RM–1 ZONE

RM–1 (1) ZONE BUILDING SETBACK REQUIREMENTS

RM–1 Multi–Family, Low Density Design District

Front Street Line Setback..... 25'

Center Line Of Street Setback..... 50'

(18) Rear Yard Setback..... 30'

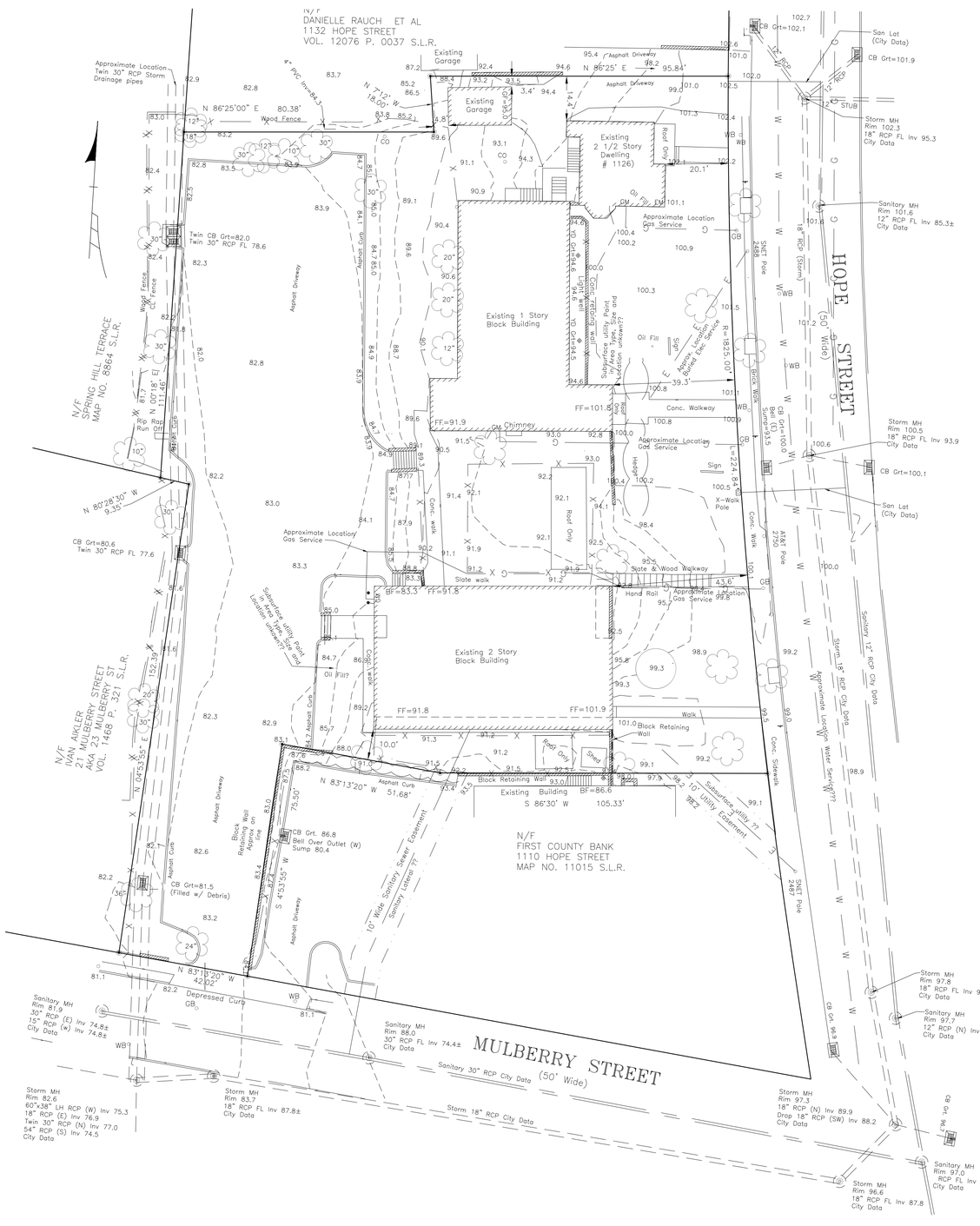
(18) Side Yard Setback..... 10' W/ Total Of.... 20'

(18) Max. Building Coverage.....25% Of Lot Area

(18) Max. Height ..... 2 1/2 Stories ..... 30'

(17,22) Minimum Lot Area per Dwelling Unit: 3750 sq. ft.

Procedure. All projects located on lots of 30,000 square feet or more, and all applications for RM–1 Special Exception uses shall be subject to approval of site and architectural plans by the Zoning Board. Except that an Apartment Building for the Elderly – Nonprofit, as defined in definition 4.4, may be erected in the RM–1 District at a density of 2,500 square feet per family, only on lots 30,000 square feet and over, and may also be created through the rehabilitation of an existing structure on lots with a minimum area of not less than one acre (43,560 square feet) at a density as approved by the Zoning Board not to exceed the maximum permitted in the Master Plan, pursuant to Article III, Section 7.2 of these Regulations. In the case of rehabilitated structures, no increased density shall be granted nor site plan approved until the Zoning Board has made a special finding that the site plan is compatible with and implements the objectives and policies of Stamford's Master Plan, that the existing building will not be expanded beyond the limits of the existing foundation, and that the preservation is in the public interest and will not impair future development of the surrounding area. (89–023) For regulations pertaining to Designed Districts see Section 9. of the City of Stamford Zoning regulations. In the RM–1 District the maximum building area percentage may be increased to 27 percent if a one–car enclosed garage is provided for each unit or increased to 32 percent if a two–car enclosed garage is provided for each unit. These percentages of coverage apply to both an interior and a corner lot.
Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority



Refer To:
Parcel "A"
Map No. 10873 S.L.R.
Area = 42,024 Sq. Ft.
Existing Buildings, Sheds and Roof Onlys Cover 21.0% of Lot Area

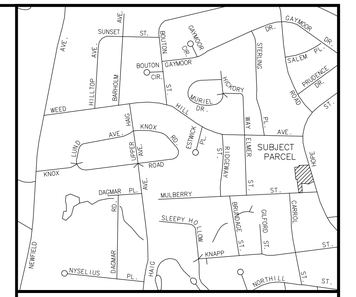
Scale: 1" = 20'

20345(002)A 503–32 106–2

LEGEND

Block No. 345

	Existing
Spot Elevation	x 100.0
Contour	— — — 100 — — —
Storm Drain	
Sanitary Sewer	
Gas Main	G
Water Main	W
Electric	E
Stone Wall	
Stone Masonry Wall	
Concrete Wall	
Brick Wall	
Fence	— X — X —
Catch Basin (In Curb)	Manhole
Catch Basin (Flush)	Yard Drain
Water Box WB	Light Pole
Gas Box GB	Sign
Gas Meter GM	Tree
Elec meter EM	
Traffic Signal Pole	



ORIENTATION

Property Lines Not Staked By Contractual Agreement
Soil Types Not Delineated By Contractual Agreement

PLOT PLAN
PREPARED FOR
GARDEN HOMES
1114 HOPE STREET
STAMFORD, CONNECTICUT

0 20 40 60
SCALE IN FEET

NOTES:

1. Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Edward J. Frattaroli, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. The location of underground pipes, utilities Decpited are approximate and not field surveyed, information provided by the City of Stamford and other public entities.

2. The contractor shall notify all public utility companies by calling Call–Before–You–Dig at 1–800–922–4455 at least 72 hours prior to crossing their lines.

3. Property is Subject to Title verification, Easements, Agreements, Restrictions (if any) and References as noted, depicted and or defined in referenced map and filed documents. (No Title information Provided

4. Elevations Based on NAVD–88 Datum

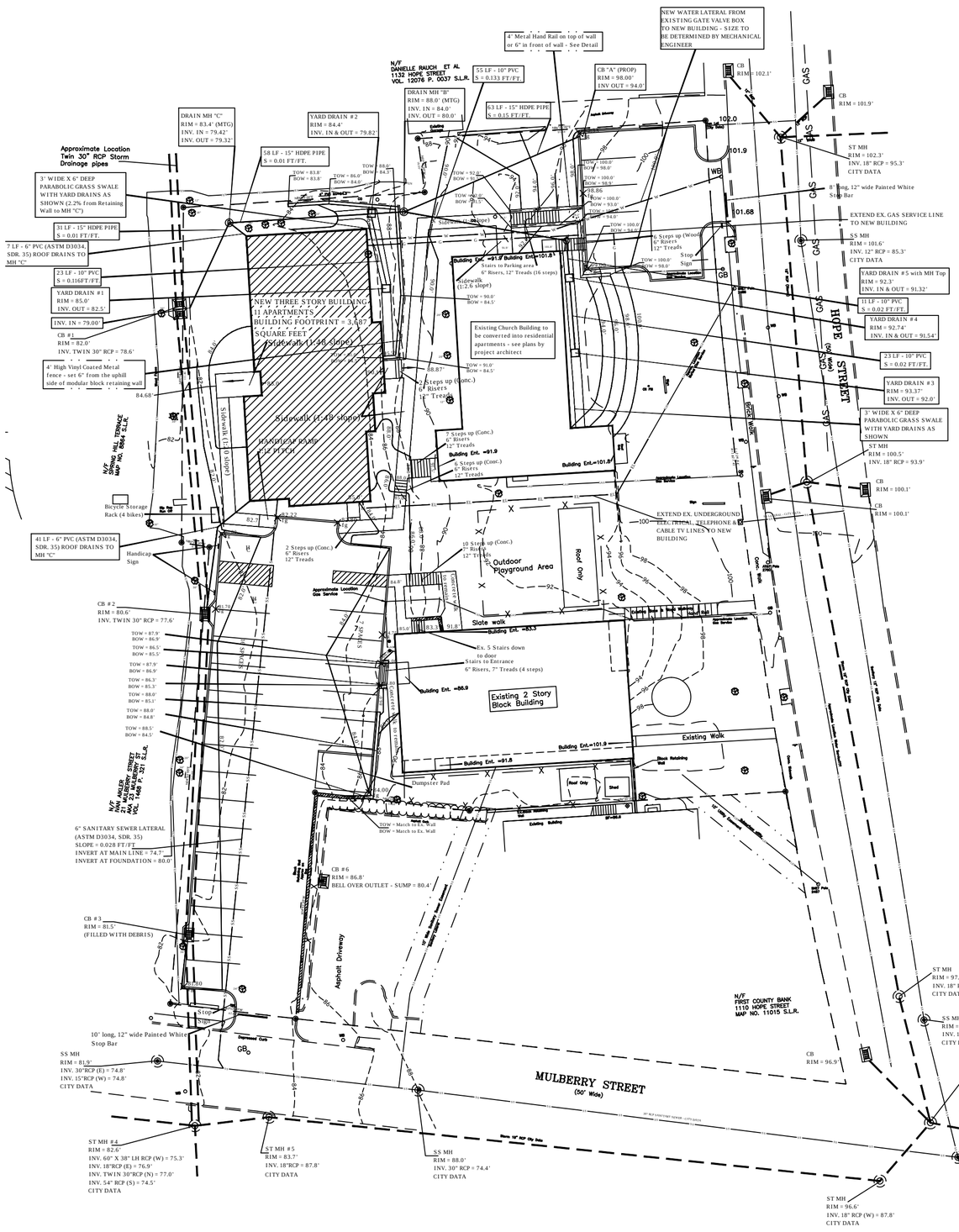
This survey and map has been prepared in accordance with Section 20–300b–1 thru 20–300b–20 of the Regulation of Connecticut State Agencies–"Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "ZONING LOCATION SURVEY" based on a "RESURVEY" conforming to horizontal Accuracy Class "A–2" and intended to be used for Compliance and Noncompliance with Existing Requirements.

To my knowledge and belief this plan is substantially correct as noted hereon.

BY:

FOR: EDWARD J. FRATTAROLI, INC.
Land Surveyors • Engineers • Land Planners
STAMFORD, CONNECTICUT MARCH 10, 2020

SITE DEVELOPMENT PLANS
1114 HOPE STREET
STAMFORD - CONNECTICUT
PREPARED FOR
GARDEN HOMES FOUNDATION
DATE: 9/7/2020



VERTICAL DATUM: NAVD-88
ZONE: RM-1
AREA: 0.9647 ACRES

Standard City of Stamford Notes:

1. A street opening permit is required for all work within the City of Stamford Right-of-Way.
2. All work within the City of Stamford Right-of-Way shall be constructed to City of Stamford requirements, the State of Connecticut Basic Building Code and the Connecticut Guidelines for Soil Erosion and Sediment Control.
3. The Engineering Bureau of the City of Stamford shall be notified three days prior to any commencement of construction or work within the City of Stamford Right-of-Way.
4. Trees within the City of Stamford Right-of-Way to be removed shall be posted in accordance with Tree Ordinance.
5. Prior to any excavation, the Contractor and/or Applicant/Owner 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.
6. All retaining walls three (3) feet or higher measured from the finished grade at the bottom of the wall to finish grade at the top of the wall and retaining walls supporting a surcharge or impounding Class I, II, III-A liquids are required to have a building permit. Retaining walls shall be designed and inspected during construction by a Professional Engineer licensed in the State of Connecticut. Prior to the issuance of a Certificate of Occupancy, retaining wall shall be certified by a Professional Engineer licensed in the State of Connecticut.
7. Certification will be required by a professional engineer licensed in the State of Connecticut that work has been completed in compliance with the approved drawings.
8. A Final Improvement Location Survey will be required by a professional land surveyor licensed in the State of Connecticut.
9. Connection to a city-owned storm sewer shall require the Waiver Covering Storm Sewer Connection to be filed with the City of Stamford Engineering Bureau.
10. Granite block or other decorative stone or brick, depressed curb, driveway apron and curbing within the City of Stamford Right-of-Way shall require the Waiver Covering Granite Block Depressed Curb and Driveway Aprons to be filed with the City of Stamford Engineering Bureau.
11. Sediment and erosion controls shall be maintained and repaired as necessary throughout the construction until the site is stabilized.
12. To obtain a Certificate of Occupancy, submittal must include all items outlined in the checklist for Certificate of Occupany (Appendix D of the City of Stamford Drainage Manual).
13. Reference EPB Permit #, Zoning Permit #, Zoning Board of Appeals #, Subdivision #, if applicable.

