

PRELIMINARY & FINAL SITE PLAN REVIEW SUBMISSION

DELAMAR RESIDENCES

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



LOCATION MAP
NTS

PROJECT UNIT MIX:

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

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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

ISSUE:	
DATE:	FOR:
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C-01
COVER SHEET



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

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 #2	1,500 SF		
TOTAL	6,800 SF		
PARKING			
1ST FLOOR	31 SPACES		
2ND FLOOR	60 SPACES		
3RD FLOOR	82 SPACES		
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%	
2 BEDROOM W/ DEN	(1,500 - 2,390 SF)	35 UNITS or 67.3%	
3 BEDROOM	(2,530 SF)	4 UNITS or 7.7%	
TOTAL		52 UNITS	

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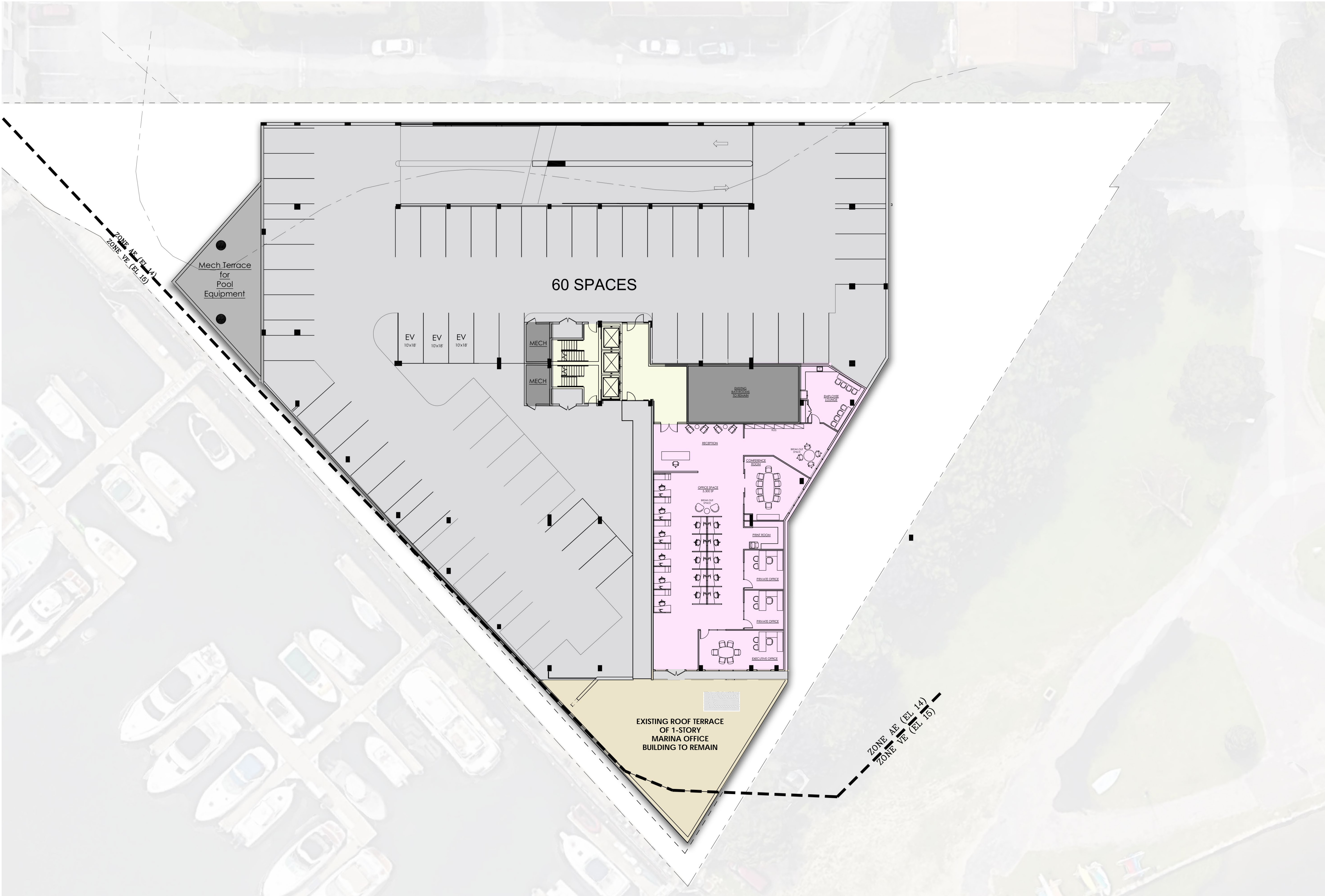


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A-01
GROUND FLOOR PLAN



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

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.

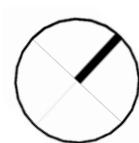
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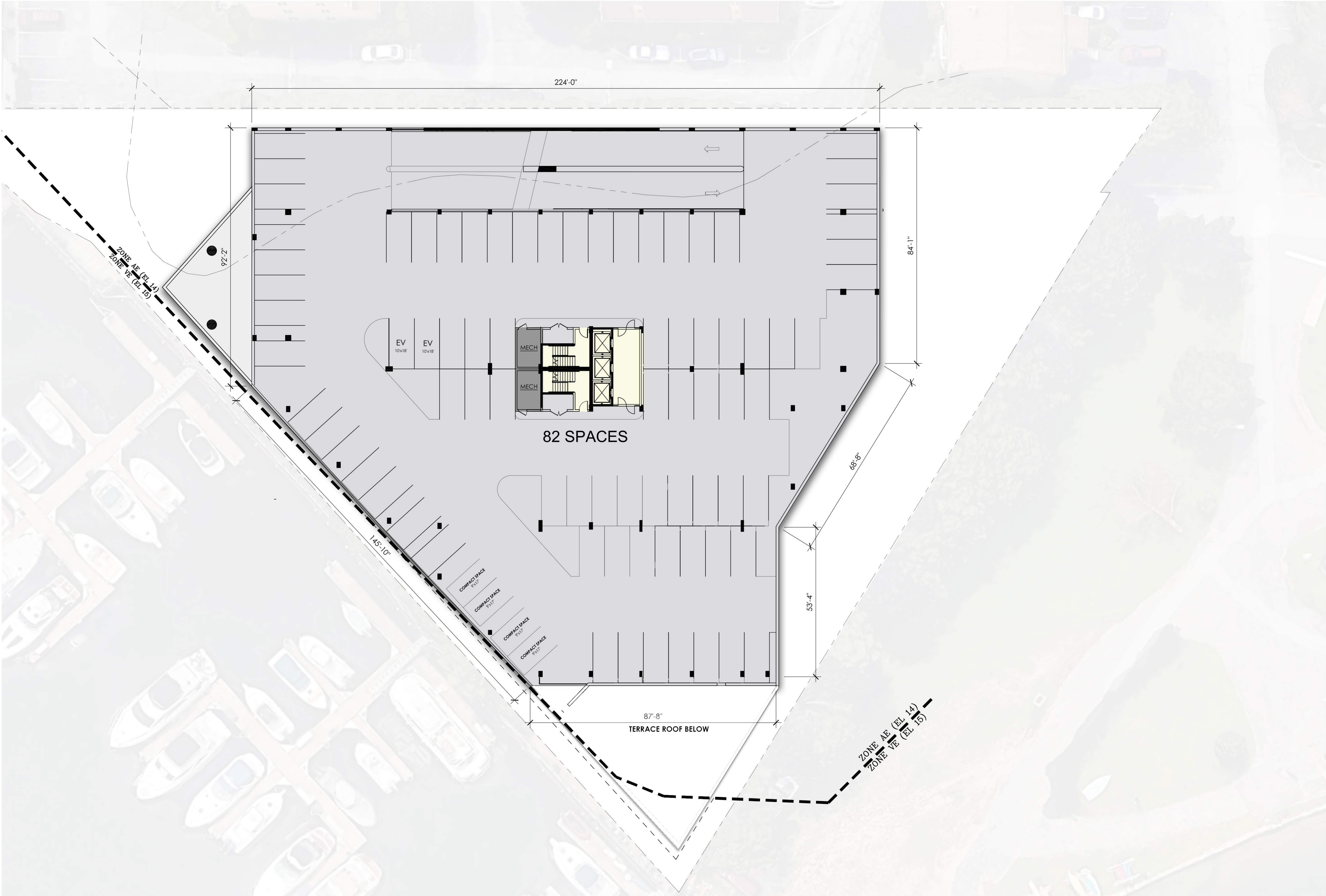
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A-02
SECOND FLOOR PLAN



