



12 GODFREY PLACE WILTON,CT

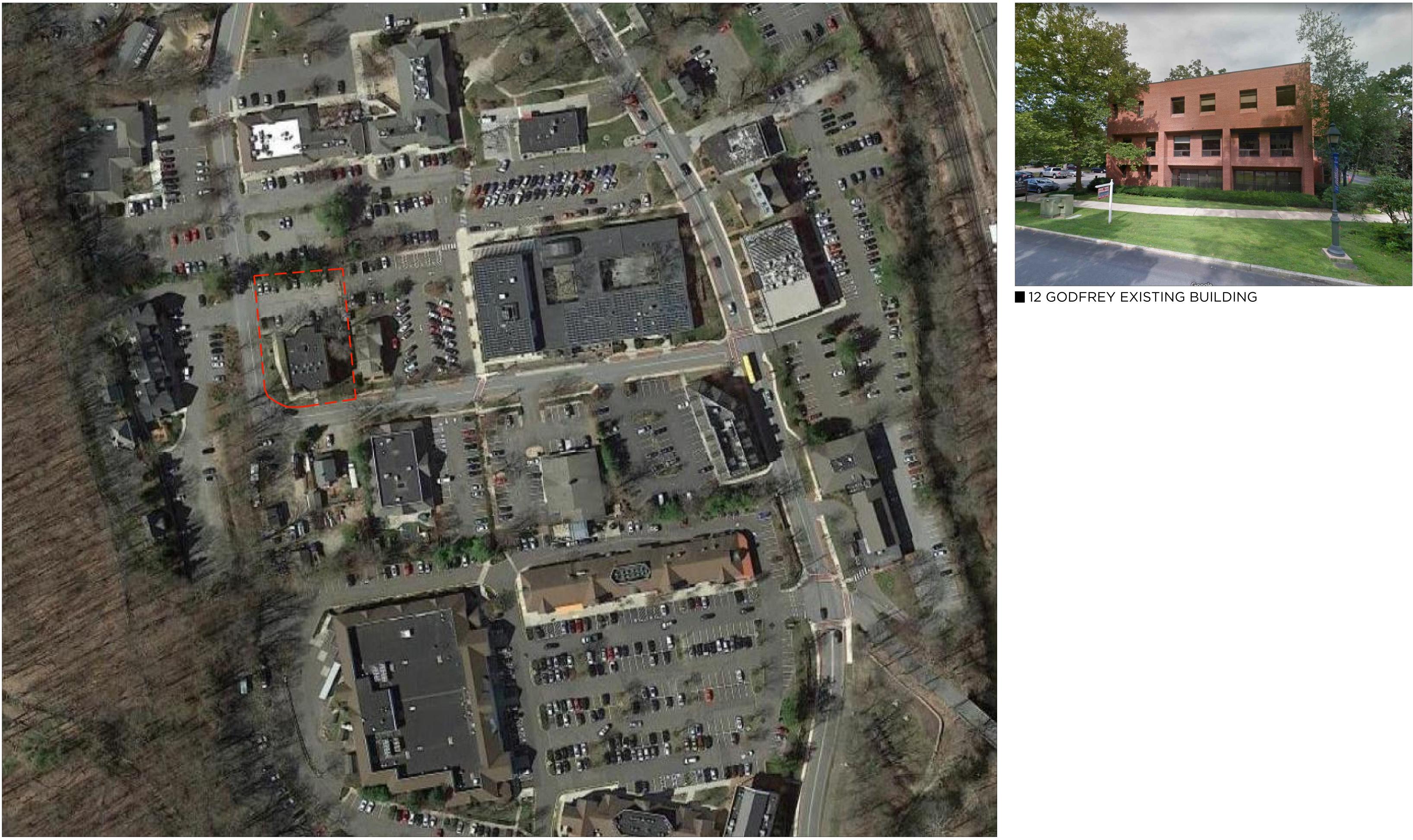
DATE: 3/22/2022

CONCEPTUAL STUDY

DRAWING NO.:

SK-1

022 GRANOFF ARCHITECTS see drawings, concepts, designs and ideas are the property of Granoff Architects, P.C.. y may not be copied, reproduced, disclosed to others, or used in connection with any k other than the specified project for which they were prepared, in whole or in part, put prior withing concept of Granoff Architects P.



