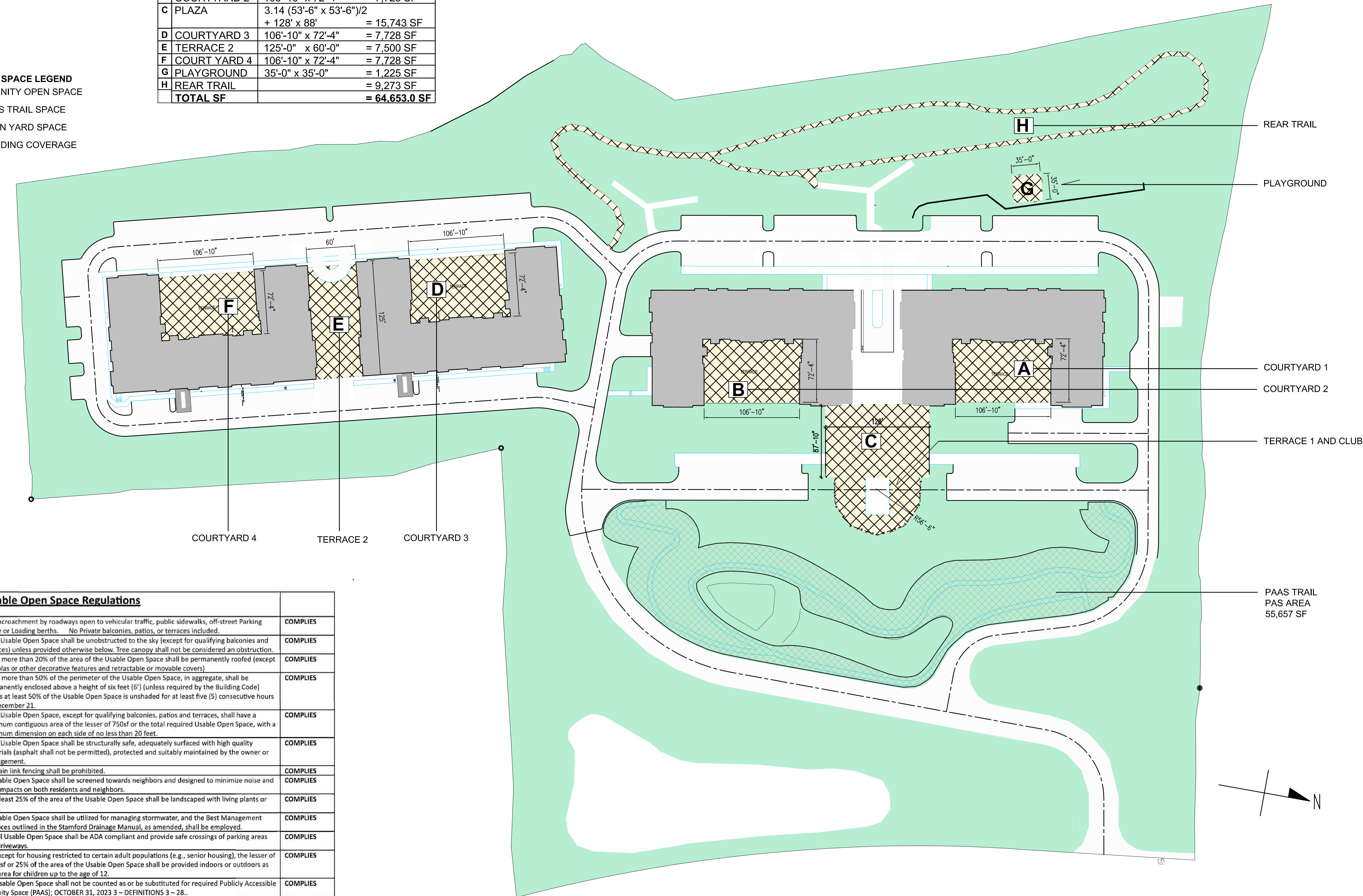


**OPEN SPACE CALCULATION**

#	AREA	CALCULATION
A	COURTYARD 1	106'-10" x 72'-4" = 7,728 SF
B	COURTYARD 2	106'-10" x 72'-4" = 7,728 SF
C	PLAZA	3.14 (53'-6" x 53'-6")/2 + 128' x 88' = 15,743 SF
D	COURTYARD 3	106'-10" x 72'-4" = 7,728 SF
E	TERRACE 2	125'-0" x 60'-0" = 7,500 SF
F	COURTYARD 4	106'-10" x 72'-4" = 7,728 SF
G	PLAYGROUND	35'-0" x 35'-0" = 1,225 SF
H	REAR TRAIL	= 9,273 SF
	<b>TOTAL SF</b>	<b>= 64,653.0 SF</b>

**PROPOSED OPEN SPACE LEGEND**

	AMENITY OPEN SPACE
	PAAS TRAIL SPACE
	OPEN YARD SPACE
	BUILDING COVERAGE

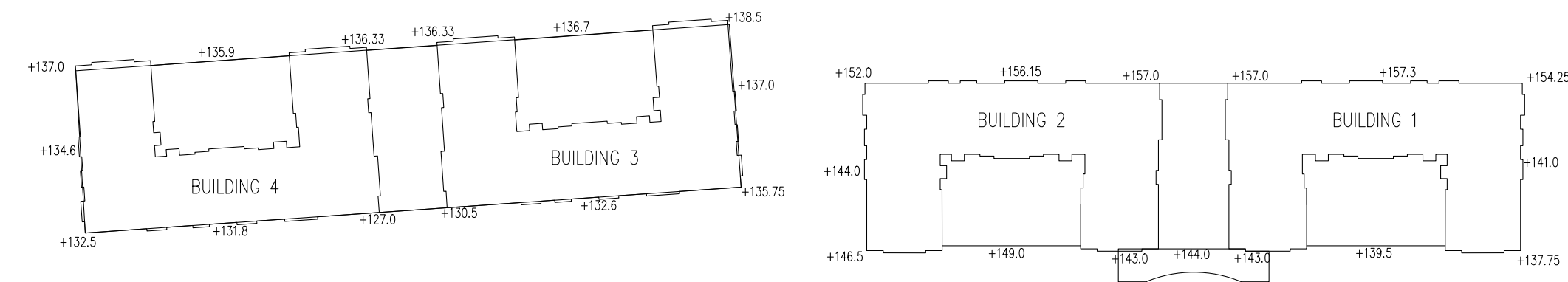


**Usable Open Space Regulations**

No encroachment by roadways open to vehicular traffic, public sidewalks, off-street Parking Space or Loading berths. No Private balconies, patios, or terraces included.	COMPLIES
1. All Usable Open Space shall be unobstructed to the sky (except for qualifying balconies and terraces) unless provided otherwise below. Tree canopy shall not be considered an obstruction.	COMPLIES
2. No more than 20% of the area of the Usable Open Space shall be permanently roofed (except pergolas or other decorative features and retractable or movable covers)	COMPLIES
3. No more than 50% of the perimeter of the Usable Open Space, in aggregate, shall be permanently enclosed above a height of six feet (6') (unless required by the Building Code) unless at least 50% of the Usable Open Space is unshaded for at least five (5) consecutive hours on December 21.	COMPLIES
4. All Usable Open Space, except for qualifying balconies, patios and terraces, shall have a minimum contiguous area of the lesser of 750sf or the total required Usable Open Space, with a minimum dimension on each side of no less than 20 feet.	COMPLIES
5. All Usable Open Space shall be structurally safe, adequately surfaced with high quality materials (asphalt shall not be permitted), protected and suitably maintained by the owner or management.	COMPLIES
6. Chain link fencing shall be prohibited.	COMPLIES
7. Usable Open Space shall be screened towards neighbors and designed to minimize noise and light impacts on both residents and neighbors.	COMPLIES
8. At least 25% of the area of the Usable Open Space shall be landscaped with living plants or grass.	COMPLIES
9. Usable Open Space shall be utilized for managing stormwater, and the Best Management Practices outlined in the Stamford Drainage Manual, as amended, shall be employed.	COMPLIES
10. All Usable Open Space shall be ADA compliant and provide safe crossings of parking areas and driveways.	COMPLIES
11. Except for housing restricted to certain adult populations (e.g., senior housing), the lesser of 1,000sf or 25% of the area of the Usable Open Space shall be provided indoors or outdoors as play area for children up to the age of 12.	COMPLIES
12. Usable Open Space shall not be counted as or be substituted for required Publicly Accessible Amenity Space (PAAS), OCTOBER 31, 2023 3 - DEFINITIONS 3 - 28..	COMPLIES
13. Publicly Accessible Amenity Space (PAAS) shall not be counted as or be substituted for required Usable Open Space.	COMPLIES
14. Within 500 feet of a publicly accessible park, up to 75% of Usable Open Space may be substituted with Indoor Amenity Space	COMPLIES. No indoor space included in calculation.
15. Sidewalks, including public sidewalks on private property, shall not be counted as Usable Open Space.	COMPLIES

