



GRANOFF ARCHITECTS

330 RAILROAD AVENUE
GREENWICH, CT 06830

203.625.9460

WWW.GRANOFFARCHITECTS.COM

**12 GODFREY PLACE
WILTON, CT**

DATE: 3/22/2022

CONCEPTUAL STUDY

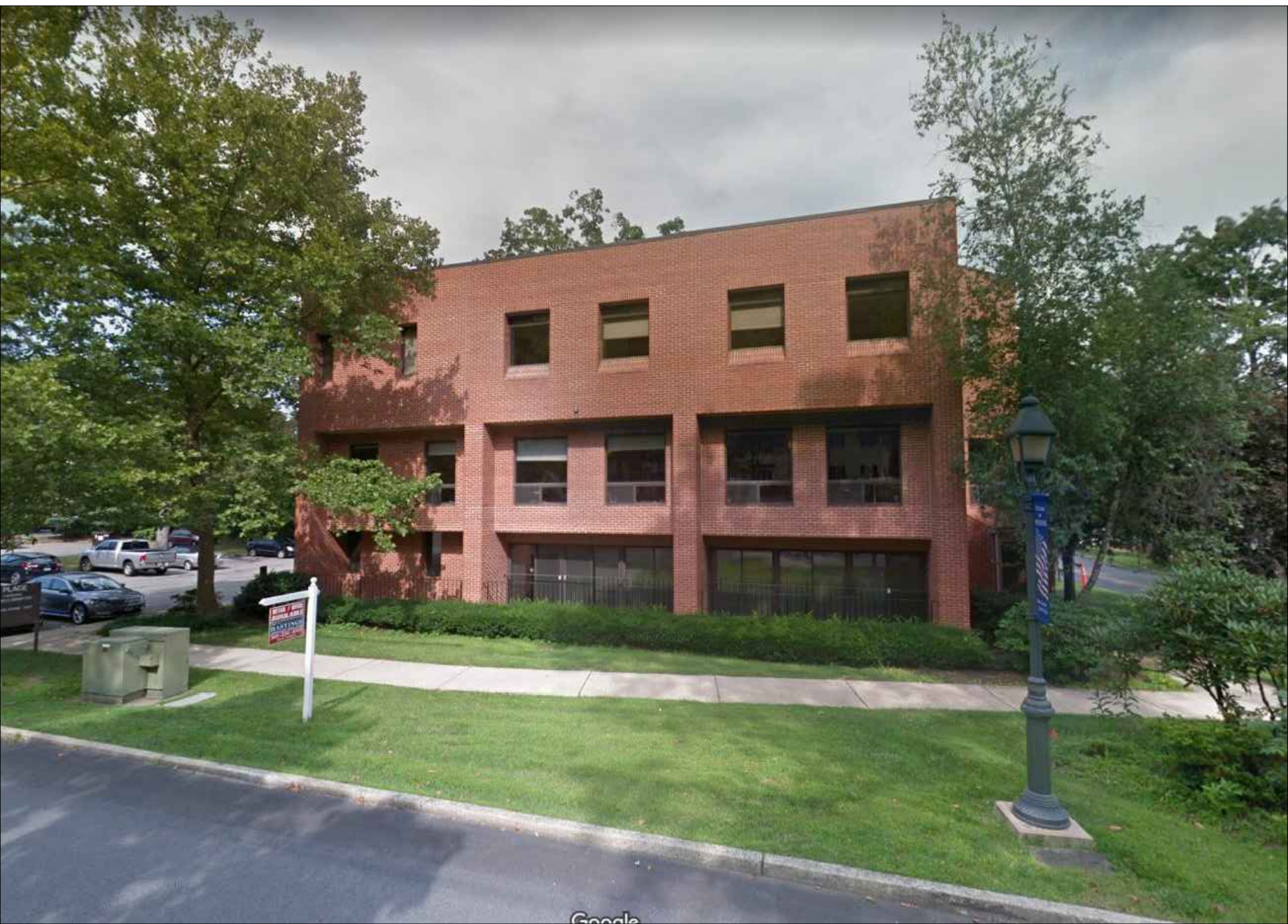
DRAWING NO.:

