WILTON PLANNING AND ZONING COMMISSION	SITE DEVELOPMENT PLAN	SDP#

SITE DEVELOPMENT PLAN: Cite specific section(s) of the Zoning Regulations and provide a detailed description of the proposed development. Attach additional sheets as required.

Section 29 - This development proposes to convert an existing building, from a mix use property into a 17 unit apartment building, at 2 Hollyhock Road, Wilton CT under the State's 8-30g regulation. The proposed conversion will consist of three floors and a basement with 6 Studio apartments, 6 one- bedroom apartments, and 5 two-bedroom apartments.

Clark Holdings, LLC	2 Hollyhock Road, Wilton, CT
APPLICANT'S NAME	**ADDRESS**
Clark Holdings, LLC	2 Hollyhock Road, Wilton, CT
OWNER'S NAME	**ADDRESS**
2 Hollyhock Road, Wilton, CT 06897	DE5
PROPERTY LOCATION	**ZONING DISTRICT**

WLR	VOLUME	PAGE	TAX MAP #	LOT #	ACREAGE
528			68	30	.49

THE FOLLOWING MATERIALS SHALL BE ATTACHED:

* Fifteen **(15)** complete ***COLLATED/FOLDED*** sets are required.
* All plans shall be equal in sheet size, collated into sets (either stapled or clipped), with **maps folded,** not rolled.
* All submitted plans and documents shall bear an **original signature, seal, and license number** of the professional responsible for preparing each item.

X **VICINITY SKETCH** at a scale of 1"=100' or 1"=200'. Said map shall show all existing zone boundaries, existing buildings and parcels, labeled by their corresponding Tax Map and Lot Number, within 500' of the subject property.
X **CLASS A-2 SURVEY MAP** of the subject property.
X **SITE DEVELOPMENT PLAN** pursuant to Section 29-11 of the Zoning Regulations.
X **FORM B – ZONING DATA.**

X **LIST OF PROJECT PROFESSIONALS** including name, firm, address and telephone.
X **LETTER OF TITLE** certifying owner of record as of date of the application.
X **PROOF OF APPLICANT'S LEGAL INTEREST** in property.
X **ANY OTHER PLAN OR DOCUMENT** as required by Zoning Regulations.
X **ELECTRONIC SUBMISSION** of all application materials (e.g. Flash drive, PDF email)

X **$360 FILING FEE + $50/Unit or $50/2000 sq. ft.** payable to: **Town of Wilton.**

ASBUILT PLAN

OF PROPERTY PREPARED FOR

ARTIFACT DESIGN GROUP

#2 HOLLYHOCK ROAD, WILTON, CONNECTICUT

SCALE: 1" = 20' DATE: JAN. 20, 2004

BY "ARCAMONE LAND SURVEYORS"

REFER TO ZONING BOARD OF APPEALS VARIANCE #03-09-31, 03-09-32 & RESOLUTION #1203-BZ

			REQUIRED/ALLOWED		EXISTING FOUNDATION	ASBUILT
ALL PLANS	FRONT SETBACK	* 31' APPROVED	100'	MIN.	31.4'	31.0'+
	REAR		50'	MIN.	87.5'±	87.4'±
	SIDE	* 17' APPROVED	50'	MIN.	17.7'±	17.7'±
	SIDE TO HOLLYHOCK RD	* 24' APPROVED	50'		24.4'±	24.0'
	AGGREGATE SIDE		N/A	MIN.		
	LOT FRONTAGE		150'	MIN.	104'	104'
	LOT AREA		21,780sf	MIN.	21,173sf	21,173sf
	HEIGHT		39'	MAX.	–	33.9'±
	# OF STORIES		3	MAX.	–	3
	LOT COVERAGE: BUILDING	* 21% APPROVED	20%	MAX.	21% to fin. veneer	21%
	: SITE	* 56.6% APPROVED	50%	MAX.		56.5%**

** BLUESTONE/COBBLE ON STONE DUST WALKWAY NOT INCLUDED IN COVERAGE

THIS SURVEY MEETS THE STANDARD OF A CLASS "A-2" SURVEY.

SURVEY TYPE : ZONING LOCATION SURVEY
BOUNDARY DETERMINATION : DEPENDENT RESURVEY

THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". SEC. 20-300b-1 to 20-300b-20. EFFECTIVE; JUNE 21,1996 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., SEPTEMBER 26, 1996

THE CERTIFICATION SHOWN ABOVE RUNS TO THE PERSON(S) FOR WHOM THE SURVEY WAS PREPARED AND ANY GOVERNMENTAL AGENCY, TITLE INSURANCE CO., OR LENDING INSTITUTION WHOSE NAME APPEARS ABOVE. CERTIFICATION IS NOT TRANSFERABLE.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT SHOWN.

THIS MAP IS INVALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

REFERENCES TO THE ABOVE PROPERTY ARE MADE TO MAP(S) No. 528, 5278 W.L.R. &
MAP OF PROPERTY PREPARED FOR ARTIFACT DESIGN GROUP, GREG & ELIZABETH CLARK 66 DANBURY RD WILTON, CT 1" = 20' 8/15/03 LAST REV. 9/3/03 BY ROLAND H. GARDNER

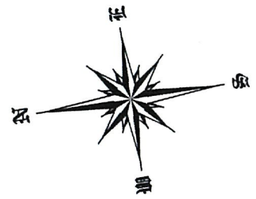
TAX MAP 68 & TAX LOT(S) 30

PROPERTY IS LOCATED IN ZONE : "DE-5"

DISTANCES SHOWN +/- FROM BUILDINGS TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

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

CONNECTICUT REG # 15773
WAYNE J. ARCAMONE, LAND SURVEYOR, NORWALK, CONN.



0' 20' 40' 60'

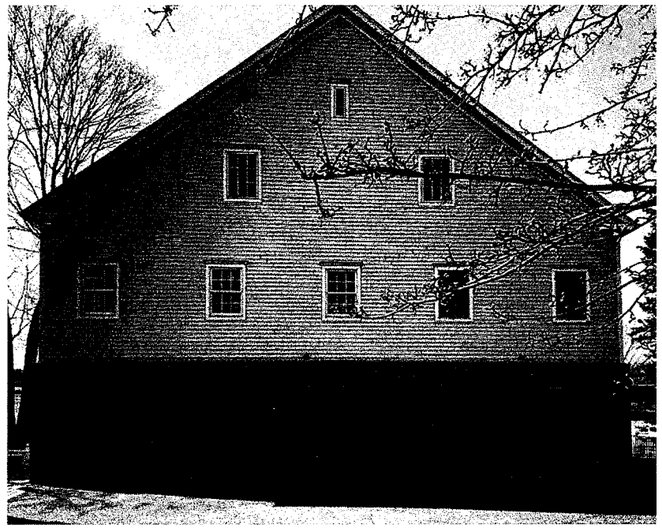
GRAPHIC SCALE

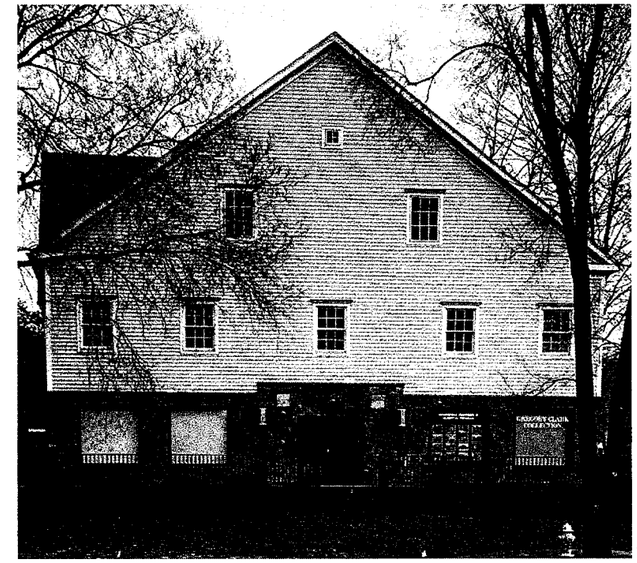
REVISIONS

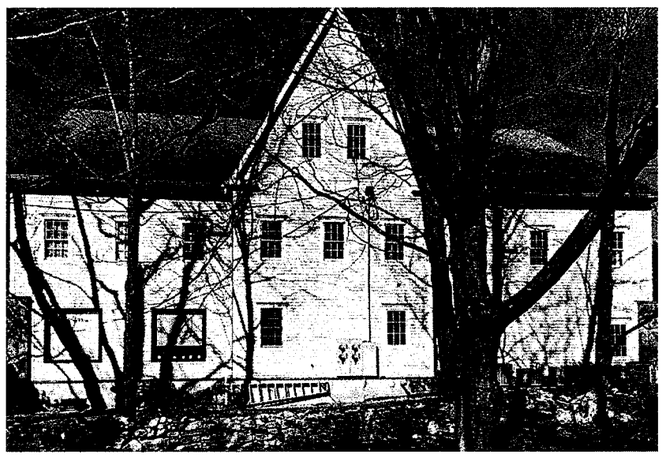
DATE	DESCRIPTION	BY
3/10/04	OFFSETS	AAT
9/23/04	ASBUILT	AAT
12/01/04	COVERAGE ASBUILT	JAD

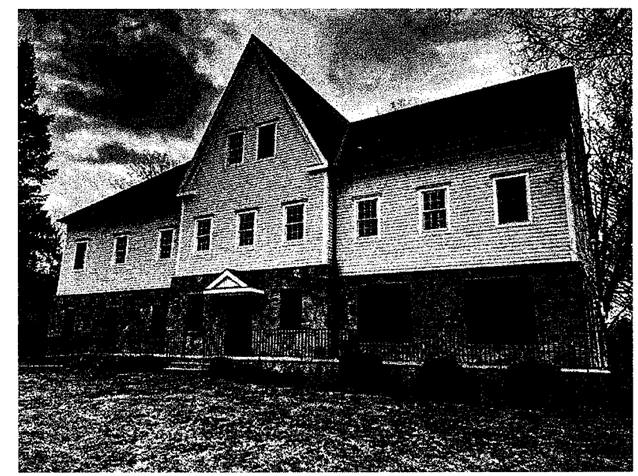
TAX MAP 68 & TAX LOT(S) 30

WLTN528.DWG









Project	Drawing Title	Drawing No.
PROPOSED 8-30g AFFORDABLE RESIDENTIAL UNITS **CLARK HOLDINGS, LLC** 2 HOLLYHOCK ROAD, WILTON CT	**ART HOUSE** 2 HOLLYHOCK ROAD, WILTON CT	Existing Elevations As- Built
Douglas Cutler Architect, AIA - Code Consultant (203)761-9561 Gregory Clark Designer, Industrial Designer, RISD (203)515-1122	Date Prepared 3/20/2020 Date Revised 11/10/2020	

Gregory Clark Collection
Interior/Exterior Design, General Contractor
2 Hollyhock Road Wilton, CT 06987
(203) 515-1122

Architectural Plans & Code Consultant
Code/Engineering/Architectural Design
Douglas Cutler Architects A.I.A.
221 Danbury Road, Wilton. CT 06897
(203)761-9561

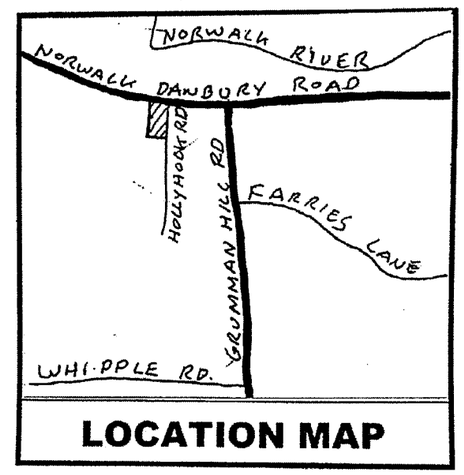
P.W.Scott Engineering and Architecture, P.C.
Traffic Study & Parking Study
3871 Danbury Road
Brewster, NY 10509
(845) 278-2110

Jim Murphy
Gregory & Adams, P. C.
Legal Counsel
190 Old Ridgefeild Road, Wilton, CT 06897
(203) 762-9000

Wayne Arcamone, Land Surveyors
4 Taft Street, Norwalk, CT 06854
(203) 866-2058

David Seymour, P.E. PMB#350
Original Engineer
1771 Post Road East, Westport CT 06880
(203) 259-8911

Atlantic Engineering
525 John Street, Bridgeport CT, 06604
(203) 336-4422



LOCATION MAP

Project	Drawing Title	Drawing No.
PROPOSED 8-30g AFFORDABLE RESIDENTIAL UNITS **CLARK HOLDINGS, LLC** 2 HOLLYHOCK ROAD, WILTON CT	**ART HOUSE** 2 HOLLYHOCK ROAD, WILTON CT	PROJECT PROFESSIONALS
Douglas Cutler Architect, AIA - Code Consultant (203)761-9561 Gregory Clark Designer, Industrial Designer, RISD (203)515-1122	Date Prepared 3/20/2020 Date Revised 11/10/2020	

PROPOSED AFFORDABLE 8-30G HOUSING CONVERSION

2 HOLLYHOCK LANE, WILTON, CT

CODE ANALYSIS:

APPLICABLE CODES:

2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL ENEGRY CONSERVATION CODE (IECC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL PLUMBING CODE (IPC)
2017 INTERNATIONAL ELECTRICAL CODE (NEC)
2015 INTERNATIONAL FIRE CODE (IFC)

USE GROUP CLASSIFICATION:

	BUILDING 1
1. BUILDING USE	HOUSING
2. USE GROUP (SECTION 302.1)	R-2
3. OCCUPANY SEPARATION	1 HR
BETWEEN USE GROUPS (TABLE 302.3.2)	N/A HRS W/SPRINKLERS

CONSTRUCTION CLASSIFICATION PROPOSED:

1. TYPE OF CONSTRUCTION	COMBUSTIBLE
NEW CONSTRUCTION (SECTION 602)	TYP VB

FIRE SEPERATIONS:

BUILDINGS 1, 2, 3 TYP VB COMBUSTILE, EQUIPPED WITH WITH AUTOMATIC FIRE SUPPRESSION SYSTEM

BUILDING ELEMENTS (TABLE 601)

A.	STRUCT. FRAME (COLUMNS, GIRDERS, TRUSSES)	0 HRS	
B1.	EXTERIOR BEARING WALLS	0 HRS	
B2.	INTERIOR BEARING WALLS	0 HRS	
C1.	EXTERIOR NONBEARING WALLS	0 HRS	
C2.	INTERIOR NONBEARING WALLS	0 HRS	
D.	FLOOR CONSTRUCT (INC. BEAMS AND JOISTS)	0 HRS	1 HOUR AT FLAT OVER FLAT
E.	ROOF CONSTRUCT (INC. BEAMS AND JOISTS)	0 HRS	

MISCELLANOUS ELEMENTS

F.	DEMISE WALLS	1 HR
G.	SMOKE BARRIERS (SECTION 704.3)	1 HRS
H.	SMOKE PARTITIONS (SECTION 710.3)	0 HRS

FLAME SPREAD CLASSIFICATION

GROUP	SPRINKLERED			
	INTERIOR EXIT STAIRWAYS & RAMPS & EXIT PASSAGEWAYS	ROOMS & ENCLOSED SPACES	INTERIOR EXIT STAIRWAYS & RAMPS & EXIT PASSAGEWAYS	ROOMS & ENCLOSED SPACES
R-2	C	C	C	C

