

PRELIMINARY & FINAL SITE PLAN REVIEW SUBMISSION

DELAMAR RESIDENCES

PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING
CITY OF STAMFORD, FAIRFIELD COUNTY, CONNECTICUT



LOCATION MAP

PROJECT UNIT MIX:

MARKET RATE UNITS

1 BEDROOM(1,000 SF):	01	2%
1 BEDROOM DEN(1,190-1,300 SF):	12	23%
2 BEDROOM DEN(1,500-2,390 SF):	35	67.3%
3 BEDROOM(2,530 SF)	04	7.7%

SUBTOTAL: 52 UNITS

SITE DATA:

GROUND FLOOR
AMENITY SPACE

CLUB ROOM & LOUNGE:	9,800 SF
FITNESS CENTER:	2,200 SF
LEASING:	1,100 SF
TOTAL:	13,100 SF

OFFICE SPACE

OFFICE #1:	5,300 SF
OFFICE #1:	1,500 SF
TOTAL:	6,800 SF

PARKING

1ST FLOOR:	31 SPACES
2ND FLOOR:	60 SPACES
3RD FLOOR:	82 SPACES
TOTAL:	173 SPACES

PROJECT DATA

BLOCK No.:	150
PARCEL:	PARCEL CS
ZONING DISTRICT:	R5
LOT AREA:	1.3771 ACRES

BUILDING PROGRAM

RESIDENTIAL	112,583 GSF
AMENITIES (INTERIOR)	16,765 GSF
AMENITIES (EXTERIOR)	16,730 GSF
GARAGE	83,839 GSF
OFFICE	6,800 GSF
UTILITIES / MECH	4,178 GSF
TOTAL	240,895 GSF

DWELLING UNITS:	52 DU
PARKING:	173 SPACES (3.3 SP/DU)

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PLANNING & ZONING APPROVAL

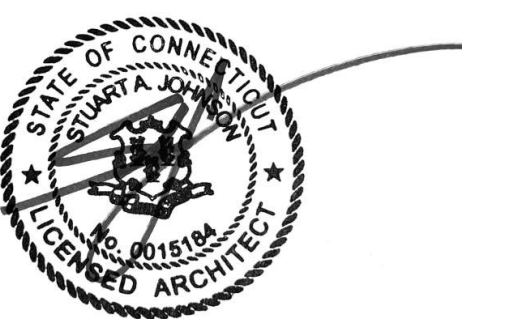
PRELIMINARY AND FINAL SITE PLAN APPROVAL IS HEREBY GRANTED TO THIS SITE PLAN BY THE PLANNING & ZONING BOARD OF THE TOWN OF STAMFORD, CONNECTICUT, THIS __ DAY OF __ __ __ __ 2022.

Board Chairman

Board Secretary

Board Engineer

PREPARED BY:
MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102



DELAMAR RESIDENCES
CITY OF STAMFORD, FAIRFIELD COUNTY,
CONNECTICUT
PARCEL CS

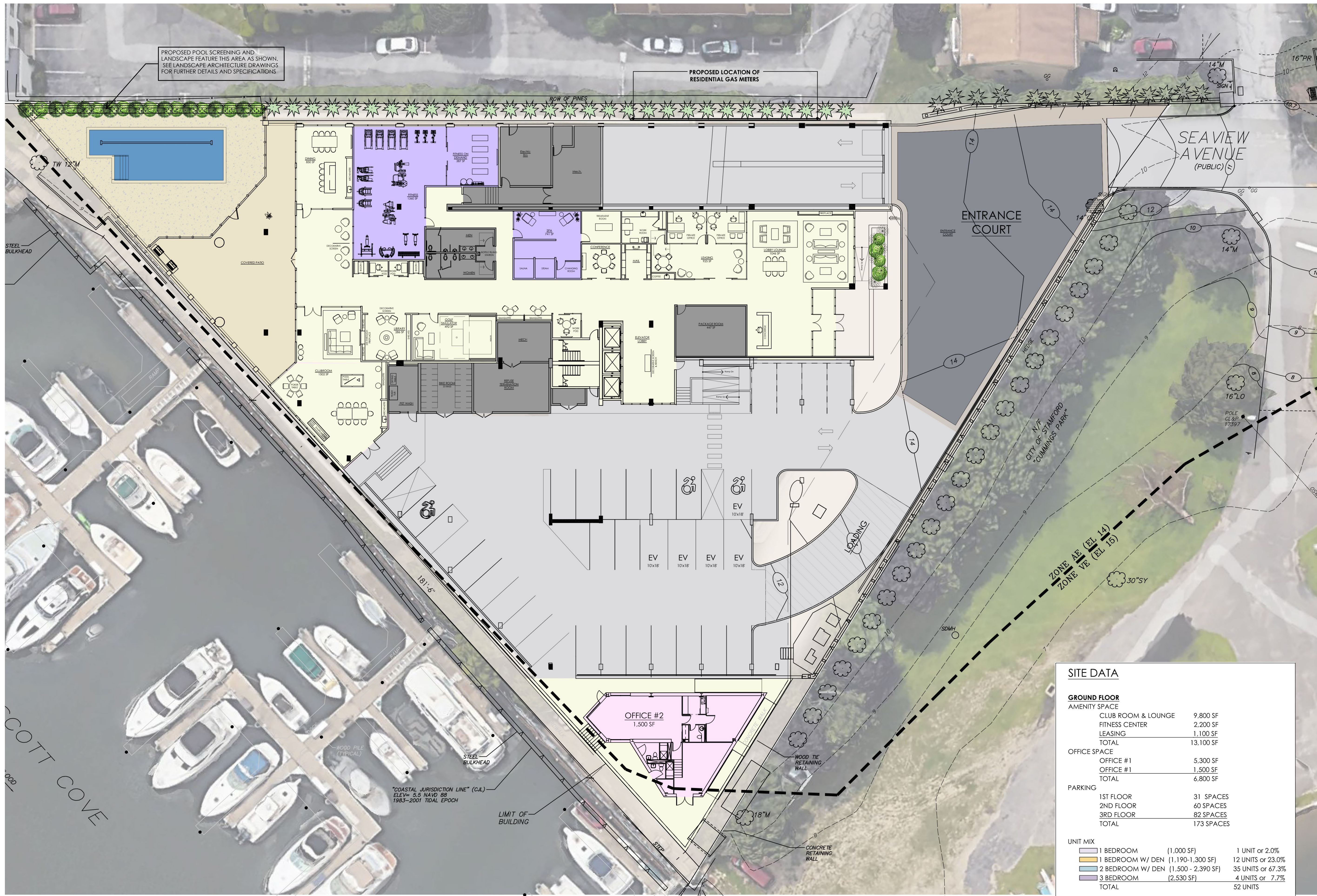
PREPARED FOR:
SEAVIEW HOUSE, LLC
XXX
XXX

ISSUE:	FOR:
DATE:	DATE:
05-31-2022	PRELIMINARY & FINAL SUBMISSION
08-02-2022	PRELIMINARY & FINAL SUBMISSION

PREPARED BY:

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TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

C-01
COVER SHEET



PROPOSED POOL SCREENING AND LANDSCAPE FEATURE THIS AREA AS SHOWN. SEE LANDSCAPE ARCHITECTURE DRAWINGS FOR FURTHER DETAILS AND SPECIFICATIONS.