**PROPOSED OPEN SPACE**

SCALE 1/64"=1'-0"



**AVERAGE GRADE CALCULATION**

**BUILDING 1 & 2:**  
 $(152.0+156.15+157.0+157.3+154.25+141.0+137.75+139.5+143.0+144.0+143.0+149.0+146.5+144.0) / 15$   
 = +148.1

**BUILDING 3 & 4:**  
 $(137.0+135.9+136.33+136.33+136.7+138.5+137.0+135.75+132.6+130.5+127.0+131.8+132.5+134.6) / 14$   
 = +134.47

**BUILDING 2**  
 4 STORY  
 AVG. GRADE: +148.10  
 HEIGHT: 47'-8"  
 PROPOSED 104,916 SF

**BUILDING 1**  
 4 STORY  
 AVG. GRADE: +148.10  
 HEIGHT: 47'-8"  
 PROPOSED 109,392 SF

**BUILDING 4**  
 4 STORY  
 AVG. GRADE: +134.47  
 HEIGHT: 47'-3"  
 PROPOSED 104,916 SF

**BUILDING 3**  
 4 STORY  
 AVG. GRADE: +134.47  
 HEIGHT: 47'-3"  
 PROPOSED 104,916 SF



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NO.	DATE	ISSUE
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PROJECT NO:  
 ISSUED: ZONING SET  
 ISSUED DATE: 11/16/2023  
 DRAWING TITLE  
 SITE PLAN

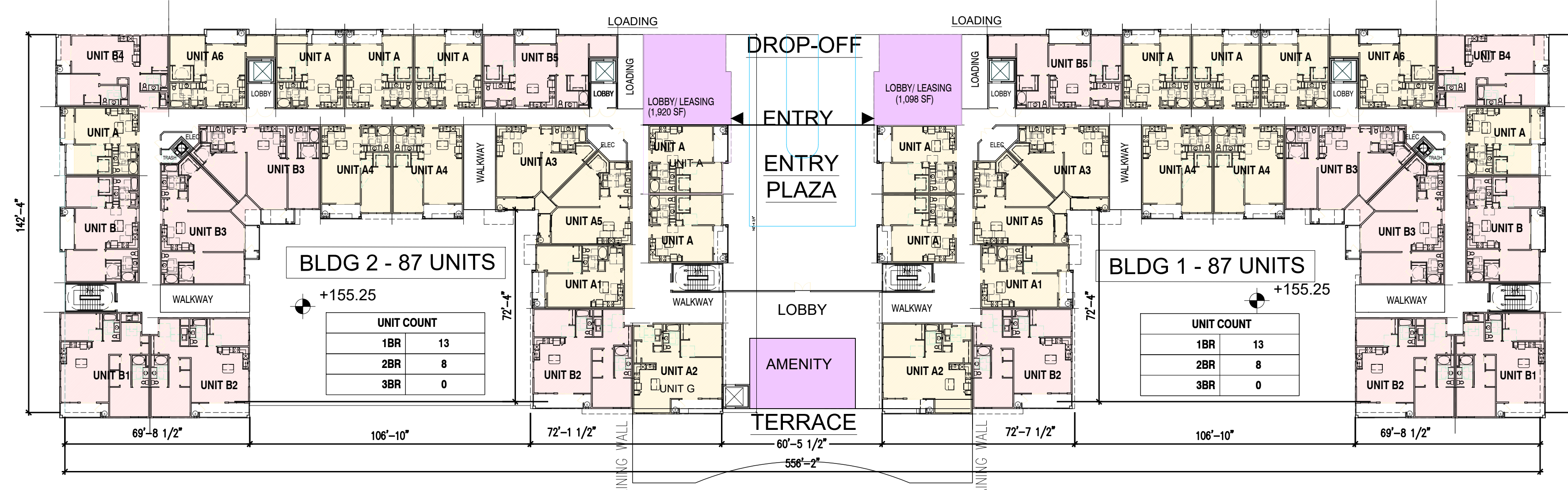
DRAWING NUMBER  
**Z002**

**BLDG 1, 2, 3 & 4 - SITE PLAN**

SCALE 1/64"=1'-0"

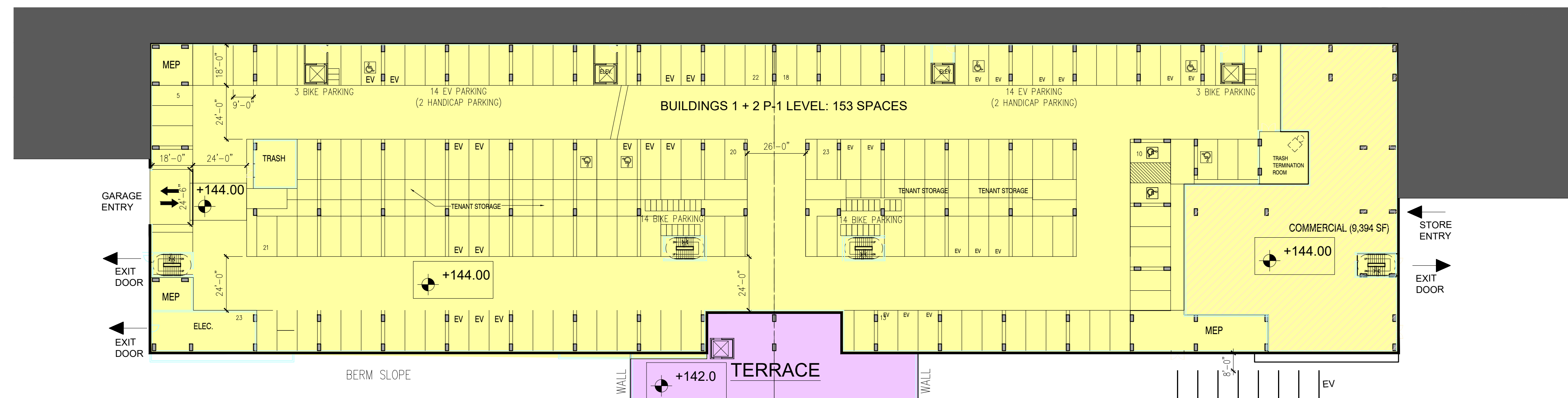
LEGEND

- A TYPE:  
1 BEDROOM UNIT
- B TYPE:  
2 BEDROOM UNIT
- C TYPE:  
3 BEDROOM UNIT
- LOBBY/PUBLIC



BLDG 1 & 2 - GROUND LEVEL

SCALE 1/32"=1'-0"



BLDG 1 & 2 - PARKING LEVEL

SCALE 1/32"=1'-0"

