

ZONING DATA		
ZONING DISTRICT: WILTON DRD - DESIGN RETAIL BUSINESS DISTRICT		
DIMENSIONAL		REQUIRED/ALLOWED
LOT AREA		3 ACRES
LOT FRONTAGE		100'
LOT WIDTH & DEPTH		100'
COVERAGE	MAX.	20% BUILDING COVERAGE
		80% SITE COVERAGE
YARDS	FRONT	50'
	SIDE	25'
	REAR	25'
BUILDING HEIGHT	MAXIMUM	2 STORIES
		35'

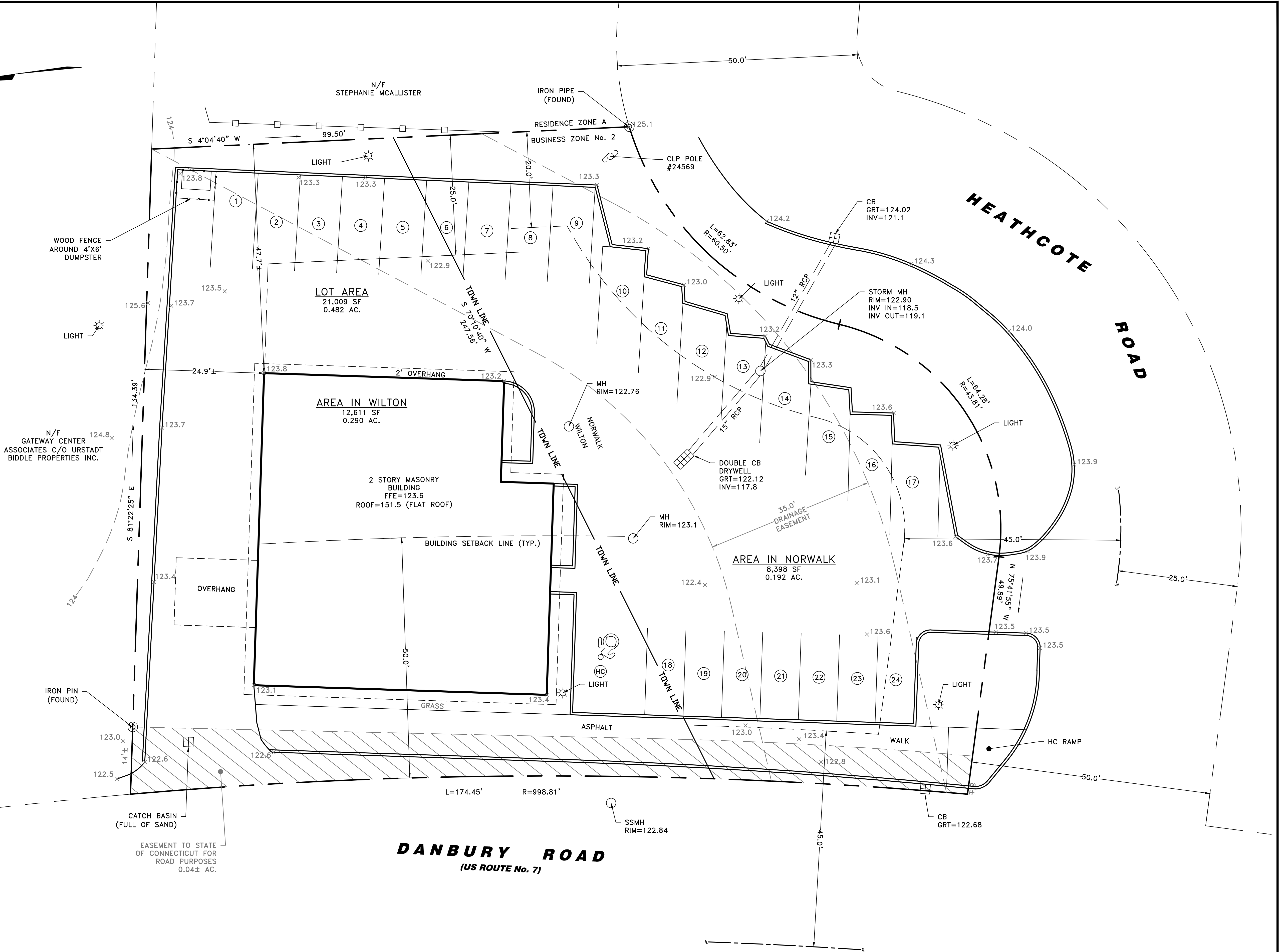
ZONING DATA		
ZONING DISTRICT: NORWALK BUSINESS #2		
DIMENSIONAL		REQUIRED/ALLOWED
LOT AREA		12,500 SF
LOT WIDTH		50'
COVERAGE	MAX.	50% BUILDINGS
		80% BUILDINGS/PARKING
FLOOR AREA RATIO (FAR)	MAX.	0.9
	FRONT	45' FROM CENTERLINE
	SIDE	20' (2 STORIES)
	AGGREGATE	20' (2 STORIES)
YARDS	REAR	N/A
		3 STORIES
		EXISTING

PROPERTY INFORMATION:

OWNER: DWG PROPERTIES, LLC  
ADDRESS: 4 DANBURY ROAD  
NORWALK-WILTON, CT.  
LOT AREA: 21,009 S.F., 0.482 A.C.

SURVEY NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.
- THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY. THE MAIN PURPOSE OF THIS SURVEY IS TO SHOW THE INFORMATION NECESSARY TO DEPICT BOUNDARIES, EASEMENTS RIGHTS AND IMPROVEMENTS ALONG AND THROUGHOUT THE PROPERTY.
- THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
- THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS.
- THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
- UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
- UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
- THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
- REFER TO MAP NO. S 2735 & 4353 IN WILTON LAND RECORDS AND MAP NO. S 7099 & 10176 IN NORWALK LAND RECORDS.
- BUILDING ERECTED OVER THREE YEARS AGO.
- PROPERTY IS LOCATED IN NORWALK BUSINESS No. 2 ZONE AND WILTON DESIGN RETAIL DISTRICT.
- DATUM: NAVD 1988.



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

*Dennis A. Deilus*

DENNIS A. DEILUS, LAND SURVEYOR, CT. REGISTRATION NO. 6398

The survey and declaration shown hereon is null and void without the licensed surveyor's live signature.

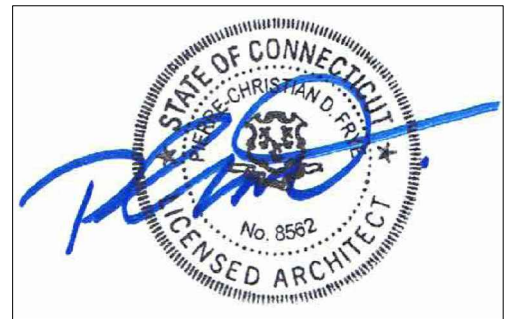
	PROPERTY SURVEY		
	PREPARED FOR		
	DWG PROPERTIES, LLC		
	4 DANBURY ROAD NORWALK-WILTON, CT.		
PREPARED BY: SM	DATE: 9/23/20	DD NO.:	
REVIEW: DENNIS A. DEILUS		SHEET NO.: 1	
SCALE: 1"=10'			
DENNIS A. DEILUS - LAND SURVEYORS			
108 MAIN STREET, 2ND FLOOR, NORWALK, CT. 06851			
P. 203-750-8832			



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INTERIOR & EXTERIOR ALTERATIONS  
ROUTE 7 BREW PUB  
4 DANBURY ROAD  
WILTON, CT

[illegible]ARCHITECTURAL  
SITE PLAN

DRAWING NUMBER

# A-1.0



1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 4 DANBURY ROAD  
TAKEN FROM PROPERTY SURVEY PREPARED BY DENNIS A. DEILUS  
LAND SURVEYORS DATED SEPTEMBER 23, 2020.

