

# 131 DANBURY ROAD

BEINFELD ARCHITECTURE

04/02/24

## PROJECT TEAM

**OWNER**  
AMS ACQUISITIONS LLC

1 BRG PLZ N  
FORT LEE, NJ 07024

212-695-7585

**ARCHITECT**  
BEINFELD ARCHITECTURE PC

11 CHESTNUT ST, SUITE 102  
SOUTH NORWALK, CT 06854

203-838-5789

**CIVIL ENGINEER & SURVEYOR**  
SLR CONSULTING

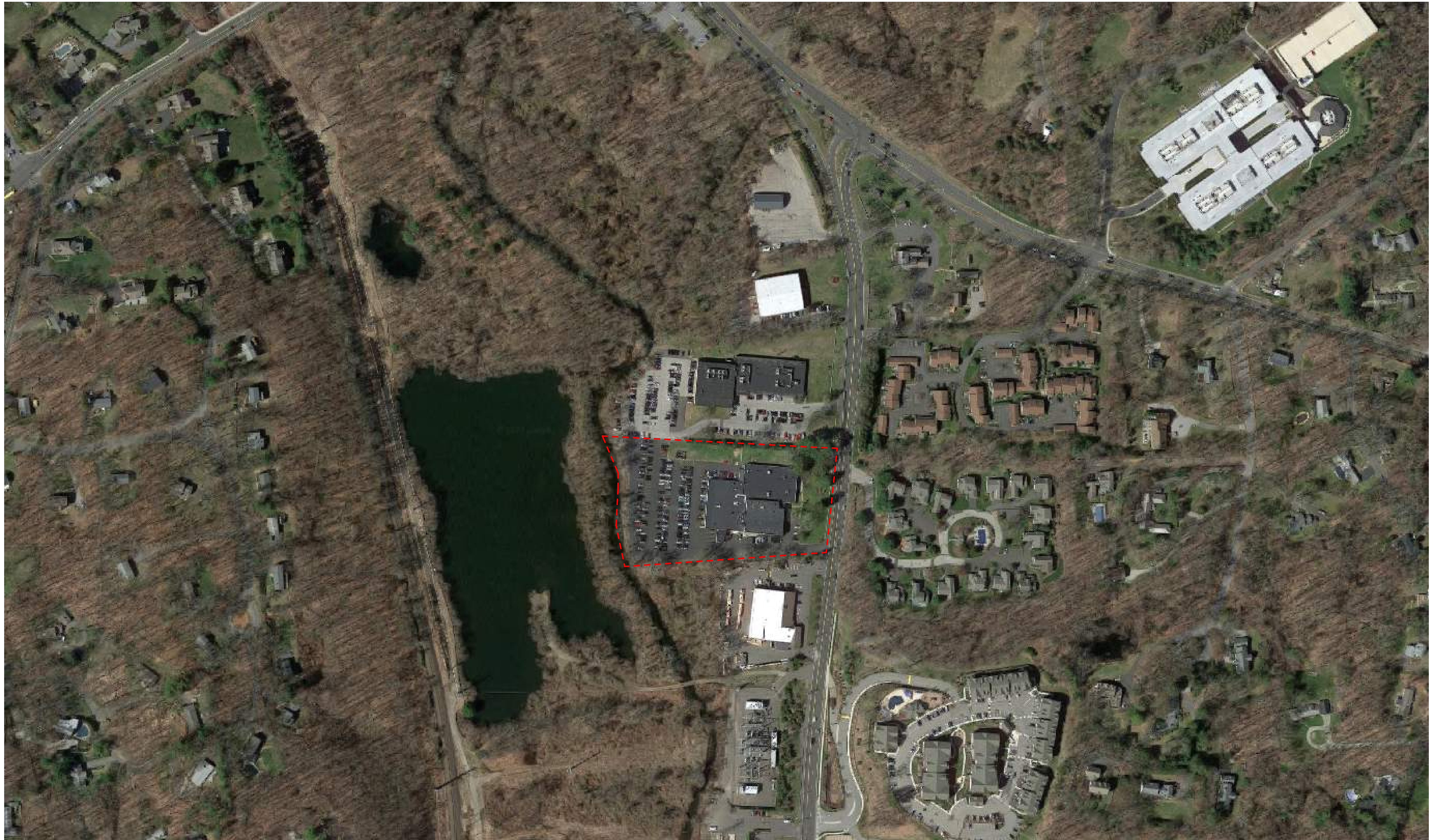
195 CHURCH STREET, 7TH FLOOR  
NEW HAVEN, CONNECTICUT, 06510

203-454-2110

**LANDSCAPE ARCHITECT**  
SLR CONSULTING

195 CHURCH STREET, 7TH FLOOR  
NEW HAVEN, CONNECTICUT, 06510

203-454-2110







1. Cube Smart - 111 Danbury Rd.



2. Power Station - Danbury Rd.



3. Rings End - 129 Danbury Rd.



4. 131 Danbury Rd.



5. 141 Danbury Rd.

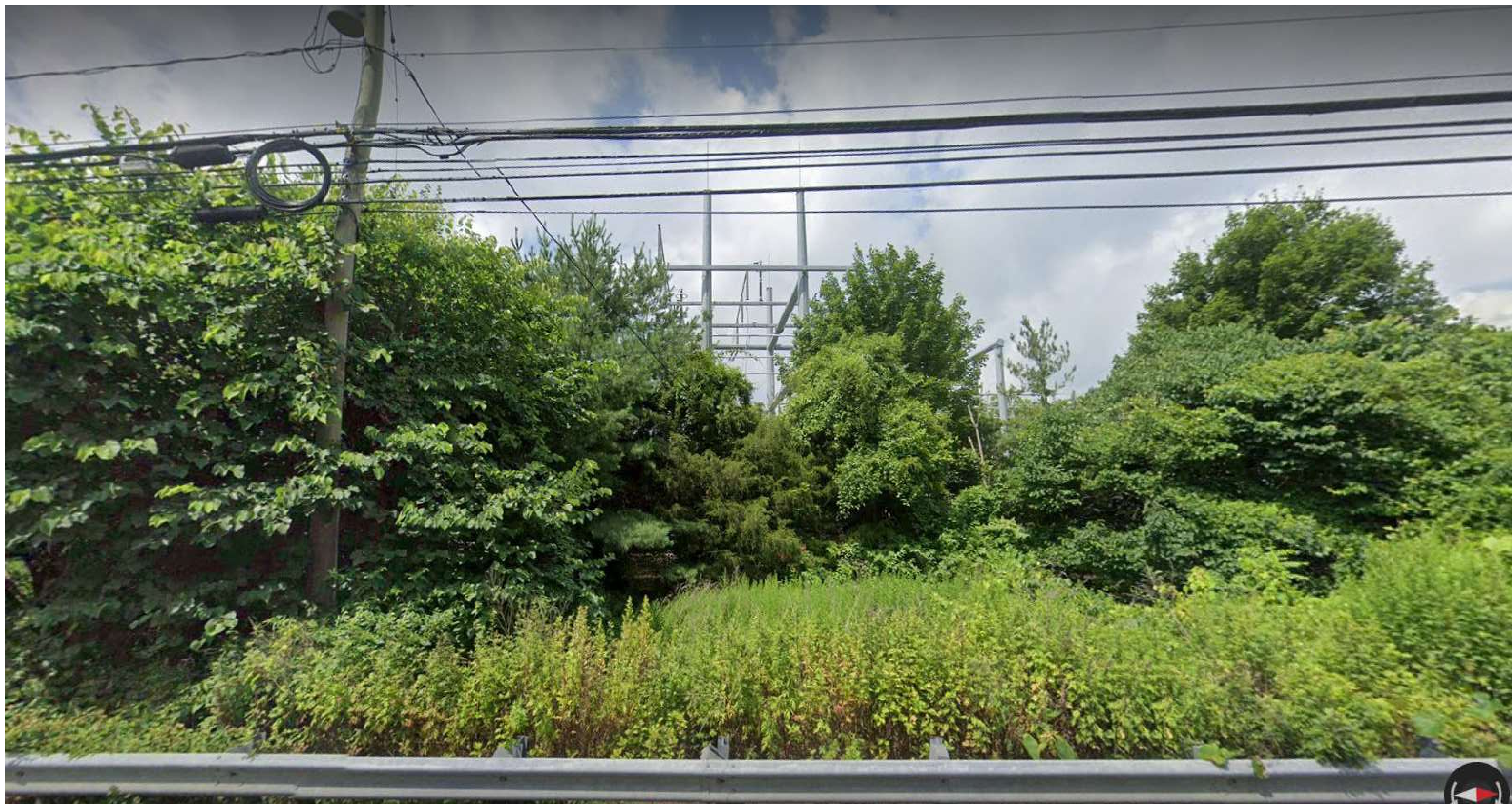


6. 149 Danbury Rd.

















