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NO	DATE	ISSUE/REVISION
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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
91 HOPE STREET
STAMFORD, CT
FOR
RRIT, LLC

Consultant:

SEAL:

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RAVI AHUJA, ARCHITECT
AWA DESIGN GROUP P.C.
ARCHITECTURE DESIGN PLANNING
401 Shippan Ave., Suite-202 Stamford, CT 06902
Phone: 203-325-4121 Fax: 203-325-4123
Web Site: AWAdg.com Email: awa@AWAdg.com

PROJECT NO.	2142	A.00
DRAWN BY:	SS	
ISSUED:	01.09.23	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:
TITLE SHEET



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

PROPOSED RESIDENTIAL DEVELOPMENT

91 HOPE STREET, STAMFORD, CT

FOR

RRIT, LLC

DRAWING LIST

- A.00 TITLE SHEET
- A.01 ZONING DATA
- A.02 SITE PLAN
- A.03 TYPICAL FLOOR PLANS

PRELIMINARY

DEVELOPER	LAND USE ATTORNEY	SITE ENGINEER	CONSULTANT

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ZONING DATA

R-5 ZONE -MULTI- FAMILY, MEDIUM DENSITY
30,000 SF LOT

ZONING SECTION		REQUIRED/ ALLOWED	PROVIDED/ PROPOSED	NOTES
SECTION 9.M.5-f	LOT SIZE	30,000 sf MIN.	112,384 sf	COMPLIANT
SECTION 9.M.5-b	LOT FRONTAGE	150 ft MIN.	±326 ft	
SECTION 9.M.5-c	BUILDING COVERAGE: 30% MAX.	33,715 sf	28,600 sf	COMPLIANT
SECTION 9.M.5-h(2)	COVRAGE INCREASE 33% w/One car garage 35% w/Two car garage	37,086 sf 39,334 sf		
SECTION 9.M.5-d	BUILDING HEIGHT	3 STORIES 40 ft MAX	3 STORIES 39 FT 10 in.	
SECTION 9.M.5-e	MIN. YARDS FRONT SIDE REAR	20 ft 6 ft- PLUS 6" FOR EACH FT OVER 45 ft 15 ft MAX. N/A	20 ft AND 32'-5" 15 ft. SECTION 3.M- CORNER LOT	
SECTION 9.M.5-f	RESIDENTIAL DENSITY			
SECTION 9.M.5-h	2500 sf PER UNIT DENSITY INCREASE 22 UNITS/AC	112,384/2500=44.95 UNITS =56.76 UNITS	EXISTING BUILDING = 2 UNITS NEW UNITS = 42 UNITS TOTAL PROPOSED = 44 UNITS	COMPLIANT
SECTION 9.M.5-g	BMR UNITS REQUIRMENT	10%=4.40 UNITS	4 UNITS 0.40 fee in lieu	
SECTION 3.B	LIGHT & AIR WINDOW EACH ROOM UNOBSTRUCTED SPACE OPEN TO THE SKY	12 SF 10 ft MIN.	30 SF 20 ft MIN.	COMPLIANT
SECTION 7.Q	OPEN SPACE USEABLE 200 SF/UNIT	8,800 SF	8,800 SF SECTION 9.M.5-h(2)	
SECTION 3.B	OPEN SPACE USEABLE PRE SCHOOL AREA	50%=4,400 SF		COMPLIANT

PARKING REQUIRED- CATEGORY-3

SECTION 12.D.2	RESIDENTIAL	PROPOSED	
TABLE 12.7-**	THREE BEDROOM-3.00 SP/U ** BMR UNITS ** ADDITIONAL 1 SP/ 4 TOWNHOUSES	40X3.00 =120 SPACES 4X2.00 = 8 SPACES 44X0.25 = 11 SPACES	COMPLIANT
	PARKING REQUIRED PARKING PROVIDED	139 SPACES	
	PARKING GARAGE PARKING OPEN SPACES TOTAL	84 SPACES 55 SPACES 139 SPACES	

BICYCLE PARKING

SECTION 12-J.2			
	CLASS-A 44 @ -1SP/ 5 UNITS CLASS-B 44 @ -1SP/10 UNITS	9 SPACES 5 SPACES	COMPLIANT
	BICYCLE PARKING REQUIRED BICYCLE PARKING PROVIDED	14 SPACES 44 SPACES	

EV CHARGING AND PARKING

SECTION 12-L.2			
	EV PARKING SPACES REQUIRED 50 TO 99 PARKING = 5 SPACES EV PARKING PROVIDED	5 SPACES 10 SPACES	COMPLIANT

ZONING INFORMATION IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITY

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PROJECT NO. 2142
 DRAWN BY: SS
 ISSUED: 01.09.23
 SCALE AS NOTED

A.01

DWG. NO.