LOT AREA

TOTAL LOT AREA = 21,009 SF  
TOTAL LOT AREA IN NORWALK = 8,398 SF  
TOTAL LOT AREA IN WILTON = 12,611 SF

### LEGEND








EXISTING SYMBOLS:

- |                    |          |                                   |
|--------------------|----------|-----------------------------------|
| ● Iron Pin (Found) | ● (YD)   | Storm Yard Drain                  |
| □ Monument (Found) | ● (MH)   | Storm Drain Manhole               |
| ○ Manhole          | ○ (CB)   | Catch Basin                       |
| □ "CB" Catch Basin | ○ (SSMH) | Sanitary Sewer Manhole            |
| ⋮ Utility Pole     | ▲ P-1    | Peric Test Hole Location & Number |
| ⋮ Light Pole       | ⬆ DTH-1  | Deep Test Hole Location & Number  |
| ⋮ Water Gate       | Ⓜ        | Proposed Well                     |
| ⋮ Gas Valve        |          |                                   |
| ⋮ Gas Meter        |          |                                   |
| Ⓜ Existing Well    |          |                                   |

EXISTING LINETYPES:

- |  |                             |  |      |                            |
|--|-----------------------------|--|------|----------------------------|
|  | Property Line               |  | S    | Sanitary Sewer             |
|  | Sanitary Sewer Line         |  | E    | Electric Service           |
|  | U/G Elec. Line              |  | W    | Water Service              |
|  | Water Line                  |  | T    | U/G Telephone Service      |
|  | Overhead Utilities          |  | E/T  | Electric/Telephone Service |
|  | U/G Tele. Line              |  |      | Primary Septic             |
|  | U/G Electric/Telephone Line |  |      | Reserve Septic             |
|  | Wood/Chain Link Fence       |  |      | Retaining Wall             |
|  | Stone Ret. Wall             |  | 20   | Contour                    |
|  | Contour                     |  | 20.1 | Spot Elevation             |
|  | Wetland Limit               |  |      | Silt Fence (GSF)           |
|  | Spot Elevation              |  |      | Wood/Chain Link Fence      |
|  | Watercourse Limit           |  |      | Construction Fence         |
|  | Drainage Line               |  |      | Vegetative Buffer          |
|  | Town/City Line              |  | WF#3 | Wetland Limit (Flagged)    |
|  | 25 Year Flood Line          |  |      |                            |
|  | 100 Year Flood Line         |  |      |                            |
|  | FEMA Flood Zone Line        |  |      |                            |
|  | Floodway Boundary           |  |      |                            |
|  | Mean High Water             |  |      |                            |
|  | Mean Low Water              |  |      |                            |
|  | Coastal Jurisdiction Line   |  |      |                            |

PROPOSED SYMBOLS:

- |  |                                     |
|--|-------------------------------------|
|  (YD)   | Storm Yard Drain                    |
|  (MH)   | Storm Drain Manhole                 |
|  (CB)   | Catch Basin                         |
|  (SSMH) | Sanitary Sewer Manhole              |
|  P-1    | Perc Test Hole Location<br>& Number |
|  DTH-1  | Deep Test Hole Location<br>& Number |
|  (W)    | Proposed Well                       |

PROPOSED LINETYPES:

- S — Sanitary Sewer  
 — E — Electric Service  
 — W — Water Service  
 — T — U/G Telephone Service  
 — E/T — Electric/Telephone Service  
 ===== Primary Septic  
 ===== Reserve Septic  
 ===== Retaining Wall  
 [ 20 ] Contour  
 [ 20.1 ] × Spot Elevation  
 - - - - - Silt Fence (GSF)  
 —●— Wood/Chain Link Fence  
 —●— Construction Fence  
 ~~~~~ Vegetative Buffer  
 WFL#A WFL#B Wetland Limit (Flagged)



**DANBURY ROAD**  
(US ROUTE No. 7)

# 1 SITE PLAN - PROPOSED

SCALE AS NOTED



NOT FOR CONSTRUCTION  
FOR REVIEW AND APPROVAL BY  
PUBLIC AGENCIES ONLY

| ZONING DATA - 4 DANBURY ROAD                                  |         |                  |             |             |
|---------------------------------------------------------------|---------|------------------|-------------|-------------|
| ZONING DISTRICT: WILTON DRD - DESIGN RETAIL BUSINESS DISTRICT |         |                  |             |             |
| DIMENSIONAL                                                   |         | REQUIRED/ALLOWED | EXISTING    | PROPOSED    |
| LOT AREA                                                      |         | 1 ACRE           | 0.482 ACRES | 0.482 ACRES |
| LOT FRONTAGE                                                  |         | 100'             | 174'        | 174'        |
| LOT WIDTH                                                     |         | 100'             | 174'        | 174'        |
| COVERAGE                                                      | MAX     | 20% BUILDING     | 21.3%       | 20.2%       |
|                                                               |         | 80% SITE         | 77.5%       | 77.5%       |
| YARDS                                                         | FRONT   | 50'              | 16.9', 88"  | 16.9', 88"  |
|                                                               | SIDE    | 25'              | 24.9'       | 24.9'       |
|                                                               | REAR    | 25'              | 47.7'       | 47.7'       |