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

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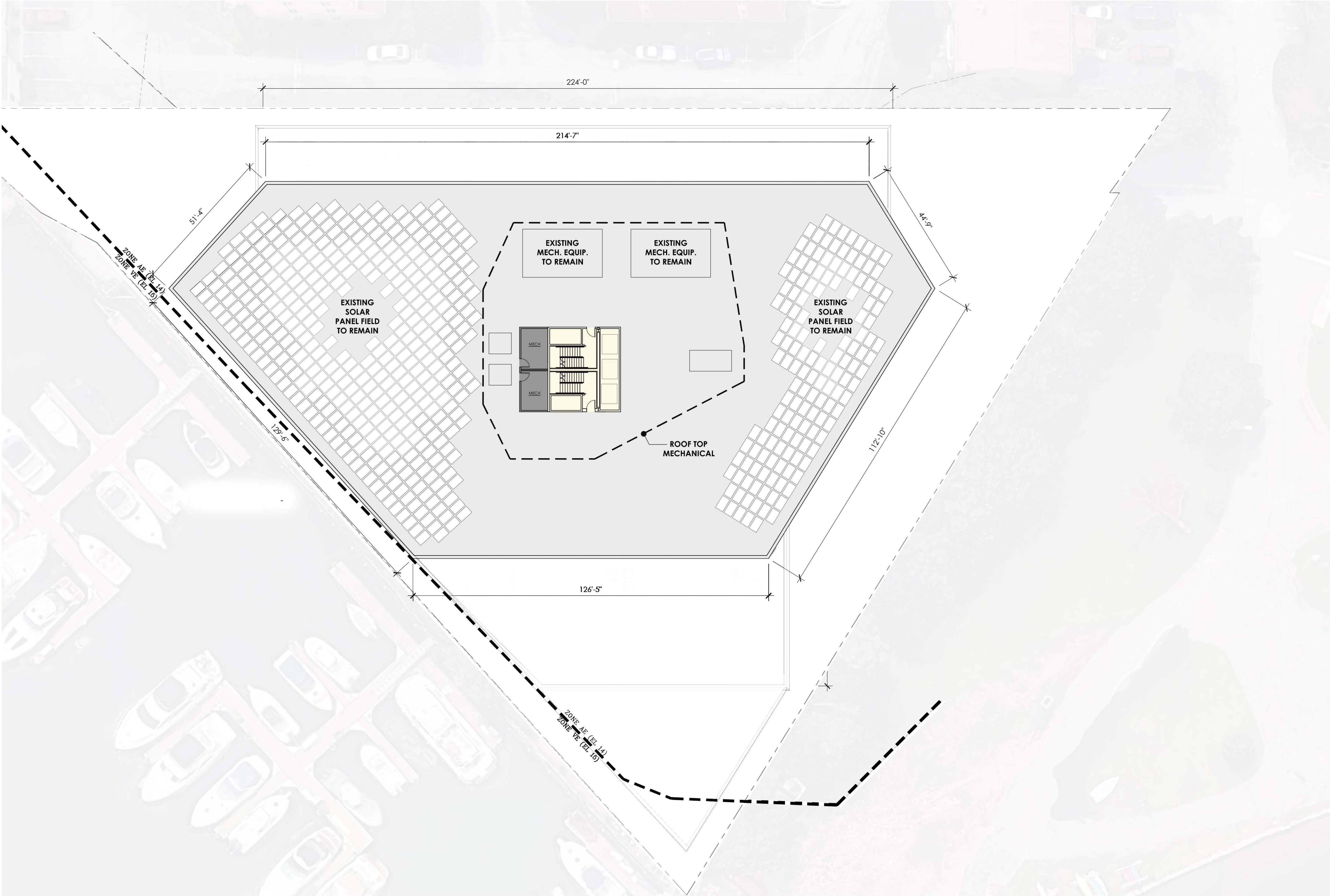
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A-03
THIRD FLOOR PLAN



