

Joseph Matto Architect
AIA 37 Geneva Road, Norwalk, CT 06850
 203-866-5777

131 Rowayton Ave

Rowayton - Connecticut

Prepared for CP Eaton Partners, LCC



Front Elevation



Proposed Side Elevation



Proposed Rear Elevation

SCOPE OF WORK
12/4/07

INDEX OF DRAWINGS
12/4/07

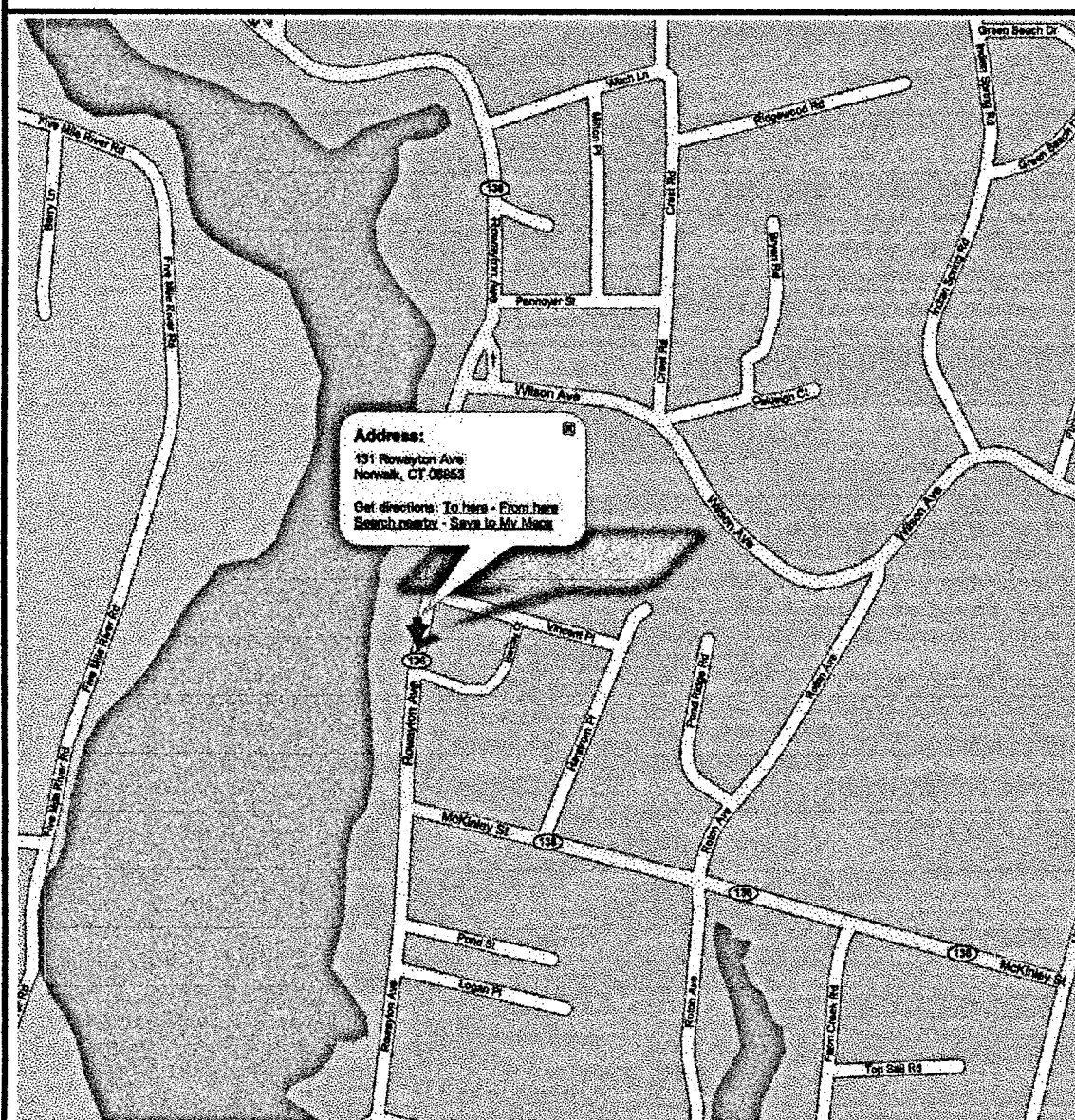
Conference Room Extension
 2nd Floor Extension on Existing
 Balcony Deck
 Stair Tower & Side Entry Alterations
 Minor Interior Alterations of Partitions
 Replace & Repair Windows & Doors as
 noted.

A1 - Title Page
 A2 - Floor Plan Overview - Area Calculations
 A3 - 1st Floor - Existing & Proposed
 A4 - 2nd Floor - Existing & Proposed
 A5 - 3rd Floor - Existing & Proposed
 A6 - Rear Elevation & Relevant Plan Areas
 A7 - Conference Room Sections
 A8 - Conference Room Section Details
 A9 - Stair Tower Alterations

Minor Alterations & Repairs

Builder:
Robert Haskell Construction
 Rowayton, Ct.
 203 853-0088

Location Map



General Building Design Criteria

Design Loads: Maximum Deflection - L / 360

Minimum Uniformly Distributed Live Loads

Offices - 50 psf

Lobby & 1st Floor Corridors - 100 psf

Corridors above 1st Floor - 80 psf

Minimum Concentrated Loads - 2,000 lbs

High Wind Zone: Design for 110 MPH

If applicable as determined by the Town Building Department, New Construction on this building may need to meet the 110 MPH Wind Velocity Requirements as described in "Section I609 - Wind Loads" of the 2003 International Building Code.

Use Group B

Zone B-3

Construction Type - Check Previous Permits...Probably Type V-A

Code References:

Zoning Regulations - Town of Greenwich, Ct

2003 - Connecticut Building Code

Wood Frame Construction Manual - 2001 (for Wind Design)

Connecticut Fire Safety Code - 2004 amendment

1997 International Plumbing Code

1996 International Mechanical Code

2202 NFPA 70 National Electrical Code

MecCheck - Energy Code Compliance

New Construction, including Windows and Doors, shall be compliant with the "Prescriptive Method" of the Connecticut State Energy Code.

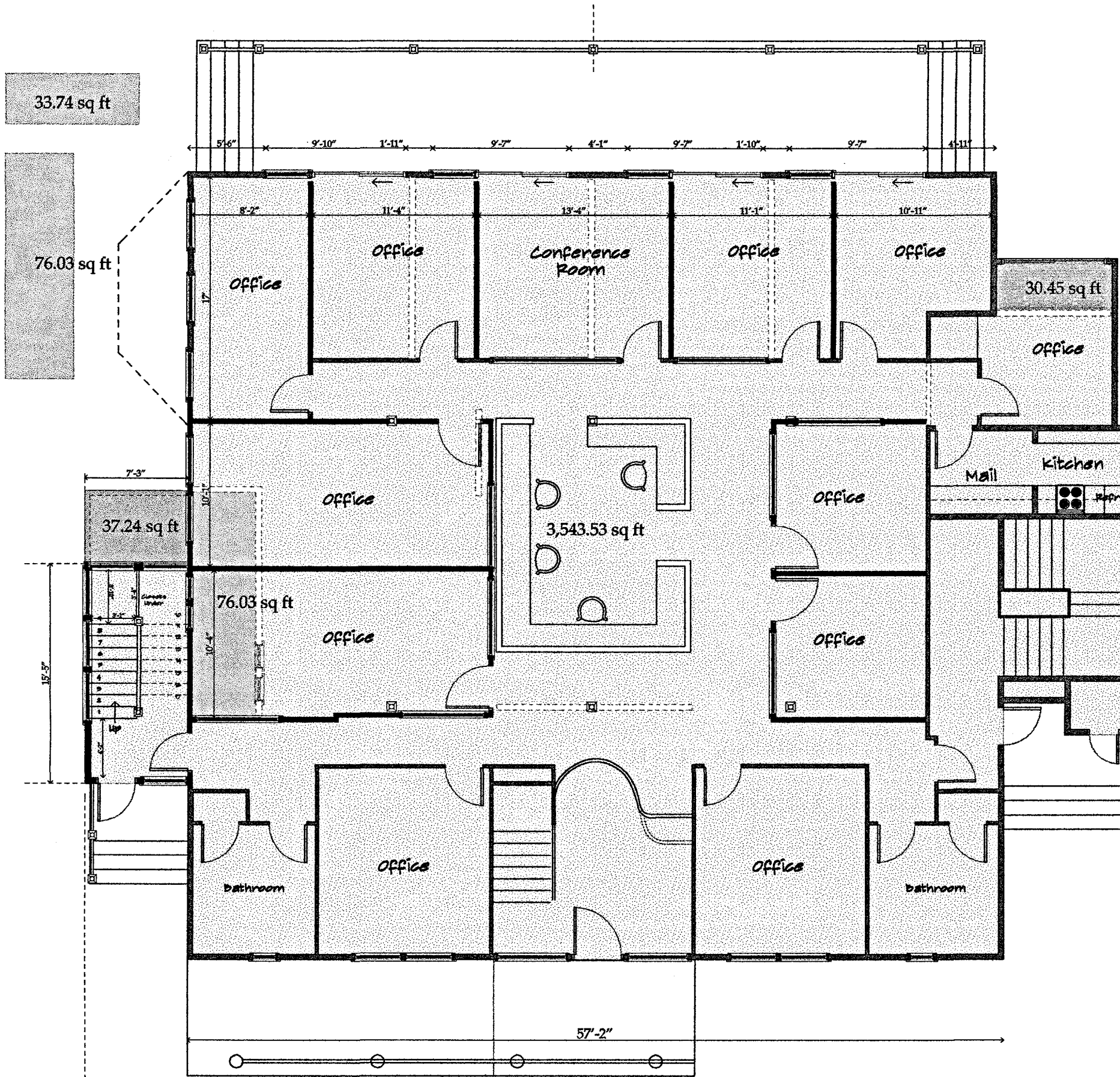
Accuracy of Drawings
 All dimensions & conditions described in these drawings are believed to be accurate. Any discrepancies between the drawings and actual field conditions must be promptly reported to the Architect prior to continuing construction. Any field changes to the construction must also be reported to the Architect so that the Record Drawings can be updated and the changes reviewed for code compliance and possible design conflicts.

Use of Documents
 All drawings, data, & electronic media included or referenced in these documents are Instruments of Service and the property of Joseph Matto Architect. These documents are copyright protected and are not to be used for any other project or by any other persons other than those identified and authorized on this page.

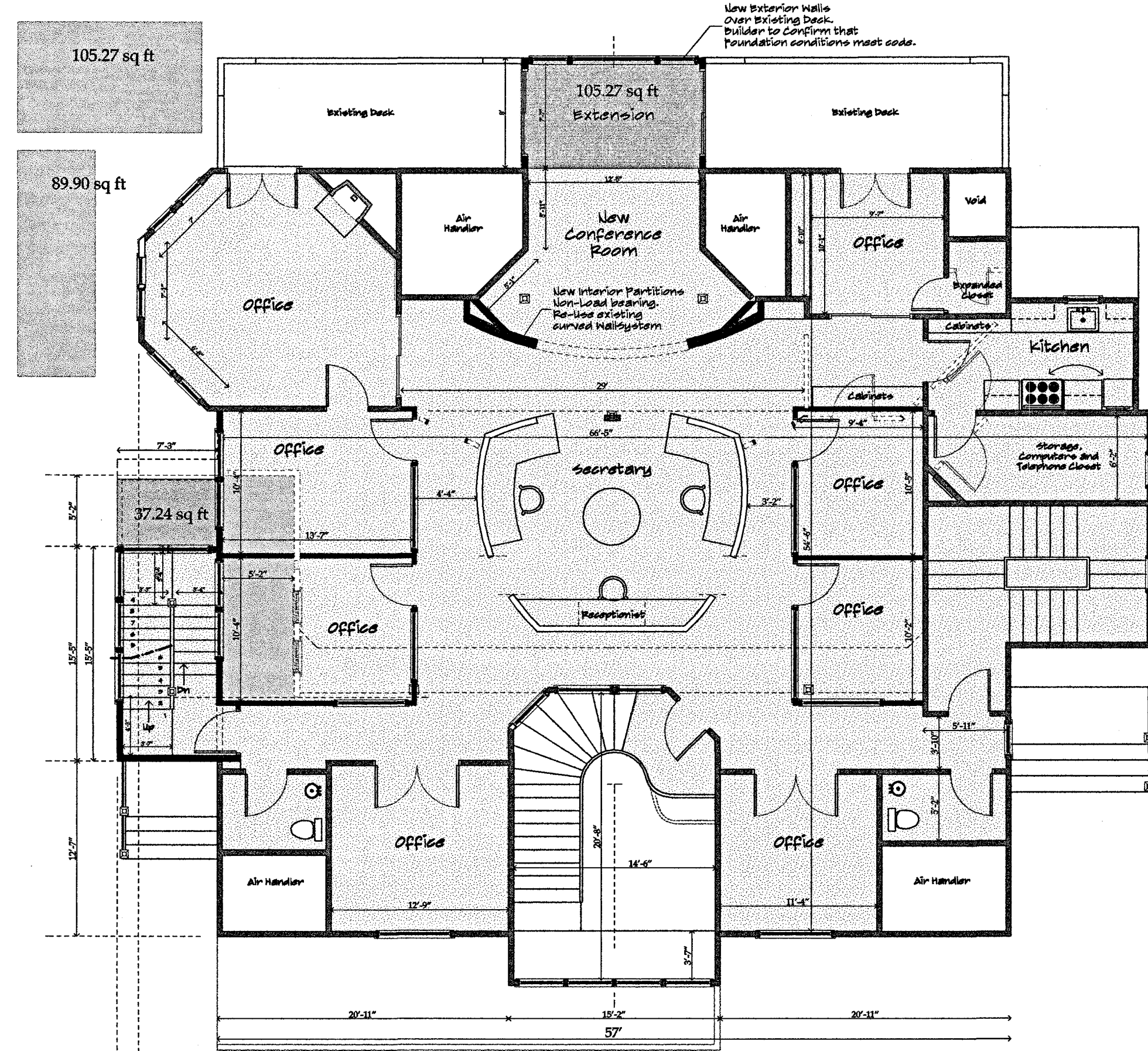
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Call Before You Dig:
 1-800-922-4445

The Presence & Location of all underground utilities & structures must be determined prior to construction and verified by the appropriate Utility Company or regulatory agency.

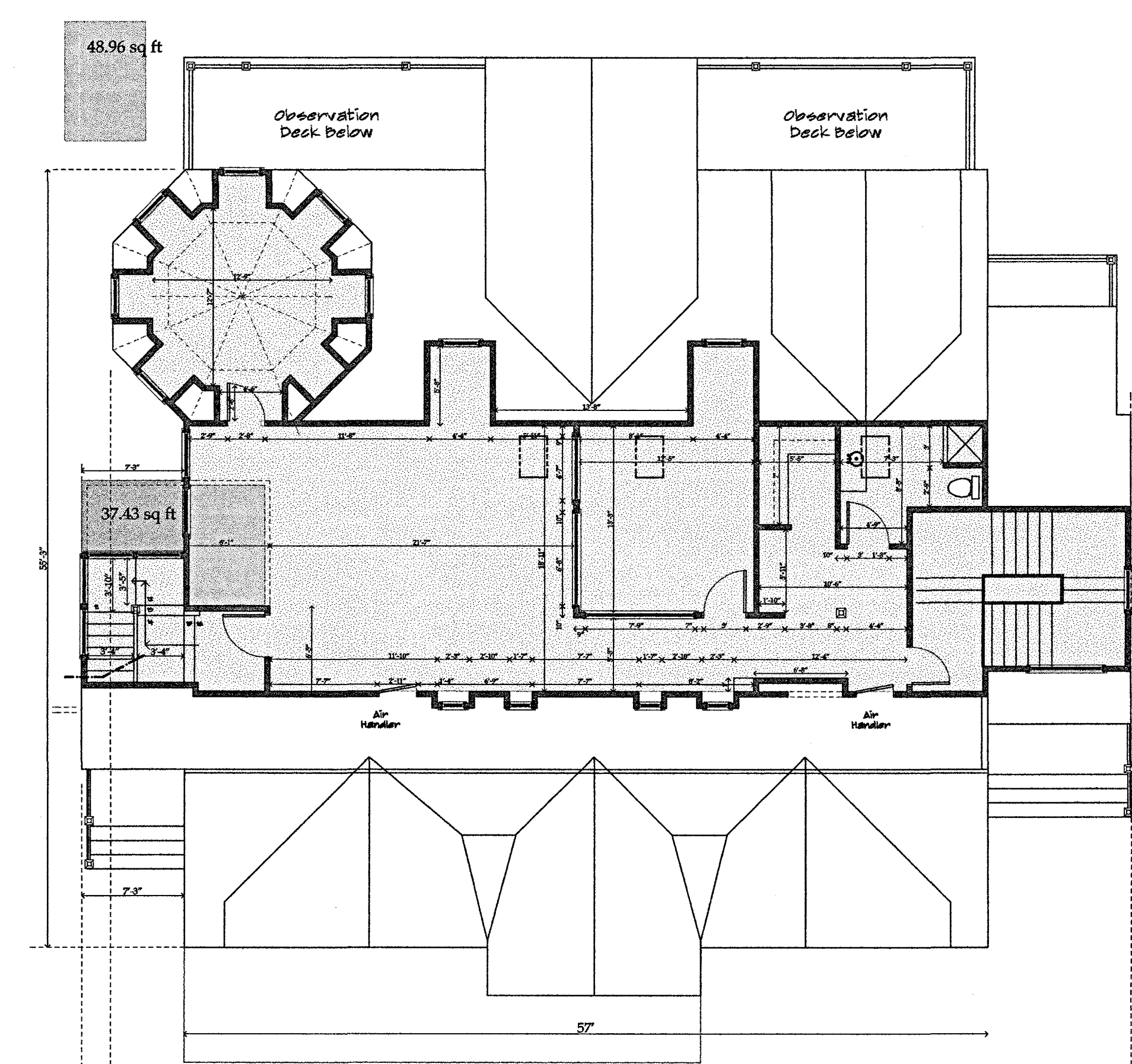


First Floor - Gross Area - 3,544 ft²



Second Floor - Gross Area - 3,126 ft²

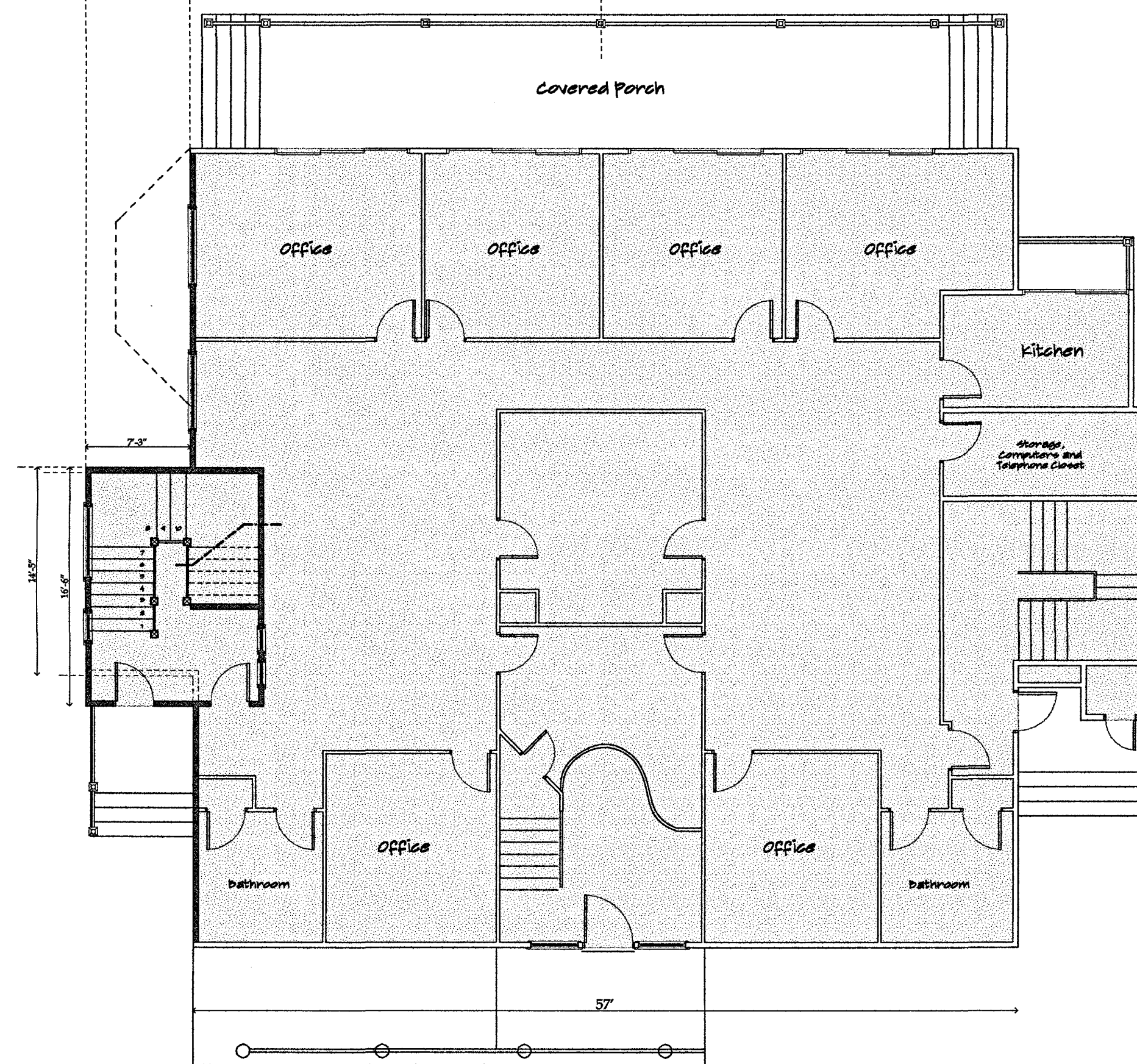
New Floor Areas = 356 ft²



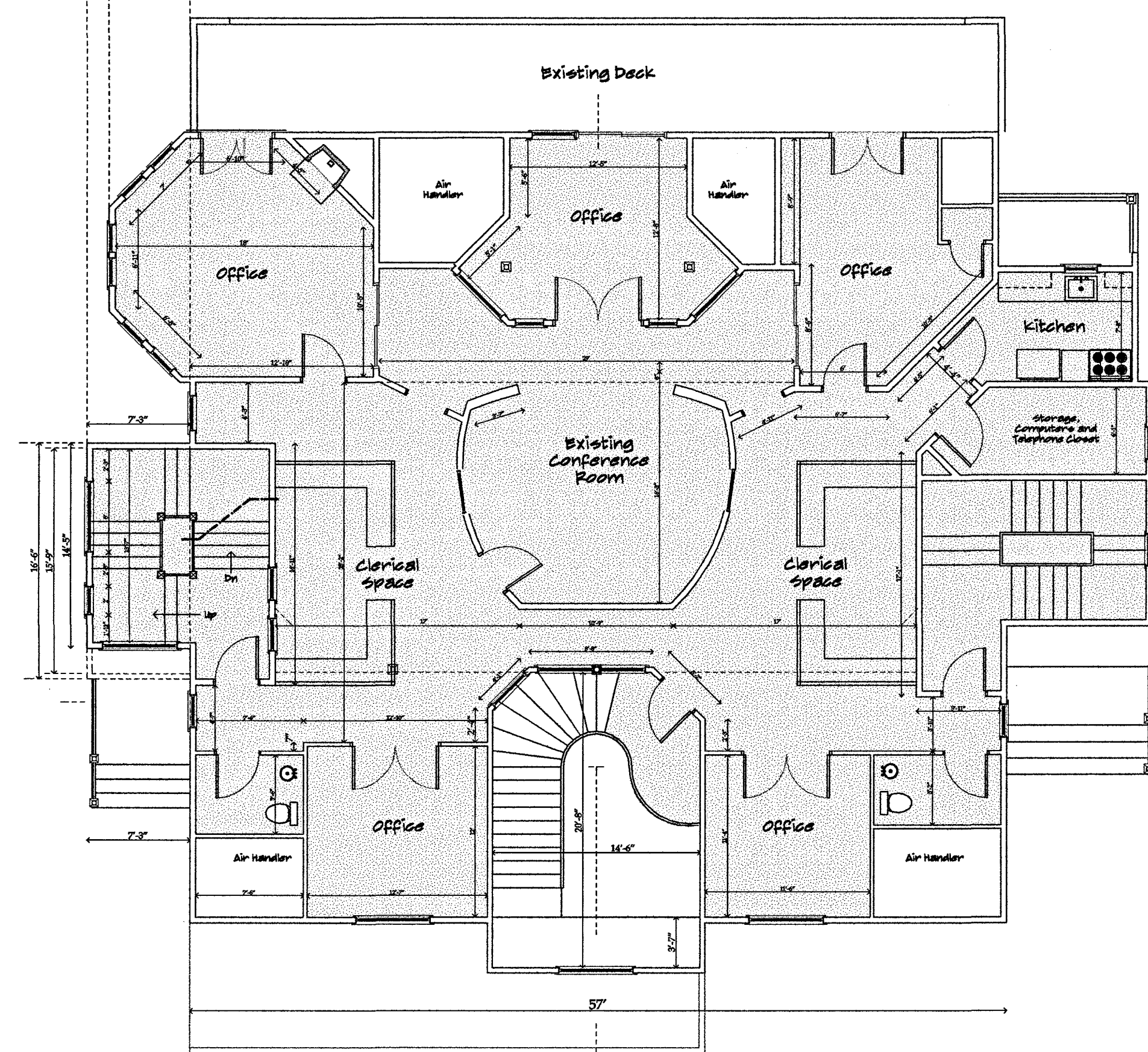
Third Floor - Gross Area - 1,492 ft²

Proposed Gross Floor Area - 8162 ft² ... Increase of 59 ft²

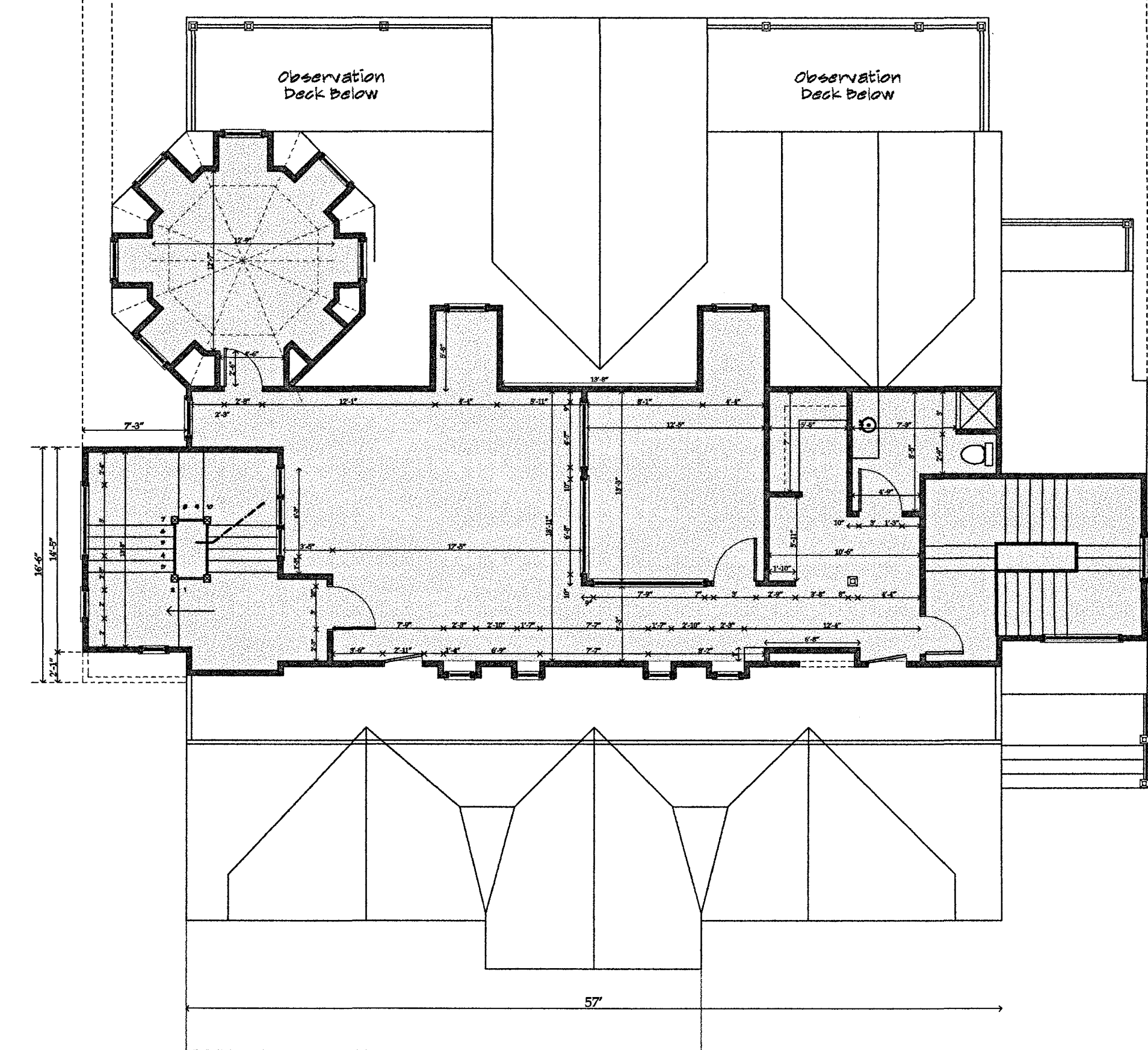
Proposed Floor Plans



Existing First Floor Plan
Gross Area - 3,522 ft²



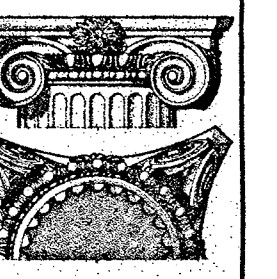
Existing Second Floor Plan
Gross Area - 3,033 ft²



Existing Third Floor Plan
Gross Area - 1,523 ft²

Existing Floor Plans

Existing Gross Area - 8103 ft²



Issue Date

12/4/07

Revisions

Floor Plan Overview & Area Calculations

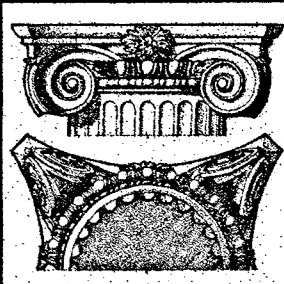
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1/8" = 1'-0"

77 Genesee Road
Rowayton, CT
06867

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131 Rowayton Ave Office Building
Rowayton, CT

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Issue Date

12/4/07

Revisions

1st Floor - Existing & Proposed

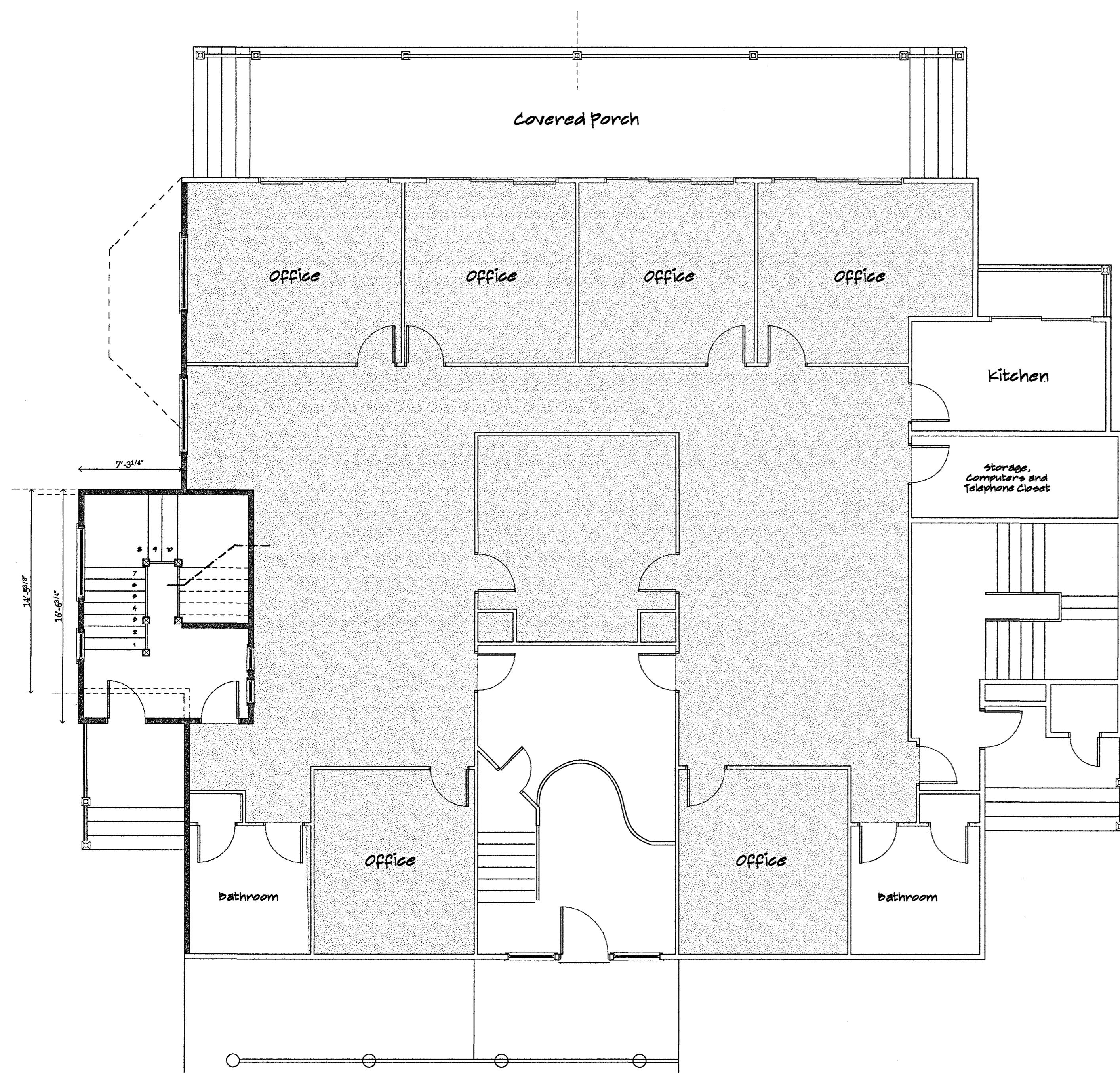
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Rowayton, CT

