

#017-24

Application # _____

2b Cam

**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** mjjudge@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:

11 Half Moon Way, Stamford, Connecticut

06902

street

zip code

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

Block: 150

Zone:

R-10

Sewered Property (X) yes () no

Is the structure 50 years or older () yes (X) No

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

3. Owner of Property: Richard. G. Riccardi

Address of Owner: 11 Half Moon Way, Stamford, Connecticut Zip 06902

Applicant Name: Richard. G. Riccardi

Address of Applicant: 11 Half Moon Way, Stamford, Connecticut Zip 06902

Agent Name: Jonathan Roos

Address of Agent: 1 Park Ave. Old Greenwich, CT Zip 06902 06870

EMAIL ADDRESS: jon@dodaroarchitects.com
(Must be provided to receive comments from letters of referral)

Telephone # of Agent 203-434-5579 **Telephone # of Owner** 973-723-2821

(CONTACT IS MADE WITH AGENT, IF ONE)

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

Presently existing is a single family dwelling on a lot 10.732 square feet in area.

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

Applicant is proposing to move the dwelling forward from its current location closer to the street in an effort to take it out of the flood zone, which will result in compliance with the FEMA regulations and thereby provide for the ability to make structural improvements and energy code complaint updates.

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):

Applicant is requesting the following variances: See Table II Appendix B - Garage set at 14.1 feet in lieu of the required 40 feet front setback and 39.1 feet in lieu of the required 65 feet front street center setback. See Table II Appendix B and Section 3 - "Permitted obstructions" - Covered front porch set at 21.4 feet in lieu of the required 34 feet front yard setback and 46.4 feet in lieu of the required 59 feet front street center setback. See Table II Appendix B - East side yard set at 8.6 feet and West side yard set at 7.1 feet in lieu of the required 10 feet side setback for both sides. See Table II Appendix B and Section 3 - "Permitted obstructions" - Chimney set at 6.3 feet in lieu of the required 8 feet side setback. See Table II Appendix B - Both side yards combined at 15.7 feet in lieu of the required 20 feet for both side yard setback.

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Variances 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:

The applicant must comply with FEMA regulations in order to update the dwelling constructed in 1975. The dwelling appears to have been originally constructed in accordance with the R-7 1/2 setback requirements. Other than the front yard variances, the applicant is maintaining setbacks consistent with the existing setbacks.

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

The applicant is proposing to relocate the existing dwelling forward on the lot the minimum amount necessary to remove it out of the VE Flood Zone.

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

The entire street and surrounding neighborhood is located in the same FEMA category and other residents either have addressed or will be required to address the same issues.

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:

MOTOR VEHICLE APPLICATIONS

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

N/A

APPEALS OF THE 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:

SIGNATURE REQUIRED FOR ALL APPLICATIONS

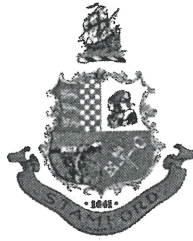


Signature of : ☒ Agent ☐ Applicant ☐ Owner

Date Filed: February 28th, 2024

Zoning Enforcement Officer Comments:

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**CITY OF STAMFORD
ZONING BOARD OF APPEALS**

APPLICATION PACKET

Board Members
Joseph Pigott, Chair
Claire Friedlander
Lauren Jacobson
George Dallas

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 TWO WEEKS PRIOR TO THE APPLICATION DEADLINE.**

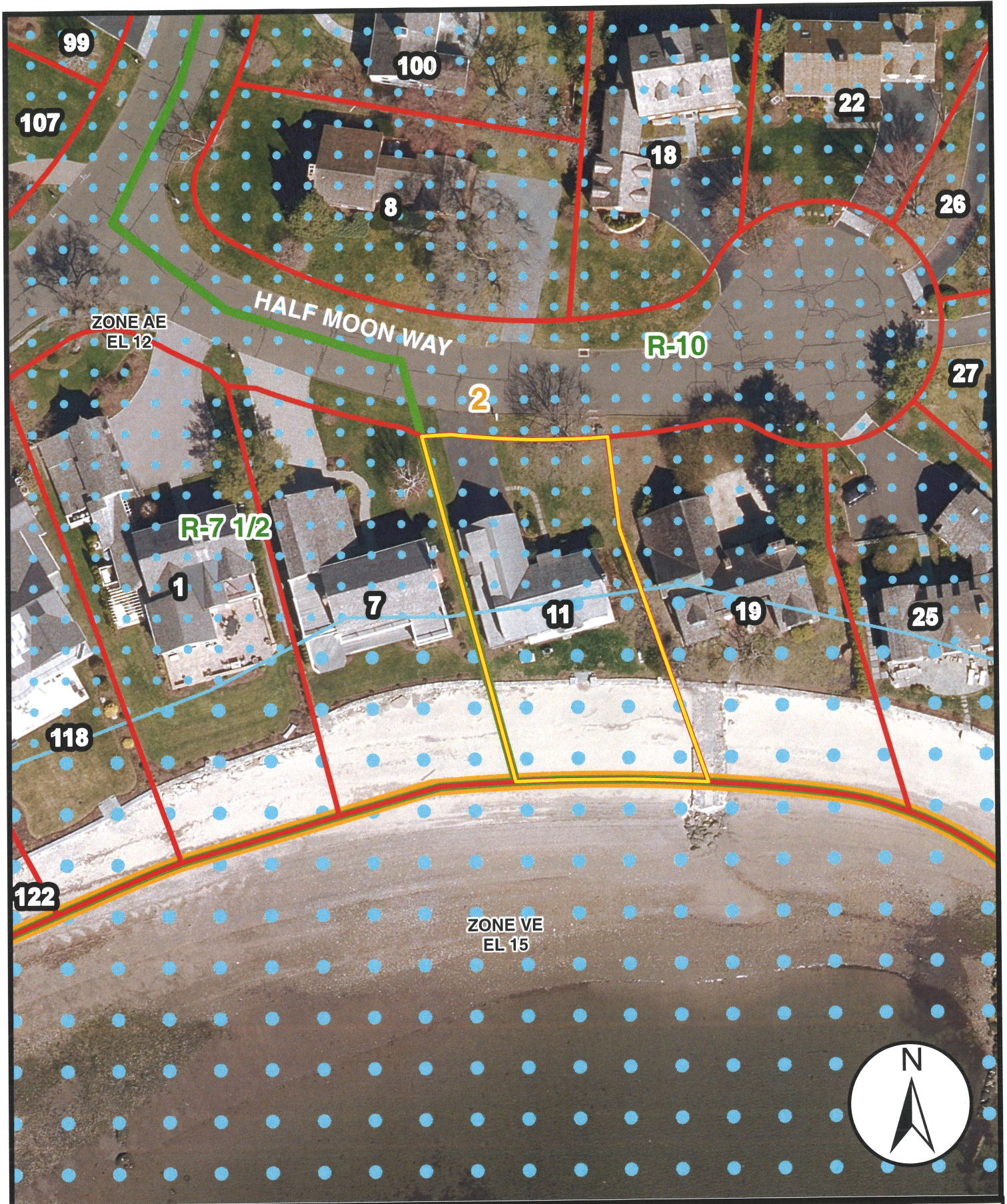
Zoning Enforcement: *M. M. M.* Date: *3/28/24*

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

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

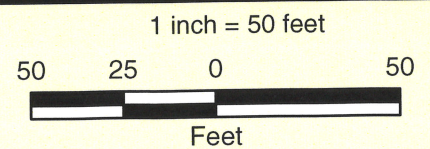
Environmental Protection: *Robert E. Clavin* Date: *4/8/24*

CAM Review by: Zoning Board ☒ ZBA ☐



ZBA Application #017-24
11 Half Moon Way

Date: 4/9/2024



RICCARDI RESIDENCE



#017-24

NOTES

ARCHITECTURAL GENERAL NOTES:

