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NO	DATE	ISSUE/REVISION
1	11.21.23	
2	12.19.23	
3	07.01.24	
4	07.15.24	
5		

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

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

DRAWING LIST

- A.00 TITLE SHEET
- A.01 ZONING DATA
- A.03 BUILDING PLANS
- A.04 BUILDING PLANS
- A.05 BUILDING ELEVATIONS
- A.06 BUILDING ELEVATIONS
- A.07 BUILDING PLANS
- A.08 BUILDING PLANS
- A.09 BUILDING ELEVATIONS
- A.10 BUILDING ELEVATIONS
- A.11 BUILDING PLANS
- A.12 BUILDING PLANS
- A.13 BUILDING ELEVATIONS
- A.14 BUILDING ELEVATIONS
- A.15 BUILDING ELEVATION RENDERING

Consultant:

SEAL:

RAVI AHUJA, ARCHITECT

**AWA DESIGN GROUP P.C.**

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401 Shippan Ave., Suite-202 Stamford, CT 06902

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Web Site: AWAdg.com Email: awa@AWAdg.com

PROJECT NO.	2142
DRAWN BY:	SS
ISSUED:	05.01.23
SCALE AS NOTED	DWG. NO.

**A.00**

DRAWING TITLE:  
TITLE SHEET

DEVELOPER

RRIT, LLC  
10 SASCO HILL ROAD  
FAIRFIELD, CT 06824  
203.255.9928

LAND USE ATTORNEY

JOSEPH J. CAPALBO, II  
1100 SUMMER STREET  
STAMFORD, CT 06905  
203.348.5600

SITE ENGINEER

ROCCO V. D'ANDREA, INC.  
6 NEIL LANE LANE  
RIVERSIDE, CT 06878  
203.637.1779

LANDSCAPE ARCHITECT

ENVIRONMENTAL LAND SOLUTIONS, LLC  
8 KNIGHT STREET  
NORWALK, CT 06851  
203.855.7879

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**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	23,115 SF = 22.8% 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		
SECTION 9.L.5-e	BUILDING HEIGHT	2 1/2 ST, 30 FT	2 1/2 ST, 30 FT MAX	COMPLIANT
TABLE-II APPENDIX B NOTE #18		3 ST, 40 FT		
SECTION 9.L.5-f	MIN. YARDS			COMPLIANT
TABLE-II APPENDIX B	FRONT STREET LINE STREET CENTER SIDE REAR	25 ft- MIN 50 ft- MIN 10 ft- MIN N/A	25.3 ft 50.3 ft 11.2 ft SECTION 3.M- CORNER LOT	NOTE #18
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	26 UNITS	COMPLIANT
SECTION 9.M.5-g	BMR UNITS REQUIREMENT	10%=2.6 UNITS	2 UNITS 0.60 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	26x150=3,900 SF	AREA-1 = 3,095 SF PATIOS 16X50 = 800 SF BALCONIES 10X50 = 500 SF TOTAL = 4,395 SF	COMPLIANT
	150 SF/UNIT			

**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 0X2.00 = 0 SPACES 2X2.00 = 4 SPACES 26X0.25 = 7 SPACES	COMPLIANT
	PARKING REQUIRED PARKING PROVIDED	83 SPACES	
	PARKING GARAGE PARKING OPEN SPACES TANDEM GUEST PARKING	52 SPACES 17 SPACES 26 SPACES	
	TOTAL	95 SPACES	

**BICYCLE PARKING**

SECTION 12-J.2			
	CLASS-A 26 @ -1SP/ 5 UNITS	6 SPACES	COMPLIANT
	CLASS-B 26 @ -1SP/10 UNITS	3 SPACES	
	BICYCLE PARKING REQUIRED	9 SPACES	
	BICYCLE PARKING PROVIDED	9 SPACES	

**EV CHARGING AND PARKING**

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

FOR SITE PLAN INFO REF TO ZONING LOCATION SURVEY  
PREPARED BY D'ANDREA SURVEYING AND ENGINEERING P.C.

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

**AREA OF EACH UNIT (INCL GARAGE)**

UNIT #1 THRU #14 AND #25 & #26	
FIRST FLOOR	992 SF
SECOND FLOOR	992 SF
THIRD FLOOR	446 SF
TOTAL EACH UNIT	2,430 SF

**AREA OF EACH UNIT (INCL GARAGE)**

UNIT #15 THRU #24	
LOWER LEVEL	703 SF
FIRST FLOOR	703 SF
SECOND FLOOR	695 SF
THIRD FLOOR	527 SF
TOTAL EACH UNIT	2,628 SF

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**STAMFORD, CT**  
 FOR  
**RRIT, LLC**

Consultant:

SEAL:

**RAVI AHUJA, ARCHITECT**  
**AWA DESIGN GROUP P.C.**  
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PROJECT NO.	2142	<b>A.01</b>
DRAWN BY:	SS	
ISSUED:	05-01-23	
SCALE AS NOTED		DWG. NO.

DRAWING TITLE:  
**ZONING DATA**

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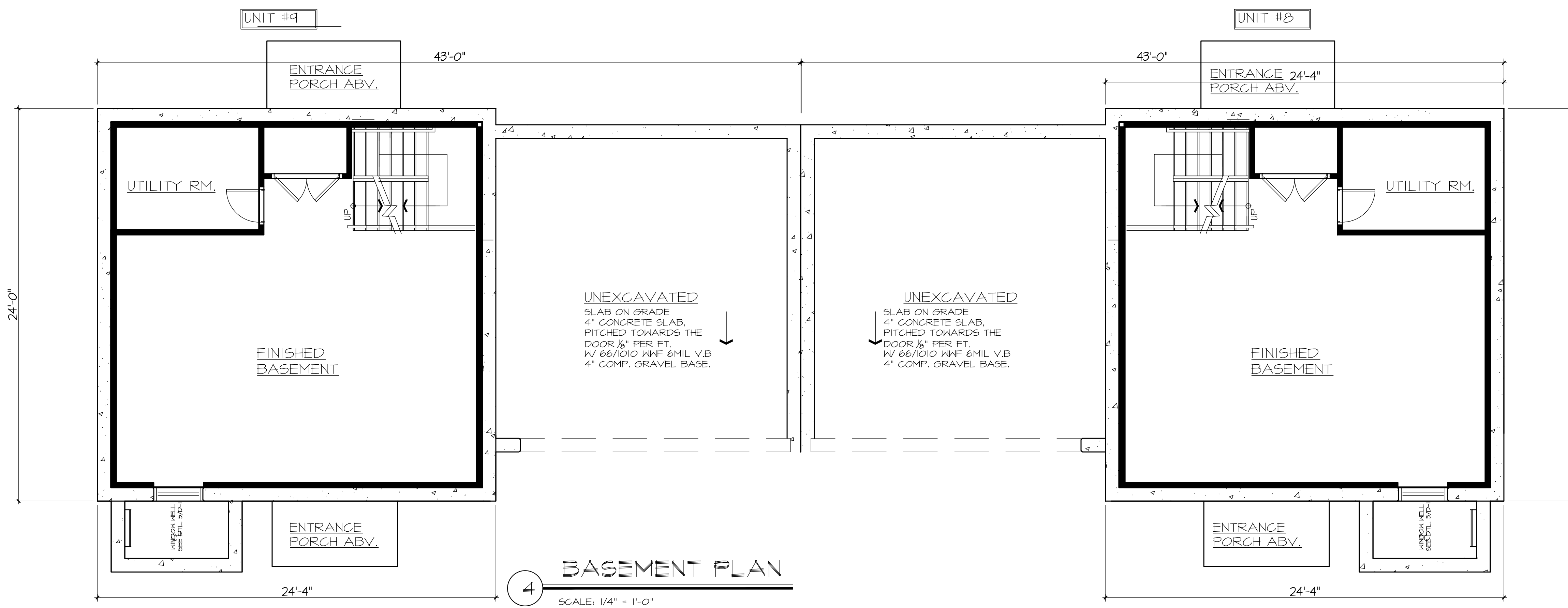
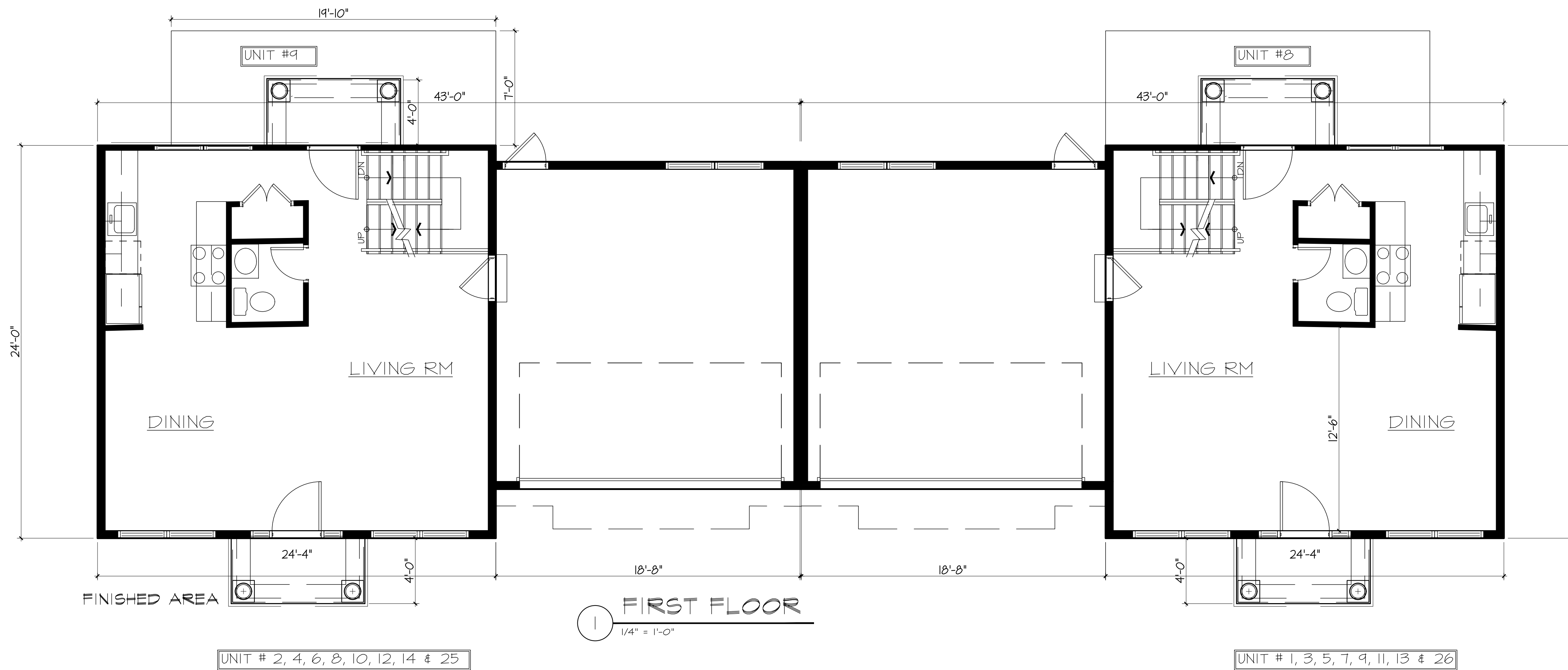
Consultant:

SEAL:

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PROJECT NO.	2142	<b>A.03</b> DWG. NO.
DRAWN BY:	SS	
ISSUED:	05-01-23	
SCALE AS NOTED		

DRAWING TITLE:  
**BUILDING PLANS**



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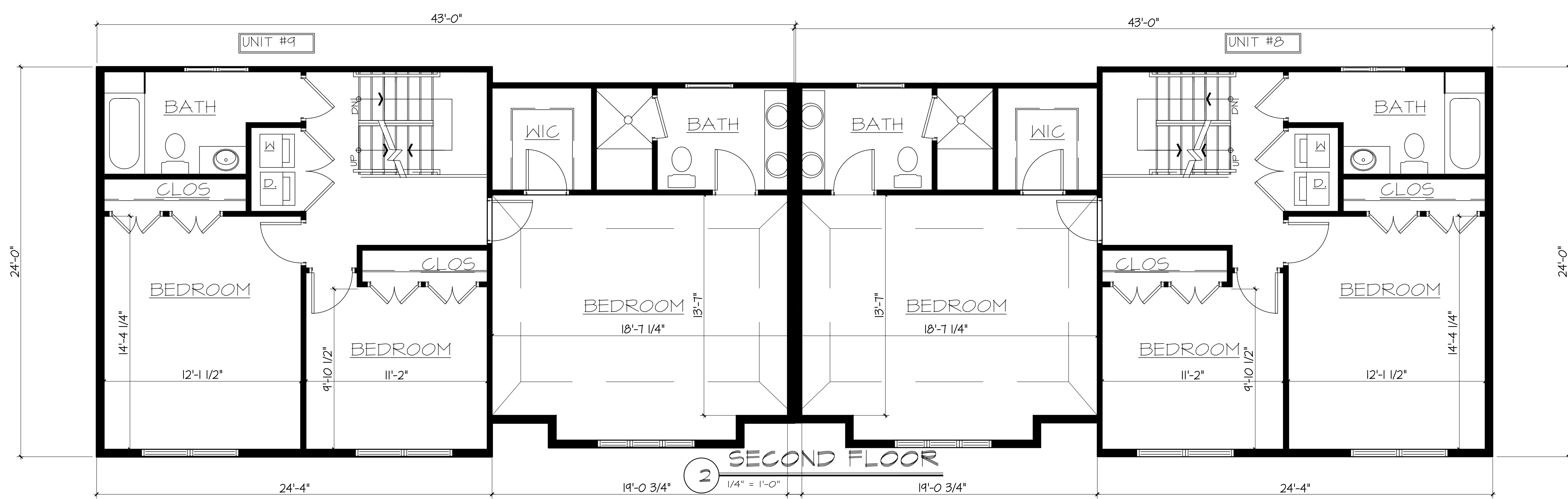
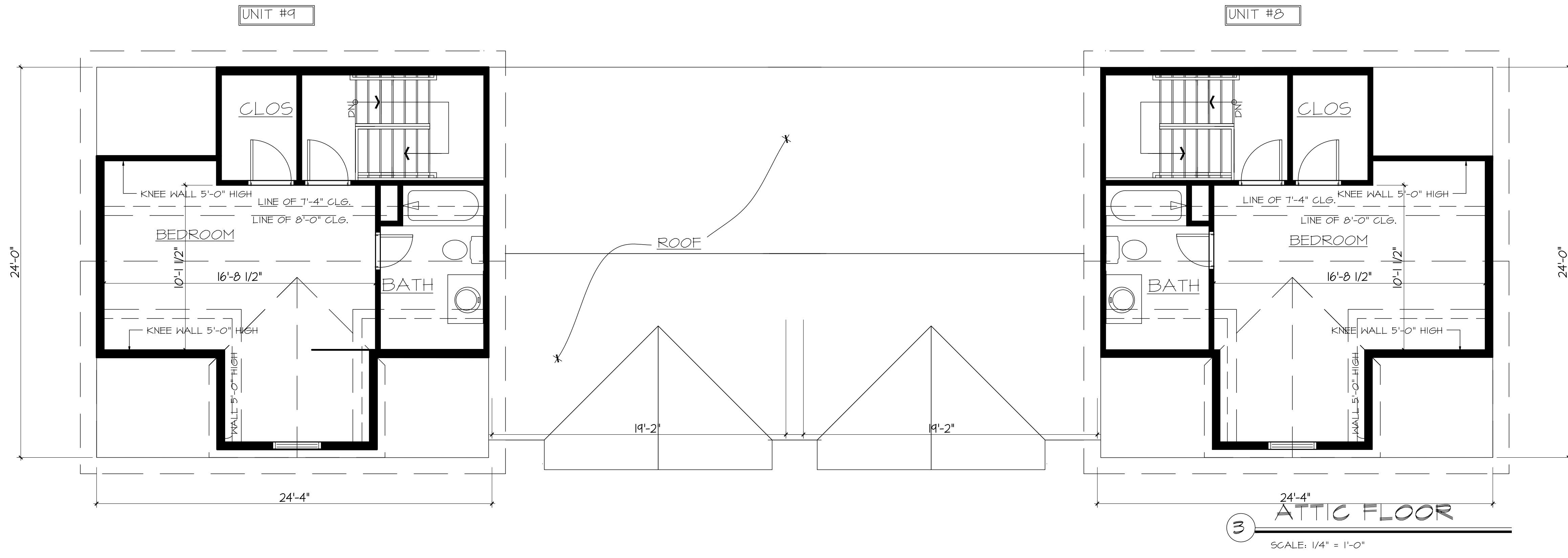
Consultant:

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PROJECT NO.	2142	<b>A.04</b>
DRAWN BY:	SS	
ISSUED:	05-01-23	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:  
**BUILDING PLANS**



UNIT # 2, 4, 6, 8, 10, 12, 14 & 25

UNIT # 1, 3, 5, 7, 9, 11, 13 & 26

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FRONT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

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Project:  
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STAMFORD, CT  
FOR  
RRT, LLC

Consultant:

SEAL:

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PROJECT NO.	2142	<b>A.05</b>
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ISSUED:	05-01-23	
SCALE AS NOTED	DWG. NO.	