|                                                               | MAXIMUM | 2 STORIES        | 2 STORIES   | 2 STORIES   |
| BUILDING HEIGHT                                               |         | 35'              | 32.6'       | 32.6'       |

| ZONING DATA – 4 DANBURY ROAD         |           |                      |               |               |
|--------------------------------------|-----------|----------------------|---------------|---------------|
| ZONING DISTRICT: NORWALK BUSINESS #2 |           |                      |               |               |
| DIMENSIONAL                          |           | REQUIRED/ALLOWED     | EXISTING      | PROPOSED      |
| LOT AREA                             |           | 12,500 SF            | 21,009 SF     | 21,009 SF     |
| LOT WIDTH                            |           | 50'                  | 174'          | 174'          |
| COVERAGE                             |           | 50% BUILDING         | 21.3%         | 20.2%         |
|                                      | MAX       | 80% BUILDING/PARKING | 77.5%         | 77.5%         |
| FLOOR AREA RATIO (FAR)               |           | 20% OPEN SPACE       | 22.5%         | 22.5%         |
|                                      | MAX       | 0.9                  | 0.355         | 0.355         |
| YARDS                                | FRONT     | 45' FROM CENTERLINE  | 50.9'±        | 50.9'±        |
|                                      | SIDE      | 20' (2 STORIES)      | 24.9', 47.7'± | 24.9', 47.7'± |
|                                      | AGGREGATE | 20' (2 STORIES)      | 72.6'±        | 72.6'±        |
|                                      | REAR      | NA                   | NA            | NA            |
| BUILDING HEIGHT                      |           | 3 STORIES            | 2 STORIES     | 2 STORIES     |
|                                      | MAXIMUM   | 35'                  | 32'           | 32'           |

