



TRANSMITTAL

TO: Michael Wrinn, Town Planner

DATE: May 31, 2023

FROM: Chris Cetola (Granoff Architects)
cc@granoffarchitects.com

PROJECT: Wilton Center Lofts
(12 Godfrey Place)

CC:

PROJECT NO: 22013

FOR YOUR:

☐ Approval

☒ Distribution to Parties

☐ Information

☐ Use

☐ Review & Comment

☒ P&Z Re-submission

☐ Record

☐ Other

THE FOLLOWING:

☒ Drawings

☐ Shop Drawings

☐ Samples

☐ Specifications

☐ Photographs

☐ Product Literature

☐ Change Order

☐ Disk (DXF / DWG)

☐ Other (See Below)

VIA:

☒ Email

☐ Mail

☒ Over Night Express

COPIES: 6

DATE: May 26, 2023

MESSAGE:

Hello Michael,

Please find enclosed revised Architectural and Civil drawings for the above-mentioned project for P&Z review along with lists of the proposed changes made. Six copies will also be shipped to your office; we kindly request that one copy be distributed to each the following: P&Z, DPW, Fire Marshal, WPCA, Health Department, Police Department.

Please feel free to reach out with any question, comments, or further requirements.

Thank you



DATE:	May 31, 2023
TO:	Town of Wilton Planning & Zoning Commission
FROM:	Richard Granoff (Granoff Architects)
REGARDING:	Wilton Center Lofts (12 Godfrey Place) - P&Z Revisions

MESSAGE:	<p>In response to our previous meeting with the Planning & Zoning Commission on 05/22/2023, we have made the following adjustments to the proposed design on the architectural drawings:</p> <p>1) Proposed loading space has been increased from 10'x20' to 10'x30'. Refer to sheets L100, AS100, & A100</p> <p>2) Added clarifications on garage height clearance and drive aisle widths. Refer to sheet A100.</p> <p>3) Reduced number of dwelling units from 42 to 40. There are now 40 dwelling units and 40 standard parking spaces plus 2 HC spaces. Refer to sheet AS100 for unit mix updates and sheet A102 for proposed floor plan updates.</p>
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WILTON CENTER LOFTS

12 GODFREY PLACE WILTON, CT



N

PROPERTY LOCATION MAP

NTS

DRAWING INDEX		DATE	Issued For:				
Dwg No.	Title		P&Z REV.	P&Z REV.	P&Z SUBMISSION (8-30g)	P&Z REV. (8-30g)	P&Z REV. (8-30g)
T100	Title Sheet	X	X	X	X	X	X
Civil Engineer Drawings							
Redniss & Mead							
PSTS	Property & Topographic Survey				X		
SE-1	Site Development Plan				X	X	X
SE-2	Sedimentation & Erosion Control Plan				X	X	X
SE-3	Details & Soil Data				X	X	X
SE-4	Details				X	X	X
Landscape Drawings							
Granoff Architects							
L100	Landscape Plan		X	X	X	X	X
Architectural Drawings							
Granoff Architects							
AS100	Architectural Site Plan & Zoning Information		X	X	X	X	X
AS101	Context Images			X	X	X	X
A100	Ground Floor Plan		X	X	X	X	X
A101	First Floor Plan			X	X	X	X
A102	Second Floor Plan			X	X	X	X
A103	Penthouse Floor Plan			X	X	X	X
A104	Roof Plan		X	X	X	X	X
A200	Ground Floor Exterior Lighting Plan			X	X	X	X
A201	First Floor Exterior Lighting Plan			X	X	X	X
A202	Second Floor Exterior Lighting Plan			X	X	X	X
A203	Penthouse Floor Exterior Lighting Plan			X	X	X	X
A300	Building Elevations (West & East)		X	X	X	X	X
A301	Building Elevations (North & South)		X	X	X	X	X
A302	Exterior Renderings			X	X	X	X
A302A	Exterior Renderings			X	X	X	X
A302B	Exterior Renderings			X			
A303	Exterior Materials			X	X	X	X
A304	Signage			X	X	X	X
A400	Building Sections		X	X	X	X	X
L-1	Ground Floor Photometric Calculation			X	X	X	X
L-2	First & Second Floor Photometric Calculation			X	X	X	X
L-3	Penthouse Floor Photometric Calculation			X	X	X	X

GA

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2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC
5	05.15.2023	P&Z REVISIONS (8-30g)	CC
6	05.26.2023	P&Z REVISIONS (8-30g)	CC

PHASE

P&Z SUBMISSION (8-30G)

NOT FOR CONSTRUCTION

PROJECT NAME:

WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **02/07/2023** SCALE: AS NOTED

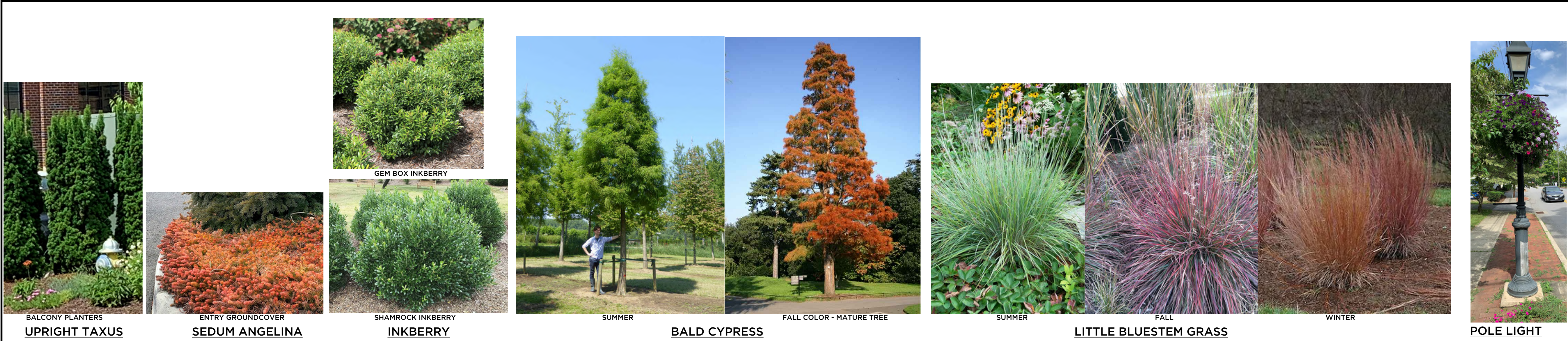
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COVER SHEET

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T100

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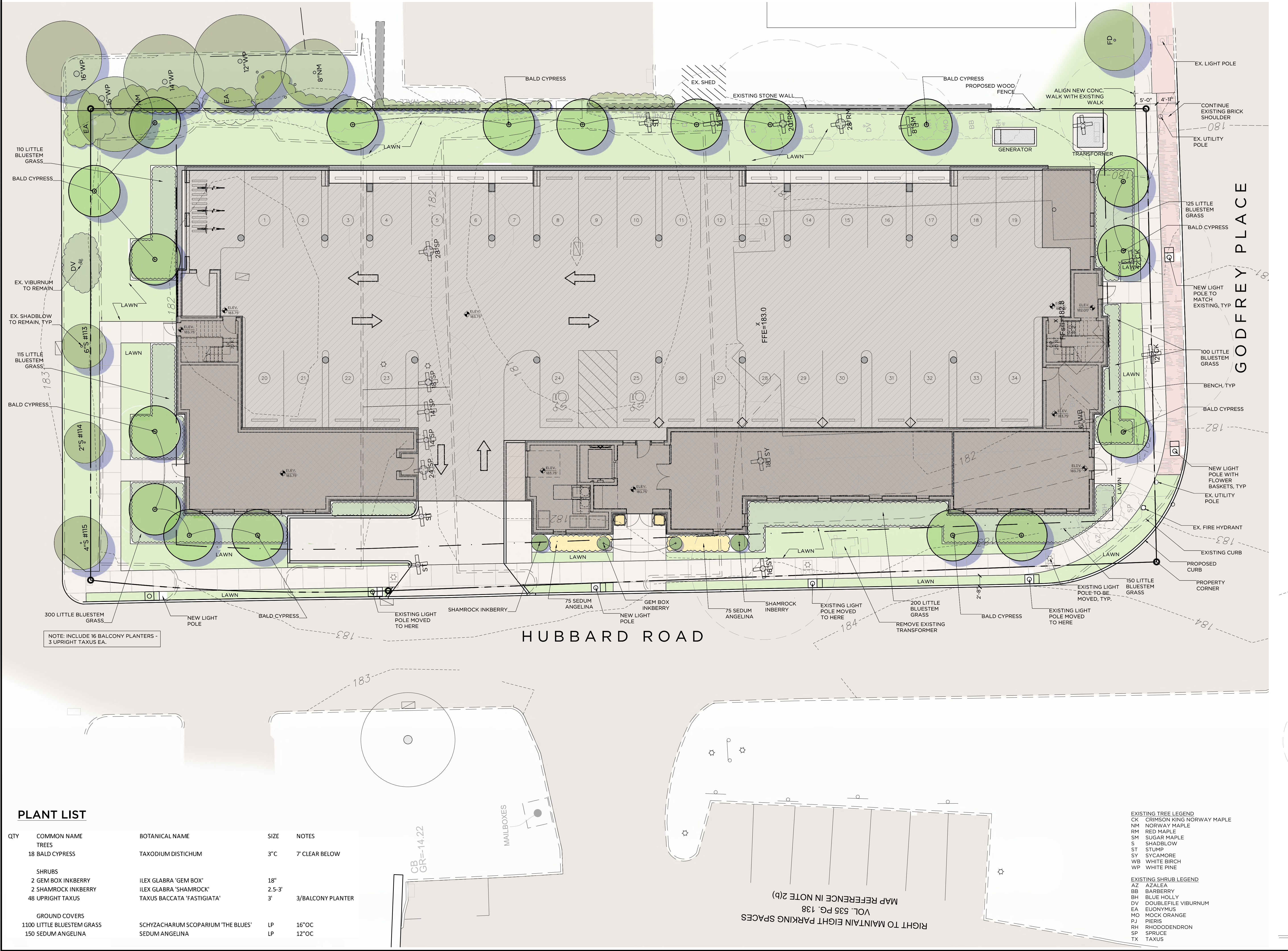


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North



REVISIONS				
#	DATE	REVISION DESCRIPTION	BY:	
1	05.15.23	LOADING ZONE		
2	05.26.23	LOADING ZONE		

PHASE

**PROGRESS PRINT
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PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: 22013

DRAWN BY: RB PROJ. MANAGER: RG

DATE: 02.06.23 SCALE: 1" = 10'

DRAWING TITLE
LANDSCAPE PLAN

DRAWING NO.

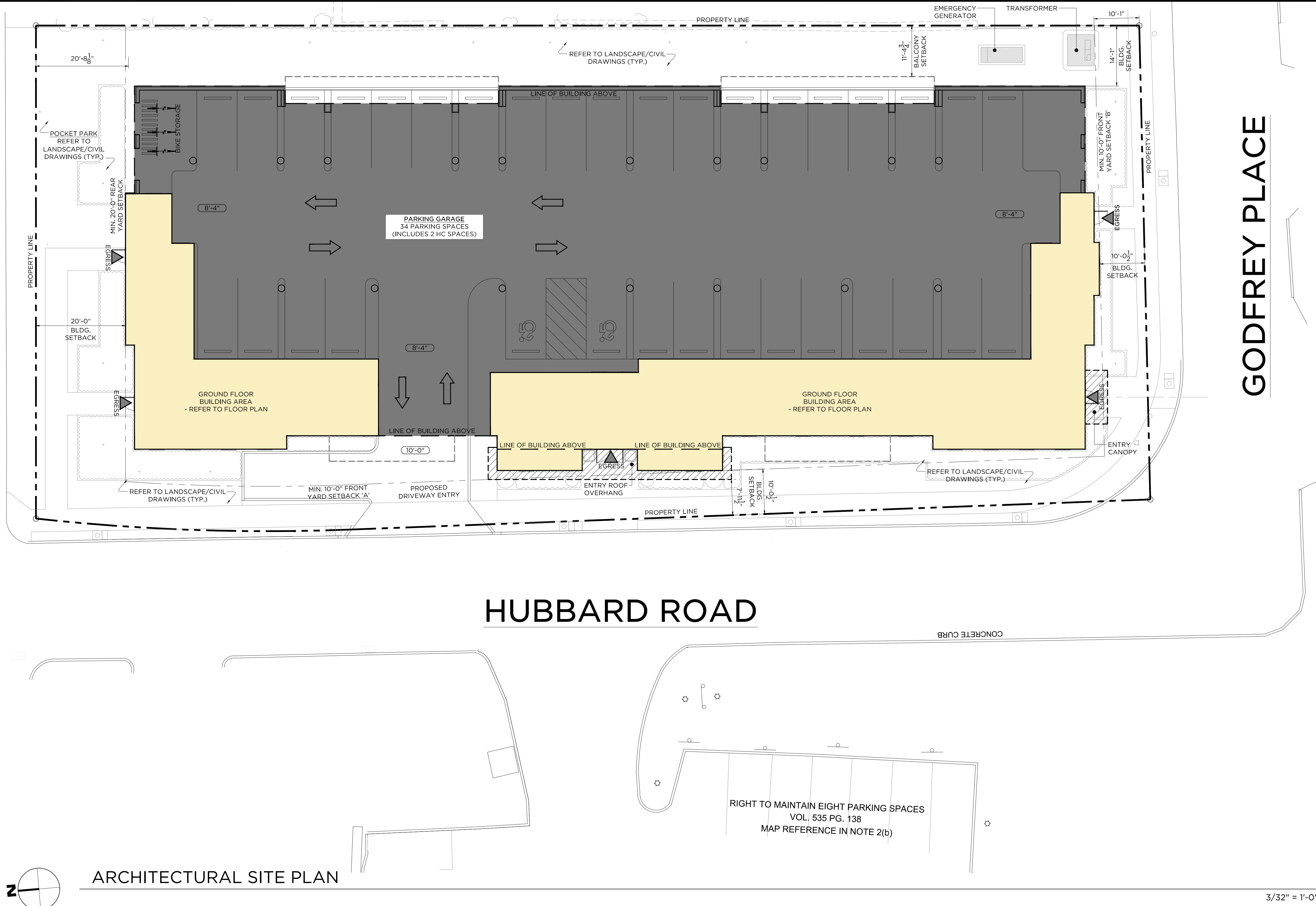
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WILTON CENTER LOFTS BUILDING & ZONING INFORMATION

WILTON CENTER LOFTS ZONING CHART			
ZONING DISTRICT: WC WILTON CENTER			
ITEM	REQUIRED	PROPOSED	
FRONT YARD SETBACK 'A' (MIN./MAX.)	10' / 20'	10'-0"	
FRONT YARD SETBACK 'B' (MIN./MAX.)	10' / 20'	10'-0"	
SIDE YARD SETBACK	0' MIN.	11'-0"	
REAR YARD SETBACK	20' MIN.	20'-0"	
PARKING/LOADING SETBACK	0' MIN.	14'-1"	
BUILDING HEIGHT (STORIES/FEET)	3 STORIES/42' MIN.	5/62'-5"	
BUILDING COVERAGE (%)	30% MAX.	64%*	
SITE COVERAGE (%)	80% MAX.	75%*	
LOT SIZE	N/A	27,246 SF	
LOT FRONTAGE	N/A	N/A	
LOT WIDTH	N/A	N/A	
FLOOR AREA RATION (F.A.R.)	0.5 MAX.	2.50	

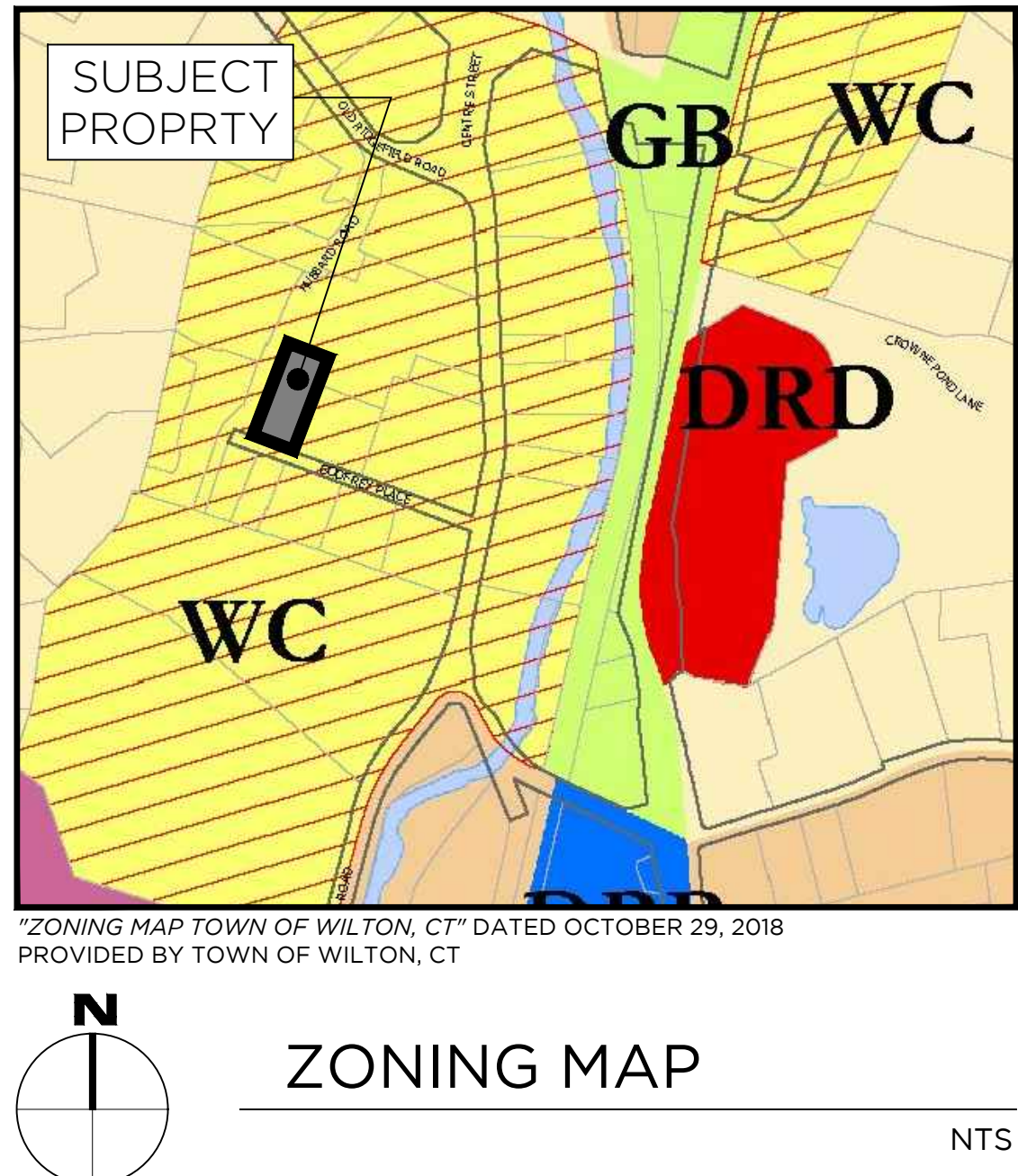
PROPOSED AFFORDABLE DWELLING UNITS (8-30g)			
* MINIMUM 30% ADU'S REQUIRED (8-30g): (40) UNITS x 30% = (12) ADU'S (12) ADU'S PROPOSED: SEE BELOW FOR MIX			
UNIT TYPE	NUMBER OF PROPOSED ADU'S		
	60% MAX. MEDIAN INCOME	80% MAX. MEDIAN INCOME	
1BR-A	1	1	
1BR-B (DEN)	1	0	
1BR-C (DEN)	0	0	
2BR-A	1	1	
2BR-B (DEN)	0	1	
2BR-C (DEN)	0	1	
2BR-D (DUPLEX)	1	1	
2BR-E (DEN)	0	0	
2BR-F (DEN)	0	0	
3BR-A (DUPLEX)	1	1	
3BR-B	1	0	
3BR-C	0	0	
TOTAL: 13 UNITS	6	6	

WILTON CENTER LOFTS FLOOR AREA CALCULATIONS			
FLOOR	NON-RENTABLE AREA (SF)	RENTABLE AREA (SF)	TOTAL GROSS FLOOR AREA (SF)
GROUND	4,615.0	0.0	4,615.0
FIRST	1,729.0	14,583.7	16,312.7
SECOND	1,729.0	14,583.7	16,312.7
THIRD	1,729.0	14,583.7	16,312.7
PENTHOUSE	1,722.5	12,826.5	14,549.0
TOTAL	11,524.5	56,577.6	68,102.1
FLOOR AREA RATIO (F.A.R.) = TOTAL GROSS FLOOR AREA / LOT AREA			
FLOOR AREA RATIO (F.A.R.) = 68,102.1 SF / 27,246.6 SF			
FLOOR AREA RATIO (F.A.R.) = 2.50			

WILTON CENTER LOFTS UNIT MIX CHART							
UNIT TYPE	SF	QUANTITY				PENTHOUSE	TOTAL
		1ST FLOOR	2ND FLOOR	3RD FLOOR			
1BR-A	829.2	2	2	0	0	0	4
1BR-B (DEN)	921.3	2	2	0	0	0	4
1BR-C (DEN)	1,249.6	0	0	0	0	1	1
2BR-A	1,177.3	4	4	0	0	0	8
2BR-B (DEN)	1,474.4	1	1	1	0	0	3
2BR-C (DEN)	1,582.3	1	1	1	0	0	3
2BR-D (DUPLEX)	1,465.8	0	0	4	0	0	4
2BR-E (DEN)	1,409.5	0	0	0	0	1	1
2BR-F (DEN)	1,750.5	0	0	2	0	0	2
3BR-A (DUPLEX)	2,330.5	0	0	4	0	0	4
3BR-B	1,504.1	0	0	0	0	2	2
3BR-C	1,658.4	2	2	0	0	0	4
TOTAL		12	12	12	4	4	40

UNIT TYPE	TOTAL	PERCENT
1BR	4	10.00%
1BR (DEN)	5	12.50%
2BR	8	20.00%
2BR (DEN)	9	22.50%
2BR (DUPLEX)	4	10.00%
3BR	6	15.00%
3BR (DUPLEX)	4	10.00%
TOTAL	40	100.00%

PARKING COUNT	
LOCATION	COUNT
ON-SITE	34*
OFF-SITE	8
TOTAL	42
* INCLUDES (2) H.C. SPACES & (8) E.V. CHARGING STATIONS	
SPACES/UNIT	1.00



SITE PLAN LEGEND	
	GROUND FLOOR BUILDING AREA
	COVERED GARAGE AREA
	CANTILEVERED BALCONY ABOVE
	ENTRY ROOF OVERHANG/CANOPY ABOVE
	BUILDING EGRESS EXIT POINT

PHASE
P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: 22013
DRAWN BY: CC/GC PROJ. MANAGER: RG
DATE: 02/07/2023 SCALE: AS NOTED

DRAWING TITLE
ARCHITECTURAL SITE PLAN & ZONING INFORMATION

DRAWING NO.