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**BUILDING ELEVATIONS**

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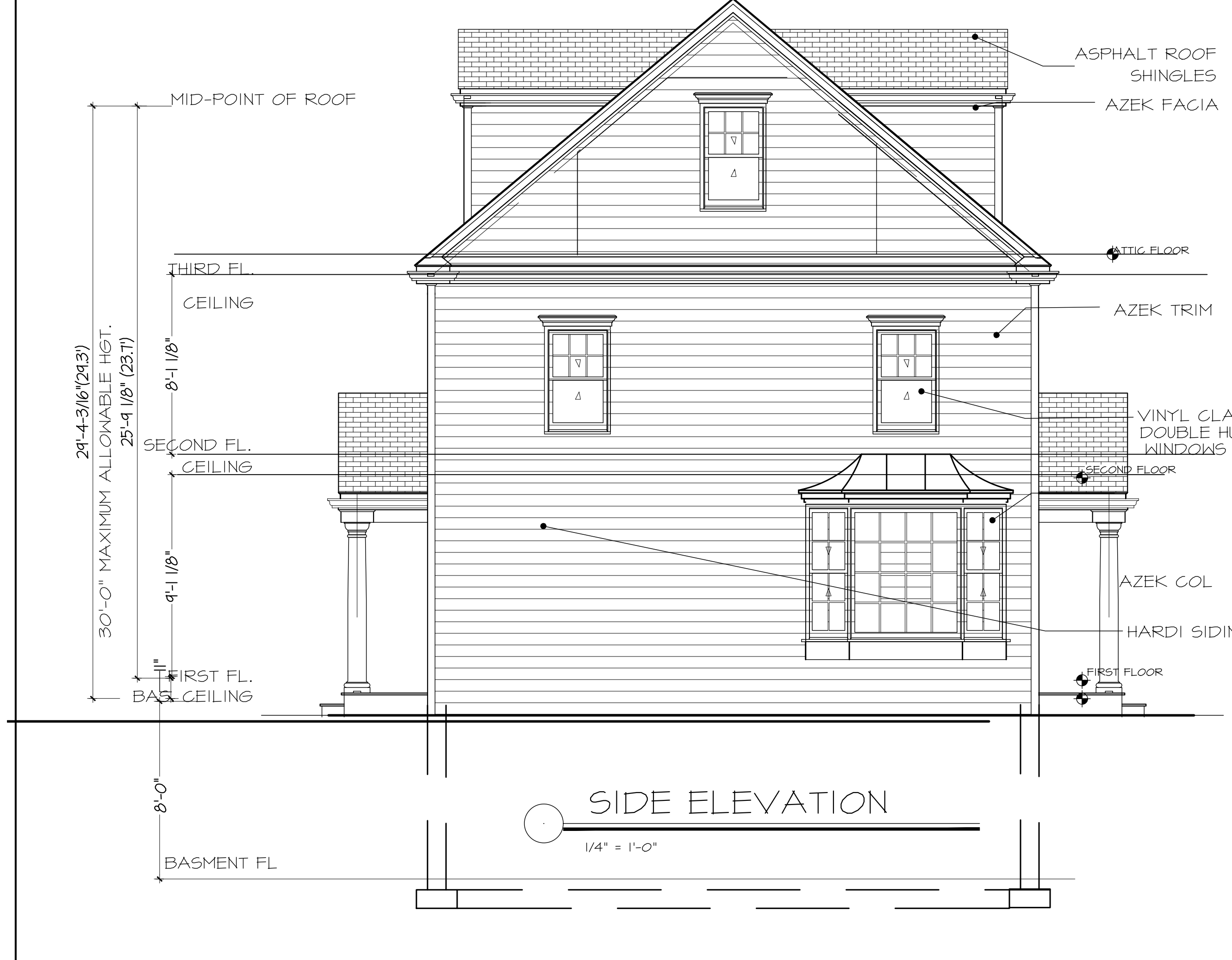
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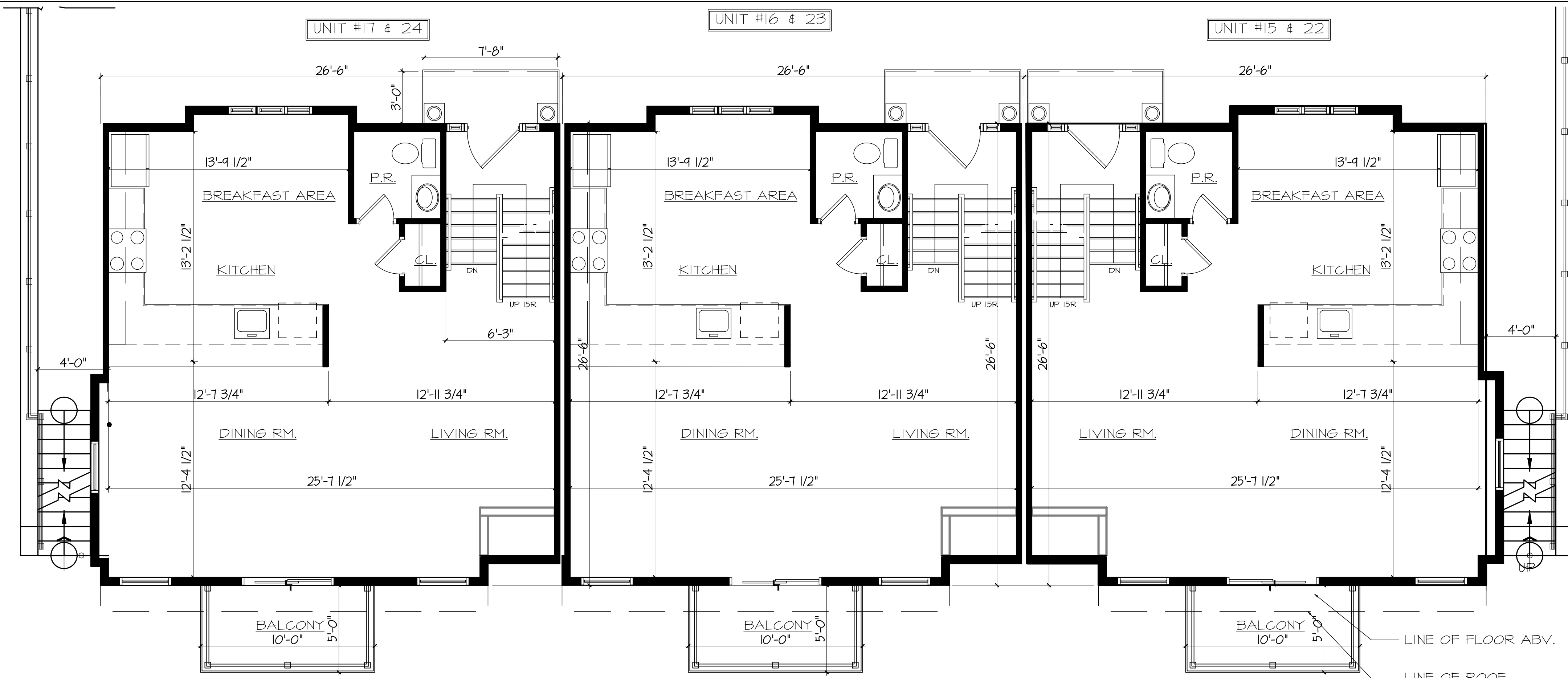
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PROJECT NO.	2142	<b>A.06</b>
DRAWN BY:	SS	
ISSUED:	05-01-23	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:  
**BUILDING ELEVATIONS**