DRAWING TITLE:
ZONING DATA

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PROJECT NO.	2142	A.02
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ISSUED:	01.09.23	DWG. NO.
SCALE AS NOTED		

DRAWING TITLE:
SITE PLAN

HOWES AVENUE



SITE PLAN

1" = 20'-0"

N/F
 LINDEN HOUSE ASSOCIATION, INC.

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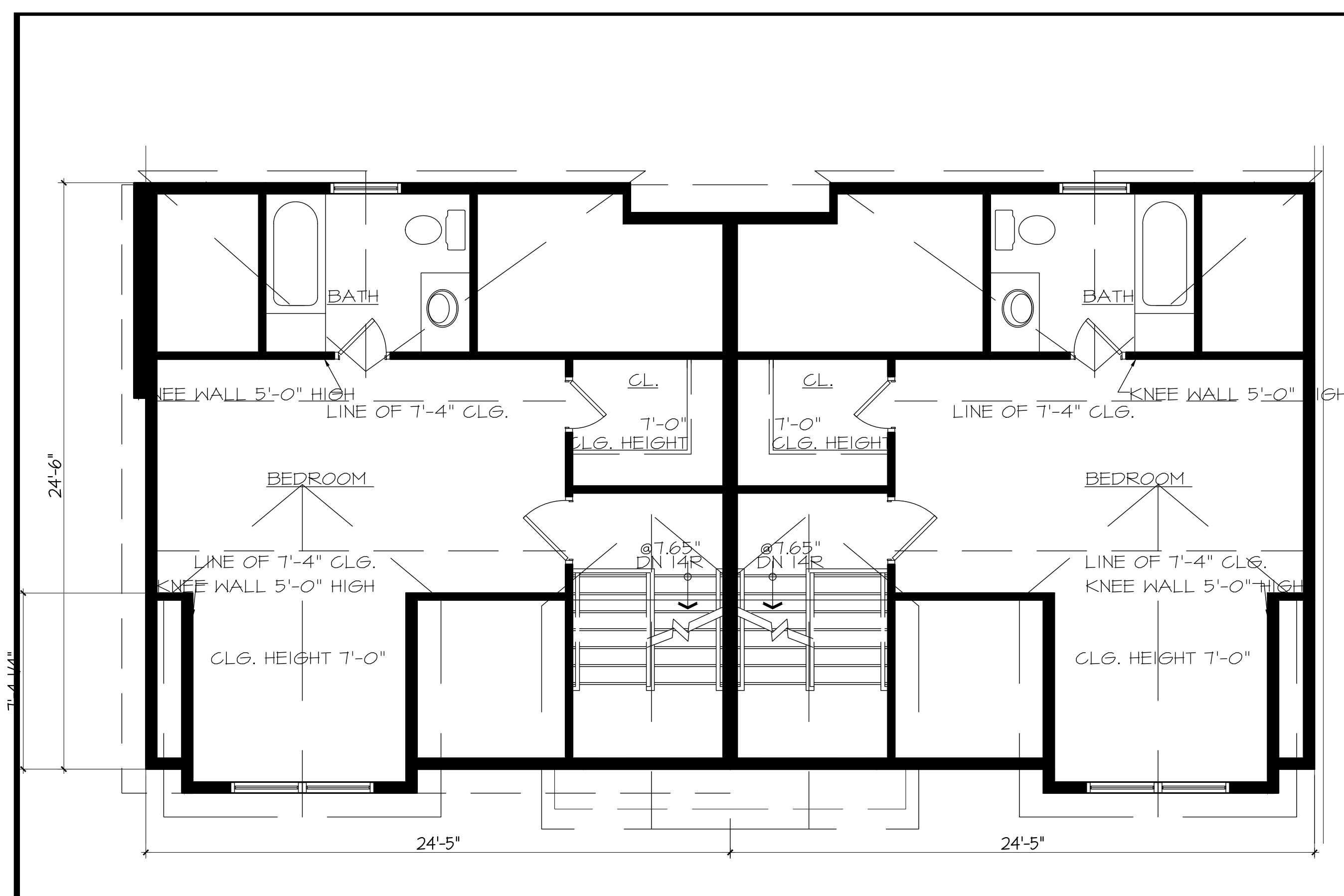
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 SEAL:

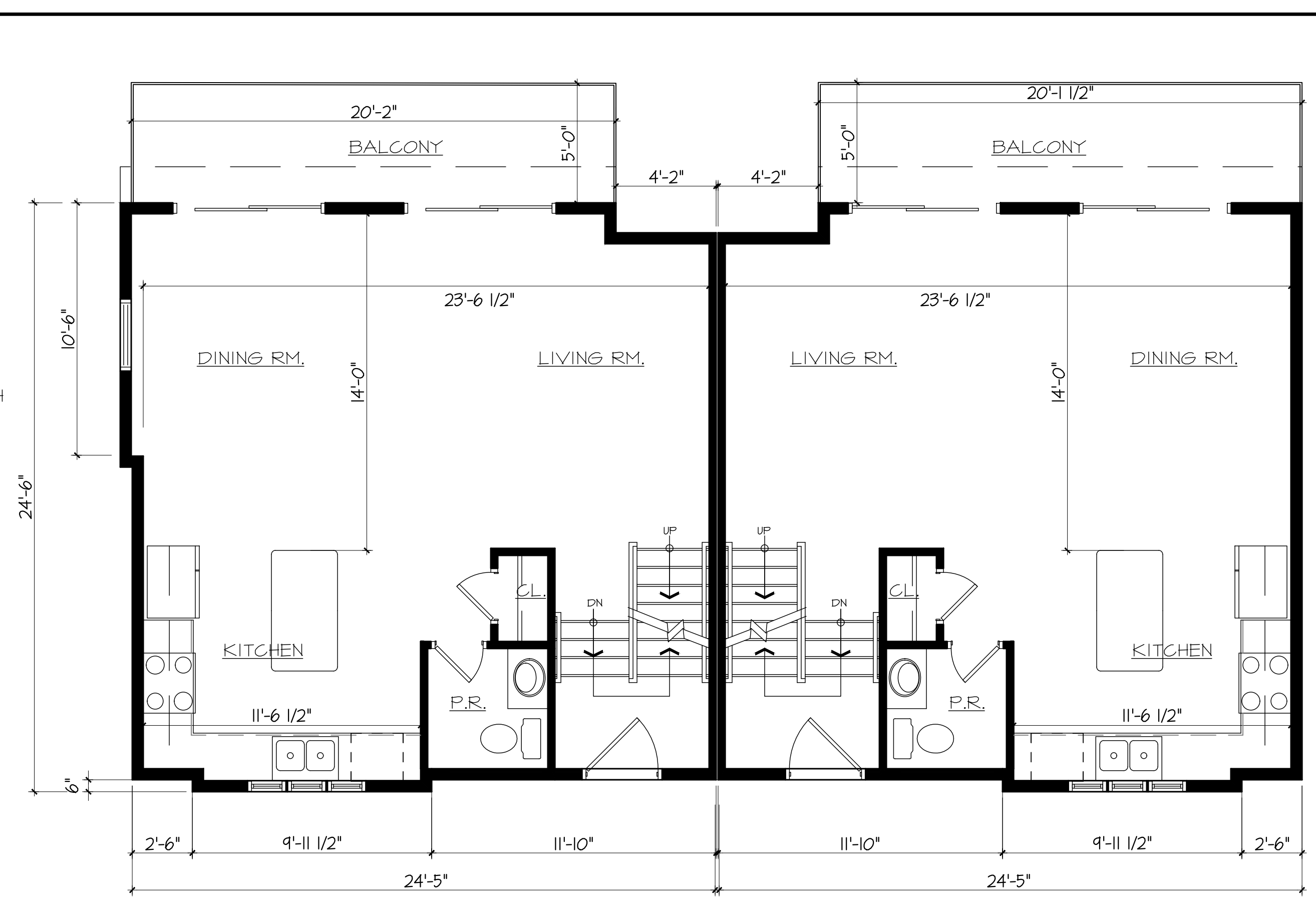
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PROJECT NO.	2142	A.03
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ISSUED:	