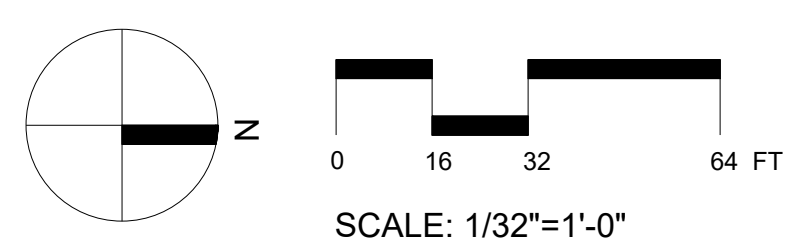




1 OVERALL SITE PLAN
1/32"=1'-0"



PROJECT TITLE

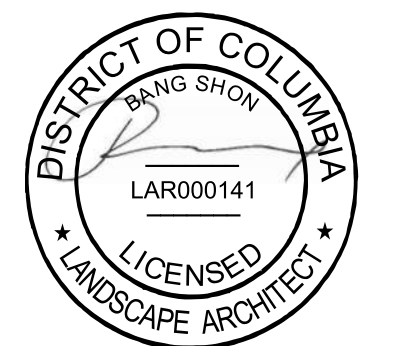
100 CLINTON AVENUE
STAMFORD, CT 06901

PROJECT NUMBER

FDP RESUBMISSION	2/13/2023
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

**ILLUSTRATIVE
LANDSCAPE PLAN**

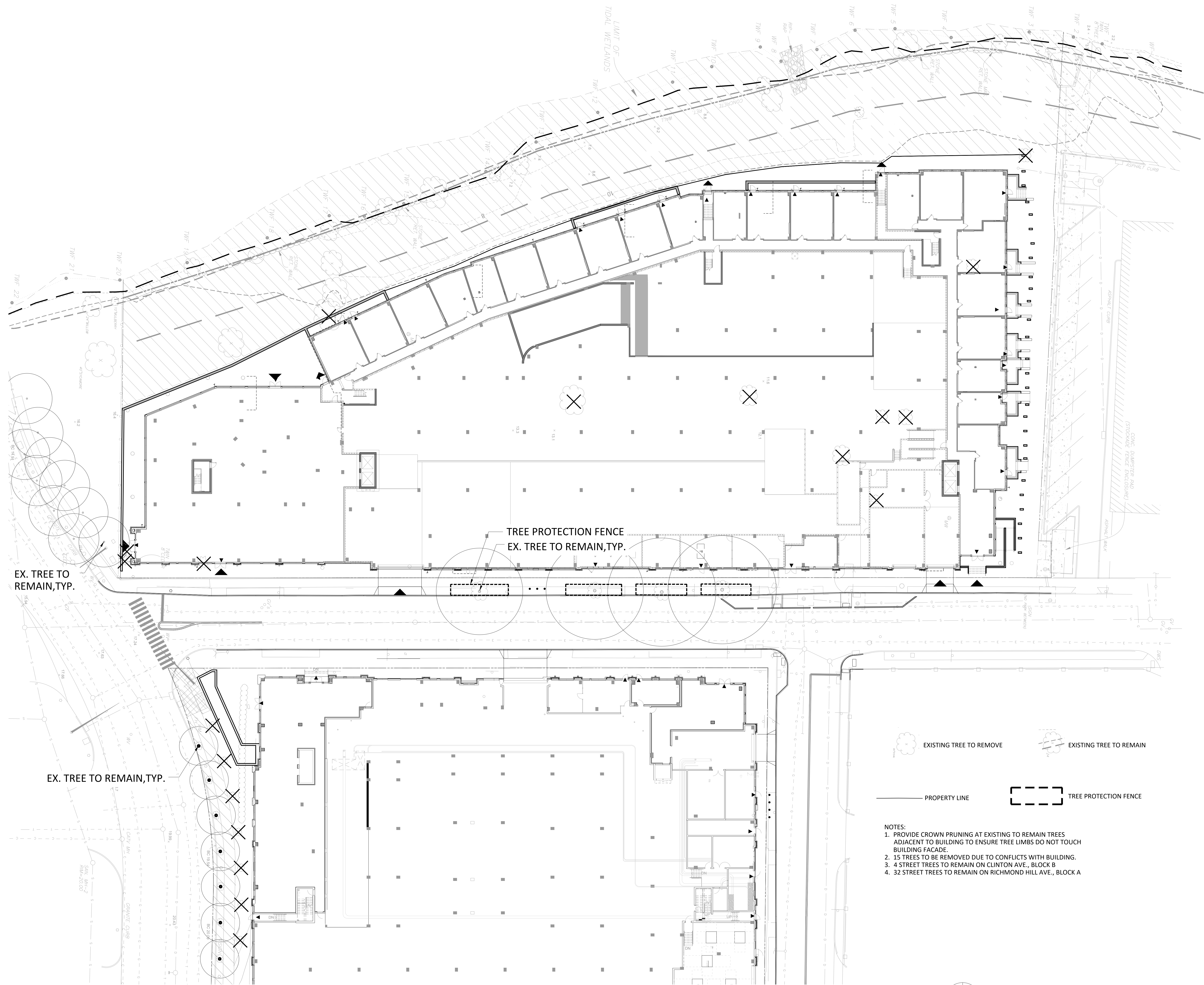
DRAWING TITLE



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

L002

SHEET OF



EX. TREE TO REMAIN, TYP.

TREE PROTECTION FENCE
EX. TREE TO REMAIN, TYP.

EX. TREE TO REMAIN, TYP.

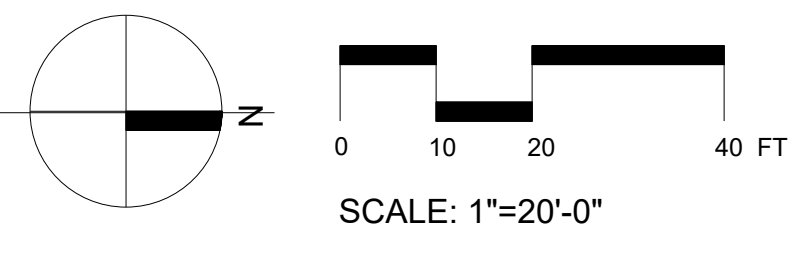
EXISTING TREE TO REMOVE

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 TITLE

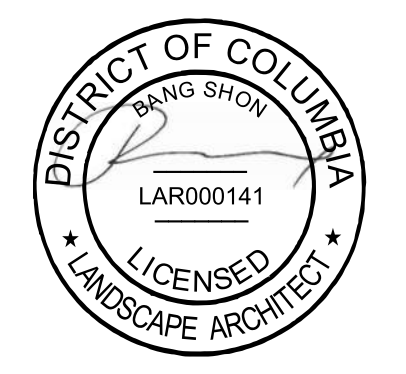
100 CLINTON AVENUE
STAMFORD, CT 06901

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

TREE PROTECTION PLAN

DRAWING TITLE



SCALE: AS NOTED

DATE:

DRAWN BY: GJLB

CHECKED BY: BS

DRAWING NUMBER

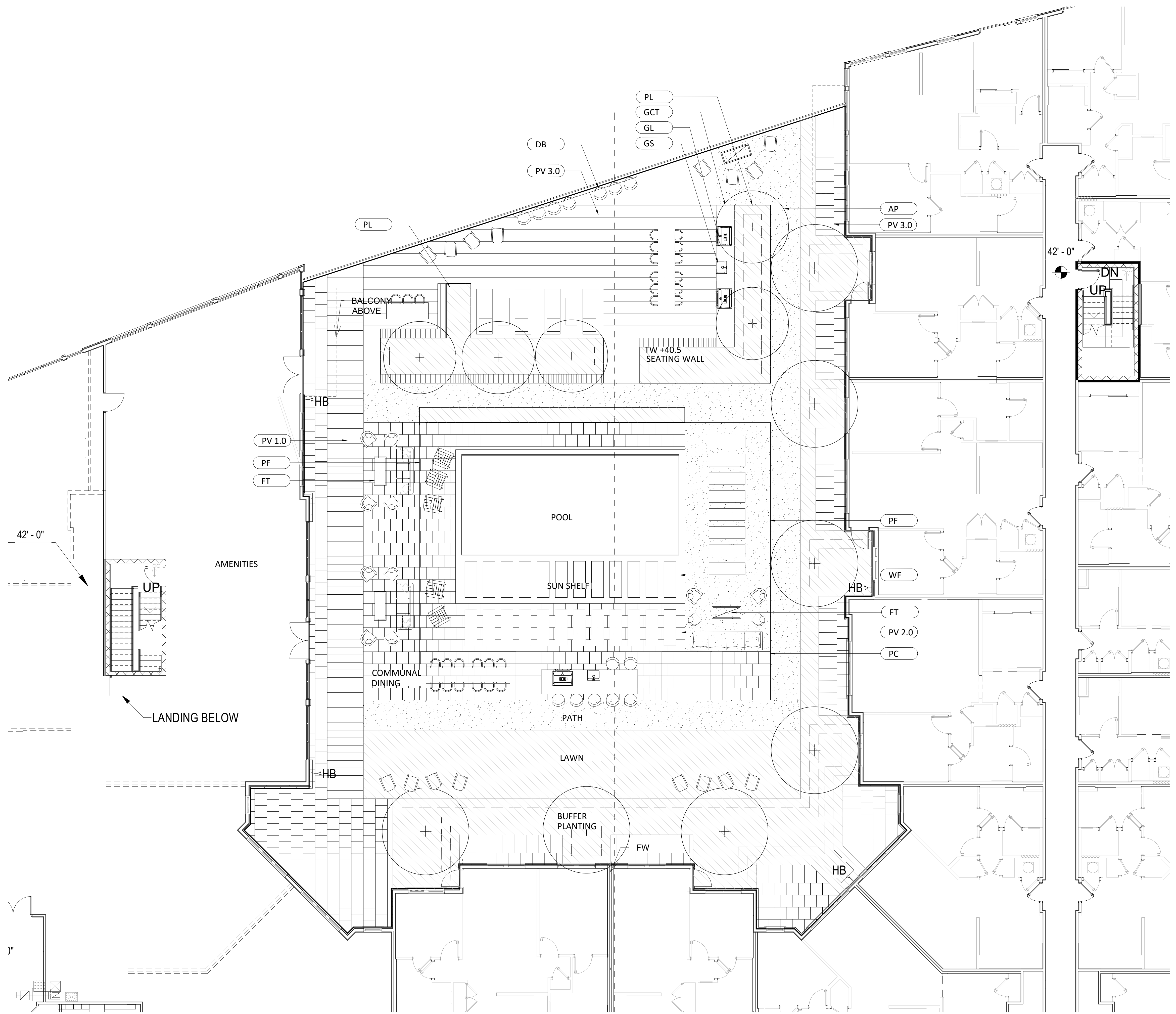
L003

SHEET

OF

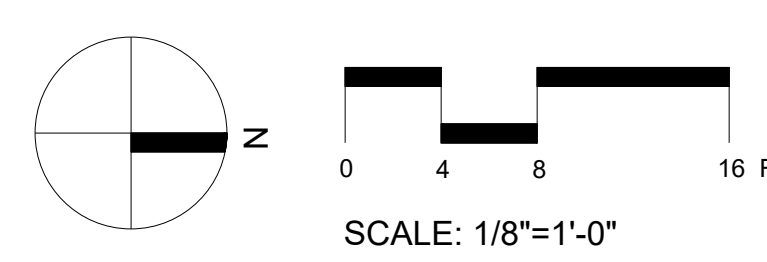
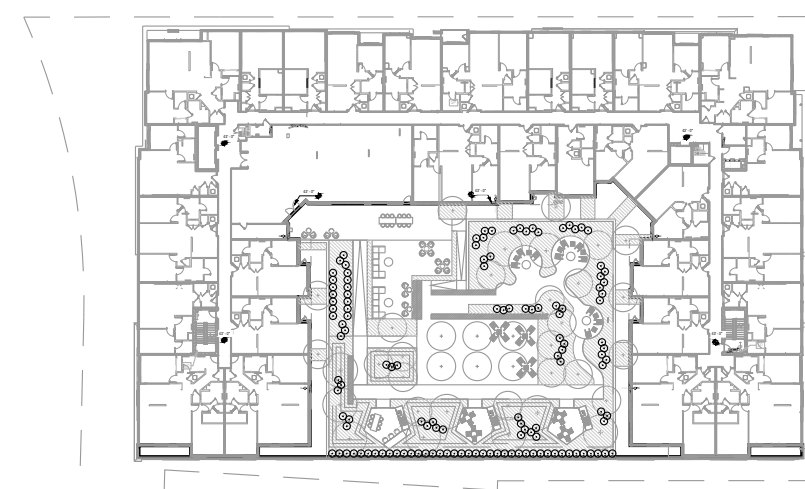
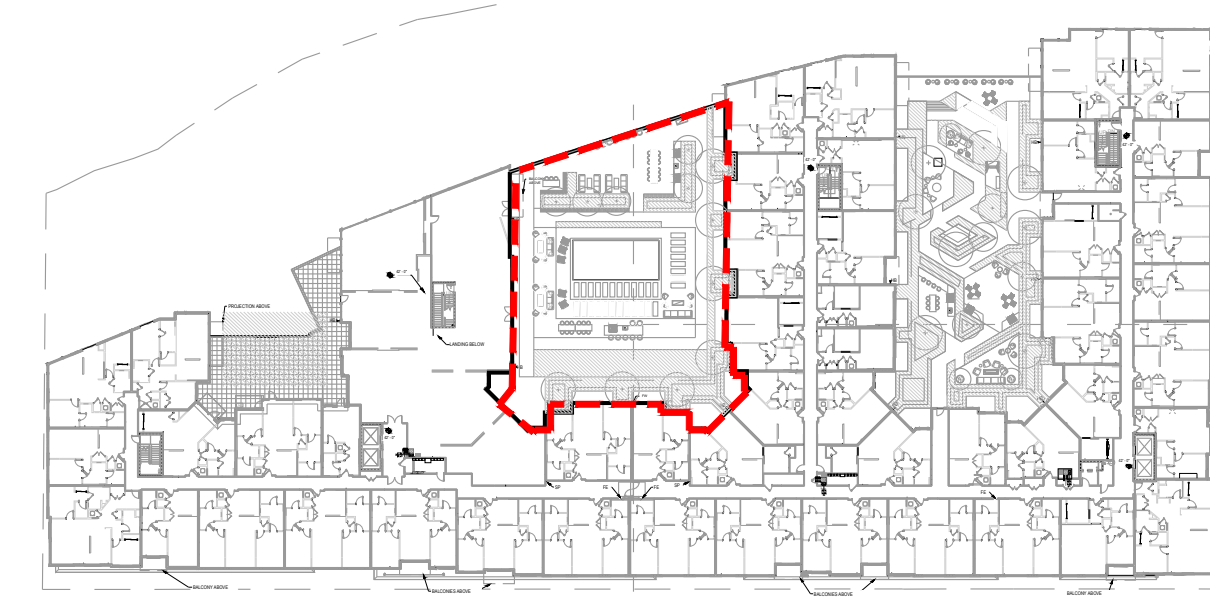
DRAWING NAME: L0030003_TREE PROTECTION PLAN DATE: 2/14/2023 5:55 AM L:\0030003_TREE PROTECTION PLAN.dwg

DRAWING NAME: L:\WORK\2022\11-01-AM L:\WORK\2022\11-01-AM BLOCK B CENTRAL COURTYARD MATERIALS PLAN.dwg
 PLOT DATE: 2/1/2023 11:45 AM



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"

KEY PLAN



PROJECT TITLE

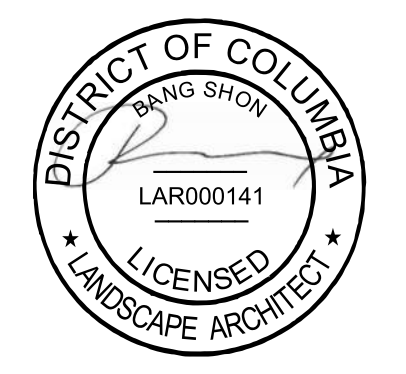
100 CLINTON AVENUE
 STAMFORD, CT 06901

PROJECT NUMBER

FDP RESUBMISSION	2/13/2023
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 MATERIAL PLAN

DRAWING TITLE



SCALE: AS NOTED

DATE:

DRAWN BY: DJLB

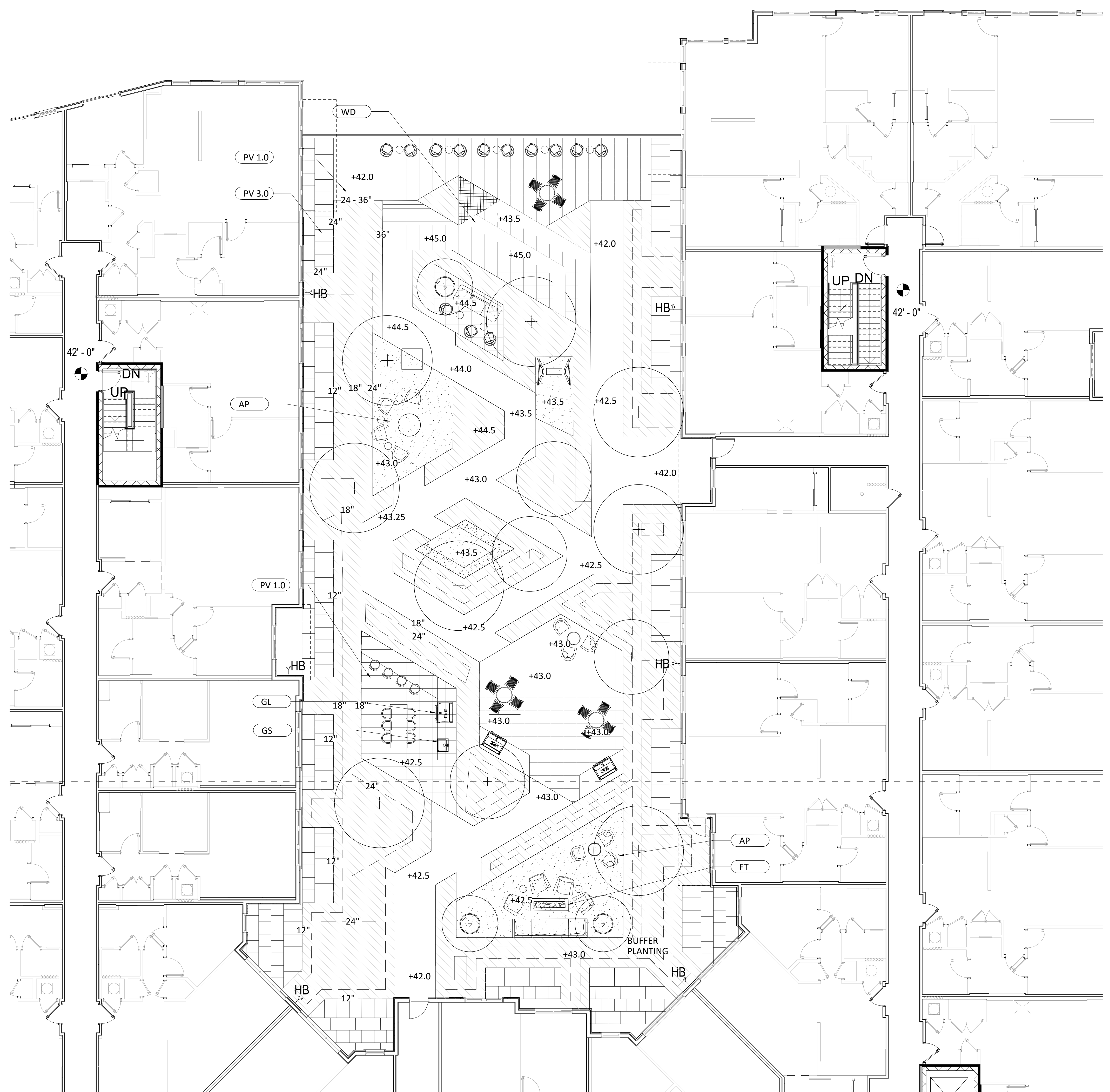
CHECKED BY: BS

DRAWING NUMBER

L102

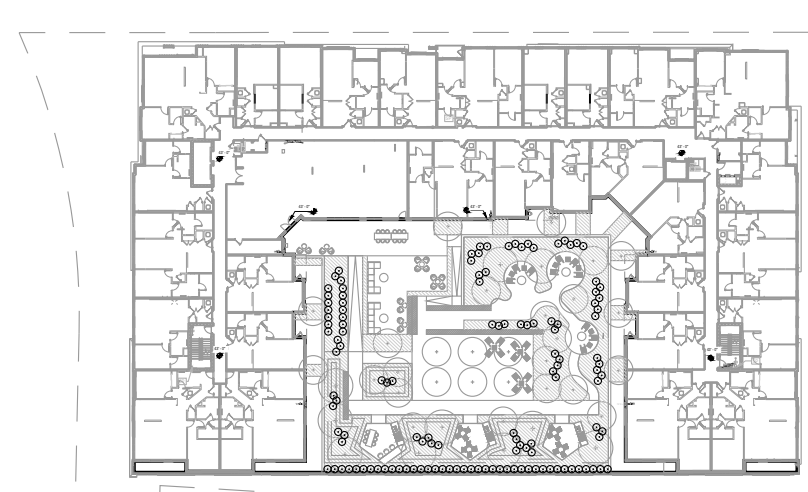
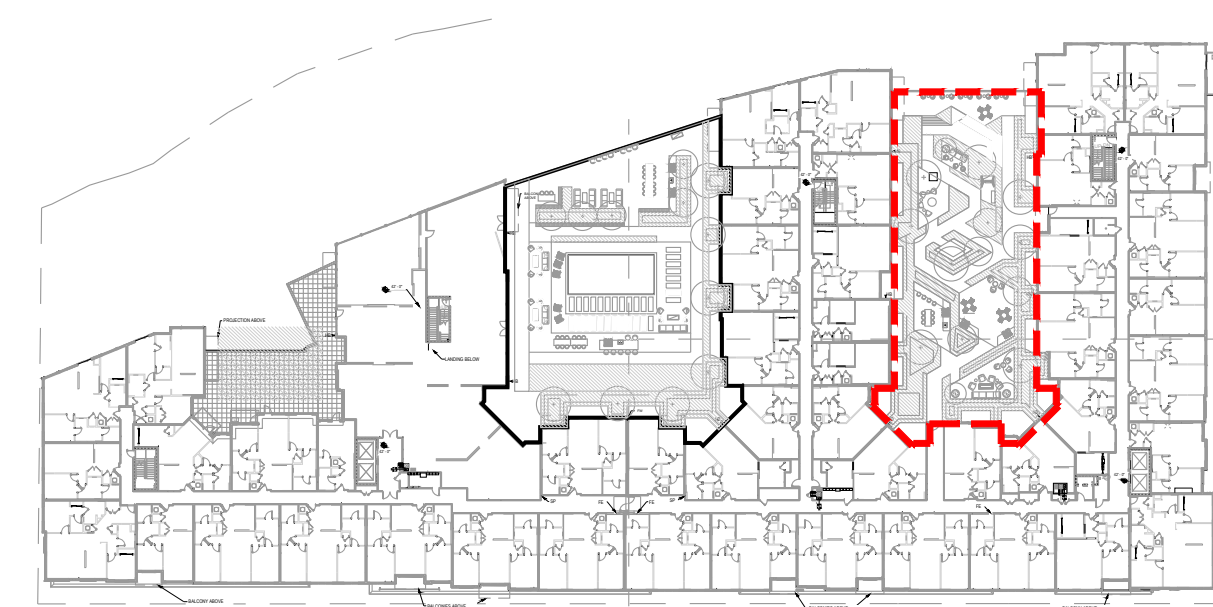
SHEET