AERIAL IMAGE OF SITE



GRANOFF ARCHITECTS 330 RAILROAD AVENUE GREENWICH, CT 06830 203.625.9460 WWW.GRANOFFARCHITECTS.COM

12 GODFREY PLACE WILTON,CT

DATE: 3/22/2022

DRAWING NO.:



CONCEPTUAL STUDY

22 GRANOFF ARCHITECTS .e drawings, concepts, designs and ideas are the property of Granoff Architects, P.C., y may not be copied, reproduced, disclosed to others, or used in connection with any k other than the specified project for which they were prepared, in whole or in part, there are a substantiation consent of Granoff Architects, P.C.





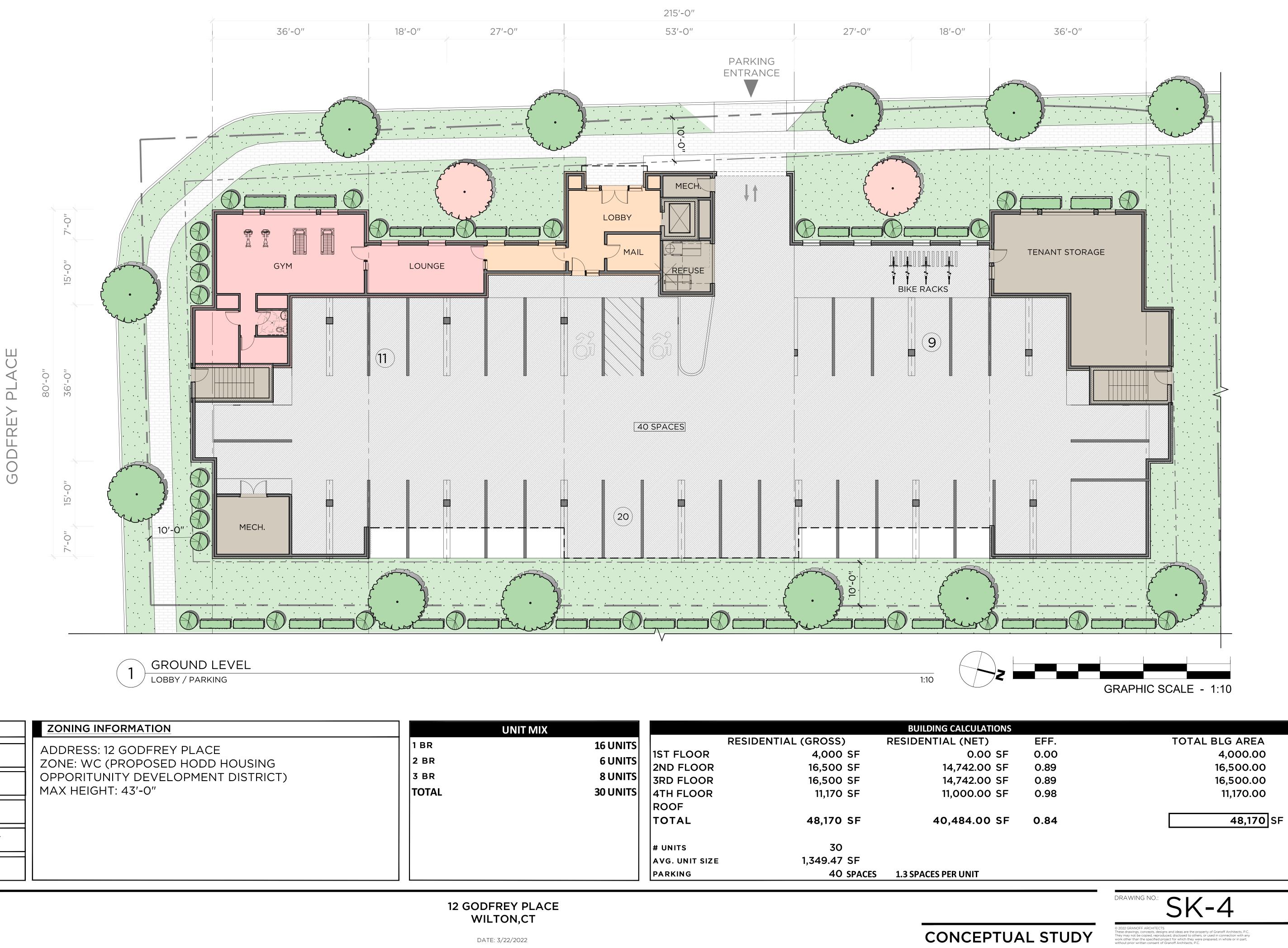


12 GODFREY PLACE WILTON,CT

DATE: 3/22/2022

CONCEPTUAL STUDY

© 2022 GRANOFF ARCHITECTS These drawings, concepts, designs and ideas are the property of Granoff Architects, P.C.. They may not be copied, reproduced, disclosed to others, or used in connection with any work other than the specified project for which they were prepared, in whole or in part, without prior written consent of Granoff Architects, P.C.



