

**CITY OF STAMFORD  
ZONING BOARD OF APPEALS**

Stamford Government Center  
888 Washington Blvd.  
P.O. Box 10152  
Stamford, CT 06904-2152

Telephone 203.977.4160 - Fax 203.977.4100 - E-mail [mjudge@stamfordct.gov](mailto:mjudge@stamfordct.gov)

**PLEASE PRINT ALL INFORMATION IN INK**

1. I/we hereby apply to the Zoning Board of Appeals for:

- Variance(s)
- Special Permit
- Appeal from Decision of Zoning Enforcement Officer
- Extension of Time
- Gasoline Station Site Approval
- Motor Vehicle Approval:

New Car Dealer ( ) Used Car Dealer ( ) General Repairer ( ) Limited Repairer ( )

2. Address of affected premises:

736 DEN ROAD

06903-3823

street

zip code

Property is located on the north  south ( ) east ( ) west ( ) side of the street.

Block: 394 Zone: RA-1 Sewered Property ( ) yes  no

Is the structure 50 years or older  yes ( ) No

Corner Lots Only: Intersecting Street: N/A  
Within 500 feet of another municipality: No  Yes ( ) Town of \_\_\_\_\_

3. Owner of Property: DONALD ALAN BROGGI

Address of Owner: 736 DEN ROAD Zip 06903

Applicant Name: DONALD ALAN BROGGI

Address of Applicant 736 DEN ROAD Zip 06903

Agent Name: DONALD ALAN BROGGI

Address of Agent: 736 DEN ROAD Zip 06903

EMAIL ADDRESS: DBROGGI@SCOTT-SCOTT.COM (please also copy Katie.gcllc@gmail.com)  
(Must be provided to receive comments from letters of referral)

Telephone # of Agent 212-519-0518 Telephone # of Owner \_\_\_\_\_

(CONTACT IS MADE WITH AGENT, IF ONE)

4. List all structures and uses presently existing on the affected property:

EXISTING 2 STORY DWELLING AND 1 STORY GARAGE

5. Describe in detail the proposed use and give pertinent linear and area dimensions:

PROPOSED 72'-10" BY 29'-2" 2 STORY ADDITION

**VARIANCES (complete this section for variance requests only) See a Zoning Enforcement Officer for help in completing this section**

Variance(s) of the following section(s) of the Zoning Regulations is requested  
(provide detail of what is sought per the applicable section(s) of the Zoning Regulations):

VARIANCE OF SECTION 7.0. ACCESSWAY SIDE YARD SETBACK

15.0 SETBACK REQUESTED IN LIEU OF 25' MIN SIDE YARD

MINIMUM ALLOWED FOR PROPOSED 2 STORY BUILDING

ADDITION

**DO NOT WRITE ON BACK OF PAGE**



Variations of the Zoning Regulations **may** be granted where there is unusual hardship in the way of carrying out the strict letter of the Regulations solely with respect to a parcel of land where conditions especially affect such parcel but do not affect generally the district in which it is situated. In your own words:

A. Describe the unusual hardship in being unable to carry out the strict letter of the Zoning Regulations:

SUBJECT PROPERTY HAS STEP SLOPES AND A LARGE  
AREA OF WETLAND CONSERVATION EASEMENT

B. Explain why the variance(s) is/are the minimum necessary to afford relief:

THE AREA OF PROPOSED ADDITION IS THE ONLY FLAT AREA SUITABLE FOR PROPOSED BUILDING DEVELOPMENT AND THE 15' VARIANCE SETBACK REQUEST WOULD NOT BE NEEDED IF THE SUBJECT PROPERTY WAS NOT DEFINED AS AN ACCESSWAY LOT

C. Explain why granting of the variance(s) would not be injurious to the neighborhood.

PROPERTY OWNER HAS REVIEWED PROPOSED DEVELOPMENT WITH ADJOINING NEIGHBORS AND THEY HAVE NO OBJECTIONS

**SPECIAL PERMIT**

(Complete this section **only** for special exceptions)

SPECIAL EXCEPTION is requested as authorized by Section(s) \_\_\_\_\_ of the Zoning Regulations.  
Provide details of what is being sought:

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**MOTOR VEHICLE APPLICATIONS**

(Complete this section only for Motor Vehicle/Service Dealers Applications) Provide details of what is being sought.

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SIGNATURE REQUIRED FOR ALL APPLICATIONS

*Donald Broggi*

Signature of :  Agent ( ) Applicant (  ) Owner

Date Filed: \_\_\_\_\_

Zoning Enforcement Officer Comments:

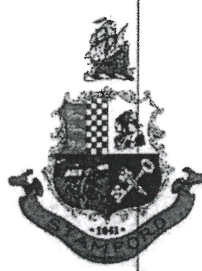
**DECISION OF THE ZONING ENFORCEMENT OFFICER**

(Complete this section **only** for appeals of zoning enforcement officer decision)

DECISION OF THE ZONING ENFORCEMENT OFFICER dated \_\_\_\_\_ is appealed because:

**DO NOT WRITE ON BACK OF PAGE**

#020-23



**CITY OF STAMFORD  
ZONING BOARD OF APPEALS  
APPLICATION PACKET**

Board Members  
**Joseph Pigott, Chair**  
**John A. Sedlak**  
**Claire Friedlander**  
**Lauren Jacobson**

Alternate  
**Ernest Matarasso**  
**Matthew Tripolitsiotis**  
**Jeremiah Hourihan**

Land Use Administrative Assistant  
**Mary Judge**

**ALL APPLICANTS MUST MAKE AN APPOINTMENT WITH THE ZONING ENFORCEMENT OFFICE FOR PLAN REVIEW OF ZBA APPLICATIONS AT LEAST ONE WEEK PRIOR TO THE APPLICATION DEADLINE.**

Zoning Enforcement: *Mary Judge* Date: 4/21/2022

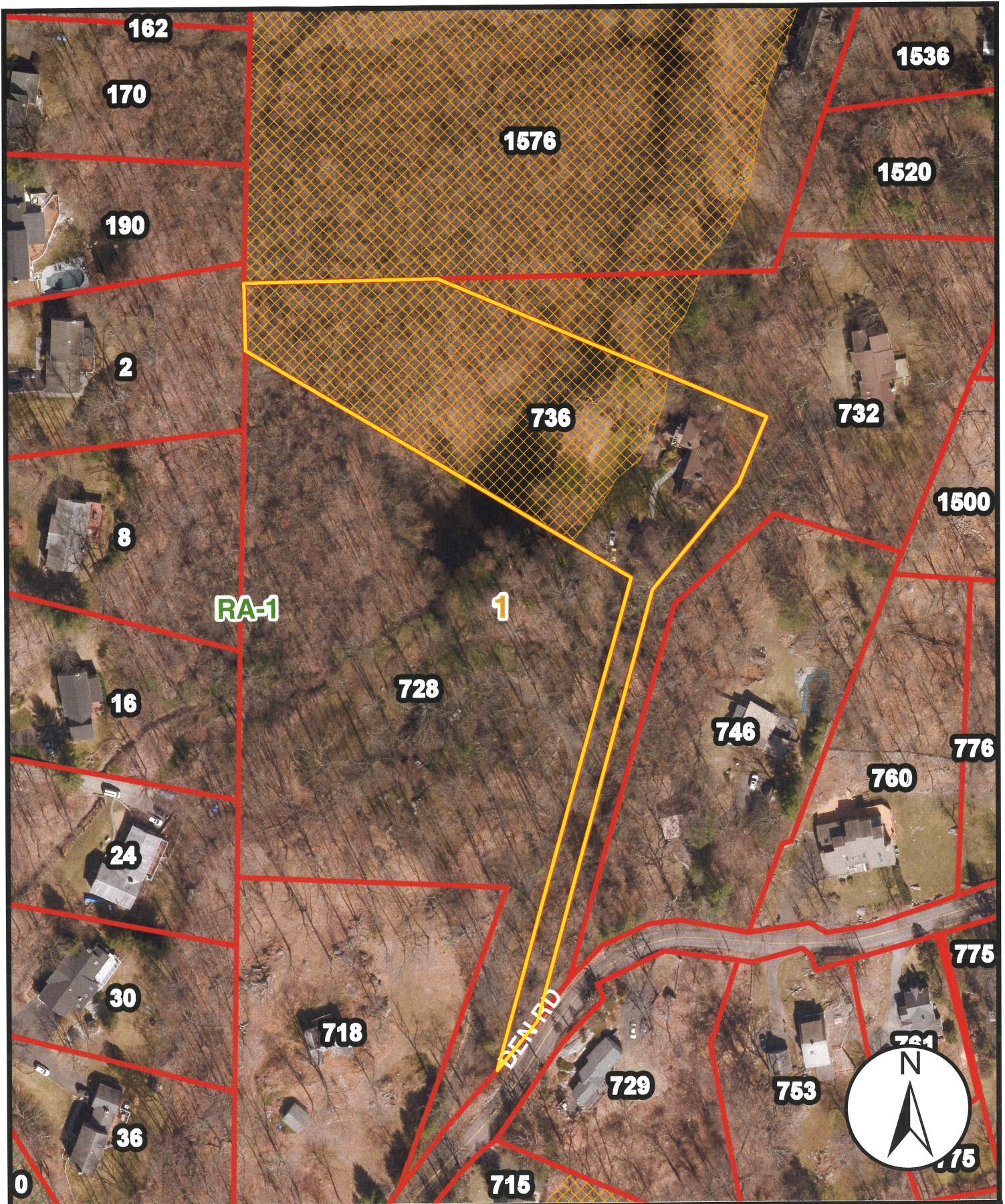
Is the project situated in the coastal boundary? Yes ( ) No (  )

Is the project exempt from the coastal regulation?  
Yes ( ) Exemption # \_\_\_\_\_ No ( ) N/A ( )

Environmental Protection: \_\_\_\_\_ Date: \_\_\_\_\_

CAM Review by: \_\_\_\_\_  ZBA





ZBA Application #020-23  
736 Den Road

Date: 5/3/2023



RA-1 ZONE BUILDING SETBACK REQUIREMENTS

- Front Street Line Setback..... 40'
- Center Line Of Street Setback..... 65'
- Rear Yard Setback..... 60'
- Side Yard Setback 15'w/ Total of .35' (See note)
- Max. Building Coverage.....15% Of Lot Area

For Accessway Lot - Refer To Section 7, Paragraph "O" Of The City Of Stamford Zoning Regulations. Accessory Building or Buildings shall be located at least the same distance from any two boundaries as is required of a main dwelling from the front and Rear Lot Lines on an Interior Lot in the district and the Main Dwelling and Accessway Structures no closer than 25' to Property Line for Side Yard Setbacks.