PROPOSED LOCATION OF RESIDENTIAL GAS METERS

SEAVIEW AVENUE (PUBLIC)

ENTRANCE COURT

ZONE A15 (EL. 14)
ZONE 1E (EL. 15)

SCOTT COVE

"COASTAL JURISDICTION LINE" (C.J.)
ELEV= 5.5 NAVD 88
1983-2001 TIDAL EPOCH

LIMIT OF BUILDING

SITE DATA		
GROUND FLOOR		
AMENITY SPACE		
CLUB ROOM & LOUNGE	9,800 SF	
FITNESS CENTER	2,200 SF	
LEASING	1,100 SF	
TOTAL	13,100 SF	
OFFICE SPACE		
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PARKING		
1ST FLOOR	31 SPACES	
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TOTAL	173 SPACES	
UNIT MIX		
1 BEDROOM (1,000 SF)	1 UNIT or 2.0%	
1 BEDROOM W/ DEN (1,190-1,300 SF)	12 UNITS or 23.0%	
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- A-01 GROUND FLOOR PLAN & SITE PLAN
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PLANNING & ZONING APPROVAL

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Board Chairman

Board Secretary

Board Engineer

PREPARED BY:

MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 101, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102



DELAMAR RESIDENCES

CITY OF STAMFORD, FAIRFIELD COUNTY, CONNECTICUT
PARCEL CS

PREPARED FOR:

SEAVIEW HOUSE, LLC

XXX

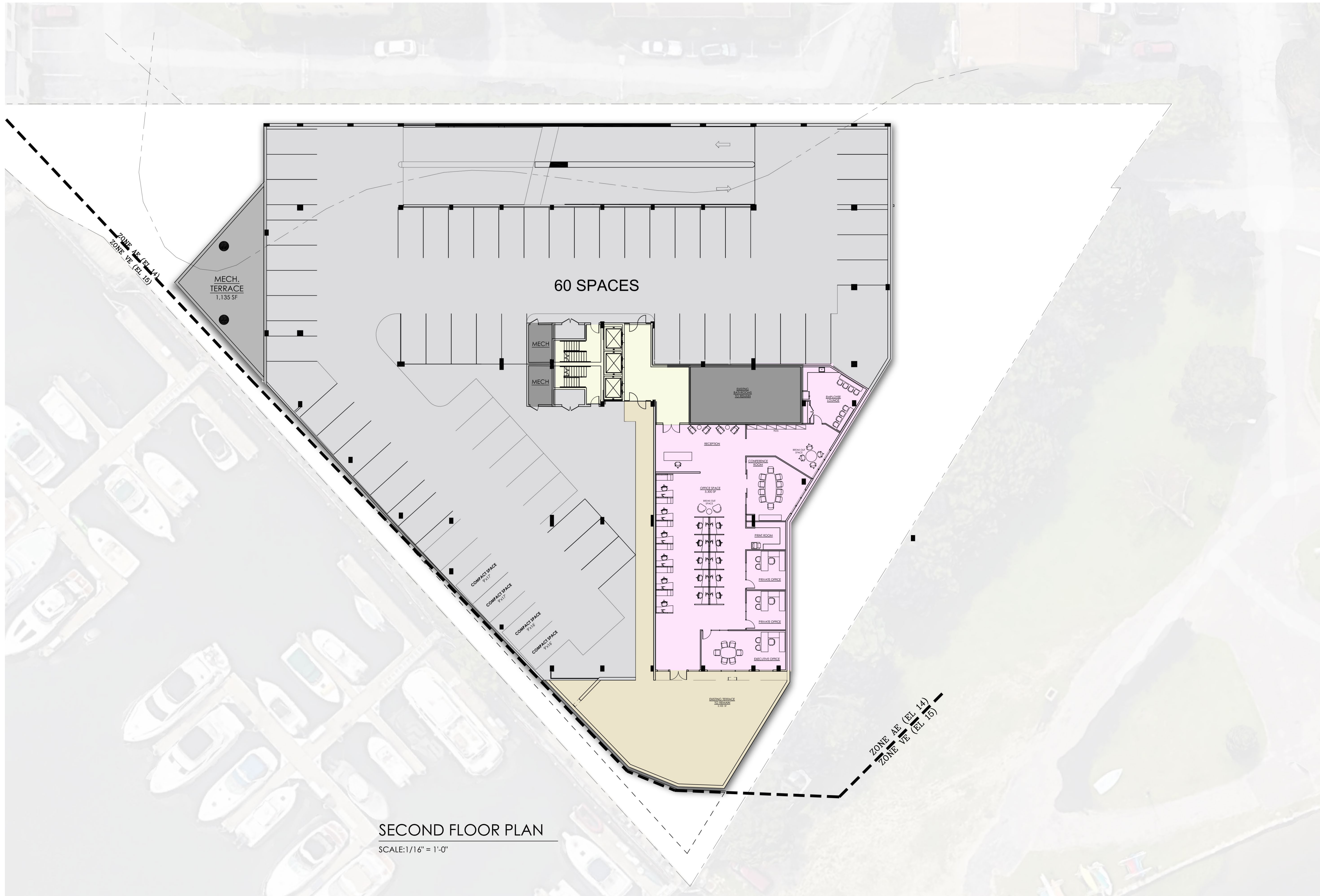
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01- GROUND FLOOR PLAN & SITE PLAN

SCALE: 1/16" = 1' - 0"

A-01
GROUND FLOOR PLAN & SITE PLAN



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

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

PARKING CALCULATIONS:

RESIDENTIAL PARKING:	
GARAGE SPACES:	274 SPACES
GARAGE HC SPACES:	5 SPACES
SURFACE SPACES:	8 SPACES
SURFACE HC SPACES:	1 SPACE
TOTAL PROPOSED PARKING:	= 288 SPACES (1.5 SP/DU)

SITE NOTES:

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.
2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.
3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.

REFUSE/RECYCLING:

COMPACTOR IS HYDRAULICALLY OPERATED EXTRUDER-TYPE UNIT. SOLID WASTE WILL BE DELIVERED TO UNIT VIA MULTI-STORY TRASH CHUTE WITH OPENINGS ON EACH RESIDENTIAL FLOOR. COMPACTED REFUSE WILL BE EXTRUDED INTO CONTINUOUS PLASTIC TUBING OR INDIVIDUAL PLASTIC BAGS, WHICH WILL BE STORED IN TRASH COMPACTOR ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.

RECYCLING BINS WILL BE LOCATED ON EACH FLOOR AND WILL BE COLLECTED BY BUILDING MANAGEMENT AND STORED IN REFUSE/RECYCLING TERMINATION ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.