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



HUBBARD ROAD

	UNIT MIX		
1 BR	16 UNITS		RESIDENTIAL (GROSS)
2 BR	6 UNITS	1ST FLOOR	4,000
		2ND FLOOR	16,500
3 BR	8 UNITS	3RD FLOOR	16,500
TOTAL	30 UNITS	4TH FLOOR	11,170
		ROOF	
		TOTAL	48,170
		# UNITS	30
		AVG. UNIT SIZE	1,349.47
		PARKING	40



Ц ODFRE



LEGE	END	
	AMENITY SPACE	
	LOBBY	
	RESIDENTIAL / APARTMENTS	
	CORRIDOR/ MECHANICAL / UTILITY	
	INDICATES BUILDING ABOVE	

ZONING INFORMATION

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



GRANOFF ARCHITECTS 330 RAILROAD AVENUE GREENWICH, CT 06830 203.625.9460 WWW.GRANOFFARCHITECTS.COM



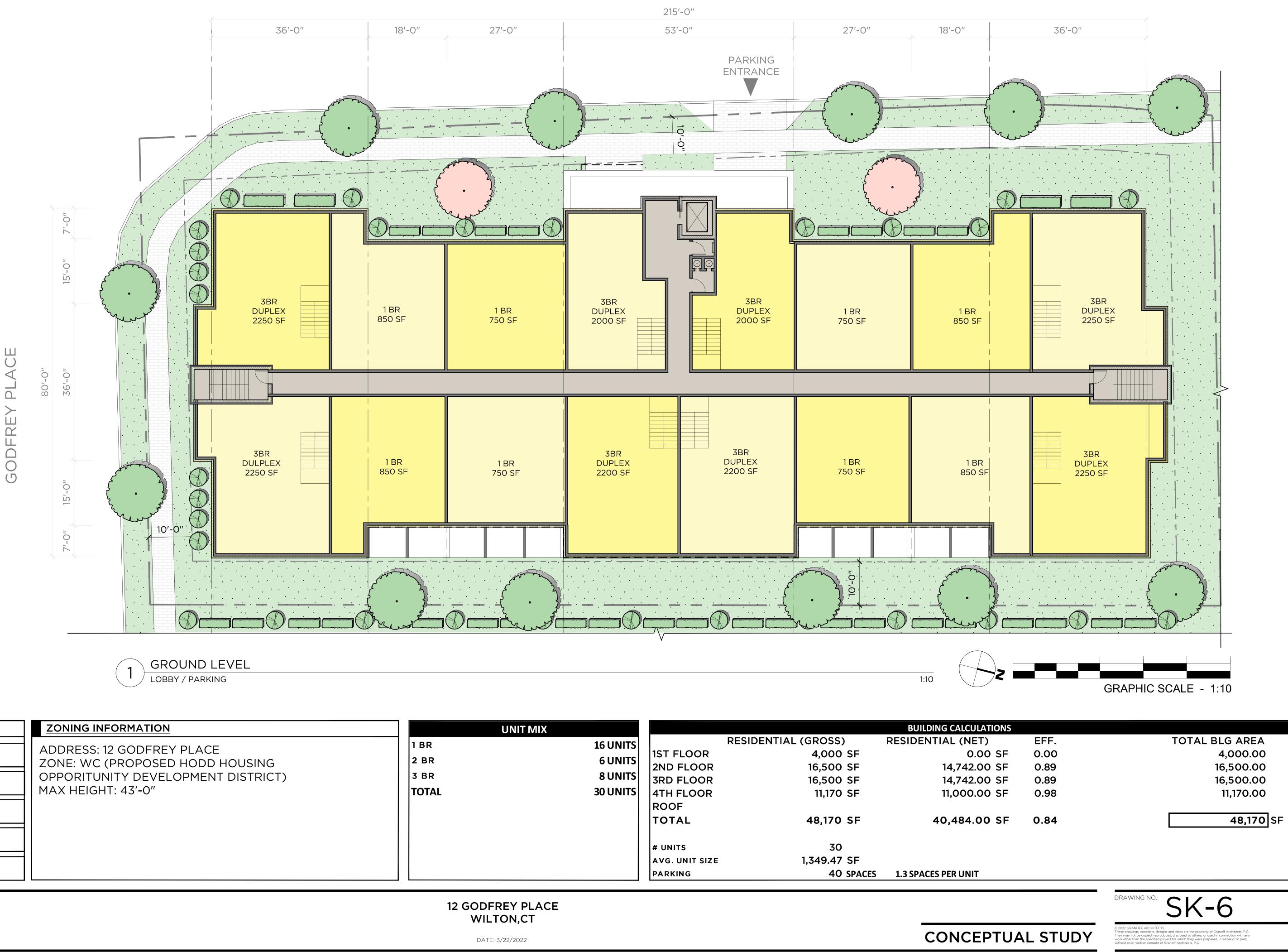
UNIT MIX				BUILDING CALCULATIONS		
1 BR	16 UNITS		RESIDENTIAL (GROSS)	RESIDENTIAL (NET)	EFF.	TOTAL BLG AREA
2 BR	6 UNITS	1ST FLOOR	4,000 SF	0.00 SF	0.00	4,000.00
		2ND FLOOR	16,500 SF	14,742.00 SF	0.89	16,500.00
3 BR	8 UNITS	3RD FLOOR	16,500 SF	14,742.00 SF	0.89	16,500.00
TOTAL	30 UNITS	4TH FLOOR	11,170 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		
12 GODFREY PLACE WILTON.CT						drawing no.: SK-5