OF

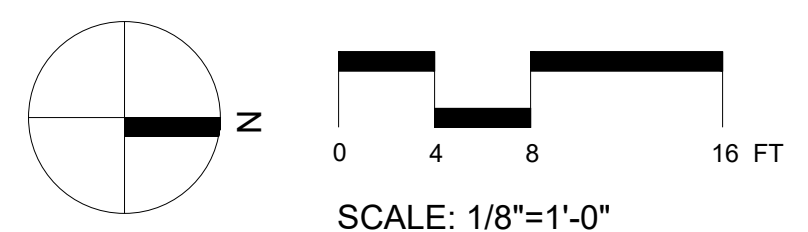


MATERIAL SCHEDULE

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"



PROJECT TITLE

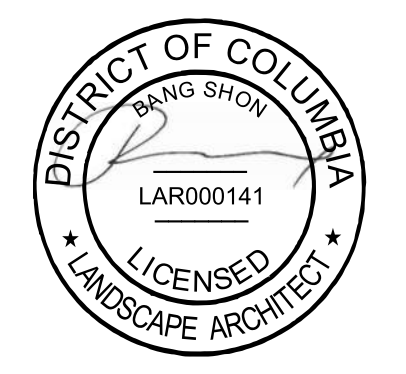
100 CLINTON AVENUE
STAMFORD, CT 06901

PROJECT NUMBER

FDP RESUBMISSION	2/13/2023
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 MATERIAL PLAN

DRAWING TITLE



SCALE: AS NOTED

DATE:

DRAWN BY: GJLB

CHECKED BY: BS

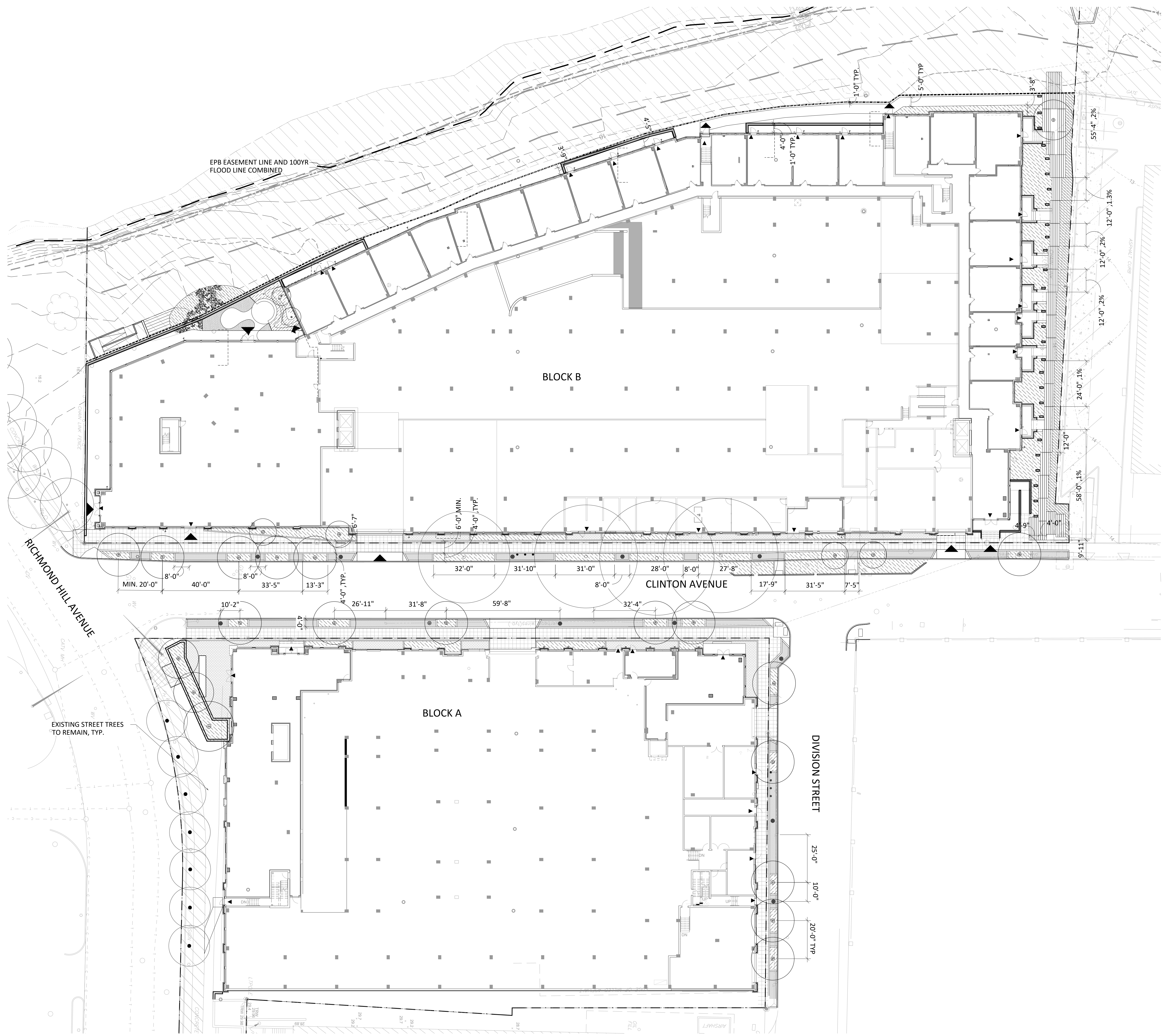
DRAWING NUMBER

L103

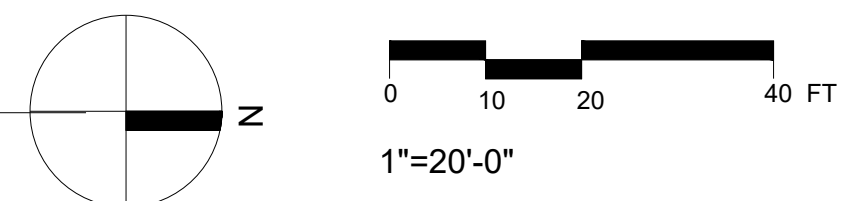
SHEET OF

DRAWING NAME: L1001000141_100 Clinton Avenue Block B North Courtyard Materials Plan.rvt
DATE: 2/13/2023 11:45 AM

DRAWING NAME: L:\PROJECTS\2023\100 Clinton Avenue\100 Clinton Avenue Streetscape Layout Plan.dwg
 PLOT DATE: 2/14/2023 8:55 AM



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



PROJECT TITLE

100 CLINTON AVENUE

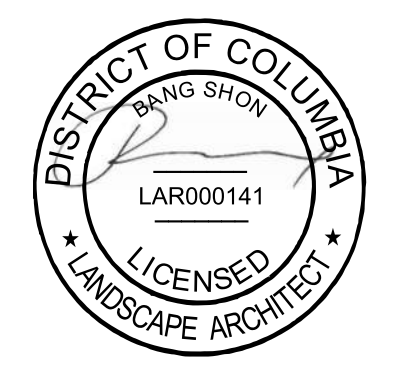
STAMFORD, CT 06901

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

STREETSCAPE LAYOUT PLAN

DRAWING TITLE



SCALE: AS NOTED

DATE:

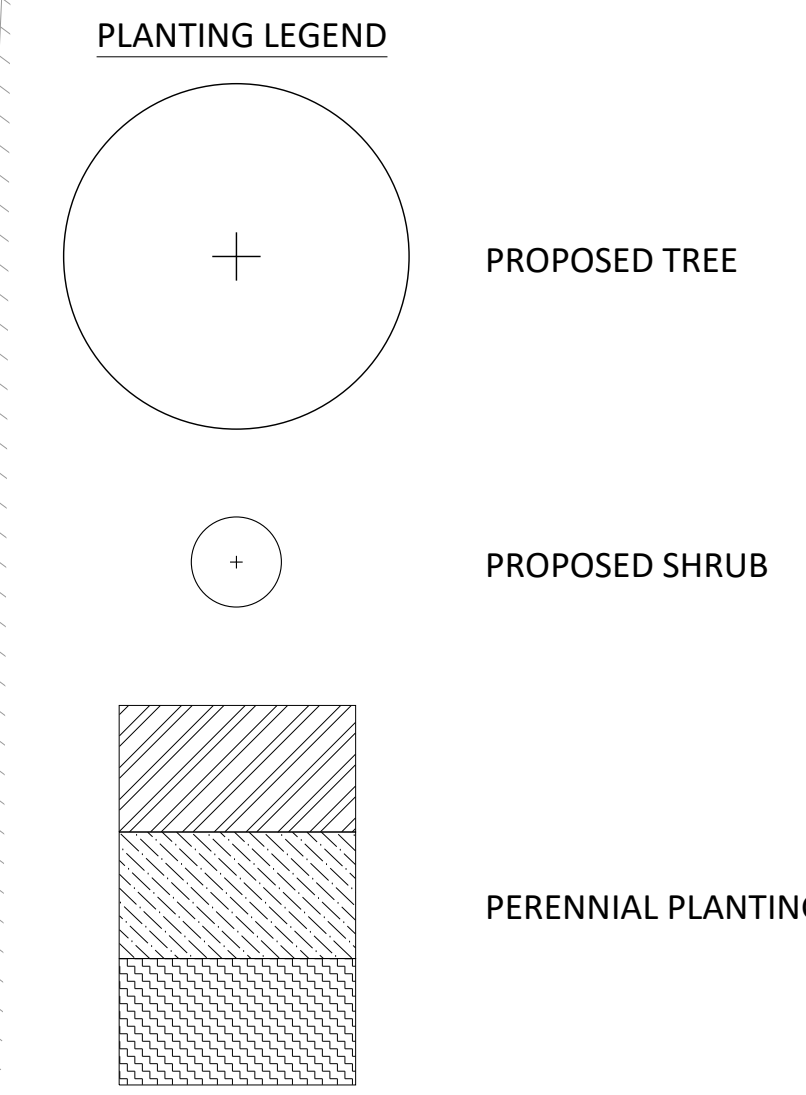
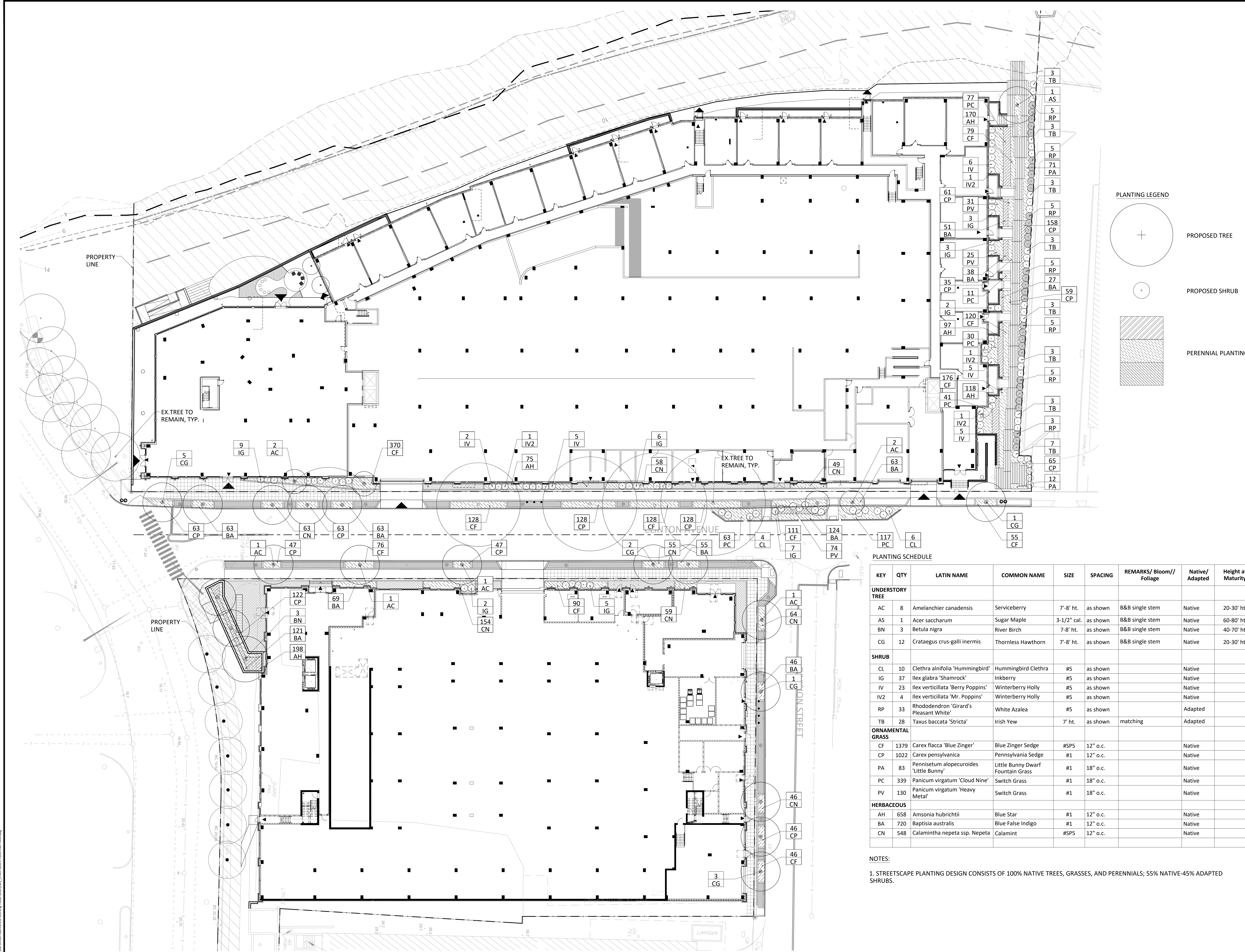
DRAWN BY: GJLB

CHECKED BY: BS

DRAWING NUMBER

L201

SHEET OF



PLANTING SCHEDULE

KEY	QTY	LATIN NAME	COMMON NAME	SIZE	SPACING	REMARKS/ Bloom// Foliage	Native/ Adapted	Height at Maturity
UNDERSTORY TREE								
AC	8	Amelanchier canadensis	Serviceberry	7'-8" ht.	as shown	B&B single stem	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	3	Betula nigra	River Birch	7-8" ht.	as shown	B&B single stem	Native	40-70' ht.
CG	12	Crataegus crus-galli inermis	Thornless Hawthorn	7'-8" ht.	as shown	B&B single stem	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	1379	Carex flacca 'Blue Zinger'	Blue Zinger Sedge	#SP5	12" o.c.		Native	
CP	1022	Carex pennsylvanica	Pennsylvania Sedge	#1	12" o.c.		Native	
PA	83	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass	#1	18" o.c.		Native	
PC	339	Panicum virgatum 'Cloud Nine'	Switch Grass	#1	18" o.c.		Native	
PV	130	Panicum virgatum 'Heavy Metal'	Switch Grass	#1	18" o.c.		Native	
HERBACEOUS								
AH	658	Amsonia hubrichtii	Blue Star	#1	12" o.c.		Native	
BA	720	Baptisia australis	Blue False Indigo	#1	12" o.c.		Native	
CN	548	Calamintha nepeta ssp. Nepeta	Calamint	#SP5	12" o.c.		Native	

NOTES:

1. STREETScape PLANTING DESIGN CONSISTS OF 100% NATIVE TREES, GRASSES, AND PERENNIALS; 55% NATIVE-45% ADAPTED SHRUBS.



PROJECT TITLE

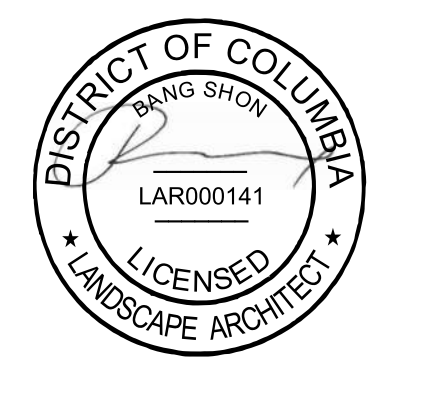
100 CLINTON AVENUE
STAMFORD, CT 06901

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

STREETSCAPE PLANTING PLAN

DRAWING TITLE

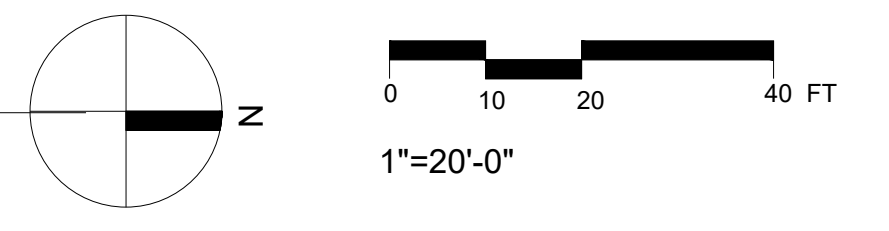


SCALE: AS NOTED
DATE:
DRAWN BY: DJLB
CHECKED BY: BS
DRAWING NUMBER

L501

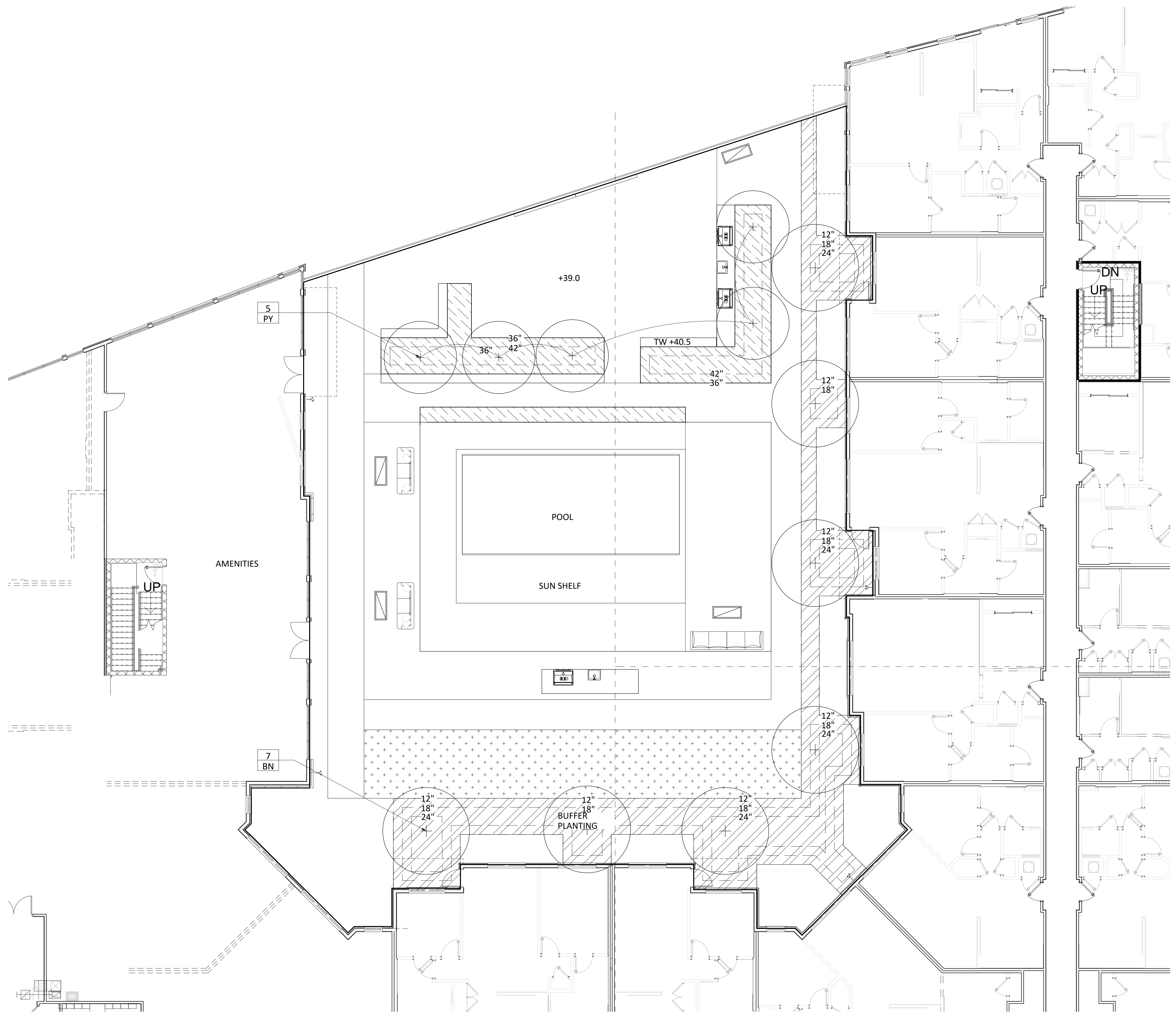
SHEET OF

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

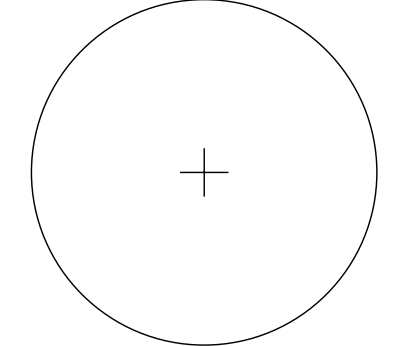


DRAWING NAME: L:\PROJECTS\2023\100 Clinton Street\100 Clinton Street Streetscape Planting Plan.dwg
PLOT DATE: 2/14/2023 3:08 PM
DRAWING NUMBER: LAR000141

