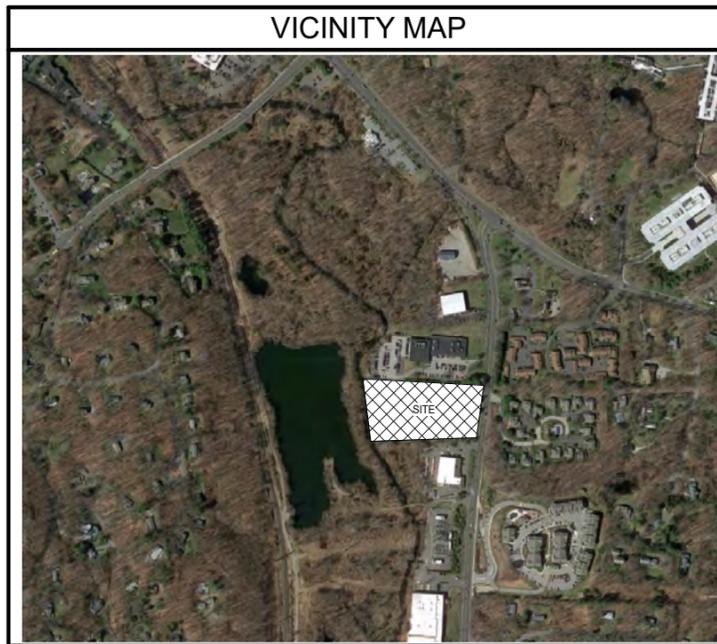


131 Danbury Road

BEINFELD ARCHITECTURE

08.21.2023





BUILDING AREAS BY PROGRAM

AREA SCHEDULE (BY PROGRAM)

LEVEL	AREA
AMENITY	
LEVEL 1	7,380 SF
LEVEL 2	2,440 SF
	9,820 SF
CIRCULATION	
BASEMENT	940 SF
LEVEL 1	6,040 SF
LEVEL 2	7,500 SF
LEVEL 3	6,345 SF
LEVEL 4	0 SF
LOFT	650 SF
	21,470 SF
MECHANICAL	
BASEMENT	2,500 SF
LEVEL 1	1,115 SF
LEVEL 2	1,125 SF
LEVEL 3	1,125 SF
LEVEL 4	1,125 SF
LOFT	60 SF
	7,045 SF
RESIDENTIAL	
LEVEL 1	48,275 SF
LEVEL 2	49,275 SF
LEVEL 3	52,180 SF
LEVEL 4	58,525 SF
LOFT	5,910 SF
	214,160 SF
	252,495 SF

BUILDING AREAS BY LEVEL

AREA SCHEDULE (BY FLOOR)

PROGRAM	AREA
BASEMENT	
CIRCULATION	940 SF
MECHANICAL	2,500 SF
	3,440 SF
LEVEL 1	
AMENITY	7,380 SF
CIRCULATION	6,040 SF
MECHANICAL	1,115 SF
RESIDENTIAL	48,275 SF
	62,805 SF
LEVEL 2	
AMENITY	2,440 SF
CIRCULATION	7,500 SF
MECHANICAL	1,125 SF
RESIDENTIAL	49,275 SF
	60,335 SF
LEVEL 3	
CIRCULATION	6,345 SF
MECHANICAL	1,125 SF
RESIDENTIAL	52,180 SF
	59,645 SF
LEVEL 4	
CIRCULATION	0 SF
MECHANICAL	1,125 SF
RESIDENTIAL	58,525 SF
	59,645 SF
LOFT	
CIRCULATION	650 SF
MECHANICAL	60 SF
RESIDENTIAL	5,910 SF
	6,620 SF
	252,495 SF

UNIT SCHEDULES

UNIT MIX

UNIT TYPE	COUNT	PERCENTAGE
1 BR	87	42%
2 BR	113	54%
3 BR	8	4%
	208	100%

UNIT SCHEDULE

UNIT TYPE	COUNT
LEVEL 1	
1 BR	17
1 BR JR	2
1 BR+	1
2 BR	27
3 BR	2
	49
LEVEL 2	
1 BR	18
1 BR JR	3
1 BR+	3
1 BR	1
2 BR	24
3 BR	2
	51
LEVEL 3	
1 BR	21
1 BR JR	3
1 BR+	1
2 BR	27
3 BR	2
	54
LEVEL 4	
1 BR	14
1 BR JR	3
1 BR+	1
2 BR	16
2 BR LOFT	18
3 BR	2
	54
	208

