

MAYOR
DAVID MARTIN



DIRECTOR OF OPERATIONS
MARK MCGRATH
Tel: (203) 977-4141

LAND USE BUREAU CHIEF
RALPH BLESSING
Tel: (203) 977-4714

CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904 -2152

Vineeta Mathur, Associate Planner
Land Use Bureau
City of Stamford
888 Washington Boulevard,
Stamford, CT 06901

Date: August 13, 2021

Re: Application 221-23, CRI request for Pacific House Inc., 36 Ann Street

City of Stamford Zoning Board,

Please be advised that the Historic Preservation Advisory Commission held a duly noticed Public Hearing on Application 221-23, on 08/10/21, to add 36 Ann Street to the City of Stamford Cultural Resources Inventory (CRI) . The application is based on satisfaction of Criteria C. of the 7.3 section.

Upon reviewing the submitted documents and consideration of testimony received during the public hearing we recommend approval of the application based on satisfaction of Criteria C. We request the following to be submitted to the Commission for review.

1. Submittal of the full package of application materials, including a statement from a qualified historic preservation expert.
2. Other requirements of the application should be provided to the city, as noted on the application form. The requested materials are:
 1. Site survey
 2. Site and building photographs, with descriptions
 3. National state or local historic register documentation. (may not be applicable)
 4. Documentation supporting the architectural significance of the existing structure.
 5. Letter from a qualified historic preservation expert for 7.3. applications, (as noted above)
3. The Commission will accept these materials - provided electronically and will process the application via e-mail.

Sincerely,

David Woods, Chairman,
Historic Preservation Advisory Commission

Cc: Ralph Blessing, Land Use Bureau Chief

MAYOR
DAVID MARTIN



DIRECTOR OF OPERATIONS
MARK MCGRATH

LAND USE BUREAU CHIEF
RALPH BLESSING PHD
Tel: (203) 977-4714

CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904 -2152

To: Vineeta Mathur,
From: David W. Woods AIA, NCARB, LEED-AP
Application No. 221-23
Subject: 7.3 application for Pacific House, 36 Ann Street
Date: Meeting date: August 10, 2021, issue: 8/13/21

At the HPAC regular meeting held on Tuesday, August 10, 2021 the commission reviewed the drawings and submission materials for Pacific House, Inc. 36 Ann Street. . The submitted materials were forwarded to this commission as a referral from another city board. The following is a record of the commission discussion.

The commission made a determination to support the project as a “critical reconstruction” as noted under the 7.3 section, with the following conditions.

1. The owner’s architect will consider a change to the windows on the first floor porch area to make them full length, similar in character to the second story and historic houses.
 2. The owner’s architect will consider a façade with less ornamentation. The comments from the commission are that the Queen Ann look of the front facade is too different from the existing neighborhood.
 3. The owner’s architect will propose a more contextual facade design and detail for the new construction
 4. The commission generally agrees with the massing of the building, as the higher portion is at the back of the site.
 5. The commission recognizes that the zoning board may have other considerations to review that are beyond the scope of HPAC review, such as 7.3 bonuses, set-backs and parking.
3. The commission requests that the corrections noted above be resubmitted to Vineeta Mathur at the city, and then forwarded to the HPAC board electronically, HPAC will review the corrections online. .

Drafted by David W. Woods, Chair: Historic Preservation Advisory Commission.



137 Henry Street #205
Stamford, CT 06902
www.pacifichouse.org

e: info@pacifichouse.org
t: 203.406.0017
f: 203.406.9619

April 21, 2021

Vineeta Mathur
City of Stamford
Zoning Board · Land Use Bureau
Government Center
888 Washington Boulevard
Stamford, CT 06904-2152

**Re: 36 Ann Street
Pacific House, Inc. (Applicant)**

Dear Ms. Mathur:

Pacific House, Inc. is the applicant for a Special Permit application for 36 Ann Street which will involve the new construction of three (3) units to be used as supportive housing for people with disabilities and special needs. The Special Permit application requests, in part, a waiver of the parking requirements for this property. As owner of the immediately adjacent property at 38 Ann Street (also operated as supportive housing), we have three (3) parking spaces available for residents and staff that can be shared with the residents and staff of the proposed project at 36 Ann Street.

As a condition of approval of our Special Permit application for 36 Ann Street, Pacific House will agree to share the parking available at 38 Ann Street Pacific House with the proposed project. Pacific House anticipates operating the two properties as one supportive housing site and will share staff and services. The combined sites will provide 3 parking spaces for a total of 6 residential units (0.5 per unit).

Sincerely,

Rafael Pagan, Jr.
Executive Director



APPLICATION FOR SPECIAL PERMIT

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (see **Fee Schedule** below), payable to the City of Stamford.

NOTE: Cost of required advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Special Permit 20,000 sq. ft. or less	\$460.00
Special Permit more than 20,000 sq. ft.	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): Pacific House, Inc.
 APPLICANT ADDRESS: 137 Henry Street, Stamford, CT 06902
 APPLICANT PHONE #: 203-406-0017

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes
 LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 597 Pacific St, 17 Berkeley St

38 Ann St, 23 Spruce St, 190 Stillwater Ave, 104 Richmond Hill, 20-28 Fairfield Av
 ADDRESS OF SUBJECT PROPERTY: 36 Ann Street

PRESENT ZONING DISTRICT: RMF

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: "36 Ann Street, Stamford, CT"

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)
Special Permit approval under Section 7.3

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)

36 Ann St only, single tax lot, 200ft from Richmond Hill, 50' x 100' lot
 NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:
 NAME & ADDRESS: Pacific House, Inc. 137 Henry St, Stamford
 LOCATION: Block# (000/8718)

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application - PA 87-307).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? No (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 22nd DAY OF April 2021

SIGNED: [Signature]

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD CONNECTICUT 2021

Personally appeared RAFAEL PAGAN, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature]
 Daria Elzbieta Opolski
 Notary Public, State of Connecticut
 My Commission Expires Mar 31, 2025

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Date: _____

By: _____

LEGAL DESCRIPTION

**36 Ann Street
Stamford, Connecticut**

All that certain piece, parcel or tract of land, together with the buildings thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, bounded and described as follows:

Northerly: 100 feet by land now or formerly of Frank Gerardi;

Easterly: 50 feet by land now or formerly of Joseph Liglisci, Ralph Loglisci and Antoinette Loglisci and by land now or formerly of Pasquale Cognaetta;

Southerly: 100 feet by land now or formerly of Joseph Williams; and

Westerly: 50 feet by Ann Street.

Property Address: 36 Ann Street, Stamford, CT 06902-5002



APPLICATION FOR APPROVAL OF ADDITIONS TO THE STAMFORD CULTURAL RESOURCES INVENTORY (CRI)

Complete, notarize, and forward **nine (9) hard copies and one (1) electronic copy in PDF format** to Clerk of the Zoning Board.

NOTE: For Applicants requesting bonuses pursuant to Section 7.3.C shall be required to pay a \$500 per property for enlistment on the Cultural Resources Inventory pursuant to Sec. 29-6.2 of the Stamford Code. No fee required if no bonuses are sought at the time of application for enlistment on the Cultural Resources Inventory. **LAND RECORDS RECORDING FEE: \$80.00 for First page - \$5.00 for each additional page)**

- THIS APPLICATION IS FOR LISTING OF PROPERTIES ON THE CRI ONLY (No bonuses sought).
- THIS APPLICATION IS FOR LISTING OF PROPERTIES ON THE CRI IN CONJUNCTION WITH BONUSES SOUGHT UNDER SECTION 7.3.C (Please attach letter supporting the listing written by a Qualified Historic Preservation Expert.)

APPLICANT NAME (S): Pacific House, Inc.
 APPLICANT ADDRESS: 137 Henry Street, Stamford, CT 06902
 APPLICANT PHONE #: 203-406-0017 APPLICANT EMAIL: R.Pagan@PacificHouse.org
 ADDRESS OF SUBJECT PROPERTY(S): 36 Ann St.
 PRESENT ZONING DISTRICT: RMF
 PRESENT HISTORIC DESIGNATION: NATIONAL _____ STATE _____ LOCAL _____
 REQUESTED HISTORIC DESIGNATION ON CRI: SITE STRUCTURE _____ DISTRICT _____
 YEAR OF CONSTRUCTION OF SITE/BUILDING(S): Prior Structure: 1925 - New Construction proposed
 CURRENT USE OF SITE/BUILDING Residential
 LOCATION: (Attach legal description of property obtained from the Tax Assessor's office including block and lot information)
36 Ann Street, 000/8718/11

STATEMENT OF SIGNIFICANCE & APPLICABLE CULTURAL RESOURCES INVENTORY CRITERIA

(Mark "x" in one or more boxes for the criteria qualifying the property for Cultural Resources Inventory listing.)

- A. PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF STAMFORD'S HISTORY.
- B. PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN STAMFORD'S PAST.
- C. PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUES, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- D. PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

NARRATIVE STATEMENT OF SIGNIFICANCE (Please include/attach a Statement with at least one paragraph for each area of significance. Attach additional sheets, if necessary)

See Attached



ATTACH THE FOLLOWING IN SUPPORT OF THE CRI DESIGNATION:

- ✓ 1. Site survey
- ✓ 2. Site and building photographs along with a key map and description/title of photographs
- 3. National/State/Local historic register documentation if applicable
- 4. Other documents supporting architectural/cultural significance such as journal articles or news/book references if applicable.
- ✓ 5. Letter from Qualified Historic Preservation Expert (For CRI listing in conjunction with Section 7.3.C bonuses).

NAME AND ADDRESS OF OWNERS OF ALL PROPERTIES INVOLVED IN REQUEST:

NAME & ADDRESS OF OWNER

ADDRESS OF PROPERTIES IN CRI REQUEST

Pacific House, Inc.
 137 Henry Street
 Stamford, CT 06902

36 Ann Street

DATED AT STAMFORD, CONNECTICUT, THIS 29 DAY OF APRIL 20 21

SIGNED: _____

NOTE: If applicant wishes to withdraw the application, this must be done in writing, and be received by the Land Use Bureau at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a scheduled hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT

ss STAMFORD

CONNECTICUT

20 21

COUNTY OF FAIRFIELD

Personally appeared RAFAEL PAGAN
 the truth of the contents thereof, before me.

signer of the foregoing application, who make oath to

Daria Elzbieta Opalski
 Notary Public, State of Connecticut
 Notary Public - Commission Expires Mar 31, 2025

FOR OFFICE USE ONLY

APPL. #: CRI _____ Received in the office of the Zoning Board: Date: _____

Referred to Historic Preservation Advisory Commission Date: _____

By: _____

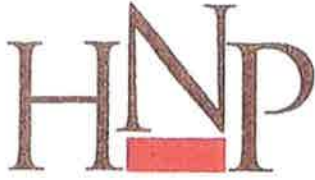
- Fee collected for CRI listing in conjunction with Section 7.3.C bonuses
- No Fee required for CRI listing only

03/03/21

NARRATIVE STATEMENT OF SIGNIFICANCE

36 Ann Street

As noted in the attached letter from Historic Preservation, the prior blighted structure at 36 Ann Street (now demolished) was located in a neighborhood that was originally developed with historic Queen Ann architecture. The proposed new structure will capture this look to retain the original architectural characteristics of Ann Street. None of the other criteria for qualifying the property for Cultural Resource Inventory listing appear applicable.



Historic Neighborhood Preservation / Box 368 / 65 High Ridge Road / Stamford, CT 06905

April 1, 2021

Re: 36 Ann Street, Stamford, CT

To: Members of the Land Use Bureau of the City of Stamford
Planning Staff of the City of Stamford
Historic Preservation Advisory Committee of the City of Stamford.

I am writing to endorse the current application for the Section 7.3 status for the above.

Ann Street is one of the last remaining enclaves of the original houses on Stamford's West Side. The neighborhood developed rapidly in the late 1800s primarily to house the large numbers of immigrant Irish who worked in the nearby mansions or on the adjacent railroad.

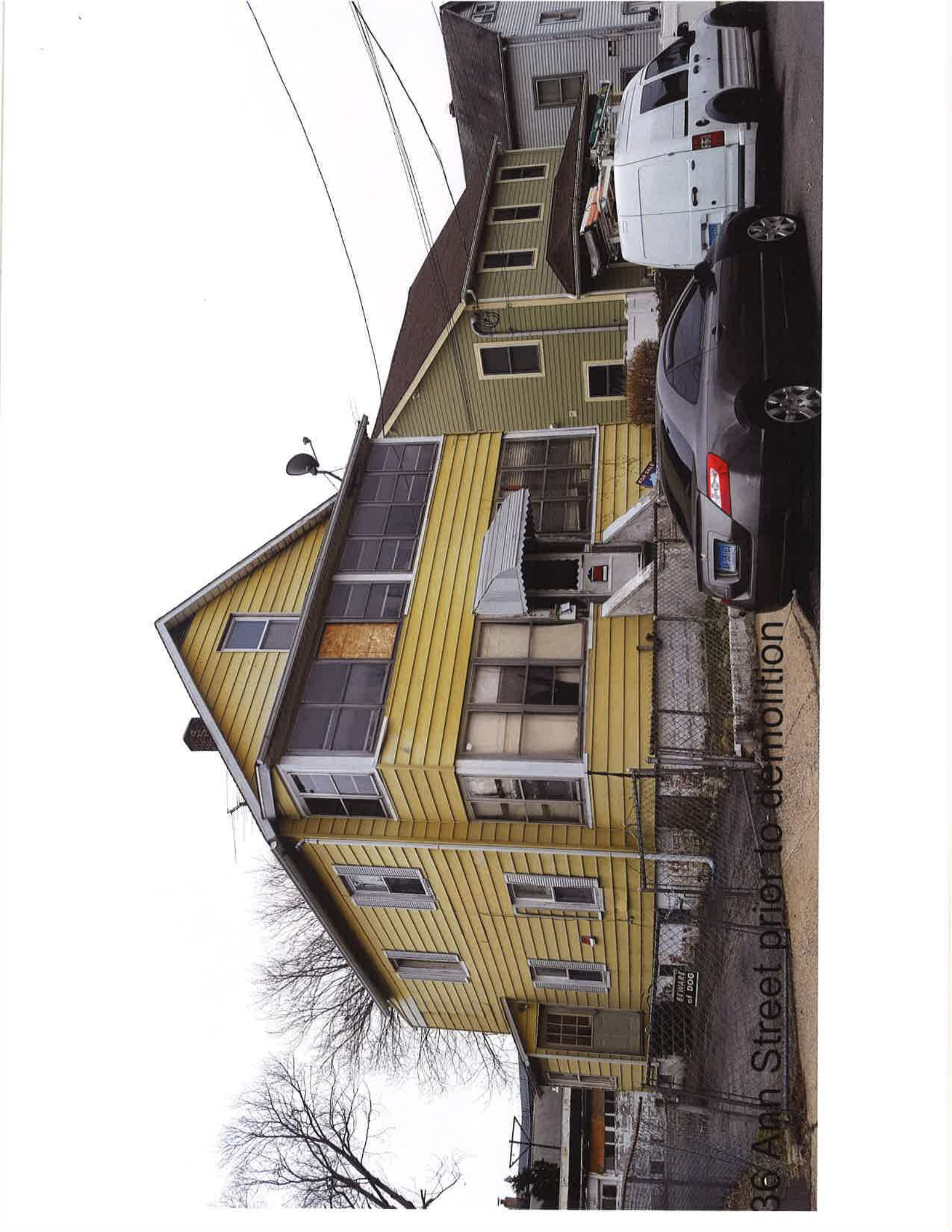
At the end of the 19th century a wave of Italian immigrants occupied Ann Street and adjacent blocks.

The proposed design will retain the historic Queen Ann look of the street and I enthusiastically support the current proposal.

Sincerely,

A handwritten signature in black ink that reads 'R. Kahn'.

