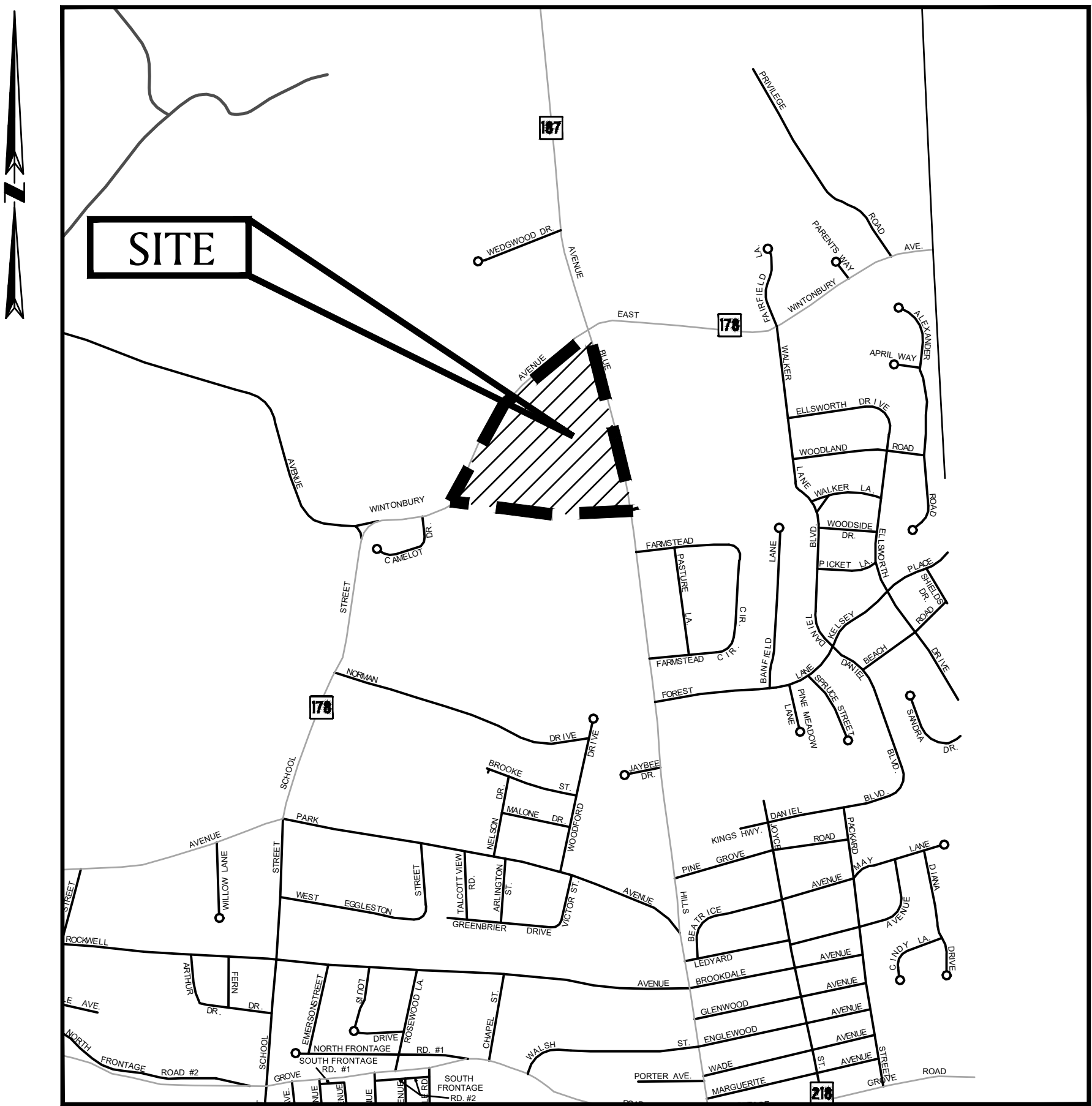


FIRST CATHEDRAL MASTER PLAN

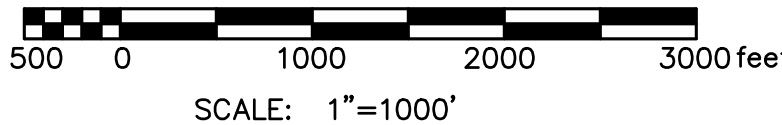
1151 BLUE HILLS AVENUE
BLOOMFIELD, CONNECTICUT

SEPTEMBER 23, 2025

ZONING COMPLIANCE TABLE				
DESIGN DEVELOPMENT ZONE (DDZ-II) (SEC. 5.6)				
	REQUIRED	EXISTING	LOT 1	LOT 2
MIN. LOT AREA	10 ACRES	40.5± ACRES	25.78± ACRES	14.72± ACRES
MIN. LOT WIDTH	150 FEET	> 150 FEET	> 150 FEET	765± FEET
MIN. FRONT YARD	50 FEET	105± FEET	90± FEET	238± FEET
MIN. SIDE YARD	25 FEET	> 300 FEET	> 300 FEET	50.7 FEET
MIN. REAR YARD	50 FEET	107± FEET	107± FEET	82.7 FEET
MAX. BUILDING HEIGHT	60 FEET	> 60 FEET	NO CHANGE	58 FT- 8 IN.
MAX. STORIES	5	2	2	5
MAX. DENSITY	16 DWELLING UNITS / ACRE	N/A	N/A	13.66 UNITS/ACRE
PROPOSED TOTAL AMOUNT OF BUILDING DEVELOPMENT	-	53,586 SF	67,622 SF	42,352 SF
MAX. BUILDING COVERAGE	50.0%	3.0%	6.0%	6.6%
PROPOSED USES	-	CHURCH, PARKING, PLAY FIELDS	CHURCH, MEDICAL OFFICE, PARKING, STORAGE	MULTIFAMILY UNITS, DAYCARE FACILITY, PARKING
AMOUNT OF LAND USE AREA	-	16.6± ACRES	11.63± ACRES	4.97 ± ACRES
TOTAL AMOUNT OF IMPERVIOUS SURFACE	-	14.1± ACRES	9.6± ACRES	4.5± ACRES



SITE MAP



PREPARED FOR:

FIRST CATHEDRAL
1151 BLUE HILLS AVE.
BLOOMFIELD, CT 06002



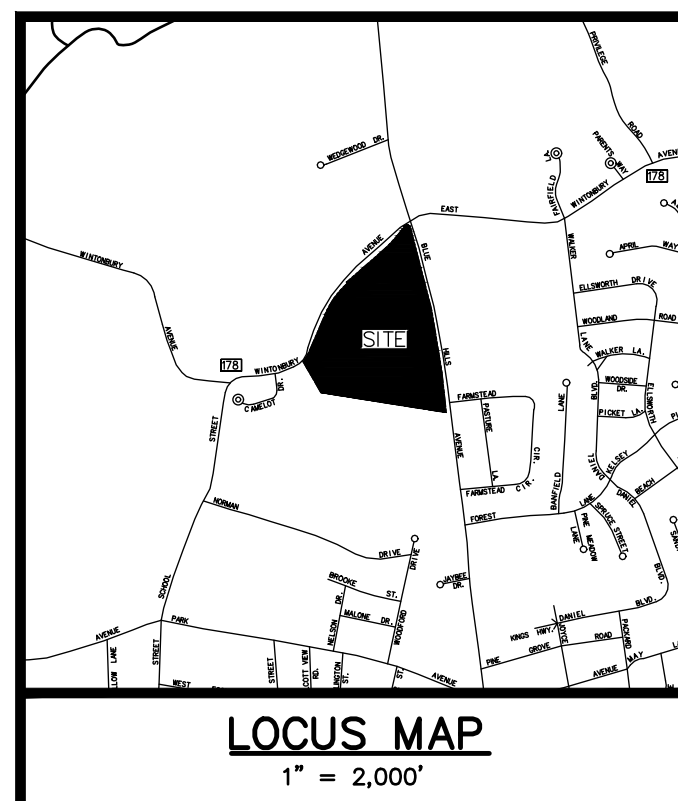
DRAFT SET FOR TOWN REVIEW

INDEX OF DRAWINGS

T-1.0	TITLE SHEET
2 OF 2	PROPERTY SURVEY
C-1.0	MASTER PLAN SOUTH PORTION OF SITE
C-1.1	MASTER PLAN NORTH PORTION OF SITE
SUB-1.0	PRIMARY SUBDIVISION PLAN
SUB-1.1	SUBORDINATE LOT RE-SUBDIVISION PLAN
A1-A7	APARTMENT BUILDING A FLOORPLANS AND ELEVATIONS
B1-B7	APARTMENT BUILDING B FLOORPLANS AND ELEVATIONS
C1-C8	APARTMENT BUILDING C & DAYCARE CENTER FLOORPLANS AND ELEVATIONS
EC-1-EC4	EMPOWERMENT CENTER PLANS AND ELEVATIONS

PREPARED BY:

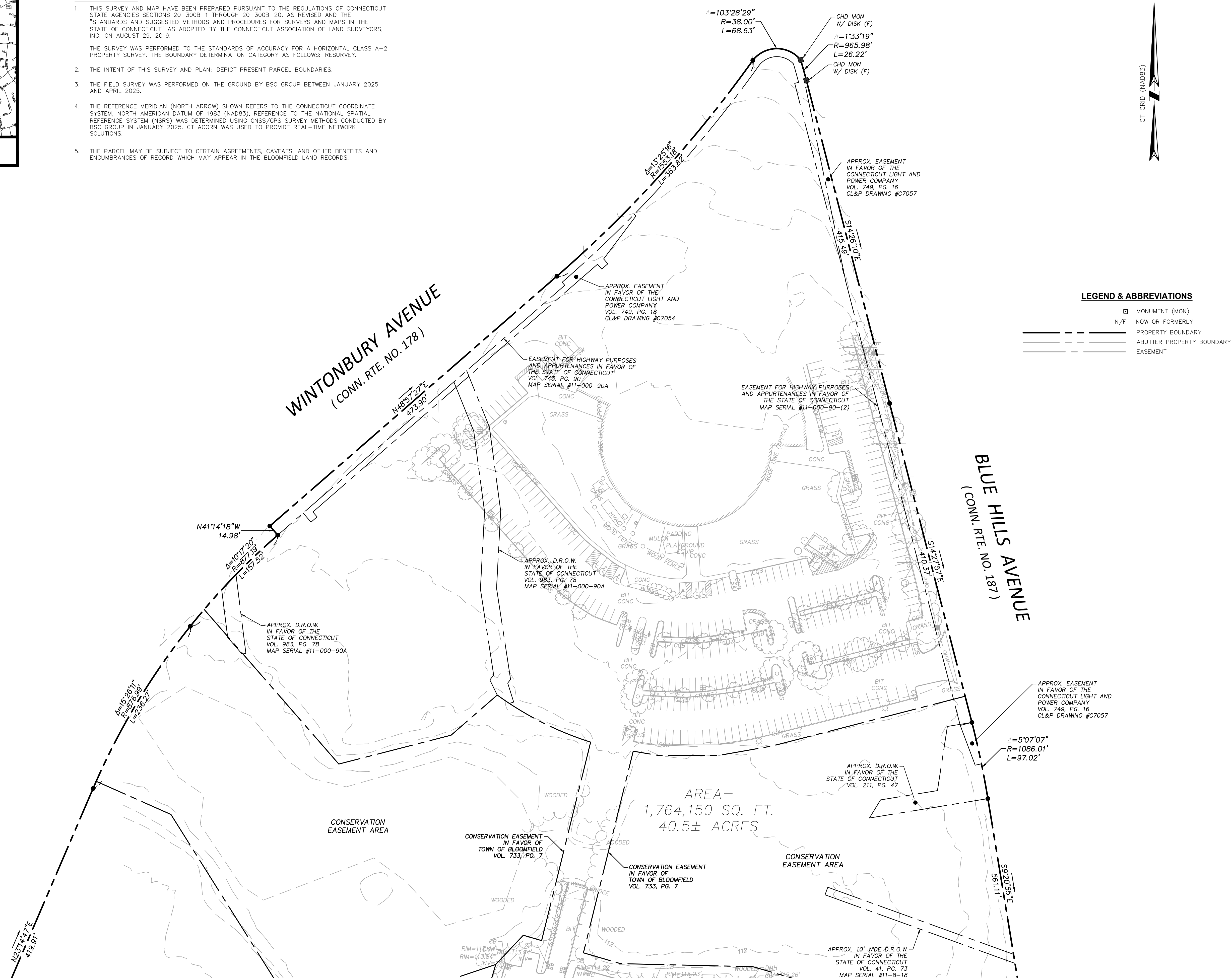




SURVEY NOTES

1. THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20, AS REVISED AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

THE SURVEY WAS PERFORMED TO THE STANDARDS OF ACCURACY FOR A HORIZONTAL CLASS A-2 PROPERTY SURVEY. THE BOUNDARY DETERMINATION CATEGORY AS FOLLOWS: RESURVEY.
2. THE INTENT OF THIS SURVEY AND PLAN: DEPICT PRESENT PARCEL BOUNDARIES.
3. THE FIELD SURVEY WAS PERFORMED ON THE GROUND BY BSC GROUP BETWEEN JANUARY 2025 AND APRIL 2025.
4. THE REFERENCE MERIDIAN (NORTH ARROW) SHOWN REFERS TO THE CONNECTICUT COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83). REFERENCE TO THE NATIONAL SPATIAL REFERENCE SYSTEM (NSRS) WAS DETERMINED USING GNSS/GPS SURVEY METHODS CONDUCTED BY BSC GROUP IN JANUARY 2025. CT ACORN WAS USED TO PROVIDE REAL-TIME NETWORK SOLUTIONS.
5. THE PARCEL MAY BE SUBJECT TO CERTAIN AGREEMENTS, EASEMENTS, AND OTHER BENEFITS AND ENCUMBRANCES OF RECORD WHICH MAY APPEAR IN THE BLOOMFIELD LAND RECORDS.