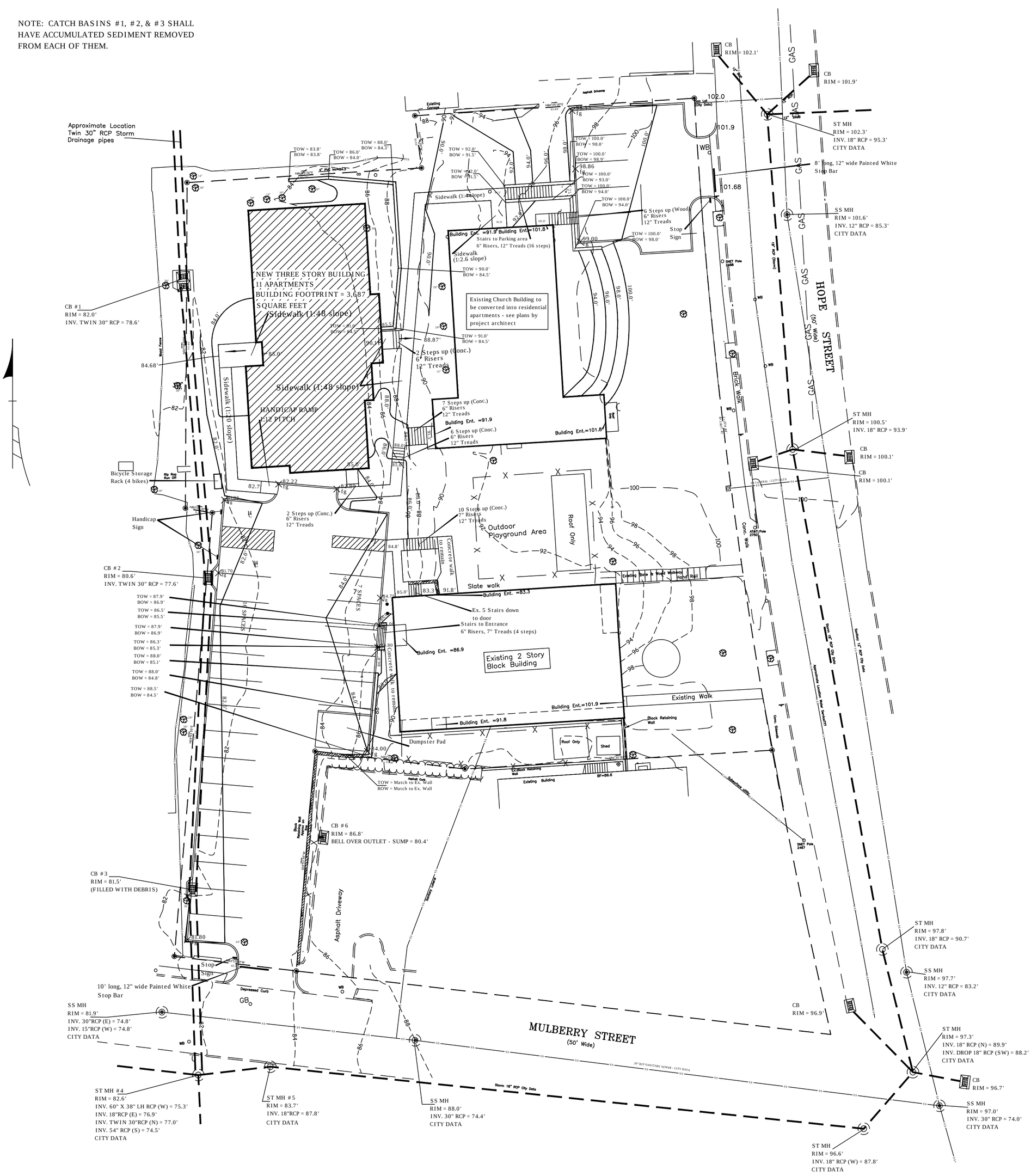
PLAN LIST:

REVISION DATES:
Revision #1: 12/12/20

LOW IMPACT SUSTAINABLE LISD DEVELOPMENT TRINKAUS ENGINEERING

TRINKAUS ENGINEERING, LLC
CIVIL ENGINEERS
114 HUNTERS RIDGE ROAD
SOUTHBURY, CONNECTICUT 06488
203-264-4558 (office)
Email: strinkaus@earthlink.net

NOTE: CATCH BASINS #1, #2, & #3 SHALL
HAVE ACCUMULATED SEDIMENT REMOVED
FROM EACH OF THEM.



PREPARED FOR
GARDEN HOMES FOUNDATION
1114 HOPE STREET
STAMFORD - CONNECTICUT

GRADING PLAN

SHEET 2 OF 9
PROJECT #023-2020
SCALE: 1" = 20'
DATE: 9/7/20, Rev. 12/12/20

LOW IMPACT SUSTAINABLE
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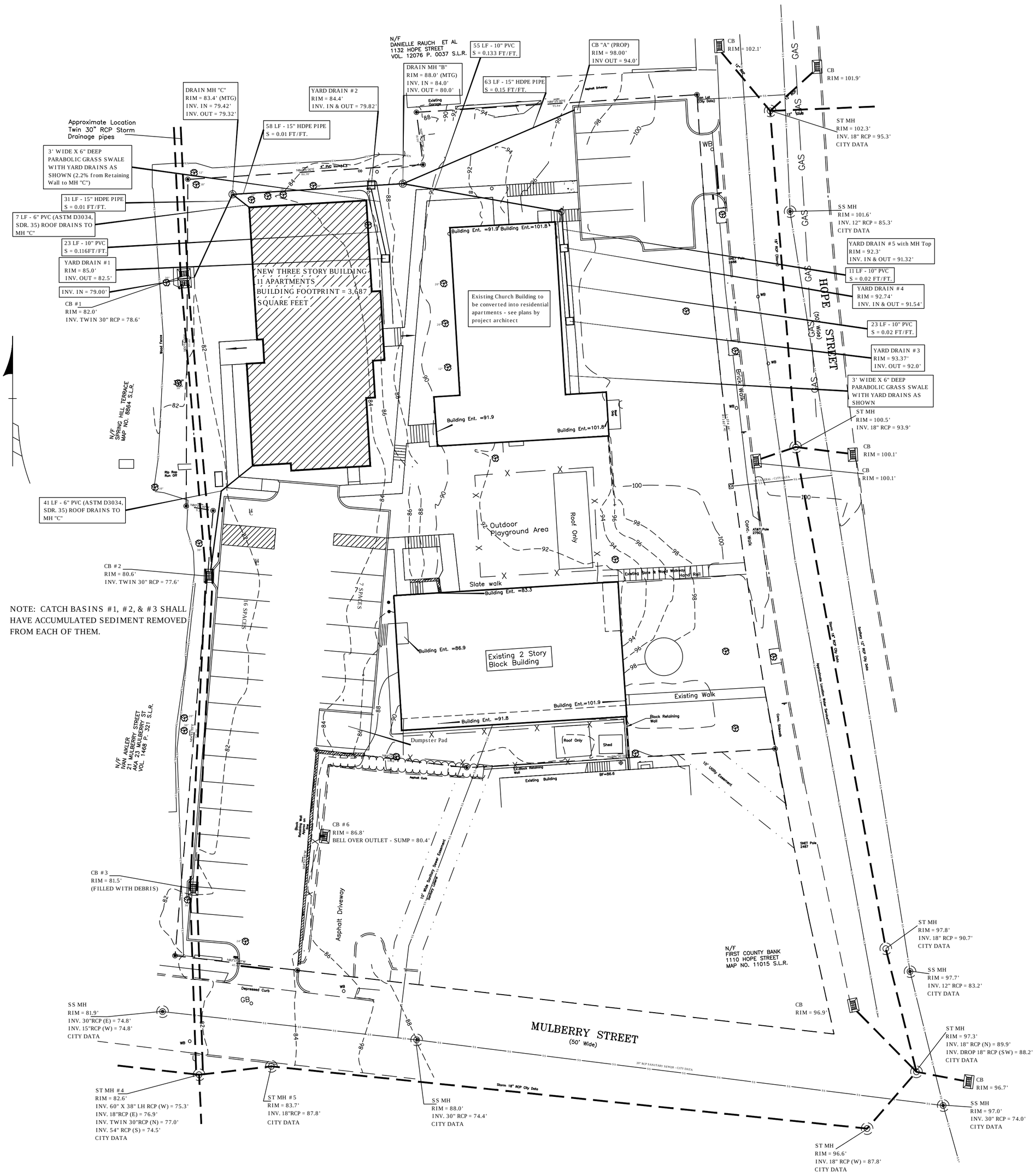

NOTE: CATCH BASINS #1, #2, & #3 SHALL HAVE ACCUMULATED SEDIMENT REMOVED FROM EACH OF THEM.

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STAMFORD - CONNECTICUT

STORMWATER PLAN
SHEET 3 OF 9
PROJECT #023-2020
SCALE: 1" = 20'
DATE: 9/7/20, Rev. 12/12/20

LOW IMPACT SUSTAINABLE DEVELOPMENT
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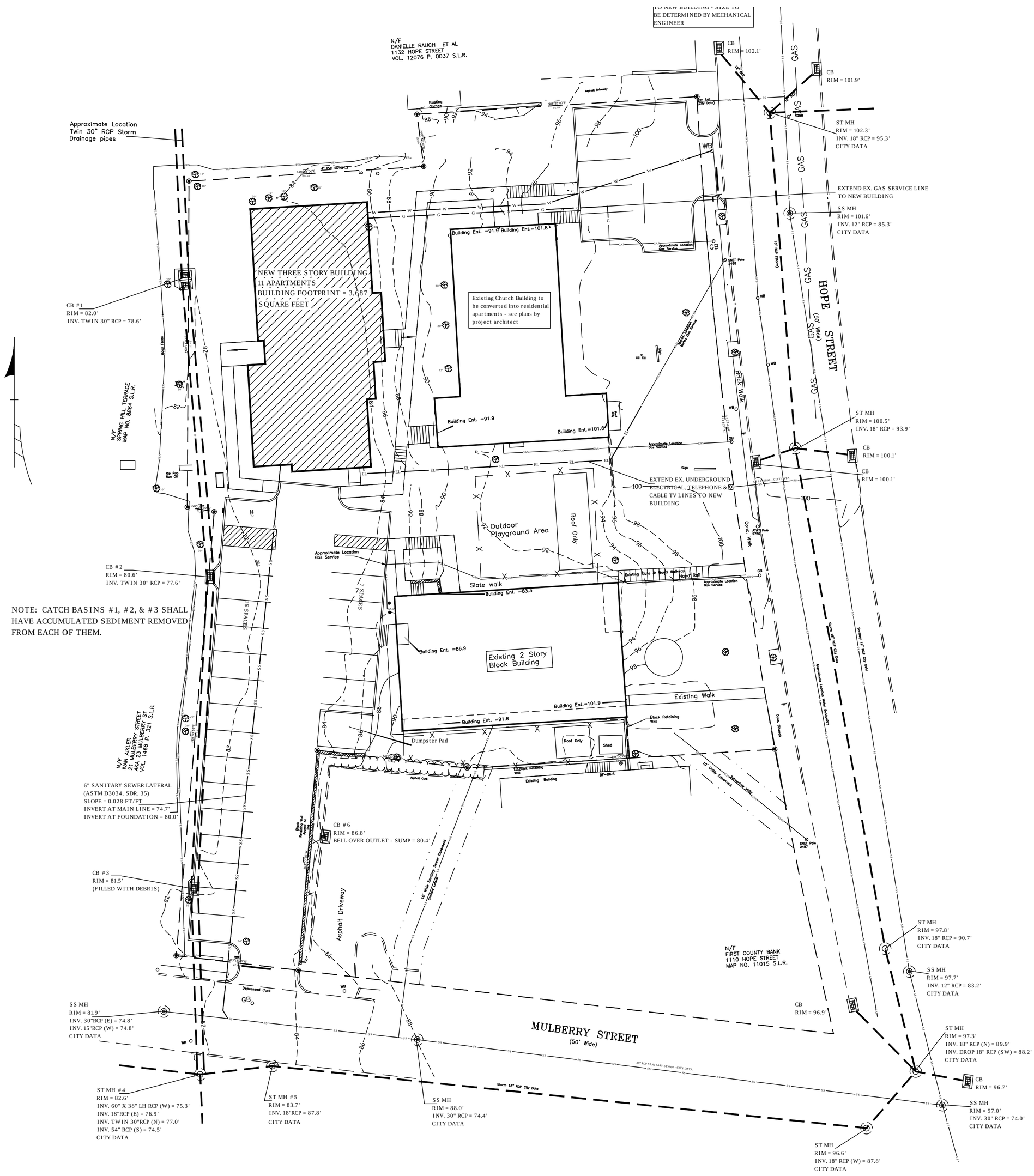

NOTE: CATCH BASINS #1, #2, & #3 SHALL HAVE ACCUMULATED SEDIMENT REMOVED FROM EACH OF THEM.

PREPARED FOR
GARDEN HOMES FOUNDATION
1114 HOPE STREET
STAMFORD - CONNECTICUT

SITE UTILITIES PLAN

SHEET 4 OF 9
PROJECT #023-2020
SCALE: 1" = 20'
DATE: 9/7/20, Rev. 12/12/20

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LISD
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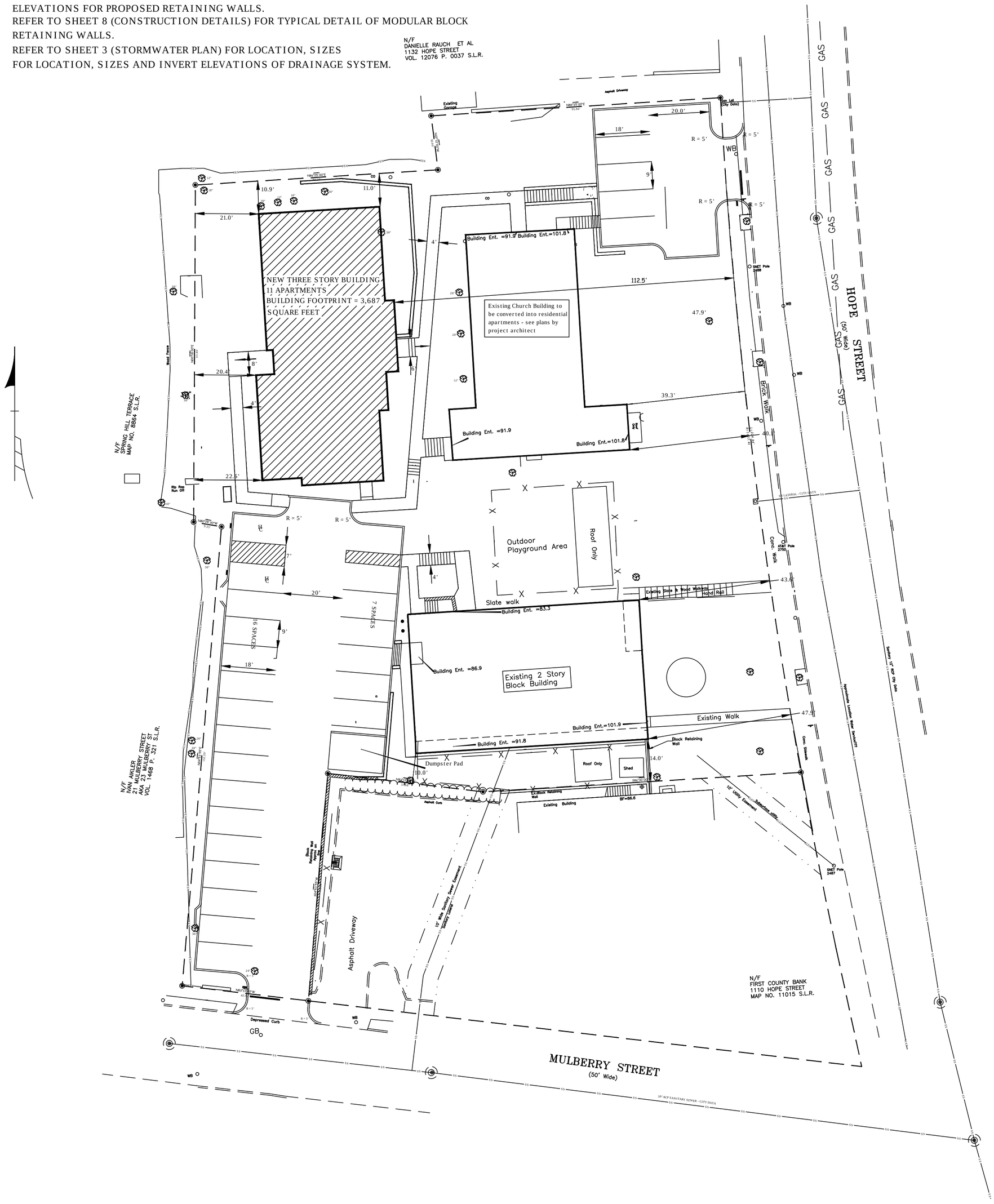
NOTE: REFER TO SHEET 2 (SITE GRADING PLAN) FOR TOP AND BOTTOM ELEVATIONS FOR PROPOSED RETAINING WALLS.
REFER TO SHEET 8 (CONSTRUCTION DETAILS) FOR TYPICAL DETAIL OF MODULAR BLOCK RETAINING WALLS.
REFER TO SHEET 3 (STORMWATER PLAN) FOR LOCATION, SIZES
FOR LOCATION, SIZES AND INVERT ELEVATIONS OF DRAINAGE SYSTEM.



