

WILTON CENTER LOFTS

12 GODFREY PLACE WILTON, CT



DRAWING INDEX		DATE	Issued For:		
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Redniss & Mead					
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CONSULTANTS
CIVIL ENGINEER:
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
b.shurr@rednissmead.com
LANDSCAPE ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
(203) 625-9460 ext. 16
rb@granoffarchitects.com

REVISIONS			
#	DATE	REVISION DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC
2	12.27.2022	P&Z REVISIONS	CC

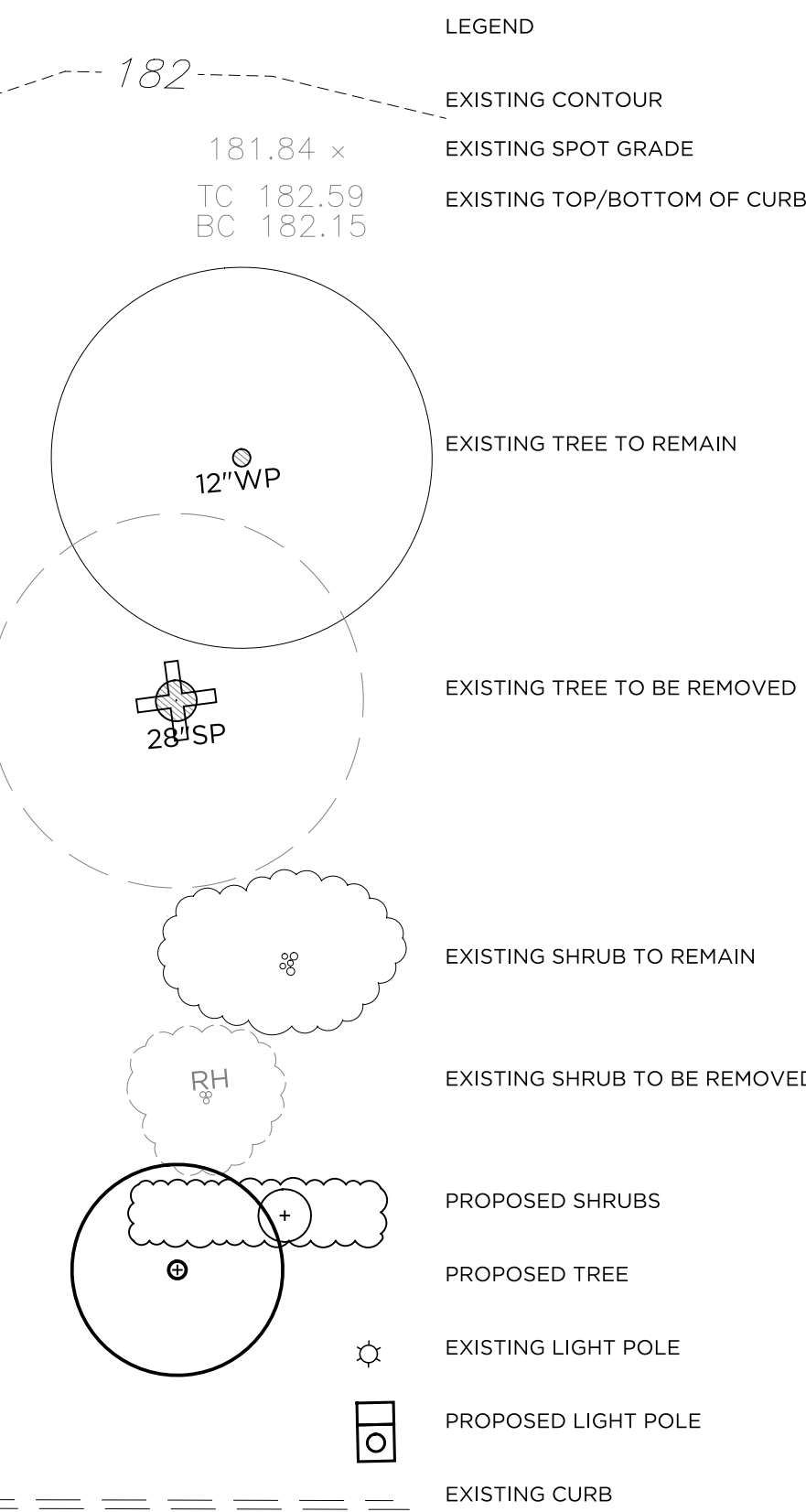
PHASE
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PROJECT NAME:
WILTON CENTER LOFTS
PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897
JOB NO.: **22013**
DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**
DATE: **12/27/2022** SCALE: AS NOTED
DRAWING TITLE
COVER SHEET

