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1055 Washington Blvd. 4th Floor Stamford, CT 06901

October 16, 2023

VIA E-MAIL & HAND DELIVERY

Michael Wrinn Director Planning and Zoning Department Town of Wilton Town Annex 238 Danbury Road Wilton, CT 06897 Michael.Wrinn@wiltonct.org

Re: Pre-Application Review *Address*: 15 Old Danbury Road, Wilton, Connecticut *Requesting Parties*: Toll Brothers, Inc. (Contract Purchaser) & CD Station LLC (Owner)

Dear Director Wrinn:

As you know, our firm represents the above-captioned Requesting Parties in connection with the potential redevelopment of the property located at 15 Old Danbury Road, Wilton, Connecticut (the "Property"). The Property is approximately 4.28± acres and is located on the westerly side of Danbury Road. It is designated as Tax Lot 22 on Map 74 in a DE-5 Design Enterprise District. The Property is currently improved with a vacant commercial office building, surface parking lot, and a decorative water feature. The proposed redevelopment would remove the existing improvements and replace them with a new five-story multi-family residential building, accompanying amenities (i.e. pool, courtyard), landscaping, and other site improvements. As currently contemplated, the redevelopment would include approximately 207 apartments with a mixture of one-bedroom, two-bedroom and three-bedroom units.

The proposal has been designed to be generally consistent with the Draft OL-3 Danbury Road TOD Overlay District regulations, as revised to September 25, 2023 (the "Draft OL-3 Regulations"). Given the site's proximity to the Wilton Train Station and status as a transit-oriented development, Toll Brothers believes the standards contained in the Draft OL-3 Regulations are appropriate for this location. We understand that the Planning and Zoning Commission (the "Commission") may be considering a text change for this area and look forward to working with the Commission in this regard.

In furtherance of the proposed applications, please find enclosed the following revised materials:

• Letters of Authority from the Owner and Contract Purchaser;



- Project Narrative;
- ALTA/NSPS Land Title Survey, prepared by F.A. Hesketh & Associates, Inc., dated June 1, 2023, entitled "ALTA-1";
- Plans from Beinfield Architecture, PC, dated October 13, 2023, including:
 - Cover Page;
 - "Zoning & Building Metrics, A0.01";
 - "Aerial, A0.20";
 - "Proposed Conditions";
 - "Site Plan, A0.90";
 - "Basement Floor Plan, A1.00";
 - "First Floor Plan, A1.01";
 - "Typical Floor Plan (Lvl 2-4), A1.02";
 - "Fifth Floor Plan, A1.03"
 - "Roof Plan, A1.04";
 - "Building Section, A3.01"
 - "Graphic Map, A4.00";
 - "Topography, A4.01";
- Architectural Illustration and Building Materials, prepared by Beinfield Architecture, dated October 16, 2023; and
- Plans prepared by Eric Rains Landscape Architecture, Inc., dated October 13, 2023, including:
 - "Overall Site Plan Rendering"; and
 - "Concept Images"

Please let me know if you have any questions or require additional materials. We look forward to presenting this proposal to the Commission at the October 23rd meeting.

Sincerely,

Lisa L. Feinberg

Lisa L. Feinberg

Enclosures.

cc: D. White, Daphne.White@wiltonct.org Development Team September 14, 2023

Mr. Michael Wrinn Town Planner Planning and Zoning Department Town of Wilton Town Annex 238 Danbury Road Wilton, CT 06897

RE: 15 Old Danbury Road, Wilton, CT Letter of Authority – CD Station LLC

Dear Director Wrinn:

CD Station LLC (the "Owner"), is the owner of the property located at 15 Old Danbury Road, Wilton, CT (the "Property"). I hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 1055 Washington Boulevard, Stamford, Connecticut 06901, to file the enclosed land use applications in connection with the Property on the Owner's behalf. Thank you for your acknowledgement of said authority.

Sincerely,

CD Station LLC

By:

Dana J. Moreau Duly Authorized September 15, 2023

Mr. Michael Wrinn Town Planner Planning and Zoning Department Town of Wilton Town Annex 238 Danbury Road Wilton, CT 06897

RE: 15 Old Danbury Road, Wilton, CT Letter of Authority – Toll Bros., Inc.

Dear Director Wrinn:

Toll Bros., Inc., is the contract purchaser for the property located at 15 Old Danbury Road, Wilton, CT (the "Property"). I hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 1055 Washington Boulevard, Stamford, Connecticut 06901, to act as agent for Toll Bros., Inc. in connection with the enclosed land use applications. Thank you for your acknowledgement of said authority.

Sincerely,

Toll Bros., Inc.

Russell Rochestie By:

Russell R. Rochestie Senior Vice President



Project Narrative

I. Introduction

As stated in the 2019 Plan of Conservation and Development (the "POCD"), the "relatively high price of housing coupled with an available housing stock of detached single-family homes has more recently contributed to lower in-migration of younger working-age people and has increased the out-migration of empty-nesters and retirees." ¹ The trends of increased housing prices and decreased housing supply have only been exacerbated during and after the COVID-19 Pandemic. At the same time, "the community has increasingly expressed interest in increasing housing type variety and price points in design and location appropriate ways" to increase the Town's overall housing stock and to attract and meet "the needs of occupants at different life and employment stages."²

The Town of Wilton (the "Town") has taken several steps to meet this demand. In 2021, the Wilton Planning and Zoning Commission (the "Commission") amended the Wilton Zoning Regulations (the "Zoning Regulations") to enact the DE-5R Overlay Zone (the "DE-5R"). In approving the DE-5R, the Commission recognized this new tool "will allow more diversified housing types and housing options and allow underperforming properties in the current zone to potentially convert to a more productive use."³

The Town has continued to pursue a path of building needed housing in appropriate locations. The Commission is currently pursuing amendments to the Zoning Regulations that will facilitate the Town's ability to provide current and future residents with a variety of housing options, and "to build a more vibrant, engaging downtown area."⁴

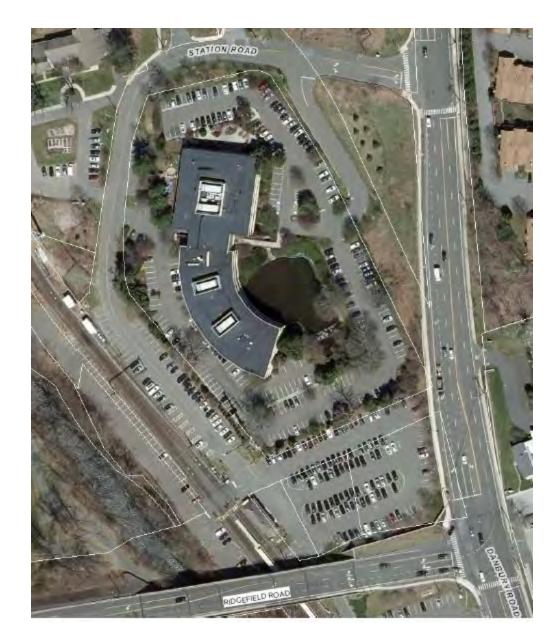
Toll Brothers Inc. ("Toll Brothers") looks to build on these efforts by repurposing the property located at 15 Old Danbury Road (the "Property") from office to multifamily residential use. The Property is generally located on the westerly boundary of Route 7 and is adjacent to the Wilton Train Station (the "Station"). The Property is currently improved with a three-story office building and associated parking areas. According to the Property Field Card, the building was constructed in 1968. The Property is depicted in the aerial image below.

