

ZONING SUBMISSION DRAWINGS

REVISED 8-18-2025

RESIDENTIAL
DEVELOPMENT
804 FOUNTAIN STREET
WOODBIDGE, CT.

PREPARED FOR:

Fountain Ridge, LLC

8 Huntington Street, Suite 171

Shelton CT. 06484

APARTMENT DISTRIBUTION

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

ACCESSIBLE TYPE 'A' UNIT REQUIREMENTS:
96 units x 10% = 9.6 or 10 units required
per sec. 1107.6.2.2.1

ACCESSIBLE UNITS DISTRIBUTION:
2 - studio units
6 - 1 BR units
2 - 2 BR units

BUILDING FLOOR AREAS

Ground Floor = 23,047 SF
First Floor = 23,340 SF
Second Floor = 23,340 SF
Third Floor = 23,340 SF
Fourth Floor = 23,340 SF
Total 116,407 SF

AVERAGE GRADE CALCULATION

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

Front Elevation = 304.0'x 352' = 107,008
Rear Elevation = 304.0'x 352' = 107,008
Right Side Elevation = 293'x 65' = 19,045
Left Side Elevation = 303.5'x 65' = 19,728
Total =253,330
Total Lenght of Exterior Walls
352+352+65+65 = 834'

Formula: $\frac{252,789}{834}$ = 303 (average grade)

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

303' – 293.6 = 9.4' > 50% of 11'–6" (5'–3")

LIST OF DRAWINGS

Architectural Drawings

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ROSE
•TISO
& CO. LLC.
ARCHITECTS • SURVEYORS ENGINEERS

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REVISIONS

NO.	BY	DATE	DESCRIPTION
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COVER SHEET

DESIGNED BY: MMF	SCALE: AS NOTED
DRAWN BY: MMF	DATE: 9-20-24
CHECKED BY: PR	PROJECT NUMBER: 2850
CAD FILE: R:/2850/ARCH/A-001.DWG	



SHEET NUMBER

A-001



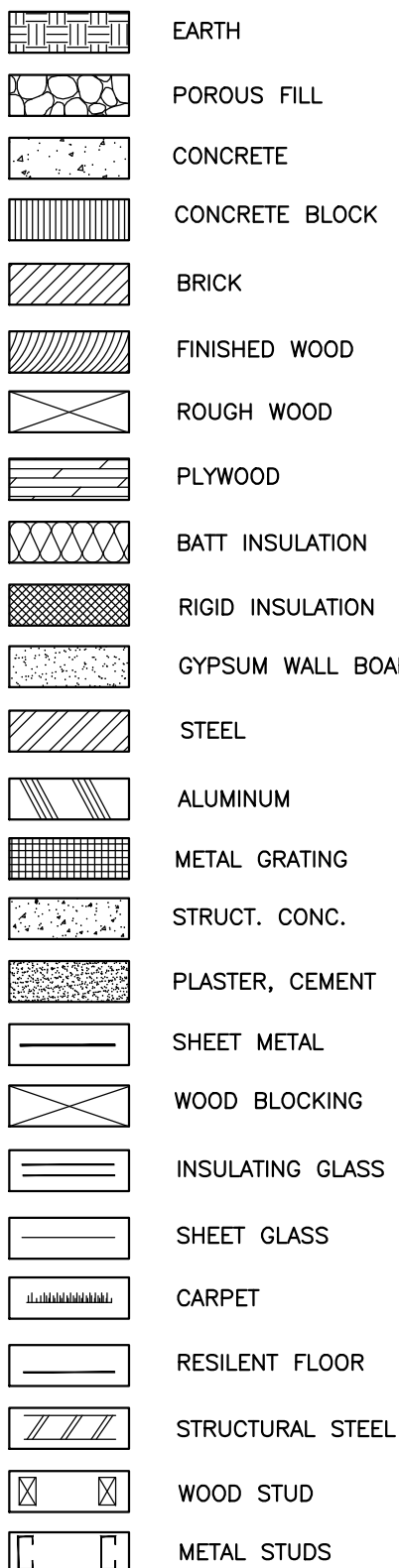
ABBREVIATIONS

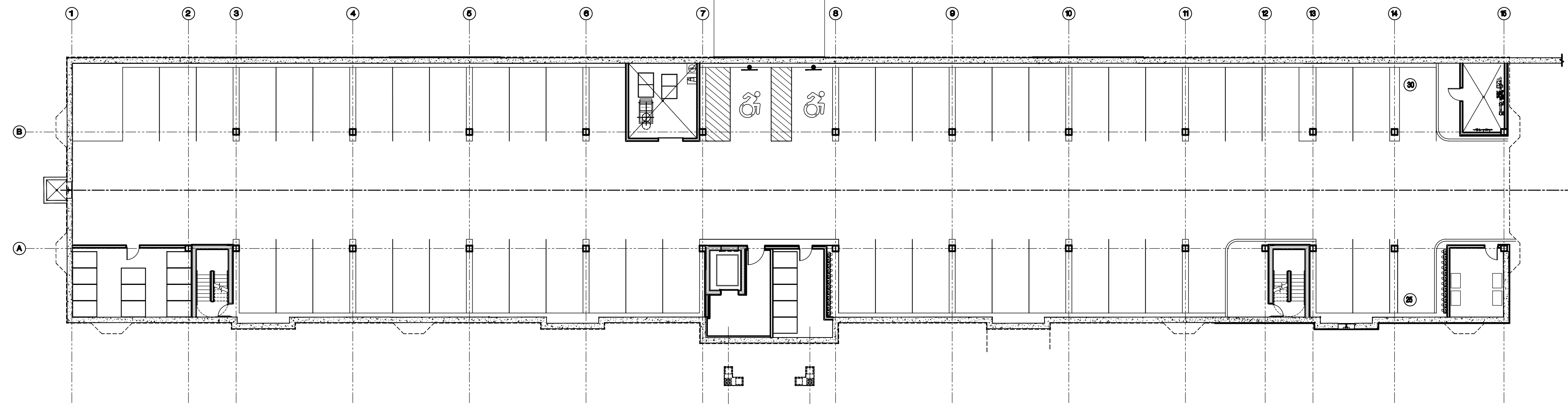
ACP- VF ACoustical Ceiling Panel – Vinyl Film
ALUM ALUMINUM
ABV ABOVE
A.F.F. ABOVE FINISH FLOOR
AHU AIR HANDLING UNIT
A.C. ASPHALTIC CONCRETE
A/C AIR CONDITIONING
ADJ. ADJUSTABLE
A.F.S. AUTOMATIC FIRE SPRINKLER
< ANGLE
ANDD ANODIZED
ASPH ASPHALT
A.T. ASH TRAY
Ø BOARD
BM BEAM
B.O.J. BOTTOM OF JOISTS
BOT BOTTOM
B.U. BUILT-UP
BPL BASE PLATE
BLK-G BLOCK (INO)
BC BOTTOM OF CURB
BOB BOTTOM OF BEAM
BOG BOTTOM OF GIRDER
BRK BRICK
BLDG BUILDING
B/STL BOTTOM OF STEEL
HA COMPRESSED AIR
CR CARD READER ACCESS
CPT CARPET
IP IRON PIPE
CLG CEILING
CEM CEMENT
C CENTER LINE
CT CERAMIC TILE
CLT CLEAN ROOM CEILING TILE
CLOS CLOSET
CMU CONCRETE MASONRY UNIT
COL COLUMN
CONC CONCRETE
CONT CONTINUOUS
CJ CONTROL JOINT
CONSTR CONSTRUCTION
CP INSULATED COLD ROOM PANEL
CW COLD WATER
CAB CABINET
CAD PL 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
CSK COUNTERSUNK
COLD COLD WATER
Ø DIAMETER
DET DETAIL
D.F. DRINKING FOUNTAIN
DIM DIMENSION
DR DOOR
DWG DRAWINGS
ETR ELASTOMIC TROWELED RESIN
ELECT ELECTRIC OR ELECTRICAL
EWC ELECTRIC WATER COOLER
EP EPOXY PAINT
ELEV ELEVATOR
EQP EQUIPMENT
EPX EPOXY RESIN FLOORING
EXTG EXISTING
EXP EXPOSED
EA EXPANSION JOINT
E.L. ELECTRIC PANEL BOARD
E.P.B. EQUAL
E.S. EXPANSION SHIELD
E.W.H. ELECTRIC WATER HEATER
EXH. EXHAUST
EXT. EXTERIOR
F.B. FLAT BAR
FBRGL FIBERGLASS