DRAWING NO.
T100



North

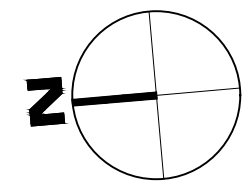
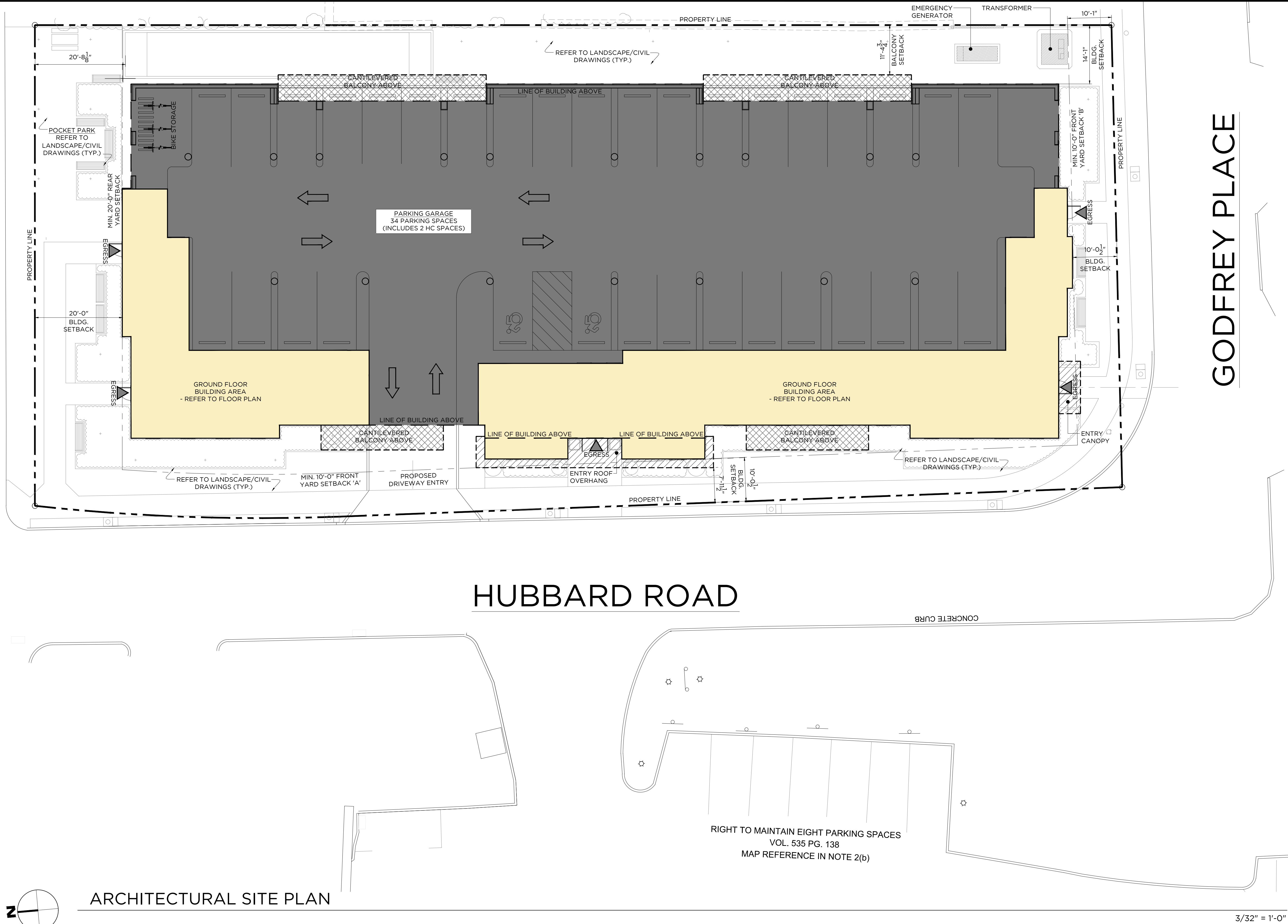