SK-1

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■ AERIAL IMAGE OF SITE



■ 12 GODFREY EXISTING BUILDING



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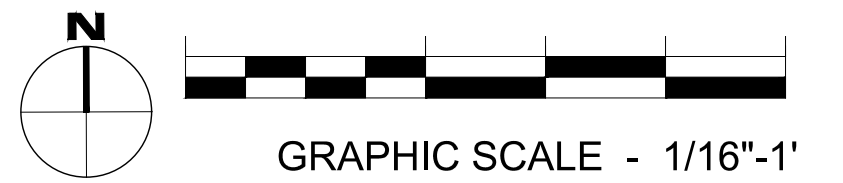
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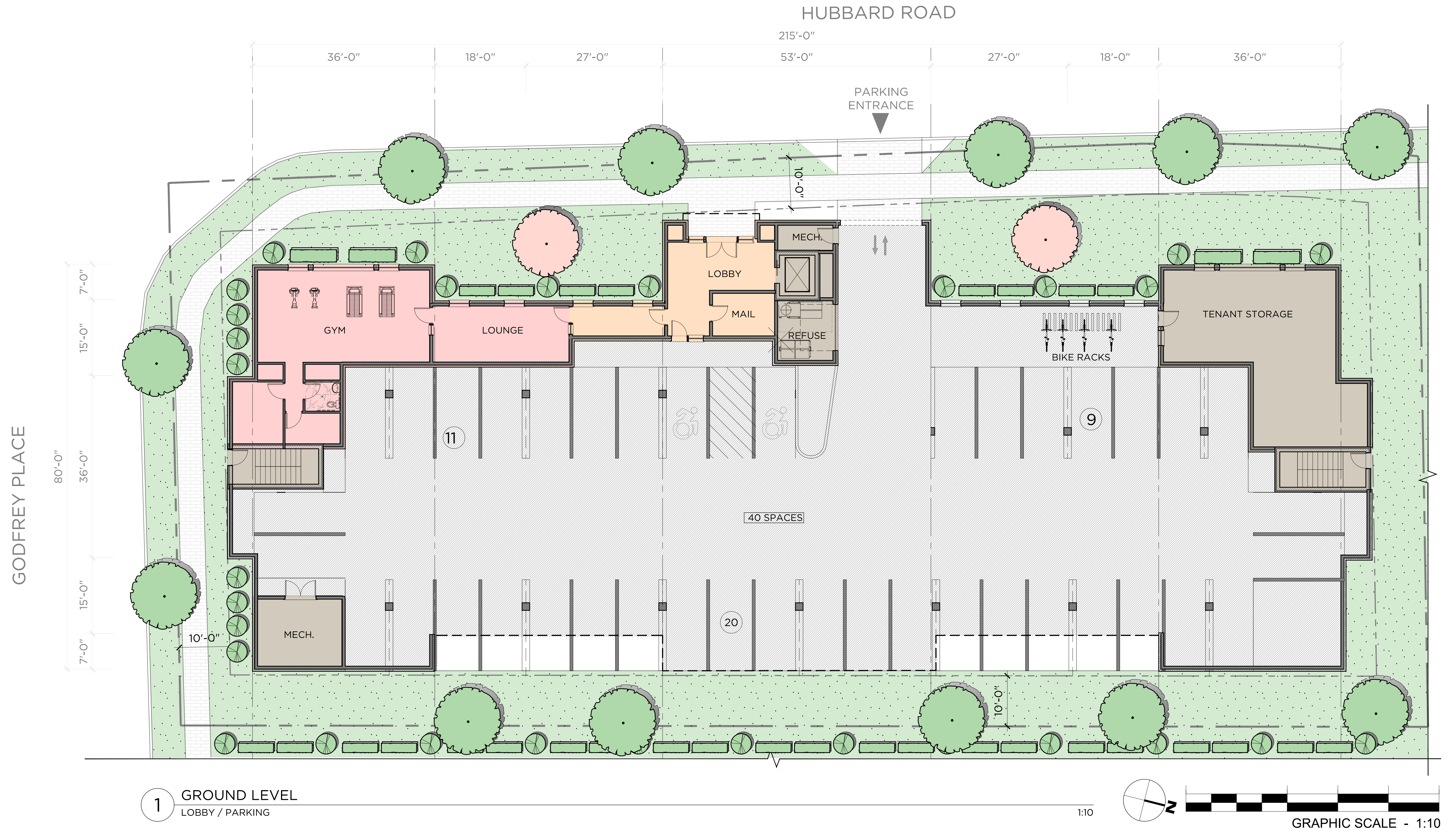
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1 GROUND LEVEL
LOBBY / PARKING

