

16 Remington Street, Stamford, CT

by Nils Kerschus

November, 2022

Description

Located in the South End National Register Historic District, 16 Remington Street was a front-gabled, wood-framed dwelling built in 1923 on the north side of the street, initiating a row of early 20th-century houses (Items 1 & 2). Set on a concrete-block foundation, the structure was originally covered with wood shingles and fenestrated with one-over-one or six-over-one windows, neither design definitely apparent from existing photographs. The symmetrical, 1½-story facade featured an almost full-length porch supported by four Tuscan columns resting on a wood-shingled rail supported by four, corresponding concrete-block (possibly brick) piers. The entrance to the porch was at its left (west) end, accessed by eight full-width steps. The centrally placed front door was paneled at the lower half and glazed with a single glass pane at the upper half. Flanking it were two single windows. The second story was fenestrated with a centrally placed, paired window (Photographs 1-3).

The west elevation was fenestrated, from the left, by a single window followed by two paired windows at the first story. The second story featured a large gabled dormer rising above the centrally placed paired window and also lit by a paired window (Photographs 2, 4, & 5). The east elevation was similar but entirely symmetrical in design, showing paired windows flanking a centrally placed, slightly smaller window at the first story while a gabled dormer lit by a paired window rose directly above the first story's central window (Photograph 6).

The rear (north) elevation was dominated by a two-story back porch added around 1926 when the city directory showed that the house had been converted to a two-family dwelling. Although Photograph 8 shows

2

that the first story was three bays in length, with a single window to the right, the stairs to the upstairs apartment obscures the left and central bay. Since the porch was not as long as the front porch, supported by three posts instead of four, it is likely that the left bay showed a single window while the rear door was located off-center to the left in order to access the rear porch. The second story retained its central, paired window, identical to that of the facade, while acquiring a rear door immediately to the left, accessing the rear porch. The railings had been obviously installed at different times, showing a cross-hatched design at the second story and a combination of vertical stick railings and horizontal rails at the first story and the stairs to the second story (Photograph 7 & 8).

Significance

16 Remington Street was historically significant primarily because it reflected a particular aspect of the South End's ethnic history, being located in the large Greyrock Manor subdivision, laid out in 1908-1911 and settled almost exclusively by Polish and Ukrainian families. The original owner of the house was Theodore Garak (a.k.a. Sidor Gieriak) who built the house in 1923. In the 1920 Census Sidor and his wife Josephine were listed as Carpatho-Russian in origin, referring to that portion of western Ukraine traversed by the Carpathian Mountains. During the 1920s the city directory listed Garak (now identified as Theodore) as employed by the Yale & Towne Lockworks, located only three blocks to the north. The lockworks not only employed most of the South End's residents but was the largest employer in the entire city, dominating its economy for decades, during which time Stamford became known as the "lock City".

Architecturally the house was typical of the neighborhood's

Photograph Index

1. Facade (South elevation)
2. Facade and west elevation
3. Front porch steps
4. West elevation, including basement
5. West elevation
6. East elevation
7. West elevation and rear (north) elevation
8. Rear (north) elevation

Item Index

1. South End Historic District - Map
2. South End Historic District - Inventory

originally one-family houses but was notable for ~~the~~ the retention of its open front porch, not becoming enclosed like most examples of this type. Also interesting was the symmetry of its facade and east elevation, details not apparent on most vernacular dwellings. The house's large gabled dormers also revealed an intrinsic sense of design that overrode a cheaper, shed-roofed construction which would have been expected in a situation where economics usually took precedence over any minimal stylistic considerations. Likewise, the front porch's Tuscan columns cost more than simpler, four-sided posts.

Bibliography

Kerschus, Nils. South End National Register Historic District, Stamford, CT: Historic Neighborhood Preservation Program, 1986.

Property Atlas of "Lower" Fairfield County, Connecticut, Vol. 1. Philadelphia: Franklin Survey Co., 1938.

Stamford, CT; Town of. Grand List, 1920-1930.

Stamford Directory. Stamford, CT: Price and Lee Company, 1920-1930.

U.S. Department of Commerce. Bureau of the Census. Fourteenth Census of the United States, 1920 - Connecticut. Washington, D.C.: National Archives Microfilm Publications.



RICHARDS
CHEMICAL
CO.

WOODLAND
CEMETERY

Item 1

SOUTH END
HISTORIC DISTRICT
Stamford, CT

- District
- Boundary
- Contributing Buildings
- Non-contributing Buildings
- Photograph Positions

Scale in Feet
0 100 200 400

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

South End Historic District, Stamford, CT

Continuation sheet Description

Item number 7

Page 16

For NPS use only

received

date entered

- (C), 24 Pulaski Street, 1928, Vernacular.
- (C), 25 Pulaski Street, Peter de Mill House, c.1780, Vernacular with Federal elements (Photograph #6).
- (C), 32-36 Pulaski Street, 1927, Vernacular.
- (C), 35 Pulaski Street, 1922, Industrial Vernacular (Photograph #5).
- (C), Pulaski Street at Mill River, Pulaski Street Bridge (Oliver Street Bridge), 1887, wrought-iron lenticular through-truss bridge, Berlin Iron Bridge Co. (Photograph #5).
- (C), 16 Remington Street, 1923, Vernacular.
- (C), 20 Remington Street, 1929, Vernacular.
- (C), 26 Remington Street, 1928, Vernacular.
- (C), 29 Remington Street, 1926, Vernacular with Colonial Revival elements.
- (C), 30 Remington Street, 1913, Vernacular.
- (C), 5 Rugby Street, 1912, Vernacular.
- (C), 6 Rugby Street, 1930, Vernacular.
- (C), 7 Rugby Street, 1920, Vernacular.
- (C), 9 Rugby Street, 1923, Vernacular.
- (NC), 10 Rugby Street, 1948, Industrial Vernacular.
- (C), 13 Rugby Street, 1917, Vernacular.
- (C), 18 Rugby Street, 1922, Vernacular.
- (C), 19 Rugby Street, 1922, Vernacular.
- (NC), 21 Rugby Street, 1952, Vernacular with Cape Cod elements.
- (C), 26 Stone Street, c.1870, Vernacular with Italianate elements.
- (NC), 28 Stone Street, 1981, Industrial Vernacular.
- (C), 30 Stone Street, c.1890, Vernacular.
- (C), 50 Stone Street, c.1870, Vernacular.
- (C), 52 Stone Street, c.1870, Vernacular.
- (C), 54 Stone Street, c.1870, Vernacular.
- (C), 56 Stone Street, c.1870, Vernacular.
- (C), 58 Stone Street, c.1870, Vernacular.
- (C), 60 Stone Street, c.1870, Vernacular.
- (C), 62 Stone Street, c.1870, Vernacular.
- (C), 66 Stone Street, c.1870, Vernacular.
- (C), 68 Stone Street, c.1870, Vernacular.
- (C), 70 Stone Street, c.1870, Vernacular.
- (C), 217 Washington Boulevard, 1928, Vernacular.
- (C), 225 Washington Boulevard, c.1890, Queen Anne.
- (C), 255 Washington Boulevard, c.1895, Queen Anne
- (C), 256 Washington Boulevard, 1907, Dutch Colonial Revival.
- (C), 256r Washington Boulevard, 1917, Vernacular.
- (C), 266 Washington Boulevard, 1911, Dutch Colonial Revival.
- (C), 269 Washington Boulevard, c.1895, Queen Anne (Photograph #10).
- (C), 273 Washington Boulevard, 1911, Colonial Revival.
- (C), 274 Washington Boulevard, 1907, Vernacular with Colonial Revival elements.
- (C), 281 Washington Boulevard, c.1895, Queen Anne.
- (C), 287 Washington Boulevard, c.1895, Queen Anne.
- (C), 297 Washington Boulevard, Emmanuel Pentecostal Church, c.1895, Queen Anne.

Photograph 1
Facade
(South
Elevation)



Photograph 2
Facade & West
Elevation





Photograph 3, Front steps



Photograph 4, West Elevation



Photograph 5, West Elevation



Photograph 6, East Elevation



Photograph 7, West Elevation
& Rear (North) Elevation (to the left)



Photograph 8, Rear (North) Elevation



APPLICATION FOR APPROVAL OF ADDITIONS TO THE STAMFORD CULTURAL RESOURCES INVENTORY (CRI)

Complete, notarize, and forward nine (9) hard copies and one (1) electronic copy in PDF format to Clerk of the Zoning Board.

NOTE: For Applicants requesting bonuses pursuant to Section 7.3.C shall be required to pay a \$500 per property for enlistment on the Cultural Resources Inventory pursuant to Sec. 29-6.2. of the Stamford Code. No fee required if no bonuses are sought at the time of application for enlistment on the Cultural Resources Inventory. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

- THIS APPLICATION IS FOR LISTING OF PROPERTIES ON THE CRI ONLY (No bonuses sought).
- THIS APPLICATION IS FOR LISTING OF PROPERTIES ON THE CRI IN CONJUNCTION WITH BONUSES SOUGHT UNDER SECTION 7.3.C (Please attach letter supporting the listing written by a Qualified Historic Preservation Expert.)

APPLICANT NAME (S): DARIUSZ URSNIEWSKI
 APPLICANT ADDRESS: 35 DICKINSON RD
 APPLICANT PHONE #: 203-858-2514 APPLICANT EMAIL: DEREKEL@CIRIC1@GMAIL.COM
 ADDRESS OF SUBJECT PROPERTY(S): 16 REMINGTON ST
 PRESENT ZONING DISTRICT: R-1A
 PRESENT HISTORIC DESIGNATION: NATIONAL STATE _____ LOCAL _____
 REQUESTED HISTORIC DESIGNATION ON CRI: SITE _____ STRUCTURE _____ DISTRICT
 YEAR OF CONSTRUCTION OF SITE/BUILDING(S): 1923
 CURRENT USE OF SITE/BUILDING _____
 LOCATION: (Attach legal description of property obtained from the Tax Assessor's office including block and lot information)

STATEMENT OF SIGNIFICANCE & APPLICABLE CULTURAL RESOURCES INVENTORY CRITERIA

(Mark "x" in one or more boxes for the criteria qualifying the property for Cultural Resources Inventory listing.)

- A. PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF STAMFORD'S HISTORY.
- B. PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN STAMFORD'S PAST.
- C. PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUES, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- D. PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

NARRATIVE STATEMENT OF SIGNIFICANCE (Please include/attach a Statement with at least one paragraph for each area of significance. Attach additional sheets, if necessary)

16 REMINGTON ST WAS HISTORICALLY SIGNIFICANT PRIMARILY BECAUSE IT REFLECTED A PARTICULAR ASPECT OF THE SOUTH END'S ETHNIC HISTORY, BEING LOCATED IN THE LARGE GREY ROCK MANOR SUBDIVISION, LAIN OUT IN 1908-1911 AND SETTLED ALMOST EXCLUSIVELY BY POLISH AND UKRAINIAN FAMILIES
ARCHITECTURALLY THE HOUSE WAS TYPICAL OF THE NEIGHBORHOOD'S.



ATTACH THE FOLLOWING IN SUPPORT OF THE CRI DESIGNATION:

1. Site survey
2. Site and building photographs along with a key map and description/title of photographs
3. National/State/Local historic register documentation if applicable
4. Other documents supporting architectural/cultural significance such as journal articles or news/book references if applicable.
5. Letter from Qualified Historic Preservation Expert (For CRI listing in conjunction with Section 7.3.C bonuses).

NAME AND ADDRESS OF OWNERS OF ALL PROPERTIES INVOLVED IN REQUEST:

NAME & ADDRESS OF OWNER

ADDRESS OF PROPERTIES IN CRI REQUEST

DATED AT STAMFORD, CONNECTICUT, THIS 30 DAY OF JAN 20 23

SIGNED: _____

NOTE: If applicant wishes to withdraw the application, this must be done in writing, and be received by the Land Use Bureau at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a scheduled hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT

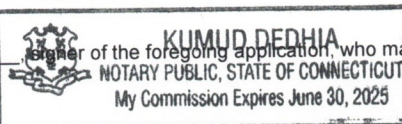
ss STAMFORD

January 30th

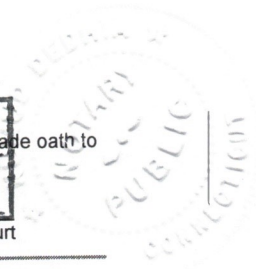
20 23

COUNTY OF FAIRFIELD

Personally appeared Dariusz Lenjewski
 the truth of the contents thereof, before me.



Notary Public - Commissioner of the Superior Court



FOR OFFICE USE ONLY

APPL. #: CRI _____ Received in the office of the Zoning Board: Date: _____

Referred to Historic Preservation Advisory Commission Date: _____

By: _____

Fee collected for CRI listing in conjunction with Section 7.3.C bonuses

No Fee required for CRI listing only



APPLICATION FOR APPROVAL OF SITE & ARCHITECTURAL PLANS AND / OR REQUESTED USES

Complete, notarize, and forward thirteen (13) hard copies and one (1) electronic copy in PDF format to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (see Fee Schedule below), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule – WITHOUT GDP

Site Plans 20,000 sq. ft. or less of building area application fee –without GDP	\$460.00
Site Plans more than 20,000 sq. ft. of building area-application Fee –without GDP	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

Fee Schedule – WITH GDP

Site Plans 20,000 sq. ft. or less of building area application fee –with GDP.	\$260.00
Site Plans more than 20,000 sq. ft. of building area-application Fee –with GDP.	\$260.00 + \$10 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): DARIUSZ LESNIEWSKI
 APPLICANT ADDRESS: 35 DICKINSON RD DARIEN CT 06820
 APPLICANT PHONE #: 203-858-2514
 IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? YES
 LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 16 REMINGTON ST

ADDRESS OF SUBJECT PROPERTY: 16 REMINGTON ST
 PRESENT ZONING DISTRICT: R-MF

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: _____

SITE PLAN: IMPROVEMENT LOCATION MAP PREPARED FOR DARIUSZ LESNIEWSKI
ARCHITECTURAL PLANS: DARIUSZ LESNIEWSKI RECONSTRUCTION OF EXISTING DWELING
 REQUESTED USE: RECONSTRUCTION EXISTING DWELING
AND PROPOSED TWO TOWNHOUSES

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)

N52°24'30"W / N 35°34'29"E / S51°28'56"E / S35°33'22"W
PACIFIC STREET IS NEAREST INTERSECTING STREET APPROX 200 FT LOT DEPTHS 50'x105'
TOWN CLERK BLOCK # 46

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

NAME & ADDRESS	LOCATION
<u>DARIUSZ LESNIEWSKI</u>	<u>16 REMINGTON ST</u>
<u>35 DICKINSON RD</u>	
<u>DARIEN CT 06820</u>	

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? NO (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? _____ (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 30 DAY OF Jan 20 23

SIGNED: [Signature]

NOTE: The application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT
 ss STAMFORD January 30th 20 23
 COUNTY OF FAIRFIELD

Personally appeared Dariusz Lesniewski
 the truth of the contents thereof, before me.

[Signature]

signer of the foregoing application, who made oath to
KUMUD DEDHIA
 NOTARY PUBLIC, STATE OF CONNECTICUT
 My Commission Expires June 30, 2025
 Notary Public - Commissioner of the Superior Court



FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Date: _____

By: _____



APPLICATION FOR COASTAL SITE PLAN REVIEW

Complete, notarize, and forward **thirteen (13) hard copies and one (1) electronic copy in PDF format** of all project plans and documents to Clerk of the Zoning Board with a **(see Fee Schedule Below)** payable to the City of Stamford.

An additional fee of \$50 for single-family zoned property and \$100 for properties with all other zoning designations is required for review by the Stamford Harbor Management Commission. Two separate checks are required with the submission of the application

NOTE: ADVERTISING COST OF THE RESULTS OF THE ZONING BOARD REVIEW IS PAYABLE BY THE APPLICANT PRIOR TO PUBLICATION.

Fee Schedule

Coastal Site Plan Review (Commercial Projects Under 5,000 sq. ft. or Single Family Detached Home)	\$335.00
Coastal Site Plan Review (Commercial Projects of 5,000 sq. ft. or more or residential projects with two or more dwellings units)	\$335.00 + \$10 per 1,000 sq. ft. or per unit in excess of 5,000 sq. ft. or one unit.

APPLICANT NAME (S): DARIUSZ LESNIEWSKI
 APPLICANT ADDRESS: 35 DICKINSON RD DARIEN CT 06820
 APPLICANT PHONE #: 203-858-2514
 PROJECT LOCATION: 16 REMINGTON ST
 PROPERTY OWNER (S): DARIUSZ LESNIEWSKI
 CONTACT FOR QUESTIONS: OWNER
 ACREAGE OF PROJECT PARCEL: 5244 SQ FT
 SQUARE FEET OF PROPOSED BUILDING: 1820
 ZONING DISTRICT OF PROJECT PARCEL: RM F

PROJECT DESCRIPTION: RECONSTRUCTION OF EXISTING DWELING AND PROPOSED TWO TOWNHOUSES

Coastal resources on which the project is located or which will be affected by the project: (See "Index of Policies" Planning Report 30)

Coastal policies affected by the project: (See "Index of Policies" Planning Report 30)

- a. bluffs or escarpments
- b. rocky shorefront
- c. beaches and dunes
- d. intertidal flats
- e. tidal wetlands
- f. freshwater wetlands
- g. estuarine embayments
- h. coastal flood hazard areas
- i. coastal erosion hazard area
- j. developed shorefront
- k. islands
- l. coastal waters
- m. shorelands
- n. shellfish concentration areas
- o. general resource
- p. air resources

- a. water dependent uses
- b. ports and harbors
- c. coastal structures & filing
- d. dredging & navigation
- e. boating
- f. fisheries
- g. coastal recreation access
- h. sewer & water lines
- i. energy facilities
- j. fuel, chemicals & hazardous materials
- k. transportation
- l. solid waste
- m. dams, dikes & reservoirs
- n. shellfish concentration
- o. general development
- p. open space

If the project is adjacent to coastal waters, is the project water dependent? (See C.G.S. sec. 22a-93)
 YES NO NOT APPLICABLE

If yes, in what manner?
 Docks, piers, etc
 Industrial process or cooling waters? General public access
 Other, please specify: _____



What possible adverse or beneficial impacts may occur as a result of the project? (Attach additional sheet if necessary)

N/A

How is the proposal consistent with all applicable goals and policies of the CAM Act?

What measures are being taken to mitigate adverse impacts and eliminate inconsistencies with the CAM Act? (Attach additional sheet if necessary)

Is there any deed restriction(s) that may prohibit the construction proposed in this application? _____

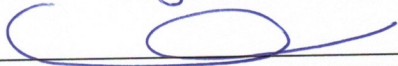
If yes, list Town Clerk Book & Page reference: _____

Is any injunction or other litigation pending concerning this property? _____

If yes, include citation: _____



DATED AT STAMFORD, CONNECTICUT, THIS 30 DAY OF Jan 20 23

SIGNED: 

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD January 30th 20 23

Personally appeared Dariusz Lesniewski
 the truth of the contents thereof, before me.

Notary Public - Commissioner of the Superior Court
 KUMUD DEDHIA
 NOTARY PUBLIC, STATE OF CONNECTICUT
 My Commission Expires 06/30/2025
 signer of the foregoing application, who made oath to

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Date: _____

By: _____



APPLICATION FOR SPECIAL PERMIT

Complete, notarize, and forward thirteen (13) hard copies and (1) electronic copy in PDF format to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filing fee (see **Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Special Permit 20,000 sq. ft. or less	\$460.00
Special Permit more than 20,000 sq. ft.	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): DARIUSZ LESNIEWSKI

APPLICANT ADDRESS: 35 DICKINSON RD DARIEN CT 06820

APPLICANT PHONE #: 203-858-2514

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? YES

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 16 REMINGTON ST

ADDRESS OF SUBJECT PROPERTY: 16 REMINGTON ST

PRESENT ZONING DISTRICT: RM-4

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: _____

SITE PLAN: IMPROVEMENT LOCATION MAP, PREPARED FOR DARIUSZ LESNIEWSKI
ARCHITECTURAL PLANS: DARIUSZ LESNIEWSKI RECONSTRUCTION OF EXISTING DUELING

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)

RECONSTRUCTION OF EXISTING DUELING DOWNS PROPOSED
TWO TOWNHOUSES

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)
N 52° 24' 30" W / N 35° 34' 29" E / S 51° 28' 56" E / S 35° 33' 22" W

PACIFIC STREET IS NEAREST INTERSECTING STREET APPROX 300 FT LOT DEPTHS 50' x 105'
TOWN CLERK BLOCK # 96

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

NAME & ADDRESS	LOCATION
DARIUSZ LESNIEWSKI 35 DICKINSON RD DARIEN CT 06820	16 REMINGTON ST

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? NO (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application - PA 87-307).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? _____ (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



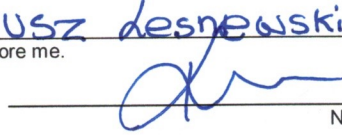
DATED AT STAMFORD, CONNECTICUT, THIS 30 DAY OF JAN 20 23

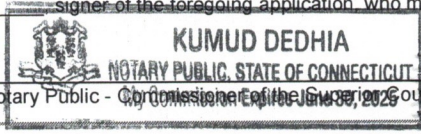
SIGNED: 

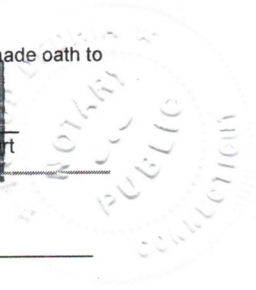
NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD January 30th 20 23

Personally appeared Dariusz Desnewski signer of the foregoing application, who made oath to the truth of the contents thereof, before me.



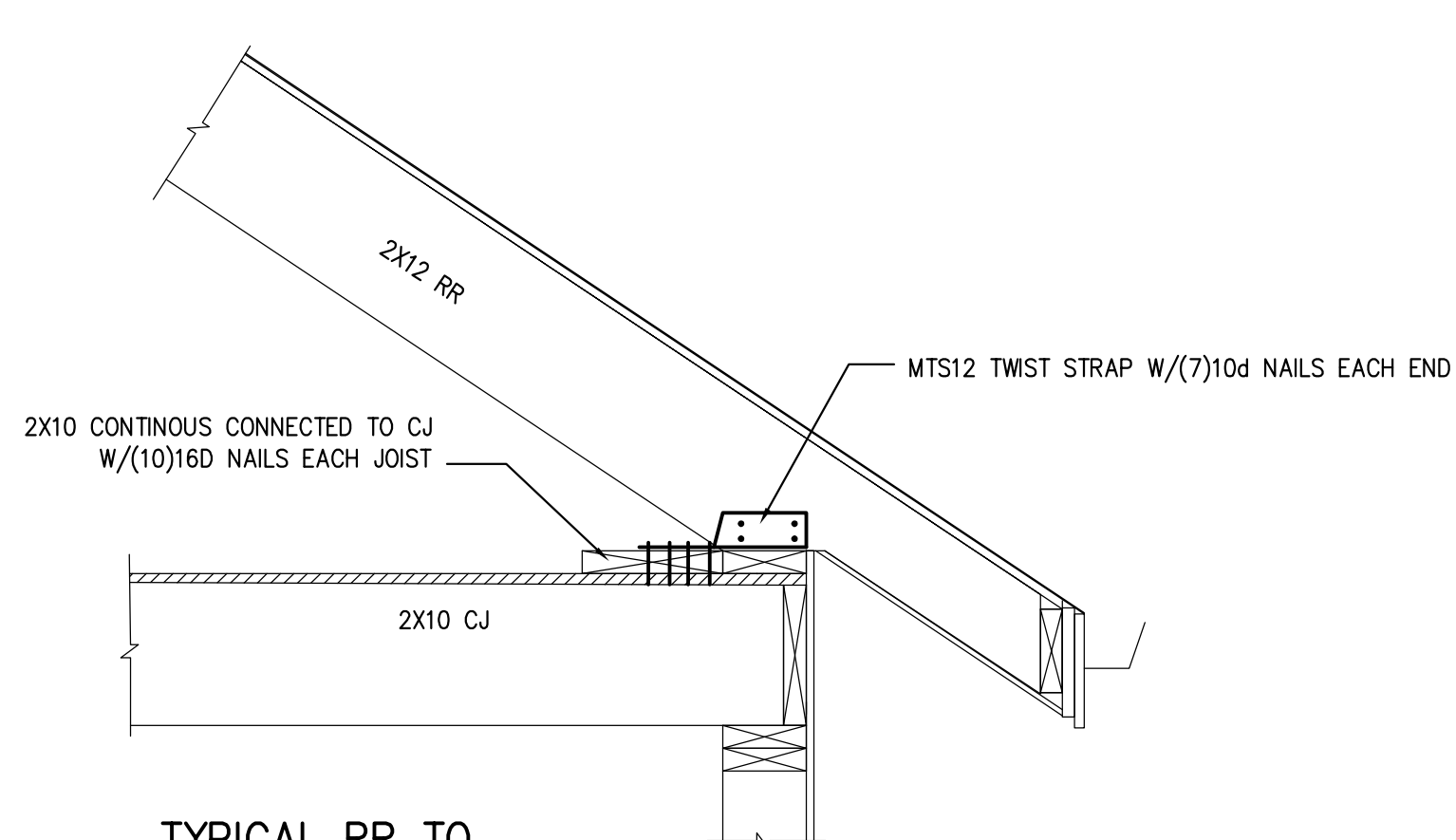




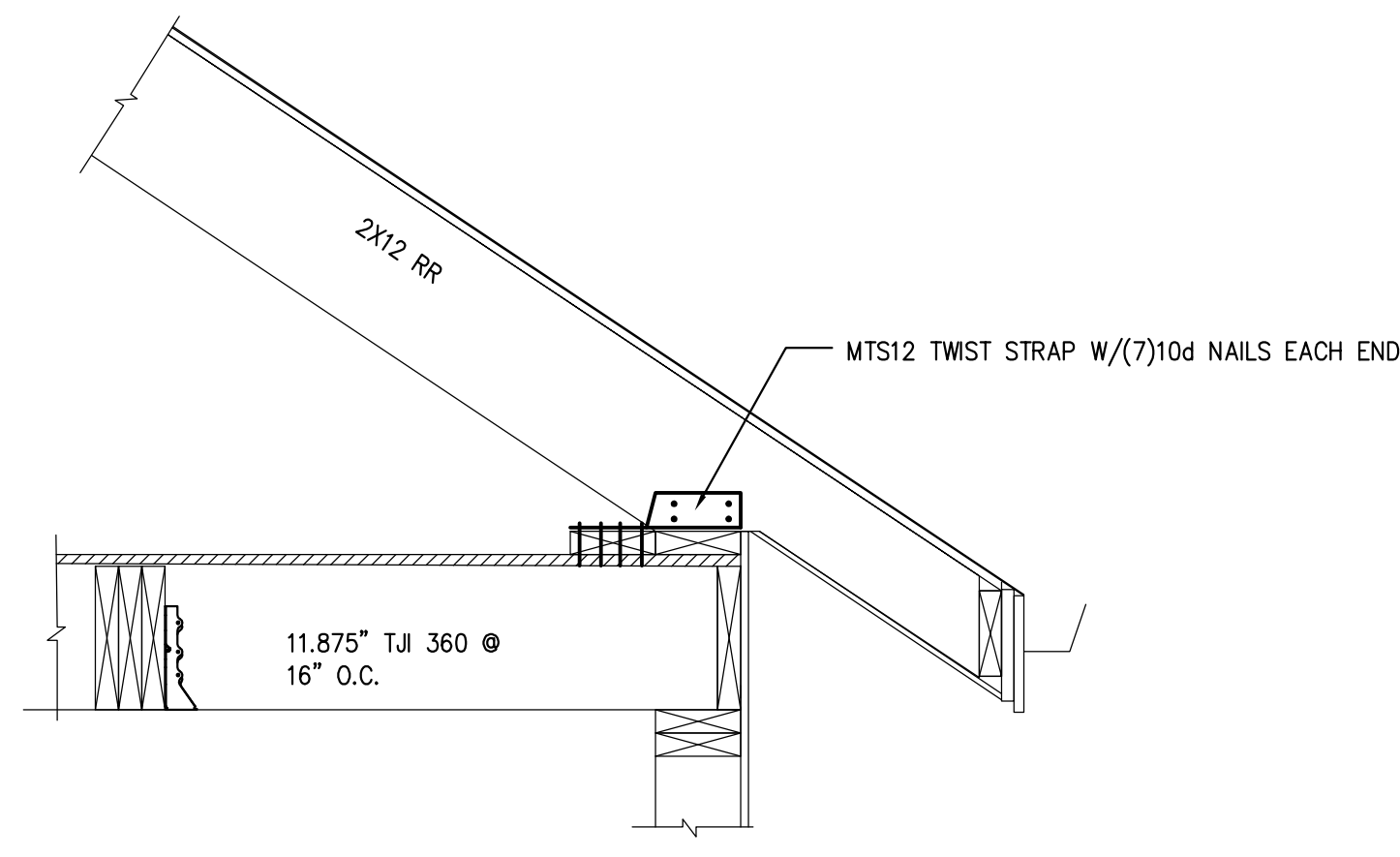
FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Date: _____

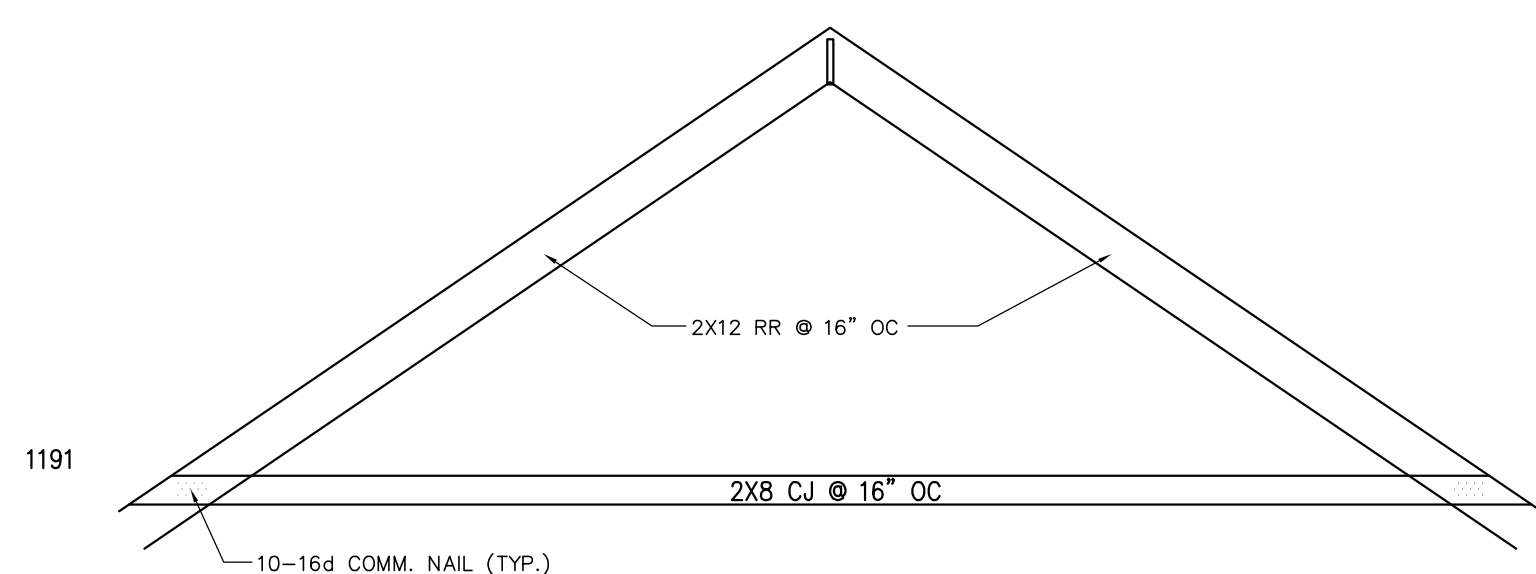
By: _____



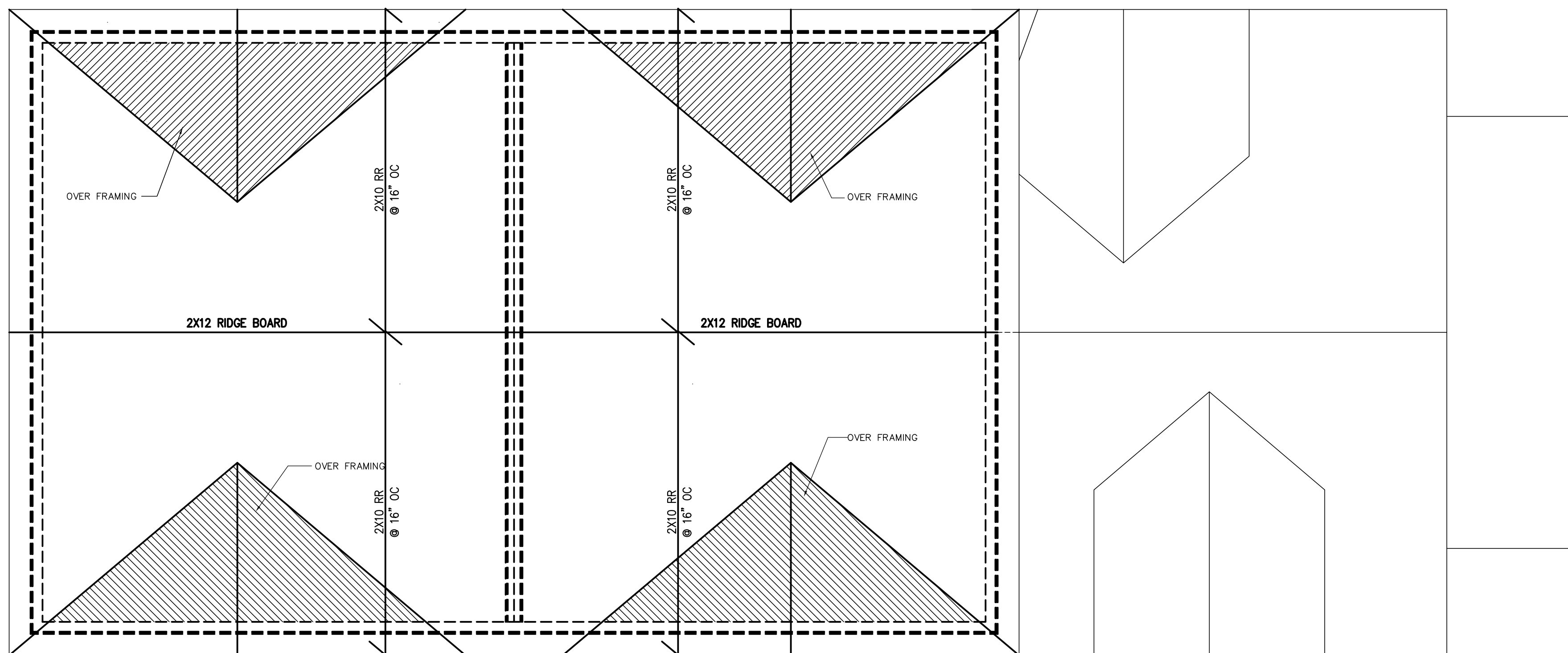
TYPICAL RR TO CJ CONNECTION
SCALE: 1-1/2" = 1'-0"



TYPICAL RR PERPENDICULAR TO CJ CONNECTION
SCALE: 1-1/2" = 1'-0"



1191



ROOF FRAMING PLAN

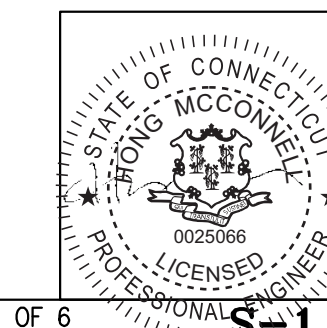
STRUCTURAL NOTES AND LEGENDS

- ALL CONSTRUCTION SHALL CONFORM THE MINIMUM REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE AS MODIFIED BY "THE 2018 CONNECTICUT SUPPLEMENT" AND SUPERCEDED BY THE CONTRACT DOCUMENTS BY MORE STRINGENT REQUIREMENTS.
- STRUCTURAL DESIGN INFORMATION:
DESIGN LOADS:
GROUND SNOW LOAD - 30 PSF;
DEAD LOAD: 15 PSF FOR ALL FLOORS
LIVE LOAD: ATTIC & 2ND FLOOR - 30 PSF; 1ST FLOOR - 40 PSF
BASIC WIND SPEED - 110 MPH, (IBC 2015)
WIND EXPOSURE - B (IBC 2015)
SEISMIC COEFFICIENTS - S_S=.353, S₁=.089
- IF ANY UNUSUAL CONDITIONS OR DISCREPANCIES WITH THE DRAWINGS ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND NOT PROCEED WITH AFFECTED WORK UNTIL AUTHORIZED.
- THE BUILDING STRUCTURE IN THE COMPLETED STATE IS INTENDED TO BE STABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING STRUCTURES AND NEW CONSTRUCTION DURING THE COURSE OF CONSTRUCTION UNTIL COMPLETE. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL TEMPORARY SHORING AS REQUIRED.
- FOUNDATION SUB-GRADE SHALL BE FREE OF WATER AT THE TIME OF POUR. FOUNDATIONS SHALL NOT BE POURED ON FROZEN SUB-GRADE. BACKFILL AGAINST BASEMENT WALLS SHALL BE CLEAN WELL GRAVEL NOT EXCEEDING 12% PASSING THE NUMBER 200 SIEVE. BACKFILL AND FOUNDATIONS SHALL BE PROTECTED FROM FROST UNTIL BACKFILL LIMITS ARE COMPLETE.
FOUNDATION WALL AND SPREAD FOOTINGS SHALL EXTEND TO THE BOTTOM OF ADJACENT EXISTING OR NEW FOOTINGS. IN ALL CASES, THE MINIMUM DEPTH BELOW GRADE SHALL BE 3'-6" OR BELOW AN IMAGINARY LINE WITH A SLOPE OF 1 VERTICAL TO 2 HORIZONTAL DRAWN FROM THE BOTTOM OF ADJACENT FOUNDATIONS TO THE NEW PROPOSED FOOTINGS OR TO UN-DISTURBED SOIL, WHICHEVER PRODUCES THE LARGER DEPTH.
- FOUNDATION WALL AND WALL FOOTING SIZES:
BASEMENT FOUNDATION WALLS WITH HEIGHTS FROM SLAB ON GRADE TO BOTTOM OF FLOOR FRAMING BETWEEN 5FT AND 9FT SHALL BE 12" THICK MINIMUM ON 22" WIDE X 10" THICK CONTINUOUS WALL FOOTINGS. WALLS SHALL BE REINFORCED WITH (1) #6 TOP AND BOTTOM. ALL WALLS SHALL BE SUPPORTED BY THE FRAMING LEVEL ABOVE.
CRAWL SPACE WALLS WITH HEIGHTS FROM SLAB ON GRADE TO BOTTOM OF FLOOR FRAMING UP TO 5FT SHALL BE 10" THICK MINIMUM ON 20" WIDE X 10" THICK CONTINUOUS WALL FOOTINGS. WALLS SHALL BE REINFORCED WITH (1) #6 TOP AND BOTTOM.
FROST WALL SHALL BE 8" THICK MINIMUM ON 18" WIDE X 8" THICK CONTINUOUS WALL FOOTINGS. WALLS SHALL BE REINFORCED WITH (1) #6 TOP AND BOTTOM.
- SLABS-ON-GRADE SHALL BE 5" THICK ON VAPOR BARRIER ON 6" THICK COMPACTED GRANULAR SUBGRADE
- CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH F_c = 3,500 PSI
- REINFORCING TO HAVE A MINIMUM YIELD STRESS, F_y=60,000 PSI
- THE CONTRACTOR HAS THE OPTION TO USE SAWN LUMBER OR ENGINEERED LUMBER FRAMING. A MIX OF SYSTEMS SHALL NOT BE PERMITTED, THUS, IT SHALL BE ONE MATERIAL OR THE OTHER ON ANY GIVEN FLOOR.
- ALL FRAMING LUMBER TO BE DOUGLAS FIR (N) NO. 2 OR BETTER, F_b = 825 PSI, UNLESS OTHERWISE NOTED AS PRESSURE TREATED. FRAMING LUMBER INCLUDES JOISTS, RAFTERS, AND SOLID POSTS.
- UNLESS OTHERWISE NOTED, WALL STUDS AND PLATES TO BE DOUGLAS-FIR STUD GRADE OR BETTER, KILN-DRIED. PLATES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- ALL PRESSURE TREATED (PT AS INDICATED IN PLAN) LUMBER TO BE SYP NO. 2 OR BETTER, F_b=1,350 PSI.
- WHERE SPECIFIED ON THE DRAWINGS, MICROLLAM LVL'S, LSL'S AND PSL'S SHALL BE THAT AS MANUFACTURED BY TRUSJOIST OR APPROVED EQUAL.
- WHERE SPECIFIED ON THE DRAWINGS, ENGINEERED JOISTS TO BE TJI/PRO BY TRUSJOIST OR APPROVED EQUAL. LSL RIM BOARD SHALL BE USED THROUGHOUT WHERE TJI/PRO JOISTS ARE SPECIFIED.
- THE CONTRACTOR SHALL INSTALL ENGINEERED LUMBER FLOOR AND ROOF SYSTEMS IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO BRIDGING, RIM JOISTS, AND NAILING OF BUILT UP MEMBERS. COMPREHENSIVE LITERATURE IS AVAILABLE BY THE MANUFACTURER, TRUSJOIST, 1-800-628-3997.
- ALL BEARING POSTS SHALL BE CONTINUOUSLY SUPPORTED THROUGH TO THE FOUNDATION. USE SAWN LUMBER SQUASH BLOCKS WITH GRAIN ORIENTED PARALLEL TO LOAD IN NEW JOIST SPACES AND LVL BLOCKS IN EXISTING STRUCTURE JOIST SPACE. SQUASH BLOCKS OR SQUASH BLOCKS IN COMBINATION WITH ADJACENT FRAMING SHALL FORM A WIDTH AND DEPTH TO A MINIMUM SIZE OF THE SUPPORTED POST ABOVE.
- BEARING POSTS INDICATED IN PLAN SHALL BE (3) PLYS OF THE STUDS OF THE WALL THICKNESS SHOWN ON THE DRAWINGS FOR SUPPORTS SUPPORTING THE ATTIC AND ROOF FRAMING. ALL POSTS SUPPORTING LOADS OF THE SECOND FLOOR, ATTIC AND ROOF LEVEL SHALL BE (4) PLYS. ALL PLYS SHALL BE NAILED TOGETHER ADJACENT PLY WITH 8D NAILS @ 6" OC
- DOUBLE WALL PLATES SHALL BE USED ON TOP OF BEARING WALLS UNLESS OTHERWISE NOTED IN PLAN. USE SINGLE PLATES ON FLOORS. ALL PLATE JOINTS SHALL BE STAGGERED AND SHALL BE TERMINATED AT STUDS. PLATES TO BE NAILED TOGETHER WITH A MINIMUM OF 12D COMMON NAILS @ 8" OC, STAGGERED.
- ALL FLOOR FRAMING SHALL HAVE STEEL STRAP BRIDGING OR SOLID BLOCKING LINES LOCATED 8'-0" MAXIMUM.
BOLTS SHALL BE A MINIMUM OF 5/8" DIAM. WITH 7" EMBEDMENT INTO FOUNDATION. ANCHOR BOLTS SHOULD BE INSTALLED WITH 3X3X1/4 PLATE WASHER.
- ALL FLOOR FRAMING SHALL HAVE STEEL STRAP BRIDGING OR SOLID BLOCKING LINES LOCATED 8'-0" MAXIMUM.
- UNLESS OTHERWISE NOTED, INSTALL DOUBLE JOISTS UNDER PARTITIONS RUNNING PARALLEL TO THE SPAN, EITHER IN NEW OR EXISTING FLOORS.
- FOR CONNECTION DETAILS NOT INDICATED OR IF UNUSUAL FIELD CONDITIONS ARE FOUND, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST IN WRITING QUESTIONS REGARDING THESE CONDITIONS TO THE ENGINEER FOR REVIEW.
- EXTERIOR WALLS SHALL BE 2X6 @ 16" O.C. UNLESS OTHERWISE NOTED IN PLAN. INTERIOR BEARING WALLS SHALL BE 2X4 @ 16" OC AND BLOCKED MID-HEIGHT FROM THE SECOND FLOOR FRAMING DOWN. INTERIOR BEARING WALLS ARE NOTED IN PLAN.
- SPECIAL HEADERS ARE INDICATED IN PLAN WHERE REQUIRED. AT OTHER LOCATIONS, THE CONTRACTOR SHALL SIZE APPROPRIATE HEADER USING THE ATTACHED HEADER TABLES.
- LOAD-BEARING HEADERS ARE NOT REQUIRED IN INTERIOR AND EXTERIOR NONBEARING WALLS. A SINGLE 2"x4" NOMINAL MEMBER MAY BE USED AS A HEADER IN INTERIOR OR EXTERIOR NON-BEARING WALLS FOR OPENINGS UP TO 8 FEET IN WIDTH IF THE VERTICAL DISTANCE TO THE PARALLEL NAILING SURFACE ABOVE IS NOT MORE THAN 24 INCHES. FOR SUCH NON-BEARING WALLS, NO CRIPPLES OR BLOCKING ARE REQUIRED ABOVE THE HEADER. FOR SPANS GREATER THAN 8 FEET, THE FOLLOWING SHALL BE USED FOR NON-BEARING WALLS AND PARTITIONS: (2)-2X8 FOR SPANS UP TO 10 FEET, (2)-2X10 FOR SPANS BETWEEN 10 AND 12 FEET AND (2)-2X12 FOR SPANS BETWEEN 12 AND 16 FEET.
- ROOF SHEATHING FOR SLOPED ROOFS: APA RATED 15/32" CD-X WITH UNBLOCKED DIAPHRAGM CONSTRUCTION, PLYS TO RUN PERPENDICULAR TO ROOF FRAMING MEMBERS WITH STAGGERED JOINTS.
- FLOOR SHEATHING TO BE APA RATED 3/4" CD-X WITH STAGGERED JOINTS SCREWED AND GLUED TO FLOOR JOISTS. RUN PLYS PERPENDICULAR TO FLOOR JOISTS.
- WALL SHEATHING: APA RATED 15/32 CD-X, PLYS TO RUN PERPENDICULAR TO WALL FRAMING. USE 3" GALVANIZED NAILS @ 6" OC INTO BOTTOM PLATE.
- ROOF AND WALL NAILING: UNBLOCKED: 10D COMMON WIRE @ 6" O.C. AT ALL BOUNDARY PANEL EDGES UNLESS OTHERWISE NOTED ON THE ROOF PLAN AT A GREATER SPACING AND 12" O.C. ELSEWHERE.
- FLOOR NAILING: 10D COMMON WIRE @ 6" O.C. AT BOUNDARY PANEL EDGES AND 12" O.C. ELSEWHERE.
- THE WOOD SOLE PLATE AT CRAWL SPACE EXTERIOR WALLS, FROST WALLS AND INTERIOR HAUNCHED FOOTINGS SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED AT 4FT MAX ON CENTER. AT BASEMENT WALLS WOOD SOLE PLATE ANCHOR BOLTS SHALL BE SPACED 2'-8" MAX OC AND EACH JOIST/BLOCKING WHERE JOISTS RUN PARALLEL TO WALL) CONNECTED TO SILL WITH SIMPSON A23 CLIPS. ANCHOR BOLTS SHALL BE LOCATED WITHIN 12 INCHES FROM ENDS OF EACH PLATE SECTION. BOLTS SHALL BE A MINIMUM OF 5/8" DIAM. WITH 7" EMBEDMENT INTO FOUNDATION.

