



Environment • Location Community

Mixed-use Living
25 High Street, Milford, CT
Jessie Shuby • Studio VI • Spring
2022

History

- February 1, 1639, is the date the area then known as "Wepawaug" was purchased from Ansantawae, chief sachem of the Paugusset Tribe.
- They knew the area as Wepawaug, named for the small river which runs through the town. Later the settlers named streets in both Milford and Orange as Wepawaug.
- The settlers built a grist mill by the Wepawaug River in 1640, to take advantage of its water power.
- By 1822, the town had grown large enough that residents in the northern and eastern sections of Milford chartered the Town of Orange.
- During the next century and a half, the remaining section of Milford was known for shipbuilding, farming and oystering.
- Because of its location on Long Island Sound, during the later 19th century, Milford also became known as a beach resort for residents of New Haven and Bridgeport.
- In 1899, the "Memorial Bridge" (a "stone bridge and tower commemorating the town's history and founders") replaced the last mill over the Wepawaug.
- The bridge was described as "simple in design, its broad copings surmounted with rough hewn blocks of granite, bearing the names of the first settlers. There are ten blocks on the south and twenty on the north coping. At each end of the former is a stone four feet wide by five and a half high.
- In 1903, the southeastern portion of the town was incorporated as the Borough of Woodmont. In 1959, the Town of Milford, including the Borough of Woodmont, was incorporated as the City of Milford.
- The city became host to several headquarters of multinational corporations, including the Schick Shaving company, and Doctor's Associates, Inc., owners of the Subway chain of fast-food restaurants. The US operations of BIC were headquartered in Milford, but in March 2008 moved most of its operations to Shelton. Milford Hospital has also developed into an important health care resource for the area. It has also become home of smaller national corporations such as K-Mart and Orchid Medical.

Ecology

- The Connecticut Audubon Society was founded in 1898 by Mabel Osgood Wright, a pioneer in the American conservation movement. From the beginning, we have focused on conserving birds and their habitats in Connecticut, through science-based education and advocacy.
- Coastal Center at Milford Point.
- A total of 315 bird species have been seen at the Coastal Center.
- Ospreys nest in the marsh.
- Vulnerable species such as Piping Plovers and American Oystercatchers nest on the beaches.
- Snowy Owls often spend the winter in the area.
- The nearby waters of Long Island Sound and the Housatonic River are rich in oysters and clams.
- The dune habitat supports rare plants.
- Population of Purple Martins occupies a colony at the edge of the marsh.



Landscape

- Beaches • Shoreline • Watershed
- Tidal Flats • Saltmarsh Marsh • River
- Ponds • Greenways • Farmlands • Woodlands

Communities

- Downtown Milford • Devon • Morningside
- Point Beach • Bayview • Walnut Beach
- Wildermere Beach • Laurel Beach • Woodmont



Culture

- Milford celebrates its annual Oyster Festival, which serves as a combination of a typical town fair with a culinary celebration of the town's location on historically shellfish-rich Long Island Sound.
- Community spirit and "giving back" are a vital part of the Milford way of life. Fortunate to be the home of multiple service clubs and organizations, Milford rarely will let a week go by where the community is not invited to participate in an event.
- The Milford Chamber's "Festival of Lights" brightens holidays when the city "Green" is illuminated with over 50,000 holiday lights, shopping and entertainment.
- The Devon Rotary brews up an Oktoberfest complete with Bavarian food and music.
- The Milford Irish Festival has everyone's feet tapping.
- The Milford Literacy Wine Tasting warms up a crisp fall season.



Natural Resources

- The mission of the Milford Land Conservation Trust is the preservation and conservation of the natural resources of open space land in the City of Milford.
- Mixed portfolio of donated estate properties and purchased lands throughout Milford, which includes wetlands, forested properties, and our signature preserved meadow.

Lifestyle

- Dense suburban feel • Bars, Restaurants, Coffee Shops, and Parks
- Commuter town • Accessibility to transit (train, bus)

Places of Interest

- Silver Sands State Park • Walnut Beach • The Coastal Center
- Eisenhower Park • Port Milford • The Milford Green



Walk Score
56

Transit Score
751

Bike Score
43

Demographics

- With a 2020 population of 53,289, it is the 12th largest city in Connecticut and the 745th largest city in the United States.
- Milford is currently growing at a rate of 0.09% annually and its population has increased by 3.94% since the most recent census, which recorded a population of 51,271 in 2010.
- Spanning over 25 miles, Milford has a population density of 2,433 people per square mile.
- The average household income in Milford is \$118,018 with a poverty rate of 4.71%. The median rental costs in recent years comes to \$1,580 per month, and the median house value is \$312,500.
- The median age in Milford is 45.5 years, 42.1 years for males, and 47.8 years for females.

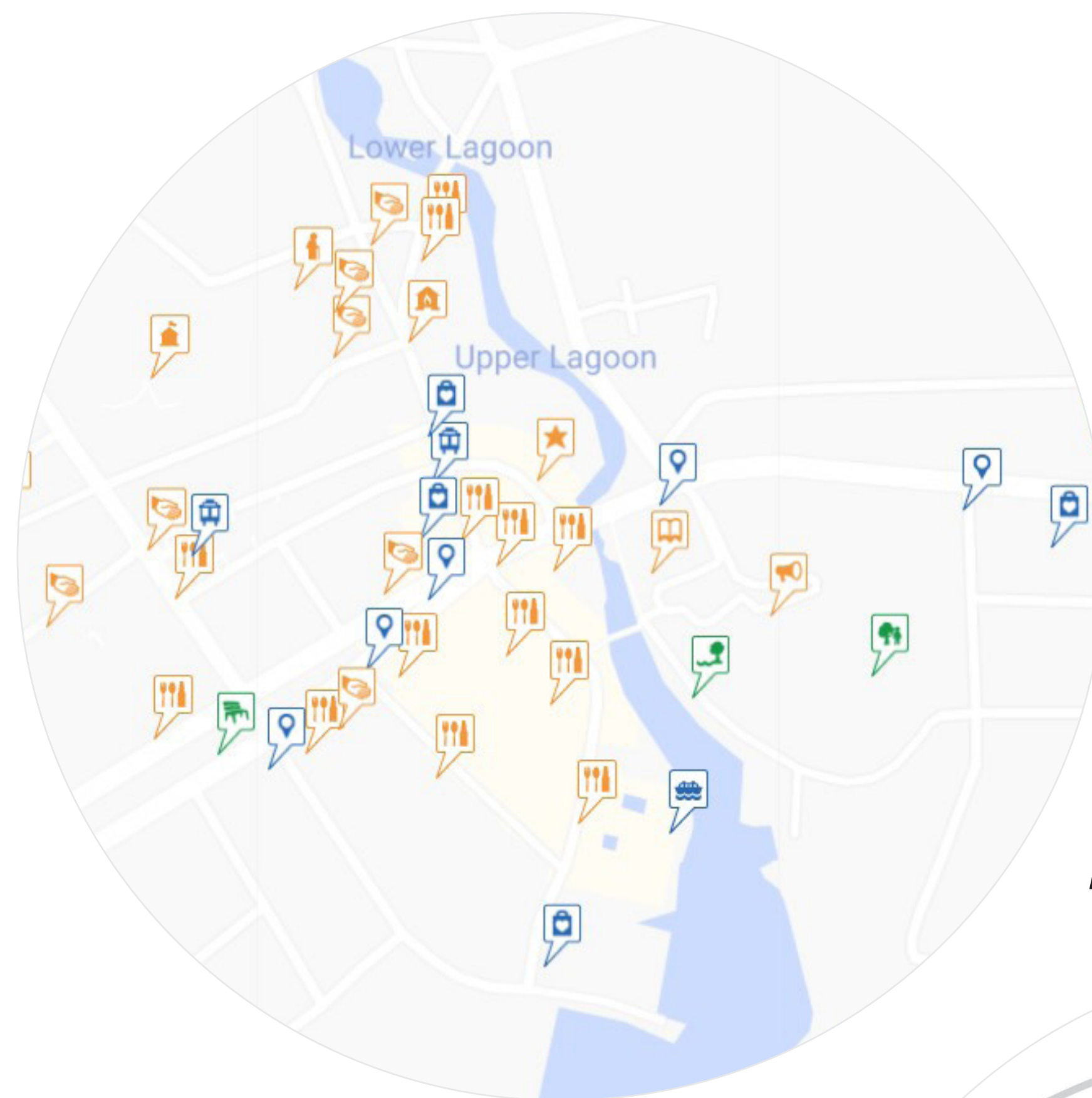
Type	Owner ▲	Renter
Female	60.4%	39.6%
Non Family	62.5%	37.5%
All	74.4%	25.6%
Male	76.3%	23.7%
Married	85.4%	14.6%

Sustainable Milford

- In the Fall of 2021, Milford became a Silver level Sustainable CT certified community! This is the highest level of certification offered in the Sustainable CT program.
- The three-year certification was awarded to Milford for its environmentally sustainable practices, commitment to equity, and residents' high quality of life.
- Sustainable CT is a voluntary certification program that requires municipalities to choose from a wide range of actions, implement those actions, and earn points toward certification.
- All thirteen categories were achieved within the 2021 application:
 - Inclusive and equitable community impacts
 - Thriving local economies
 - Well-stewarded land and natural resources
 - Vibrant and creative cultural ecosystems
 - Dynamic and resilient planning
 - Clean and diverse transportation systems and choices
 - Renewable and efficient energy infrastructure and operations
 - Inclusive engagement communication and education
 - Strategic materials management
 - Optimal health and wellness opportunities
 - Healthy, efficient and diverse housing
 - Effective compassionate homelessness prevention
 - Innovative strategies and practices.



Green Map



- Key
- Center - 50 Daniel street
- Restaurants
- Library
- Place of worship
- Senior living
- School
- Social services
- Entertainment
- Waterfront green area
- Park
- Town green
- Local business
- Train
- Local transit
- Water transit

Node Map



- Community
- Engagement
- Environment

Exploring Milford

Milford, CT is a bustling city with up-and-coming sustainable aspects that will only lead itself to a bright future. While walking, bike paths could be found throughout and were marked clearly so that those travelling by car were made aware that they had to share the road. Natural waterways are preserved and beautified by footpaths and bridges that allow individuals to admire them in all of their glory. Parks and open areas can be found within a short walk from the site, which allows nearby residents to go out and enjoy the natural amenities of Milford.

Adjacent to the site is a harbor, or small marina if you will, where people travelling by boat are allowed to dock and walk around the town to enjoy restaurants as well as many small local shops. A boardwalk can be found next to the marina, which also connects to the footpaths and bridges, which then leads you around the town green and beyond, making Milford a very walkable town. These types of features encourage the residents and visitors of Milford to use a sustainable form of travel.

Tenant Demographic

The target demographic of Cornerstone Commons are those who lead an active lifestyle in engagement and involvement. These types of individuals could be young couples, small families, "empty nesters" as well as someone who may have just gotten out of college and is looking for a place to live near quality transit.

Cornerstone Commons is the hub for community engagement, and tenants who chose to reside here enjoy being involved in the building's amenities and community engagement activities, such as pop up events at the coffee shop, or even helping plant vegetables in the community garden.

Environment, location, and engagement are the main attributes of Cornerstone Commons, and those same attributes can be found within the personality of the its tenants who reside within.



Environment • Location
Community

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Universal Access to Community Services
Equity Pteal • Imperative 16
Living Building Challenge

The Community must incorporate access to basic community services and amenities that support the health, dignity and rights of all people. All residents must have access to the foll owing within ½ mile directly27 or ¼ mile to a public transportation line that provides direct (without transferring) access within 2 miles.

Places to Shop - a grocery store or farmers market that has fresh produce and meat. a mixed-use commercial zone

Places to Congregate - a community center or youth center/senior center

Places to Work - an office building, light industrial or hospit al or clinic

Places to Learn - a daycare. school or higher education institution.

The Community must have a public transportation network that runs between 7am and 7pm (at a minimum), with range and capacity as outlined in the table below.