AS100



THE IVY AT WILTON CENTER - 3 HUBBARD ROAD WILTON, CT



23 HUBBARD ROAD WILTON, CT



148 OLD RIDGEFIELD ROAD, WILTON CT



195 DANBURY ROAD, WILTON CT (OFFICE)



200 DANBURY ROAD WILTON, CT



SUNRISE SENIOR LIVING 211 DANBURY ROAD WILTON, CT

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1	09.30.2022	P&Z SUBMISSION	CC
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3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC
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PHASE
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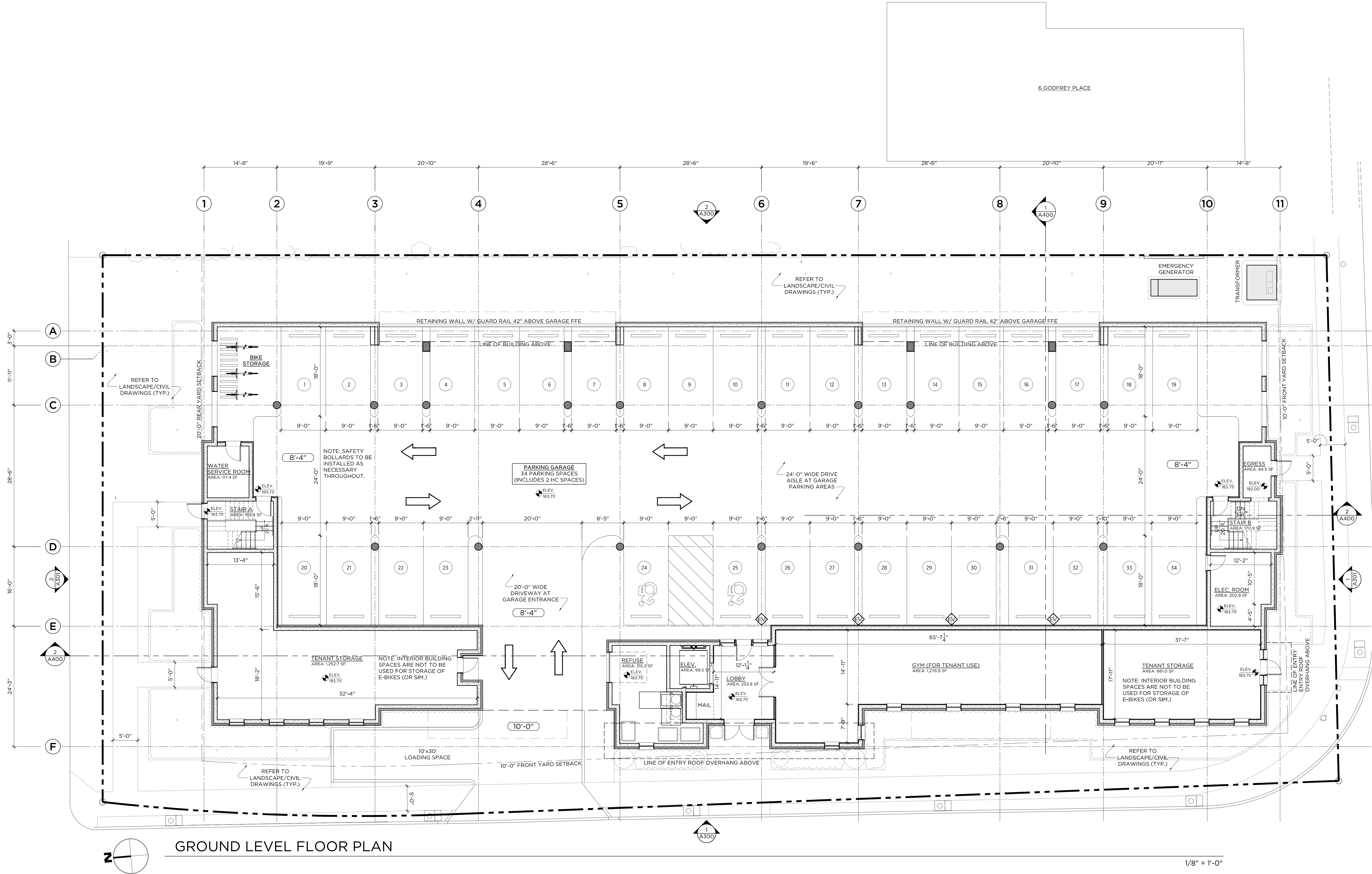
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DRAWING TITLE
CONTEXT IMAGES

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GROUND LEVEL FLOOR PLAN

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2	12.27.2022	P&Z REVISIONS	CC
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DRAWN BY: CC/GC PROJ. MANAGER: RG

DATE: 02/07/2023 SCALE: AS NOTED

DRAWING TITLE
GROUND FLOOR PLAN

DRAWING NO.

A100

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TYPICAL FIRST & SECOND LEVEL FLOOR PLAN

PLAN LEGEND	
	INDICATES ADU (8-30g)
	REFER TO CHART ON SHEET AS100

SUBMITTALS/REVISIONS			
#	DATE	DESCRIPTION	BY:
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5	05.15.2023	P&Z REVISIONS (8-30g)	CC
6	05.26.2023	P&Z REVISIONS (8-30g)	CC

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P&Z SUBMISSION (8-30G)
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12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: 22013

DRAWN BY: CC/GC

PROJ. MANAGER: RG

DATE: 02/07/2023

SCALE: AS NOTED

DRAWING TITLE
TYPICAL FIRST & SECOND FLOOR PLAN

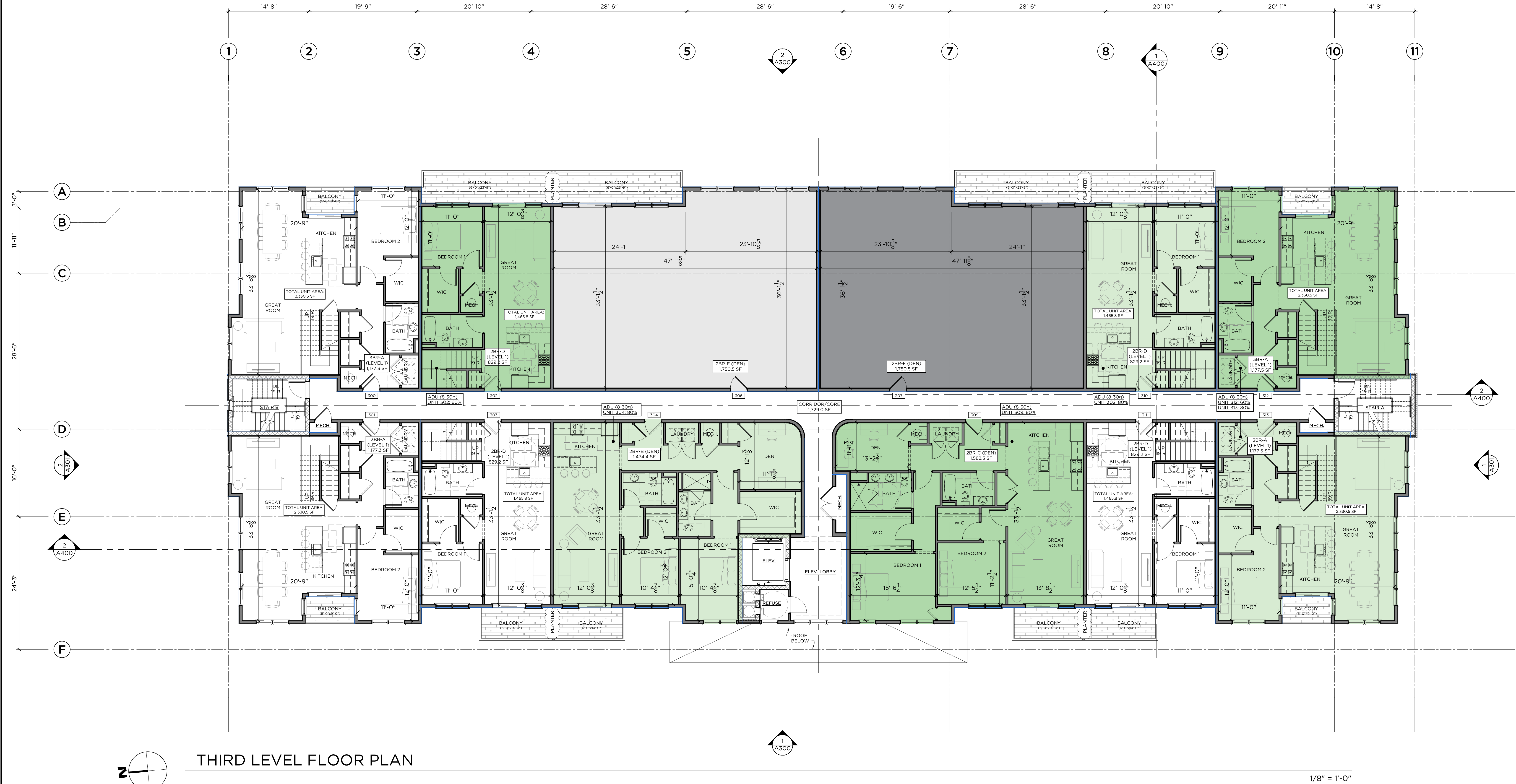
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A101

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THIRD LEVEL FLOOR PLAN

PLAN LEGEND	
	INDICATES ADU (8-30g)
	REFER TO CHART ON SHEET AS100

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DATE: 02/07/2023 SCALE: AS NOTED

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THIRD FLOOR PLAN

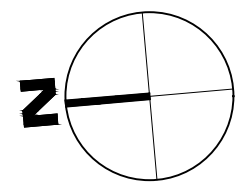
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PENTHOUSE LEVEL FLOOR PLAN

PLAN LEGEND	
	INDICATES ADU (8-30g)
	REFER TO CHART ON SHEET AS100

1/8" = 1'-0"

SUBMITTALS/REVISIONS			
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DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **02/07/2023** SCALE: AS NOTED

DRAWING TITLE
PENTHOUSE FLOOR PLAN

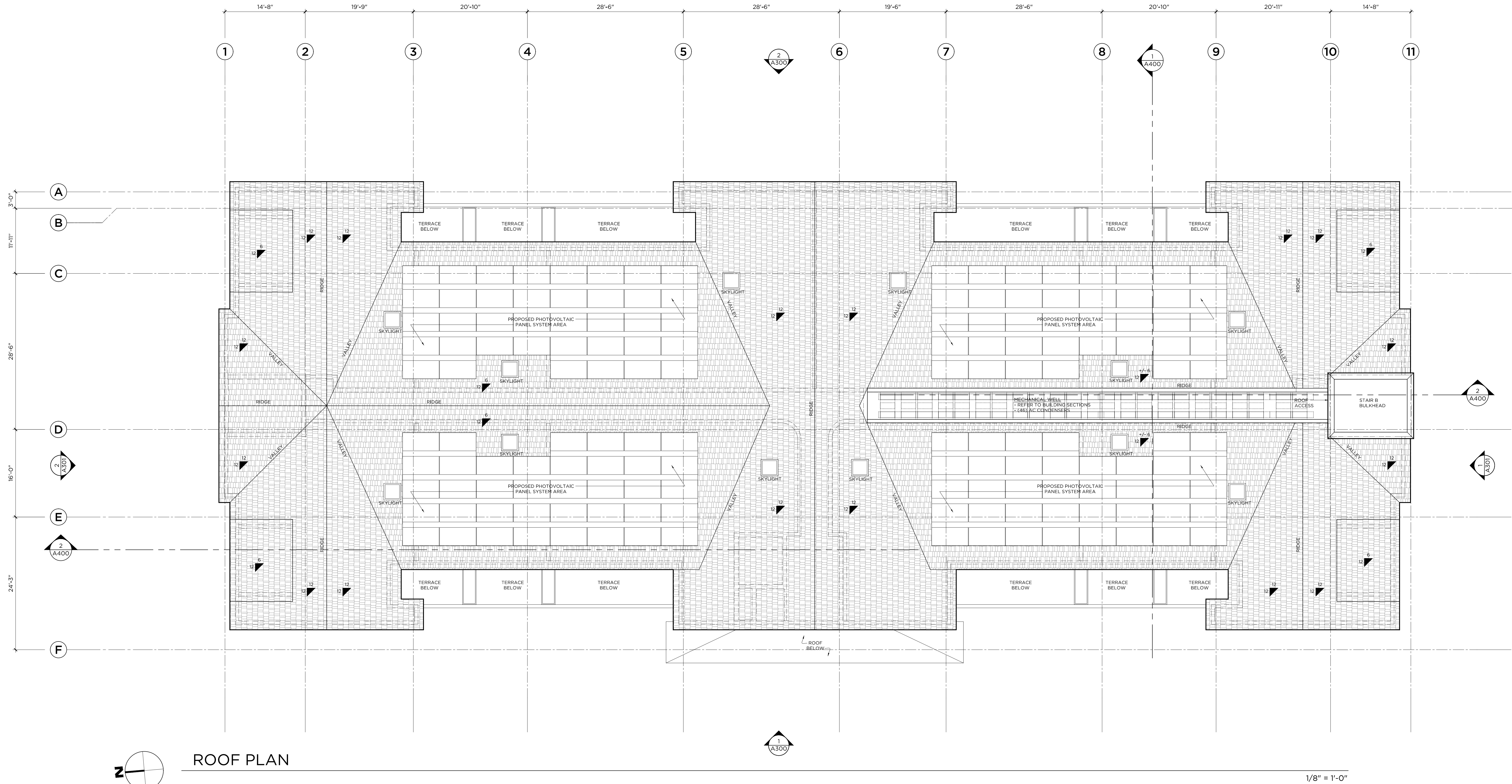
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A103

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ROOF PLAN

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4	02.07.2023	P&Z SUBMISSION (8-30g)	CC
5	05.15.2023	P&Z REVISIONS (8-30g)	CC
6	05.26.2023	P&Z REVISIONS (8-30g)	CC

PHASE
P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:

WILTON CENTER LOFTS

PROJECT ADDRESS:
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WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC**

PROJ. MANAGER: **RG**

DATE: **02/07/2023**

SCALE: AS NOTED

DRAWING TITLE

ROOF PLAN

DRAWING NO.

A104

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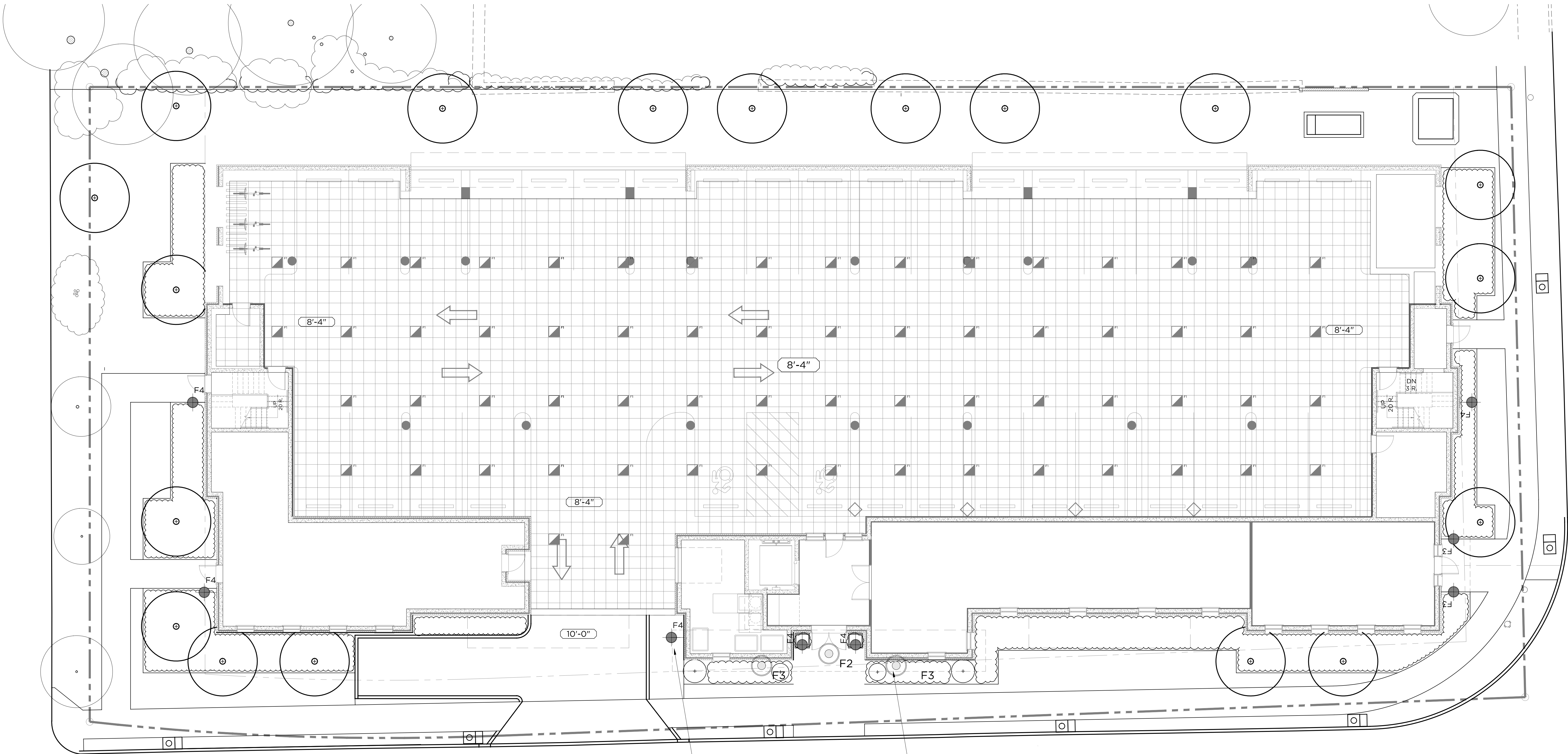
DATE: 02/07/2023 SCALE: AS NOTED

DRAWING TITLE
**GROUND FLOOR EXTERIOR
LIGHTING PLAN**

DRAWING NO.

A200

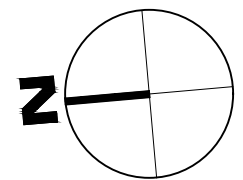
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LIGHTING FIXTURE LEGEND			
KEY	TYPE	MODEL	REMARKS
■	EXTERIOR RECESSED 2X4 LED		
○	EXTERIOR DOWNLIGHT		
△	EXTERIOR DOWNLIGHT (ADJUSTABLE)		
▲	EXTERIOR UP/DOWN WALL SCONCE (LUMEN)		
●	EXTERIOR UP/DOWN WALL SCONCE (DIMMABLE)		

EXTERIOR SCONCES
MOUNTED
AT 72"

DOWNLIGHTS MOUNTED
AT +/- 10'-6"



GROUND FLOOR EXTERIOR LIGHTING PLAN

GARAGE

1/8" = 1'-0"

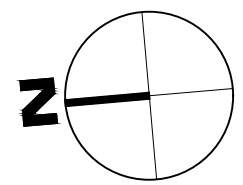
CONSULTANTS

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LANDSCAPE ARCHITECT:
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LIGHTING FIXTURE LEGEND			
KEY	TYPE	MODEL	REMARKS
	EXTERIOR RECESSED LED		
	EXTERIOR DOWNLIGHT		
	EXTERIOR DOWNLIGHT (ADJUSTABLE)		
	EXTERIOR UP/DOWN WALL SCONCE (LARGE)		
	EXTERIOR UP/DOWN WALL SCONCE (SMALL)		



FIRST FLOOR EXTERIOR LIGHTING PLAN

1/8" = 1'-0"

SUBMITTALS/REVISIONS			
#	DATE	DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC
2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC
5	05.15.2023	P&Z REVISIONS (8-30g)	CC
6	05.26.2023	P&Z REVISIONS (8-30g)	CC

PHASE
P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: 22013

DRAWN BY: CC/GC PROJ. MANAGER: RG

DATE: 02/07/2023 SCALE: AS NOTED

DRAWING TITLE
FIRST FLOOR EXTERIOR LIGHTING PLAN

DRAWING NO.