ZONING ANALYSIS

ZONING DATA TABLE

ZONE: DE-5R	REQUIRED/PERMITTED (LOTS WEST OF DANBURY RD)	PROVIDED
SITE AREA	-	206,986 SF
MINIMUM FRONT YARD	75	75
MINIMUM SIDE YARD (EACH) ABUTTING A RESI. DISTRICT	50 100	57 -
MINIMUM REAR YARD ABUTTING A RESI. DISTRICT	50 50	111 -
MINIMUM PARKING & LOADING SETBACKS SIDE AND REAR YARDS ABUTTING A RESI. DISTRICT	10 75	10 -
MINIMUM SETBACKS TO NORWALK RIVER BUILDING PARKING & LOADING	80 60	80 60
MAXIMUM BUILDING HEIGHT (ST/FT)	4 / 55 FT (a) (b)	4.5 / 52.3 FT
MAXIMUM BUILDING COVERAGE (%)	40% (82,974 SF)	38% (80,135 SF)
MAXIMUM SITE COVERAGE (%)	75% (155,239 SF)	64% (~134,000 SF)
MINIMUM OVERLAY OR LOT SIZE (AC)	3 ACRES	4.74 ACRES
MINIMUM LOT FRONTAGE	150	292
MINIMUM % OF AFFORDABLE HOUSING DU	10% (c)	10%
PARKING	1 SPACE / ST & 1 BR 2 SPACES / 2 & 3 BR 331 REQUIRED	339 1.62 RATIO

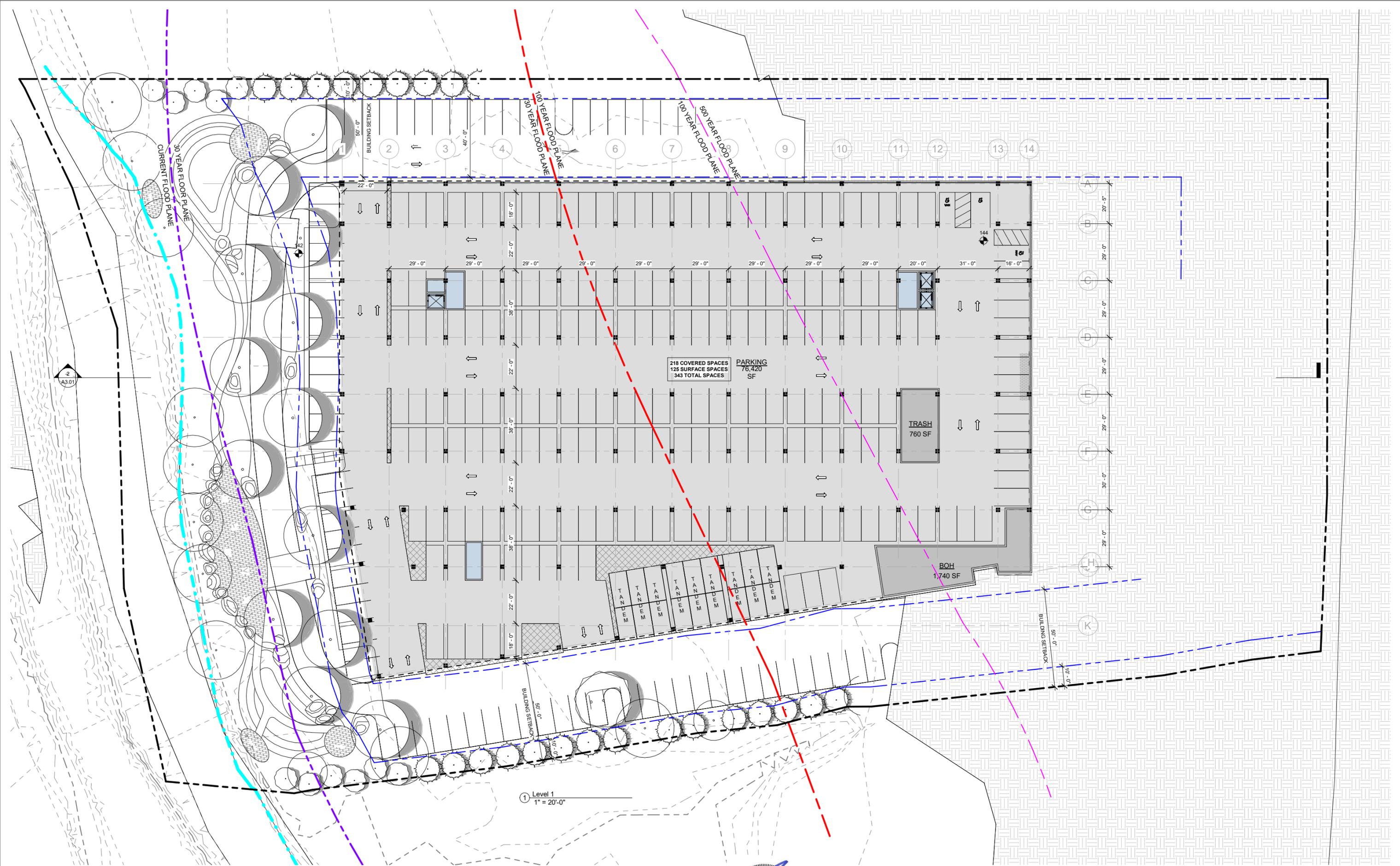
HALF STORIES
A. Except as otherwise provided in Section 29-4.C.1
B. An additional 10' may be permitted to accommodate an additional One-Half Story.

