

RESIDENTIAL
DEVELOPMENT
804 FOUNTAIN STREET
WOODBIDGE, CT.

PREPARED FOR:

ACP ACoustICAL CEILING PANEL
 ACP-VF ACoustICAL CEILING PANEL — VINYL FILM
 AL ALUMINUM
 ABV ABOVE
 A.F.F. ABOVE FINISH FLOOR
 AHU AIR HANDLING UNIT
 A.C. ASPHALTIC CONCRETE
 A/C AIR CONDITIONING
 ADJ. ADJUSTABLE
 A.F.S. AUTOMATIC FIRE SPRINKLER
 K ANGLE
 &NDD ANODIZED
 ASPH ASPHALT
 A.T. ASH TRAY
 T AT
 BD BOARD
 BM BEAM
 B.O.J. BOTTOM OF JOISTS
 BOTW BOTTOM
 B.U. BUILT-UP
 BPL BASE PLATE
 BLCK(B)G BLOCKING
 BC BOTTOM OF CURB
 BB BOTTOM OF BEAM
 BOD BODY OF GIRDER
 BRK BRICK
 BLDG BUILDING
 B/STL(B) BOTTOM OF STEEL
 C COMPRESSED AIR
 CR CARD READER ACCESS
 CPT CIP
 CIP CAST IRON PIPE
 CLG CEILING
 CEM CEMENT
 C CENTER LINE
 CT CERAMIC TILE
 CLM CLOTH ROOM CEILING TILE
 CLOS CLOSET
 CMU CONCRETE MASONRY UNIT
 COLU COLUMN
 CONC CONCRETE
 CONT CONTINUOUS
 CJ CONTROL JOINT
 CONSTR CONSTRUCTION
 CP INSULATED COLD ROOM PANEL
 CW COLD WATER
 CABIN CABINET
 CAD, PL. CADMIUM PLATED
 C.B. CATCH BASIN
 C.D. CUP DISPENSER
 CER CERAMIC
 CLR CLEAR
 CONN. CONNECTION
 CONTR. CONTRACTOR
 C.O.T.G. CLEAN OUT TO GRADE
 COUNTERSUNK COUNTERSUNK
 C.W. COLD WATER
 Ø DIAMETER
 DET DETAIL
 D.F. DRINKING FOUNTAIN
 DIM DIMENSION
 DR DRAIN
 DWG DRAWING
 ETR ELASTOMIC TROWELED RESIN
 ELEC ELECTRICAL
 ELEC-WATER ELECTRICAL WATER COOLER
 EP EPOXY PAINT
 ELEV ELEVATOR
 EQP EQUIPMENT
 EPOXY EPOXY RESIN FLOORING
 EXTG EXISTING
 EXPD EXPOSED
 EA EACH
 E.J. EXPANSION JOINT
 E.P.B. ELECTRIC PANEL BOARD
 EQ EQUAL
 E.S. EXPANSION SHIELD
 E.P.H. ELECTRIC WATER HEATER
 EXHA EXHAUST
 EXT. EXTERIOR
 EXT. FLAT BAR
 FBRLG FIBERGLASS

F.H.	FLOOR DRAIN
F.H.C.	FIRE HYDRANT
F.O.	FLOOR HOSE CABINET
F.O.C.	FINISHED OPENING
F.O.F.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.S.	FLOOR SINK
F.TG.	FOOTING
F.TG.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
FLG	FLASHING
FL	FLOOR
FTG	FOOTING
FDN	FOUNDATION
FIN	FINISH
GALY	GALVANIZED
GA	GAUGE
GL	GLASS
GWB	GYPSSUM WALL BOARD
GRD.	GROUND OR GRADE
GRD.	GROUND SQUARE FEET
G.V.	GATE VALVE
G.V.C.B.	GATE VALVE IN CONCRETE BOX
GYP	GYPSSUM
HDR.	HEADER
HDWD	HARDWOOD
HDWR	HARDWARE
H.R.C.	HIRE REEL CABINET
H.S.B.	HIGH STRENGTH BOLT
H.T.D.	HOT WATER DISPENSER
H.TG	HOT TAPING
H.W.D.	HANDICAP TOWEL DISPENSER
H.V.	HEPA FILTER MODULES
HVAC	VENTILATION/AIR CONDITION
HT	HEIGHT
HP	HIGH POINT
HO	HOLD OPEN
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HW	HOT WATER
ID	INSIDE DIAMETER
IL	INTERLOCKED
INSUL	INSULATION
INVR	INVERT
INT	INTERIOR
I.P.S.	IRON PIPE SIZE
J	JUNCTION BOX
JAN.	JANITOR'S CLOSET
JT	JOINT
KIT	KITCHEN
LAB	LABEL
LP	LOW POINT
KP	KICKPLATE
KV	KITCHEN VENTILATOR
L.S.D.	LIQUID SOAP DISPENSER
M.B.	MACHINE BOLT
M.D.L.	MARK OFF LINE
M.S.	MACHINE SREW
MULL	MULLION
M.H.	MANHOLE
MAC	MACADAM
MECH.	MECHANICAL
MAN	MANUFACTURER
MAT.	MATERIAL
MAX	MAXIMUM
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
MO	MASONRY OPENING
MWRGB	MOISTURE RESISTANT GYPSSUM BOARD
NC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
N.TS	NOT TO SCALE
N.S.F.	NET SQUARE FEET
O.D.	OVERFLOW DRAIN
OC	ON CENTER
OPG.	OPENING
OPP	OPPOSITE
PIN	PARTITION
PL	PLATE
PT(ED)	PAINT (ED)

FLOOR DRAIN
 FIRE HYDRANT
 FLOOR HOSE CABINET
 FINISHED OPENING
 FACE OF CONCRETE
 FACE OF FINISH
 FACE OF MASONRY
 FACE OF STUD
 FLOOR SINK
 FOOTING
 FIRE EXTINGUISHER
 FIRE EXTINGUISHER CABINET
 FLASHING
 FLOOR
 FOOTING
 FOUNDATION
 FINISH
 GALVANIZED
 GAUGE
 GLASS
 GYPSUM WALL BOARD
 GROUND OR GRADE
 GROSS SQUARE FEET
 GATE VALVE
 GATE VALVE IN CONCRETE BOX
 HEATING
 HEADER
 HARDWOOD
 HARDWARE
 HOSE REEL CABINET
 HIGH STRENGTH BOLT
 HOT WATER DISPENSER
 HEATING
 HANDICAP TOWEL DISPENSER
 HEPA FILTER MODULES
 HEAVY VENTILATION/AIR CONDITION
 HEIGHT
 HIGH POINT
 HOLD OPEN
 HOLLOW METAL
 HORIZONTAL
 HOT WATER
 INSIDE DIAMETER
 INTERLOCKED
 INSULATION
 INVERT
 INTERIOR
 IRON PIPE SIZE
 JUNCTION BOX
 JANITOR'S CLOSET
 JOINT
 KITCHEN
 LABEL
 LOW POINT
 KICKPLATE
 LAVATORIES
 LIQUID SOAP DISPENSER
 MACHINE BOLT
 MARK OFF LINE
 MACHINE SCREW
 MULLION
 MANHOLE
 MACADAM
 MECHANICAL
 MANUFACTURER
 MATERIAL
 MAXIMUM
 MINIMUM
 MIRROR
 MISCELLANEOUS
 MOUNTED
 METAL
 MASONRY OPENING
 MOISTURE RESISTANT GYPSUM BOARD
 NOT IN CONTRACT
 NUMBER
 NOMINAL
 NOT TO SCALE
 NET SQUARE FEET
 OVERFLOW DRAIN
 ON CENTER
 OPENING
 OPPOSITE
 PARTITION
 PLATE
 PAINT (ED)

LAM	PLASTIC LAMINATE
PLYWD	PLASTER
PO	PLYWOOD
PA	PUMP OPERATED
P.D.	PUBLIC ADDRESS
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
R.A.	RETURN AIR
R.C.P.	RECESSED CEILING PLAN
REC	RECESSED
SCD	SEAT COVER DISPENSER
SD	STORM DRAIN
SECT.	SECTION
SF.	SQUARE FOOT/FEET
SHT	SHEET
HTHNG	THEATHING
SHVS	SHELVES
SIM	SIMILAR
SINK	SINK
SM	SHEET METAL
SMS	SHEET METAL SCREW
SNV	STAIRWAY NAFKIN DISPOSER
SNV	STAIRWAY NAFKIN VENDOR
SOV	SHUT OFF VALVE
SQ.	SQUARE
S.S.	SERVICE SINK
STD.	STANDARD
ST. STL.	STAINLESS STEEL
ST.	STAIR TILE
RD	RADIUS
RWC	RAIN WATER CONDUCTOR
REFR	REFRIGERATOR
RISER	RISER
RD	ROOF DRAIN
RM	ROOM
SAN	SANITARY SEWER
SC	SEALED CONCRETE
SEW	SEAMLESS WELDED
SIM	SIMILAR
SPEC(S)	SPECIFICATIONS
STL	STAINLESS STEEL
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUS	SUSPENDED
TEL	TELEPHONE
TEMP	TEMPERED
TH	THICK(NESS)
THR	THRESHOLD
TBR	TOP OF BEAM
TO C	TOP OF CURB
TOJ	TOP OF JOIST
TO	TOP OF STEEL
TREAD	TREAD
T/STL	TOP OF STEEL
TYP	TYPICAL
TD	TOWEL DISPENSER
T&G	TONGUE AND GROOVED
TO	TOP OF
T.O.S.	TOP OF SLAB
TOILET	TOILET
UNO	UNLESS OTHERWISE NOTED
UR	URNAL
UC	UNDER CUT
UL	UNDER CUTTERS LABORATORIES
USP	UNUSUAL SENSORY PERCEPTION
VERT	VERTICAL
VCP	VERTICAL COMPOSITE TILE
VCB	VINYL COE BASE
VF	VERIFY IN FIELD
VSC	VINYL STRAIGHT BASE
VWC	VINYL WALL COVERING
V.C.P.	VITREOUS CLAY PIPE
WAINS	WAINSCOT
WR	WATERING POINT OR WATERPROOF
WR	WATER RESISTING
WW	WINDOW WALL
WF	WELDED WIRE FABRIC
W/	WITH
WD	WOOD
WFI	WATER FOR INJECTION
WSCOT	WAINSCOT
WDW	WINDOW
WDWT	WINDOW TREATMENT

