

NOTES

GENERAL NOTES:

1. VERIFY ALL T.O.S. AND TFF ELEVATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS
2. FOR ROOFING SYSTEMS, SEE ARCHITECTURAL DRAWINGS
3. FOR THE STRUCTURE OF ALL GARDEN WALLS, SEE ARCHITECTURAL AND STRUCTURAL DETAILS
4. FOR ALL CONCRETE AND CMU FOOTINGS, SEE ARCHITECTURAL AND STRUCTURAL DETAILS
5. UNDER DRAIN LINE FROM PLANTER DRAIN AT PLANTERS SHALL BE SLOPED AT MIN. 0.5% AND DAYLIGHTED TO RIVER ROCK PAVING AREA OR CONNECT TO ROOF DRAIN. CONTRACTOR SHALL AVOID CONFLICT BETWEEN UNDER DRAIN LINE AND PLANTING ROOT SYSTEM.

MATERIAL NOTES:

1. SEE ARCHITECTURE DETAILS AND SPECIFICATION DIVISION 07 FOR WATERPROOFING REQUIREMENTS.
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, GUIDELINES, AND STANDARDS. ANY DISCREPANCIES WITH DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
4. CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING & ADJACENT UTILITIES, FACILITIES, AND STRUCTURES PRIOR TO CONSTRUCTION AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY INCURRED DAMAGE TO SAID FEATURES. CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS OR BETTER UNLESS OTHERWISE NOTED.
5. CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL PLANS FOR UTILITY AND ARCHITECTURAL IMPROVEMENTS.
6. REFER TO CIVIL DRAWINGS FOR GRADING DESIGN OF ROADWAY, CURB, BIORETENTION, AND ALL UTILITIES. SEE CIVIL DRAWINGS FOR ADJUSTMENTS AND REMOVAL OF ANY EXISTING UTILITIES OR STRUCTURES.
7. SOME CONSTRUCTION OCCURS OVER STRUCTURE. SEE ARCH. DRAWINGS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING WORK CALLED FOR ON THE DRAWINGS WHETHER OR NOT EACH WORK ELEMENT IS NOTED IN THE LEGENDS.
9. FOR EXPANSION JOINT LAYOUT, SEE LAYOUT PLAN.
10. ALL ADA RAMPS AND CROSSWALKS SHALL CONFORM TO THE LATEST ADAAG STANDARDS AND GUIDELINES.
11. SIDEWALK PAVING TO EXTEND TO BUILDING FACE. SEE ARCHITECTURAL DRAWINGS.

LAYOUT NOTES:

1. LAYOUT LINES SHALL BE PARALLEL AND PERPENDICULAR TO EACH OTHER AND TO BUILDINGS UNLESS OTHERWISE INDICATED IN DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING WORK CALLED FOR ON DRAWINGS AND IN SPECIFICATIONS WHETHER OR NOT EACH WORK ELEMENT IS NOTED.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT.
4. LAYOUT SHALL BE OFF FROM POINT OF BEGINNING AT EACH AREA.
5. PAVERS SHALL BE LAID IN RUNNING BOND PATTERN UNLESS OTHERWISE DIMENSIONED.
6. ALL PAVER JOINTS SHALL BE ALIGNED UNLESS OTHERWISE DIMENSIONED.
7. METAL EDGING AND PAVERS SHOULD BE INSTALLED SIMULTANEOUSLY IN THE SAME PHASE.
9. DIMENSION PRECISION IS $\frac{1}{4}$ ".

PAVING NOTES:

1. PAVING SHALL BE LAID OUT WITH STAGGERED AND EQUAL DIMENSION JOINTS.
2. NO PAVING GAP SHALL BE GREATER THAN 1/4" WIDE. IF A WIDER GAP EXISTS, UTILIZE A PAVING SPACER NO GREATER THAN 1" WIDE. FOR A GAP GREATER THAN 1" WIDE, UTILIZE AN OVERSIZED, SCORED PAVER, CUT TO THE NECESSARY DIMENSION.
3. USE STANDARD SIZE PAVERS WHEREVER POSSIBLE. i.e. 12"x18", 12"x24", 12"x36" ETC. DO NOT CUT PAVERS TO STANDARD SIZE PAVERS.
4. USE OVERSIZED PAVERS TO AVOID SEGMENTS 6" OR UNDER.
5. DIMENSION PRECISION IS 1/4".

LEGEND

- | | | |
|--|----------------------|---------------------------|
| MATERIAL DESIGNATION, SEE STE-L-110 MATERIALS SCHEDULE | BW | BOTTOM OF WALL |
| EXISTING SPOT ELEVATION | HP | HIGH POINT |
| GRADING CONTOUR | LP | LOW POINT |
| PROPOSED SPOT ELEVATION | FFE | FINISHED FLOOR ELEVATION |
| TOP OF CURB | TOS | TOP OF SLAB |
| BOTTOM OF CURB | | |
| TOP OF STAIRS | | |
| BOTTOM OF STAIRS | | |
| TOP OF WALL | | |
| | PROPERTY LINE | |
| | LIMIT OF DISTURBANCE | |
| | MATCH LINE | |
| | POB | LAYOUT POINT OF BEGINNING |

PLANTING NOTES:

1. CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES AND CONFLICTS. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY INCURRED DAMAGE TO SAID FEATURES. CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL DOCUMENTS FOR UTILITY AND ARCHITECTURAL IMPROVEMENTS.
3. DECIDUOUS TREES SHALL ONLY BE PLANTED BETWEEN OCTOBER 15 AND MAY 1 AS PER THE SPRING AND FALL PLANTING SEASON DATES.
4. PEAT MOSS IS NOT ALLOWED FOR USE AS A SOIL AMENDMENT.
5. PLANTINGS SHALL MEET MINIMUM HEIGHT STANDARDS, HAVE A SHALLOW ROOT SYSTEM AND BE PLANTED AT MINIMUM 2 FT. FROM THE ROOT FLARE (CROWN) OF THE STREET TREE.
6. FINISH OFF 2 FT. CLEAR ZONE AROUND TREES WITH A 2-3" LAYER OF MULCH, BUT DO NOT PLACE UP AGAINST OR MOUND AROUND THE ROOT FLARE.
7. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).
8. CONTRACTOR TO PROVIDE PLANT COUNTS.
9. CONTRACTOR SHOULD TRAIN ALL VINES TO ATTACH TO SCREEN/WALL
10. THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
11. TREES TO BE SELECTED IN THE NURSERY BY LANDSCAPE ARCHITECT.
12. SUBSTITUTIONS IN PLANTS AND MATERIALS ARE NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.
13. FINAL LOCATION OF PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL, PRIOR TO THE COMMENCEMENT OF PLANTING.

SOIL NOTES:

1. INSTALL SOIL PER SPECIFICATIONS AND DETAILS.
2. SEE MATERIAL PLAN, GRADING PLAN, SECTIONS AND DETAILS FOR FURTHER INFORMATION.
3. CONSTRUCTION SEQUENCE: CONTRACTOR SHALL PROTECT ALL SOIL AND PLANTS FROM OTHER CONSTRUCTION ACTIVITY. ALL SOIL AND PLANTING SHALL BE INSTALLED AFTER SUBSTANTIAL COMPLETION OF HARDSCAPE, UTILITY, AND OTHER WORK UNLESS APPROVED BY LANDSCAPE ARCHITECT.
4. SOIL AND AGGREGATE SHALL BE INSTALLED AT THE DEPTH SPECIFIED. WHERE LIGHTWEIGHT FILL IS NEEDED TO MEET FINISH GRADE, SEE DETAILS AND PLANS.

LIGHTING NOTES:

1. SEE LIGHTING FIXTURE SCHEDULE FOR LIGHT FIXTURE DETAILS
2. SEE ARCHITECTURE DRAWINGS FOR LIGHTING AT BUILDING

LANDSCAPE SHEET LIST:

SHEET #	SHEET TITLE
L001	GENERAL NOTES
L002	ILLUSTRATIVE LANDSCAPE PLAN
L003	TREE PROTECTION PLAN
L100	OVERALL SITE PLAN
L101	STREETSCAPE MATERIAL PLAN
L102	BLOCK B CENTRAL COURTYARD MATERIAL PLAN
L103	BLOCK B NORTH COURTYARD MATERIAL PLAN
L104	BLOCK A COURTYARD MATERIAL PLAN
L201	STREETSCAPE LAYOUT PLAN
L501	STREETSCAPE PLANTING PLAN
L502	BLOCK B CENTRAL COURTYARD PLANTING PLAN
L503	BLOCK B NORTH COURTYARD PLANTING PLAN
L504	BLOCK A COURTYARD PLANTING PLAN
L510	PLANT SCHEDULE
L701	STREETSCAPE LIGHTING PLAN
L702	BLOCK B CENTRAL COURTYARD LIGHTING PLAN
L703	BLOCK B NORTH COURTYARD LIGHTING PLAN
L704	BLOCK A COURTYARD LIGHTING PLAN
L710	LIGHTING DETAILS
L711	STREETSCAPE PHOTOMETRICS
L712	BLOCK B CENTRAL COURTYARD PHOTOMETRICS
L713	BLOCK B NORTH COURTYARD PHOTOMETRICS
L714	BLOCK A COURTYARD PHOTOMETRICS
L800	STREETSCAPE SECTIONS
L900	DETAILS
L901	DETAILS



PROJECT TITLE

100 CLINTON AVENUE

STAMFORD, CT 06901

PROJECT NUMBER

FDP RESUBMISSION	2/6/2023
100% DD SUBMISSION	12/05/2022
50% DD SUBMISSION	10/24/2022
FDP SUBMISSION	9/28/2022
ISSUED FOR	DATE

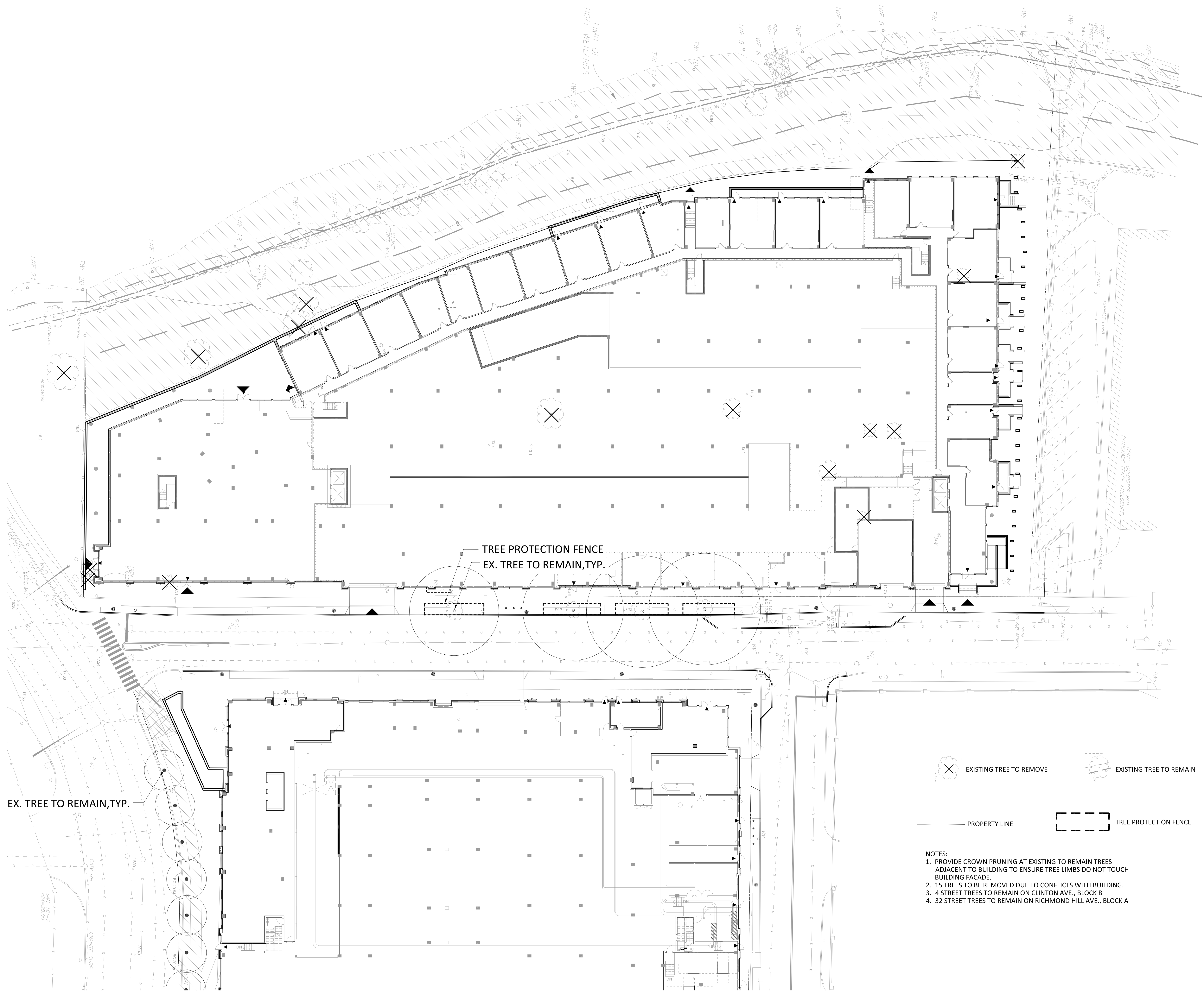
GENERAL NOTES

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DATE :
DRAWN BY : DJLB
CHECKED BY: BS
DRAWING NUMBER

L001

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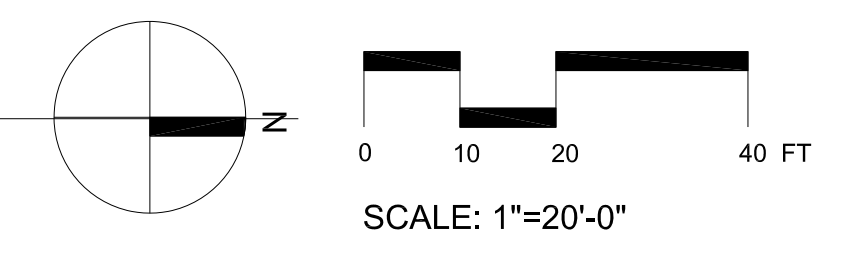
TREE PROTECTION FENCE
EX. TREE TO REMAIN, TYP.

EX. TREE TO REMAIN, TYP.

EXISTING TREE TO REMOVE
 EXISTING TREE TO REMAIN
 PROPERTY LINE
 TREE PROTECTION FENCE

- NOTES:
1. PROVIDE CROWN PRUNING AT EXISTING TO REMAIN TREES ADJACENT TO BUILDING TO ENSURE TREE LIMBS DO NOT TOUCH BUILDING FACADE.
 2. 15 TREES TO BE REMOVED DUE TO CONFLICTS WITH BUILDING.
 3. 4 STREET TREES TO REMAIN ON CLINTON AVE., BLOCK B
 4. 32 STREET TREES TO REMAIN ON RICHMOND HILL AVE., BLOCK A

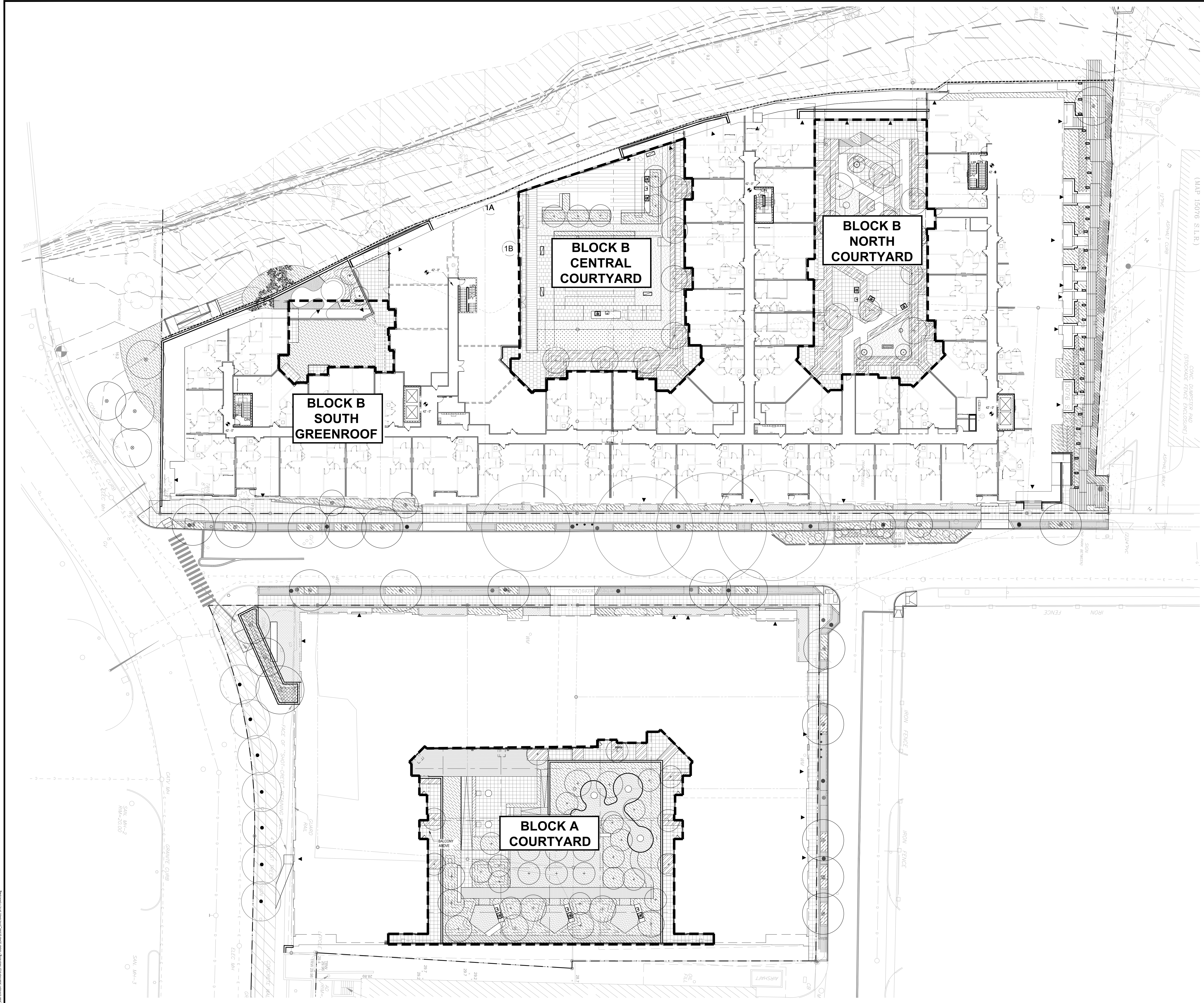
1 TREE PROTECTION PLAN
1"=20'-0"



PROJECT NUMBER

FDP RESUBMISSION	2/6/2023
100% DD SUBMISSION	12/05/2022
50% DD SUBMISSION	10/24/2022
FDP SUBMISSION	9/28/2022
ISSUED FOR	DATE

DRAWING NAME: TREE PROTECTION PLAN
 PROJECT: 100 CLINTON AVENUE, STAMFORD, CT 06901
 DATE: 2/6/2023



PROJECT TITLE

100 CLINTON AVENUE
 STAMFORD, CT 06901

PROJECT NUMBER

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FDP SUBMISSION	9/28/2022
ISSUED FOR	DATE

OVERALL SITE PLAN

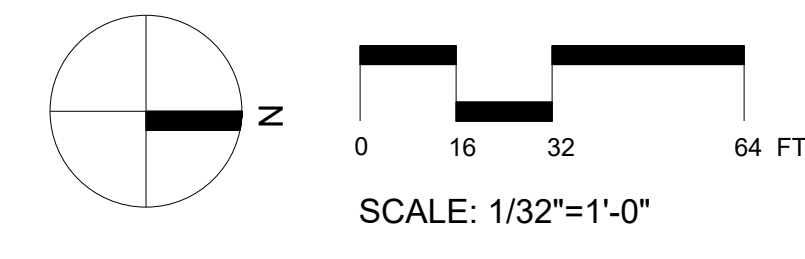
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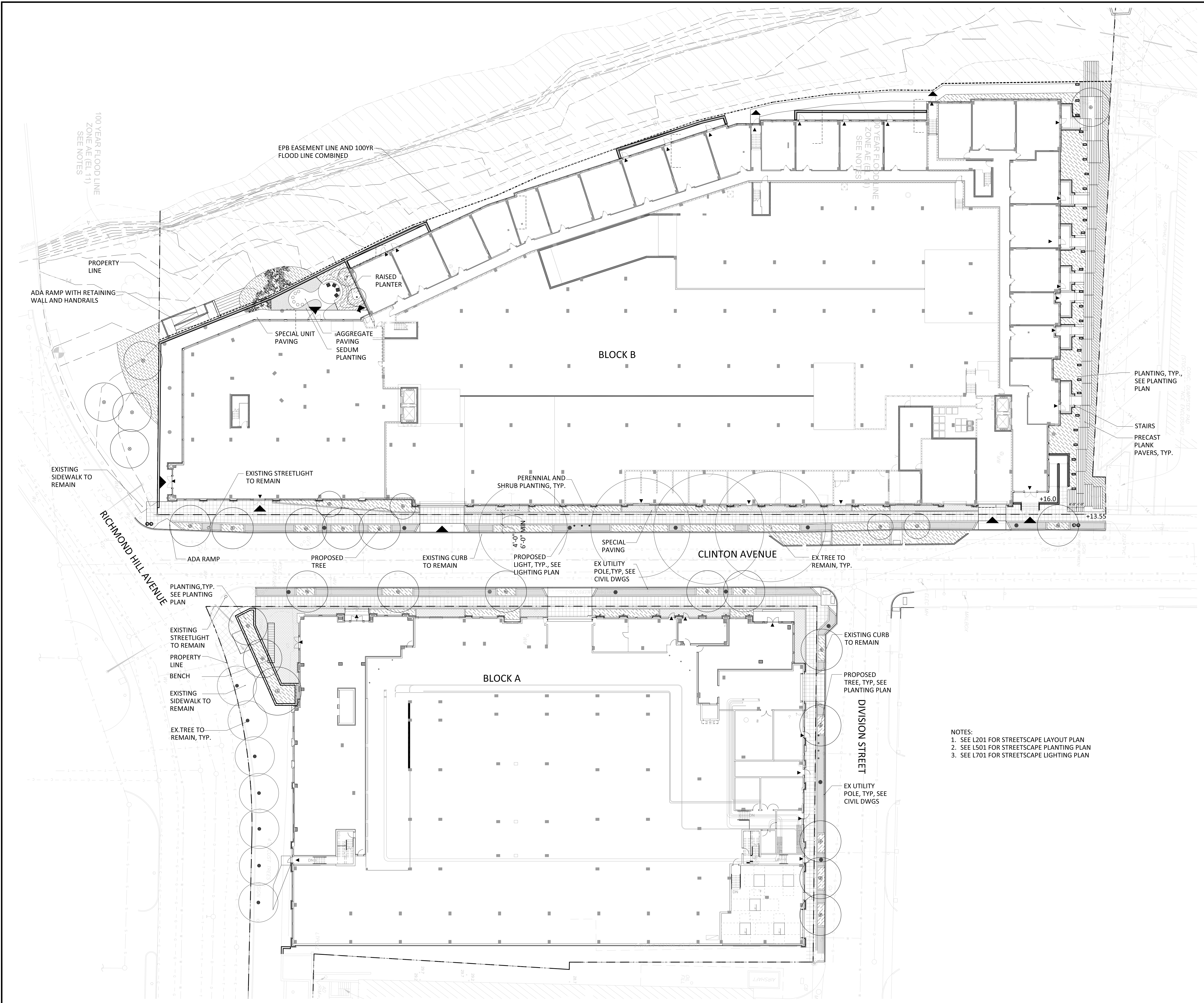
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1 OVERALL SITE PLAN
 1/32"=1'-0"