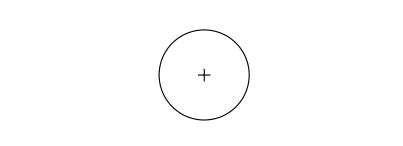
DRAWING NAME: 100 CLINTON AVENUE - BLOCK B CENTRAL COURTYARD PLANTING PLAN
 DATE: 11/14/2023
 DRAWN BY: DJL



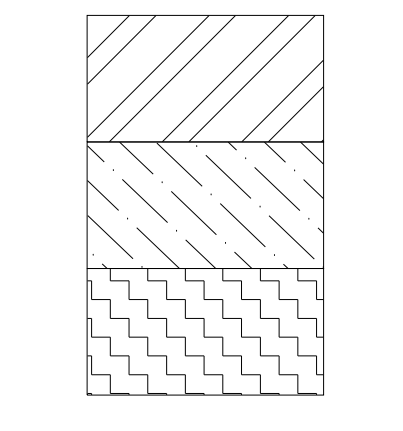
PLANTING LEGEND



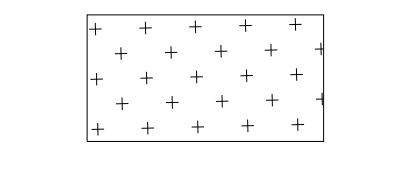
PROPOSED TREE



PROPOSED SHRUB

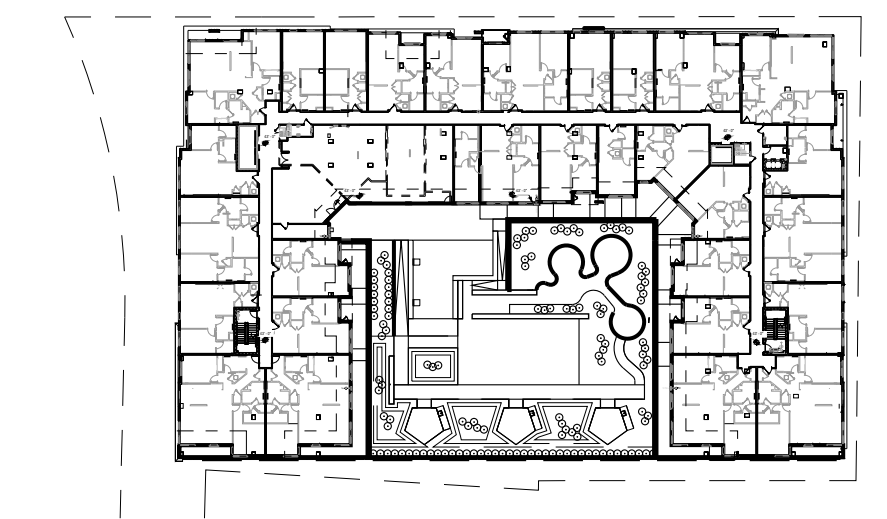
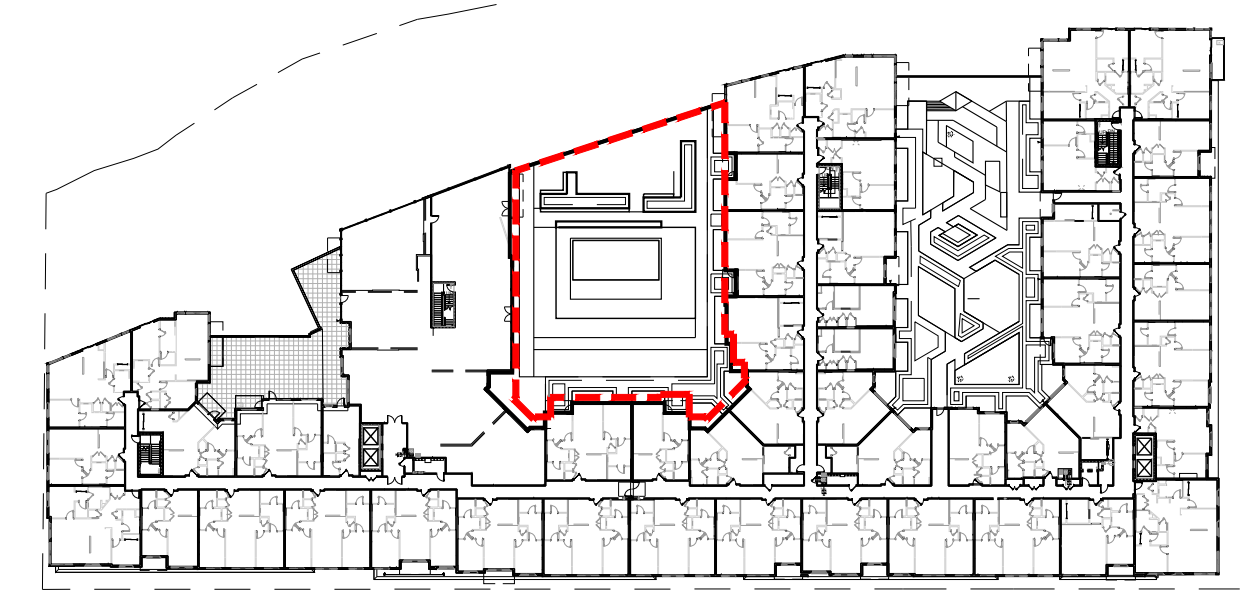


PERENNIAL PLANTING

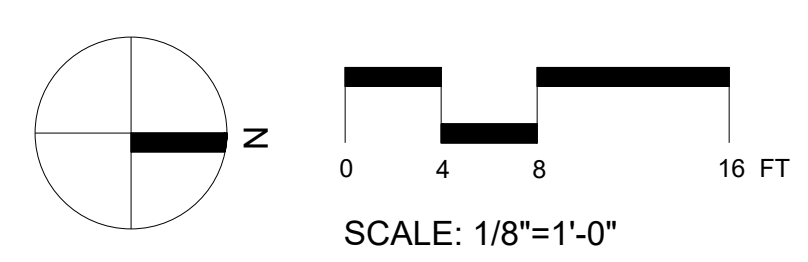


GRASS

NOTE: REFER TO L510 FOR PLANT SCHEDULE AND QUANTITIES.



KEY PLAN



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



PROJECT TITLE

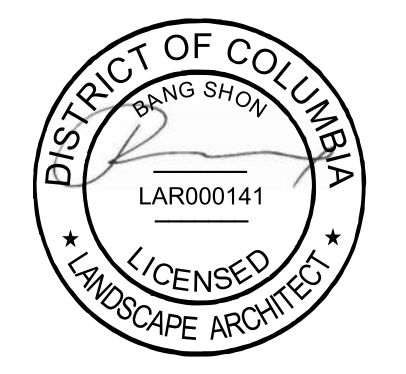
100 CLINTON AVENUE
 STAMFORD, CT 06901

PROJECT NUMBER

FDP RESUBMISSION	2/13/2023
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 PLANTING PLAN

DRAWING TITLE



SCALE: AS NOTED

DATE:

DRAWN BY: DJL

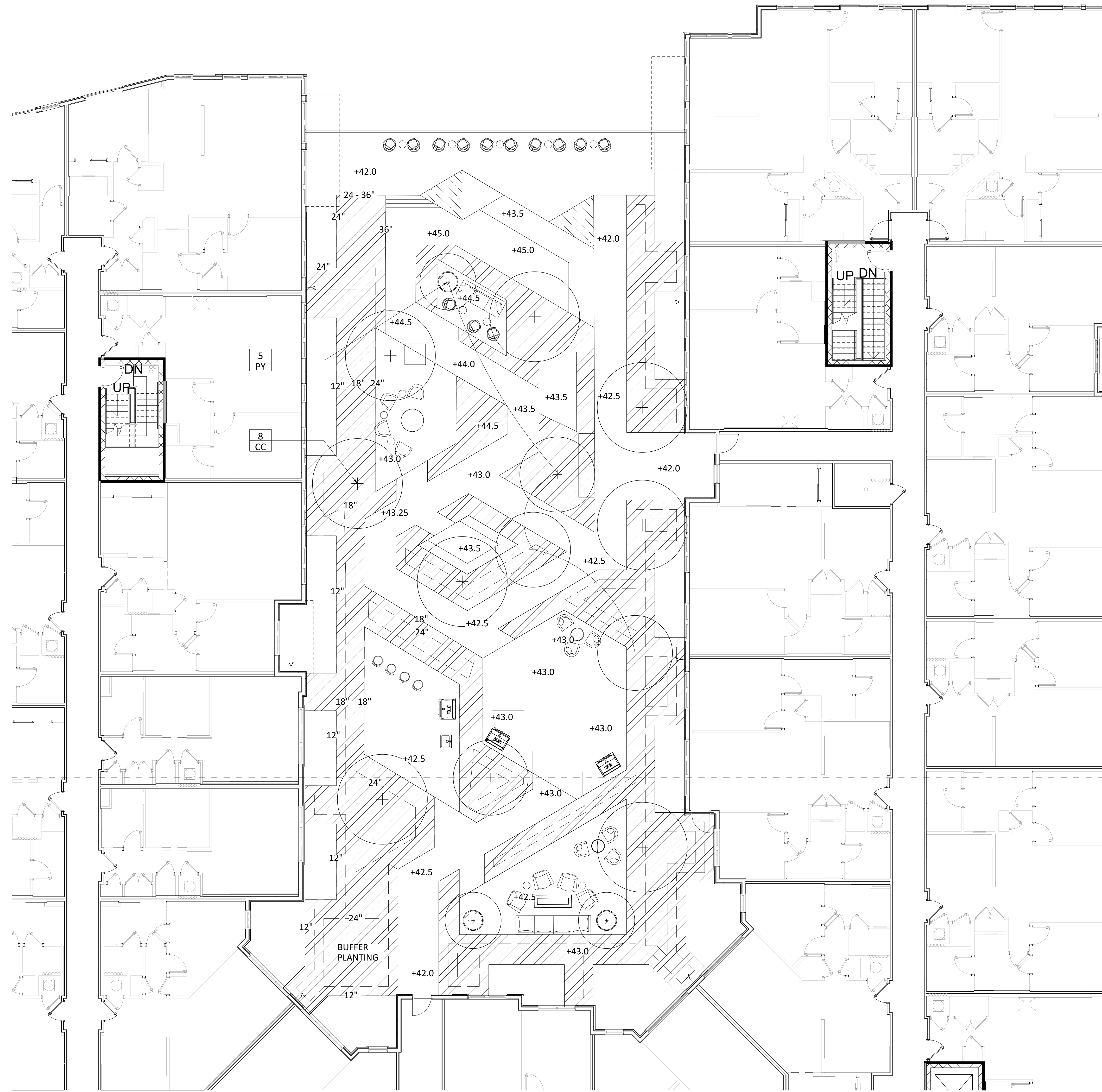
CHECKED BY: BS

DRAWING NUMBER

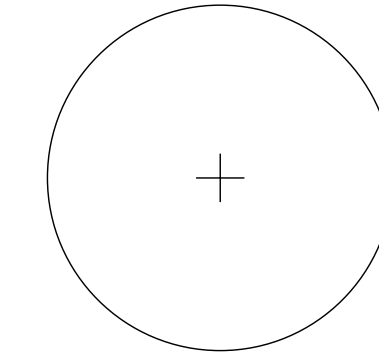
L502

SHEET

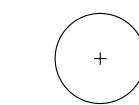
OF



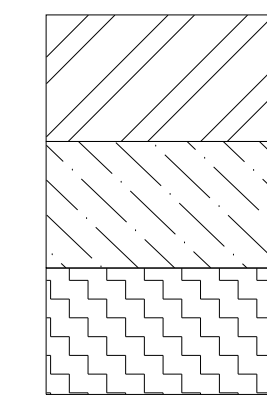
PLANTING LEGEND



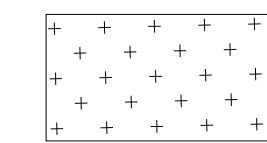
PROPOSED TREE



PROPOSED SHRUB

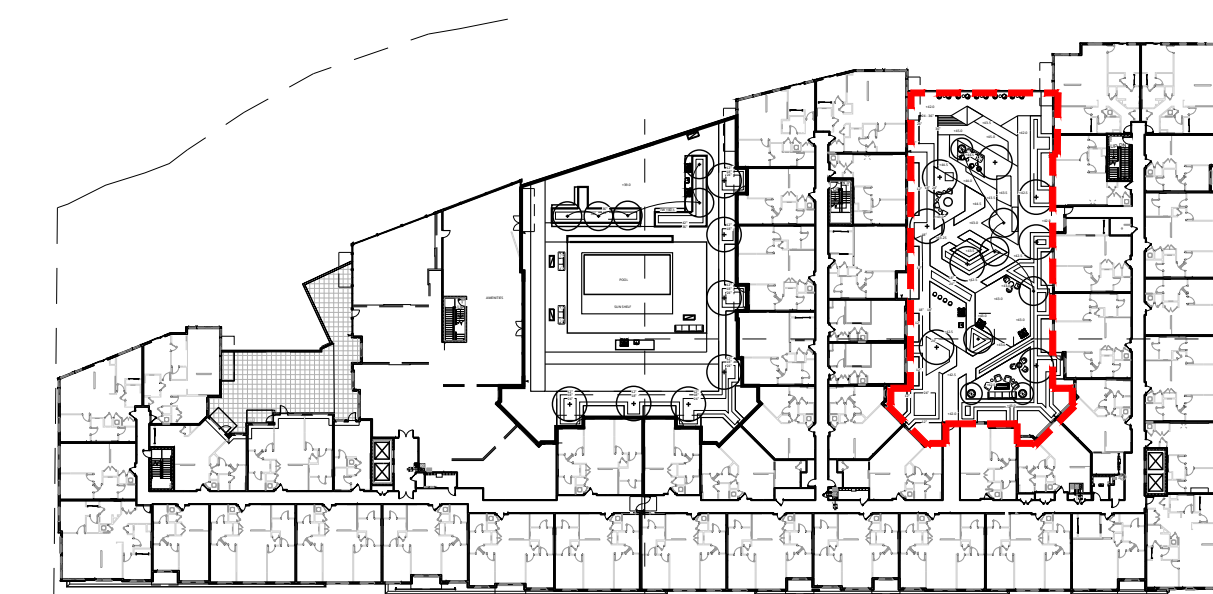


PERENNIAL PLANTING

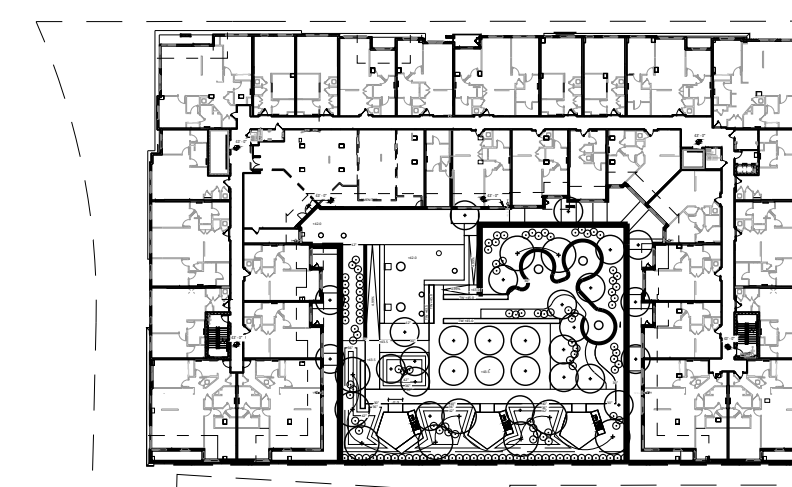


GRASS

NOTE: REFER TO L510 FOR PLANT SCHEDULE AND QUANTITIES.



KEY PLAN



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

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

DRAWING NAME: L503 BLOCK B NORTH COURTYARD PLANTING PLAN
DATE: 2/1/2023 11:48 AM

PROJECT TITLE

100 CLINTON AVENUE
STAMFORD, CT 06901

PROJECT NUMBER

FDP RESUBMISSION	2/13/2023
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

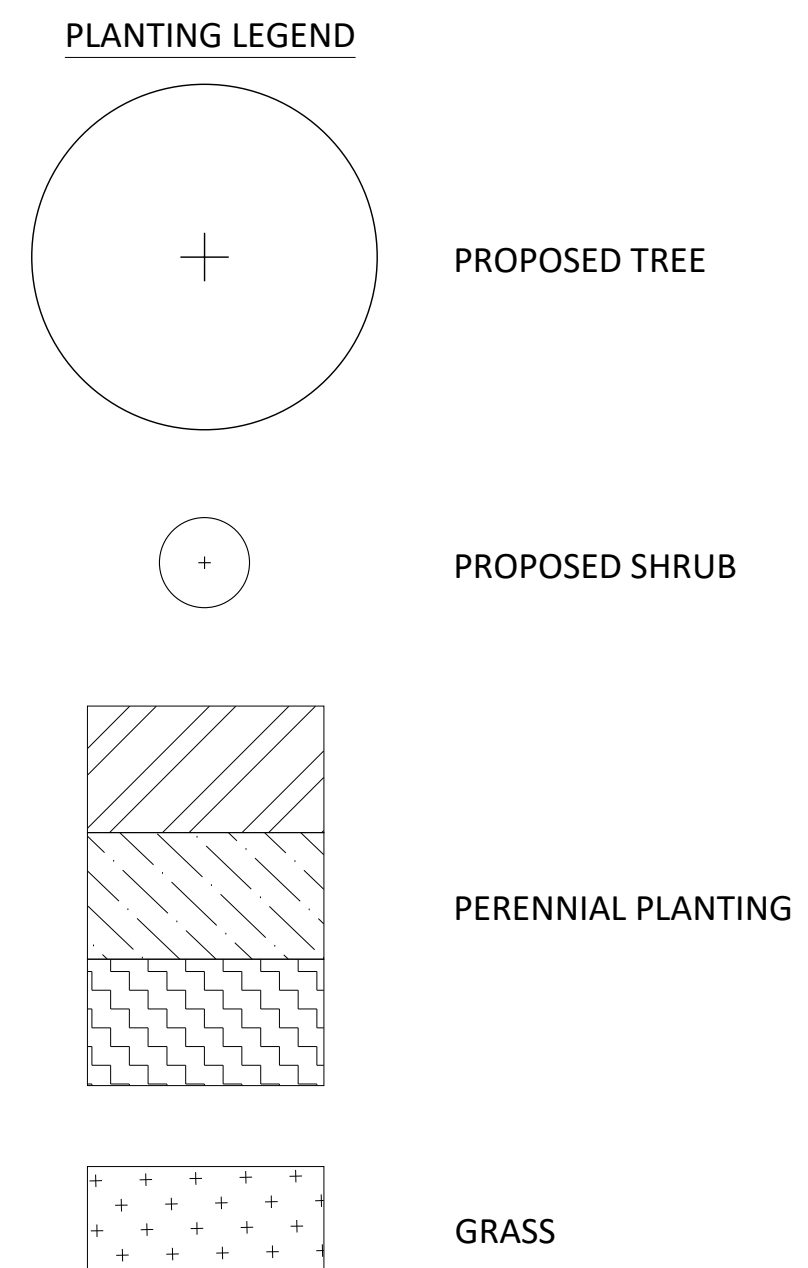
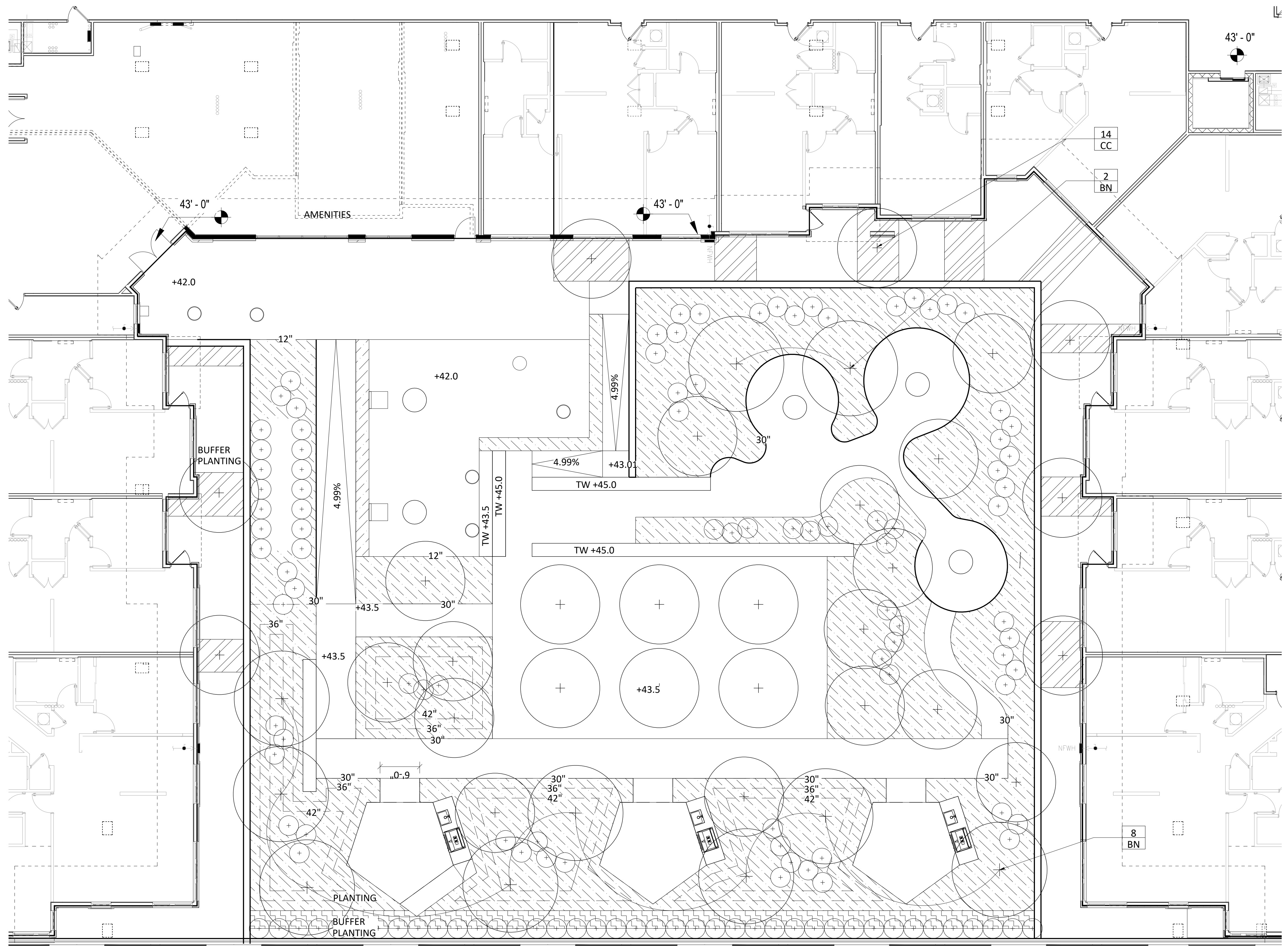
CHECKED BY: BS