- L3 One mode or line/ 1/2 mile
- L4 Two modes or lines/ 1/2 mile
- L5 Three modes or lines/ 1/2 mile
- L6 Four modes or lines 1/2 mile

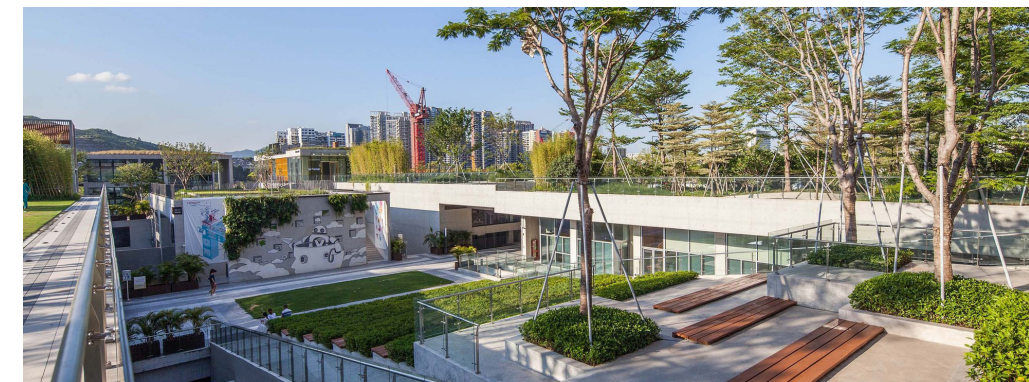
SACRAMENTO VALLEY STATION

The Living Community at Sacramento Valley Station (SVS) and the associated Area Plan poses a unique opportunity to grow a regional transportation hub in the midst of a large developing urban center on a former Brownfield site. The project centers around goals of revitalizing a downtown liability to make a positive regional asset, reducing carbon emissions from transportation and buildings, preserving and enhancing the local ecosystems of Sacramento, and enabling sustainable mobility choices by mending discontinuities in the circulation network for active transportation modes.

The Area Plan further turns the severe divide of the rail tracks into a positive attribute with amendments to the existing passenger tunnel and a future station bridge between the historic city center and the new Railyards development. These connections will deliver several million square feet of historic/ cultural, retail, residential, sports, medical and office uses developing north of the tracks, directly to the station hub that already serves a growing downtown center. The Sacramento Valley Station Area Plan Is an opportunity to showcase best practices in urban infill development, human-powered transportation, energy and water conservation, resilient design, and ecological restoration.



Community Access & Engagement
Community C16
WELL Building Standard



Provide public spaces, amenities and programming for community members to gather, socialize and collaborate.

This WELL feature requires projects to designate a shared, flexible public space for use by the surrounding community, and to offer programming that engages local individuals in managing or utilizing the space in diverse ways.

Buildings that provide spaces for public use can encourage greater social interaction, social networks, civic engagement, physical activity and collective feelings of community ownership, thereby reducing public health challenges like stress, depression and chronic disease in the surrounding community. Additionally, projects that offer community programming can foster social cohesion, community empowerment and collective trust, which are linked to decreased risk of heart disease, stroke and mortality and improved physical and mental health, happiness and healthy behaviors. Project owners and developers should consider how built spaces can be made more available to the surrounding community, encourage use by a variety of individuals and promote equitable community improvement and engagement.

Provide Community Space

- Designated space is made available to the public at no cost that meets the following requirements:
- Open at all times, unless closed for security purposes (e.g., during nighttime hours) or for special events.
- Entry points provide access from a minimum of one public use street.
- Signage at entrance clearly indicates hours the space is open and the space's designation for public use.
- Provides quality seating areas and sufficient lighting and is easily navigable for individuals of all abilities.

Community Engagement

- Access to one or more designated spaces is provided, at no cost to local community groups, student clubs or non-profit organizations for meetings and events.

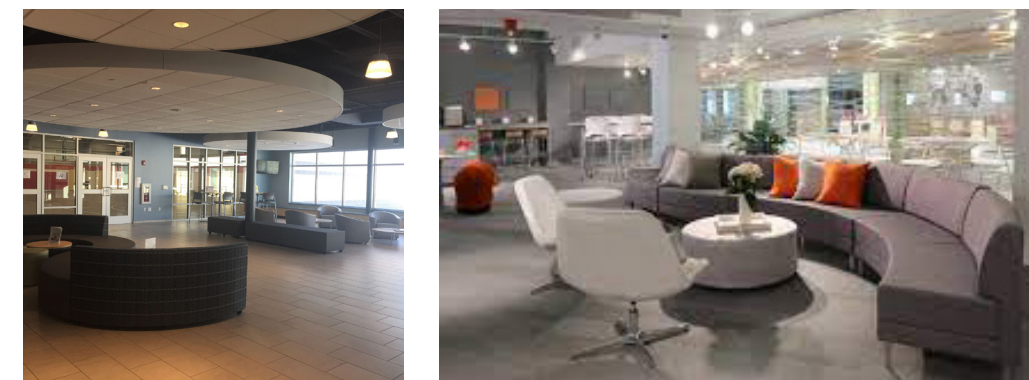
Community Room

Within the building multiple community areas will be found, both for public use, as well as resident only spaces. Focusing on beauty + spirit, as well as community access and engagement.

Typical lounge seating will be found in the lobby, for casual meetings and use. Private seating will be found throughout the community spaces, as well as offset and away from common foot traffic.

A lounge hall or community type room will be put in place for the use of larger gatherings and events, where furniture will be able to move with ease for any type of event.

A coffee shop will aslo be present, The Corner Cup, to be specific. They focus on shoping local, and host many events for community involvement.



Accessibility and Universal Design
Community C13
WELL Building Standard



Provide buildings that are accessible, comfortable and usable by people of all backgrounds and abilities.

This WELL feature requires projects to comply with basic accessible design requirements in their region and integrate principles of universal design into the design and operation of the space. Spaces and places that are truly accessible are not limited to compliance with local code. Rather, they invite individuals with diverse abilities and mobility needs to use the space. Both accessible and universal design address multiple aspects of a built space, including infrastructure, signage and technologies, and together seek to enhance the opportunity for all individuals to exist independently and comfortably in a space.

Ensure Essential Accessibility

- Projects meet local accessibility laws and/or codes without exclusions or exemptions

Integrate Universal Design

- Physical access: accommodating entry and exit points to enable entrance to the space, flexible use of space and usability beyond the requirements of local laws or code.
- Wayfinding: strategies to help individuals intuitively navigate through spaces (e.g., signage, maps, symbols, mobile and digital technologies, information systems).
- Inclusion: developing and implementing operational programs and processes (e.g., braille, auditory cues) that are inclusive of individuals with disabilities.
- Technology: offering technology (e.g., audio and visual equipment, web access) that incorporates the needs of individuals with disabilities, made available to all occupants at no cost.
- Safety: removing barriers to safety to reduce anxiety, and to support easy access to all built features and spaces

Building Amenities

A Modern style farmer's market will provide community engagement and access. This indoor-outdoor farmers market will be supplied by not only the building's very own community garden, but also from farmer's that are local to Milford, CT

Additionally, a coworking space will be implemented. This is a space that can be rented out by individuals, or small companies, for an alternative office space. Not only will this provide community engagement, but alsouniversal access to nature and place, since the co-working office tenants will also have access to the outdoor space of the building, as well as direct access to views of the harbor which is adjacent to the site.



Universal Access to Nature & Place
Equity Petal • Imperative 16
Living Building Challenge

The project may not block access to, nor diminish the quality of, fresh air, sunlight, and natural waterways for any member of society or adjacent developments. The project must also appropriately address any noise audible to the public.

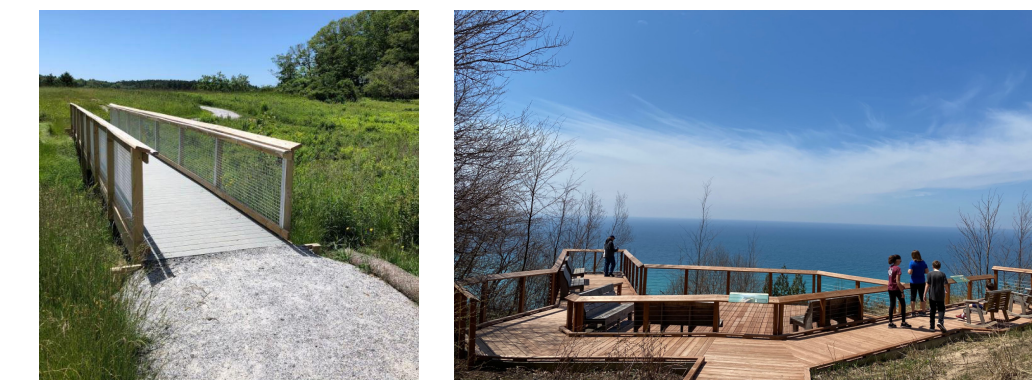
For any project (except single-family residential) located in Transects L3-L6, the public realm must be provided for and enhanced through design measures and features that are accessible to all members of society, such as street furniture, public art, gardens, and benches.

Access for those with physical disabilities must be safeguarded through designs meeting the Americans with Disabilities Act (ADA) and the Architectural Barriers Act (ABA) Accessibility Guidelines.

Fresh Air: The project must protect adjacent property from any noxious emissions that would compromise its ability to use natural ventilation. All operational emissions must be free of Red List items, persistent bioaccumulative toxicants, and known or suspect carcinogenic, mutagenic and reprotoxic chemicals.

Sunlight: The project may not block sunlight to adjacent building facades and rooftops above a maximum height allotted for the Transect. The project may not shade the roof of a development with which it shares a party wall, unless the adjoining development was built to a lesser density than acceptable for the Transect.

Natural Waterways: The project may not restrict access to the edge of any natural waterway, except where such access can be proven to be a hazard to public safety or would severely compromise the function of the project. No project may assume ownership of water contained in these bodies or compromise the quality of water that flows downstream. If the project's boundary is more than sixty meters long parallel to the edge of the waterway, it must incorporate and maintain an access path to the waterway from the most convenient public right-of-way.



Roof Top Terrace

In the clouds, above 25 High Street, will be a roof top terrace for resident use only.

Taking advantage of the idea of universal access to nature and place, the goal of the roof top terrace is to create a space for residents of the building to go to to enhance their mental health, and separate themselves from others when needed.

The roof top terrace will host multiple areas of refuge, designed for perosnal use, as well as other areas for small group gatherings. These areas will be both covered and open.

Additionally, small, free flowing, water features will be scattered throughout the design for biophilic ambiance.



Food Production
Nourishment N12
WELL Building Standard

Improve access to fresh produce and provide opportunities for on-site food production.

This WELL feature requires the provision of space, infrastructure and tools for on-site food production.

Increasing access to locally grown food is important for many reasons, including food access and sustainability as well as community building efforts. Individuals who participate in communal gardening projects have increased fruit and vegetable intake, higher social engagement and a lower likelihood of consuming less nutritious foods such as sugar-sweetened beverages or processed sweets.

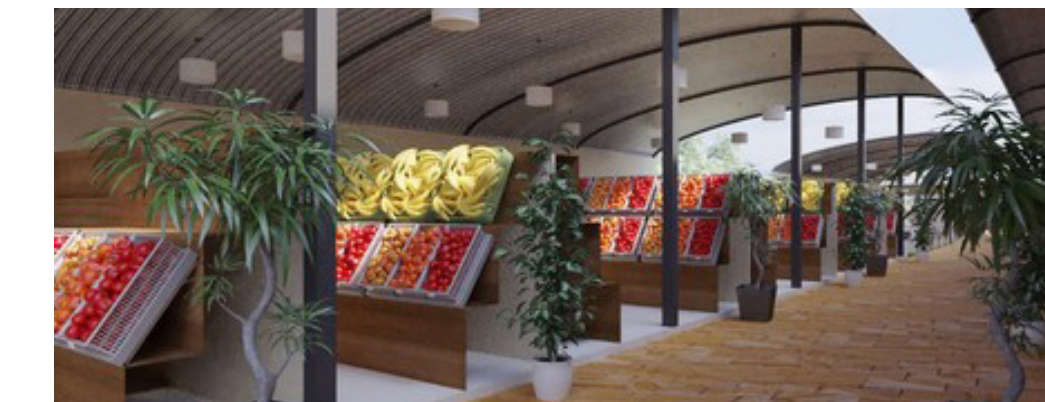
These benefits have been shown to extend beyond the individual gardener, with participation in community agriculture associated with increased household fruit and vegetable intake as well.

Beyond the nutritional benefits, gardens can also help fortify social cohesion, increase physical activity, provide on-site educational opportunities and increase perceptions of community safety.

Local food production cultivates equitable access to healthy, sustainably grown food and raises awareness around health and nutrition.

- The space includes at least one of the following:
 - Garden or greenhouse with food-bearing plants.
 - Edible landscaping (e.g., fruit trees, herbs).
 - Hydroponic farming system.

The space is open to regular building occupants during regular building hours and foods grown are made available to regular building occupants.