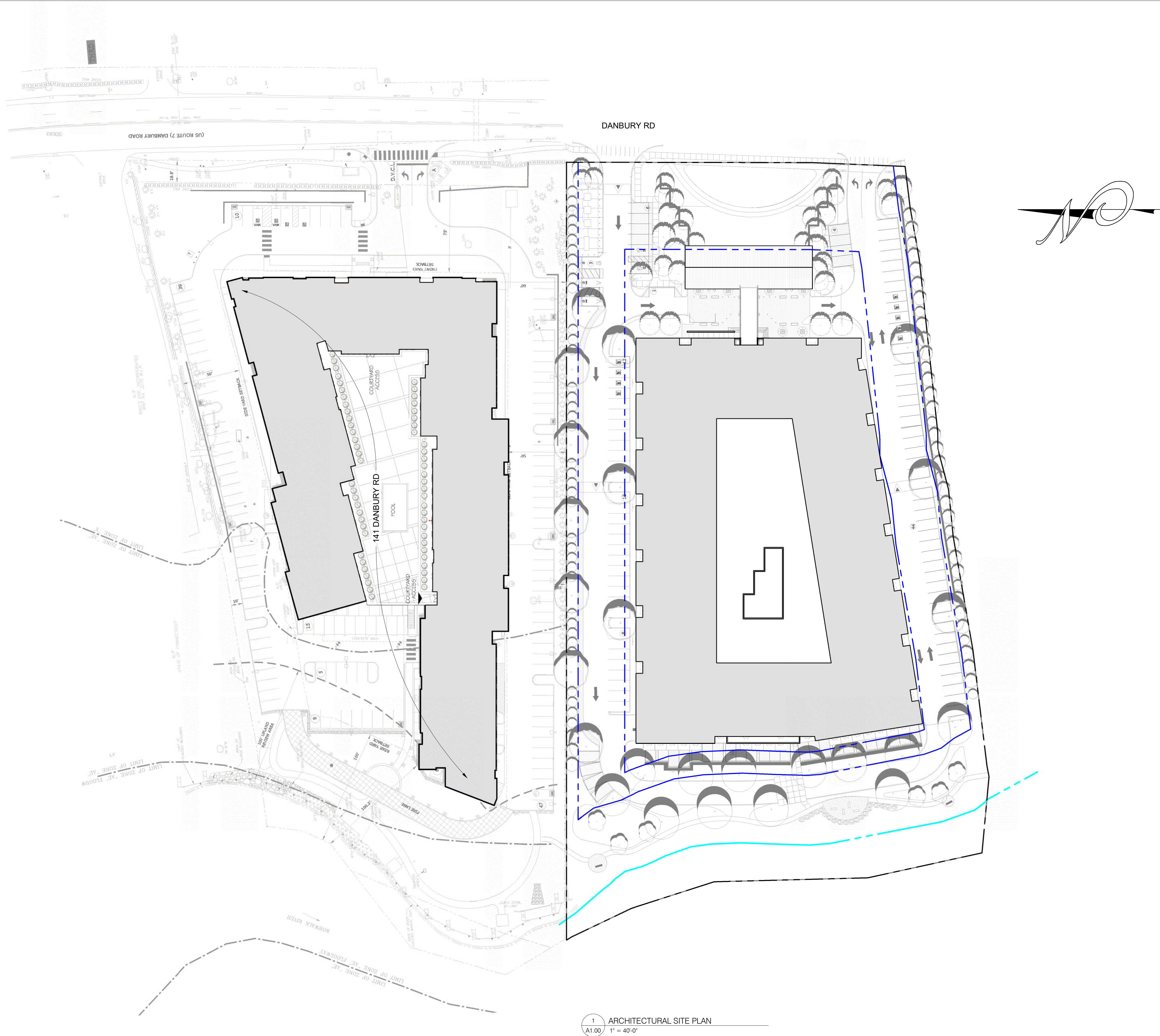
















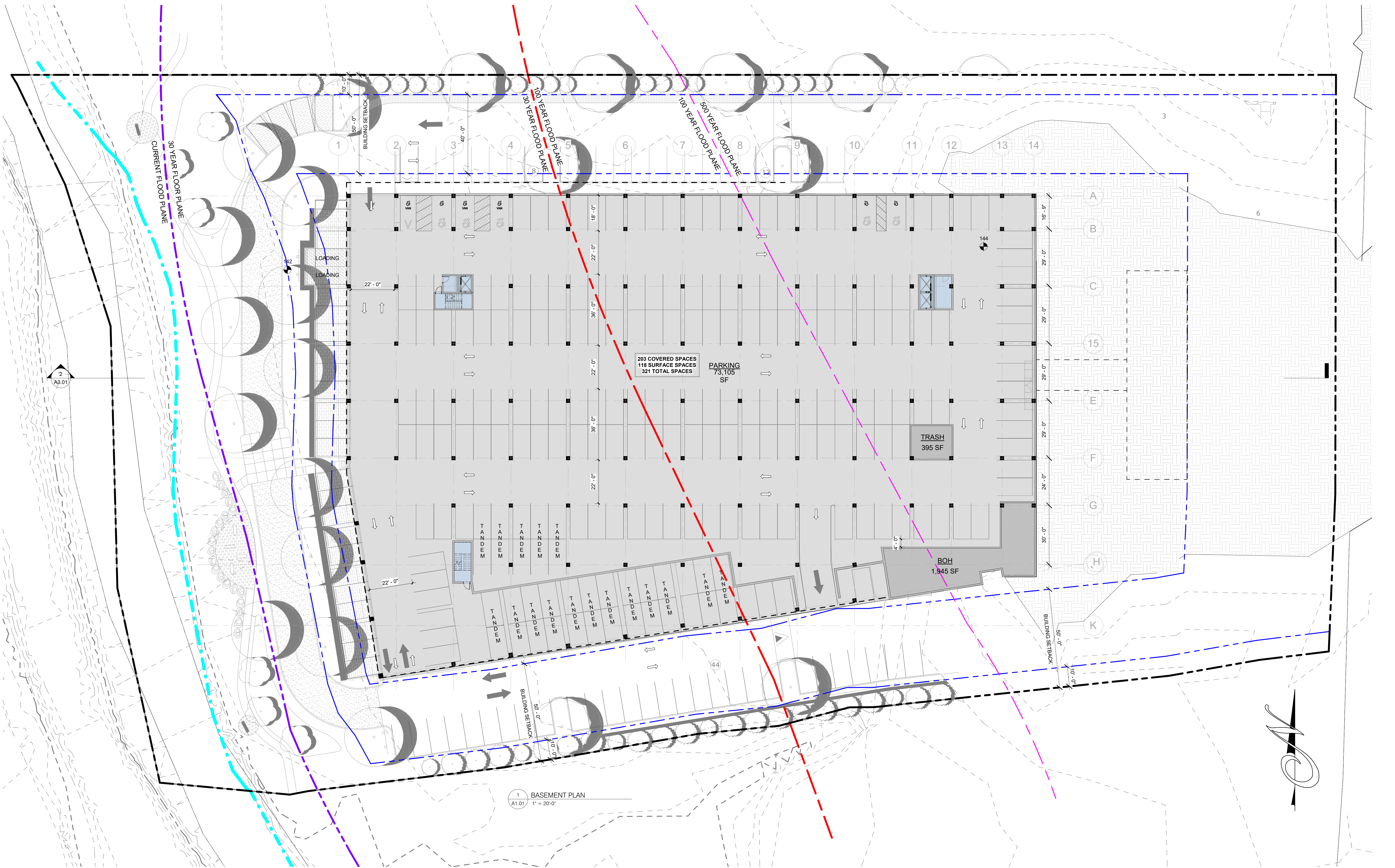




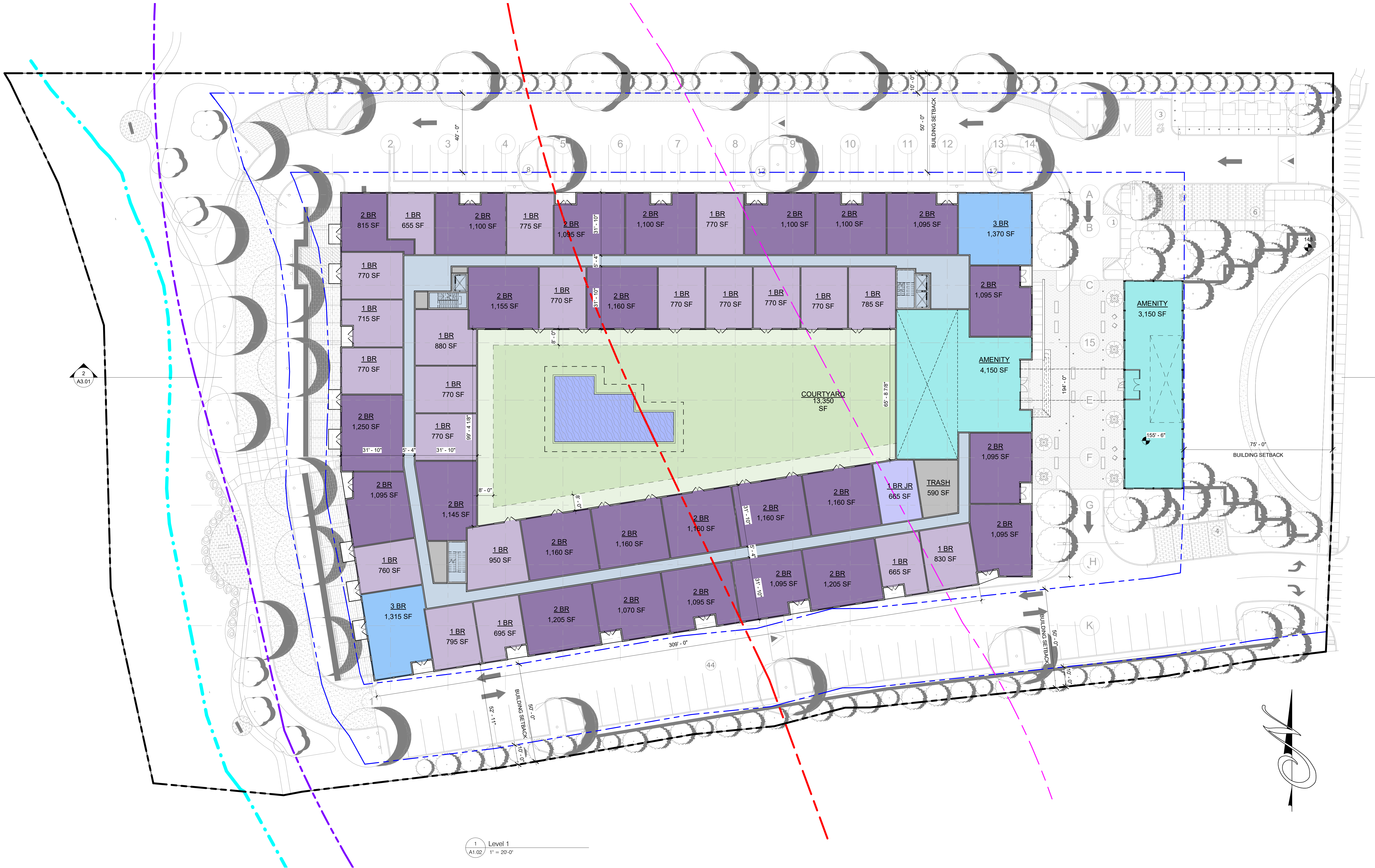