Renee Kahn



36 Anh Street prior to demolition

REWARD
of \$100



38 Ann Street and houses to the South of it



Houses to the North of 36 Ann Street



APPLICATION FOR APPROVAL OF SITE & ARCHITECTURAL PLANS AND / OR REQUESTED USES

Complete, notarize, and forward **thirteen (13) hard copies and one (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (see Fee Schedule below), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule - WITHOUT GDP

Site Plans 20,000 sq. ft. or less of building area application fee -without GDP	\$460.00
Site Plans more than 20,000 sq. ft. of building area-application Fee -without GDP	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

Fee Schedule - WITH GDP

Site Plans 20,000 sq. ft. or less of building area application fee -with GDP.	\$260.00
Site Plans more than 20,000 sq. ft. of building area-application Fee -with GDP.	\$260.00 + \$10 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): Pacific House, Inc.
 APPLICANT ADDRESS: 137 Henry Street, Stamford CT 06902
 APPLICANT PHONE #: 203-408-0017
 IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? yes
 LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 597 Pacific St, 17 Berkeley St, 38 Ann St, 23 Spruce St, 190 Stillwater Ave, 104 Richmond Hill, 20-28 Fairfield Ave
 ADDRESS OF SUBJECT PROPERTY: 36 Ann Street
 PRESENT ZONING DISTRICT: RM F
 TITLE OF SITE PLANS & ARCHITECTURAL PLANS: "36 Ann Street, Stamford, CT"
 REQUESTED USE: Special Permit approval under Sec. 7.3
 LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)
36 Ann St. Only, single tax lot, 200 ft. from Richmond Hill, 50' x 100' lot (BK 600018718)

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

<u>Pacific House, Inc</u>	<u>137 Henry St. Stamford, CT</u>
NAME & ADDRESS	LOCATION

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? NO (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application - PA 87-307).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? NO (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 11th DAY OF JUNE 20 21

SIGNED: [Signature]

NOTE: The application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a scheduled hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD Connecticut 20 21

Personally appeared Rafael Pagan, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

Daria Elzbieta Opalski	[Signature]
Notary Public, State of Connecticut	[Signature]
My Commission Expires - Mar 31, 2025	Mar 31, 2025

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Date: _____

By: _____

APPLICATION ATTACHMENT CHECKLIST

	Zoning Map change	Zoning Text change	Special Exception	General Development Plan	Site & Architectural Plan & Requested Uses
Zoning Map change application form	x				
Zoning Text change application form		x			
Special Permit application form			x ✓		
Coastal Site Plan Application form					
Site and Architectural Plan/Requested uses application form					
Project Description	x	x	x ✓	x	x
Statement of Findings			x ✓	x	x
Zoning text (Existing and Proposed)		x			
Existing Zoning Map	x	P	x ✓	x	x
Existing conditions survey		P	x ✓	x	x
Legal description of Property	x		x ✓	x	x
Zoning change map	x				
Zoning data chart	x		x ✓	x	x
Zoning comparison chart (Existing district vs proposed district)	x				
Site Plan		P	P ✓		x
Demonstration site plan & elevations	x	x		x	
Project Area Photographs	x		x ✓	x	x
Ground Floor Plan			P ✓		x
Upper Floor Plans			P ✓		x
Landscape Plan and details			P		x
Owner's authorization	x		x ✓	x	x
Elevations			P ✓	x	x
Renderings	x	x	P	x	x
Sections			P ✓	x	x
Sediment and Erosion control plans			P ✓		x
Drainage Summary			P ✓		x
Drainage, water supply & sewage disposal plans			P ✓		x
Photometric Plan			P		x
Construction staging and management plan			P ✓		x
FEMA flood boundary map			P ✓		x
Traffic study	P	P	P	x	P
Draft affordability plan			P	P	P
Signage Plan					P
Material Samples			P	x	x
Roof Plan & elevation showing screening of mechanicals			P	x	x

x

P

Required
As needed based on project
Not required

Zoning Data Chart Template

Project Name - 36 Ann Street

Application number -

Address - 36 Ann Street, Stamford, CT

Zoning District(s) - If multiple Zoning Districts, provide requirement and compliance for each portion of site under the different district R-MF

Zoning Section		Required/ Permitted	Existing Conditions	Proposed	Notes (Indicate compliance or Zoning Section for Special Permit if applicable)
9.N.6.a	Lot Size	2000	5000	5000	compliant
	Gross Floor Area	n/a		4082	
	Zoning Floor Area				
	Residential			4082	compliant
	Commercial				
	Community Facility				
	Industrial				
	Total			4082	compliant
	F.A.R.			0.81	compliant
	Residential			0.81	compliant
	Commercial				
	Community Facility				
	Industrial				
	Total			0.81	compliant
7.3.C.4a	Number of units	3	3	3	see note 1
	Below Market Rate Units (# and %)			3/100%	
	Number of seats/ beds / employees if applicable				
	Density(Units/Acre)	17.4	26.1	26.1	see note 1
9.N.6.d	Street Frontage	50'	50'	50'	compliant
9.N.6.e	Building Coverage (Area and %)	1500/30%	1704/34%	1612/32.2	
	Lot coverage (Area and %)				
9.N.6.f	Building Height (Feet)	40'	34'	34'	compliant
9.N.6.f	Number of floors	4	3	3	compliant
	Active ground floor (sq.ft. and %) if applicable				
	Yards				
9.N.6.g	Front yard (Streetline)	15'	7.3'	7.3'	see note 2
	Front yard (St centerline)				
	Rear yard	30'	0'	30.25'	compliant
	Side yard	8'	9.5'	12.5'	compliant
Table 12.9	Parking				
	Residential parking	1	2	0	see note 3
	Commercial parking				
	Community Facility parking				
	Industrial parking				
	Public open space parking				
	Bike parking				
	# of levels of parking garage (if applicable)				
	Square footage of parking area				N/A
	Parking setback				N/A
	Open space (Area and %)				
	Active (If separate)				
	Passive (If separate)				
	Street Trees				
	Existing				
	Proposed				

		Total				
	Signage					
	Wall signs (# and size)					N/A
	Ground Signs (# and size)					
	Blade signs (# and size)					
	Fence height					note 4

updated 4/30/2020

Note 1: as per R-MF the site is allowed to have 2.5 dwelling units plus one dwelling unit in accordance with 7.3.C.4a
 Note 2: Critical Reconstruction provision in 7.3.C.4 allows the structure to maintain the same set backs as the per-existing structure.

Note 3: Parking is provided at the 38 Ann Street property, which is also owned by the Pacific House, Inc. The 38 Ann street has 3 deeply affordable units and proposed structure at 36 Ann street will also have 3 deeply affordable units. Parking required is 1 parking space per 3 deeply affordable units, therefore, 3 parking spaces at 38 Ann Street are sufficient for both buildings and an occasional use by a property manager.

Note 4: All properties owned by Pacific House have fencing at the property lines. Typically the front property line has 3'-4' high fence, the side lines up to line of the house have fence limited to 4' and from house line to the rear property line the fence is 6' high, the rear property line has fence at 6' high.

Project Description

Applicant: Pacific House, Inc.

Location: 36 Ann Street

1. Introduction

- Applicant: Pacific House, Inc.
- Location: 36 Ann Street. The site is a .11-acre lot located in a RMF zone.
- Applicant is seeking Special Permit approval under Section 7.3, Special Exception Uses for Historic Buildings, to construct a new structure that will replicate a historic Queen Ann style consisting of 3 units and 11 bedrooms for use as supportive housing for persons with disabilities and special needs.
- Development project – NA. The project involves the construction of a single structure.
- Other approvals: review and approval of the Historic Preservation Advisory Committee (see attached letter endorsing the project).

2. Background

No other approvals have been required. A demolition permit was secured for the demolition of the prior structures located on the site.

The Applicant, Pacific House, Inc., is proposing to construct a 3-unit structure to provide housing for people with special needs. 36 Ann Street is located adjacent to Pacific House's previously completed supportive housing project at 38 Ann Street. The two properties will be operated as one supportive housing site and will share staff and parking. 38 Ann Street has excess parking for use by residents and staff of 36 Ann Street. The reconstruction of the site also achieves revitalization of the neighborhood by replacing a blighted, foreclosed structure with new housing that will be owned and operated by Pacific House and, therefore, affordable, to low and moderate-income families and individuals.

3. Description of the Surrounding Area

36 Ann Street is located in Stamford's West Side neighborhood. The site is in close walking distance to public transportation and downtown amenities, as well as various neighborhood shopping, services, and recreation amenities such as the Yerwood Center and Mill River/Rotary Park.

The existing land uses in the immediate area are multi-family residential intermixed with small neighborhood retail.

The neighborhood consists predominately two-and-three story multi-family homes with 2-4 units, as well as small condominium properties. Other major land uses include neighborhood retail, institutional (Yerwood Center), and city parks.

36 Ann Street is located between the major thoroughfares of Richmond Hill Avenue and West Main Street. Major bus service is also available along these routes which are located within one block of the site. Major nearby institutions include the Yerwood Center and downtown Stamford. Stamford Hospital is located within one mile of the site.

Open space is available within close walking distance at Hatch Field, Mill River, and Rotary Parks.

The primary zoning district in the area is RMF.

4. Description of the Proposed Project Area - NA

36 Ann Street involves the construction of a single three-family structure. The proposed development will not provide on-site parking as it will be sharing the parking with the existing property at 38 Ann Street also owned by the Pacific House, Inc. the entire lot will be landscaped and developed as a recreation area for the residents of both 36 and 38 Ann Street.

5. Description of Proposed Development Site

- The project involves the construction of a new structure on a single tax lot at 36 Ann Street. The site is a .11-acre site (000/8718///) in a RMF zone.
- The prior use on the property was a 2-family residential structure which was demolished to construct the proposed project.
- Existing bulk: 1,648 sf floor area (936 sf dwelling plus 712 sf garage structure).
- Existing height: 3 stories.
- Existing open space: 34% coverage (1,648 floor area/5,000 sf lot).
- Existing parking: approximately 3 spaces.
- Existing driveway/curb cut on Ann Street is approximately 9 feet wide and 200 feet from Richmond Hill Avenue intersection. The curb will not be maintained.
- Existing (prior) structures were constructed in 1925. Demolished in 2020 by Applicant.
- Site fronts on Ann Street which is approximately 24 feet wide.

6. Description of the Proposed Development

The project involves the demolition of an existing blighted dwelling and garage structure (completed) and the construction of a new structure that will replicate a historic Queen Ann style consisting of 3 units and 11 bedrooms for use as supportive housing for persons with disabilities and special needs.

Pacific House is undertaking the project to expand housing opportunities for persons with disabilities and special needs.

The new dwelling structure will be located in the area of the prior structure.

- Description of proposed project:
 - The proposed project will be a 3-family structure.
 - The floor area of the new structure will be 1,612 sf, which is less than the prior structures (1,648 sf).
 - The proposed structure will be 3 stories.
 - Lot coverage will be 32.2%, which is less than the 34% of the prior structures.
 - The proposed project will not provide parking spaces on site. Parking will be combined with the Applicant's adjacent property at 38 Ann Street where 3 parking spaces are provided. Consequently, combined sites will provide 3 parking spaces for a total of 6 residential units.
 - No change in location or dimension of the existing curb cut as described above.
 - The proposed project will provide 3 affordable units affordable to households under 50% of the AMI.

7. Action(s) Necessary to Facilitate the Project

- Applicant is seeking Special Permit approval under Section 7.3, Special Exception Uses for Historic Buildings, to increase density from the permitted 2.5 units to 3.0 units. Special Exception variances are also requested for Parking (Permitted 1/Proposed 0), Lot Coverage (Permitted 30%/Proposed 32.2%) and Right-Side Yard Set-back (Existing 12.1'/Proposed 11.6').
- The Applicant's rationale for seeking the proposed land use action is to expand housing opportunities for persons with disabilities and special needs.
- The proposed project complies and conforms with the existing RMF zone with the exception of the actions noted above.
- This waiver request is necessary to permit the replication of the historic features in the new structure and to achieve the objective of expanding affordable housing opportunities. Overall, the proposed plan improves lot coverage and set-backs compared to the existing conditions.

8. Conclusion

- The requested land use actions are required to permit the replacement of a blighted, foreclosed structure with a newly constructed, historic replication that will provide housing for people with disabilities and special needs.
- This project meets the stated housing goals of the City of Stamford's Master Plan by (a) preserving the character of residential neighborhoods; (b) encouraging neighborhood revitalization; (c) maintaining affordable housing; and (d) promoting better housing choices for older adults and people with disabilities.
- The proposed redevelopment of 38 Ann Street will preserve the remaining historic character of the neighborhood by replicating the historic qualities of the street in the new construction design. The reconstruction of the site also achieves revitalization of the neighborhood by replacing a blighted, foreclosed

structure with new housing that will be owned and operated by Pacific House and, therefore affordable, to low and moderate-income families and individuals. Finally, as a project designated for supportive housing, the project will provide housing choices for people with disabilities.

Statement of Findings

Applicant: Pacific House, Inc.

Location: 36 Ann Street

The following Statement of Findings is being submitted under the Special Permit Application for 36 Ann Street.

a. Special Permits shall be granted by the reviewing board only upon a finding that the proposed use or structure or the proposed extension or alteration of an existing use or structure is in accord with the public convenience and welfare after taking into account, where appropriate:

(1) the location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of structures, drives and parking areas and the proximity of existing dwellings and other structures.

Response: The size and configuration of the proposed structure is consistent and complimentary to the surrounding existing dwellings. The structure immediately adjacent at 38 Ann Street, also owned by the Applicant, is the same density and street elevation. The adjacent structure at 24-36 Ann Street is a 6-unit condominium. Other structures along this area Ann Street are typically 2-3 story multi-family properties.

(2) the nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with special permit uses shall not be injurious to the neighborhood, shall be in harmony with the general purpose and intent of these Regulations, and shall not be more of objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property than the public necessity demands.

Response: The nature and intensity of the proposed structure is consistent with surrounding uses and will significantly improve neighborhood conditions as the development will be replacing a blighted, foreclosed structure. The proposed use as a supportive housing will not change or significantly increase the nature of the disturbances from the use, particularly when balanced with the public necessity of providing supportive housing for people with special needs.

(3) *the resulting traffic patterns, the adequacy of existing streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.*

Response: The proposed use for 36 Ann Street is supportive housing for people with special needs. The intended population/ residents typically do not own or operate cars, hence, the traffic associated with this use will not cause a safety hazard or traffic nuisance.

(4) *the nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future development.*

Response: The Ann Street neighborhood is fully developed with existing multi-family structures. The construction of the proposed structure will not in any way impair future development, redevelopment or renovation activity of the surrounding area.

(5) *the Master Plan of the City of Stamford and all statements of the purpose and intent of these regulations.*

Response: This project meets the stated housing goals of the City of Stamford's Master Plan by (a) preserving the character of residential neighborhoods; (b) encouraging neighborhood revitalization; (c) maintaining affordable housing; and (d) promoting better housing choices for older adults and people with disabilities.

The proposed redevelopment of 38 Ann Street will preserve the remaining historic character of the neighborhood by replicating the historic qualities of the street in the new construction design. The reconstruction of the site also achieves revitalization of the neighborhood by replacing a blighted, foreclosed structure with new housing that will be owned and operated by Pacific House and, therefore affordable to low and moderate-income families and individuals. Finally, as a project designated for supportive housing, the project will provide housing choices for people with disabilities.

Additional Findings per Section 7.3 Special Permit for Historic Buildings:

1. *No special exception shall be granted nor site plan approved pursuant to this Section until the Zoning Board has made a special finding that;*

a. *Said use and site plan is compatible with and implements the objectives and policies of Stamford's Master Plan;*

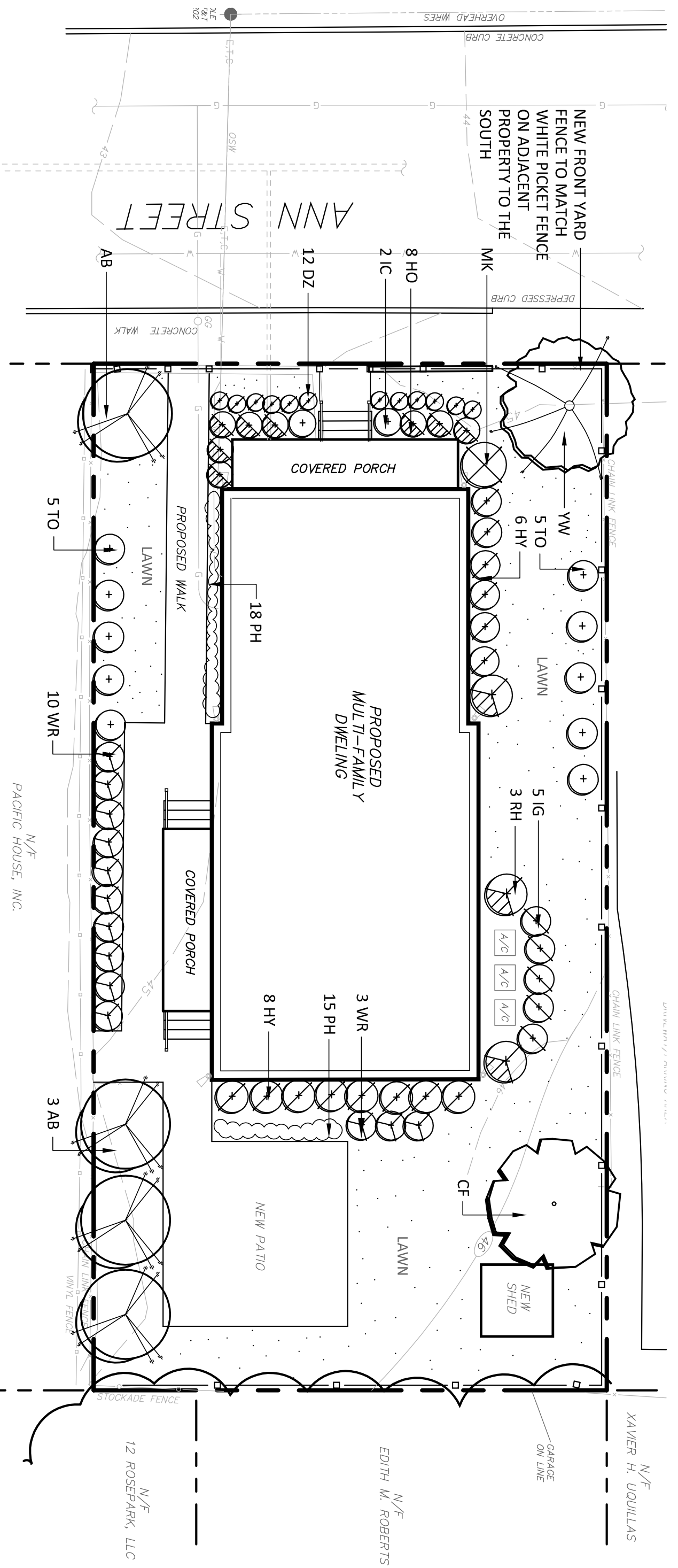
Response: As noted above in Finding (a)5, the proposed project meets all the housing goals identified in the Master Plan.

b. *That said uses and site plan are projected to a plan conforming to the standard dimensional requirements and use standards of the underlying zone and will not impair the future development of the surrounding area;*

Response: As noted above in Finding (a)4, the redevelopment of 38 Ann Street will not impair any future development in the surrounding area as the structure conforms to the surrounding neighborhood and proposed use will not create any additional traffic or other impacts injurious to future development. While the proposed development is seeking certain dimensional waivers for lot coverage, and side yard set-back to replicate the historic features in the new construction of the proposed project, overall, the proposed plan improves lot coverage and set-backs compared to the existing conditions.

c. *That the proposed use(s) and site plan for development serve to preserve significant historic structure(s) and that the loss of said structure(s) would be detrimental to the neighborhood or district. (84-018; 86-020).*

Response: Reconstruction of the structure at 38 Ann Street to replicate a historic Queen Ann style will preserve the historic qualities of the Ann Street Neighborhood. Please see attached letter from Ms. Kahn of Historic Neighborhood Preservation.

