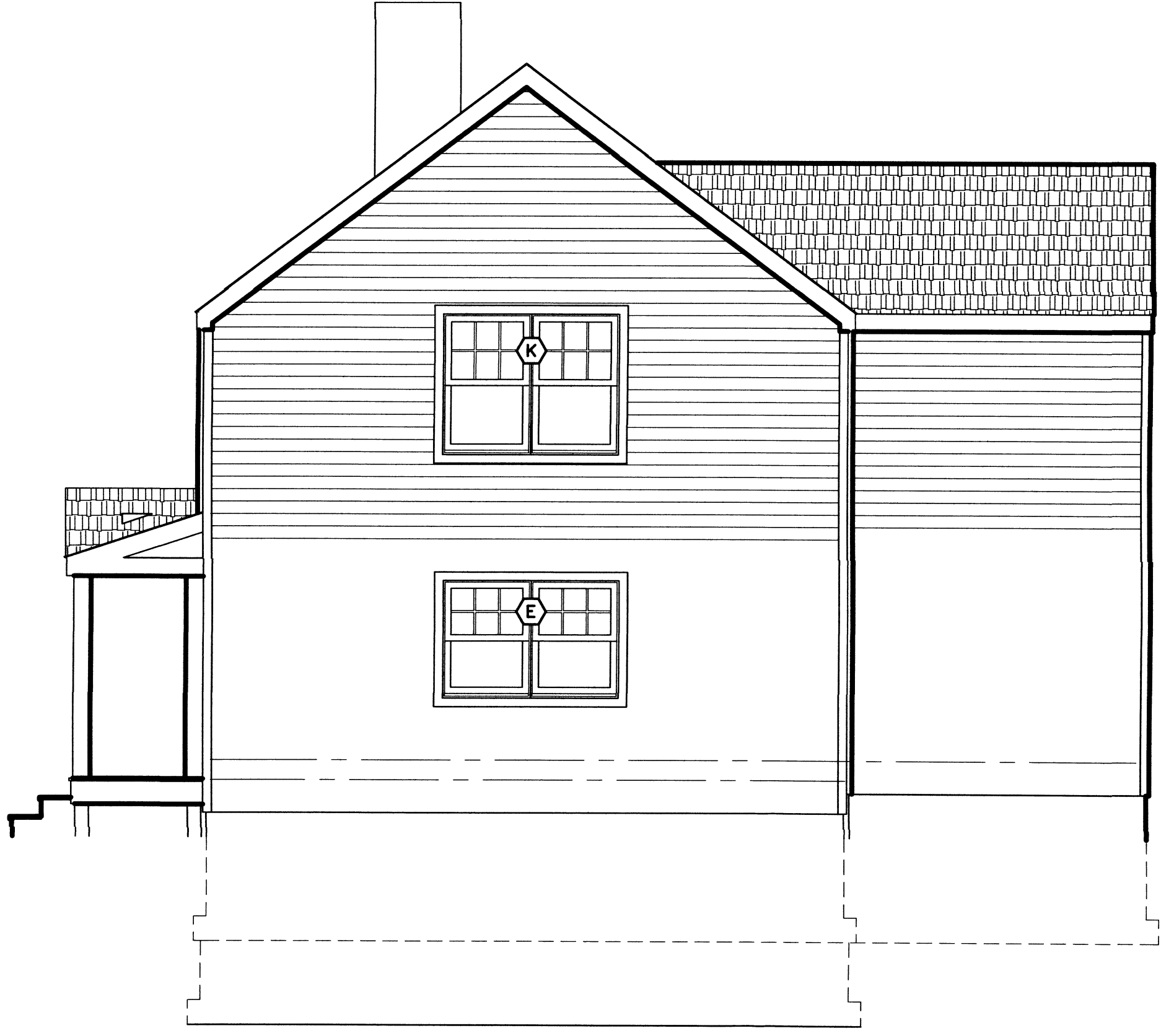