Site Plan

The site of 25 High Street will boast the utmost biophilic experience. Idolizing nourishment and universal access to nature and place, community services, and universal design as a whole

A community garen aspect will be the main hub, or node, of the site, hosting a green house, as well as raised garden beds for ease of access for all ages.

Adjacent to the main gardening area will be the outdoor portion of a modernized indoor/outdoor farmers market. Produce from the community garden, as well as from local farms, can be sold to the public, residents, and tenants of the mixed-use building.

Throughout the rest of the site, pathways will guide the user throughout the space, passing water features, open green areas, and outdoor seating along the way.



Beauty & Spirit
Beauty Petal • Imperative 19
Living Building Challenge

The project must meaningfully integrate public art and contain design features intended solely for human delight and the celebration of culture, spirit, and place appropriate to the project's function.

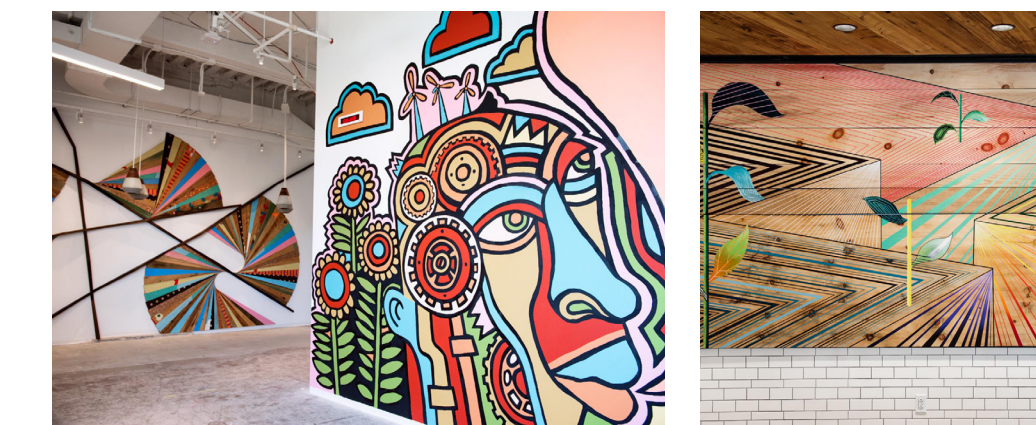
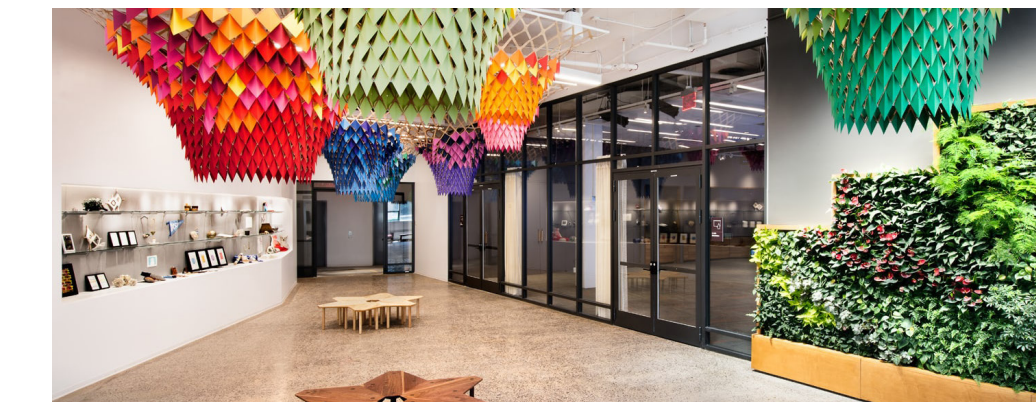
To ensure that beautiful Living Buildings contribute to their communities' sense of place, delighting and inspiring their occupants for generations to come.

The project must contain design features intended solely for human delight and the celebration of culture, spirit and place appropriate to its function and meaningfully integrate public art.

All projects, regardless of program, must incorporate elements that celebrate local culture. This might be a celebration of art, intellectual achievement, or the customs, arts, social institutions, and achievements of a particular nation, people, or other social group. The intent is to deliberately create architecture that contributes to the occupants' and community's sense of place through a connection to the regional vernacular.

Design features intended solely for human delight must either be additional to the building's function or must satisfy a functional requirement in a novel and stimulating manner. It is not sufficient to assert that the building's form or proportion is beautiful; rather, textures, details, and other design elements must be included to suffuse the project with beauty above and beyond the demands of structure, shelter, or comfort.

This requirement is meant to acknowledge the impact of the small details and big efforts that have become less common as societies have moved away from handcrafted buildings and materials.



Esty Headquarters

"Beauty never left our minds as we designed every aspect of the space. Our offices around the world work with local makers to create furniture and art that's not just inspiring, but also a tangible connection to the online marketplace we nurture every day. We surveyed our Brooklyn employees a few months after the move and 95% of respondents thought the new HQ successfully embodied Etsy's mission and values.

The space is largely furnished with handmade and micro-manufactured furniture from local artists and Etsy sellers. Together they made hundreds of beautiful things for us, all while meeting the high sustainability standards of the Living Building Challenge.

Greenery abounds throughout the office too, celebrating and connecting us to the beauty of the natural world."

Psychology of Home

Understanding Personal Space

- In intimate moments we will be up to 18" apart
- In personal situations we're 18 inches to 4' apart
- In social situations the distance grows from 4' to 12'
- In formal situations we're over 12' apart

Establishing Privacy

There are two types of privacy: audio and visual. It is mentally distracting when you can see and hear others, and being distracted is very different from needing privacy, from a mental health perspective.

Crowding

Crowding is a personal perception; basically, we feel crowded when we believe that there are too many people nearby. Though it is primarily an issue of perception, crowding causes very real anxiety. Conversely, being in a space that is perceived as too open and empty can be just as upsetting as being in one that seems too crowded

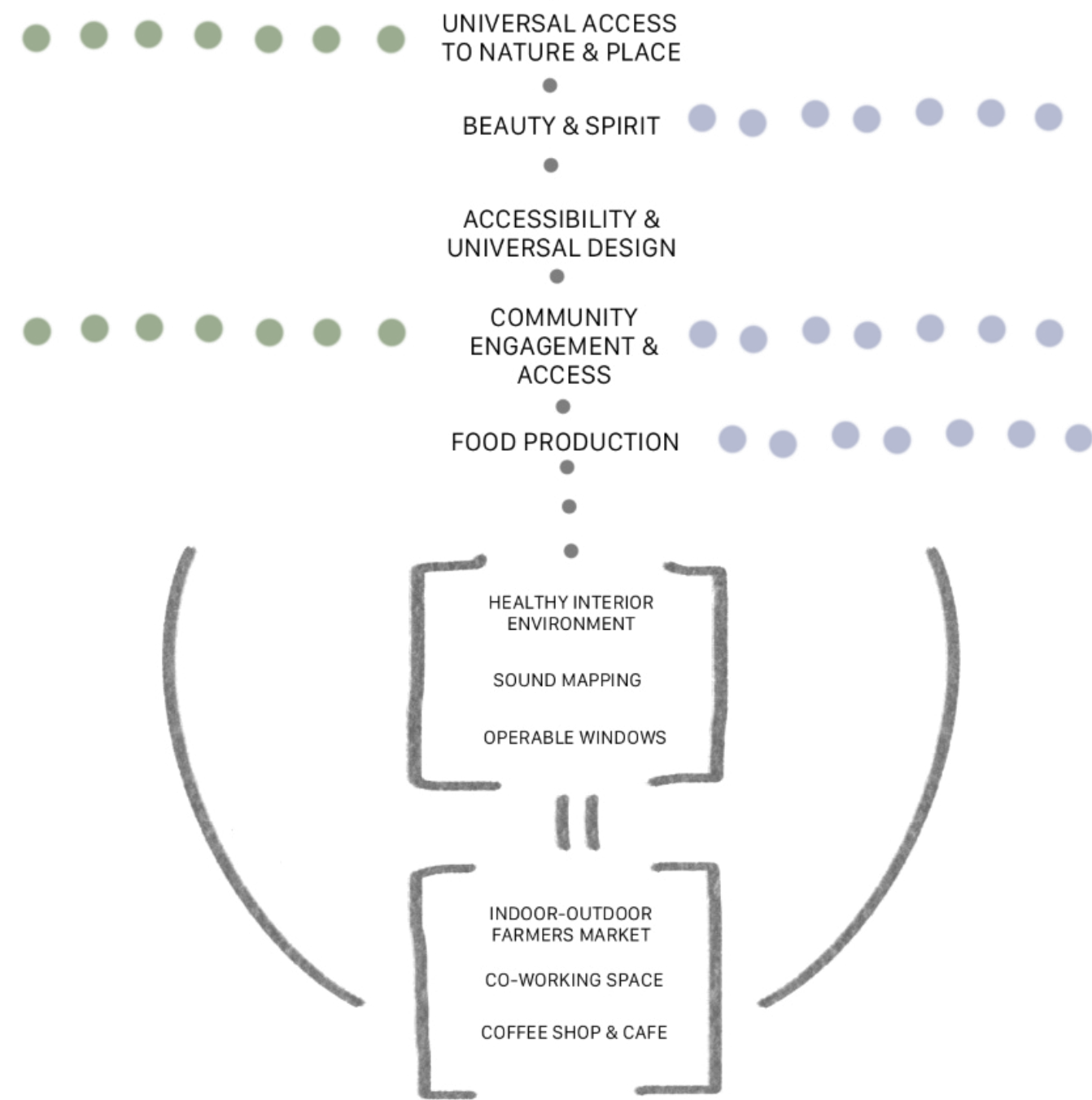


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COMMUNITY

ENVIRONMENT LOCATION ENGAGEMENT



Community Description

Cornerstone Commons is the hub of the community, focusing on environment, location, and engagement. Boasting the utmost biophilic experience while idolizing nourishment, equity, and beauty through accessible and universal design. The idea of space will be integrated by addressing individual community needs of personal, private, and social environments.

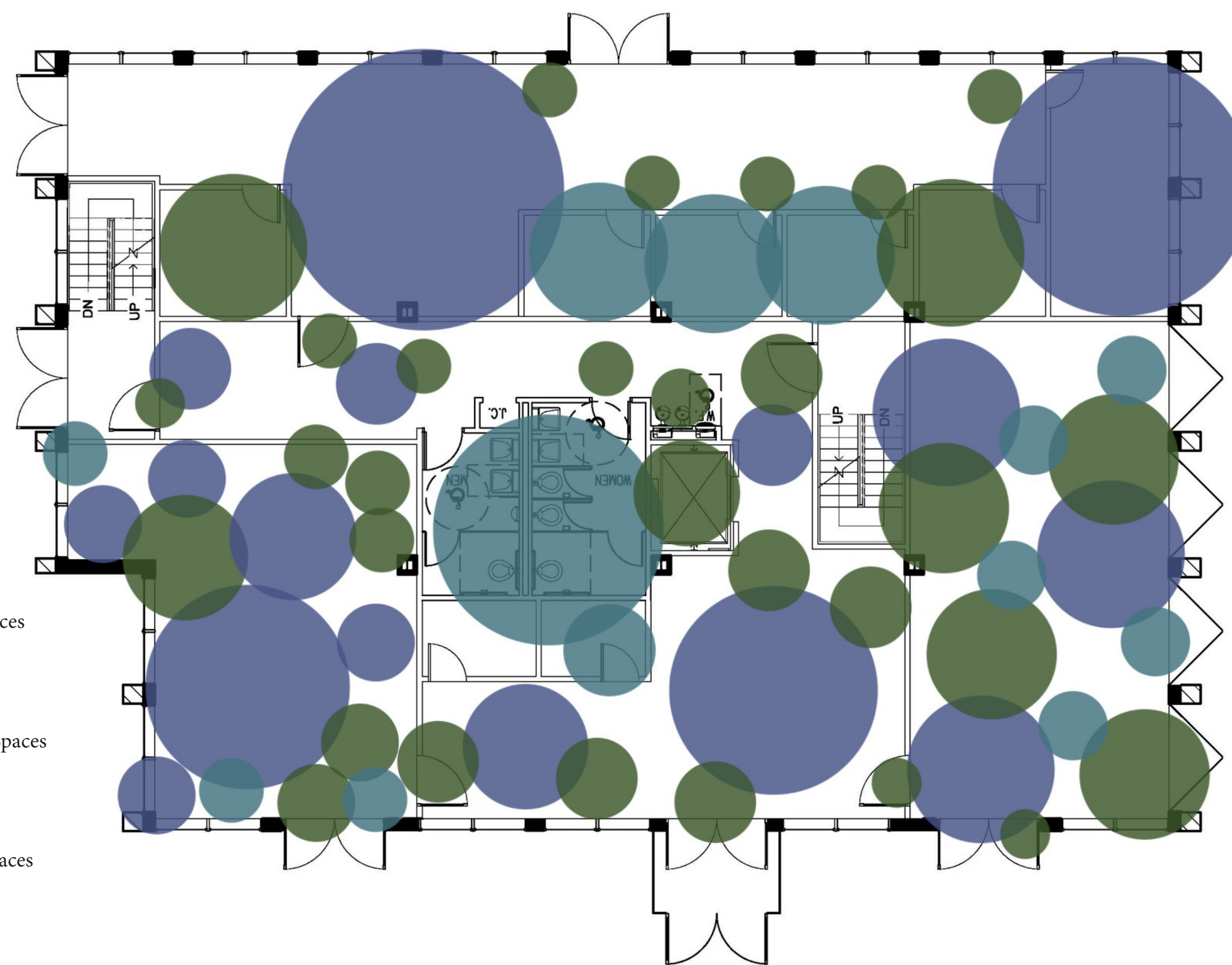
Location and place allow for the community to be collaborative and form connections with others. Cornerstone Commons is going to invite the public to take advantage of all that it has to offer, from the community garden and farmer's market to participating in pop-up events held at the corner cup coffee shop. Collaboration and creativity of individuals will be encouraged to thrive when working in the co-working space, where individual professionals and smaller companies will be given the opportunity to rent office space within the facility. These types of social spaces will guide the engagement of Cornerstone Commons.