BUILDING LIMITATIONS:

	STORY	FEET
A. HEIGHT CRITERIA		
1. TABLE 503.	2	30 LESS THAN 40

B. FLOOR AREA CRITERIA

TABULAR AREA TABLE 503.	7,000 SF PER FLOOR
STREET FRONTAGE INCREASE (SECTION 506.2)	7,000 SF PER FLOOR

IF = 100 INCREASED FRONTAGE
F = 200 PERIMITER LIN FT FRONTAGE
P = 480 TOTAL PERIMETER
W = 25 WIDTH OF PUBLIC WAY (MIN 20')

ALLOWABLE INCREASE
1.16X 7,000 = 8,120 SF

ACTUAL 8,100 SF PER FLOOR

SPRINKLER INCREASE (SECTION 506.3)
200% FOR MULTI STORY BUILDING
NFPA 13

ALLOWABLE AREA PER FLOOR:
AA = AT (AT IF/100) + (AT 15 /100)

C. ACTUAL FLOOR AREA
FIRST FLOOR 7434.1 SQ FT
SECOND FLOOR 7434.1 SQ FT

EGRESS REQUIREMENTS

1. OCCUPANCY CALCULATIONS

A. MAXIMUM SQ. FT. PER OCCUPANT (TABLE 1004.1)

RESIDENTIAL 200 GROSS SQUARE FEET PER OCCUPANT

B. MAXIMUM SQ. FT. PER OCCUPANT (TABLE 1004.1)

	BUILDING CALCULATED
FISRT FLOOR	7434.1 SQ FT 2
SECOND FLOOR	7434.1 SQ FT

2. EGRESS WIDTH

EGRESS WIDTH PER OCCUPANT WHEN SPRINKLERED — 3 INCHES AT STAIRWAYS, 2 INCHES AT DOORS, RAMPS, AND CORRIDORS

EGRESS WIDTH: (FOR STAIRS)	TOTAL OCCUP.	EGR. WIDTH REQUIRED	EGR. WIDTH PROVIDED
SECOND FLOOR	20	6"	36"

EGRESS WIDTH: (FOR DOORS)	TOTAL OCCUP.	EGR. WIDTH REQUIRED	EGR. WIDTH PROVIDED	MIN. NO. EXITS REQUIRED
FIRST FLOOR	20	4"	36"	3
SECOND FLOOR	20	4"	36"	4

3. NUMBER OF EXITS REQUIRED:
TABLE 1014.1
TABLE 1018.1

OCCUPANCY LOAD
OR LESS
TO 500
501 - 1000
OVER 1000

MAXIUM LENGTH OF EXIT ACCESS TRAVEL
TABLE 1015.1 — 250' WHEN SPRINKLERED

MINIMUM EXIT SEPARATION DISTANCE
TABLE 1014.2.1 — MINIMUM ONE-THIRD OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF AREA SERVED, WHEN SPRINKLERED

4. DEAD END CORRIDOR — MIN. NO. EXITS
MAXIMUM DEAD-END CORRIDOR LENGTH (1016.3) — 20 FT. OR 2.5 TIMES THE WIDTH OF THE CORRIDOR, OR 50 FT. IN GROUPS B WHEN SPRINKLERED (NFPA 13)

5. CORRIDOR WIDTH
MIN. EGRESS PASSAGE WIDTH (SECTION 1016.2) — OCCUPANCY LOAD 44 "

6. EXIT PASSAGEWAYS (1020.2) — 44" MINIMUM WIDTH

7. EXIT DOORS
A. DOOR LEAF (SECTION 1008.1.1) — MIN. WIDTH 34" (32" CLEAR), MAX. WIDTH: 48" DOOR OPENINGS TO BE MIN. 80" HIGH

B. DOOR SWING IN DIRECTION OF TRAVEL FOR OCCUPANT LOAD OF 50 OR MOTR (1008.1.2)

8. STAIRWAYS (SECTION 1009.0):

A. MINIMUM EGRESS WIDTH:	36 INCHES WHEN SERVING AN OCCUPANCY LOAD OF 50 OR LESS
B. MINIMUM LANDING WIDTH	NOT LESS THAN REQUIRED STAIR WIDTH; NEED NOT EGCED 4'-0" WHEN STAIR HAS STRAIGHT RUN
C. HEADROOM	80" MAXIMUM
D. VERTICAL RISE PER RUN:	12" MAXIMUM
E. RISER HEIGHT:	6 1/2" MAIMUM 4" MINIMUM
F. TREAD DEPTH:	9" MINIMUM
G. DIMENSIONAL VARIATION:	3/8" MAXIMUM IN FLIGHT OF STAIRS
H. HANDRAILS AND GUARDRAILS:	SEE SECTION 9 & 10 BELOW
I. EGRESS DOORS:	36 " MIN GOVERNS PER ADA 48 " MAX DOOR LEAF WIDTH NOT TO ENCROACH EGRESS WIDTH MORE THAN ONE-HALF WHEN OPENING 7 " MAX. PROJECTION INTO EGRESS WIDTH WHEN FULLY OPEN
J. ROOF ACCESS STAIR (1009.1.2)	REQUIRED IN BUILDINGS GREATER THAN 3 STORIES IN HEIGHT

9. HANDRAILS (SECTION 1009.1.2)

A. MAXIMUM HANDRAIL PROJECTION:	4 1/2"
B. HANDRAIL HEIGHT:	34" - 38"
C. STAIRWAY HANDRAIL GRIP:	1 1/4" DIAMETER MINIMUM 2" DIAMETER MAXIMUM

10. GUARDRAILS (1021.0)

A. HEIGHT:	42" MINIMUM TO TOP OF RAIL
B. OPENING LIMITS:	4" SPHERE NOT TO PASS THRU ANY OPENING UP TO A HEIGHT OF 34" (34 -42":8") 6" SPHERE NOT TO PASS THRU TRIANGULAR OPENING AT STAIR RISER, TREAD AND BOTTOM RAIL.

3 / A1	DETAIL INDICATOR
1 / A7	SECTION INDICATOR
4	WINDOW NUMBER
3	DOOR NUMBER
- - - - - -	LINE ABOVE
— - —	CENTER LINE

ABREVATIONS:

A.C.T.	ACOUSTIC TILE	GA.	GAUGE	PL.	PLATE
A.F.F.	ABOVE FINISH FLOOR	GALV.	GALVANIZED	PLY'D	PLYWOOD
ASPH.	ASPHALT	GL.	GLASS	PTD.	PAINTED
BLK.	BLOCK	GYP. BD.	GYPSUM BOARD	REQ'D	REQUIRED
BLK'G	BLOCKING	HB.	HOSE BIBB	RM	ROOM
C.H.	CEILING HEIGHT	HC.	HANDICAPPED	SHT	SHEET
C.J.	CONTROL JOINTS	H.M.	HOLLOW METAL	SIM	SIMILAR
CLG.	CEILING	H.P.	HIGH POINT	STL	STEEL
CONC.	CONCRETE	HR.	HOUR	SUSP. CLG	SUSPENDED CEILING
CONT.	CONTINUOUS	H.V.A.C	HEATING VENTILATING AIR-CONDITIONING	T.O.M.	TOP OF MASONRY
C.T.	CERAMIC TILE			T.O.S.	TOP OF STEEL
DIA.	DIAMETER	JT.	JOINT	T.O.SLAB.	TOP OF SLAB
DN.	DOWN	L.P.	LOW POINT	TYP.	TYPICAL
DWG.	DRAWING	MAX.	MAXIMUM	U.L.	UNDERWRITERS LABORATORY
EL.	ELEVATION	MIN.	MINIMUM	U.O.N.	UNLESS OTHERWISE NOTED
ELEC.	ELECTRICAL	MTL.	METAL	V.I.F.	VERIFY IN FIELD
EXIST.	EXISTING	MO.	MASONRY OPENING	V.C.T.	VINYL COMPOSITION TILE
EXP. JT	EXPANTION JOINT	N.I.C.	NOT IN CONTRACT	W	WITH
F.P.	FIRE PROOF	N.T.S.	NOT TO SCALE	WD	WOOD
FIN.	FINISHED	O.C.	ON CENTER	℄	CENTER LINE
FL.	FLOOR	O.H.	OPPOSITE HAND		
		OPN'G	OPENING		

FIRE RESISTANCE RATING OF STRUCTURAL MEMBERS (SECTION 714.1):

714.1 REQUIREMENTS: THE FIRE RESISTANCE RATING OF STRUCTURAL MEMBERS AND ASSEMBLIES SHALL NOT BE LESS THAN THE RATING FOR THE ASSEMBLIES SUPPORTED.

714.2 PROTECTION OF STRUCTURAL MEMBERS: COLUMNS, BEAMS OR OTHER STUCTURAL MEMBERS WHICH ARE REQUIRED TO HAVE A FIVE RESISITIVE RATING AND SUPPORT MORE THAN TWO FLOORS SHALL BE INDIVIDUALLY PROTECTED ON ALL SIDES FOR THE FULL LENGTH AND HEIGHT WITH MATERIALS HAVING THE REQUIRED FIRE RESISTANCE RATING. ALL OTHER STRUCTURAL MEMBERS SHALL BE PROTECTED BY INDIVIDUALENCASEMENTS, OR BY MEMBRANEOR CEILING PROTECTION.

LATEST REVISION: XX/XX/XX

REVISIONS	
DATE	DESCRIPTION
	ISSUED FOR PERMIT

Project
PROPOSED AFFORDABLE 8-30G RESIDENTIAL CONVERSION FOR
CLARK HOLDINGS LLC
2 HOLLY HOCK ROAD, WILTON, CT

Douglas Cutler Architects A.I.A.
221 Danbury Road, Wilton, CT 06897 (203) 761-9561

Drawing Title
TITLE PAGE

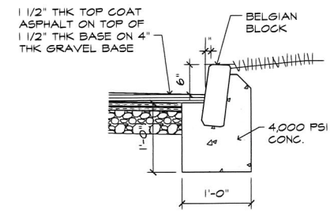
Project No.	Date Drawn	Date Revised
	3/29/20	
Drawn By	Scale	
	1/4" = 1'-0"	

Drawing No.
T1

AFFORDABLE 8-30G RESIDENTIAL

CLARK HOLDINGS LLC

2 HOLLYHOCK ROAD, WILTON, CT



1 / A1 CURB DETAIL
SCALE: 1" = 1'-0"

LEGEND

- BUILDING – STRUCTURE NON-PERMEABLE SURFACE
- EXIST. PERMEABLE SURFACE
- NEW NON-PERMEABLE SURFACE
- NEW BELGIUM BLOCK WITH STONE DUST (PERMEABLE)
- NEW SHRUBS (SEE PLANT LIST)

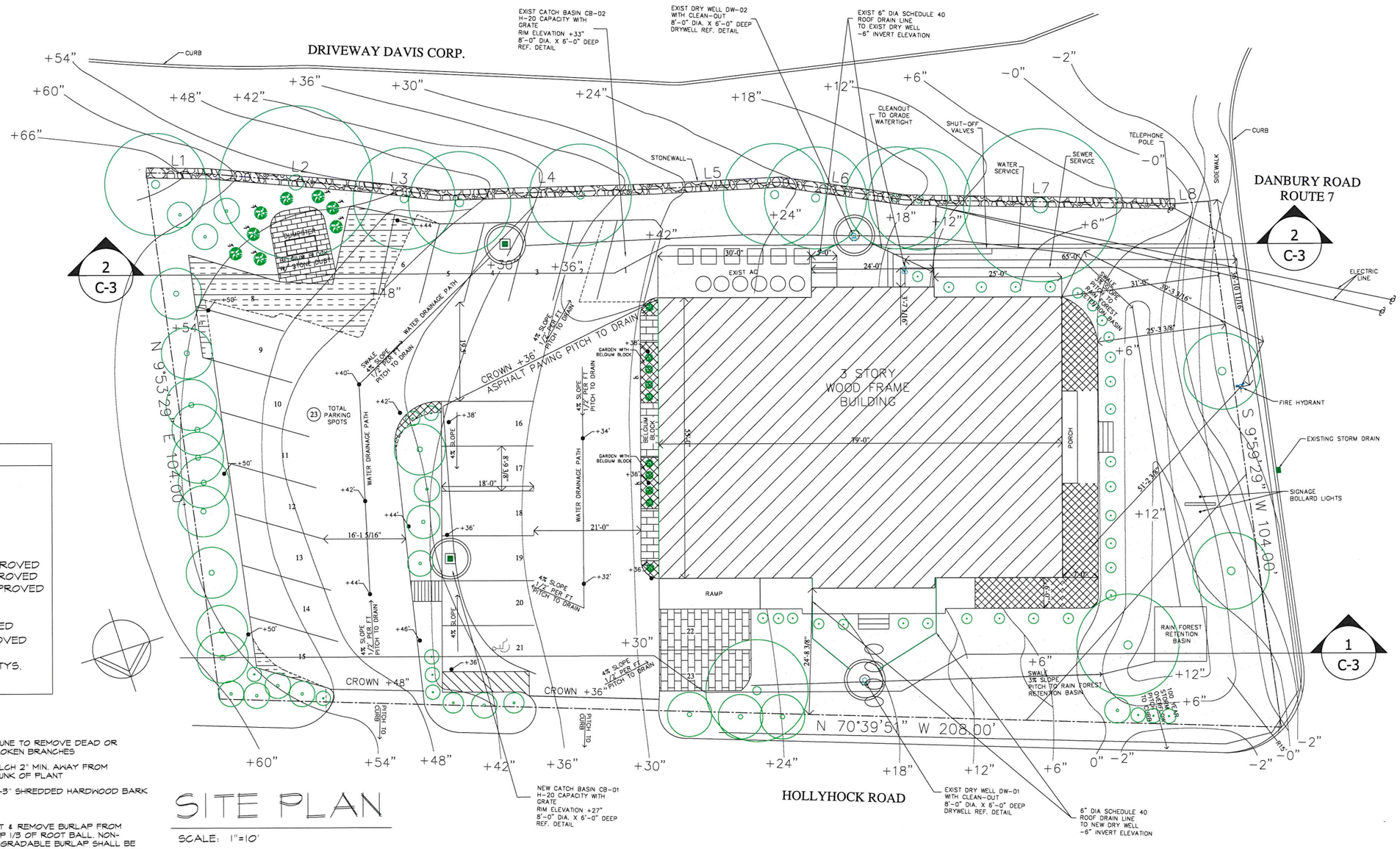
MAP 68 / LOT #30
CONFIRMED BY SURVEY MAP BY WAYNE ARCAMONE– SURVEYOR REG #15973

BASEMENT	2744 SF
FIRST FLOOR	4254 SF
SECOND FLOOR	4262 SF
THIRD FLOOR	3723 SF
TOTAL:	14983 SF

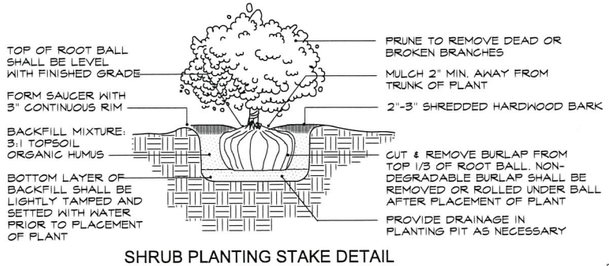
FLOOR AREA IS CALCULATED FROM INSIDE FACE OF EXTERIOR PERIMETER WALL AND INCLUDES ALL FLOOR SPACE WITHIN.