ROOF FRAMING PLAN/GENERAL NOTES

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

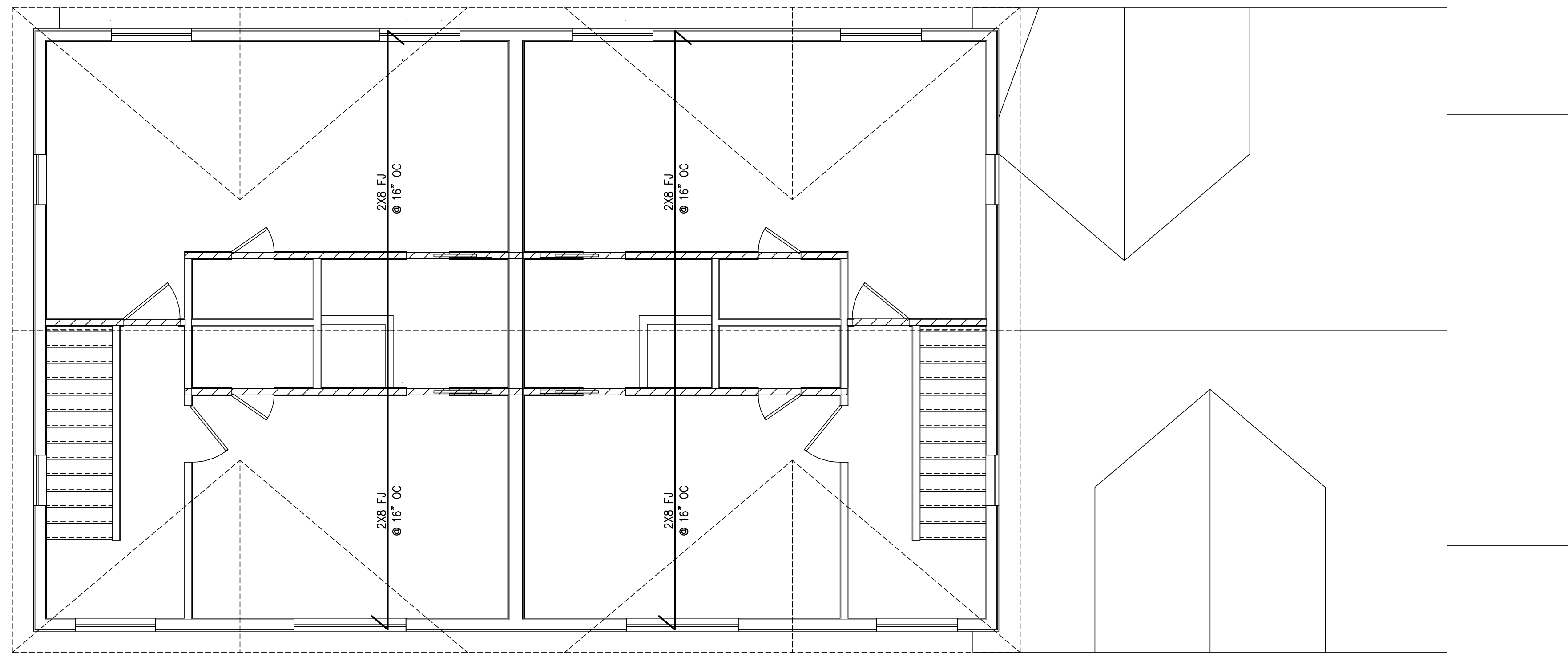
ADDRESS: 16 REMINGTON STREET
STAMFORD, CT



1 OF 6

1/12/23

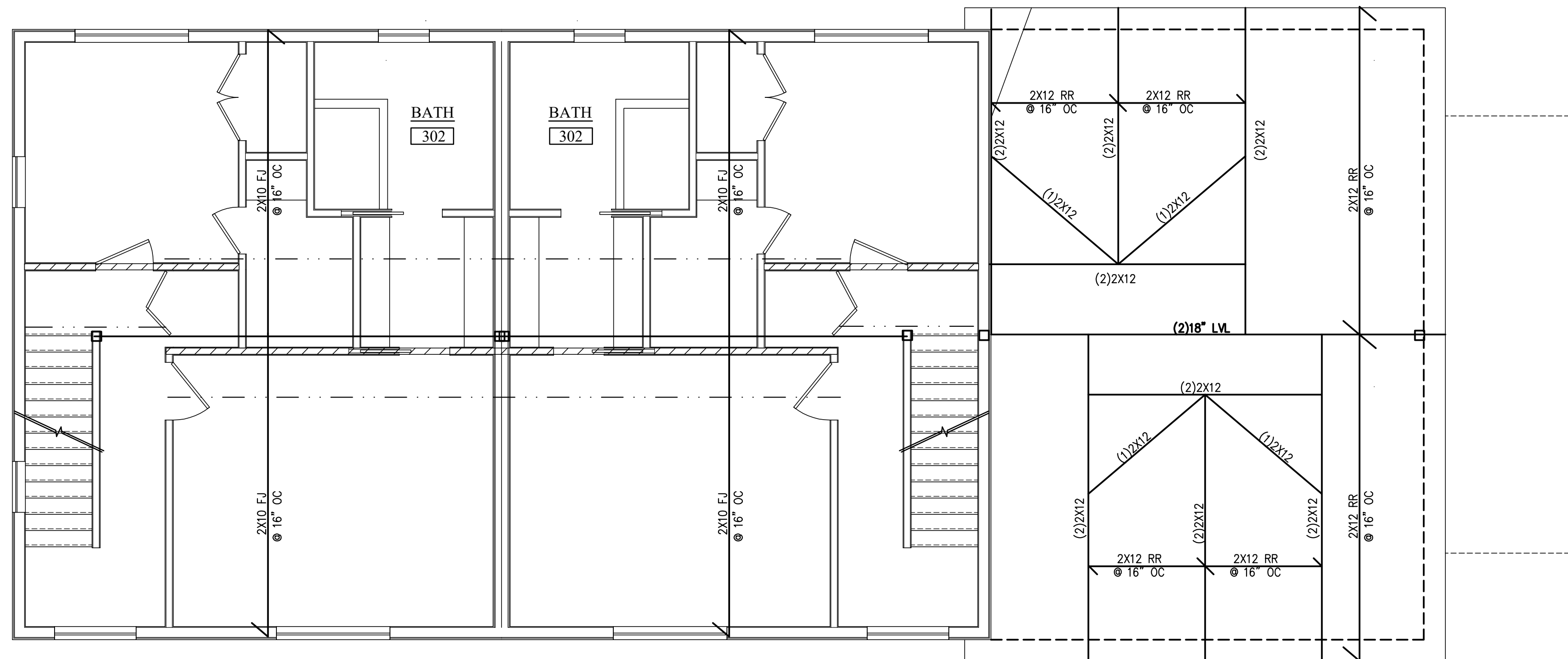
H.C. MCCONNELL
ENGINEERING
PLLC
9 ROCKLAND PL. WESTPORT, CT 06890
TEL: 203-448-7841



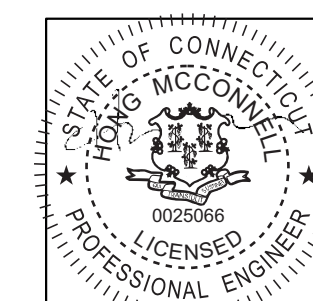
ATTIC FRAMING PLAN

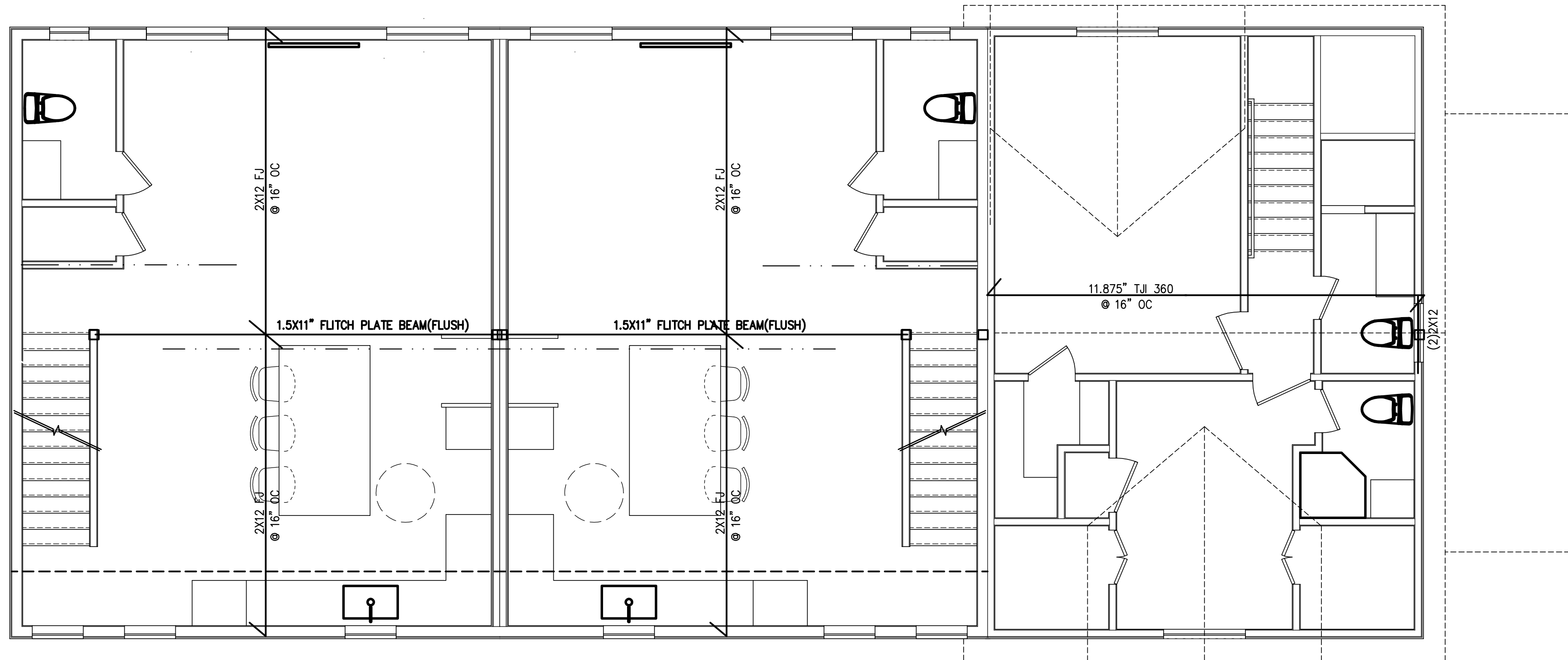
LEGEND:

- POST/COLUMN (3)2XSTUDS NAILED TOGETHER UNLESS NOTED ON THE PLAN
- ▨ BEARING WALL
- BEARING WALL ABOVE - BLOCKING OF FJ REQUIRED
- ⊗ POST LOAD ABOVE



3RD FLOOR FRAMING PLAN

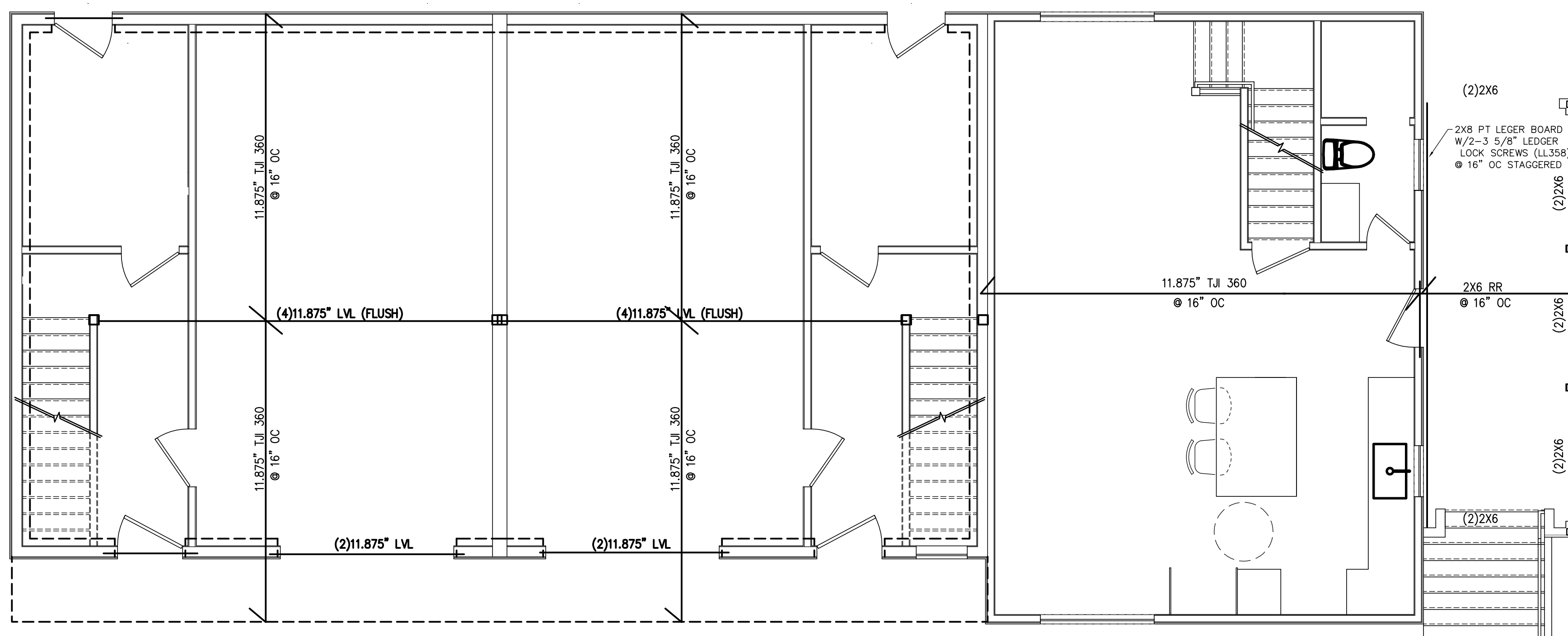




2ND FLOOR FRAMING PLAN

LEGEND:

- POST/COLUMN (3)2XSTUDS NAILED TOGETHER UNLESS NOTED ON THE PLAN
- ▨ BEARING WALL
- · - · BEARING WALL ABOVE - BLOCKING OF FJ REQUIRED
- ✱ POST LOAD ABOVE

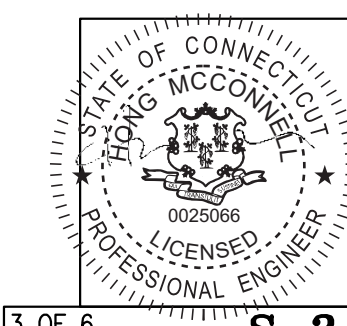


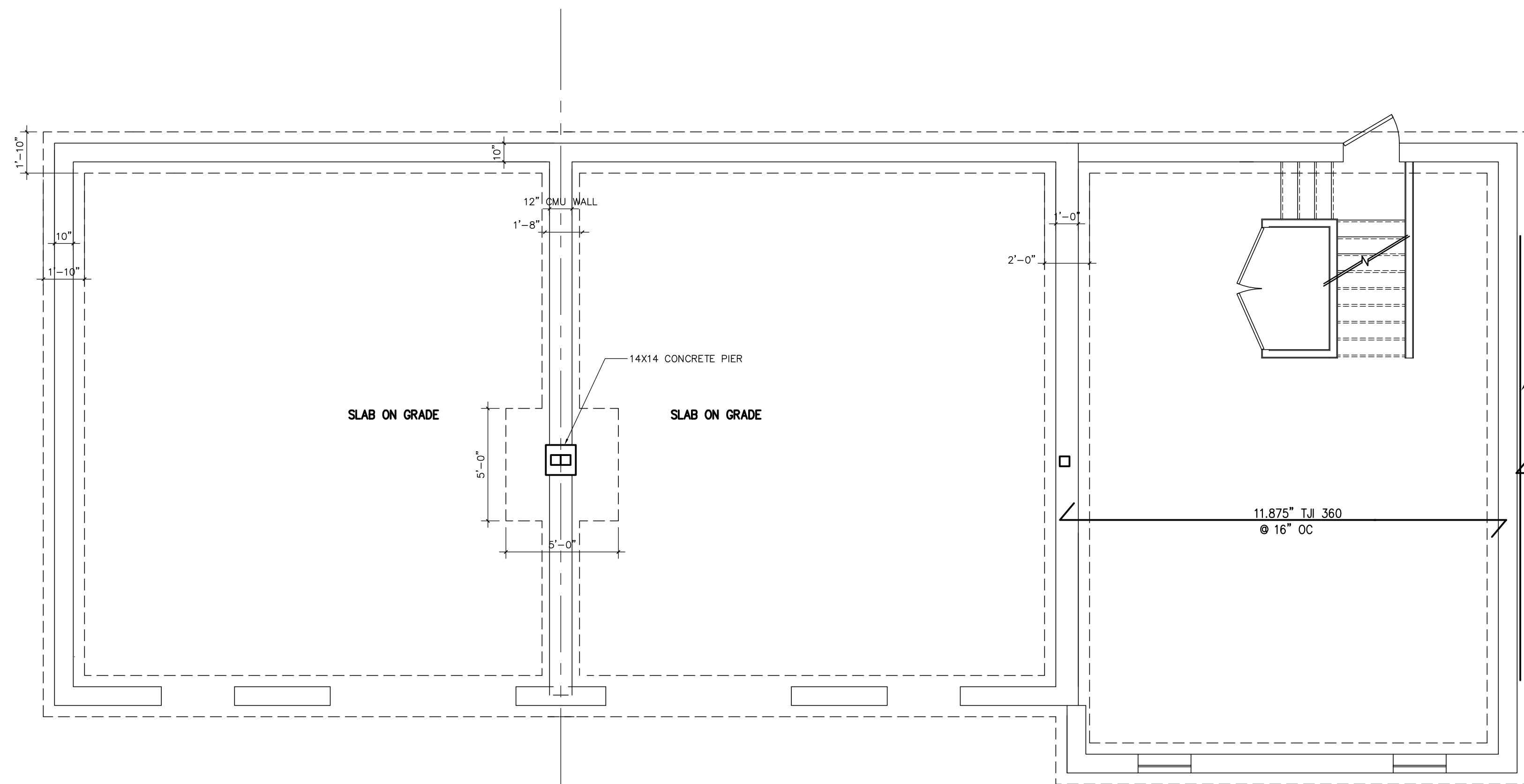
1ST FLOOR FRAMING PLAN

2ND FLOOR & 1ST FLOOR FRAMING PLAN

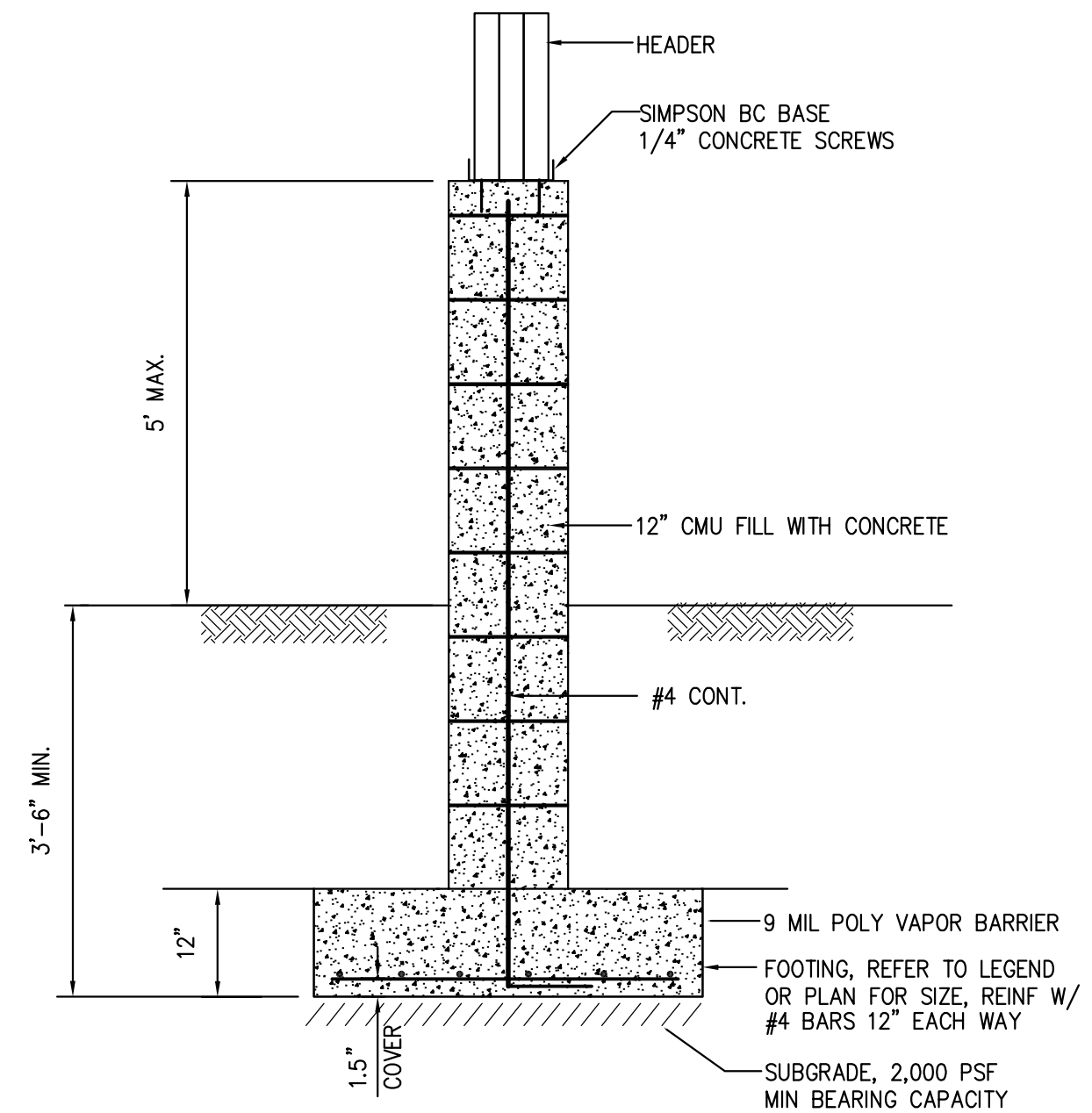
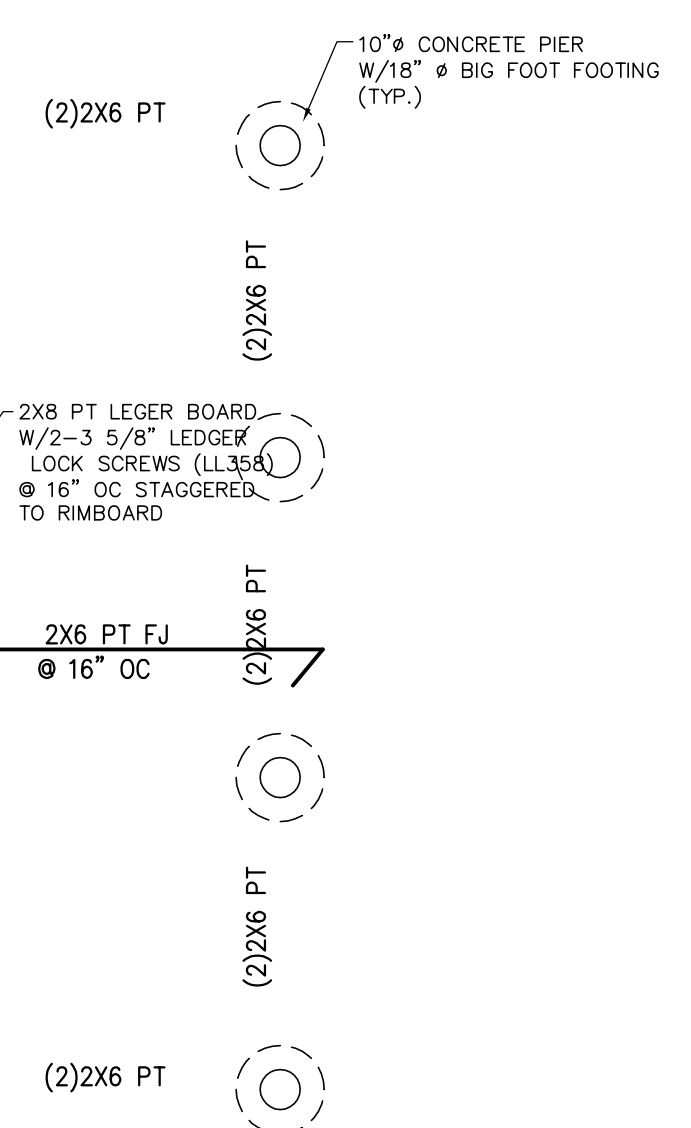
SCALE: 1/4" = 1'-0"

ADDRESS: **16 REMINGTON STREET
STAMFORD, CT**

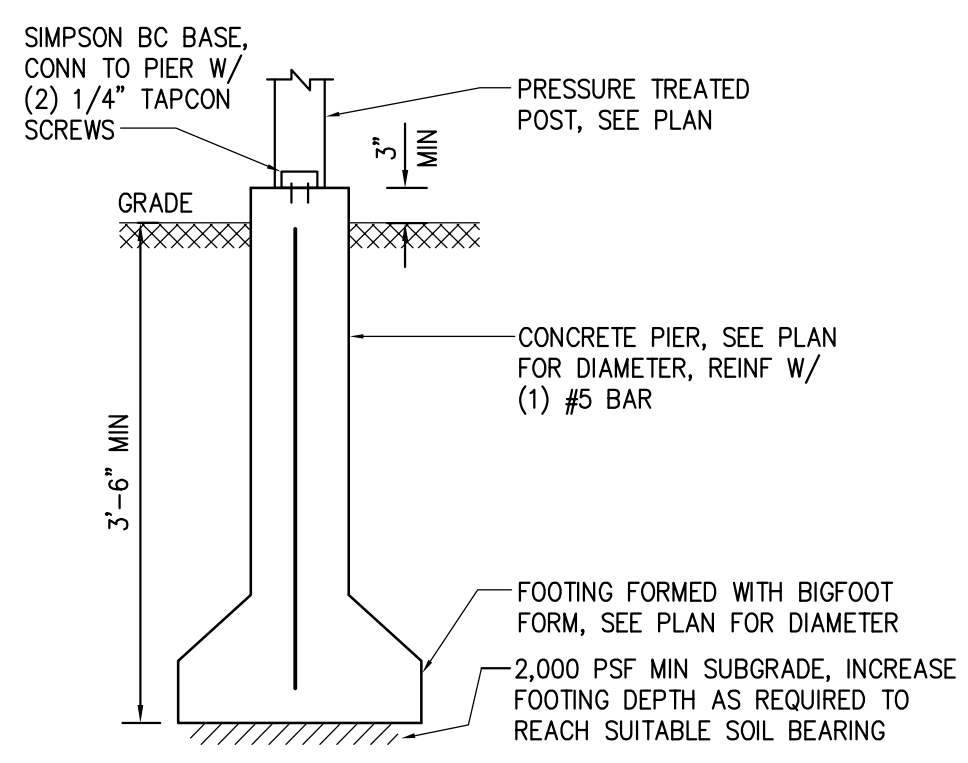




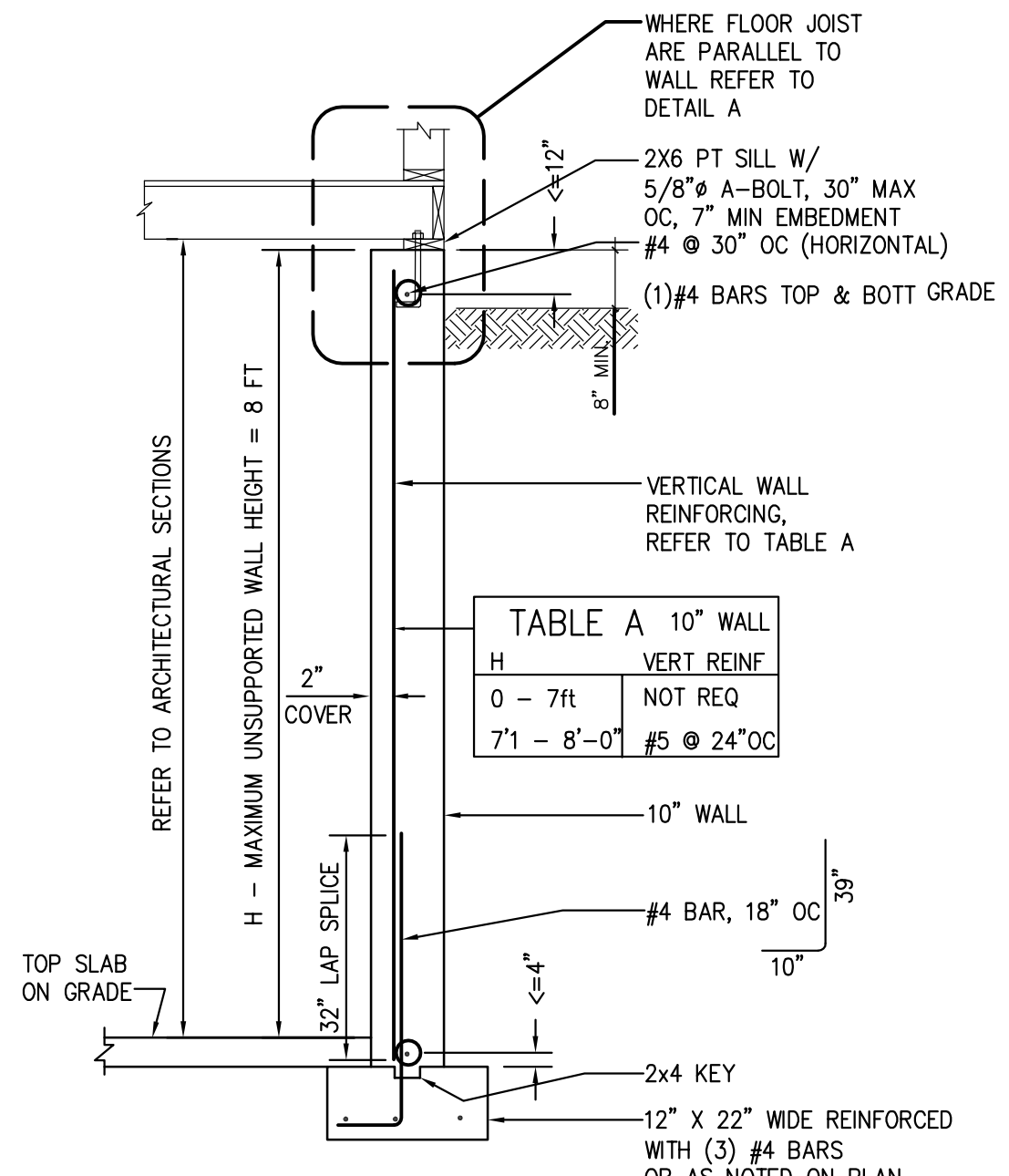
BASEMENT FOUNDATION PLAN



CONCRETE PIER W/FOOTING

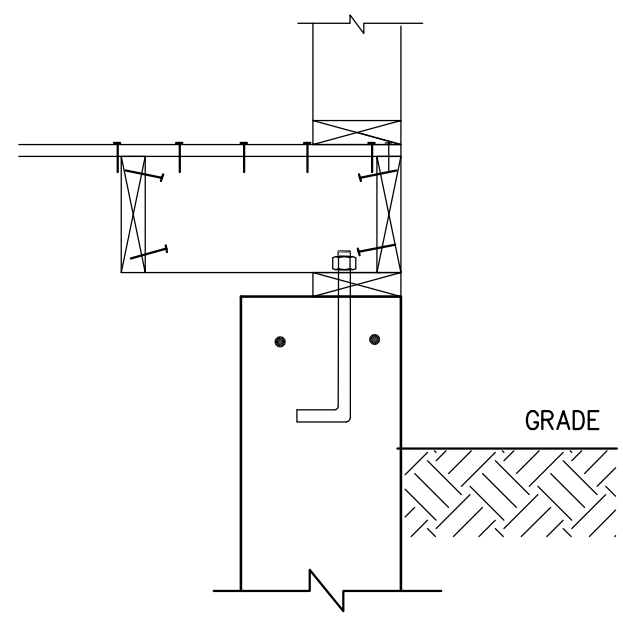


DECK PIER/FOOTING DETAIL
SCALE: 1 1/2" = 1'-0"

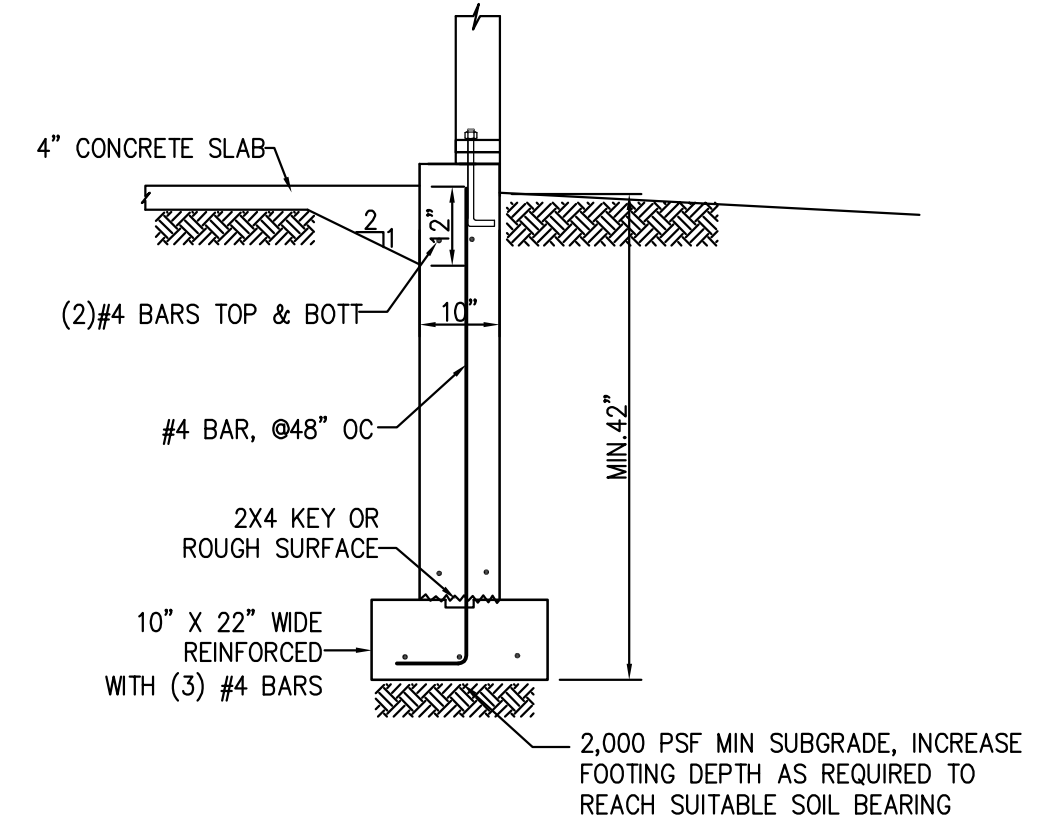


TYPICAL FOUNDATION SECTION BASEMENT

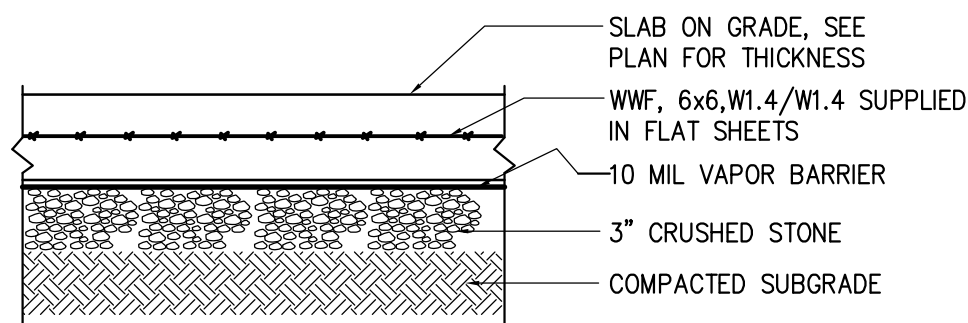
TABLE A 10" WALL	
H	VERT REINF
0 - 7ft	NOT REQ
7'1" - 8'-0"	#5 @ 24" OC