F.D. FLOOR DRAIN
F.H. FIRE HYDRANT
F.H.C. FLOOR HOSE CABINET
F.O. FINISHED OPENING
F.O.C. FACE OF CONCRETE
F.O.F. FACE OF FINISH
F.O.M. FACE OF MASONRY
F.O.S. FACE OF STUD
FLOOR FLOOR SINK
F.T.C. FOOTING
F.E. FIRE EXTINGUISHER
F.E.C. FIRE EXTINGUISHER CABINET
FLG FLASHING
FL FLOOR
FTG FOOTING
FDN FOUNDATION
FIN FINISH
GAL GALVANIZED
GA. GAUGE
GL GLASS
GWB GYPSUM WALL BOARD
GRD. GROUND OR GRADE
G.S.F. GROSS SQUARE FEET
G.V. GATE VALVE
G.V.C.B. GATE VALVE IN CONCRETE BOX
GYPS GYPSUM
HDR. HEADER
HDWD HARDWOOD
HWDR HARDWARE
H.R.C. HOSE REEL CABINET
H.S.B. HIGH STRENGTH BOLT
H.T.D. HOT WATER DISPENSER
HTG HEATING
H.W.D. HANDICAP TOWEL DISPENSER
HFA HEPA FILTER MODULES
HVC HEATING/VENTILATION/AIR CONDITION
HT HEIGHT
HP HIGH POINT
HO HOLD OPEN
HM HOLLOW METAL
HORIZZ HORIZONTAL
HM HOT WATER
ID INSIDE DIAMETER
IL INTERLOCKED
INSUL INSULATION
INV INVERT
INT INTERIOR
I.P.S. IRON PIPE SIZE
JB JUNCTION BOX
JAN. JANITOR'S CLOSET
JT JOINT
KIT KITCHEN
LAB LABEL
LP LOW POINT
KP KICKPLATE
LAVS LAVATOIRES
L.S.D. LIQUID SOAP DISPENSER
M.B. MACHINE BOLT
M.D.L. MARK OFF LINE
M.S. MACHINE SCREW
MULL MULLION
MH MANHOLE
MAC MACADAM
MECH. MECHANICAL
MFR MANUFACTURER
MAT. MATERIAL
MAX. MAXIMUM
MIN MINIMUM
MIR MIRROR
MISC MISCELLANEOUS
MTL MOUNTED
QTY QUANTITY
MO MASONRY OPENING
MRGWB MOISTURE RESISTANT GYPSUM BOARD
NIC NOT IN CONTRACT
NO. NUMBER
NOM. NOMINAL
NTS 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(D) PAINT (ED)

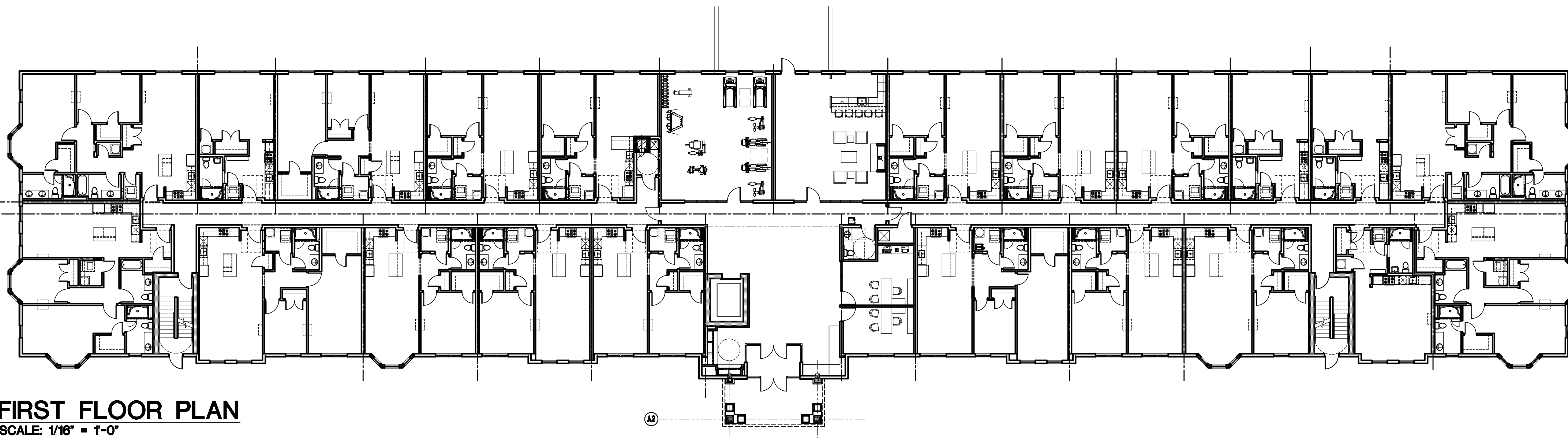
P. LAM PLASTIC LAMINATE
PLAS PLASTER
PLYWD PLYWOOD
PO POWER OPERATED
PA PUBLIC ADDRESS
P.D. P.A. DEVICE
PT. POINT
P.T.D. PAPER TOWEL DISPENSER
RA. RETURN AIR
R.C.P. REFLECTED CEILING PLAN
REC RECESSED
SCD SEAT COVER DISPENSER
SD STORM DRAIN
SECT. SECTION
SF. SQUARE FOOT/FEET
SHIT SHEET
SHTHG SHEATHING
SHVS SHELVES
SIM SIMILAR
SK SINK
SM SHEET METAL
SMS SHEET METAL SCREW
SND SANITARY NAPKIN DISPOSER
SNV SANITARY NAPKIN VENDOR
SOV SHUT OFF VALVE
SQ. SQUARE
S.S. SERVICE SINK
STD STANDARD
STN. STAINLESS STEEL
QUARRY QUARRY TILE
RAD. RADIUS
RW. RAIN WATER CONDUCTOR
REFR REFRIGERATOR
R RISER
ROD ROD DRAIN
RM ROOM
RSN SANITARY SEWER
SCD SEALED CONCRETE
SEAMLESS SEAMLESS WELDED
SIM SIMILAR
SPECIFICATIONS SPECIFICATIONS
STAINLESS STAINLESS STEEL
STL STEEL
STOR STORAGE
STRUCTUTAL STRUCTUTAL
SUS SUSPENDED
TELEPHONE TELEPHONE
TEMP. TEMPERED
THK THICK(NESS)
THR THRESHOLD
TOB TOP OF BEAM
TOC TOP OF CURB
TOJ TOP OF JOIST
TOS TOP OF STEEL
T TREAD
T/STL TOP OF STEEL
TYP. TYPICAL
TD TOWEL DISPENSER
T&G TONGUE AND GROOVED
TO TOP OF
TOP OF SLAB TOP OF SLAB
TOILET TOILET PAPER
UNLESS UNLESS OTHERWISE NOTED
URINAL URINAL
UNDER CUT UNDER CUT
UNSWRITERS UNSWRITERS LABORATORIES
UNUSUAL UNUSUAL SENSORY PERCEPTION
VERT. VERTICAL
VCT VINYL COMPOSITE TILE
VINYLE VINYLE COVE BASE
VERIFY VERIFY IN FIELD
VSC VINYL STRAIGHT BASE
VINYL VINYL WALL COVERING
V.C.P. VITREDUS CLAY PIPE
WAINS WAINSCOT
WORKING WORKING POINT OR WATERPROOF
WATER WATER RESISTANT
WEATHER WEATHERSTRIPPING
WINDOW WINDOW WALL
WELDED WELDED WIRE FABRIC
WITH WITH
WOOD WOOD
WATER WATER FOR INJECTION
WAINSCOT WAINSCOT
WINDOW WINDOW TREATMENT
WDW WINDOW
WDWT WINDOW TREATMENT

MATERIALS

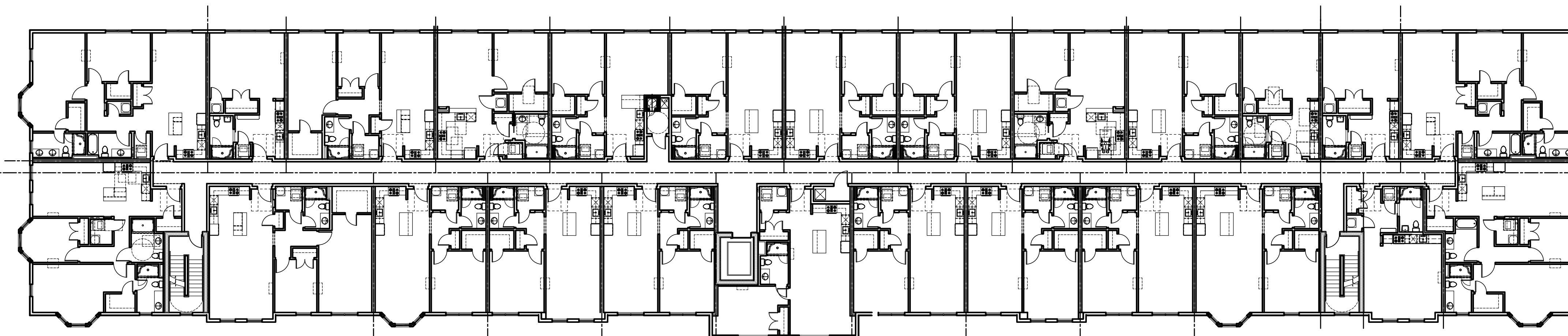




BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"



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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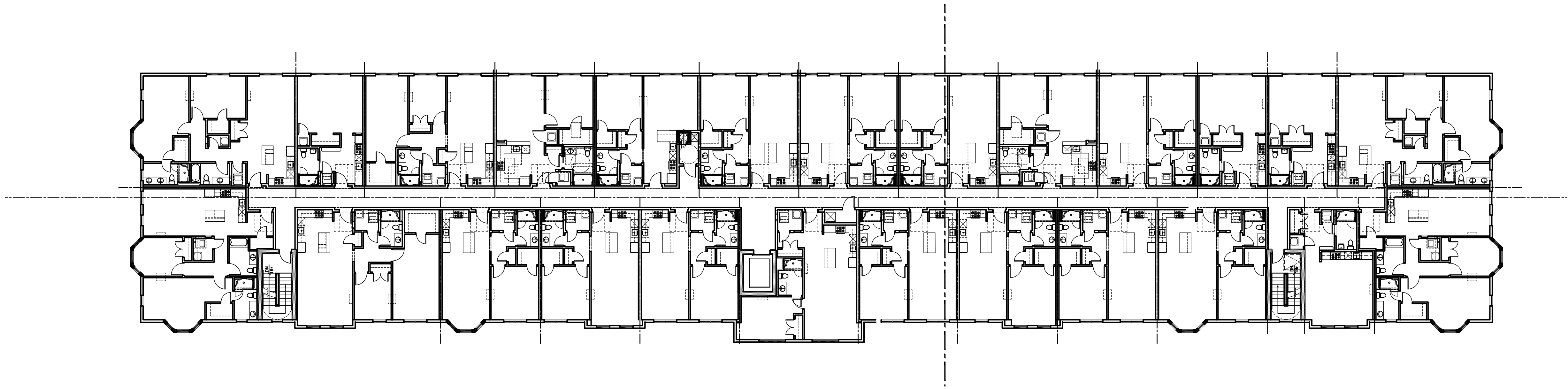
Prepared for:
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SHEET TITLE

