

COVERAGE CALCULATION

BLDG 1,2,3,4	106,141 SF
TERRACE/COURTYARD (greater than 8" above adjacent grade)	32,596 SF
TOTAL	138,737 SF
EXEMPT FOR UNITS(a) (200 SF X 354 units = 70,800SF)	
30,905 SF applied	-32,596 SF
NET Coverage SF	106,141 SF
Coverage %	9.85 %

- BUILDING FOOTPRINT (INCLUDING IN COVERAGE)
- BUILDING COURTYARD (INCLUDING IN COVERAGE)
- BUILDING COURTYARD (EXCLUDED IN COVERAGE)

COVER AGE CALCULATION

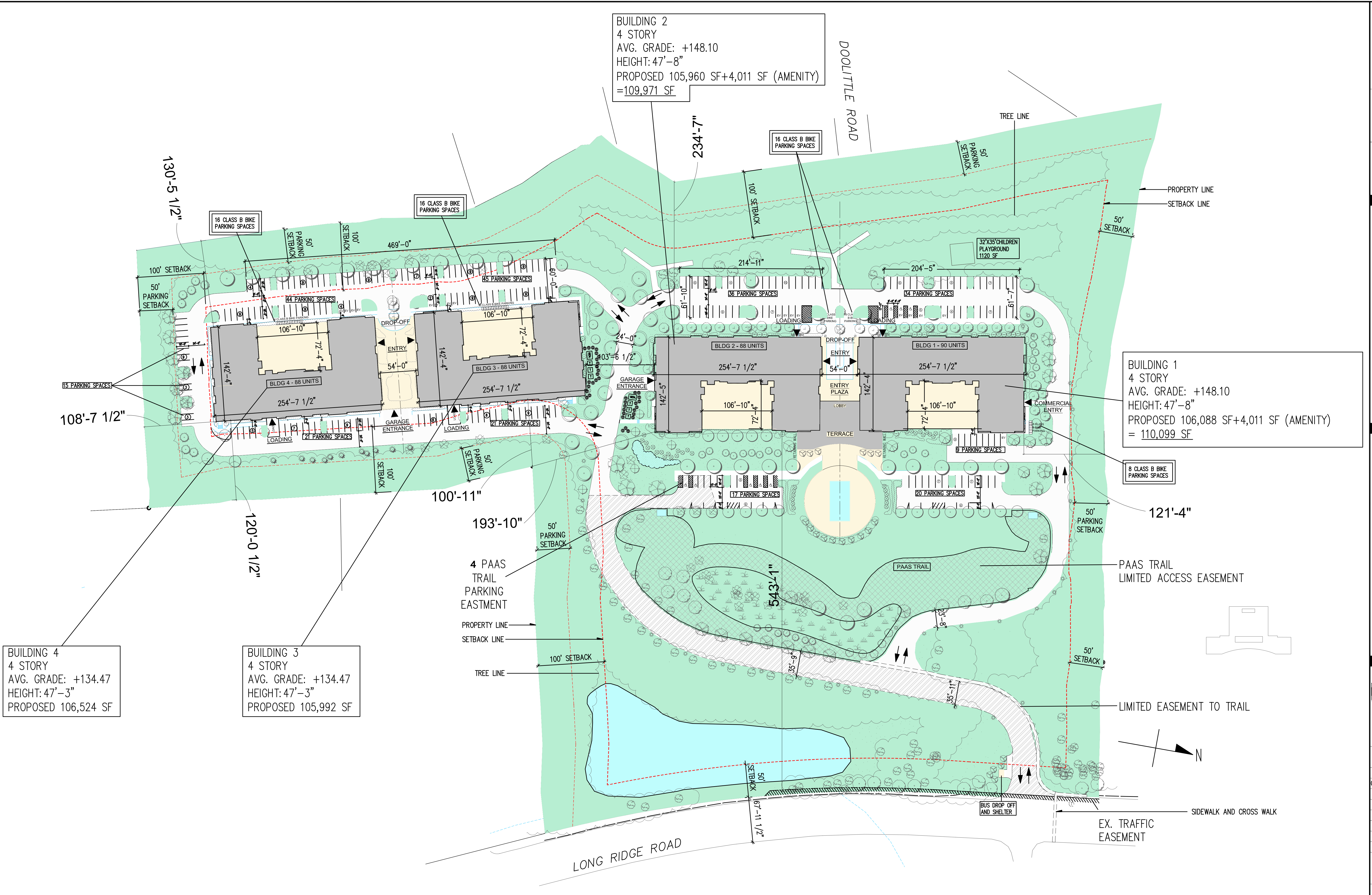
Usable Open Space Regulations	
No encroachment by roadways open to vehicular traffic, public sidewalks, off-street Parking Space or Loading berths. No Private balconies, patios, or terraces included.	COMPLIES
1. All Usable Open Space shall be unobstructed to the sky (except for qualifying balconies and 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

#	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	COURT YARD 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
	TOTAL SF	= 64,653.0 SF

- PROPOSED OPEN SPACE LEGEND
- AMENITY OPEN SPACE
 - PAAS TRAIL SPACE
 - OPEN YARD SPACE
 - BUILDING COVERAGE

PROPOSED OPEN SPACE

SCALE 1/64"=1'-0"



BLDG 1, 2, 3 & 4 - SITE PLAN

SCALE 1/64"=1'-0"

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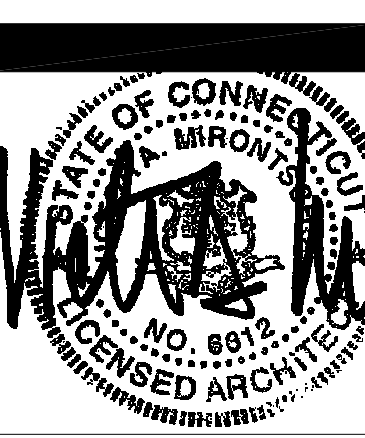
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1 Elmhorst Road, Suite 500
Stamford, CT 06902
Phone: 203-266-0778
Fax:
Contact: Ted Ferraro
Email: tferraro@bltcorp.com

