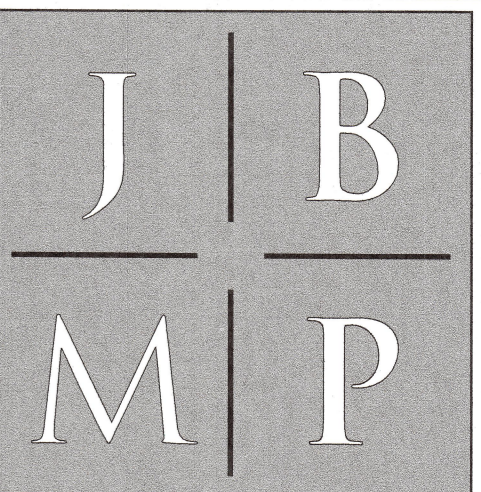


# 1786 BEDFORD STREET GARAGE

1786 BEDFORD STREET, STAMFORD CT, 06905



JONES | BYRNE  
MARGEOTES | PARTNERS  
ARCHITECTURE | INTERIOR DESIGN

1786 Bedford Street, Stamford, CT 06905  
Phone 203.531.1588 Fax 203.531.6239  
www.jbmparch.com



| GENERAL NOTES  | ABBREVIATIONS   | SYMBOL LIST  | WALL TYPE SYMBOLS  | DESIGN TEAM   | LIST OF DRAWINGS  |                       |                           |                          |                          |                         |                   |               |                       |                          |                |      |      |        |             |       |       |       |       |        |                       |  |  |  |  |        |                            |  |  |  |  |        |  |  |  |  |  |        |   |  |  |  |  |                      |  |  |  |  |  |      |                            |  |  |  |  |
|--|---|--|--|---|---|-----------------------|---------------------------|--------------------------|--------------------------|-------------------------|-------------------|---------------|-----------------------|--------------------------|----------------|------|------|--------|-------------|-------|-------|-------|-------|--------|-----------------------|--|--|--|--|--------|----------------------------|--|--|--|--|--------|--|--|--|--|--|--------|---|--|--|--|--|----------------------|--|--|--|--|--|------|----------------------------|--|--|--|--|
| <p>THE PROJECT SHALL BE GOVERNED IN ANY AND ALL RESPECTS BY THE CURRENT EDITION OF THE TOWN OF STAMFORD, STATE OF CONNECTICUT CODE AND REGULATIONS AND THE INTERNATIONAL BUILDING CODE, THE LATEST EDITION ADOPTED BY THE MUNICIPALITY.</p> <p>CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL REQUIRED INSPECTIONS.</p> <p>CONTRACTOR SHALL OBTAIN THE ARCHITECT'S GUIDANCE WITH RESPECT TO INTERPRETATION OR DESIGN INTENT OF CONTRACT DOCUMENTS. NO ASSUMPTIONS SHALL BE MADE BY THE CONTRACTOR.</p> <p>CONTRACTOR SHALL IMMEDIATELY NOTIFY AND BRING TO THE ATTENTION OF THE ARCHITECT ANY ERROR, OMISSION, INCONSISTENCY, AMBIGUITY OR CONFLICTS CONTAINED IN OR ARISING AS A RESULT OF IMPLEMENTING THE CONTRACT DOCUMENTS.</p> <p>ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF J.B.M.P. INC. AND THE OWNERS BEFORE COMMENCING WORK. RESPONSIBILITY FOR CHANGES MADE WITHOUT AUTHORIZATION WILL BE BORNE BY THE CONTRACTOR. THAT RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, REMEDIAL MEASURES AND ALL ASSOCIATED COSTS.</p> <p>THOSE ITEMS AND TASKS NOT NOTED BUT IMPLIED AS NECESSARY FOR COMPLETION OF THE PROJECT SHALL BE CONSIDERED PART OF THE CONTRACT.</p> <p>ONLY DRAWINGS LABELED ISSUED FOR CONSTRUCTION ARE AUTHORIZED TO BE USED FOR CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COLLECTION OF ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND OTHER DRAWINGS NOT LABELED ISSUED FOR CONSTRUCTION AND THE DISTRIBUTION TO ALL SUB-CONTRACTORS AND CONSULTANTS OF THE MOST CURRENT REVISED SET OF DRAWINGS.</p> <p>STRUCTURAL ENGINEERING DRAWINGS AND SPECIFICATIONS SHALL SET PRECEDENCE OVER ARCHITECTURAL DRAWINGS WHEN THERE IS A CONFLICTING INFORMATION CONCERNING STRUCTURAL MATTERS. ENGINEER MUST INSPECT ALL STRUCTURAL COMPONENTS FOR COMPLIANCE WITH SPECIFICATIONS PRIOR TO POURING CONCRETE AND TO CLOSING IN WALLS. CONTRACTOR SHALL HAVE RESPONSIBILITY FOR SCHEDULING AND COORDINATING THESE INSPECTIONS.</p> <p>OWNERSHIP AND USE OF CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE NOT TO BE USED IN WHOLE OR IN PART BY ANY OTHER INDIVIDUALS OR FOR ANY OTHER PURPOSES THAN THOSE PROBABLY AUTHORIZED BY THE CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORITY OF J.B.M.P. ARCHITECTS.</p> <p>CONTRACTOR SHALL BE PROPERLY LICENSED AND ALL MECHANICAL AND ELECTRICAL TRADES SHALL BE LICENSED BY THE APPROPRIATE STATE AND LOCAL GOVERNING AUTHORITIES.</p> <p>CONTRACTOR SHALL CARRY LIABILITY AND WORKMENS COMPENSATION INSURANCE WITH MANDATED STATE MINIMUM AMOUNTS, AND PROVIDE TO THE ARCHITECT AND OWNER PROOF OF INSURANCE. INSURANCE CERTIFICATE SHALL BE MADE OUT TO "OWNER".</p> <p>NO WORK SHALL BEGIN UNTIL ALL PERMITS ARE SECURED AND ALL INSURANCE CERTIFICATES ARE IN PLACE.</p> <p>FRAMING LUMBER SHALL BE AS PER STRUCTURAL SPECIFICATIONS.</p> <p>CONCRETE SHALL BE AS PER STRUCTURAL SPECIFICATIONS.</p> <p>DIMENSIONS ARE TO FACE OF STUD EXCEPT AS NOTED.</p> <p>NO DRAWINGS SHALL BE SCALED; DIMENSIONS ONLY SHALL BE USED.</p> <p>GENERAL CONTRACTOR TO PROVIDE ARCHITECT WITH CATALOGUE CUTOUT WRITTEN DOCUMENT DESCRIBING SAMPLES OF EXTERIOR MATERIALS TO BE USED ON THE PROJECT PRIOR TO INSTALLATION.</p> | <p>A.F.F. ABOVE FINISHED FLOOR</p> <p>BLDG. BUILDING</p> <p>CL. CENTER LINE</p> <p>CLG. CABINETRY</p> <p>C.M.U. CONCRETE MASONRY UNIT</p> <p>CONC. CONCRETE</p> <p>CONT. CONTINUOUS</p> <p>C.T. CERAMIC TILE</p> <p>DTL. DETAIL</p> <p>DN. DOWN</p> <p>DR. DOOR</p> <p>D.W. DISH WASHER</p> <p>DWG. DRAWING</p> <p>ELEV. ELEVATION</p> <p>EQ. EQUAL</p> <p>EXT. EXISTING</p> <p>EXT. EXTERIOR</p> <p>FFDN. FOUNDATION</p> <p>F.F. FINISHED FLOOR</p> <p>F.C.E. FINISHED CEILING ELEVATION</p> <p>F.F.E. FINISHED FLOOR ELEVATION</p> <p>F.F.S.C. FIRE PROOF SELF CLOSING FOOTING</p> <p>FTG. GENERAL CONTRACTOR</p> <p>G.C. GROUND FAULT INTERRUPTER</p> <p>G.L. GLASS</p> <p>G.W.B. GYPSUM WALL BOARD</p> <p>HD. HEAD</p> <p>HGT. HEIGHT</p> <p>INSUL. INSULATION</p> <p>INT. INTERIOR</p> <p>L.F. LINEAR FEET</p> <p>MAX. MAXIMUM</p> <p>MIN. MINIMUM</p> <p>MLDG. MOULDING</p> <p>N.C. NOT IN CONTRACT</p> <p>N.O. NUMBER</p> <p>N.T.S. NOT TO SCALE</p> <p>O.A. OVER ALL</p> <p>O.C. ON CENTER</p> <p>PL. PLATE</p> <p>PLYWD. PLYWOOD</p> <p>PTD. PAINTED</p> <p>P. CONC. POURED CONCRETE</p> <p>R. REFR.