A201

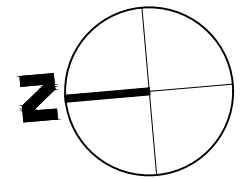
CONSULTANTS

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LIGHTING FIXTURE LEGEND			
KEY	TYPE	MODEL	REMARKS
	EXTERIOR RECESSED 2X2 LED		
	EXTERIOR DOWNLIGHT		
	EXTERIOR DOWNLIGHT (ADJUSTABLE)		
	EXTERIOR UP/DOWN WALL SCONCE (LARGE)		
	EXTERIOR UP/DOWN WALL SCONCE (SMALL)		



SECOND FLOOR EXTERIOR LIGHTING PLAN

1/8" = 1'-0"

SUBMITTALS/REVISIONS			
#	DATE	DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC
2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC
5	05.15.2023	P&Z REVISIONS (8-30g)	CC
6	05.26.2023	P&Z REVISIONS (8-30g)	CC

PHASE
P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: 22013

DRAWN BY: CC/GC

PROJ. MANAGER: RG

DATE: 02/07/2023

SCALE: AS NOTED

DRAWING TITLE

**SECOND FLOOR EXTERIOR
LIGHTING PLAN**

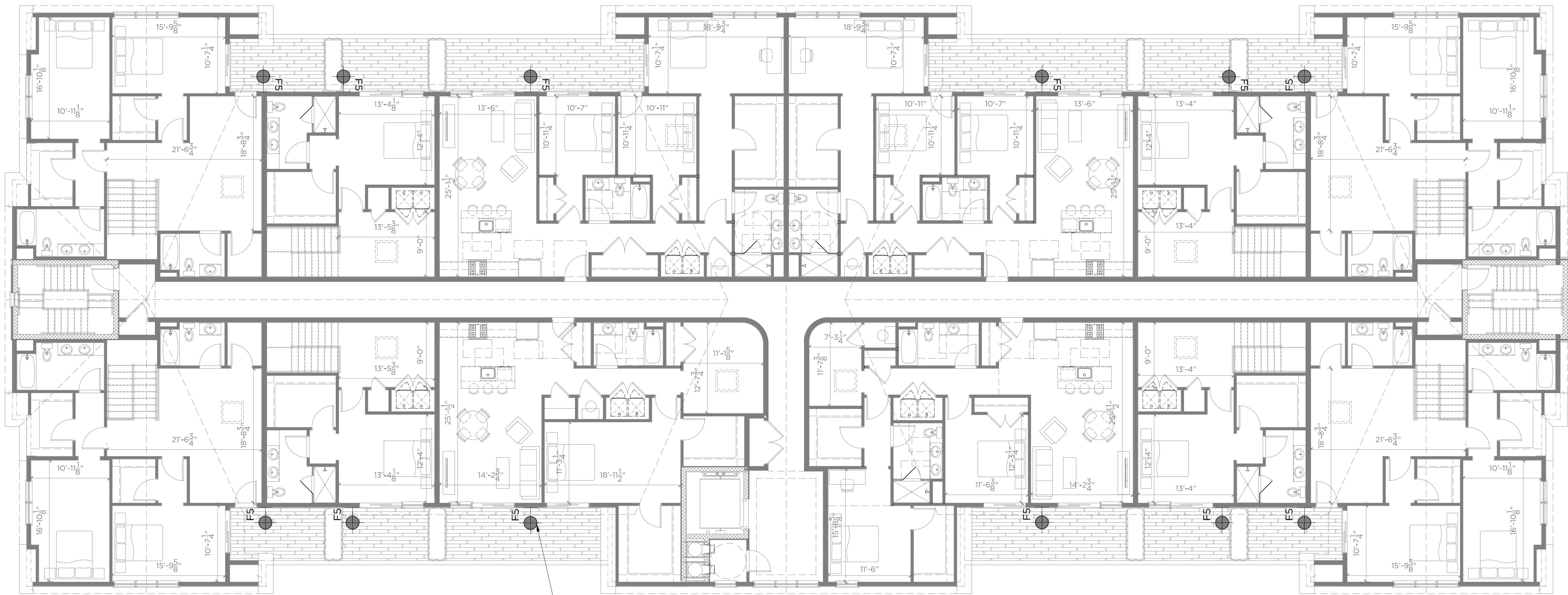
DRAWING NO.

A202

CONSULTANTS

CIVIL ENGINEER:
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
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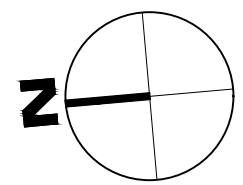
LANDSCAPE ARCHITECT:
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EXTERIOR SCONCES
MOUNTED
AT 66"

LIGHTING FIXTURE LEGEND

KEY	TYPE	MODEL	REMARKS
	EXTERIOR RECESSED 2x4 LED		
	EXTERIOR DOWNLIGHT		
	EXTERIOR DOWNLIGHT (ADJUSTABLE)		
	EXTERIOR UP/DOWN WALL SCONCE (GAUGE)		
	EXTERIOR UP/DOWN WALL SCONCE (ORNAMENT)		



PENTHOUSE EXTERIOR LIGHTING PLAN

1/8" = 1'-0"

SUBMITTALS/REVISIONS

#	DATE	DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC
2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC
5	05.15.2023	P&Z REVISIONS (8-30p)	CC
6	05.26.2023	P&Z REVISIONS (8-30g)	CC

PHASE

P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:

WILTON CENTER LOFTS

PROJECT ADDRESS:

12 GODFREY PLACE
WILTON, CT 06897

JOB NO.:

22013

DRAWN BY:

CC/GC

PROJ. MANAGER:

RG

DATE:

02/07/2023

SCALE:

AS NOTED

DRAWING TITLE

**THIRD FLOOR EXTERIOR LIGHTING
PLAN**

DRAWING NO.

A203

CONSULTANTS

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1 WEST ELEVATION (FRONT 'A')

1/8"=1'-0"



2 EAST ELEVATION (SIDE)

1/8"=1'-0"

EXTERIOR MATERIALS LEGEND

ITEM #	COMPONENT	MATERIAL AND FINISH	NOTES
1	METAL ROOFING	ASPHALT SHINGLE ROOF	CHARCOAL
2	HALF ROUND GUTTER SYSTEM	HALF ROUND GUTTER W/ DOWNSPOUTS - PAINTED WHITE TO MATCH TRIM	
3	1x FASCIA BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
4	12" FRIEZE BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
5	POLY ASH NICKEL GAP SIDING	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) W/ 7" EXPOSURE (COLOR: T.B.D.)-VERTICAL	WHITE- VERTICAL ORIENTATION
6	POLY ASH NICKEL GAP SIDING	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) W/ 7" EXPOSURE (COLOR: T.B.D.)-HORIZONTAL	WHITE- HORIZONTAL ORIENTATION
7	TRANSITION TRIM	3/4x6 POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
8	WINDOW TRIM	3/4x6 POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
9	POLY ASH RAILING SYSTEM	RAILING SYSTEM (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
10	5 1/2" CORNER TRIM BOARD	POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
11	18" WATERTABLE TRIM BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
12	SLOPED MASONRY CAP	CAST-STONE MASONRY	
13	CONCRETE BASE	STUCCO/CEMENT PARGE	GREY
14	ALUMN. RAILING SYSTEM HORIZ.		
15	POLY ASH BRACKETS		
16	POLYASH V-GROOVE SOFFIT	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) POLYASH BEADBOARD V-GROOVE SOFFIT	
17	METAL CHIMNEY CAP		
18	EXT. WALL SCOSCE 4"	RECTANGULAR EXTERIOR WALL SCOSCE SEE LIGHTING PLAN FOR DETAILS	GREY
19	EXT. WALL SCOSCE 6"	RECTANGULAR EXTERIOR WALL SCOSCE SEE LIGHTING PLAN FOR DETAILS	GREY

SUBMITTALS/REVISIONS

#	DATE	DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC
2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC
5	05.15.2023	P&Z REVISIONS (8-30g)	CC
6	05.26.2023	P&Z REVISIONS (8-30g)	CC

PHASE

P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:

WILTON CENTER LOFTS

PROJECT ADDRESS:

12 GODFREY PLACE
WILTON, CT 06897

JOB NO.:

22013

DRAWN BY:

CC/GC

PROJ. MANAGER:

RG

DATE:

02/07/2023

SCALE:

AS NOTED

DRAWING TITLE

WEST & EAST ELEVATION

DRAWING NO.

A300

CONSULTANTS

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1 SOUTH ELEVATION (FRONT 'B') 1/8"=1'-0"



2 NORTH ELEVATION (REAR) 1/8"=1'-0"

EXTERIOR MATERIALS LEGEND

ITEM #	COMPONENT	MATERIAL AND FINISH	NOTES
1	METAL ROOFING	ASPHALT SHINGLE ROOF	CHARCOAL
2	HALF ROUND GUTTER SYSTEM	HALF ROUND GUTTER W/ DOWNSPOUTS - PAINTED WHITE TO MATCH TRIM	
3	1x FASCIA BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
4	12" FRIEZE BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
5	POLY ASH NICKEL GAP SIDING	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) W/ 7" EXPOSURE (COLOR: T.B.D.)-VERTICAL	WHITE- VERTICAL ORIENTATION
6	POLY ASH NICKEL GAP SIDING	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) W/ 7" EXPOSURE (COLOR: T.B.D.)-HORIZONTAL	WHITE- HORIZONTAL ORIENTATION
7	TRANSITION TRIM	3/4x6 POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
8	WINDOW TRIM	3/4x6 POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
9	POLY ASH RAILING SYSTEM	RAILING SYSTEM (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
10	5 1/2" CORNER TRIM BOARD	POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
11	18" WATERTABLE TRIM BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
12	SLOPED MASONRY CAP	CAST-STONE MASONRY	
13	CONCRETE BASE	STUCCO/CEMENT PARGE	
14	ALUMN. RAILING SYSTEM HORIZ.		GREY
15	POLY ASH BRACKETS		
16	POLYASH V-GROOVE SOFFIT	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) POLYASH BEADBOARD V-GROOVE SOFFIT	
17	METAL CHIMNEY CAP		
18	EXT. WALL SCONCE 4"	RECTANGULAR EXTERIOR WALL SCONCE SEE LIGHTING PLAN FOR DETAILS	GREY
19	EXT. WALL SCONCE 6"	RECTANGULAR EXTERIOR WALL SCONCE SEE LIGHTING PLAN FOR DETAILS	GREY

SUBMITTALS/REVISIONS

#	DATE	DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC
2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC
5	05.15.2023	P&Z REVISIONS (8-30g)	CC
6	05.26.2023	P&Z REVISIONS (8-30g)	CC

PHASE

P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:

WILTON CENTER LOFTS

PROJECT ADDRESS:

12 GODFREY PLACE
WILTON, CT 06897

JOB NO.:

22013

DRAWN BY:

CC/GC

PROJ. MANAGER:

RG

DATE:

02/07/2023

SCALE:

AS NOTED

DRAWING TITLE

SOUTH & NORTH ELEVATIONS

DRAWING NO.

A301



■ RENDERING-WEST ELEVATION



■ RENDERING-MAIN ENTRY WEST ELEVATION

SUBMITTALS/REVISIONS			
#	DATE	DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC
2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC
5	05.15.2023	P&Z REVISIONS (8-30g)	CC
6	05.26.2023	P&Z REVISIONS (8-30g)	CC

PHASE
P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: 22013
DRAWN BY: CC/GC PROJ. MANAGER: RG
DATE: 02/07/2023 SCALE: AS NOTED

DRAWING TITLE
EXTERIOR RENDERINGS

DRAWING NO.
A302



■ RENDERING-CORNER GODFREY AND HUBBARD

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SUBMITTALS/REVISIONS

#	DATE	DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC
2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC
5	05.15.2023	P&Z REVISIONS (8-30g)	CC
6	05.26.2023	P&Z REVISIONS (8-30g)	CC

PHASE
P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

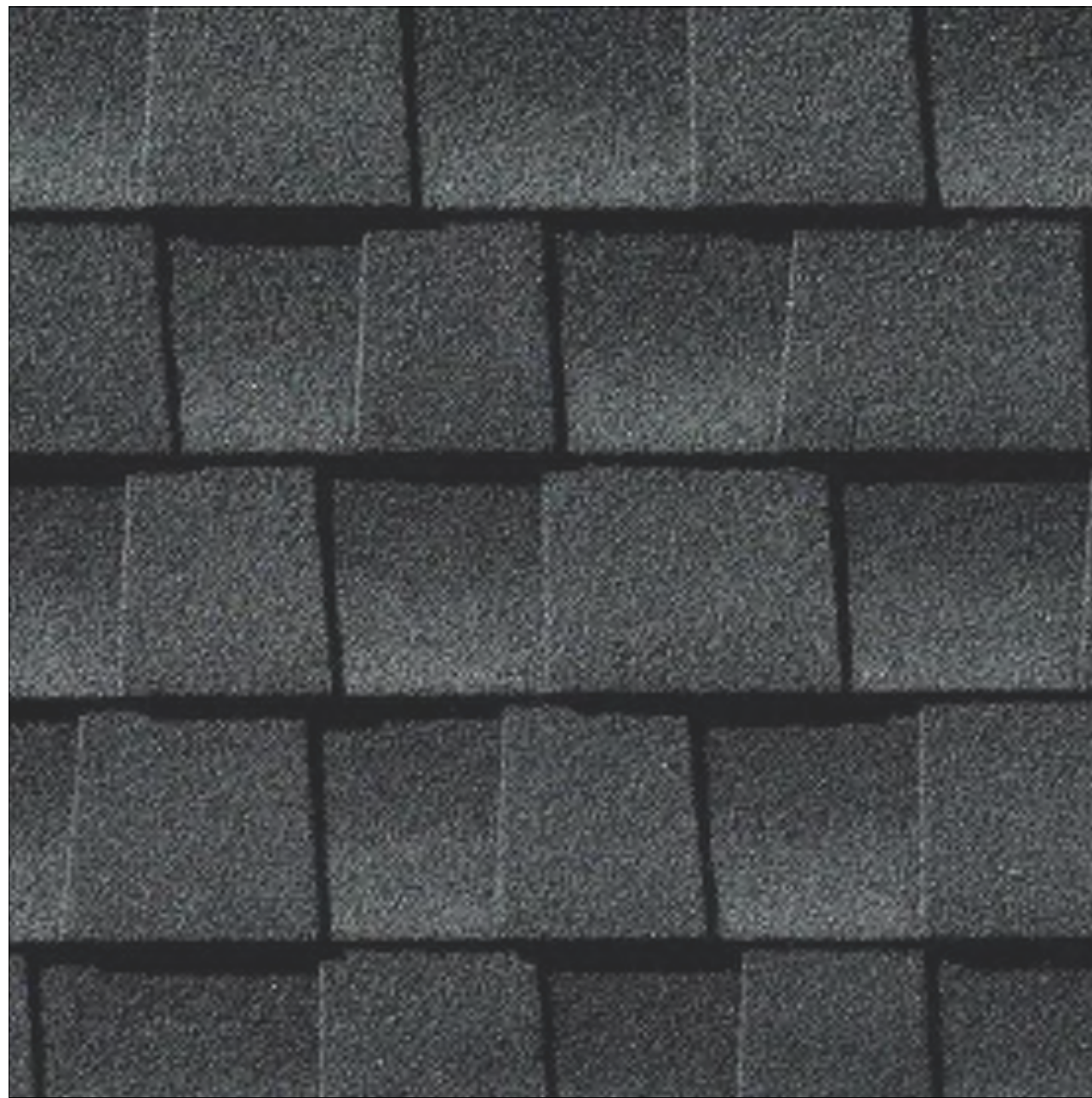
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DATE: **02/07/2023** SCALE: AS NOTED

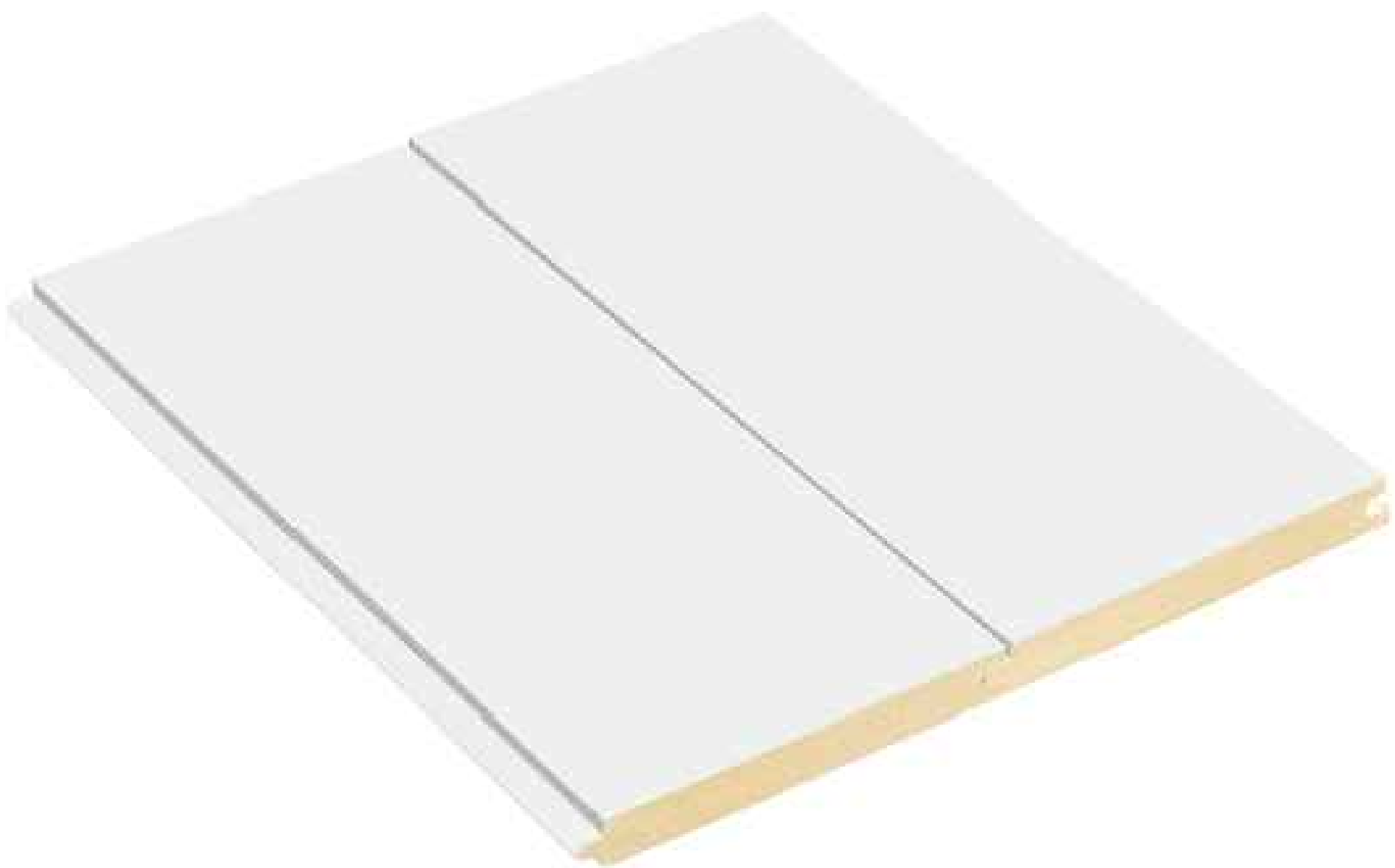
DRAWING TITLE
EXTERIOR RENDERINGS

DRAWING NO.

A302A



■ ASPHALT ROOF SHINGLES - CHARCOAL



■ POLYASH (TRUEXTERIOR) NICKEL GAP SIDING WHITE



■ ALUMINUM CLAD WOOD CASEMENT WINDOW-2 OVER 2-CHARCOAL



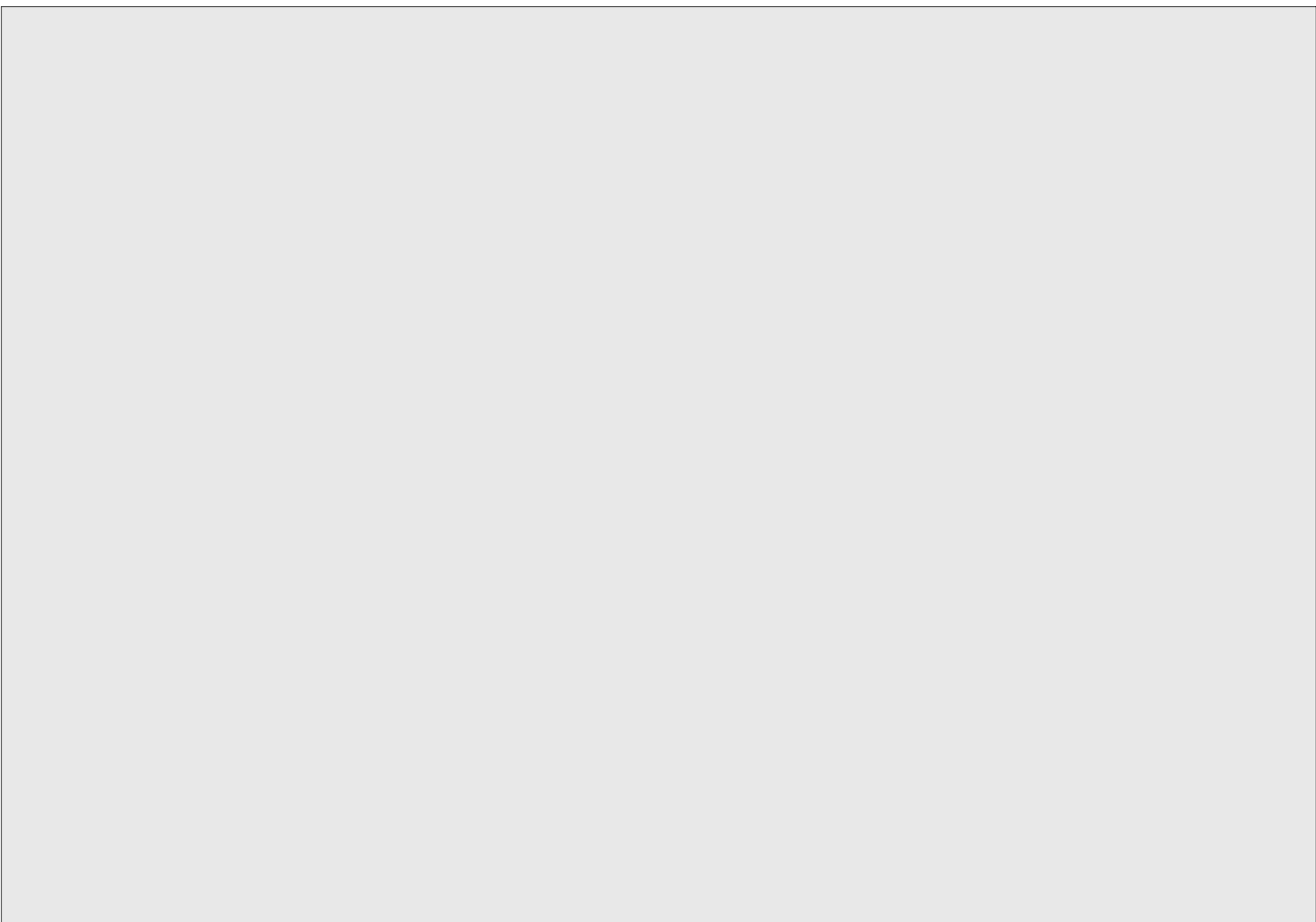
■ GALVANIZED HALF ROUND GUTTERS



■ 1X POLYAASH TRIM FOR FASCIA RAILINGS AND TRIM



■ METAL LINEAR BAR RAILING HORIZONTAL -CHARCOAL



■ CEMENT PARGE/STUCCO BASE - LIGHT GRAY



■ LINEAR EXTERIOR WALL SCONCE-CHARCOAL

SUBMITTALS/REVISIONS			
#	DATE	DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC
2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC
5	05.15.2023	P&Z REVISIONS (8-30g)	CC
6	05.26.2023	P&Z REVISIONS (8-30g)	CC