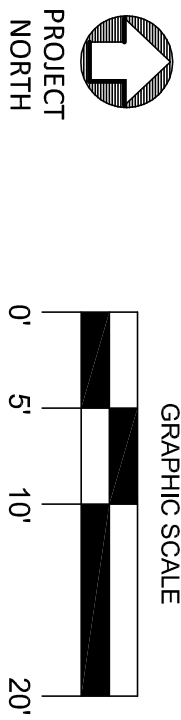


PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
1	YW	CLADRASTIS LUTEA	YELLOWWOOD	2-2 1/2" CAL.	B&B
4	AB	AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SHAD	4-5' HT.	B&B
1	CF	CORNUS FLORIDA	FLOWERING DOGWOOD	5-6' HT.	B&B
10	TO	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	3-4' HT.	B&B
12	DN	DEUTZIA 'NIKKO'	DWARF DEUTZIA	15-18" HT.	CONT.
14	HY	HYDRANGEA 'THE ORIGINAL'	THE ORIGINAL HYDRANGEA	2-3' HT.	CONT.
2	IC	ILEX GRENATA 'CHESAPEAKE'	CHESAPEAKE HOLLY	30-36" HT.	B&B
8	HO	ILEX GRENATA 'HOOGENDORN'	HOOGENDORN HOLLY	2-3' HT.	CONT.
5	IG	ILEX GLABRA 'SHAMROCK'	COMPACT INKBERRY	2-3' HT.	CONT.
3	RH	RHODODENDRON 'ENGLISH ROSEUM'	RHODODENDRON	36-42" HT.	B&B
13	WR	ROSA 'WHITE MEIDLAND'	WHITE MEIDLAND ROSE	2-3' SPR.	CONT.
33	MK	VIBURNUM BURKWOODII 'MOHAWK'	MOHAWK VIBURNUM	36-42" HT.	B&B
33	PH	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF HAMELN GRASS	1 QT.	B&B
200	VM	VINCA MINOR	VINCA (FIELD LOCATE)		BR

NOTES:

1. EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
2. PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING.
3. PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.



REVISIONS:	DRAWING TITLE:
	PLANTING PLAN
	PROJECT: 36 ANN STREET STAMFORD, CONNECTICUT

**ENVIRONMENTAL
LAND SOLUTIONS, LLC**
8 KNIGHT STREET, SUITE 203
NORWALK, CT 06851
T: 203.855.7879
F: 203.855.7835
Email: INFO@ELSLLC.NET

DATE: **5.18.21**

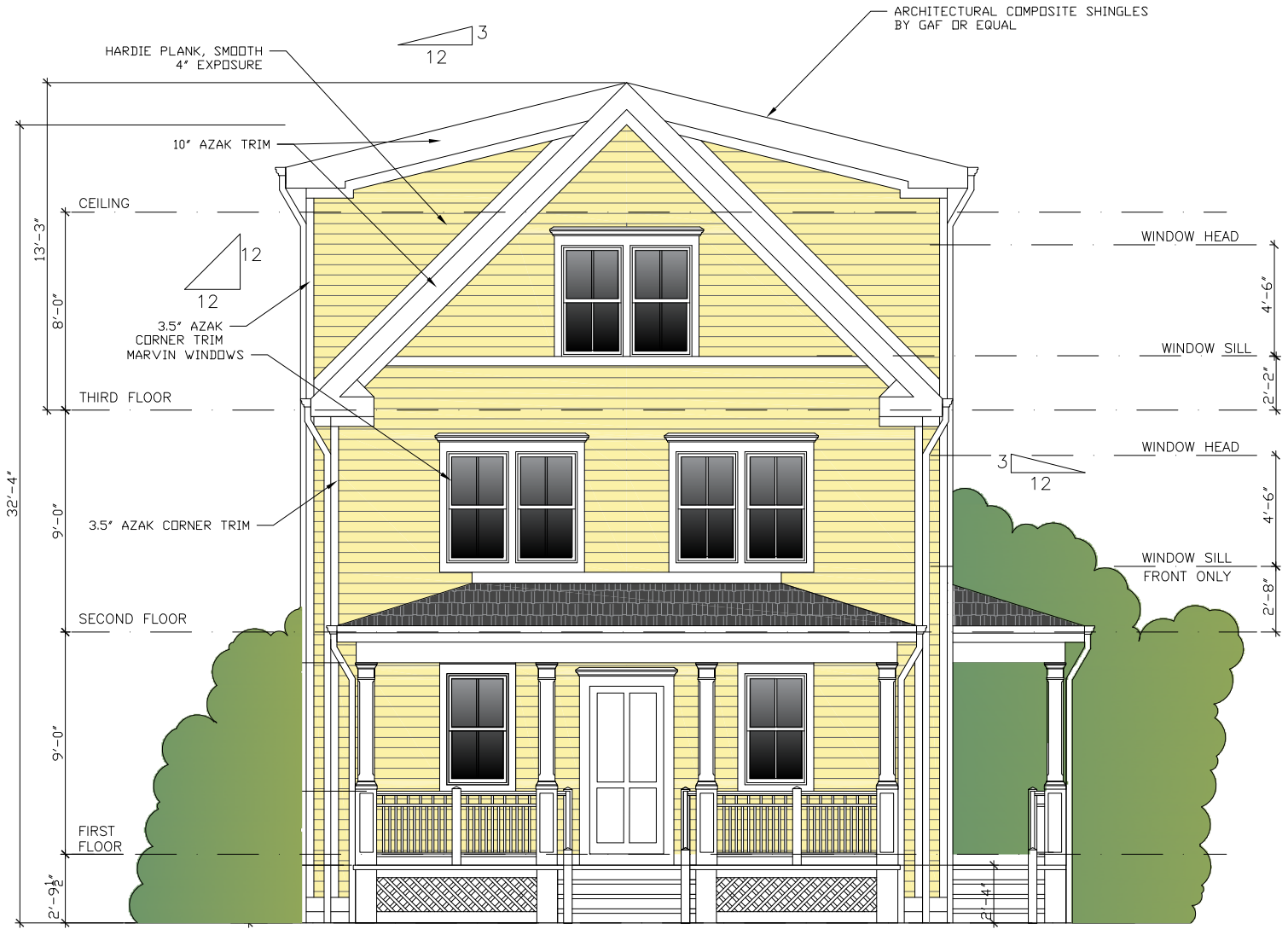
SCALE: **1"=20'**

DRAWING NO.: **PP.1**

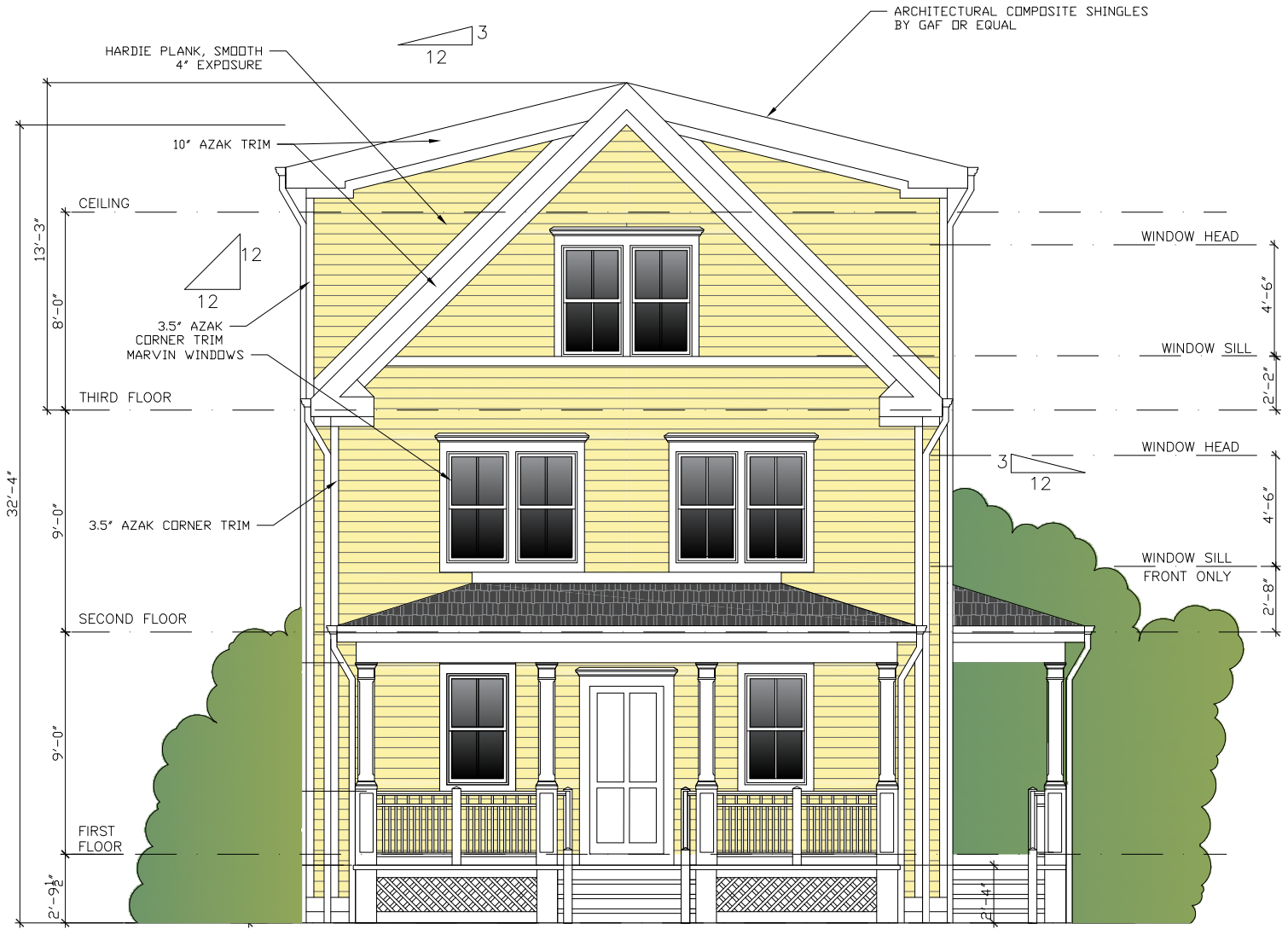
36 Ann Street, Stamford, CT

The title search for this dwelling reveals that the first mention of a structure on its lot was on April 18, 1906 when the property ^{was} bought by Jacob Weissman from Patrick J. Murphy (Book 118 - Page 35). Murphy had purchased the lot, without buildings, from John T. Kelly on December 7, 1903 (Book 118 - Page 34). Therefore the house was constructed sometime between these dates, the estimated date being c. 1905. Other, less definitive sources back up this conclusion. The house is not on the 1890 Miller Robbins Map, nor does it appear in the 1900 Census, cross-referenced with the 1901 Stamford Directory. It does appear in the earliest extant Grand List, in 1908, owned by Mary Curylo. Earlier Grand Lists were destroyed in the 1955 Hurricane.

by Nils Kerschus
September, 2021



36 ANN STREET PROPOSED FACADE
 PACIFIC HOUSE, INC. ELENA KALMAN, AIA. 9/9/21



36 ANN STREET PROPOSED FACADE
 PACIFIC HOUSE, INC. ELENA KALMAN, AIA. 9/9/21



36 ANN STREET PROPOSED FACADE

PACIFIC HOUSE, INC. ELENA KALMAN, AIA. 7/31/20

PROPOSED THREE FAMILY HOUSE

REPLICA OF EXISTING HISTORIC BUILDING WITH ADDITION

36 ANN STREET, STAMFORD, CT.

CLIENT:

PACIFIC HOUSE
597 PACIFIC STREET
STAMFORD, CT 06902

NOTE:

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	Date	Issue
No.	Date	Revision

PROJECT:

36 ANN STREET,
STAMFORD, CT

DRAWING TITLE

COVER SHEET

DRAWN BY	EK
CHECKED BY	EK
DATE	3-3-21
SCALE	1/2" = 1'-0"
PROJECT NAME	36 ANN ST.

A-0

Z O N I N G N O T E S :

1. PROPERTY IS LOCATED AT 36 ANN STREET, STAMFORD, CT.
2. LOT DIMENSIONS: 50' (FRONTAGE) X 100' = 5,000.S.F.

3. ZONE: R-MF, AND 7.3 BONUS

4. LOT COVERAGE:

PERMITTED: 30%
5,000 X.3 = 1500 S.F.

PROPOSED AFTER DEMOLITION AND CONSTRUCTION OF REPLICA WITH ADDITION: 1612 S.F. INCLUDING FRONT AND SIDE PORCHES 32.2% - LESS THEN

5. YARDS:

FRONT YARD: : 7.3'; PROPOSED: 7.3' - NO CHANGE
LEFT SIDE YARD: : 9.5'; PROPOSED: 12.5'±
RIGHT SIDE YARD: : 12.1'; PROPOSED: 11.6'±
REAR YARD: : 0; PROPOSED: 30'-3"± - REMOVED NON-CONFORMITY

6. NUMBER OF DWELLING UNITS:

PERMITTED: 5000/2000 = 2.5 UNITS
: 2 DWELLING UNITS
PROPOSED: 3 DWELLING UNITS - SEE 7.3 BONUS

7. PARKING

NUMBER OF PARKING SPACES:
PARKING SHALL BE COMBINED WITH 36 ANN STREET PARKING WHERE 3 PARKING SPACES EXIST AND THE BUILDING HAS 3 DWELLING UNITS.
PARKING REQUIRED FOR BELOW MARKET RATE HOUSING: 1 SPACE FOR 3 DWELLING UNITS.
COMBINED PROPOSED NUMBER OF DWELLING UNITS AT 38 AND 36 ANN STREET: 6
PROPOSED NUMBER OF PARKING SPACES: 3 - TO REMAIN.

A P P L I C A B L E C O D E S :

- 2015 IBC INTERNATIONAL BUILDING CODE WITH 2018 CT STATE AMENDMENTS
- 2015 IBC INTERNATIONAL EXISTING BUILDING CODE
- 2015 IBC INTERNATIONAL MECHANICAL CODE
- 2015 IBC INTERNATIONAL PLUMBING CODE
- 2015 IBC RESIDENTIAL CODE
- 2015 IBC INTERNATIONAL ENERGY CONSERVATION CODE
- 2017 NFPA 80-NATIONAL ELECTRICAL CODE
- 2009 ICC/ANSI 117.1 ACCESSIBILITY CODE

G E N E R A L N O T E S :

1. ARCHITECTS HAVE NOT BEEN RETAINED TO SUPERVISE ANY CONSTRUCTION METHODS OR INSTALLATION OF ANY EQUIPMENT AT SITE. ARCHITECT WILL BE PROVIDING CONSTRUCTION OBSERVATION TO ASSURE THAT THE DRAWINGS ARE ADHERED TO.
2. PRIOR TO THE START OF ANY CONSTRUCTION, CONTRACTOR IS REQUIRED TO CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND COMPARE TO DIMENSIONS ON THE PLANS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT AGAINST ALL GENERAL LIABILITY CLAIMS THAT MIGHT OCCUR DURING CONSTRUCTION RELATED IMMEDIATELY. NO PLANS SHALL BE SCALED, WRITTEN DIMENSIONS SHALL BE USED.
3. ALL ELECTRICAL WIRING AND PLUMBING TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE ELECTRICAL AND PLUMBING CODES OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
4. CONTRACTOR TO COMPLY WITH ALL CONSTRUCTION RELATED RULES AND REGULATIONS OF ALL LOCAL AND STATE GOVERNMENTAL AGENCIES HAVING JURISDICTION.
5. CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ALL ACTS AND OMISSIONS OF ALL HIS EMPLOYEES AND ALL SUBCONTRACTORS, THEIR AGENTS AND EMPLOYEES AND ALL OTHER PERSONS PERFORMING ANY OF THE WORK TO BE DONE.
6. CONTRACTOR SHALL PURCHASE AND MAINTAIN SUCH INSURANCE AS WILL PROTECT HIS OPERATIONS, WHETHER SUCH OPERATIONS BE BY HIMSELF OR BY ANY SUBCONTRACTOR OR BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE.
7. IT IS THE INTENTION OF THIS CONTRACT TO COMPLETELY FINISH AND READY FOR OCCUPANCY THIS BUILDING IN ACCORDANCE WITH THE CONTRACT DOCUMENT AND ALL REQUIREMENTS OF LAW, ALTHOUGH ALL NECESSARY WORK MAY NOT BE ITEMIZED IN THE DRAWINGS. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE EXISTING SITE CONDITIONS AND INCLUDE ALL WORK SPECIFIED OR IMPLIED.
8. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS AND LAWFUL ORDER OF PUBLIC AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. HE SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS ALL PROGRESS OF WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION.
9. THE CONTRACTOR SHALL UPON COMPLETION OF WORK SEE THAT THE JOB IS DUST & DEBRIS FREE FROM ALL SURFACES AFFECTED BY CONTRACTORS WORK, NEW OR EXISTING. CONTRACTOR SHALL AT HIS OWN COST DELIVER A CERTIFICATE OF OCCUPANCY TO THE OWNER AS ISSUED BY THE DEPARTMENT OF BUILDINGS.
10. CONTRACTOR SHALL COOPERATE AND COORDINATE THE SCHEDULING OF ALL TRADES.
11. THE CONTRACTOR IS CAUTIONED TO MAKE CONTINUOUS OBSERVATION OF THE STRUCTURE DURING THE PERFORMANCE OF HIS WORK. SHOULD HE BECOME AWARE OF ANY SITUATIONS THAT REQUIRE FURTHER INVESTIGATION OR STUDY HE SHALL NOTIFY THE ARCHITECT IMMEDIATELY, IN WRITING.
12. PRIOR TO THE REMOVAL OF ANY STRUCTURAL MEMBERS, LOAD BEARING WALLS, STRUCTURAL LINTELS, ETC. CONTRACTOR SHALL PROPERLY SHORE UP AND SUPPORT EXISTING CONSTRUCTIONS, SECURING A SAFE CONDITION IN CONFORMANCE WITH THE STATE OF CONNECTICUT BUILDING CODE REQUIREMENTS.
13. NO CHANGES ARE TO BE MADE WITHOUT THE CONSULTATION AND APPROVAL OF THE ARCHITECT.
14. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS. NO WORK TO START UNLESS BUILDING PERMIT IS PROPERLY DISPLAYED.