</p> <p>REF. REFRIGERATOR</p> <p>REINF. REINFORCING</p> <p>REQD. REQUIRED</p> <p>RM. ROOM</p> <p>S.F. SQUARE FEET</p> <p>S.S. STAINLESS STEEL</p> <p>STL. STEEL</p> <p>T. TREADS</p> <p>T.M.E. TO MATCH EXISTING</p> <p>T. TYPICAL</p> <p>T.O. TRIMMED OPENING</p> <p>U.O.N. UNLESS OTHERWISE NOTED</p> <p>W. WOOD</p> <p>WD. WOOD</p> <p>WN. WINDOW</p> <p>W.W.M. WELDED WIRE MESH</p> <p>W.F. WITH</p> <p>V.F. VERIFY IN FIELD</p> | <p>SECTION/ELEVATION TAG</p> <p>ROOM NAME AND NUMBER</p> <p>DOOR TAG</p> <p>WINDOW TAG</p> <p>DETAIL TAG</p> <p>REVISION CLOUD</p> <p>SMOKE DETECTOR</p> <p>INTERIOR ELEVATION TAG</p> <p>WALL TYPE TAG</p> <p>REVISION TAG AND BUBBLE</p> | <p>EXISTING WALL TO REMAIN</p> <p>NEW WOOD STUD WALL w/ GYP. BOARD EACH SIDE</p> <p>NEW VENEER WALL</p> <p>NEW MASONRY WALL</p> <p>NEW CONCRETE WALL</p> | <p>ARCHITECT:<br/>JONES, BYRNE, MARGEOTES PARTNERS<br/>1786 BEDFORD ST<br/>STAMFORD, CT 06905<br/>203-531-1588</p> <p>CIVIL ENGINEER:<br/>SOUNDVIEW LAND SURVEYORS &amp; ENGINEERS<br/>239 GLENVILLE ROAD, SUITE 300<br/>GREENWICH, CT. 06831</p> | <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:10%;">DRAWING DESCRIPTION</th> <th style="width:10%;">06.08.2023 ZBA SUBMISSION</th> <th style="width:10%;"></th> <th style="width:10%;"></th> <th style="width:10%;"></th> <th style="width:10%;"></th> </tr> </thead> <tbody> <tr> <td>DWG#</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>C-1.00</td> <td>COVER SHEET</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>A-2.01</td> <td>PROPOSED GARAGE PLANS</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>A-2.02</td> <td>PROPOSED GARAGE ELEVATIONS</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>A-2.03</td> <td>ORIGINAL &amp; CURRENT PHOTOS OF MAIN BUILDING</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>A-2.04</td> <td>EX PHOTOS &amp; PROPOSED RENDERINGS OF GARAGE</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="6" style="text-align:center;">SURVEY &amp; CIVIL DWGS.</td> </tr> <tr> <td>EX-1</td> <td>EXISTING CONDITIONS SURVEY</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | DRAWING DESCRIPTION   | 06.08.2023 ZBA SUBMISSION |                          |                          |                         |                   | DWG#          |                       |                          |                |      |      | C-1.00 | COVER SHEET |       |       |       |       | A-2.01 | PROPOSED GARAGE PLANS |  |  |  |  | A-2.02 | PROPOSED GARAGE ELEVATIONS |  |  |  |  | A-2.03 | ORIGINAL & CURRENT PHOTOS OF MAIN BUILDING |  |  |  |  | A-2.04 | EX PHOTOS & PROPOSED RENDERINGS OF GARAGE |  |  |  |  | SURVEY & CIVIL DWGS. |  |  |  |  |  | EX-1 | EXISTING CONDITIONS SURVEY |  |  |  |  |
| DRAWING DESCRIPTION  | 06.08.2023 ZBA SUBMISSION   |  |  |   |   |                       |                           |                          |                          |                         |                   |               |                       |                          |                |      |      |        |             |       |       |       |       |        |                       |  |  |  |  |        |                            |  |  |  |  |        |  |  |  |  |  |        |   |  |  |  |  |                      |  |  |  |  |  |      |                            |  |  |  |  |
| DWG#   |   |  |  |   |   |                       |                           |                          |                          |                         |                   |               |                       |                          |                |      |      |        |             |       |       |       |       |        |                       |  |  |  |  |        |                            |  |  |  |  |        |  |  |  |  |  |        |   |  |  |  |  |                      |  |  |  |  |  |      |                            |  |  |  |  |
| C-1.00   | COVER SHEET   |  |  |   |   |                       |                           |                          |                          |                         |                   |               |                       |                          |                |      |      |        |             |       |       |       |       |        |                       |  |  |  |  |        |                            |  |  |  |  |        |  |  |  |  |  |        |   |  |  |  |  |                      |  |  |  |  |  |      |                            |  |  |  |  |
| A-2.01   | PROPOSED GARAGE PLANS   |  |  |   |   |                       |                           |                          |                          |                         |                   |               |                       |                          |                |      |      |        |             |       |       |       |       |        |                       |  |  |  |  |        |                            |  |  |  |  |        |  |  |  |  |  |        |   |  |  |  |  |                      |  |  |  |  |  |      |                            |  |  |  |  |
| A-2.02   | PROPOSED GARAGE ELEVATIONS  |  |  |   |   |                       |                           |                          |                          |                         |                   |               |                       |                          |                |      |      |        |             |       |       |       |       |        |                       |  |  |  |  |        |                            |  |  |  |  |        |  |  |  |  |  |        |   |  |  |  |  |                      |  |  |  |  |  |      |                            |  |  |  |  |
| A-2.03   | ORIGINAL & CURRENT PHOTOS OF MAIN BUILDING  |  |  |   |   |                       |                           |                          |                          |                         |                   |               |                       |                          |                |      |      |        |             |       |       |       |       |        |                       |  |  |  |  |        |                            |  |  |  |  |        |  |  |  |  |  |        |   |  |  |  |  |                      |  |  |  |  |  |      |                            |  |  |  |  |
