

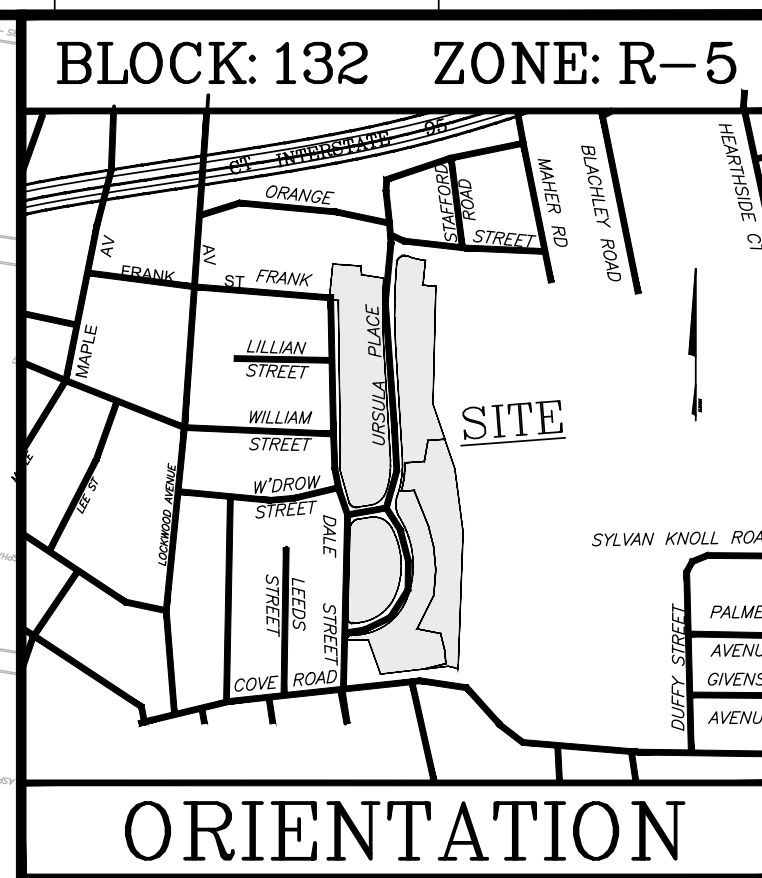


**TORTI
GALLAS +
PARTNERS**

KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

CHARTER OAK COMMUNITIES OAK PARK - STAMFORD, CT

June 1, 2022



GENERAL DEVELOPMENT PLAN NOTES

- This drawing is intended only to depict the existing conditions at the Oak Park Housing Community.
- All survey data, boundary lines, and building locations depicted for parcels A through C are from a survey prepared by Redniss & Mead entitled "Property & Topographic Survey" dated 03/02/2022. The information depicted on parcel D is partially supplemented with City of Stamford G.I.S. data.
- Wetlands, if any, have not been depicted hereon.
- Property lies in a R-5 zone.
- Reference is made to FEMA Flood Insurance Map No. 09001C0517G, effective date July 8, 2013. Subject parcel does not lie with a Special Flood Hazard Area.
- The property is currently served by public waters and sewers.
- The existing property contains 160 off-street parking spaces & 147 on-street parking spaces. On-street parking count assumes a 22ft long parallel space, no parking within 25ft of a stop sign or major intersection and no parking within 10ft of a fire hydrant. On-street parking only counted for portion(s) of the right-of-way adjacent to the subject property.

No.	Date	Revision
1	03/29/22	ORIGINAL ISSUE DATE

**EXISTING SITE PLAN
DEPICTING
OAK PARK - URSULA PLACE
STAMFORD, CT
PREPARED FOR
CHARTER OAK COMMUNITES**

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

SCALE: 0 60 120
1"=60'

DRAWN BY: AJP CHECKED BY: AMK

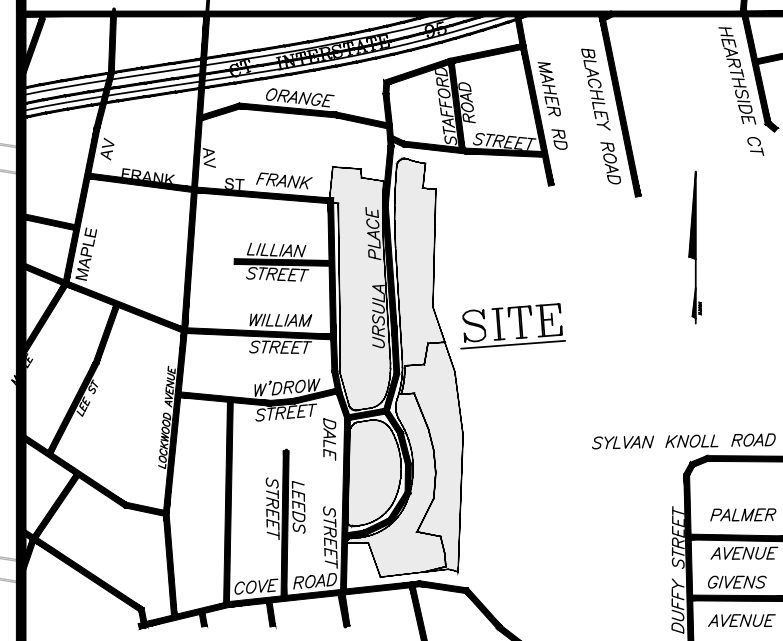
Andrew M. Kuzmich
ANDREW M. KUZMICH, CT, P.E. 31389
March 29, 2022
DATE