	EARTH
	POROUS FILL
	CONCRETE
	CONCRETE BLOCK
	BRICK
	FINISHED WOOD
	ROUGH WOOD
	PLYWOOD
	BATT INSULATION
	RIGID INSULATION
	GYPSUM WALL BOARD
	STEEL
	ALUMINUM
	METAL GRATING
	STRUCT. CONC.
	PLASTER, CEMENT
	SHEET METAL
	WOOD BLOCKING
	INSULATING GLASS
	SHEET GLASS
	CARPET
	RESILIENT FLOOR
	STRUCTURAL STEEL
	WOOD STUD
	METAL STUDS

FLOOR	0 BR	1 BR	2 BR	TOTALS
FIRST FLOOR	4	10	7	21
SECOND FLOOR	4	15	6	25
THIRD FLOOR	4	15	6	25
FOURTH FLOOR	4	15	6	25
TOTALS	16	55	25	96

96 units x 10% = 9.6 or 10 units required
per sec. 1107.6.2.2.1

2 - studio units
6 - 1 BR units
2 - 2 BR units

Ground Floor =	2,206	SF
First Floor =	23,455	SF
Second Floor =	23,455	SF
Third Floor =	23,455	SF
<u>Fourth Floor =</u>	<u>23,455</u>	<u>SF</u>
Total	96,026	SF

$$\text{Formula: } \frac{(\text{midpoint grade elevations}) \times (\text{exterior wall length})}{(\text{total length of each exterior wall})}$$

Front Elevation = 305.0'x 352' = 107,360
Rear Elevation = 301.33'x 352' = 106,068
Right Side Elevation = 292'x 65' = 18,980
Left Side Elevation = 302'x 65' = 19,630
Total = 252,038

Total Length of Exterior Walls
 $352 + 352 + 65 + 65 = 834'$

Formula: $\frac{252,038}{834} = 302.2$ (average grade)

avg grade – basement floor elevation needs to be more than 50% of basement to first floor height

$$302.2' - 292.16' = 10.04' > 50\% \text{ of } 12'-10'' (6'-5'')$$


A-001	Cover Sheet
A-100	Overall Floor Plans
A-101	Overall Floor Plans
A-102A	Ground Floor Plan—Area 'A'
A-102B	Ground Floor Plan—Area 'B'
A-103A	First Floor Plan—Area 'A'
A-103B	First Floor Plan—Area 'B'
A-104A	Second/Third Floor Plans—Area 'A'
A-104B	Second/Third Floor Plans—Area 'B'
A-105A	Fourth Floor Plan—Area 'A'
A-106B	Fourth Floor Plan—Area 'B'
A-106A	Roof Plan—Area 'A'
A-106B	Roof Plan—Area 'B'
A-201	Exterior Elevations
A-202	Exterior Elevations

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REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	MMF	9-18-2024	DESIGN DEVELOPMENT
2	PMR	11-20-2024	UPDATE ZONING GRID
3	PMR	12-31-2024	PLANNING & ZONING SUBMISSION
4	PMR	2-27-2025	PLANNING & ZONING SUBMISSION
5	MMF	3-18-2025	BID DRAWINGS

PROJECT TITLE

**RESIDENTIAL
DEVELOPMENT
804 FOUNTAIN STREET
WOODBIDGE, CT**

Prepared for:
Fountain Ridge, LLC
8 Huntington Street, Suite 171
Shelton Ct. 06484

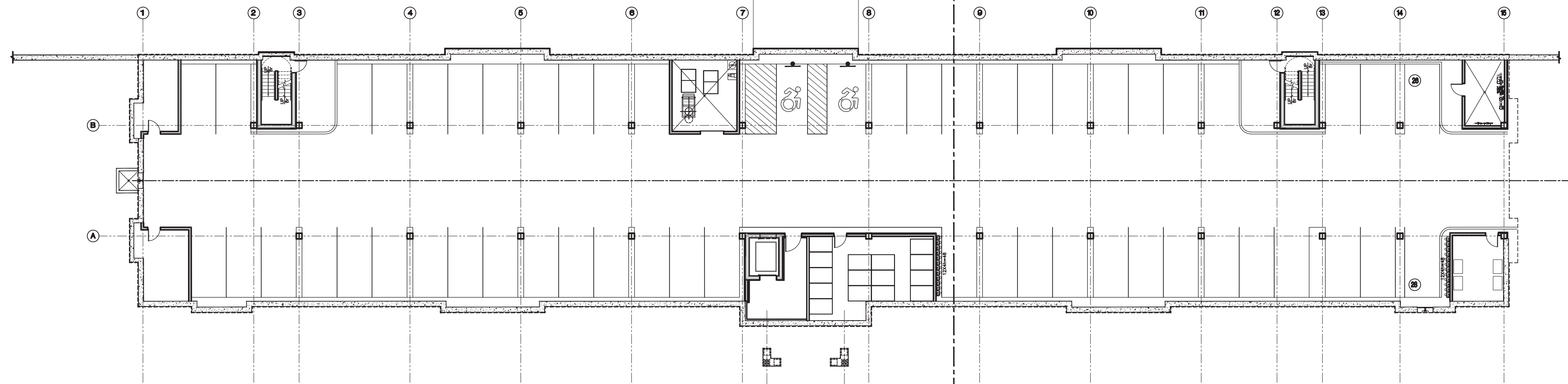
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COVER SHEET

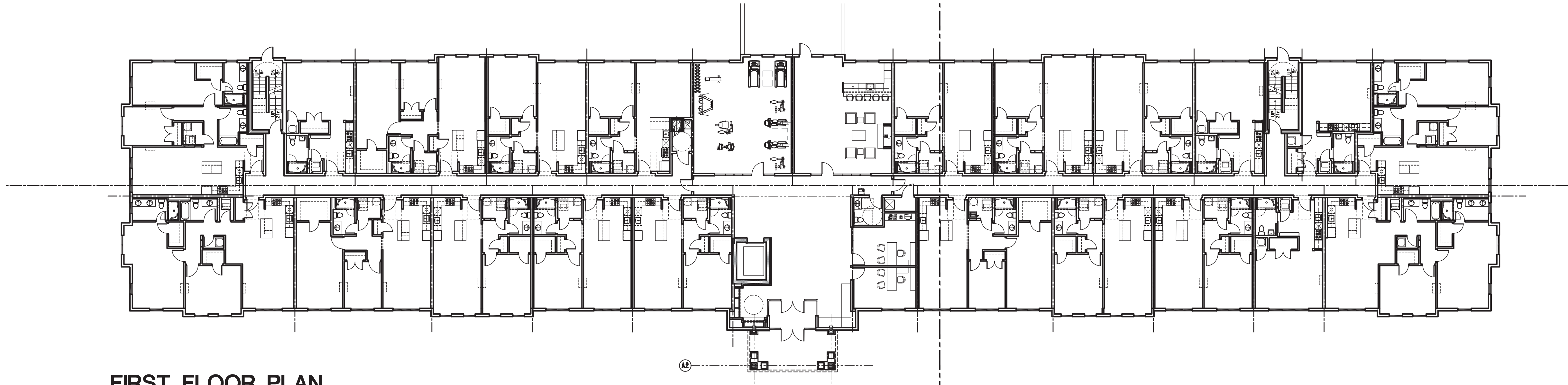
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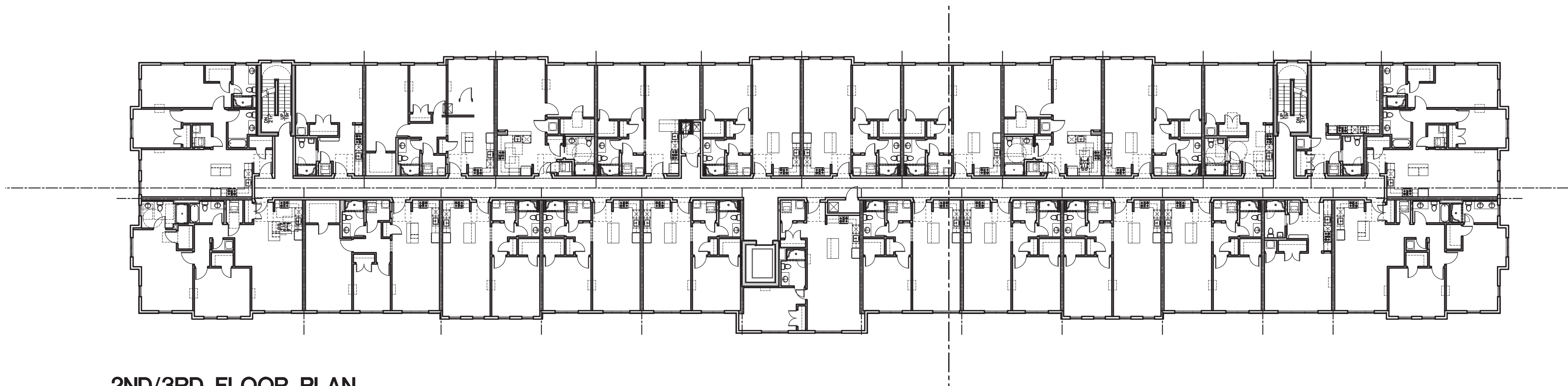
A-001



GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



2ND/3RD FLOOR PLAN
SCALE: 1/16" = 1'-0"

AREA 'A'

AREA 'B'

