



# 419 & 650 WEST AVE

Stamford, CT

## PROJECT DESCRIPTION

NEW INDUSTRIAL / WAREHOUSE BUILDING  
66,168 SF GROSS FLOOR AREA WITH 8,723 SF OF POTENTIAL  
MEZZANINE SPACE.

## APPLICABLE CODES

2018 STATE BUILDING CODE EFFECTIVE OCTOBER 1, 2018  
2015 INTERNATIONAL BUILDING CODE  
2015 INTERNATIONAL MECHANICAL CODE  
2015 INTERNATIONAL PLUMBING CODE  
2017 NATIONAL ELECTRICAL CODE  
2015 INTERNATIONAL ENERGY CONSERVATION CODE  
2015 INTERNATIONAL FIRE SAFETY CODE  
2009 ICC/ANSI 117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

## BUILDING CODE INFORMATION

BUILDING USE:	INDUSTRIAL / WAREHOUSE & OFFICE
BUILDING USE GROUP:	S1, B
TYPE OF CONSTRUCTION:	TYPE 2B
SPRINKLERED:	YES, THROUGHOUT - NFPA 13 SYSTEM
NUMBER OF STORIES:	1 STORY
MAX. AREA:	70,000 SF MAX ALLOWABLE / [66,168 SF PROPOSED]

## ABBREVIATIONS

A/C	AIR CONDITIONER	FE	FIRE ESCAPE
ACT	ACOUSTICAL TILE	FEC	FIRE EXTINGUISHER CABINET
AD	AREA DRAIN	FHV	FIRE HOSE VALVE
ADJ	ADJUSTABLE	FPSC	FIREPROOFED SELF-CLOSING
AFF	ABOVE FINISH FLOOR	GA	GAUGE
ALUM	ALUMINUM	GL	GLASS
AOR	AREA OF REFUGE	GALV	GALVANIZED
APT	APARTMENT	GFI	GROUND FAULT INTERPRETER
ATTEN	ATTENUATION	GWB	GYPSSUM WALL BOARD
BRD	BOARD	HC	HOLLOW CORE
BPP	BUILDING POWER PANEL	HM	HOLLOW METAL
CAB	CABINET	HMC	HOUSING MAINTENANCE
CEM	CEMENT	HR	HOUR
CER	CERAMIC	HT	HEIGHT
CH	CEILING HEIGHT	HVAC	HEATING VENTILATION & A/C
CJC	C JOIST	HW	HOT WATER
CL	CERAMIC TILE	ID	INSIDE DIAMETER
CT	CLOSET	INC	INCLUDING
CL	CLOSET	INSUL	INSULATION
OMU	CONCRETE MASONRY	INT	INTERIOR
CFM	CUBIC FEET PER MINUTE	LTEL	LINTEL
CB	CIRCUIT BREAKER UNIT	MAS	MASONRY
CLG	CEILING	MATL	MATERIAL
CO	CLEANOUT	MAX	MAXIMUM
COL	COLUMN	MECH	MECHANICAL
COMP	COMPOSITE	NET	NET
CONC	CONCRETE	MFR	MANUFACTURER
CONT	CONTINUOUS	MIN	MINIMUM
DA	DROPPED ARCH	MO	MASONRY OPENING
DF	DRINKING FOUNTAIN	MS	MARBLE SADDLE
DH	DOUBLE HUNG	MTD	MOUNTED
DIAM	DIAMETER	NTL	NORTH
DN	DIMENSION	N	NOT IN CONTRACT
DTL	DETAIL	NIC	NUMBER
DWG	DRAWING	NO	NOT TO SCALE
ELEC	ELECTRICAL	OC	ON CENTER
ELEV	ELEVATION	OD	OUTSIDE DIAMETER
EQ	EQUAL	OPNG	OPENING
EXIST	EXISTING	OPP	OPPOSITE
EXT	EXTERIOR	PLMB	PLUMBING
FAI	FRESH AIR INLET	PL	PROPERTY LINE
FC	FIRE CODE	PLAS	PLASTER
FD	FLOOR DRAIN		
BLDG	BUILDING		