C O D E N O T E S :

CODE SECTION:
310.1 OCCUPANCY GROUP: R-2 (RESIDENTIAL MULTI-FAMILY)

TABLE 503: AND SECTION 504.2 - AUTOMATIC SPRINKLER SYSTEM

ALLOWABLE HEIGHT/AREA: 2 STORY + 1 STORY / 7,000.00 S.F.
PROPOSED HEIGHT/AREA: 3 STORY/ 3008 S.F.

CONSTRUCTION TYPE: 5-B

TABLE 601:

STRUCTURAL FRAME: 0-HR RATED
(COLUMNS, GIRDERS, TRUSSES)

BEARING WALLS: 0-HR RATED
(INTERIOR AND EXTERIOR)

NON-BEARING WALLS: 0-HR RATED
(INTERIOR AND EXTERIOR)

FLOOR CONSTRUCTION: 0-HR RATED
(INCLUDING SUPPORTING BEAMS AND JOISTS)

ROOF CONSTRUCTION: 0-HR RATED
(INCLUDING SUPPORTING BEAMS AND JOISTS)

TABLE 602:

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE.

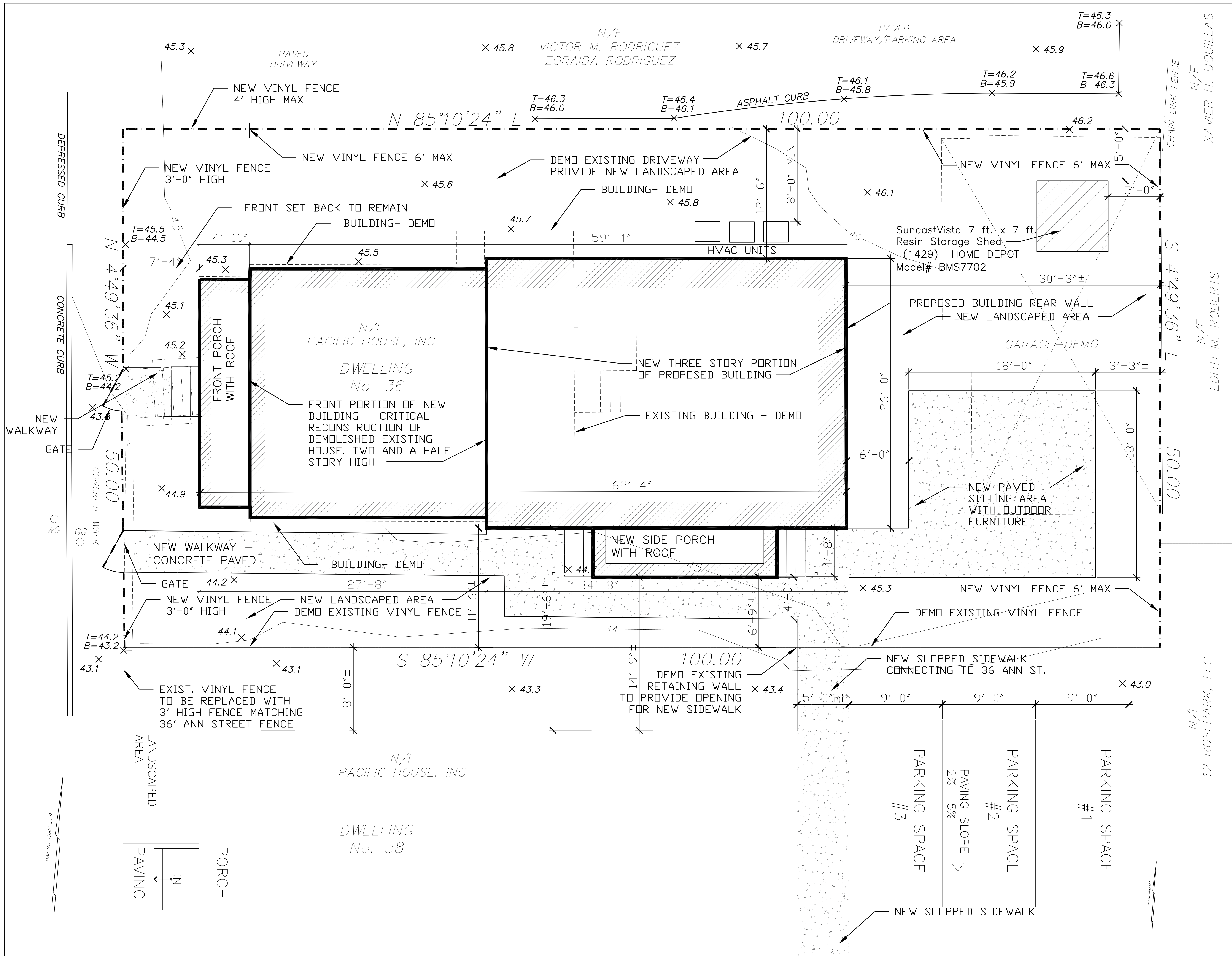
FIRE SEPARATION BETWEEN APARTMENTS: 1-HR RATED.

L I S T O F A R C H I T E C T U R A L P L A N S :

- A-0 COVER SHEET
- A-1 SITE PLAN
- A-2 BASEMENT AND FIRST FLOOR PLANS
- A-3 SECOND, THIRD AND ROOF PLANS
- A-4 ELEVATIONS
- A-5 BUILDING SECTIONS
- A-6 PORCH DETAILS
- A-7 SECTION DETAILS
- A-8 SCHEDULES

S M O K E D E T E C T O R N O T E S (907.2.10.1.2):

- SINGLE OR MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUP R-2 BUILDINGS:
1. ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN IMMEDIATE VICINITY OF BEDROOMS.
 2. IN EACH ROOM USED FOR SLEEPING PURPOSES.
 3. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING CELLARS.



CLIENT:
PACIFIC HOUSE
 597 PACIFIC STREET
 STAMFORD, CT 06902

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No.	Date	Revision

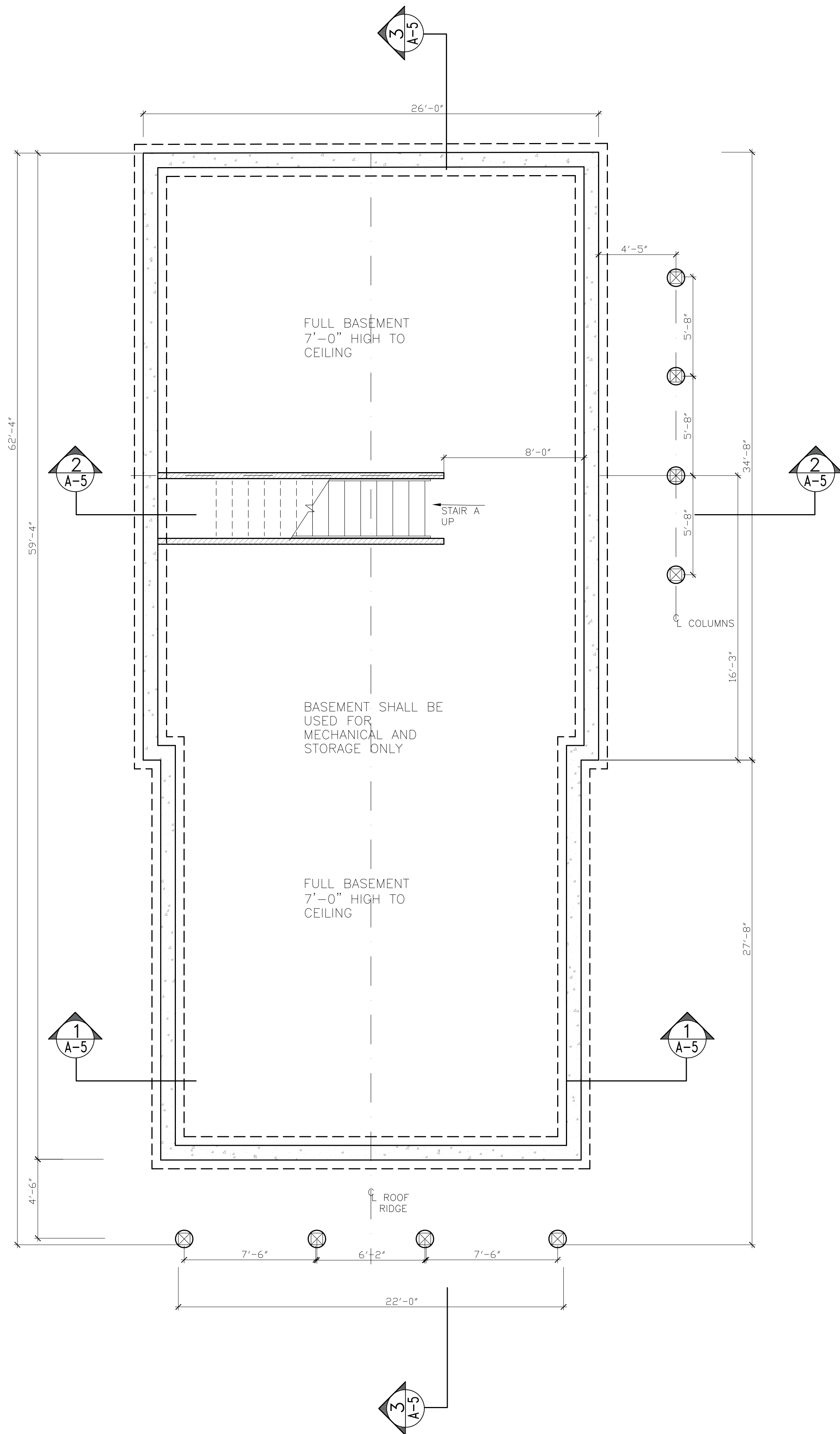
PROJECT:
 36 ANN STREET,
 STAMFORD, CT

ELENA KALMAN ARCHITECT
 AIA
 99 WILD DUCK ROAD
 STAMFORD, CT, 06903
 TEL: (203) 329-3074
 FAX: (203) 329-7149

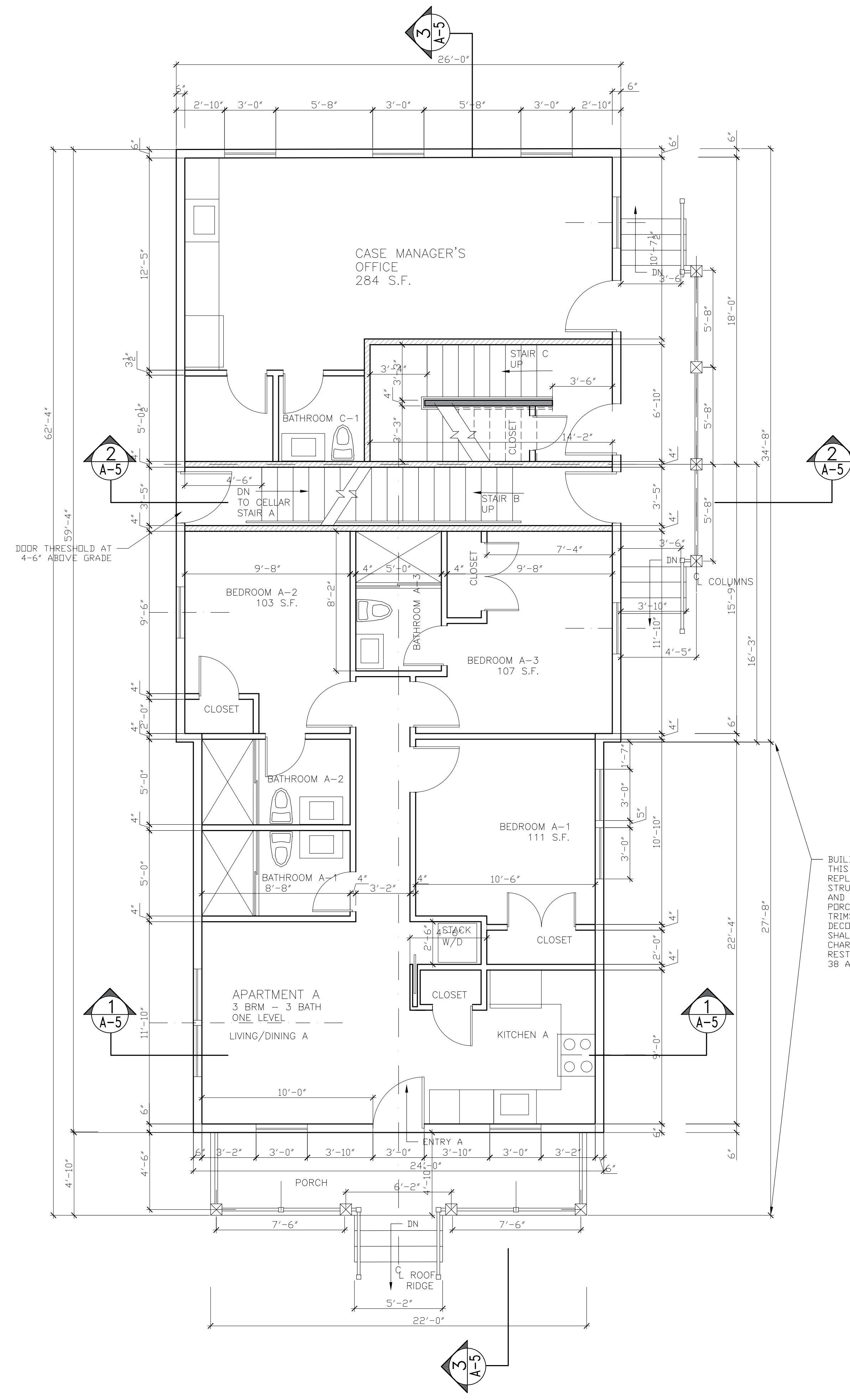
DRAWING TITLE
SITE PLAN

DRAWN BY	EK
CHECKED BY	EK
DATE	5-10-21
SCALE	1/8" = 1'-0"
PROJECT NAME	36 ANN ST.

A-1



BASEMENT PLAN
GROSS FLOOR AREA: 1439 S.F.



FIRST FLOOR PLAN
LOT COVERAGE: 1612 S.F.
(INCLUDING PORCHES)
GROSS FLOOR AREA: 1439 S.F.

BUILDING FROM STREET TO THIS POINT SHALL REPLICATE THE EXISTING STRUCTURE'S PROPORTIONS AND ROOF LINES. PORCH DETAILS, WINDOWS, TRIMS AND OTHER DECORATIVE TREATMENTS SHALL BE HISTORIC IN CHARACTER AND SIMILAR TO RESTORED BUILDING AT 38 ANN STREET.