- SCOPE OF WORK: DEMO OF EXISTING RESIDENCE & NEW CONSTRUCTION OF A WOOD FRAME RESIDENCE OUT OF EXISTING HIGH VELOCITY ZONE AT 11 HALF MOON WAY IN STAMFORD, CONNECTICUT.
- IT IS THE INTENT OF THE WORK INCLUDED UNDER EACH SECTION OF THE NOTES SHALL COVER THE MANUFACTURE, FABRICATION, DELIVERY, INSTALLATION AND/OR ERECTION, WITH ALL INCIDENTALS THERE TO, AS SHOWN ON THE DRAWINGS, AS SPECIFIED HEREIN, AND/OR AS REQUIRED BY JOB CONDITIONS.
- THE WORK DESCRIBED IN THESE DOCUMENTS IS EXPECTED TO MEET THE HIGHEST QUALITY STANDARDS IN BOTH MATERIAL AND WORKMANSHIP. ANY SUBSTANDARD WORK OBSERVED BY ARCH WILL BE REJECTED.
- ALL WORK SHALL CONFORM TO FEDERAL, STATE OF CONNECTICUT, COUNTY OF FAIRFIELD, AND TOWN OF STAMFORD CODES, ORDINANCES, AND REQUIREMENTS, TO FIRE DEPARTMENT REGULATIONS, TO UTILITY COMPANY REQUIREMENTS, AND TO THE BEST TRADE PRACTICES.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY THE STATE OF CONNECTICUT, COUNTY OF FAIRFIELD, AND TOWN OF STAMFORD. THE SOLE EXCEPTION TO THIS IS THAT THE OWNER WILL PAY FOR THE PRIMARY BUILDING PERMIT.
- THE CONTRACTOR SHALL VERIFY ALL DRAWING DIMENSIONS AND FIELD CONDITIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
- THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE REQUIREMENTS OF LOCAL AUTHORITIES AND BUILDING DEPARTMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PEOPLE, CONDITIONS, AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.).
- PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
- THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK AS INDICATED ON THE DRAWINGS AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
- THE CONTRACTOR, UPON COMPLETION OF WORK, SHALL APPLY FOR CERTIFICATE OF OCCUPANCY, AND SHALL ARRANGE FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS REQUIRED TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.
- NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF EACH WORK DAY.
- MANUFACTURED ARTICLES ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS IN ALL CASES. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONDITION THAT IS IN CONFLICT WITH MANUFACTURER'S SPECIFICATIONS OR INSTRUCTIONS, OR THAT MIGHT VOID A MANUFACTURER'S WARRANTY.
- THE CONTRACTOR SHALL PROVIDE THE OWNER A GUARANTEE IN FORM APPROVED BY THE ARCHITECT AND OWNER WHICH SHALL COVER ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER.
- THE CONTRACTOR SHALL ASSEMBLE IN A BINNER AND PASS ALONG TO THE OWNER ALL EQUIPMENT AND MATERIAL WARRANTIES THAT MAY EXTEND BEYOND THE BASE GUARANTEE PERIOD, AS WELL AS INSTALLATION AND MAINTENANCE INSTRUCTIONS.
- THIS PARAGRAPH REPRESENTS A DOCUMENT A201-2007 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, WHICH SHALL FORM A PART OF THE CONSTRUCTION DOCUMENTS AS THOUGH INCORPORATED HEREIN IN FULL.
- NO SUBSTITUTIONS FOR MATERIALS SPECIFIED HEREIN SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT.

GENERAL NOTES, CONTINUED:

- CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.
- NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS.
- THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.
- NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNTIL PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE SITE AND WORK.
- ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
- THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN ALL TEMPORARY BARRIER AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL REGULATING AUTHORITIES.
- TERMINATE ANY UTILITIES OR SERVICES ENTERING THE SITE (BY PLUGGING, CAPPING, ETC.) SO THAT THEY CAN BE EASILY LOCATED AND RECONNECTED.
- THE CONTRACTOR SHALL FILE ALL NECESSARY CERTIFICATES OF INSURANCE, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES, AND PROVIDE ANY AND ALL BONDS REQUIRED BY THE STATE OF CONNECTICUT, COUNTY OF FAIRFIELD, AND TOWN OF STAMFORD IN ORDER TO DO THE WORK HEREIN DESCRIBED.

PLUMBING AND DRAINAGE NOTES:

- ALL PLUMBING AND GAS PIPING WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF STAMFORD, STATE OF CONNECTICUT, AND ALL REGULATING AGENCIES.
- PLUMBING FIXTURES SHALL BE OF TYPE AND MANUFACTURE APPROVED FOR USE IN THE TOWN OF STAMFORD, STATE OF CONNECTICUT, AND BY ALL REGULATING AGENCIES AND SHALL BEAR REQUIRED APPROVALS.
- ALL GAS-FIRED EQUIPMENT TO BE A.S.A. OR I.E.A. APPROVED.
- PLUMBING CONTRACTOR TO EXAMINE PROPOSED LAYOUT WITH RESPECT TO EXISTING FIELD CONDITIONS, AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ASSUMED FIELD CONDITIONS AND THOSE ENCOUNTERED DURING CONSTRUCTION. PLUMBING CONTRACTOR SHALL INFORM ARCHITECT OF ANY REVISIONS TO PLAN WHICH SHALL BE NECESSARY, BASED ON CONDITIONS UNCOVERED IN THE FIELD, IN ORDER TO INSTALL ALL FIXTURES, EQUIPMENT AND PIPING IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF CONNECTICUT, COUNTY OF FAIRFIELD, AND TOWN OF STAMFORD.
- PLUMBING CONTRACTOR SHALL ARRANGE AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.

PROJECT DIRECTORY

OWNER:
RICHARD RICCARDI
11 HALF MOON WAY
STAMFORD, CONNECTICUT 06870

ARCHITECT:
DODARO ARCHITECTS, LLC
1 PARK AVENUE
OLD GREENWICH, CONNECTICUT 06870
203.637.7530
203.297.6191 FAX

DRAWING LIST
GENERAL:
A001 COVER SHEET
ARCHITECTURAL:
A100 CRAWLSPACE FLOOR PLAN
A101 FIRST FLOOR PLAN
A102 SECOND FLOOR PLAN
A103 ROOF PLAN
A201 EXTERIOR ELEVATIONS
A202 EXTERIOR ELEVATIONS
A203 EXISTING & PROPOSED ELEVATION COMPARISON

ARCHITECTURAL DRAWING SYMBOLS

- FIN. FIRST FLR.
EL: 100'-0"
- ELEVATION LEVEL
- BUILDING SECTION / ELEVATION REFERENCE
- DETAIL REFERENCE
- DETAIL REFERENCE
- TRIM REFERENCE
- INTERIOR ELEVATION REFERENCE
- WINDOW NUMBER
- DOOR NUMBER
- ROOM NUMBER
- CABINET REFERENCE

ARCHITECTURAL ABBREVIATIONS

A.B.	ANCHOR BOLT	GALV.	GALVANIZED
ADDL.	ADDITIONAL	G.W.B.	GYPSONUM WALL BOARD
ADJ.	ADJACENT	HORIZ.	HORIZONTAL
A.F.F.	ABOVE FINISH FLOOR	INSUL.	INSULATION
APPROX.	APPROXIMATE	INT.	INTERIOR
ARCH.	ARCHITECT	MAX.	MAXIMUM
A.S.F.	ABOVE SUB FLOOR	M.D.O.	MEDIUM DENSITY OVERLAY
B.D.	BOARD	MN.	MINIMUM
BET.	BETWEEN	N.T.S.	NOT TO SCALE
BIT.	BITUMINOUS	O.C.	ON CENTER
B.O.	BOTTOM	OPNG.	OPENING
BTM.	BOTTOM	OPP.	OPPOSITE
CONT.	CANTILEVERED	PLYWD.	PLYWOOD
CL.	CLOSET	PNL.	PANEL
C.	CENTERLINE	P.T.	PRESERVATIVE PRESSURE TREATED
CLG.	CEILING	PTD.	PAINTED
COL.	COLUMN	REIN.	REINFORCED
CONC.	CONCRETE	REQ.	REQUIRED
CONT.	CONTINUOUS	RM.	ROOM
DEMO.	DEMOLISH	R.O.	ROUGH OPENING
DIA.	DIAMETER	S.F.	SQUARE FEET
DM.	DIMENSION	SM.	SIMILAR
DR.	DOOR	SO.	SQUARE
D.S.	DOWN SPOUT	S.S.	STAINLESS STEEL
DWG.	DRAWING	STD.	STANDARD
EL.	ELEVATION	STL.	STEEL
ELEC.	ELECTRICAL	STRUC.	STRUCTURAL
ELEV.	ELEVATION	SUBFLR.	SUB FLOOR
EDGE OF	EDGE OF	TAB.	TOP AND BOTTOM
EQ.	EQUAL	T.B.D.	TO BE DECKED
EXT.	EXTERIOR	T&G.	TONGUE AND GROOVE
EXT.	EXISTING	THK.	THICK
F.F.	FINISH FLOOR	T.O.	TOP OF
FIN.	FINISH	TYP.	TYPICAL
FLR.	FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
F.M.F.M.	FACE OF MASONRY TO FACE OF MASONRY	V.I.F.	VERIFY IN FIELD
F.O.	FACE OF	VERT.	VERTICAL
FOUND.	FOUNDATION	W.	WITH
F.R.	FIBER REINFORCED	WIND.	WINDOW
FTG.	FOOTING	WD.	WOOD
		W.W.F.	WELDED WIRE FABRIC