PNL	PANEL
PROP	PROPERTY
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PTD	PAINTED
QT	QUARRY TILE
R	RISER
REFR	REFRIGERATOR
REF	REFERENCE
REQ	REQUIRED
REV	REVISION
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
RTD	RATED
SGH	SCHEDULE
SD	SMOKE DETECTOR
SEC	SECTION
SF	SQUARE FOOT
SPEC	SPECIFICATION
S	SQUARE
STL	STEEL
STFRNT	STREET FRONT
SUSP HT	SUSPENDED HEIGHT
T	TREAD
THK	THICKNESS
THRG FRM	THROUGH FRAME
TOC	TOP OF CURB
TYP	TYPICAL
UNFIN	UNFINISHED
VEST	VESTIBULE
VB	VANITY BASIN
VCT	VINYL COMPOSITION TILE
VIF	VERIFY IN FIELD
W/	WITH
W/C	WALL COVERING
WC	WATER CLOSET
W/O	WITHOUT
WD	WOOD
WIN	WINDOW
WR	WATER RESISTANT
WWM	WELDED WIRE MESH
YD	YARD DRAIN

## SYMBOL LEGEND

	DETAIL ON INDICATED SHEET
	ELEVATION DETAIL
	CASEWORK ELEVATION
	SECTION ON INDICATED SHEET
	SPOT ELEVATION
	ELEVATION CHANGE
	DOOR TAG
	WINDOW TAG
	REVISION CLOUD AND NUMBER
	MUDROOM
	STONE
	HOSE BIB
	SMOKE DETECTOR / CARBON MONOXIDE DETECTOR

## PROJECT TEAM

<b>ARCHITECT</b> JAMES SCHETTINO ARCHITECTS 17 GROVE STREET NEW CANAAN, CT 06840 CONTACT: JIM SCHETTINO	P: (203) 966-5552 F: (203) 966-7810 jim@schettinoarchitects.com
<b>SURVEYOR</b> WILLIAM W. SEYMOUR & ASSOC. PC 170 NOROTON AVE DARIEN, CT 06820 CONTACT: JEFF MCDUGAL	P: (203) 655-3331 F: jim@wws-ls.com
<b>SITE ENGINEER</b> LANDTECH ENGINEERS 518 RIVERSIDE AVE WESTPORT, CT 06880 CONTACT: ROBERT PRYOR, P.E., L.S.	P: (203) 454-2110 F: Rpryor@landtechconsult.com
<b>STRUCTURAL ENGINEER</b> THE DISALVO ENGINEERING GROUP 83 WOOSTER HEIGHTS RD DANBURY, CT 06810 CONTACT: BRUCE RICHARDSON	P: (203) 490-4140 F: bruce@tdeg.com
<b>LANDSCAPE</b> ENVIRONMENTAL LAND SOLUTIONS LLC 8 KNIGHT STREET, SUITE 203 NORWALK, CT 06851 CONTACT: MATTHEW J. POPP, LA	P: (203) 855-7879 office F: matt@elsllc.net