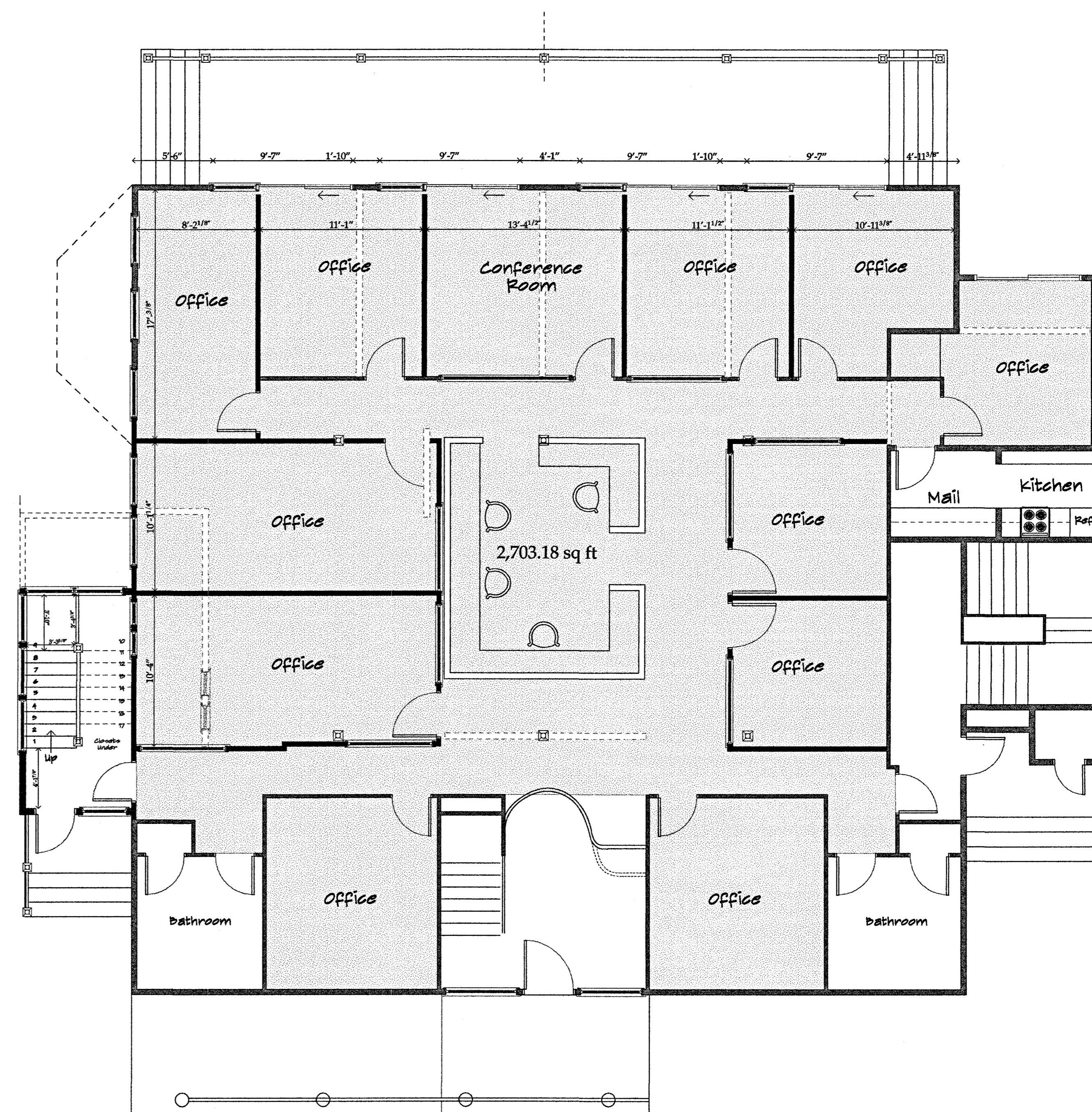
131 Rowayton Ave Office Building

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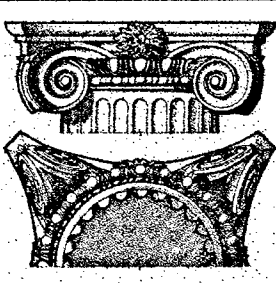
3



Existing First Floor Plan



Proposed First Floor Plan
2905 ft²



Issue Date

12/4/07

Revisions

2nd Floor - Existing & Proposed

Scale

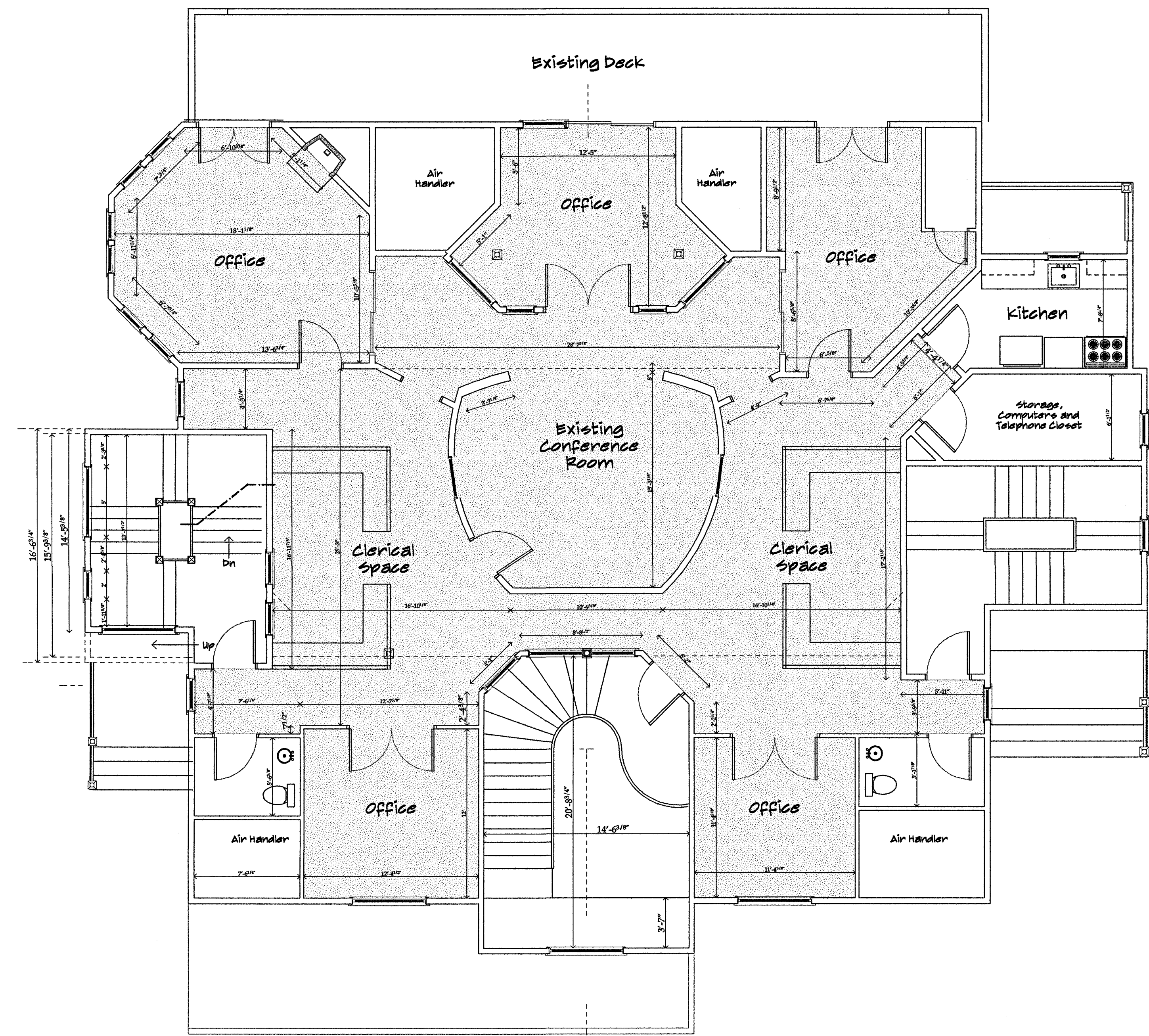
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7 Geneva Road
Norwalk, CT
203 886-5777

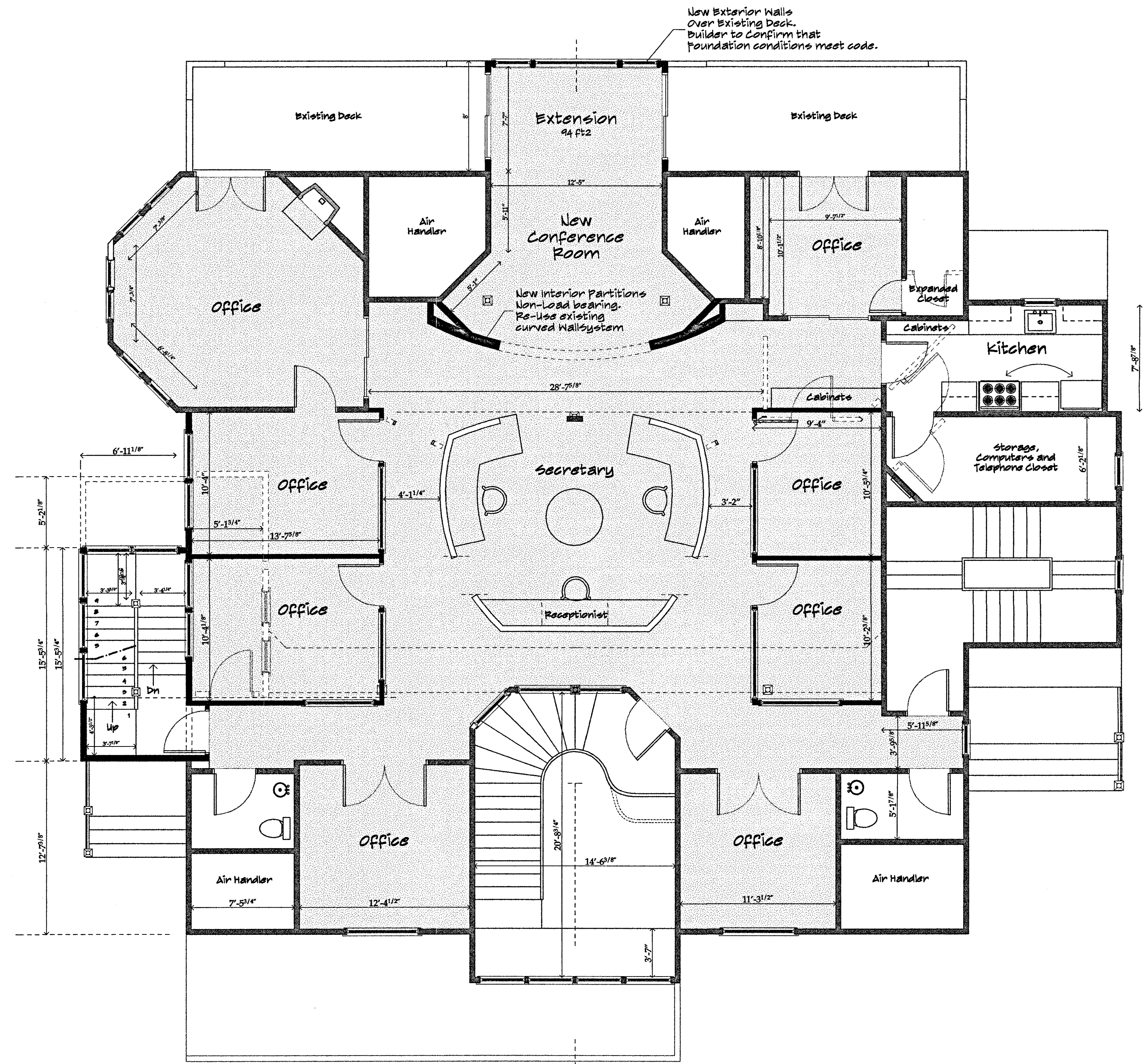
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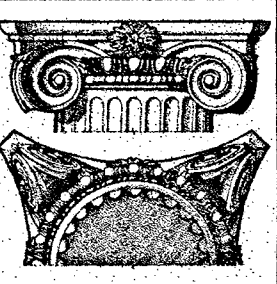
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Existing Second Floor Plan



Proposed Second Floor Plan



Issue Date

12/4/07

Revisions

3rd Floor - Existing & Proposed

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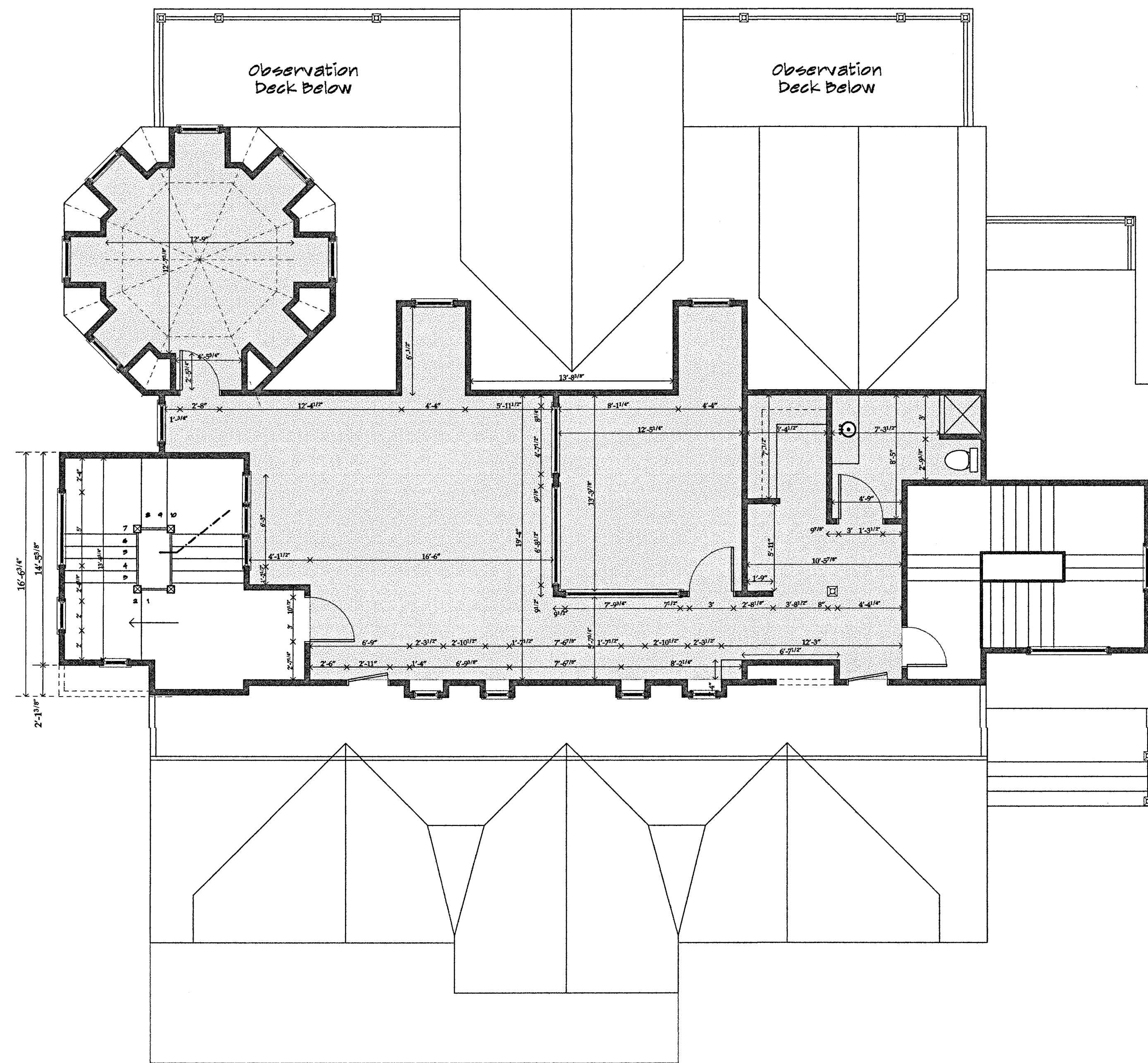
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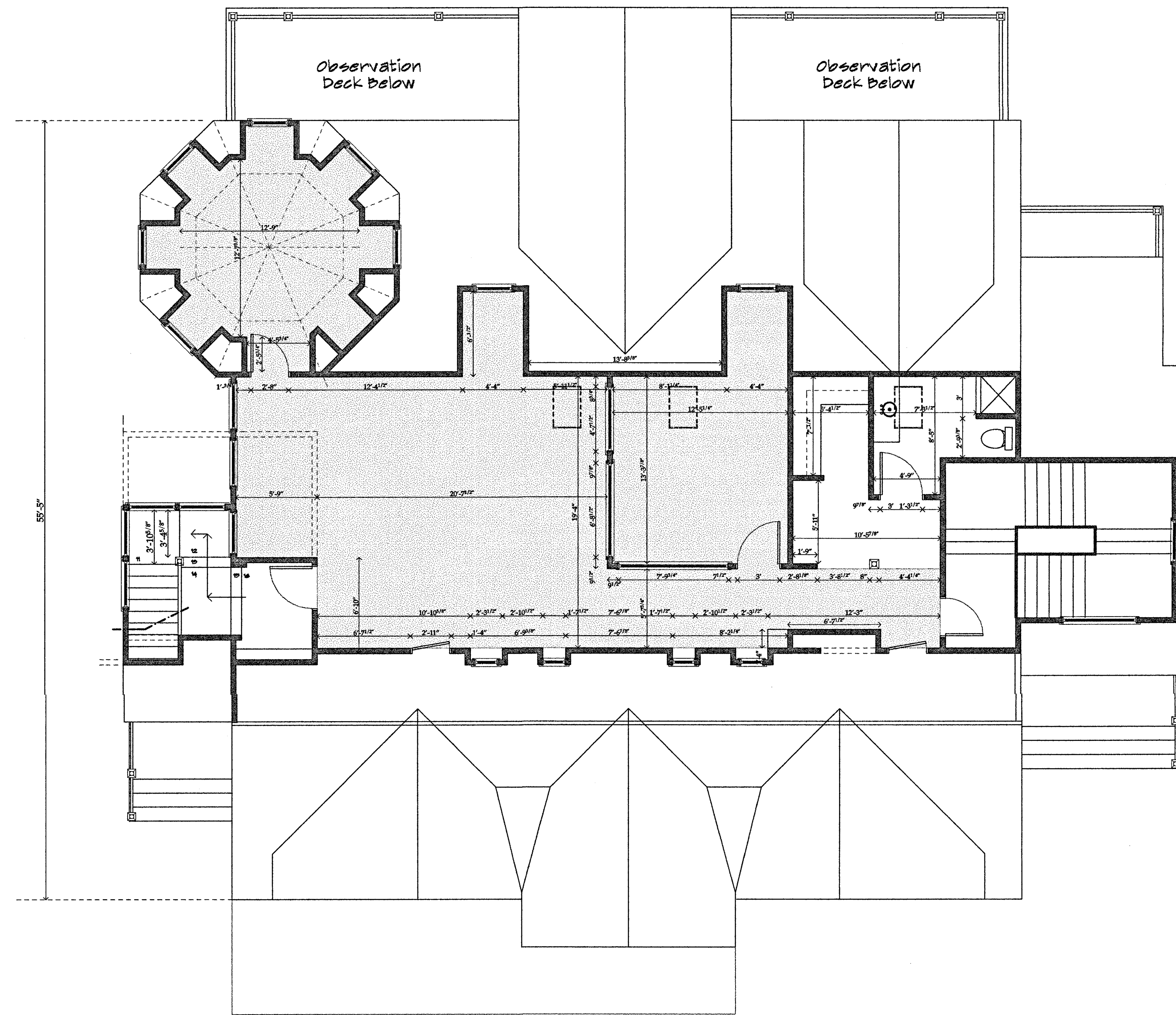
131 Rowayton Ave Office Building

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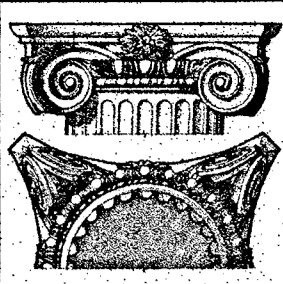
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Existing Third Floor Plan



Proposed Third Floor Plan



Issue Date
12/4/07

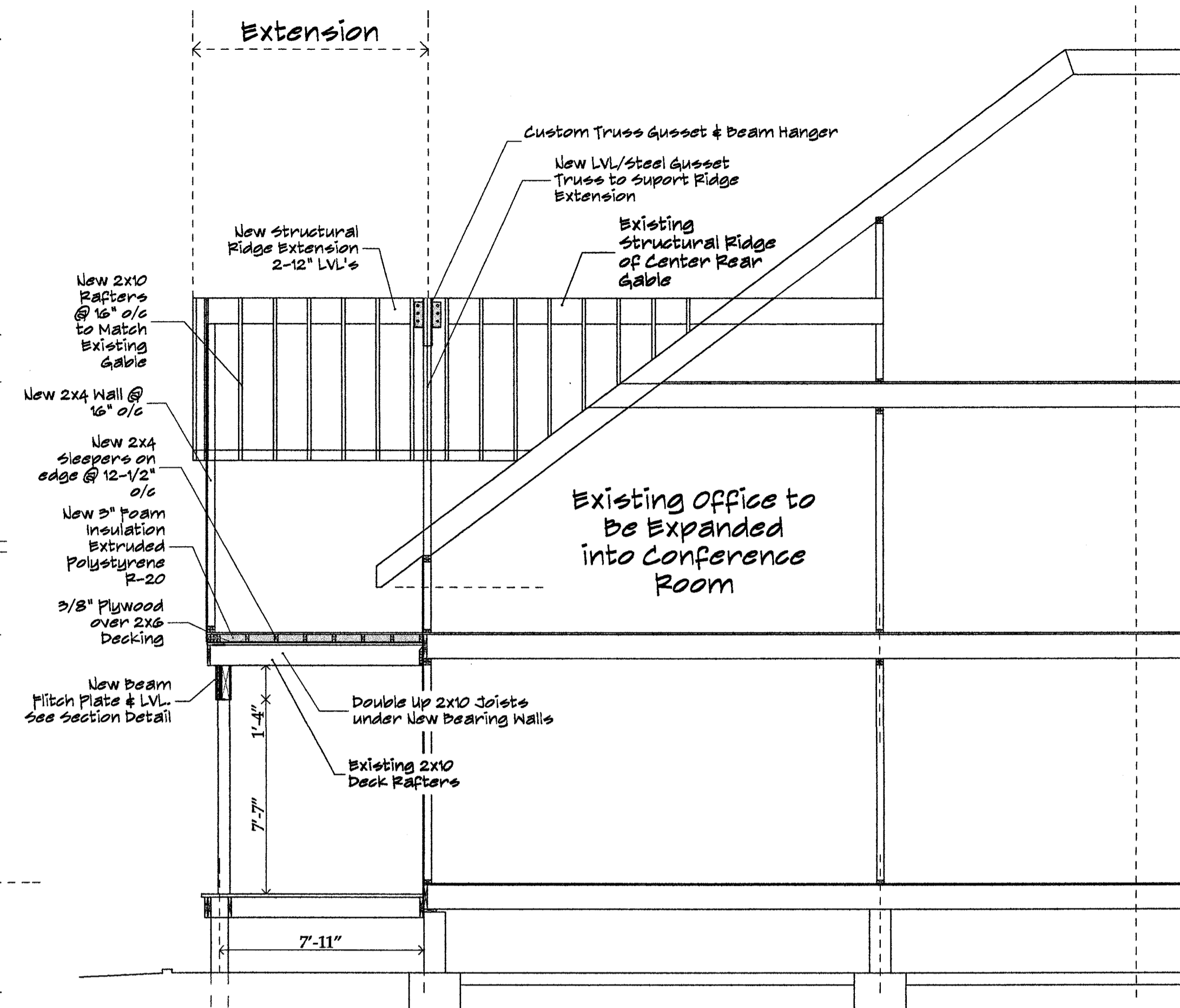
Revisions
Rear Elevation & Relevant Plan Areas

Scale
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131 Rowayton Ave.
Rowayton, CT