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

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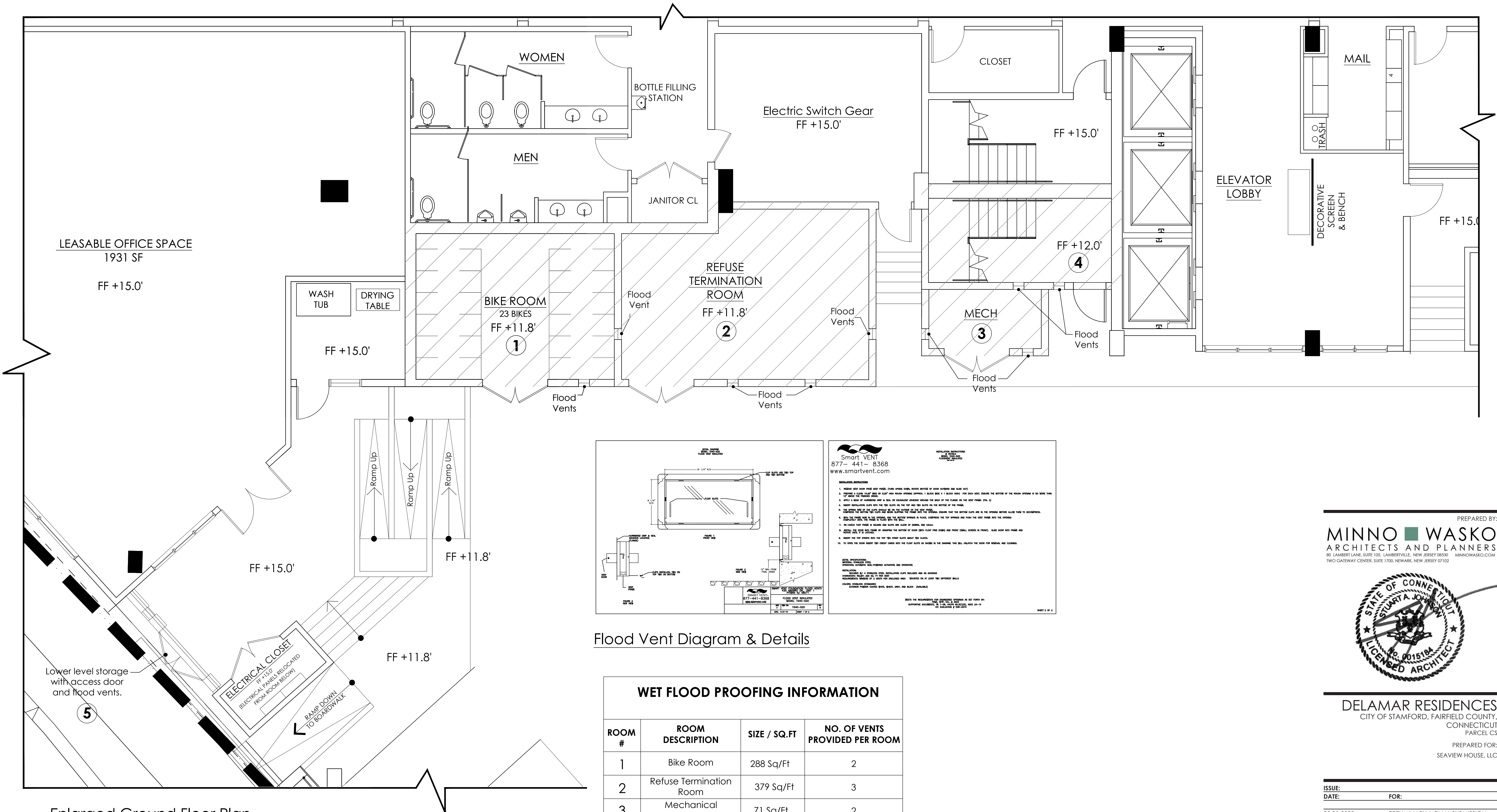
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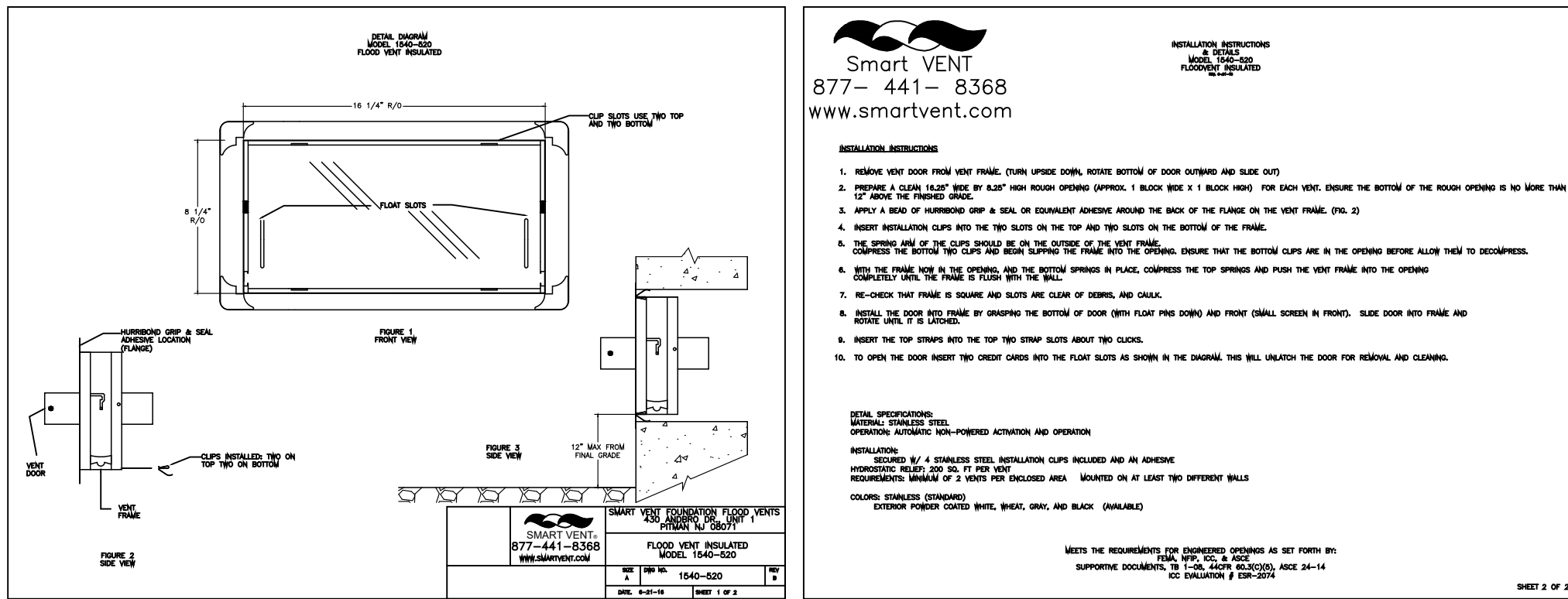
A-06
ROOF PLAN



Enlarged Ground Floor Plan

SCALE: 1/4" = 1'-0"

NOTE: ALL EQUIPMENT, PANELS AND METERS MUST BE ELEVATED TO ELEVATION 15+ AND ALL UTILITY CONNECTIONS MUST BE ELEVATED ,OR CONSIST OF FLOOD-PROOF MATERIALS THAT ARE CAPABLE OF WITHSTANDING THE FLOODS DEPTHS, PRESSURES, VELOCITIES, IMPACT AND UPLIFT FORCES AND OTHER FACTORS ASSOCIATED WITH THE BASE FLOOD.