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NOTES:
 1. SEE L201 FOR STREETScape LAYOUT PLAN
 2. SEE L501 FOR STREETScape PLANTING PLAN
 3. SEE L701 FOR STREETScape LIGHTING PLAN

PROJECT NUMBER

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FDP SUBMISSION	9/28/2022
ISSUED FOR	DATE

STREETScape MATERIAL PLAN

DRAWING TITLE

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DATE:

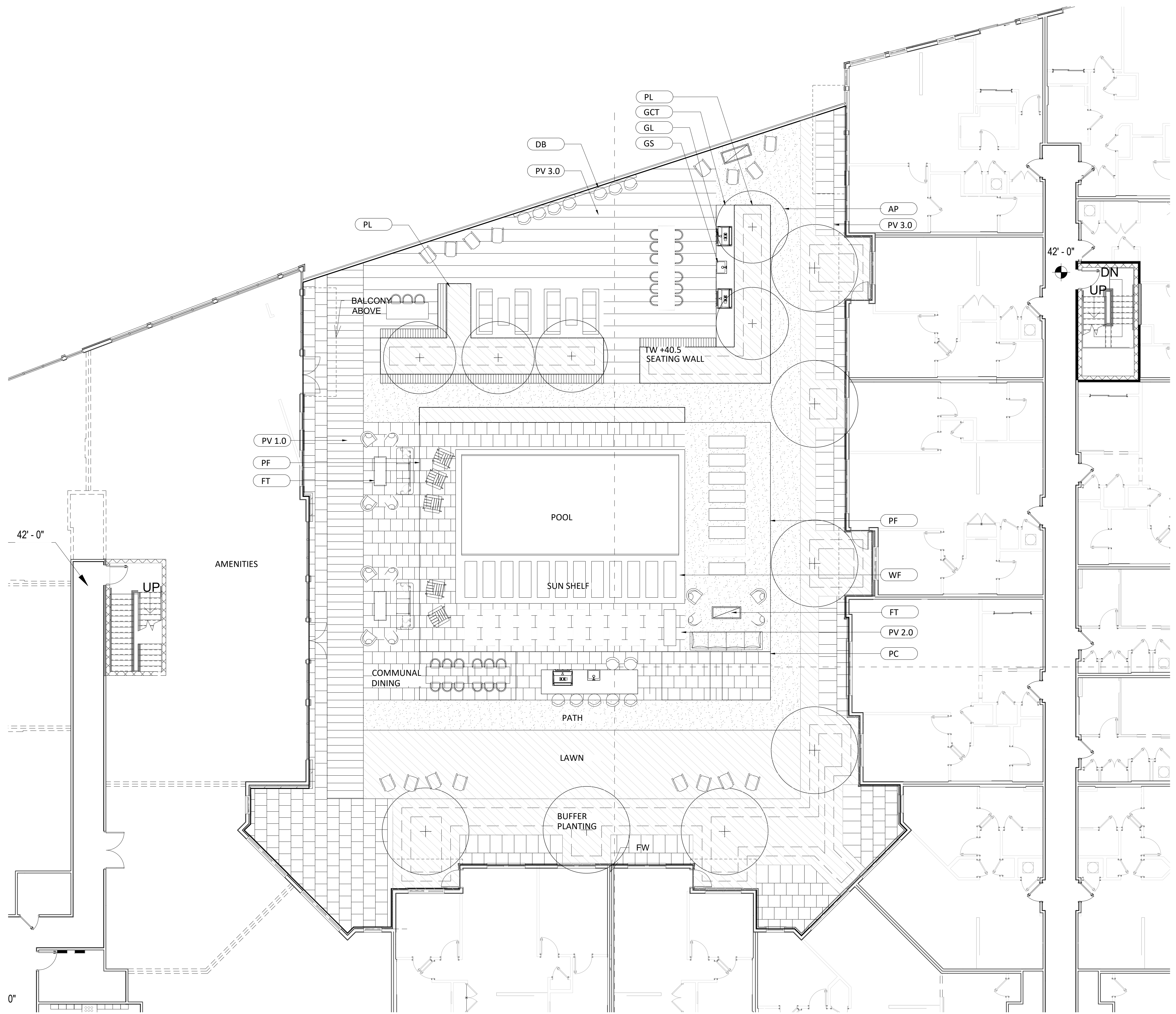
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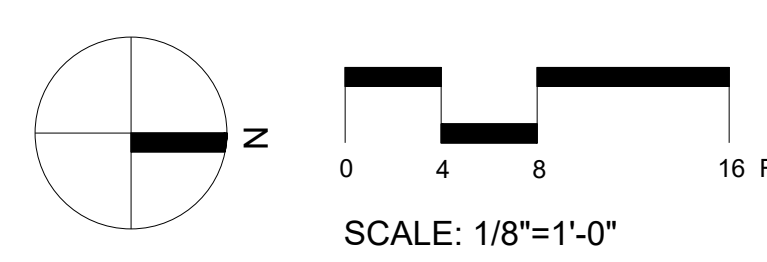
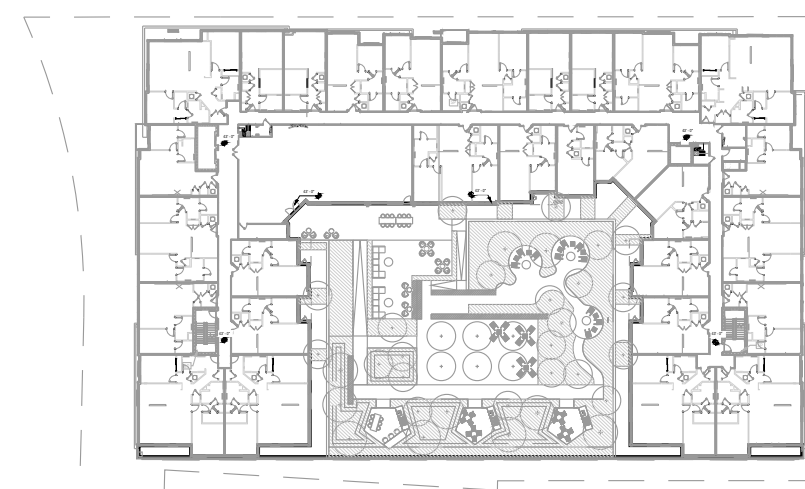
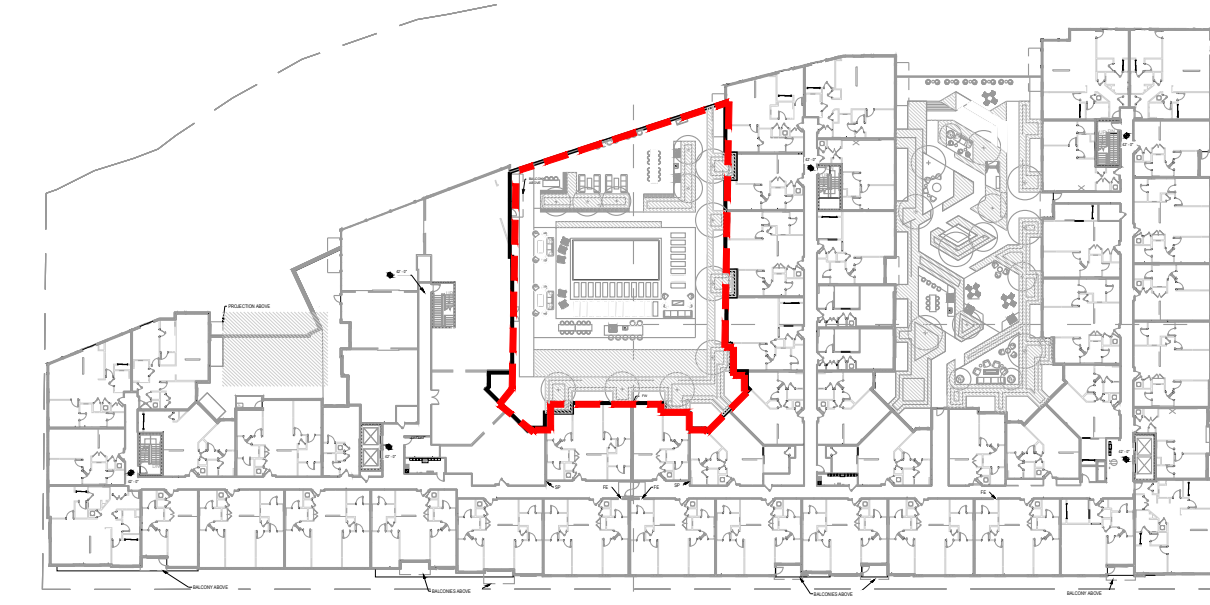
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MATERIAL SCHEDULE

TAG	USE
AP	AGGREGATE PAVING
BN	WOODEN BENCH
DB	DRINK BAR
FT	ROBATA CONCRETE FIRE PIT
GCT	GRILL STATION - COUNTER TOP
GL	GRILL
GS	GRILL STATION - SINK
HR	HANDRAIL
LP	STRINGLIGHT POLE
ME	ALUMINIUM EDGING
PC	POOL CABANA
PF	POOL FENCE
PL	PLANTER
PV 1.0	COURTYARD PAVER
PV 2.0	POOL DECK PAVING
PV 3.0	CONCRETE PAVER
WD	WOOD DECK TILE
WF	WATER FEATURE TILE
WFB	WATER FEATURE BASIN
WL	CONCRETE WALL



1 BLOCK B CENTRAL COURTYARD MATERIAL PLAN
 1/8"=1'-0"



PROJECT TITLE

100 CLINTON AVENUE
 STAMFORD, CT 06901

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50% DD SUBMISSION	10/24/2022
FDP SUBMISSION	9/28/2022
ISSUED FOR	DATE

BLOCK B CENTRAL COURTYARD MATERIAL PLAN

DRAWING TITLE

SCALE: AS NOTED

DATE:

DRAWN BY: DJLB

CHECKED BY: BS

DRAWING NUMBER

L102

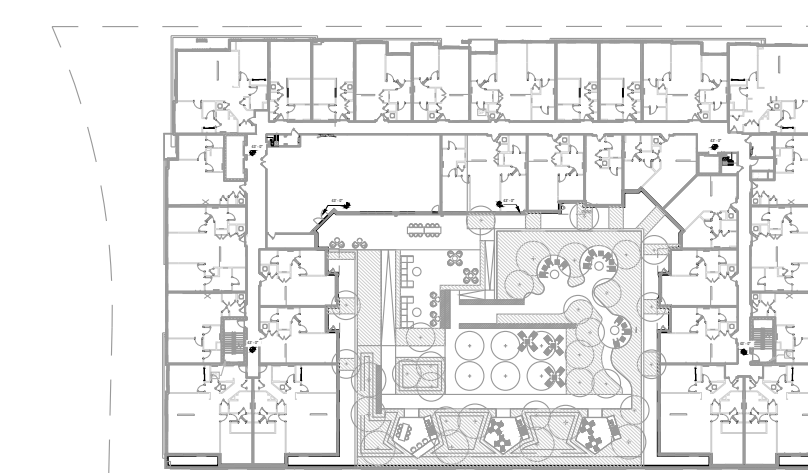
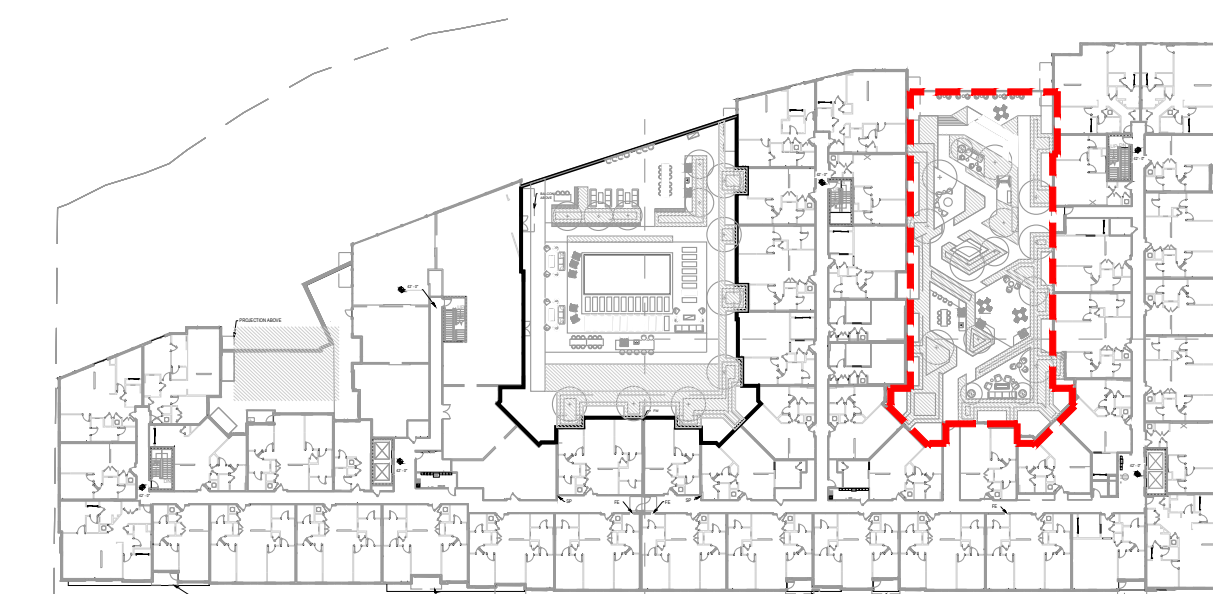
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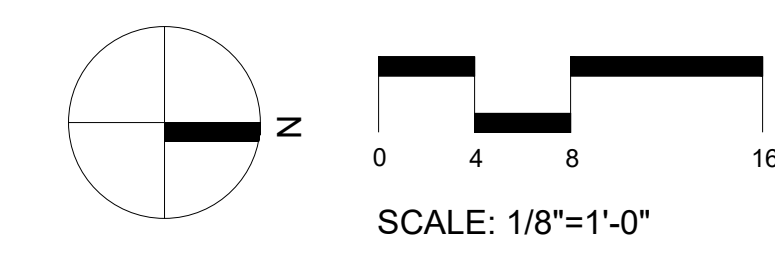


MATERIAL SCHEDULE

TAG	USE
AP	AGGREGATE PAVING
BN	WOODEN BENCH
DB	DRINK BAR
FT	ROBATA CONCRETE FIRE PIT
GCT	GRILL STATION - COUNTER TOP
GL	GRILL
GS	GRILL STATION - SINK
HR	HANDRAIL
LP	STRINGLIGHT POLE
ME	ALUMINIUM EDGING
PC	POOL CABANA
PF	POOL FENCE
PL	PLANTER
PV 1.0	COURTYARD PAVER
PV 2.0	POOL DECK PAVING
PV 3.0	CONCRETE PAVER
WD	WOOD DECK TILE
WF	WATER FEATURE TILE
WFB	WATER FEATURE BASIN
WL	CONCRETE WALL



KEY PLAN



1 BLOCK B NORTH COURTYARD MATERIAL PLAN
1/8"=1'-0"

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PROJECT TITLE

100 CLINTON AVENUE
STAMFORD, CT 06901

PROJECT NUMBER

FDP RESUBMISSION	2/6/2023
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BLOCK B NORTH COURTYARD MATERIAL PLAN

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DATE:

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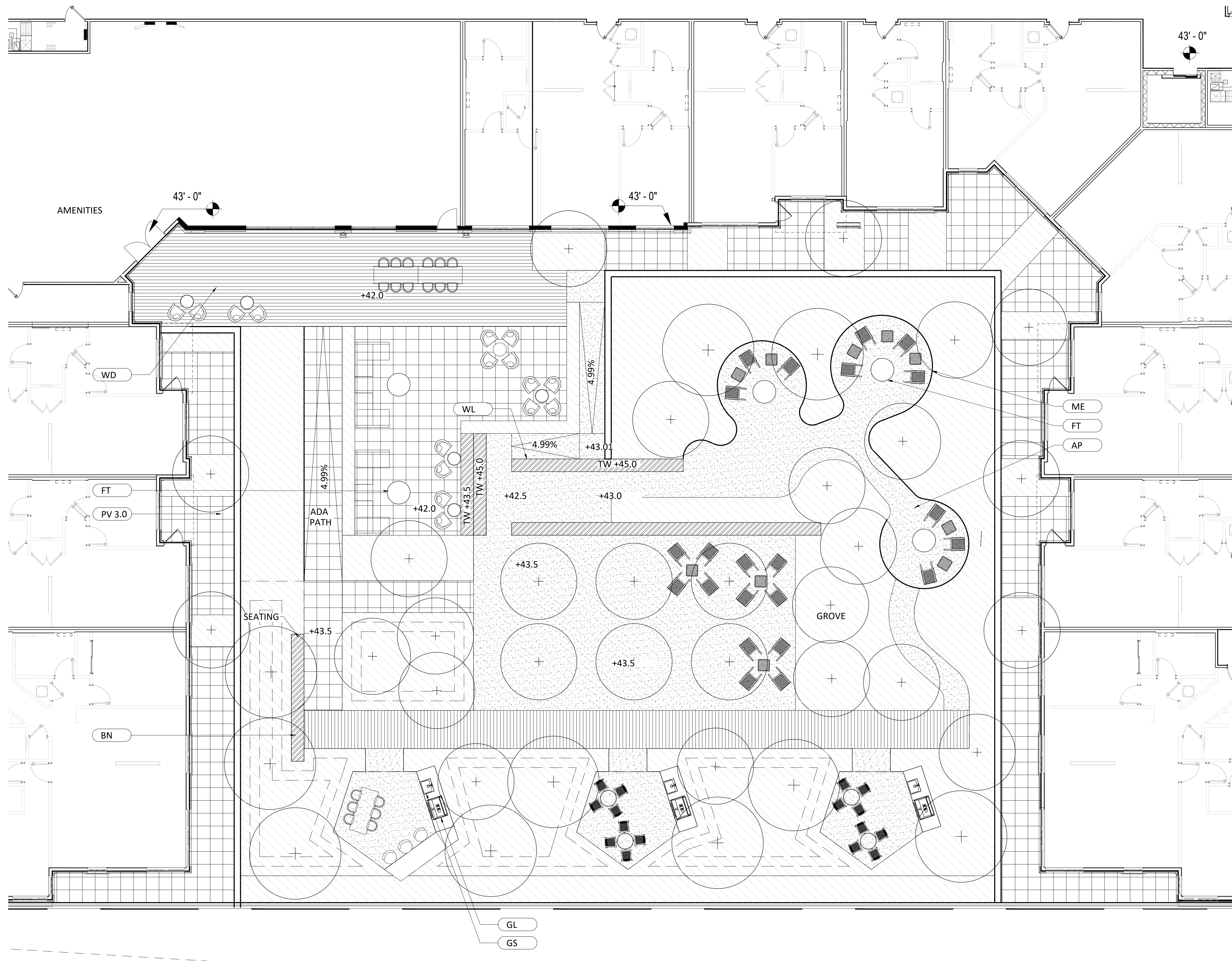
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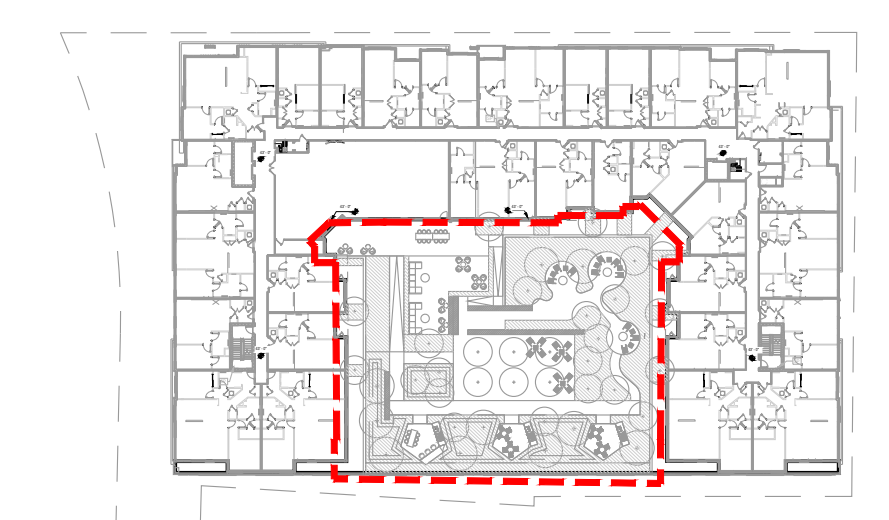
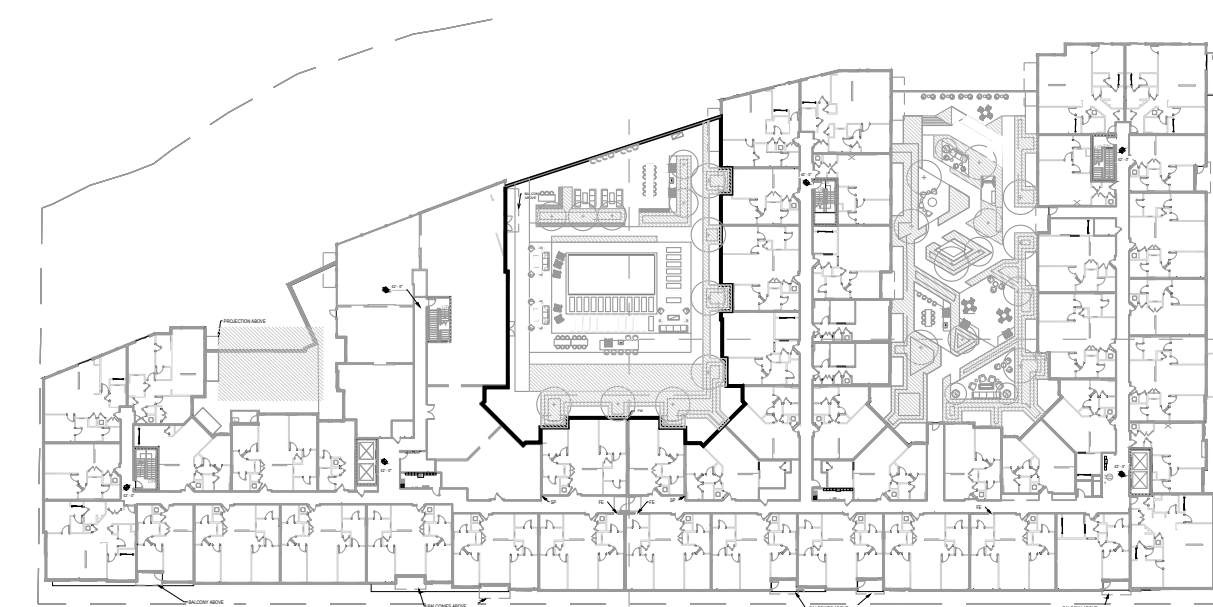
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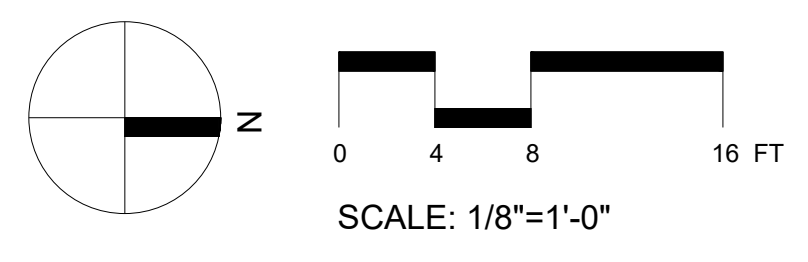


