

M E M O R A N D U M

TO: City of Stamford Zoning Board
c/o David Stein, Chairman

FROM: Nicholas W. Vitti, Jr.

DATE: August 30, 2021

RE: Appl. 221-19 Lodato Properties LLC & Hope Street Storage LLC -
Supplemental/Revised Materials

The public hearing on the above-referenced application has been closed, however, the record has been left open to receive the following revised plans: revised landscaping plan containing more trees along Hope Street and architectural revisions to the design of the proposed building.

Pursuant to the Zoning Board's direction, the applicant submits this memorandum explaining the supplemental and revised materials it has filed.

Landscaping:

Ms. Rosanne McManus and other members of the Board recommended that the landscaping plan be amended with more shade trees along the Hope Street frontage. Accordingly, the applicant has revised its Landscape Plan, Sheet LP1, prepared by Environmental Land Solutions, LLC with a revised date of August 20, 2021. Photographic renderings (10 sheets) have been prepared showing the extensive landscaping both when planted and at a maturity of approximately five (5) to eight (8) years.

As depicted on the landscaping plan, and in addition to what was already proposed, the applicant has added four (4) additional, large, shade trees along the sidewalk, south of the entrance on Hope Street alone. To accommodate the additional shade trees two (2) small flowering trees were removed and the previously provided three (3) cherry trees, three (3) crabapple trees, and one (1) magnolia tree are changed to five (5) crabapples. Sixty (60) creeping junipers have been added as well along the south side retaining wall. **With the addition of a total of seven (7) new, large shade trees** and other associated plantings, the applicant has provided the maximum amount of screening at

the site given this new Landscape Plan. The height of the newly proposed plantings both at the time of planting and at the time of maturity are as follows:

Oak Trees: 14-16' at planting, 50'+ high by 40'+ wide when mature

Crabapples: 12-14' at planting, 20'x20' when mature

It is important to note that in addition to the large shade trees that are being proposed (seven in total), there are four (4) existing, mature shade trees that the applicant proposes to keep along the frontage. An 18" inch Norway Maple that is approximately 30' feet high, located south of the entrance along Hope Street, will be kept and utilized for the development along with three (3) maples to the north of the entrance, measuring 6" inch, 12" inch and 12" inch in diameter, also with an approximate height of 30' feet. The keeping of the existing large shade trees and the combination of existing trees and significant new plantings will provide considerable screening of the new building and beautify the dilapidated present conditions of the site. Please see the revised perspective renderings depicting the above-described landscaping at the time of planting along with a separate sheet depicting the trees at the time of maturity.

Building Revisions:

The following revisions were made to the design of the building:

- Two, large, new banks of windows were added in between the existing corner windows, to break-up the massing of the facade
- All four of the window pavilions are projected 12" forward to further break the mass and enhance the overall architectural design
- At the third floor, in-between the window pavilions, the applicant has added a standing seam metal mansard roof to break the mass of the building vertically and add a more residential architectural element
- Finally, the corporate colors for Safeguard have been removed to tone down the overall color scheme and make the building more attractive

The following revised plans are submitted showing the changes:

- Architectural review package has been updated, by Sullivan Goulette & Wilson Architects with a revised date of August 26, 2021 has also been revised.

Bulk, Setback & Area Requirements:

The self-storage facility is an as-of-right use in the M-G Zoning District where the development property is located, however, the applicant has curtailed its development to be undersized with respect to nearly all of the bulk, setback & area requirements and it is important to note the following development attributes:

- The applicant is under the allowable FAR both at grade and below grade (no below grade FAR proposed);
- Allowable building coverage is 80%, yet the development proposes 42% of coverage;
- Fifty feet (50') of building height is allowed, yet the proposed building is at 40'
- Setbacks:

	Allowed	Proposed
Front -Street Line	25'	31' 3"
Front -Street Center	35'	60' 10"
Side	0'	33' 3"
Rear	15'	45' 1"

Conclusion:

The applicant has taken the Zoning Board's comments at the public hearing and revised its plans accordingly. Overall, the proposed development will clean-up the area adding an attractive new structure, that is FULLY screened, undersized given the allowable building requirements, and that contains a pedestrian plaza with corresponding public amenities. The proposed use generates minimal traffic impact in contrast to other potential uses and this is particularly important given the proximity of the middle school across the street. Additionally, the application's approval adds a thriving new company into the Stamford business community in that of Safeguard Self Storage, who will help to supply the storage needs for the surrounding community and local businesses. For all of the reasons cited in the application materials, the applicant respectfully requests the Zoning Board's approval of its special permit and site and architectural applications.



535 HOPE STREET
STAMFORD, CONNECTICUT

LOOKING NORTHEAST ON
HOPE STREET - NEW



535 HOPE STREET
STAMFORD, CONNECTICUT

LOOKING NORTHEAST ON
HOPE STREET - MATURE



535 HOPE STREET
STAMFORD, CONNECTICUT

LOOKING EAST ON
TOMS ROAD - NEW



535 HOPE STREET
STAMFORD, CONNECTICUT

LOOKING EAST ON
TOMS ROAD - MATURE



535 HOPE STREET
STAMFORD, CONNECTICUT

LOOKING SOUTHEAST ON
HOPE STREET - NEW

AUGUST 26, 2021
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535 HOPE STREET
STAMFORD, CONNECTICUT

LOOKING SOUTHEAST ON
HOPE STREET - MATURE

AUGUST 26, 2021
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535 HOPE STREET
STAMFORD, CONNECTICUT

LOOKING NORTHEAST ON
HOPE STREET - NEW

AUGUST 26, 2021

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LOOKING NORTHEAST ON
HOPE STREET - MATURE

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LOOKING EAST ON
TOMS ROAD - NEW

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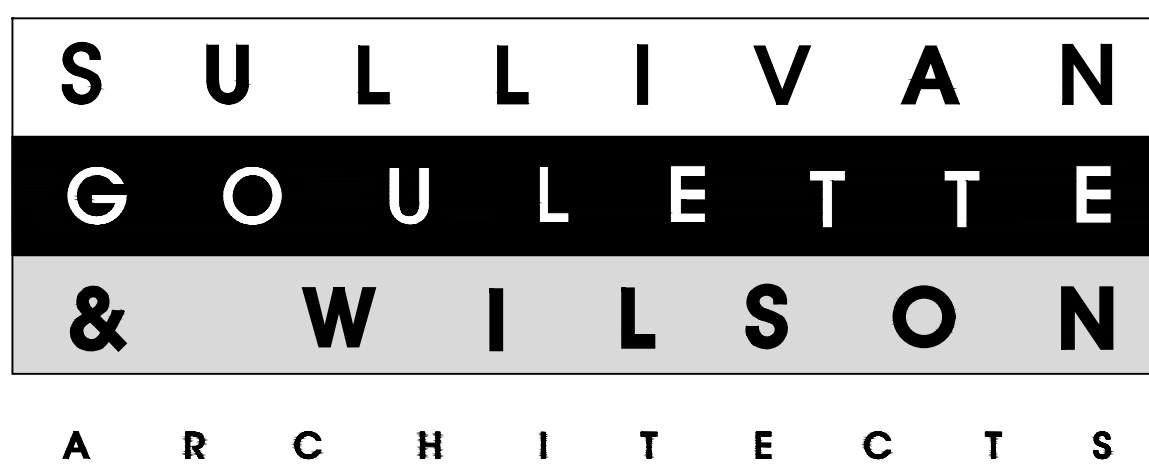
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NEW FULLY SPRINKLERED, 3-STORY
CLIMATE CONTROLLED SELF-STORAGE
FACILITY (S-1) W/ ACCESSORY OFFICE (B)
TYPE II-A CONSTRUCTION
AT

535 HOPE STREET
STAMFORD, CONNECTICUT 06906



ARCHITECT:



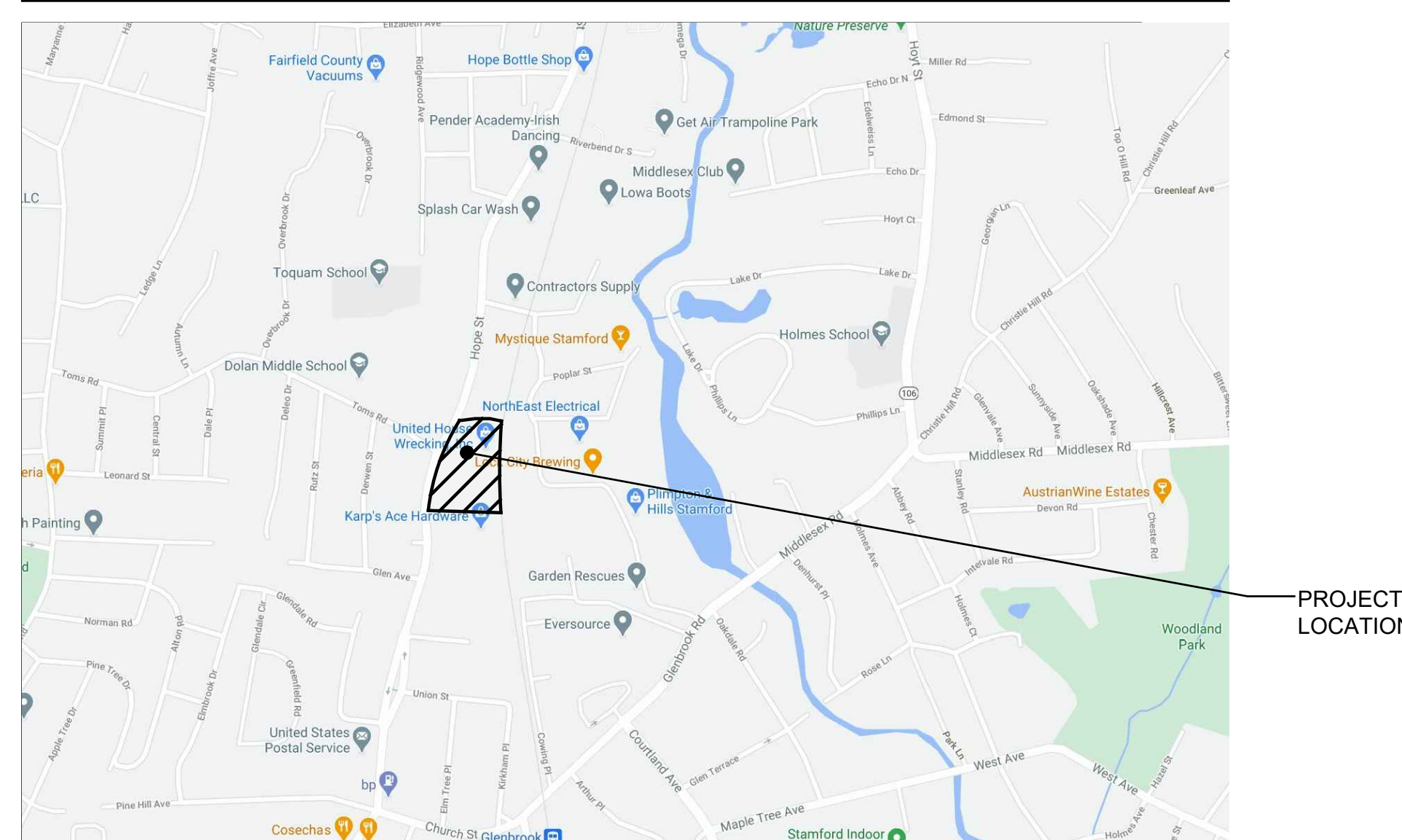
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RVDI & DS&E, PE
SIX NEIL LANE
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DEVELOPER:
SAFEGUARD SELF STORAGE
1522 OLD COUNTRY ROAD
PLAINVIEW, NEW YORK 11803
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FAX: (631) 539-0206
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LANDSCAPE ARCHITECT:
ENVIRONMENTAL LAND SOLUTIONS, LLC
8 KNIGHT STREET, SUITE 203
NORWALK, CT 06851
COMPANY ADDRESS
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FAX: (203) 855-7836