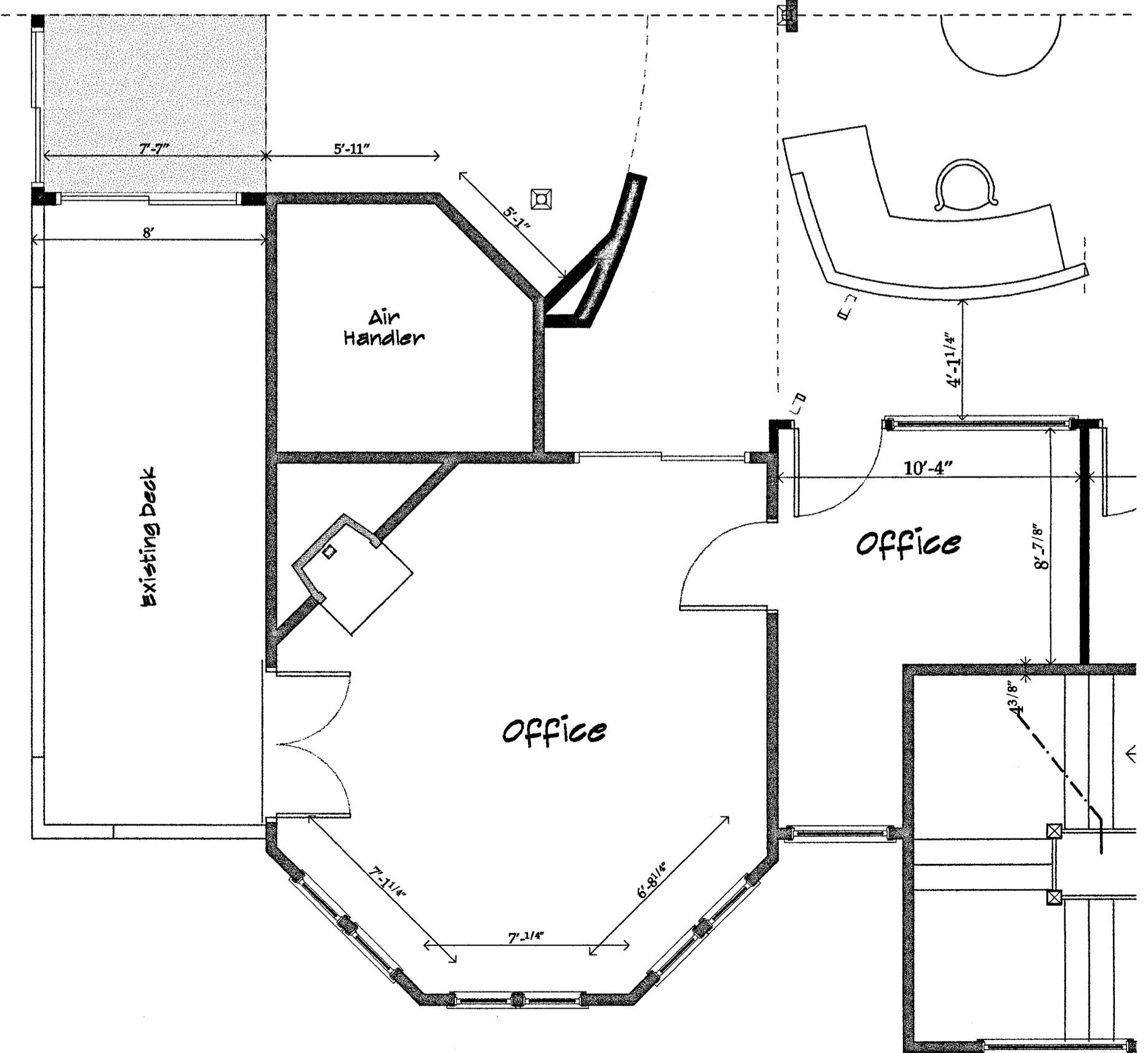
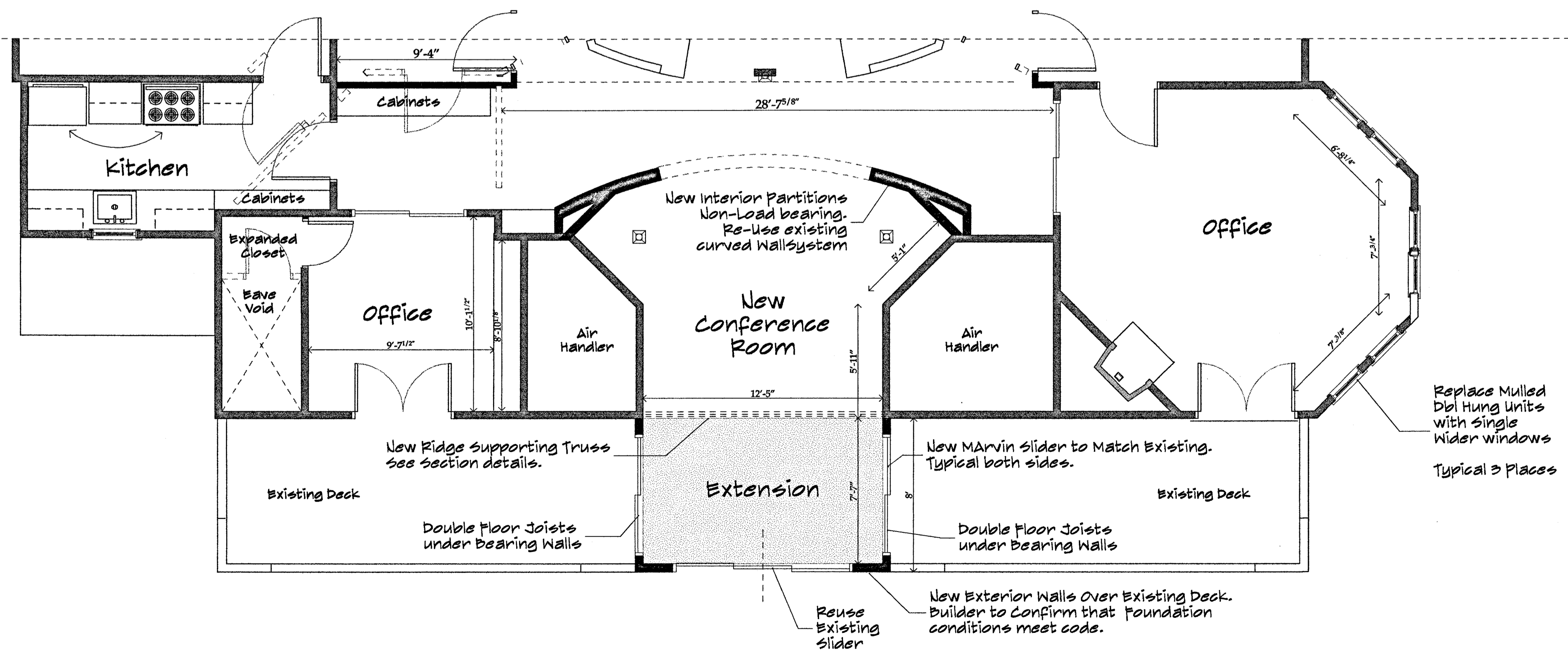
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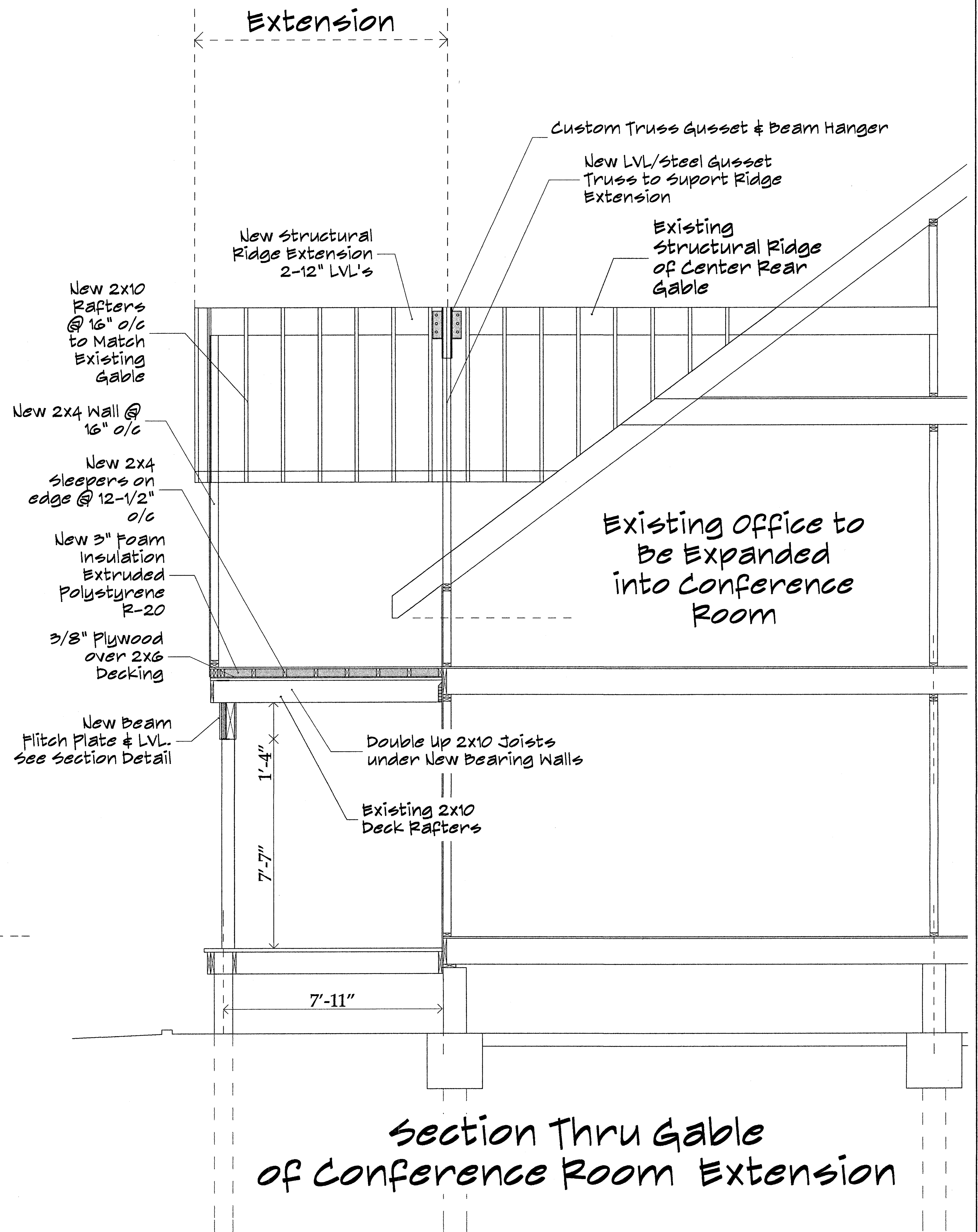
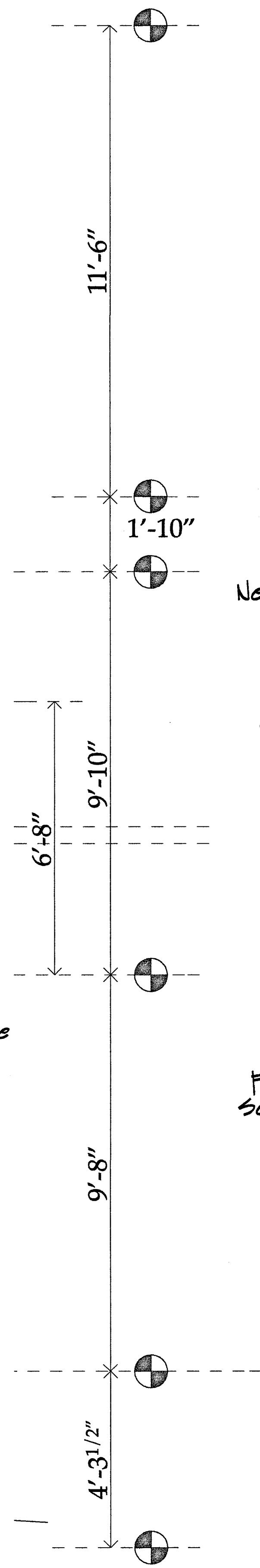
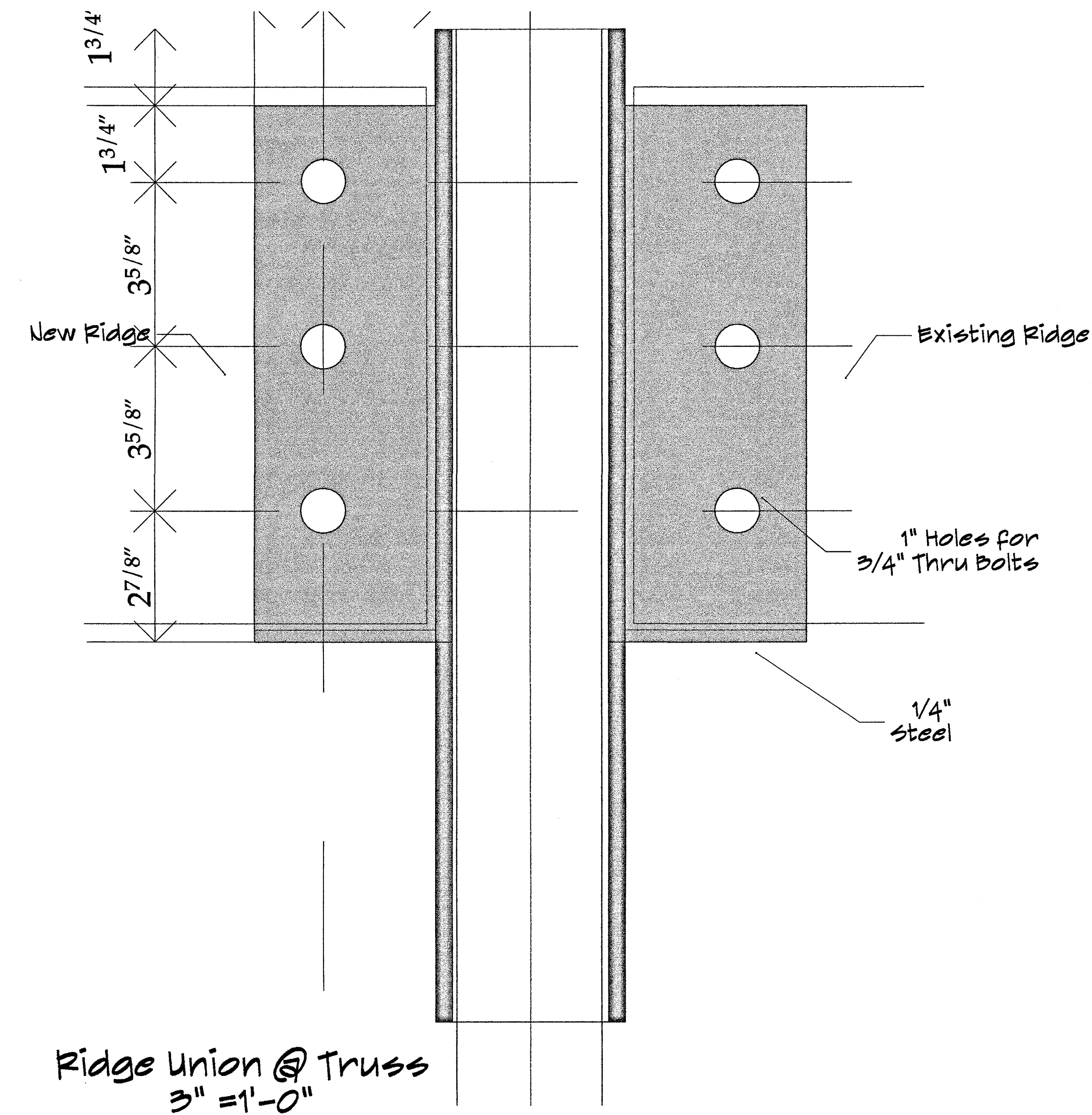
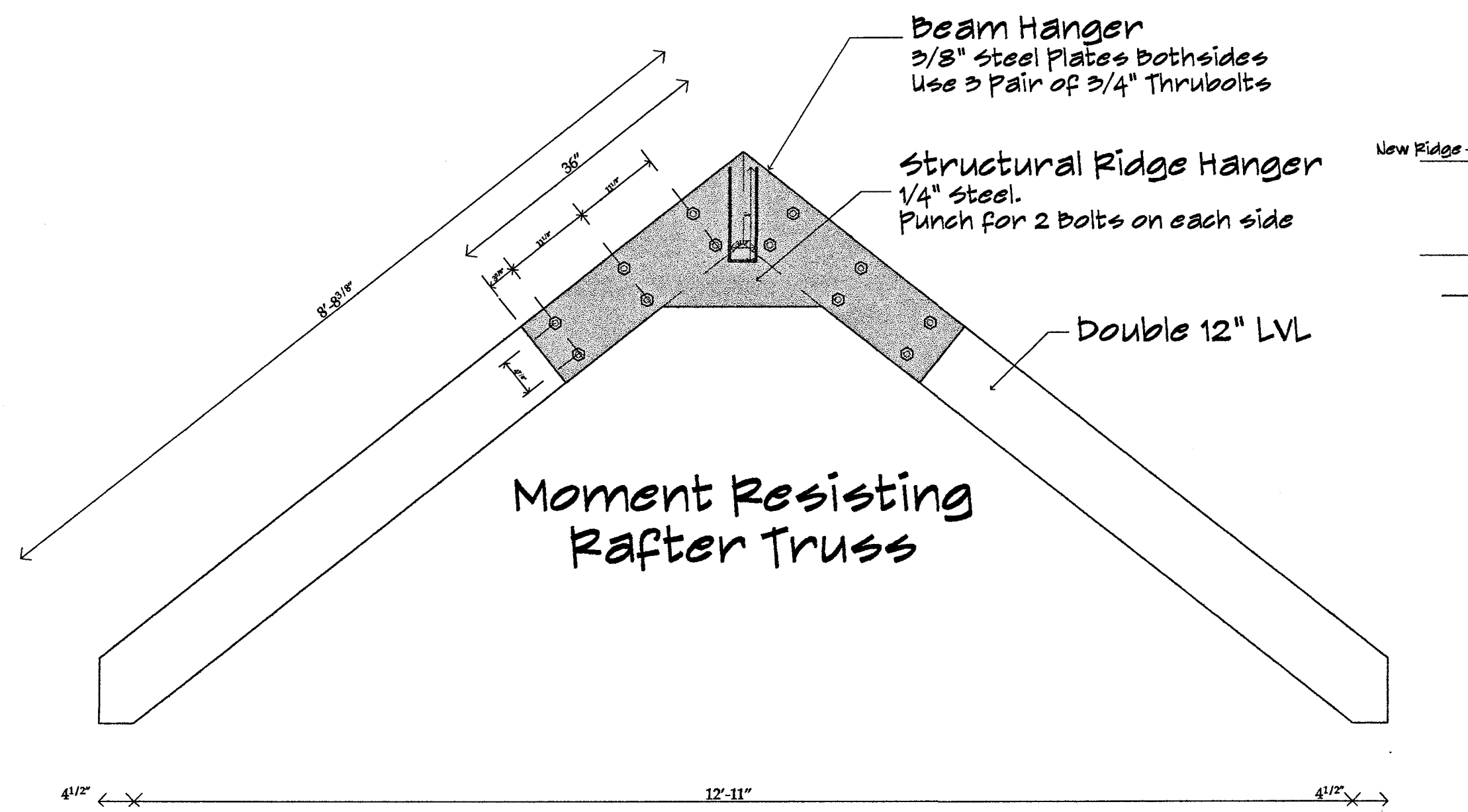


Proposed Rear Elevation Alteration -
Extending of Center Gable over Existing Deck.

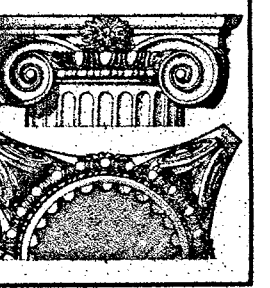
Section Thru Gable
of Conference Room Extension



Proposed Plan for Conference Room
Extension



Section Thru Gable
of Conference Room Extension



Issue Date

12/4/07

Revisions

Conference Room Extension - Sections

Scale
6" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"

77 Geneva Road
Norwalk, CT
338-6577

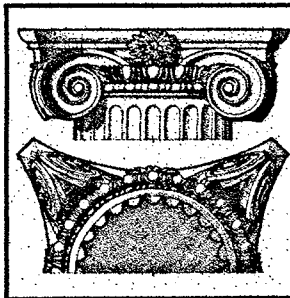
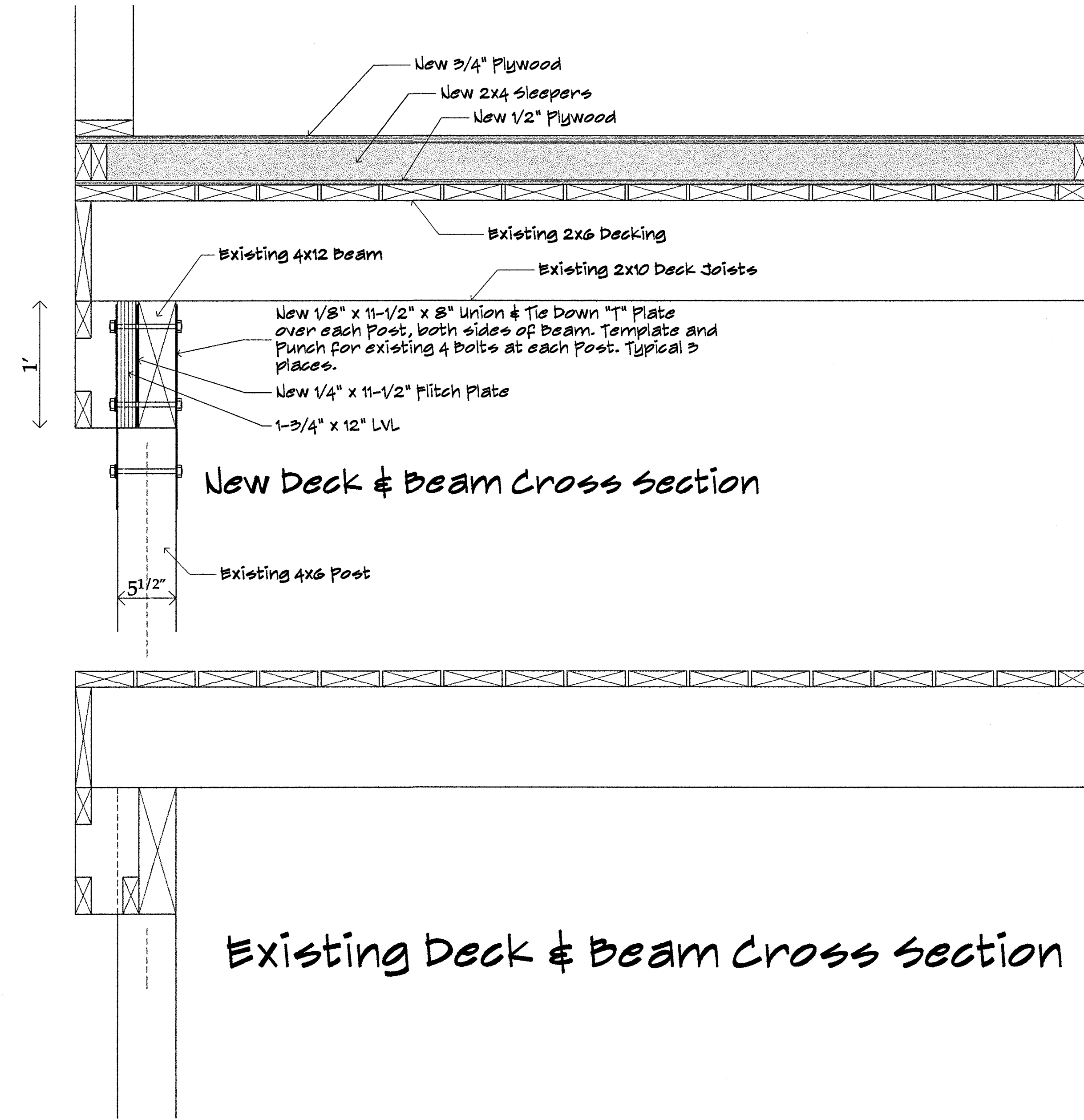
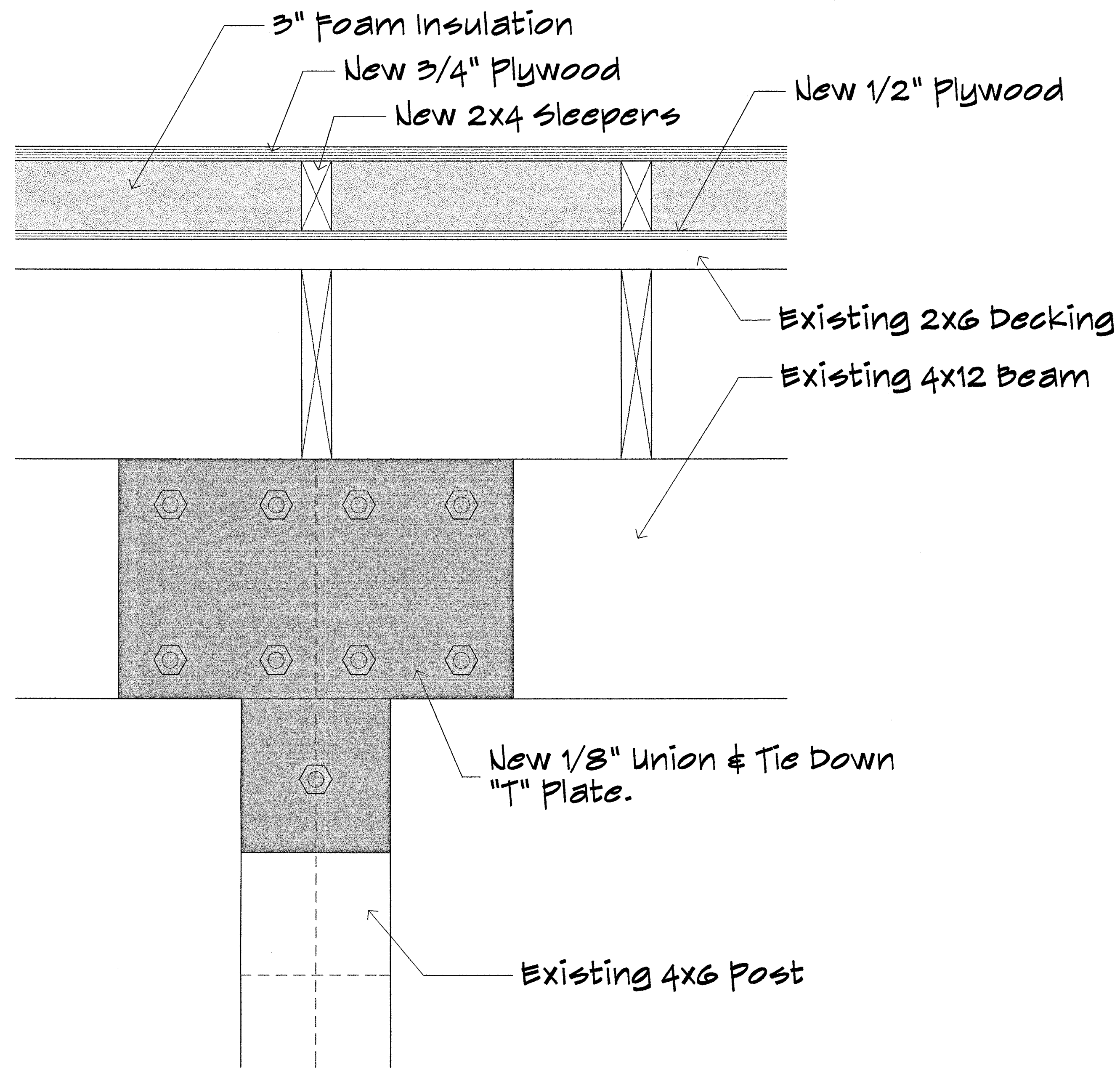
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Rowayton, CT

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Issue Date

12/4/07

Revisions

Conference Room Section Details

Scale
 1/2" = 1'-0", 3"
 = 1'-0"

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 Norwalk, CT
 203 862 5777

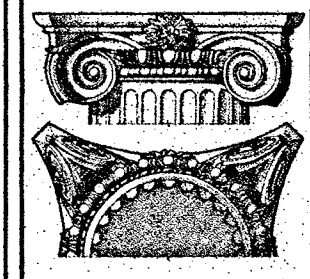
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 Rowayton, CT

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12/4/07

Revisions

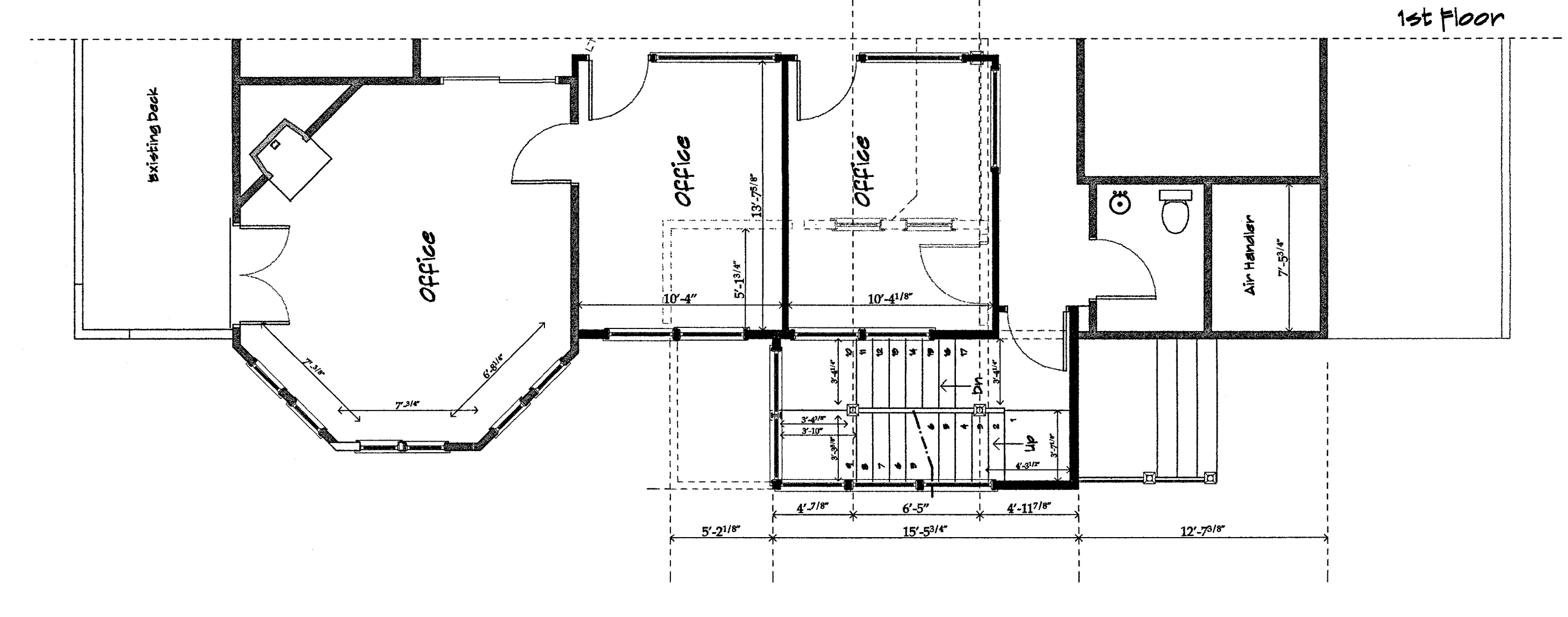
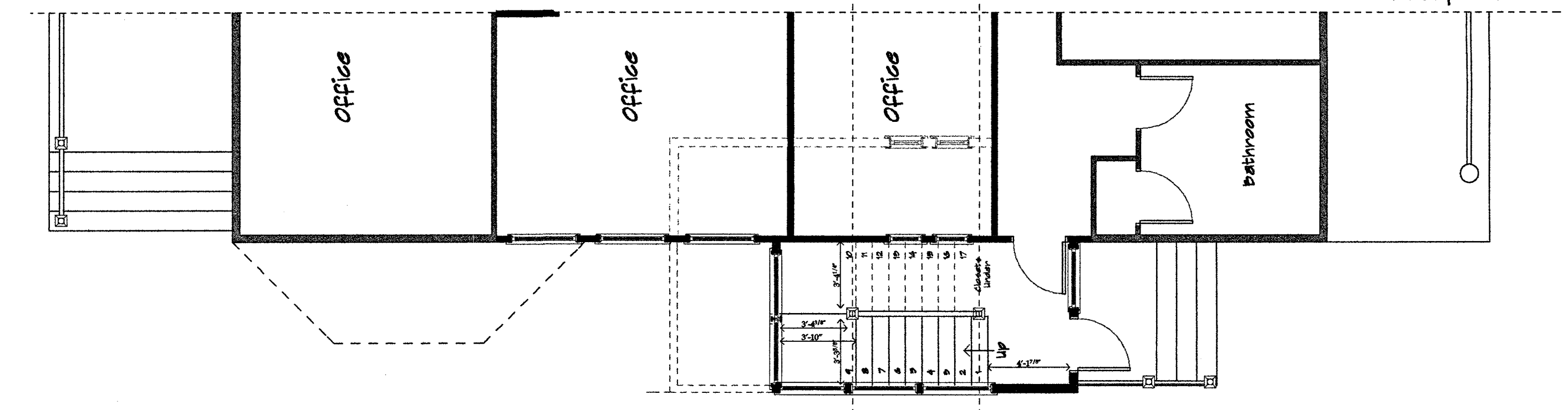
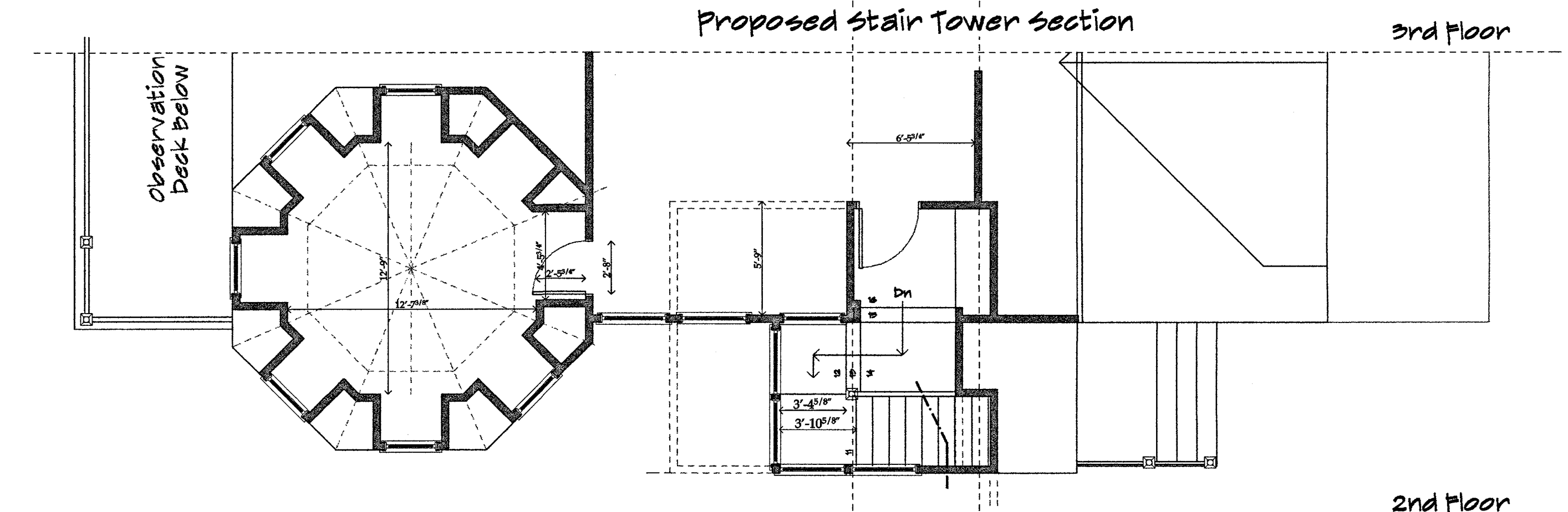
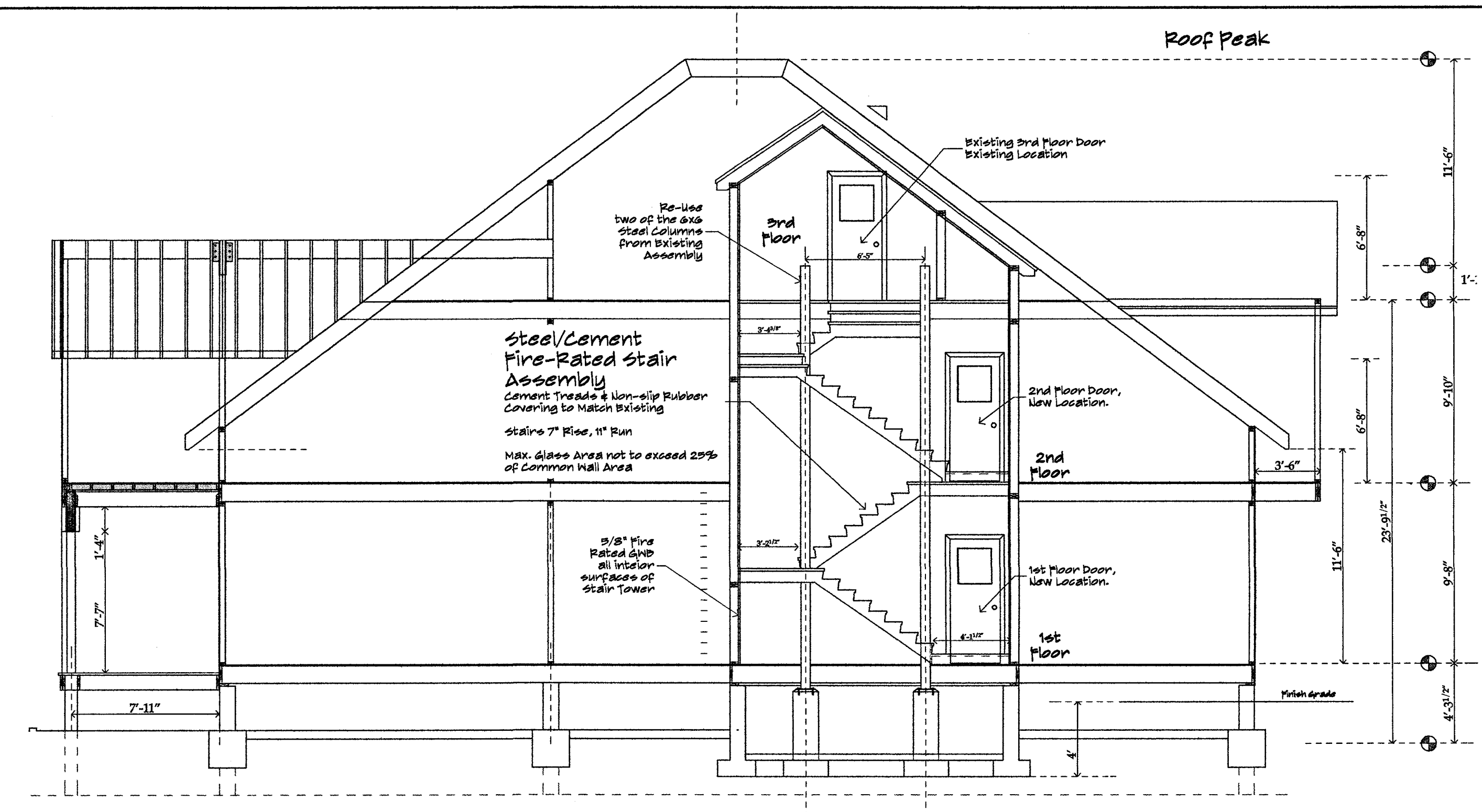
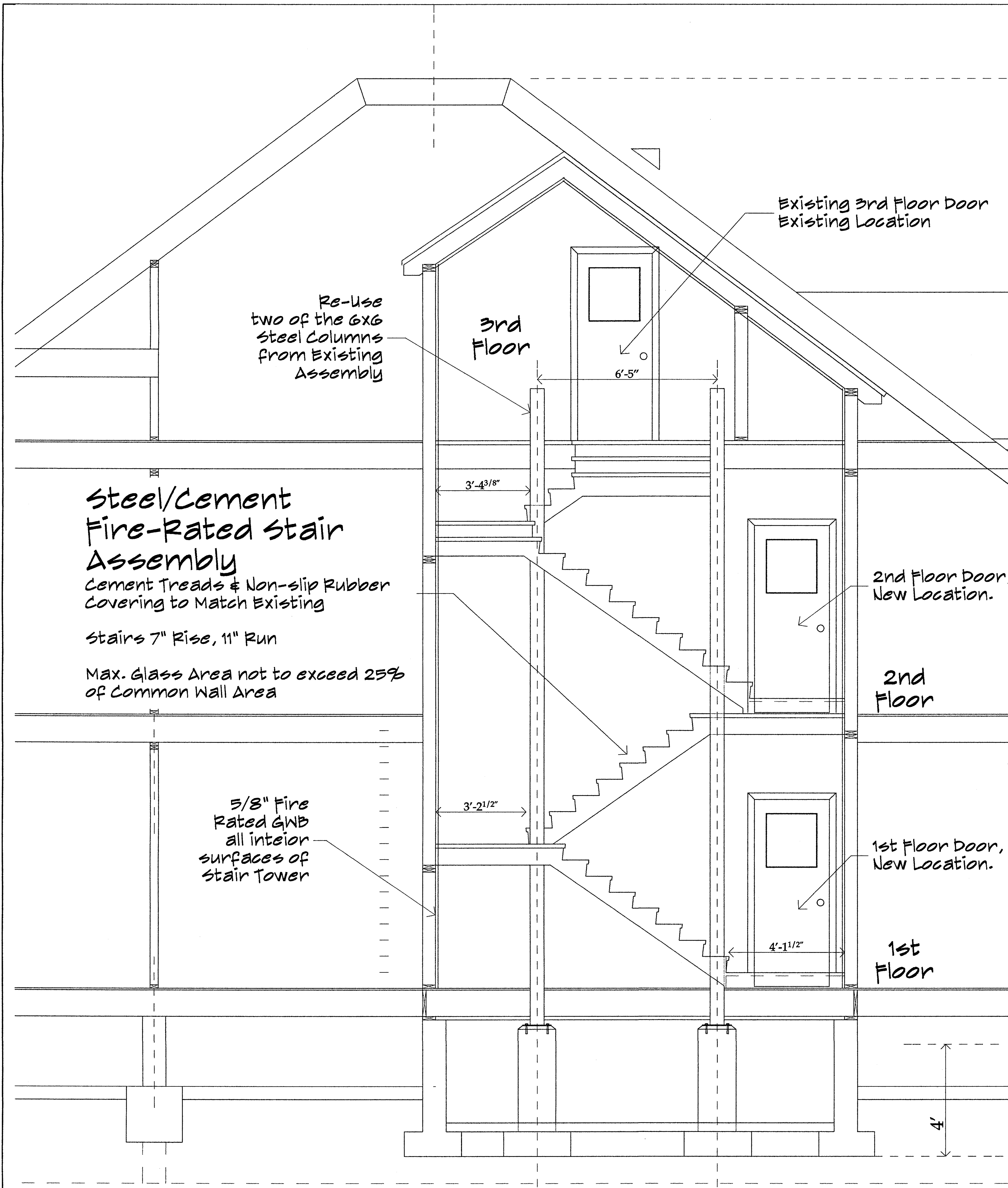
Proposed Stair Tower Alterations