MATERIAL SCHEDULE

TAG	USE
AP	AGGREGATE PAVING
BN	WOODEN BENCH
DB	DRINK BAR
FT	ROBATA CONCRETE FIRE PIT
GCT	GRILL STATION - COUNTER TOP
GL	GRILL
GS	GRILL STATION - SINK
HR	HANDRAIL
LP	STRINGLIGHT POLE
ME	ALUMINIUM EDGING
PC	POOL CABANA
PF	POOL FENCE
PL	PLANTER
PV 1.0	COURTYARD PAVER
PV 2.0	POOL DECK PAVING
PV 3.0	CONCRETE PAVER
WD	WOOD DECK TILE
WF	WATER FEATURE TILE
WFB	WATER FEATURE BASIN
WL	CONCRETE WALL



KEY PLAN



1 BLOCK A COURTYARD MATERIAL PLAN
1/8"=1'-0"

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PROJECT TITLE

100 CLINTON AVENUE
STAMFORD, CT 06901

PROJECT NUMBER

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BLOCK A COURTYARD MATERIAL PLAN

DRAWING TITLE

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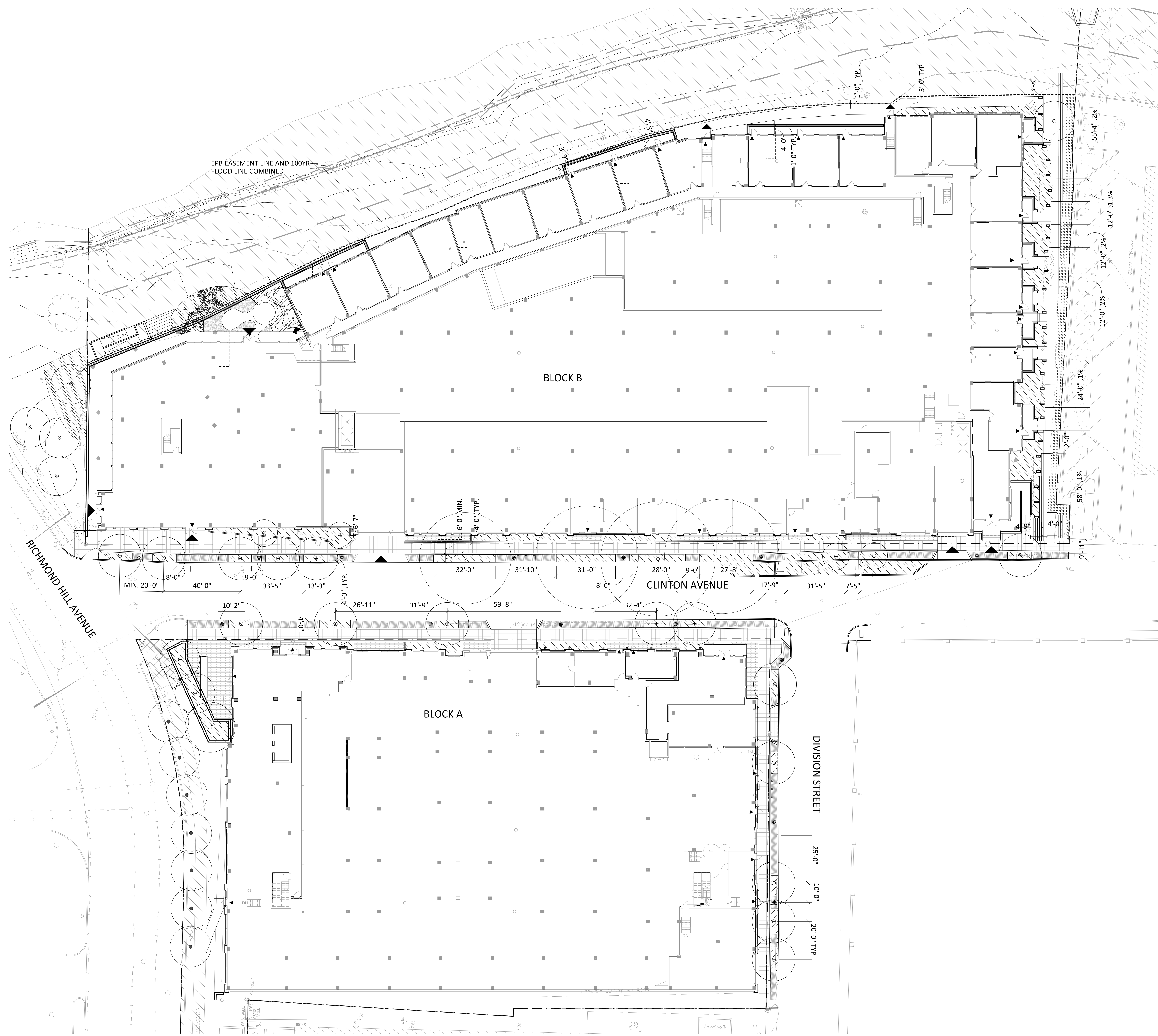
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L104

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PROJECT TITLE

100 CLINTON AVENUE
 STAMFORD, CT 06901

PROJECT NUMBER

FDP RESUBMISSION	2/8/2023
100% DD SUBMISSION	12/05/2022
50% DD SUBMISSION	10/24/2022
FDP SUBMISSION	9/28/2022
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STREETSCAPE LAYOUT PLAN

DRAWING TITLE

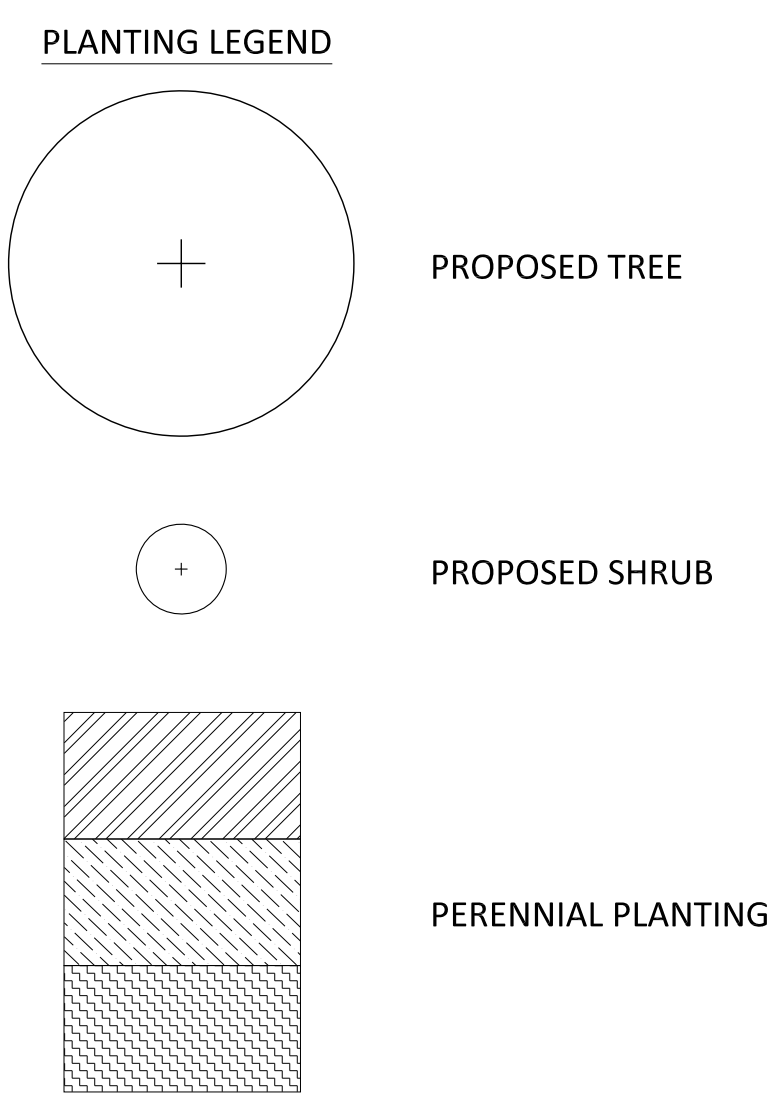
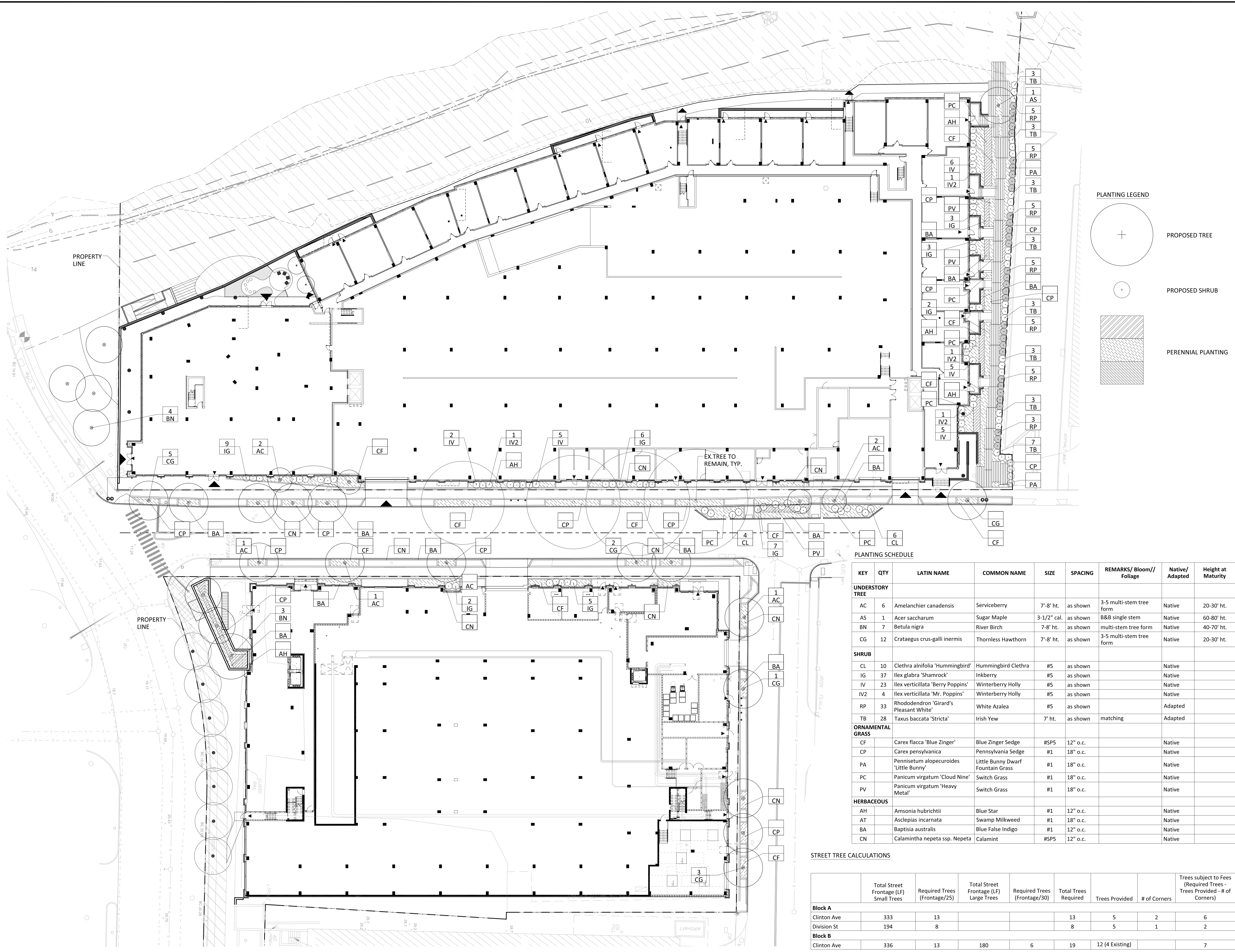
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 CHECKED BY : BS
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L201

SHEET OF

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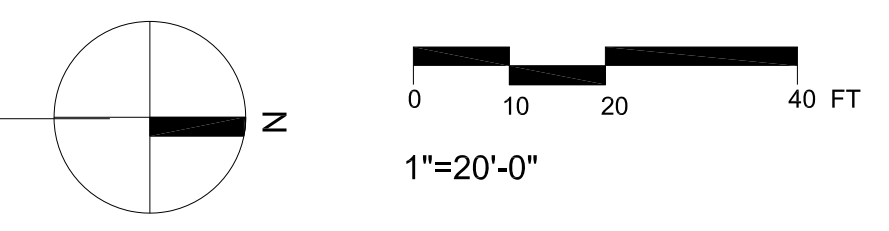


PLANTING SCHEDULE

KEY	QTY	LATIN NAME	COMMON NAME	SIZE	SPACING	REMARKS/ Bloom/ Foliage/	Native/ Adapted	Height at Maturity
UNDERSTORY TREE								
AC	6	Amelanchier canadensis	Serviceberry	7'-8' ht.	as shown	3-5 multi-stem tree form	Native	20-30' ht.
AS	1	Acer saccharum	Sugar Maple	3-1/2" cal.	as shown	B&B single stem	Native	60-80' ht.
BN	7	Betula nigra	River Birch	7-8' ht.	as shown	multi-stem tree form	Native	40-70' ht.
CG	12	Crataegus crus-galli inermis	Thornless Hawthorn	7'-8' ht.	as shown	3-5 multi-stem tree form	Native	20-30' ht.
SHRUB								
CL	10	Clethra alnifolia 'Hummingbird'	Hummingbird Clethra	#5	as shown		Native	
IG	37	Ilex glabra 'Shamrock'	Inkberry	#5	as shown		Native	
IV	23	Ilex verticillata 'Berry Poppins'	Winterberry Holly	#5	as shown		Native	
IV2	4	Ilex verticillata 'Mr. Poppins'	Winterberry Holly	#5	as shown		Native	
RP	33	Rhododendron 'Girard's Pleasant White'	White Azalea	#5	as shown		Adapted	
TB	28	Taxus baccata 'Stricta'	Irish Yew	7' ht.	as shown	matching	Adapted	
ORNAMENTAL GRASS								
CF		Carex flacca 'Blue Zinger'	Blue Zinger Sedge	#SP5	12" o.c.		Native	
CP		Carex pensylvanica	Pennsylvania Sedge	#1	18" o.c.		Native	
PA		Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass	#1	18" o.c.		Native	
PC		Panicum virgatum 'Cloud Nine'	Switch Grass	#1	18" o.c.		Native	
PV		Panicum virgatum 'Heavy Metal'	Switch Grass	#1	18" o.c.		Native	
HERBACEOUS								
AH		Amsonia hubrichtii	Blue Star	#1	12" o.c.		Native	
AT		Asclepias incarnata	Swamp Milkweed	#1	18" o.c.		Native	
BA		Baptisia australis	Blue False Indigo	#1	12" o.c.		Native	
CN		Calamintha nepeta ssp. Nepeta	Calamint	#SP5	12" o.c.		Native	

STREET TREE CALCULATIONS

	Total Street Frontage (LF) Small Trees	Required Trees (Frontage/25)	Total Street Frontage (LF) Large Trees	Required Trees (Frontage/30)	Total Trees Required	Trees Provided	# of Corners	Trees subject to Fees (Required Trees - Trees Provided - # of Corners)
Block A								
Clinton Ave	333	13			13	5	2	6
Division St	194	8			8	5	1	2
Block B								
Clinton Ave	336	13	180	6	19	12 (4 Existing)		7