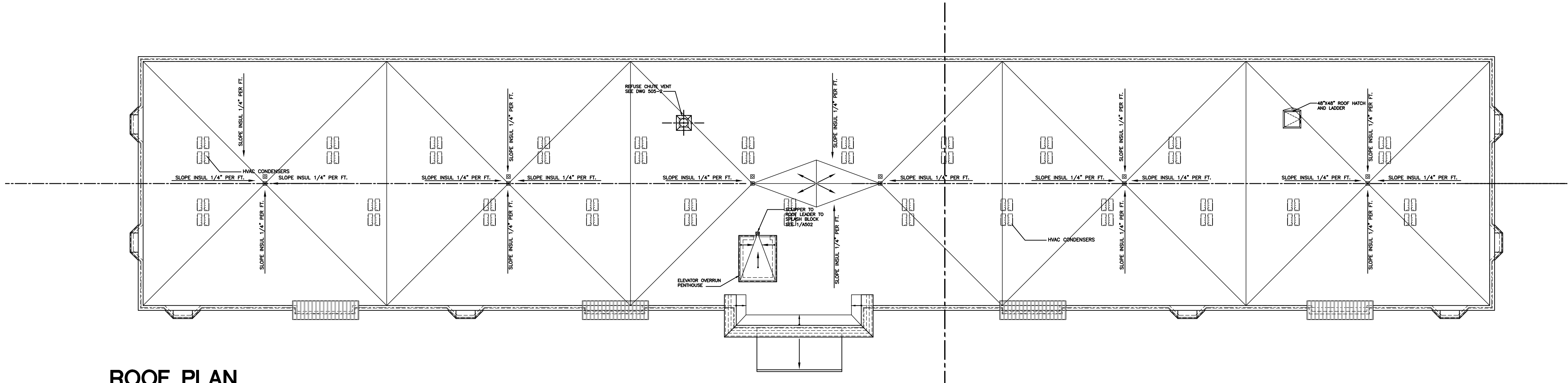
OVERALL FLOOR PLANS

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

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



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

AREA 'A'

AREA 'B'

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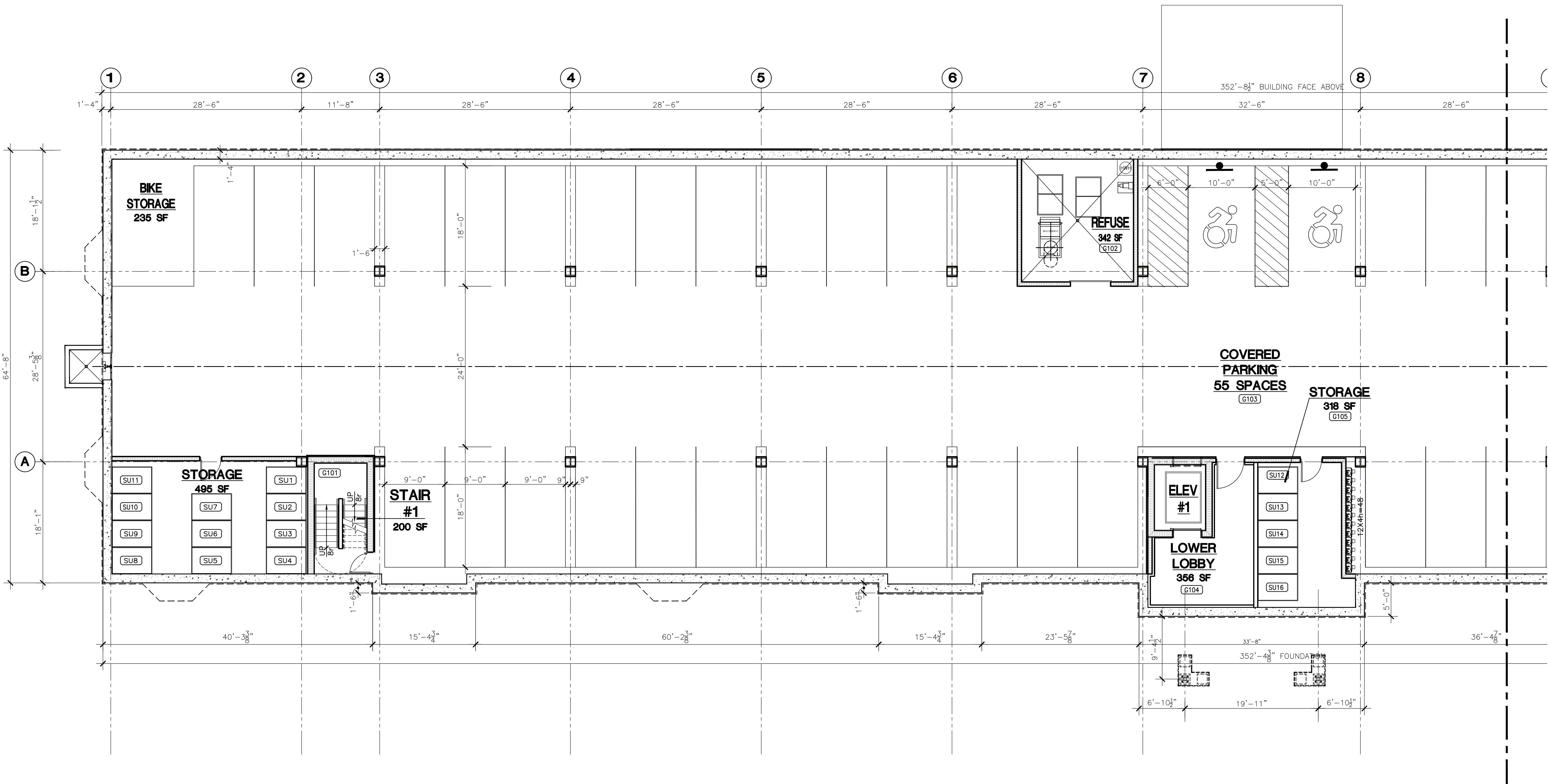
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CAD FILE: R:/2850/ARCH	

SEAL

SHEET NUMBER

A-101



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

AREA 'A'

AREA 'B'

KEY PLAN
NTS

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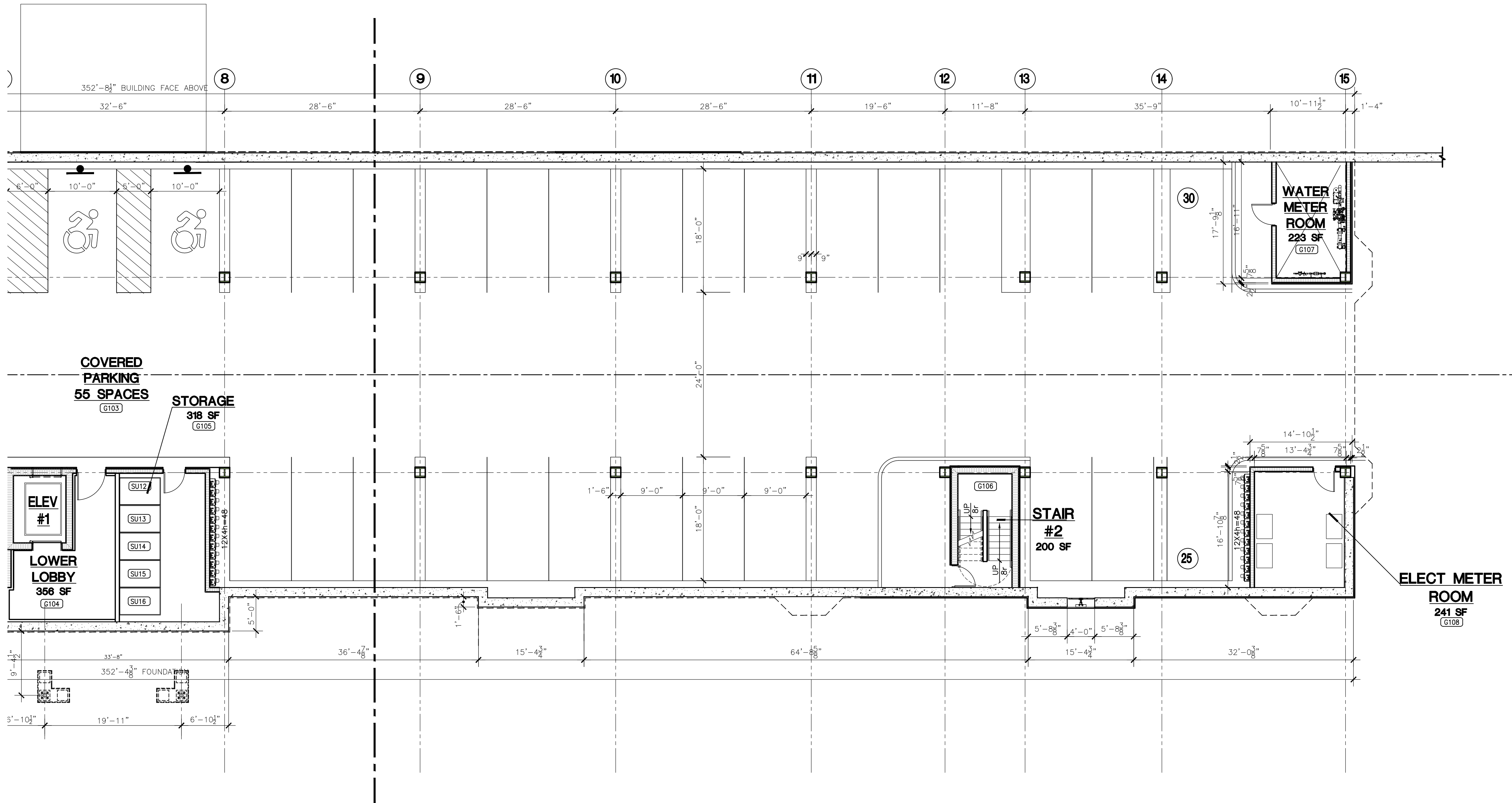
BASEMENT FLOOR PLAN