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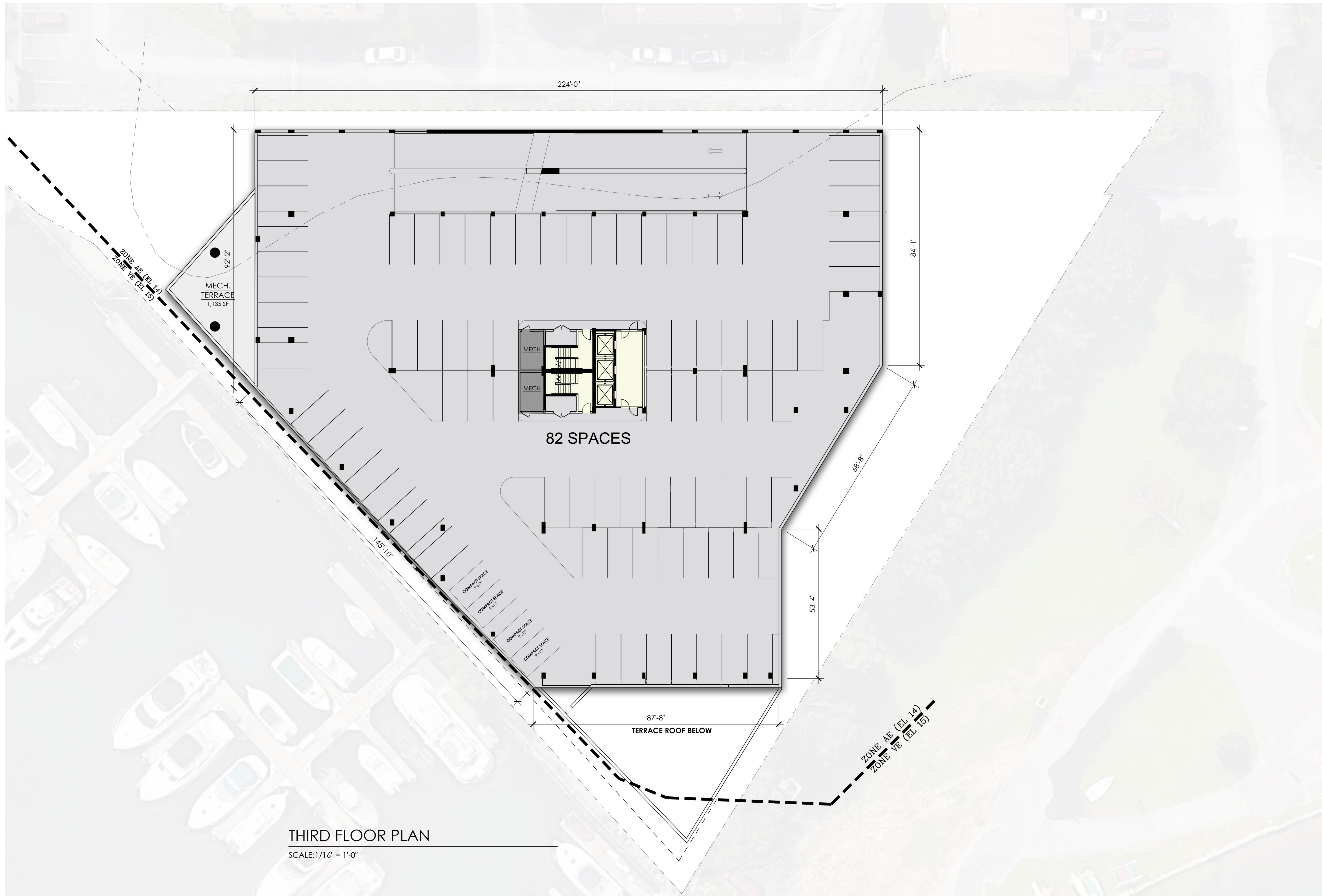


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CONNECTICUT
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A-02
SECOND FLOOR PLAN



THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"

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

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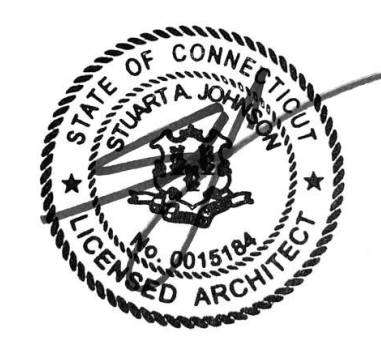
A-03
THIRD FLOOR PLAN



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

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

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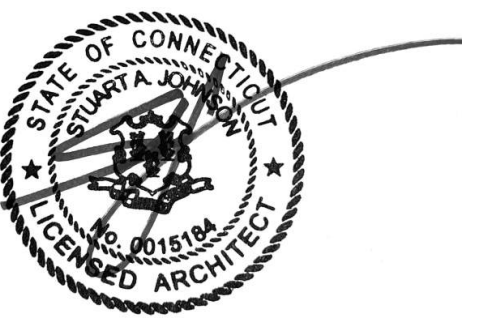
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A-04
FOURTH FLOOR PLAN



01 - 5TH-7TH FLOOR PLAN
SCALE: 1/16" = 1' - 0"

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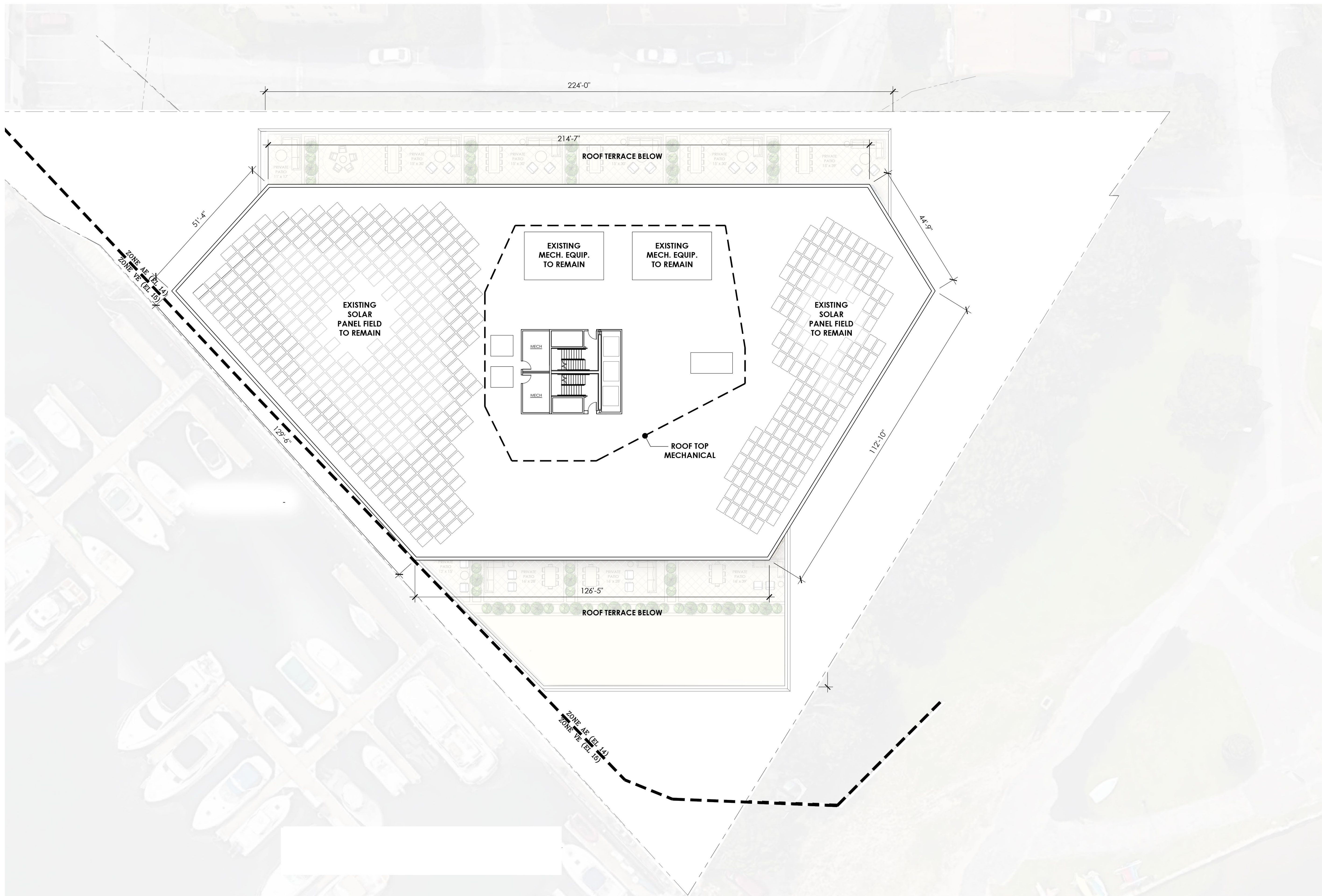