KEY PLAN
NTS

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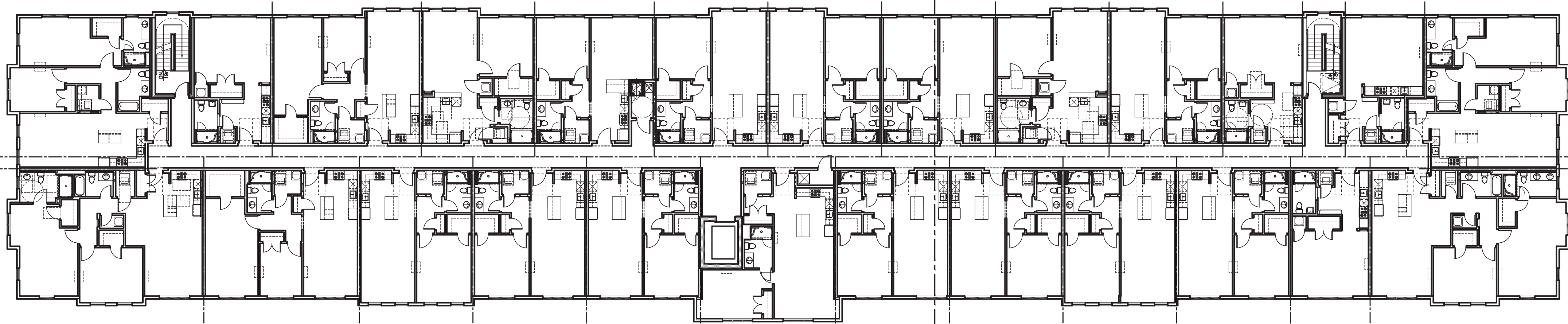
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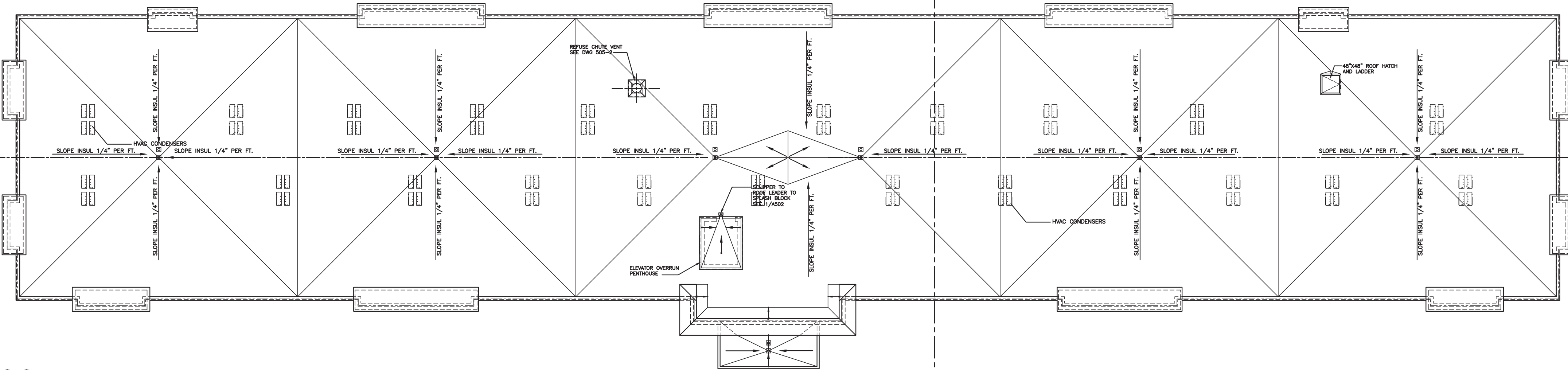
OVERALL FLOOR PLANS

DESIGNED BY: MMF	SCALE: AS NOTED
DRAWN BY: MMF	DATE: 10-22-24
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CAD FILE: R:/2850/ARCH	

SEAL 	SHEET NUMBER A-100
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FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"



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

AREA 'A'

AREA 'B'

KEY PLAN
NTS

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**RESIDENTIAL
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804 FOUNTAIN STREET
WOODBIDGE, CT**

SHEET TITLE

GROUND FLOOR PLAN

SEAL	SHEET NUMBER
	A-102A



AREA 'A'

AREA 'B'

KEY PLAN
NTS

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SHEET TITLE

GROUND FLOOR PLAN

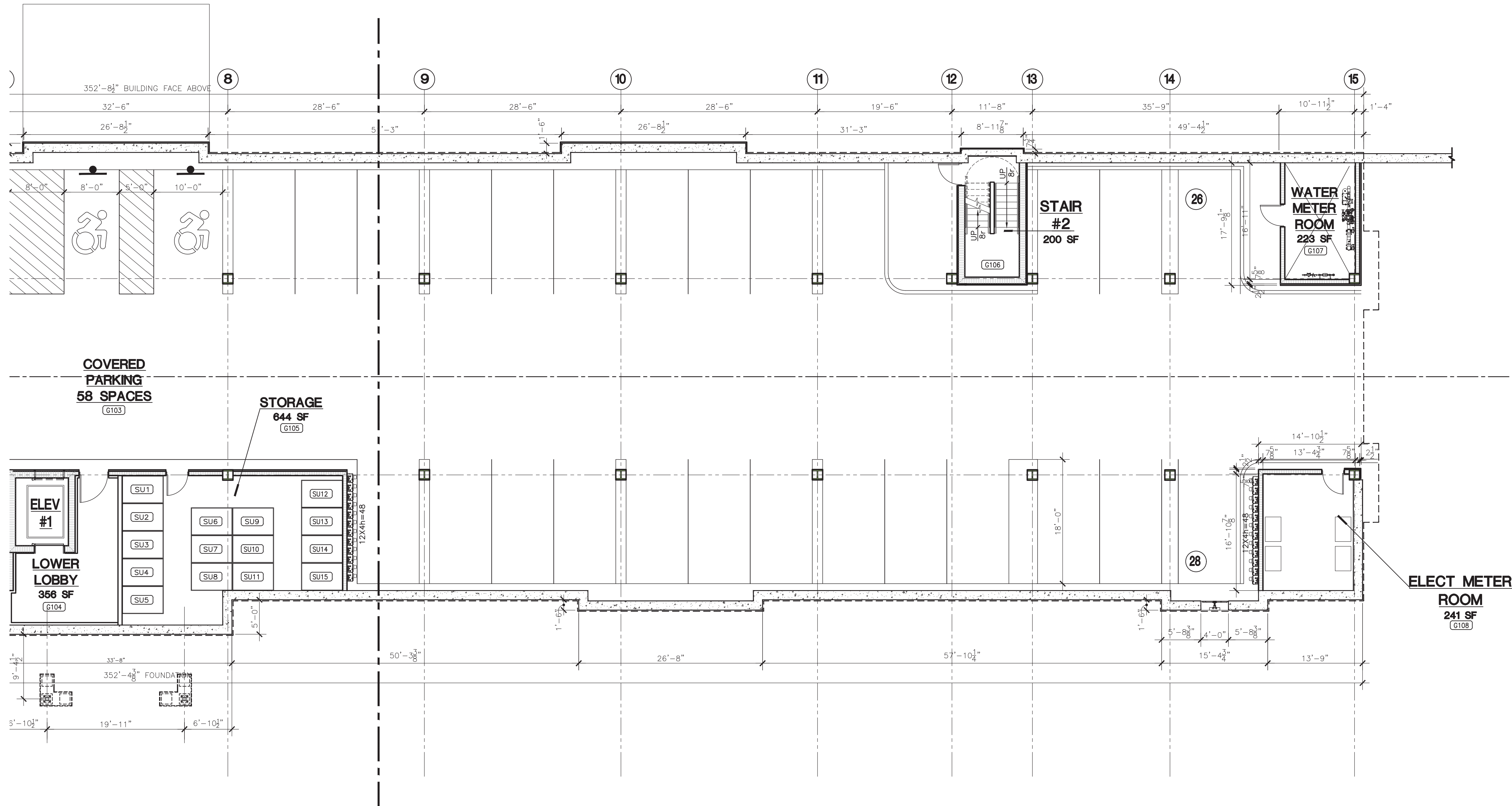
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SEAL



SHEET NUMBER

A-102B



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

AREA 'A'

AREA 'B'