¹ POCD pg. 8.

² Id.

³ Resolution of Approval, #1121-5REG.

⁴ Wilton official: Proposed zoning rules would help town find its 'soul.' <u>The Norwalk Hour</u>, October 5, 2023.



II. Proposed Redevelopment

While the demand for housing has increased, the demand for office space has decreased. In light of this inverse relationship, and given its proximity to the Station and Wilton Center, the Property is well suited to be converted to multifamily residential use. Toll Brothers intends to replace the existing office building with a new, multifamily community comprised of 207 apartments. As currently contemplated, the proposed building will be primarily comprised of one-and two-bedroom apartments. A scattering of three-bedroom apartments is also under consideration at this time. Ten percent (10%) of the proposed apartments will be designated as Affordable Housing Units in accordance with the Wilton Zoning Regulations. A large outdoor courtyard, featuring a pool and associated recreational space, is also contemplated. A robust amenity program is anticipated, and $9,185\pm$ sf of amenity space is currently under consideration to

accommodate these facilities. Approximately 312 parking spaces are currently proposed onsite to accommodate future residents of the Property.

The proposed building will be five stories tall, and feature a blend of high-quality façade materials, including brick, horizontal fiber cement planks, and fiber cement panels. Comprehensive site landscaping and drainage improvements are also anticipated.

Conceptual plans for the proposed redevelopment have been designed to comply with the current Draft OL-3 Danbury Road TOD Overlay District regulations, as revised to September 25, 2023 (the "Draft OL-3 Regulations"). Toll Brothers understands that the Draft OL-3 Regulations have not been finalized and looks forward to working with the Commission to ensure appropriate regulatory tools are in place to guide the redevelopment of the Property. It should be noted that the proposed redevelopment is also consistent with the goals and policies outlined in the Draft OL-3 Regulations. Specifically, the proposal will:

- "Protect and strengthen the existing multi-family residentially oriented character of the area;"⁵
- "Promoted well-designed, high-density infill multi-family residential development, including affordable housing, at allocation with sufficient infrastructure and public transit;"⁶ and
- "Encourage sustainable development."⁷

III. Conclusion

The contemplated redevelopment will provide needed housing in a location identified by the Commission as well suited for this use and support economic growth within Wilton Center specifically and the Town at large. Toll Brothers is excited to present this preliminary plan and looks forward to a productive dialogue with the Commission.

⁵ Draft OL-3 Regulations, Sec. Z.1.A.1.

⁶ Draft OL-3 Regulations, Sec. Z.1.A.2.

⁷ Draft OL-3 Regulations, Sec. Z.1.A.4.

<u>LEGEND</u> $\phi = UTILITY POLE$ = CATCH BASIN 🝘 = MONITOR WELL W.L.R. = WILTON LAND RECORDS VOL. = VOLUME= MONUMENT △ = SURVEY CONTROL POINT -Q- = FIRE HYDRANT -🔆 = LIGHT STANDARD ESS = EXIST. TREE \bigcirc = TREE LINE CL&P = CONNÉCTICUT LIGHT & POWER CO. (3) = NUMBER OF PARKING SPACESSNET = SOUTHERN NEW ENGLAND TELEPHONE R.R.S. = RAILROAD SPIKE \bigcirc = SANITARY MANHOLE (2) = UNKNOWN MANHOLE \bigcirc = FILL CAP - E - = UNDERGROUND ELECTRIC LINE - T - = UNDERGROUND TELEPHONE LINE P.O.B. = POINT OF BEGINNING COMMITMENT FOR TITLE INSURANCE ISSUED BY **3** = FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.: CT-420791 EFFECTIVE DATE: APRIL 91, 2023 AT 5:00PM, SCHEDULE B, PART II EXCEPTION

NSM = NOT SURVEY MATTER NOTES:

1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

2. IT IS A PROPERTY SURVEY INTENDED TO BE USED FOR FINANCING

PURPOSES. 3. THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION

CATEGORY. 4. THIS SURVEY MEETS OR EXCEEDS CLASS A-2 HORIZONTAL ACCURACY STANDARDS..

5. THE SUBJECT PARCEL IS CURRENTLY OWNED BY CD STATION, LLC WILTON LAND RECORDS VOLUME 1158 PAGE 193 EXCEPTING THEREFROM LAND TAKEN BY THE STATE OF CONNECTICUT IN VOLUME 1850 PAGE 183. AND IS DEPICTED AS LOT 22 ON THE TOWN OF WILTON ASSESSORS MAP NUMBER 74. THE SUBJECT PARCEL IS ALSO REFERRED TO AS PID 3983 BY THE TOWN OF WILTON ASSESSORS OFFICE.

6. THE SUBJECT PARCEL IS LOCATED IN THE DE-5 DESIGN ENTERPRISE DISTRICT. ZONING INFORMATION DEPICTED HEREON IS BASED UPON "ZONING AND SITE REQUIREMENTS SUMMARY PZR REPORT FOR: CD STATION 15 OLD DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR: BANKWELL DATE: DRAFT – 10/18/2019 PZR SITE NUMBER 133948–1 BY THE PLANNING & ZONING RESOURCE COMPANY". THIS SURVEYOR WAS NOT PROVIDED A ZONING REPORT FOR 2023 UPDATE.

7. BEARINGS DEPICTED HEREON ARE BASED UPON MAP REFERENCE NUMBER 1. COORDINATES ARE ASSUMED.

8. UNDERGROUND UTILITY, STRUCTURE AND FACILITIES DEPICTED HEREON HAVE BEEN COMPILED FROM RECORD PLANS. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4545.

13.57'

9. THE PARCEL DEPICTED HEREON IS LOCATED IN FLOOD ZONE X OTHER AREA (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) BASED UPON A VISUAL INSPECTION OF A MAP ENTITLED "PANEL 0383F, FIRM, FLOOD INSURANCE RATE MAP, FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 0383 OF 626 MAP NUMBER 09001C0383F EFFECTIVE DATE JUNE 18, 2010" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

10. THIS SURVEYOR HAS REVIEWED THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO: CT-6420791 EFFECTIVE DATE APRIL 19, 2023 AT 5:00PM AND ALL SCHEDULE B, PART II EXCEPTIONS OF A SURVEY NATURE ARE NOTED OR DEPICTED HEREON.