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43 Sherman Hill Road, Suite D-101
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Phone: 203-266-0778
Fax:
Contact: BRIAN J. BAKER, P.E.
Email: bjbaker@ed1.com

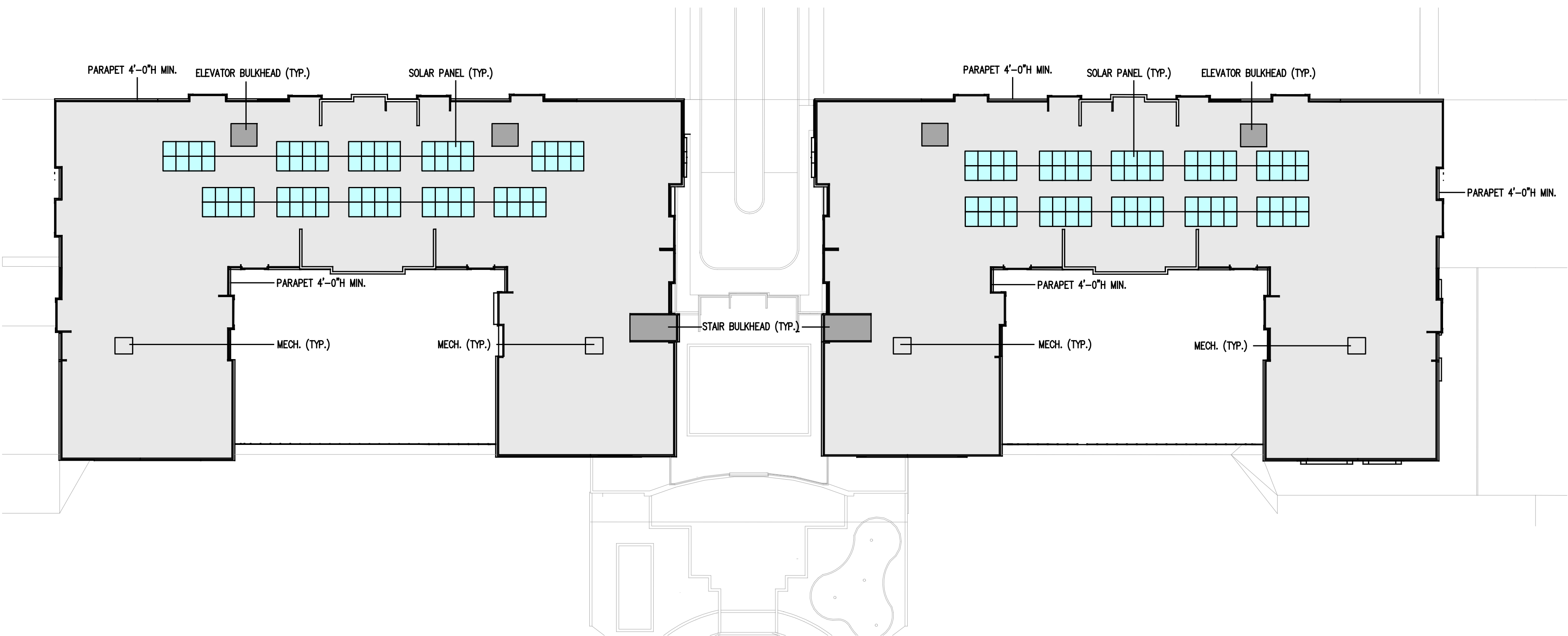
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PROJECT NO: ISSUED: ZONING SET ISSUED DATE: 11/16/2023	
DRAWING TITLE SITE PLAN	
DRAWING NUMBER Z002	



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

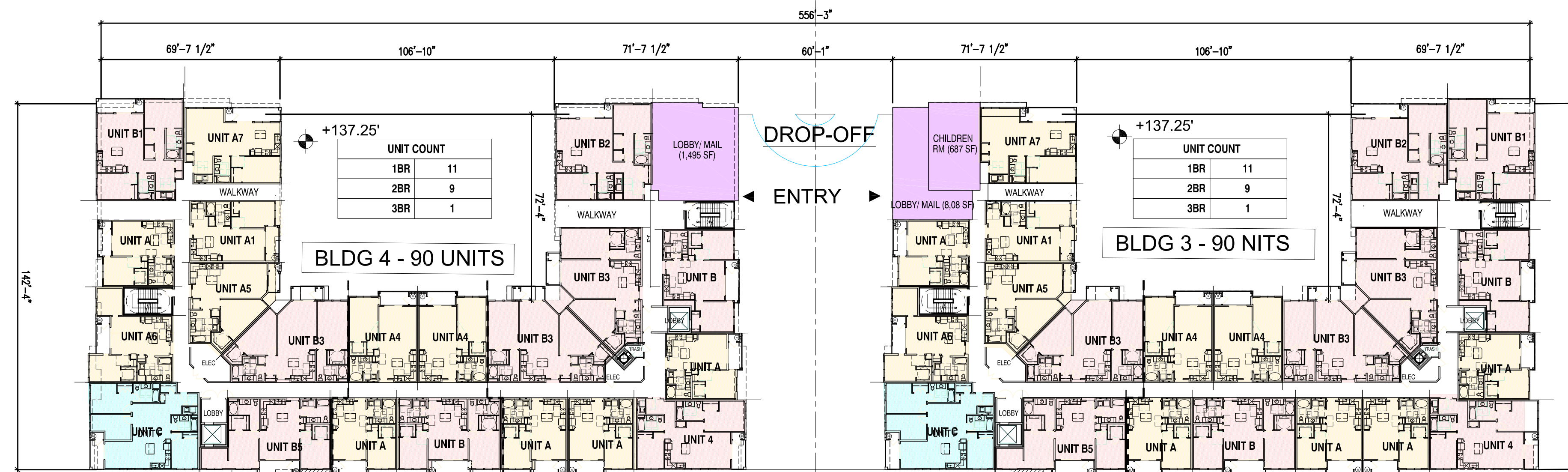
BLDG 1 & 2 - ROOF PLAN

SCALE 1/32"=1'-0"



