**DEVELOPMENT PLANS AND CONCEPTUAL DESIGN**









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296'-0"

2 BR

COMMERCIAL 1,100 SQ. FT.

1 BR

STUDIO

### STUDIO

AREA = 490 SF

AREA = 1080 SF

HWH

AREA = 740 SF

HWH

AREA = 1080 SF

HWH

H~~WH~~

2 BR

AREA = 1080 SF

HWH

AREA = 740 SF

H~~WH~~

AREA = 1080 SF

2 BR

AREA = 490 SF

HWH

AREA = 1080 SF

2 BR

1 BR

2 BR

C O R R I D O R

COMMERCIAL 1,300 SQ. FT.

HWH

UTILITY/ STORAGE

ELEV. LOBBY

B

D

D

BUSINESS OFFICE 610 SQ. FT.

C O R R I D O R

1 BEDROOM MODEL

AREA = 740 SF

HWH

HWH

STUDIO MODEL

AREA = 490 SF

2 BR

AREA = 1080 SF

HWH

HWH

2 BR

AREA = 1080 SF

HWH

### 1 BR

AREA = 740 SF

### 1 BR

AREA = 740 SF

HWH

STUDIO

AREA = 590 SF

C O R R I D O R

UTILITY/ STORAGE

ELEV. LOBBY

AREA = 740 SF

1 BR

STUDIO

AREA = 590 SF

### LOBBY

HWH

HWH

### 160'-0" CLEAR WIDTH

79'-8" CLEAR WIDTH

STUDIO

AREA = 490 SF

### LOBBY

COMMERCIAL 1,300 SQ. FT.

### L O B B Y

FITNESS AREA

TENANT CONFERENCE ROOM

COFFEE/ RESTAURANT 1,900 SQ. FT.

#### 88'-2"

#### 20'-10"

HWH

30'-0"

## C O U R T Y A R D

F A C E S S U T T O N P L A C E

#### 20'-10"

STUDIO

AREA = 490 SF

82'-0"

HWH

STUDIO

AREA = 490 SF

HWH

HWH

STUDIO

AREA = 490 SF

TSC CORPORATE OFFICES (NORTH) 1,900 SQ.FT.

#### 88'-2"

## PROJECT DATA

STUDIO

AREA = 590 SF

HWH

1 BR

AREA = 740 SF

L O B B Y

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# F I R S T F L O O R P L A N

N SCALE: 3/32" = 1'-0"