11. ROUTE 7, STATION ROAD A.K.A. RAILROAD AVENUE AND OLD DANBURY ROAD A.K.A. COMMONFUND DRIVE DEPICTED HEREON WERE RECONSTRUCTED AS PART OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RECONSTRUCTION OF ROUTE U.S. ROUTE 7. PROJECT NO. 161-118 (2002). UPDATED RIGHT OF WAY PLANS FOR ROUTE 7 ARE NOT YET AVAILABLE. NO ADDITIONAL CHANGES IN STREET RIGHT OF WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS SUBSEQUENT TO PROJECT NO. 161-118 WERE OBSERVED.

12. THE SITE CONTAINS 260 REGULAR AND 8 HANDICAPPED PARKING SPACES AND DOES NOT INCLUDE THE 10 REGULAR PARKING SPACES WITHIN THE AREA RESERVED FOR TEMPORARY PARKING TO THE TOWN OF WILTON W.L.R. VOL.377 PG.278.

13. NO CONTROL POINTS REFERENCED ON THE RECONSTRUCTION OF ROUTE 7 PLANS (STATE PROJECT NO.161-118) WERE FOUND. BASELINES DEPICTED HEREON WERE RECREATED BY USING OPUS RAPID STATIC OBSERVATIONS AND CORPSCON CONVERSIONS. CONTROL POINTS C.P. #37 PK NAIL N 10151.25 E 9468.71 ASSUMED = N 133187.68 E 411924.00 NAD27 AND CONTROL POINT #35 PK NAIL N 9948.56 E 9513.87 ASSUMED = N 132985.22 E 411970.29 NAD 27 WERE USED FOR ORIENTATION.

14. THIS SURVEY DID NOT OBSERVE ANY MARKERS IDENTIFYING FIELD DELINEATION OF WETLANDS WHILE CONDUCTING THIS SURVEY.

MAP REFERENCES:

1. MAP OF PROPERTY PREPARED FOR MARCELINO E. & JUDITH P. LAVIN WILTON, CONN. SCALE 1"=40' AUG. 7, 1989 ROLAND H. GARDNER LAND SURVEYOR WILTON, CONN.

2. MAP OF PROPERTY PREPARED FOR ANN DANA KUSCH WILTON, CONN. SCALE 1"= 40' MARCH 25, 1983 ROLAND H. GARDNER LAND SURVEYOR WILTON, CONNECTICUT

3. MAP OF PROPERTY PREPARED FOR EMERY AIR FREIGHT CORP. WILTON, CONN. SCALE 1" = 40' SEPT. 22, 1983 ROLAND H. GARDNER LAND SURVEYOR WILTON, CONN.

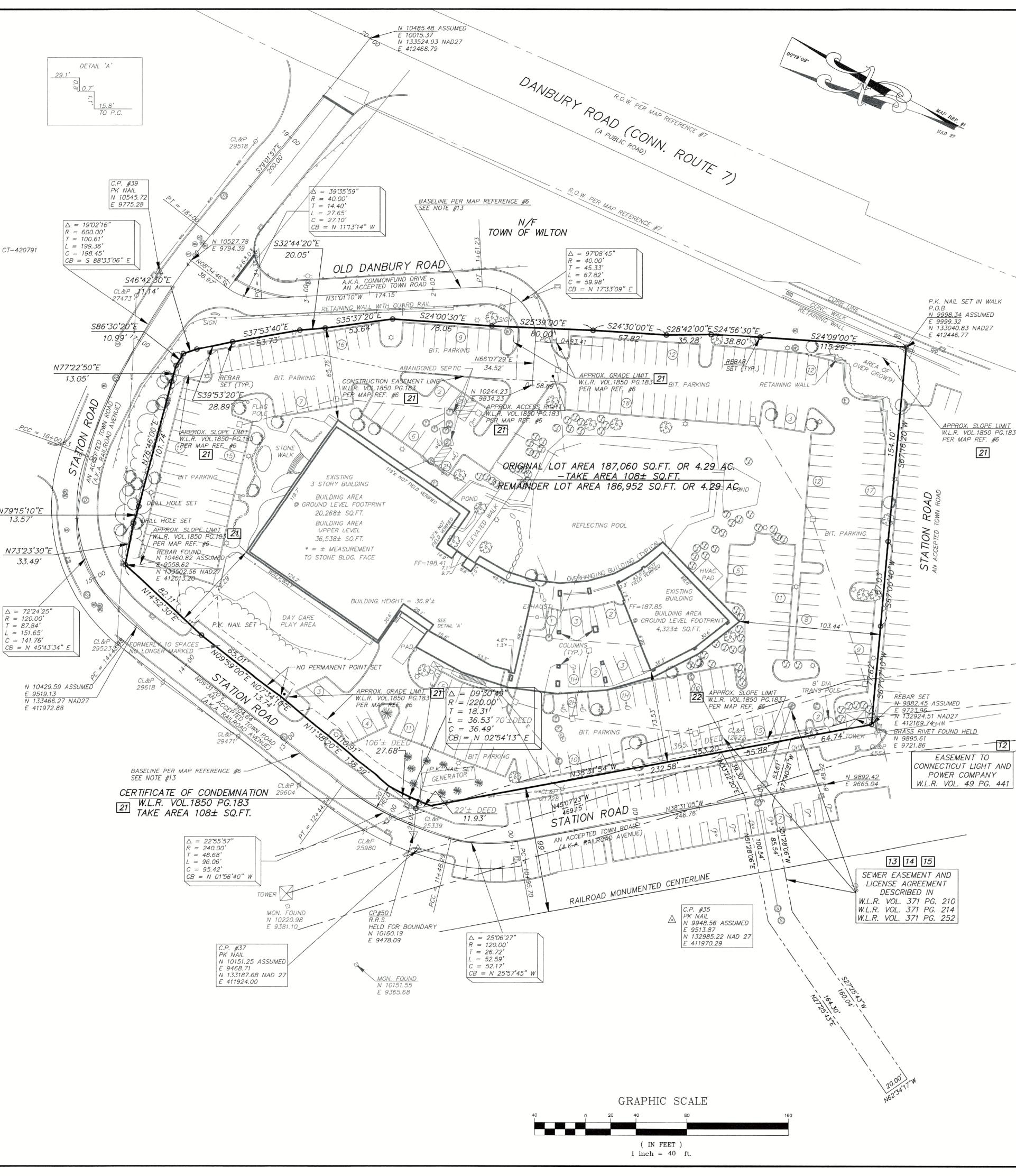
4. MAP OF PROPERTY PREPARED FOR MARCELINO E. & JUDITH P. LAVIN WILTON, CONN. SCALE 1" = 40' SEPT. 17, 1981 ROLAND H. GARDNER LAND SURVEYOR WILTON, CONN.

5. EASEMENT MAP PREPARED FOR STATION PARK CO. SCALE 1" = 40' WILTON, CONN. APR. 6, 1981 ROLAND H. GARDNER LAND SURVEYOR WILTON, CONN.

6. TOWN OF WILTON MAP SHOWING LAND ACQUIRED FROM CD STATION, LLC BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RECONSTRUCTION OF ROUTE U S 7, SCALE 1"=40', OCTOBER 2004 REVISED TO 04-01-2005, BUREAU OF ENGINEERING AND HIGHWAY OPERATION.

7. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF WILTON, NORWALK-DANBURY ROAD FROM SHARP HILL ROAD NORTHERLY ABOUT 5,475 FEET ROUTE U.S. 7, SCALE 1"=40', NUMBER 535-A SHEET 2 OF 2, MARCH 31, 1943.

8. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF WILTON, NORWALK-DANBURY ROAD FROM THE WHITE PROPERTY NORTHERLY ABOUT 5,700 FEET, ROUTE U.S. 7, SCALE 1"=40', NUMBER 535-A SHEET 2 OF 2, MARCH 31, 1943.



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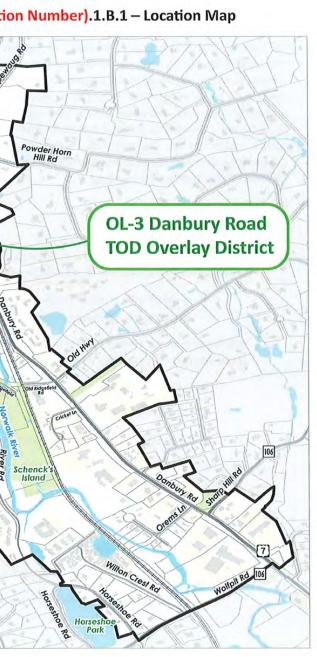
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BEINFIELD ARCHITECTURE PC

203.838.5789 | 11 Chestnut Street #102 | South Norwalk, CT 06854

BUILDING AREAS	BUILDING AREAS AREA SCHEDULE (BY FLOOR)				
HEDULE (BY PROGRAM)					
AREA	PROGRAM	AREA			
9,185 SF	Level 0 CIRCULATION	3			
9,185 SF	MECHANICAL	5			
		9			
325 SF	Level 1				
4,325 SF	AMENITY	9,1			
5,015 SF	CIRCULATION	4,3			
5,015 SF	MECHANICAL	1,5			
5,015 SF	RESIDENTIAL	39,2			
5,000 SF 24,695 SF	Level 2	54,2			
24,035 51	CIRCULATION	5,0			
585 SF	MECHANICAL	1,7			
1,520 SF	RESIDENTIAL	47,4			
1,740 SF		54,2			
1,740 SF	Level 3				
1,740 SF	CIRCULATION	5,0			
1,735 SF	MECHANICAL	1,7			
9,060 SF	RESIDENTIAL	47,4			
		54,2			
39,205 SF		5.0			
47,490 SF 47,485 SF	CIRCULATION MECHANICAL	5,0			
47,485 SF	RESIDENTIAL	1,7 47,4			
40,070 SF	REGIDENTIAL	54,2			
221,735 SF	Level 5	0.1,2			
264,675 SF	CIRCULATION	5,0			
	MECHANICAL	1,7			
	RESIDENTIAL	40,0			
		46,8			
		264,6			
SCHEDULE (PARKING)					
AREA					
24,420 SF 24,420 SF					
24,420 36					
ct (DRAFT) BFJ Planning (09/25/23)		09/25/23) OL-3 Danbury Road TOD Overlay District (DRAFT)			
OL-3 Danbury Road TOL	Overlay District (DRAFT) BFJ Planning (C				

Z.1.C. Applicability



The OL-3 DANBURY ROAD TOD Overlay District consists of those areas as shown on the Official Zoning Map of the Town of Wilton, which map and amendments are on file in the Town Clerk's office and the office of the Town's Planning and Zoning Department. Any parcel that is depicted on the Zoning Map as being wholly within or partially within the OL-3 DANBURY ROAD TOD Overlay District shall be determined eligible for the provisions of the OL-3 DANBURY ROAD TOD Overlay District as described in this Section. An owner or developer of a property located within the OL-3 DANBURY ROAD TOD Overlay District may choose to develop under the provisions of the underlying R-1A, General Business (GB) or DE-5 districts if located in such district, or may choose to utilize the provisions of the OL-3 DANBURY ROAD TOD Overlay District, as specified in this Section, subject to the determination by the Town Planning and Zoning Commission (P&Z Commission) that the proposed development would satisfy the purpose and intent of the OL-3 DANBURY ROAD TOD Overlay District.

Z.1.D. Regulations

1. Permitted Uses In addition to the uses permitted in the underlying zoning districts, the following uses shall be permitted uses in the OL-3 DANBURY ROAD TOD Overlay District:

- a. Single-family or multi-family dwelling units, including attached or detached
- apartments and dwelling units in one or more primary buildings Bulk Requirements: Single-family or multi-family dwelling units, including attached or
- detached apartments and dwelling units in one or more primary buildings
- b. Minimum lot size: 3.0 acres.
- c. Maximum building height: 64 feet (5 stories).^(a)
- d. Minimum front yard setback: 50 feet from front property line.
- e. Minimum side yard setback: 50 feet from side property line. f. Minimum rear yard setback: 50 feet from rear property line.
- g. Minimum parking and loading setback front, side and rear yards: 10 feet.^(b)
- h. Maximum building coverage: 50%.
- i. Maximum impervious surface coverage: 80%. j. Maximum residential density: 1.5 FAR.

^(a) Except as otherwise provided in Section 29-4.C.1 (b) 5' may be permitted at the discretion of the Planning & Zoning Commission

AS		UNIT SCHEDULES					
Y FLOOR)		UNIT SCHEDULE					
AREA		NAME			COUNT		
	Level 1						
	325 SF 1 BR						
	585 SF 2 BR 910 SF 3 BR						
	9,185 SF Level 2 4,325 SF 1 BR						
	1,520 SF 2 BR						
	39,205 SF 3 BR 54,235 SF						
	Level 3						
	5,015 SF 1 BR 1,740 SF 2 BR						
	47,490 SF 3 BR						
	54,245 SF			I			
	5,015 SF 1 BR						
	1,740 SF 2 BR						
	47,485 SF 3 BR 54,240 SF						
	Level 5			I			
	5,015 SF 1 BR 1,740 SF 2 BR						
	47,485 SF 3 BR						
	54,240 SF					2	
	5,000 SF					-	
	1,735 SF 40,070 SF						
	46,805 SF		LIN	IT MIX			
	264,675 SF	NAME	1	COUNT	PERCEN	TAGE	
					1001		
	1 BR 2 BR		86 92		42% 44%		
	3 BR						
			29 207		14% 100%		
nbury Road TOD Overlay District (J Planning (09/25/23)	207	OD Overlay District (DRA	100%	J Planning (09/25/2	
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15 OLD DANBURY RD | 10/13/23 | ZONING & BUILDING METRICS | A0.01