RICCARDI RESIDENCE

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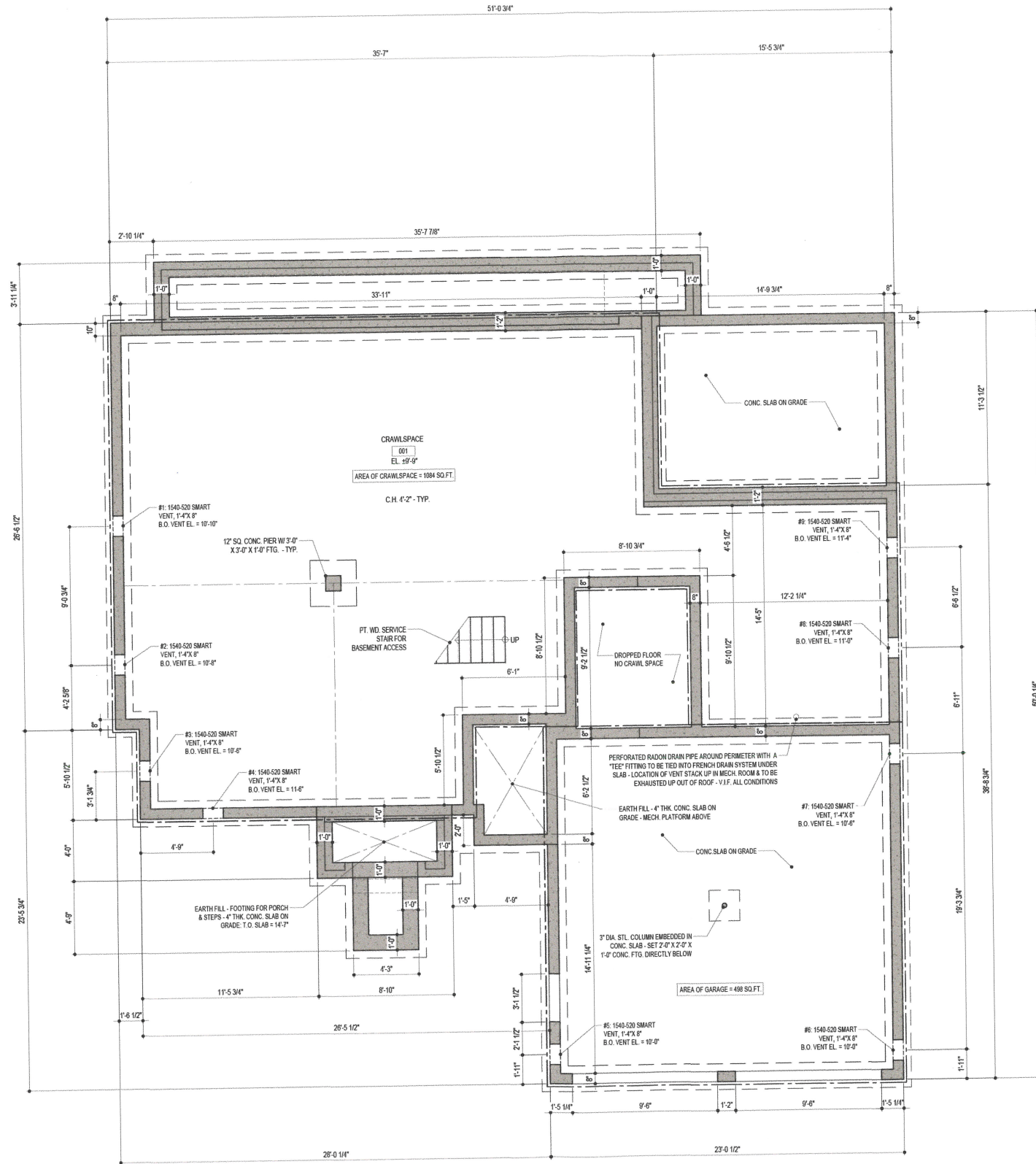


ISSUE DATES

02.28.21 ZBA REVIEW

COVER SHEET

JOB NO. 15141	FILE 141A001A	DRAWN BY JR	APPROVED BY KD
DATE 00.00.00	SHEET NO. A001		
SCALE N.T.S.			



BASE FLOOD ELEVATION AE - EL. 12.0' NAVD 88
MINIMUM ELEVATION STANDARD - 13.0' NAVD 88

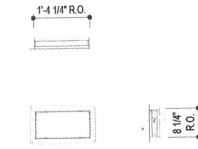
1. THE BOTTOM OF ALL OPENING SHALL BE (NO HIGHER THAN ONE FOOT ABOVE GRADE) LOCATED AT, OR NO HIGHER THAN ONE FOOT ABOVE, THE EXTERIOR OR INTERIOR GRADE IMMEDIATELY BELOW THE OPENING, WHICHEVER IS HIGHER.

FLOOD VENTS ARE PROVIDED BASED ON THE SMART VENTS FLOOD COVERAGE REQUIREMENTS: (1) FLOOD VENT SIZE (8" X 16") MODEL #1540-520 HAS FLOOD COVERAGE OF 280 S.F. OF FLOOR AREA - APPROVED BY (ICC - ES)

TOTAL GARAGE SPACE AREA = 488 S.F.
TOTAL FLOOD VENTS COVERAGE AREA = (3) X 280 = 840 S.F.

TOTAL AREA OF CRAWLSPACE BASEMENT = 1084 S.F.
TOTAL FLOOD VENTS COVERAGE AREA = (8) X 280 = 2240 S.F.

TOTAL FLOOD VENTS REQUIRED = 9
LOCATION & ELEVATION POINTS FOR BTM. OF ALL OPENINGS SEEN ON FOUNDATION PLAN (A100)



SECTION 15.8.44 - 80
FLOOD PROOFING DESIGN CERTIFICATION
- WHERE FLOOD PROOFING IS UTILIZED FOR A PARTICULAR STRUCTURE, A CONNECTICUT REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SHALL CERTIFY IN WRITING THAT THE FLOOD PROOFING METHODS ARE ADEQUATE TO WITHSTAND THE FLOOD DEPTHS, PRESSURES, VELOCITIES, IMPACT AND UPLIFT FORCES AND OTHER FACTORS ASSOCIATED WITH THE BASE FLOOD.