DRAWING NUMBER

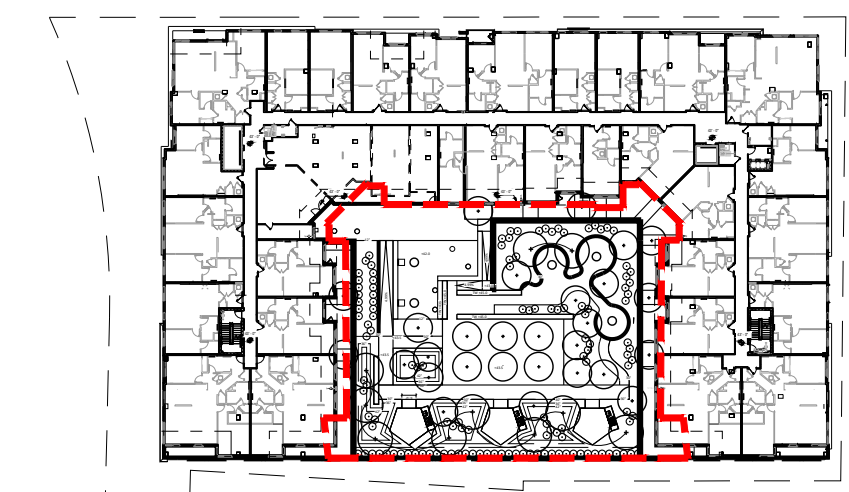
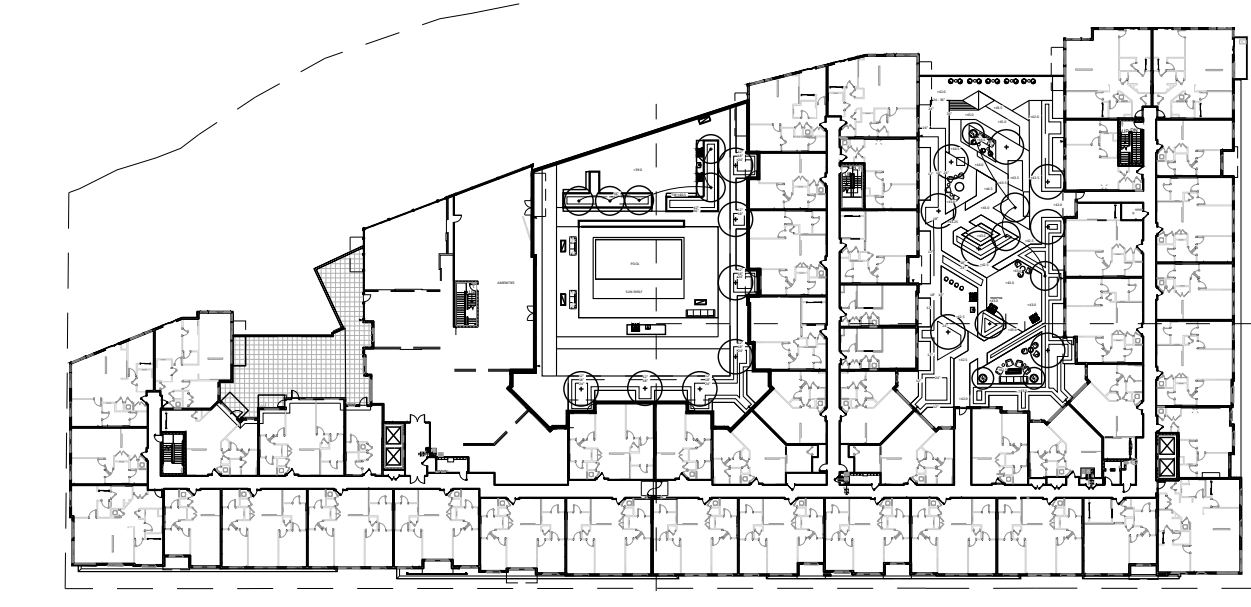
L503

SHEET

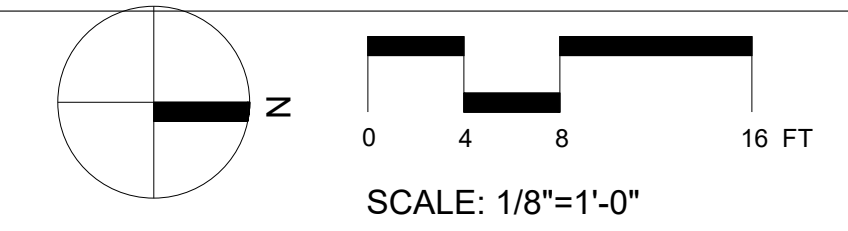
OF



NOTE: REFER TO L510 FOR PLANT SCHEDULE AND QUANTITIES.



KEY PLAN



SCALE: 1/8"=1'-0"

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

DRAWING NAME: 1504020201_BLOCK A COURTYARD PLANTING PLAN.dwg
DATE: 2/1/2023 11:44 AM



PROJECT TITLE

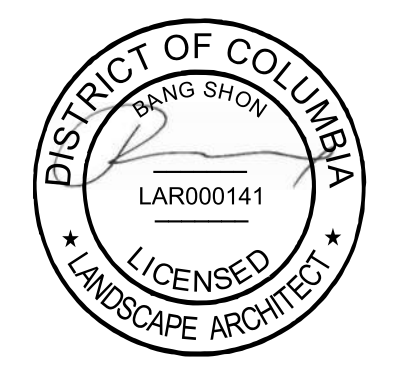
100 CLINTON AVENUE
STAMFORD, CT 06901

PROJECT NUMBER

FDP RESUBMISSION	2/13/2023
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

DRAWING TITLE



SCALE: AS NOTED

DATE:

DRAWN BY: DJLB

CHECKED BY: BS

DRAWING NUMBER

L504

SHEET

OF

STREETSCAPE - SHEET L501

KEY	QTY	LATIN NAME	COMMON NAME	SIZE	SPACING	REMARKS/ Bloom// Foliage	Native/ Adapted	Height at Maturity
UNDERSTORY TREE								
AC	8	Amelanchier canadensis	Serviceberry	7'-8' ht.	as shown	B&B single stem	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	3	Betula nigra	River Birch	7-8' ht.	as shown	B&B single stem	Native	40-70' ht.
CG	12	Crataegus crus-galli inermis	Thornless Hawthorn	7-8' ht.	as shown	B&B single stem	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	1379	Carex flacca 'Blue Zinger'	Blue Zinger Sedge	#SP5	12" o.c.		Native	
CP	1022	Carex pensylvanica	Pennsylvania Sedge	#1	12" o.c.		Native	
PA	83	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass	#1	18" o.c.		Native	
PC	339	Panicum virgatum 'Cloud Nine'	Switch Grass	#1	18" o.c.		Native	
PV	130	Panicum virgatum 'Heavy Metal'	Switch Grass	#1	18" o.c.		Native	
HERBACEOUS								
AH	658	Amsonia hubrichtii	Blue Star	#1	12" o.c.		Native	
BA	720	Baptisia australis	Blue False Indigo	#1	12" o.c.		Native	
CN	548	Calamintha nepeta ssp. Nepeta	Calamint	#SP5	12" o.c.		Native	

BLOCK B CENTRAL COURTYARD - SHEET L502

KEY	QUANTITY	LATIN NAME	COMMON NAME	SIZE	SPACING	LIGHT REQUIREMENTS	EVERGREEN	REMARKS/ Bloom// Foliage	Native/ Adapted
TREES									
BN	7	Betula Nigra 'HERITAGE'	River Birch	6-7' ht.	as shown	Sun-Pt. Shade			Native
PY	5	Prunus x yedoensis	Yoshino Cherry	6-7' ht.	as shown	Sun - Pt. Shade			Adapted
SHRUB									
CT		Calliopsis americana 'Profusion'	Profusion Beautyberry	#5	as shown	Sun-Pt. Shade			Native
EF		Euonymus fortunei 'Emerald 'n' Gold'	Wintercreeper Euonymus	#3	as shown	Sun-Pt. Shade	Y		Adapted
FG		Fothergilla gardenii 'Blue Mist'	Blue Mist Fothergilla	#5	as shown	Pt. Sun - Shade			Adapted
HQ		Hydrangea quercifolia 'Snow Queen'	Oakleaf Hydrangea	#5	as shown	Sun-Pt. Shade			Adapted
IG		Ilex glabra 'Densa'	Dense Inkberry	#5	as shown	Sun-Pt. Shade	Y		Native
ID		Ilex verticillata 'Jim Dandy'	Winterberry (MALE)	#5	as shown	Pt. Sun - Shade			Native
IV		Ilex verticillata 'Nana' RED SPRITE	Winterberry	#5	as shown	Pt. Sun - Shade			Native
KL		Kalmia latifolia	Mountain Laurel	#5	as shown	Pt. Shade	Y		Native
KL2		Kalmia latifolia 'Bullseye'	Mountain Laurel	#5	as shown	Pt. Shade	Y		Native
ORNAMENTAL GRASS									
CF		Carex flacca 'Blue Zinger'	Blue Zinger Sedge	#SP5	12" o.c.	Sun-Pt. Shade			Native
CP		Carex pensylvanica	Pennsylvania Sedge	#1	18" o.c.	Sun-Pt. Shade			Native
DC		Deschampsia cespitosa	Tufted Hair Grass	#1	18" o.c.	Pt. Shade			Adapted
PV		Panicum virgatum 'Shenandoah'	Switchgrass	#3	24" o.c.	Sun-Pt. Shade			Native
HERBACEOUS									
CN		Calamintha nepeta ssp. nepeta	Calamint	#1	12" o.c.	Sun-Pt. Shade			Adapted
EC		Echinacea purpurea	Purple Coneflower	#1	18" o.c.	Sun-Pt. Shade			Adapted
ER		Echinops Ritro 'Veitch's Blue'	Small Globe Thistle	#3	12" o.c.	Sun-Pt. Shade			Adapted
ED		Eurybia divaricata	White Wood Aster	#1	12" o.c.	Shade			Native
EG		Epimedium grandiflorum 'Rose Queen'	Bishop's Hat	#1	12" o.c.	Pt. Shade			Adapted
SE		Sedum 'Autumn Joy'	Autumn Joy Sedum	#3	12" o.c.	Sun - Pt. Shade			Adapted
TC		Tiarella cordifolia	Foamflower	#SP5	12" o.c.	Pt. Shade-Shade			Native
FERNS									
AN		Athyrium niponicum var. pictum	Japanese painted fern	#1	12" o.c.	Shade			Adapted
DM		Dryopteris marginalis	Eastern Wood Fern	#1	12" o.c.	Shade			Native
DP		Dryopteris pseudofilix-mas	Mexican male fern	#1	18" o.c.	Shade			Native
PA		Polystichum acrostichoides	Christmas fern	#1	12" o.c.	Shade			Native

BLOCK B NORTH COURTYARD - SHEET L503

KEY	QUANTITY	LATIN NAME	COMMON NAME	SIZE	SPACING	LIGHT REQUIREMENTS	EVERGREEN	REMARKS/ Bloom// Foliage	Native/ Adapted
TREES									
CC	8	Carpinus betulus	European Hornbeam	6-7' ht.	as shown	Pt.-Full Shade			Native
PY	5	Prunus x yedoensis	Yoshino Cherry	6-7' ht.	as shown	Sun - Pt. Shade			Adapted
SHRUB									
FG		Fothergilla gardenii 'Blue Mist'	Blue Mist Fothergilla	#5	as shown	Pt. Sun - Shade			Adapted
ID		Ilex verticillata 'Jim Dandy'	Winterberry (MALE)	#5	as shown	Pt. Sun - Shade			Native
IV		Ilex verticillata 'Nana' RED SPRITE	Winterberry	#5	as shown	Pt. Sun - Shade			Native
KL		Kalmia latifolia	Mountain Laurel	#5	as shown	Pt. Shade	Y		Native
KL2		Kalmia latifolia 'Bullseye'	Mountain Laurel	#5	as shown	Pt. Shade	Y		Native
RC		Rhododendron 'Catawbiense Album'	Catawba Rhododendron	#7	as shown	Pt. Shade	Y		Adapted
RN		Rhododendron 'Nova Zembla'	Rhododendron	#7	as shown	Sun-Pt. Shade	Y		Adapted
ORNAMENTAL GRASS									
CF		Carex flacca 'Blue Zinger'	Blue Zinger Sedge	#SP5	12" o.c.	Sun-Pt. Shade			Native
CP		Carex pensylvanica	Pennsylvania Sedge	#1	18" o.c.	Sun-Pt. Shade			Native
DC		Deschampsia cespitosa	Tufted Hair Grass	#1	18" o.c.	Pt. Shade			Adapted
PV		Panicum virgatum 'Shenandoah'	Switchgrass	#3	24" o.c.	Sun-Pt. Shade			Native
HERBACEOUS									
ED		Eurybia divaricata	White Wood Aster	#1	12" o.c.	Shade			Native
EG		Epimedium grandiflorum 'Rose Queen'	Bishop's Hat	#1	12" o.c.	Pt. Shade			Adapted
GP		Gaultheria procumbens	Wintergreen	#1	12" o.c.	Shade	Y		Native
PT		Pachysandra terminalis	Pachysandra	#1	8" o.c.	Shade	Y		Adapted
PO		Polygonatum odoratum 'Variegatum'	Solomon's Seal	#1	12" o.c.	Shade			Adapted
TC		Tiarella cordifolia	Foamflower	#SP5	12" o.c.	Pt. Shade-Shade			Native
FERNS									
AN		Athyrium niponicum var. pictum	Japanese painted fern	#1	12" o.c.	Shade			Adapted
DM		Dryopteris marginalis	Eastern Wood Fern	#1	12" o.c.	Shade			Native
DP		Dryopteris pseudofilix-mas	Mexican male fern	#1	18" o.c.	Shade			Native
PA		Polystichum acrostichoides	Christmas fern	#1	12" o.c.	Shade			Native

BLOCK A COURTYARD - SHEET L504

KEY	QUANTITY	LATIN NAME	COMMON NAME	SIZE	SPACING	LIGHT REQUIREMENTS	EVERGREEN	REMARKS/ Bloom// Foliage	Native/ Adapted
TREES									
BN	10	Betula Nigra 'HERITAGE'	River Birch	6-7' ht.	as shown	Sun-Pt. Shade			Native
CC	28	Carpinus caroliniana	American Hornbeam	6-7' ht.	as shown	Pt.-Full Shade			Native
SHRUB									
CT		Calliopsis americana 'Profusion'	Profusion Beautyberry	#5	as shown	Sun-Pt. Shade			Native
CS		Cornus sericea 'Kelsey'	Kelsey Redosier Dogwood	#3	as shown	Sun-Pt. Shade			Native
HQ		Hydrangea quercifolia 'Snow Queen'	Oakleaf Hydrangea	#5	as shown	Sun-Pt. Shade			Adapted
IG		Ilex glabra 'Densa'	Dense Inkberry	#5	as shown	Sun-Pt. Shade	Y		Native
ID		Ilex verticillata 'Jim Dandy'	Winterberry (MALE)	#5	as shown	Pt. Sun - Shade			Native
IV		Ilex verticillata 'Nana' RED SPRITE	Winterberry	#5	as shown	Pt. Sun - Shade			Native
KL		Kalmia latifolia	Mountain Laurel	#5	as shown	Pt. Shade	Y		Native
KL2		Kalmia latifolia 'Bullseye'	Mountain Laurel	#5	as shown	Pt. Shade	Y		Native
ORNAMENTAL GRASS									
CF		Carex flacca 'Blue Zinger'	Blue Zinger Sedge	#SP5	12" o.c.	Sun-Pt. Shade			Native
CP		Carex pensylvanica	Pennsylvania Sedge	#1	18" o.c.	Sun-Pt. Shade			Native
DC		Deschampsia cespitosa	Tufted Hair Grass	#1	18" o.c.	Pt. Shade			Adapted
PV		Panicum virgatum 'Shenandoah'	Switchgrass	#3	24" o.c.	Sun-Pt. Shade			Native
HERBACEOUS									
AS		Achillea serbica	Serbian Yarrow	#1	12" o.c.	Sun	Y		Adapted
AH		Amsonia hubrichtii	Hubricht's bluestar	#3	12" o.c.	Sun - Pt. Shade			Adapted
AD		Allium sphaerocephalon	Drumstick Allium	#1	12" o.c.	Sun - Pt. Shade			Adapted
ED		Eurybia divaricata	White Wood Aster	#1	12" o.c.	Shade			Native
EG		Epimedium grandiflorum 'Rose Queen'	Bishop's Hat	#1	12" o.c.	Pt. Shade			Adapted
GP		Gaultheria procumbens	Wintergreen	#1	12" o.c.	Shade	Y		Native
SE		Sedum 'Autumn Joy'	Autumn Joy Sedum	#3	12" o.c.	Sun - Pt. Shade			Adapted
TC		Tiarella cordifolia	Foamflower	#SP5	12" o.c.	Pt. Shade-Shade			Native
FERNS									
AN		Athyrium niponicum var. pictum	Japanese painted fern	#1	12" o.c.	Shade			Adapted
DM		Dryopteris marginalis	Eastern Wood Fern	#1	12" o.c.	Shade			Native
DP		Dryopteris pseudofilix-mas	Mexican male fern	#1	18" o.c.	Shade			Native
PA		Polystichum acrostichoides	Christmas fern	#1	12" o.c.	Shade			Native

NOTES:

- STREETSCAPE PLANTING DESIGN CONSISTS OF 100% NATIVE TREES, GRASSES, AND PERENNIALS; 55% NATIVE-45% ADAPTED SHRUBS.
- PLANT SPECIES AT THIRD FLOOR COURTYARDS CONSIST OF > 50% NATIVE SPECIES.



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

PLANT SCHEDULE

DRAWING TITLE



SCALE: AS NOTED

DATE:

DRAWN BY: GJLB

CHECKED BY: BS

DRAWING NUMBER

L510

SHEET OF

CANOPY TREES



Amelanchier canadensis
(Serviceberry)



Acer saccharum
(Sugar Maple)

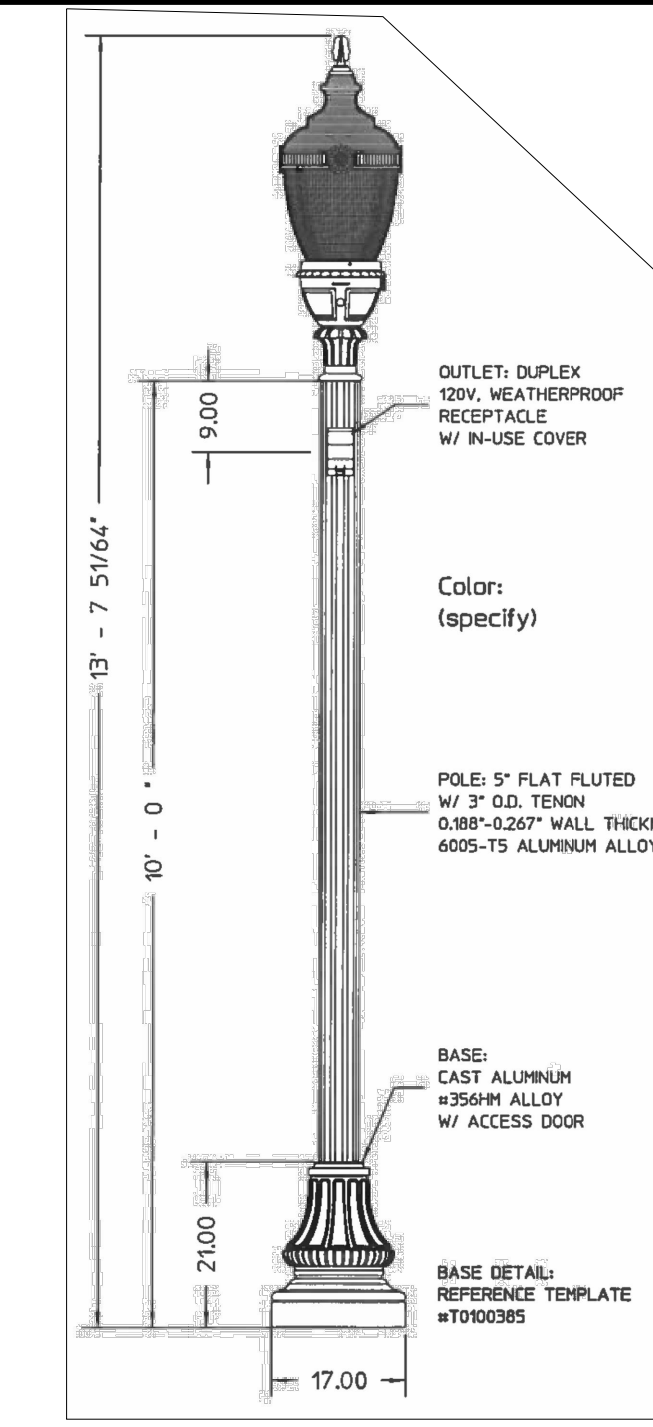


Betula nigra
(River Birch)

LIGHTING



Bollard Light
Flindt Garden Bollard
Louis Poulsen



Street Pole Light
City of Stamford Typical Pole Light
Hadco

SHRUBS



Clethra alnifolia (Sweet Pepperbush)



Ilex verticillata (Winterberry)



Taxus bacatta 'Stricta' (Irish Yew)

PERENNIALS, GRASSES & GROUNDCOVERS



Carex pensylvanica (Sedge)



Carex flacca (Sedge)



Pennisetum alopecuroides
(Fountain Grass)



Panicum virgatum
(Switchgrass)



Amsonia hubrichtii
(Bluestar)