### TABULATIONS- FIRST FLOOR

104 DWELLING UNITS- 135 BEDROOMS

36,500 SQ. FT. COVERAGE

### TABULATIONS- TOTAL PROJECT

0 2 4 6 8 10 20

GRAPHIC SCALE

STUDIO

UNIT TYPE

QUANTITY 10

PCT. OF TOTAL 42%

STUDIO

UNIT TYPE

QUANTITY 42

PCT. OF TOTAL 40% +

1. BEDROOM 1 BATH 7
2. BEDROOMS 2 BATHS 7

29%

#### 29%

1. BEDROOM 1 BATH 31
2. BEDROOMS 2 BATHS 31

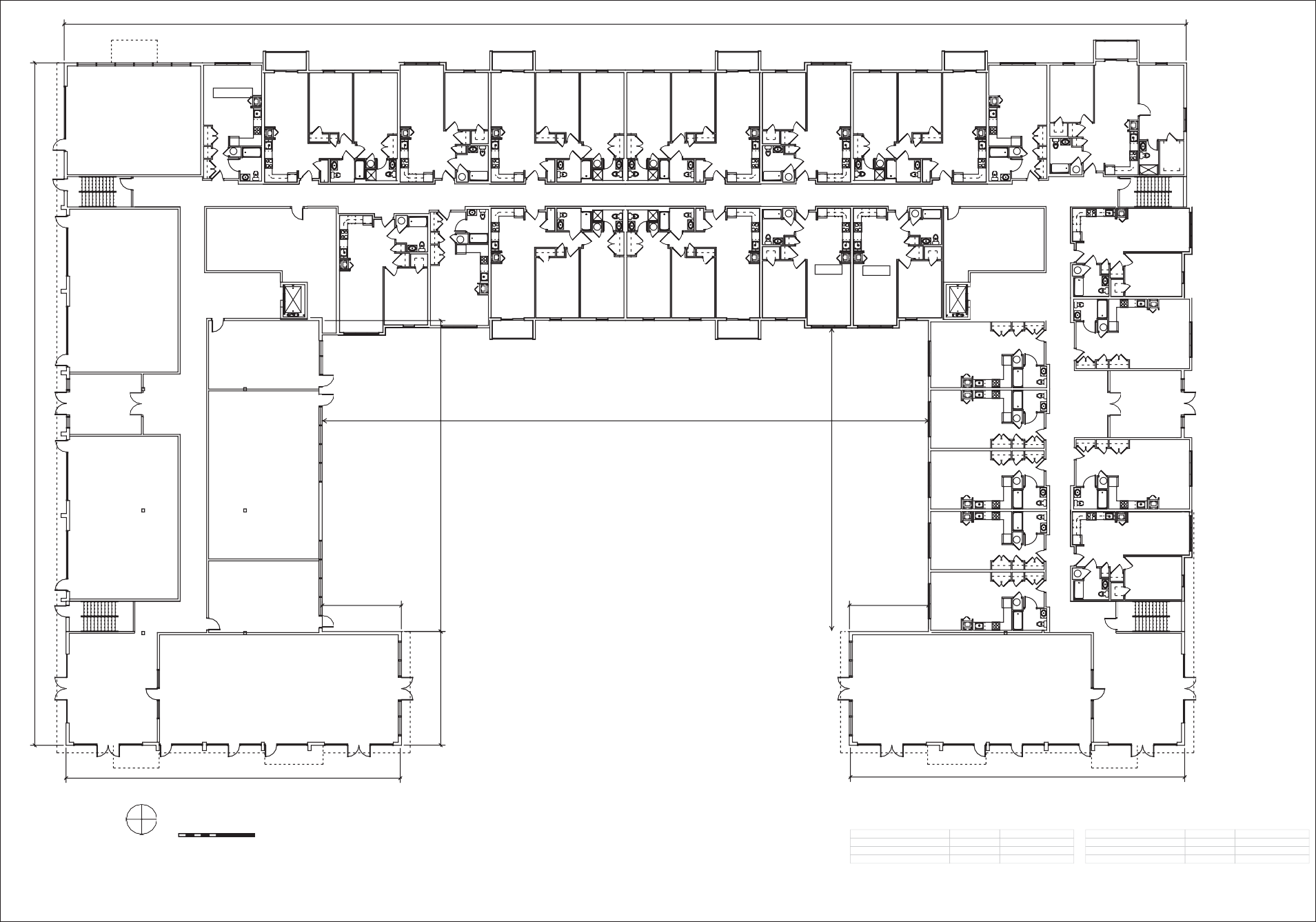
30%

30%

ALSO:

TENANT CONFERENCE ROOM 590 SQ, FT, FITNESS AREA 1,360 SQ. FT.

TOTAL COMMERCIAL (RETAIL) AREA = 7,500 SQ. FT.



F A C E S E A S T B R O A D W A Y

180'-0"

|  |  |
| --- | --- |
| ISSUE/ REVISIONS |  |
| DATE |  |
| DRAWING TITLE  CONCEPTUAL FIRST FLOOR PLAN | |
| Spath Bjorklund Associates Inc. Civil/ Landscape Engineers  593 Main St., Monroe, CT 06468  (203) 268-5216 | |
| John Cruet, Jr., A. I. A. Architect  P. O. Box 435, Guilford, Ct. 06437 TEL: (203) 453-1487 FAX: (203) 458-9802  EMAIL: [john.cruet@frontier.com](mailto:john.cruet@frontier.com) INTERNET: [www.johncruet.com](http://www.johncruet.com/) | |
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| SHEET  1 | |

296'-0"

