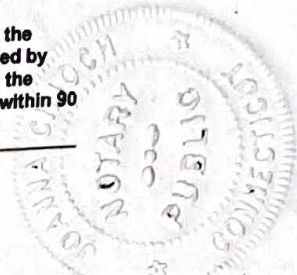
DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? No (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 26 DAY OF February 2021

SIGNED: _____
[Signature]

NOTE: The application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.



STATE OF CONNECTICUT
 ss STAMFORD February 26, 2021

COUNTY OF FAIRFIELD
 Personally appeared Piotr Laskowski, signer of the foregoing application, who acknowledged to me the truth of the contents thereof, before me.

Joanna Cimoch
 Notary Public - Commissioner of the Superior Court

Joanna Cimoch
 Notary Public-Connecticut
 My Commission Expires
 March 31, 2025

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Date: _____

By: _____



APPLICATION FOR COASTAL SITE PLAN REVIEW

Complete, notarize, and forward **thirteen (13) hard copies and one (1) electronic copy in PDF format** of all project plans and documents to Clerk of the Zoning Board with a (see Fee Schedule Below) payable to the City of Stamford.

An additional fee of \$50 for single-family zoned property and \$100 for properties with all other zoning designations is required for review by the Stamford Harbor Management Commission. Two separate checks are required with the submission of the application

NOTE: ADVERTISING COST OF THE RESULTS OF THE ZONING BOARD REVIEW IS PAYABLE BY THE APPLICANT PRIOR TO PUBLICATION.

Fee Schedule

Coastal Site Plan Review (Commercial Projects Under 5,000 sq. ft. or Single Family Detached Home)	\$335.00
Coastal Site Plan Review (Commercial Projects of 5,000 sq. ft. or more or residential projects with two or more dwellings units)	\$335.00 + \$10 per 1,000 sq. ft. or per unit in excess of 5,000 sq. ft. or one unit.

APPLICANT NAME (S): 237-241 Henry Street LLC
 APPLICANT ADDRESS: 106 Pine Hill Ave Unit 1, Stamford, CT 06906
 APPLICANT PHONE #: 203-627-8071
 PROJECT LOCATION: 237-241 Henry Street, Stamford, CT 06902
 PROPERTY OWNER (S): 237-241 Henry Street LLC
 CONTACT FOR QUESTIONS: Piotr 203-627-8071
 ACREAGE OF PROJECT PARCEL: 12,250 Sq ft.
 SQUARE FEET OF PROPOSED BUILDING: 3,513 Sq ft.
 ZONING DISTRICT OF PROJECT PARCEL: R-MF

PROJECT DESCRIPTION: To build 5 attached Condominiums and build one new replica which will have the same facade as the existing historic house.

Coastal resources on which the project is located or which will be affected by the project: (See "Index of Policies" Planning Report 30)

Coastal policies affected by the project: (See "Index of Policies" Planning Report 30)

- a. bluffs or escarpments
- b. rocky shoreline
- c. beaches and dunes
- d. intertidal flats
- e. tidal wetlands
- f. freshwater wetlands
- g. estuarine embayments
- h. coastal flood hazard areas
- i. coastal erosion hazard area
- j. developed shoreline
- k. islands
- l. coastal waters
- m. shorelands
- n. shellfish concentration areas
- o. general resource
- p. air resources

- a. water dependent uses
- b. ports and harbors
- c. coastal structures & filling
- d. dredging & navigation
- e. boating
- f. fisheries
- g. coastal recreation access
- h. sewer & water lines
- i. energy facilities
- j. fuel, chemicals & hazardous materials
- k. transportation
- l. solid waste
- m. dams, dikes & reservoirs
- n. shellfish concentration
- o. general development
- p. open space

If the project is adjacent to coastal waters, is the project water dependent? (See C.G.S. sec. 22a-98)
 YES NO NOT APPLICABLE

If yes, in what manner?
 Docks, piers, etc
 Industrial process or cooling waters?
 General public access
 Other, please specify: _____



What possible adverse or beneficial impacts may occur as a result of the project? (Attach additional sheet if necessary)

Reduction in storm water runoff, improvement of runoff water quality, groundwater recharge, and improvement of housing stock.

How is the proposal consistent with all applicable goals and policies of the CAM Act?

Minimal/no impacts on coastal resources, provides residential uses.

What measures are being taken to mitigate adverse impacts and eliminate inconsistencies with the CAM Act? (Attach additional sheet if necessary)

Stormwater management per the City Drainage Manual, Soil erosion controls during construction.

Is there any deed restriction(s) that may prohibit the construction proposed in this application? NO

If yes, list Town Clerk Book & Page reference: NA

Is any injunction or other litigation pending concerning this property? No

If yes, include citation: NA

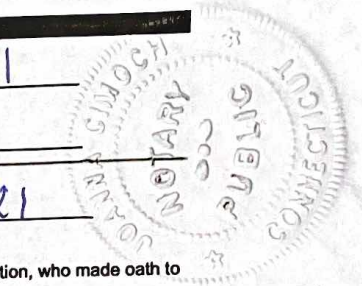
DATED AT STAMFORD, CONNECTICUT, THIS 26 DAY OF February 20 21

SIGNED: [Signature]

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD February 26, 20 21

Personally appeared Piotr Laskowski, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

Joanna Cimoch
 Notary Public - Commissioner of the Superior Court



Joanna Cimoch
 Notary Public-Connecticut
 My Commission Expires
 March 31, 2025

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Date: _____

By: _____

MAYOR
DAVID MARTIN



DIRECTOR OF OPERATIONS
MARK MCGRATH

LAND USE BUREAU CHIEF
RALPH BLESSING
Tel: (203) 977-4714

CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904 -2152

Application for HPAC- Review

Name of Project	237-241 Henry Street LLC		
Address of project	237 Henry Street	Nearest cross street	S. Pacific St.
Tax ID:	000 5218	Building zone:	R-MF
Date of original structures:	1900	Date of out-buildings or additions:	NA
Current use:	Residential rental	Proposed use:	Residential rental
Changes to floor area: Existing area:	Yes	Proposed area:	
Is this a demolition application only?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	
Has site plan been submitted to Planning and Zoning?	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	
Has the project been reviewed by HPAC before?	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	

Briefly describe the project:

We plan to completely demolish existing house at 237 Henry Street. Then we plan to erect a new replica in same space. It will have the same facade as the existing historic house and it will retain all the important historic features.

Name of Property Owner: 237-241 Henry Street LLC E-mail: Kalasinc@yahoo.com
Address: 106 Pine Hill Ave Unit 1 Daytime phone: 203-627-8071
Stamford, CT 06906
Signature of Owner: [Signature]

Name of Applicant: Piotr Laskowski E-mail: Kalasinc@yahoo.com
Address: 106 Pine Hill Ave Unit 1 Daytime phone: 203-627-8071
Stamford, CT 06906
Signature of Applicant: [Signature]

Architecture firm: Elena Kalman Architect E-mail: elena@kalmandesign.com
Address: 99 Wild Duck Road Daytime phone: 203-329-3074
Name of presenter: Piotr Laskowski

Applications to the HPAC must include all documents and drawings that describe the project.
A list of submittal requirements is on a separate sheet. Please use this as a check list and attach to this form.

237-241 Henry Street LLC

106 Pine Hill Ave Unit 1

Stamford, CT 06906

203-627-8071

March 4, 21

Re: 237 & 239-241 Henry Street

Stamford, CT

Map # 15163, block 86, instr. #2020020190

Zoning: RMF with section 7.3 bonuses.

To whom it may concern:

I, Piotr Laskowski and my brother Pawel Laskowski purchased the above captioned property in July 2018. We had the lots 237 and 239-241 Henry Street combined on December 8, 2020. The property used to have two houses and the garage. At this point the house at 239-241 Henry Street and the garage are already demolished.

Originally, we did not intend to save any of the existing houses and our plan was to do a completely new development consisting of 6 townhouses. The total area of the combined lots is 12,250 square feet, which as of right allows for 6 dwelling units.

After we met with the HPAC representatives and had some discussions with Todd Levine, a historian at the State Historic Preservation Office, we considered preserving the house at 237 Henry Street. Todd Levine came up with a sketch of a site plan which we adopted. The sketch showed existing house preserved and townhouses behind it. The plan utilizes bonuses offered by 7.3 section of the Stamford Zoning Regulations., including an additional dwelling unit.

So, now we are proposing to develop this property and to erect total of 7 dwelling units. Two of the dwelling units will be located in a two-family house in front of the property. Another 5 dwelling units will be located in the attached townhouses behind the two-family house.

The existing house at 237 Henry street dates to the beginning of the last century and, according to several local historic preservation experts, is a valuable asset to the neighborhood. We considered preserving and renovating this structure. However, the house is in a very bad condition: it has cracks in

foundation walls, the floor framing is done with 2x6 floor joists, some of the exterior walls are missing studs and in other places the 1x4 studs are used. Structurally the house is not stable. There are hardly any intact historic elements left: the windows are vinyl, the roofing is asphalt shingles, the original siding and most of the sheathing are rotted beyond repair. Only the porch posts appear to be original and relatively well preserved.


So, at this point we have engaged an architect, Elena Kalman, AIA to document the existing conditions and to design an exact replica which would replace this house. The replica have the same footprint as the existing house; it will have the exact dimensions and proportions of the existing house façade, including the porch, window and door openings, entry stoop, etc. The existing porch posts will be re-used in a newly constructed porch and missing brackets will be added.

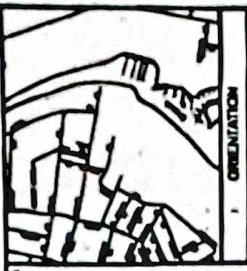
This new replica will look as the original house looked when it was first erected. It will be in scale with the houses on both sides of it. This replica structure is 52 feet long and the taller building with 5 townhouses is located beyond it. Thus the tall structure will not be a part of the street façade.

We are seeking the approval of our proposed development as shown on the plans attached. We believe that the proposed project is in keeping with the character of the neighborhood and promise that the quality of construction will be exemplary. Our new apartments will be comfortable and will help the South End to remain a friendly and beautiful place to live.

Sincerely,

Piotr Laskowski





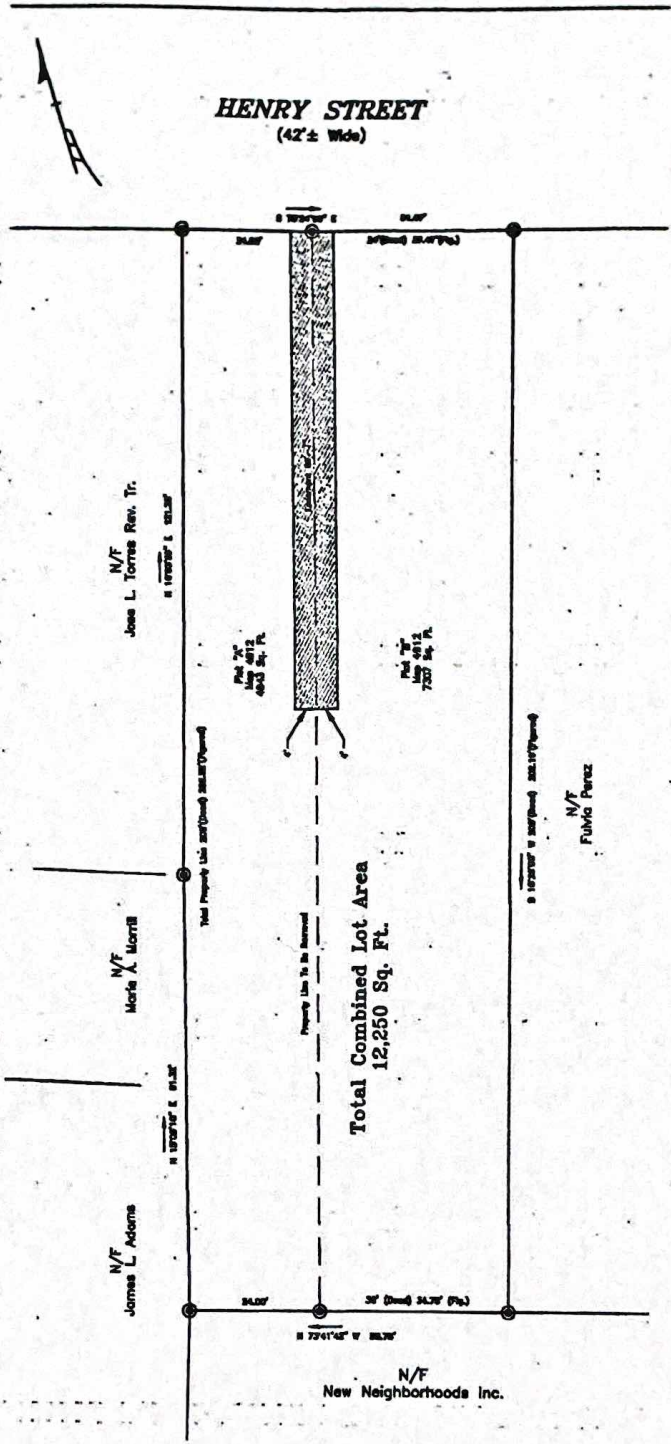
ORIENTATION
 NORTH TO RIGHT OF SHEET CENTER

REVISIONS TO ALL
 IN THIS PLANNING DOCUMENT
 SHALL BE MADE BY
 THE ENGINEER
 AND NOT BY THE
 OWNER

MAP DEPICTING
 CONSOLIDATION OF PROPERTIES OF
 239-241 HENRY STREET ASSOCIATES, LLC
 HENRY STREET
 STAMFORD, CONNECTICUT

THIS MAP IS A PRELIMINARY MAP AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT AUTHORIZED BY THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PREPARATION OF THIS MAP AND DOES NOT EXTEND TO ANY OTHER MATTER.

2018



PLANNING ZONE REGULATIONS
 THE PLANNING ZONE REGULATIONS FOR THE CITY OF STAMFORD, CONNECTICUT, SHALL APPLY TO THIS MAP. THE ENGINEER HAS REVIEWED THE REGULATIONS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE REGULATIONS.

APPROVED BY THE STAMFORD PLANNING BOARD
 ON 11/14/18
 BY [Signature]

APPROVED FOR SUBMISSION AND FILING
 DATE 12-8-2020
 BY [Signature]

239-241 HENRY STREET, LLC
 AUTHORIZED BY [Signature]

Dec. 8, 2020

Inst. # 2020020190

BIR 86

Map # 15163

237-241 Henry St LLC
43 Judy Ln
Stamford, CT 06906

200

51-7221/2211

DATE 3/4/2021

PAY TO THE ORDER OF

City of Stamford

\$ 1,000.00

One thousand and ⁰⁰/₁₀₀

DOLLARS

First County Bank

FOR

237 Henry Street Public Hearing fee *De Smith*



Photo Safe Deposit®
Details on back

⑈000200⑈ ⑆221172212⑆ 669684724⑈



APPLICATION FOR APPROVAL OF ADDITIONS TO THE STAMFORD CULTURAL RESOURCES INVENTORY (CRI)

Complete, notarize, and forward **nine (9) hard copies and one (1) electronic copy in PDF format** to Clerk of the Zoning Board.

NOTE: For Applicants requesting bonuses pursuant to Section 7.3.C shall be required to pay a \$500 per property for enlistment on the Cultural Resources Inventory pursuant to Sec. 29-6.2.of the Stamford Code. No fee required if no bonuses are sought at the time of application for enlistment on the Cultural Resources Inventory. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

- THIS APPLICATION IS FOR LISTING OF PROPERTIES ON THE CRI ONLY (No bonuses sought).
- THIS APPLICATION IS FOR LISTING OF PROPERTIES ON THE CRI IN CONJUNCTION WITH BONUSES SOUGHT UNDER SECTION 7.3.C (Please attach letter supporting the listing written by a Qualified Historic Preservation Expert.)

APPLICANT NAME (S): 237-241 Henry Street LLC
 APPLICANT ADDRESS: 106 Pine Hill Ave Unit 1, Stamford, CT 06906
 APPLICANT PHONE #: 203-627-8071 APPLICANT EMAIL: Kalasinco@yahoo.com
 ADDRESS OF SUBJECT PROPERTY(S): 237 Henry Street, Stamford, CT 06902
 PRESENT ZONING DISTRICT: R-MF
 PRESENT HISTORIC DESIGNATION: NATIONAL ✓ STATE _____ LOCAL _____
 REQUESTED HISTORIC DESIGNATION ON CRI: SITE _____ STRUCTURE _____ DISTRICT ✓
 YEAR OF CONSTRUCTION OF SITE/BUILDING(S): 1900
 CURRENT USE OF SITE/BUILDING Residential rental
 LOCATION: (Attach legal description of property obtained from the Tax Assessor's office including block and lot information)

STATEMENT OF SIGNIFICANCE & APPLICABLE CULTURAL RESOURCES INVENTORY CRITERIA

(Mark "x" in one or more boxes for the criteria qualifying the property for Cultural Resources Inventory listing.)

- A. PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF STAMFORD'S HISTORY.
- B. PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN STAMFORD'S PAST.
- C. PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUES, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- D. PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

NARRATIVE STATEMENT OF SIGNIFICANCE (Please include/attach a Statement with at least one paragraph for each area of significance. Attach additional sheets, if necessary)

The home located on 237 Henry Street was built in the style of Vernacular with Queen Anne elements. Homes on that Street and area were built within walking distance to work. And they represent the growth of Stamford.



ATTACH THE FOLLOWING IN SUPPORT OF THE CRI DESIGNATION:

1. Site survey
2. Site and building photographs along with a key map and description/title of photographs
3. National/State/Local historic register documentation if applicable
4. Other documents supporting architectural/cultural significance such as journal articles or news/book references if applicable.
5. Letter from Qualified Historic Preservation Expert (For CRI listing in conjunction with Section 7.3.C bonuses).

NAME AND ADDRESS OF OWNERS OF ALL PROPERTIES INVOLVED IN REQUEST:

<u>NAME & ADDRESS OF OWNER</u>	<u>ADDRESS OF PROPERTIES IN CRI REQUEST</u>
Piotr Laskowski 106 Pine Hill Ave Unit 1 Stamford, CT 06906	237 Henry St
Pawel Laskowski 125 Zeffire Ave, Stamford, CT 06905	237 Henry St

DATED AT STAMFORD, CONNECTICUT, THIS 10 DAY OF March 20 21

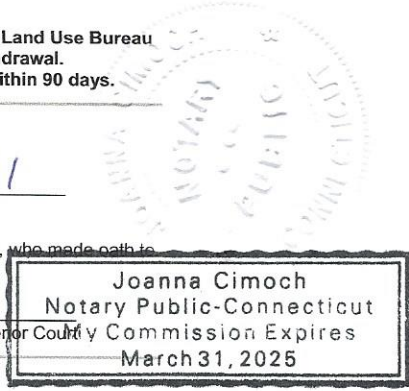
SIGNED: [Signature]

NOTE: If applicant wishes to withdraw the application, this must be done in writing, and be received by the Land Use Bureau at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a scheduled hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD March 10, 20 21

Personally appeared Piotr Laskowski, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

Joanna Cimoch
 Notary Public - Commissioner of the Superior Court



FOR OFFICE USE ONLY

APPL. #: CRI 201-10 Received in the office of the Zoning Board: Date: _____
 Referred to Historic Preservation Advisory Commission Date: _____

By: _____

- Fee collected for CRI listing in conjunction with Section 7.3.C bonuses
 No Fee required for CRI listing only

03/03/21

April 20, 2021

221-10 237-241 Henry Street Development

PROJET DESCRIPTION

Existing and Prior Conditions

The property is an approximately 12,250 square foot parcel located on the south side of Henry Street between Canal Street and Cedar Street. The lots 237 and 241 Henry Street comprising the site have been combined in December 2020. Originally there were two buildings on that lot. The 241 Henry Street home was demolished in February 2021 due to its deteriorated physical condition. The 237 Henry Street home still stands but due to its extensive deterioration we plan to demolish and then reconstruct the 237 Henry Street home. The 237 Henry Street is a contributing building and it's listed on the South End Historic District.

Proposed Development

We propose to demolish and reconstruct the 237 Henry Street home. The reconstructed 237 Henry Street home will replicate the historic building including materials and design. The historic home will have two (2) two (2) bedroom units with approximately 900 sq.ft. of floor area each. Also, we would construct five (5) new attached townhouses in the back. Each of the new townhouses will have 2,300 sq.ft. and will be three (3) bedroom units.

Conformity with the Master Plan

The property is located in Master Plan Category 4 – Residential, Medium Density. The proposed development is consistent with the goals of this category as it would provide residents with pedestrian friendly homes in close proximity to many amenities of the South End area and public transportation.

Parking

A total of ten (10) parking spaces will be provided on site. Five (5) garage parking spaces and five (5) at grade parking spaces.

Other Applications / Procedural Steps

Application for HPAC-Review was submitted to the Historic Preservation Advisory Committee for an advisory recommendation.

Application for Site and Architectural Plans and/or Requested Uses was submitted.

The special permits sought are as follows:

The RM-F zoning allows five (5) units. The Special Permit under Section 7.3 allows 50% increase in residential density. Allowing ten (10) units. Our proposal calls for seven (7) dwelling units.

The R-MF zoning allows 30% building coverage. Section 7.3 allows 25% increase. Allowing for a maximum of 4,594 sq.ft. Our proposal calls for 4,285 sq.ft..

Special Permit under Section 7.3 allows required parking space of one (1) space per dwelling unit.

Cultural Resources Inventory (CRI) application was submitted requesting addition of the reconstructed 237 Henry Street home under criteria C of the CRI form.

Conclusion

We seek to rebuild the 237 Henry Street home consistent with its historic character. In addition, we propose to add five (5) residential units in the back. This development is in keeping with the character of the neighborhood and will help the area remain a friendly and beautiful place to live. The applications are consistent with the land use and development goals of the City and, if approved, will provide a positive contribution to South End neighborhood.

Standards and Conditions

a. Special permits shall be granted by the reviewing board only upon a finding that the proposed use or structure or the proposed extension or alteration of an existing use or structure is in accord with the public convenience and welfare after taking into account, where appropriate:

- (1) The location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of structures, drives and parking areas and the proximity of existing dwellings and other structures.
 1. As described in the Project Description submitted herewith, the site is located on the south side of Henry Street. The area on the south side of Henry Street is zoned R-MF. When rebuilt the 237 Henry Street home will contribute to the historic character of the South End neighborhood. The site is in close proximity to public transportation, trains and the Harbor point area.
- (2) the nature and intensity of the proposed used in relation to its site and the surrounding area. Operations in connection with special permit uses shall not be injurious to the neighborhood, shall be in harmony with the general purpose and intent of these Regulations, and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other disturbances to the health, safety or peaceful enjoyment of the property than the public necessity demands.
 2. The proposed development is consistent with the Zoning Regulations and the Master Plan Category # 4 as it provides residential medium density rentals. The size and height of the proposed development meets the requirements of the neighborhoods R-MF zone. Our development proposal is modest. The special permit under section 7.3 would allow up to ten (10) units, we are proposing seven (7). Also, the building coverage would allow 4,594 sq. ft, we are proposing 4,285 sq. ft. of building coverage. And finally, the reconstruction of 237 Henry Street will add to the neighborhood and the city's history.
- (3) the resulting traffic patterns, the adequacy of existing streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.

3. The site can accommodate the parking required by the Zoning Regulations. The development proposal includes a total of ten (10) parking spaces. And the neighborhood provides easy access to public transportation.
- (4) The nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future development.
 4. The proposed development would contribute to the use of the site without negatively impacting the surrounding area. The area is capable of absorbing residential development without precluding development of other sites.
- (5) the Master Plan of the City of Stamford and all statements of the purpose and intent of these regulations.
 5. The reconstruction of the 237 Henry Street home will add to the South End neighborhood and the city's history. The proposal conforms to the zoning regulations and the neighborhood of which it is a part.

Finding Pursuant to Section 7.3 of the Zoning Regulations

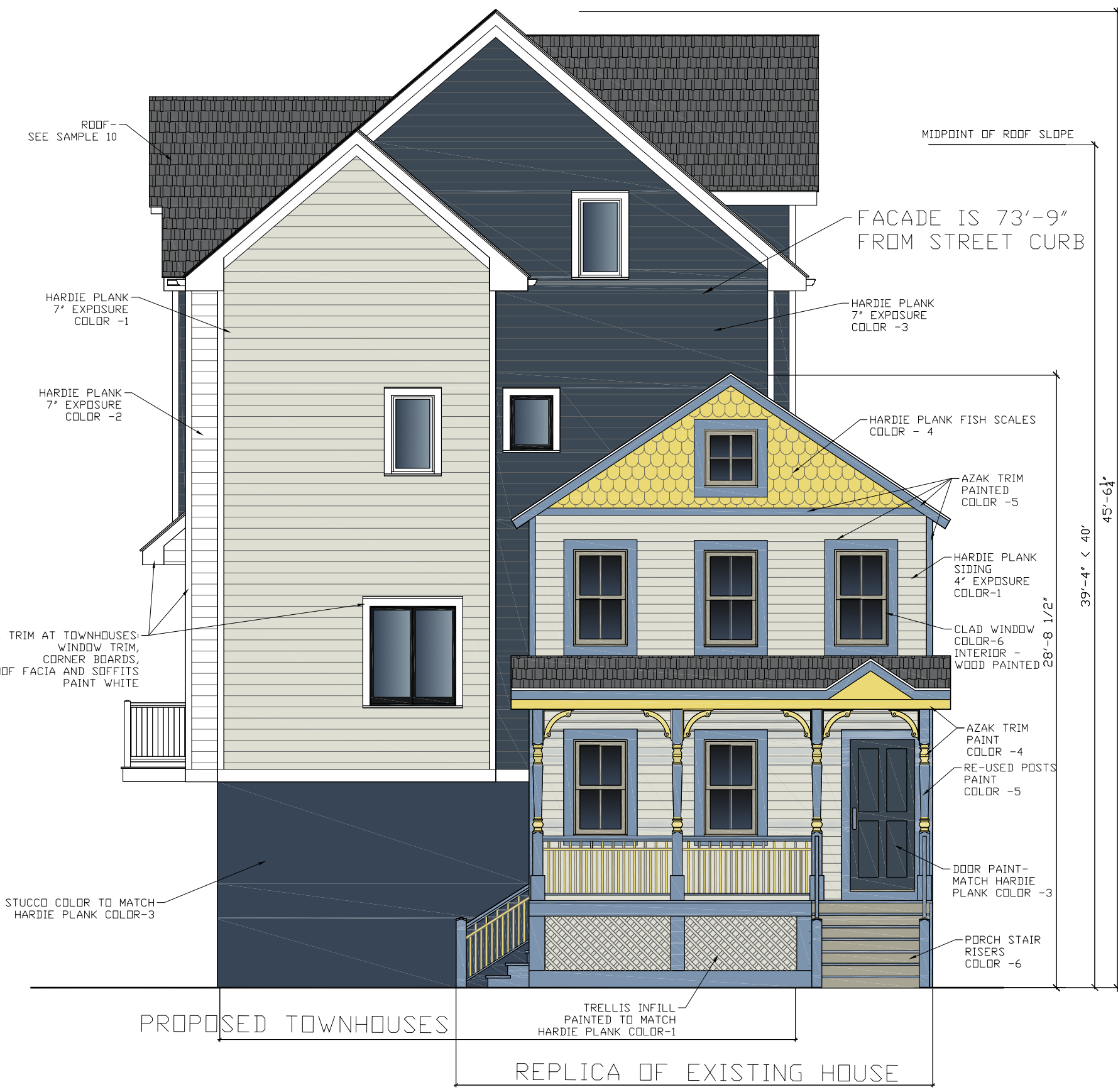
No special exception shall be granted nor site plan approved pursuant to this Section until the Zoning Board has made a special finding that:

- a) Said use and site plan is compatible with and implements the objectives and policies of Stamford's Master Plan;

The property is located in Master Plan Category 4 – Residential, Medium Density Multifamily. The proposed development is consistent with the goals of this category. It is conveniently located near the train station which can attract young professionals. The close proximity to Harbor Point enhances the quality of life for our residents. It will also provide our residents with pedestrian-friendly homes in close proximity to the many amenities provided by the South End area including restaurants, parks and public access to the South End waterfront. The reconstruction of the 237 Henry Street home will also add to the historic feel of the neighborhood.
- b) That said uses and site plan are preferred to a plan conforming to the standard dimensional requirements and use standards of the underlying zone and will not impair the future development of the surrounding area;

The proposed development's reconstruction of the 237 Henry Street home supports the goal of preserving historic buildings and districts and does not impair the future development of the surrounding area.
- c) That the proposed use(s) and site plan for development serve to preserve significant historic structure(s) and that the loss of said structure(s) would be detrimental to the neighborhood or district.

The proposed plan includes restoring existing historic structure. The loss of this home would diminish the stock of historic buildings in the South End area.



HENRY STREET/ FRONT ELEVATION



DRIVEWAY SIDE ELEVATION

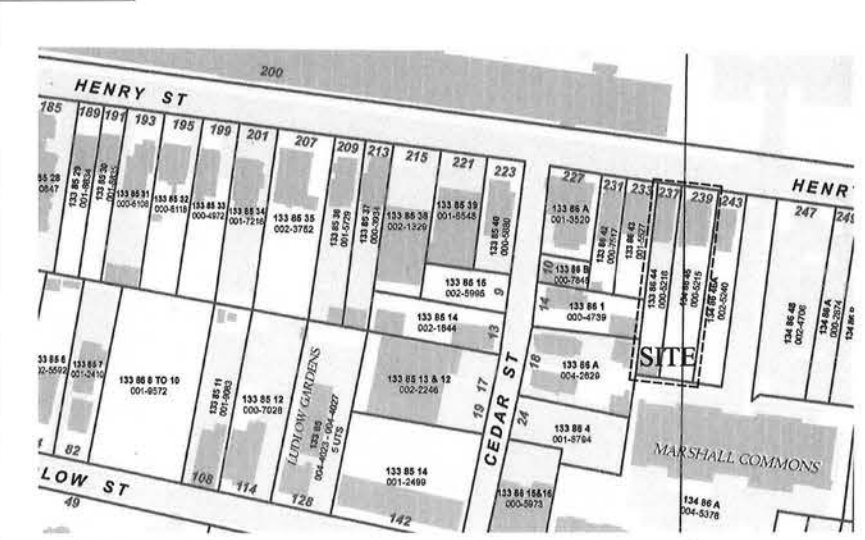
GENERAL NOTES

- DIVISION 1 - GENERAL REQUIREMENTS
A. THE CONTRACTOR SHALL SUPERSEDE AND DIRECT THE WORK USING HIS SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCE, PROCEDURE AND COORDINATION OF ALL PORTIONS AND TRADES OF THE WORK.
B. ALL WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES, AND ALL OTHER AREAS HAVING JURISDICTION.
C. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE CONTRACT WORK.
D. THE CONTRACTOR SHALL MAINTAIN CLEAN AND SAFE WORKING CONDITIONS AT ALL TIMES ON THE JOB SITE, AND WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS.
E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL MATERIALS AND EQUIPMENT TO BE INSTALLED.
F. THE CONTRACTOR SHALL MAINTAIN ALL ARRANGEMENTS TO MAINTAIN TEMPORARY ELECTRICAL, LIGHTING, AND WATER DURING CONSTRUCTION.
G. GUARANTEE: ALL WORK INCLUDED IN THE CONTRACT DOCUMENTS SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR THE PERIOD SPECIFIED BY THE MANUFACTURER OR ONE-YEAR, WHICHEVER IS LONGER, FROM THE OCCUPANCY DATE.
H. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF THEY CAN NOT COMPLY WITH ANY NOTES ON THIS SHEET OR ANY OTHER SHEET IN THIS SET OF CONTRACT DOCUMENTS.
I. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FIRE ENITS AT ALL TIMES.
J. THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION.
K. THE CONTRACTOR SHALL SUBMIT A COMPLETE LIST OF ALL SUB-CONTRACTORS TO BE USED ON THIS PROJECT.
L. THE CONTRACTOR IS REQUIRED TO HAVE A COMPETENT SUPERVISOR ON THE SITE WHEN WORK IS IN PROGRESS.
M. THE CONTRACTOR SHALL PROVIDE A PORT-A-TOILET ON THE JOB SITE USED BY THE CONSTRUCTION CREW. TOILETS IS TO BE LOCATED IN AN ACCESSIBLE LOCATION.
N. THE CONTRACTOR SHALL BE COMPETENTLY REPRESENTED AT EVERY WEEKLY JOB MEETING. THE SCHEDULING OF THE WEEKLY JOB MEETINGS SHALL BE JOINTLY AGREED UPON AT THE BEGINNING OF CONSTRUCTION.
O. THE COMPLETED JOB SHALL BE DELIVERED IN A FINISHED AND CLEAN MANNER, INCLUDING POLISHING COUNTERTOPS, WINDOWS, AND FLOORS.
P. DEMOLITION:
1. ALL CORES REMOVAL AND ABANDONMENT TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS AND LAWS.
2. THE CONTRACTOR SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF THE BUILDING AT ALL TIMES. THE ARCHITECT SHALL BE NOTIFIED IF THERE ARE ANY DISCREPANCIES OR IMPROPER PROBLEMS.
3. THE CONTRACTOR SHALL PROTECT THE BUILDING DURING THE DEMOLITION. DEBRIS CHUTES TO BE INSTALLED PER CODES AS REQUIRED.
DIVISION 2 - EXCAVATION
A. EXCAVATE ALL EARTH, BOLLERS, LOOSE AND SOFT ROCK TO THE LINES AND DEPTHS INDICATED ON THE CONTRACT DOCUMENTS.
B. ALL FOOTINGS SHALL BEAR ON UNDISTURBED EARTH.
C. DIGAWAY FOR ALL UTILITIES AS REQUIRED.
D. FINISH GRADING SHALL BE ESTABLISHED TO PROVIDE SURFACE DRAINAGE IN ALL DIRECTIONS AWAY FROM THE BUILDING AND WORK AREAS.
E. FOOTINGS SET ON ROCK TO BE SECURED WITH FINING. MIN. #4 REIN. SET @ 12" ON EDGE. ALL FINED FOOTINGS TO BE APPROVED BY ARCHITECT.
2. FOOTINGS TO BEAR ON SOIL UNDISTURBED EARTH. DESIGN OF FOOTINGS ARE BASED ON 4000 PSF SOIL. IF SOIL BEARING CONDITIONS ARE QUESTIONABLE, CONTRACTOR SHALL CONSULT ENGINEER FOR FOOTING DESIGN. SLOPED FOOTINGS SHALL BE 1:2 MAX SLOPE. PROVIDE (3) #5 BARS CONTINUOUS REFER TO WALL SECTIONS.
DIVISION 3 - CONCRETE
A. ALL CONCRETE SHALL BE A MINIMUM OF 3,000 PSI IN STRENGTH.
B. CONCRETE FLOORS SHALL HAVE A SMOOTH DENSE STEEL TROWEL FINISH SUITABLE TO RECEIVE TILE OR COMPOSITION FLOORING AS REQUIRED.
C. CONCRETE SLABS IN LIVING AREAS SHALL HAVE A 6 MIL POLYETHYLENE VAPOUR BARRIER AND 2" RIGID INSULATION UNDER THE SLAB FOR 4' FROM THE PERIMETER (MIN) AND AROUND THE PERIMETER FROM THE SLAB TO THE FOOTING (SEE DRAWINGS).
D. FINISH ALL FLOORS TO DRAINS. FINISH ALL PORCHES, RAVINS, AND SIDEWALKS FOR PROPER DRAINAGE.
E. LEVING CONCRETE TOP COAT: PREPARE SURFACES AS PER MANUFACTURERS INSTRUCTIONS. USE BONDING AGENTS AS REQUIRED. INSTALL WITHIN MANUFACTURERS SPECIFICATIONS AND STANDARDS.
DIVISION 4 - MASONRY
A. NO AIR-ENTRAPPING ADMIXTURES OR ANTIFREEZE COMPOUNDS, SUCH AS CALCIUM CHLORIDE, SHALL BE ADDED TO MORTAR.
B. NO WORK SHALL BE DONE SUBJECT TO FREEZING CONDITIONS.
C. STONE:
DEMOLITION:
1. T.S.S.
D. STUCCO: STUCCO TO BE APPLIED ON SELF-FURRING EXPANDED GALVANIZED METAL LATH SECURED TO SUBSTRATE. THREE COAT PROCESS STUCCO USING GLASS-FIBRE REINFORCED PORTLAND CEMENT. FINISH AND TEXTURE TO MATCH EXISTING. WIRE TWENTY (20) GAGE (20) GAGES MINIMUM BEFORE APPLYING PRIMER AND TWO COATS OF PAINT TO MATCH EXISTING OR AS SPECIFIED.
E. FILL AND SEAL ALL CRACKS AND HOLES IN THE MASONRY WALLS. INSTALL A NEW STUCCO FINISH OVER THE ENTIRE SURFACE.
F. ALL MASONRY TIES SHALL BE ALL STAINLESS STEEL TO BE APPROVED BY ARCHITECT.
G. PROVIDE WEAP HOLES PER I.A. STANDARDS.
H. MASONRY SHALL HAVE MORTAR TO MATCH IN COLOR & TEXTURE.
1. FOUNDATIONS BELOW GRADE: TYPE 'M' MORTAR.
2. STRUCTURAL LOAD BEARING: TYPE 'M' MORTAR.
3. NO MASONRY CEMENT MORTARS ARE TO BE USED.
DIVISION 5 - METALS
A. STEEL: SHALL CONFORM TO A.S.T.M. SPECIFICATION A-36 FOR STRUCTURAL STEEL.
B. FITCH BEAMS: ALL STEEL PLATES SHALL CONFORM TO A.S.T.M. SPECIFICATIONS A-36 FOR STRUCTURAL STEEL. ALL BOLT HOLES TO BE PROPERLY DRILLED. TORCHED HOLES NOT ACCEPTABLE.
C. ANCHOR BOLTS: PROVIDE 5/8" DIA. X 12" WITH HOOKED END. BOLTS TO BE PLACED 2" O.C. MAX. 12" MIN. FROM CORNER AND 2 BOLTS MIN. PER SILL.
DIVISION 6 - WOODPLASTIC
A. LUMBER: ALL FRAMING LUMBER TO BE STRESS GRADE DOUGLAS FIR/LARCH NO. 2 OR BETTER.
B. FRAMING: FRAMING OF THE ENTIRE BUILDING SHALL BE ERECTED PLUMB, LEVEL AND TRUE, SECURELY NAILED. JOISTS, SILLDS AND RAFTERS SHALL BE DOUBLED ABOVE ALL OPENINGS. ALL FLUSH HEADERS SHALL BE CONNECTED WITH METAL JOIST HANGERS, DOUBLE FRAME UNDER ALL PORTIONS PARALLEL TO FRAMING. SIZES OF JOISTS, SHEATHING AND RAFTERS ARE SHOWN ON THE PLANS. PROVIDE SOLID BLOCKING UNDER ALL POSTS.
C. GILLEM BEAM: SHALL BE NO. 1 DOUGLAS FIR (MIN. #2-2007.5).
D. UNFINISHED VENEER BEAM: SHALL BE PLYWOOD #1 BY MANUFACTURER OR EQUAL. MINIMUM THICKNESS: INSTALL AS PER MANUFACTURERS SPECIFICATIONS. (2.0 D)
E. SUB FLOOR: SHALL BE 3/4" T&G EXTERIOR GRADE PLYWOOD GUIDED AND SCREWED TO EACH FRAMING MEMBER.
F. SHEATHING: 1/2" EXTERIOR GRADE PLYWOOD.
G. WOOD STAIR: PROVIDE RED OAK TREAD STAIR, SIZE SHOWN ON PLAN. PROVIDE COMPLETE HARDWOOD RAILING POST, NEWEL, AND BALUSTERS (IF O.C. MAX) AS REQUIRED. STAIR TO HAVE OAK TREAD MIN. 9" WIDE X 1 1/8" THICK @ CLOSED STAIR OR MIN. 3" @ OPEN STAIR. CLEAR FINE OR TOBBAR STRINGER AND RISERS @ 1 1/4" MAX. PROVIDE RED OAK TREAD RETURN AND BULLNOSE ON OPEN STAIRS. STAIR SHALL BE GLEED AND WITGOED. ALL TRIM TO BE WITGOED AND GLEED. STAIR SHALL BE FINISHED IN WALNUT BY PROFESSIONAL STAIR BUILDER. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD CHECKING, VERIFYING STAIR DIMENSIONS AND COMPLIANCE WITH LOCAL & STATE BUILDING CODES.
H. WOOD FLOORING NOTE: ALL WOOD FLOORING MATERIAL TO BE DELIVERED & STORED ON THE JOB SITE FOR ONE WEEK PRIOR TO INSTALLATION.
DIVISION 7 - THERMAL & MOISTURE PROTECTION
A. PROVIDE FIBERGLASS BATT INSULATION AS NOTED ON THE CONTRACT DOCUMENTS. INSTALL WITH A POLYFACED VAPOUR BARRIER AT THE WARM SIDE OF THE WALL INTERIOR.
B. PROVIDE GIRD DOUGLED FORM INSULATION AS NOTED ON THE CONTRACT DOCUMENTS.
C. MARABRAK 2000 TO BE INSTALLED ON FOUNDATION WALL PER MANUFACTURER SPECIFICATIONS.
DIVISION 8 - DOORS & WINDOWS
A. PROVIDE FIRE-RATED DOORS AND FRAMES AS INDICATED ON THE CONTRACT DOCUMENTS AND DOOR SCHEDULE. ALL WOOD DOORS TO CARRY U.L. LABEL MATCHING SPECIFIED REQUIREMENTS.
B. WOOD DOORS TO MEET ALL SPECIFICATIONS NOTED ON THE CONTRACT DOCUMENTS. EXTERIOR DOORS TO BE COMPLETE WITH WEATHERSTRIP AND BRASS SADDLE WITH SWEEP. INTERIOR DOORS TO MATCH EXISTING.
C. HARDWARE: SUBMIT SAMPLES AND/OR CUT SHEETS OF ALL CLOSETS, HANDBLES, LOCKS AND ACCESSORIES TO THE ARCHITECT FOR APPROVAL.
D. WINDOWS: INSULATED GLASS WITH THERMAL BREAK FRAMES AS NOTED ON THE CONTRACT DOCUMENTS.
E. WINDOWS IF USED, SHALL BE ONE PIECE, FRAMELESS UNLESS OTHERWISE NOTED.
F. WINDOWS SHALL BE 'HARVAY' OR 'ANDERSON' TRUE DIVIDED LITE. WOOD WINDOWS ARE BASED ON 4000 PSF SOIL. IF SOIL BEARING CONDITIONS ARE QUESTIONABLE, CONTRACTOR SHALL CONSULT ENGINEER FOR FOOTING DESIGN. SLOPED FOOTINGS SHALL BE 1:2 MAX SLOPE. PROVIDE (3) #5 BARS CONTINUOUS REFER TO WALL SECTIONS.
G. FINISH DOORS: SHALL BE 'HARVAY' OR 'ANDERSON' FINISH DOORS (AS SPECIFIED) WITH TAMPED SEPARATED INDIVIDUAL INSULATED PANE OF GLASS AND SCREENS.
H. CONTRACTOR TO PROVIDE TAMPED GLASS WINDOWS AT ALL DOORS, STAIRS, SHOWER AND TUB LOCATIONS & AREAS AS PER CODES.
DIVISION 9 - FINISHES
A. GYPSUM DRYWALL PARTITIONS:
1. APPLICATION AND FINISH TO MEET ANSI STANDARD A87.1
2. WOOD STUDS SHALL BE 2X4 OR 2X6 @ 12" O.C.
3. SOLID INSULATED AND FIRE-RATED PARTITIONS SHALL BE CALKED AT PERIMETERS. BACK TO BACK JUNCTION BOXES ARE NOT PERMITTED WITHIN THESE PARTITIONS.
4. ALL DRYWALL PARTITIONS SHALL BE PLUMB, LEVEL, TRUE, AND STRAIGHT. PROPERLY BRACED AND RIGID.
5. ALL TAPING AND SPACKLING SHALL BE SMOOTH, SPONGED DOWN, AND PREPARED SO THAT LOCATION OF JOINTS AND BLEMISHES CANNOT BE DETECTED AFTER FINISH.
6. WET AREA @ KITCHEN TO RECEIVE 5/8" WATER RESISTANT GIB D. TUB @ SHOWER AREA TO RECEIVE 5/8" STONE BOARD.
B. PAINTING:
1. CONTRACTOR TO INSPECT AND VERIFY THAT ALL SURFACES TO BE PAINTED ARE PROPERLY PREPARED.
2. ALL PAINTING MATERIALS SHALL BE USED ONLY IN STRICT CONFORMANCE WITH THE MANUFACTURERS SPECIFICATIONS.
3. PROPER PRECAUTIONS SHALL BE TAKEN TO PROTECT ALL AREAS FROM PAINTSPLATS, SPILLS, OVERSPRAY, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND REMOVING SAME.
4. PAINT SHALL BE MANUFACTURED BY EITHER BENJAMIN MOORE OR PAINX & LAMBERT TO MATCH SPECIFIED COLORS.
5. ALL PAINTED SURFACES TO RECEIVE ONE COAT OF PRIMER PAINT AND TWO (2) COATS OF FINISH PAINT AS SELECTED.
6. WALLS TO BE TEGSHELL FINISH UNLESS OTHERWISE NOTED.
C. WALL COVERING SHALL BE APPLIED MATCHING ALL SEAMS AND PATTERNS. ALL GROSSED ADHESIVES ARE TO BE REMOVED.

ZONING INFORMATION
DESIGN LOADS
1ST FLOOR
2ND FLOOR
ROOF
BUILDING HEIGHT
YARD REQUIREMENTS
LOT COVERAGE REQUIREMENTS
EXISTING UNIT AREAS (INTERIOR)
NEW UNIT AREAS (INTERIOR)

CODE REVIEW
BUILDING CODE: 2015 INTERNATIONAL RESIDENTIAL CODE
SUBJECT TO DAMAGE FROM: WEATHERING, FROST LINE DEPTH, TERMITES, DECAY, WINTER DESIGN TEMP, ICE SHIELD UNDERLAMENT REQUIRED, FLOOD HAZARDS
EGRESS WINDOWS: NET OPENING DIMENSIONS: 20" W x 24" H, NET CLEAR OPENING AREA: 5.7 SQ. FT., MAX. HT. FROM FLOOR: 44"

BUILDING AND FIRE DATA INFORMATION
APPLICABLE CODES: 2015 INTERNATIONAL BUILDING CODE AS AMENDED BY 2018 CONNECTICUT BUILDING CODE SUPPLEMENT, 2015 INTERNATIONAL ENERGY CONSERVATION CODE, 2015 INTERNATIONAL MECHANICAL CODE AS AMENDED BY 2017 NATIONAL ELECTRICAL CODE (NFPA 70) CANADA A17.1-2009, 2012 IFCA 2012 NFPA STANDARD 101-LIFE SAFETY CODE AS AMENDED BY 2018 CONNECTICUT SUPPLEMENT
OCCUPANCY CLASSIFICATION: R-2 - MULTI-FAMILY, FOUR STORIES AND LESS THAN 60 FEET IN HEIGHT
CONSTRUCTION TYPE (TABLE 601): SA - ONE (1) HOUR, AUTOMATIC SPRINKLER SYSTEM
FIRE RESISTIVE CONSTRUCTION ASSUMPTIONS: TABLE 706.4 FIRE RESISTANCE RATING: R-2 - 2 HOURS



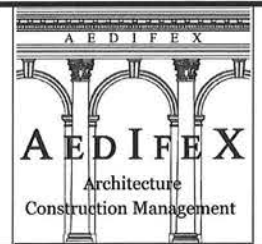
LOCATION MAP SCALE: N.T.S.