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REDNISS & MEAD
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STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

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ARCHITECTURAL SITE PLAN

3/32" = 1'-0"

WILTON CENTER LOFTS BUILDING & ZONING INFORMATION

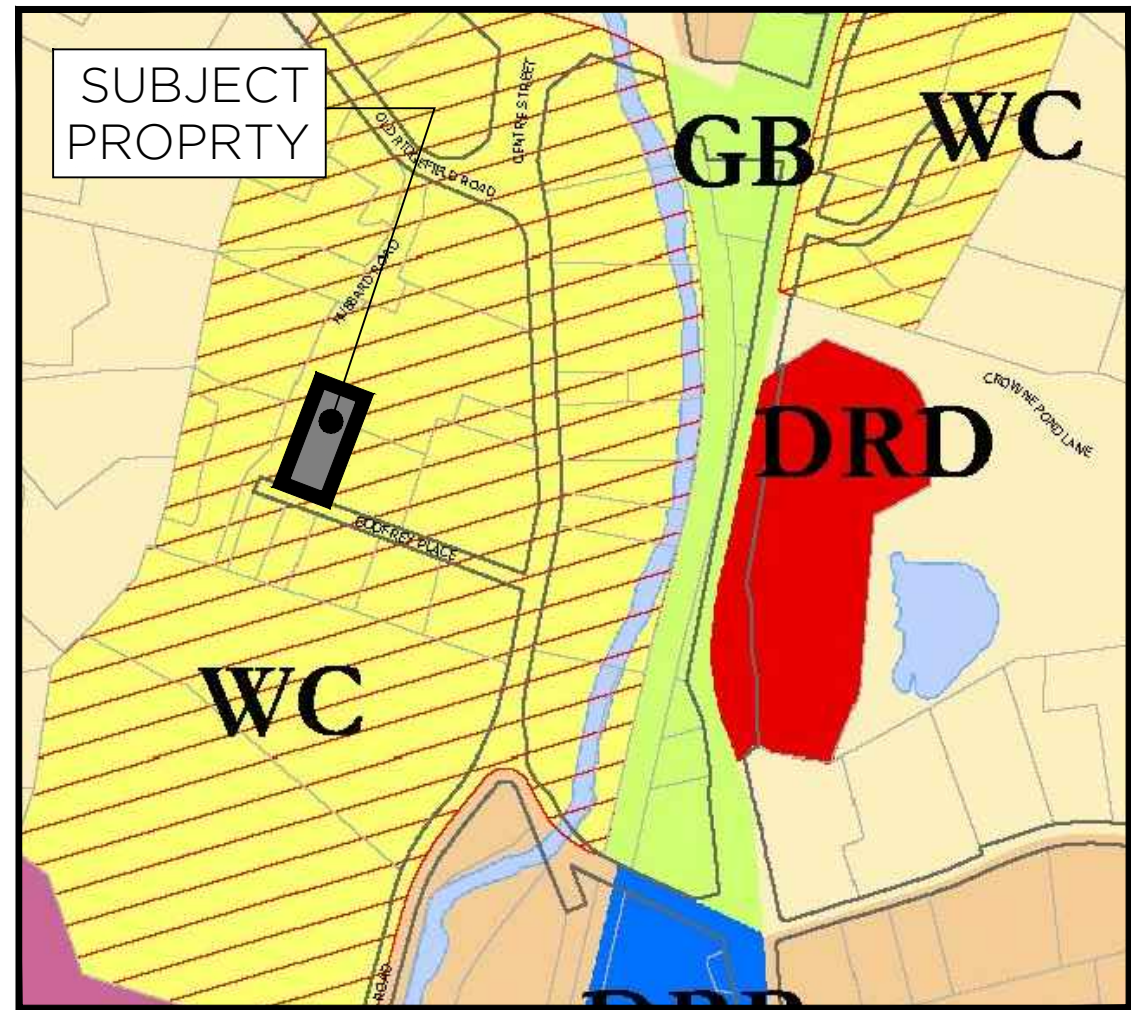
WILTON CENTER LOFTS ZONING CHART			
ZONING DISTRICT: WC WILTON CENTER			
ITEM	REQUIRED	PROPOSED	
FRONT YARD SETBACK 'A' (MIN./MAX.)	10' / 20'	10'-0 1/2"	
FRONT YARD SETBACK 'B' (MIN./MAX.)	10' / 20'	10'-0 1/2"	
SIDE YARD SETBACK	0' MIN.	11'-4 3/4"	
REAR YARD SETBACK	20' MIN.	20'-0"	
PARKING/LOADING SETBACK	0' MIN.	14'-1"	
BUILDING HEIGHT (STORIES/FEET)	3 STORIES/42' MIN.	4/51'-6"	
BUILDING COVERAGE (%)	30% MAX.	62%*	
SITE COVERAGE (%)	80% MAX.	73%*	
LOT SIZE	N/A	27,246 SF	
LOT FRONTAGE	N/A	N/A	
LOT WIDTH	N/A	N/A	
FLOOR AREA RATION (F.A.R.)	0.5 MAX.	1.91	
* REFER TO CIVIL DRAWINGS			