DETAIL A
FLOOR JOIST PARALLEL TO WALL



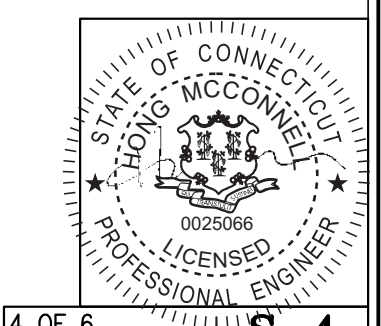
TYPICAL FOOTING DETAIL SLAB ON GRADE AREA



SLAB ON GRADE DETAIL
SCALE: 1" = 1'-0"

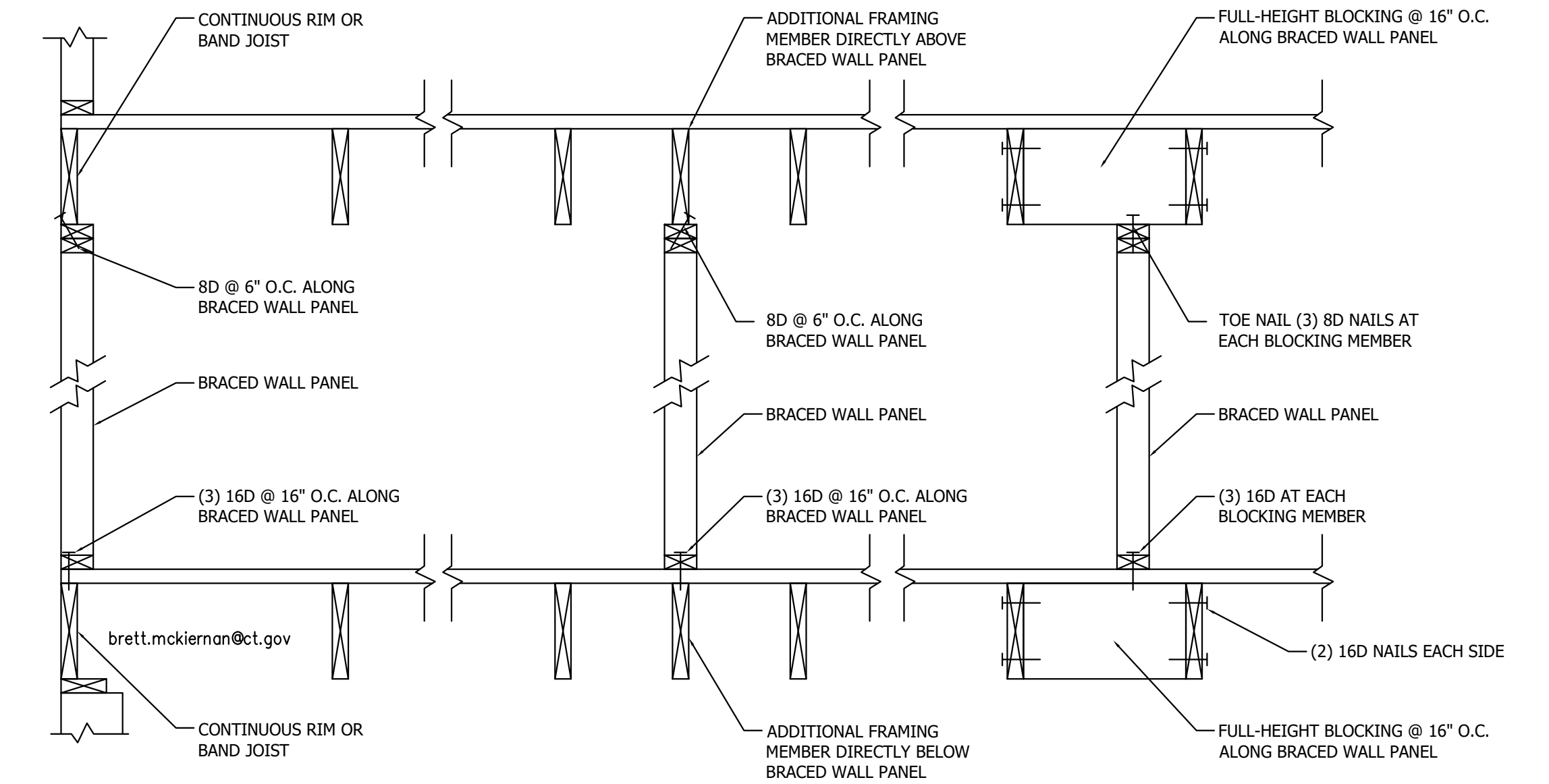
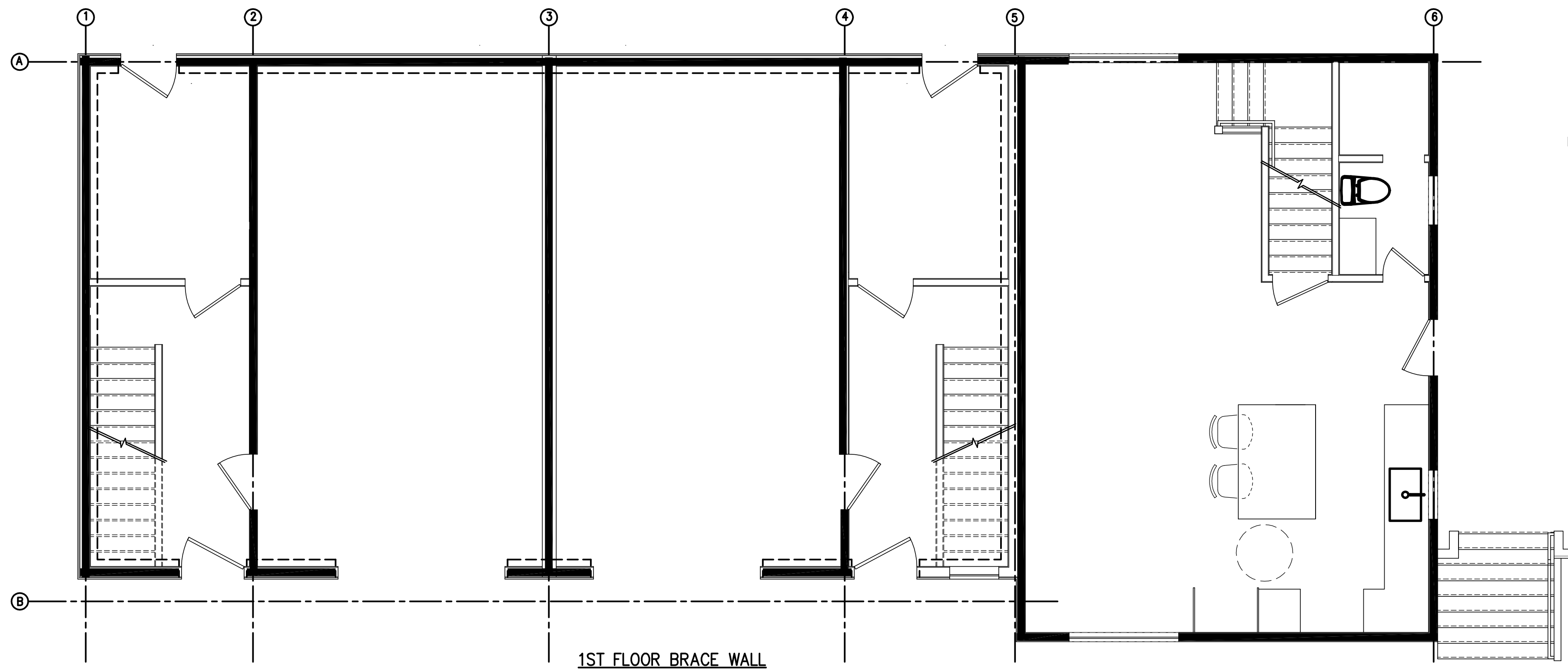
LEGEND:

- POST/COLUMN (3)2X6 STUDS NAILED TOGETHER UNLESS NOTED ON THE PLAN
- ▨ BEARING WALL
- BEARING WALL ABOVE - BLOCKING OF FJ REQUIRED
- ✕ POST LOAD ABOVE



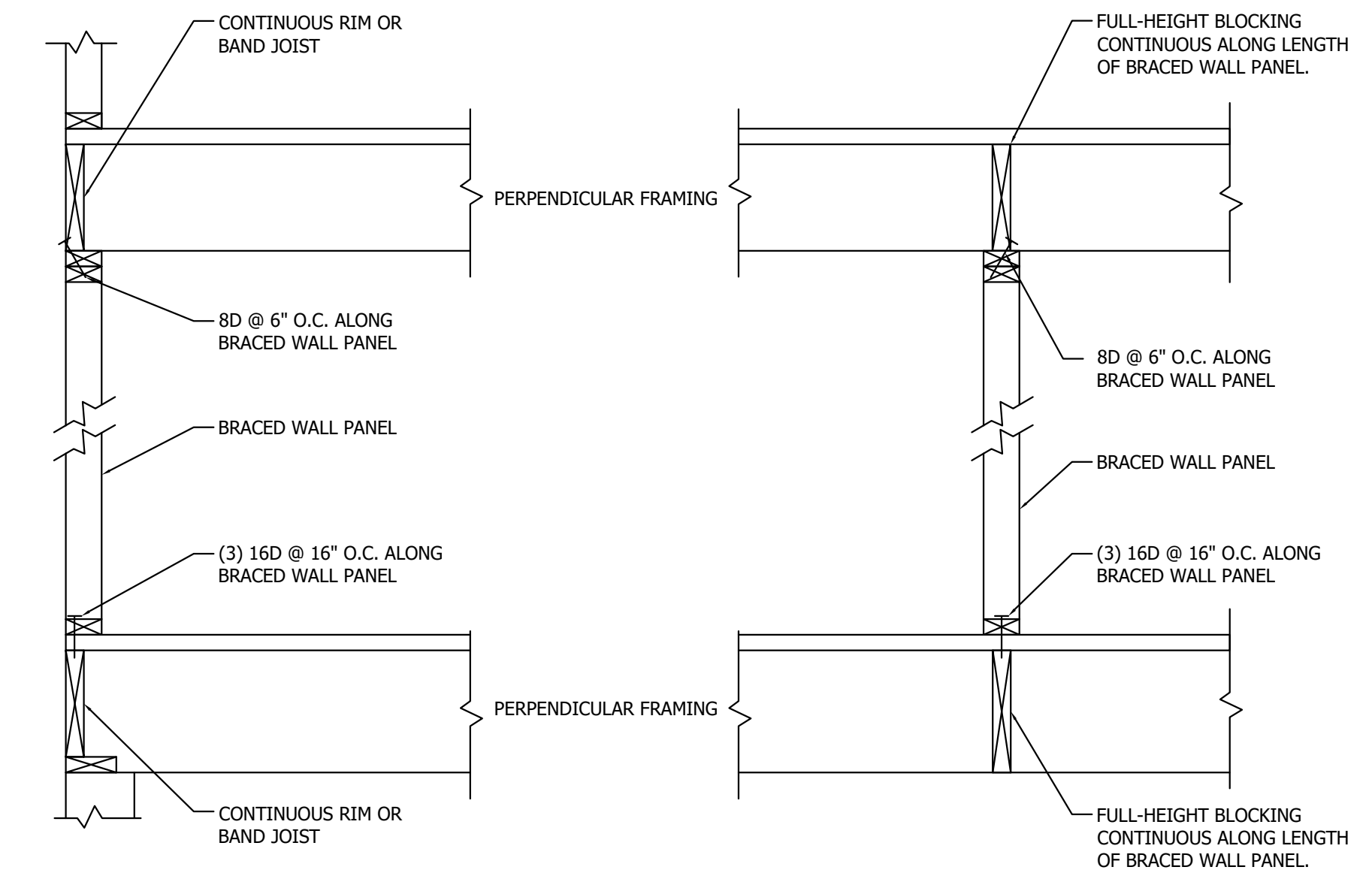
LEGEND:

- BRACE WALL PANEL
- WSP
WOOD STRUCTURAL PANEL SHEATHING
- GB(D)
GYPSUM BOARD (DOUBLE SIDED)



BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

N.T.S.



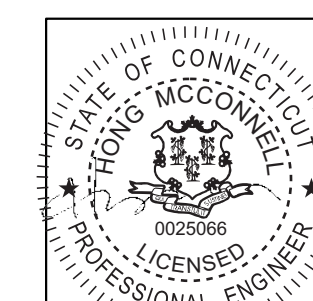
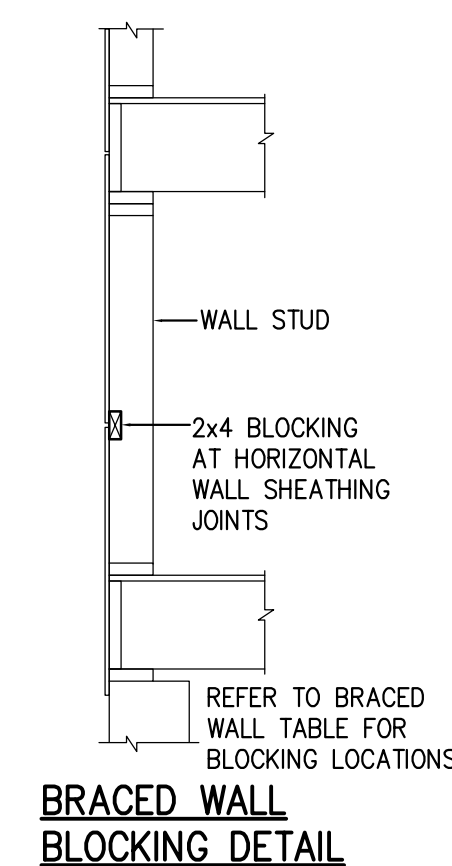
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

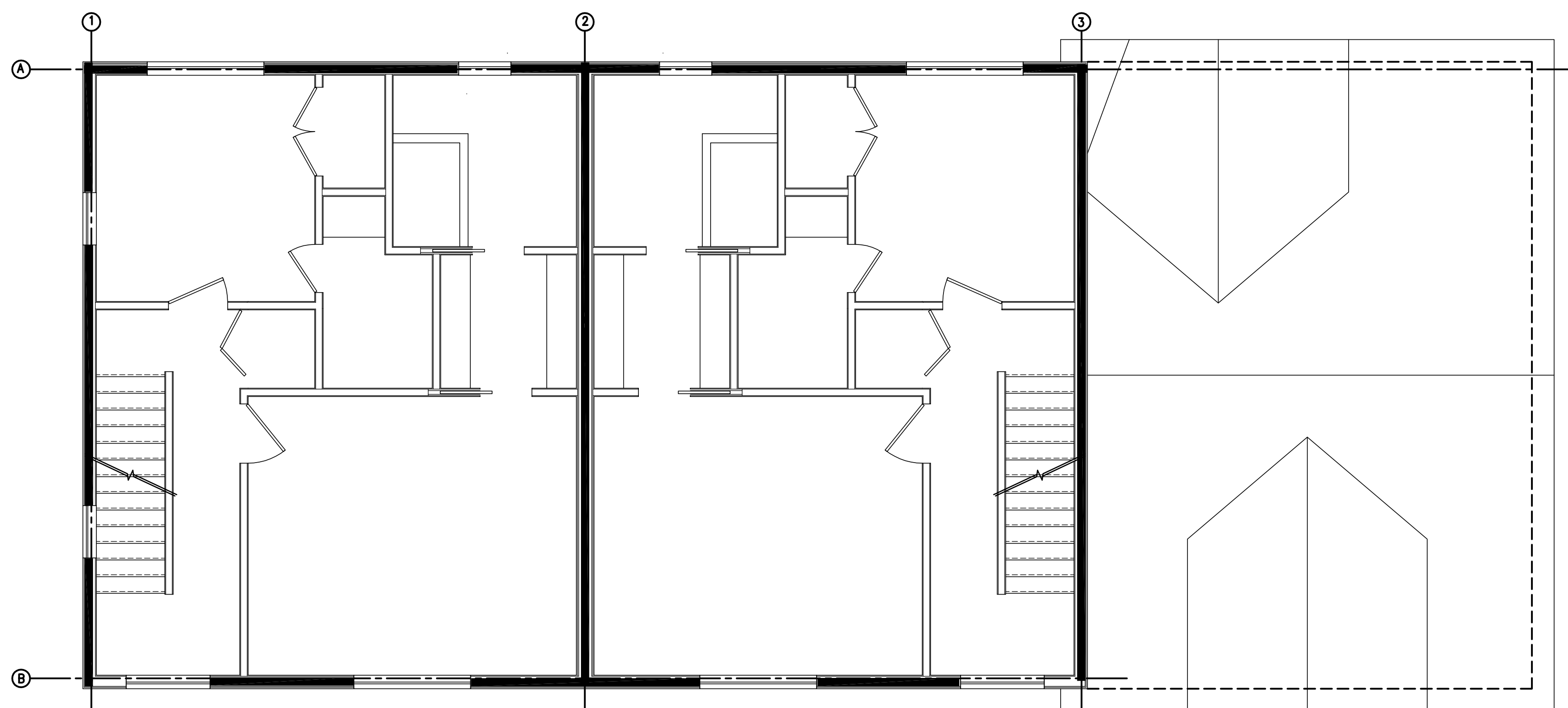
N.T.S.

1ST FLOOR WALL BRACING SCHEDULE (ADDITION ONLY)												
WIND SPEED	BRACED WALL LINE #	BRACED WALL LINE SPACING	METHOD	MIN. LENGTH REQ'D T602.10.1.2(1)	ADJUSTMENT FACTORS				ADJUSTMENT MINIMUM LENGTH	BRACING LENGTH PROVIDED	800# HOLD DOWN Y/N	BLOCKING NEEDED Y/N
					B. EXPOSURE	C. RIDGE HEIGHT	D. WALL HEIGHT	E. NUMBER OF BWLS				
100	BWL1	10	WSP	7.5	(B)1	10(1.0)	8(0.9)	6(1.6)	10.80	24	N	Y
100	BWL2	10	GB(D)	12.5	(B)1	10(1.0)	8(0.9)	6(1.6)	18.00	21	N	Y
100	BWL3	15	GB(D)	18	(B)1	10(1.0)	8(0.9)	6(1.6)	25.92	24	N	Y
100	BWL4	10	GB(D)	12.5	(B)1	10(1.0)	8(0.9)	6(1.6)	18.00	21	N	Y
100	BWL5	10	GB(D)	12.5	(B)1	10(1.0)	8(0.9)	6(1.6)	18.00	24	N	Y
100	BLW6	10	WSP	7.5	(B)1	10(1.0)	8(0.9)	6(1.6)	10.80	15	N	Y
100	BWLA	25	WSP	16.5	(B)1	10(1.0)	8(0.9)	2(1.0)	14.85	52	N	N
100	BWLB	25	WSP	16.5	(B)1	10(1.0)	8(0.9)	2(1.0)	14.85	31.25	N	N

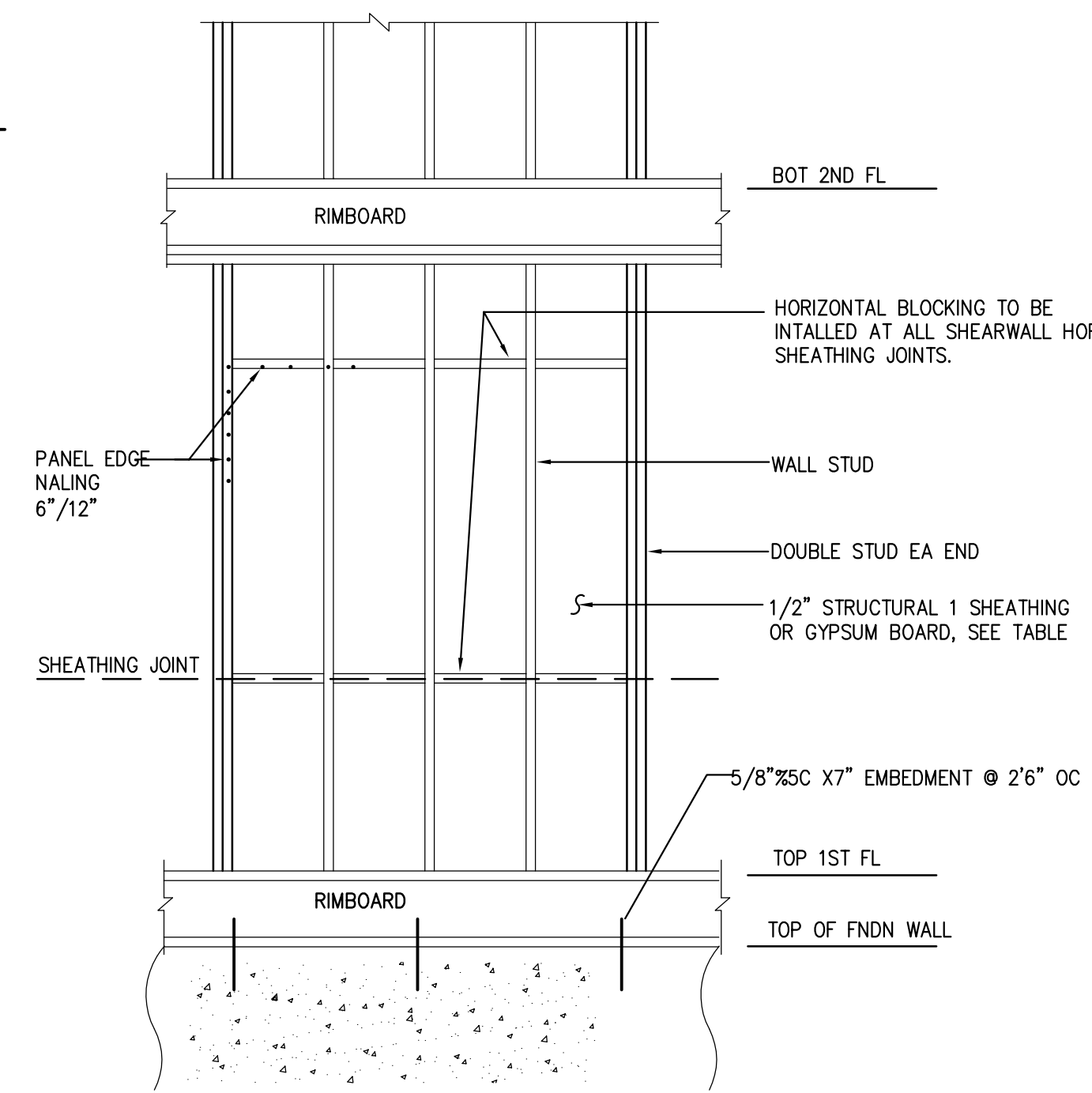
2ND FLOOR												
WIND SPEED	BRACED WALL LINE #	BRACED WALL LINE SPACING	METHOD	MIN. LENGTH REQ'D T602.10.1.2(1)	ADJUSTMENT FACTORS				ADJUSTMENT MINIMUM LENGTH	BRACING LENGTH PROVIDED	800# HOLD DOWN Y/N	BLOCKING NEEDED Y/N
					B. EXPOSURE	C. RIDGE HEIGHT	D. WALL HEIGHT	E. NUMBER OF BWLS				
100	BWL1	20	WSP	9	(B)1	10(1.0)	8(0.9)	4(1.45)	11.75	24.5	N	N
100	BWL2	20	GB(D)	16	(B)1	10(1.0)	8(0.9)	4(1.45)	20.88	24.5	N	Y
100	BWL3	20	GB(D)	16	(B)1	10(1.0)	8(0.9)	4(1.45)	20.88	24.5	N	Y
100	BWL4	20	WSP	9	(B)1	10(1.0)	8(0.9)	4(1.45)	11.75	21.5	N	N
100	BWLA	25	WSP	11	(B)1	10(1.0)	8(0.9)	2(1.0)	9.90	41.25	N	N
100	BWLB	25	WSP	11	(B)1	10(1.0)	8(0.9)	2(1.0)	9.90	42	N	N

3RD FLOOR												
WIND SPEED	BRACED WALL LINE #	BRACED WALL LINE SPACING	METHOD	MIN. LENGTH REQ'D T602.10.1.2(1)	ADJUSTMENT FACTORS				ADJUSTMENT MINIMUM LENGTH	BRACING LENGTH PROVIDED	800# HOLD DOWN Y/N	BLOCKING NEEDED Y/N
					B. EXPOSURE	C. RIDGE HEIGHT	D. WALL HEIGHT	E. NUMBER OF BWLS				
100	BWL1	20	WSP	5	(B)1	10(1.0)	8(0.9)	3(1.3)	5.85	18.5	N	N
100	BWL2	20	GB(D)	8.5	(B)1	10(1.0)	8(0.9)	3(1.3)	9.95	24.5	N	N
100	BWL3	20	WSP	5	(B)1	10(1.0)	8(0.9)	3(1.3)	5.85	24.5	N	N
100	BWLA	25	WSP	6	(B)1	10(1.0)	8(0.9)	2(1.0)	5.40	29.5	N	N
100	BWLB	25	WSP	6	(B)1	10(1.0)	8(0.9)	2(1.0)	5.40	23.25	N	N

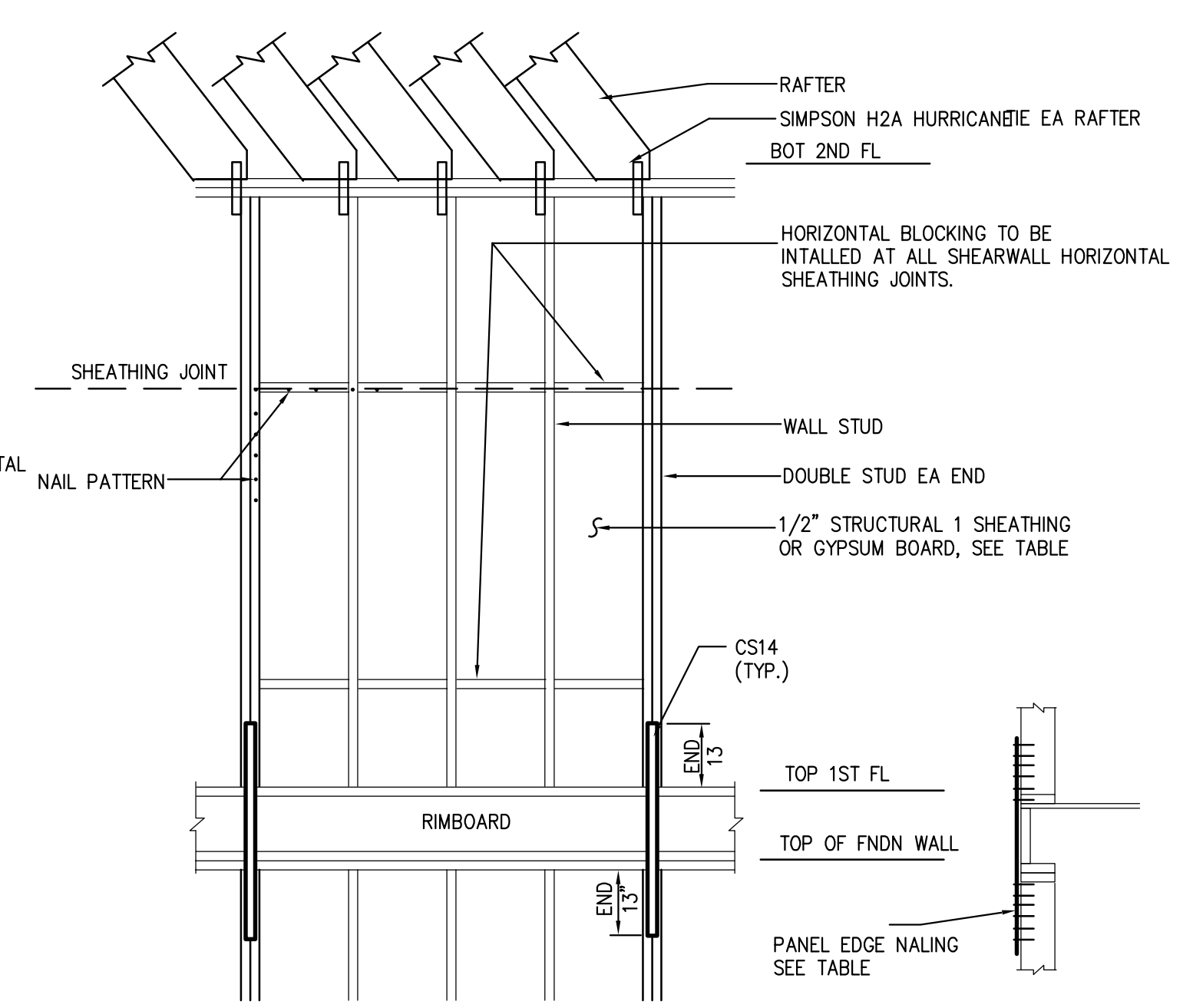




3RD FLOOR BRACE WALL

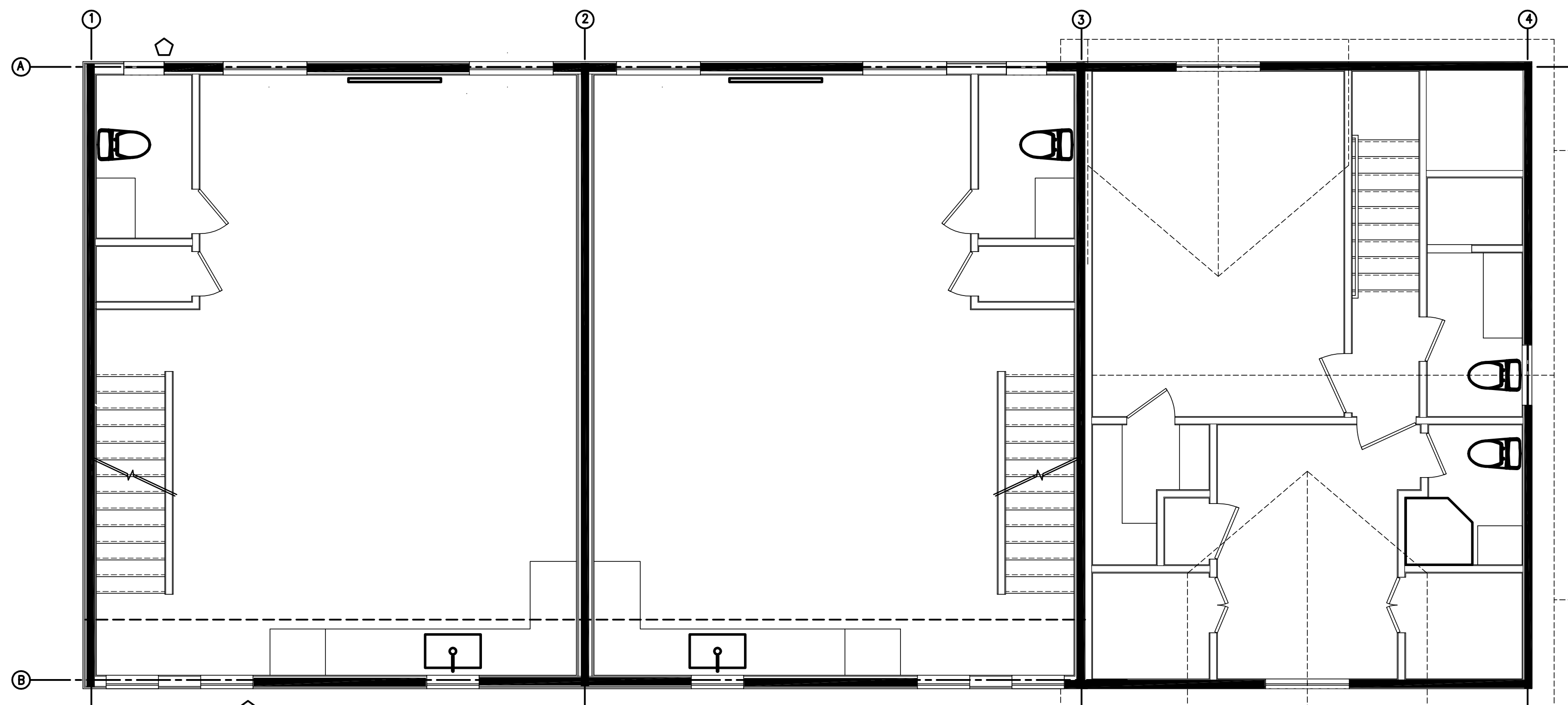


SHEARWALL CONSTRUCTION
LOWER LEVEL



SHEARWALL CONSTRUCTION
UPPER LEVEL

SHEAR WALL NAILING PATTERN:
 - WSP - 6" EDGES, 12" FIELD, FASTENER - PER R602.3(3)
 - GB - 7" EDGES, 7" FIELD, FASTENER - PER R702.3.5

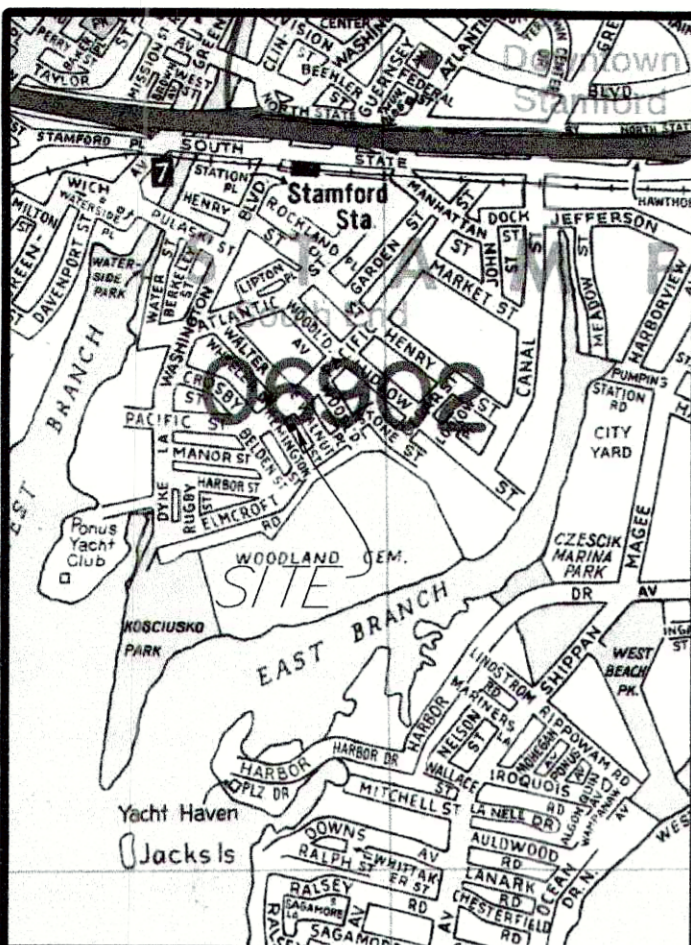


2ND FLOOR BRACE WALL

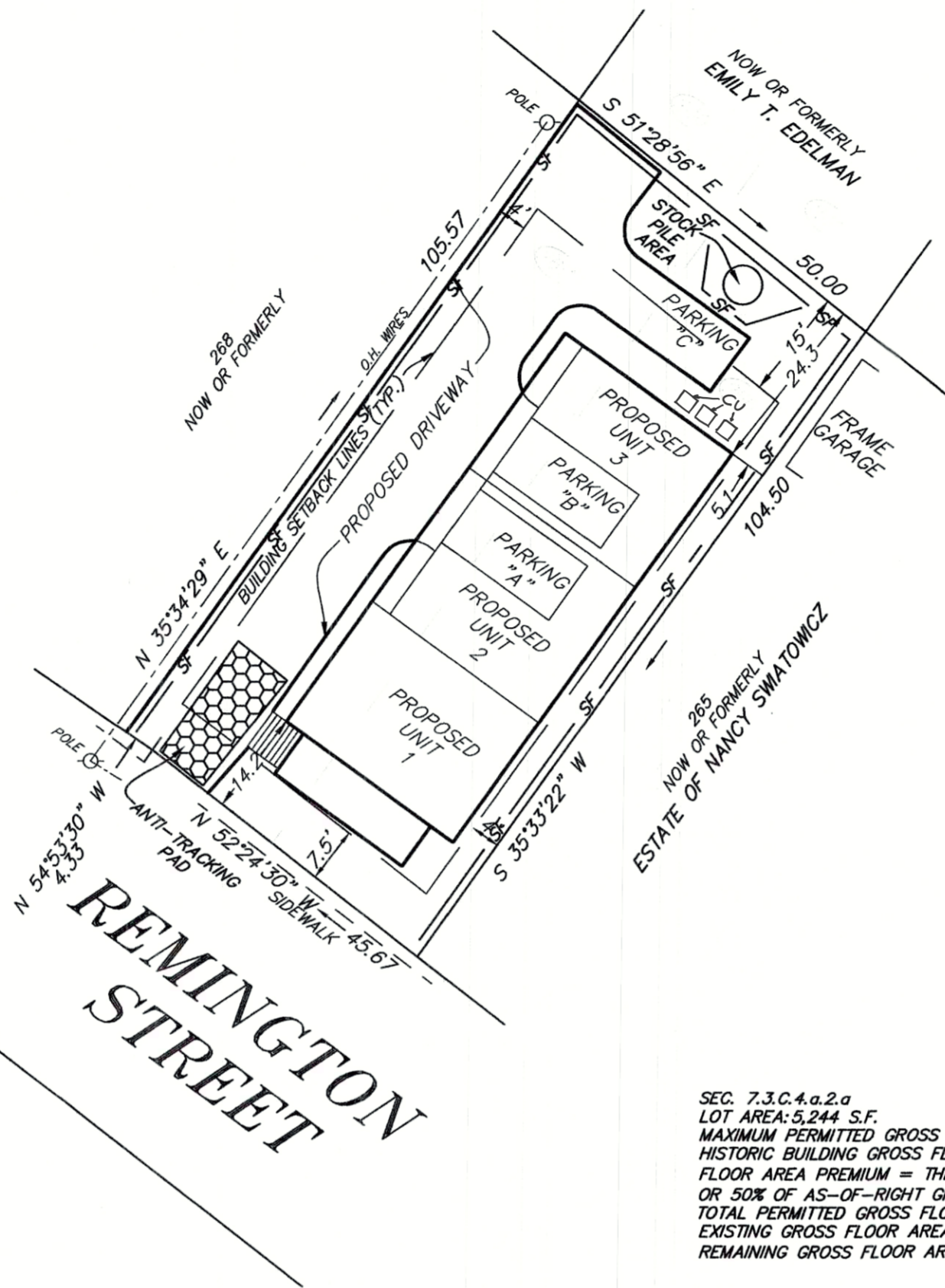
- LEGEND:**
- BRACE WALL PANEL
 - CS/WSP CONTINUOUS SHEATHING
 - GB(D) GYPSUM BOARD (DOUBLE SIDED)

16 REMINGTON STREET

BLOCK 96
RM-F RESIDENCE ZONE



VICINITY SKETCH
N.T.S.



SEC. 7.3.C.4.a.2.a
LOT AREA: 5,244 S.F. FAR 2.0 AS OF RIGHT
MAXIMUM PERMITTED GROSS FLOOR AREA AS-OF-RIGHT: 10,488 S.F.
HISTORIC BUILDING GROSS FLOOR AREA = 1,973 S.F.
FLOOR AREA PREMIUM = THE LESSER OF THE GROSS FLOOR AREA OF THE HISTORIC BUILDING (1,973),
OR 50% OF AS-OF-RIGHT GROSS FLOOR AREA PERMITTED (5,244 S.F.): BONUS = 1,973 S.F.
TOTAL PERMITTED GROSS FLOOR AREA, INCLUDING BONUS: 12,461 S.F.
EXISTING GROSS FLOOR AREA CURRENTLY USED BY HISTORIC BUILDING: 1,973 S.F.
REMAINING GROSS FLOOR AREA AVAILABLE: 10,488 S.F. (12,461 S.F. - 1,973 S.F.)

IMPROVEMENT LOCATION MAP

PREPARED FOR

DARIUSZ LESNIEWSKI STAMFORD, CONNECTICUT

AREA
5,244 S.F.

— SF — PROPOSED SILT FENCE

PROPOSED IMPERVIOUS SURFACES

UNIT 1 = 734 S.F.
UNIT 2 = 630 S.F.
UNIT 3 = 630 S.F.
DRIVEWAY = 1,788 S.F.
TOTAL IMPERVIOUS SURFACES = 3,782 S.F. (72.12% OF LOT AREA)

PROPOSED FLOOR AREA

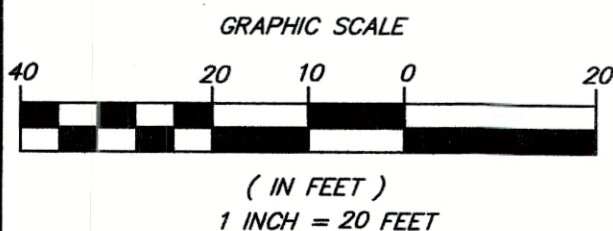
UNIT 1 = 1,120 S.F.
UNIT 2 = 2,291 S.F.
UNIT 3 = 2,291 S.F.
TOTAL FLOOR AREA = 5,702 S.F.
REMAINING GROSS FLOOR AREA AVAILABLE = 10,488 S.F. (HISTORIC PRESERVATION)

PROPOSED BUILDING COVERAGE

UNIT 1 = 560 S.F.
UNIT 2 = 630 S.F.
UNIT 3 = 630 S.F.
TOTAL BUILDING COVERAGE = 1,820 S.F. (34.71% OF LOT AREA)
ALLOWABLE BUILDING COVERAGE = 1,966 S.F. (37.5% OF LOT AREA)(HISTORIC PRESERVATION)
AVERAGE GRADE = 95.6 FT.