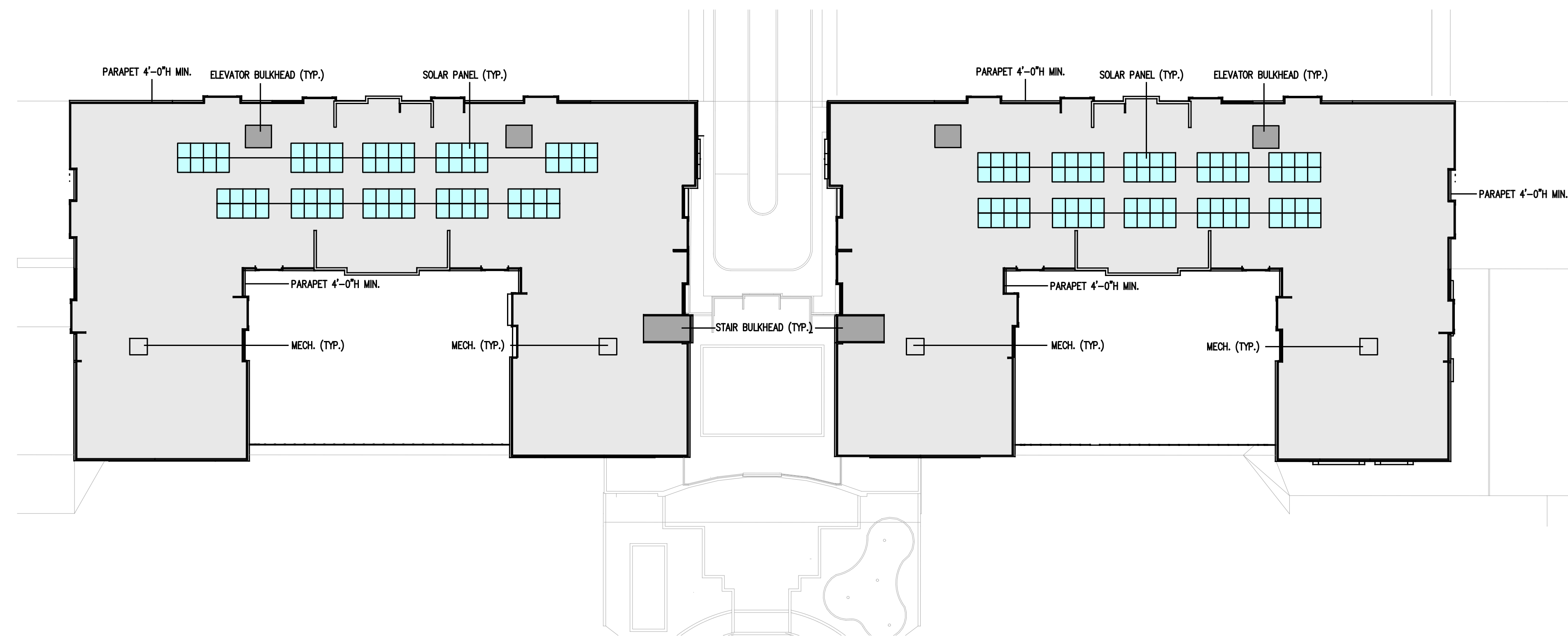
NO.	DATE	ISSUE
02-21-2024		REISSUE

PROJECT NO:  
ISSUED: ZONING SET  
ISSUED DATE: 11/16/2023  
DRAWING TITLE  
BUILDING 1 & 2  
2ND TO 4TH FLOOR  
ROOF  
DRAWING NUMBER