- CONSTRUCTION LEGEND**
- NEW CONCRETE FOUNDATION WALL
 - EXISTING STUD WALL
 - NEW STUD WALL
 - CEILING LINE, CASSED OPENING OR STRUCTURAL ABOVE
 - HARDWIRED AND INTERCONNECTED SMOKE ALARM PER CONNECTICUT STATE CODE
 - HARDWIRED AND INTERCONNECTED SMOKE AND CARBON MONOXIDE COMBINATION ALARM PER CONNECTICUT STATE CODE
- GENERAL NOTES**
- DO NOT SCALE DRAWINGS.
 - ALL WORK SHALL CONFORM TO THE CURRENT RESIDENTIAL CODE OF THE STATE OF CONNECTICUT, ENERGY CONSERVATION CODE, PLUMBING CODE, NATIONAL ELECTRIC CODE, LOCAL HEALTH DEPARTMENT REGULATIONS AND ALL OTHER APPLICABLE REGULATIONS BY AUTHORITIES HAVING JURISDICTION.
 - SHOULD THERE BE ANY INFORMATION SUPPLIED ON OR OMITTED FROM THE DRAWINGS OR IN THE SPECIFICATIONS THAT INADVERTENTLY DOES NOT COMPLY WITH CODE, THE CONTRACTOR SHALL BRING THE MATTER TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND RESOLVE IT BEFORE ANY CONSTRUCTION AFFECTING THIS MATTER BEGINS.
 - SHOULD THE CONTRACTOR KNOWINGLY CONSTRUCT ANYTHING IN NON-COMPLIANCE WITH ANY CODE WITHOUT CONSULTING BEFORE HAND, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR CORRECTING THE CONSTRUCTION TO COMPLY WITH ALL LOCAL AND STATE CODES AND AT NO ADDITIONAL COST TO THE OWNER, EVEN IF THE DRAWINGS OR SPECIFICATIONS CAN BE SHOWN TO CALL OUT NON-COMPLYING SITUATIONS.
 - VERIFY ALL DIMENSIONS IN THE FIELD. DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND DRAWINGS AND/OR SPECIFICATIONS SHALL BE REPORTED TO THE ARCHITECT IN WRITING FOR CLARIFICATION. WORK SHALL NOT PROCEED UNTIL SUCH CLARIFICATION HAS BEEN RECEIVED. SHOULD UNFORESEEN CONDITIONS OR OTHER CAUSES NECESSITATE CONSTRUCTION DETAILS NOT IN ACCORDANCE WITH THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND SUBMIT HIS DETAILS SHOWING THE PROPOSED METHODS TO ACCOMPLISH THE REQUIRED RESULTS. PATCH, REPAIR AND FINISH OF ALL DISTURBED AREAS, ALL DIMENSIONS TO ROUGH FRAMING U.N.O.
 - ADEQUATELY BRACE AND PROTECT ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
 - INTERIOR WALL CONSTRUCTION TO BE WOOD FRAMING W/ 5/8" GWB ON BOTH SIDES, U.N.O. - REFER TO FLOOR PLANS FOR SIZE OF FRAMING.
 - ALL CONNECTORS IN PRESSURE TREATED WOOD SHALL BE G185 HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
 - ALL MANUFACTURED ARTICLES, EQUIPMENT, AND MATERIALS SHALL BE CONDITIONED, USED, APPLIED, INSTALLED, CONNECTED, ERECTED AND CLEANED WITH THE MANUFACTURERS WRITTEN SPECIFICATIONS OR INSTRUCTIONS.
 - ALL THE PLUMBING FIXTURE LOCATIONS TO BE COORDINATED BY THE ARCHITECT.
 - ALL PLUMBING WORK SHALL CONFORM TO THE STATE PLUMBING CODE. ALL ELECTRICAL WORK SHALL CONFORM TO NATIONAL ELECTRICAL CODE, AND ALL HEATING AND VENTILATING WORK SHALL COMPLY WITH AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR-CONDITIONING ENGINEERS (ASHRAE) STANDARDS.
 - ALL EXTERIOR DOORS & WINDOWS TO BE MARVIN ELEVATE SERIES. ALL UNITS PROVIDE LOW E INSULATED GLAZING W/ U-FACTORS OF 0.30 - TYP.
 - OPENINGS BETWEEN BOTH THE GARAGE AND MECHANICAL ROOM & THE RESIDENCE SHALL BE EQUIPPED W/ SOLID WOOD DOOR NOT LESS THAN 1-3/8" IN THICKNESS, SOLID-OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1-3/8" THICK, OR 20-MINUTE FIRE RATED DOORS - EQUIPPED W/ AUTOMATIC CLOSING OR SELF-CLOSING DEVICES. ALL JOINTS TO BE TIGHTLY SEALED - TYP.

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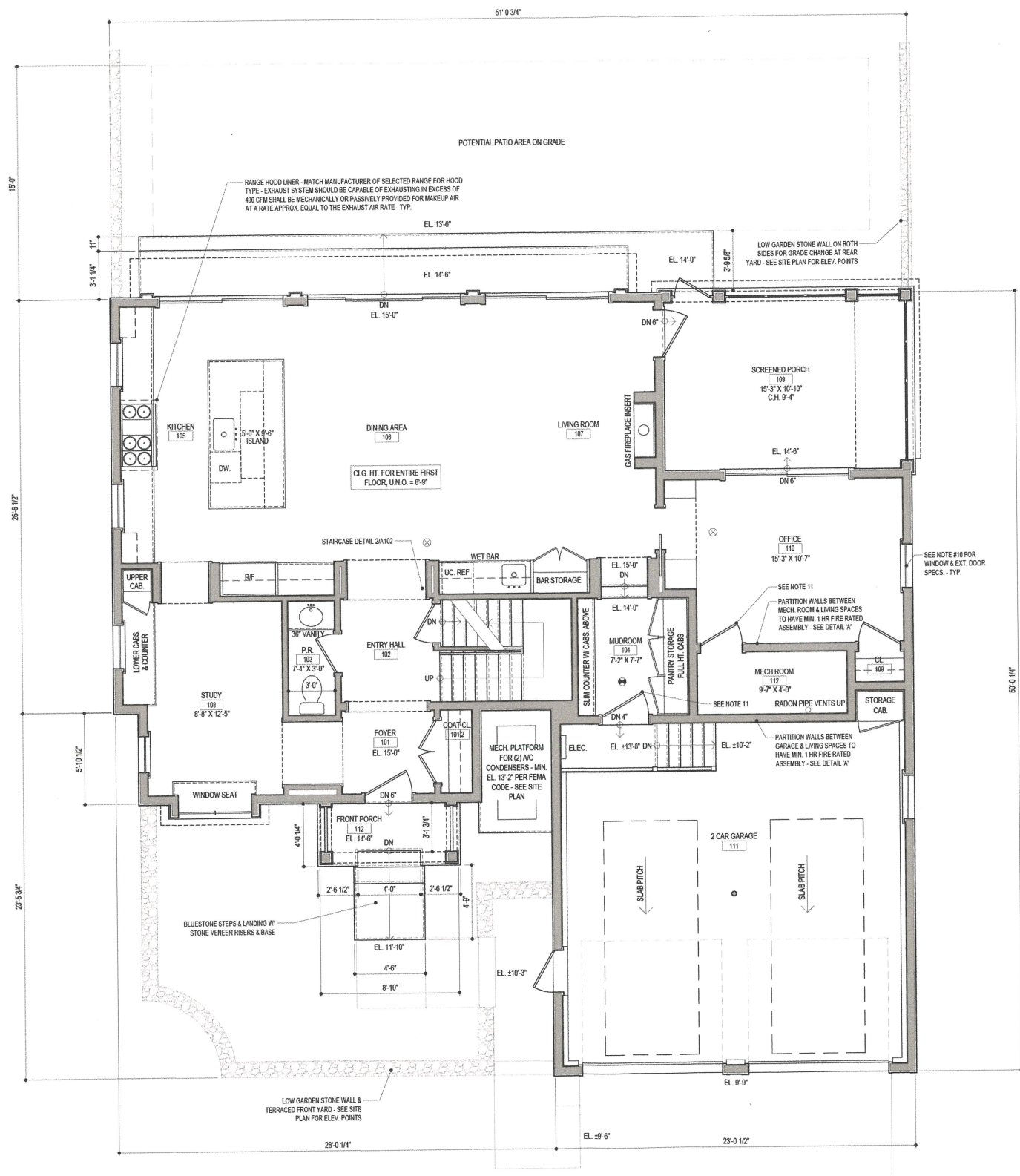
ISSUE DATES

DATE	DESCRIPTION
02.28.24	ZBA REVIEW

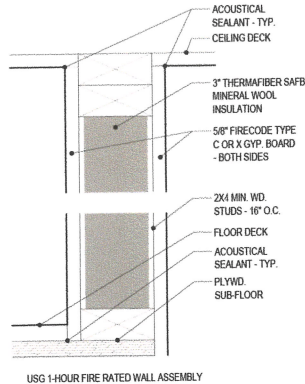
TITLE
PROPOSED CRAWLSPACE FLOOR PLAN

JOB NO.	FILE	DRAWN BY	APPROVED BY
15141	141A100	JR	KD

DATE	SCALE	SHEET NO.
02.08.24	1/4" = 1'-0"	A100



UL#	RATING (HOURS)	STC RATING
U305	1 HR	33



CONSTRUCTION LEGEND

- NEW CONCRETE FOUNDATION WALL
- EXISTING STUD WALL
- NEW STUD WALL
- CEILING LINE, CASED OPENING OR STRUCTURAL ABOVE
- HARDWIRED AND INTERCONNECTED SMOKE ALARM PER CONNECTICUT STATE CODE
- HARDWIRED AND INTERCONNECTED SMOKE AND CARBON MONOXIDE COMBINATION ALARM PER CONNECTICUT STATE CODE