ZONING TABULATION (MINIMUM)

LOT	MAP 68 / #30		
AREA	.48 ACS. / 21,173 SF		
ZONED	DE-5		
FRONTAGE	150' MIN 104' EXIST APPROVED		
SETBACKS	FRONT	100'	31' APPROVED
	SIDE	50'	17' APPROVED
	SIDE (HOLLYHOCK RD)	50'	24' APPROVED
	REAR	50'	104'
LOT COVEAGE	BUILDING		21% APPROVED
	SITE		56.6% APPROVED
BLDG. HEIGHT	ALLOWABLE		39' MAX./3 STYS.
	EXISTING		33.9'



SITE PLAN
SCALE: 1"=10'



SHRUB PLANTING STAKE DETAIL

PLANT LIST:

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
JA	7	JUNIPERUS CHINENSIS 'ARMSTRONG'	ARMSTRONG JUNIPER	30"
JC	10	JUNIPERUS CHINENSIS PFITZER COMPACTUS	COMPACT PFITZER JUNIPER	18"

DRAWING INDEX

PAGE	DRAWING DESCRIPTION
CS	COVER SHEET
TI	TITLE PAGE
A1	FOUNDATION PLAN
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	THIRD FLOOR PLAN

LATEST REVISION: XX/XX/XX

REVISIONS

DATE	DESCRIPTION

Project
PROPOSED AFFORDABLE 8-30G RESIDENTIAL CONVERSION FOR
CLARK HOLDINGS LLC
2 HOLLY HOCK ROAD, WILTON, CT

Douglas Cutler — Architects A.I.A.
221 Danbury Road, Wilton, CT 06897 — (203) 761-9561

Drawing Title
COVER SHEET / SITE PLAN

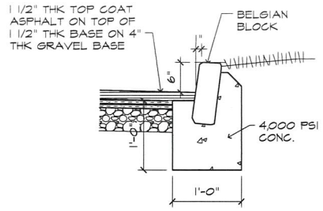
Project No.
Date Revised 3/29/20
Drawn By
1/4" = 1'-0"

Drawing No.
CS

AFFORDABLE 8-30G RESIDENTIAL

CLARK HOLDINGS LLC

2 HOLLYHOCK ROAD, WILTON, CT



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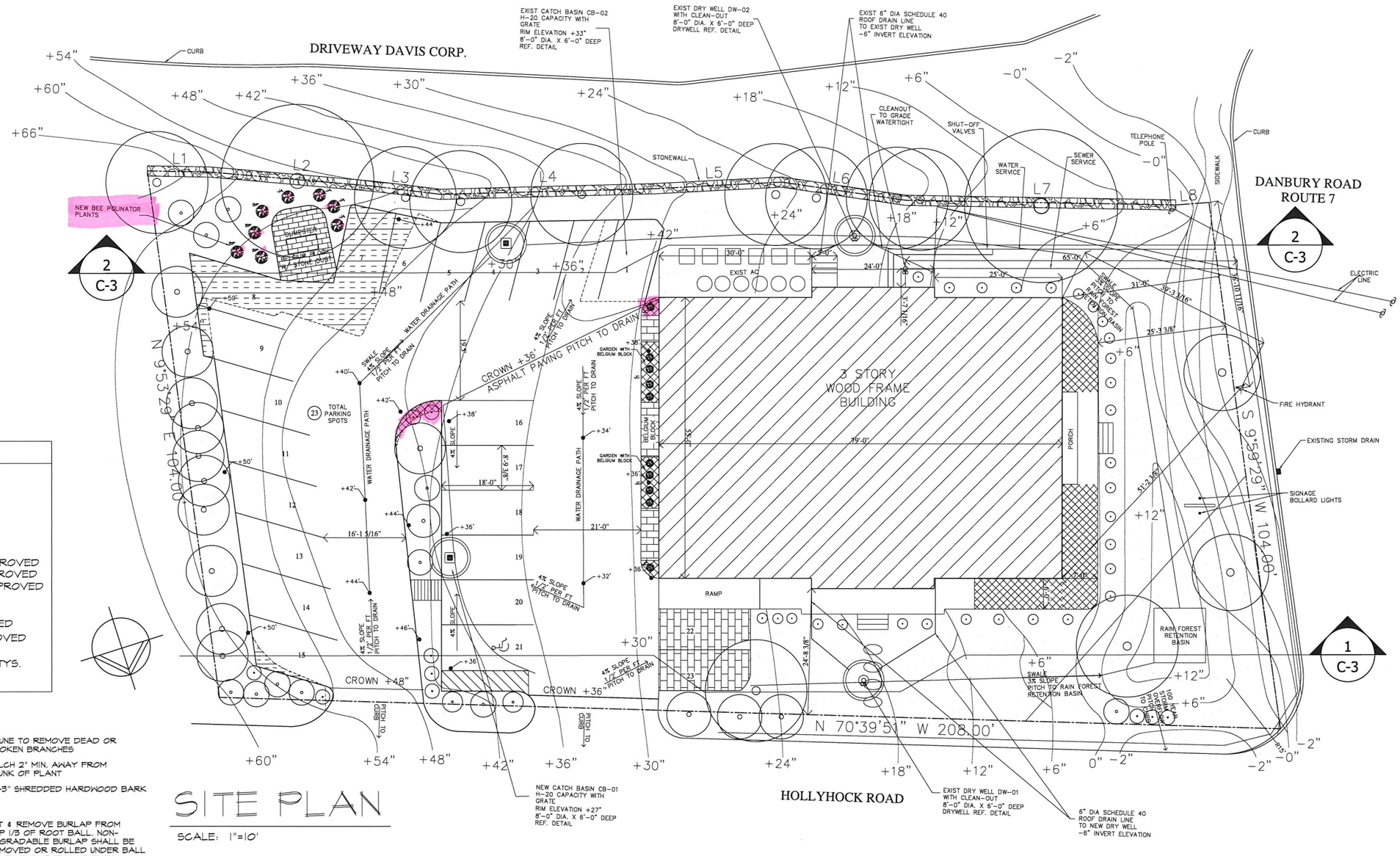
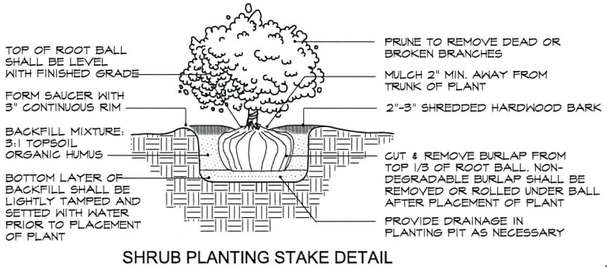
BLDG. HEIGHT	ALLOWABLE		39' MAX./3 STYS.
	EXISTING		33.9'



SITE PLAN
SCALE: 1"=10'



SHRUB PLANTING STAKE DETAIL

PLANT LIST:

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
JA	7	JUNIPERUS CHINENSIS 'ARMSTRONG'	ARMSTRONG JUNIPER	30"
JC	10	JUNIPERUS CHINENSIS PFITZER COMPACTUS	COMPACT PFITZER JUNIPER	18"

DRAWING INDEX

PAGE	DRAWING DESCRIPTION
CS	COVER SHEET
TI	TITLE PAGE
A1	FOUNDATION PLAN
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	THIRD FLOOR PLAN

LATEST REVISION: XX/XX/XX

REVISIONS

DATE	DESCRIPTION
12-2-20	BEE POLINATOR PLANTING AND ISSUED FOR PERMIT

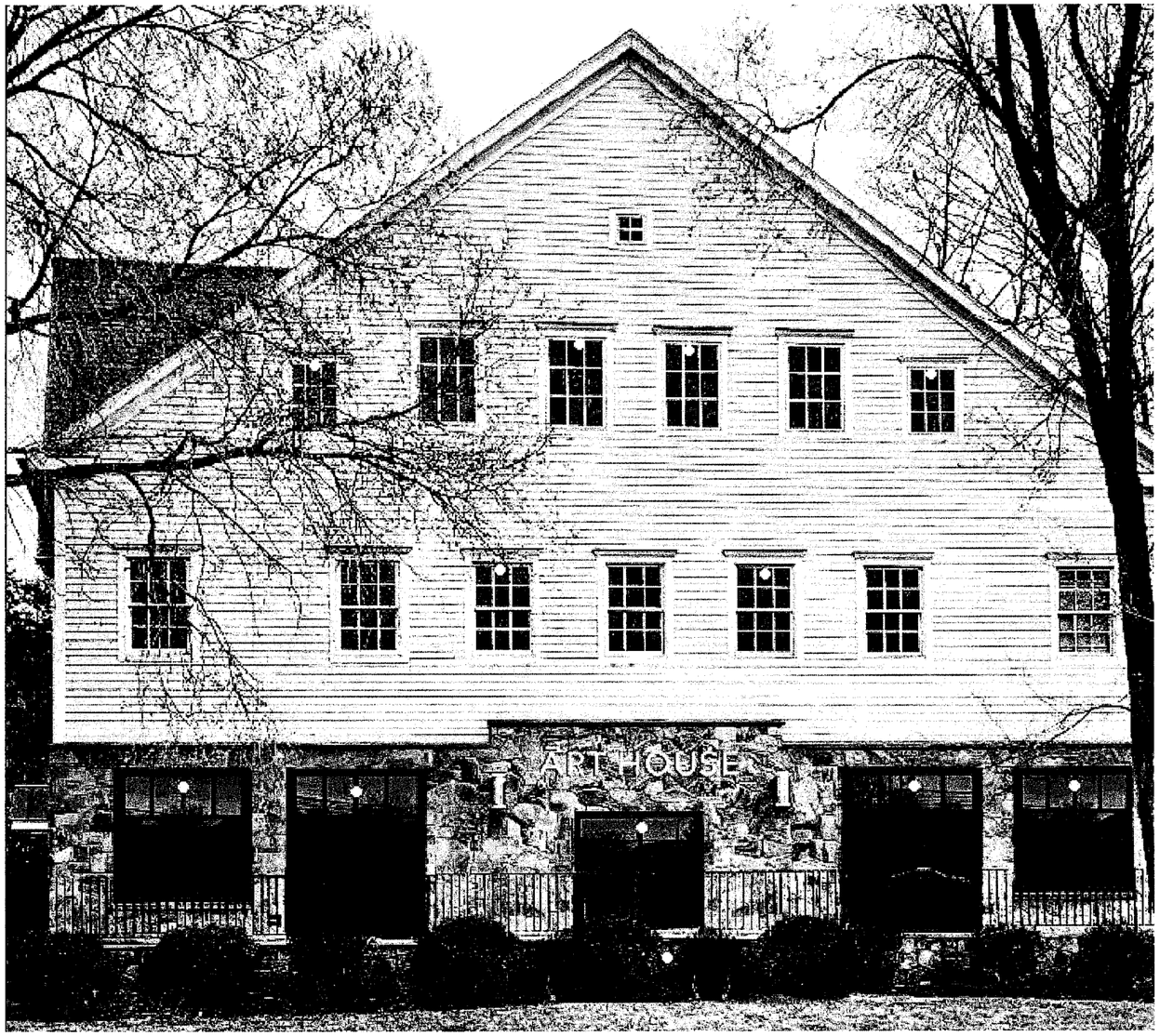
Project: PROPOSED AFFORDABLE 8-30G RESIDENTIAL CONVERSION FOR
CLARK HOLDINGS LLC
2 HOLLY HOCK ROAD, WILTON, CT

Douglas Cutler — Architects A.I.A.
221 Danbury Road, Wilton, CT 06897 — (203) 761-9561

Drawing Title: COVER SHEET / SITE PLAN

Project No.
Date Revised: 3/29/20
Drawn By
1/4" = 1'-0"

Drawing No.: CS



ALTERATIONS

1. Second and Third floor windows added, denoted with white dot:

- Six new windows.
- Trim to match existing.
- Faux grilles to match existing

2. Lower doors have been substituted for Egress purposes.

3. Lower terrace front door replaced with sliding doors

- Framed in mahogany to match existing finishes

4. Two lower terrace windows replaced with sliding doors

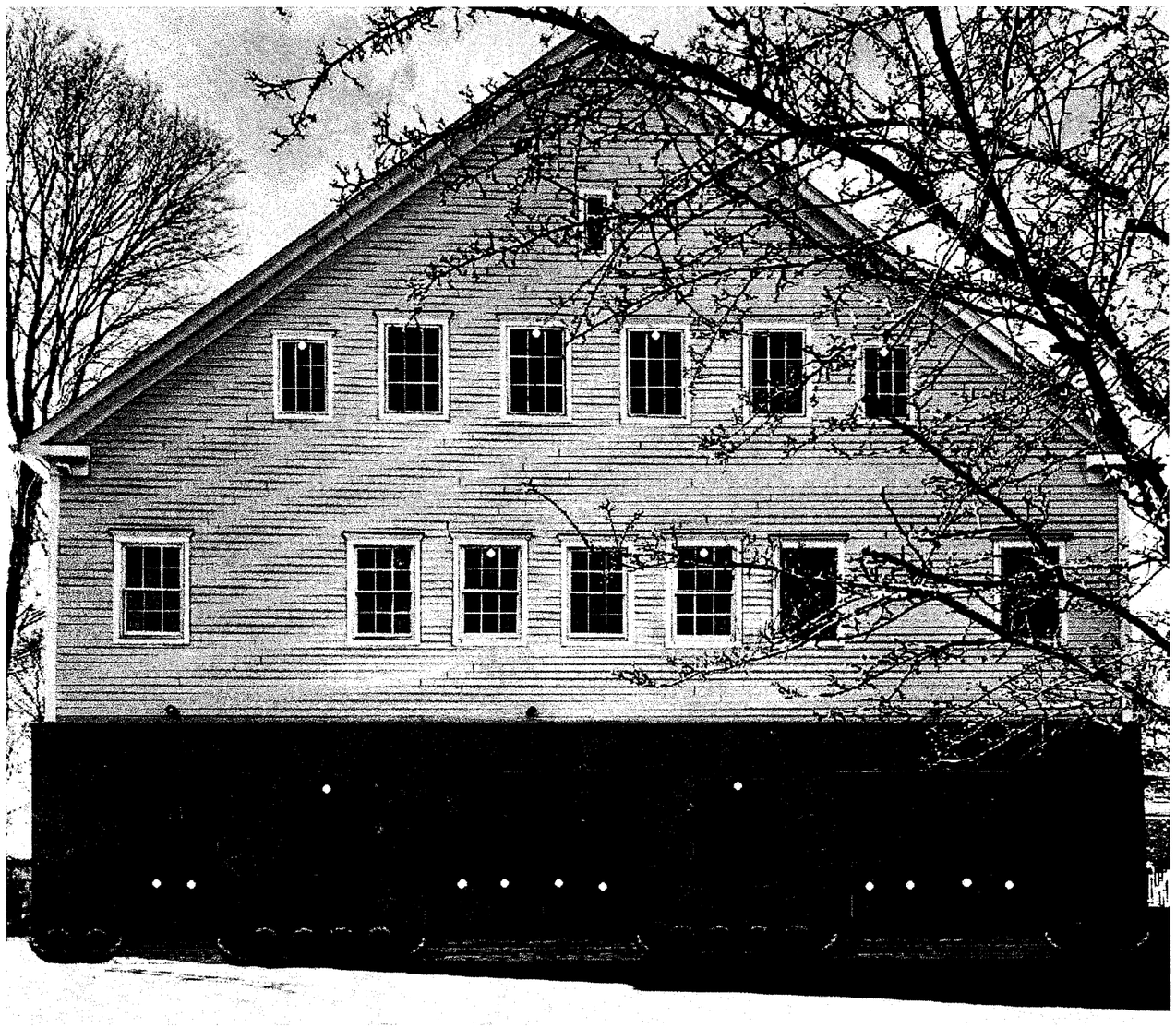
- Framed in mahogany to match existing finishes

