

These Drawings are the property of the Architect. Architect shall retain all rights including copy right. No part thereof shall be copied or used in connection with any other project without written consent of the architect.
Copyright 2023 AWA Design Group P.C.

NO	DATE	ISSUE/REVISION
1	11.21.23	
2	12.19.23	ZONING SUBMISSION
3	5.05.24	AREA CALCULATION

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
91 HOPE STREET
STAMFORD, CT
 FOR
RRIT, LLC

Consultant:

SEAL:

RAVI AHUJA, ARCHITECT
AWA DESIGN GROUP P.C.
 ARCHITECTURE DESIGN PLANNING
 401 Shippan Ave., Suite-202 Stamford, CT 06902
 Phone: 203-325-4121 Fax: 203-325-4123
 Web Site: AWAdg.com Email: awa@AWAdg.com

PROJECT NO.	2142	A.01
DRAWN BY:	SS	
ISSUED:	05-01-23	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:
ZONING DATA

ZONING DATA

RM-1 ZONE -MULTI- FAMILY, LOW DENSITY

ZONING SECTION		REQUIRED/ALLOWED	PROVIDED/PROPOSED	NOTES
SECTION 9.L.5-a	LOT SIZE	5,000 sf MIN.	2.331 A/C=101,539 sf	COMPLIANT
SECTION 9.L.5-c	LOT FRONTAGE	50 ft MIN.	±326 ft	
SECTION 9.L.5-d	BUILDING COVERAGE: 25% MAX.	25,384 sf	EXISTING BUILDING = 1,422 SF	COMPLIANT
TABLE-II APPENDIX B NOTE #18	COVRAGE INCREASE 27% w/One car garage 32% w/Two car garage	37,415 sf 32,492 sf	NEW UNITS = 21838 SF TOTAL PROPOSED = 23,260 SF = 22.9% SF	
SECTION 9.L.5-e	BUILDING HEIGHT	2 1/2 ST, 30 FT	2 1/2 ST, 39 FT	COMPLIANT
TABLE-II APPENDIX B	NOTE #18	3 ST, 40 FT		
SECTION 9.L.5-f	MIN. YARDS FRONT			COMPLIANT
TABLE-II APPENDIX B	STREET LINE	25 ft- MIN	25 ft 1 in	
	STREET CENTER	50 ft- MIN	50 ft 1 in	
	SIDE	10 ft- MIN	15 ft.	NOTE #18
	REAR	N/A	SECTION 3.M- CORNER LOT	
SECTION 9.L.5-b	RESIDENTIAL DENSITY			
SECTION 9.L.8	3750 sf PER UNIT DENSITY INCREASE 15 UNITS/AC	101,539/3750=27.07 UNITS =34.69 UNITS	EXISTING BUILDING = 1 UNITS NEW UNITS = 26 UNITS TOTAL PROPOSED = 27 UNITS	COMPLIANT
SECTION 9.M.5-g	BMR UNITS REQUIREMENT	10%=2.7 UNITS	2 UNITS 0.70 fee in lieu	
SECTION 3.B	LIGHT & AIR			COMPLIANT
	WINDOW EACH ROOM	12 SF	30 SF	
	UNOBSTRUCTED SPACE OPEN TO THE SKY	20 ft MIN.	20 ft MIN.	
SECTION 3.B	OPEN SPACE USEABLE 150 SF/UNIT	27x150=4,050 SF	10,000 SF	

PARKING REQUIRED- CATEGORY-3

SECTION 12.D.2	RESIDENTIAL	PROPOSED	
TABLE 12.7-**	THREE BEDROOM-3.00 SP/U ** THREE BEDROOM-2.00 SP/U (EXSTG. BLDG) BMR UNITS ** ADDITIONAL 1 SP/ 4 TOWNHOUSES	24X3.00 = 72 SPACES 1X2.00 = 2 SPACES 2X2.00 = 4 SPACES 27X0.25 = 7 SPACES	COMPLIANT
	PARKING REQUIRED PARKING PROVIDED PARKING GARAGE PARKING OPEN SPACES TANDEM GUEST PARKING TOTAL	85 SPACES 52 SPACES 17 SPACES 26 SPACES 95 SPACES	

BICYCLE PARKING

SECTION 12-J.2			
SECTION 12-J.2	CLASS-A 27 @ -1SP/ 5 UNITS	6 SPACES	COMPLIANT
	CLASS-B 27 @ -1SP/10 UNITS	3 SPACES	
	BICYCLE PARKING REQUIRED BICYCLE PARKING PROVIDED	9 SPACES 9 SPACES	

EV CHARGING AND PARKING

SECTION 12-L.2			
SECTION 12-L.2	EV PARKING SPACES REQUIRED 10% OF 85=9 EV PARKING PROVIDED	9 SPACES	COMPLIANT

ZONING INFORMATION IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITY

AREA OF EACH UNITH (INCL GARAGE)

UNIT #1 THRU #9	
FIRST FLOOR	992 SF
SECOND FLOOR	992 SF
THIRD FLOOR	446 SF
TOTAL EACH UNIT	2,430 SF
TOTAL AREA COMBINED #1 THRU#9	21,870 SF

AREA OF EACH UNITH (INCL GARAGE)

UNIT #10 THRU #26	
LOWER LEVEL	703 SF
FIRST FLOOR	703 SF
SECOND FLOOR	695 SF
THIRD FLOOR	527 SF
TOTAL EACH UNIT	2,628 SF
TOTAL AREA COMBINED #10 THRU #26	44,676 SF

AREA OF EXISTING UNIT #27

FIRST FLOOR	±1422 SF
SECOND FLOOR	±1422 SF
TOTAL AREA	2,844 SF

TOTAL AREA OF PROJECT (INCL GARAGE)

UNITS #1 THRU #9	21,870 SF
UNITS #10 THRU #26	44,676 SF
UNIT #27	2,844 SF
TOTAL AREA OF PROJECT	69,390 SF

3