1/16"=1'-0"










LEGEND	
<div></div>	AMENITY SPACE
<div></div>	LOBBY
<div></div>	RESIDENTIAL / APARTMENTS
<div></div>	CORRIDOR/ MECHANICAL / UTILITY
<div></div>	INDICATES BUILDING ABOVE

ZONING INFORMATION
ADDRESS: 12 GODFREY PLACE ZONE: WC (PROPOSED HODD HOUSING OPPORTUNITY DEVELOPMENT DISTRICT) MAX HEIGHT: 43'-0"

UNIT MIX	
1 BR	16 UNITS
2 BR	6 UNITS
3 BR	8 UNITS
TOTAL	30 UNITS

BUILDING CALCULATIONS				
	RESIDENTIAL (GROSS)	RESIDENTIAL (NET)	EFF.	TOTAL BLG AREA
1ST FLOOR	4,000 SF	0.00 SF	0.00	4,000.00
2ND FLOOR	16,500 SF	14,742.00 SF	0.89	16,500.00
3RD FLOOR	16,500 SF	14,742.00 SF	0.89	16,500.00
4TH FLOOR	11,170 SF	11,000.00 SF	0.98	11,170.00
ROOF				
TOTAL	48,170 SF	40,484.00 SF	0.84	48,170 SF
# UNITS	30			
AVG. UNIT SIZE	1,349.47 SF			
PARKING	40 SPACES	1.3 SPACES PER UNIT		