| A-2.04   | EX PHOTOS & PROPOSED RENDERINGS OF GARAGE   |  |  |   |   |                       |                           |                          |                          |                         |                   |               |                       |                          |                |      |      |        |             |       |       |       |       |        |                       |  |  |  |  |        |                            |  |  |  |  |        |  |  |  |  |  |        |   |  |  |  |  |                      |  |  |  |  |  |      |                            |  |  |  |  |
| SURVEY & CIVIL DWGS.   |   |  |  |   |   |                       |                           |                          |                          |                         |                   |               |                       |                          |                |      |      |        |             |       |       |       |       |        |                       |  |  |  |  |        |                            |  |  |  |  |        |  |  |  |  |  |        |   |  |  |  |  |                      |  |  |  |  |  |      |                            |  |  |  |  |
| EX-1   | EXISTING CONDITIONS SURVEY  |  |  |   |   |                       |                           |                          |                          |                         |                   |               |                       |                          |                |      |      |        |             |       |       |       |       |        |                       |  |  |  |  |        |                            |  |  |  |  |        |  |  |  |  |  |        |   |  |  |  |  |                      |  |  |  |  |  |      |                            |  |  |  |  |
| <b>IECC 2021 REQUIREMENTS</b>  |   |  |  |   | <b>SITE LOCATION MAP</b>  |                       |                           |                          |                          |                         |                   |               |                       |                          |                |      |      |        |             |       |       |       |       |        |                       |  |  |  |  |        |                            |  |  |  |  |        |  |  |  |  |  |        |   |  |  |  |  |                      |  |  |  |  |  |      |                            |  |  |  |  |
| <p>TABLE R402.1.2<br/>MAXIMUM ASSEMBLY U-FACTORS AND FENESTRATION REQUIREMENTS</p> <table border="1" style="width:100%; border-collapse: collapse; font-size: 8px;"> <thead> <tr> <th>CLIMATE ZONE</th> <th>FENESTRATION U-FACTOR</th> <th>SKYLIGHT U-FACTOR</th> <th>GLAZED FENESTRATION SHGC</th> <th>CEILING U-VALUE</th> <th>WOOD FRAME WALL U-VALUE</th> <th>MASS WALL U-VALUE</th> <th>FLOOR U-VALUE</th> <th>BASEMENT WALL U-VALUE</th> <th>CRAWL SPACE WALL U-VALUE</th> </tr> </thead> <tbody> <tr> <td>S AND MARINE 4</td> <td>0.30</td> <td>0.55</td> <td>0.40</td> <td>0.024</td> <td>0.045</td> <td>0.082</td> <td>0.033</td> <td>0.050</td> <td>0.055</td> </tr> </tbody> </table>   |   |  |  |   | CLIMATE ZONE  | FENESTRATION U-FACTOR | SKYLIGHT U-FACTOR         | GLAZED FENESTRATION SHGC | CEILING U-VALUE          | WOOD FRAME WALL U-VALUE | MASS WALL U-VALUE | FLOOR U-VALUE | BASEMENT WALL U-VALUE | CRAWL SPACE WALL U-VALUE | S AND MARINE 4 | 0.30 | 0.55 | 0.40   | 0.024       | 0.045 | 0.082 | 0.033 | 0.050 | 0.055  |                       |  |  |  |  |        |                            |  |  |  |  |        |  |  |  |  |  |        |   |  |  |  |  |                      |  |  |  |  |  |      |                            |  |  |  |  |
| CLIMATE ZONE   | FENESTRATION U-FACTOR   | SKYLIGHT U-FACTOR  | GLAZED FENESTRATION SHGC   | CEILING U-VALUE   | WOOD FRAME WALL U-VALUE   | MASS WALL U-VALUE     | FLOOR U-VALUE             | BASEMENT WALL U-VALUE    | CRAWL SPACE WALL U-VALUE |                         |                   |               |                       |                          |                |      |      |        |             |       |       |       |       |        |                       |  |  |  |  |        |                            |  |  |  |  |        |  |  |  |  |  |        |   |  |  |  |  |                      |  |  |  |  |  |      |                            |  |  |  |  |
| S AND MARINE 4   | 0.30  | 0.55   | 0.40   | 0.024   | 0.045   | 0.082                 | 0.033                     | 0.050                    | 0.055                    |                         |                   |               |                       |                          |                |      |      |        |             |       |       |       |       |        |                       |  |  |  |  |        |                            |  |  |  |  |        |  |  |  |  |  |        |   |  |  |  |  |                      |  |  |  |  |  |      |                            |  |  |  |  |
| <p>PER SECTION R502.3.1 BUILDING ENVELOPE</p> <p>R VALUE = 1 / U VALUE</p> <p>FENESTRATION: U-0.30 or R-3.33</p> <p>SKYLIGHT: U-0.55 or R-1.82</p> <p>CEILING: U-0.024 or R-41.7</p> <p>WOOD FRAMED WALL: U-0.045 or R-22.2</p> <p>MASS WALL: U-0.082 or R-12.2</p> <p>FLOOR: U-.033 or R-30.3 R</p> <p>BASEMENT WALL: U-0.05 or R-20</p> <p>CRAWLSPACE WALL: U-.055 or R-18.2</p> <p>SEE A5.00 DRAWINGS FOR SPECIFIC INSULATION LOCATIONS AND VALUES</p>  |   |  |  |   | <p>PROVIDED</p>   |                       |                           |                          |                          |                         |                   |               |                       |                          |                |      |      |        |             |       |       |       |       |        |                       |  |  |  |  |        |                            |  |  |  |  |        |  |  |  |  |  |        |   |  |  |  |  |                      |  |  |  |  |  |      |                            |  |  |  |  |