CLIENT:

PACIFIC HOUSE
597 PACIFIC STREET
STAMFORD, CT 06902

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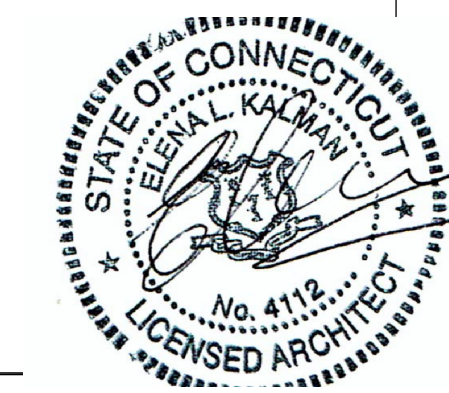
PROJECT:

**36 ANN STREET,
STAMFORD, CT**



**ELENA
KALMAN
ARCHITECT**

AIA
99 WILD DUCK ROAD
STAMFORD, CT, 06903
TEL: (203) 329-3074
FAX: (203) 329-7149

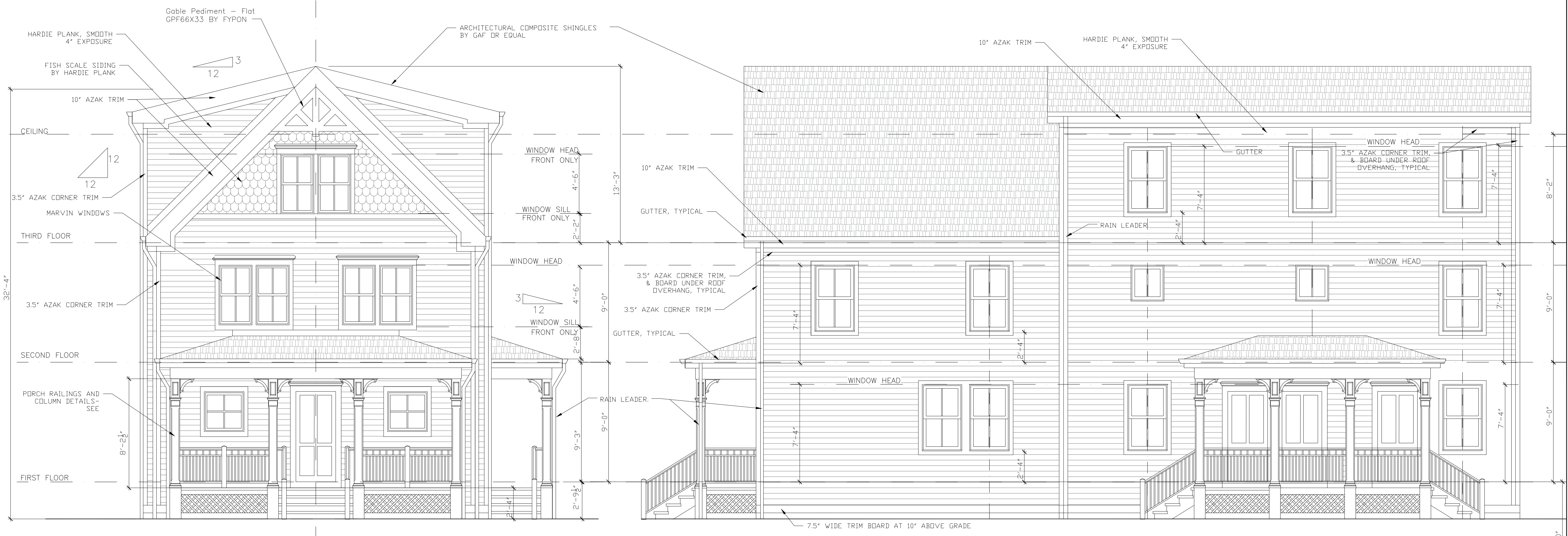


DRAWING TITLE

**BASEMENT & FIRST
FLOOR PLANS**

DRAWN BY	EK
CHECKED BY	EK
DATE	3-3-21
SCALE	1/4" = 1'-0"
PROJECT NAME	36 ANN ST.
DRAWING NUMBER	

A-2



ANN STREET ELEVATION

NORTHERN SIDE ELEVATION



REAR ELEVATION

SOUTHERN SIDE ELEVATION

CLIENT:
PACIFIC HOUSE
 597 PACIFIC STREET
 STAMFORD, CT 06902

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No.	Date	Revision

PROJECT:
 36 ANN STREET,
 STAMFORD, CT

EK
 ELENA KALMAN
 ARCHITECT

AIA

99 WILD DUCK ROAD
 STAMFORD, CT, 06903
 TEL: (203) 329-3074
 FAX: (203) 329-7149

DRAWING TITLE
ELEVATIONS

DRAWN BY	EK
CHECKED BY	EK
DATE	3-3-21
SCALE	1/4" = 1'-0"
PROJECT NAME	36 ANN ST.
DRAWING NUMBER	

CLIENT:
PACIFIC HOUSE
 597 PACIFIC STREET
 STAMFORD, CT 06902

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No.	Date	Revision

PROJECT:
**36 ANN STREET,
 STAMFORD, CT**

EK
ELENA KALMAN
 ARCHITECT

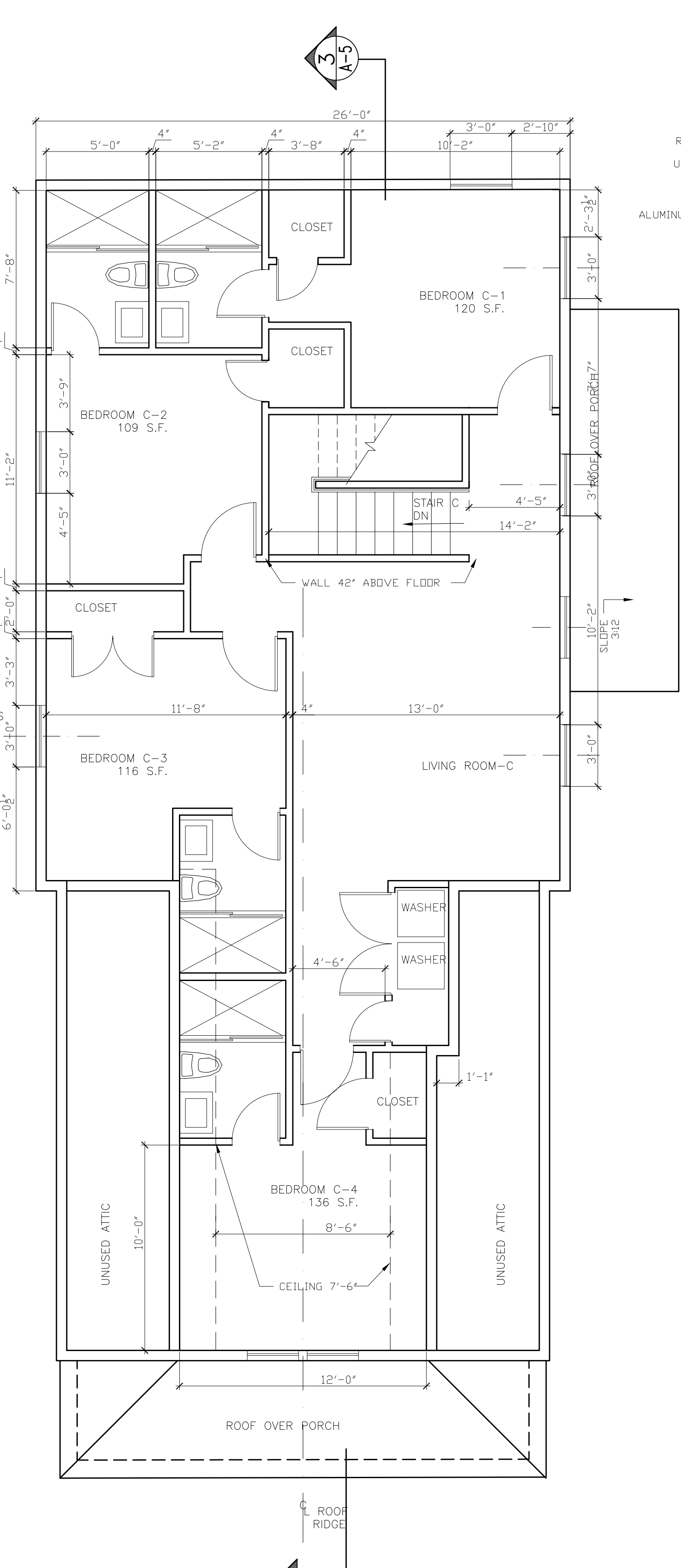
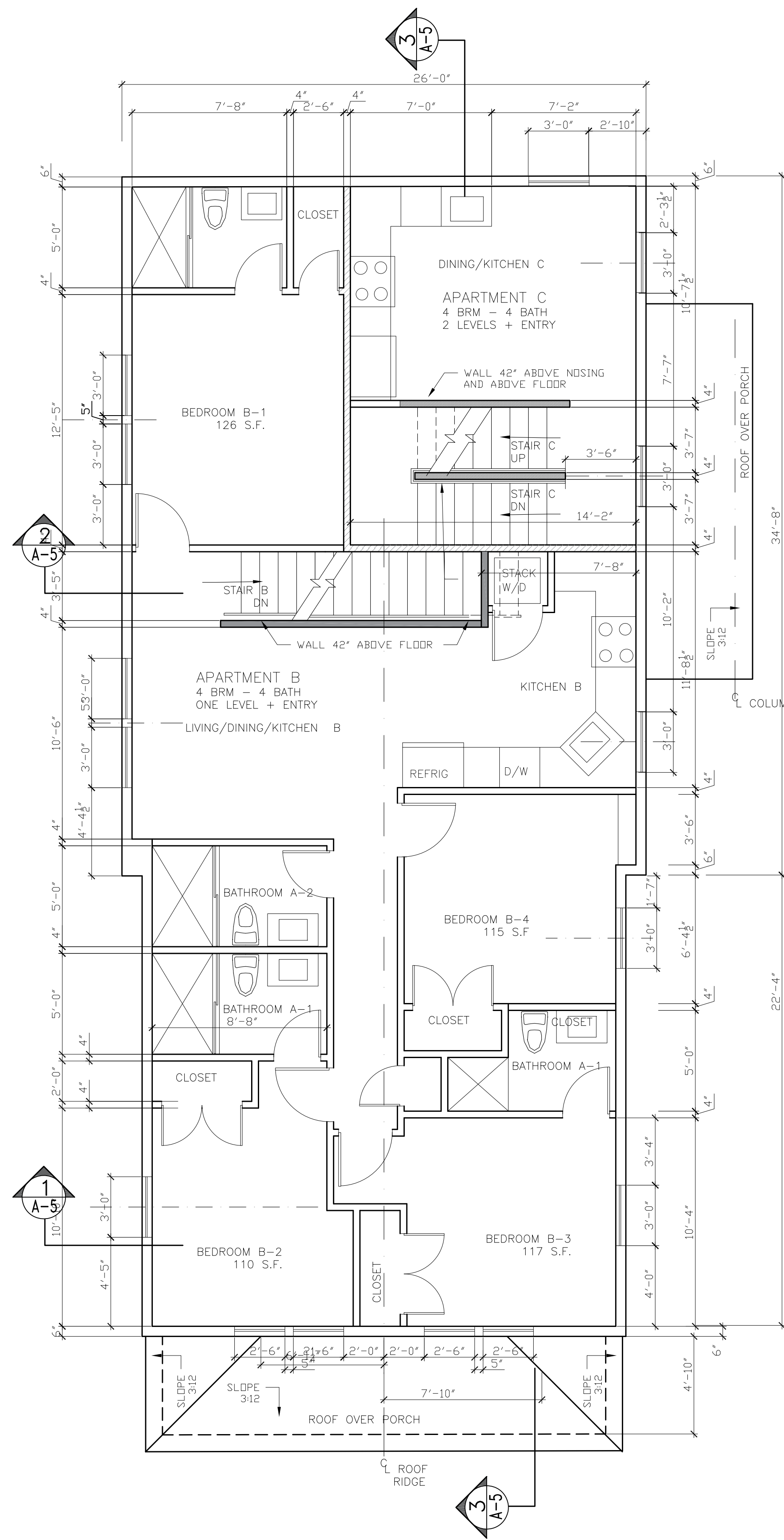
AIA

99 WILD DUCK ROAD
 STAMFORD, CT 06903
 TEL: (203) 329-5074
 FAX: (203) 329-7149

DRAWING TITLE
**SECOND & THIRD FLOOR PLANS.
 ROOF PLAN**

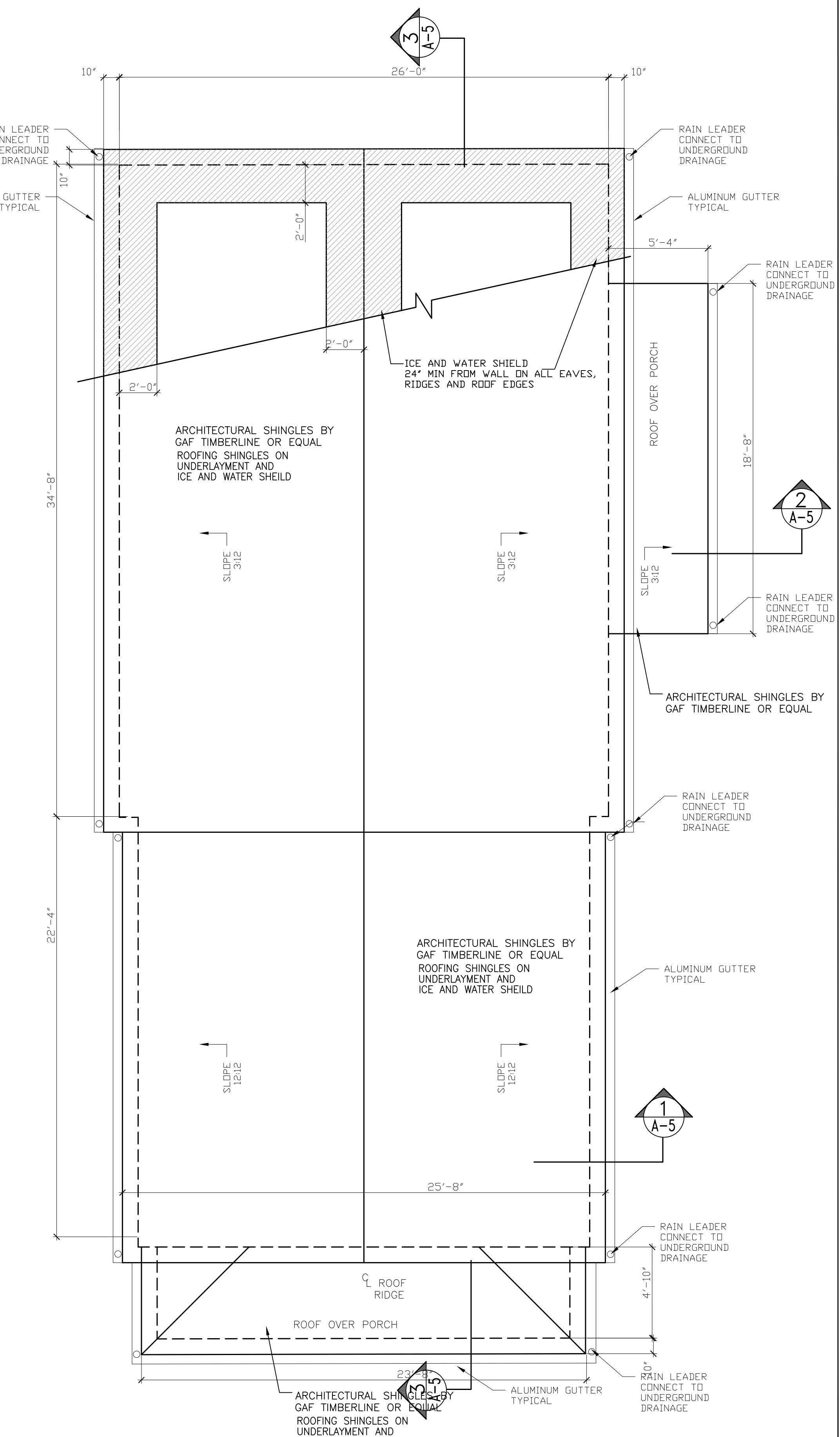
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 PROJECT NAME: 36 ANN ST.
 DRAWING NUMBER:

A-3



THIRD FLOOR PLAN: 1204 S.F.

GROSS BUILDING AREA: 7046 S.F.



ROOF PLAN

CLIENT:

PACIFIC HOUSE
597 PACIFIC STREET
STAMFORD, CT 06902

NOTE:

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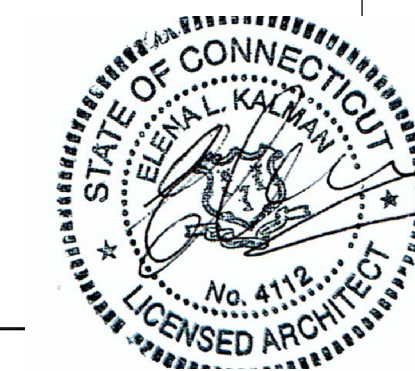
No.	Date	Revision

PROJECT:

36 ANN STREET,
STAMFORD, CT



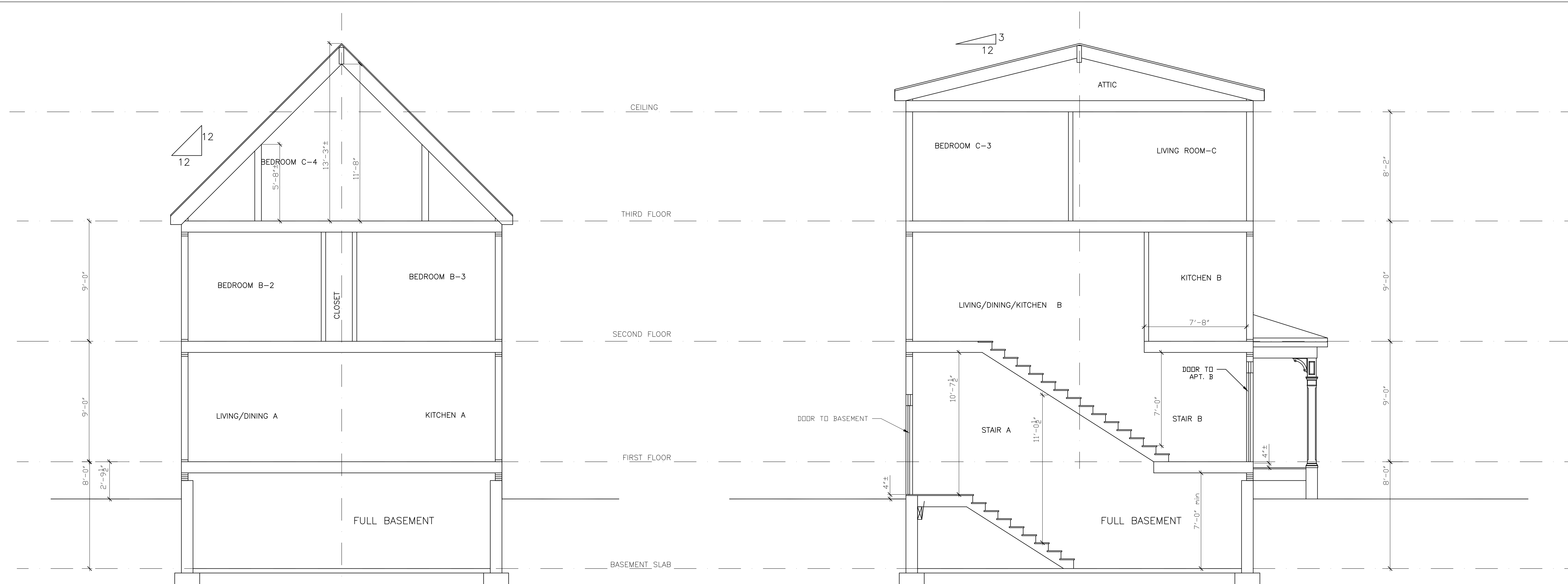
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STAMFORD, CT, 06903
TEL: (203) 329-3074
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DRAWING TITLE
BUILDING SECTIONS