## SHEET INDEX

A0.1	TITLE SHEET
A2.1	FIRST FLOOR PLAN
A2.2	MEZZANINE PLAN
A3.1	ROOF PLAN
A5.1	ELEVATIONS AND SECTION
M.1	MATERIAL BOARD



James Schettino Architects

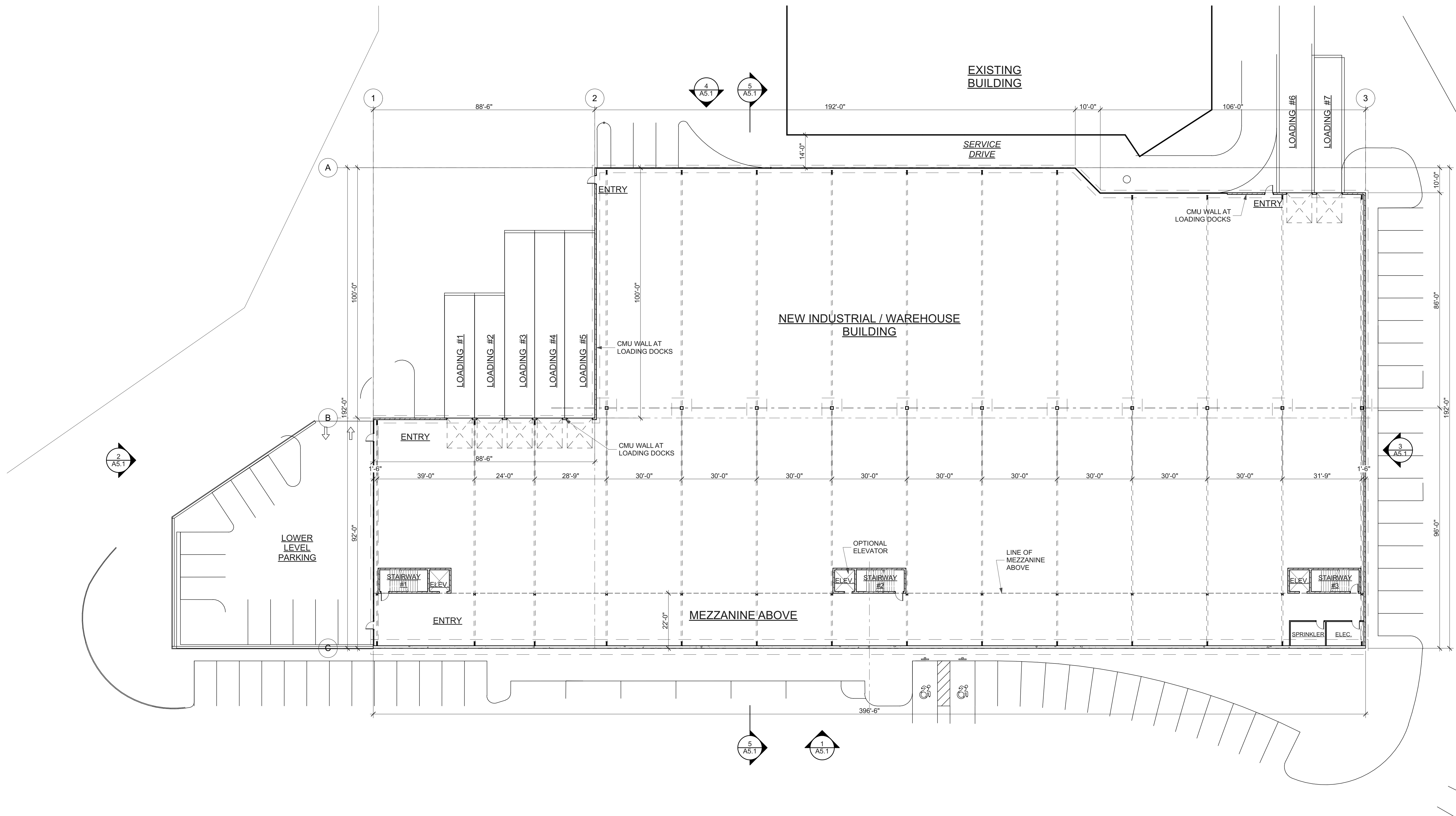
JOB# 2113

Revisions:  
06/14/21  
07/02/21  
07/13/21  
08/20/21

203.966.5552 Fax 203.966.7810  
17 Grove Street, New Canaan, Connecticut 06840  
www.schettinoarchitects.com

Sheet:  
A0.1

08.20.2021 - ZONING SUBMITTAL



# 1 FIRST FLOOR

SCALE: 1" = 20'

## WALL LEGEND

	POURED CONCRETE FOUNDATION WALL
	2X STUD WALL, FULL HEIGHT
	MASONRY WALL

## FLOOR PLAN NOTES

1) ALL DIMENSIONS ARE GIVEN TO ROUGH SURFACES, FACE OF STUDS, BLOCK OR CONCRETE WALLS U.N.O.