#027-23

06.08.2023 ZBA SUBMISSION



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PROJECT:  
**1786 BEDFORD GARAGE**

**1786 BEDFORD STREET STAMFORD, CT**

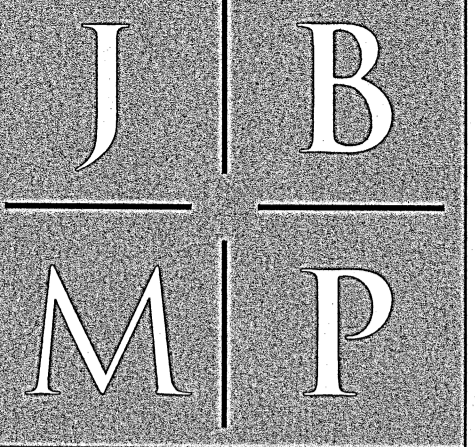
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DATE: 03.02.2023  
DRAWN: DJB  
PROJECT MGR: CB

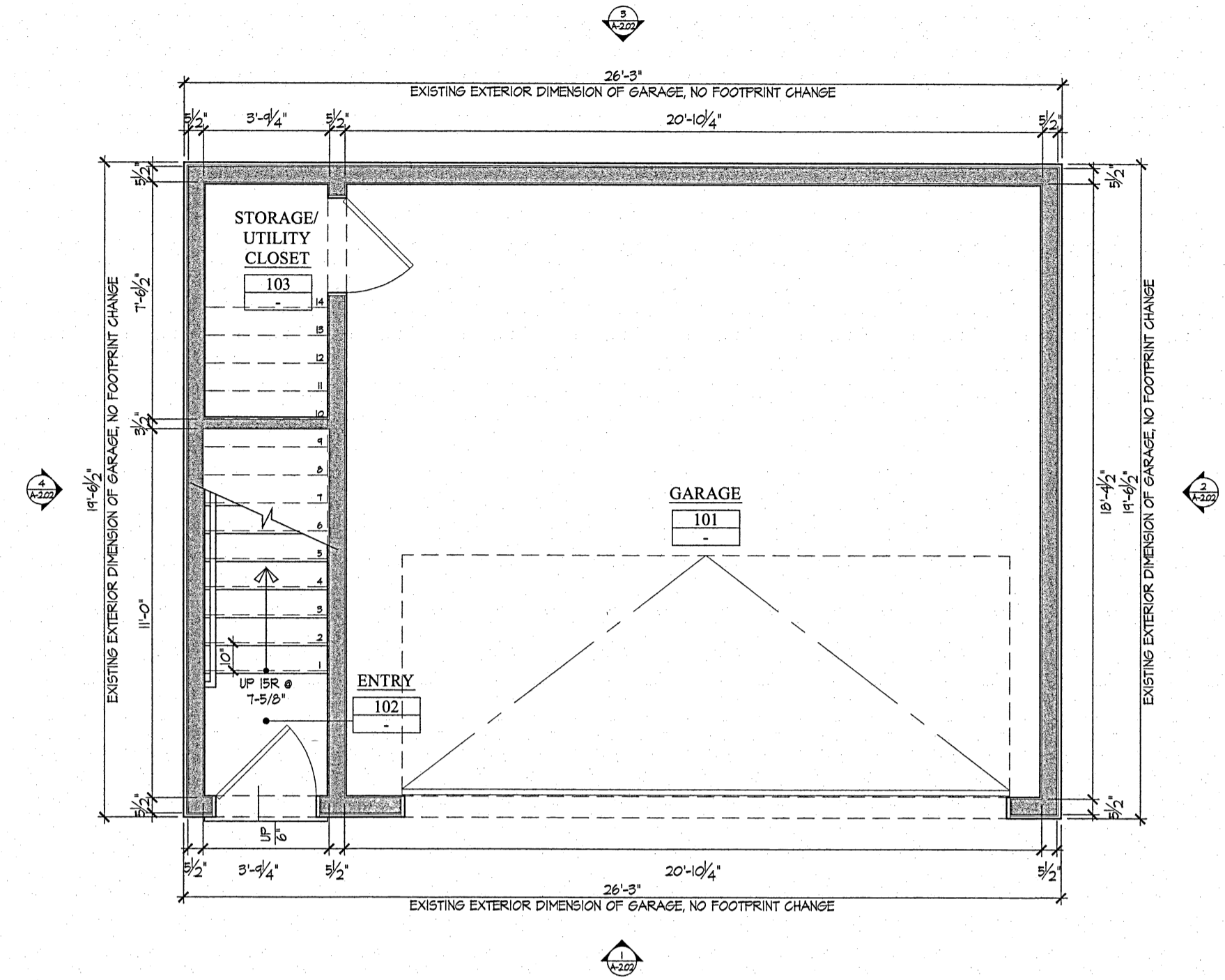
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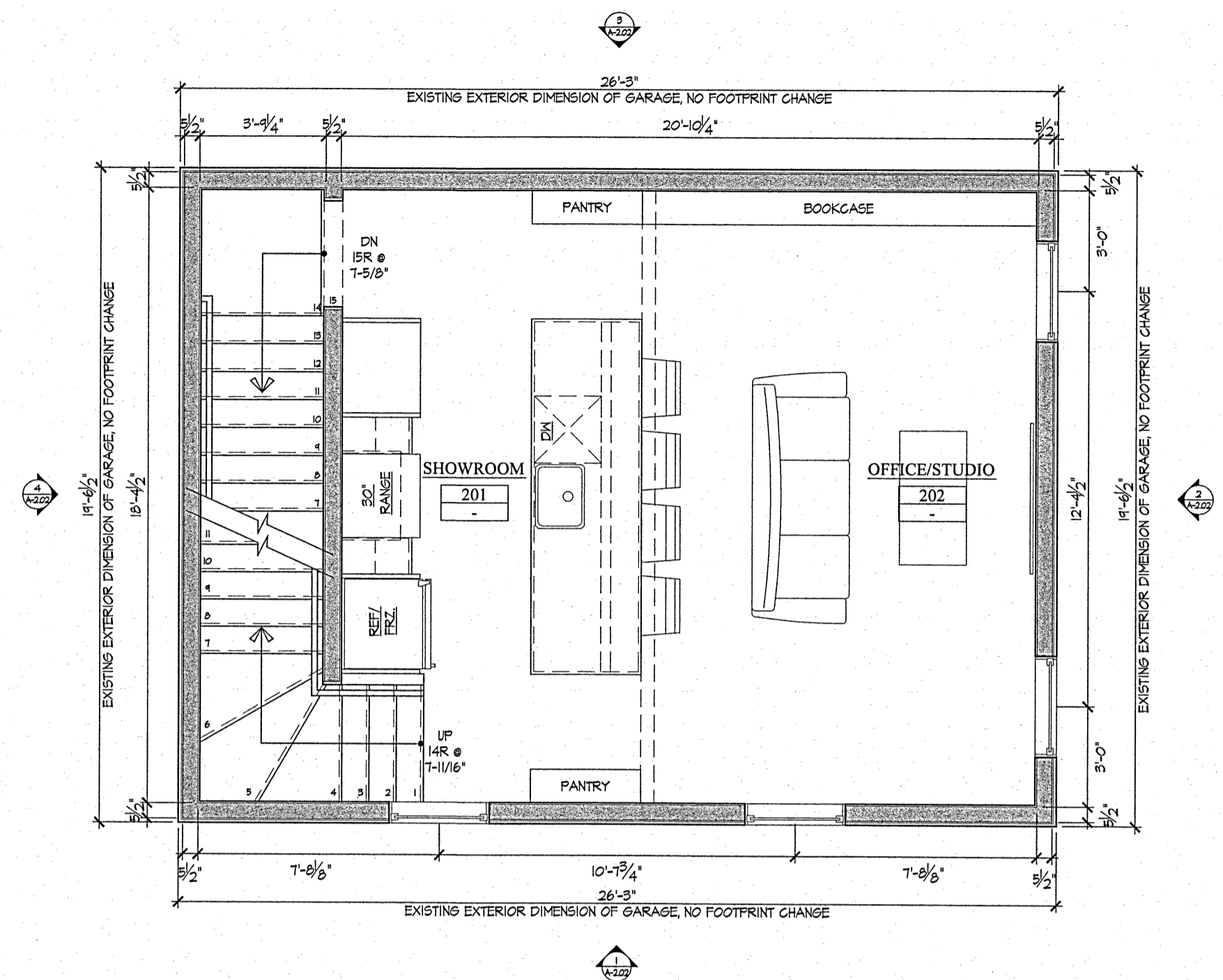