1 STREETScape PLANTING PLAN
1"=20'-0"

PROJECT NUMBER

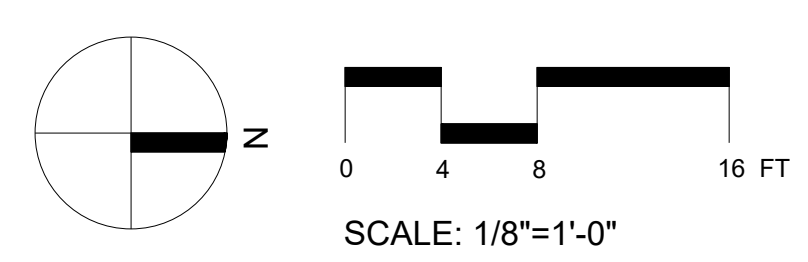
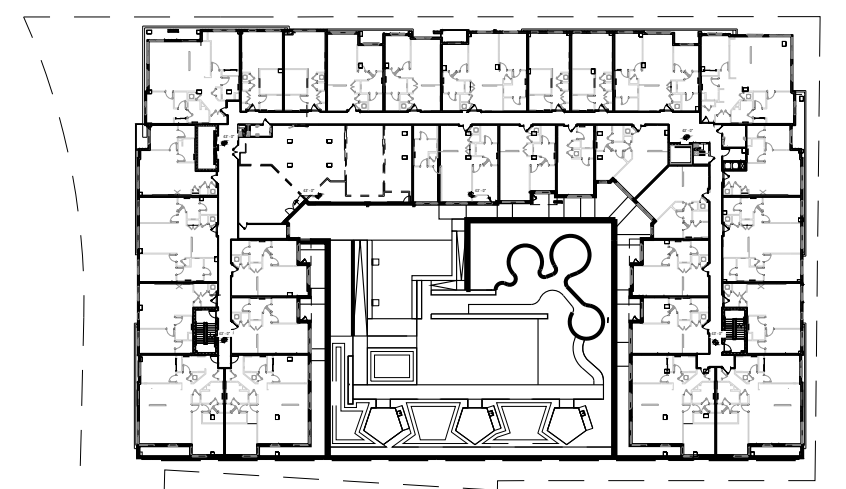
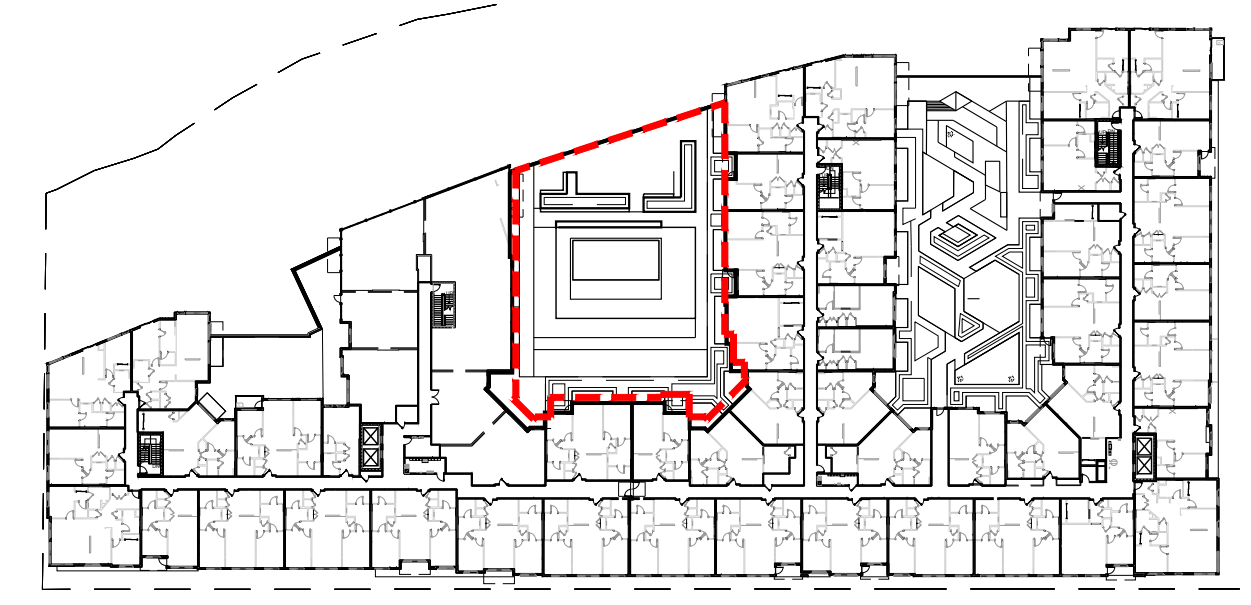
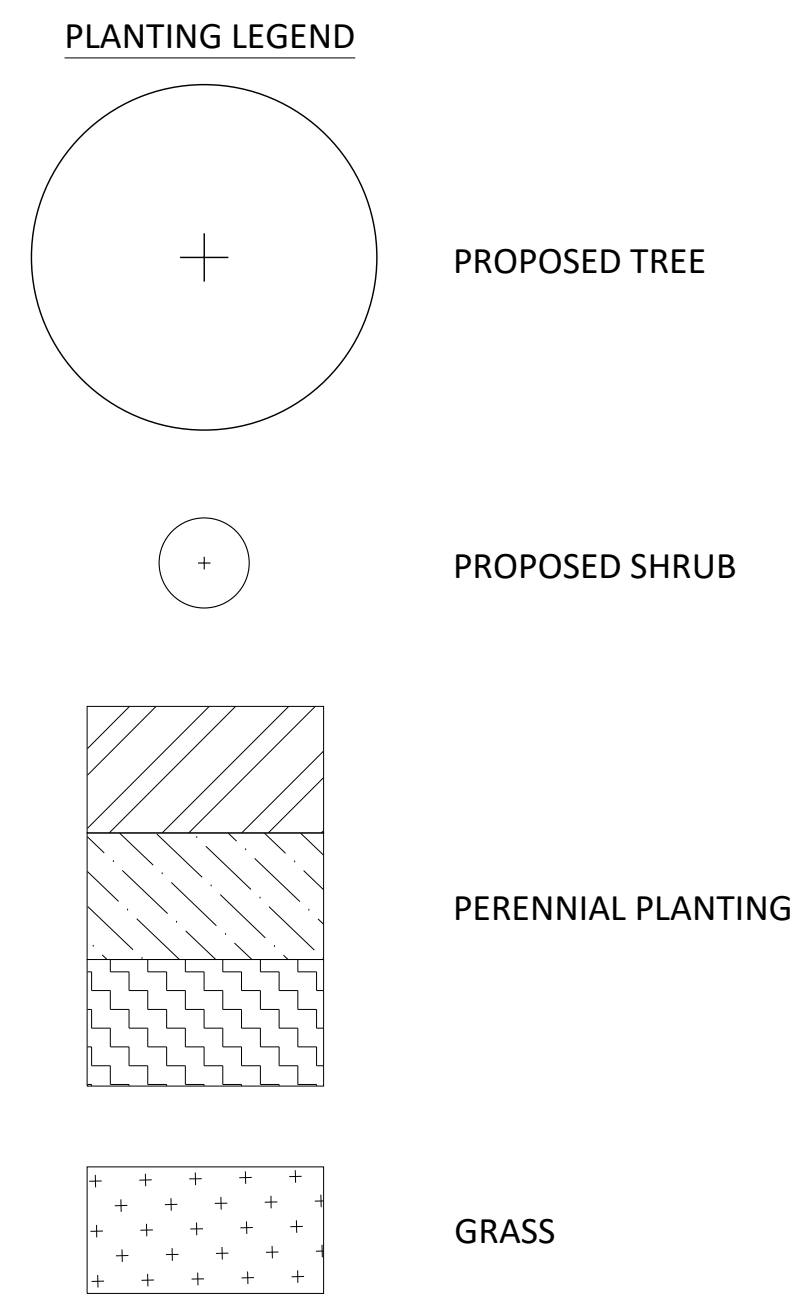
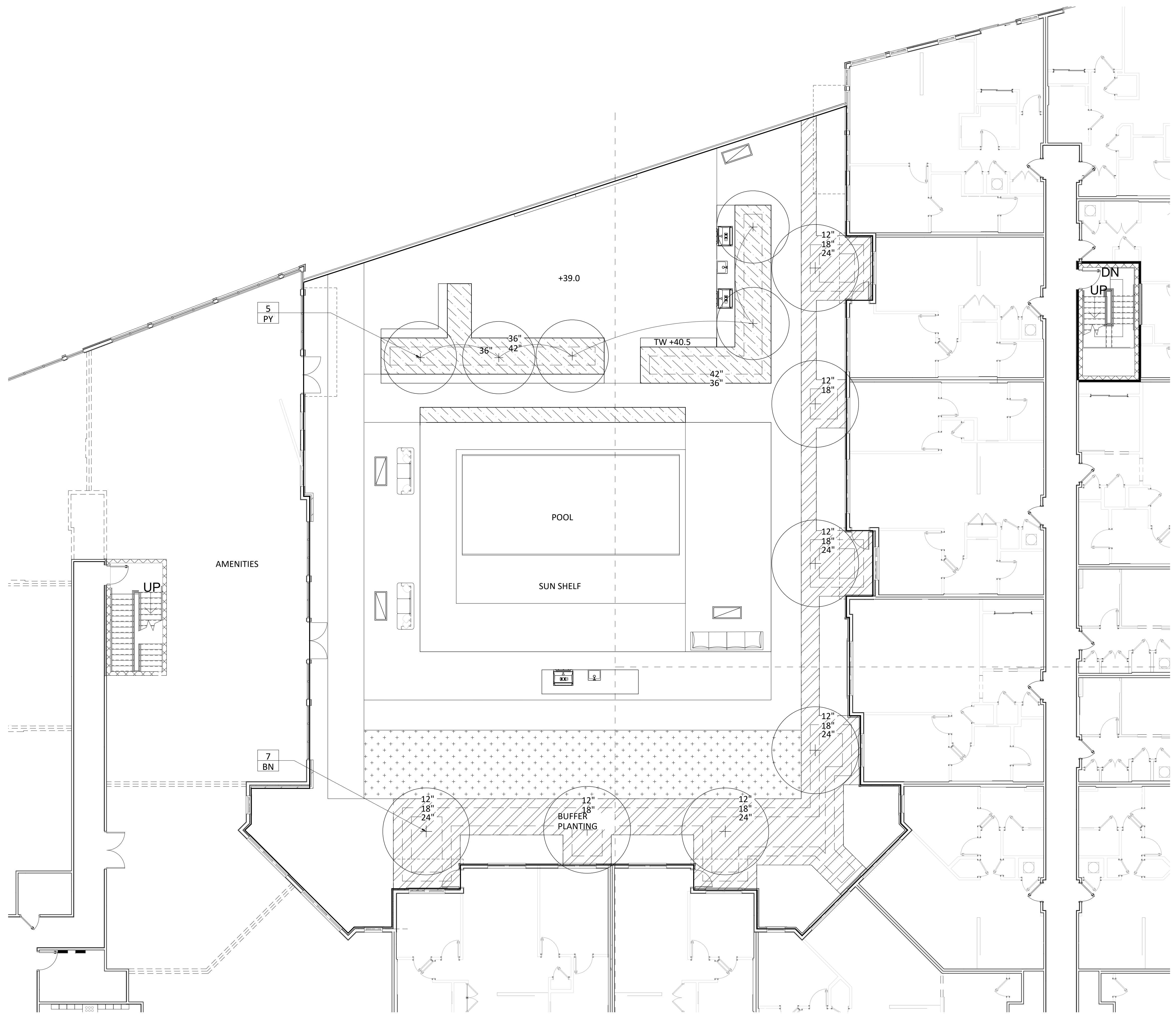
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100% DD SUBMISSION	12/05/2022
50% DD SUBMISSION	10/24/2022
FDP SUBMISSION	9/28/2022
ISSUED FOR	DATE

STREETSCAPE PLANTING PLAN

DRAWING TITLE

SCALE :	AS NOTED
DATE :	
DRAWN BY :	DJLB
CHECKED BY :	BS
DRAWING NUMBER	

DRAWING NAME: L:\WORK\2023\100 CLINTON AVENUE\100 CLINTON AVENUE_COURTYARD_PLANTING_PLAN.rvt
PLOT DATE: 1/27/2023 5:54 PM



1 BLOCK B CENTRAL COURTYARD PLANTING PLAN
1/8"=1'-0"

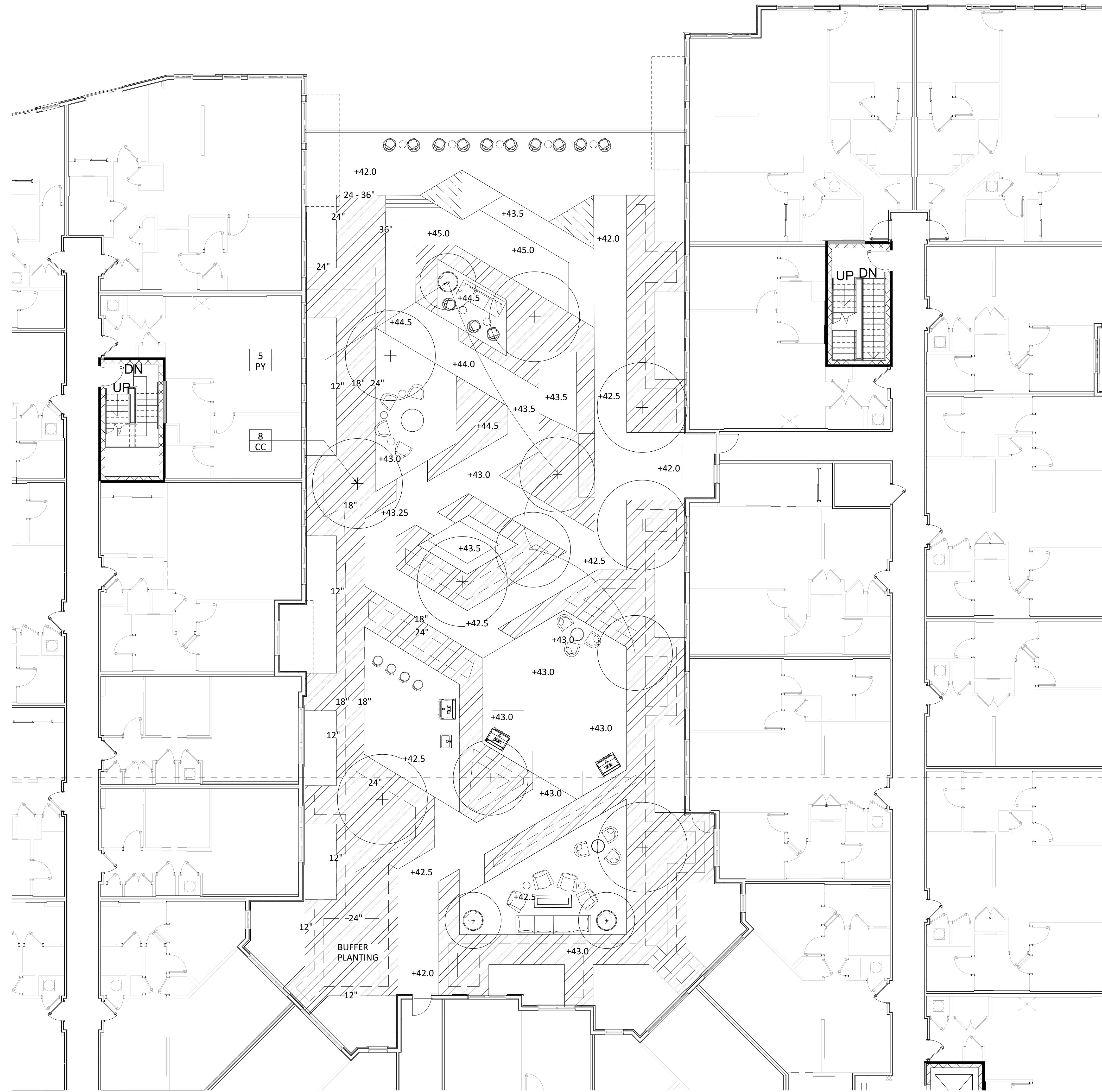
PROJECT NUMBER

ISSUED FOR	DATE
FDP RESUBMISSION	2/6/2023
100% DD SUBMISSION	12/05/2022
50% DD SUBMISSION	10/24/2022
FDP SUBMISSION	9/28/2022

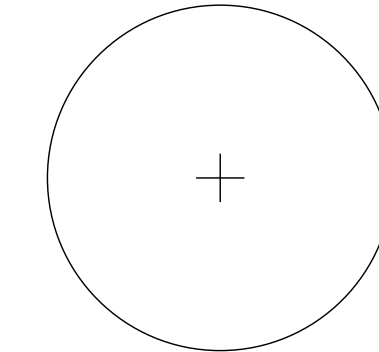
BLOCK B CENTRAL COURTYARD PLANTING PLAN

DRAWING TITLE

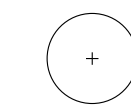
SCALE:	AS NOTED
DATE:	
DRAWN BY:	DJLB
CHECKED BY:	BS
DRAWING NUMBER	



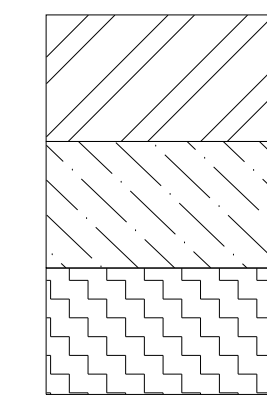
PLANTING LEGEND



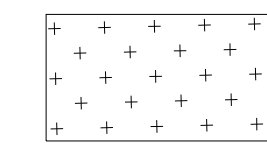
PROPOSED TREE



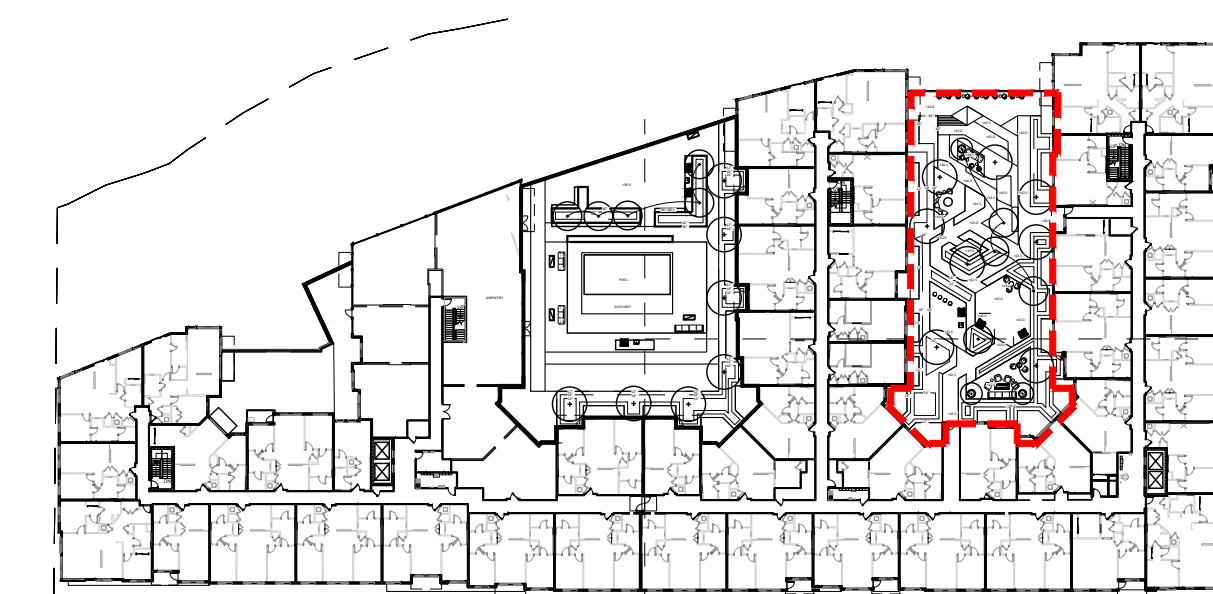
PROPOSED SHRUB



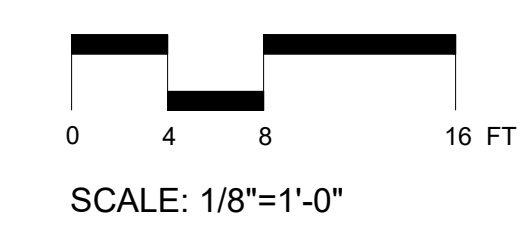
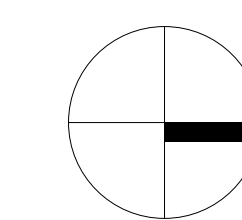
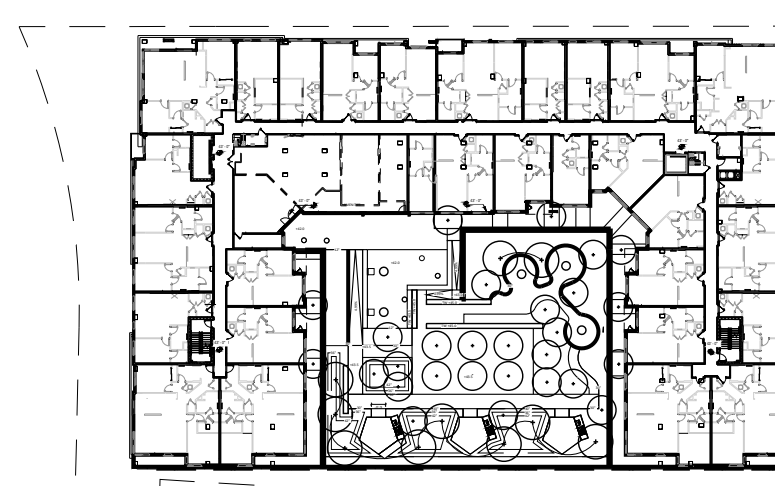
PERENNIAL PLANTING



GRASS



KEY PLAN



1 BLOCK B NORTH COURTYARD PLANTING PLAN
1/8"=1'-0"

DRAWING NAME: L:\0619\2022_L503-Block B North Courtyard Planting Plan.rvt
DATE: 12/27/2022 3:54 PM

PROJECT TITLE

100 CLINTON AVENUE
STAMFORD, CT 06901

PROJECT NUMBER

FDP RESUBMISSION	2/6/2023
100% DD SUBMISSION	12/05/2022
50% DD SUBMISSION	10/24/2022
FDP SUBMISSION	9/28/2022
ISSUED FOR	DATE

BLOCK B NORTH COURTYARD PLANTING PLAN

DRAWING TITLE

SCALE: AS NOTED

DATE:

DRAWN BY: GJLB

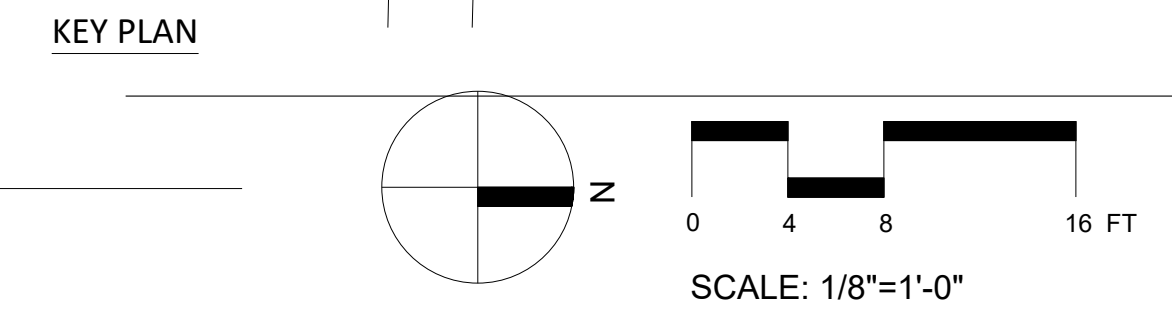
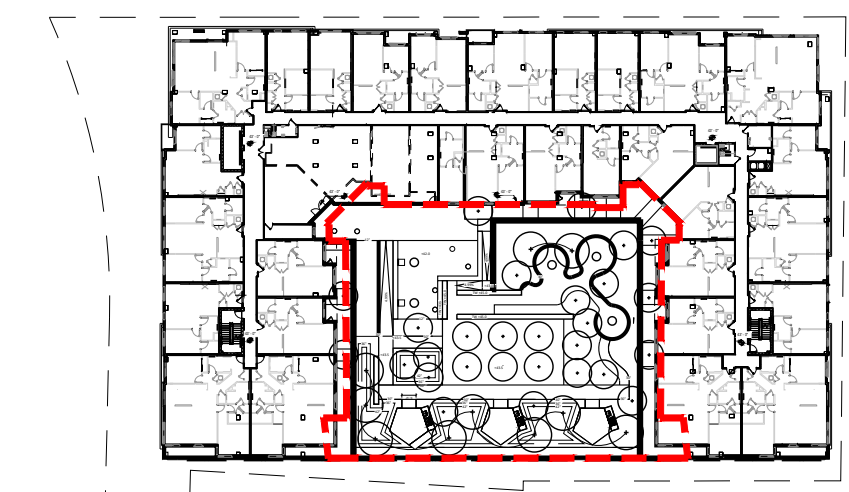
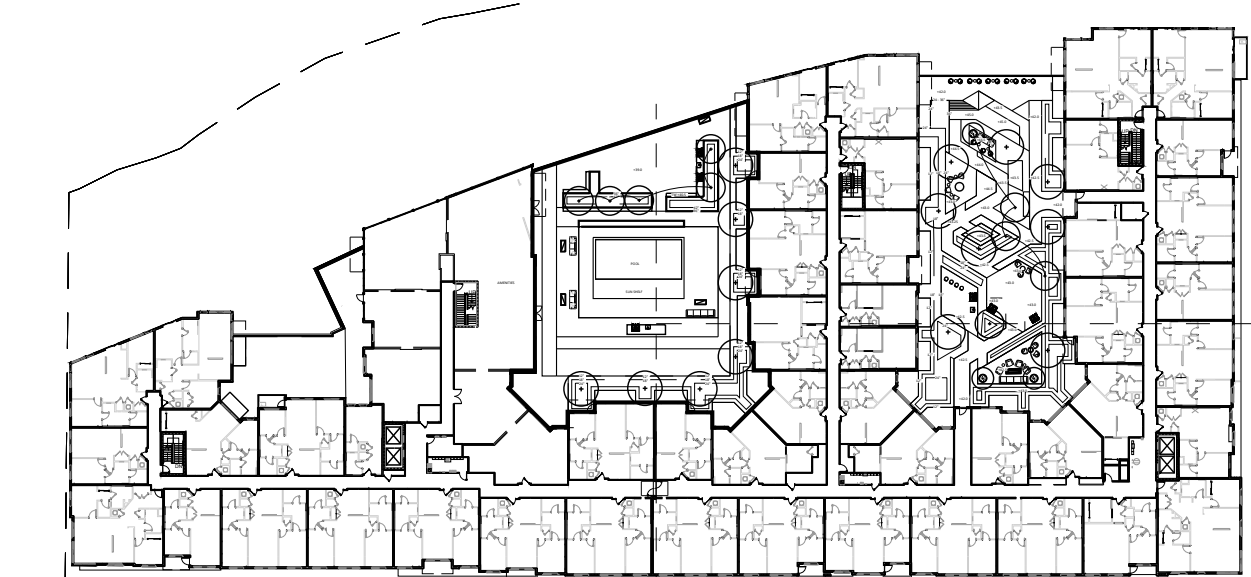
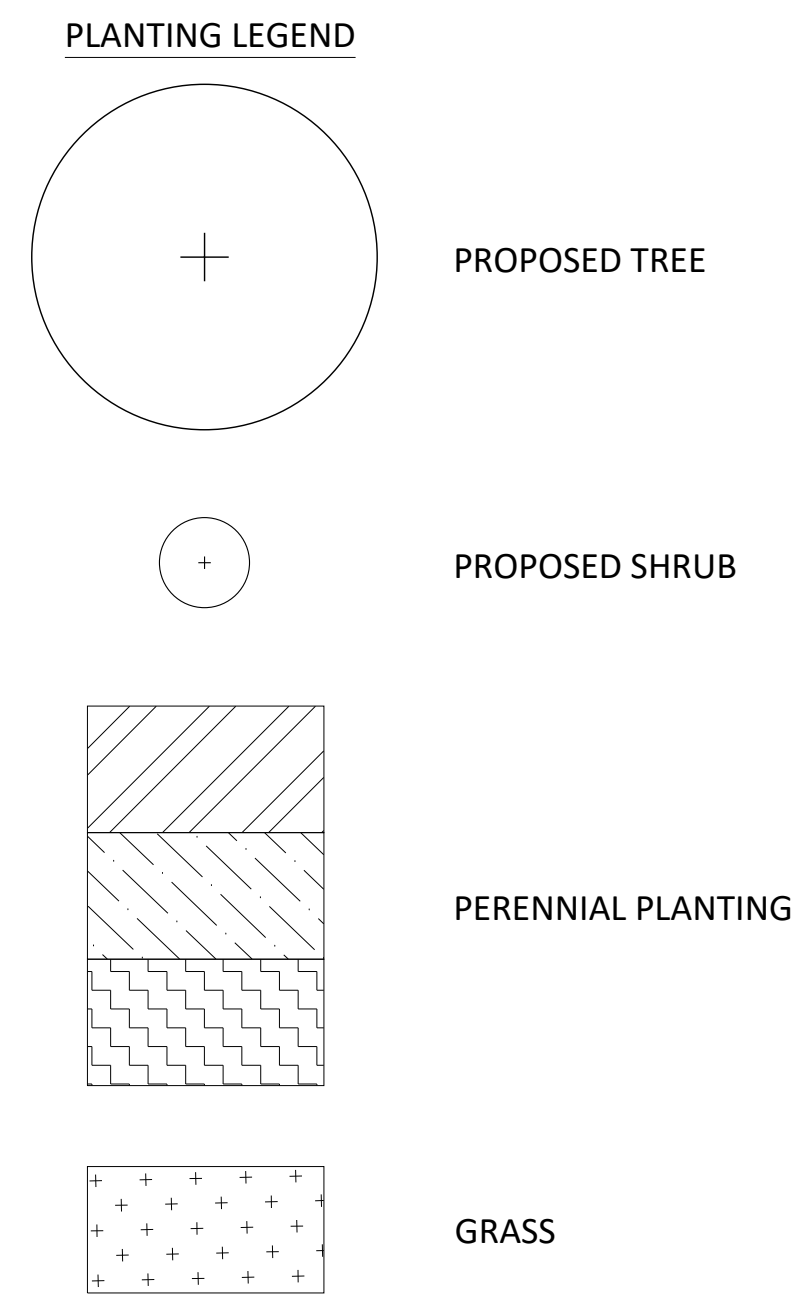
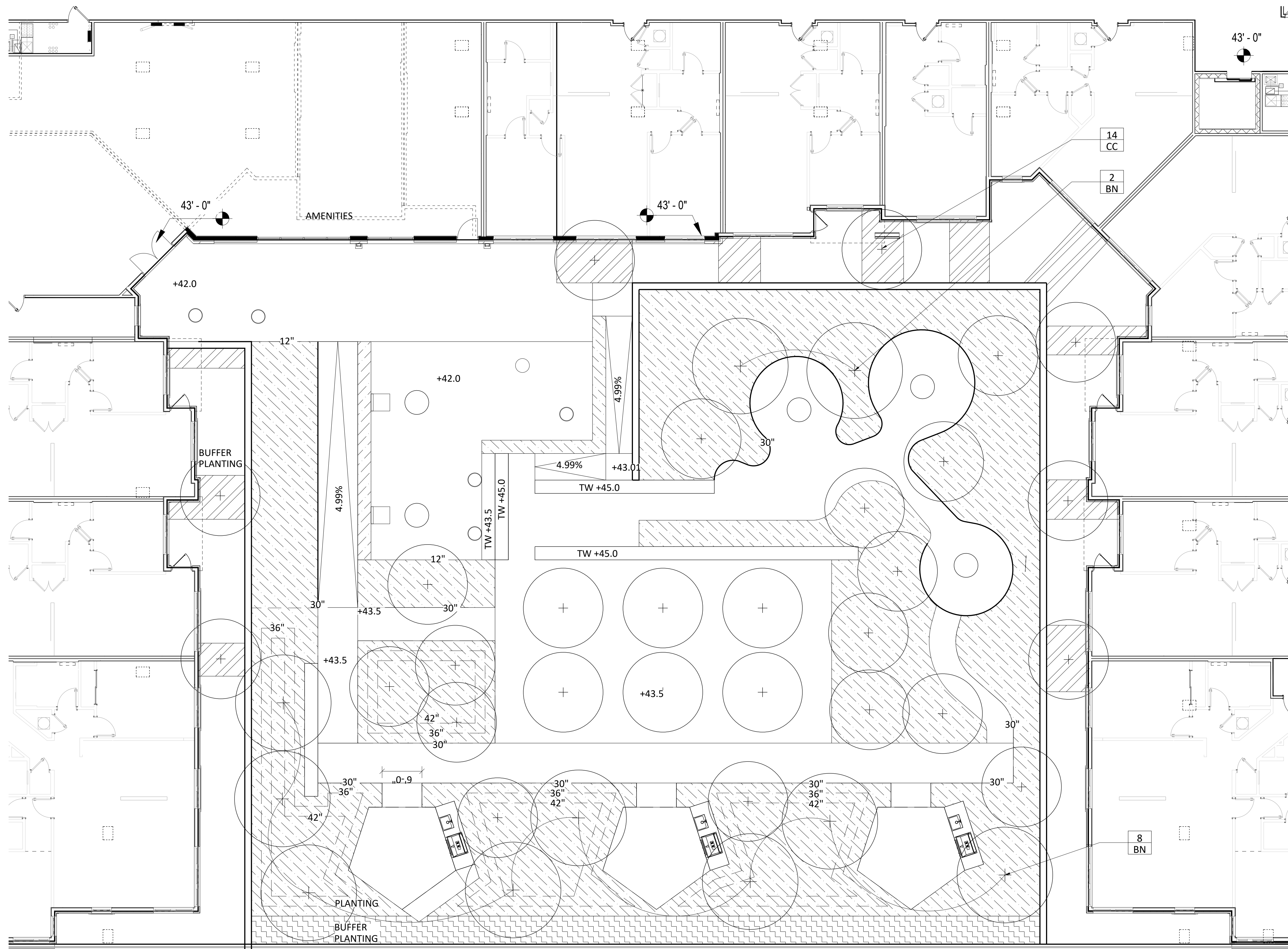
CHECKED BY: BS

DRAWING NUMBER

L503

SHEET

OF



1 BLOCK A COURTYARD PLANTING PLAN
1/8"=1'-0"

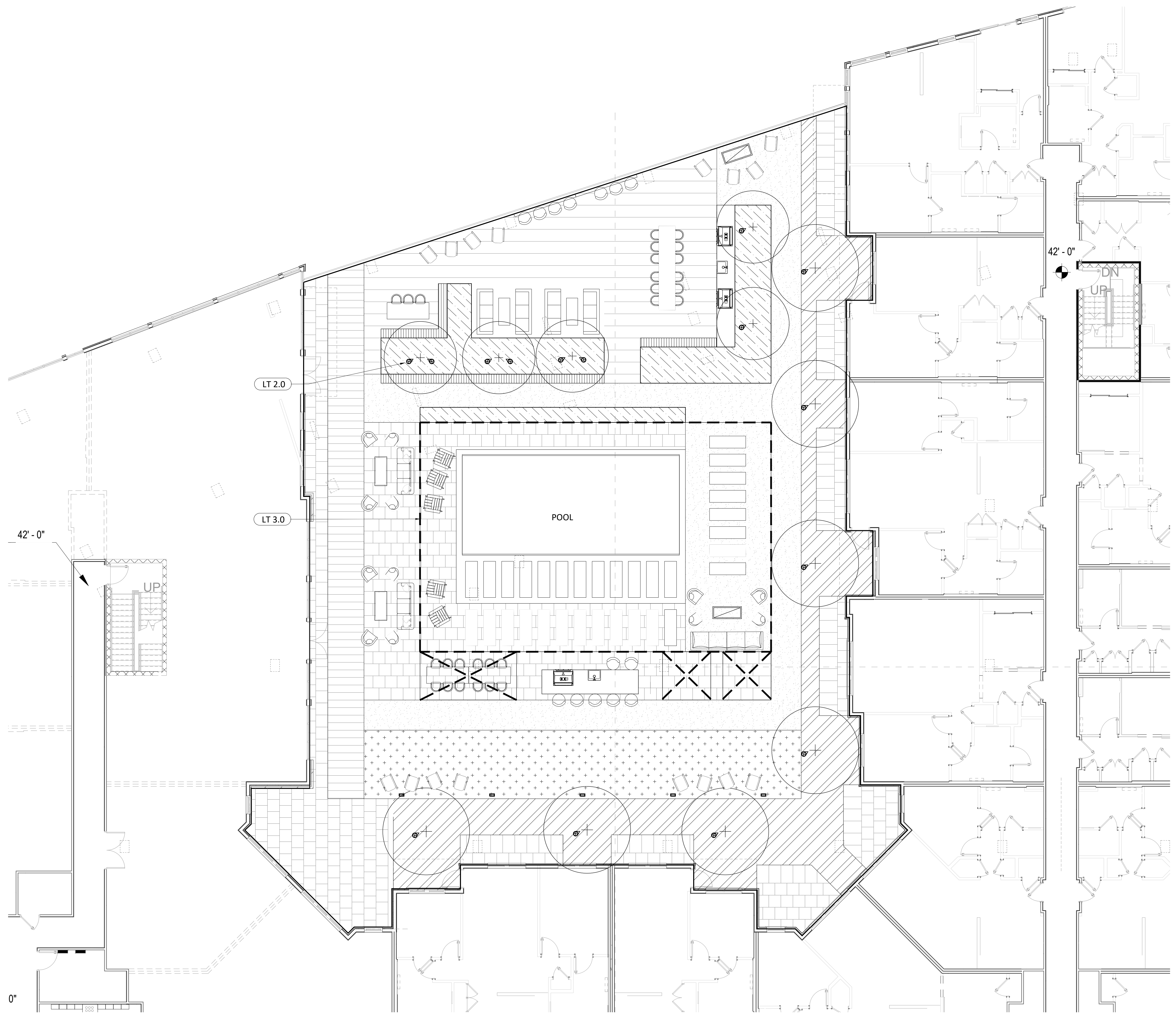
FDP RESUBMISSION	2/6/2023
100% DD SUBMISSION	12/05/2022
50% DD SUBMISSION	10/24/2022
FDP SUBMISSION	9/28/2022
ISSUED FOR	DATE

BLOCK A COURTYARD PLANTING PLAN

SCALE:	AS NOTED
DATE:	
DRAWN BY:	DJL/B
CHECKED BY:	BS
DRAWING NUMBER	

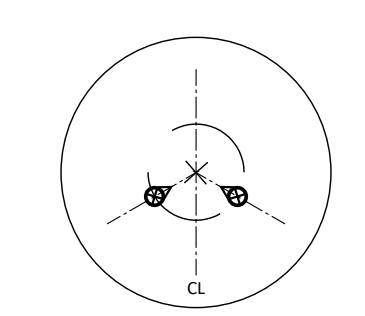
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 PLOT DATE: 12/27/2023 3:54 PM

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DATE: 12/27/2023 3:05 PM

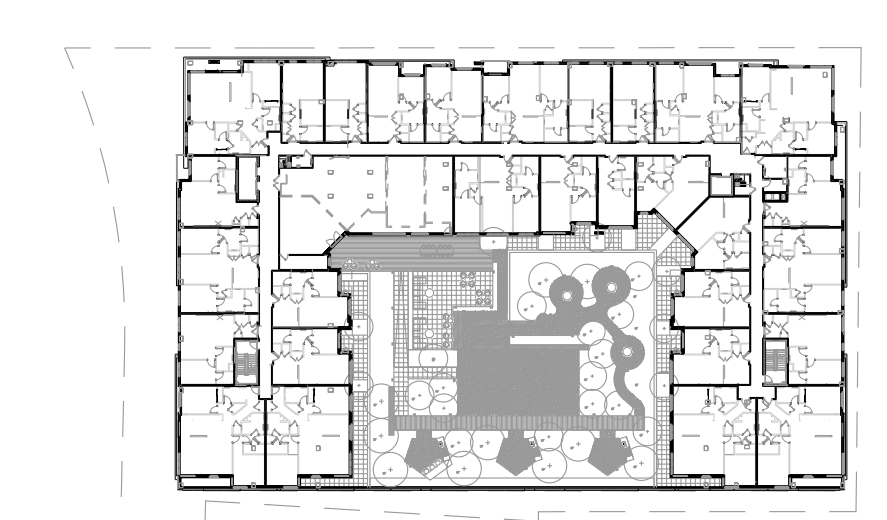
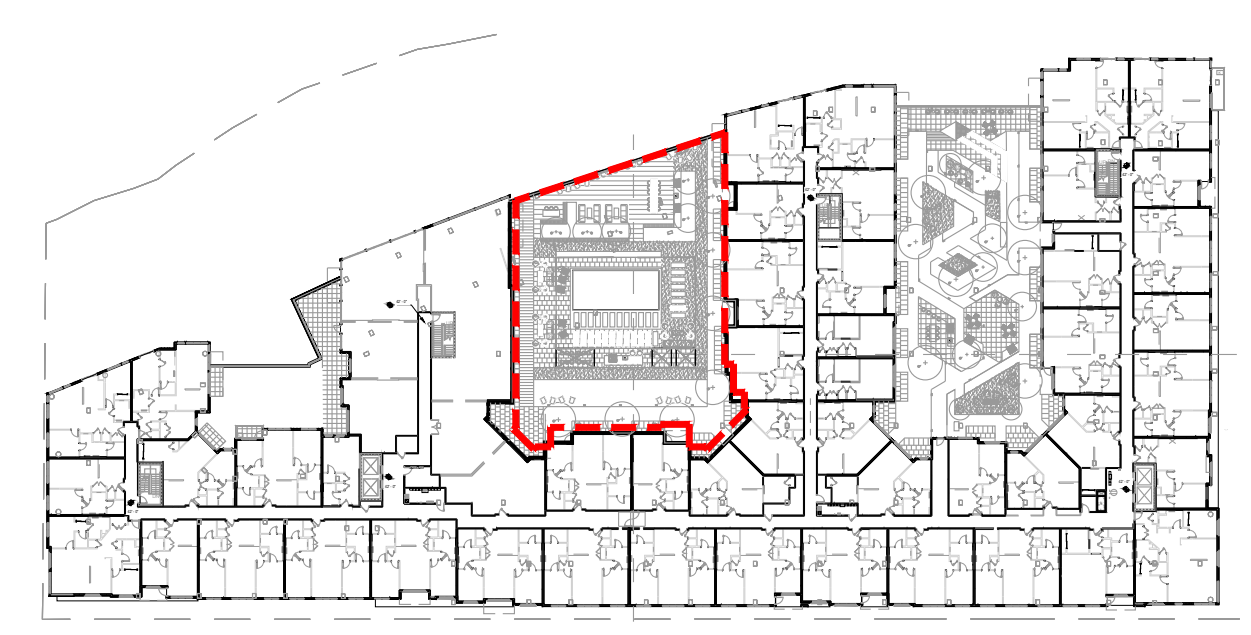


LIGHTING SCHEDULE

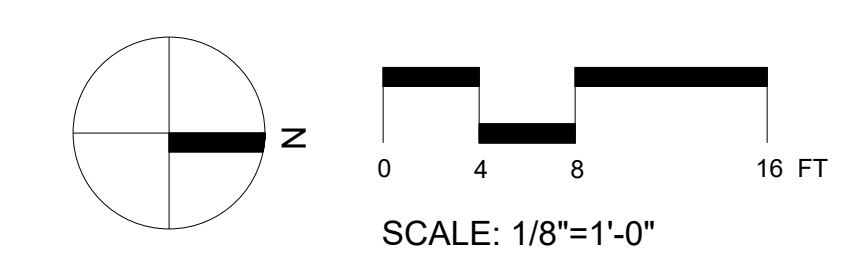
- LT 1.0 BOLLARD
- ⊗ LT 2.0 TREE UPLIGHT
- - - LT 3.0 STRING LIGHT



- NOTES:**
1. TREE UPLIGHTS TO BE PLACED AS SHOWN IN PLAN.
 2. TREE UPLIGHTS TO BE PLACED TO LIGHT TREE AWAY FROM UNITS.