GENERAL NOTES

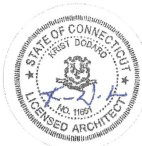
- DO NOT SCALE DRAWINGS.
- ALL WORK SHALL CONFORM TO THE CURRENT RESIDENTIAL CODE OF THE STATE OF CONNECTICUT, ENERGY CONSERVATION CODE, PLUMBING CODE, NATIONAL ELECTRIC CODE, LOCAL HEALTH DEPARTMENT REGULATIONS AND ALL OTHER APPLICABLE REGULATIONS BY AUTHORITIES HAVING JURISDICTION. SHOULD THERE BE ANY INFORMATION SUPPLIED ON OR OMITTED FROM THE DRAWINGS OR IN THE SPECIFICATIONS THAT INADVERTENTLY DOES NOT COMPLY WITH CODE, THE CONTRACTOR SHALL BRING THE MATTER TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND RESOLVE IT BEFORE ANY CONSTRUCTION AFFECTING THIS MATTER BEGINS.
- SHOULD THE CONTRACTOR KNOWINGLY CONSTRUCT ANYTHING IN NON-COMPLIANCE WITH ANY CODE WITHOUT CONSULTING BEFORE HAND, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR CORRECTING THE CONSTRUCTION TO COMPLY WITH ALL LOCAL AND STATE CODES AND AT NO ADDITIONAL COST TO THE OWNER, EVEN IF THE DRAWINGS OR SPECIFICATIONS CAN BE SHOWN TO CALL OUT NON-COMPLYING SITUATIONS.
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- INTERIOR WALL CONSTRUCTION TO BE WOOD FRAMING W/ 5/8" GWB ON BOTH SIDES, U.N.O. - REFER TO FLOOR PLANS FOR SIZE OF FRAMING.
- ALL CONNECTORS IN PRESSURE TREATED WOOD SHALL BE 6165 HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
- ALL MANUFACTURED ARTICLES, EQUIPMENT, AND MATERIALS SHALL BE CONDITIONED, USED, APPLIED, INSTALLED, CONNECTED, ERECTED AND CLEANED WITH THE MANUFACTURERS WRITTEN SPECIFICATIONS OR INSTRUCTIONS.
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- ALL EXTERIOR DOORS & WINDOWS TO BE MARVIN ELEVATE SERIES. ALL UNITS PROVIDE LOW E INSULATED GLAZING W/ U-FACTORS OF 0.30 - TYP.
- OPENINGS BETWEEN BOTH THE GARAGE & MECHANICAL ROOM & THE RESIDENCE SHALL BE EQUIPPED W/ SOLID WOOD DOOR NOT LESS THAN 1-3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8" THICK, OR 20-MINUTE FIRE RATED DOORS - EQUIPPED W/ AUTOMATIC CLOSING OR SELF-CLOSING DEVICES. ALL JOINTS TO BE TIGHTLY SEALED - TYP.

RICCARDI RESIDENCE

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ISSUE DATES

02.28.24 ZBA REVIEW

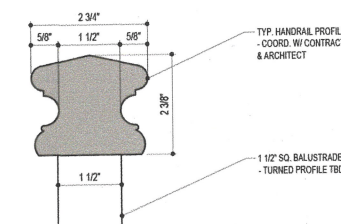
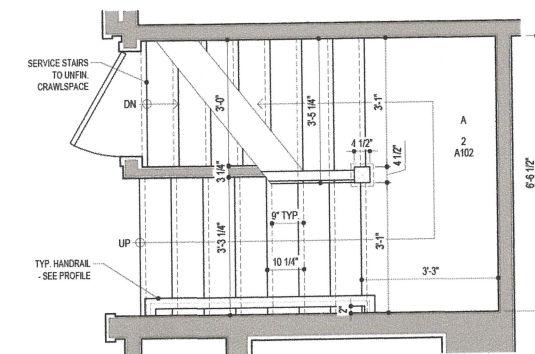
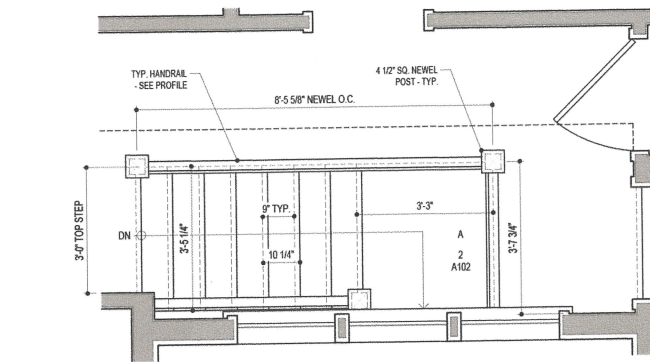
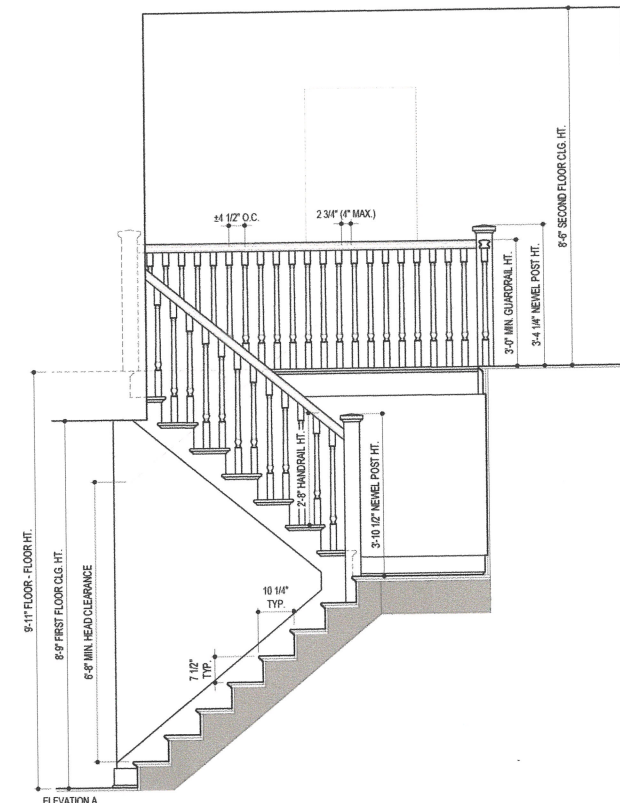
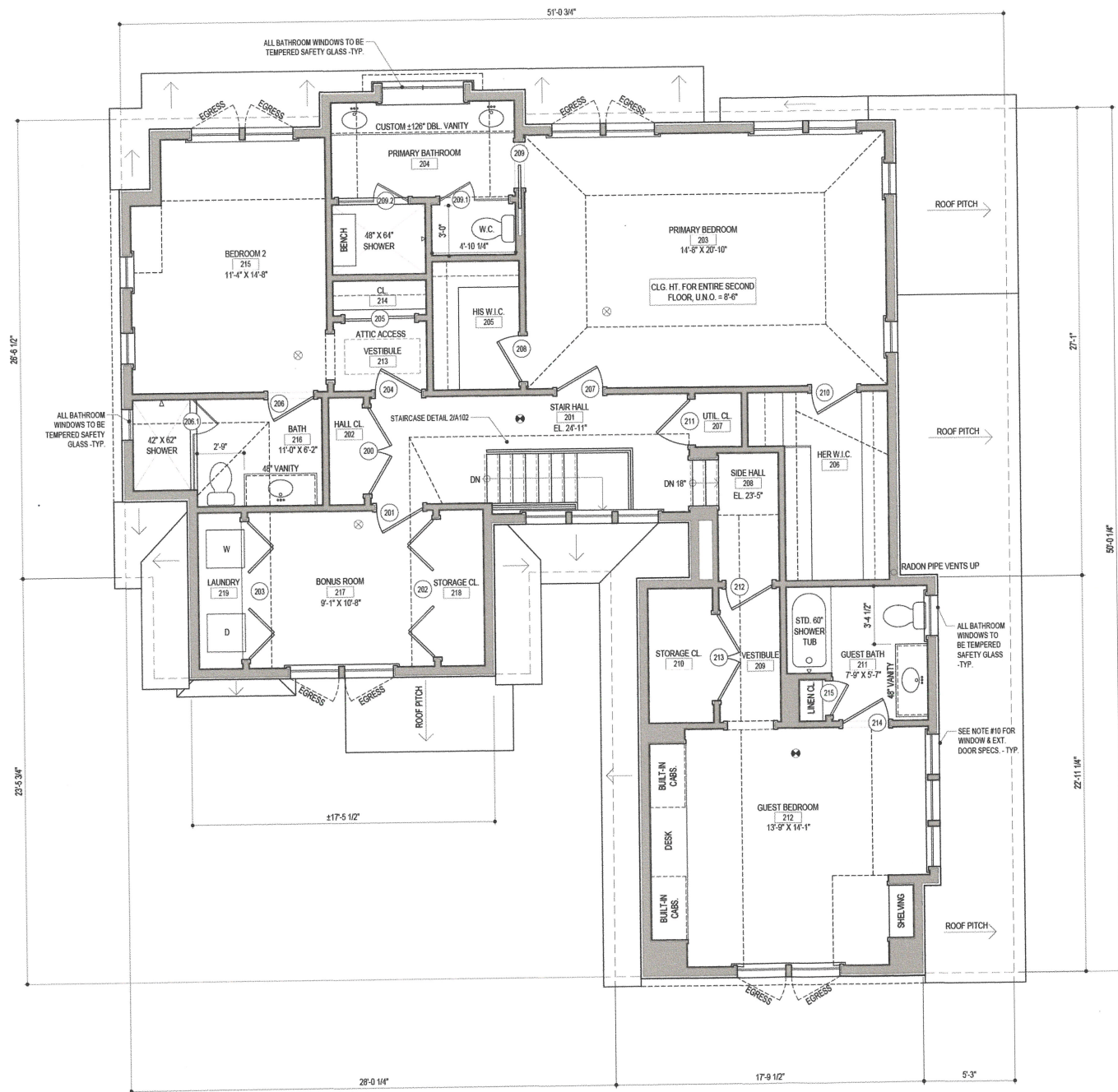
TITLE
PROPOSED FIRST FLOOR PLAN