5. Eliminate stairs and replace with terrace and railing

6. Add signage over door

Project	Drawing Title	Drawing No.
PROPOSED 8-30g AFFORDABLE RESIDENTIAL UNITS **CLARK HOLDINGS, LLC** 2 HOLLYHOCK ROAD, WILTON CT	**ART HOUSE** 2 HOLLYHOCK ROAD, WILTON CT	GC -1
Douglas Cutler Architect, AIA - Code Consultant (203)761-9561 Gregory Clark Designer, Industrial Designer, (203)515-1122	Date Prepared 5./20/2020 Date Revised 11/10/2020	

FRONT



ALTERATIONS

1. Second and Third floor windows added, denoted with white dot:
   - Six new windows.
   - Trim to match existing
   - Faux grilles to match existing

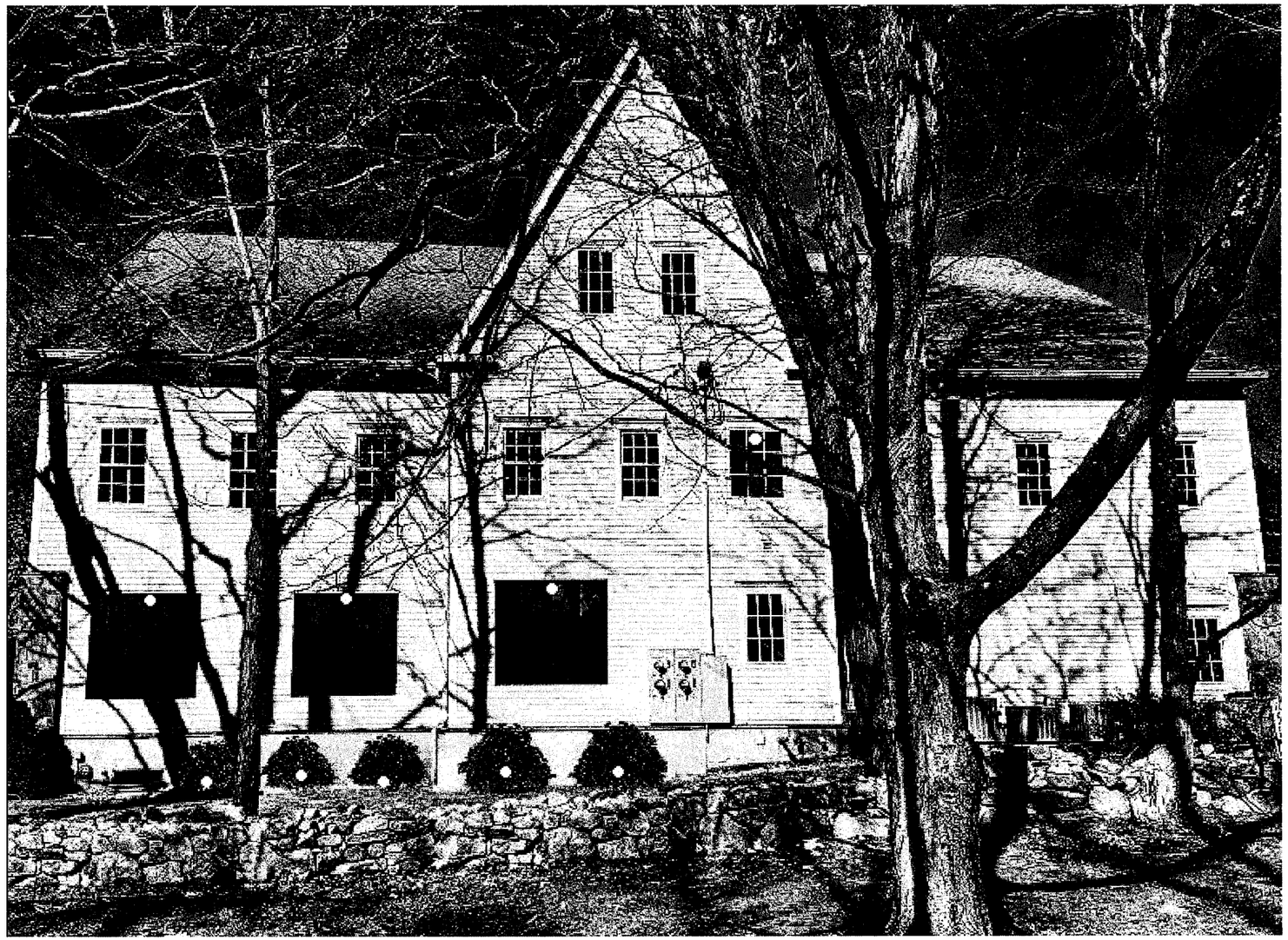
2. Ground level doors have been modified replacing lower wood panels with glass.

3. Two new custom windows added at ground level
   - Framed in mahogany to match existing finishes. Made by original manufacturer

4. New Belgium block borders added with terrace platforms and adjacent gardens outside garage doors

Project	Drawing Title	Drawing No.
PROPOSED 8-30g AFFORDABLE RESIDENTIAL UNITS **CLARK HOLDINGS, LLC** 2 HOLLYHOCK ROAD, WILTON CT	**ART HOUSE** 2 HOLLYHOCK ROAD, WILTON CT	GC -2
Douglas Cutler Architect, AIA - Code Consultant (203)761-9561 Gregory Clark Designer, Industrial Designer, RISD (203)515-1122	Date Prepared 5/20/2020 Date Revised	

REAR

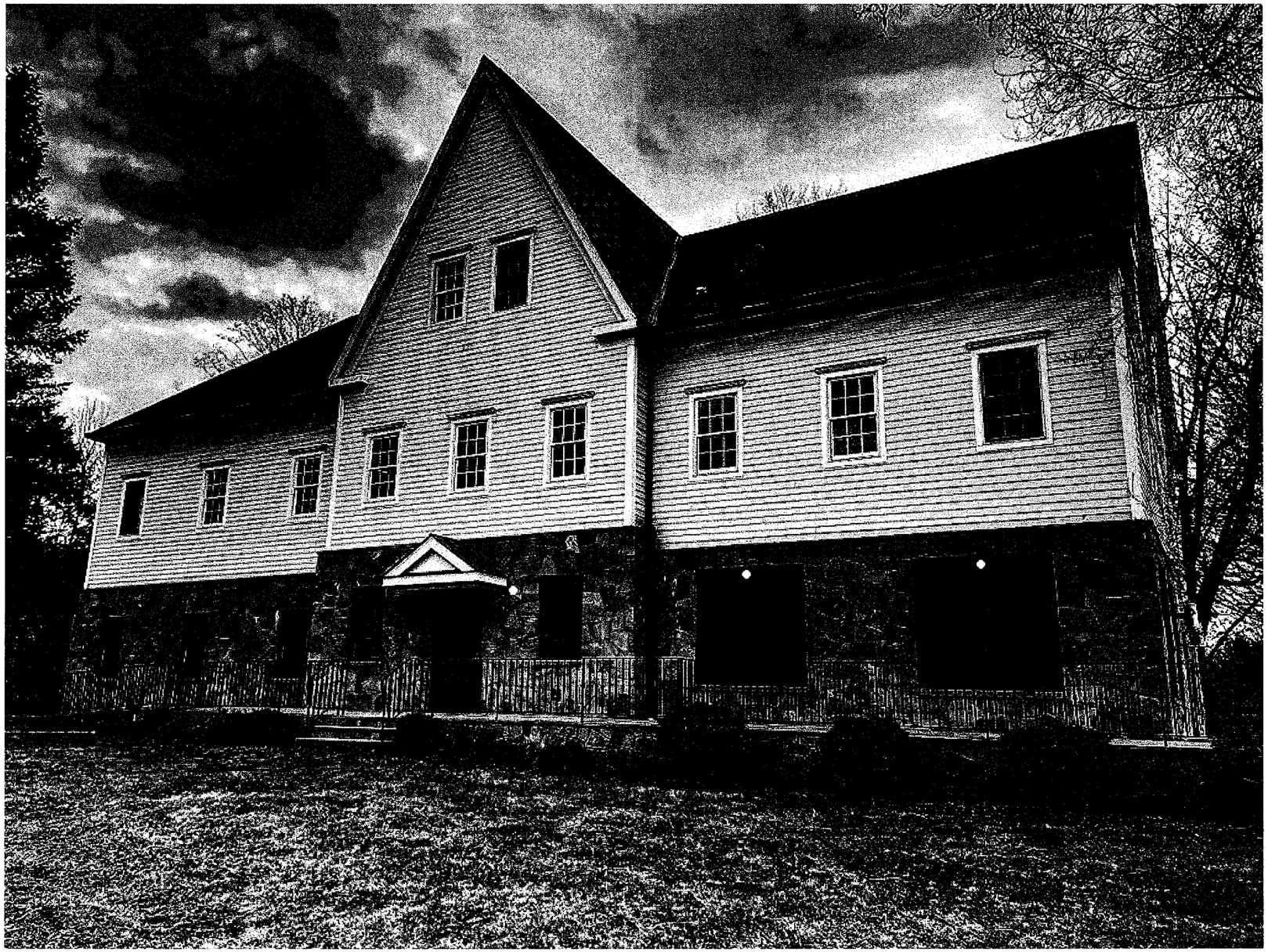


ALTERATIONS

1. Second floor windows added, denoted with white dot:
   - One new window.
   - Trim to match existing.
   - Faux grilles to match existing
2. First floor custom sliding window added denoted with white dot.
   - Framed in mahogany to match existing finishes
3. Shrubs added at foundation

Project PROPOSED 8-30g AFFORDABLE RESIDENTIAL UNITS **CLARK HOLDINGS, LLC** 2 HOLLYHOCK ROAD, WILTON CT	Drawing Title **ART HOUSE** 2 HOLLYHOCK ROAD, WILTON CT	Drawing No. GC -3
Douglas Cutler Architect, AIA - Code Consultant (203)761-9561 Gregory Clark Designer, Industrial Designer, RISD (203)515-1122	Date Prepared 3/20/2020 Date Revised 11/10/2020	

SOUTH



ALTERATIONS

1. Two Showroom Windows customized to receive Sliding System for Air Flow and Egress
2. Add Side Entrance roof support detail

PROPOSED 8-30g AFFORDABLE RESIDENTIAL UNITS **CLARK HOLDINGS, LLC** 2 HOLLYHOCK ROAD, WILTON CT	Drawing Title **ART HOUSE** 2 HOLLYHOCK ROAD, WILTON CT		Drawing No. GC-4
Douglas Cutler Architect, AIA - Code Consultant (203)761-9561 Gregory Clark Designer, Industrial Designer, (203)515-1122	Date Prepared 3/20/2020	Date Revised 11/10/2020	

NORTH

Exterior sliding doors to match existing custom windows

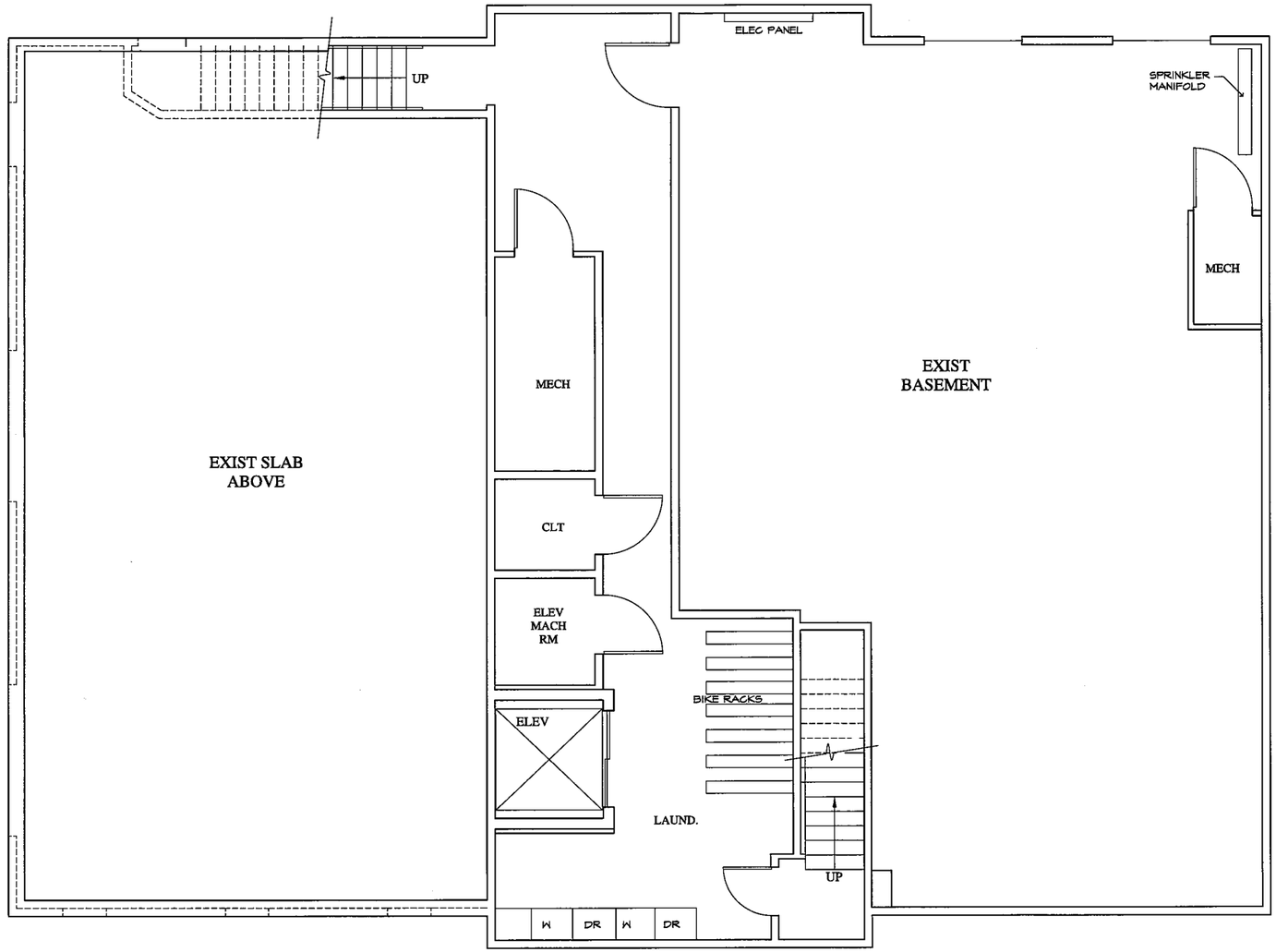
Existing Exterior Finishes

Interior sliding doors to match existing custom woodwork in Mahogany

Project	Drawing Title	Drawing No.
PROPOSED 8-30g AFFORDABLE RESIDENTIAL UNITS **CLARK HOLDINGS, LLC** 2 HOLLYHOCK ROAD, WILTON CT	**ART HOUSE** 2 HOLLYHOCK ROAD, WILTON CT	GC -5
Douglas Cutler Architect, AIA - Code Consultant (203)761-9561 Gregory Clark Designer, Industrial Designer, (203)515-1122	Date Prepared 5./20/2020 Date Revised 11/10/2020	