**A004**

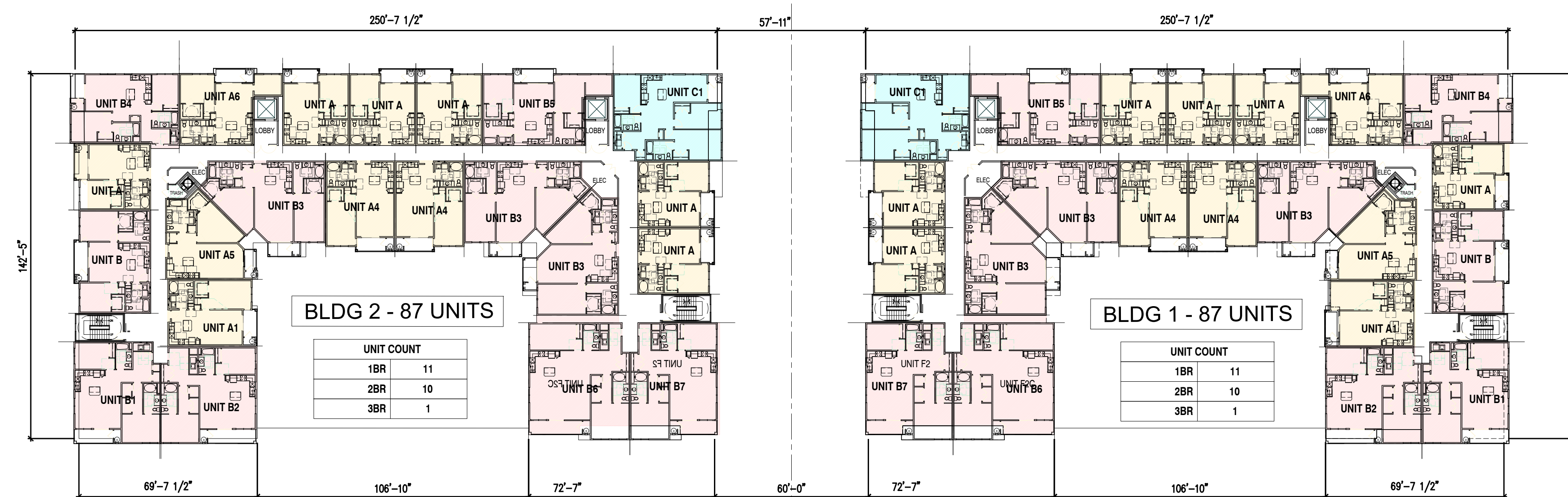
**LEGEND**

- A TYPE:  
1 BEDROOM UNIT
- B TYPE:  
2 BEDROOM UNIT
- C TYPE:  
3 BEDROOM UNIT
- LOBBY/PUBLIC



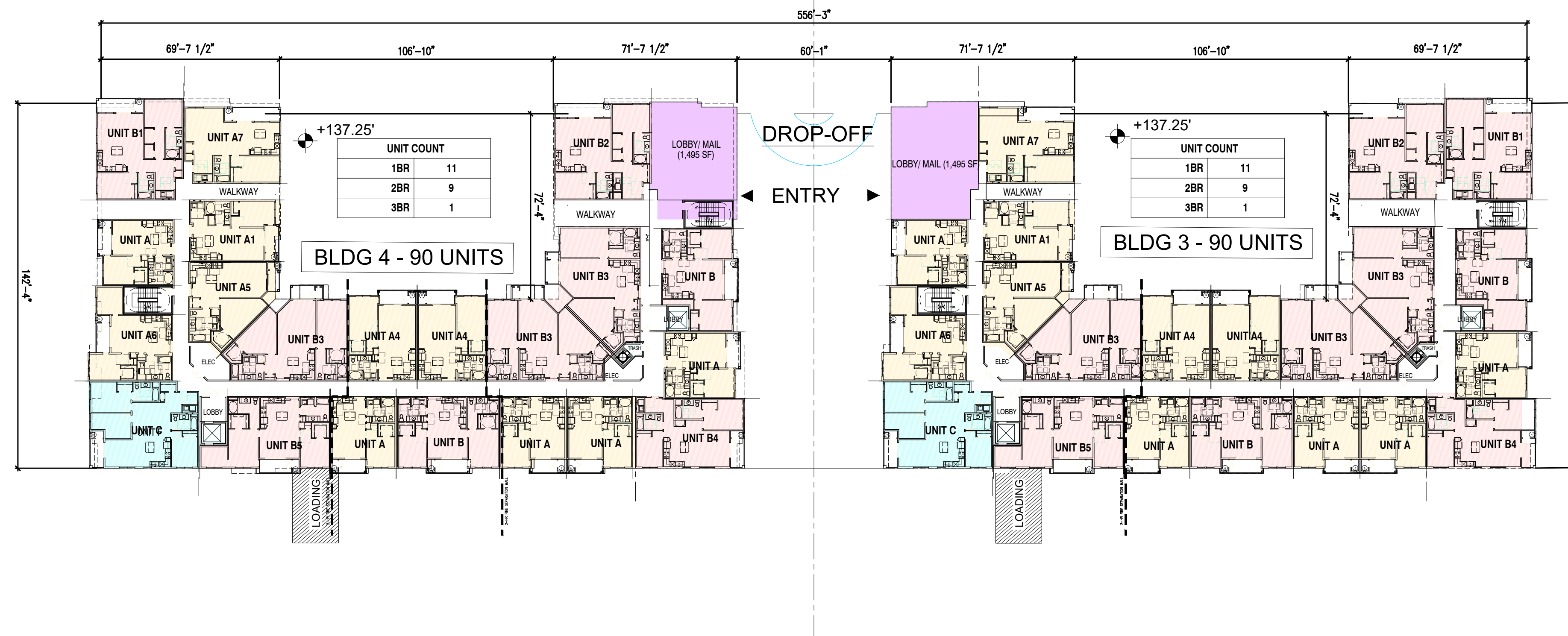
**BLDG 1 & 2 - ROOF PLAN**

SCALE 1/32"=1'-0"



**BLDG 1 & 2 - 2ND TO 4TH FLOOR PLAN**

SCALE 1/32"=1'-0"



- LEGEND**
- A TYPE:  
1 BEDROOM UNIT
  - B TYPE:  
2 BEDROOM UNIT
  - C TYPE:  
3 BEDROOM UNIT
  - LOBBY/PUBLIC

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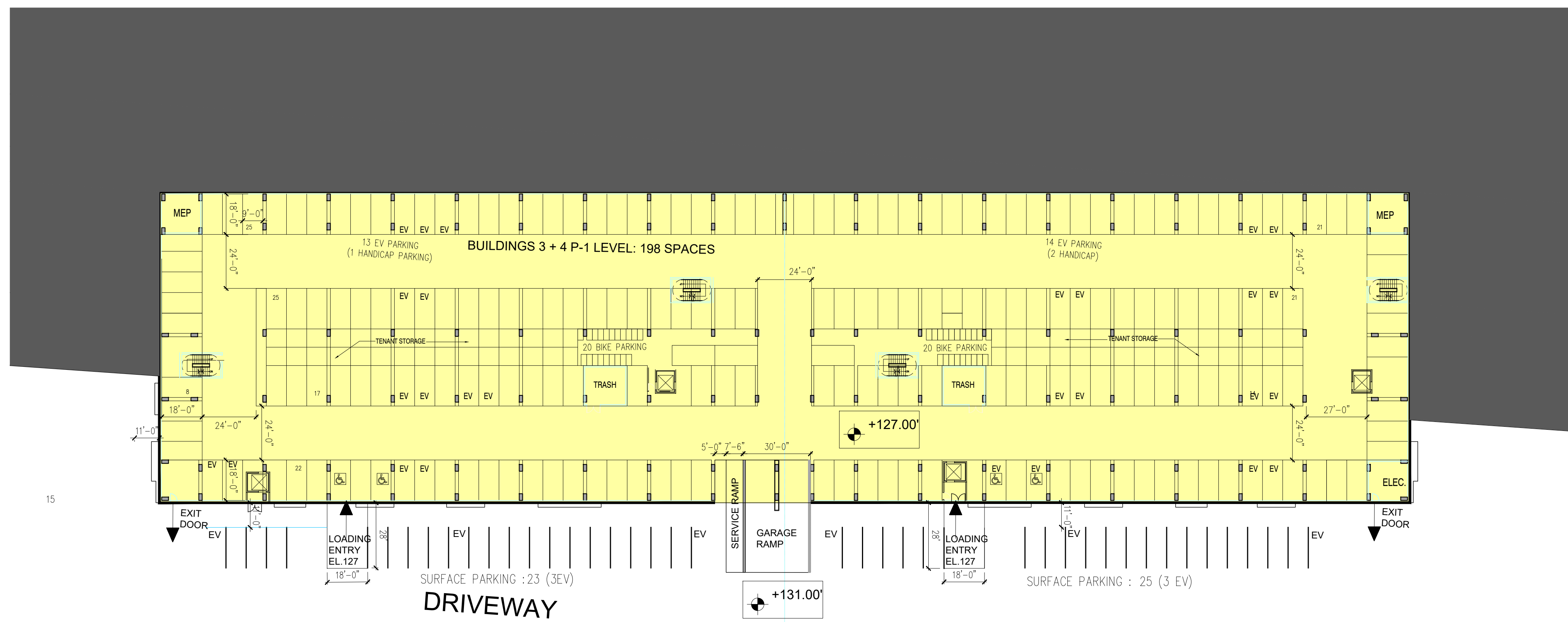
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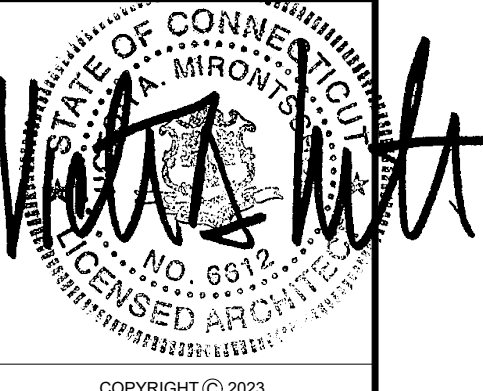
**BLDG 3 & 4 - GROUND LEVEL**

SCALE 1/32"=1'-0"



**BLDG 3 & 4 - PARKING LEVEL**

SCALE 1/32"=1'-0"



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DRAWING TITLE  
BUILDING 3 & 4  
P1 PARKING LEVEL  
GROUND LEVEL  
DRAWING NUMBER

**A005**

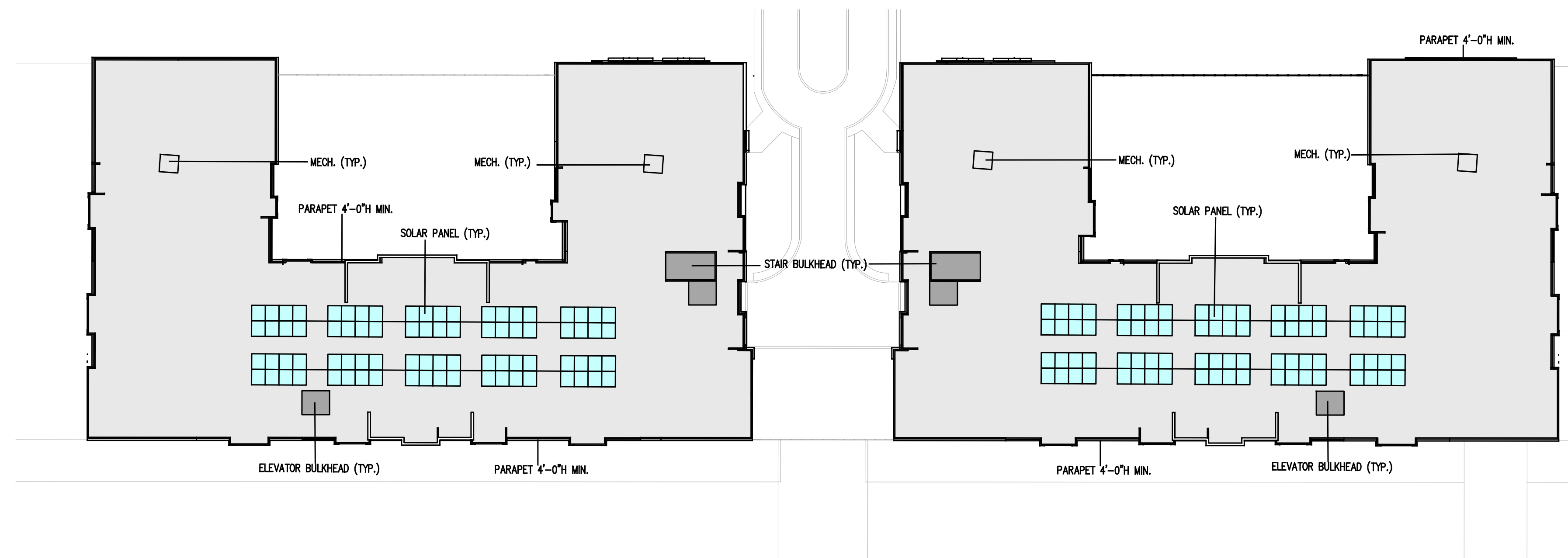
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02-21-2024	REISSUE	