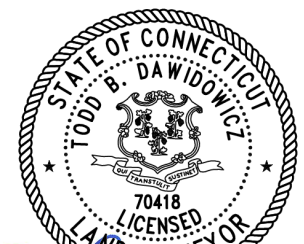
MATCH LINE - SEE SHEET 2

CT GRID (NAD83)

LEGEND & ABBREVIATIONS

☐ MONUMENT (MON)
 N/F NOW OR FORMERLY
 _____ PROPERTY BOUNDARY
 _____ ABUTTER PROPERTY BOUNDARY
 _____ EASEMENT

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY IS NOT VALID UNLESS IT CONTAINS THE LIVE SIGNATURE AND EMBOSSED SEAL CONTAINED HEREON. SUBSEQUENT REVISIONS TO THIS PLAN OTHER THAN BY THE ORIGINAL SURVEYOR EFFECTUALLY VOID THIS CERTIFICATION.



TODD B. DAWIDOWICZ
CT P.L.S. #70418

PROPERTY SURVEY

BLOOMFIELD FIRST CATHEDRAL MASTERPLAN AND HOUSING

1151 BLUE HILLS AVENUE
BLOOMFIELD, CT 06002

JULY 3, 2025

REVISIONS:

[illegible]

PREPARED FOR:
PAUL B. BAILEY ARCHITECT, LLC.
110 AUDUBON STREET
NEW HAVEN, CT 30339

BSC GROUP 
BUILD | SUPPORT | CONNECT
 665 Winding Brook Drive
 Glastonbury, Connecticut 06033
 (860)652-8227

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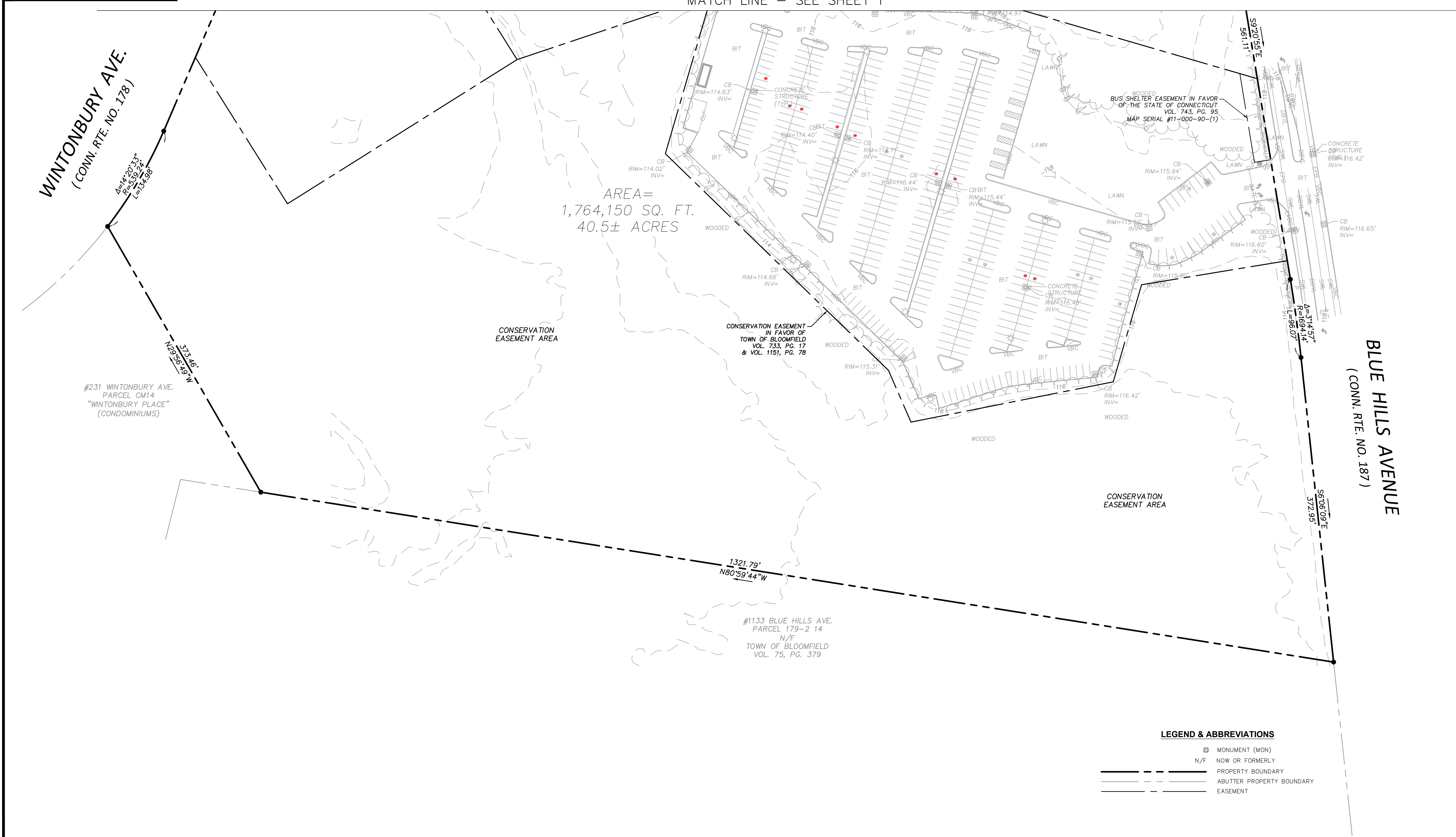
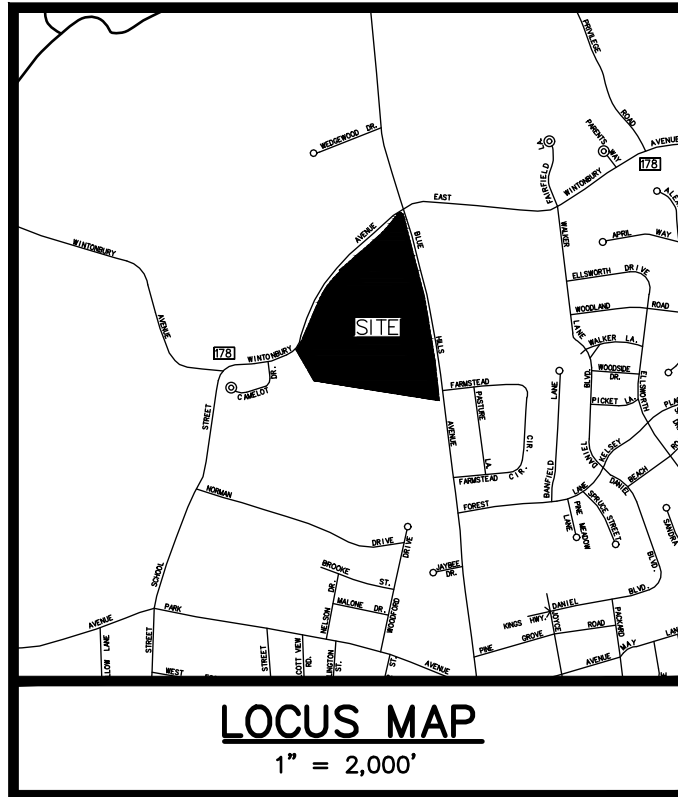
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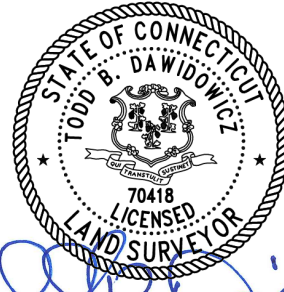
JOB. NO: 0101403.00



SEE SHEET 1 OF 2 FOR SURVEY NOTES.

- LEGEND & ABBREVIATIONS**
- MONUMENT (MON)
 - N/F NOW OR FORMERLY
 - PROPERTY BOUNDARY
 - ABUTTER PROPERTY BOUNDARY
 - EASEMENT

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY IS NOT VALID UNLESS IT CONTAINS THE LIVE SIGNATURE AND EMBOSSED SEAL CONTAINED HEREON. SUBSEQUENT REVISIONS TO THIS PLAN OTHER THAN BY THE ORIGINAL SURVEYOR EFFECTUALLY VOID THIS CERTIFICATION.



TODD B. DAWIDOWICZ
CT P.L.S. #70418

PROPERTY SURVEY

BLOOMFIELD FIRST
CATHEDRAL MASTERPLAN
AND HOUSING

1151 BLUE HILLS AVENUE
BLOOMFIELD, CT 06002

JULY 3, 2025

REVISIONS:		
NO.	DATE	DESC.

PREPARED FOR:
PAUL B. BAILEY ARCHITECT, LLC.
110 AUDUBON STREET
NEW HAVEN, CT 30339

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SCALE: 1" = 60'

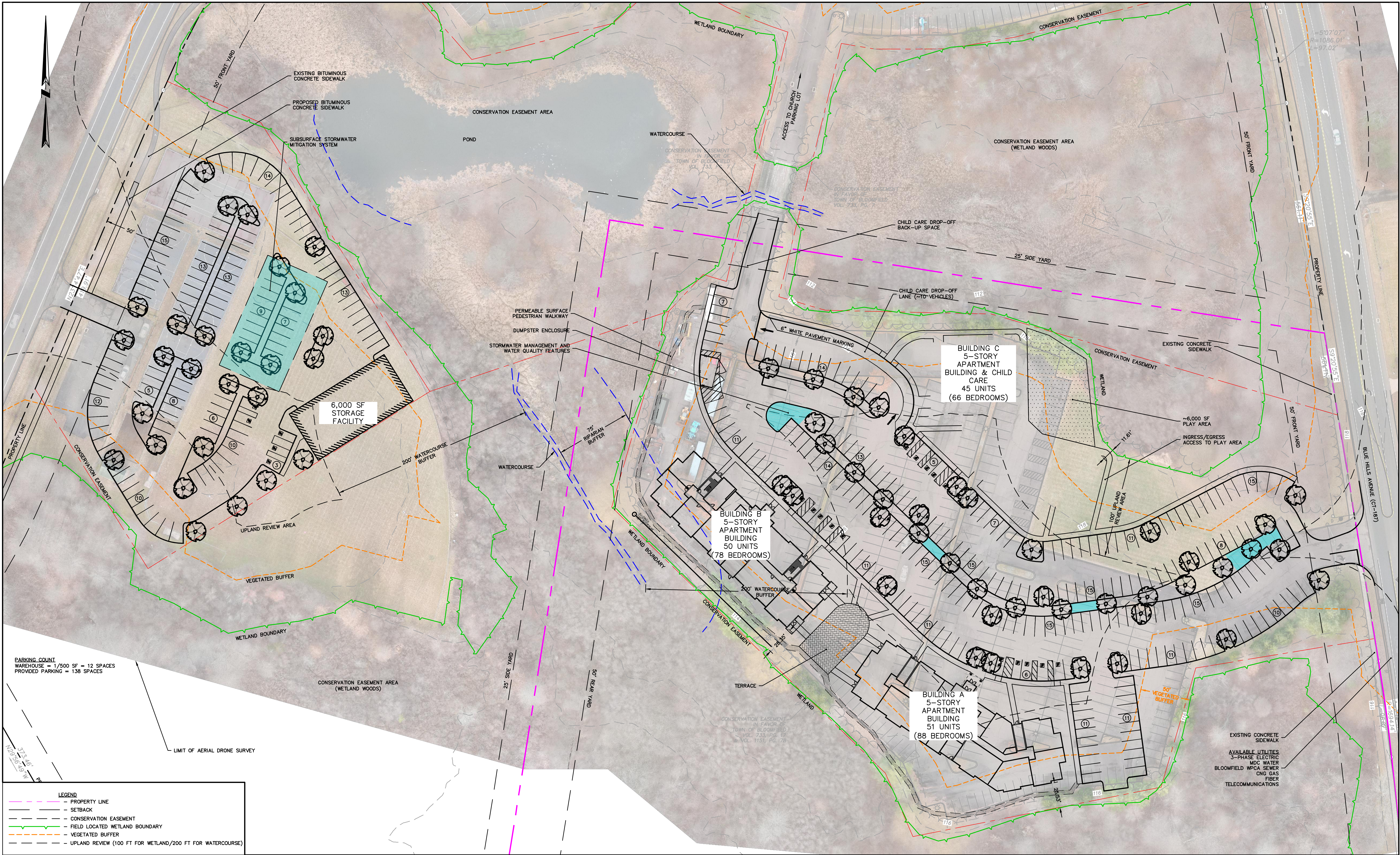
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SHEET 2 OF 2