KEY PLAN
NTS

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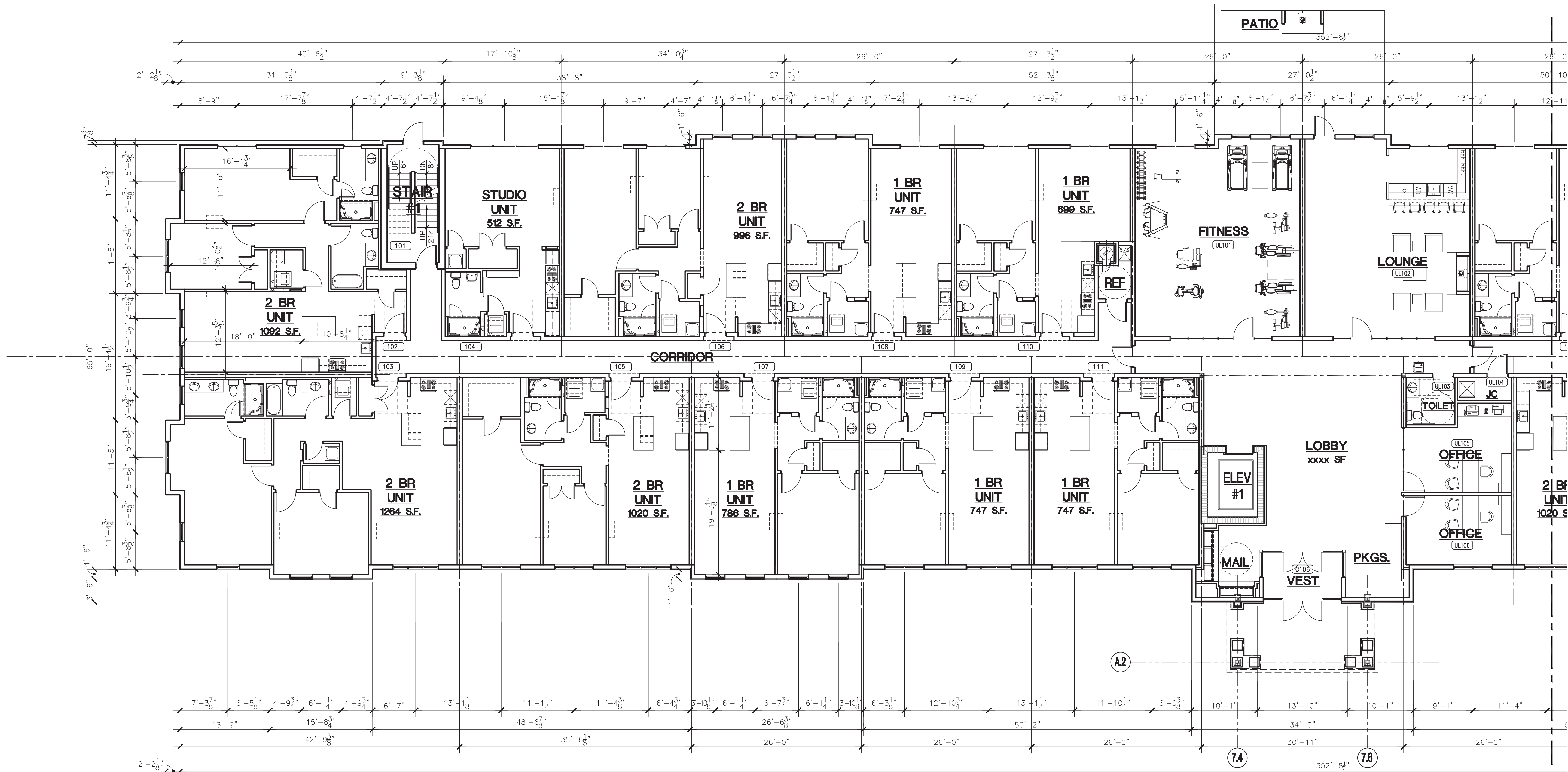
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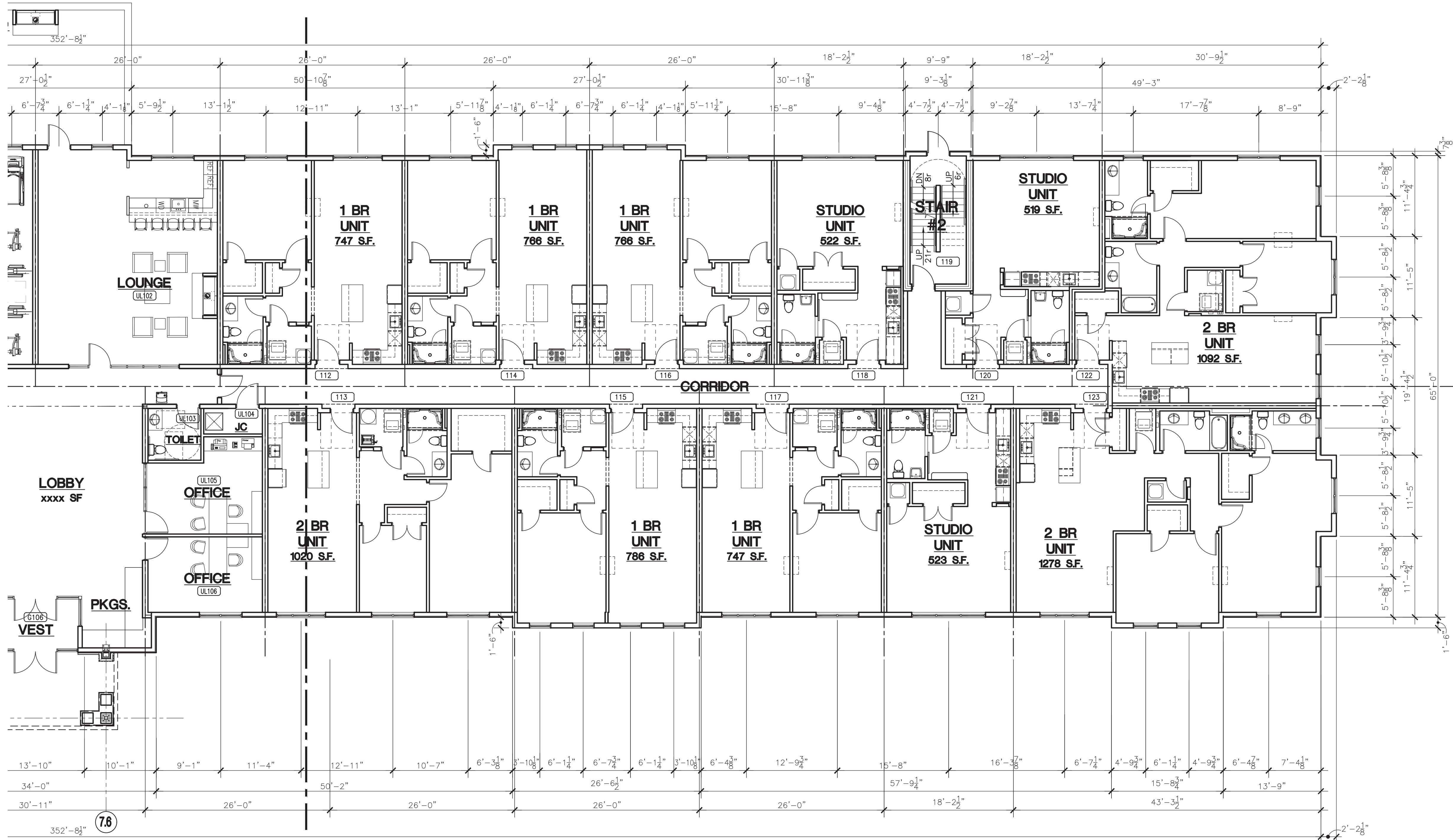
FIRST FLOOR PLAN

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SEAL 	SHEET NUMBER A-103A
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FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

AREA 'A'

AREA 'B'

KEY PLAN
NTS

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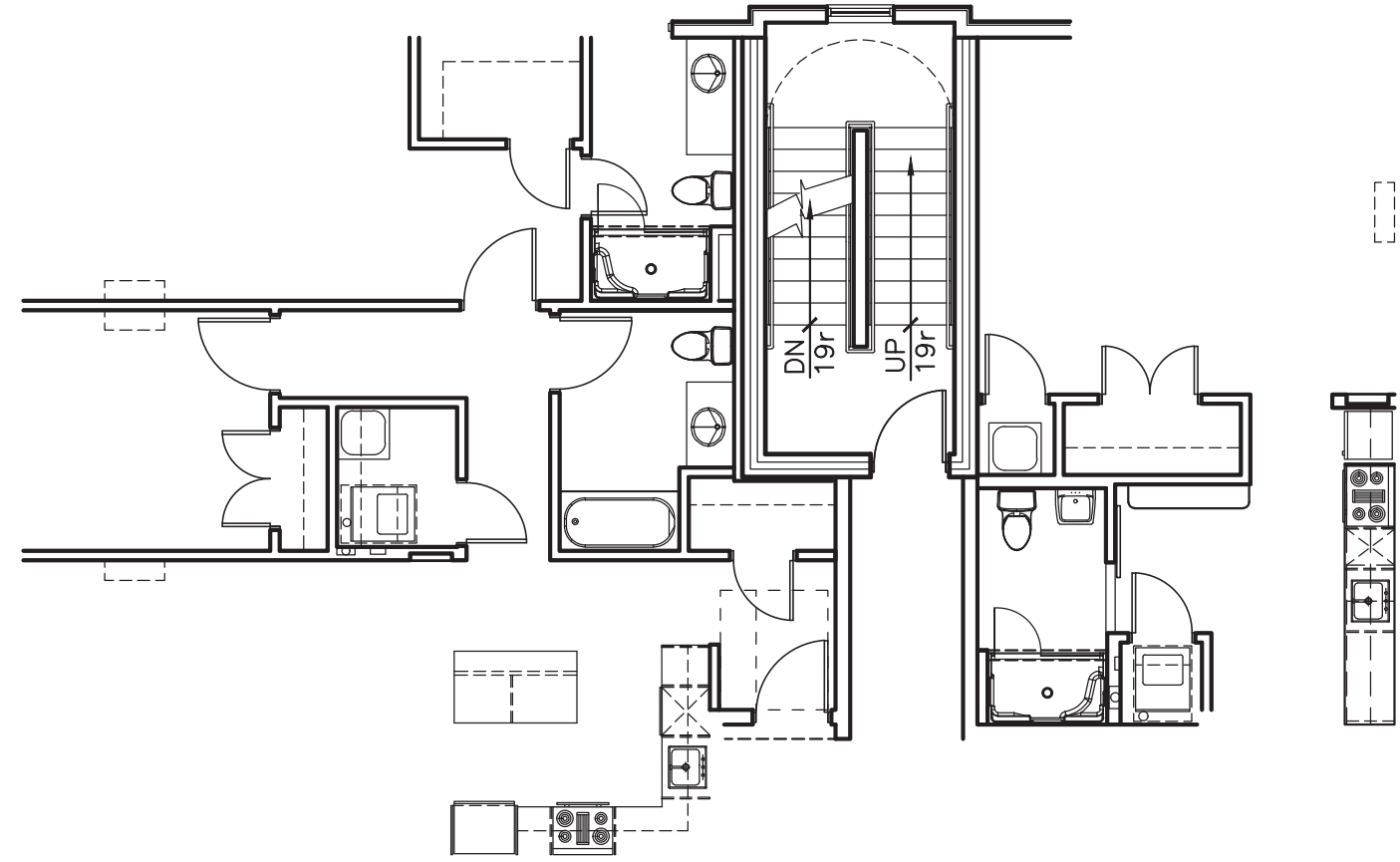
SHEET TITLE	
FIRST FLOOR PLAN	