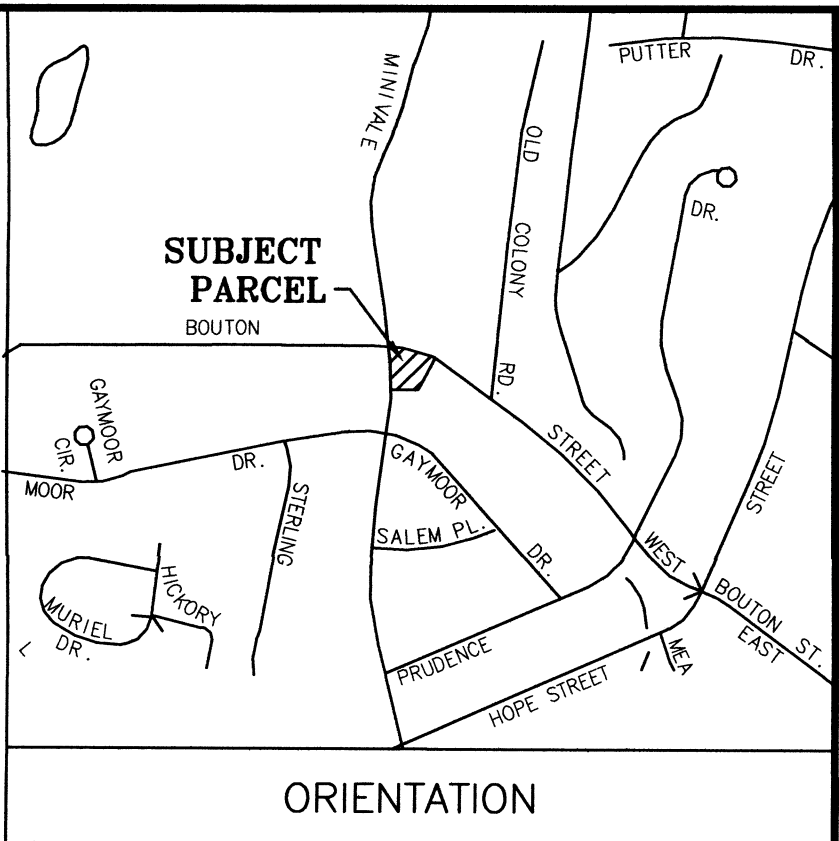