PREPARED FOR
GARDEN HOMES FOUNDATION
1114 HOPE STREET
STAMFORD - CONNECTICUT

SITE PLAN
SHEET 5 OF 9
PROJECT #023-2020
SCALE: 1" = 20'
DATE: 9/7/20, Rev. 12/12/20

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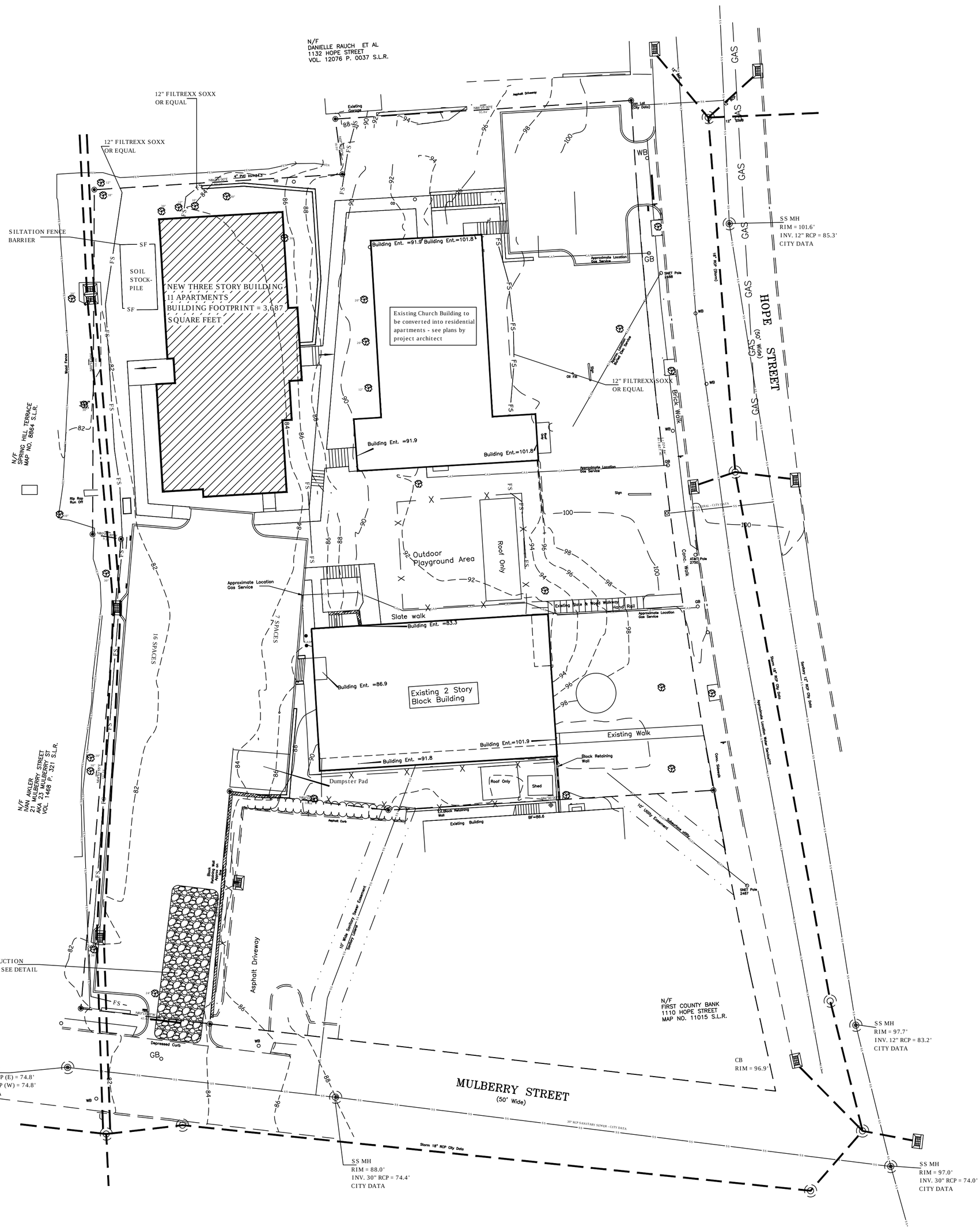

PREPARED FOR
GARDEN HOMES FOUNDATION
1114 HOPE STREET
STAMFORD - CONNECTICUT

EROSION CONTROL PLAN
SHEET 6 OF 9
PROJECT #023-2020
SCALE: 1" = 20'
DATE: 9/7/20, Rev. 12/12/20

LOW IMPACT SUSTAINABLE
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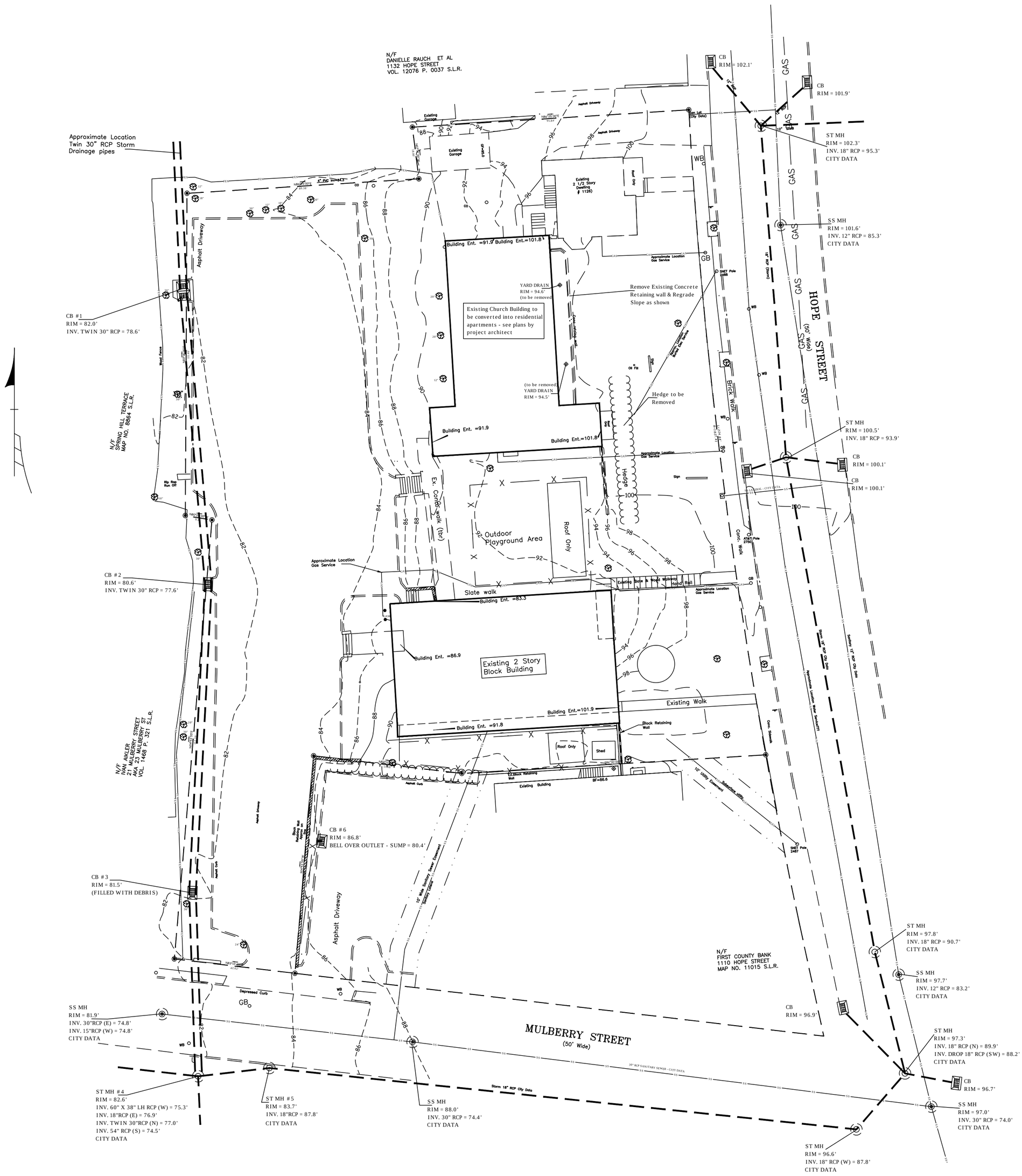

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GARDEN HOMES FOUNDATION
1114 HOPE STREET
STAMFORD - CONNECTICUT

EXISTING CONDITIONS MAP
SHEET 7 OF 9
PROJECT #023-2020
SCALE: 1" = 10'
DATE: 9/7/20, Rev. 12/12/20

LOW IMPACT SUSTAINABLE DEVELOPMENT
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PROPERTY LOCATION: 1116 HOPE STREET - STAMFORD, CONNECTICUT

1.1 PROJECT DESCRIPTION:

The existing single family house, garage and other existing man-made improvements on the site will be removed. The existing Church building will be converted into residential apartments. A new apartment building located in the northwest corner of the site will be constructed. The parking area along the western property line will be improved. New sidewalks will be constructed to provide access to the residential apartments as well as the other existing uses on the site. A new parking area for five vehicles will be constructed in the northeast corner of the site with access to Hope Street.

1.2 ESTIMATED DISTURBANCE AREA:

Approximately 0.5 acres of the site will be disturbed by the proposed construction.

1.3 EROSION CONTROL MEASURES:

12" high Filtrexx Soxx, siltation fence barriers, anti-tracking pad will be used on this site.

1.4 CONSTRUCTION PHASES:

Phase I: Site Demolition

Phase II: New Building construction, parking lots construction and access walkways

1.5 CONSTRUCTION START DATES:

Construction may commence within 90 days of receiving land use approvals from the City of Stamford.

1.6 DESIGN INFORMATION:

All Design information is shown on the project plan set consisting of five sheets prepared by Trinkaus Engineering, LLC

1.7 OTHER PERMITS:

Only permits required for this project are local land use approvals from the City of Stamford.

1.8 CONSERVATION PRACTICES:

Impervious area on the site has been reduced from 23,194 square feet to 21,300 square feet. A reduction of 1,894 square feet. The reduction of impervious area will reduce runoff rates and volumes from the site.

1.9 DOCUMENT LIST:

Plan set consisting of five sheets not including title page.

2.1 HYDROLOGIC CALCULATIONS:

None provided as the impervious area is being reduced on the site.

2.2 SOIL TEST RESULTS:

None Performed.

CONSTRUCTION SEQUENCE:

PHASE I:

1. Installation of perimeter erosion control measures.
2. Removal of existing house, garage and other man-made improvements which are not part of this project. All debris shall be placed in dumpsters and removed from the site.
3. After the house and garage have been removed, any foundations holes shall be backfilled with structural fill and compacted in 12" lifts to 95% Proctor Density for the material.
4. The new catch basin (in the northern parking lot) & other drainage structures running westerly to the existing 30" CMP shall be installed at this time.
5. Gravel for the subbase of the driveway and parking area shall be placed and mechanically compacted to 95% Proctor Density for the material. The base course of bituminous concrete shall be placed and be utilized as a staging area for the other construction activities on the site.
6. The retaining wall along the parking area and the concrete stair and walkway shall be installed at this time in accordance with approved plans.
7. The grass swale with yard drains along the east side of the former church building shall be installed per the approved plan. The existing retaining wall along the east side of the church building shall be removed. The 12" Filtrexx Soxx shall be installed above the newly installed grass swale to protect it was the slope above it is regraded.
8. After the slope has been regraded, it shall be covered with a minimum of 4" of topsoil, seeded and mulched.
9. The yard drain system shall be connected to the previously installed drainage system in the northern portion of the site.

PHASE II:

1. The construction entrance shall be installed off Mulberry Street and in accord with the attached detail.
2. The foundation for the new building shall be excavated at this time per the approved architect's plans. After the foundation has been installed in shall be backfilled and compacted.
3. The lower parking area off Mulberry Street shall be delineated by the project land surveyor. It shall be graded to the required subgrade elevation.
4. Gravel subbase material shall be placed and mechanically compacted to 95% Proctor Density for the material.
5. The retaining wall along the east side of the new building shall be installed. Grading and the yard drains shall be installed per the approved plan. This drainage system shall be connected to the drainage pipe as shown.
6. This concrete or modular block retaining wall shall be installed around the perimeter of this parking area per the plan and the details provided by a structural engineer or the manufacturer of the modular block wall system.
7. After the retaining walls have been installed, they shall be backfilled with structural fill material. All fill material shall be compacted in 12" lifts to 95% Proctor Density for the material. In the driveway/parking area, the height of the structural fill shall be to the required bottom of the gravel base layers per the detail.
8. Retaining walls along the lower parking lot shall then be installed in accordance with approved plans and details.
9. Concrete sidewalks shall be installed per the plan. Wood steps in portions of the sidewalks shall be installed per plans by project architect.
10. All disturbed areas shall be covered with a minimum of 4" of topsoil, seeded and covered with straw or hay mulch. Erosion control barriers shall remain in place and in effective condition until a permanent grass cover has been established over these areas.

PLAN OBJECTIVES AND PRINCIPALS:

The objectives of the Soil Erosion and Sediment Control Plan are to manage both the runoff and the earthwork operations by using Best Management Practices. The objectives are as follows:

a. Control erosion at its source with temporary control measures, minimize the runoff from areas of disturbance, distribute stormwater through natural vegetation before being discharged into wetland systems.

b. Keep land disturbance to a minimum. The site layout has been designed to minimize any potential impacts to wetlands.

c. Construct the project in phases to minimize the area of the site under active construction at one time.

d. Retain existing vegetation wherever feasible. Siltation fence or other barriers will be used to limit the extent of earthwork.

e. Stabilize disturbed areas as soon as practical. Earth disturbance shall not occur on a given area until active construction is to take place in this area.

f. Minimize the length and steepness of slopes.

g. Maintain low runoff velocities.

h. Trap sediment on site. Siltation fence barriers and driveway construction entrance will trap sediment during the construction period.

i. Establish a maintenance and repair program during the construction period. Erosion control measures will be inspected monthly during the active construction period and/or following rainfall events of greater than 0.5 inches and repaired as needed to ensure that they function properly.

j. Assign responsibility for the maintenance program. The responsibility for the maintenance program will be assigned to the contractor who shall designate one of its supervisory personnel to be the liason to the owner's representative. the owner shall retain the services of a licensed professional who shall inspect and monitor the contractor's methods and have the authority to require modifications to the Erosion and Sediment Control Plan. The town will be copied on all inspection reports prepared on behalf of the project.

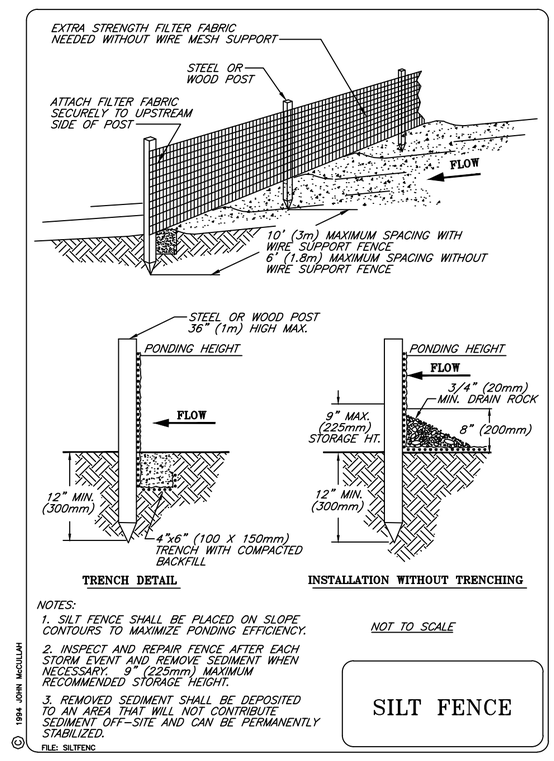
TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES - MAINTENANCE REQUIREMENTS:

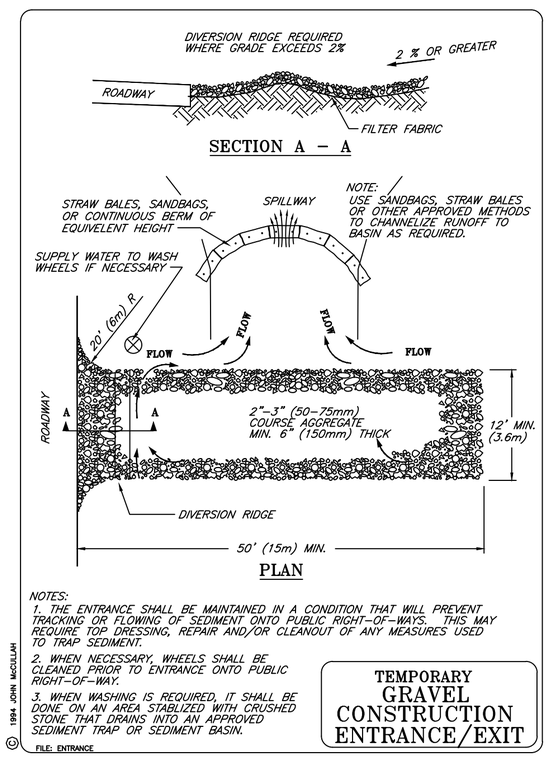
1. Siltation fence barriers: Accumulated sediment shall be removed when it has reached a height of 25% of the exposed sediment barrier and disposed off is an appropriate manner.