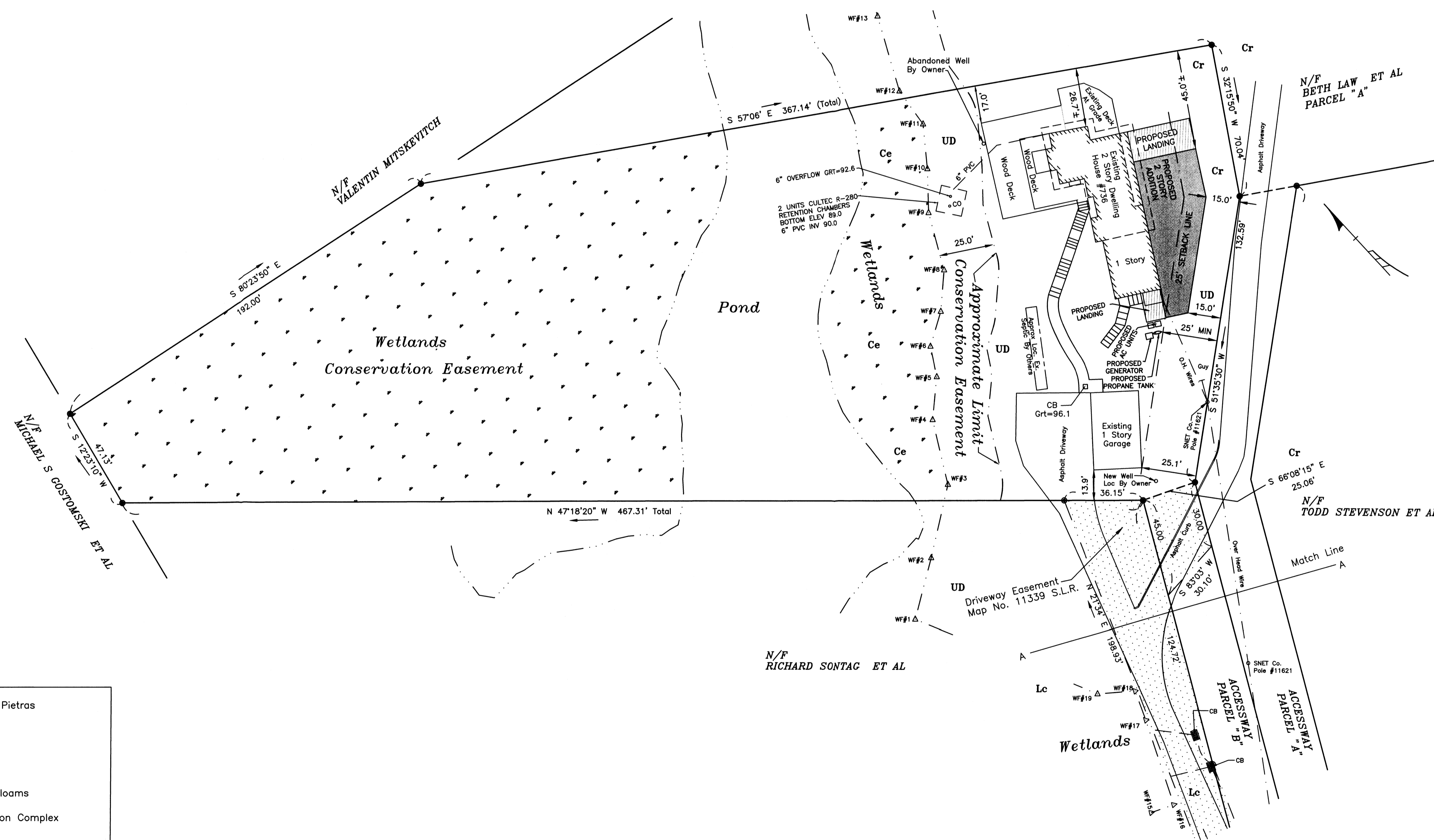
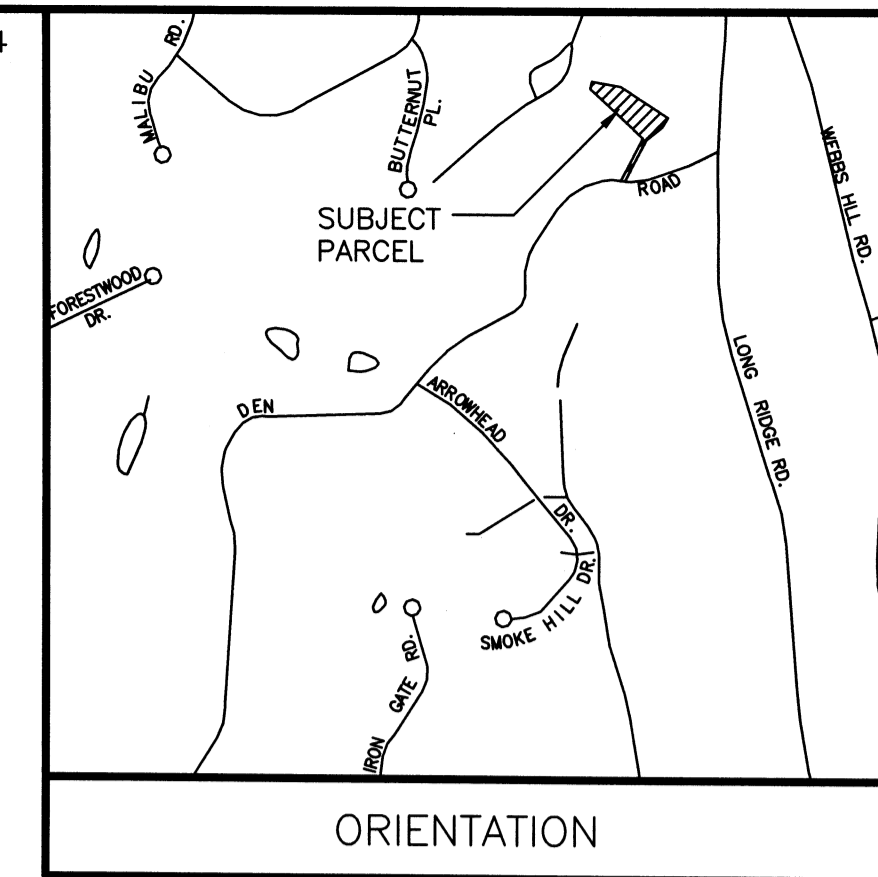
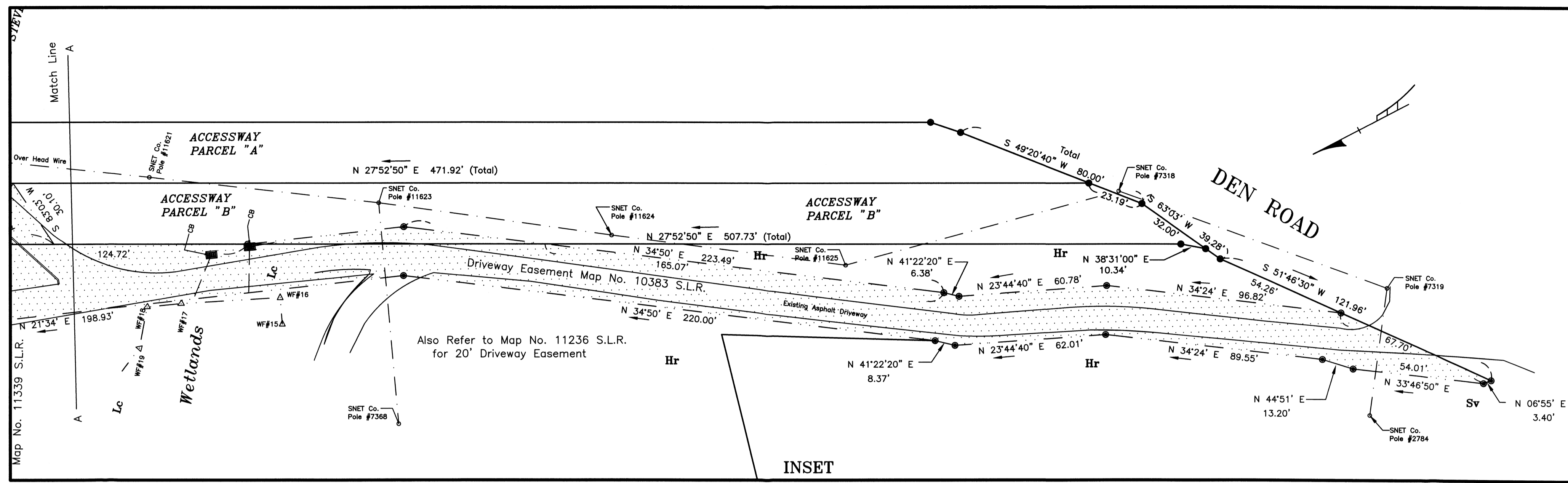
Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority

Property Lines Not Staked By Contractual Agreement

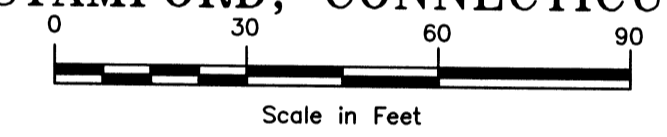
SIZE AND LOCATION OF PROPOSED DEVELOPMENT PROVIDED BY OTHERS. IT IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES

LEGEND

Existing	
Stone Wall	
Concrete Wall	
Fence	
Catch Basin (In Curb)	
Catch Basin (Flush)	
Gas Box	
Gas Meter	
Electric Meter	
Water Box	
Monitoring Well	
Manhole	
Yard Drain	
Light Pole	
Sign	
Clean Out	
Metal Cover	



**PLOT PLAN**  
**PREPARED FOR**  
**DONALD ALAN BROGGI**  
**736 DEN ROAD**  
**STAMFORD, CONNECTICUT**



NOTES:

- Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parcel testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Edward J. Frattaroli, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. Survey is Subject to the fact there was No Field update Done After 2-25-2020, updated information was provided by Others.
- The contractor shall notify all public utility companies by calling Call-Before-You-Dig at 1-800-922-4455 at least 72 hours prior to crossing their lines.
- Property is Subject to utility easements or Private Agreements if any, in addition to those Depicted, Noted and or referenced on this Map. Reference is hereby made to all notes on Recorded Documents hereon referenced that pertain to this parcel. No Title Report Provided. Refer to Vol.10475 P.019 S.L.R.
- Elevations depicted on this Survey provided by others. It is an assumed Datum reference is hereby made to a Survey Plan Prepared by Dennis A. Delius - Land Surveyors Revision Date 3-22-19 used for Permitting
- Size and Location of Proposed addition & Development Provided by Others. Refer to plans Prepared by Colangelo Associates Architects Dated 3-23-23 for Additional Information
- Variances of Section 7.0. Accessway Lots (Side Yard) is requested for the Proposed Building Addition as Depicted on this map  
 25' Minimum Side Setback Allowed  
 15.0' Requested for Proposed Building Addition

Other Variances may be Required pending the Review and Approval by the appropriate Governing Authorities

#020-23

Soil Survey Conducted By Thomas W. Pietras  
 On October 17, 2002

WETLAND SOILS

- Ce - Carlisle Muck
- Lc - Leicester fine sandy loam

NONWETLAND SOILS

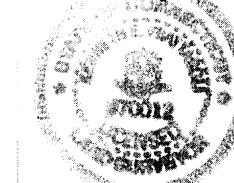
- Cr - Charlton-Hollis fine sandy loams
- Sv - Sutton fine sandy loam
- Hr - Hollis-Rock Outcrop -Charlton Complex
- UD - Undorthents, Smoothed

Refer To:  
 PARCEL "B"  
 Map No. 7217, 10383, 11236 & 11339 S.L.R.  
 Lot Area Exclusive Of Accessway = 1.814 Acres

Existing Dwelling, Proposed Building Additions, Garage and Decks Cover 7.5% of Lot Area (Exclusive of Lands & deck at Grade)

Scale: 1" = 30'

REVISED FEBRUARY 25, 2020 (DECK & DRAINAGE ADDED)  
 REVISED SEPTEMBER 10, 2022 (WELL & SEPTIC ONLY)  
 REVISED MARCH 23, 2023 (PROPOSED BUILDING ADDITION)



BY: *Edward J. Frattaroli*

This Document and Copies Thereof are Valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null and void.

FOR: EDWARD J. FRATTAROLI, INC.  
 Land Surveyors-Engineers-Land Planners  
 STAMFORD, CONNECTICUT JUNE 6, 2013



IVEWAY

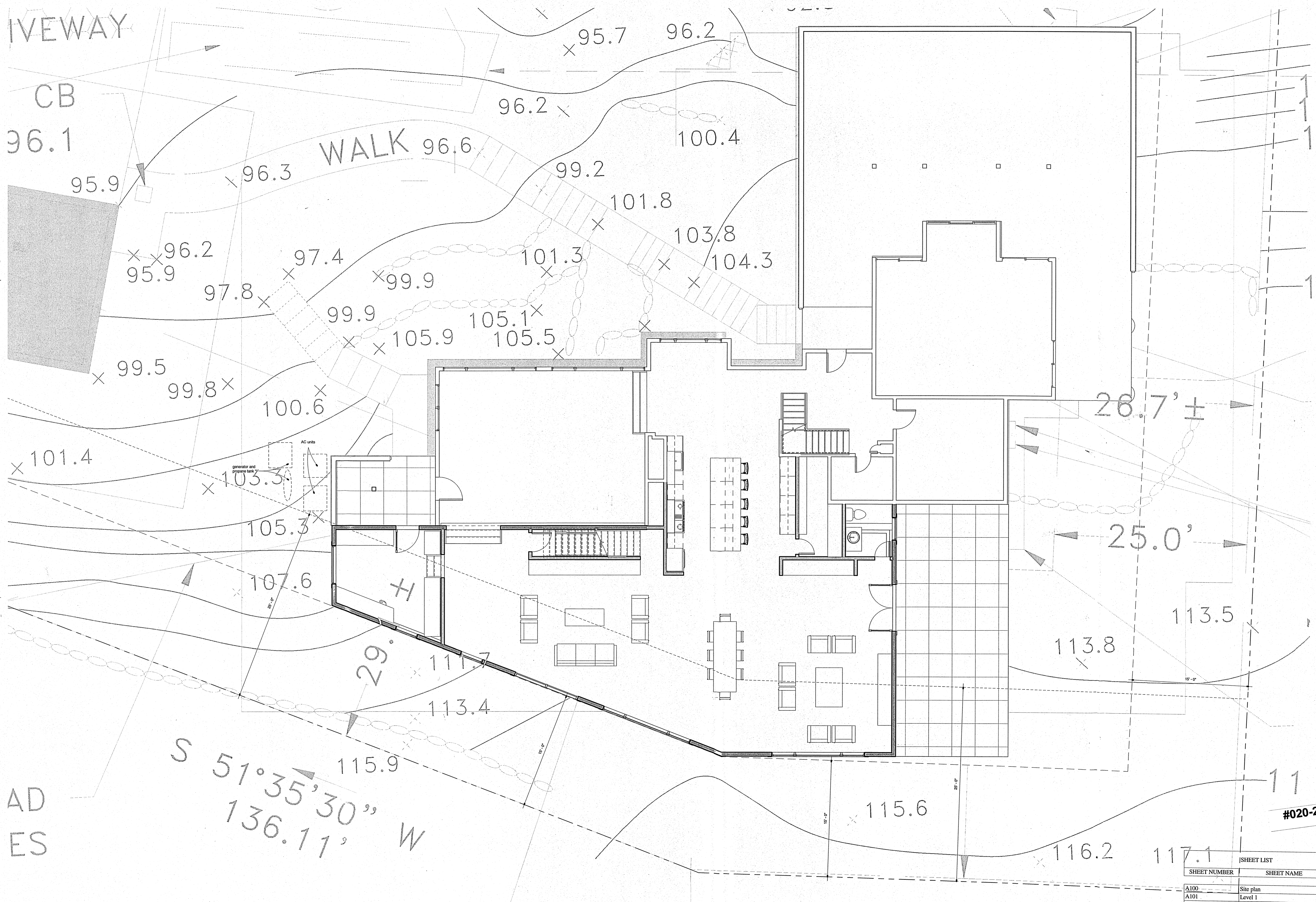
CB  
96.1

WALK 96.6

AD  
ES

S 51°35'30"  
136.11' W

① Site Copy 1  
3/16" = 1'-0"



SHEET LIST	
SHEET NUMBER	SHEET NAME
A100	Site plan
A101	Level 1
A102	Level 2, Basement
A103	Reflected ceiling plan
A104	Roof, Sections, 3D views
A105	Elevations
A106	Renderings
A107	Information for Bid

COLANGELO  
ASSOCIATES  
ARCHITECTS  
LLC

PO Box 911 1273 East Putnam Avenue  
Riverside, CT 06878  
203-253-0263

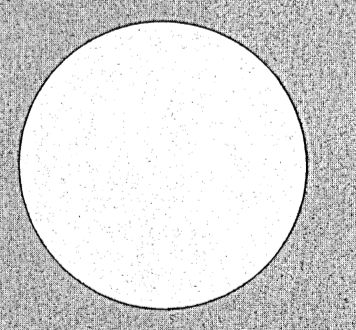
See General Notes on Sheet A200  
Included in set  
Permit

G:Wy Drive/Link Station  
10 BROGGI, DON  
2022/REVIT FILES/Broggi  
3-31-23.rvt

736 Den Road, Stamford  
CT

Sent: 3/31/2023 5:14:45  
Date: PM

REVISION DATE



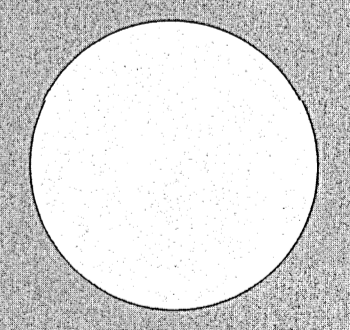
Site plan

SCA 3/16" = 1'-0"  
LE:

A100

11  
#020-23





Level 1

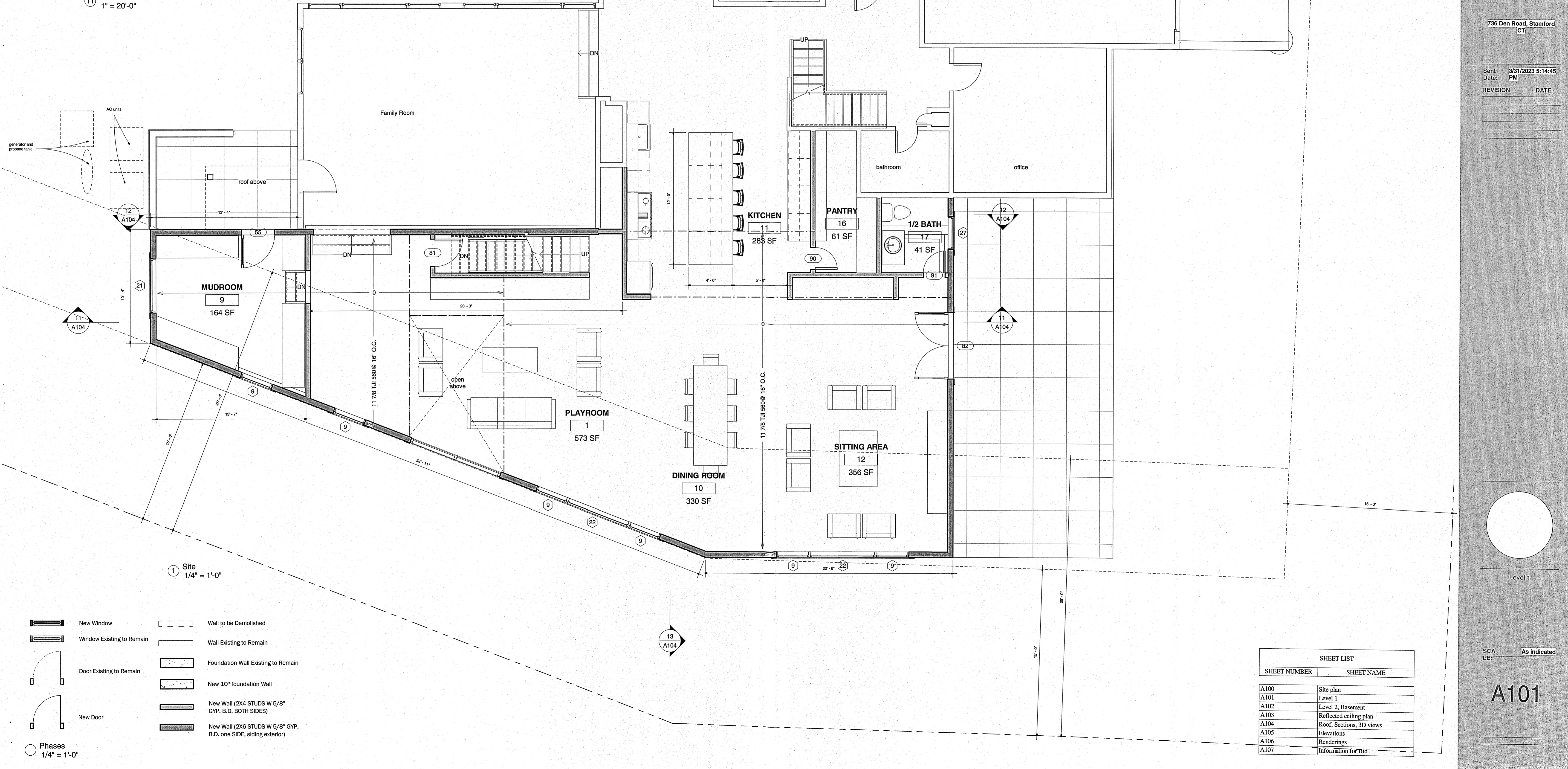
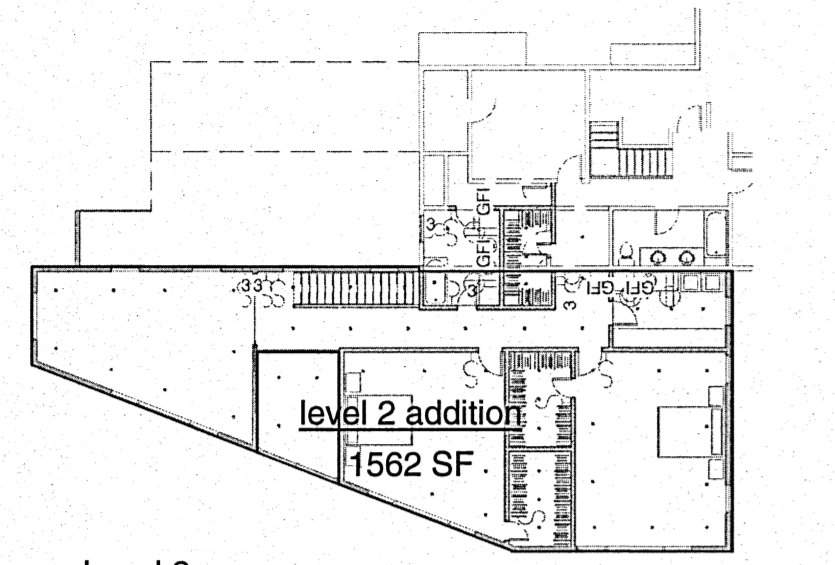
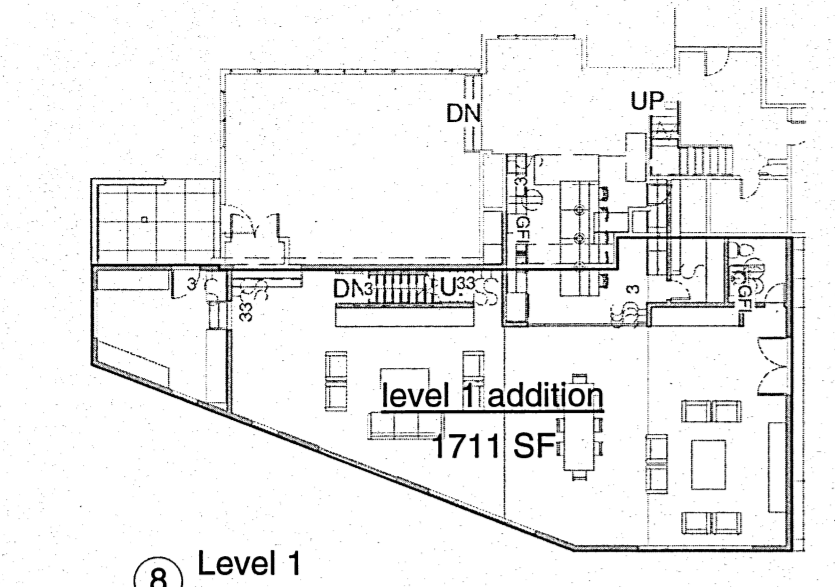
SCA As indicated  
LE:

**A101**

DOOR SCHEDULE				
Type Mark	Count	Width	Height	Family and Type
Level 1				
5	1	2'-6"	6'-8"	SINGLE
20	2	2'-0"	6'-8"	SINGLE
33	1	6'-0"	8'-0"	sliding 2 panel glass
51	1	3'-0"	6'-8"	SINGLE
Level 1: 5				
Level 2				
5	3	2'-6"	6'-8"	SINGLE
20	4	2'-0"	6'-8"	SINGLE
29	1	3'-0"	6'-8"	DOUBLE
32	1	7'-6"	6'-8"	POCKET / BARN
Level 2: 9				
Grand total: 14				

WINDOW SCHEDULE					
TYPE MARK	COUNT	WIDTH	HEIGHT	COMMENTS	U-FACTOR
Level 1					
9	6	3'-0"	6'-0"	CASEMENT	0.32
21	1	5'-0"	5'-0"	FIXED	0.32
22	2	6'-0"	6'-0"	FIXED	0.32
27	1	3'-0"	3'-0"	CASEMENT	0.32
Level 1: 10					
Level 2					
18	4	3'-0"	3'-0"	FIXED	0.32
20	8	3'-0"	5'-0"	CASEMENT	0.32
21	1	5'-0"	5'-0"	FIXED	0.32
23	3	6'-0"	5'-0"	FIXED	0.32
27	2	3'-0"	3'-0"	CASEMENT	0.32
Level 2: 18					
Grand total: 28					

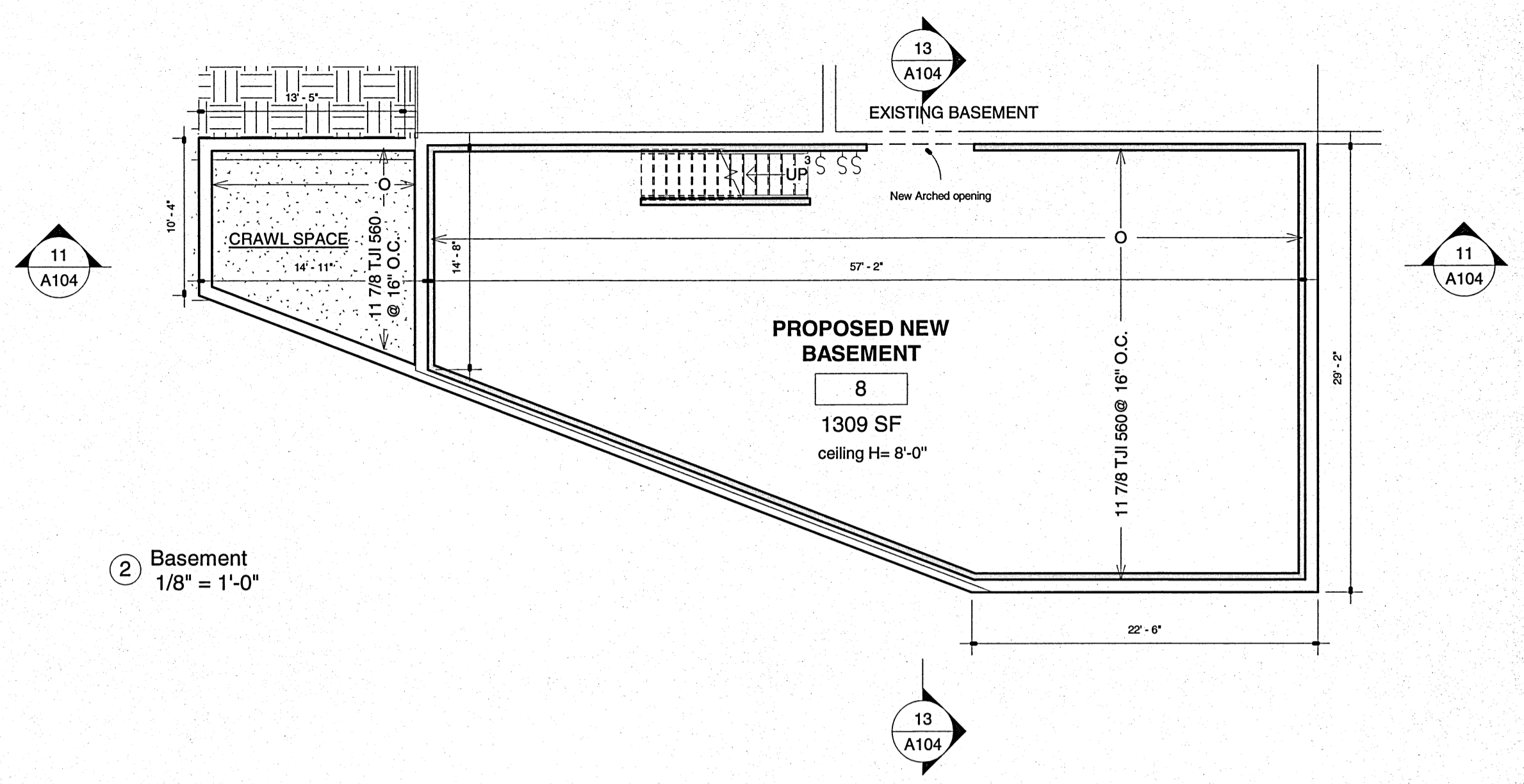
Area Addition	
Name	Area
level 2 addition	1562 SF
level 1 addition	1711 SF
2	3272 SF



- New Window
- Window Existing to Remain
- Door Existing to Remain
- New Door
- Phases  
1/4" = 1'-0"
- Wall to be Demolished
- Wall Existing to Remain
- Foundation Wall Existing to Remain
- New 10" foundation Wall
- New Wall (2x4 STUDS W 5/8" GYP. B.D. BOTH SIDES)
- New Wall (2x6 STUDS W 5/8" GYP. B.D. one SIDE, siding exterior)

SHEET LIST	
SHEET NUMBER	SHEET NAME
A100	Site plan
A101	Level 1
A102	Level 2, Basement
A103	Reflected ceiling plan
A104	Roof, Sections, 3D views
A105	Elevations
A106	Renderings
A107	Information for Bid