PROPOSED 5-UNIT, 4 STORY TOWNHOUSE FOR: 239-241 HENRY STREET ASSOCIATES, LLC 237-239 HENRY STREET STAMFORD, CONNECTICUT

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S-1.05 ATTIC FRAMING PLAN
S-1.06 ROOF FRAMING PLAN
RC-0.1 RESCHECK ENERGY CONSERVATION CALCULATIONS

CLIENT
239-241 HENRY STREET ASSOCIATES
43 JUDY LANE STAMFORD, CT 06906

AEDIFEX ARCHITECTURE & CONSTRUCTION MANAGEMENT
340 NASH ROAD NORTH SALEM, NY 10560
TEL : 914-485-1040



PROPOSED 5-UNIT 4 STORY TOWNHOUSE
237-239 HENRY STREET STAMFORD, CT

REVISIONS:
ARCHITECTS STAMP
ISSUE DATE: 03.01.2021
ISSUE FOR PERMIT



DRAWING TITLE: TITLE SHEET GENERAL NOTES DRAWING INDEX
DRAWING NO.: A-0.01

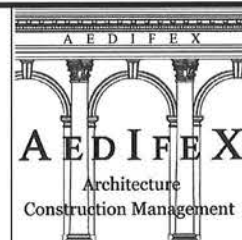
EXTERIOR DOOR & WINDOW SCHEDULE

SYMBOL	LOCATION	MRF.	MODEL #	FRAME OPENING		ROUGH OPENING		TYPE	JAMB WIDTH **	HEAD HT A F F	INT PRIMED	SCREEN	QTY	REMARKS
				W	H	W	H							
FF 01	UNIT #6 GARAGE	T.B.D.	T.B.D.	24"	44"	SEE MFGRS SPEC.	SEE MFGRS SPEC.	CASEMENT	6 9/16"	7'-0" (V.I.F.)	YES	YES	1	INSULATED GLAZING.
FF 02	MECHANICAL RMS.	T.B.D.	T.B.D.	30"	44"	SEE MFGRS SPEC.	SEE MFGRS SPEC.	CASEMENT	6 9/16"	7'-0" (V.I.F.)	YES	YES	5	INSULATED & TEMPERED GLAZING.
FF 03	UNIT #1 ENTRY			24"	44"			CASEMENT	6 9/16"	7'-0" (V.I.F.)			1	INSULATED GLAZING.
SF 01	DINING RM.			24"	44"			CASEMENT	6 9/16"	7'-0" **			5	INSULATED & TEMPERED GLAZING.
SF 02	LIVING RM.			72"	84"			SLIDING PATIO DOOR	6 9/16"	7'-0"			5	INSULATED & TEMPERED GLAZING.
SF 03	LIVING RM.			24"	44"			CASEMENT	6 9/16"	7'-0" **			5	INSULATED & TEMPERED GLAZING.
SF 04	STAIR			60"	80"			SLIDING PATIO DOOR		6'-8"			5	INSULATED & TEMPERED GLAZING.
SF 05	KITCHEN			48"	44"			DBL. CASEMENT		7'-0"			5	INSULATED & TEMPERED GLAZING.
SF 06	UNIT #6 LIVING RM.			48"	56"			DBL. CASEMENT		7'-0"			1	INSULATED GLAZING.
SF 07	UNIT #1 DINING RM.			80"	56"			(2) DBL. CASEMENT		7'-0"			1	INSULATED GLAZING.
TF 01	BATH #2			24"	44"			CASEMENT		6'-8"			5	INSULATED GLAZING.
TF 02	BED RM. #1 & BED RM. #2			80"	56"			(2) DBL. CASEMENT		6'-8"			10	INSULATED GLAZING, EGRESS WINDOW.
TF 03	BED RM. #2			24"	44"			CASEMENT		6'-8"			5	INSULATED GLAZING.
TF 04	STAIR			60"	56"			DBL. CASEMENT W/ FIXED MID. UNIT		6'-8"			5	INSULATED & TEMPERED GLAZING.
TF 05	BED RM. #2			24"	44"			CASEMENT		6'-8"			1	INSULATED GLAZING.
TF 06	BATH #1			24"	30"			CASEMENT		6'-8"			1	INSULATED & TEMPERED GLAZING.
TF 07	BATH #2			24"	44"			CASEMENT		6'-8"			1	INSULATED GLAZING.
TF 08	UNIT #1 HALL			30"	44"			FIXED CASEMENT		6'-8"			1	INSULATED GLAZING.
AF 01	MAST. BED RM. & MAST. BATH			80"	56"			(2) DBL. CASEMENT		6'-8"			10	INSULATED & TEMPERED GLAZING, EGRESS WINDOW.
AF 02	STAIR			60"	56"			DBL. CASEMENT W/ FIXED MID. UNIT		6'-0"			5	INSULATED & TEMPERED GLAZING.
AF 03	ATTIC	✓	✓	24"	44"	✓	✓	CASEMENT	✓	6'-8"	✓	✓	1	INSULATED GLAZING.

ALL WINDOWS TO BE LOW "E" ARGON GAS FILLED WITH A "U" FACTOR OF NOT LESS THAN 0.29, INSULATED WITH THERMAL-BREAK FRAMES. ALL WINDOWS SHALL BE EXTERIOR CLAD. SUPPLY SCREENS AS REQUIRED. PROVIDE TEMPERED GLASS WINDOWS AT ALL DOORS, STAIRS, AND TUB/SHOWER LOCATIONS. PROVIDE EGRESS WINDOWS AT ALL BEDROOM LOCATIONS. THIS IS A PRELIMINARY WINDOW SCHEDULE. AEDIFEX, LLC OR ANY OF ITS EMPLOYEES, OWNERS, ETC. DOES NOT TAKE ANY RESPONSIBILITY FOR SIZES, LOCATIONS, FRAMES, ETC. UNTIL ACCURATE DETAILS HAVE BEEN SUBMITTED FOR REVIEW. VERIFICATION OF EXACT WINDOW SIZES, ROUGH OPENINGS, ETC. RESTS SOLELY WITH THE GENERAL CONTRACTOR AND/OR 239-241 HENRY STREET ASSOCIATES, LLC.

CLIENT
239-241 HENRY STREET
ASSOCIATES
43 JUDY LANE
STAMFORD, CT 06906

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PROPOSED 5-UNIT
4 STORY TOWNHOUSE
237-239 HENRY STREET
STAMFORD, CT

REVISIONS:

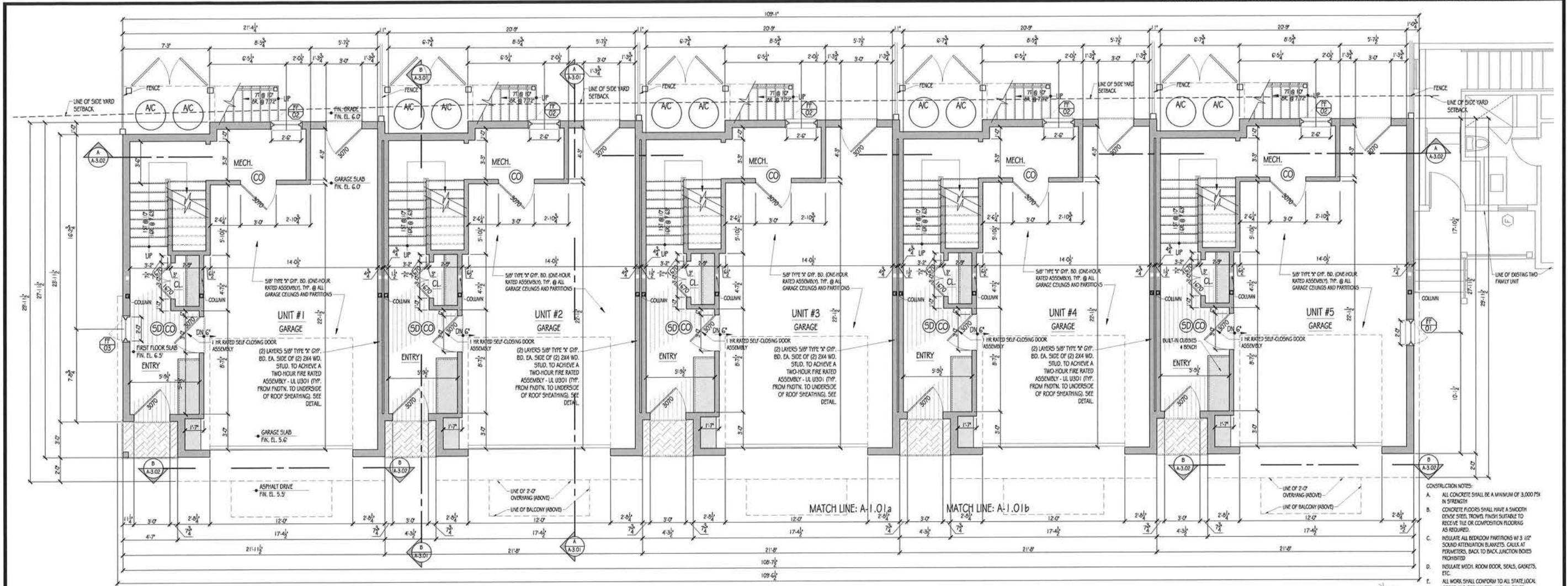
ARCHITECTS STAMP



ISSUE DATE:
03.01.2021
ISSUE FOR PERMIT

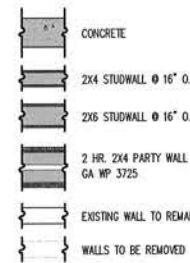
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EXTERIOR DOOR
& WINDOW
SCHEDULE

DRAWING NO.:
A-0.02

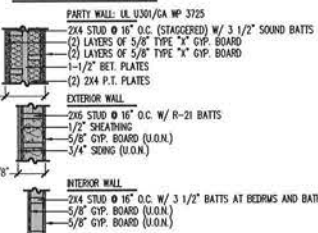


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

SYMBOLS



DIMENSIONING



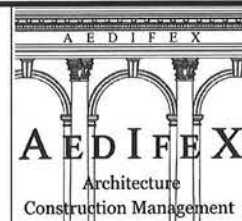
ELECTRICAL NOTES:

- A. VERIFY DIMENSION LOCATIONS W/ OWNER/ARCHITECT.
- B. SURFACE MTD. TENTS & WALL SCOVES TO BE SELECTED BY OWNER.
- C. PROVIDE EXHAUST FANS AT ALL BATHROOMS AND KITCHEN. VENT EXHAUST FANS TO EXTERIOR.
- D. VERIFY ELECT. REMAINS, W/ OTHER TRADES.
- E. ELECTRICAL INSTALLATION, WIRING, AND EQUIPMENT SHALL CONFORM TO THE CIRC AND THE NATIONAL ELECTRICAL CODE.
- F. ALL WORK PERFORMED SHALL BE BY A LICENSED ELECTRICIAN, WHO SHALL BE RESPONSIBLE FOR OBTAINING PERMITS.
- G. SMOKE DETECTING ALARM DEVICES SHALL BE SINGLE STATION TYPE, PHOTO-ELECTRIC, AND SHALL BE DIRECTLY CONNECTED TO A POWER CIRCUIT (BATTERY) OR TO THE INTEGRAL ALARM SYSTEM (BATTERY) AS CALLED BY THE ARCHITECT'S SCHEDULE.
- H. TELEPHONE & COMMUNICATION WIRING TO BE CAROLAN'S CARE BY A/E.
- I. PROVIDE ELECTRICAL SERVICE & CONTROL WIRING FOR NEW CENTRAL AC UNITS.
- J. SMOKE DETECTOR
- K. HEAT DETECTOR
- L. CARBON MONOXIDE DETECTOR
- M. COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- N. ALL HEATING AND AIR CONDITIONING EQUIPMENT AND ACCESSORIES SHALL BE U.L. LISTED AND INSTALLED IN ACCORDANCE WITH SAME.
- O. ALL PLUMBING SHALL BE DONE IN ACCORDANCE WITH CIRC, NATIONAL PLUMBING CODE AND ANY LOCAL PLUMBING CODES HAVING JURISDICTION.
- P. PROVIDE SHUT-OFF VALVES AT ALL FIXTURES AND APPLIANCES.
- Q. INSULATE ALL HOT AND C.O.D. WATER SUPPLY LINES W/ 1" DENSITY POLYPROPYLENE FOAM INSULATION. INSULATE ALL HEATING LINES WITH SEALED HIGH-DENSITY FIBERGLASS WOVEN.
- R. ALL CONCRETE SHALL BE A MINIMUM OF 3,000 PSI IN STRENGTH.
- S. CONCRETE FLOORS SHALL HAVE A SMOOTH CONC. SLE. FINISH. FINISH SURFACE TO RECEIVE TILE OR COMPOSITION FLOORING AS REQUIRED.
- T. INSULATE ALL BEDROOM PARTITIONS W/ 3" (2" SOUND ATTENUATION BLANKETS. CALL AT FIXTURES, BACK TO BACK LUNCTION BODIES PROHIBITED.
- U. INSULATE MTD. ROOM DOOR, SEALS, GASKETS, ETC.
- V. ALL WORK SHALL CONFORM TO ALL STATE LOCAL CODES AND ORDINANCES, AND ALL OTHER AREAS HAVING JURISDICTION.
- W. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE CONTRACT WORK.
- X. THE CONTRACTOR SHALL MAINTAIN CLEAN AND SAFE WORKING CONDITIONS AT ALL TIMES ON THE JOB SITE, AND WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS.
- Y. THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION.
- Z. TUB & SHOWER AREAS TO RECEIVE SIP' CONCRETEOUS BACKER BOARD, DRAIN AREAS TO RECEIVE SIP' WATER RESISTANT DR.
 1. HEATING AND AIR CONDITIONING EQUIPMENT SHALL BE SIZED TO MAINTAIN 72°F ROOM TEMPERATURE WITH OFF OUTDOOR TEMPERATURE AND 70°F ROOM TEMPERATURE WITH 80°F OUTDOOR TEMPERATURE WITH MAXIMUM SET BACK THERMOSTAT BY "CARRIER" OR APPROVED EQUAL, MIN. SEER = 14. DUCT LAYOUT TO BE APPROVED BY ARCHITECT AND OWNER. NO SHORTS WILL BE ALLOWED WITHOUT ARCHITECT / OWNER CONSENT.
 2. ALL HEATING AND AIR CONDITIONING EQUIPMENT AND ACCESSORIES SHALL BE U.L. LISTED AND INSTALLED IN ACCORDANCE WITH SAME.
 3. ALL PLUMBING SHALL BE DONE IN ACCORDANCE WITH CIRC, NATIONAL PLUMBING CODE AND ANY LOCAL PLUMBING CODES HAVING JURISDICTION.
 4. PROVIDE SHUT-OFF VALVES AT ALL FIXTURES AND APPLIANCES.
 5. INSULATE ALL HOT AND C.O.D. WATER SUPPLY LINES W/ 1" DENSITY POLYPROPYLENE FOAM INSULATION. INSULATE ALL HEATING LINES WITH SEALED HIGH-DENSITY FIBERGLASS WOVEN.

CLIENT

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TEL : 914-485-1040



**PROPOSED 5-UNIT
4 STORY TOWNHOUSE**
237-239 HENRY STREET
STAMFORD, CT

REVISIONS:

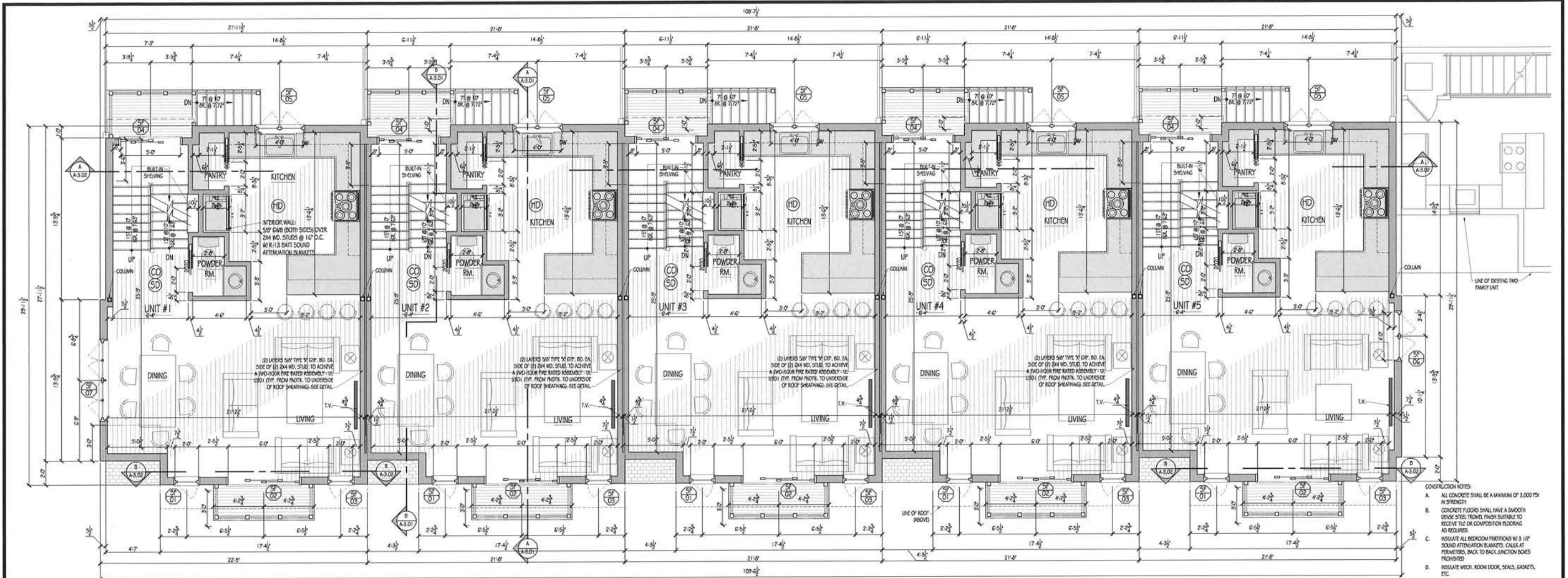
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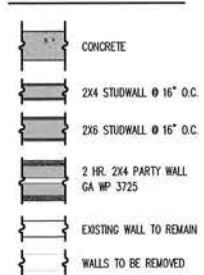
DRAWING TITLE:
FIRST FLOOR
PLAN

DRAWING NO.:
A-1.01

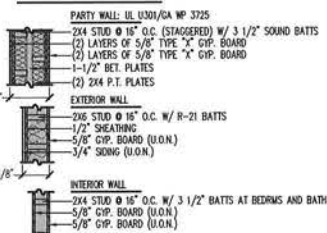


SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0"

SYMBOLS



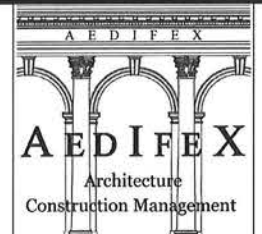
DIMENSIONING



- CONSTRUCTION NOTES:**
- ALL CONCRETE SHALL BE A MINIMUM OF 3,000 PSI IN STRENGTH.
 - CONCRETE FLOORS SHALL HAVE A SMOOTH FINISH. FLOOR FINISH SHALL BE SUITABLE TO RECEIVE TILE OR COMPOSITION FLOORING AS REQUIRED.
 - INSULATE ALL BEDROOM PARTITIONS W/ 3" R-13 SOUND ATTENUATION BLANKETS. CALL AT FINISHERS, BACK TO BACK, JOINTS, BOXES PROHIBITED.
 - INSULATE MED. ROOM DOOR, SEALS, GASKETS, ETC.
 - ALL WORK SHALL CONFORM TO ALL STATE, LOCAL, CODES AND ORDINANCES, AND ALL OTHER AREAS HAVING JURISDICTION.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE CONTRACT WORK.
 - THE CONTRACTOR SHALL MAINTAIN CLEAN AND SAFE WORKING CONDITIONS AT ALL TIMES ON THE JOB SITE, AND WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS.
 - THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION.
 - TUB & SHOWER AREAS TO RECEIVE 5/8" CONTINUOUS BACKER BOARD, DAMP AREAS TO RECEIVE 5/8" WATER RESISTANT GIBS.
 - HEATING AND AIR CONDITIONING EQUIPMENT SHALL BE SIZED TO MAINTAIN 72° INDOOR TEMPERATURE WITH 0° OUTDOOR TEMPERATURE AND 70° INDOOR TEMPERATURE WITH 95° OUTDOOR TEMPERATURE WITH MAKING SET BACK THROUGHOUT YEAR OR APPROVED EQUAL. MIN. SEER = 14. DUCT LEAKS TO BE APPROVED BY ARCHITECT AND OWNER. NO SHORTS WILL BE ALLOWED WITHOUT ARCHITECT OWNER CONSENT.
 - ALL HEATING AND AIR CONDITIONING EQUIPMENT AND ACCESSORIES SHALL BE U.L. LABELED AND INSTALLED IN ACCORDANCE WITH SAME.
 - ALL PLUMBING SHALL BE DONE IN ACCORDANCE WITH CISCAC, NATIONAL PLUMBING CODE AND ANY LOCAL PLUMBING CODES HAVING JURISDICTION.
 - PROVIDE SHUT-OFF VALVES AT ALL FIXTURES AND APPLIANCES.
 - INSULATE ALL HOT AND COOL WATER SUPPLY LINES W/ 1" DENSITY POLYPROPYLENE FOAM INSULATION. INSULATE ALL HEATING LINES WITH SEALED 1/2" DENSITY FIBERGLASS WOOL.
- ELECTRICAL NOTES:**
- VERIFY OWNER LOCATIONS W/ OWNER/ARCHITECT.
 - SURFACE MTD. TYP. 4 WALL SWITCHES TO BE SELECTED BY OWNER.
 - PROVIDE EXHAUST FANS AT ALL BATHROOM AND KITCHEN VENT EXHAUST FANS TO EXTERIOR.
 - VERIFY ELECT. RECEPTS, W/ OTHER TRADES.
 - ELECTRICAL INSTALLATION, WIRING, AND EQUIPMENT SHALL CONFORM TO THE NEC AND THE NATIONAL ELECTRICAL CODE.
 - ALL WORK PERFORMED SHALL BE BY A LICENSED ELECTRICIAN, WHO SHALL BE RESPONSIBLE FOR OBTAINING PERMITS.
 - SMOKE DETECTING ALARM DEVICES SHALL BE SINGLE STATION TYPE, PHOTO-ELECTRIC, AND SHALL BE DIRECTLY CONNECTED TO A POWER CIRCUIT (UNWITNESSED) OR TO THE INTEGRAL ALARM SYSTEM.
 - TELEPHONE & COMMUNICATION WIRING TO BE CATEGORY 5 CABLE BY A/E.
 - PROVIDE ELECTRICAL SERVICE & CONTROL WIRING FOR NEW CENTRAL AC UNITS.
- (SD) SMOKE DETECTOR
 (ED) HEAT DETECTOR
 (CD) CARBON MONOXIDE DETECTOR
 (CSD) COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR

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NORTH SALEM, NY 10560
TEL : 914-485-1040



**PROPOSED 5-UNIT
4 STORY TOWNHOUSE**
237-239 HENRY STREET
STAMFORD, CT

REVISIONS:

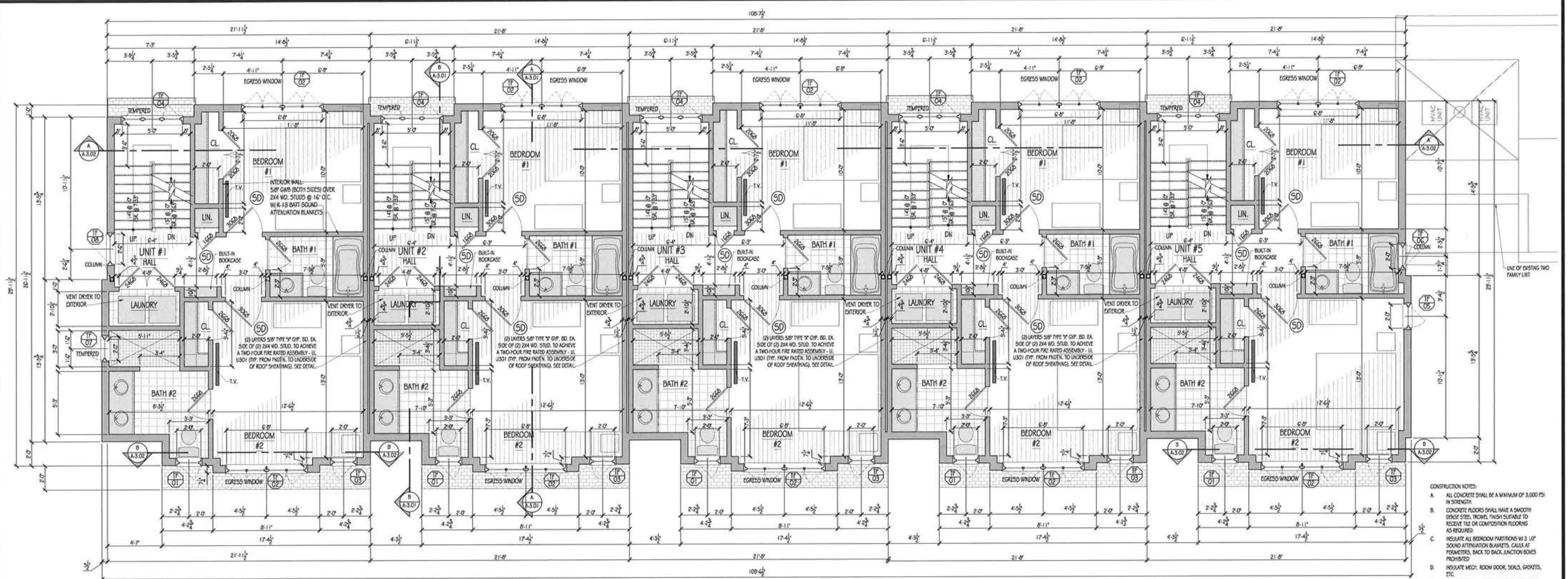
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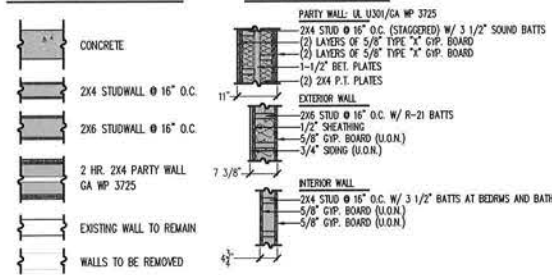
DRAWING TITLE:
SECOND FLOOR PLAN

DRAWING NO.:
A-1.02



THIRD FLOOR PLAN
SCALE : 1/4" = 1'-0"

SYMBOLS



- CONSTRUCTION NOTES:**
- ALL CONCRETE SHALL BE A MINIMUM OF 3,000 PSI IN STRENGTH.
 - CONCRETE FLOORS SHALL HAVE A SMOOTH FINISH. TROWEL FINISH SUITABLE TO RECEIVE TILE OR COMPOSITION FLOORING AS REQUIRED.
 - INSULATE ALL BEDROOM PARTITIONS WITH 3" (2" SOUND ATTENUATION BLANKETS, CAUSE AT PERIMETERS, BACK TO BACK, JUNCTION BOXES PROHIBITED).
 - INSULATE MECH. ROOM DOOR, SEALS, GASKETS, ETC.
 - ALL WORK SHALL CONFORM TO ALL STATE, LOCAL CODES AND ORDINANCES, AND ALL OTHER AREAS HAVING JURISDICTION.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE CONTRACT WORK.
 - THE CONTRACTOR SHALL MAINTAIN CLEAN AND SAFE WORKING CONDITIONS AT ALL TIMES ON THE JOB SITE, AND WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS.
 - THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION.
 - TUB & SHOWER AREAS TO RECEIVE 5/8" CONCRETE OVER BACKER BOARD, DRAIN AREAS TO RECEIVE 5/8" WATER RESISTANT GWB.
 - HEATING AND AIR CONDITIONING EQUIPMENT SHALL BE SIZED TO MAINTAIN 72°F INDOOR TEMPERATURE WITH 0°F OUTDOOR TEMPERATURE AND 70°F INDOOR TEMPERATURE WITH 55°F OUTDOOR TEMPERATURE WITH WATSON SET BACK THERMOSTAT BY 'CARBURE' OR APPROVED EQUAL, MIN. SEQR = 14. DUCT LAYOUT TO BE APPROVED BY ARCHITECT AND OWNER. NO SHORTS WILL BE ALLOWED WITHOUT ARCHITECT'S OWNER CONSENT.
 - ALL HEATING AND AIR CONDITIONING EQUIPMENT AND ACCESSORIES SHALL BE U.L. LISTED AND INSTALLED IN ACCORDANCE WITH SAME.
 - ALL PLUMBING SHALL BE DONE IN ACCORDANCE WITH CSFS, NATIONAL PLUMBING CODE AND ANY LOCAL PLUMBING CODES HAVING JURISDICTION.
 - PROVIDE SHUT-OFF VALVES AT ALL FIXTURES AND APPLIANCES.
 - INSULATE ALL HOT AND COLD WATER SUPPLY LINES WITH 1" DENSITY POLYPROPYLENE FOAM INSULATION. INSULATE ALL HEATING LINES WITH SCALED DENSITY FIBERGLASS WRAPS.
- ELECTRICAL NOTES:**
- VERIFY DIMMER LOCATIONS WITH OWNER/ARCHITECT.
 - SURFACE MTD. TYP. 4 WALL SWITCHES TO BE SELECTED BY OWNER.
 - PROVIDE EXHAUST FANS AT ALL BATHROOMS AND KITCHEN VENT EXHAUST FANS TO EXTERIOR.
 - VERIFY ELECT. RECEPTS, W/ OTHER TRADES.
 - ELECTRICAL INSULATION, WIRING, AND EQUIPMENT SHALL CONFORM TO THE CSFS AND THE NATIONAL ELECTRICAL CODE.
 - ALL WORK PERFORMED SHALL BE BY A LICENSED ELECTRICIAN, WHO SHALL BE RESPONSIBLE FOR OBTAINING PERMITS.
 - SMOKE DETECTING ALARM DEVICES SHALL BE SINGLE STATION TYPE, PHOTO-ELECTRIC, AND SHALL BE DIRECTLY CONNECTED TO A POWER CIRCUIT (UNSWITCHED) OR TO THE INTEGRAL ALARM SYSTEM.
 - TELEPHONE & COMMUNICATION WIRING TO BE CATEGORY 3 CABLE BY A/E.
 - PROVIDE ELECTRICAL SERVICE 4 CONTROL WIRING FOR NEW CENTRAL AC UNITS.
 - SMOKE DETECTOR
 - HEAT DETECTOR
 - CARBON MONOXIDE DETECTOR
 - COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR

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TEL : 914-485-1040



**PROPOSED 5-UNIT
4 STORY TOWNHOUSE**
237-239 HENRY STREET
STAMFORD, CT

REVISIONS:

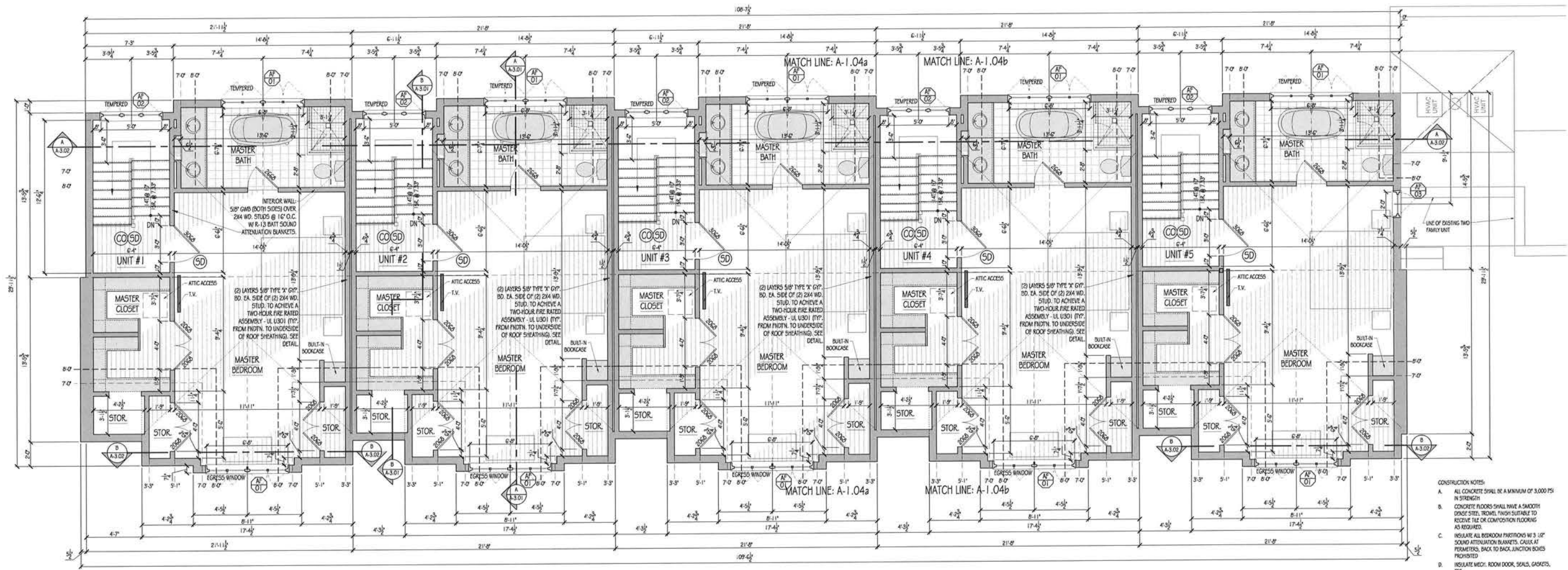
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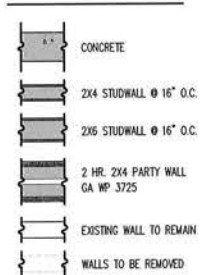
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THIRD FLOOR PLAN

DRAWING NO.:
A-1.03

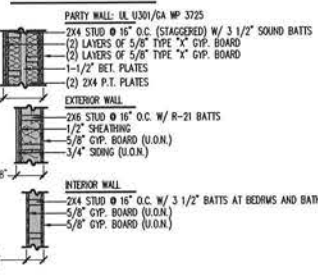


FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"

SYMBOLS



DIMENSIONING



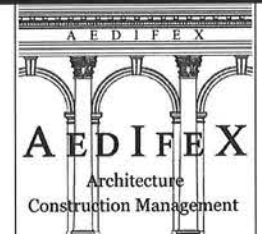
- CONSTRUCTION NOTES:**
- ALL CONCRETE SHALL BE A MINIMUM OF 3,000 PSI IN STRENGTH.
 - CONCRETE FLOORS SHALL HAVE A SMOOTH DOSE SET, TRIMMED FINISH STRAIGHT TO RECEIVE TILE OR COMPOSITION FLOORING AS REQUIRED.
 - INSULATE ALL BEDROOM PARTITIONS W/ 3" R2 SOUND ATTENUATION BARRIERS, GASKET PERIMETERS, BACK TO BACK JUNCTION BOXES PROHIBITED.
 - INSULATE MDOI: ROOM DOOR, SEALS, GASKETS, ETC.
 - ALL WORK SHALL CONFORM TO ALL STATE/LOCAL CODES AND ORDINANCES, AND ALL OTHER APPLICABLE JURISDICTION.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE CONTRACT WORK.
 - THE CONTRACTOR SHALL MAINTAIN CLEAN AND SAFE WORKING CONDITIONS AT ALL TIMES ON THE JOB SITE, AND WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS.
 - THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION.
 - TUB & SHOWER AREAS TO RECEIVE SIP CONCRETE BACKER BOARD, DRAIN AREAS TO RECEIVE SIP WATER RESISTANT GMB.
 - HEATING AND AIR CONDITIONING EQUIPMENT SHALL BE SIZED TO MAINTAIN 72°F INDOOR TEMPERATURE WITH 0°F OUTDOOR TEMPERATURE AND MATCHING SET-BACK THERMOSTAT BY "KARBER" OR APPROVED EQUAL, MIN. SIZR = 14. DUCT LAYOUT TO BE APPROVED BY ARCHITECT AND OWNER. NO SHORTS WILL BE ALLOWED WITHOUT ARCHITECT / OWNER CONSENT.
 - ALL HEATING AND AIR CONDITIONING EQUIPMENT AND ACCESSORIES SHALL BE UL LABELED AND INSTALLED IN ACCORDANCE WITH SAME.
 - ALL PLUMBING SHALL BE DONE IN ACCORDANCE WITH CSFC, NATIONAL PLUMBING CODE AND ANY LOCAL PLUMBING CODES HAVING JURISDICTION.
 - PROVIDE SHUT-OFF VALVES AT ALL FIXTURES AND APPLIANCES.
 - INSULATE ALL HOT AND COLD WATER SUPPLY LINES W/ 1" H-DENSITY POLYPROPYLENE FOAM INSULATION. INSULATE ALL HEATING LINES WITH SLOPE W/ DENSITY FIBREGUSS WRAPS.

ELECTRICAL NOTES:

- VERIFY OWNER LOCATIONS W/ OWNER/ARCHITECT.
- SURFACE MDOI, PARTS, & WALL SCANCES TO BE SELECTED BY OWNER.
- PROVIDE DRAINAGE AT ALL BATHROOMS AND KITCHEN VENT DRAUGHT FANS TO EXTERIOR.
- VERIFY ELECT. RECEPTS, W/ OTHER TRADES.
- ELECTRICAL INSTALLATION, WIRING, AND EQUIPMENT SHALL CONFORM TO THE CSFC AND THE NATIONAL ELECTRICAL CODE.
- ALL WORK PERFORMED SHALL BE BY A LICENSED ELECTRICIAN, WHO SHALL BE RESPONSIBLE FOR OBTAINING PERMITS.
- SMOKE DETECTING ALARM DEVICES SHALL BE SINGLE STATION TYPE, PHOTO-ELECTRIC, AND SHALL BE DIRECTLY CONNECTED TO A POWER SOURCE (SMOKE/HEAT OR TO THE RESIDUAL ALARM SYSTEM).
- TELEPHONE COMMUNICATION WIRING TO BE CATEGORY 5 CABLE BY INT.
- PROVIDE ELECTRICAL SERVICE & CONTROL WIRING FOR NEW CENTRAL AC UNITS.
- SMOKE DETECTOR
- HEAT DETECTOR
- CARBON MONOXIDE DETECTOR
- COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR

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**PROPOSED 5-UNIT
4 STORY TOWNHOUSE**
237-239 HENRY STREET
STAMFORD, CT

REVISIONS:

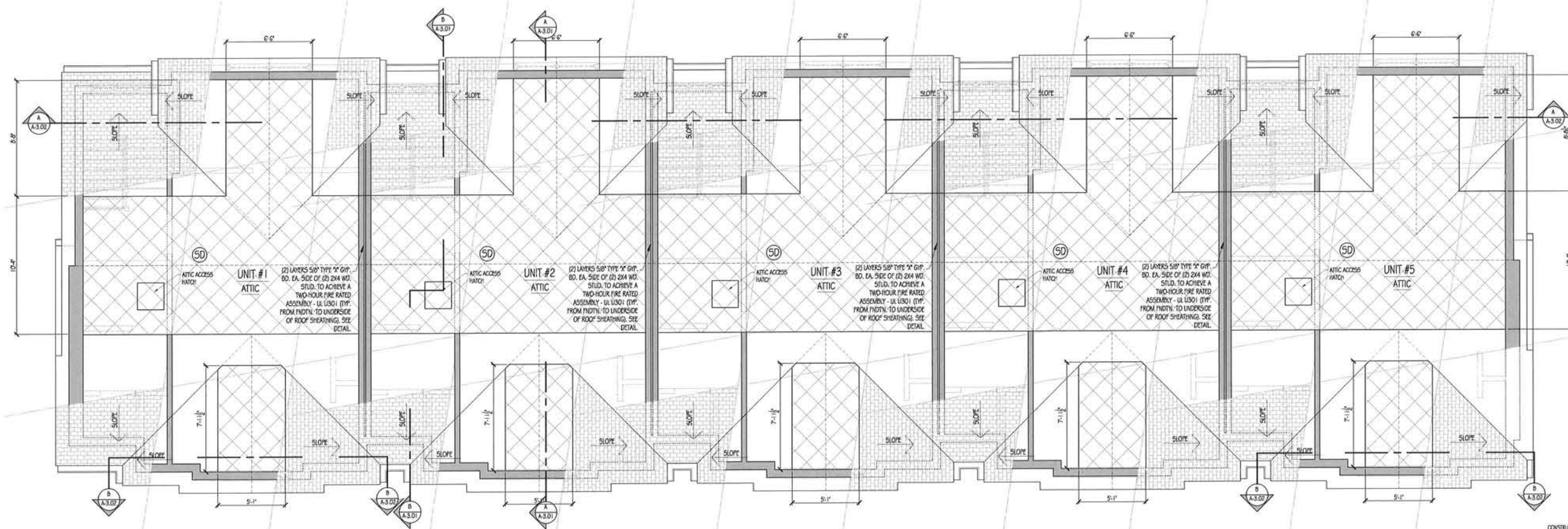
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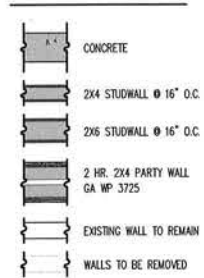
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**FOURTH FLOOR
PLAN**

DRAWING NO.:
A-1.04

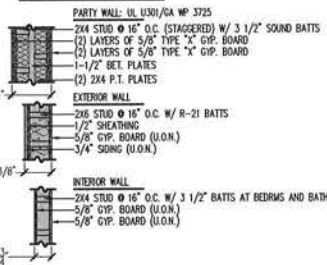


ATTIC PLAN
SCALE : 1/4" = 1'-0"

SYMBOLS



DIMENSIONING



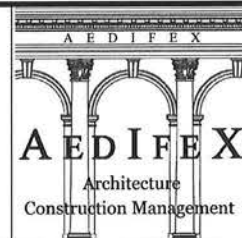
- CONSTRUCTION NOTES:**
- ALL CONCRETE SHALL BE A MINIMUM OF 3,000 PSI IN STRENGTH.
 - CONCRETE FLOORS SHALL HAVE A SMOOTH DENSE STEEL TROWEL FINISH SUITABLE TO RECEIVE TILE OR COMPOSITION FLOORING AS REQUIRED.
 - INSULATE ALL BEDROOM PARTITIONS W/ 3\"/>

ELECTRICAL NOTES:

- VERIFY DIMMER LOCATIONS W/ OWNER/ARCHITECT.
- SURFACE MTD. PARTS, 4 WALL SWITCHES TO BE SELECTED BY OWNER.
- PROVIDE DRAINAGE AT ALL BATHROOMS AND KITCHEN VENT EXHAUST FANS TO EXTERIOR.
- VERIFY ELECT. REQUIREMENTS, W/ OTHER TRADES.
- ELECTRICAL INSTALLATION, WIRING, AND EQUIPMENT SHALL CONFORM TO THE CTSBC AND THE NATIONAL ELECTRICAL CODE.
- ALL WORK PERFORMED SHALL BE BY A LICENSED ELECTRICIAN, WHO SHALL BE RESPONSIBLE FOR OBTAINING PERMITS.
- SMOKE DETECTING ALARM DEVICES SHALL BE SINGLE STATION TYPE, PHOTOELECTRIC, AND SHALL BE DIRECTLY CONNECTED TO A POWER CIRCUIT (SMOKE/HEAT) OR TO THE INTEGRAL ALARM SYSTEM.
- TELEPHONE & COMMUNICATION WIRING TO BE CATEGORY 3 CABLE BY A/E.
- PROVIDE ELECTRICAL SERVICE & CONTROL WIRING FOR NEW CENTRAL AC UNITS.
- SMOKE DETECTOR
- HEAT DETECTOR
- CARBON MONOXIDE DETECTOR
- COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR

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**PROPOSED 5-UNIT
4 STORY TOWNHOUSE**
237-239 HENRY STREET
STAMFORD, CT

REVISIONS:

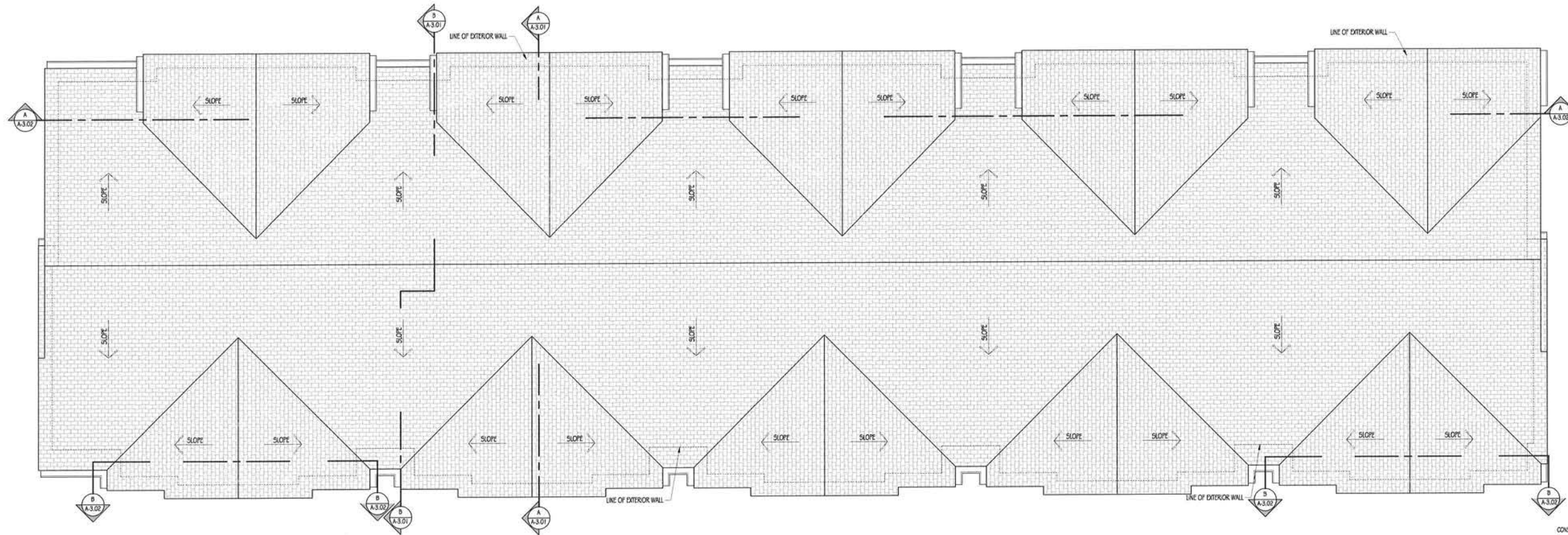
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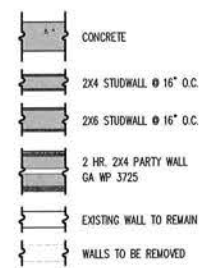
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DRAWING NO.:
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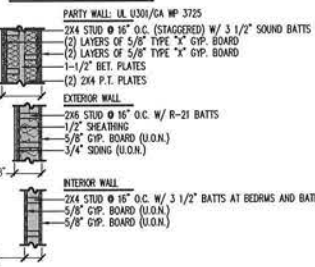


ROOF PLAN
SCALE : 1/4" = 1'-0"

SYMBOLS



DIMENSIONING



- CONSTRUCTION NOTES:**
- ALL CONCRETE SHALL BE A MINIMUM OF 3,000 PSI IN STRENGTH.
 - CONCRETE FLOORS SHALL HAVE A SMOOTH FINISH. TRIMS, FINISH SURFACES TO RECEIVE TILE OR COMPOSITION FLOORING AS REQUIRED.
 - INSULATE ALL BEDROOM PARTITIONS W/ 3" (2" SOUND ATTENUATION BLANKETS, CAULK AT PERIMETERS, BACK TO BACK JUNCTION BOXES PROHIBITED)
 - INSULATE MED. ROOM DOOR, SEALS, GASKETS, ETC.
 - ALL WORK SHALL CONFORM TO ALL STATE, LOCAL CODES AND ORDINANCES, AND ALL OTHER AREAS HAVING JURISDICTION.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE CONTRACT WORK.
 - THE CONTRACTOR SHALL MAINTAIN CLEAN AND SAFE WORKING CONDITIONS AT ALL TIMES ON THE JOB SITE, AND WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS.
 - THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS ON THE JOB-SITE DURING ALL PHASES OF CONSTRUCTION.
 - TUB & SHOWER AREAS TO RECEIVE 5/8" CONCRETE ON BACKER BOARD, DRAIN AREAS TO RECEIVE 5/8" WATER RESISTANT GWB.
 - HEATING AND AIR CONDITIONING EQUIPMENT SHALL BE SIZED TO MAINTAIN 72°F INDOOR TEMPERATURE WITH 0°F OUTDOOR TEMPERATURE AND 70°F INDOOR TEMPERATURE WITH 50°F OUTDOOR TEMPERATURE WITH MATCHING SET-BACK THERMOSTAT BY CARBURER OR APPROVED EQUAL, MIN. SIZE = 14. DUCT LAYOUT TO BE APPROVED BY ARCHITECT AND OWNER. NO SPLITTS WILL BE ALLOWED WITHOUT ARCHITECT / OWNER CONSENT.
 - ALL HEATING AND AIR CONDITIONING EQUIPMENT AND ACCESSORIES SHALL BE UL LISTED AND INSTALLED IN ACCORDANCE WITH SAME.
 - ALL PLUMBING SHALL BE DONE IN ACCORDANCE WITH CSBC, NATIONAL PLUMBING CODE AND ANY LOCAL PLUMBING CODES HAVING JURISDICTION.
 - PROVIDE SHUT-OFF VALVES AT ALL FIXTURES AND APPLIANCES.
 - INSULATE ALL HOT AND COLD WATER SUPPLY LINES W/ 1" H-DENSITY POLYPROPYLENE FOAM INSULATION. INSULATE ALL HEATING LINES WITH SEALED H-DENSITY FIBERGLASS WRAPS.