WILTON,CT

DATE: 3/22/2022

CONCEPTUAL STUDY

© 2022 GRANOFF ARCHITECTS These drawings, concepts, designs and ideas are the property of Granoff Architects, P.C.. They may not be copied, reproduced, disclosed to others, or used in connection with any work other than the specified project for which they were prepared, in whole or in part, without prior written consent of Granoff Architects, P.C.

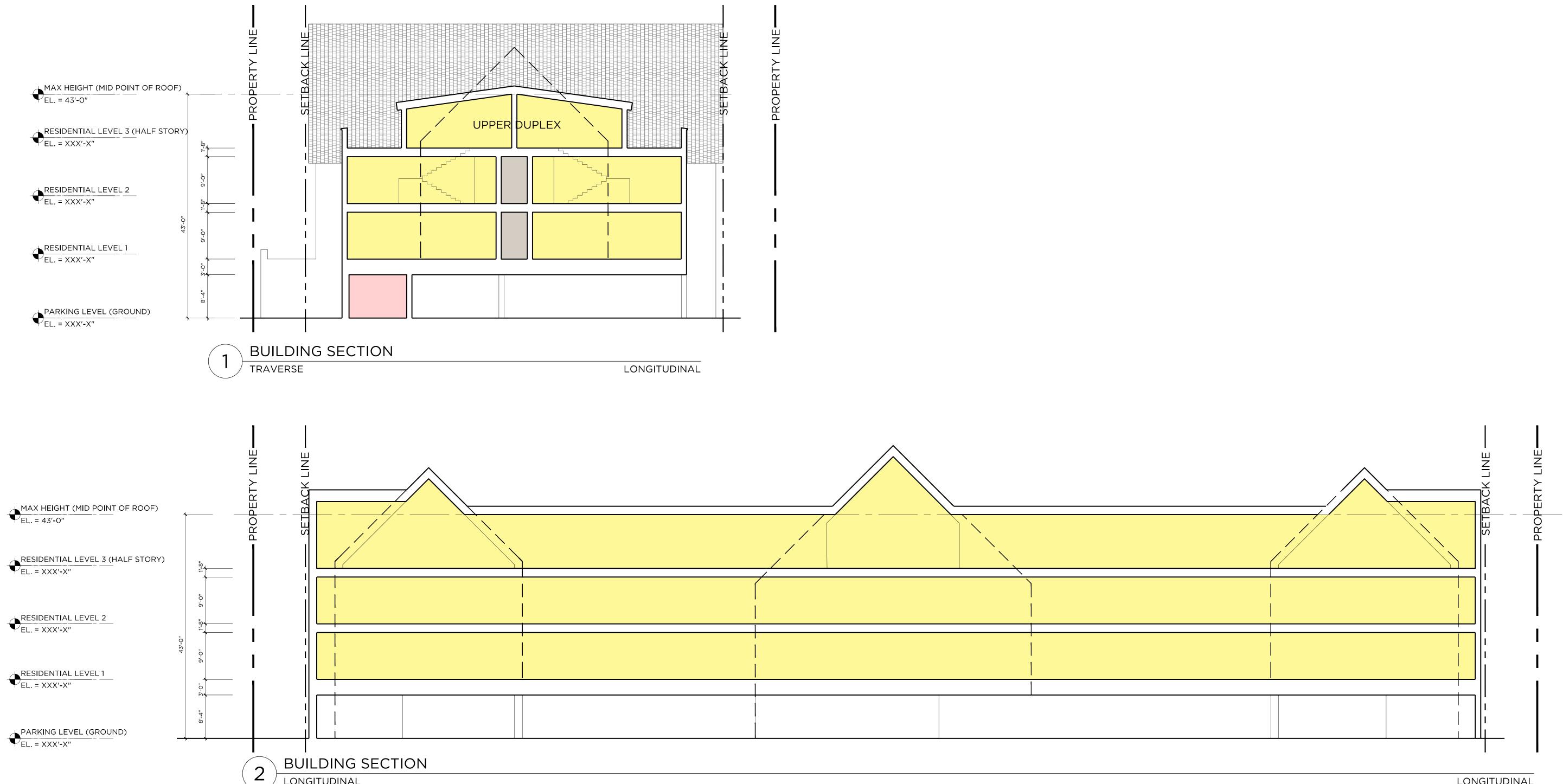


LEGEND			
	AMENITY SPACE		
	LOBBY		
	RESIDENTIAL / APARTMENTS		
	CORRIDOR/ MECHANICAL / UTILITY		
	INDICATES BUILDING ABOVE		



HUBBARD ROAD

	UNITMIX		
1 BR	16 UNITS		RESIDENTIAL (GROSS)
2 BR	6 UNITS	1ST FLOOR	4,000
3 BR	8 UNITS	2ND FLOOR	16,500
		3RD FLOOR	16,500
TOTAL	30 UNITS	4TH FLOOR	11,170
		ROOF	
		TOTAL	48,170
		# UNITS	30
		AVG. UNIT SIZE	1,349.47
		PARKING	40



LEG	END	ZONING INFORMATION
	AMENITY SPACE	ADDRESS: 12 GODFREY PLACE ZONE: WC (PROPOSED HODD F
	LOBBY	OPPORITUNITY DEVELOPMENT
	RESIDENTIAL / APARTMENTS	
	CORRIDOR/ MECHANICAL / UTILITY	
	INDICATES BUILDING ABOVE]



GRANOFF ARCHITECTS 330 RAILROAD AVENUE GREENWICH, CT 06830

HOUSING NT DISTRICT)