2 Basement  
1/8" = 1'-0"

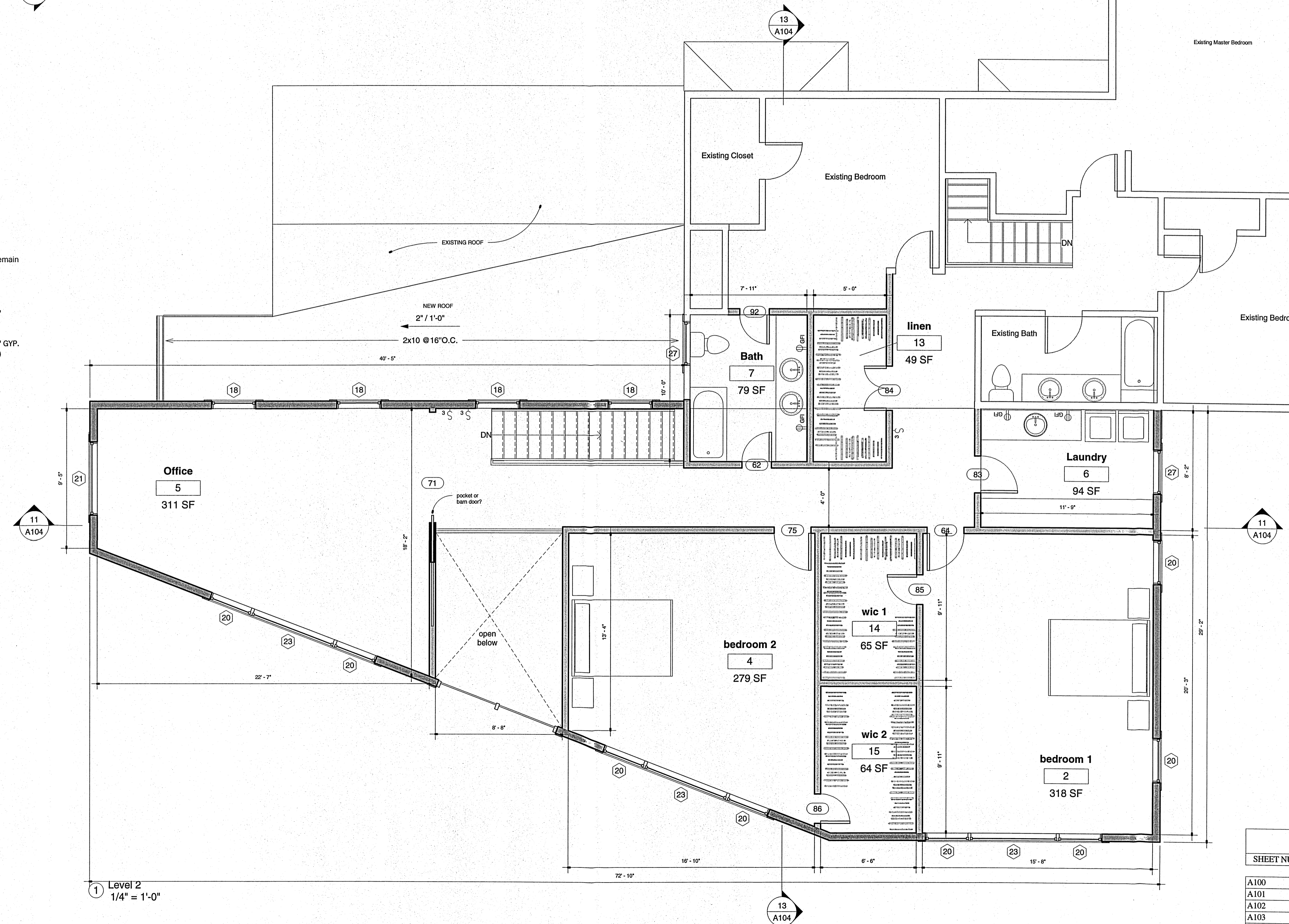
13  
A104

- New Window
- Window Existing to Remain
- Door Existing to Remain
- New Door
- Wall to be Demolished
- Wall Existing to Remain
- Foundation Wall Existing to Remain
- Foundation Wall
- GYP. B.D. BOTH SIDES)
- GYP. B.D. one SIDE, siding exterior)

Phases  
1/4" = 1'-0"

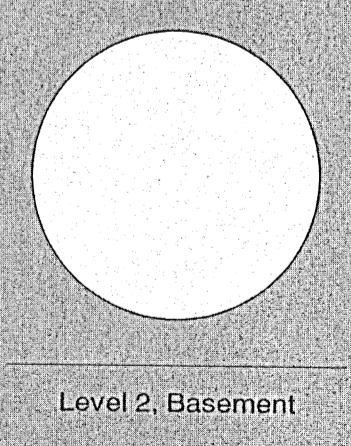
WINDOW SCHEDULE					
TYPE MARK	COUNT	WIDTH	HEIGHT	COMMENTS	U-FACTOR
Level 1:					
9	6	3'-0"	6'-0"	CASEMENT	0.32
21	1	5'-0"	5'-0"	FIXED	0.32
22	2	6'-0"	6'-0"	FIXED	0.32
27	1	3'-0"	3'-0"	CASEMENT	0.32
Level 1: 10					
Level 2:					
18	4	3'-0"	3'-0"	FIXED	0.32
20	8	3'-0"	5'-0"	CASEMENT	0.32
21	1	5'-0"	5'-0"	FIXED	0.32
23	3	6'-0"	5'-0"	FIXED	0.32
27	2	3'-0"	3'-0"	CASEMENT	0.32
Level 2: 18					
Grand total: 28					

DOOR SCHEDULE				
Type Mark	Count	Width	Height	Family and Type
Level 1:				
5	1	2'-6"	6'-8"	SINGLE
20	2	2'-0"	6'-8"	SINGLE
33	1	6'-0"	8'-0"	sliding 2 panel glass
51	1	3'-0"	6'-8"	SINGLE
Level 1: 5				
Level 2:				
5	3	2'-6"	6'-8"	SINGLE
20	4	2'-0"	6'-8"	SINGLE
29	1	3'-0"	6'-8"	DOUBLE
32	1	7'-6"	6'-8"	POCKET / BARN
Level 2: 9				
Grand total: 14				



1 Level 2  
1/4" = 1'-0"

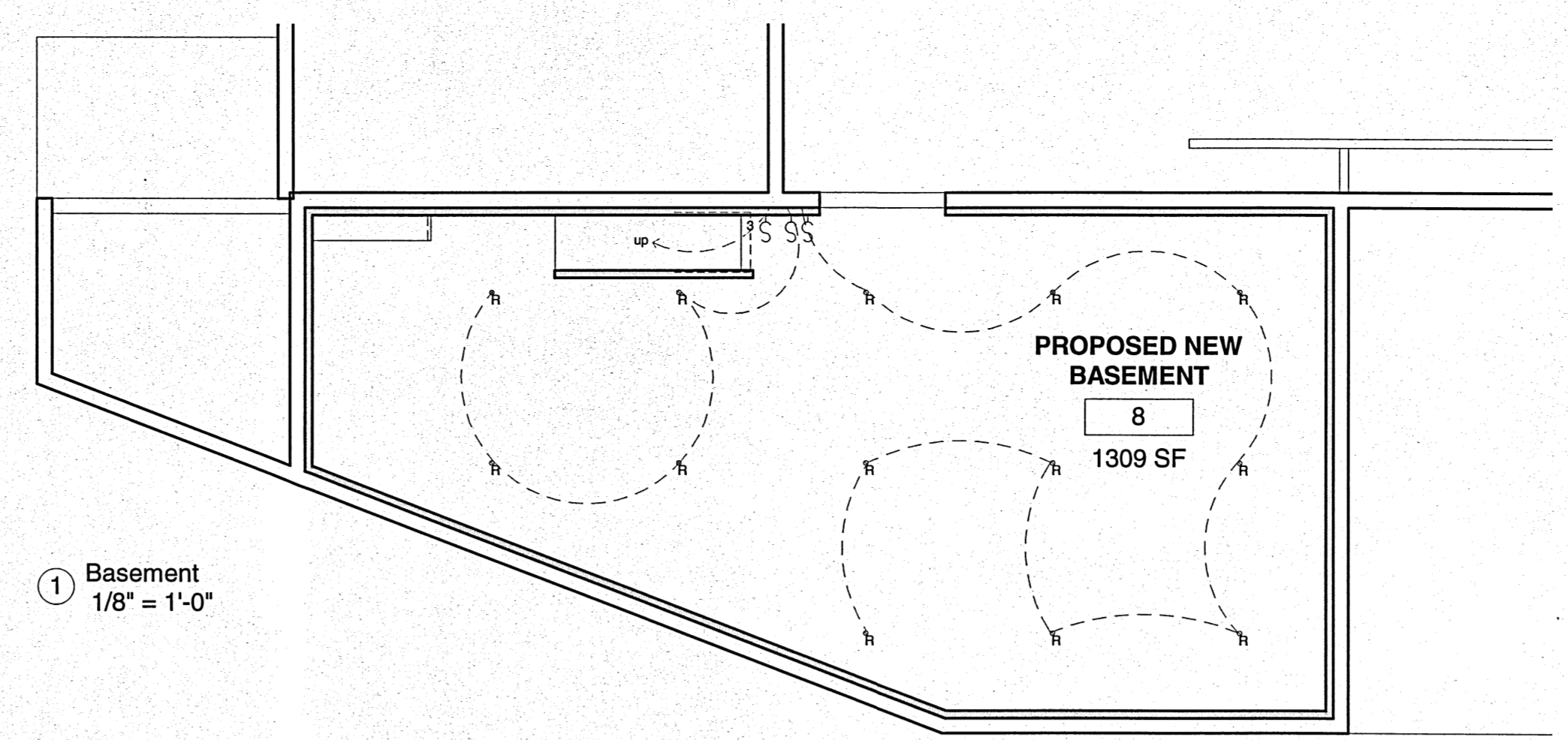
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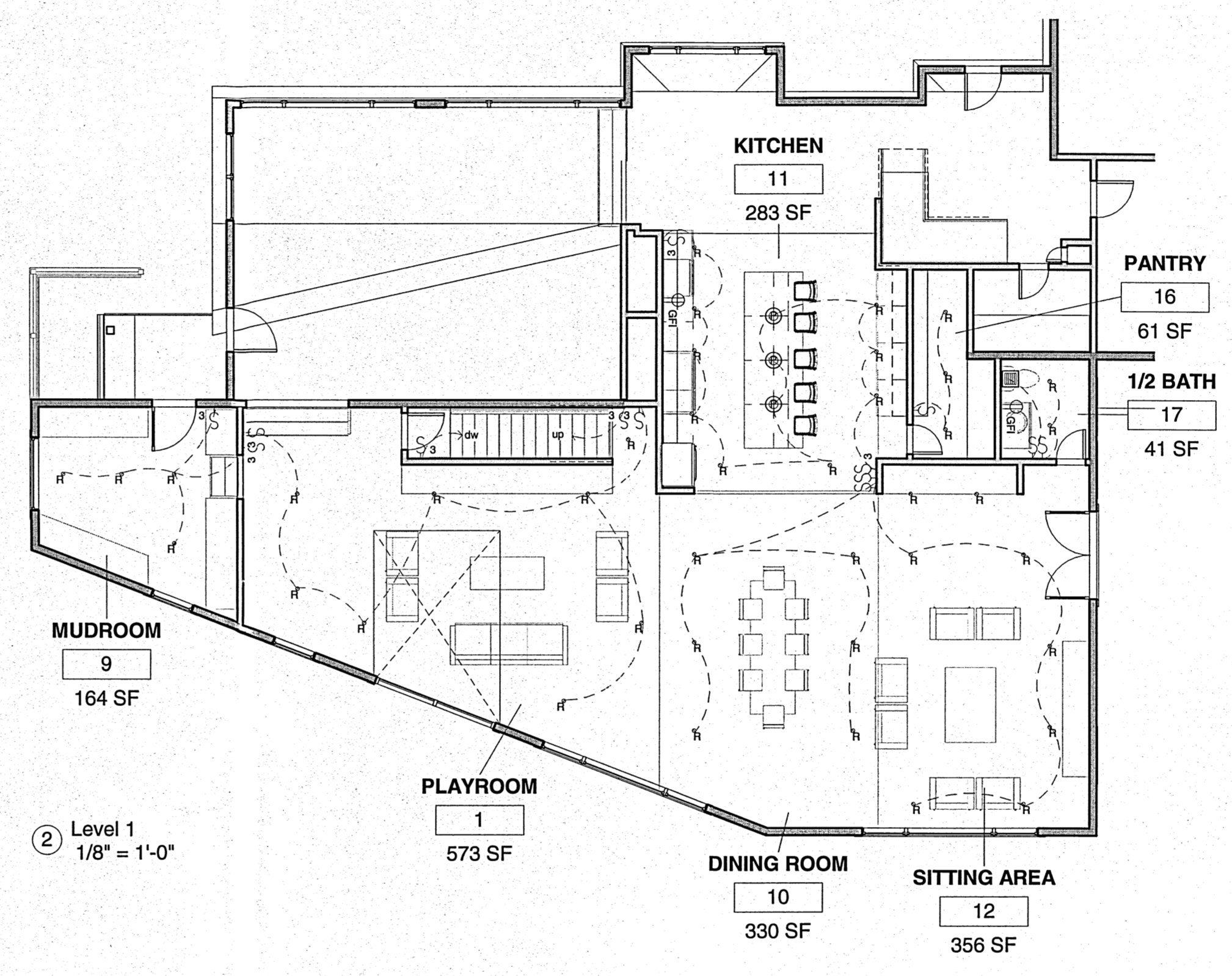
Level 2, Basement

SCA As Indicated  
LE:

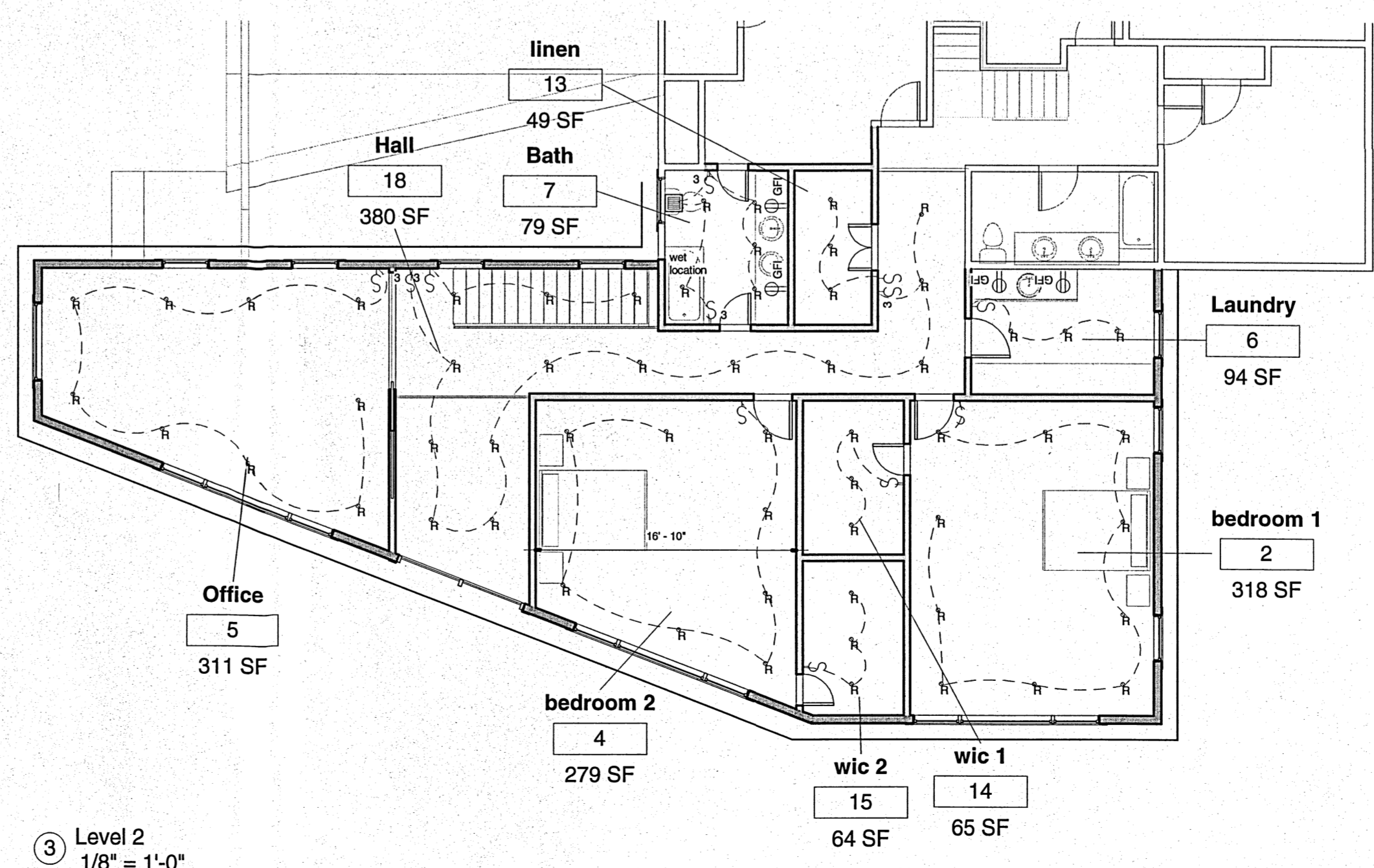




① Basement  
1/8" = 1'-0"



② Level 1  
1/8" = 1'-0"



③ Level 2  
1/8" = 1'-0"

	GFI Outlet
	Duplex Outlet
	Single switch (Leviton Rocker Switches white)
	Switch 3 way (Leviton Rocker Switches white)
	Panasonic 200C FM or Fantech unit
	Smoke/ carbon monoxide detector
	Smoke detector
	Wires

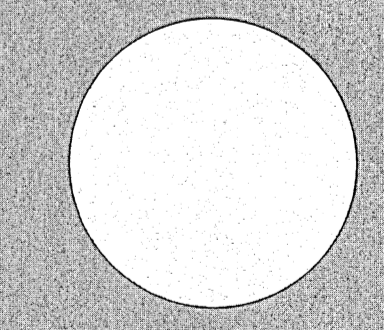
○ Electrical Legend  
1/4" = 1'-0"

Legend	Type Mark	Description
	R	Recessed
	P	Pendant
	J	Junction box

○ Lighting Fixtures  
1/4" = 1'-0"

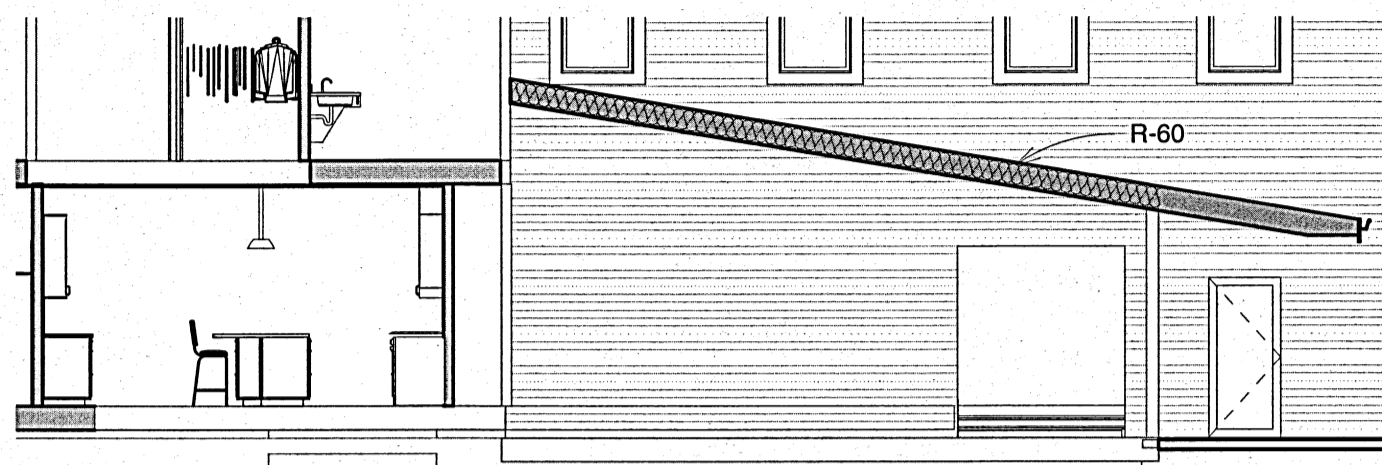
Lighting Fixture Schedule			
Room	Type Mark	Count	Description
<b>Basement</b>			
basement	R	13	Recessed
<b>Basement: 13</b>			
<b>Level 1</b>			
1/2 bath	R	2	Recessed
dining room	R	6	Recessed
kitchen	P	3	Junction Box- Pendant
kitchen	R	9	Recessed
mudroom	R	4	Recessed
pantry	R	3	Recessed
playroom	R	8	Recessed
sitting area	R	8	Recessed
<b>Level 1: 43</b>			
<b>Level 2</b>			
bath	R	5	Recessed
bedroom 1	R	10	Recessed
bedroom 2	R	8	Recessed
hall	R	15	Recessed
laundry	R	3	Recessed
linen	R	3	Recessed
office	R	9	Recessed
wic1	R	3	Recessed
wic2	R	3	Recessed
<b>Level 2: 59</b>			
<b>Grand total: 115</b>			

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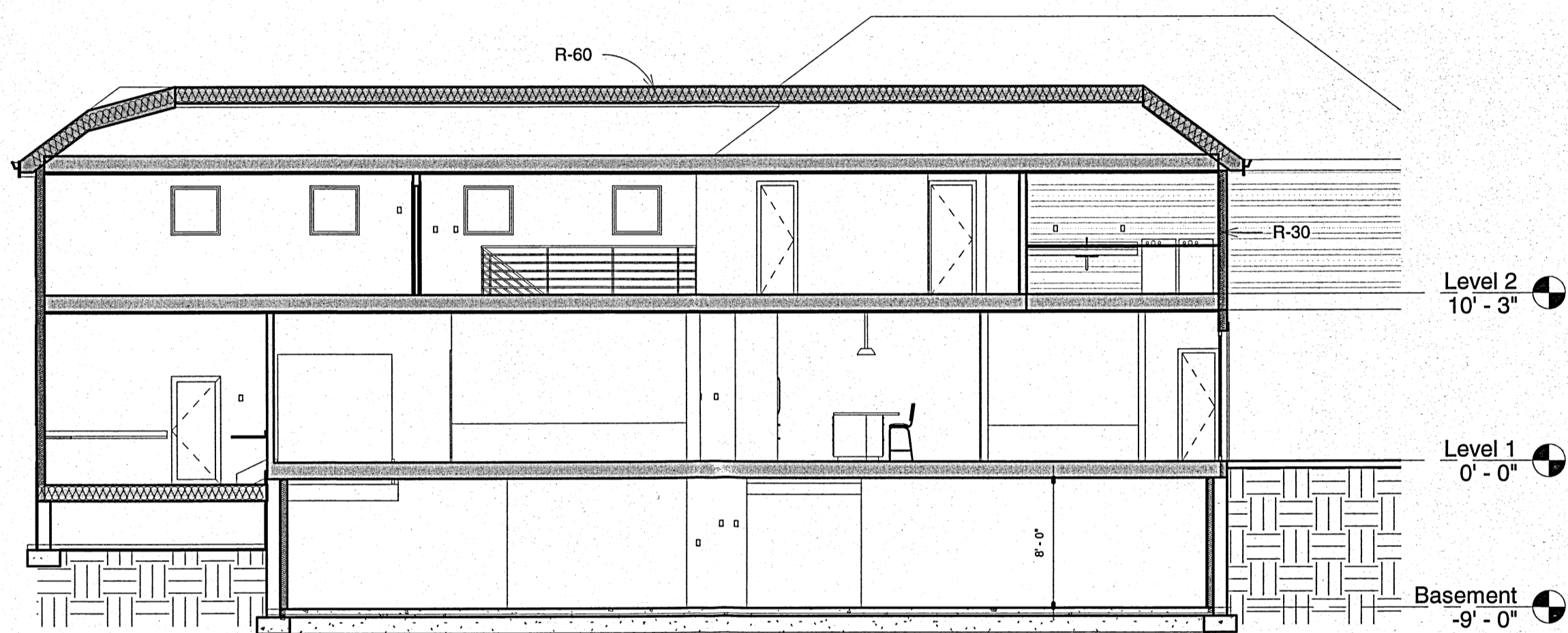