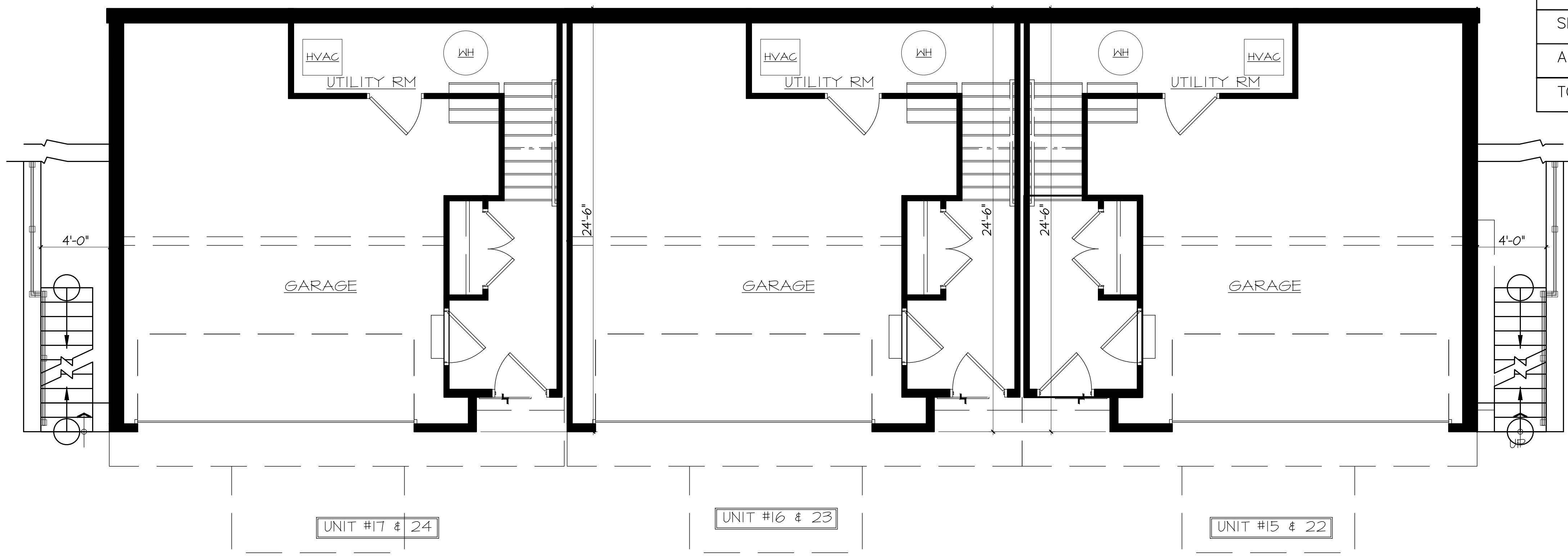


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**1 FIRST FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

FINISHED AREA	
LOWER LEVEL	80 SF
FIRST FLOOR	703 SF
SECOND FLOOR	695 SF
ATTIC FLOOR	527 SF
<b>TOTAL</b>	<b>2,005 SF</b>



**1 LOWER LEVEL PLAN**  
 SCALE: 1/4"=1'-0"

NO	DATE	ISSUE/REVISION
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**STAMFORD, CT**  
 FOR  
**RRIT, LLC**

Consultant:

SEAL:

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PROJECT NO.	2142	<b>A.07</b>
DRAWN BY:	SS	
ISSUED:	05-01-23	
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**BUILDING PLANS**

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Project:  
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 91 HOPE STREET  
 STAMFORD, CT  
 FOR  
 RRT, LLC

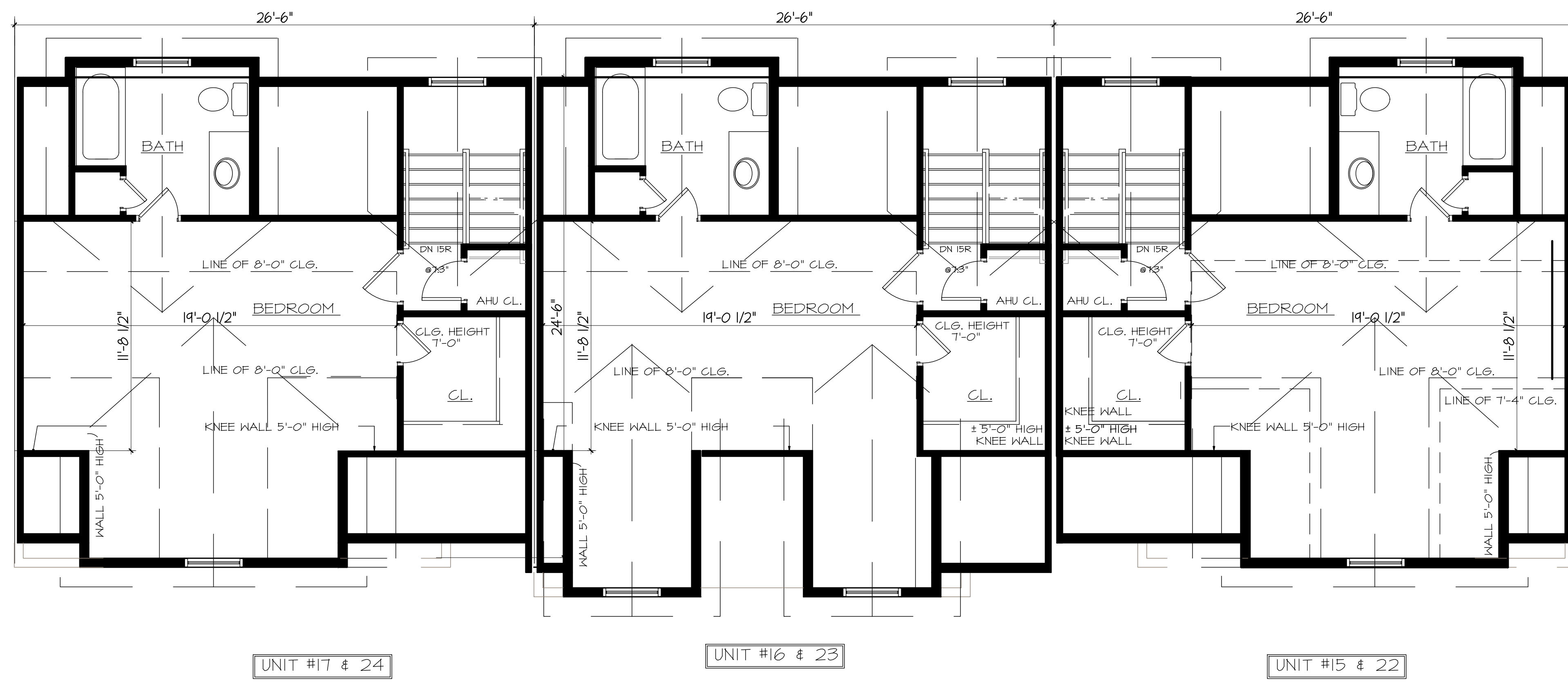
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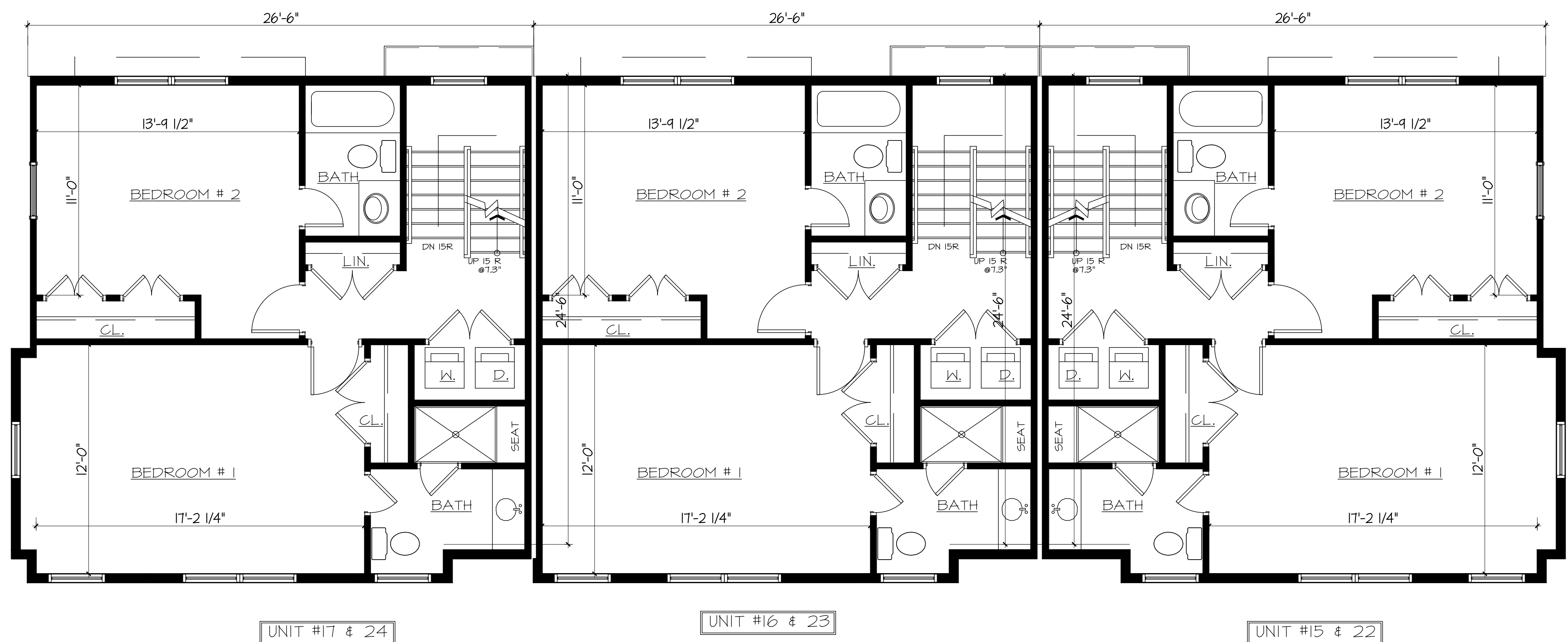
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PROJECT NO.	2142	<b>A.08</b>
DRAWN BY:	SS	
ISSUED:	05-01-23	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:  
**BUILDING PLANS**