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

SHEET No: **ESP**

Comm. No.: 7338

3/29/2022 4:24 PM:U:\Redniss\270007338\dwg\7338 Master - Site Plan.dwg



ORIENTATION



GENERAL DEVELOPMENT PLAN NOTES

- This drawing is intended only to depict the General Development Plan for the Oak Park Housing Community redevelopment project Zoning Board submission.
- All survey data, boundary lines, and building locations depicted for parcels A through C are from a survey prepared by Redniss & Mead entitled "Property & Topographic Survey" dated 03/02/2022. The information depicted on parcel D is partially supplemented with City of Stamford G.I.S. data.
- Wetlands, if any, have not been depicted hereon.
- Refer to design documents prepared by Ken Boroson Architects & Torti Gallas+Partners for information and design of the proposed buildings. This drawing depicts information corresponding to the latest design information received on 03/23/2022.
- Property lies in a R-5 zone.
- Reference is made to FEMA Flood Insurance Map No. 09001C0517G, effective date July 8, 2013. Subject parcel does not lie with a Special Flood Hazard Area.
- The property shall be served by public waters and sewers.
- No EPB regulated activities are proposed as part of this project.
- This plan depicts 191 off-street parking spaces & 145 on-street parking spaces. On-street parking count assumes a 22ft long parallel space, no parking within 25ft of a stop sign or major intersection and no parking within 10ft of a fire hydrant. On-street parking only counted for portion(s) of the right-of-way adjacent to the proposed development.

No.	Date	Revision
1	03/29/2022	ORIGINAL ISSUE DATE

**GENERAL DEVELOPMENT PLAN
DEPICTING
OAK PARK - URSULA PLACE
STAMFORD, CT
PREPARED FOR
CHARTER OAK COMMUNITES**

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SCALE: 0 60 120
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SHEET No:
GDP