01.09.23	
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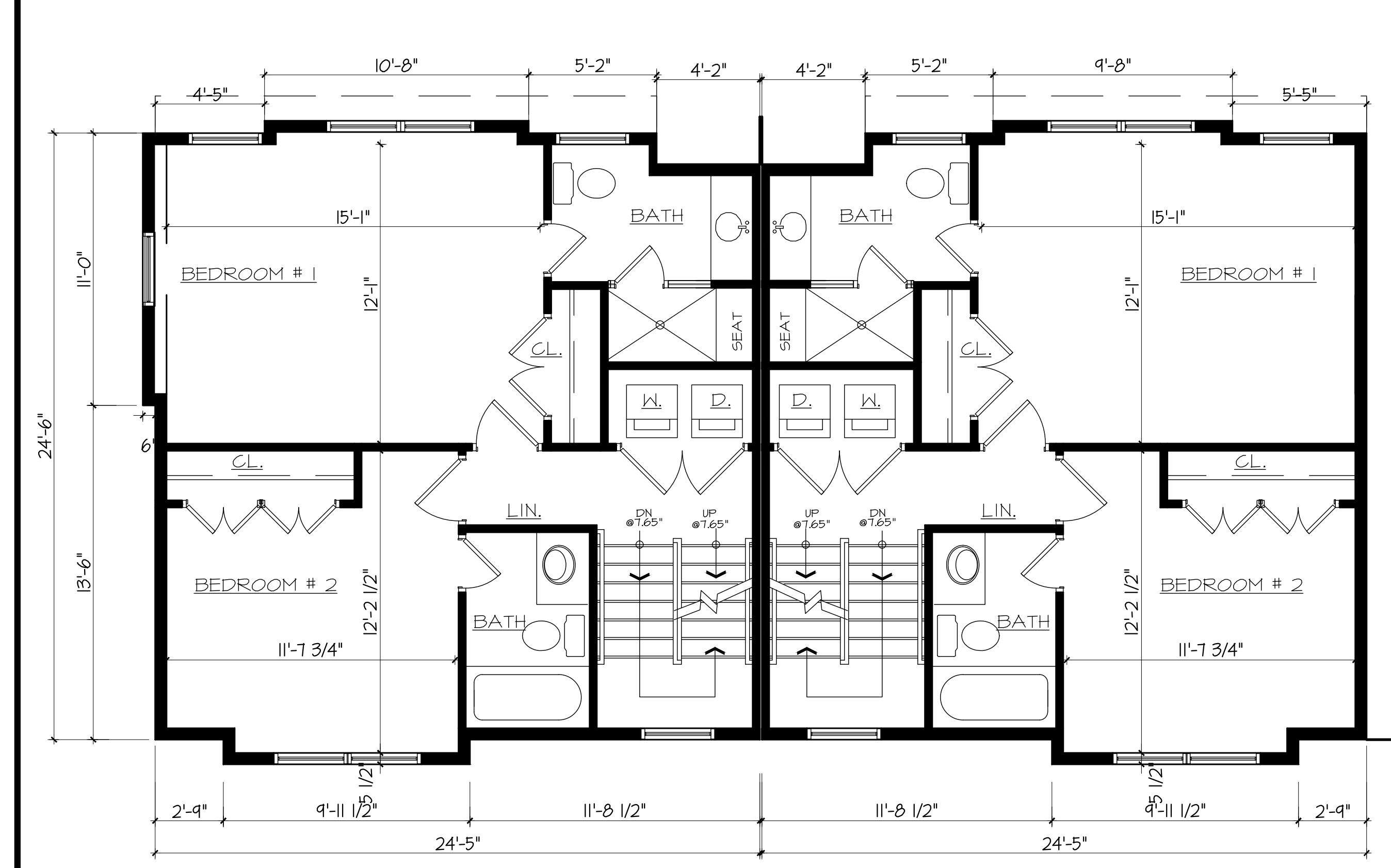
DRAWING TITLE:
TYPICAL UNIT PLANS