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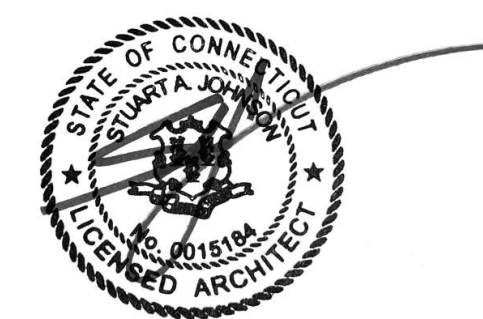
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A-05
5TH-7TH FLOOR PLAN



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

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A-06
ROOF PLAN

KEY PLAN:

MATERIALS KEY:

- 01 METAL PANEL - COLOR: WHITE
- 02 ALUMINUM WINDOW - COLOR: BLACK
- 03 STOREFRONT WINDOW SYSTEM - COLOR: BLACK
- 04 GLASS RAILING
- 05 STUCCO FINISH - COLOR: WHITE
- 06 STUCCO FINISH - COLOR: CHARCOAL GREY
- 07 COMPOSITE WOOD PANEL - TEAK FINISH
- 08 METAL PANEL - CHARCOAL GREY

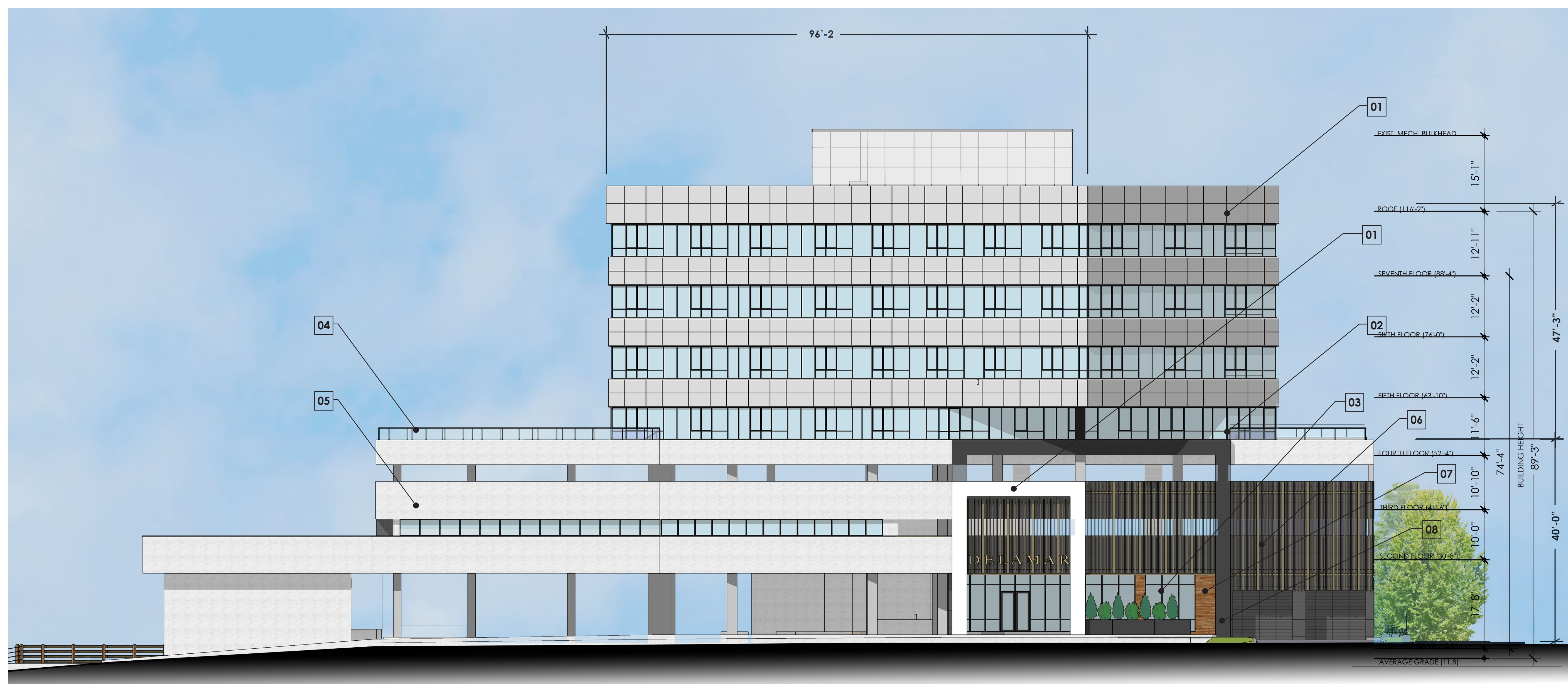
NOTES:

PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.

THE EXISTING FACADE TILE SYSTEM AT FLOORS FIVE, SIX, AND SEVEN WILL BE REMOVED AND REPLACED WITH A NEW COMPOSITE METAL PANEL SYSTEM AT THE EXTERIOR FACADE.



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

PREPARED BY:
MINNO & WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 101, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102



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A-07

BUILDING ELEVATIONS

KEY PLAN:

MATERIALS KEY:

- 01 METAL PANEL - COLOR: WHITE
- 02 ALUMINUM WINDOW - COLOR: BLACK
- 03 STOREFRONT WINDOW SYSTEM - COLOR: BLACK
- 04 GLASS RAILING
- 05 STUCCO FINISH - COLOR: WHITE
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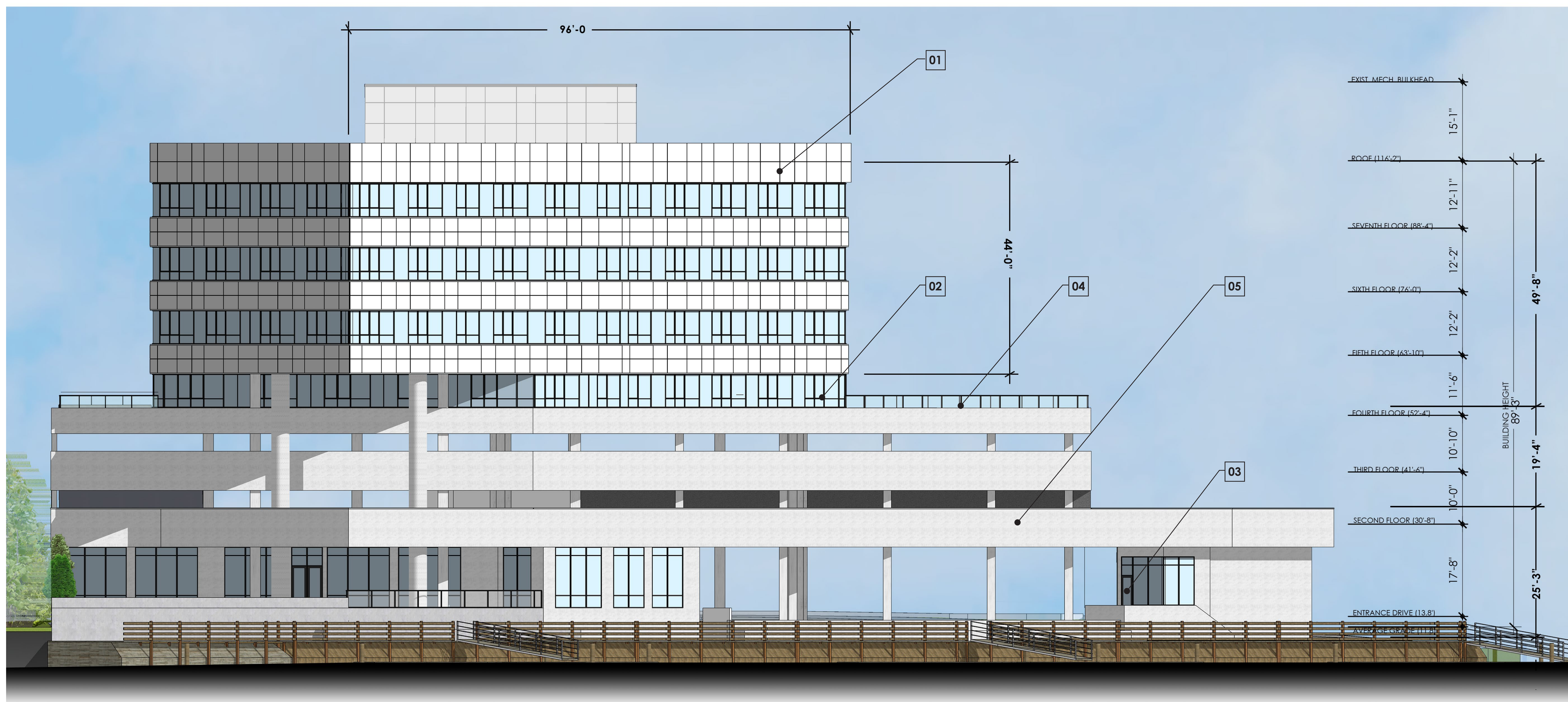
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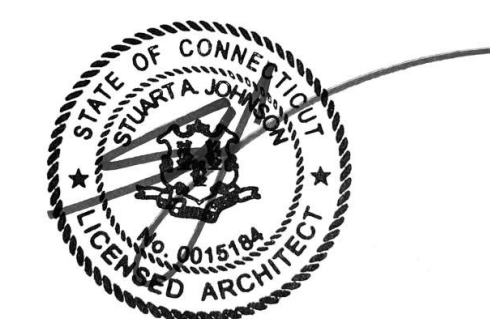
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DELAMAR RESIDENCES
 CITY OF STAMFORD, FAIRFIELD COUNTY,
 CONNECTICUT
 PARCEL CS