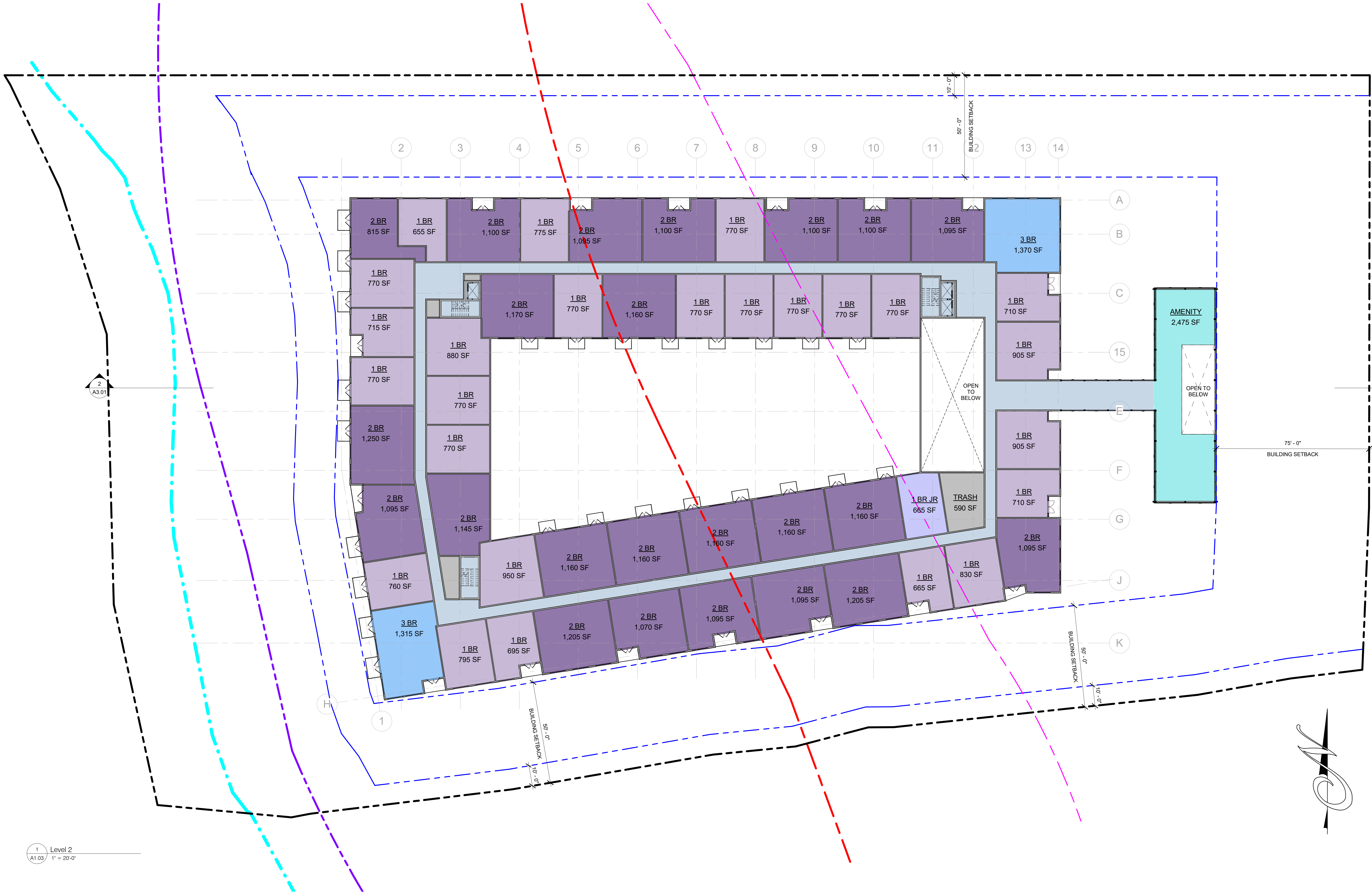






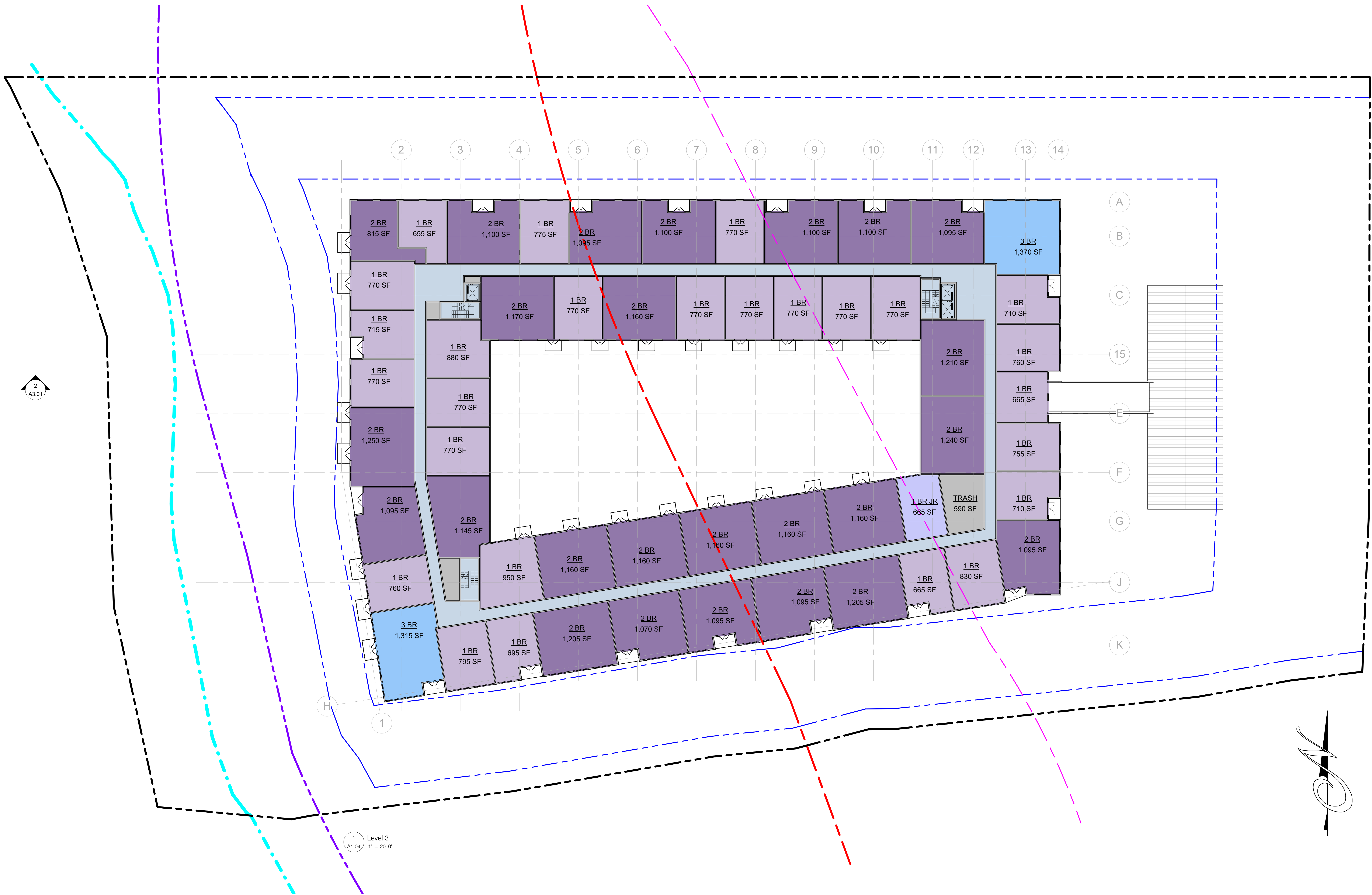






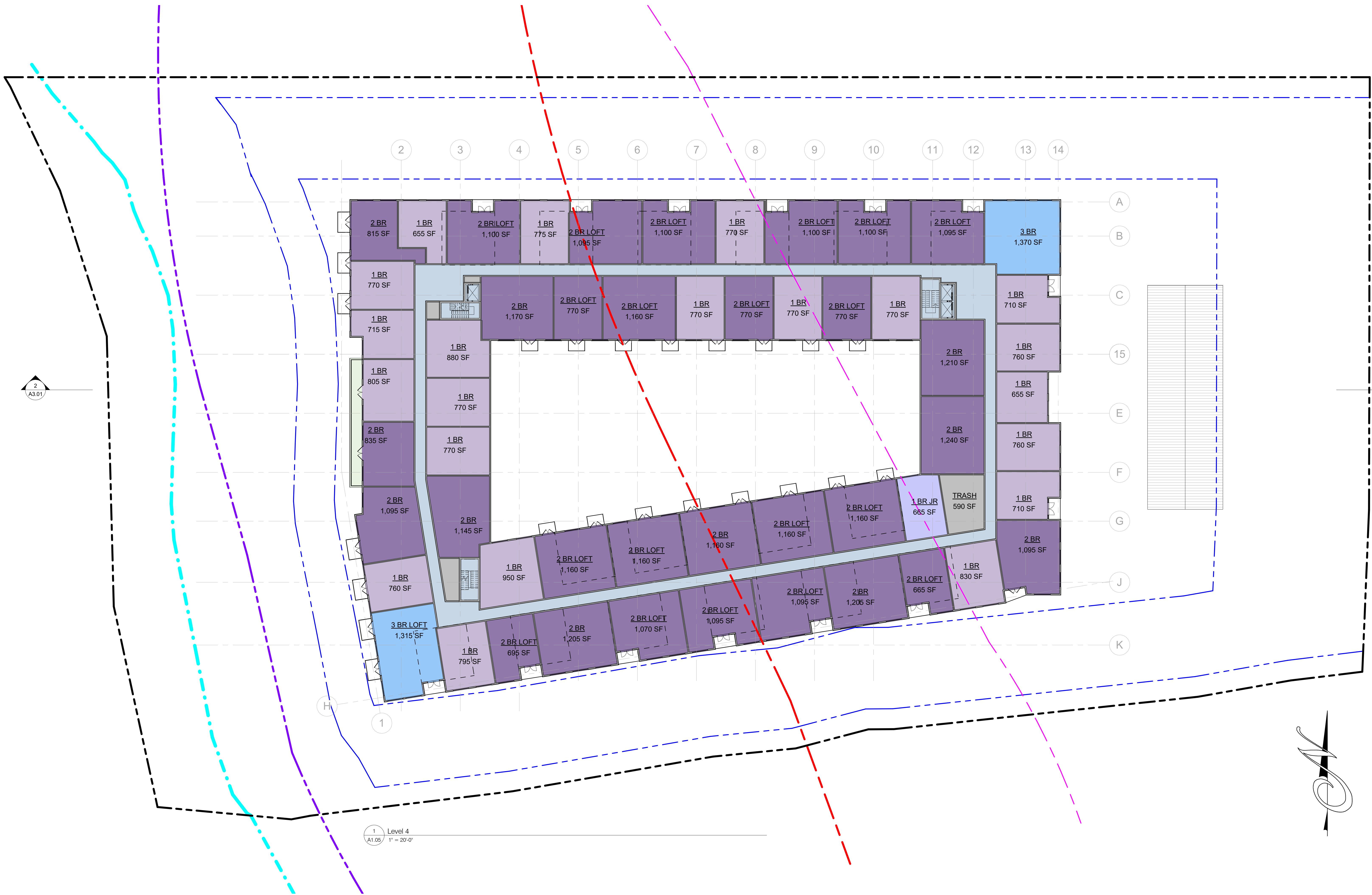
1 Level 2  
A1.03 1" = 20'-0"