LOCATION MAP



ABBREVIATIONS

ALT	ALTERNATE	ELECT	ELECTRICAL	MULL	MULLION
AC	AIR CONDITIONING	EL	ELEVATION	NIC	NOT IN CONTRACT
AF	ABOVE FINISHED FLOOR	EJ	EXPANSION JOINT	NTS	NOT TO SCALE
AL	ALUMINUM	EP	EPOXY PAINT	OC	ON CENTER
ARF	ABOVE RAISED FLOOR	EQ	EQUAL	OFCl	OWNER FURNISHED, CONTRACTOR TO INSTALL
AT	ACOUSTIC TILE	EXIST	EXISTING	OPP	OPOSITE
BD	BOARD	EXP	EXPOSED	PNT	PAINT
BLD	BUILDING	EXT	EXTERIOR	PR	PAIR
BLKG	BLOCKING	EWC	ELECTRIC WATER COOLER	PLAM	PLASTIC LAMINATE
BO	BOTTOM OF	FEC	FIRE EXTINGUISHER CABINET	PL	PLATE
BR	BRUSHED	FHC	FIRE HOSE CABINET	QT	QUARRY TILE
BRG	BEARING	FN	FINISH	RAD	RADIUS
CA	CLEAR ANODIZED	FD	FLOOR DRAIN	R	RISER
CAB	CABINET	FLR	FLOOR	RH	RIGHT HAND
CPT	CARPET	FOM	FACE OF MASONRY TO FACE OF MASONRY	REQ'D	REQUIRED
CL	CENTERLINE	FTG	FOOTING	RO	ROUGH OPENING
CLG	CEILING	GA	GAUGE	SB	SANDBLAST
CJ	CONTROL JOINT	GALV	GALVANIZED	SC	SOLID CORE
CMU	CONC. MASONRY UNIT	GB	GYPSPUM BOARD	SCHED	SCHEDULE
CONC	CONCRETE	GL	GLASS	SM	SHEET METAL
CONT	CONTINUOUS	HDWD	HARDWOOD	SMT	SHEET
CI	CAST IRON	HDWR	HARDWARE	SIM	SIMILAR
CO	CLEAN OUT	HM	HOLLOW METAL	SS	STAINLESS STEEL
CW	COLD WATER	HR	HOUR	STD	STANDARD
CP	CEMENT PLASTER	HT	HEIGHT	THK	THICK
CT	CERAMIC TILE	HW	HOT WATER	TRANS	TRANSPARENT
DF	DRINKING FOUNTAIN	INT	INTERIOR	T	TREAD
DIA	DIAMETER	INSUL	INSULATION	TO	TOP OF
DIM	DIMENSION	JT	JOINT	T & G	TONGUE AND GROOVE
DN	DOWN	LC	LIGHTWEIGHT CONC.	TYP	TYPICAL
DS	DOWNSPOUT	LAM	LAMINATED	UNO	UNLESS NOTED OTHERWISE
DET	DETAIL	LAV	LAVATORY	VCT	VINYL COMPOSITION TILE
DW	DRY WALL	LH	LEFT HAND	VIF	VERIFY IN FIELD
DWG	DRAWING	MFR	MANUFACTURER	WD	WOOD
EA	EACH	MO	MASONRY OPENING	WP	WALL PHONE
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	MWK	MILLWORK	WWF	WELDED WIRE FABRIC
		MTL	METAL		

LEGEND

	ROOM NAME/NUMBER TAG		RCP ELEVATION TAG		GLASS (ELEV.)
	FLOOR TAG/ MARK		SMOKE DETECTOR		GLASS (SECT.)
	DRAWING REVISION TAG		CARBON MONOXIDE DETECTOR		MORTAR, GROUT, THINSET OR CEMENT
	NOTE TAG		NEW PARTITION - SEE PLANS FOR TYPE		GYPSPUM BOARD
	DOOR TAG (See A5-# series dwgs)		EXISTING CONSTRUCTION TO BE REMOVED		METAL LATH & PLASTER
	WINDOW TAG (See A5-# series dwgs)		EXISTING N.I.C.		PLYWOOD
	WALL TYPE (See A4-# series dwgs)		EXISTING CONSTRUCTION TO REMAIN		QUARRY TILE OR CERAMIC TILE
	DETAIL #		ACOUSTIC TILE		RIGID INSULATION
	DWG #		STEEL		TERRAZZO
	INTERIOR ELEVATION TAG		WOOD STYLE		WOOD-ROUGH OR FRAMING
	EXTERIOR ELEVATION TAG		ALUMINUM		2 x 2 LAY-IN ACOUSTICAL TILE CEILING
	SECTION #		BATT. INSUL. OR SOUND ATTN. BLANKET		GYP. BD. CLG./SOFFT
	SECTION TAG		BRICK (PLAN & SECTION)		
			BRICK (ELEV.)		
			CONCRETE		
			CONCRETE MASONRY UNIT (C.M.U.)		
			EXISTING DOOR TO REMAIN		

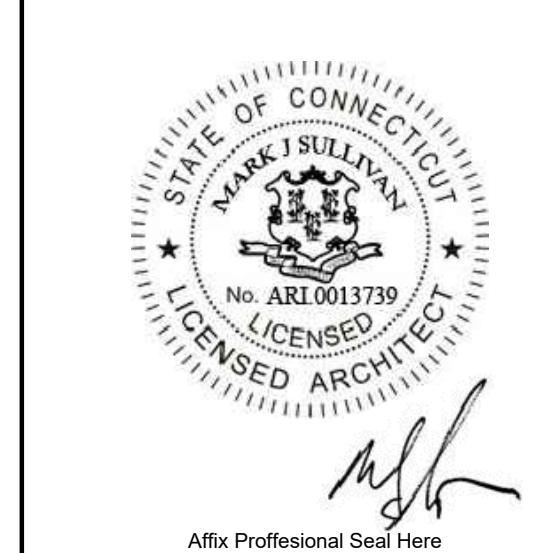
DRAWING INDEX

DWG#	DESCRIPTION	CITY OF STAMFORD SUBMITTAL ISSUED: 04/15/2021	CITY OF STAMFORD RESUBMITTAL ISSUED: 06/18/2021	STAMFORD ZONING REVISIONS ISSUED: 07/19/2021	STAMFORD ZONING REVISIONS ISSUED: 08/26/2021
GENERAL					
G0-00	TITLE SHEET & DRAWING INDEX	•	•	•	•
G0-01	ZONING DATA	•	•	•	•
CIVIL					
C-0	COVER SHEET	•	•	•	•
C-S1	TOPOGRAPHIC SURVEY - "EXISTING CONDITIONS"	•	•	•	•
C-1	DEMOLITION PLAN	•	•	•	•
C-2	SITE GRADING & LAYOUT PLAN	•	•	•	•
C-3	STORM DRAINAGE & UTILITY PLAN	•	•	•	•
C-4	SEDIMENTATION & EROSION CONTROL PLAN	•	•	•	•
C-5	NOTES & DETAILS	•	•	•	•
C-6	DETAILS	•	•	•	•
C1-1	LOW-IMPACT DEVELOPMENT PLAN	•	•	•	•
LANDSCAPE					
LP,1	LANDSCAPE PLAN	•	•	•	•
ARCHITECTURAL					
A0-01	ARCHITECTURAL SITE PLAN	•	•	•	•
A1-01	FIRST & SECOND FLOOR PLAN	•	•	•	•
A1-02	THIRD FLOOR & ROOF PLAN	•	•	•	•
A2-01	WEST & NORTH BUILDING ELEVATIONS	•	•	•	•
A2-02	EAST & SOUTH BUILDING ELEVATIONS	•	•	•	•
A2-03	BUILDING PERSPECTIVES	•	•	•	•
A2-04	BUILDING PERSPECTIVES	•	•	•	•
A2-05	BUILDING PERSPECTIVES	•	•	•	•

NOT FOR CONSTRUCTION

08/26/21 - ISSUED FOR REVIEW

THE DRAWINGS COMPLY WITH THE FOLLOWING
STAMFORD CONNECTICUT MUNICIPAL CODES:
2018 Connecticut State Building Code
2015 International Mechanical Code
2015 International Plumbing Code
2017 National Electric Code
2015 International Plumbing Code
N2015 International Energy Conservation Code
2009 ICC Accessibility Code



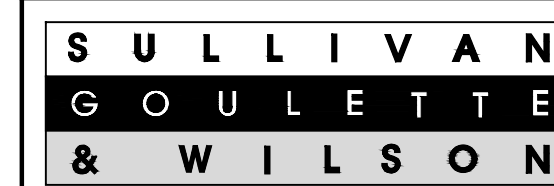
NO	DATE	ISSUE DESCRIPTION
1	08/26/2021	CITY OF STAMFORD ZONING REVISIONS
2	07/19/2021	CITY OF STAMFORD ZONING REVISIONS
2	06/18/2021	CITY OF STAMFORD ZONING RESUBMITTAL
1	04/15/2021	CITY OF STAMFORD ZONING SUBMITTAL

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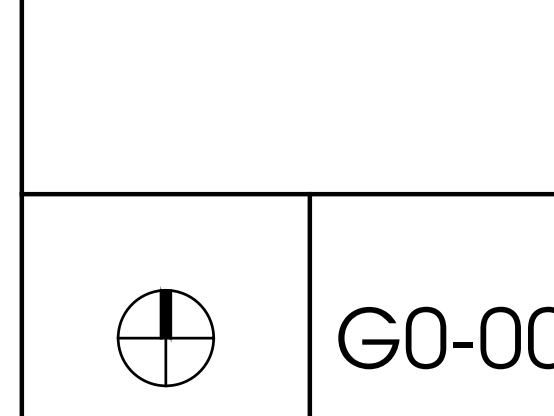


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535 HOPE STREET

STAMFORD, CONNECTICUT 06906

TITLE SHEET & DRAWING INDEX





Building Data

8/26/2021

	F.A.R. [SF]	GROSS AREA [SF]
Level 1		
Office [SF]	799.0	799.0
Loading [SF]	1,960.0	1,960.0
Storage Area [SF]	39,572.0	39,572.0
Core [SF]	869.0	869.0
Building Use (Elec, Pump, Etc.) [SF]	0.0	933.0
Floor Total	43,200.0	44,133.0
Level 2-3		
Storage Area [SF]	43,445.0	43,445.0
Core [SF]	869.0	869.0
Per Floor Total	44,314.0	44,314.0
Level 2-3 Totals	88,628.0	88,628.0
Scheme Totals	131,828.00	132,761.00

Notes:

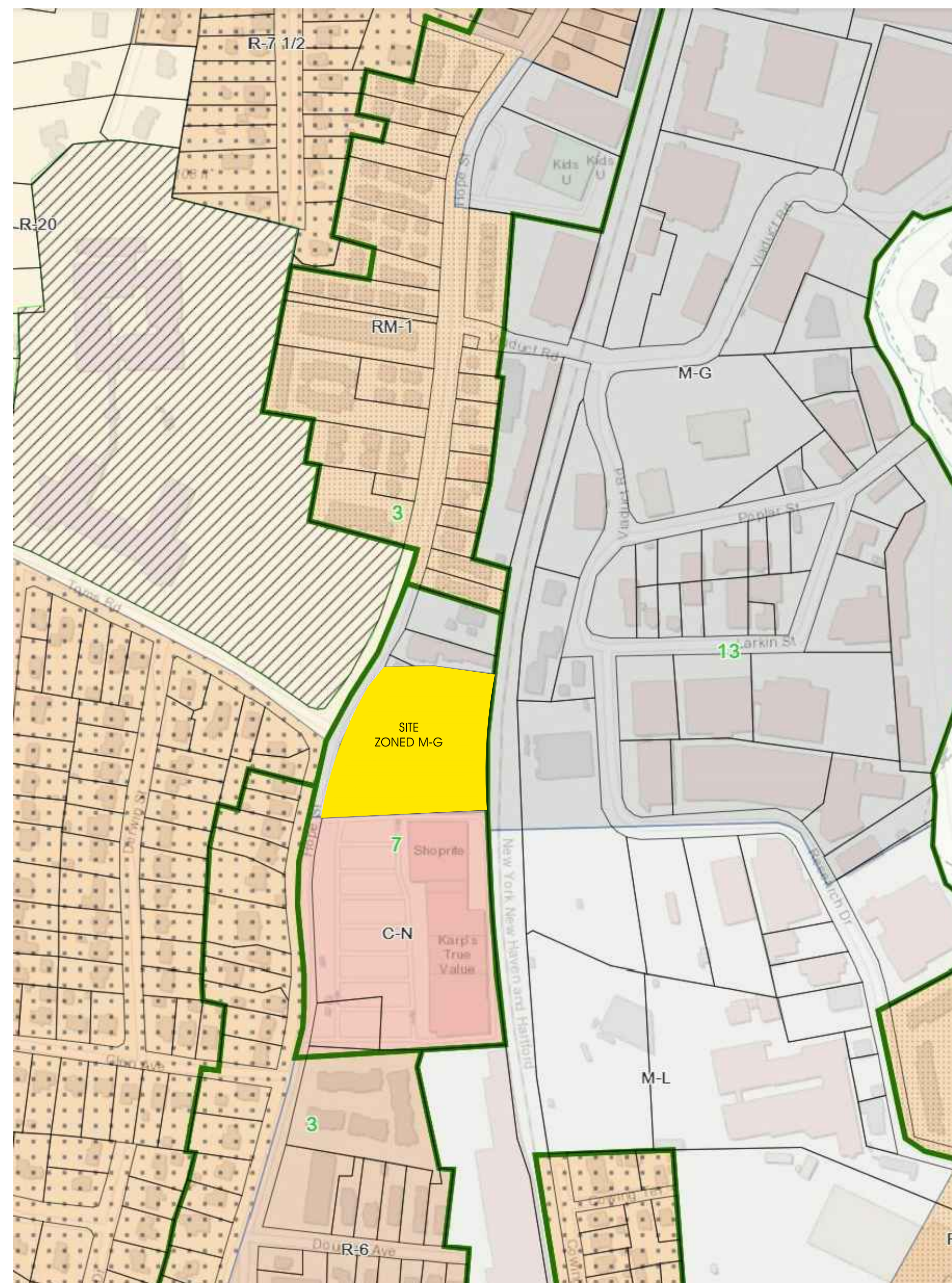


MS



Zoning Data
535 Hope Street | Stamford, Connecticut 06906
8/26/2021

CITY OF STAMFORD ZONING ORDINANCE



BULK & DENSITY	EXISTING ZONING	VARIANCES	PROPOSED PROJECT
Lot Area [SF]	106,069		106,069
Zoning District	M-G General Industrial		M-G General Industrial
Use Group	186 - Storage Building		186 - Storage Building
Maximum Floor Area Ratio Above Grade [F.A.R.]	1.25		Actual Ratio [F.A.R.] 1.24
Maximum Area Allowed by F.A.R. Above Grade	132,586.3		Actual Area [F.A.R.] 131,828.0
Maximum Floor Area Ratio Below Grade [F.A.R.]	0.5		Actual Ratio [F.A.R.] 0.0
Maximum Area Allowed by F.A.R. Below Grade	53,034.5		Actual Area [F.A.R.] 0.0
Maximum Building Coverage [%]	80%		Actual Lot Coverage[%] 42%
Maximum Building Coverage [SF]	84,855.2		Actual Lot Coverage[Sf] 44,133.0
YARDS/HEIGHT			
Required Yards [ft]	Front - Street Line	25'-0"	Proposed 31'-3"
	Front - Street Center	35'-0"	Proposed 60'-10"
	Side [Minimum One Side]	0'-0"	Proposed 33'-3"
	Rear	15'-0"	Proposed 45'-1"
Maximum Building Height [ft]	50'-0"		Proposed 40'-0"
COMMERCIAL PARKING/LOADING			
Required Off Street Parking Spaces	Int. Storage - 1 per 5,000 SF		Int. Storage 117,593 / 5,000 = 24
	Ext. Storage - 1 per 2,000 SF Retail - 4 per 1,000 SF	Provided	Ext. Storage - 11,947 / 2,000 = 6 Retail - 799 / 1,000 x 4 = 4 Total Parking Spaces = 34 spaces
Required Accessible Parking Spaces	1 per 25 spaces	Provided	2.0
Required Off Street Loading	0-100,000 SF = 1 berth +100,000 = 2 berths	Provided	2.0
Required Bicycle Parking	TBD	Provided	4.0
LANDSCAPING			
Tree Requirements	Street	TBD	See LP.1
	Site	TBD	See LP.1
Signs	Location	Front Wall / Ground	Wall / Ground
	Quantity	1 Front / 1 Ground	2 / 1
	Size	1'-6" SF per each lineal foot of the building frontage / 50 SF & 10'-0" in length	235'-2" x 1'-6" = 352.5 SF Max Wall Sign - 276 SF Blade Sign - 76 SF Ground Sign - 40 SF
	Height	No Limit / 21'-0"	27'-0" / 6'-0"
Vehicular Use Area Landscaping	Yes		Yes
Trash Area Screening Required	Required		Screened
ADDITIONAL			
Architectural Standards	Yes		
Flood Zone / Criteria	Zone - X		
Easements	Yes - See Survey		

Notes:

NO	DATE	ISSUE DESCRIPTION
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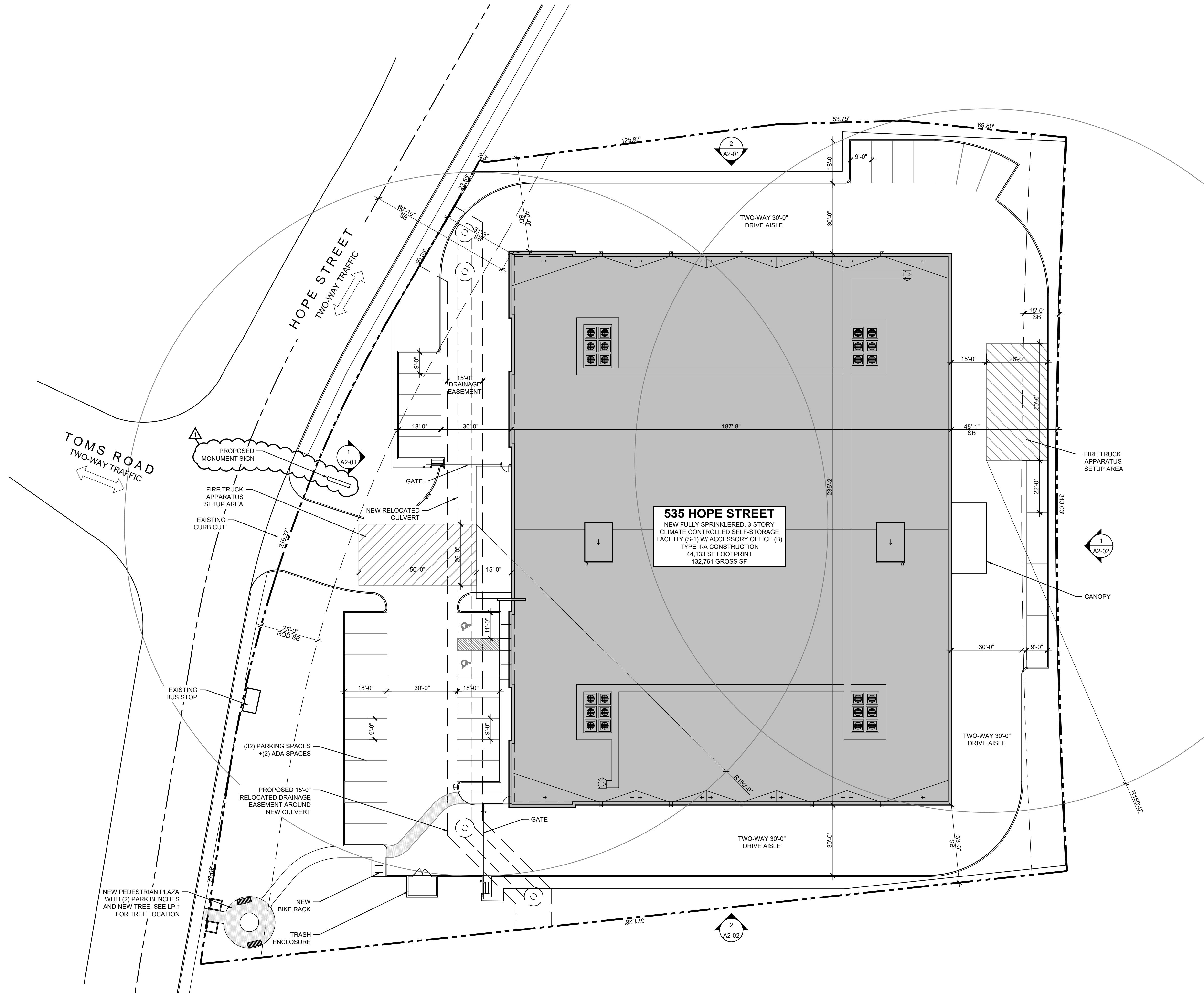
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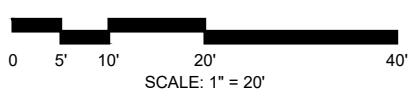


535 HOPE STREET
 NEW FULLY SPRINKLERED, 3-STORY
 CLIMATE CONTROLLED SELF-STORAGE
 FACILITY (S-1) W/ ACCESSORY OFFICE (B)
 TYPE II-A CONSTRUCTION
 44,133 SF FOOTPRINT
 132,761 GROSS SF