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

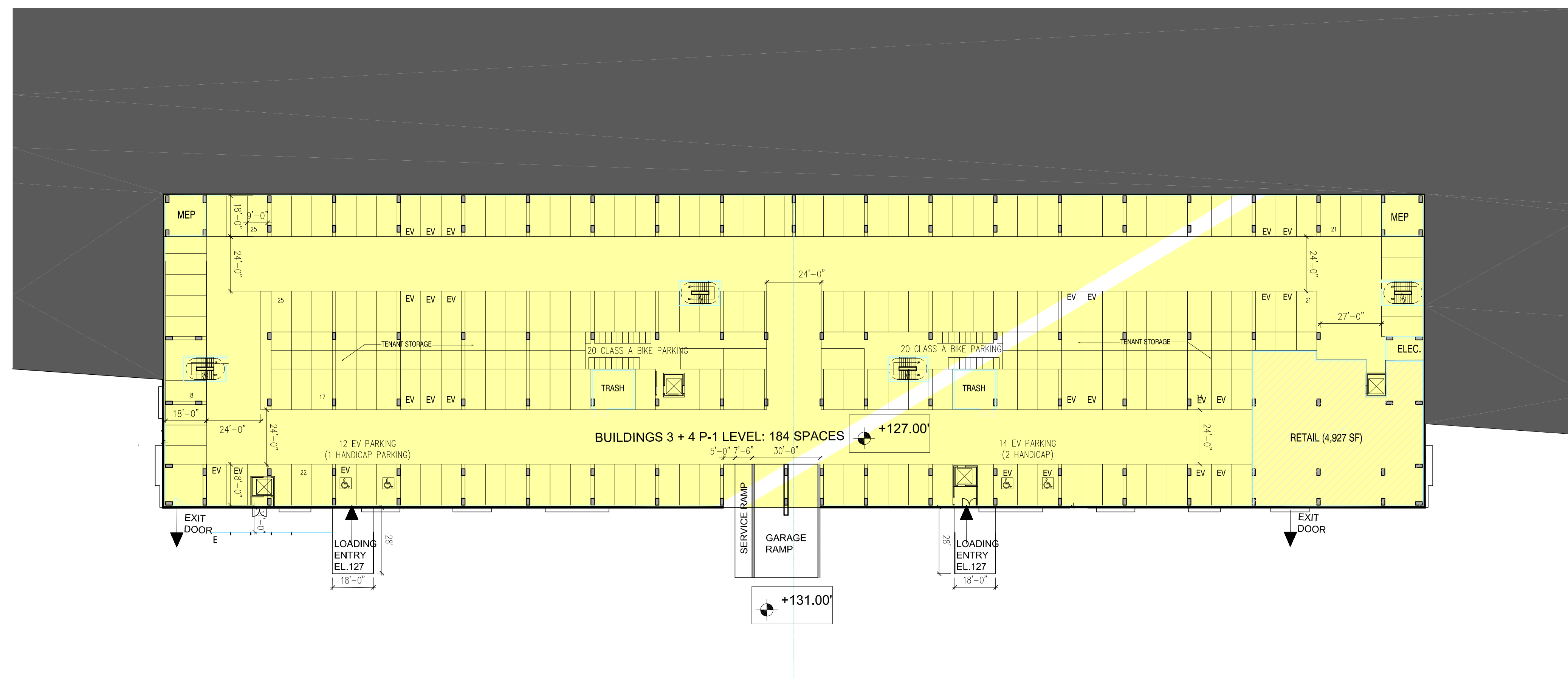
SCALE 1/32"=1'-0"



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

BLDG 3 & 4 - GROUND LEVEL

SCALE 1/32"=1'-0"



BLDG 3 & 4 - PARKING LEVEL

SCALE 1/32"=1'-0"

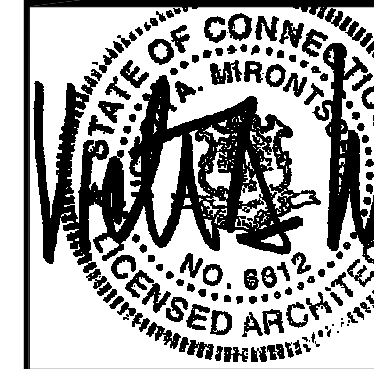


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TECHNOLOGY
1 Elmhurst Road, Suite 500
Stamford, CT 06902
Phone:
Fax:
Contact: Ted Ferrarone
Email: tferrarone@bldt.com

CIVIL:
CIVIL 1, INC.
43 Sherman Hill Road, Suite D-101
Woodbury, CT 06798
Phone: 203-266-0778
Fax:
Contact: BRIAN J. BAKER, P.E.
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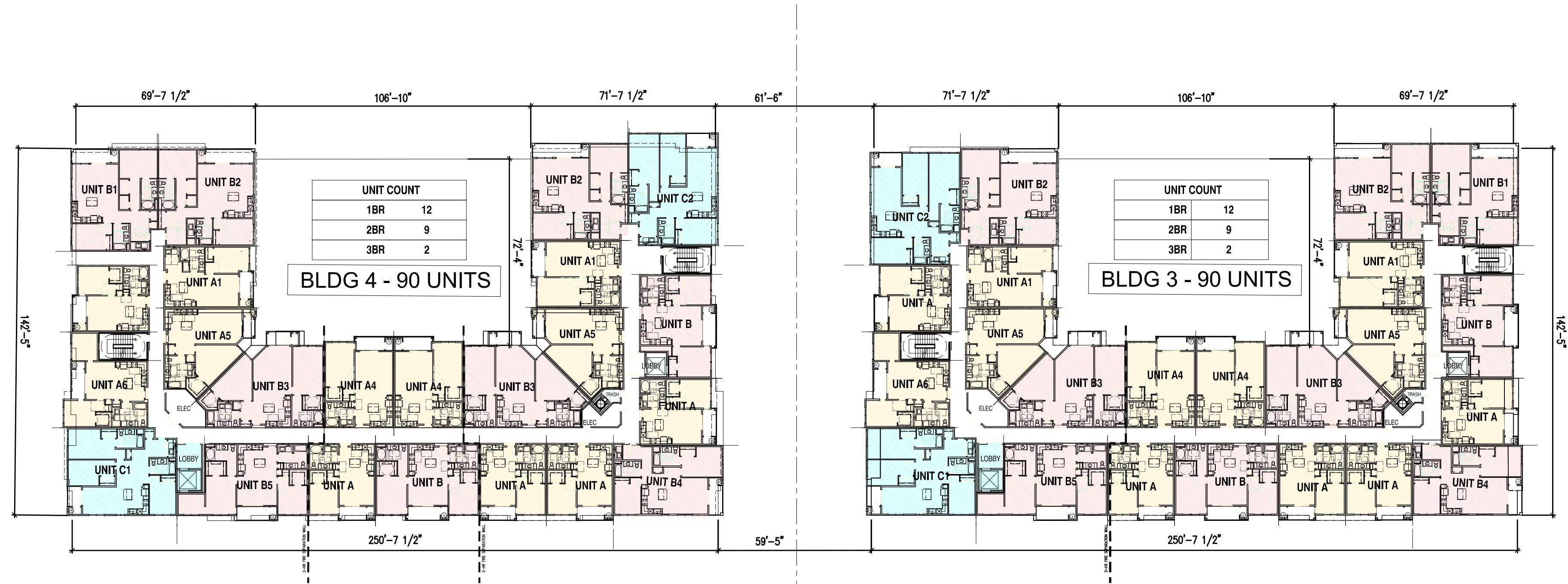
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BUILDING 3 & 4
P1 PARKING LEVEL
GROUND LEVEL
DRAWING NUMBER