Comm. No.: 7338

3/30/2022 3:46 PM: LUG: Res270007338.dwg/7338 Master - Site Plan.dwg

LEGEND - UNIT TYPE

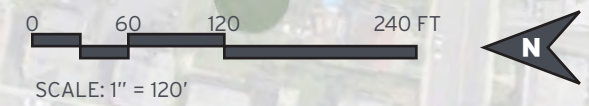
- 2 BEDROOM
- 3 BEDROOM

PHASE 2
34 2-BD
9 3-BD
43 TH UNITS

16 1-BD
4 2-BD
6 3-BD
26 MF UNITS

PHASE 3
48 2-BD
14 3-BD
62 TH UNITS

PHASE 1
28 2-BD
7 3-BD
35 TH UNITS
26 MF UNITS
61 TOTAL



Elevation Comparison Oak Park

Existing

Proposed



April 25, 2022

**REDNISS
& MEAD**

Elevation Comparison Oak Park

Existing



Proposed



April 25, 2022

Floor Plan Comparison

Oak Park

Existing

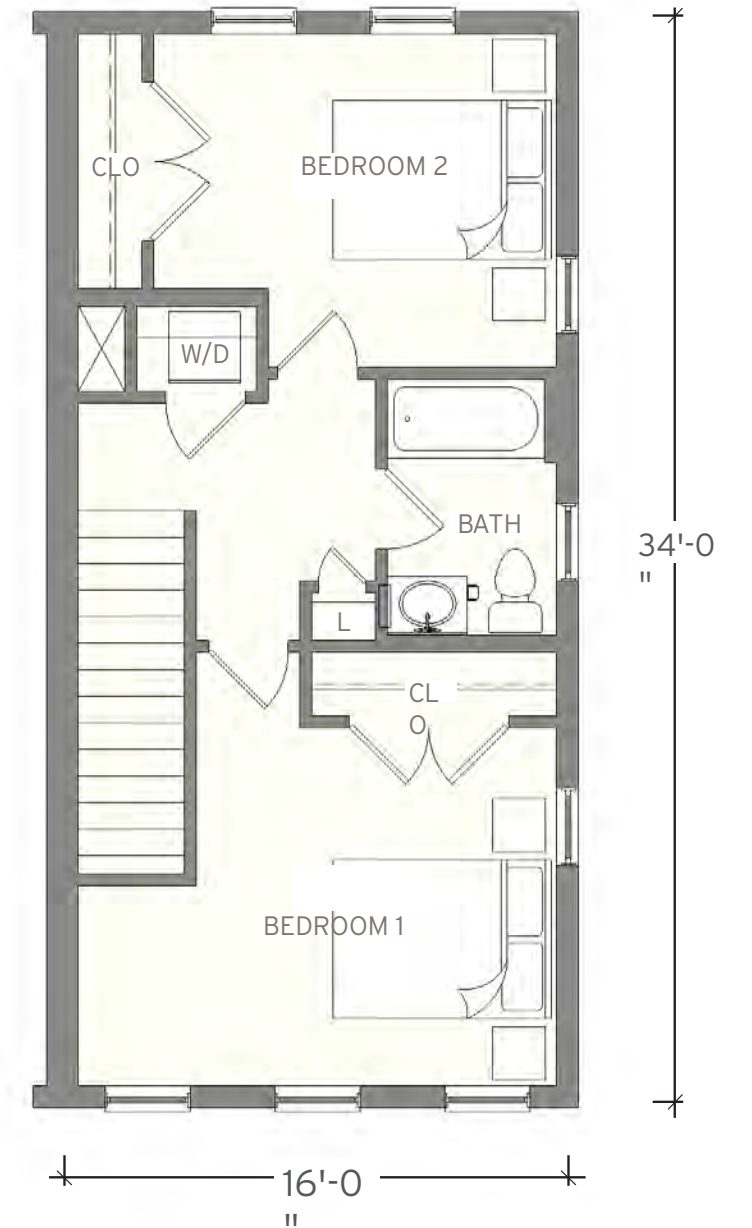
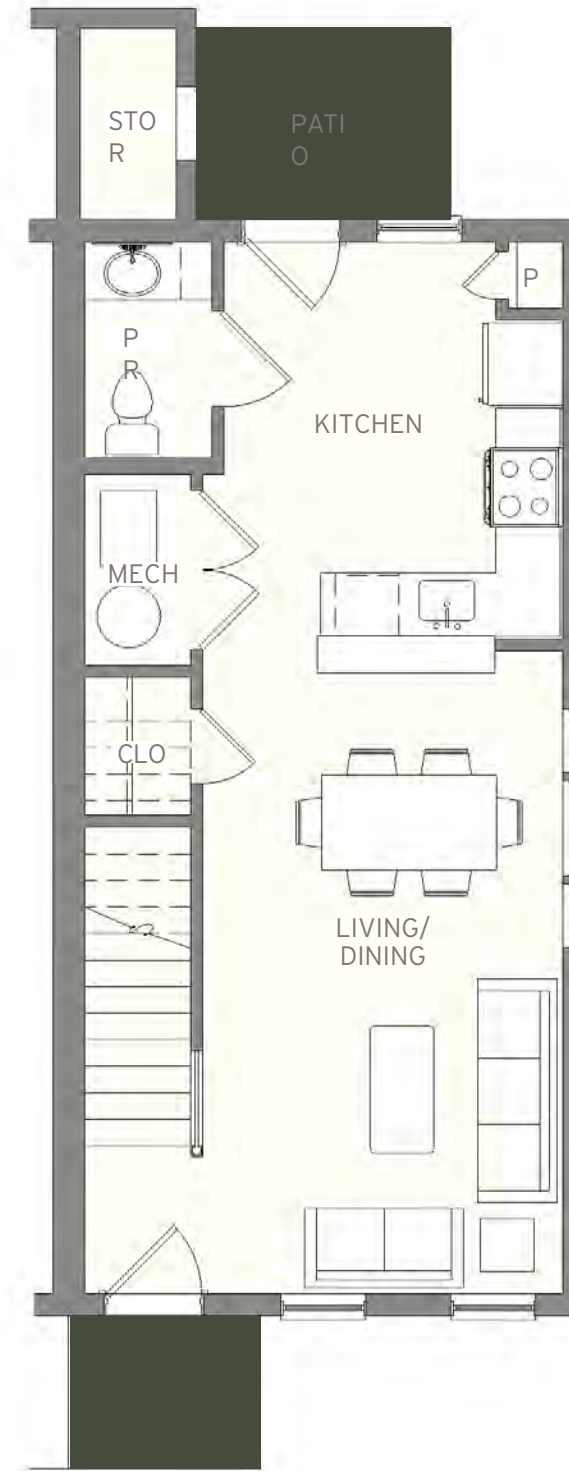
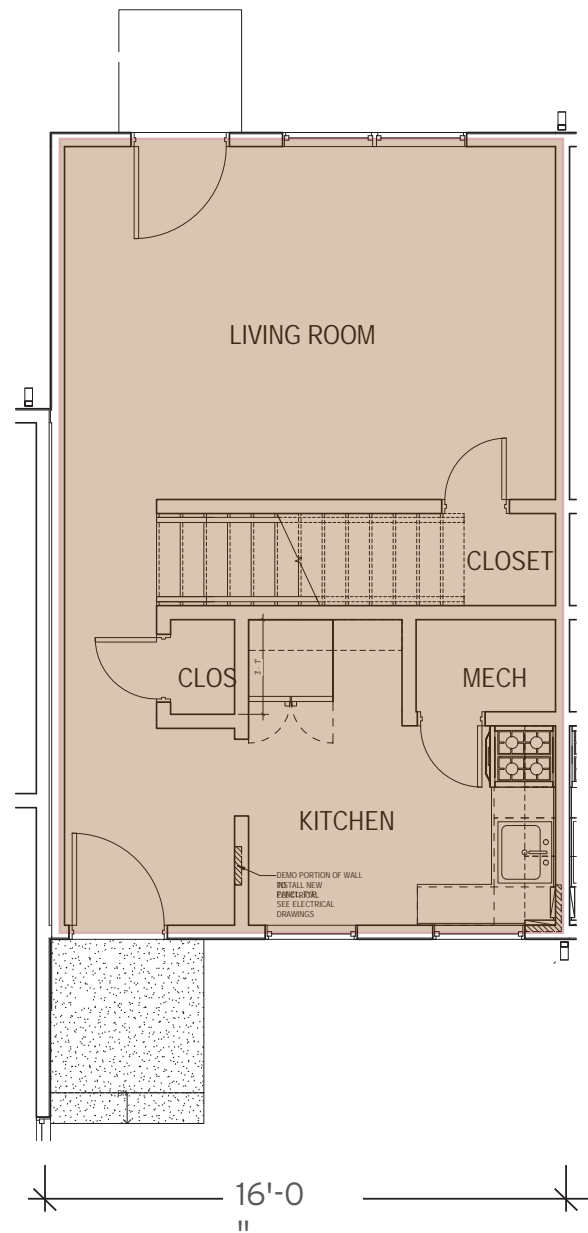
Proposed