DATE ISSUE/ REVISIONS

### 2 BR

AREA = 1080 SF

### STUDIO

AREA = 490 SF

### 2 BR

AREA = 1080 SF

### BR

AREA = 740 SF

### 2 BR

AREA = 1080 SF

### 2 BR

AREA = 1080 SF

### 1 BR

AREA = 740 SF

### 2 BR

AREA = 1080 SF

### STUDIO

### BR

AREA = 1080 SF

HWH

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DRAWING TITLE

CONCEPTUAL TYPICAL FLOOR PLAN- RESIDENCES

HWH

HWH

HWH

HWH

### 1 BR

AREA = 740 SF

UTILITY/ STORAGE

HWH

HWH

UTILITY/ STORAGE

### 1 BR

AREA = 740 SF

ELEV. LOBBY

HWH

### 1 BR

AREA = 740 SF

BD DA

### 1 BR

AREA = 740 SF

### 2 BR

AREA = 1080 SF

### 2 BR

AREA = 1080 SF

### 1 BR

AREA = 740 SF

### 1 BR

AREA = 740 SF

ELEV. LOBBY

HWH

Spath Bjorklund Associates Inc. Civil/ Landscape Engineers

593 Main St., Monroe, CT 06468

(203) 268-5216

TENANT LOCKER & STORAGE TENANT LOCKER & STORAGE

HWH

HWH

### 1 BR

### 1 BR

AREA = 740 SF AREA = 740 SF

### STUDIO STUDIO

HWH

HWH

HWH

HWH

John Cruet, Jr., A. I. A. Architect

P. O. Box 435, Guilford, Ct. 06437 TEL: (203) 453-1487 FAX: (203) 458-9802

EMAIL: [john.cruet@frontier.com](mailto:john.cruet@frontier.com) INTERNET: [www.johncruet.com](http://www.johncruet.com/)

STUDIO

AREA = 590 SF

AREA = 590 SF

### STUDIO

AREA = 490 SF AREA = 490 SF

HWH

HWH

### STUDIO

### STUDIO

AREA = 490 SF

### STUDIO

AREA = 490 SF

### STUDIO

AREA = 490 SF AREA = 490 SF

HWH

82'-0"

HWH

### STUDIO

HWH

### STUDIO

1 BR

HWH

AREA = 740 SF

AREA = 490 SF

AREA = 490 SF

### 1 BR

PROJECT

Stratford Centre

1000 E. Broadway, Stratford, CT Conceptual Studies for Mixed Use Development

Salce Commpanies LLC

AREA = 740 SF

### STUDIO STUDIO

HWH

HWH

HWH

HWH

AREA = 490 SF

#### 20'-10"

#### 20'-10"

AREA = 490 SF

HWH HWH

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HWH HWH

### 2 BR

AREA = 1080 SF

### STUDIO

AREA = 490 SF

AREA = 1080 SF

### 2 BR

### 2 BR

AREA = 1080 SF

### STUDIO

30'-0"

AREA = 490 SF

### 2 BR

AREA = 1080 SF

88'-2"

## F A C E S S U T T O N P L A C E

88'-2"

# TYPICAL FLOOR PLAN- SECOND TO THIRD FLOORS

SCALE: 3/32" = 1'-0"