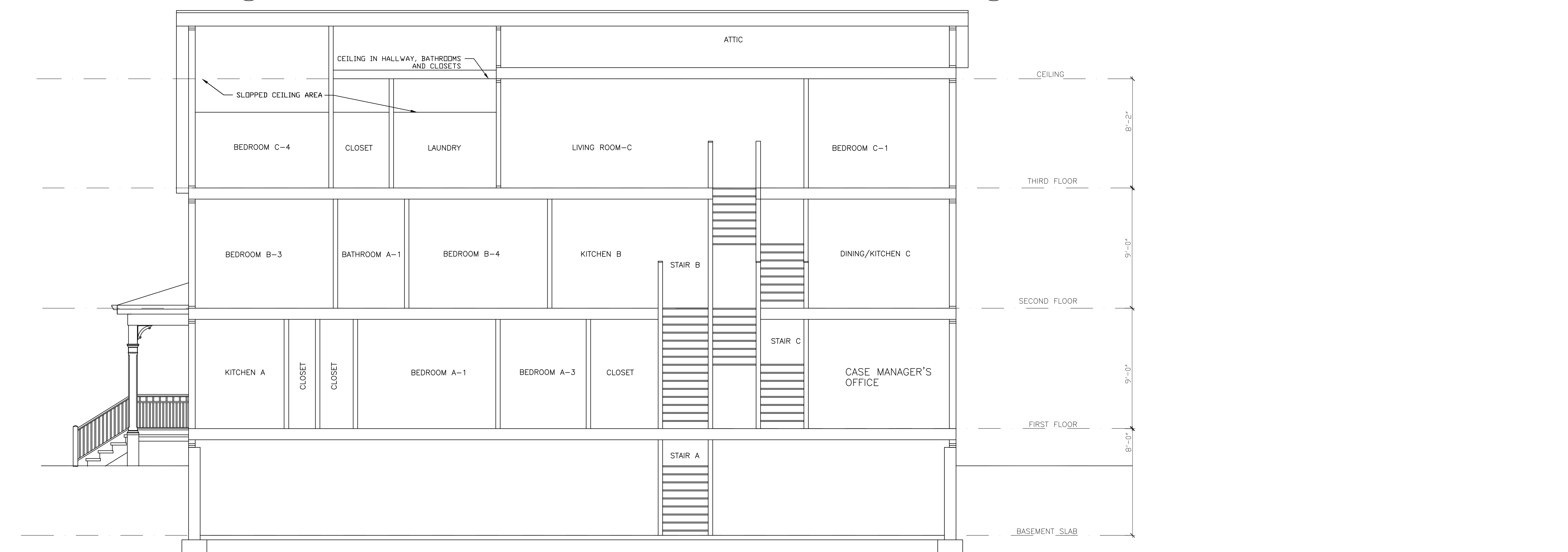
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PROJECT NAME	36 ANN ST.
DRAWING NUMBER	

A-5



1 CROSS SECTION
A-5

2 CROSS SECTION
A-5



3 LONGITUDINAL SECTION
A-5

CLIENT:

PACIFIC HOUSE
597 PACIFIC STREET
STAMFORD, CT 06902

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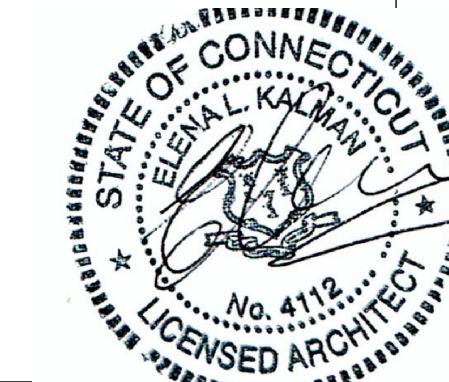
PROJECT:

36 ANN STREET,
STAMFORD, CT

EK
ELENA
KALMAN
ARCHITECT

AIA

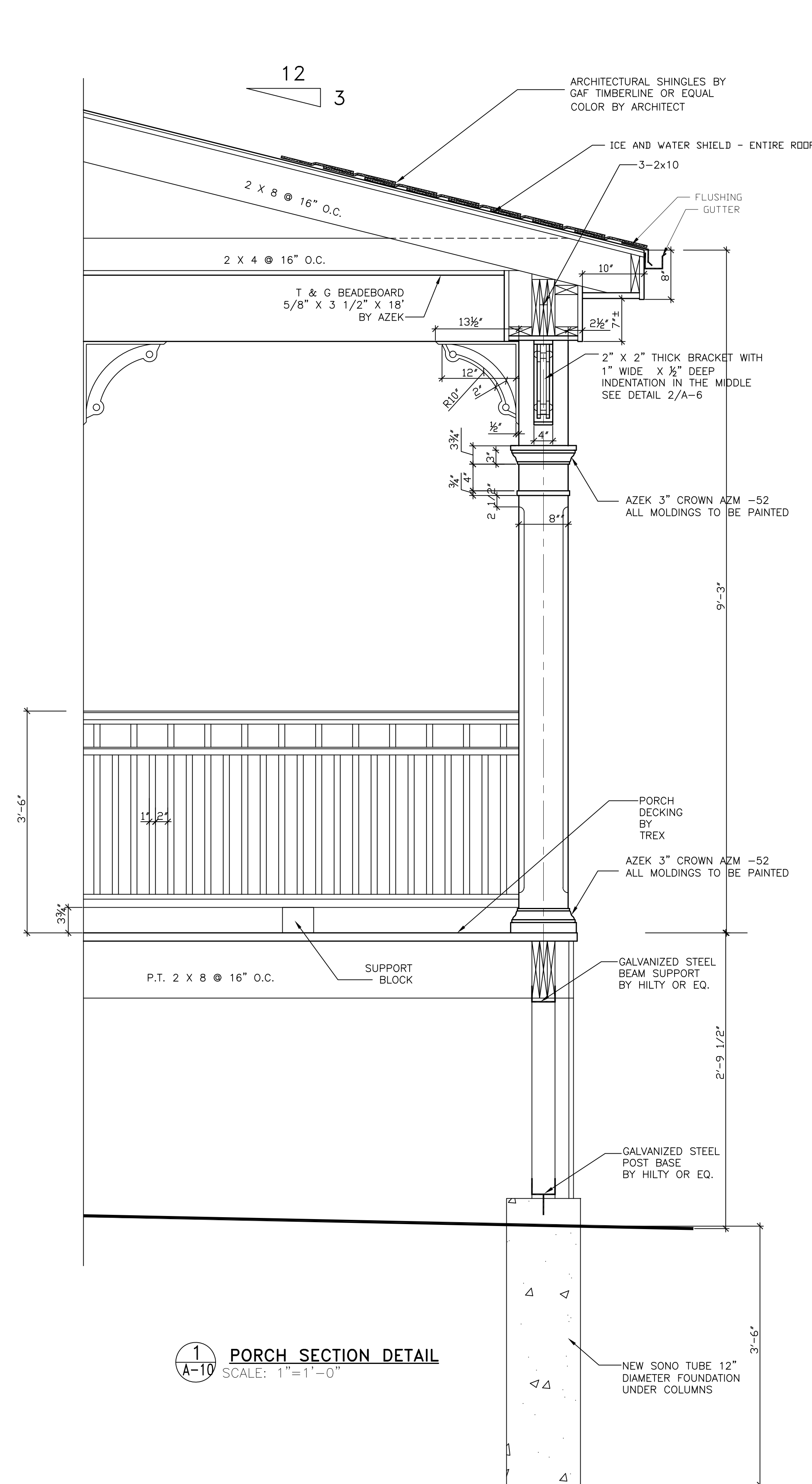
99 WILD DUCK ROAD
STAMFORD, CT, 06903
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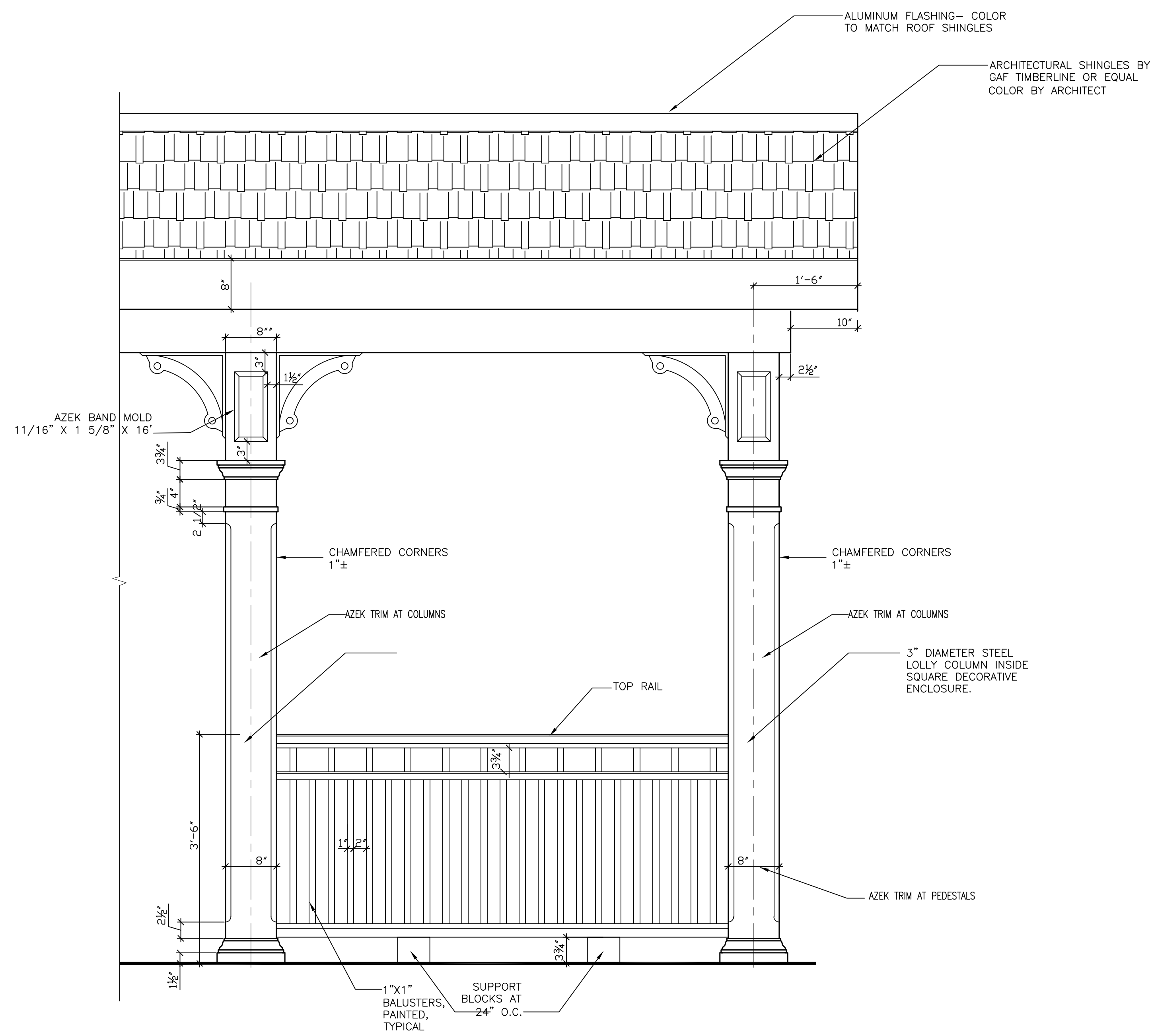
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ELEVATION DETAILS

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SCALE	1/4" = 1'-0"
PROJECT NAME	36 ANN ST.
DRAWING NUMBER	

A-6



1 PORCH SECTION DETAIL
SCALE: 1"=1'-0"



2 PORCH ELEVATION DETAIL
SCALE: 1"=1'-0"

CLIENT:

PACIFIC HOUSE
597 PACIFIC STREET
STAMFORD, CT 06902

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99 WILD DUCK ROAD
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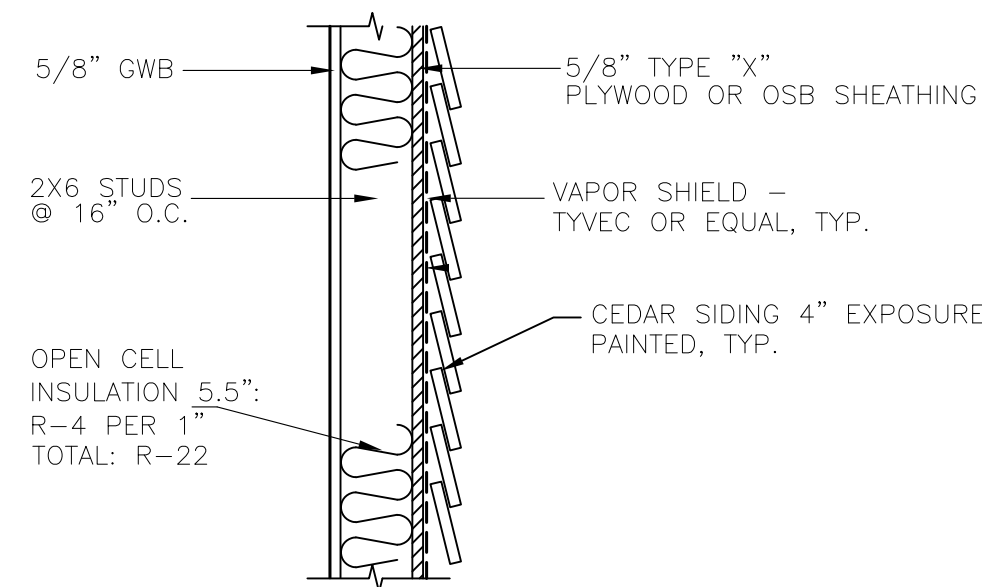
A-7

Gypsum Wallboard, Wood Studs
One layer 5/8" type gypsum FIRECORE core (use water resistant where applicable)
wallboard or veneer base applied parallel or at right angles to each side of 2X4 wood studs spaced 16" o.c. with 6d coated nails 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. Wallboards nailed to top and bottom plates at 7" o.c. Stagger joints 24" o.c. each side. (LOAD-BEARING)

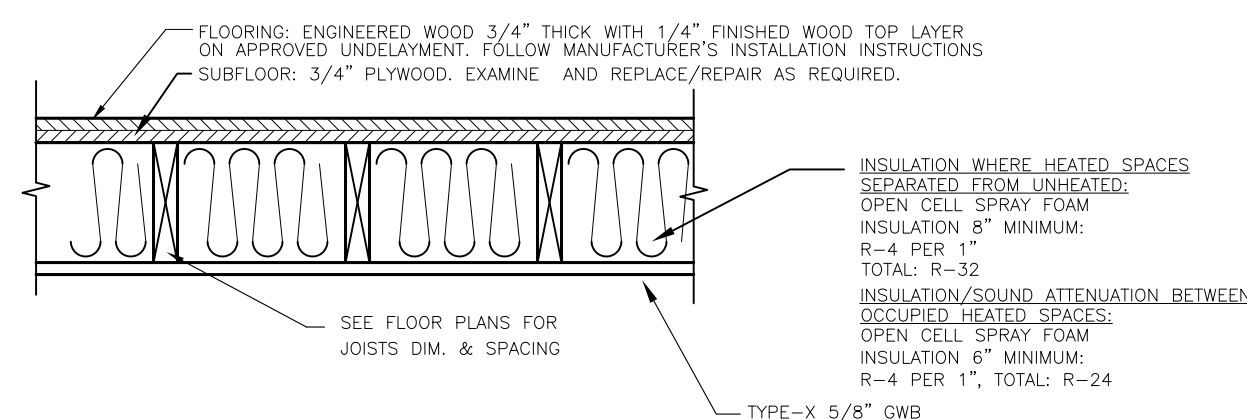
Thickness: 4 3/4"
Approx. Weight: 7 psf

NOTE: ALL INTERIOR WALLS SHALL BE CONSTRUCTED AS 1-HR.

1
A-7
1-HR RATED WALL - UL Des 305
3/4"=1'-0"



2
A-7
EXTERIOR WALL
3/4"=1'-0"

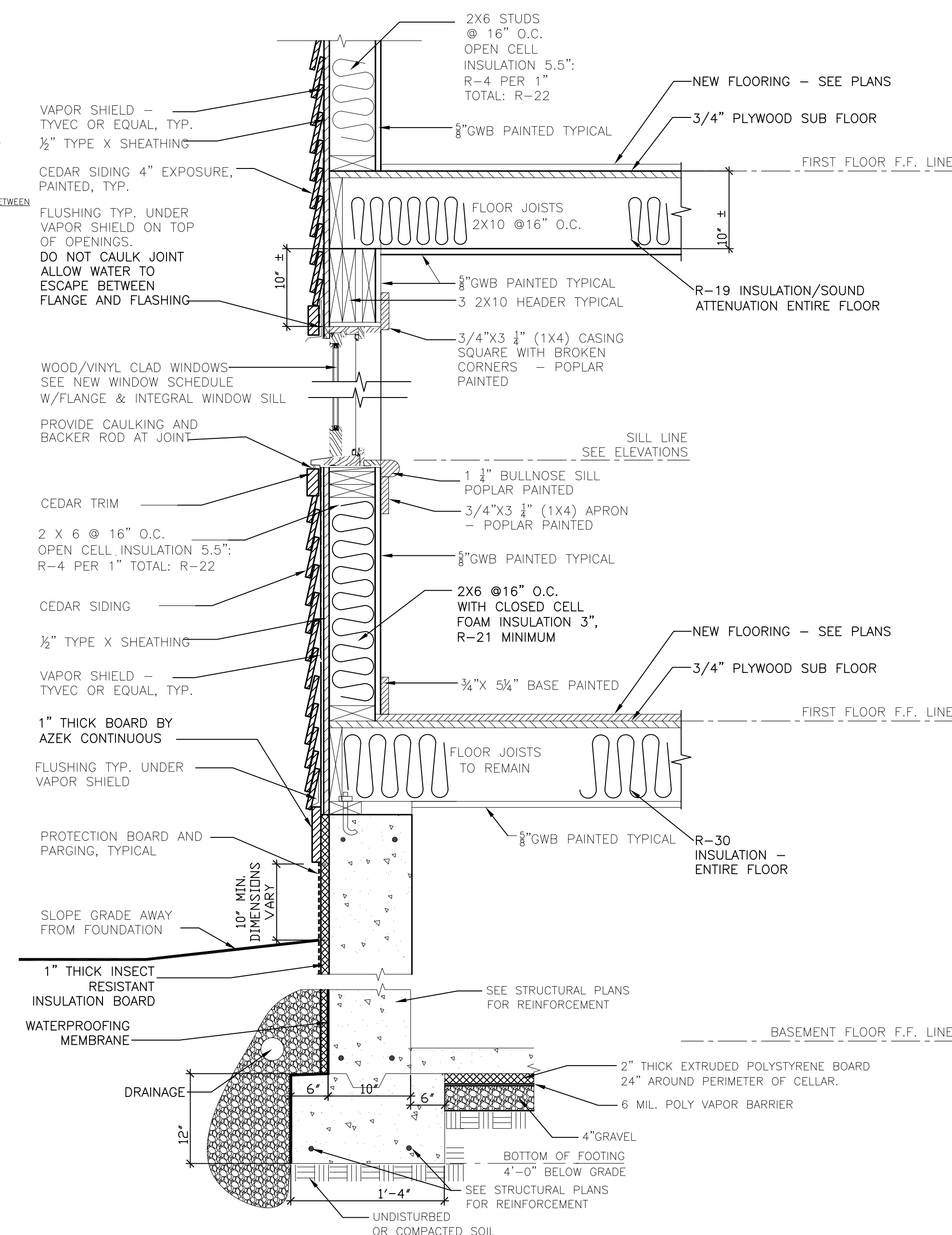


Wood Joists, Gypsum Wallboard

1" nom. wood sub and finish floor,
5/8" SHEETROCK Brand Gypsum Panels,
FIRECORE Core attached at right angles to 2X10 minimum wood joists @16" o.c. with 6d coated nails 1 7/8" long, 0.0915" shank, 1/4" heads, 6" o.c., -joints, fin.