| Brew Pub Proposed Parking Requirements |                                                                                             |  | Planned GFA SF |
|----------------------------------------|---------------------------------------------------------------------------------------------|--|----------------|
| # Spaces                               | Rationale                                                                                   |  |                |
| 4                                      | 1 space per brewery worker with a maximum of 4 workers planned                              |  | 760            |
| 0                                      | No parking needed for brewery storage                                                       |  | 4,777          |
| 1                                      | 1 space per 3 restaurant patron seats with 57 seats planned                                 |  | 1,931          |
| 23                                     | Total                                                                                       |  | 7,468          |
|                                        | Notes                                                                                       |  |                |
|                                        | 1. Brewery operations and peak restaurant patron hours will not overlap                     |  |                |
|                                        | 2. Brewery storage also includes mechanical/electrical areas and 1,477 SF of unusable space |  |                |
|                                        | 3. Restaurant space includes patron, kitchen, service, and bathroom areas                   |  |                |
|                                        | 4. Twenty-six (26) parking spaces are available onsite                                      |  |                |

1A NEW PYLON SIGN  
SCALE: 1/4" = 1'-0"

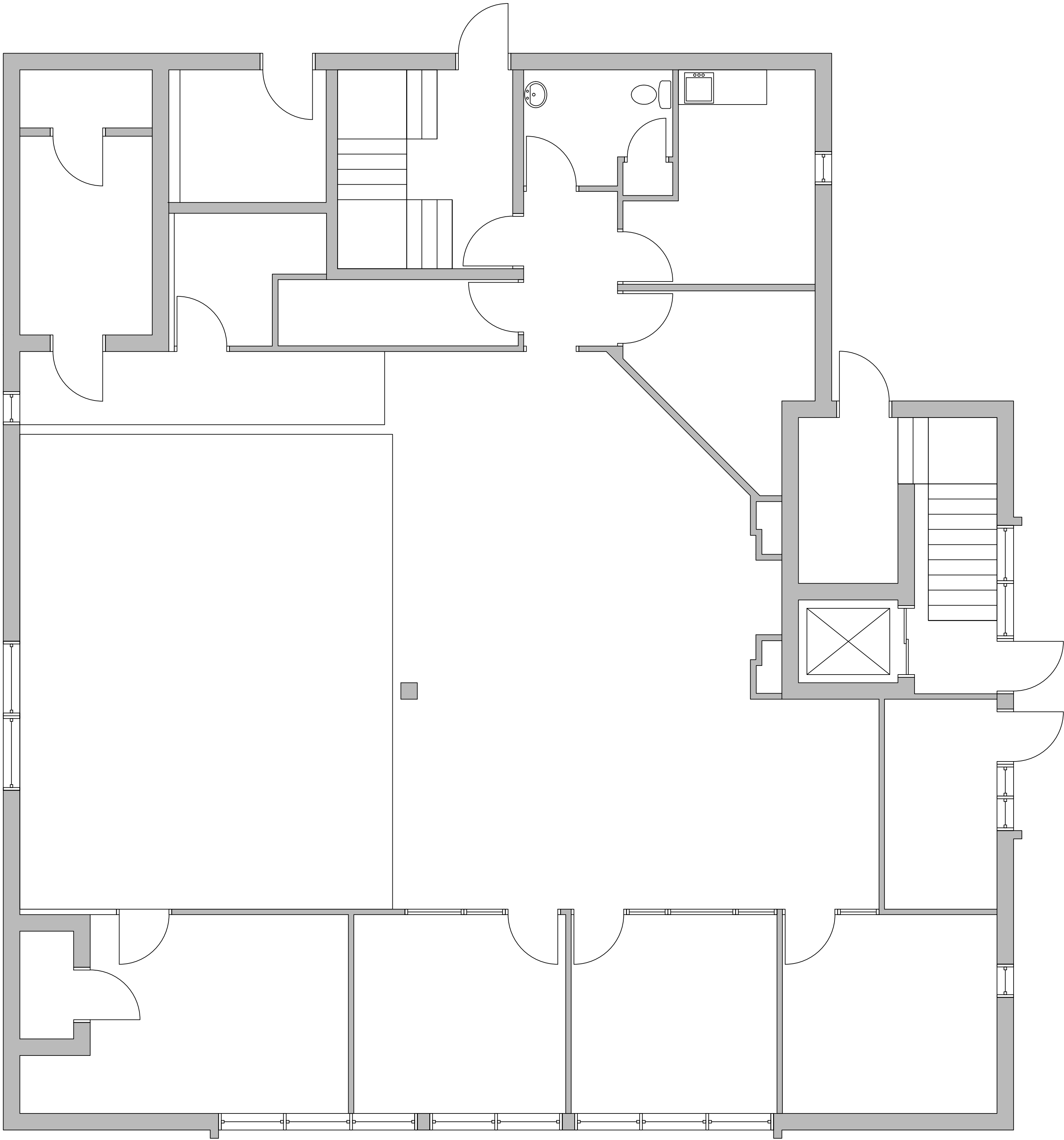


4/20/2021, PCDF, A BUSINESS OF PCDF ARCHITECTURE, PROJECTS\2020 Q4\A BREWERY - WILTON, CT\3. DRAWINGS\3.000 Q4\A-1.1 PLAN - FIRST FLOOR EXISTING\A-1.1