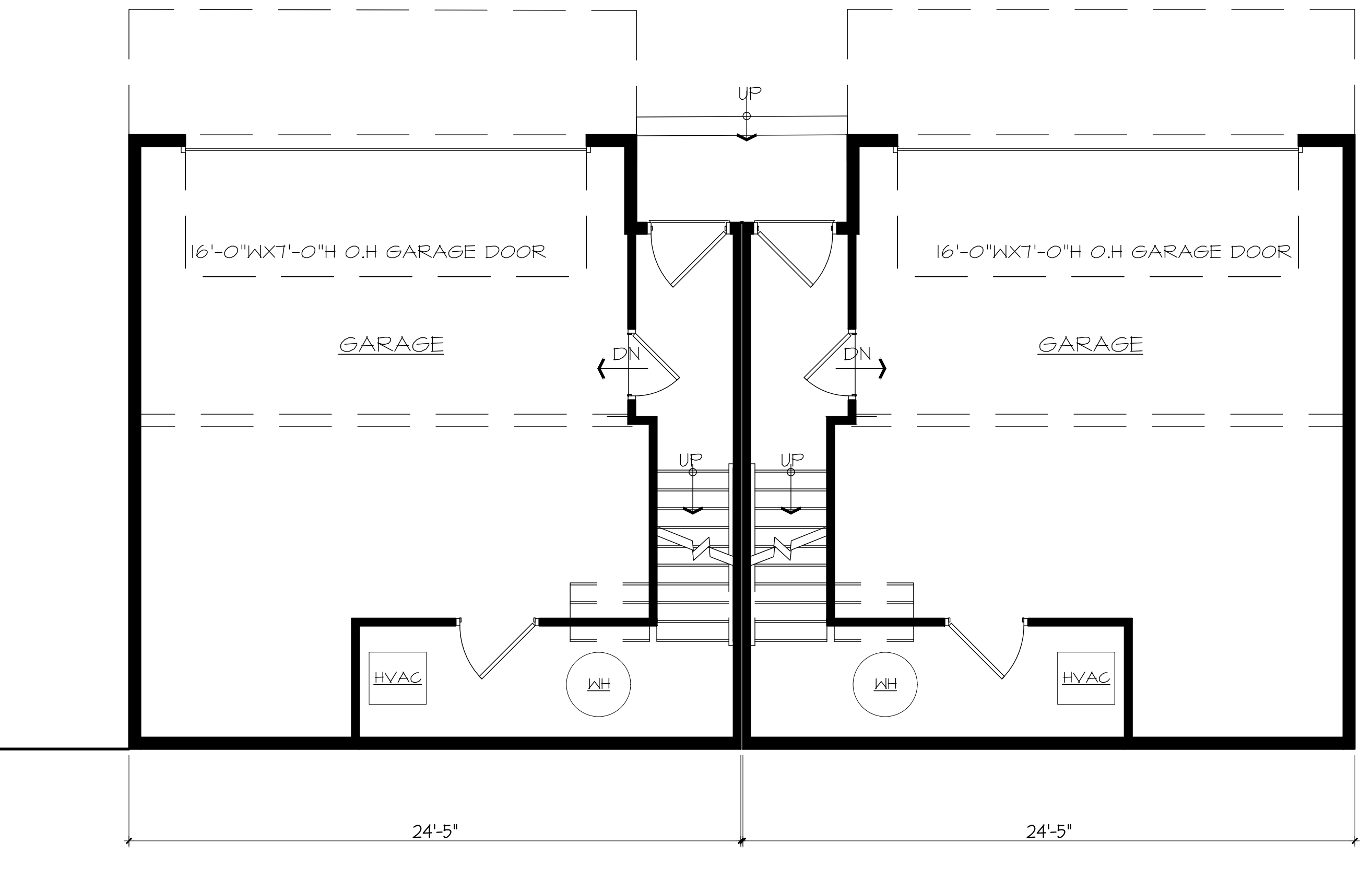
4 ATTIC PLAN
 SCALE: 1/4"=1'-0"



2 FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"



3 SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"



1 LOWER LEVEL PLAN
 SCALE: 1/4"=1'-0"

PRELIMINARY