1 FRONT ELEVATION
A2 SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
A2 SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
A2 SCALE: 1/4" = 1'-0"

R-10 ZONE BUILDING SETBACK REQUIREMENTS

Front Street Line Setback.....	40'
Center Line Of Street Setback.....	65'
Rear Yard Setback.....	30'
Side Yard Setback.....	10' W/ Total Of.... 20'
Maximum Building Coverage	20%

On a corner lot a residential dwelling shall be required to comply with the front setback standard on all streets and shall comply with the side yard setback standard for all other yards. There shall be no rear yard requirements..

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

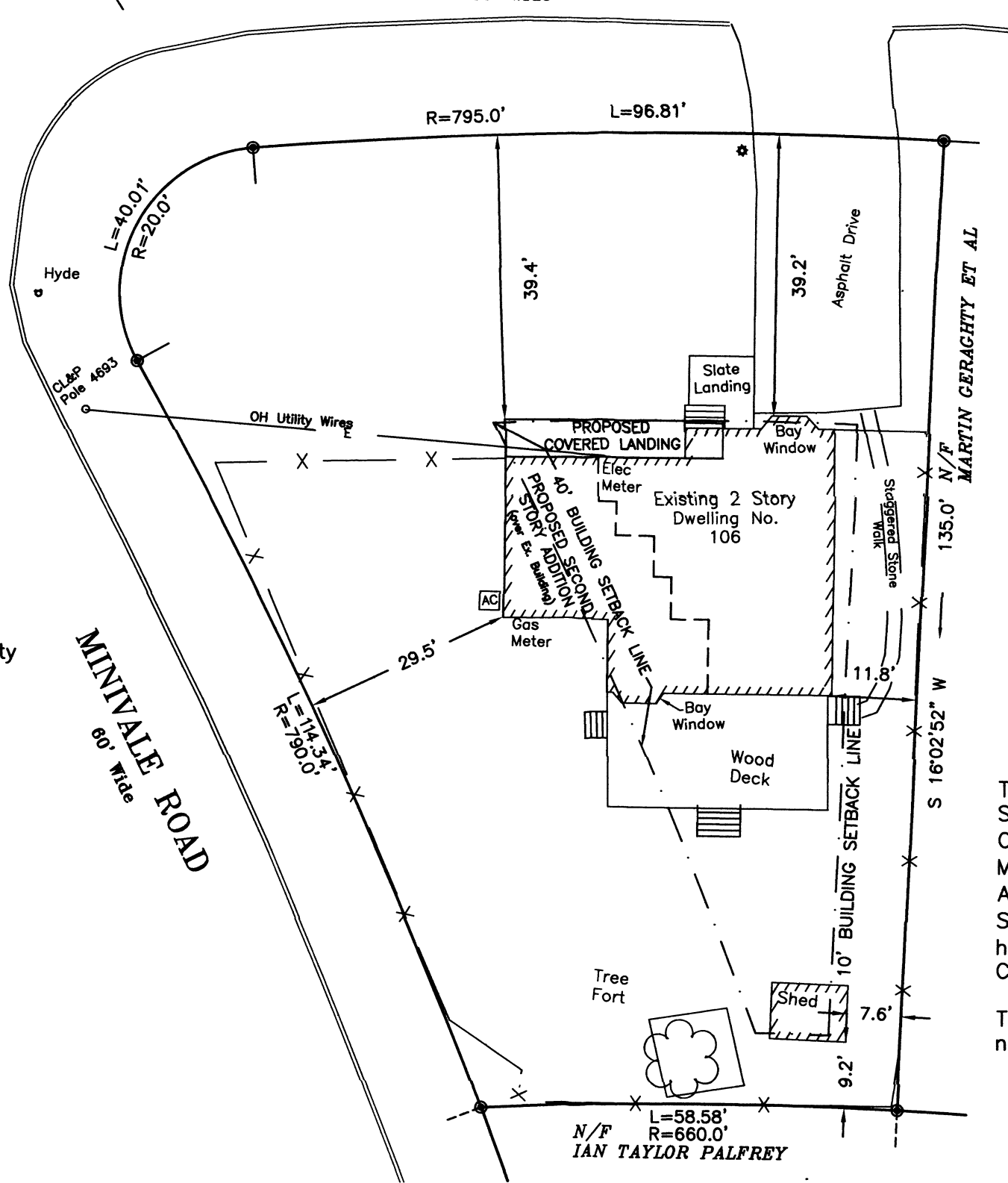
Property Lines Not Staked By Contractual Agreement
Soil Types Not Delineated By Contractual Agreement

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

- NOTE:
- 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.
 - Any person working on this or Surrounding Properties 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 Title Verification, Restrictive Covenants, utility easements and or Private Agreements if any, in addition to those Depicted, Referenced and or noted on this map. No Abstract of Title Provided. refer to Vol 9848 P. 249 S.L.R.
 - SIZE AND LOCATION OF PROPOSED DEVELOPMENT PROVIDED BY OTHERS. IT IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES. Refer to plans prepared by Katie Palmieri Principal Arrow Designs & Architectural Services LLC Dated 6-30-23
 - Variances of Appendix "B" table III (Front Street Line & Street Center Setback) of the City of Stamford Zoning Regulations are Required for Proposed Covered Porch and second Story addition Depicted on this survey, Other Variances may be Required pending the Review and Approval by the appropriate Governing Authorities

Refer To:
Lot No. 4
Map No. 3613 S.L.R.
Lot Area = 12,089 SQ. FT. (Fig.)
Existing Dwelling, Proposed Covered landing,
Deck, & Shed Cover 17.3% of Lot Area
(Exclusive of Tree Fort & 200 sq ft of deck)
Scale 1"=20'