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

SEAL

SHEET NUMBER

A-102A



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

AREA 'A'

AREA 'B'

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BASEMENT FLOOR PLAN

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DRAWN BY: MMF	DATE: 10-22-24
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CAD FILE: R:/2850/ARCH	

SEAL

SHEET NUMBER
A-102B

AREA 'A'

AREA 'B'

KEY PLAN
NTS

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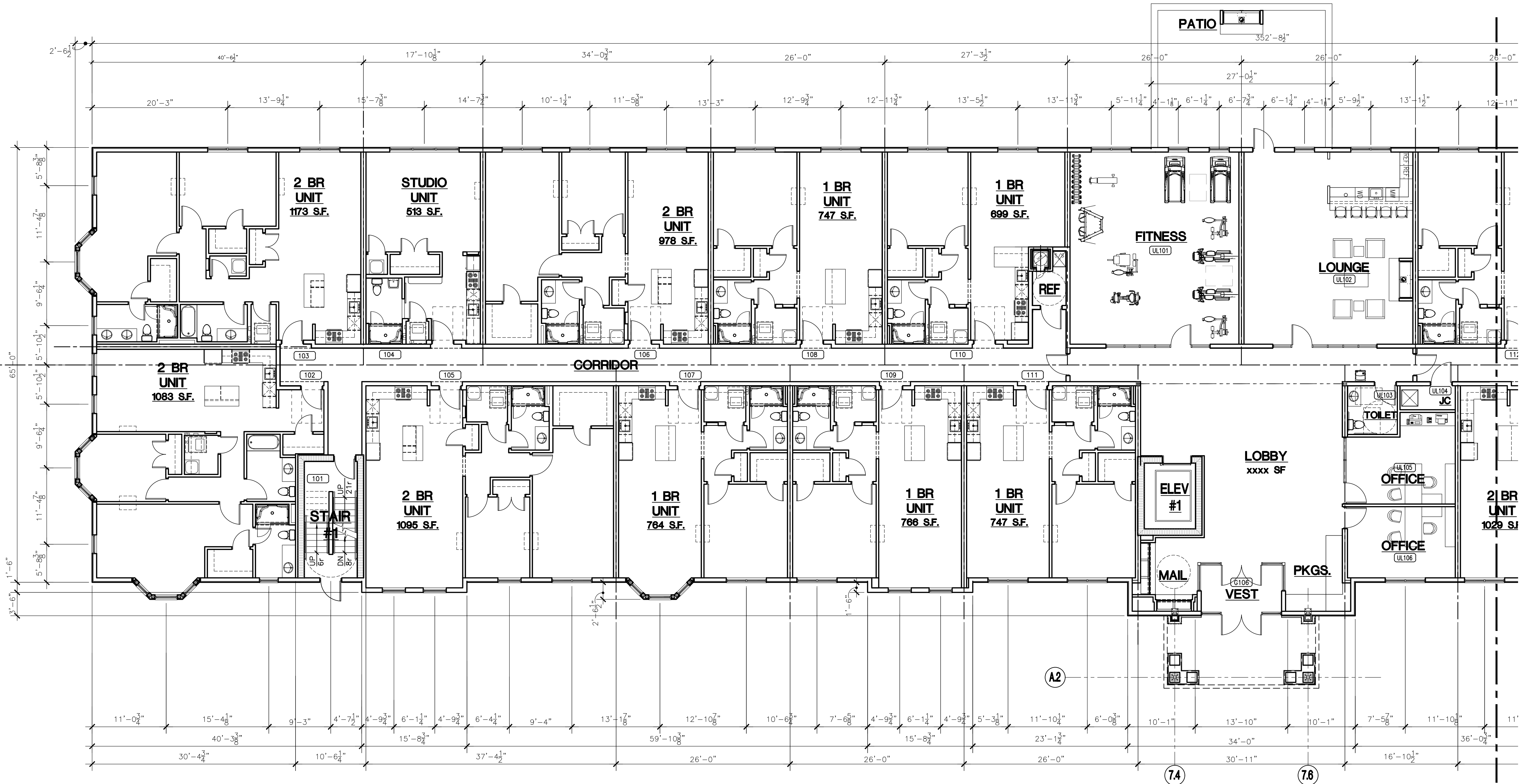
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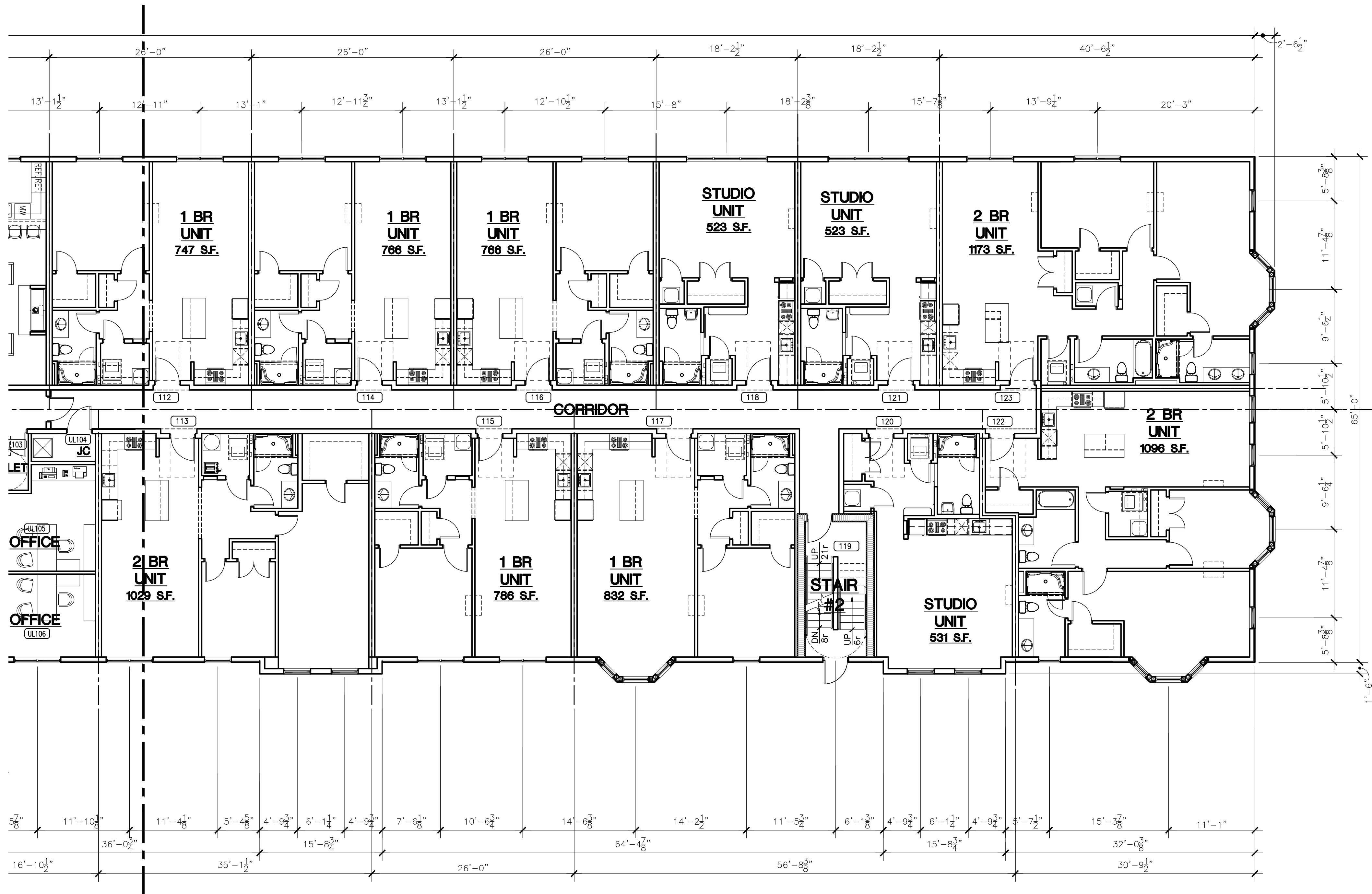
FIRST FLOOR PLAN

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CAD FILE: R:/2850/ARCH	

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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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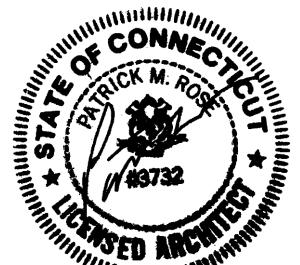
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AREA 'A'

AREA 'B'