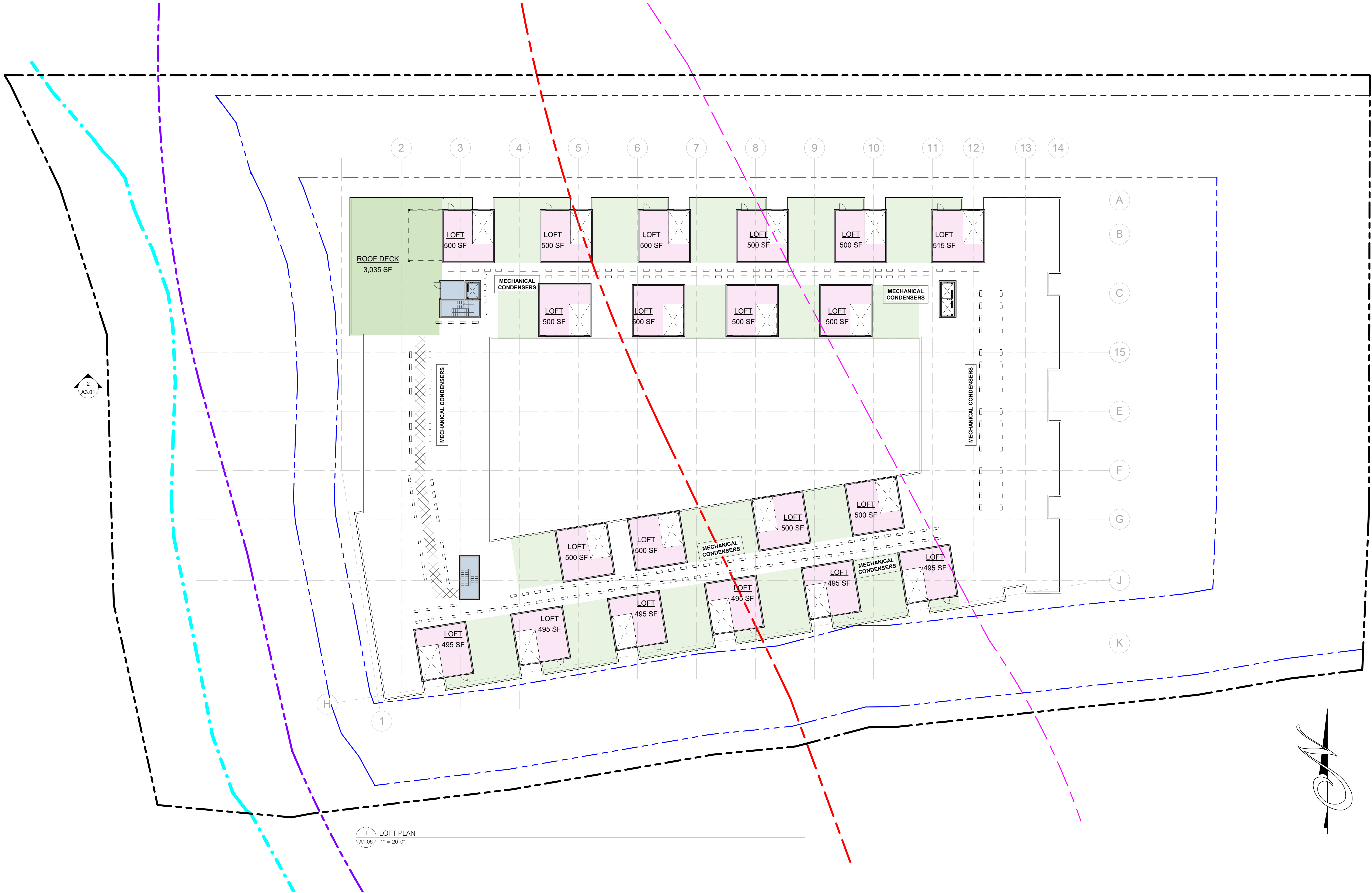


1 Level 3  
A1.04 1" = 20'-0"

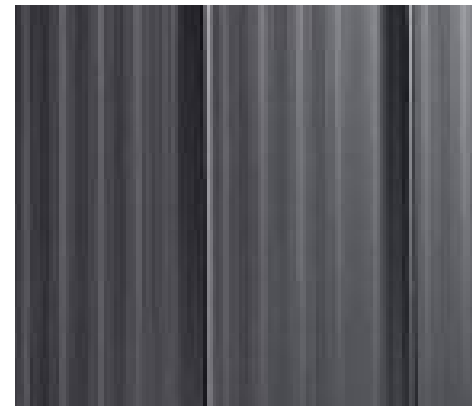




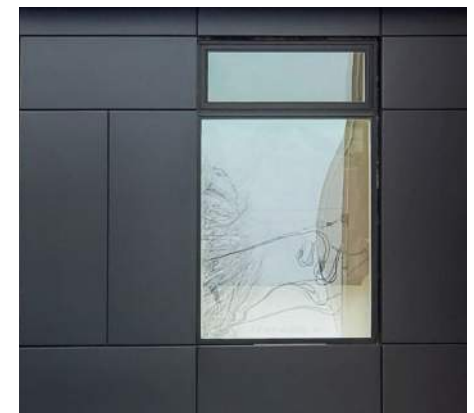








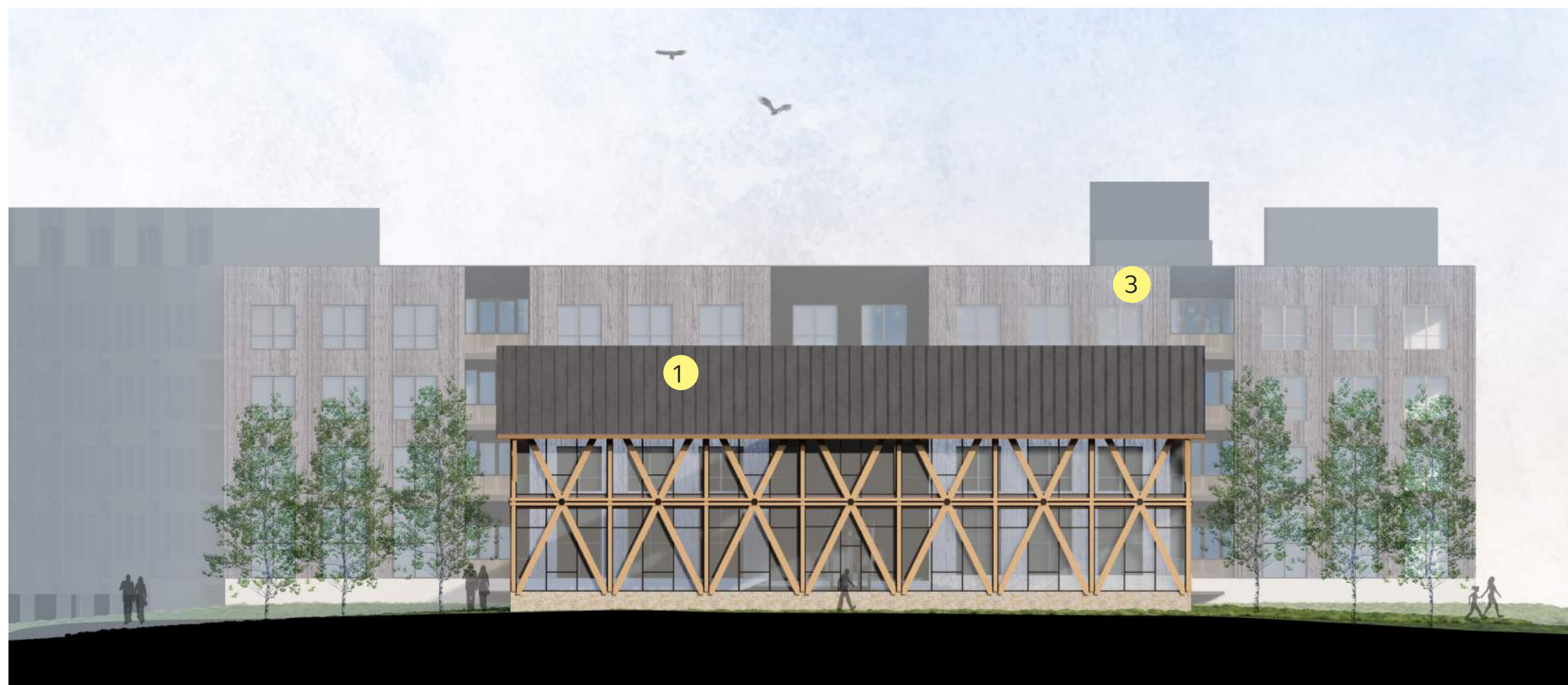
1. Standing Seam Roof



2. Aluminum Panel



3. Shou Sugi Ban Siding







1. Fiber Cement Panel