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ISSUED: ZONING SET  
ISSUED DATE: 11/16/2023  
DRAWING TITLE  
BUILDING 3 & 4  
2ND TO 4TH FLOOR  
ROOF  
DRAWING NUMBER

**A006**

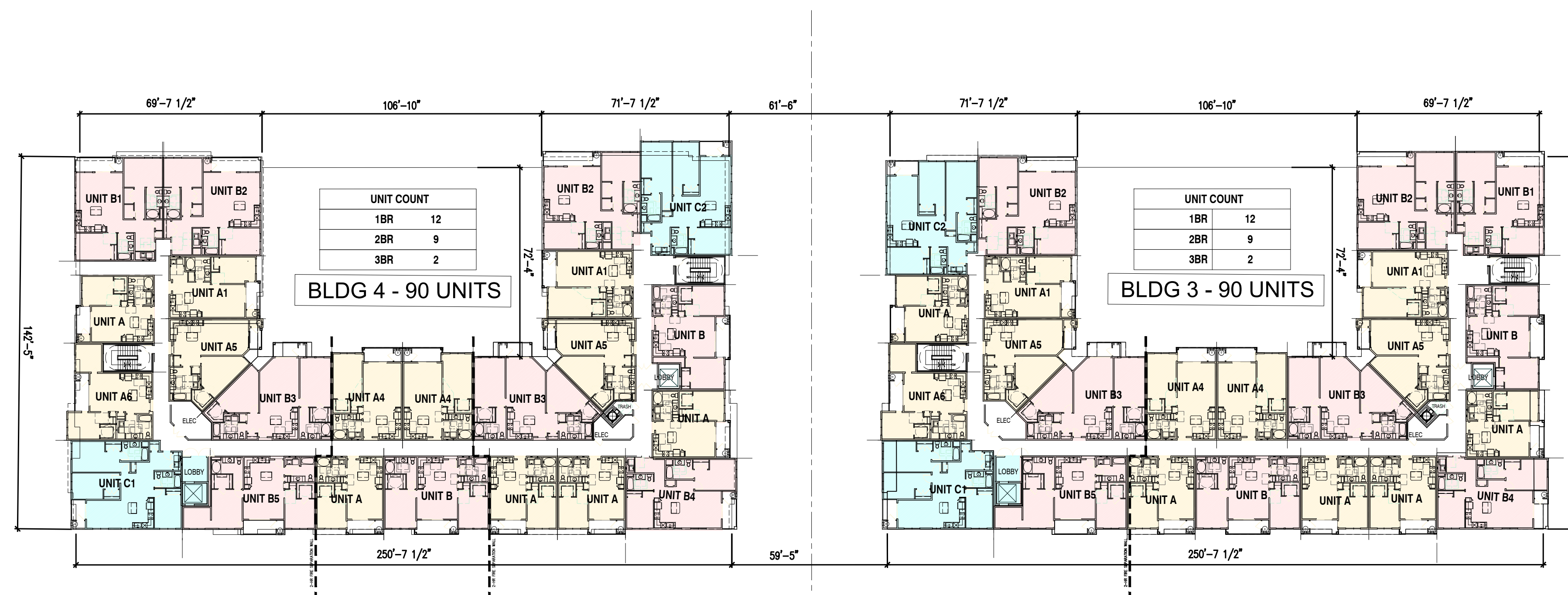
**LEGEND**

- A TYPE:  
1 BEDROOM UNIT
- B TYPE:  
2 BEDROOM UNIT
- C TYPE:  
3 BEDROOM UNIT
- LOBBY/PUBLIC



**BLDG 3 & 4 - ROOF PLAN**

SCALE 1/32"=1'-0"



**BLDG 3 & 4 - 2ND TO 4TH FLOOR PLAN**

SCALE 1/32"=1'-0"



BUILDING 1 AND BUILDING 2 SHARED COURTYARD SPACES



BUILDING 3 AND BUILDING 4 SHARED COURTYARD SPACES

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ISSUED DATE: 11/16/2023

DRAWING TITLE  
COLOR RENDERINGS

DRAWING NUMBER

**A007**



BLDG. 2 - SOUTH ELEVATION 4



BLDG. 2 - NORTH ELEVATION 3



BLDG. 2 - WEST ELEVATION 2

- MATERIAL LEGEND**
1. PAINTED TRIM - WHITE AZEK
  2. COMPOSITE SIDING - DARK GRAY
  3. COMPOSITE SIDING - LIGHT GRAY
  4. COMPOSITE SIDING - OCHRE
  5. COMPOSITE SIDING - TUSCAN RED
  6. TEXTURED PANEL - GRAY
  7. TEXTURED PANEL - NATURAL
  8. STONE VENEER
  9. INSULATED WINDOW ASSEMBLY
  10. STOREFRONT



BLDG. 2 - EAST ELEVATION 1

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ISSUED DATE: 11/16/2023

DRAWING TITLE  
TYPICAL BUILDING ELEVATIONS

DRAWING NUMBER

**A200**





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BLDG. 1 RETAIL SPACE - NORTH ELEVATION

2

- MATERIAL LEGEND**
1. PAINTED TRIM - WHITE AZEK
  2. COMPOSITE SIDING - DARK GRAY
  3. COMPOSITE SIDING - LIGHT GRAY
  4. COMPOSITE SIDING - OCHRE
  5. COMPOSITE SIDING - TUSCAN RED
  6. TEXTURED PANEL - GRAY
  7. TEXTURED PANEL - NATURAL
  8. STONE VENEER
  9. INSULATED WINDOW ASSEMBLY
  10. STOREFRONT



AMENITY AREA - EAST ELEVATION

1



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DRAWING TITLE  
 TYPICAL  
 BUILDING  
 ELEVATIONS  
 DRAWING NUMBER

**A201**



BLDG. 3 - SOUTH ELEVATION 4



BLDG. 3 - NORTH ELEVATION 3



BLDG. 3 - EAST ELEVATION 2

- MATERIAL LEGEND**
- 1. PAINTED TRIM - WHITE AZEK
  - 2. COMPOSITE SIDING - DARK GRAY
  - 3. COMPOSITE SIDING - LIGHT GRAY
  - 4. COMPOSITE SIDING - OCHRE
  - 5. COMPOSITE SIDING - TUSCAN RED
  - 6. TEXTURED PANEL - GRAY
  - 7. TEXTURED PANEL - NATURAL
  - 8. STONE VENEER
  - 9. INSULATED WINDOW ASSEMBLY
  - 10. STOREFRONT