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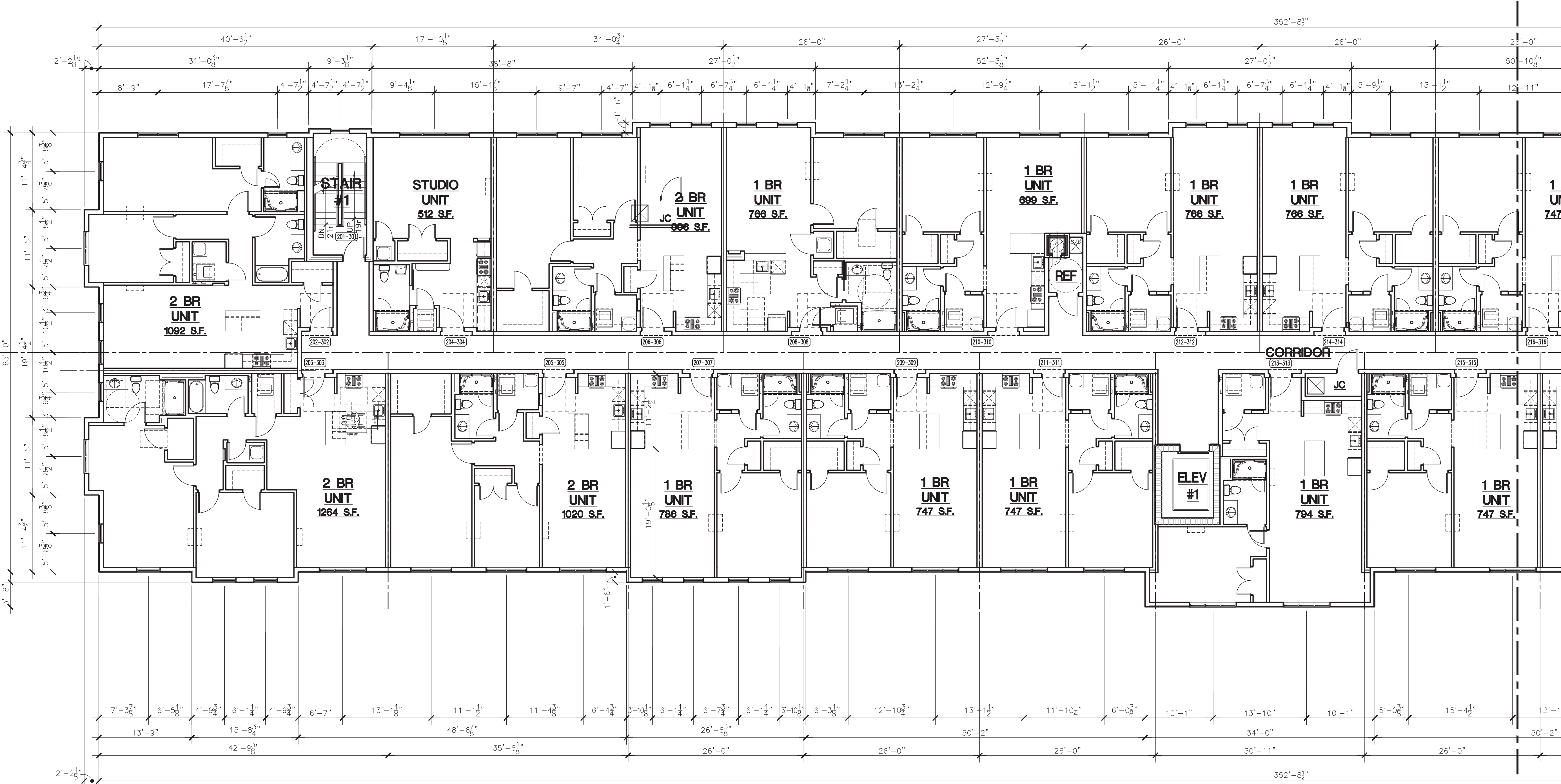
SEAL

STATE OF CONNECTICUT
PATRICK M. ROSE
REGISTERED ARCHITECT
116732

SHEET NUMBER
A-103B



THIRD FLOOR STAIR PLAN
SCALE: 1/8" = 1'-0"



SECOND/THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

AREA 'A'

AREA 'B'

KEY PLAN
NTS

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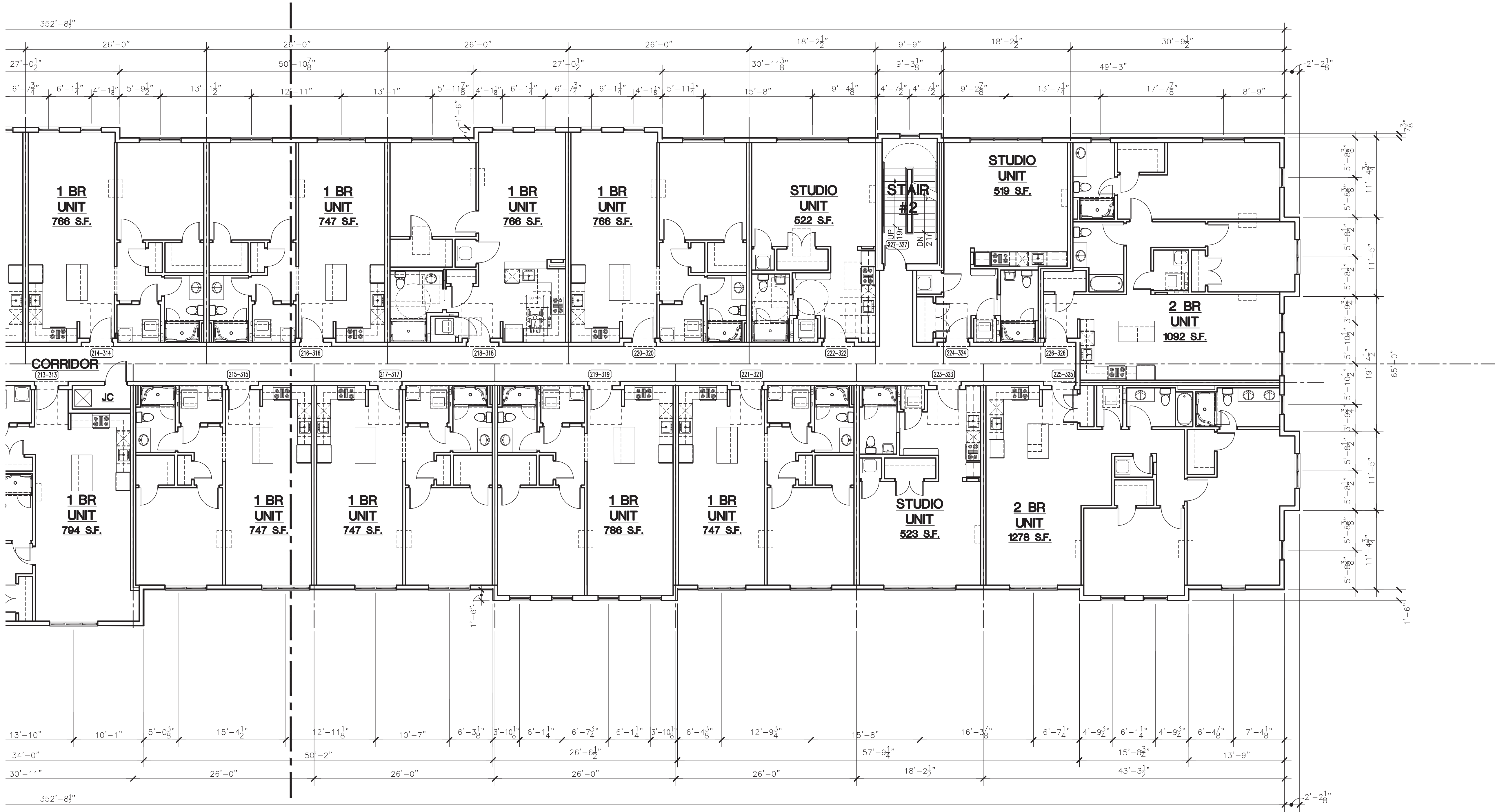
SECOND/THIRD FLOOR PLAN

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SEAL

SHEET NUMBER

A-104A



SECOND/THIRD FLOOR PLAN

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

AREA 'A'

AREA 'B'

KEY PLAN
NTS

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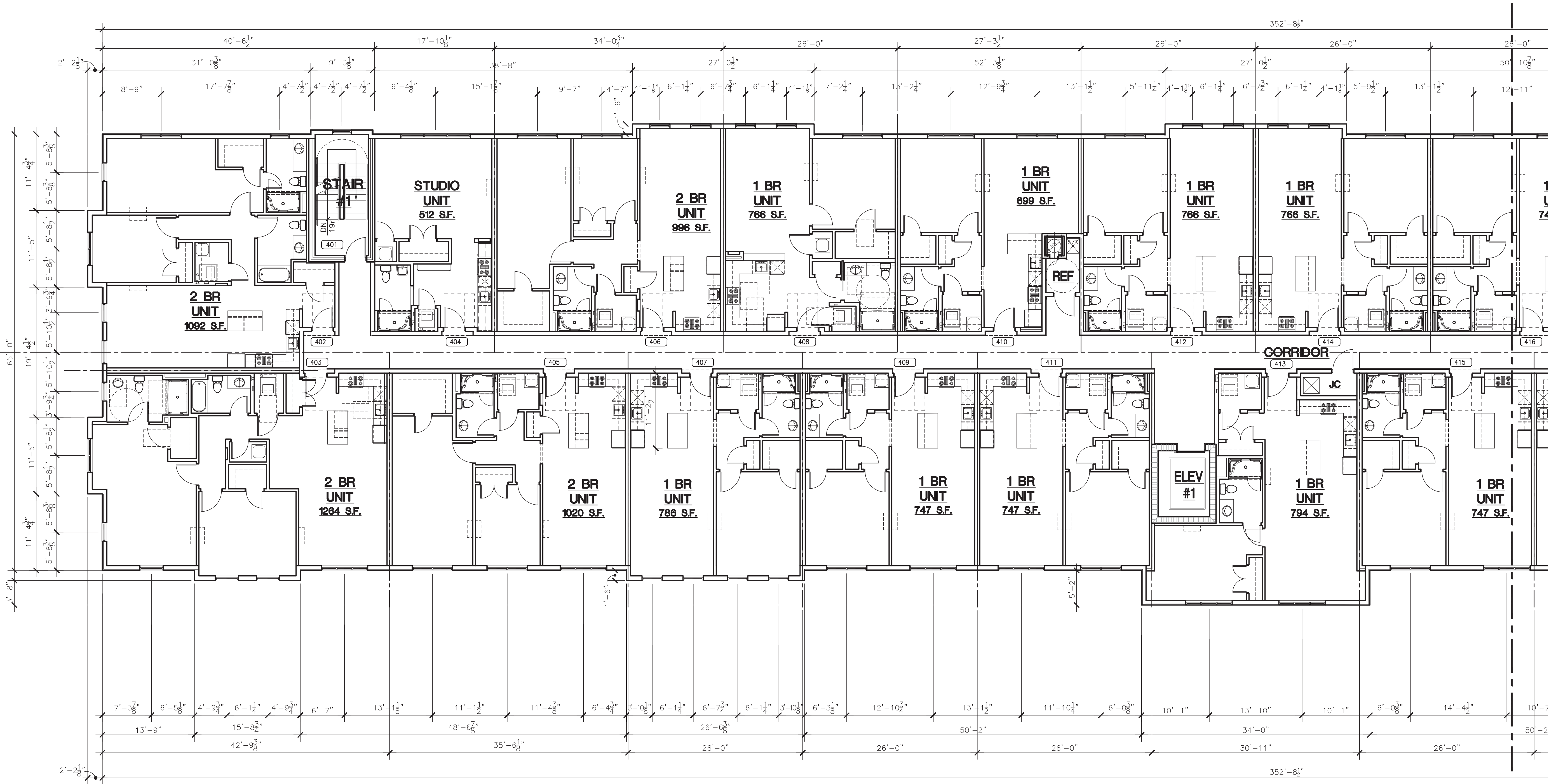
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FOURTH FLOOR PLAN
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AREA 'A'