A005



BLDG 3 & 4 - ROOF PLAN

SCALE 1/32"=1'-0"



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

SCALE 1/32"=1'-0"

LEGEND

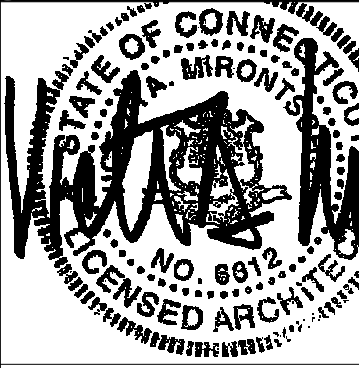
- A TYPE: 1 BEDROOM UNIT
- B TYPE: 2 BEDROOM UNIT
- C TYPE: 3 BEDROOM UNIT
- LOBBY/PUBLIC

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OWNER:
BUILDING & LAND
TECHNOLOGY
1 Elmwood Road, Suite 500
Stamford, CT 06902
Phone:
Fax:
Contact: Ted Ferrarone
Email: tferrarone@bltstgpt.com

CIVIL:
CIVIL 1, INC.
43 Sherman Hill Road, Suite D-101
Woodbury, CT 06798
Phone: 203-266-0778
Fax:
Contact: BRIAN J. BAKER, P.E.
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DRAWING TITLE BUILDING 3 & 4 2ND TO 4TH FLOOR ROOF		
DRAWING NUMBER A006		



BUILDING 1 AND BUILDING 2 SHARED COURTYARD SPACES



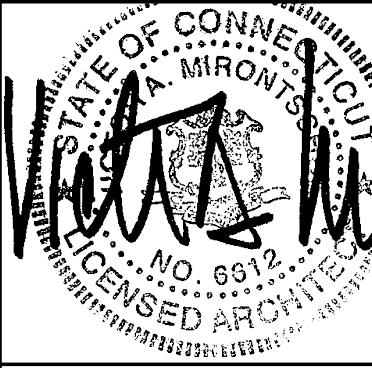
BUILDING 3 AND BUILDING 4 SHARED COURTYARD SPACES

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OWNER:
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TECHNOLOGY**
1 Elmcroft Road, Suite 500
Stamford, CT 06907
Phone:
Fax:
Contact: Ted Ferrarone
Email: tferrarone@bldt.com

CIVIL:
CIVIL 1, INC.
43 Sherman Hill Road, Suite D-101
Woodbury, CT 06798
Phone: 203-266-0775
Fax:
Contact: BRIAN J. BAKER, P.E.
Email: brian@civil1.com