2.Fiber Cement Panel



2.Shou Sugi Ban Siding





1. Fiber Cement Panel



2.Fiber Cement Panel

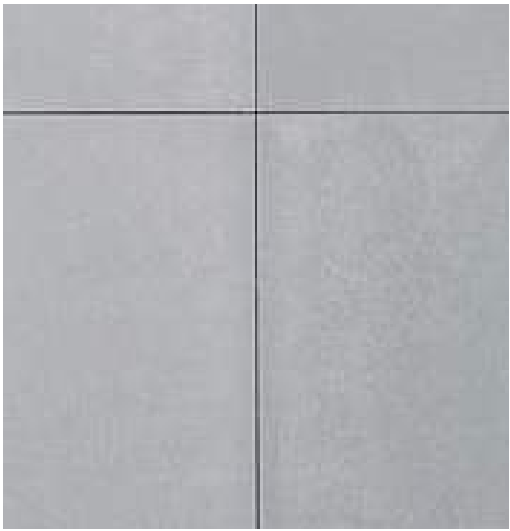


2.Shou Sugi Ban Siding





1. Fiber Cement Panel



2.Fiber Cement Panel

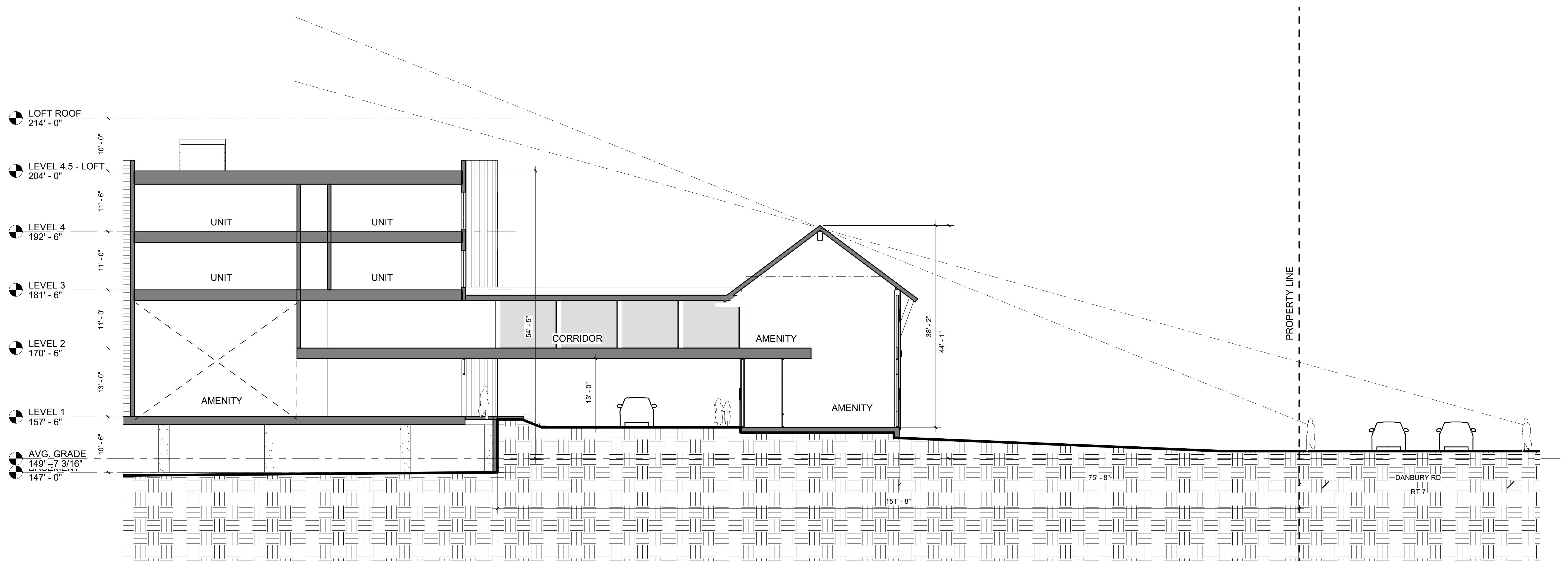


2.Shou Sugi Ban Siding