Reflected ceiling plan

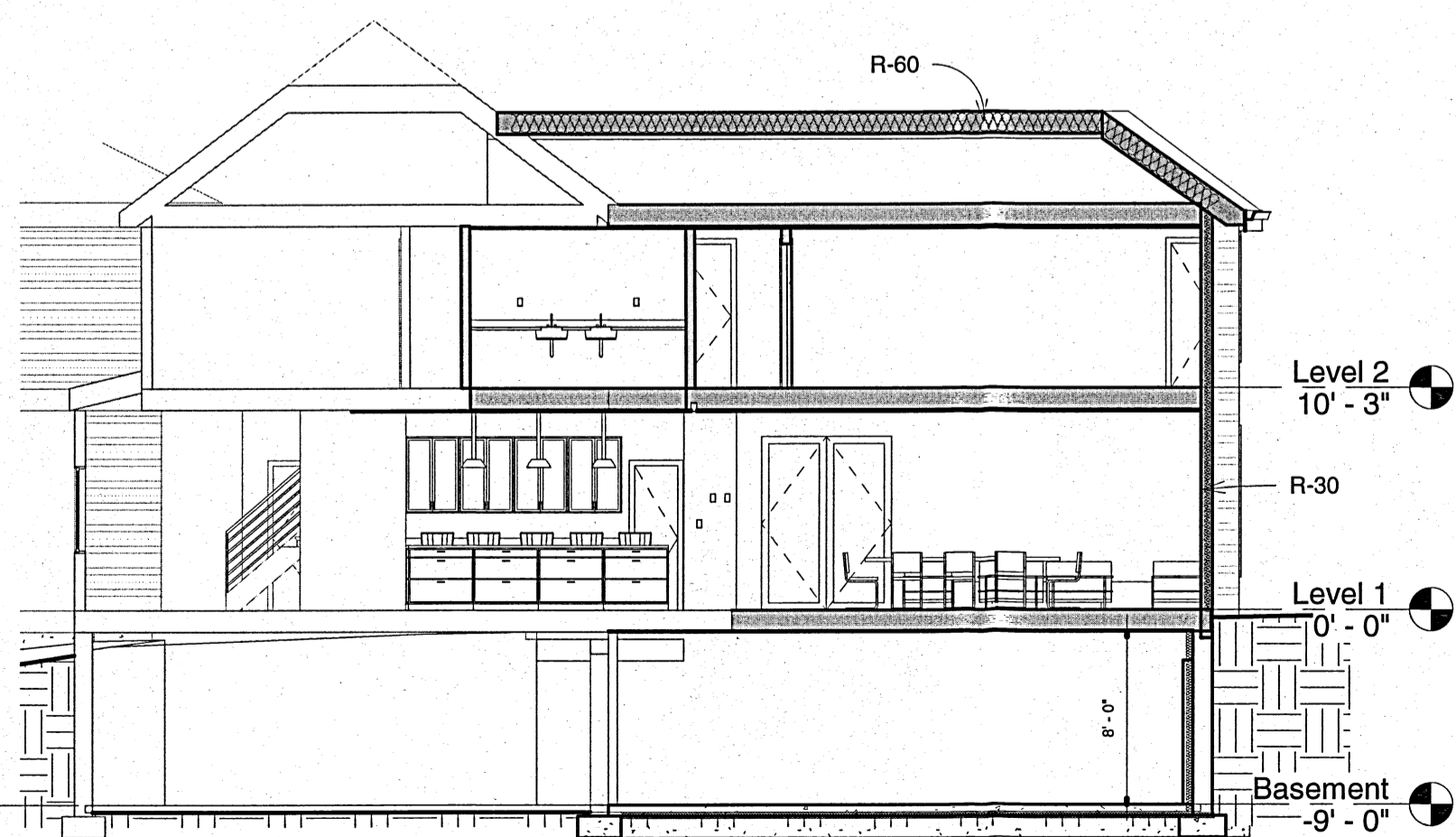




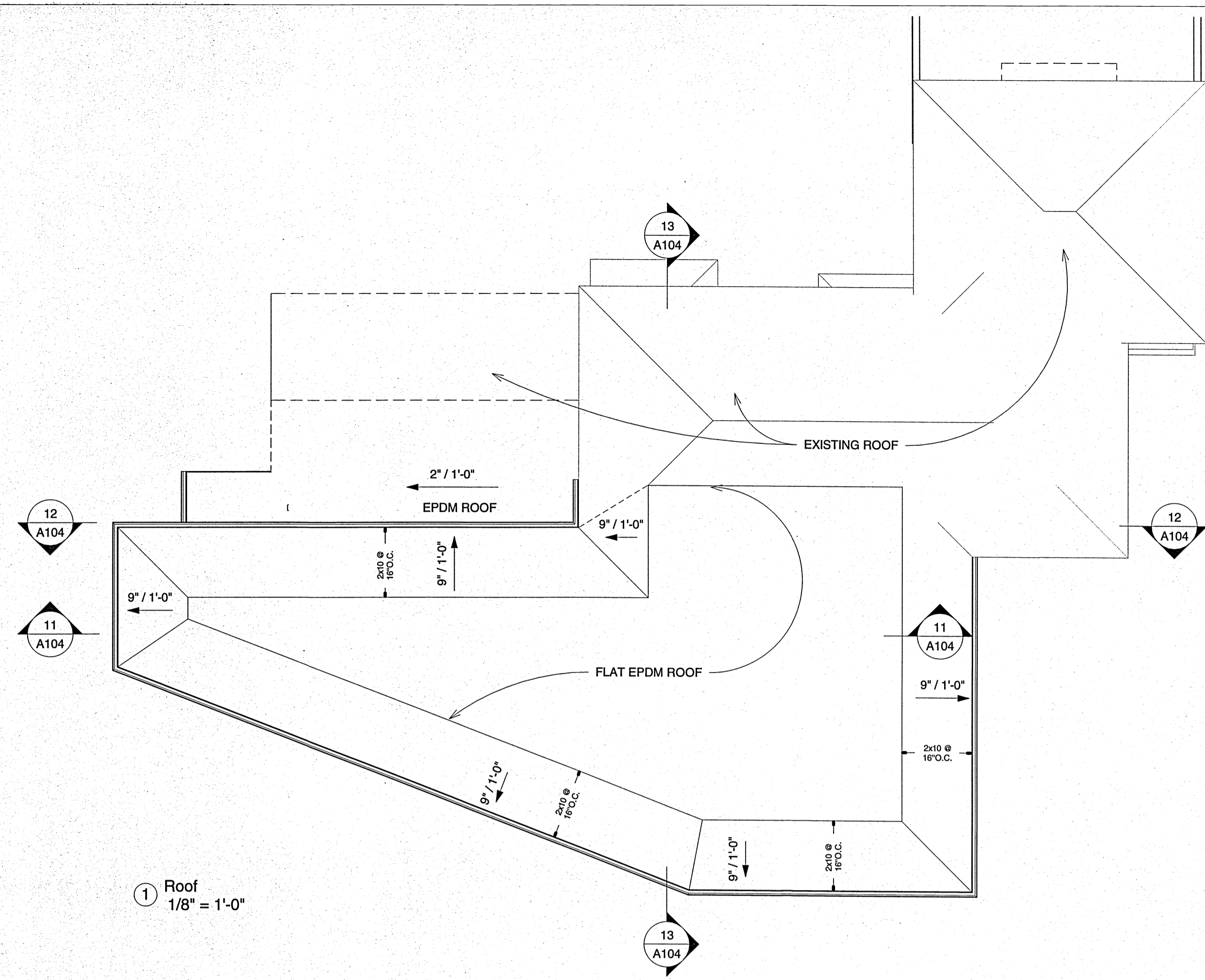
12 Section 6  
1/8" = 1'-0"



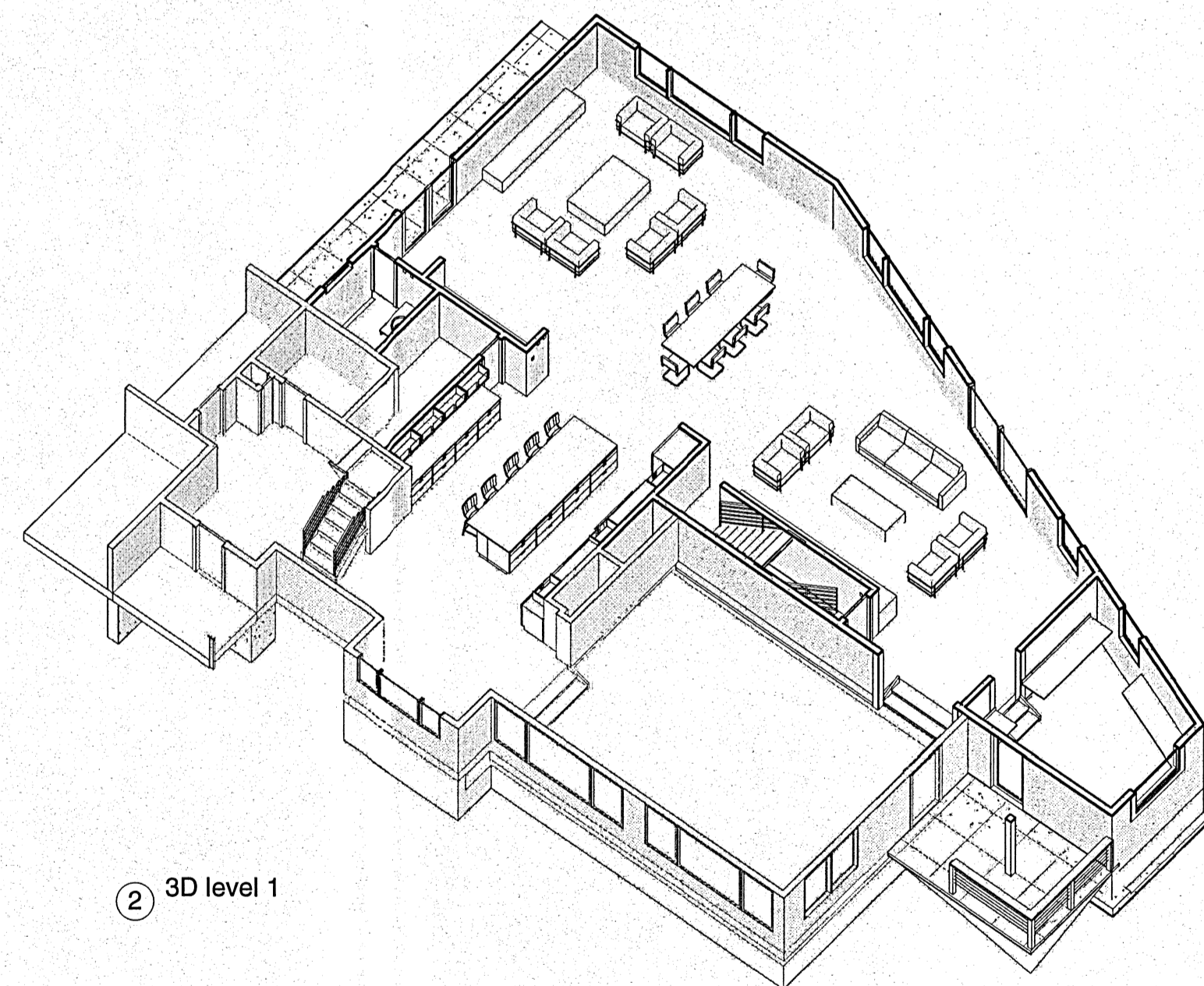
11 Section 4  
1/8" = 1'-0"



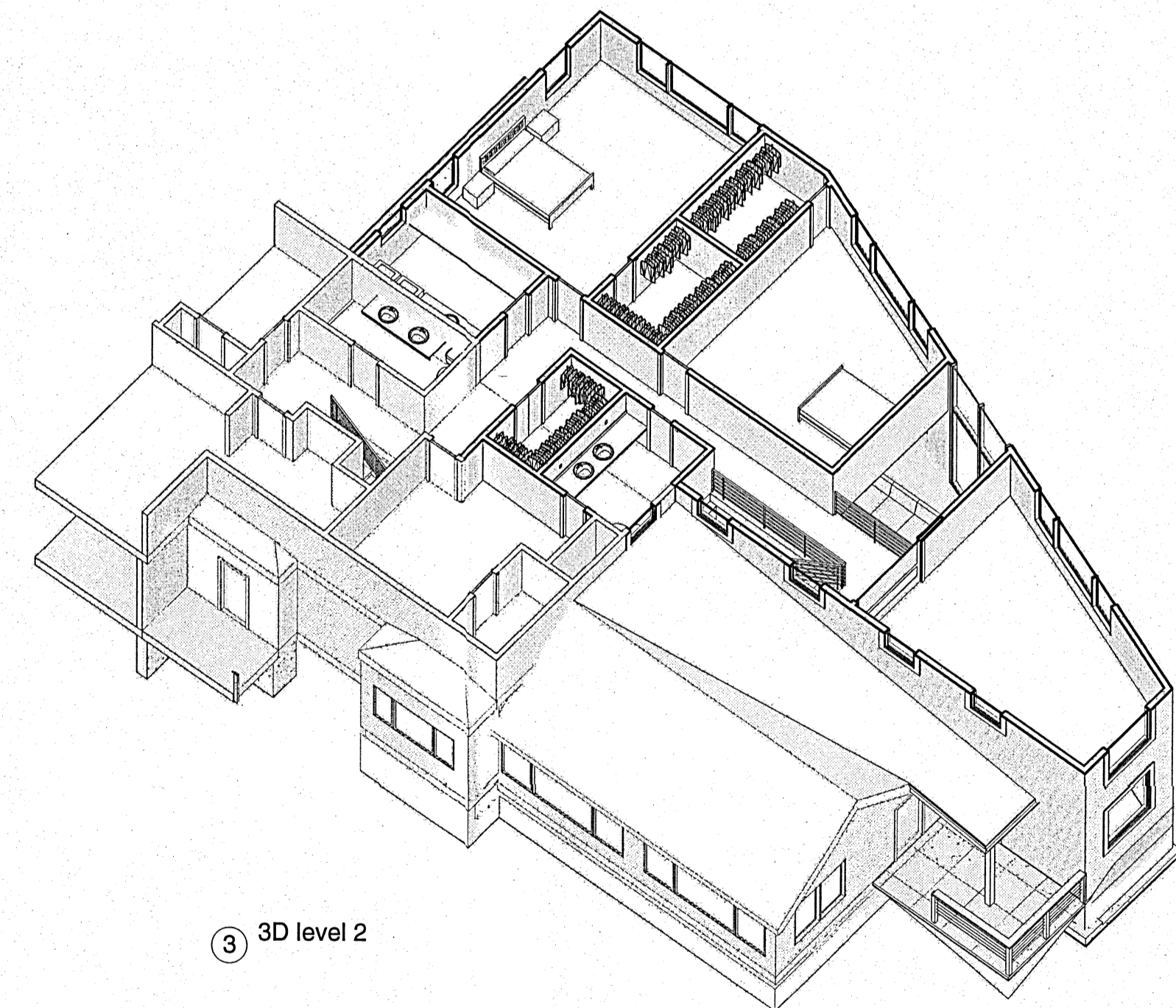
13 Section 3  
1/8" = 1'-0"