BOUTON STREET WEST
60' Wide



LEGEND

Existing	
Stone Wall	-----
Concrete Wall	=====
Fence	--- X --- X ---
Catch Basin (in Curb)	⊠
Catch Basin (Flush)	⊞
Gas Box	⊞
Gas Meter	⊞
Water Box	⊞
Electric meter	⊞
Monitoring Well	⊞
Manhole	⊞
Yard Drain	⊞
Light Pole	⊞
Sign	⊞
Clean Out	⊞
Metal Cover	⊞

#033-23

PLOT PLAN
PREPARED FOR
TANYA HEIGEL
106 BOUTON STREET W
STAMFORD, CONNECTICUT

0 20 40 60
SCALE IN FEET

This survey and map has been prepared in accordance with Section 20-300b-1 thru 20-300b-20 of the Regulation of Connecticut State Agencies--"Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "ZONING LOCATION SURVEY" based on a "DEPENDENT RESURVEY" conforming to horizontal Accuracy Class "A-2" and intended to be used for Compliance and Noncompliance with Existing Requirements.

To my knowledge and belief this plan is substantially correct as noted hereon.

BY:

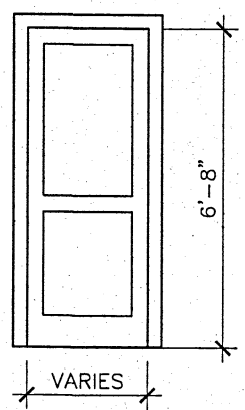
FOR: EDWARD J. FRATTAROLI, INC.
Land Surveyors - Consultants - Land Planners
STAMFORD, CONNECTICUT APRIL 20, 2022

REVISED 7-17-23 (PROPOSED ADDITIONS)

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.

DOOR SCHEDULE

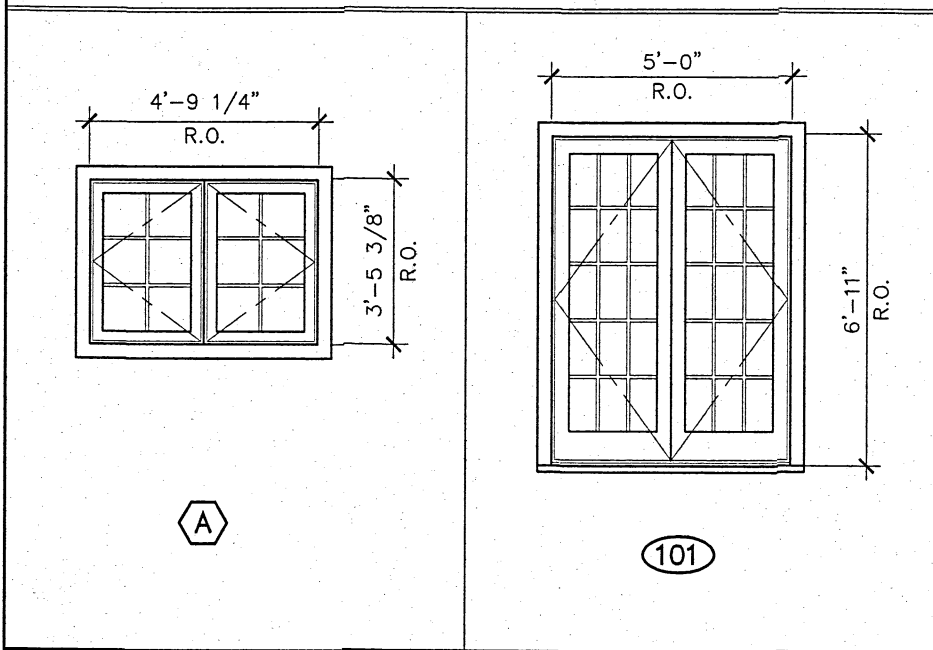
SYM.	QTY.	MANUFACTURER	MODEL	SIZE:	SWING	PANELS	LOCK TYPE	REMARKS:
102	1	TBD		2'-6" w X 6'-8" h	LH			ENTRY. DB. SIDE ENTRY.
103	1	TBD		3'-0" w X 6'-8" h	RH			ENTRY. LAUNDRY.
104	1	BROSCO PRIMED PANEL	PR-22S	2'-6" w X 6'-8" h	POCKET	2 PANEL	PASSAGE.	LAUNDRY.
105	1	BROSCO PRIMED PANEL	PR-22S	2'-6" w X 6'-8" h	LH	2 PANEL	PRIVACY.	BATH.