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COLOR
RENDERINGS

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A007



BUILDING 2 SOUTH ELEVATION



BUILDING 2 NORTH ELEVATION



BUILDING 2 EAST ELEVATION



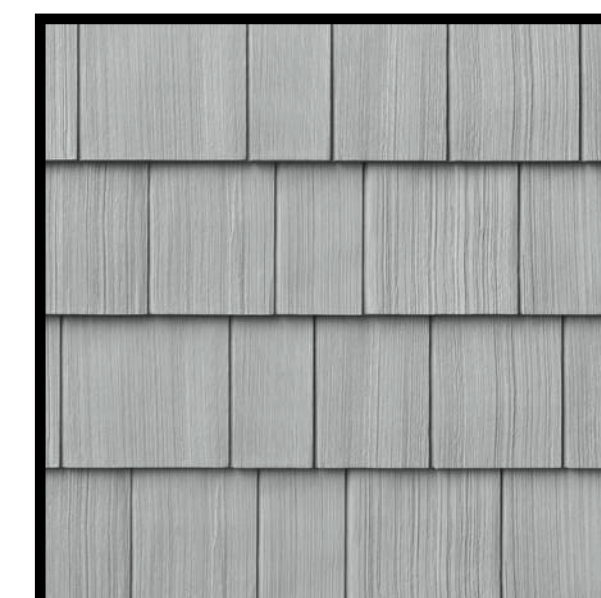
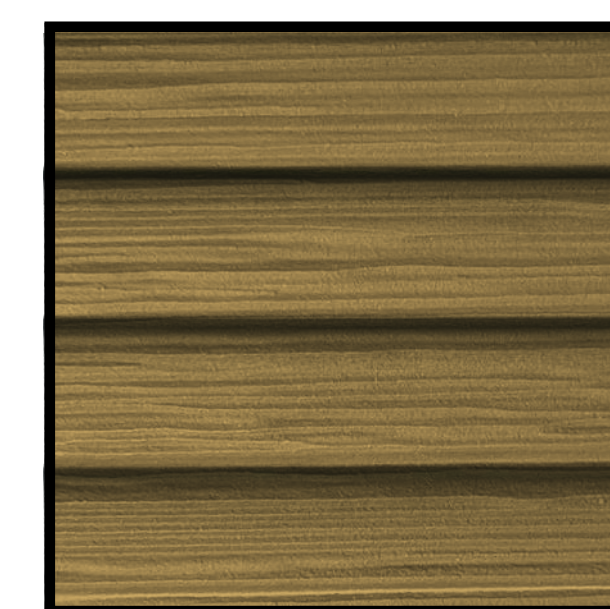
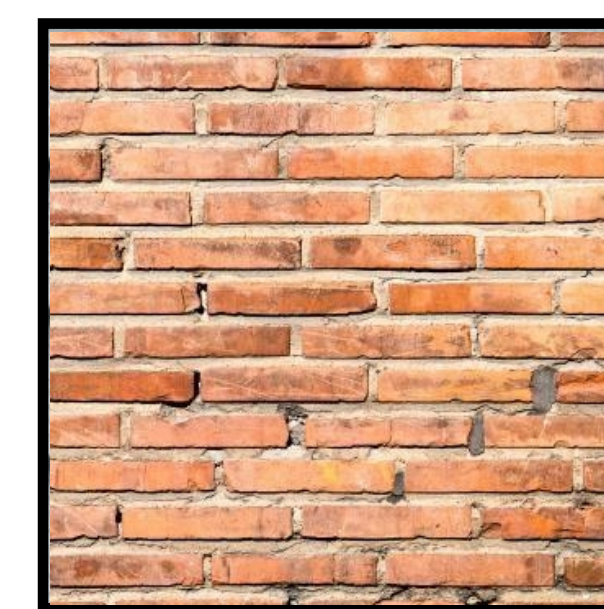
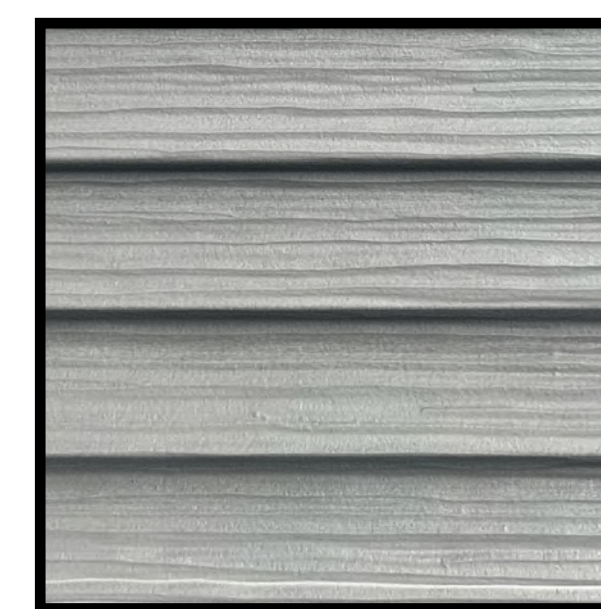
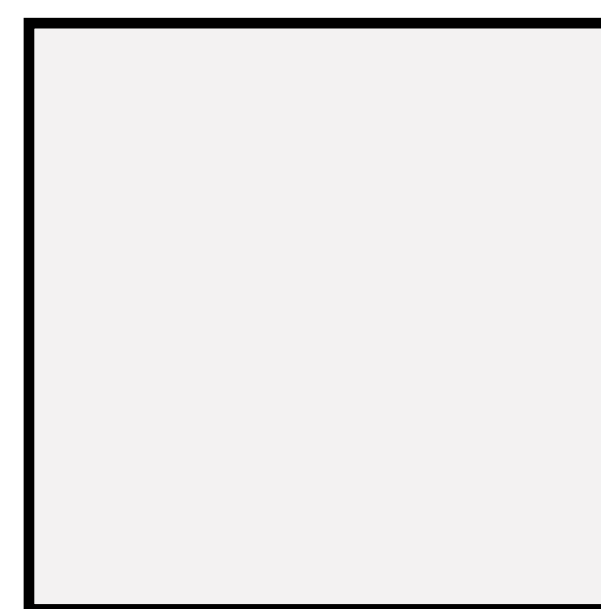
BUILDING 2 WEST ELEVATION

- MATERIAL LEGEND**
- 1. 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. ASPHALT SHINGLES
 - 8. STONE VENEER
 - 9. INSULATED WINDOW ASSEMBLY
 - 10. STOREFRONT
 - 11. THIN BRICK



MATERIAL LEGEND

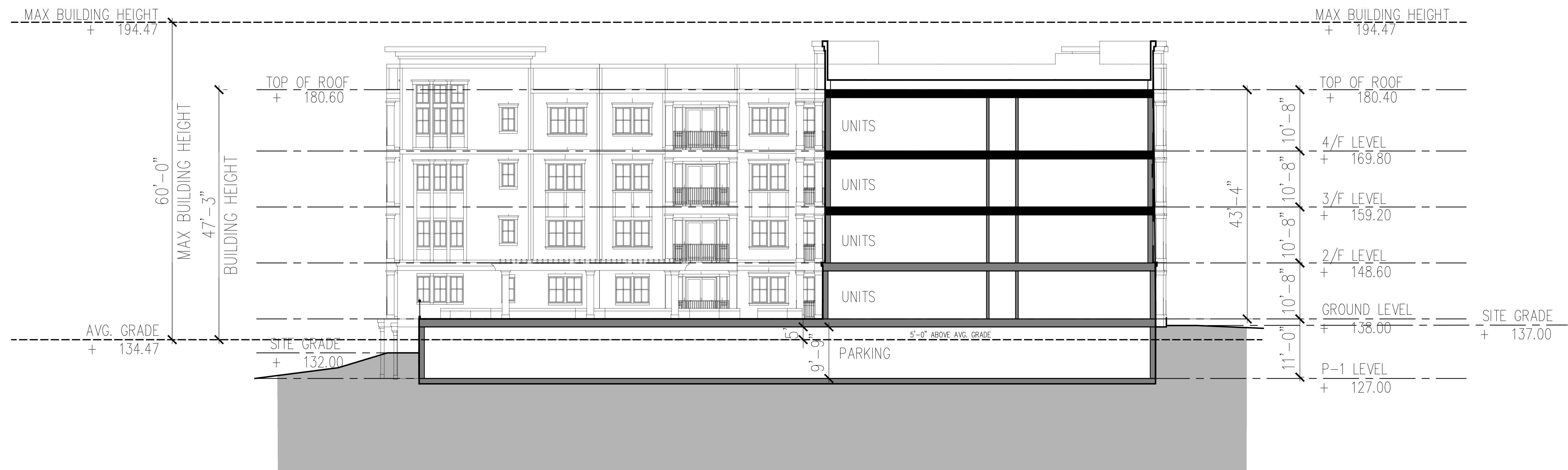
1. WHITE AZEK TRIM
2. COMPOSITE SIDING - DARK GRAY
3. THIN BRICK
4. COMPOSITE SIDING - OCHRE
5. COMPOSITE SIDING - TUSCON RED
6. TEXTURED PANEL - GRAY
7. ASPHALT SHINGLE
8. STONE VENEER
9. INSULATED WINDOW ASSEMBLY
10. STOREFRONT