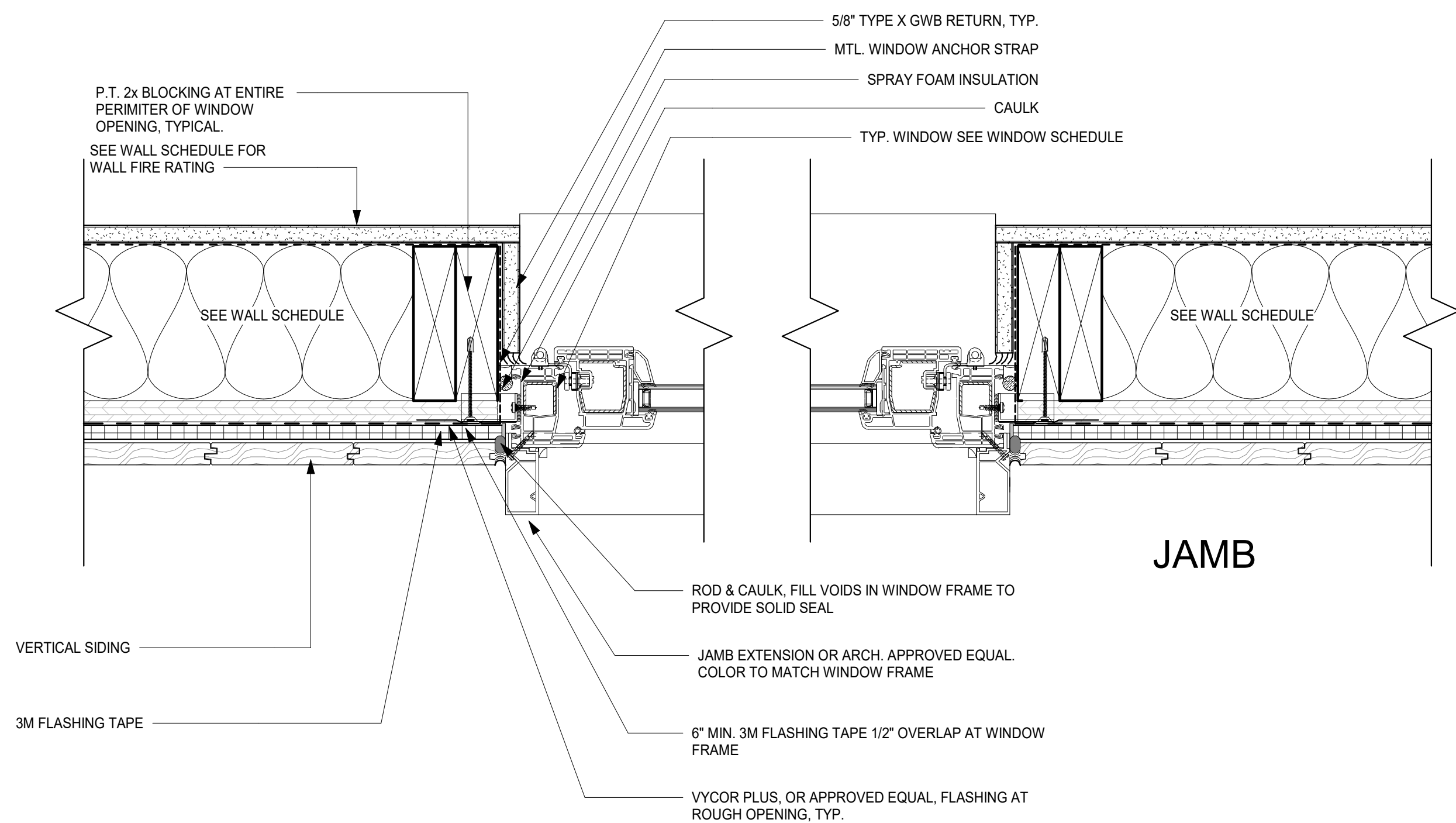


2 BUILDING SECTION  
A3.01 1" = 20'-0"

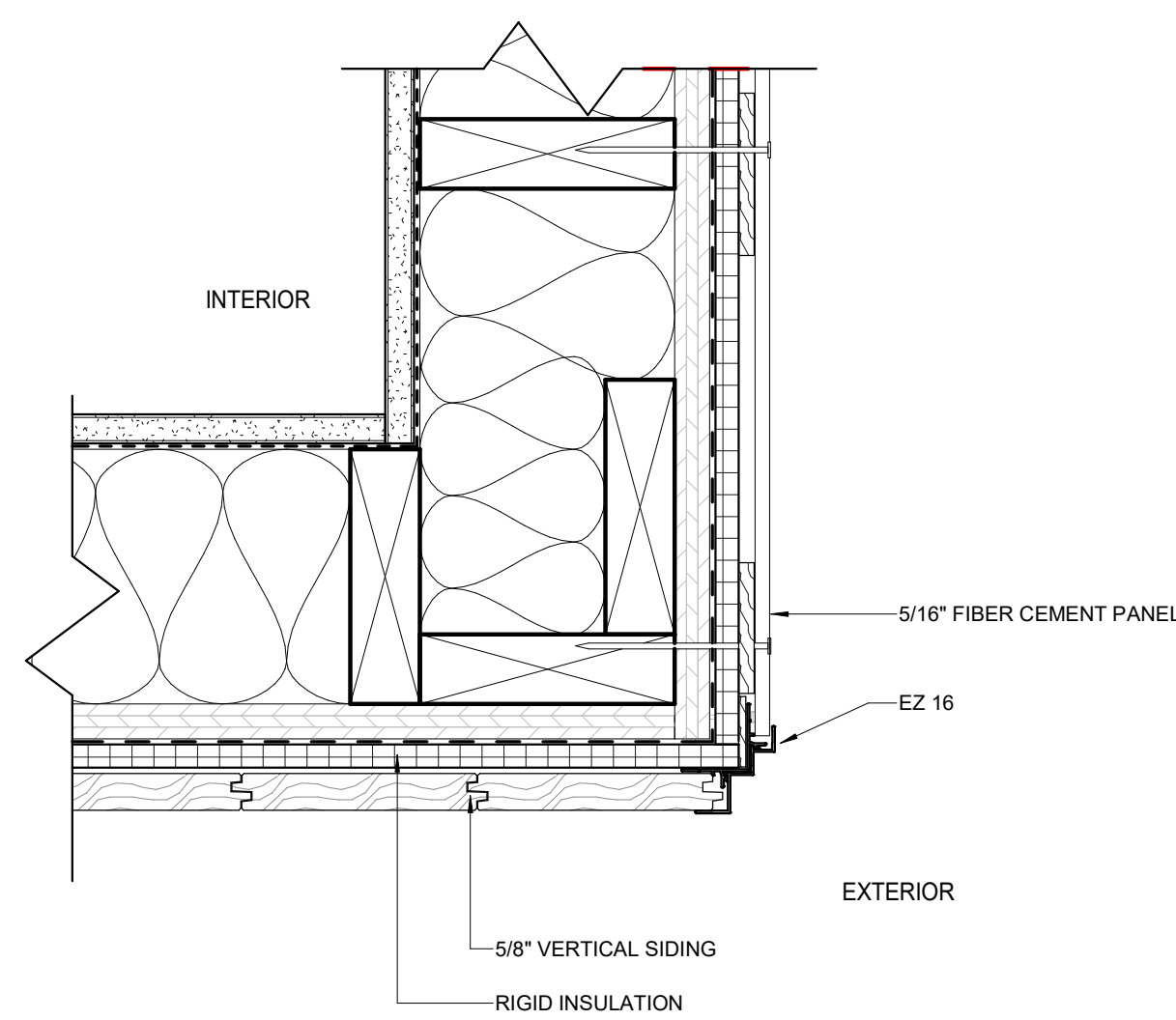


1 ENLARGED BUILDING SECTION  
A3.01 1" = 10'-0"

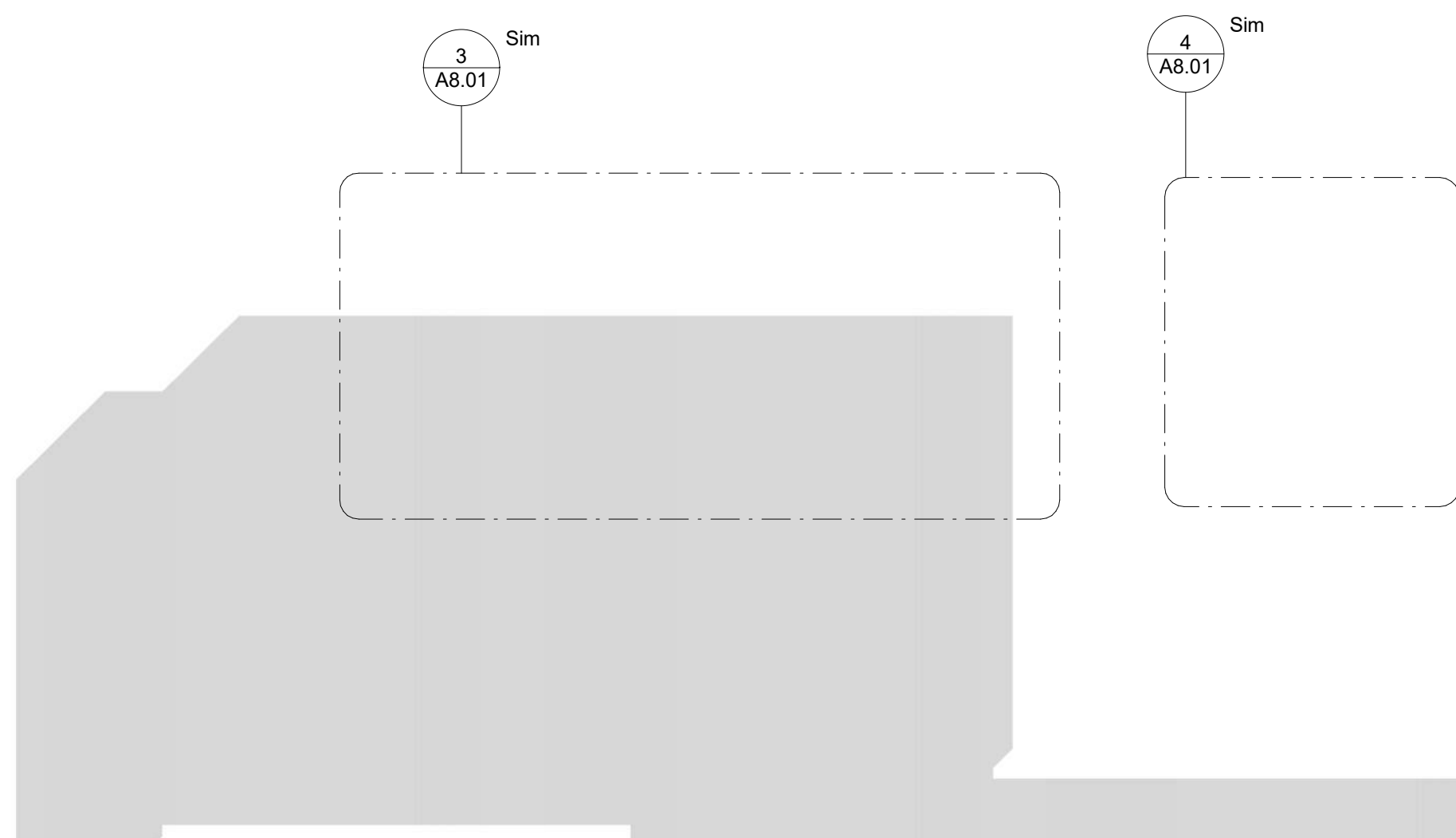




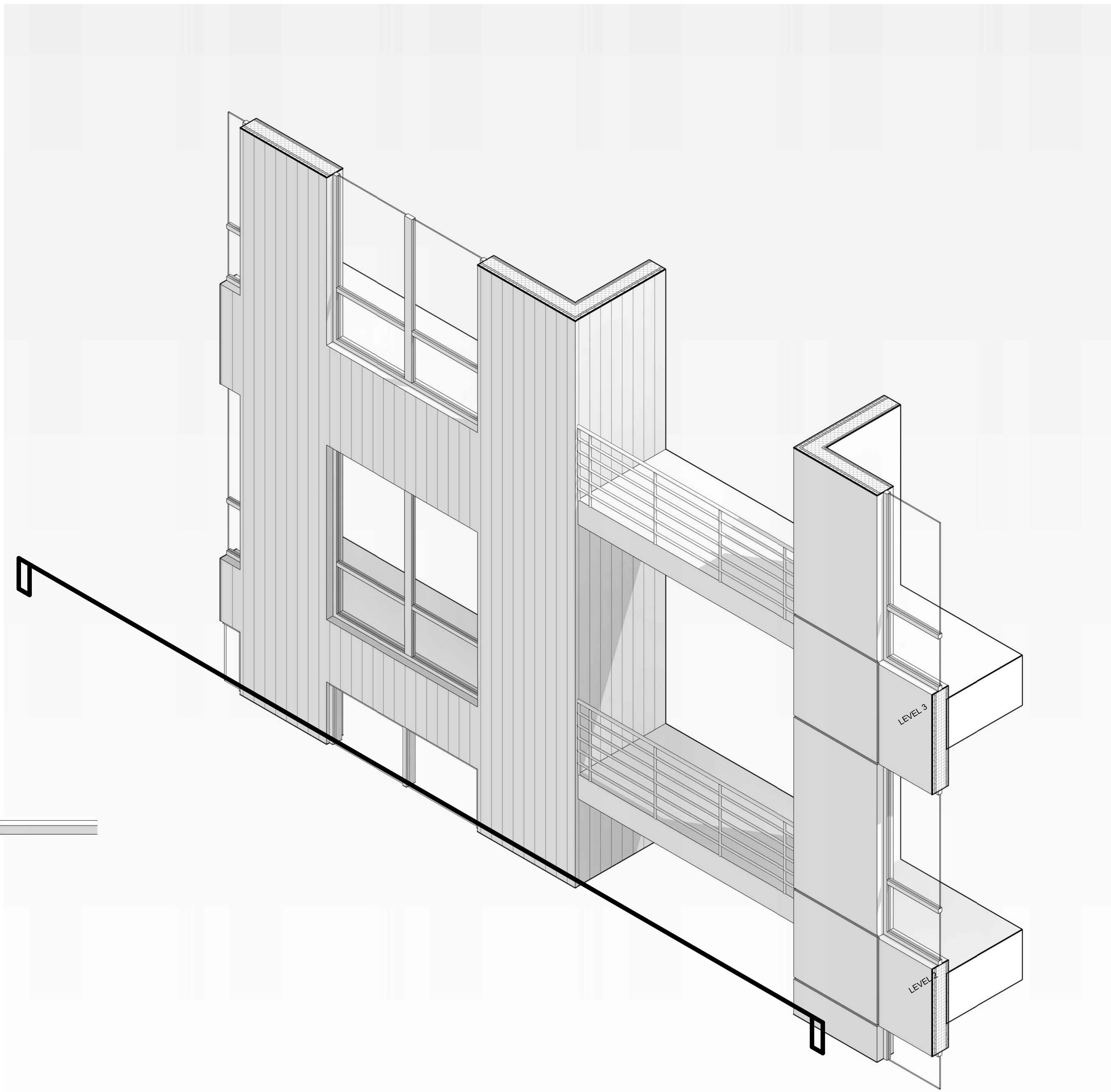
3 WALL DETAIL @ WINDOW JAMB  
A8.01 3" = 1'-0"