WINDOW & EXTERIOR DOORS

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

VIEWED FROM EXTERIOR



WINDOW & EXTERIOR FRENCH DOOR SCHEDULE

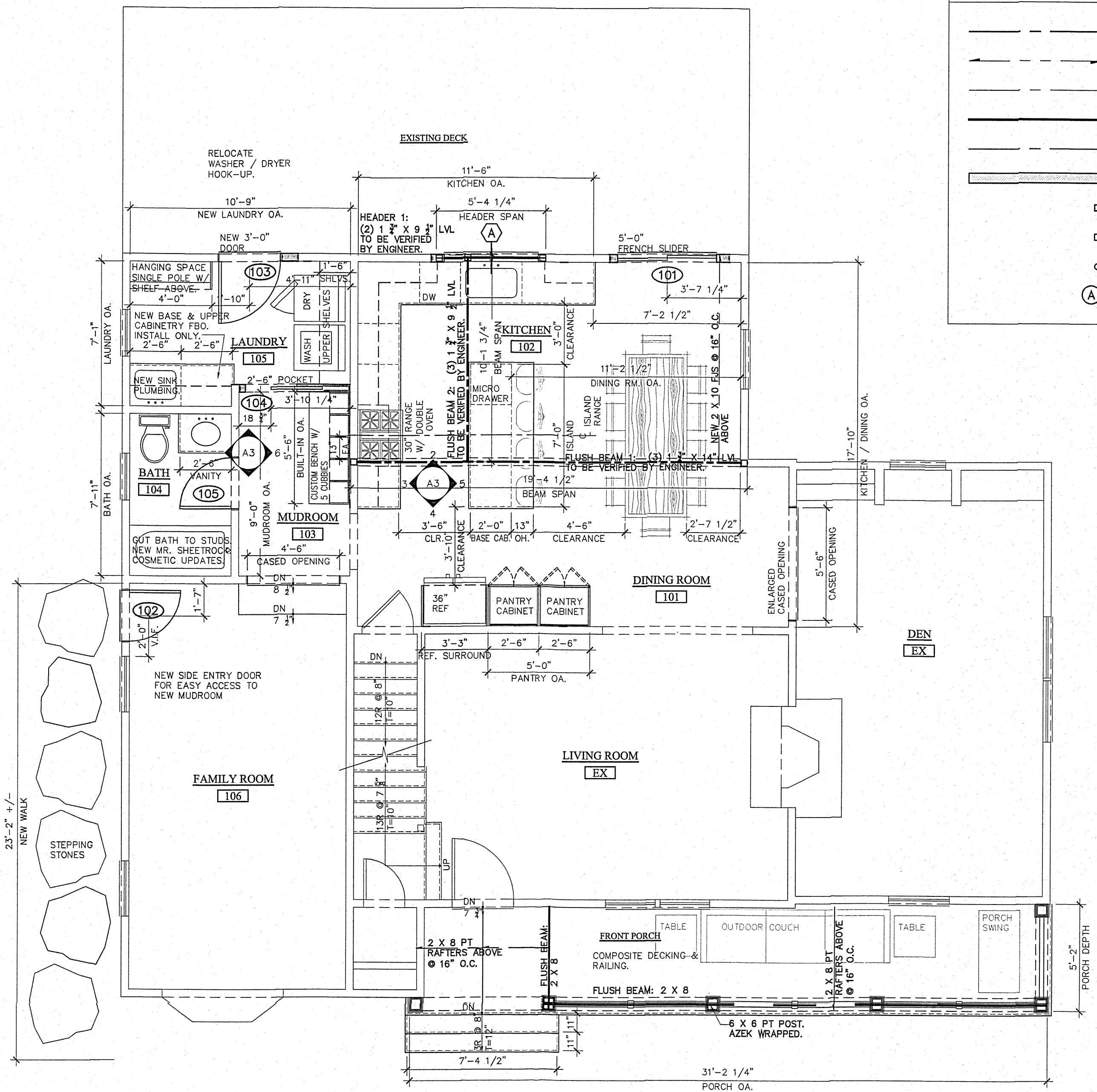
SYM.	QTY.	MANUFACTURER	MODEL	SIZE: ROUGH OPENING	LITES	JAMB THK.	U-FACTOR	REMARKS:
A	1	ANDERSEN 400 CASEMENT	(2) CW135	4'-9 1/4" w X 3'-5 3/8" h	2W3H	4 9/16"	<.30 LOW E	TEMPERED GLASS. TIGHT MULL.
101	1	ANDERSEN 200 INSWING	ISPD50611APLR	5'-0" w X 6'-11" h	3W5H	4 9/16"	<.30 LOW E	