BUILDING 1 AND 2

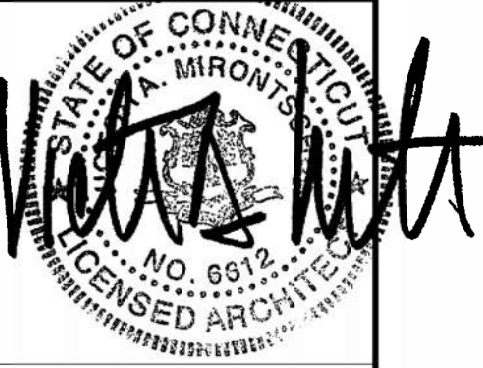
2



BUILDING 3 AND 4

1

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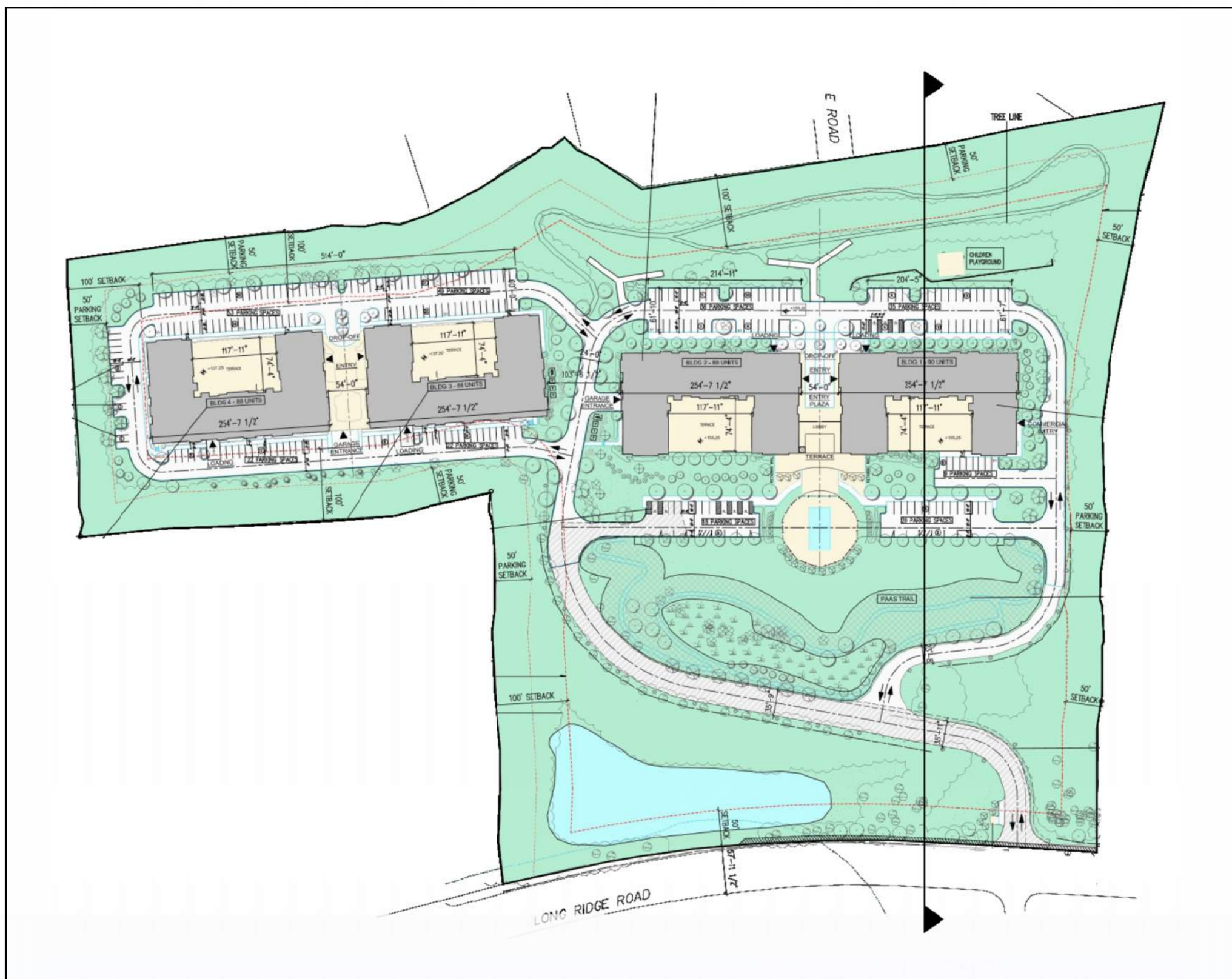
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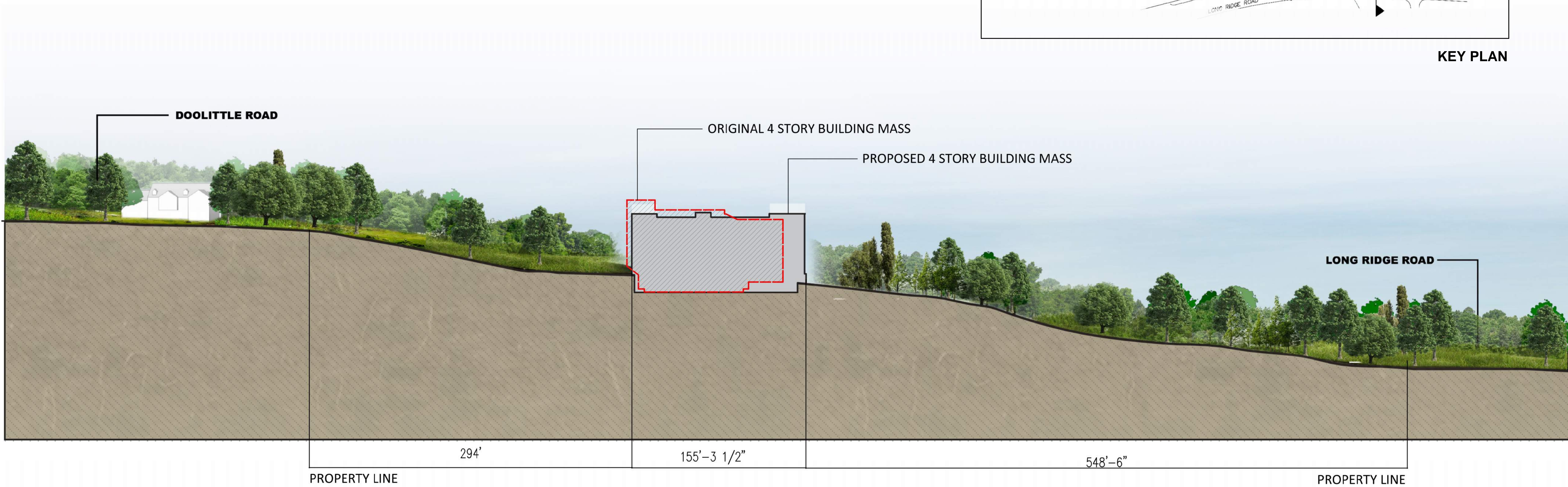
DRAWING TITLE
SITE PLAN