1 SITE PLAN
 SCALE: 1" = 20'-0"

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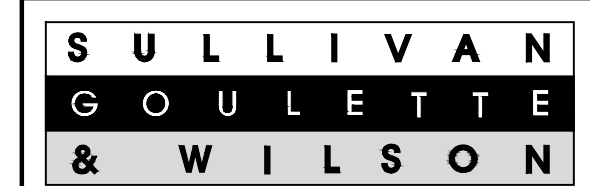
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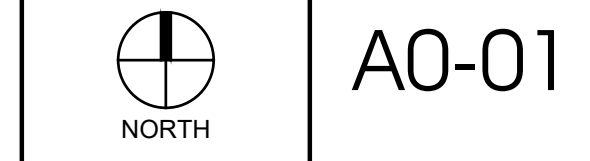
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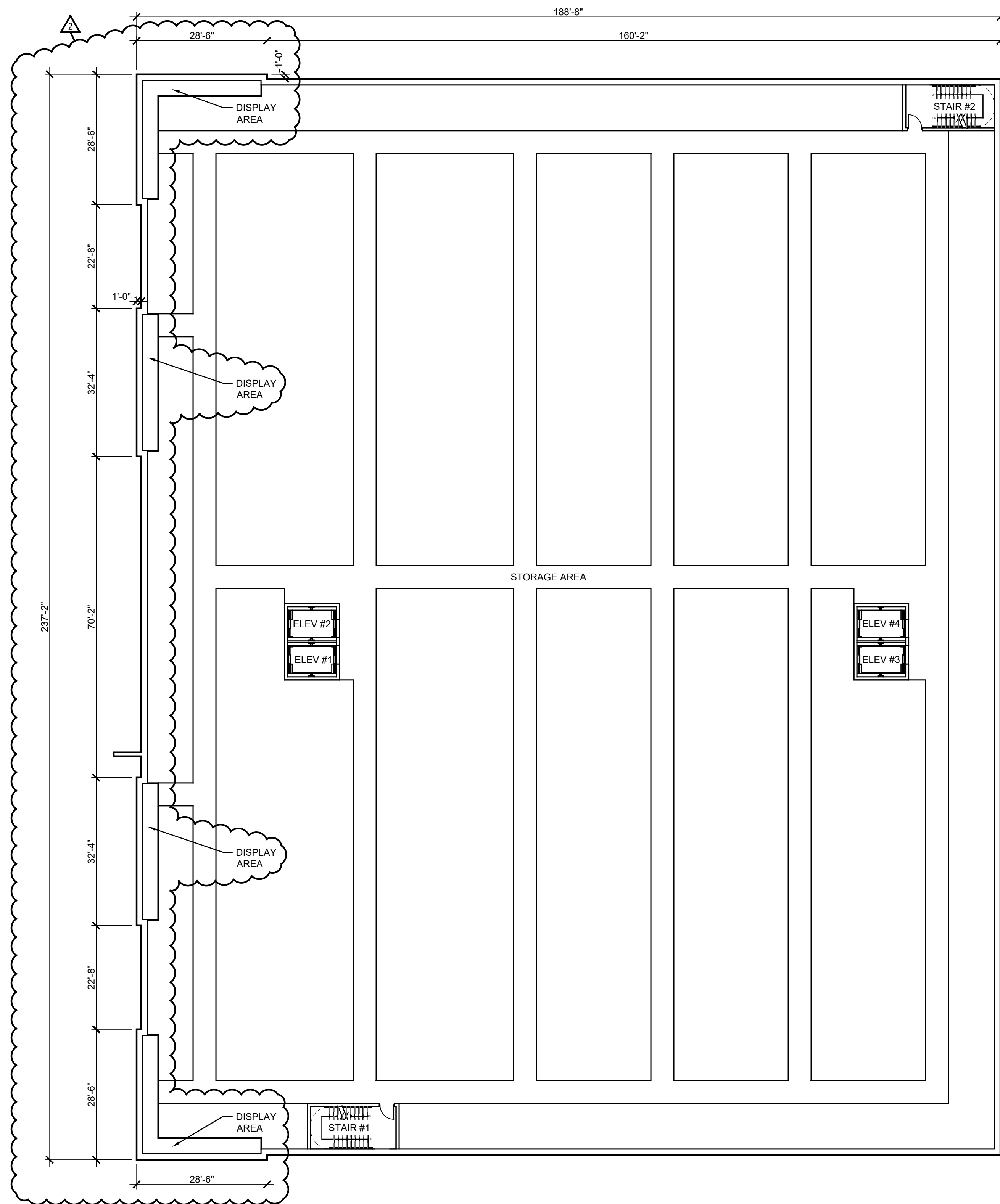
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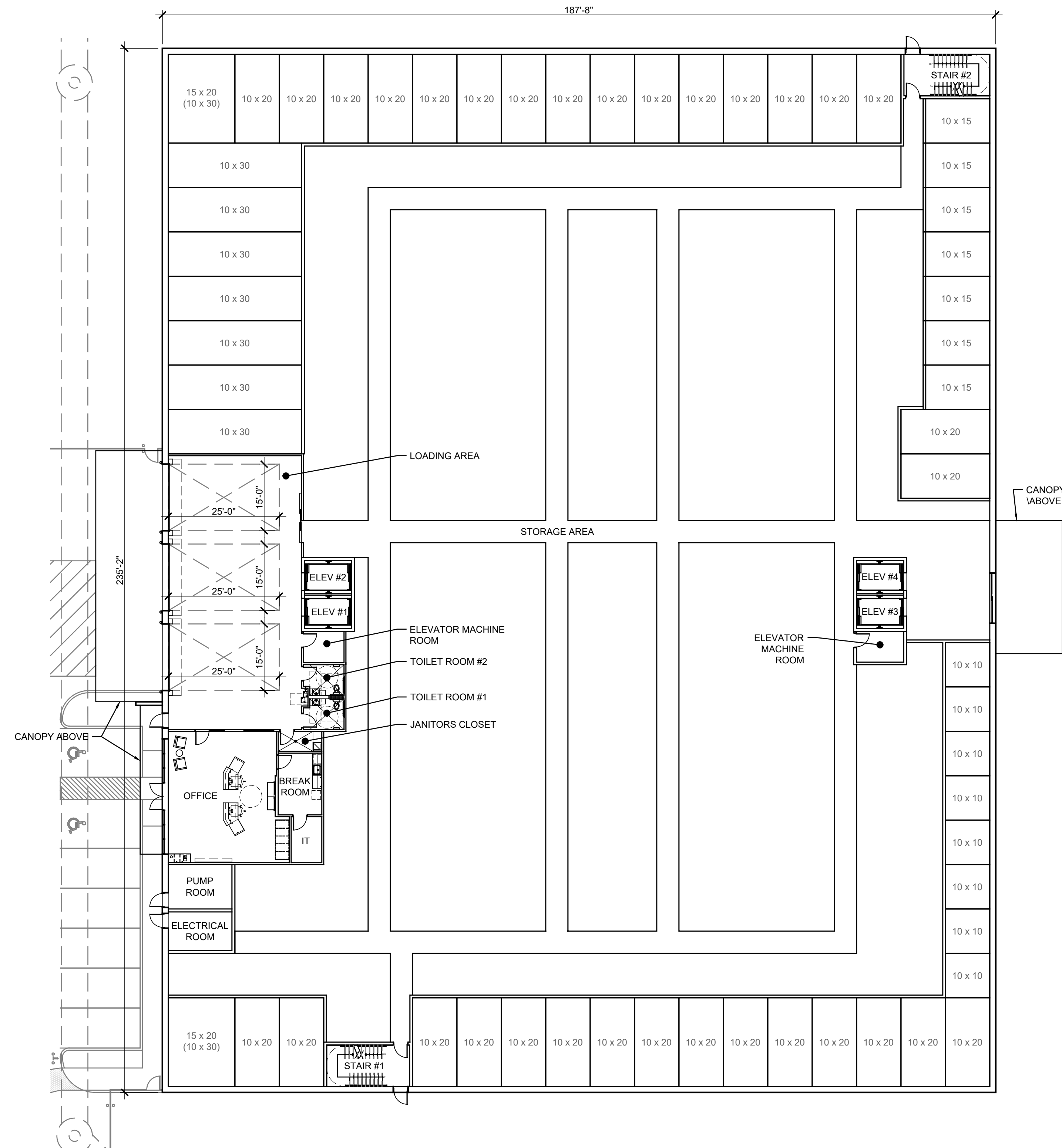
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SITE PLAN





2 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



1 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

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	07/19/2021	CITY OF STAMFORD ZONING REVISIONS
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PRINCIPAL: MS P.M.: CM
QC BY: DRAWN BY: JW

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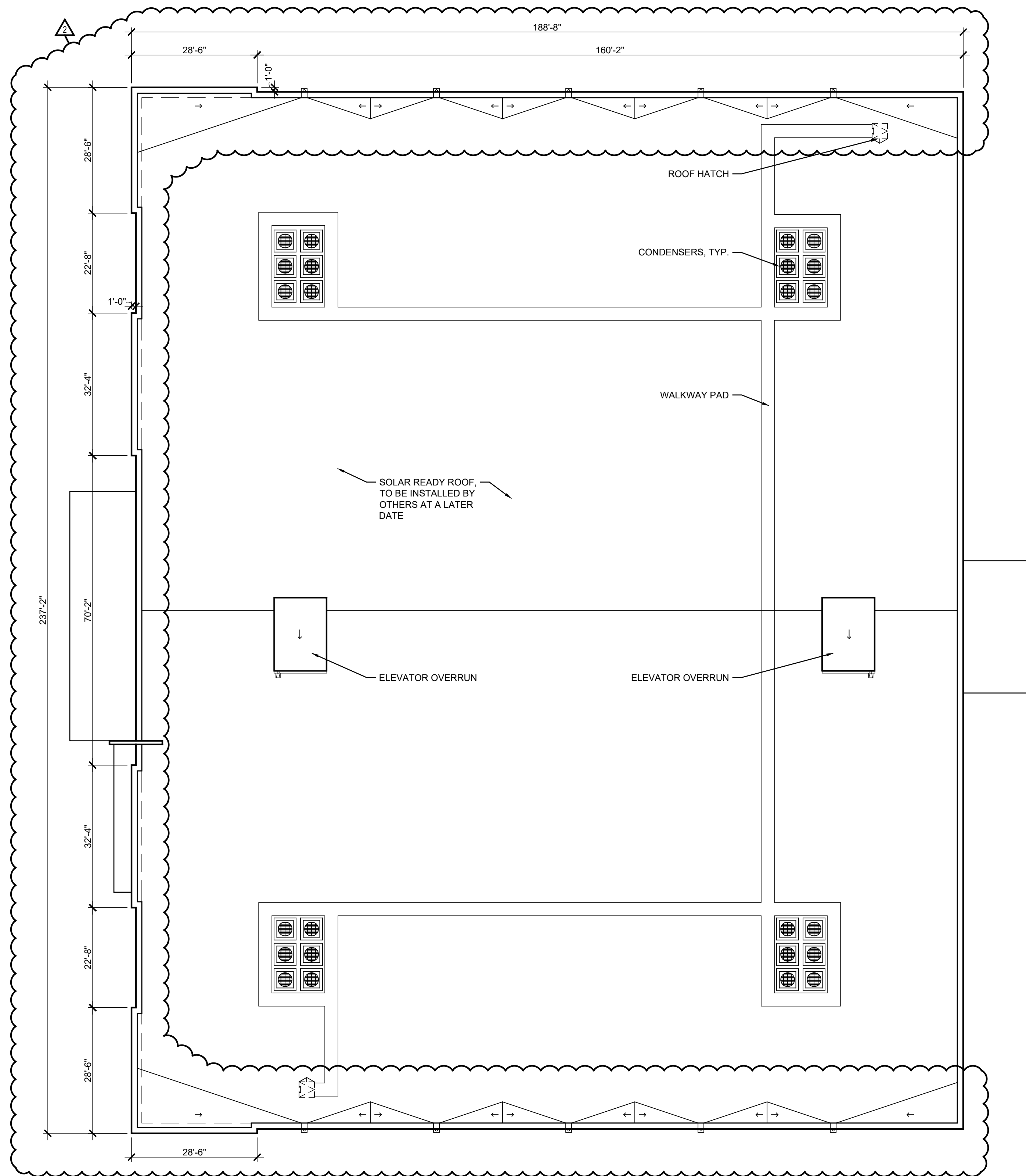
535 HOPE STREET