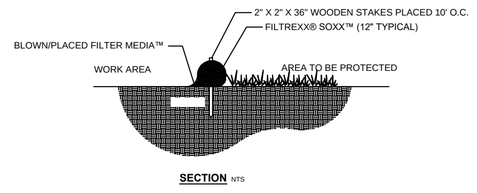
2. Filtrexx Soxx shall be inspected on a monthly basis. Accumulated sediment shall be removed from the uphill side of the Soxx when it is 50% of the height of the Soxx above grade.

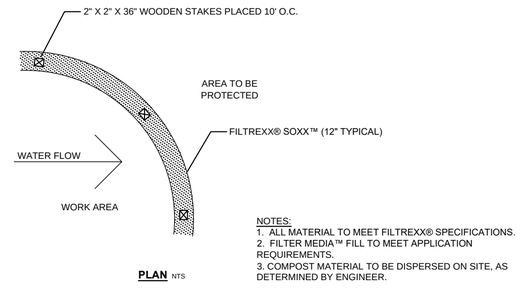
CONTROL PLAN IMPLEMENTATION:

1. The contractor shall inspect the effectiveness and condition of erosion control devices during storm events, and after each rainfall event of 0.5" or more, prior to weekends and prior to forecasted large storm events.
2. The contractor shall repair or replace damaged erosion control measures immediately, and in case, more than four hours after observing such deficiencies.
3. The contractor shall be prepared to implement interm drainage controls and erosion control measures as may be necessary during the course of construction.
4. The constactor shall make available on-site all equipment, materials and labor necessary to effect emergency erosion control measures within four hours of any impending emergency situation.
5. The contractor shall make a final inspection, and clean up any tracked sediment on the existing road.
6. The contractor shall have on call at all times, a responsible representative who, when authorized, will mobilize the necessary personnel, materials and equipment and otherwise provide the required action when notified of any impending emergency situation.
7. The contractor shall supply a telephone number to the town engineer, planning agent so that the contractor may be contacted during the evenings and on weekends, if necessary.
8. The contractor shall maintain a minimum of 165 lf of Filtrexx 12" Soxx and 200 lf of silt fence on the site for emergencies.









FILTREXX® SEDIMENT CONTROL

NTS

ALTERNATIVE COMPOST SOCKS WHICH ARE AN APPROVED EQUIVALENT TO THE FILTREXX SOXX MAY BE USED

GENERAL EROSION AND SEDIMENTATION CONTROL PLAN NOTES:

1. Regrading on this site shall done in such a manner as to prevent stagnant water from collecting in depresssions.
2. All erosion and sedimentation control measures will be installed prior to the start of any construction activity.
3. All erosion and sedimentation control measures shall be constructed in accordance with the submitted construction details and in compliance with the specifications and standards found in the "Guidelines for Soil Erosion and Sediment Control" as prepared by the State of Connecticut, revised to 2002.
4. Siltation fence barriers will be installed at the limit of all disturbed areas. Staked straw bales, will be utilized as necessary during the construction period. All work done shall be in accordance with the details shown on the plans.
5. Land disturbance will be kept to a minimum. Restabilization of all disturbed areas will occur as soon as final grading in complete.
6. All erosion and sedimentation control measures will be maintained in an effective conditions throughout the construction period.
7. Accumulated sediment will be removed from the control structures and disposed of in a lawful and safe manner.
8. Additional control measures will be installed during the construction period if the Zoning or Wetland Enforcement Officer requires them. The design engineer shall inspect the site periodically to ensure the proper installation of erosion control measures.
9. Regular inspections of the construction site shall be made by a representative of the City of Stamford and a professional retained by the owner to assure compliance with the approved plans.
10. The responsibility for implementing the erosion and sedimentation control plan, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the appropriate town agencies of any transfer of this responsibility and for conveying a copy of the erosion and sedimentation control plan if title to the land is transferred is placed upon the owner of record.

SEEDING MIXTURES FOR AREAS TO BE MAINTAINED AS GRASS:

MIXTURE #1	
KENTUCKY BLUEGRASS	20 LBS/ACRE
CREEPING RED FESCUT	20 LBS/ACRE
PERENNIAL RYEGRASS	5 LBS/ACRE
MIXTURE #2	
CREEPING RED FESCUE	20 LBS/ACRE
REDTOP	2 LBS/ACRE
TALL FESCUE	20 LBS/ACRE

PREPARED FOR
GARDEN HOMES FOUNDATION
1114 HOPE STREET
STAMFORD - CONNECTICUT

CONSTRUCTION NARRATIVE

SHEET 8 OF 9
PROJECT #023-2020
SCALES AS NOTED
DATE: 9/7/20, Rev. 12/12/20

TRINKAUS ENGINEERING, LLC
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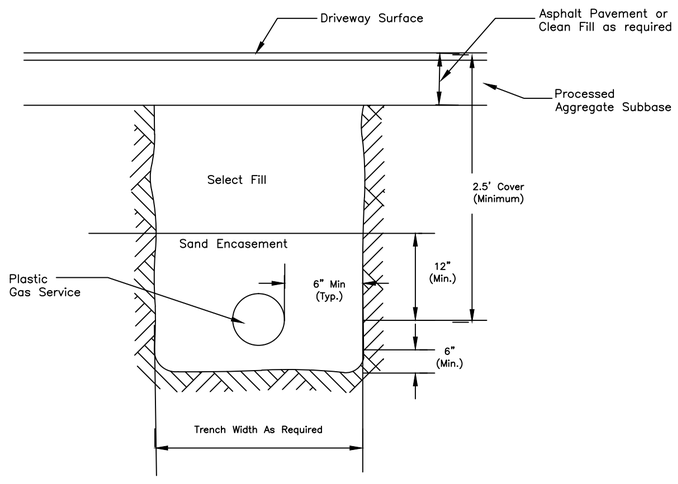
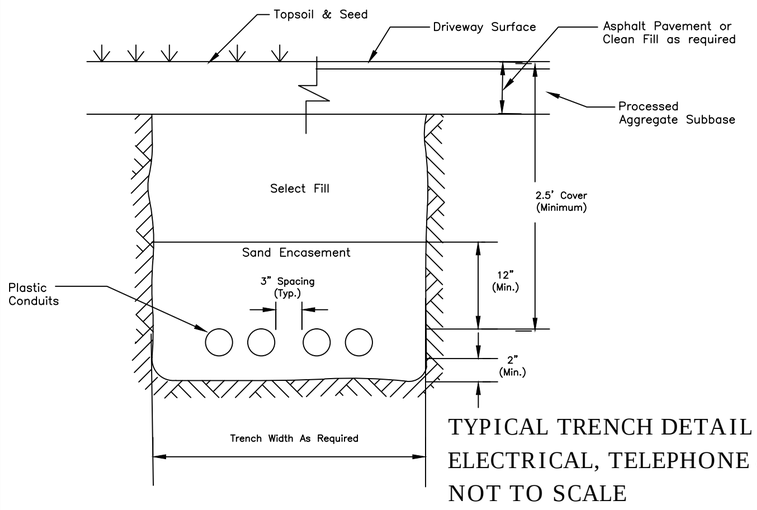


Detail For Underground Gas Service

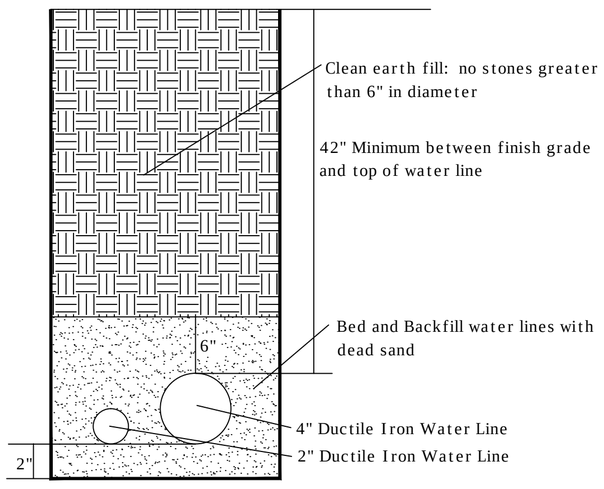
NTS



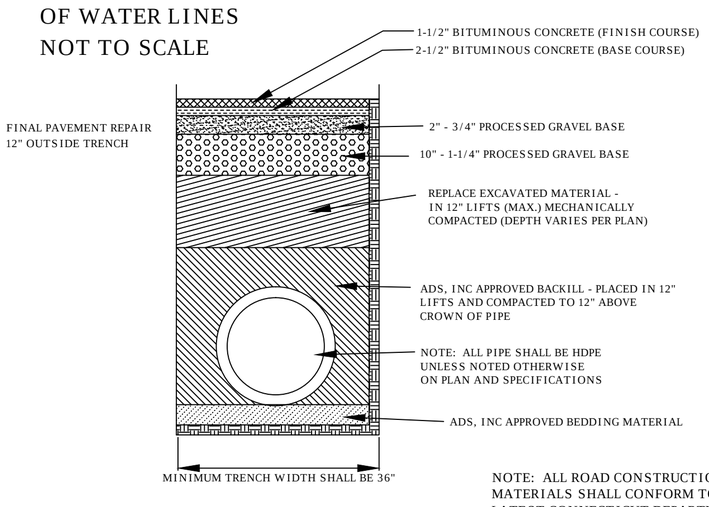
TYPICAL TRENCH DETAIL FOR UNDERGROUND ELECTRICAL, TELEPHONE & CABLE TV LINES
NOT TO SCALE

Detail For Underground Utility Trench

NTS



TRENCH DETAIL FOR INSTALLATION
OF WATER LINES
NOT TO SCALE

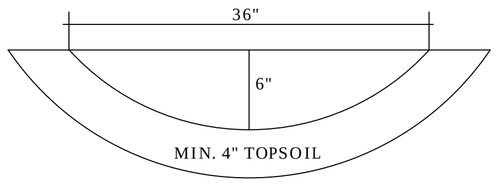


NOTE: ALL ROAD CONSTRUCTION MATERIALS SHALL CONFORM TO THE LATEST CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS

TRENCH DETAIL - N.T.S.

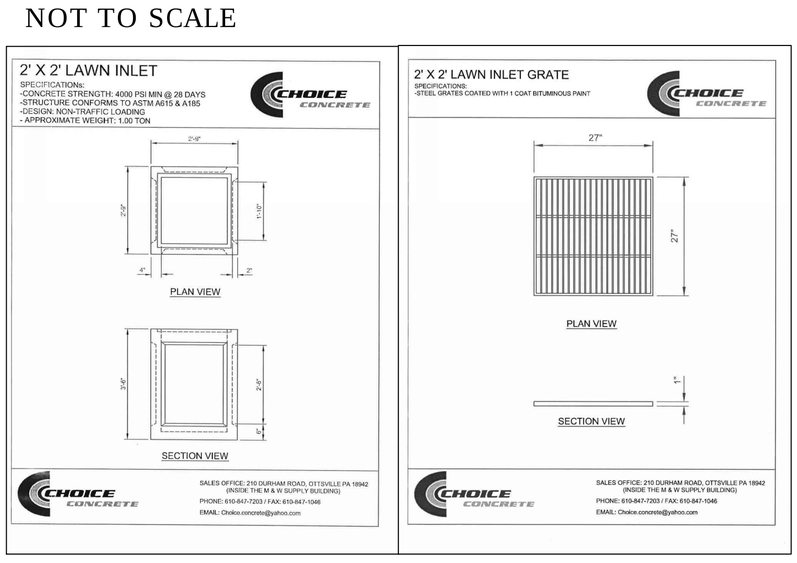
Note: Pavement patch on Washington Boulevard shall conform to City of Stamford & CT DOT requirements & be the full width of pavement

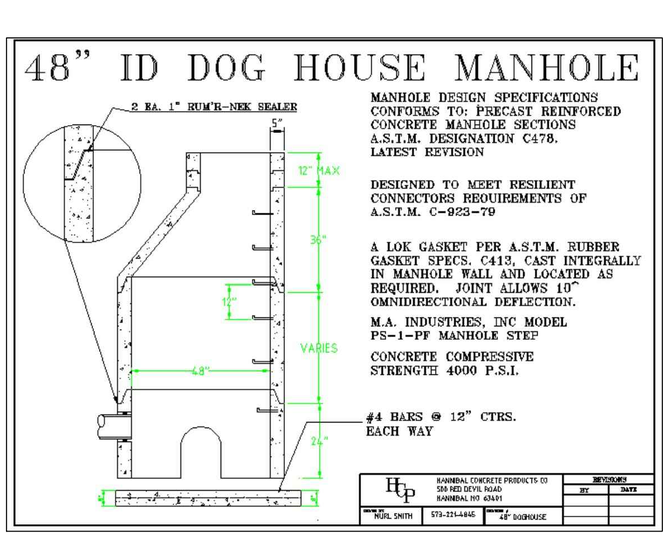
NOTE: ALL BEDDING AND BACKFILL MATERIAL FOR ADS PIPE SHALL BE IN FULL COMPLIANCE WITH SPECIFICATIONS FOUND IN ADS, INC. DRAINAGE MANUAL, SECTION 5.0