Scale
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3/8" = 1'-0"

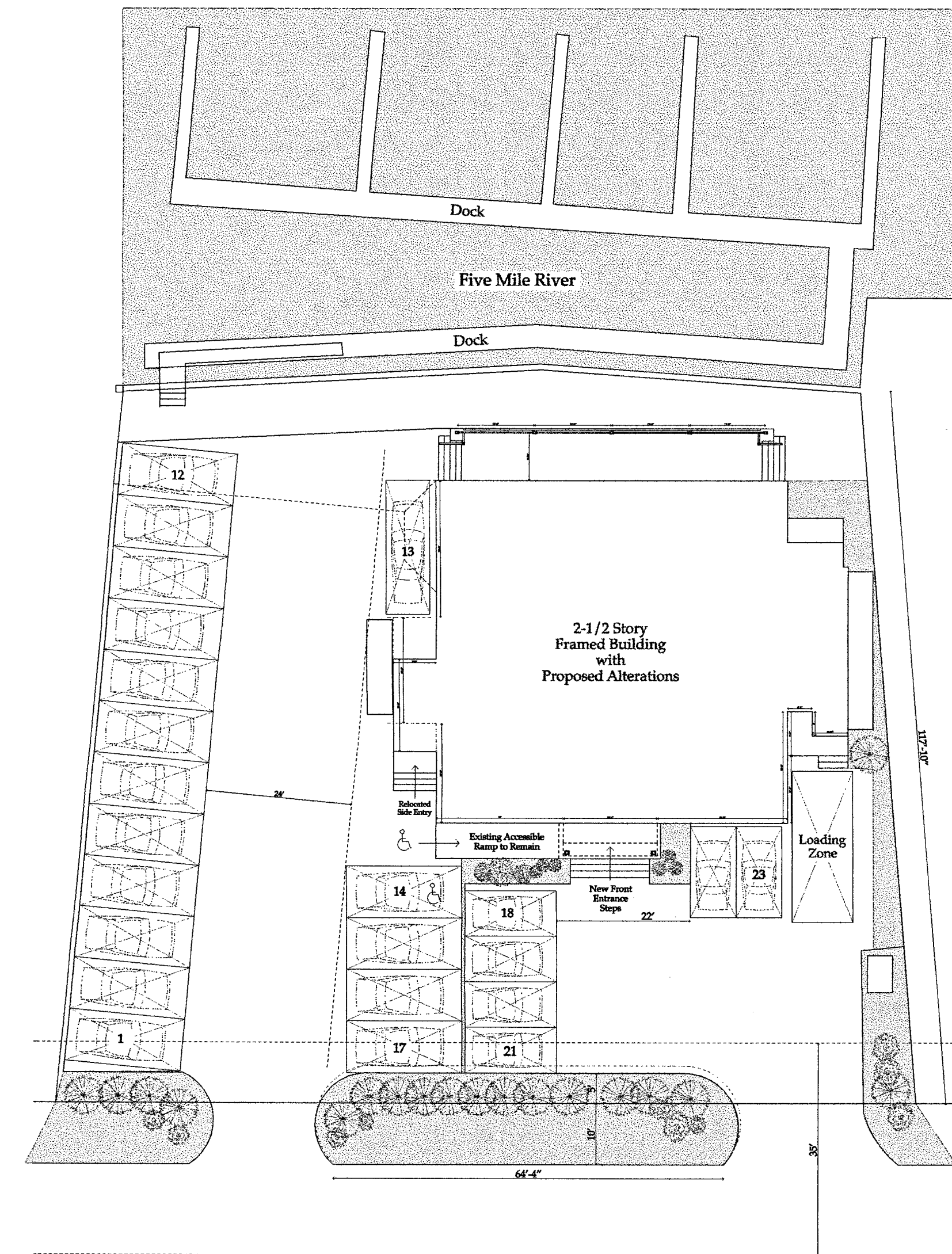
37 Geneva Road
Norwalk, CT
203 855-5777

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Rowayton, CT

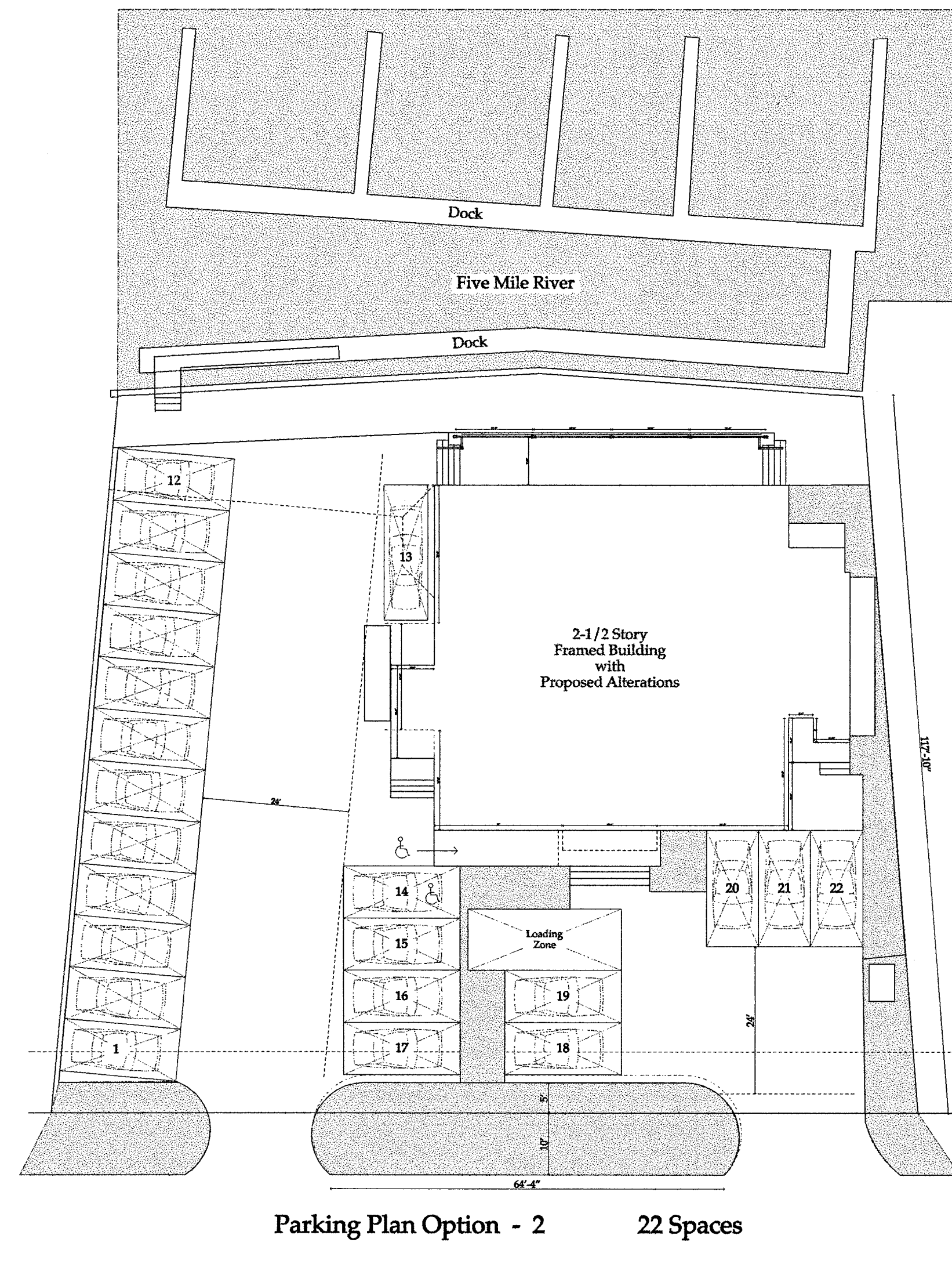
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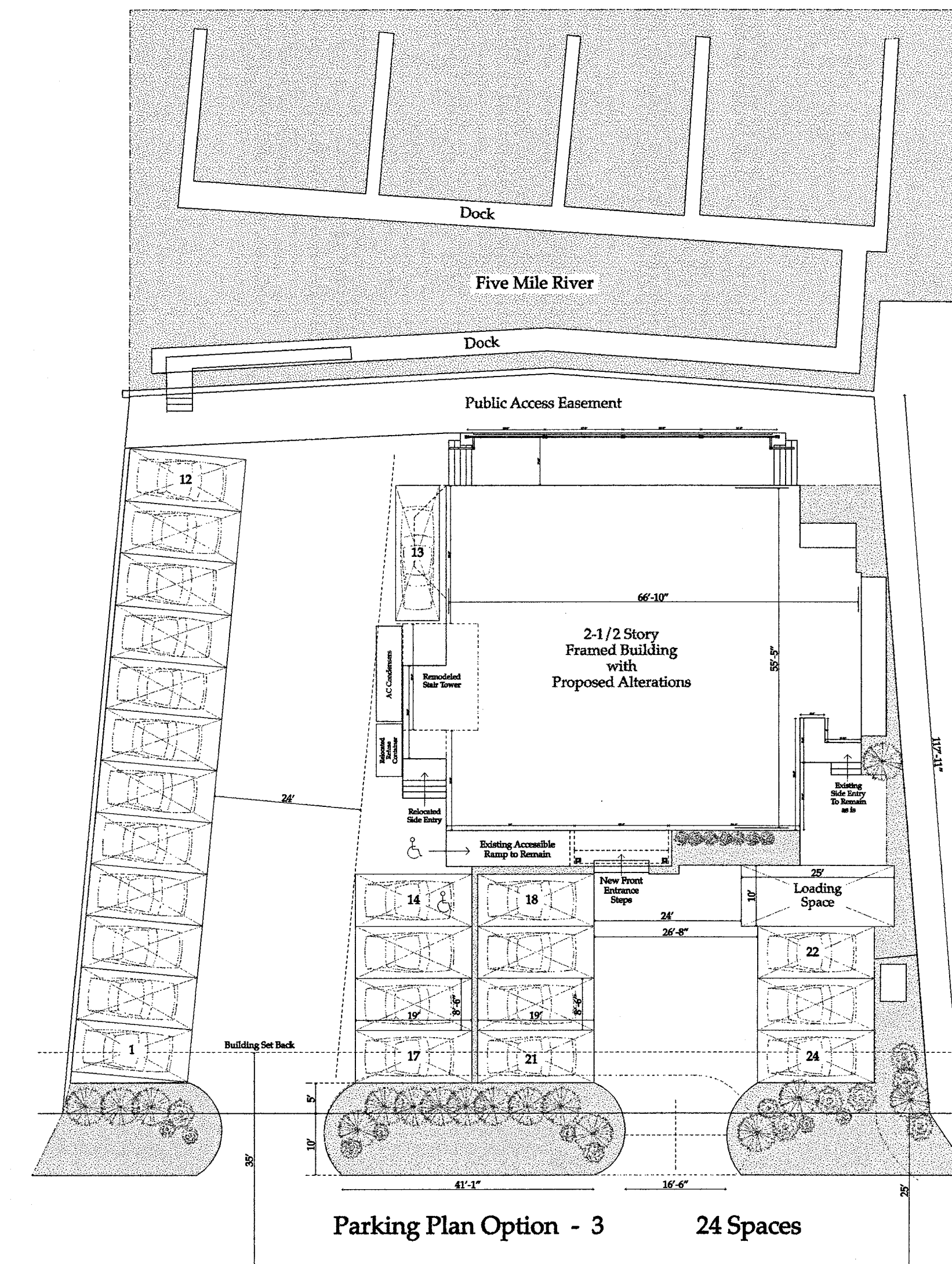
Proposed Stair Tower Section



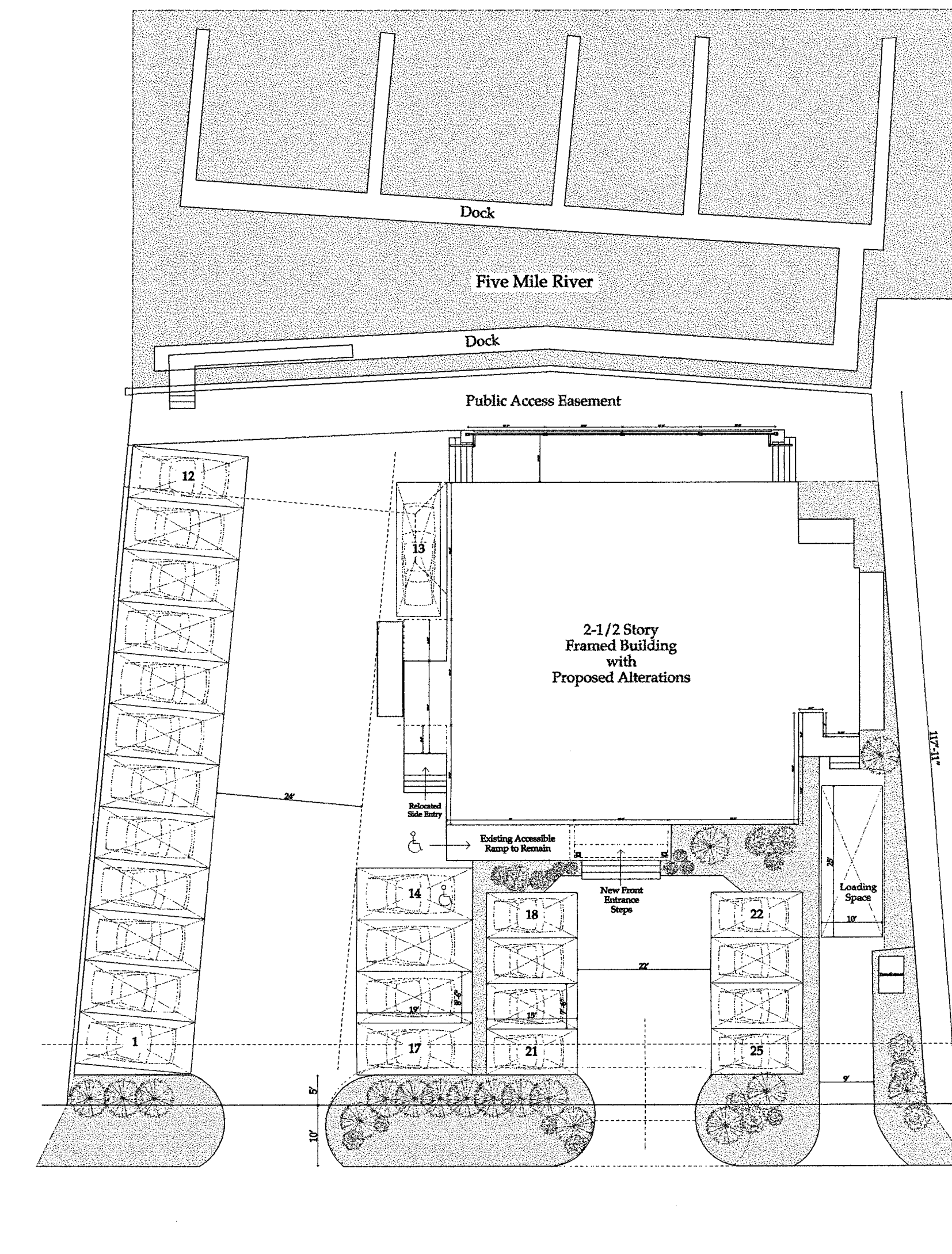
Parking Plan Option - 1 23 Spaces



Parking Plan Option - 2 22 Spaces



Parking Plan Option - 3 24 Spaces



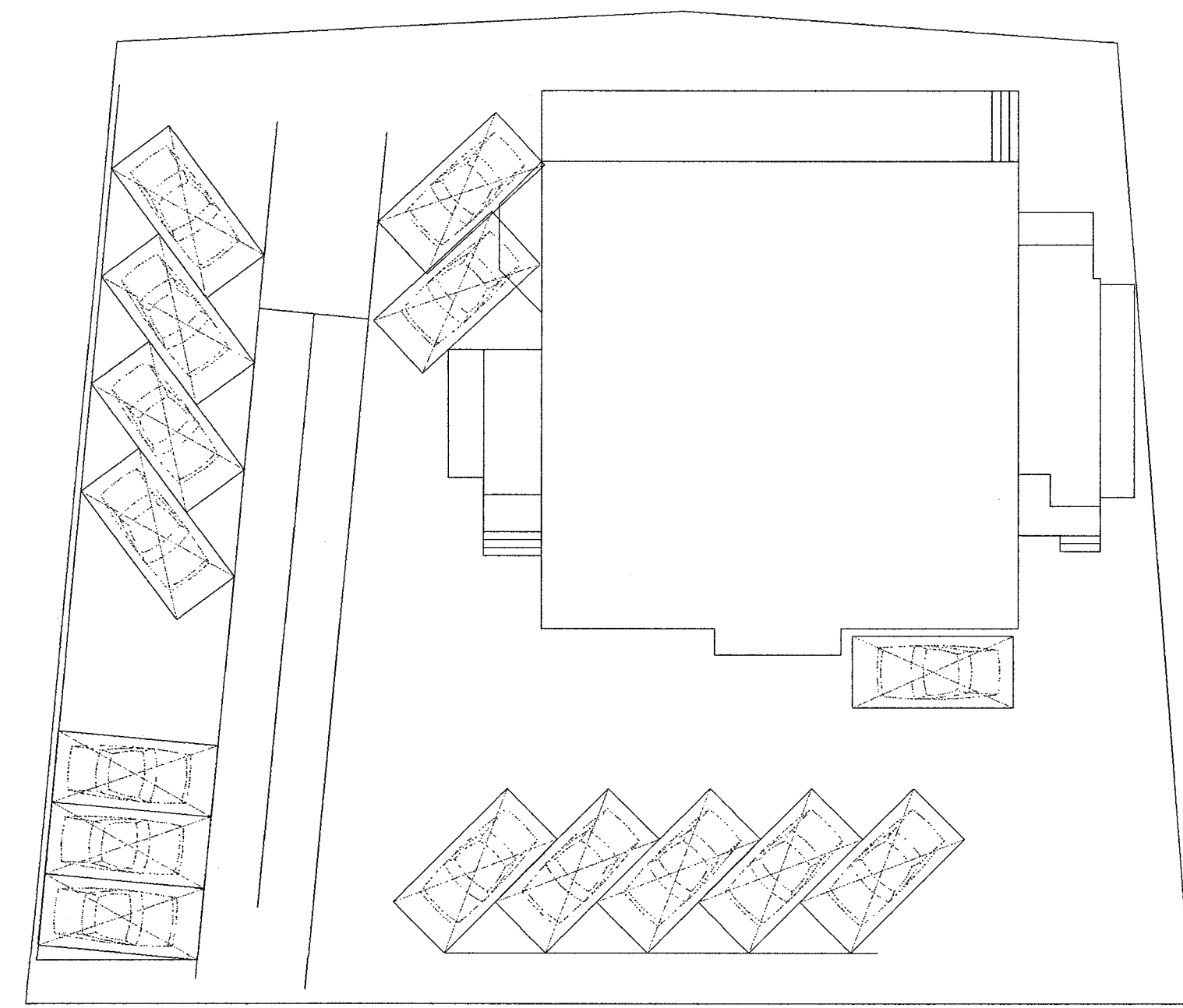
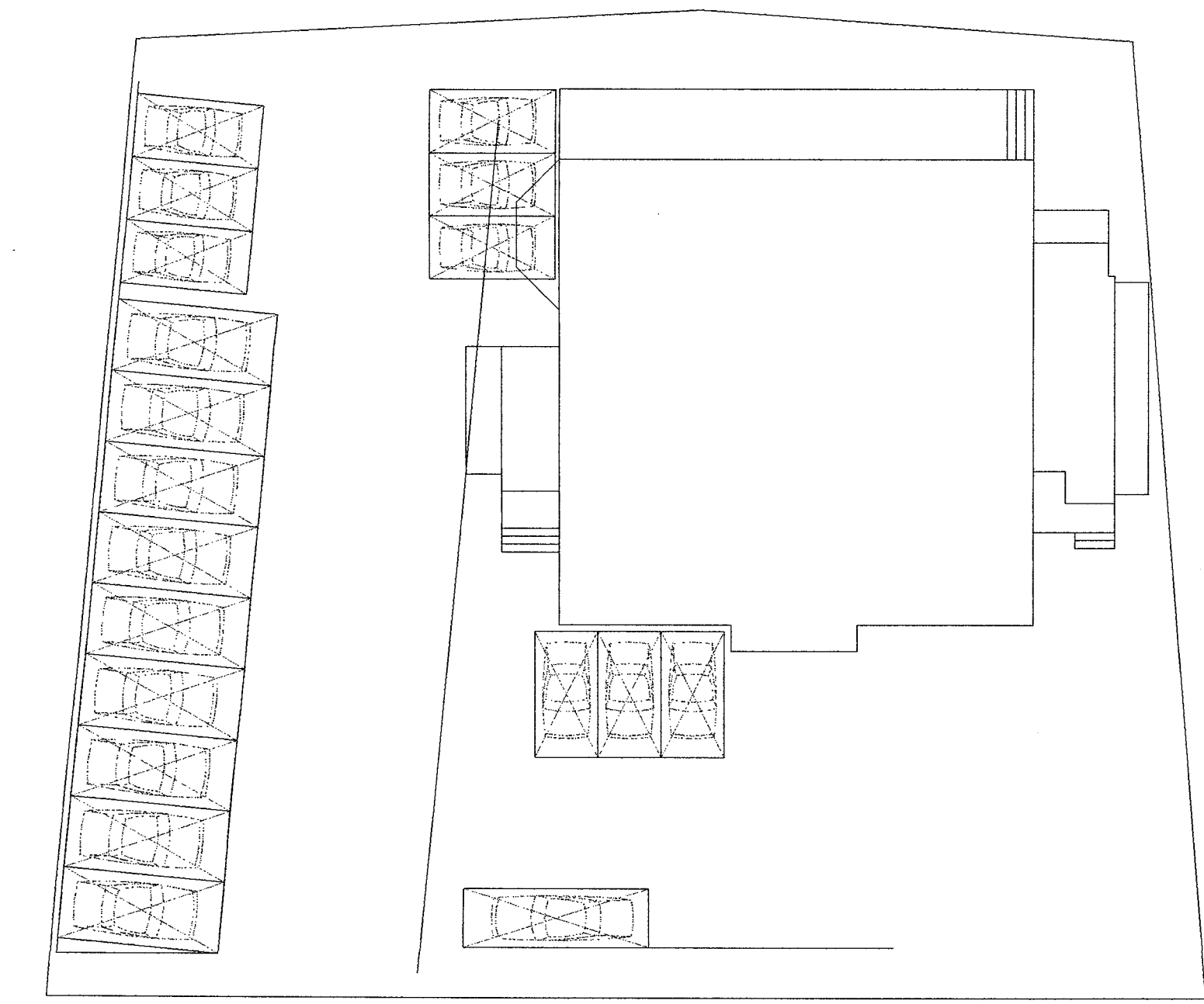
Parking Plan Option - 4 25 Spaces
Variance Required for Compact Car Inclusion

Rowayton Ave

Rowayton Ave

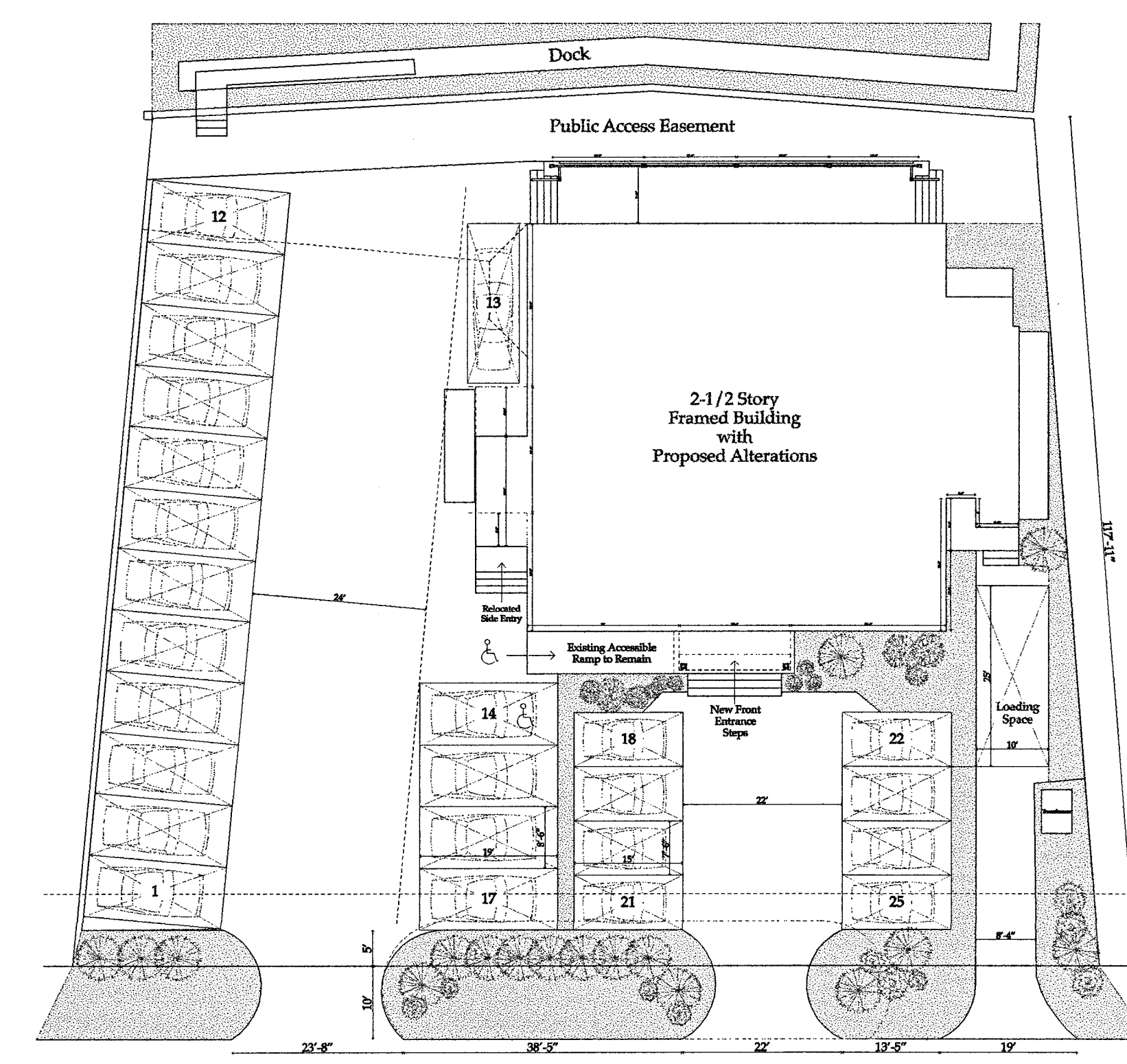
Rowayton Ave

Rowayton Ave

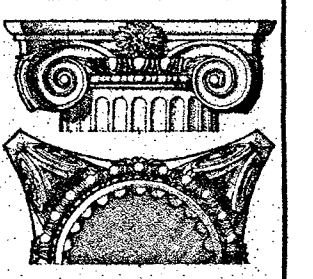


Initial Studies of Parking Space Perpendicular to Front of Building and for Angled Parking..... per Discussion w Client 11/26/07

These Concepts not feasible due to Aisle Width Regulaions



Parking Plan Option - 4 25 Spaces



Issue Date
11/13/07

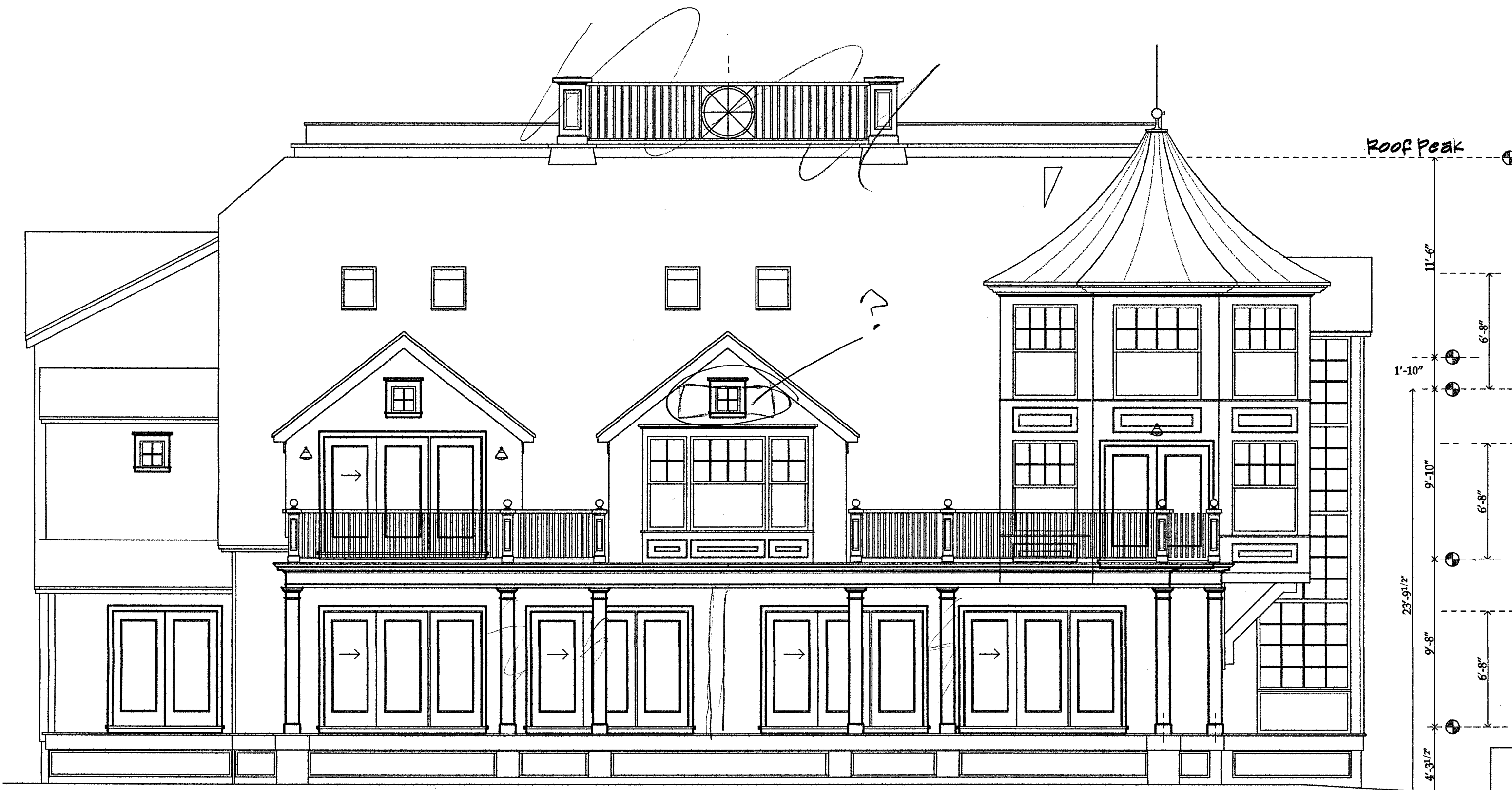
Proposed Side & Rear Elevations

Scale
3/16" = 1'-0"