0 2 4 6 8 10 20

GRAPHIC SCALE

### DWELLING UNIT TABULATIONS PER FLOOR

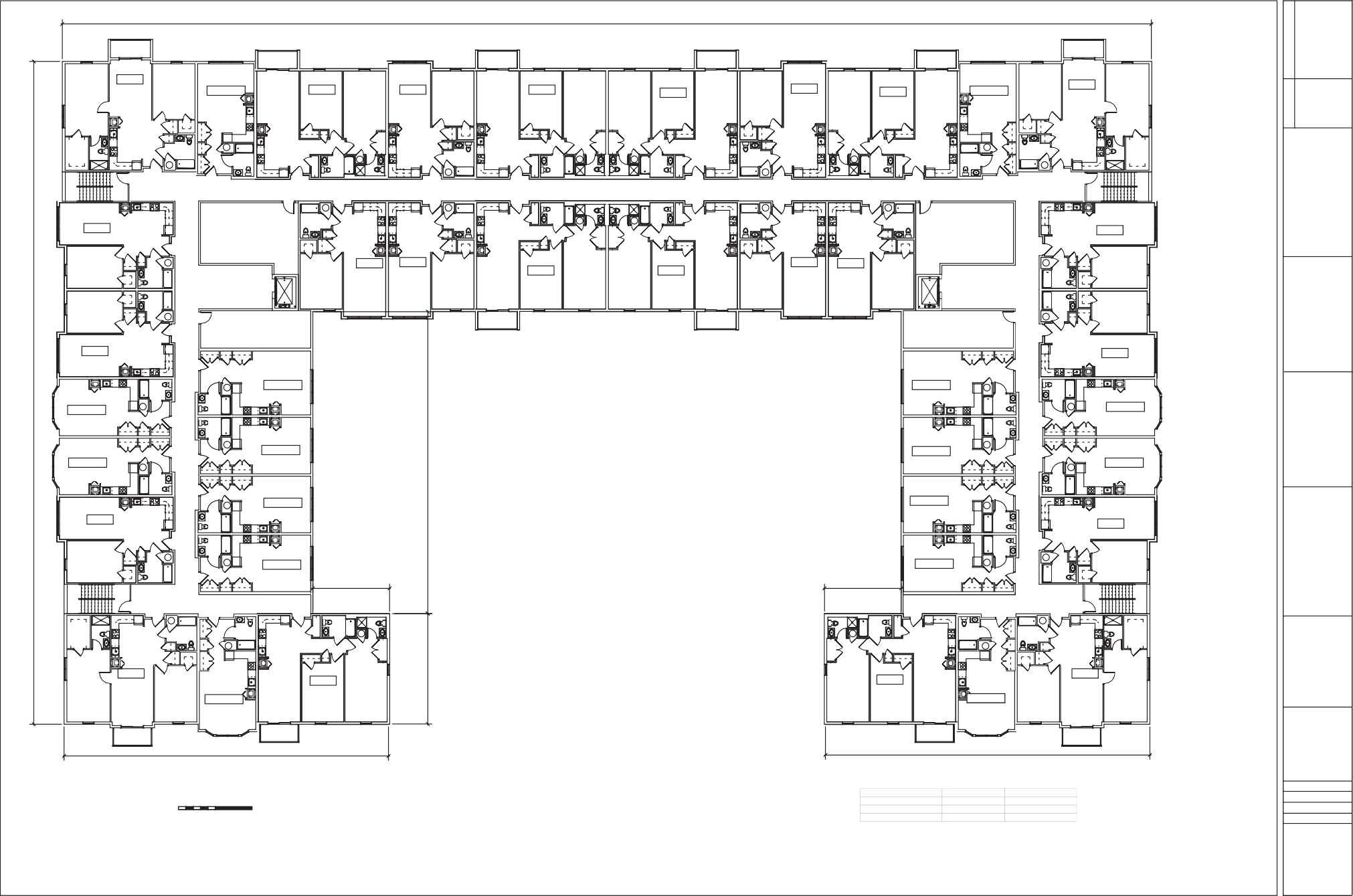
UNIT TYPE QUANTITY PCT. OF TOTAL STUDIO 16 40%

1. BEDROOM 1 BATH 12 30%
2. BEDROOMS 2 BATHS 12 30%

DATE JUNE 7 2021 SCALE AS NOTED DRAWN JC/AIA CHECKED

SHEET

2



F A C E S E A S T B R O A D W A Y

180'-0"

## F A C E S E A S T B R O A D W A Y

EXIT

1

2

3

4

37

36

35

34

33

180'-0"

## P A R K I N G

64

65

66

67

63

62

ELEV. LOBBY

ELEV.

61

VAN ACCESSIBLE SPACE

45

60

59

46

47

58

48

57

49

56

50

51

55

54

88'-2"

LOWER LEVEL PLAN- PARKING

SCALE: 3/32" = 1'-0"

0 2 4 6 8 10

GRAPHIC SCALE

20

PARKING PROVIDED FOR 73 CARS

30'-0" 82'-0"

296'-0"

ENTER

68

69

70

71

72

73

P A R K I N G

44

43

42

41

40

39

38

20'-10"

52

53

F A C E S S U T T O N P L A C E

## P A R K I N G

10

5

6

7

8

9

11

32

31

12

ELEV. LOBBY

ELEV.