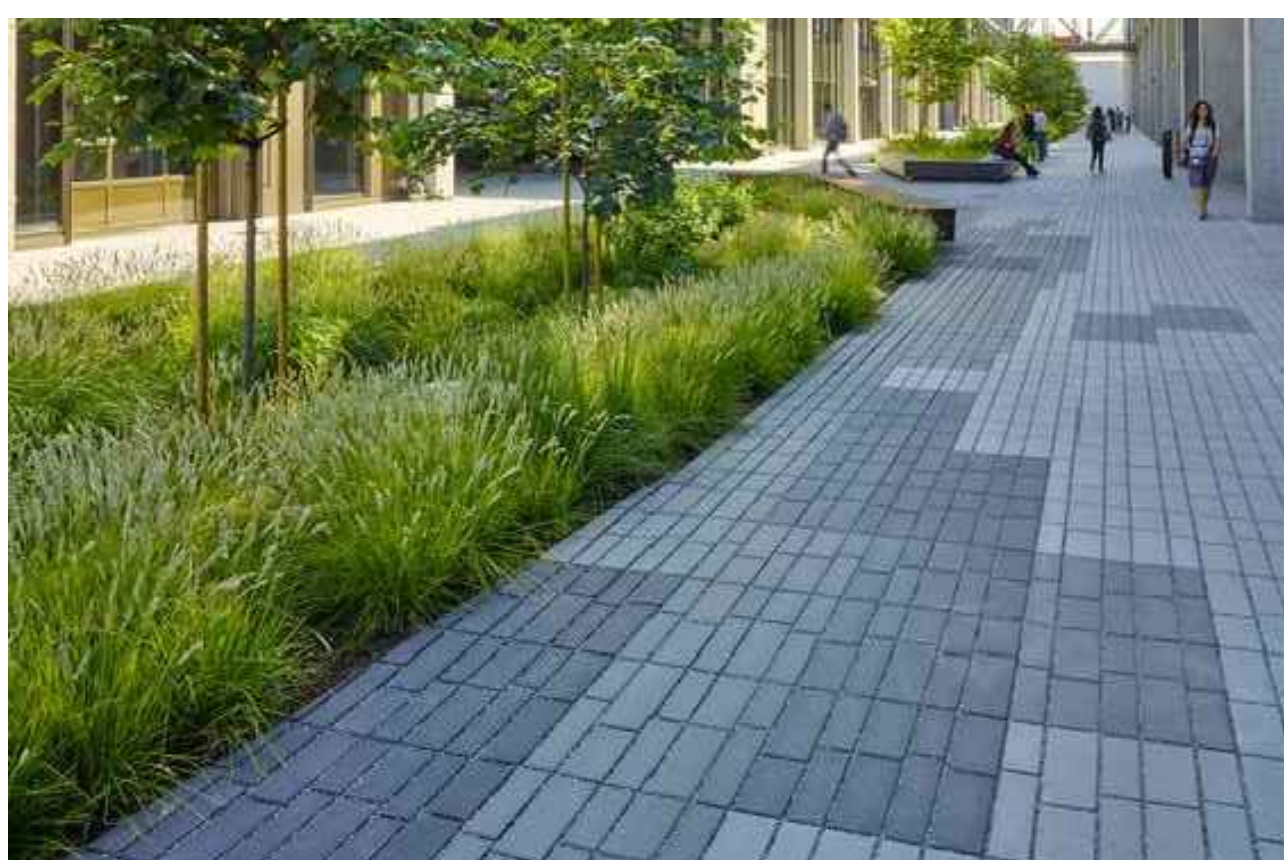


Baptisia australis
(Blue False Indigo)

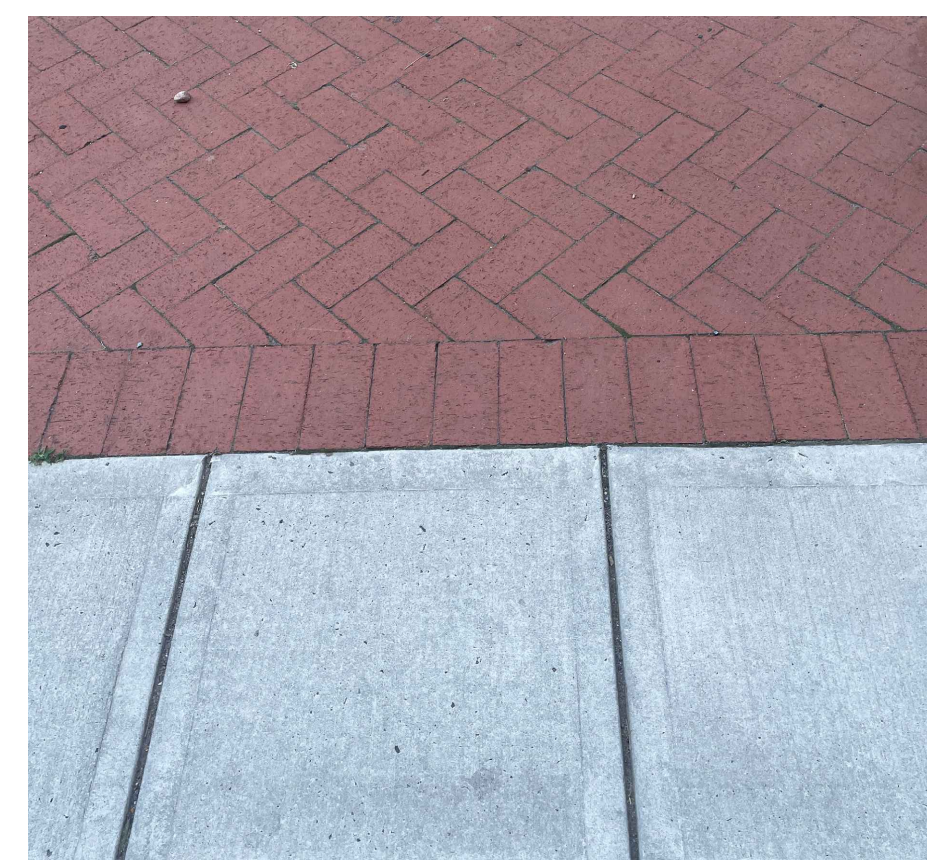


Calamintha nepeta ssp. Nepeta
(Calamint)

PAVING MATERIALS



Pedestrian Access Path Paving
Plank unit pavers



Typical Sidewalk Paving
CIP Concrete sidewalk with brick
herringbone strip against curb



PROJECT TITLE

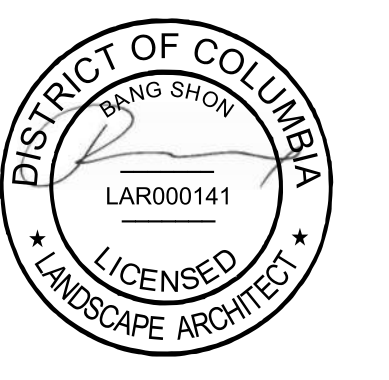
100 CLINTON AVENUE
STAMFORD, CT 06901

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

STREETSCAPE
PLANTING AND
LIGHTING PHOTOS

DRAWING TITLE



SCALE: AS NOTED

DATE:

DRAWN BY: GJLB

CHECKED BY: BS

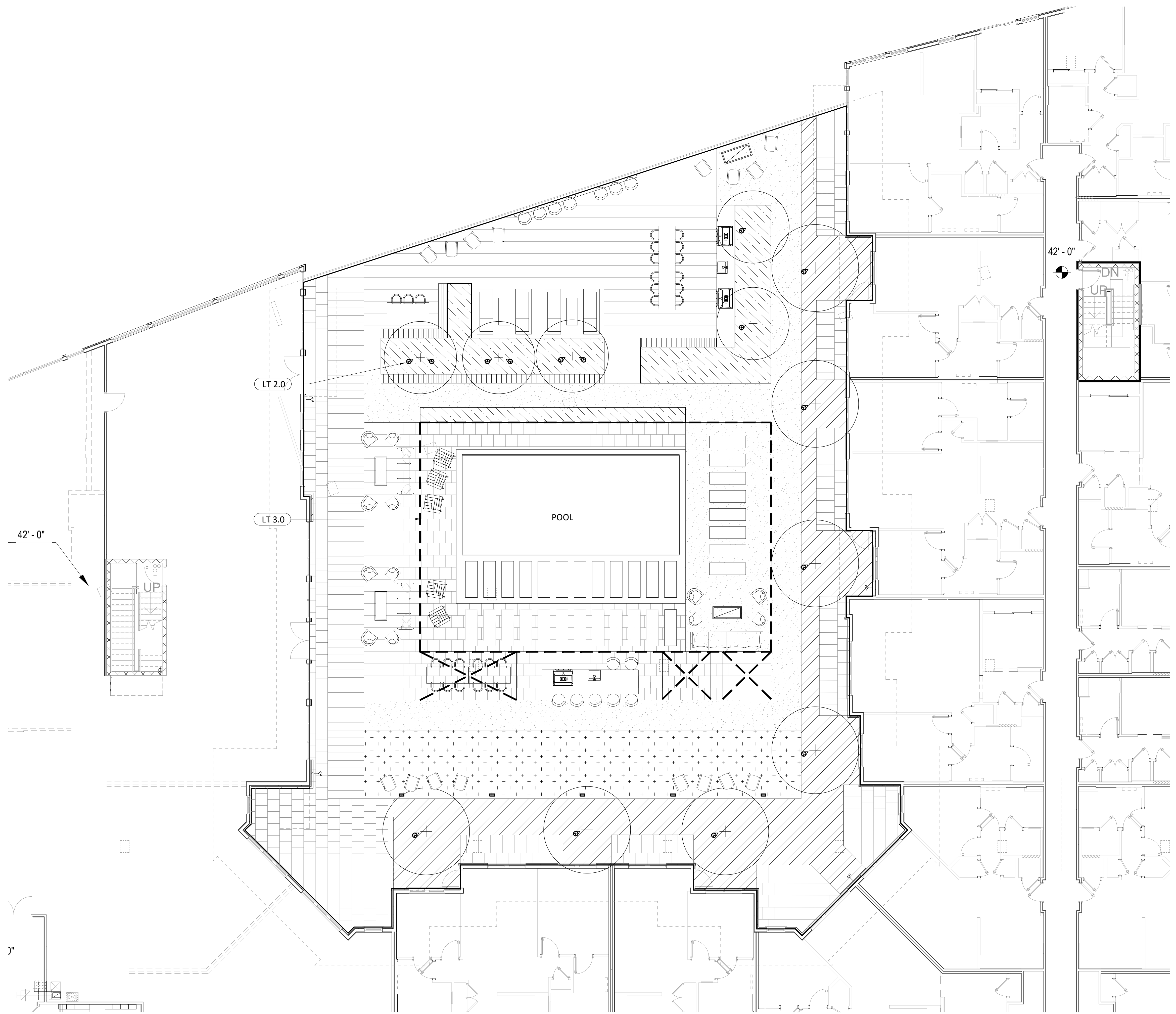
DRAWING NUMBER

L511

SHEET OF

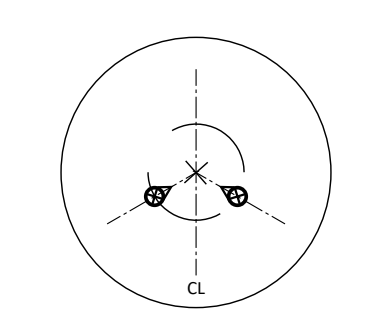
DRAWING NAME: L:\WORK\2023\100 Clinton Street\100 Clinton Street\100 Clinton Street\100 Clinton Street\100 Clinton Street.dwg
PLOT DATE: 2/14/2023 3:08 PM

DRAWING NAME: 100 CLINTON AVENUE - BLOCK B CENTRAL COURTYARD LIGHTING PLAN.dwg
 DATE: 2/1/2023 11:45 AM
 USER: L100052023_100 CLINTON AVENUE - BLOCK B CENTRAL COURTYARD LIGHTING PLAN.dwg



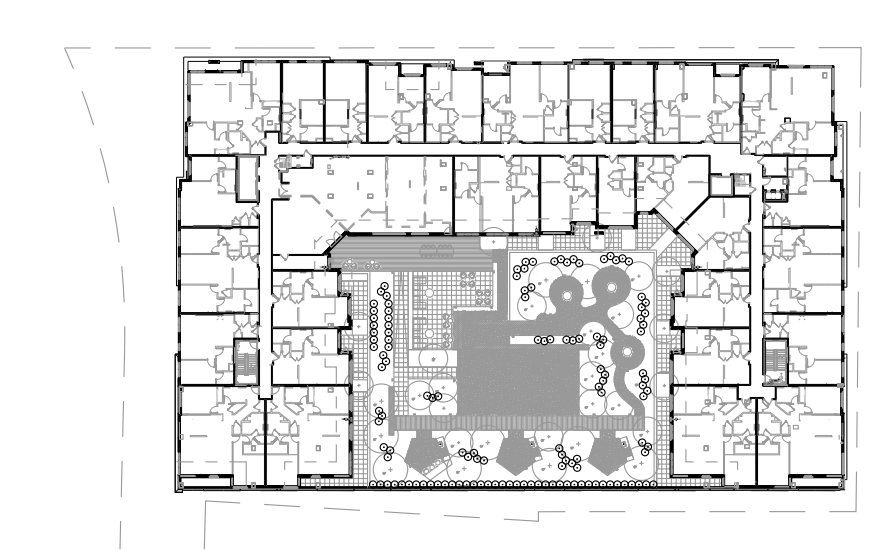
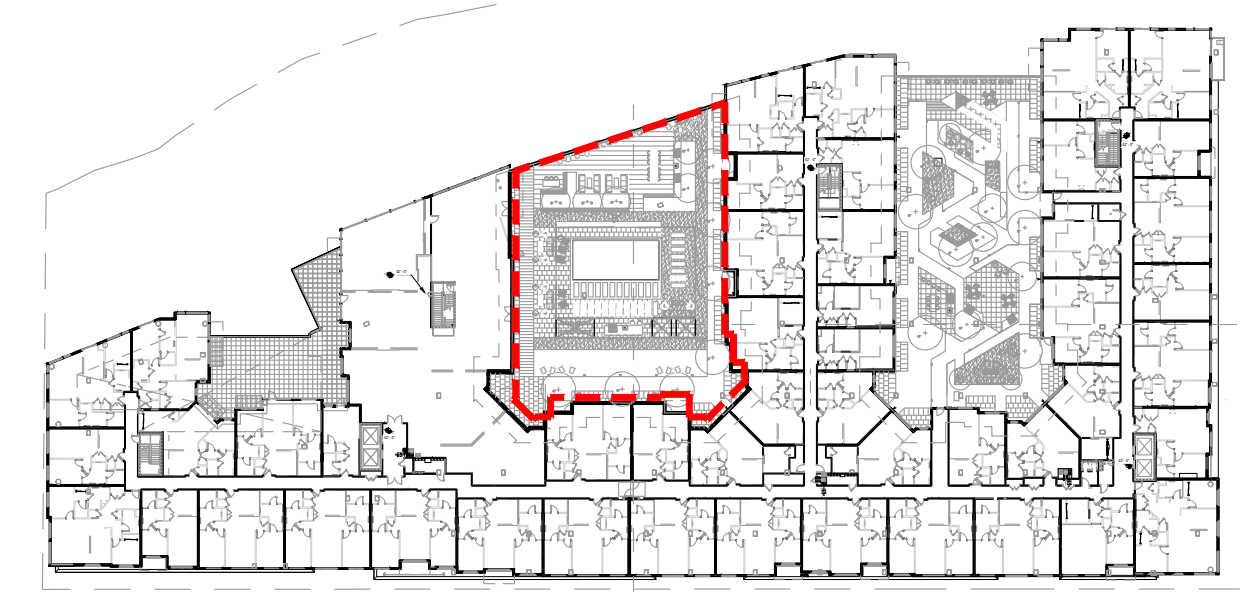
LIGHTING SCHEDULE

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

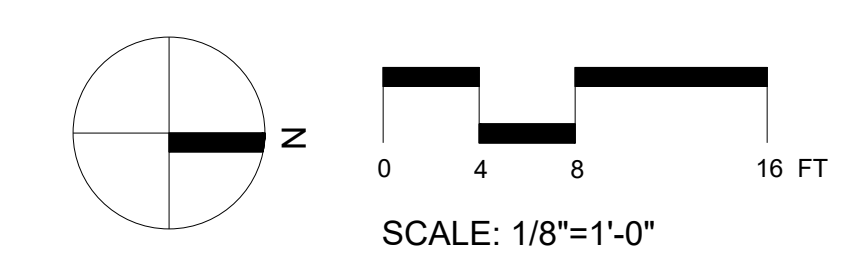


NOTES:

1. TREE UPLIGHTS TO BE PLACED AS SHOWN IN PLAN.
2. TREE UPLIGHTS TO BE PLACED TO LIGHT TREE AWAY FROM UNITS.
3. SEE L710 FOR FIXTURE SPECIFICATIONS
4. LIGHTING COMPLIES WITH CITY OF STAMFORD, CT LIGHTING ORDINANCE.



KEY PLAN



SCALE: 1/8"=1'-0"

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



PROJECT TITLE

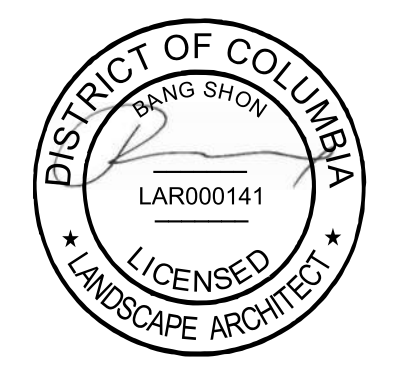
100 CLINTON AVENUE
 STAMFORD, CT 06901

PROJECT NUMBER

FDP RESUBMISSION	2/13/2023
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

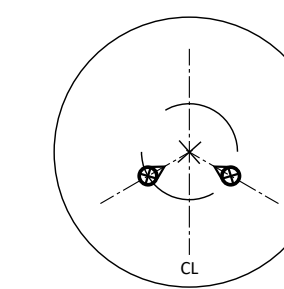
OF

DRAWING NAME: L:\061000021_01_Courtyard Lighting Plan.dwg
DATE: 2/1/2023 11:45 AM



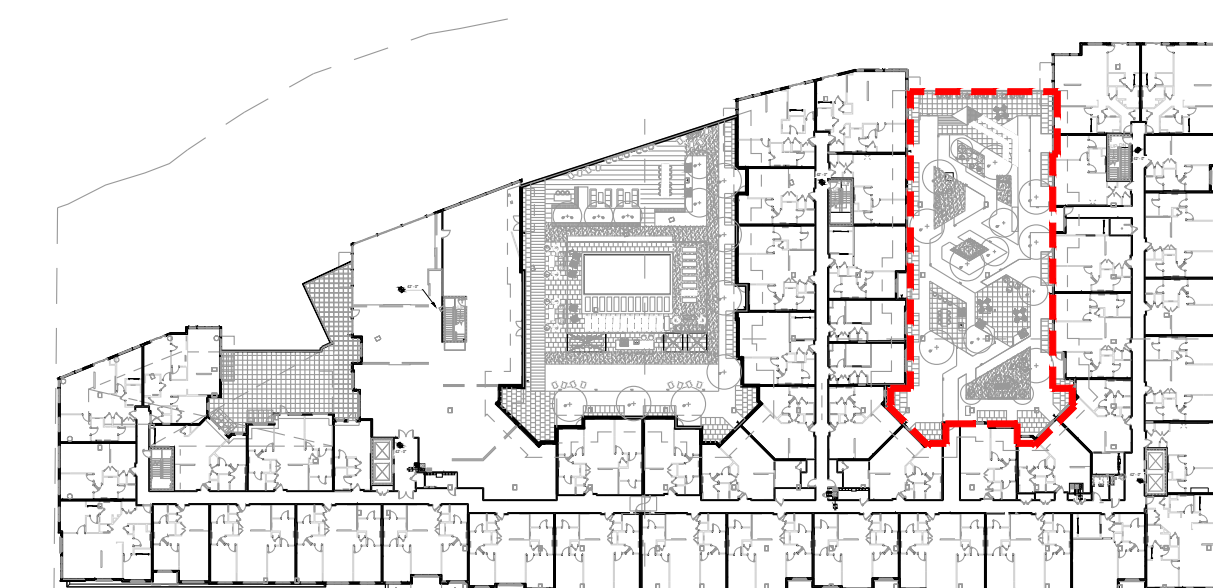
LIGHTING SCHEDULE

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

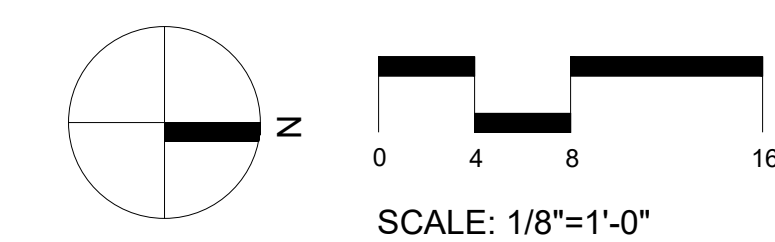


NOTES:

1. TREE UPLIGHTS TO BE PLACED AS SHOWN IN PLAN.
2. TREE UPLIGHTS TO BE PLACED TO LIGHT TREE AWAY FROM UNITS.
3. SEE L710 FOR FIXTURE SPECIFICATIONS
4. LIGHTING COMPLIES WITH CITY OF STAMFORD, CT LIGHTING ORDINANCE.