15 OLD DANBURY RD | 10/13/23 | AERIAL | A0.20



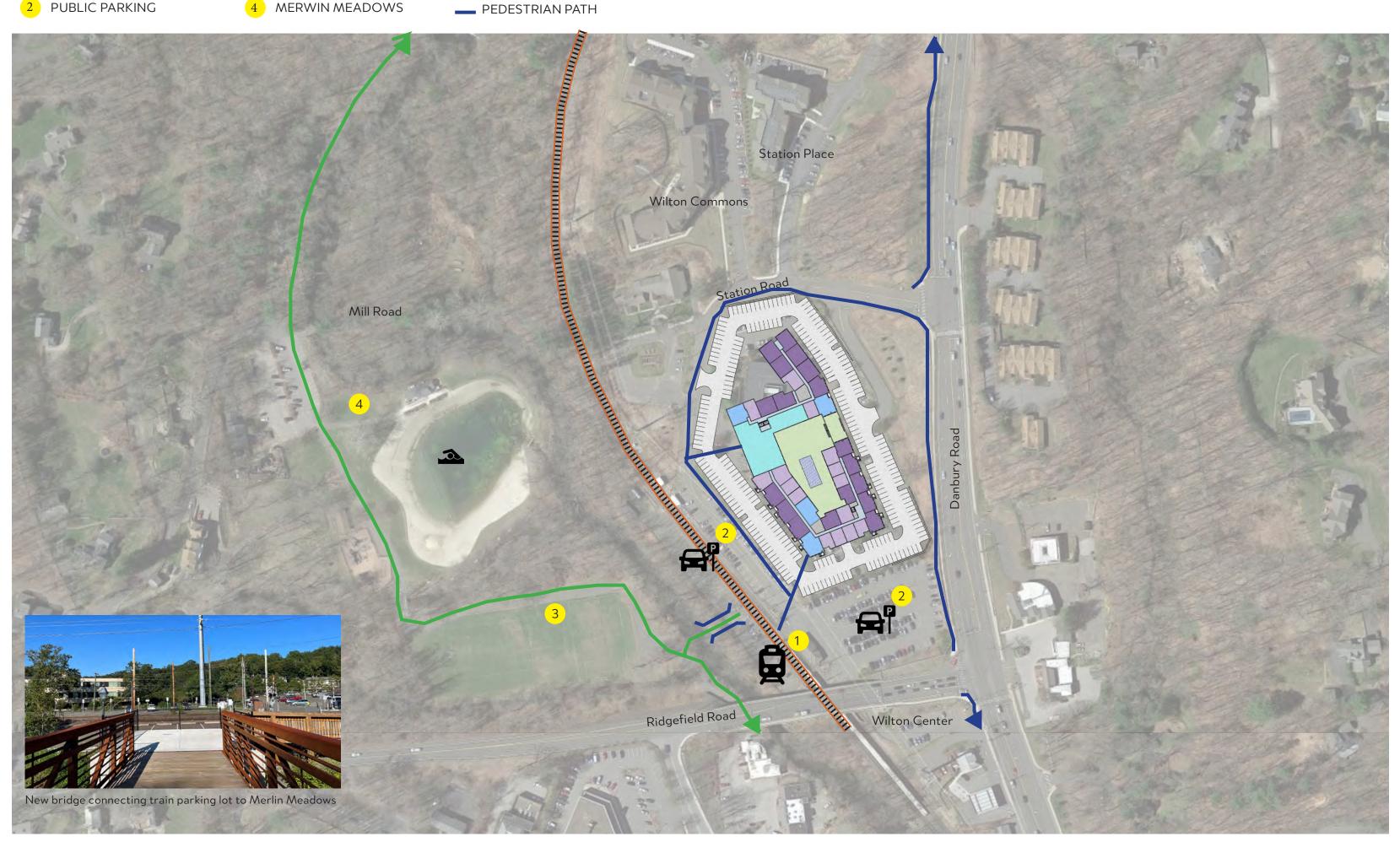
2 PUBLIC PARKING



3 RECREATION FIELDS

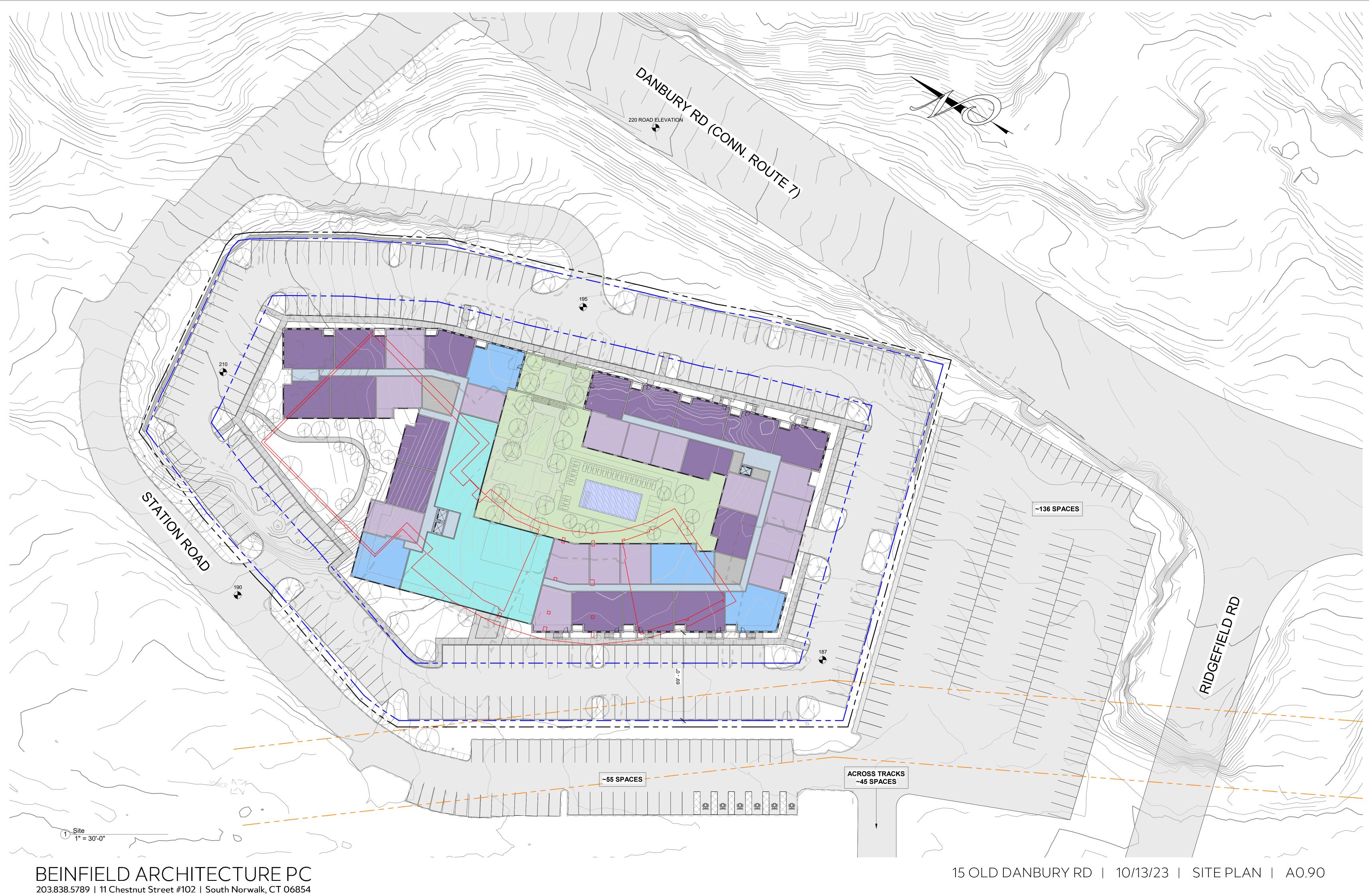
---- NORWALK RIVER VALLEY TRAIL

4 MERWIN MEADOWS PEDESTRIAN PATH