Flood Vent Diagram & Details

WET FLOOD PROOFING INFORMATION

ROOM #	ROOM DESCRIPTION	SIZE / SQ.FT	NO. OF VENTS PROVIDED PER ROOM
1	Bike Room	288 Sq/Ft	2
2	Refuse Termination Room	379 Sq/Ft	3
3	Mechanical Room	71 Sq/Ft	2
4	Stairwell	158 Sq/Ft	2
5	Storage Room	123 Sq/Ft	2

AREA OF WET FLOOD PROOFING
NOTE: HYDROSTATIC RELIEF: 200 SQ. FT PER VENT

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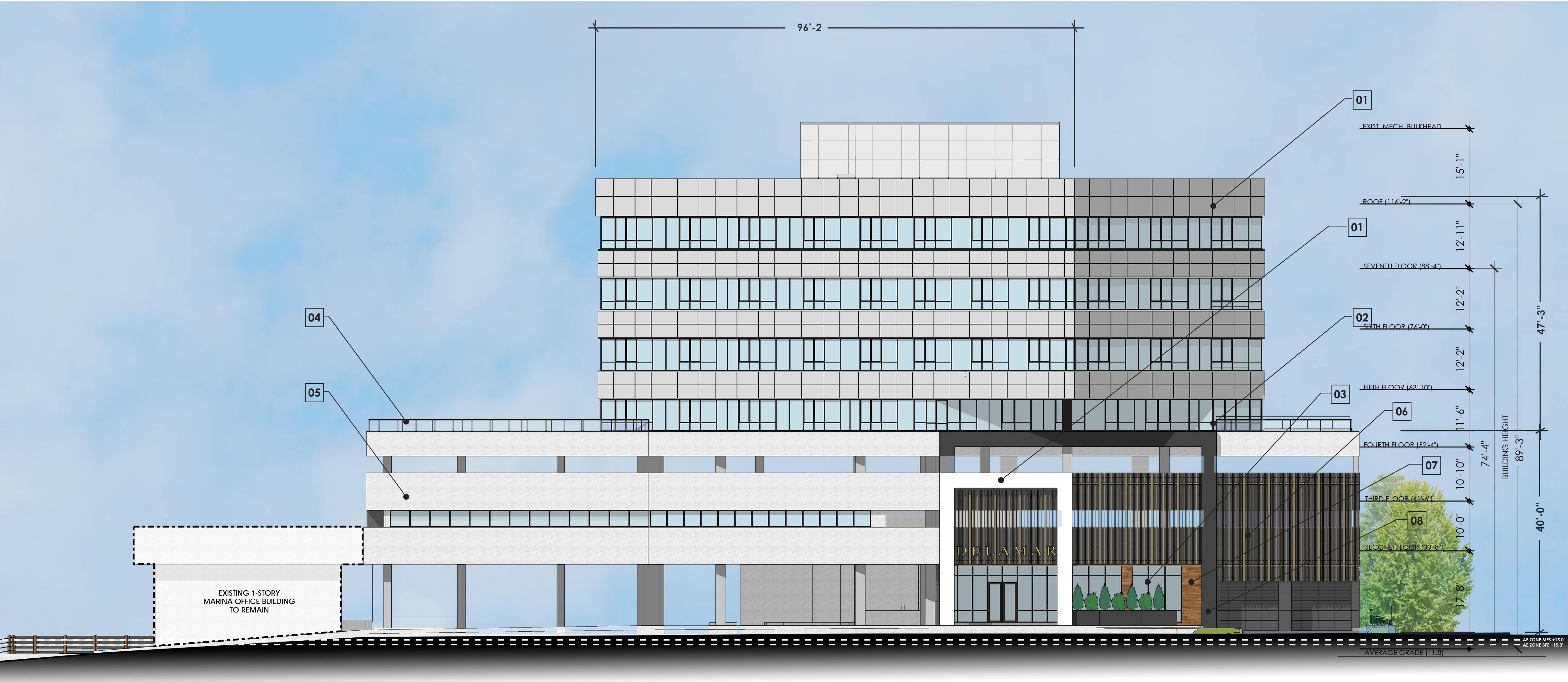
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A-07

FLOOD PROTECTION - FLOOD VENTS



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

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.

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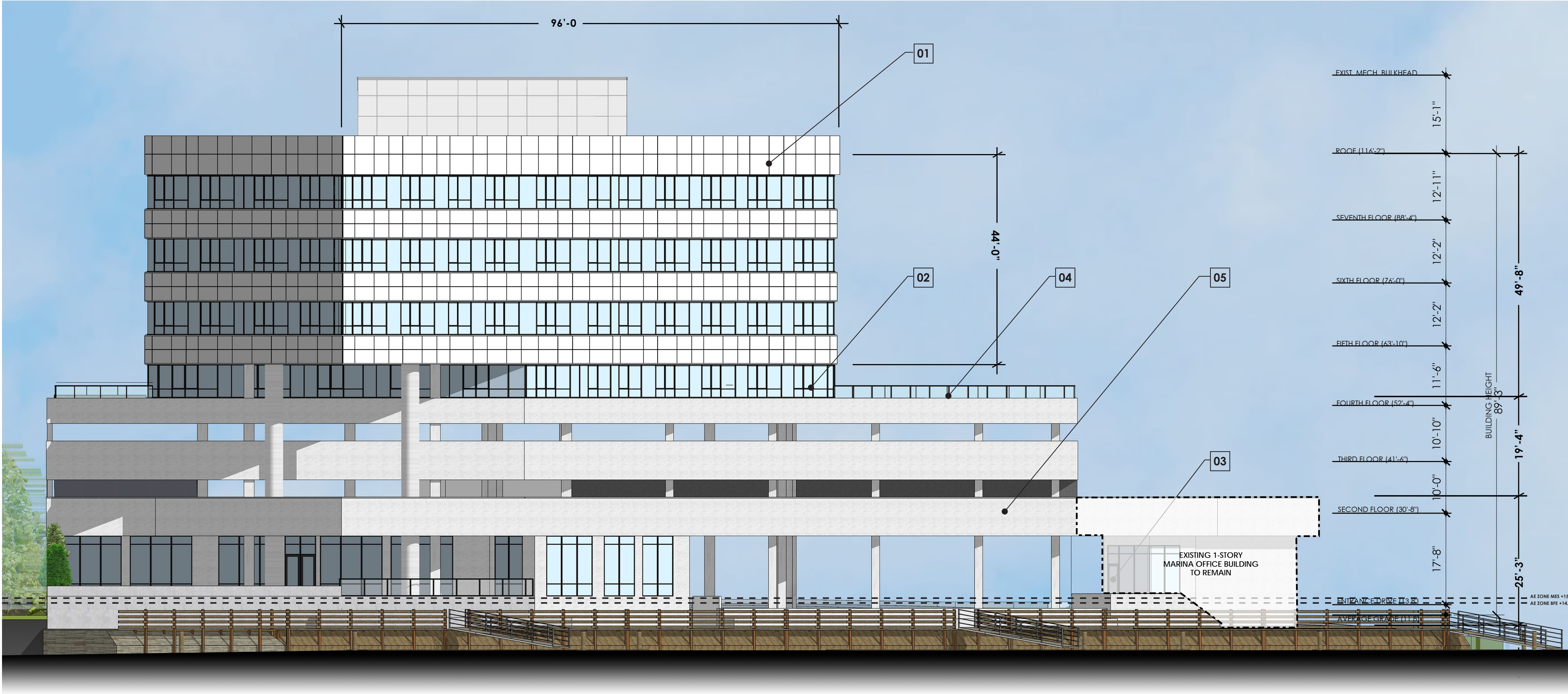
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A-08