The outdoor space and rooftop terrace will become an oasis where individuals can escape from their day-to-day routine to focus on themselves and their mental health. Through the effects of biophilic design, these personal and private spaces will create an environment where areas of refuge can be found, while being immersed in pure nature.

Cornerstone Commons will transform the lifestyle of its community through healthy interior environments that will urge the creativity and engagement of individuals through the location and natural amenities it has to offer.

Areas	CRITERIA MATRIX															
	SOFT Needed	Public Access	Universal Access To Community Services	Community Access & Engagement	Accessibility & Universal Design	Universal Access To Nature & Place	Beauty & Spirit	Operable Windows	Healthy Interior Environment	Sound Mapping	Personal Space	Private Space	Social Space	Special Considerations		
Tenant Entrance To Lobby	N/A	N	L	L	H	M	N	H	M	H	H	N	N	Y	ADA Door	
Lobby Concierge, Front Desk	~500	I	L	L	H	M	N	H	M	H	N	N	Y	ADA Compliant Desk		
Tenant Mailboxes	TBD	N	L	N	H	I	N	L	I	H	H	Y	N	L	ADA Compliant	
Second Egress Entrance/Exit	N/A	Y	L	L	H	I	N	I	M	M	I	N	N	Y	ADA Compliant	
Recycling Area	TBD	Y	M	M	H	I	M	I	L	H	I	N	N	L	ADA Compliant, composting station	
Corridors ADA Compliant	N/A	Y	H	H	H	I	I	I	L	H	I	Y	N	N		
Main Floor Public Restroom	TBD	Y	I	I	H	I	N	L	L	H	M	Y	Y	N	ADA Compliant	
Indoor/Outdoor Farmers Market	~800	Y	H	H	H	H	H	M	H	H	L	N	N	Y	ADA Compliant	
Corner Cup Coffee Shop	~1000	Y	H	H	H	M	H	H	H	H	L	Y	N	Y	ADA Compliant	
Co-Working Space	~1000	I	H	M	H	M	N	H	H	M	Y	Y	Y	Y	ADA Compliant work space	
Community Garden	N/A	Y	H	H	H	H	Y	M	N	N	L	N	Y	Y	ADA Compliant	
Roof Terrace	TBD	N	N	N	H	H	N	M	N	N	L	Y	Y	Y		
Tenant Apartment	~900	N	N	N	H	M	I	M	H	H	H	Y	Y	L		

Legend
H - High
M - Medium
L - Low
Y - Yes
N - No
I - Important But Not Required
● Immediately Adjacent
● Important Adjacency
● Reasonably Convenient
● Remote



Social Spaces
Personal Spaces
Private Spaces

Sustainable Materials Used

Image	Material Code	Application	Feature Description	Room Name	Manufacturer	Item or Product #	Size	Finish	Sustainable Attribute Description
	C	Countertop	Parquet Butcher Block Natural Bamboo	Corner Cup Cafe	Teragren	UFBN-3096	30" x 96" x 1.5"	Beeswax sealant	EPA - TSCA Title VI Compliant Certified USDA BioPreferred - 99% biobased product MR 6: Rapidly Renewable Materials IEQ 4.4 Low-Emitting Materials-Composite Wood and Agrifiber Products
	FC	LVT	Aspecta One Coventry Sipyras Aldabra	Lobby	Aspecta	1403721	7.87" x 48.11"	Urethane with Ceramic Bead	Declare Label Floor Score Certified Health product Declaration Environmental Product Declaration
	C	Countertop	Recycled Glass and Concrete Surface	Cafe, Lobby, Market	IceStoneUSA	IceStone Pearl Grey	Slab Size : 52.5" x 96.5" x 1-1/4"	Pearl Grey	
	FC	Carpet Tile	Lapidus Lithio Modular Carpet Tile	Office	Milliken	Jet LIT152	39.4" x 39.4" Finished Pile Height: 0.15"	PVC-Free Comfort Plus ES Cushion Milliken-Certified WearOn Nylon Type 6,6	

Healthy Interior Environment
Health & Happiness Petal • Imperative 08
Living Building Challenge

To promote good indoor air quality, a project must create a Healthy Interior Environment Plan that explains how the project will achieve an exemplary indoor environment. including the following:

- Compliance with the current version of ASH RAE 62, or international equivalent.
- Smoking must be prohibited within the project boundary.
- Results from an Indoor Air Quality test before, and nine months after, occupancy.
- Compliance with the CDPH Standard Method v1.1-2010 (or international equivalent) for all interior building products that have the potential to emit volatile organic compounds (VOCs).
- Dedicated exhaust systems for kitchens, bathrooms, and janitorial areas.
- An entry approach that reduces particulates tracked in through shoes.
- An outline of a cleaning protocol that uses cleaning products that comply with the EPA Design for the Environment label (or international equivalent).



Operable Windows
Air A07

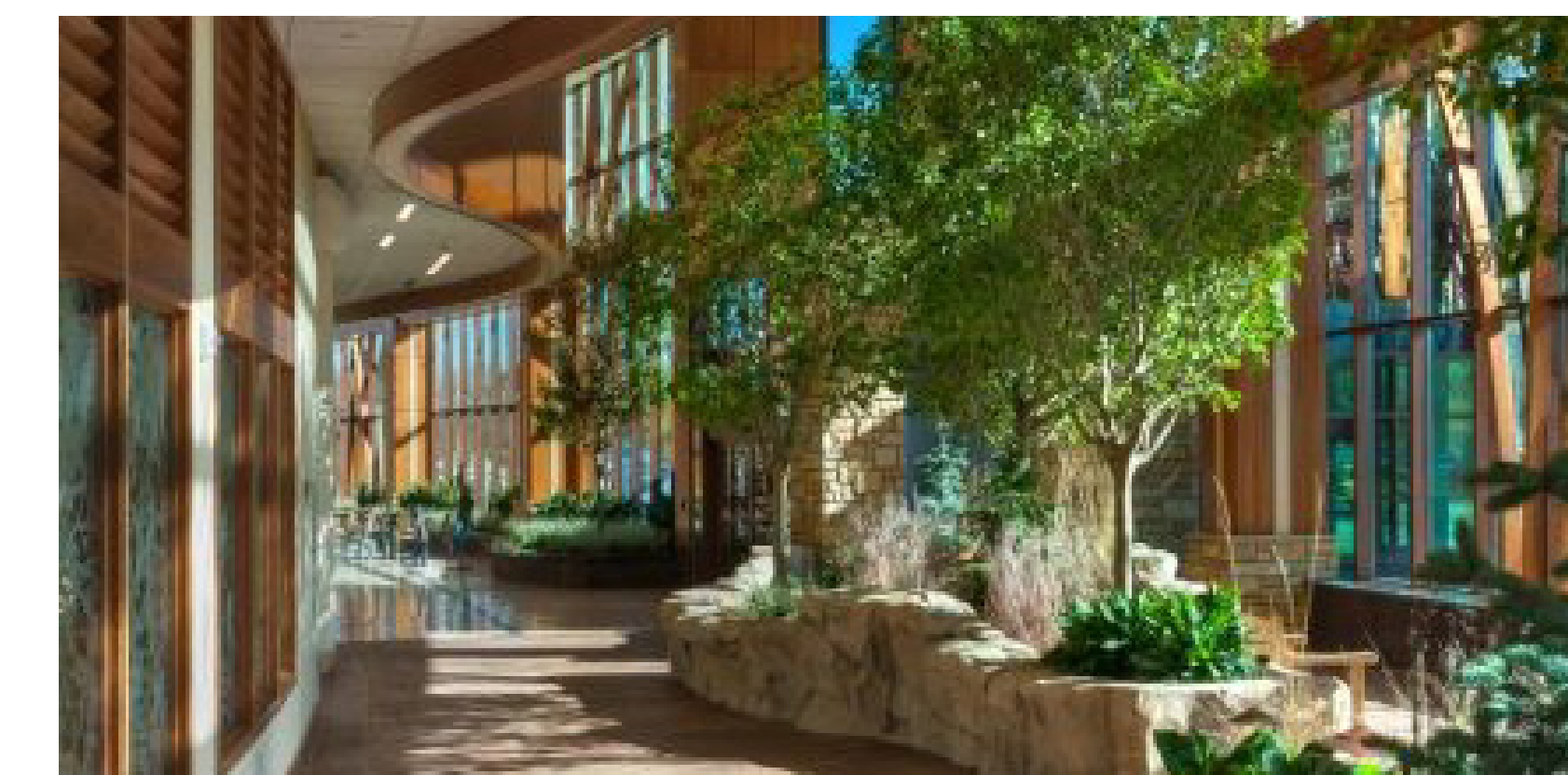
WELL Building Standard

Increase the supply of high-quality outdoor air and promote a connection to the outdoor environment by encouraging building users to open windows when outdoor air quality is acceptable.

This WELL feature requires buildings with operable windows to increase the supply of high-quality outdoor air and promote a connection to the outdoor environment by encouraging building users to open windows when outdoor air quality is acceptable.

All operable windows in regularly occupied spaces comply with the following requirements:

- Provide enough space to permit occupants to approach and operate them (from both a standing and seated position).
- Are operable with one hand and with a closed fist and do not require tight grasping, pinching or twisting of the wrist.



Sound Mapping

Sound S01

WELL Building Standard

Incorporate strategic planning and mitigation required to prevent general issues of acoustical disturbance from both externally and internally generated noise.

This WELL feature requires strategic interior planning and site zoning to create an acoustical plan that identifies internal and external noise sources that can negatively impact the acoustical environment of interior spaces

Manage Acoustical Privacy

- A narrative is provided that indicates the projected acoustical performance of typical walls that separate regularly occupied spaces throughout the project.