JOB NO. 15141 FILE 141A100 DRAWN BY JR. APPROVED BY KO

DATE 08.08.00
SCALE 1/8" = 1'-0"

SHEET NO.
A101

1 PROPOSED FIRST FLOOR



- CONSTRUCTION LEGEND**
- NEW CONCRETE FOUNDATION WALL
 - EXISTING STUD WALL
 - NEW STUD WALL
 - CEILING LINE, CASED OPENING OR STRUCTURAL ABOVE
 - HARDWIRED AND INTERCONNECTED SMOKE ALARM PER CONNECTICUT STATE CODE
 - HARDWIRED AND INTERCONNECTED SMOKE AND CARBON MONOXIDE COMBINATION ALARM PER CONNECTICUT STATE CODE
- GENERAL NOTES**
- DO NOT SCALE DRAWINGS.
 - ALL WORK SHALL CONFORM TO THE CURRENT RESIDENTIAL CODE OF THE STATE OF CONNECTICUT, ENERGY CONSERVATION CODE, PLUMBING CODE, NATIONAL ELECTRICAL CODE, LOCAL HEALTH DEPARTMENT REGULATIONS AND ALL OTHER APPLICABLE REGULATIONS BY AUTHORITIES HAVING JURISDICTION.
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ISSUE DATES

02.28.24 ZBA REVIEW

TITLE
PROPOSED SECOND FLOOR PLAN
STAIRCASE & HANDRAIL DETAILS

JOB NO.	FILE	DRAWN BY	APPROVED BY
15141	141A100	JR	KD
DATE		SCALE	
01.01.00		1/4" = 1'-0"	

SHEET NO. A102



1 PROPOSED SECOND FLOOR

2 STAIRCASE & HANDRAIL DETAILS

- CONSTRUCTION LEGEND
- NEW CONCRETE FOUNDATION WALL
 - EXISTING STUD WALL
 - NEW STUD WALL
 - CEILING LINE, CASED OPENING OR STRUCTURAL ABOVE
 - HARDWIRED AND INTERCONNECTED SMOKE ALARM PER CONNECTICUT STATE CODE
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**RICCARDI
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ISSUE DATES