BLDG. 3 - WEST ELEVATION 1

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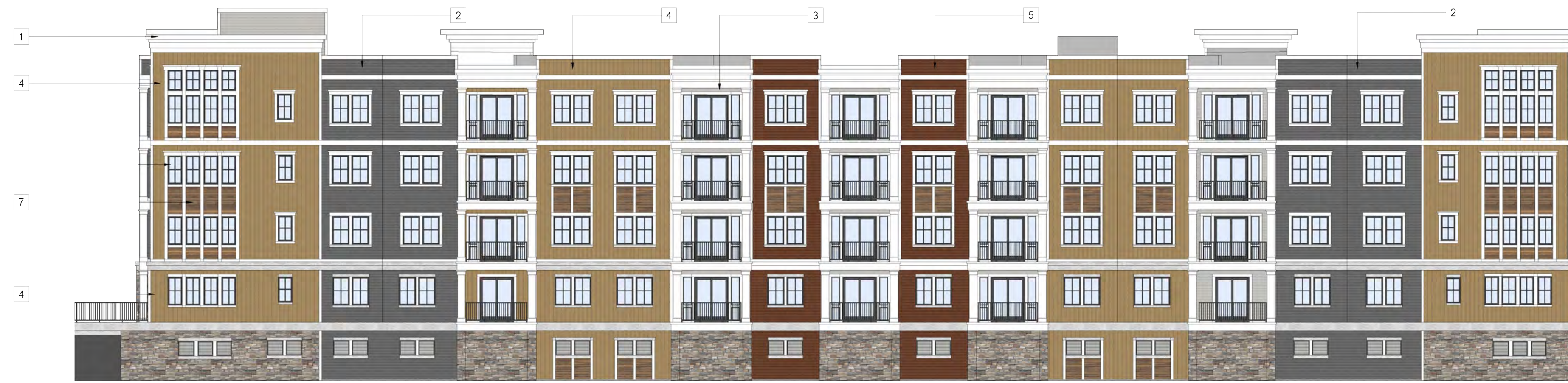
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PROJECT NO:  
ISSUED: ZONING SET  
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DRAWING TITLE  
TYPICAL BUILDING ELEVATIONS

DRAWING NUMBER

**A202**



TYPICAL ELEVATION 3



TYPICAL ELEVATION 4



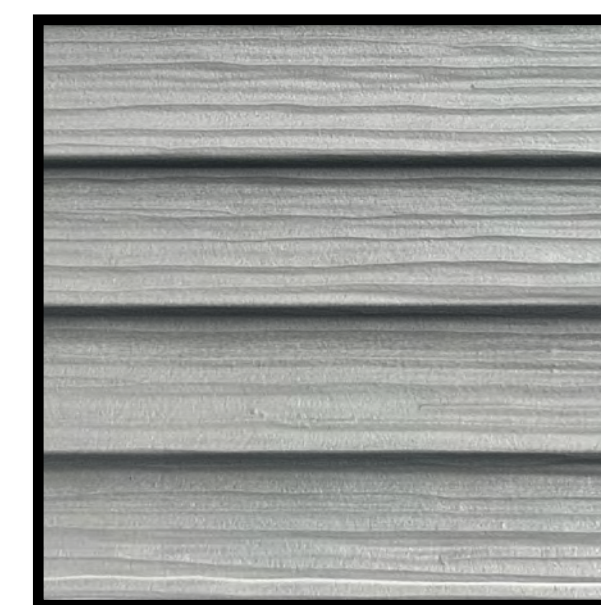
TYPICAL ELEVATION 2

**MATERIAL LEGEND**

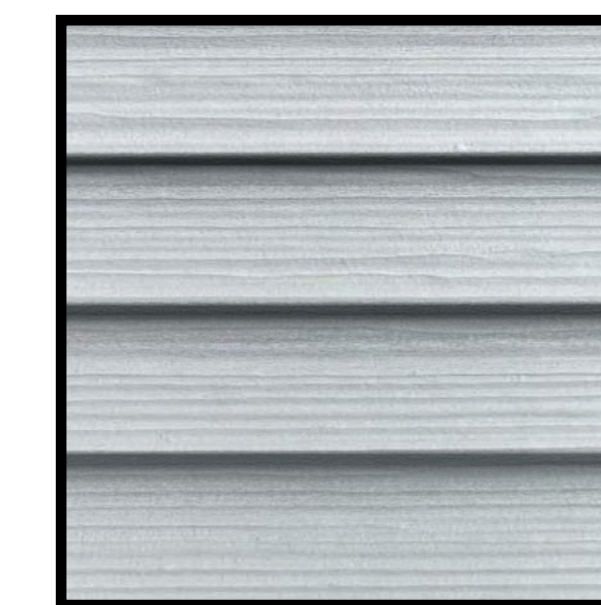
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- 2. COMPOSITE SIDING - DARK GRAY
- 3. COMPOSITE SIDING - LIGHT GRAY
- 4. COMPOSITE SIDING - OCHRE
- 5. COMPOSITE SIDING - TUSCON RED
- 6. TEXTURED PANEL - GRAY
- 7. TEXTURED PANEL - NATURAL
- 8. STONE VENEER