* WINDOW & DOOR MANUFACTURER MAY BE SUBSTITUTED WITH APPROVAL BY OWNER.

* CONTRACTOR TO VERIFY QUANTITIES.

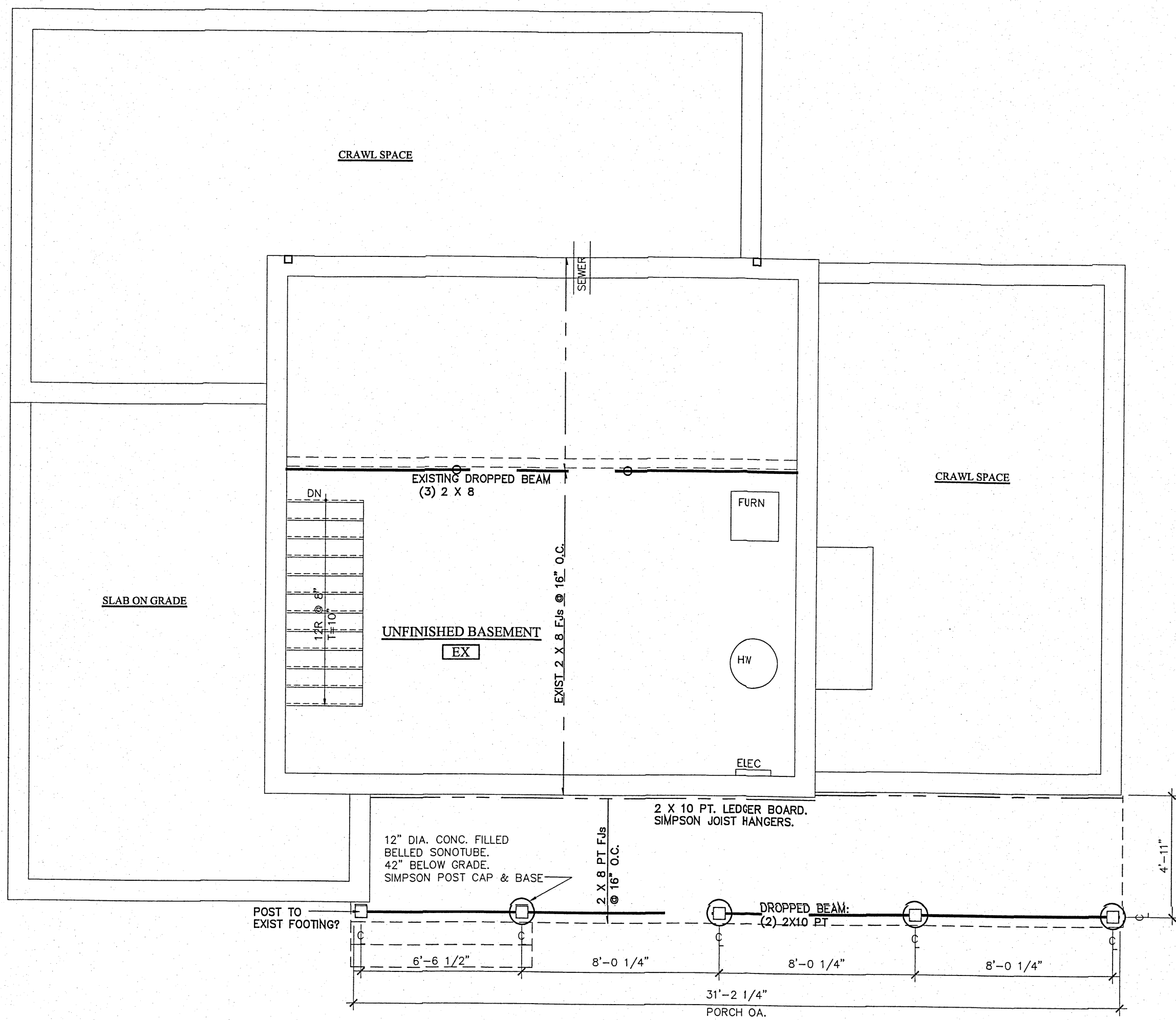
FRAMING SYMBOLS LEGEND

- — — — — RIDGE BEAM
- — — — — JOIST
- — — — — RAFTER
- — — — — BEAM
- — — — — HEADER
- — — — — BEARING WALL
- POST
- POST UP
- STEEL COLUMN
- Ⓐ PARTITION MARKER



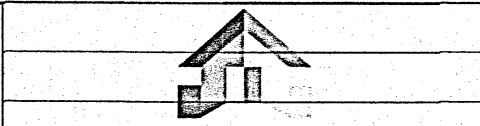
2 PROPOSED 1ST FLOOR PLAN

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



1 FOUNDATION PLAN

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



ARROW DESIGNS

and Architectural Services

RESIDENTIAL

RESIDENCE:

HEIGEL
RESIDENCE106 BOUTON ST. W
STAMFORD, CT 06907

NOTES:

DESCRIPTION:
FOUNDATION &
1ST FLOOR PLANREVISIONS
BID SET 6/9/23DATE:
05/11/2023SCALE:
1/4" = 1'-0"