KEY PLAN



1 BLOCK B CENTRAL COURTYARD LIGHTING PLAN
1/8"=1'-0"

PROJECT TITLE

100 CLINTON AVENUE
STAMFORD, CT 06901

PROJECT NUMBER

FDP RESUBMISSION	2/6/2023
100% DD SUBMISSION	12/05/2022
50% DD SUBMISSION	10/24/2022
FDP SUBMISSION	9/28/2022
ISSUED FOR	DATE

BLOCK B CENTRAL COURTYARD LIGHTING PLAN

DRAWING TITLE

SCALE: AS NOTED

DATE:

DRAWN BY: DJLB

CHECKED BY: BS

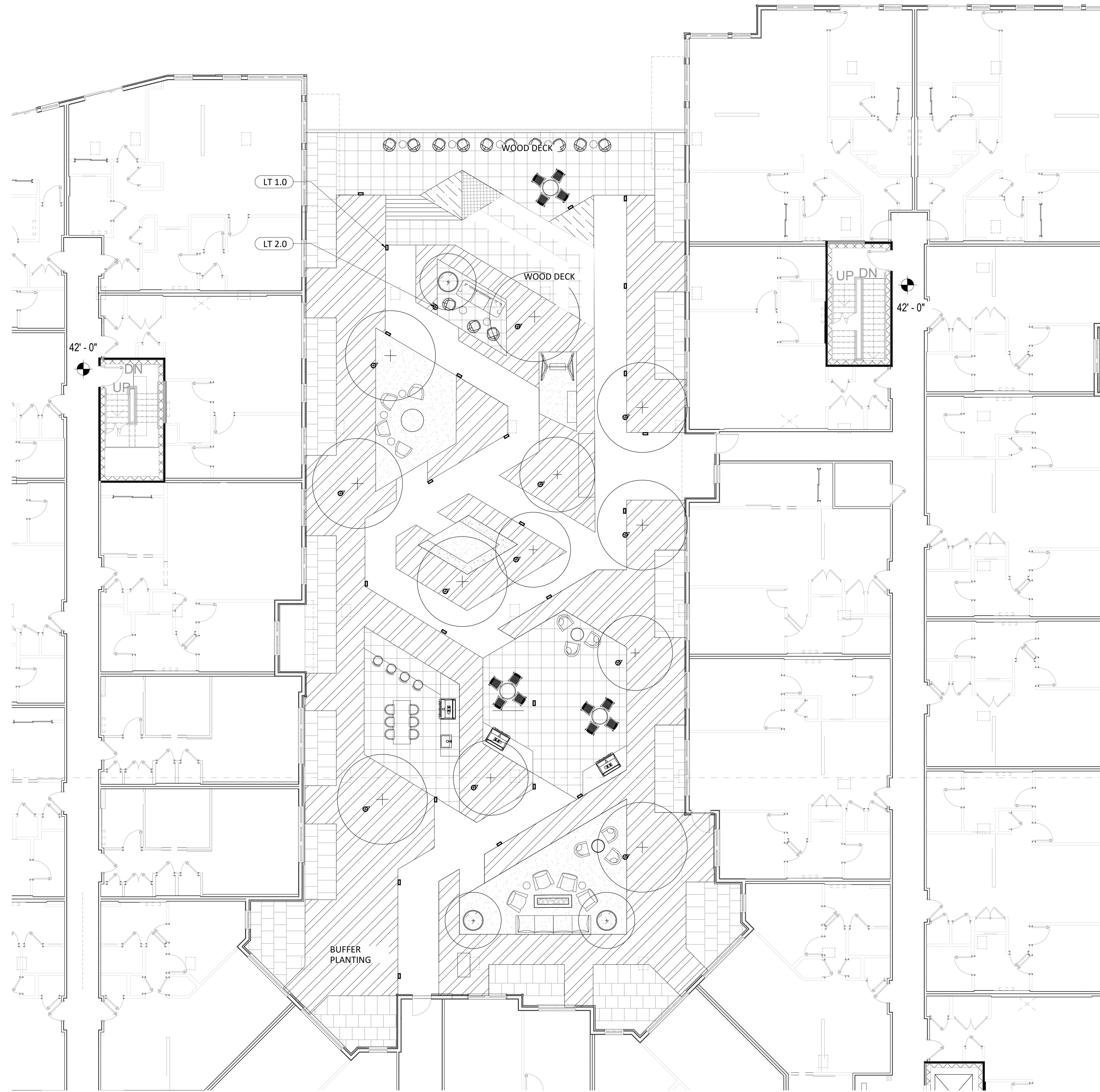
DRAWING NUMBER

L702

SHEET

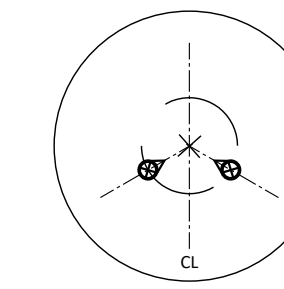
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DRAWING NAME: 100 CLINTON AVENUE BLOCK B NORTH COURTYARD LIGHTING PLAN.rvt
 DATE: 12/27/2023 3:55 PM
 USER: JLD



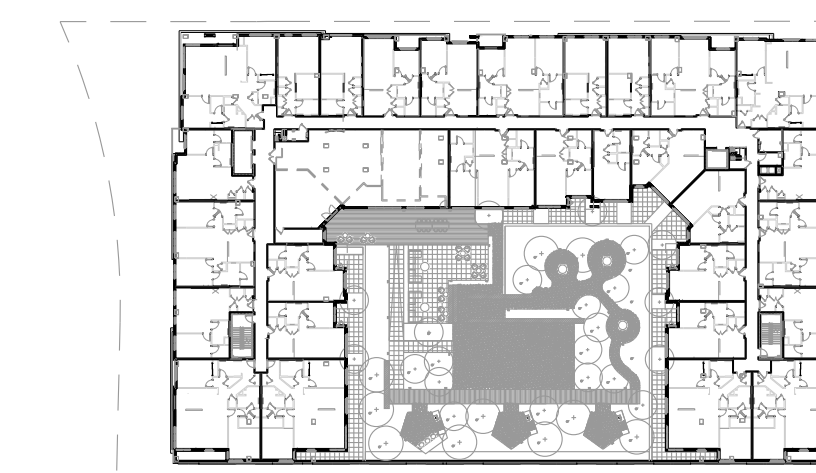
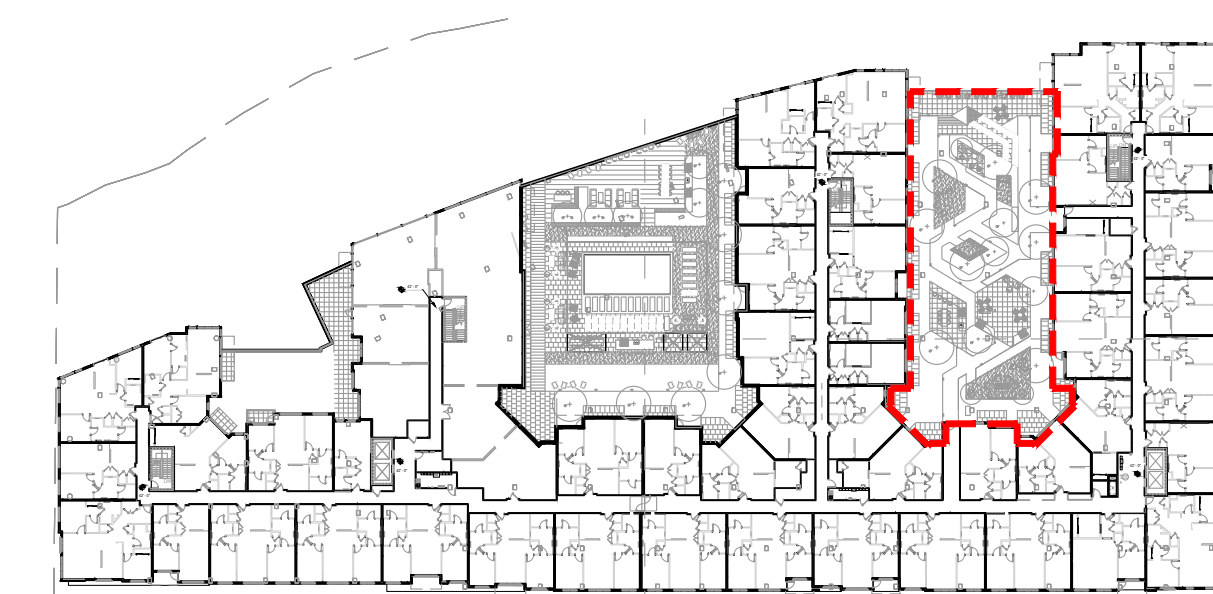
LIGHTING SCHEDULE

- LT 1.0 BOLLARD
- ⊙ LT 2.0 TREE UPLIGHT
- LT 3.0 STRING LIGHT

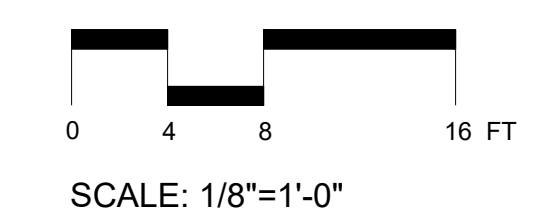
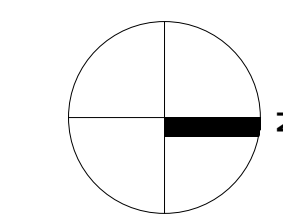


NOTES:

1. TREE UPLIGHTS TO BE PLACED AS SHOWN IN PLAN.
2. TREE UPLIGHTS TO BE PLACED TO LIGHT TREE AWAY FROM UNITS.



KEY PLAN



1 BLOCK B NORTH COURTYARD LIGHTING PLAN
1/8"=1'-0"

PROJECT TITLE

100 CLINTON AVENUE
 STAMFORD, CT 06901

PROJECT NUMBER

FDP RESUBMISSION	2/6/2023
100% DD SUBMISSION	12/05/2022
50% DD SUBMISSION	10/24/2022
FDP SUBMISSION	9/28/2022
ISSUED FOR	DATE

BLOCK B NORTH COURTYARD LIGHTING PLAN

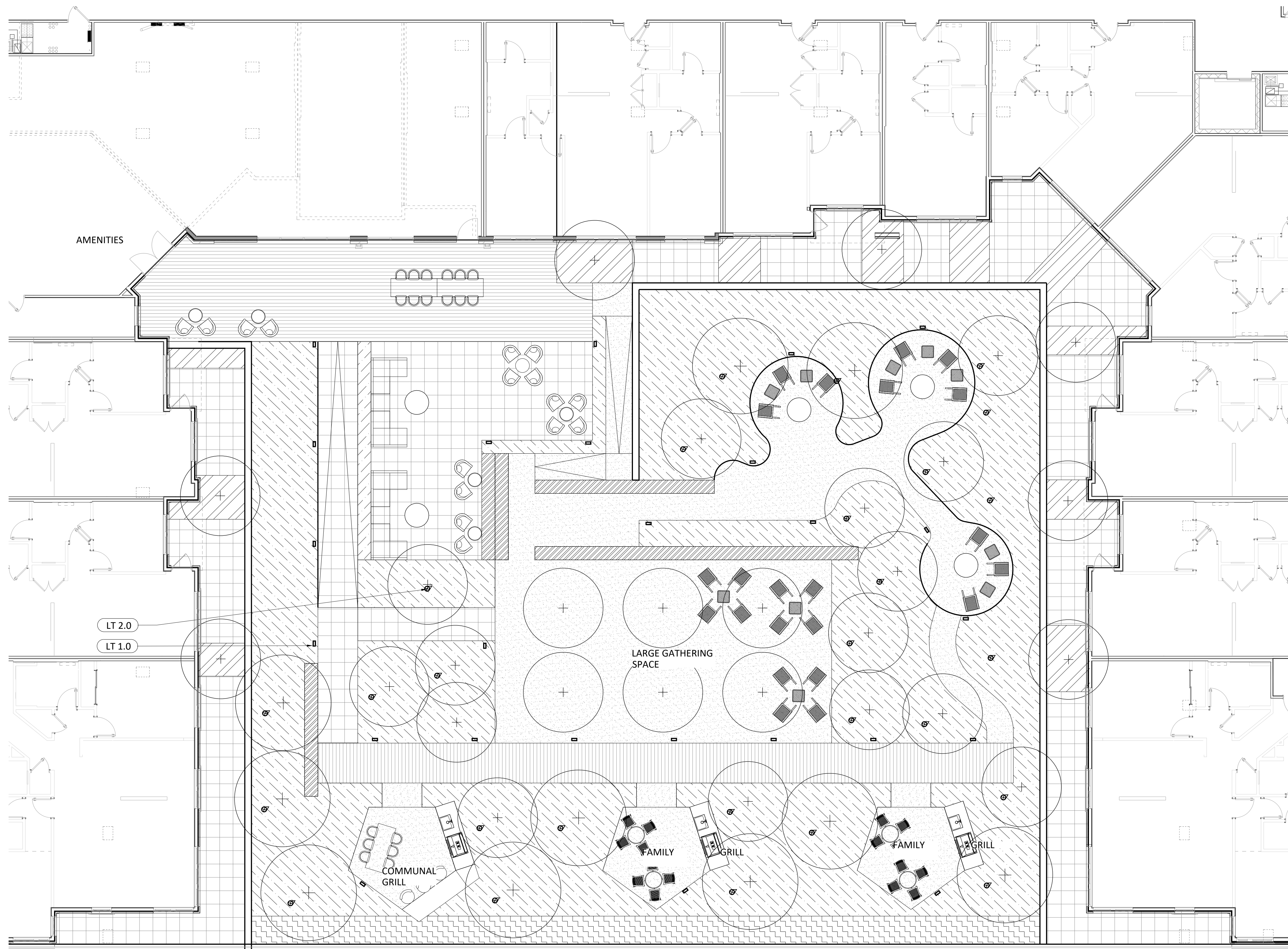
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SCALE: AS NOTED
 DATE:
 DRAWN BY: GJLB
 CHECKED BY: BS
 DRAWING NUMBER

L703

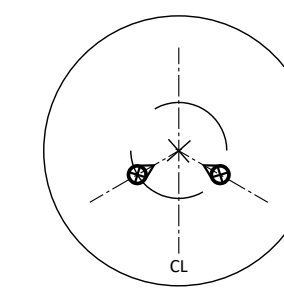
SHEET OF

DRAWING NAME: L:\0610\2022_101 Clinton Avenue\101 Clinton Avenue\Courtyard Lighting Plan.rvt
DATE: 12/27/2023 3:55 PM



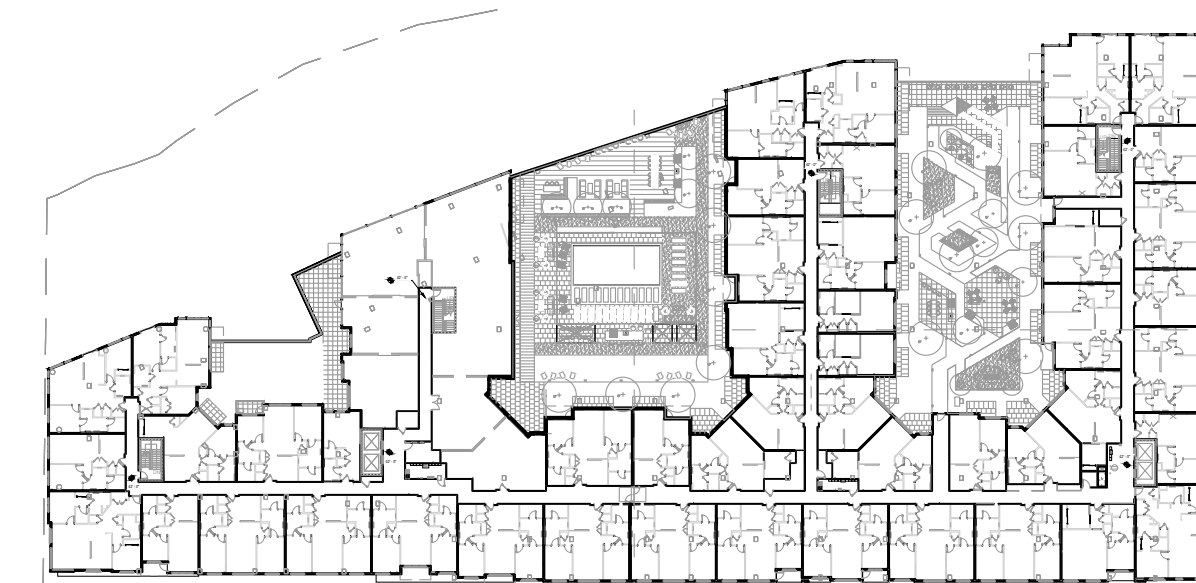
LIGHTING SCHEDULE

- LT 1.0 BOLLARD
- ⊗ LT 2.0 TREE UPLIGHT
- LT 3.0 STRING LIGHT

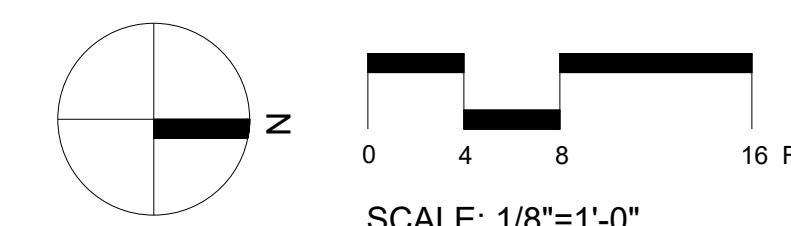
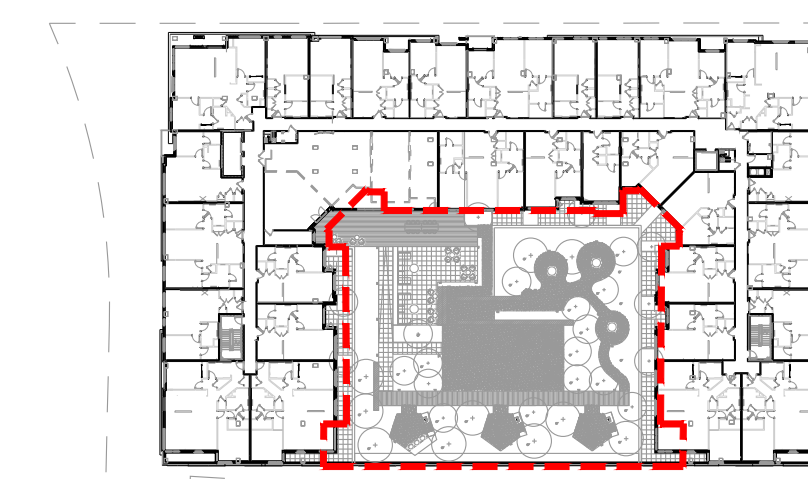


NOTES:

1. TREE UPLIGHTS TO BE PLACED AS SHOWN IN PLAN.
2. TREE UPLIGHTS TO BE PLACED TO LIGHT TREE AWAY FROM UNITS.



KEY PLAN



1 BLOCK A COURTYARD LIGHTING PLAN
1/8"=1'-0"

PROJECT TITLE

100 CLINTON AVENUE
STAMFORD, CT 06901

PROJECT NUMBER

FDP RESUBMISSION	2/6/2023
100% DD SUBMISSION	12/05/2022
50% DD SUBMISSION	10/24/2022
FDP SUBMISSION	9/28/2022
ISSUED FOR	DATE

BLOCK A COURTYARD LIGHTING PLAN

DRAWING TITLE

SCALE:	AS NOTED
DATE:	
DRAWN BY:	DJL/B
CHECKED BY:	BS
DRAWING NUMBER	

L704

SHEET OF



1 DIVISION STREET PEDESTRIAN ACCESS SECTION
1/8"=1'-0"



2 DIVISION STREET PEDESTRIAN ACCESS PERSPECTIVE

PROJECT TITLE

100 CLINTON AVENUE
 STAMFORD, CT 06901

PROJECT NUMBER

100% DD SUBMISSION	12/05/2022
50% DD SUBMISSION	10/24/2022
FDP SUBMISSION	9/28/2022
ISSUED FOR	DATE

STREETSCAPE SECTIONS

DRAWING TITLE

SCALE : AS NOTED

DATE :