CROSS SECTION OF PARABOLIC GRASS SWALE
NOT TO SCALE

DETAIL OF YARD DRAINS
NOT TO SCALE



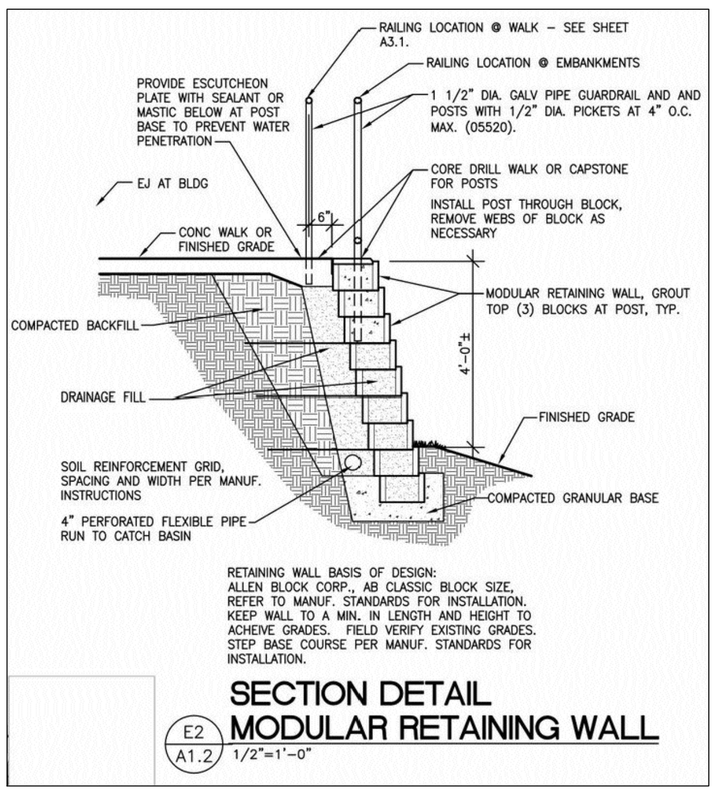


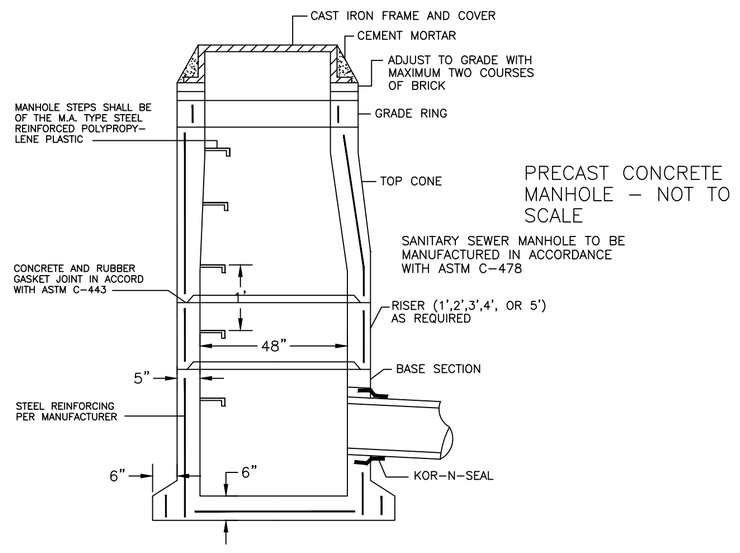
4' high x 6' wide Bradford Aluminum Fence Panel (black)
Not to Scale

HANDICAPPED PARKING SIGN
NOT TO SCALE

STOP SIGN
36" X 36"

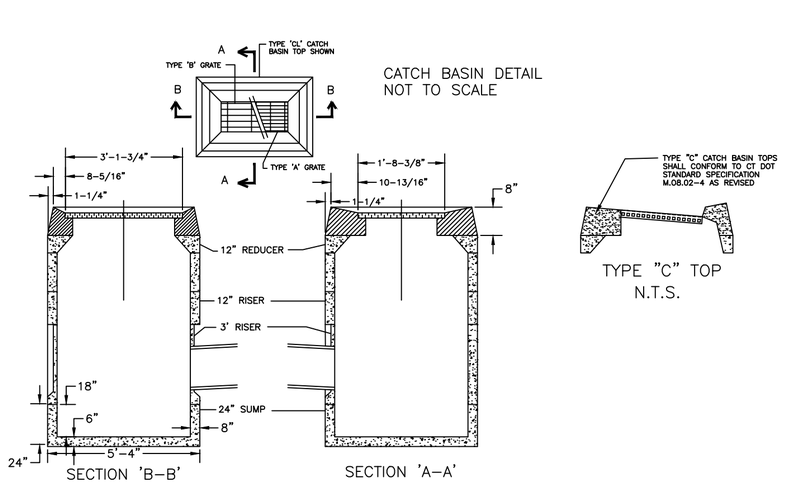
TYPICAL DETAIL OF MODULAR BLOCK RETAINING WALL
NOT TO SCALE





PRECAST CONCRETE MANHOLE – NOT TO SCALE

SANITARY SEWER MANHOLE TO BE MANUFACTURED IN ACCORDANCE WITH ASTM C-478



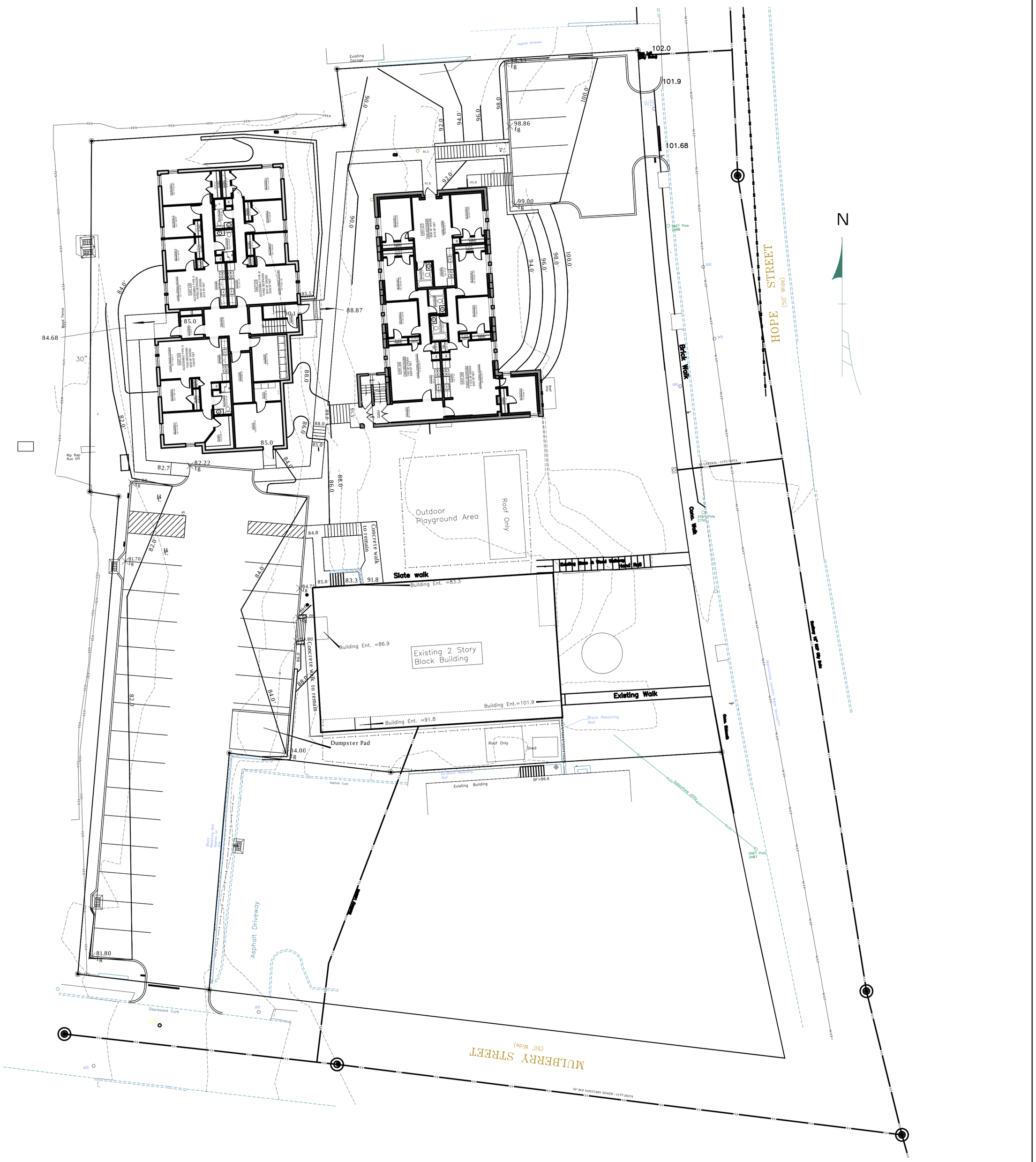
CATCH BASIN DETAIL
NOT TO SCALE

PREPARED FOR
GARDEN HOMES FOUNDATION
1114 HOPE STREET
STAMFORD - CONNECTICUT

CONSTRUCTION DETAILS
SHEET 9 OF 9
PROJECT #023-2020
SCALE: 1" = 20'
DATE: 9/7/20, Rev. 12/12/20

LOW IMPACT SUSTAINABLE DEVELOPMENT TRINKAUS ENGINEERING

TRINKAUS ENGINEERING, LLC
CIVIL ENGINEERS
114 HUNTERS RIDGE ROAD
SOUTHBURY, CONNECTICUT 06488
203-264-4558 (office)
Email: strinkaus@earthlink.net



1 / S.1 SITE LAYOUT WITH FIRST FLOOR BUILDING PLANS

SCALE: 1/16" = 1'-0"

SITE LAYOUT

PROJECT No.: PROJ.#
SCALE: SCALE
DATE: DATE
DESIGNER: DESIGNER
CHECKED: CHECKER
DRAWN BY: DRAWER

SHEET NO.

A-1

REVISIONS:

PROJECT:

NEW BUILDING AND CONVERSION

1116 HOPE STREET
STAMFORD. CT

CLIENT:

GARDEN HOMES MANAGEMENT

29 KNAPP STREET
STAMFORD. CT

A. HENNESSY ARCHITECTS, P.C.
• ARCHITECTURE • LAND PLANNING
• ENGINEERING • DEVELOPMENT
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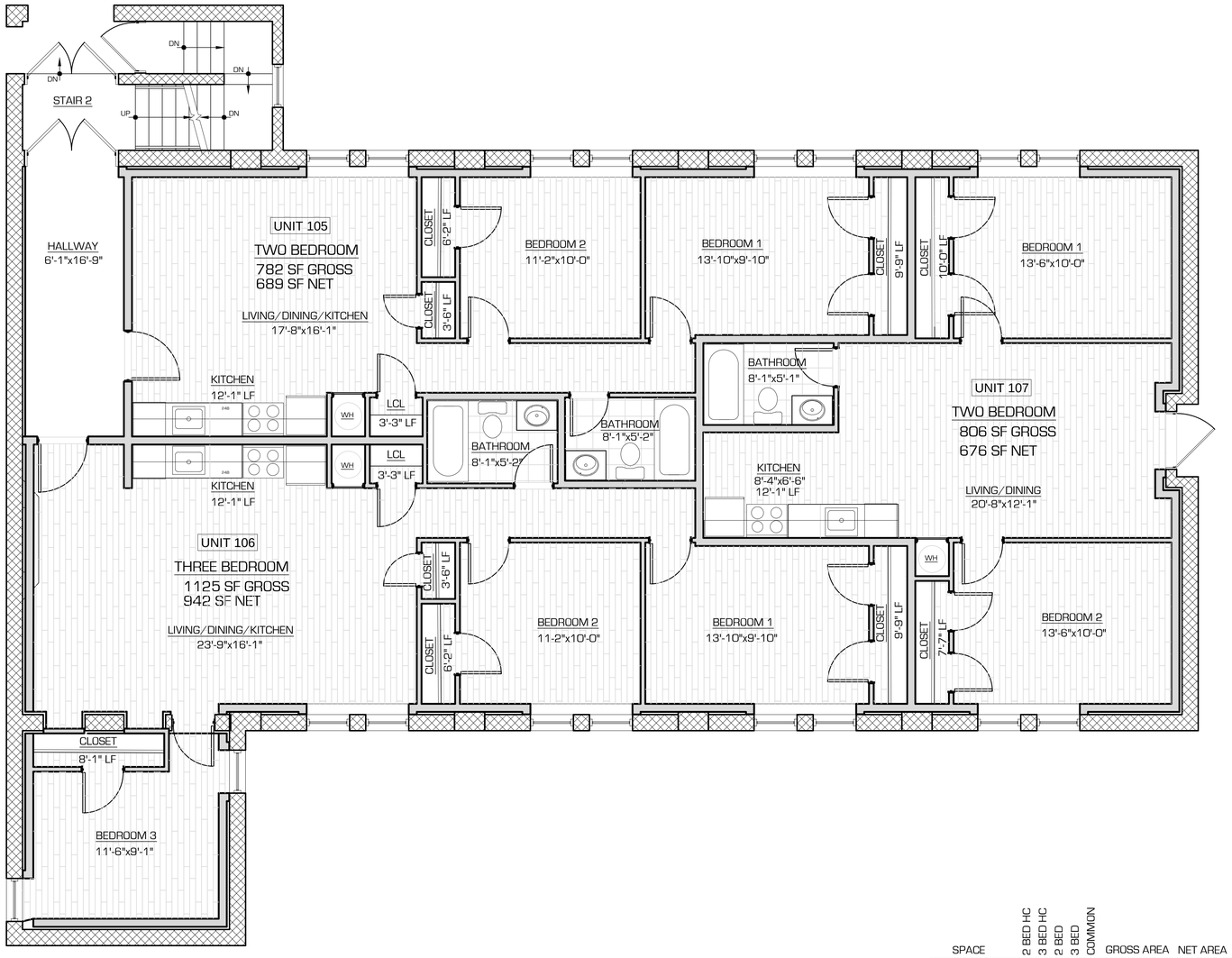

1 CD.1 **FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

SPACE	2 BED HC	3 BED HC	2 BED	3 BED	COMMON	GROSS AREA	NET AREA	TOTAL GROSS AREA
UNIT 105			●			782 SF	689 SF	2713 SF
UNIT 106				●		1125 SF	942 SF	
UNIT 107			●			806 SF	676 SF	
HALLWAY					●	133 SF		301 SF
STAIR					●	168 SF		
TOTALS			2	1		3014 SF		3014 SF

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PHONE: 845-561-7500 FAX: 845-561-7534
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CLIENT:
GARDEN HOMES MANAGEMENT

PROJECT:
NEW BUILDING AND CONVERSION
1116 HOPE STREET
STAMFORD, CT

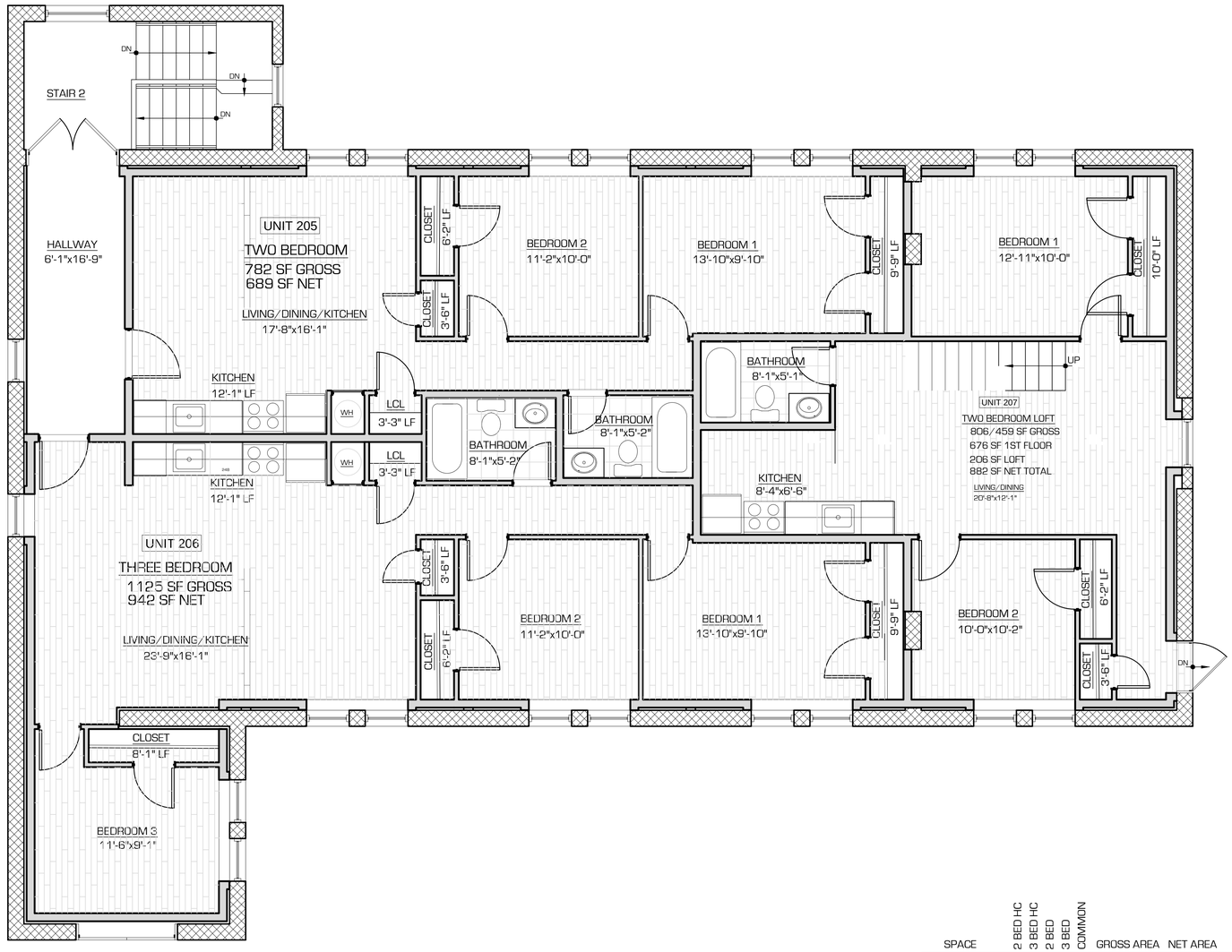
ARCHITECT'S SEAL:

CHURCH
FIRST FLOOR PLAN

REVISIONS:

PROJECT No.:	20007
SCALE:	AS NOTED
DATE:	6.17.20
DESIGNER:	AJH
CHECKED:	AJH
DRAWN BY:	MH

SHEET NO.
CD.1



1 CD.2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SPACE	2 BED HC	3 BED HC	2 BED	3 BED	COMMON	GROSS AREA	NET AREA	TOTAL GROSS AREA
UNIT 205			●			782 SF	689 SF	2713 SF
UNIT 206				●		1125 SF	942 SF	
UNIT 207			●			806 SF	676 SF	
HALLWAY					●	133 SF		301 SF
STAIR					●	168 SF		
TOTALS			2	1		3014 SF		3014 SF

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PROJECT:
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1116 HOPE STREET
STAMFORD, CT

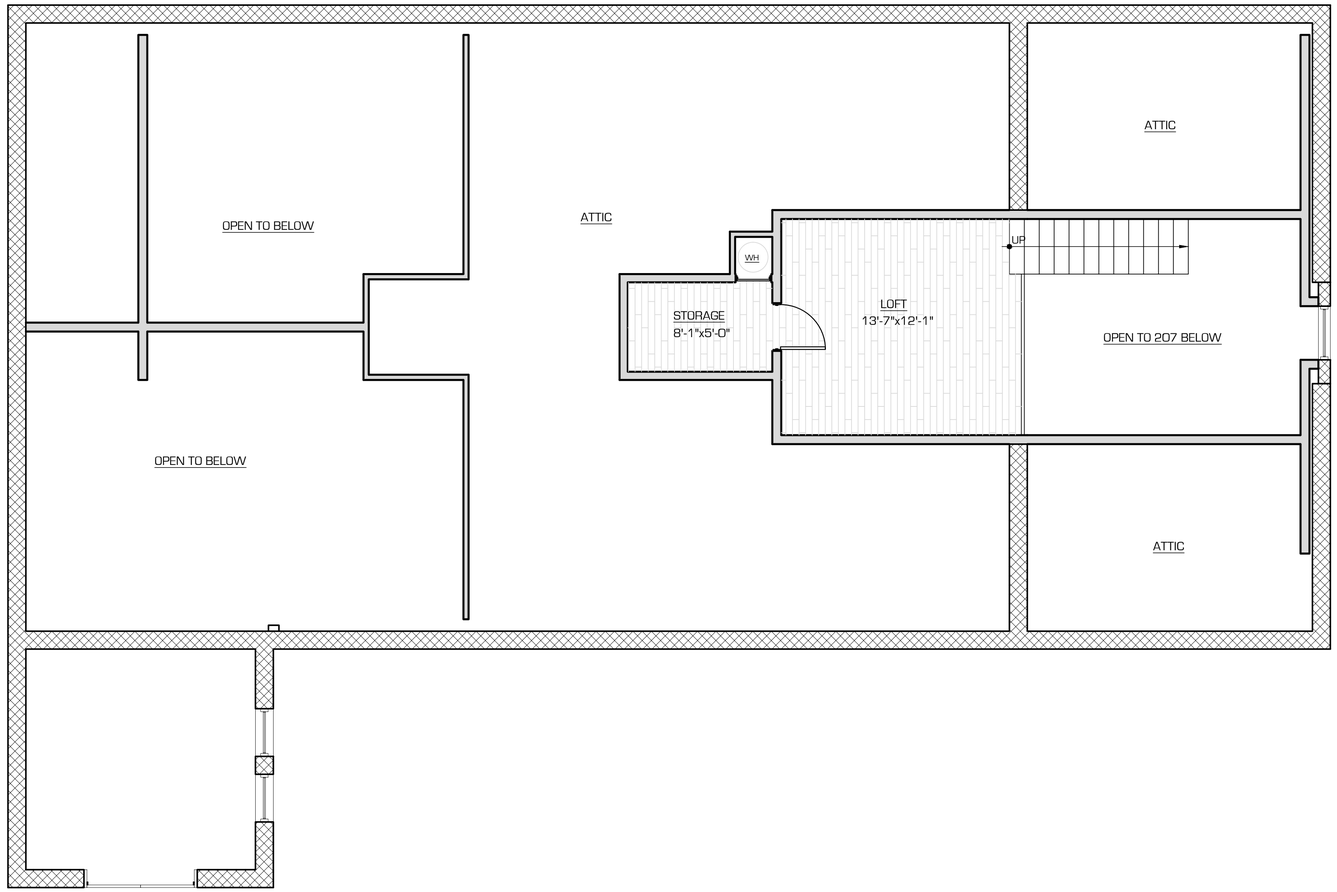
ARCHITECT'S SEAL:

CHURCH
SECOND FLOOR PLAN

REVISIONS:

PROJECT No.:	20007
SCALE:	AS NOTED
DATE:	6.17.20
DESIGNER:	AJH
CHECKED:	AJH
DRAWN BY:	MH

SHEET NO.
CD.2



1 CD.3 LOFT PLAN
SCALE: 1/4" = 1'-0"

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NEWBURGH, NEW YORK 12550
PHONE: 845-561-7500 FAX: 845-561-7534
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PROJECT:

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1116 HOPE STREET
STAMFORD, CT

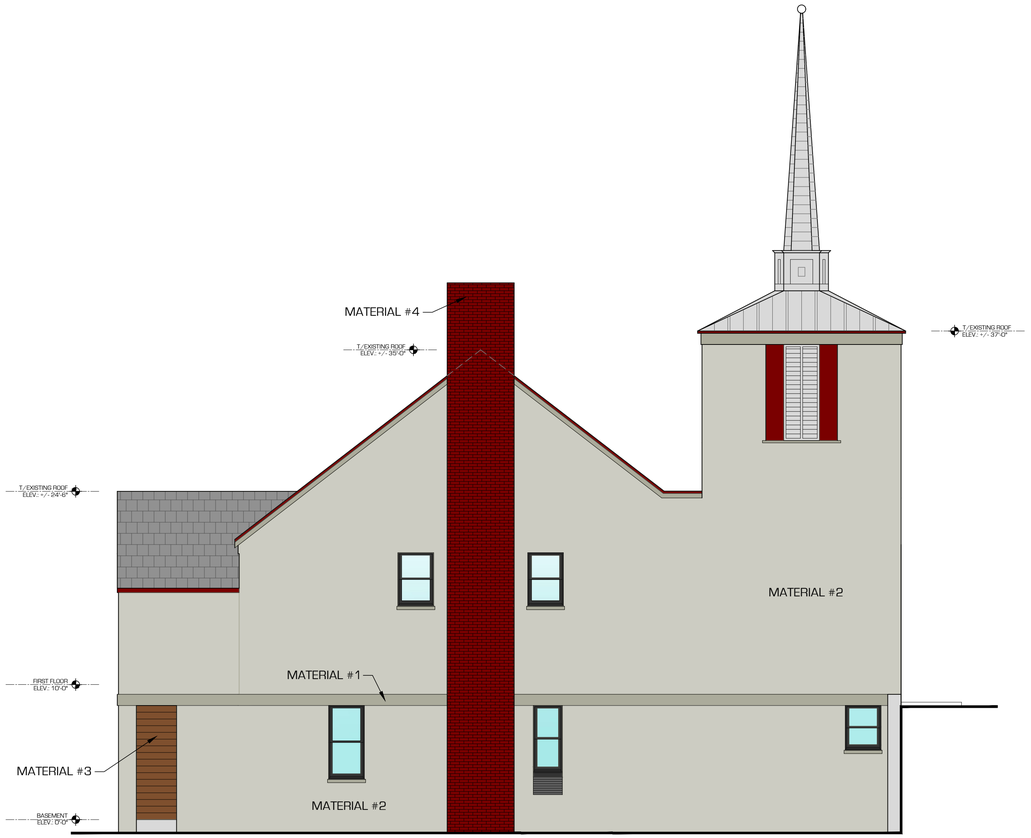
ARCHITECT'S SEAL:

CHURCH
LOFT PLAN

REVISIONS:

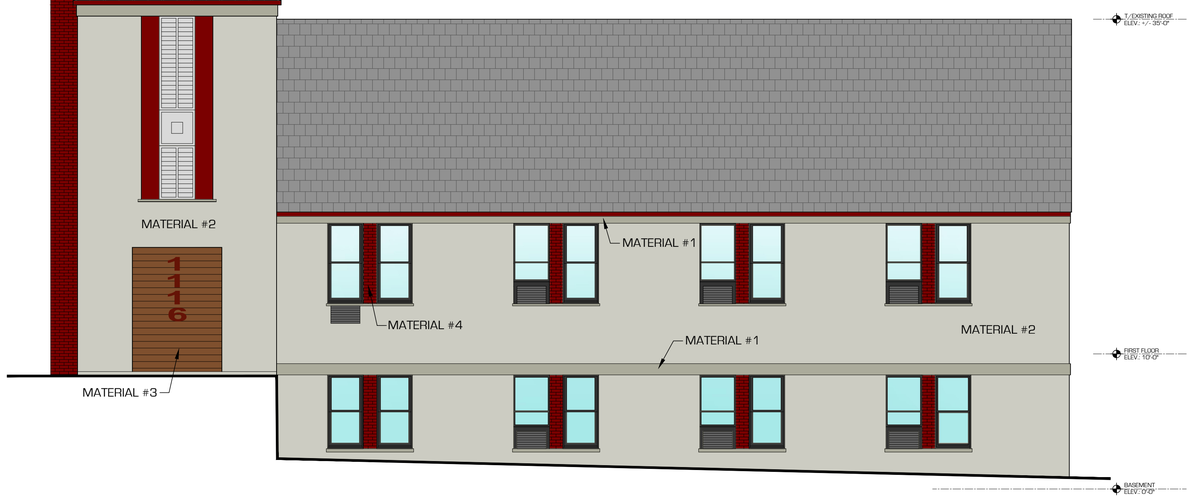
PROJECT No.:	20007
SCALE:	AS NOTED
DATE:	6.17.20
DESIGNER:	AJH
CHECKED:	AJH
DRAWN BY:	MH

SHEET NO.
CD.3



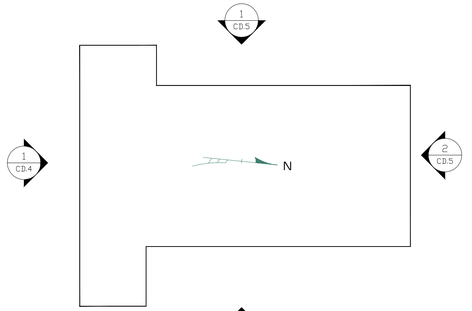
1 CD.4 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



2 CD.4 EAST ELEVATION

SCALE: 3/16" = 1'-0"



KEY PLAN

LEGEND

CALLOUT	PRODUCT	HATCH
MATERIAL #1	PAINT TO MATCH ARCHITECTURAL BLOCK - GRAY	
MATERIAL #2	PAINT TO MATCH HARDIEPANEL - PEARL GRAY	
MATERIAL #3	NICHIHA VINTAGEWOOD - REDWOOD	
MATERIAL #4	EXISTING BRICK	
MATERIAL #5	EXISTING METAL - GRAY	

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1116 HOPE STREET
STAMFORD, CT

ARCHITECT'S SEAL:

CHURCH ELEVATIONS

REVISIONS:

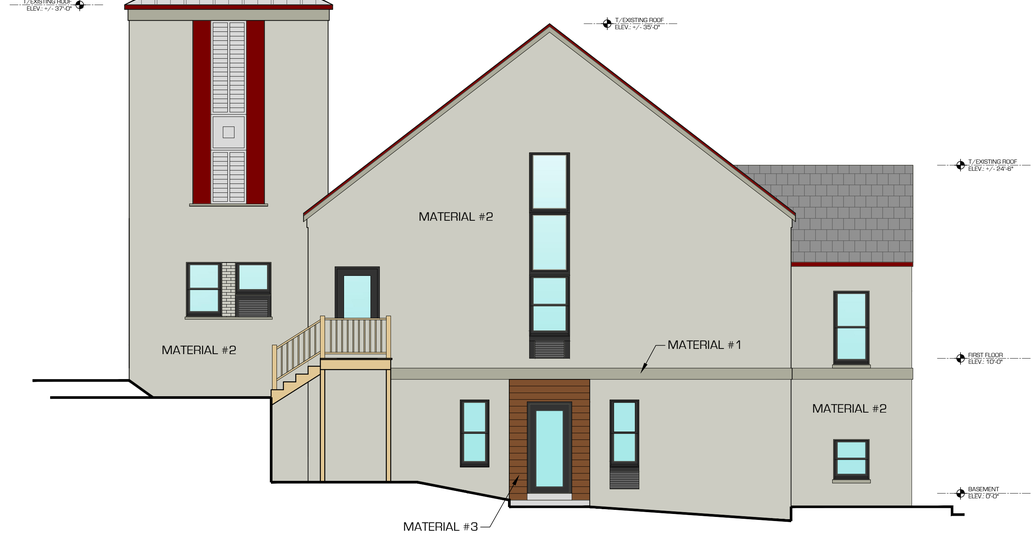
PROJECT No.:	20007
SCALE:	AS NOTED
DATE:	8.26.20
DESIGNER:	AJH
CHECKED:	AJH
DRAWN BY:	MH

SHEET NO.