02.28.24 ZBA REVIEW

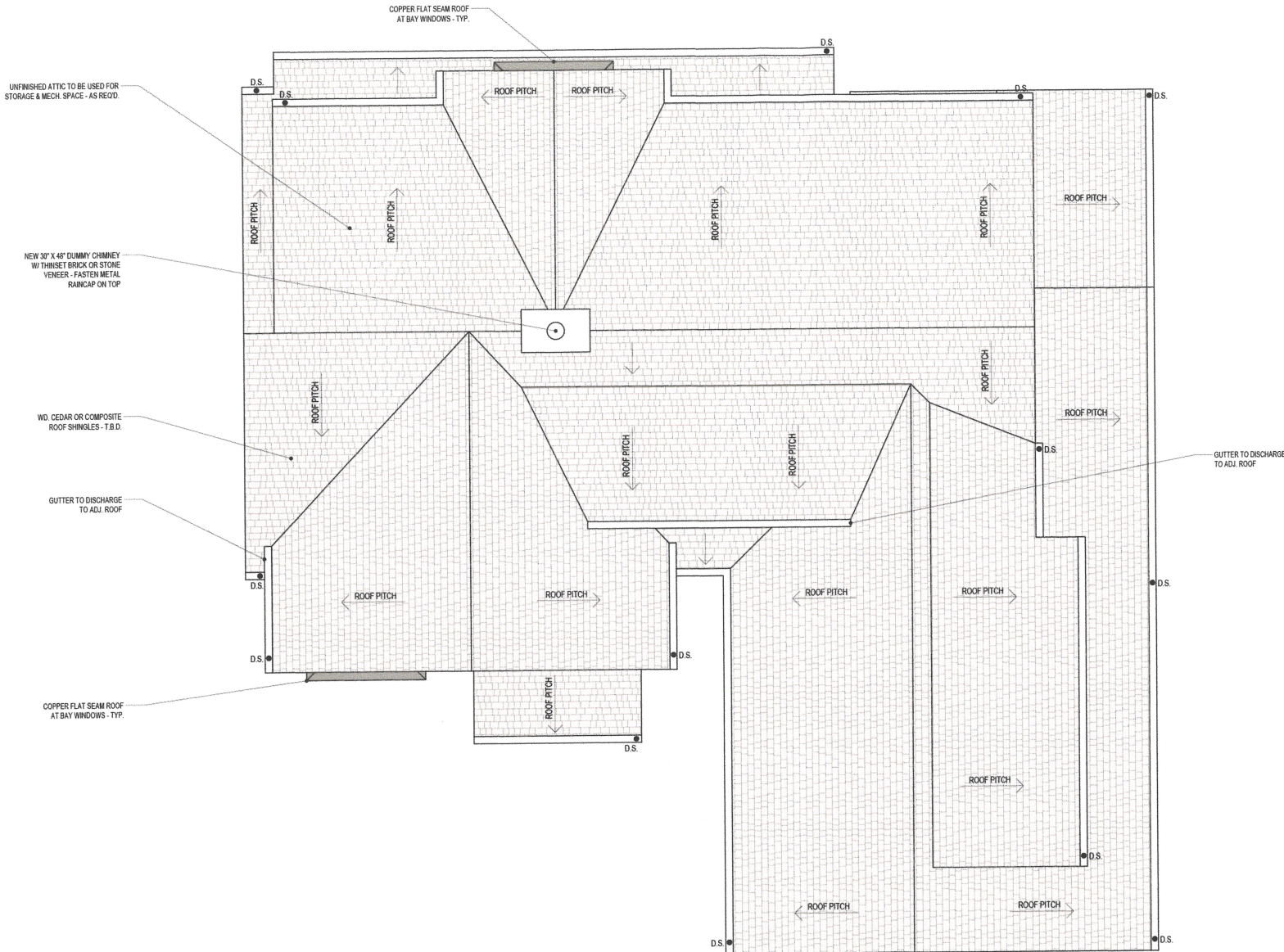
TITLE

PROPOSED ROOF PLAN

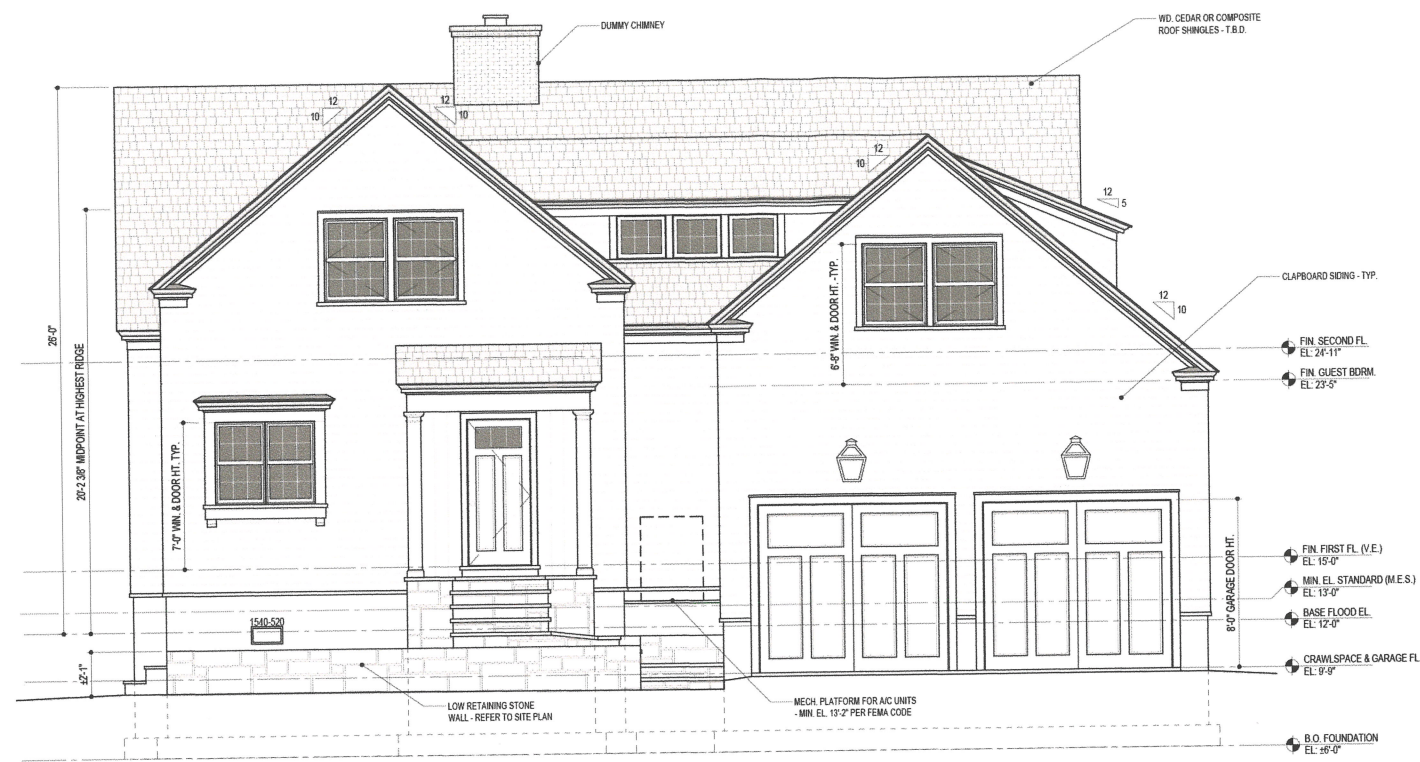
JOB NO. 15141	FILE 141A100	DRAWN BY JR	APPROVED BY KD
DATE 00.00.00	SHEET NO. A103		
SCALE 1/4" = 1'-0"			



NOTE: ALL FINAL DOWNSPOUT LOCATIONS TO BE COORD. W/ SITE PLAN & ARCHITECT



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1 NORTH (FRONT) ELEVATION



2 SOUTH (REAR) ELEVATION

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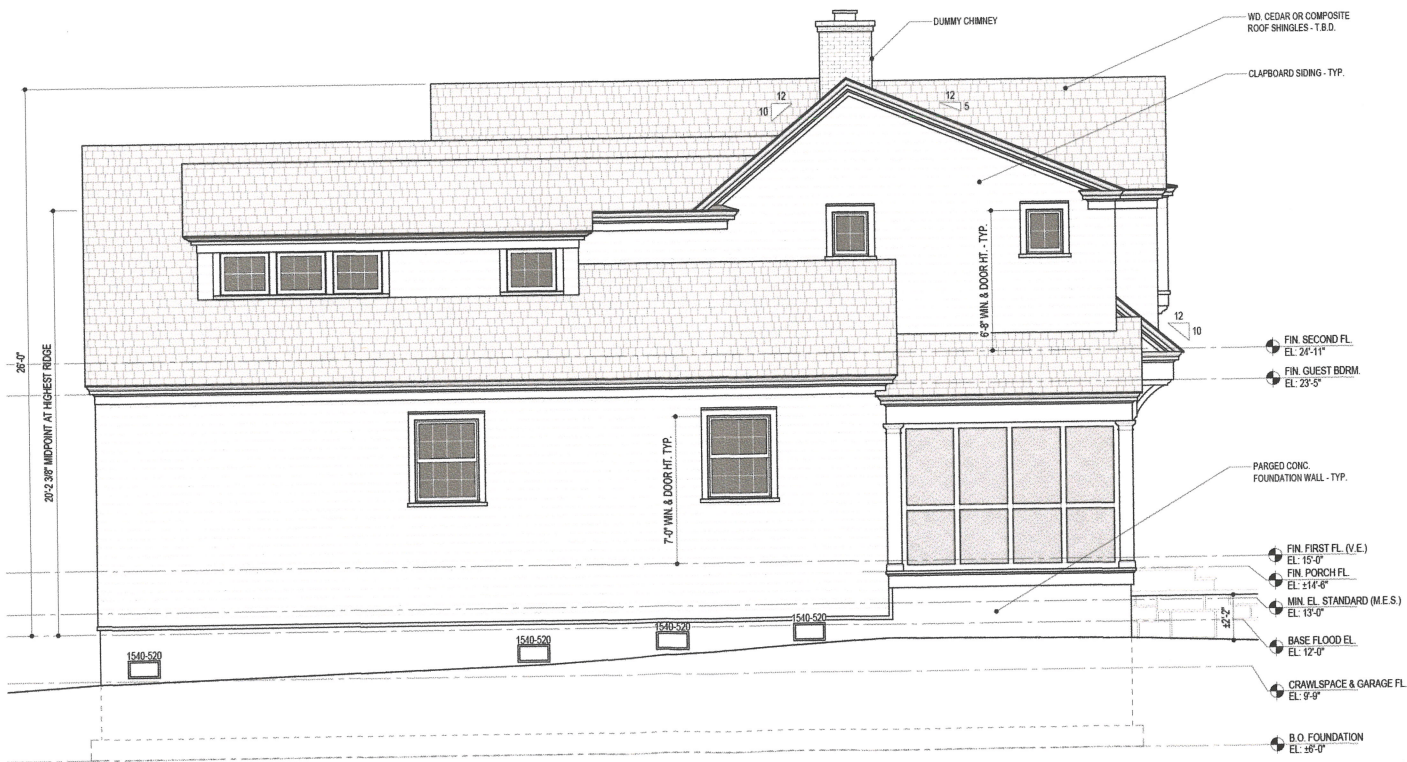
ISSUE DATES			
02.28.24	ZBA REVIEW		
TITLE			
EXTERIOR ELEVATIONS			
JOB NO. 15441	FILE 141A100	DRAWN BY JR	APPROVED BY KD
DATE 06.08.00	SHEET NO. A201		
SCALE 1/4" = 1'-0"			