PRELIMINARY SIGNAGE

PROPOSED 8-30g AFFORDABLE RESIDENTIAL UNITS **CLARK HOLDINGS, LLC** 2 HOLLYHOCK ROAD, WILTON CT	Drawing Title **ART HOUSE** 2 HOLLYHOCK ROAD, WILTON CT	Drawing No. GC-6
Douglas Cutler Architect, AIA - Code Consultant (203)761-9561 Gregory Clark Designer, Industrial Designer, (203)515-1122	Date Prepared 3/20/2020 Date Revised 11/10/2020	



EXIST BASEMNT PLAN

SCALE: 3/16" = 1'- 0"

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LATEST REVISION: XX/XX/XX

REVISIONS	
DATE	DESCRIPTION
	ISSUED FOR PERMIT

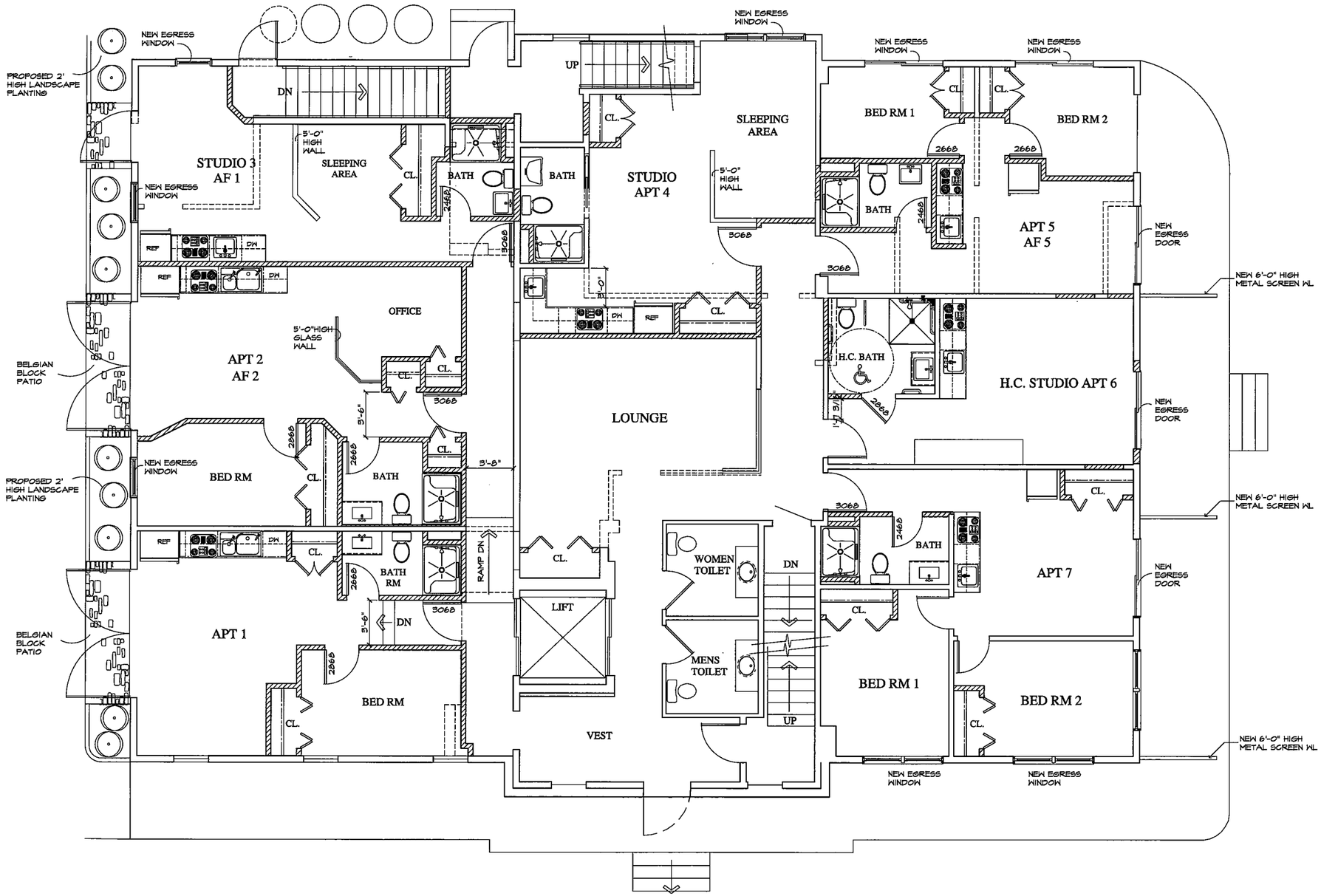
Project
PROPOSED AFFORDABLE 8-30G RESIDENTIAL CONVERSION FOR
CLARK HOLDINGS LLC
2 HOLLY HOCK ROAD, WILTON, CT

Douglas Cutler
Architects A.I.A.
221 Danbury Road, Wilton, CT 06897
(203) 761-9561

Drawing Title
EXIST BASEMENT PLAN

Drawing No.
A1

Project No.
Date Drawn
3/29/20
Date Revised
Drawn By
Scale
1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 3/16" = 1'- 0"

LEGEND

- EXISTING CONSTRUCTION TO BE REMAIN
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION TO BE REMOVED
- LINE OF ROOF ABOVE
- 4 X 4 MIN. POST SIZE EXCEPT OTHERWISE NOTED
- 4- 2 X 4 WD. POST

LATEST REVISION: XX/XX/XX

REVISIONS	
DATE	DESCRIPTION
	ISSUED FOR PERMIT

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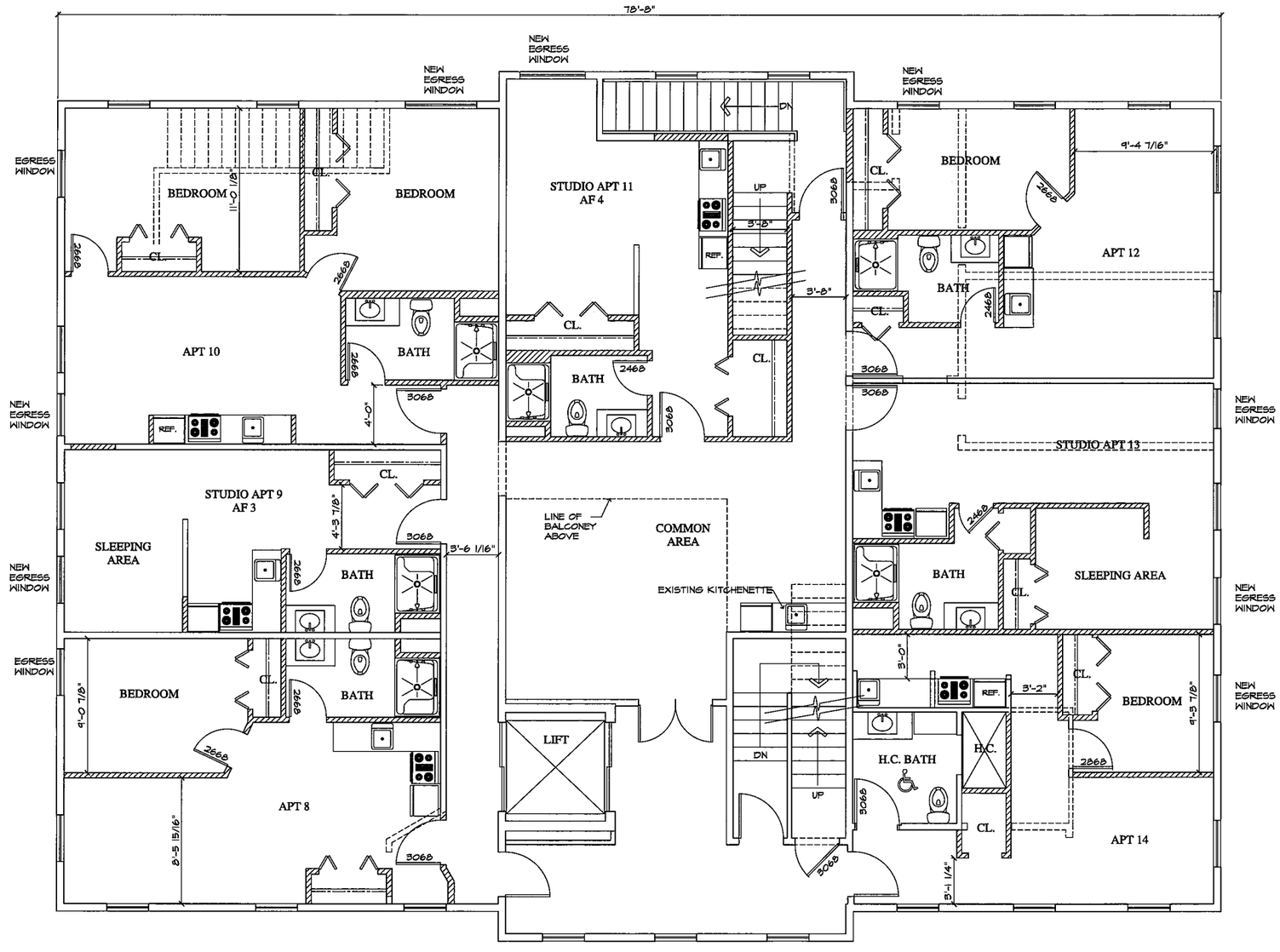
Project
PROPOSED AFFORDABLE 8-30G RESIDENTIAL CONVERSION FOR
CLARK HOLDINGS LLC
2 HOLLY HOCK ROAD, WILTON, CT

Douglas Cutler
Architects A.I.A.
221 Danbury Road, Wilton, CT 06897
(203) 761-9561

Drawing Title
FIRST FLOOR PLAN

Drawing No.
A2

Project No.
Date Drawn 3/29/20
Date Revised
Drawn By
Scale 1/4" = 1'-0"



SECOND FLOOR PLAN

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

LEGEND

- EXISTING CONSTRUCTION TO BE REMAIN
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION TO BE REMOVED
- LINE OF ROOF ABOVE
- 4 X 4 MIN. POST SIZE EXCEPT OTHERWISE NOTED
- 4- 2 X 4 WD. POST

LATEST REVISION: XX/XX/XX

REVISIONS	
DATE	DESCRIPTION
	ISSUED FOR PERMIT

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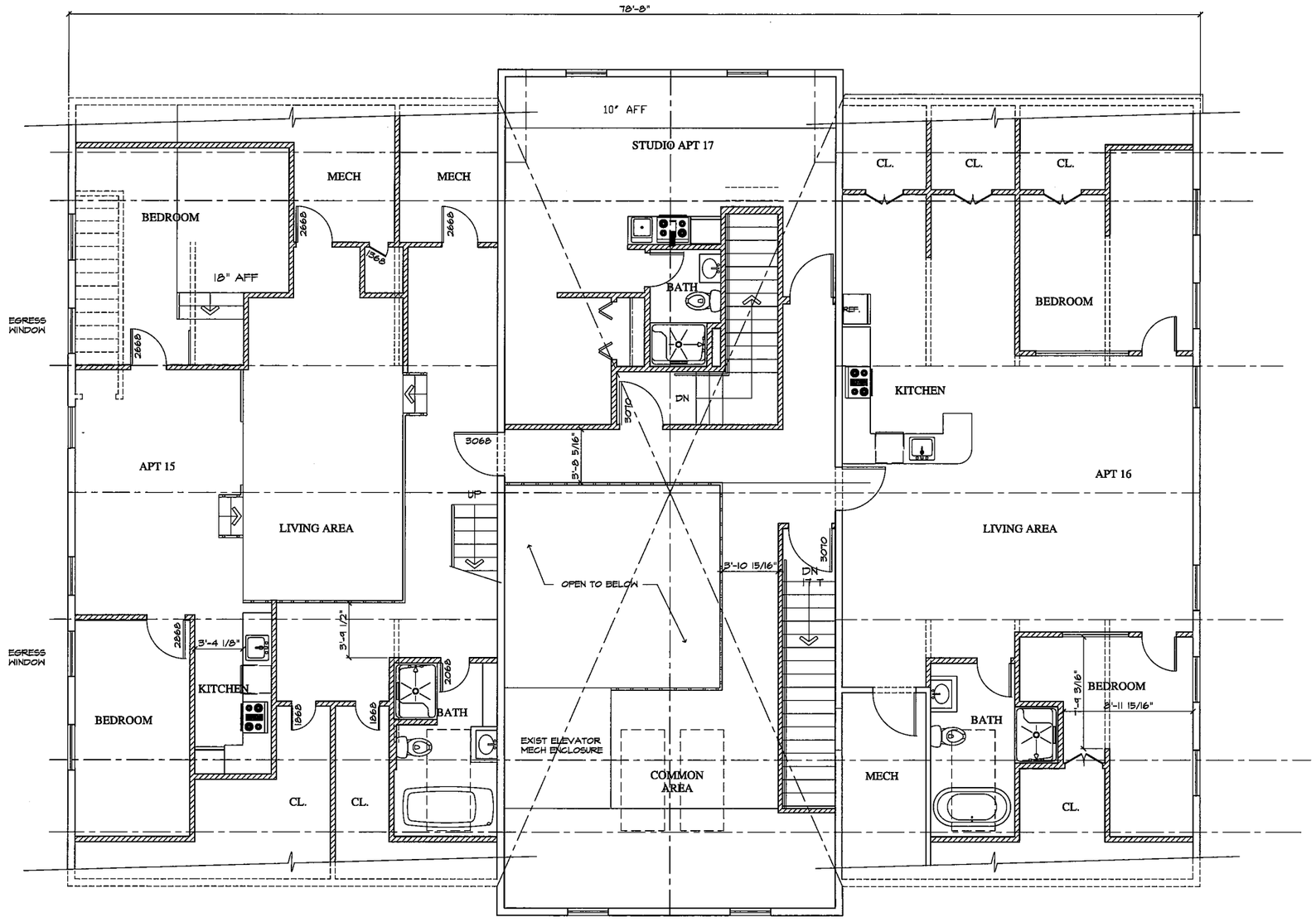
Project
PROPOSED AFFORDABLE 8-30G RESIDENTIAL CONVERSION FOR
CLARK HOLDINGS LLC
2 HOLLY HOCK ROAD, WILTON, CT

Drawing Title
SECOND FLOOR PLAN

Drawing No.
A3

Douglas Cutler
Architects A.I.A.
221 Danbury Road, Wilton, CT 06897
(203) 761-9561

Project No.
Date Drawn 3/29/20
Date Revised
Drawn By
Scale 1/4" = 1'-0"



THIRD FLOOR PLAN

SCALE: 3/16" = 1'- 0"

LEGEND

- EXISTING CONSTRUCTION TO BE REMAIN
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION TO BE REMOVED
- LINE OF ROOF ABOVE
- 4 X 4 MIN. POST SIZE EXCEPT OTHERWISE NOTED
- 4- 2 X 4 WD. POST

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LATEST REVISION: XX/XX/XX

REVISIONS	
DATE	DESCRIPTION
	ISSUED FOR PERMIT

Project
PROPOSED AFFORDABLE 8-30G RESIDENTIAL CONVERSION FOR
CLARK HOLDINGS LLC
2 HOLLY HOCK ROAD, WILTON, CT

Douglas Cutler
Architects A.I.A.
221 Danbury Road, Wilton, CT 06897
(203) 761-9561

Drawing Title
THIRD FLOOR PLAN

Drawing No.
A4

Project No.
Date Drawn
3/29/20
Date Revised
Drawn By
Scale
1/4" = 1'-0"

THE APPLICANT understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described herein.