**1 ATTIC PLAN**  
 SCALE: 1/4"=1'-0"  
 ATTIC AREA IS LESS THAN 1/3RD OF THE SECOND FLR. AREA @7'-4" CLG. HGT.



**1 SECOND FLOOR PLAN**  
 SCALE: 1/4"=1'-0"



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SEE SITE DRAWINGS FOR AVERAGE GRADE CALCULATIONS

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



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

SEE SITE DRAWINGS FOR AVERAGE GRADE CALCULATIONS

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**91 HOPE STREET**  
**STAMFORD, CT**  
FOR  
**RRIT, LLC**

Consultant:

SEAL:

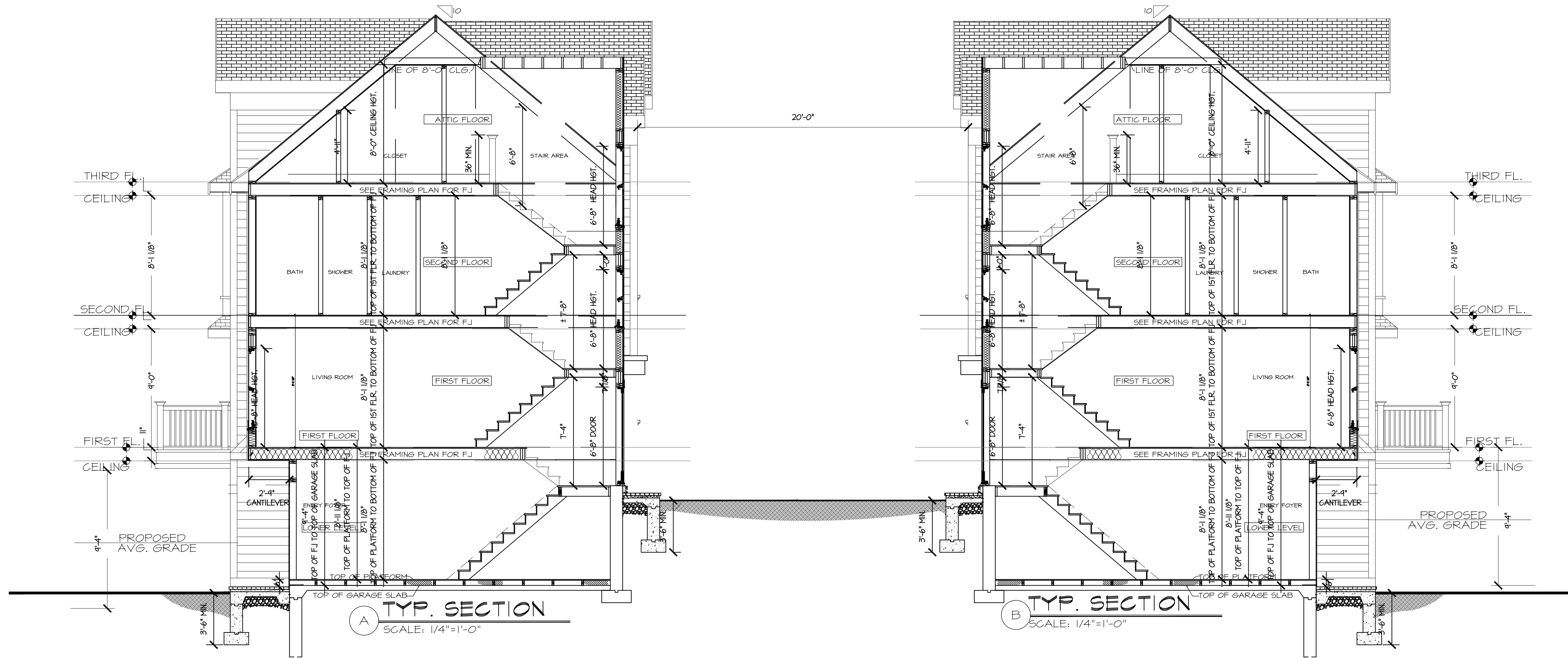
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PROJECT NO.	2142	<b>A.09</b>
DRAWN BY:	SS	
ISSUED:	05-01-23	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:  
**BUILDING ELEVATIONS**