NOTE: UNRATED 2X8 CEILINGS - SIMILAR TO 1-HR.

3
A-7
UL DES. L501
1 HOUR FLOOR - CEILING
3/4"=1'-0"



5
A-7
TYPICAL FOUNDATION AND WALL SECTION AT WINDOW
1"=1'-0"

NOTE 1: FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR CEDAR SIDING AND TRIM. COORDINATE NAILS LENGTH TO ASSURE THAT SIDING IS NAILED TO STUDS. GALVANIZED NAILS ONLY. USE TYVEK OR EQUAL VAPOR BARRIER AND PRO-FLUSHING AT ALL OPENING. INSTALL PAINT ALL CUT EDGES OF SIDING AND TRIM.

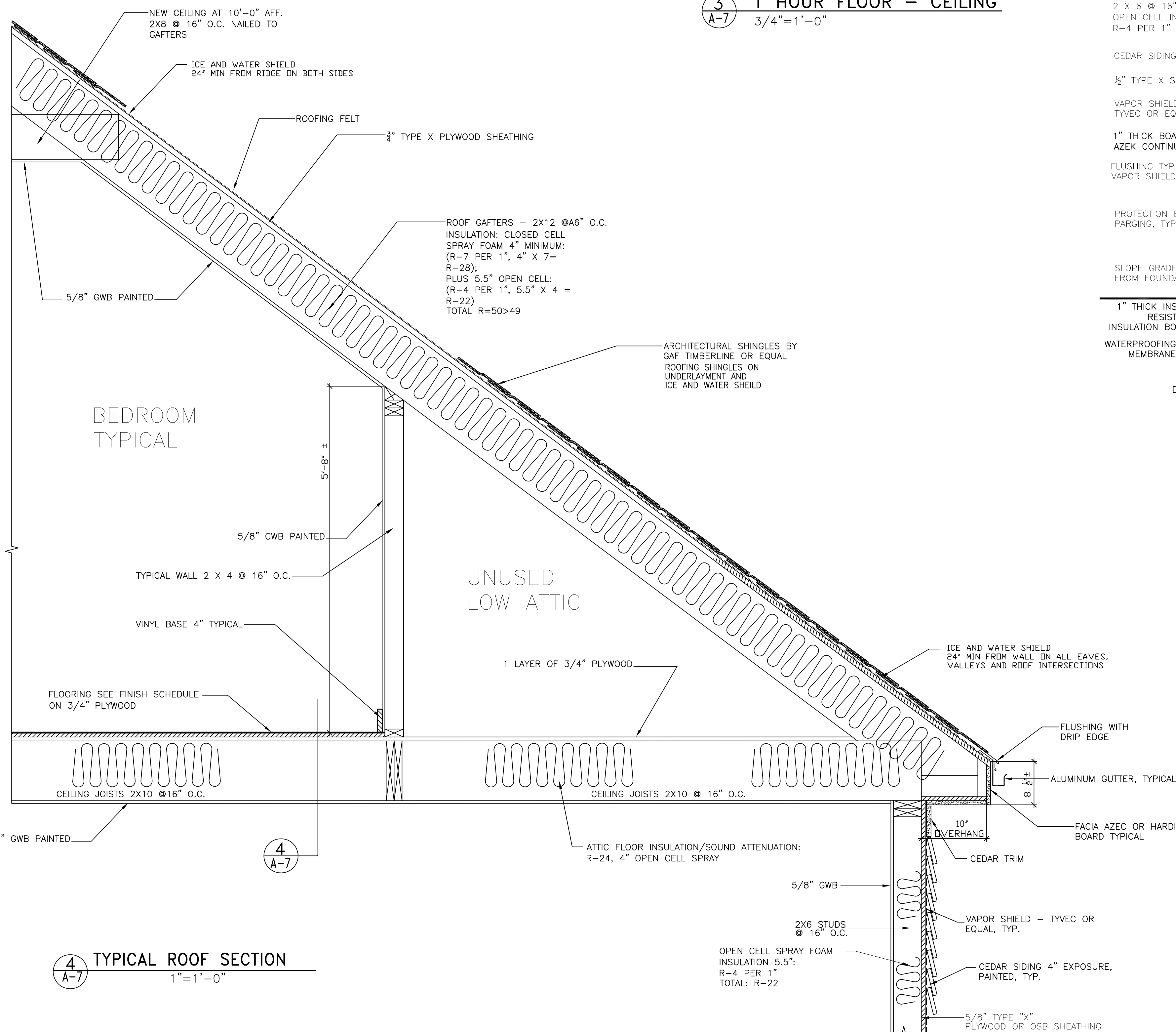
NOTE 2: FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR PELLA WINDOWS.

SHEETROCK & SHEATHING NOTES:

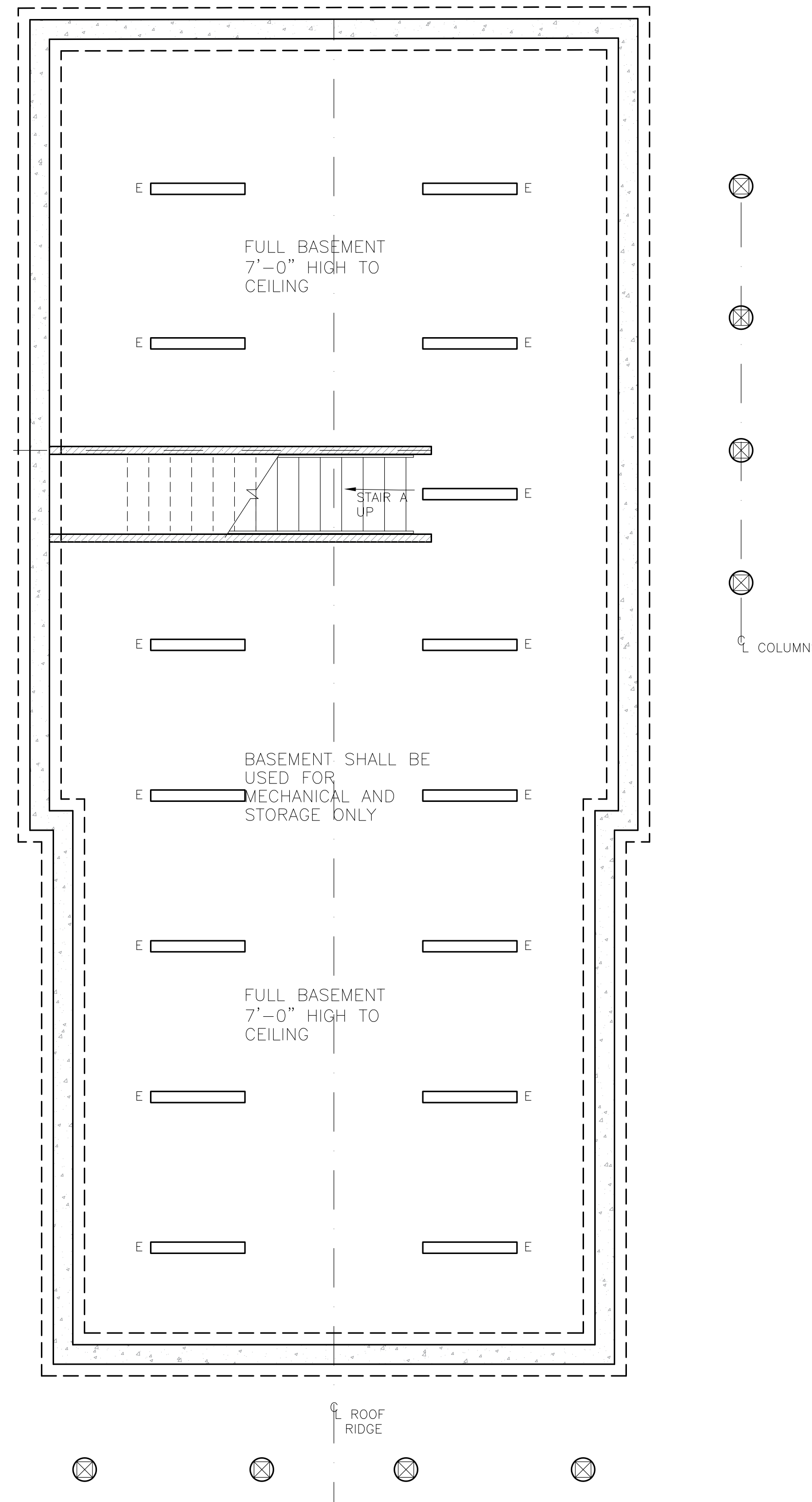
- ALL INTERIOR WALLS AND CEILINGS TO BE FACED WITH WITH: 5/8" SHEETROCK BRAND GYPSUM PANELS, FIRECORE CORE.
- ROOF SHEATING TO BE 5/8" MIN. EXTERIOR TYPE PLYWOOD OR EXTERIOR QUALITY GYPSUM PRODUCT.
- WALL SHEATING TO BE 5/8" MIN. EXTERIOR TYPE PLYWOOD OR EXTERIOR QUALITY GYPSUM PRODUCT.

INSULATION NOTES:

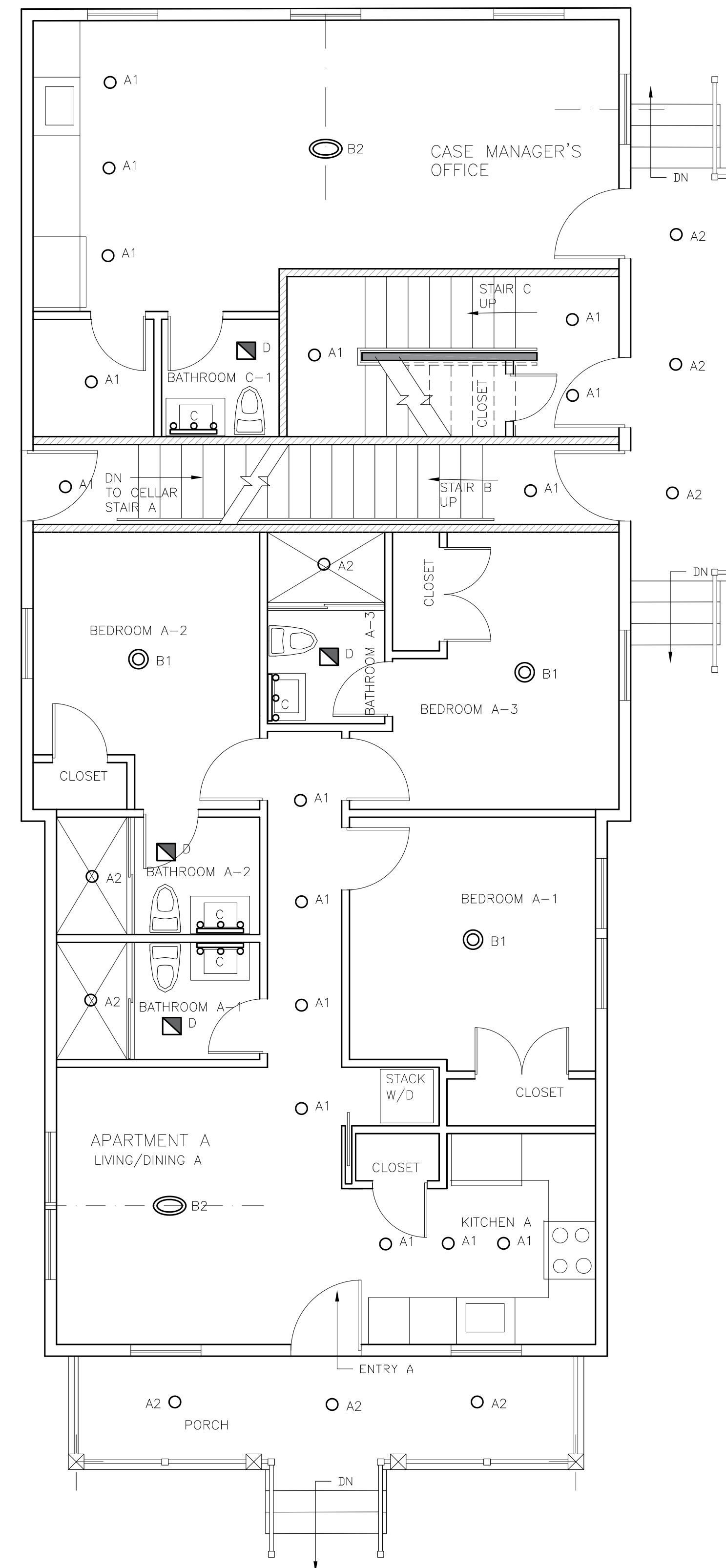
- WALL INSULATION TO BE R-21 MINIMUM.
- ROOF/ATTIC INSULATION TO BE R-40 MINIMUM.
- CELLAR CEILING INSULATION TO BE R-21 MINIMUM.
- FLOOR RIM JOISTS AT EXTERIOR WALL TO BE R-21 INSULATION MINIMUM.
- WINDOWS TO BE U-VALUE .030 OR LOWER.
- EXTERIOR DOORS TO BE R-5 MINIMUM, FULLY WETHERSTRIPPED.
- ALL GAPS, PENETRATIONS, SEPARATIONS FROM FRAMING, PLUMBING, HVAC WORK, ETC., SHALL BE SEALED WITH FOAM, CALK TAPE MASTIC OR ANY OTHER METHOD PRESENTED BY CONTRACTOR AND APPROVED BY THE ARCHITECT.