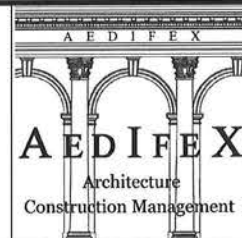
ELECTRICAL NOTES:

- VERIFY DIMMER LOCATIONS W/ OWNER/ARCHITECT.
- SURFACE MTL. PARTS, & WALL SWITCHES TO BE SELECTED BY OWNER.
- PROVIDE EXHAUST FANS AT ALL BATHROOMS AND KITCHEN VENT EXHAUST FANS TO EXTERIOR.
- VERIFY ELECT. REQS. W/ OTHER TRADES.
- ELECTRICAL INSTALLATION, WIRING, AND EQUIPMENT SHALL CONFORM TO THE CSBC AND THE NATIONAL ELECTRICAL CODE.
- ALL WORK PERFORMED SHALL BE BY A LICENSED ELECTRICIAN, WHO SHALL BE RESPONSIBLE FOR OBTAINING PERMITS.
- SMOKE DETECTING ALARM DEVICES SHALL BE SINGLE STATION TYPE, PHOTO-ELECTRIC, AND SHALL BE DIRECTLY CONNECTED TO A POWER CIRCUIT (BRIGHTNESS) OR TO THE INTEGRAL ALARM SYSTEM.
- TELEPHONE & COMMUNICATION WIRING TO BE CARBORN'S CABLE BY A/E.
- PROVIDE ELECTRICAL SERVICE & CONTROL WIRING FOR NEW CENTRAL AC UNITS.
- SMOKE DETECTOR
- HEAT DETECTOR
- COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR

CLIENT

239-241 HENRY STREET
ASSOCIATES
43 JUDY LANE
STAMFORD, CT 06906

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ARCHITECTURE & CONSTRUCTION MANAGEMENT
340 NASH ROAD
NORTH SALEM, NY 10560
TEL : 914-485-1040



**PROPOSED 5-UNIT
4 STORY TOWNHOUSE**
237-239 HENRY STREET
STAMFORD, CT

REVISIONS:

ARCHITECT'S STAMP



ISSUE DATE:
03.01.2021
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DRAWING TITLE:
ROOF PLAN

DRAWING NO.:
A-1.06

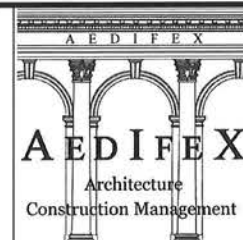


FRONT (EAST) ELEVATION
SCALE : 1/4" = 1'-0"

CLIENT

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**PROPOSED 5-UNIT
 4 STORY TOWNHOUSE
 237-239 HENRY STREET
 STAMFORD, CT**

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ISSUE DATE:
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 FRONT (EAST)
 ELEVATION

DRAWING NO.:
A-2.00



REAR (WEST) ELEVATION
SCALE : 1/4" = 1'-0"

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**PROPOSED 5-UNIT
4 STORY TOWNHOUSE**
237-239 HENRY STREET
STAMFORD, CT

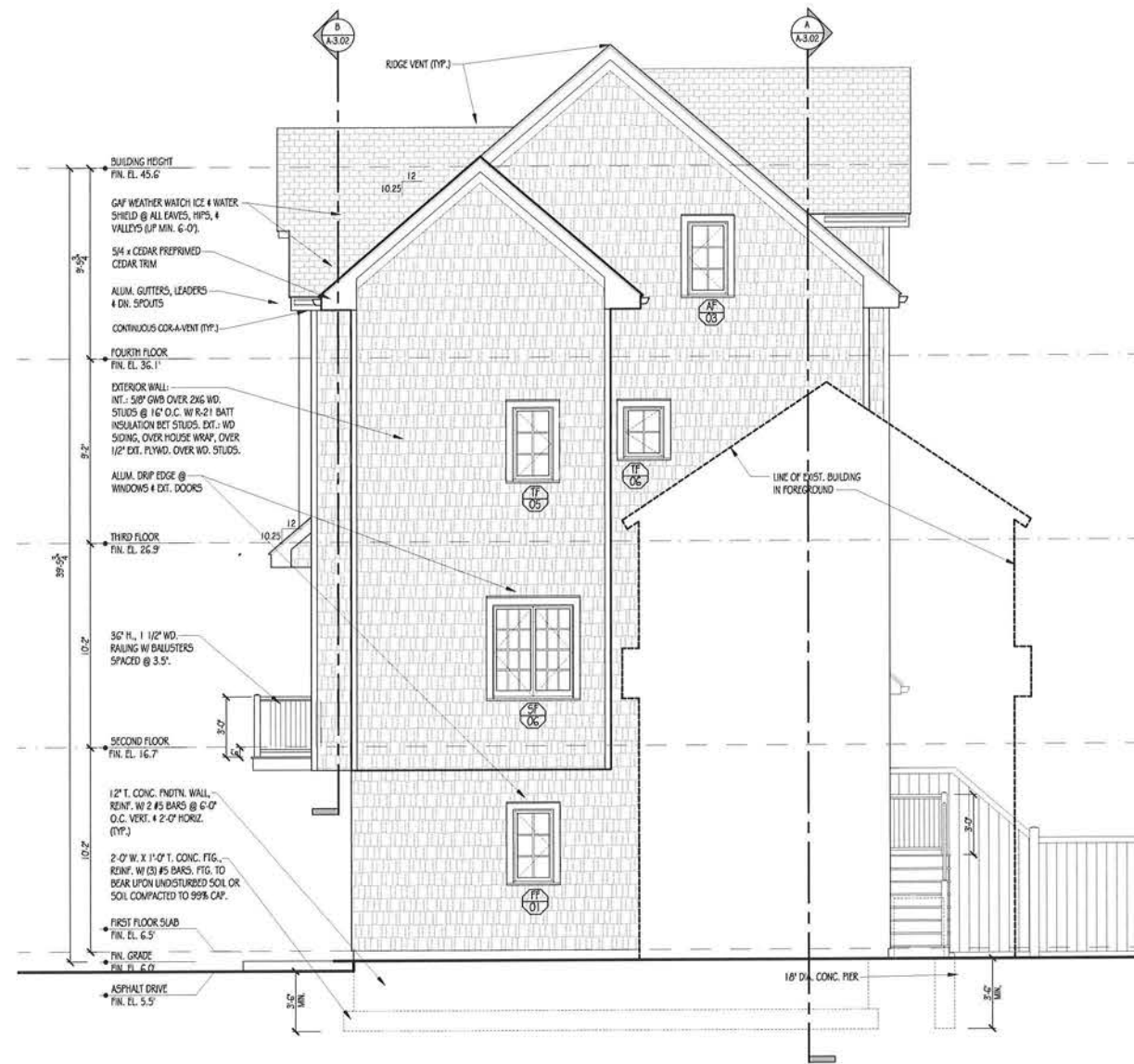
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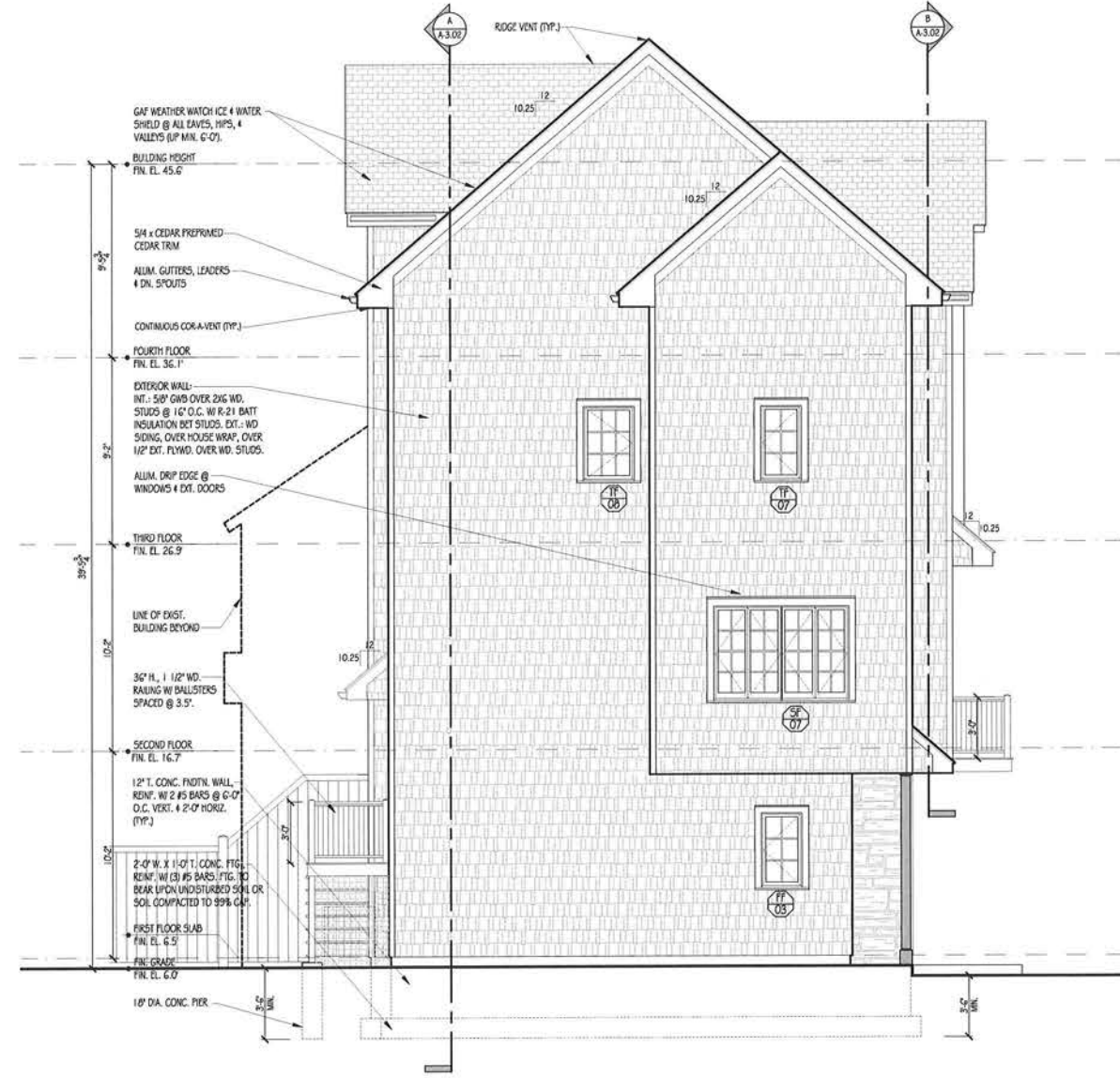
ISSUE DATE:
03.01.2021
ISSUE FOR PERMIT

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ELEVATION**

DRAWING NO.:
A-2.01



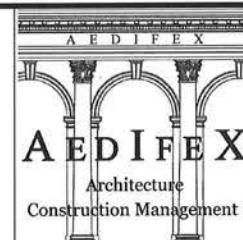
PROPOSED SIDE (NORTH) ELEVATION
SCALE : 1/4" = 1'-0"



PROPOSED SIDE (SOUTH) ELEVATION
SCALE : 1/4" = 1'-0"

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PROPOSED 5-UNIT
4 STORY TOWNHOUSE
237-239 HENRY STREET
STAMFORD, CT

REVISIONS:

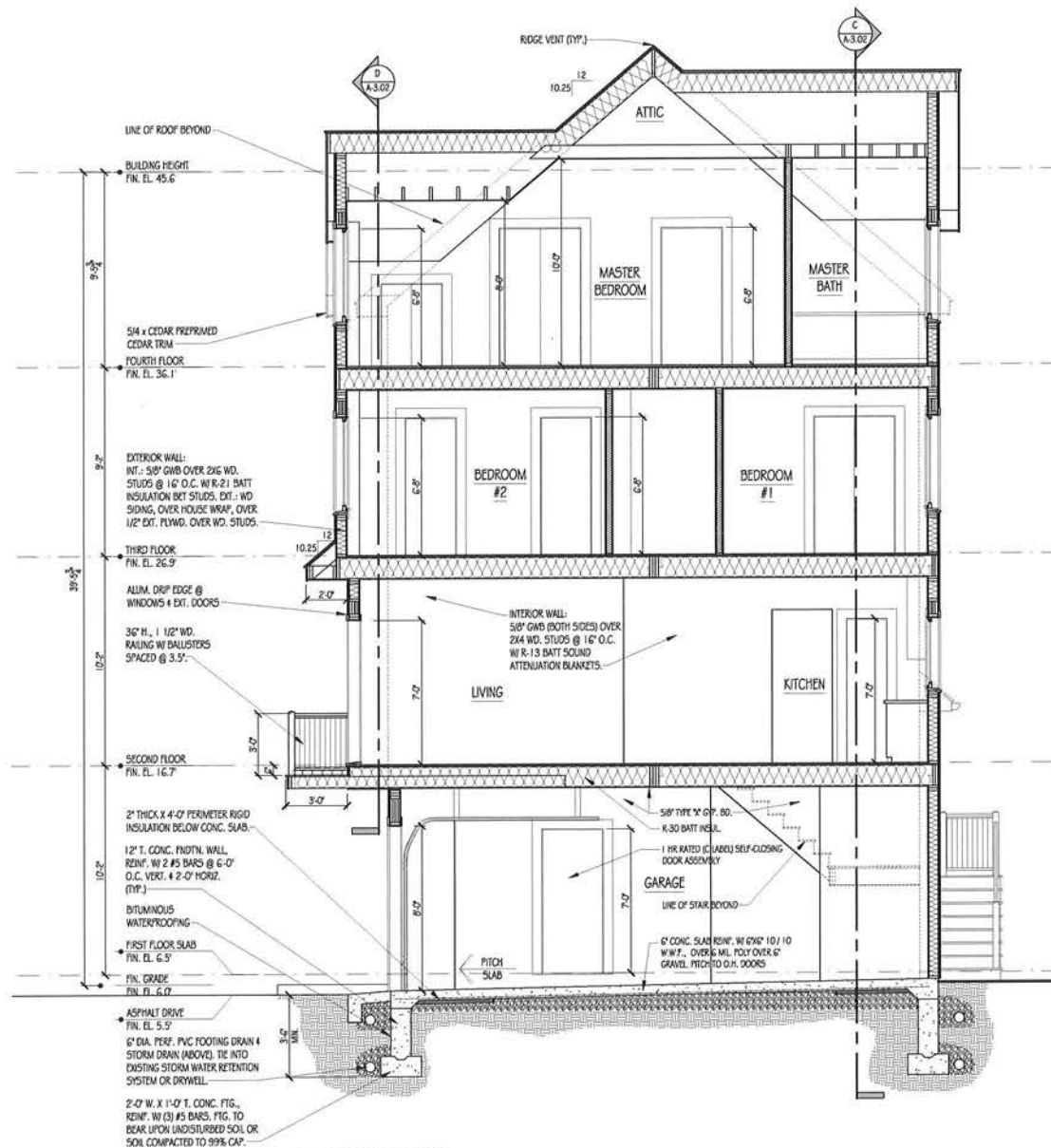
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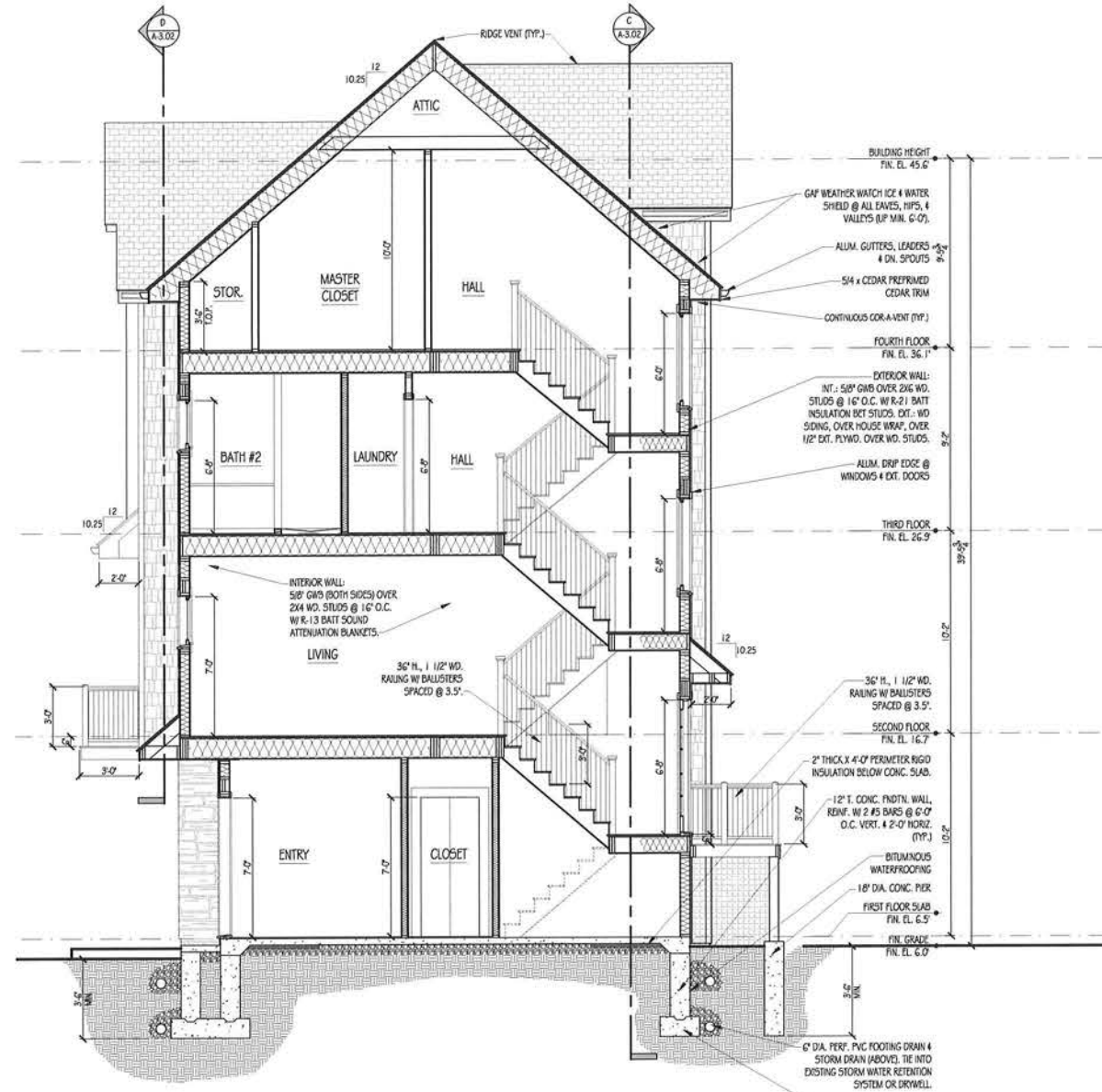
ISSUE DATE:
03.01.2021
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NORTH & SOUTH
ELEVATIONS

DRAWING NO.:
A-2.02



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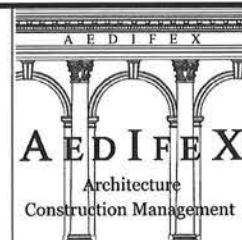
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SCALE: 1/4" = 1'-0"

HEADER SCHEDULE (U.N.O.)			
OPENING WIDTH	LINTEL SIZE	BEARING EACH END	No. OF KING STUDS
3'-6" OR LESS	2 - 2X8	1 1/2"	(2)2x
OVER 3'-6" THRU 5'-6"	2 - 2X10	1 1/2"	(3)2x
OVER 5'-6" THRU 7'-6"	2-1"x9 1/4" MICROLLAM LVL	3"	(3)2x
OVER 7'-6" THRU 9'-6"	2-1"x11 7/8" MICROLLAM LVL	3"	(4)2x
OVER 9'-6" THRU 12'-6"	3-1"x14" MICROLLAM LVL	4 1/2"	(4)2x

FOR USE IN FIRST AND SECOND FLOOR EXTERIOR WALLS ONLY

CLIENT
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STAMFORD, CT 06906

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**PROPOSED 5-UNIT
4 STORY TOWNHOUSE**
237-239 HENRY STREET
STAMFORD, CT

REVISIONS:

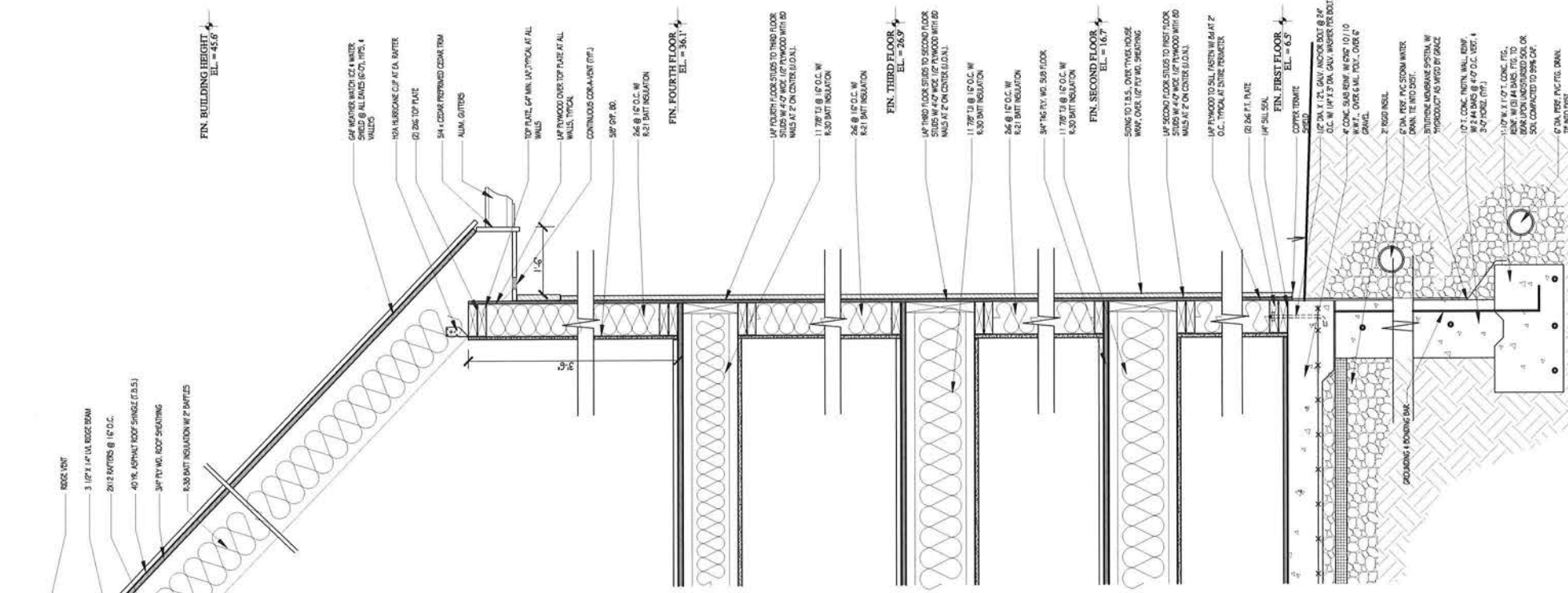
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DRAWING TITLE:
**PROPOSED
BUILDING
SECTIONS**

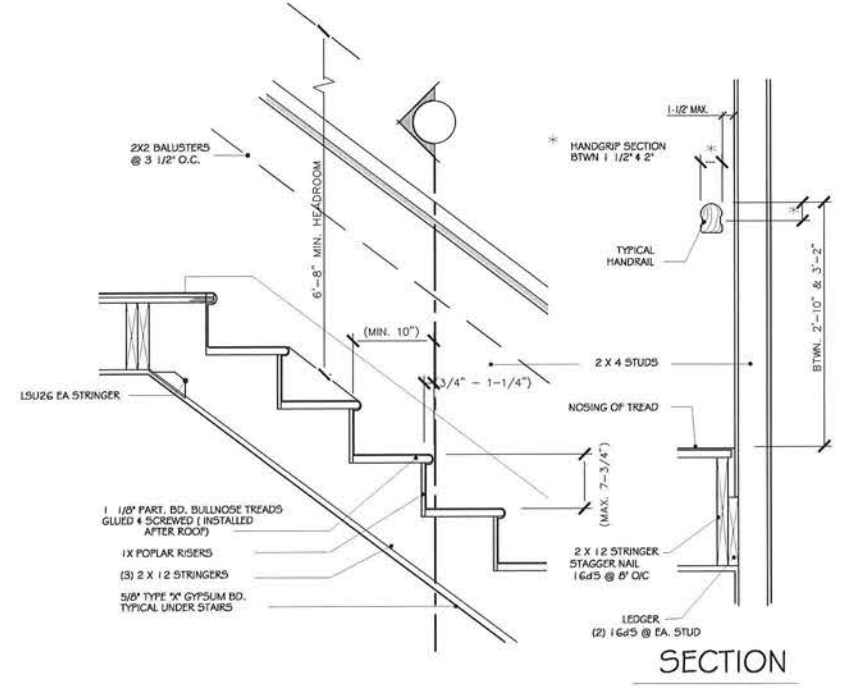
DRAWING NO.:
A-3.01



TYPICAL WALL SECTION
SCALE : 1" = 1'-0"

HEADER SCHEDULE (U.N.O.)			
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3'-6" OR LESS	2 - 2X8	1 1/2"	(2)2x
OVER 3'-6" THRU 5'-6"	2 - 2X10	1 1/2"	(3)2x
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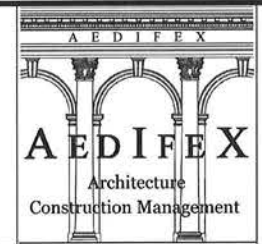
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TYPICAL STAIR DETAILS
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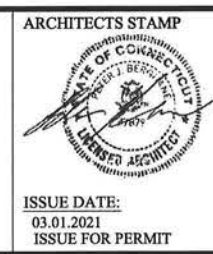
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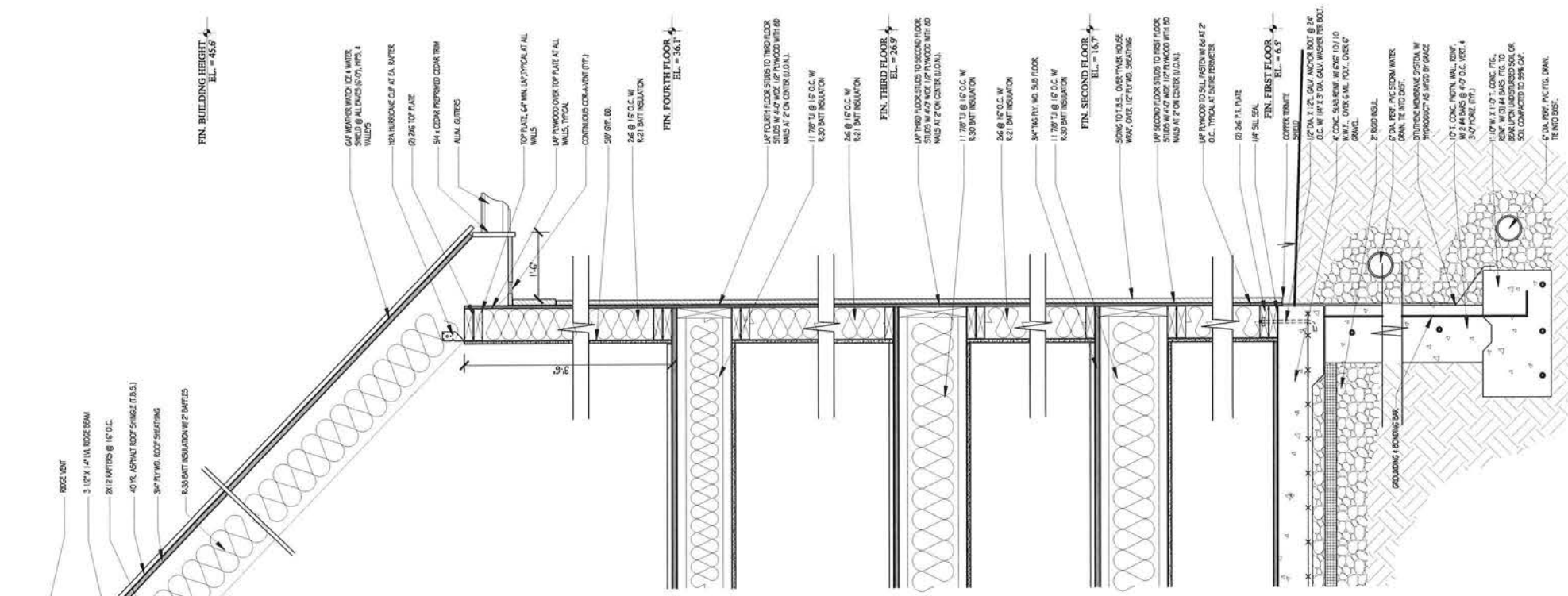
**PROPOSED 5-UNIT
4 STORY TOWNHOUSE**
237-239 HENRY STREET
STAMFORD, CT

REVISIONS:



DRAWING TITLE:
**TYPICAL
WALL
SECTION**

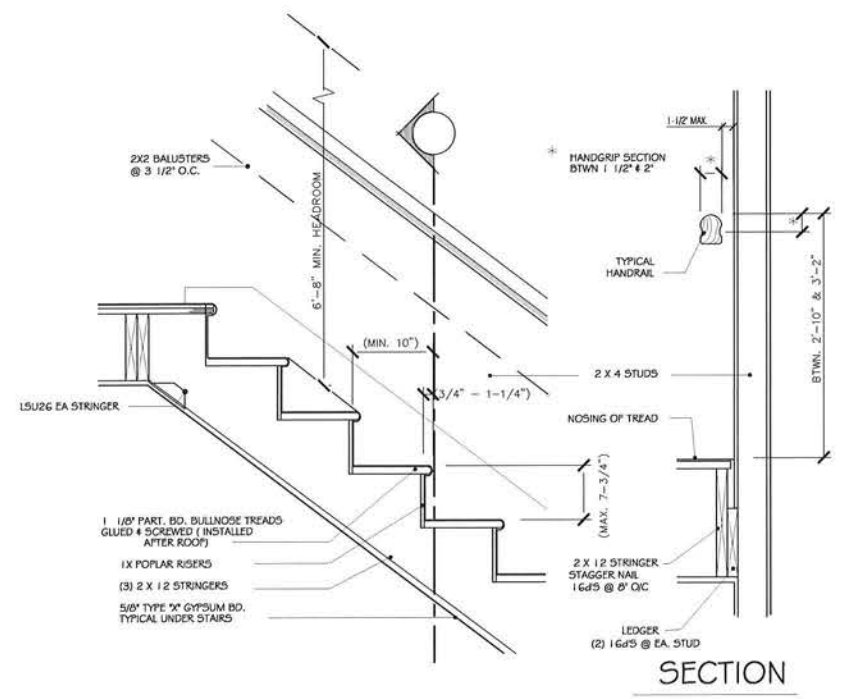
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TYPICAL WALL SECTION
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HEADER SCHEDULE (U.N.O.)			
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3'-6" OR LESS	2 - 2X8	1 1/2"	(2)2x
OVER 3'-6" THRU 5'-6"	2 - 2X10	1 1/2"	(3)2x
OVER 5'-6" THRU 7'-6"	2-1["X9 1/4" MICROLLAM LVL	3"	(3)2x
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OVER 9'-6" THRU 12'-6"	3-1["X14" MICROLLAM LVL	4 1/2"	(4)2x

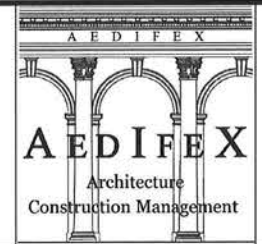
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TYPICAL STAIR DETAILS
SCALE : N.T.S.

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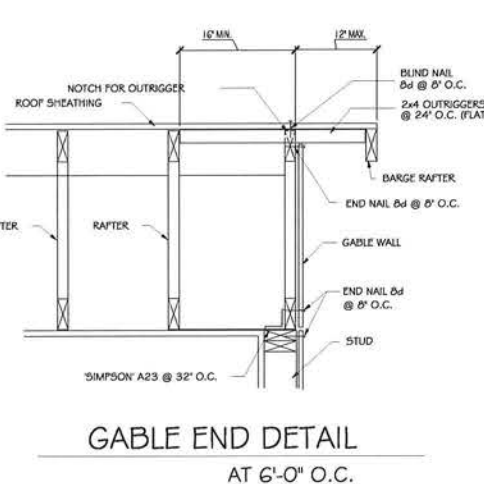
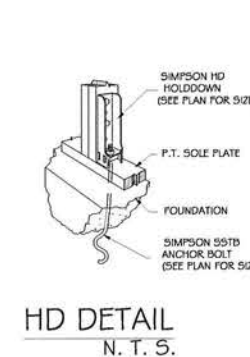
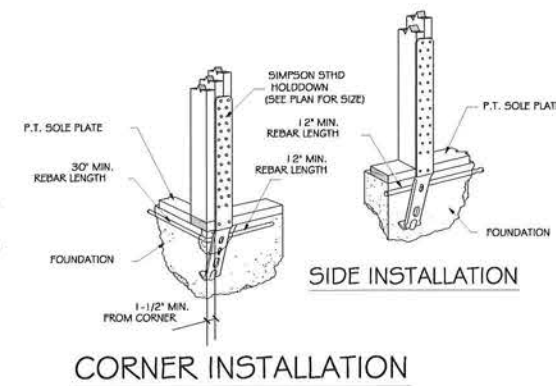
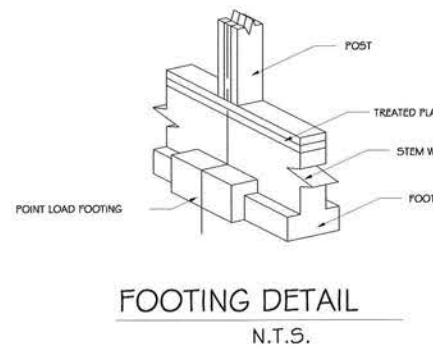
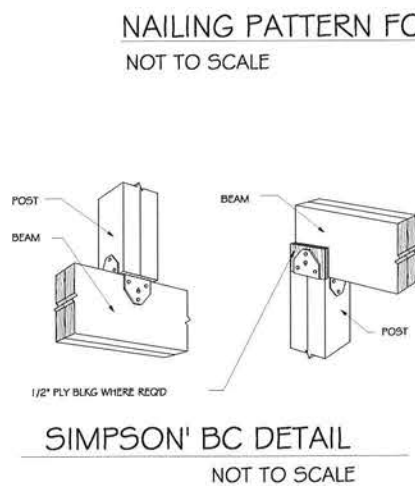
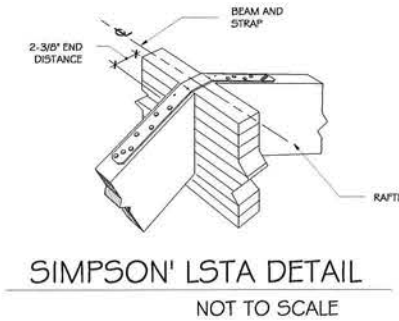
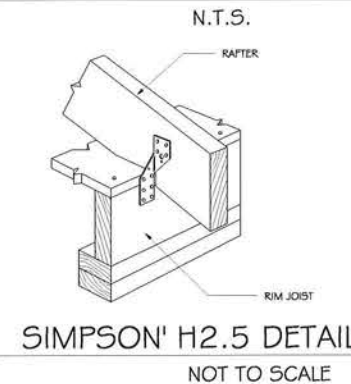
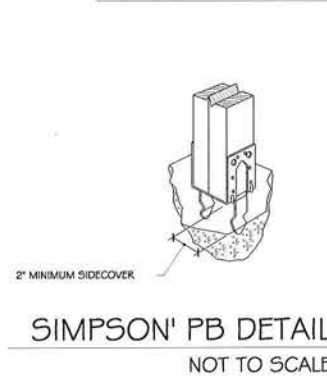
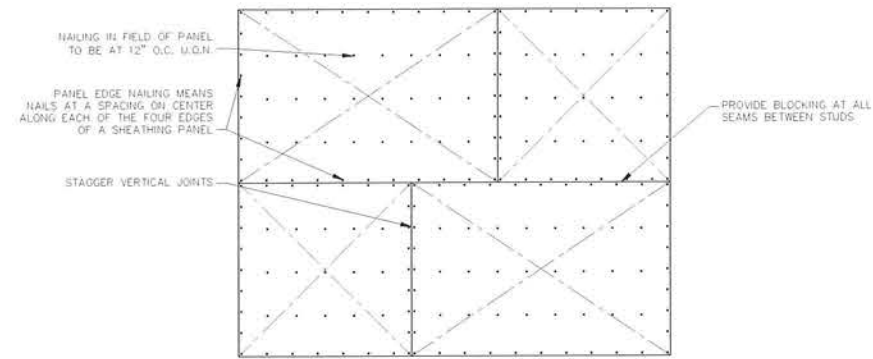
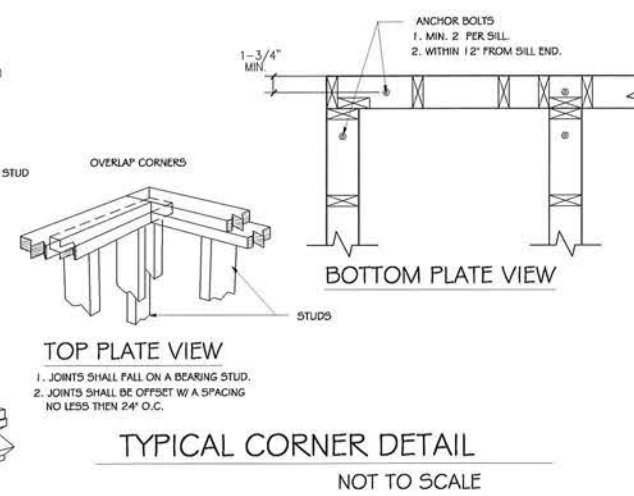
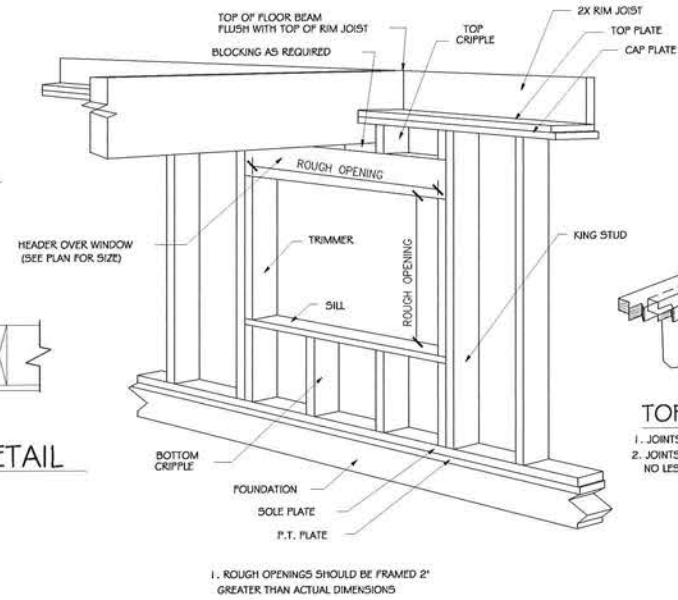
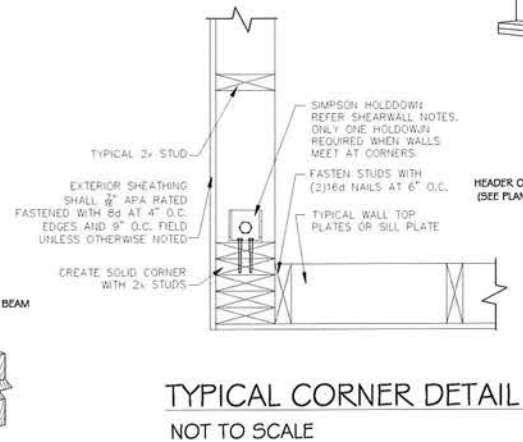
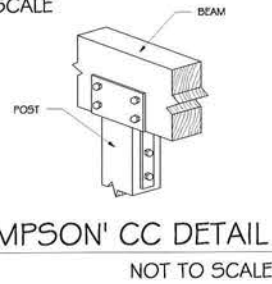
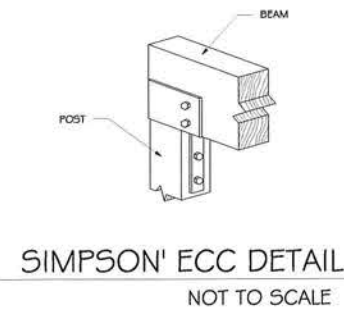
**PROPOSED 5-UNIT
4 STORY TOWNHOUSE**
237-239 HENRY STREET
STAMFORD, CT

REVISIONS:

ARCHITECTS STAMP

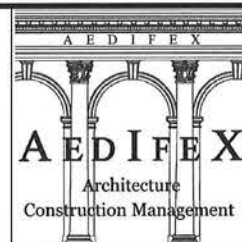
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TYPICAL WALL SECTION
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A-3.03



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TEL : 914-485-1040



**PROPOSED 5-UNIT
4 STORY TOWNHOUSE**
237-239 HENRY STREET
STAMFORD, CT

REVISIONS:

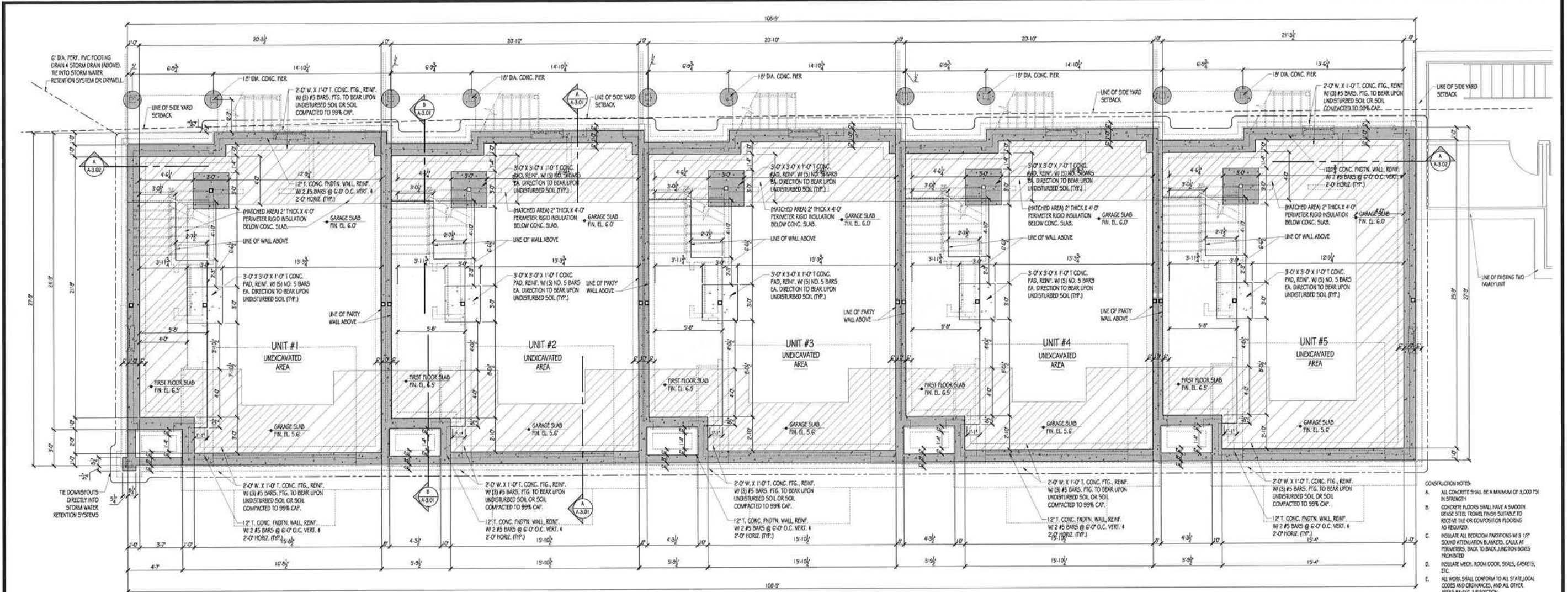
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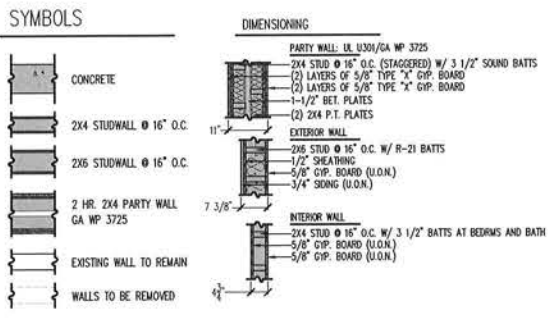
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03.01.2021
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DRAWING TITLE:
**TYPICAL
FRAMING
DETAILS**

DRAWING NO.:
A-3.04



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



- CONSTRUCTION NOTES:**
- ALL CONCRETE SHALL BE A MINIMUM OF 3,000 PSI IN STRENGTH.
 - CONCRETE FLOORS SHALL HAVE A SMOOTH FINISH. FINISH SHALL BE SUITABLE TO RECEIVE TILE OR COMPOSITION FLOORING AS REQUIRED.
 - INSULATE ALL BEDROOM PARTITIONS W/ 5 1/2" SOUND ATTENUATION BLANKETS. CALL AT PERIMETERS, BACK TO BACK, JUNCTION BOXES PROHIBITED.
 - INSULATE MECH. ROOM DOOR, SEALS, GASKETS, ETC.
 - ALL WORK SHALL CONFORM TO ALL STATE, LOCAL CODES AND ORDINANCES, AND ALL OTHER AREAS HAVING JURISDICTION.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE CONTRACT WORK.
 - THE CONTRACTOR SHALL MAINTAIN CLEAN AND SAFE WORKING CONDITIONS AT ALL TIMES ON THE JOB SITE, AND WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS.
 - THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION.
 - THIS 4 SHOWER AREAS TO RECEIVE SUMP CONTINGENTOUS BACKER BOARD, DRAIN AREAS TO RECEIVE SUMP WATER RESISTANT GIB.
 - HEATING AND AIR CONDITIONING EQUIPMENT SHALL BE SIZED TO MAINTAIN 72°F INDOOR TEMPERATURE WITH 0°F OUTDOOR TEMPERATURE WITH MAINTENANCE SET BACK THERMOSTAT BY "CARRIER" OR APPROVED EQUAL, MIN. SEER = 14. DUCT LAYOUT TO BE APPROVED BY ARCHITECT AND OWNER. NO SIFTS WILL BE ALLOWED WITHOUT ARCHITECT / OWNER CONSENT.
 - ALL HEATING AND AIR CONDITIONING EQUIPMENT AND ACCESSORIES SHALL BE FULLY LABELED AND INSTALLED IN ACCORDANCE WITH SAME.
 - ALL PLUMBING SHALL BE DONE IN ACCORDANCE WITH CSBC, NATIONAL PLUMBING CODE AND ANY LOCAL PLUMBING CODES HAVING JURISDICTION.
 - PROVIDE SILENT OFF VALVES AT ALL FIXTURES AND APPLIANCES.
 - INSULATE ALL HOT AND COLD WATER SUPPLY LINES W/ 1" DENSITY POLYPROPYLENE FOAM INSULATION. INSULATE ALL HEATING LINES WITH SEALED IN-DENSITY FIBERGLASS WOLLS.
- ELECTRICAL NOTES:**
- VERIFY OWNER LOCATIONS W/ OWNER/ARCHITECT.
 - SURFACE MTD. TYPES, & WALL SCHEDULES TO BE SELECTED BY OWNER.
 - PROVIDE EXHAUST FANS AT ALL BATHROOMS AND KITCHEN. VENT DRAUGHT FANS TO EXTERIOR.
 - VERIFY ELECT. REQUISITS, W/ OTHER TRADES.
 - ELECTRICAL INSTALLATION, WIRING, AND EQUIPMENT SHALL CONFORM TO THE CTSDC AND THE NATIONAL ELECTRICAL CODE.
 - ALL WORK PERFORMED SHALL BE BY A LICENSED ELECTRICAL, WHO SHALL BE RESPONSIBLE FOR OBTAINING PERMITS.
 - SHAKE DETECTING ALARM DEVICES SHALL BE SINGLE STATION TYPE, PHOTO-ELECTRIC, AND SHALL BE DIRECTLY CONNECTED TO A POWER CIRCUIT (UNSWITCHED) OR TO THE INTEGRAL ALARM SYSTEM.
 - TELEPHONE & COMMUNICATION WIRING TO BE CATEGORY 5 CABLE BY JUNE.
 - PROVIDE ELECTRICAL SERVICE 4 CONTROL WIRING FOR NEW CENTRAL AC UNITS.
- SMOKE DETECTOR
HEAT DETECTOR
CARBON MONOXIDE DETECTOR
COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR

CLIENT
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ASSOCIATES
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**PROPOSED 5-UNIT
4 STORY TOWNHOUSE**
237-239 HENRY STREET
STAMFORD, CT

REVISIONS:

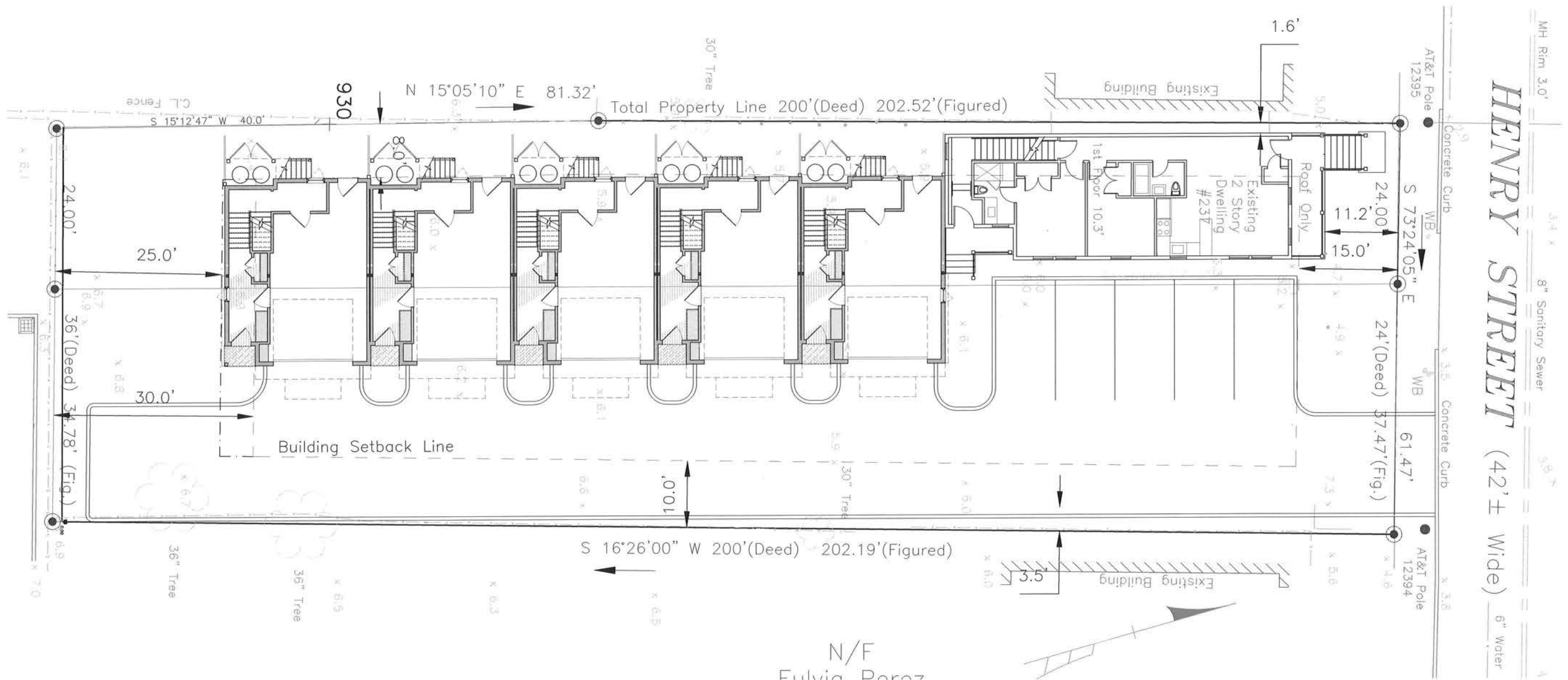
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PLAN**

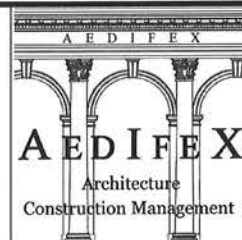
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S-1.01



PROPOSED SITE PLAN
SCALE : N.T.S.