*James Schettino Architects*

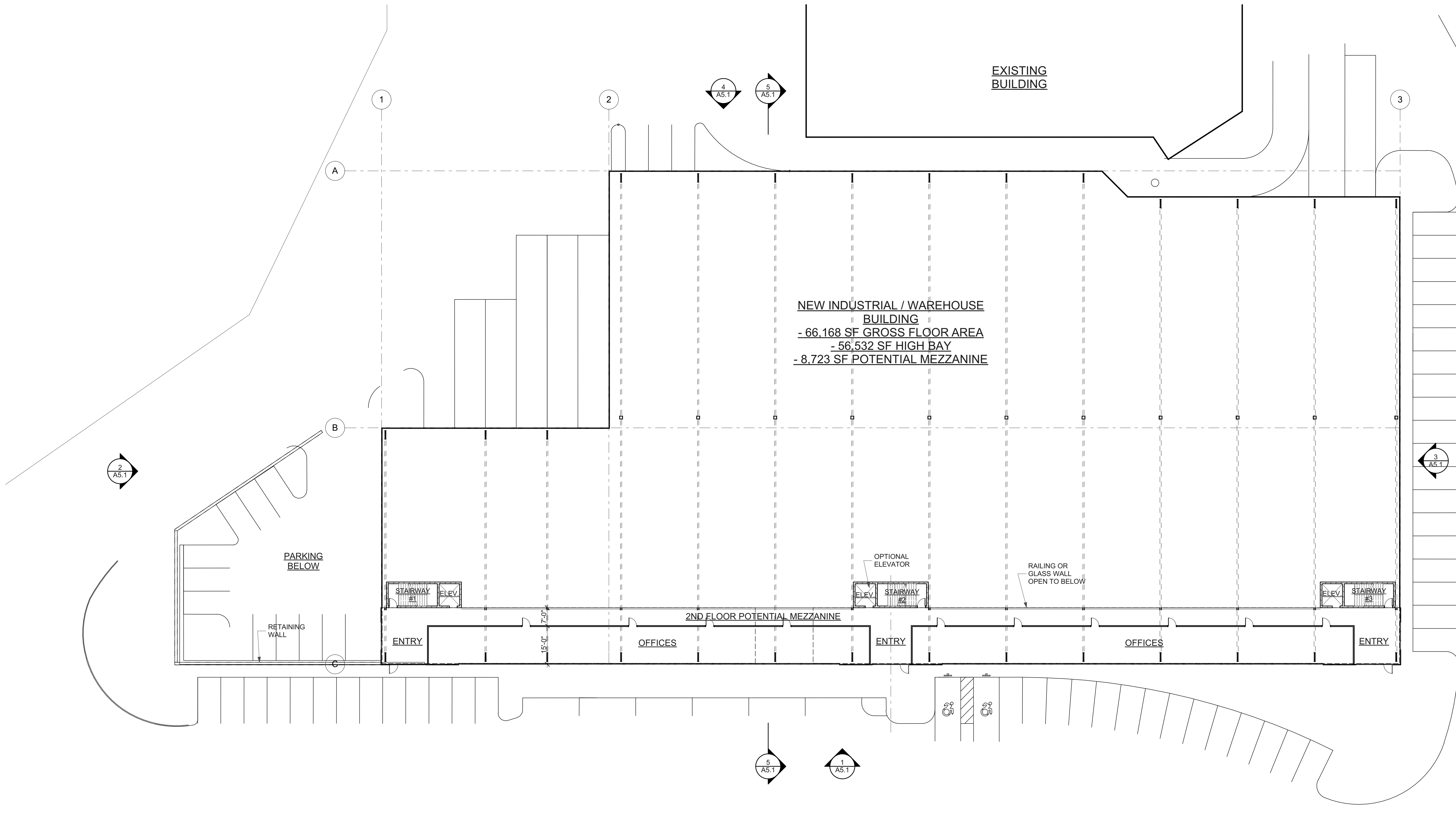
JOB# 2113

Revisions:  
06/14/21  
07/02/21  
07/13/21  
08/20/21

203.966.5552 Fax 203.966.7810  
17 Grove Street, New Canaan, Connecticut 06840  
www.schettinoarchitects.com

Sheet:  
A2.1

08.20.2021 - ZONING SUBMITTAL



1 SECOND FLOOR  
SCALE: 1" = 20'

WALL LEGEND

	POURED CONCRETE FOUNDATION WALL
	2X STUD WALL, FULL HEIGHT
	MASONRY WALL

FLOOR PLAN NOTES

1) ALL DIMENSIONS ARE GIVEN TO ROUGH SURFACES, FACE OF STUDS, BLOCK OR CONCRETE WALLS U.N.O.