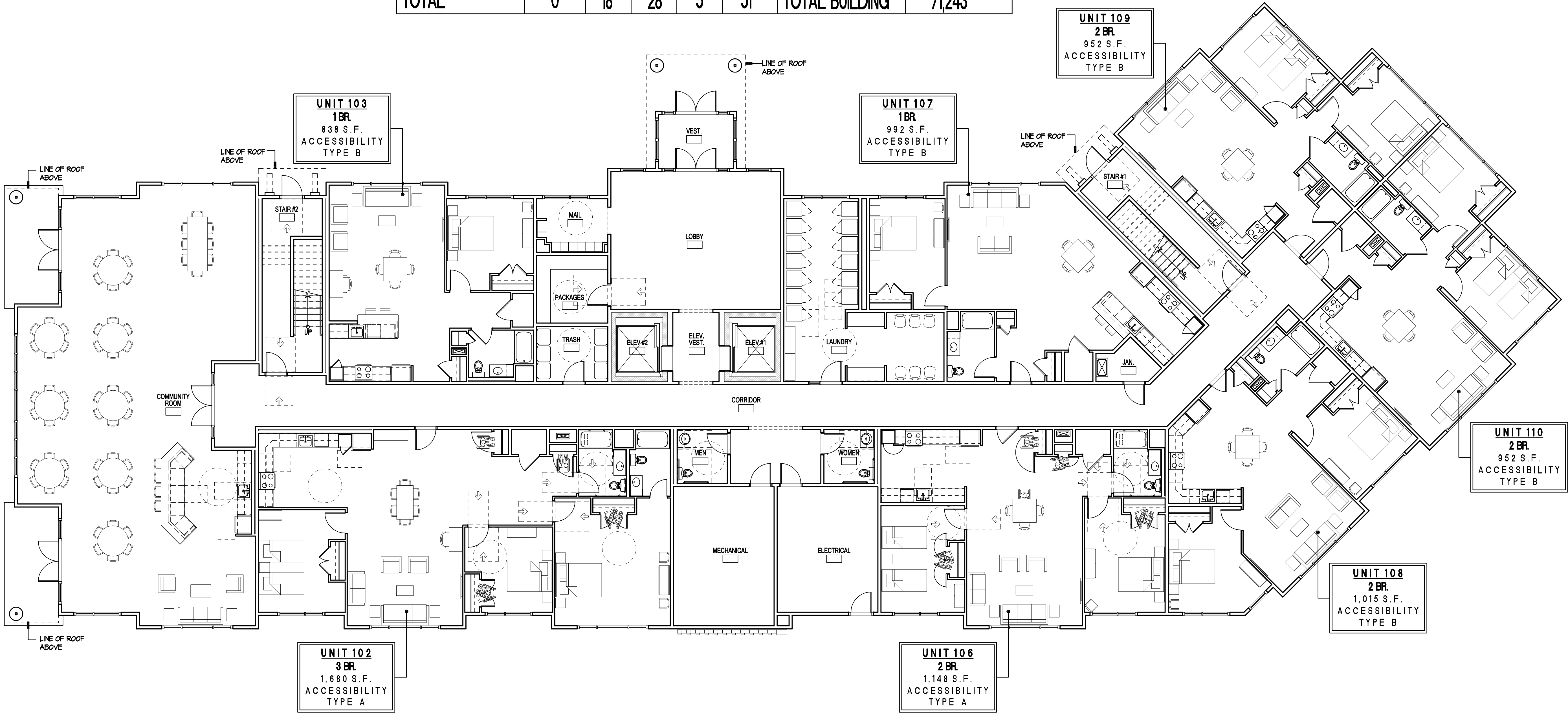
LEGEND

- PROPERTY LINE
- SETBACK
- CONSERVATION EASEMENT
- FIELD LOCATED WETLAND BOUNDARY
- VEGETATED BUFFER
- UPLAND REVIEW (100 FT FOR WETLAND/200 FT FOR WATERCOURSE)

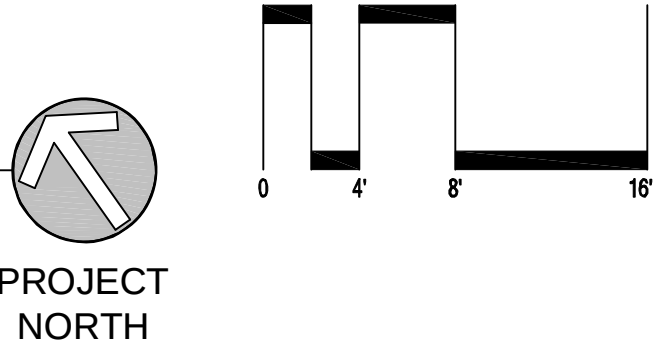




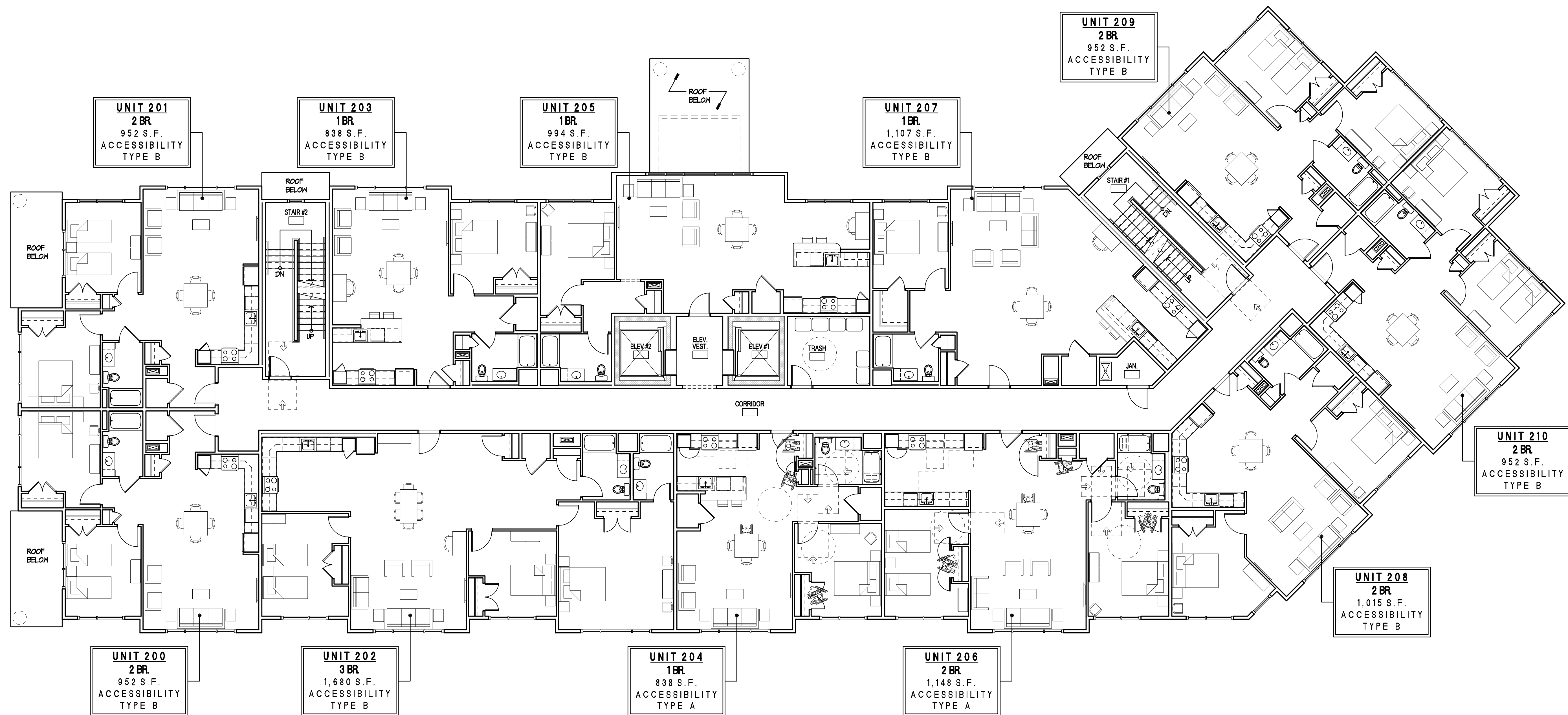
NEW 5 STORY BUILDING UNIT MIX						GROSS SQUARE FOOTAGE	
	STUDIO	1 BR.	2 BR.	3 BR.	TOTAL		
FIRST FLOOR	0	2	4	1	7	FIRST FLOOR	14,359
SECOND FLOOR	0	4	6	1	11	SECOND FLOOR	14,257
THIRD FLOOR	0	4	6	1	11	THIRD FLOOR	14,257
FOURTH FLOOR	0	4	6	1	11	FOURTH FLOOR	14,257
FIFTH FLOOR	0	4	6	1	11	FIFTH FLOOR	14,113
TOTAL	0	18	28	5	51	TOTAL BUILDING	71,243



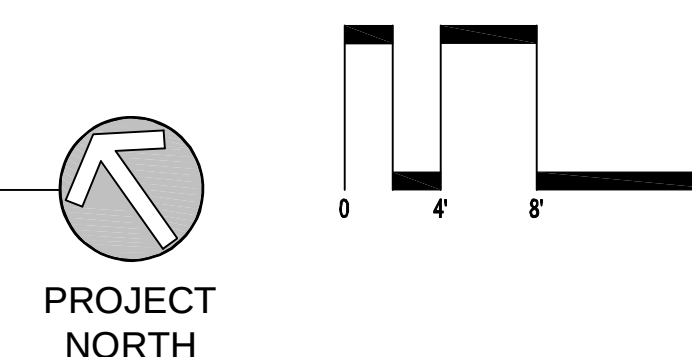
1 BUILDING A
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



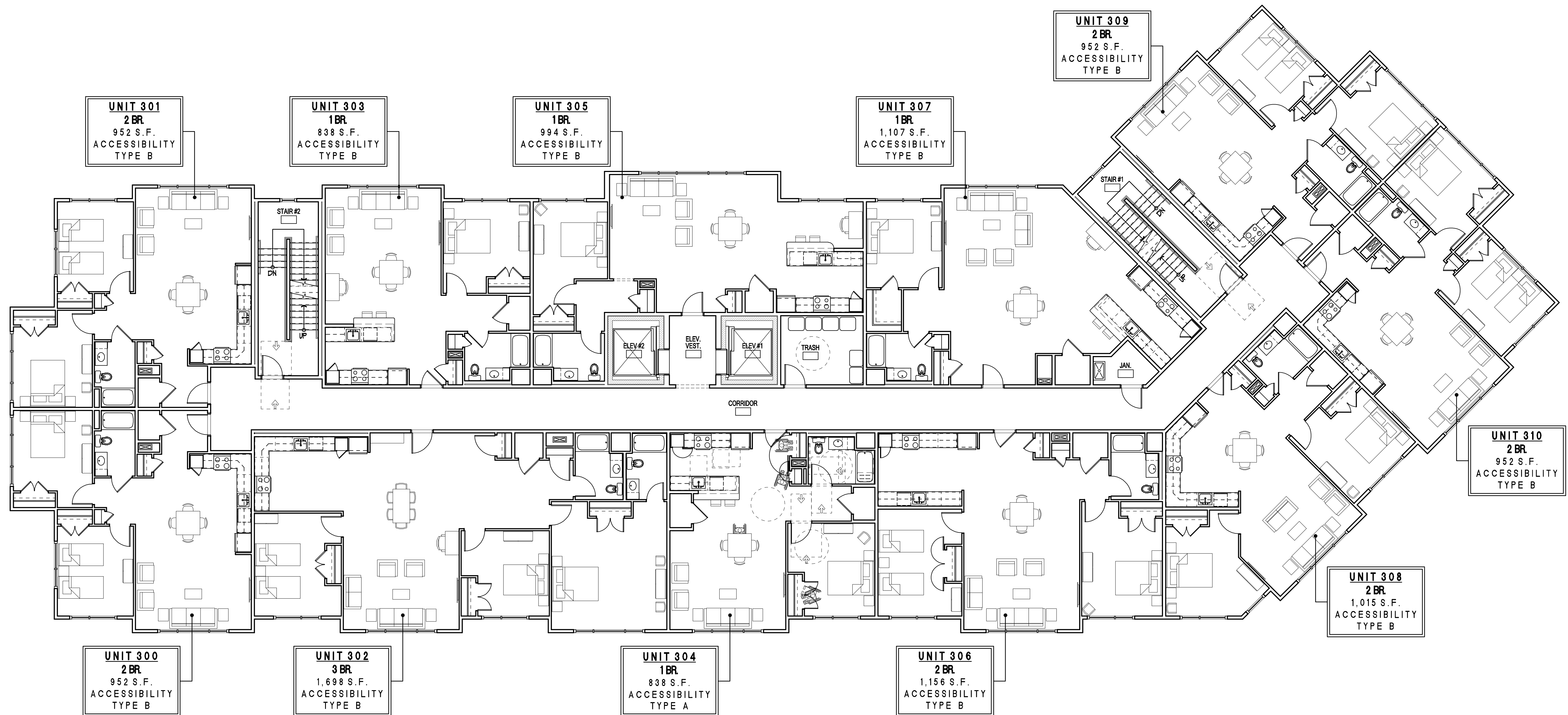
◆ APARTMENT BUILDING A ◆



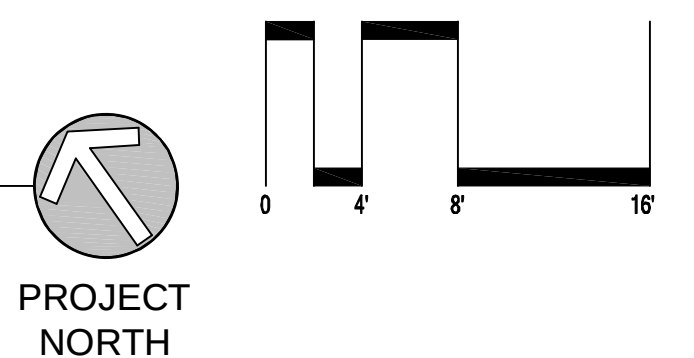
1 BUILDING A
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