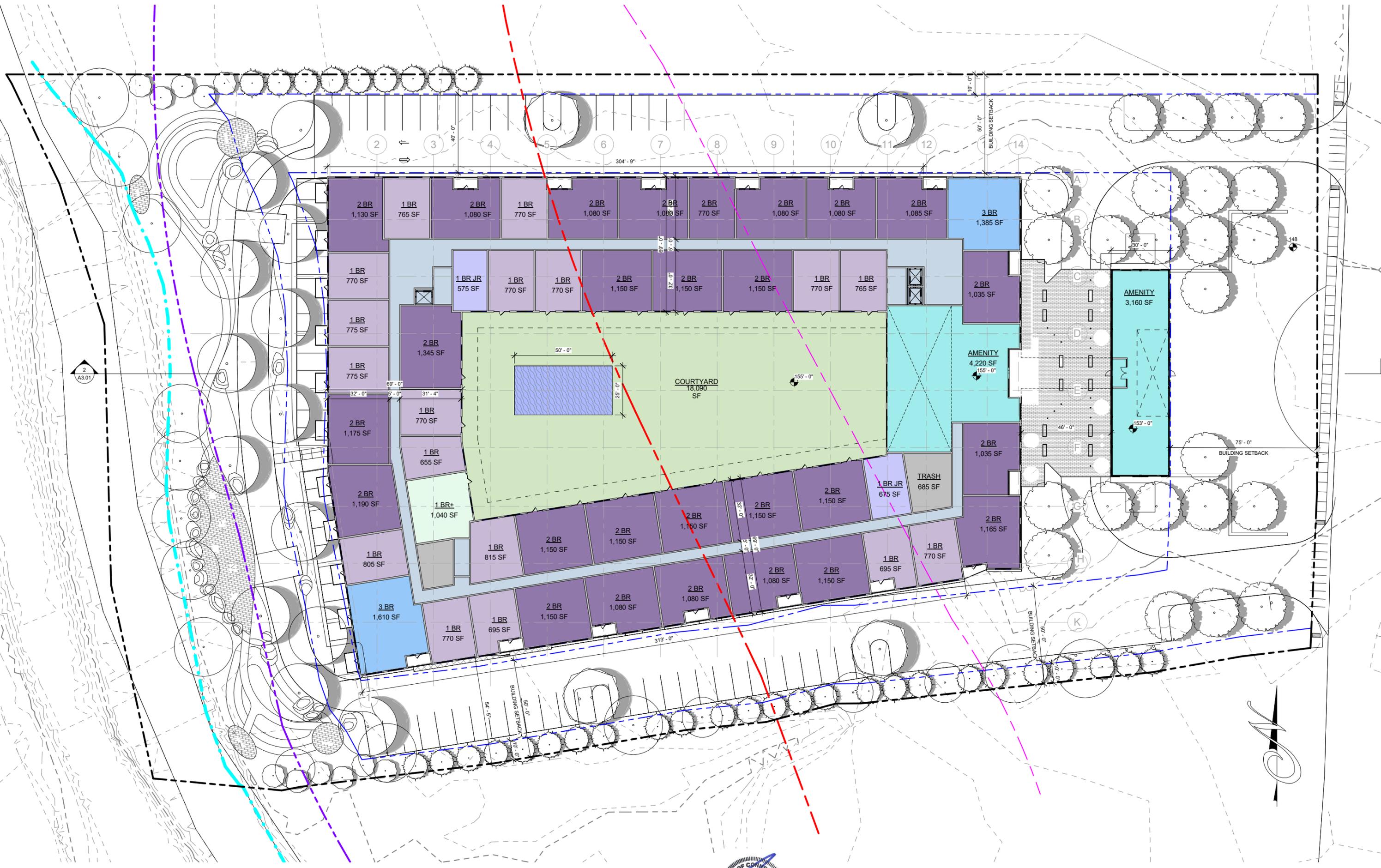
PARKING ANALYSIS

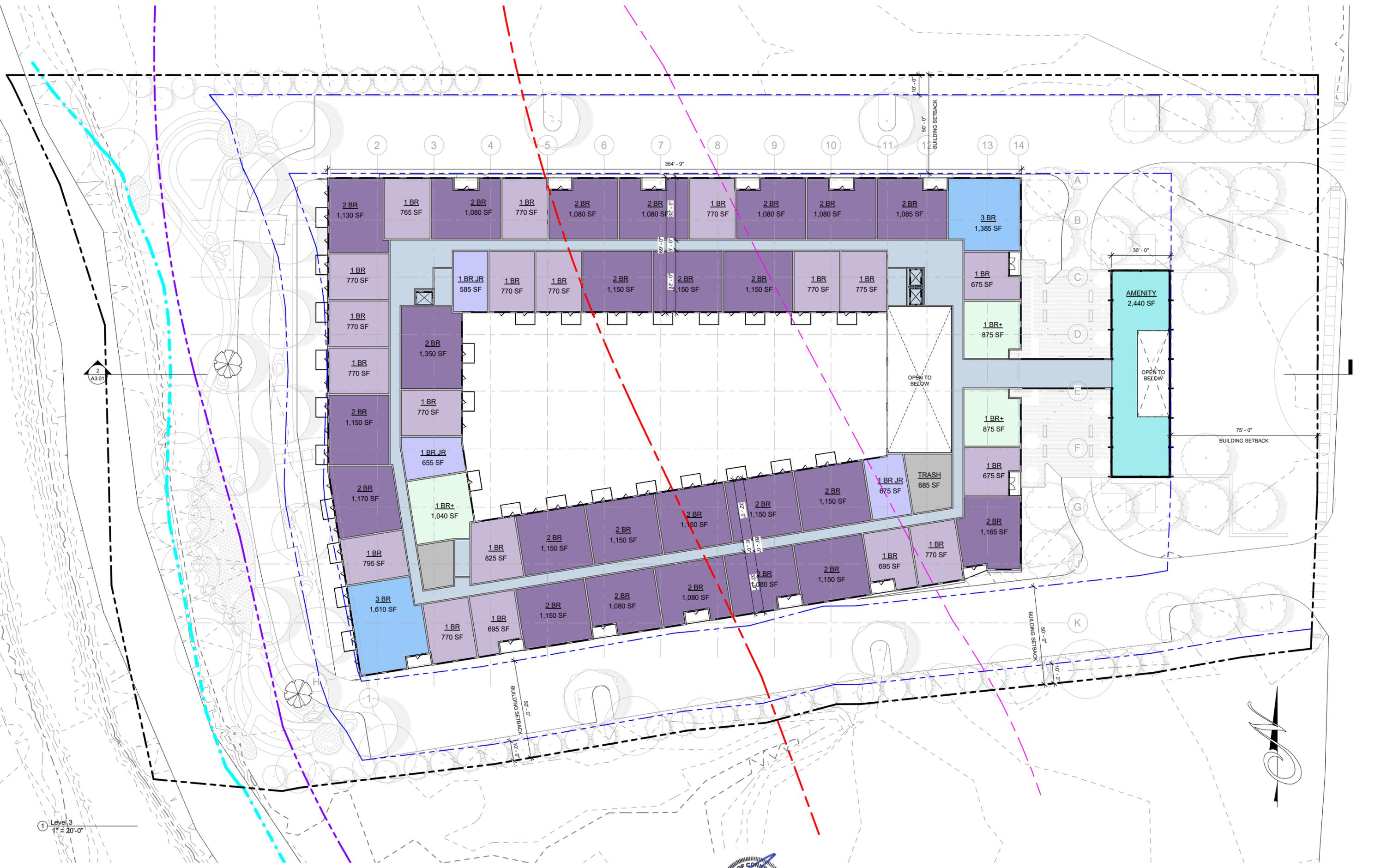
PARKING SCHEDULE

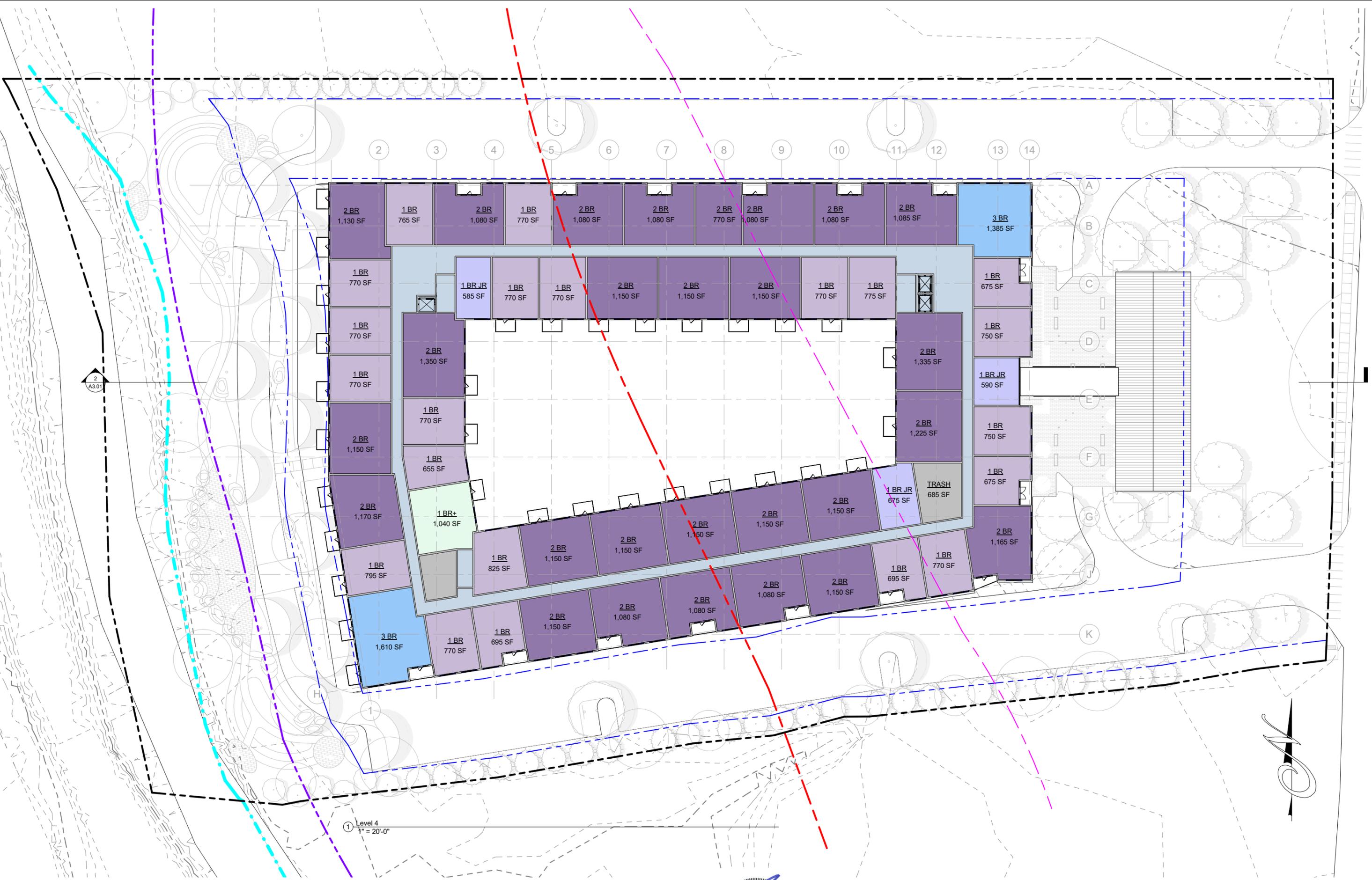
STALL TYPE	COUNT
COVERED	
Parking Space - BA: 8' x 18' ADA VAN	2
Parking Space - BA: 10' x 18' ADA CAR	1
Parking Space - BA: Standard Car Stall 9' X 18'	197
Parking Space: 9' x 18' - 90 deg TANDEM	18
	218
SURFACE	
Parking Space - BA: Standard Car Stall 9' X 18'	116
Parking Space: 9' x 23' - parallel	5
	121
TOTAL MARKET PARKING SPACES:	339