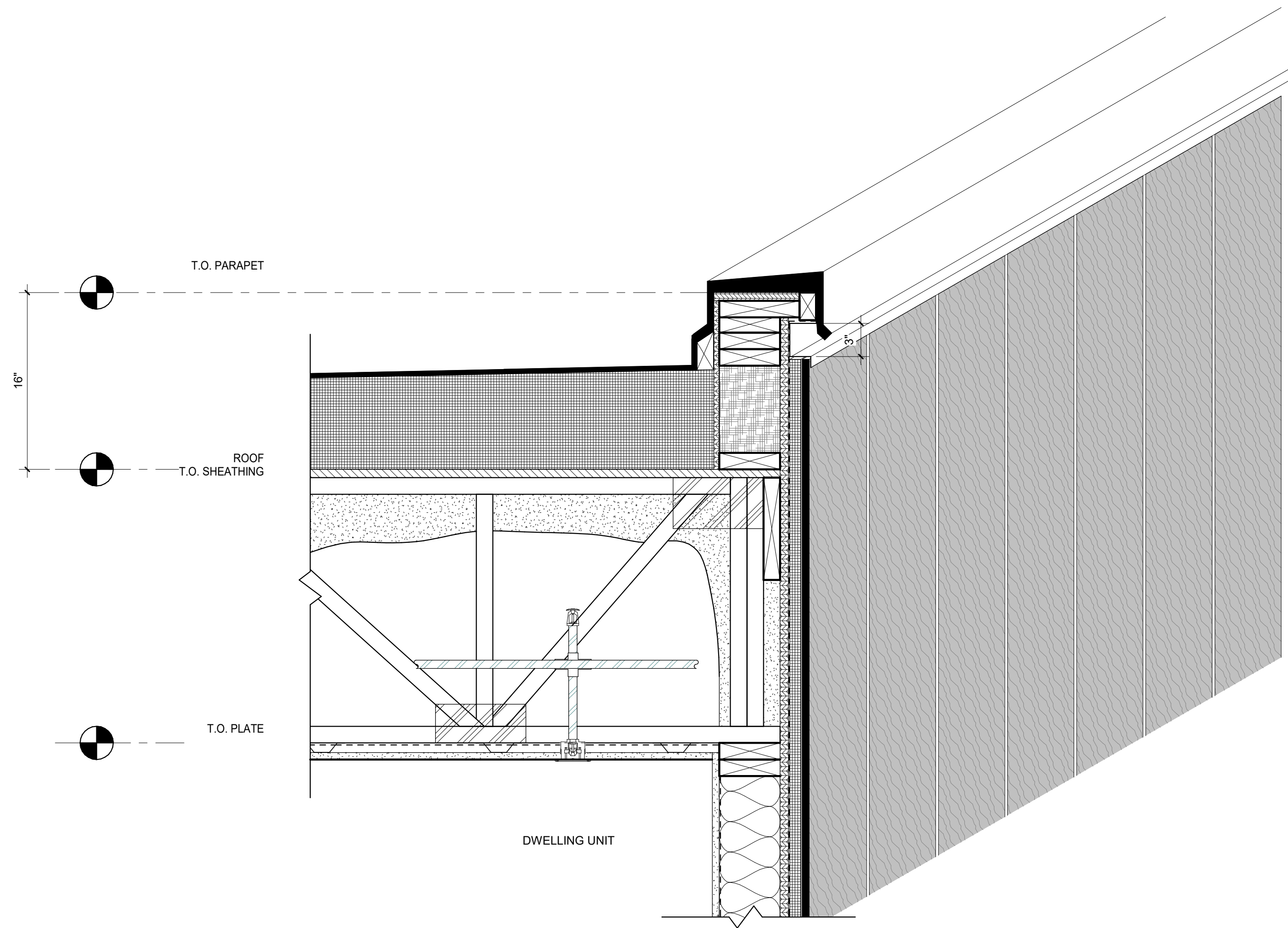
4 WALL CORNER DETAIL  
A8.01 3" = 1'-0"



2 LEVEL 2 ENLARGED PLAN  
A8.01 1/2" = 1'-0"





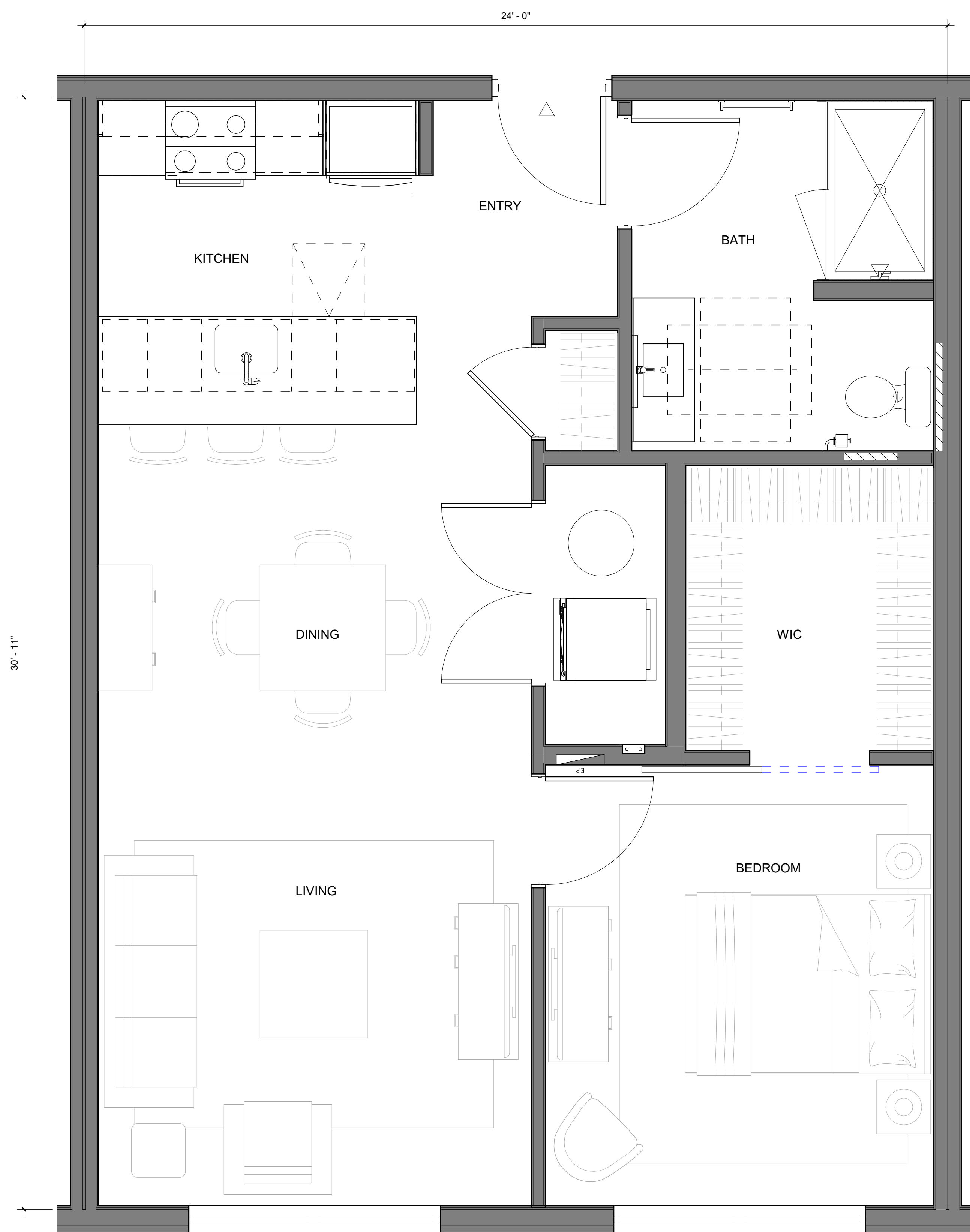


1  
A8.02 PARAPET DETAIL  
1 1/2" = 1'-0"







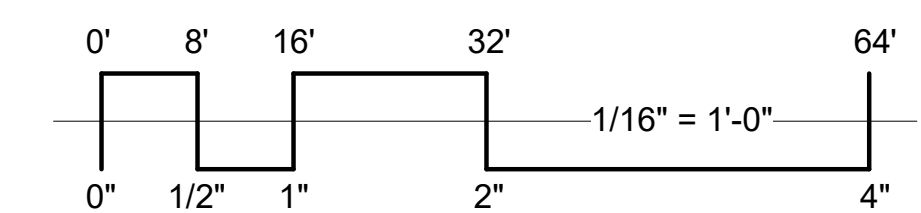
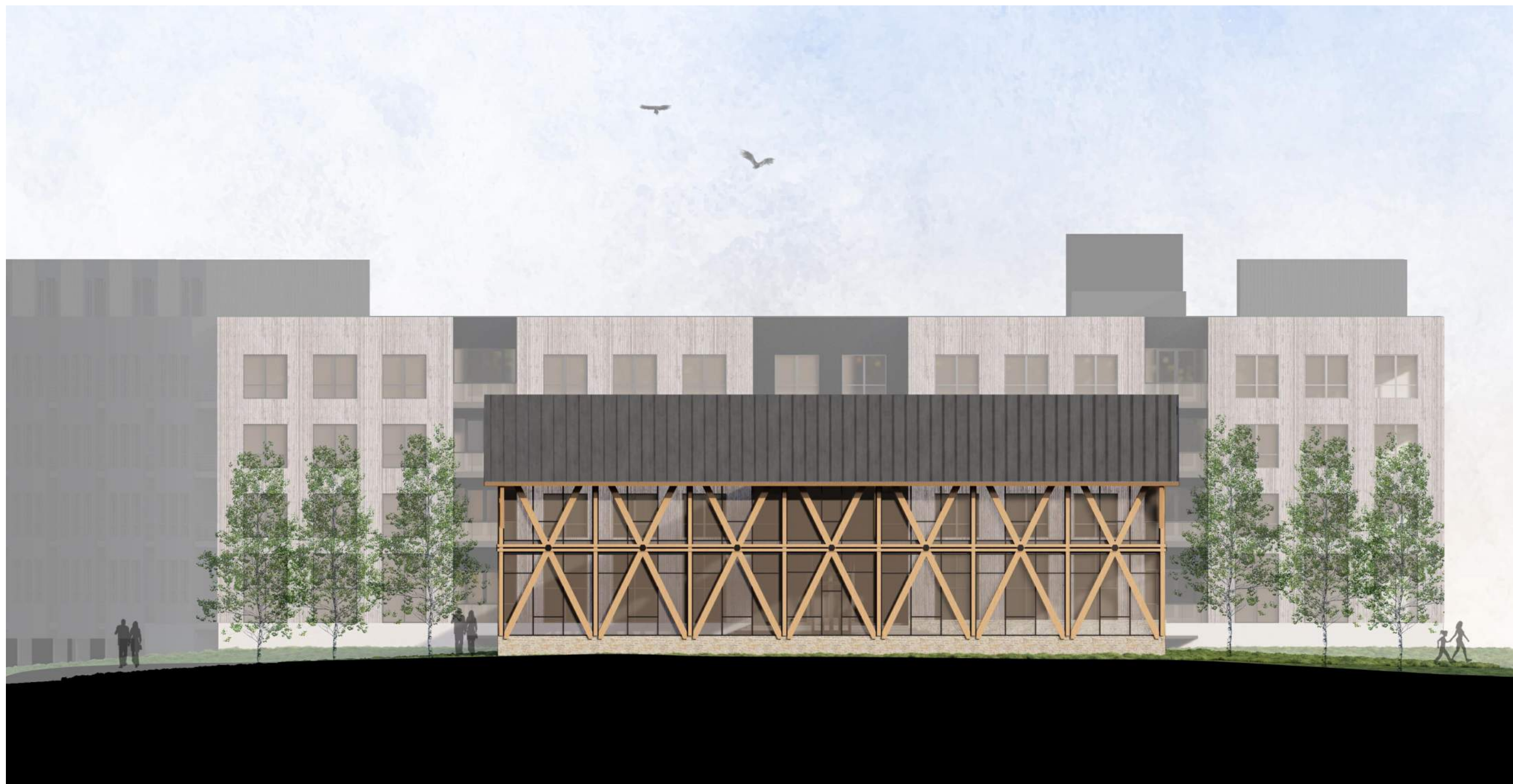