KEY PLAN
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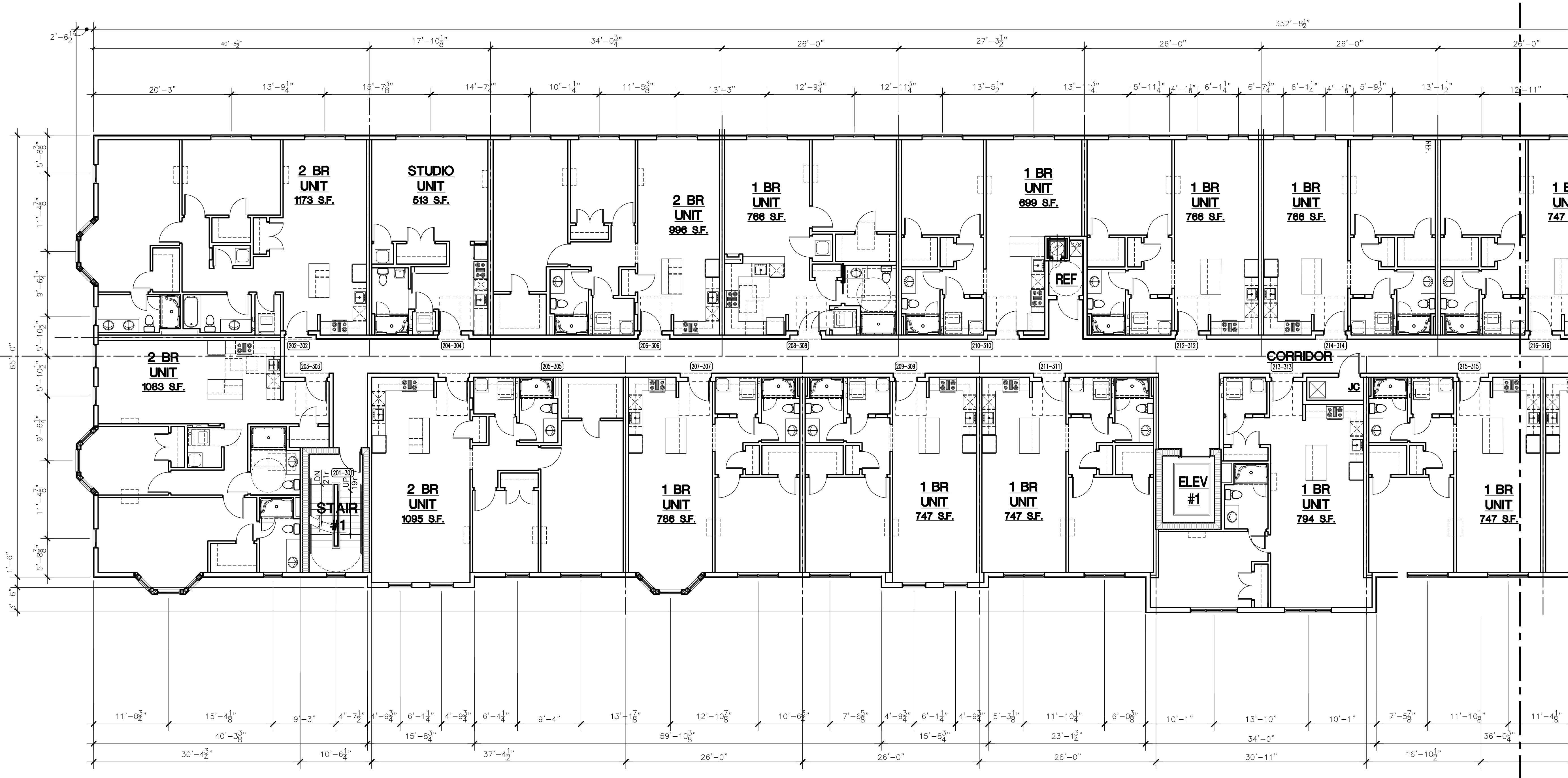
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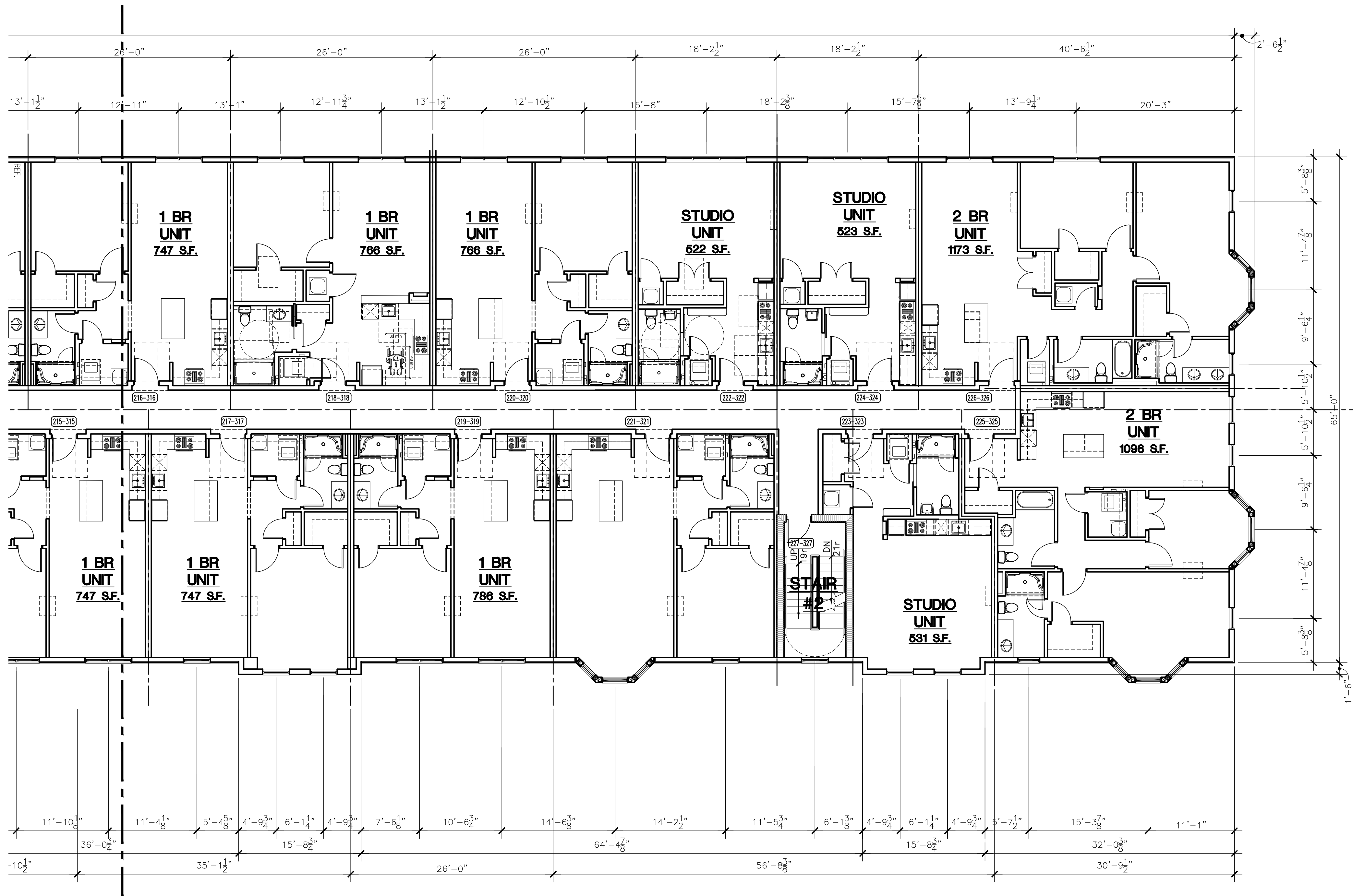
SHEET TITLE

SECOND/THIRD 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	

SEAL 	SHEET NUMBER A-104A
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SECOND/THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

AREA 'A' AREA 'B'

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AREA 'A'

AREA 'B'

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8	MMF	8-18-2025	OWNER REV. & SITE COORD.

PROJECT TITLE

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

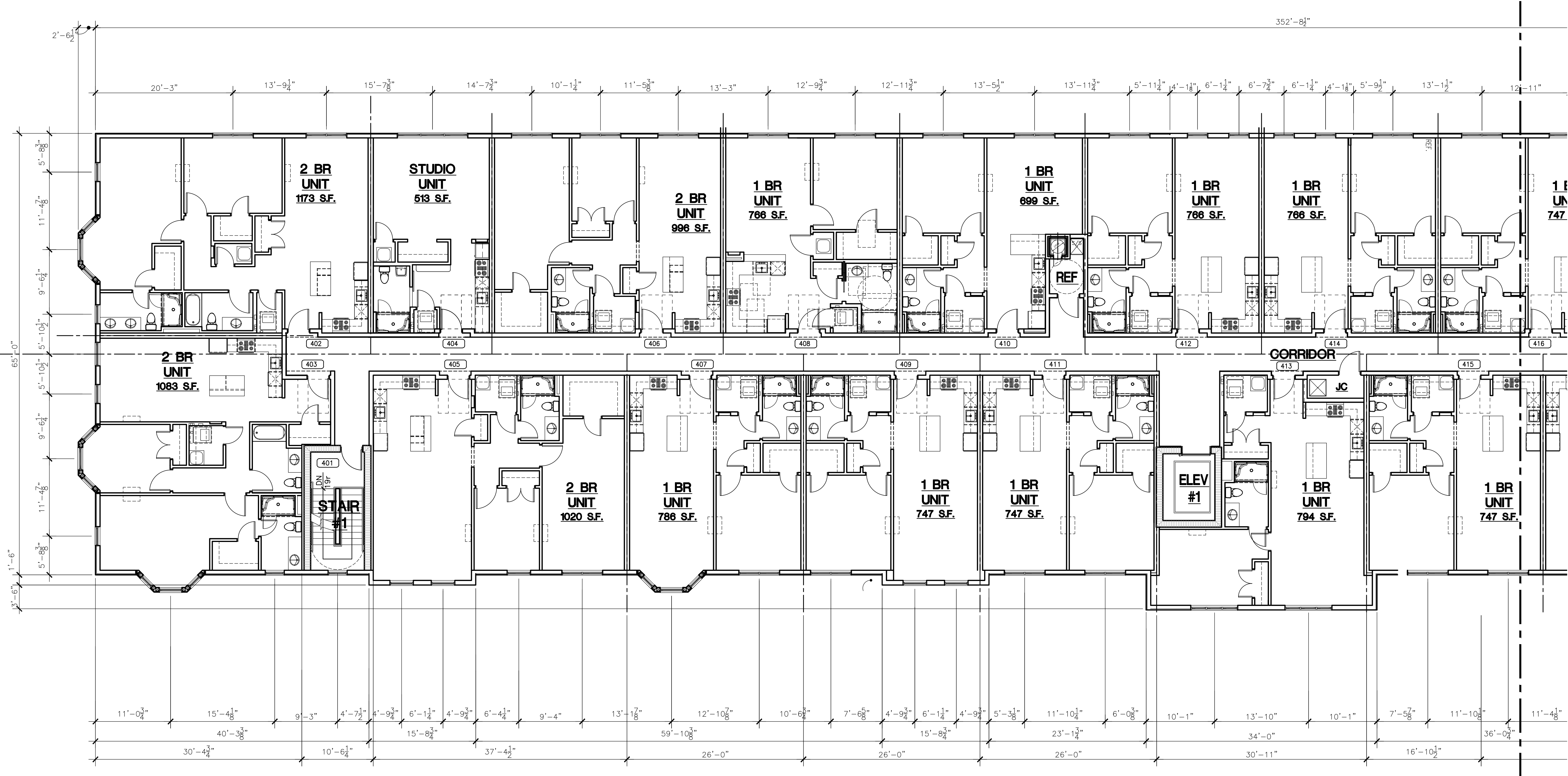
Prepared for:
**Fountain Ridge, LLC
8 Huntington Street, Suite 171
Shelton Ct. 06484**