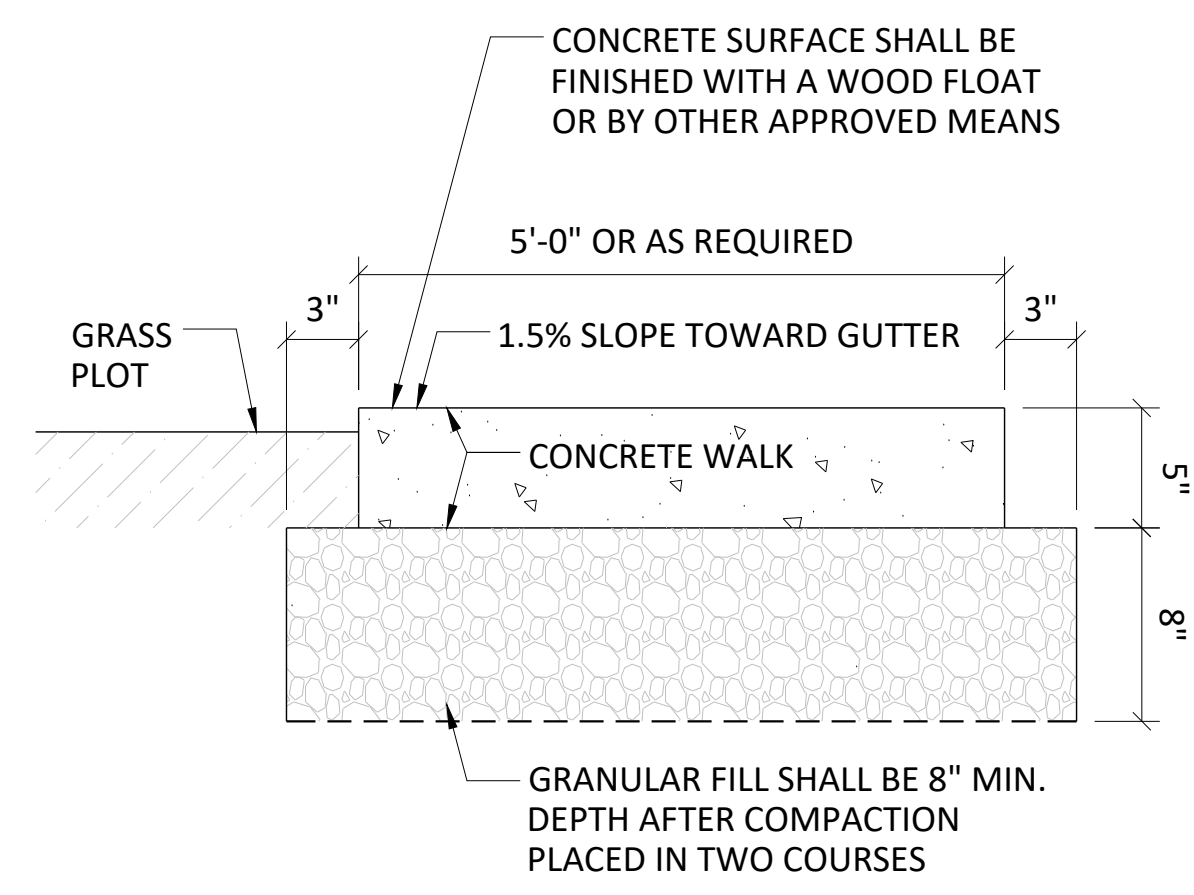
DRAWN BY : DJLB

CHECKED BY: BS

DRAWING NUMBER

L800

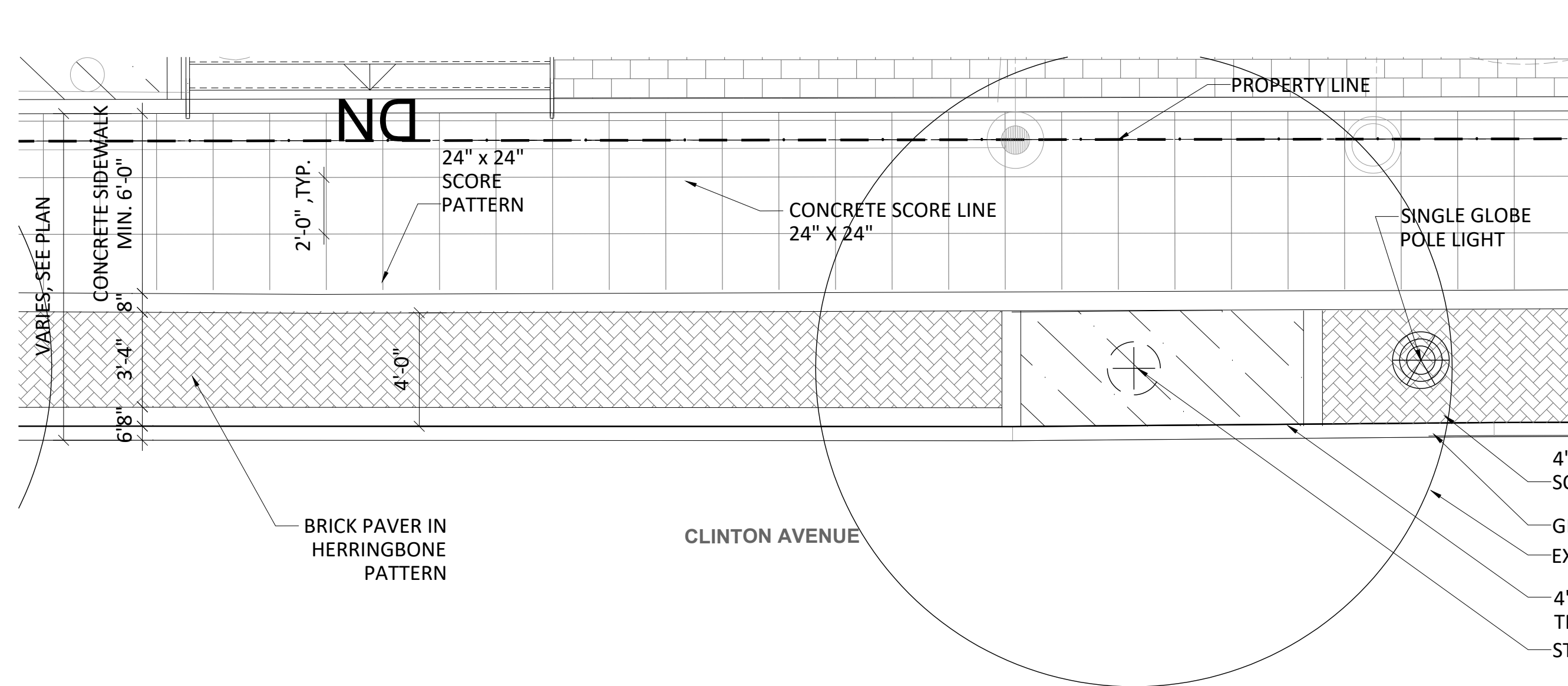
SHEET OF



1. CONCRETE TO BE CLASS 'F' CONFORMING TO CT DOT FORM 817 SECTION M.03.01.
2. GRAVEL BASE SHALL CONFORM TO GRADATION A AS DEFINED IN ConnDOT FORM 817 SECTION M. 02.01 INSTALLED AS PER SECTION 2.14.
3. INSTALL AS PER THE AMERICAN CONCRETE INSTITUTE CODE.
4. THE AREA SHALL BE COMPACTED TO AT LEAST 95% OF THE DRY DENSITY ACHIEVED BY ASTM D1557.
5. CONTRACTION JOINTS PLACED IN A SQUARE PATTERN AS PER DETAIL.
6. DRAW A SOFT BRISTLED BROOM ACROSS FLOAT-FINISHED CONCRETE SURFACE PERPENDICULAR TO LINE OF TRAFFIC TO PROVIDE A UNIFORM, FINE LINE TEXTURE.
7. PROVIDE SCORE PATTERNS AS REQUIRED. REFER TO LANDSCAPE ARCHITECT PLANS FOR FURTHER INFORMATION WITH RESPECT TO SIDEWALK DETAILS & STREETScape. THIS DETAIL IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
8. REFER TO CT STATE SIDEWALK AND DRIVE DETAIL FOR SIDEWALK INFORMATION.
9. REFER TO SHEET SE-1A FOR EXPANSION JOINT LOCATIONS.

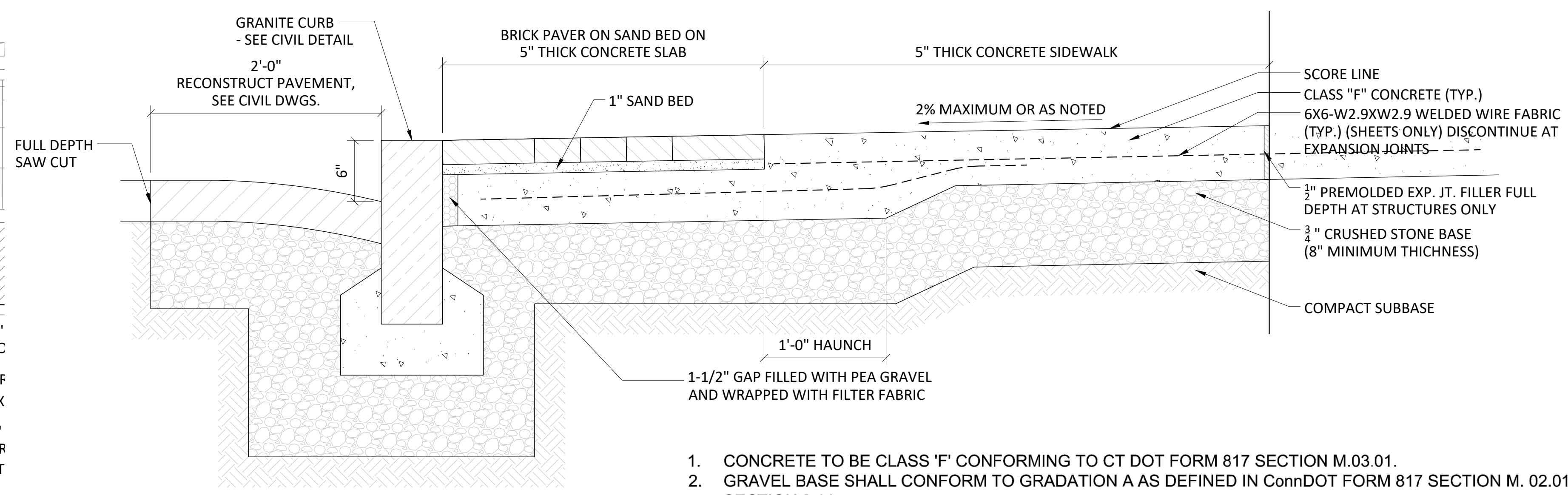
1 CT DOT SIDEWALK (CLINTON AVENUE & DIVISION STREET)
SCALE: 1 1/2"=1'-0"

2 NOT USED



SIDEWALK PLAN
SCALE 1/4"=1'-0"

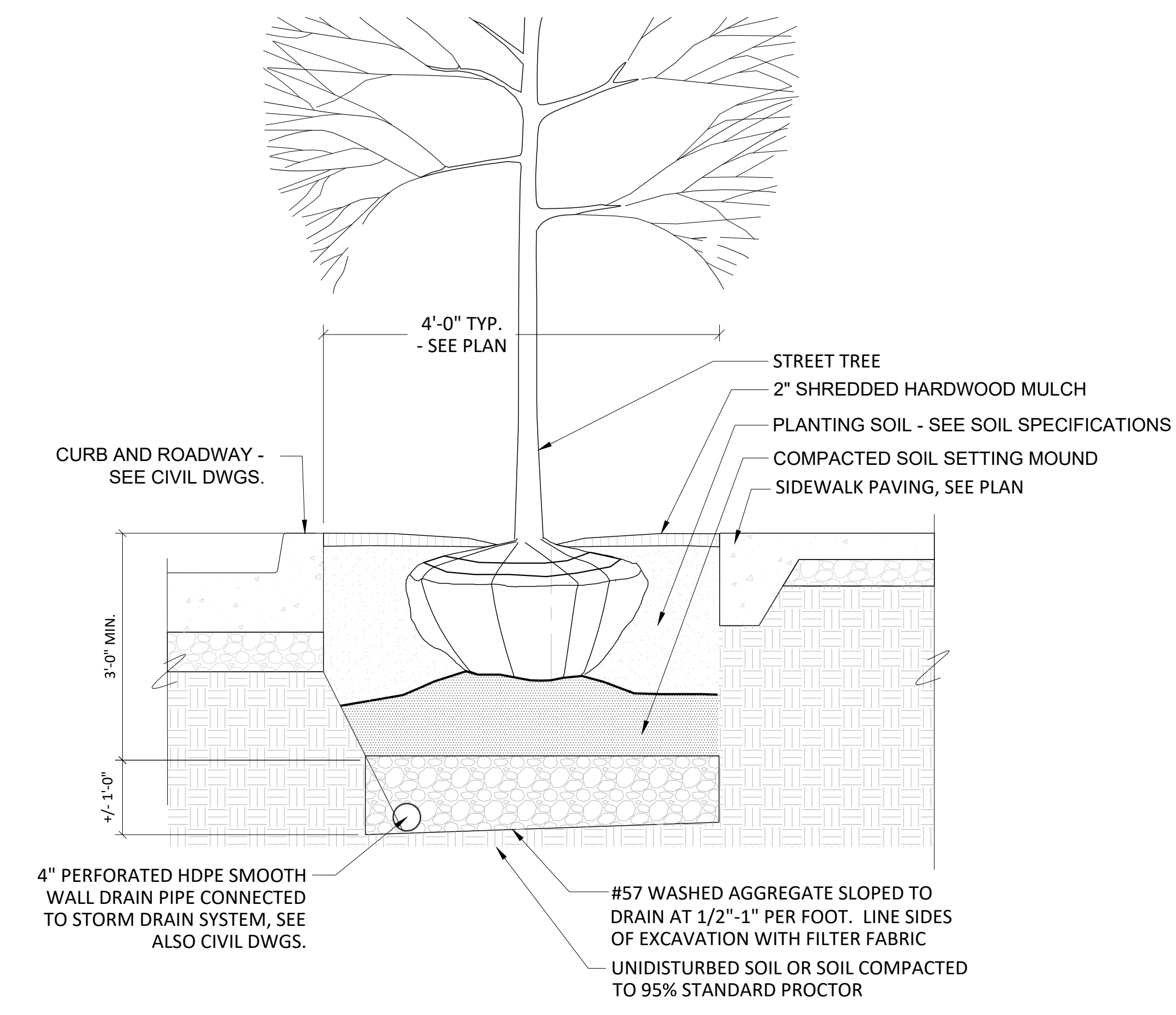
3 CONCRETE SIDEWALK
SCALE: AS SHOWN



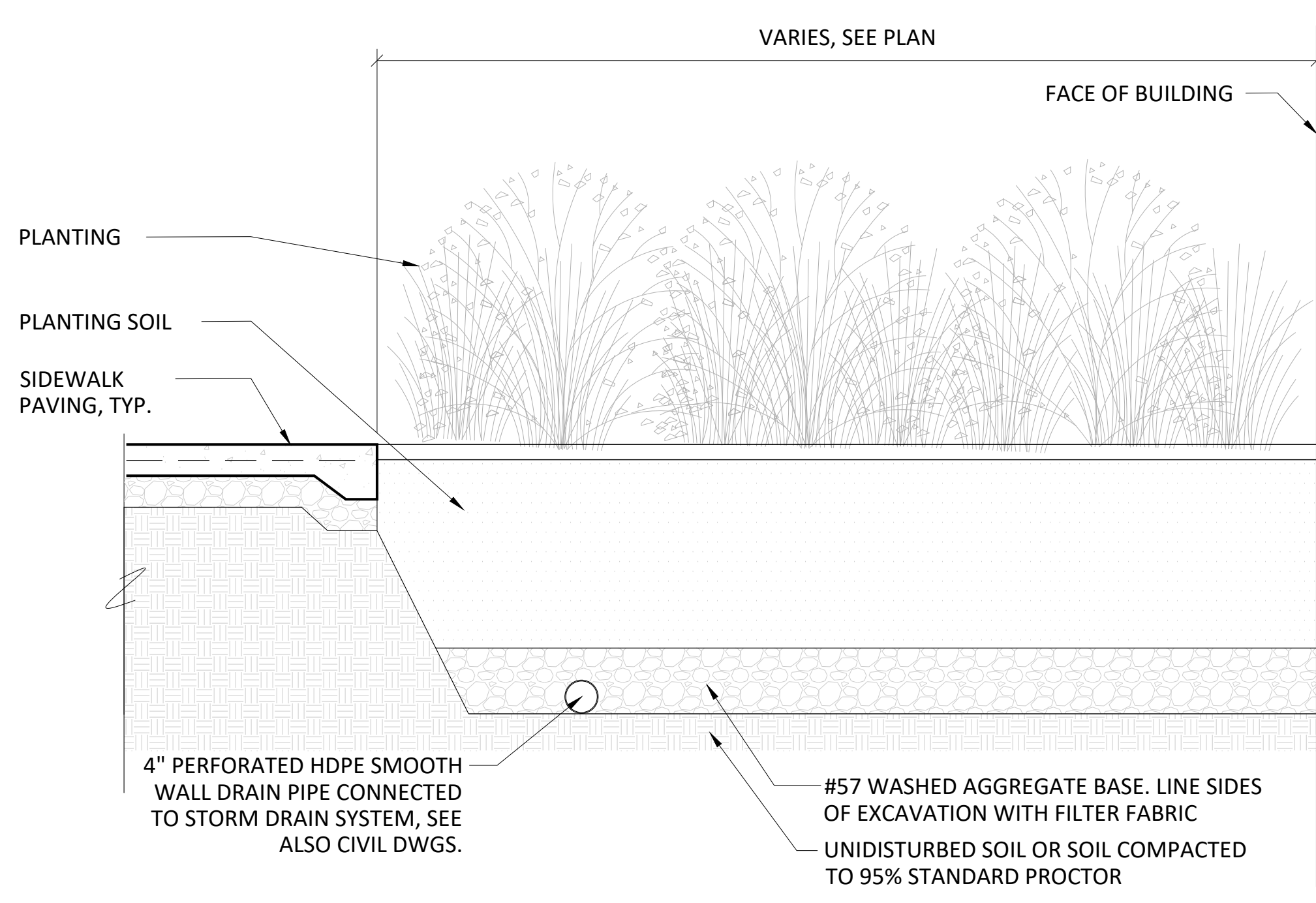
TYPICAL SIDEWALK SECTION
SCALE: 1 1/2"=1'-0"

1. CONCRETE TO BE CLASS 'F' CONFORMING TO CT DOT FORM 817 SECTION M.03.01.
2. GRAVEL BASE SHALL CONFORM TO GRADATION A AS DEFINED IN ConnDOT FORM 817 SECTION M. 02.01 INSTALLED AS PER SECTION 2.14.
3. INSTALL AS PER THE AMERICAN CONCRETE INSTITUTE CODE.
4. THE AREA SHALL BE COMPACTED TO AT LEAST 95% OF THE DRY DENSITY ACHIEVED BY ASTM D1557.
5. CONTRACTION JOINTS PLACED IN A SQUARE PATTERN AS PER DETAIL.
6. DRAW A SOFT BRISTLED BROOM ACROSS FLOAT-FINISHED CONCRETE SURFACE PERPENDICULAR TO LINE OF TRAFFIC TO PROVIDE A UNIFORM, FINE LINE TEXTURE.
7. PROVIDE SCORE PATTERNS AS REQUIRED. REFER TO LANDSCAPE ARCHITECT PLANS FOR FURTHER INFORMATION WITH RESPECT TO SIDEWALK DETAILS & STREETScape. THIS DETAIL IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
8. REFER TO CT STATE SIDEWALK AND DRIVE DETAIL FOR SIDEWALK INFORMATION.
9. REFER TO SHEET SE-1A FOR EXPANSION JOINT LOCATIONS.

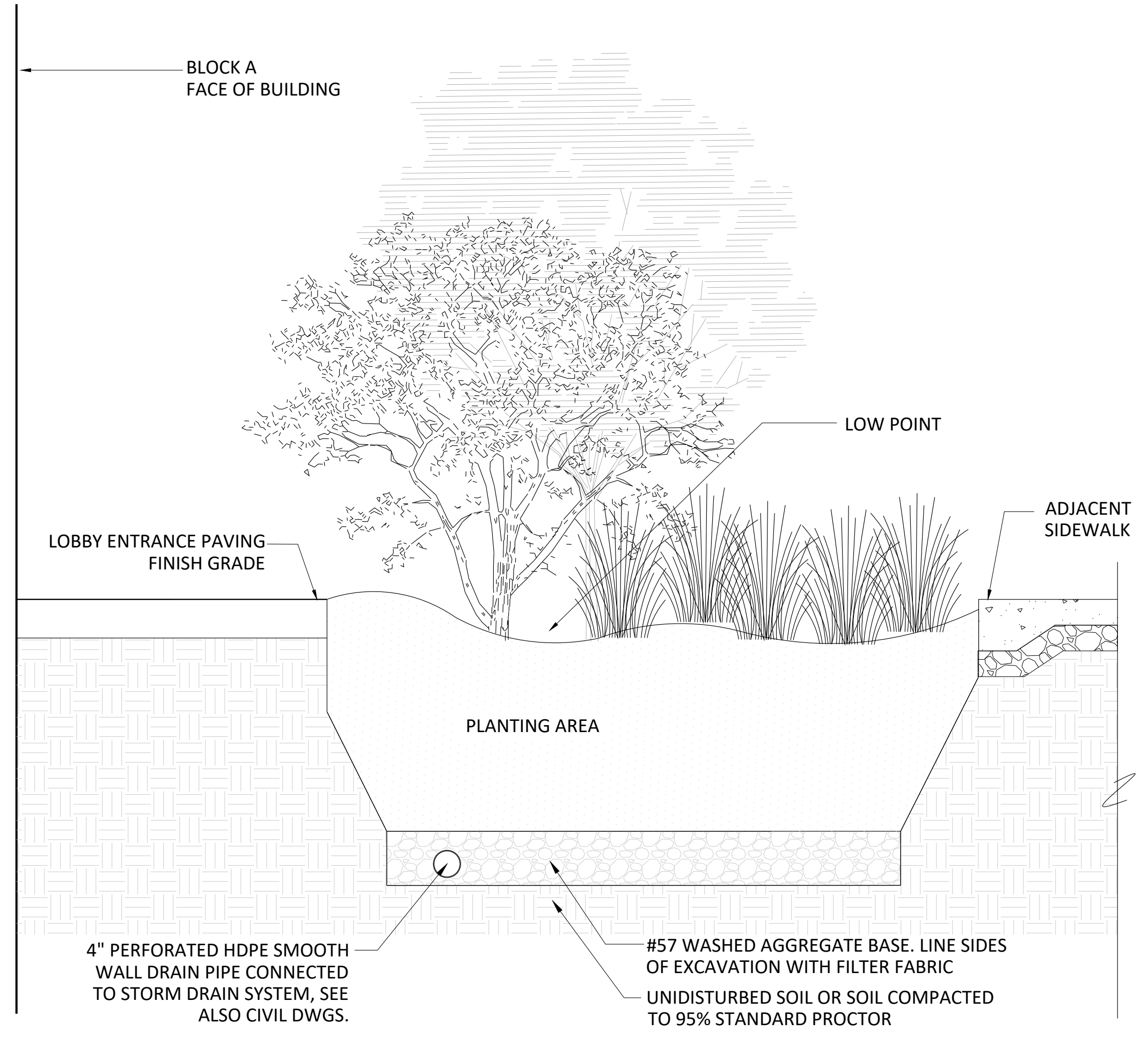
FDP RESUBMISSION	2/6/2023
100% DD SUBMISSION	12/05/2022
50% DD SUBMISSION	10/24/2022
FDP SUBMISSION	9/28/2022
ISSUED FOR	DATE



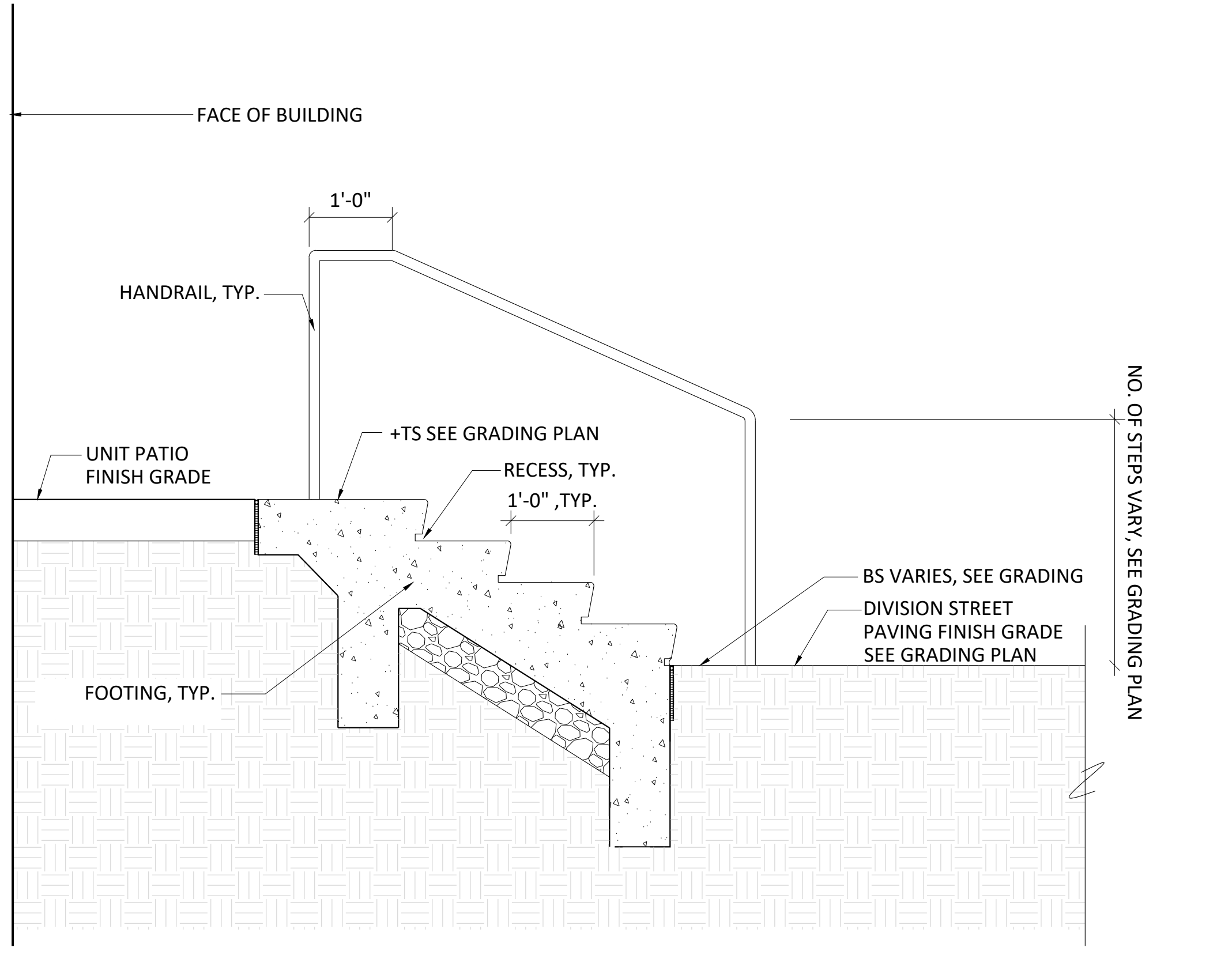
1 CONCRETE SIDEWALK - EXPANSION JOINT
SCALE: 1 1/2"=1'-0"