James Schettino Architects

JOB# 2113

Revisions:  
06/14/21  
07/02/21  
07/13/21  
08/20/21

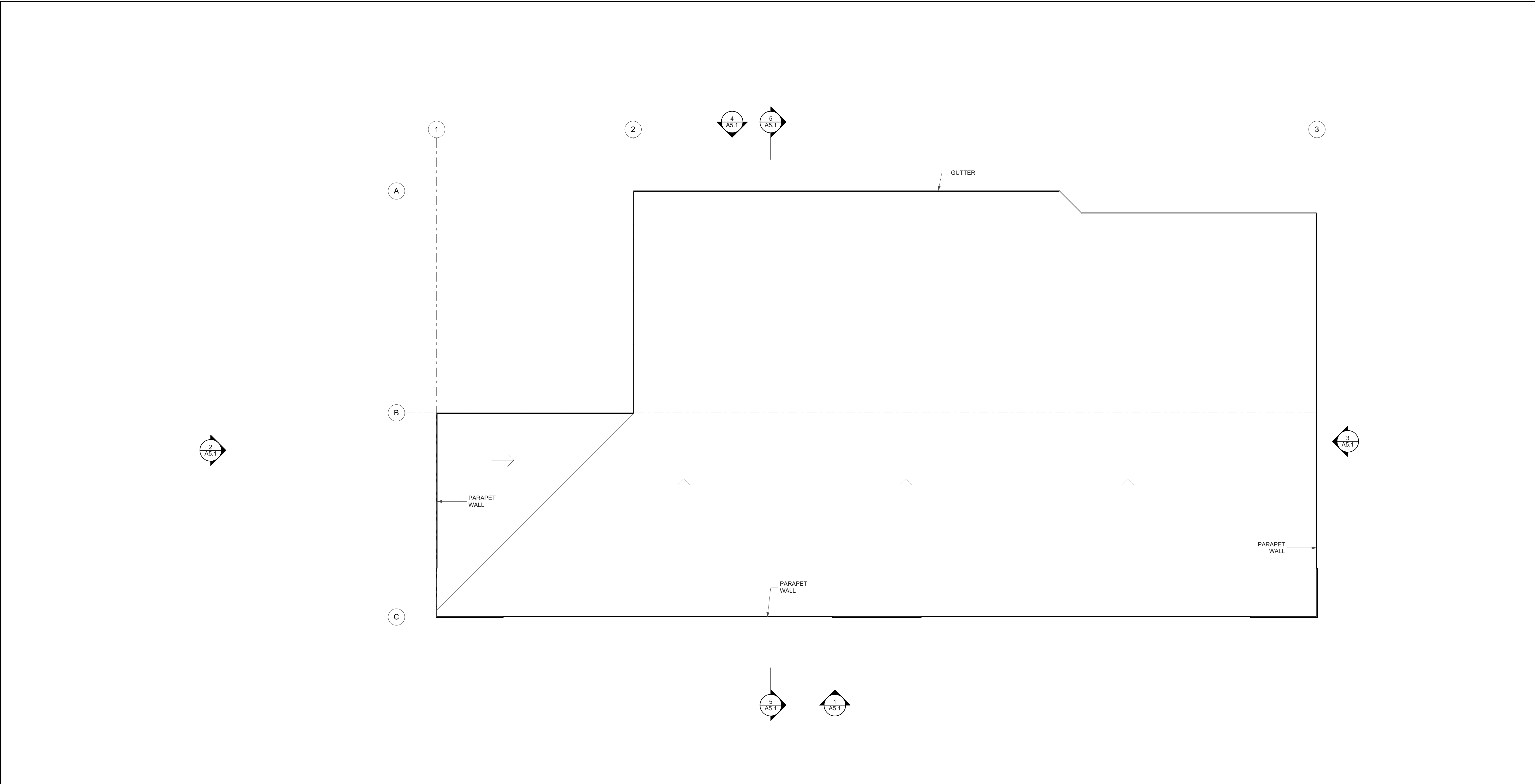
203.966.5552 Fax 203.966.7810

Sheet:

17 Grove Street, New Canaan, Connecticut 06840  
www.schettinoarchitects.com

A2.2

08.20.2021 - ZONING SUBMITTAL



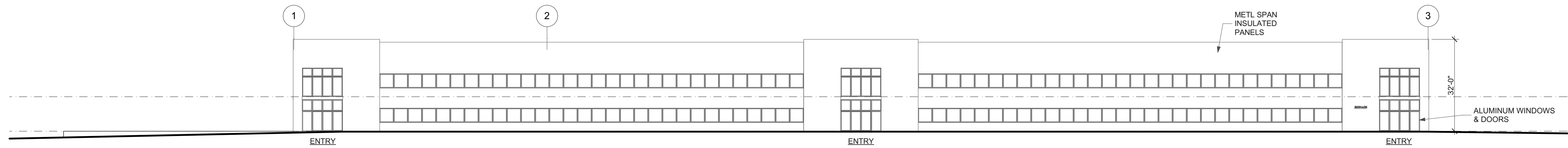
1 ROOF  
SCALE: 1" = 20'