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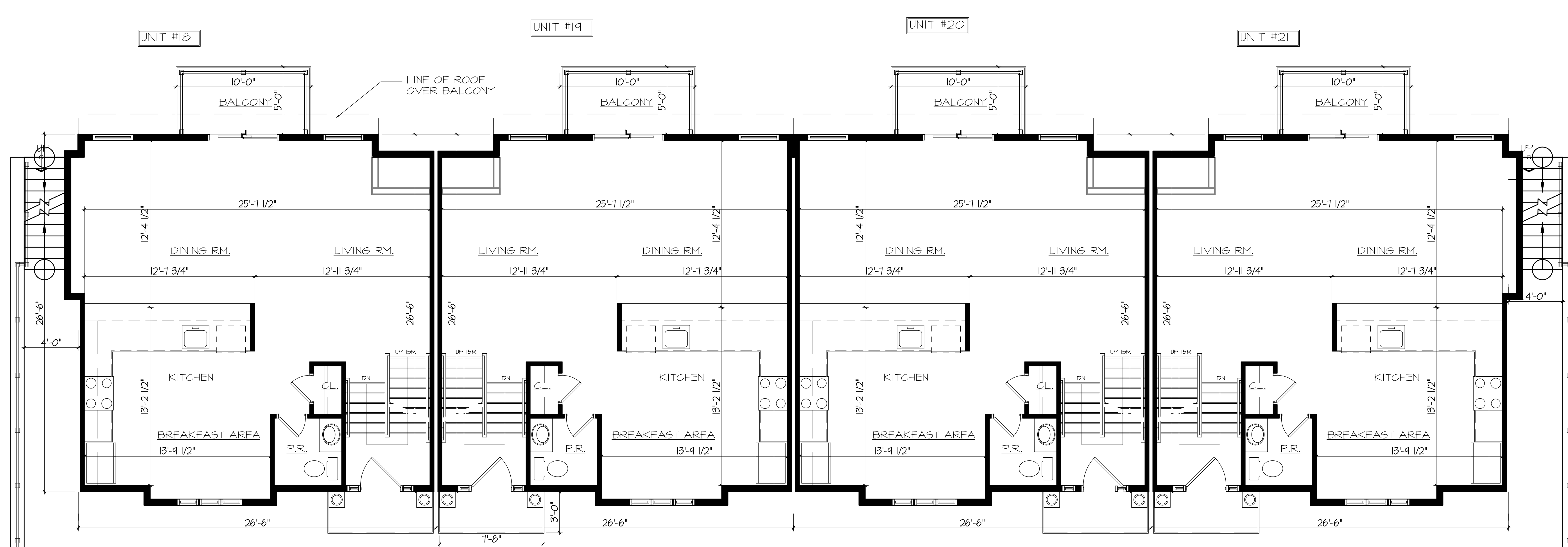
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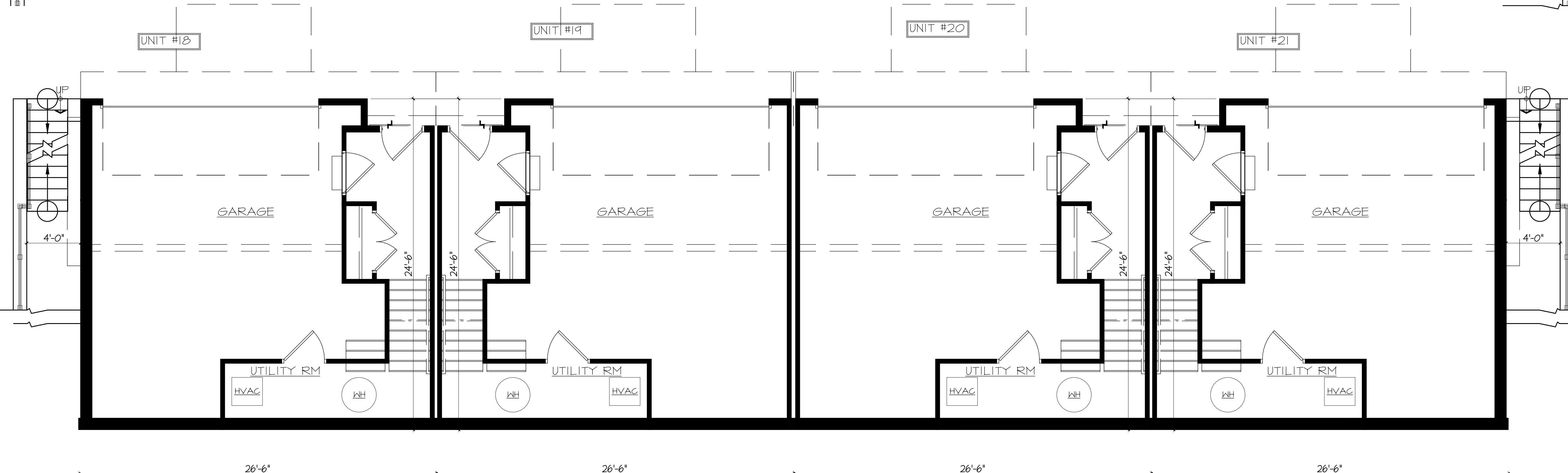
PROJECT NO.	2142	<b>A.10</b>
DRAWN BY:	SS	
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**BUILDING ELEVATIONS**

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**FIRST FLOOR PLAN**  
 SCALE: 1/4"=1'-0"



**LOWER LEVEL PLAN**  
 SCALE: 1/4"=1'-0"

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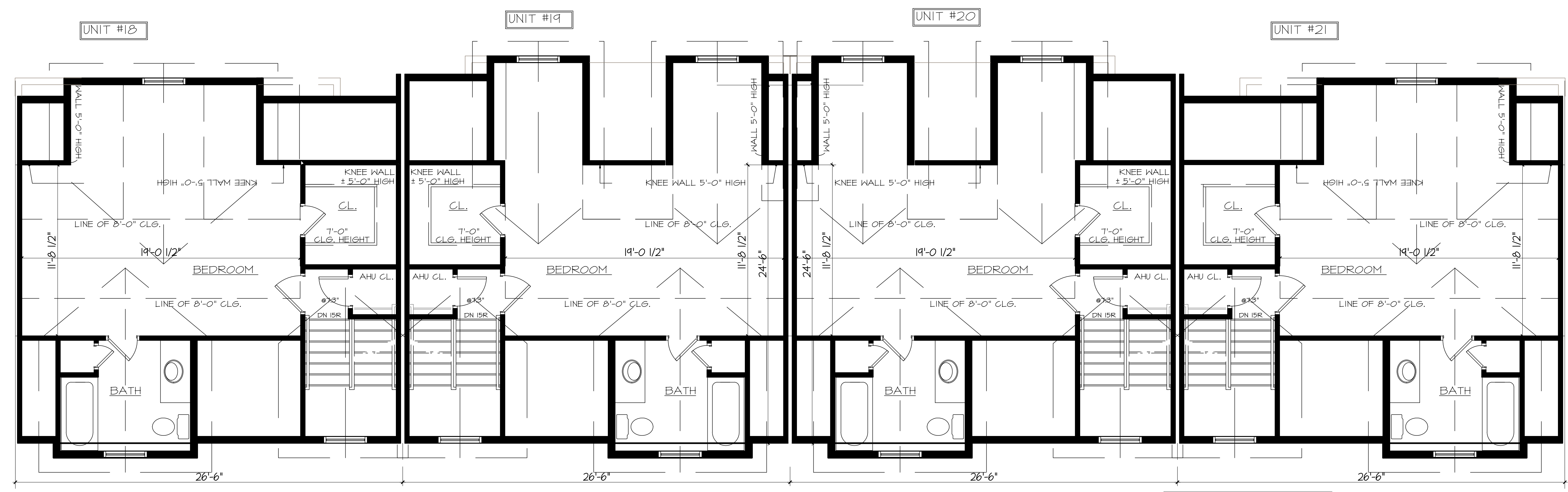
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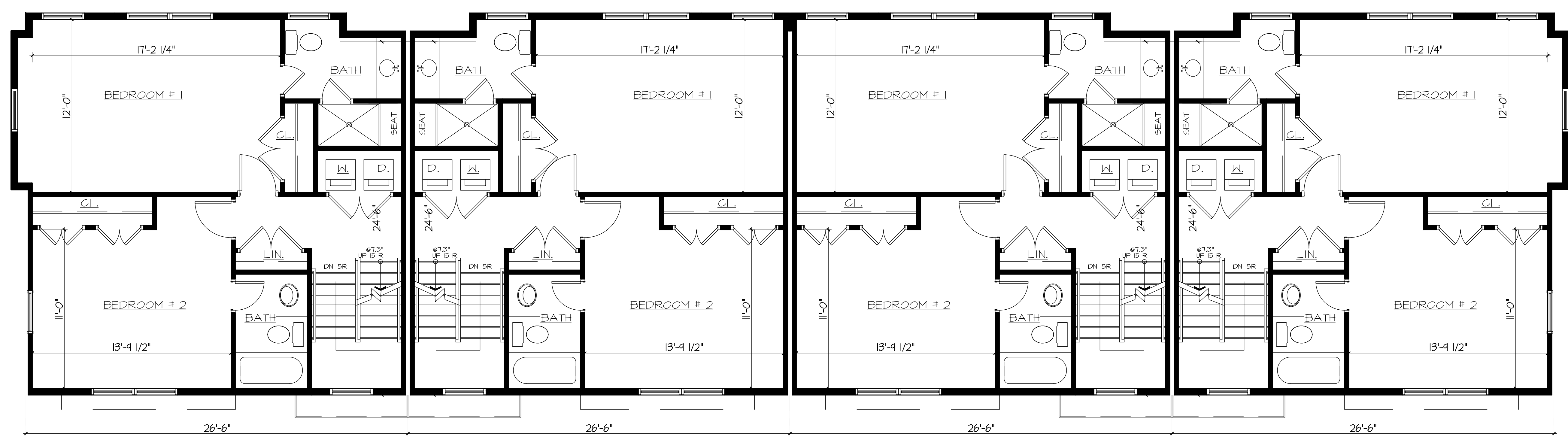
PROJECT NO.	2142	<b>A.11</b>
DRAWN BY:	SS	
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ATTIC AREA IS LESS THAN 1/3RD OF THE SECOND FLR. AREA @ 7'-4" CLG. HGT.  
**ATTIC PLAN**  
 SCALE: 1/4"=1'-0"