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ASSOCIATES
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**PROPOSED 5-UNIT
4 STORY TOWNHOUSE**
237-239 HENRY STREET
STAMFORD, CT

REVISIONS:

ARCHITECTS STAMP

DRAWING TITLE:
**PROPOSED
SITE PLAN**

ISSUE DATE:
03.01.2021
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DRAWING NO.:
SY-0.01



237-241 Henry Street, Stamford, CT. Proposed development sketch - street view
 Elena Kalman, AIA. Date: 3-1-21

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Date	Issue

No.	Date	Revision

REPLICA OF
 HISTORIC HOUSE
 237-241 HENRY
 STREET,
 STAMFORD, CT

**ELENA
 KALMAN
 ARCHITECT**

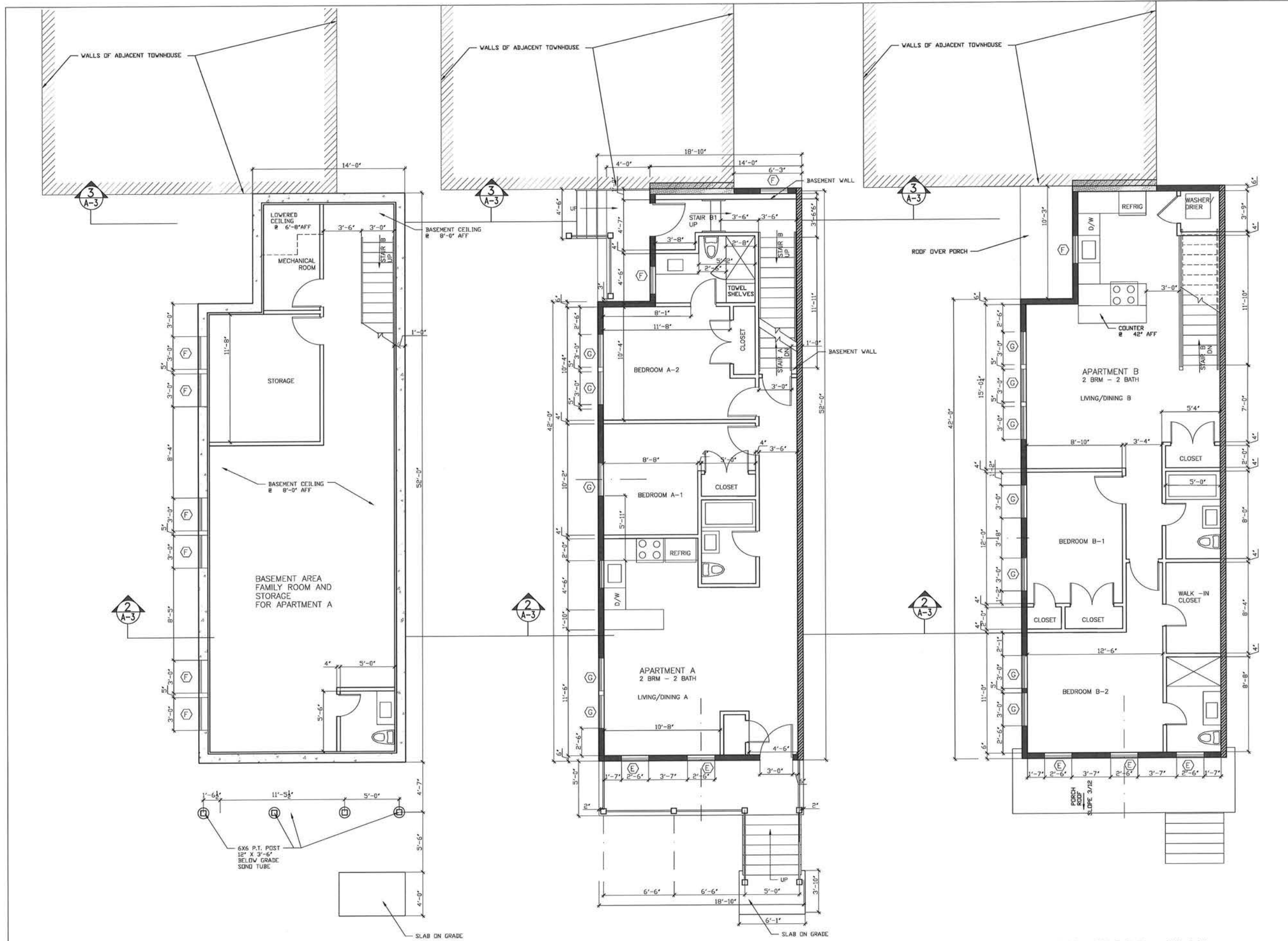
AIA

99 WILD DUCK ROAD
 STAMFORD, CT. 06903
 TEL. (203) 329-3074
 FAX (203) 329-7149

DRAWING TITLE
**DEVELOPMENT
 SKETCH**

DRAWN BY _____ EK
 CHECKED BY _____ EK
 DATE _____ 3-1-21
 SCALE _____
 PROJECT NAME _____ HENRY ST.
 DRAWING NUMBER _____

A-1



WALL LEGEND

	BASEMENT WALL	(7)
	UN-RATED EXTERIOR WALL	(2)
	1-HR RATED EXTERIOR WALL	(3)
	PARTY WALL BETWEEN BUILDINGS	(4)
	INTERIOR WALL	(1)

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Date	Issue

No.	Date	Revision

REPLICA OF HISTORIC HOUSE
 237-241 HENRY STREET,
 STAMFORD, CT

ELENA KALMAN ARCHITECT

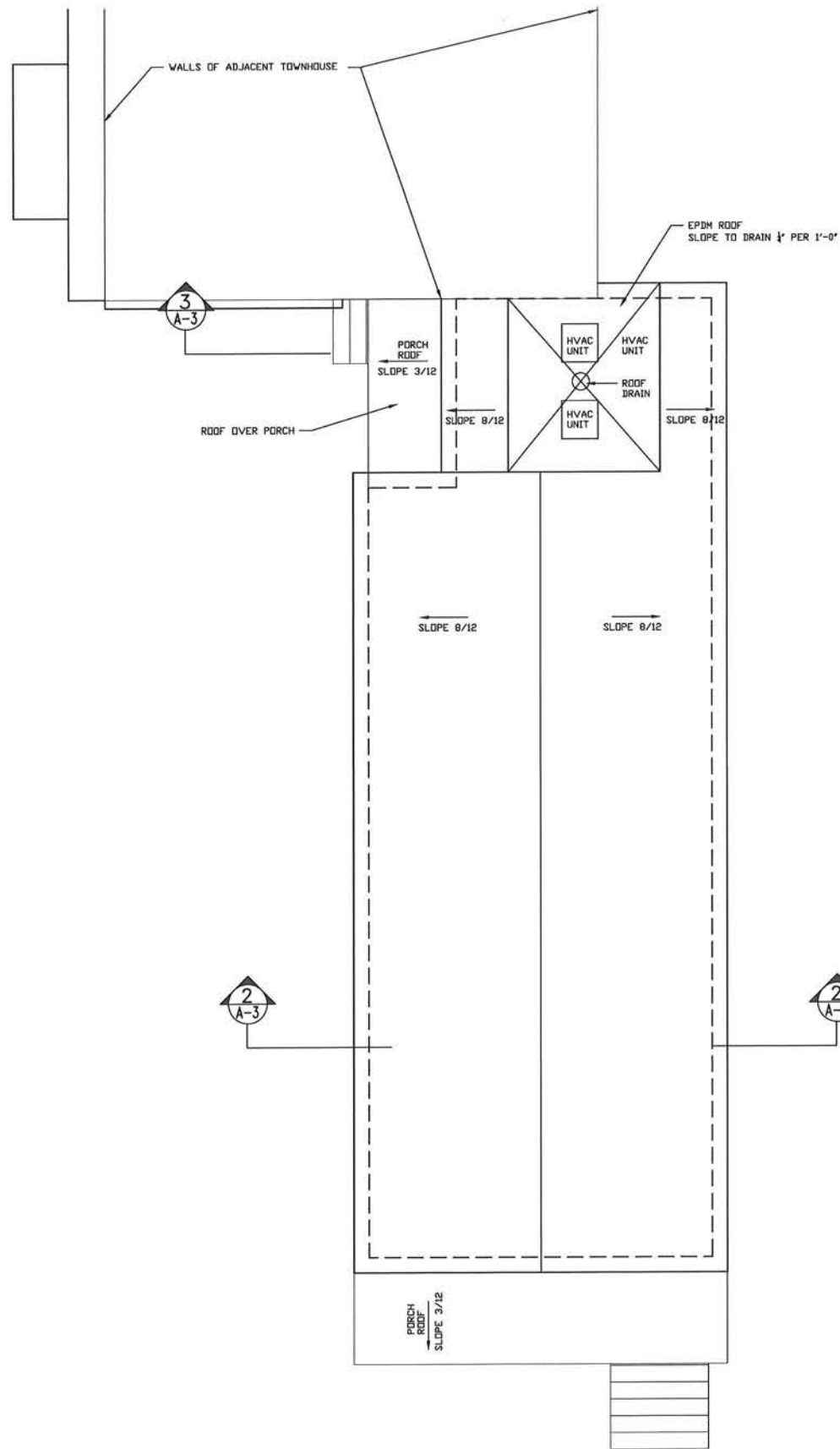
AIA

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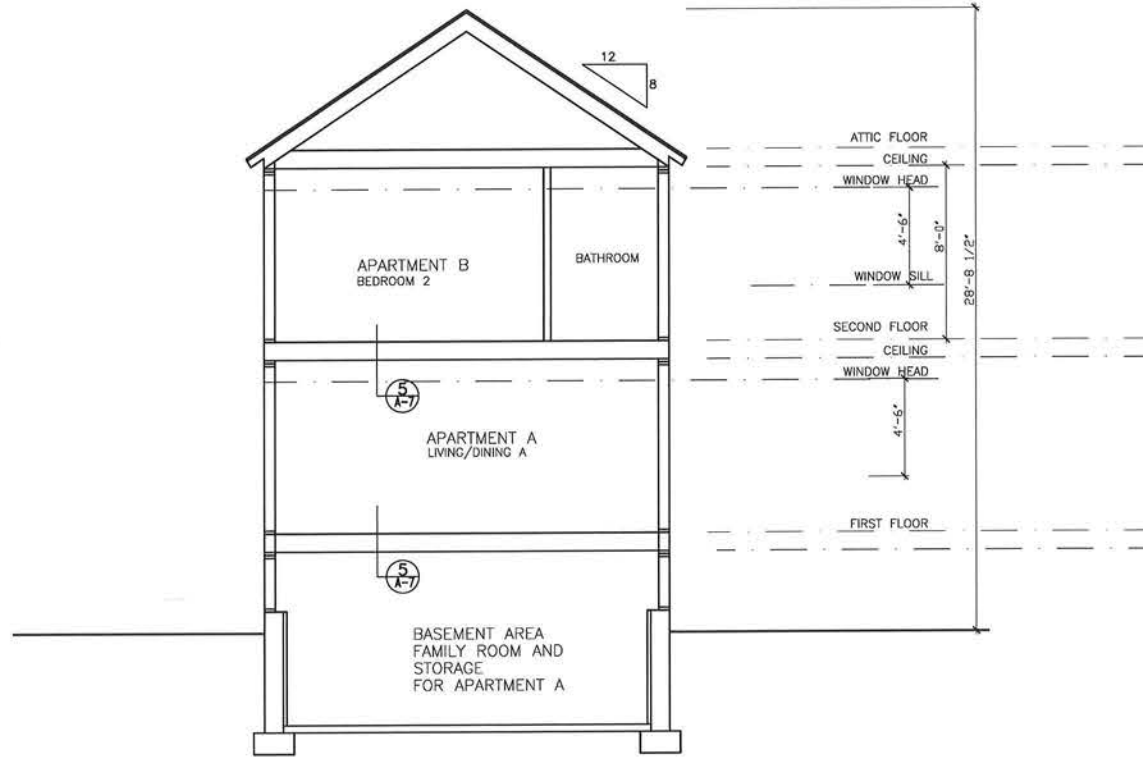
DRAWING TITLE

BASEMENT, FIRST AND SECOND FLOOR PLANS

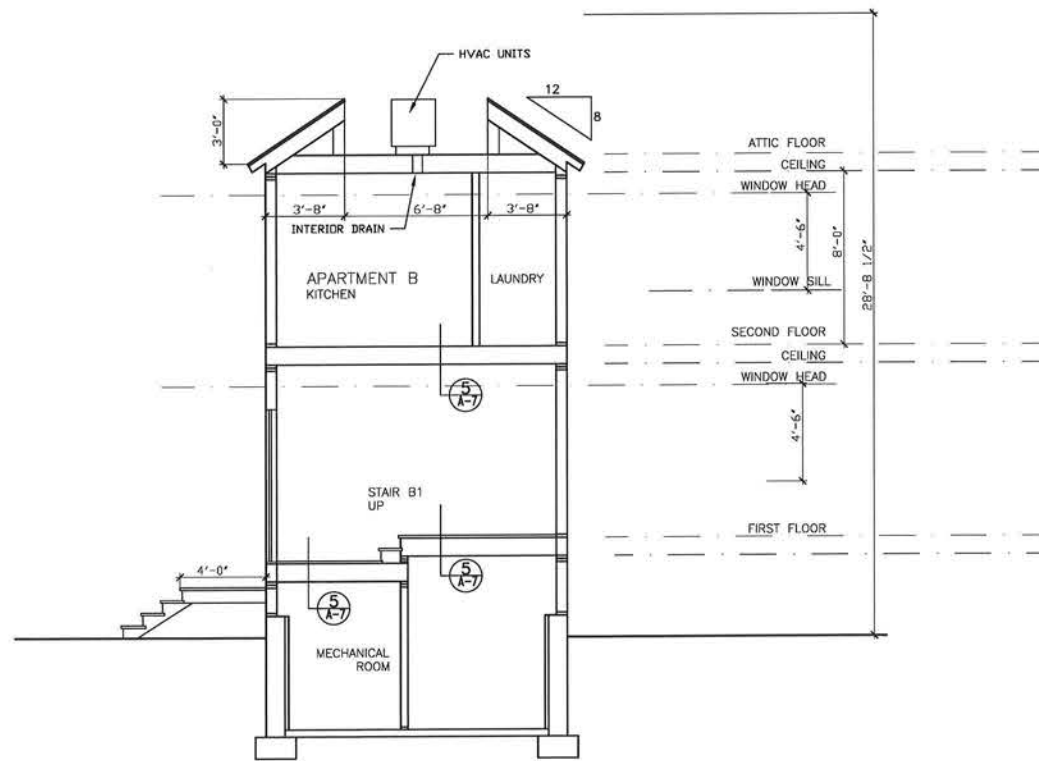
DRAWN BY	EK
CHECKED BY	EK
DATE	3-1-21
SCALE	1/4" = 1'-0"
PROJECT NAME	HENRY ST.
DRAWING NUMBER	



1 ROOF PLAN



2 CROSS SECTION



3 CROSS SECTION

NOTE:
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Date	Issue

No.	Date	Revision

REPLICA OF
 HISTORIC HOUSE
 237-241 HENRY
 STREET,
 STAMFORD, CT

ELENA KALMAN ARCHITECT
 AIA
 99 WILD DUCK ROAD
 STAMFORD, CT. 06903
 TEL. (203) 329-3074
 FAX (203) 329-7149

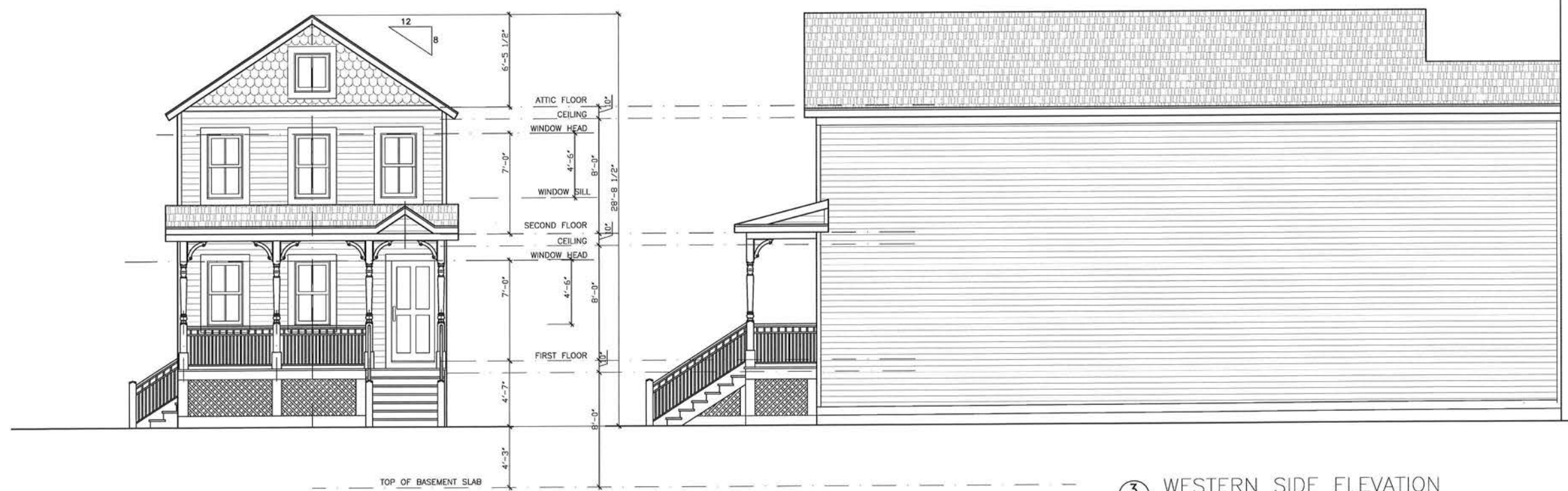
DRAWING TITLE
ROOF PLAN AND BUILDING SECTIONS

DRAWN BY: EK
 CHECKED BY: EK
 DATE: 3-1-21
 SCALE: 1/4" = 1'-0"
 PROJECT NAME: HENRY ST.
 DRAWING NUMBER:

A-3



1
A-4 DRIVEWAY SIDE ELEVATION (EASTERN)



2
A-4 HENRY STREET ELEVATION

3
A-4 WESTERN SIDE ELEVATION

NOTE:
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Date	Issue

No.	Date	Revision

REPLICA OF HISTORIC HOUSE
237-241 HENRY STREET,
STAMFORD, CT

EK
ELENA KALMAN ARCHITECT

AIA

99 WILD DUCK ROAD
STAMFORD, CT. 06903
TEL. (203) 329-3074
FAX (203) 329-7149

DRAWING TITLE
237 HENRY STREET ELEVATIONS

DRAWN BY	EK
CHECKED BY	EK
DATE	3-1-21
SCALE	1/4" = 1'-0"
PROJECT NAME	HENRY ST.
DRAWING NUMBER	

A-4



1 DRIVEWAY SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 STREET FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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No.	Date	Revision

REPLICA OF HISTORIC HOUSE
237-241 HENRY STREET,
STAMFORD, CT

ELENA KALMAN
ARCHITECT

AIA

99 WILD DUCK ROAD
STAMFORD, CT. 06903
TEL: (203) 329-3074
FAX (203) 329-7149

DRAWING TITLE
ELEVATIONS OF ENTIRE DEVELOPMENS

DRAWN BY: EK
CHECKED BY: EK
DATE: 3-1-21
SCALE: as noted
PROJECT NAME: HENRY ST.
DRAWING NUMBER:

A-5

INTERIOR MATERIALS: FINISH SCHEDULE:

ROOM NAME:	CEILING	FLOORING	WALLS	DOOR CASINGS	DOORS/FRAMES	WINDOW JAMBS	WINDOW SILLS	BASE
ALL LIVING SPACES INCLUDING: LIVING ROOMS, DINING ROOMS, BEDROOMS, CORRIDORS AND CLOSETS	5/8"GWB PAINTED (2 COATS MIN.) LATEX PAINT, FLAT	COMPOSITE ENGINEERED WOOD 3/4" THICK PRE-FINISHED	5/8"GWB PAINTED WALL LATEX PAINT, FLAT	WOOD CASINGS PAINTED WITH TWO COATS OF LOW LUSTER WATER BASED PAINT BY BENJAMIN MOORE	ALL INTERIOR DOORS TO BE WOOD-FACTORY FINISHED	WOOD CASINGS PAINTED WITH TWO COATS OF LOW LUSTER WATER BASED PAINT BY BENJAMIN MOORE	MAPLE WITH BULLNOSE EDGE POLYURETHANE FINISH	PAINTED WOOD MOLDING
KITCHEN	5/8"GWB PAINTED (2 COATS MIN.) LATEX PAINT, FLAT	PORCELAIN TILES 12"x12" or larger	5/8"GWB PAINTED WALL LATEX PAINT, FLAT	WOOD CASINGS PAINTED WITH TWO COATS OF LOW LUSTER WATER BASED PAINT BY BENJAMIN MOORE	ALL INTERIOR DOORS TO BE WOOD-FACTORY FINISHED	WOOD CASINGS PAINTED WITH TWO COATS OF LOW LUSTER WATER BASED PAINT BY BENJAMIN MOORE	MAPLE WITH BULLNOSE EDGE POLYURETHANE FINISH	PAINTED WOOD MOLDING
BATHROOMS	5/8" WATER PROOF (GREEN) GWB PAINTED (2 COATS MIN.) LATEX PAINT, EGGSHELL	PORCELAIN TILES 12"x12" or larger INSIDE SHOWER: 2"x2" TILE SILE STONE THRESHOLD IN SHOWER AND AT ENTRY DOOR	WANDERBOARD SUBSTRATE UP TO 4'-0" AND INSIDE BATH OR SHOWER (3 WALLS) WHICH WILL HAVE PREFAB ENCLOSURE WALL TILE: PORCELAIN TILE WAINSCOT AT 4'-0" AFF. FULL HEIGHT TILE WALL IN SHOWER 1/2" WATER PROOF (GREEN) GWB PAINTED WALL ABOVE 4'-0" LATEX PAINT, EGGSHELL (2 COATS MIN.)	WOOD CASINGS PAINTED WITH TWO COATS OF LOW LUSTER WATER BASED PAINT BY BENJAMIN MOORE	ALL INTERIOR DOORS TO BE WOOD-FACTORY FINISHED TEMPERED GLASS SHOWER DOORS AND SLIDING ENCLOSURES AT TUBS	WOOD CASINGS PAINTED WITH TWO COATS OF LOW LUSTER WATER BASED PAINT BY BENJAMIN MOORE	N/A	N/A
INTERIOR STAIRCASE WOOD STAIR WITH OAK STAINED TREADS AND PAINTED RISERS	5/8"GWB PAINTED (2 COATS MIN.) LATEX PAINT, FLAT	FIRST FLOOR ENTRY LANDING: PORCELAIN TILES 12"x12" OTHER LANDING: COMPOSITE ENGINEERED WOOD	5/8"GWB PAINTED WALL LATEX PAINT, FLAT	WOOD CASINGS PAINTED WITH TWO COATS OF LOW LUSTER WATER BASED PAINT BY BENJAMIN MOORE	ALL INTERIOR DOORS TO BE WOOD-FACTORY FINISHED	WOOD CASINGS PAINTED WITH TWO COATS OF LOW LUSTER WATER BASED PAINT BY BENJAMIN MOORE	MAPLE WITH BULLNOSE EDGE POLYURETHANE FINISH	PAINTED WOOD MOLDING
LAUNDRY CLOSET	5/8"GWB PAINTED (2 COATS MIN.) LATEX PAINT, FLAT	PORCELAIN TILES 12"x12" PROVIDE PAN AND FLOOR DRAIN	5/8"GWB PAINTED WALL LATEX PAINT, FLAT	WOOD CASINGS PAINTED WITH TWO COATS OF LOW LUSTER WATER BASED PAINT BY BENJAMIN MOORE	ALL INTERIOR DOORS TO BE WOOD-FACTORY FINISHED	N/A	N/A	N/A
BASEMENT SPACES	5/8"GWB PAINTED (2 COATS MIN.)	PORCELAIN TILES 12"x12" or larger	5/8"GWB PAINTED WALL LATEX PAINT, FLAT	WOOD CASINGS PAINTED WITH TWO COATS OF LOW LUSTER WATER BASED PAINT BY BENJAMIN MOORE	ALL INTERIOR DOORS TO BE WOOD-FACTORY FINISHED	WOOD CASINGS PAINTED WITH TWO COATS OF LOW LUSTER WATER BASED PAINT BY BENJAMIN MOORE	MAPLE WITH BULLNOSE EDGE POLYURETHANE FINISH	PAINTED WOOD MOLDING

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WINDOW SCHEDULE:

ALL WINDOWS TO BE BY MARVIN OR EQUAL WITH U-VALUE 0.30 OR LOWER, WOOD WITH ALUMINUM CLAD EXTERIOR. SIMULATED DIVIDED LIGHTS - WOOD MULLION INSIDE, ANODIZED ALUMINUM SPACE BETWEEN PANES, WHITE OUTSIDE MULLION. WINDOW INTERIOR AND EXTERIOR COLOR: WHITE, INSECT SCREENS, TWO-OVER-TWO LIGHTS. CONTRACTOR TO PRESENT WINDOW, DOOR AND HARDWARE SAMPLES AND CATALOG CUTS.

WINDOW SYMBOL AND ELEVATION	DESCRIPTION, DIMENSIONS, LIGHT AND AIR
	DOUBLE HUNG WINDOW "E" 2'-6" X 4'-6" WINDOW LIGHT AREA: 2.5 X 4.5 = 11.25 S.F. VENTILATION AREA: 2.5 X 2.5 = 5.625 S.F.
	DOUBLE HUNG WINDOW "G" 3'-0" X 5'-0" MEETS EGRESS CODE WINDOW LIGHT AREA: 3 X 5 = 15 S.F. VENTILATION AREA: 3 X 2.5 = 7.5 S.F.
	2-6/2-6 CASEMENT WINDOW COORDINATE HINGE LOCATION TO OPEN FROM MIDDLE OF ROOM. WINDOW LIGHT AREA: 2.5 X 2.5 = 6.25 S.F. VENTILATION AREA: 2.5 X 2.5 = 6.25 S.F.
	3-0/2-0 AWNING WINDOW - BASEMENT ONLY

DOOR AND HARDWARE SCHEDULE:

ALL WOOD INTERIOR DOORS TO BE FLUSH TYPE DESIGN, PAINT GRADE. ALL DOOR SWING DIRECTIONS AND DIMENSIONS ARE INDICATED ON PLANS. CONTRACTOR TO VERIFY NUMBER OF DOORS OF EACH TYPE ON SITE AND TO COORDINATE EXACT HARDWARE SPECS WITH SCHLEG TECHNICAL SALES REPRESENTATIVE AND THE ARCHITECT.

DOOR			HARDWARE		
DOOR TYPE	LOCATION	DOOR DESCRIPTION	ITEM CODE	ITEM DESCRIPTION	QTY PER DOOR
Ⓐ	ENTRANCE DOOR	DOOR "A" INSWING STEEL ENTRANCE DOOR EMBOSSED SERIES R-5 MINIMUM, WITH WEATHER STRIPPING, SELF CLOSING. 3'-0" X 6'-8", 2 PANEL DESIGN, H/C ACCESSIBLE THRESHOLD.	SOLOCK 4734000	SCHLAGE JUPITER S51 LEVER ENTRY 619	1
				SCHLAGE SINGLE CYLINDER DEADBOLT SATIN NICKEL	1
			SOHDWR 4000150	IVES DOOR VIEWER	1
				BALDWIN 4000-150 DOME DOOR STOP	1
Ⓑ	BEDROOM & BEDROOM - PRIVACY	SOLID CORE WOOD INTERIOR BEDROOM DOOR UNRATED DIMENSIONS PER PLAN	SOLOCK 4000150	SCHLAGE F10 JAZZ-619 PRIVACY	1
				BALDWIN 4000-150 DOME DOOR STOP	1
Ⓒ	CLOSET SINGLE DOOR	SOLID CORE WOOD INTERIOR STORAGE/CLOSET DOOR UNRATED DIMENSIONS PER PLAN	SOLOCK 4000150	SCHLAGE F10 JAZZ-619 PASSAGE	1
				BALDWIN 4000-150 DOME DOOR STOP	1
Ⓒ	CLOSET DOUBLE DOOR	DOUBLE HOLLOW CORE WOOD CLOSET DOOR UNRATED DIMENSIONS PER PLAN	SOLOCK 9873746	SCHLAGE F170 JAZZ DUMMY 619	2
			0461510	SCHLAGE ACCENT DUMMY RH SATIN NICKEL	1
			4000150	BALDWIN 0465-150 EDGE PULL	2
				BALDWIN 4000-150 DOME DOOR STOP	1

REPLICA OF HISTORIC HOUSE
237-241 HENRY STREET,
STAMFORD, CT

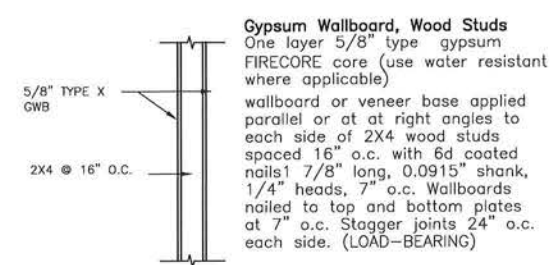


DRAWING TITLE
SCHEDULES

DRAWN BY	EK
CHECKED BY	EK
DATE	3-1-21
SCALE	1/4" = 1'-0"
PROJECT NAME	HENRY ST.
DRAWING NUMBER	

A-6

CLIENT:
PACIFIC HOUSE
 597 PACIFIC STREET
 STAMFORD, CT 06902

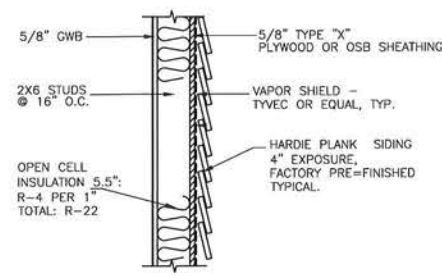


Gypsum Wallboard, Wood Studs
 One layer 5/8" type gypsum FIRECORE core (use water resistant where applicable)
 wallboard or veneer base applied parallel or at right angles to each side of 2X4 wood studs spaced 16" o.c. with 6d coated nails 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. Wallboards nailed to top and bottom plates at 7" o.c. Stagger joints 24" o.c. each side. (LOAD-BEARING)

Thickness: 4 3/4"
 Approx. Weight: 7 psf

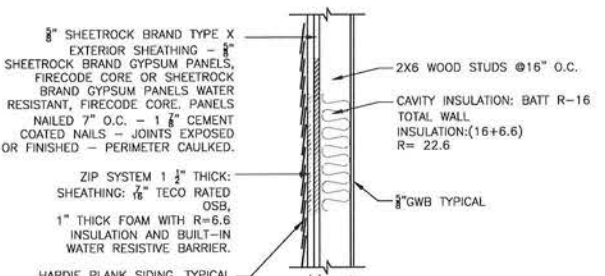
NOTE: ALL INTERIOR WALLS SHALL BE CONSTRUCTED AS 1-HR.

1-HR RATED WALL - UL Des 305
 3/4"=1'-0"



5/8" GWB
 2X6 STUDS @ 16" O.C.
 5/8" TYPE "X" PLYWOOD OR OSB SHEATHING
 VAPOR SHIELD - TYVEC OR EQUAL, TYP.
 HARDIE PLANK SIDING 4" EXPOSURE, FACTORY PRE-FINISHED TYPICAL.
 OPEN CELL INSULATION 5.5": R-4 PER 1" TOTAL: R-22

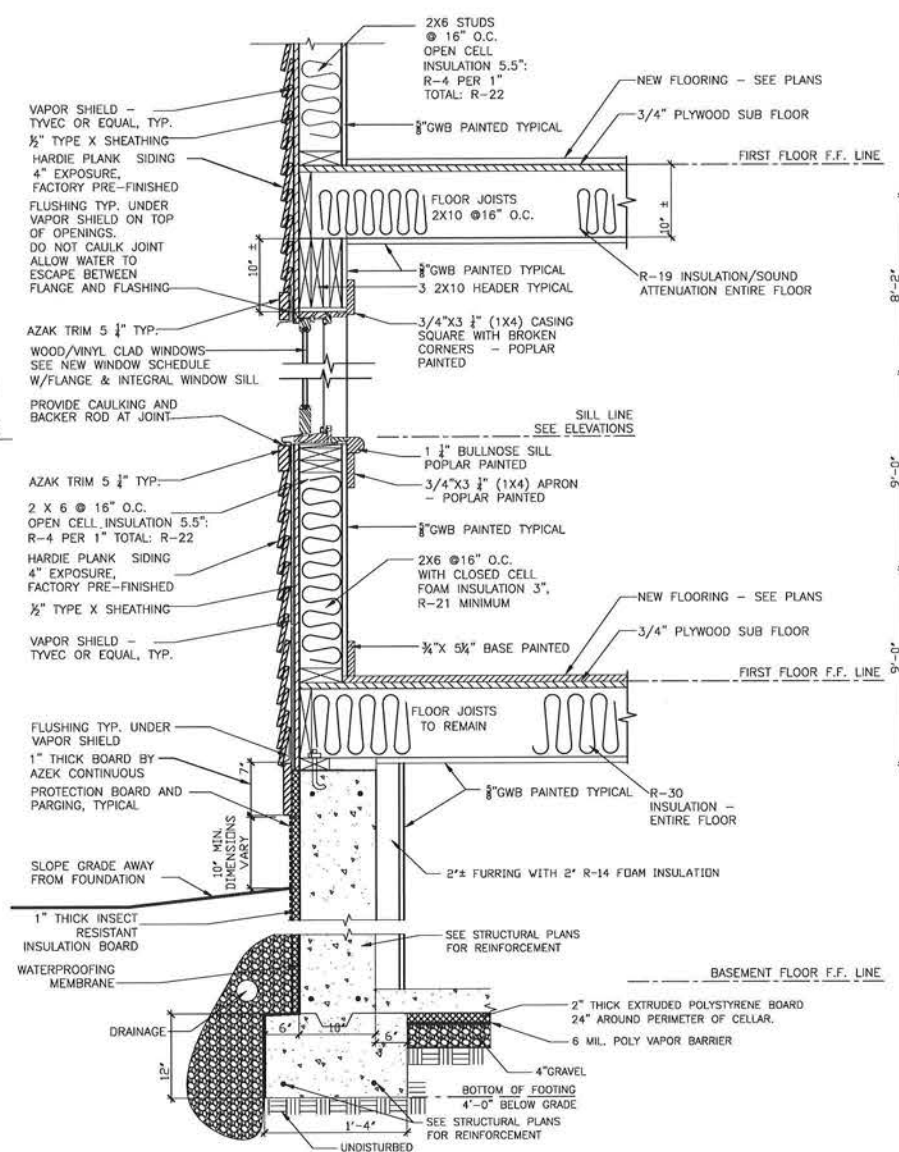
2 EXTERIOR WALL
 3/4"=1'-0"



5/8" SHEETROCK BRAND TYPE X EXTERIOR SHEATHING - 5/8"
 SHEETROCK BRAND GYPSUM PANELS, FIRECODE CORE OR SHEETROCK BRAND GYPSUM PANELS WATER RESISTANT, FIRECODE CORE, PANELS NAILED 7" O.C. - 1 1/2" CEMENT COATED NAILS - JOINTS EXPOSED OR FINISHED - PERIMETER CAULKED.
 ZIP SYSTEM 1 1/2" THICK: SHEATHING: 1/8" TECO RATED OSB, 1" THICK FOAM WITH R=6.6 INSULATION AND BUILT-IN WATER RESISTIVE BARRIER.
 HARDIE PLANK SIDING, TYPICAL
 2X6 WOOD STUDS @ 16" O.C.
 CAVITY INSULATION: BATT R-16
 TOTAL WALL INSULATION: (16+6.6) R= 22.6

NOTE: THIS DESIGN IS APPLICABLE TO WALL LESS THEN 5' FROM PROPERTY LINE

3 EXTERIOR WALL: 1-HR FIRE RATED: UL Des U305
 3/4"=1'-0"



7 TYPICAL FOUNDATION AND WALL SECTION AT WINDOW
 1"=1'-0"

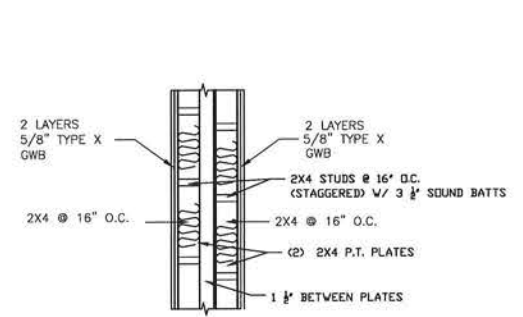
NOTE 1: FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR CEDAR SIDING AND TRIM. COORDINATE NAILS LENGTH TO ASSURE THAT SIDING IS NAILED TO STUDS. GALVANIZED NAILS ONLY. USE TYVEC OR EQUAL VAPOR BARRIER AND PRO-FLUSHING AT ALL OPENING. INSTALL PAINT ALL CUT EDGES OF SIDING AND TRIM.
 NOTE 2: FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR PELLA WINDOWS.

SHEETROCK & SHEATHING NOTES:

- ALL INTERIOR WALLS AND CEILINGS TO BE FACED WITH WITH: 5/8" SHEETROCK BRAND GYPSUM PANELS, FIRECORE CORE.
- ROOF SHEATHING TO BE 3/4" MIN. EXTERIOR TYPE PLYWOOD OR EXTERIOR QUALITY GYPSUM PRODUCT.
- WALL SHEATHING TO BE 5/8" MIN. EXTERIOR TYPE PLYWOOD OR EXTERIOR QUALITY GYPSUM PRODUCT.

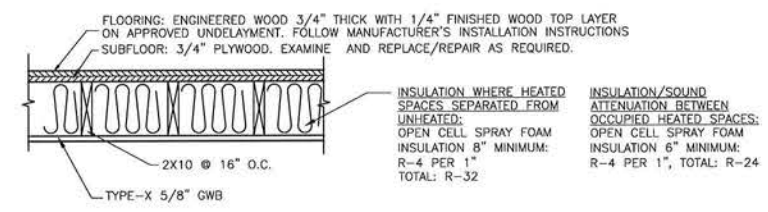
INSULATION NOTES:

- WALL INSULATION TO BE R-21 MINIMUM.
- ROOF/ATTIC INSULATION TO BE R-40 MINIMUM.
- CELLAR CEILING INSULATION TO BE R-21 MINIMUM.
- FLOOR RIM JOISTS AT EXTERIOR WALL TO BE R-21 INSULATION MINIMUM.
- WINDOWS TO BE U-VALUE .030 OR LOWER.
- EXTERIOR DOORS TO BE R-5 MINIMUM, FULLY WETHERSTRIPED.
- ALL CAPS, PENETRATIONS, SEPARATIONS FROM FRAMING, PLUMBING, HVAC WORK, ETC., SHALL BE SEALED WITH FOAM, CALK TAPE MASTIC OR ANY OTHER METHOD PRESENTED BY CONTRACTOR AND APPROVED BY THE ARCHITECT.



2 LAYERS 5/8" TYPE X GWB
 2X4 STUDS @ 16" O.C. (STAGGERED) w/ 3 1/2" SOUND BATTS
 2X4 @ 16" O.C.
 2X4 @ 16" O.C.
 2X4 P.T. PLATES
 1 1/2" BETWEEN PLATES

UL U301/GA WP 3725 PARTY WALL
 3/4"=1'-0"



FLOORING: ENGINEERED WOOD 3/4" THICK WITH 1/4" FINISHED WOOD TOP LAYER ON APPROVED UNDESLAYMENT. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS SUBFLOOR: 3/4" PLYWOOD. EXAMINE AND REPLACE/REPAIR AS REQUIRED.
 INSULATION WHERE HEATED SPACES SEPARATED FROM UNHEATED: OPEN CELL SPRAY FOAM INSULATION 8" MINIMUM: R-4 PER 1" TOTAL: R-32
 INSULATION/SOUND ATTENUATION BETWEEN OCCUPIED HEATED SPACES: OPEN CELL SPRAY FOAM INSULATION 6" MINIMUM: R-4 PER 1", TOTAL: R-24

Wood Joists, Gypsum Wallboard
 1" nom. wood sub and finish floor, 5/8" SHEETROCK Brand Gypsum Panels, FIRECORE Core attached at right angles to 2X10 minimum wood joists @16" o.c. with 6d coated nails 1 7/8" long, 0.0915" shank, 1/4" heads, 6" o.c., -joints, fin.

UL DES.L501 1 HOUR FLOOR - CEILING
 3/4"=1'-0"

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Date	Issue

No.	Date	Revision

REPLICA OF HISTORIC HOUSE
 237-241 HENRY STREET, STAMFORD, CT

ELENA KALMAN ARCHITECT
 AIA
 99 WILD DUCK ROAD
 STAMFORD, CT. 06903
 TEL. (203) 328-3074
 FAX (203) 328-7149

DRAWING TITLE
SECTION DETAILS

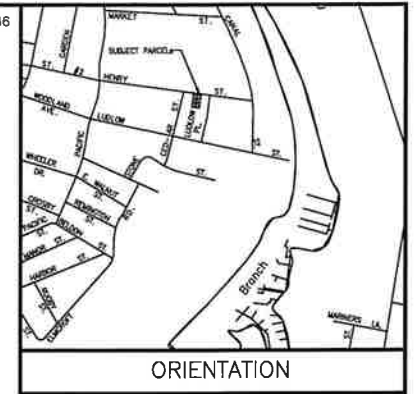
DRAWN BY	EK
CHECKED BY	EK
DATE	2-18-21
SCALE	1/4" = 1'-0"
PROJECT NAME	HENRY ST.
DRAWING NUMBER	

A-7

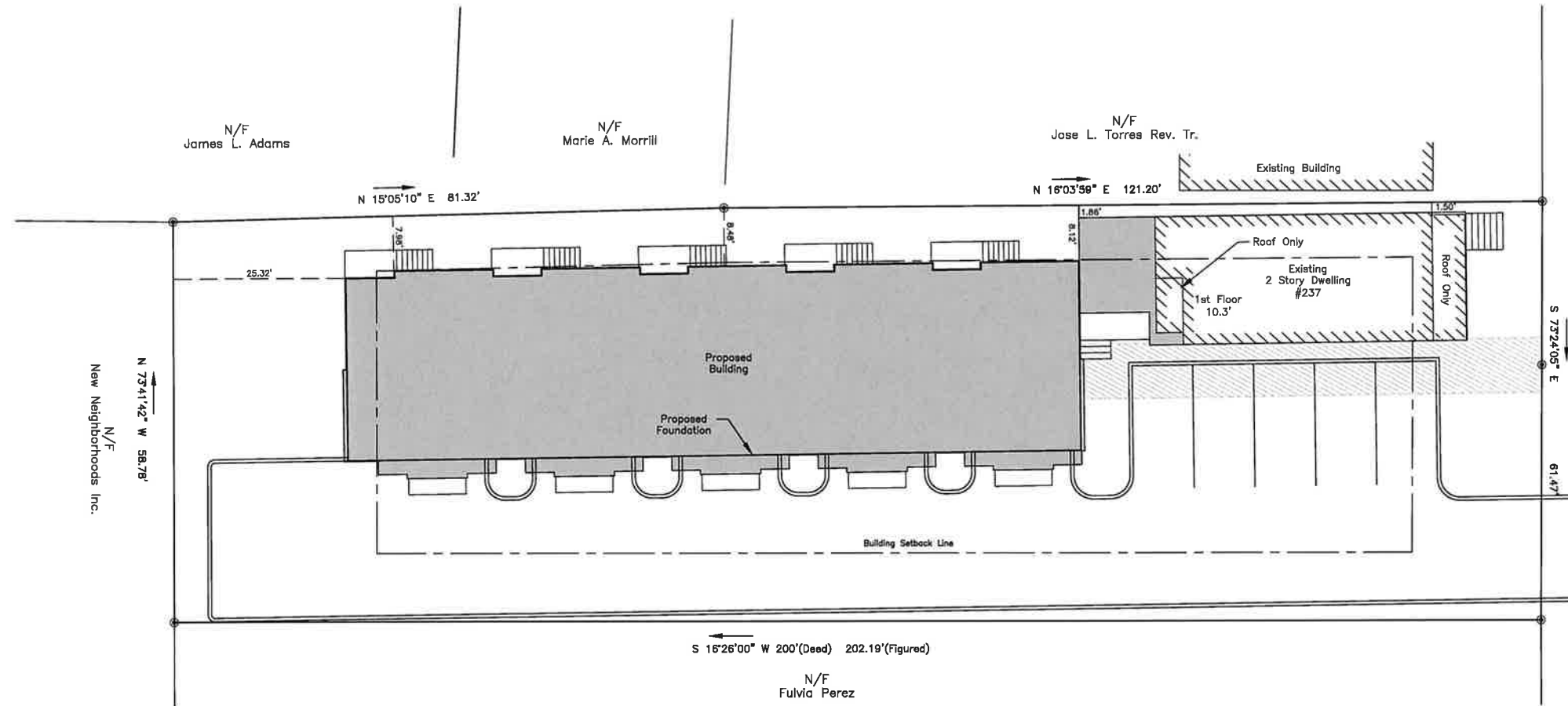
R-MF ZONE BUILDING SETBACK REQUIREMENTS

- Front Street Line Setback..... 15'
- Center Line Of Street Setback..... 40'
- Rear Yard Setback..... 30'
- Lot Area 5000 - 20000sf.....
Side Yard Setback .8' W/ Total Of .18'
- Lot Area At Least 20000sf...Each Side Yard Setback
At Least Equal To 1/2 The Height Of The Building
And In No Case Less Than Ten Feet (15')
- Max. Building Coverage.....30% Of Lot Area
- Max. Building Coverage.....35%⁽¹⁾ Of Lot Area

Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority

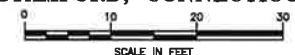


Property Lines Not Staked By Contractual Agreement
Soil Types Not Delineated By Contractual Agreement



HENRY STREET
(42' ± Wide)

PLOT PLAN
PREPARED FOR
239-241 HENRY STREET ASSOCIATES, LLC
STAMFORD, CONNECTICUT



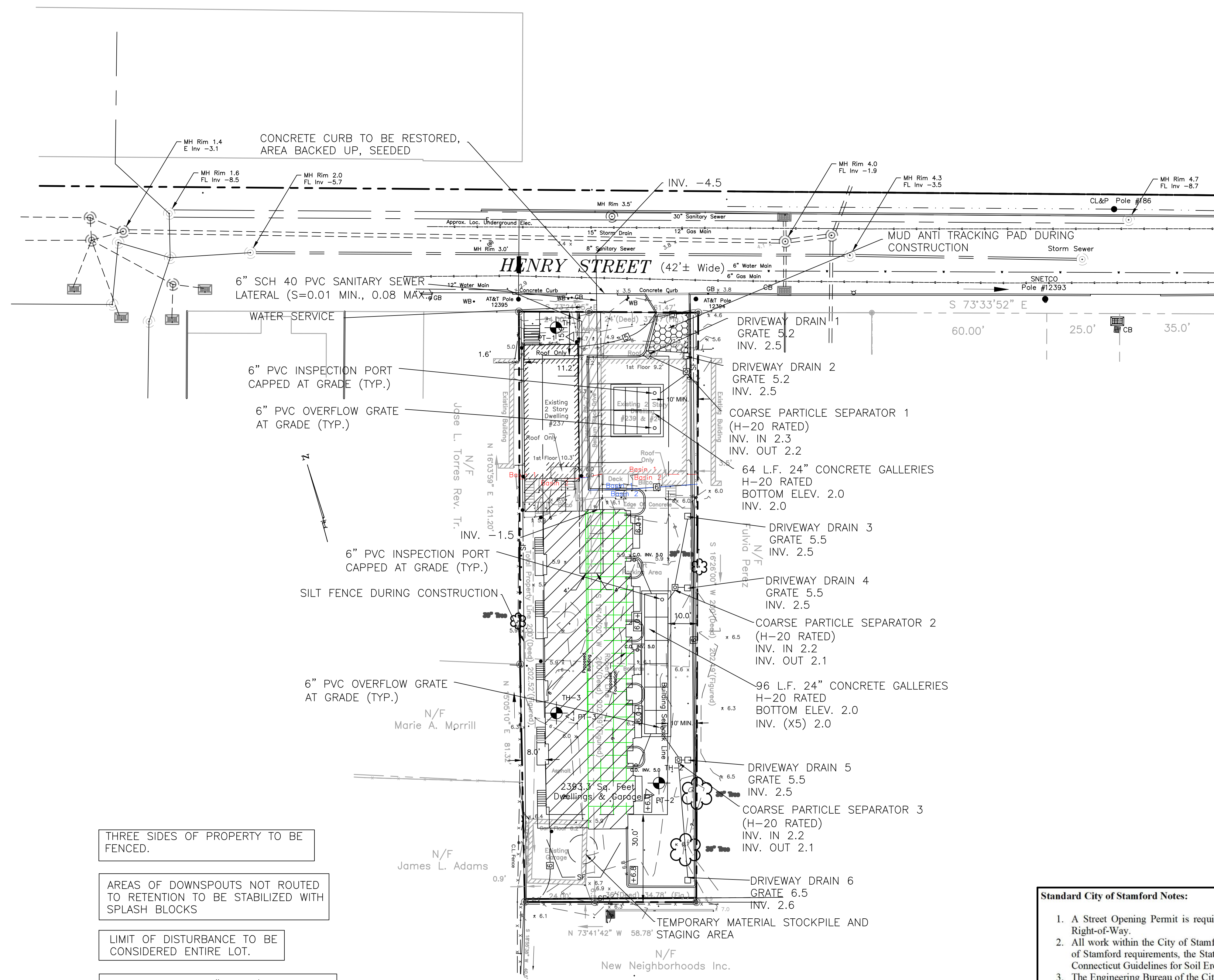
- Notes:**
- Elevations based on NAVD-88 Datum.
 - Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parcel testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Edward J. Frattaroli, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction.
 - The contractor shall notify all public utility companies by calling Call-Before-You-Dig at 1-800-922-4455 at least 72 hours prior to crossing their lines.
 - Property is Subject to utility easements and/or Private Agreements if any, in addition to those depicted, noted and/or referenced on this Map. Reference is hereby made to all notes on Recorded Documents hereon referenced that pertain to this parcel. NO ABSTRACT OF TITLE PROVIDED.
 - Property Lies In Zone "A" Flood zone as Defined from Flood Insurance Rate Map, City Of Stamford, Connecticut, Panel 518 of 826, Community Panel Number 09001009160 Effective Date 07/08/2013. Subject Property is Depicted in an Area that is shown as being protected from the 1-percent chance or greater flood hazard by a Levee system. Overlapping or Failure of any Levee system is Possible. For additional information see the "Accredited Levee Note" in notes to users <https://mac.fema.gov>.