57 Geneva Road
Norwalk, CT 06857-7779
131 Rowayton Ave.
Rowayton, CT

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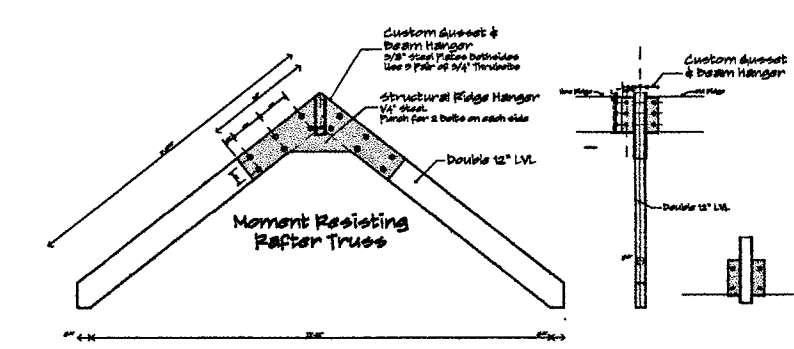
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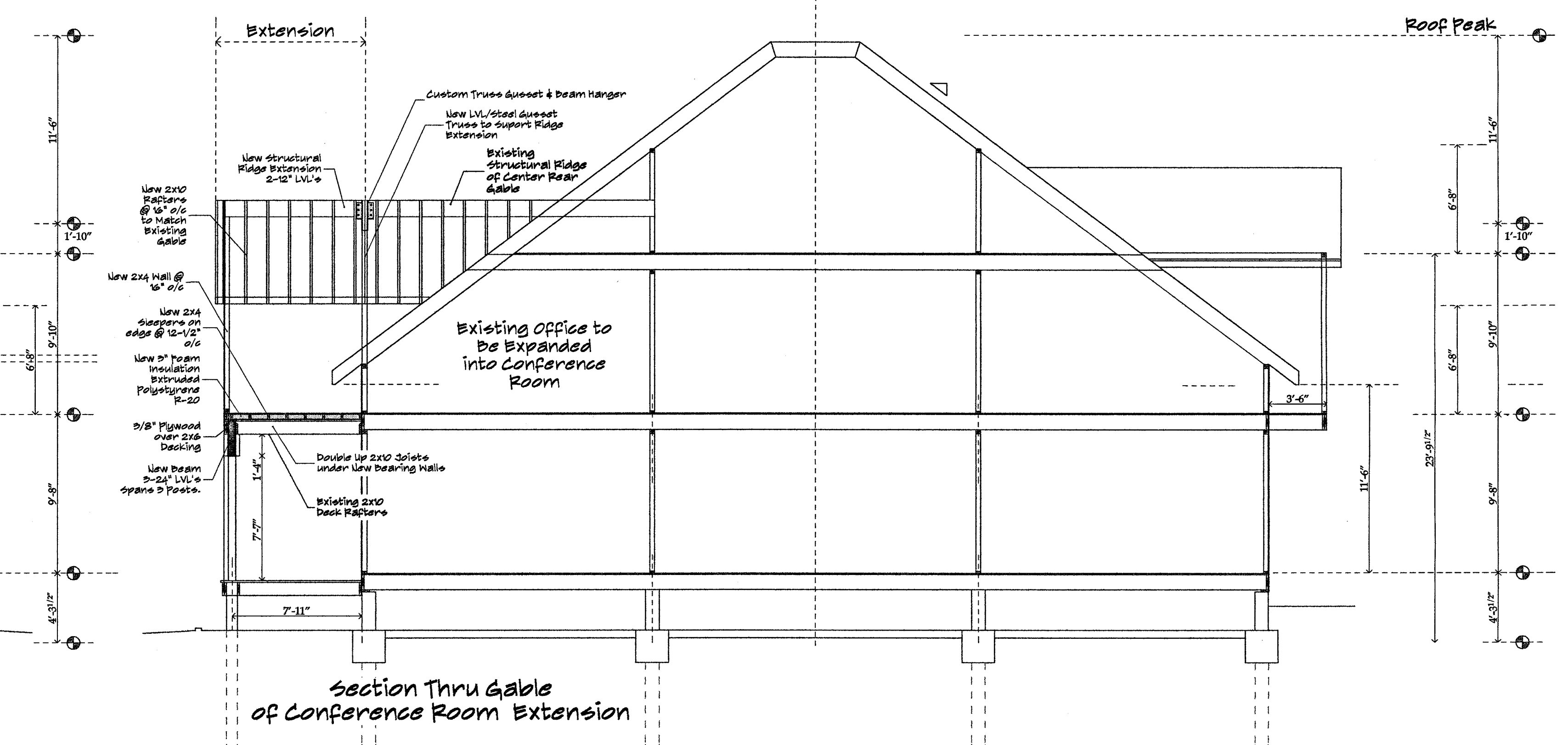
Proposed Rear Elevation



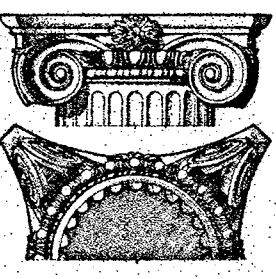
Proposed Side Elevation



Proposed Rear Elevation Alteration - Extending of Center Gable over Existing Deck.



Section Thru Gable of Conference Room Extension



Issue Date

11/13/07

Revisions

Front Entry Options 1,2,3,4

Scale
3/16" = 1'-0"

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Rowayton, CT

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Front Portico Option 3



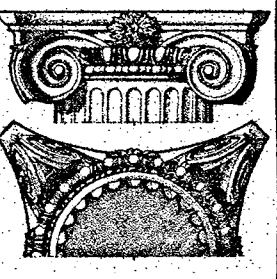
Front Portico Option 4



Proposed Front Elevation 1



Proposed Front Elevation 2



Issue Date

11/13/07

Revisions

Front Entry Options 5, 6, 7, 8

Scale
3/16" = 1'-0"

7 Genes & Robert
Morales, C.T.
203-885-5777

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Rowayton, CT

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Front Portico Option 7



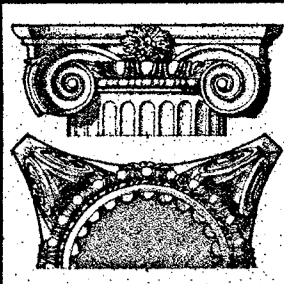
Front Portico Option 8



Front Portico Option 5



Front Portico Option 6



Issue Date

11/13/07

Revisions

Front Entry Options 9/10/11/12

Scale

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Rowayton, CT

131 Rowayton Ave Office Building

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Front Portico Option 11



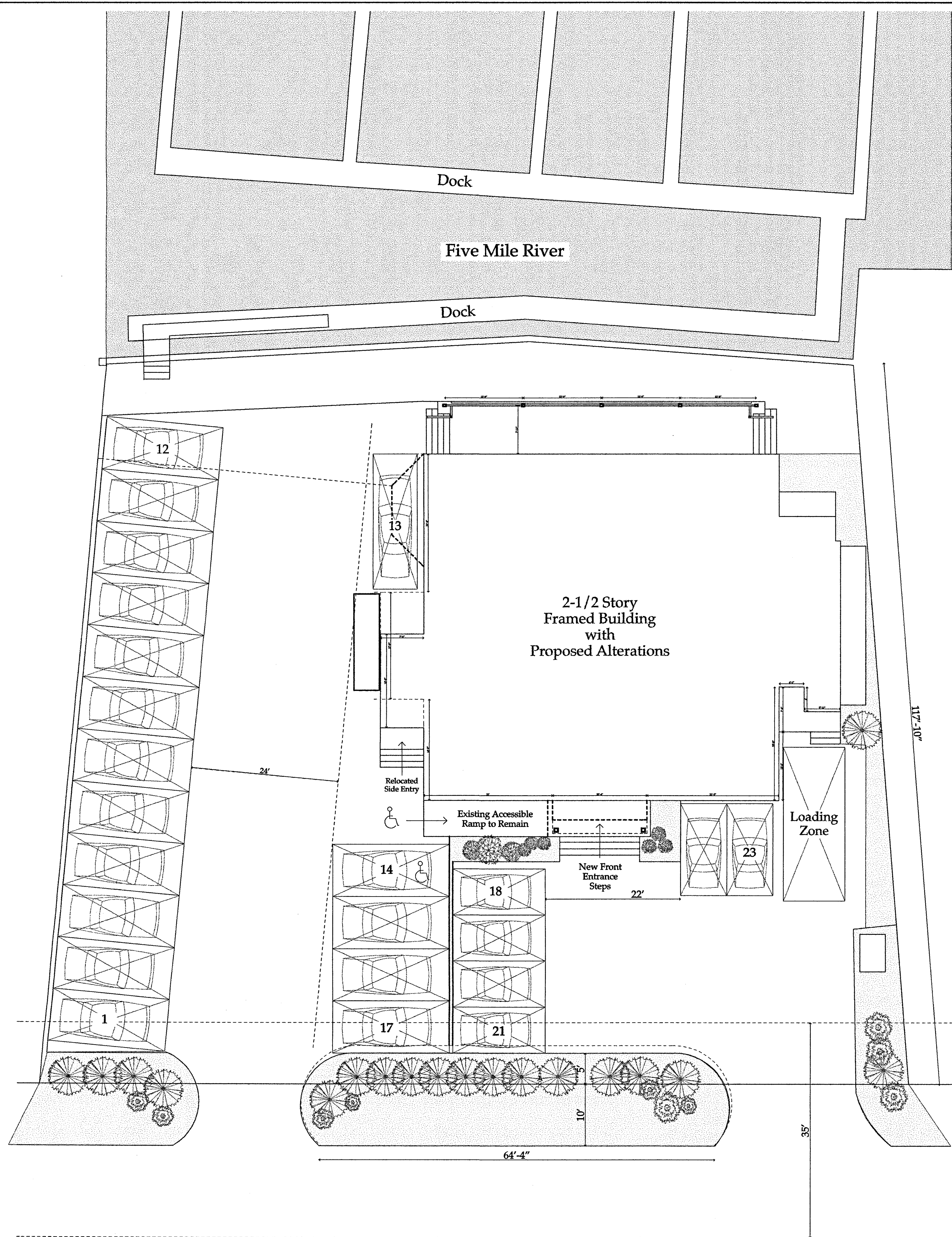
Front Portico Option 12



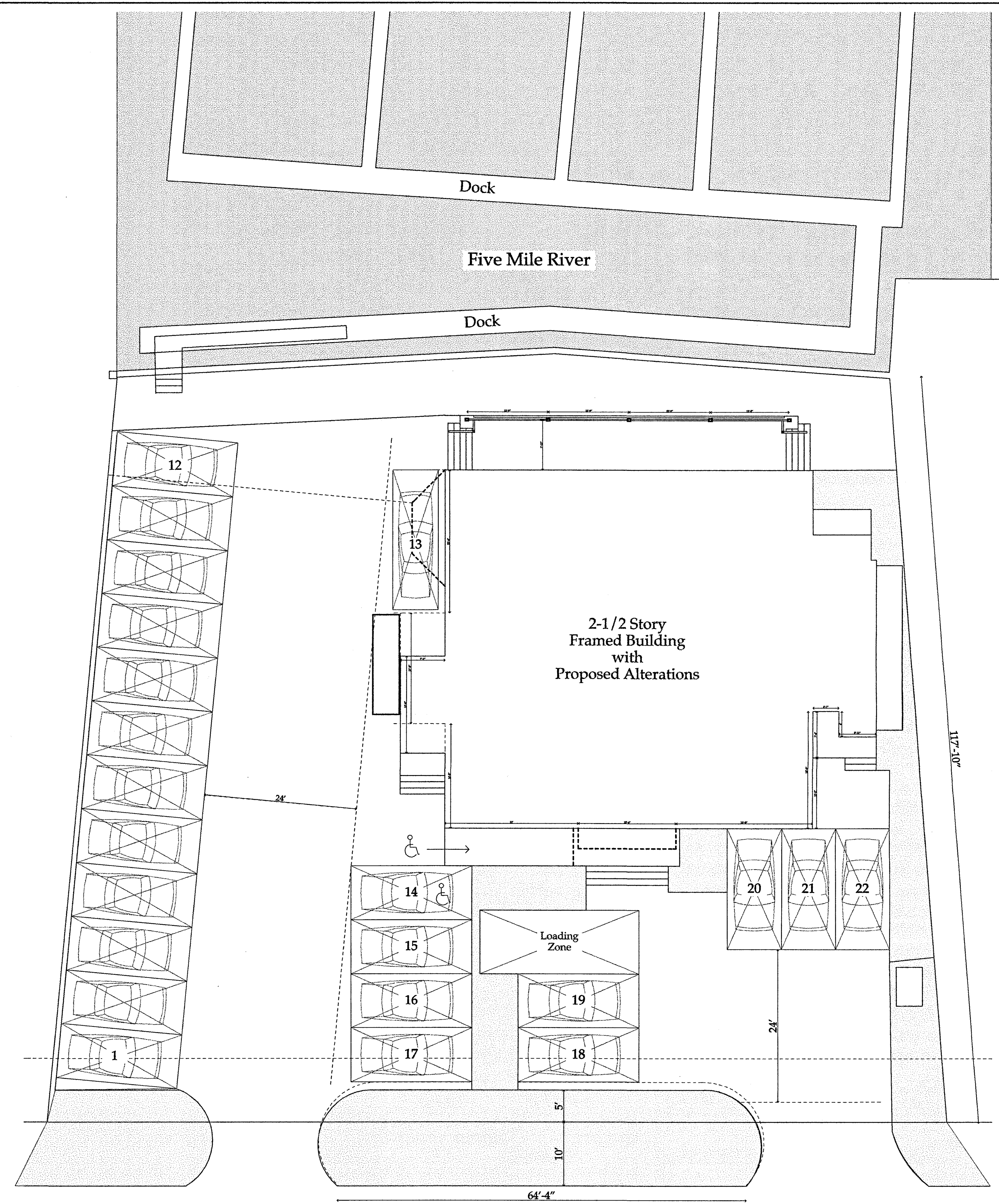
Front Portico Option 9



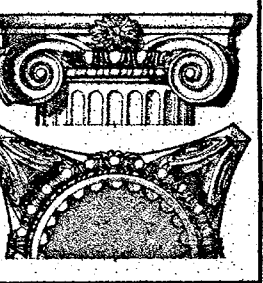
Front Portico Option 10



Parking Plan Option - 1 23 Spaces



Parking Plan Option - 2 22 Spaces



Issue Date

12/10/07

Revisions

Parking Plan Option 2#3

Scale
1" = 6'

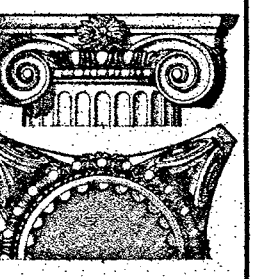
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Issue Date
9/4/08

Revisions
2/20/08
2/22/08

Amendment #1

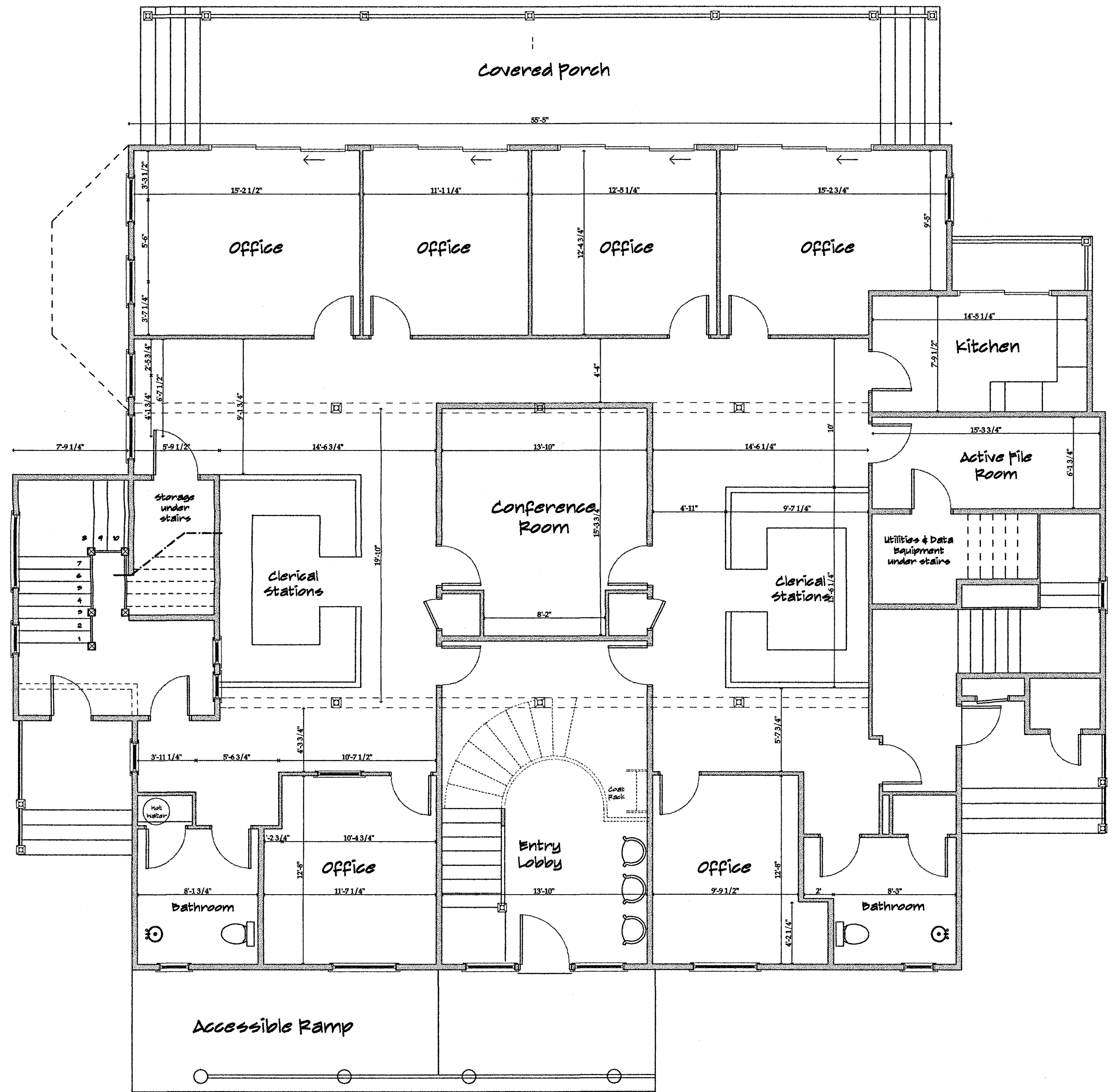
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Norwalk, CT 06855-7777

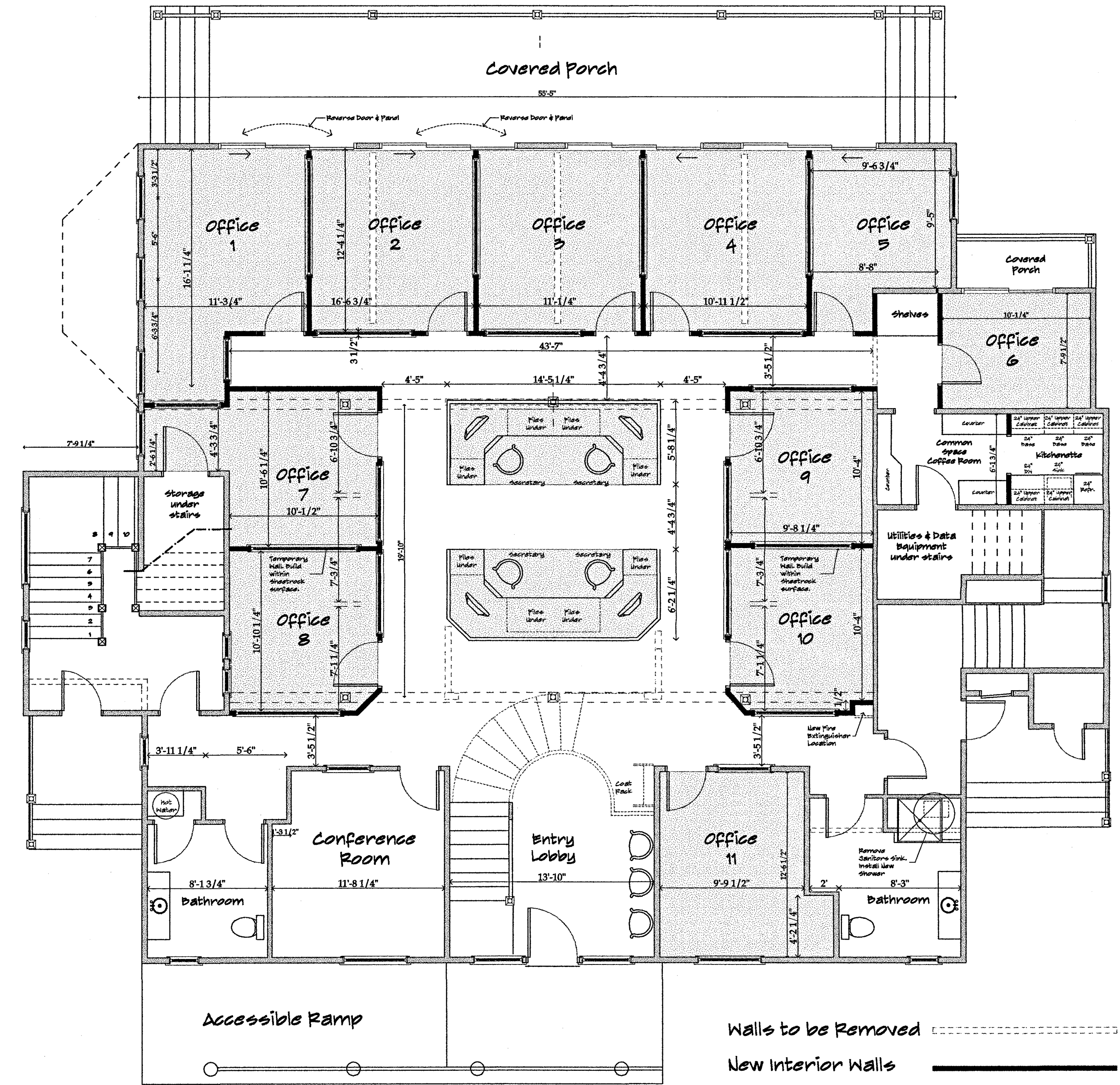
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Rowayton, CT

Amendment #1

To be amended to Building Permit#:
Issued on:
For project located at: 131 Rowayton Ave.



Existing First Floor Plan
Gross Area = 3,495 ft²
Active Office Area as shown = 1,503 ft²

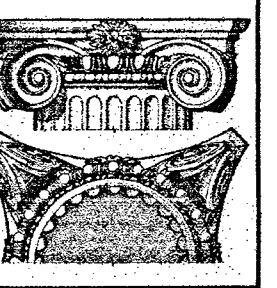


Proposed 1st Floor Plan
Gross Area = 3,495 ft²
Active Office Area as shown = 1,503 ft²

Amendment #1

To be Amended to Permit #B-07-1264

For: Tokeneke Investments
Issued on: 11-1-07
Located at: 131 Rowayton Ave.



Issue Date

2/20/08

Revisions

Interior Office Alterations - 1st Floor

Scale
3/16" = 1'-0"

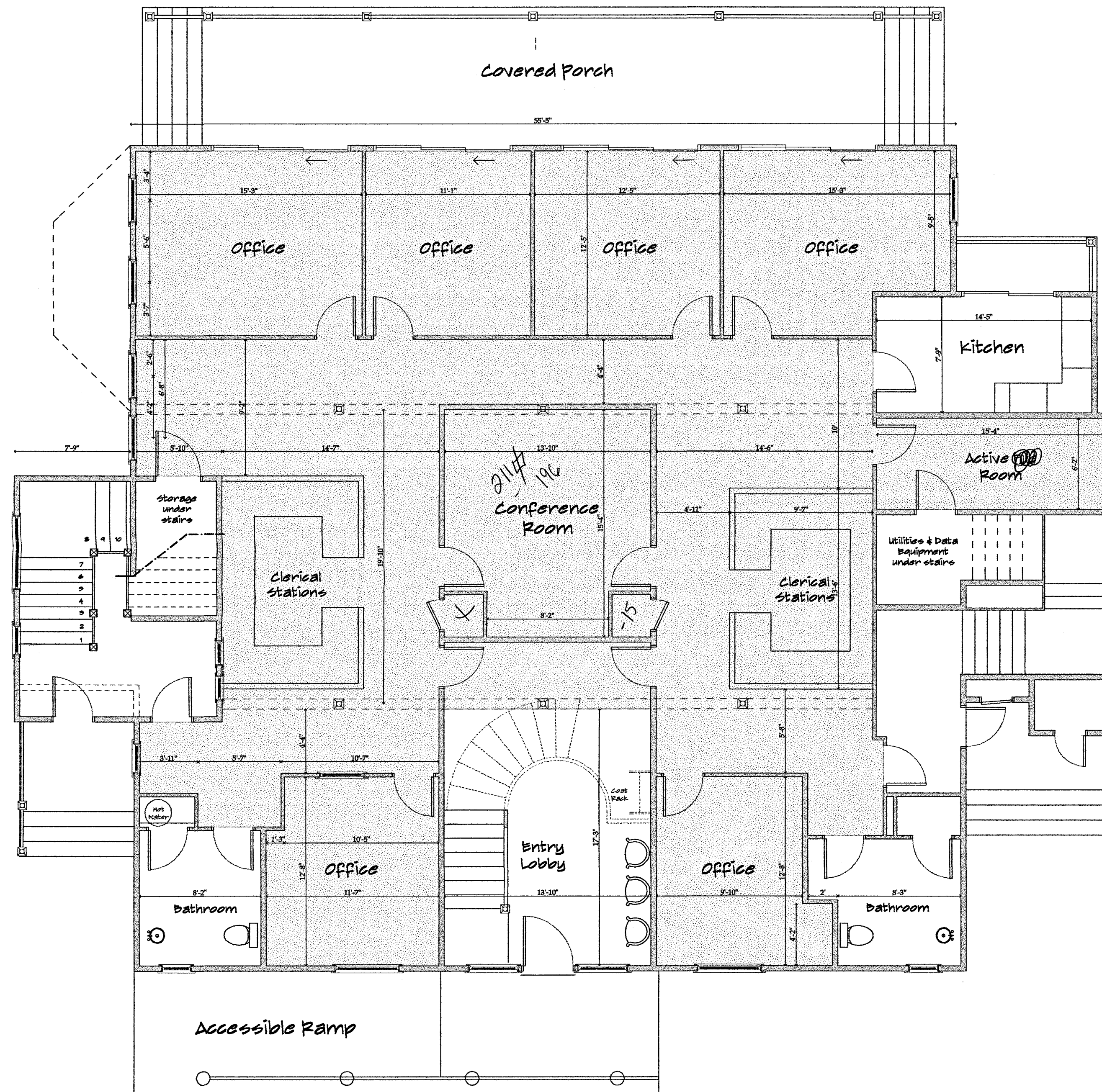
131 Rowayton Ave.
Rowayton, CT

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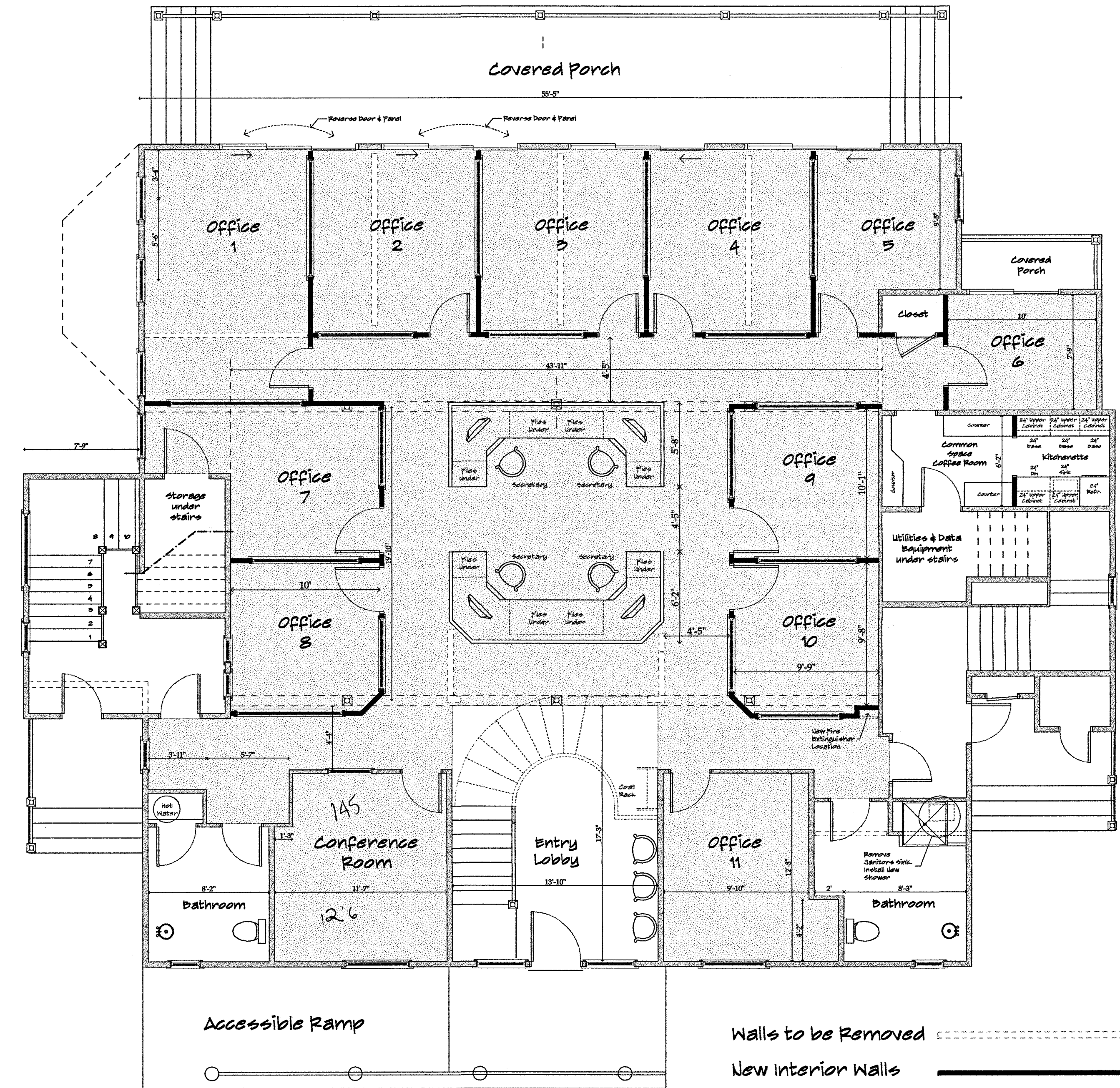
2



Existing First Floor Plan

Gross Area = 3,495 ft²

Active Office Area as shown = 2,395 ft²



Proposed 1st Floor Plan

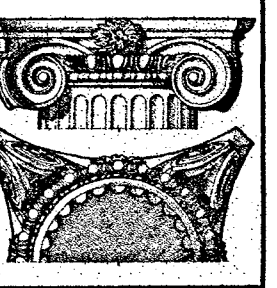
Gross Area = 3,495 ft²

Active Office Area as shown = 2,383 ft²

Amendment #1

To be Amended to Permit #B-07-1264

For: Tokeneke Investments
 Issued on: 11-1-07
 Located at: 131 Rowayton Ave.