ALLOWABLE BUILDING HEIGHT = 55 FT. (5 STORIES)
PROPOSED BUILDING HEIGHT = 40.4 FT. (4 1/2 STORIES)

REFER TO MAP NO. 269 ON FILE
IN THE STAMFORD LAND RECORDS.



EROSION CONTROL DATA ADDED ON JANUARY 12, 2023.

THE PURPOSE OF THIS MAP IS FOR A BUILDING PERMIT.
OTHER FIELD DATA MAY NOT BE SHOWN.

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AS A ZONING LOCATION SURVEY AND LIMITED TOPOGRAPHIC SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A DEPENDENT SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. THE LOCATION AND ELEVATIONS OF WHICH CONFORM TO TOPOGRAPHIC ACCURACY CLASS T-2.

NEW MONUMENTATION HAS NOT BEEN SET AS A RESULT OF THIS SURVEY.

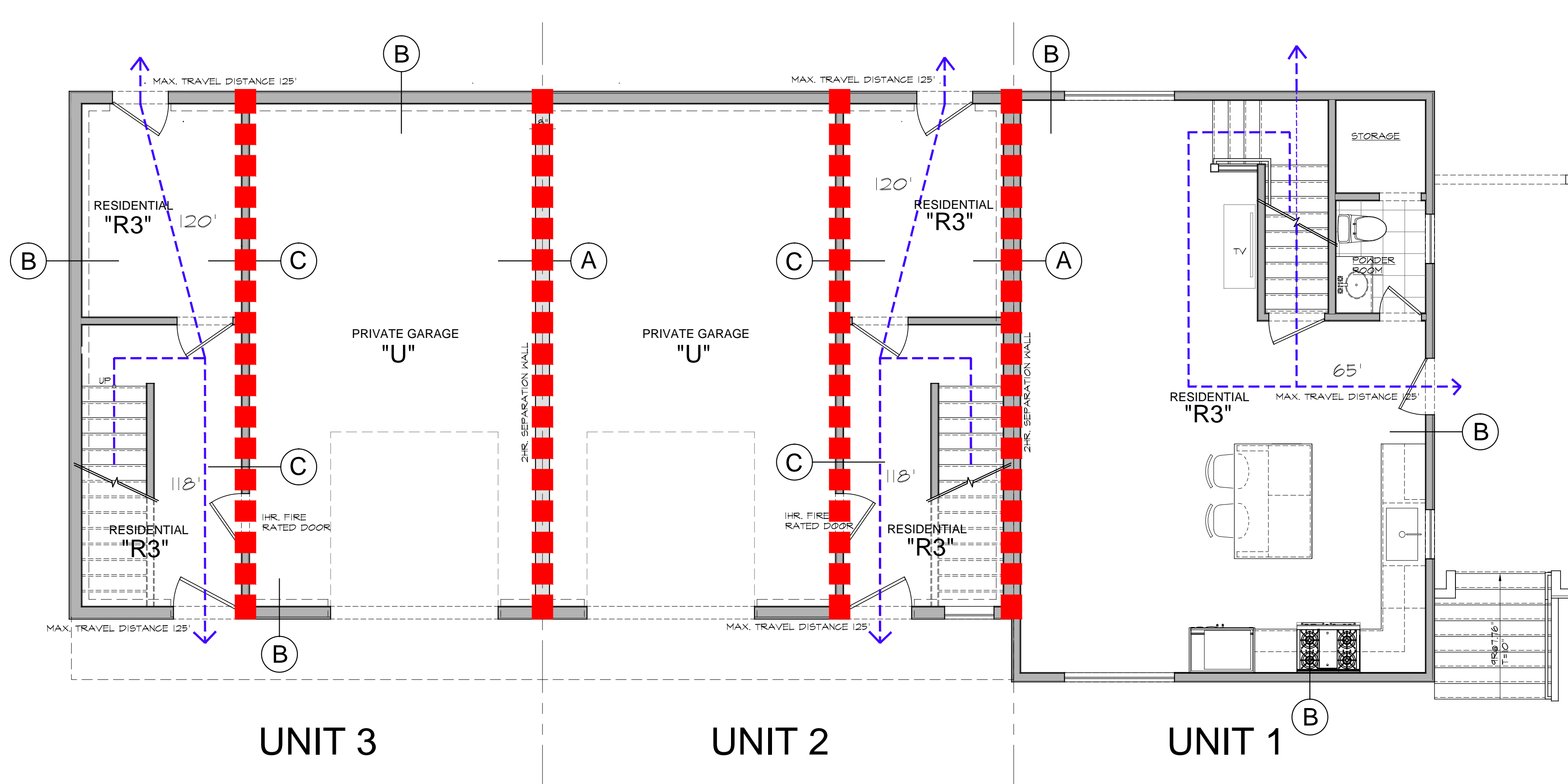
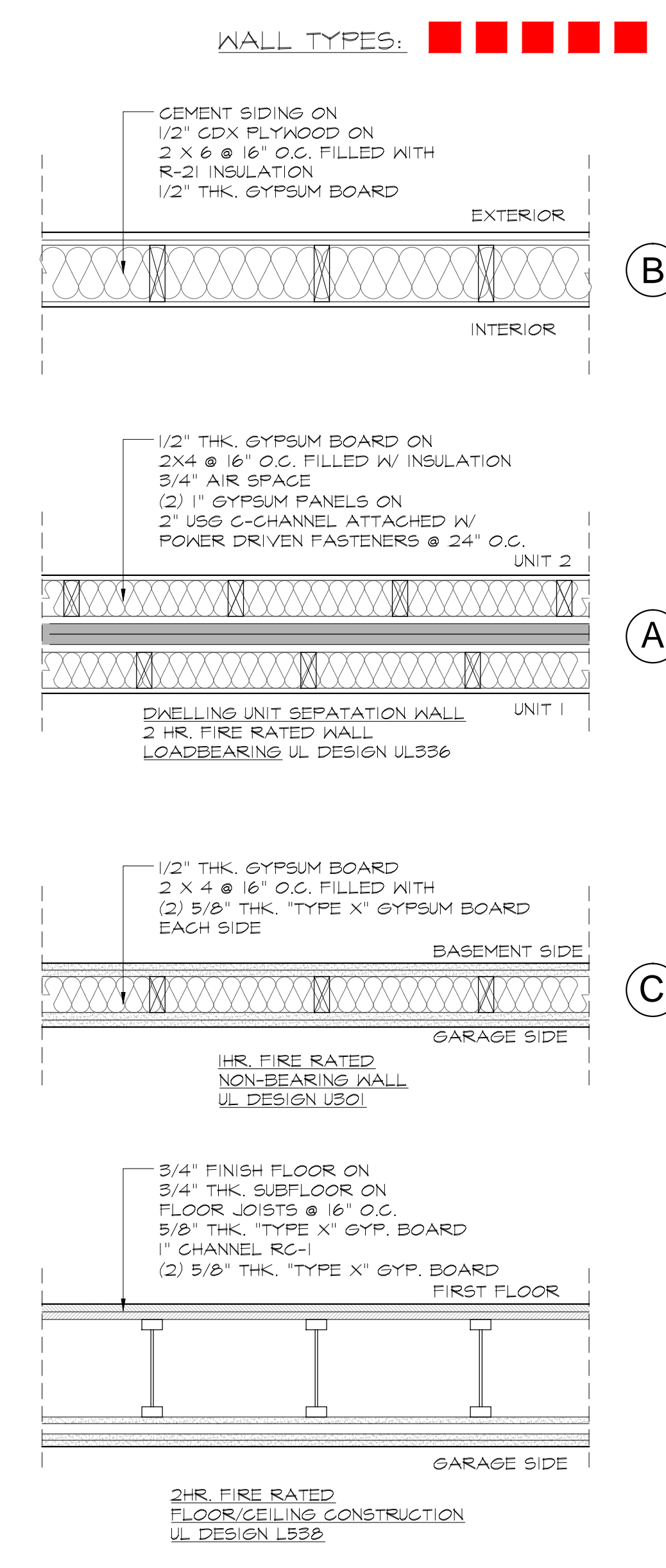
TO MY KNOWLEDGE AND BELIEF THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.



JOHN P. O'BRIEN CT. LIC. # 17110
OFFICE OF MOODY & O'BRIEN, LLC
DECEMBER 29, 2022, STAMFORD, CONN.

ZONING INFORMATION			ZONING DISTRICT "RM-F"	
REGULATION	REQUIRED	EXISTING	PROPOSED	HISTORIC DISTRICT BONUS
LOT AREA	5,000 SF	5,244 SF	NO CHANGE	NO CHANGE
STREET FRONTAGE	50 FT	45.67 FT	NO CHANGE	NO CHANGE
MAX. HEIGHT (STORIES)	4	1 1/2	4	5
MAX. HEIGHT (FEET)	40' MAX	17'-6" +/-	41'	50'
FRONT SETBACK	15/40' MIN	7.7"	NO CHANGE	11.25/30'
REAR SETBACK	30' MIN	57'	25.87'	22.5'
SIDE SETBACK	8/18' MIN	4.5/20.8'	5/21.3'	4/9'
BUILDING COVERAGE	30% OF LOT AREA 30% X 5244 = 1573 SF	1384 SF	700+630+630 = 1960 SF 1960/5244 = 37.4%	1573 + 25% = 1966 SF 1960/5244 = 37.5%
EXIST. BUILDING "UNIT 1" TOWNHOUSE "UNIT 2" TOWNHOUSE "UNIT 3"		1092 SF 0 SF 0 SF	700 SF 630 SF 630 SF	TOTAL 1960 SF MAX. 1966 SF > 1960 SF
PARKING SPACES	3	1	3	n/a

BUILDING AND FIRE INFORMATION		
APPLICABLE CODES:	2015 INTERNATIONAL BUILDING CODE 2018 CONNECTICUT STATE CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE 2015 INTERNATIONAL MECHANICAL CODE 2015 INTERNATIONAL PLUMBING CODE	
OCCUPANCY CLASSIFICATION:	R-3 TOWNHOUSE, 4 STORIES AND LESS THAN 60 FT IN HEIGHT UNIT No.1 TOTAL FLOOR AREA 700 SF UNIT No.2 TOTAL FLOOR AREA 630 SF UNIT No.3 TOTAL FLOOR AREA 630 SF	
U - PRIVATE GARAGE AT GRADE LEVEL		
CONSTRUCTION CLASSIFICATION (TABLE 601, 602):	5B DWELLING UNITS (R-3) 5B PRIVATE GARAGES (U) PRIMARY STRUCTURE FRAME OHR. BEARING WALLS EXTERIOR/INTERIOR OHR./HR. NON BEARING WALLS AND PARTITIONS OHR. FLOOR CONSTRUCTION OHR. ROOF CONSTRUCTION OHR.	
FIRE RESISTANCE RATINGS BASED ON FIRE SEPARATION FOR BUILDINGS NOT EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM (TABLE 508.4):		
EXTERIOR WALL, FIRE SEPARATION DISTANCE 5'-0" < X < 10'	OHR.	
SEPARATION WALL BETWEEN UNITS "R-3" AND "R-3"	2HR. UL DESIGN 336	
SEPARATION WALL BETWEEN GARAGE "U" AND "R-3"	2HR. UL DESIGN 301	
CEILING ASSEMBLY BETWEEN GARAGE "U" AND "R-3"	2HR. UL DESIGN 538	
OCCUPANT LOAD AND MEANS OF EGRESS:	ALLOWED: PROPOSED:	
TABLES 1004.1.2, 1003.1, 1015.3.2		
OCCUPANT LOAD (200 SF. GROSS)	200/2520 = 12	3
EGRESS WIDTH PER OCCUPANT:	0.3 / 0.2	36"
MAX. TRAVEL DISTANCE	125 FT.	120 FT.
NUMBER OF EXITS	2	2
MIN. EGRESS DOOR CLEAR WIDTH	32"	34"
MIN. EGRESS DOOR CLEAR HEIGHT	80"	80"
EGRESS WINDOW CLEAR OPENING	5.75F	5.75F
EGRESS WINDOW MIN. DIM.	20"W X 24"H	
EGRESS WINDOW MAX. DIM. FROM FLOOR	44"	LESS
SAFETY GLASS PER 2015 IBC, 2403 AND 2406		



RECONSTRUCTION OF EXISTING DWELLING "UNIT 1" AND PROPOSED TWO TOWNHOUSES "UNIT 2 and 3" FOR: DARIUSZ LESNIEWSKI

16 REMINGTON ST. STAMFORD CT 06902

Revision:	Date:

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Dwg. Name: **GENERAL NOTES CODE NOTES**

Date:	1/25/2023	Sheet: G1.0
Scale:	AS NOTED	



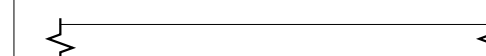
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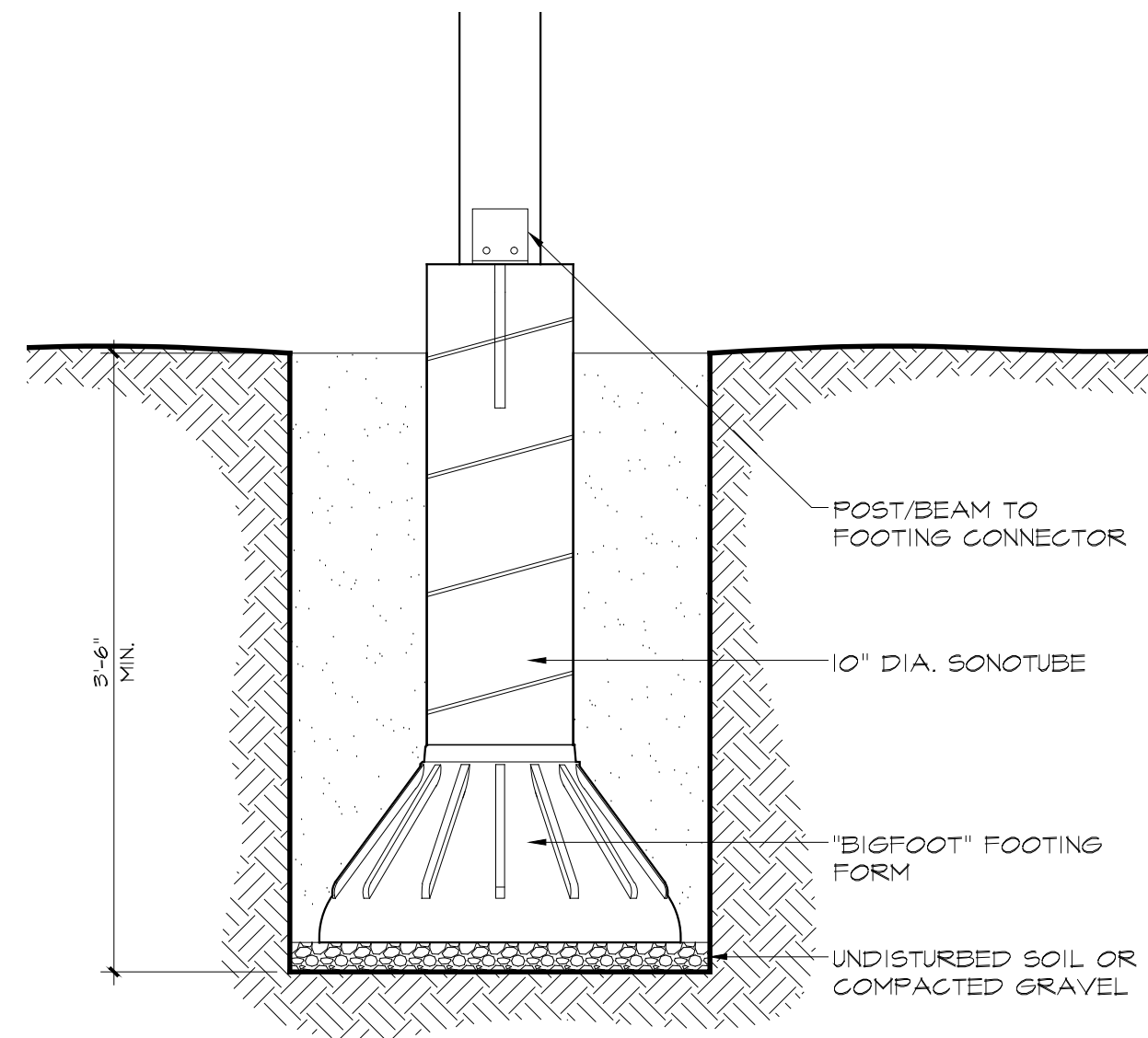
EXISTING CONDITIONS

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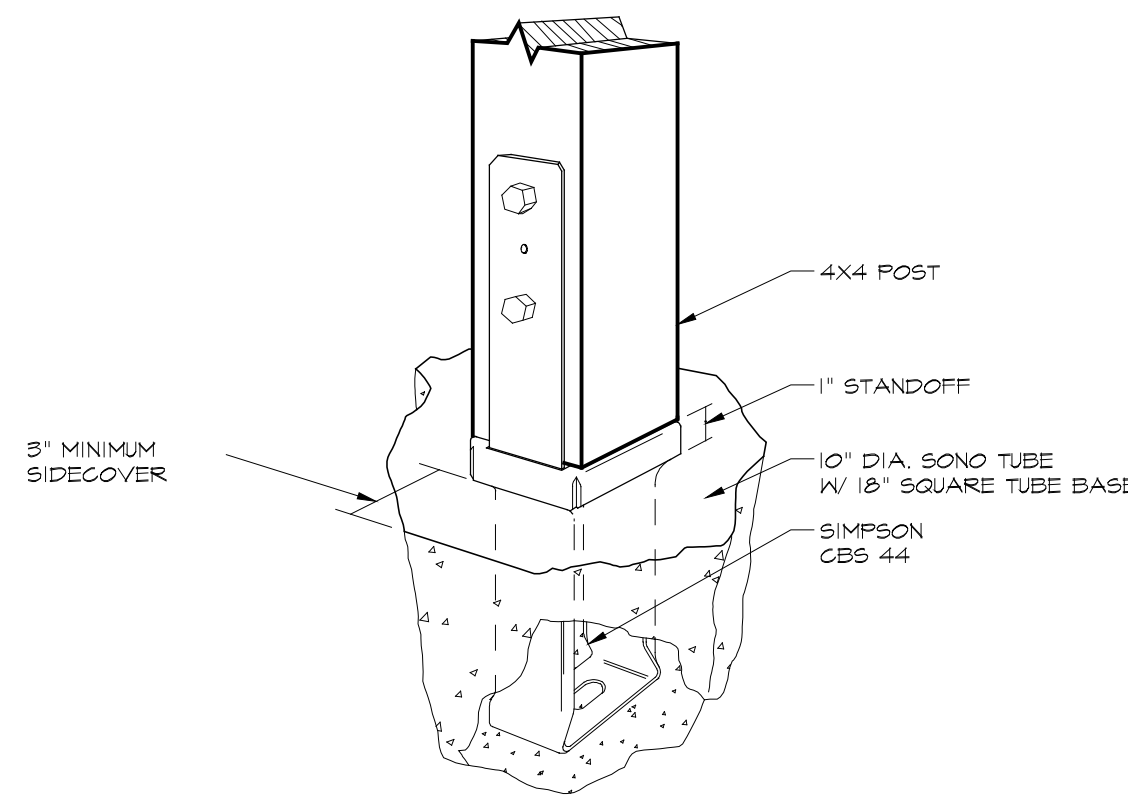
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SYMBOLS LEGEND

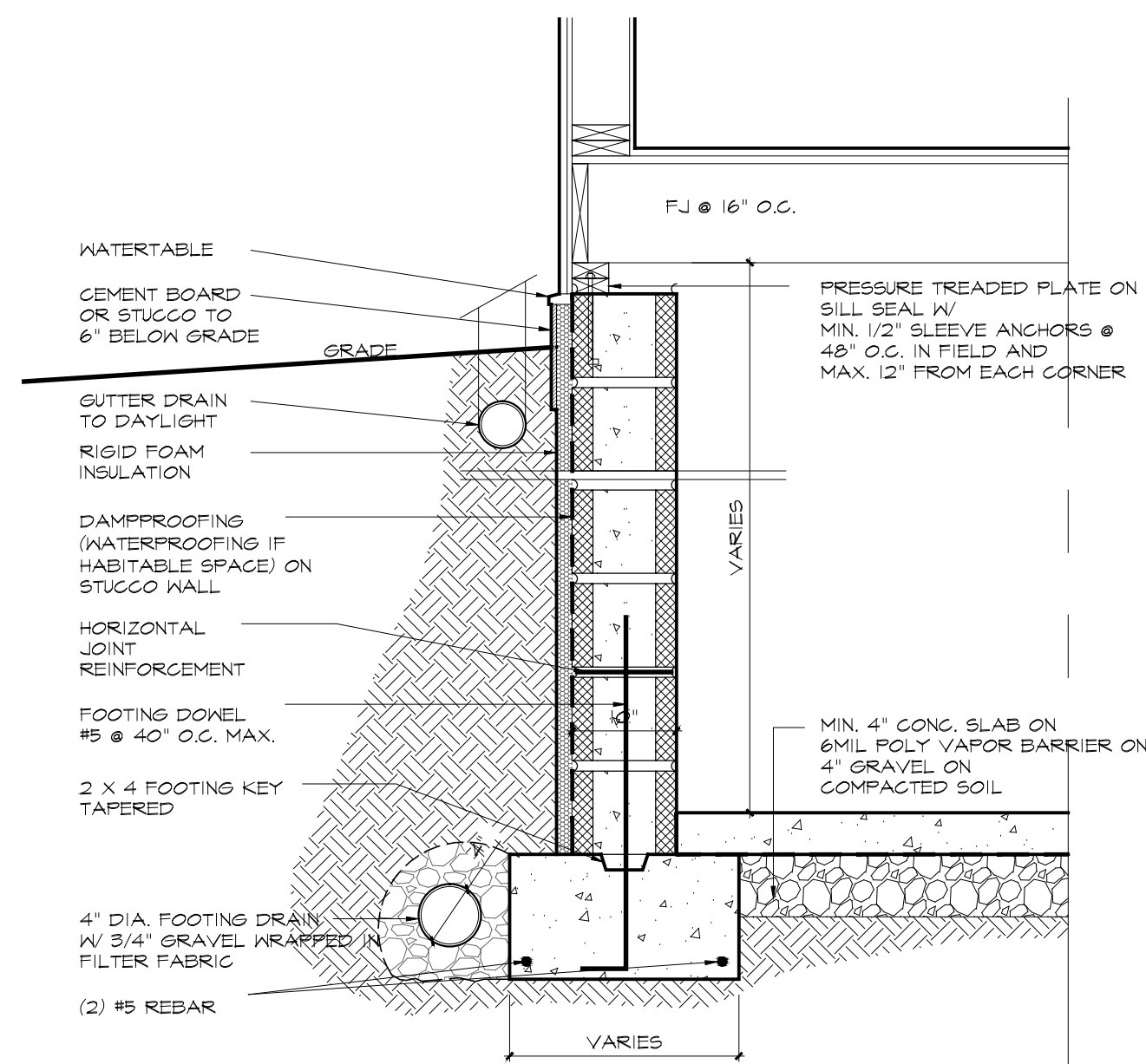
-  NEW PARTITION
-  (EX) TO BE REMOVED
-  (EX) TO REMAIN



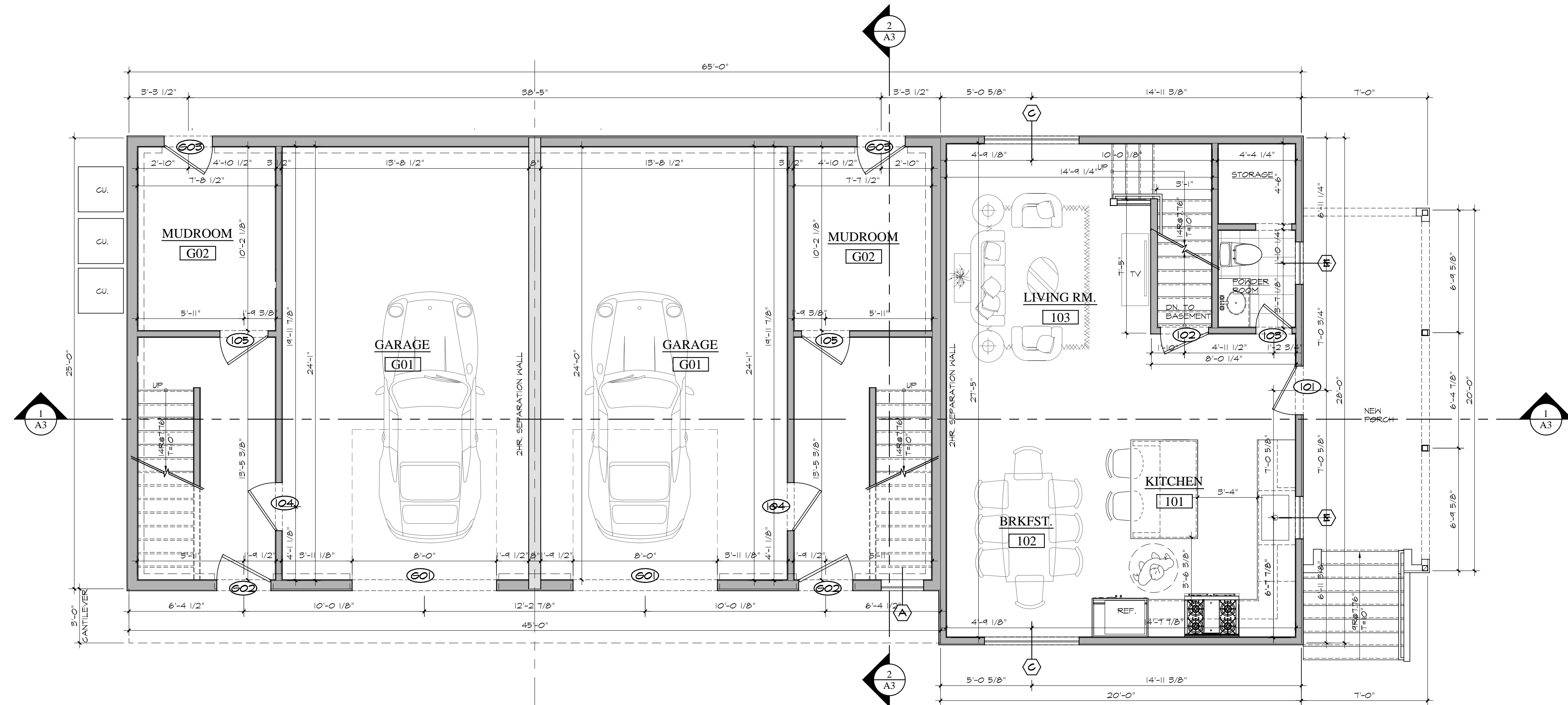
DET.3 SONOTUBE W/ BIG FOOT
 A1 NO SCALE



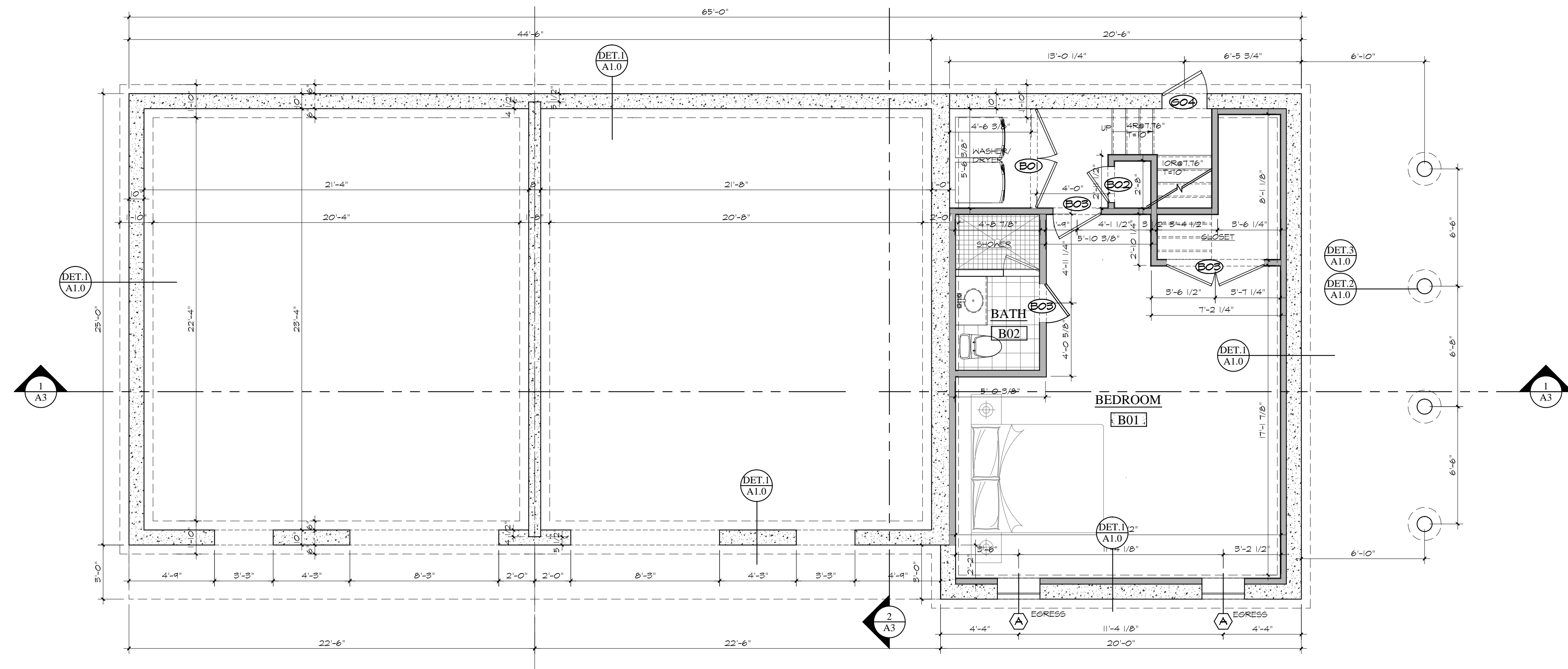
DET.2 POST @ SONOTUBE
 A1 NO SCALE



DET.1 FOUNDATION WALL TYPICAL
 A1 SCALE: 3/4\"/>



2 LOWER LEVEL / FIRST FLOOR PLAN
 A1.0 SCALE: 1/4\"/>



1 FOUNDATION PLAN
 A1.0 SCALE: 1/4\"/>

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Dwg. Name:
FLOOR PLANS

Date:
 1/25/2023
 Scale:
 AS NOTED

Sheet:
A1.0



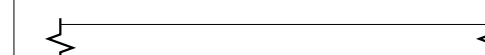
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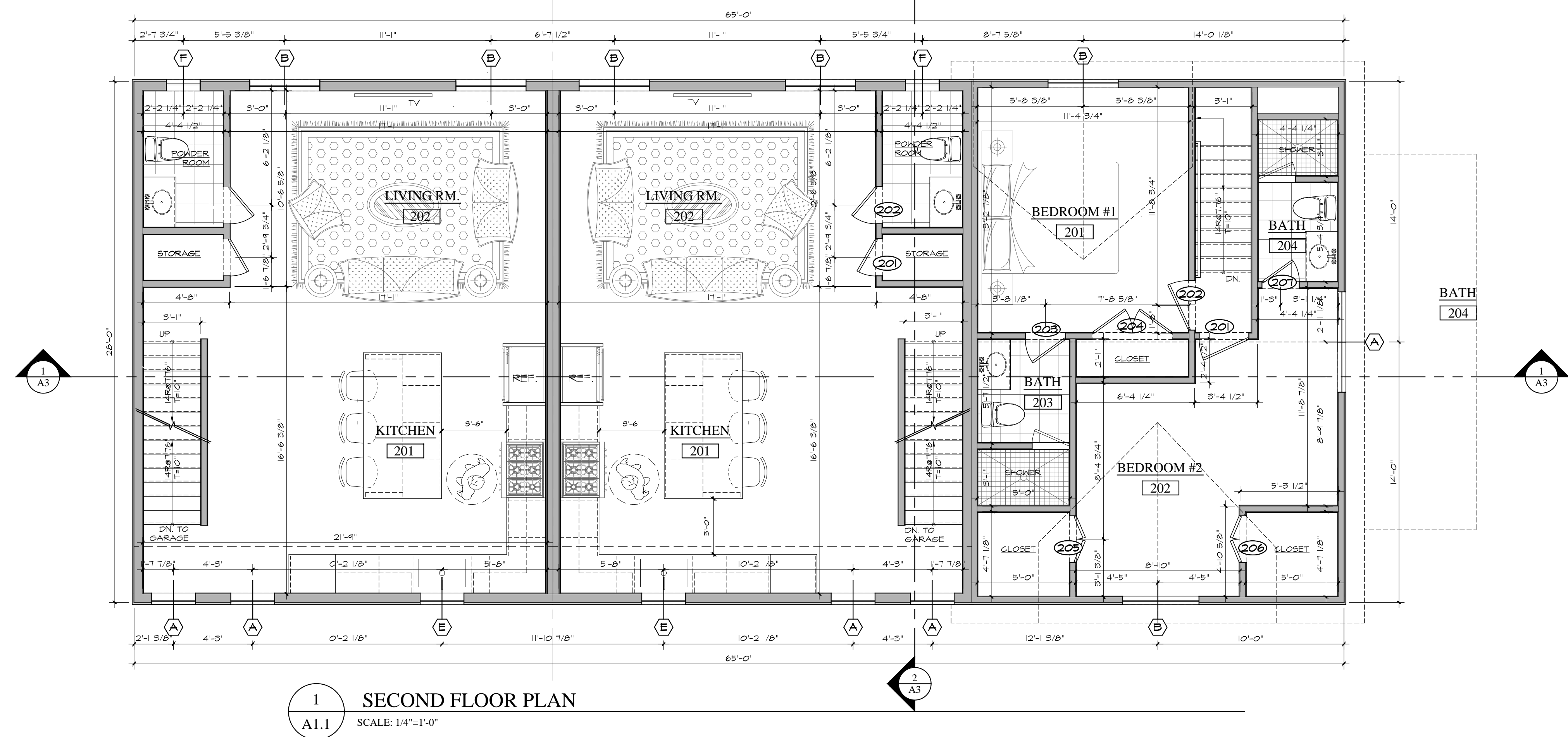
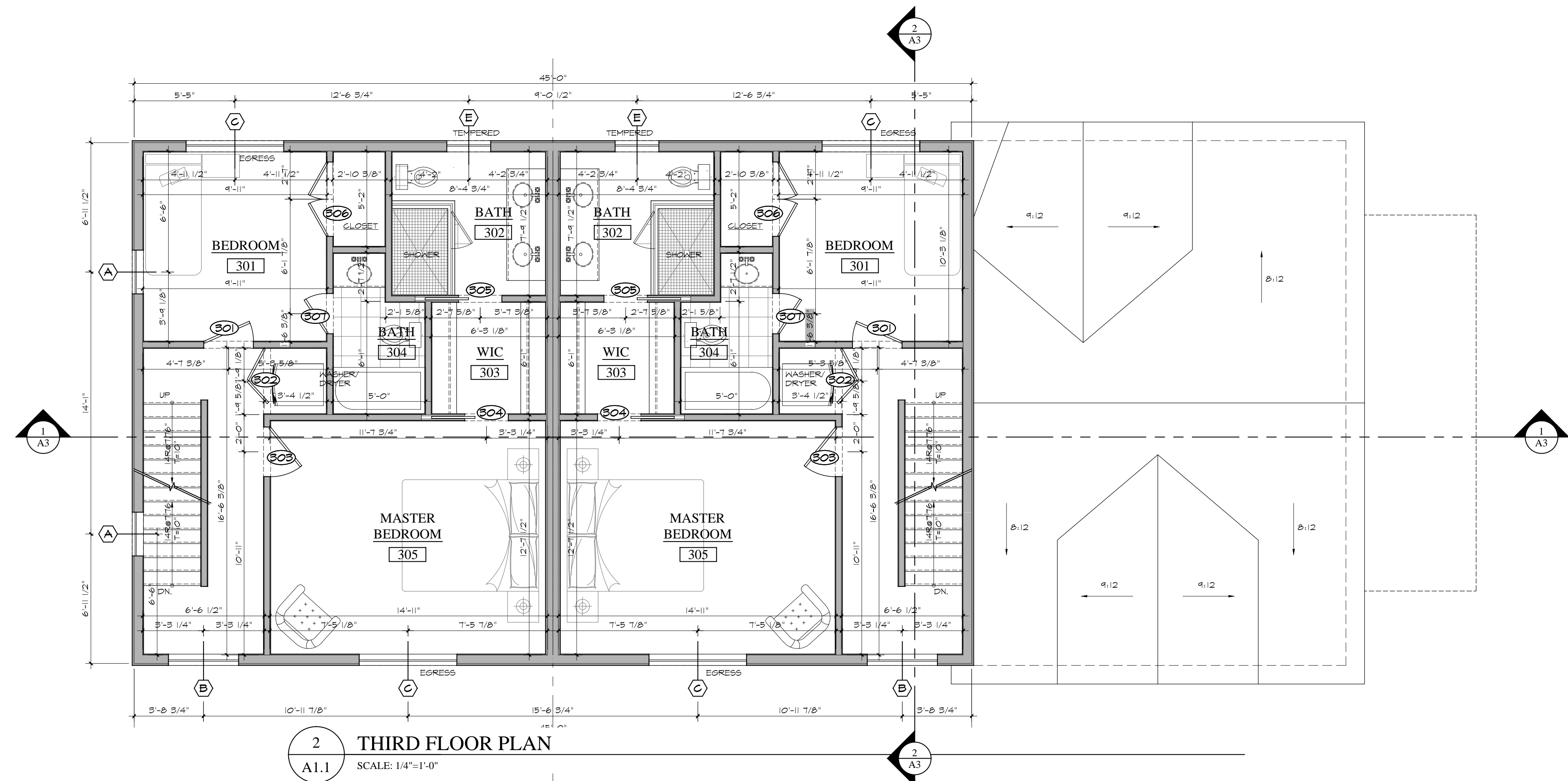
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SYMBOLS LEGEND

-  NEW PARTITION
-  (EX) TO BE REMOVED
-  (EX) TO REMAIN



Revision:	Date:

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Dwg. Name:
FLOOR PLANS



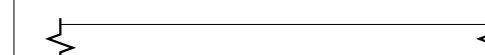
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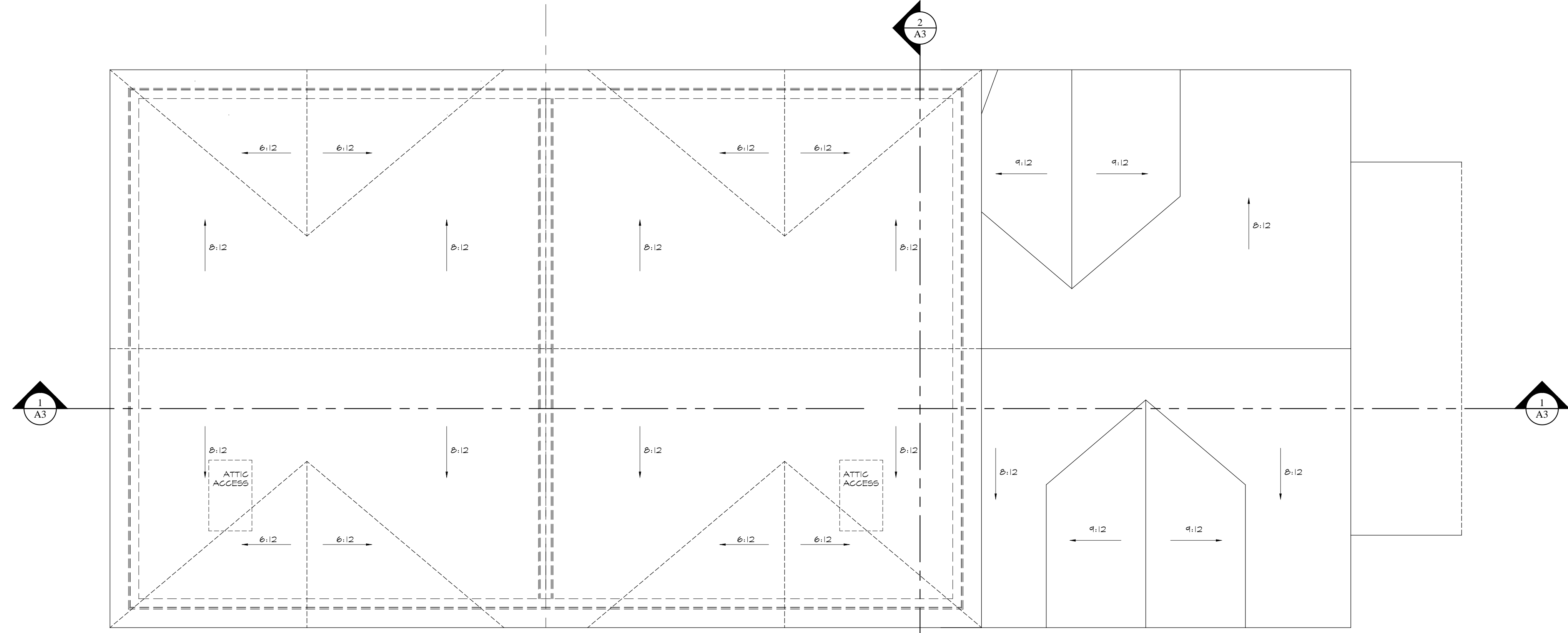
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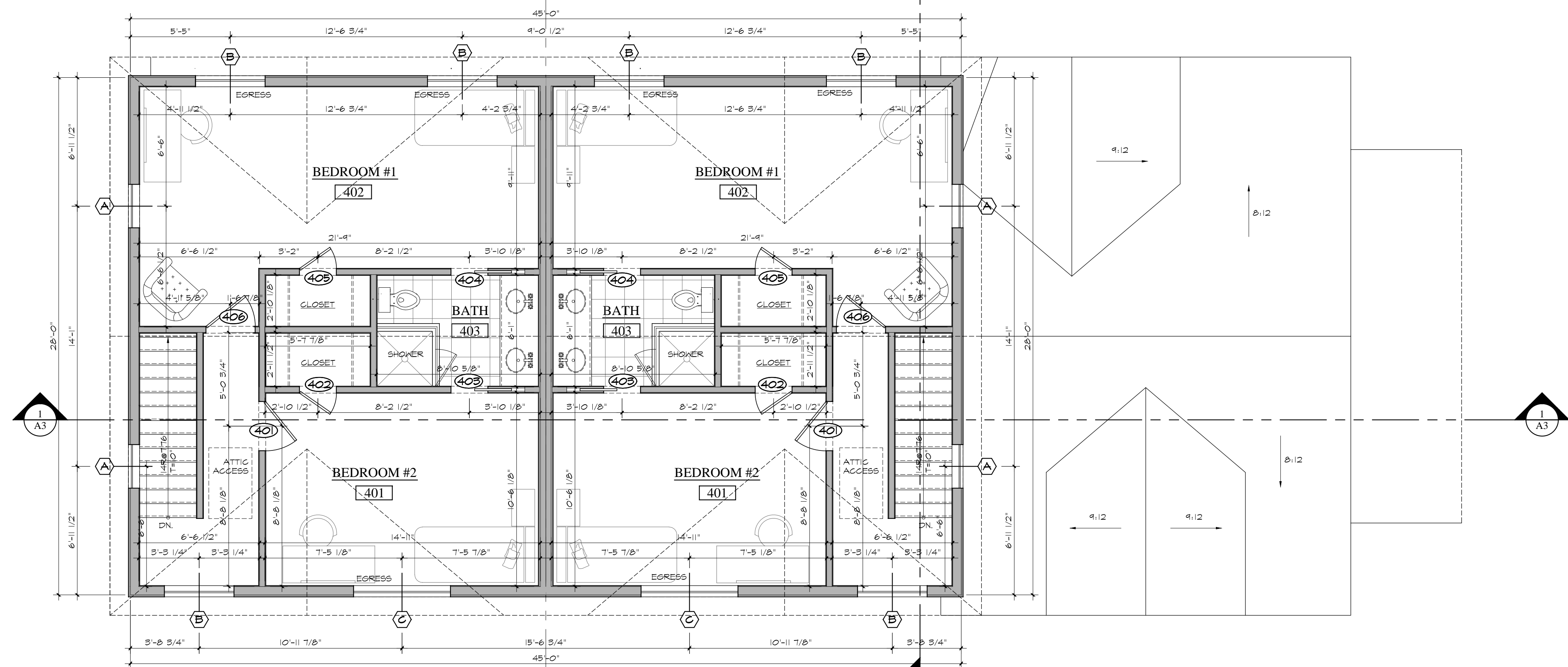
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SYMBOLS LEGEND