PHASE
P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

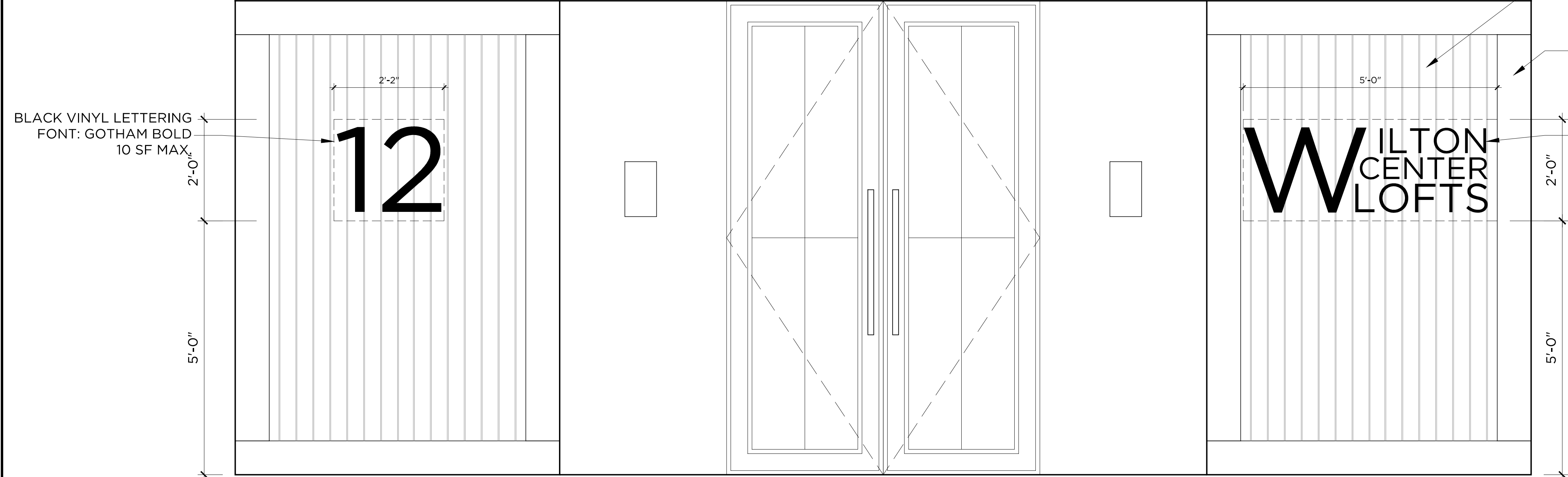
JOB NO.: 22013

DRAWN BY: CC/GC PROJ. MANAGER: RG

DATE: 02/07/2023 SCALE: AS NOTED

DRAWING TITLE
EXTERIOR MATERIALS

DRAWING NO.
A303



1 SIGNAGE DIAGRAM
AT MAIN LOBBY

3/4"=1'-0"

SUBMITTALS/REVISIONS			
#	DATE	DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC
2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC
5	05.15.2023	P&Z REVISIONS (8-30g)	CC
6	05.26.2023	P&Z REVISIONS (8-30g)	CC

PHASE
P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **02/07/2023** SCALE: AS NOTED

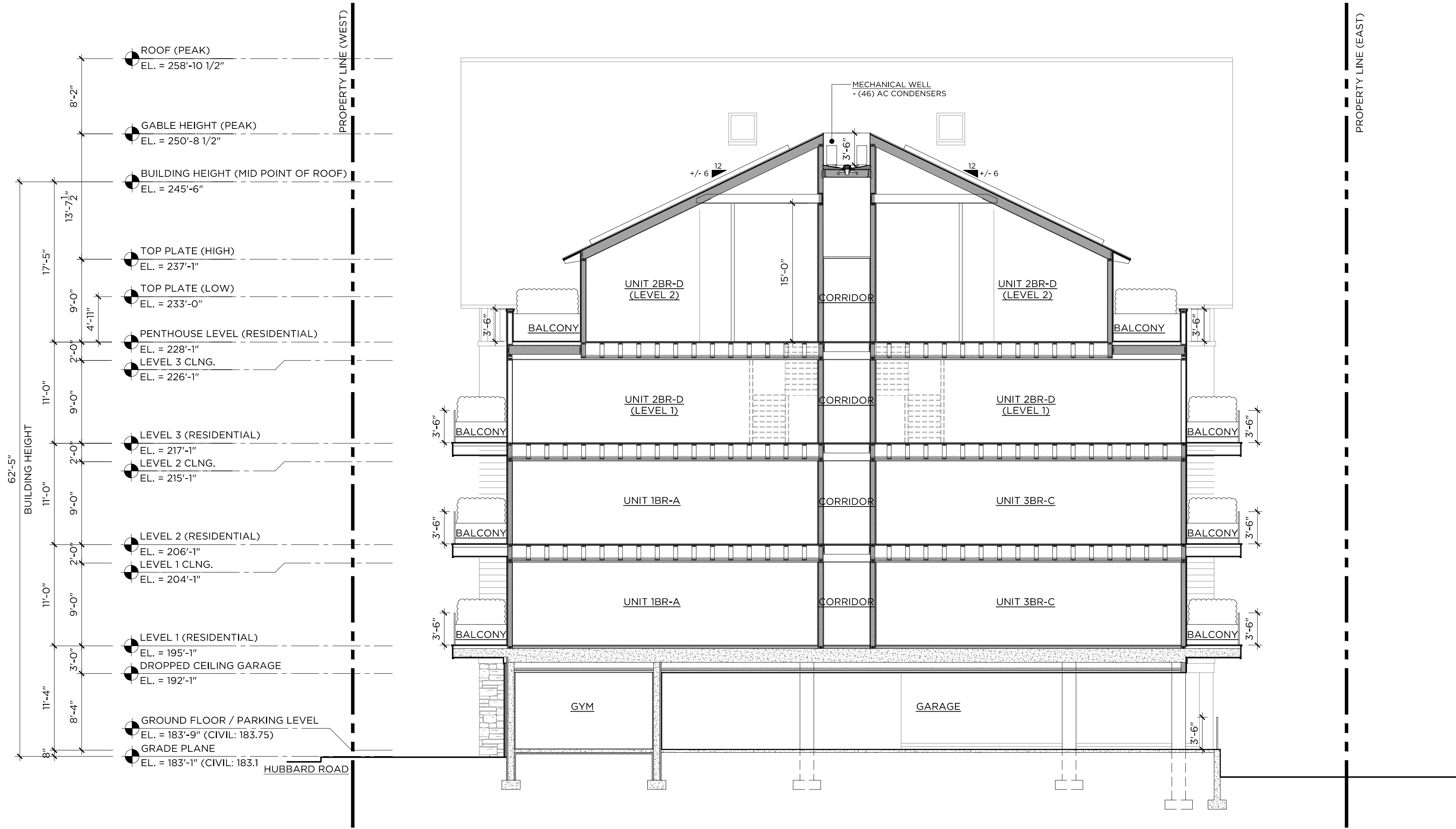
DRAWING TITLE
SIGNAGE

DRAWING NO.
A304

CONSULTANTS

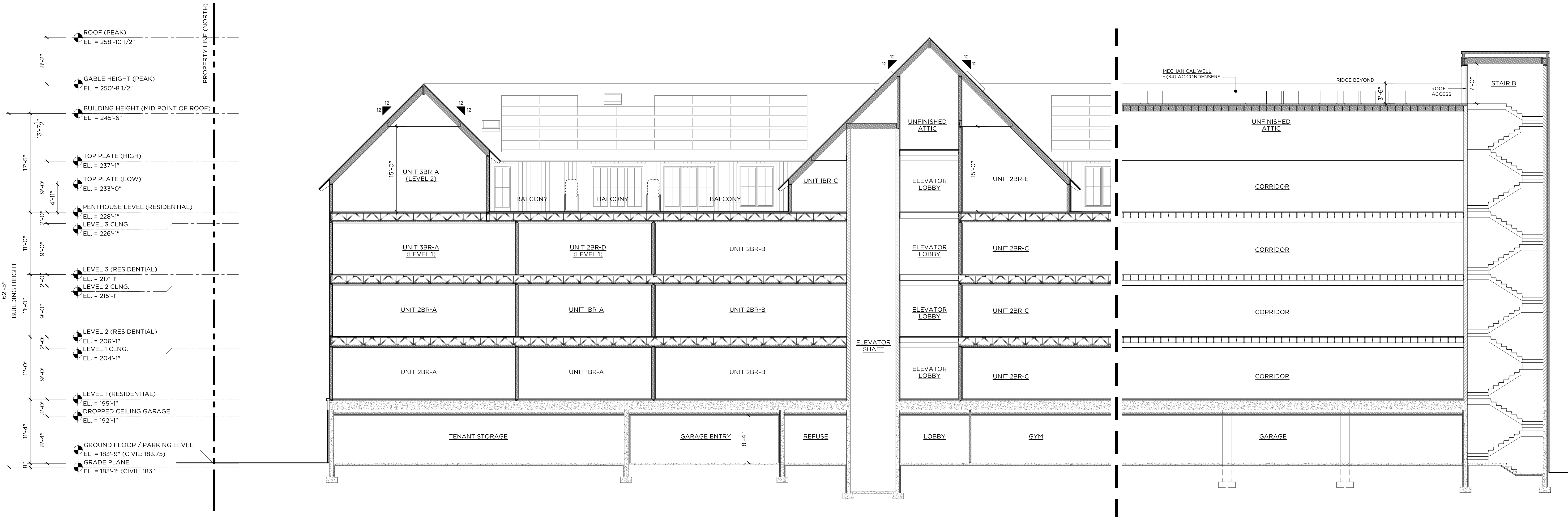
CIVIL ENGINEER:
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LANDSCAPE ARCHITECT:
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1 BUILDING SECTION A

1/8"=1'-0"



2 BUILDING SECTION B

1/8"=1'-0"

SUBMITTALS/REVISIONS			
#	DATE	DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC
2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC
5	05.15.2023	P&Z REVISIONS (8-30g)	CC
6	05.26.2023	P&Z REVISIONS (8-30g)	CC

PHASE
P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: 22013

DRAWN BY: CC/GC

PROJ. MANAGER: RG

DATE: 02/07/2023

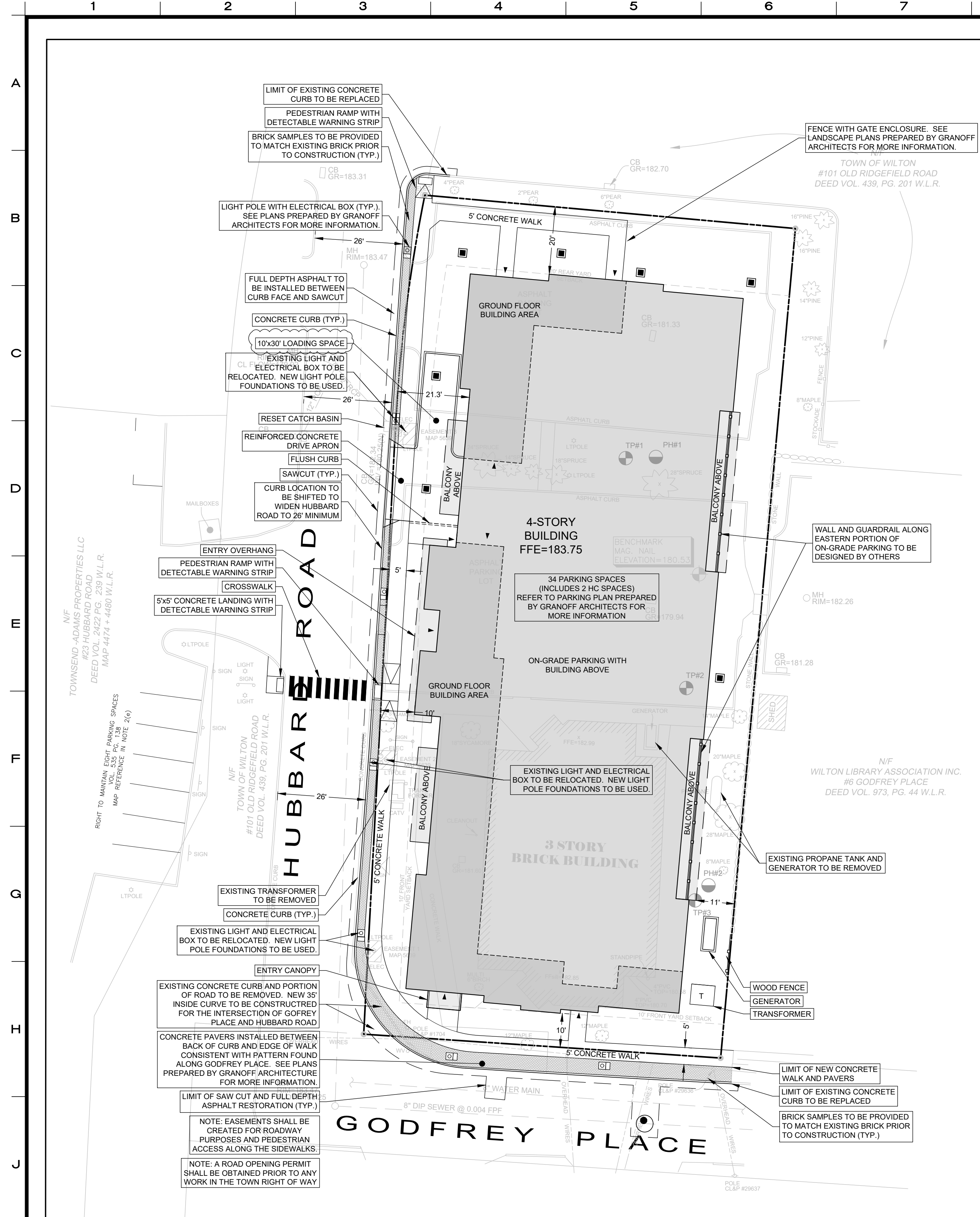
SCALE: AS NOTED

DRAWING TITLE

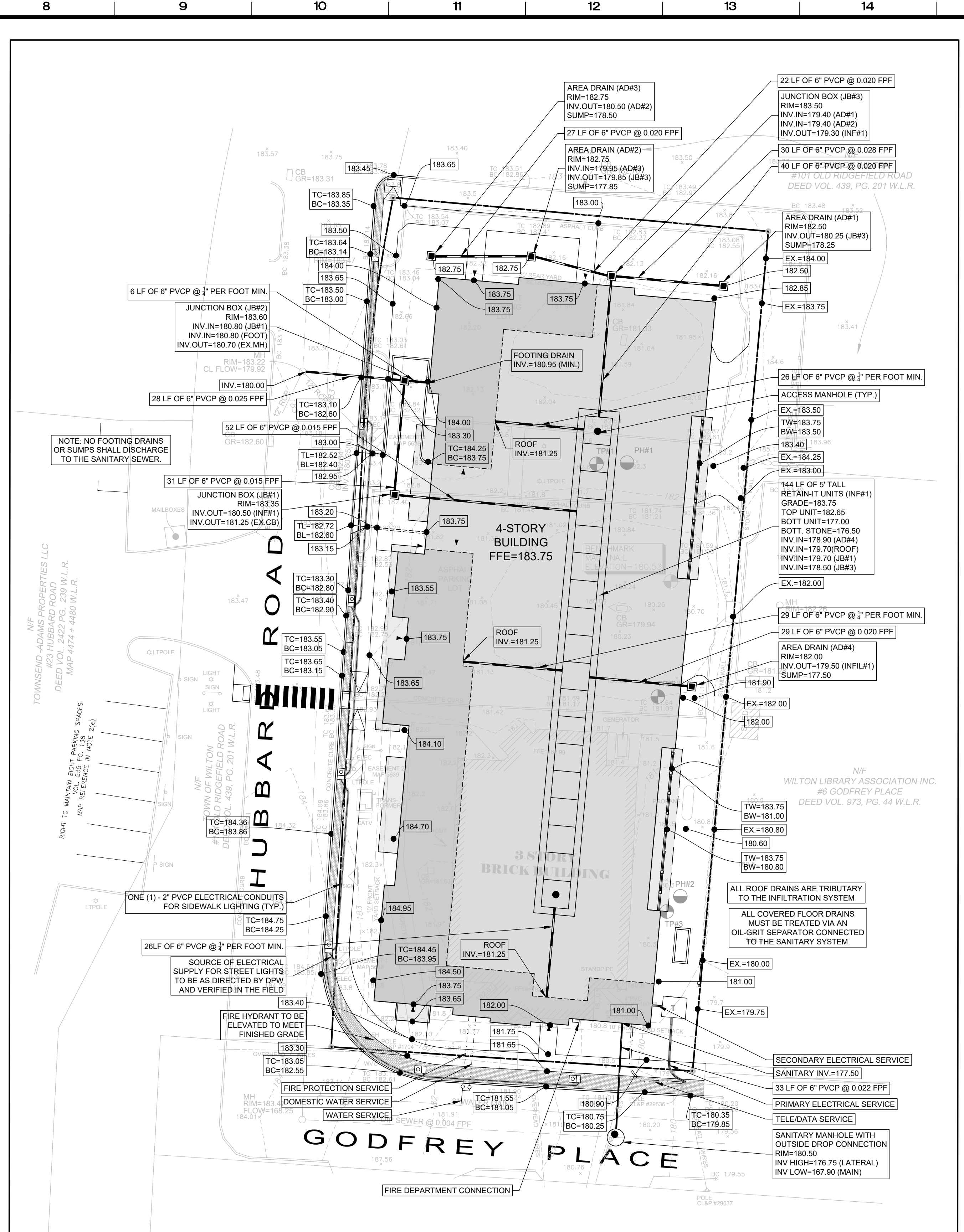
BUILDING SECTIONS

DRAWING NO.

A400



SITE PLAN INSET



GRADING & DRAINAGE INSET

GENERAL NOTES:

- These drawings are intended only to depict the design of site grading, drainage, sanitary, utilities and sediment & erosion controls. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
- All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Rediss & Mead, Inc. entitled Property & Topographic Survey dated April 22, 2022 and revised June 9, 2022. Elevations depicted or labeled are based on NAVD-88.
- Refer to plans prepared by Granoff Architects for information and design of the proposed buildings. These drawings depict site plans corresponding to the latest architectural plans received from Granoff Architects received on August 30, 2022.
- Property lies in the Wilton Center District Zone.
- All construction shall comply with the Town of Wilton requirements, the State of Connecticut Basic Building Code Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, and CT DOT Form 818 (latest edition).
- All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with Town standards unless approved deviation is specifically set forth as part of this application. All work within the State right-of-way will comply with the CT DOT Form 818 with the latest special provisions and Typical Section Standard Details.
- Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.
- Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
- The property is served by public water and sewer system.
- Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test prior to utility crossing(s) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
- It is the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
- When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
- Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.
- Building elevations are subject to change and shall be finalized prior to completion of pipe bedding.
- Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.
- Prior to issuance of a Certificate of Occupancy, the Engineering Bureau may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted.
- The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspection.
- The Engineering Department and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
- The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.
- A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.

EARTHWORK & GRADING:

- Grade away from building walls at 2% minimum (typical).
- Earth slopes shall be no steeper than 2:1 (hor:vert).
- General fill beyond paved areas shall be free of brush rubbish, stumps and stones larger than 8". Fill shall be placed in compacted layers not to exceed 8" in thickness. The dry density after compaction shall not be less than 95% of the Standard Proctor Test and done in accordance with the requirements of ASTM D698. After compaction, the fill shall be 4" below the required grade as shown on the plan.
- General fill may be till, loam, sand or gravel mixture classified as SP, SW, SM, GP, GM, ML, per the Unified Soil Classification System. It shall have not more than 40% fines passing the #100 sieve, not more than 8% passing the #200 sieve, and no stones larger than 8".
- Subgrade and fill shall be uniformly compacted by the use of equipment manufactured for that purpose. Rollers shall deliver a gross pressure of not less than 300 pounds per linear inch of contact width and weight not less than 10 tons. Vibratory units shall have a static weight of not less than 4 tons. The amount of compactive effort shall be as directed by the Engineer, but in no case shall be less than 4 complete passes of the compacting equipment being used.
- Disturbed areas shall be topsoiled, seeded with grass and mulched in a manner conforming to the recommendations of the "Guidelines for Soil Erosion and Sediment Control", published by The Connecticut Council on Soil and Water Conservation, May 2002.
- After the area to be topsoiled have been brought to grade, the subgrade shall be loosened by scarifying to a depth of at least 2" to ensure bonding of the topsoil and subsoil.
- Topsoil shall be friable and loamy with high organic content. It shall be free of debris, rocks larger than 2" and roots. Topsoil shall have at least 1.5 percent by weight of fine textured stable organic material and no greater than 10 percent. Topsoil shall not have less than 20% fine textured material (passing the No. 200 sieve) and not more than 15% clay. pH range shall be 6.0-7.5 and soluble salts shall not exceed 500ppm.
- Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.
- Excavation for pipes or concrete pavement repair may require either a braced excavation or open cut designed according to the requirements of OSHA, 29 CFR Part 1926. The lateral support systems and slopes should also be designed such that building footings, also on grade, adjacent pavement and existing utilities are protected and supported and not allowed to settle. The contractor shall be responsible for having a Professional Engineer, registered in the State of Connecticut design the excavation support method. The design shall be submitted to the owner or his geotechnical engineer for review. The contractor shall submit plans showing the types, limits, design and sequence of construction for the lateral support system.
- During the excavation, it is anticipated that existing utilities and sewers may be exposed. The contractor shall provide protection and support of these facilities and repair any damage caused by the work in a manner satisfactory to the owner. The contractor of the existing facilities shall be observed by the owner's representative who shall determine if the facilities shall be replaced. Replacement of the facilities shall be done in a manner satisfactory to the owner and in compliance with applicable Codes.