Refer To:
 Map No. 15163 S.L.R.
 Total Lot Area = 12,250 Sq. Ft.
 Existing Dwelling & Proposed Building Cover 33.9% Of Lot Area
 Proposed Building Covers 27.9% Of Lot Area
 Scale 1" = 10'

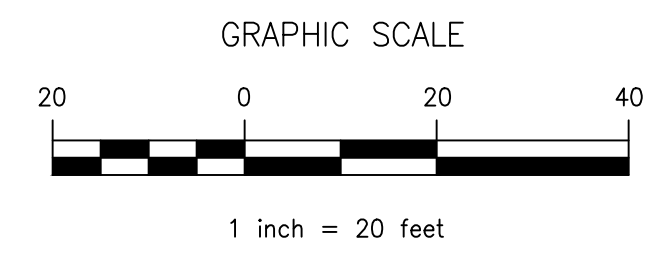
This survey and map has been prepared in accordance with Section 20-300b-1 thru 20-300b-20 of the Regulation of Connecticut State Agencies--Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "ZONING LOCATION SURVEY" based on a "RESURVEY" conforming to horizontal Accuracy Class "A-2" and intended to be used for COMPLIANCE OR NON-COMPLIANCE WITH EXISTING REQUIREMENTS.
 To my knowledge and belief this plan is substantially correct as noted hereon.

BY
FOR: EDWARD J. FRATTAROLI, INC.
 Land Surveyors - Engineers - Land Planners
 STAMFORD, CONNECTICUT Feb. ____, 2021

This Document and Copies Thereof are Valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null and void.

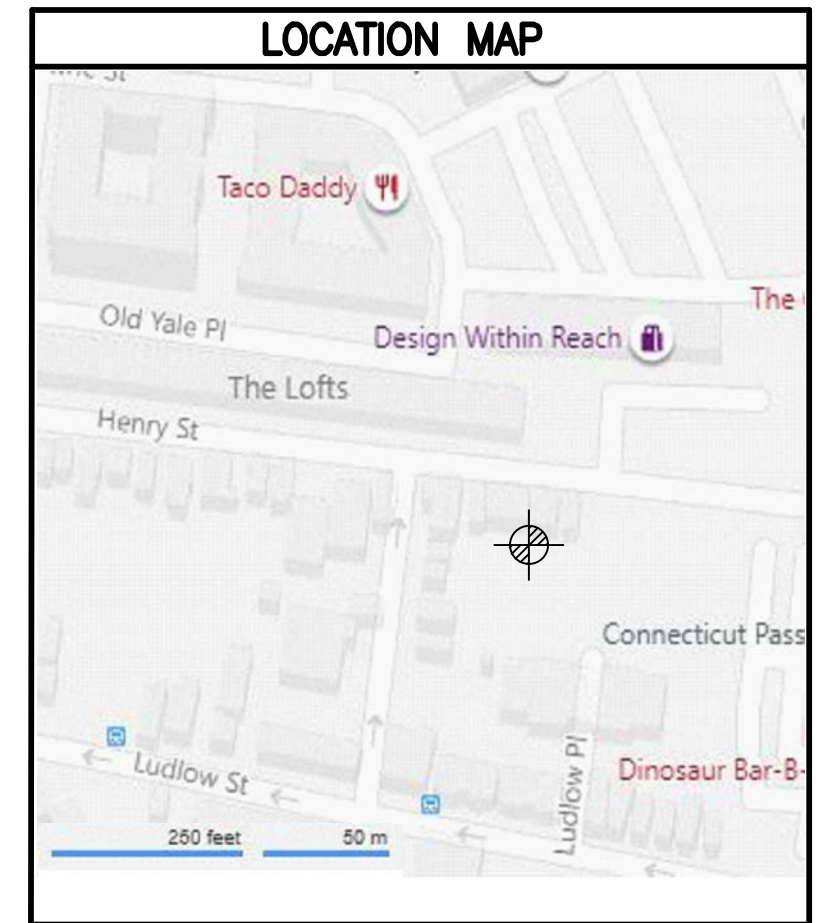


- THREE SIDES OF PROPERTY TO BE FENCED.
- AREAS OF DOWNSPOUTS NOT ROUTED TO RETENTION TO BE STABILIZED WITH SPLASH BLOCKS
- LIMIT OF DISTURBANCE TO BE CONSIDERED ENTIRE LOT.
- ALL PIPES TO BE 6" PVC (S=0.01 MIN. UNLESS OTHERWISE NOTED.



GENERAL CONSTRUCTION NOTES:

1. CONSTRUCTION AND STRUCTURES SHALL COMPLY WITH ALL MUNICIPAL OR STATE REQUIREMENTS. ALL WORK SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, TO THE SATISFACTION OF THE ENGINEERING BUREAU, THAT CONSTRUCTION IS IN ACCORDANCE WITH THESE PLANS.
2. THE ENGINEERING BUREAU OF THE DEPARTMENT OF PUBLIC WORKS AND THE ENGINEER OF RECORD SHALL BE NOTIFIED THREE DAYS PRIOR TO THE COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.
3. NO CERTIFICATE OF CONFORMANCE TO STANDARDS SHALL BE ISSUED BY THE DESIGN ENGINEER IF PROPER NOTICE IS NOT PROVIDED FOR INSPECTIONS OR IF INSPECTIONS ARE NOT MADE PRIOR TO BACKFILLING OF BELOW GROUND STRUCTURES AND APPURTENANCES.
4. SUBSURFACE STRUCTURES AND UTILITIES HAVE BEEN DETERMINED FROM EXISTING RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. IN ORDER TO AVOID CONFLICT OF THE PROPOSED WORK AND EXISTING UTILITIES, THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES BY EXCAVATING TEST HOLES. IF THE CONTRACTOR DETERMINES THAT A CONFLICT EXISTS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER, WHO WILL MAKE THE NECESSARY ADJUSTMENTS.
5. EXISTING PROPERTY AND UTILITY INFORMATION WAS TAKEN FROM A SURVEY BY EDWARD J. FRATTAROLI, INC. TITLED "PLOT PLAN PREPARED FOR 239-241 HENRY STREET ASSOCIATES LLC", DATED SEPTEMBER 17, 2018.
6. ALL SANITARY SEWER PIPE SHALL BE EITHER SDR-35 P.V.C. (ASTM D-3034) OR CLASS 52 DUCTILE IRON (ANSI A 21-51), AS INDICATED ON THE PLANS, UNLESS OTHERWISE INDICATED. ALL SANITARY SEWER PIPE SHALL HAVE RUBBER GASKET SLIP-TYPE JOINTS. INFILTRATION INTO SANITARY SEWERS SHALL NOT EXCEED 150 GALLONS PER INCH OF PIPE DIAMETER PER MILE OF PIPE IN 24 HOURS.
7. NO PIPE SHALL HAVE A BEND OF GREATER THAN 45 DEGREES.
8. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, OR OTHER APPROPRIATE CONTACT POINT PRIOR TO START OF CONSTRUCTION.
9. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION OF THE UTILITIES IN THE FIELD BY WHATEVER MEANS HE DEEMS PRUDENT.
10. THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE, NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
11. TOTAL SITE AREA = 0.2812 ACRES



- Standard City of Stamford Notes:**
1. A Street Opening Permit is required for all work within the City of Stamford Right-of-Way.
 2. All work within the City of Stamford Right-of-Way shall be constructed to City of Stamford requirements, the State of Connecticut Basic Building Code and the Connecticut Guidelines for Soil Erosion and Sedimentation Control.
 3. The Engineering Bureau of the City of Stamford shall be notified three days prior to any commencement within the City of Stamford Right-of-Way.
 4. Trees within the City of Stamford Right-of-Way to be removed shall be posted in accordance with the Tree Ordinance.
 5. Prior to any excavation the Contractor and/or Applicant/Owner, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark out of underground utilities.
 6. All retaining walls greater than three (3) feet measured from finished grade at the top of the wall to finished grade at the bottom of the wall and retaining walls supporting a surcharge or impounding Class I, II, or II-A liquids are required to have a Building Permit. Retaining walls shall be designed, and inspected during construction by a Professional Engineer licensed in the State of Connecticut. Prior to issuance of a Certificate of Occupancy, retaining walls shall be certified by a Professional Engineer licensed in the State of Connecticut.
 7. Certification will be required by a professional engineer licensed in the State of Connecticut that work has been completed in compliance with the approved drawings.
 8. A Final Improvement Location Survey will be required by a professional land surveyor licensed in the State of Connecticut.
 9. Connection to a city-owned storm sewer shall require the Waiver Covering Storm Sewer Connection to be filed with the City of Stamford Engineering Bureau.
 10. Granite block or other decorative stone or brick, depressed curb, driveway apron and curbing within the City of Stamford Right-of-Way shall require a waiver from the City of Stamford Engineering Bureau.
 11. Sediment and erosion controls shall be maintained and repaired as necessary throughout construction until the site is stabilized.
 12. To obtain a Certificate of Occupancy, submittal must include all items outlined in the Checklist for Certificate of Occupancy (Appendix D of the City of Stamford Drainage Manual).
 13. No EPB Permit #, Zoning Permit #, Zoning Board of Appeals # is applicable.

- SEDIMENTATION AND EROSION CONTROL NOTES**
1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. PERMANENT STABILIZATION SHALL BE SCHEDULED AS SOON AS FINAL GRADES ARE ESTABLISHED.
 2. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH AN APPROVED SEED MIXTURE. COVER NEWLY SEEDED AREAS WITH MULCH HAY OR SALT HAY.
 3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 CONNECTICUT 'GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL' HANDBOOK.
 4. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. CHECK AFTER EACH STORM EVENT.
 5. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF REQUIRED BY TOWN AUTHORITIES.
 6. SEDIMENT DEPOSITS REMOVED FROM FILTER BARRIERS SHALL BE PLACED IN FILL AREAS OR SPREAD WHERE THERE IS PROPOSED VEGETATIVE COVER. ANY SEDIMENT DEPOSITS REMAINING AFTER THE FILTER BARRIER IS REMOVED SHALL BE FINE GRADED AND PLANTED ACCORDING TO PLAN.
 7. THE SITE CONSTRUCTION CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE (AND/OR THE CONSERVATION COMMISSION) OF ANY TRANSFER OF THIS RESPONSIBILITY AND CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED TO A NEW OWNER.

FAIRFIELD COUNTY ENGINEERING LLC

80 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

239-241 HENRY STREET ASSOCIATES LLC

239-241 HENRY STREET STAMFORD, CONNECTICUT

3-8-21
date

DRAINAGE PLAN

CIVIL ENGINEERS

1673
project

1 OF 2
sheet

FCE Project #	1673	Date Performed:	9/18/20
Client:	239-241 Henry Street Associates LLC		
Location:	239-241 Henry Street, Stamford		
Observed by:	Wayne D'Avanzo		
Test Hole 1:			
0-9"	Topsoil		
9-26"	Brown Silty Loam		
26-60"	Light Brown Gravel and Silt		
	No Ground Water		
	No Mottling		
	No Ledger		
Test Hole 2:			
0-9"	Topsoil		
9-72"	Tan fine Gravel, stony		
	No Ground Water		
	No Mottling		
	No Ledger		
Test Hole 3:			
0-9"	Topsoil		
9-72"	Tan fine Gravel, stony		
	No Ground Water		
	No Mottling		
	No Ledger		

Conducted by: Wayne D'Avanzo Project: 1673
 Type: Borehole infiltration; 4" solid pipe
 Location: 239-241 Henry Street Town: Stamford
 Client: 239-242 Henry Street Associates LLC Date: 9/18/2020

Weather conditions prior to and during tests:
 Overcast, no rain

Single Lot: X Subdivision:
 Diameter of Hole: 4" Depth of Hole: 48"

PT-1
 Pre-Soak @: 9:15 AM Design
 0.89"/Hr.

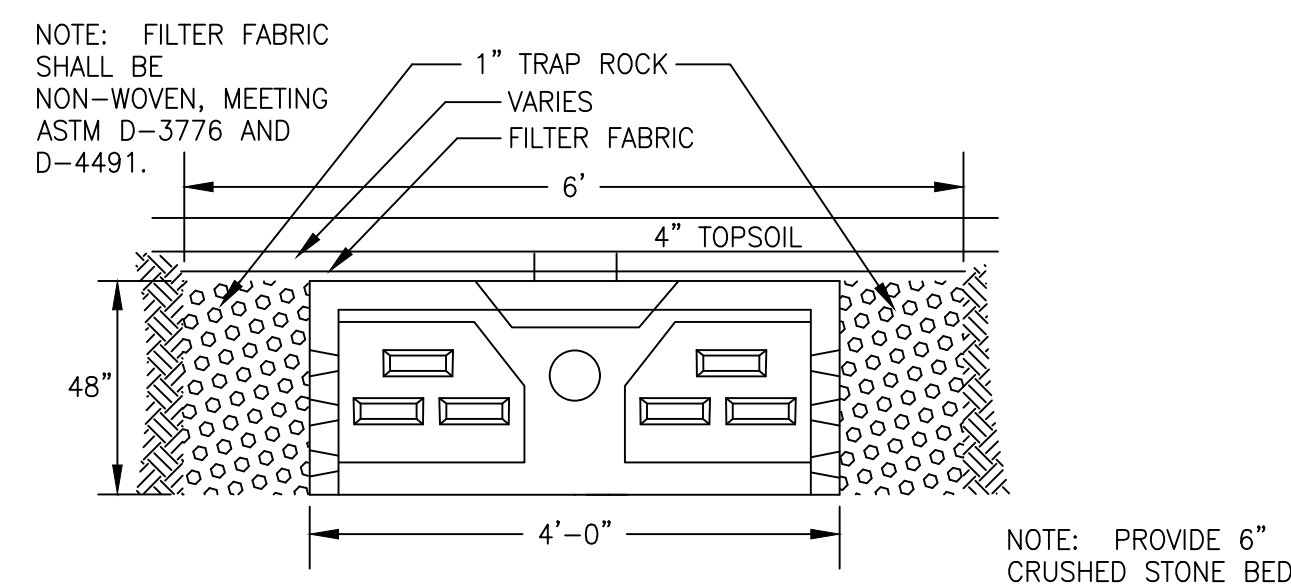
Time	Time Increment	Depth to Water	Drop in inches	Soil Percolation Rate Time to drop 1 inch	
10:00 AM	---	24"	---	---	
11:00 AM	1 Hr.	25 1/2"	1 1/2"	40.0 Min.	Refill to 24"
11:05 AM	---	24"	---	---	
12:05 PM	1 Hr.	25 3/4"	1 3/4"	34.3 Min.	Refill to 24"
12:10 PM	---	24"	---	---	
1:10 PM	1 Hr.	25 7/8"	1 7/8"	32.0 Min.	Refill to 24"
1:12 PM	---	24"	---	---	
2:12 PM	1 Hr.	26"	2"	30.0 Min.	
				Avg. = 1.78"	

PT-2
 Pre-Soak @: 9:17 AM Design
 1.70"/Hr.

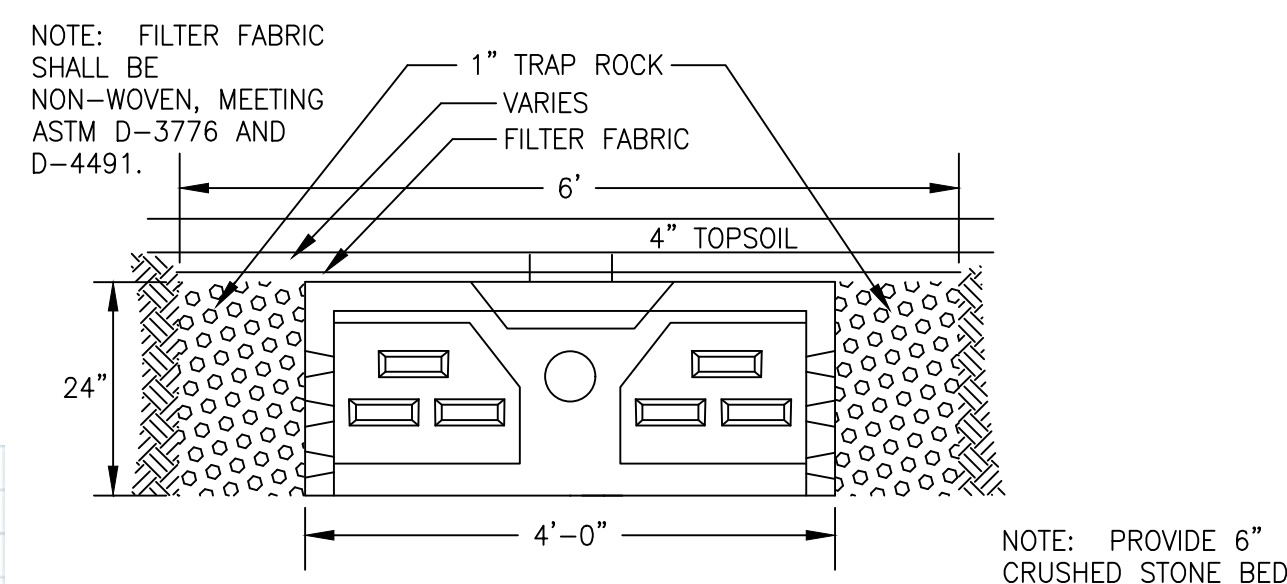
Time	Time Increment	Depth to Water	Drop in inches	Soil Percolation Rate Time to drop 1 inch	
10:03 AM	---	24"	---	---	
11:03 AM	1 Hr.	26 1/4"	3 1/4"	18.5 Min.	Refill to 24"
11:08 AM	---	24"	---	---	
12:08 PM	1 Hr.	25 7/8"	3 1/2"	17.1 Min.	Refill to 24"
12:08 PM	---	24"	---	---	
1:08 PM	1 Hr.	26 1/8"	3 3/8"	17.8 Min.	Refill to 24"
1:14 PM	---	24"	---	---	
2:14 PM	1 Hr.	26 1/2"	3 1/2"	17.1 Min.	
				Avg. = 3.41"	

PT-3
 Pre-Soak @: 9:17 AM Design
 1.73"/Hr.

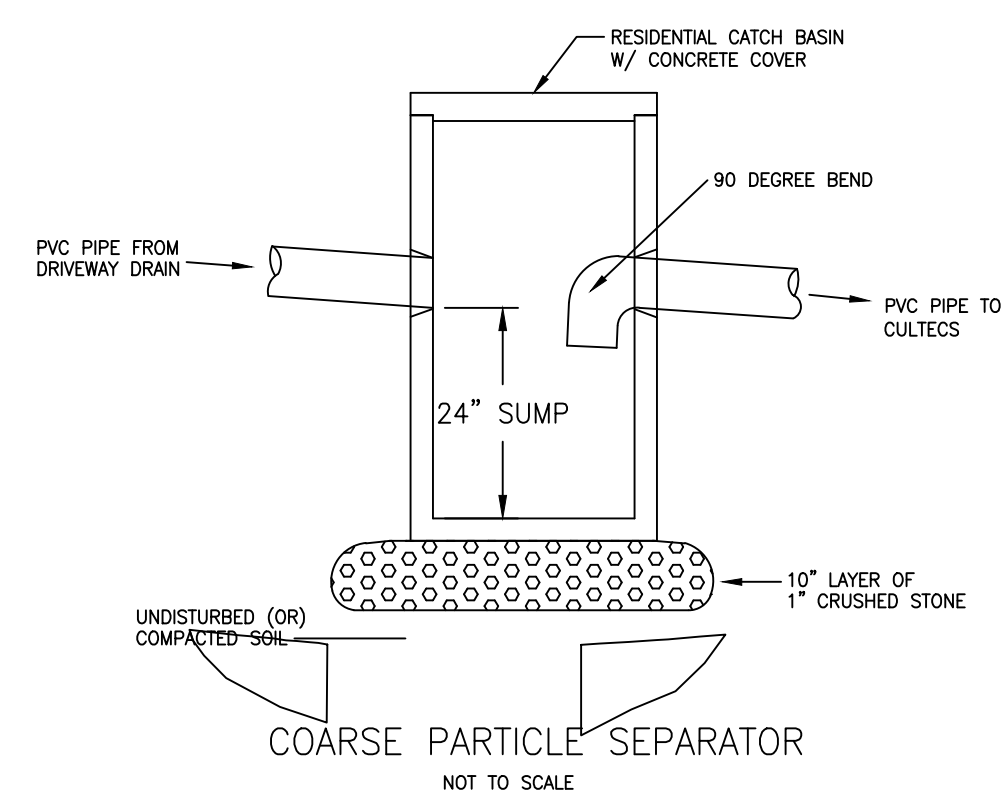
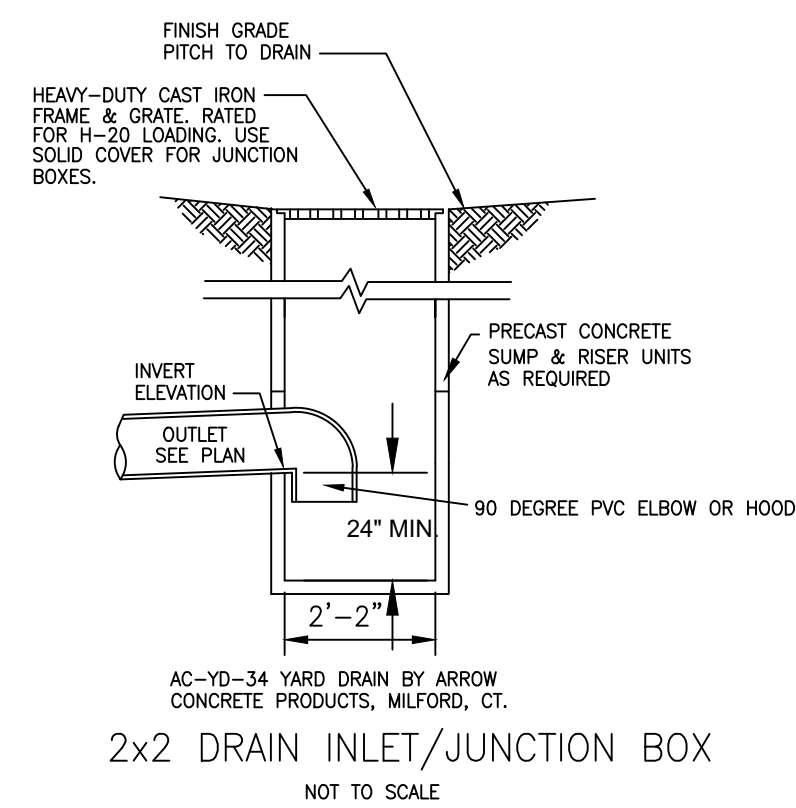
Time	Time Increment	Depth to Water	Drop in inches	Soil Percolation Rate Time to drop 1 inch	
10:06 AM	---	24"	---	---	
11:06 AM	1 Hr.	26 1/4"	3"	20.0 Min.	Refill to 24"
11:11 AM	---	24"	---	---	
12:11 PM	1 Hr.	25 7/8"	3 5/8"	16.6 Min.	Refill to 24"
12:12 PM	---	24"	---	---	
1:12 PM	1 Hr.	26 1/8"	3 1/2"	17.1 Min.	Refill to 24"
1:17 PM	---	24"	---	---	
2:17 PM	1 Hr.	26 1/2"	3 3/4"	16.0 Min.	
				Avg. = 3.47"	



48" LEACHING GALLERY H-20 RATED
 NOT TO SCALE

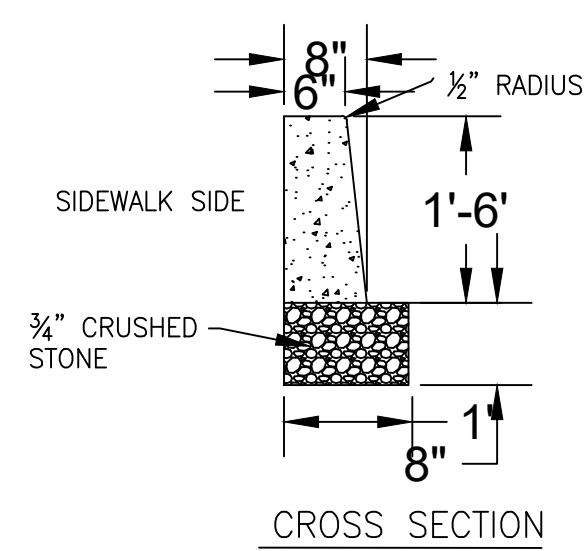
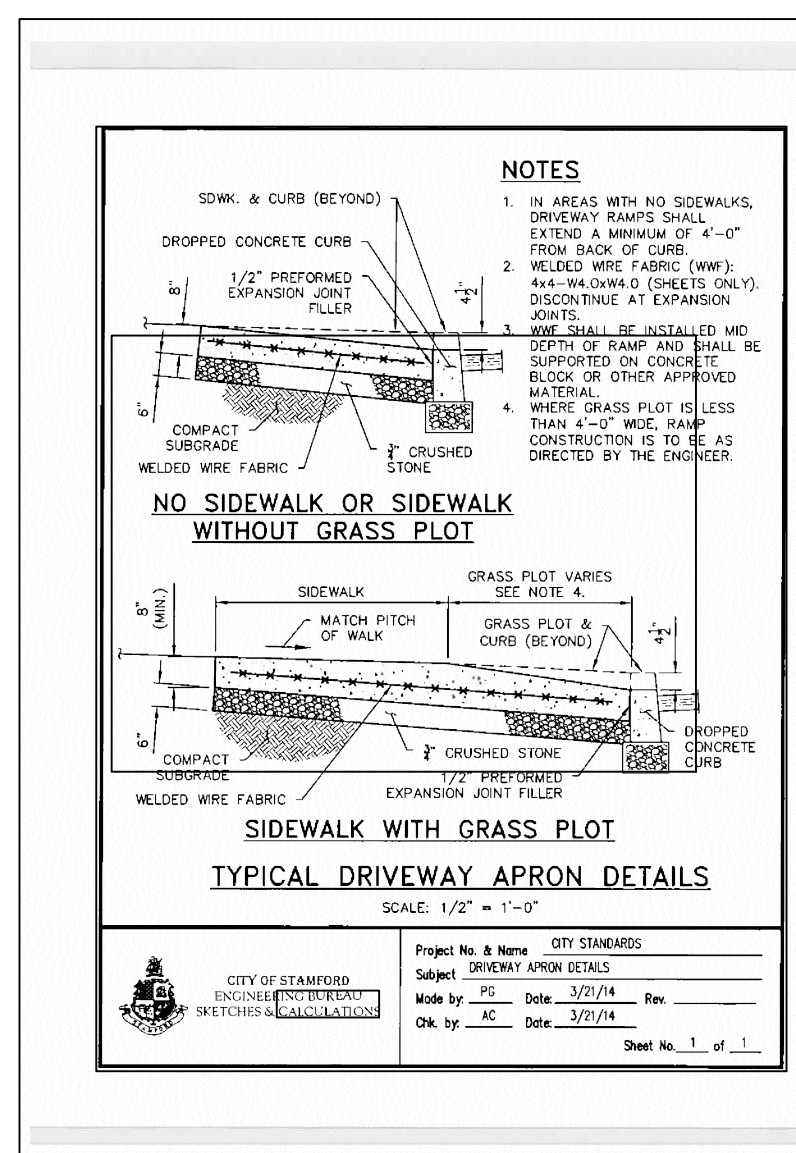


24" LEACHING GALLERY
 NOT TO SCALE

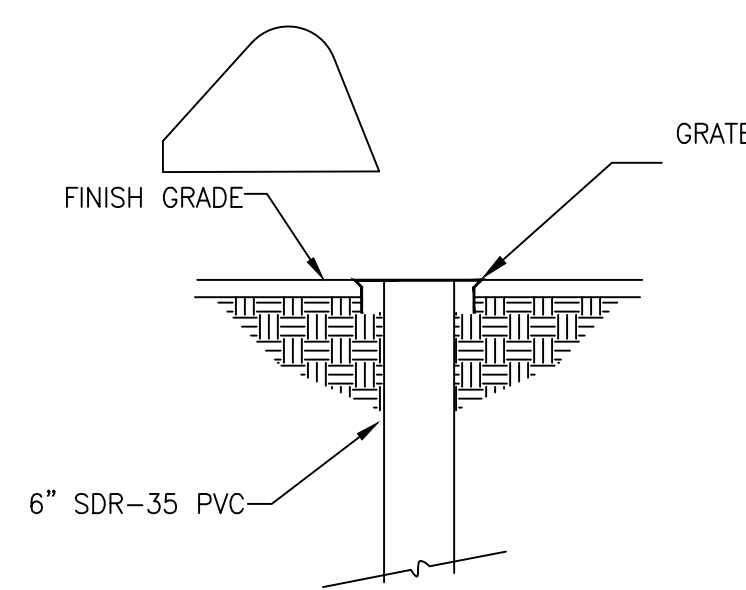


CONSTRUCTION SEQUENCE

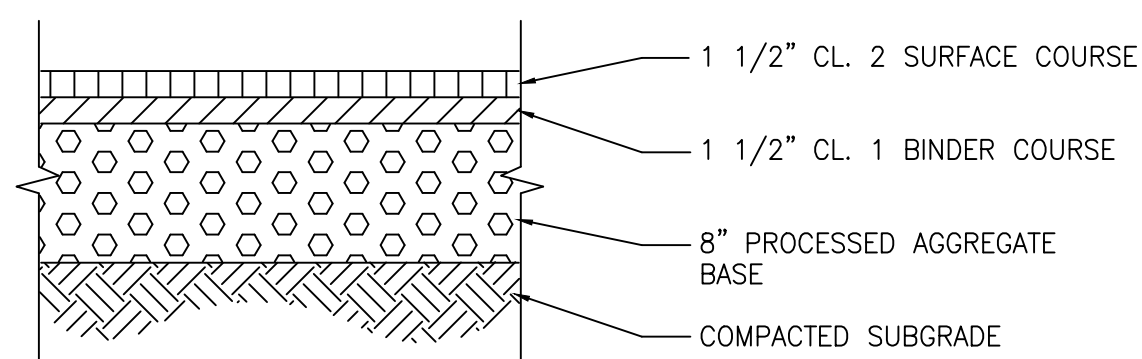
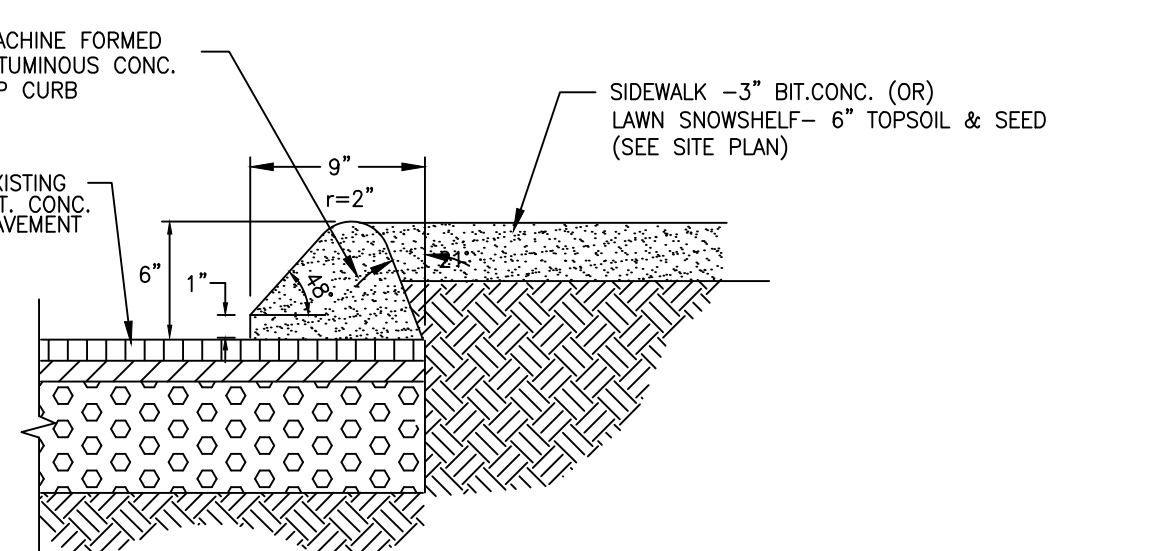
1. Install silt fencing and other erosion controls as shown on plan.
2. Install mud anti tracking pad as shown on plan.
3. Remove existing structures.
4. Construct building, rough in driveway.
5. Install PVC roof leaders to area of retention system.
6. Install driveway drains, coarse particle separator.
7. Install underground retention systems, connect roof leaders, pipes from driveway drainage.
8. Grade as shown on plan.
9. Fine grade, topsoil and seed all areas.



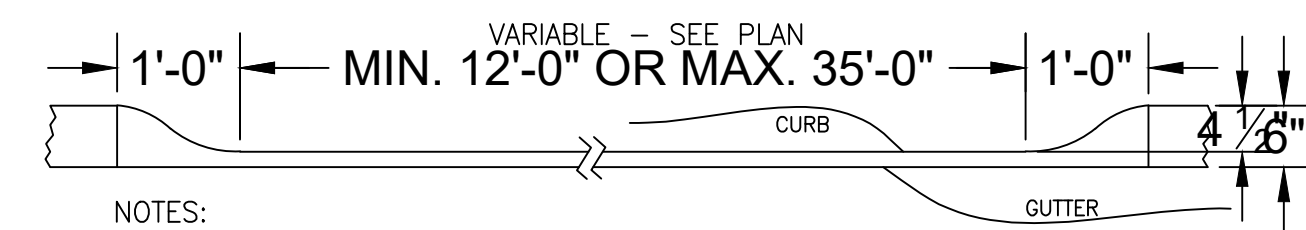
STANDARD CURB
 NOT TO SCALE



OVERFLOW
 NOT TO SCALE



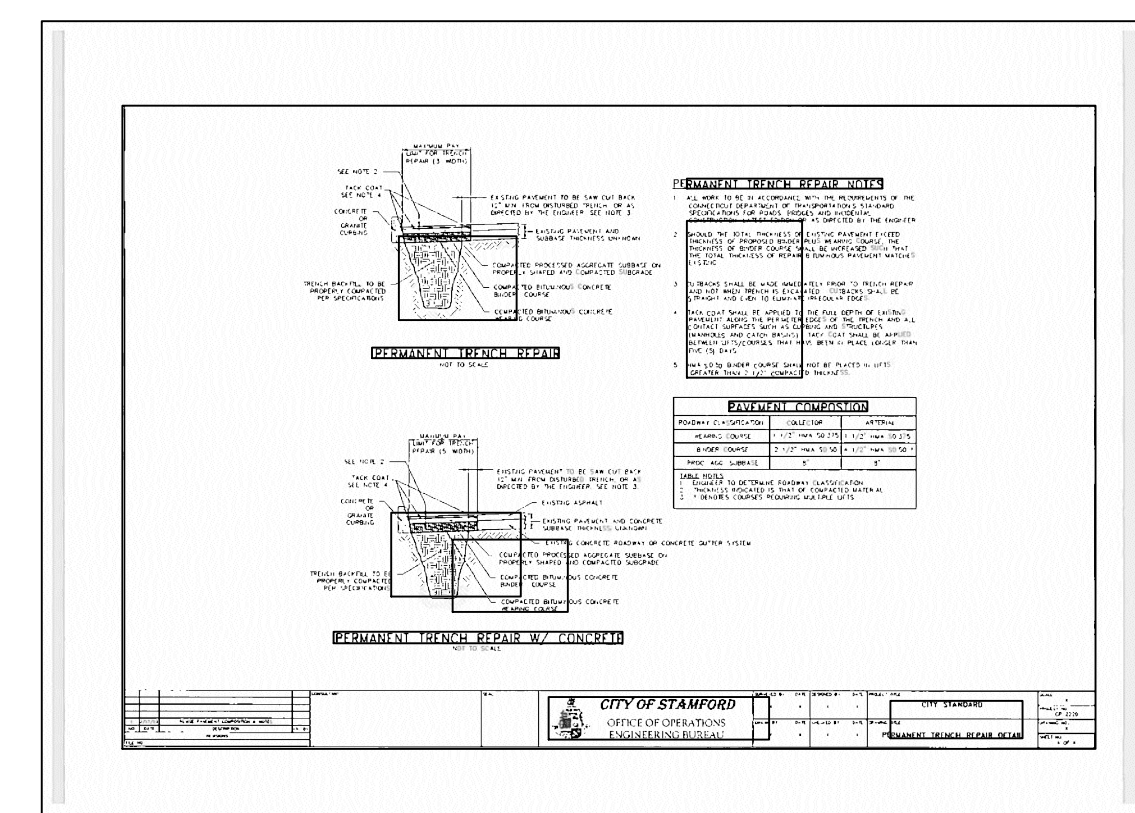
DRIVEWAY PAVEMENT
 NOT TO SCALE



- NOTES:
1. ALL REINFORCING SHALL BE SUPPORTED ON CHAIRS OR OTHER POSITIVE TYPE SUPPORTS; ONE PER 25 S.F.
 2. CONCRETE SHALL BE CLASS 'C' CEMENT TYPE B, 3000 PSI
 3. AIR ENTRAPMENT SHALL BE BETWEEN 6% AND 7%.

PLAN VIEW

TYPICAL CONSTRUCTION OF CURB AT DRIVEWAY
 NOT TO SCALE



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
307	Urban land	D	0.4	100.0%
Totals for Area of Interest			0.4	100.0%

Stormwater Facilities Maintenance Plan

239-241 Henry Street Associates LLC
 239-241 Henry Street, Stamford, CT

Scope:

The purpose of the Stormwater Facility Maintenance Plan is to ensure that the proposed stormwater components to be installed at 239-242 Henry Street are maintained in operational condition throughout the life of the project.

Recommended Frequency of Service:

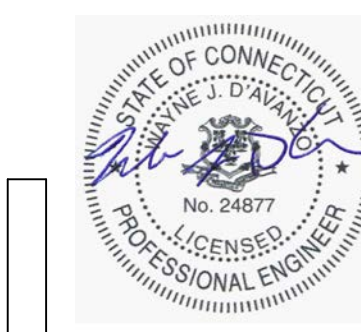
All of the stormwater components installed for this property should be checked periodically and kept in full working order. Ultimately, the frequency of inspection and service cleaning depends on the amount of runoff, pollutant loading and interference from debris (leaves, vegetation, trash, etc.); however it is recommended that the facility be inspected and cleaned a minimum of four times a year. The guidelines for the timing of service include early spring, after the last snowfall, and late fall after the leaves have fallen from the trees.

Service Procedures:

1. Concrete galleries: The maintenance of the concrete gallery units shall be in accordance with the aforementioned schedule. The units shall be inspected via the inspection port and removed of sediment and debris as needed. The overflow grate shall be cleared of any accumulated debris.
2. Roof gutters: The roof gutters of the house shall be inspected and cleared of any leaves, twigs, debris, etc. This shall be done in the early spring, and late fall after all of the leaves have fallen from trees.
3. Roof Leaders: The maintenance of the roof leaders shall be in accordance with the aforementioned schedule and shall include the inspection of the leaders via the cleanouts and removal of any debris, obstruction and sediment.
4. Driveway Drains: The driveway drains shall be inspected and the grates cleared of any leaves, twigs, debris, etc. This shall be done in the early spring, and late fall after all of the leaves have fallen from trees. The sump shall be inspected and cleared of any accumulated silt, debris, etc. The outflow elbow shall be inspected. The structure shall be inspected for integrity, and repaired/replaced as necessary.
5. Coarse Particle Separator: The coarse particle separator shall be inspected and cleared of any leaves, twigs, debris, etc. This shall be done in the early spring, and late fall after all of the leaves have fallen from trees. The sump shall be inspected and cleared of any accumulated silt, debris, etc. The outflow elbow shall be inspected. The structure shall be inspected for integrity, and repaired/replaced as necessary.

Reporting:

A maintenance log shall be kept of each inspection outlining the items inspected and the maintenance performed. These logs should be kept on file by the Owner, and must be shared with the City upon request.