PROPOSED AFFORDABLE DWELLING UNITS (ADU)		
- MINIMUM 10% ADU'S REQUIRED: (32) UNITS x 10% = (3.2) = (4) ADU'S REQUIRED		
- (4) ADU'S PROPOSED: SEE BELOW FOR ADU MIX		
UNIT #	UNIT TYPE	FLOOR
103	1BR-A - ONE BEDROOM, ONE BATH	FIRST FLOOR
104	2BR-B (DEN) - TWO BEDROOM, TWO BATH, W/ DEN	FIRST FLOOR
205	1BR-A - ONE BEDROOM, ONE BATH	SECOND FLOOR
301	3BR-B - THREE BEDROOM, TWO BATH	PENTHOUSE FLOOR

NOTE: FINAL ADU MIX TO BE APPROVED BY ANJ.

WILTON CENTER LOFTS FLOOR AREA CALCULATIONS			
FLOOR	NON-RENTABLE AREA (SF)	RENTABLE AREA (SF)	TOTAL GROSS FLOOR AREA (SF)
GROUND	4,753.8	0.0	4,753.8
FIRST	1,729.0	14,583.7	16,312.7
SECOND	1,729.0	14,583.7	16,312.7
PENTHOUSE	1,722.5	12,826.5	14,549.0
TOTAL	9,934.3	41,993.9	51,928.2
FLOOR AREA RATIO (F.A.R.) = TOTAL GROSS FLOOR AREA / LOT AREA			
FLOOR AREA RATIO (F.A.R.) = 51,928.2 SF / 27,246.6 SF			
FLOOR AREA RATIO (F.A.R.) = 1.91			

WILTON CENTER LOFTS UNIT MIX CHART					
UNIT TYPE		SF	QUANTITY		
			1ST FLOOR	2ND FLOOR	PENTHOUSE
1BR-A		829.2	6	2	0
1BR-B (DEN)		921.3	2	2	0
1BR-C (DEN)		1,249.6	0	0	1
2BR-A		1,177.3	4	0	0
2BR-B (DEN)		1,474.4	1	1	0
2BR-C (DEN)		1,582.3	1	1	0
2BR-D (DUPLEX)		1,465.8	0	4	0
2BR-E (DEN)		1,409.5	0	0	1
3BR-A (DUPLEX)		2,330.5	0	4	0
3BR-B		1,504.1	0	0	2
TOTAL			14	14	4
UNIT TYPE		TOTAL	PERCENT	PARKING COUNT	
				LOCATION	COUNT
1BR		8	25.00%	ON-SITE	34*
1BR (DEN)		5	15.63%	OFF-SITE	8
2BR		4	12.50%	TOTAL	42
2BR (DEN)		5	15.63%	* INCLUDES (2) H.C. SPACES & (8) E.V. CHARGING STATIONS	
2BR (DUPLEX)		4	12.50%		
3BR		2	6.25%		
3BR (DUPLEX)		4	12.50%		
TOTAL		32	100.00%	SPACES/UNIT	1.31



ZONING MAP
NTS

SITE PLAN LEGEND

	GROUND FLOOR BUILDING AREA
	COVERED GARAGE AREA
	CANTILEVERED BALCONY ABOVE
	ENTRY ROOF OVERHANG/CANOPY ABOVE
	BUILDING EGRESS EXIT POINT

REVISIONS

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12/27/2022

SCALE:

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ARCHITECTURAL SITE PLAN &
ZONING INFORMATION

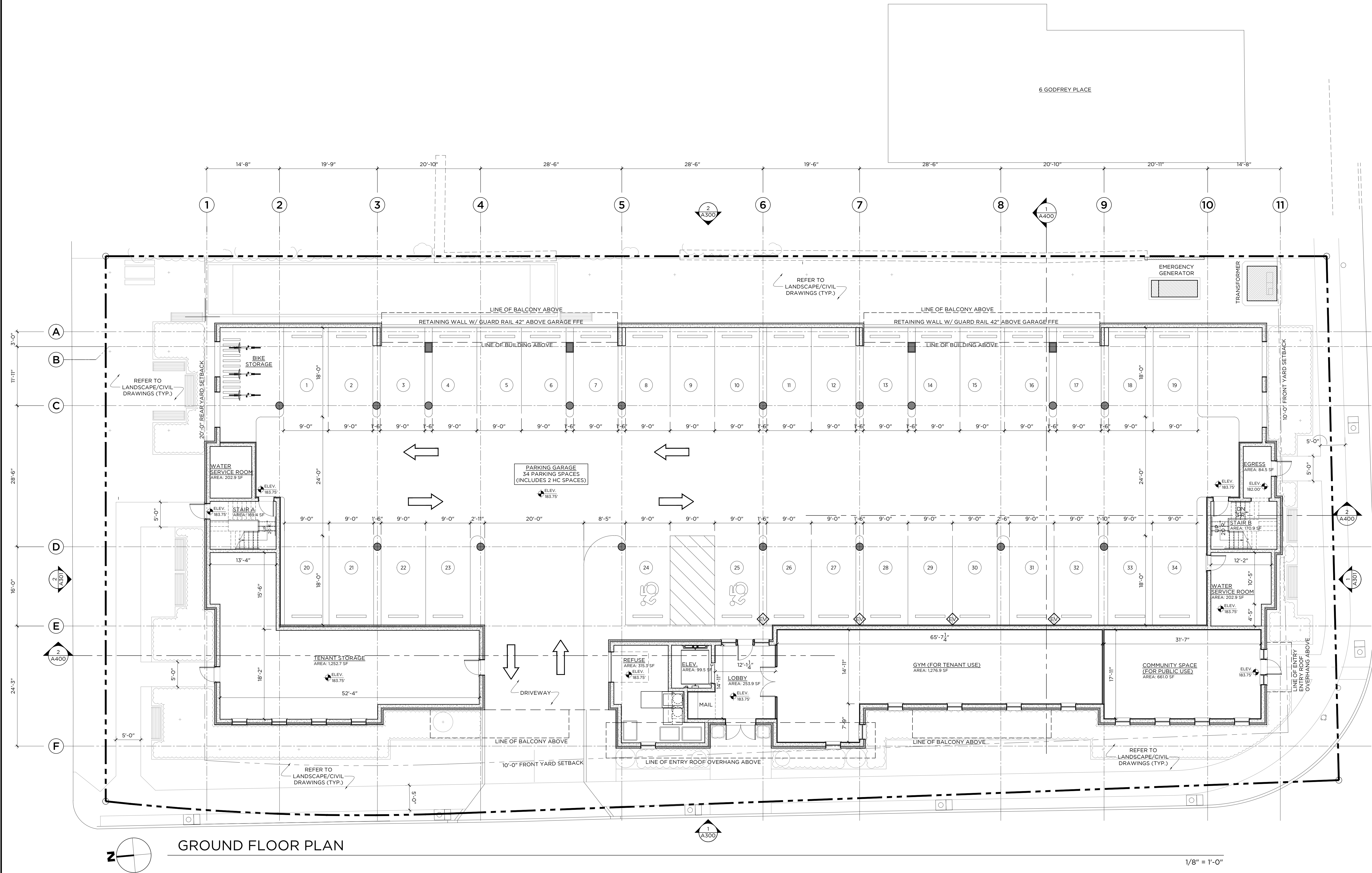
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CONSULTANTS

CIVIL ENGINEER:
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

LANDSCAPE ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
(203) 625-9460 ext. 16
rb@granoffarchitects.com