Issue Date

2/27/08

Revisions

Interior Office Alterations - 1st Floor

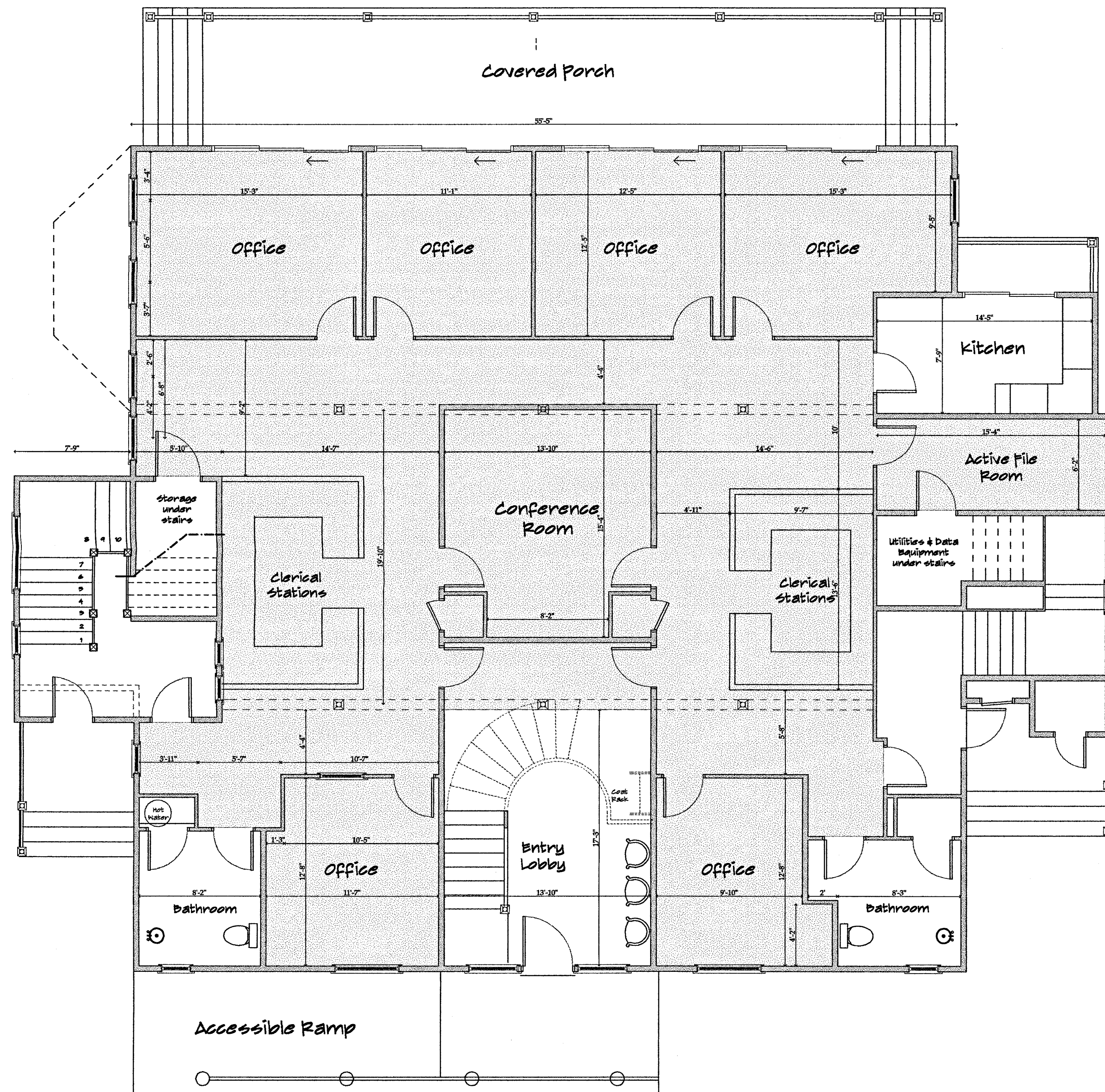
Scale
 3/16" = 1'-0"

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 Rowayton, CT

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 131 Rowayton Ave Office Building

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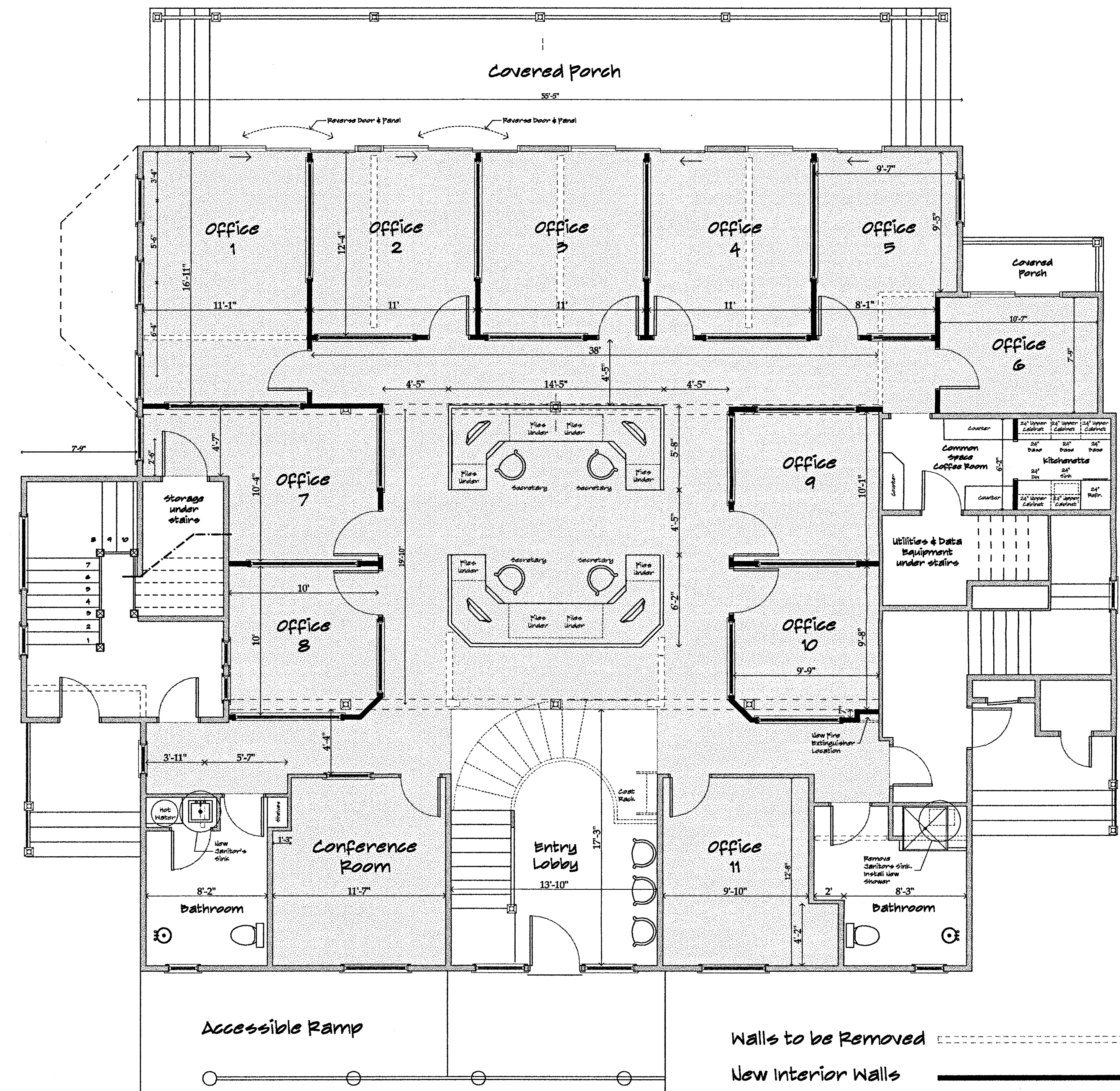
2



Existing First Floor Plan

Gross Area = 3,495 ft²

Active Office Area as Shown = 2,395 ft²



Proposed 1st Floor Plan

Gross Area = 3,495 ft²

Active Office Area as Shown = 2,385 ft²

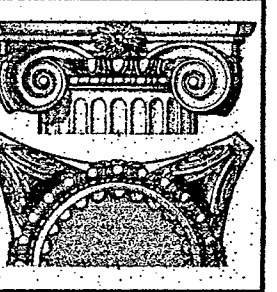
Walls to be Removed

New Interior Walls

Amendment #1

To be Amended to Permit #B-07-1264

For: Tokeneke Investments
Issued on: 11-1-07
Located at: 131 Rowayton Ave.



Issue Date

2/20/08

Revisions

Interior Office Alterations - 1st Floor

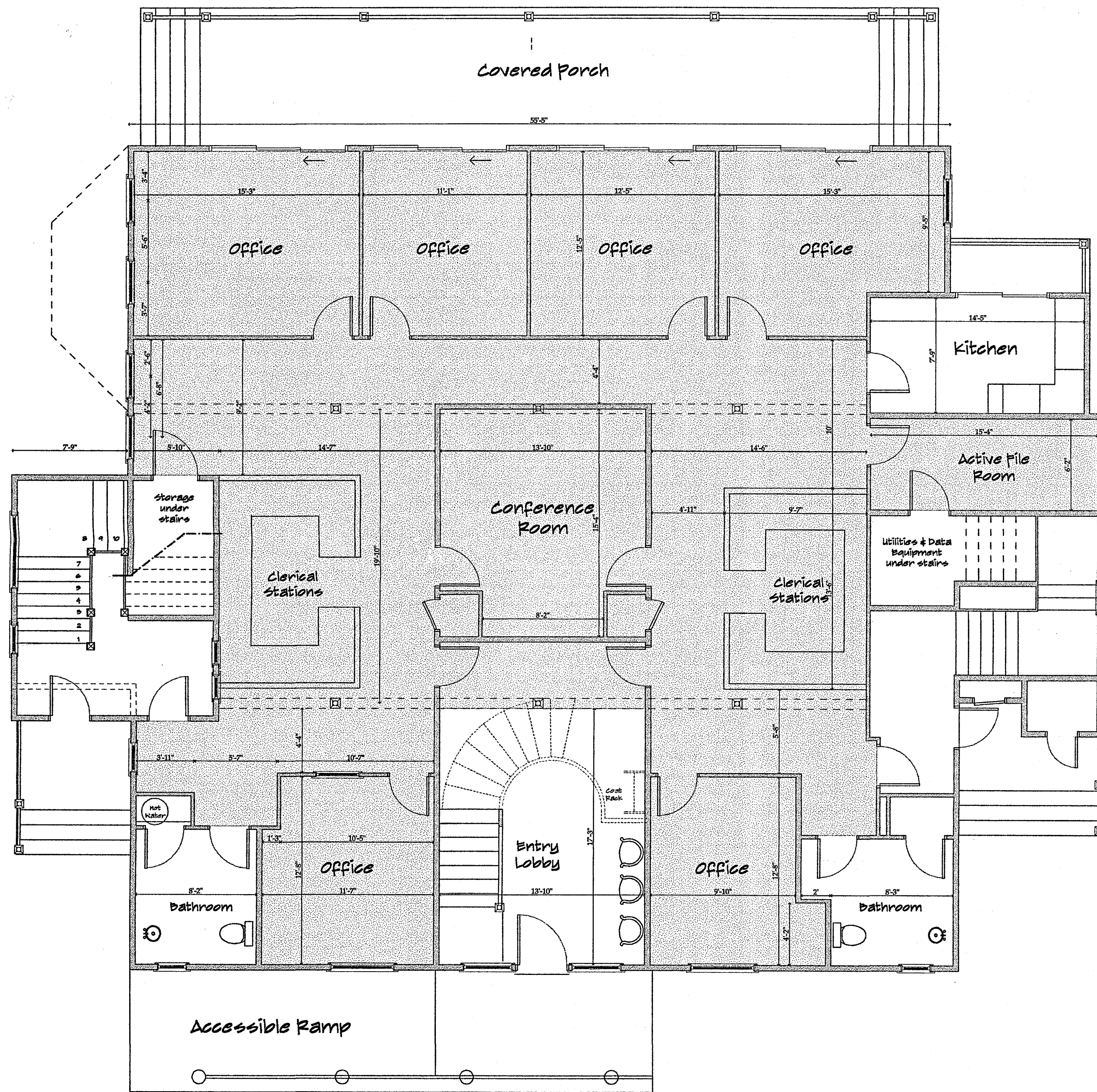
Scale
3/16" = 1'-0"

Joseph Maitto Architect AIA
131 Rowayton Ave.
Rowayton, Ct

131 Rowayton Ave Office Building

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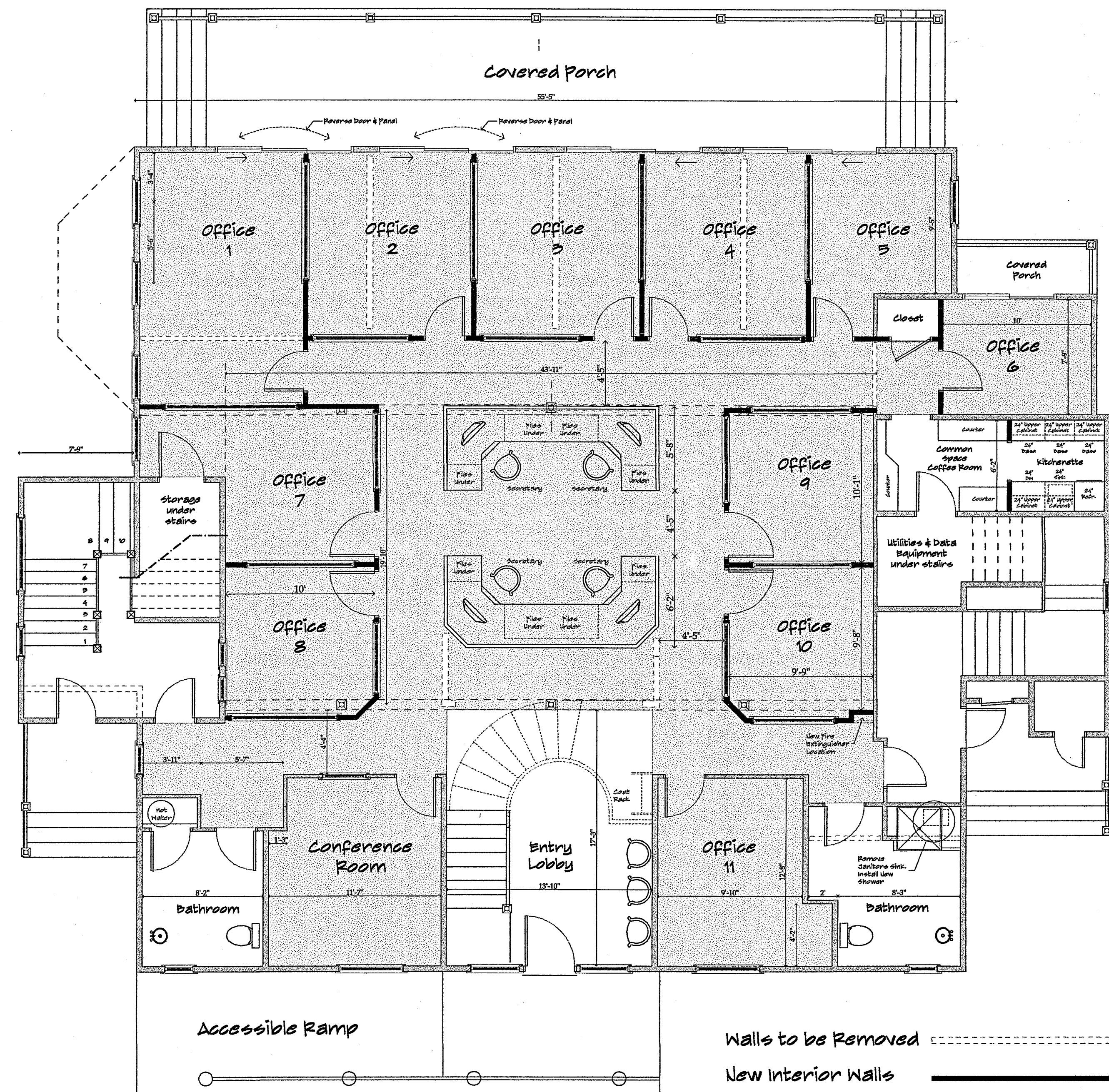
2



Existing First Floor Plan

Gross Area = 3,495 ft²

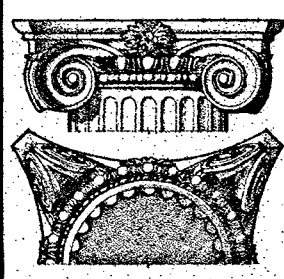
Active Office Area as shown = 2,395 ft²



Proposed 1st Floor Plan

Gross Area = 3,495 ft²

Active Office Area as shown = 2,383 ft²



Issue Date
3/2/08

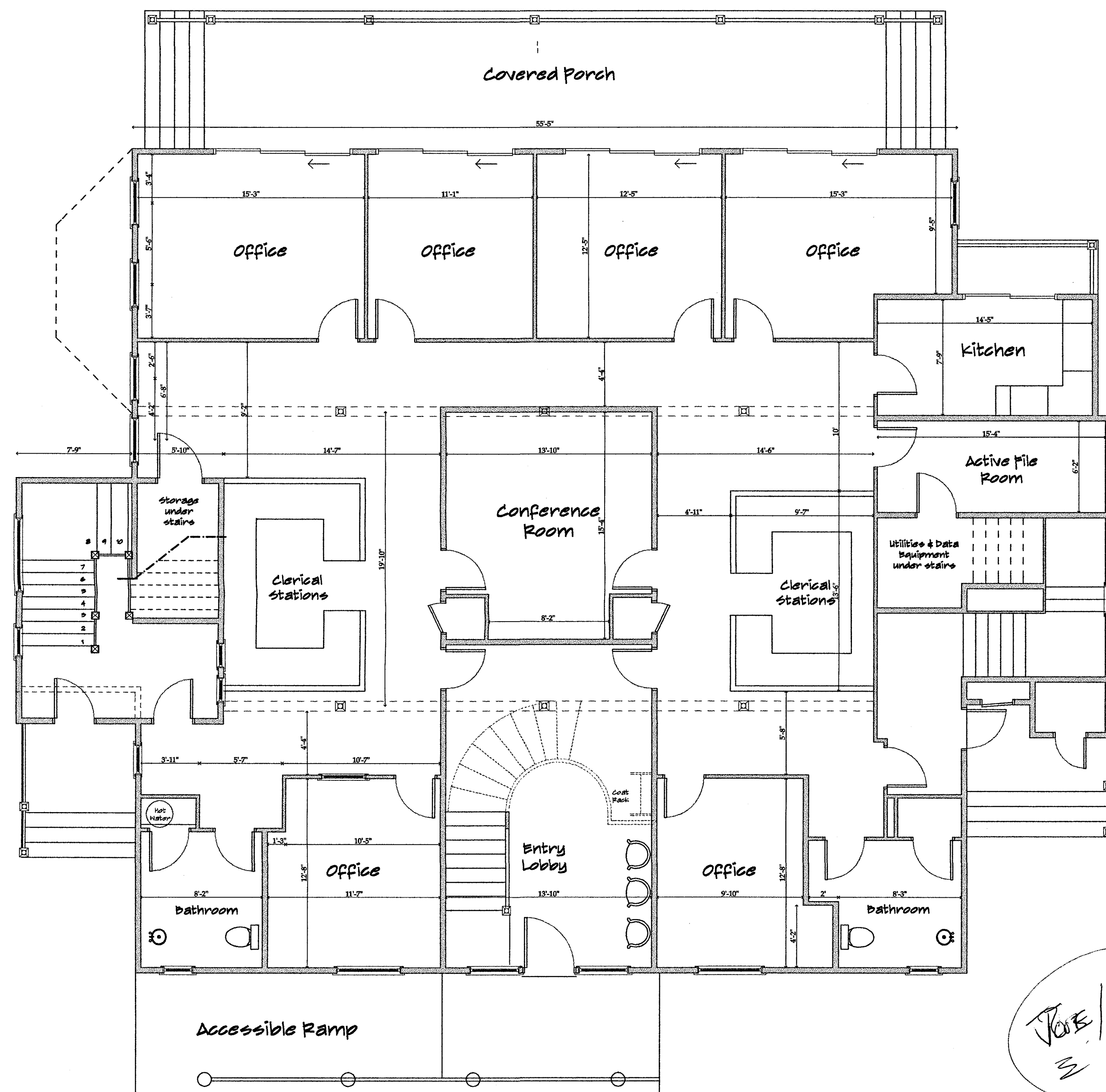
Revisions
Interior Layouts - 1st Floor

Scale
3/16" = 1'-0"

7 General Road
Rowayton, CT
06867-5779
131 Rowayton Ave.
Rowayton, CT

Joseph Matto Architect AIA
131 Rowayton Ave Office Building

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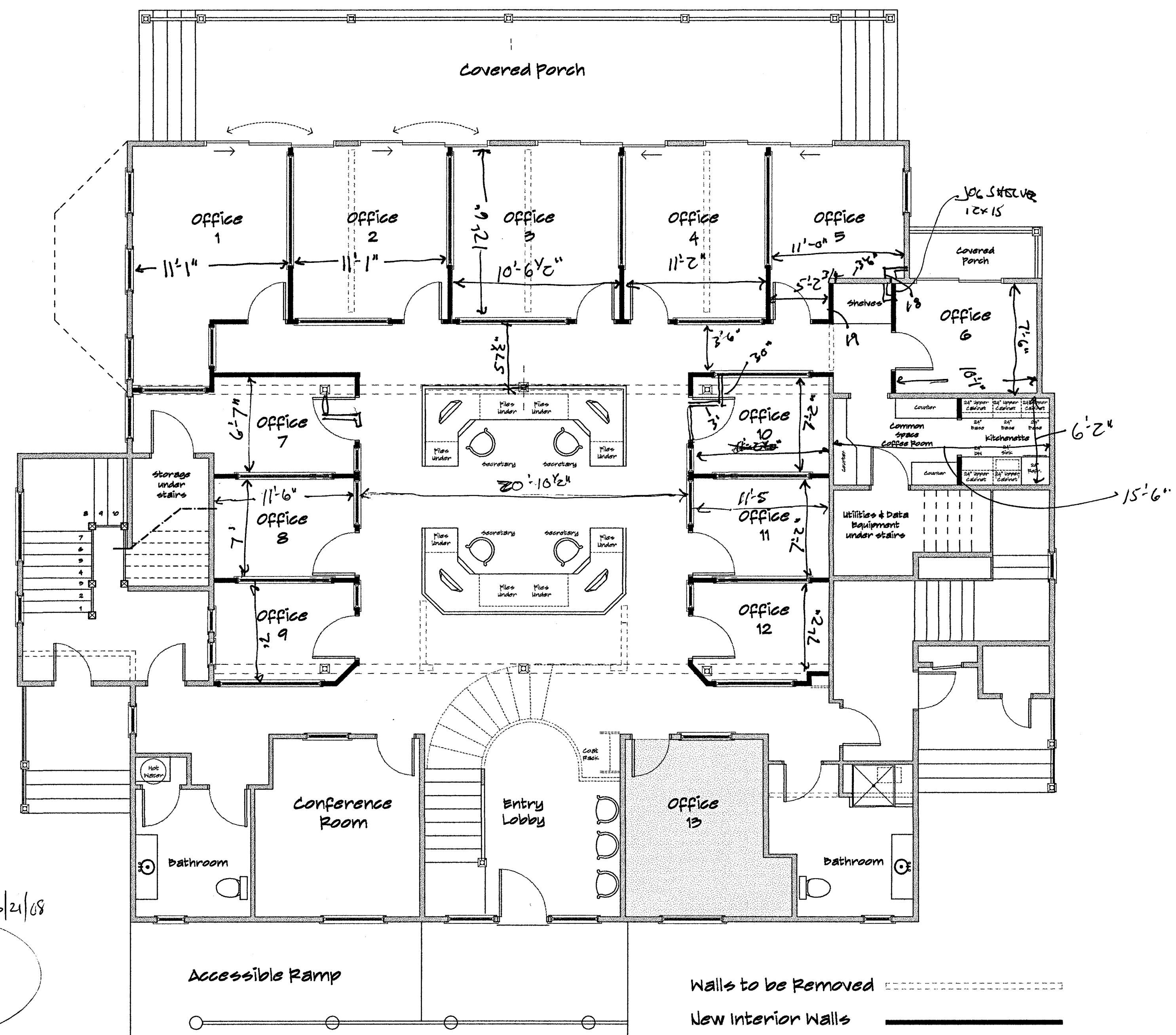


Existing First Floor Plan

Gross Area = 3,495 ft²

Active Office Area as shown = 1,508 ft²

3/21/08
JME/copy
W M



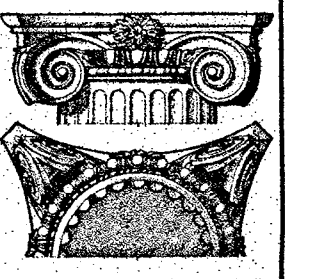
Proposed 1st Floor Plan

Gross Area = 3,495 ft²

Active Office Area as shown = 1,508 ft²

Walls to be Removed - - - - -
New Interior Walls - - - - -

979-1189



Issue Date
2/19/08

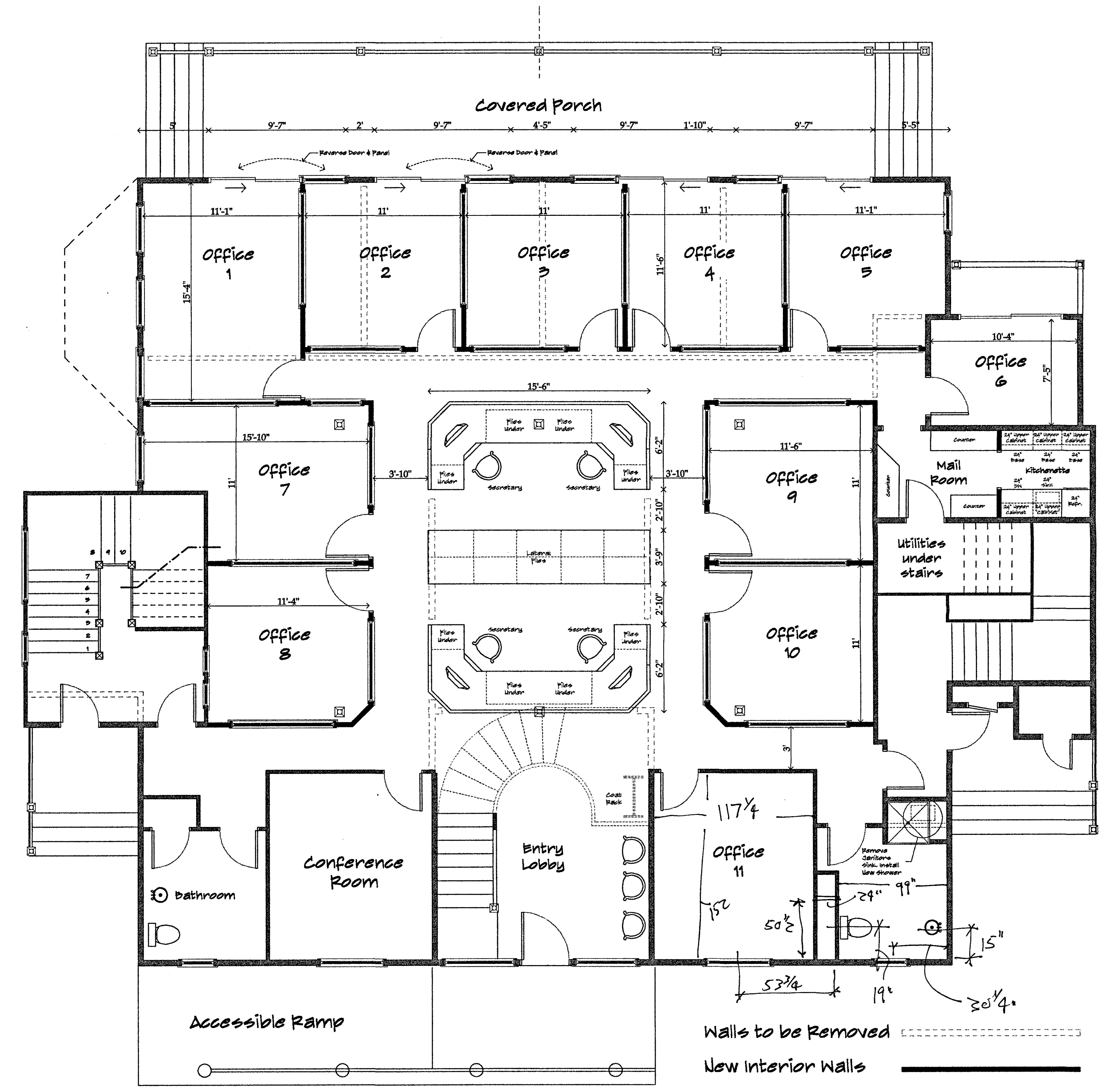
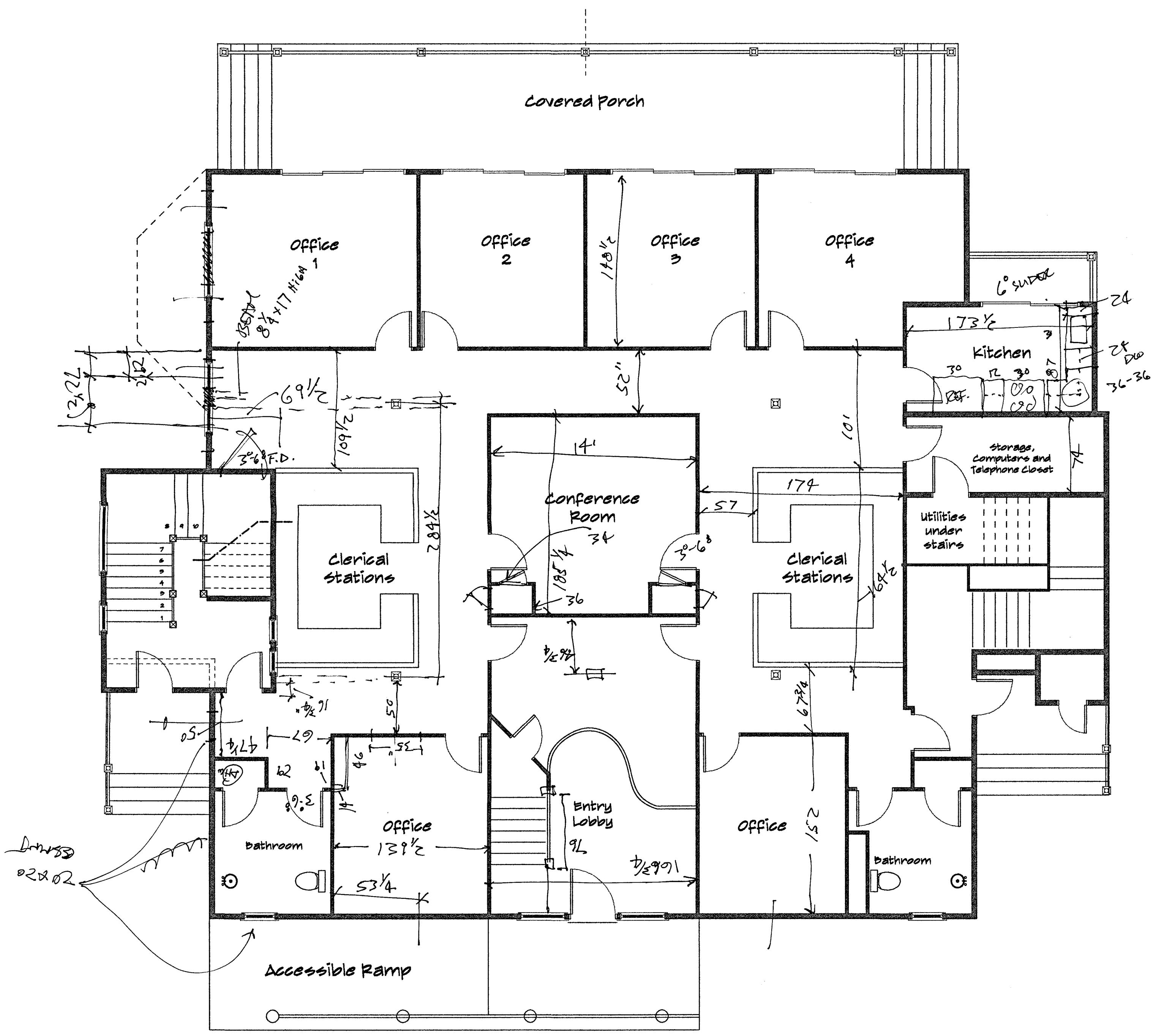
Revisions
Interior Office Alterations - 1st Floor