KEY PLAN



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

PROJECT TITLE

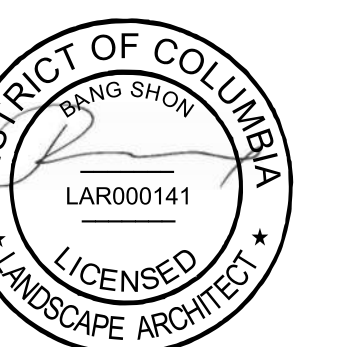
100 CLINTON AVENUE
STAMFORD, CT 06901

PROJECT NUMBER

FDP RESUBMISSION	2/13/2023
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

DRAWING TITLE



SCALE: AS NOTED

DATE:

DRAWN BY: GJLB

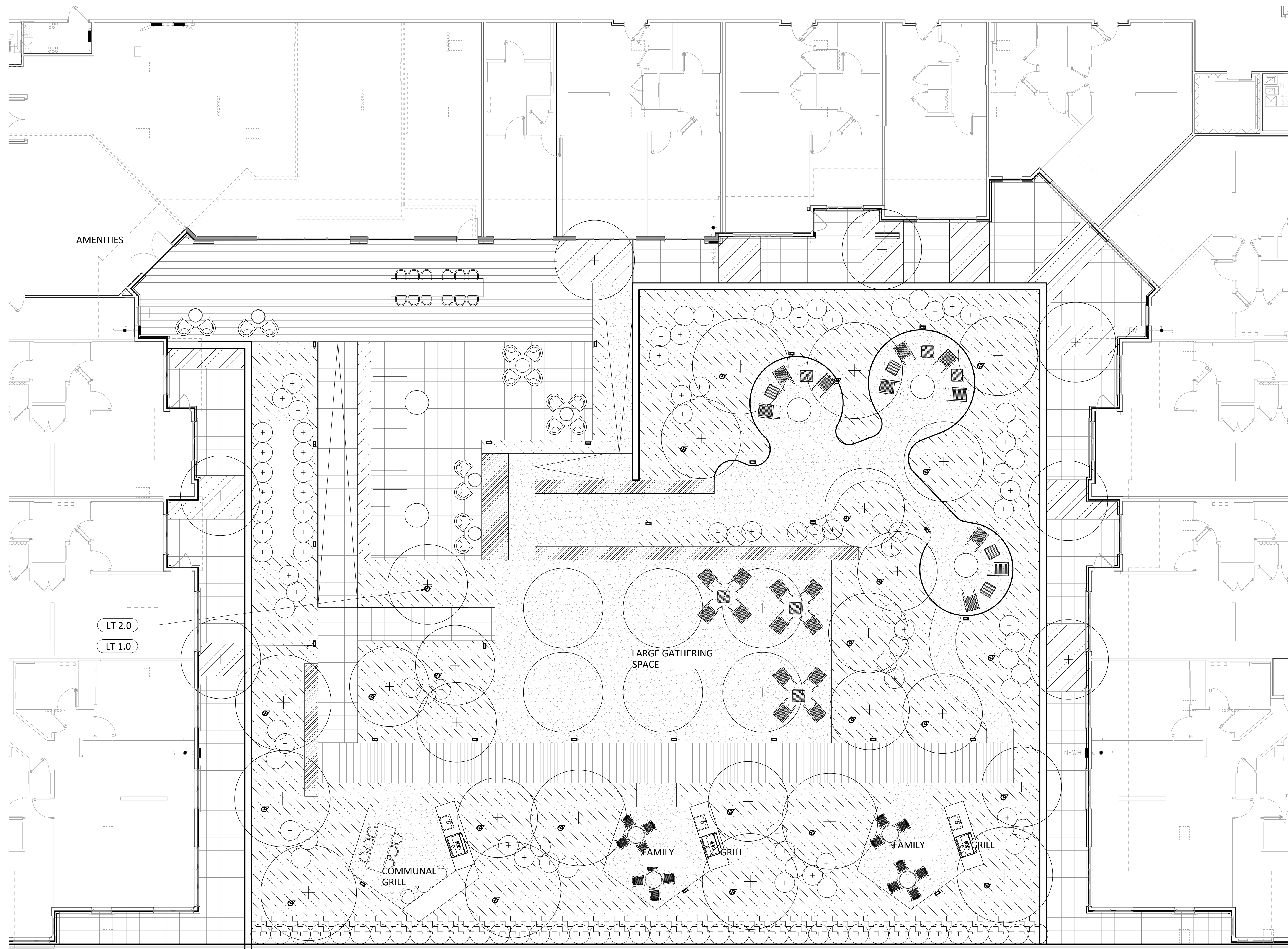
CHECKED BY: BS

DRAWING NUMBER

L703

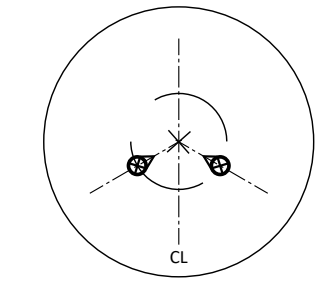
SHEET OF

DRAWING NAME: 100CLINTON_COURTYARD_LIGHTING_PLAN.rvt
 DATE: 2/1/2023 11:45 AM
 L:\00000002_100 Clinton Avenue\100 Clinton Avenue\100CLINTON_COURTYARD_LIGHTING_PLAN.rvt



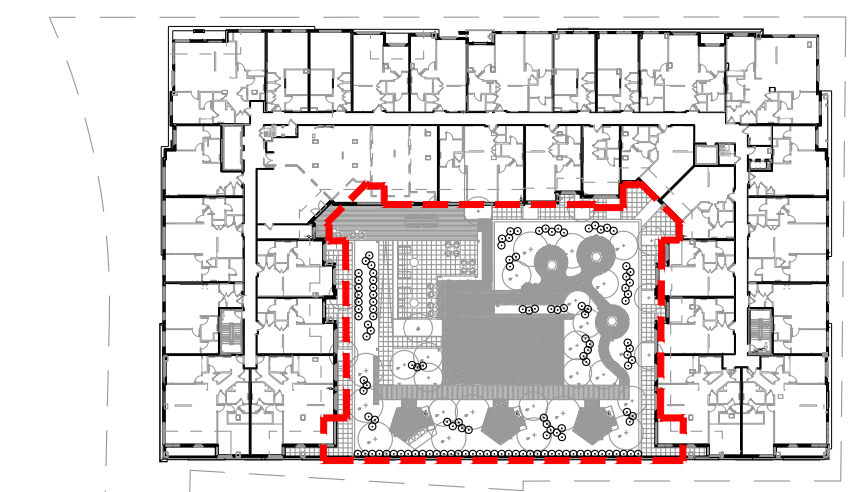
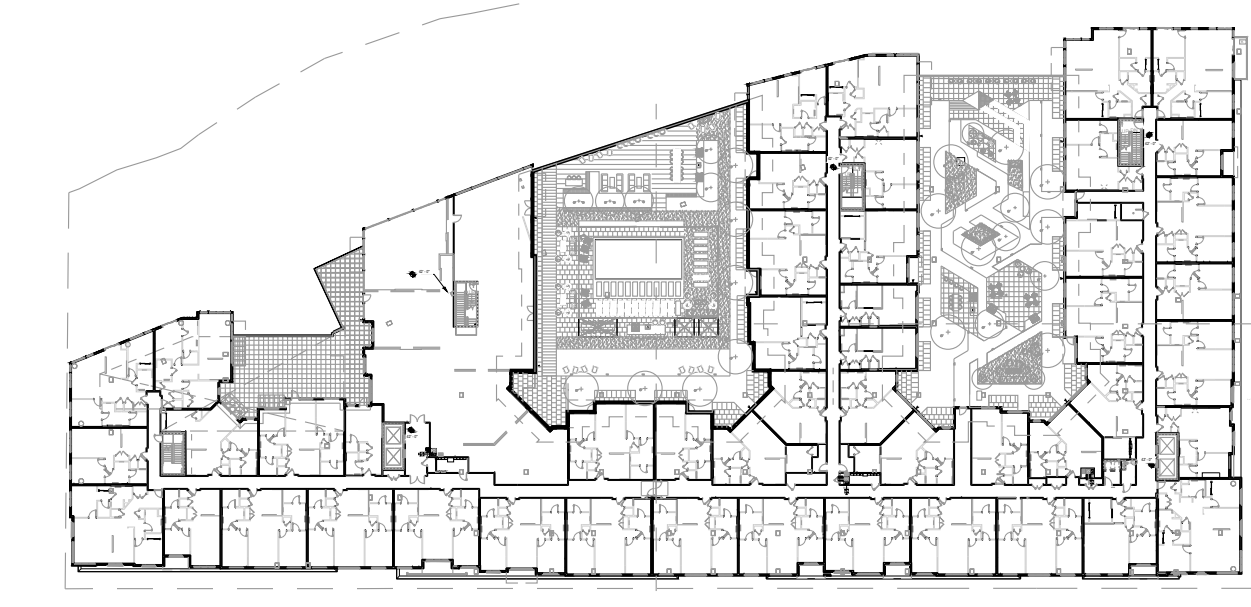
LIGHTING SCHEDULE

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

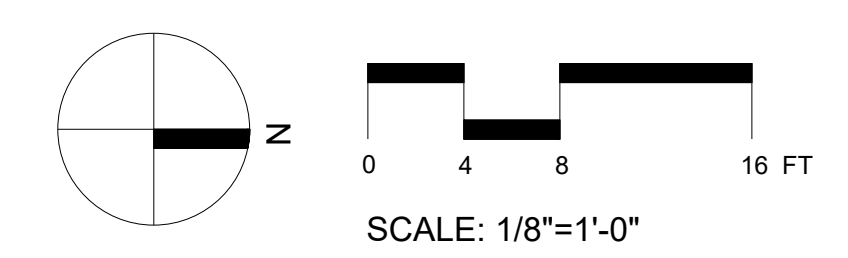


NOTES:

1. TREE UPLIGHTS TO BE PLACED AS SHOWN IN PLAN.
2. TREE UPLIGHTS TO BE PLACED TO LIGHT TREE AWAY FROM UNITS.
3. SEE L710 FOR FIXTURE SPECIFICATIONS
4. LIGHTING COMPLIES WITH CITY OF STAMFORD, CT LIGHTING ORDINANCE.



KEY PLAN



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



PROJECT TITLE

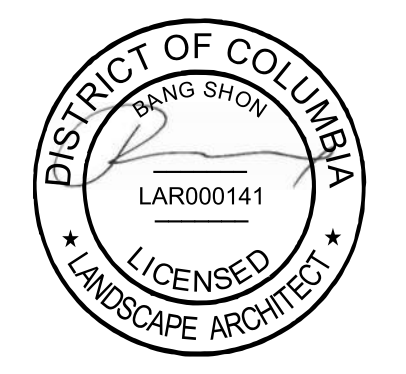
100 CLINTON AVENUE
 STAMFORD, CT 06901

PROJECT NUMBER

FDP RESUBMISSION	2/13/2023
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: DJLB

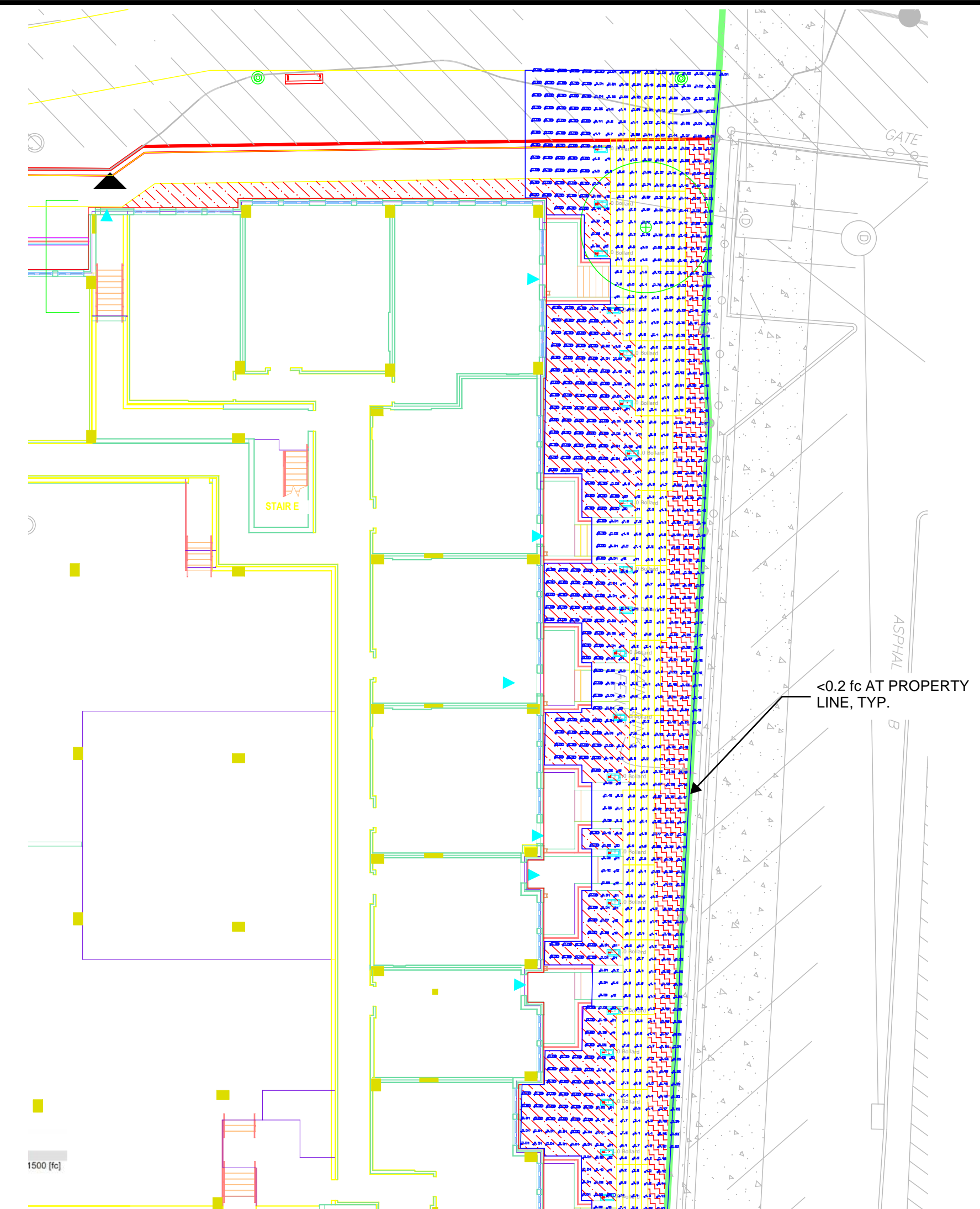
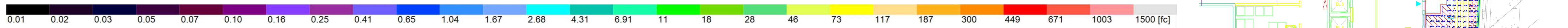
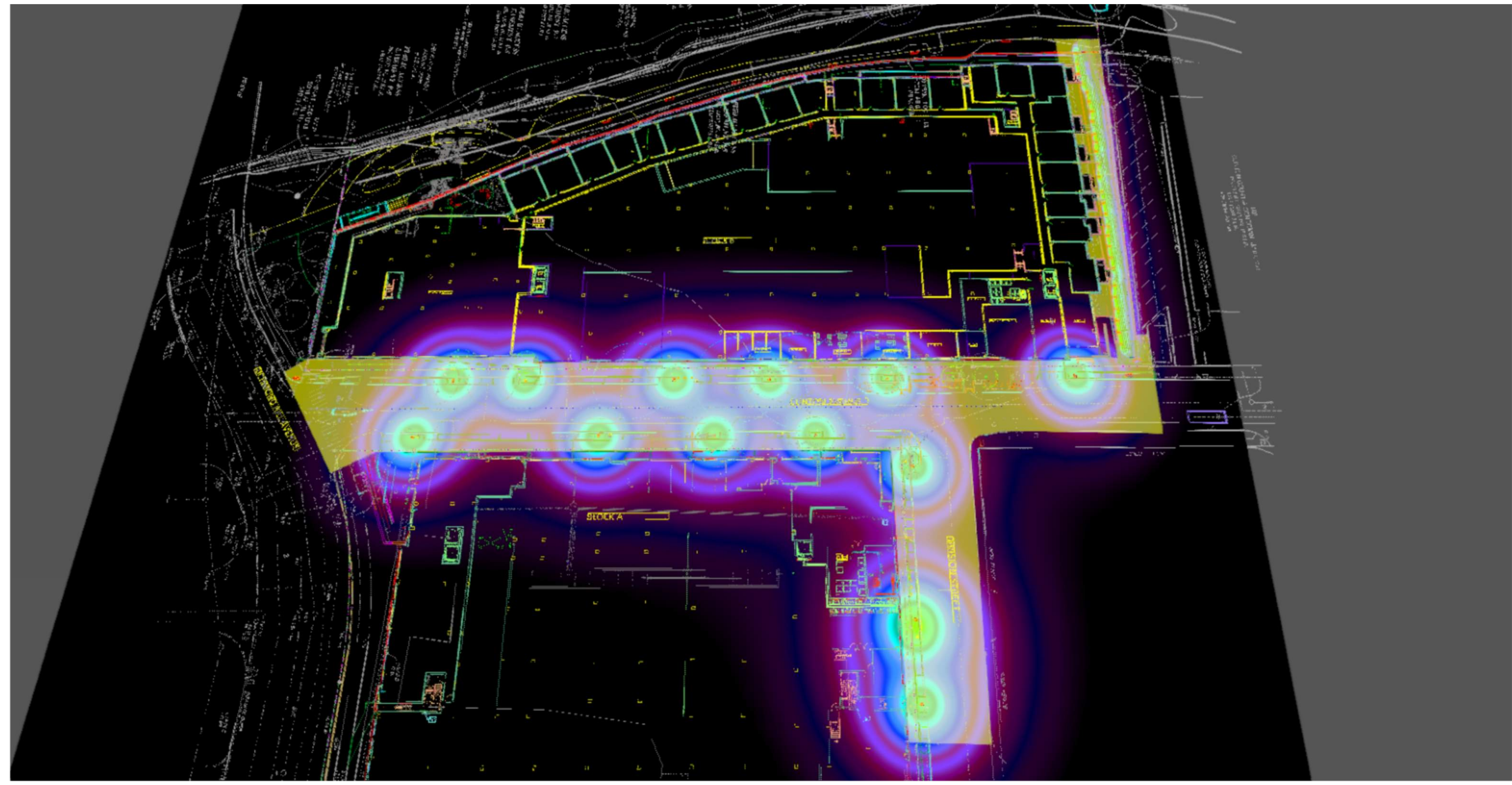
CHECKED BY: BS

DRAWING NUMBER

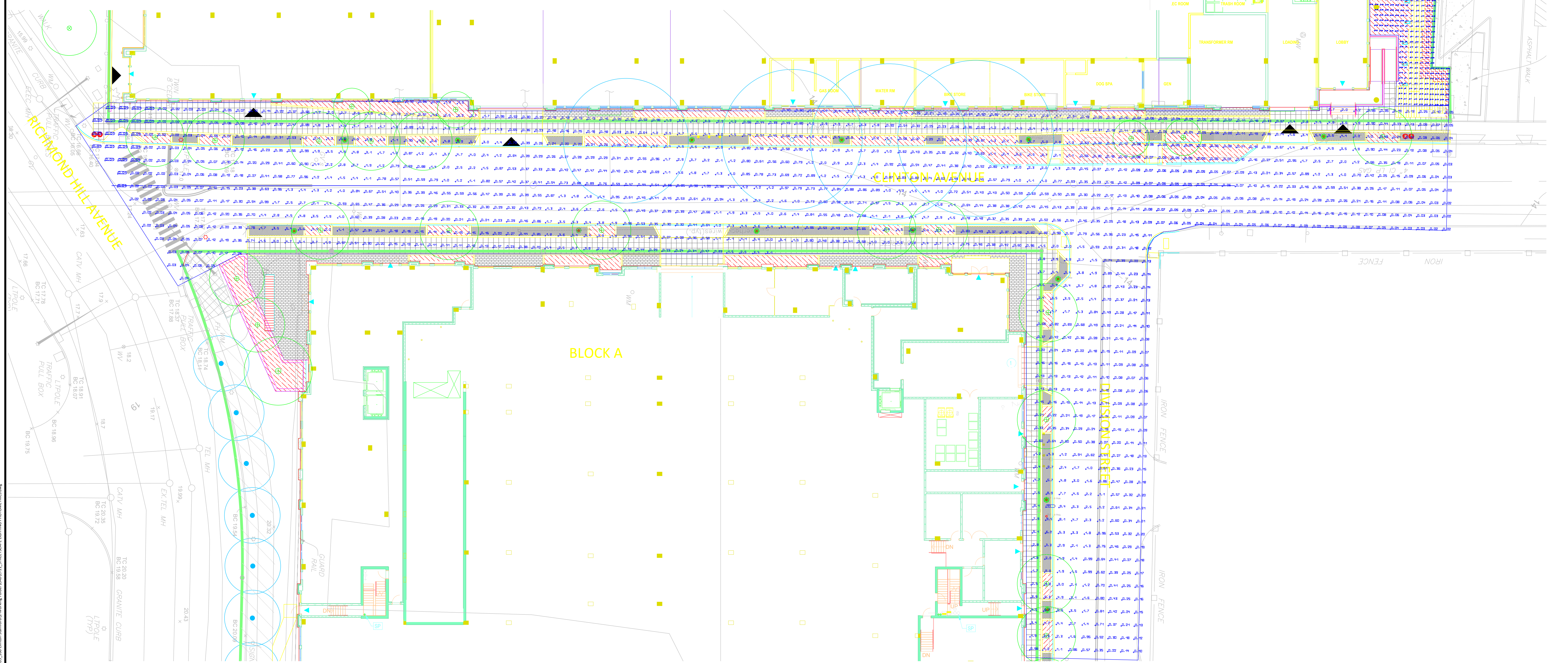
L704

SHEET

OF



<0.2 ft AT PROPERTY LINE, TYP.