-  NEW PARTITION
-  (EX) TO BE REMOVED
-  (EX) TO REMAIN



2 ROOF / ATTIC PLAN
 A1.2 SCALE: 1/4"=1'-0"



1 FORTH FLOOR PLAN
 A1.2 SCALE: 1/4"=1'-0"

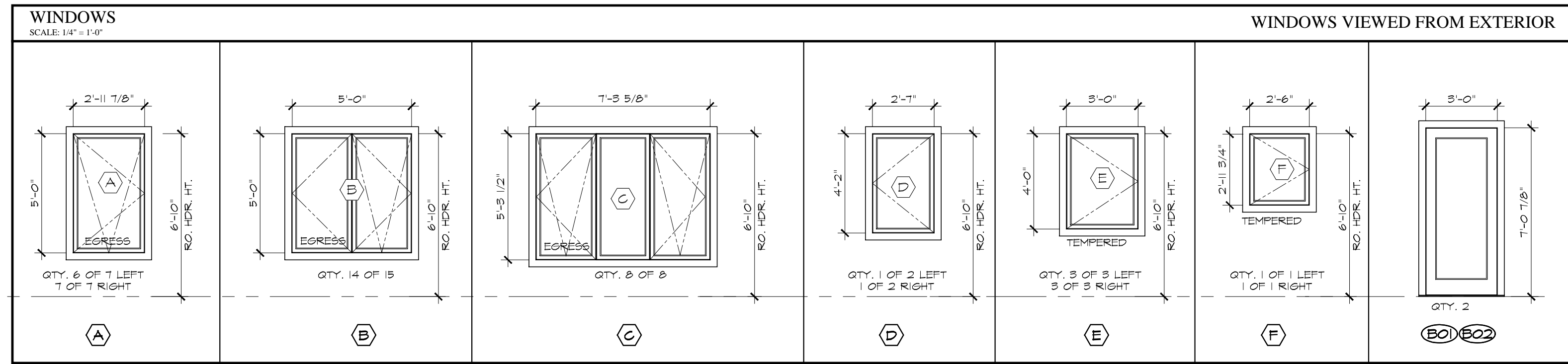
Revision:	Date:

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Dwg. Name:
FLOOR PLANS

Date:	1/25/2023	A1.2
Scale:	AS NOTED	

- General Notes:
- ELEVATION / SECTION NOTES**
 (NOTES SHALL BE CONSIDERED TYPICAL FOR ITEMS IDENTIFIED AND SHALL APPLY AT ALL SAME AND SIMILAR CONDITIONS. ALL LOCATIONS MAY NOT BE NOTES.)
- 30 YEAR ARCH. ASPHALT SHINGLE
 - SIDING TBD
 - 5/4" X 4 WINDOW CASING
 - 5/4 X 6 CORNER BOARD
 - 1-1/4" AZEK SILL TAPERED
 - 1 X 8 FASCIA BOARD
 - VERTICAL SIDING TBD.Q
 - 1/2" SOFFIT W/ COR-A-VENT
 - COPPER ROOF, STANDING SEAM
 - EXISTING TO BE REMOVED
 - EXISTING FNDT. WALL
 - TUSCAN COLUMN
 - CEDAR RAILING
 - MAILBOXES



Revision:	Date:

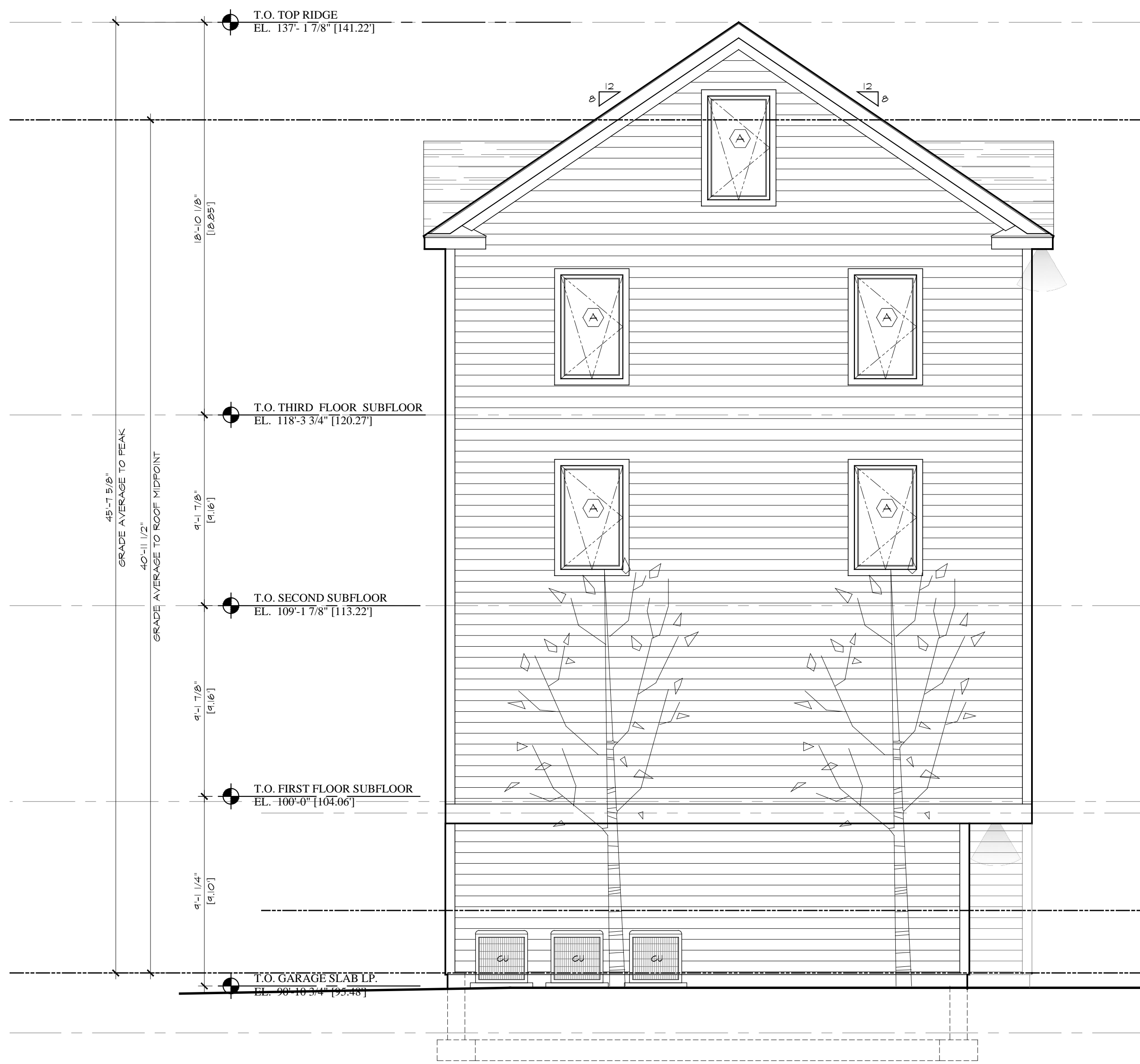
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Dwg. Name:
ELEVATIONS WINDOWS SCHEDULE

Date:	1/25/2023
Scale:	as shown
Sheet:	A2.0

ELEVATION / SECTION NOTES
(NOTES SHALL BE CONSIDERED TYPICAL FOR ITEMS IDENTIFIED AND SHALL APPLY AT ALL SAME AND SIMILAR CONDITIONS. ALL LOCATIONS MAY NOT BE NOTES.)

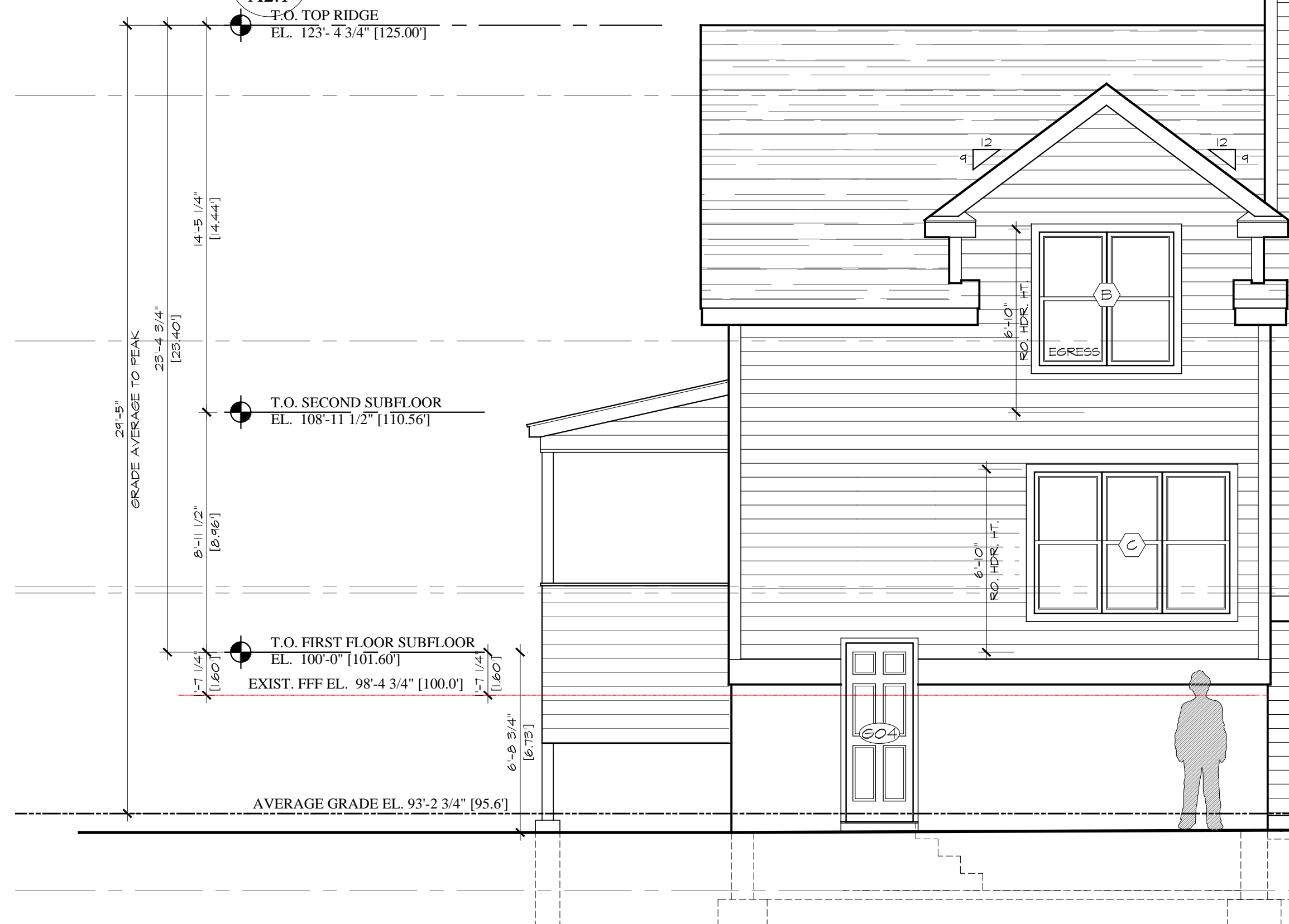
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- EXISTING TO BE REMOVED
- EXISTING FNDT. WALL
- TUSCAN COLUMN
- CEDAR RAILING
- MAILBOXES



2 REAR ELEVATION

A2.1 SCALE: 1/4"=1'-0"

T.O. TOP RIDGE
EL. 123'-4 3/4" [125.00]



1 RIGHT ELEVATION

A2.1 SCALE: 1/4"=1'-0"



Revision:	Date:

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Dwg. Name:
ELEVATIONS

Date: 1/25/2023
Scale: as shown
A2.1

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ROOF SHEATHING

UNLESS OTHERWISE NOTED, ALL ROOF SHEATHING SHALL BE 1532' (32/16) CDX PLYWOOD, NAILED WITH 10d COMMON NAILS AT 6" O.C. BOUNDARY, 6" O.C. ALL OTHER EDGES AND 12" O.C. FIELD.

FLOOR SHEATHING

UNLESS OTHERWISE NOTED, ALL FLOOR SHEATHING SHALL BE 2332' (48/24) T&G UNDERLAYMENT OR OSB, ATTACHED TO JOISTS WITH #10 SCREWS AT 6" & 10" O.C. ALL FLOOR ADHESIVE SHALL BE MANUFACTURED BY "TOPS-PRO" OR "JAWS", NO SUBSTITUTE. INSTALL FLOOR SHEATHING SCREWS NO MORE THAN ONE HOUR AFTER APPLICATION OF THE ADHESIVE. UPON COMPLETION OF FLOOR FRAMING, INSTALL SCREWS THROUGH THE "DIAMOND HOLE" ON THE BOTTOM OF EACH ITT JOIST HANGER. INSTALL 6 SCREWS AT 6" ON CENTER THROUGH THE BOTTOM OF THE SHEATHING INTO THE BOTTOM PLATE AT EACH END OF ALL NONBEARING WALLS.

TJI INSTALLATION AND NAILING REQUIREMENTS

WARNING

Joists are unstable until braced laterally.

Bracing Includes:

- Blocking
- Hangers
- Stud Lines
- Shoring
- Rim Board
- Rim Joist

DO NOT allow workers to walk on joists until braced.

DO NOT stack building materials on unbraced joists.

WARNING NOTES:

Lack of proper bracing during construction can result in serious accidents. Under normal conditions if the following guidelines are observed, accidents will be avoided.

1. Install all blocking, hangers, rim boards and rim joists at TJI joist end supports.
2. Establish a permanent deck (sheathing), nailed to the first 4 feet of joists at the end of the bay or braced end wall.
3. Safety stud lines of 1x4 (minimum) must be nailed to a braced end wall or sheathed area.
4. Sheathing must be properly nailed to each TJI joist before additional loads can be placed on the system.
5. Ends of cantilevers require stud lines on both the top and bottom flanges.
6. TJI joist flanges must remain straight within a tolerance of 1/8" from true alignment.

TJI NAILING REQUIREMENTS

TJI® joists at bearings: Two 8d (2 1/2") box nails (1 each side), 1 1/2" minimum from end.

Blocking panels, rim joist or rim board to bearing plate:
TJI® blocking panels or rim joist: 10d (3") box nails at 6" o.c.
Trus Joist rim board: Toenail with 10d (3") box nails at 6" o.c. or 16d (3 1/2") box nails at 12" o.c.

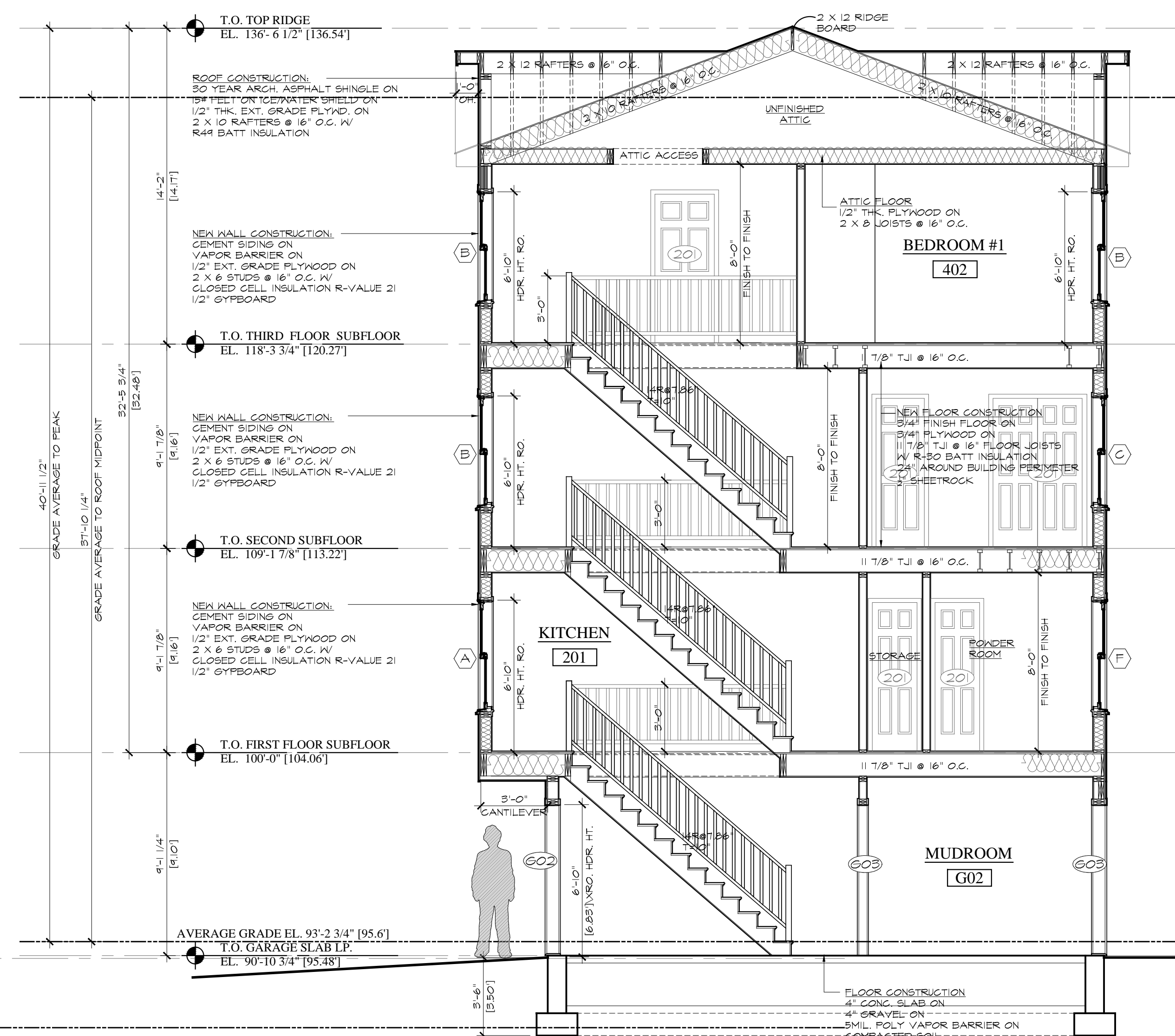
Shear transfer: Connections equivalent to decking nail schedule.

Rim board, rim joist or closure to TJI® joist:
1 1/2" width or less: Two 10d (3") box nails, one each at top and bottom flange.

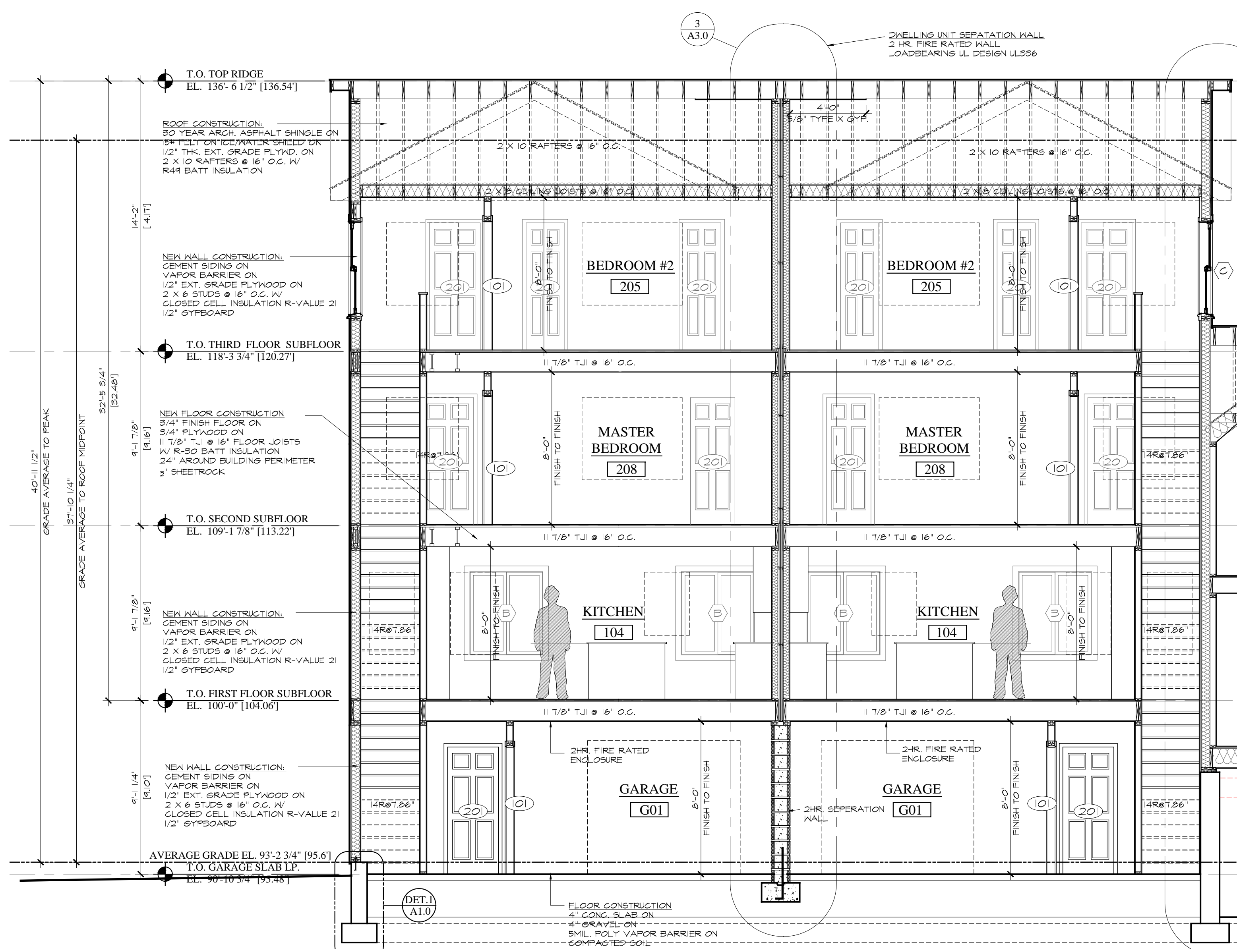
TJI® Pro™ 130, 350, 100C & 300C rim joist: Two 16d (3 1/2") box nails, one each at top and bottom flange.

TJI® Pro™ 550 & 400C rim joist: Toenail joist to rim joist with one 10d (3") box nail each side of joist top flange.

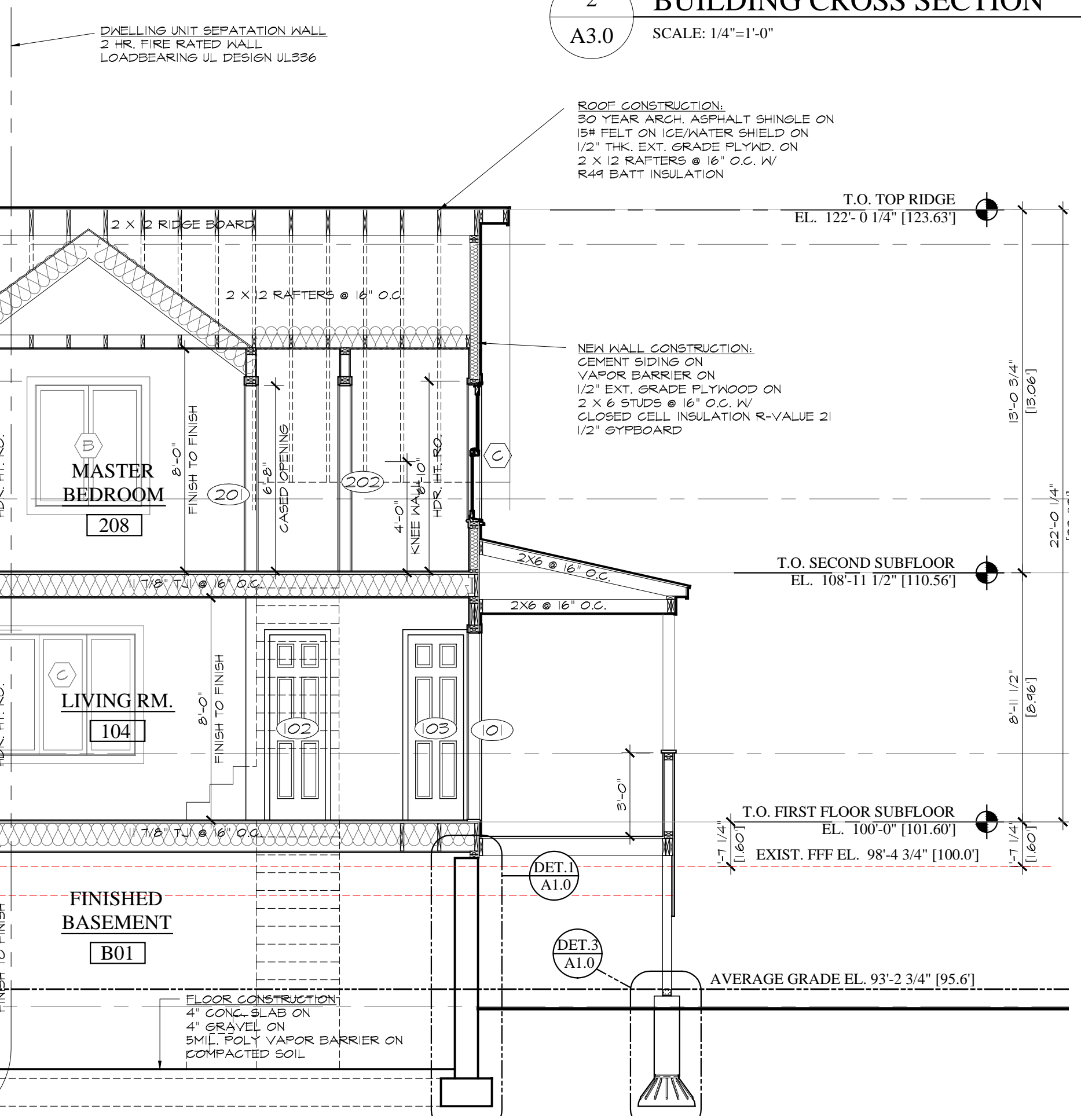
2x4 minimum squash blocks: Two 10d (3") box nails, one each at top and bottom flange.



2 BUILDING CROSS SECTION
A3.0 SCALE: 1/4"=1'-0"



1 BUILDING SECTION
A3.0 SCALE: 1/4"=1'-0"



2 BUILDING CROSS SECTION
A3.0 SCALE: 1/4"=1'-0"

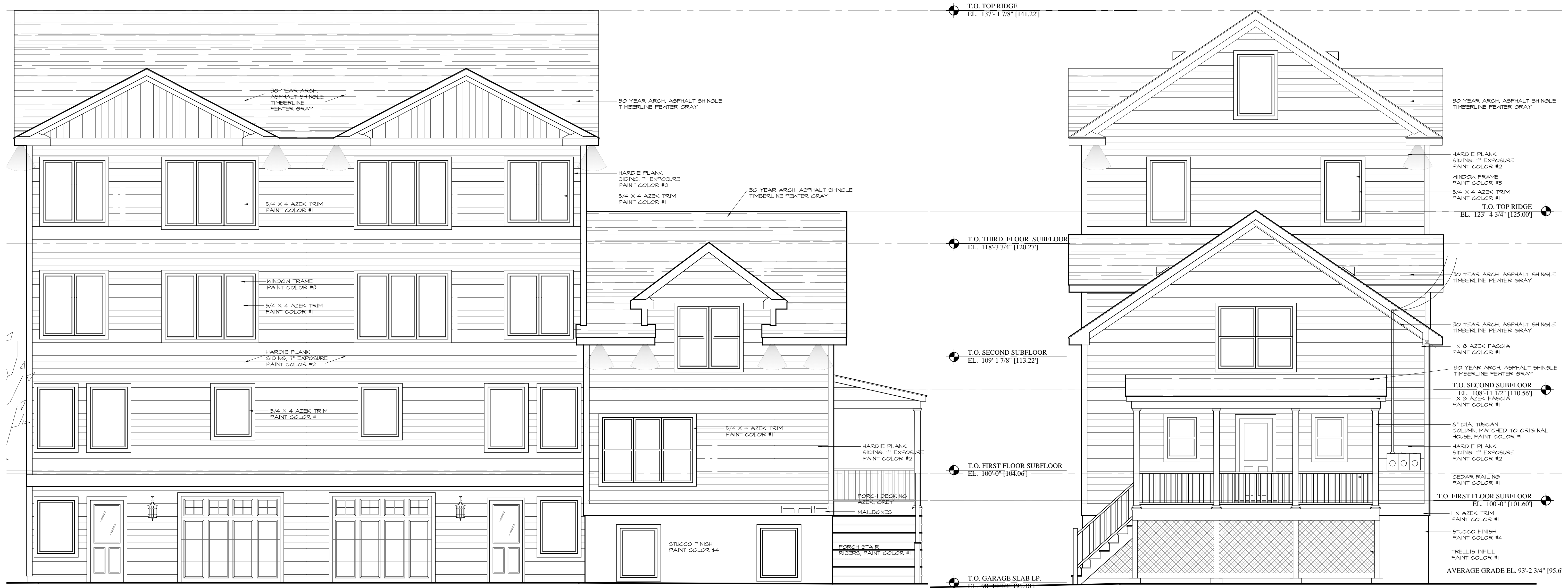
Revision:	Date:

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Dep. Name:

BUILDING SECTION

- PAINT COLOR #1
USED AT HISTORIC HOUSE AND
NEW TOWNHOUSES
EXTERIOR PAINT, LOW LUSTER
DECORATORS WHITE CC-144
BY BENJAMIN MOORE
- PAINT COLOR #2
USED AT HISTORIC HOUSE AND
NEW TOWNHOUSES
HARDIE PLANK, SMOOTH FINISH
FACTORY PAINTED 'ARCTIC WHITE'
- PAINT COLOR #3
USED AT HISTORIC HOUSE AND
NEW TOWNHOUSES
EXTERIOR WINDOW FRAME
FACTORY APPLIED
'ANTHRACITE GRAY'
- PAINT COLOR #4
USED AT HISTORIC HOUSE AND
NEW TOWNHOUSES
EXTERIOR PAINT, LOW LUSTER
GOVERNMENT GRAY HC-164
BY BENJAMIN MOORE



1
A4.0 ELEVATION facing GARAGES
SCALE: 1/4"=1'-0"

1
A4.0 FRONT ELEVATION
SCALE: 1/4"=1'-0"

Revision:	Date:

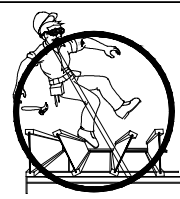
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the written authorization.

Dep. Name:
**ELEVATIONS w/
COLOR SAMPLES**

Date:	1/25/2023	A4.0
Scale:	as shown	
PERMIT SET		Sheet:

General Notes:

TJI INSTALLATION AND NAILING REQUIREMENTS

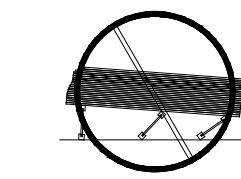


WARNING

Joists are unstable until braced laterally

DO NOT allow workers to walk on joists until braced.

- Bracing Includes:**
- Blocking
 - Sheathing
 - Hangers
 - Rim Board
 - Stud Lines
 - Rim Joist



DO NOT stack building materials on unbraced joists.

WARNING NOTES:

- Lack of proper bracing during construction can result in serious accidents. Under normal conditions if the following guidelines are observed, accidents will be avoided.
1. Install all blocking, hangers, rim boards and rim joists at TJI® joist end supports.
 2. Establish a permanent deck (sheathing), nailed to the first 4 feet of joists at the end of the bay or braced end wall.
 3. Safety stud lines of 1/4" (minimum) must be nailed to a braced end wall or sheathed area.
 4. Sheathing must be properly nailed to each TJI® joist before additional loads can be placed on the system.
 5. Ends of cantilevers require stud lines on both the top and bottom flanges.
 6. TJI® joist flanges must remain straight within a tolerance of 2" from true alignment.

TJI NAILING REQUIREMENTS

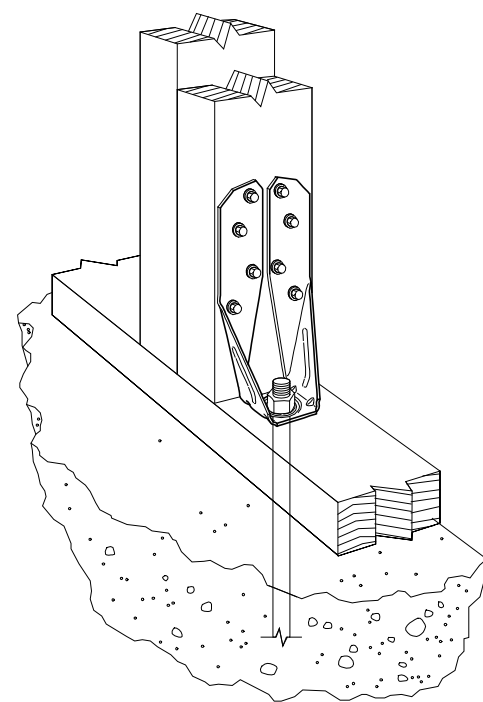
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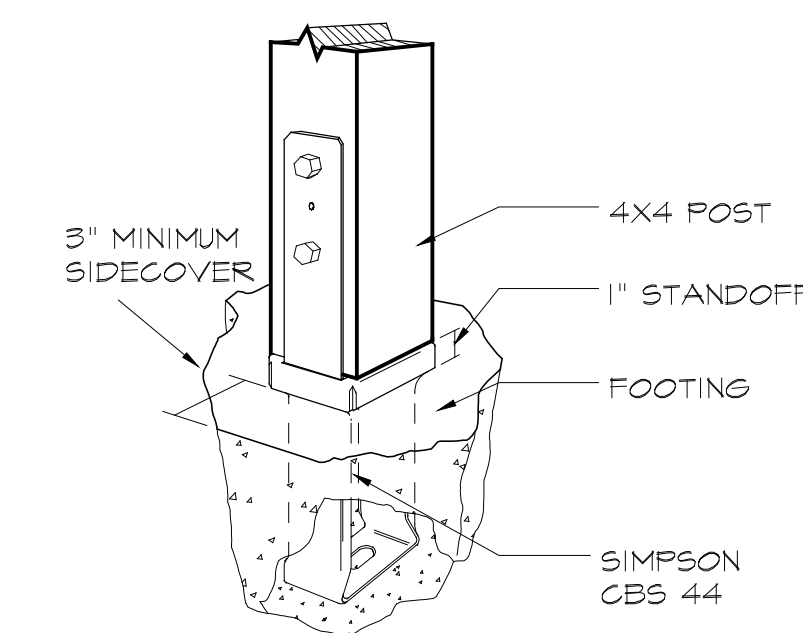
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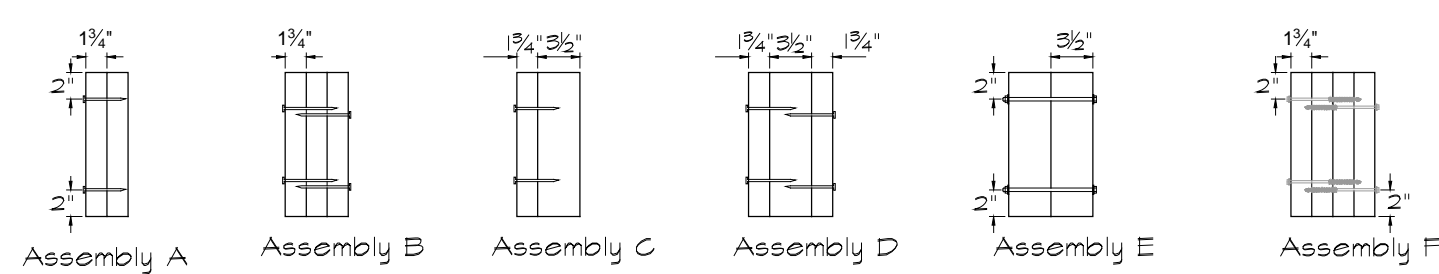
2x4 minimum squash blocks: Two 10d (3") box nails, one each at top and bottom flange.



5 **DTT2Z CONNECTOR**
S1.0 NO SCALE



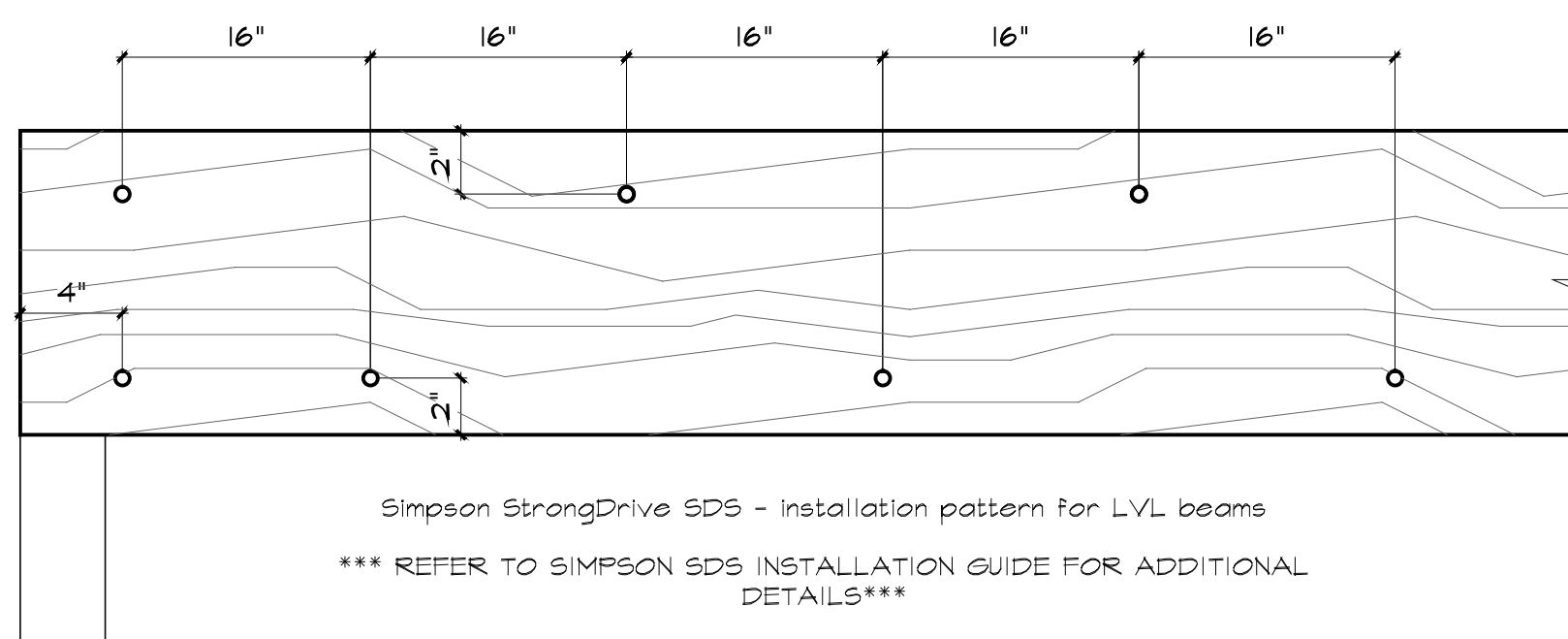
4 **POST @ FOOTING**
S1.0 NO SCALE



Point Load Connector Spacing 8-Screw Connection
1/2" A307 through bolt or SDS, WS, Truss-LOK-EWP™ or SDW screw, typical

Point Load Connector Spacing 4- or 6-Screw Connection
1/2" A307 through bolt or SDS, WS, Truss-LOK-EWP™ or SDW screw, typical

Point Load Connector Spacing Nail Connection
10d (0.128" x 3") nails, typical. Stagger to prevent splitting. 2" spacing, typical. 1 1/2" minimum spacing, typical.