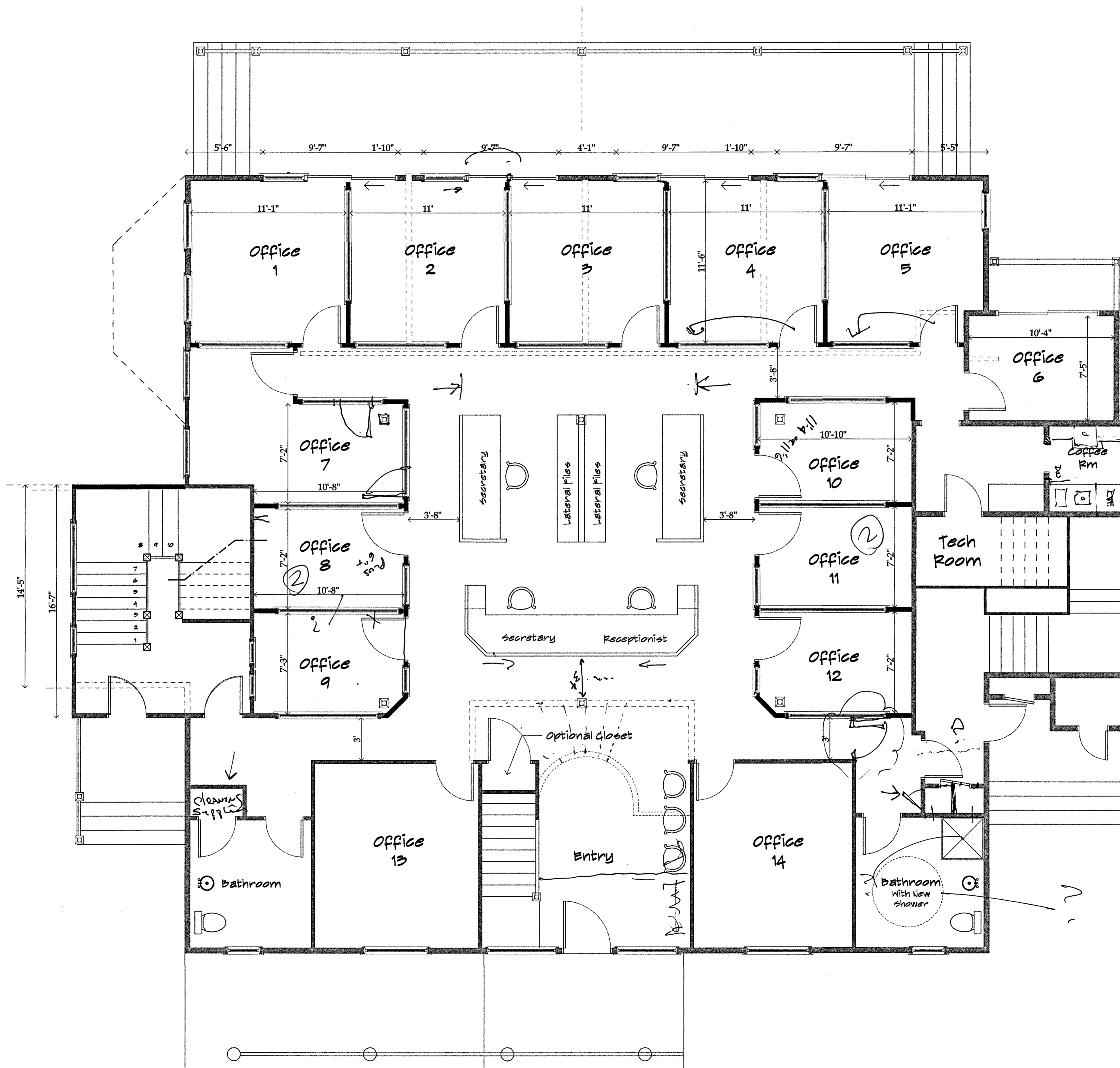
Scale
3/16" = 1'-0"

57 Century Road
Norwalk, CT
303-865-9777

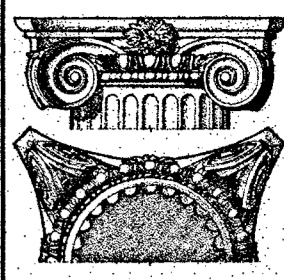
Joseph Matto Architect AIA
131 Rowayton Ave.
Rowayton, CT

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2





Revised 1st Floor Plan - 1/4/08



Issue Date

2/4/08

Revisions

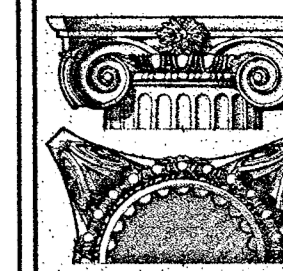
Scale
1/4" = 1'-0"

57 Geneva Road
Rowayton, CT
06877

Joseph Matto Architect AIA
131 Rowayton Ave.
Rowayton, CT

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Issue Date
9/4/08

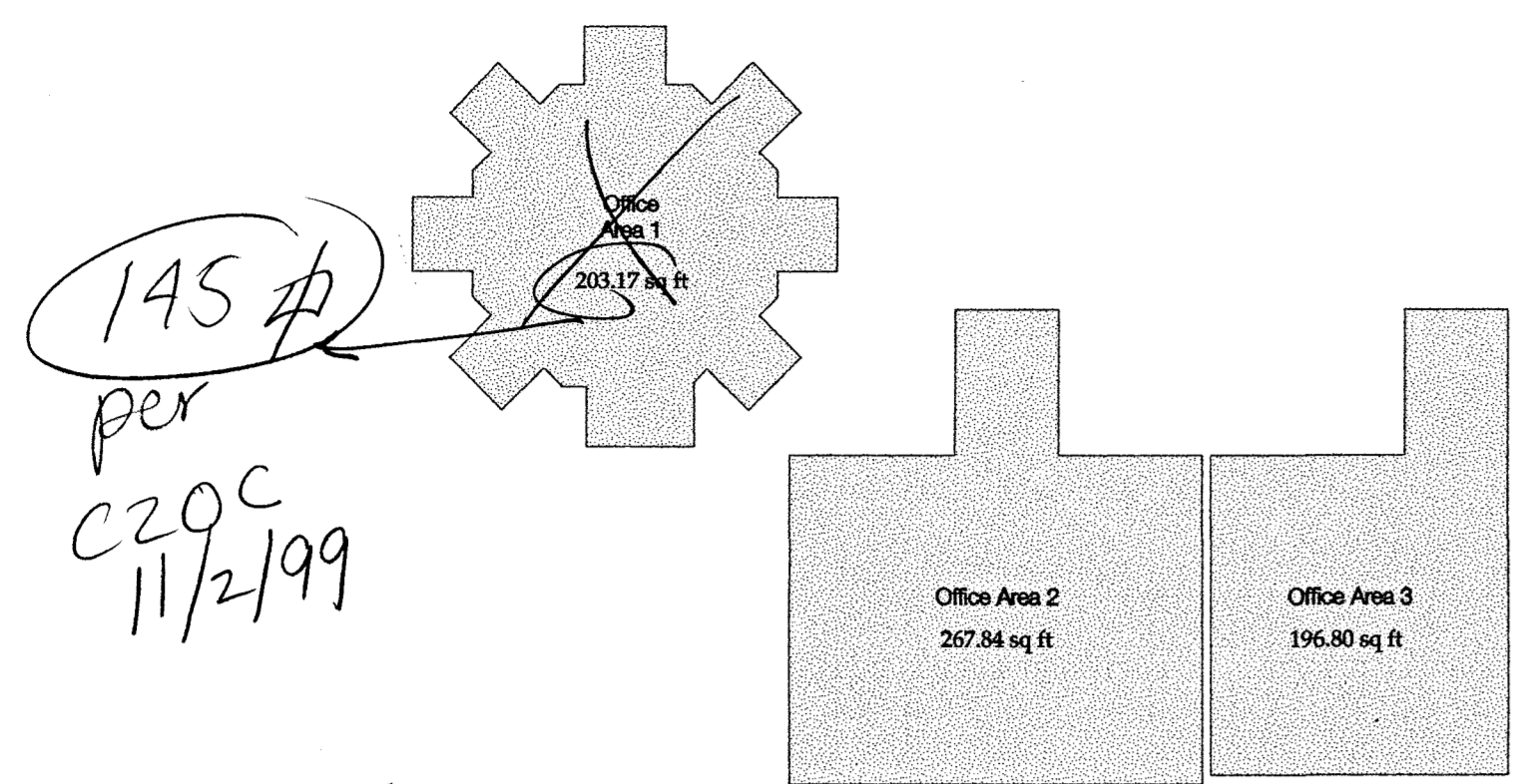
Revisions
Final C.O. Area Calculations

Scale
1/8" = 1'-0"

37 Geneva Road
Norwalk, CT
938 865-5774

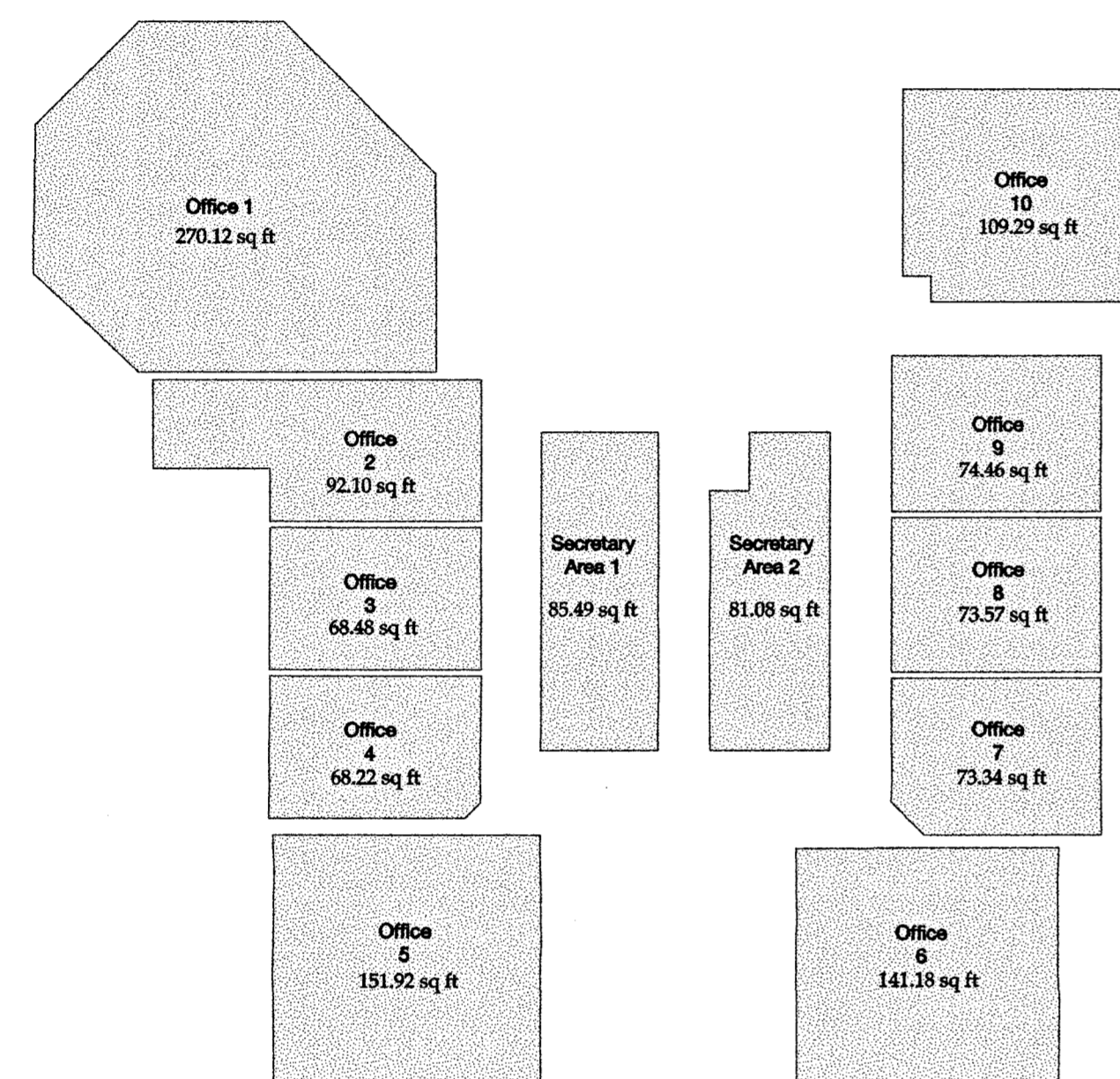
Joseph Matrino Architect AIA
131 Rowayton Ave.
Rowayton, Ct

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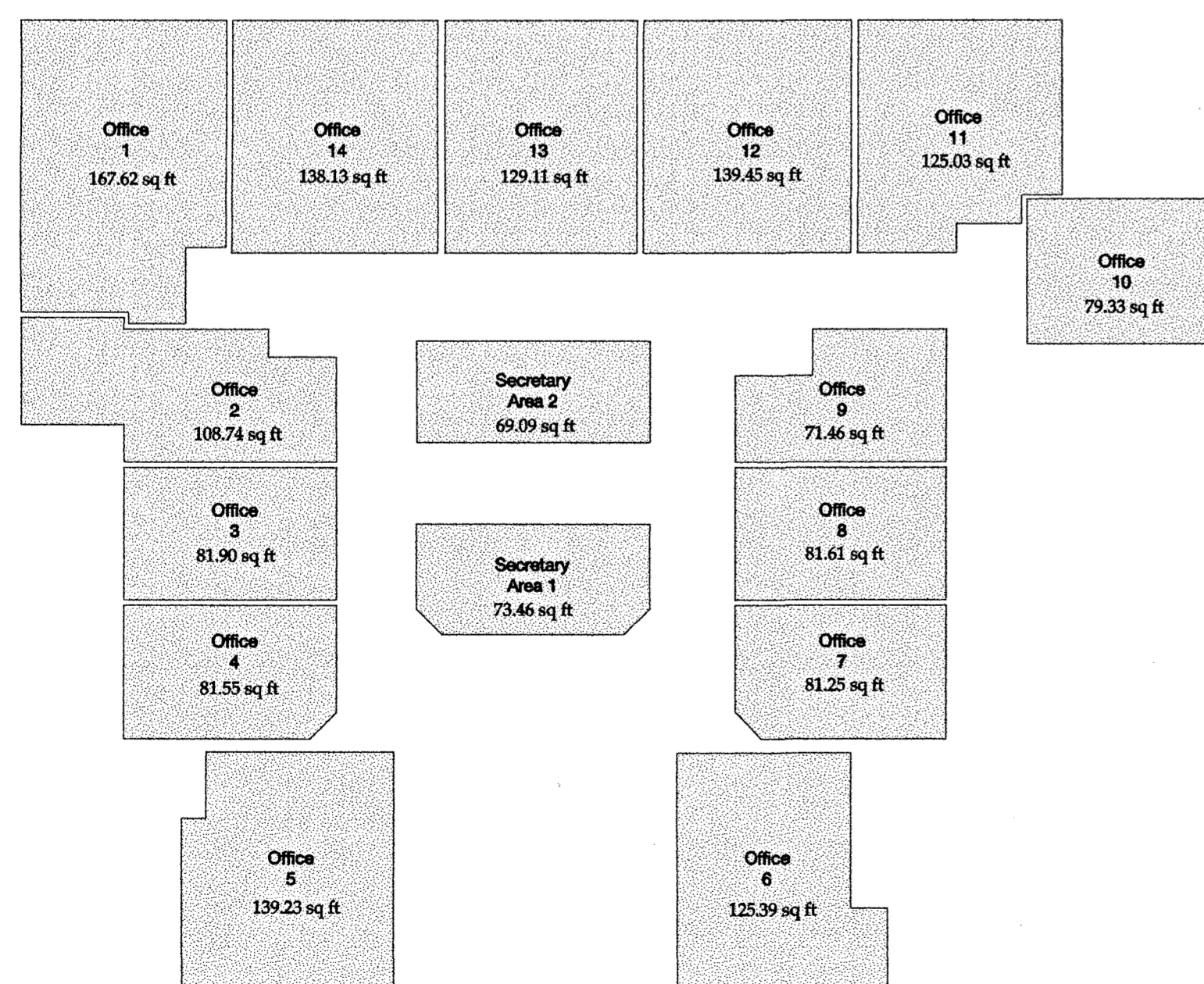
Third Floor

668 ft2



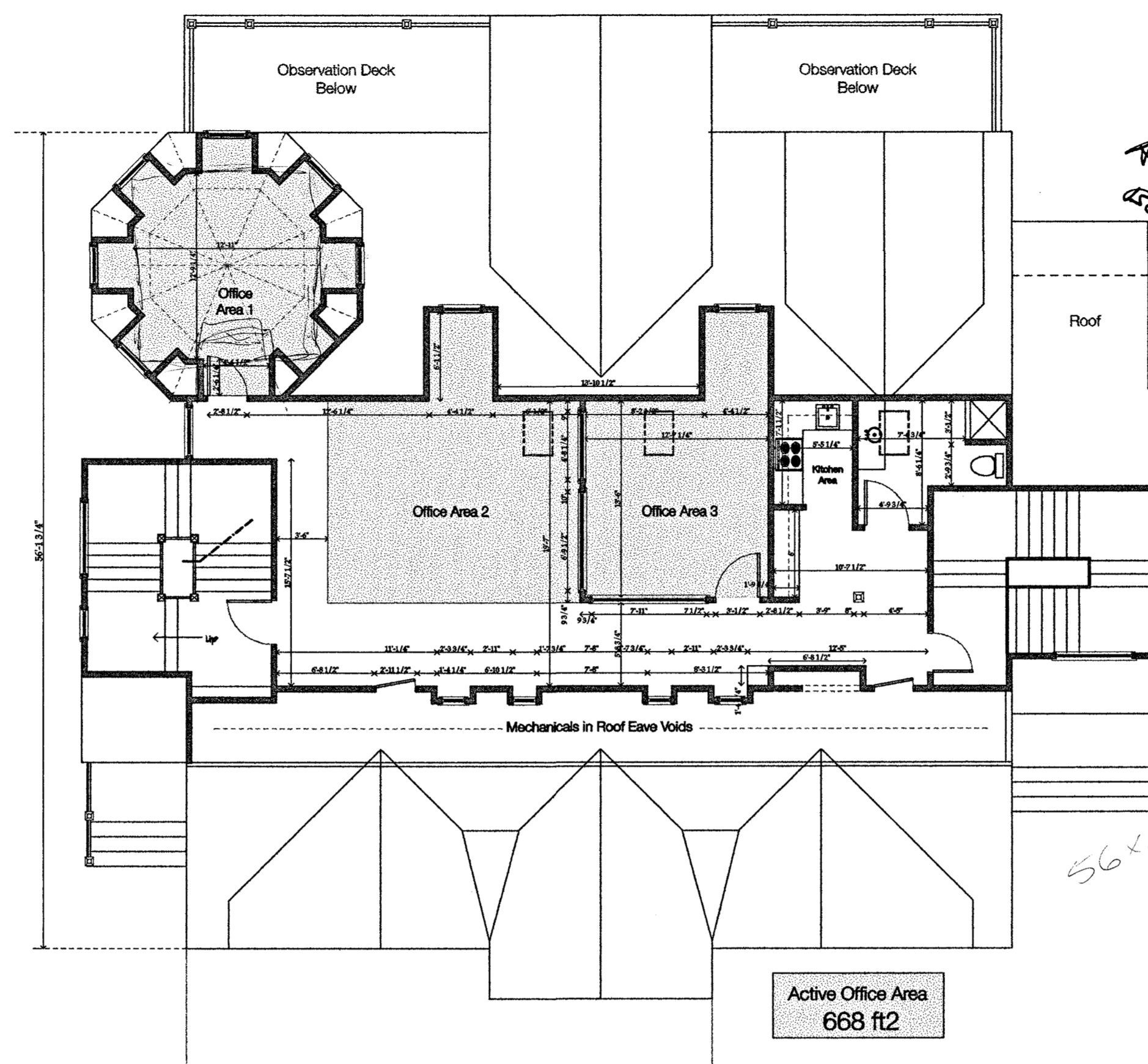
Second Floor

1289 ft2



First Floor

1692 ft2



Third Floor

Active Office Area
668 ft2

Total Active Office Area = 3649 ft2 For All Floors

Required Parking Spaces
@ 1 per 334 ft2 of Active Floor Area = 11 Parking Spaces
Required Parking For Marina Slips = 8

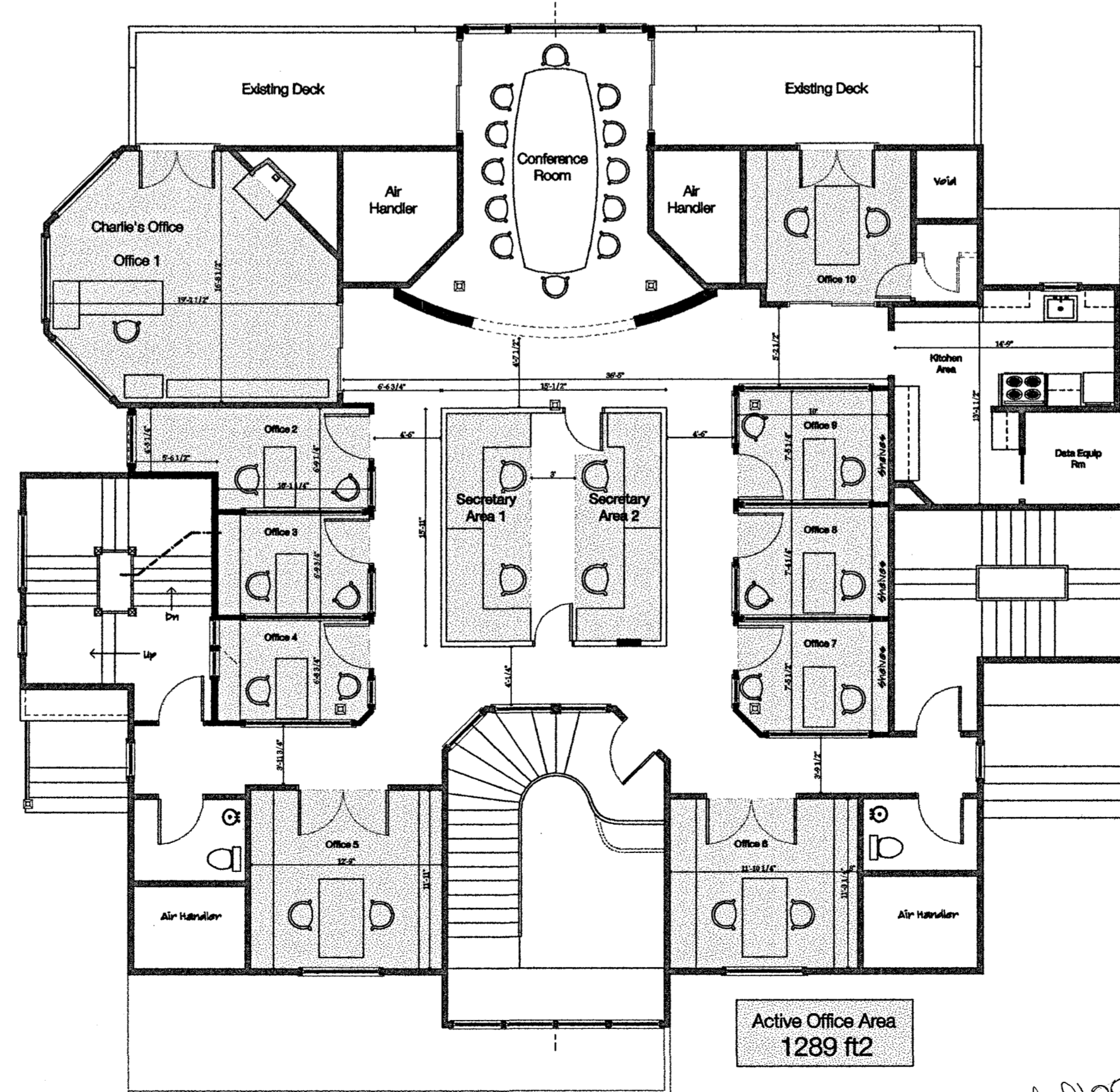
Total Parking Required = 19
Total Provided = 21

OLD PER
Active Rate 300

56 x 21 =
1,176 = 334
3.5 spaces

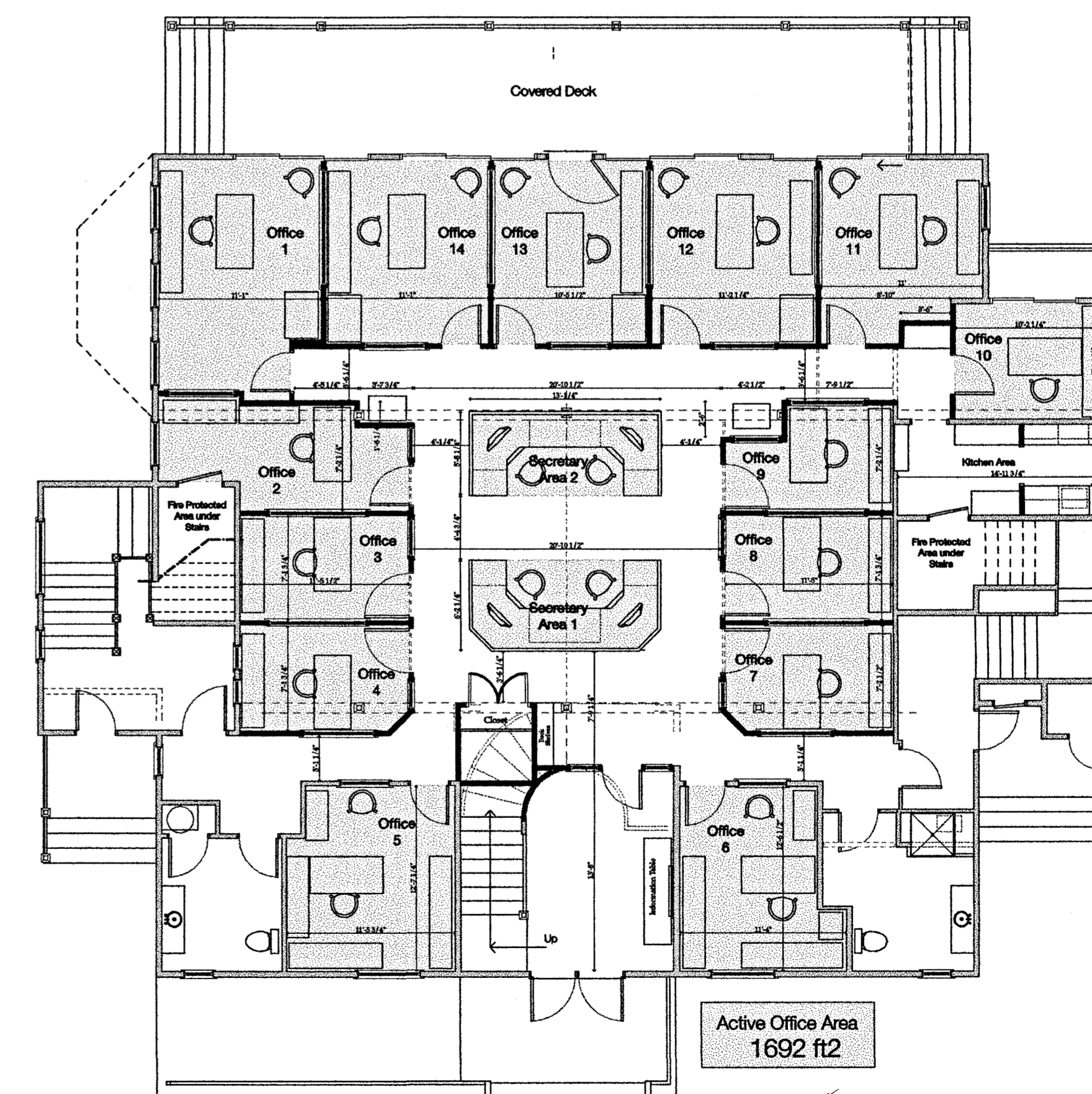
3649 ÷ 300 =
12.16 spaces
21 provided

To Be Removed
Existing to Remain
New Walls



Second Floor

Active Office Area
1289 ft2



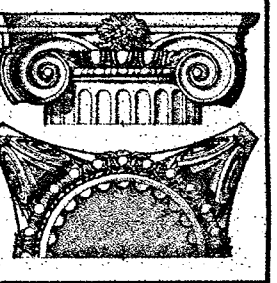
First Floor

Active Office Area
1692 ft2

2nd floor
gross
3834

65 x 51 =
3375 gross
10.5 spaces

RECEIVED
SEP 04 2008
CITY OF NORWALK
PLANNING & ZONING



Issue Date
9/4/08

Revisions

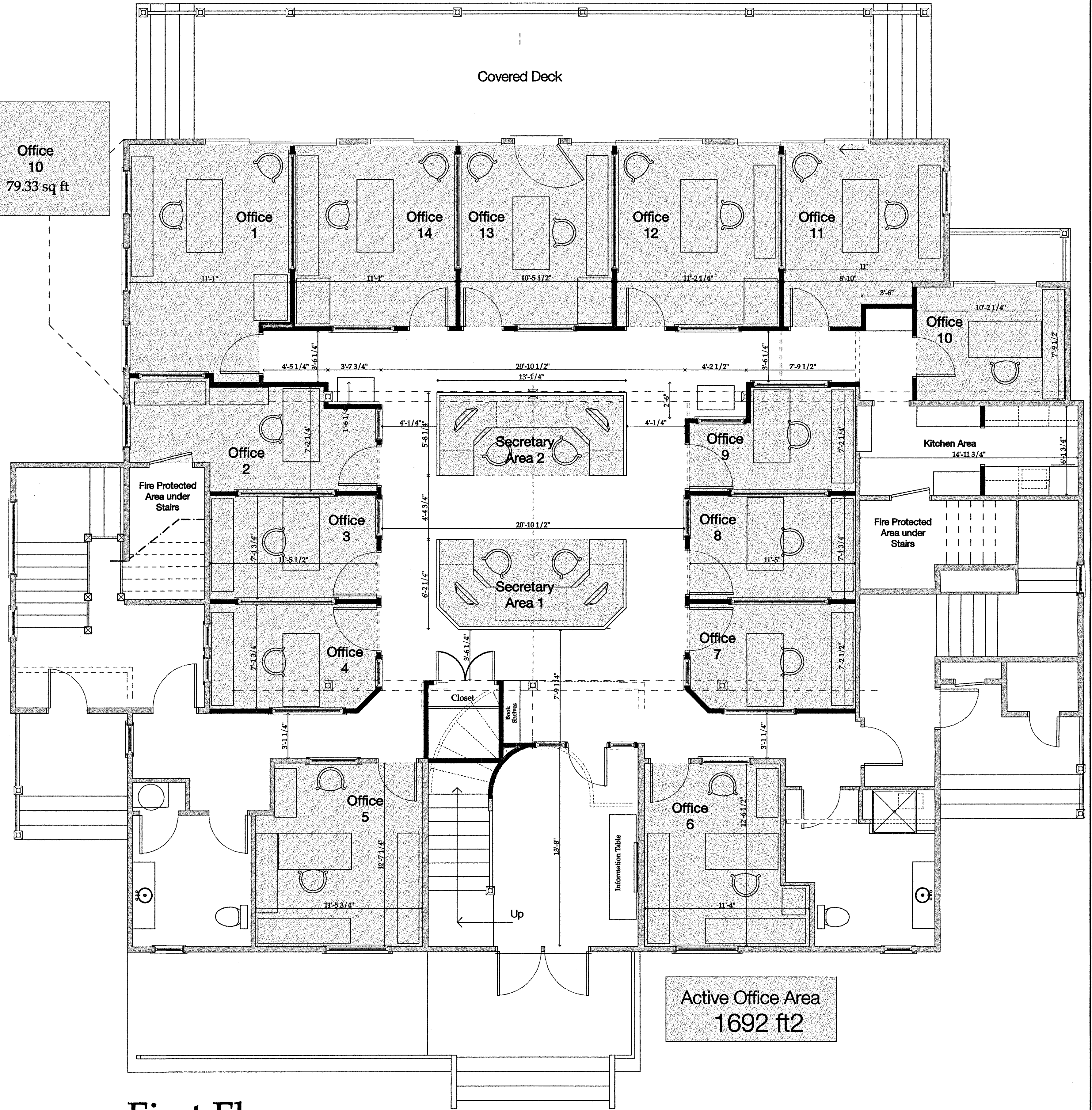
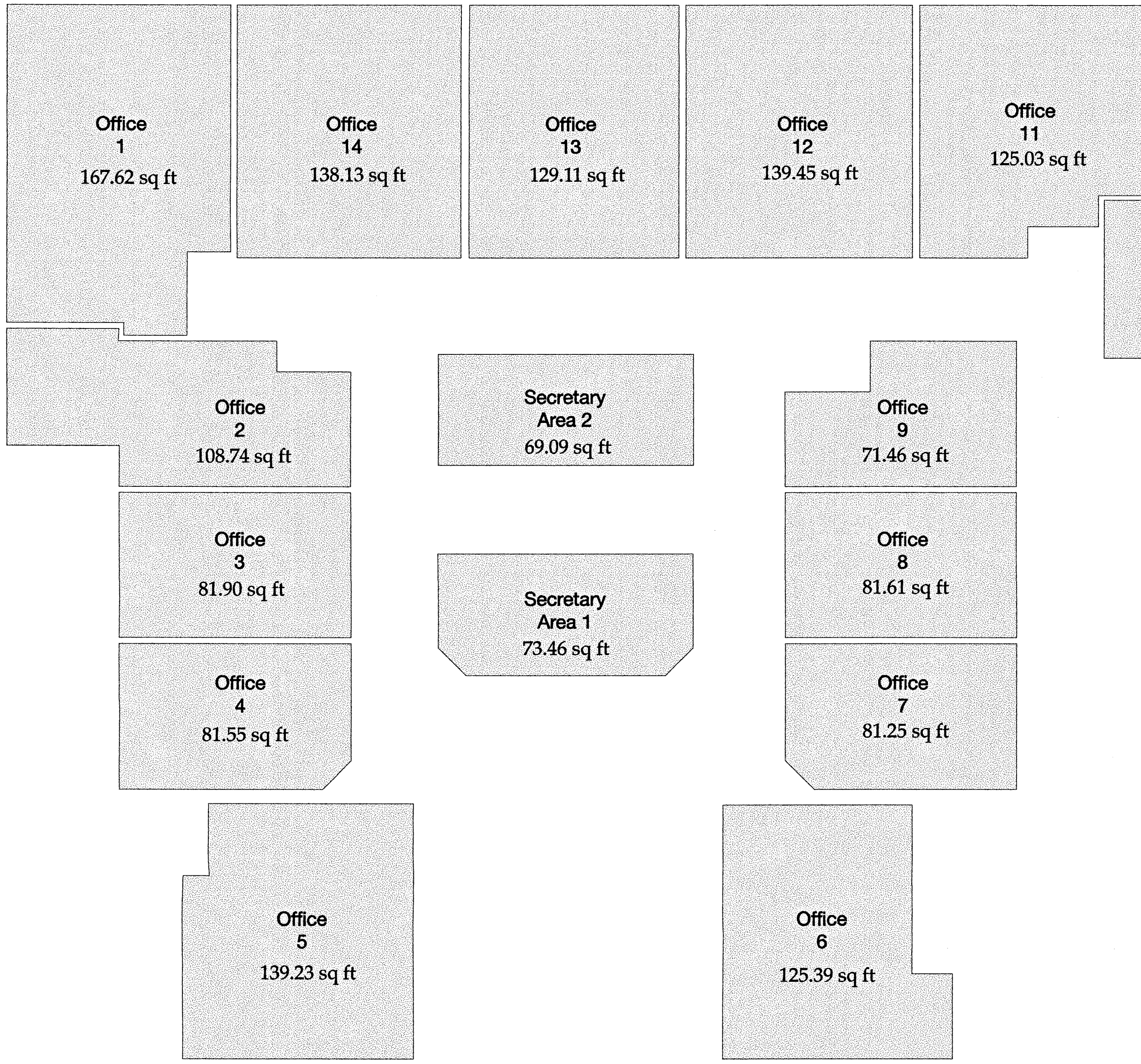
1st Floor As-Built C.O. Plans