STORM AND SANITARY SEWER SYSTEMS:

- All pipe shall be installed straight and at the vertical and horizontal alignment shown. Pipes shall have a uniform slope as specified.
- Minimum cover on all pipes shall be two feet (2') unless otherwise noted.
- All storm pipe specified as Poly Vinyl Chloride Pipe (PVC) shall be SDR 35 with rubber gasketed joints and meet the requirements of ASTM D3034 and D3212.
- All High Density Polyethylene Pipe (HDPE) for the stormwater system shall be ADS N-12 or equivalent with G-Ring joints (Pro-series) suitable for water tight installation.
- All sanitary sewer pipe shall be Poly Vinyl Chloride Pipe (PVC) and shall be Schedule 40 with solvent weld joints.
- Dig test pits at utility and sewer crossings to check actual clearances with these facilities prior to construction. Dig test pits at the connection points to existing sanitary sewer pipes to confirm that the elevation of the proposed gravity sewer is appropriate. If conflicts are found the contractor shall notify the engineer at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid conflict.
- All area drains shall have a two foot (2') sump with bell traps or 90° PVC elbows.
- All existing and proposed area drains, junction boxes and utility facilities shall be raised or lowered to be flush with finished grade.
- Locate and abandon existing sanitary laterals at the property line with the end capped and mortared. Other existing utilities shall be abandoned in accordance with the requirements of the utility owner(s).
- When connecting new pipes to existing structures such as manholes and catch basins, the structure shall be completely cleaned out. The hole made in the structure shall be made as small as possible. The structure shall be repaired to match its original type of construction. The joint between the structure and the pipe shall be made watertight by filling the joint with mortar.
- Flow in existing sewer system must not be interrupted. Any temporary routing of this sewer flow must be done in conformance with all applicable rules and regulations.
- Under no circumstances shall trench water be allowed to drain off through sanitary sewer lines.
- All crushed stone shall be Gradation No. 4 as per CT DOT Form 818, Article M10.02. Stone shall consist of sound, tough, durable particles free from soft, thin, elongated, laminated, friable, micaceous, or disintegrated pieces of mud, dirt or other deleterious material.
- Sanitary Sewer Testing: The sanitary sewer line shall be Low Pressure Air Tested, at the expense of the contractor. Testing to be in accordance with recommended procedures in "Uniformity" Recommended Practice for Low Pressure Air Testing of Installed Sewer Pipe" UNI B-4. The minimum starting pressure for the test is 3.5 P.S.I. (in excess of the groundwater pressure at the top of the pipe) and there shall be no more than 0.5 P.S.I. drop in five (5) minutes. Manholes to be visually inspected. Lateral pipe shall be air-tight to allow proper testing. Inspecting Engineer and the Engineering Bureau shall be informed of testing schedule three days in advance so they can witness the testing.
- At the end of construction, after the site has been fully stabilized, all new and previously existing storm sewer facilities including, but not limited to, catch basins, area drains, manholes, junction boxes, flow control structures, pipes, oil grit separators, permeable pavers and porous pavement shall be fully cleaned with equipment designed for that purpose to the satisfaction of the inspecting engineer.

UTILITIES:

- Utilities shown on these plans are "not guaranteed" to be complete or correct. Prior to any site activities, the contractor shall be responsible for verification of clearances of proposed utilities from existing utilities. This verification shall include physical observation by means of test pits at the locations of affected utilities. The contractor shall notify the site engineer immediately of any conflict.
- Easements may be required in favor of the various utility companies.
- Electric, telephone, cable, and water services shall be installed in conformance to the requirements of the governing utility companies.
- It is the contractor's responsibility to install utilities as shown on this sheet. The contractor shall work with the utility companies and site engineer to insure the installation is in conformance to the requirements of the governing utility company. All conduits shall be concrete encased as may be required by the governing utility company. Proposed electric, telephone, cable and water services are shown for schematic purposes only and are subject to change pending utility company review. These utilities shall be designed by others and installed in conformance to the requirements of the governing utility companies.
- All proposed utility facilities shall be raised or lowered to be flush with finished grade.
- Where necessary, existing utilities shall be reinstalled to meet all minimum coverage requirements.
- Utility connections at building face shall be coordinated with the building contractors.
- The contractor must supply and install drag lines with all conduits.
- Assume one 2" PVC conduit for all site lighting. Service location to be determined.
- In general, each utility shall have a minimum clearance of three feet to any other underground utility.
- Any and all utilities abandoned shall be capped or removed in accordance with utility companies' requirements.

SITE DEVELOPMENT PLAN
DEPICTING
12 GODFREY PLACE
WILTON, CT
PREPARED FOR
GREENWICH REALTY
DEVELOPMENT, LLC



SCALE: 1"=20'

DRAWN BY: PBS CHECKED BY: CJF

PATRICK B. SHURR, CT. P.E. 33081
May 31, 2023
DATE

This document and copies thereof are valid only if they bear the signature and redness seal of the designated licensed professional.
Unauthorized alterations render any declaration herein null & void.

SHEET No: SE-1

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
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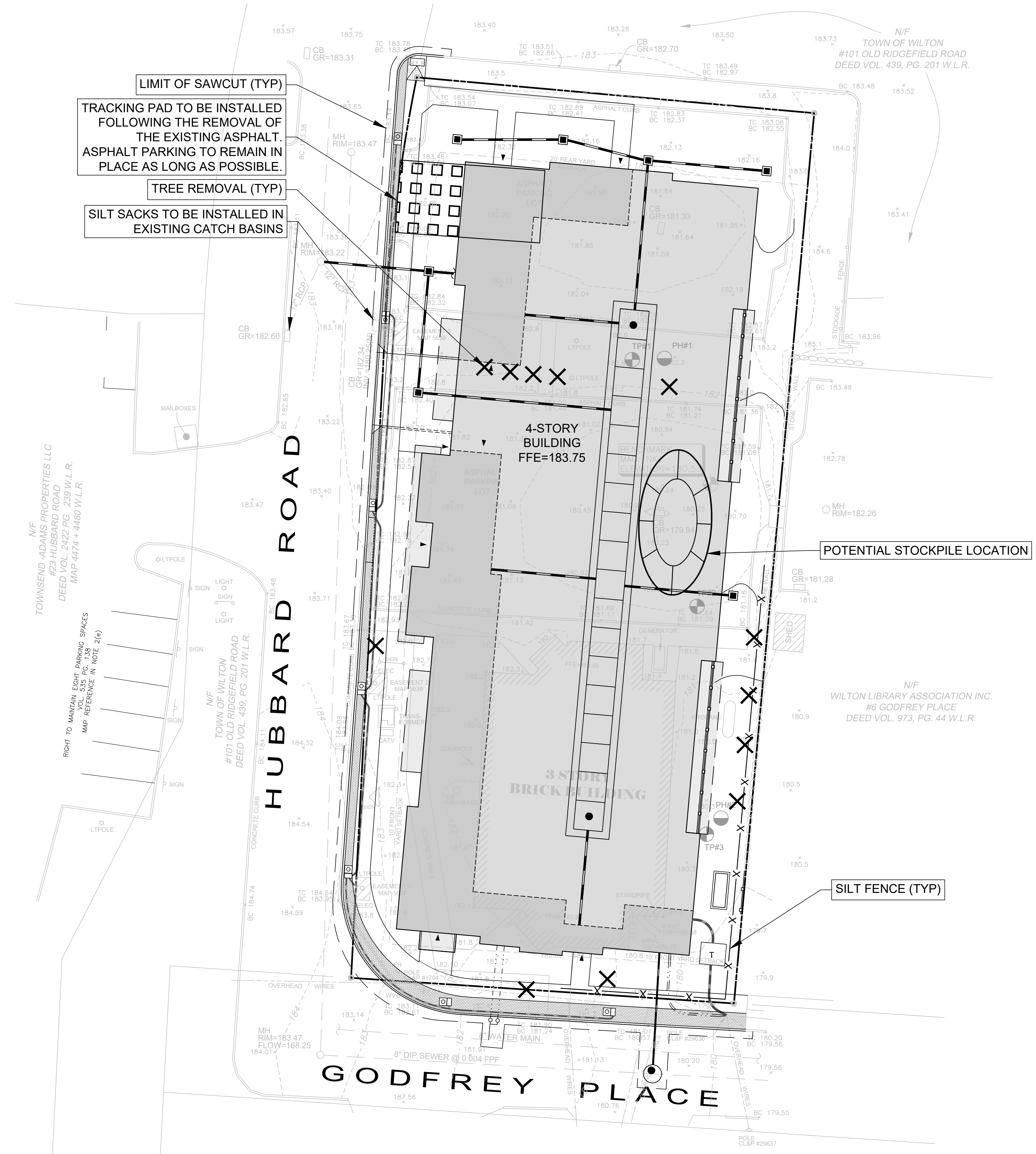
Comm. No: 10556

AREA & BULK CALCULATIONS			
Standard	Standards Per Wilton Zoning WC 29-6-E	Proposed Standards Per CGS Sec. 8-30g	
1 Minimum Front Yard	10'	10.0'	
2 Maximum Front Yard	20'	21.3'	
3 Minimum Side Yard (Each)	20'	11.0'	
4 Minimum Rear Yard	20'	20.0'	
5 Minimum Parking & Loading Setbacks (side & rear yards)	0'	14.4' / 36'	
6 Maximum Building Height (Stories/Foot)	3 / 42'	5 Stories / 62.9'	
7 Maximum Building coverage (%)	30	64	
8 Maximum Site Coverage (%)	80	76	
9 Minimum Lot Size (acres)	No Minimum	0.625 acres (27,246 sf)	
12 Maximum Floor Area Ratio (F.A.R.)	N/A	2.50'	
Maximum Density - (28-6.C.4.b) (Multi-Family)	5 Units / Ac	40 Units (64 Units / Ac)	
Required Affordable Housing Unit	None		(Meeting 8-30g Reqs.)

- NOTES:
- Calculated average grade of 183.10
 - Information from Granoff Architects

Parking Calculations			
Use	Rate Per Sec 29-8.B Wilton Zoning	Quantity	Total
Studio or 1-Bedroom Unit (29-8.b.5.a(2))	1.0 / Unit	9 Units	9 Spaces
2 & 3-Bedroom Unit (29-8.b.5.a(2))	2.0 / Unit	31 Units	62 Spaces
Parking Standard Per Wilton Zoning Reqs. 29-8.B			71 Spaces
Parking Provided (1 / Unit) Per CGS 8-30g			42 Spaces

- NOTES:
- Includes 8 spaces maintained on 23 Hubbard Road property as depicted in deed of record Vol. 522, Pg. 143. Includes 2 handicap parking spaces.



SEDIMENT AND EROSION CONTROL NARRATIVE:

The purpose of the Sediment and Erosion Control Plan, details, and notes is to outline a program that minimizes soil erosion during construction. The primary policies of this program are:

- a) Trapping particles at source by promptly stabilizing disturbed areas;
- b) Avoid concentration of water;
- c) Avoid contamination of existing storm drains;
- d) Maintenance (weekly maintenance and after storm events) of controls to ensure they are functioning properly.

SEDIMENT AND EROSION CONTROL NOTES:

- Sheet SE-2 is intended to describe the soil sediment and erosion control treatment of this site only. For other details with respect to construction, see appropriate drawings.
 - All sediment and erosion controls shall be done in conformance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002 prepared by The Connecticut Council on Soil and Water Conservation.
 - The contractor is assigned the responsibility for implementing this sediment and erosion control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Zoning Department of any transfer of this responsibility and that construction is to begin three (3) days prior to commencing work.
 - Temporary sediment control measures must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.
 - No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of the proposed facilities shown beyond the fences.
 - Anti-tracking pad shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pad consists of 2" - 4" crushed stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads (minimum length of 50').
 - The location of each stockpile will vary throughout the construction period. Excavated silt and earth stockpiles shall be stored on site. Silt fence shall be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.
 - Silt fence shall be Mirafi 100x or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.
 - Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Re-seed or overseed if necessary.
- | | |
|---------------------|-------------------------------|
| Temporary Seed Mix: | |
| Perennial ryegrass | 40 lbs/acre (1 lb/1000 sq ft) |
| Permanent Lawns: | |
| Kentucky Bluegrass | 20 lbs/acre |
| Crested Red Fescue | 20 lbs/acre |
| Perennial Ryegrass | 5 lbs/acre |
| | 45 lbs/acre (1 lb/1000 sq ft) |
- Optimum Seeding Dates:
April 15 through June 15
August 15 through October 1
- Any disturbed area shall be restored to the preconstruction condition. Existing shrubs shall be carefully dug up, stored in a temporary nursery during the project and replanted as directed by the Owner. The time during which these bushes are out of the ground must be minimized. The contractor shall keep the shrubs watered and out of the direct sun during this time.
 - If disturbed areas can not be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and mulch when season permits.
 - Upon installation of each catch basin and area drain, immediately surround it with haybales as per sediment filter detail.
 - Haybales shall be new and are to be replaced whenever their condition deteriorates beyond reasonable usability.
 - Temporarily block pipes leading into the storm water infiltration system until upland areas are thoroughly stabilized. Under no circumstances shall sediment or silt-water be allowed to enter the infiltration system.
 - Pavement and curbing should be placed as soon as possible after drainage is installed.
 - Loaded trucks shall be covered as required to keep down dust.
 - Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction and as directed by Site Engineer.
 - Dust control to be achieved with watering down disturbed areas as required.
 - All sediment and erosion controls shall be inspected periodically throughout construction. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer. It is the Owner's responsibility to retain such consultant.
 - Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.
 - All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of legally.
 - Excavated silt and earth stockpiles shall not be permitted to be stored on site. Excess material shall be disposed of legally.
 - Periodically and upon completion of the job, clean silt from any affected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.

CONSTRUCTION PHASING:

The following description of construction phasing is intended to demonstrate a feasible sequence of construction. The actual sequence may vary due to field conditions if approved by the inspecting engineer.