3 **NAILING PATTERN FOR STRUCTURAL MEMBERS**
S1.0 NO SCALE

EXISTING CONDITIONS

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ROOF SHEATHING

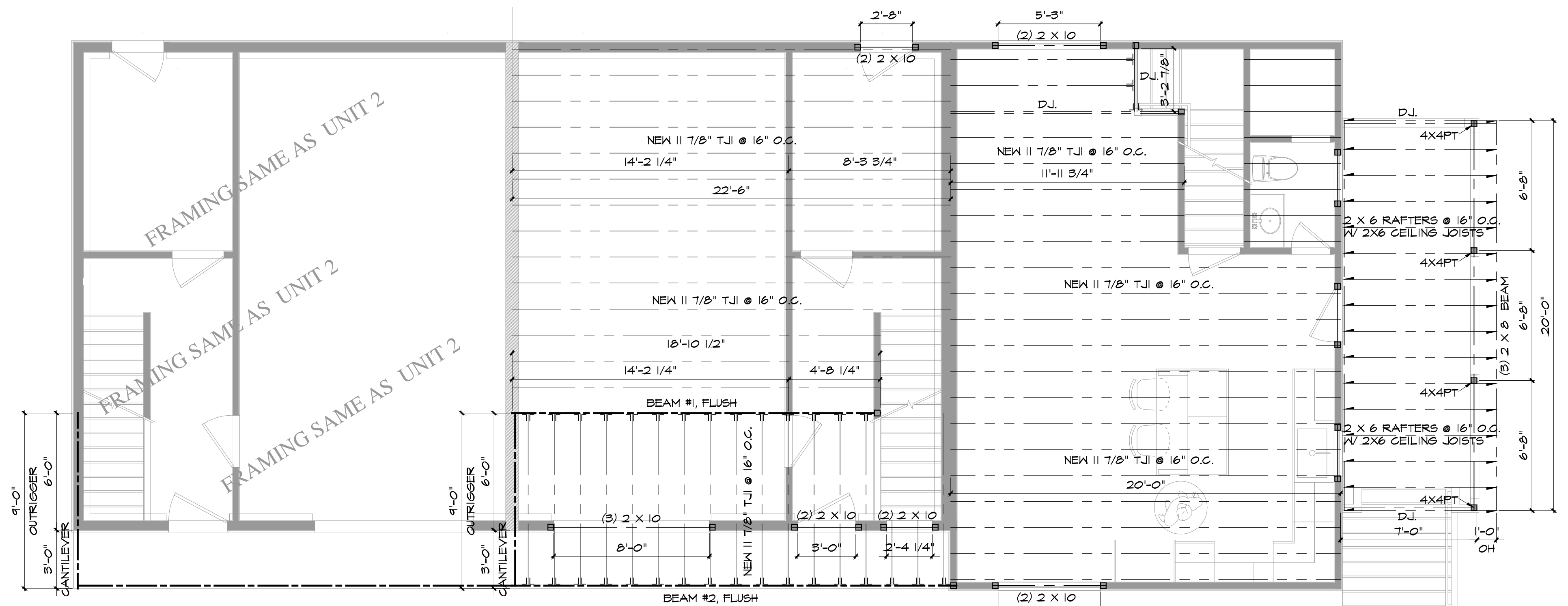
UNLESS OTHERWISE NOTED, ALL ROOF SHEATHING SHALL BE 1/2" (3216) CDX PLYWOOD, NAILED WITH 10d COMMON NAILS AT 6" O.C. BOUNDARY, 6" O.C. ALL OTHER EDGES AND 12" O.C. FIELD.

FLOOR SHEATHING

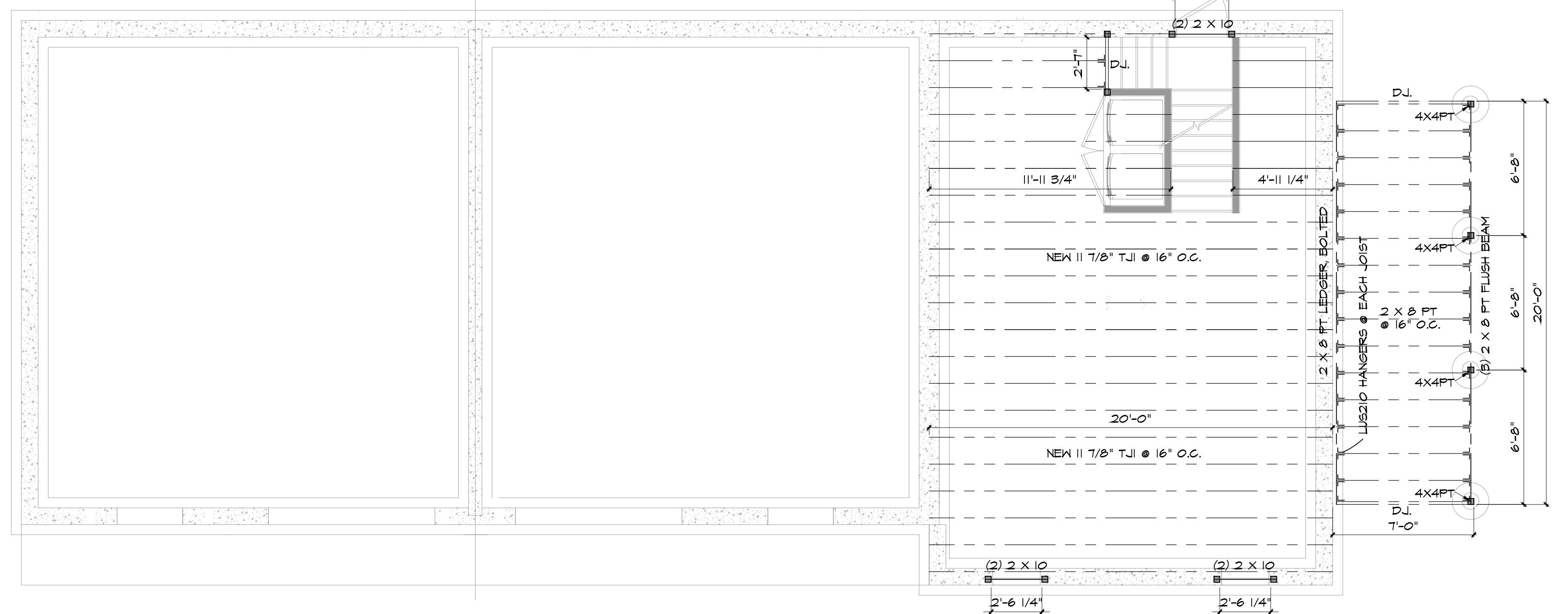
UNLESS OTHERWISE NOTED, ALL FLOOR SHEATHING SHALL BE 23/32" (4824) T&G UNDERLAYMENT OR OSB, ATTACHED TO JOISTS WITH #10 SCREWS AT 6" & 10" O.C. ALL FLOOR ADHESIVE SHALL BE MANUFACTURED BY TOPS-PRO® OR "JAWS" NO SUBSTITUTE. INSTALL FLOOR SHEATHING SCREWS NO MORE THAN ONE HOUR AFTER APPLICATION OF THE ADHESIVE. UPON COMPLETION OF FLOOR FRAMING, INSTALL SCREWS THROUGH THE "DIAMOND HOLE" ON THE BOTTOM OF EACH ITT JOIST HANGER. INSTALL 6 SCREWS AT 6" ON CENTER THROUGH THE BOTTOM OF THE SHEATHING INTO THE BOTTOM PLATE AT EACH END OF ALL NONBEARING WALLS.

LEGEND:

- _____ RIDGE BEAM
- _____ JOIST
- _____ RAFTER
- _____ BEAM
- _____ HEADER
- _____ BEARING WALL
- _____ POST
- _____ POST UP
- _____ STEEL COLUMN



2 **FIRST FLOOR FRAMING**
S1.0 SCALE: 1/4"=1'-0"



1 **BASEMENT FRAMING**
S1.0 SCALE: 1/4"=1'-0"

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Dwg. Name:

FRAMING PLANS DETAILS

Sheet:

Date: 12/17/2022

Scale: AS NOTED

S1.0

LEGEND:

RIDGE BEAM: _____

JOIST: _____

RAFTER: _____

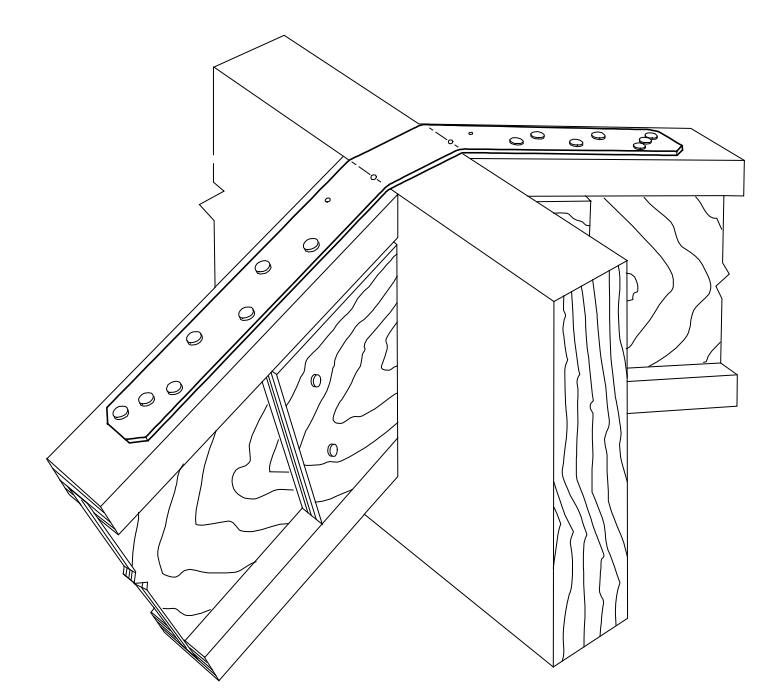
BEAM: _____

HEADER: _____

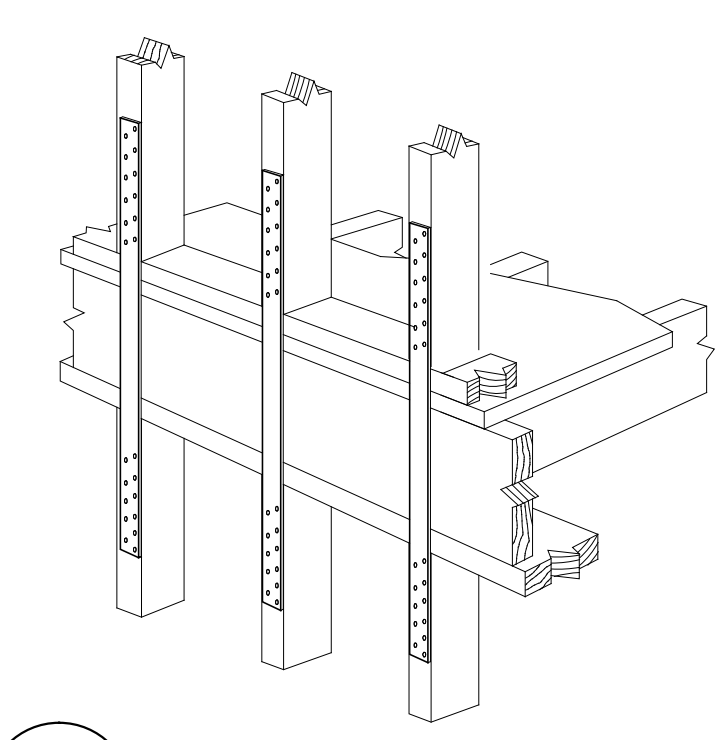
BEARING WALL: _____

POST: POST UP:

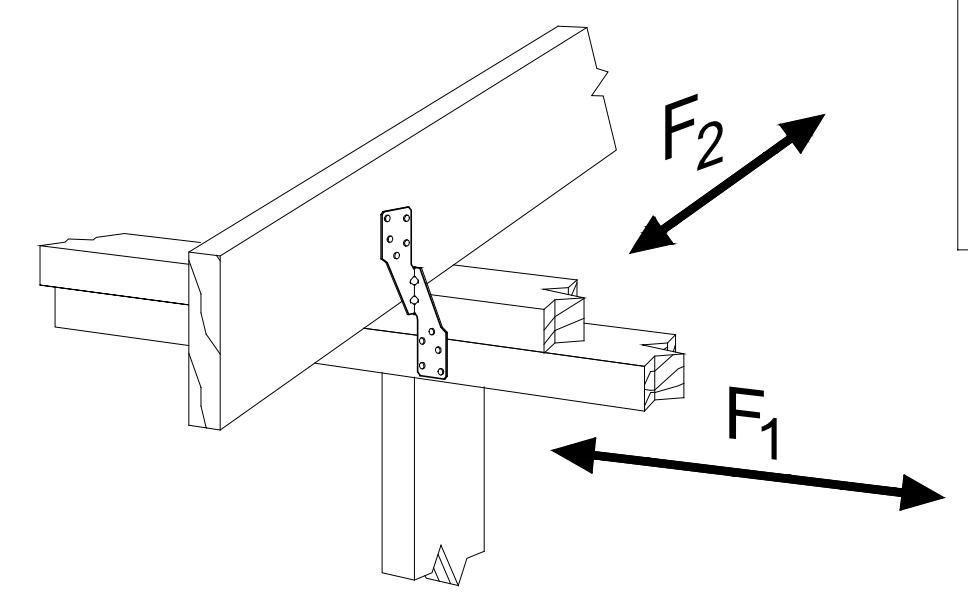
STEEL COLUMN:



4 LSTA RAFTER TO RAFTER
S1.1 NO SCALE



5 LSTA FLOOR TO FLOOR
S1.1 NO SCALE



6 H2.5 RAFTER TO PLATE
S1.1 NO SCALE

EXISTING CONDITIONS

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ROOF SHEATHING

UNLESS OTHERWISE NOTED, ALL ROOF SHEATHING SHALL BE 1/2" (32/16) CDX PLYWOOD, NAILED WITH 10d COMMON NAILS AT 6" O.C. BOUNDARY, 6" O.C. ALL OTHER EDGES AND 12" O.C. FIELD.

FLOOR SHEATHING

UNLESS OTHERWISE NOTED, ALL FLOOR SHEATHING SHALL BE 23/32" (48/24) T&G UNDERLAYMENT OR OSB, ATTACHED TO JOISTS WITH #10 SCREWS AT 6" & 10" O.C. ALL FLOOR ADHESIVE SHALL BE MANUFACTURED BY "TOPS-PRO" OR "JAWS". NO SUBSTITUTE. INSTALL FLOOR SHEATHING SCREWS NO MORE THAN ONE HOUR AFTER APPLICATION OF THE ADHESIVE. UPON COMPLETION OF FLOOR FRAMING, INSTALL SCREWS THROUGH THE "DIAMOND HOLE" ON THE BOTTOM OF EACH ITT JOIST HANGER. INSTALL 6 SCREWS AT 6" ON CENTER THROUGH THE BOTTOM OF THE SHEATHING INTO THE BOTTOM PLATE AT EACH END OF ALL NONBEARING WALLS.

TJI INSTALLATION AND NAILING REQUIREMENTS

WARNING
Joists are unstable until braced laterally.

Bracing Includes:
• Blocking • Sheathing
• Hangers • Rim Board
• Strut Lines • Rim Joist

DO NOT allow workers to walk on joists until braced. DO NOT stack building materials on unshathed joists.

WARNING NOTES:

Lack of proper bracing during construction can result in serious accidents. Under normal conditions if the following guidelines are observed, accidents will be avoided.

1. Install blocking, hangers, rim boards and rim joists at TJI joist end supports.
2. Establish a permanent deck (sheathing), nailed to the first 4 feet of joists at the end of the bay or braced end wall.
3. Safety strut lines of 1x4 (minimum) must be nailed to a braced end wall or sheathed area.
4. Sheathing must be properly nailed to each TJI joist before additional loads can be placed on the system.
5. Ends of cantilevers require strut lines on both the top and bottom flange.
6. TJI joist flanges must remain straight within a tolerance of 1/2" from true alignment.

TJI NAILING REQUIREMENTS

TJI joists at bearings: Two 8d (2 1/2") box nails (1 each side), 1 1/2" minimum from end.

Blocking panels, rim joist or rim board to bearing plate: TJI blocking panels or rim joist: 10d (3") box nails at 6" o.c. Trus Joist rim board: Toenail with 10d (3") box nails at 6" o.c. or 16d (3 1/2") box nails at 12" o.c.

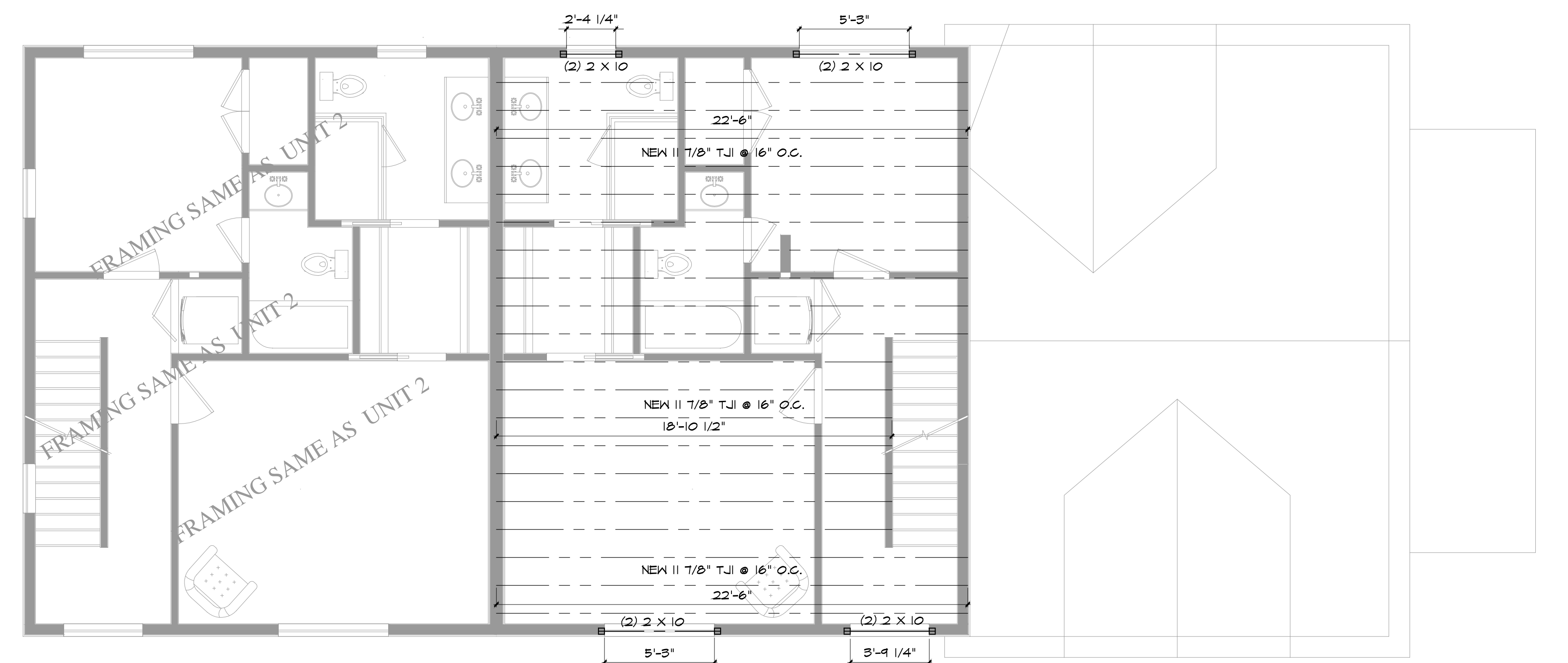
Shear transfer: Connections equivalent to decking nail schedule.

Rim board, rim joist or closure to TJI joist: 1 1/2" width or less: Two 10d (3") box nails, one each at top and bottom flange.

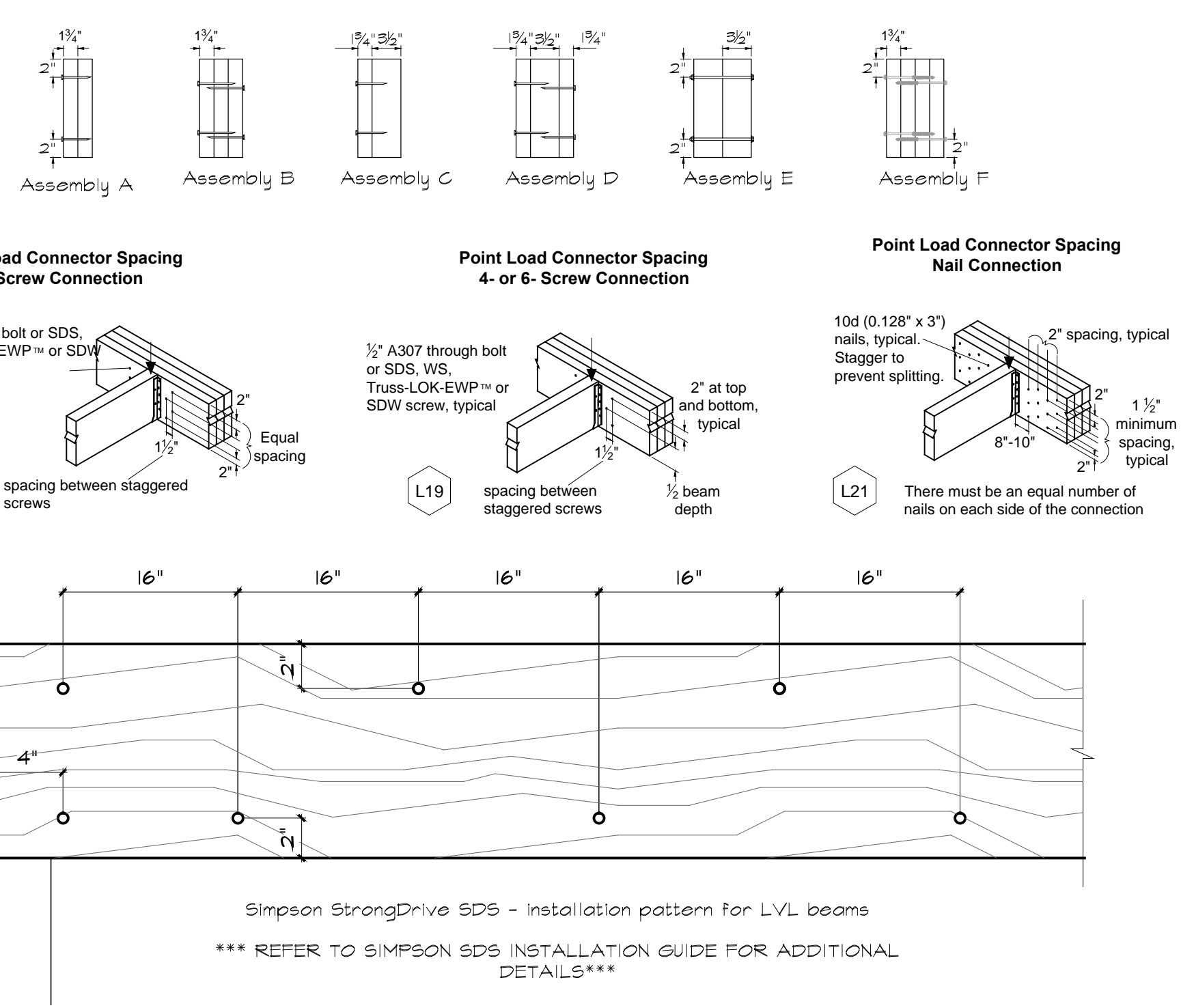
TJI Pro™ 130, 350, 100C & 300C rim joist: Two 16d (3 1/2") box nails, one each at top and bottom flange.

TJI Pro™ 550 & 400C rim joist: Toenail joist to rim joist with one 10d (3") box nail each side of joist top flange.

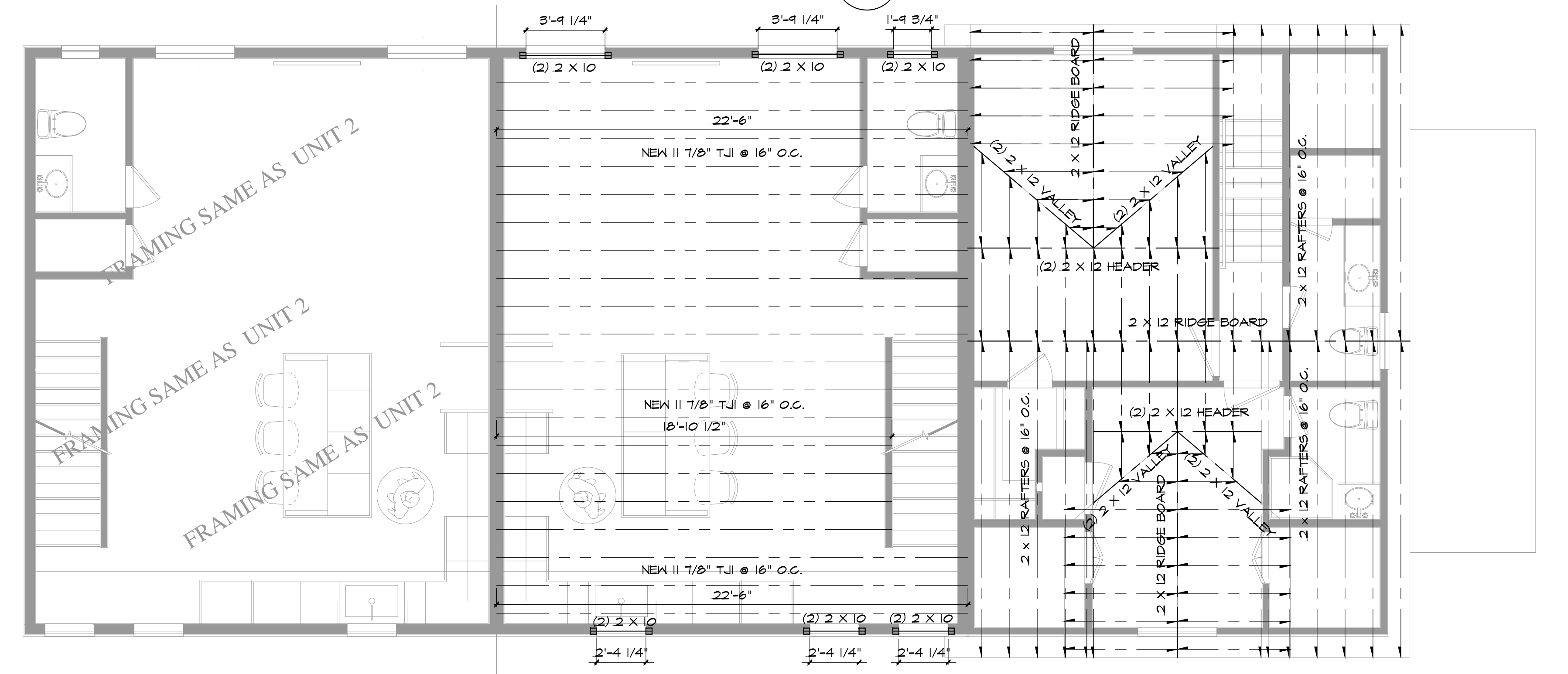
2x4 minimum squash blocks: Two 10d (3") box nails, one each at top and bottom flange.



2 THIRD FLOOR FRAMING
S1.1 SCALE: 1/4"=1'-0"



3 NAILING PATTERN FOR STRUCTURAL MEMBERS
S1.1 NO SCALE



1 SECOND FLOOR FRAMING
S1.1 SCALE: 1/4"=1'-0"

Revision: _____ Date: _____

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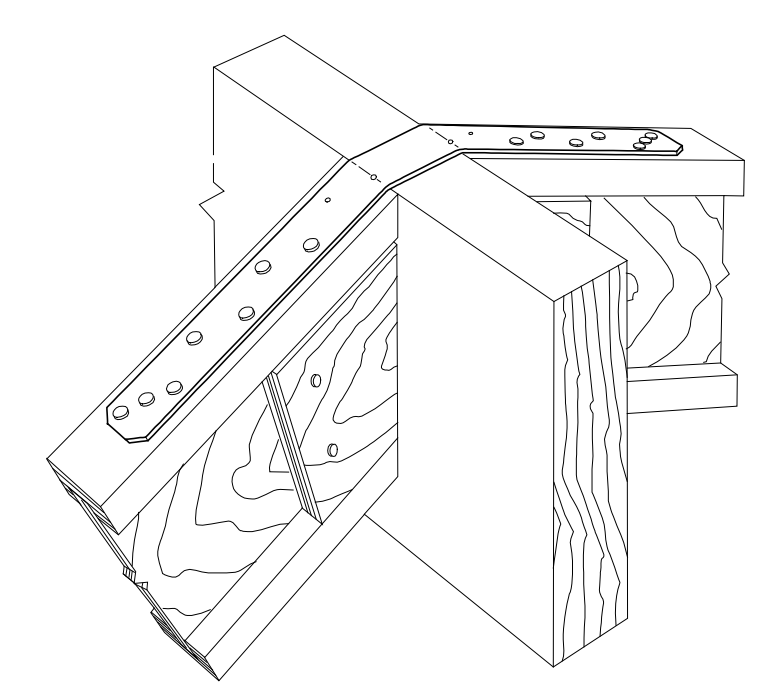
Dwg. Name:
FRAMING PLANS DETAILS

Date: 12/17/2022
Scale: AS NOTED
S1.1

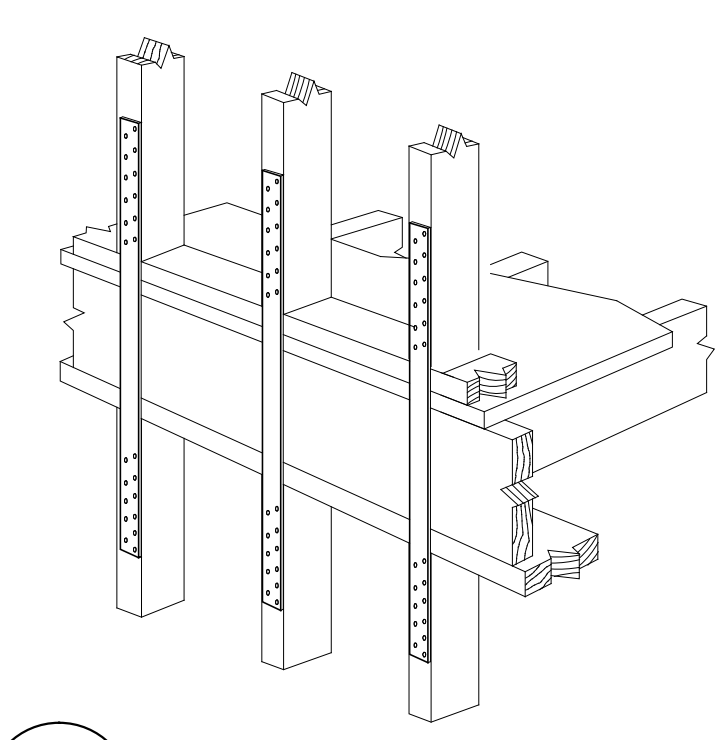
General Notes:

LEGEND:

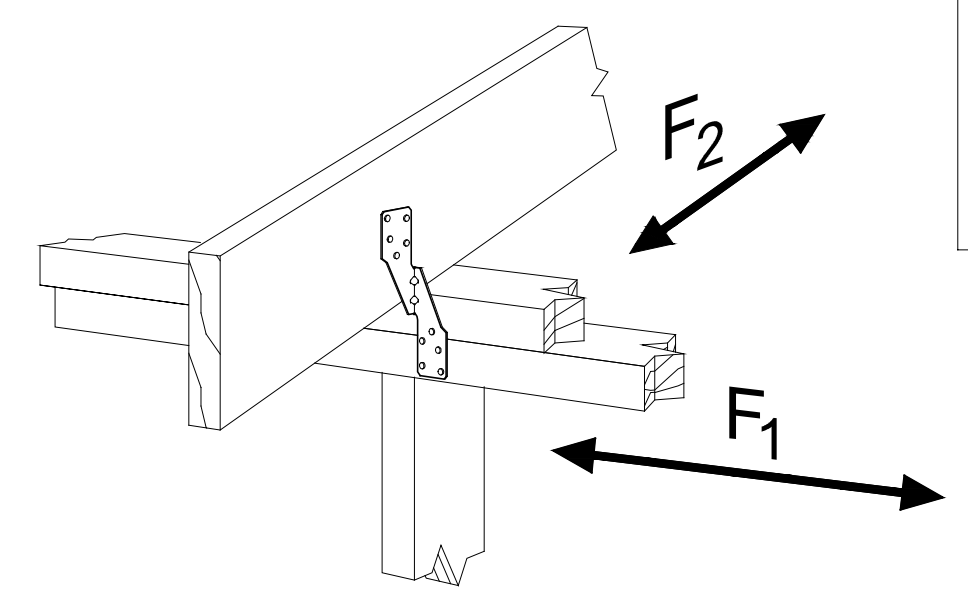
RIDGE BEAM: _____
 JOIST: _____
 RAFTER: _____
 BEAM: _____
 HEADER: _____
 BEARING WALL: _____
 POST: _____ POST UP: _____
 STEEL COLUMN: _____



4 LSTA RAFTER TO RAFTER
S1.2 NO SCALE



5 LSTA FLOOR TO FLOOR
S1.2 NO SCALE



6 H2.5 RAFTER TO PLATE
S1.2 NO SCALE

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ROOF SHEATHING

UNLESS OTHERWISE NOTED, ALL ROOF SHEATHING SHALL BE 15/32" (32/16) CDX PLYWOOD, NAILED WITH 10d COMMON NAILS AT 6" O.C. BOUNDARY, 6" O.C. ALL OTHER EDGES AND 12" O.C. FIELD.

FLOOR SHEATHING

UNLESS OTHERWISE NOTED, ALL FLOOR SHEATHING SHALL BE 23/32" (48/24) T&G UNDERLAYMENT OR OSB, ATTACHED TO JOISTS WITH #10 SCREWS AT 6" & 10" O.C. ALL FLOOR ADHESIVE SHALL BE MANUFACTURED BY "TOPS-PRO" OR "JAWS". NO SUBSTITUTE. INSTALL FLOOR SHEATHING SCREWS NO MORE THAN ONE HOUR AFTER APPLICATION OF THE ADHESIVE. UPON COMPLETION OF FLOOR FRAMING, INSTALL SCREWS THROUGH THE "DIAMOND HOLE" ON THE BOTTOM OF EACH ITT JOIST HANGER. INSTALL 6 SCREWS AT 6" ON CENTER THROUGH THE BOTTOM OF THE SHEATHING INTO THE BOTTOM PLATE AT EACH END OF ALL NONBEARING WALLS.

TJI INSTALLATION AND NAILING REQUIREMENTS

WARNING
Joists are unstable until braced laterally.

Bracing Includes:
 • Blocking • Sheathing
 • Hangers • Rim Board
 • Strut Lines • Rim Joist

DO NOT allow workers to walk on joists until braced. **DO NOT** stack building materials on unsheathed joists.

WARNING NOTES:
Lack of proper bracing during construction can result in serious accidents. Under normal conditions if the following guidelines are observed, accidents will be avoided.

1. Install all blocking, hangers, rim boards and rim joists at TJI joist end supports.
2. Establish a permanent deck (sheathing), nailed to the first 4 feet of joists at the end of the bay or braced end wall.
3. Safety strut lines of 1x4 (minimum) must be nailed to a braced end wall or sheathed area.
4. Sheathing must be properly nailed to each TJI joist before additional loads can be placed on the system.
5. Ends of cantilevers require strut lines on both the top and bottom flange.
6. TJI joist flanges must remain straight within a tolerance of 1/2" from true alignment.

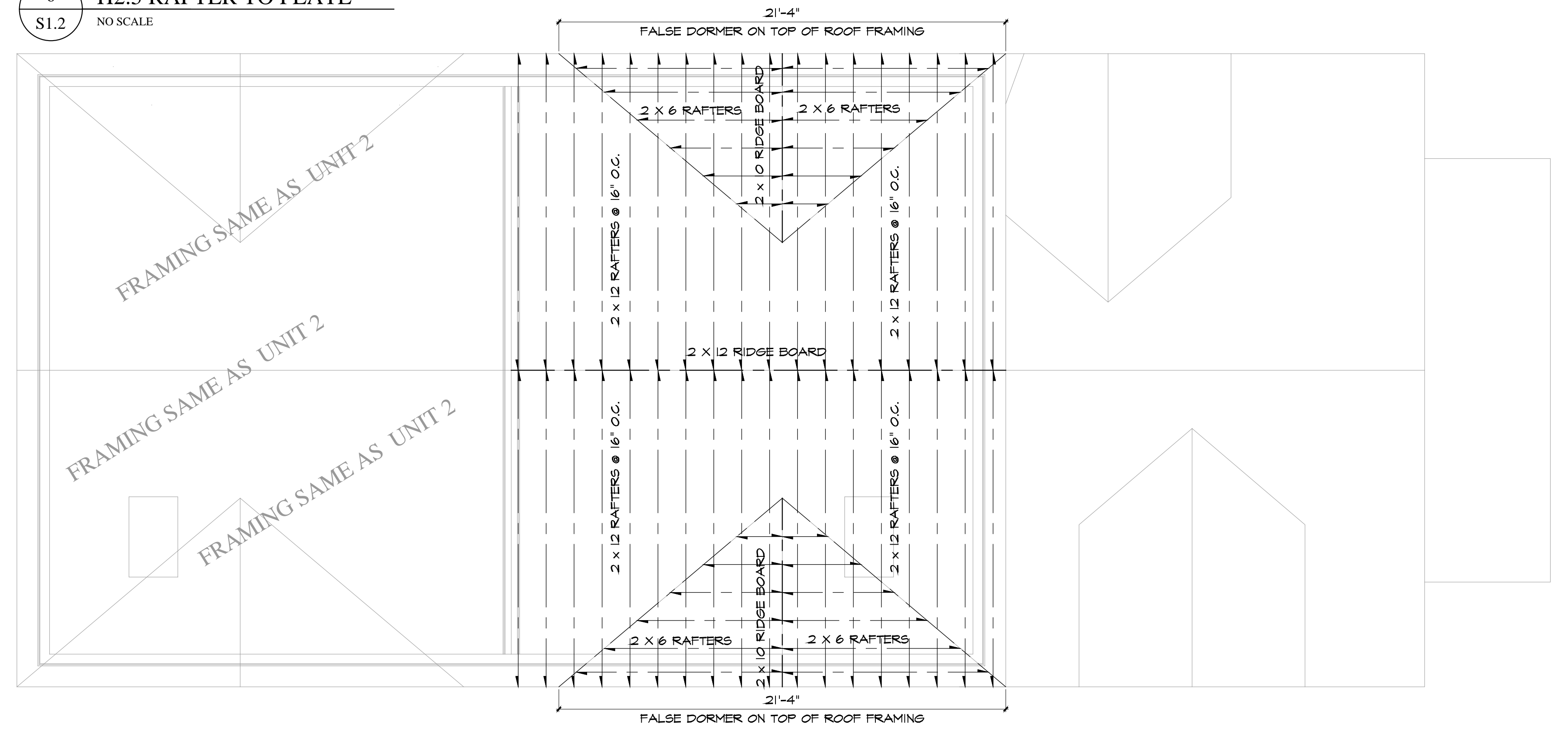
TJI NAILING REQUIREMENTS

TJI joists at bearings: Two 8d (2 1/2") box nails (1 each side), 1 1/2" minimum from end.