AREA 'B'

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A-105A

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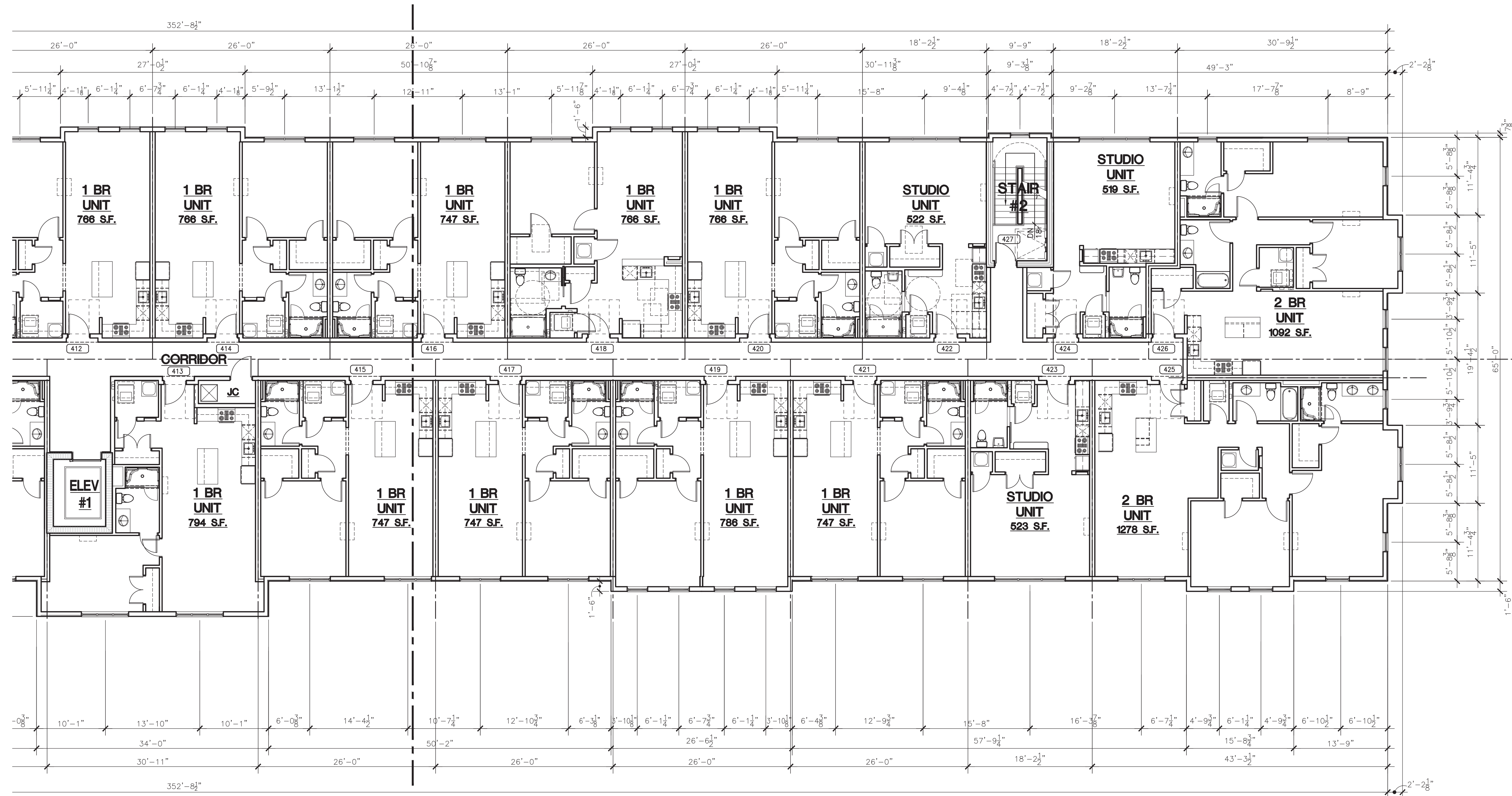
Prepared for:
Fountain Ridge, LLC
8 Huntington Street, Suite 171
Shelton Ct. 06484

FOURTH FLOOR PLAN

DESIGNED BY: MMF	SCALE: AS NOTED
DRAWN BY: MMF	DATE: 10-22-24
CHECKED BY: PMR	PROJECT NUMBER: 2850
CAD FILE: R:/2850/ARCH	



A-105B



FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

AREA 'A'

AREA 'B'

KEY PLAN
NTS

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	MMF	9-18-2024	DESIGN DEVELOPMENT
2	PMR	11-20-2024	UPDATE ZONING GRID
3	PMR	12-31-2024	PLANNING & ZONING SUBMISSION
4	PMR	2-27-2025	PLANNING & ZONING SUBMISSION

PROJECT TITLE

RESIDENTIAL
DEVELOPMENT
804 FOUNTAIN STREET
WOODBIDGE, CT

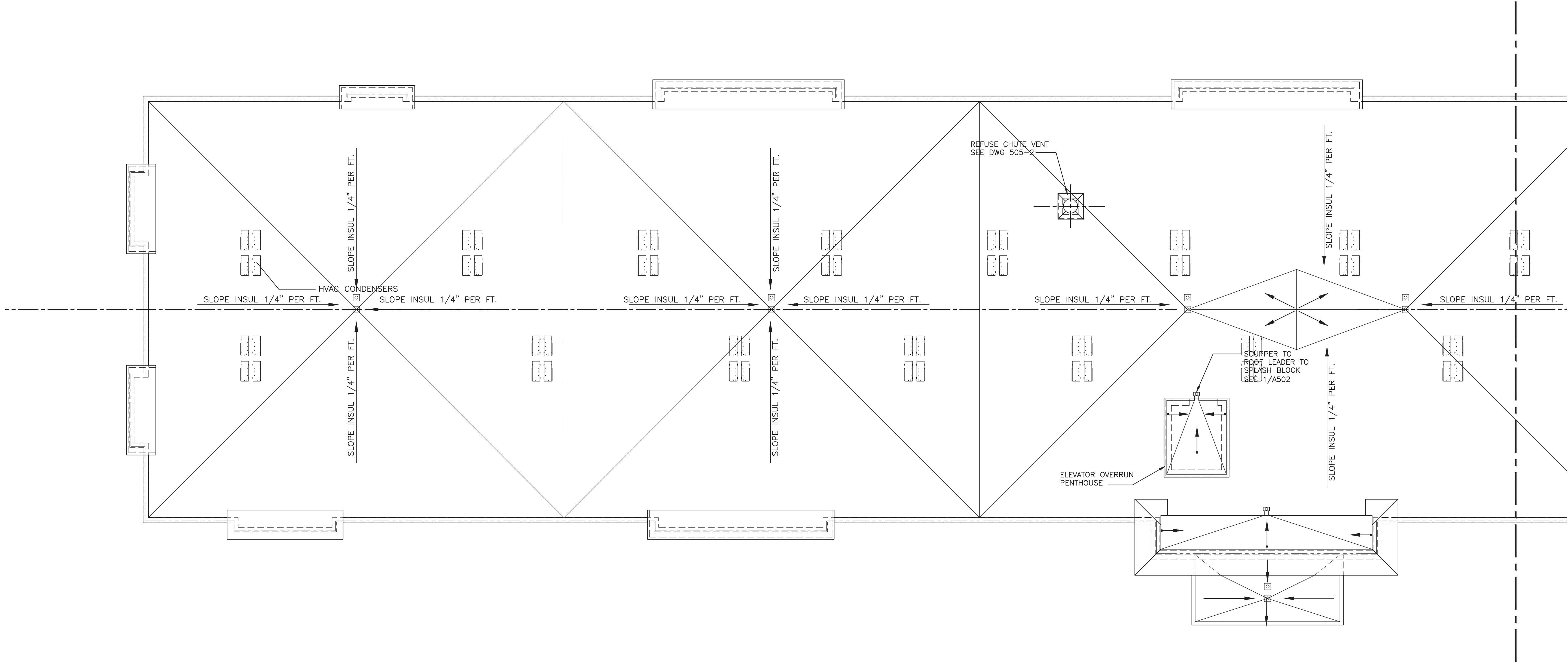
Prepared for:
Fountain Ridge, LLC
8 Huntington Street, Suite 171
Shelton Ct. 06484