13

VAN ACCESSIBLE SPACE

30

14

15

29

16

28

27

17

26

18

25

19

20'-10"

24

23

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21

22

88'-2"

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
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|  |  |

ALUM. BALCONY RAIL BLACK FINISH

METAL MASONRY CAP

FACE BRICK PARAPET ARCH. PRECAST TRIM

FINISHED WOOD SHUTTERS

ARCH. PRECAST KEYSTONE

3RD FL.

FACE BRICK WITH QUOIN CORNER

2ND FL.

ALUM. FACED CANOPY

ALUM. GLAZED STOREFRONT

SIMULATED LIMESTONE

1ST FL.

SYNTHETIC STUCCO SMOOTHFINISH

FORMED METAL TRIM MANSARD SHINGLES

HARDIE PANEL W/ HARDIE TRIM

SYNTHETIC STUCCO COARSE TEXTURE

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SYNTHETIC STUCCO SMOOTHFINISH

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STONE VENEER

# E A S T E L E V A T I O N - F A C E S S U T T O N P L A C E

SCALE: 3/32" = 1'-0"

0 2 4 6 8 10 20

GRAPHIC SCALE

### ELEVATION SET BACK IN COURTYARD

METAL MASONRY CAP

FACE BRICK PARAPET ARCH. PRECAST TRIM

FACE BRICK WITH QUOIN CORNER

ARCH. PRECAST KEYSTONE

FINISHED WOOD SHUTTERS

ALUM. FACED CANOPY

ALUM. GLAZED STOREFRONT

SIMULATED LIMESTONE

3RD FL.

2ND FL.

1ST FL.

FORMED METAL TRIM MANSARD SHINGLES

EMAIL: [john.cruet@frontier.com](mailto:john.cruet@frontier.com)

HARDIE PANEL W/ HARDIE TRIM

HARDIE RAISED PANEL TRIM

HARDIE PANEL- SMOOTH FINISH AT BAY WINDOWS



|  |  |
| --- | --- |
| ISSUE/ REVISIONS |  |
| DATE |  |
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| John Cruet, Jr., A. I. A. Architect  P. O. Box 435, Guilford, Ct. 06437 TEL: (203) 453-1487 FAX: (203) 458-9802  INTERNET: [www.johncruet.com](http://www.johncruet.com/) | |
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# S O U T H E L E V A T I O N - F A C E S E. B R O A D W A Y

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SCALE: 3/32" = 1'-0"

0 2 4 6 8 10 20

GRAPHIC SCALE

METAL MASONRY CAP FACE BRICK PARAPET

ARCH. PRECAST TRIM

FACE BRICK WITH QUOIN CORNER

ARCH. PRECAST KEYSTONE

3RD FL.

FINISHED WOOD SHUTTERS

2ND FL.

SIMULATED LIMESTONE

1ST FL.

SYNTHETIC STUCCO SMOOTH FINISH

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ALUM. BALCONY RAIL BLACK FINISH

FORMED METAL TRIM MANSARD SHINGLES

HARDIE PANEL W/ HARDIE TRIM

SYNTHETIC STUCCO COARSE TEXTURE

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SYNTHETIC STUCCO SMOOTH FINISH

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GARAGE.

# W E S T E L E V A T I O N

SCALE: 3/32" = 1'-0"

0 2 4 6 8 10 20

GRAPHIC SCALE

HARDIE RAISED PANEL W/ HARDIE TRIM

## G A R A G E E N T R A N C E

HARDIE PANEL W/ HARDIE TRIM

FORMED METAL TRIM MANSARD SHINGLES

EMAIL: [john.cruet@frontier.com](mailto:john.cruet@frontier.com)

METAL MASONRY CAP HARDIE PANEL-

SMOOTH FINISH AT

FACE BRICK PARAPET ARCH. PRECAST TRIM

FACE BRICK WITH QUOIN CORNER

3RD FL. ARCH. PRECAST KEYSTONE FINISHED WOOD SHUTTERS

2ND FL.

ALUM. FACED CANOPY

BAY WINDOWS

1ST FL.

ALUM. GLAZED STOREFRONT

SIMULATED LIMESTONE

# N O R T H E L E V A T I O N

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0 2 4 6 8 10 20

GRAPHIC SCALE



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