	12/1/2020	gregoryclarkart@gmail.com	(203) 515- 1122
APPLICANT'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
	12/1/2020	gregoryclarkart@gmail.com	(203) 515- 1122
OWNER'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE

For Planning and Zoning Department Use Only:

Mandatory Referrals - Jurisdiction/Agency		
Village District Design Advisory Committee (VDDAC):	Yes	No
Architectural Review Board (ARB):	Yes	No
Western Connecticut Council of Governments (WestCOG):	Yes	No
South Norwalk Electric and Water Company (SNEW) Designated Public Watershed:	Yes	No
First Taxing District Water Department Designated Public Watershed:	Yes	No
State-Designated Aquifer Protection Area:	Yes	No
Adjoining Community Notification:	Yes	No

WILTON PLANNING AND ZONING COMMISSION	FORM B - ZONING DATA
Include the following data on the required Site Development Plan, as well.	

2 Hollyhock Road, Wilton, CT 06897
PROPERTY ADDRESS

.49
LOT ACREAGE

DE-5
ZONING DISTRICT

104'
LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]	N/A	13,900	1083	14,983
BUILDING FOOTPRINT [SF]	N/A	4,482	0	4482
BUILDING COVERAGE [SF/%] (round up)	N/A	21%	0	21%
BUILDING HEIGHT [FT - Story]	N/A	33.9'	0	33.9'
FLOOR AREA RATIO (F.A.R.)	N/A	65.65	5.11	70.76
PARKING SPACES (round up)	N/A	19	4	23
LOADING SPACES	N/A	1	0	1
SITE COVERAGE [SF/%]	N/A	56%	0	56.6%

OFF-STREET PARKING AND LOADING CALCULATIONS

Please provide the specific calculation used to determine the minimum required off-street parking and loading spaces pursuant to the Zoning Regulations.

PARKING CALCULATION (Use separate page, if necessary)

Parking Study Provided

LOADING CALCULATION (Use separate page, if necessary)

Parking Study Provided

PLAN OF CONSERVATION AND DEVELOPMENT

Please indicate on separate page how this proposal complies with the Plan of Conservation and Development.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein:

APPLICANT'S SIGNATURE **DATE**

Clark Holdings, LLC

Application for Special Permit

Premises: 2 Hollyhock Road (Assessor's Map # 68 – Lot 30

<u>Statement of Compliance with Plan of Conservation and Development</u>

The property is .49 acres of landed located in a DE5 Zone directly on Route 7. Clark Holdings, LLC proposes to convert the multi office use on the above – referenced Premises into a multi family building that will contain (17) units pursuant to Section 8-30g of the Connecticut General Statues. This proposal is compatible with the Wilton 2019 Town Plan of Conservation and Development – adopted on September 23, 2019 and effective October 1, 2019 (the "Town Plan"). The Town Plan states the following:

"A Wilton where new housing typologies and mixed-use designs emerge through organic means to provide desired and versatile living, working, shopping, and entertaining opportunities and experiences." "Continue to increase housing options to benefit the shared interests of the Town's residential and commercial communities"

"A Wilton where the post-war, automobile-centric suburban zoning model was rethought and revamped for the new millennium."

"A Wilton that is an incubator of land-use ideas that attract residents, businesses and investors for their innovation and efficacy."

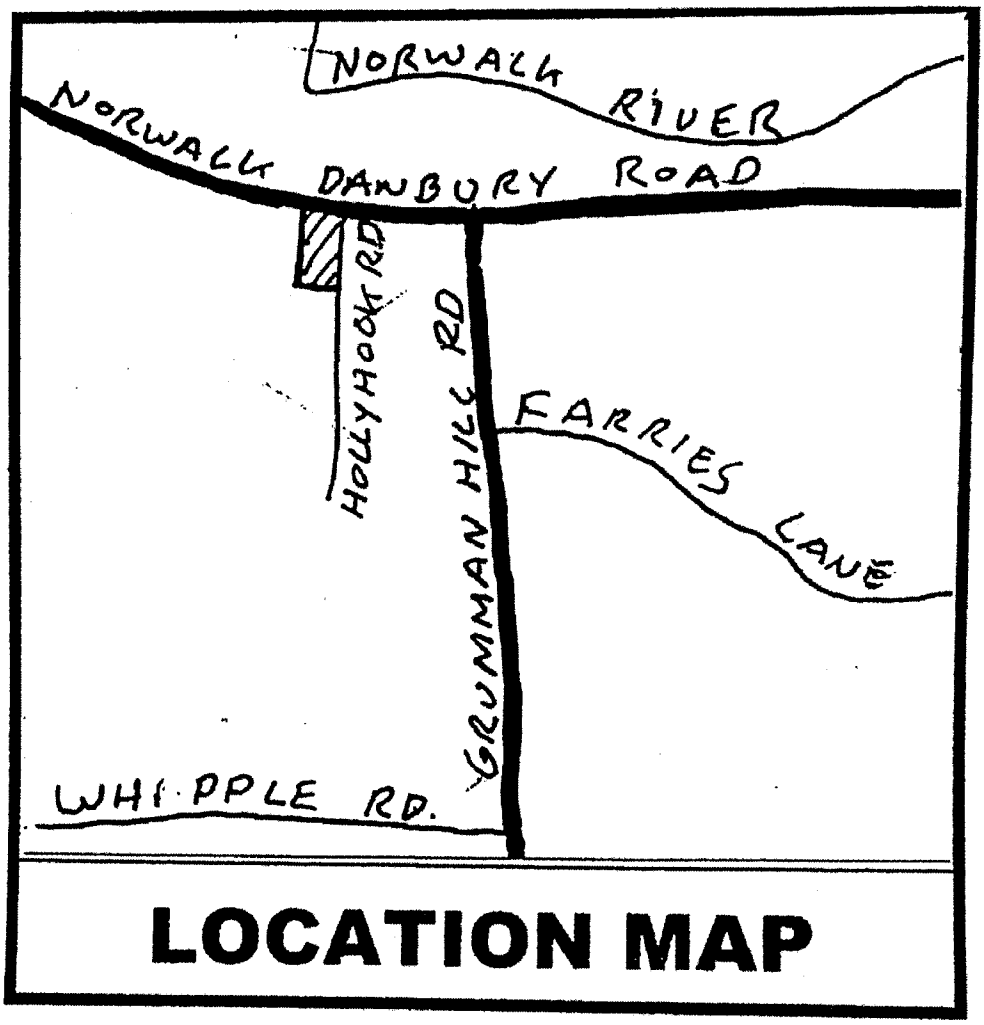
"A Wilton that is the model for Fairfield County and Connecticut in the 21st century."

"Danbury Road is the central artery of the community. A regional employment hub, Danbury Road is home to major employers such as ASML and Tauk. Over the next ten years, the Town seeks to develop the corridor with a diverse mix of uses with the highest intensity uses in the southern portion of the corridor and more rural patterns north of Cannondale."

The construction of the additional apartments in this section of Town will contribute to vitality of this area, supporting local restaurants and other services, and provide potential "non car users" an opportunity to commute to work by walking to nearby companies, including ASML across the street and the businesses at the neighboring corporate park, 64 Danbury Road.

Project Narrative Presented to the ARB:

2 Hollyhock Road has functioned as a multi use office building, furniture production studio, and furniture gallery for Gregory Clark Collection since receiving its CO in March of 2006. Due to a shrinking office market in recent years, with the property consistently being "under-Leased", and a change in the home interior design market in Fairfield County the highest and best use of the property going forward is to convert it to residential units. Our proposal is for the conversion of the building into 17 apartment units, pursuant to Section 8-30g of the Connecticut General Statutes, consisting of (6) Studios, (6) one bedroom apartments, and (5) two bedroom apartments. Minimal change will be made to the exterior with the exception of adding windows and customizing some windows to offer egress, additional light, and or air flow. Minor changes will be made to the site including, beautification of landscaping, addition of some green space, and addition of 4 parking spaces through minor alterations to the current parking configuration. The name of the building will be **ART HOUSE**, conceived with smart efficient design, artisan level finishes, and natural materials consistent with the current construction and standards of the building.



List of Project Professionals

Gregory Clark Collection
Interior/Exterior Design, General Contractor
2 Hollyhock Road Wilton, CT 06987
(203) 515-1122

Architectural Plans & Code Consultant
Code/Engineering/Architectural Design
Douglas Cutler Architects A.I.A.
221 Danbury Road, Wilton. CT 06897
(203)761-9561

P.W.Scott Engineering and Architecture, P.C.
Traffic Study & Parking Study
3871 Danbury Road
Brewster, NY 10509
(845) 278-2110

Jim Murphy
Gregory & Adams, P. C.
Legal Counsel
190 Old Ridgefeild Road, Wilton, CT 06897
(203) 762-9000

Wayne Arcamone, Land Surveyors
4 Taft Street, Norwalk, CT 06854
(203) 866-2058

David Seymour, P.E. PMB#350
Original Engineer
1771 Post Road East, Westport CT 06880
(203) 259-8911

Atlantic Engineering
525 John Street, Bridgeport CT, 06604
(203) 336-4422

LEGAL TITLE SERVICES, LLC

Serving Connecticut

100 Tunxis Hill Road
Fairfield, CT 06825
Telephone: 203-333-1511
Facsimile: 203-366-6900

PROPERTY ADDRESS: 2 Hollyhock Road
Wilton, CT

DATE: October 9, 2019

CERTIFICATE OF TITLE

The undersigned hereby certifies that after an examination of the land records, as indexed, of the City/Town in which the land and appurtenances described in Schedule A are located, the undersigned is of the opinion that title in FEE SIMPLE is vested in **Clark Holdings, LLC** subject only to those matters appearing on Schedule B hereof.

This Certificate of Title is issued to **Jackson Law Group CT, LLC** and is not assignable.

Certified to the 7th day of October, 2019 at 8:00 a.m.

LEGAL TITLE SERVICES, LLC

By: _____

_____

duly authorized

2 Hollyhock Road
Wilton, CT

TRAFFIC REPORT

Prepared by:

P.W. Scott Engineering and Architecture, P.C.
3871 Danbury Road
Brewster, NY 10509
Date: April 9, 2020

Traffic Study

Project: 2 Hollyhock Road
Conversion from an Office building to 8-30g Apartment Building.

Scope
The following is an analysis of the traffic impacts resulting from the conversion of an office building use to that of an apartment building based upon the ITE Manual and the following building occupancies.

Assumptions: Existing Building Occupancies based upon 2020 rent rolls.
Apartments proposed shall remain rental units

I) Existing: Commercial Office spaces: 9

Total Occupied square footage; First Floor: 2850 + 900 = 3750 sq. ft.
Upper Floor: 4500 sf

ITE Generation: LUC,(land use code): 712 Small Office Building:

Peak PM: 2.45 trips per 1000 GFA

II) Proposed Use: 17 Apartments of the following distribution

Studio: 6 units

1 Bedroom: 6 units

2 Bedroom: 5 units

Total square footage: Gross: 4500 sf first
Includes the proposed lounge & common bathrooms
Gross: 4500 sf upper

ITE Generation: LUC: 220 Multi-family: low rise: (2 story garden apartments)
A description of the appropriate apartment LUC category is provided in the appendix.

Peak PM: 0.56 trips per dwelling unit

The data above is based upon double occupancy for studio and 1 bedroom with an additional occupant within the second bedroom considered a non-driver. Since the sidewalk facilities along Route 7 are limited it is assumed that 100% of the occupancy entry and exit is by a motor vehicle. Since the proposed 8-30G project is close to the prime business sites in the Route 7 corridor, ASML and The Wilton Corporate Park, some occupancy commuting may be as a pedestrian. The study takes the conservative approach considering weather, sidewalk, and Route 7 pedestrian crossing limitations.

Refer to the attached excel spread sheet for the traffic generation at an hourly interval noted.

Findings

Trip generation: Existing use: 9 offices: 8250 sf
LUC: 712

PM Peak: 25.2 trips
Daily total: 78.3 trips

Proposed use: 17 apartment units
LUC: 220

PM Peak: 9.5 trips
Daily total: 52.6 trips

The change in use reduces the peak trip generation count from the subject site by 62%.

Occupancies along Hollyhock Road consist of Commercial Office, Single family and Mixed Occupancy, (commercial on the first floor, apartments above). A chart is available for the adjacent uses, yet there is no impact on the traffic along Hollyhock Road by this change in use, since there is a net reduction in traffic generation by the building use conversion. In addition, since the predominant Commercial use along Hollyhock Road is commercial office, the peak traffic generation rate of the neighboring properties is not in time sequence with the proposed Apartments. A review of the charts attached indicates that the commercial use peak traffic generation rate lags after the apartments peak generation rate for both the AM and PM peaks.

Traffic Impacts on Route 7.
Referencing a 2010 Route 7 Transportation and Land Use Study(SWRPA) which included an ADT site north at Grumman Hill Road intersection, the 8:00 peak is 2100 trips, predominantly south bound and the PM Peak at 5:30 is 2000 trips, exceeding the site generated traffic substantially. The Level of Service (LOS) analysis completed at the Grumman Hill Intersection Traffic Light was an AM value of C and a PM value of B. The inclusion of the light assists in the traffic movement at the Hollyhock Road intersection.

In addition, improvements as noted in the CTDOT Preliminary Design Report 102-35, extending to the Hollyhock intersection, consist of the inclusion of dedicated right and left turning lanes which should improve the LOS levels noted above for the Hollyhock intersection.

Conclusion:
The conversion of the existing Commercial Office Building to Apartments will not negatively impact the traffic circulation along Hollyhock Road and Route 7 corridor.