PREPARED FOR:
 SEAVIEW HOUSE, LLC
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 XXX

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

A-08

BUILDING ELEVATIONS

KEY PLAN:

MATERIALS KEY:

- 01 METAL PANEL - COLOR: WHITE
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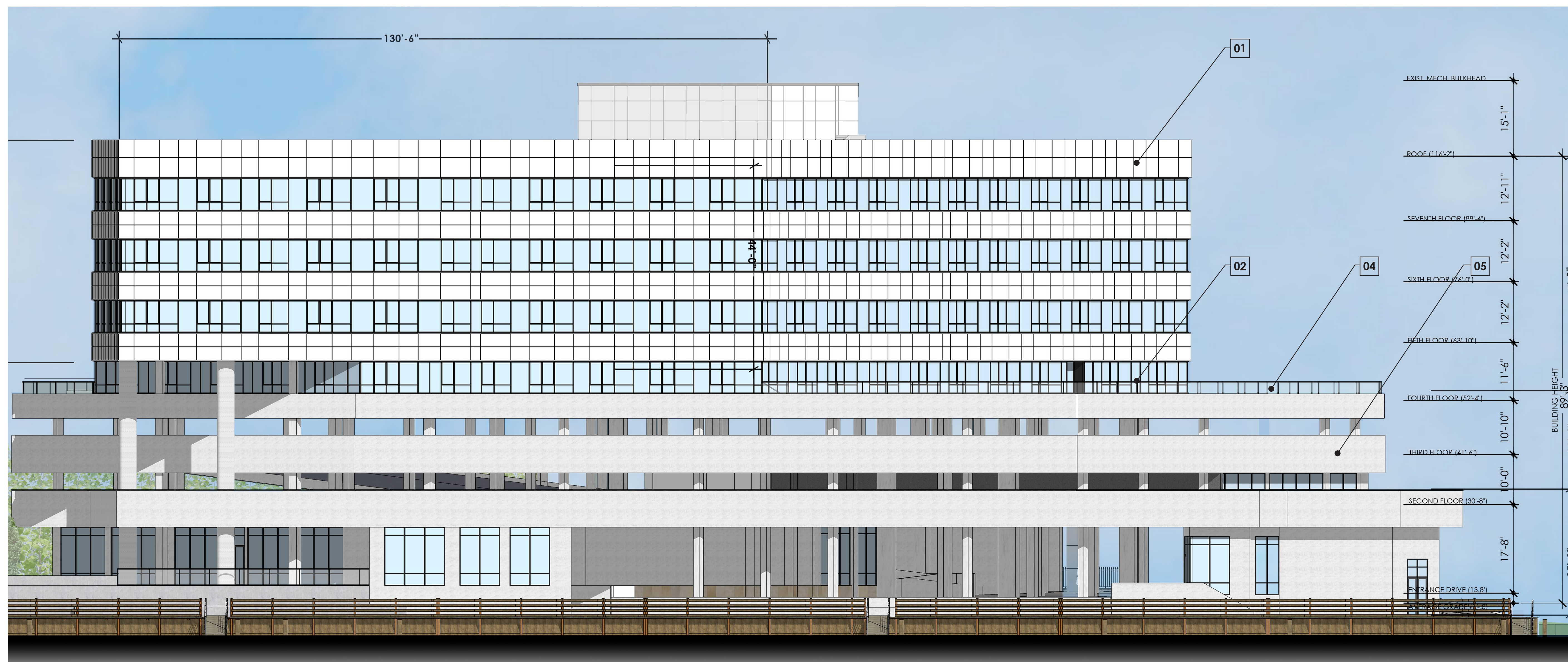
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01 - SOUTH EAST ELEVATION
 SCALE: 3/32" = 1'-0"

A-09

BUILDING ELEVATIONS

KEY PLAN:

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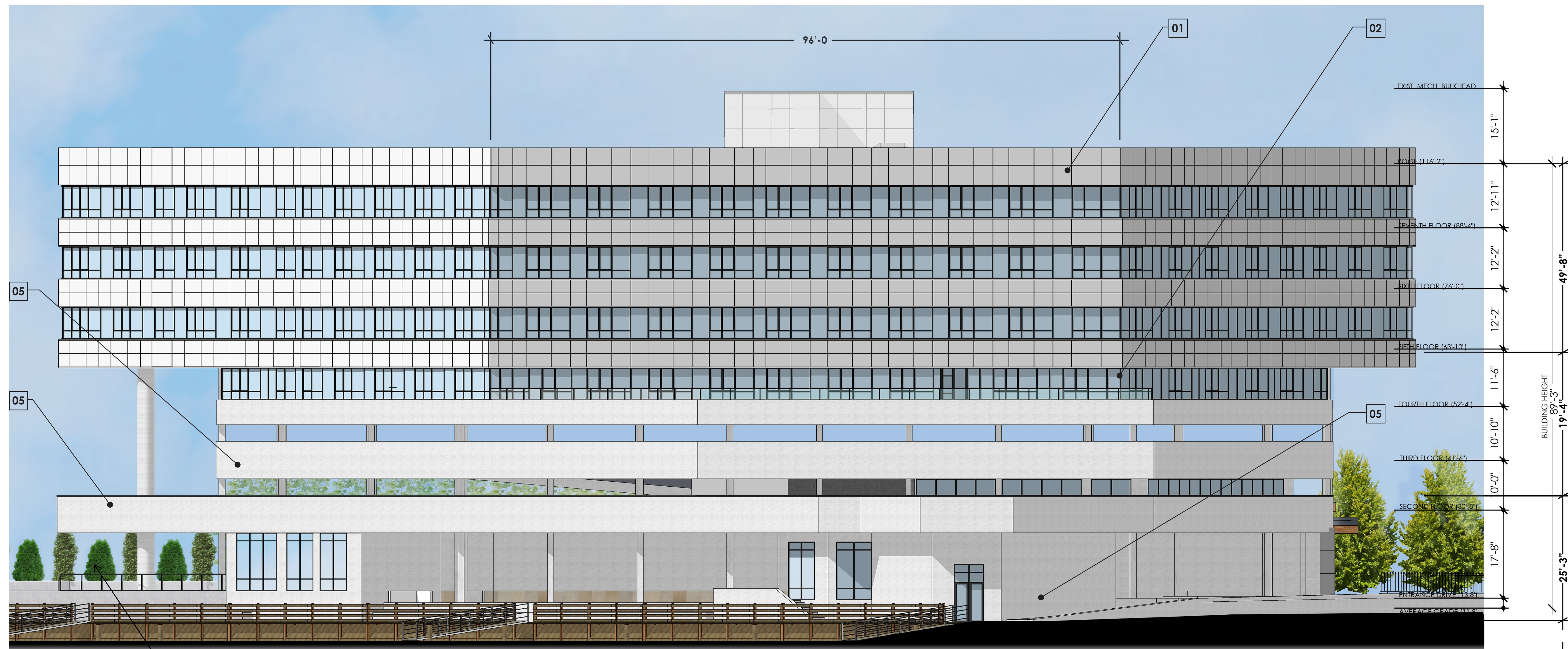
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01 - EAST ELEVATION
SCALE: 3/32" = 1'-0"

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A-10

BUILDING ELEVATIONS

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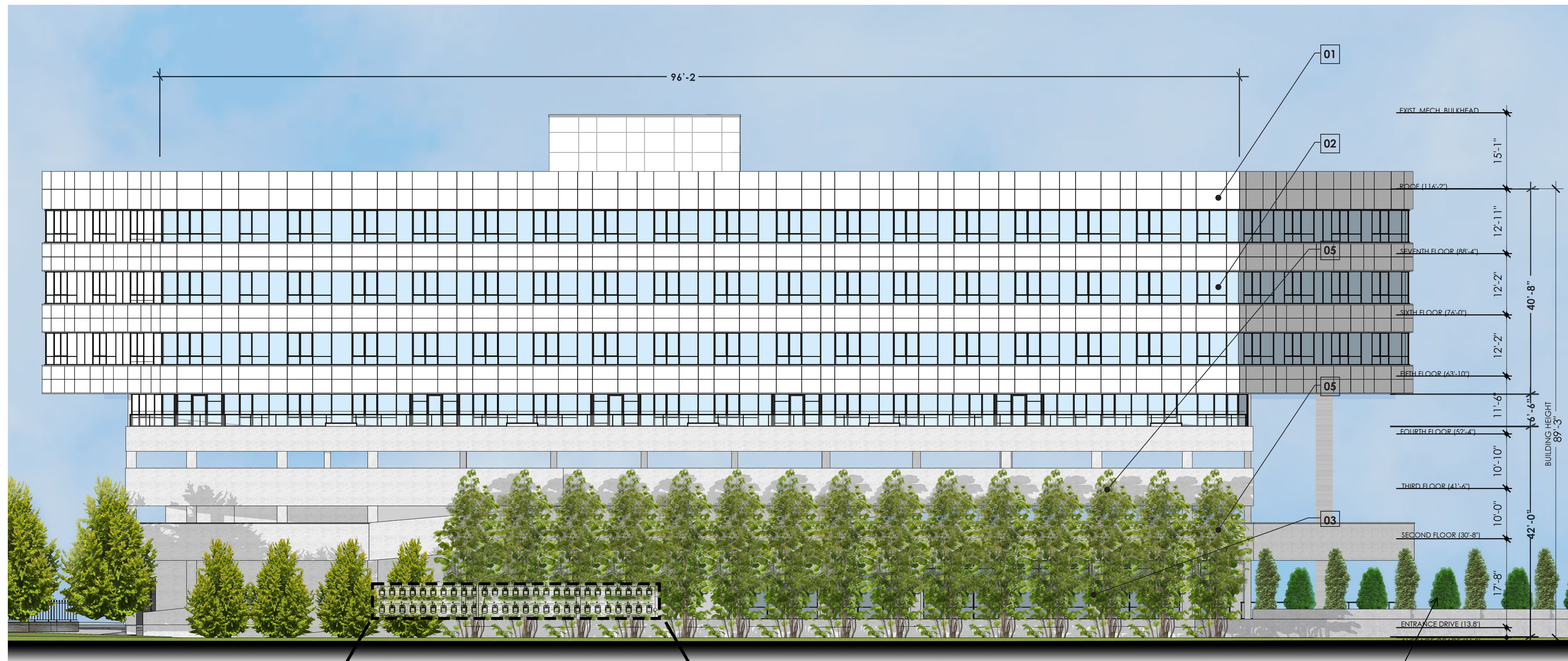
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PROPOSED LOCATION OF RESIDENTIAL GAS METERS TO BE SCREENED BY EXISTING TREES

PROPOSED POOL SCREENING AND LANDSCAPE FEATURE THIS AREA AS SHOWN. SEE LANDSCAPE ARCHITECTURE DRAWINGS FOR FURTHER DETAILS AND SPECIFICATIONS

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

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A-11

BUILDING ELEVATIONS

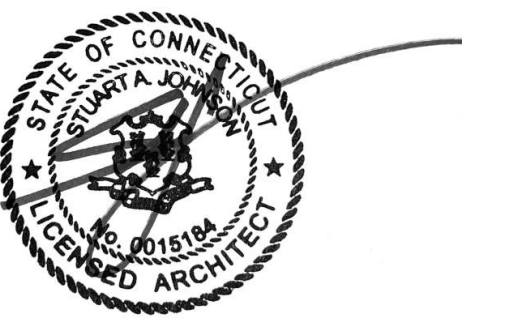


01 - BUILDING & RESIDENCE SIGN - HALO LIT METAL LETTERING IN GOLD FINISH
 2'-0" X 22'-0" = 44 sqft
 SCALE: 1/2" = 1'-0"



03 - MARINA ADDRESS SIGN - HALO LIT METAL LETTERING IN GOLD FINISH
 2'-0" X 22'-0" = 44 sqft
 SCALE: 1/2" = 1'-0"

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 TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102