239-241 HENRY STREET ASSOCIATES LLC
 239-241 HENRY STREET STAMFORD, CONNECTICUT

3-8-20 date

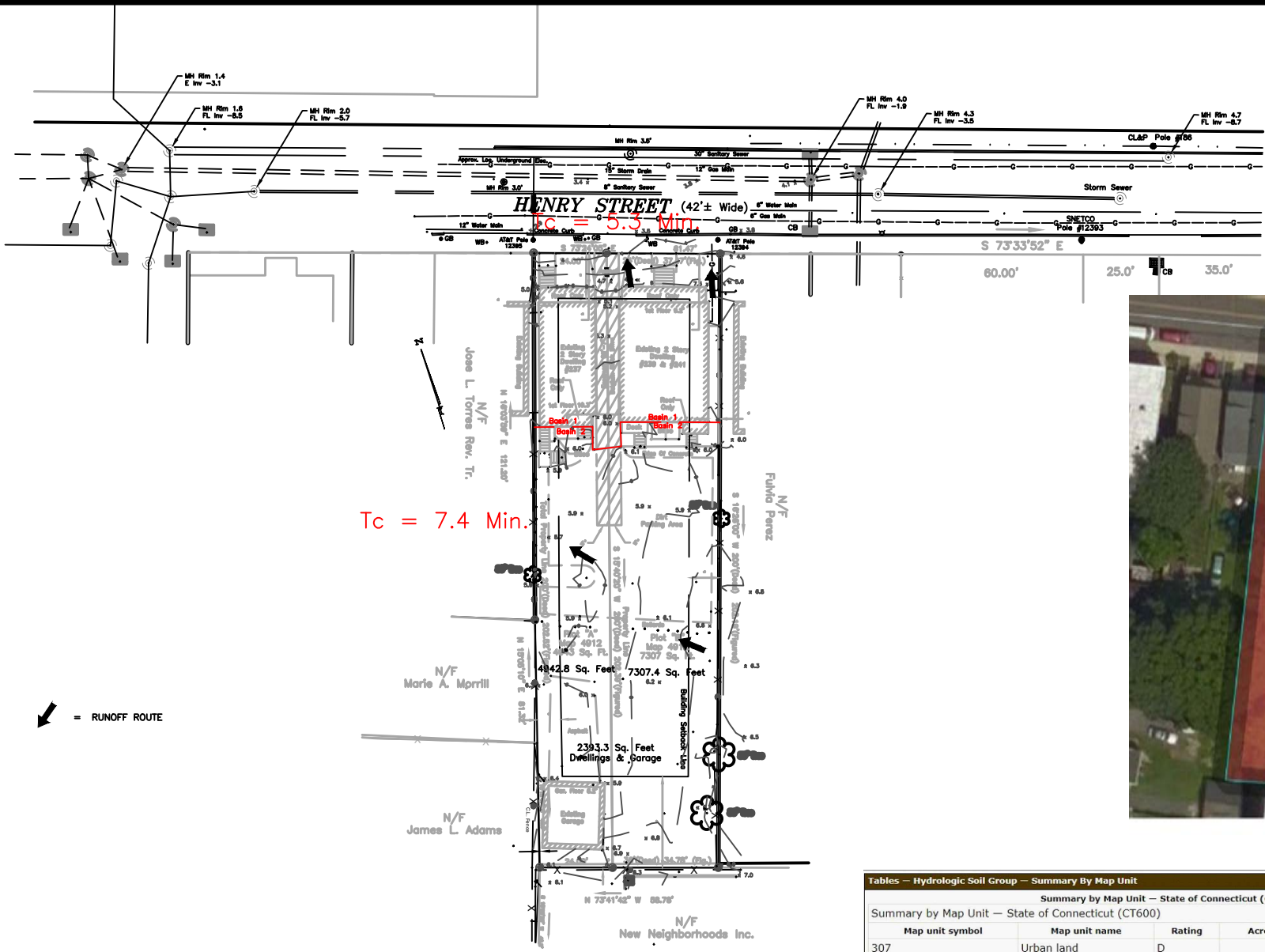
DETAIL SHEET

CIVIL ENGINEERS

1673 project

2 OF 2 sheet

FAIRFIELD COUNTY ENGINEERING L.L.C.
 80 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006



Tables — Hydrologic Soil Group — Summary By Map Unit

Summary by Map Unit — State of Connecticut (CT600)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
307	Urban land	D	0.4	100.0%
Totals for Area of Interest			0.4	100.0%

239-241 HENRY STREET ASSOCIATES LLC
 239-241 HENRY STREET STAMFORD, CONNECTICUT

8-13-20
 date

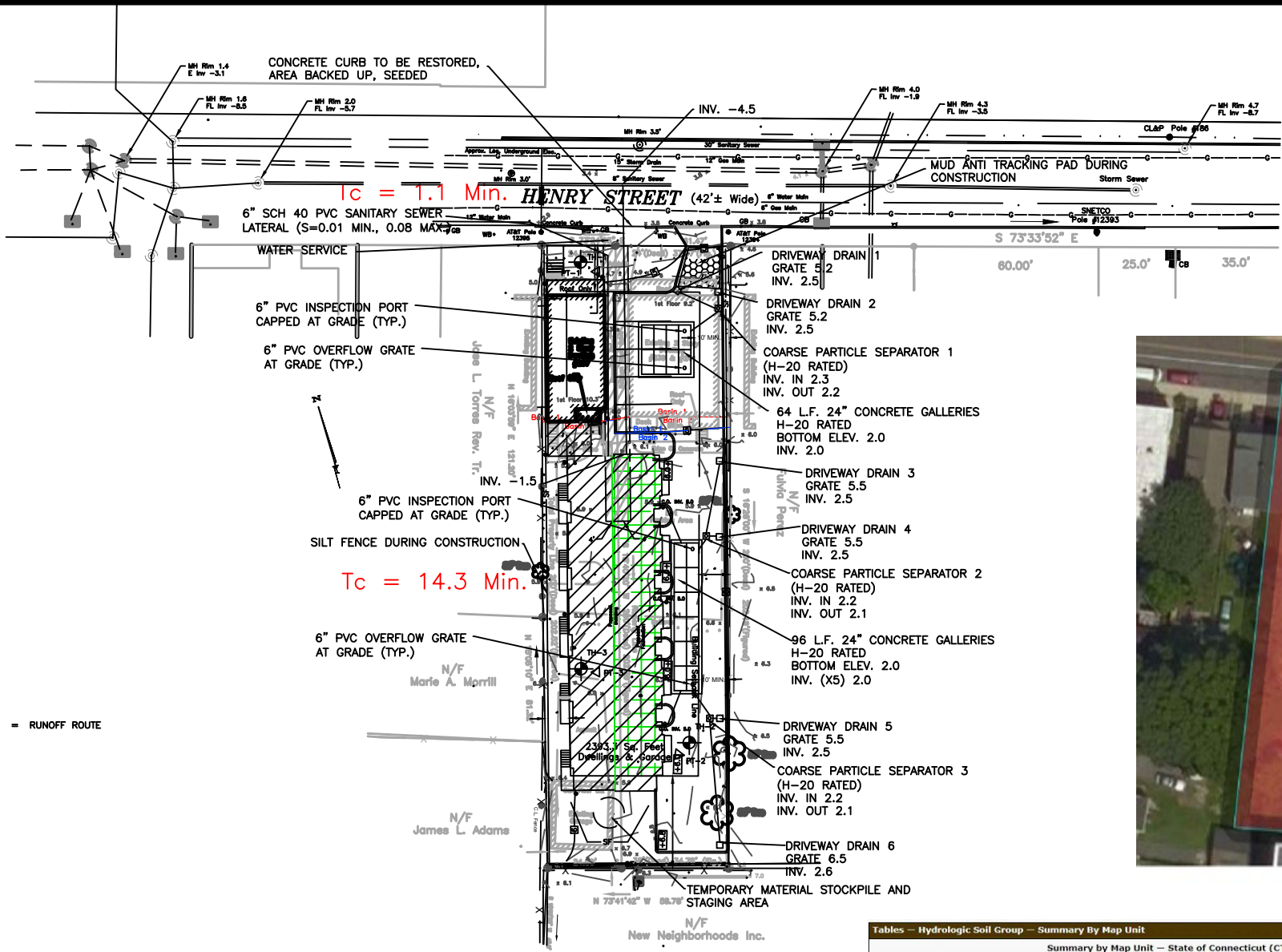
EXISTING BASIN

CIVIL ENGINEERS

1673
 project

FAIRFIELD COUNTY ENGINEERING L.L.C.
 80 BRIDGE STREET, BRIDGEVILLE, CONNECTICUT 06898 PH (203) 831-8000 FAX (203) 831-8000

1 OF 1
 sheet



Tables - Hydrologic Soil Group - Summary By Map Unit

Summary by Map Unit - State of Connecticut (CT600)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
307	Urban land	D	0.4	100.0%
Totals for Area of Interest			0.4	100.0%

239-241 HENRY STREET ASSOCIATES LLC
239-241 HENRY STREET STAMFORD, CONNECTICUT

PROPOSED BASIN

CONSULTING CIVIL ENGINEERS

1673 project

FAIRFIELD COUNTY ENGINEERING L.L.C.

8-13-20

1 OF 1 sheet



City of Stamford
 Engineering Bureau
 888 Washington Boulevard, 7th Floor Stamford, CT 06901
 Phone 203-977-4189

CHECKLISTS

Project Name: NA
 Project Address 239-241 HENRY STREET
 Property Owner(s) _____
 Tax Account Number(s) 000-5215
 Engineer's Signature [Signature] Date: 10/3/20

All checklists must be completed and submitted. Provide a brief explanation for any items not provided. Check boxes as completed or N/A as not applicable.

<input checked="" type="checkbox"/>	Existing Conditions Plan
<input checked="" type="checkbox"/>	Stormwater Management Report
<input checked="" type="checkbox"/>	Stormwater Management Plan / Construction Plan
<input type="checkbox"/>	Certificate of Occupancy

Checklist for Existing Conditions Plan

I. General Information

<input checked="" type="checkbox"/>	Site address
<input checked="" type="checkbox"/>	Orientation, block, zone, City, street name
<input checked="" type="checkbox"/>	Applicant name and legal address
<input checked="" type="checkbox"/>	Surveyor name, address, contact information
<input checked="" type="checkbox"/>	North arrow, bar scale, horizontal and vertical datum
<input checked="" type="checkbox"/>	24" x 36" sheet size unless otherwise approved
<input checked="" type="checkbox"/>	Existing conditions survey shall be prepared in accordance with the Minimum Standards for Surveys and Maps in the State of Connecticut. The class of survey shall be A-2 and T-2 and shall be represented as such on the map. The base map shall be sealed and signed by a Professional Land Surveyor licensed in the State of Connecticut.
<input checked="" type="checkbox"/>	Drawing scale shall be set at 1" = 20' or 1" = 40' when possible



II. Existing Conditions Plan Elements

✓	Show and label all property boundaries with linear bearing / distances and curve informaton
✓	Required zoning setbacks
NA	Show and label monument information
✓	Show and label at least one permanent benchmark on the parcel with northing, easting and elevation
✓	Label adjacent property ownership information
✓	Existing contours based on NAVD 88 (no exceptions) at 2 foot contour interval or 1 foot contour interval when slope is flatter than 2 percent at a minimum of 20 ft. beyond the property boundaries of the subject parcel
✓	Show spot elevations at low points, high points, and where topography is flatter than 2 percent
✓	All buildings and structures (label current use and finished floor elevations)
✓	All pavement, parking, driveways, property access points
✓	All roadways, streets, and rights-of-way. Label streets as public or private with street name
✓	All patios, decks, walkways, sidewalks, curb ramps (both adjacent to and opposite and existing roadways or intersections)
✓	Show and label (size, material, inverts) all existing utilities (overhead and underground) within the right-of-way and the project site (label ownership) including but not limited to water, gas and electrical services, wells, storm sewers, sanitary sewers and subsurface sewerage disposal systems.
NA	Show and label existing conveyance systems (swales, ditches, storm drains) including dimensions, elevations, sizes, slopes, and direction of flow
NA	Show and label boundaries of all easements, both public and private, with type, owner, and width
	Show and label all other existing features and improvements (e.g. light poles, mature trees of 8" (dbh) diameter or greater, vegetation, walls with top and bottom elevations, fences, pavement markings)

III. Resource Areas

NA	Show and label limits of inland wetlands, tidal wetlands and any associated setbacks.
NA	Show and label existing natural site features including tree canopy, outcroppings, permanent and intermittent watercourses, waterbodies, streams
NA	Show and label limits of floodplain and floodway along with FIRM references (Community Number, Panel, Suffix, and Date) including any effective Letters of Map Revision/Amendment, zone designation and elevation.
NA	Show and label any Conservation Easement Areas
NA	Show and label Connecticut Coastal Jurisdiction Line (CJL)
NA	Show and label existing steep slopes (25% and greater)



Checklist for Stormwater Management Report

I. Project Report

A. Applicant / Site Information

✓	Applicant name, legal address, contact information (email & phone)
✓	Engineers name, legal address, contact information (email & phone)
✓	Site address and legal description
✓	Current / proposed zoning and land use
✓	Site vicinity map (8.5" x 11")

B. Project Description and Purpose

✓	Project description including proposed project elements and anticipated construction schedule
---	---

C. Existing Conditions Description

✓	Site area, ground cover, vegetation, features (roads, buildings, utilities, etc.)
✓	Site topography, slopes, drainage patterns, conveyances systems (swales, storm drains, etc.), stormwater discharge locations
✓	Receiving waterbody information including stormwater impairments and TMDL information (See the most recent <u>State of Connecticut Integrated Water Quality Report</u>)
✓	Site soils information including soil types, hydrologic soil group, bedrock / outcroppings, groundwater elevation, significant geologic features
✓	Provide NRCS Soils Mapping
NA	Resource protection areas (wetlands, streams, lakes, etc.), buffers, floodplains, floodways

D. Summary of Applicable General Design Criteria

✓	Methodology, design storm frequency
✓	Hydrologic design criteria
NA	Hydraulic design criteria
NA	Flood hazard areas

Applying under "Lite" Stormwater Management: Skip to Section I

(Refer to Flow Chart on page vii of the City of Stamford Stormwater Drainage Manual)

E. Project Type in Accordance with Standard 1 Definitions

	Area of disturbance, receiving waterbody classification (High Quality, Tidal Wetlands, Direct Waterfront)
	Project type (development, redevelopment, linear development)
	Pollutant reduction standard per flowchart Section 2.4



F. Summary of LID Site Constraints

	Description of sensitive areas for protection
	Mature tree inventory, which shall include 8-inch (dbh) diameter trees or greater
	Steep slopes
	Ledge and bedrock depth
	Seasonal high groundwater elevation
	Pollutant hotspots
	Summary of infiltration rates

G. Summary of Proposed Stormwater Treatment Practices

	Proposed LID controls (i.e. minimize impervious, minimize DCIA, minimize disturbance, increase time of concentrations, other LID controls and strategies)
	Location, size, types
	Design criteria and references
	Stormwater treatment practice, drainage area characteristics / details

H. Summary of Compliance with Standards 1

	Required pollutant reduction criteria
	Provided pollutant reduction (WQV) by stormwater treatment practice
	Summary of compliance with Standard 1

I. Summary of Compliance with Standards 2, 3, and 4

✓	Description of proposed stormwater management system
✓	Pre-development site hydrology with delineation of each watershed area and sub-basin
✓	Post-development site hydrology with delineation of each watershed area and sub-basin
✓	Comparison table of pre- and post-development hydrology, peak flow, volume, and percent difference
✓	Summary table of watershed areas and sub-basin areas, time of concentration and runoff coefficients
	Summary table demonstrating the 2-year, 24-hour post development peak flow rate is less than or equal to the lowest of either:
NA	- The pre-development 1-year, 24-hour storm peak flow rate
NA	- 50 percent of the pre-development 2-year, 24-hour storm peak flow rate
NA	Conveyance protection, emergency outlet sizing
NA	Hydraulic grade line summary and tail water elevation used in analysis
✓	Construction erosion and sediment control description, Standard 3
✓	Operation and Maintenance, maintenance tasks and schedule on construction plans per Standard 4



J. Summary of Compliance with Applicable Drainage Facility Design Requirements

NA	Description of applicable design requirements and compliance
NA	Description of proposed drainage facilities and compliance

K. Stormwater Management Report

✓	Signed and stamped by professional engineer licensed in the State of Connecticut
✓	Drainage impact statement in accordance with Standard 5B.

II. Supporting Calculations (as appendix to Project Report)

Applying under "Lite" Stormwater Management: Skip to Section N	
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L. Water Quality Volume / Water Quality Flow Calculations

	Calculations demonstrating the total Water Quality Volume generated by the post-development site and the required retention/treatment volume per Standard 1 in cubic feet.
	Calculations demonstrating the total Water Quality Volume retained/treated by each stormwater treatment practice and the total Water Quality Volume generated by the post-development contributing drainage area to each stormwater treatment practice

M. Stormwater Treatment Practice Sizing Calculations

	Calculations demonstrating how each stormwater treatment practice has been designed and sized in accordance with the Structural Stormwater BMP Design references in Appendix B. Calculations will vary by stormwater treatment practice, but a minimum, applicants shall provide calculations in accordance with design criteria from the Connecticut Stormwater Quality Manual.
--	--

N. Hydrologic and Hydraulic Design Calculations

NA	Stream channel protection, Standard 2A
NA	Conveyance protection, Standard 2B
✓	Peak flow control (1-year, 2-year, 5-year, 10-year, 25-year, and 50-year storms), Standard 2C
NA	Inlet analysis
NA	Gutter flow (Site by site basis as requested by Engineering Bureau)
NA	Storm sewers and culverts (velocities, capacity, hydraulics)
NA	Hydraulic grade line required when pipe is flowing at full capacity <ul style="list-style-type: none"> o Provide existing and proposed summary table o Provide existing and proposed mapping, label structures
NA	Detention facilities (outlet structure, stage/storage, freeboard)
NA	Emergency outlet sizing, safely pass the 100 year storm, Standard 2D
NA	Outlet protection calculations, based on conveyance protection (i.e. riprap, energy dissipater)



O. Hydrologic and Hydraulic Model, Existing and Proposed

<input checked="" type="checkbox"/>	Drainage routing diagram
<input checked="" type="checkbox"/>	Summary
<input checked="" type="checkbox"/>	Storage pond input

P. Downstream analysis (Site by site basis as required by the Engineering Bureau)

<input checked="" type="checkbox"/>	Downstream analysis, Standard 2E
-------------------------------------	----------------------------------

III. Supporting Mapping (as appendix to Project Report)

Q. Pre-Development Drainage Basin Area Mapping

<input checked="" type="checkbox"/>	11" x 17" or 8.5" x 11" sheet size
<input checked="" type="checkbox"/>	Topography, drainage patterns, drainage area boundaries and sub basins, flow paths, times of concentration
<input checked="" type="checkbox"/>	Locations of existing stormwater discharges
<input checked="" type="checkbox"/>	Perennial and intermittent streams, wetlands, and floodplain / floodways
<input checked="" type="checkbox"/>	NRCS soil types, locations, boring locations, infiltration testing locations
<input checked="" type="checkbox"/>	Vegetation and groundcover
<input checked="" type="checkbox"/>	Existing roads, buildings, driveways, parking areas, walks, patios, pools and other impervious surfaces, decks and other structures
<input checked="" type="checkbox"/>	Location, size, type of existing structural stormwater controls, facilities and conveyance systems

R. Post-Development Drainage Basin Area Mapping

<input checked="" type="checkbox"/>	11" x 17" or 8.5" x 11" sheet size
<input checked="" type="checkbox"/>	Topography, drainage patterns, drainage area boundaries and sub basins, flow paths, times of concentration
<input checked="" type="checkbox"/>	Locations of proposed stormwater discharges
<input checked="" type="checkbox"/>	Perennial and intermittent streams, wetlands, and floodplain / floodways
<input checked="" type="checkbox"/>	NRCS soil types, locations, boring locations, infiltration testing locations
<input checked="" type="checkbox"/>	Vegetation, ground cover and proposed limits of clearing/disturbance
<input checked="" type="checkbox"/>	Proposed, roads, buildings, driveways, parking areas, walks, patios, pools and other impervious surfaces, decks and other structures
<input checked="" type="checkbox"/>	Location, size, type of proposed structural stormwater controls, facilities and conveyance systems

IV. DCIA Tracking Worksheet (as appendix to Project Report)

<input checked="" type="checkbox"/>	DCIA Tracking Worksheet (Use form found in Appendix E)
-------------------------------------	--



Checklist for Stormwater Management Plan / Construction Plans

A. General

✓	Site orientation, address and legal description
✓	Applicant name, legal address, contact information
✓	Engineers name, address, contact information
✓	North arrow, bar scale, horizontal and vertical datum
✓	Drawing scale shall be set at 1"=20' or 1"=40' when possible
✓	Stamped by a Licensed Professional Engineer in the State of Connecticut
✓	24" x 36" sheet size unless otherwise approved

B. Site Development Plans

✓	City of Stamford Standard Notes
✓	As required by the Drainage Maintenance Agreement, provide a written narrative describing the nature of the proposed development activity and the program for operation and maintenance of drainage facilities and control measures throughout the life of the project.
✓	Existing and proposed contours based on NAVD 88 at 2 foot contour interval or 1 foot contour interval when slope is flatter than 2 percent
✓	All required spot elevations to clearly depict positive pitch
✓	Top and bottom elevation of all walls
✓	Roads, buildings, driveways, parking areas, walks, patios, pools and other impervious surfaces, and decks and other structures
✓	All utilities and easements
✓	Location, size, maintenance access, type of proposed structural stormwater controls and facilities with elevations and inverts
NA	Location, size, maintenance access, type of proposed non-structural stormwater controls and facilities with elevations and inverts
NA	Location, size, type of proposed stormwater infrastructure, inlets, manholes, infiltration and detentions systems, control structures with elevations and inverts
NA	Location, size, ownership of stormwater conveyance systems (swales, pipes, etc.) with elevations and inverts
✓	Identify roof leaders, curtain drains and foundation drains with elevations and inverts
NA	Proposed water quality treatment systems, size and model type
NA	Final stabilization measures which may include slope stabilization

C. Erosion and Sedimentation Control Plan

✓	Phasing and schedule
✓	Construction access and staging and stock pile areas
✓	Operation and maintenance of erosion and sedimentation controls
NA	Tree protection
NA	Downstream protection such as location of silt fencing
✓	Limit of disturbance
NA	Construction fencing



City of Stamford
Engineering Bureau
888 Washington Boulevard, 7th Floor Stamford, CT 06901
Phone 203-977-4189

D. Construction Details

<input checked="" type="checkbox"/>	Standard City of Stamford details
<input checked="" type="checkbox"/>	Infiltration system details
<input type="checkbox"/>	Control structure details
<input type="checkbox"/>	Water quality treatment details
<input checked="" type="checkbox"/>	Infiltration testing results

Checklist for Certificate of Occupancy

<input type="checkbox"/>	Final Improvement Location Survey
<input type="checkbox"/>	Stormwater Management Certification Form
<input type="checkbox"/>	Final DCIA Tracking Worksheet
<input type="checkbox"/>	Standard City of Stamford Drainage Maintenance Agreement (Agreement Covenant)

Other Certifications at the discretion of the Engineering Bureau and/or EPB

<input type="checkbox"/>	Wall Certification
<input type="checkbox"/>	Landscape Certification
<input type="checkbox"/>	Landscape Maintenance Agreement
<input type="checkbox"/>	Waiver Covering Storm Sewer Connection
<input type="checkbox"/>	Waiver Covering Granite Block, Depressed Curb, and Driveway Aprons
<input type="checkbox"/>	Flood Certification



Note to user: complete all cells of this color *only*

Part 1: General Information	
Project Name	NA
Project Address	239-241 Henry Street
Project Applicant	239-241 Henry Street Associates LLC
Date of Submittal	3/8/2021
Tax Account Number	000-5215

Part 2: Project Details	
1. What type of development is this? (choose from dropdown)	Redevelopment
2. What is the total area of the project site?	12,250 ft ²
3. What is the total area of land disturbance for this project?	12,250 ft ²
4. Does project site drain to High Quality Waters, a Direct Waterfront, or within 500 ft. of Tidal Wetlands? (Yes/No)	No
5. What is the <u>current DCIA</u> for the site?	533 ft ²
6. Will the proposed development increase <u>DCIA</u> (without consideration of proposed stormwater management)? (Yes/No)	No
7. What is the <u>proposed-development total impervious area</u> for the site?	9,048 ft ²

Part 3: Water Quality Target Total	
Does Standard 1 apply based on information above?	No, Skip to Part 4
Water Quality Volume (WQV)	N/A ft ³
Standard 1 requirement	N/A
Required treatment/retention volume	N/A ft ³
Provided treatment/retention volume for proposed development	ft ³

Part 4: Proposed DCIA Tracking	
<u>Pre-development total impervious area</u>	2,981 ft ²
<u>Current DCIA</u>	533 ft ²
<u>Proposed-development total impervious area</u>	9,048 ft ²
<u>Proposed-development DCIA</u> (after stormwater management)	199 ft ²
<u>Net change in DCIA</u> from <u>pre-development</u> to <u>proposed-development</u>	-334 ft ²

Part 5: Post-Development (As-Built Certified) DCIA Tracking	
<u>Post-development</u> (per as-built) <u>total impervious area</u>	ft ²
<u>Post-development</u> (per as-built) <u>DCIA</u> (after stormwater management)	ft ²
<u>Net change in DCIA</u> from <u>pre-development</u> to <u>post-development</u>	ft ²

Certification Statement

I hereby certify that the information contained in this worksheet is true and correct.

Engineer's Signature *[Signature]* Date 3/9/21 Engineer's Seal



DRAINAGE REPORT PREPARED FOR EXISTING AND PROPOSED SITE CONDITIONS

LOCATED AT: 239-241 HENRY STEET
STAMFORD, CONNECTICUT

FCE # 1673

March 8, 2021



FAIRFIELD COUNTY ENGINEERING, LLC

CIVIL ENGINEERS

**60 WINFIELD ST.
NORWALK, CONNECTICUT 06855
(203) 831-8005 FAX: (203) 831-8006 E-mail to: wayne@fairfieldce.com**



NARRATIVE:

The subject of this report is a 0.281 acre parcel located at 239-241 Henry Street in Stamford. The property is currently zoned RMF. The purpose of this report is to determine the existing and proposed runoffs resulting from the proposed site improvements.

EXISTING CONDITIONS:

The subject parcel is located at the south of Henry Street, approximately 600 feet from its intersection with South Pacific Street. The lot currently contains two residences, associated asphalt driveway, parking area, and detached garage. The lot contains two drainage basins; one flowing to the north and to the road, the other basin in the rear flowing to the west. The lot is relatively flat. The drainage pattern follows the terrain as described. The property does not directly discharge to an impaired waterbody per the State of Connecticut's most recent Integrated Water Quality Report, List of Impaired Waters, Appendix B-1.

Existing soils at this location, as identified in the NRCS Soil Survey of Fairfield County, Connecticut, consists of Urban Land, which has a Hydrologic classification of "D".

The existing runoff from a 50-Year rainfall event in Basin 1 is 0.59 c.f.s.

The existing runoff from a 50-Year rainfall event in Basin 2 is 1.32 c.f.s.

PROPOSED CONDITIONS:

The proposal for this property is to raze one of the existing structures, and construct a new 5 unit residence, with associated driveway and parking.

The proposed runoff from a 50-Year rainfall event in Basin 1 is 0.60 c.f.s.

The proposed runoff from a 50-Year rainfall event in Basin 2 is 1.27 c.f.s.

The increased runoff resulting from the proposed improvements in each basin will be routed to an underground retention system sized to temporarily store the increased runoff before draining into the surrounding soils.

The disturbed areas will be protected with a silt fence on the downgrade elevations, properly backed up. A mud anti tracking pad will be placed on the construction entrance, and the roadway swept clean as necessary.

COMPUTATIONS:

The following computations of the existing and proposed conditions runoff flows were derived from the HydroCAD computer software. HydroCAD follows the NRCS TR-20 procedure for computing stormwater runoff. Computations were performed for a 1-year storm event, which has a 100% chance of occurring in any given 12 month period, through a 100-year storm event, which has a 1% chance of occurring in any given 12 month period.

Existing Conditions (Basin 1):

Buildings	2,252	s.f.	CN 98
Driveway	533	s.f.	CN 98
Walks	196	s.f.	CN 98
Lawn	513	s.f.	CN 84
Total	3,494	s.f.	

Weighted CN = **96**

Proposed Conditions (Basin 1):

Building	878	s.f.	CN 98
Driveway/Parking	1,818	s.f.	CN 98
Walk	26	s.f.	CN 98
Lawn	944	s.f.	CN 84
Total	3,666	s.f.	

Weighted CN = **94**

Groundwater Recharge Volume (GWV) Basin 1:

Impervious area = 74.2 %

WQV = (0.7178 * 0.084 ac)/12 = 0.0050246 ac-ft = 218.9 ft³

GWQ = 218.9 * 0.1 = 21.9 ft³

Manning's Equation:

$V = (1/n) A^{2/3} S^{1/2}$

Q = V * Cross sectional Area

For 6" PVC pipe: $V = (1/0.011) (0.125)^{2/3} (0.01)^{1/2} = 2.27 \text{ ft./sec}$

$Q = 2.27 * 0.196 \text{ ft}^2 = 0.44 \text{ c.f.s.}$

Existing Conditions (Basin 2):

Building	215	s.f.	CN 98
Dirt Parking	2,863	s.f.	CN 91
Deck	49	s.f.	CN 91
Asphalt area	530	s.f.	CN 98
Garage	460	s.f.	CN 98
Lawn	4,639	s.f.	CN 84
Total	8,756	s.f.	

Weighted CN = **88**

Proposed Conditions (Basin 2):

Building	3,462	s.f.	CN 98
Driveway	2,639	s.f.	CN 98
Deck/stairs	225	s.f.	CN 91
Lawn	2,258	s.f.	CN 84
Total	8,584	s.f.	

Weighted CN = **95**

Groundwater Recharge Volume (GWV) Basin 2:

Impervious area = 73.7 %

WQV = (0.7133 * 0.197 ac)/12 = 0.01117100 ac-ft = 510.1 ft³

GWQ = 510.1 * 0.1 = 51.0 ft³

SUMMARY:

Basin 1:

	100 Year	50 Year	25Yr.	10Yr.	5Yr.	2Yr.	1Yr.
Existing Runoff :	0.67 c.f.s.	0.59 c.f.s.	0.52	0.43	0.36	0.28	0.23
Proposed Runoff :	0.67 c.f.s.	0.60 c.f.s.	0.53	0.43	0.36	0.27	0.22
Runoff Retained:	0.31 c.f.s.	0.27 c.f.s.	0.24	0.20	0.17	0.13	0.11
Areas Bypassing Retention							
Plus overflow:	0.91 c.f.s.	0.42 c.f.s.	0.29	0.24	0.19	0.15	0.12
% +/-	+35.8	-28.8	-44.2	-44.2	-47.2	-46.4	-47.8
Basin 2:							

	100 Year	50 Year	25Yr.	10Yr.	5Yr.	2Yr.	1Yr.
Existing Runoff :	1.51 c.f.s.	1.32 c.f.s.	1.15	0.92	0.75	0.54	0.42
Proposed Runoff :	1.44 c.f.s.	1.27 c.f.s.	1.12	0.92	0.77	0.59	0.48
Runoff Retained:	0.84 c.f.s.	0.74 c.f.s.	0.66	0.55	0.46	0.36	0.30
Areas Bypassing Retention Plus overflow:	1.52 c.f.s.	1.26 c.f.s.	1.13	0.80	0.62	0.23	0.18
% +/-	+0.7	-4.5	-1.7	-13.0	-17.3	-57.4	-57.1

<u>Basin</u>	<u>Area</u>	<u>Slope</u>	<u>Reach/Length</u>	<u>CN</u>	<u>Tc</u>
1	3,766 s.f.	0.024	57'	84	5.4
2	8,484 s.f.	0.007	103'	84	14.3

CONCLUSIONS:

The increased run-off resulting from the proposed site improvements will be retained in an on-site retention system.

In Basin 1, the runoff from a portion of the driveway and parking area will be routed to 64 linear feet of 24" concrete galleries. The increase in stormwater runoff is mitigated on-site.

This system will reduce the net peak run-off during a 50 Year (2%) rainfall event to 0.42 c.f.s. from its current peak of 0.59 c.f.s.

The bottom of the concrete galleries will be at elevation 2.0, while the bottom of the stone bed will be at elevation 1.5. No restrictive layer was found to an elevation of 0.0. The volume of the voids in the stone bed is not counted in the retention capacity of the system.

The high level overflow for the retention system is a grate over the galleries at grade.

The 6" PVC pipes from the driveway drains routed to the retention system each have a minimum capacity of 0.44 c.f.s. This is in excess of the 0.27 c.f.s. peak flow of runoff routed through them at the peak of a 50 Year rainfall event.

The proposed retention system in Basin 1 provides a total of 516 ft³ of storage, which will be adequate to maintain the net runoff during a 50 Year rainfall event, meets the Water Quality Volume, and will provide groundwater recharge.

The maximum peak net runoff in Basin 1 from the proposed conditions do not increase compared to the peak runoff from the existing conditions for each of the rainfall events from the 2 Year to the 50 Year rainfall events, as the table above illustrates.

In Basin 2, the runoff from a portion of the building roof and the driveway and parking area will be routed to 96 linear feet of 24" concrete galleries. The increase in stormwater runoff is mitigated on-site.

This system will reduce the net peak run-off during a 50 Year (2%) rainfall event to 1.26 c.f.s. from its current peak of 1.32 c.f.s.

The bottom of the concrete galleries will be at elevation 2.0, while the bottom of the stone bed will be at elevation 1.5. No restrictive layer was found to an elevation of 0.0. The volume of the voids in the stone bed is not counted in the retention capacity of the system.

The high level overflow for the retention system is a grate over the galleries at grade.

The 6" PVC roof leader and pipes from the driveway drains routed to the retention system each have a minimum capacity of 0.44 c.f.s. This is in excess of the 0.37 c.f.s. peak flow of runoff routed through them at the peak of a 50 Year rainfall event. (Half of the total collected runoff, with it being split between the driveway pipes and roof leaders.)

The proposed retention system in Basin 2 provides a total of 766 ft³ of storage, which will be adequate to maintain the net runoff during a 50 Year rainfall event, meets the Water Quality Volume, and will provide groundwater recharge.

The maximum peak net runoff in Basin 2 from the proposed conditions do not increase compared to the peak runoff from the existing conditions for each of the rainfall events from the 2 Year to the 50 Year rainfall events, as the table above illustrates.

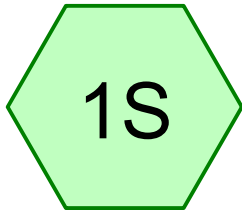
The retention system in Basin 1 empties completely in 44 hours after a 50 Year rainfall event.

The retention system in Basin 2 empties completely in 34 hours after a 50 Year rainfall event.

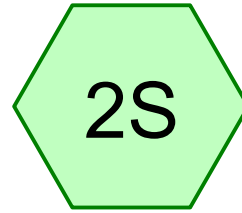
The proposed impervious surfaces other than the frontmost portion of the driveway are isolated from the City's infrastructure. The runoff from these surfaces disperses onto the rear or side pervious lawn areas, following the existing terrain to the front (north), over a length of approximately 50 feet to the road. As such, they do not connect to any part of the City's drainage infrastructure, and are not included in the DCIA totals.

The existing DCIA consists of the existing asphalt driveway, which runs off to the road, and the City drainage infrastructure.

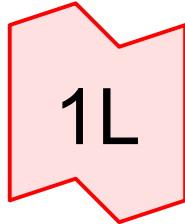
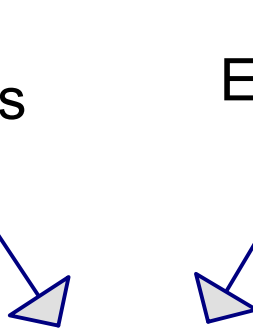
Based on the above information, the proposed improvements are designed in accordance with the City of Stamford Stormwater Drainage Manual and will not adversely impact adjacent or downstream properties or City-owned drainage facilities.



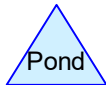
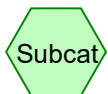
Existing Conditions
(Impervious)



Existing Conditions
(Lawn)



Combined Hydrograph



Routing Diagram for 1673ExistingBasin1
Prepared by Fairfield County Engineering LLC, Printed 3/9/2021
HydroCAD® 10.00-26 s/n 06020 © 2020 HydroCAD Software Solutions LLC

1673ExistingBasin1

Prepared by Fairfield County Engineering LLC
 HydroCAD® 10.00-26 s/n 06020 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 50 Year Rainfall=7.54"

Printed 3/9/2021

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Summary for Subcatchment 1S: Existing Conditions (Impervious)

Runoff = 0.52 cfs @ 12.07 hrs, Volume= 0.042 af, Depth> 7.30"

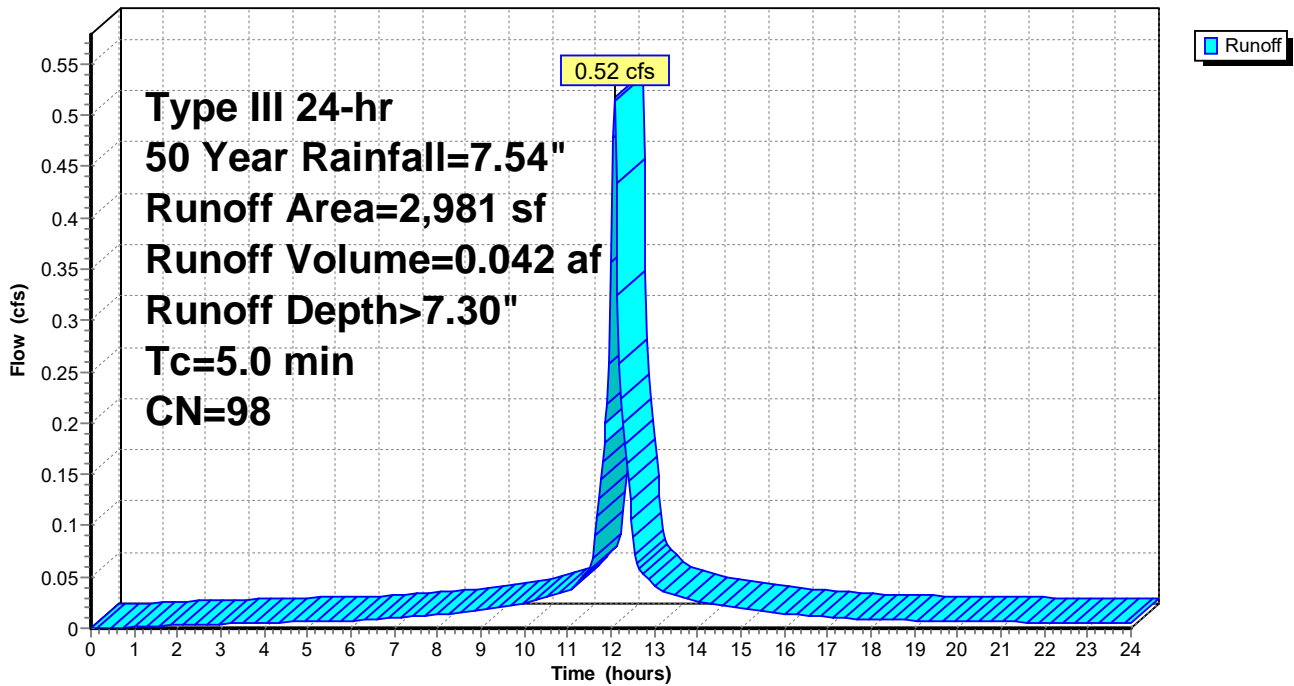
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Type III 24-hr 50 Year Rainfall=7.54"

	Area (sf)	CN	Description
*	2,252	98	Buildings
*	533	98	Driveway
*	196	98	Walks
	2,981	98	Weighted Average
	2,981		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 1S: Existing Conditions (Impervious)

Hydrograph



1673ExistingBasin1

Prepared by Fairfield County Engineering LLC
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Type III 24-hr 50 Year Rainfall=7.54"

Printed 3/9/2021

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Summary for Subcatchment 2S: Existing Conditions (Lawn)

Runoff = 0.08 cfs @ 12.08 hrs, Volume= 0.006 af, Depth> 5.65"

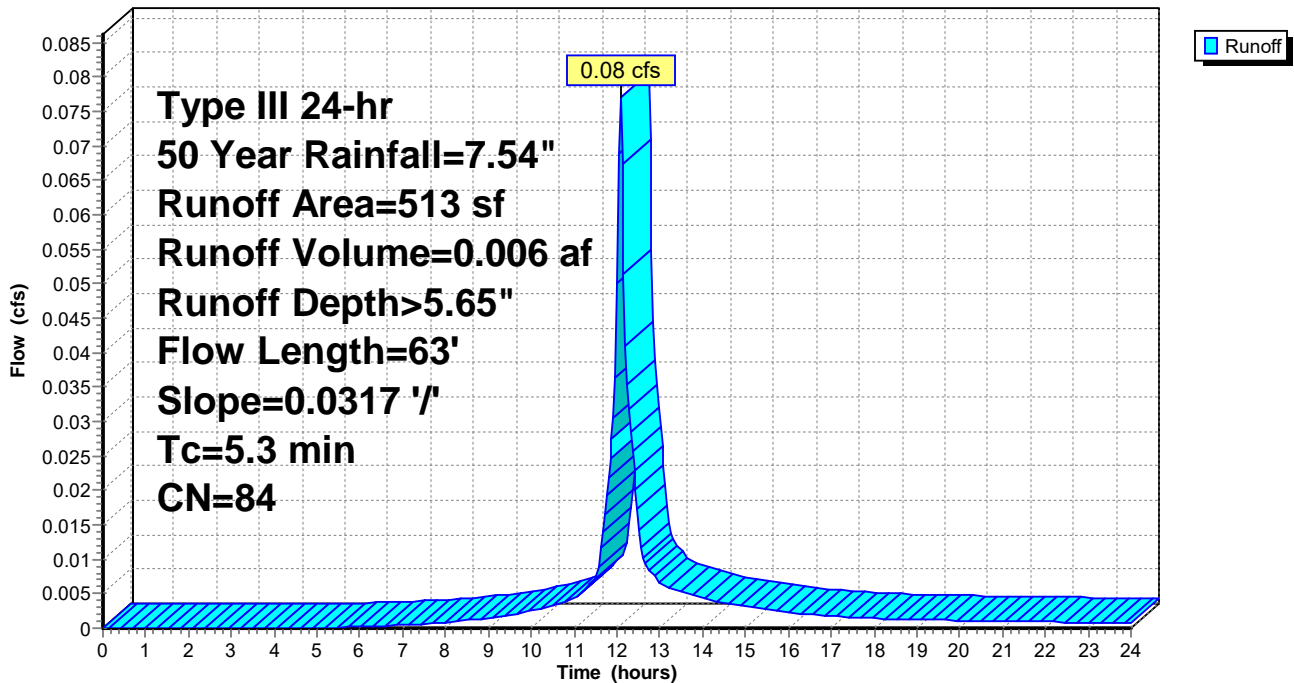
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 50 Year Rainfall=7.54"

Area (sf)	CN	Description
513	84	50-75% Grass cover, Fair, HSG D
513		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.3	63	0.0317	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.64"

Subcatchment 2S: Existing Conditions (Lawn)

Hydrograph

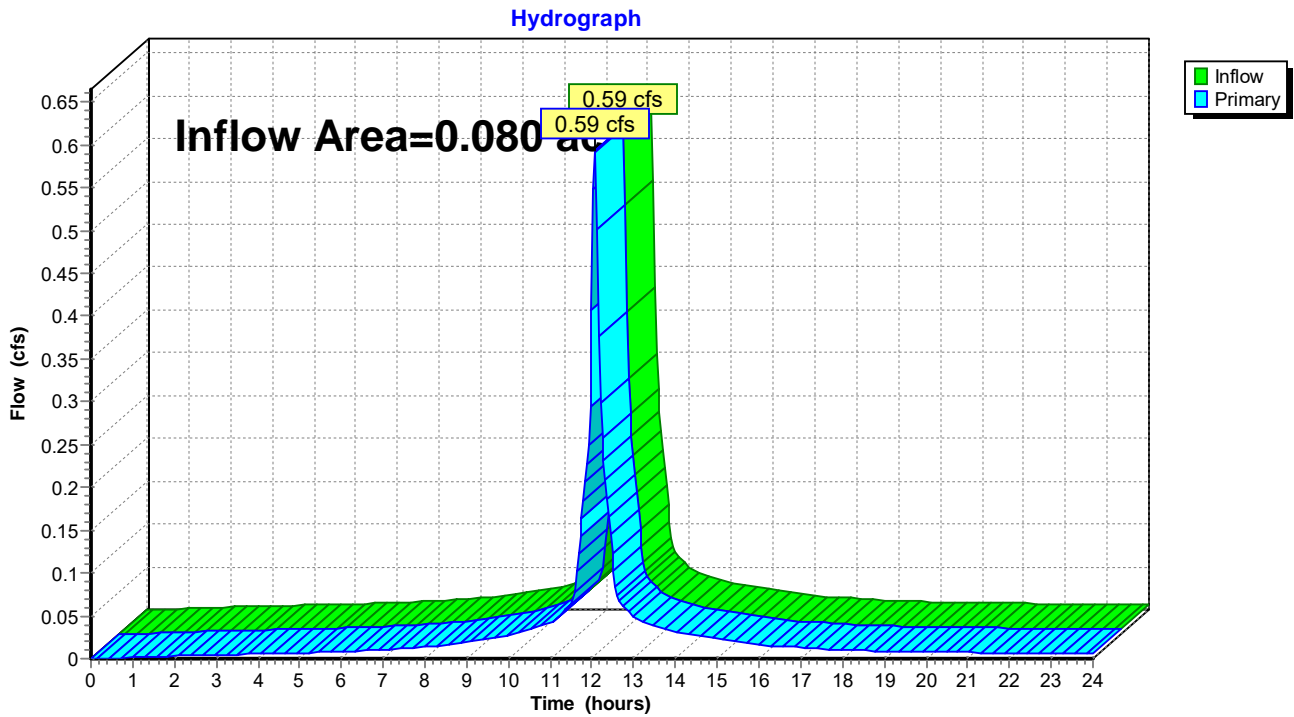


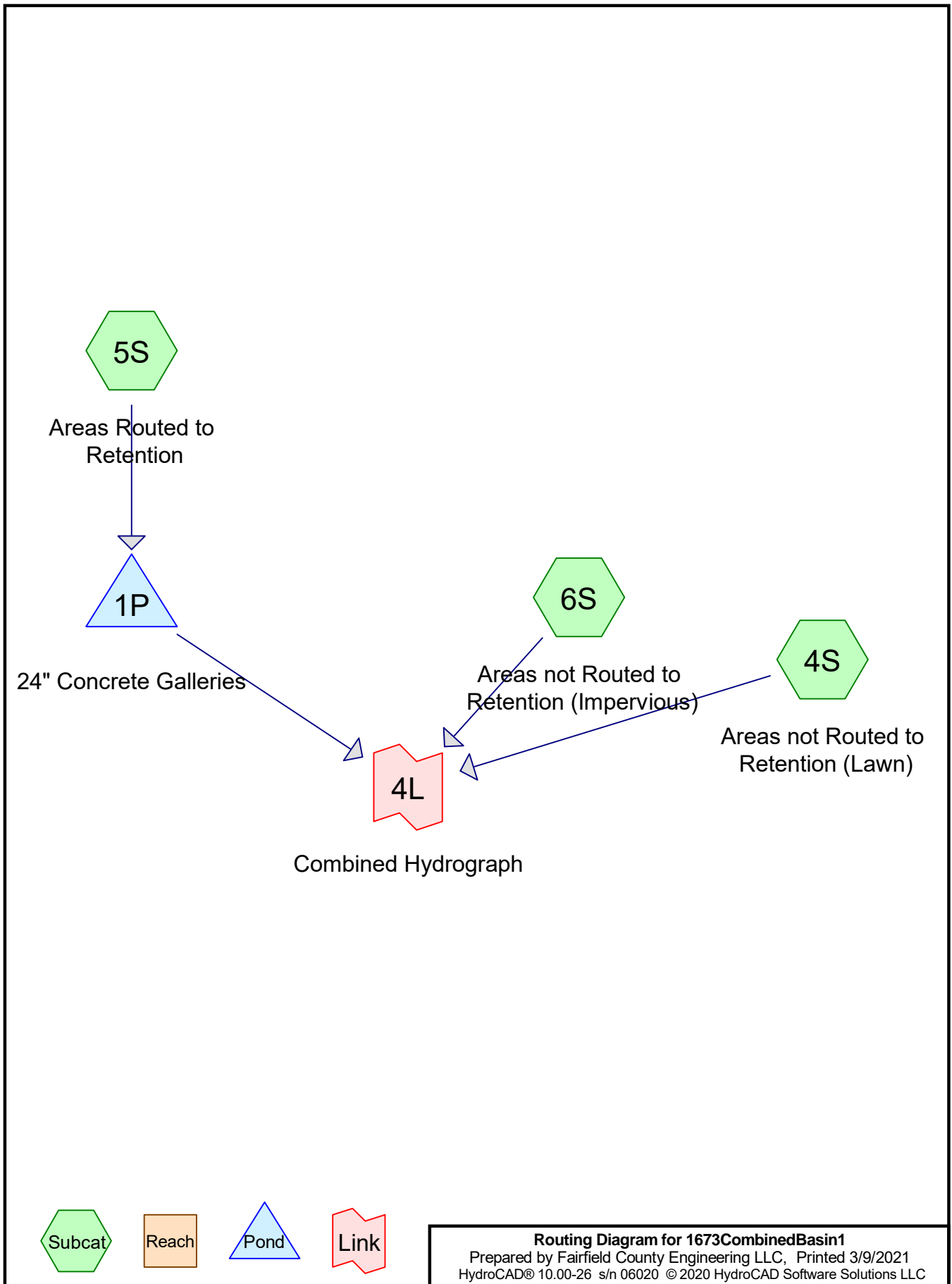
Summary for Link 1L: Combined Hydrograph

Inflow Area = 0.080 ac, 85.32% Impervious, Inflow Depth > 7.06" for 50 Year event
Inflow = 0.59 cfs @ 12.07 hrs, Volume= 0.047 af
Primary = 0.59 cfs @ 12.07 hrs, Volume= 0.047 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

Link 1L: Combined Hydrograph





1673CombinedBasin1

Prepared by Fairfield County Engineering LLC

HydroCAD® 10.00-26 s/n 06020 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 50 Year Rainfall=7.44"

Printed 3/9/2021

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Summary for Subcatchment 4S: Areas not Routed to Retention (Lawn)

Runoff = 0.15 cfs @ 12.02 hrs, Volume= 0.010 af, Depth> 5.56"

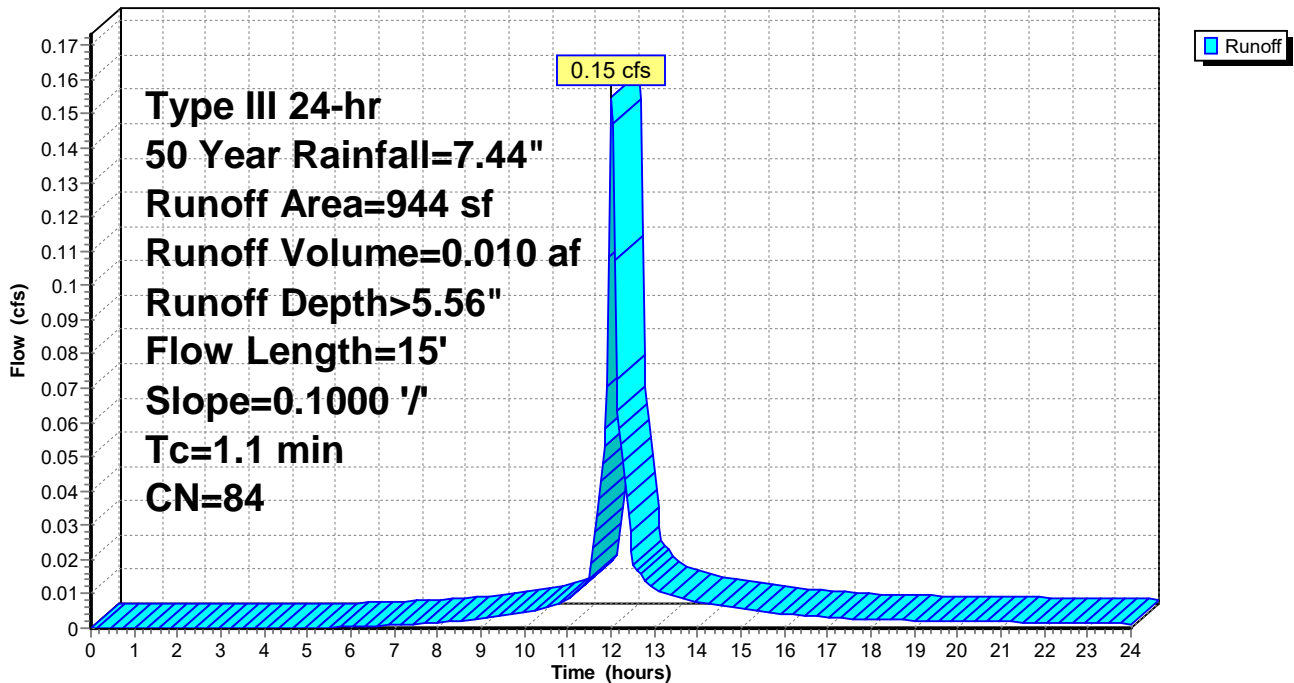
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 50 Year Rainfall=7.44"