Respectfully Submitted:

Peder W. Scott, P.E., R.A. date
President

Attachments

Existing Occupancies- Offices: Hourly traffic Generation
Proposed Occupancy-Apartments: Hourly traffic Generation
Town of Wilton Tax Map; Hollyhock Road
Existing Rent Roll-Office Spaces
ITE- Description of Land Use Codes for apartments
Route 7 Map with location relative to other Uses

EXISTING OCCUPANCY (9) OFFICE SPACES

Hourly Distribution of Entering and Exiting Vehicle Trips by Land Use

Source: ITE *Trip Generation Manual*, 10th Edition

PERCENT OF 24 HOUR TRAFFIC

Land Use Code	712				
Land Use	Small Office Building				
Setting	General Suburban				
Time Period	Weekday				
Trip Type	Vehicle				
# Data Sites	18				
GROSS FLOOR AREA	8250	TOTAL			
LUC GENERATOR		UNIT			
PM PEAK	2.45	1000 GFA	20.2 TRIPS		
DAILEY	78.3	1000 GFA			
	% of 24-Hour Traffic		TRIP COUNT		TOTAL TRIP COUNT
Time	Entering	Exiting	Entering	Exiting	
12-1 AM	0	0	0.0	0.0	0.0
1-2 AM	0	0	0.0	0.0	0.0
2-3 AM	0	0	0.0	0.0	0.0
3-4 AM	0	0	0.0	0.0	0.0
4-5 AM	0	0	0.0	0.0	0.0
5-6 AM	0	0	0.0	0.0	0.0
6-7 AM	0	0	0.0	0.0	0.0
7-8 AM	10.9	0.5	8.5	0.4	8.9
8-9 AM	12.8	3.7	10.0	2.9	12.9
9-10 AM	10.0	6.3	7.8	4.9	12.8
10-11 AM	9.0	6.0	7.1	4.7	11.8
11-12 PM	8.1	11.9	6.3	9.3	15.7
12-1 PM	9.5	11.6	7.4	9.1	16.5
1-2 PM	10.7	6.7	8.4	5.2	13.6
2-3 PM	10.9	12.3	8.5	9.6	18.2
3-4 PM	9.0	9.5	7.1	7.4	14.5
4-5 PM	6.3	7.7	4.9	6.0	11.0
5-6 PM	2.8	23.0	2.2	18.0	20.2
6-7 PM	0	0.7	0.0	0.5	0.5
7-8 PM	0	0	0.0	0.0	0.0
8-9 PM	0	0	0.0	0.0	0.0
9-10 PM	0	0	0.0	0.0	0.0
10-11 PM	0	0	0.0	0.0	0.0
11-12 AM	0	0	0.0	0.0	0.0

PROPOSED OCCUPANY - (17) 8-30G APARTMENTS

Hourly Distribution of Entering and Exiting Vehicle Trips by Land Use

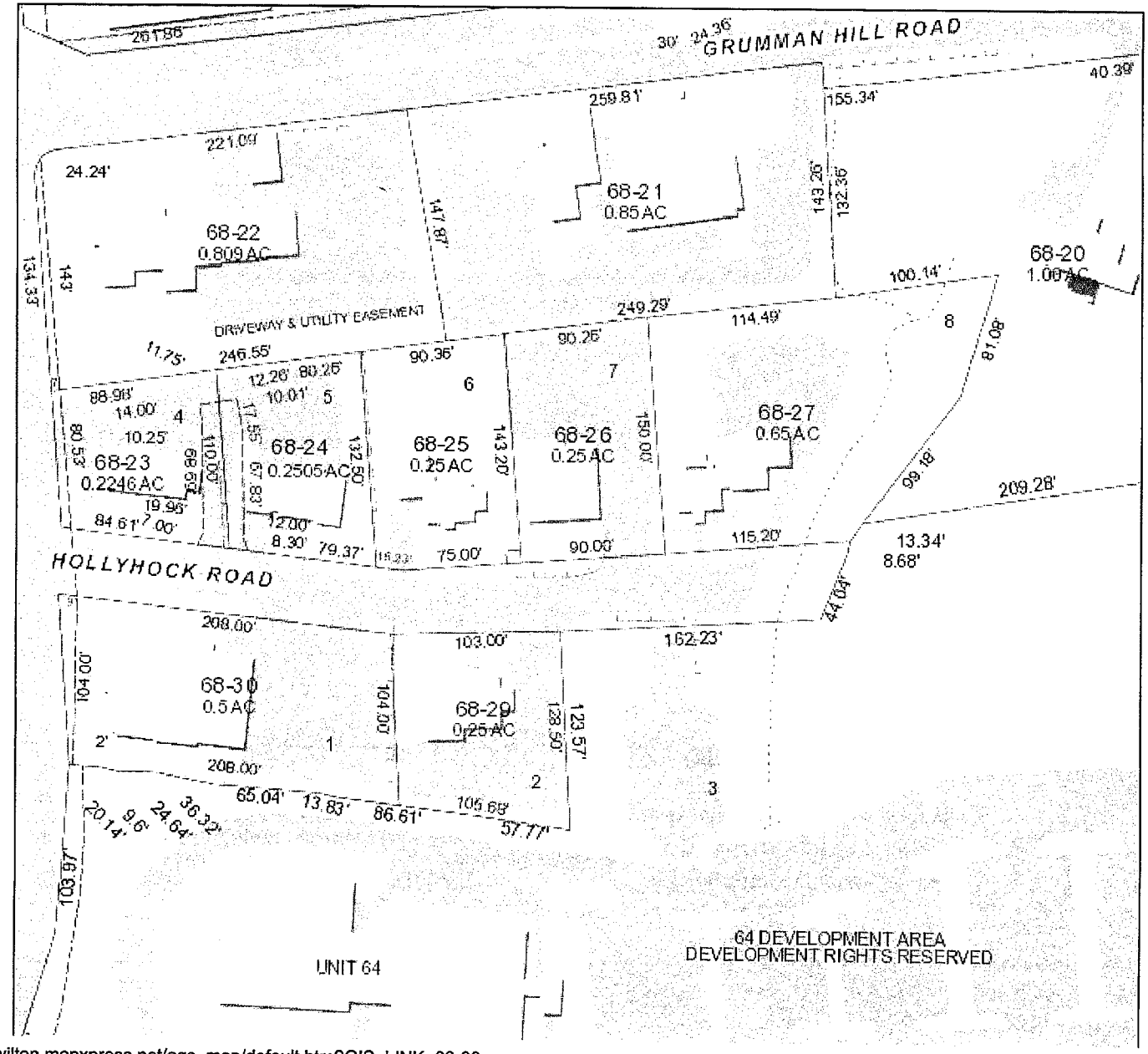
Source: ITE *Trip Generation Manual*, 10th Edition

Land Use Code	220				
Land Use	Multifamily Housing (Low-Rise)				
Setting	General Suburban				
Time Period	Weekday				
Trip Type	Vehicle				
# Data Sites	9				
DWELLING UNITS	17	TOTAL			
LUC GENERATOR		UNITS			
PM PEAK	0.56	DW UNIT	9.5 TRIPS		
DAILEY	52.6	DW UNIT			
	% of 24-Hour Traffic		TRIP COUNT		TOTAL TRIP COUNT
Time	Entering	Exiting	Entering	Exiting	
12-1 AM	0.7	0.3	0.4	0.2	0.5
1-2 AM	0.4	0.1	0.2	0.1	0.3
2-3 AM	0.3	0.3	0.2	0.2	0.3
3-4 AM	0.3	0.4	0.2	0.2	0.4
4-5 AM	0.4	1.0	0.2	0.5	0.7
5-6 AM	0.1	2.6	0.1	1.4	1.4
6-7 AM	1.1	5.8	0.6	3.1	3.6
7-8 AM	2.6	12.9	1.4	6.8	8.2
8-9 AM	4.0	9.1	2.1	4.8	6.9
9-10 AM	3.9	7.2	2.1	3.8	5.8
10-11 AM	3.9	4.7	2.1	2.5	4.5
11-12 PM	4.9	5.5	2.6	2.9	5.5
12-1 PM	5.6	5.4	2.9	2.8	5.8
1-2 PM	4.8	4.9	2.5	2.6	5.1
2-3 PM	5.9	6.0	3.1	3.2	6.3
3-4 PM	8.3	5.2	4.4	2.7	7.1
4-5 PM	10.0	5.1	5.3	2.7	7.9
5-6 PM	11.4	6.7	6.0	3.5	9.5
6-7 PM	9.5	6.3	5.0	3.3	8.3
7-8 PM	7.1	4.3	3.7	2.3	6.0
8-9 PM	5.7	3.5	3.0	1.8	4.8
9-10 PM	4.7	1.4	2.5	0.7	3.2
10-11 PM	2.9	1.0	1.5	0.5	2.1
11-12 AM	1.5	0.4	0.8	0.2	1.0

Town of Wilton

Geographic Information System (GIS)

Date Printed: 4/8/2020



Rent Roll: Current Office Model

Tenant	Lease Type	Start	End	Renewal Options	Tenant Since	Net Rental Area
Sage/Catalytic Inc.	Gross+Utilities	6/1/10	5/31/20	1x5	6/1/10	1,375
Cosemetologist	Gross	7/20/19	7/19/25	1x5	10/1/19	600
Susan Bauerfeld, PHD	Gross	7/1/18	3/31/21	1x2	7/1/18	600
Euro Engineer	Gross	3/1/20	2/28/21		8/1/19	600
Vacant 2nd Floor Cathedral Center Suite	Gross+Utilities					1,645
Pinyan Capital	Gross	5/1/18	4/31/21	1x3	5/1/18	380
Judith Woolf Acupuncture	Gross	9/1/17	8/31/20	2x3	9/1/17	650
Lockwood Capital	Gross	8/1/17	10/24/19	1x1	8/1/17	500
Claire Arcamone - Healing Touch	Gross	10/1/17	10/1/19	1x2	10/1/17	600
Vacant -South Shop/Studio 1st Floor	Gross					900
Creative Planning Inc	Gross	10/1/19	10/1/20	1x1	10/1/19	250
Gregory Clark Collection -- Basement	Gross	3/1/06	3/1/24	1x5	3/1/06	2,650
Gregory Clark Collection -- East Wing Loft	Gross	3/1/06	3/1/24	1x5	3/1/06	1,650
Gregory Clark Collection -- Rear Shop/Studio	Gross	3/1/06	3/1/24	1x5	3/1/06	900
Coldwell Banker Real Estate	Gross	2/1/19	1/30/20	1x2	2/1/19	550

Table 5 ITE Descriptions of Land Use Codes (LUC)

LUC	Name	Description
220	Apartment	Apartments are rental dwelling units located within the same building with at least three other dwelling units, for example, quadraplexes and all types of apartment buildings. The studies included in this land use did not identify whether the apartments were low-rise, mid-rise, or high-rise. Low-rise apartment (Land Use 221), high-rise apartment (Land Use 222) and mid-rise apartment (Land Use 223) are related uses.
221	Low-Rise Apartment	Low-rise apartments (rental dwelling units) are units located in rental buildings that have one or two levels (floors), such as garden apartments. Apartment (Land Use 220), high-rise apartment (Land Use 222) and mid-rise apartment (Land Use 223) are related uses.
222	High-Rise Apartment	High-rise apartments (rental dwelling units) are units located in rental buildings that have more than 10 levels (floors) and most likely have one or more elevators. Apartment (Land Use 220), low-rise apartment (Land Use 221) and mid-rise apartment (Land Use 223) are related uses.
223	Mid-Rise Apartment	Mid-rise apartments are apartments (rental dwelling units) in rental buildings that have between three and 10 levels (floors). Apartment (Land Use 220), low-rise apartment (Land Use 221) and high-rise apartment (Land Use 222) are related uses.
230	Residential Condominium	Residential condominiums/townhouses are defined as ownership units that have at least one other owned unit within the same building structure. Both condominiums and townhouses are included in this land use. The studies in this land use did not identify whether the condominiums/townhouses were low-rise or high-rise. Low-rise residential condominium/townhouse (Land Use 231), high-rise residential condominium/townhouse (Land Use 232) and luxury condominium/townhouse (Land Use 233) are related uses.
231	Low-Rise Residential Condominium	Low-rise residential condominiums/townhouses are units located in buildings that have one or two levels (floors). Both condominiums and townhouses are included in this land use. Residential condominium/townhouse (Land Use 230), high-rise residential condominium/townhouse (Land Use 232) and luxury condominium/townhouse (Land Use 233) are related land uses.
232	High-Rise Residential Condominium	High-rise residential condominiums/townhouses are units located in buildings that have three or more levels (floors). Both condominiums and townhouses are included in this land use. Residential condominium/townhouse (Land Use 230), low-rise residential condominium/ townhouse (Land Use 231) and luxury condominium/townhouse (Land Use 233) are related land uses.

The differences in travel impacts between apartments and condominiums are less clear. "Ownership" may be a proxy for higher income. Travel behavior research has established a positive association with income, specifically related to higher rates of auto ownership (Pucher & Renne, 2003; Giuliano & Dargay, 2006; Blumenberg &

Google Maps **Little Pub Wilton**

2 Hollyhock Road
Wilton, CT

PARKING STUDY

Prepared by:

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3871 Danbury Road
Brewster, NY 10509
Date: April 29, 2020

Parking Study

Project: 2 Hollyhock Road
Conversion from an Office Building to 8-30g Apartment Building.

Scope

The following is an analysis of the parking requirements resulting from the conversion of an office building use to that of an apartment building based upon the Town of Wilton Regulations with a comparison to the ITE Parking Generation Manual, 5th edition. The ITE manual provides parking rates for various land use types (Residential, Retail, etc) in various settings (Suburban, dense urban and city center core, etc.) The ITE data also includes an Affordable housing component which shall be discussed in the following report.

The project as submitted consists of 17 apartments with studios, one- and two-bedroom units as outlined below of which 30% are affordable, made up of 15% (3 units) at 85% market rate and 15% (2 units) at 60% market rate.

Apartment	Affordable Housing (5 Units)	Floor	Type
1		1st	1 -Bed
2		1st	1 -Bed
3	AF1	1st	1 -Bed
4	AF3	1st	Studio
5		1st	2-Bed
6	AF4	1st	Studio
7		1st	2-Bed
8		2nd	1 -Bed
9		2nd	Studio
10	AF5	2nd	2-Bed
11		2nd	Studio
12	AF2	2nd	1 -Bed
13		2nd	Studio
14 Handicap		2nd	1 -Bed
15		Loft	2-Bed
16		Loft	2-Bed
17		Loft	Studio

Based upon the site plan prepared, the project proposes 23 parking spaces including one handicapped space which is included in this analysis, refer to attachment Figure 1.0.

Methodologies

Parking requirements for various land uses are typically determined based upon the municipality Zoning Regulations. However, since the project is considered unique in nature due to the following factors, the parking regulations for the project can be different than what is required for a typical residential use:

- The relatively small size of the units
- Affordability housing designation classification for a portion of the units.
- Proximity of the units to the main commercial corridor of the municipality.

The above factor could potentially result in reduced parking demand for the proposed project. Hence to determine the required parking demand for this unique project, this analysis evaluates the forecast parking demand of the project utilizing the following various methodologies and sources.

- Parking required based on the Town of Wilton Parking Regulations.
- Parking required based upon the Institute of Transportation Engineers (ITE) Parking Generation Manual 5th Edition (January 2019);
- Parking required based upon similar projects submitted to the Town of Wilton

I) Municipal Zoning Regulations

Based upon the Town of Wilton zoning regulations, the following is the parking requirements for multi-family dwelling.