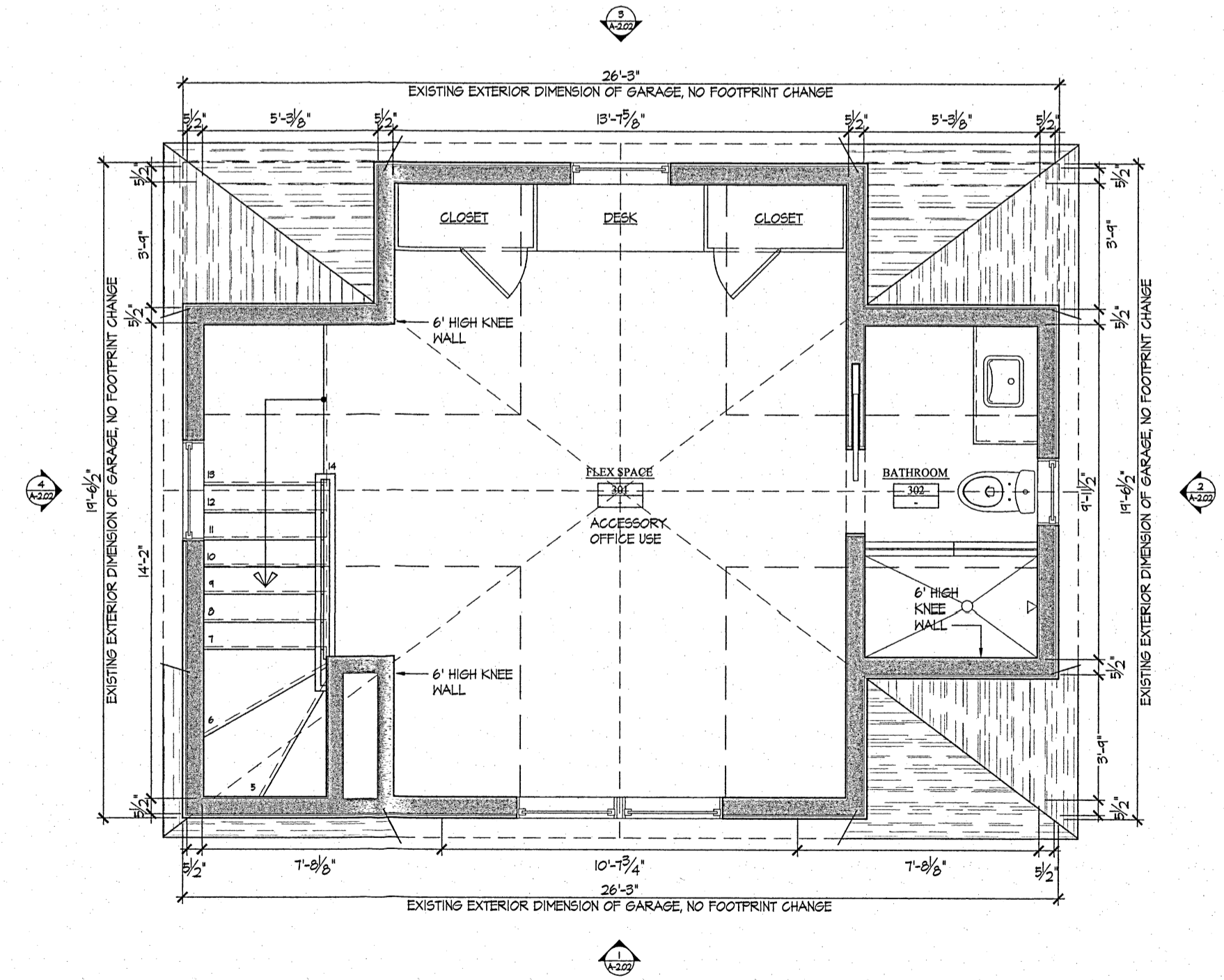
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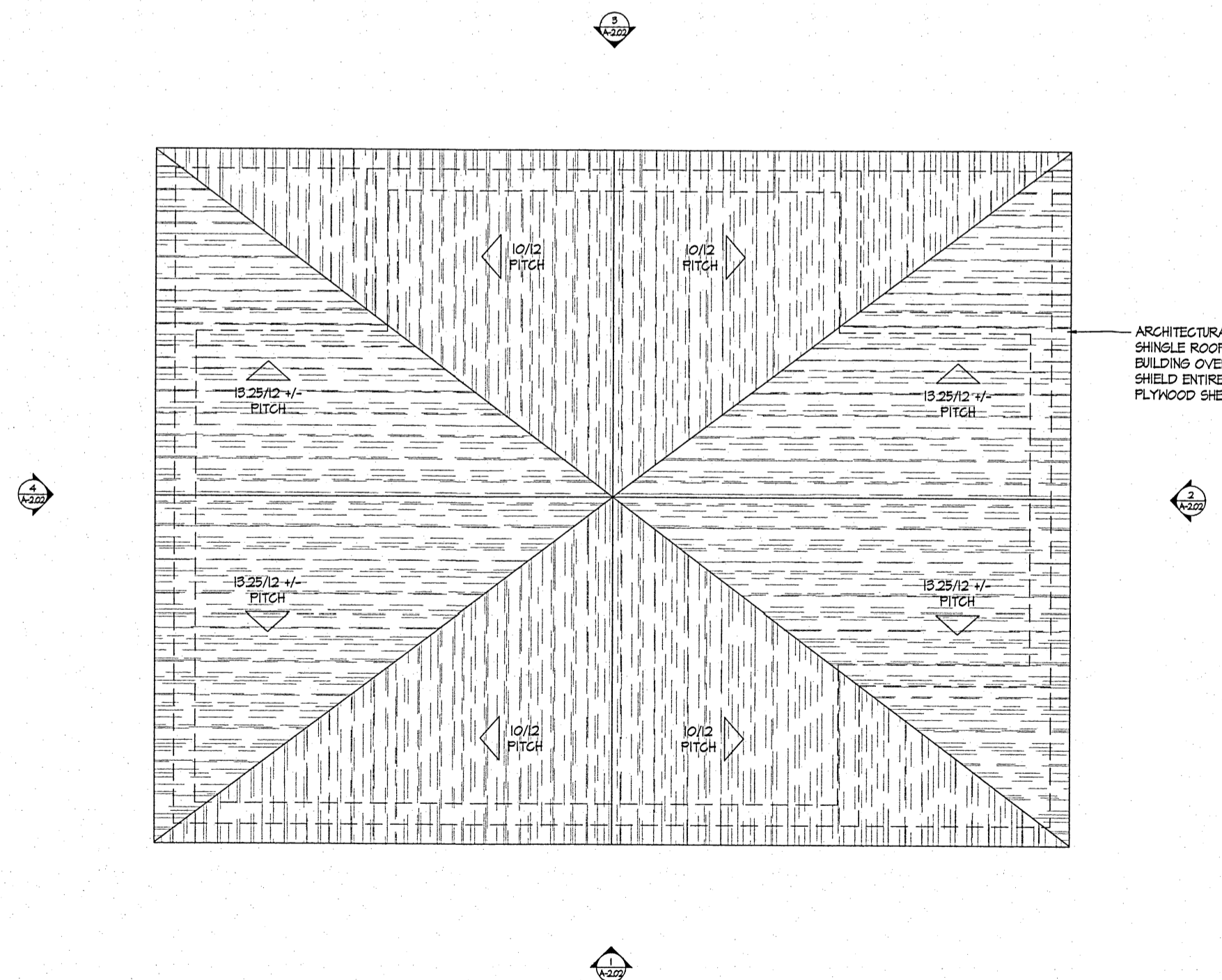
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A-2.01 SCALE: 1/4"=1'-0"