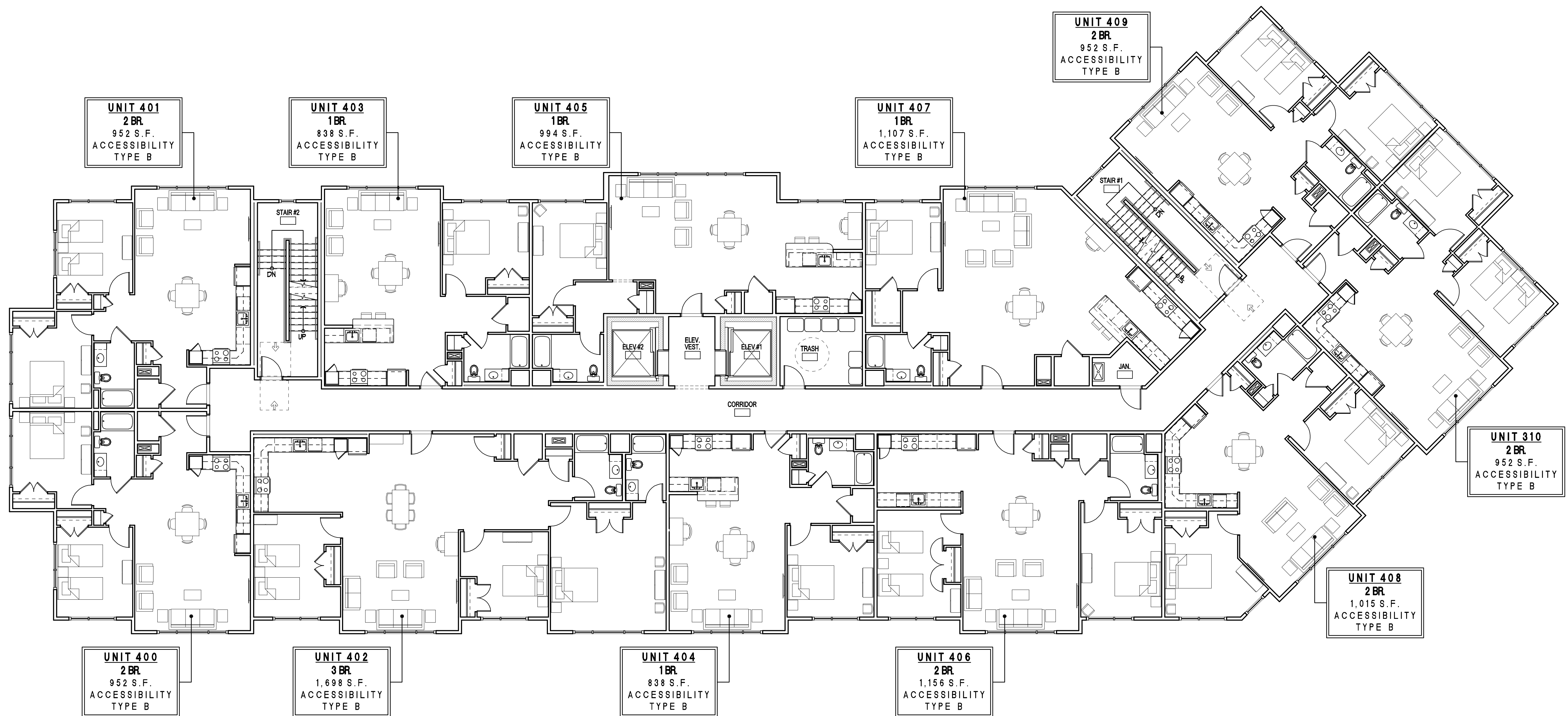
◆ APARTMENT BUILDING A ◆



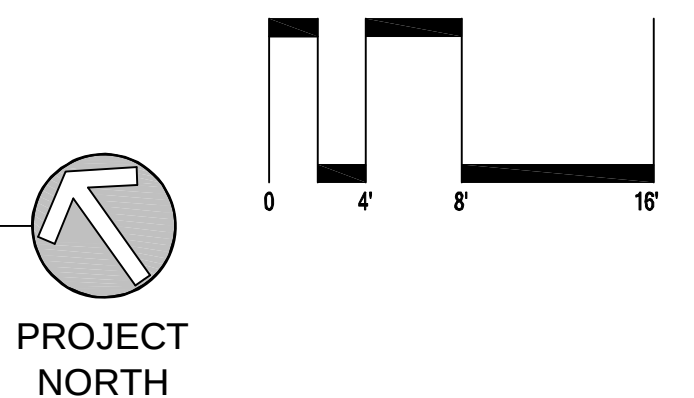
**BUILDING A
THIRD FLOOR PLAN**
SCALE: 1/8"=1'-0"



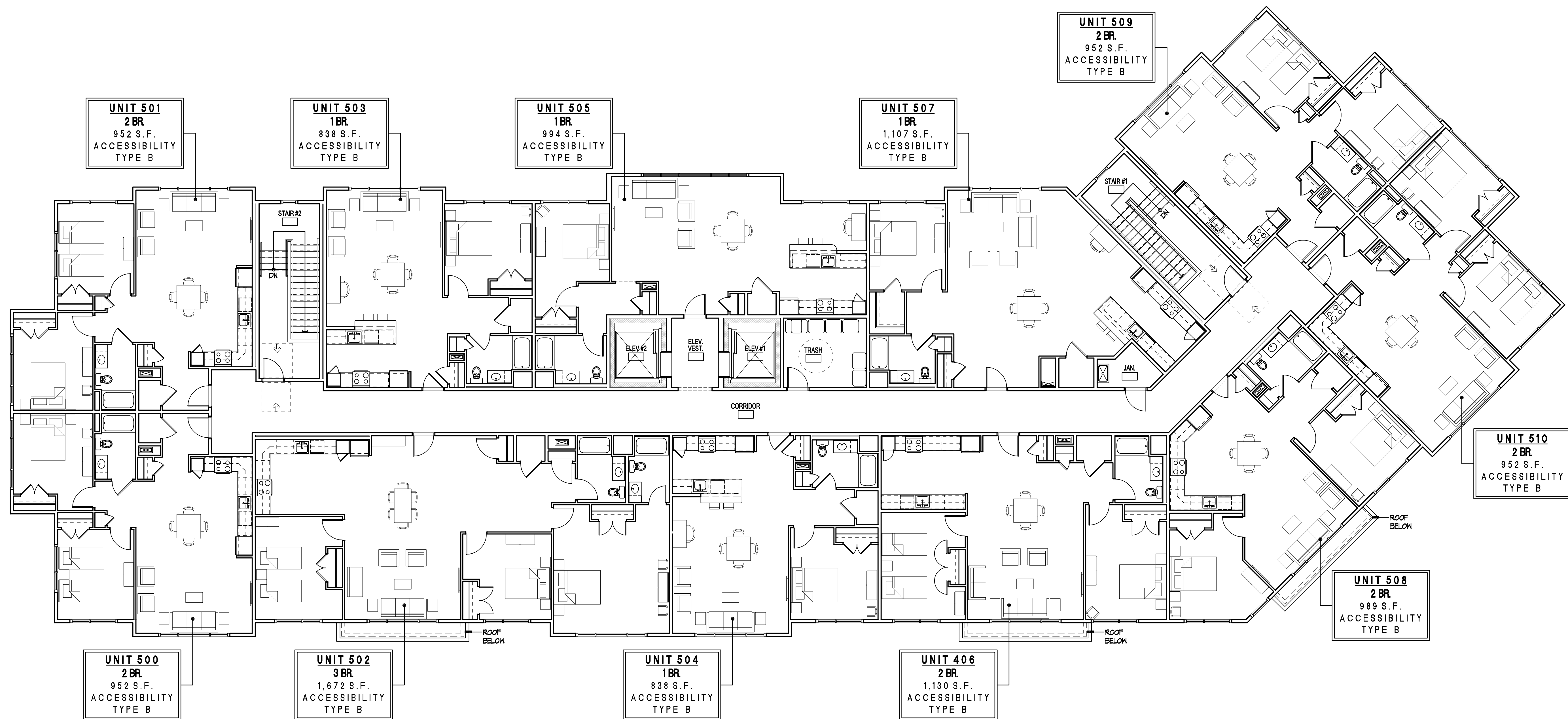
◆ APARTMENT BUILDING A ◆



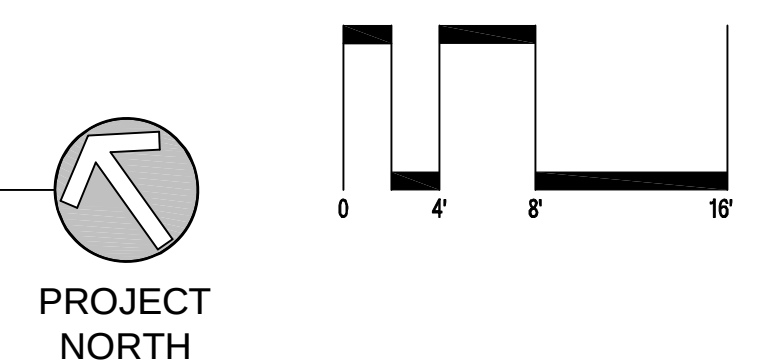
BUILDING A
FOURTH FLOOR PLAN
1 SCALE: 1/8"=1'-0"