STAMFORD, CONNECTICUT 06906

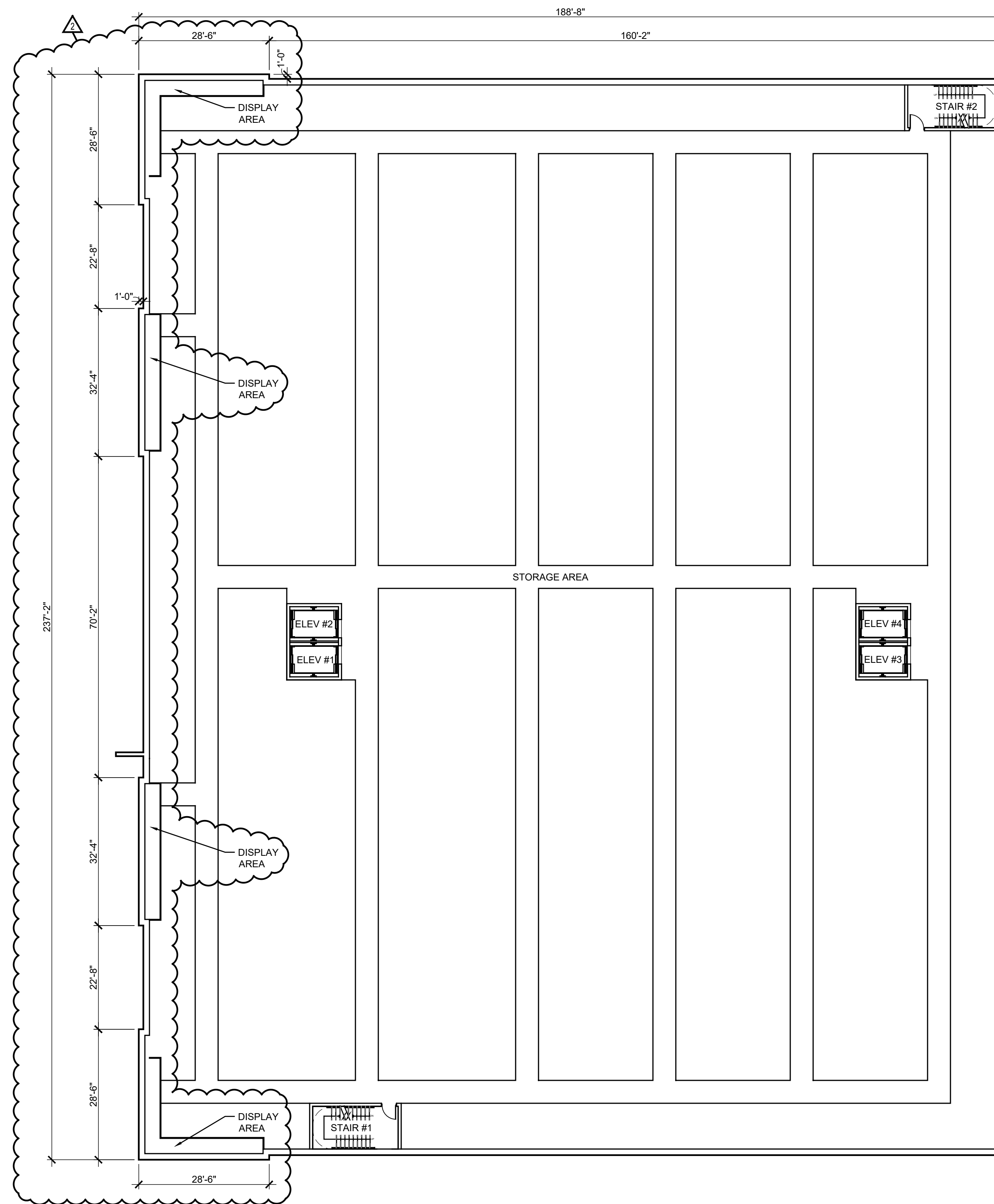
GROUND & SECOND FLOOR PLAN

NORTH

A1-01



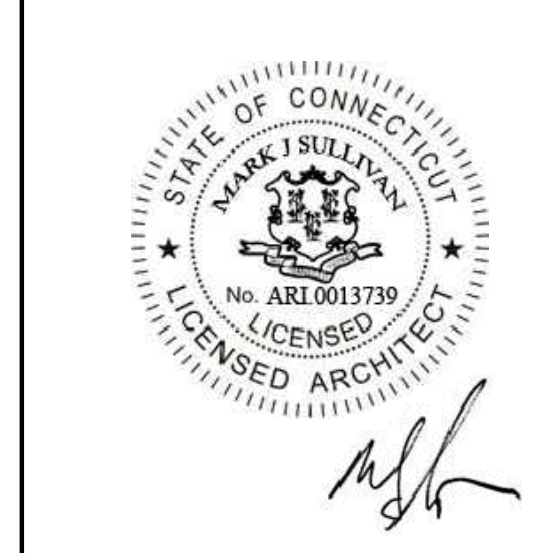
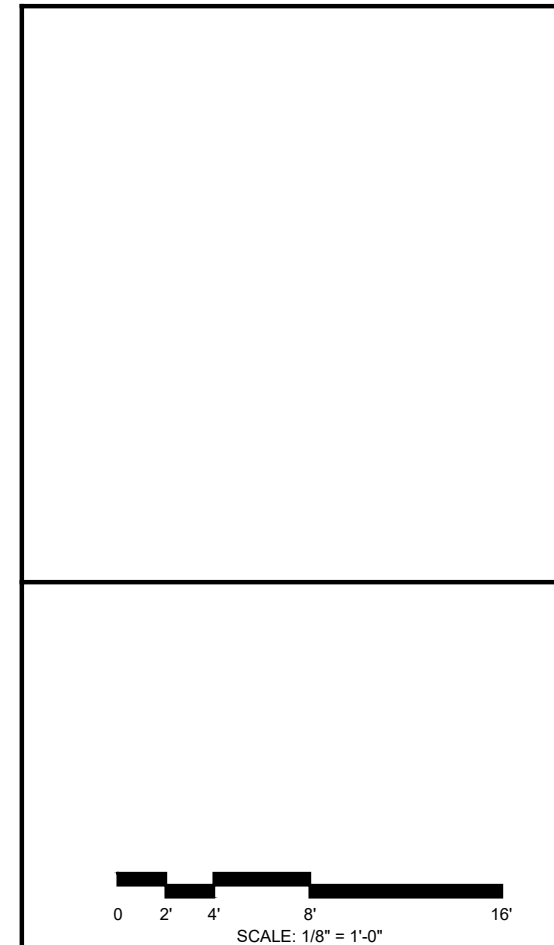
2 ROOF PLAN
SCALE: 1/16" = 1'-0"



1 THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

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THIRD FLOOR PLAN & ROOF PLAN

NORTH

A1-02

SIGNAGE NOTE
 THE ALLOWED SIGNAGE SQUARE FOOTAGE IS
 BASED ON 1.5 SF PER EACH LINAL FOOT OF
 THE BUILDING FRONTAGE.

235'-2" x 1'-6" = 352.5 SF MAXIMUM ALLOWED

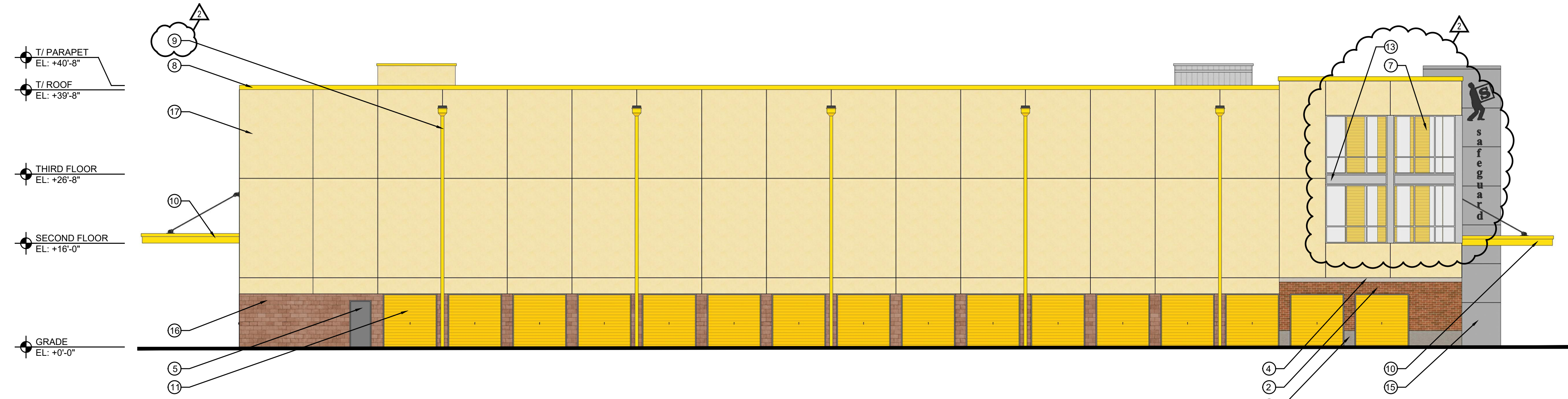
WALL SIGN = 276 SF
 BLADE SIGN = 38 SF PER SIDE = 76 SF
 TOTAL = 352 SF