1

PLAN - FIRST FLOOR EXISTING

SCALE = 1/4" = 1'-0"



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residential architecture  
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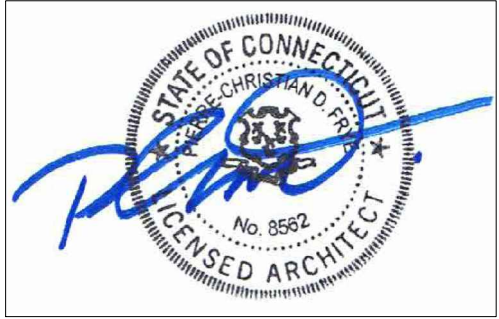
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INTERIOR & EXTERIOR ALTERATIONS  
ROUTE 7 BREW PUB  
4 DANBURY ROAD  
WILTON, CT

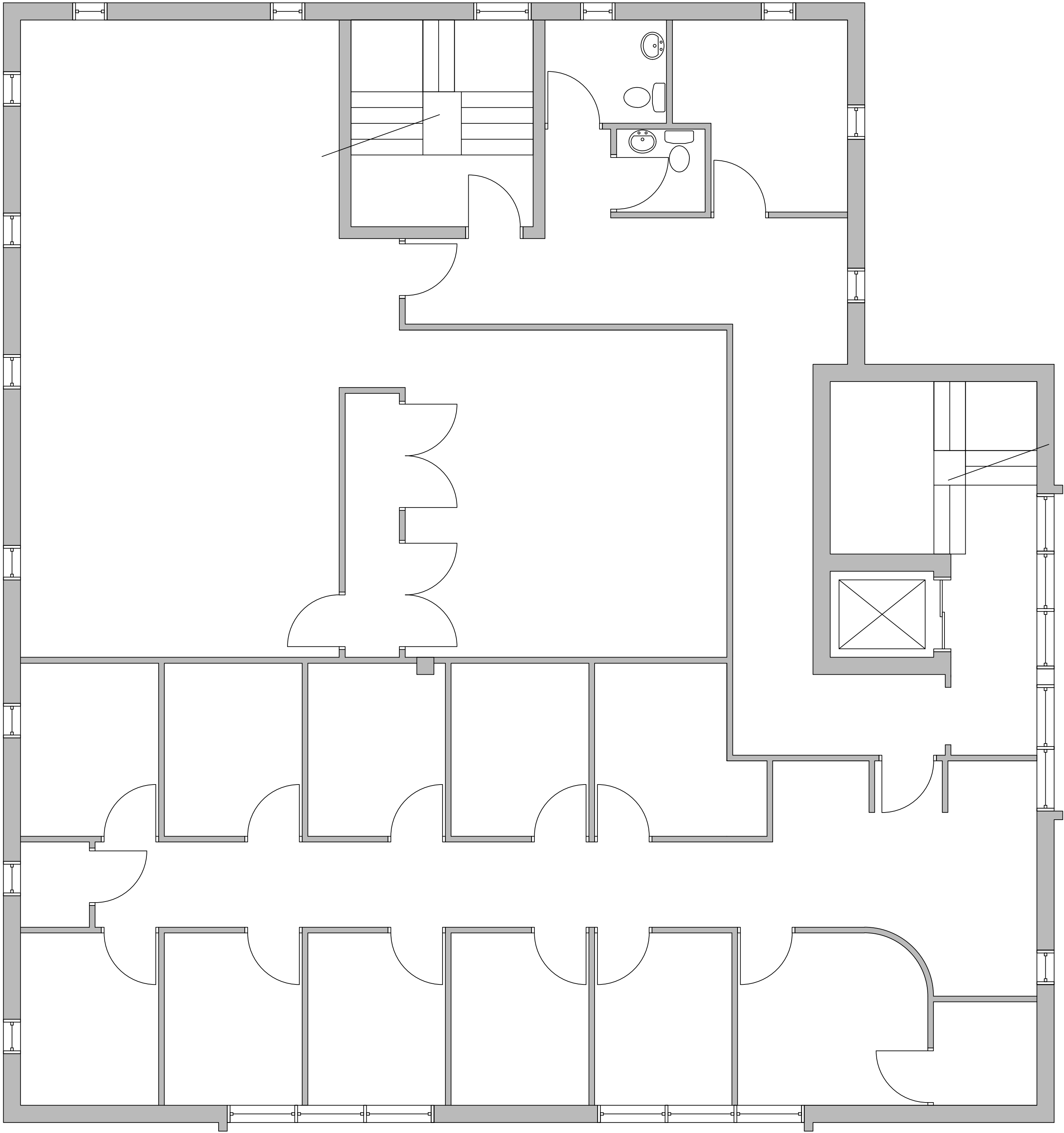
| DATE       | ISSUE / REVISION              |
|------------|-------------------------------|
| 10/29/2020 | ISSUE FOR REVIEW              |
| 12/01/2020 | ISSUE FOR REVIEW              |
| 02/07/2021 | ISSUE FOR REVIEW              |
| 03/07/2021 | ISSUE FOR REVIEW              |
| 03/29/2021 | ISSUE FOR REVIEW              |
| 04/20/2021 | ISSUE FOR WILTON ARB APPROVAL |
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FIRST FLOOR  
EXISTING

DRAWING NUMBER

A-1.1

4/20/2021, PCDF, A BUSINESS OF PCDF ARCHITECTURE, PROJECTS\2020 Q4\A BREWERY - WILTON, CT\1. DRAWINGS\1.000 Q4\A-1.2 PLAN - SECOND FLOOR EXISTING\A-1.2



1 PLAN - SECOND FLOOR EXISTING  
SCALE = 1/4" = 1'-0"

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INTERIOR & EXTERIOR ALTERATIONS  
ROUTE 7 BREW PUB  
4 DANBURY ROAD  
WILTON, CT

| DATE       | ISSUE / REVISION              |
|------------|-------------------------------|
| 10/29/2020 | ISSUE FOR REVIEW              |
| 12/01/2020 | ISSUE FOR REVIEW              |
| 02/07/2021 | ISSUE FOR REVIEW              |
| 03/25/2021 | ISSUE FOR REVIEW              |
| 04/20/2021 | ISSUE FOR WILTON A&B APPROVAL |
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SECOND FLOOR  
EXISTING

DRAWING NUMBER

A-1.2





INTERIOR & EXTERIOR ALTERATIONS  
ROUTE 7 BREW PUB  
4 DANBURY ROAD  
WILTON, CT

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|------------|-------------------------------|
| 10/29/2020 | ISSUE FOR REVIEW              |
| 12/01/2020 | ISSUE FOR REVIEW              |
| 02/07/2021 | ISSUE FOR REVIEW              |