Area (sf)	CN	Description
944	84	50-75% Grass cover, Fair, HSG D
944		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	15	0.1000	0.24		Sheet Flow, Grass: Short n= 0.150 P2= 3.64"

Subcatchment 4S: Areas not Routed to Retention (Lawn)

Hydrograph



1673CombinedBasin1

Type III 24-hr 50 Year Rainfall=7.44"

Prepared by Fairfield County Engineering LLC

Printed 3/9/2021

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Summary for Subcatchment 5S: Areas Routed to Retention

Runoff = 0.27 cfs @ 12.07 hrs, Volume= 0.022 af, Depth> 7.20"

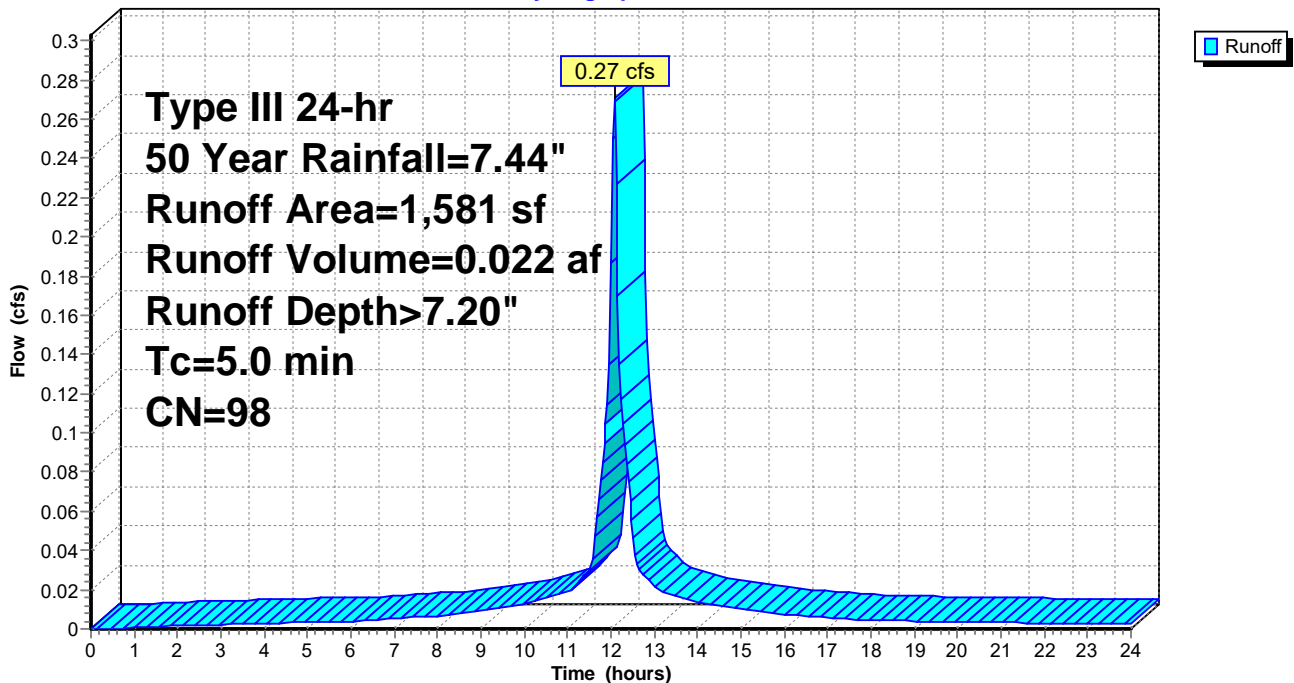
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Type III 24-hr 50 Year Rainfall=7.44"

Area (sf)	CN	Description
* 1,581	98	Portion of Driveway/Parking
1,581		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 5S: Areas Routed to Retention

Hydrograph



1673CombinedBasin1

Type III 24-hr 50 Year Rainfall=7.44"

Prepared by Fairfield County Engineering LLC

Printed 3/9/2021

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Summary for Subcatchment 6S: Areas not Routed to Retention (Impervious)

Runoff = 0.20 cfs @ 12.07 hrs, Volume= 0.016 af, Depth> 7.20"

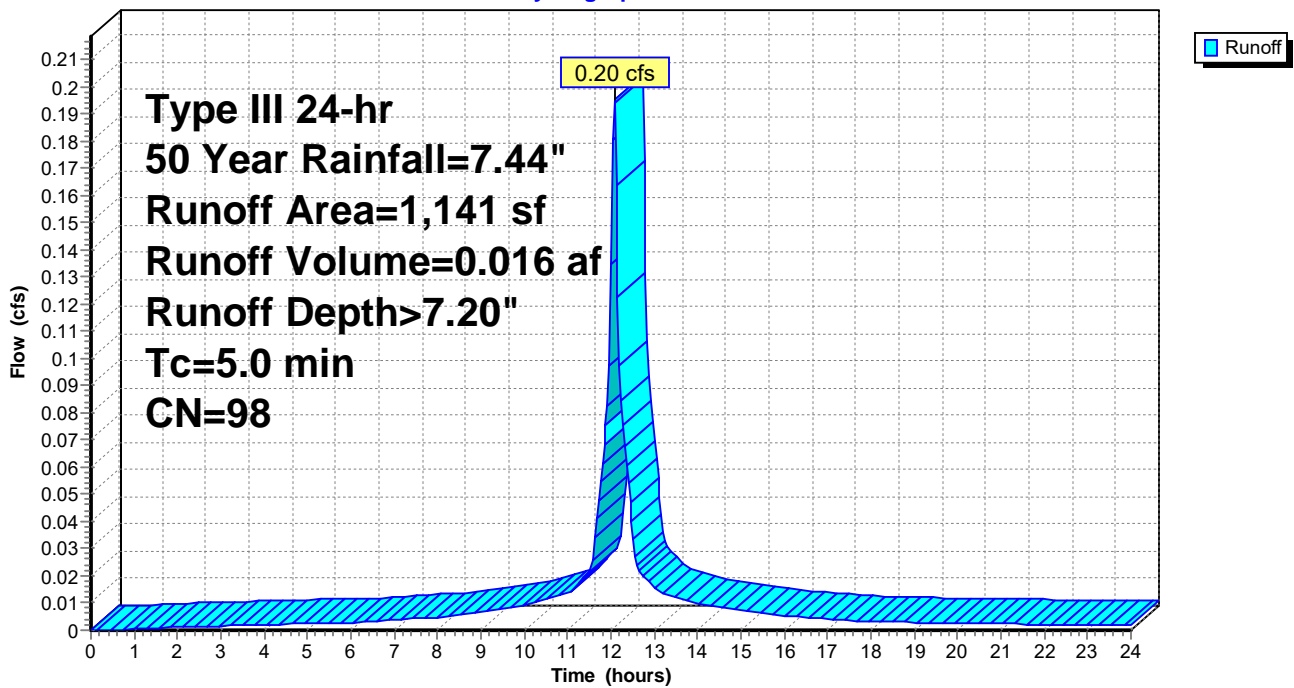
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Type III 24-hr 50 Year Rainfall=7.44"

	Area (sf)	CN	Description
*	878	98	Building
*	237	98	Driveway/Parking
*	26	98	Walk
	1,141	98	Weighted Average
	1,141		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 6S: Areas not Routed to Retention (Impervious)

Hydrograph



1673CombinedBasin1

Type III 24-hr 50 Year Rainfall=7.44"

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Summary for Pond 1P: 24" Concrete Galleries

Inflow Area = 0.036 ac, 100.00% Impervious, Inflow Depth > 7.20" for 50 Year event
 Inflow = 0.27 cfs @ 12.07 hrs, Volume= 0.022 af
 Outflow = 0.23 cfs @ 12.16 hrs, Volume= 0.010 af, Atten= 14%, Lag= 5.5 min
 Primary = 0.23 cfs @ 12.16 hrs, Volume= 0.010 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs / 3
 Peak Elev= 4.13' @ 12.16 hrs Surf.Area= 324 sf Storage= 516 cf

Plug-Flow detention time= 286.2 min calculated for 0.010 af (46% of inflow)
 Center-of-Mass det. time= 145.2 min (886.1 - 740.9)

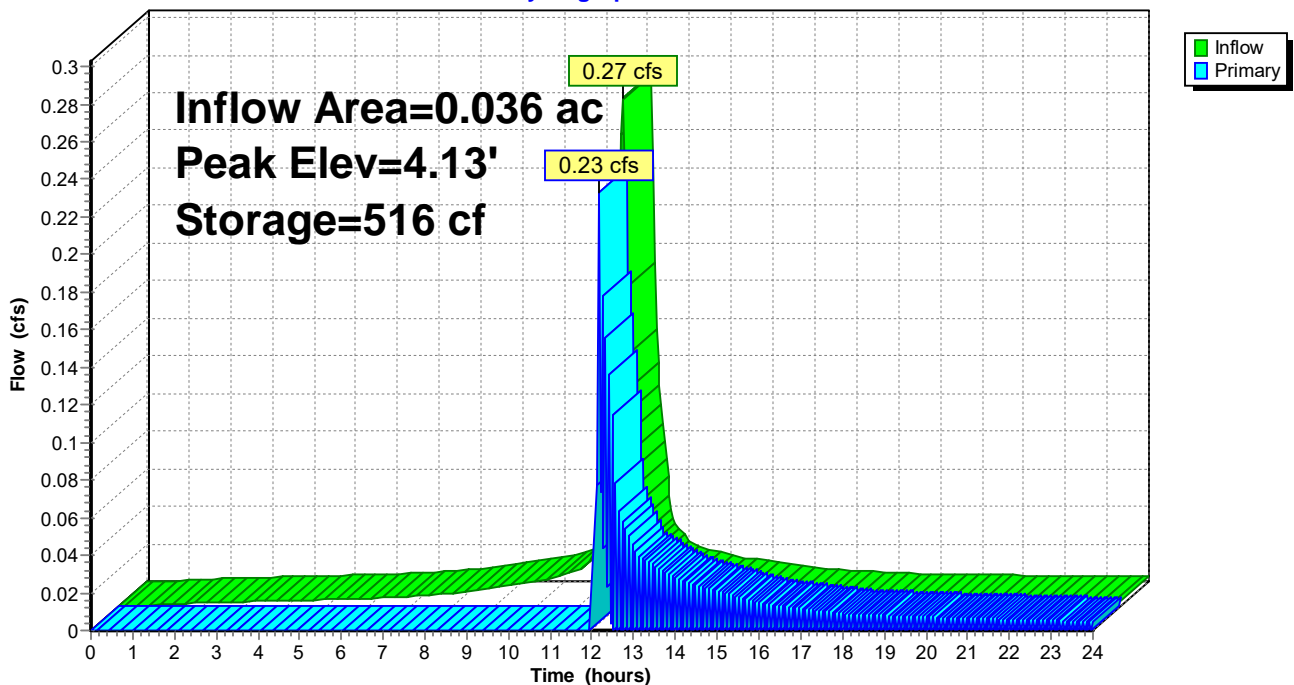
Volume	Invert	Avail.Storage	Storage Description
#1	2.00'	88 cf	18.00'W x 18.00'L x 2.00'H Stone 648 cf Overall - 428 cf Embedded = 220 cf x 40.0% Voids
#2	2.00'	428 cf	16.00'W x 16.00'L x 1.67'H 24" Concrete Galleries Inside #1
		516 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	4.00'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.21 cfs @ 12.16 hrs HW=4.12' (Free Discharge)
 ↑ **1=Orifice/Grate** (Weir Controls 0.21 cfs @ 1.13 fps)

Pond 1P: 24" Concrete Galleries

Hydrograph

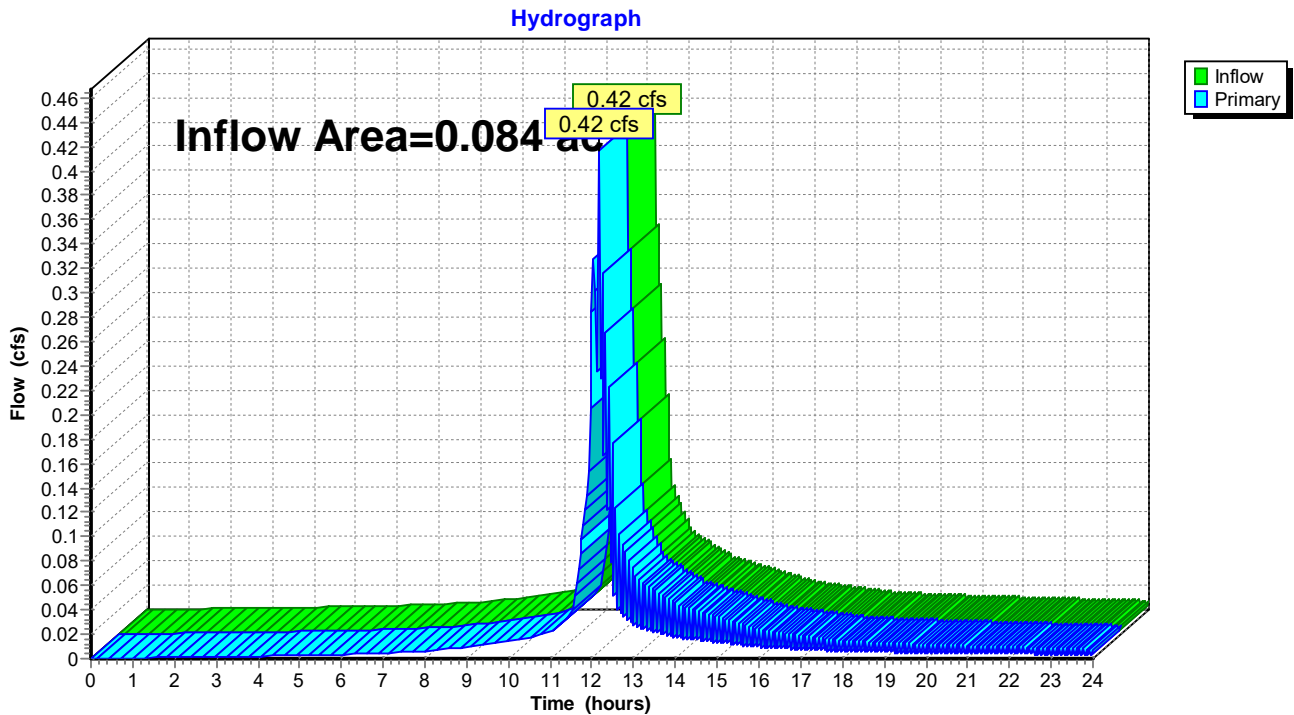


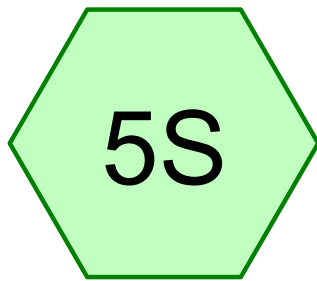
Summary for Link 4L: Combined Hydrograph

Inflow Area = 0.084 ac, 74.25% Impervious, Inflow Depth > 5.11" for 50 Year event
Inflow = 0.42 cfs @ 12.16 hrs, Volume= 0.036 af
Primary = 0.42 cfs @ 12.16 hrs, Volume= 0.036 af, Atten= 0%, Lag= 0.0 min

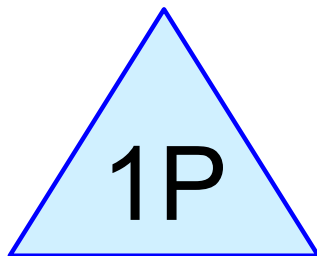
Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

Link 4L: Combined Hydrograph

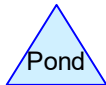
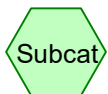




Areas Routed to
Retention



24" Concrete Galleries



Routing Diagram for 1673DischargeBasin1
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1673DischargeBasin1

Type III 24-hr 50 Year Rainfall=7.54"

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Summary for Subcatchment 5S: Areas Routed to Retention

Runoff = 0.27 cfs @ 12.07 hrs, Volume= 0.022 af, Depth= 7.30"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.04 hrs
Type III 24-hr 50 Year Rainfall=7.54"

Area (sf)	CN	Description
* 1,581	98	Portion of Driveway/Parking
1,581		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

1673DischargeBasin1

Type III 24-hr 50 Year Rainfall=7.54"

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Hydrograph for Subcatchment 5S: Areas Routed to Retention

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	43.20	7.54	7.30	0.00
0.80	0.06	0.00	0.00	44.00	7.54	7.30	0.00
1.60	0.12	0.02	0.00	44.80	7.54	7.30	0.00
2.40	0.18	0.06	0.00	45.60	7.54	7.30	0.00
3.20	0.25	0.11	0.00	46.40	7.54	7.30	0.00
4.00	0.32	0.16	0.00	47.20	7.54	7.30	0.00
4.80	0.41	0.23	0.00	48.00	7.54	7.30	0.00
5.60	0.50	0.31	0.00	48.80	7.54	7.30	0.00
6.40	0.59	0.40	0.00	49.60	7.54	7.30	0.00
7.20	0.71	0.52	0.01	50.40	7.54	7.30	0.00
8.00	0.86	0.66	0.01	51.20	7.54	7.30	0.00
8.80	1.04	0.83	0.01	52.00	7.54	7.30	0.00
9.60	1.28	1.07	0.01	52.80	7.54	7.30	0.00
10.40	1.59	1.37	0.02	53.60	7.54	7.30	0.00
11.20	2.01	1.78	0.02	54.40	7.54	7.30	0.00
12.00	3.77	3.54	0.19	55.20	7.54	7.30	0.00
12.80	5.53	5.29	0.03	56.00	7.54	7.30	0.00
13.60	5.95	5.71	0.02	56.80	7.54	7.30	0.00
14.40	6.26	6.02	0.01	57.60	7.54	7.30	0.00
15.20	6.50	6.26	0.01	58.40	7.54	7.30	0.00
16.00	6.68	6.44	0.01	59.20	7.54	7.30	0.00
16.80	6.83	6.59	0.01	60.00	7.54	7.30	0.00
17.60	6.95	6.71	0.01				
18.40	7.04	6.81	0.00				
19.20	7.13	6.89	0.00				
20.00	7.22	6.98	0.00				
20.80	7.29	7.05	0.00				
21.60	7.36	7.12	0.00				
22.40	7.43	7.19	0.00				
23.20	7.49	7.25	0.00				
24.00	7.54	7.30	0.00				
24.80	7.54	7.30	0.00				
25.60	7.54	7.30	0.00				
26.40	7.54	7.30	0.00				
27.20	7.54	7.30	0.00				
28.00	7.54	7.30	0.00				
28.80	7.54	7.30	0.00				
29.60	7.54	7.30	0.00				
30.40	7.54	7.30	0.00				
31.20	7.54	7.30	0.00				
32.00	7.54	7.30	0.00				
32.80	7.54	7.30	0.00				
33.60	7.54	7.30	0.00				
34.40	7.54	7.30	0.00				
35.20	7.54	7.30	0.00				
36.00	7.54	7.30	0.00				
36.80	7.54	7.30	0.00				
37.60	7.54	7.30	0.00				
38.40	7.54	7.30	0.00				
39.20	7.54	7.30	0.00				
40.00	7.54	7.30	0.00				
40.80	7.54	7.30	0.00				
41.60	7.54	7.30	0.00				
42.40	7.54	7.30	0.00				

1673DischargeBasin1

Type III 24-hr 50 Year Rainfall=7.54"

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Summary for Pond 1P: 24" Concrete Galleries

Inflow Area = 0.036 ac, 100.00% Impervious, Inflow Depth = 7.30" for 50 Year event
 Inflow = 0.27 cfs @ 12.07 hrs, Volume= 0.022 af
 Outflow = 0.02 cfs @ 13.20 hrs, Volume= 0.022 af, Atten= 92%, Lag= 67.7 min
 Discarded = 0.01 cfs @ 8.16 hrs, Volume= 0.021 af
 Primary = 0.01 cfs @ 13.20 hrs, Volume= 0.001 af

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.04 hrs / 3
 Peak Elev= 4.02' @ 13.20 hrs Surf.Area= 324 sf Storage= 516 cf

Plug-Flow detention time= 627.8 min calculated for 0.022 af (100% of inflow)
 Center-of-Mass det. time= 628.0 min (1,369.1 - 741.0)

Volume	Invert	Avail.Storage	Storage Description
#1	2.00'	88 cf	18.00'W x 18.00'L x 2.00'H Stone 648 cf Overall - 428 cf Embedded = 220 cf x 40.0% Voids
#2	2.00'	428 cf	16.00'W x 16.00'L x 1.67'H 24" Concrete Galleries Inside #1
		516 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	4.00'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#2	Discarded	2.00'	0.890 in/hr Exfiltration over Horizontal area

Discarded OutFlow Max=0.01 cfs @ 8.16 hrs HW=2.02' (Free Discharge)
 ↑**2=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.01 cfs @ 13.20 hrs HW=4.02' (Free Discharge)
 ↑**1=Orifice/Grate** (Weir Controls 0.01 cfs @ 0.46 fps)

1673DischargeBasin1

Type III 24-hr 50 Year Rainfall=7.54"

Prepared by Fairfield County Engineering LLC

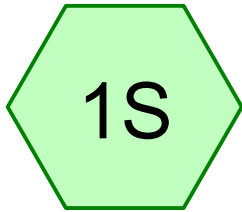
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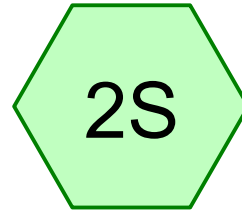
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Hydrograph for Pond 1P: 24" Concrete Galleries

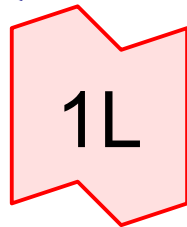
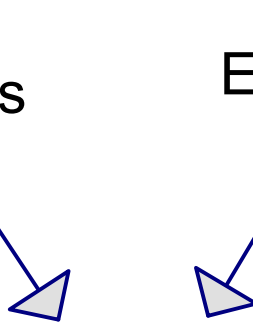
Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)
0.00	0.00	0	2.00	0.00	0.00	0.00
2.00	0.00	1	2.00	0.00	0.00	0.00
4.00	0.00	2	2.01	0.00	0.00	0.00
6.00	0.00	3	2.01	0.00	0.00	0.00
8.00	0.01	5	2.02	0.01	0.01	0.00
10.00	0.01	28	2.10	0.01	0.01	0.00
12.00	0.19	225	2.79	0.01	0.01	0.00
14.00	0.01	516	4.01	0.02	0.01	0.01
16.00	0.01	516	4.00	0.01	0.01	0.00
18.00	0.00	510	3.95	0.01	0.01	0.00
20.00	0.00	491	3.81	0.01	0.01	0.00
22.00	0.00	466	3.65	0.01	0.01	0.00
24.00	0.00	438	3.54	0.01	0.01	0.00
26.00	0.00	390	3.38	0.01	0.01	0.00
28.00	0.00	342	3.21	0.01	0.01	0.00
30.00	0.00	294	3.04	0.01	0.01	0.00
32.00	0.00	246	2.87	0.01	0.01	0.00
34.00	0.00	198	2.70	0.01	0.01	0.00
36.00	0.00	150	2.53	0.01	0.01	0.00
38.00	0.00	102	2.36	0.01	0.01	0.00
40.00	0.00	54	2.19	0.01	0.01	0.00
42.00	0.00	6	2.02	0.01	0.01	0.00
44.00	0.00	0	2.00	0.00	0.00	0.00
46.00	0.00	0	2.00	0.00	0.00	0.00
48.00	0.00	0	2.00	0.00	0.00	0.00
50.00	0.00	0	2.00	0.00	0.00	0.00
52.00	0.00	0	2.00	0.00	0.00	0.00
54.00	0.00	0	2.00	0.00	0.00	0.00
56.00	0.00	0	2.00	0.00	0.00	0.00
58.00	0.00	0	2.00	0.00	0.00	0.00
60.00	0.00	0	2.00	0.00	0.00	0.00



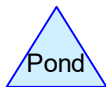
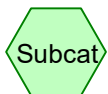
Existing Conditions
(Impervious)



Existing Conditions
(Lawn)



Combined Hydrograph



Routing Diagram for 1673ExistingBasin2
Prepared by Fairfield County Engineering LLC, Printed 3/9/2021
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1673ExistingBasin2

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Type III 24-hr 50 Year Rainfall=7.54"

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Summary for Subcatchment 1S: Existing Conditions (Impervious)

Runoff = 0.69 cfs @ 12.07 hrs, Volume= 0.053 af, Depth> 6.70"

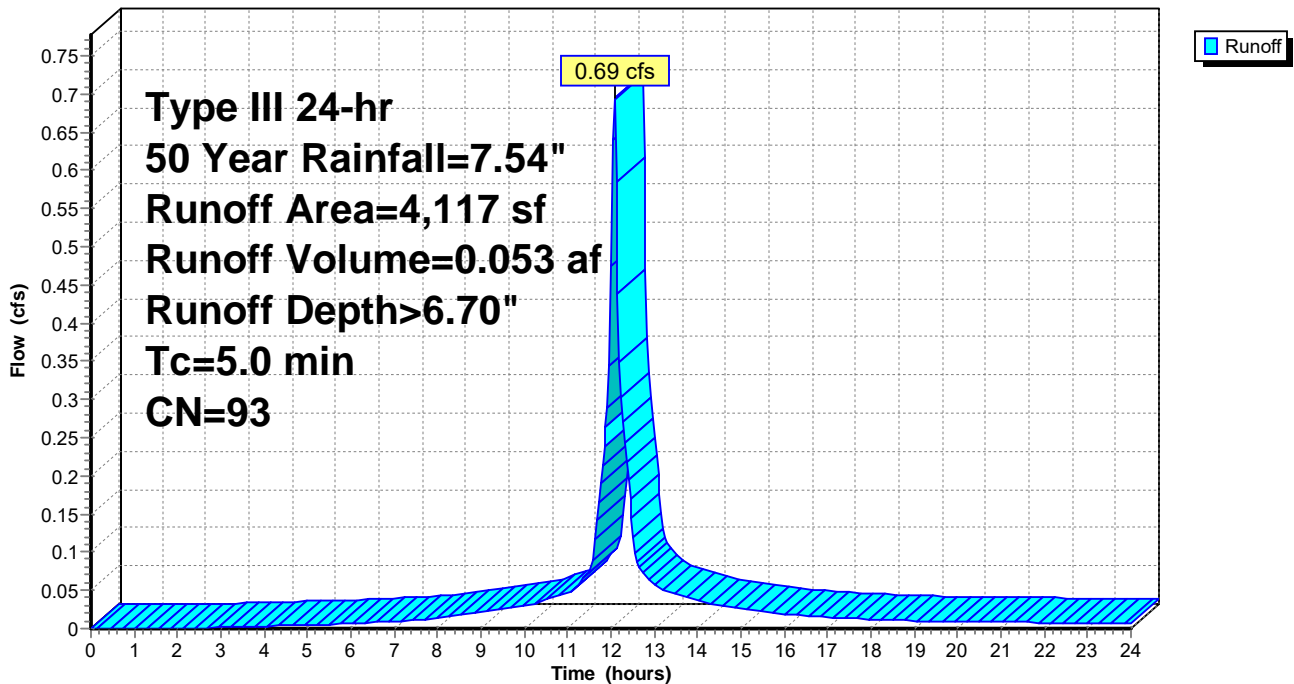
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Type III 24-hr 50 Year Rainfall=7.54"

	Area (sf)	CN	Description
*	215	98	Buildings
*	2,863	91	Dirt Parking
*	49	91	Deck
*	530	98	Asphalt Area
*	460	98	Garage
			<hr/>
	4,117	93	Weighted Average
	2,912		70.73% Pervious Area
	1,205		29.27% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 1S: Existing Conditions (Impervious)

Hydrograph



1673ExistingBasin2

Type III 24-hr 50 Year Rainfall=7.54"

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Summary for Subcatchment 2S: Existing Conditions (Lawn)

Runoff = 0.65 cfs @ 12.10 hrs, Volume= 0.050 af, Depth> 5.65"

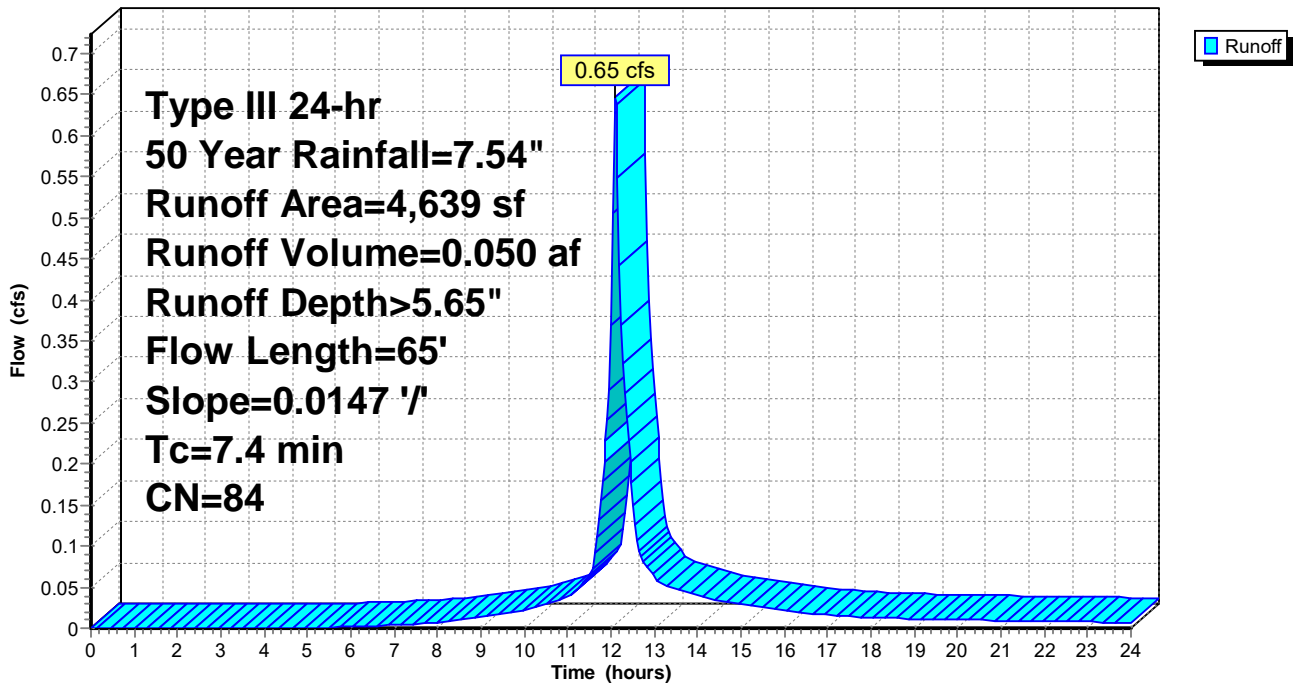
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Type III 24-hr 50 Year Rainfall=7.54"

Area (sf)	CN	Description
4,639	84	50-75% Grass cover, Fair, HSG D
4,639		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	65	0.0147	0.15		Sheet Flow, Grass: Short n= 0.150 P2= 3.64"

Subcatchment 2S: Existing Conditions (Lawn)

Hydrograph

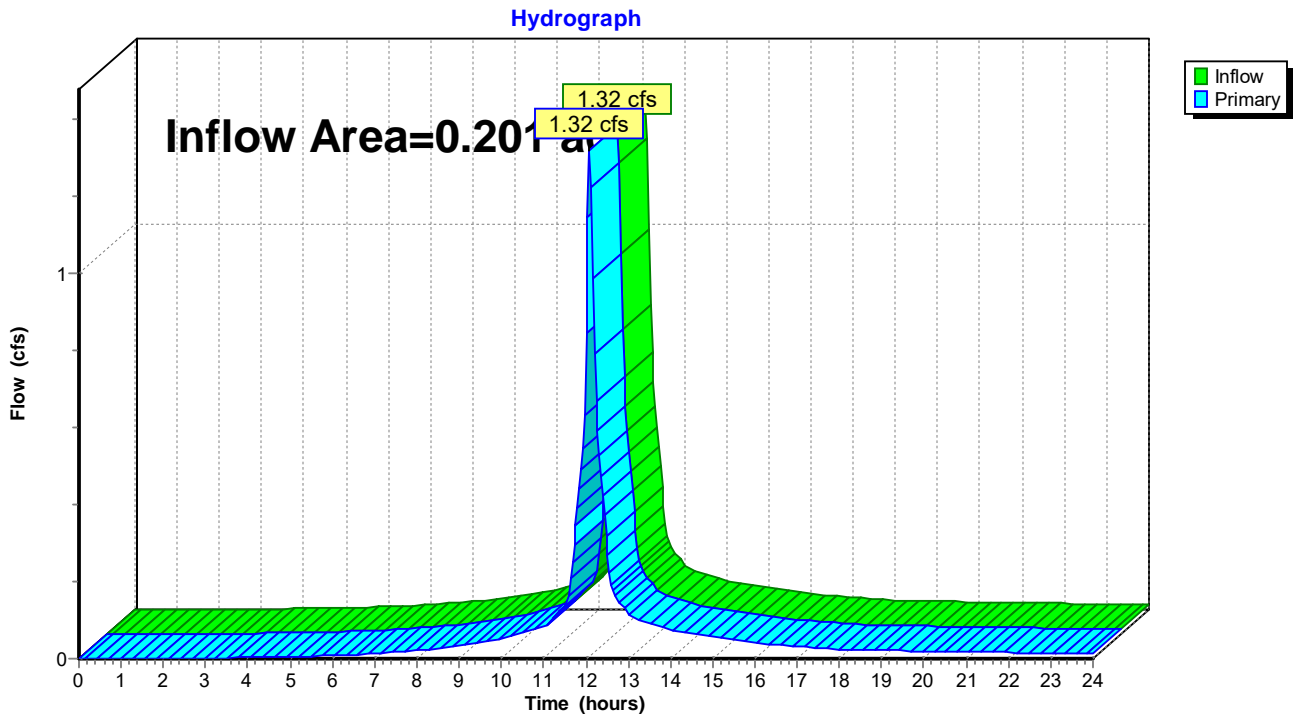


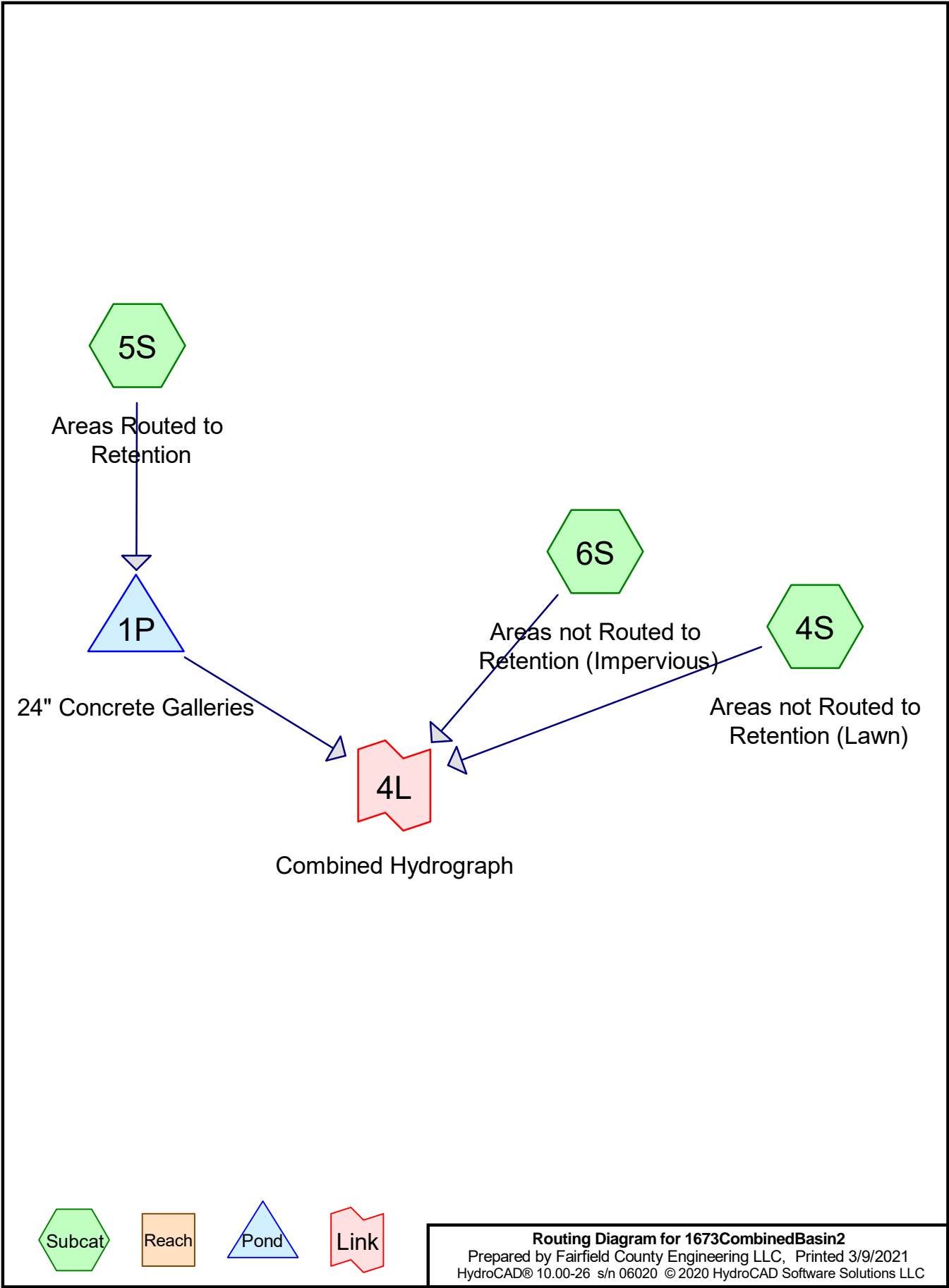
Summary for Link 1L: Combined Hydrograph

Inflow Area = 0.201 ac, 13.76% Impervious, Inflow Depth > 6.14" for 50 Year event
Inflow = 1.32 cfs @ 12.09 hrs, Volume= 0.103 af
Primary = 1.32 cfs @ 12.09 hrs, Volume= 0.103 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

Link 1L: Combined Hydrograph





1673CombinedBasin2

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Type III 24-hr 50 Year Rainfall=7.44"

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Summary for Subcatchment 4S: Areas not Routed to Retention (Lawn)

Runoff = 0.25 cfs @ 12.19 hrs, Volume= 0.024 af, Depth> 5.55"

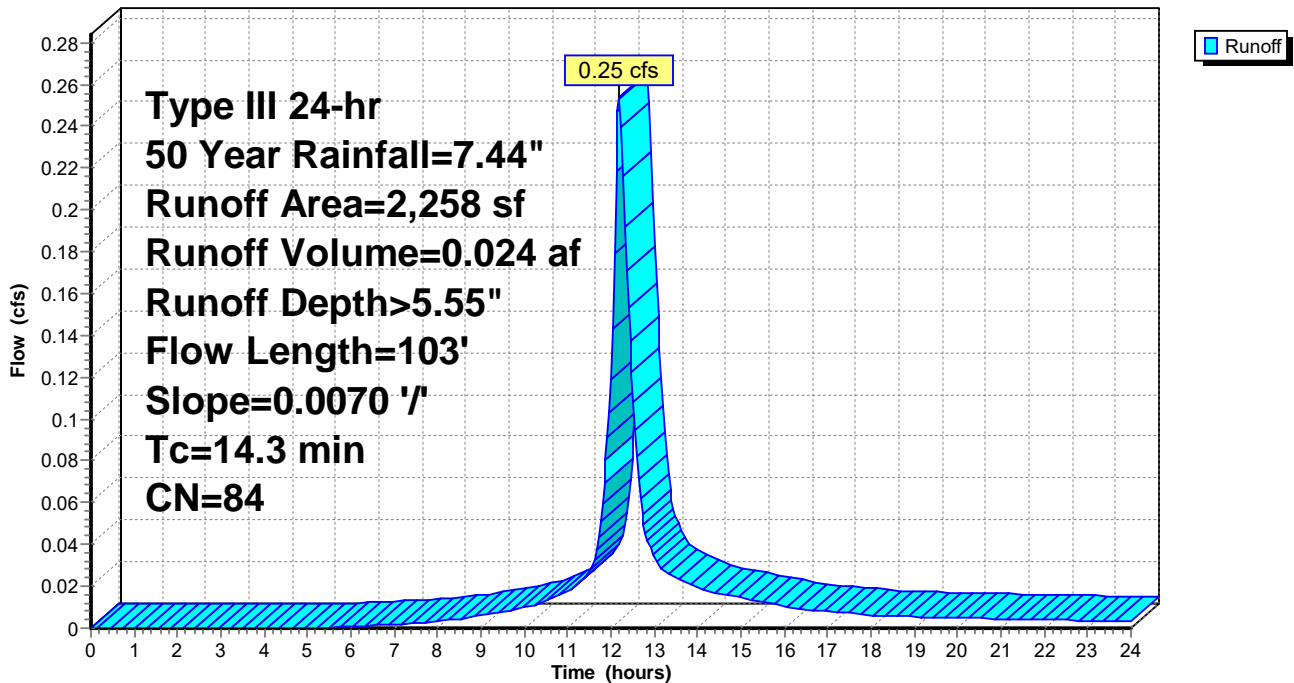
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Type III 24-hr 50 Year Rainfall=7.44"

Area (sf)	CN	Description
2,258	84	50-75% Grass cover, Fair, HSG D
2,258		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.3	103	0.0070	0.12		Sheet Flow, Grass: Short n= 0.150 P2= 3.64"

Subcatchment 4S: Areas not Routed to Retention (Lawn)

Hydrograph



1673CombinedBasin2

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Type III 24-hr 50 Year Rainfall=7.44"

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Summary for Subcatchment 5S: Areas Routed to Retention

Runoff = 0.74 cfs @ 12.07 hrs, Volume= 0.059 af, Depth> 7.20"

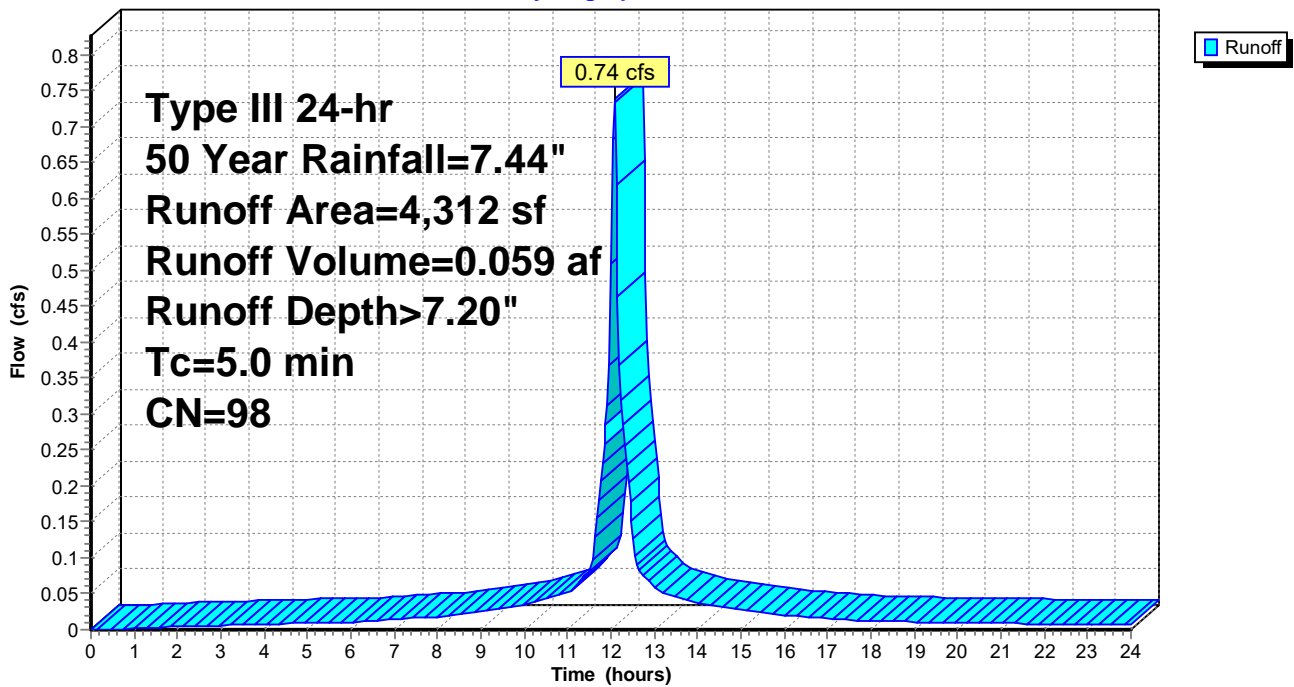
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 50 Year Rainfall=7.44"

	Area (sf)	CN	Description
*	1,673	98	portion of Building roof
*	2,639	98	Driveway
	4,312	98	Weighted Average
	4,312		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 5S: Areas Routed to Retention

Hydrograph



Summary for Subcatchment 6S: Areas not Routed to Retention (Impervious)

Runoff = 0.34 cfs @ 12.07 hrs, Volume= 0.027 af, Depth> 7.08"

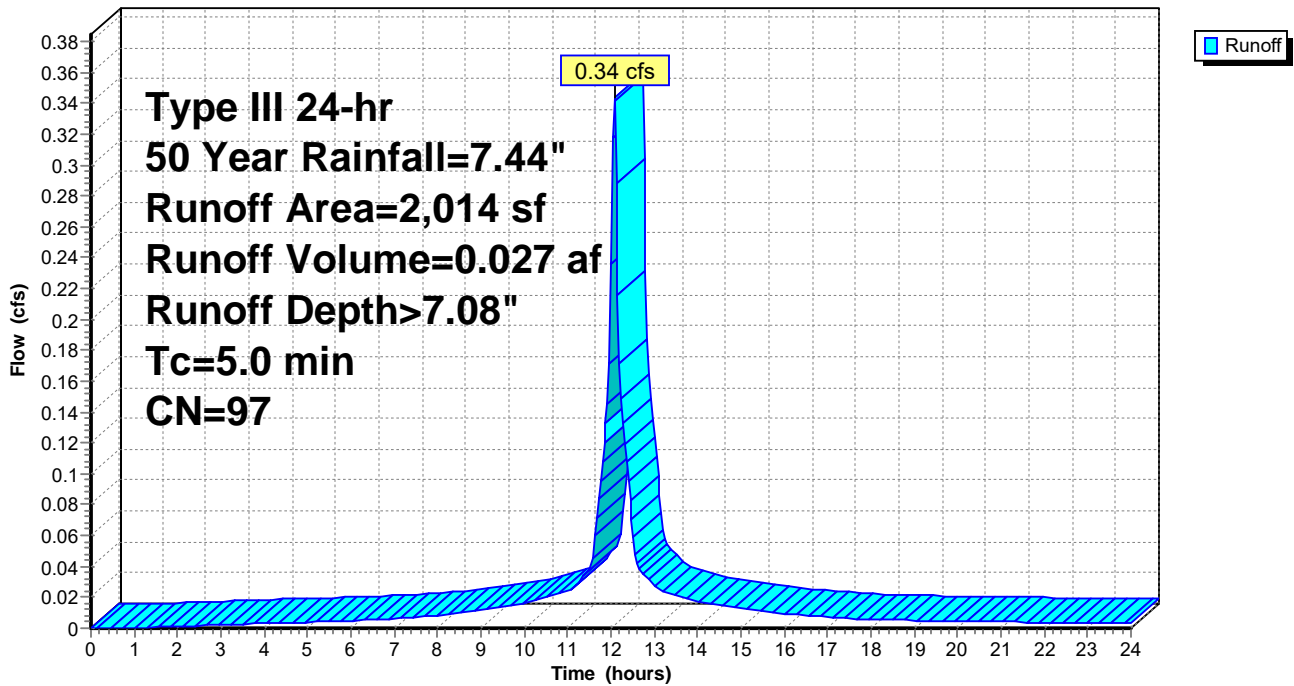
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Type III 24-hr 50 Year Rainfall=7.44"

	Area (sf)	CN	Description
*	1,789	98	Building
*	225	91	Decks/stairs
	2,014	97	Weighted Average
	225		11.17% Pervious Area
	1,789		88.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 6S: Areas not Routed to Retention (Impervious)

Hydrograph



1673CombinedBasin2

Type III 24-hr 50 Year Rainfall=7.44"

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Summary for Pond 1P: 24" Concrete Galleries