Scale
1/4" = 1'-0"

37 Geneva Road
Norwalk, CT
203.866.5777

Joseph Matto Architect AIA
131 Rowayton Ave.
Rowayton, CT

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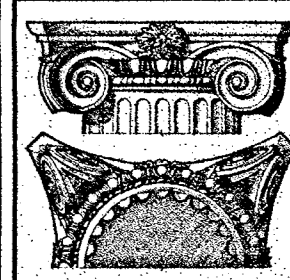


First Floor

First Floor

1692 ft²

Active Office Area
1692 ft²



Issue Date

9/4/08

Revisions

2nd Floor As-Built C.O. Plans

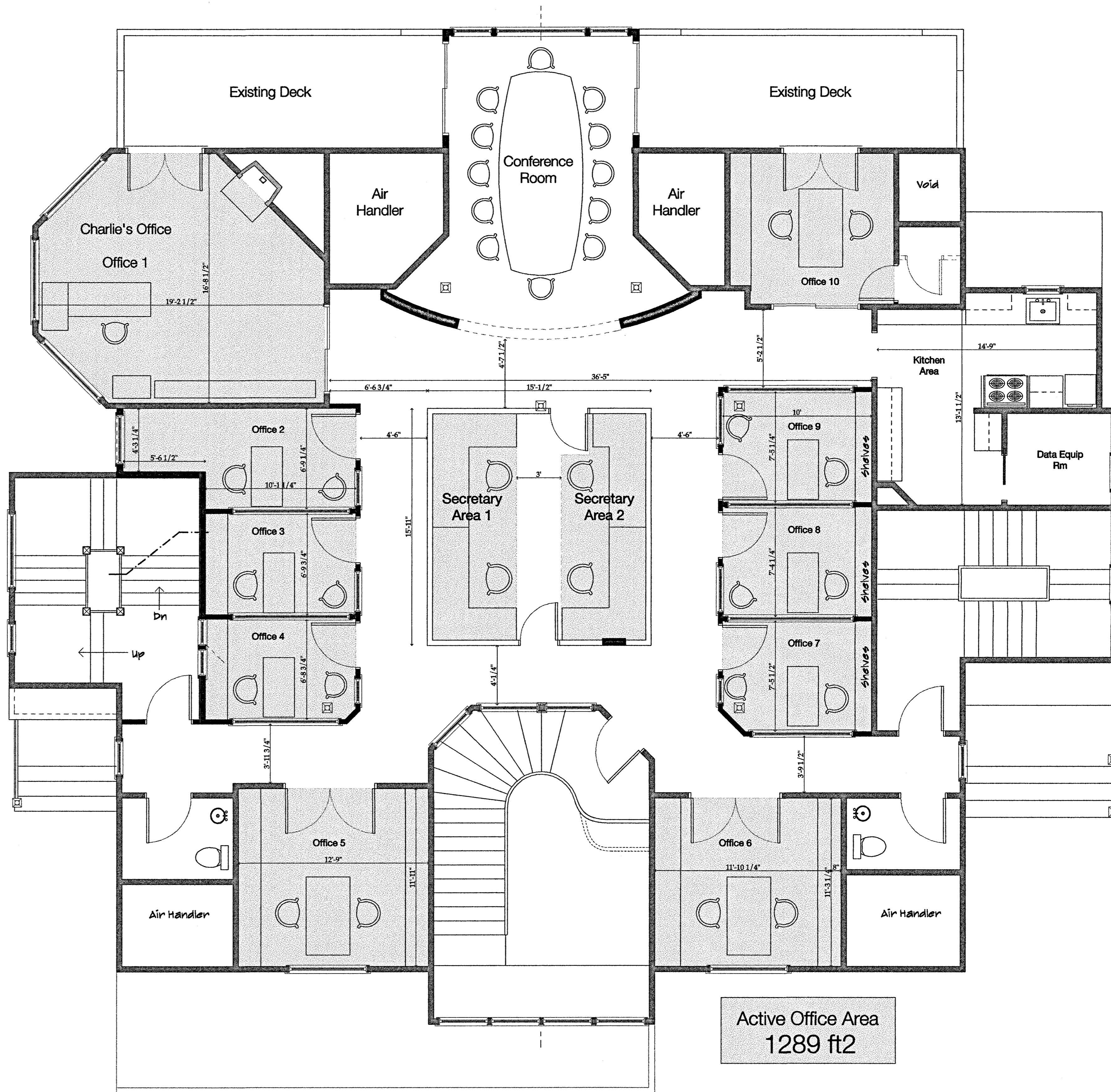
Scale
1/4" = 1'-0"

Joseph Matto Architect AIA
131 Rowayton Ave.
Rowayton, CT

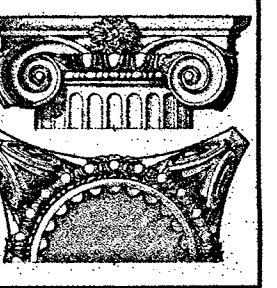
131 Rowayton Ave Office Building

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Second Floor



Issue Date

9/4/08

Revisions

3rd Floor As-Built C.O. Plans

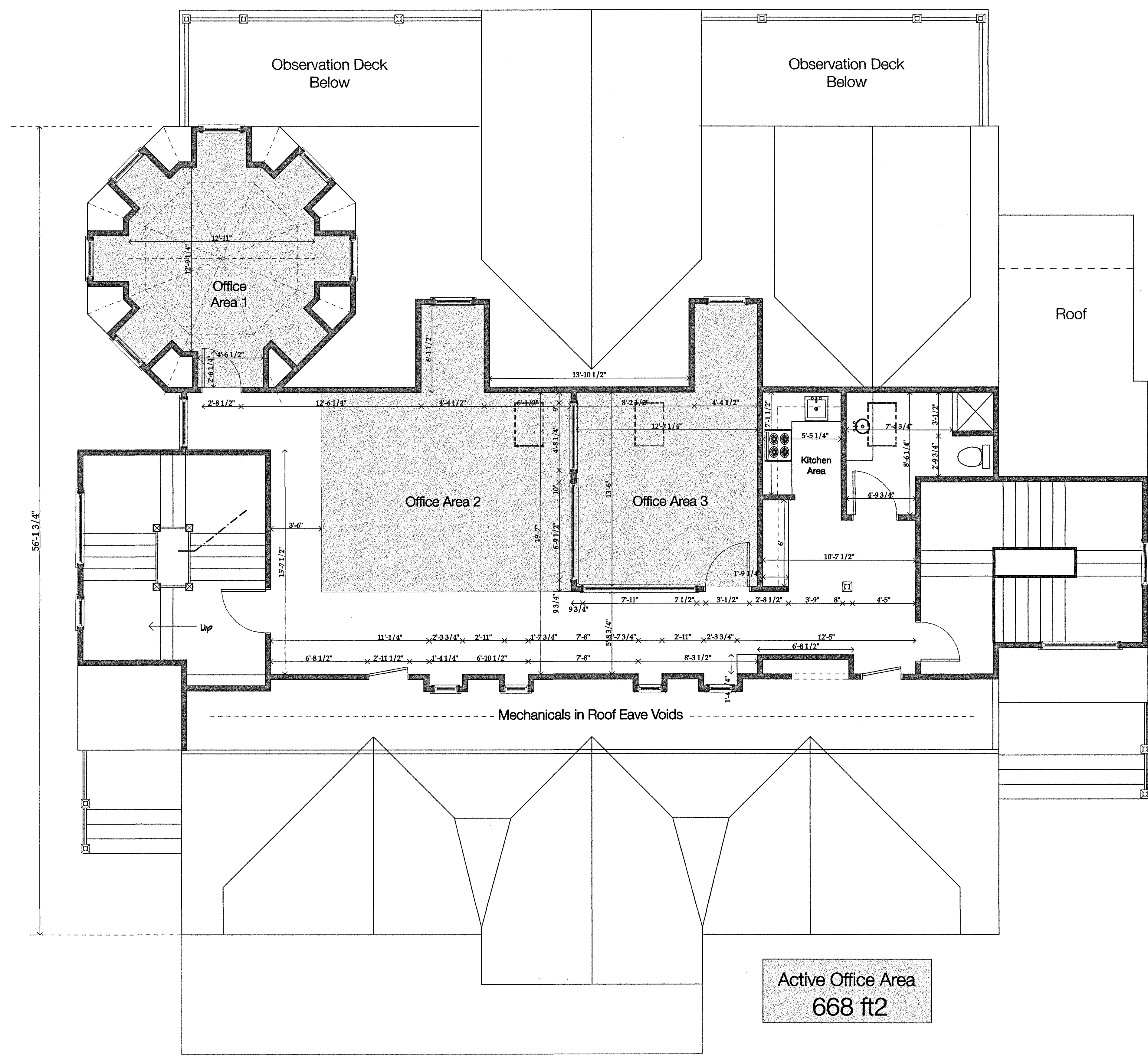
Scale
1/4" = 1'-0"

37 Central Road
Norwalk, CT
938 665 7777

Joseph Matto Architect AIA
131 Rowayton Ave.
Rowayton, CT

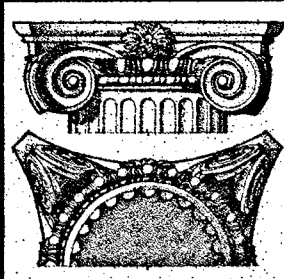
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Active Office Area
668 ft²

Third Floor



Issue Date

10/9/07

Revisions

Preliminary Existing Floor Plans

Scale

1/8" = 1'-0"

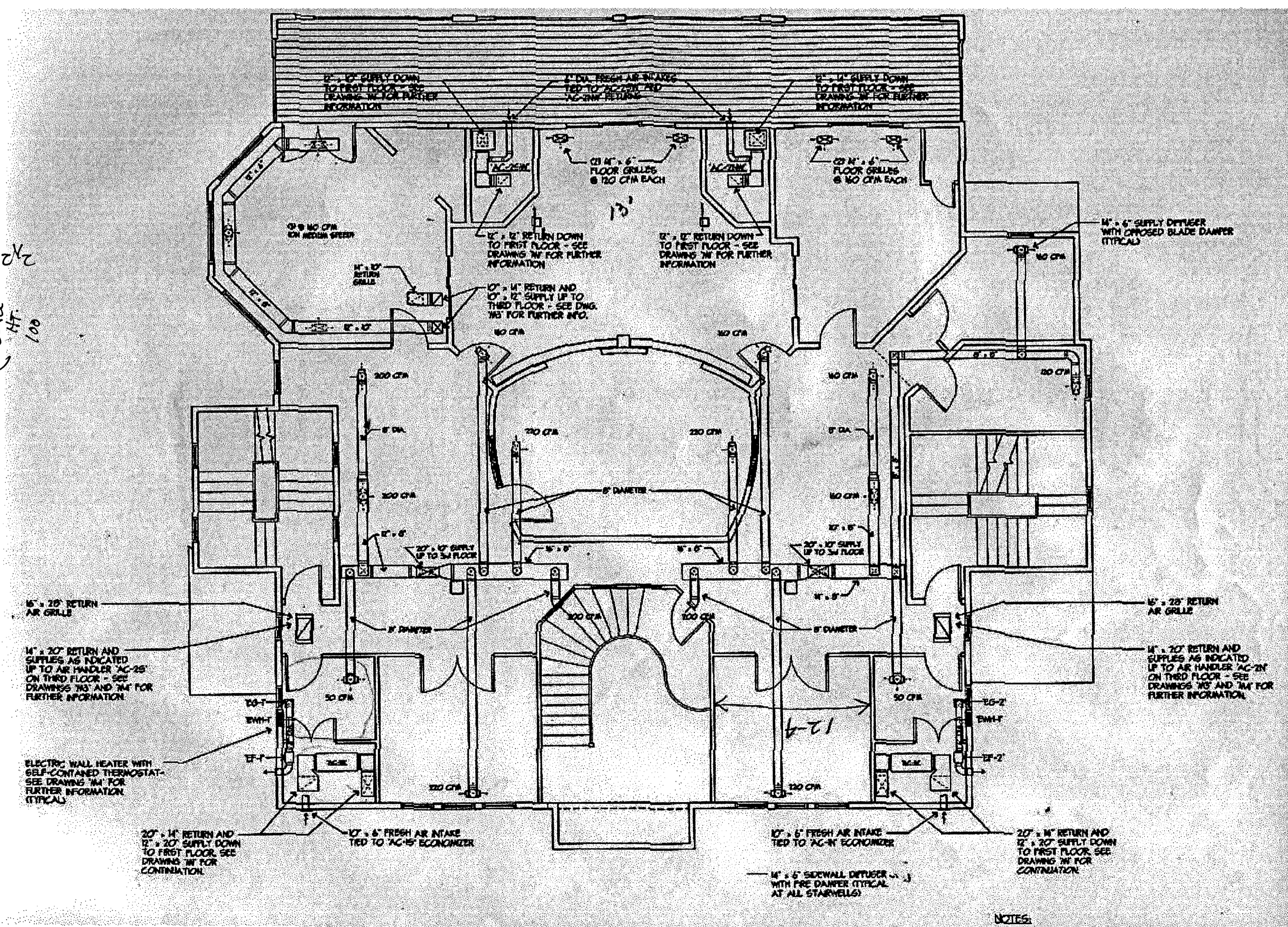
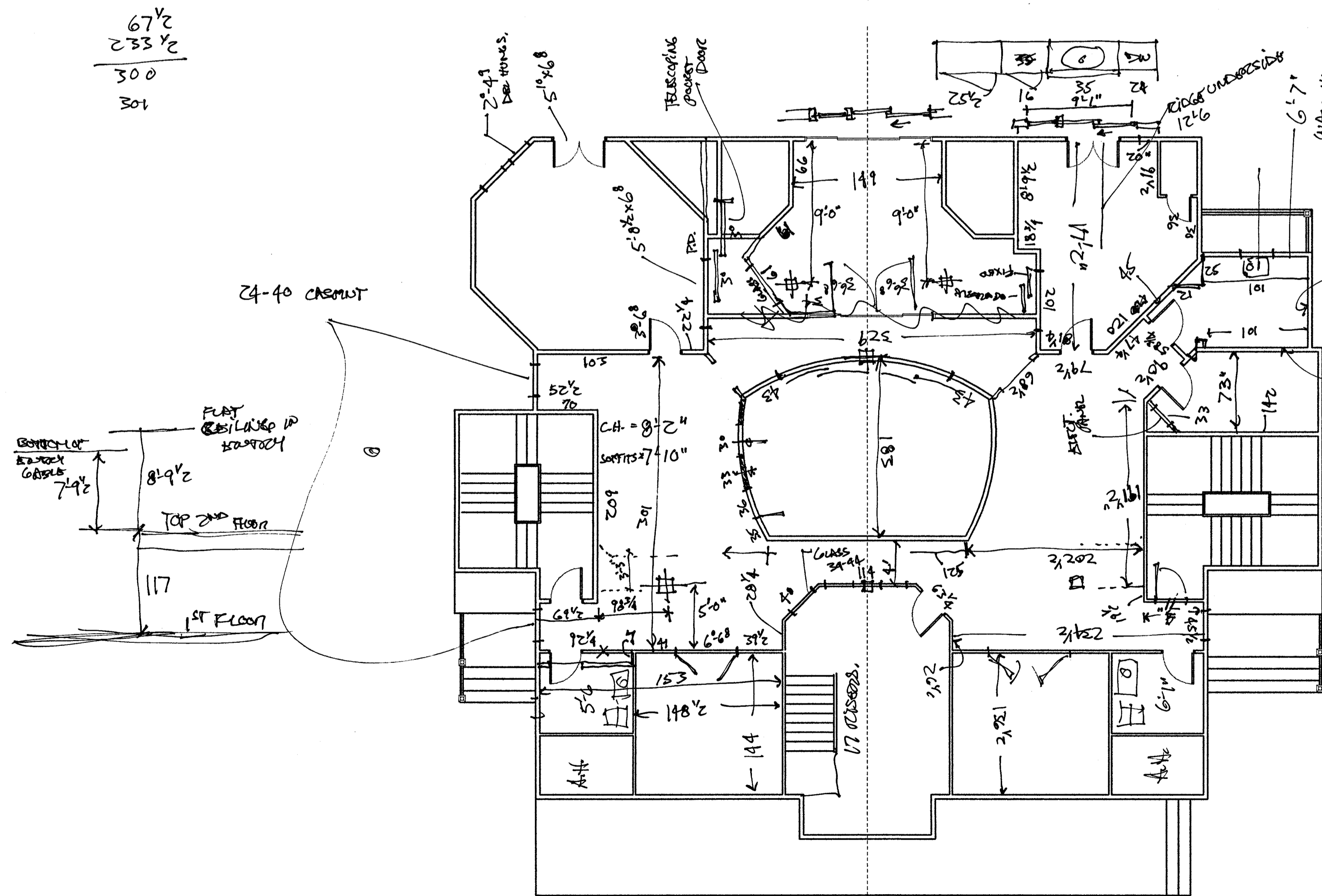
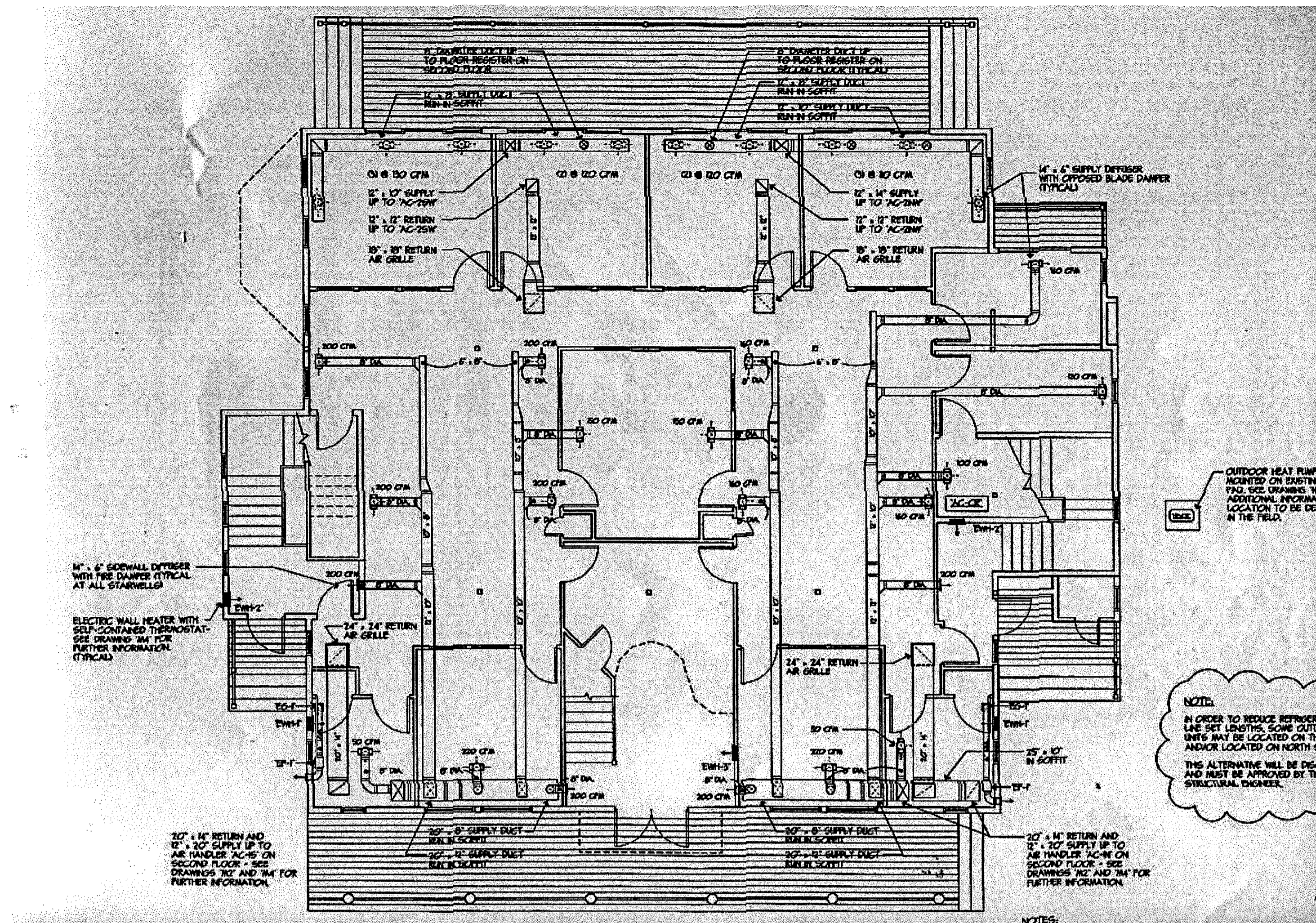
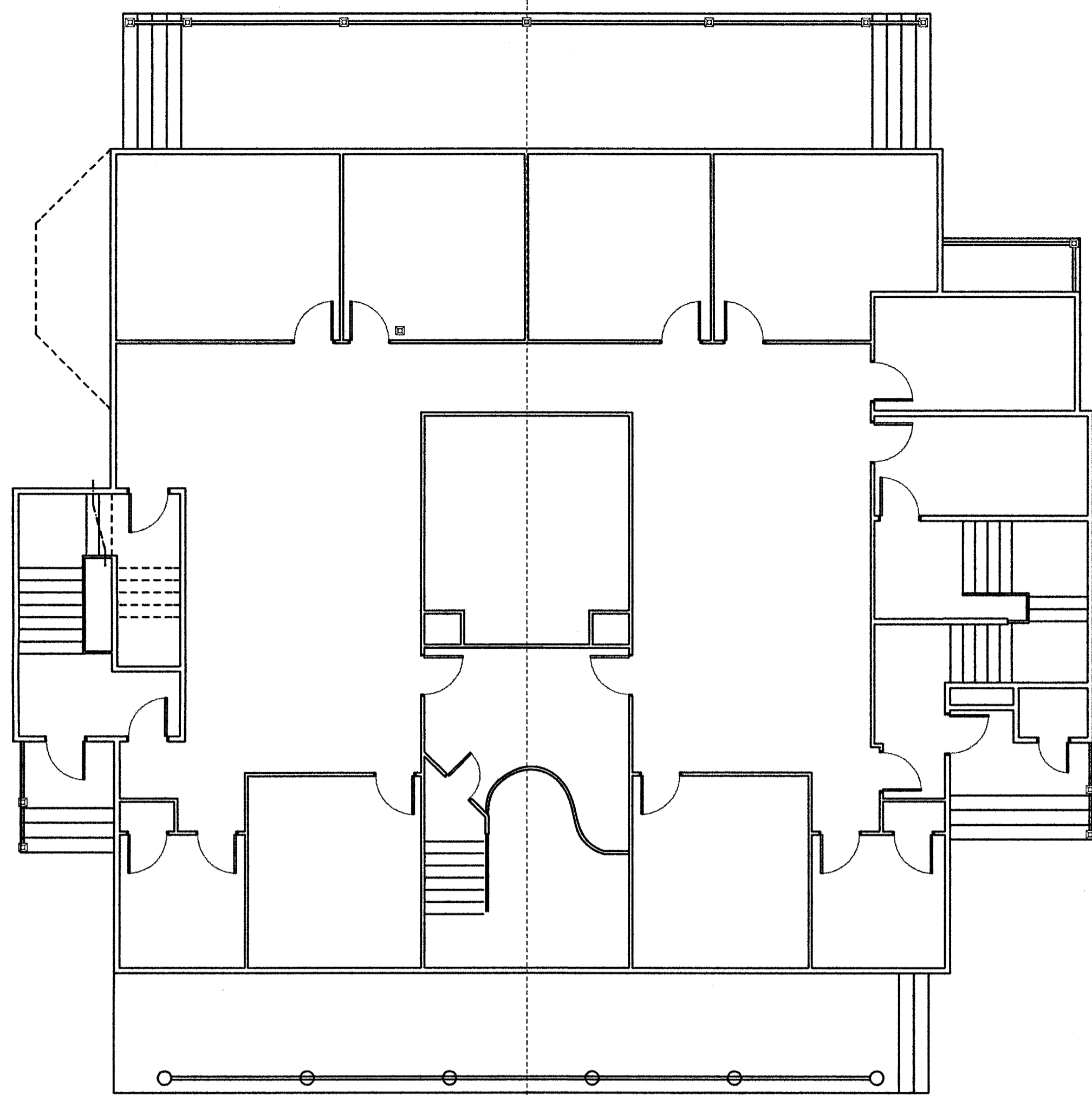
131 Rowayton Ave.
Rowayton, Ct

Joseph Matto Architect AIA

Charis Eaton

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MAP

OF PROPERTY PREPARED FOR

TOKENEKE INVESTMENTS, LLC

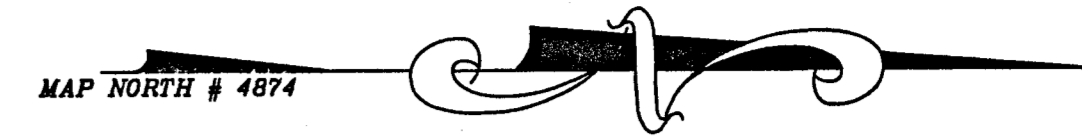
131 ROWAYTON AVENUE, ROWAYTON, CONNECTICUT

SCALE: 1" = 20'

DATE: JAN. 17, 2008

BY "ARCAMONE LAND SURVEYORS LLC"

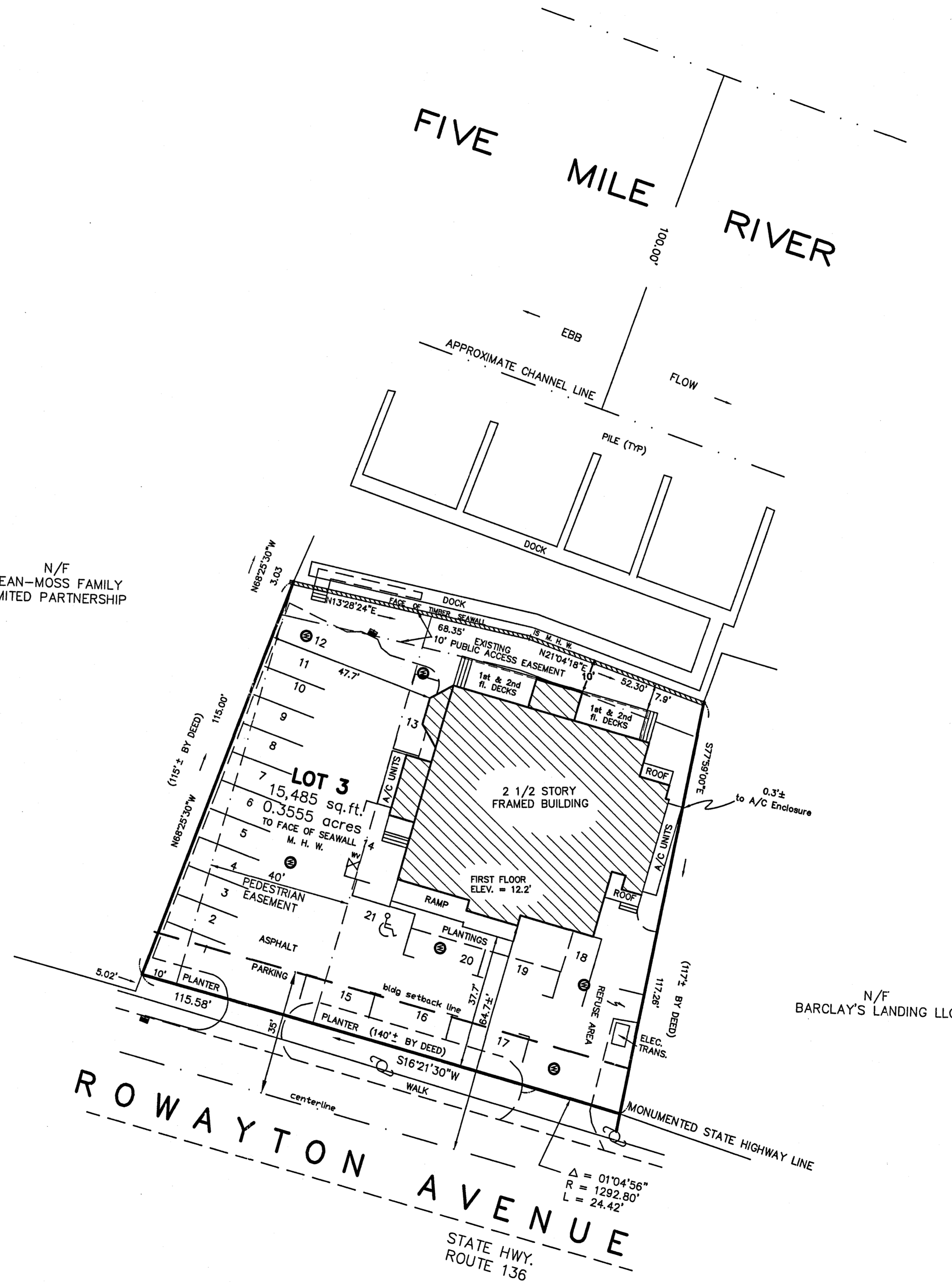
4 TAFT STREET, UNIT A-2B
S. NORWALK, CT. 06854
203 866-2058



	REQUIRED/ALLOWED	EXISTING
FRONT SETBACK	35' from C MIN.	AS DEPICTED
REAR	18' MIN.	
SIDE	NONE MIN.	
AGGREGATE SIDE	40% MIN.	
LOT WIDTH	50' MIN.	VARIES
LOT AREA	5,000sf MIN.	15,485sf
HEIGHT	35' MAX.	<35'
# OF STORIES	2 1/2 MAX.	2 1/2
LOT COVERAGE: BUILDING	35% MAX.	30%
BLDG & PARKING	80% MAX.	85%
	0.7 MAX.	0.41±

EXISTING PARKING: 21 SPACES

N/F
DEAN-MOSS FAMILY
LIMITED PARTNERSHIP



N/F
BARCLAY'S LANDING LLC

THIS SURVEY MEETS THE STANDARD OF A CLASS "A-2" SURVEY.

SURVEY TYPE: ZONING LOCATION SURVEY
BOUNDARY DETERMINATION: DEPENDENT RESURVEY

THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE CONNECTICUT", SEC. 20-300b-1 to 20-300b-20. EFFECTIVE; JUNE 21, 1996 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., SEPTEMBER 26, 1996

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT SHOWN.

THIS MAP IS INVALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

REFERENCES TO THE ABOVE PROPERTY ARE MADE TO MAP(S) No. 4874, 8221, 8231, 11799 & 11884, N.L.R.

TAX MAP 10NW BLOCK 1E TAX LOT(S) 20 DISTRICT 6

PROPERTY IS LOCATED IN ROWAYTON VILLAGE DISTRICT (FORMERLY BUSINESS No. 3 ZONE)

DISTANCES SHOWN +/- FROM BUILDINGS TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

REFER TO DRAINAGE EASEMENT ~ VOL. 309 PG. 253 NORWALK LAND RECORDS

REFER TO VARIANCES VOL.1328, PG. 306: VOL. 1370, PG. 38: VOL. 1433, PG. 87: NORWALK LAND RECORDS.

REFER TO PEDESTRIAN ACCESS EASEMENT TO CITY OF NORWALK VOL.3686, PG.250: NORWALK LAND RECORDS.

PROPERTY IS LOCATED IN THE COASTAL AREA MANAGEMENT ZONE

PROPERTY IS LOCATED IN F.I.R.M. FLOO ZONE A-6 ELEV. 12'
COMMUNITY PANEL. # 090012 0006 C REV. AUGUST 19, 1986

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

Wayne J. Arcamone
WAYNE J. ARCAMONE, LAND SURVEYOR, NORWALK, CONN. CONNECTICUT REG # 15773