PHASE I: PREPARATION

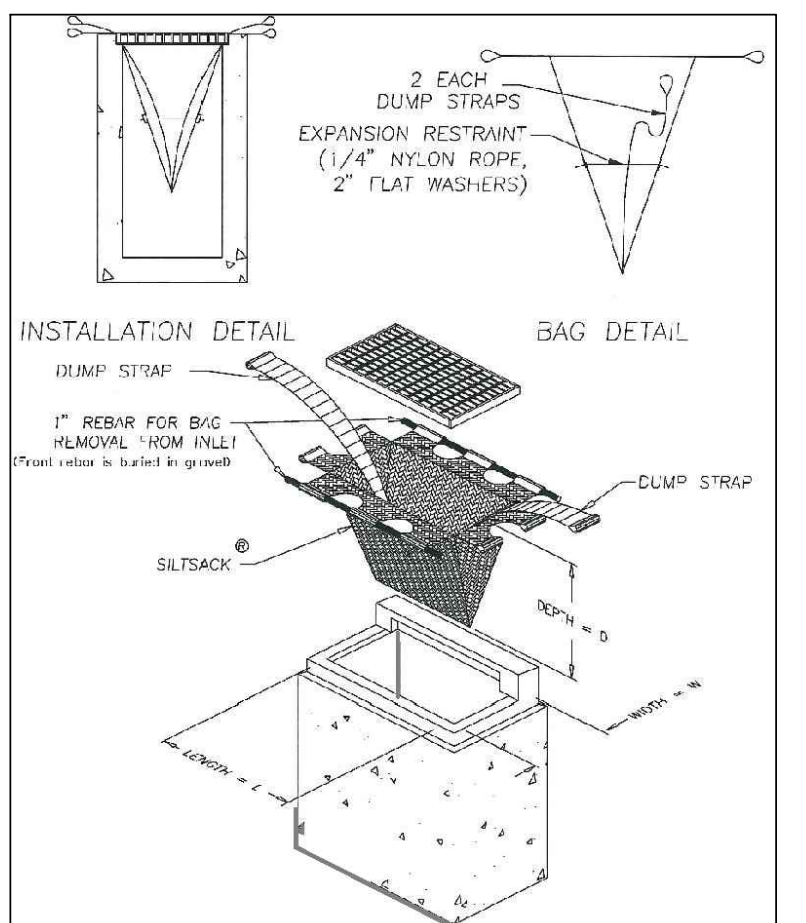
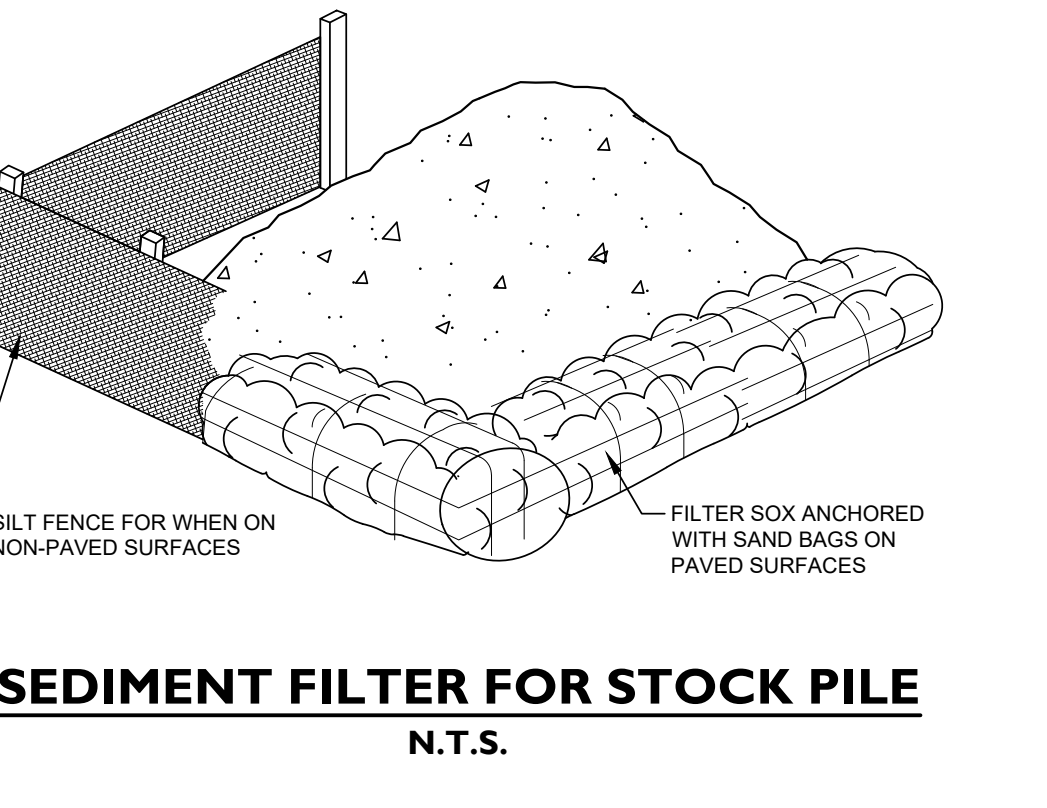
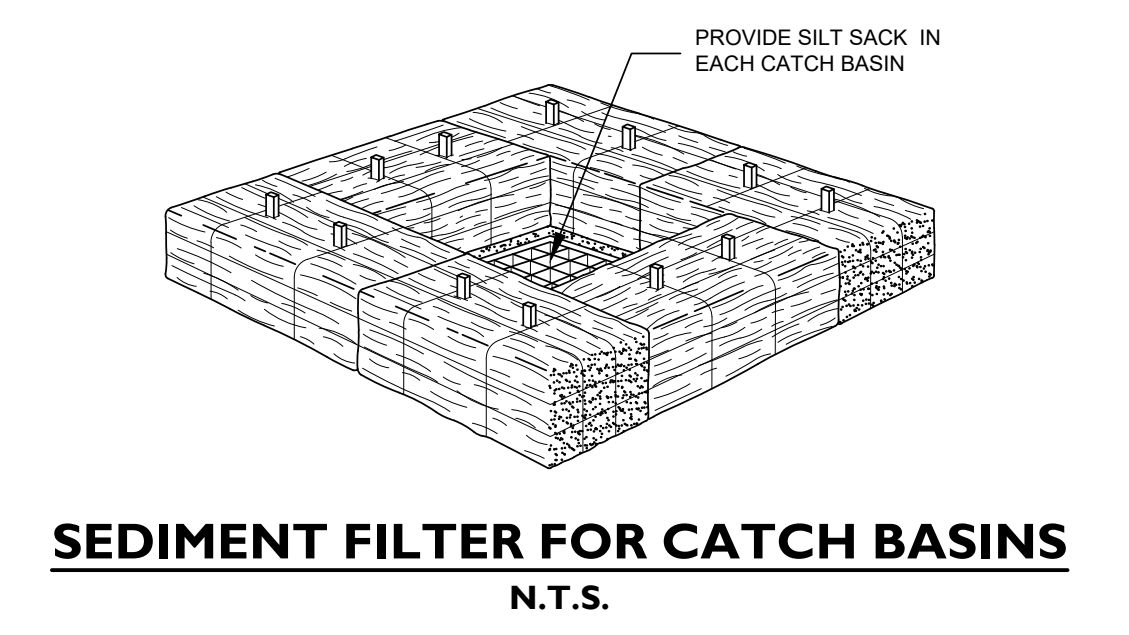
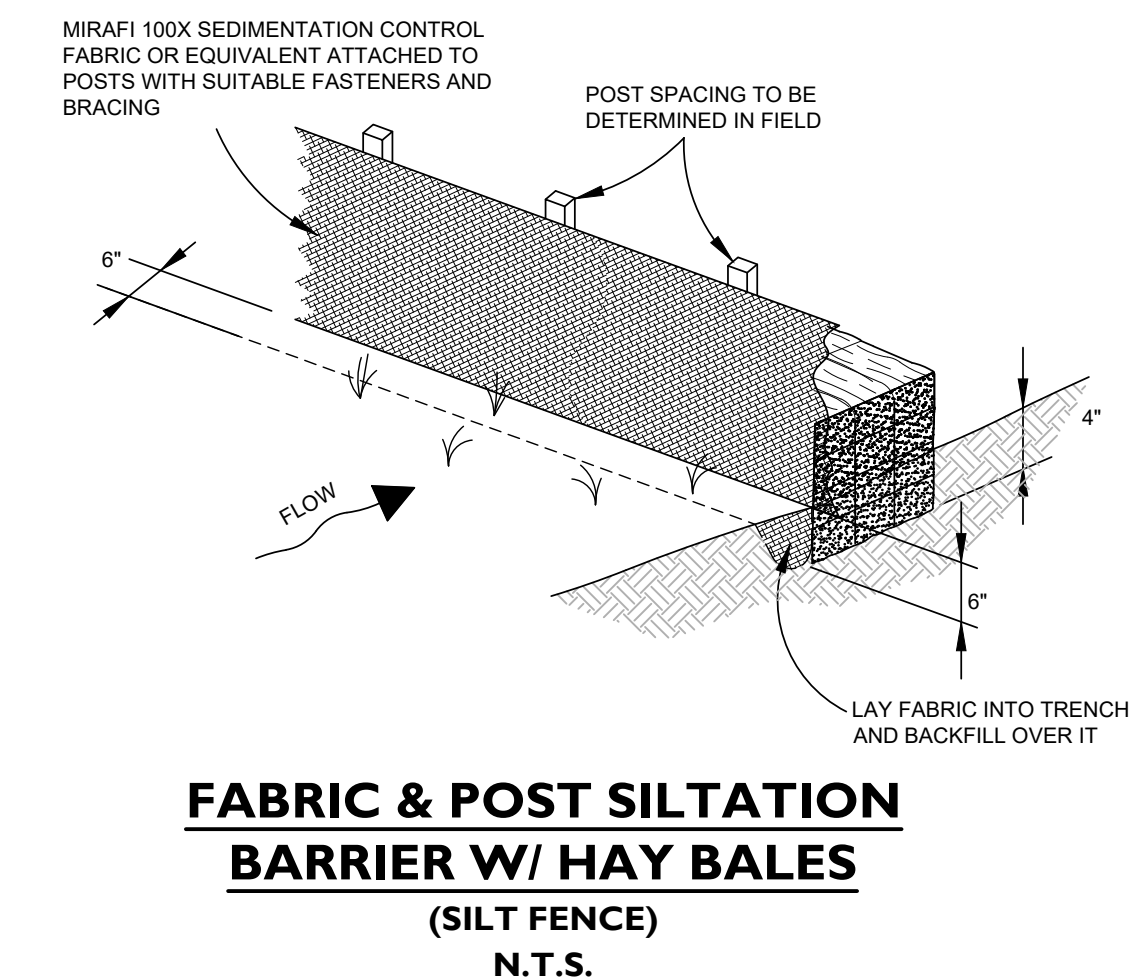
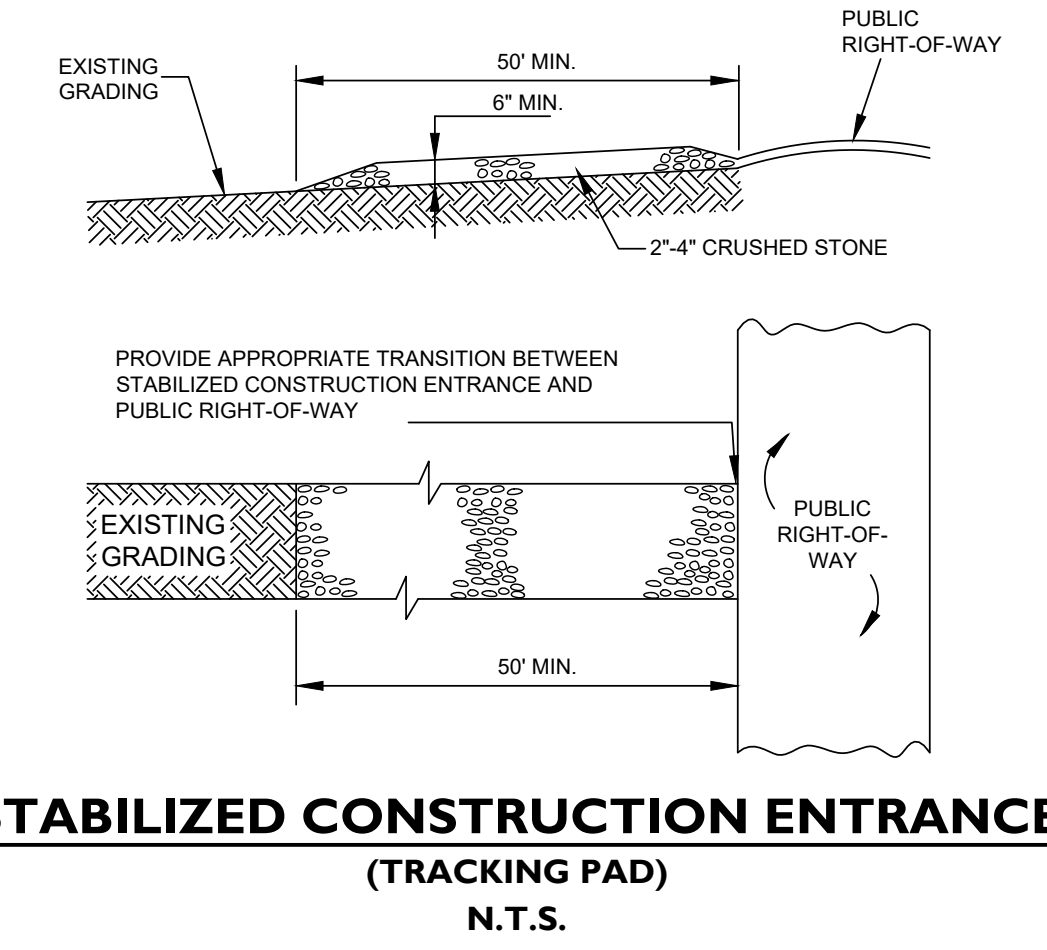
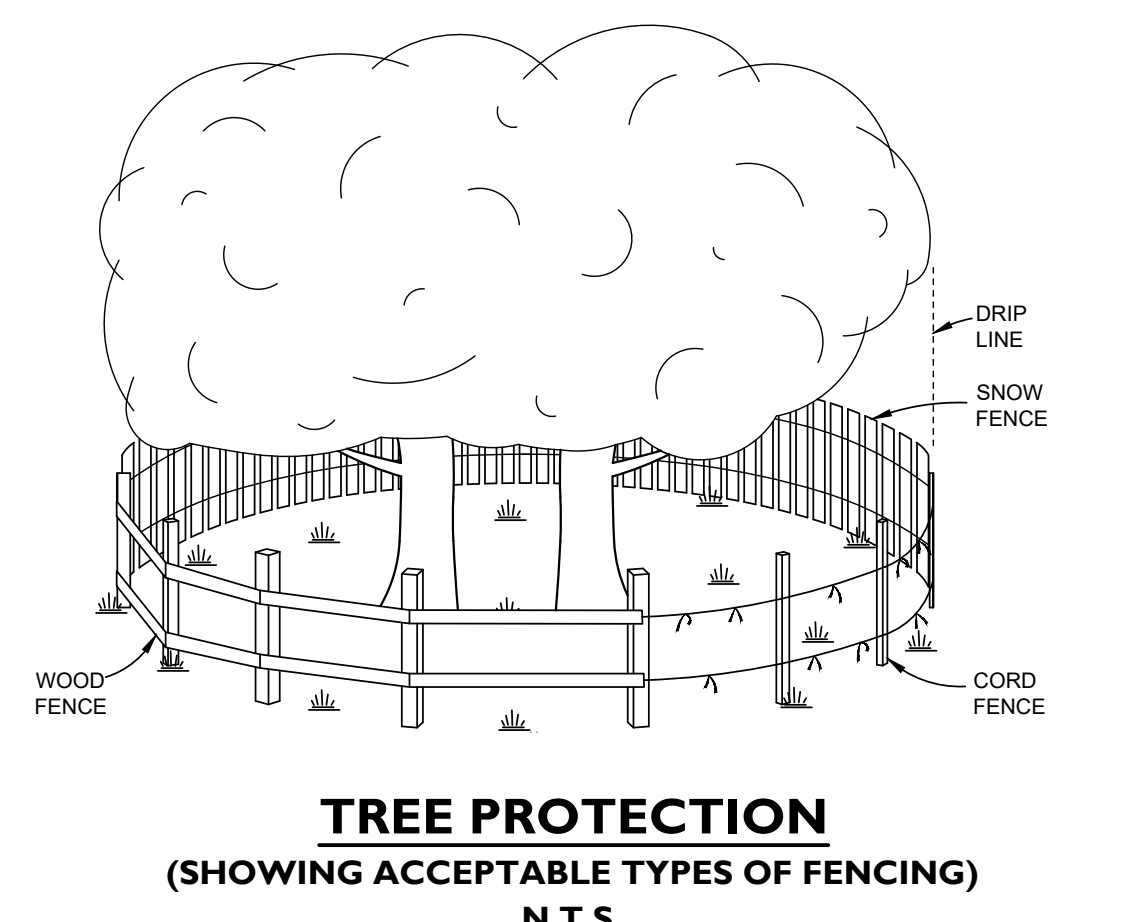
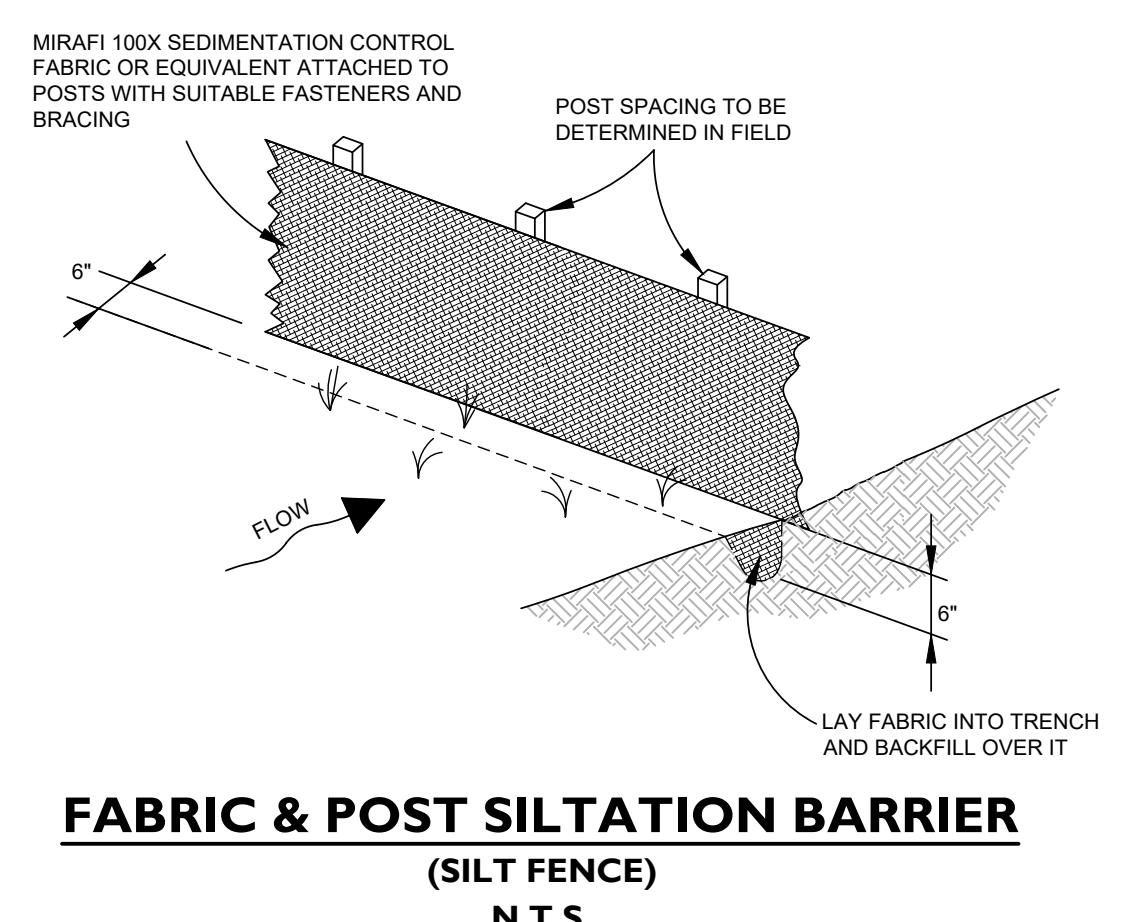
- AT LEAST ONE WEEK PRIOR TO THE START OF CONSTRUCTION, THE INSPECTING ENGINEER SHALL MEET WITH THE CONTRACTOR AND OWNER TO REVIEW THE SEDIMENT AND EROSION CONTROL (SEE PLAN), DISCUSS ANY MODIFICATIONS TO CONSTRUCTION SEQUENCE OR SEE PLAN AND TO REVIEW CONTRACTORS LOGISTICS PLAN.
- ESTABLISH STAGING AREA WITH TRAILERS AND TEMPORARY UTILITIES.
- INSTALL TRACKING PADS FOR CONSTRUCTION ACCESS.
- INSTALL SILT FENCE, CONSTRUCTION FENCE AND PERIMETER FENCE AS SHOWN ON THE PLANS.
- CUT TREES TO BE REMOVED AND GRUB AREAS TO BE CLEARED.
- REMOVE/DEMOLISH EXISTING BUILDING. REMOVE EXISTING PAVEMENT ONLY AS NECESSARY TO PROCEED WITH EACH PHASE OF CONSTRUCTION.

PHASE II: CONSTRUCTION

- ROUGH GRADE SITE: GENERAL EARTHWORK. EXCAVATE FOR BUILDING FOUNDATION. INSTALL CONSTRUCTION DEWATERING AND TEMPORARY FILTERING SYSTEM AS NECESSARY. COORDINATE DEWATERING CONSTRUCTION WITH SITE GEOTECHNICAL AND STRUCTURAL ENGINEERS. (NOTE: MANAGEMENT OF EXCAVATED MATERIALS DURING THIS PROCESS SHALL BE ACHIEVED BY TEMPORARILY STOCKPILING ON-SITE TO THE EXTENT CONSTRUCTION STAGING WILL ALLOW AND BY HAULING MATERIAL OFF-SITE AS EXCAVATED).
- CONSTRUCT FOUNDATION AND BACKFILL AS SOON AS POSSIBLE.
- INSTALL STORM WATER SYSTEM. THE DRAINAGE UTILITIES WILL BE INSTALLED AND READY TO RECEIVE STORM WATER PRIOR TO THE INSTALLATION OF PAVING.
- INSTALL SEDIMENT AND EROSION CONTROLS ASSOCIATED WITH DRAINAGE STRUCTURES.
- INSTALL SANITARY, WATER, CABLE, ELECTRIC, AND TELEPHONE UTILITIES.
- FINAL GRADING AND PAVING.
- SEED & MULCH DISTURBED AREAS AND INSTALL LANDSCAPING AS SOON AS POSSIBLE.
- MAINTAIN ALL SEDIMENT AND EROSION CONTROLS IN AN EFFECTIVE CONDITION DURING THE CONSTRUCTION PERIOD.

PHASE III: CLEAN UP AFTER ALL AREAS ARE STABILIZED

- CLEAN EFFECTED PORTION OF ON & OFF SITE ROADS AND DRIVEWAYS.
- REMOVE ACCUMULATED SILT AND DEBRIS FROM CATCH BASIN SUMPS & PIPES OF EFFECTED ON & OFF SITE STORM DRAINS.
- REMOVE ACCUMULATED SEDIMENT FROM EFFECTED AREAS AND DISPOSE OF LEGALLY.
- REMOVE TEMPORARY SEDIMENT AND EROSION CONTROL AND TREE PROTECTION.
- MAKE ANY NECESSARY REPAIRS TO PERMANENT SEDIMENT AND EROSION CONTROLS SUCH AS PLANTINGS.



4	05/08/2023	REVISED PER DPW COMMENTS
3	02/28/2023	REVISED PER BUILDING DESIGN
2	01/02/2023	REVISED PER DPW COMMENTS
1	09/30/2022	ORIGINAL ISSUE DATE
No.	Date	Revision

SEDIMENTATION & EROSION CONTROL PLAN
DEPICTING
12 GODFREY PLACE
WILTON, CT
PREPARED FOR
GREENWICH REALTY DEVELOPMENT, LLC