① TYPICAL 1BR UNIT  
1/2" = 1'-0"

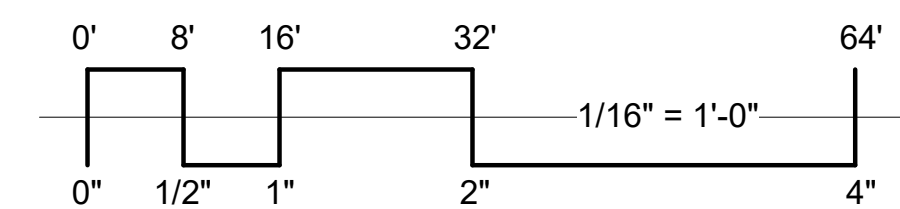


② TYPICAL 2BR UNIT  
1/2" = 1'-0"

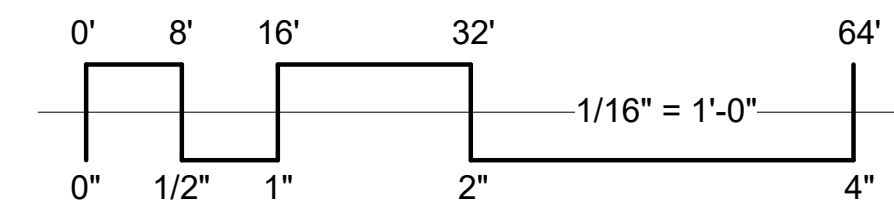




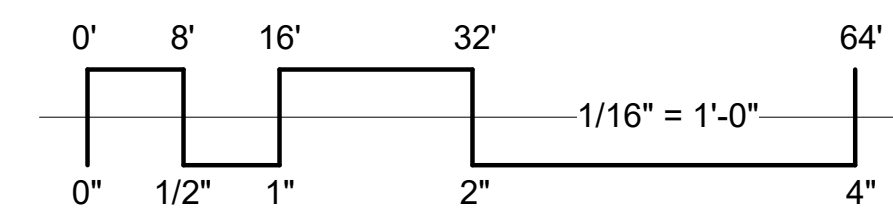














ZONING ANALYSIS			PARKING ANALYSIS		BUILDING AREAS BY PROGRAM		UNIT SCHEDULES		
ZONING DATA TABLE			PARKING SCHEDULE (ZONING)		AREA SCHEDULE (BY PROGRAM)		UNIT MIX		
ZONE: DE-SR	REQUIRED/PERMITTED (LOTS WEST OF DANBURY RD)	PROVIDED	STALL TYPE	COUNT	LEVEL	AREA	UNIT TYPE	COUNT	PERCENTAGE
SITE AREA	3 AC MIN.	4.75 AC	COVERED		AMENITY		1 BR	99	48%
MINIMUM FRONT YARD	75	75 FT	Parking Space - BA: 8' x 18' ADA VAN	1	LEVEL 1	7,300 SF	2 BR	101	49%
MINIMUM SIDE YARD (EACH)	50	51.7 FT	Parking Space - BA: 9-6x 18' ADA VAN	2	LEVEL 2	2,475 SF	3 BR	8	4%
ABUTTING A RESI. DISTRICT	100	-	Parking Space - BA: 10' x 18' ADA CAR	3	9,775 SF		208100%		
MINIMUM REAR YARD	50	114.2 FT	Parking Space - BA: Standard Car Stall 9' X 18'	197	CIRCULATION		UNIT SCHEDULE		
ABUTTING A RESI. DISTRICT	50	-	203		BASEMENT	860 SF	UNIT TYPECOUNT		
MINIMUM PARKING & LOADING SETBACKS	SIDE AND REAR YARDS ABUTTING A RESI. DISTRICT	10	SURFACE		LEVEL 1	5,500 SF	LEVEL 1		
ABUTTING A RESI. DISTRICT			Parking Space - BA: 8' x 18' ADA VAN	2	LEVEL 2	6,965 SF	1 BR	21	
MINIMUM SETBACKS TO NORWALK RIVER	10	-	Parking Space - BA: 10' x 18' ADA CAR	3	LEVEL 3	5,790 SF	1 BR JR	1	
BUILDING	75	-	Parking Space - BA: Standard Car Stall 9' X 18'	102	LEVEL 4	5,790 SF	2 BR	25	
PARKING & LOADING	80	85.5 FT	Parking Space - BA: Standard EV Space	9	LEVEL 4.5 - LOFT	585 SF	3 BR	2	
MAXIMUM BUILDING HEIGHT (ST/FT)	4 / 55 FT (a) (b)	4 / 55 FT	Parking Space: 8' x 22' - parallel	2	25,495 SF		LEVEL 2		
MAXIMUM BUILDING COVERAGE (%)	40% (82,794 SF)	38% (80,430 SF)	TOTAL PARKING SPACES:		MECHANICAL		1 BR	25	
MAXIMUM SITE COVERAGE (%)	75% (155,239 SF)	70%	PARKING SCHEDULE (MARKET)		BASEMENT	2,340 SF	1 BR JR	1	
MINIMUM OVERLAY OR LOT SIZE (AC)	3 ACRES	4.75 ACRES	STALL TYPE	COUNT	LEVEL 1	885 SF	2 BR	23	
MINIMUM LOT FRONTAGE (FT)	150	292 FT	COVERED		LEVEL 2	890 SF	3 BR	2	
MINIMUM % OF AFFORDABLE HOUSING DU	10% (c)	10%	Parking Space - BA: 8' x 18' ADA VAN	1	LEVEL 3	890 SF	51		
PARKING	1 SPACE / ST & 1 BR	321	Parking Space - BA: 9-6x 18' ADA VAN	2	LEVEL 4	890 SF	LEVEL 3		
	2 SPACES / 2 & 3 BR		Parking Space - BA: 10' x 18' ADA CAR	3	RESIDENTIAL		1 BR	26	
	317 REQUIRED(d)	1.54 RATIO	Parking Space - BA: Standard Car Stall 9' X 18'	197	LEVEL 1	47,530 SF	1 BR JR	1	
			Parking Space - BA: Standard Car Stall 9' X 18' Tandem	17	LEVEL 2	48,570 SF	2 BR	25	
			220		LEVEL 3	51,390 SF	3 BR	2	
			TOTAL MARKET PARKING SPACES:		LEVEL 4	51,000 SF	54		
			SURFACE		LEVEL 4.5 - LOFT	10,005 SF	LEVEL 4		
			Parking Space - BA: 8' x 18' ADA VAN	2	208,495 SF		1 BR	21	
			Parking Space - BA: 10' x 18' ADA CAR	3	249,655 SF		1 BR JR	1	
			Parking Space - BA: Standard Car Stall 9' X 18'	102	AREA SCHEDULE (PARKING)		2 BR LOFT	2	
			Parking Space - BA: Standard EV Space	9	LEVEL	AREA	2 BR	11	
			Parking Space: 8' x 22' - parallel	2	PARKING		2 BR LOFT	17	
			TOTAL MARKET PARKING SPACES:		BASEMENT	73,105 SF	3 BR	1	
			BUILDING AREAS BY LEVEL		AREA SCHEDULE (BY FLOOR)		3 BR LOFT	1	
			AREA SCHEDULE (BY PROGRAM)		PROGRAM	AREA	BUILDING SUMMARY		
			BASEMENT		CIRCULATION		BUILDING SUMMARY		
			CIRCULATION		MECHANICAL		GROSS SF	TOTAL NRSF	AMENITY SF
			MECHANICAL		RESIDENTIAL		4.5 STORIES		
			RESIDENTIAL		CIRCULATION		249,655	208,495	9,775
			AMENITY		MECHANICAL				208
			CIRCULATION		RESIDENTIAL				321
			MECHANICAL		CIRCULATION				
			RESIDENTIAL		MECHANICAL				
			LEVEL 1		RESIDENTIAL				
			AMENITY		CIRCULATION				
			CIRCULATION		MECHANICAL				
			MECHANICAL		RESIDENTIAL				
			LEVEL 2		CIRCULATION				
			AMENITY		MECHANICAL				
			CIRCULATION		RESIDENTIAL				
			MECHANICAL		CIRCULATION				
			RESIDENTIAL		MECHANICAL				
			LEVEL 3		RESIDENTIAL				
			CIRCULATION		CIRCULATION				
			MECHANICAL		MECHANICAL				
			RESIDENTIAL		RESIDENTIAL				
			LEVEL 4		CIRCULATION				
			CIRCULATION		MECHANICAL				
			MECHANICAL		RESIDENTIAL				
			RESIDENTIAL		CIRCULATION				
			LEVEL 4.5 - LOFT		MECHANICAL				
			CIRCULATION		RESIDENTIAL				
			MECHANICAL		CIRCULATION				
			RESIDENTIAL		MECHANICAL				
			TOTAL MARKET PARKING SPACES:		RESIDENTIAL				
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