Parking required per Town of Wilton Zoning	
Studio	1.5/unit
One-bedroom	2/unit
Two bedroom	2/unit
Visitor Parking	1 space per 2 units

Project Parking Capacity required per Town of Wilton Zoning					
Land Use	Quantity	Units	Parking Required	Total Parking	
Studio	6	dwelling units	1.5	9	spaces
One-bedroom	6	dwelling units	2	12	spaces
Two bedroom	5	dwelling units	2	10	spaces
Visitor Parking	11	1&2 bedroom	0.5	5.5	spaces
			Total req'd	36.5	spaces
			Round-up	37	spaces
		Parking Provided:		23	spaces
		Compliance to regulations		-14	spaces
		Percentage of req'd parking		62.16%	percentage

II) Parking required based on the ITE Parking Generation Manual

The Institute of Transportation Engineers (ITE) Parking Generation Manual is a widely accepted source for the determination of parking demand. The Manual contains parking requirements and rates for various land uses based upon empirical and recorded data from existing sites. The most recently updated Manual consists of an updated data base reflecting the impacts of rider sharing companies, trends in vehicular use by younger adults and other factors which effect parking demand.

The fact is that the municipal codes adopted by most communities reflect a general land use in which one regulation fits all residential land uses while the ITE Manual creates numerous categories which reflect demand based upon unit densities, locations and the affordability index. The ITE also breaks down the parking requirements for weekday, Saturday and Sunday conditions. With this project, in which the predominant land uses on Hollyhock Road are commercial, the weekend parking requirements do not govern the capacity of the project due to street side parking opportunities.

The ITE Manual has developed parking requirements based upon either bedroom count or unit count. With a project which includes 2- bedroom units and the demographics of the area in which each unit can house couples with several vehicles, the unit count analysis is more accurate than that based upon bedroom count.

For the use category of Low Rise housing (category 220) for weekday parking within an Urban/Suburban area, for the peak demand period, the parking demand is based upon an equation: P-1.34(x) – 8.06 in which x is the number of units.

The affordable housing analysis completed by the ITE Parking Generation Manual includes all multi-family housing that is rented at below market rate to households that include at least one employed member. The eligibility to live in an affordable unit is based upon housing income and/or the resident's age. Most of the studies completed by ITE consisted of between 75% to 100% affordable with units, recorded at sites in the general urban/suburban setting.

The affordability index for the proposed units in the Wilton area must be reviewed based upon the demographics and the respective income ranges to that of vehicle ownership. The occupant income levels for the "85% of market Affordable units" will not impact the number of vehicles owned, and thus these units are analyzed under the ITE Low-Rise housing category. The occupant income level of the "65% of market Affordable units" would have a significant impact on vehicular ownership and are therefore analyzed under the ITE Affordable category.

Based upon 5th Edition ITE Manual-Affordable Housing required parking is;

Weekend: 0.99 spaces/dwelling unit
Saturday: 0.79 spaces/dwelling unit
Sunday: 0.96 spaces/dwelling unit

An analysis combining the (15) units of Low-Rise Housing category and the (2)-65% percentile market rate Affordable category for the weekday peak is tabulated below based upon the ITE manual. The handicapped space allocation is assumed to be constant for the two categories of use.

Project Parking Capacity Planned to be provided per ITE Manual weekday: 11:00 pm to 6:00 am					
Land Use	Quantity	Units	Parking Required	Total Parking	
Low Rise units	15	dwelling units	see equation	12.05	spaces
Affordable	2	dwelling units	0.99	1.98	spaces
Visitor Parking	11	1&2 bedroom	0.5	5.5	spaces
			Total req'd	19.53	spaces
			Round-up	20	spaces
		Parking Provided:		23	spaces
		Compliance to regulations		3	spaces
		Percentage of reg'd parking		115.00%	percentage

The above analysis is based upon the 85% percentile of prediction, refer to the attached ITE Category Data Sheet. Based upon the ITE analysis completed, the project has proposed adequate parking for the intended Apartment use.

III) Comparison to similar projects

The standard for the review and approval of projects is based upon the premise that each project is reviewed equally relative to the zoning codes of the municipality. Accordingly, precedents are established in how the regulations applied, especially with regards to parking regulations. Reference is made to another 8-30g application pending at 3 Hubbard Road, a site containing an existing bank and 24 housing units with the proposal for an additional 17 housing units. The peak weekday use is analyzed for this project for comparison to that completed for the 2 Hollyhock Road project.

Comparison to similar projects					
Project Parking Capacity required per Town of Wilton Zoning					
3 Hubbard Road	**24 exist + 17 proposed (assume equal 1 & 2 bedroom)**				
Land Use	Quantity	Units	Parking Required	Total Parking	
Studio	0	dwelling units	1.5	0	spaces
one-bedroom	20	dwelling units	2	40	spaces
Two bedroom	21	dwelling units	2	42	spaces
Visitor Parking	41	1&2 bedroom	0.5	20.5	spaces
			Total req'd	102.5	spaces
			Round-up	103	spaces
		Parking Provided:		69	spaces
		Compliance to regulations		-34	spaces
		Percentage of reg'd parking		66.99%	percentage

This analysis indicates that this project also is deficient in parking spaces required per the Town of Wilton regulations, yet meets the predicted parking demands based upon an ITE analysis. This project is presented on an hourly basis due to two different use categories on the site: Bank and Apartments.

IV) Findings and Conclusions

Based upon the Town of Wilton regulations, 37 parking spaces are required.

<u>Predicted by ITE Parking Generation Code</u>
Based upon this analysis, 21 spaces are required.

Since 23 spaces are proposed, an estimated surplus of 3 spaces (15%) is provided with this proposal, including allocation for visitor spaces.

Similar 8-30G projects submitted to the Town of Wilton

3 Hubbard Road: 67% of Town of Wilton required parking spaces provided

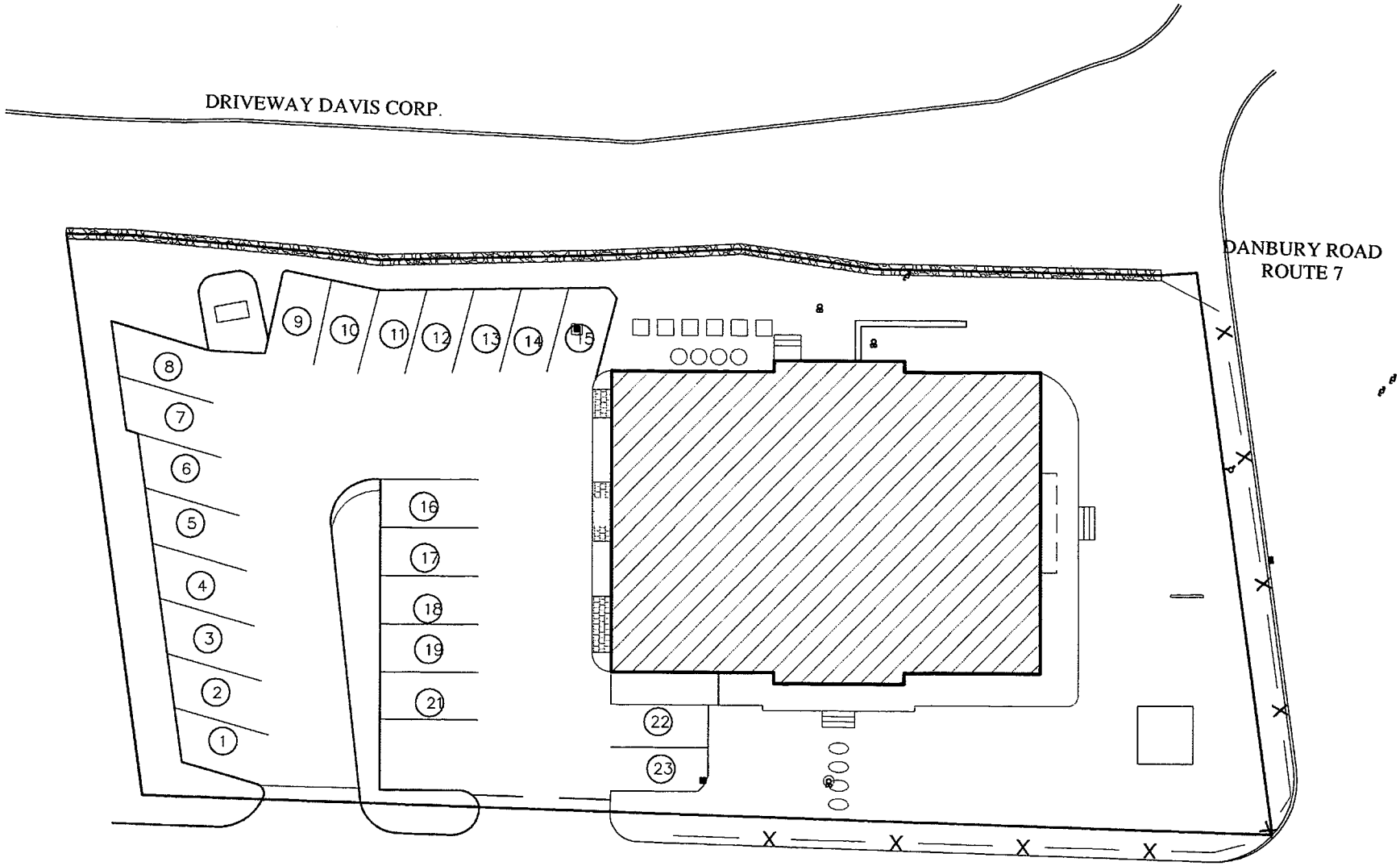
2 Hollyhock Road: 62% of Town of Wilton required parking spaces provided

The adequacy of parking is met based upon the predicted parking demands estimated by the ITE Manual. This addresses trends in reduced parking for apartments due to changes in vehicular use, use of ride share capabilities and proximity to facilities along the Route 7 corridor. The trends anticipated in many studies is the reduction in vehicular use in the near future, with the potential of alternate means of mass transit, such as bus routes, autonomous vehicles and ride share capabilities. This is in addition to the impacts of expanded virtual work environments coupled with delivery services and expansion of key commercial and office facilities in walking distance to the subject apartments, all of which reduce the need for individual vehicle use. Accordingly, there is no anticipated increase in parking required for this occupancy.

The geometry of the site also provides for additional parking along Hollyhock Road which during daylight hours is used by several of the commercial establishments and visitors to the apartments after business closing hours or on weekends. While a specific on-site parking analysis was not completed, this anticipated additional capacity if available and additional to the parking proposed on the site plan.

Respectfully Submitted:

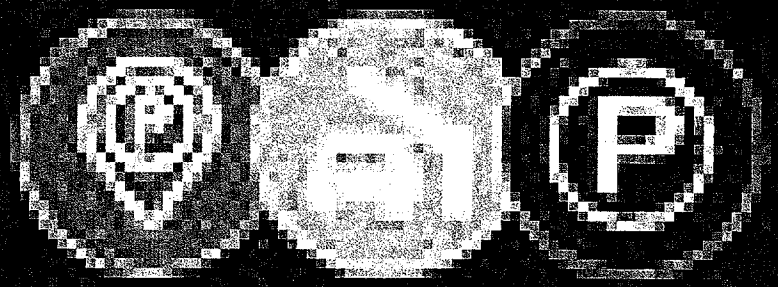
Peder W. Scott, P.E., R.A. Date
President



SITE PLAN

SCALE: NTS

FIGURE 1.0



Purdue Construction Manual

Plan

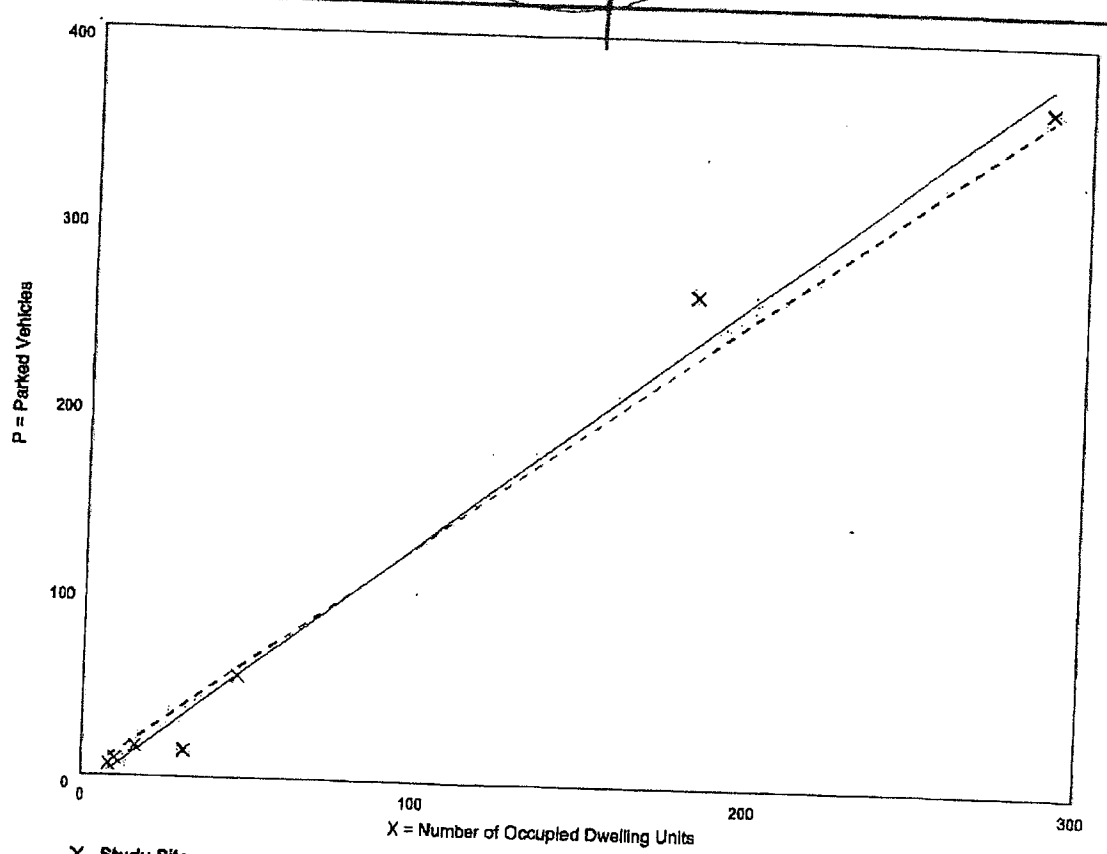
Multifamily Housing (Low-Rise)
(220)

Peak Period Parking Demand vs: Occupied Dwelling Units
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban (< 1/2 mile to rail transit)
Peak Period of Parking Demand: 11:00 p.m. - 6:00 a.m.
Number of Studies: 7
Avg. Num. of Occupied Dwelling Units: 83

Peak Period Parking Demand per Occupied Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.25	0.45 - 1.44	0.85 / 1.41	***	0.25 (20%)

Data Plot and Equation



X Study Site ——— Fitted Curve - - - - - Average Rate

Fitted Curve Equation: P = 1.34(X) - 8.06

R^2= 0.99