BLOCK A

CLINTON AVENUE

IRON FENCE

DRAWING NAME: L:\PROJECTS\2022\100 Clinton Street\100 Clinton Street\100 Streetscape Photometrics.dwg

1 STREETScape PHOTOMETRICS



PROJECT TITLE

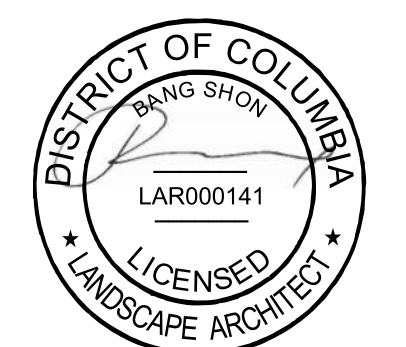
100 CLINTON AVENUE
STAMFORD, CT 06901

PROJECT NUMBER

FDP RESUBMISSION	2/13/2023
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

STREETSCAPE PHOTOMETRICS

DRAWING TITLE



SCALE: AS NOTED

DATE:

DRAWN BY: GJLB

CHECKED BY: BS

DRAWING NUMBER

L711

SHEET

OF

1 BLOCK B NORTH COURTYARD PHOTOMETRICS



PROJECT TITLE

100 CLINTON AVENUE

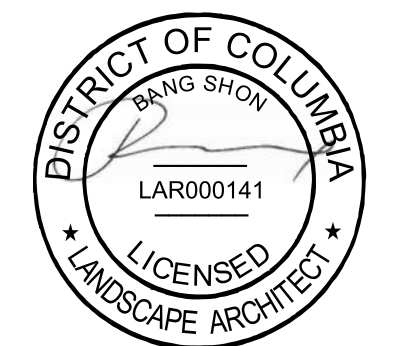
STAMFORD, CT 06901

PROJECT NUMBER

FDP RESUBMISSION	2/13/2023
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 PHOTOMETRICS

DRAWING TITLE



SCALE: AS NOTED

DATE:

DRAWN BY: GJLB

CHECKED BY: BS

DRAWING NUMBER

L713

SHEET

OF



1 DIVISION STREET PEDESTRIAN ACCESS SECTION
1"=20'-0"

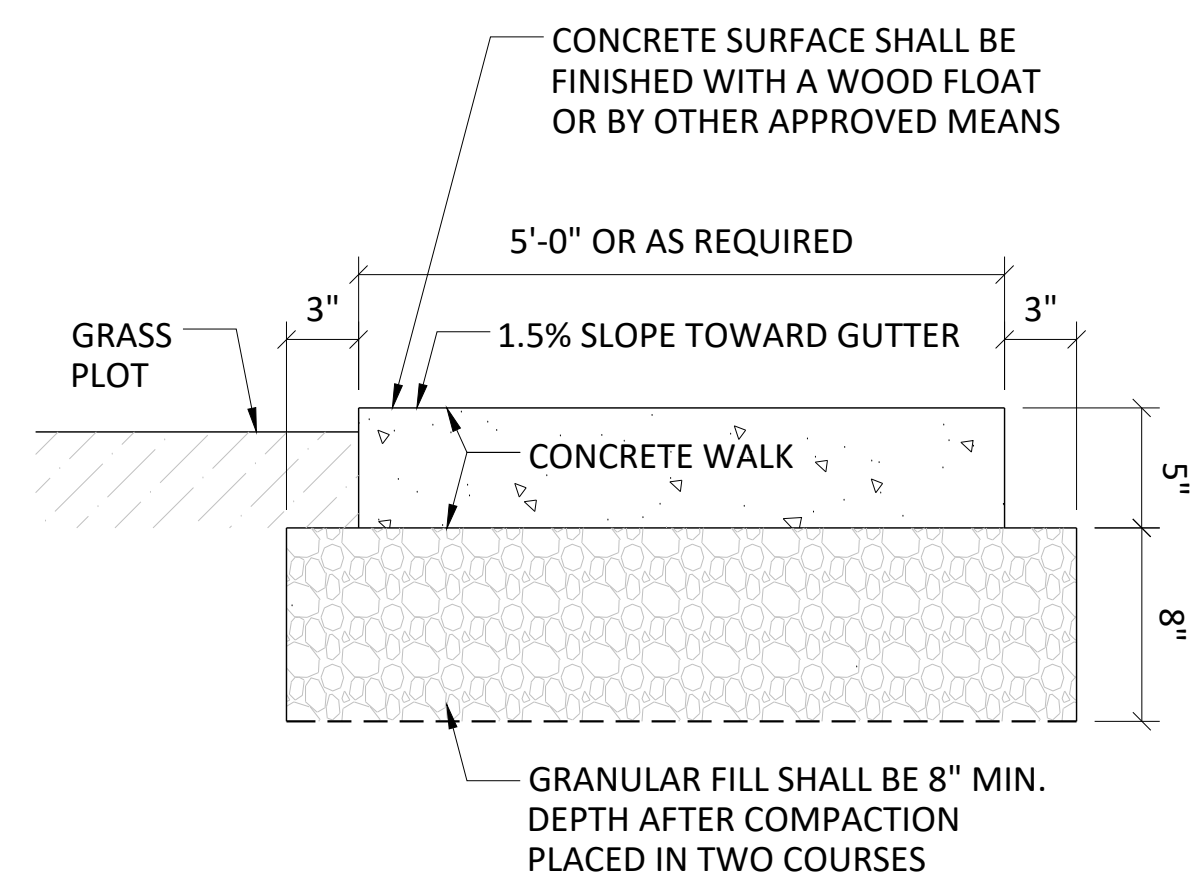


2 DIVISION STREET PEDESTRIAN ACCESS PERSPECTIVE

FDP RESUBMISSION	2/13/2023
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

STREETSCAPE SECTIONS

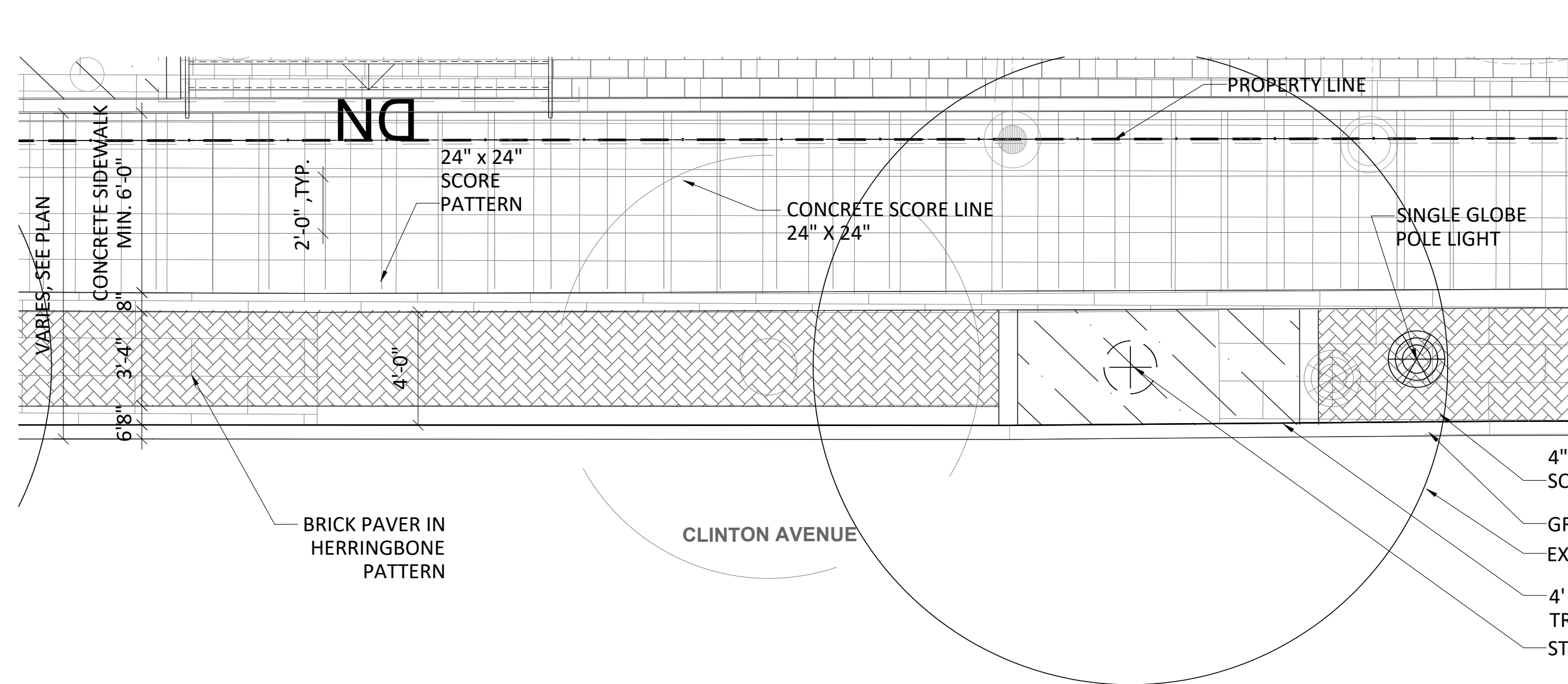




1. CONCRETE TO BE CLASS 'F' CONFORMING TO CT DOT FORM 817 SECTION M.03.01.
2. GRAVEL BASE SHALL CONFORM TO GRADATION A AS DEFINED IN ConnDOT FORM 817 SECTION M. 02.01 INSTALLED AS PER SECTION 2.14.
3. INSTALL AS PER THE AMERICAN CONCRETE INSTITUTE CODE.
4. THE AREA SHALL BE COMPACTED TO AT LEAST 95% 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.

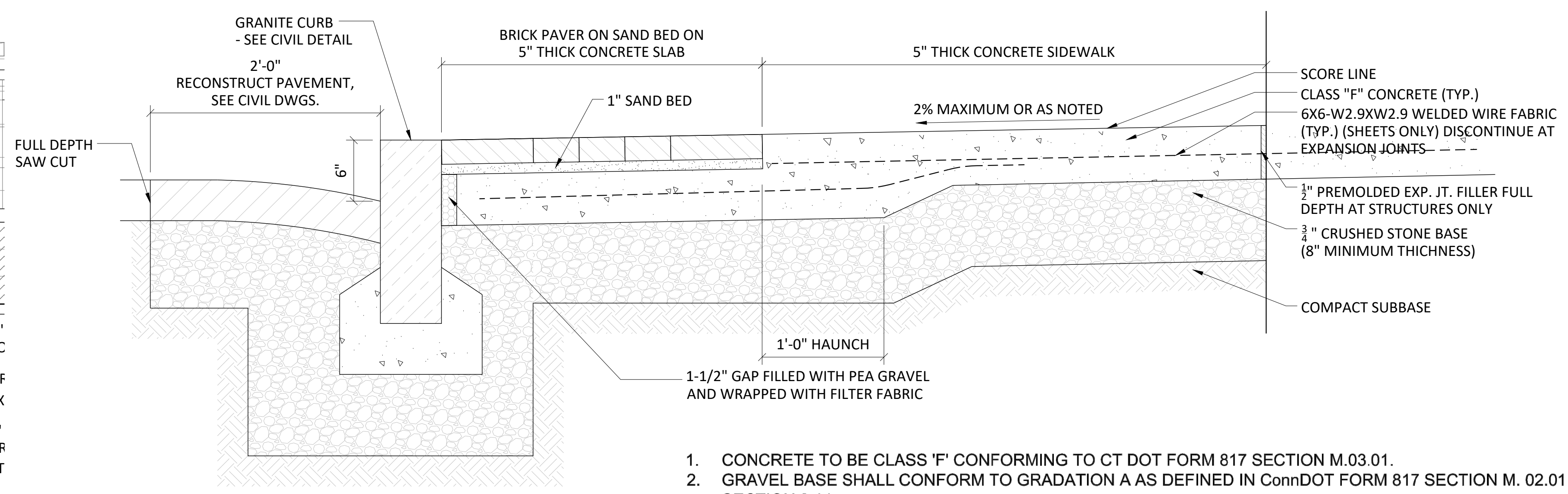
1 CT DOT SIDEWALK (CLINTON AVENUE & DIVISION STREET)
SCALE: 1 1/2"=1'-0"

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.



PROJECT TITLE

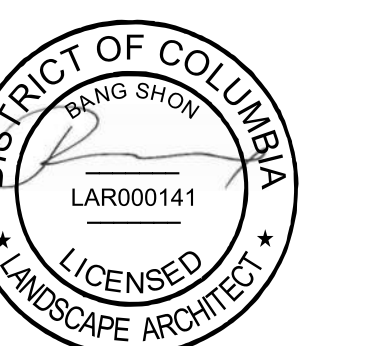
100 CLINTON AVENUE
STAMFORD, CT 06901

PROJECT NUMBER

FDP RESUBMISSION	2/13/2023
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

DETAILS

DRAWING TITLE



SCALE: AS NOTED

DATE:

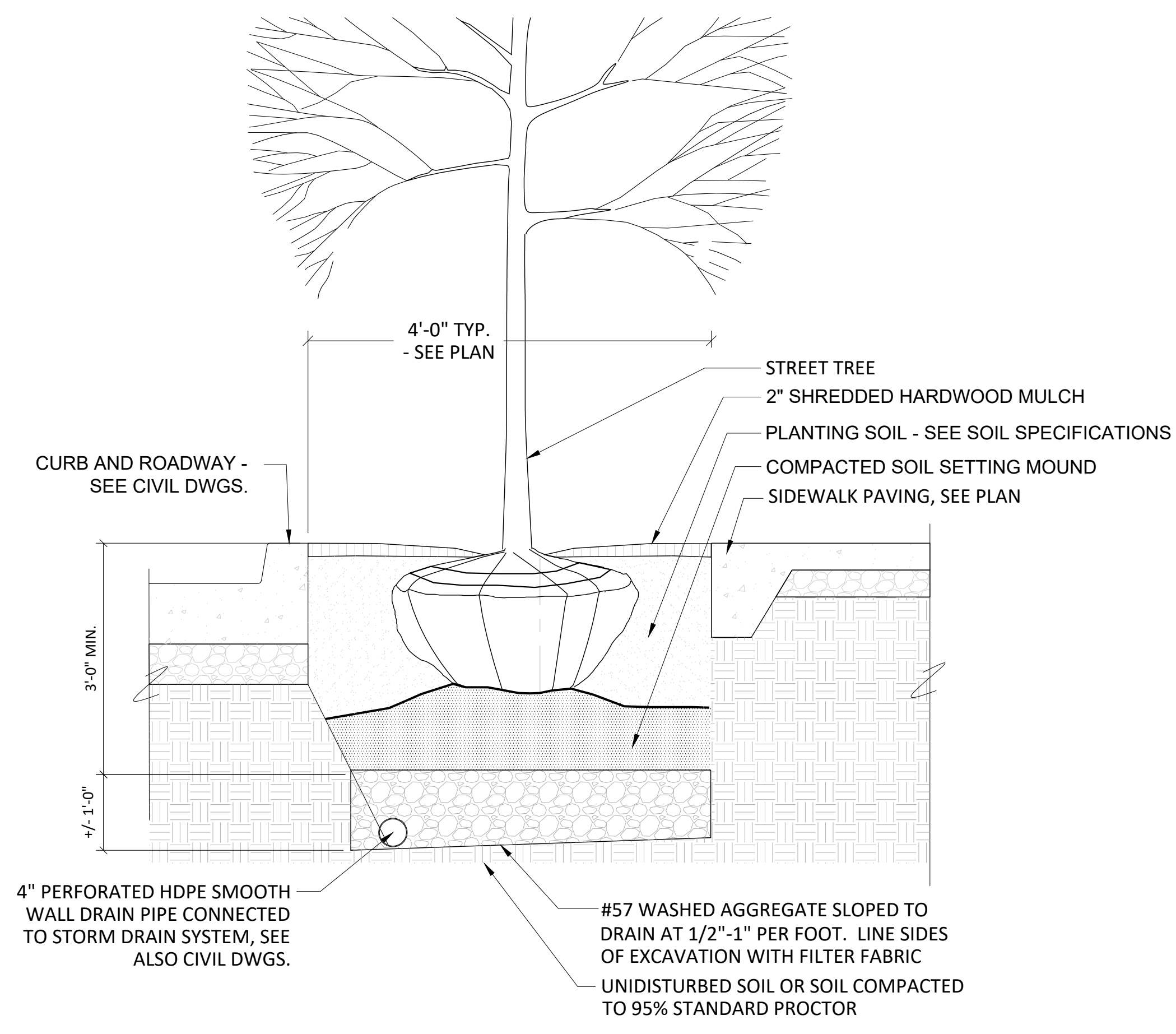
DRAWN BY: DJLB

CHECKED BY: BS

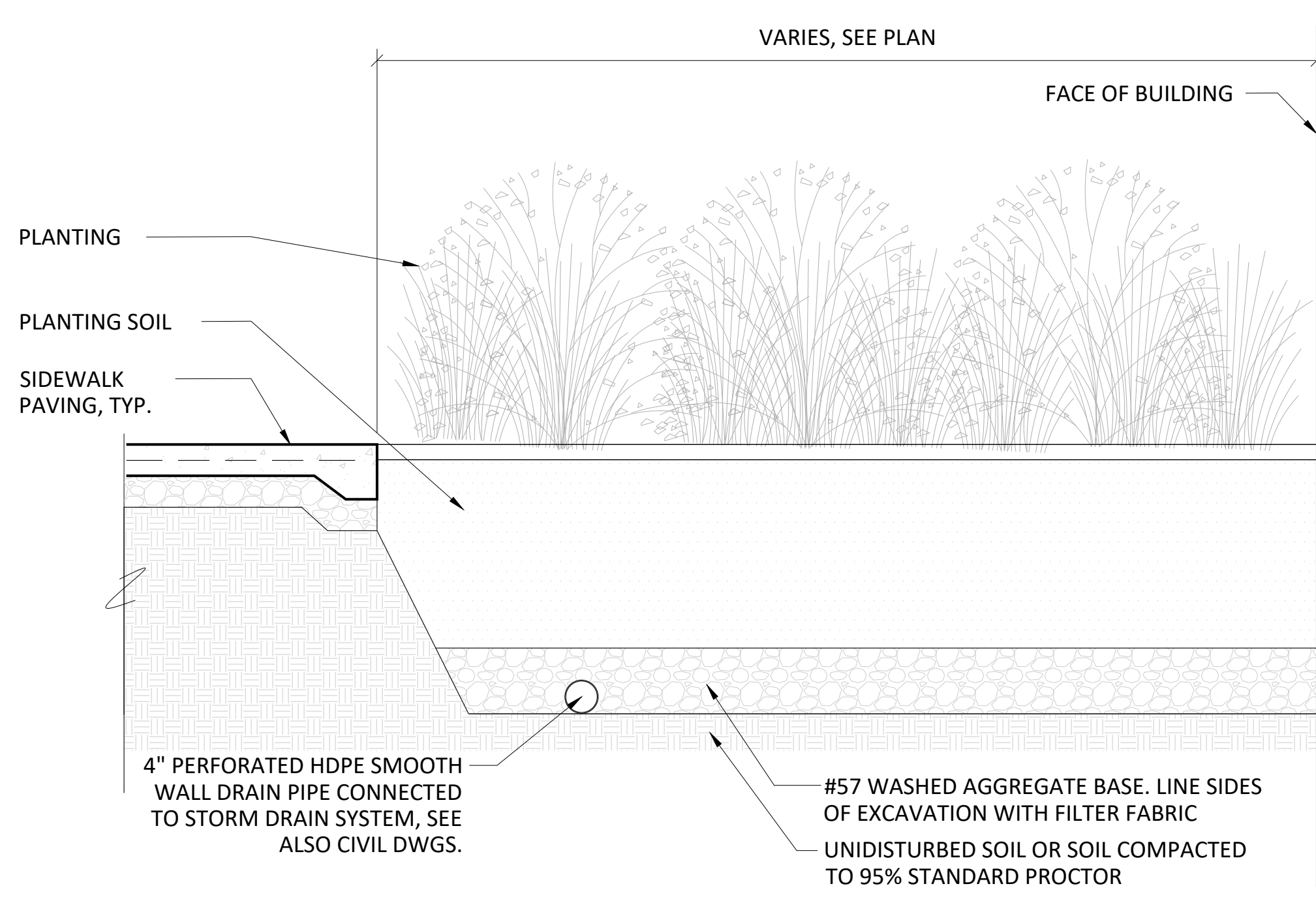
DRAWING NUMBER

L-900

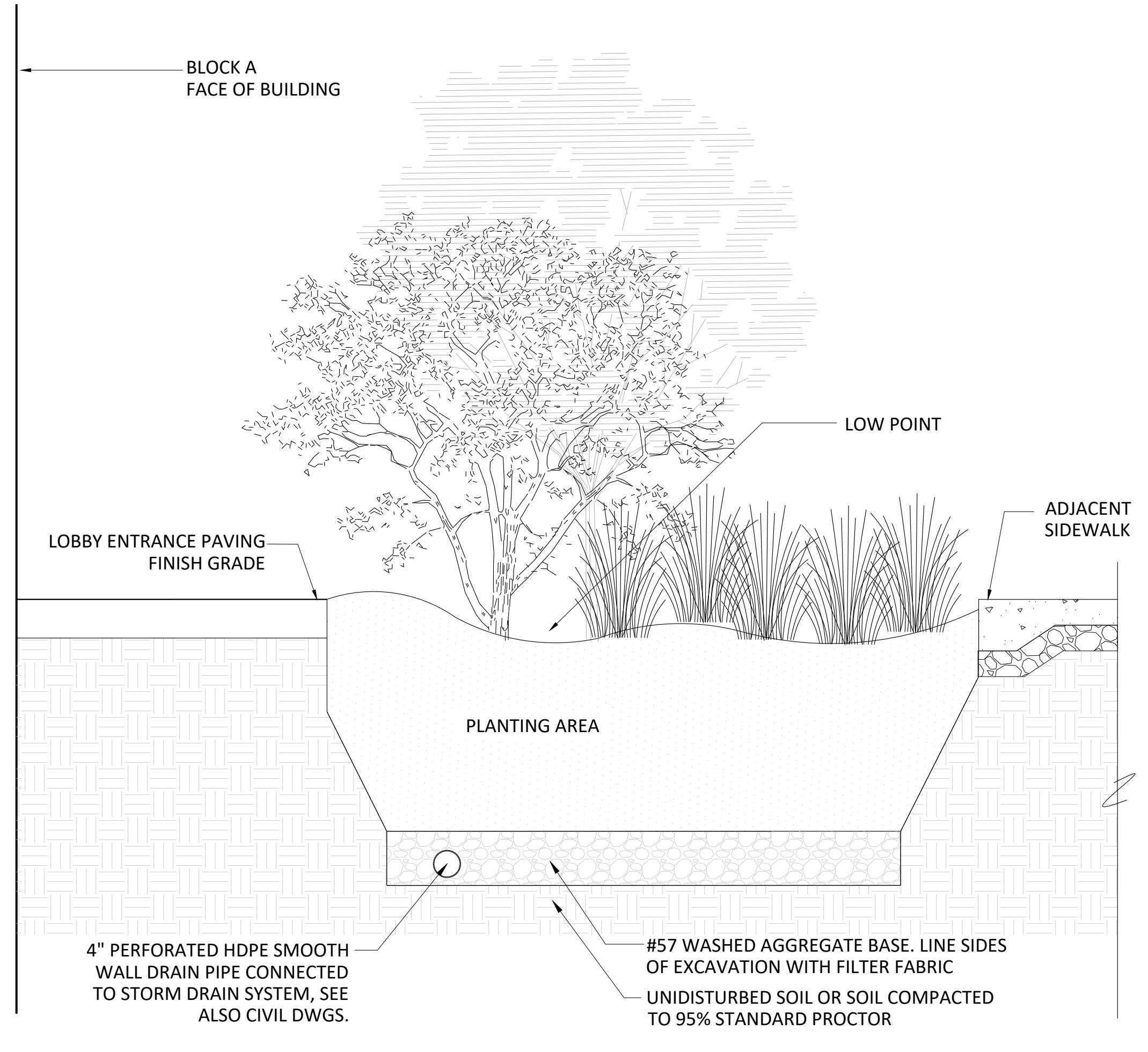
SHEET OF



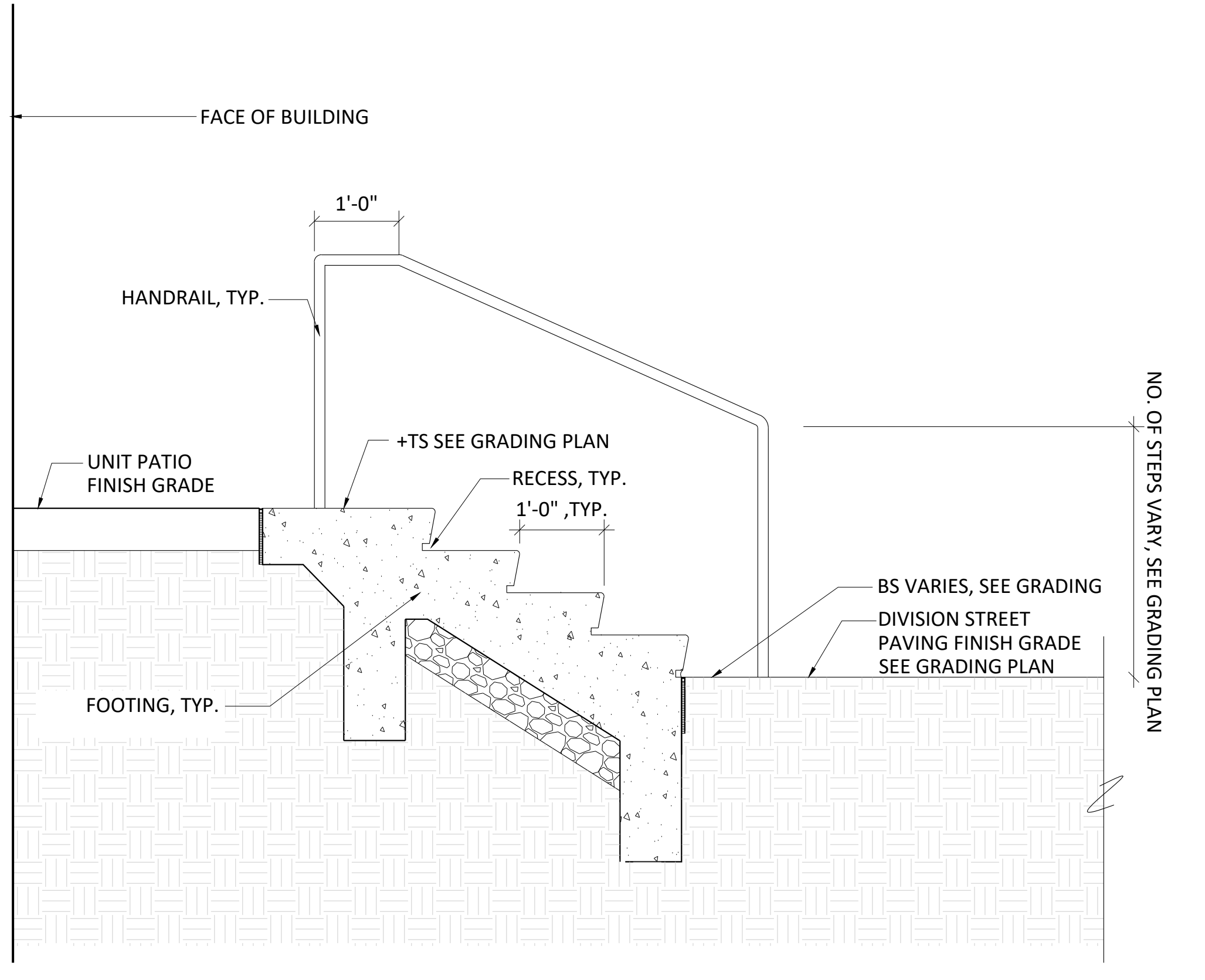
1 CONCRETE SIDEWALK - EXPANSION JOINT
SCALE: 1 1/2"=1'-0"