**SECOND FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

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PROJECT NO.	2142	<b>A.12</b>
DRAWN BY:	SS	
ISSUED:	05-01-23	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:  
**BUILDING PLANS**



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

SEE SITE DRAWINGS FOR  
AVRAGE GRADE CALCULATIONS  
PROPOSED  
AVG. GRADE

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PROJECT NO.	2142	<b>A.13</b>
DRAWN BY:	SS	
ISSUED:	05-01-23	DWG. NO.
SCALE AS NOTED		

DRAWING TITLE:  
**BUILDING ELEVATIONS**



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

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AVG. GRADE

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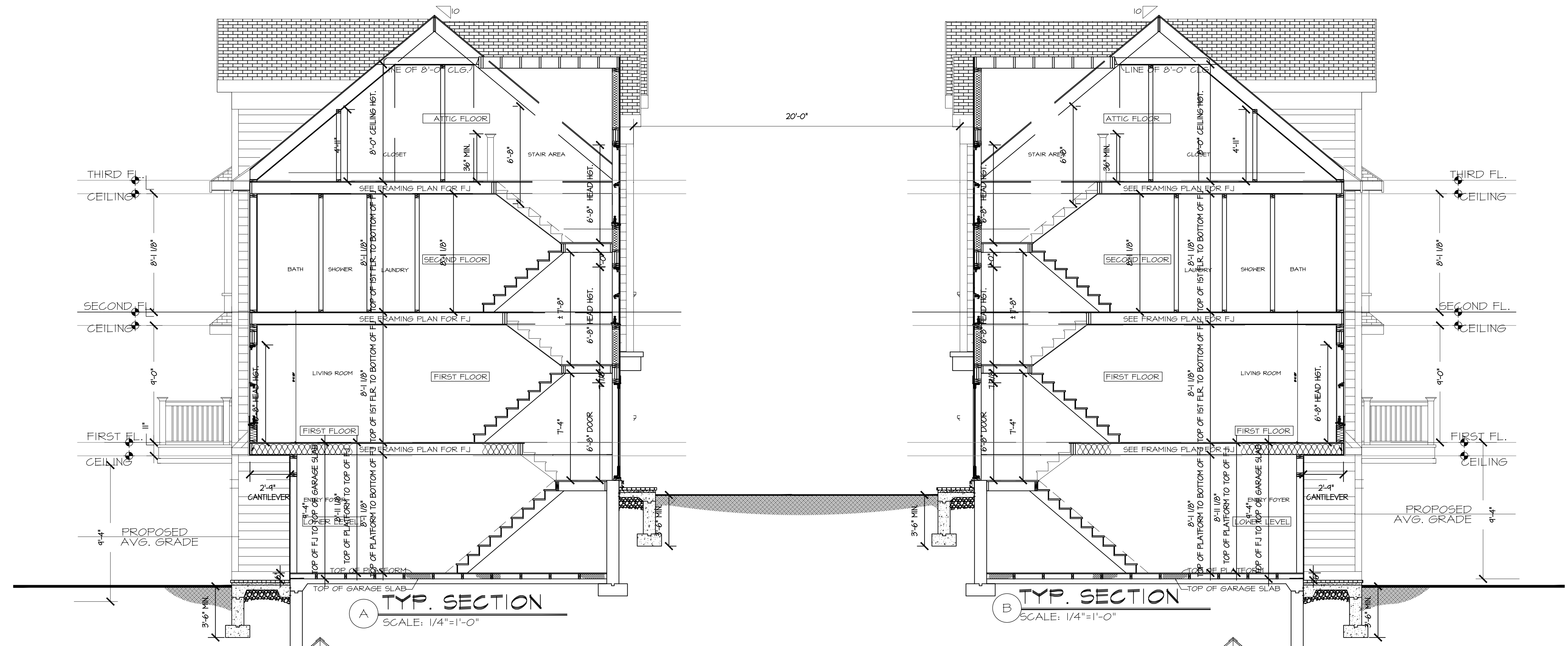
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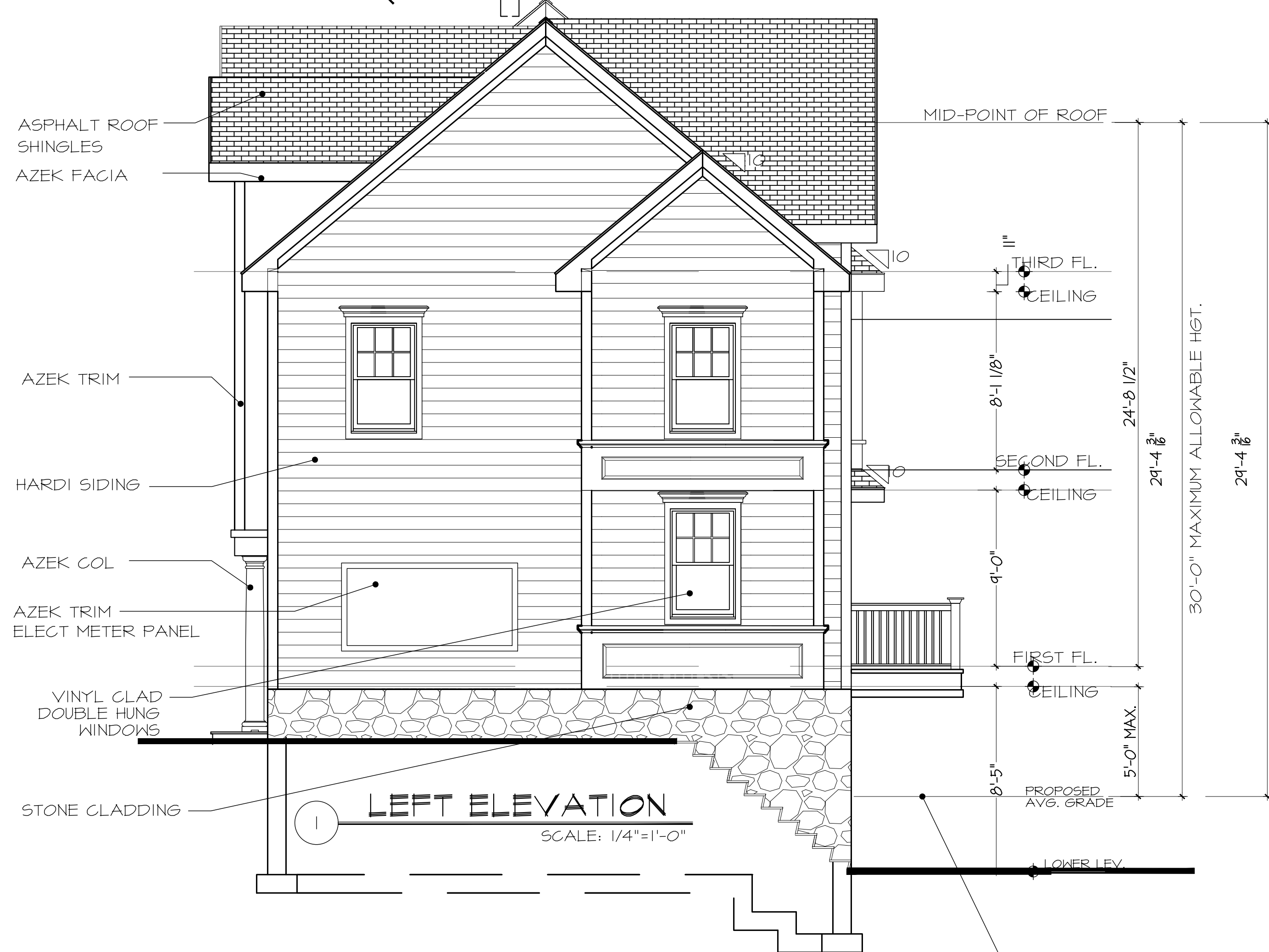
PROJECT NO.	2142	<b>A.14</b>
DRAWN BY:	SS	
ISSUED:	05-01-23	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:  
**BUILDING ELEVATIONS**