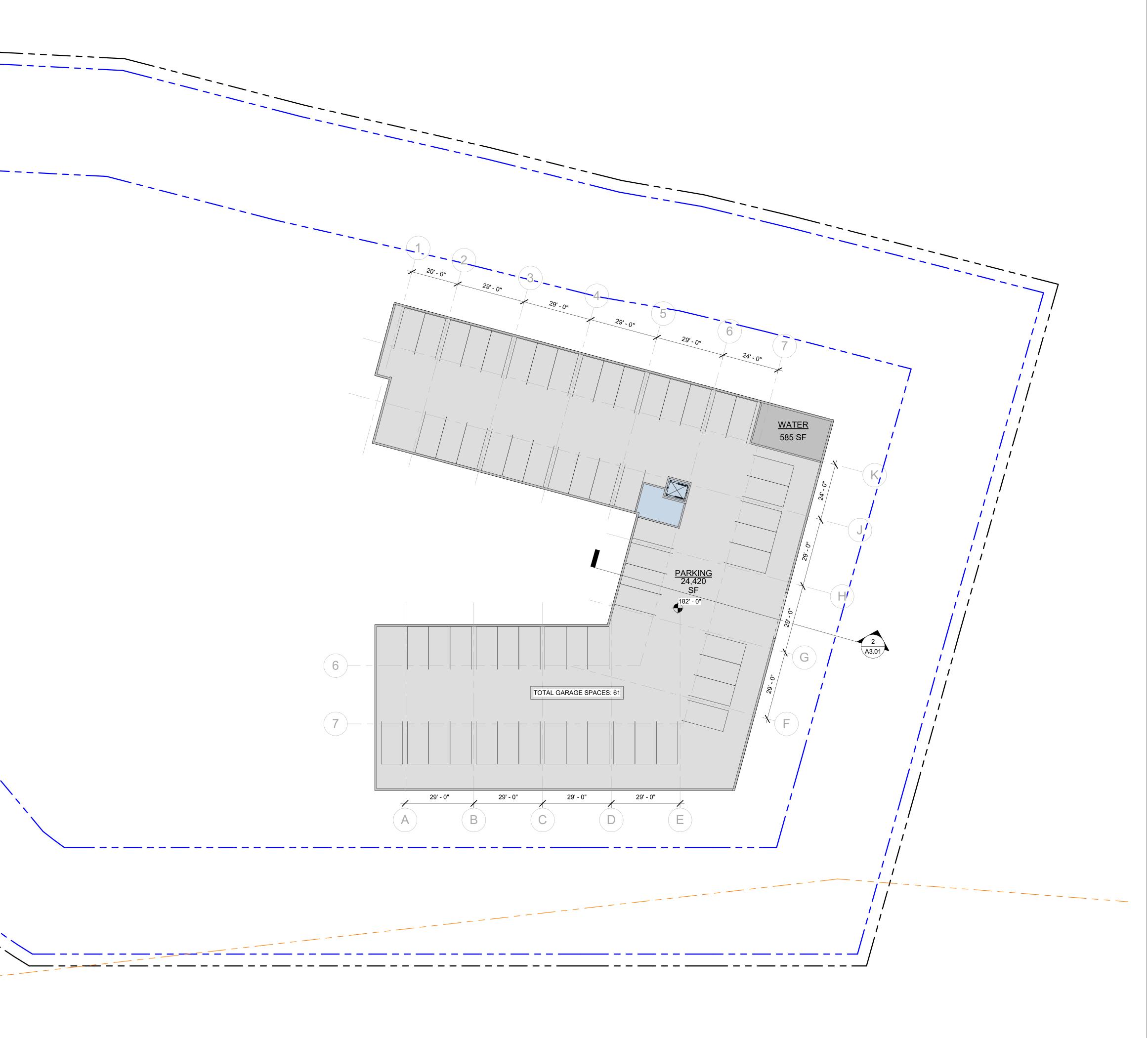
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15 Old Danbury Road | Proposed Conditions | 10.13.2023



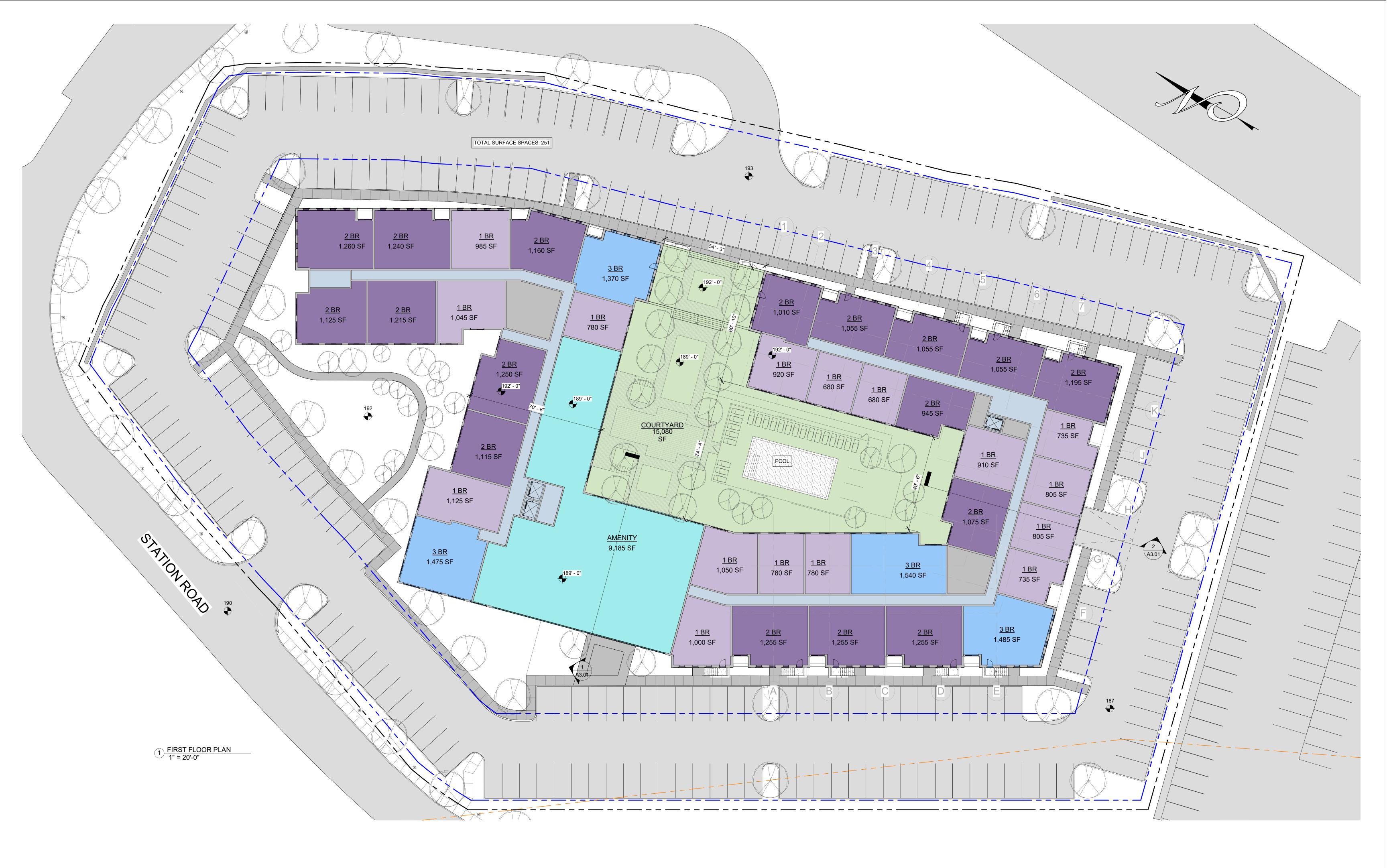
1 BASEMENT FLOOR PLAN 1" = 20'-0"