2 PROPOSED SECOND FLOOR PLAN  
A-2.01 SCALE: 1/4"=1'-0"

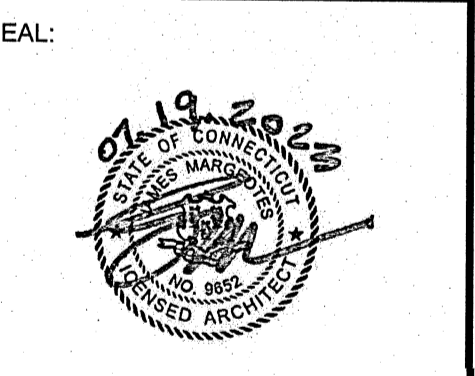


3 PROPOSED ATTIC FLOOR PLAN  
A-2.01 SCALE: 1/4"=1'-0"



4 PROPOSED ROOF PLAN  
A-2.01 SCALE: 1/4"=1'-0"

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PROJECT:  
**1786 BEDFORD GARAGE**

1786 BEDFORD STREET  
STAMFORD, CT

DRAWING TITLE:  
**PROPOSED GARAGE PLANS**

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

DATE: 03.02.2023

DRAWN: DJB

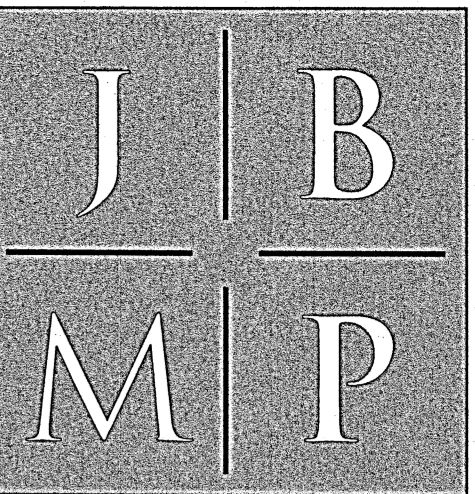
PROJECT MGR: CB

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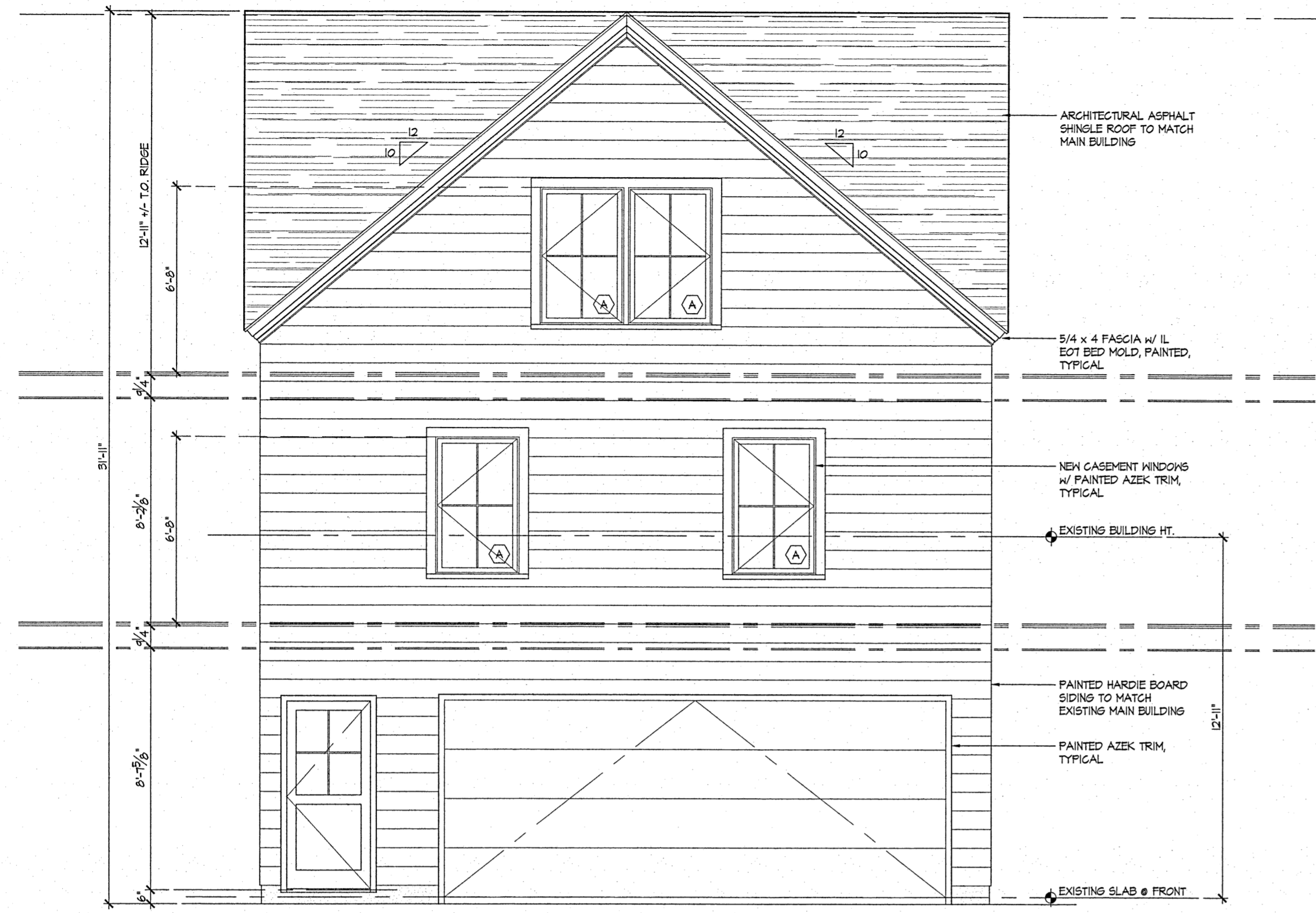
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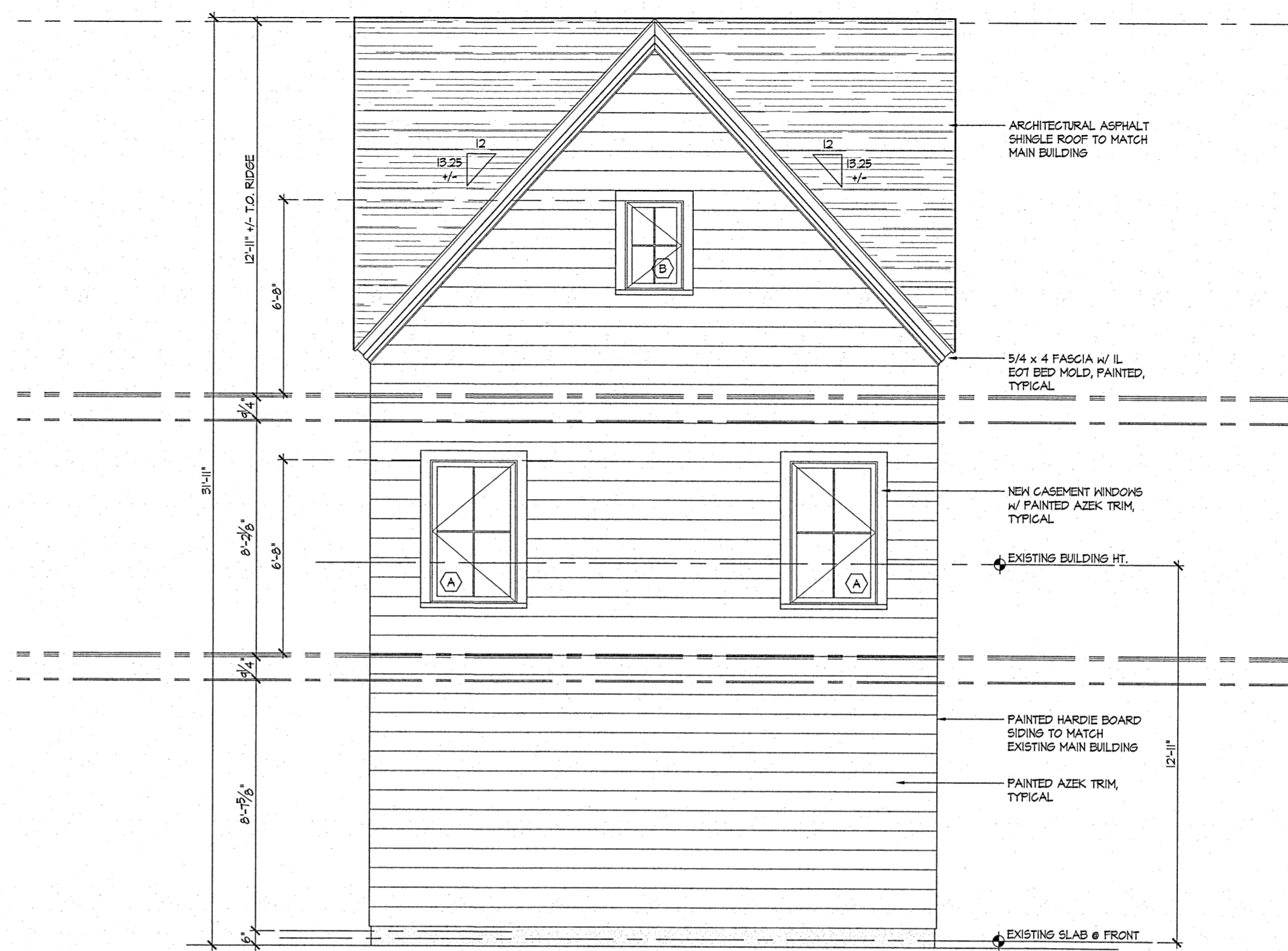