KEY NOTE MATERIAL LEGEND
 NOTE: KEYED NOTES BELOW APPLY TO
 MULTIPLE SHEETS AND MAY NOT BE
 APPLICABLE TO THIS SHEET

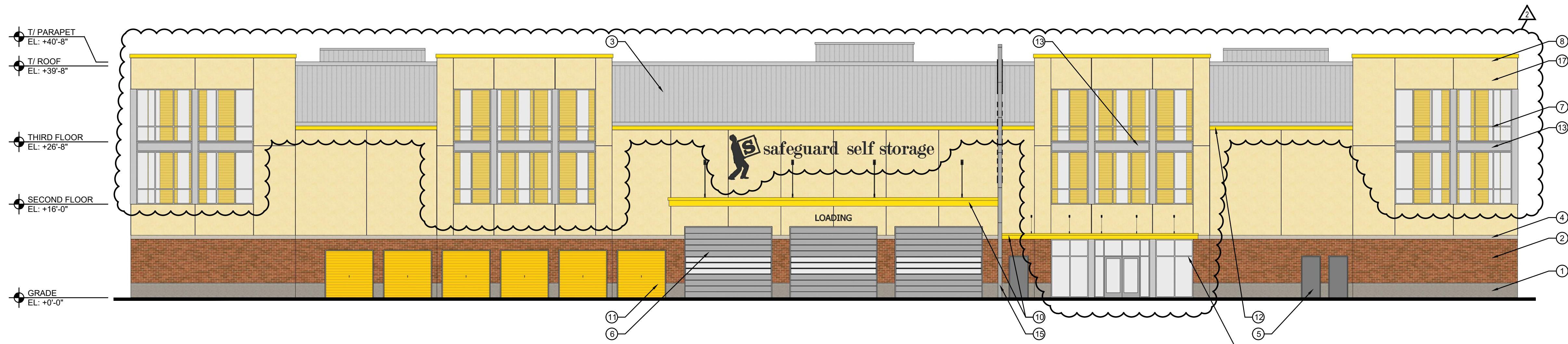
- 1 RENAISSANCE STONE BASE
- 2 UTILITY BRICK
- COLOR: GLEN GERY WALNUT VELOUR
- 3 STANDING SEAM METAL ROOF
- COLOR TO MATCH SHERWIN WILLIAMS 'PAVESTONE', SW 7642
- 4 RENAISSANCE STONE BAND
- 5 METAL DOOR AND FRAME
- COLOR TO MATCH BENJAMIN MOORE 'GULL WING GRAY', #2314-50
- 6 HIGH SPEED OVERHEAD DOOR
- COLOR: CLEAR ANODIZED FINISH
- 7 STOREFRONT WINDOW SYSTEM
- COLOR: CLEAR ANODIZED FINISH
- 8 PRE-FINISHED ALUMINUM COPING
- COLOR TO MATCH SHERWIN WILLIAMS 'CONFIDENT YELLOW', SW 6911
- 9 PRE-FINISHED ALUMINUM DOWNSPOUTS
- COLOR TO MATCH SHERWIN WILLIAMS 'CONFIDENT YELLOW', SW 6911
- 10 PAINTED METAL CANOPY
- COLOR TO MATCH SHERWIN WILLIAMS 'CONFIDENT YELLOW', SW 6911
- 11 ROLL UP DOORS
- COLOR TO MATCH SHERWIN WILLIAMS 'CONFIDENT YELLOW', SW 6911
- 12 METAL TRIM
- COLOR TO MATCH SHERWIN WILLIAMS 'CONFIDENT YELLOW', SW 6911
- 13 BRAKE METAL SPANDREL
- COLOR TO MATCH STOREFRONT
- 14 STANLEY SLIDING DOOR
- COLOR: CLEAR ANODIZED FINISH
- 15 SMOOTH METAL PANEL BLADE SIGN
- COLOR SILVER METALLIC
- 16 SMOOTH FACED PAINTED CMU
- COLOR TO MATCH GLEN-GERY WALNUT VELOUR
- 17 EFIS - 310 ESSENCE FINE SAND
- COLOR TO MATCH SHERWIN WILLIAMS 'LANTERN LIGHT', SW 6687

△ COLOR LEGEND

- PAVESTONE
SHERWIN WILLIAMS SW 7642
- UTILITY BRICK
GLEN-GERY WALNUT VELOUR
- GULL WING GRAY
BENJAMIN MOORE 2314-50
- CLEAR ANODIZED FINISH
- CONFIDENT YELLOW
SHERWIN WILLIAMS SW 6911
- SMOOTH FACED PAINTED CMU
PAINT TO MATCH GLEN-GERY WALNUT VELOUR
- LANTERN LIGHT
SHERWIN WILLIAMS SW 6687



2 NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



1 WEST ELEVATION
 SCALE: 3/32" = 1'-0"

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WEST & NORTH ELEVATIONS

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WALL SIGN = 276 SF
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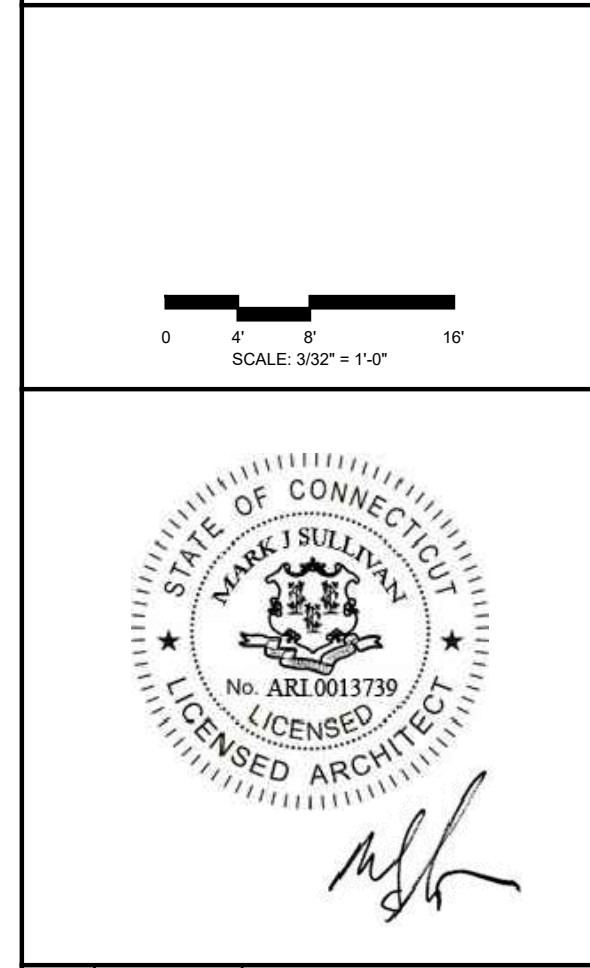
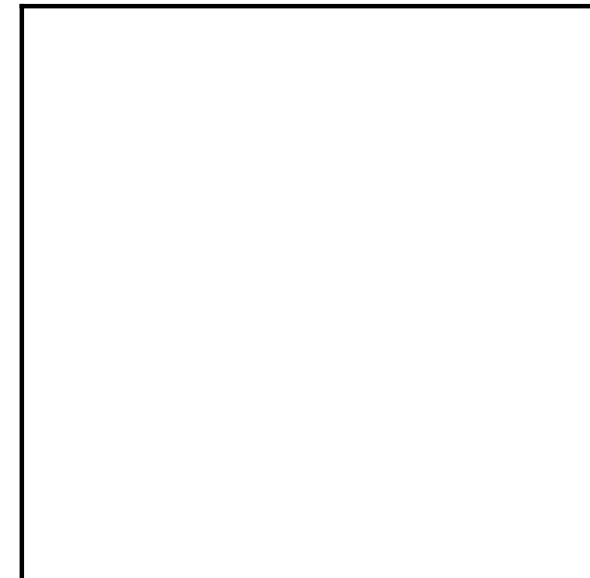
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△ COLOR LEGEND

- PAVESTONE
SHERWIN WILLIAMS SW 7642
- UTILITY BRICK
GLEN-GERY WALNUT VELOUR
- GULL WING GRAY
BENJAMIN MOORE 2314-50
- CLEAR ANODIZED FINISH
- CONFIDENT YELLOW
SHERWIN WILLIAMS SW 6911
- SMOOTH FACED PAINTED CMU
PAINT TO MATCH GLEN-GERY WALNUT VELOUR
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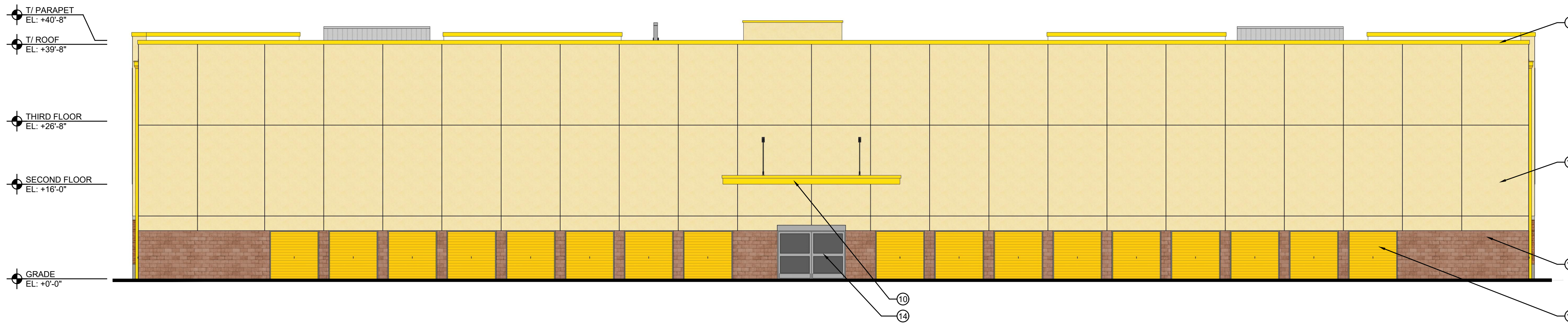
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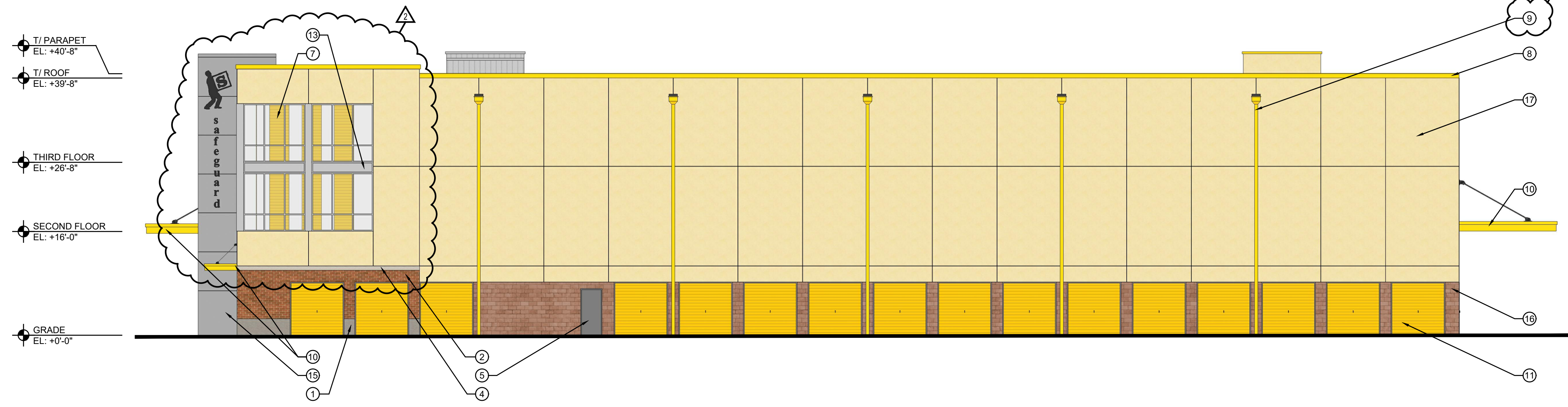
535 HOPE STREET
 STAMFORD, CONNECTICUT 06906

EAST & SOUTH ELEVATIONS

A2-02



2 EAST ELEVATION
 SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"

08/26/21 - ISSUED FOR REVIEW



4 **LOOKING EAST ON TOMS ROAD - MATURE**
SCALE: N.T.S.



3 **LOOKING EAST ON TOMS ROAD - NEW**
SCALE: N.T.S.