DELAMAR RESIDENCES
 CITY OF STAMFORD, FAIRFIELD COUNTY,
 CONNECTICUT
 PARCELS CS

PREPARED FOR:
 SEAVIEW HOUSE, LLC
 XXX
 XXX

ISSUE:	FOR:
05-31-2022	PRELIMINARY & FINAL SUBMISSION
08-02-2022	PRELIMINARY & FINAL SUBMISSION

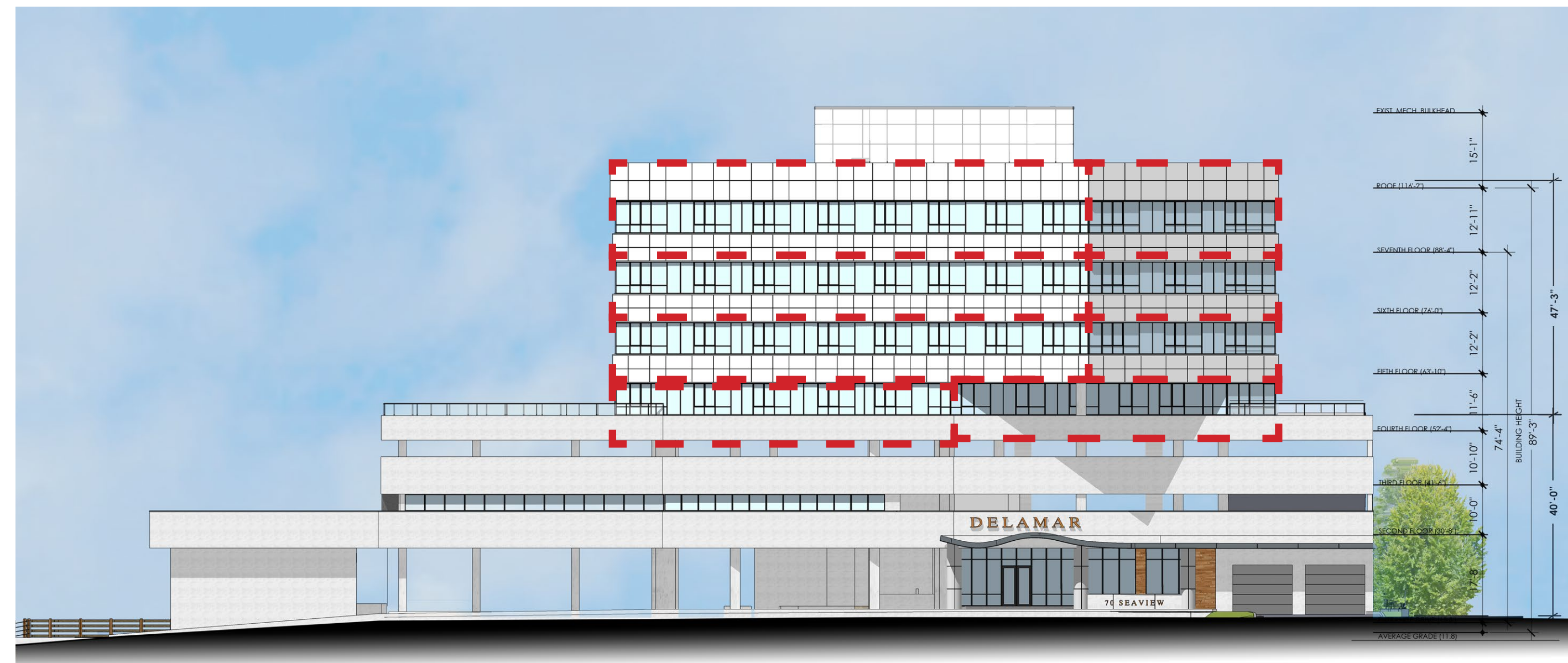
A-12
 SIGNAGE

WINDOW AREA ANALYSIS

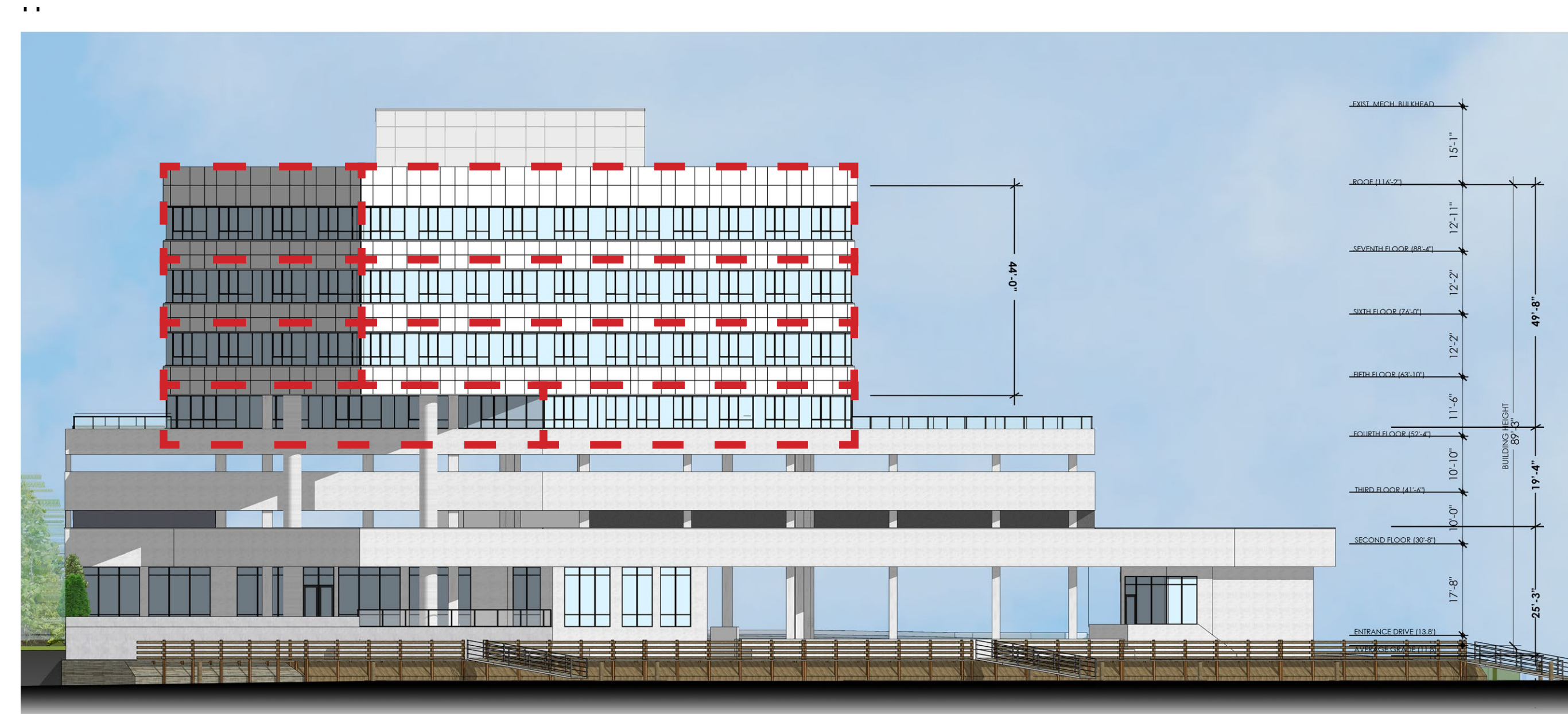
	Existing Elevation Area	Existing Window Area	Proposed Elevation Area	Proposed Window Area
4th Floor	7,807.5 SF	3,394.6 SF	7,807.5 SF	4,385.8 SF
5th Floor	8,280.6 SF	3,402.1 SF	8,280.6 SF	4,395.5 SF
6th Floor	8,280.6 SF	3,402.1 SF	8,280.6 SF	4,395.5 SF
7th Floor	10,770.9 SF	3,402.1 SF	10,770.9 SF	4,395.5 SF
Total	35,139.5 SF	13,600.7 SF	35,139.5 SF	17,572.1 SF

Existing Total Building Window/Wall Ratio: **38.7%**

Proposed Total Building Window/Wall Ratio: **50.0%**



01 - NORTH ELEVATION
SCALE: NTS



02 - SOUTH ELEVATION
SCALE: NTS



01 - EAST ELEVATION
SCALE: NTS



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

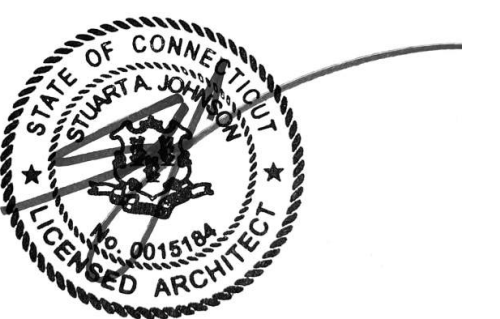
NOTES:

PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.