First Floor

Second Floor

First Floor

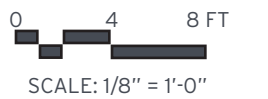
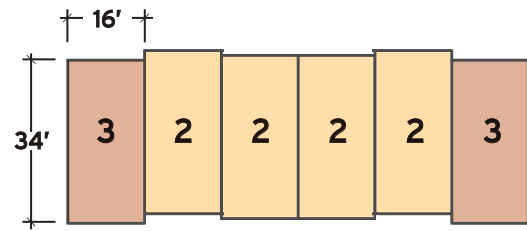
Second Floor



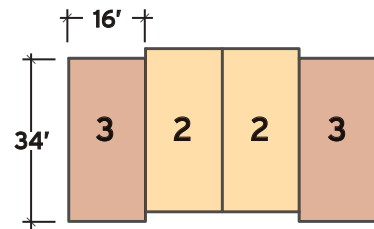
April 25, 2022

REDNISS
& MEAD

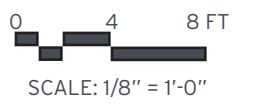
Type A3



Type B2

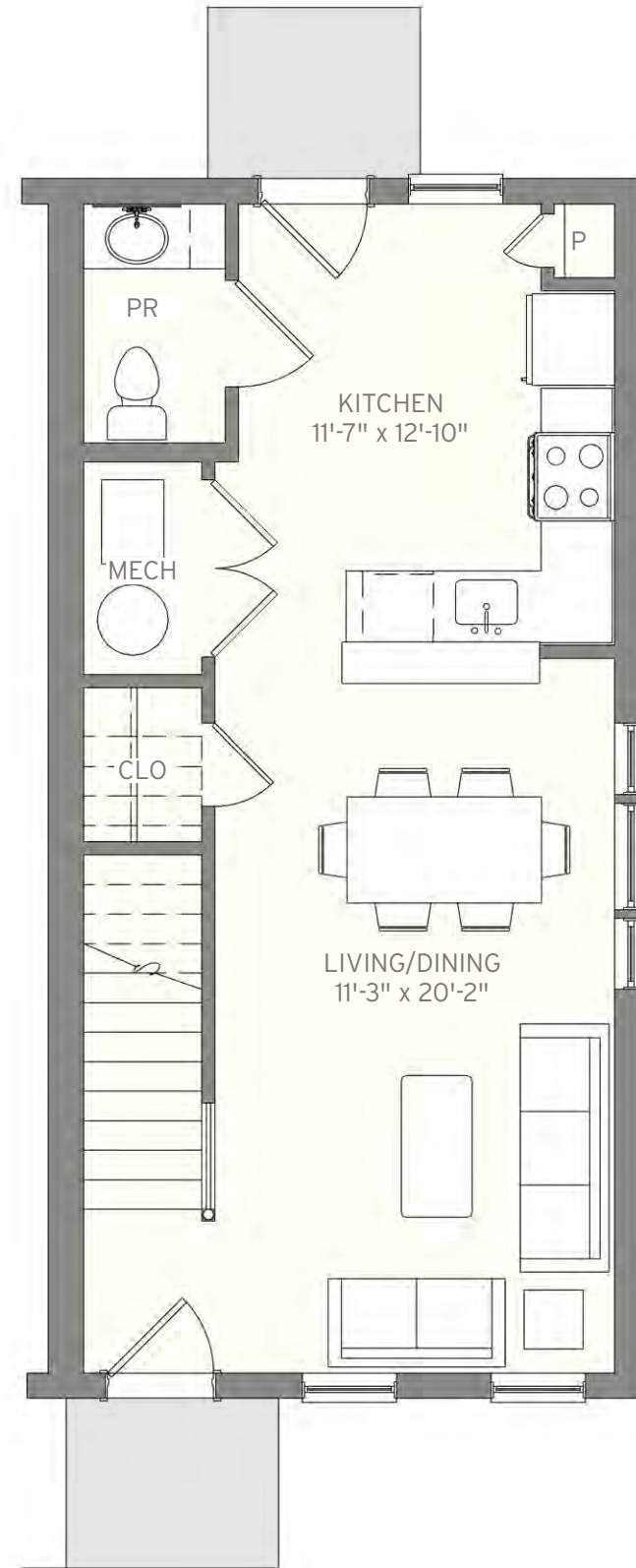


- ASPHALT SHINGLE
(TYP FOR SLOPED ROOFS)
- CEMENTITIOUS
SIDING (TYP)
- SOLID URETHANE,
SHAPED TRIM
- CEMENTITIOUS TRIM
5/4" NOMINAL,
1" ACTUAL DEPTH
- METAL ROOF
(TYP FOR PORCHES)
- VINYL WINDOWS (TYP)
3'x6' GROUND FLOOR
3'x5' SECOND FLOOR

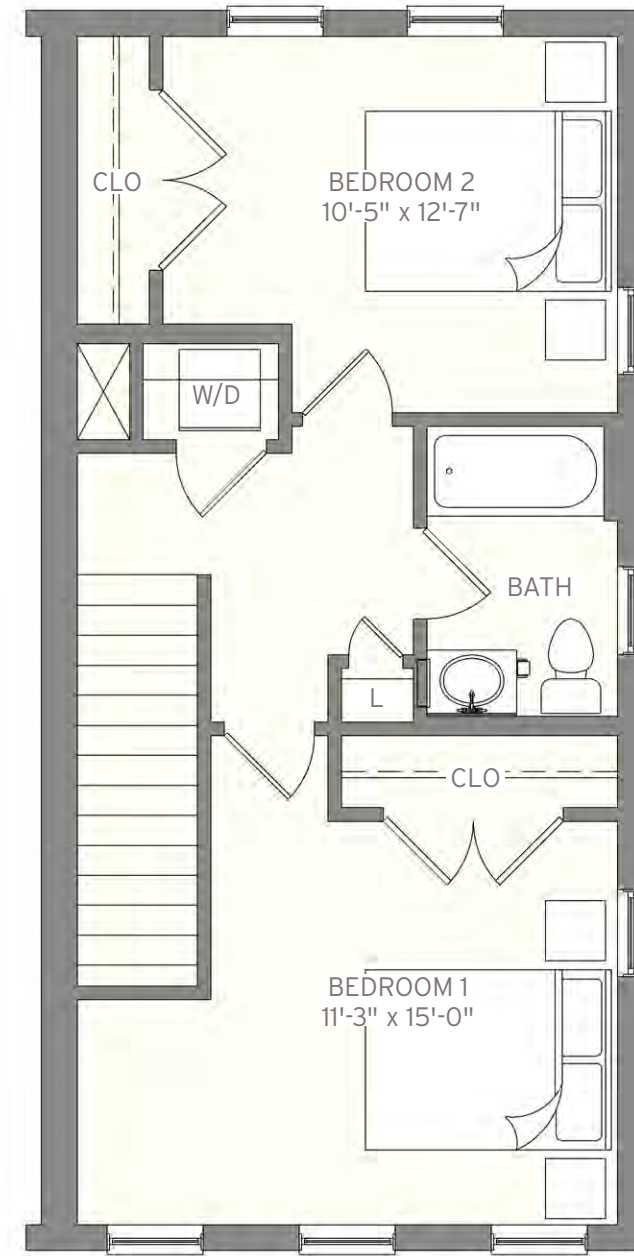


2 Bedroom Townhome

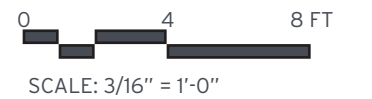
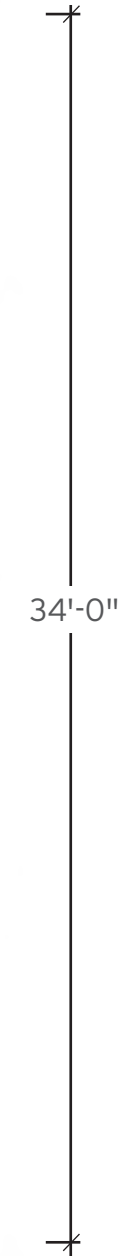
Gross: 1,088 SF
Net: 950 SF