2 **LOOKING NORTHEAST ON HOPE STREET - MATURE**
SCALE: N.T.S.



1 **LOOKING NORTHEAST ON HOPE STREET - NEW**
SCALE: N.T.S.

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GC BY: J.W. DRAWN BY: J.W.

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535 HOPE STREET

STAMFORD, CONNECTICUT 06906

PERSPECTIVES

A2-03



4 LOOKING NORTH ON HOPE STREET - MATURE
SCALE: N.T.S.



3 LOOKING NORTH ON HOPE STREET - NEW
SCALE: N.T.S.



2 LOOKING SOUTHEAST ON HOPE STREET - MATURE
SCALE: N.T.S.



1 LOOKING SOUTHEAST ON HOPE STREET - NEW
SCALE: N.T.S.

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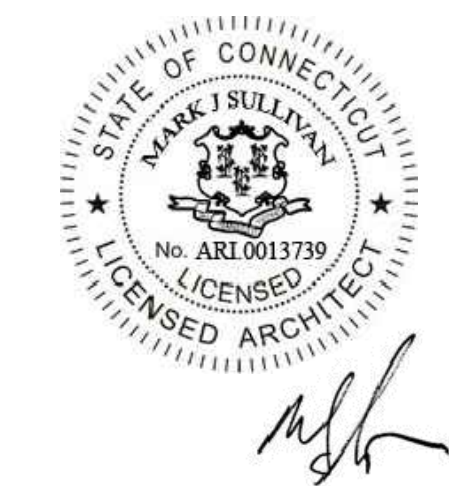
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PERSPECTIVES

A2-04

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MS

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**535
HOPE
STREET**

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PERSPECTIVES

A2-05

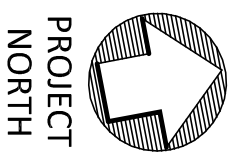
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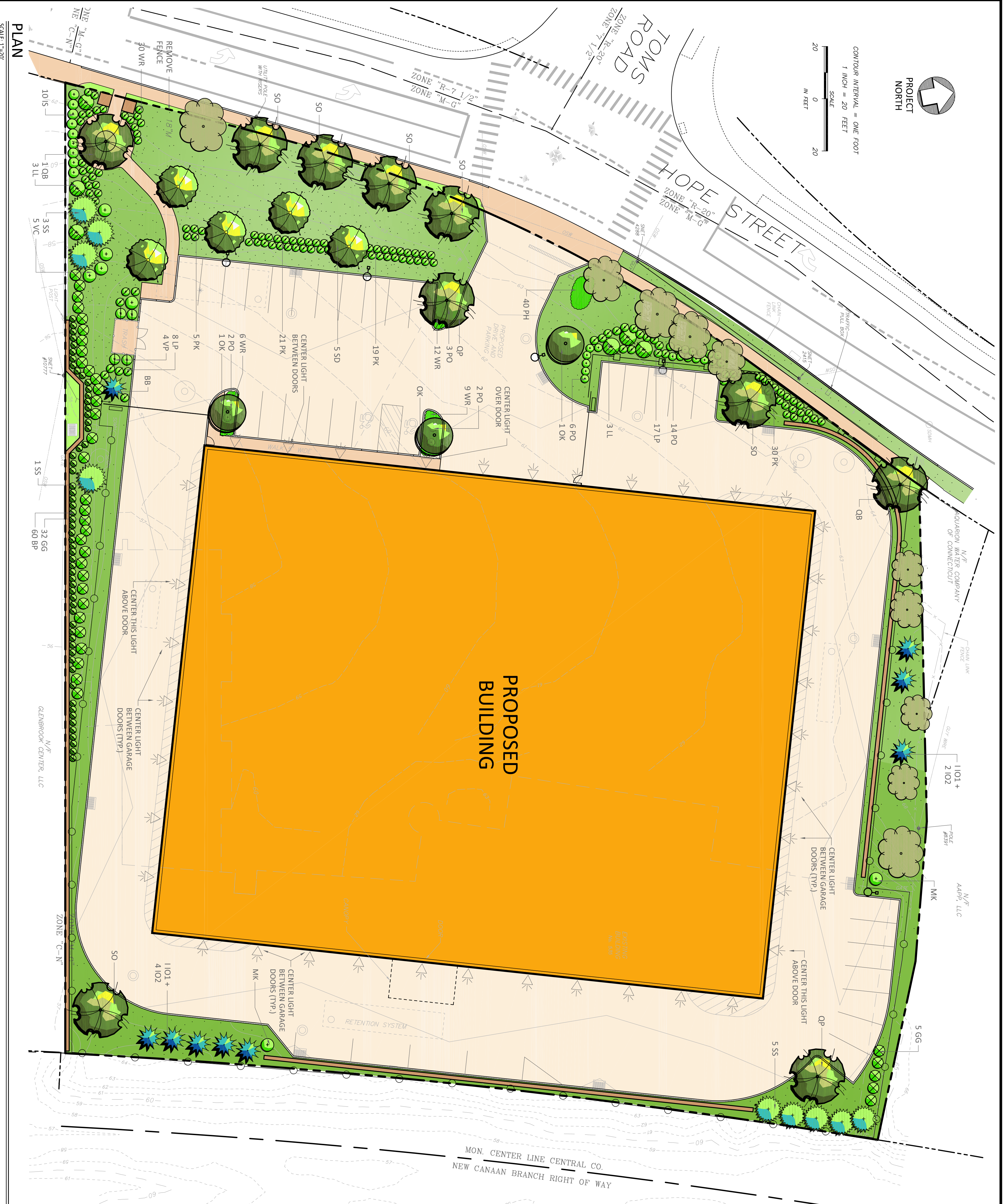
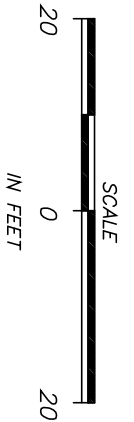
2 LOOKING EAST ON TOMS ROAD - MATURE
SCALE: N.T.S.



1 LOOKING EAST ON TOMS ROAD - NEW
SCALE: N.T.S.



CANTOUR INTERVAL = ONE FOOT
1 INCH = 20 FEET

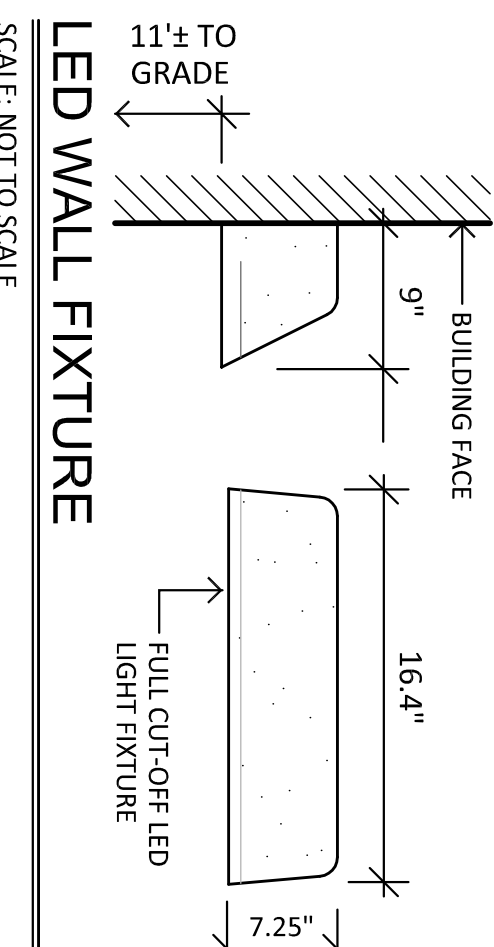


GENERAL NOTES:

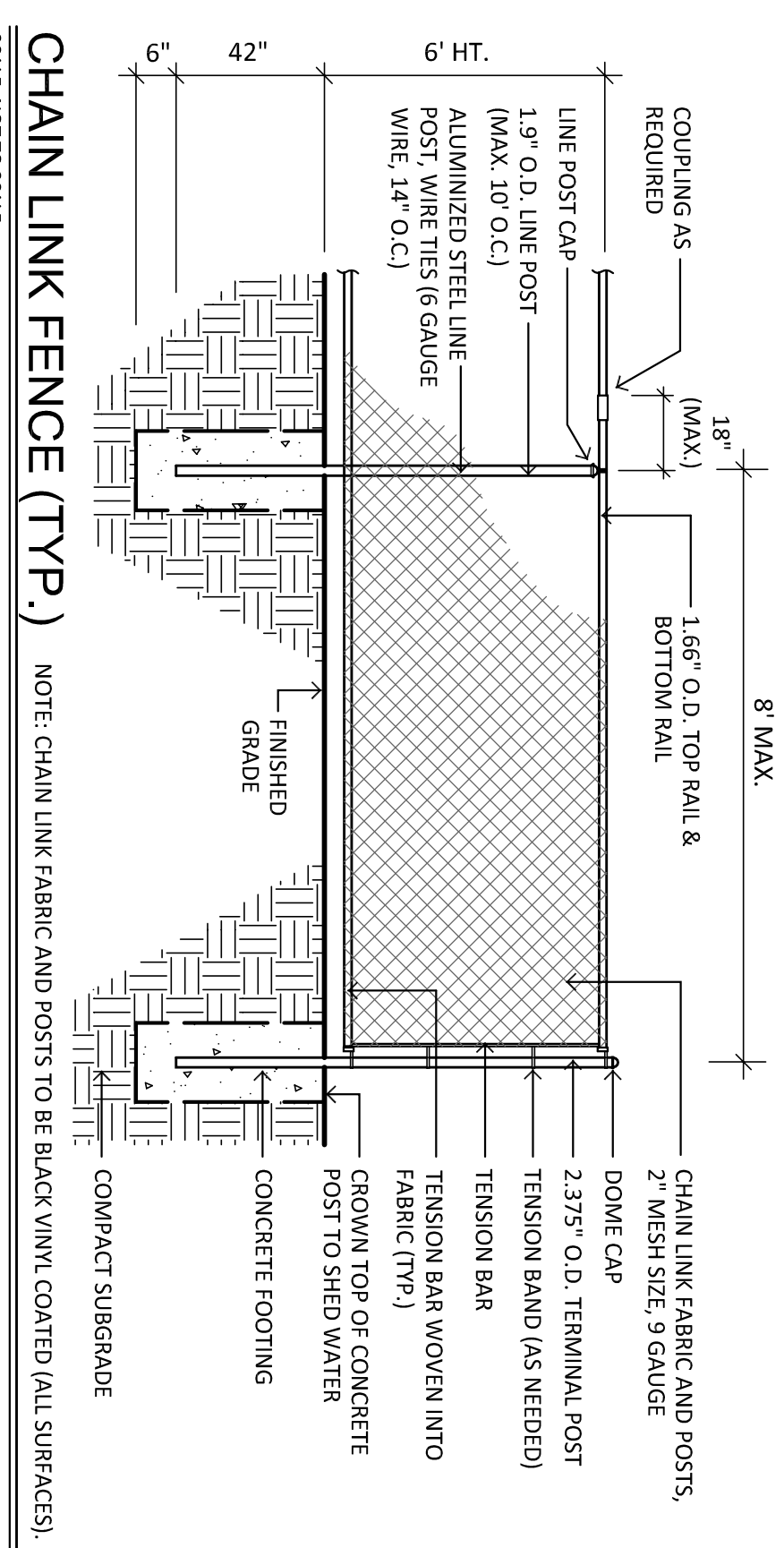
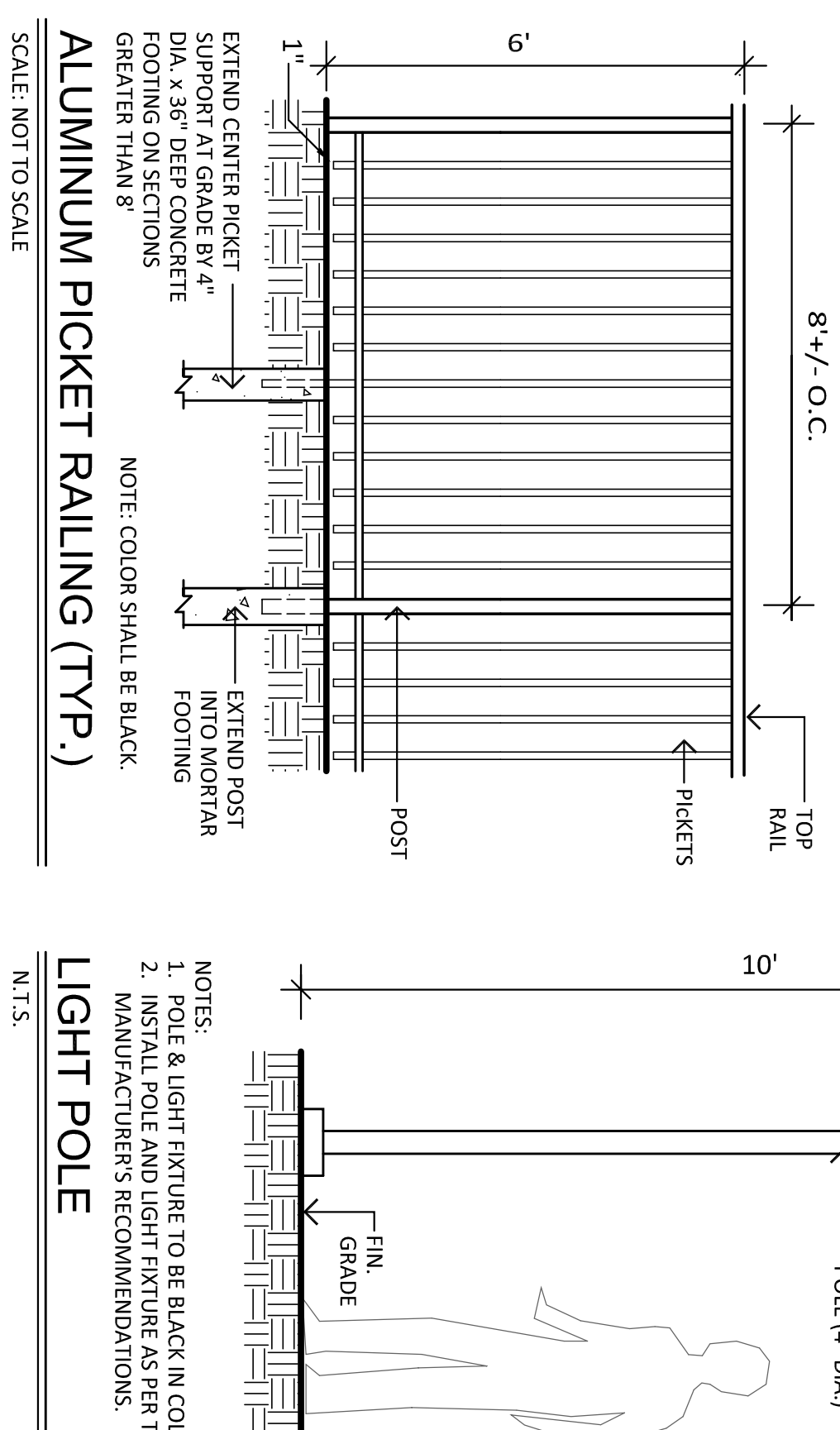
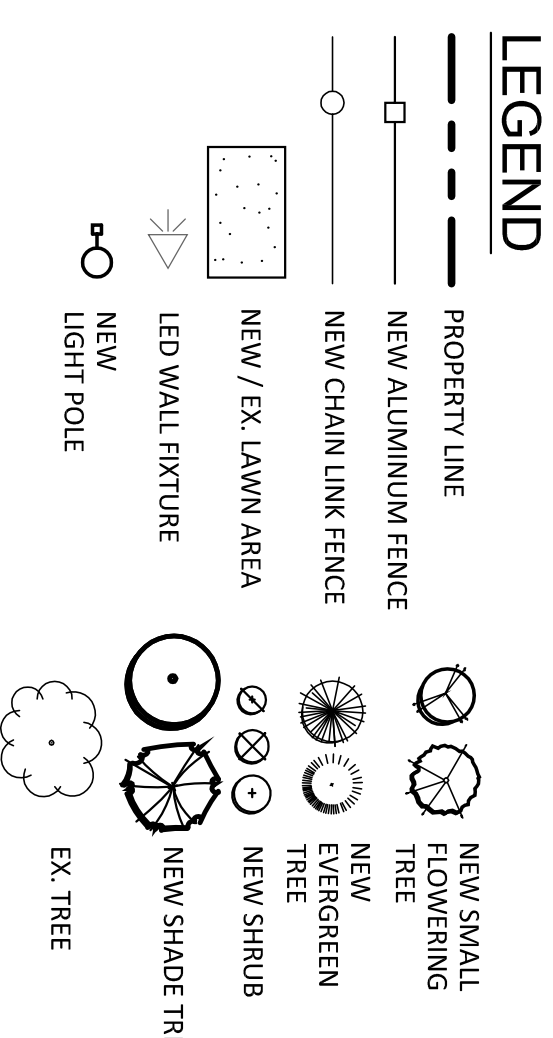
- EXISTING AND PROPOSED SITE INFORMATION TAKEN FROM A DIGITAL AUTOCAD SITE PLAN SUPPLIED BY RICCIO V. D'ANDREA, INC.
- EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
- PLANT SPECIES SUBSTITUTIONS MAY BE MADE 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.

LANDSCAPE LIGHTING NOTES:

- LIGHTING INFORMATION AND LIGHTING PLANS PREPARED BY ENVIRONMENTAL LAND SOLUTIONS, INC. DESIGNED FOR GENERAL USE ONLY. THESE PLANS ARE NOT TO BE USED FOR ELECTRICAL INSTALLATIONS SHOWN ON THIS PLAN SHALL NOT BE USED FOR SECURITY OR SAFETY PURPOSES.
- LOCATION AND TYPE OF LIGHT FIXTURES ARE TYPICAL AND MAY VARY BASED ON ACTUAL FIELD CONDITIONS. SITE AND ARCHITECTURAL PLAN REVISIONS, USE OF EXISTING LIGHTING (IF ANY), NEW BUILDING MOUNTED LIGHTING, AESTHETICS, AND CONSULTATIONS WITH LIGHTING CONSULTANT AND/OR MANUFACTURER.
- THIS PLAN ASSUMES THAT THE BUILDING WILL HAVE WALL MOUNTED FIXTURES (BY OTHERS) TO LIGHT THE FACADE AND ADJACENT LANDSCAPE AREAS (INCLUDING WALKS AND DOORS).



- NOTE:
- LIGHT FIXTURE (GARCOLLED WALL SCENE 1011) BY PHILIPS, INSTALL LIGHT FIXTURE PER MANUFACTURER'S RECOMMENDATIONS. LED COLOR SHALL BE 4000K.
 - FIXTURE SHALL MATCH BUILDING COLOR.
 - ALIGN FIXTURE LOCATIONS WITH BUILDING ARCHITECTURE.



PLANT LIST

NOTE: CHAIN LINK FABRIC AND POSTS TO BE BLACK VINYL COATED (ALL SURFACES).
SCALE: NOT TO SCALE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
2	QB	QUERCUS BRIGOLIA	SWAMP WHITE OAK	2 1/2-3" CAL.	R88	FULL
6	SO	QUERCUS IMBRICARIA	SHINGLED OAK	2 1/2-3" CAL.	R88	FULL
2	1	QUERCUS PALustris 'PACIFIC BRILLIANCE'	PIN OAK	2 1/2" CAL.	R88	FULL
1	BB	MAGNOLIA GRANDIFLORA 'BRACKEN'S BEAUTY'	BRACKEN'S BEAUTY MAGNOLIA	6-7 HT.	R88	MATCHING
5	SD	PRUNUS 'SNOWDRIFT'	SNOWDRIFT CHERRY	2 1/2" CAL.	R88	MATCHING
3	OK	PRUNUS 'OKAME'	OKAME CHERRY	2 1/2" CAL.	R88	MATCHING
2	IO1	ILEX OPACA 'JERSEY KNIGHT'	JERSEY KNIGHT HOLLY	4.5 HT.	R88	MALE
6	IO2	ILEX OPACA 'JERSEY PRINCESS'	JERSEY PRINCESS HOLLY	4.5 HT.	R88	FEMALE
1	MS	MAGNOLIA SOULANGIANA 'BROZZONI'	BROZZONI SAUCER MAGNOLIA	6-7 HT.	R88	FULL
9	SG	PIEAZ OMORPHA	SEBRINA SPRUCE	7-8 HT.	R88	FULL
37	GG	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	5-6 HT.	R88	FULL
6	IS	HYDRANGEA PANICULATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA	3-4 HT.	R88	CONT.
10	IS	ILEX GENUA 'STEEDES'	STEEDES HOLLY	3-4 HT.	R88	CONT.
60	BP	JOHNINERUS BLUE 'PACIFIC'	BLUE PACIFIC JUNIPER	18-24 SHR.	R88	CONT.
27	PO	POTENTILLA 'KATHERINE DWYERS'	KATHERINE DWYERS CINQUEFOIL	2-3 HT.	R88	CONT.
57	WR	ROSA 'WHITE WEDDLAND'	WHITE WEDDLAND ROSE	2-3 HT.	R88	CONT.
75	PK	ROSA 'PINK KNOCKOUT'	PINK KNOCKOUT ROSE	2-3 HT.	R88	CONT.
25	LP	SPRINGDALE 'LITTLE PRINCESS'	LITTLE PRINCESS SPYRA	2-3 HT.	R88	CONT.
2	MK	SPRINGDALE 'SWISS KIM'	MISS KIM ULAC	3-4 HT.	R88	CONT.
5	VC	VIBURNUM PARVENSE	MAYFLOWER VIBURNUM	3-4 HT.	R88	R88
4	VP	VIBURNUM CARLESI	PRAGUE VIBURNUM	3-4 HT.	R88	R88
40	PH	PENNSTETUM ALPICOLOIDES 'HAMELEN'	DWARF FOUNTAIN GRASS	1.01'	R88	1.01'

REVISIONS:

NO.	DATE	DESCRIPTION
5	8.26.21	REPLACE CHERRY WITH OAK
4	8.20.21	PER ZONING COMMENTS
3	7.14.21	PER ZONING COMMENTS
2	6.14.21	PER REV. SITE PLAN
1	4.25.21	ADD 5 LIGHT POLES

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DRAWING TITLE: LANDSCAPE PLAN

DATE: 4.15.21

SCALE: AS SHOWN

DRAWING NO.: LP.1