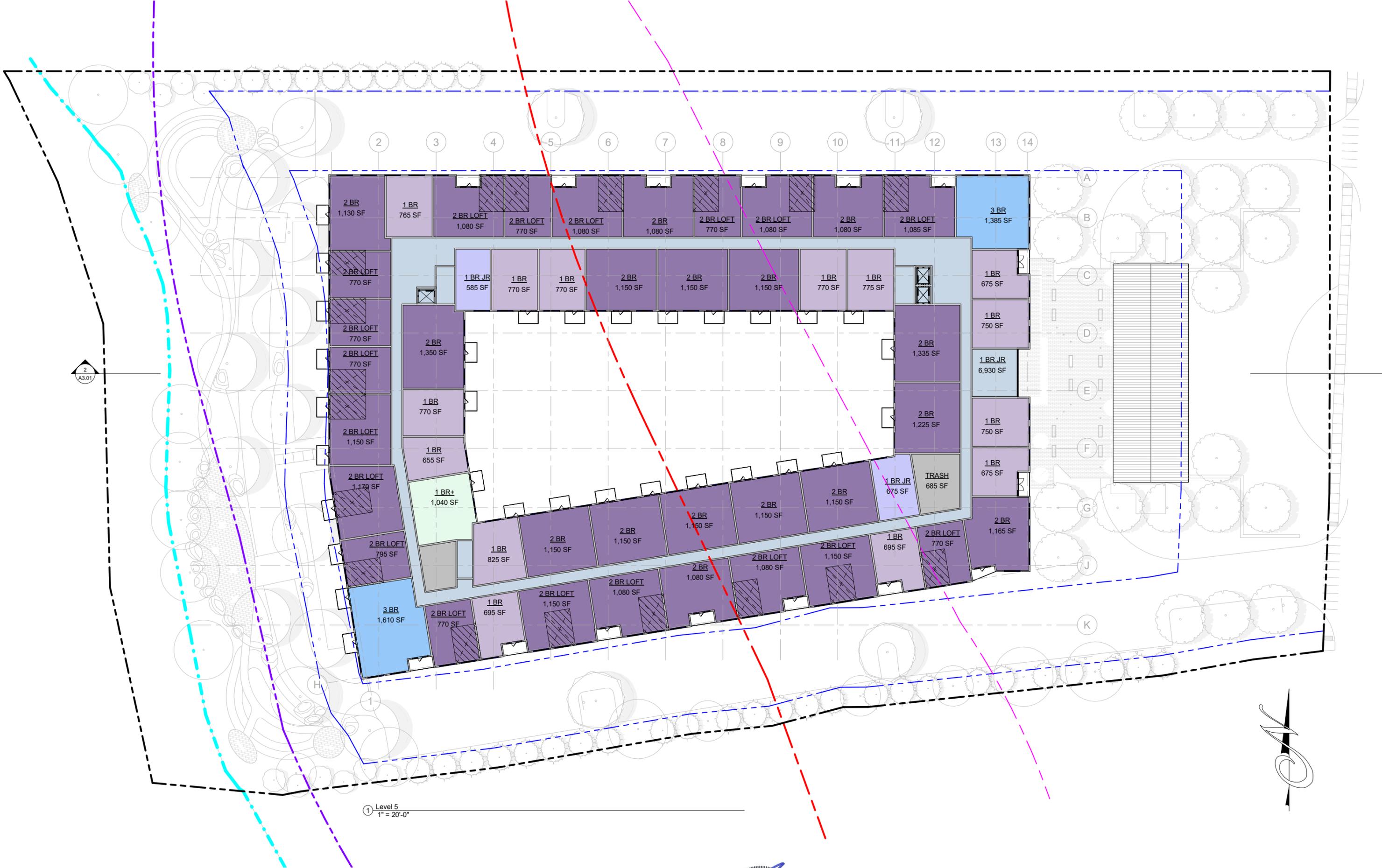






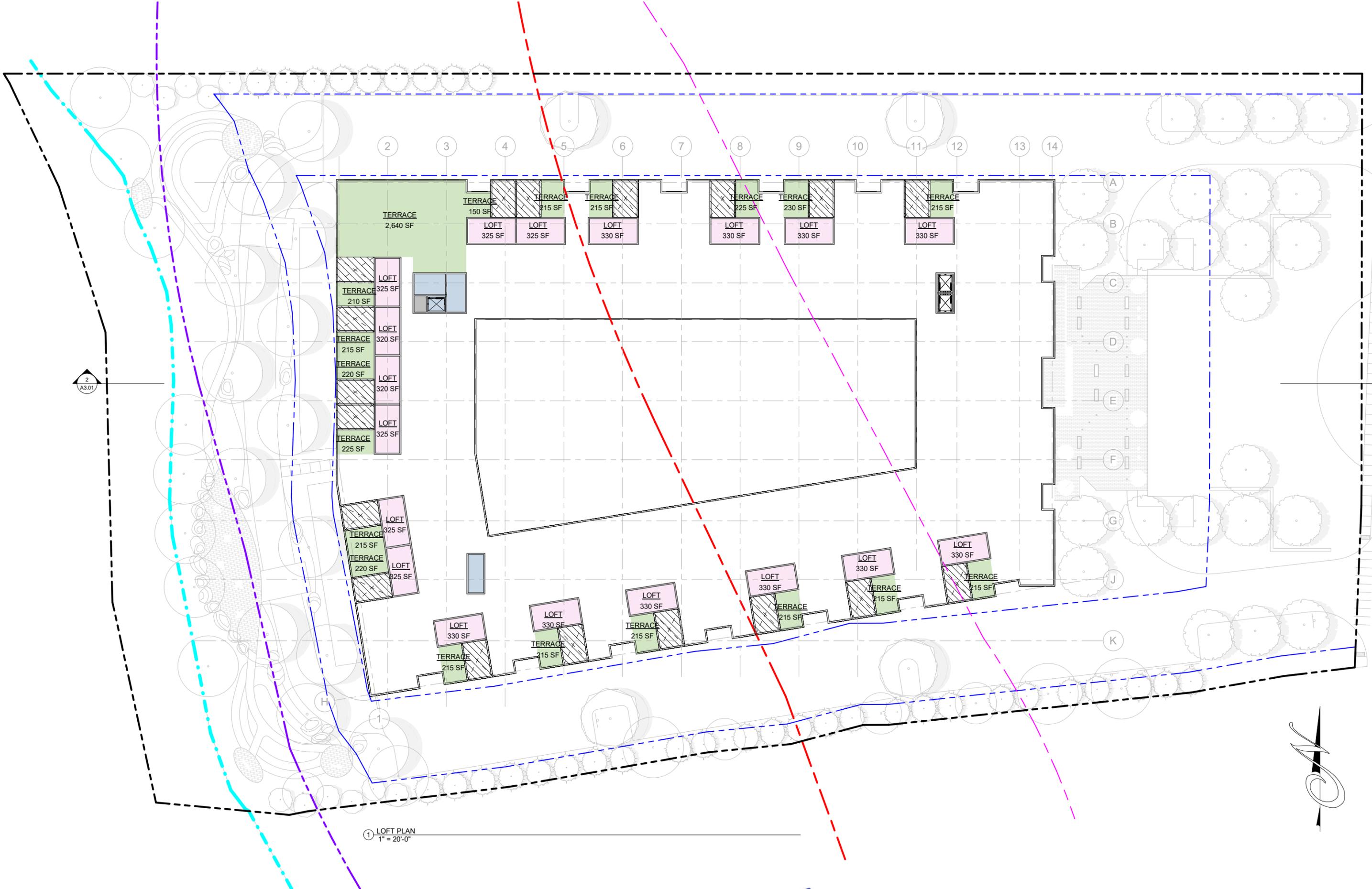


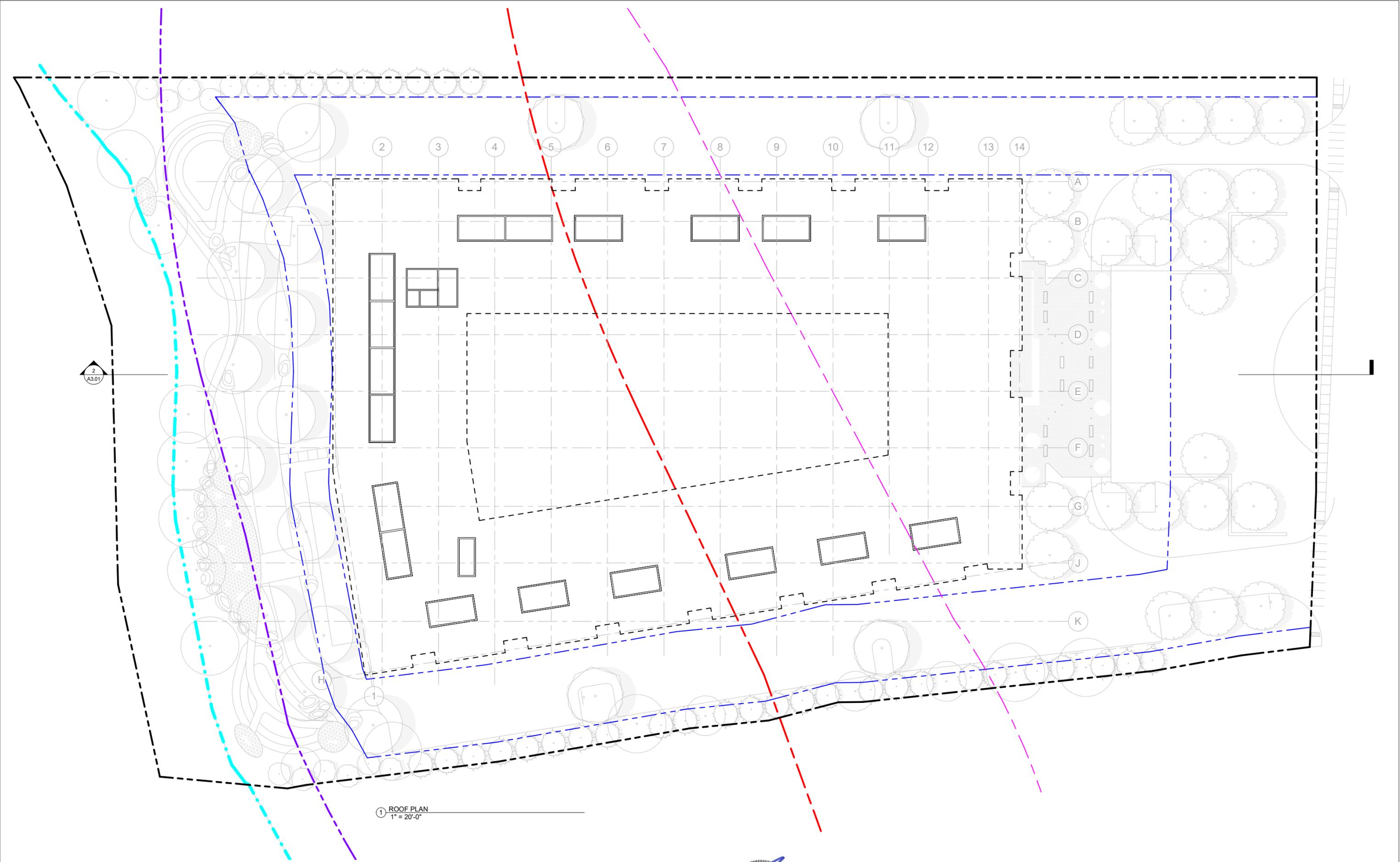




① Level 5
1" = 20'-0"







1 ROOF PLAN
1" = 20'-0"





② BUILDING SECTION
1" = 20'-0"

Partial Elevation shown for massing only





1. Standing Seam Roof



2. Timber Structure



3. Stone Foundation



4. Aluminum Panel



5a. Gray Brick



5b. Fiber Cement Siding