Label Acoustic Zones

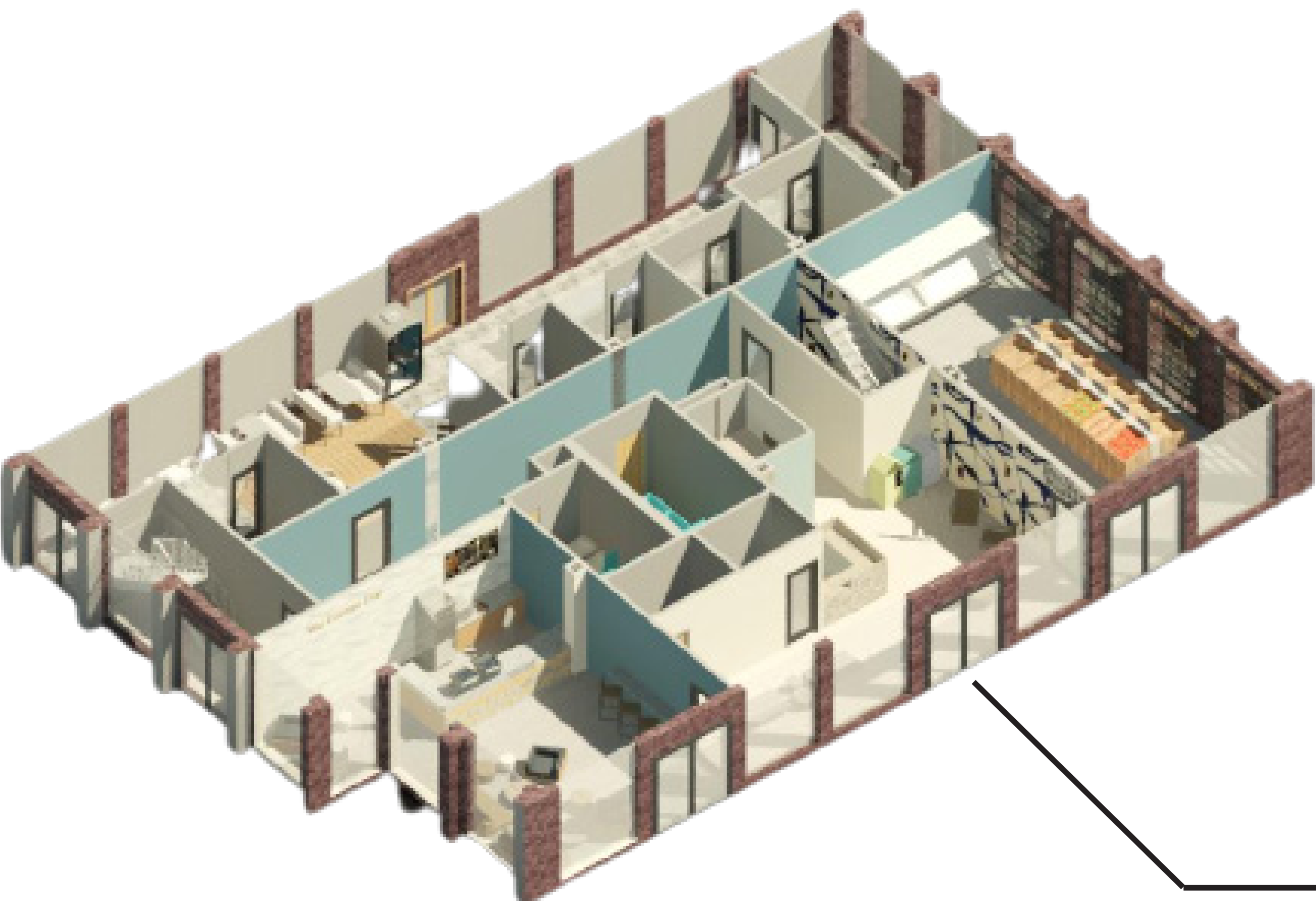
An annotated document is provided that labels specific zones throughout the project floor plan based on the following:

- Loud zones: includes areas intended for appliances, mechanical equipment or amenities (e.g., kitchens, fitness rooms, social spaces, recreational rooms).
- Quiet zones: includes areas intended for focused work, wellness, rest, study and/or privacy.
- Mixed zones: includes areas intended for learning, collaboration and/or presentation



Environment • Location
Community

Mixed-use Living
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Tenant Lobby - Reception Desk



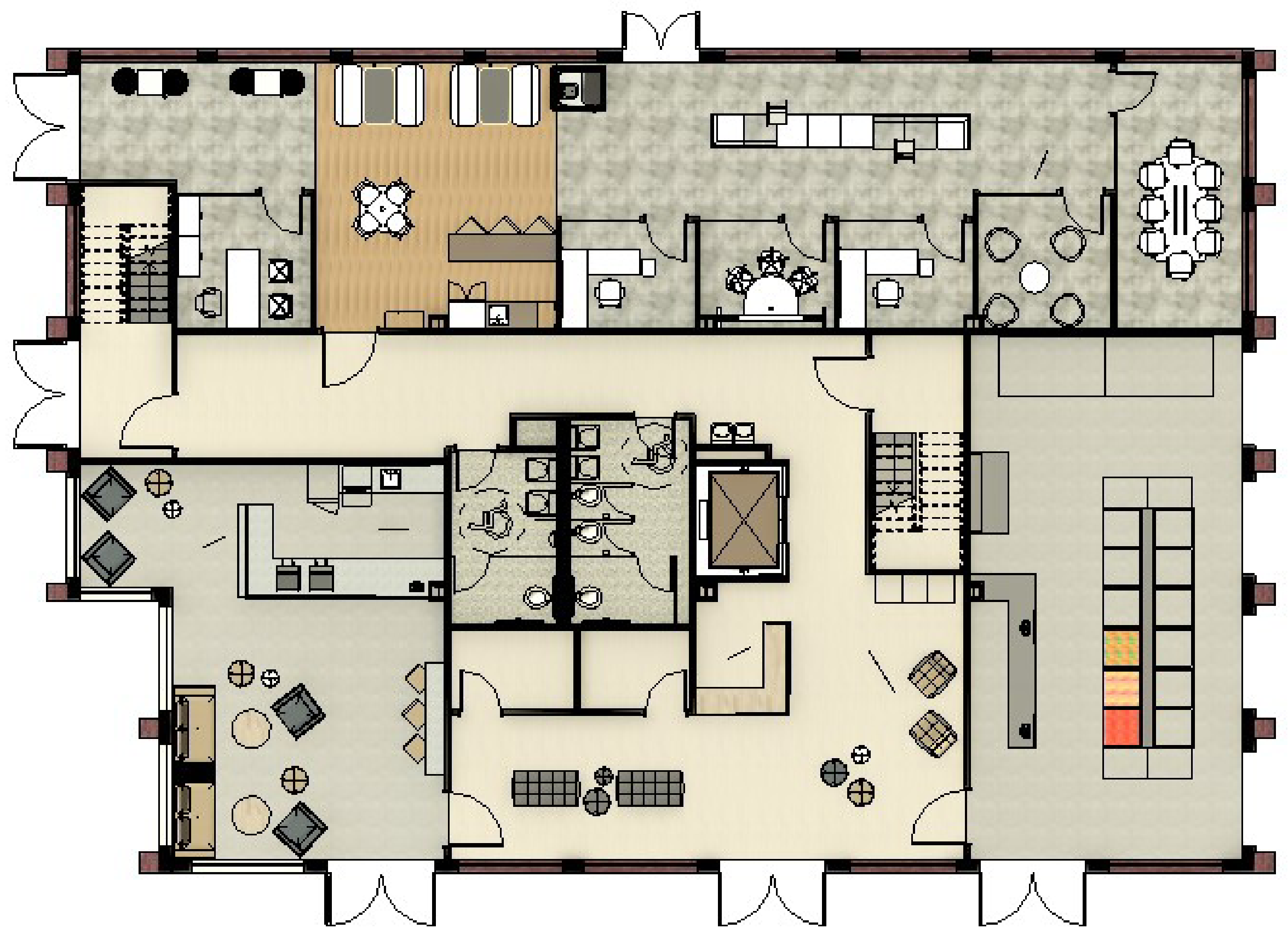
Tenant Lobby - Seating Area



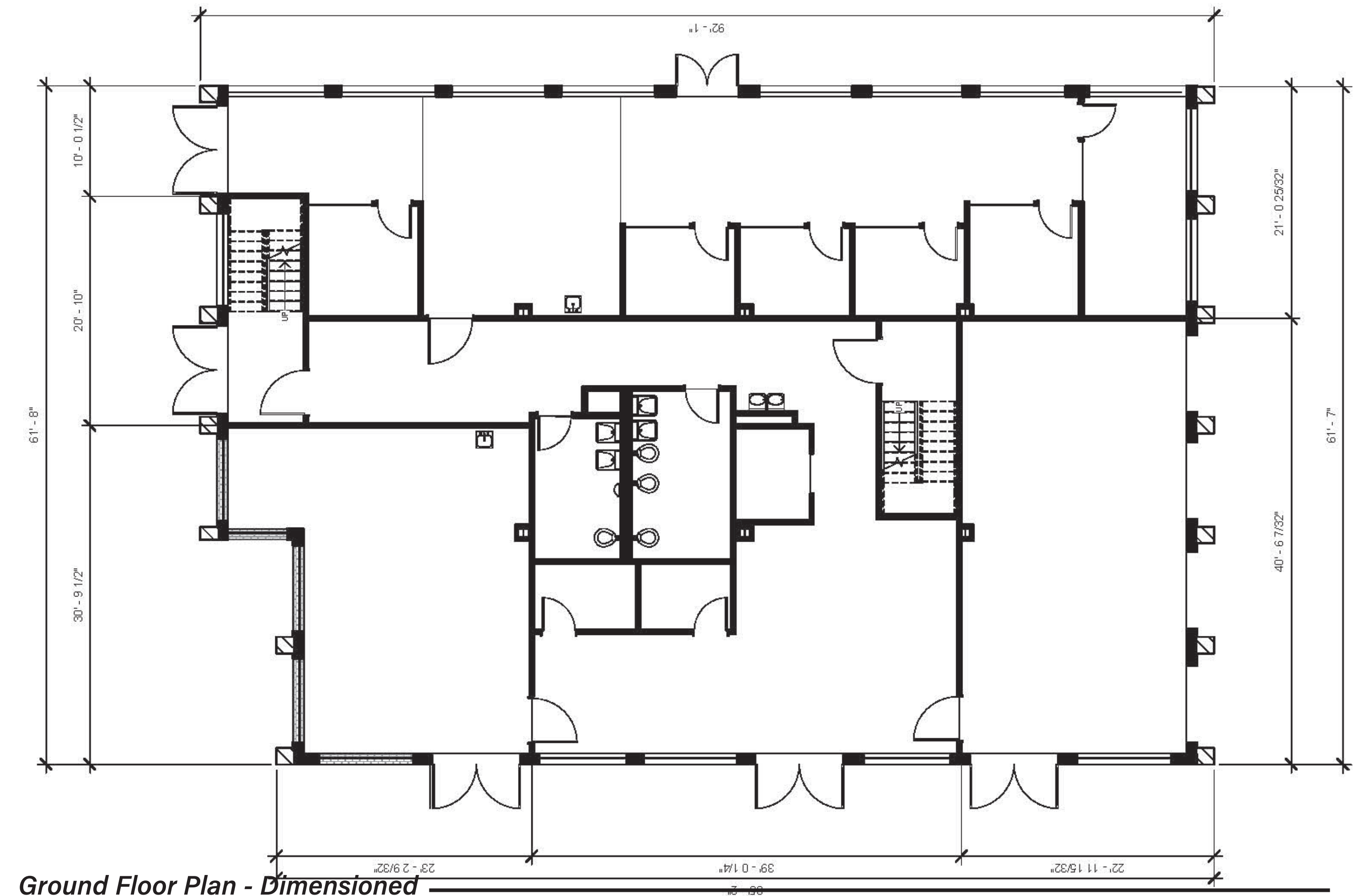
Tenant Lobby

Materials

- FC
Floor LVT
Aspecta
Aspecta One - Coventry Sypr
1403721
9" x 60"
Urethane with Ceramic Bead
 - Reception Desk Fascia
Wood
Armstrong
Altitude Biome Loch Ness
ST155
9" x 48"
Low Gloss
 - Reception Desk Fascia
Stone
Ice Stone USA
Pearl Gray
Recycled Glass and Concrete Surface
52.5" x 96.5" x 1-1/4"
 - WC
Wall Covering
Mylar
Burke Decor
Figures
13' x 10'
 - FC
Public Bathroom Floor
Natural Stone
Tile Bar
Sumatra Blend
Honed
11.81" x 11.81"
- Sustainability:
Declare Label
Floor Score Certified
Health product Declaration
Environmental Product Declaration
-