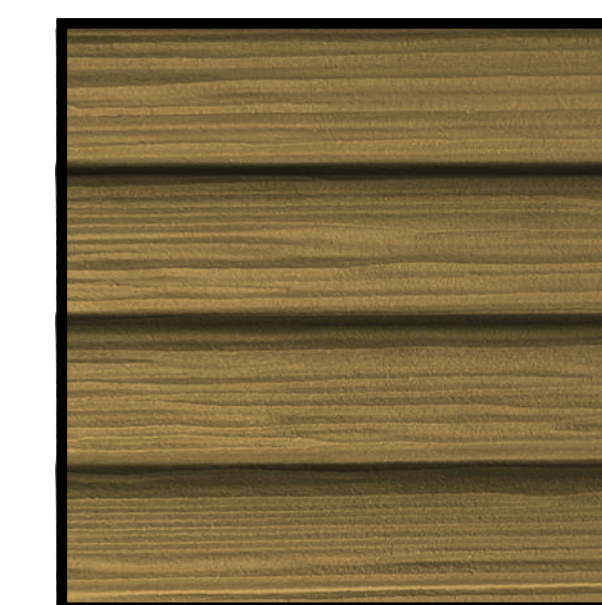
1. WHITE AZEC



2. COMP. SIDING  
DARK GRAY



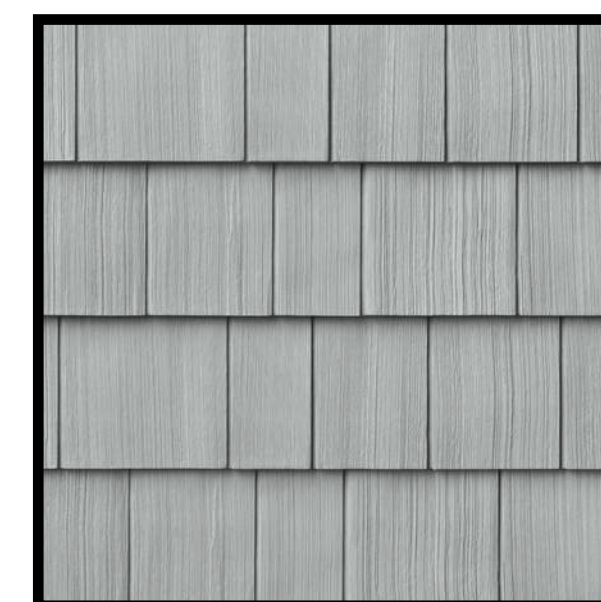
3. COMP. SIDING  
LIGHT GRAY



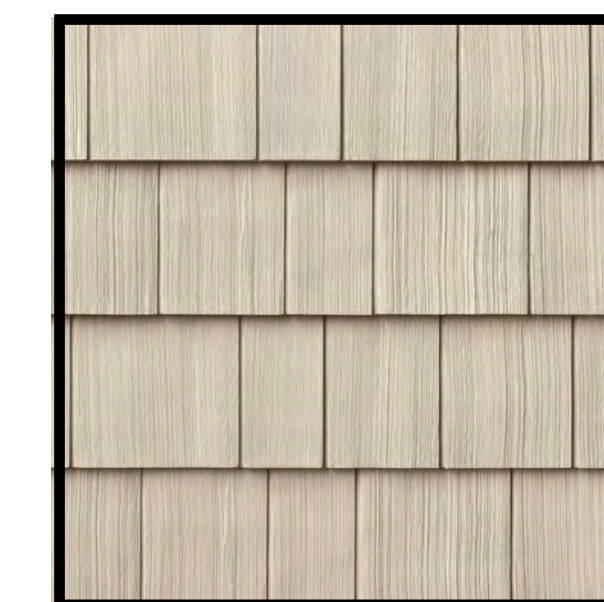
4. COMP. SIDING  
OCHRE



5. COMP. SIDING  
TUSCON RED



6. TEXT. PANEL  
GRAY



7. TEXT. PANEL  
NATURAL



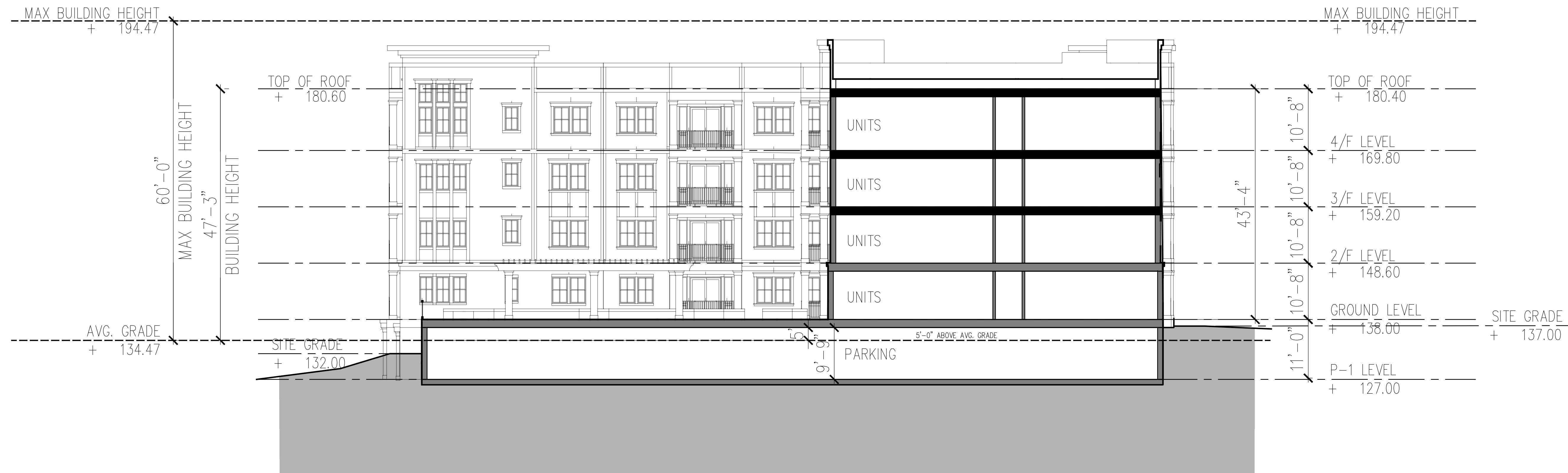
8. STONE  
VENEER

FACADE MATERIAL PALETTE 1



PARKING QUALIFIES AS BASEMENT PER SEC.3:  
 CEILING IS 5' MAX ABOVE AVERAGE GRADE

BUILDING 1 AND 2 | 2



PARKING QUALIFIES AS BASEMENT PER SEC.3:  
 CEILING IS 5' MAX ABOVE AVERAGE GRADE

BUILDING 3 AND 4 | 1



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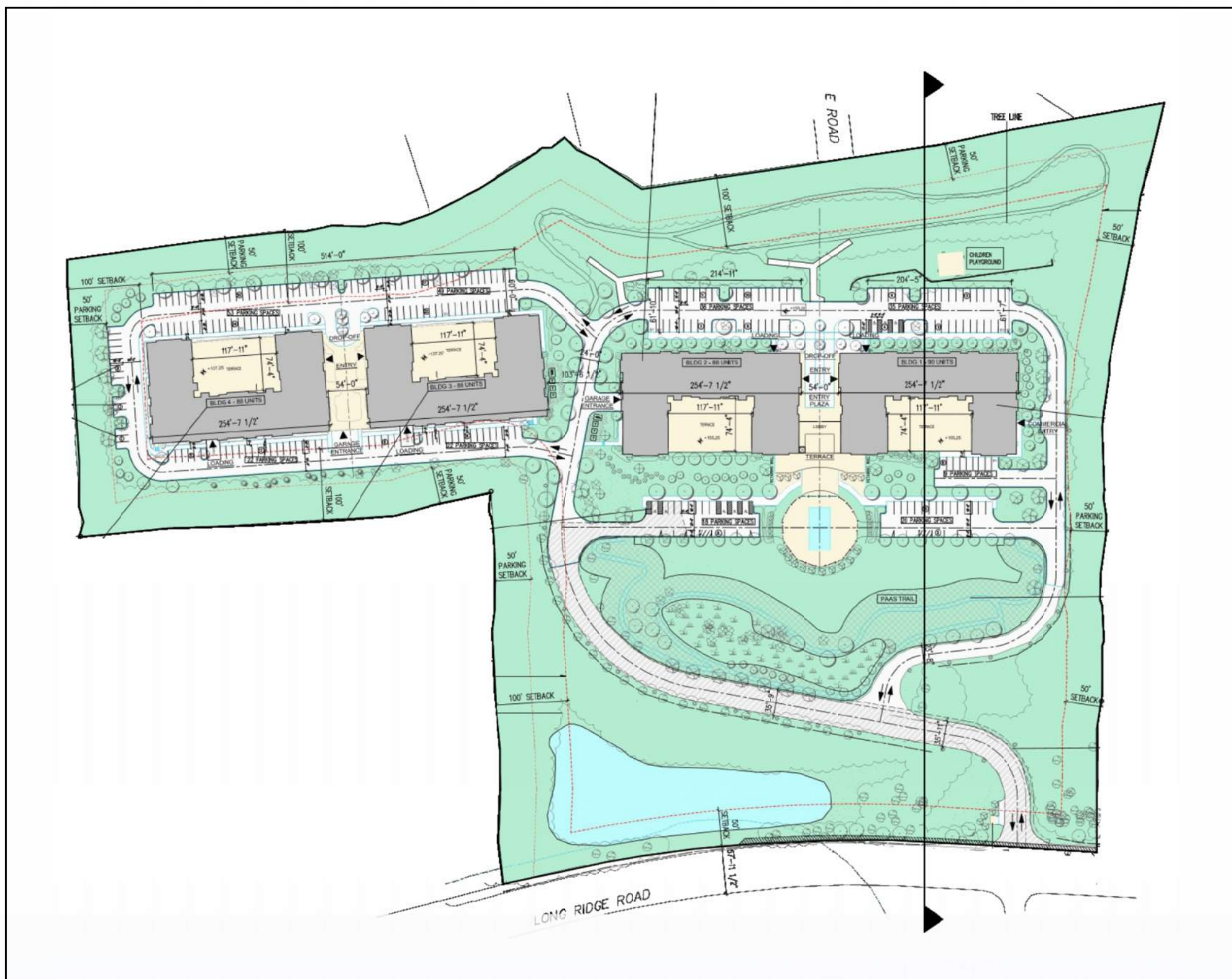
DRAWING TITLE  
 BUILDING SECTIONS