Inflow Area = 0.099 ac, 100.00% Impervious, Inflow Depth > 7.20" for 50 Year event
 Inflow = 0.74 cfs @ 12.07 hrs, Volume= 0.059 af
 Outflow = 0.74 cfs @ 12.07 hrs, Volume= 0.042 af, Atten= 0%, Lag= 0.0 min
 Primary = 0.74 cfs @ 12.07 hrs, Volume= 0.042 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs / 3
 Peak Elev= 4.61' @ 12.07 hrs Surf.Area= 476 sf Storage= 766 cf

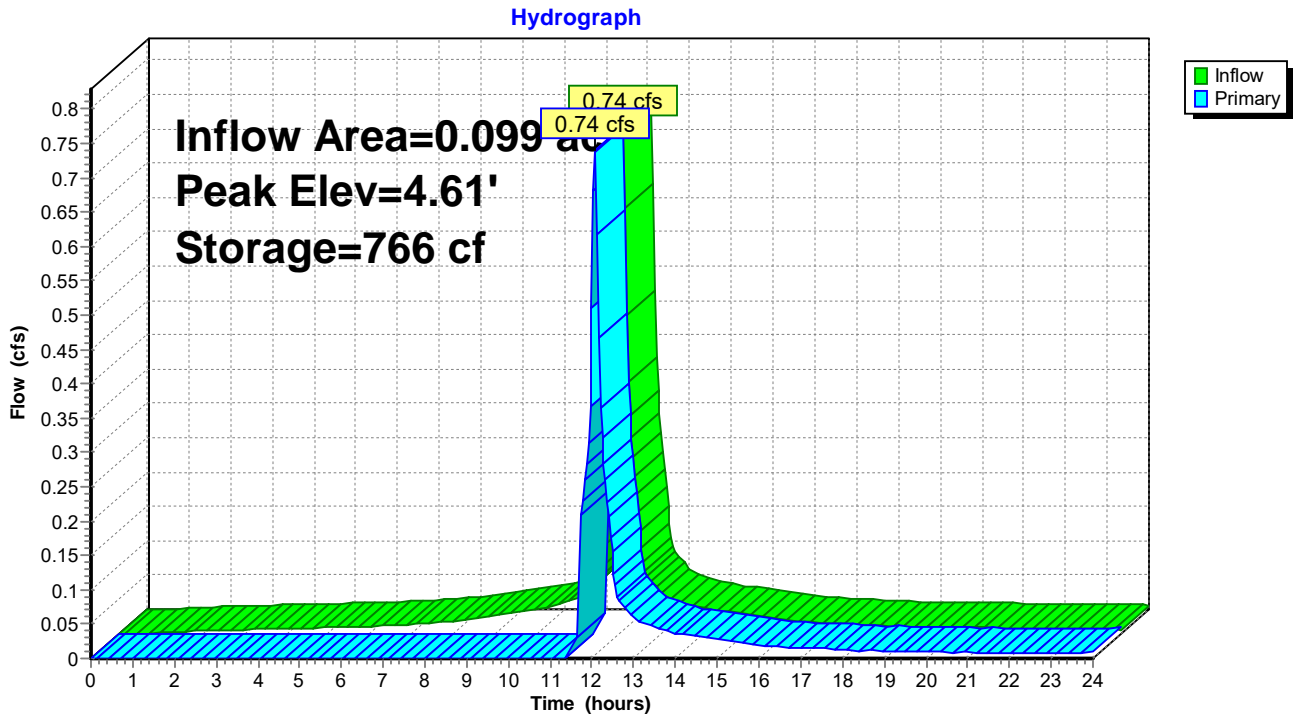
Plug-Flow detention time= 182.7 min calculated for 0.042 af (70% of inflow)
 Center-of-Mass det. time= 88.0 min (828.9 - 740.9)

Volume	Invert	Avail.Storage	Storage Description
#1	2.00'	124 cf	14.00'W x 34.00'L x 2.00'H Stone 952 cf Overall - 641 cf Embedded = 311 cf x 40.0% Voids
#2	2.00'	641 cf	12.00'W x 32.00'L x 1.67'H 24" Concrete Galleries Inside #1
		766 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	4.00'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.73 cfs @ 12.07 hrs HW=4.59' (Free Discharge)
 ↑1=Orifice/Grate (Orifice Controls 0.73 cfs @ 3.70 fps)

Pond 1P: 24" Concrete Galleries

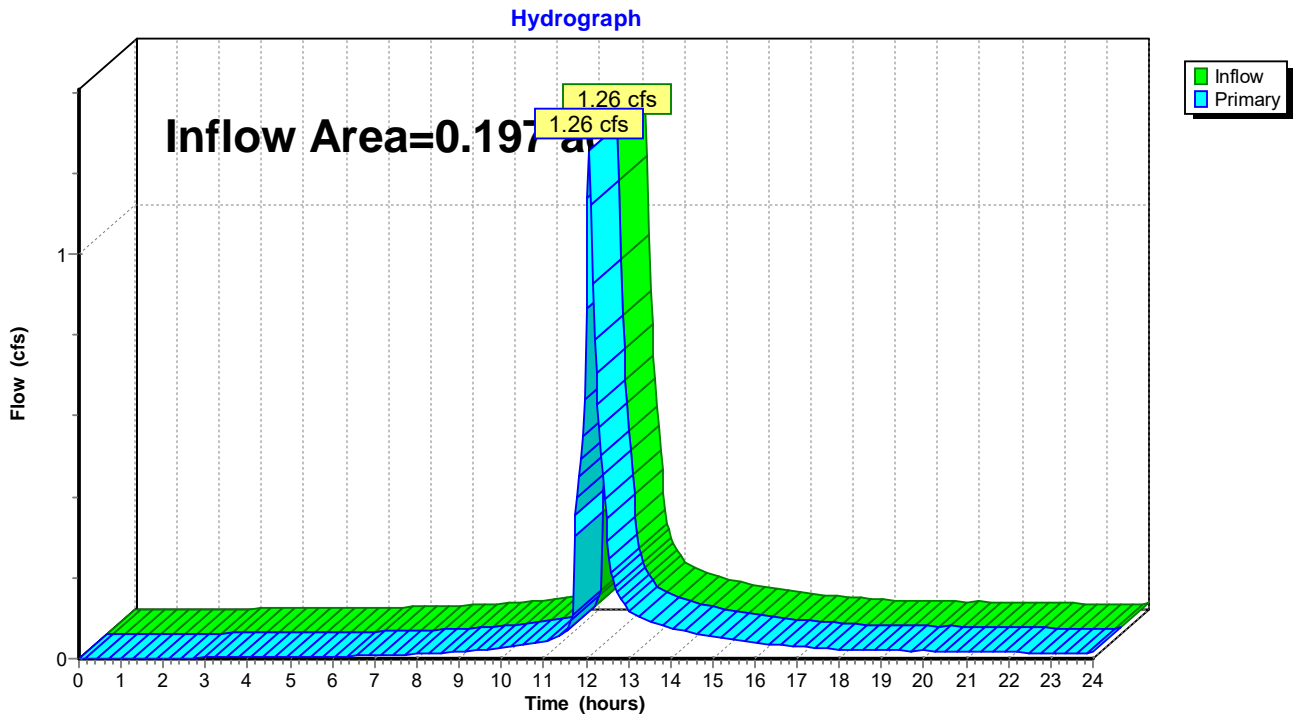


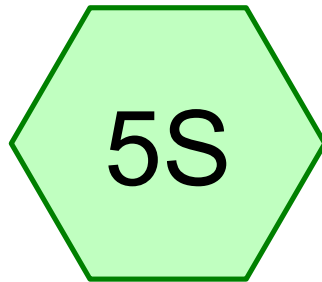
Summary for Link 4L: Combined Hydrograph

Inflow Area = 0.197 ac, 71.07% Impervious, Inflow Depth > 5.65" for 50 Year event
Inflow = 1.26 cfs @ 12.08 hrs, Volume= 0.093 af
Primary = 1.26 cfs @ 12.08 hrs, Volume= 0.093 af, Atten= 0%, Lag= 0.0 min

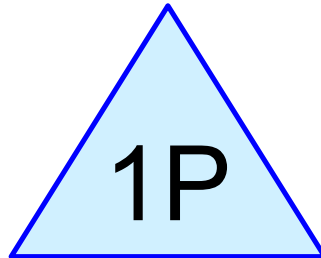
Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

Link 4L: Combined Hydrograph

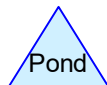
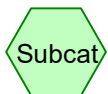




Areas Routed to
Retention



24" Concrete Galleries



Routing Diagram for 1673DischargeBasin2
Prepared by Fairfield County Engineering LLC, Printed 3/9/2021
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1673DischargeBasin2

Type III 24-hr 50 Year Rainfall=7.54"

Prepared by Fairfield County Engineering LLC

Printed 3/9/2021

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Summary for Subcatchment 5S: Areas Routed to Retention

Runoff = 0.75 cfs @ 12.07 hrs, Volume= 0.060 af, Depth= 7.30"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.04 hrs
Type III 24-hr 50 Year Rainfall=7.54"

	Area (sf)	CN	Description
*	1,673	98	portion of Building roof
*	2,639	98	Driveway
	4,312	98	Weighted Average
	4,312		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

1673DischargeBasin2

Type III 24-hr 50 Year Rainfall=7.54"

Prepared by Fairfield County Engineering LLC

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Hydrograph for Subcatchment 5S: Areas Routed to Retention

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	43.20	7.54	7.30	0.00
0.80	0.06	0.00	0.00	44.00	7.54	7.30	0.00
1.60	0.12	0.02	0.00	44.80	7.54	7.30	0.00
2.40	0.18	0.06	0.01	45.60	7.54	7.30	0.00
3.20	0.25	0.11	0.01	46.40	7.54	7.30	0.00
4.00	0.32	0.16	0.01	47.20	7.54	7.30	0.00
4.80	0.41	0.23	0.01	48.00	7.54	7.30	0.00
5.60	0.50	0.31	0.01	48.80	7.54	7.30	0.00
6.40	0.59	0.40	0.01	49.60	7.54	7.30	0.00
7.20	0.71	0.52	0.02	50.40	7.54	7.30	0.00
8.00	0.86	0.66	0.02	51.20	7.54	7.30	0.00
8.80	1.04	0.83	0.03	52.00	7.54	7.30	0.00
9.60	1.28	1.07	0.03	52.80	7.54	7.30	0.00
10.40	1.59	1.37	0.04	53.60	7.54	7.30	0.00
11.20	2.01	1.78	0.06	54.40	7.54	7.30	0.00
12.00	3.77	3.54	0.52	55.20	7.54	7.30	0.00
12.80	5.53	5.29	0.07	56.00	7.54	7.30	0.00
13.60	5.95	5.71	0.05	56.80	7.54	7.30	0.00
14.40	6.26	6.02	0.03	57.60	7.54	7.30	0.00
15.20	6.50	6.26	0.03	58.40	7.54	7.30	0.00
16.00	6.68	6.44	0.02	59.20	7.54	7.30	0.00
16.80	6.83	6.59	0.02	60.00	7.54	7.30	0.00
17.60	6.95	6.71	0.01				
18.40	7.04	6.81	0.01				
19.20	7.13	6.89	0.01				
20.00	7.22	6.98	0.01				
20.80	7.29	7.05	0.01				
21.60	7.36	7.12	0.01				
22.40	7.43	7.19	0.01				
23.20	7.49	7.25	0.01				
24.00	7.54	7.30	0.01				
24.80	7.54	7.30	0.00				
25.60	7.54	7.30	0.00				
26.40	7.54	7.30	0.00				
27.20	7.54	7.30	0.00				
28.00	7.54	7.30	0.00				
28.80	7.54	7.30	0.00				
29.60	7.54	7.30	0.00				
30.40	7.54	7.30	0.00				
31.20	7.54	7.30	0.00				
32.00	7.54	7.30	0.00				
32.80	7.54	7.30	0.00				
33.60	7.54	7.30	0.00				
34.40	7.54	7.30	0.00				
35.20	7.54	7.30	0.00				
36.00	7.54	7.30	0.00				
36.80	7.54	7.30	0.00				
37.60	7.54	7.30	0.00				
38.40	7.54	7.30	0.00				
39.20	7.54	7.30	0.00				
40.00	7.54	7.30	0.00				
40.80	7.54	7.30	0.00				
41.60	7.54	7.30	0.00				
42.40	7.54	7.30	0.00				

1673DischargeBasin2

Prepared by Fairfield County Engineering LLC

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Type III 24-hr 50 Year Rainfall=7.54"

Printed 3/9/2021

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Summary for Pond 1P: 24" Concrete Galleries

Inflow Area = 0.099 ac, 100.00% Impervious, Inflow Depth = 7.30" for 50 Year event
Inflow = 0.75 cfs @ 12.07 hrs, Volume= 0.060 af
Outflow = 0.83 cfs @ 12.09 hrs, Volume= 0.061 af, Atten= 0%, Lag= 1.2 min
Discarded = 0.02 cfs @ 8.16 hrs, Volume= 0.042 af
Primary = 0.81 cfs @ 12.09 hrs, Volume= 0.019 af

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.04 hrs / 3
Peak Elev= 4.70' @ 12.09 hrs Surf.Area= 476 sf Storage= 766 cf

Plug-Flow detention time= 237.7 min calculated for 0.060 af (100% of inflow)
Center-of-Mass det. time= 250.5 min (991.6 - 741.0)

Volume	Invert	Avail.Storage	Storage Description
#1	2.00'	124 cf	14.00'W x 34.00'L x 2.00'H Stone 952 cf Overall - 641 cf Embedded = 311 cf x 40.0% Voids
#2	2.00'	641 cf	12.00'W x 32.00'L x 1.67'H 24" Concrete Galleries Inside #1
		766 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	4.00'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#2	Discarded	2.00'	1.700 in/hr Exfiltration over Horizontal area

Discarded OutFlow Max=0.02 cfs @ 8.16 hrs HW=2.02' (Free Discharge)
↑**2=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.71 cfs @ 12.09 hrs HW=4.57' (Free Discharge)
↑**1=Orifice/Grate** (Orifice Controls 0.71 cfs @ 3.62 fps)

1673DischargeBasin2*Type III 24-hr 50 Year Rainfall=7.54"*

Prepared by Fairfield County Engineering LLC

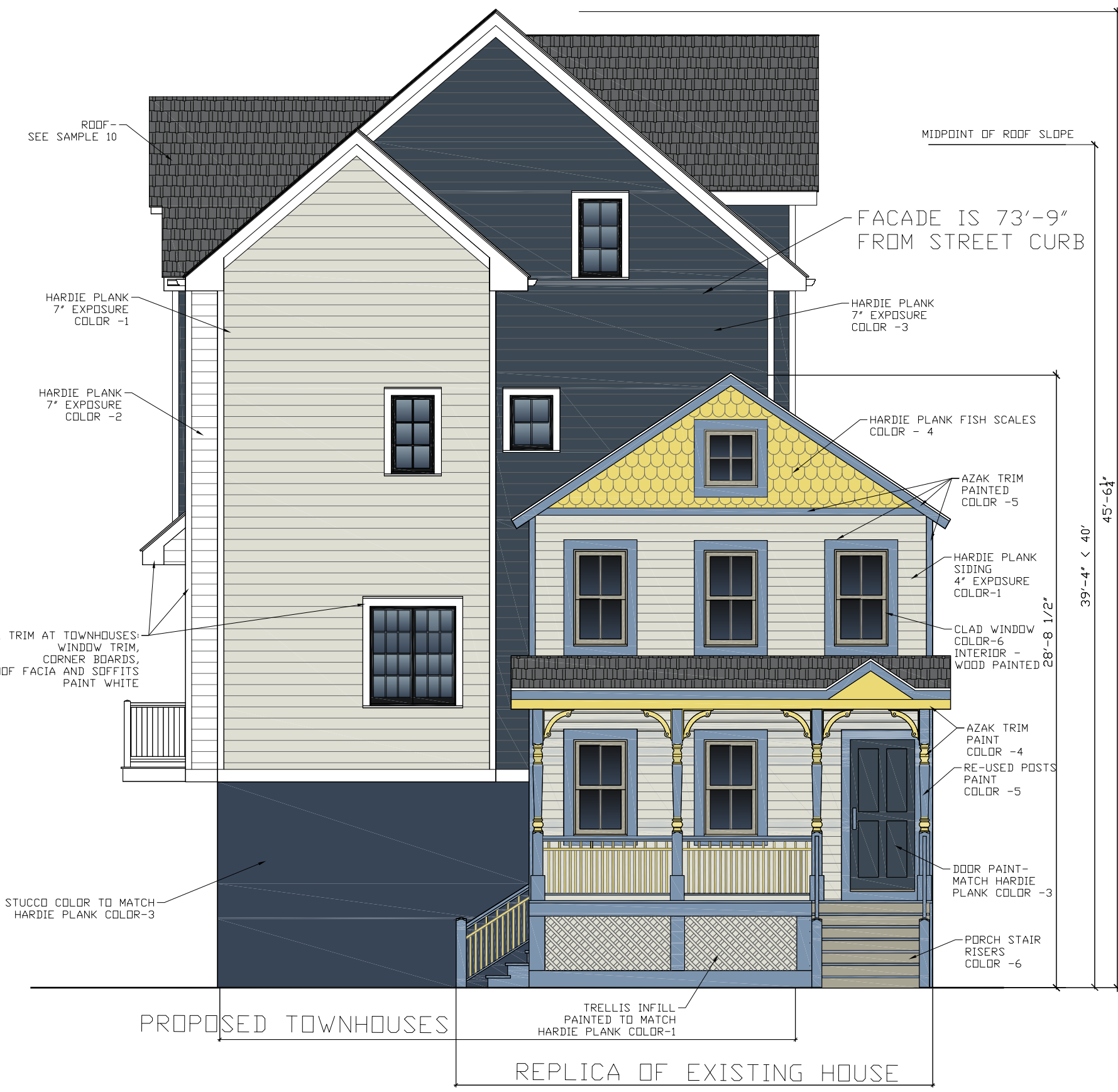
Printed 3/9/2021

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Hydrograph for Pond 1P: 24" Concrete Galleries

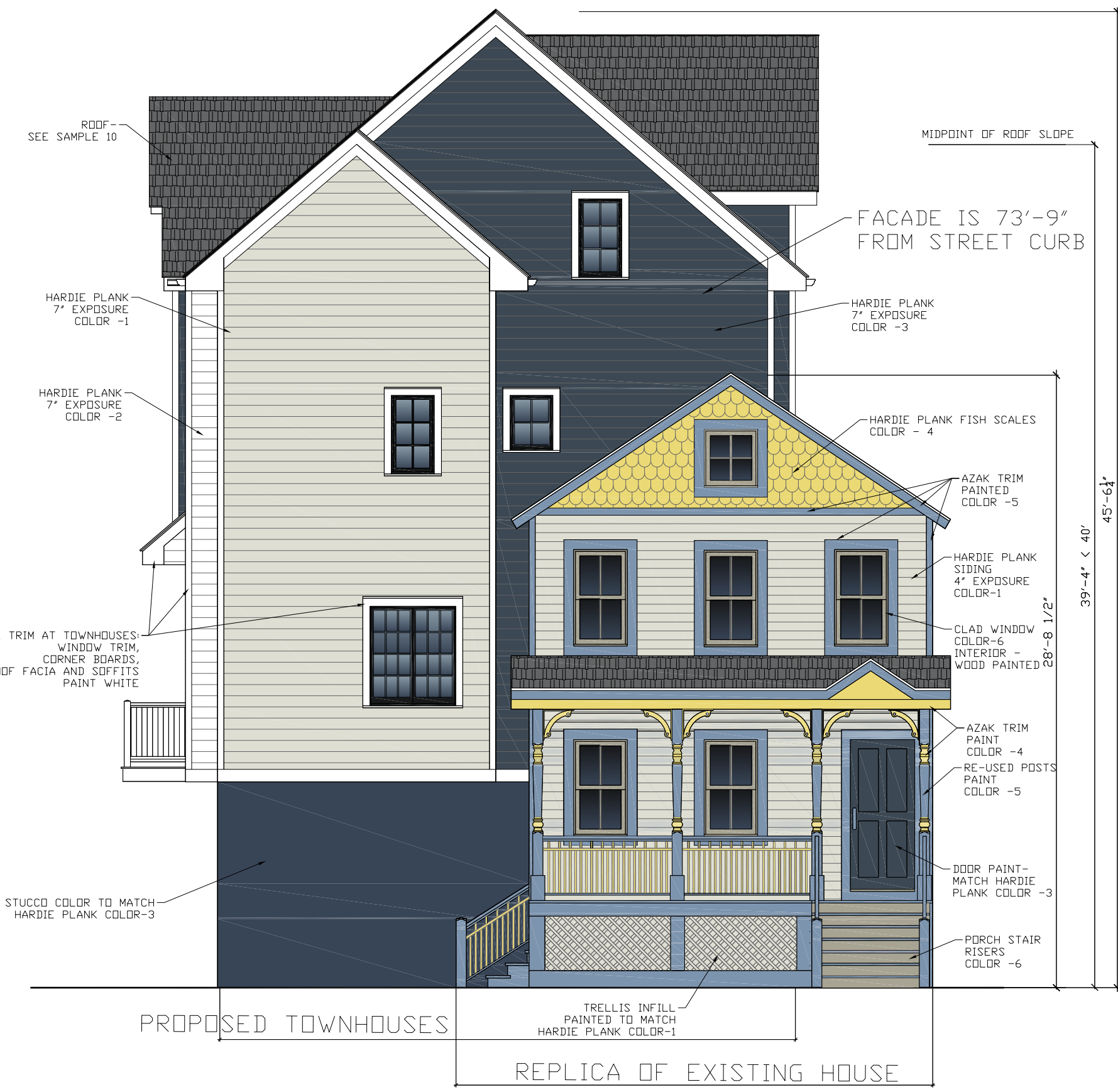
Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)
0.00	0.00	0	2.00	0.00	0.00	0.00
2.00	0.00	2	2.00	0.00	0.00	0.00
4.00	0.01	3	2.01	0.01	0.01	0.00
6.00	0.01	5	2.01	0.01	0.01	0.00
8.00	0.02	8	2.02	0.02	0.02	0.00
10.00	0.04	67	2.16	0.02	0.02	0.00
12.00	0.52	599	3.42	0.02	0.02	0.00
14.00	0.04	766	4.04	0.06	0.02	0.04
16.00	0.02	766	4.00	0.02	0.02	0.00
18.00	0.01	746	3.90	0.02	0.02	0.00
20.00	0.01	690	3.64	0.02	0.02	0.00
22.00	0.01	620	3.47	0.02	0.02	0.00
24.00	0.01	538	3.28	0.02	0.02	0.00
26.00	0.00	405	2.96	0.02	0.02	0.00
28.00	0.00	270	2.64	0.02	0.02	0.00
30.00	0.00	135	2.32	0.02	0.02	0.00
32.00	0.00	3	2.01	0.01	0.01	0.00
34.00	0.00	0	2.00	0.00	0.00	0.00
36.00	0.00	0	2.00	0.00	0.00	0.00
38.00	0.00	0	2.00	0.00	0.00	0.00
40.00	0.00	0	2.00	0.00	0.00	0.00
42.00	0.00	0	2.00	0.00	0.00	0.00
44.00	0.00	0	2.00	0.00	0.00	0.00
46.00	0.00	0	2.00	0.00	0.00	0.00
48.00	0.00	0	2.00	0.00	0.00	0.00
50.00	0.00	0	2.00	0.00	0.00	0.00
52.00	0.00	0	2.00	0.00	0.00	0.00
54.00	0.00	0	2.00	0.00	0.00	0.00
56.00	0.00	0	2.00	0.00	0.00	0.00
58.00	0.00	0	2.00	0.00	0.00	0.00
60.00	0.00	0	2.00	0.00	0.00	0.00



HENRY STREET/ FRONT ELEVATION



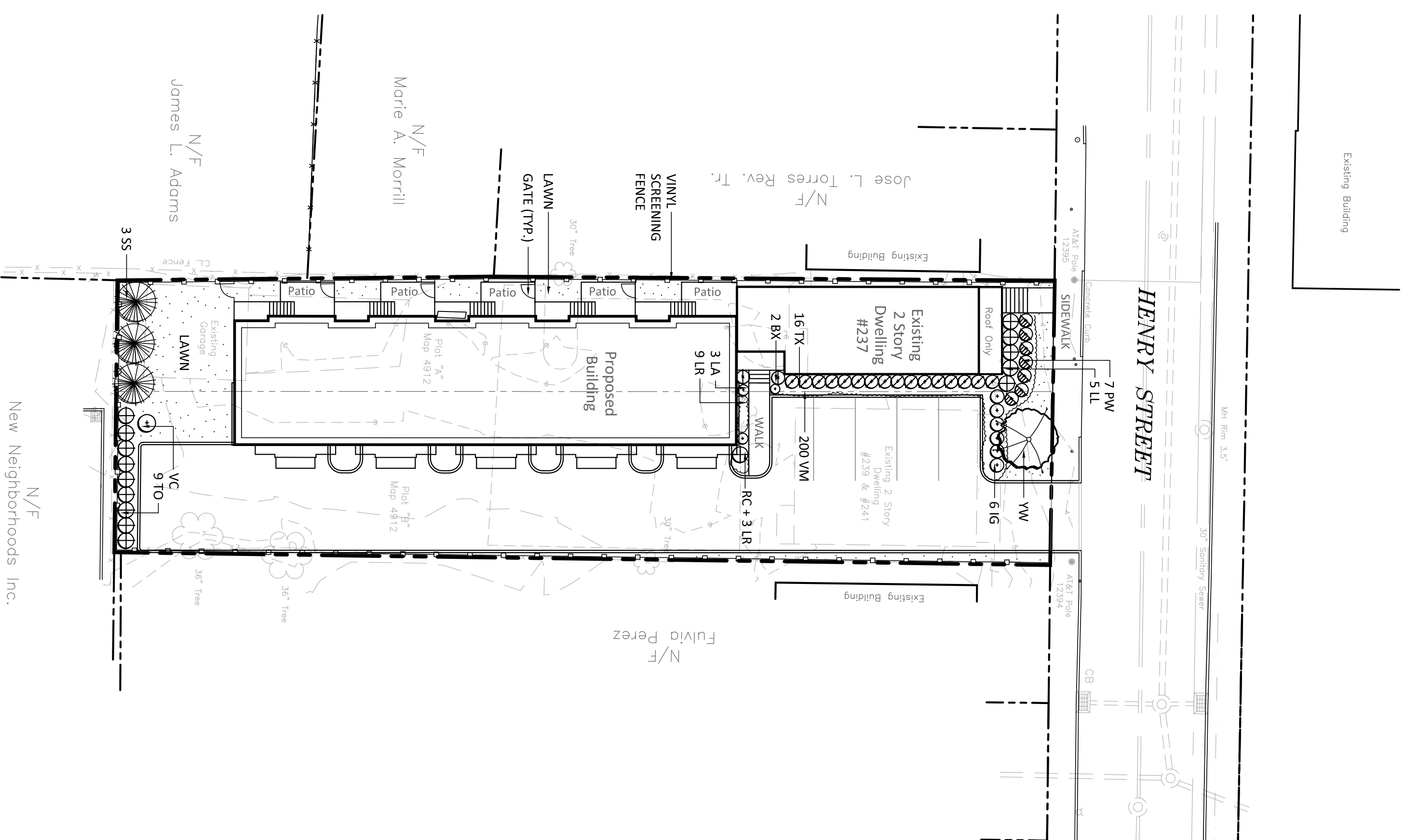
DRIVEWAY SIDE ELEVATION



HENRY STREET/ FRONT ELEVATION



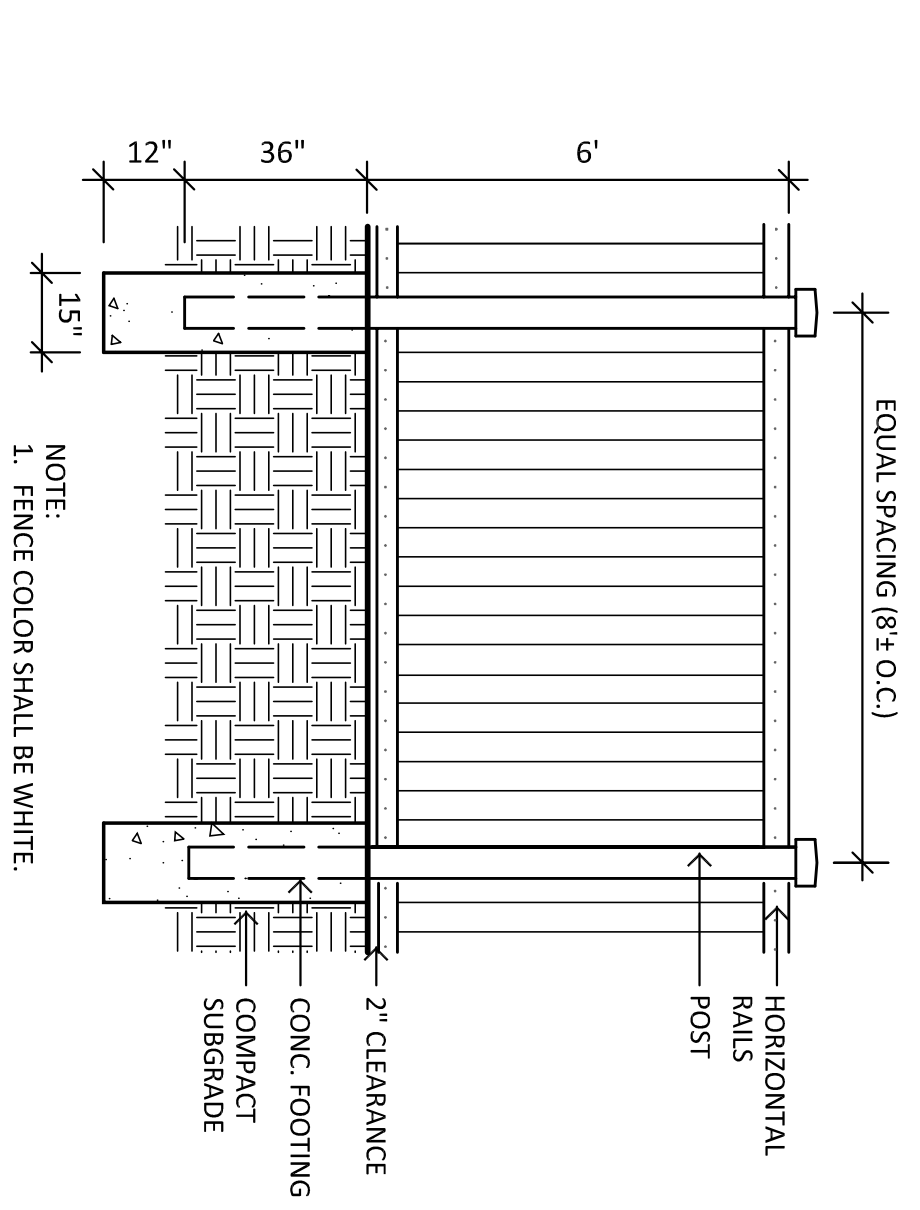
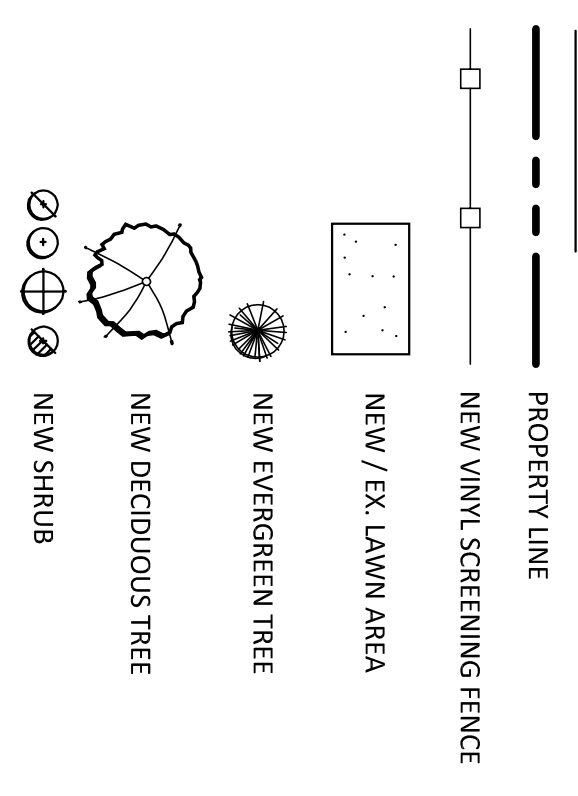
DRIVEWAY SIDE ELEVATION



PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
1	YW	CLADASTIS LUTEA	YELLOWWOOD	2-2 1/2" CAL.	B&B	FULL
3	SS	PICEA OMORIKA	SEBIBIAN SPRUCE	7-8' HT.	B&B	
9	TO	THUJA OCCIDENTALIS 'NIGRA'	ARBORVITAE	5-6' HT.	B&B	
7	PW	AZALEA 'PLEASANT WHITE'	PLEASANT WHITE AZALEA	18-24" HT.	CONT.	
2	BX	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	2-3' HT.	CONT.	
5	LL	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	2-3' HT.	CONT.	
6	IG	ILEX GLABRA 'SHAMROCK'	COMPACT HEDGE	2-3' HT.	CONT.	
3	LA	LEUCOTHOE AXILLARIS 'COMPACTA'	DWARF LEUCOTHOE	15-18" HT.	CONT.	
1	RC	RHODOSPERON CAROLINIANUM	CAROLINA RHODOSPERON	2-3' HT.	CONT.	
16	TX	TAIUS BACCATA 'BERANDENS'	BERANDENS ENGLISH YEW	2-3' HT.	CONT.	
1	VG	VIBURNUM CARLISII	NAYFLOWER VIBURNUM	3-4' HT.	B&B	
12	LR	LIROPE MUSCARI 'MONROE WHITE'	MONROE WHITE LIROPE		B&B	
200	VM	VINCA MINOR	VINCA		1 QT.	BR

LEGEND

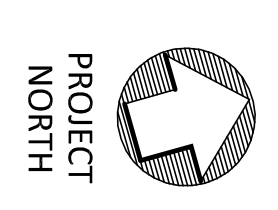
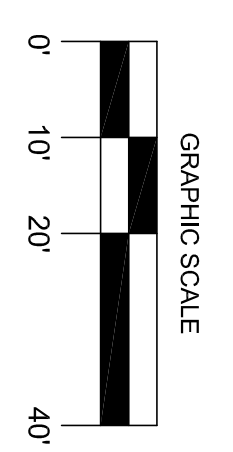


VINYL SCREENING FENCE (TYP.)

SCALE: NOT TO SCALE

NOTES:

- EXISTING AND PROPOSED SITE INFORMATION TAKEN FROM A DIGITAL AUTOCADD SITE PLAN SUPPLIED BY EDWARD J. FRATTIROLI, INC.
- EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
- SEED LAWN AREAS WITH A HIGH QUALITY FESCUE AND BLUEGRASS MIX TURF MIX SUCH AS SEED "SMART SEED NORTHEAST MIX" BY PENNINGTON SEED, INC. OR APPROVED EQUIVALENT. APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE MANUFACTURER.
- PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
- PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- THIS PLAN FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.
- MULCH AREAS AROUND NEW TREES AND SHRUBS WITH A 2.5" THICK LAYER OF SHREDED CEDAR BARK MULCH. NEW TREES SHALL HAVE A 3" MIN. DIA. MULCHED BED AND NEW SHRUBS SHALL EACH HAVE A 3" MIN. DIA. MULCHED BED. AREAS WITHIN 4' OF TREE TRUNKS SHALL BE MAINTAINED FREE OF MULCH.



<p>ENVIRONMENTAL LAND SOLUTIONS, LLC Landscape Architecture and Environmental Planning 8 KNIGHT STREET, SUITE 203 NORWALK, CONNECTICUT 06851 Tel: (203) 855-7879 Fax: (203) 855-7836 info@edilsic.net www.edilsic.net</p>		<p>DATE: 3.30.21 SCALE: 1"=20'</p>												
<p>REVISIONS:</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>														<p>DRAWING TITLE: LANDSCAPE PLAN</p> <p>PROJECT: 237-241 HENRY STREET STAMFORD, CONNECTICUT</p>
<p>ENVIRONMENTAL ARCHITECTURE & PLANNING ETS</p>		<p>DRAWING NO.: LP.1</p>												

237 Henry Street, Stamford, CT

by Nils Kerschus

Description

April, 2021

Located in the South End National Register Historic District, 237 Henry Street is a front-gabled, wood-framed dwelling built c 1870 on the south side of the street, currently in a row of mid-19th and early 20th century houses (Photograph 1). Set on a high brick foundation, the structure is primarily covered with wood clapboards and fenestrated with one-over-one windows. Its 2½-story, 3-bay facade is an alteration constructed c 1895, contrasting with the original, steeply gabled, 1½-story rear elevation as well as the likewise steeply gabled rooflines of nearby #231 and #243. All three structures were originally identical and built at the same time (Photographs 1 & 2, Item 2). The facade's full-length, shed-roofed front porch is supported by turned posts and distinguished by a stick railing, predating the altered roofline, as it was extant in 1892 (Photograph 3+4). The porch's cornice forms a peaked, open-bed pediment over the porch entrance, its steep pitch similar to that of the original c 1870 roofline (Photograph 5). The facade's gable is covered with octagonal-cut, wood shingles and fenestrated with a blocked window (Photograph 6).

The 4-bay east elevation clearly shows the demarcation of the two rooflines, the altered portion only extending for one bay and lacking a window at the second story. Immediately to its left, a steeply gabled dormer projects from the original roof. Further to the left, a narrow brick chimney rises from the roof's ridge which is the same height as that of the alteration (Photograph 7). The rear (south) elevation displays the original,

sharply pitched gabled roofline, its peak accented with a simple, wooden pendant. The first story shows a full-length porch, the left half enclosed and the entire composition surmounted with a second-story deck.

(Photograph 2). The west elevation, overlooking a narrow alley, reveals several, apparently boarded-up windows (Photograph 5). The gutted interior features a turned railing enclosing the second-floor landing that overlooks the staircase descending to the first floor. The railing terminates at the top of the staircase with a prominent, turned newel post capped by a rounded finial (Photograph 8).

Significance

237 Henry Street is historically important as one of the original dwellings built by George A. Hoyt to house employees of the Yale & Towne Manufacturing Company, which would dominate the economy of Stamford for decades, during which time the city would become known as the "Lock City". Hoyt laid out his subdivision "Hoytville" in 1868 in response to Henry Towne's decision to locate his operations there, the first of his factory buildings opening in May of 1869. By 1872 the lockworks employed 150 workers, most of whom residing in housing built by Hoyt according to income level. The least expensive was the row house, followed by the double house, the front-gabled cottage (as in #237), and the two-story, single-family dwelling. All of these structures are depicted on the 1878 Hopkin's Atlas and visible on the 1883 Bird's-eye View of Stamford (Items 1 & 2). At least 18 of these were the Gothic Revival cottages of Henry and Cedar Streets, including #237 in its original incarnation. The house also reflects a particular aspect of the South End's ethnic history as well as a specific

Yale & Towne connection. The owner of the house, according to the earliest extant Grand List (1908) and an early Price & Lee Directory (1898) was William Woodhall, who was one of the English chainmakers specifically recruited by the Yale & Towne lockworks because of their expertise in this specialty.

The house is also architecturally significant within its neighborhood context. Although its original Gothic Revival facade was completely transformed in the 1890s, it became a notable local example of the Queen Anne style by virtue of its front porch and the octagonal-cut shingles of its front gable (Photographs 3-6). The front porch retains its turned posts and the sharply peaked gable over the porch entry. Furthermore, a photograph in the 1978 Historic Resources Inventory reveals distinctive curvilinear brackets occupying the angle between the porch posts and the porch plate as well as the angle between the porch plate and the body of the house. Also visible in this photograph are the original two-over-two windows, or at least those dating from the alteration of the 1890s (Item 3).

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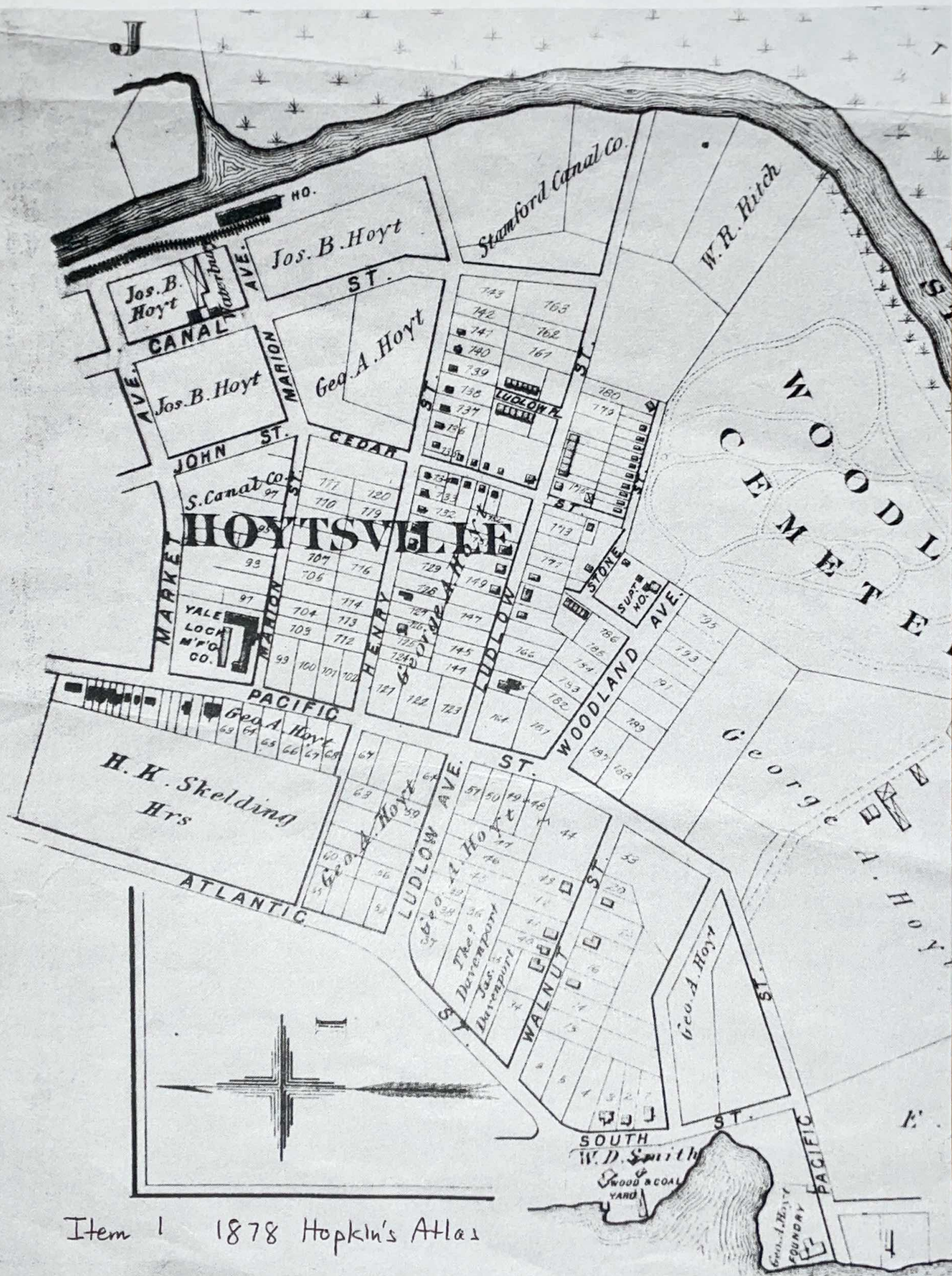
U.S. Department of Commerce, Bureau of the Census. Twelfth Census of the United States, 1900: Connecticut. Washington, D.C.: National Archives Microfilm Publications.

Photograph Index

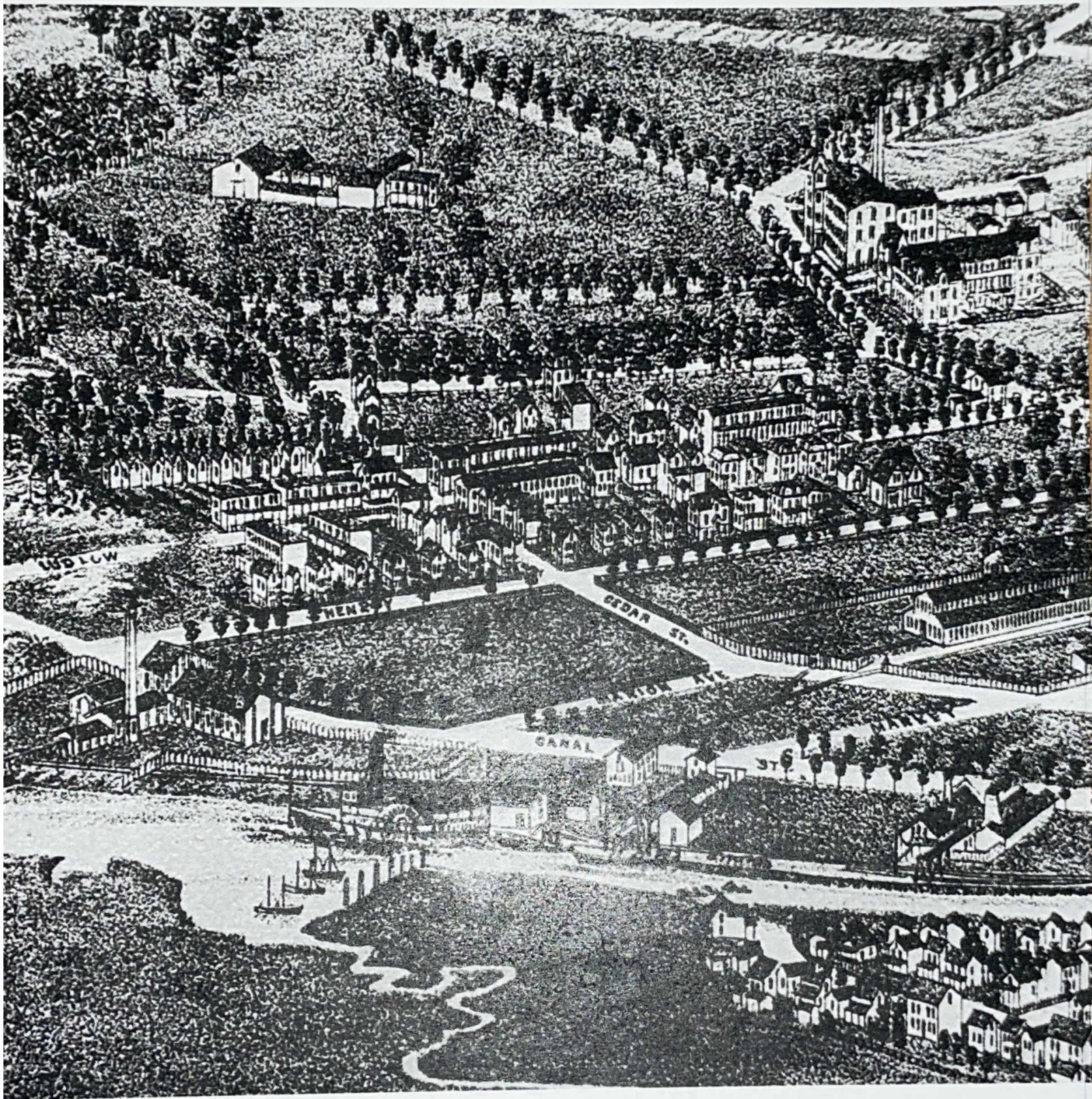
1. Facade (North elevation)
2. Rear (South) elevation
3. Front Porch
4. Front Porch
5. Front Porch, West elevation
6. Front Gable
7. East elevation
8. Interior, railing enclosing second-floor landing

Item Index

1. 1878 Hopkins Atlas
2. 1883 Bird's-eye View of Stamford
3. 1978 Historic Resources Inventory - 237 Henry Street



Item 1 1878 Hopkin's Atlas



Item 2- 1883 Bird's-eye View of Stamford

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 South Prospect Street, Hartford, Connecticut 06106
(203) 566-3005
HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

FOR OFFICE USE ONLY
TOWN NO.: _____ SITE NO.: _____
UTM: 18/____/____/____/____/____
QUAD: _____
DISTRICT: 5 NR: ACTUAL
POTENTIAL

IDENTIFICATION

- 1. BUILDING NAME: Common: _____ Historic: _____
- 2. TOWN/CITY: Stamford COUNTY: Fairfield
- 3. STREET & NUMBER (and/or location): 237 Henry Street
- 4. OWNER(S): Giles H. Davis
- 5. USE: Present: Two-family Historic: Single-family
- 6. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Xyes no

DESCRIPTION

- 7. STYLE OF BUILDING: Queen Anne DATE OF CONSTRUCTION: c.1890
- 8. APPROXIMATE DIMENSIONS: 18' x 36'
- 9. ARCHITECT _____ BUILDER _____



photographer: Steven Hirschberg name: Renee Kahn Associates date: July 77-Mar. 1979
 date: July 1977-Mar. 1979 view: N/E organization: Stamford Community Development Program
 negative on file: Stamford Historical Society address: 429 Atlantic Street

10. ADDITIONAL COMMENTS:

Item 3 - 1978 Historic Resources Inventory - 237 Henry Street



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8