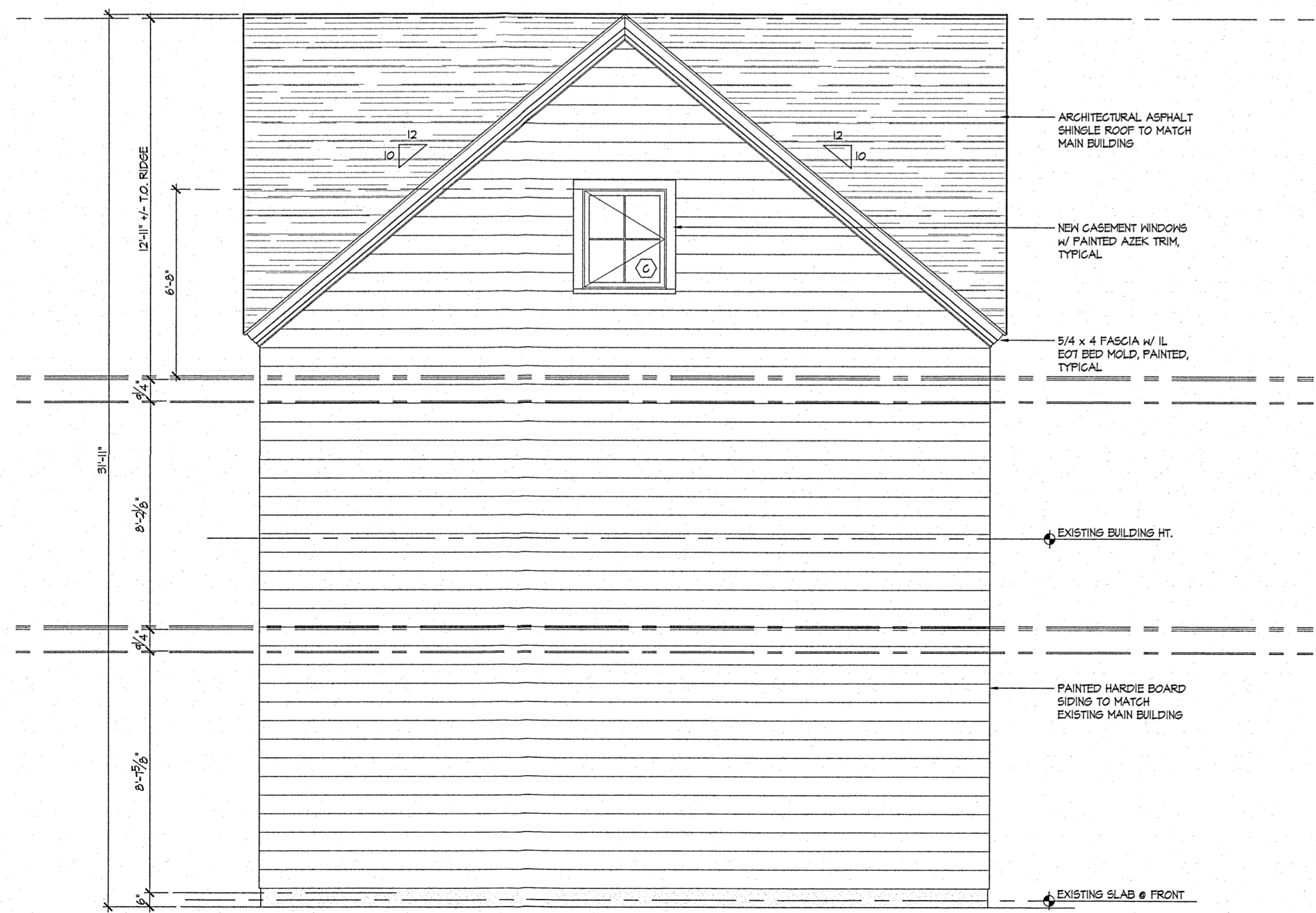
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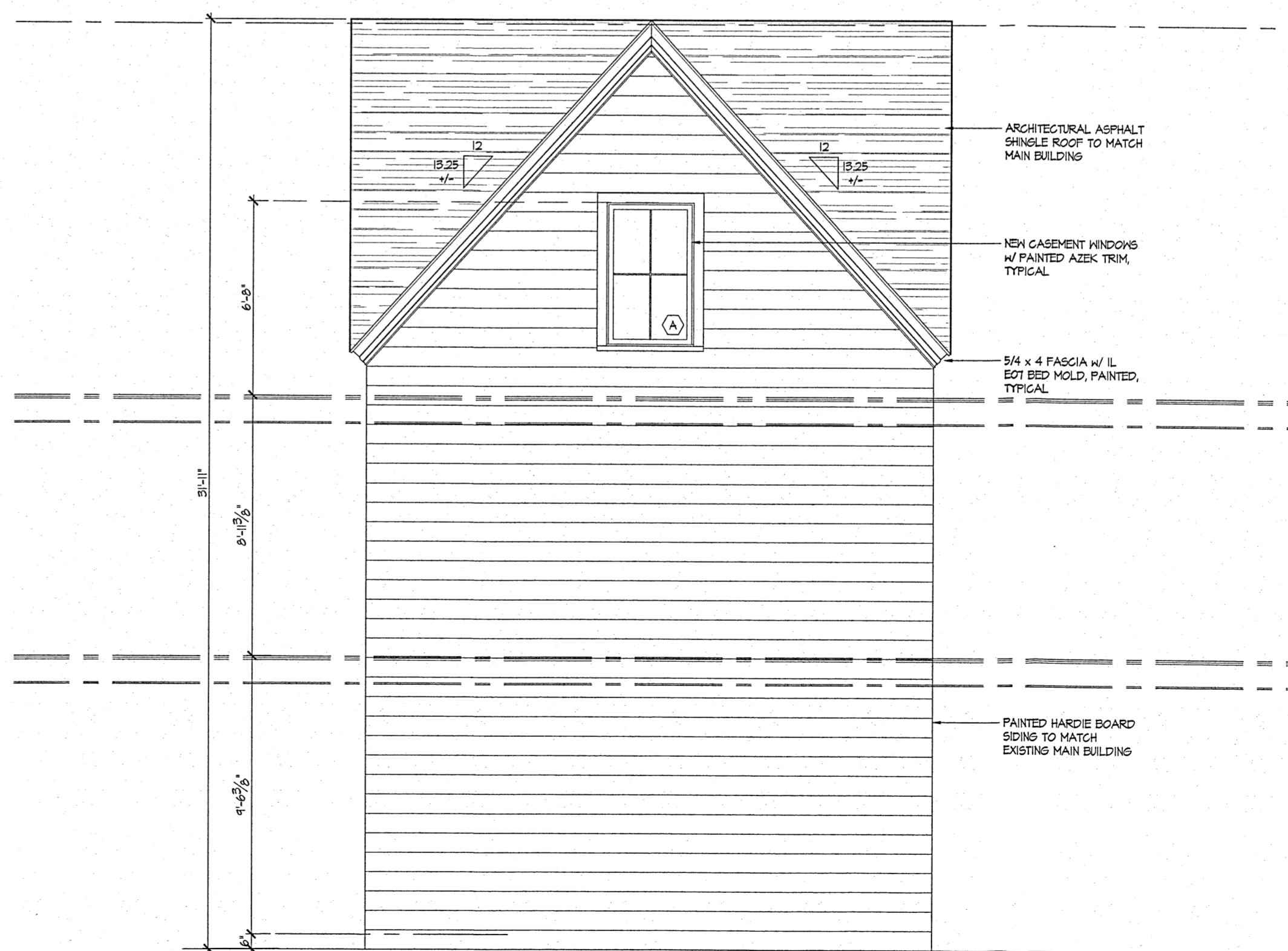
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A-2.02 SCALE: 1/4"=1'-0"



2 PROPOSED EXTERIOR ELEVATION (NORTH)  
A-2.02 SCALE: 1/4"=1'-0"

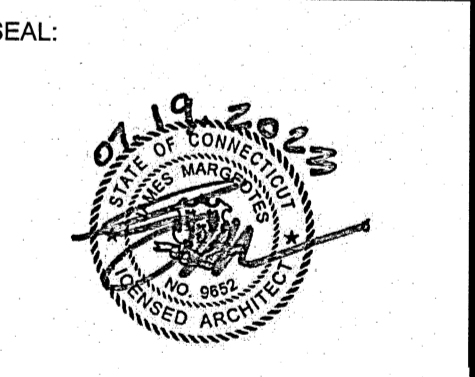


3 PROPOSED EXTERIOR ELEVATION (WEST)  
A-2.02 SCALE: 1/4"=1'-0"



4 PROPOSED EXTERIOR ELEVATION (SOUTH)  
A-2.02 SCALE: 1/4"=1'-0"

06.08.2023 ZBA SUBMISSION



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UNLESS SIGNED & SEALED HERE

PROJECT:  
**1786 BEDFORD GARAGE**  
1786 BEDFORD STREET  
STAMFORD, CT

DRAWING TITLE:  
**PROPOSED GARAGE  
ELEVATIONS**  
SCALE: 1/4"=1'-0"  
DATE: 03.02.2023  
DRAWN: DJB  
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