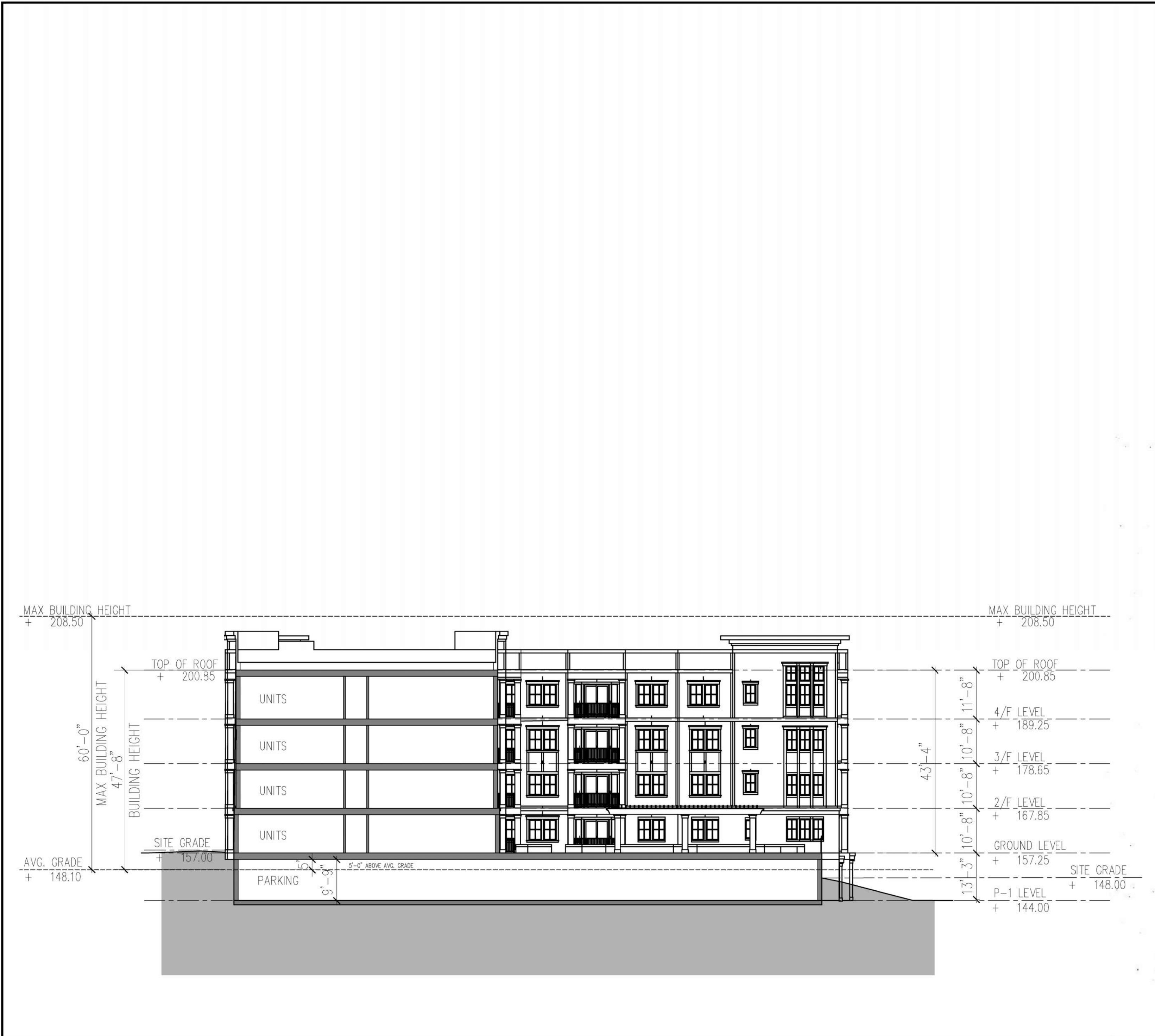
DRAWING NUMBER

A302



KEY PLAN

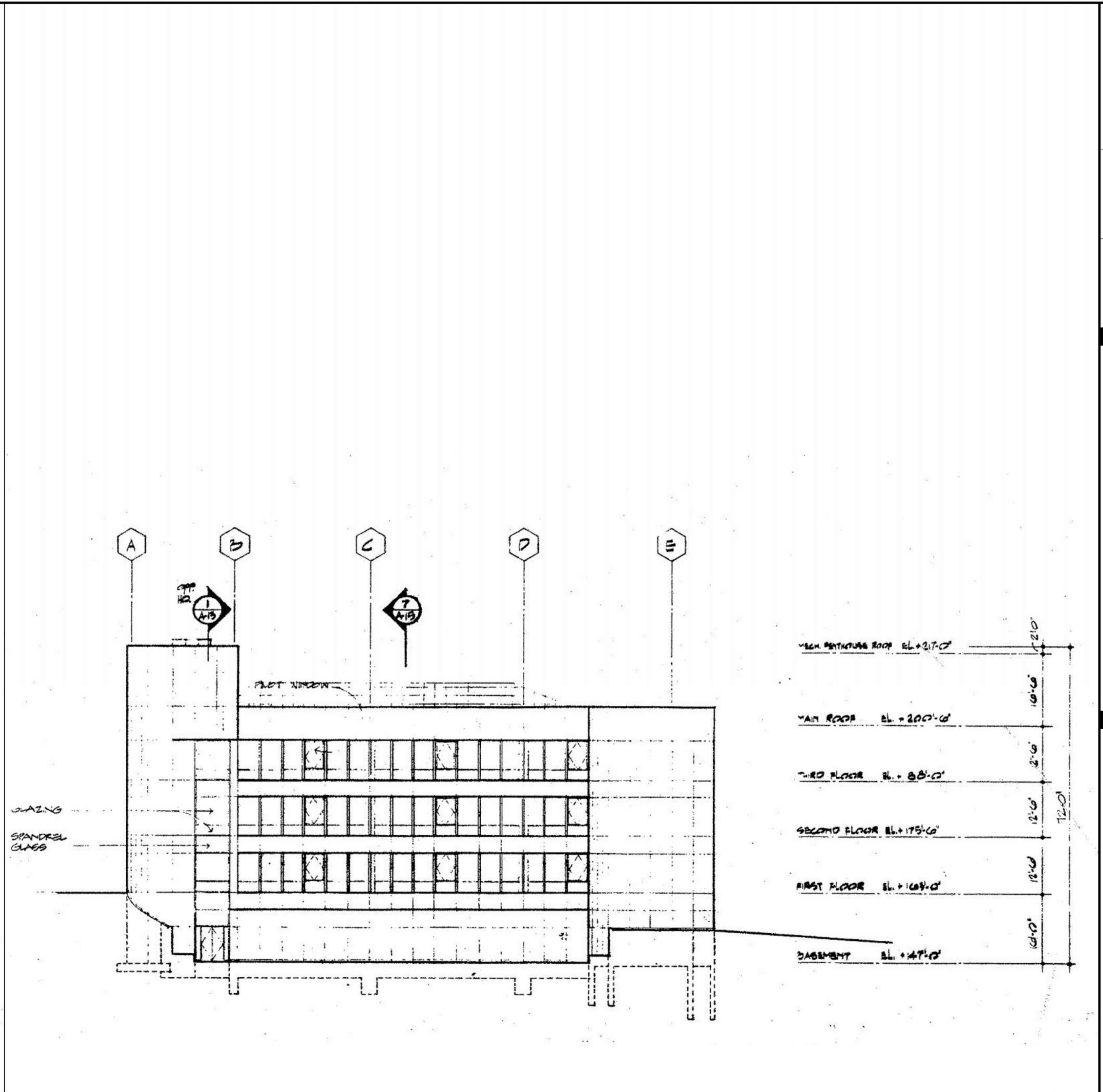




PROPOSED CONDITION

SCALE: 1'=1/16"

2



EXISTING CONDITION

SCALE: 1'=1/16"

1

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OWNER:
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1 Elmwood Road, Suite 500
Stamford, CT 06902
Phone:
Fax:
Contact: Ted Ferraro
Email: Ferraro@bltstg.com

CIVIL:
CIVIL 1, INC.
43 Sherman Hill Road, Suite D-101
Woodbury, CT 06798
Phone: 203-266-0778
Fax:
Contact: BRIAN J. BAKER, P.E.
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DRAWING TITLE
SITE PLAN

DRAWING NUMBER
A303



VIEW FROM LONG RIDGE ROAD



BUILDING 2 EAST VIEW

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Email: tferrarone@btorport.com

CIVIL:
CIVIL 1, INC.
43 Sherman Hill Road, Suite D-101
Woodbury, CT 06798
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A400



BUILDING 1 AND BUILDING 2 AMENITY SPACE



BUILDING 1 NORTH EAST CORNER

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Phone:
Fax:
Contact: Ted Ferrarone
Email: tferrarone@bldt.com

CIVIL:
CIVIL 1, INC.
43 Sherman Hill Road, Suite D-101
Woodbury, CT 06798
Phone: 203-266-0775
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A401



BUILDING 1 AND BUILDING 2 WEST FACADES



BUILDING 1 WEST VIEW

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Contact: Ted Ferrarone
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CIVIL 1, INC.
43 Sherman Hill Road, Suite D-101
Woodbury, CT 06798
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COLOR RENDERINGS

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A402



BUILDING 2 AND BUILDING 3 WEST VIEW



BUILDING 3 EAST VIEW

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Phone:
Fax:
Contact: Ted Ferrarone
Email: tferrarone@bltstgpt.com

CIVIL:
CIVIL 1, INC.
43 Sherman Hill Road, Suite D-101
Woodbury, CT 06798
Phone: 203-266-0775
Fax:
Contact: BRIAN J. BAKER, P.E.
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RENDERINGS

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A403