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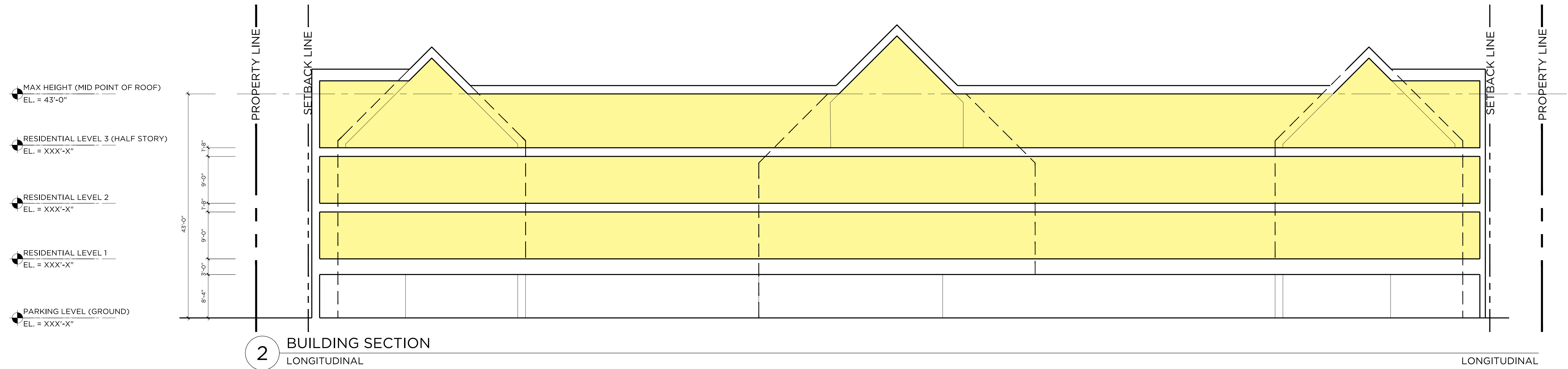
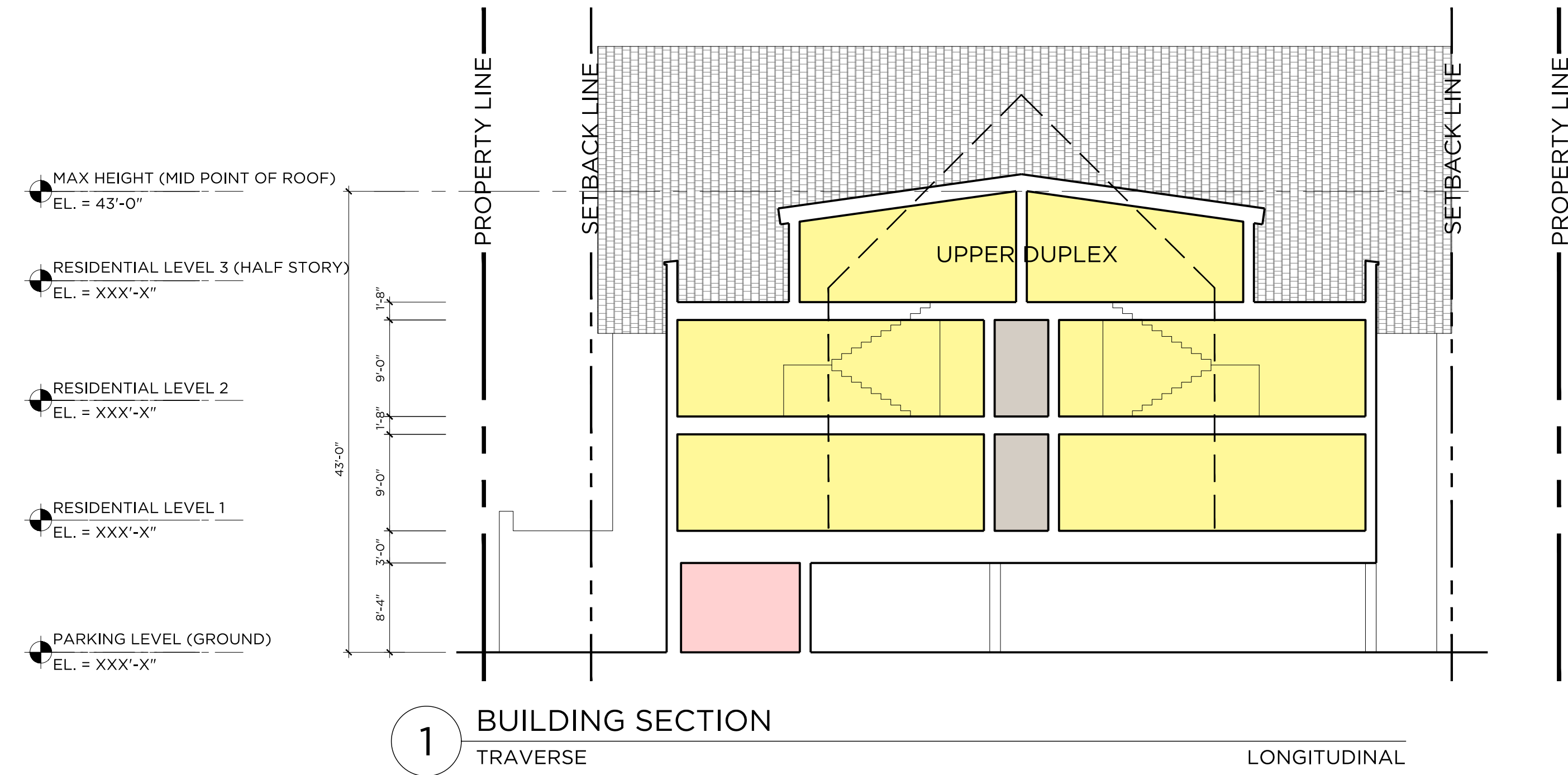


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