SHEET TITLE

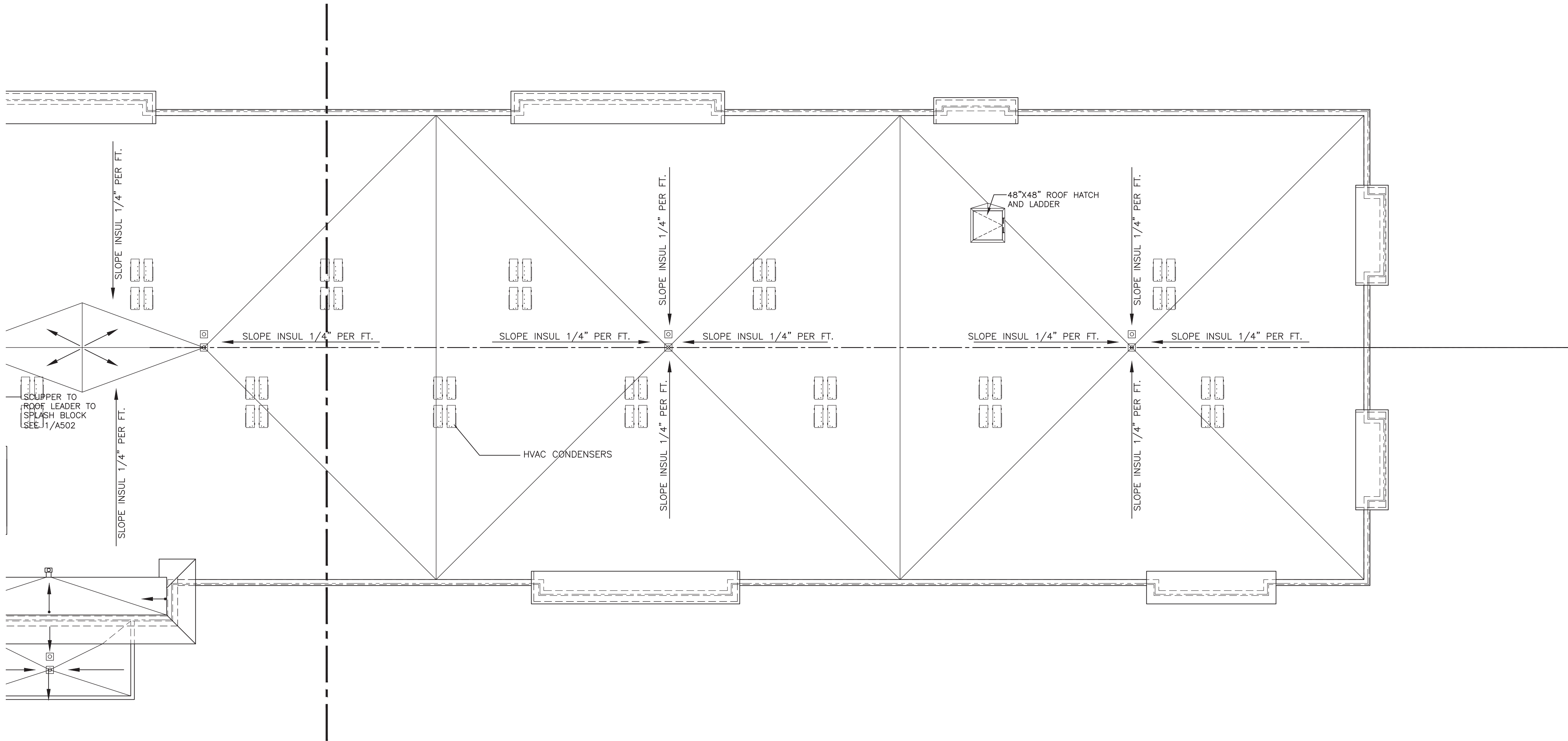
ROOF PLAN

DESIGNED BY: MMF	SCALE: AS NOTED
DRAWN BY: MMF	DATE: 10-22-24
CHECKED BY: PMR	PROJECT NUMBER: 2850
CAD FILE: R:/2850/ARCH	

SEAL	SHEET NUMBER
	A-106A



ROOF PLAN
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"

AREA 'A'

AREA 'B'

KEY PLAN
NTS

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	MMF	9-18-2024	DESIGN DEVELOPMENT
2	PMR	11-20-2024	UPDATE ZONING GRID
3	PMR	12-31-2024	PLANNING & ZONING SUBMISSION
4	PMR	2-27-2025	PLANNING & ZONING SUBMISSION

PROJECT TITLE

**RESIDENTIAL
DEVELOPMENT
804 FOUNTAIN STREET
WOODBIDGE, CT**

Prepared for:
**Fountain Ridge, LLC
8 Huntington Street, Suite 171
Shelton Ct. 06484**

SHEET TITLE

ROOF PLAN

DESIGNED BY: MMF	SCALE: AS NOTED
DRAWN BY: MMF	DATE: 10-22-24
CHECKED BY: PMR	PROJECT NUMBER: 2850
CAD FILE: R:/2850/ARCH	

SEAL



SHEET NUMBER

A-106B



EXTERIOR FINISH KEY

- EF-1 EIFS FINISH DRYVIT COLOR: "BROWN"
- EF-2 EIFS FINISH DRYVIT COLOR: "BEIGE"
- EF-3 EIFS FINISH DRYVIT COLOR: "GREY"
- EF-3 EIFS FINISH DRYVIT COLOR: "GREY LESTONE"
- CS-1 CEMENT SQUARE CHANNEL SIDING PAINTED COLOR: "GREY"
- CS-2 CEMENT LAP SIDING PAINTED COLOR: "GREY"
- BR-1 THIN BRICK VENEER MANUF: "xxxxxxx" COLOR: "xxxxxxx"
- ST-1 THIN STONE VENEER MANUF: "xxxxxxx" COLOR: "xxxxxxx"
- AL-1 ALUMINUM COPING MANUF: "xxxxxxx" COLOR: "BROWN"

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	MMF	9-18-2024	DESIGN DEVELOPMENT
2	PMR	11-20-2024	UPDATE ZONING GRID
3	PMR	12-31-2024	PLANNING & ZONING SUBMISSION
4	PMR	2-27-2025	PLANNING & ZONING SUBMISSION
5	MMF	3-18-2025	BID DRAWINGS

PROJECT TITLE

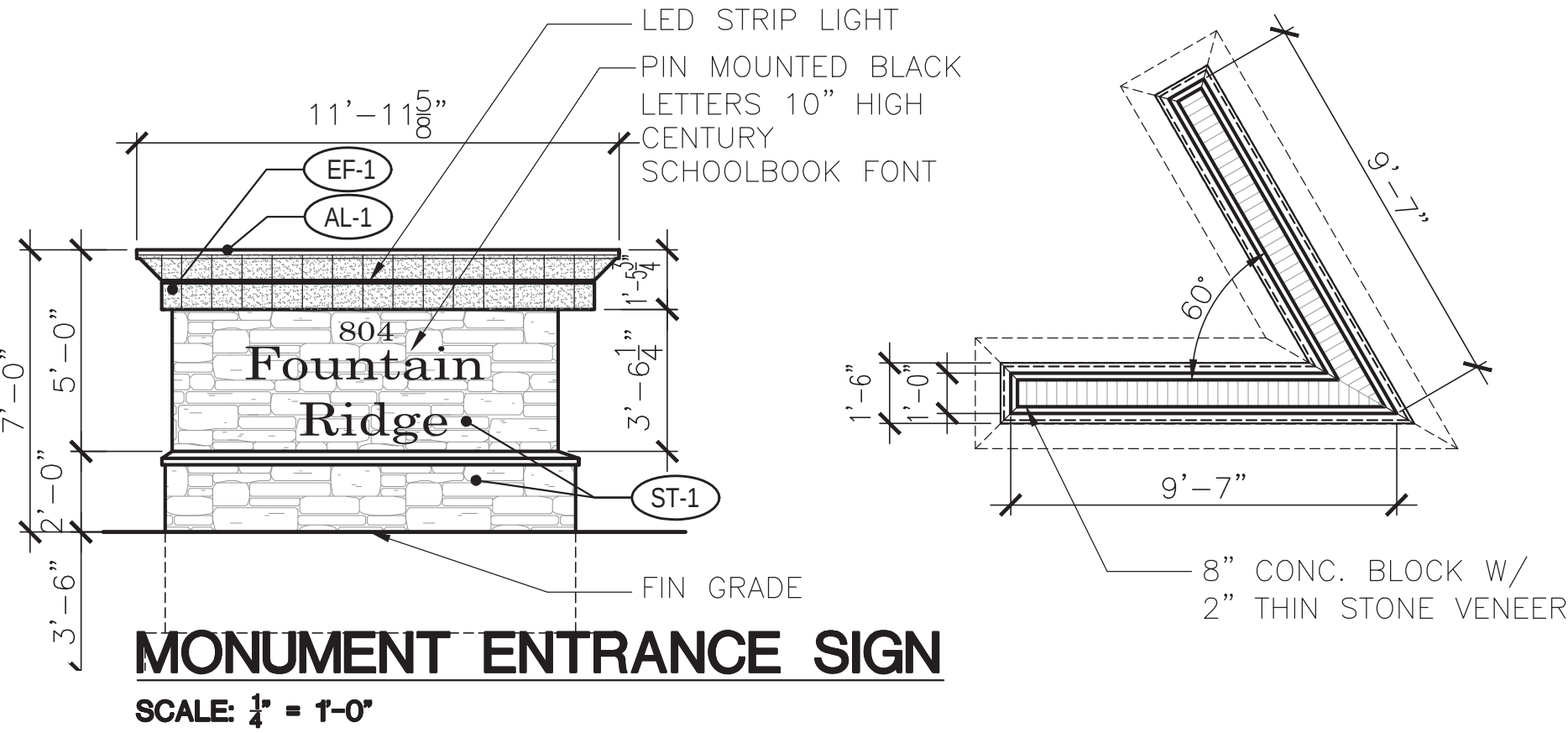
RESIDENTIAL DEVELOPMENT
804 FOUNTAIN STREET
WOODBIDGE, CT

Prepared for:
Fountain Ridge, LLC
8 Huntington Street, Suite 171
Shelton Ct. 06484