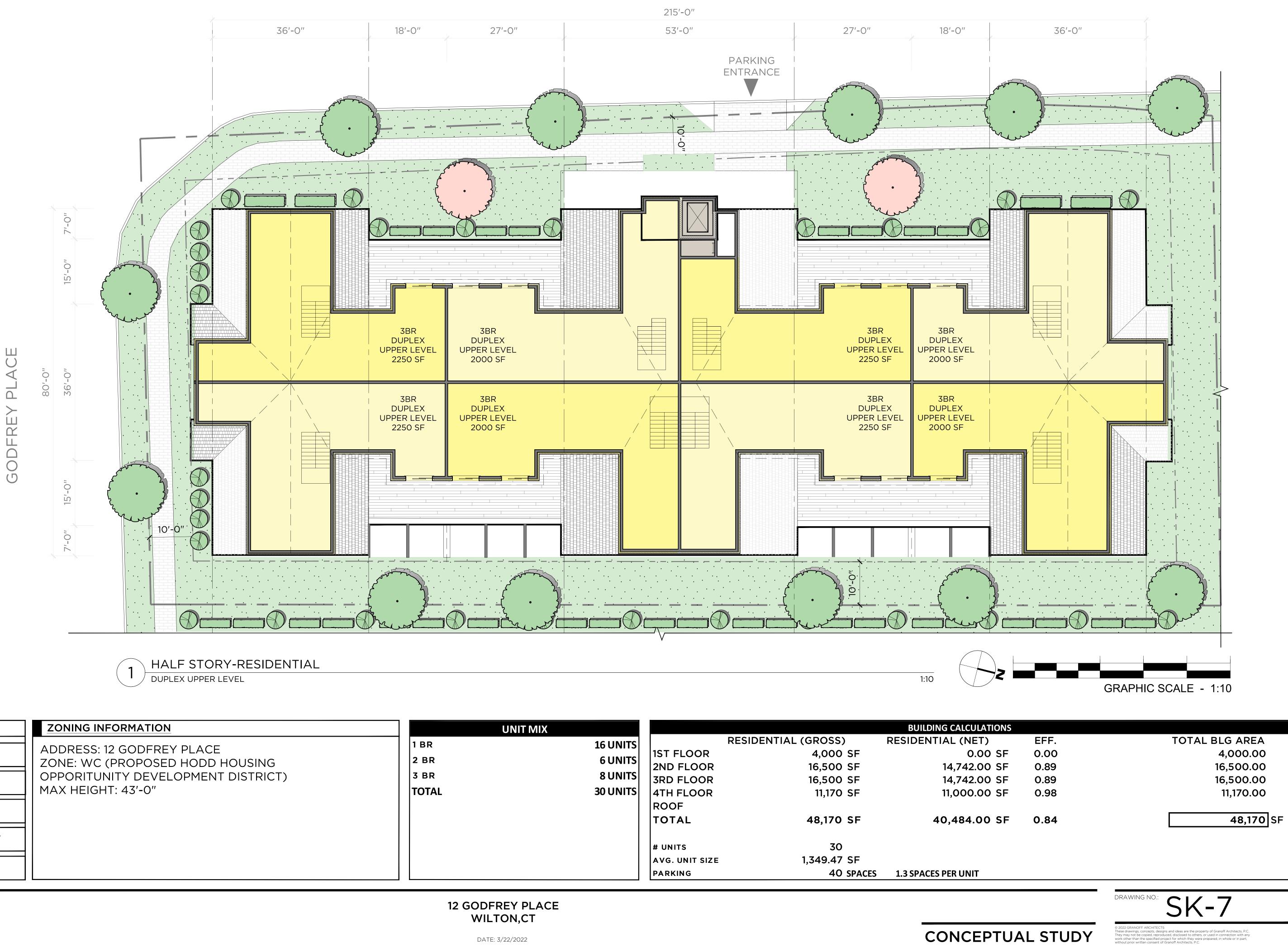
LONGITUDINAL

UNIT MIX				BUILDING CALCULATIONS		
1 BR	16 UNITS		RESIDENTIAL (GROSS)	RESIDENTIAL (NET)	EFF.	TOTAL BLG AREA
2 BR	6 UNITS	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
3 BR	8 UNITS	3RD FLOOR	16,500 SF	14,742.00 SF	0.89	16,500.00
TOTAL	30 UNITS	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		
12 GODFREY PLACE						DRAWING NO.: SK-8
WILTON,CT						© 2022 GRANOFF ARCHITECTS

DATE: 3/22/2022

LONGITUDINAL

CONCEPTUAL STUDY These drawings, concepts, designs and ideas are the property of Granoff Architects, P.C.. These drawings, concepts, designs and ideas are the property of Granoff Architects, P.C.. These drawings, concepts, designs and ideas are the property of Granoff Architects, P.C.. These drawings, concepts, designs and ideas are the property of Granoff Architects, P.C.. These drawings, concepts, designs and ideas are the property of Granoff Architects, P.C.. These drawings, concepts, designs