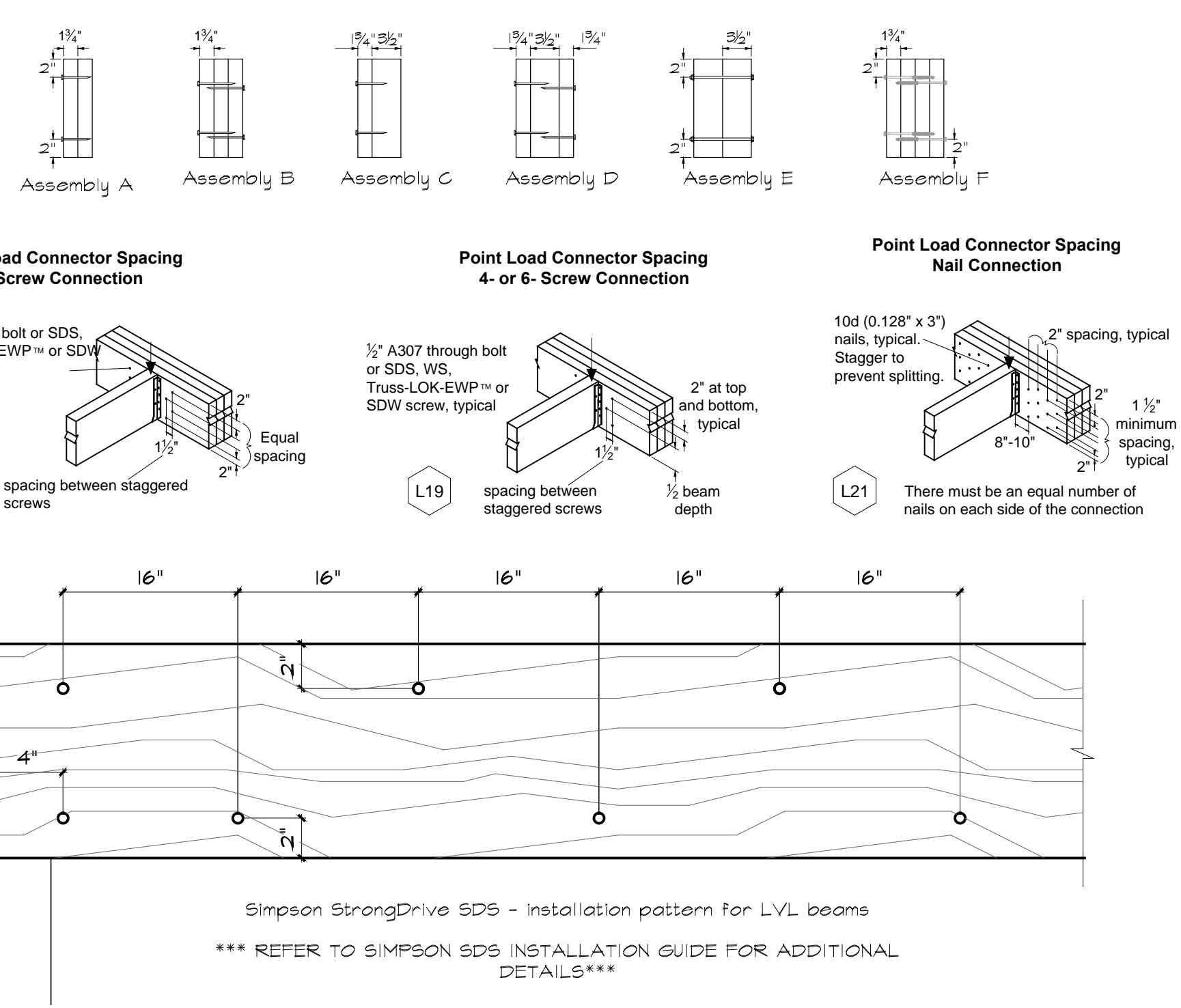
Blocking panels, rim joist or rim board to bearing plate: TJI blocking panels or rim joist: 10d (3") box nails at 6" o.c. Truss Joist rim board: Toenail with 10d (3") box nails at 6" o.c. or 16d (3 1/2") box nails at 12" o.c. Shear transfer: Connections equivalent to decking nail schedule.

Rim board, rim joist or closure to TJI joist:
 1 1/2" width or less: Two 10d (3") box nails, one each at top and bottom flange.
 TJI Pro™ 130, 350, 100C & 300C rim joist: Two 16d (3 1/2") box nails, one each at top and bottom flange.
 TJI Pro™ 550 & 400C rim joist: Toenail joist to rim joist with one 10d (3") box nail each side of joist top flange.

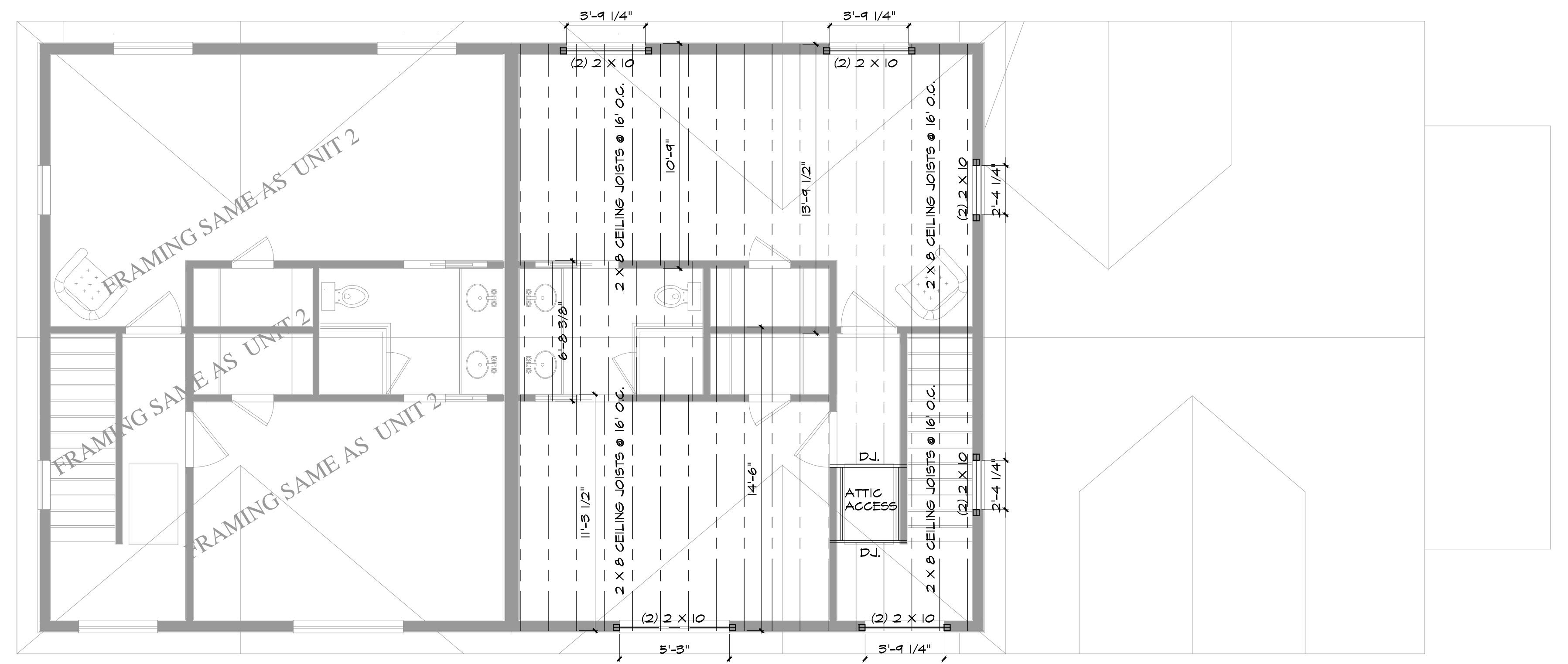
2x4 minimum squash blocks: Two 10d (3") box nails, one each at top and bottom flange.



2 ROOF FRAMING
S1.2 SCALE: 1/4"=1'-0"



3 NAILING PATTERN FOR STRUCTURAL MEMBERS
S1.2 NO SCALE



1 FORTH FLOOR FRAMING
S1.2 SCALE: 1/4"=1'-0"

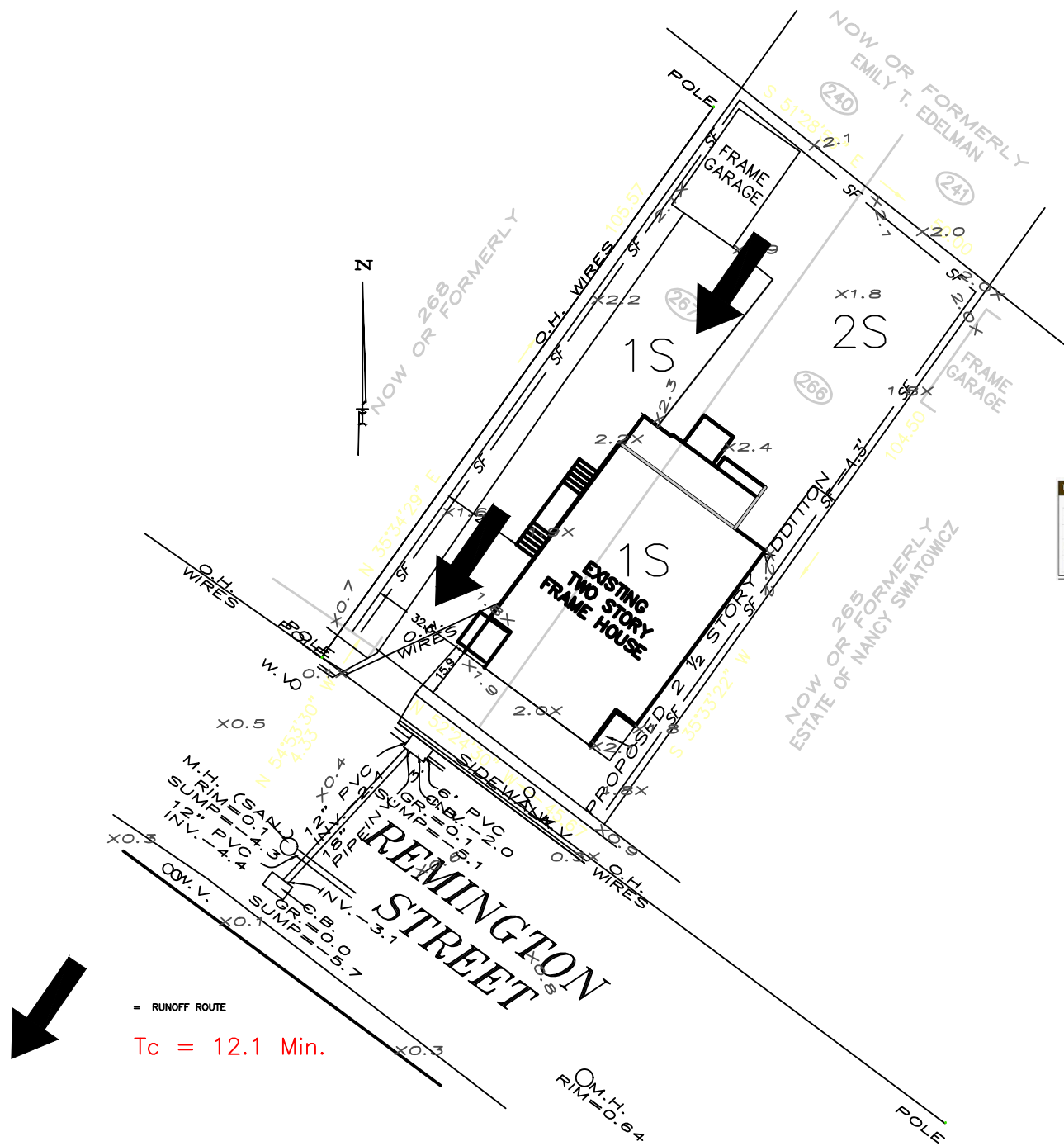
Revision:	Date:
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Dwg. Name: FRAMING PLANS DETAILS	
Date: 12/17/2022	Sheet: S1.2
Scale: AS NOTED	PERMIT SET



Tables - Hydrologic Soil Group - Summary By Map Unit

Summary by Map Unit - State of Connecticut (CT600)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
307	Urban land	D	0.2	100.0%
Totals for Area of Interest			0.2	100.0%

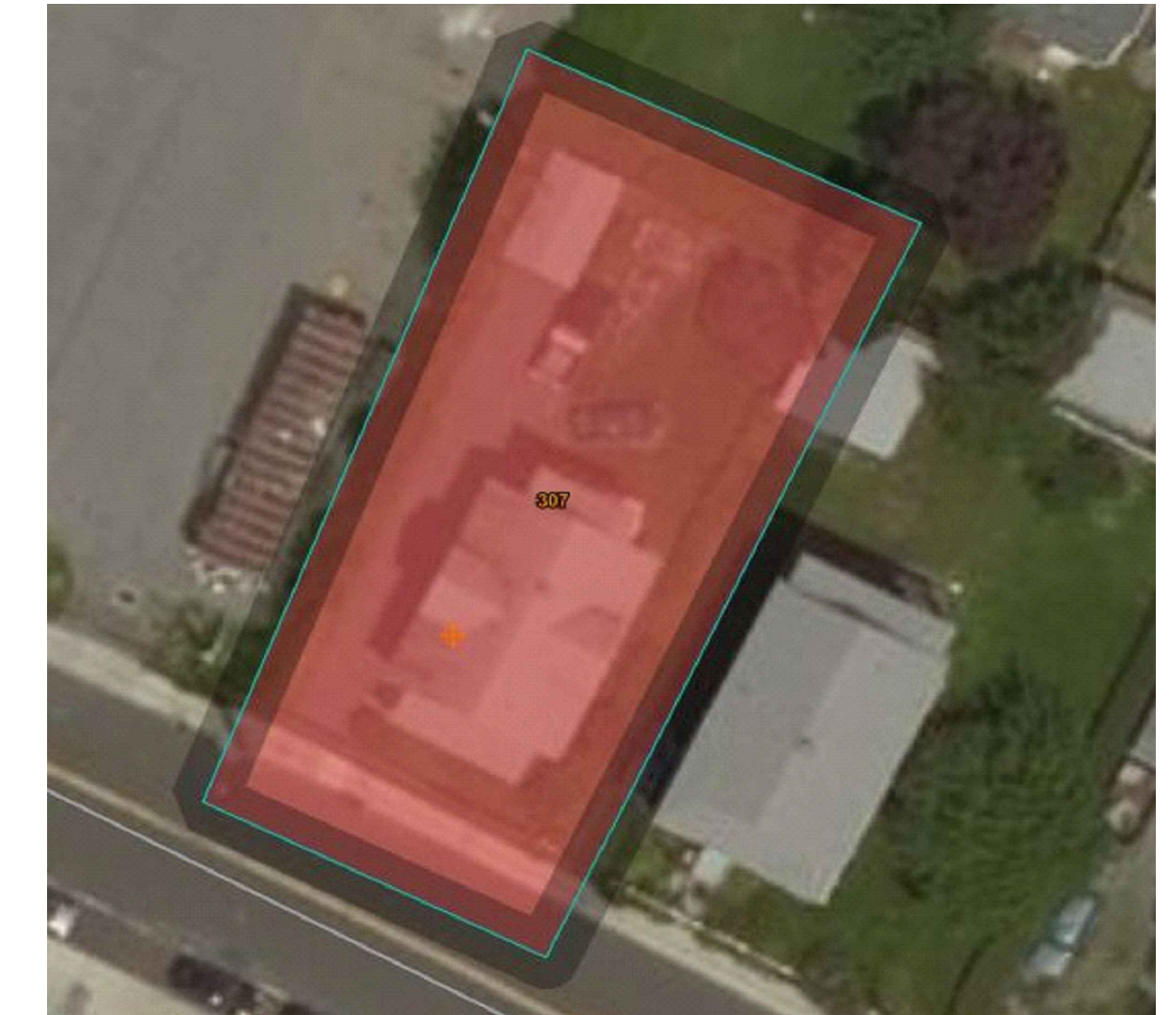
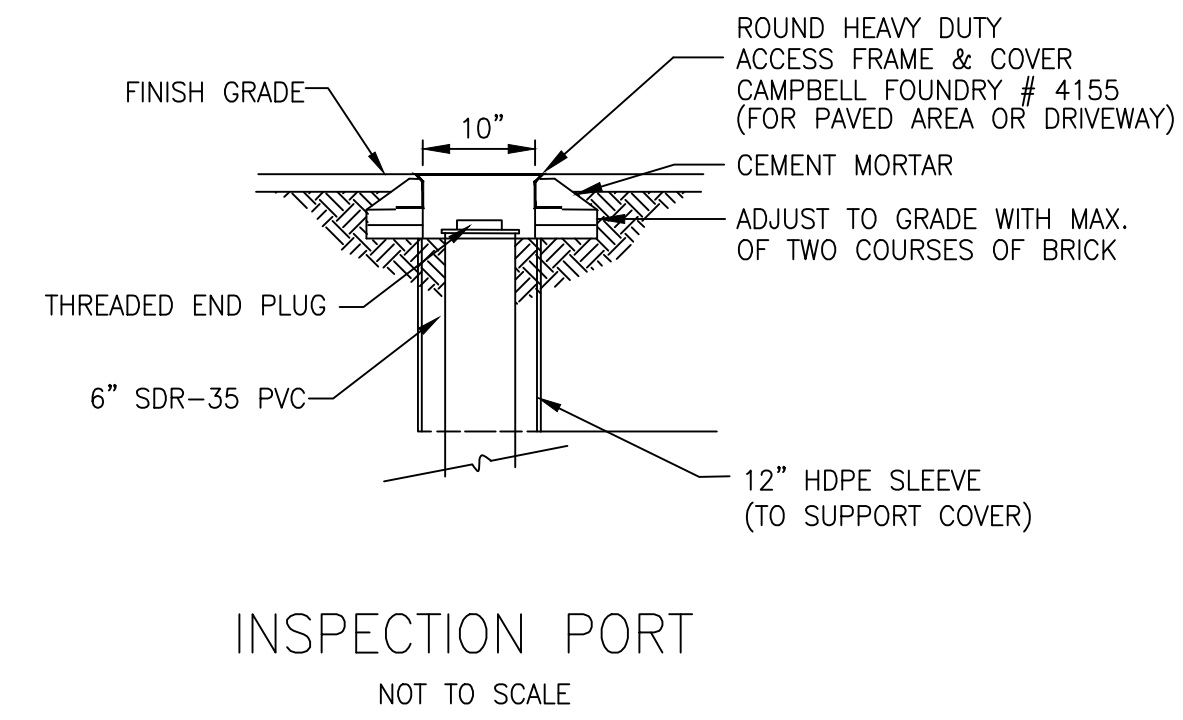
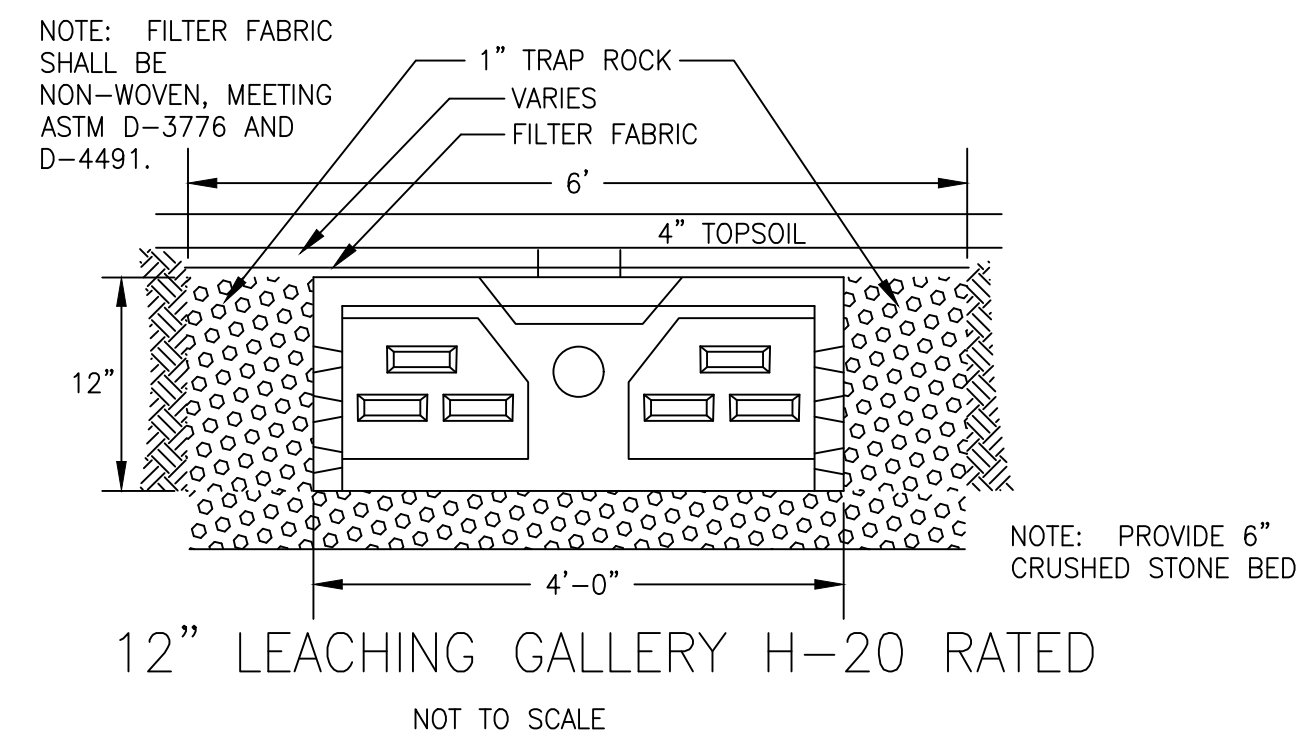


— RUNOFF ROUTE
 Tc = 12.1 Min.

DARIUSZ LESNIEWSKI	
16 REMINGTON STREET STAMFORD, CONNECTICUT	
EXISTING BASIN	
CIVIL ENGINEERS	
1867	project
FAIRFIELD COUNTY ENGINEERING L.L.C.	
100 WINDY STREET, WINDY, CONNECTICUT 06897 Ph: (203) 831-8000 Fax: (203) 831-8000	

1 OF 1 sheet

FCE Project #	1867	Date Performed:	11/4/21
Client:	Dariusz Lesniewski		
Location:	16 Remington Street, Stamford		
Observed by:	Wayne D'Avanzo		
Test Hole 1:			
0-6"	Topsoil		
6-16"	Brown Silty Loam		
16-41"	Light Brown Gravel and Silt		
41-60"	Grey Silt and Gravel		
No Ground Water			
No Mottling			
No Ledge			
Roots to 40"			
Test Hole 2:			
0-6"	Topsoil		
6-18"	Brown Silty Loam		
18-42"	Light Brown Gravel and Silt		
42-62"	Grey Silt and Gravel		
No Ground Water			
No Mottling			
No Ledge			
Roots to 42"			



Summary by Map Unit - State of Connecticut (CT600)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
307	Urban land	D	0.2	100.0%
Totals for Area of Interest			0.2	100.0%

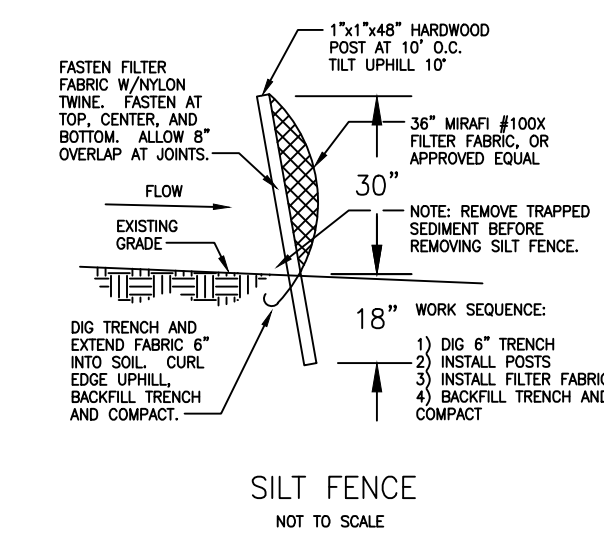
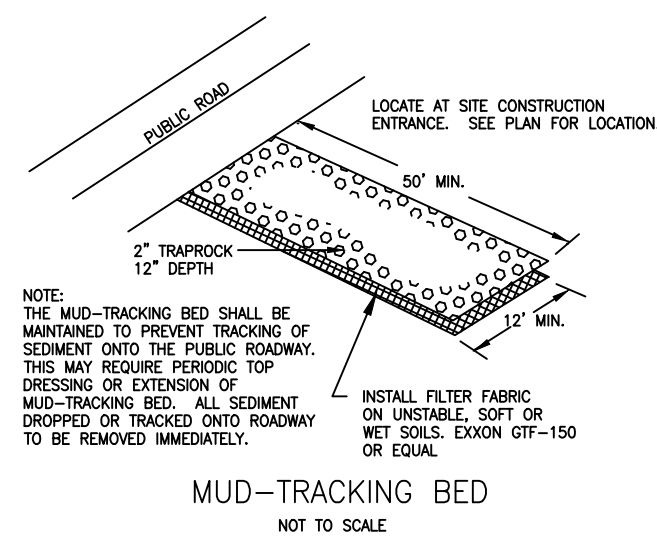
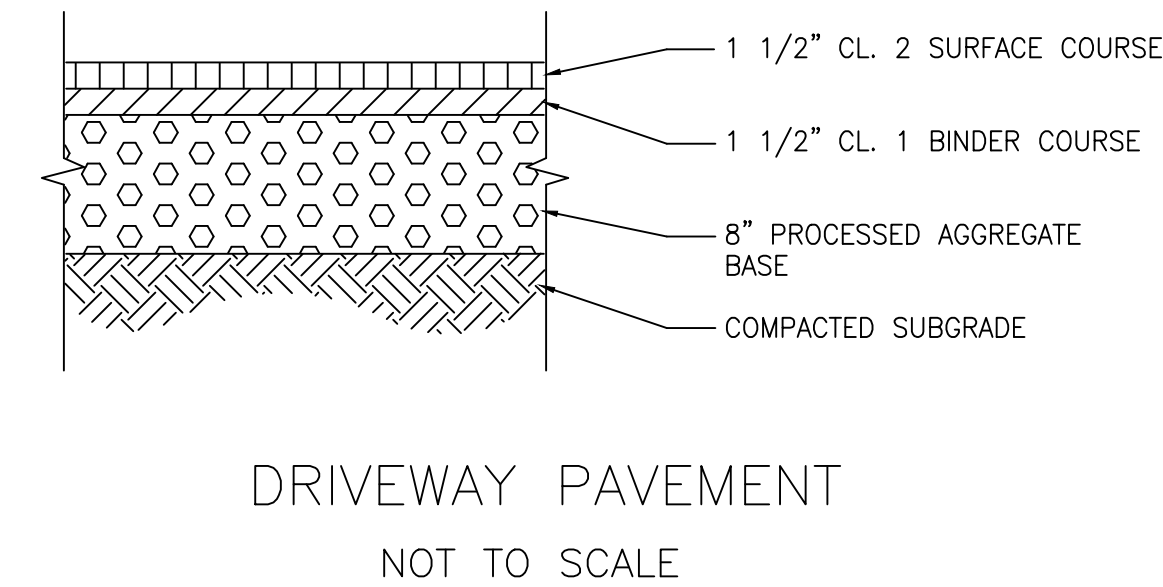
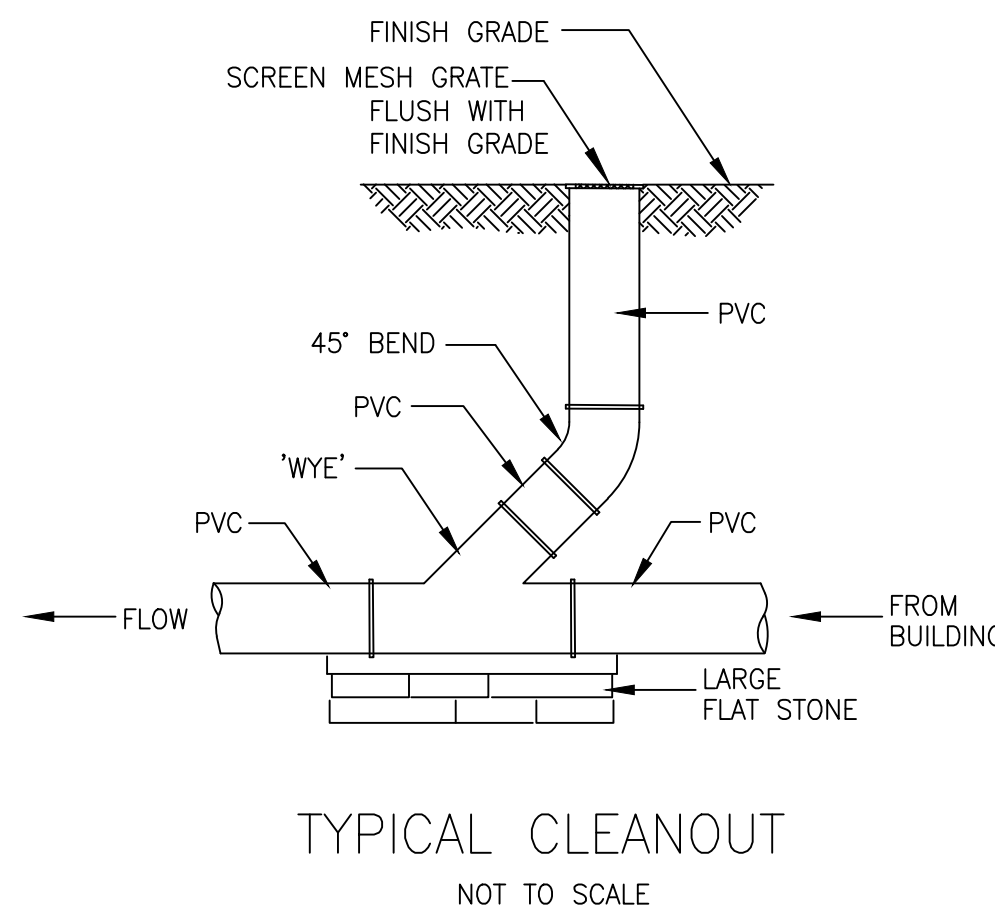
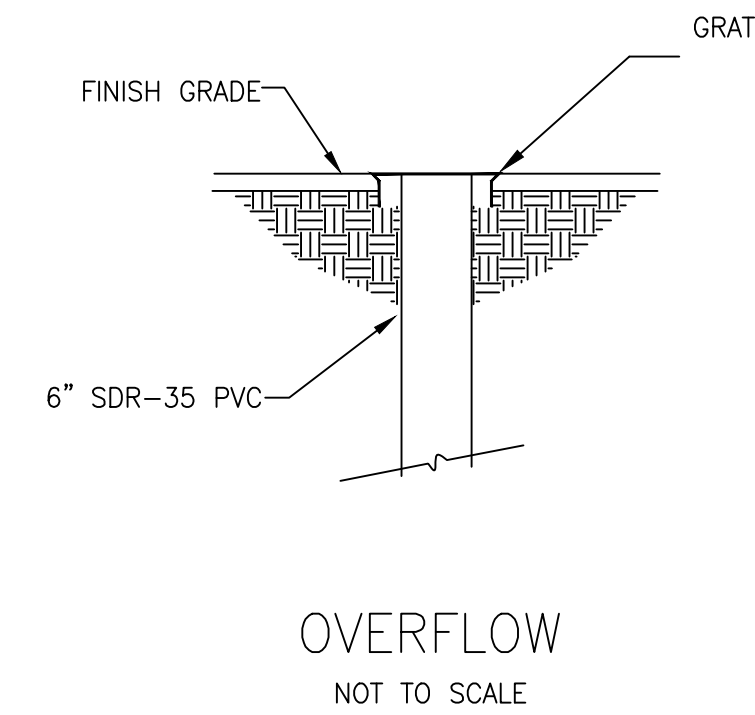
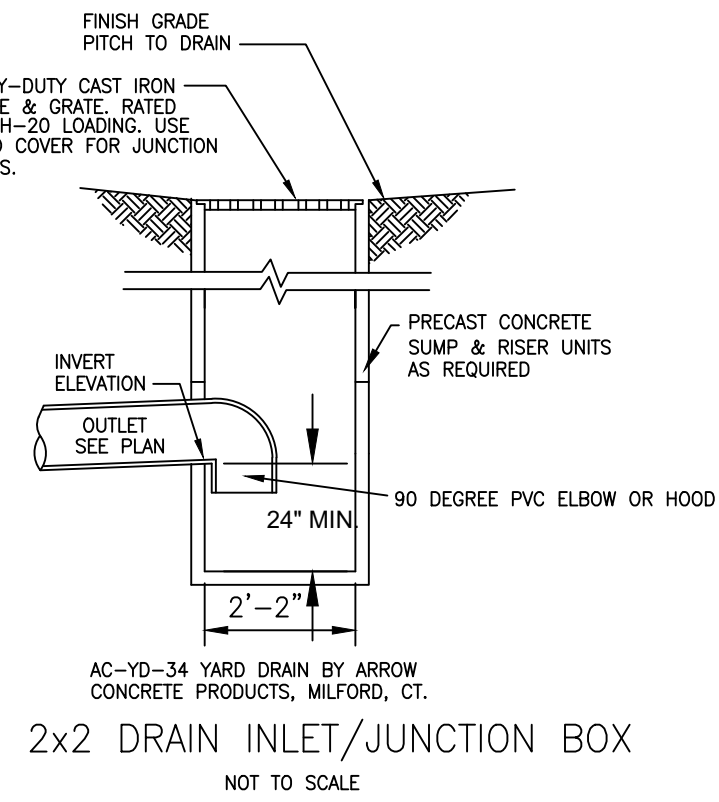
Conducted by:	Wayne D'Avanzo	Project:	1867
Type:	Borehole infiltration, 4" solid pipe		
Location:	16 Remington Street	Town:	Stamford
Client:	Dariusz Lesniewski	Date:	11/4/2021

Weather conditions prior to and during tests:
Overcast, no rain

Single Lot:	X	Subdivision:	
Diameter of Hole:	4"	Depth of Hole:	48"

PT-1					Design
Pre-Soak @: 9:45 AM					0.64"/Hr.
Time	Time Increment	Depth to Water	Drop in inches	Soil Percolation Rate	Time to drop 1 inch
10:45 AM	---	24"	---	---	---
11:45 AM	1 Hr.	25 1/2"	1 1/2"	40.0 Min.	Refill to 24"
11:47 AM	---	24"	---	---	---
12:47 PM	1 Hr.	25 1/4"	1 1/4"	48.0 Min.	Refill to 24"
12:50 PM	---	24"	---	---	---
1:50 PM	1 Hr.	25 1/4"	1 1/4"	48.0 Min.	Refill to 24"
1:52 PM	---	24"	---	---	---
2:52 PM	1 Hr.	25 1/8"	1 1/8"	53.3 Min.	---
Avg. = 1.28"					

PT-2					Design
Pre-Soak @: 9:48 AM					0.67"/Hr.
Time	Time Increment	Depth to Water	Drop in inches	Soil Percolation Rate	Time to drop 1 inch
10:47 AM	---	24"	---	---	---
11:47 AM	1 Hr.	25 1/2"	1 1/2"	40.0 Min.	Refill to 24"
11:49 AM	---	24"	---	---	---
12:49 PM	1 Hr.	25 1/2"	1 1/2"	40.0 Min.	Refill to 24"
12:52 PM	---	24"	---	---	---
1:52 PM	1 Hr.	25 1/4"	1 1/4"	48.0 Min.	Refill to 24"
1:54 PM	---	24"	---	---	---
2:54 PM	1 Hr.	25 1/8"	1 1/8"	53.3 Min.	---
Avg. = 1.34"					



- CONSTRUCTION SEQUENCE
1. Install silt fencing and other erosion controls as shown on plan.
 2. Install mud anti tracking pad as shown on plan.
 3. Construct building.
 4. Rough grade driveway and parking areas.
 5. Install underground retention system, connect roof leaders.
 6. Grade as shown on plan.
 7. Fine grade, topsoil and seed all areas.

Stormwater Facilities Maintenance Plan

Dariusz Lesniewski
16 Remington Street, Stamford, CT

Scope:

The purpose of the Stormwater Facility Maintenance Plan is to ensure that the proposed stormwater components to be installed at 16 Remington Street are maintained in operational condition throughout the life of the project.

Recommended Frequency of Service:

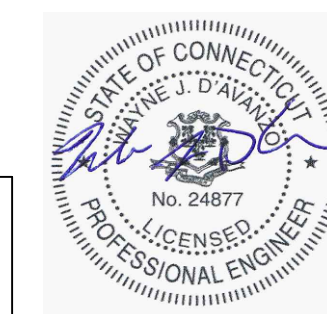
All of the stormwater components installed for this property should be checked periodically and kept in full working order. Ultimately, the frequency of inspection and service cleaning depends on the amount of runoff, pollutant loading and interference from debris (leaves, vegetation, trash, etc.); however it is recommended that the facility be inspected and cleaned a minimum of four times a year. The guidelines for the timing of service include early spring, after the last snowfall, and late fall after the leaves have fallen from the trees.

Service Procedures:

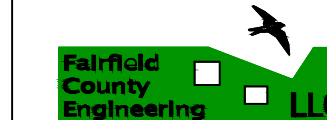
1. Concrete Galleries: The maintenance of the concrete galleries shall be in accordance with the aforementioned schedule. The units shall be inspected via the inspection port and removed of sediment and debris as needed. The overflow grate shall be cleared of any accumulated debris.
2. Roof gutters: The roof gutters of the house shall be inspected and cleared of any leaves, twigs, debris, etc. This shall be done at in the early spring, and late fall after all of the leaves have fallen from trees.
3. Roof Leader: The maintenance of the roof leader shall be in accordance with the aforementioned schedule and shall include the inspection of the leaders via the cleanouts and removal of any debris, obstruction and sediment.
4. Junction box: The maintenance of the junction box shall be in accordance with the aforementioned schedule and shall include the inspection of the structure's integrity. Debris shall be removed from the inlet and outlet pipes. The sump shall be cleaned of any silt or other debris or sediment.

Reporting:

A maintenance log shall be kept of each inspection outlining the items inspected and the maintenance performed. These logs should be kept on file by the Owner, and must be shared with the City upon request.



1-3-23
date



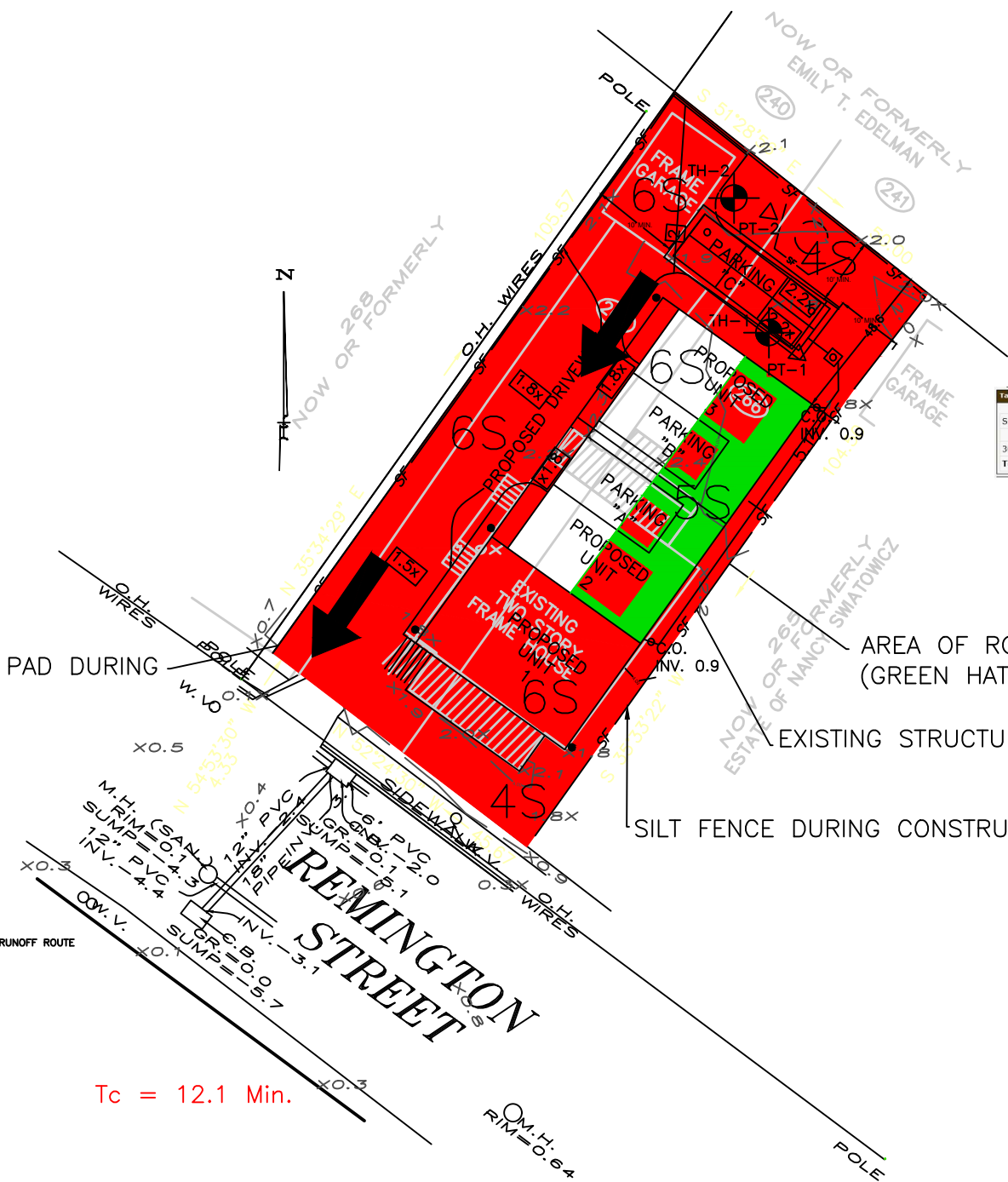
REV. 1/26/23: SANITARY SEWER LATERAL, WATER SERVICE
DARIUSZ LESNIEWSKI
16 REMINGTON STREET STAMFORD, CONNECTICUT
DETAIL SHEET
CIVIL ENGINEERS
1867 project
FAIRFIELD COUNTY ENGINEERING L.L.C.
2 OF 2 sheet
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006



Tables - Hydrologic Soil Group - Summary By Map Unit

Summary by Map Unit - State of Connecticut (CT600)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
307	Urban land	D	0.2	100.0%
Totals for Area of Interest			0.2	100.0%



MUD ANTI TRACKING PAD DURING CONSTRUCTION

AREA OF ROOF ROUTED TO RETENTION (GREEN HATCHING)

EXISTING STRUCTURE TO BE REMOVED

SILT FENCE DURING CONSTRUCTION

= RUNOFF ROUTE

$T_c = 12.1 \text{ Min.}$

DARIUSZ LESNIEWSKI	
16 REMINGTON STREET STAMFORD, CONNECTICUT	
PROPOSED BASIN	
CIVIL ENGINEERS	
1867	project
FAIRFIELD COUNTY ENGINEERING L.L.C.	
100 WINDY STREET, WINDY, CONNECTICUT 06897 Ph (203) 831-8000 Fax (203) 831-8000	

ALL PIPES ARE TO BE 6" PVC (S=0.01 MIN.) UNLESS OTHERWISE INDICATED.