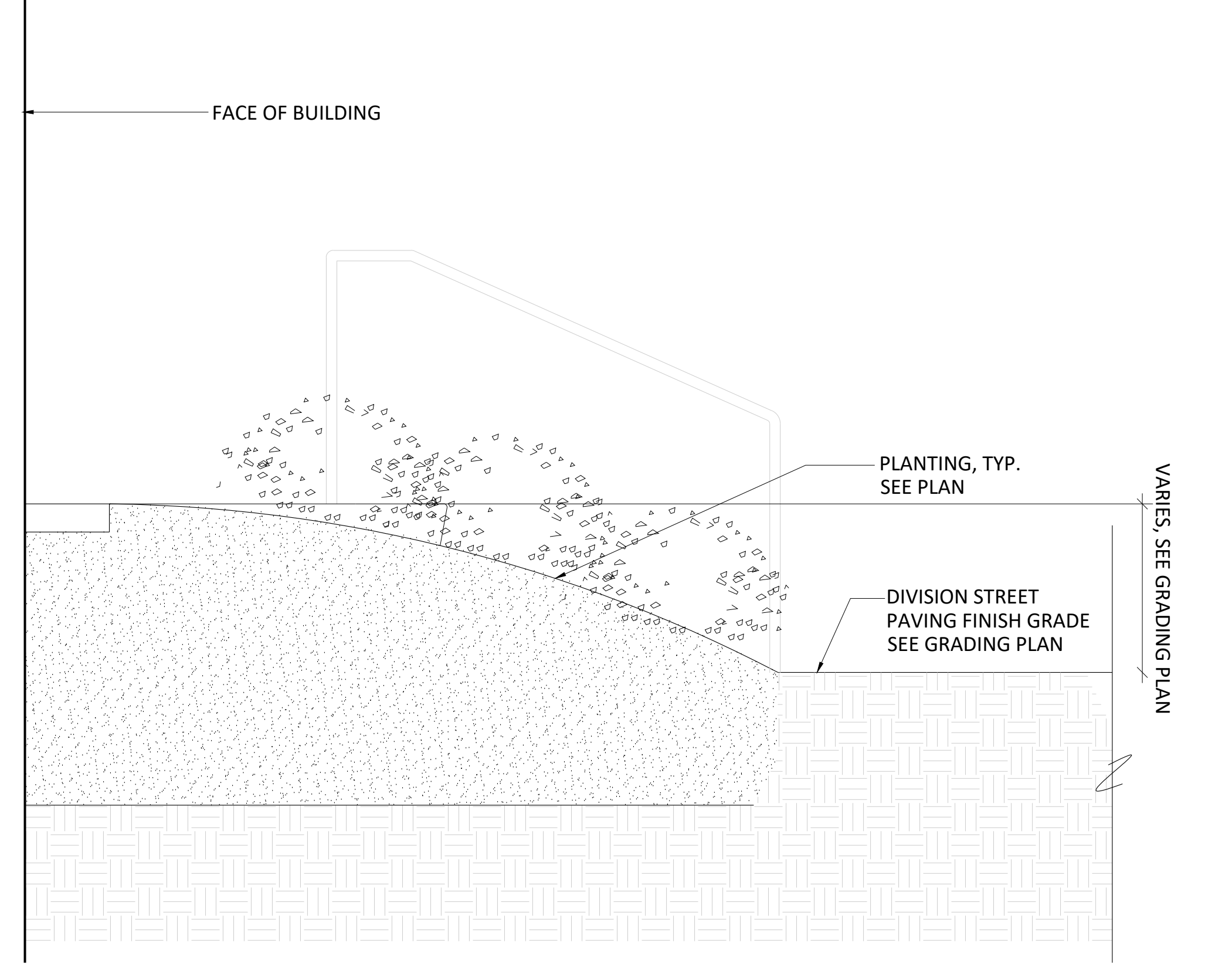
2 CONCRETE PAVER - PEDESTRIAN
SCALE: 1-1/2"=1'-0"



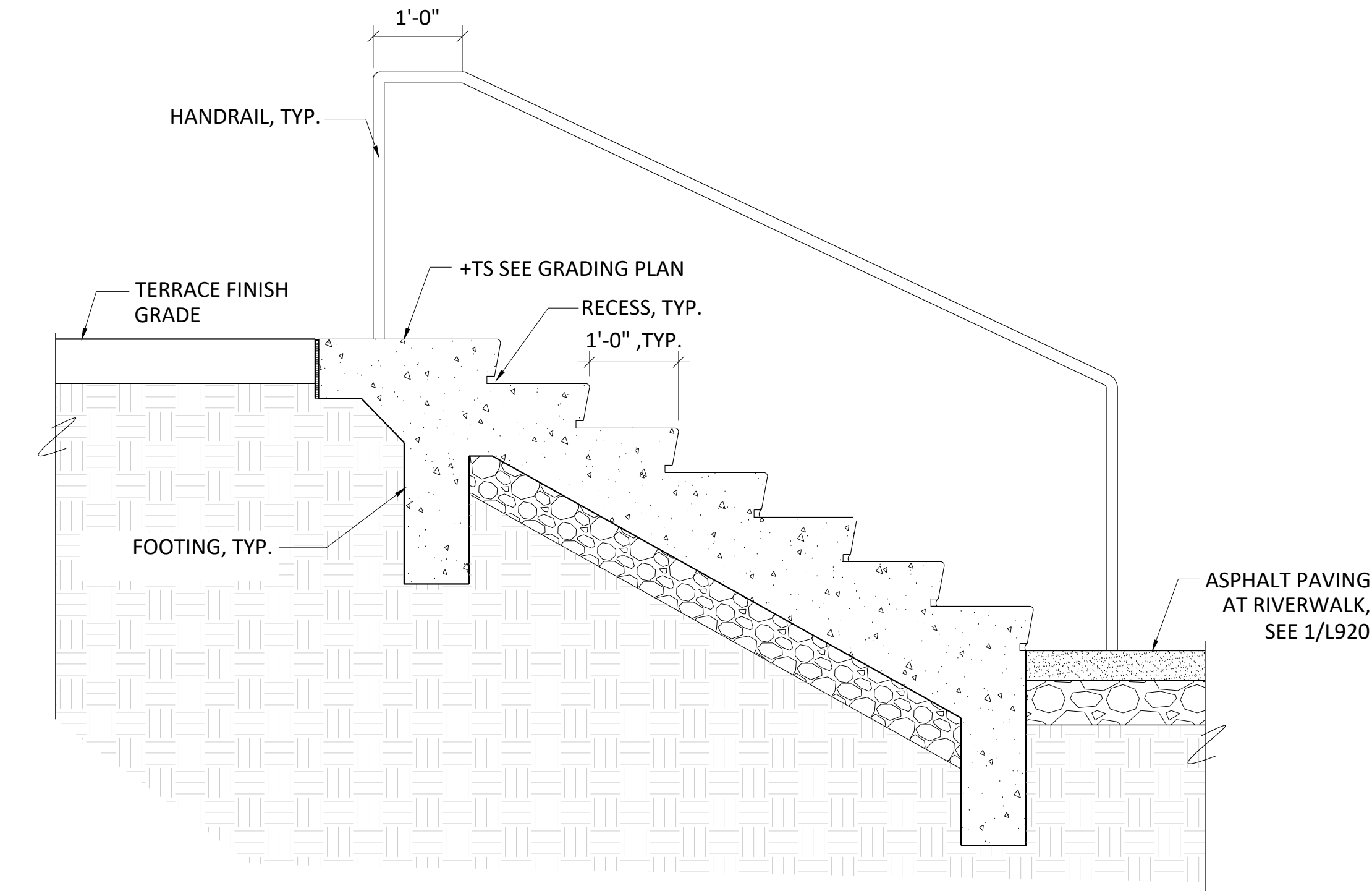
3 BLOCK A LOBBY ENTRANCE
SCALE: 1 1/2"=1'-0"



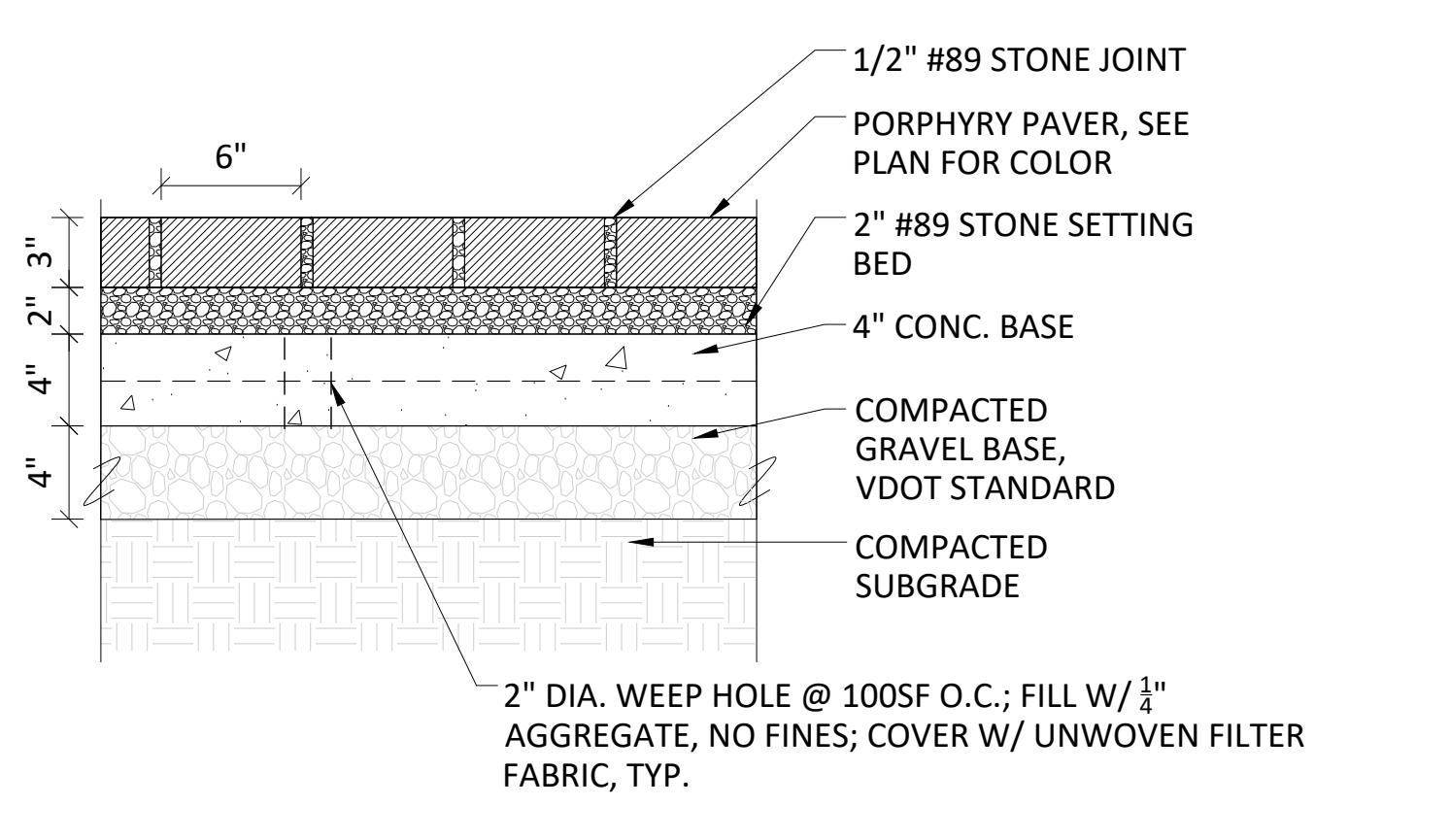
4 DIVISION STREET UNIT ENTRANCE_UNIT PATIO
SCALE: 1-1/2"=1'-0"



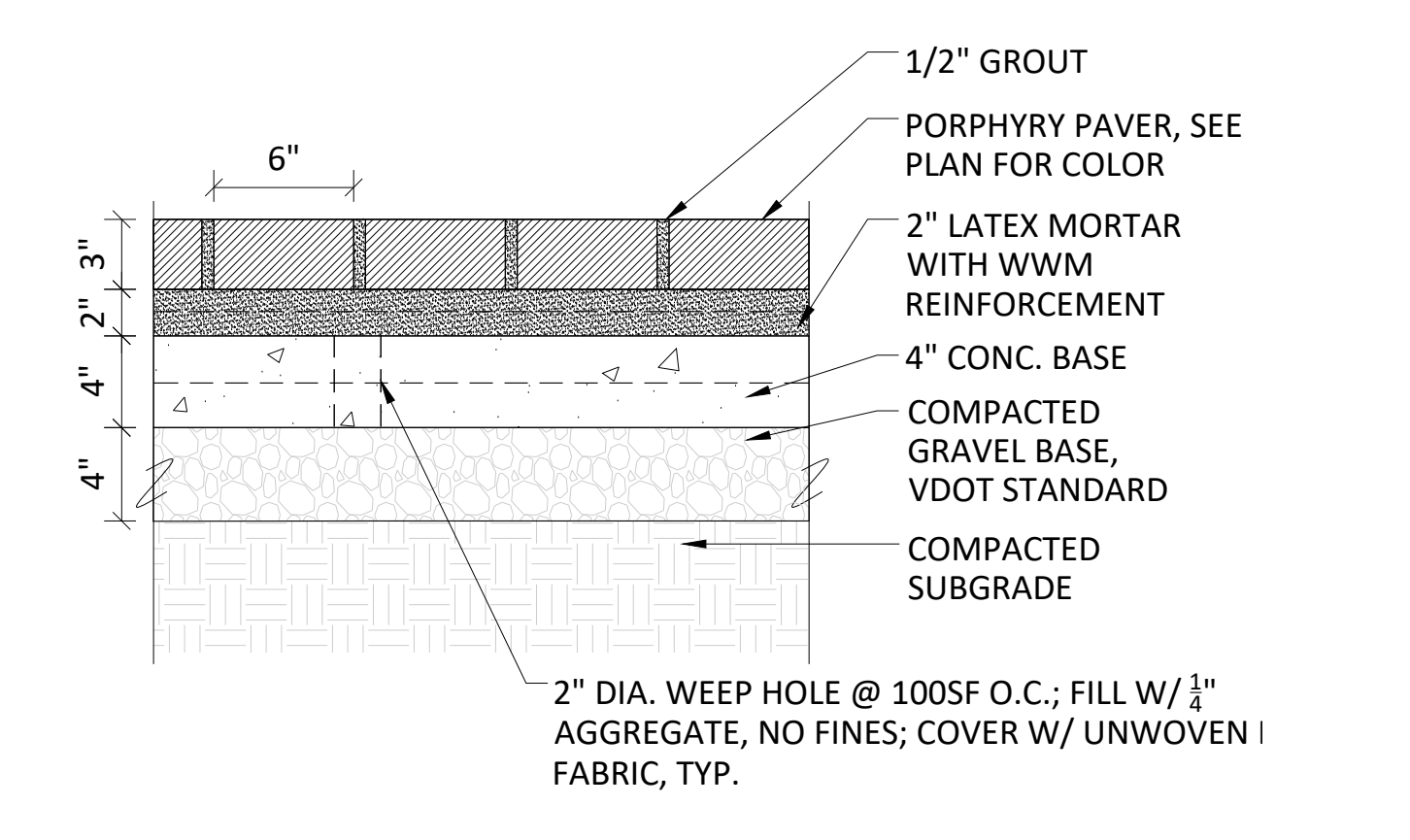
5 DIVISION STREET UNIT ENTRANCE_PLANTING
SCALE: 1-1/2"=1'-0"



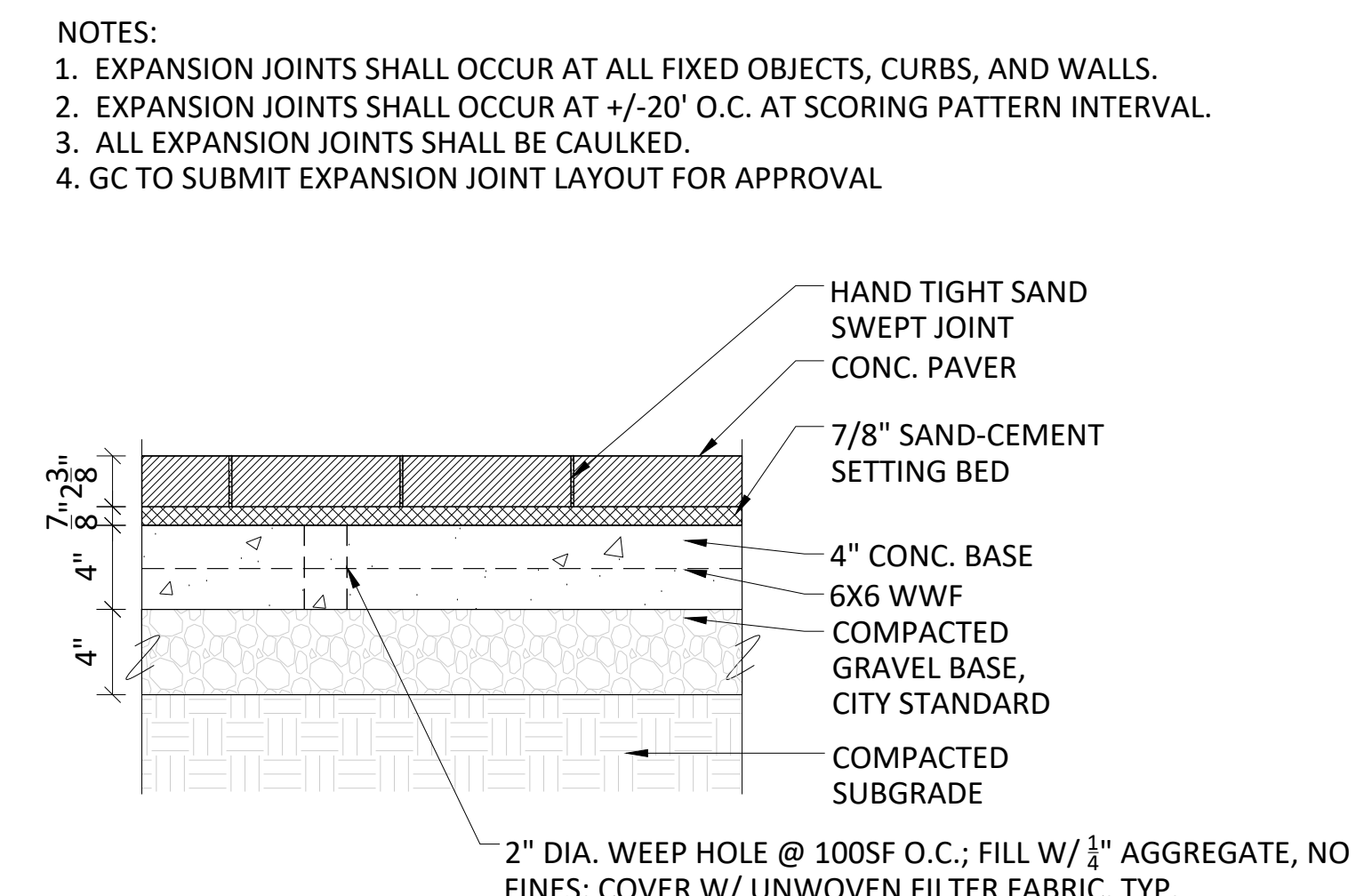
6 RIVER TERRACE STAIRS
SCALE: 1-1/2"=1'-0"



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



PROJECT TITLE

100 CLINTON AVENUE
STAMFORD, CT 06901

PROJECT NUMBER

FDP RESUBMISSION	2/13/2023
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

DETAILS

DRAWING TITLE



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

L-901

SHEET OF

DRAWING NAME: 100 CLINTON AVENUE UNIT PATIO AND PLANTING
 DRAWN BY: DJLB
 CHECKED BY: BS
 DATE: 10/24/2022