WALL LEGEND

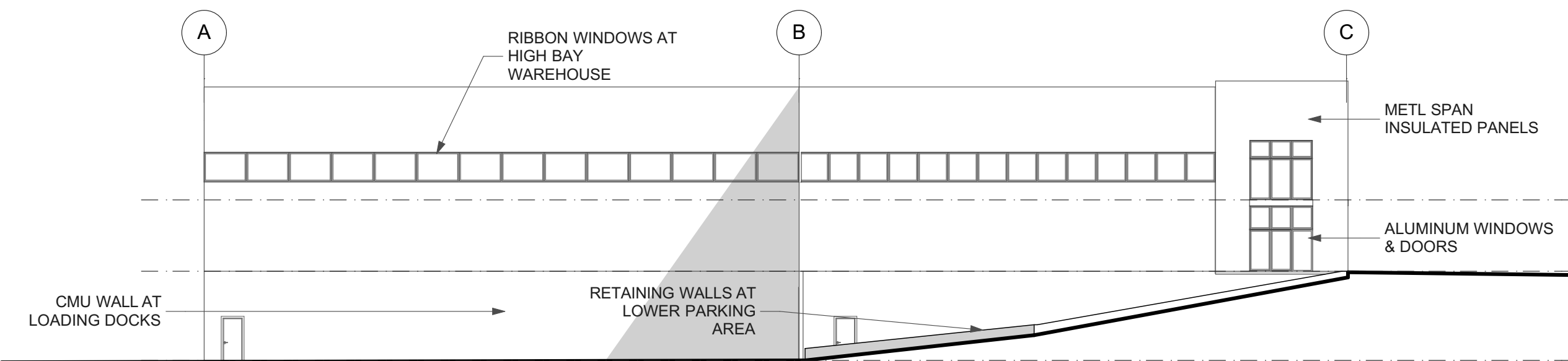
	POURED CONCRETE FOUNDATION WALL
	2X STUD WALL, FULL HEIGHT
	MASONRY WALL

FLOOR PLAN NOTES

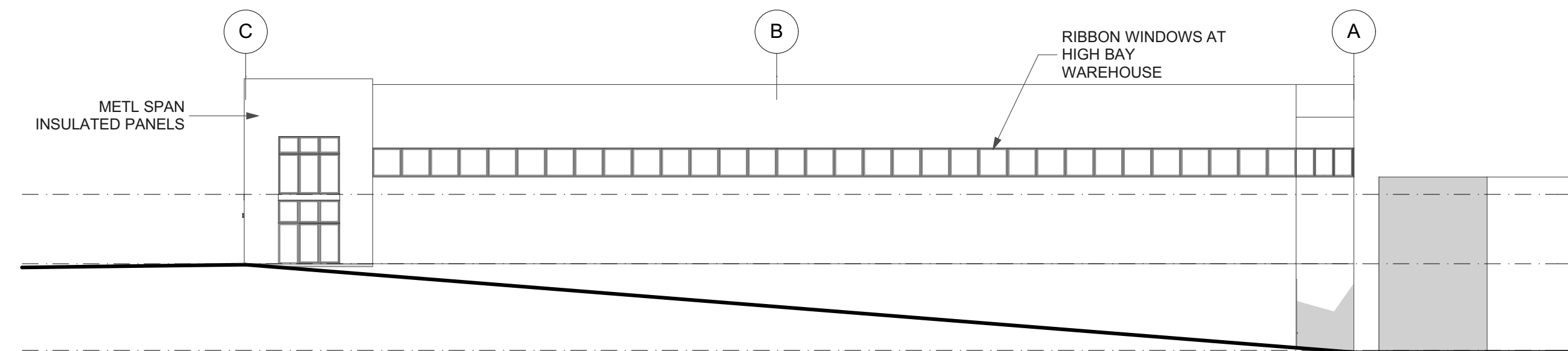
1) ALL DIMENSIONS ARE GIVEN TO ROUGH SURFACES, FACE OF STUDS, BLOCK OR CONCRETE WALLS U.N.O.



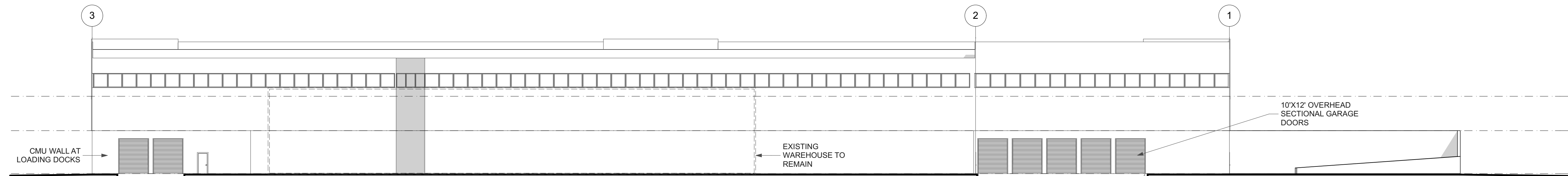
**1 FRONT ELEVATION**  
SCALE: 1" = 20'