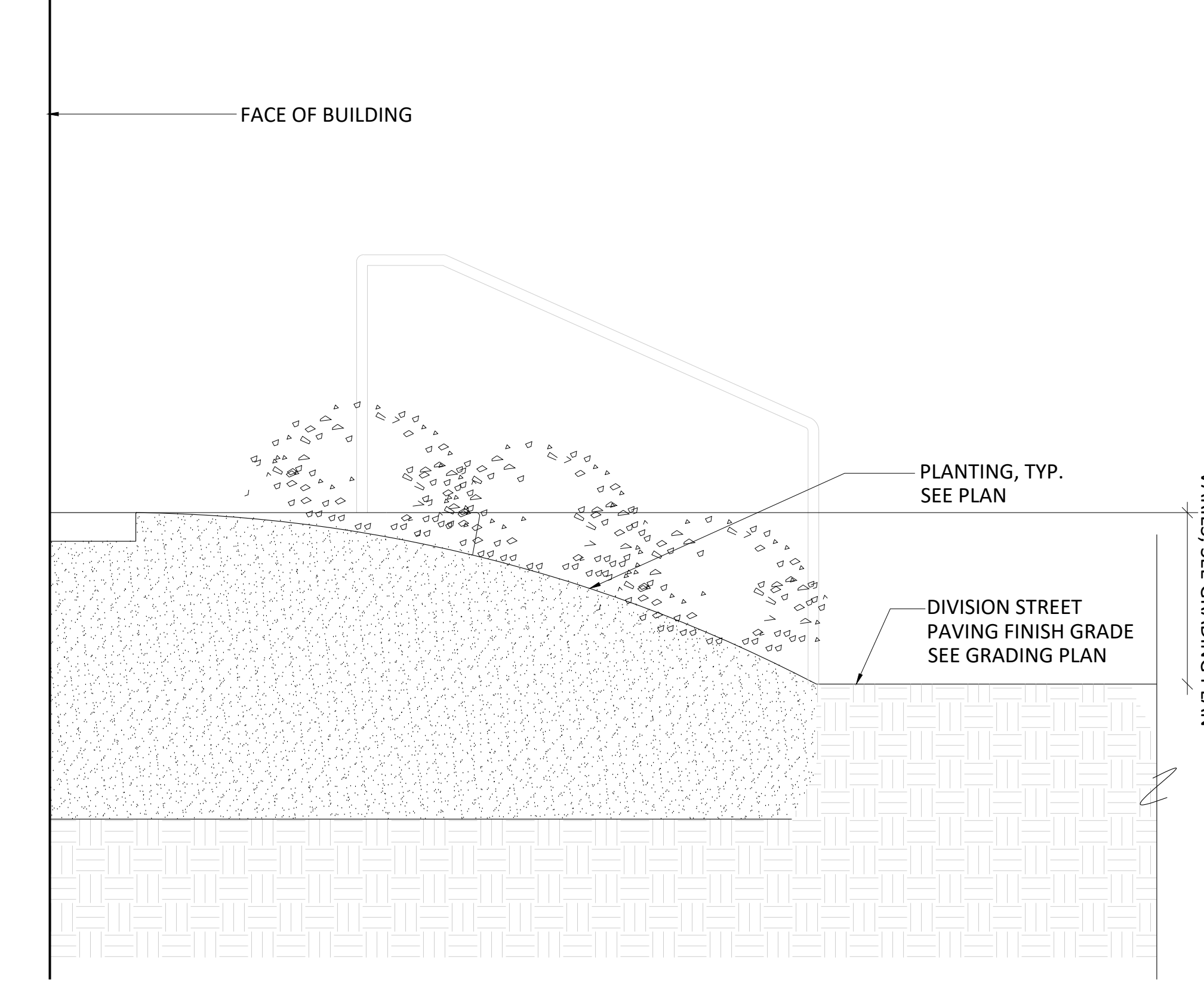
2 CONCRETE PAVER - PEDESTRIAN
SCALE: 1-1/2"=1'-0"



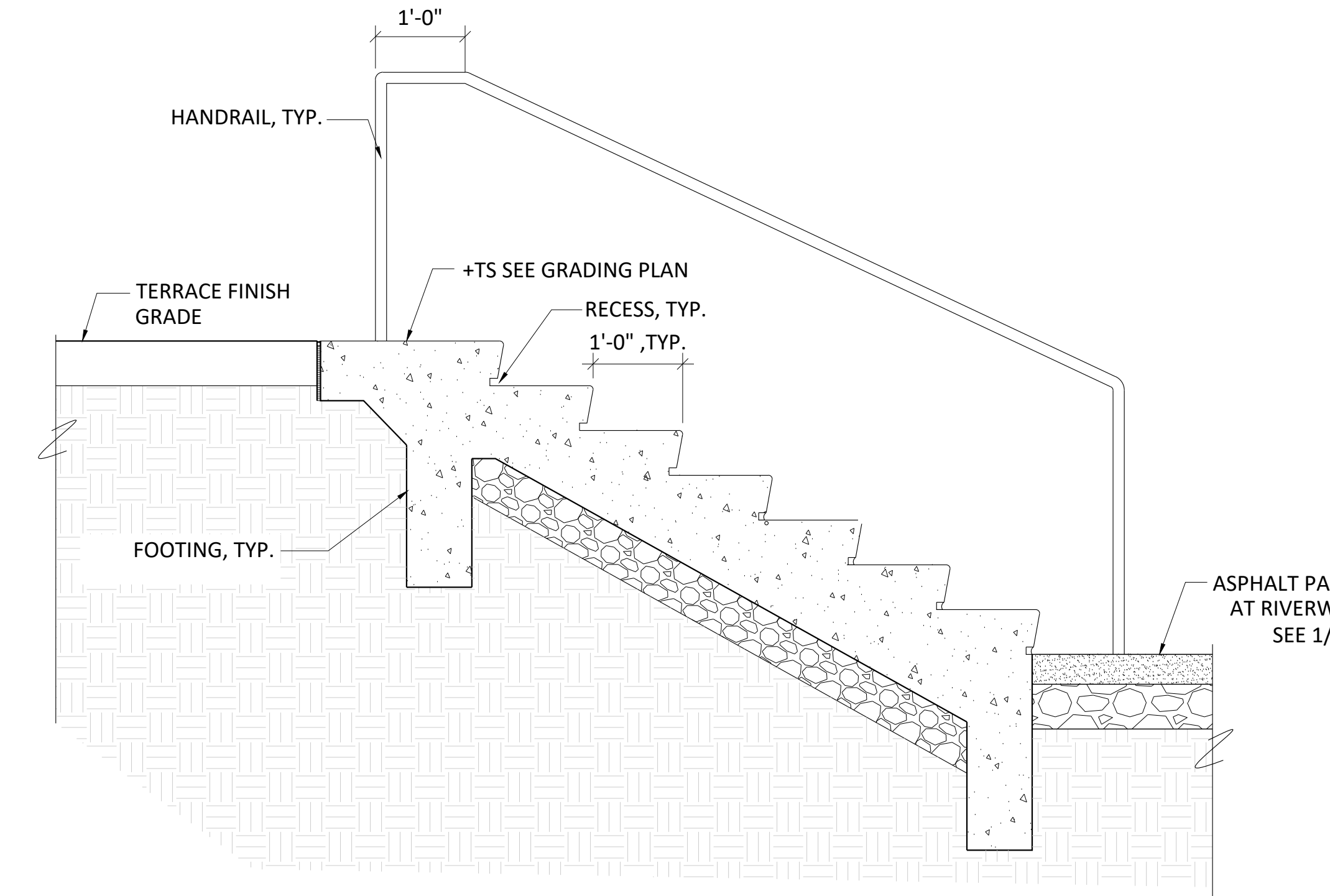
3 BLOCK A LOBBY ENTRANCE
SCALE: 1 1/2"=1'-0"



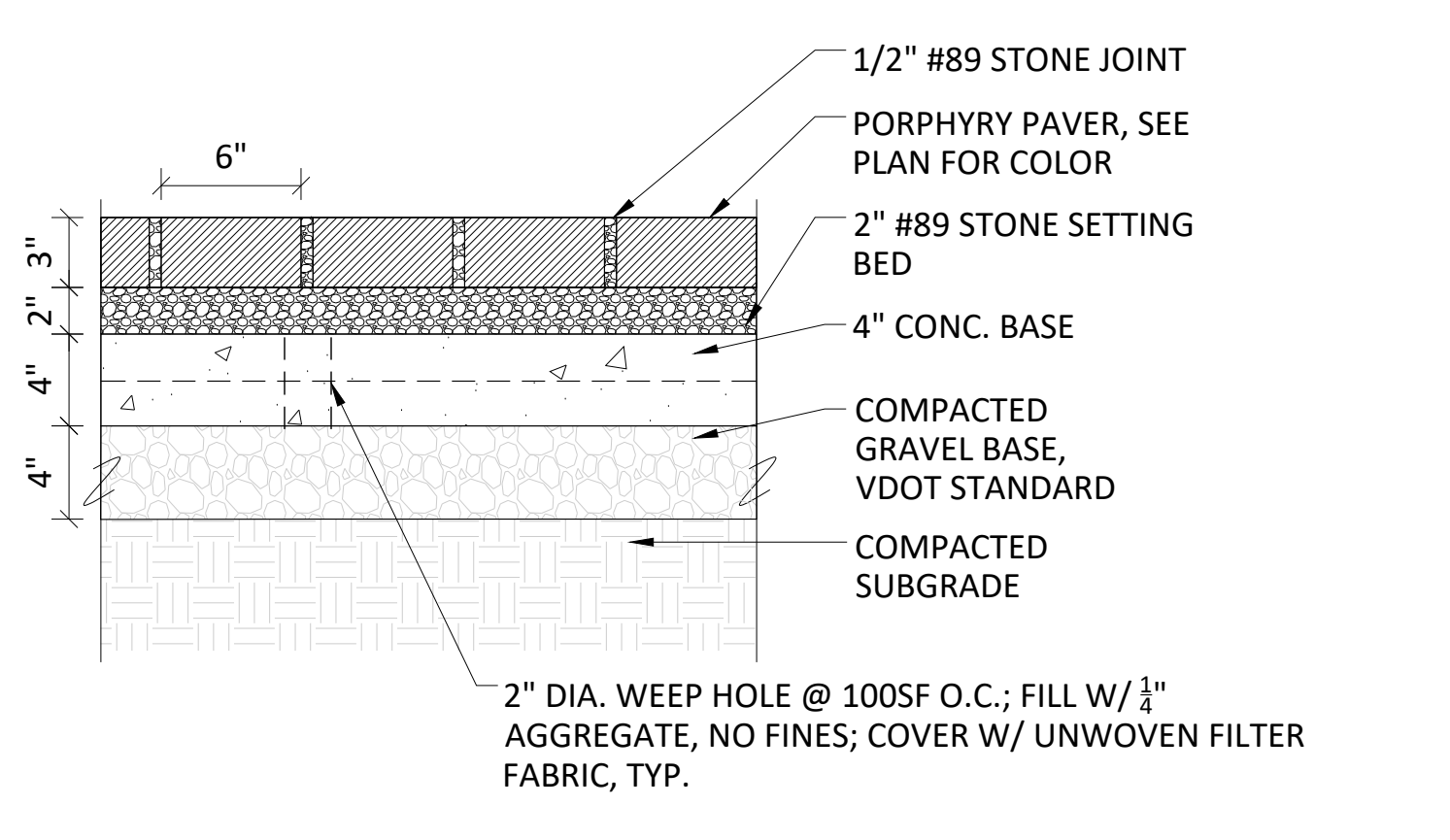
4 DIVISION STREET UNIT ENTRANCE_UNIT PATIO
SCALE: 1-1/2"=1'-0"



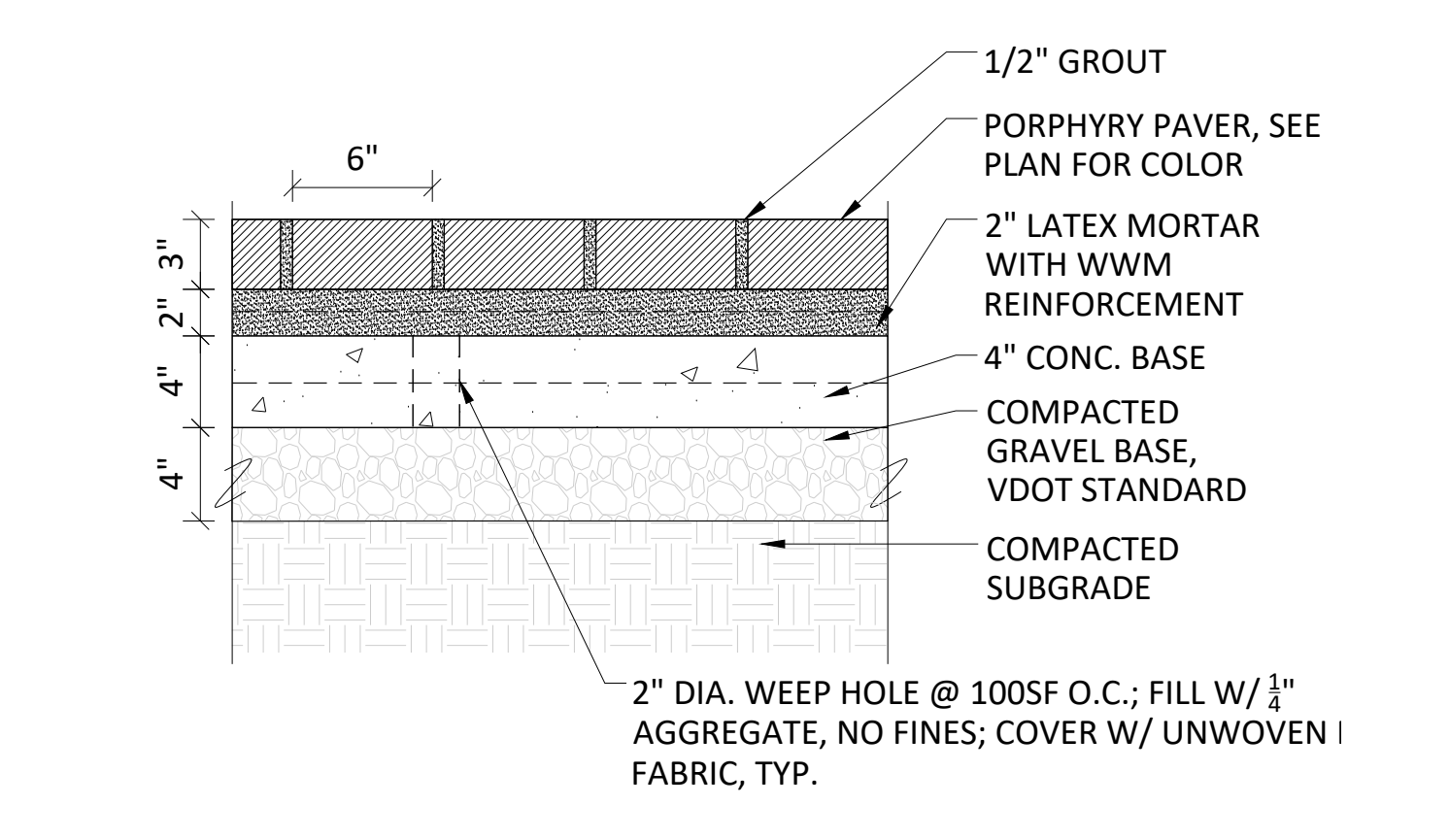
5 DIVISION STREET UNIT ENTRANCE_PLANTING
SCALE: 1-1/2"=1'-0"



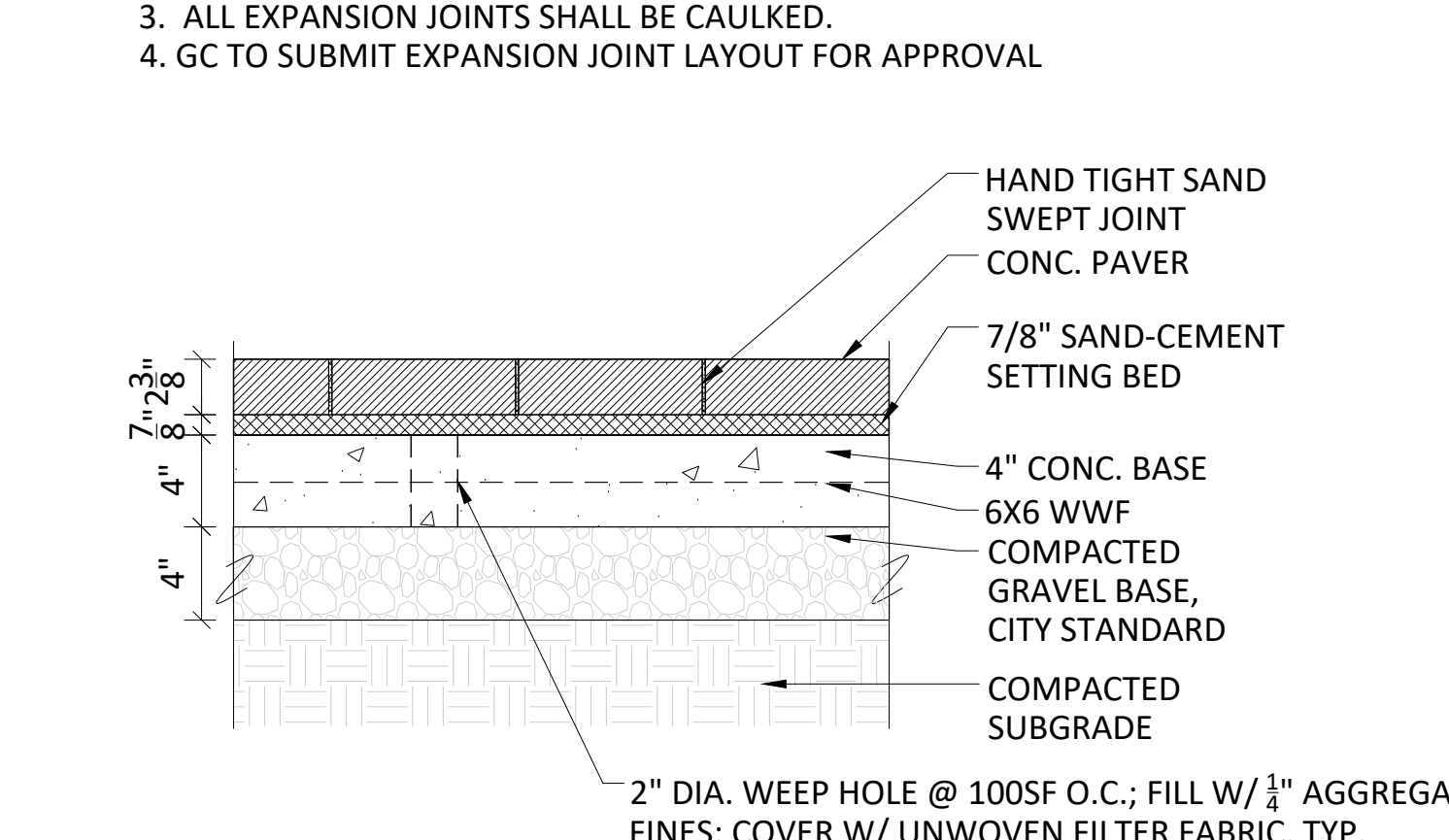
6 RIVER TERRACE STAIRS
SCALE: 1-1/2"=1'-0"



7 STONE PAVING - AGGREGATE BASE WITHIN PROPERTY
SCALE: 1 1/2"=1'-0"



8 STONE PAVING - MORTAR SETTING BED WITHIN PROPERTY
SCALE: 1-1/2"=1'-0"



9 UNIT PAVER - PEDESTRIAN WITHIN PROPERTY
SCALE: 1-1/2"=1'-0"

NOTES:
1. EXPANSION JOINTS SHALL OCCUR AT ALL FIXED OBJECTS, CURBS, AND WALLS.
2. EXPANSION JOINTS SHALL OCCUR AT 4'-20' O.C. AT SCORING PATTERN INTERVAL.
3. ALL EXPANSION JOINTS SHALL BE CAULKED.
4. GC TO SUBMIT EXPANSION JOINT LAYOUT FOR APPROVAL

FDP RESUBMISSION	2/6/2023
100% DD SUBMISSION	12/05/2022
50% DD SUBMISSION	10/24/2022
FDP SUBMISSION	9/28/2022
ISSUED FOR	DATE