Ground Floor Plan - Rendered

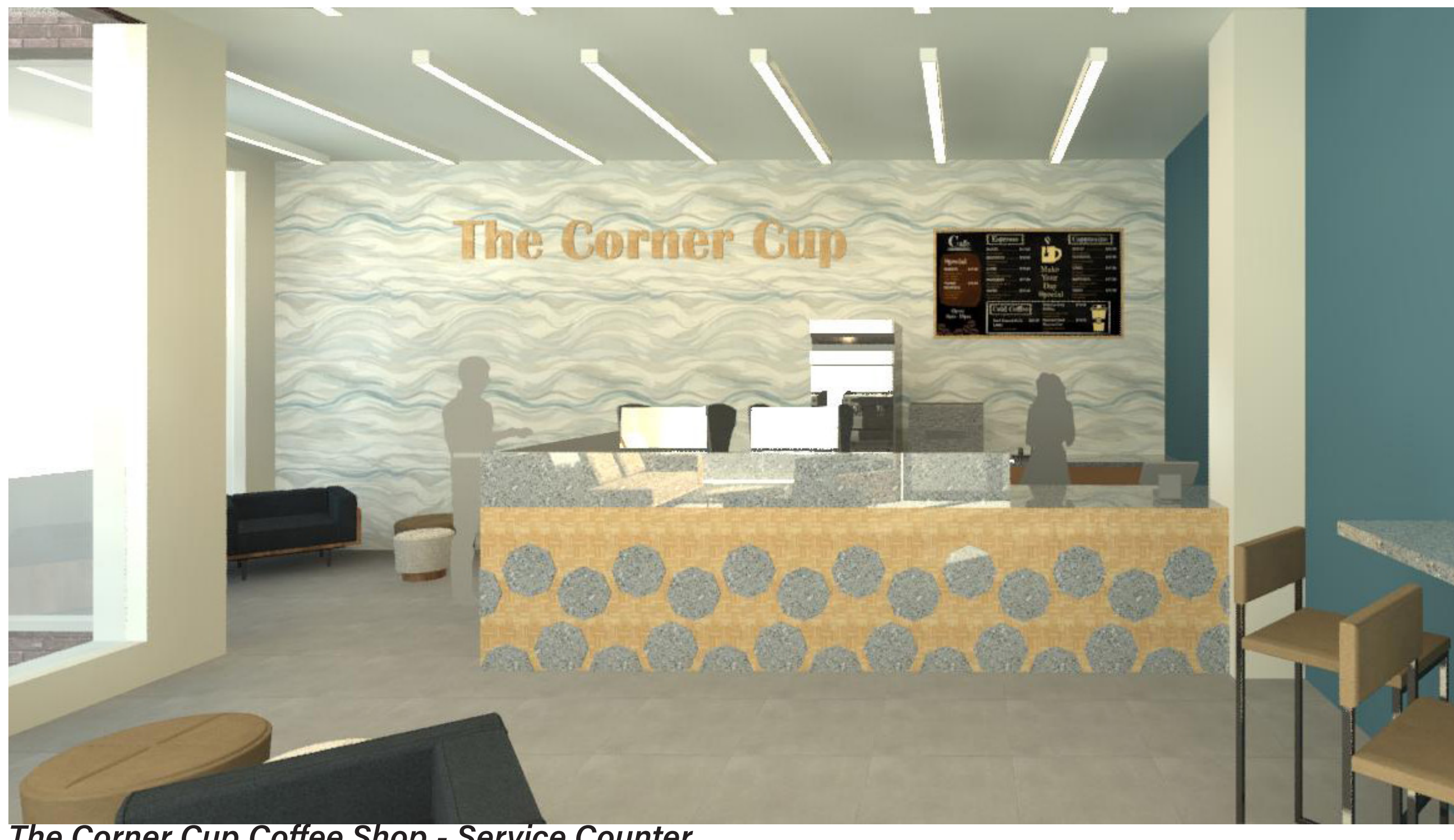


Ground Floor Plan - Dimensioned



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The Corner Cup Coffee Shop - Service Counter



The Corner Cup Coffee Shop - Lounge Area

Materials

<p>FC Main Floor Textured Concrete Tile Aspecta Aspecta one Midtown flatiron 1722362 24" x 24" Urethane with Ceramic Bead</p>	<p>WC Wall Mylar Burke Decor 10' x 4' Duraspect™ Extreme Surface Protectant</p>
---	---

<p>Service Counter Fascia Butcher Block Teragen UFBN-3096 30" x 96" x 1.5" Beeswax sealant</p>
--

Sustainability:
EPA – TSCA Title VI Compliant
USDA BioPreferred – 99% biobased product
MR 6: Rapidly Renewable Materials
EQ 4.4 Low-Emitting Materials-Composite Wood and Agrifiber Products

<p>Reception Desk Fascia Stone Ice Stone USA Pearl Gray Recycled Glass and Concrete Surface 52.5" x 96.5" x 1-1/4"</p>
--



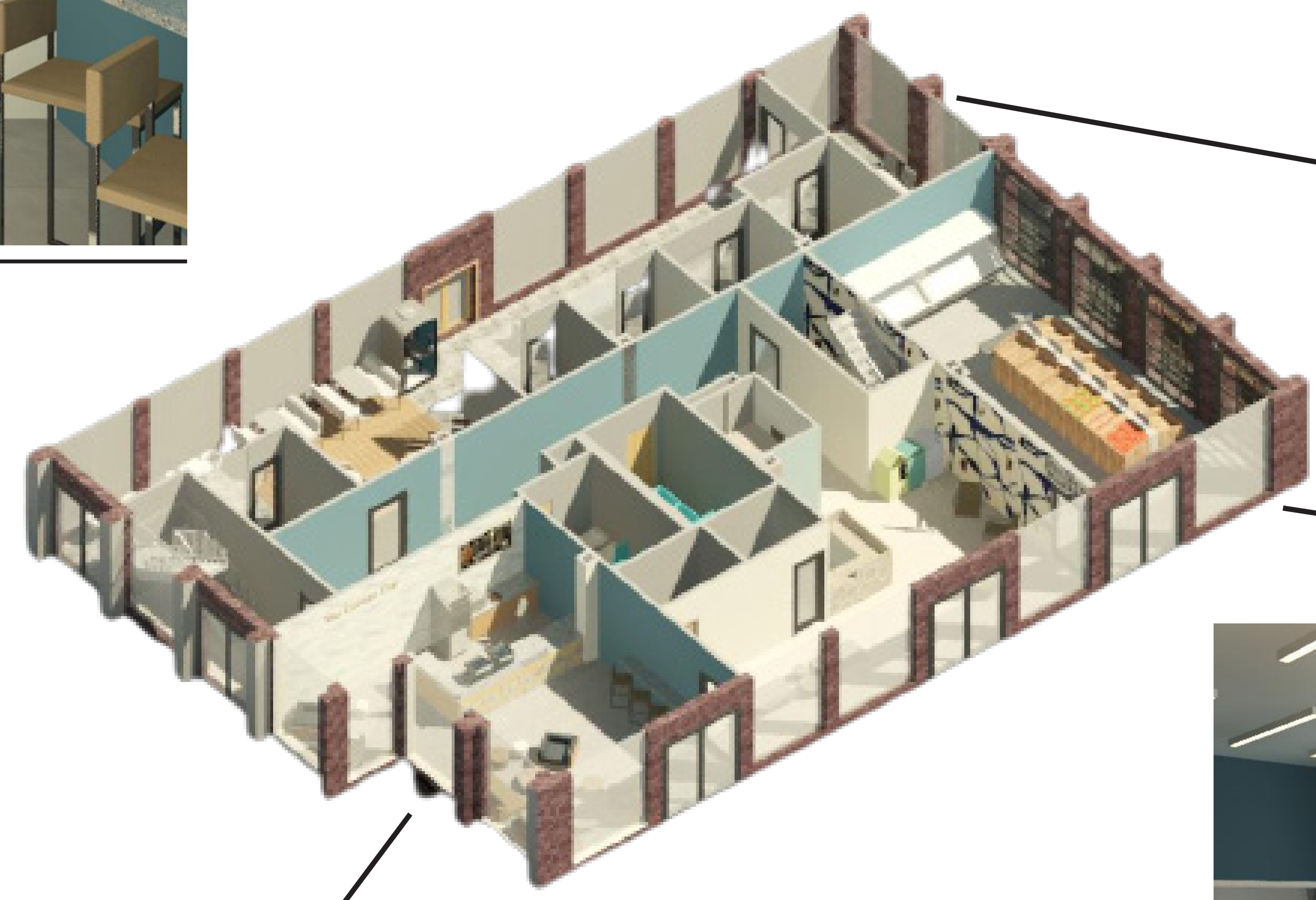
Materials

	<p>FC Main Floor Carpet Tile Milliken Lapidus Lithio Jet LIT152 39.4" x 39.4" PVC-Free Comfort Plus ES Cushion Milliken -Certified Wear On NylonType 6,6</p>	<p>Sustainability: Declare Label Floor Score Certified Health product Declaration Environmental Product Declaration</p>
--	--	---

	<p>FC Kitchen Floor LVT Aspecta Aspecta Five Perfect Oak Bogwood 5473108 9" x 60" Duraspect™ Extreme Surface Protectant</p>	<p>Sustainability: Declare Label Floor Score Certified Health product Declaration Environmental Product Declaration</p>
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Co-Working Community - Private Offices & Work Rooms



Co-Working Community

Shuby's Market



Shuby's Market

Corner Cup Coffee Shop





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Resident Apartment



Residential Apartment - Living Room

Materials

FC
Floor
LVT
Aspecta
Aspecta One - Shipwright Lynx
1329416
7.87" x 48.11"
Urethane with Ceramic Bead

Sustainability:
Declare Label
Floor Score Certified
Health product Declaration
Environmental Product Declaration

FC
Guest bath Floor/Wall
Tile
Tile Bar
Calacatta Azur
Polished Porcelain
24x 24"
Polished

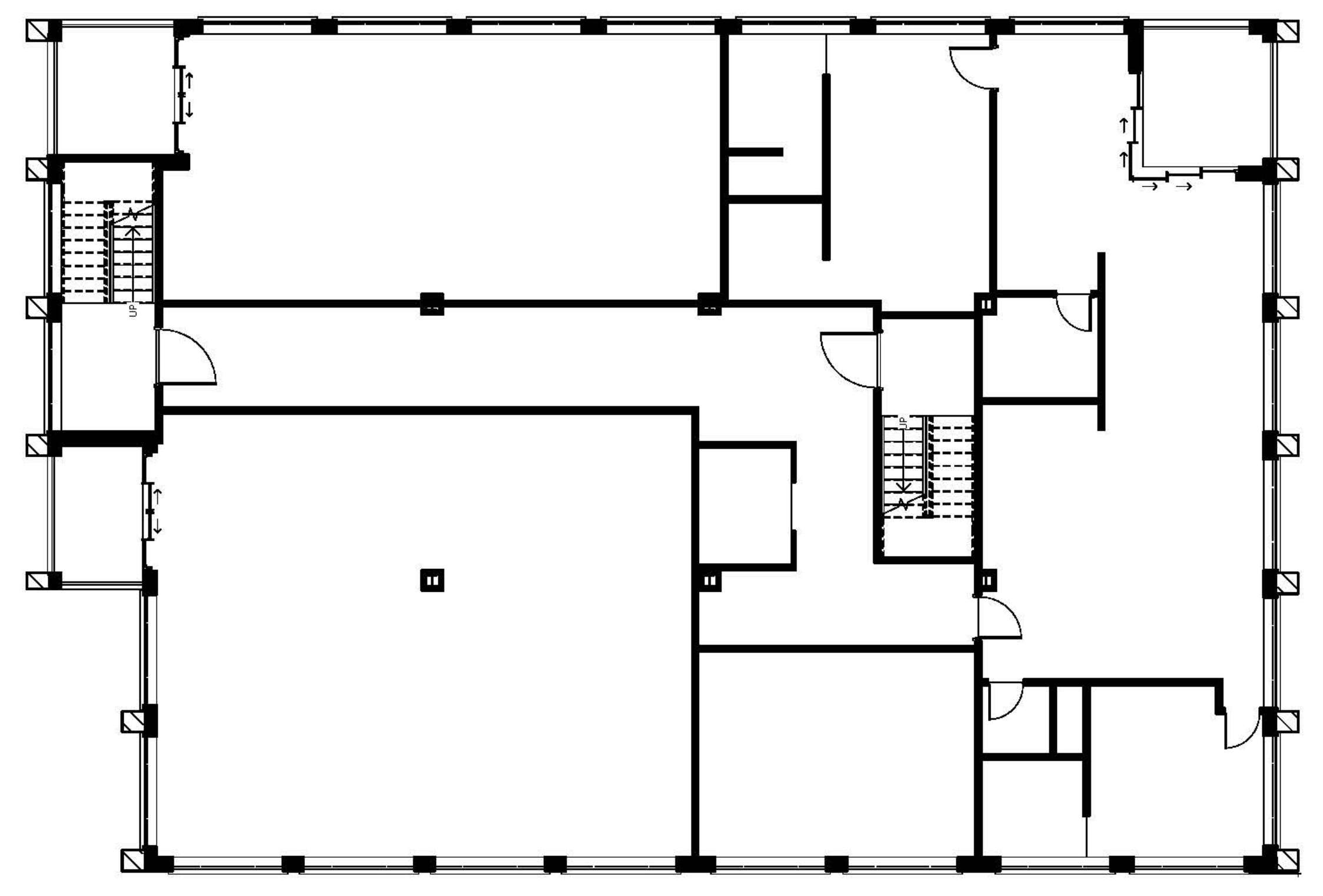
FC
Laundry Room Floor
Tile Bar
Terrazo
7.87" x 7.87"
Matte