DRAWING NUMBER  
**A301**

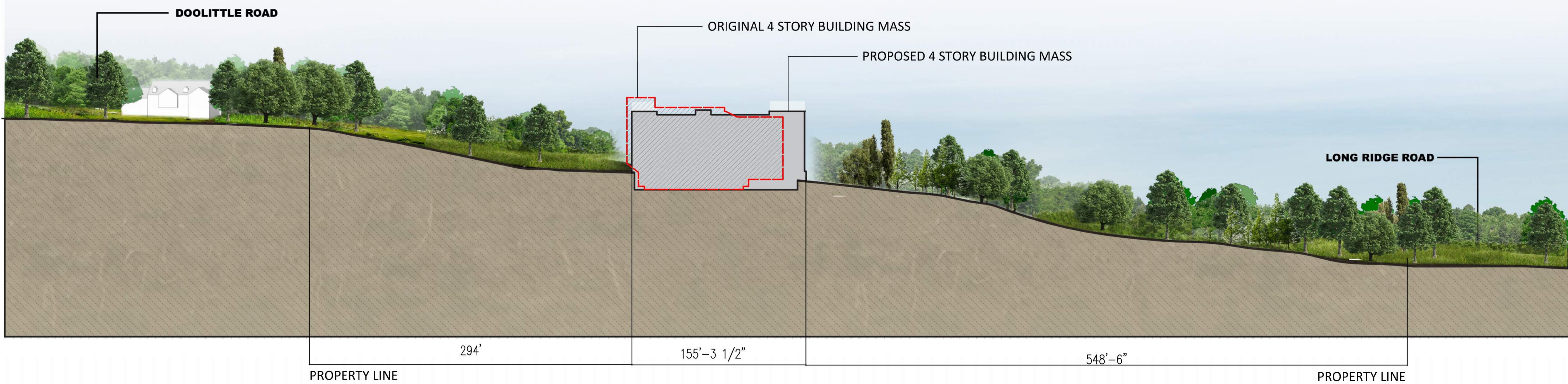
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PROJECT NO:  
ISSUED: ZONING SET  
ISSUED DATE: 11/16/2023  
DRAWING TITLE  
SITE PLAN

DRAWING NUMBER  
**A302**



KEY PLAN



PROPERTY LINE

294'

155'-3 1/2"

548'-6"

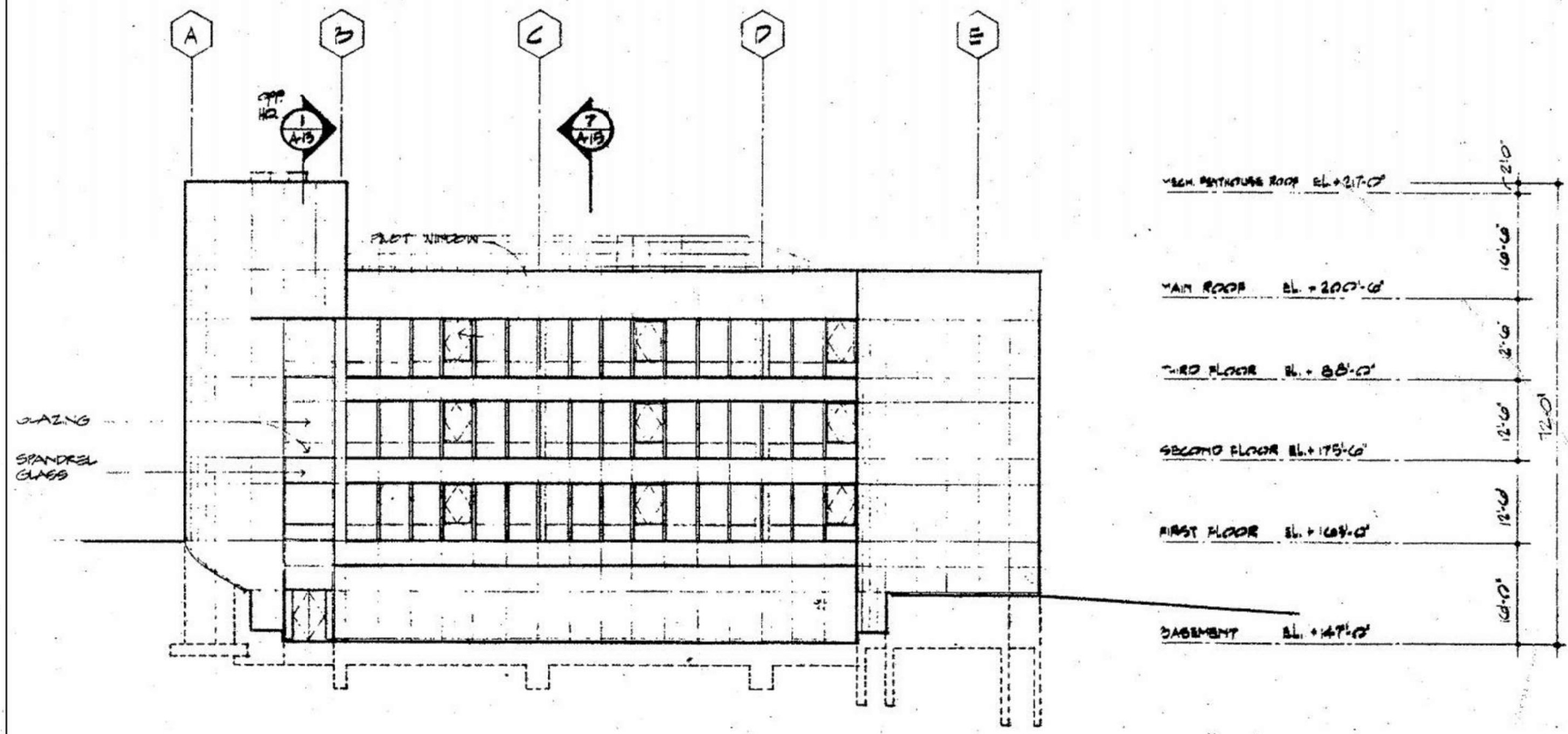
PROPERTY LINE



**PROPOSED CONDITION**

SCALE: 1"=1/16"

**2**



**EXISTING CONDITION**

SCALE: 1"=1/16"

**1**



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DRAWING TITLE  
**SITE PLAN**

DRAWING NUMBER

**A303**



VIEW FROM LONG RIDGE ROAD



BUILDING 1 AND BUILDING 2 NORTH VIEW

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DRAWING TITLE  
COLOR RENDERINGS

DRAWING NUMBER  
**A400**



BUILDING 1 AND BUILDING 2 NORTH EAST CORNER



BUILDING 1 NORTH EAST CORNER

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DRAWING TITLE  
COLOR  
RENDERINGS

DRAWING NUMBER

**A401**





BUILDING 1 AND BUILDING 2 WEST FACADES



BUILDING 3 AND BUILDING 4 WEST FACADES

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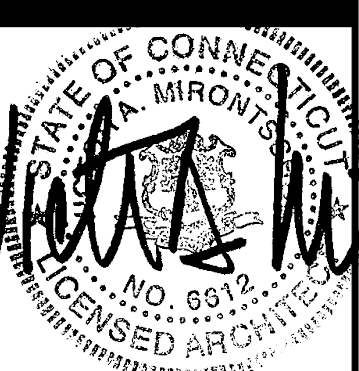
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COLOR RENDERINGS

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**A402**



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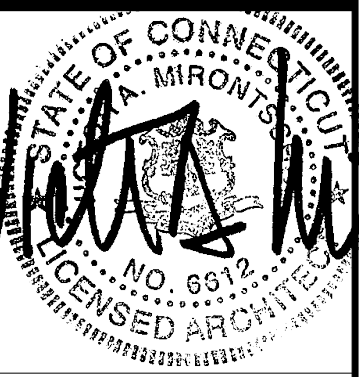
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800 LONG RIDGE ROAD  
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BUILDING 1 SOUTHEAST CORNER



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