1 Roof  
1/8" = 1'-0"



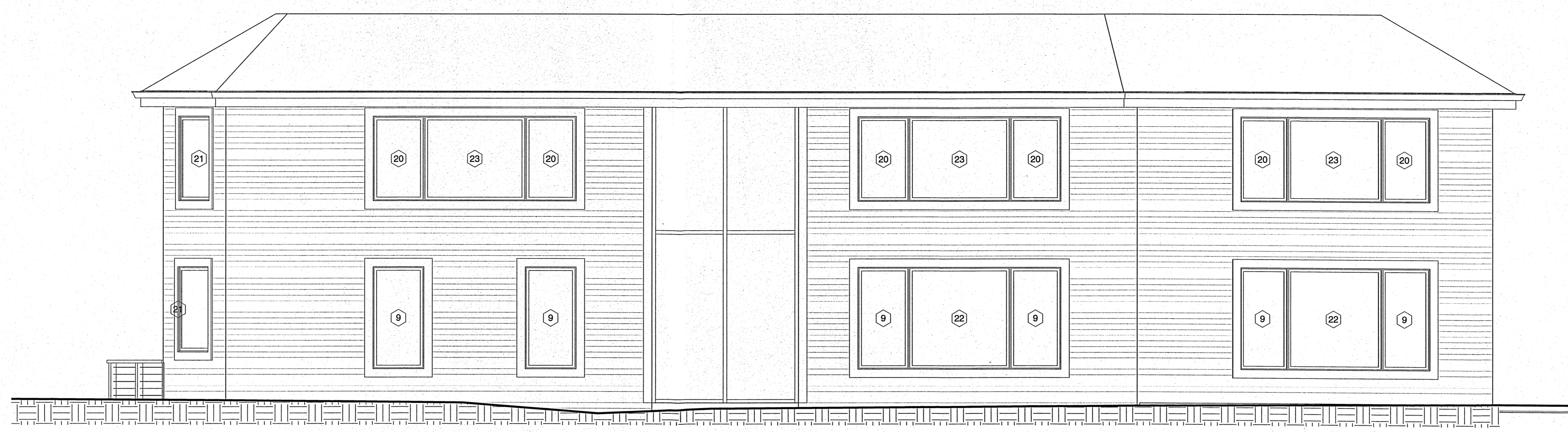
2 3D level 1



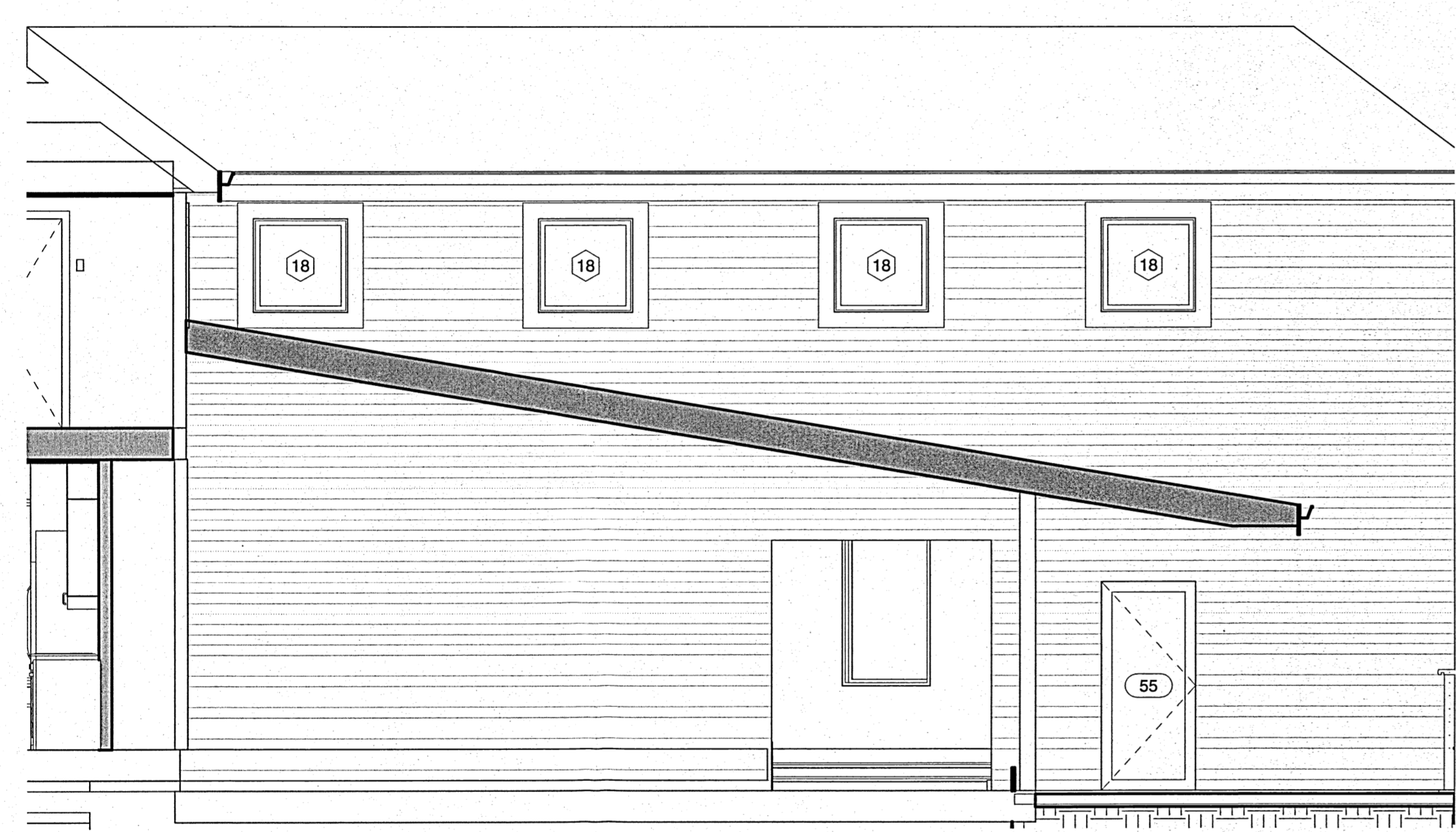
3 3D level 2

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③ Elevation 3 - a  
1/4" = 1'-0"



⑤ Elevation 5 - a  
1/4" = 1'-0"



② Elevation 2 - a  
1/4" = 1'-0"

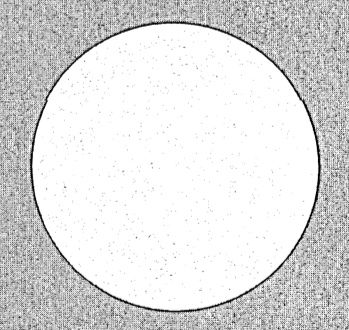


④ Elevation 4 - a  
1/4" = 1'-0"

WINDOW SCHEDULE					
TYPE MARK	COUNT	WIDTH	HEIGHT	COMMENTS	U-FACTOR
Level 1					
9	6	3'-0"	6'-0"	CASEMENT	0.32
21	1	5'-0"	5'-0"	FIXED	0.32
22	2	6'-0"	6'-0"	FIXED	0.32
27	1	3'-0"	3'-0"	CASEMENT	0.32
Level 1: 10					
Level 2					
18	4	3'-0"	3'-0"	FIXED	0.32
20	8	3'-0"	5'-0"	CASEMENT	0.32
21	1	5'-0"	5'-0"	FIXED	0.32
23	3	6'-0"	5'-0"	FIXED	0.32
27	2	3'-0"	3'-0"	CASEMENT	0.32
Level 2: 18					
Grand total: 28					

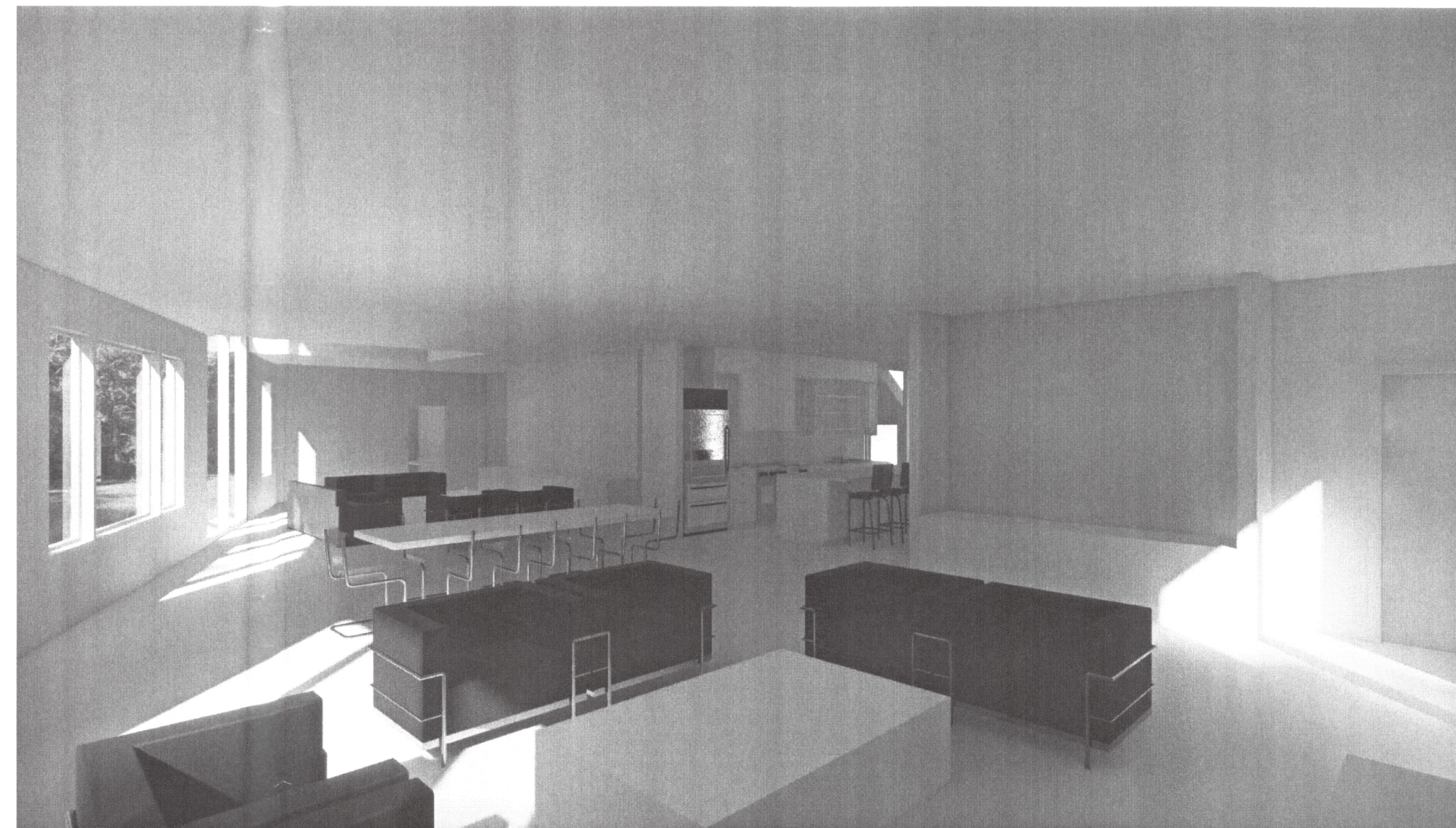
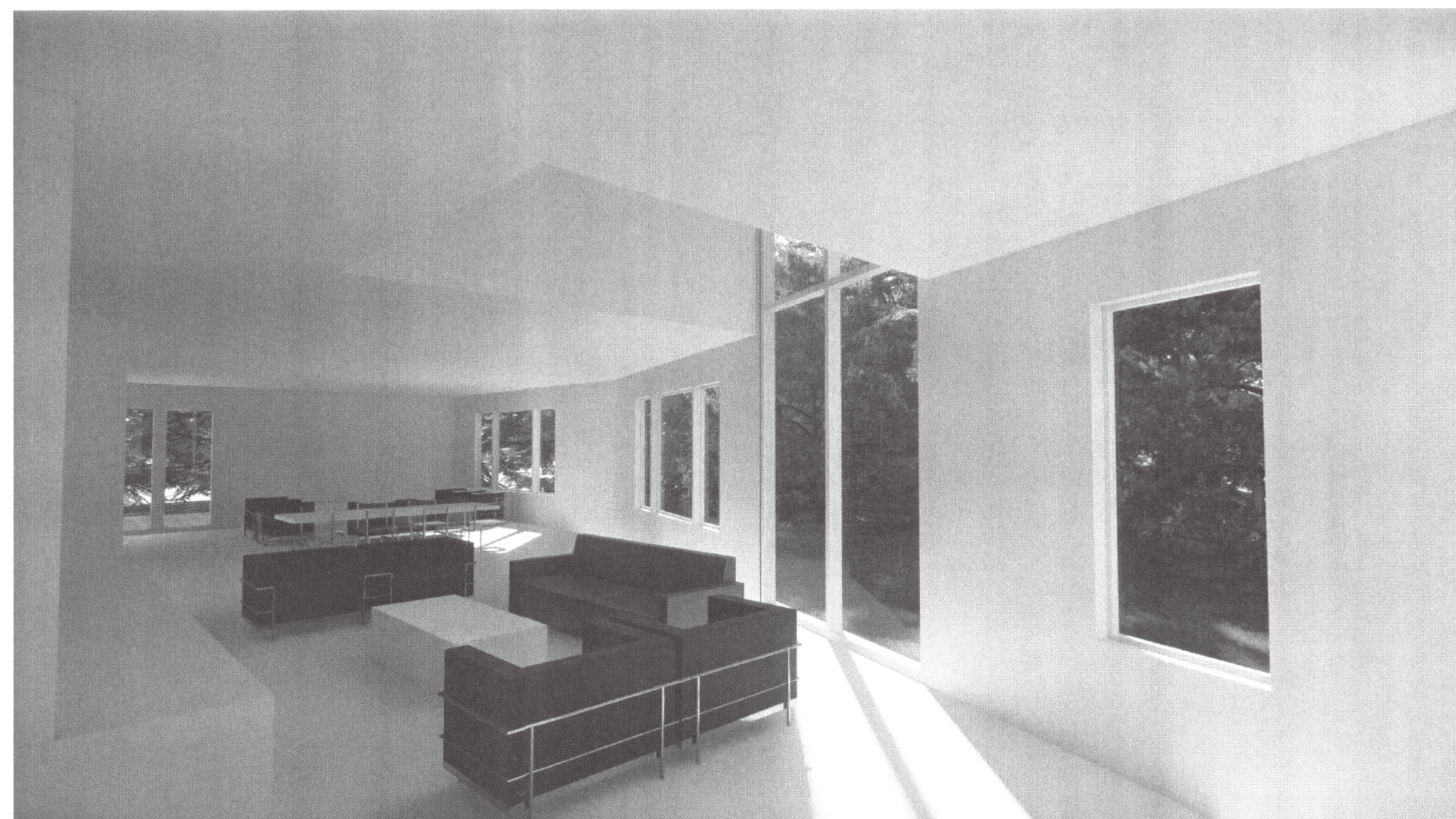
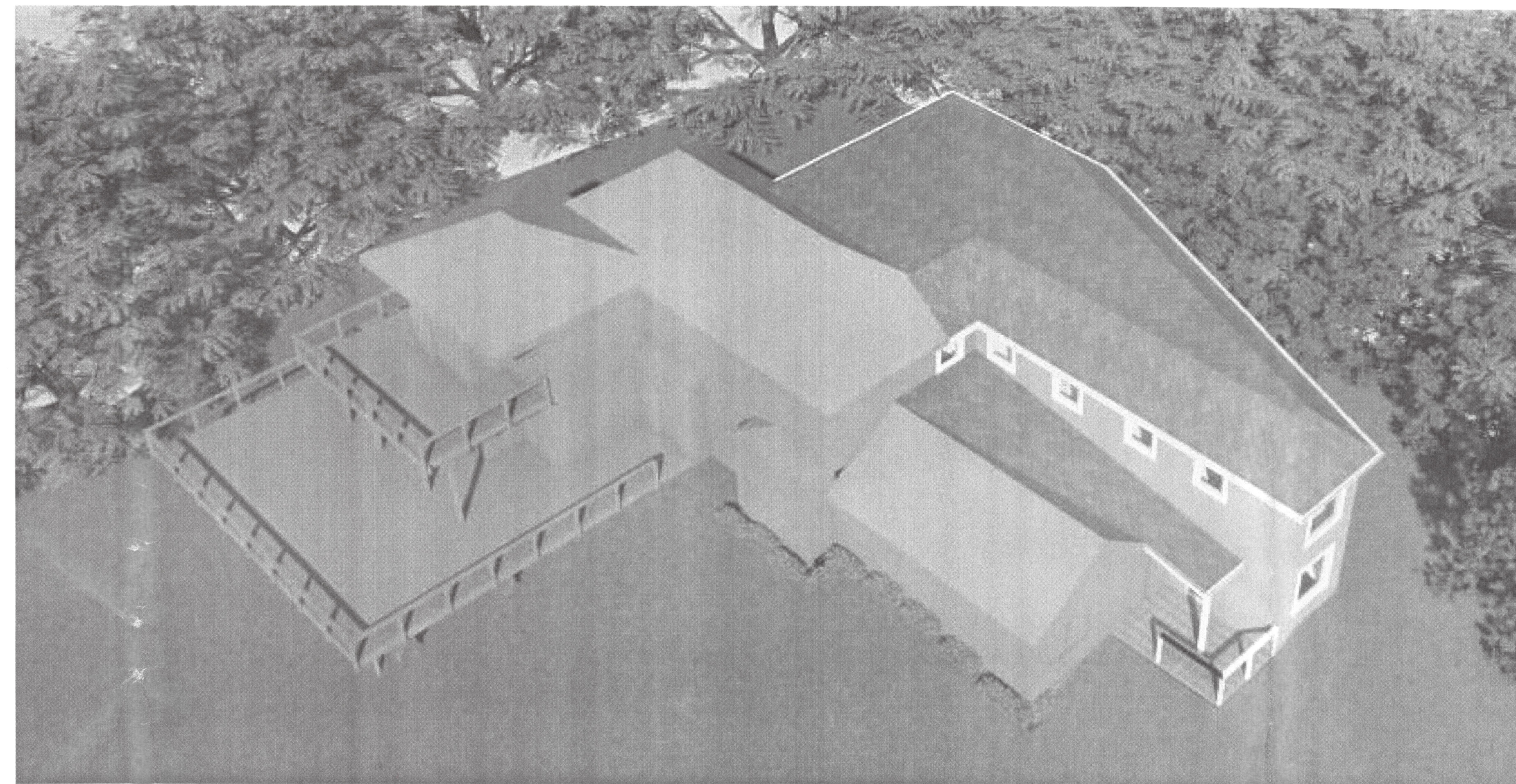
DOOR SCHEDULE				
Type Mark	Count	Width	Height	Family and Type
Level 1				
5	1	2'-6"	6'-8"	SINGLE
20	2	2'-0"	6'-8"	SINGLE
33	1	6'-0"	8'-0"	sliding 2 panel glass
51	1	3'-0"	6'-8"	SINGLE
Level 1: 5				
Level 2				
5	3	2'-6"	6'-8"	SINGLE
20	4	2'-0"	6'-8"	SINGLE
29	1	3'-0"	6'-8"	DOUBLE
32	1	7'-6"	6'-8"	POCKET /BARN
Level 2: 9				
Grand total: 14				