WC
Master Bath Wall
Wall/Floor Tile
Tile Bar
TruTech Bianco
24" x 24"
Honed Porcelain Tile

WC
Master Bath Wall
Wall/ Floor Tile
Tile Bar
Carolina Blue Sky
Polished Ceramic
2" x 20"



Residential Apartment Furniture Plan - Rendered



Residential Apartment Floor Plan



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Roof Terrace



Tenant Only Roof Lounge - Entry From Stairs & Elevator

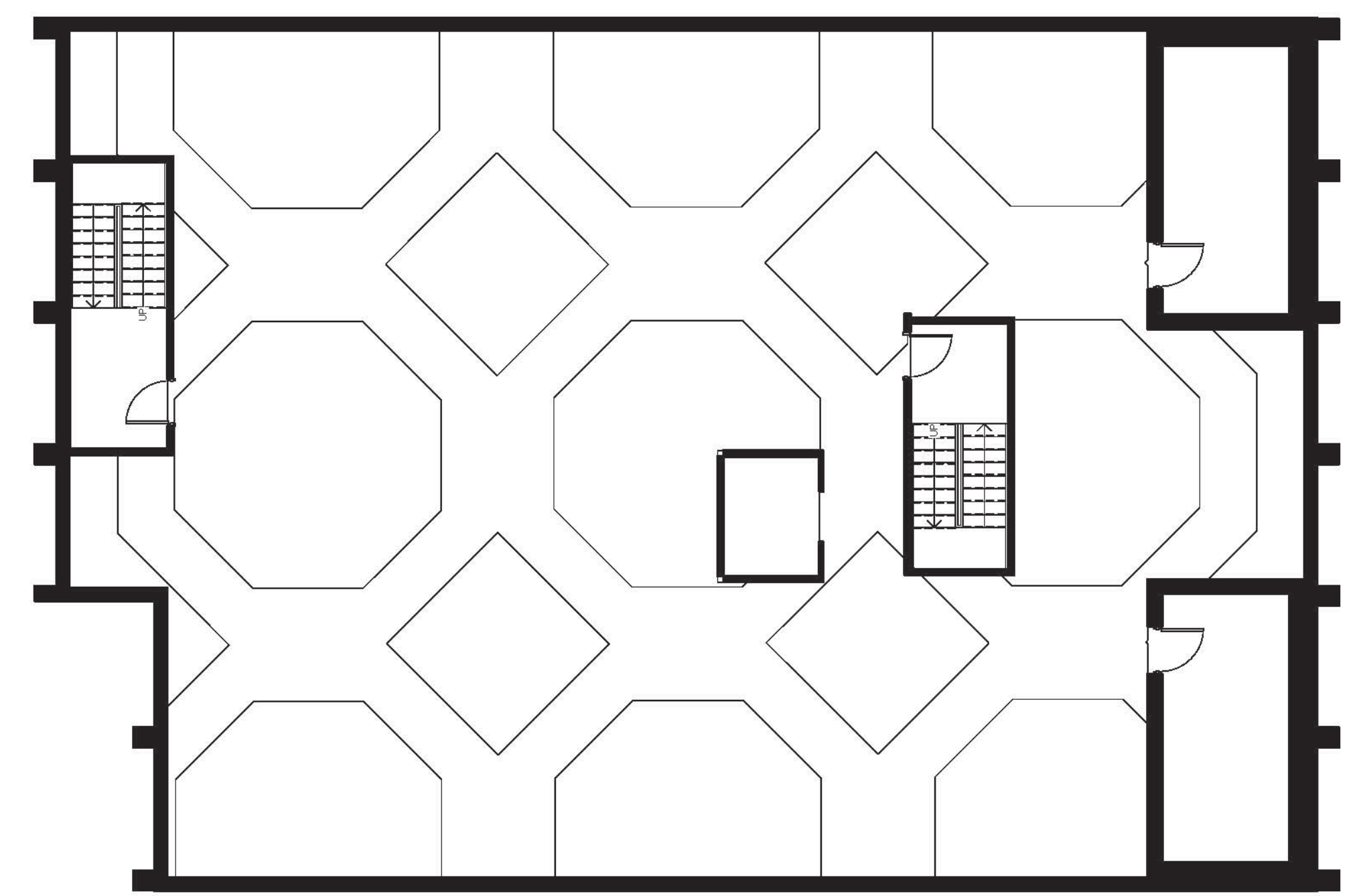


Tenant Only Roof Lounge - Sitting Area

- FC Pathway
Trex Composite Decking
Rope Swing
impact, scratch, and fade resistant shell
5" x 12"
- FC Pathway
Tile Bar
Caribou Silver Matte Porcelain Tile
24" x 24"
- FC Pathway
Tile Bar
Bond Indio Blue Matte Porcelain Tile
12" x 24"