BUILDING ELEVATIONS

11



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

KEY PLAN:

- MATERIALS KEY:
- 01 METAL PANEL - COLOR: WHITE
 - 02 ALUMINUM WINDOW - COLOR: BLACK
 - 03 STOREFRONT WINDOW SYSTEM - COLOR: BLACK
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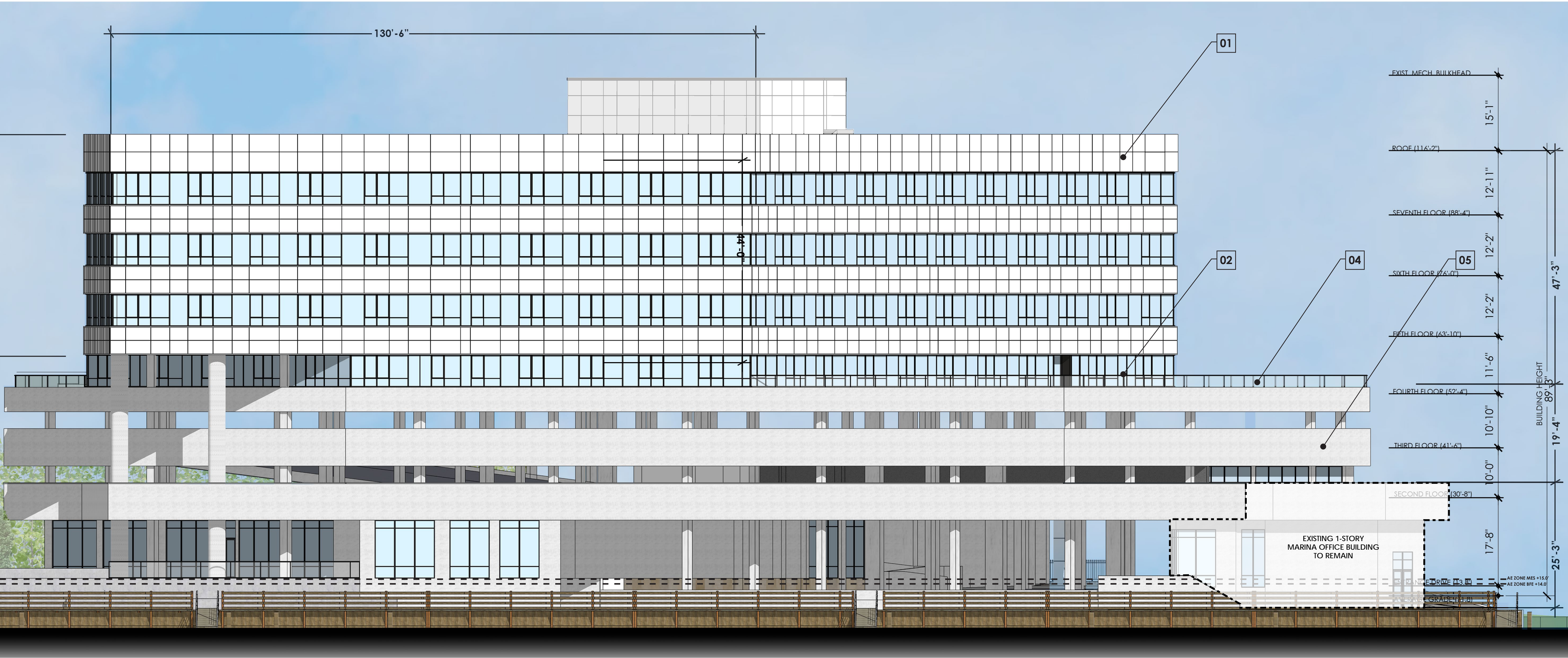


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A-09
BUILDING ELEVATIONS



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

KEY PLAN:

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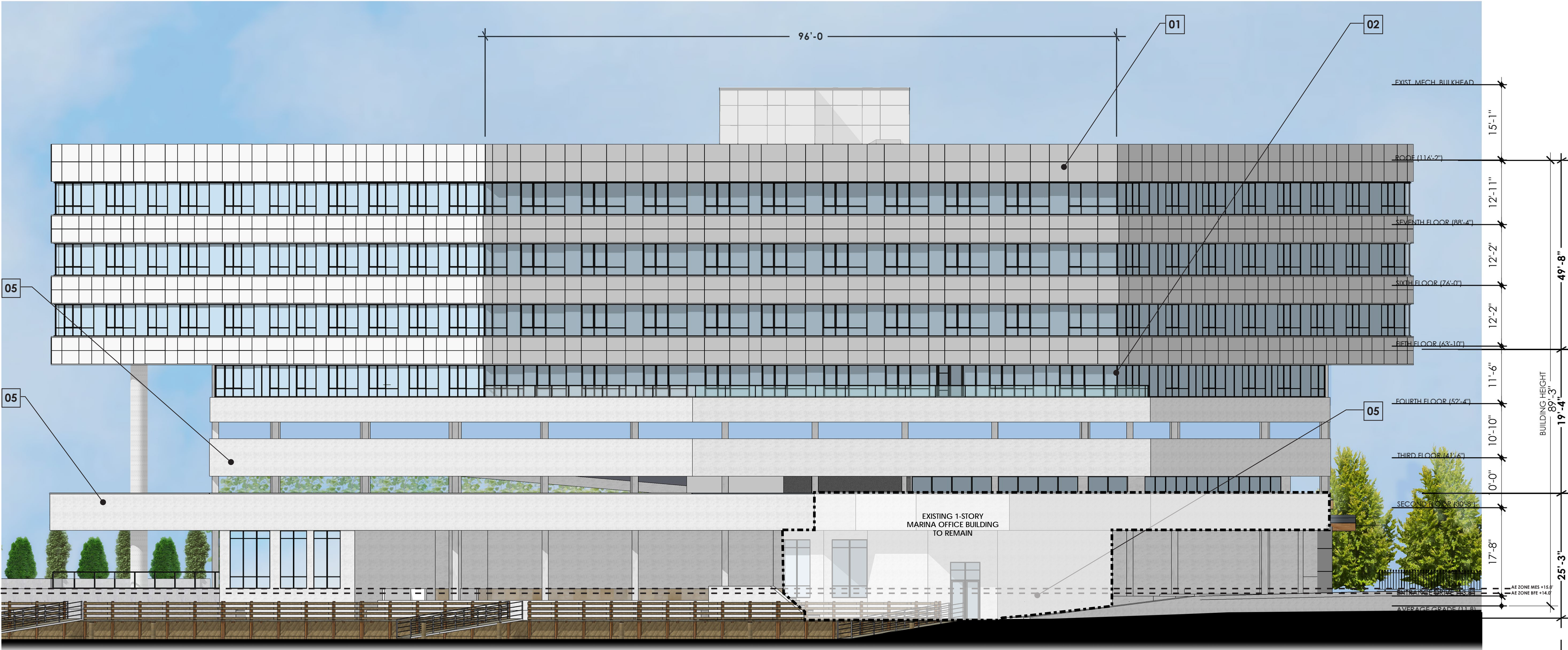
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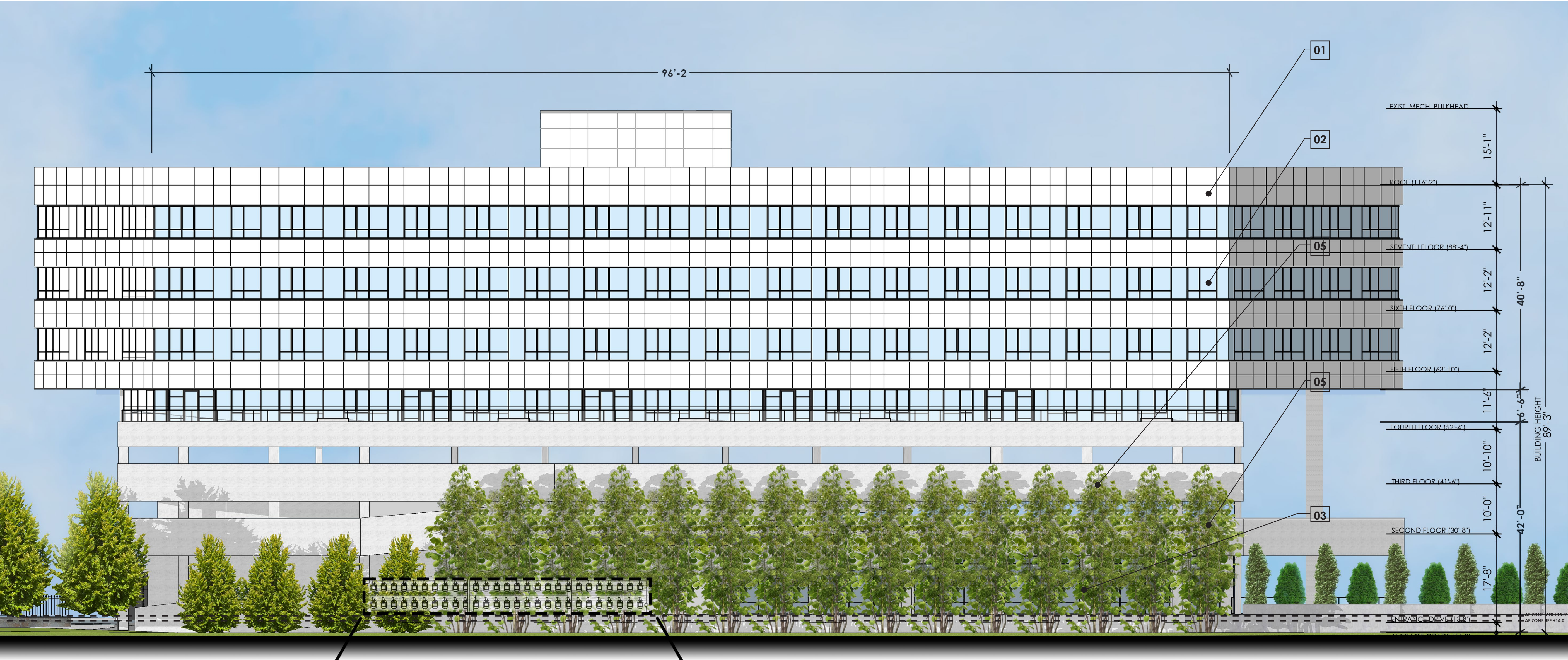
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01 - WEST ELEVATION
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01 - BUILDING & RESIDENCE SIGN - HALO LIT METAL LETTERING IN GOLD FINISH
2'-0" X 22'-0" = 44 sqft
SCALE: 1/2" = 1'-0"



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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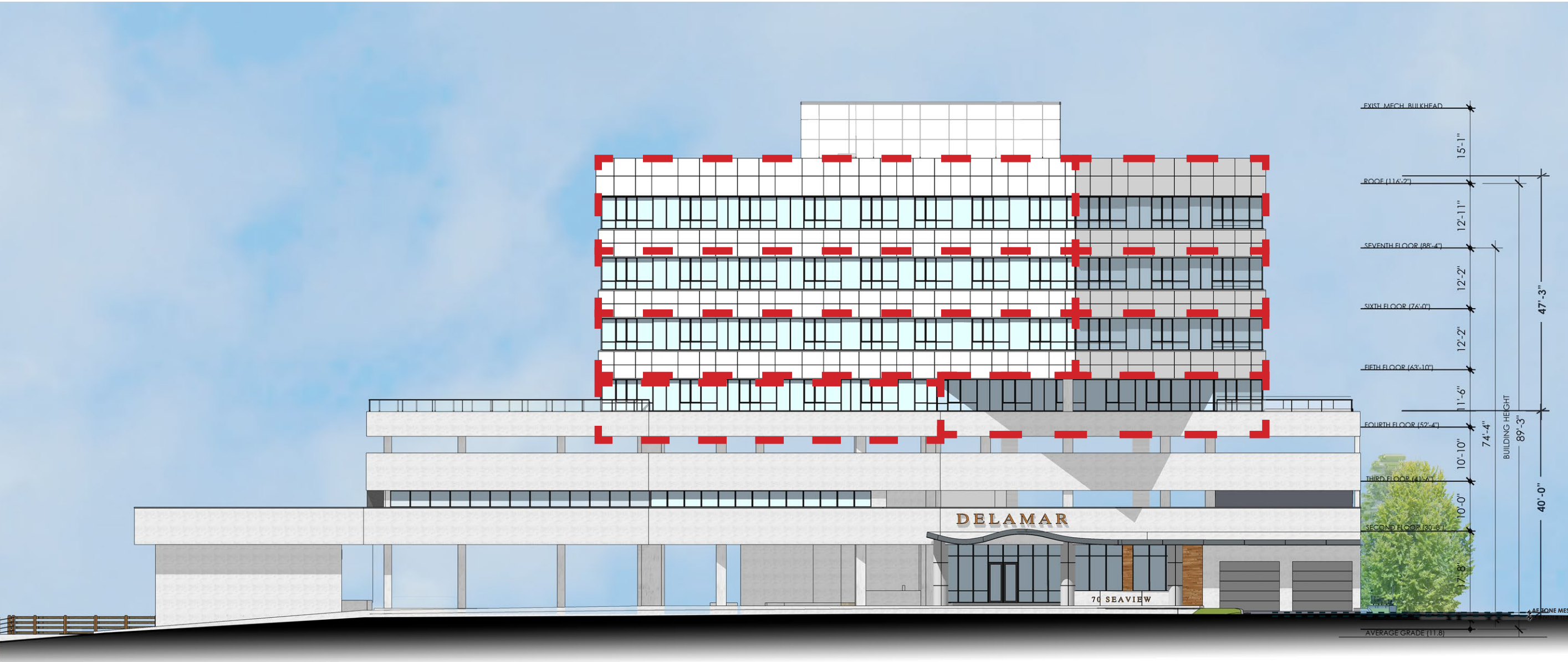
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WINDOW AREA ANALYSIS