SHEET TITLE	
ELEVATIONS	
DESIGNED BY: MMF	SCALE: AS NOTED
DRAWN BY: MMF	DATE: 9-25-24
CHECKED BY: PMR	PROJECT NUMBER: 2850
CAD FILE: R:/2850/ARCH	

SEAL SHEET NUMBER

A-201





REAR ELEVATION
SCALE: NTS

EXTERIOR FINISH KEY

- EF-1 EIFS FINISH DRYVIT COLOR: "BROWN"
- EF-2 EIFS FINISH DRYVIT COLOR: "BEIGE"
- EF-3 EIFS FINISH DRYVIT COLOR: "GREY"
- EF-3 EIFS FINISH DRYVIT COLOR: "GREY LESTONE"
- CS-1 CEMENT SQUARE CHANNEL SIDING PAINTED COLOR: "GREY"
- CS-2 CEMENT LAP SIDING PAINTED COLOR: "GREY"
- BR-1 THIN BRICK VENEER MANUF: "xxxxxxx" COLOR: "xxxxxxx"
- ST-1 THIN STONE VENEER MANUF: "xxxxxxx" COLOR: "xxxxxxx"
- AL-1 ALUMINUM COPING MANUF: "xxxxxxx" COLOR: "BROWN"

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	MMF	9-18-2024	DESIGN DEVELOPMENT
2	PMR	11-20-2024	UPDATE ZONING GRID
3	PMR	12-31-2024	PLANNING & ZONING SUBMISSION
4	PMR	2-27-2025	PLANNING & ZONING SUBMISSION
5	MMF	3-18-2025	BID DRAWINGS

PROJECT TITLE

RESIDENTIAL DEVELOPMENT
804 FOUNTAIN STREET
WOODBIDGE, CT

Prepared for:
Fountain Ridge, LLC
8 Huntington Street, Suite 171
Shelton Ct. 06484

SHEET TITLE

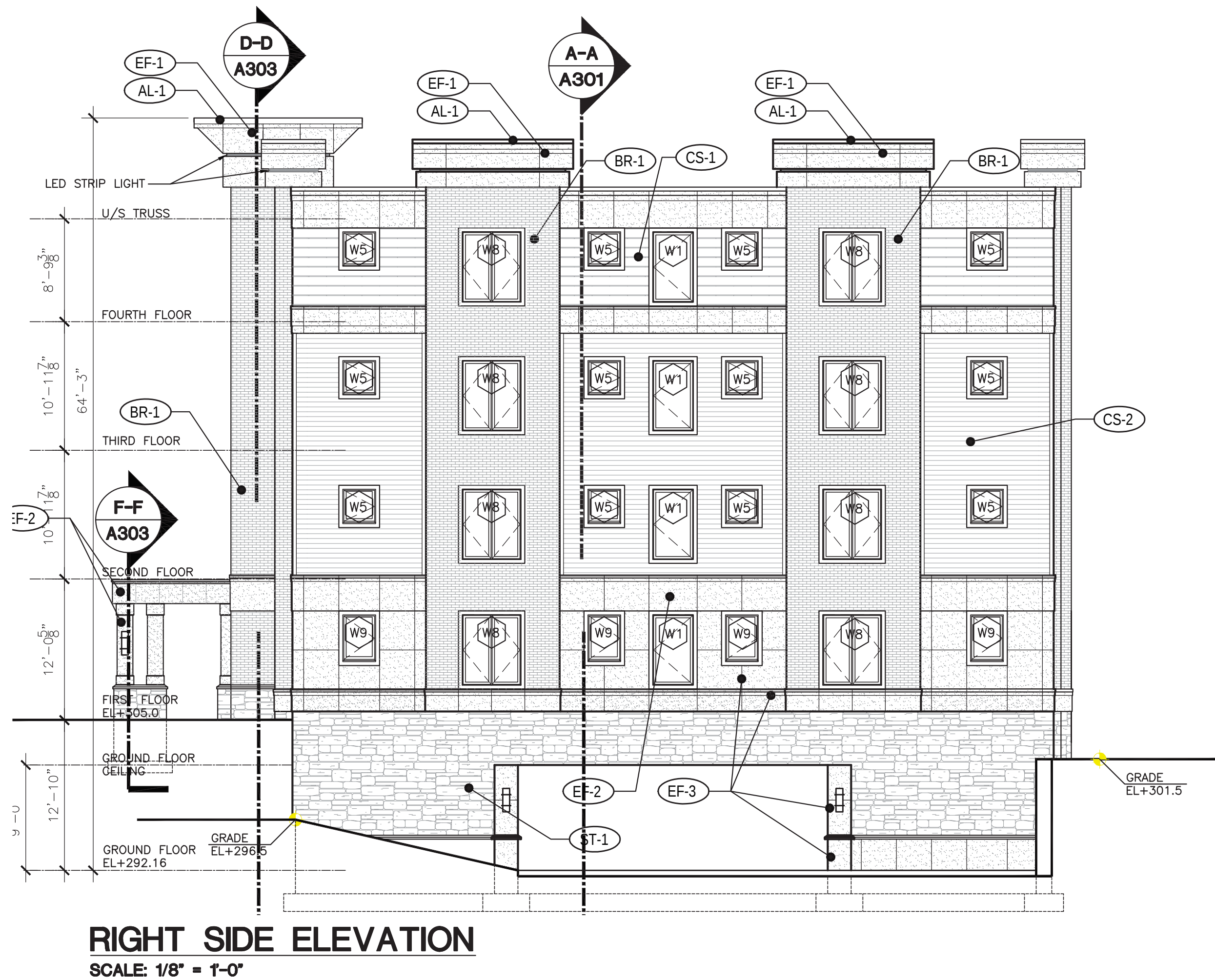
ELEVATIONS

DESIGNED BY: MMF	SCALE: AS NOTED
DRAWN BY: MMF	DATE: 9-25-24
CHECKED BY: PMR	PROJECT NUMBER: 2850
CAD FILE: R:/2850/ARCH	

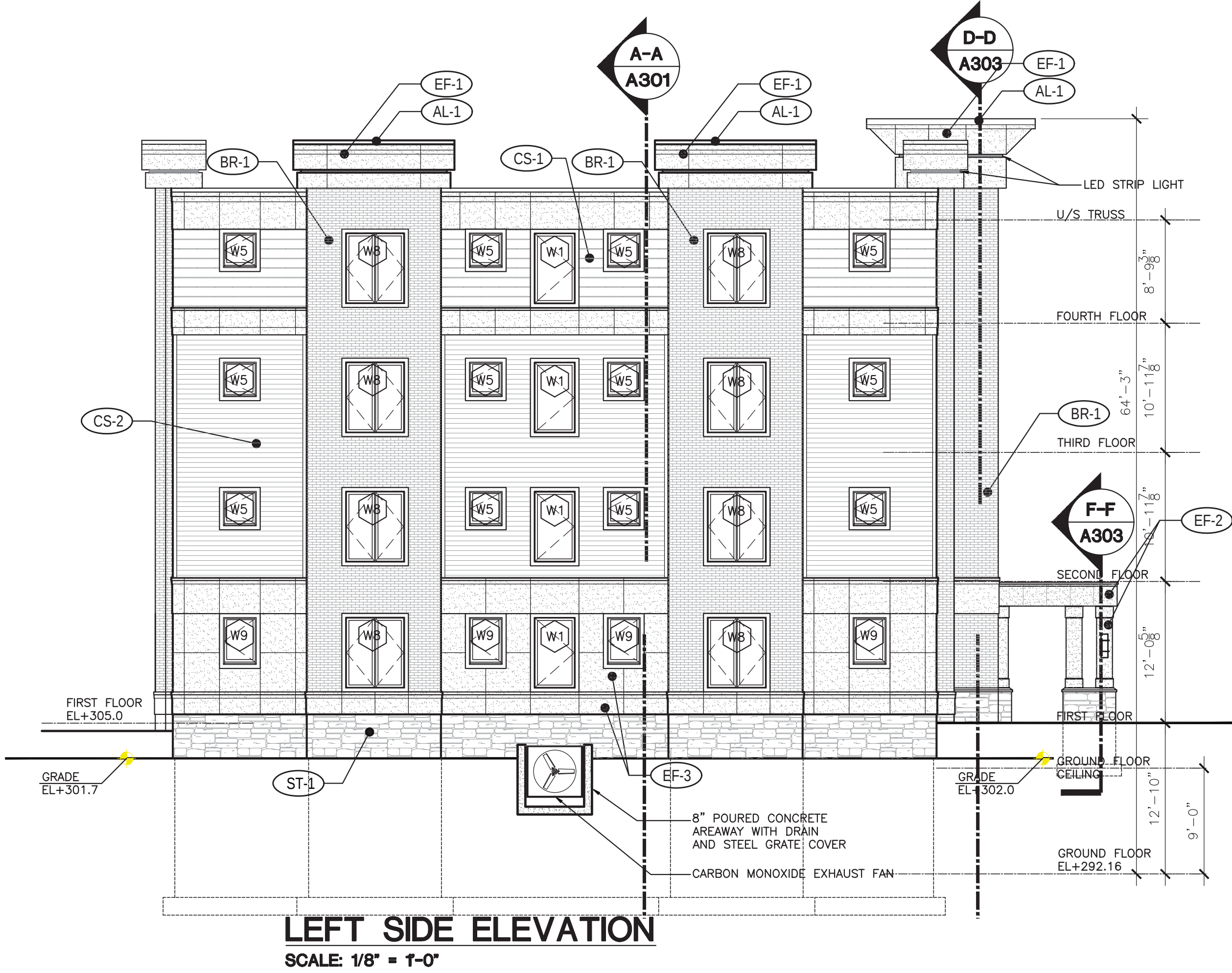
SEAL

SHEET NUMBER

A-202



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"