| 03/31/2021 | ISSUE FOR REVIEW              |
| 04/20/2021 | ISSUE FOR WILTON ARB APPROVAL |
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FIRST FLOOR  
PROPOSED

DRAWING NUMBER

A-1.3



1 PLAN - FIRST FLOOR PROPOSED  
SCALE = 1/4" = 1'-0"





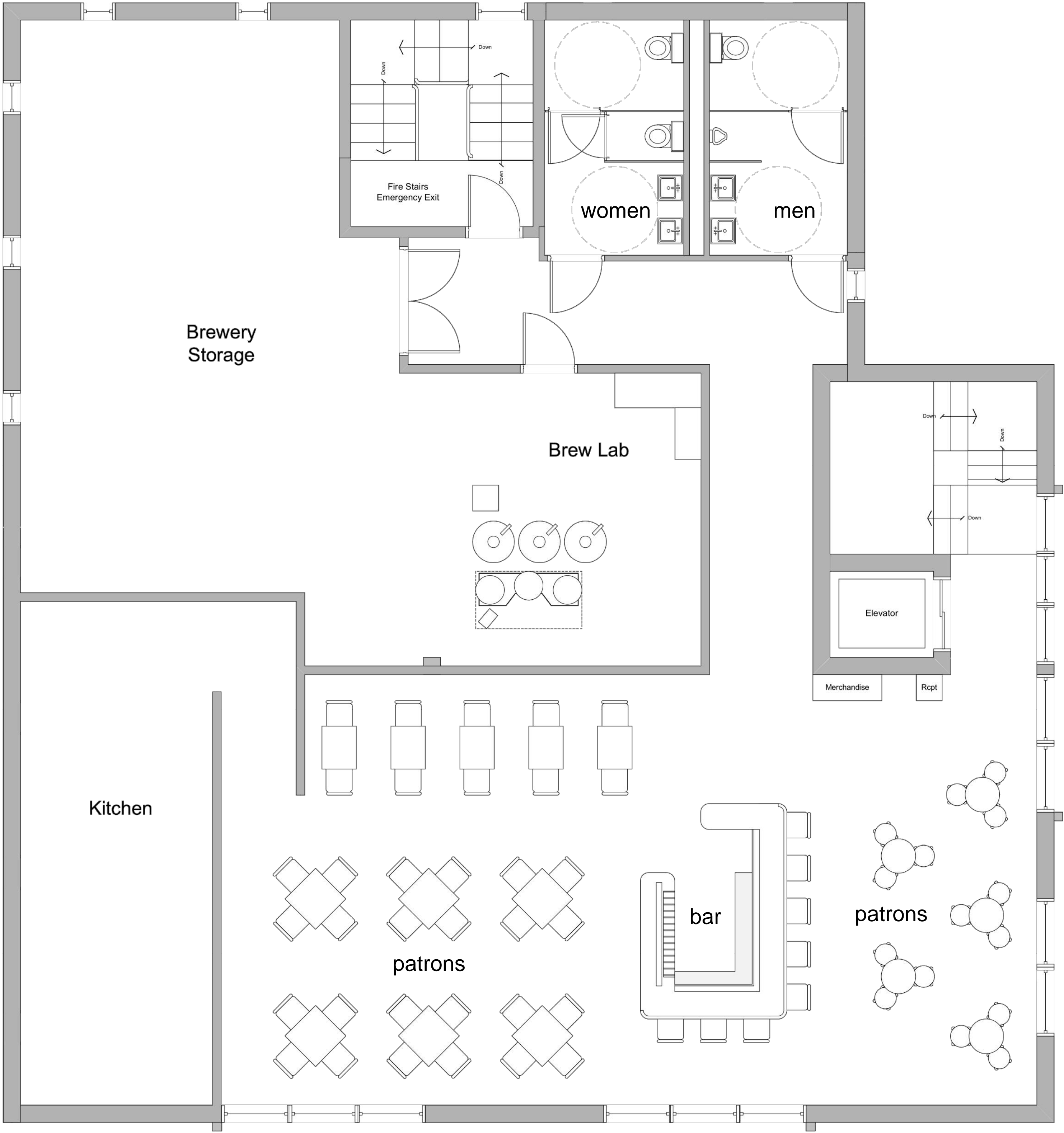
INTERIOR & EXTERIOR ALTERATIONS  
ROUTE 7 BREW PUB  
4 DANBURY ROAD  
WILTON, CT

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|------------|-------------------------------|
| 10/29/2020 | ISSUE FOR REVIEW              |
| 12/01/2020 | ISSUE FOR REVIEW              |
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SECOND FLOOR  
PROPOSED

DRAWING NUMBER

A-1.4



1 PLAN - SECOND FLOOR PROPOSED  
SCALE = 1/4" = 1'-0"



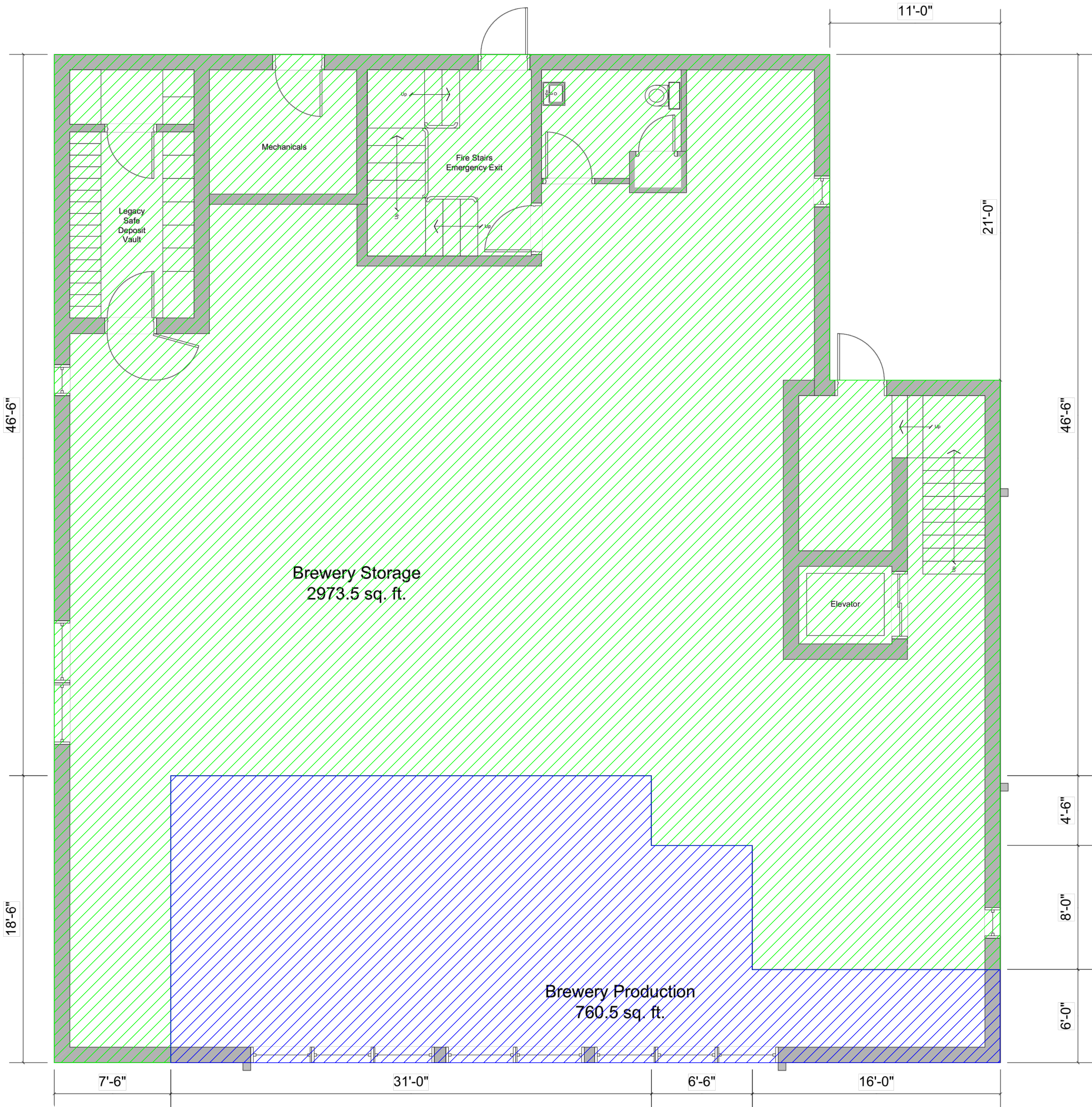
INTERIOR & EXTERIOR ALTERATIONS  
ROUTE 7 BREW PUB  
4 DANBURY ROAD  
WILTON, CT

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SPACE ALLOCATION PLAN  
FIRST FLOOR  
PROPOSED

DRAWING NUMBER

A-1.5



1 SPACE ALLOCATION PLAN - FIRST FLOOR PROPOSED  
SCALE = 1/4" = 1'-0"



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1 SPACE ALLOCATION PLAN - SECOND FLOOR PROPOSED  
SCALE = 1/4" = 1'-0"

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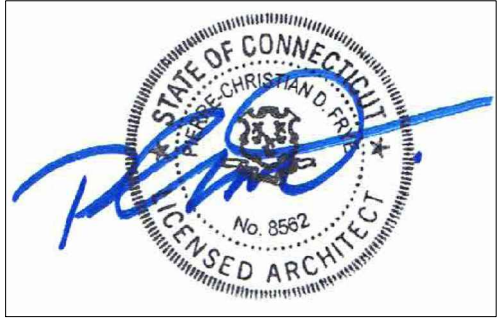
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INTERIOR & EXTERIOR ALTERATIONS  
ROUTE 7 BREW PUB  
4 DANBURY ROAD  
WILTON, CT

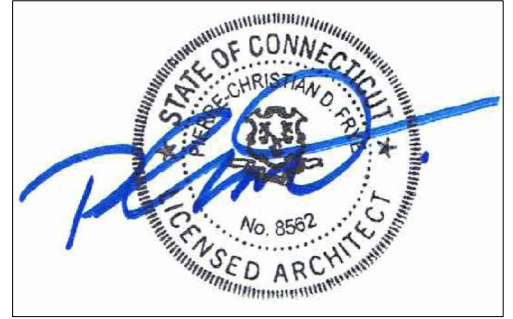
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SPACE ALLOCATION PLAN  
SECOND FLOOR  
PROPOSED

DRAWING NUMBER

A-1.6





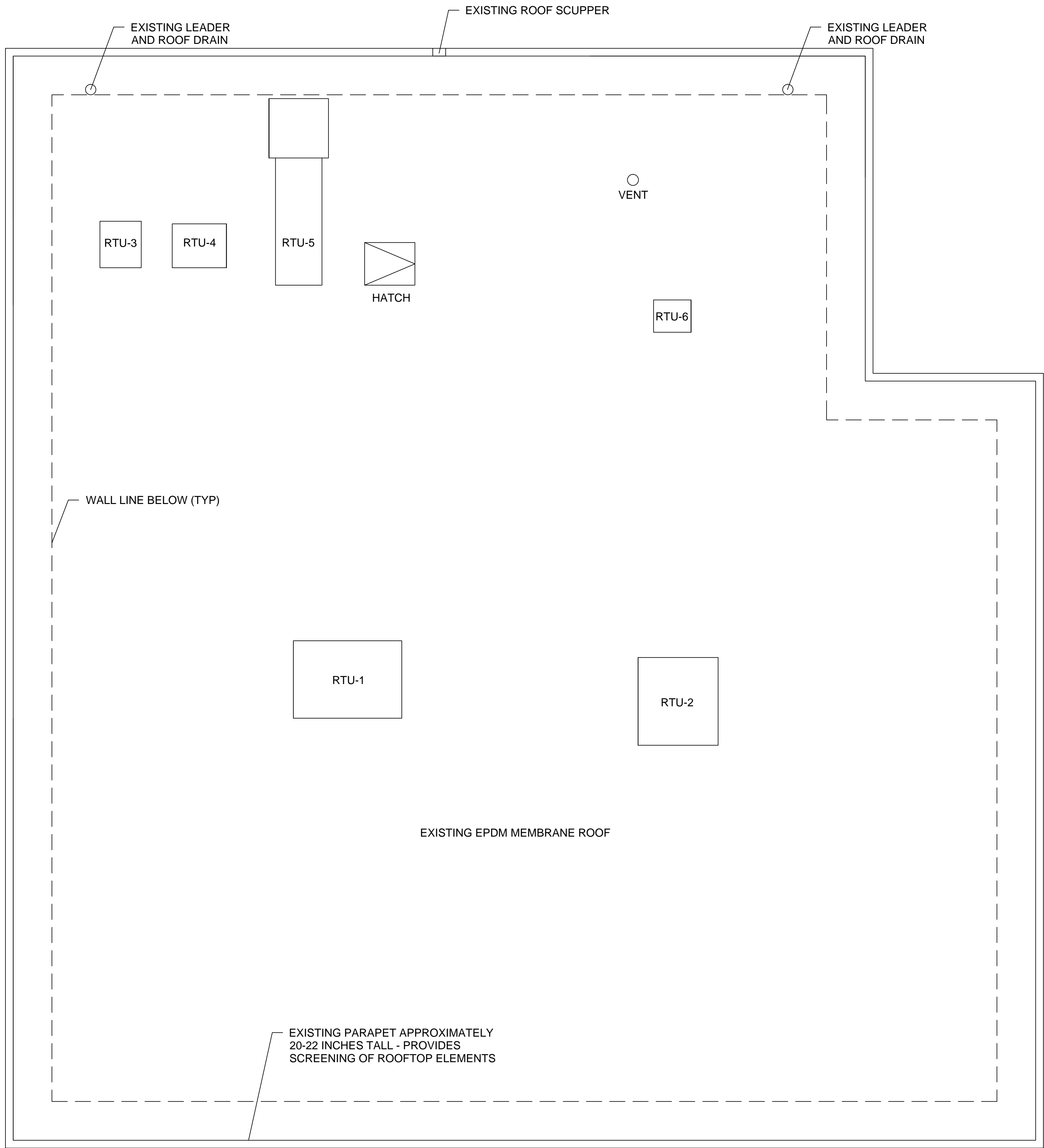
INTERIOR & EXTERIOR ALTERATIONS  
ROUTE 7 BREW PUB  
4 DANBURY ROAD  
WILTON, CT

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ROOF PLAN  
EXISTING

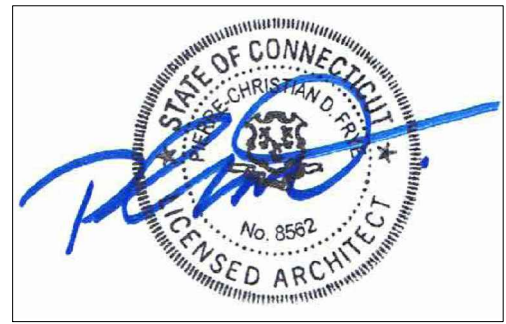
DRAWING NUMBER

## A-1.7



1 ROOF PLAN - EXISTING  
SCALE = 1/4" = 1'-0"





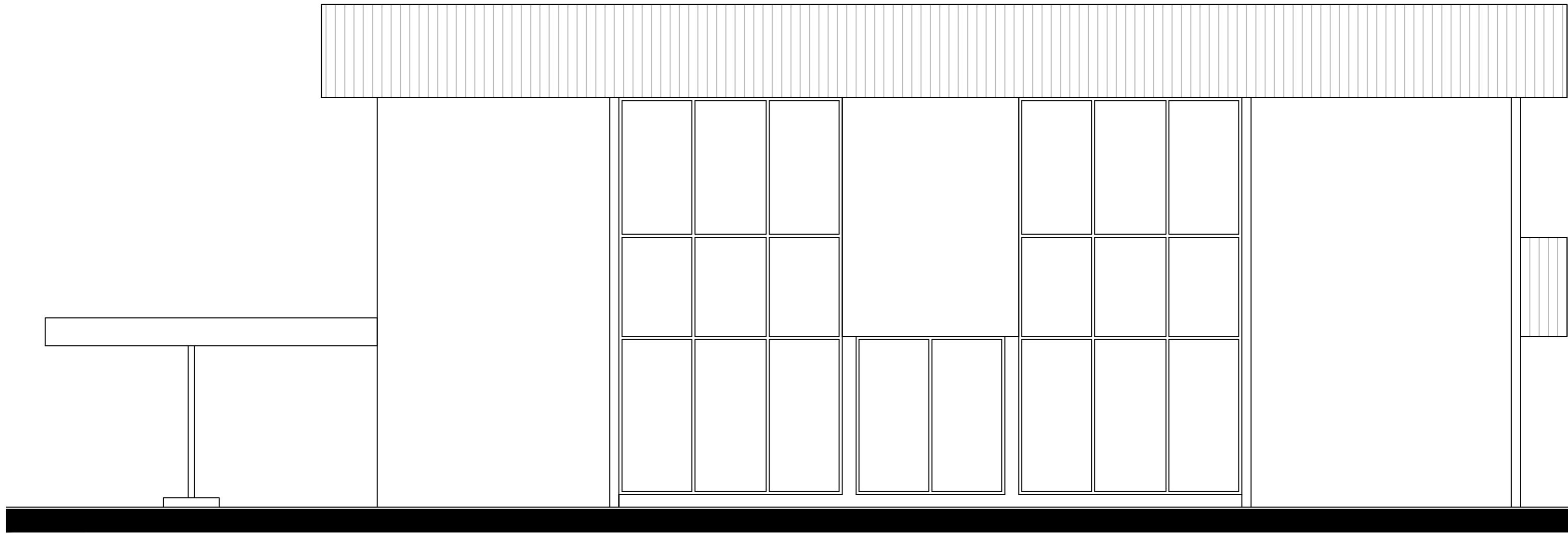
INTERIOR & EXTERIOR ALTERATIONS  
ROUTE 7 BREW PUB  
4 DANBURY ROAD  
WILTON, CT