◆ APARTMENT BUILDING A ◆



**BUILDING A
FIFTH FLOOR PLAN**
1 SCALE: 1/8"=1'-0"



◆ APARTMENT BUILDING A ◆

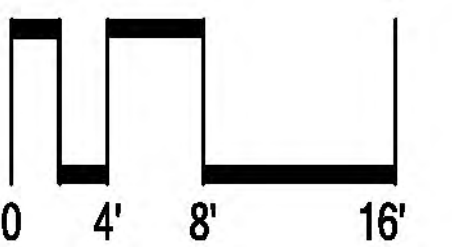


1 BUILDING A
NORTH ELEVATION (STRAIGHT ON VIEW)
SCALE:



2 BUILDING A
WEST ELEVATION
SCALE:

◇ APARTMENT BUILDING A ◇



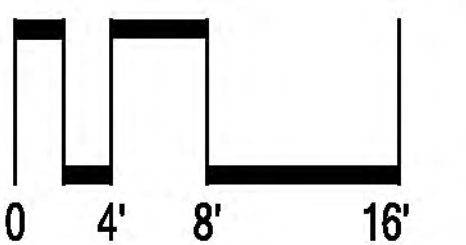


1 BUILDING A
SOUTH ELEVATION (STRAIGHT ON VIEW)
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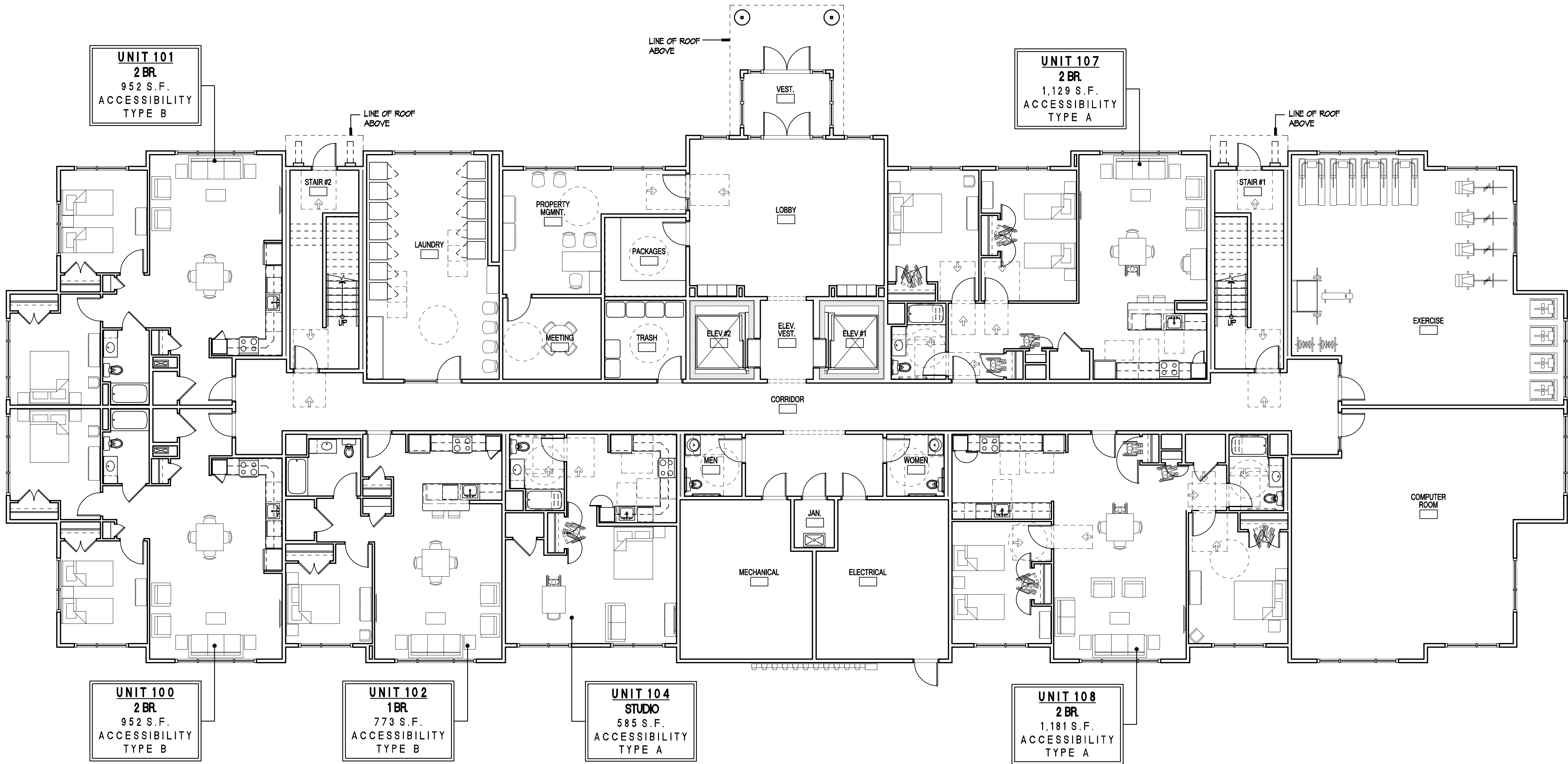


2 BUILDING A
EAST ELEVATION
SCALE:

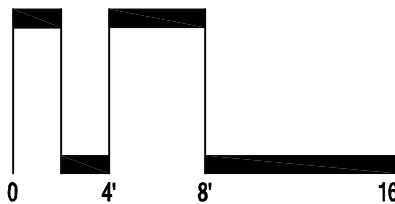
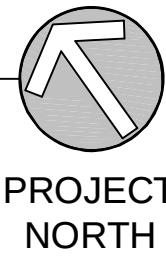
◆ APARTMENT BUILDING A ◆



NEW 5 STORY BUILDING UNIT MIX						GROSS SQUARE FOOTAGE	
	STUDIO	1 BR.	2 BR.	3 BR.	TOTAL		
FIRST FLOOR	1	1	4	-	6	FIRST FLOOR	12,626
SECOND FLOOR	0	6	5	-	11	SECOND FLOOR	12,525
THIRD FLOOR	0	6	5	-	11	THIRD FLOOR	12,525
FOURTH FLOOR	0	6	5	-	11	FOURTH FLOOR	12,525
FIFTH FLOOR	0	6	5	-	11	FIFTH FLOOR	12,381
TOTAL	1	25	24	-	50	TOTAL BUILDING	62,582



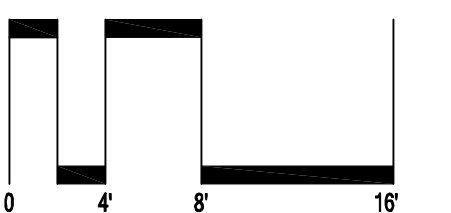
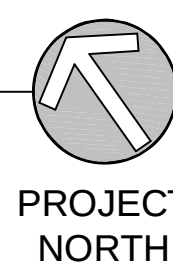
**BUILDING B
FIRST FLOOR PLAN**
1
SCALE: 1/8"=1'-0"



◆ APARTMENT BUILDING B ◆



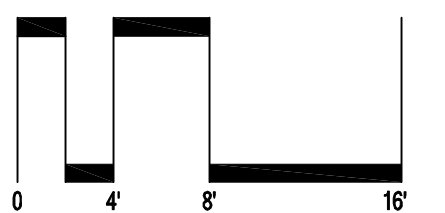
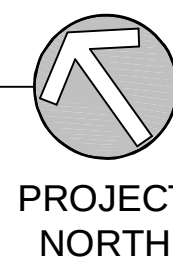
**BUILDING B
SECOND FLOOR PLAN**
1 SCALE: 1/8"=1'-0"



◆ APARTMENT BUILDING B ◆



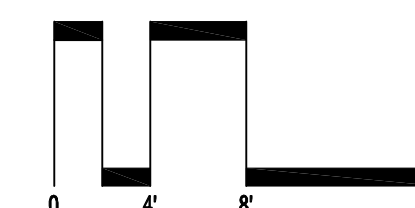
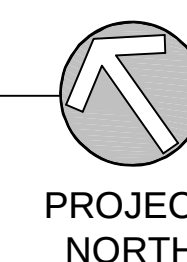
**BUILDING B
THIRD FLOOR PLAN**
1 SCALE: 1/8"=1'-0"



◆ APARTMENT BUILDING B ◆



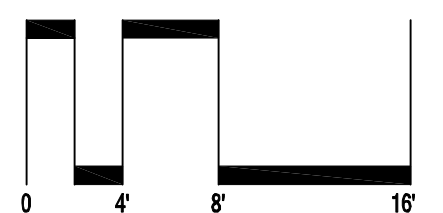
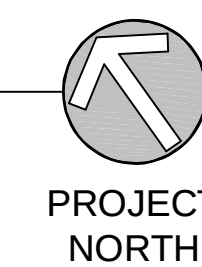
BUILDING B
FOURTH FLOOR PLAN
1 SCALE: 1/8"=1'-0"



◆ APARTMENT BUILDING B ◆



**BUILDING B
FIFTH FLOOR PLAN**
1 SCALE: 1/8"=1'-0"



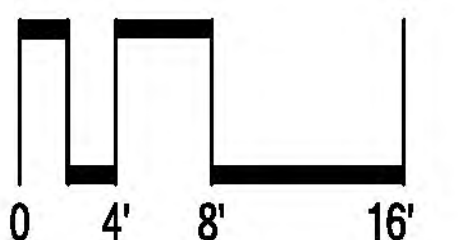
◆ APARTMENT BUILDING B ◆



BUILDING B
NORTH ELEVATION (STRAIGHT ON VIEW)
 1 SCALE:



BUILDING B
WEST ELEVATION
 2 SCALE:



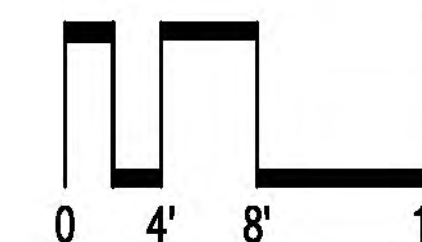
◆ APARTMENT BUILDING B ◆



1 BUILDING B
SOUTH ELEVATION (STRAIGHT ON VIEW)
SCALE:



2 BUILDING B
EAST ELEVATION
SCALE:



◇ APARTMENT BUILDING B ◇



◆ APARTMENT BUILDINGS A & B ◆


BSC GROUP
 655 Winding Brook Drive
 Glastonbury, Connecticut 06033
 860 652 8227

FIRST CATHEDRAL MASTER PLAN
 BLOOMFIELD, CT.
 DATE: 07/31/2025

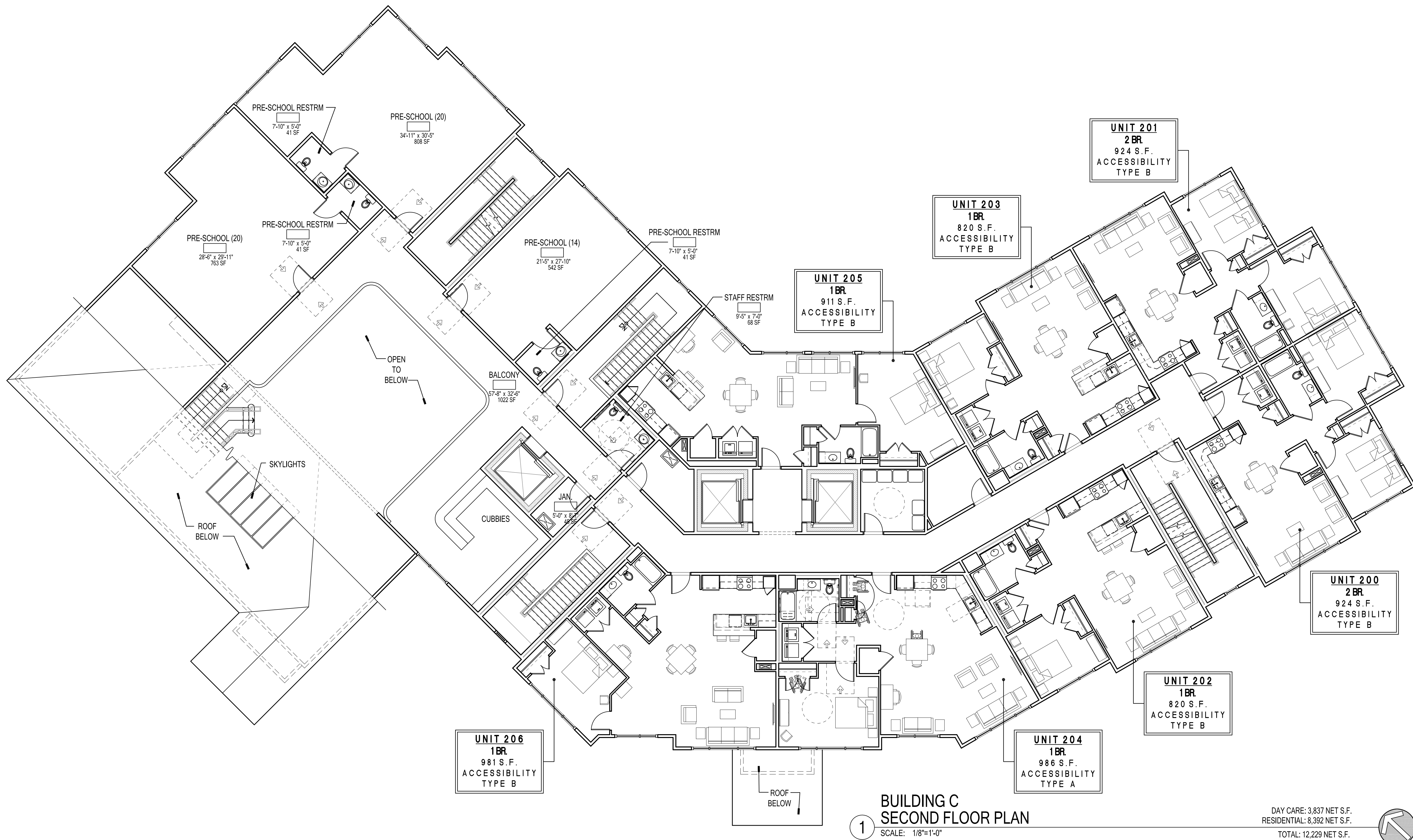
PAUL B. BAILEY
 • ARCHITECT •

DAY CARE INFORMATION	
CHILDREN'S CLASSROOMS	
UNDER 3	2
PRE-SCHOOL	4
TOTAL	6
TOTAL CHILD CAPACITY	
UNDER 3	16
PRE-SCHOOL	74
MAXIMUM NO. OF CHILDREN	90
ANTICIPATED DAY CARE STAFF	
ADMINISTRATORS	2
UNDER 3 STAFF	6
PRE-SCHOOL STAFF	8
KITCHEN STAFF	3
TOTAL	19