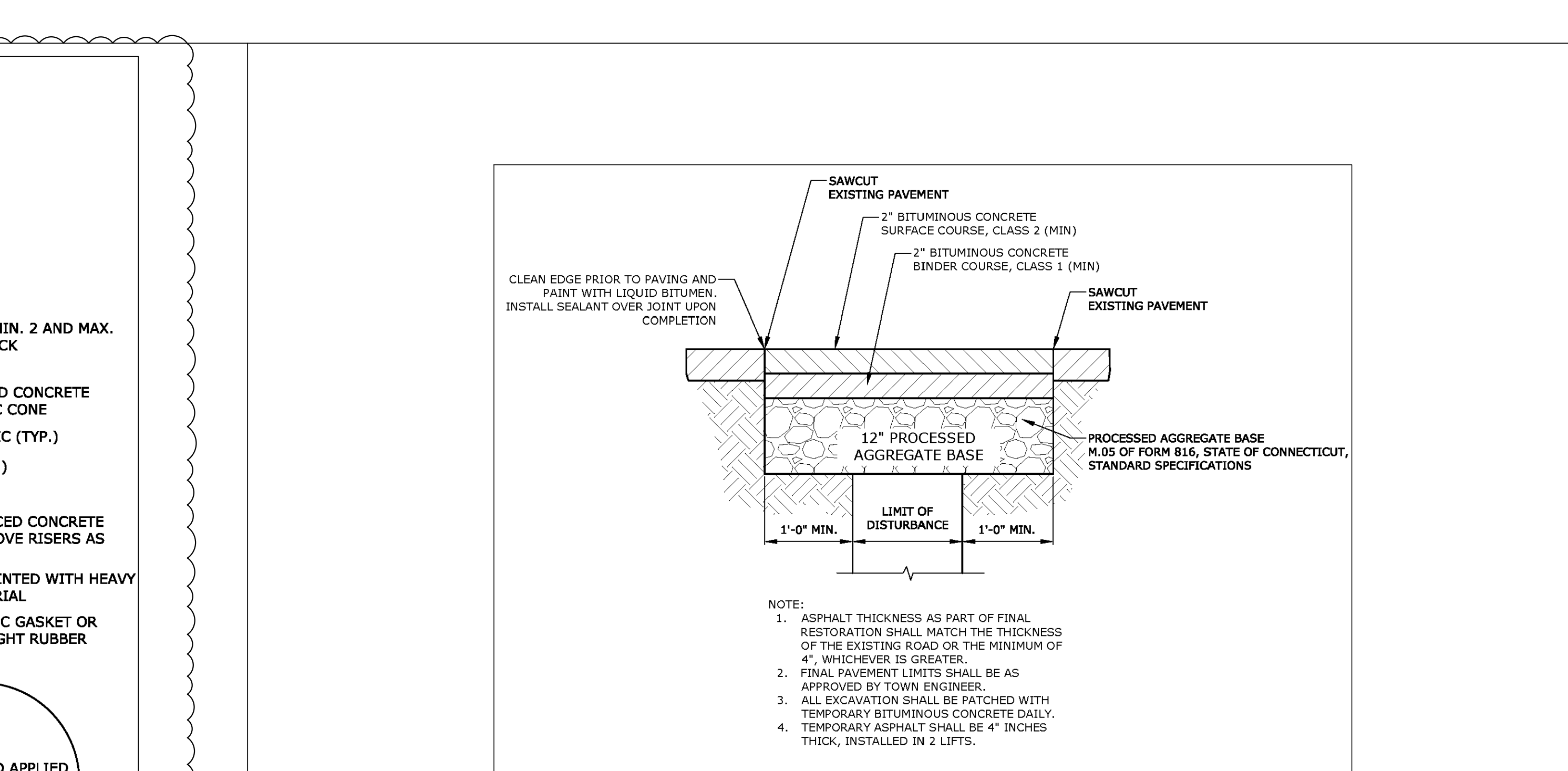
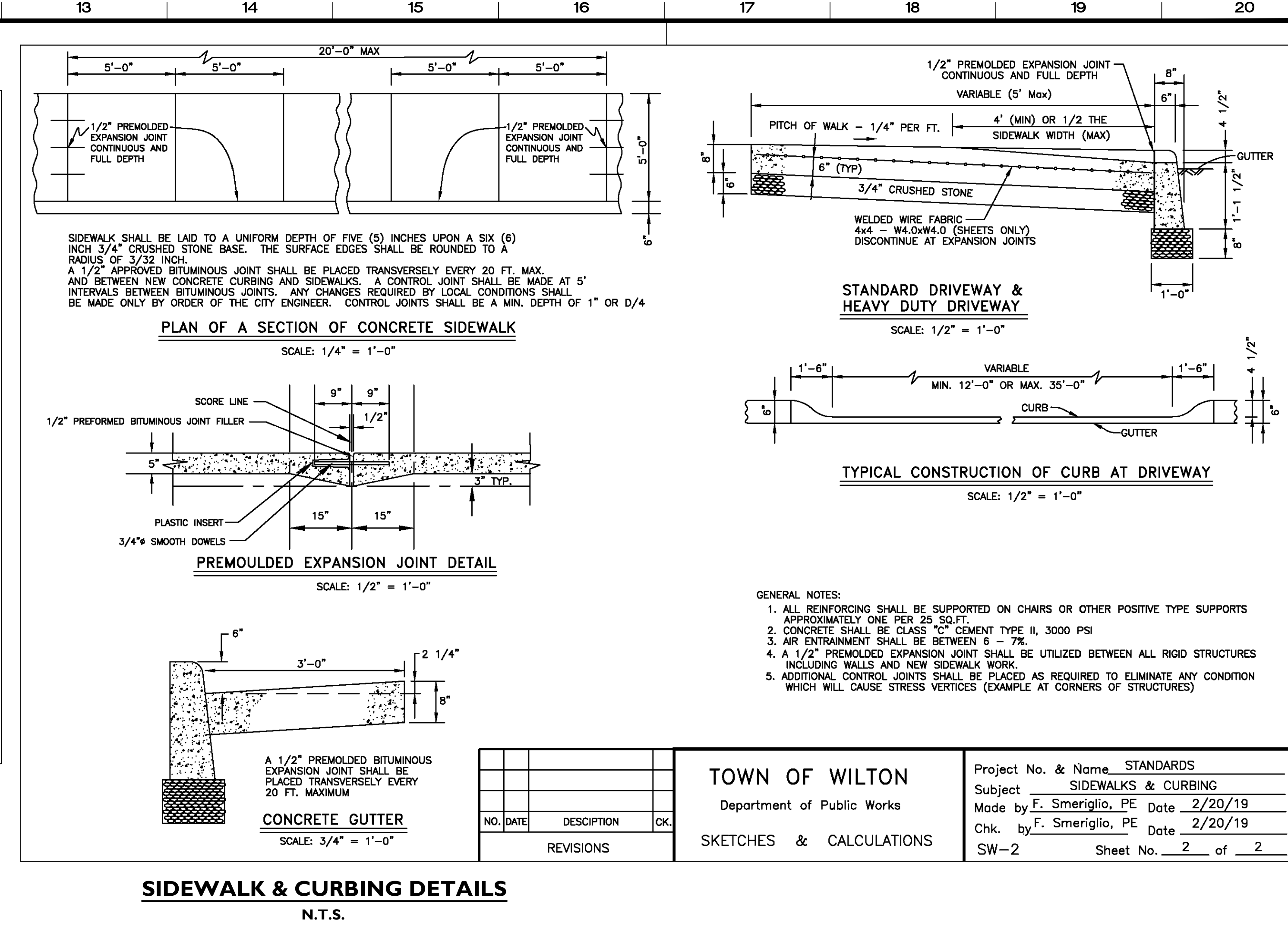
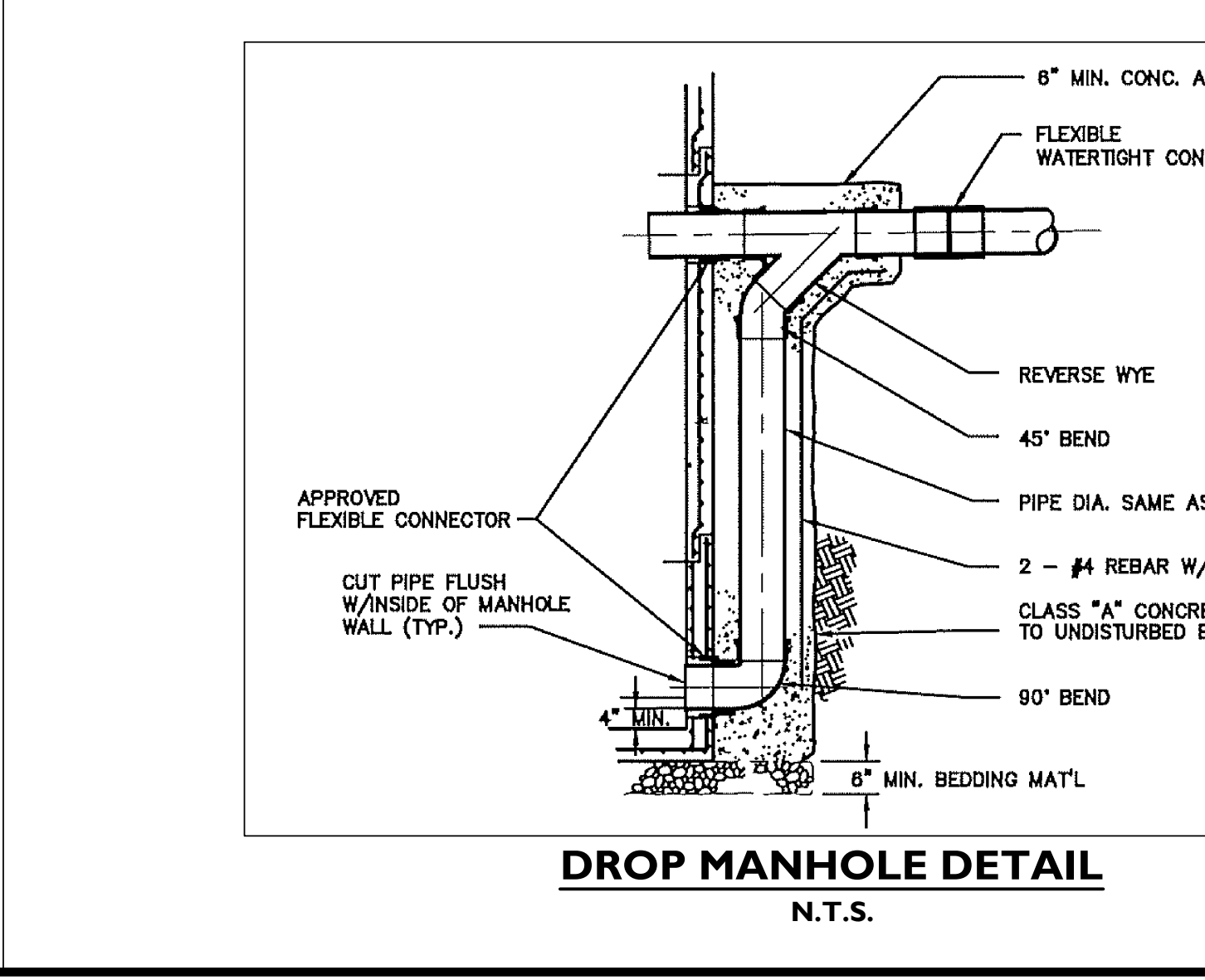
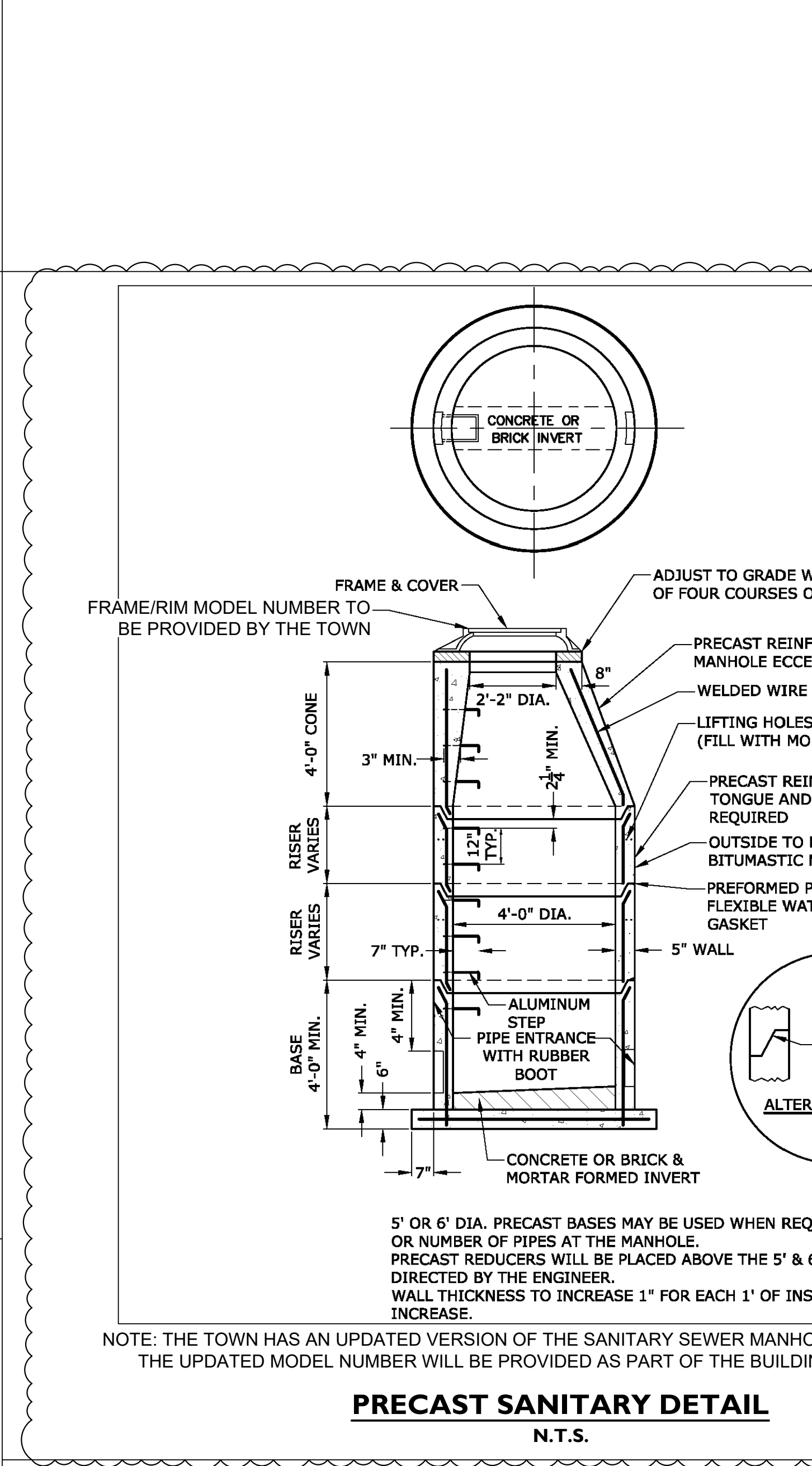
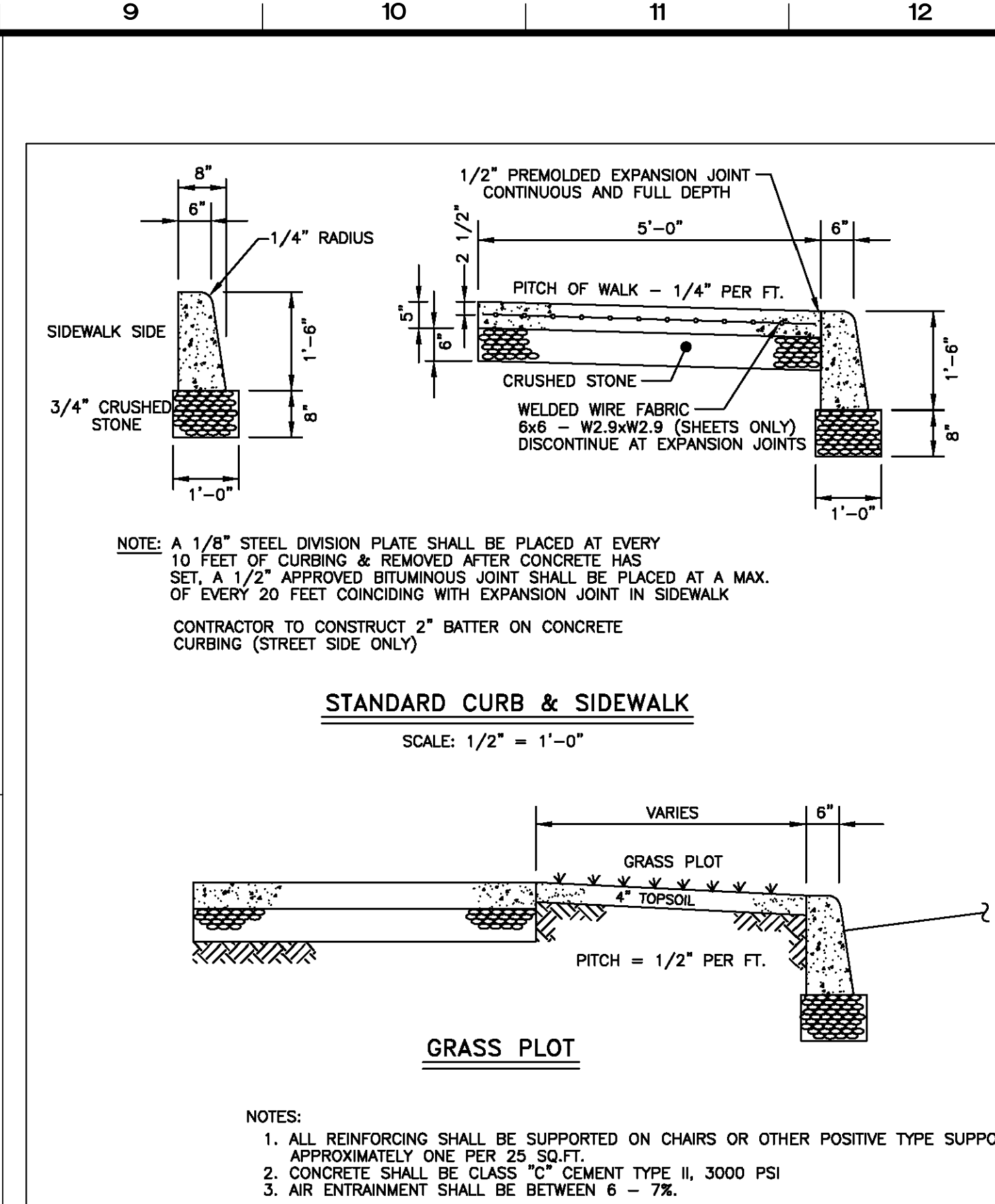
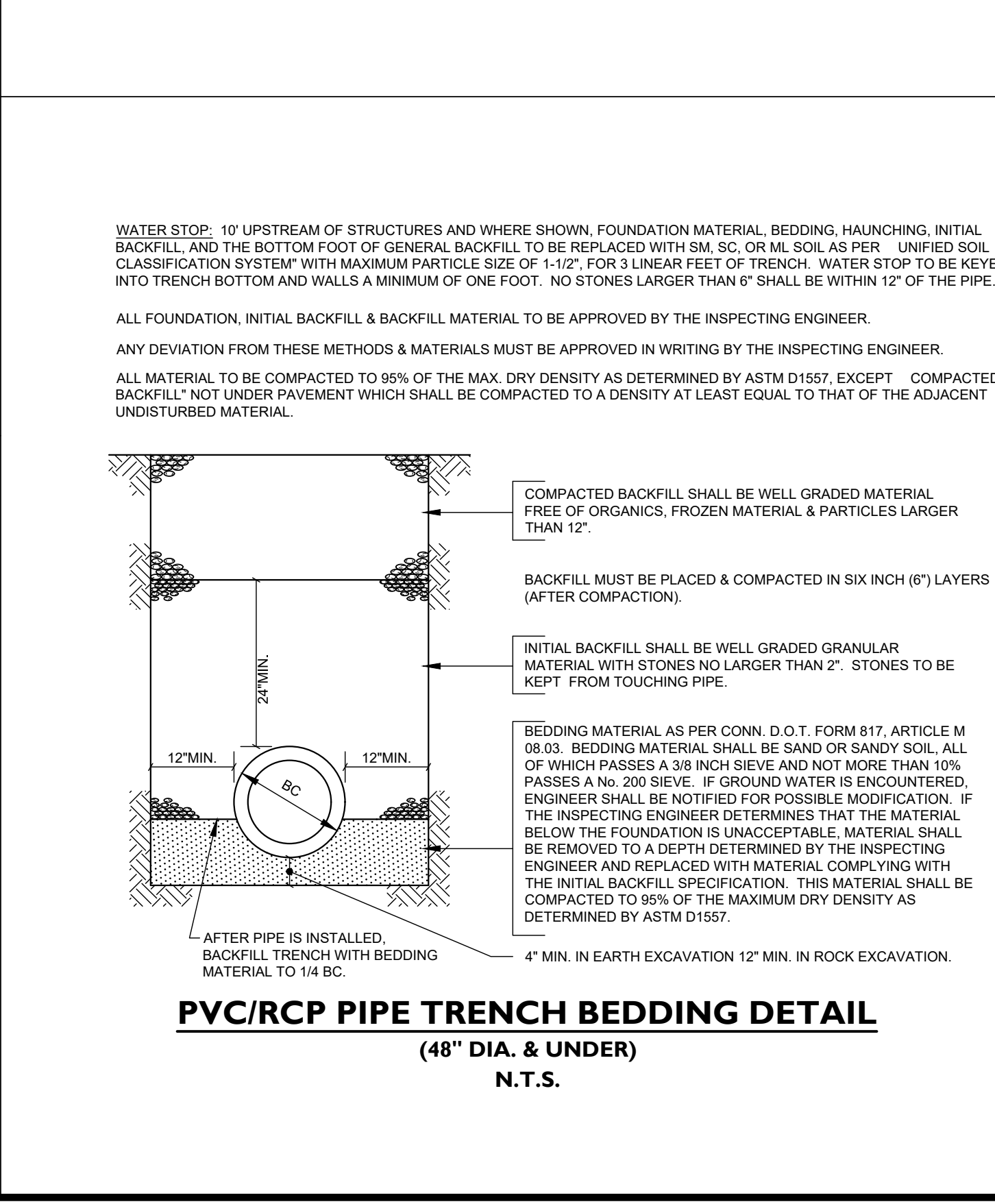
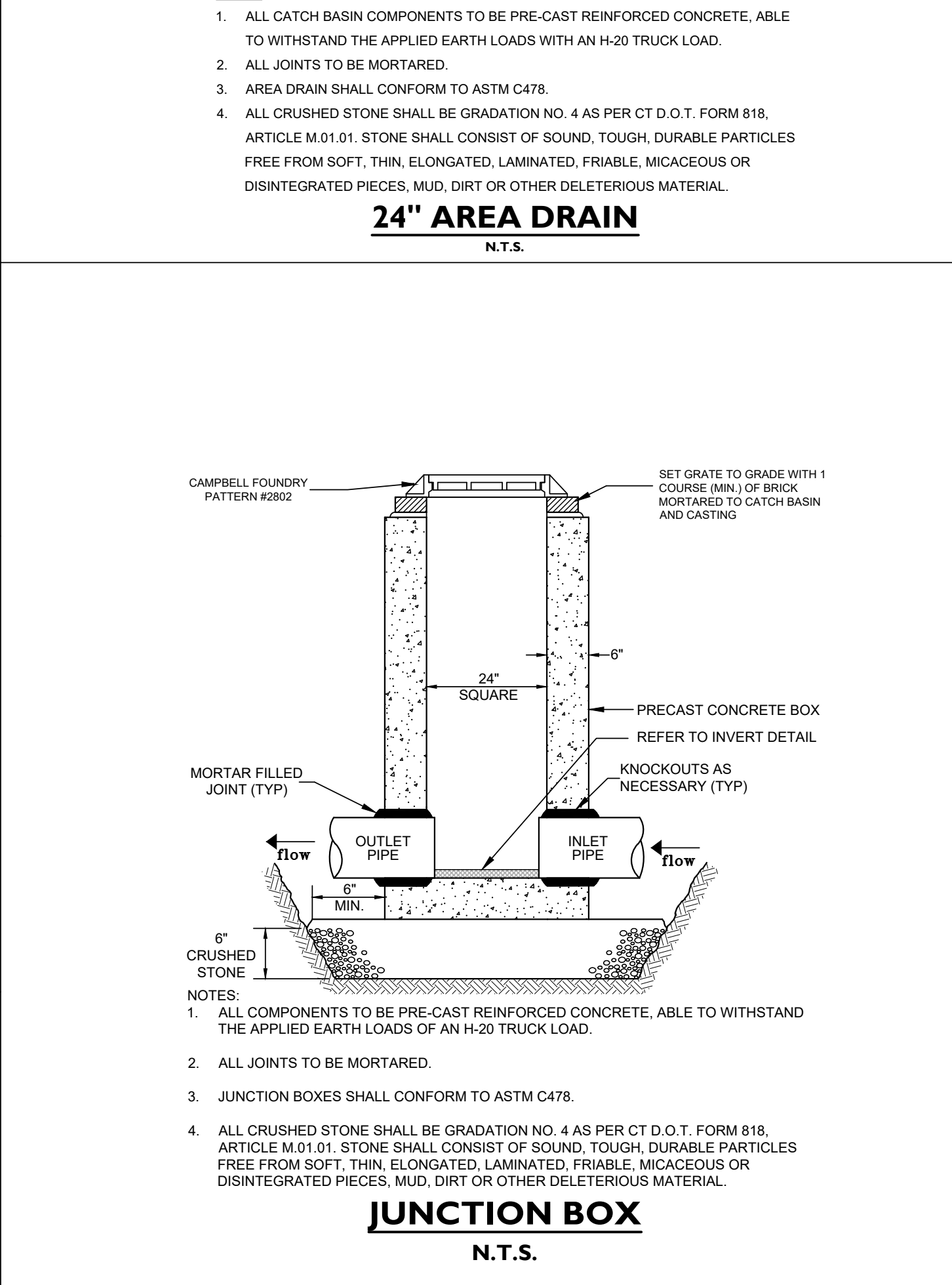
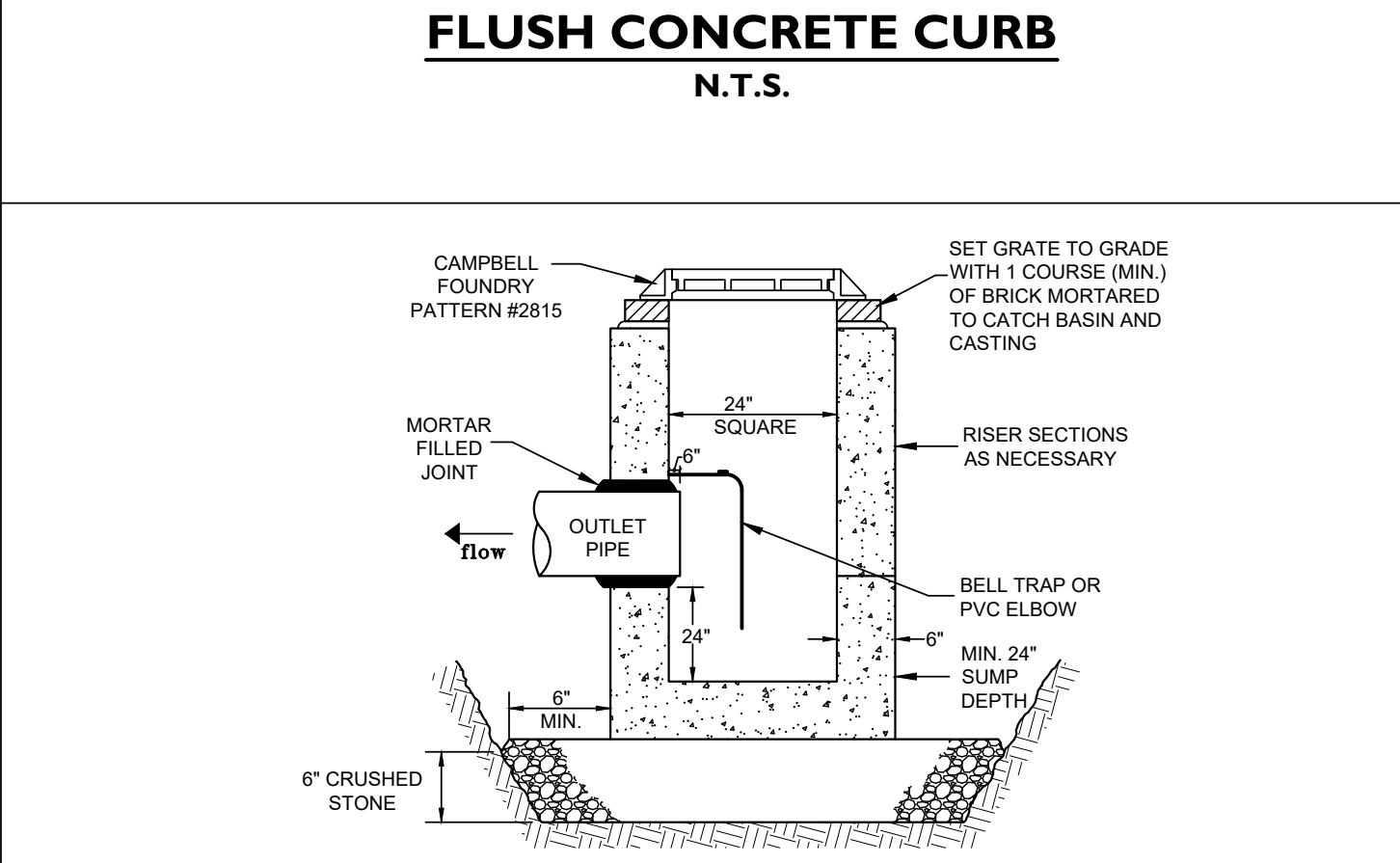
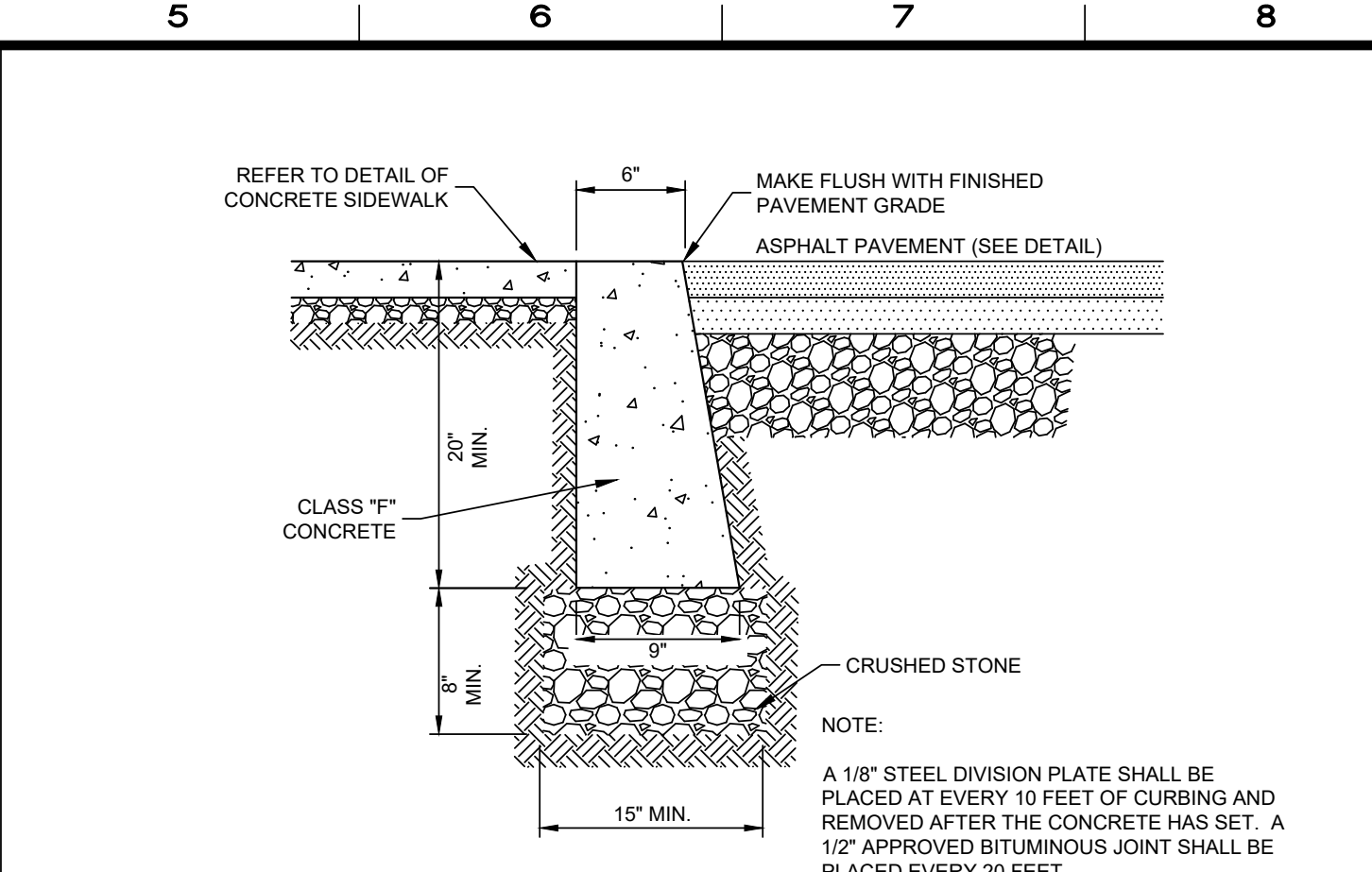
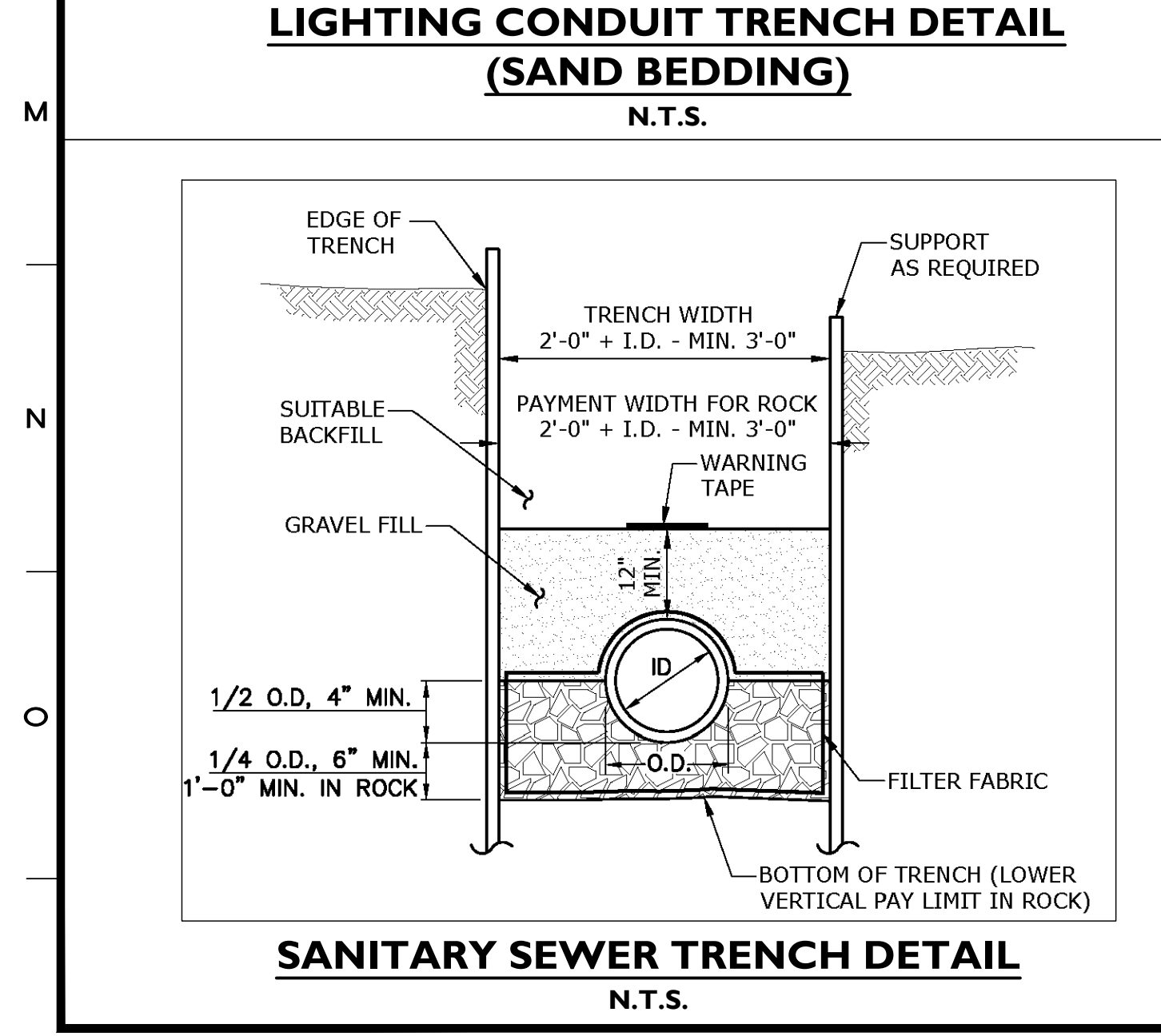
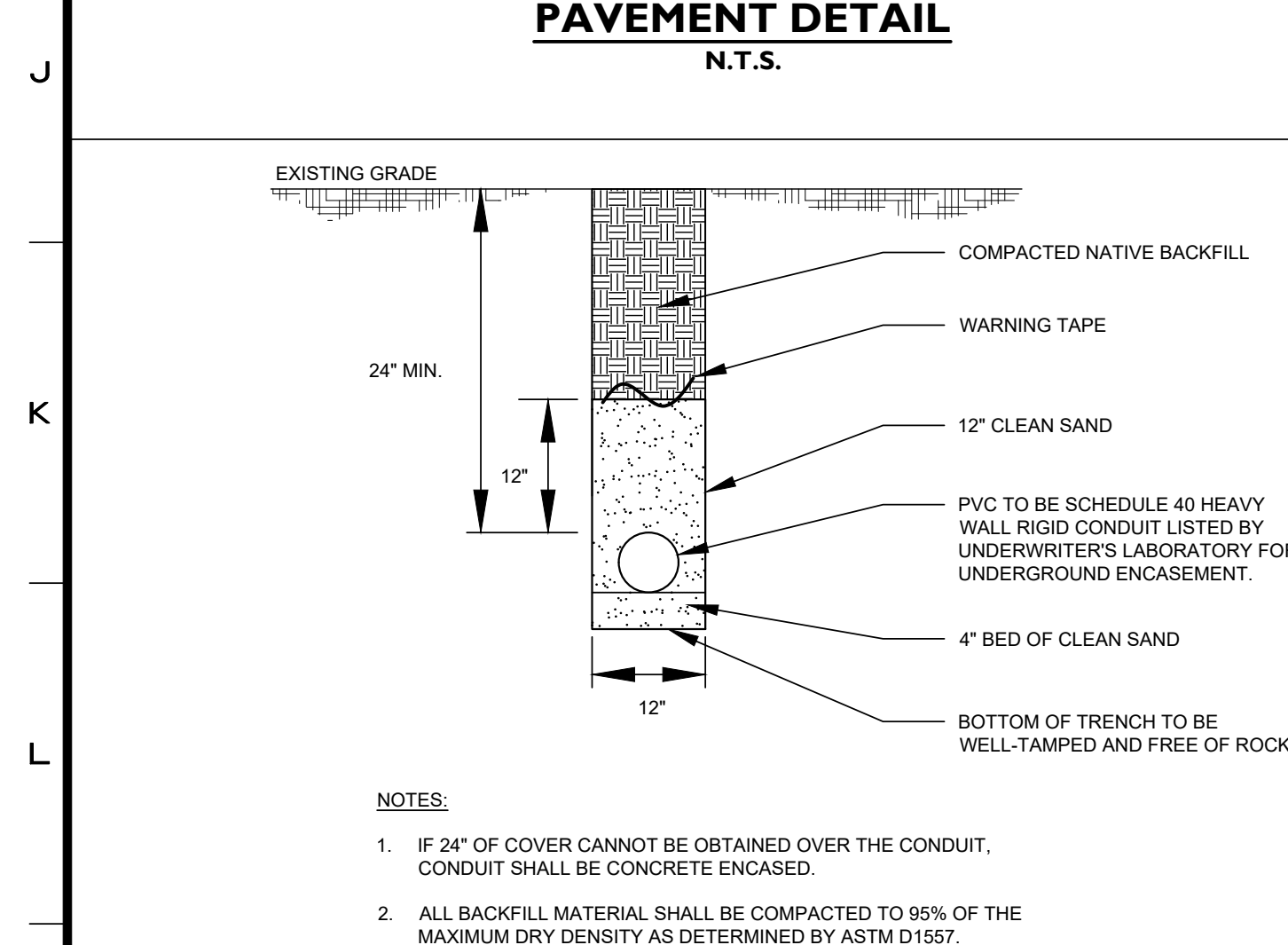
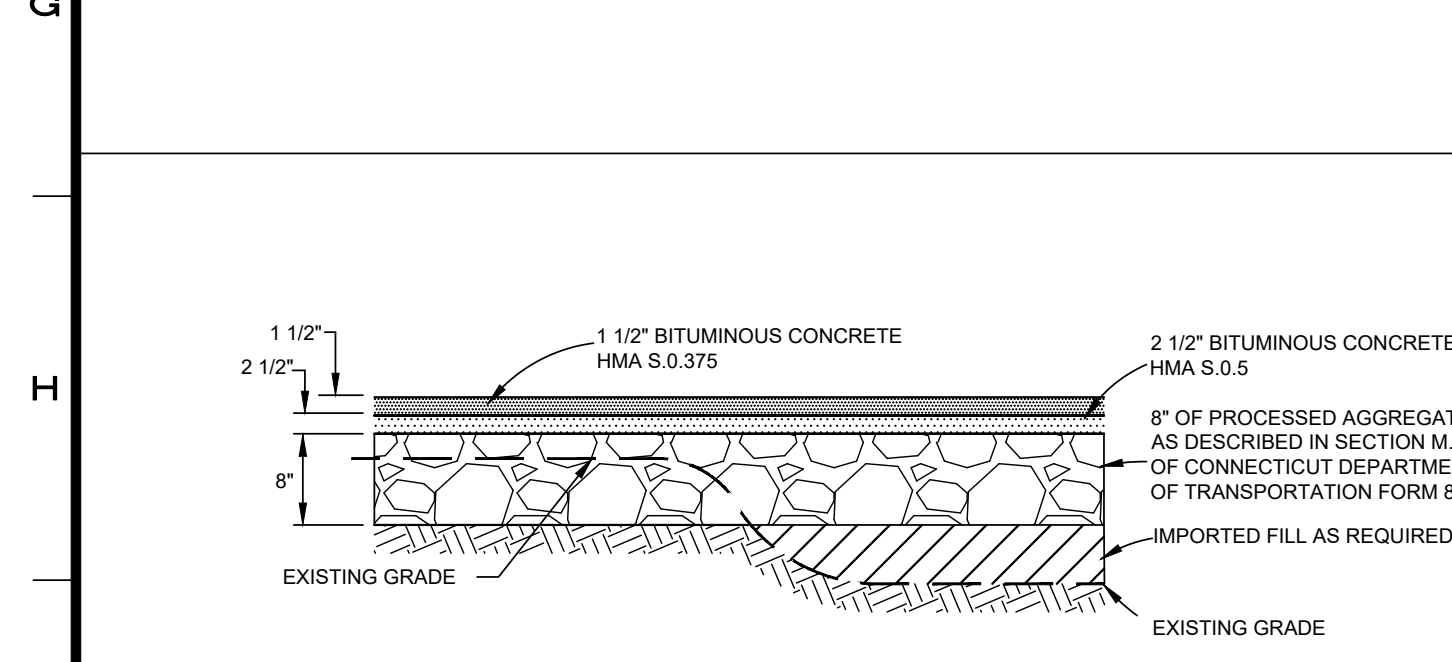
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SCALE: 0 20 40
1"=20'
DRAWN BY: PBS
CHECKED BY: CJF
CRAG J. FLAHERTY CT. P.E. 21160
May 8, 2023
DATE
SHEET No:
SE-2
Comm. No.: 10556