GROUND FLOOR PLAN

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GROUND FLOOR PLAN

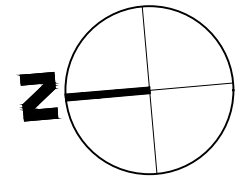
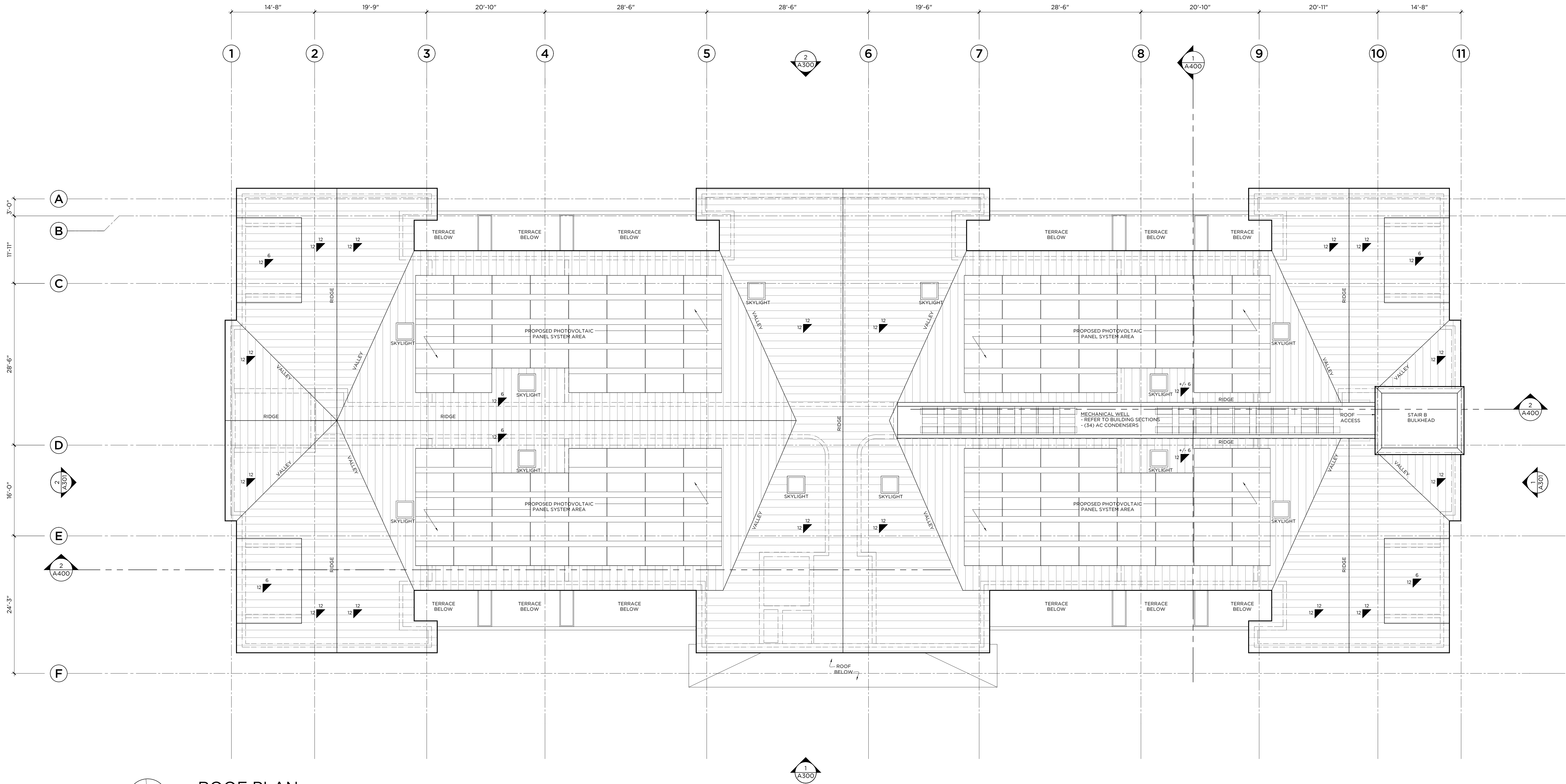
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REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

LANDSCAPE ARCHITECT:
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GREENWICH, CT 06830
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ROOF PLAN

1/8" = 1'-0"

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PROJ. MANAGER:

RG

DATE:

12/27/2022

SCALE:

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ROOF PLAN

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A104

CONSULTANTS

CIVIL ENGINEER:
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

LANDSCAPE ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
(203) 625-9460 ext. 16
rb@granoffarchitects.com



1 WEST ELEVATION (FRONT 'A')

1/8"=1'-0"



2 EAST ELEVATION (SIDE)

1/8"=1'-0"

EXTERIOR MATERIALS LEGEND

ITEM #	COMPONENT	MATERIAL AND FINISH	NOTES
1	METAL ROOFING	SNAP ON STANDING SEAM METAL ROOF W/ SEAMS @ 16" O.C.	GREY
2	HALF ROUND GUTTER SYSTEM	HALF ROUND GUTTER W/ DOWNSPOUTS - PAINTED WHITE TO MATCH TRIM	
3	1x FASCIA BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
4	12" FRIEZE BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
5	POLY ASH NICKEL GAP SIDING	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) W/ 7" EXPOSURE (COLOR: T.B.D.)-VERTICAL	WHITE- VERTICAL ORIENTATION
6	POLY ASH NICKEL GAP SIDING	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) W/ 7" EXPOSURE (COLOR: T.B.D.)-HORIZONTAL	WHITE- HORIZONTAL ORIENTATION
7	TRANSITION TRIM	3/4x6 POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
8	WINDOW TRIM	3/4x6 POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
9	POLY ASH RAILING SYSTEM	RAILING SYSTEM (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
10	5 1/2" CORNER TRIM BOARD	POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
11	18" WATERTABLE TRIM BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
12	SLOPED STONE CAP	2" NOM. NY BLUESTONE W/ CHISELED EDGE	
13	2" NOM. STONE VENEER	ROUGHLY SQUARE & RECTANGULAR W/ NATURAL WEATHERED FACES; RANDOM BROKEN COURSED ASHLAR PATTERN	GREY
14	ALUMN. RAILING SYSTEM HORIZ.		
15	POLY ASH BRACKETS		
16	POLYASH V-GROOVE SOFFIT	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) POLYASH BEADBOARD V-GROOVE SOFFIT	
17	METAL CHIMNEY CAP		
18	EXT. WALL SCNCE 4"	RECARNGULAR EXTERIOR WALL SCNCE SEE LIGHTING PLAN FOR DETAILS	GREY

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DRAWN BY:

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PROJ. MANAGER:

RG

DATE:

12/27/2022

SCALE:

AS NOTED

DRAWING TITLE

WEST & EAST ELEVATION

DRAWING NO.

A300

CONSULTANTS

CIVIL ENGINEER:
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

LANDSCAPE ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
(203) 625-9460 ext. 16
rb@granoffarchitects.com



1 SOUTH ELEVATION (FRONT 'B') 1/8"=1'-0"



2 NORTH ELEVATION (REAR) 1/8"=1'-0"

EXTERIOR MATERIALS LEGEND			
ITEM #	COMPONENT	MATERIAL AND FINISH	NOTES
1	METAL ROOFING	SNAP ON STANDING SEAM METAL ROOF W/ SEAMS @ 16" O.C.	GREY
2	HALF ROUND GUTTER SYSTEM	HALF-ROUND GUTTER W/ DOWNSPOUTS - PAINTED WHITE TO MATCH TRIM	
3	1x FASCIA BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
4	12" FRIEZE BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
5	POLY ASH NICKEL GAP SIDING	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) W/ 7" EXPOSURE (COLOR: T.B.D.)-VERTICAL	WHITE- VERTICAL ORIENTATION
6	POLY ASH NICKEL GAP SIDING	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) W/ 7" EXPOSURE (COLOR: T.B.D.)-HORIZONTAL	WHITE- HORIZONTAL ORIENTATION
7	TRANSITION TRIM	3/4x6 POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
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16	POLYASH V-GROOVE SOFFIT	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) POLYASH BEADBOARD V-GROOVE SOFFIT	
17	METAL CHIMNEY CAP		
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DRAWING TITLE

SOUTH & NORTH ELEVATIONS

DRAWING NO.

A301

CONSULTANTS

CIVIL ENGINEER:
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

LANDSCAPE ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
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1 BUILDING SECTION A

1/8"=1'-0"

2 BUILDING SECTION B

1/8"=1'-0"

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BUILDING SECTIONS

DRAWING NO.

A400