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15 OLD DANBURY RD | 10/13/23 | BASEMENT FLOOR PLAN | A1.00



15 OLD DANBURY RD | 10/13/23 | FIRST FLOOR PLAN | A1.01

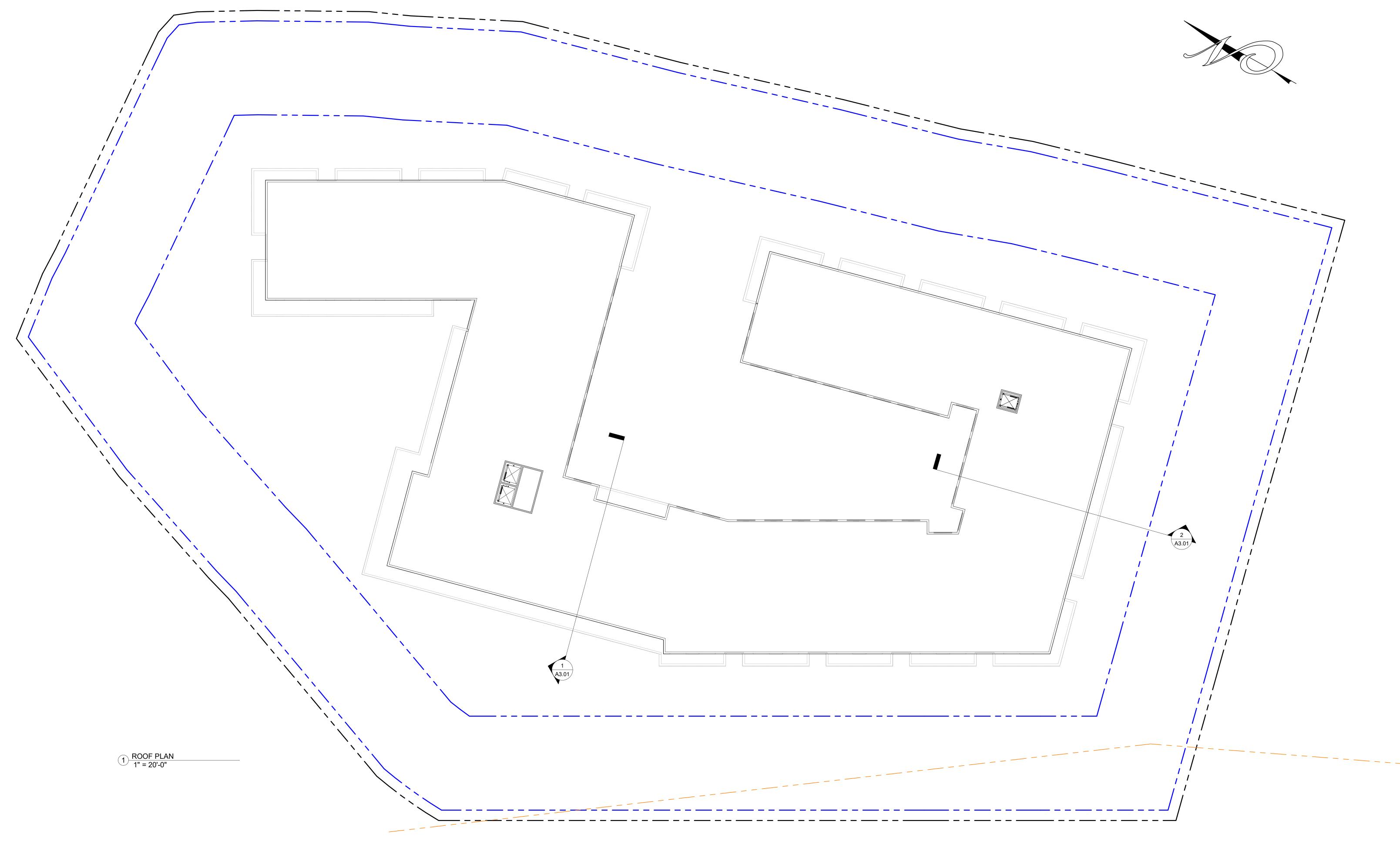


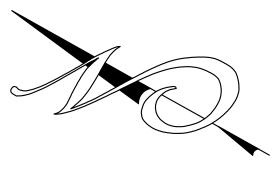
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15 OLD DANBURY RD | 10/13/23 | TYPICAL FLOOR PLAN (LVL 2-4) | A1.02

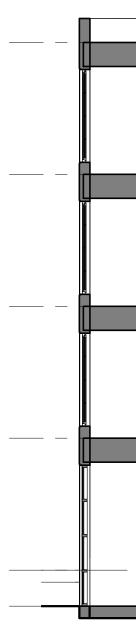


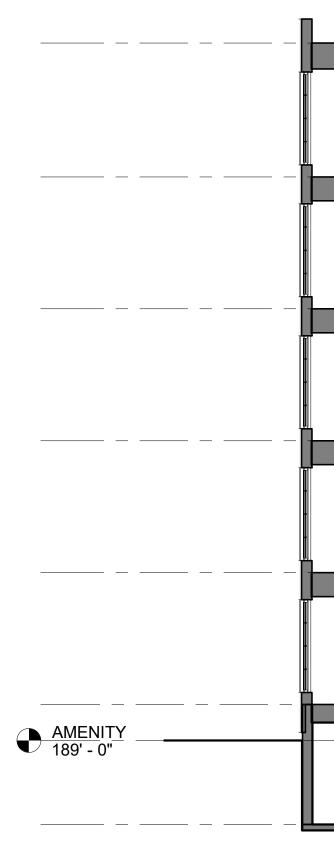
15 OLD DANBURY RD | 10/13/23 | FIFTH FLOOR PLAN | A1.03