Roof Terrace Furniture Plan - Rendered



Roof Terrace Floor Plan

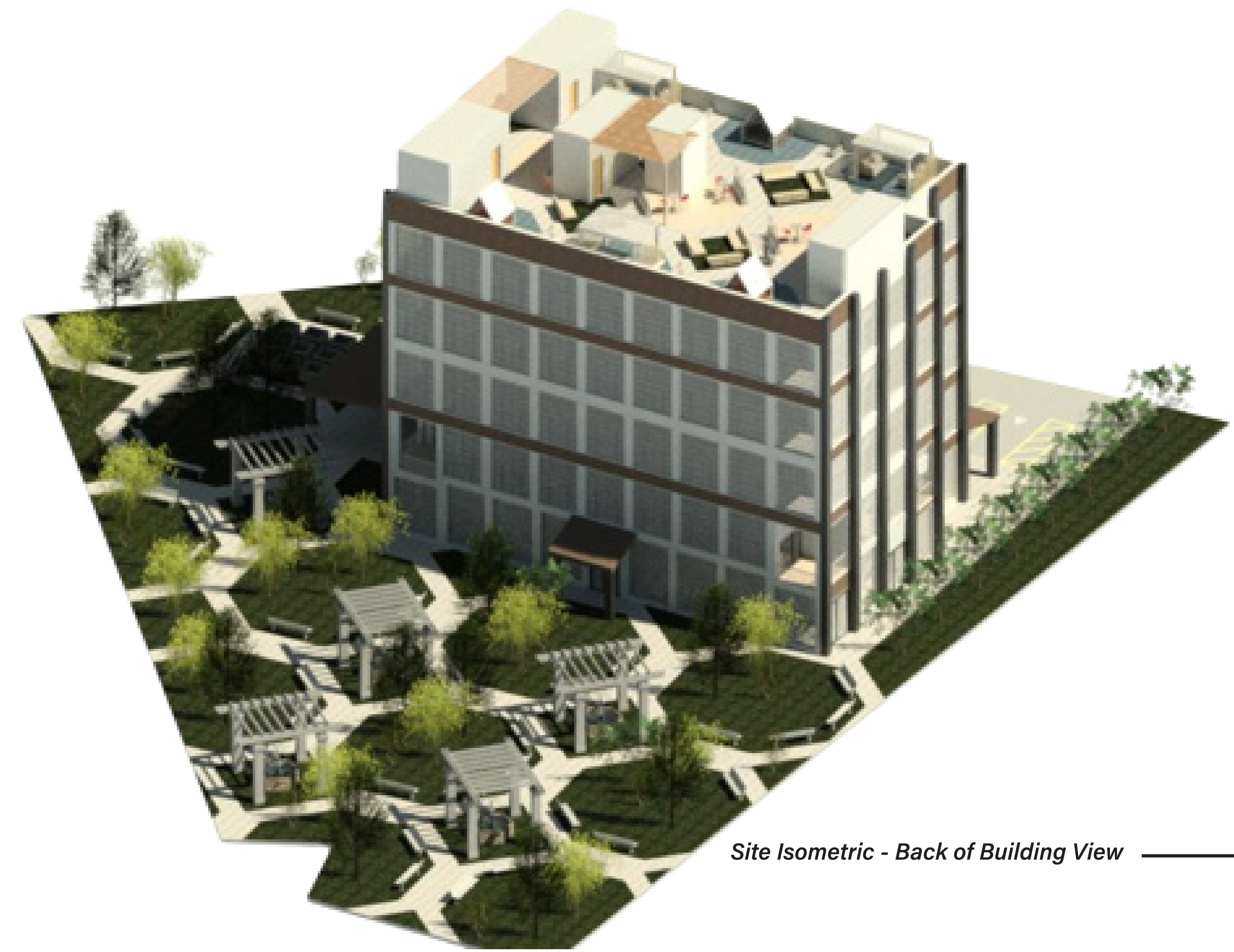


Environment • Location
Community

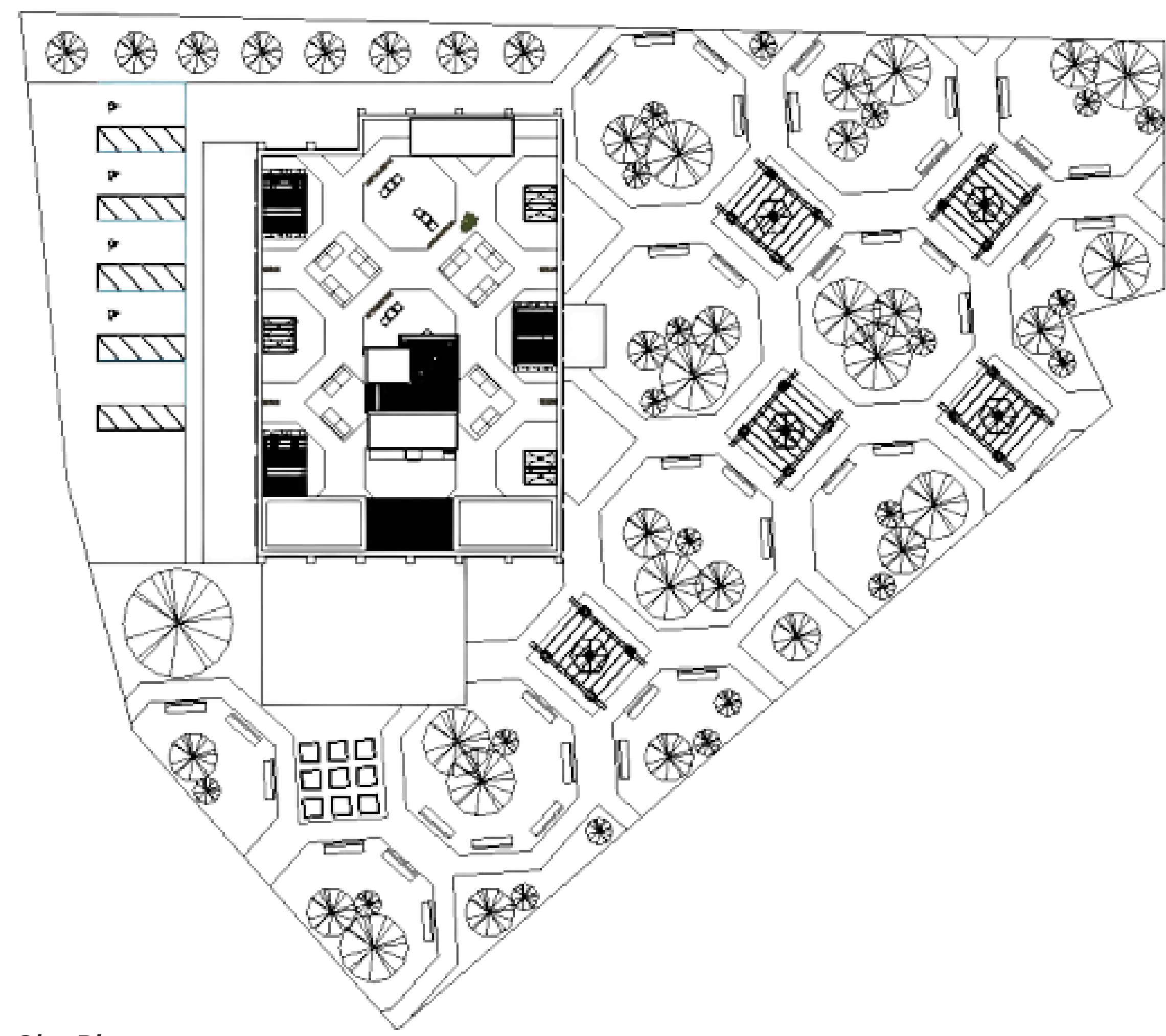
Mixed-use Living
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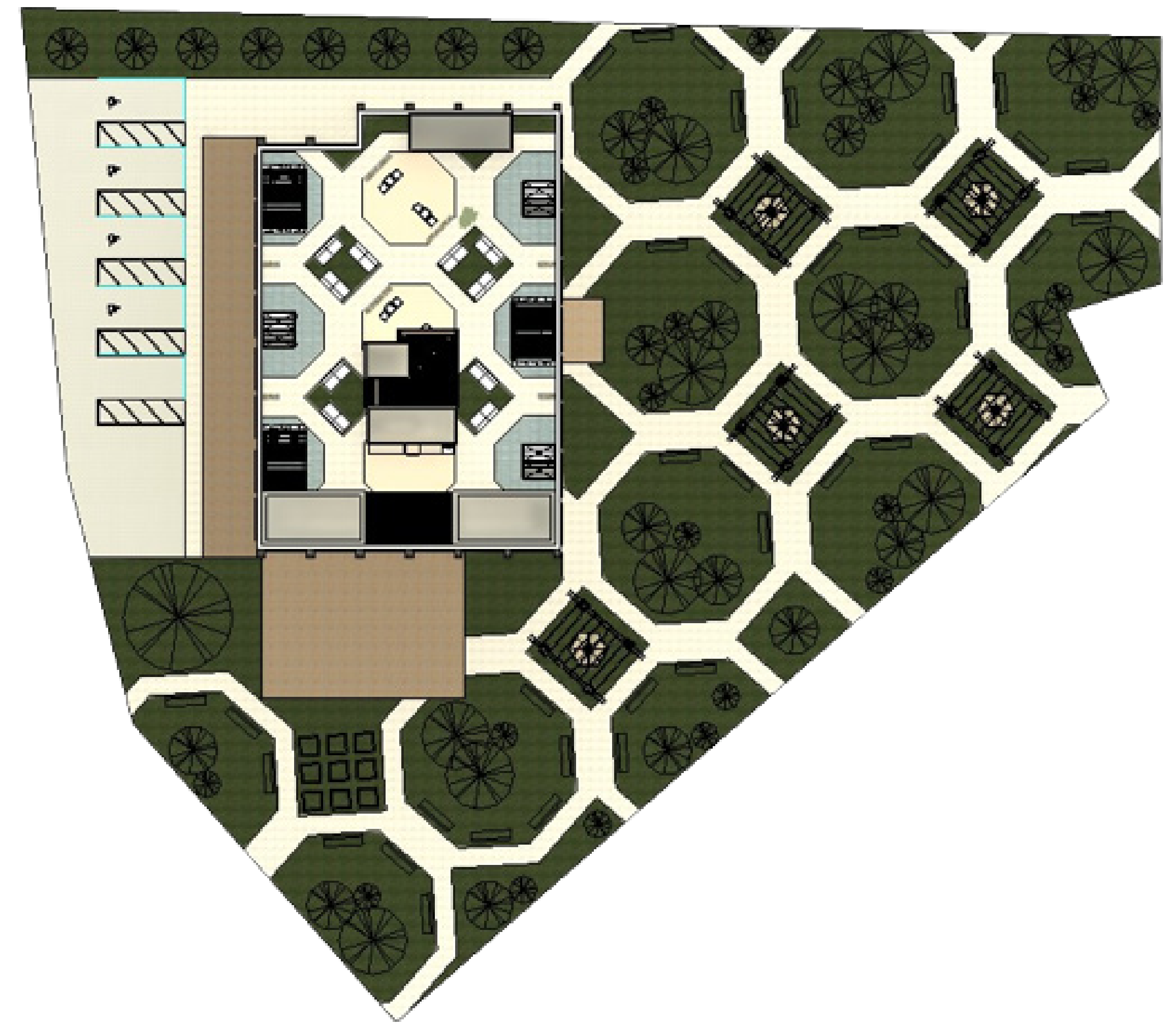
Site Isometric - Front of Building View



Site Isometric - Back of Building View



Site Plan

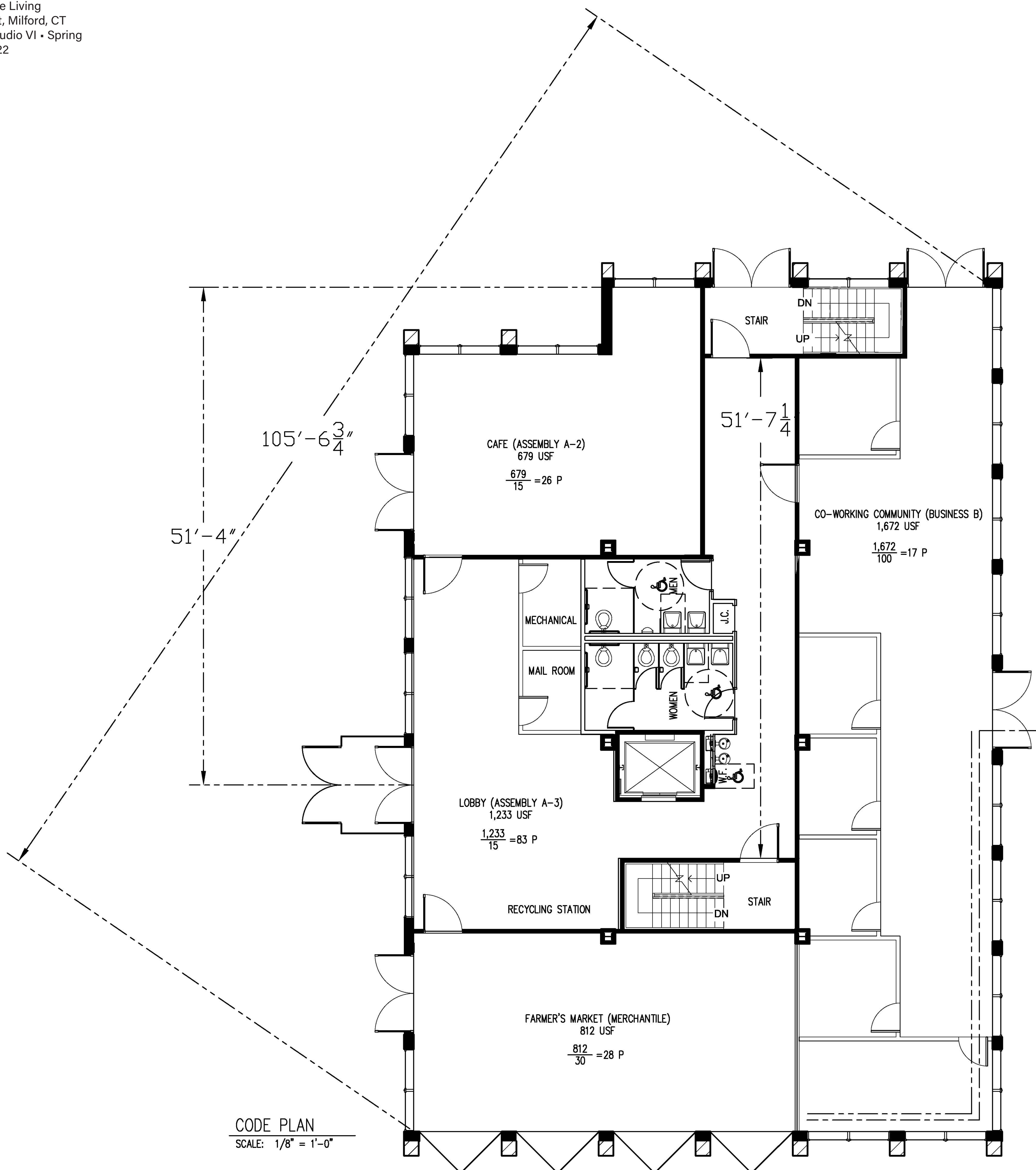


Site Plan - Rendered



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

64'-8 1/16" EXIT ACCESS TRAVEL DISTANCE
39'-5 7/16" COMMON PATH OF TRAVEL

PROJECT SCOPE:		Renovation			
LOCATION:		25 High St Milford, Connecticut			
ZONING:		Zoning:	Existing, BB		
		Proposed Use:	Residential, Assembly & Mercantile		
1. USE GROUP: (Chapter 3)	Existing:	Business			
	New (Primary):	Residential (R-2)			
2. CONSTRUCTION TYPE: (Chapter 6, Table 601)	Existing:	Type IB Non-Combustible			
3. BUILDING HEIGHT: (Table 504.3/504.4)	Existing:	5 Stories / provide total height			
4. BUILDING AREA: (SF)		First Floor Area:	5,055 SF		
(Chapter 5)		Area of Work:	30,330 SF		
NOTE: SF = interior face of exterior wall per 502.1					
5. FIRE-RESISTANCE RATING REQUIREMENTS (hours):					
	REQUIRED	PROVIDED			
Storage Rooms over 100 SF.....	1 hr or sprinklers	Sprinklers			
Separation of mixed occupancies (508.4.4, 707.3.9):.....	1	1			
Exit & vertical exit enclosures (707.3.2 & 1022.1):	2	2			
Shaft enclosures (713.4):	2	2			
Fire walls (706.4):	3	3			
Fire partitions (708.3):	1	1			
Smoke Barriers (709.3):	1	1			
Horizontal assemblies (711.2.4):	1	1			
Corridors (Table 1020.1):5	.5			
Incidental Use Areas (Table 509):.....	N/A	Existing			
6. OCCUPANCY LOAD:		Req. Design Total (1004, Table 1004.1.2)	Provided Exit Capacity (1005)		
area of work					
First Floor Cafe	Assembly	680 SF / 15 = 26 occ.	N/A		
First Floor Lobby	Assembly - Unconcentrated Concierge/Reception	1233 SF / 15 = 83 occ.	N/A		
First Floor Market	Retail	812 SF / 30 = 27 occ.	N/A		
First Floor Co-Working Community	Business	1672 SF / 100 = 17 occ.	N/A		
TOTAL:		154 occ.	N/A		
7. ADDITIONAL EGRESS REQUIREMENTS:		REQUIRED	PROVIDED		
Number of Exits (or exit access doorways) (1006.2):.....		2 min.	2		
Exit Access Travel Distance (Tables 1017.2 or 1006.3.2(2)):		250 FT max.	64'-8 1/16"		
Common Path of Egress Travel: (1006.2.1)		75 FT max.	39'-5 7/16"		
Corridor Width: (1005.3.2 & 1020.4)		44" min.	70 1/2"		
Corridor Dead Ends: (1020.4)		20 FT max.	0'-0"		
Exit or Exit Access Doorway Arrangement (1007.1.1)		35'-0" min.	61'-5"		
8. MODIFICATIONS:		Modification #	Code Section Reference		
		N/A			
9. ACCESSIBLE BUILDING: (Chapter 11)		Designated			
		Yes			
10. SPRINKLER PROTECTION:		Yes			
11. MINIMUM REQUIRED & PROVIDED PLUMBING FIXTURE COUNTS: (2902, Table 2902.1, IPC Chapter 4) For each type of occupancy in each separate building or entire facility.					
USE GROUP	WATER CLOSETS	Lavatories	Drinking Fountain	Service Sink	
Lobby A-3 Occ. 83p M:42 F:42	MEN	WOMEN			
	1 PER 125	1 PER 65	1 PER 200	1 PER 500	
REQUIRED	.33	.65	.41	.16	
Cafe A-2 Occ. 26p M:13 F:13	1 PER 75	1 PER 75	1 PER 200	1 PER 500	
	REQUIRED	.17	.17	.13	.02
Market M Occ. 28p	1 PER 500	1 PER 750	1 PER 1,000	1	
	REQUIRED	.05	.03	.02	1
Co-Working B Occ. 17p M:9 F:9	1 per 25 for the first 50	1 per 40 for the first 80	1 PER 100	1	
	REQUIRED	.68	.42	.17	1
TOTAL REQ.	1.23	1.55	1.03	.42	4
TOTAL PROV.	2	3	4	3	4
12. CODES TO WHICH THIS PROJECT WAS DESIGNED:					
State Building Code w/ Supplement(s):	2018 Connecticut State Building Code				
	2015 International Building Code				
	2015 International Mechanical Code				
	2015 International Plumbing Code				
	2015 International Energy Conservation Code				
	2017 NFPA 70 National Electrical Code				
	2009 ICC / ANSI A117.1 Accessible & Usable Building & Facilities				
State Fire Code w/ Supplement(s):	2018 Connecticut State Fire Safety Code				
	2018 Connecticut State Fire Prevention Code				