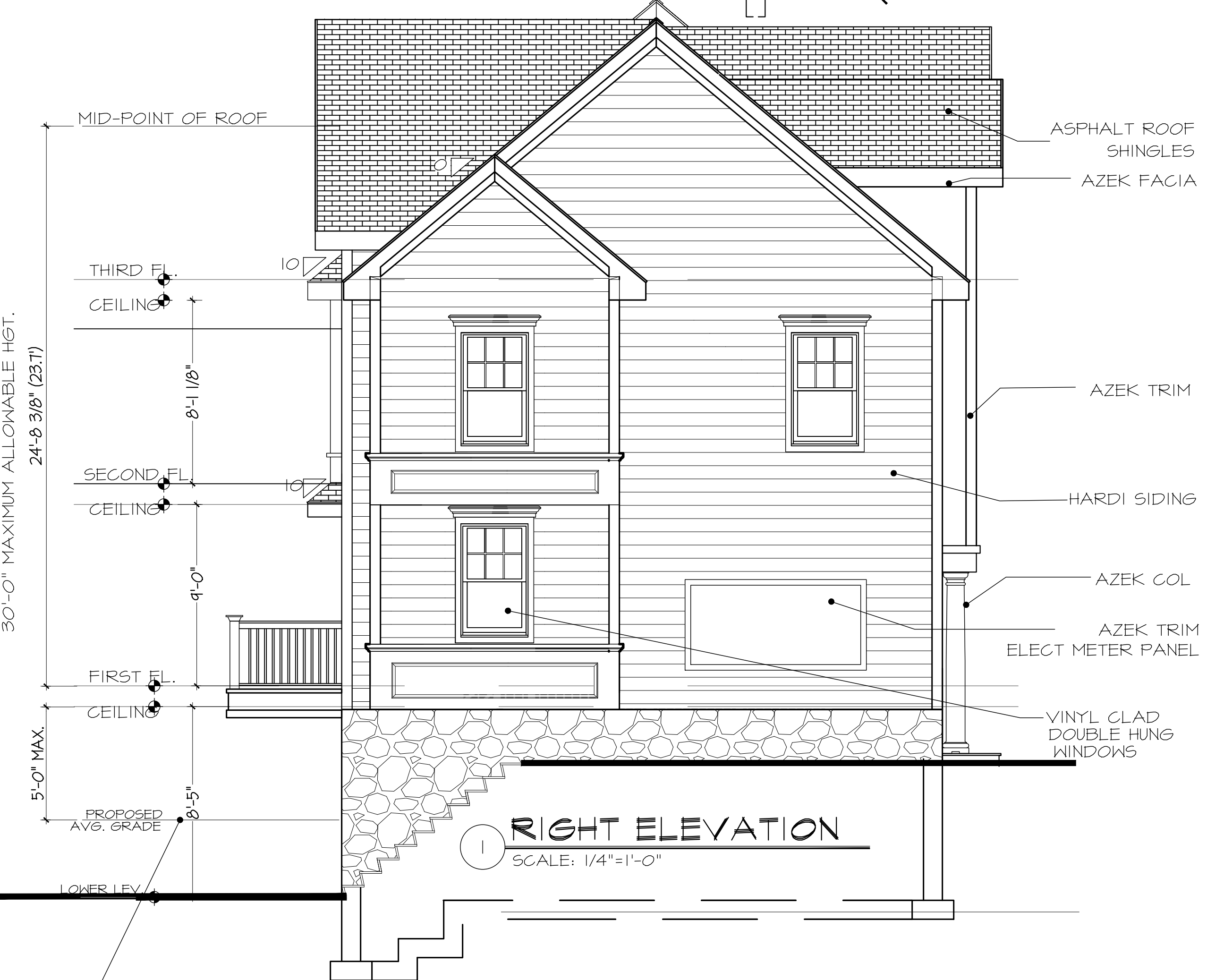


**A TYP. SECTION**  
SCALE: 1/4"=1'-0"

**B TYP. SECTION**  
SCALE: 1/4"=1'-0"



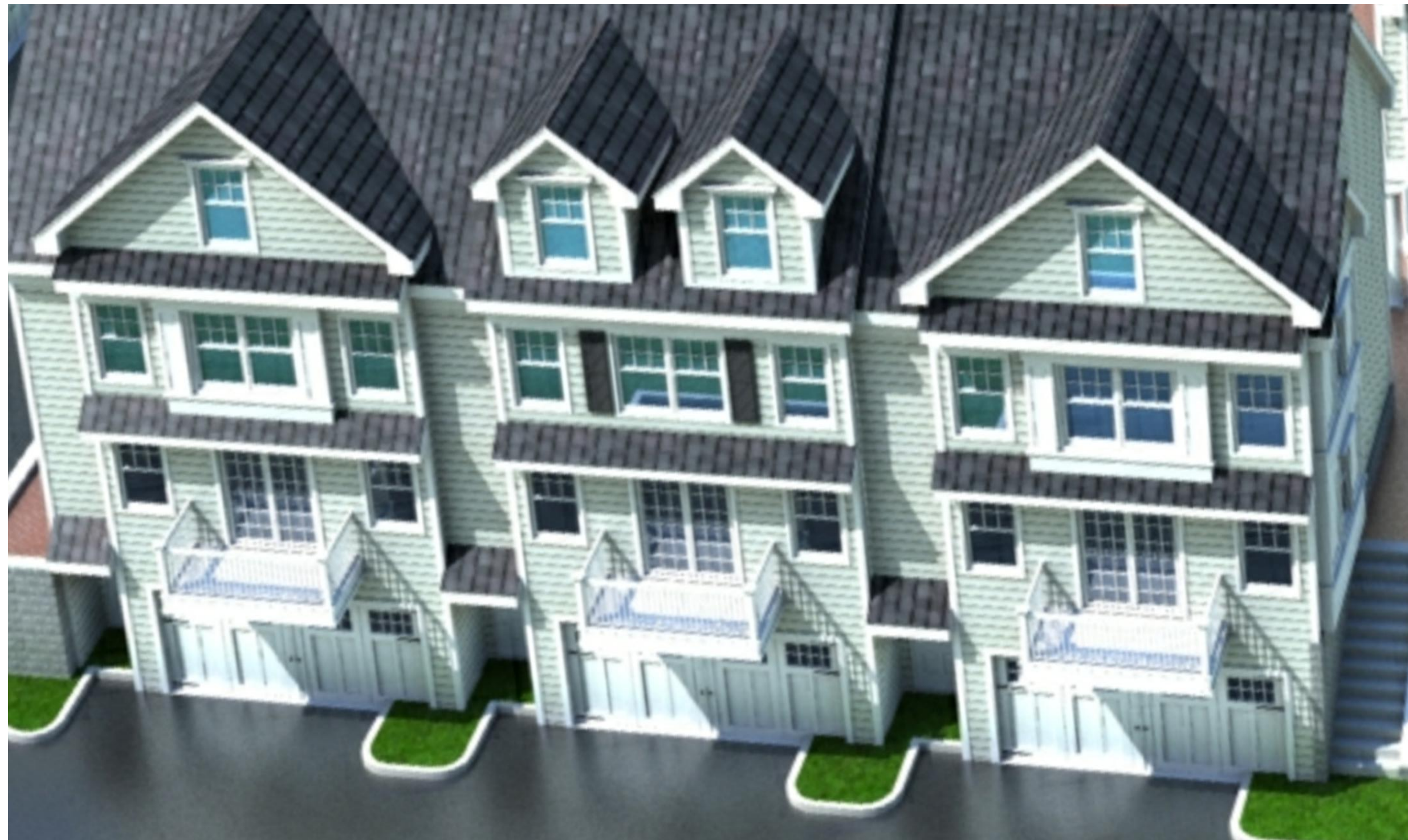
**LEFT ELEVATION**  
SCALE: 1/4"=1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4"=1'-0"

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NO	DATE	ISSUE/REVISION
1	07.01.24	ZONING SUBMISSION
2	07.15.24	
3		
4		
5		



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

Consultant:

SEAL:

**RAVI AHUJA, ARCHITECT**  
**AWA DESIGN GROUP P.C.**  
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PROJECT NO.	2142	<b>A.15</b>
DRAWN BY:	SS	
ISSUED:	05-01-23	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:  
**BUILDING ELEVATION RENDERING**