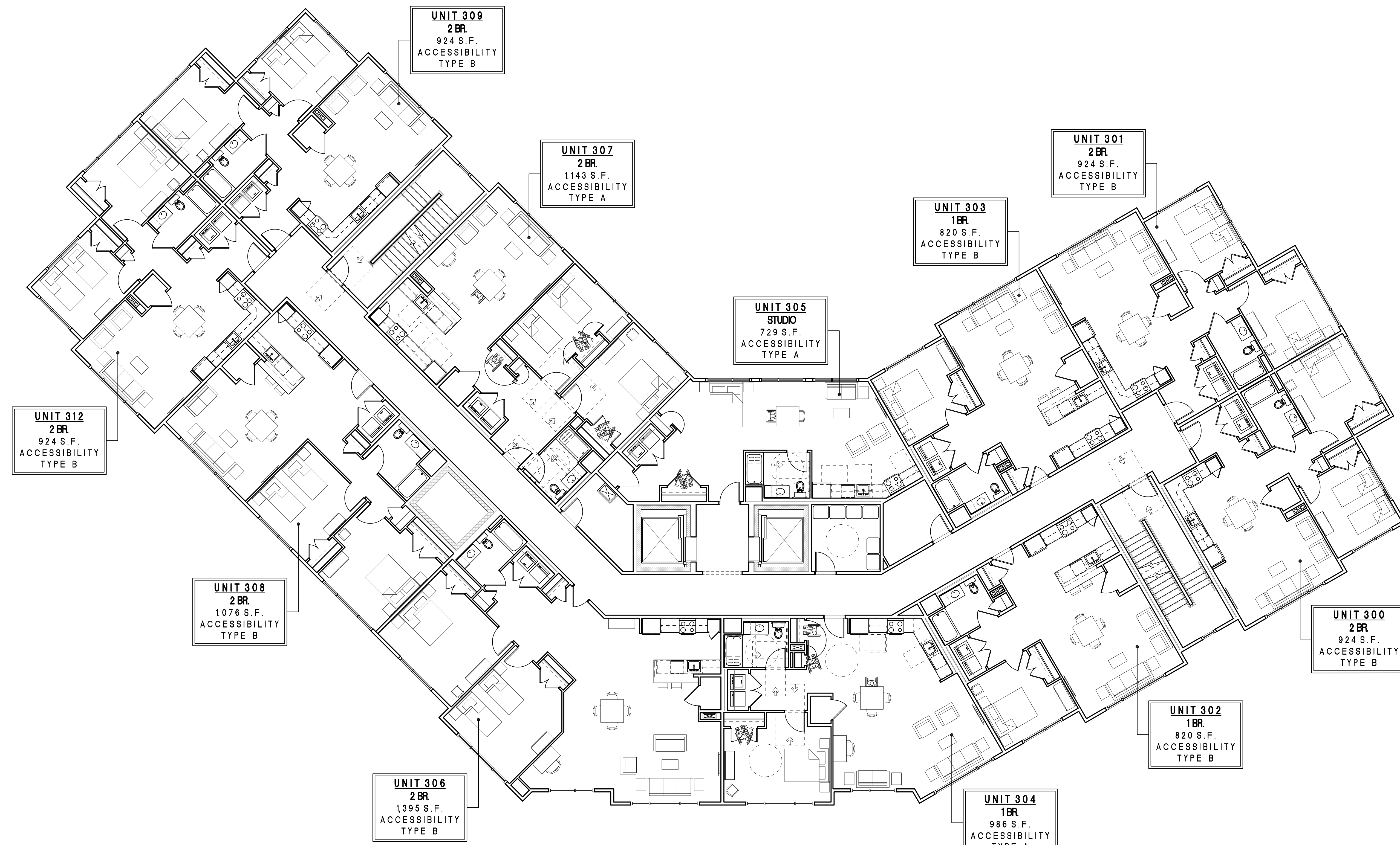
NEW 5 STORY BUILDING UNIT MIX						GROSS SQUARE FOOTAGE	
	STUDIO	1 BR.	2 BR.	3 BR.	TOTAL		
FIRST FLOOR	0	1	2	-	3	FIRST FLOOR	15,366
SECOND FLOOR	0	5	2	-	7	SECOND FLOOR	13,535
THIRD FLOOR	1	3	7	-	11	THIRD FLOOR	13,579
FOURTH FLOOR	1	6	5	-	12	FOURTH FLOOR	13,579
FIFTH FLOOR	1	6	5	-	12	FIFTH FLOOR	13,579
TOTAL	3	21	21	-	45	TOTAL BUILDING	69,638



◇ APARTMENT BUILDING C & DAYCARE CENTER ◇



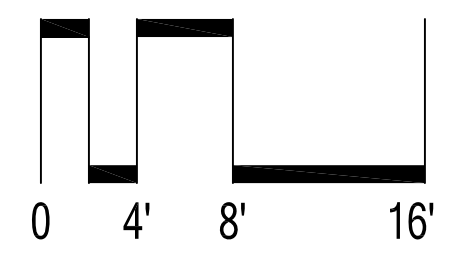
◇ APARTMENT BUILDING C & DAYCARE CENTER ◇



**BUILDING C
THIRD FLOOR PLAN**
1 SCALE: 1/8"=1'-0"

RESIDENTIAL TOTAL: 13,308 NET S.F.
TOTAL: 13,579 GROSS S.F.

PROJECT NORTH



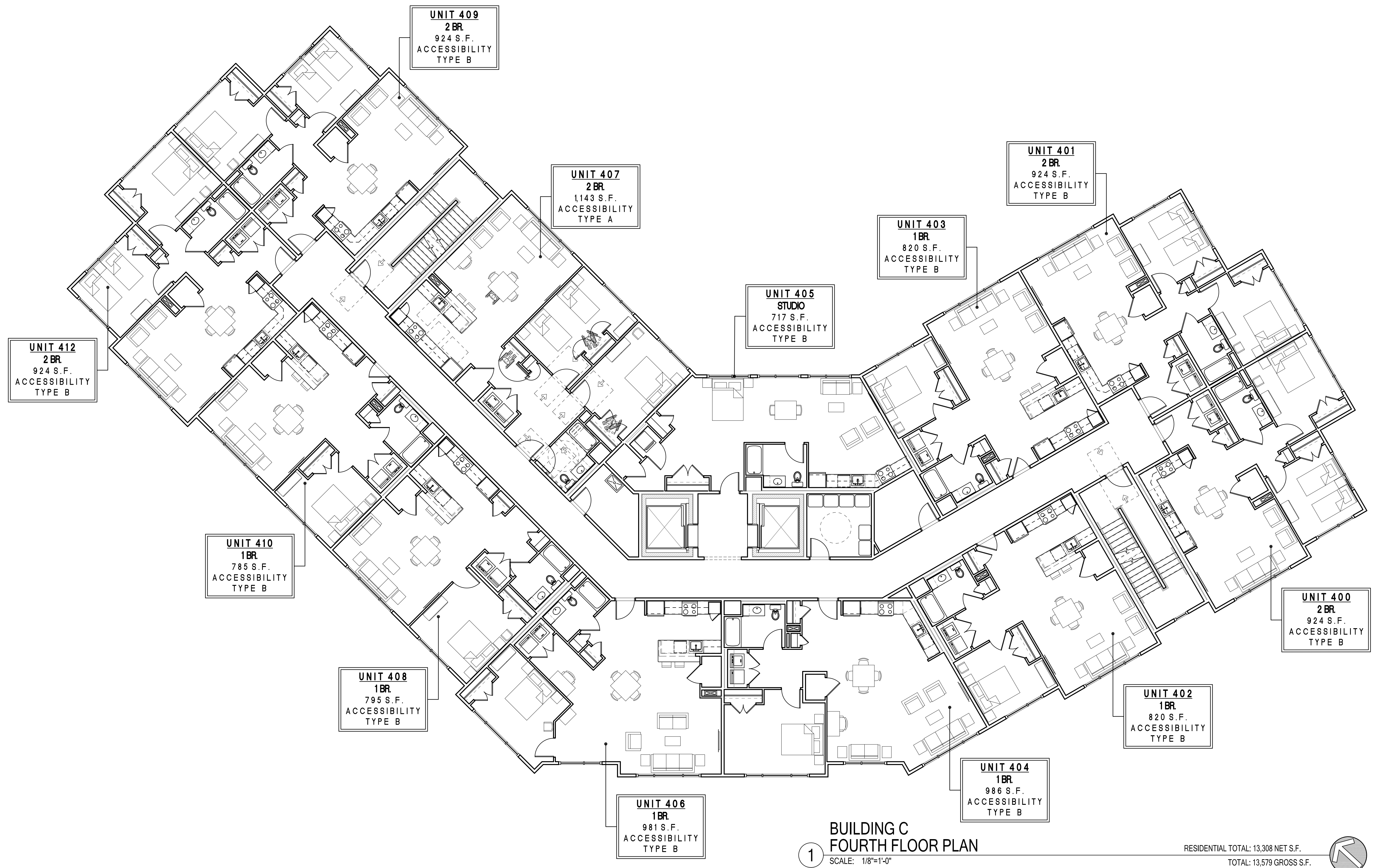
◇ APARTMENT BUILDING C & DAYCARE CENTER ◇

BSC GROUP
655 Winding Brook Drive
Glastonbury, Connecticut 06033
860 652 8227

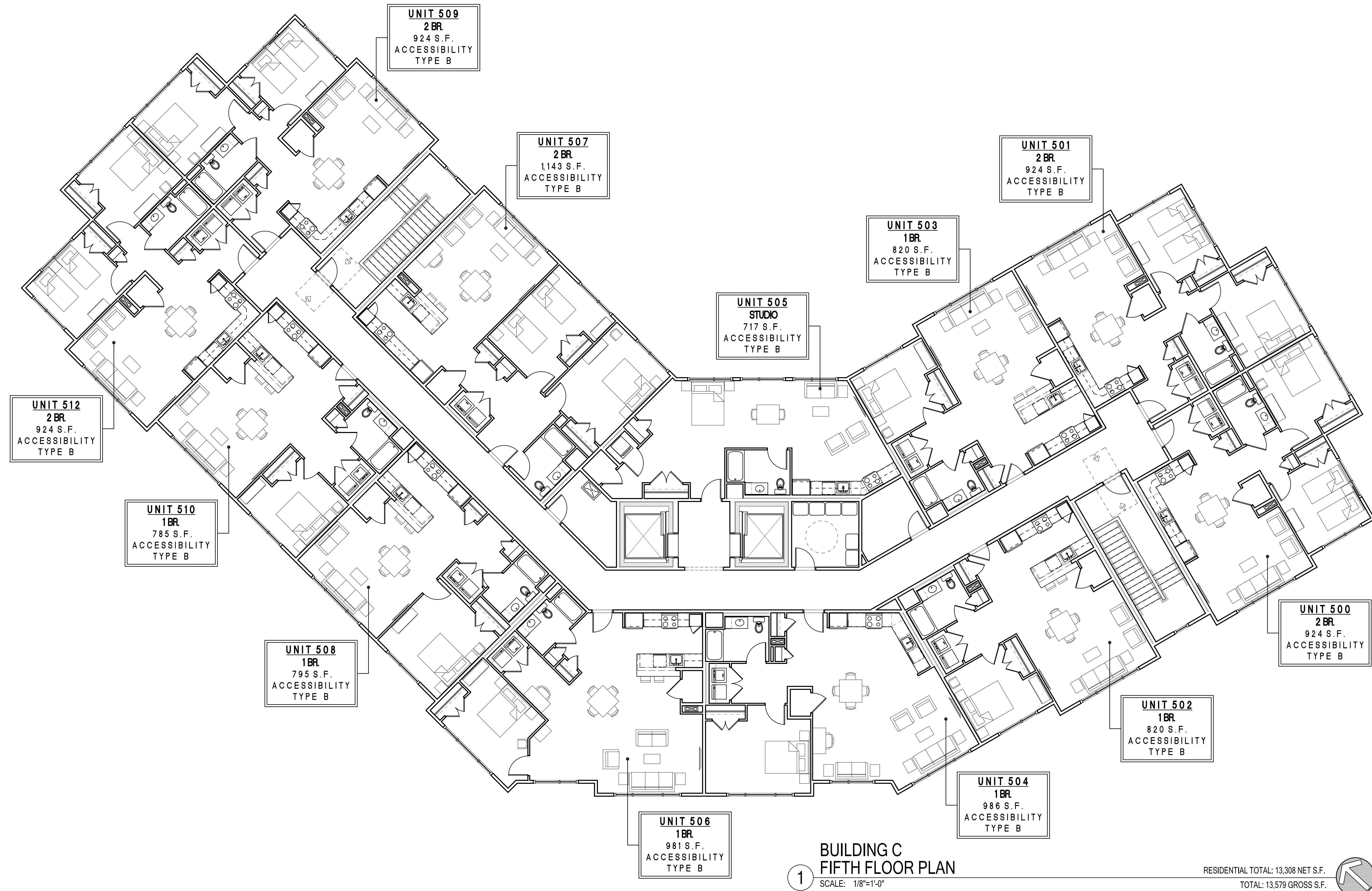
FIRST CATHEDRAL MASTER PLAN
BLOOMFIELD, CT.
DATE: 07/31/2025

**PAUL B. BAILEY
• ARCHITECT •**

C-3



◇ APARTMENT BUILDING C & DAYCARE CENTER ◇



◆ APARTMENT BUILDING C & DAYCARE CENTER ◆

NOTE:
SEE DWG. C-7 FOR BUILDING MATERIAL NOTES.