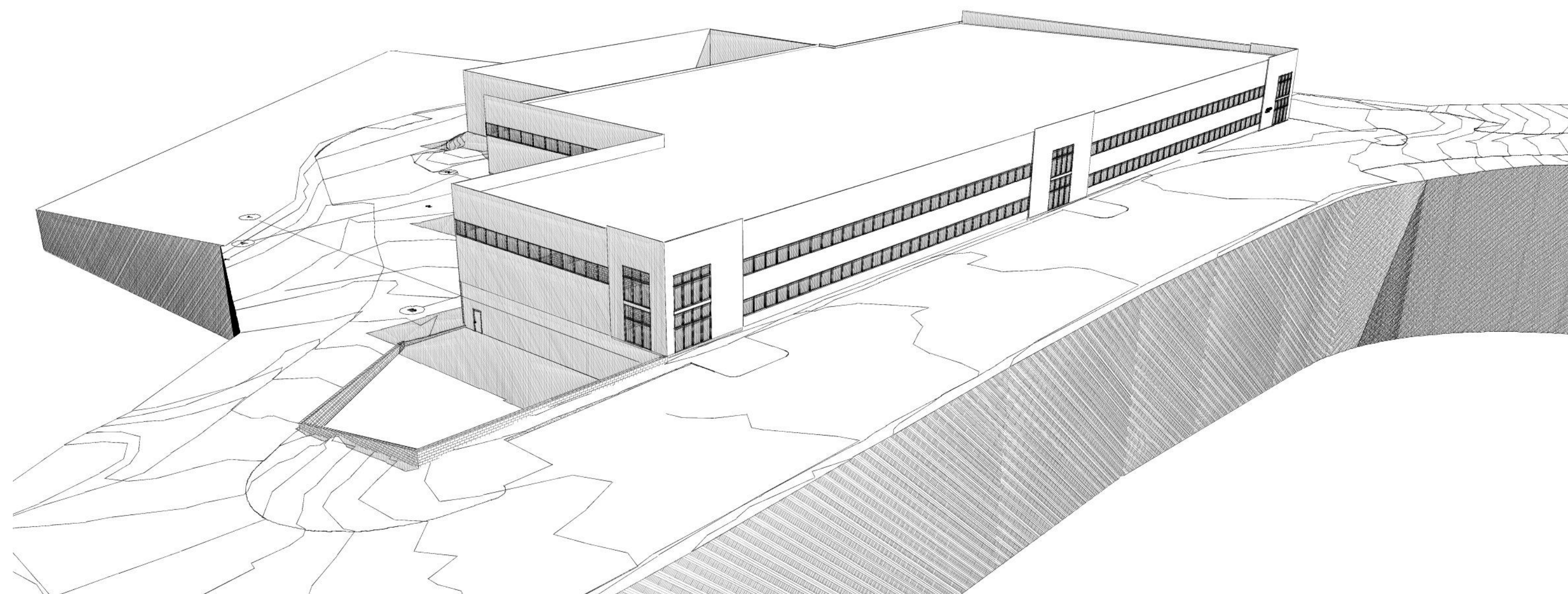
**2 LEFT ELEVATION**  
SCALE: 1" = 20'



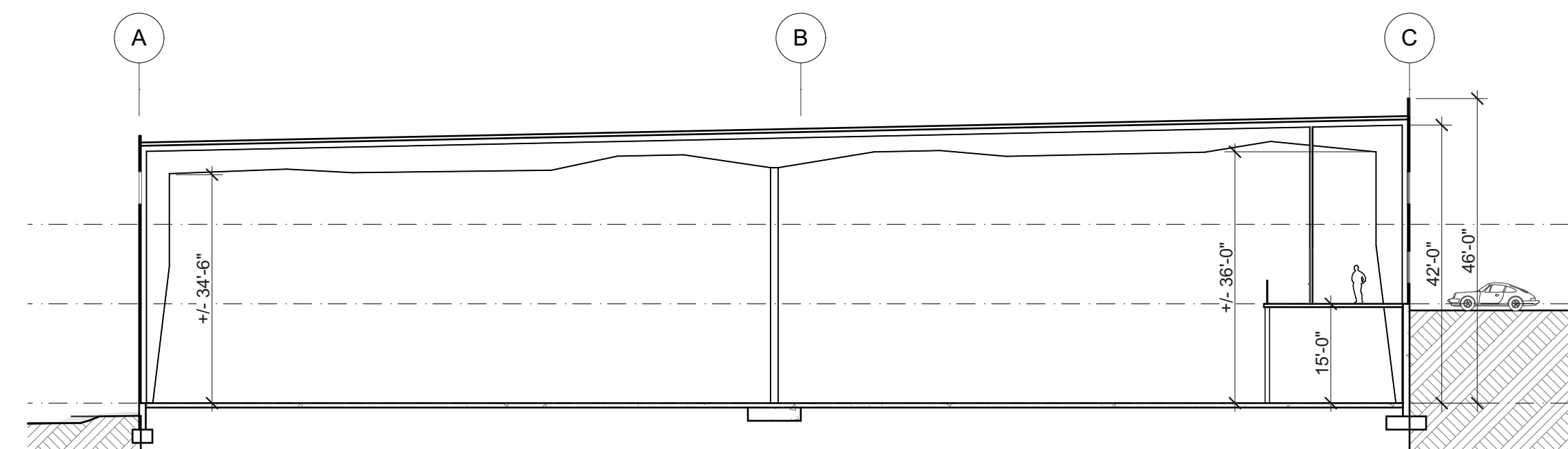
**3 RIGHT ELEVATION**  
SCALE: 1" = 20'