SHEET TITLE

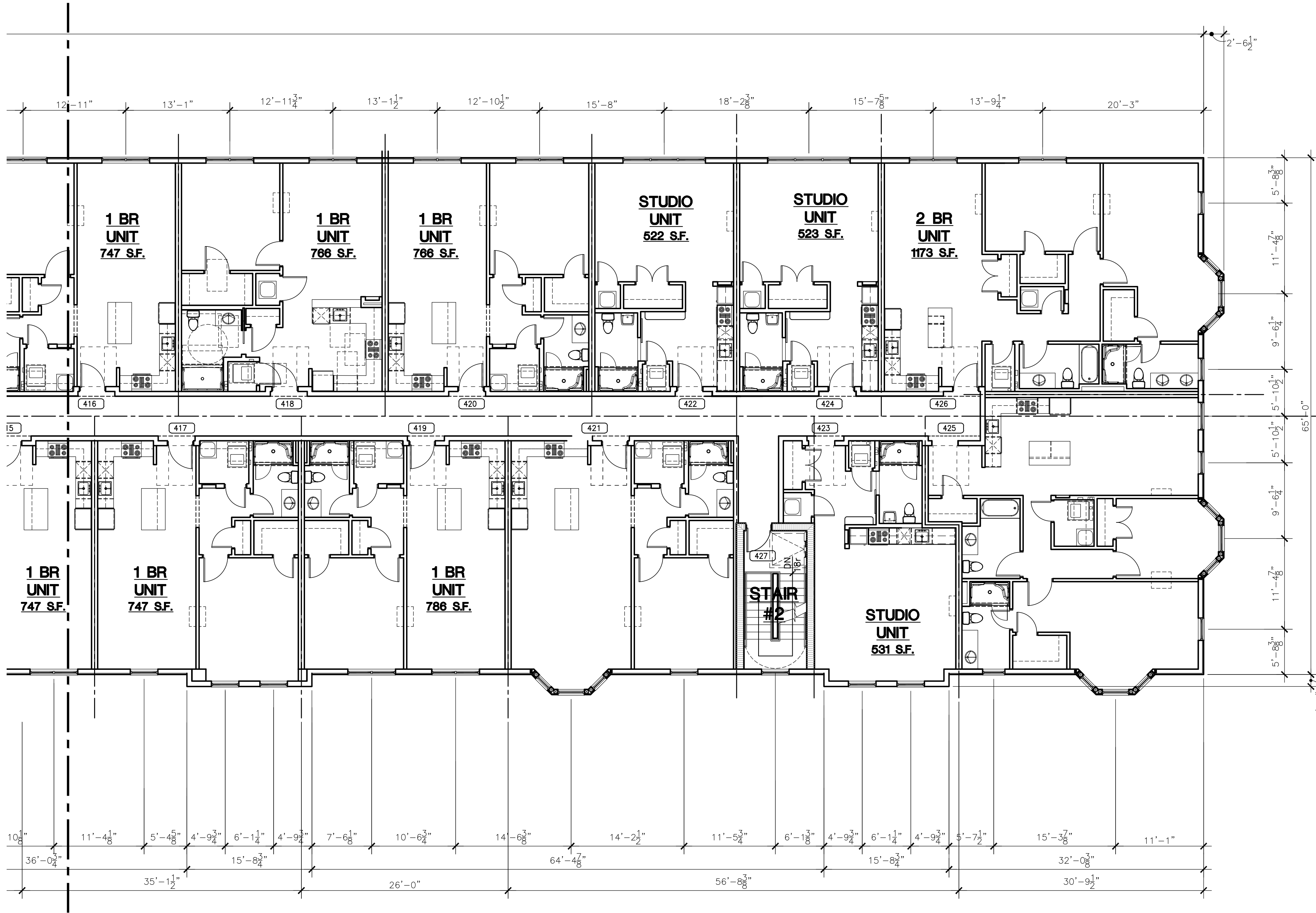
FOURTH FLOOR PLAN

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

SEAL 	SHEET NUMBER A-105A
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FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



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
5	MMF	3-18-2025	BID DRAWINGS
6	MDS	5-29-2025	PLANNING & ZONING COMMENTS
7	MMF	6-20-2025	PLANNING & ZONING COMMENTS
8	MMF	8-18-2025	OWNER REV. & SITE COORD.

PROJECT TITLE

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

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

SHEET TITLE

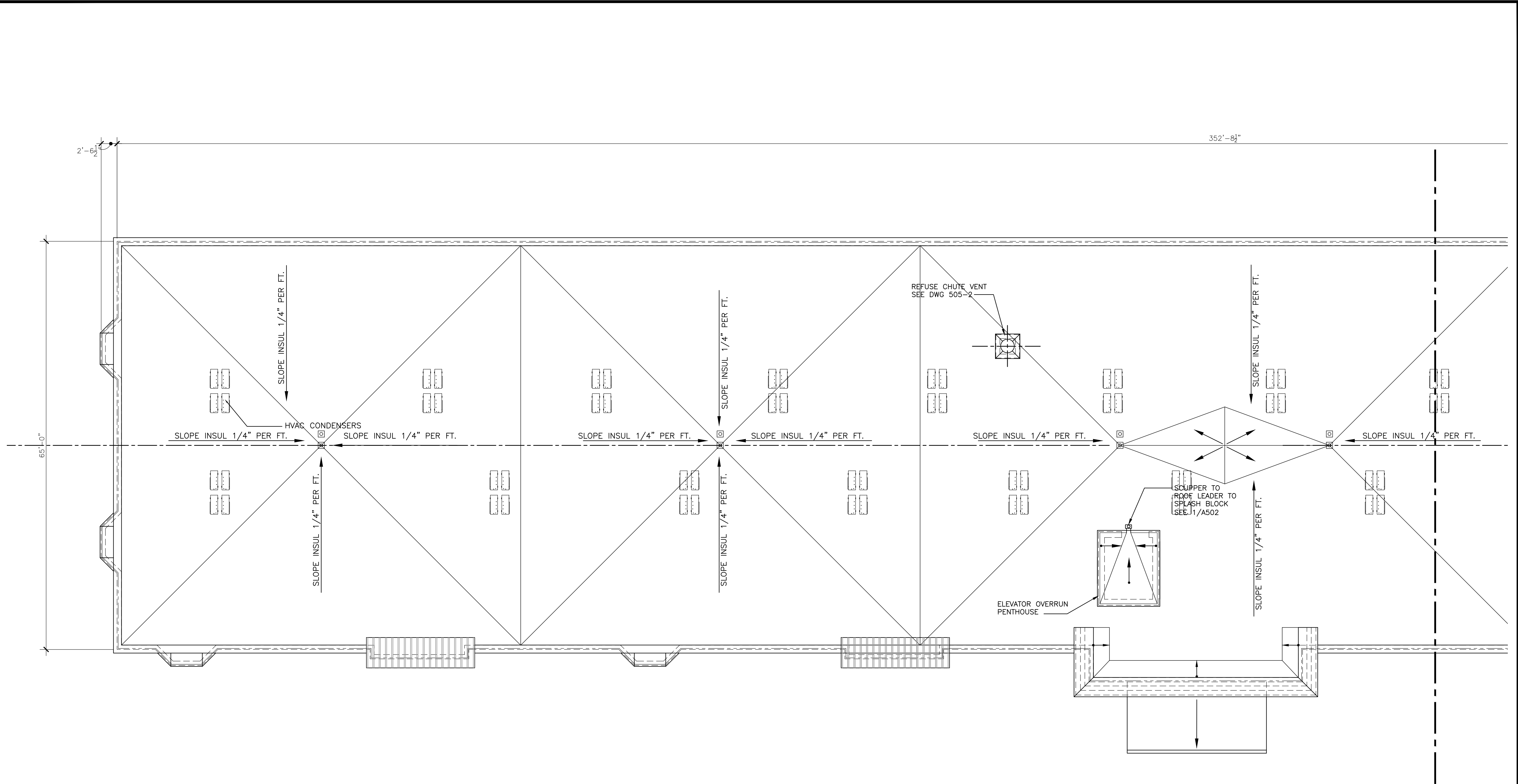
FOURTH FLOOR PLAN

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

SEAL

SHEET NUMBER

A-105B



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
5	MMF	3-18-2025	BID DRAWINGS
6	MDS	5-29-2025	PLANNING & ZONING COMMENTS
7	MMF	6-20-2025	PLANNING & ZONING COMMENTS
8	MMF	8-18-2025	OWNER REV. & SITE COORD.