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TEST PIT DATA			
Subsurface Soil Investigation		Soil Profile	
Test Pit #: 1	Date: 08/24/2022		
Inspector: PBS	Sanitarian: N/A		
Ledge at: N/A	Mottling at: N/A		
Water at: N/A	Roots at: 62"		
Depth: 70"	Soil Description		
0"-4"	Top Soil		
4"-70"	Light Brown Silty Sand w/ gravel and cobbles (Bank Run Gravel)		
Subsurface Soil Investigation		Soil Profile	
Test Pit #: 2	Date: 08/24/2022		
Inspector: PBS	Sanitarian: N/A		
Ledge at: N/A	Mottling at: N/A		
Water at: N/A	Roots at: N/A		
Depth: 66"	Soil Description		
0"-4"	Asphalt		
4"-12"	Processed Road Base		
12"-66"	Light Brown Silty Sand w/ gravel and cobbles (Bank Run Gravel)		
Subsurface Soil Investigation		Soil Profile	
Test Pit #: 3	Date: 08/24/2022		
Inspector: PBS	Sanitarian: N/A		
Ledge at: N/A	Mottling at: N/A		
Water at: N/A	Roots at: 50"		
Depth: 61"	Soil Description		
0"-6"	Top Soil		
6"-61"	Light Brown Silty Sand w/ gravel and cobbles (Bank Run Gravel)		

TEST PIT DATA			
Recorded By: PBS		Date: 08/24/22	
Hole: 1	Project: 10556	Hole: 2	Project: 10556
Depth: 24"	Diameter: 8"	Depth: 24"	Diameter: 8"
9:00 AM	1:02 hrs	9:00 AM	1:00 hrs
Minimum Uniform Drop: 6/16 inches in 5 minutes			
Percolation Rate = 1" drop in 13.33 minutes			
Time	Reading In Inches Total	Increment Drop In Inches	
10:02 AM	5 4/16	-	
10:07 AM	6 7/16	1 3/16	
10:12 AM	7 6/16	15/16	
10:17 AM	8 4/16	14/16	
10:22 AM	8 12/16	8/16	
10:27 AM	9 2/16	6/16	
10:32 AM	9 8/16	6/16	
10:37 AM	9 14/16	6/16	
10:42 AM	10 3/16	7/16	
10:47 AM	10 13/16	6/16	
10:52 AM	11 1/16	6/16	
10:57 AM	11 7/16	6/16	
11:02 AM	11 13/16	6/16	
Minimum Uniform Drop: 8/16 inches in 5 minutes			
Percolation Rate = 1" drop in 10.00 minutes			
Time	Reading In Inches Total	Increment Drop In Inches	
10:00 AM	9 4/16	-	
10:05 AM	10 10/16	1 6/16	
10:10 AM	12	1 6/16	
10:15 AM	12 12/16	12/16	
10:20 AM	13 10/16	14/16	
10:25 AM	14 6/16	12/16	
10:30 AM	14 14/16	8/16	
10:30 AM	Fill		
10:30 AM	10 10/16	10 10/16	
10:35 AM	11 13/16	1 3/16	
10:40 AM	12 10/16	13/16	
10:45 AM	13 2/16	8/16	
10:50 AM	13 11/16	9/16	
10:55 AM	14 3/16	8/16	
11:00 AM	14 11/16	8/16	



4	05/08/2023	REVISED PER DPW COMMENTS
3	02/28/2023	REVISED PER BUILDING DESIGN
2	01/03/2023	REVISED PER DPW COMMENTS
1	09/30/2022	ORIGINAL ISSUE DATE

No.	Date	Revision

DETAILS & SOIL DATA
DEPICTING
12 GODFREY PLACE
WILTON, CT
PREPARED FOR
GREENWICH REALTY DEVELOPMENT, LLC

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SCALE: N.T.S.
DRAWN BY: PBS
CHECKED BY: CJF

CRAIG J. FLAHERTY CT. P.E. 21149
May 8, 2023
DATE
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SHEET No:
Comm. No.: 10556

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