FIRST FLOOR

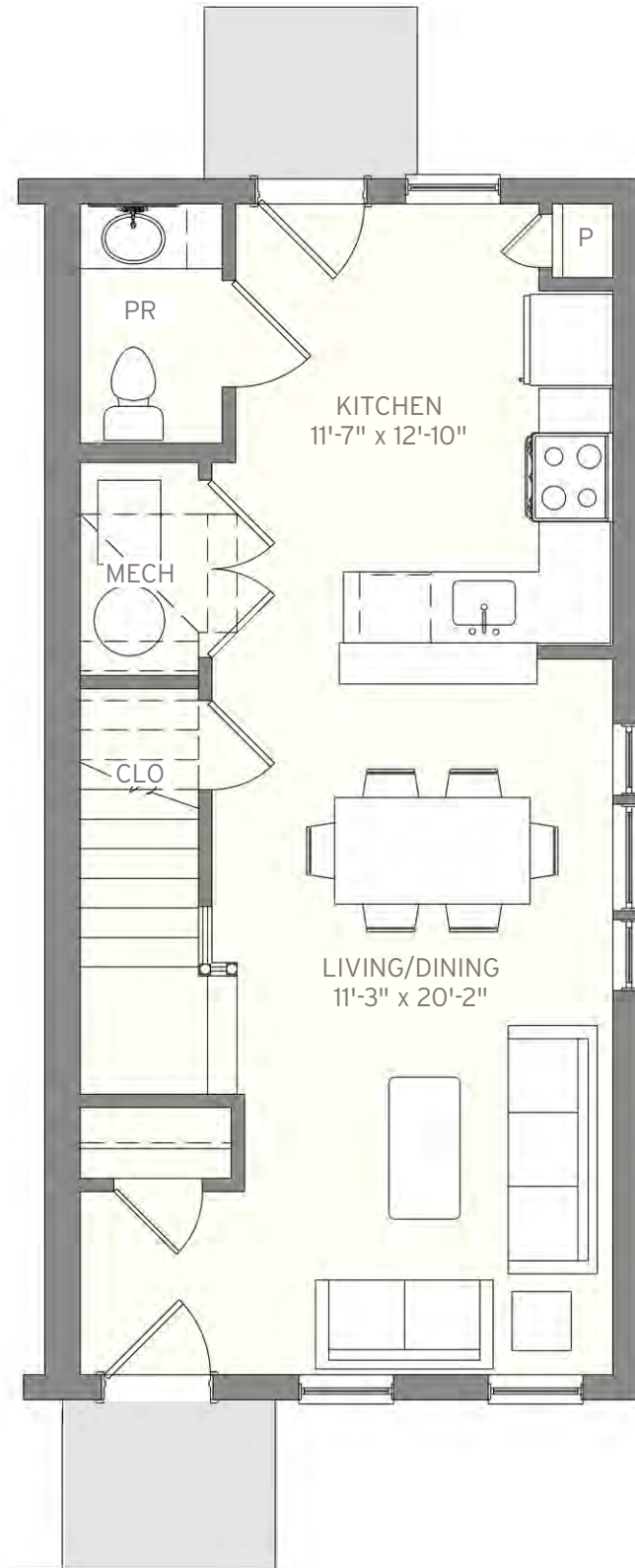


SECOND FLOOR

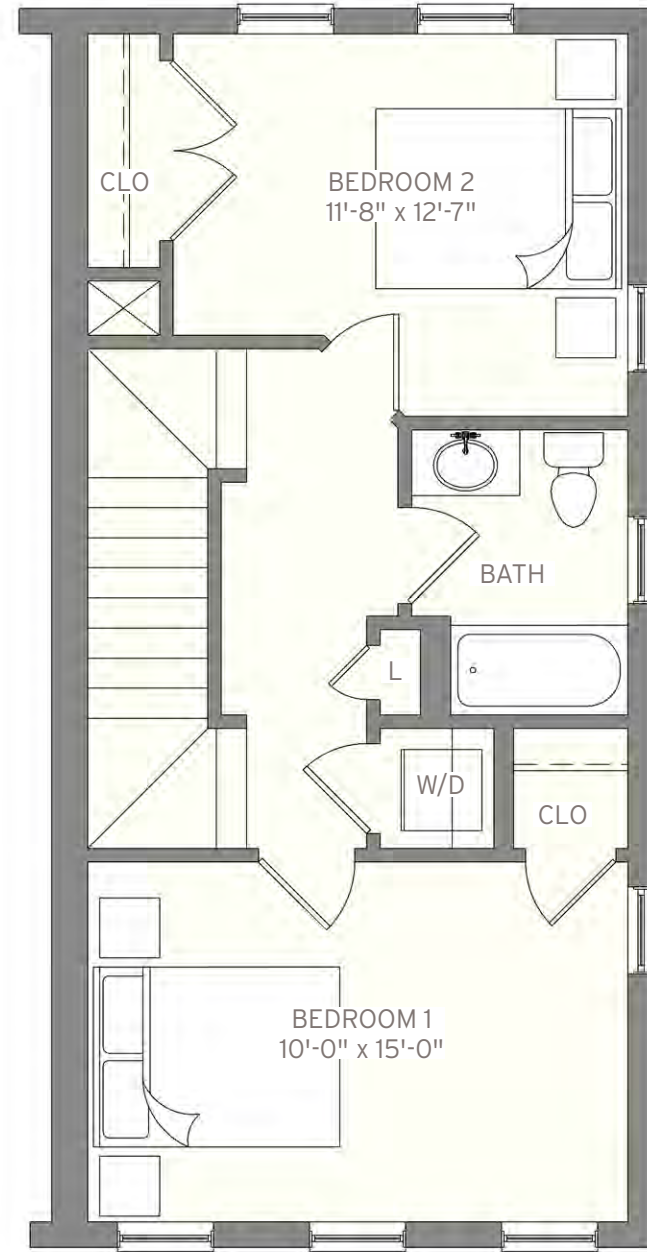


3 Bedroom Townhome

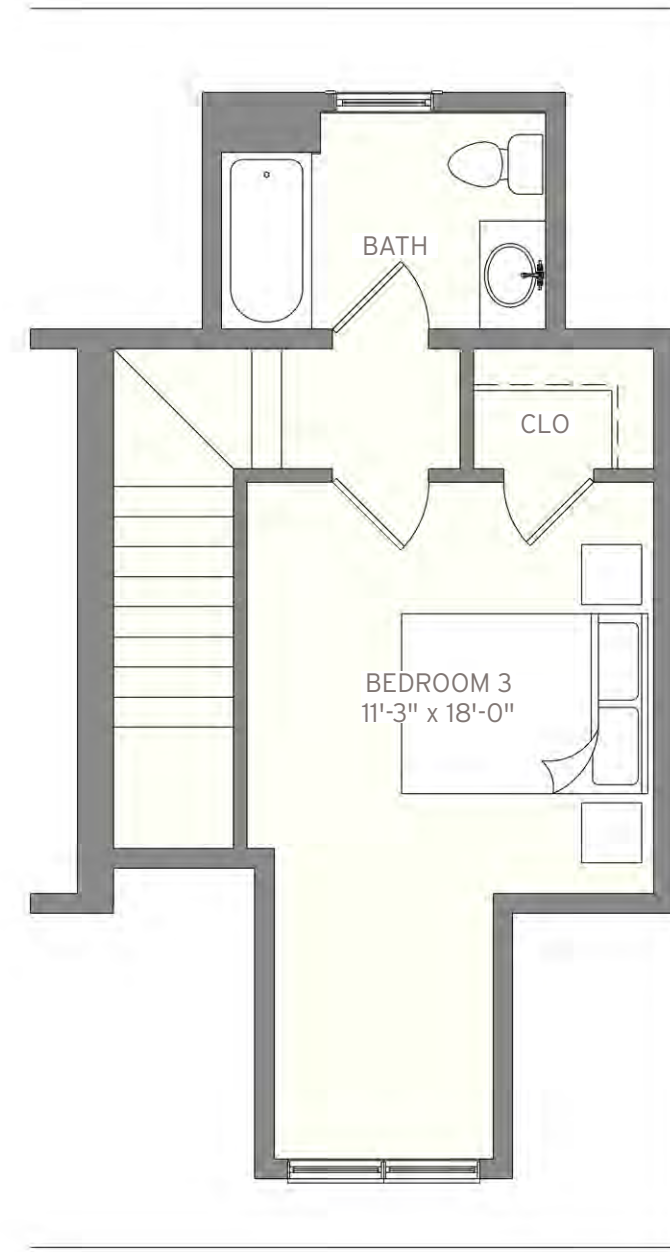
Gross: 1,460 SF
Net: 1,260 SF



FIRST FLOOR



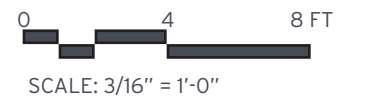
SECOND FLOOR



THIRD FLOOR

34'-0"

16'-0"



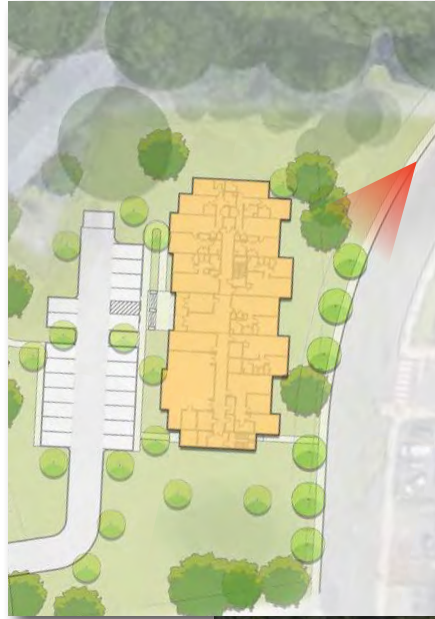


June 1, 2022 | ©2022 Torti Gallas + Partners | 1923 Vermont Avenue, NW, Grimke School, 2nd Floor | Washington, DC 20001 | 301.588.4800



KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

View of Apartment Building
CHARTER OAK COMMUNITIES - OAK PARK, STAMFORD, CT



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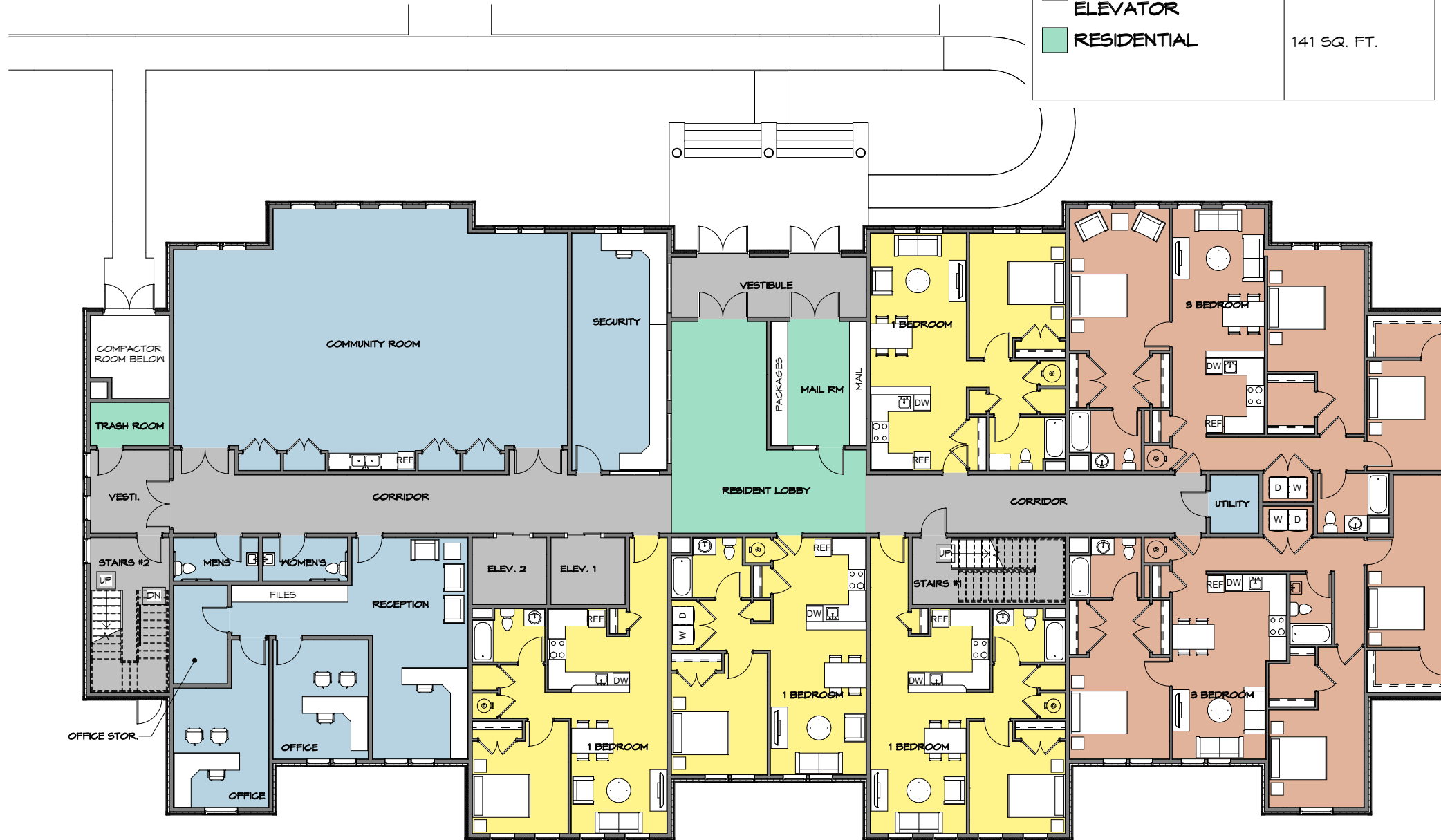
View of Apartment Building
CHARTER OAK COMMUNITIES - OAK PARK, STAMFORD, CT

Type D2

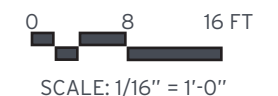
GROSS AREA = FIRST FLOOR + SECOND + THIRD
33485 SQ. FT.

CATEGORIES	
1 BEDROOM	3992 SQ. FT.
2 BEDROOM	2038 SQ. FT.
3 BEDROOM	2780 SQ. FT.
COMMUNITY SPACE	41 SQ. FT.
CORRIDOR/ STAIRS/ ELEVATOR	1215 SQ. FT.
RESIDENTIAL	141 SQ. FT.

UNIT TYPE	AREA RANGE
1 BEDROOM	663 - 668 SQ. FT.
2 BEDROOM	995 - 1045 SQ. FT.
3 BEDROOM	1258 - 1318 SQ. FT.



1 FIRST FLOOR
 A2.01



Type D2

CATEGORIES	
1 BEDROOM	3992 SQ. FT.
2 BEDROOM	2038 SQ. FT.
3 BEDROOM	2780 SQ. FT.
COMMUNITY SPACE	41 SQ. FT.
CORRIDOR/ STAIRS/ ELEVATOR	1215 SQ. FT.
RESIDENTIAL	141 SQ. FT.

UNIT TYPE	AREA RANGE
1 BEDROOM	663 - 668 SQ. FT.
2 BEDROOM	995 - 1045 SQ. FT.
3 BEDROOM	1258 - 1318 SQ. FT.



1 SECOND AND THIRD FLOOR
A2.02