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

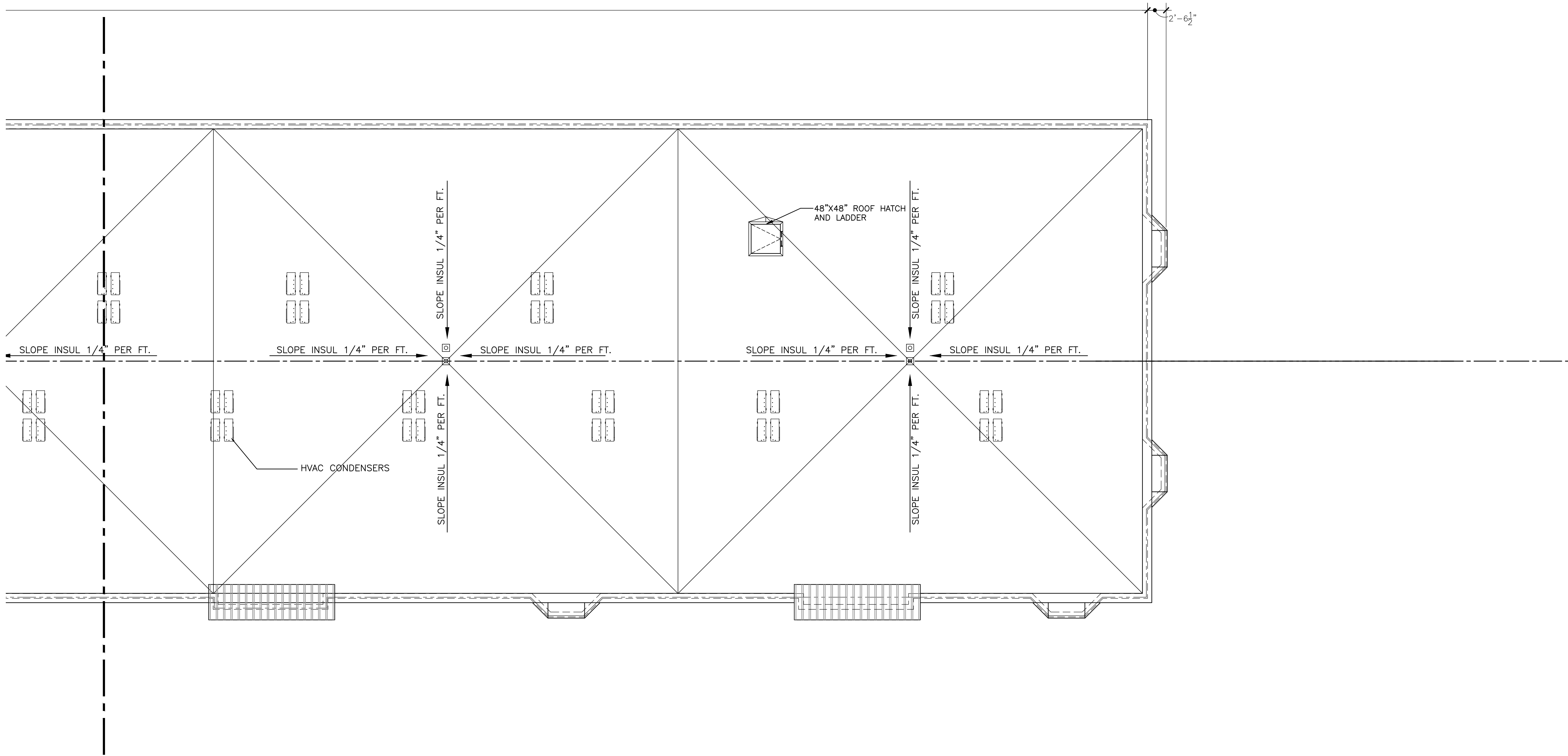
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DRAWN BY: MMF	DATE: 10-22-24
CHECKED BY: PMR	PROJECT NUMBER: 2850
CAD FILE: R:/2850/ARCH	

SEAL



SHEET NUMBER

A-106A



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

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
5	MMF	3-18-2025	BID DRAWINGS
6	MDS	5-29-2025	PLANNING & ZONING COMMENTS
7	MMF	6-20-2025	PLANNING & ZONING COMMENTS
8	MMF	8-18-2025	OWNER REV. & SITE COORD.

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	

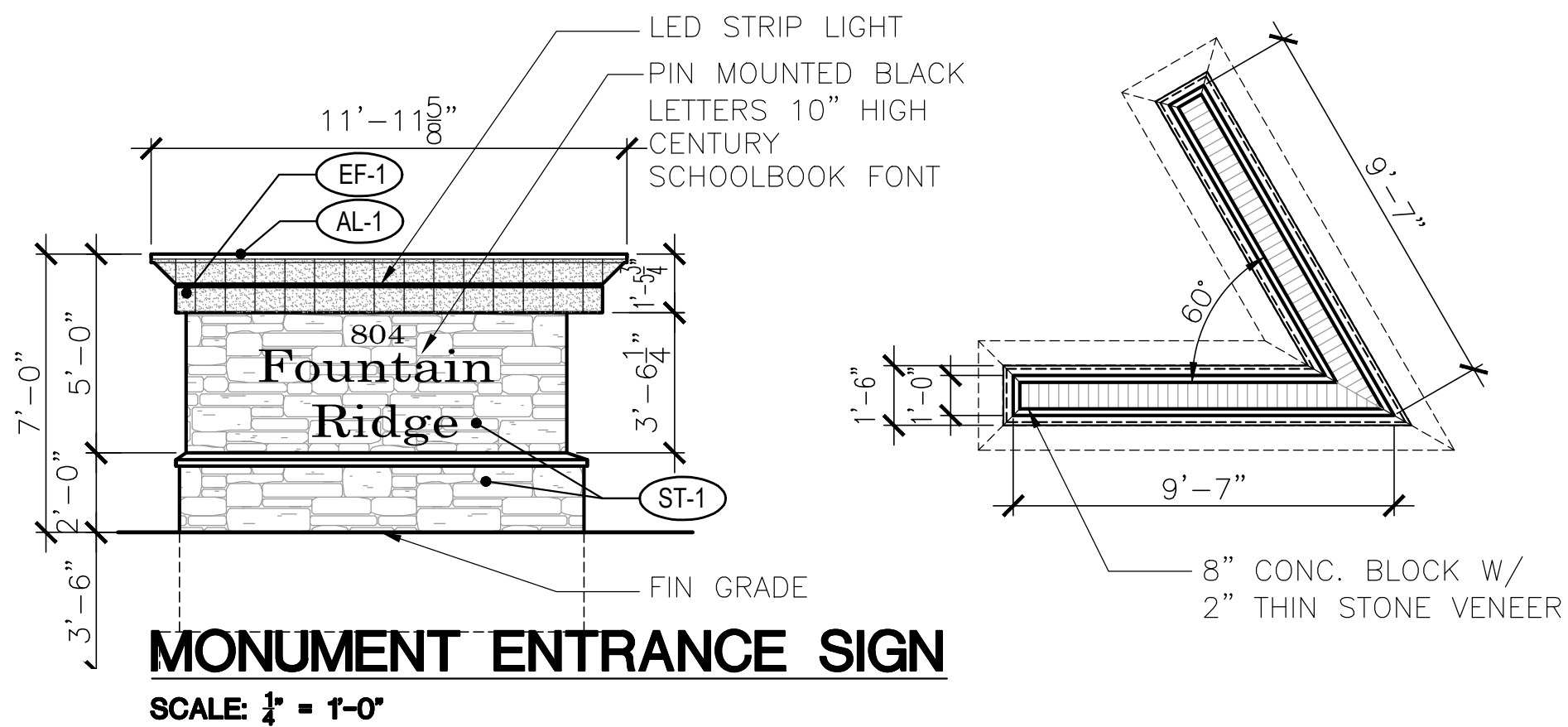
SEAL



SHEET NUMBER

A-106B

14-Aug-25



EXTERIOR FINISH KEY

- EF-1 EIFS FINISH
DRYVIT COLOR: "MEDIUM GREY"
- EF-2 EIFS FINISH
DRYVIT COLOR: "LIGHT GREY"
- CS-1 CEMENT BOARD AND BATTEN 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: "BLACK"

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
6	MDS	5-29-2025	PLANNING & ZONING COMMENTS
7	MMF	6-20-2025	PLANNING & ZONING COMMENTS
8	MMF	8-18-2025	OWNER REV. & SITE COORD.