and ideas are the property of Granoff Architects, P.C.. These drawings, concepts, designs and ideas are the property of Granoff Architects, P.C..



LEGE	IND				
	AMENITY SPACE				
	LOBBY				
	RESIDENTIAL / APARTMENTS				
	CORRIDOR/ MECHANICAL / UTILITY				
	INDICATES BUILDING ABOVE				



HUBBARD ROAD

	UNIT MIX		
1 BR	16 UNITS		RESIDENTIAL (GROSS)
2 BR	6 UNITS	1ST FLOOR	4,000
		2ND FLOOR	16,500
3 BR	8 UNITS	3RD FLOOR	16,500
TOTAL	30 UNITS	4TH FLOOR	11,170
		ROOF	
		TOTAL	48,170
		# UNITS	30
		AVG. UNIT SIZE	1,349.47
		PARKING	40





12 GODFREY PLACE WILTON,CT

DATE: 3/22/2022

CONCEPTUAL STUDY

DRAWING NO.:

SK-9

© 2022 GRANOFF ARCHITECTS These drawings, concepts, designs and ideas are the property of Granoff Architects, P.C.. They may not be copied, reproduced, disclosed to others, or used in connection with any work other than the specified project for which they were prepared, in whole or in part, without prior written consent of Granoff Architects, P.C.