RETENTION CHAMBERS TO BE INSTALLED NO LOWER THAN ELEVATION SHOWN.

AREAS OF DOWNSPOUTS NOT ROUTED TO RETENTION TO BE STABILIZED WITH SPLASH BLOCKS

ENTIRE LOT IS TO BE CONSIDERED AS DISTURBED AREA.

DOWNSPOUT (TYP.)

MUD ANTI TRACKING PAD DURING CONSTRUCTION

AREA OF ROOF ROUTED TO RETENTION (GREEN HATCHING)

EXISTING STRUCTURE TO BE REMOVED

SILT FENCE DURING CONSTRUCTION

EXISTING WATER SERVICE

EXISTING SANITARY SEWER LATERAL

EXISTING GARAGE TO BE REMOVED

6" PVC OVERFLOW GRATE AT GRADE (2.1)

TEMPORARY MATERIAL STOCKPILE AND STAGING AREA

48 L.F. 12" CONCRETE GALLERIES H-20 RATED BOTTOM ELEV. 0.5 INV. 0.5

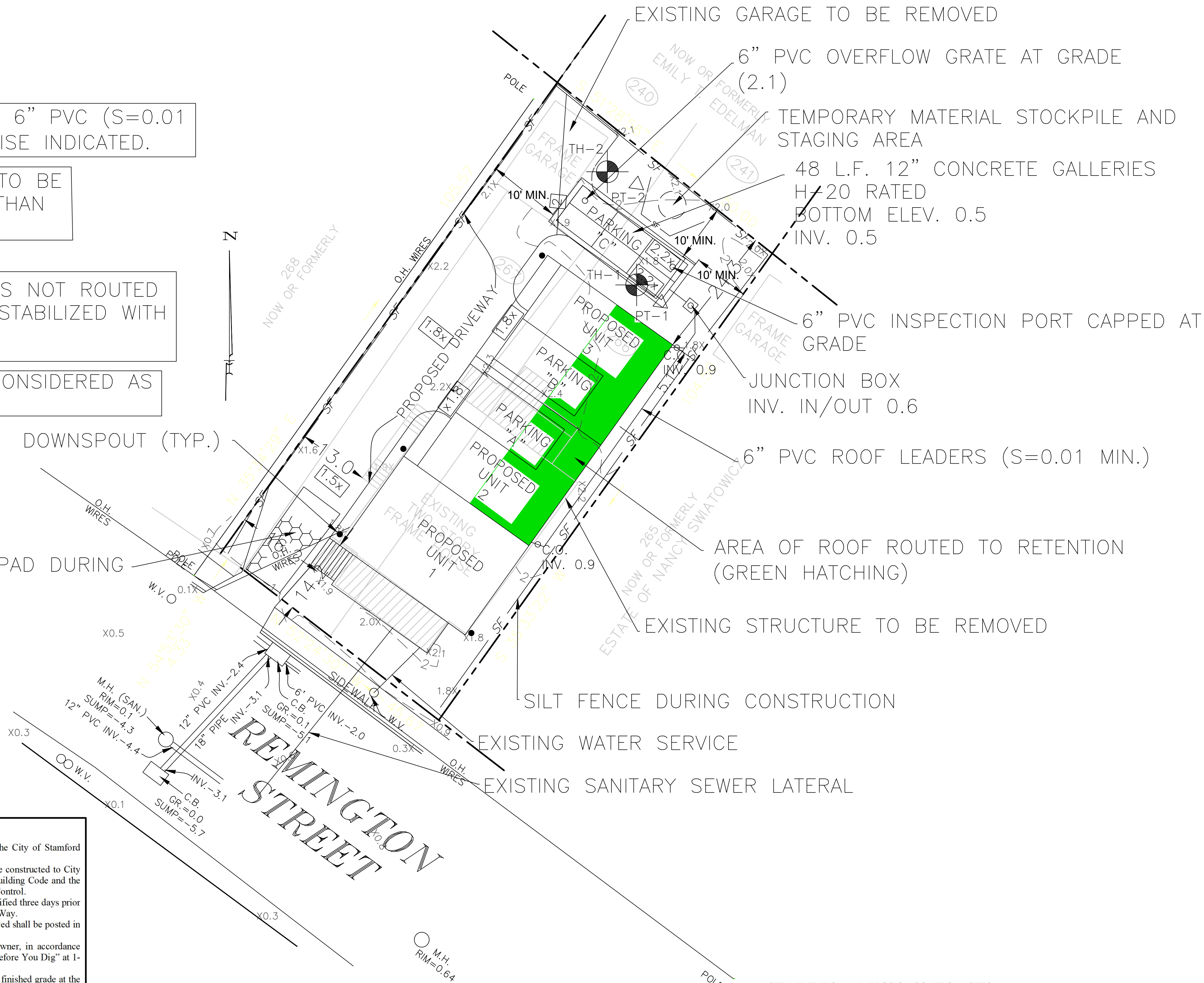
6" PVC INSPECTION PORT CAPPED AT GRADE

JUNCTION BOX INV. IN/OUT 0.6

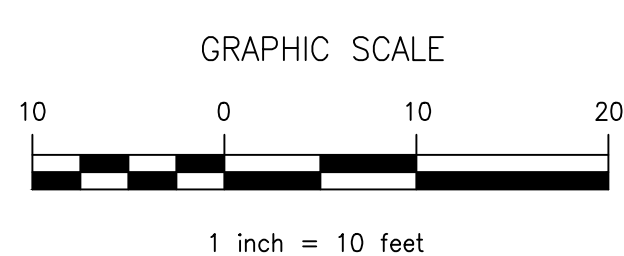
6" PVC ROOF LEADERS (S=0.01 MIN.)

GENERAL CONSTRUCTION NOTES:

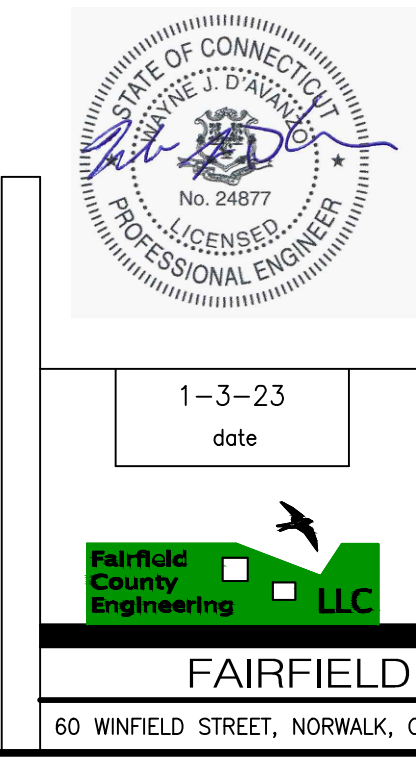
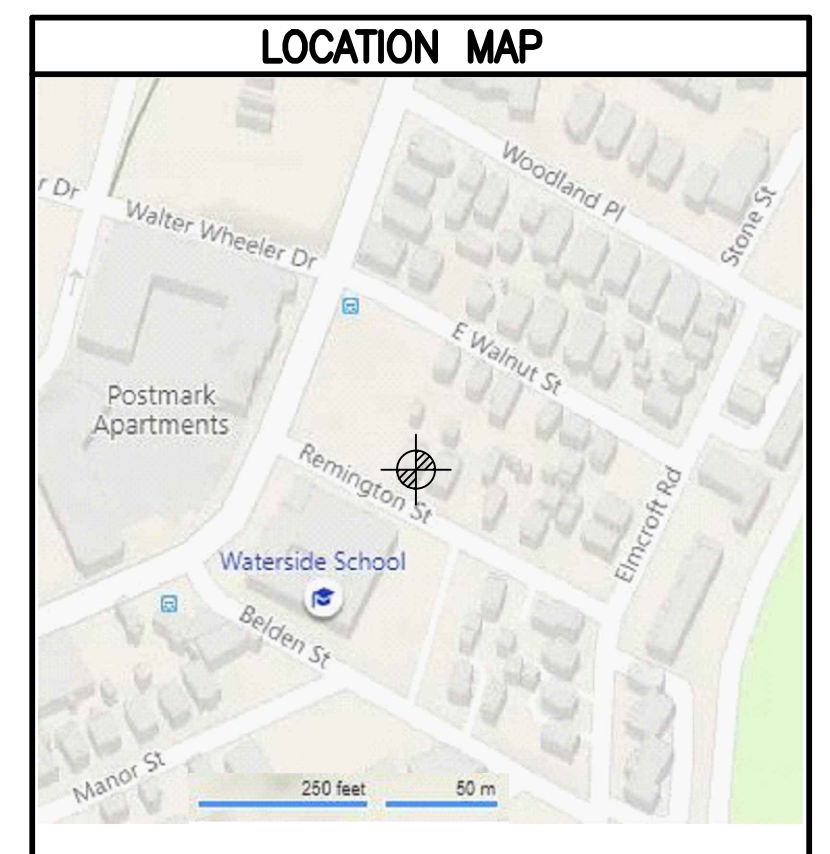
- CONSTRUCTION AND STRUCTURES SHALL COMPLY WITH ALL MUNICIPAL OR STATE REQUIREMENTS. ALL WORK SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, TO THE SATISFACTION OF THE ENGINEERING BUREAU, THAT CONSTRUCTION IS IN ACCORDANCE WITH THESE PLANS.
- THE ENGINEERING BUREAU OF THE DEPARTMENT OF PUBLIC WORKS AND THE ENGINEER OF RECORD SHALL BE NOTIFIED THREE DAYS PRIOR TO THE COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.
- NO CERTIFICATE OF CONFORMANCE TO STANDARDS SHALL BE ISSUED BY THE DESIGN ENGINEER IF PROPER NOTICE IS NOT PROVIDED FOR INSPECTIONS OR IF INSPECTIONS ARE NOT MADE PRIOR TO BACKFILLING OF BELOW GROUND STRUCTURES AND APPURTENANCES.
- SUBSURFACE STRUCTURES AND UTILITIES HAVE BEEN DETERMINED FROM EXISTING RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. IN ORDER TO AVOID CONFLICT OF THE PROPOSED WORK AND EXISTING UTILITIES, THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES BY EXCAVATING TEST HOLES. IF THE CONTRACTOR DETERMINES THAT A CONFLICT EXISTS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER, WHO WILL MAKE THE NECESSARY ADJUSTMENTS.
- EXISTING PROPERTY AND UTILITY INFORMATION WAS TAKEN FROM A SURVEY BY MOODY & O'BRIEN LLC TITLED "IMPROVEMENT LOCATION SURVEY PREPARED FOR DARIUSZ LESNIEWSKI", DATED SEPTEMBER 2, 2021.
- ALL SANITARY SEWER PIPE SHALL BE EITHER SDR-35 P.V.C. (ASTM D-3034) OR CLASS 52 DUCTILE IRON (ANSI A 21-51), AS INDICATED ON THE PLANS, UNLESS OTHERWISE INDICATED. ALL SANITARY SEWER PIPE SHALL HAVE RUBBER GASKET SLIP-TYPE JOINTS. INFILTRATION INTO SANITARY SEWERS SHALL NOT EXCEED 150 GALLONS PER INCH OF PIPE DIAMETER PER MILE OF PIPE IN 24 HOURS. THESE PLANS ARE FOR MUNICIPAL OR STATE AGENCY APPROVAL ONLY. NOT FOR CONSTRUCTION.
- NO PIPE SHALL HAVE A BEND OF GREATER THAN 45 DEGREES.
- THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, OR OTHER APPROPRIATE CONTACT POINT PRIOR TO START OF CONSTRUCTION.
- ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION OF THE UTILITIES IN THE FIELD BY WHATEVER MEANS HE DEEMS PRUDENT.
- THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE, NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
- TOTAL SITE AREA = 0.120 ACRES



- Standard City of Stamford Notes:**
- A Street Opening Permit is required for all work within the City of Stamford Right-of-Way.
 - All work within the City of Stamford Right-of-Way shall be constructed to City of Stamford requirements, the State of Connecticut Basic Building Code and the Connecticut Guidelines for Soil Erosion and Sedimentation Control.
 - The Engineering Bureau of the City of Stamford shall be notified three days prior to any commencement within the City of Stamford Right-of-Way.
 - Trees within the City of Stamford Right-of-Way to be removed shall be posted in accordance with the Tree Ordinance.
 - Prior to any excavation the Contractor and/or Applicant/Owner, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark out of underground utilities.
 - All retaining walls greater than three (3) feet measured from finished grade at the top of the wall to finished grade at the bottom of the wall and retaining walls supporting a surcharge or impounding Class I, II, or II-A liquids are required to have a Building Permit. Retaining walls shall be designed, and inspected during construction by a Professional Engineer licensed in the State of Connecticut. Prior to issuance of a Certificate of Occupancy, retaining walls shall be certified by a Professional Engineer licensed in the State of Connecticut.
 - Certification will be required by a professional engineer licensed in the State of Connecticut that work has been completed in compliance with the approved drawings.
 - A Final Improvement Location Survey will be required by a professional land surveyor licensed in the State of Connecticut.
 - Connection to a city-owned storm sewer shall require the Waiver Covering Storm Sewer Connection to be filed with the City of Stamford Engineering Bureau.
 - Granite block or other decorative stone or brick, depressed curb, driveway apron and curbing within the City of Stamford Right-of-Way shall require a waiver from the City of Stamford Engineering Bureau.
 - Sediment and erosion controls shall be maintained and repaired as necessary throughout construction until the site is stabilized.
 - To obtain a Certificate of Occupancy, submittal must include all items outlined in the Checklist for Certificate of Occupancy (Appendix D of the City of Stamford Drainage Manual).
 - No EPB Permit #, Zoning Permit #, Zoning Board of Appeals # is applicable.



- SEDIMENTATION AND EROSION CONTROL NOTES**
- LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. PERMANENT STABILIZATION SHALL BE SCHEDULED AS SOON AS FINAL GRADES ARE ESTABLISHED.
 - ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH AN APPROVED SEED MIXTURE. COVER NEWLY SEEDED AREAS WITH MULCH HAY OR SALT HAY.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 CONNECTICUT 'GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL' HANDBOOK.
 - ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. CHECK AFTER EACH STORM EVENT.
 - ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF REQUIRED BY TOWN AUTHORITIES.
 - SEDIMENT DEPOSITS REMOVED FROM FILTER BARRIERS SHALL BE PLACED IN FILL AREAS OR SPREAD WHERE THERE IS PROPOSED VEGETATIVE COVER. ANY SEDIMENT DEPOSITS REMAINING AFTER THE FILTER BARRIER IS REMOVED SHALL BE FINE GRADED AND PLANTED ACCORDING TO PLAN.
 - THE SITE CONSTRUCTION CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE (AND/OR THE CONSERVATION COMMISSION) OF ANY TRANSFER OF THIS RESPONSIBILITY AND CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED TO A NEW OWNER.



REV. 1/26/23: SANITARY SEWER LATERAL, WATER SERVICE

DARIUSZ LESNIEWSKI

16 REMINGTON STREET STAMFORD, CONNECTICUT

DRAINAGE PLAN

CIVIL ENGINEERS

1867 project

FAIRFIELD COUNTY ENGINEERING L.L.C.

60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

1 OF 2 sheet

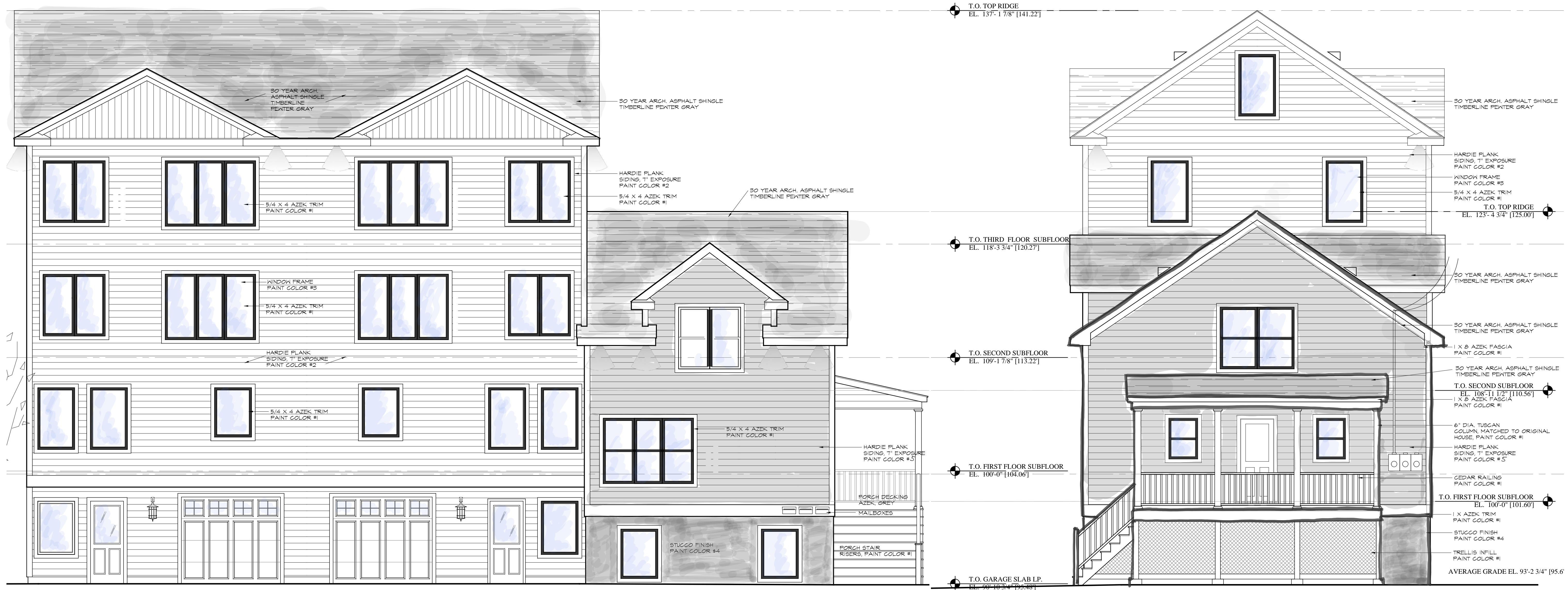
PAINT COLOR #1
USED AT HISTORIC HOUSE AND NEW TOWNHOUSES
EXTERIOR PAINT, LOW LUSTER
DECORATORS WHITE OC-144
BY BENJAMIN MOORE

PAINT COLOR #2
USED AT
NEW TOWNHOUSES
HARDIE PLANK, SMOOTH FINISH
FACTORY PAINTED 'ARCTIC WHITE'

PAINT COLOR #3
USED AT HISTORIC HOUSE AND NEW TOWNHOUSES
EXTERIOR WINDOW FRAME
FACTORY APPLIED
'ANTHRACITE GRAY'

PAINT COLOR #4
USED AT HISTORIC HOUSE AND NEW TOWNHOUSES
EXTERIOR PAINT, LOW LUSTER
GOVERNOR GRAY HC-164
BY BENJAMIN MOORE

PAINT COLOR #5
HARDIE PLANK, SMOOTH FINISH
FACTORY PAINTED 'SLATE GRAY'



1
A4.0 ELEVATION facing GARAGES
SCALE: 1/4"=1'-0"

1
A4.0 FRONT ELEVATION
SCALE: 1/4"=1'-0"

Revision:	Date:

OWNERSHIP AND USE OF DOCUMENTS:
Drawings and specifications, as instruments of professional service, are and shall remain the property of the Architect. These documents are not to be used, in whole or in part, for any other projects or purposes, or by other parties, than those properly authorized by contract or written authorization.

Dwg. Name:
**ELEVATIONS w/
COLOR SAMPLES**

Date: 1/25/2023

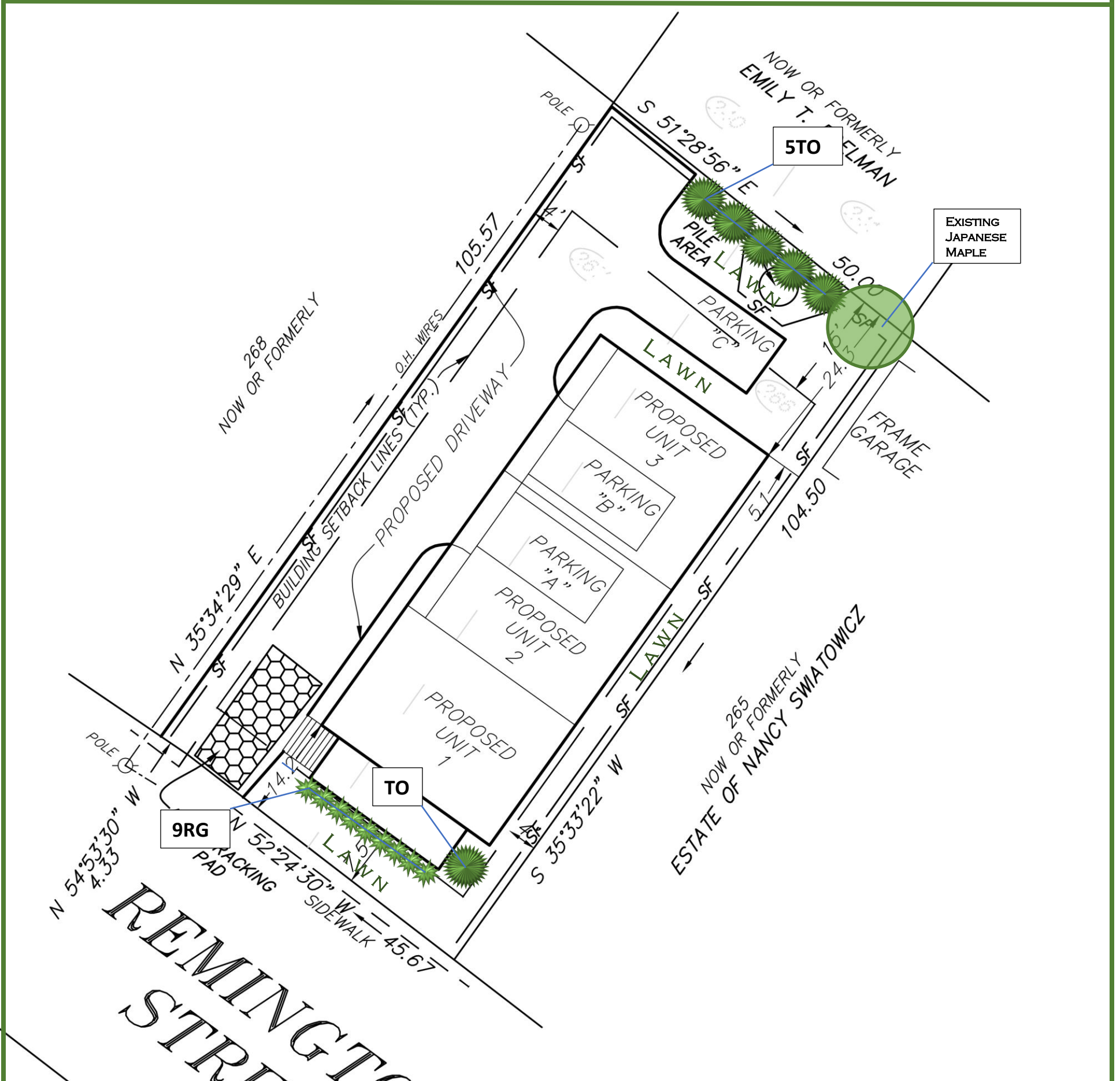
Scale: as shown

Sheet:
A4.0

PERMIT SET

LANDSCAPE PLAN

FOR 16 REMINGTON STREET IN STAMFORD, CT
 BY ALEKSANDRA MOCH, LANDSCAPE DESIGNER, JANUARY 29, 2023



PLANTING SCHEDULE

QTY	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT
SHRUBS:				
6	TO	Thuja occidentalis / North Pole Arborvitae	5'-6'	Cont.
GRASSES:				
9	RG	Karl Foerster Feather Reed Grass	#3	Cont.

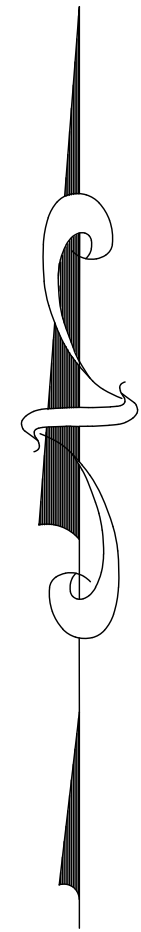
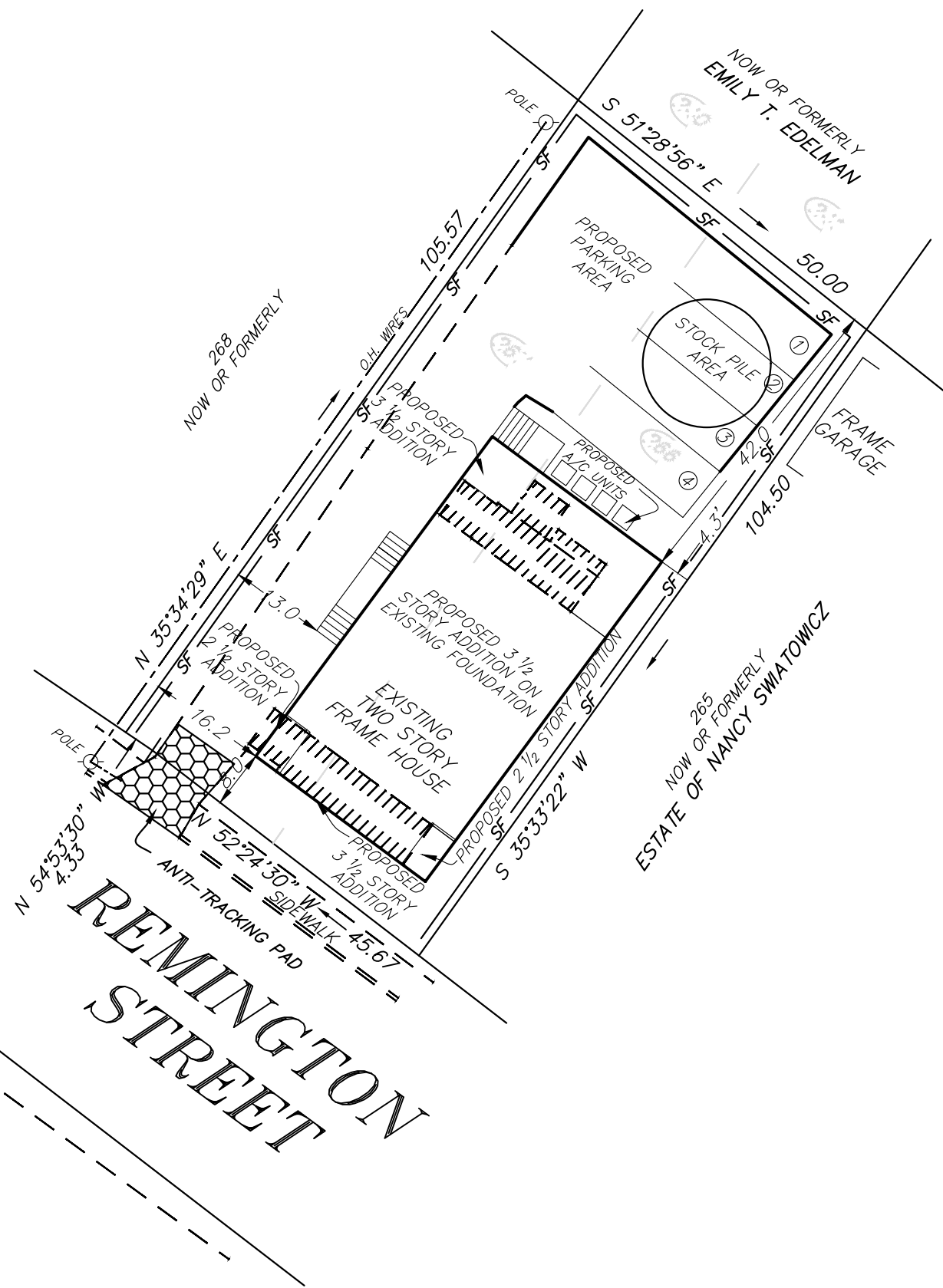
16 REMINGTON STREET

BLOCK 96
RM-F RESIDENCE ZONE

C:\Land Projects\3\16 REMINGTON ST\dwg\16 REMINGTON ST VIC SKETCH .bmp



VICINITY SKETCH
N.T.S.



IMPROVEMENT LOCATION MAP

PREPARED FOR

DARIUSZ LESNIEWSKI
STAMFORD, CONNECTICUT

AREA
5,244 S.F.

FRAME GARAGE TO BE
REMOVED NOT SHOWN.

— SF — PROPOSED SILT FENCE

REMOVALS

RM-F BULK REQUIREMENTS
ALLOWABLE FRONT SETBACK = 15 FT.
ALLOWABLE SIDE SETBACK
ONE SIDE = 8 FT.
SUM OF BOTH SIDES = 18 FT.
ALLOWABLE REAR SETBACK = 30 FT.

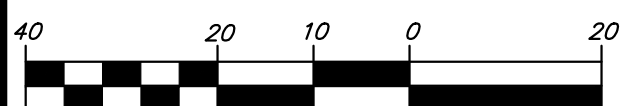
ALLOWABLE BUILDING COVERAGE = 1,573 S.F. = 30% OF LOT AREA
EXISTING HOUSE, REMOVALS & PROPOSED ADDITIONS = 1,546 S.F. = 29.48% OF LOT AREA

FIRST FLOOR = 100.0 (ASSUMED)
AVERAGE GRADE = 95.6 FT.

ALLOWABLE BUILDING HEIGHT = 40 FT. (4 STORIES)
PROPOSED BUILDING HEIGHT = 35 FT. (3 1/2 STORIES)

REFER TO MAP NO. 269 ON FILE
IN THE STAMFORD LAND RECORDS.

GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FEET

PROPOSED ADDITIONS REVISED AUGUST 13, 2022.

THE PURPOSE OF THIS MAP IS FOR A BUILDING PERMIT.
OTHER FIELD DATA MAY NOT BE SHOWN.

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AS A ZONING LOCATION SURVEY AND LIMITED TOPOGRAPHIC SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A DEPENDENT SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. THE LOCATION AND ELEVATIONS OF WHICH CONFORM TO TOPOGRAPHIC ACCURACY CLASS T-2.

NEW MONUMENTATION HAS NOT BEEN SET AS A RESULT OF THIS SURVEY.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.

JOHN P. O'BRIEN CT. LIC. # 17110
OFFICE OF MOODY & O'BRIEN, LLC
SEPTEMBER 2, 2021, STAMFORD, CONN.

Project description

Applicant: Dariusz Lesniewski

Location: 16 Remington St. Stamford CT

1. Existing and Prior Conditions

Built in 1923, 16 Remington St was a 1 ¾ story, multi family home that contained: 4 bedrooms, 2 bathrooms, covered front porch and rear deck with stairs. Single car, detached garage was also located on the back of the property. The lot of 5,244 square foot is located in the South End neighborhood in Stamford CT and it's listed on the South End Historic District.

Early in 2021, during initial house renovation, existing building was demolished mainly due to discovered damage to structural members and overall poor condition of the structure. Detached garage was also demolished at the same time in order to free necessary square footage to the new proposed structure.

2. Proposed Development

Proposed development includes a partial reconstruction of historic house and two new townhouses attached to be rear of the historic house. Combination of allowable building coverage and required parking spaces, allows only for reconstruction of the first 20 feet of historic building together with the front covered porch.

Reconstructed historic house remains 1 ¾ story with 2 bedrooms and 2 bathrooms on the upper floor and additional bedroom and bathroom in the basement. The first floor is to have kitchen, living room and half bathroom. Total proposed living area of the historic building will be 1120 SF.

Newly proposed townhouses; 4 stories, identical in size, floor layout and each approximately 2300 SF of living floor area will be located at the back of the historic house. Each townhouse to have: one car garage, and mudroom on the lower level, kitchen, living room and half bath on the second floor, 2 bedrooms and 2 full bathrooms on the third floor and 2 more bedrooms and 1 full bathroom on the fourth floor.

3. Conformity with the Master Plan

The property is located in Master Plan Category 4 – Residential, Medium Density. The proposed development is consistent with the goals of this category as it would provide residents with pedestrian friendly homes in close proximity to many amenities of the South End area and public transportation.

4. Parking

A total of three (3) parking spaces will be provided on site, two (2) single car garages and one (1) at grade parking space.

5. Other Applications / Procedural Steps

Applicant is seeking Special Permit approval under Section 7.3, Special Exception Uses for Historic Buildings to increase Lot Coverage and setbacks (front, side and rear)

The special permits sought are as follows:

- The R-MF zoning allows 30% building coverage (1573 SF). Section 7.3 allows 25% increase, allowing for a maximum of 1,966 S.F. Our proposal calls for 1,820 S.F.
- The R-MF zoning allows min 15' front setback from the street line. Section 7.3 allows 25% decrease, allowing for a minimum 7.5' from the street line. Our proposal calls for 7.5'
- The R-MF zoning allows min 8/18' side setbacks. Section 7.3 allows 25% decrease, allowing for a minimum 4/9' from the street line. Our proposal calls for 5/16' side setbacks
- The R-MF zoning allows min 30' rear setback. Section 7.3 allows 25% decrease, allowing for a minimum 15' from the street line. Our proposal calls for 24.3'
- Special Permit under Section 7.3 allows required parking space of one (1) space per dwelling unit.

6. Conclusion

The proposed development of 16 Remington St. will preserve the historic character of the neighborhood by bringing demolished building to its prior shape. All details like windows and door types, although upgraded to energy efficiency standards shall remain the same in type and location. Front porch columns and other details shall be consistent with the original building. Exterior finish of the new development will fit into surrounding houses. Hardi cement siding to be used on both, reconstructed historic house and new townhouses. Color samples attached with architectural set A4.0

The applications are consistent with the land use and development goals of the City and, if approved, will provide a positive contribution to South End neighborhood.

Project description

Applicant: Dariusz Lesniewski

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The applications are consistent with the land use and development goals of the City and, if approved, will provide a positive contribution to South End neighborhood.







Statement of Findings

Applicant: Dariusz Lesniewski

Location: 16 Remington St. Stamford CT

The following Statement of Findings is being submitted under the Special Permit Application for 16 Remington St. Stamford CT

a. Special permits shall be granted by the reviewing board only upon a finding that the proposed use or structure or the proposed extension or alteration of an existing use or structure is in accord with the public convenience and welfare after taking into account, where appropriate:

- (1) The location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of structures, drives and parking areas and the proximity of existing dwellings and other structures.

Response: Proposed building is consistent is size, type and exterior appearance with surrounding building on the same street. Moreover; the size and height of the proposed development meets the requirements of the neighborhoods R-MF zone. Most of the structures on the same street are typically multi-family dwellings. The site is in close proximity to public transportation, trains and the Harbor point area.

- (2) the nature and intensity of the proposed used in relation to its site and the surrounding area. Operations in connection with special permit uses shall not be injurious to the neighborhood, shall be in harmony with the general purpose and intent of these Regulations, and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other disturbances to the health, safety or peaceful enjoyment of the property than the public necessity demands.

Response: The nature and intensity of the proposed structure is consistent with surrounding uses. Newly constructed building will significantly improve neighborhood conditions by replacing old, mostly damage building with new, energy efficient and environmental friendly housing. In addition, proposed building would not change nor increase the nature of the disturbances from its proposed use, since its use would remain unchanged.

- (3) the resulting traffic patterns, the adequacy of existing streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.

Response: The proposed development would not have any significant impact on existing traffic conditions on Remington St. Existing driveway and road access remain unchanged; therefore, no safety hazard or traffic nuisance would increase during and after construction is finished. Proposed plan provides three (3) off road parking spaces for its occupants. In addition, the neighborhood provides easy access to public transportation.

- (4) The nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future development.

Response: The proposed development would contribute to the use of the site without negatively impacting the surrounding area. The area is capable of absorbing residential development without precluding development of other sites.

- (5) the Master Plan of the City of Stamford and all statements of the purpose and intent of these regulations.

Response: Our project meets the housing goals of the Master Plan by:

- a. preserving the character of residential neighborhood
- b. maintaining affordable housing
- c. encouraging neighborhood revitalization

Additional Finding Pursuant to Section 7.3 of the Zoning Regulations

No special exception shall be granted nor site plan approved pursuant to this Section until the Zoning Board has made a special finding that:

- a) Said use and site plan is compatible with and implements the objectives and policies of Stamford's Master Plan;

Response: The property is located in Master Plan Category 4 – Residential, Medium Density Multifamily. The proposed development is consistent with the goals of this category. It is conveniently located near the train station which can attract young professionals. The close proximity to Harbor Point enhances the quality of life for our residents. It will also provide our residents with pedestrian-friendly homes in close proximity to the many amenities provided by the South End area including restaurants, parks and public access to the South End waterfront.

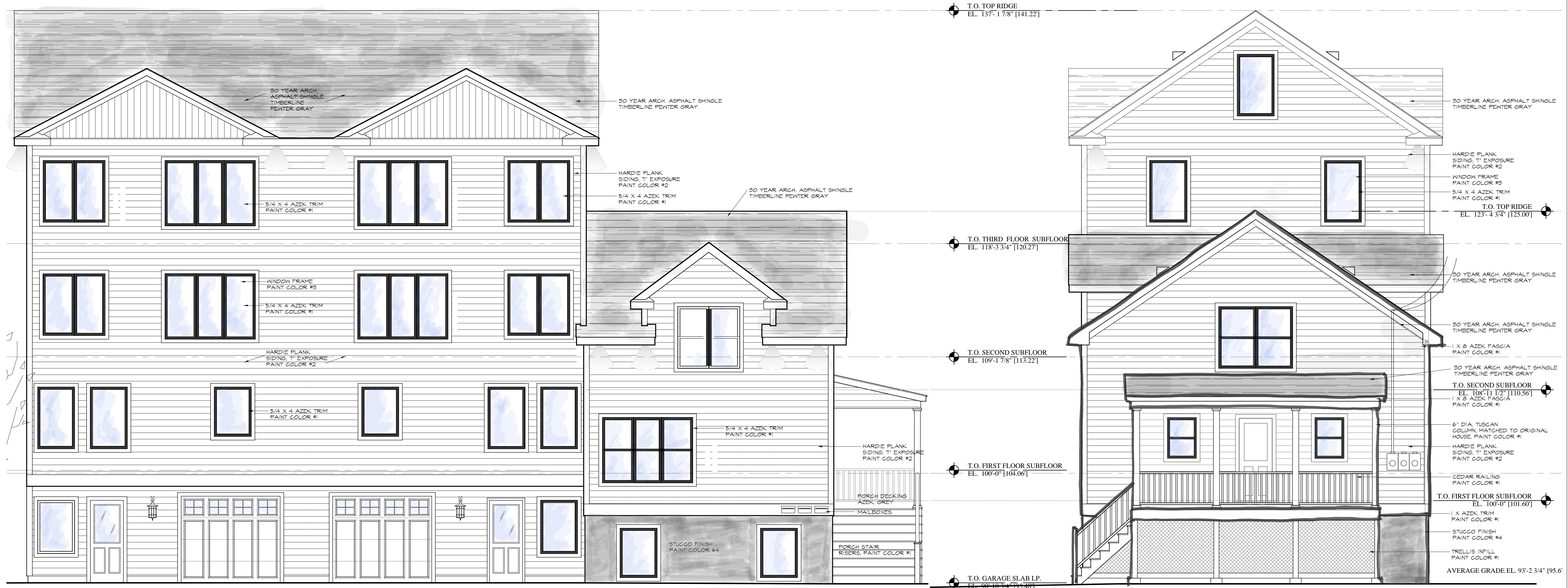
- b) That said uses and site plan are preferred to a plan conforming to the standard dimensional requirements and use standards of the underlying zone and will not impair the future development of the surrounding area;

Response: As mentioned in Finding (4), proposed development would not negatively impact surrounding area. Proposed building is consistent in size, type and exterior appearance with surrounding building on the same street and it would only increase the attractiveness of the neighborhood.

- c) That the proposed use(s) and site plan for development serve to preserve significant historic structure(s) and that the loss of said structure(s) would be detrimental to the neighborhood or district.

Response: The proposed plan includes restoring existing historic structure. The loss of this home would diminish the stock of historic buildings in the South End area.

	PAINT COLOR #1 USED AT HISTORIC HOUSE AND NEW TOWNHOUSES EXTERIOR PAINT, LOW LUSTER DECORATORS WHITE CC-144 BY BENJAMIN MOORE
	PAINT COLOR #2 USED AT HISTORIC HOUSE AND NEW TOWNHOUSES HARDIE PLANK, SMOOTH FINISH FACTORY PAINTED 'ARCTIC WHITE'
	PAINT COLOR #3 USED AT HISTORIC HOUSE AND NEW TOWNHOUSES EXTERIOR WINDOW FRAME FACTORY APPLIED 'ANTHRACITE GRAY'
	PAINT COLOR #4 USED AT HISTORIC HOUSE AND NEW TOWNHOUSES EXTERIOR PAINT, LOW LUSTER GOVERNOR GRAY HC-164 BY BENJAMIN MOORE



Revision:	Date:

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or by other parties, than those properly authorized by contract or without
the written authorization.

Dwg. Name:

**ELEVATIONS w/
COLOR SAMPLES**

Date:	1/25/2023	A4.0
Scale:	as shown	
PERMIT SET		Sheet:

1
A4.0 ELEVATION facing GARAGES
SCALE: 1/4"=1'-0"

1
A4.0 FRONT ELEVATION
SCALE: 1/4"=1'-0"