PROJECT TITLE

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

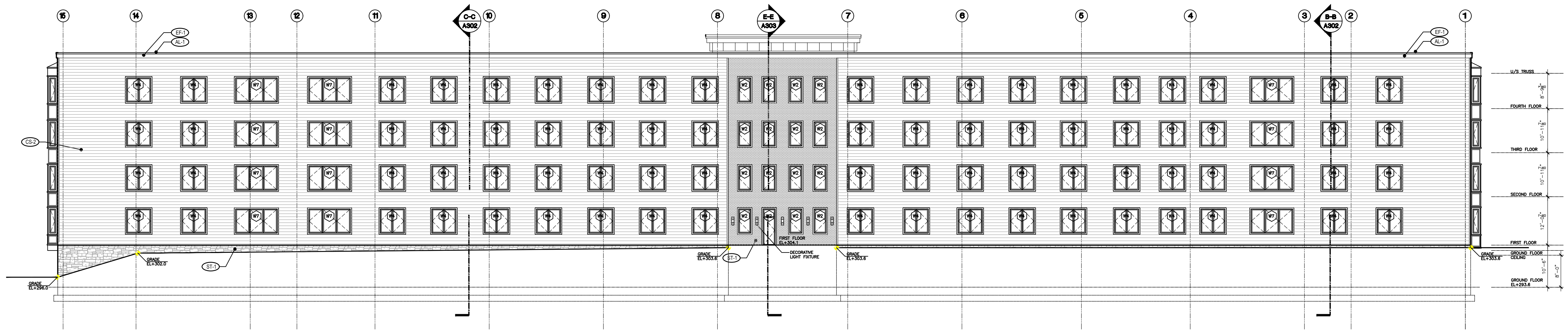
Prepared for:
Fountain Ridge, LLC
8 Huntington Street, Suite 171
Shelton Ct. 06484

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: "MEDIUM GREY"
- (EF-2) EIFS FINISH
DRYVIT COLOR: "LIGHT GREY"
- (CS-1) CEMENT BOARD AND BATTEN 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: "BLACK"

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
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6	MDS	5-29-2025	PLANNING & ZONING COMMENTS
7	MMF	6-20-2025	PLANNING & ZONING COMMENTS
8	MMF	8-18-2025	OWNER REV. & SITE COORD.

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

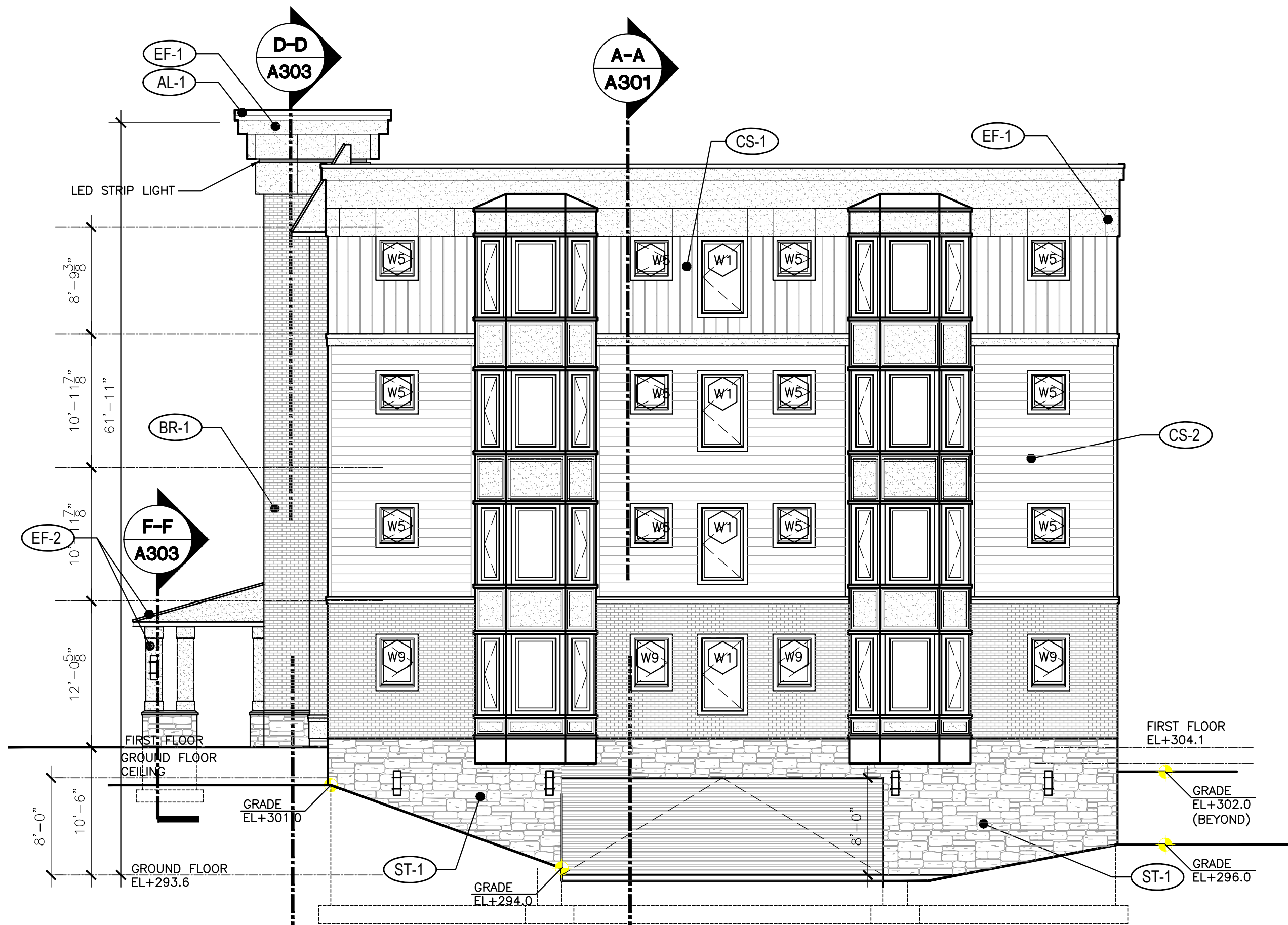
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DRAWN BY: MMF	DATE: 9-25-24
CHECKED BY: PMR	PROJECT NUMBER: 2850
CAD FILE: R:/2850/ARCH	

SEAL

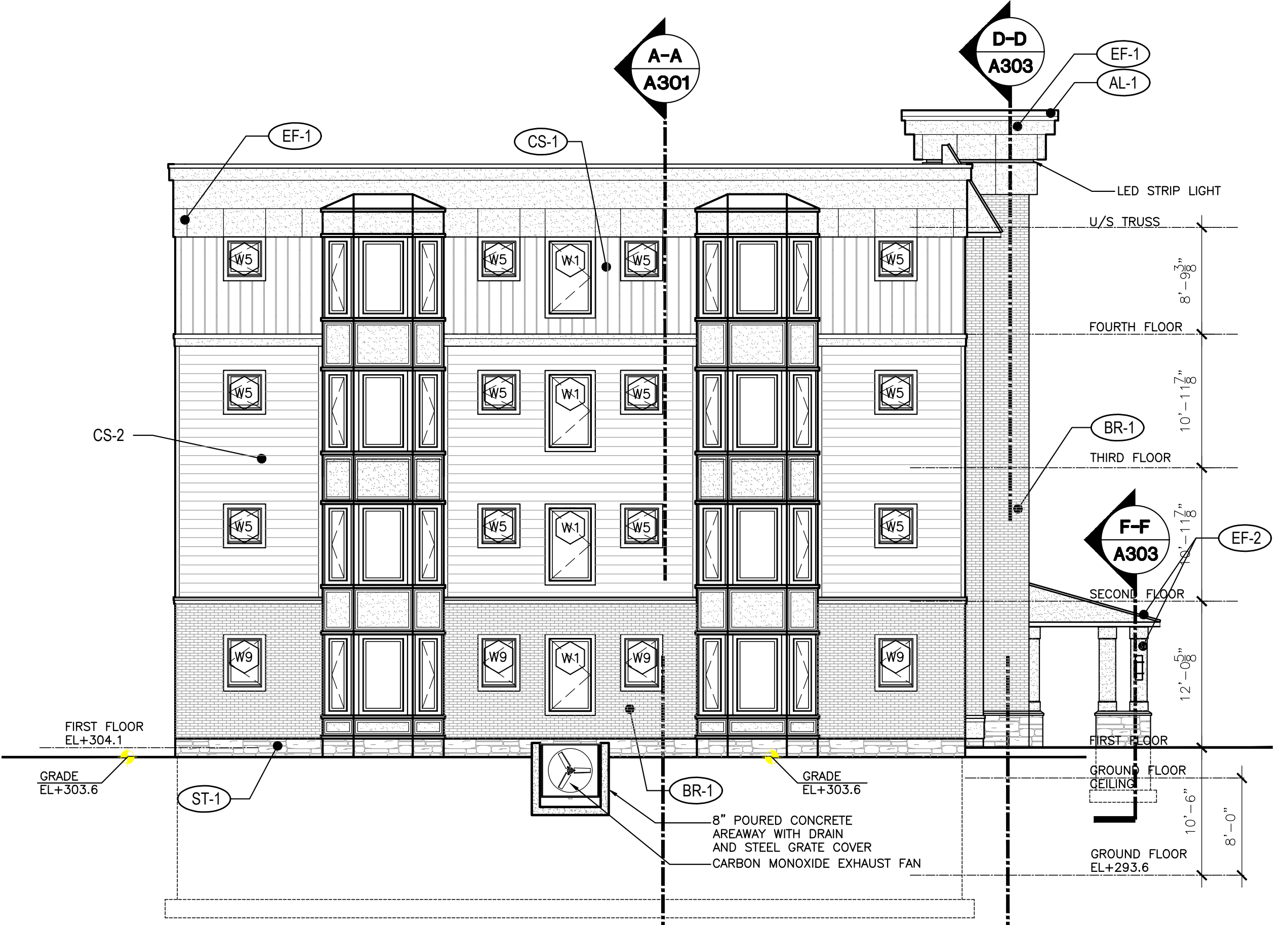
STATE OF CONNECTICUT
ARCHITECT
PATRICK W. ROSE
#6732

SHEET NUMBER

A-202



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



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