SHEET LIST	
SHEET NUMBER	SHEET NAME
A100	Site plan
A101	Level 1
A102	Level 2, Basement
A103	Reflected ceiling plan
A104	Roof, Sections, 3D views
A105	Elevations
A106	Renderings
A107	Information for Bid

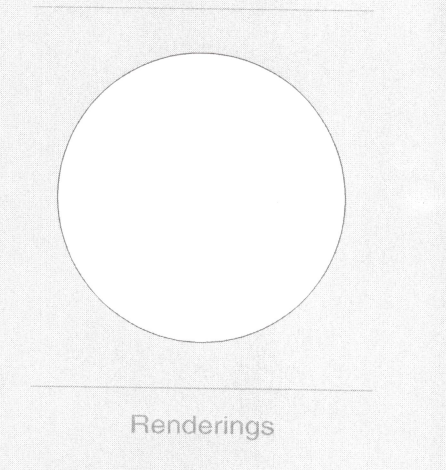


Elevations





REVISION	DATE



SHEET LIST	
SHEET NUMBER	SHEET NAME
A100	Site plan
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Room Finish Schedule								
Name	Number	Area	Perimeter	Level	Wall Finish	Floor Finish	Ceiling Finish	Base Finish
<b>Basement</b>								
PROPOSED NEW BASEMENT	8	1309 SF	157' - 5"	Basement	5/8 type x gyp bd w/ painted finish	3 1/2" red oak hardwood flooring	5/8 type x gyp bd w/ painted finish	Wood base w/ painted finish
<b>Level 1</b>								
PLAYROOM	1	573 SF	136' - 1"	Level 1	5/8 type x gyp bd w/ painted finish	3 1/2" red oak hardwood flooring	5/8 type x gyp bd w/ painted finish	Wood base w/ painted finish
MUDROOM	9	164 SF	52' - 3"	Level 1	5/8 type x gyp bd w/ painted finish	tile flooring	5/8 type x gyp bd w/ painted finish	Wood base w/ painted finish
DINING ROOM	10	330 SF	73' - 2"	Level 1	5/8 type x gyp bd w/ painted finish	3 1/2" red oak hardwood flooring	5/8 type x gyp bd w/ painted finish	Wood base w/ painted finish
KITCHEN	11	283 SF	78' - 0"	Level 1	5/8 type x gyp bd w/ painted finish	3 1/2" red oak hardwood flooring	5/8 type x gyp bd w/ painted finish	Wood base w/ painted finish
SITTING AREA	12	356 SF	86' - 2"	Level 1	5/8 type x gyp bd w/ painted finish	3 1/2" red oak hardwood flooring	5/8 type x gyp bd w/ painted finish	Wood base w/ painted finish
PANTRY	16	61 SF	36' - 11"	Level 1	5/8 type x gyp bd w/ painted finish	3 1/2" red oak hardwood flooring	5/8 type x gyp bd w/ painted finish	Wood base w/ painted finish
1/2 BATH	17	41 SF	25' - 8"	Level 1	5/8" moisture resistant GWB w/ painted finish	tile flooring	5/8" moisture resistant GWB w/ painted finish	ceramic tile base w/ sanitary edge
<b>Level 2</b>								
bedroom 1	2	318 SF	71' - 11"	Level 2	5/8 type x gyp bd w/ painted finish	3 1/2" red oak hardwood flooring	5/8 type x gyp bd w/ painted finish	Wood base w/ painted finish
bedroom 2	4	279 SF	68' - 1"	Level 2	5/8 type x gyp bd w/ painted finish	3 1/2" red oak hardwood flooring	5/8 type x gyp bd w/ painted finish	Wood base w/ painted finish
Office	5	311 SF	74' - 4"	Level 2	5/8 type x gyp bd w/ painted finish	3 1/2" red oak hardwood flooring	5/8 type x gyp bd w/ painted finish	Wood base w/ painted finish
Laundry	6	94 SF	39' - 7"	Level 2	5/8 type x gyp bd w/ painted finish	tile flooring	5/8 type x gyp bd w/ painted finish	Wood base w/ painted finish
Bath	7	79 SF	35' - 10"	Level 2	5/8" moisture resistant GWB w/ painted finish	tile flooring	5/8" moisture resistant GWB w/ painted finish	ceramic tile base w/ sanitary edge
linen	13	49 SF	29' - 10"	Level 2	5/8 type x gyp bd w/ painted finish	3 1/2" red oak hardwood flooring	5/8 type x gyp bd w/ painted finish	Wood base w/ painted finish
wic 1	14	65 SF	32' - 10"	Level 2	5/8 type x gyp bd w/ painted finish	3 1/2" red oak hardwood flooring	5/8 type x gyp bd w/ painted finish	Wood base w/ painted finish
wic 2	15	64 SF	32' - 8"	Level 2	5/8 type x gyp bd w/ painted finish	3 1/2" red oak hardwood flooring	5/8 type x gyp bd w/ painted finish	Wood base w/ painted finish
Hall	18	380 SF	135' - 7"	Level 2	5/8 type x gyp bd w/ painted finish	3 1/2" red oak hardwood flooring	5/8 type x gyp bd w/ painted finish	Wood base w/ painted finish

Wall Schedule	
Type	Area

<b>New Construction</b>	
Curtain Wall	160 SF
New 10" foundation Wall	1105 SF
New Wall (2X4 STUDS W 5/8" GYP. B.D. BOTH SIDES)	3152 SF
New Wall (2X6 STUDS W 5/8" GYP. B.D. ONE SIDE, siding exterior).	2256 SF

Floor Schedule	
Type	Area

6" Concrete Slab w/ hardwood finish	1377 SF
concrete- bluestone slab	592 SF
hardwood floor	4204 SF
tile floor	453 SF

Roof Schedule	
Type	Area

30 year architectural shingles	1219 SF
EPDM roof	1333 SF

Fascia Schedule	
Type	Length

Fascia-Flat 1x4	7' - 6"
Fascia-Flat 1x12	179' - 2"

Gutter Schedule	
Type	Length

Seamless 6" Gutter	172' - 0"
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Lighting Fixture Schedule			
Room	Type Mark	Count	Description

<b>Basement</b>			
basement	R	13	Recessed
Basement: 13			
<b>Level 1</b>			
1/2 bath	R	2	Recessed
dining room	R	6	Recessed
kitchen	P	3	Junction Box-Pendant
kitchen	R	9	Recessed
mudroom	R	4	Recessed
pantry	R	3	Recessed
playroom	R	8	Recessed
sitting area	R	8	Recessed
Level 1: 43			
<b>Level 2</b>			
bath	R	5	Recessed
bedroom 1	R	10	Recessed
bedroom 2	R	8	Recessed
hall	R	15	Recessed
laundry	R	3	Recessed
linen	R	3	Recessed
office	R	9	Recessed
wic1	R	3	Recessed
wic2	R	3	Recessed
Level 2: 59			
Grand total: 115			

WINDOW SCHEDULE					
TYPE MARK	COUNT	WIDTH	HEIGHT	COMMENTS	U-FACTOR
<b>Level 1</b>					
9	6	3' - 0"	6' - 0"	CASEMENT	0.32
21	1	5' - 0"	5' - 0"	FIXED	0.32
22	2	6' - 0"	6' - 0"	FIXED	0.32
27	1	3' - 0"	3' - 0"	CASEMENT	0.32
<b>Level 1: 10</b>					
<b>Level 2</b>					
18	4	3' - 0"	3' - 0"	FIXED	0.32
20	8	3' - 0"	5' - 0"	CASEMENT	0.32
21	1	5' - 0"	5' - 0"	FIXED	0.32
23	3	6' - 0"	5' - 0"	FIXED	0.32
27	2	3' - 0"	3' - 0"	CASEMENT	0.32
<b>Level 2: 18</b>					
Grand total: 28					

DOOR SCHEDULE					
Type Mark	Count	Width	Height	Family and Type	
<b>Level 1</b>					
5	1	2' - 6"	6' - 8"	SINGLE	
20	2	2' - 0"	6' - 8"	SINGLE	
33	1	6' - 0"	8' - 0"	sliding 2 panel glass	
51	1	3' - 0"	6' - 8"	SINGLE	
<b>Level 1: 5</b>					
<b>Level 2</b>					
5	3	2' - 6"	6' - 8"	SINGLE	
20	4	2' - 0"	6' - 8"	SINGLE	
29	1	3' - 0"	6' - 8"	DOUBLE	
32	1	7' - 6"	6' - 8"	POCKET / BARN	
<b>Level 2: 9</b>					
Grand total: 14					

Kitchen Casework					
Type Mark	Count	Type	Width	Depth	Height
21D	1	Base Cabinet Corner Door	1' - 9"	2' - 0"	2' - 11"
24B	2	Base Cabinet 3 Drawers	2' - 0"	2' - 0"	2' - 11"
24W	3	Wall cabinet	2' - 0"	1' - 0"	3' - 6"
30B	4	Base Cabinet 3 Drawers	2' - 6"	2' - 0"	2' - 11"
30DD	1	Base Cabinet Double Door Sink	2' - 6"	2' - 0"	2' - 11"
30W	4	Wall cabinet	2' - 6"	1' - 0"	3' - 6"
36B	4	Base Cabinet 3 Drawers	3' - 0"	2' - 0"	2' - 11"
36Bx1D	4	Base Cabinet 3 Drawers x1' deep	3' - 0"	1' - 0"	2' - 11"

**Demolition:**

- Demo existing house per plans.

**Excavation:**

- Excavate for new house addition footings and foundation.
- Foundation for new house footprint
- Form for the footings, install rebar if required and have it inspected by the Stamford Building Department.
- Pour concrete and let it set.
- Install panels for the walls and pour concrete, install anchor bolts as needed and let it set.
- Spray on water proof material to code.

**Roofing:**

- Frame all walls, floors, roof, and partitions as per plan, Douglass fir material, engineered microlam beams, structural columns and engineered 3/4" Advantech brand sheathing for the sub-floor to code.
- Sheathing for the walls will be Zip plywood and tape.
- Sheathing for the roof will be 5/8" CDX plywood.

**Windows and doors:**

- Install windows as per schedule with exterior trim TBD, hardware with full screen.
- Install exterior doors with 4" white exterior trim, hardware and screen.
- Install all exterior seal edges with sealing tape over the nailing fins to the sheathing.
- Install interior doors

**Siding and exterior trim:**

- Install siding TBD.
- Install corner posts on all outside corners.

**Electrical:**

- Lighting fixtures as per plans.
- outlets by code

**Sheetrock:**

- Install 1/2" sheetrock on the walls, ceilings in all finished rooms with one coat of tape and 3 coats of compound for a finished coat.
- Install 5/8" sheetrock on the walls and the ceiling in the garage with one coat of tape and 3 coats of compound for a finished coat.

**Plumbing:**

- Install all plumbing as per plan.

**H.V.A.C.:**

- Install heating system.
- Install A.C. system
- Install hot water heaters
- Duct all bath fans and kitchen exhaust

**Insulation:**

- R-60 roof
- R-30 walls
- R-21 walls in basement
- R-10 rigid insulation basement slab

**Tile work:**

- Install tile per finish schedule
- Install 1/2" cement board to shower walls where tiles are to be installed.
- Pour a pitched concrete pan for new shower floors.
- Install tile to shower floors and walls in the shower up to the ceilings.
- Install a raised stone curb to the entrance of the showers.
- Install a niche in each shower.
- Install tile over the kitchen countertops to the bottom of the wall cabinets.
- Install Schluter Ditra 5/16" underlayment and tile on the floors of all the bathroom floors, laundry floors and pantry.

**Hardwood Flooring:**

- Install 3 1/2" red oak hardwood floor on 1st and 2nd floors.
- Sand and finish with stain and two coats of poly.

**Interior Trim:**

- Install all interior doors and hardware
- Install door and window trim
- Install baseboard trim

**Closets**

- Install one shelf and one closet pole to all closet walls as needed

**Kitchen, Bathroom, Pantry, Mudroom and Laundry room cabinetry:**

- Install cabinets, hardware and cabinet moldings.
- Install countertops to all base cabinets.

**Appliances:**

- Install all appliances.

**Plumbing Fixtures**

- Install all valbs, tubs, toilets, sinks and shower heads. selected by owner.

**Painting:**

- Preparation of the surfaces as needed with putty, sanding and cleaning of all surfaces for the paint application.
- Apply one coat of primer and two coats of finish paint on all the interior walls, trim and ceiling with Benjamin Moore Paint or equal as noted on the plans TBD.

**Staircase:**

- Build staircase with oak treads, painted risers to second floor and basement.

**Patio:**

- Pour concrete and bluestone patios.

**Blow Test:**

- Perform a negative blow test for the new House for the Certificate of Occupancy if needed from the City of Stamford.

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