15 OLD DANBURY RD | 10/13/23 | ROOF PLAN | A1.04





2 BUILDING SECTION @ PARKING 1/8" = 1'-0"

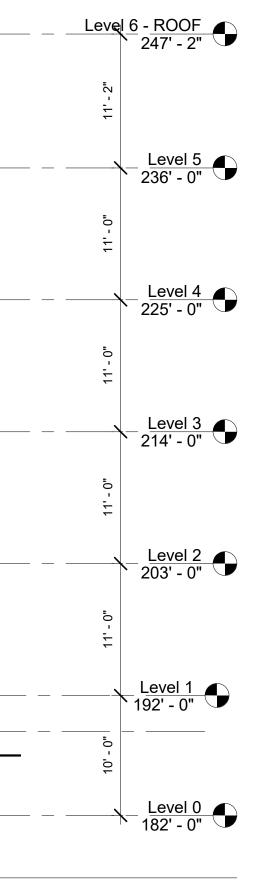
BEINFIELD ARCHITECTURE PC 203.838.5789 | 11 Chestnut Street #102 | South Norwalk, CT 06854

DWELLING UNIT		DWELLING UNIT	-
DWELLING UNIT		DWELLING UNIT	
DWELLING UNIT		DWELLING UNIT	
DWELLING UNIT		DWELLING UNIT	
DWELLING UNIT		DWELLING UNIT	
	PARKING	G	

1 BUILDING SECTION @ AMENITY 1/8" = 1'-0"

		Level 6 - ROOF 247' - 2"
DWELLING UNIT	DWELLING UNIT	τ. - <u>Level 5</u> 236' - 0"
DWELLING UNIT	DWELLING UNIT	236' - 0"
DWELLING UNIT	DWELLING UNIT	Level 3 214' - 0"
DWELLING UNIT	DWELLING UNIT	Level 2 203' - 0"
	AMENITY	Level 1 192' - 0" AMENITY 189' - 0"

15 OLD DANBURY RD | 10/13/23 | BUILDING SECTION | A3.01





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15 Old Danbury | 10.16.2023



1. Brick

2. Fiber Cement

3. Divided Light Windows/Brick





5. Cable Rail

5. Front Stoop

Building Materials 15 Old Danbury | 10.16.2023





<u>eric rains</u> landscape architecture, llc 11a N Main Street SoNo, CT 203.354.6500 www.ericrains.com

LEGEND

- (A) STREETSCAPE / TREES AND LIGHTING
- B PASSIVE RECREATION / OPEN LAWN SPACE
- C UNIT ENTRY STAIRS AND LANDING
- D ENTRY GARDEN
- E COURTYARD AMENITY TERRACE / PAVING AND FURNISHINGS
- F POOL AREA AND CABANA STRUCTURES

15 OLD DANBURY ROAD OVERALL SITE PLAN RENDERING 13 OCTOBER 2023

GRAPHIC SCALE

SCALE: 1" = 30'-0"



A



B PASSIVE RECREATION / OPEN LAWN SPACE



CUNIT ENTRY STAIRS AND LANDING

er

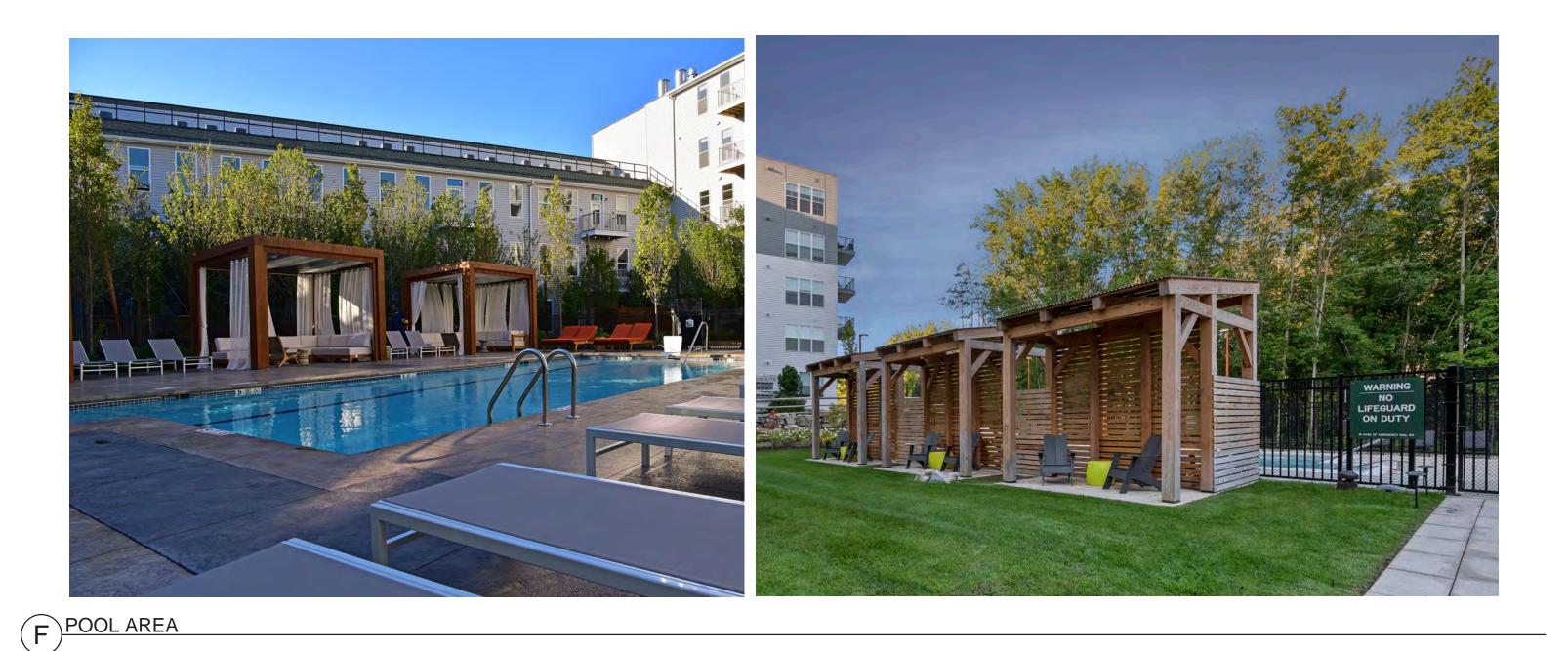




D ENTRY GARDEN



E COURTYARD AMENITY TERRACE



15 OLD DANBURY ROAD CONCEPT IMAGES 13 OCTOBER 2023