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1 EAST (SIDE) ELEVATION



2 WEST (SIDE) ELEVATION

RICCARDI
RESIDENCE

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ISSUE DATES

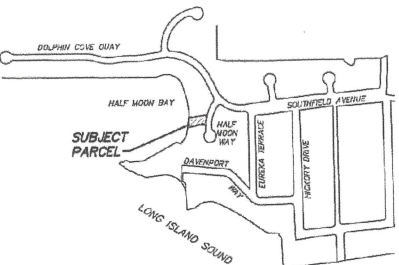
02.28.24 ZBA REVIEW

TITLE

EXTERIOR ELEVATIONS

JOB NO.	FILE	DRAWN BY	APPROVED BY
15141	141A100	JR	KD
DATE	SCALE	SHEET NO.	
08.08.00	1/4" = 1'-0"	A202	

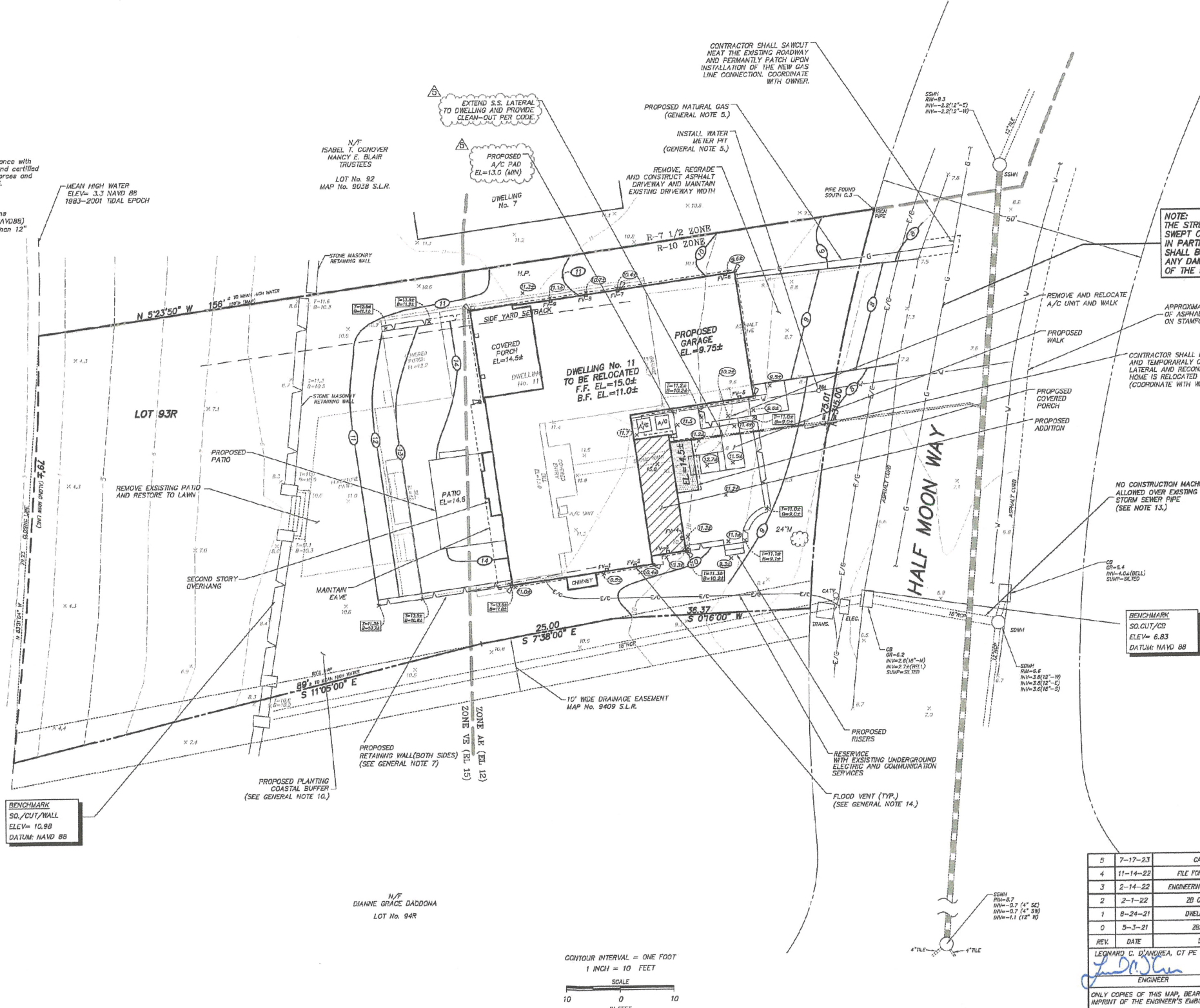
JOB NO. 15141	FILE 141A100	DRAWN BY JR	APPROVED BY KD
DATE 00.00.00		SHEET NO A203	
SCALE			



LOCATION MAP - 1" 600'±

GENERAL NOTES:

- Existing features and topography were taken from a survey entitled "Topographic Survey depicting 11 Half Moon Way in Stamford, Connecticut" prepared for Richard G. Riccardi prepared by D'Andrea Surveying and Engineering, P.C., dated November 14, 2022.
- Contours and elevations depicted herein are based on the North American Vertical Datum of 1988 (NAVD 88).
- In accordance with Connecticut Public Act 87-71 and Connecticut General Statutes (CGS) Sections 16-345 through 16-359, the contractor shall verify the depth and location of all utilities prior to commencing construction, and shall contact "Call Before You Dig, Inc." at 1.800.922.4453, 48 hours prior to commencing construction.
- All construction shall comply with applicable sections of the State of Connecticut, Local, and International Building codes, and these criteria shall take precedent over these plans. All service disconnections shall be coordinated with each respective utility company.
- The locations of subsurface structures and utilities as depicted herein indicate only that the structures exist, and no responsibility is assumed by the engineer or surveyor for the accuracy of the locations shown. Coordinate utility installation with each respective utility company.
- Refer to Architectural Plans prepared by Daddario Architects, LLC.
- The proposed landscape retaining wall shall be designed in accordance with section 15.B.2, flood prone area regulation of the Stamford zoning regulation; by a Connecticut Professional Engineer.
- Property lies within Flood Hazard Zones VE(15') and AE(12') as published by FEMA on Form Panel 05001C0518G, having an effective date of July 9, 2013.
- The dwelling shall be designed by a CT licensed architect in conformance with all applicable building codes and Section 15 - Flood Prone Area Regulations of the Stamford Zoning Regulations. Refer to dwelling plans prepared by Daddario.
- Refer to the EPR Planting Plan dated January 13, 2022 prepared by Environmental Land Solutions, LLC for information on the proposed planting.
- The location of the existing S.S. Lateral was taken from an "As Built" sewer plan entitled, "Sewer Lateral Plan and Profile prepared for Dolphin Cove Corporation" revised January 23, 1971, provided by the The Stamford WPCA.
- Improvements located within the Flood Hazard Zone shall be designed in accordance with the Flood Prone Area Regulations of the City of Stamford Zoning Regulations and certified as capable of withstanding the flood depths, pressures, velocities and impact forces and other factors associated with the base flood elevation. Refer to General Note 6.
- No construction machinery shall be allowed over existing 18" storm sewer pipe.
- For flood vent locations, model number and elevations, refer to architectural plans (See General Note 6 and 9). Top of flood vent shall be set below EL=12.0' (NAVD88) and the bottom of flood vent within crawlspace and garage shall be set less than 12" above interior floor and above adjacent exterior grade.
- Refer to Zoning Certificate CSRP 1134.



NOTE:
THE STREET AND PROJECT FRONTAGE AREA SHALL BE SWEEPED CLEAN AT THE END OF EACH DAY AS REQUIRED. IN PARTICULAR, THE CONSTRUCTION ENTRANCE SHALL BE KEPT FREE OF DUST AND SEDIMENT. ANY DAMAGE TO THE STREET, CURBING AND SHOULDER OF THE ROAD SHALL BE REPAIRED TO CITY STANDARDS.

- LEGEND
- EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - EXISTING TOP/BOTTOM SPOT ELEVATION
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION
 - PROPOSED TOP/BOTTOM SPOT ELEVATION
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - TREE TO BE REMOVED
 - RETAINING WALL
 - UTILITY POLE
 - GAS GATE
 - WATER METER
 - CLEANOUT
 - SANITARY SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - VERIFY IN FIELD
 - TYP.
 - FV
 - FF
 - BF
 - CB
 - UF
 - UNDERGROUND UTILITY SERVICE:
C=CABLE, E=ELECTRIC, G=GAS,
T=TELEPHONE, W=WATER
 - PROPERTY LINE

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION, INCLUDING PHYSICAL EVIDENCE, AND UTILITY COMPANY SKETCHES. DEPICTED UTILITIES ARE APPROXIMATE, AND MAY BE INCOMPLETE. SURVEY DECLARATION OF ACCURACY DOES NOT EXTEND TO THE PLOTTING OF UNDERGROUND UTILITIES. UNDERGROUND UTILITY LOCATION SHALL BE FIELD VERIFIED AND MARKED PRIOR TO COMMENCING ANY EXCAVATION ACTIVITIES. CALL BEFORE YOU DIG, 1-800-922-4453.

D'ANDREA SURVEYING & ENGINEERING, P.C.
• LAND PLANNERS
• ENGINEERS
• SURVEYORS
P.O. BOX 549
RIVERSIDE, CT 06878
8 NEIL LANE
TEL. 637-1779

5	7-17-23	CAM REVISIONS	PROJECT	RESIDENTIAL DEVELOPMENT CAM REVIEW
4	11-14-22	FILE FOR BUILDING PERMIT	PREPARED FOR	RICHARD G. RICCARDI
3	2-14-22	ENGINEERING BUREAU COMMENTS	LOCATION	11 HALF MOON WAY STAMFORD, CONNECTICUT
2	2-1-22	2B CAM SUBMISSION	1 OF 3	GRADING PLAN
1	8-24-21	DWELLING SHIFT-2BA		
0	5-3-21	2BA SUBMISSION		
REV.	DATE	DESCRIPTION		
		LEONARD C. D'ANDREA, CT PE No. 14869		
		7-17-23		
		ENGINEER		

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL SHALL BE

CONTOUR INTERVAL = ONE FOOT
1 INCH = 10 FEET
SCALE
0 10
IN FEET