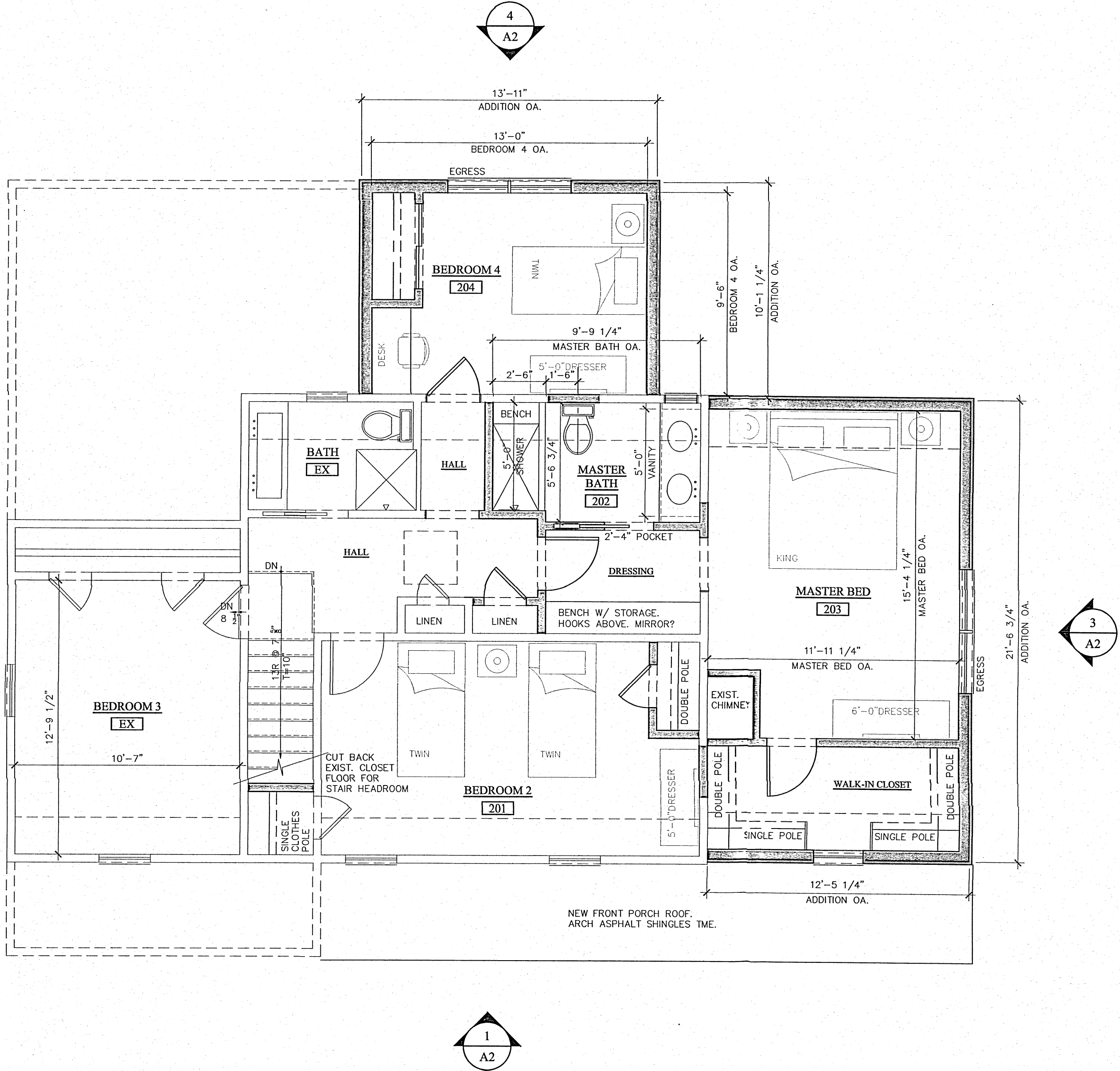
SHEET NO.

A1.1

NOTES:

WALL LEGEND		
	DESCRIPTION	NAILING PATTERN
	DEMO	
	EXISTING TO REMAIN	
	NEW EXTERIOR WALL. 2 X 4 STUDS TME OR 2 X 6 STUDS @ 16" O.C. CS (CONTINUOUS SHEATHING METHOD)	1" PLYWOOD - 6D NAILS @ 6" SPACING (PANEL EDGES) 6D NAILS @ 12" SPACING @ INTERNAL SUPPORTS
	NEW INTERIOR WALL. 2 X 4 STUDS @ 16" O.C. GB (GYPSUM BOARD METHOD) BOTH SIDES AS SHOWN (IF REQ'D)	1" MINIMUM THICKNESS (GYP. BD.) NAIL OR SCREWS @ 7" SPACING @ PANEL EDGES, INCLUDING TOP & BOTTOM PLATES.

FRAMING SYMBOLS LEGEND	
	RIDGE BEAM
	JOIST
	RAFTER
	BEAM
	HEADER
	BEARING WALL
	POST
	POST UP
	STEEL COLUMN
	PARTITION MARKER



1
A1.2
PROPOSED 2ND FLOOR PLAN - PHASE 2
SCALE: 1/4" = 1'-0"