| DATE       | ISSUE / REVISION              |
|------------|-------------------------------|
| 02/01/2021 | ISSUE FOR REVIEW              |
| 02/14/2021 | ISSUE FOR REVIEW              |
| 02/26/2021 | ISSUE FOR REVIEW              |
| 03/09/2021 | ISSUE FOR REVIEW              |
| 03/14/2021 | ISSUE FOR REVIEW              |
| 03/31/2021 | ISSUE FOR REVIEW              |
| 04/19/2021 | ISSUE FOR REVIEW              |
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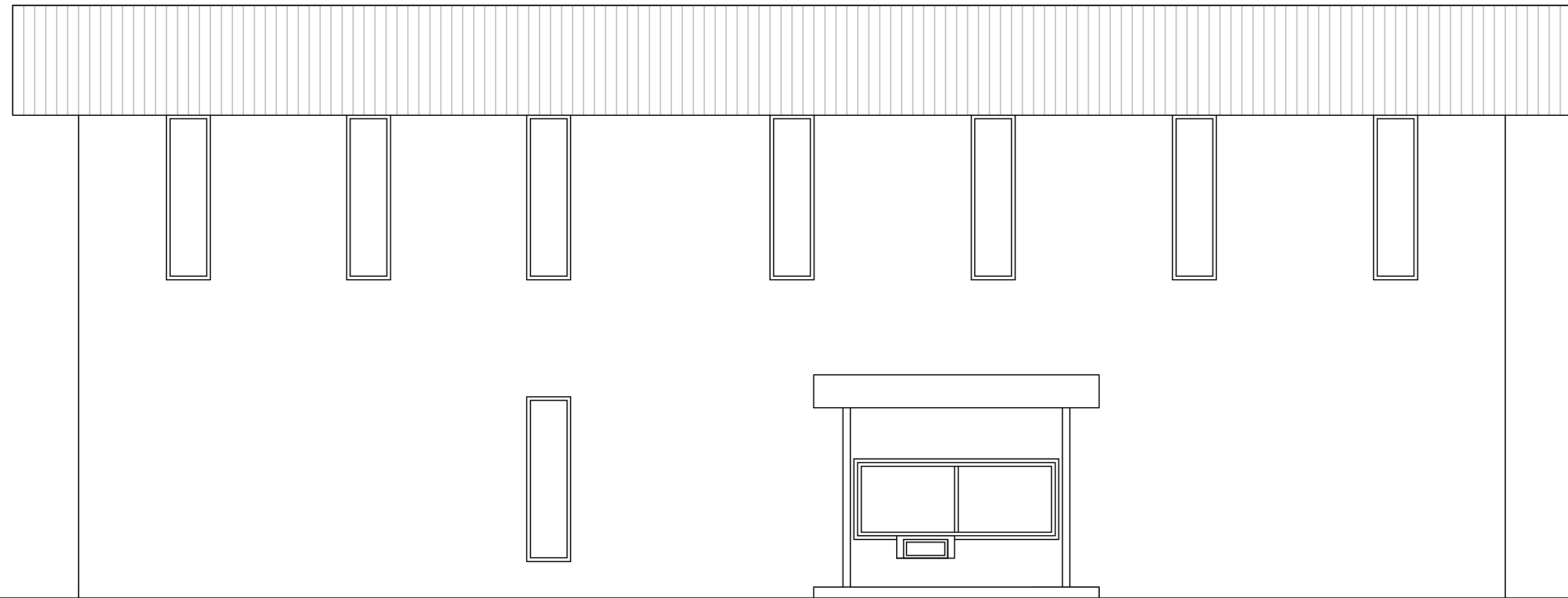
FRONT + SIDE ELEVATIONS  
EXISTING + PROPOSED  
OPTION K

DRAWING NUMBER

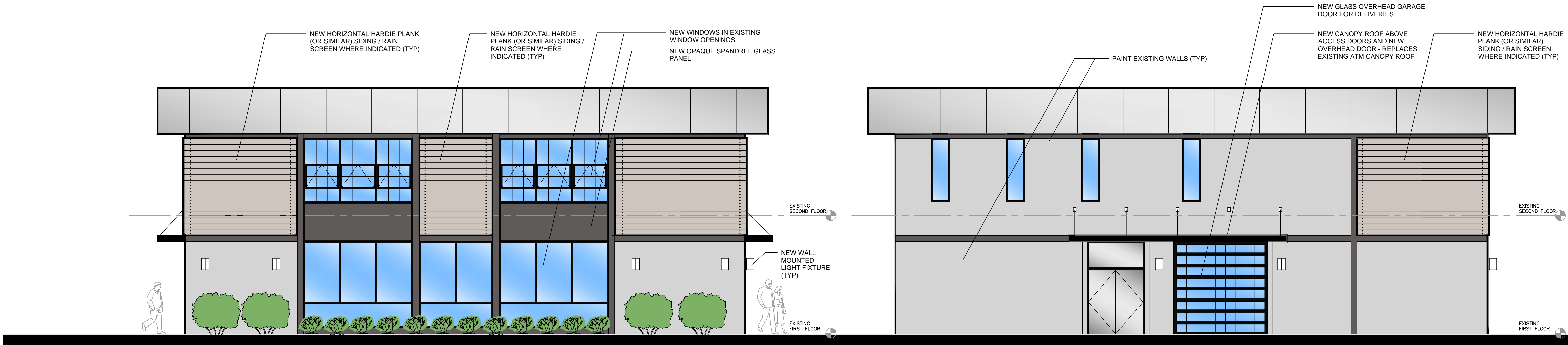
A-2.1



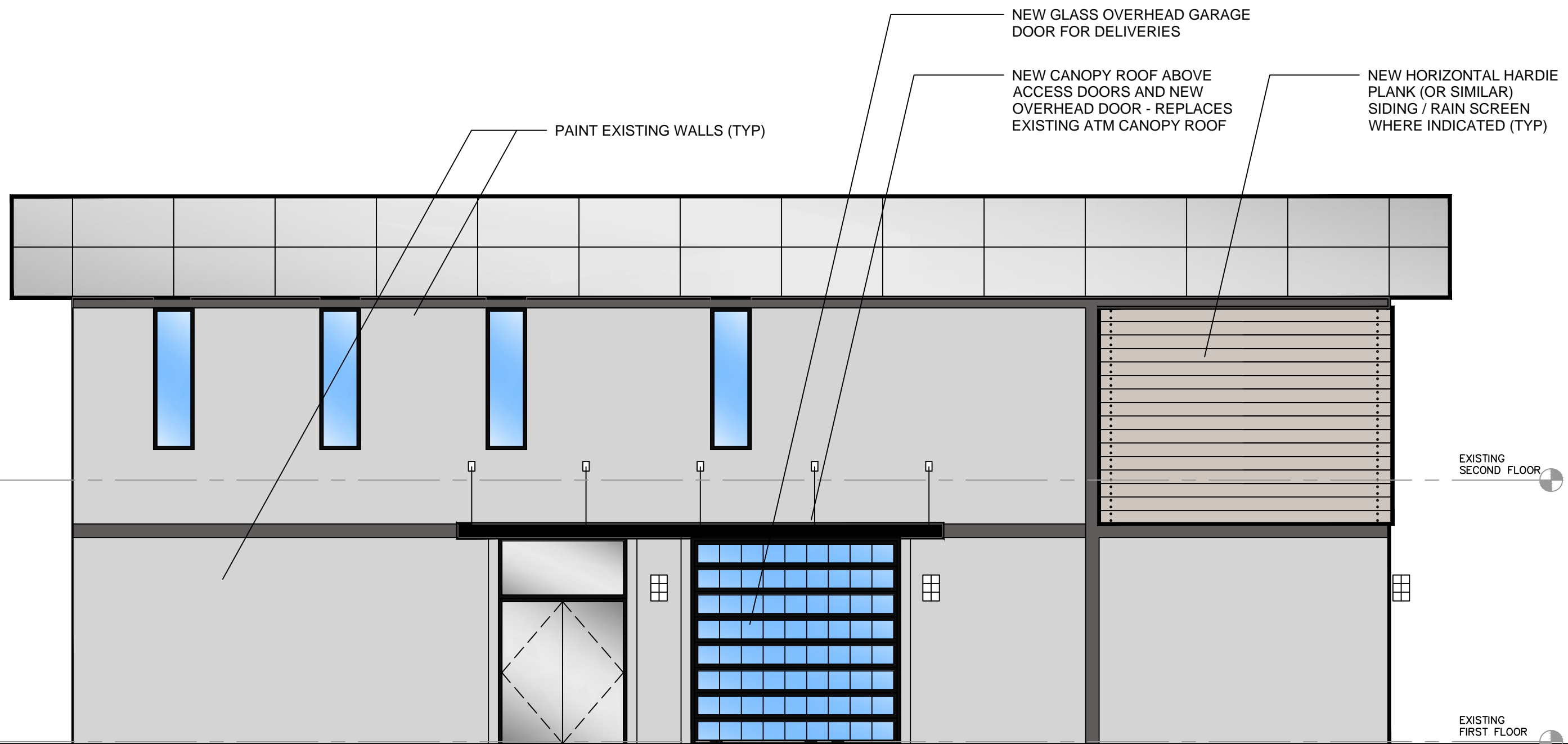
1 ELEVATION - FRONT EXISTING  
SCALE = 3/16" = 1'-0"



2 ELEVATION - SIDE EXISTING  
SCALE = 3/16" = 1'-0"



3 ELEVATION - FRONT PROPOSED - OPTION K  
SCALE = 3/16" = 1'-0"



4 ELEVATION - SIDE PROPOSED - OPTION K  
SCALE = 3/16" = 1'-0"





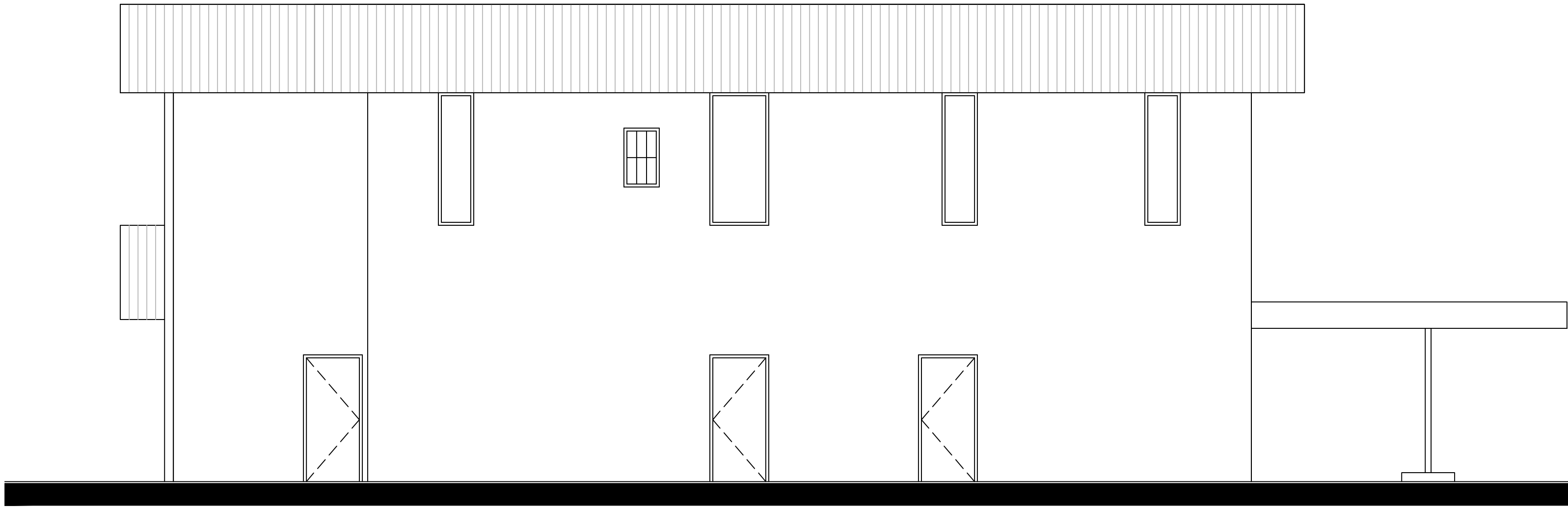
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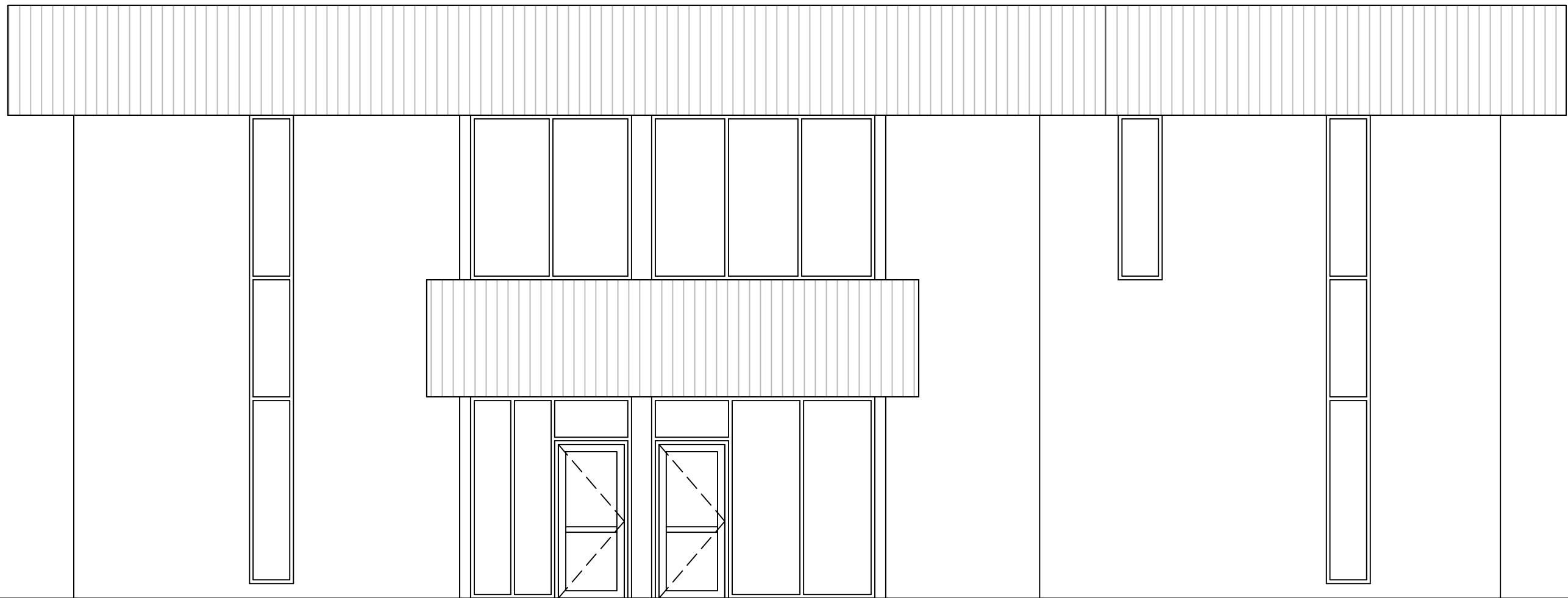
REAR + SIDE ELEVATIONS  
EXISTING + PROPOSED  
OPTION K

DRAWING NUMBER

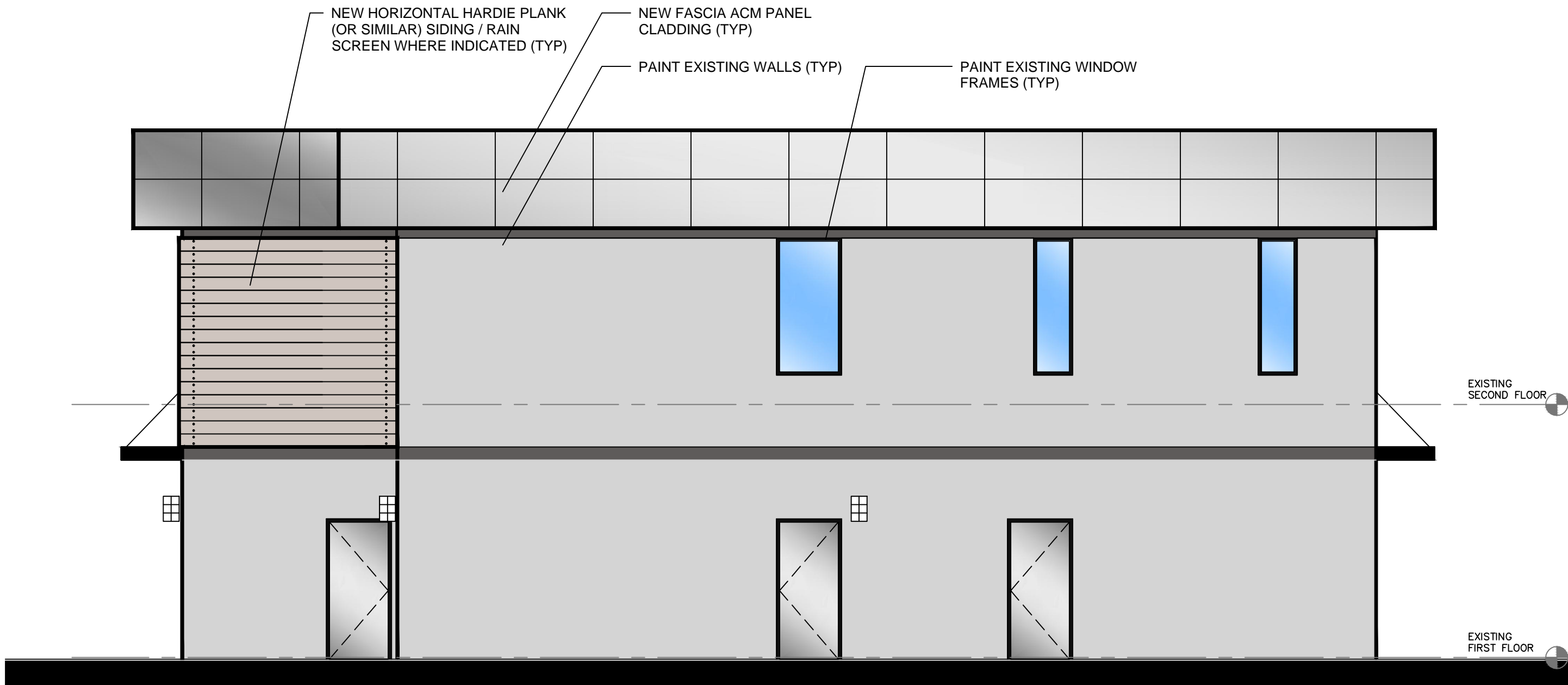
A-2.2



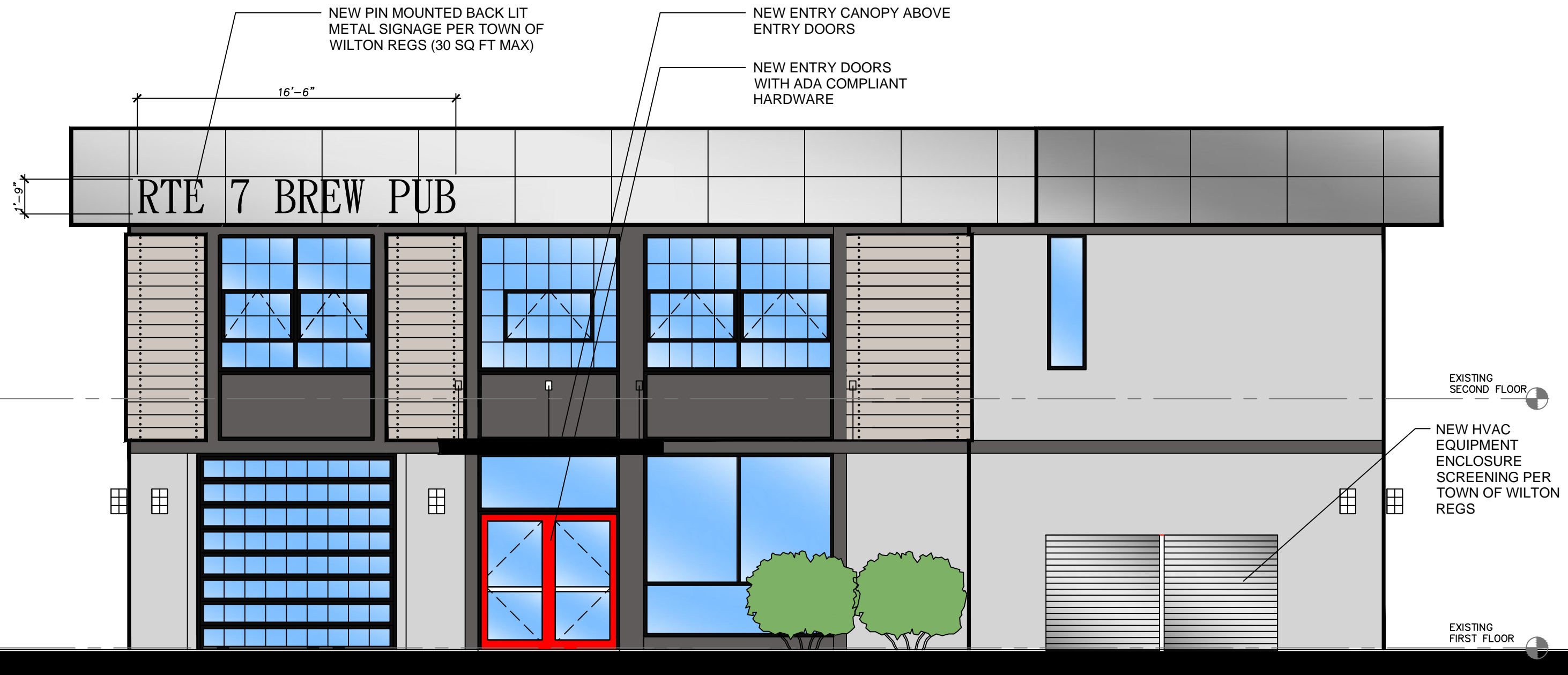
1 ELEVATION - REAR EXISTING  
SCALE = 3/16" = 1'-0"



2 ELEVATION - SIDE (ENTRY) EXISTING  
SCALE = 3/16" = 1'-0"

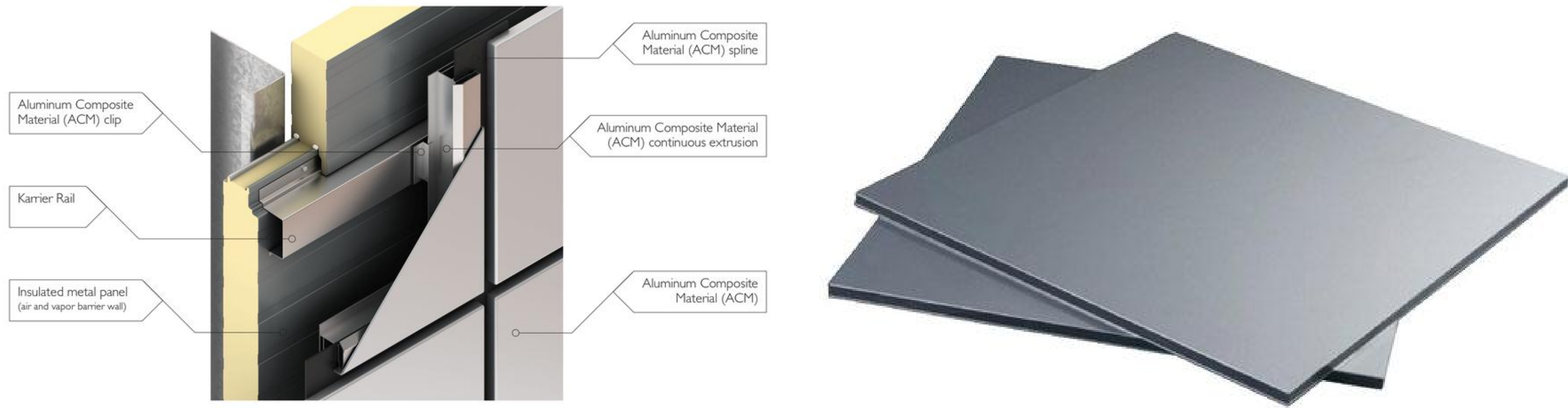


3 ELEVATION - REAR PROPOSED - OPTION K  
SCALE = 3/16" = 1'-0"



4 ELEVATION - SIDE (ENTRY) PROPOSED - OPTION K  
SCALE = 3/16" = 1'-0"





New Aluminum Composite Panels—Existing Fascia (matte finish)



New Pin Mounted Metal Signage LED back-lit on fascia



New Hardie-Plank or similar horizontal siding on Second Floor North, West and South sides as indicated



New black/ dark bronze metal framed windows with operable sash panels



Metal canopy over entry doors



Metal louvered HVAC equipment enclosure screen



New metal entry doors



New lanterns (industrial look)



New metal spandrel panels below West elevation windows