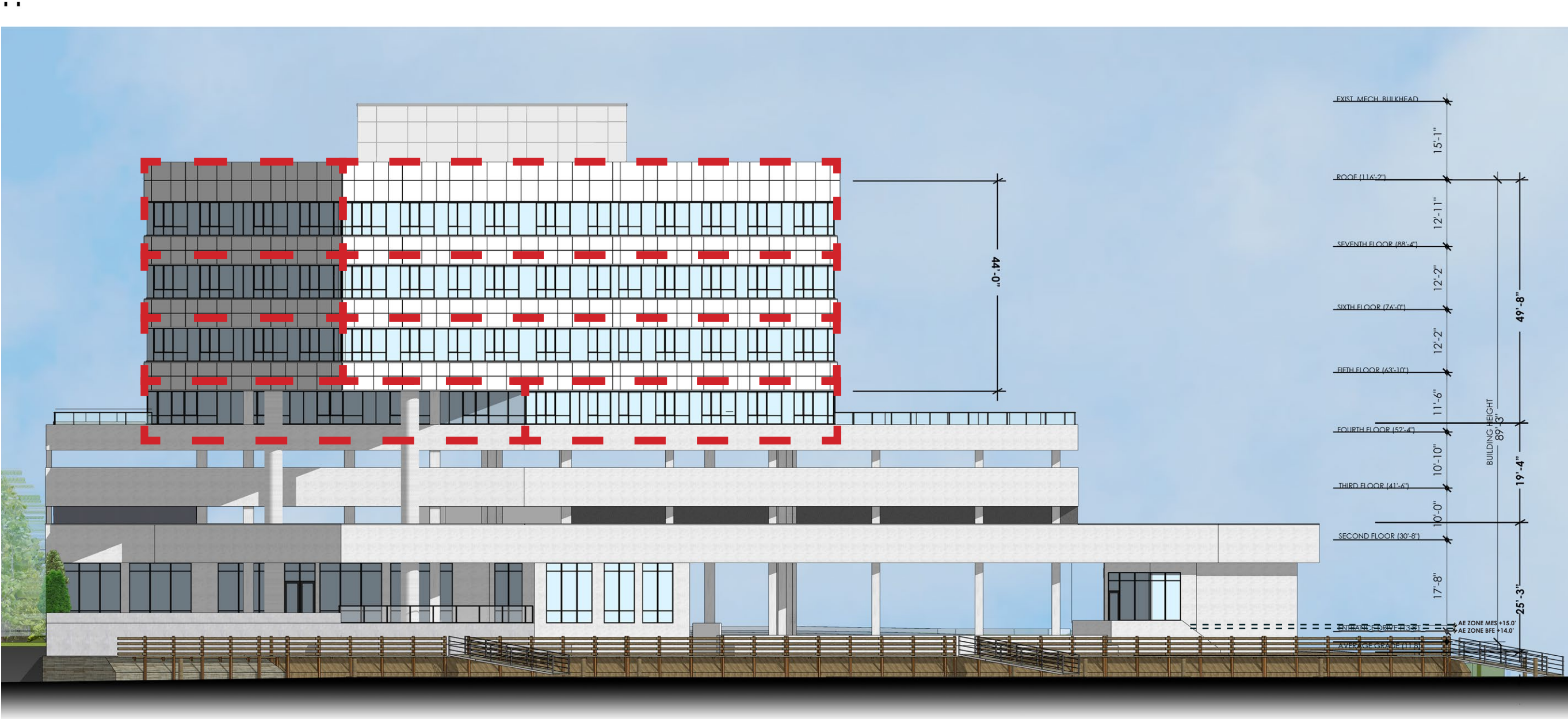
	Existing Elevation Area	Existing Window Area		Proposed Elevation Area	Proposed Window Area
4th Floor	7,807.5 SF	3,394.6 SF	4th Floor	7,807.5 SF	4,385.8 SF
5th Floor	8,280.6 SF	3,402.1 SF	5th Floor	8,280.6 SF	4,395.5 SF
6th Floor	8,280.6 SF	3,402.1 SF	6th Floor	8,280.6 SF	4,395.5 SF
7th Floor	10,770.9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

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TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102
MINNOWASKO.COM



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

PREPARED FOR:
SEAVIEW HOUSE, LLC

ISSUE:	FOR:
DATE:	
05-31-2022	PRELIMINARY & FINAL SUBMISSION
08-02-2022	PRELIMINARY & FINAL SUBMISSION
10-14-2022	PRELIMINARY & FINAL SUBMISSION
01-30-2023	PRELIMINARY & FINAL SUBMISSION

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WALL/GLAZING ANALYSIS

EXTERIOR MATERIAL SELECTIONS



1. COMPOSITE METAL PANEL

Color: White

or approved equal by Architect



2. ALUMINUM WINDOW

Color: Black

or approved equal by Architect



3. STOREFRONT WINDOW

Color: Black

or approved equal by Architect



4. GLASS RAILING

Color:

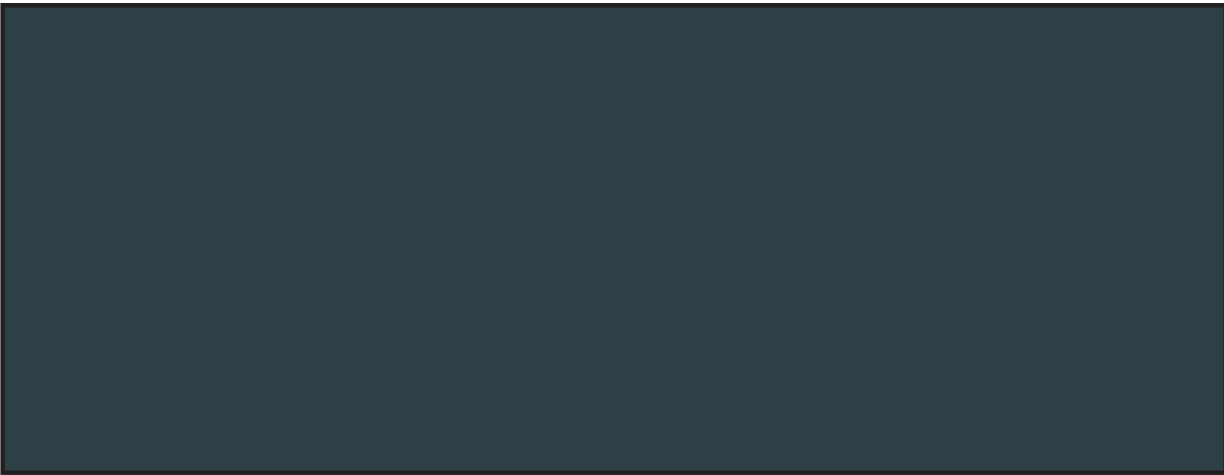
or approved equal by Architect



5. STUCCO

Color: White

or approved equal by Architect



6. STUCCO

Color: Charcoal Grey

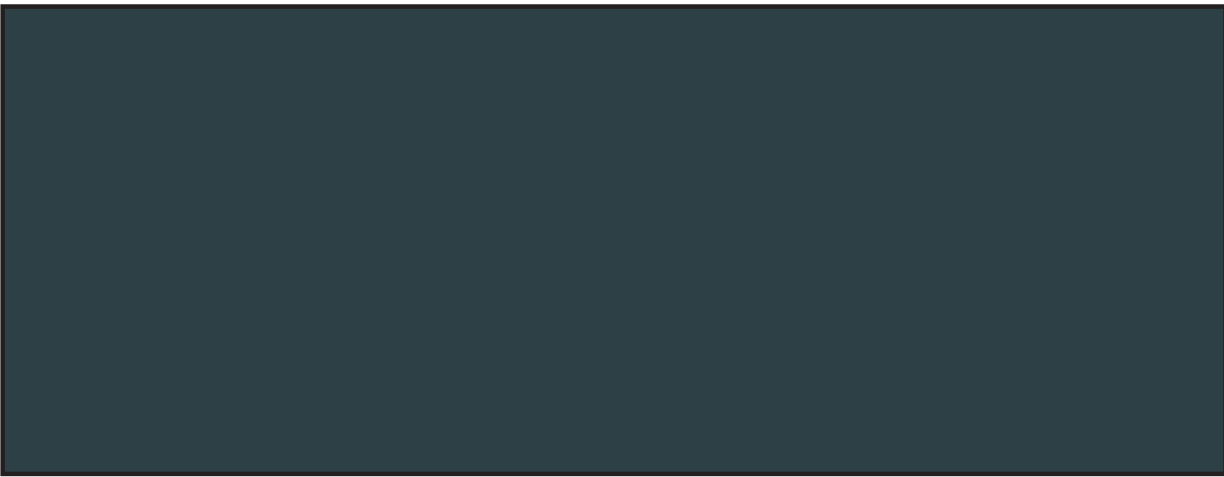
or approved equal by Architect



7. COMPOSITE WOOD PANEL

Color: Teak Finish

or approved equal by Architect



8. COMPOSITE METAL PANEL

Color: Charcoal Grey

or approved equal by Architect

PREPARED BY:
MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 100, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102



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CONNECTICUT
PARCELS

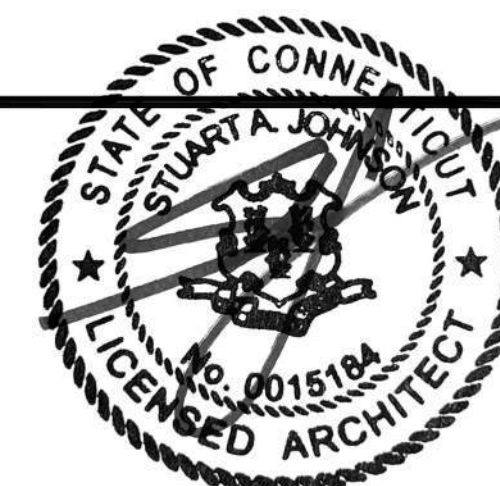
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VIEW LOOKING SOUTH FROM SEAVIEW AVENUE - MAIN ENTRANCE

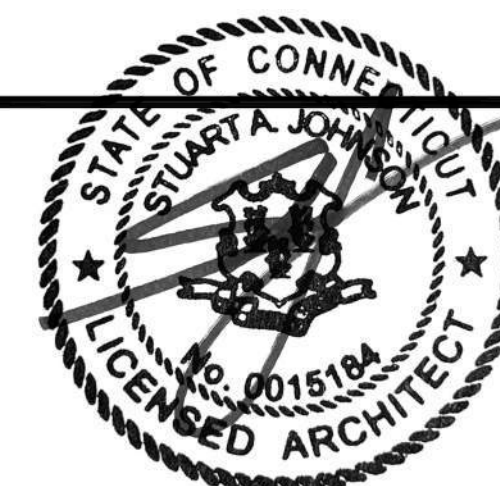
A-16
ILLUSTRATIVE PERSPECTIVE VIEW
DATE: 01/30/2023





VIEW LOOKING SOUTH FROM SEAVIEW AVENUE - MAIN ENTRANCE

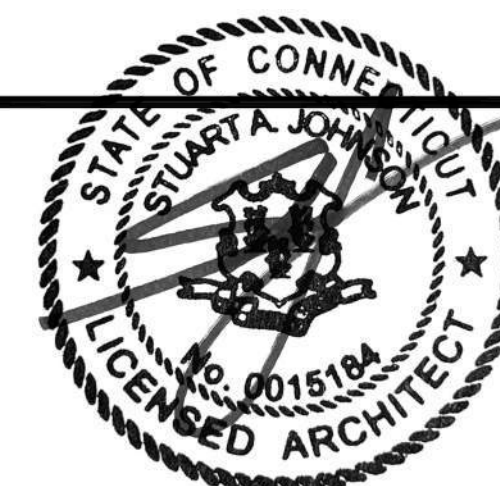
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ILLUSTRATIVE PERSPECTIVE VIEW
DATE: 01/30/2023





VIEW LOOKING NORTH FROM MARINA

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ILLUSTRATIVE PERSPECTIVE VIEW
DATE: 01/30/2023





VIEW LOOKING WEST FROM HALLOWEEN BASIN

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ILLUSTRATIVE PERSPECTIVE VIEW
DATE: 01/30/2023