**4 REAR ELEVATION**  
SCALE: 1" = 20'



**6 CONCEPT VIEW**



**5 SECTION**  
SCALE: 1" = 20'



*James Schettino Architects*

JOB# 2113

Revisions:  
06/14/21  
07/02/21  
07/13/21  
08/20/21

203.966.5552 Fax 203.966.7810  
17 Grove Street, New Canaan, Connecticut 06840  
www.schettinoarchitects.com

Sheet: A5.1

08.20.2021 - ZONING SUBMITTAL



- METAL SPAN INSULATED PANEL  
COLOR: "DARK GRAY METALLIC"
- ALUMINUM WINDOWS AND DOORS  
COLOR: "BLACK"
- METAL SPAN INSULATED PANEL  
COLOR: "SILVER METALLIC"
- CMU WALL  
COLOR: "LIGHT GRAY"  
(TO MATCH "TUFF WALL" PANEL)

1 VIEW OF NORTHEAST CORNER  
SCALE: 1:2.87



- CMU WALL  
COLOR: "LIGHT GRAY"  
(TO MATCH "TUFF WALL" PANEL)

- METAL SPAN INSULATED PANEL  
COLOR: "DARK GRAY METALLIC"
- ALUMINUM WINDOWS AND DOORS  
COLOR: "BLACK"
- METAL SPAN INSULATED PANEL  
COLOR: "SILVER METALLIC"
- METAL SPAN INSULATED PANEL  
COLOR: "TUFF WALL - LIGHT GRAY"

2 VIEW OF SOUTH EAST CORNER  
SCALE: 1:2.87



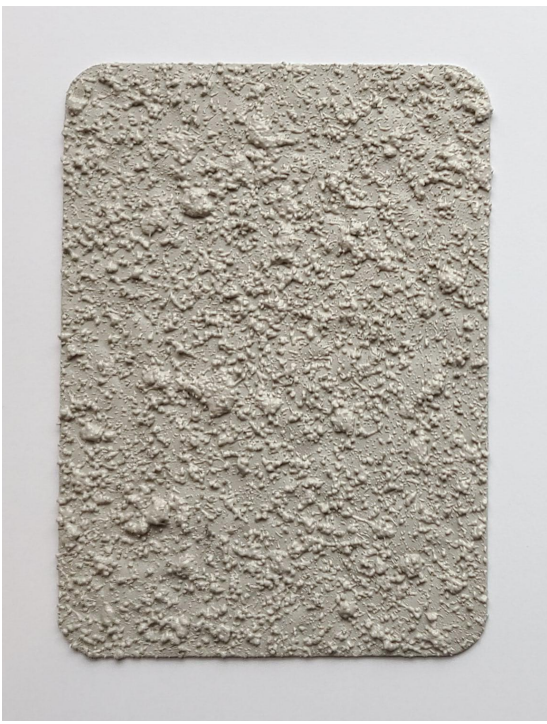
KAWNEER WINDOWS  
AND DOORS  
COLOR: "BLACK"



METL SPAN  
INSULATED PANEL  
COLOR: "DARK GRAY  
METALLIC"



METL SPAN  
INSULATED PANEL  
COLOR: "SILVER  
METALLIC"



METL SPAN  
INSULATED PANEL  
COLOR: "TUFF WALL-  
LIGHT GRAY"



*James Schettino Architects*

JOB# 2113

Revisions:  
06/14/21  
07/02/21  
07/13/21  
08/20/21

203.966.5552 Fax 203.966.7810

Sheet:

17 Grove Street, New Canaan, Connecticut 06840  
www.schettinoarchitects.com

M.1

08.20.2021 - ZONING SUBMITTAL