CD.4

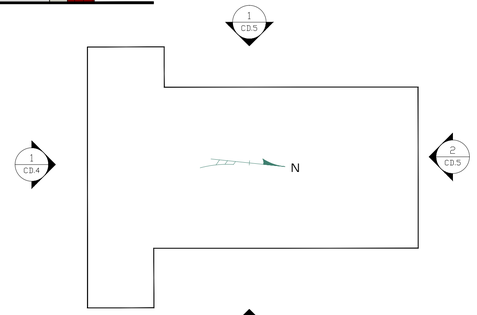
1 CD.5 WEST ELEVATION

SCALE: 3/16" = 1'-0"



2 CD.5 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



KEY PLAN

LEGEND

CALLOUT	PRODUCT	HATCH
MATERIAL #1	PAINT TO MATCH ARCHITECTURAL BLOCK - GRAY	
MATERIAL #2	PAINT TO MATCH HARDIEPANEL - PEARL GRAY	
MATERIAL #3	NICHIHA VINTAGEWOOD - REDWOOD	
MATERIAL #4	EXISTING BRICK	
MATERIAL #5	EXISTING METAL - GRAY	

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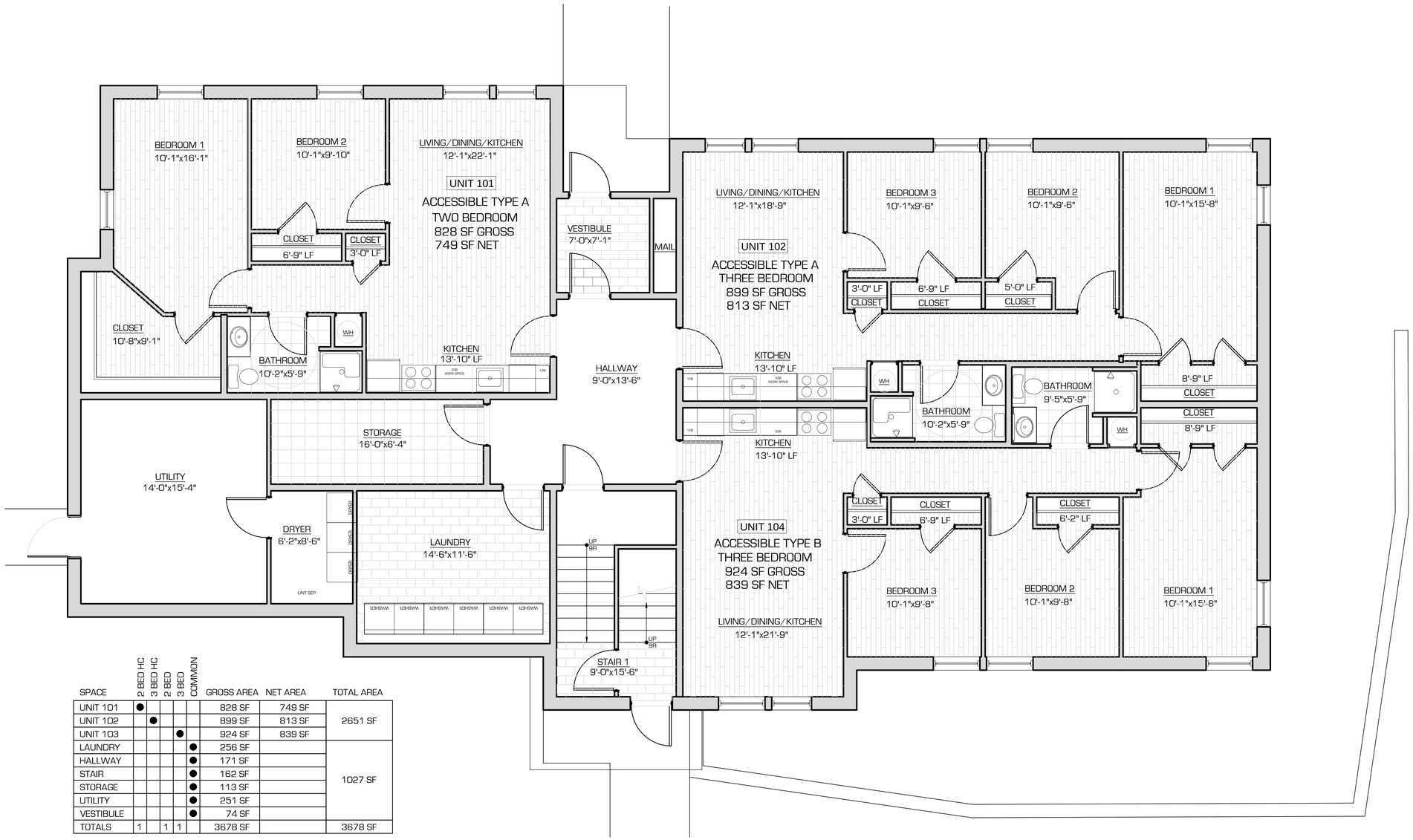
DRAWN BY:	MH

SHEET NO.

CD.5



SPACE	2 BED HC	3 BED HC	2 BED	3 BED	COMMON	GROSS AREA	NET AREA	TOTAL AREA
UNIT 101	●					828 SF	749 SF	2651 SF
UNIT 102		●				899 SF	813 SF	
UNIT 103				●		924 SF	839 SF	
LAUNDRY					●	256 SF		1027 SF
HALLWAY					●	171 SF		
STAIR					●	162 SF		
STORAGE					●	113 SF		
UTILITY					●	251 SF		
VESTIBULE					●	74 SF		
TOTALS	1		1	1		3678 SF		3678 SF

1 DD.1 FIRST FLOOR PLAN

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

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1116 HOPE STREET
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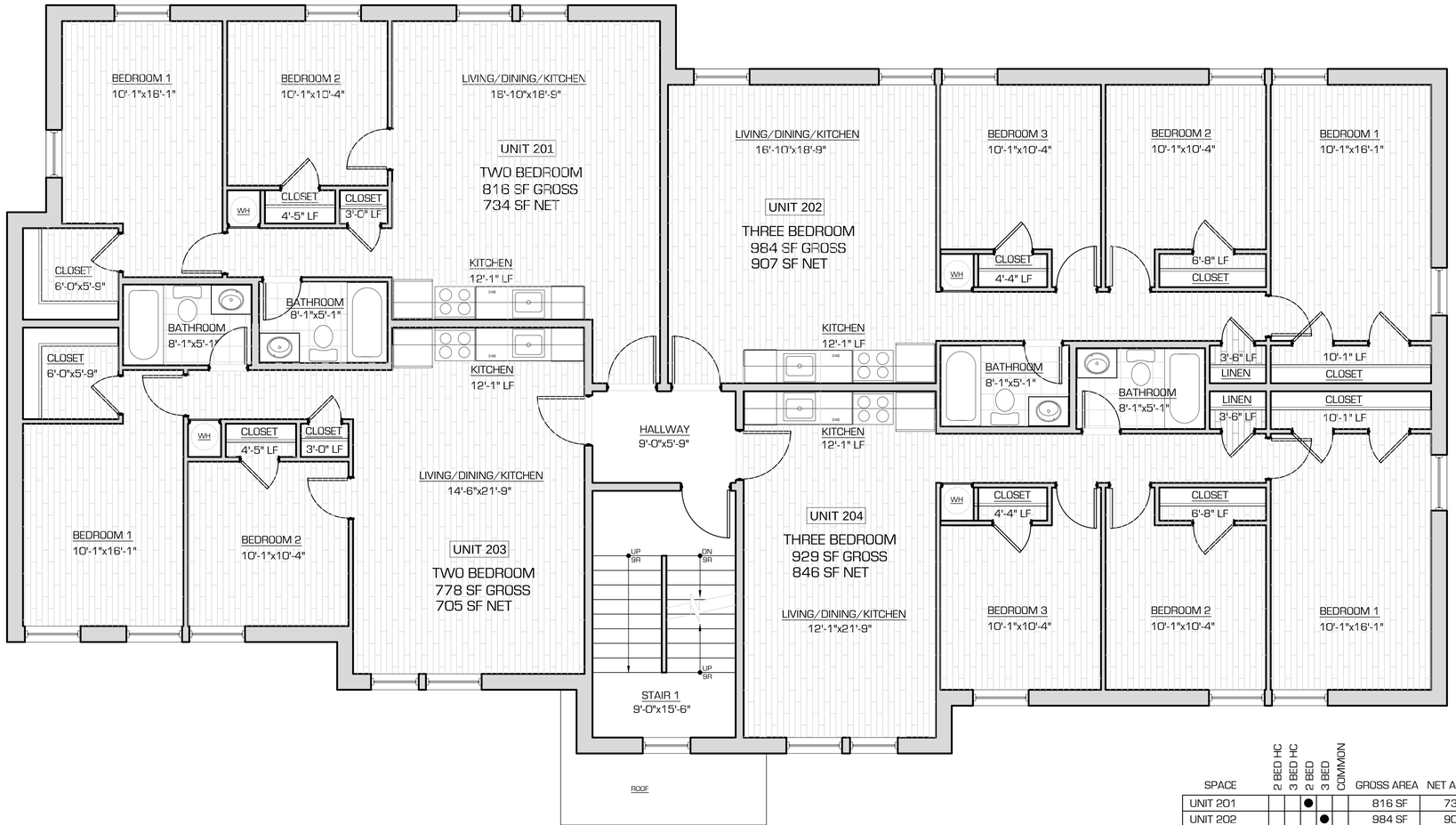
FIRST FLOOR PLAN

REVISIONS:

PROJECT No.:	20007
SCALE:	AS NOTED
DATE:	6.17.20
DESIGNER:	AJH
CHECKED:	AJH
DRAWN BY:	MH

SHEET NO.

DD.1



1 DD.2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SPACE	2 BED HC	3 BED HC	2 BED	3 BED	COMMON	GROSS AREA	NET AREA	TOTAL GROSS AREA
UNIT 201			●			816 SF	734 SF	3507 SF
UNIT 202				●		984 SF	907 SF	
UNIT 203			●			778 SF	705 SF	
UNIT 204				●		929 SF	705 SF	
HALLWAY					●	60 SF		222 SF
STAIR					●	162 SF		
TOTALS			2	2		3729 SF		3729 SF

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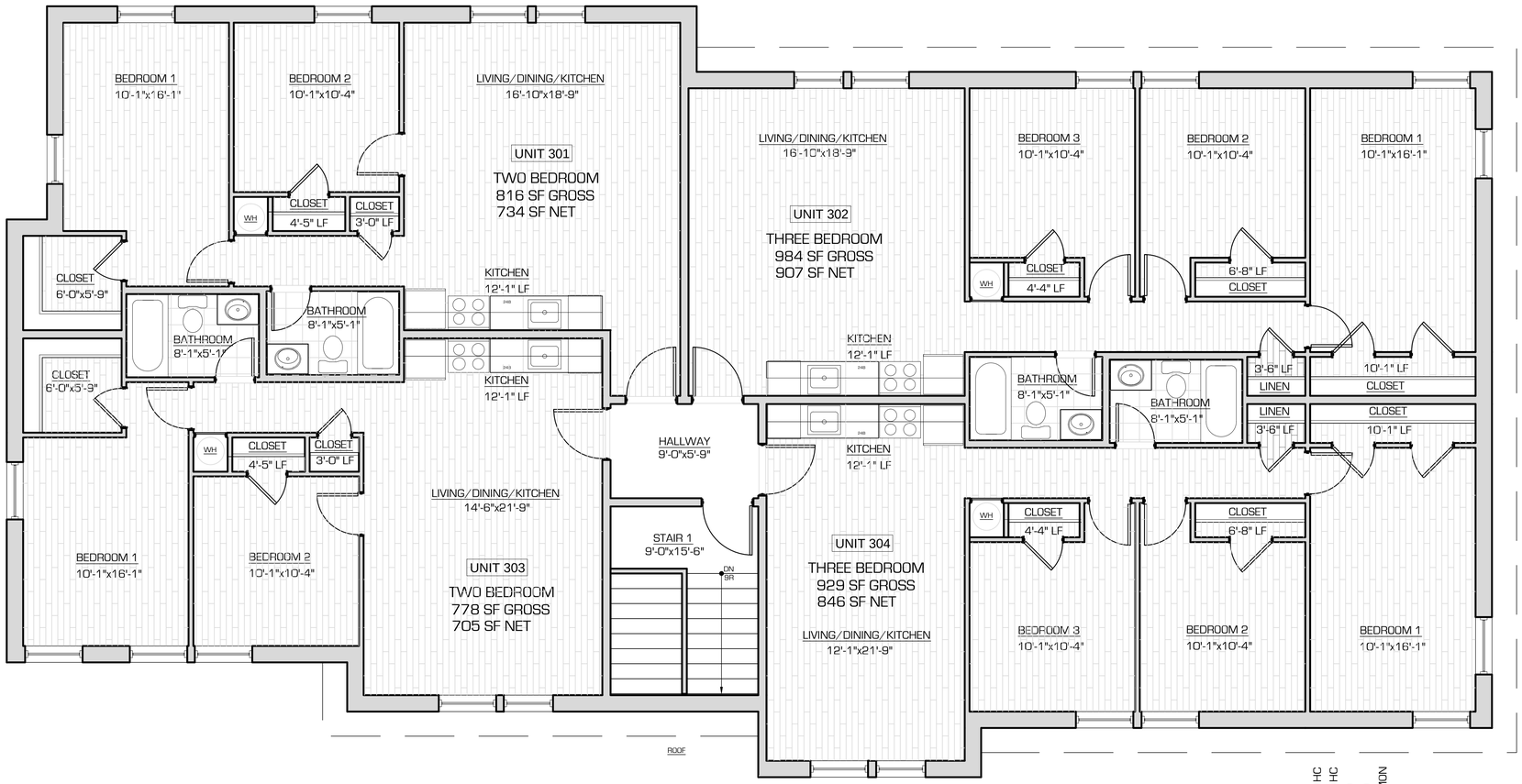
ARCHITECT'S SEAL:

SECOND FLOOR PLAN

REVISIONS:

PROJECT No.:	20007
SCALE:	AS NOTED
DATE:	6.17.20
DESIGNER:	AJH
CHECKED:	AJH
DRAWN BY:	MH

SHEET NO.
DD.2



1 DD.3 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

SPACE	2 BED HC	3 BED HC	2 BED	3 BED	COMMON	GROSS AREA	NET AREA	TOTAL GROSS AREA
UNIT 301			●			816 SF	734 SF	3507 SF
UNIT 302				●		984 SF	907 SF	
UNIT 303			●			778 SF	705 SF	
UNIT 304				●		929 SF	705 SF	
HALLWAY					●	60 SF		222 SF
STAIR					●	162 SF		
TOTALS			2	2		3729 SF		3729 SF

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• ARCHITECTURE • LAND PLANNING
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PHONE: 845-561-7500 FAX: 845-561-7534
WWW.HENNESSYARCHITECTS.COM

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PROJECT:
NEW BUILDING AND CONVERSION
1116 HOPE STREET
STAMFORD, CT

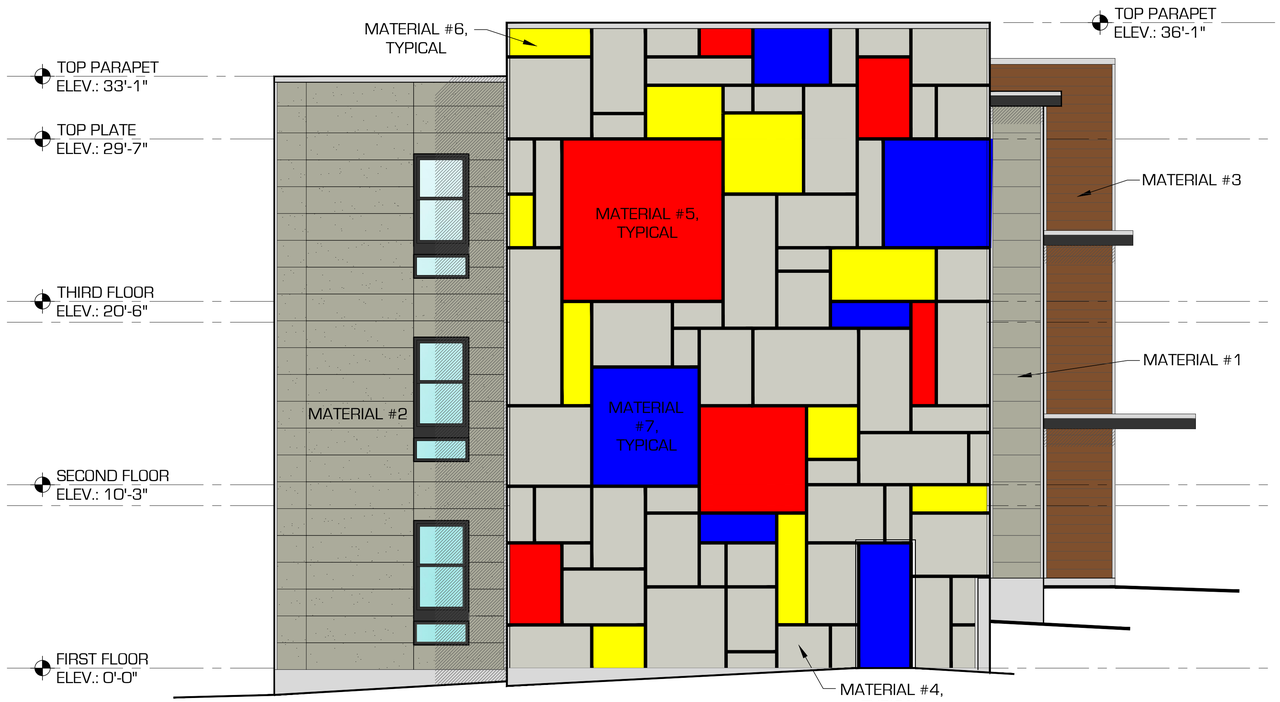
ARCHITECT'S SEAL:

THIRD FLOOR PLAN

REVISIONS:

PROJECT No.:	20007
SCALE:	AS NOTED
DATE:	6.17.20
DESIGNER:	AJH
CHECKED:	AJH
DRAWN BY:	MH

SHEET NO.
DD.3

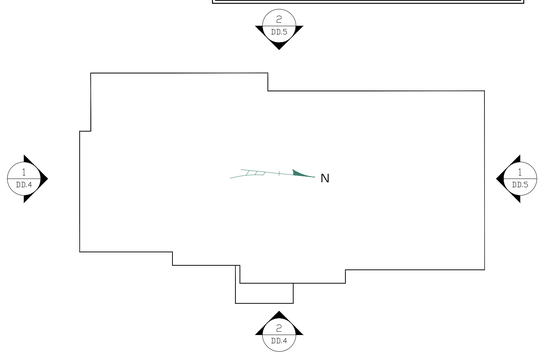


1 DD.4 SOUTH
SCALE: 1/4" = 1'-0"

2 DD.4 EAST
SCALE: 1/4" = 1'-0"

LEGEND

CALLOUT	PRODUCT	HATCH
MATERIAL #1	NICHIHA ARCHITECTURAL BLOCK - GREY	
MATERIAL #2	NICHIHA TUFFBLOCK - PEWTER	
MATERIAL #3	NICHIHA VINTAGEWOOD - REDWOOD	
MATERIAL #4	HARDIEPANEL - VERTICAL SIDING W/ SMOOTH FINISH - PEARL GRAY	
MATERIAL #5	HARDIEPANEL - VERTICAL SIDING W/ SMOOTH FINISH - RED (PAINTED IN FIELD)	
MATERIAL #5	HARDIEPANEL - VERTICAL SIDING W/ SMOOTH FINISH - YELLOW (PAINTED IN FIELD)	
MATERIAL #5	HARDIEPANEL - VERTICAL SIDING W/ SMOOTH FINISH - BLUE (PAINTED IN FIELD)	



KEY PLAN

A. HENNESSY ARCHITECTS, P.C.
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1200 STONY BROOK COURT - SUITE 3
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CLIENT:
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PROJECT:
NEW BUILDING
1116 HOPE STREET
STAMFORD, CT

ARCHITECT'S SEAL:

NEW BUILDING ELEVATIONS

REVISIONS:

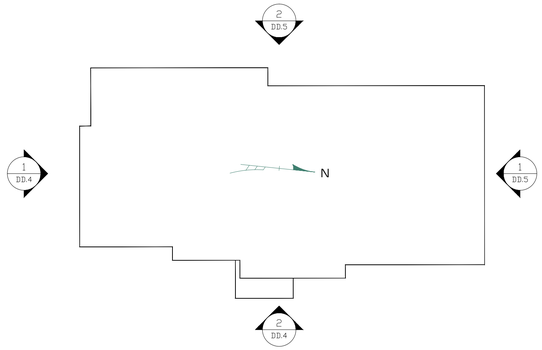
PROJECT No.:	20007
SCALE:	AS NOTED
DATE:	8.26.20
DESIGNER:	AJH
CHECKED:	AJH
DRAWN BY:	MH

SHEET NO.
DD.4

1 DD.5 NORTH
SCALE: 1/4" = 1'-0"

LEGEND

CALLOUT	PRODUCT	HATCH
MATERIAL #1	NICHIHA ARCHITECTURAL BLOCK - GREY	
MATERIAL #2	NICHIHA TUFFBLOCK - PEWTER	
MATERIAL #3	NICHIHA VINTAGEWOOD - REDWOOD	
MATERIAL #4	HARDIEPANEL - VERTICAL SIDING W/ SMOOTH FINISH - PEARL GRAY	
MATERIAL #5	HARDIEPANEL - VERTICAL SIDING W/ SMOOTH FINISH - RED (PAINTED IN FIELD)	
MATERIAL #5	HARDIEPANEL - VERTICAL SIDING W/ SMOOTH FINISH - YELLOW (PAINTED IN FIELD)	
MATERIAL #5	HARDIEPANEL - VERTICAL SIDING W/ SMOOTH FINISH - BLUE (PAINTED IN FIELD)	



KEY PLAN

2 DD.5 WEST
SCALE: 1/4" = 1'-0"

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• ARCHITECTURE • LAND PLANNING
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PHONE: 845-561-7500 FAX: 845-561-7534
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PROJECT:
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1116 HOPE STREET
STAMFORD, CT

ARCHITECT'S SEAL:

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REVISIONS:

PROJECT No.:	20007
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DATE:	8.26.20
DESIGNER:	AJH
CHECKED:	AJH
DRAWN BY:	MH

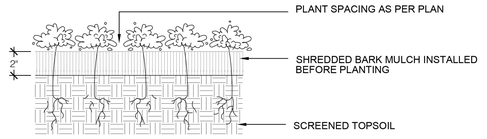
SHEET NO.
DD.5

1 SPL-1.0 LANDSCAPE SITE PLAN

SCALE: 1"=20'-0"

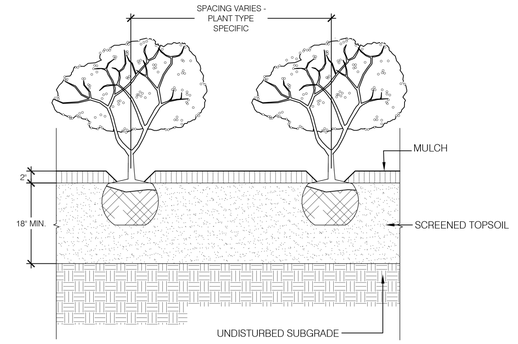
PLANTING SCHEDULE

SYM	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	MIN.SIZE	COMMENTS	MATURE SIZE
TREES							
AG	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	2.5-3" Cal.	Specimen, single trunk	15-20' H x 10-15' W
AS	1	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	B&B	3.5-4" Cal.	Full, Branching 6' clear	50-60' H x 40-50' W
LF	3	Liriodendron tulipifera 'Fastigiatum'	Columnar Tulip Tree	B&B	3.5-4" Cal.	Full, Branching 6' clear	40-50' H x 15-20' W
LT	1	Liriodendron tulipifera	Tulip Tree	B&B	3.5-4" Cal.	Full, Branching 6' clear	70-90' H x 35-50' W
MR	7	Quercus acutissima	Sawtooth Oak	B&B	3.5-4" Cal.	Full, Branching 6' clear	40-60' H x 40-60' W
SHRUBS							
IG	15	Ilex glabra 'Shamrock'	Shamrock Inkberry	B&B	24" H x 24" W	Full, Heavy	3-4' H x 3-4' W
PERENNIALS AND GROUNDCOVER							
IV	12	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	CONT	#3		3-5' H x 4-6' W
LM	185	Liriope Muscari 'Big Blue'	Big Blue Lilyturf	CONT	#1	Spacing 18" O.C.	18-24" H x 18-24" W



2 SPL-1.0 TYPICAL GROUNDCOVER PLANTING

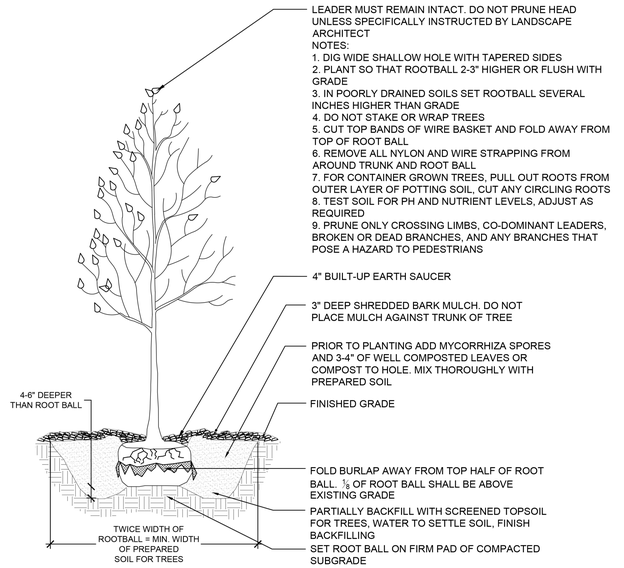
SCALE: NTS



NOTE: PLANTS ARE TO BE SPACED AS REQUIRED BY PLANTING SCHEDULE

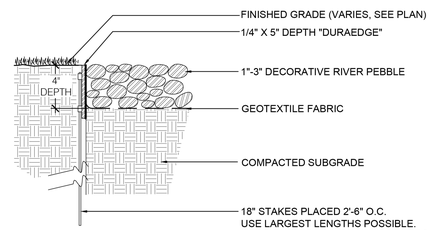
2 SPL-1.0 TYPICAL SHRUB PLANTING

SCALE: NTS



4 SPL-1.0 TYPICAL TREE PLANTING

SCALE: NTS



5 SPL-1.0 STONE DRIP EDGE

SCALE: NTS

eric raines landscape architecture, llc
11a N Main Street SoNo, CT 203.354.6500 www.ericrains.com

NO.	ISSUE	DATE
7		
6		
5		
4		
3		
2		20.12.23
1	ISSUED	

GARDEN HOMES FOUNDATION
1114 HOPE STREET
STAMFORD, CT

PROJECT

DWG TITLE
LANDSCAPE SITE PLAN AND DETAILS

JOB NO.

DATE 2020.12.23

SCALE 1"=20'-0"

SPL-1.0

LIGHTING DESIGN AND PHOTOMETRIC ANALYSIS NOTES

GENERAL:

1. THE LIGHT DESIGN PHILOSOPHY IS TO PROVIDE THE PROPER AMOUNT OF LIGHT IN THE SUBJECT AREAS WITHOUT ANY UNNECESSARY LIGHT IN OTHER AREAS.
2. LIGHTING DESIGN IS BASED ON THE RECOMMENDATIONS OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA). IES IS THE PRIMARY LIGHTING AUTHORITY IN THE UNITED STATES. THE IES IS DEDICATED TO PROMOTING THE ART AND SCIENCE OF QUALITY LIGHTING TO ITS MEMBERS, ALLIED PROFESSIONAL ORGANIZATIONS, AND THE PUBLIC.

SITE AND AREA DESCRIPTION

AREA TO BE LIGHTED: PARKING AND PEDESTRIAN WALKWAYS, STAIRS, BUILDING ENTRANCES AND EXITS, PARKING AND HANDICAP PARKING.

SAFETY AND SECURITY OF AREA: ADDITIONAL LIGHTING NOT CONSIDERED FOR SAFETY AND SECURITY PURPOSE BEYOND NORMAL LEVELS.

PEOPLE USING AREA: TYPICALLY, FAMILIES WITH CHILDREN

SURROUNDING AREA TYPE: RESIDENTIAL, COMMERCIAL, AND MIXED USE.

EXISTING LIGHTING SURROUNDING AREA: HOPE ST WELL LIT. TO THE SOUTH, ALL COMMERCIAL USES WHICH ARE LIT ALL NIGHT LONG.

FIXTURES AND LUMINAIRES

3. THE BUILDING MOUNTED AREA LIGHT FIXTURES THAT ARE USED ON THIS PROJECT ARE FULL CUT-OFF. FULL CUT-OFF AS DESIGNATED BY IESNA REQUIRES A LUMINAIRE HAVING A LIGHT DISTRIBUTION IN WHICH ZERO CANDELA INTENSITY OCCURS AT OR ABOVE AN ANGLE OF 90° ABOVE NADIR. THESE FIXTURES HAVE FLAT LENSES WITH THE LIGHT ENGINES UP INSIDE THE FIXTURE SO THE LAMPING CANNOT BE SEEN AT DISTANCE AND LIGHT IS DIRECTED DOWN TO WHERE IT IS NEEDED.
4. EACH FIXTURE IS LABEL WITH ITS TYPE AND MOUNTING HEIGHT ABOVE GROUND LEVEL IN FEET.
5. FIXTURES THAT ARE SHOWN ON THE SITE PLAN DRAWING ARE SHOWN AT LEAST TWICE THEIR PHYSICAL SIZE FOR CLARITY, THE ACTUAL SIZE IS MUCH SMALLER. SEE FIXTURE CUT SHEETS FOR SPECIFIC DETAILS, THERE SIZES AND OTHER CHARACTERISTICS BASED ON THEIR PART NUMBER.
6. LAMP LUMENS AND FIXTURE WATTS ARE PROVIDE FOR CODE.

SOFTWARE AND REPORT.

7. THE SOFTWARE USED IS VISUAL PROFESSIONAL EDITION AND IS THE LATEST RELEASE. VISUAL IS A COMPREHENSIVE LIGHTING ANALYSIS TOOL DESIGNED FOR DEMANDING INTERIOR AND EXTERIOR APPLICATIONS.
8. THIS PHOTOMETRIC REPORT HAS BEEN GENERATED USING METHODS RECOMMENDED BY THE IESNA. CALCULATIONS ARE BASED ON PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER, AND THE ACCURACY OF THIS PHOTOMETRIC REPORT IS DEPENDENT ON THE ACCURACY OF THE DATA PROVIDED. END-USER ENVIRONMENT AND APPLICATION (INCLUDING, BUT NOT LIMITED TO, VOLTAGE VARIATION AND DIRT ACCUMULATION) CAN CAUSE ACTUAL PHOTOMETRIC PERFORMANCE TO DIFFER FROM THE PERFORMANCE CALCULATED USING THE DATA PROVIDED WHICH IS BEYOND OUR CONTROL

RESULTS

9. THE NUMERICAL RESULTS SHOWN ARE THE DIRECT LIGHT POWER IN FOOT CANDLES ON THE GROUND FROM FIXTURES SHOWN.
10. ANALYSES RESULTS DO NOT INCLUDE OTHER OFF-SITE LIGHTING, SUCH AS STREET LIGHTING.

FIXTURE SCHEDULE

Label	Catalog Number	Description	Lamp	File	Lamp Lumens	Lumen Multiplier	LLF	Watts
A	DSXW1 LED 10C 530 40K T2S MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES TYPE T2S OPTIC 4000K @ 530mA.	LED	DSXW1_LED_10C_530_40K_T2S_MVOLT.ies	2205.114	1	1	19.1
B	DSXW1 LED 20C 530 40K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES TYPE T3M OPTIC 4000K @ 530mA.	LED	DSXW1_LED_20C_530_40K_T3M_MVOLT.ies	4267.338	1	1	34.9
C	FMML 7 840	7" VERSA-LITE LED FLUSH MOUNT WITH MATTE WHITE ACRYLIC DIFFUSER AND 4000K LEDS	LED	FMML_7_840.ies	655.6751	1	1	9.33
E	DSXW2 LED 30C 1000 40K TFTM MVOLT	DSXW2 LED WITH 3 LIGHT ENGINES 30 LED's 1000mA DRIVER 4000K LED TYPE FORWARD THROW MEDIUM OPTIC	LED	DSXW2_LED_30C_1000_40K_TFTM_MVOLT.ies	11120.27	1	1	109

1 / E100 PHOTOMETRIC AND LIGHT SITE PLAN

SCALE: 1/8" = 1'-0" 0 4' 8' 16'

CLIENT:

GARDEN HOMES MANAGEMENT

29 KNAPP STREET
STAMFORD, CT 06907

PROJECT:

1114 HOPE ST
SPRINGDALE
SITE LIGHTING

HOPE ST
STAMFORD, CT

CONSULTANTS:

KUEGLER ASSOCIATES consulting engineers
www.kueglerassociates.com
31 Depot Pl., Suite 104, Watertown, CT 06795
Phone: (860) 945-8705, Fax: (860) 274-5540

ENGINEER'S SEAL:

ELECTRICAL
LIGHTING PLAN WITH ANALYSIS
SITE

REVISIONS:

PROJECT NO:	009-08
SCALE:	AS NOTED
DATE:	10/08/20
DESIGNED:	ERK
CHECKED:	ERK
DRAWN BY:	xxx

E100