4
A-7
TYPICAL ROOF SECTION
1"=1'-0"



BASEMENT REFLECTED CEILING PLAN



FIRST FLOOR REFLECTED CEILING PLAN

CLIENT:

PACIFIC HOUSE
597 PACIFIC STREET
STAMFORD, CT 06902

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No.	Date	Revision

PROJECT:

36 ANN STREET,
STAMFORD, CT

ELENA KALMAN ARCHITECT

AIA

99 WILD DUCK ROAD
STAMFORD, CT, 06903
TEL: (203) 329-3074
FAX: (203) 329-7149

DRAWING TITLE
BASEMENT & FIRST FLOOR REFLECTED CEILING PLANS

DRAWN BY	EK
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INTERIOR MATERIALS: FINISH SCHEDULE:

ROOM NAME:	CEILING	FLOORING	WALLS	DOOR CASINGS	DOORS/FRAMES	WINDOW JAMBS	WINDOW SILLS	BASE
ALL LIVING SPACES INCLUDING: LIVING ROOMS, DINING ROOMS, BEDROOMS, CORRIDORS AND CLOSETS	5/8" GWB PAINTED (2 COATS MIN.) LATEX PAINT, FLAT	COMPOSITE ENGINEERED WOOD 3/4" THICK PRE-FINISHED	5/8" GWB PAINTED WALL LATEX PAINT, FLAT	WOOD CASINGS PAINTED WITH TWO COATS OF LOW LUSTER WATER BASED PAINT BY BENJAMIN MOORE	ALL INTERIOR DOORS TO BE WOOD-FACTORY FINISHED	WOOD CASINGS PAINTED WITH TWO COATS OF LOW LUSTER WATER BASED PAINT BY BENJAMIN MOORE	MAPLE WITH BULLNOSE EDGE POLYURETHANE FINISH	PAINTED WOOD MOLDING
KITCHEN	5/8" GWB PAINTED (2 COATS MIN.) LATEX PAINT, FLAT	PORCELAIN TILES 12"x12" or larger	5/8" GWB PAINTED WALL LATEX PAINT, FLAT	WOOD CASINGS PAINTED WITH TWO COATS OF LOW LUSTER WATER BASED PAINT BY BENJAMIN MOORE	ALL INTERIOR DOORS TO BE WOOD-FACTORY FINISHED	WOOD CASINGS PAINTED WITH TWO COATS OF LOW LUSTER WATER BASED PAINT BY BENJAMIN MOORE	MAPLE WITH BULLNOSE EDGE POLYURETHANE FINISH	PAINTED WOOD MOLDING
BATHROOMS	5/8" WATER PROOF (GREEN) GWB PAINTED (2 COATS MIN.) LATEX PAINT, EGGSHELL	PORCELAIN TILES 12"x12" or larger INSIDE SHOWER: 2"x2" TILE SILE STONE THRESHOLD IN SHOWER AND AT ENTRY DOOR	WANDERBOARD SUBSTRATE UP TO 4'-0" AND INSIDE BATH OR SHOWER (3 WALLS) WHICH WILL HAVE PREFAB ENCLOSURE WALL TILE: PORCELAIN TILE WAINSCOT AT 4'-0" AFF. FULL HEIGHT TILE WALL IN SHOWER 1/2" WATER PROOF (GREEN) GWB PAINTED WALL ABOVE 4'-0" LATEX PAINT, EGGSHELL (2 COATS MIN.)	WOOD CASINGS PAINTED WITH TWO COATS OF LOW LUSTER WATER BASED PAINT BY BENJAMIN MOORE	ALL INTERIOR DOORS TO BE WOOD-FACTORY FINISHED TEMPERED GLASS SHOWER DOORS AND SLIDING ENCLOSURES AT TUBS	WOOD CASINGS PAINTED WITH TWO COATS OF LOW LUSTER WATER BASED PAINT BY BENJAMIN MOORE	N/A	N/A
INTERIOR STAIRCASE WOOD STAIR WITH OAK STAINED TREADS AND PAINTED RISERS PROVIDE RUBBER TREAD COVERS	5/8" GWB PAINTED (2 COATS MIN.) LATEX PAINT, FLAT	FIRST FLOOR ENTRY LANDING: PORCELAIN TILES 12"x12" OTHER LANDING: COMPOSITE ENGINEERED WOOD	5/8" GWB PAINTED WALL LATEX PAINT, FLAT	WOOD CASINGS PAINTED WITH TWO COATS OF LOW LUSTER WATER BASED PAINT BY BENJAMIN MOORE	ALL INTERIOR DOORS TO BE WOOD-FACTORY FINISHED	WOOD CASINGS PAINTED WITH TWO COATS OF LOW LUSTER WATER BASED PAINT BY BENJAMIN MOORE	MAPLE WITH BULLNOSE EDGE POLYURETHANE FINISH	PAINTED WOOD MOLDING
LAUNDRY CLOSET	5/8" GWB PAINTED (2 COATS MIN.) LATEX PAINT, FLAT	PORCELAIN TILES 12"x12" PROVIDE PAN AND FLOOR DRAIN	5/8" GWB PAINTED WALL LATEX PAINT, FLAT	WOOD CASINGS PAINTED WITH TWO COATS OF LOW LUSTER WATER BASED PAINT BY BENJAMIN MOORE	ALL INTERIOR DOORS TO BE WOOD-FACTORY FINISHED	N/A	N/A	N/A

WINDOW SCHEDULE:

ALL WINDOWS TO BE BY MARVIN OR EQUAL WITH U-VALUE 0.30 OR LOWER, WOOD WITH ALUMINUM CLAD EXTERIOR SIMULATED DIVIDED LIGHTS - WOOD MULLION INSIDE, ANODIZED ALUMINUM SPACE BETWEEN PANES, WHITE OUTSIDE MULLION. WINDOW INTERIOR AND EXTERIOR COLOR: WHITE, INSECT SCREENS, TWO-OVER-TWO LIGHTS. CONTRACTOR TO PRESENT WINDOW, DOOR AND HARDWARE SAMPLES AND CATALOG CUTS.

WINDOW SYMBOL AND ELEVATION	DESCRIPTION, DIMENSIONS, LIGHT AND AIR
	DOUBLE HUNG WINDOW "E" 2'-6" X 4'-6" WINDOW LIGHT AREA: 2.5 X 4.5 = 11.25 S.F. VENTILATION AREA: 2.5 X 2.5 = 5.625 S.F. .
	DOUBLE HUNG WINDOW "G" 3'-0" X 5'-0" MEETS EGRESS CODE WINDOW LIGHT AREA: 3 X 5 = 18 S.F. VENTILATION AREA: 3 X 2.5 = 7.5 S.F. .
	2'-6/2'-6 CASEMENT WINDOW COORDINATE HINGE LOCATION TO OPEN FROM MIDDLE OF ROOM. WINDOW LIGHT AREA: 2.5 X 2.5 = 6.25 S.F. VENTILATION AREA: 2.5 X 2.5 = 6.25 S.F.

KITCHEN APPLIANCE AND PLUMBING SCHEDULE

NOTE: ALL APPLIANCES AVAILABLE AT HOME DEPOT.

NO	ITEM	MODEL#	DETAILS
1	REFRIGERATOR	WHIRLPOOL ENERGY STAR Model # WRS322FNAM COLOR: STAINLESS STEEL	33" 21.7 CU. FT. SIDE BY SIDE, ADA COMPLIANT
2	OVEN & COOKTOP	GE FREE STANDING ELECTRIC RANGE Model # JB640SFSS COLOR: STAINLESS STEEL	30", 5.3 CU.FT. SMOOTH TOP SELF-CLEANING OVEN
3	MC OVEN WITH RECIRCULATING FAN	LG ELECTRONICS OVER-THE-RANGE Model # LMHM2017ST COLOR: STAINLESS STEEL	H 16-7/8" x W 29-7/8" x D 15-7/8" ELECTRONIC TOUCH CONTROLS
4	DISHWASHER	FRIGIDARE Model # FFBD2406NS COLOR: STAINLESS STEEL	24" FRONT CONTROL
5	SINK	ELKAY ELUMINA UNDERMOUNT MODEL #EGUH2115	STAINLESS STEEL 18 GAUGE SOUND PADS H 23 -1/2" x W 18-1/4" x D 8"
6	FAUCET	HANSGROHE HIGH ARC 2-SPRAY PULL-DOWN MODEL #06694860	STAINLESS STEEL OPTIC SOLID BRASS SPOUT SWIVELS 360 DEGREES H 16" x REACH

DOOR AND HARDWARE SCHEDULE:

ALL WOOD INTERIOR DOORS TO BE FLUSH TYPE DESIGN, PAINT GRADE. ALL DOOR SWING DIRECTIONS AND DIMENSIONS ARE INDICATED ON PLANS. CONTRACTOR TO VERIFY NUMBER OF DOORS OF EACH TYPE ON SITE AND TO COORDINATE EXACT HARDWARE SPECS WITH SCHLEG TECHNICAL SALES REPRESENTATIVE AND THE ARCHITECT.

DOOR			HARDWARE		
DOOR TYPE	LOCATION	DOOR DESCRIPTION	ITEM CODE	ITEM DESCRIPTION	QTY PER DOOR
A	ENTRANCE DOOR	DOOR "A" INSWING STEEL ENTRANCE DOOR EMBOSSED SERIES R-5 MINIMUM, WITH WEATHER STRIPPING, SELF CLOSING. 3'-0" X 6'-8", 2 PANEL DESIGN, H/C ACCESSIBLE THRESHOLD.	SOLOCK 4734000	SCHLAGE JUPITER S51 LEVER ENTRY 619	1
			SOHDWR 4000150	SCHLAGE SINGLE CYLINDER DEADBOLT SATIN NICKEL	1
				IVES DOOR VIEWER	1
				BALDWIN 4000-150 DOME DOOR STOP	1
B	BEDROOM & BEDROOM - PRIVACY	SOLID CORE WOOD INTERIOR BEDROOM DOOR UNRATED DIMENSIONS PER PLAN	SOLOCK 4000150	SCHLAGE F10 JAZZ-619 PRIVACY	1
				BALDWIN 4000-150 DOME DOOR STOP	1
B1	CLOSET SINGLE DOOR	SOLID CORE WOOD INTERIOR STORAGE/CLOSET DOOR UNRATED DIMENSIONS PER PLAN	SOLOCK 4000150	SCHLAGE F10 JAZZ-619 PASSAGE	1
				BALDWIN 4000-150 DOME DOOR STOP	1
C	CLOSET DOUBLE DOOR	DOUBLE HOLLOW CORE WOOD CLOSET DOOR UNRATED DIMENSIONS PER PLAN	SOLOCK 9873746	SCHLAGE F170 JAZZ DUMMY 619	2
			0465150	SCHLAGE ACCENT DUMMY RH SATIN NICKEL	1
			4000150	BALDWIN 0465-150 EDGE PULL	2
				BALDWIN 4000-150 DOME DOOR STOP	1
D	CELLAR ENTRY	EXTERIOR STEEL DOOR SELF CLOSING FIRE RATED DOOR AND FRAME: 45 MIN. DIMENSIONS PER PLAN	SOLOCK 40424804	SCHLAGE JUPITER S51 LEVER ENTRY 619	1
			SOHDWR 4045150	SCHLAGE ACCENT ENTRY SATIN NICKEL	1
				LCN CLOSER ALUMINUM 4100 SER.	1
		BALDWIN 4045-150 WALL DOOR STOP	1		

CLIENT:

PACIFIC HOUSE
597 PACIFIC STREET
STAMFORD, CT 06902

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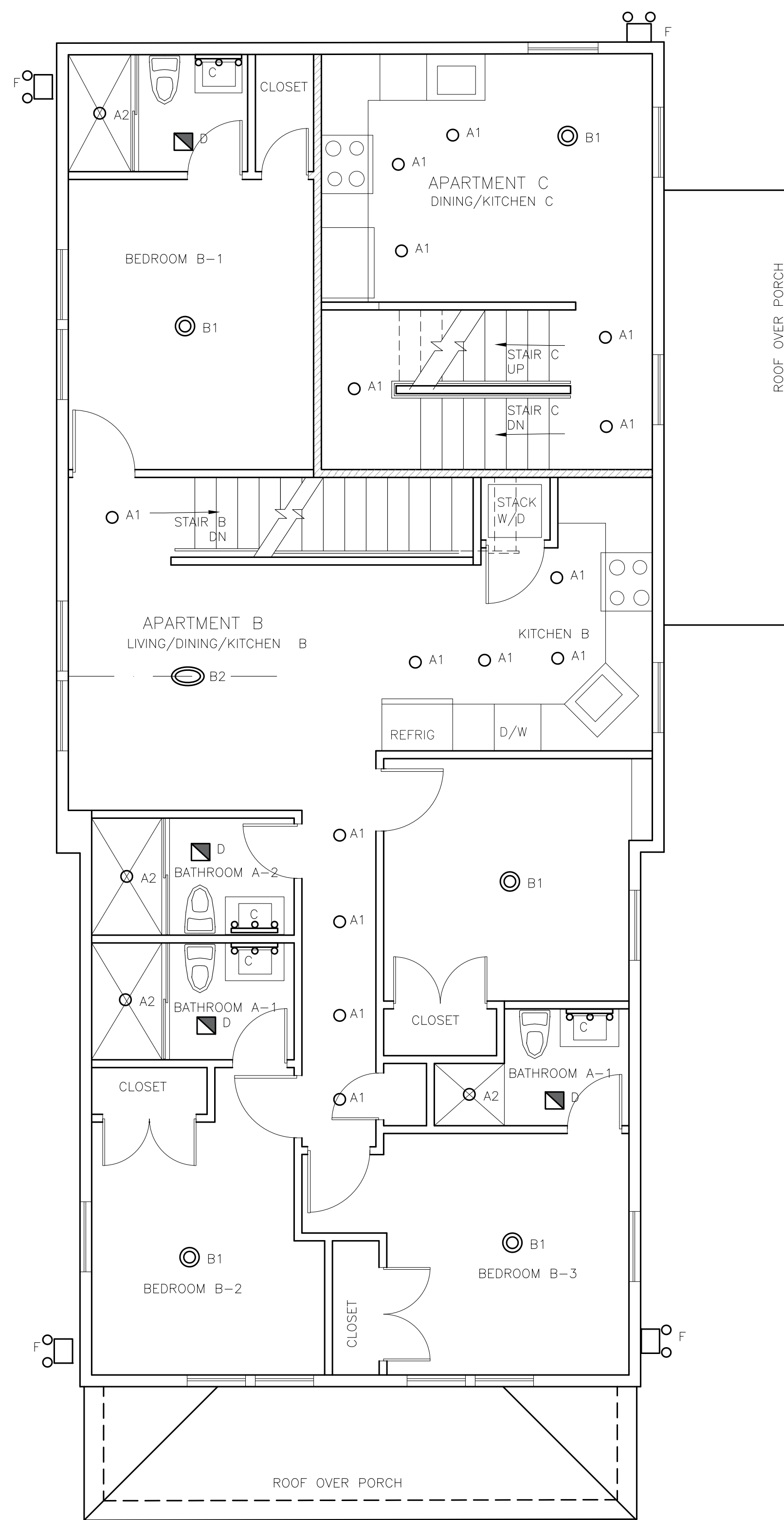
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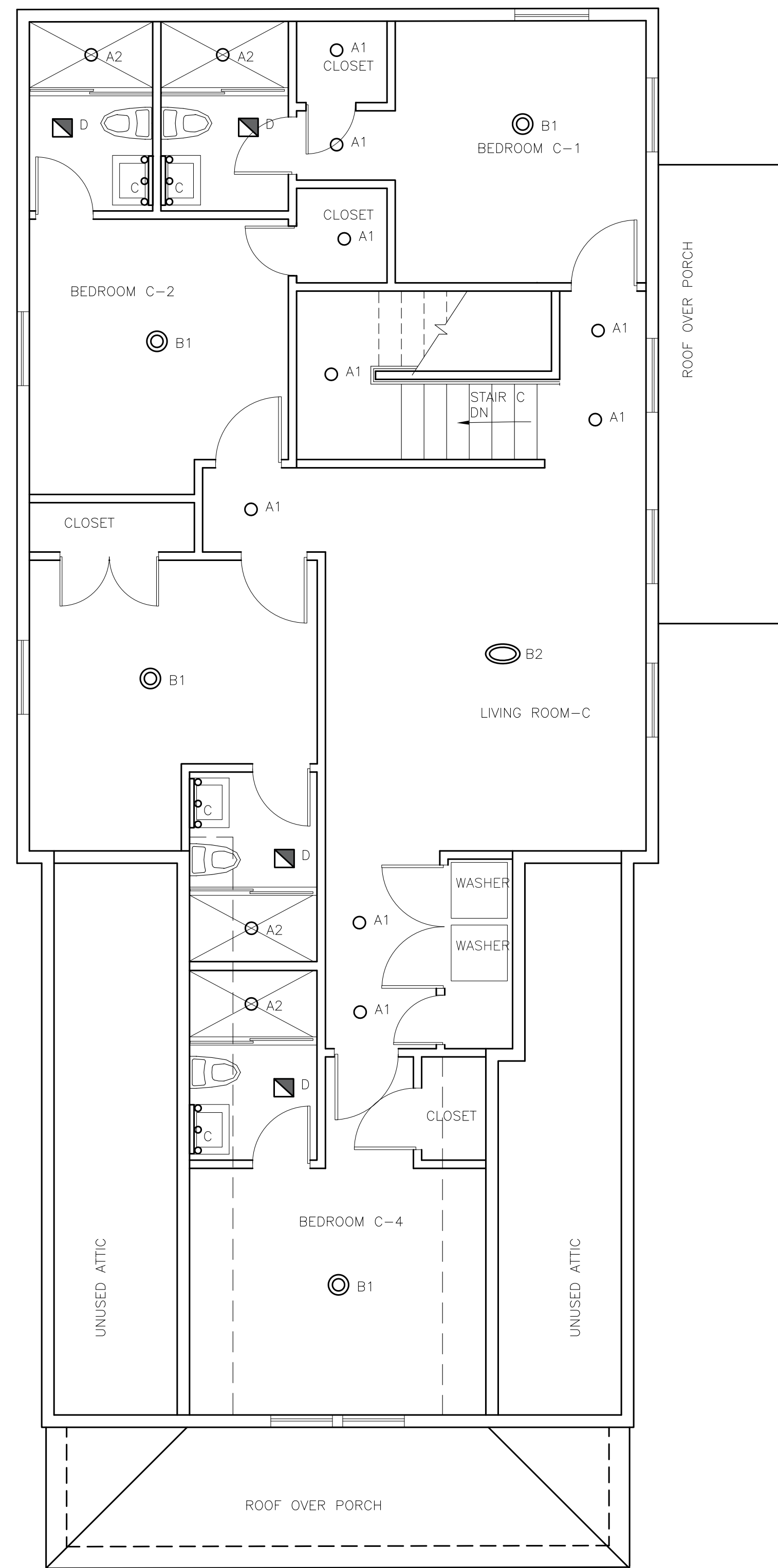
36 ANN STREET,
STAMFORD, CT

DRAWING TITLE
SCHEDULES

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SECOND FLOOR REFLECTED CEILING PLAN



THIRD FLOOR REFLECTED CEILING PLAN

LIGHTING FIXTURE SCHEDULE

SYMBOL/ DESIGNATION	LIGHT DESCRIPTION NOTE: ALL TECHNICAL INFORMATION AND SPECIFICATIONS ARE ON ELECTRICAL PLANS
○ A1	4" DIAMETER INTERIOR RECESSED LED DOWNLIGHT
○ A2	4" DIAMETER EXTERIOR/WET LOCATION RECESSED LED DOWNLIGHT
⊙ B1	12" DIAMETER SURFACE MOUNTED LED LIGHTING FIXTURE
⊖ B2	18" LONG SURFACE MOUNTED LED LIGHTING FIXTURE
— C	24" LONG LINEAR LED WALL MOUNTED
▣ D	EXHAUST FAN/LED LIGHT FOR BATHROOMS
— E	8"X48" CEILING MOUNTED UTILITY LIGHT, LED
⊕ F	EXTERIOR FLOOD LIGHT

CLIENT:

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STAMFORD, CT



DRAWING TITLE
SECOND AND THIRD
FLOORS REFLECTED
CEILING PLANS

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A-10