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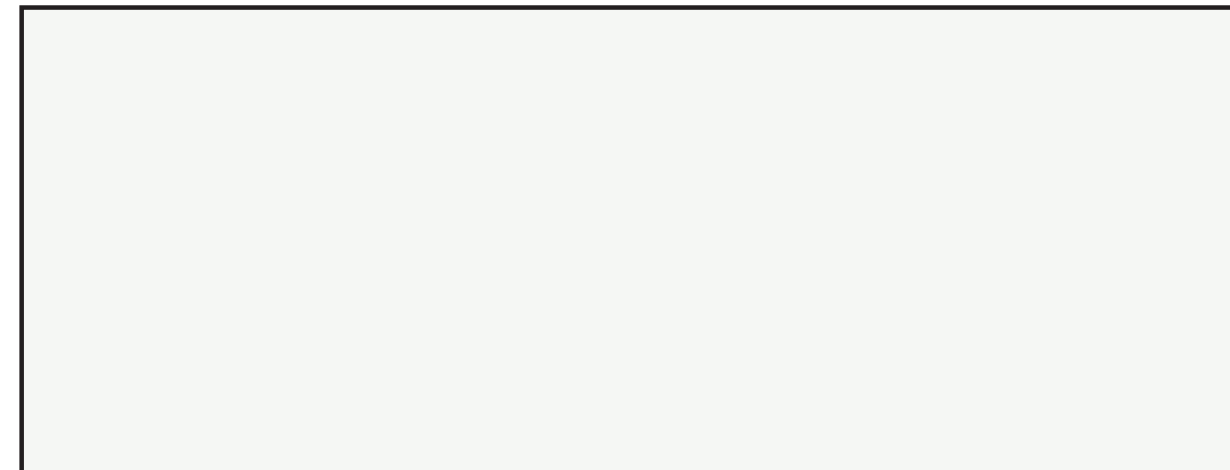
PREPARED FOR:
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A-13

WALL/GLAZING ANALYSIS

EXTERIOR MATERIAL SELECTIONS



1. COMPOSITE METAL PANEL

Color: White

or approved equal by Architect



6. STUCCO

Color: Charcoal Grey

or approved equal by Architect



2. ALUMINUM WINDOW

Color: Black

or approved equal by Architect



7. COMPOSITE WOOD PANEL

Color: Teak Finish

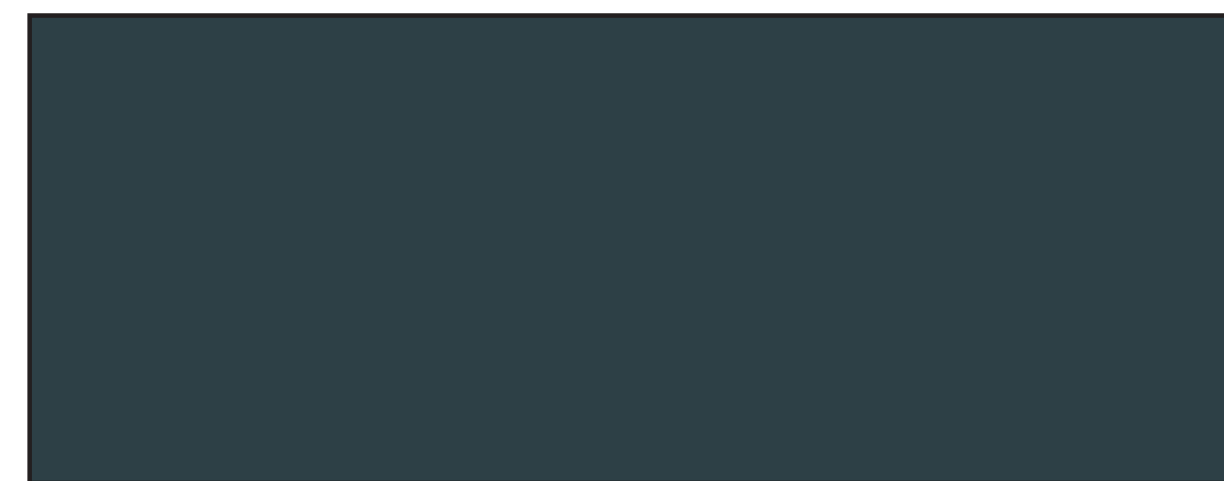
or approved equal by Architect



3. STOREFRONT WINDOW

Color: Black

or approved equal by Architect



8. COMPOSITE METAL PANEL

Color: Charcoal Grey

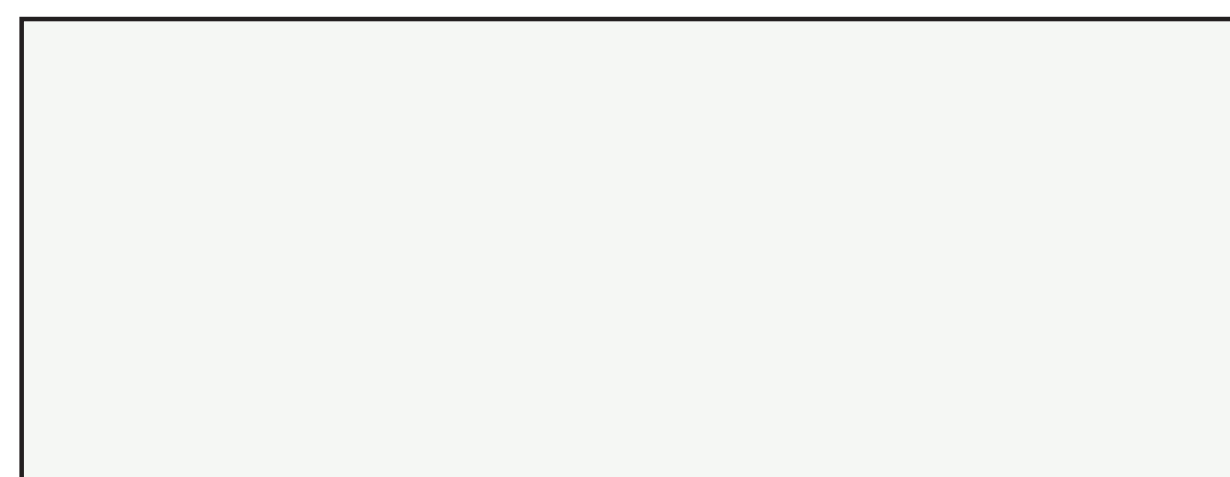
or approved equal by Architect



4. GLASS RAILING

Color:

or approved equal by Architect

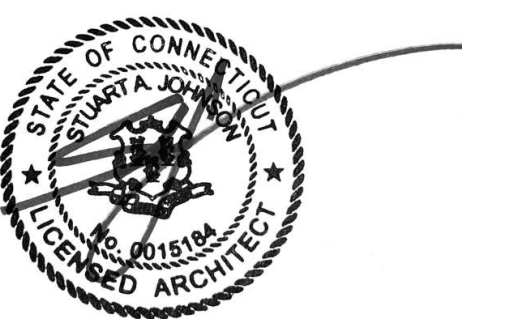


5. STUCCO

Color: White

or approved equal by Architect

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