BUILDING C
WEST/SOUTHWEST ELEVATION (STRAIGHT ON VIEW)
1
SCALE:

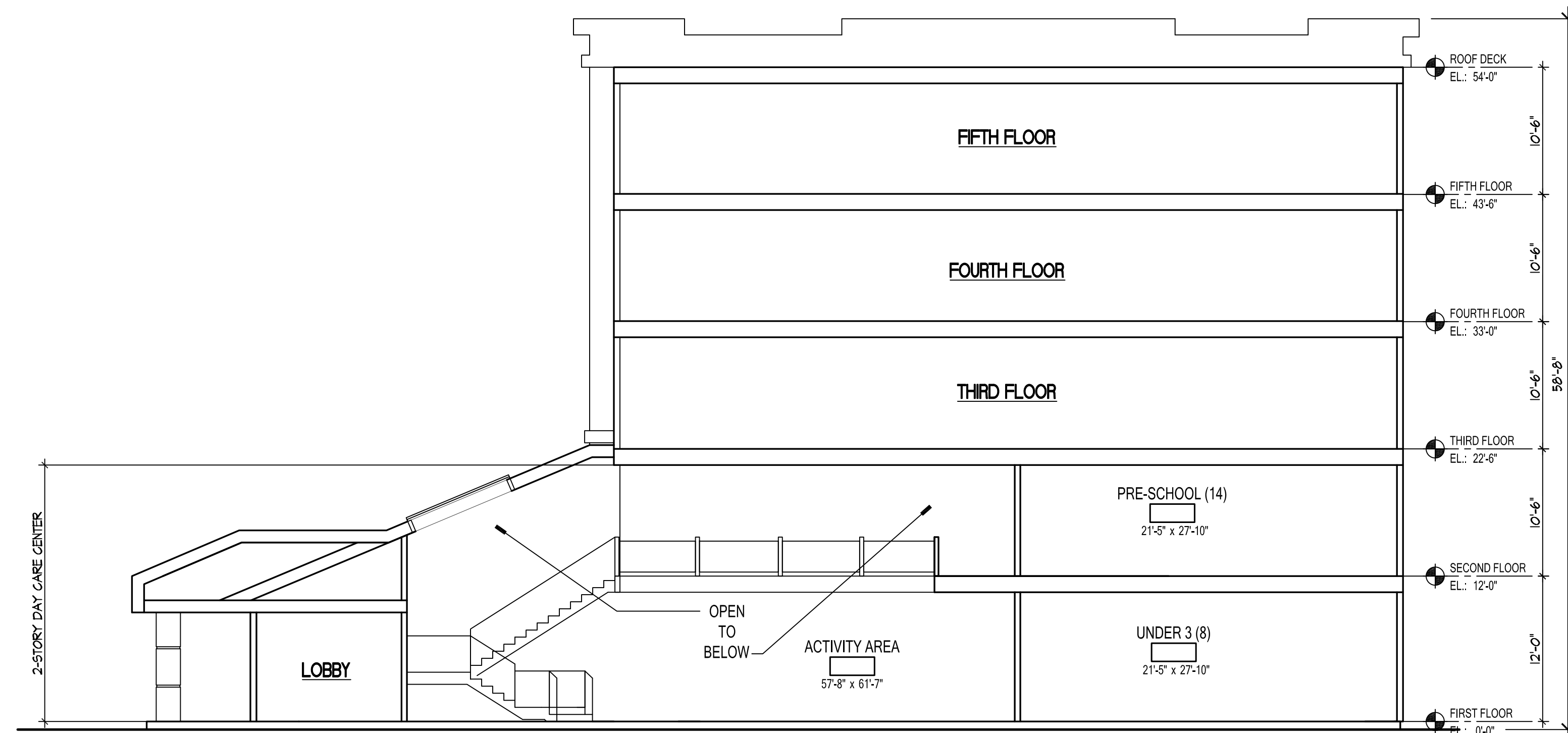
◆ APARTMENT BUILDING C & DAYCARE CENTER ◆

BSC GROUP
655 Winding Brook Drive
Glastonbury, Connecticut 06033
860 652 8227

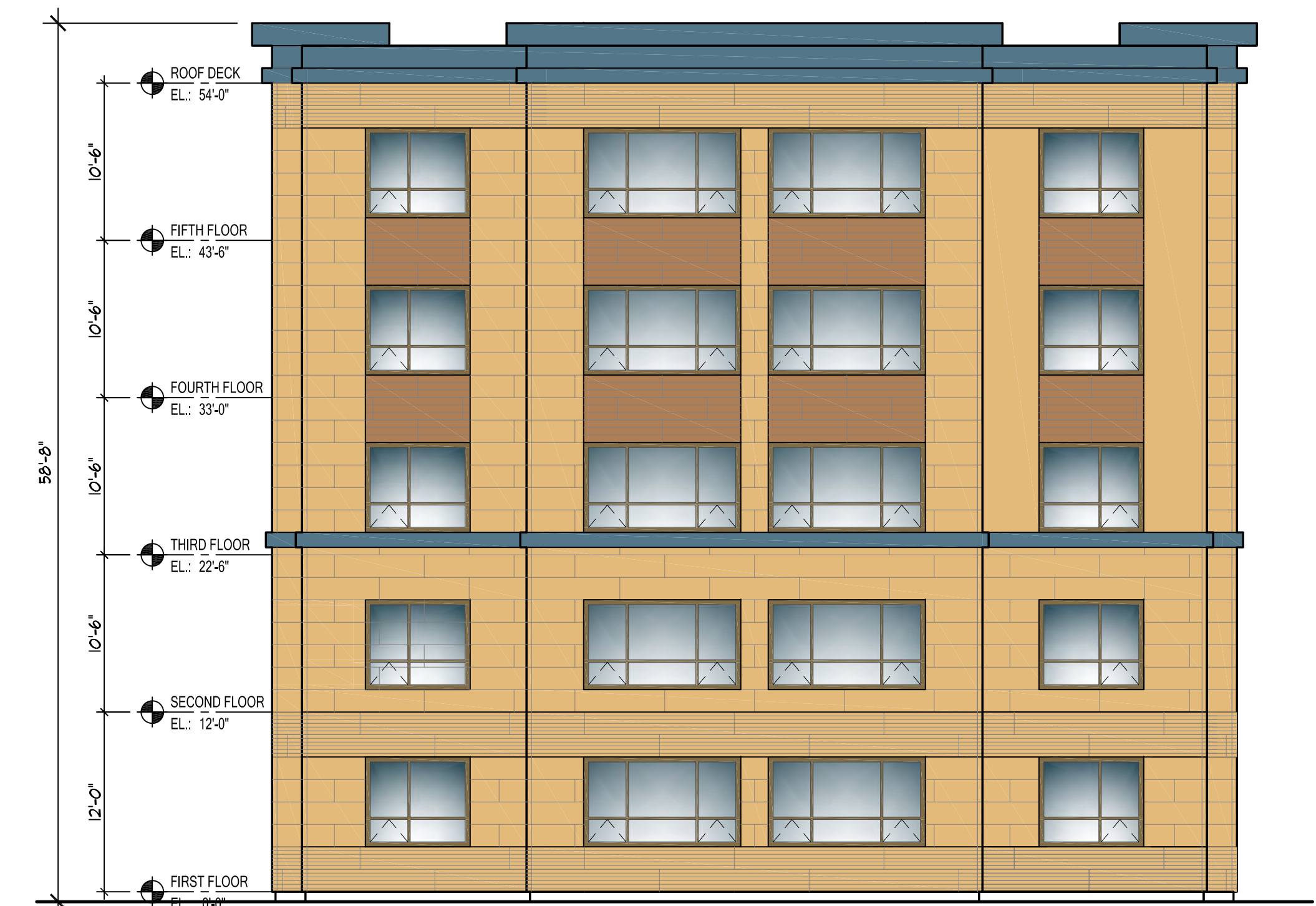
FIRST CATHEDRAL MASTER PLAN
BLOOMFIELD, CT.
DATE: 07/31/2025

PAUL B. BAILEY
• ARCHITECT •

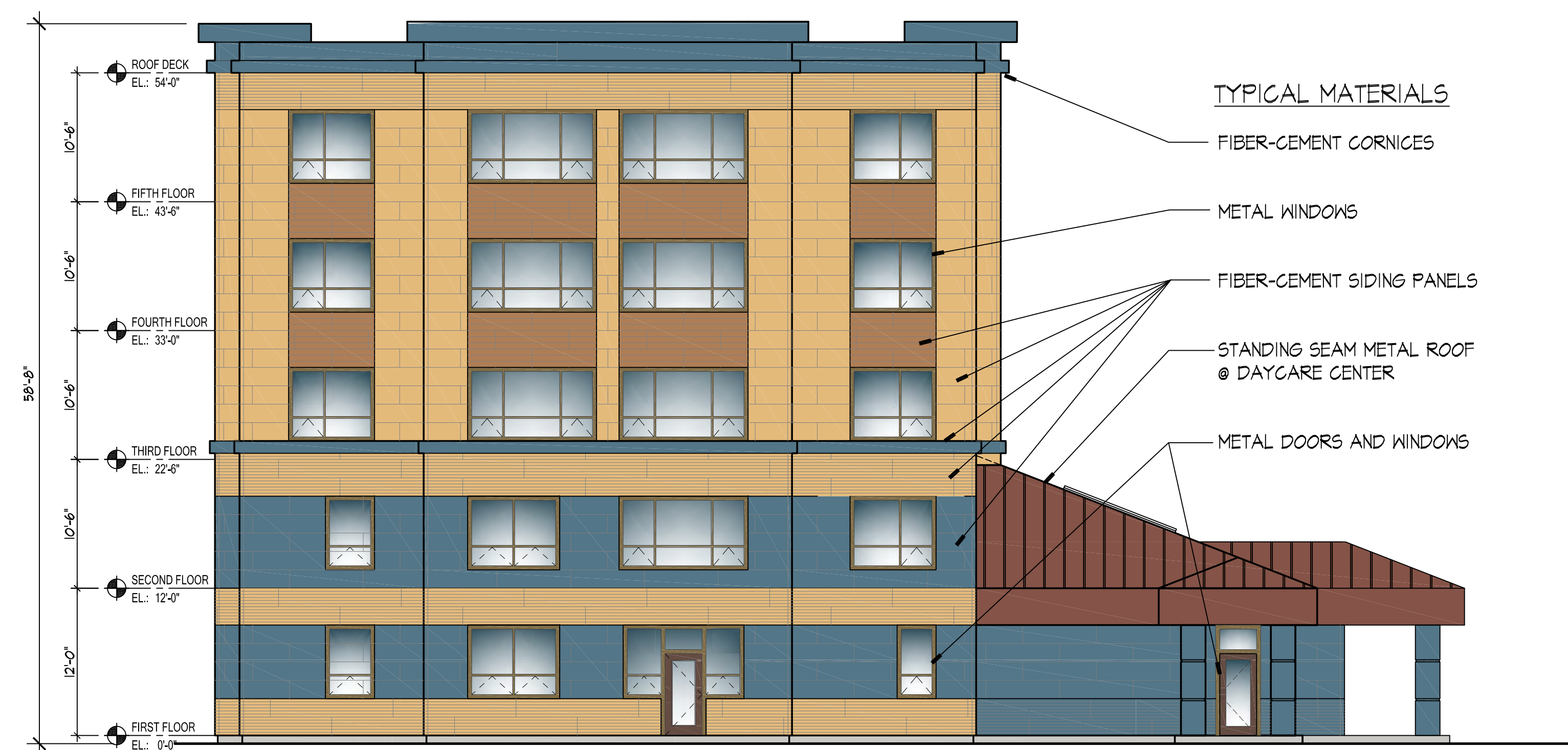
C-6



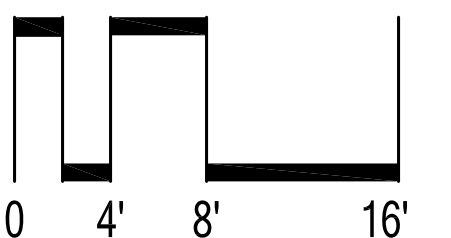
1 BUILDING C
SCHEMATIC BUILDING SECTION
SCALE:



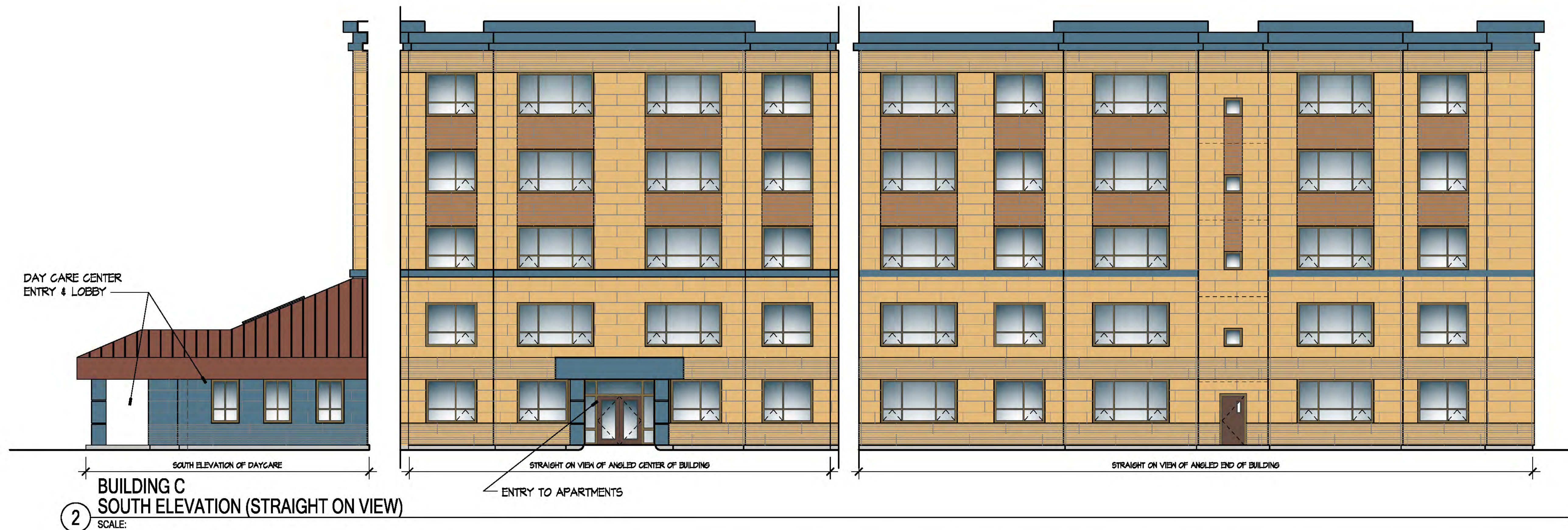
2 BUILDING C
EAST ELEVATION
SCALE:



3 BUILDING C
NORTH ELEVATION
SCALE:



APARTMENT BUILDING C & DAYCARE CENTER



◆ APARTMENT BUILDING C & DAYCARE CENTER ◆



◆ APARTMENT BUILDING C & DAYCARE CENTER ◆

 **BSC GROUP**
 655 Winding Brook Drive
 Glastonbury, Connecticut 06033
 860 652 8227

FIRST CATHEDRAL MASTER PLAN
 BLOOMFIELD, CT.
 DATE: 0731/2025

PAUL B. BAILEY
 • ARCHITECT •

FIRST CATHEDRAL MASTER PLAN

SOUTHEASTERN SITE RESIDENTIAL UNIT MIX & PARKING REQUIREMENTS

08 / 21 / 2025

	STUDIO	1BR	2BR	3BR	TOTAL
BUILDING A	-	18	28	5	51
BUILDING B	1	25	24	-	50
SUB-TOTAL	1	43	52	5	101
BUILDING C	3	21	21	-	45
TOTAL	4	64	73	5	146
%	2.5%	44%	50%	3.5%	100%

PARKING REQUIREMENTS (HOUSING & DAY CARE CENTER)

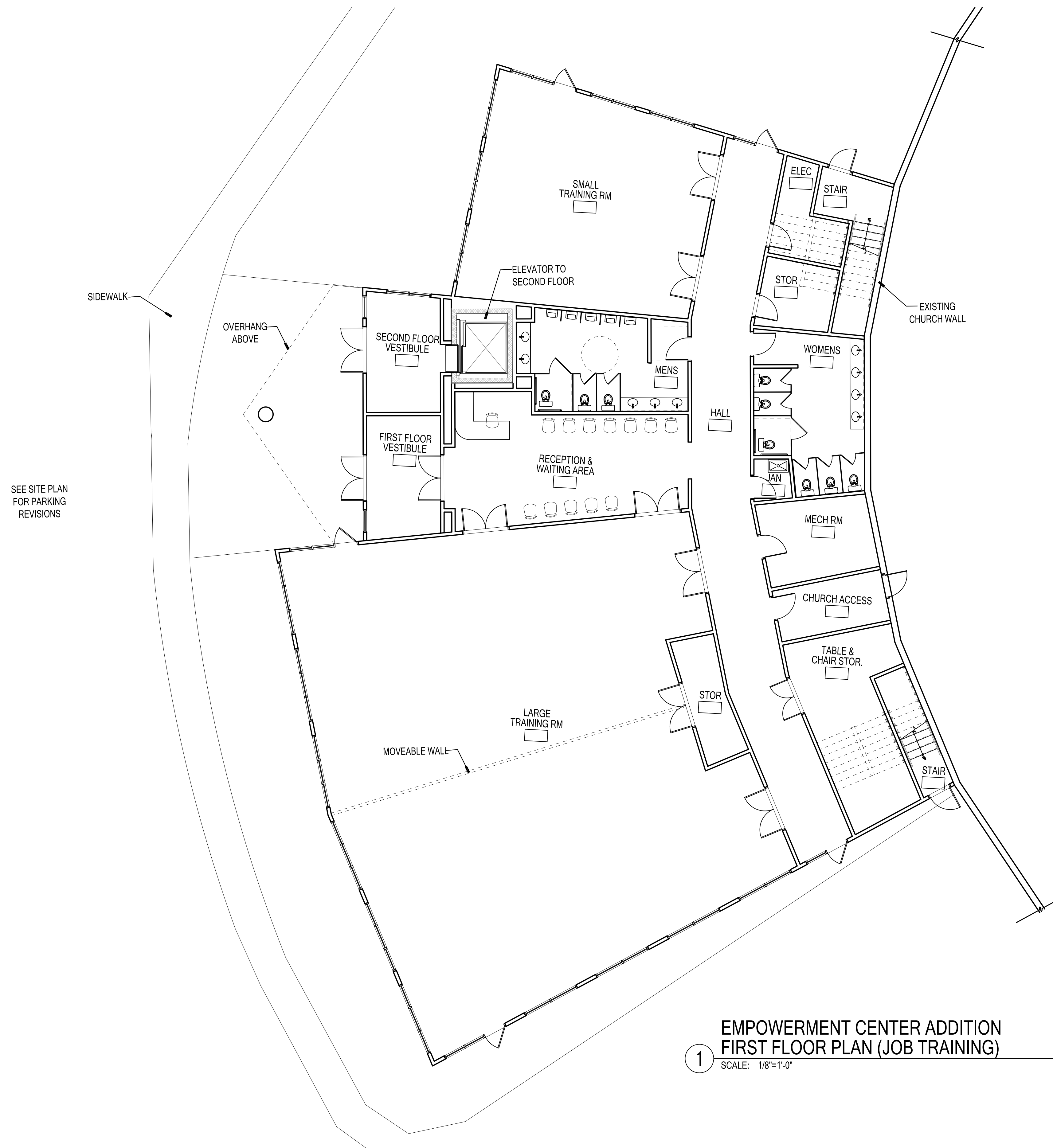
I. HOUSING

(68) 1BR & STUDIOS	X	1 SPACE PER UNIT	=	68 SPACES
(78) 2BR & 3BR	X	2 SPACES PER UNIT	=	156 SPACES
		HOUSING STAFF	=	4
TOTAL HOUSING REQUIRED PARKING			=	228 SPACES

II. DAY CARE CENTER (90 CHILDREN)

(19) ADMINISTRATORS & STAFF	=	19
ESTIMATED VISITORS	=	3
TOTAL DAY CARE REQUIRED PARKING	=	22 SPACES

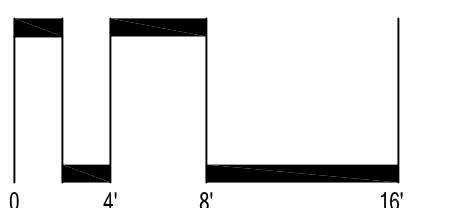
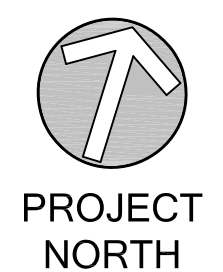
III. <u>TOTAL PARKING REQUIRED</u>	=	250 SPACES
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1 EMPOWERMENT CENTER ADDITION
FIRST FLOOR PLAN (JOB TRAINING)
SCALE: 1/8"=1'-0"

FLOOR AREAS:

FIRST FLOOR	6,805 SF
SECOND FLOOR	7,851 SF
TOTAL SF	14,656 SF

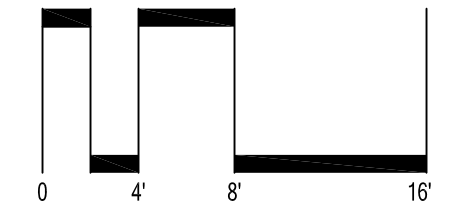


◇ NEW EMPOWERMENT CENTER ADDITION ◇

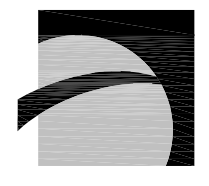


1
EMPOWERMENT CENTER ADDITION
SECOND FLOOR PLAN (COUNSELING)
SCALE: 1/8"=1'-0"

FLOOR AREAS:	
FIRST FLOOR	6,805 SF
SECOND FLOOR	7,851 SF
TOTAL SF	14,656 SF



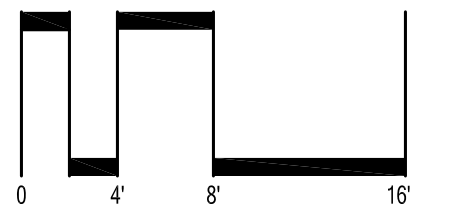
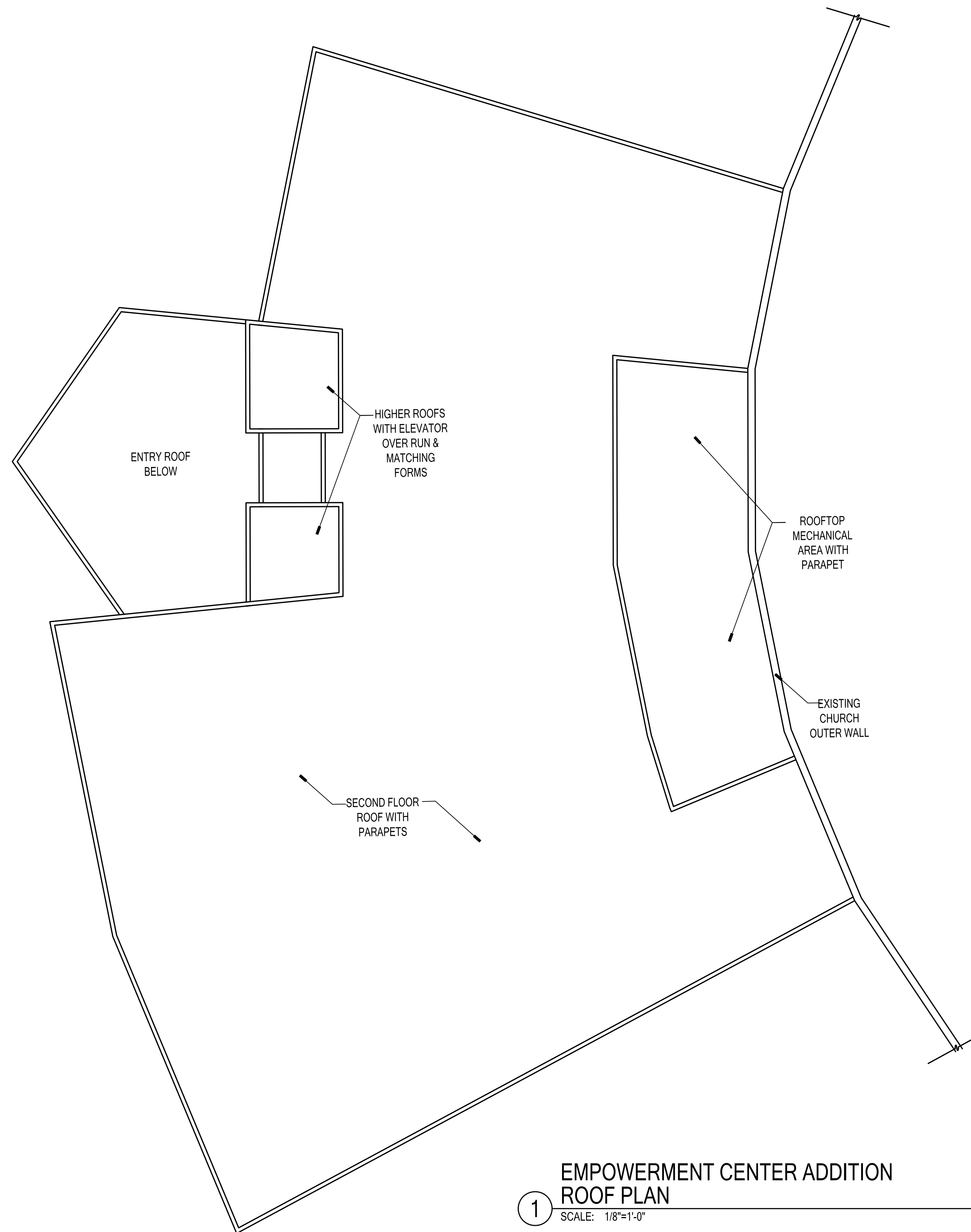
◇ NEW EMPOWERMENT CENTER ADDITION ◇


BSC GROUP
 655 Winding Brook Drive
 Glastonbury, Connecticut 06033
 860 652 8227

FIRST CATHEDRAL MASTER PLAN
 BLOOMFIELD, CT.
 DATE: 07/03/2025

PAUL B. BAILEY
 • ARCHITECT •

EC-2



◇ NEW EMPOWERMENT CENTER ADDITION ◇



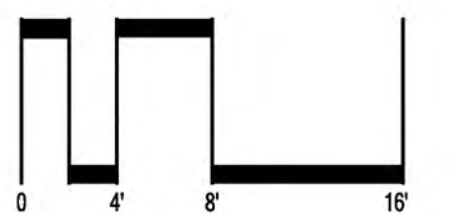
1
EMPOWERMENT CENTER ADDITION
WEST ELEVATION
SCALE: 1/8" = 1'-0"



2
EMPOWERMENT CENTER ADDITION
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3
EMPOWERMENT CENTER ADDITION
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



◆ NEW EMPOWERMENT CENTER ADDITION ◆