# 131 Danbury Road

# **BEINFIELD ARCHITECTURE**

08.21.2023





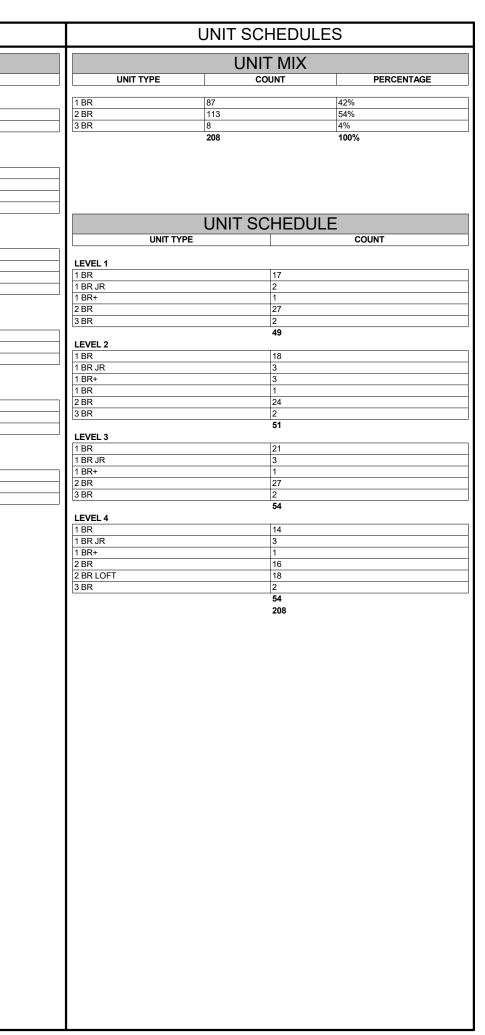
# 131 Danbury Road |



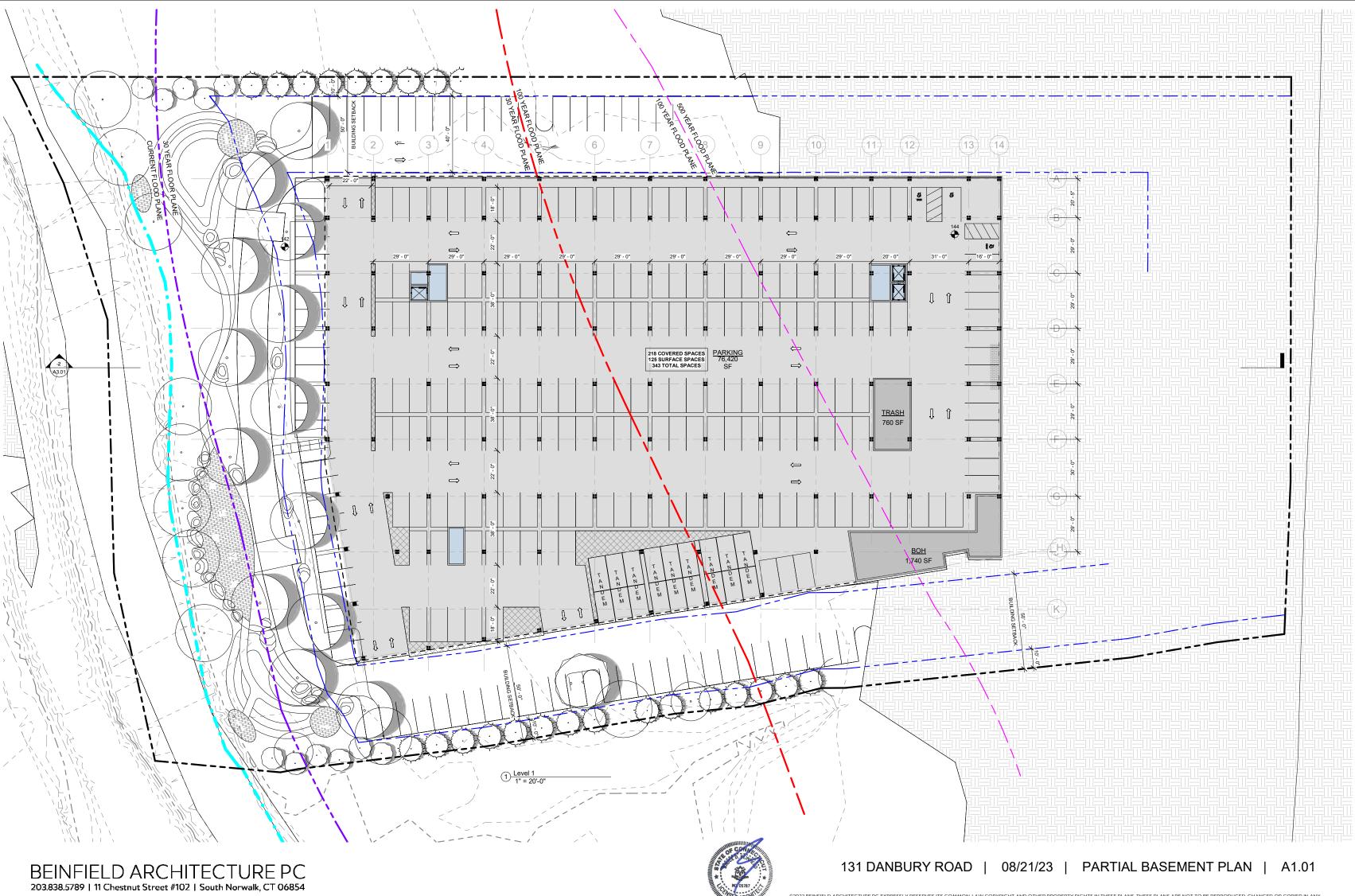
#### View from Danbury Road 08.21.2023

VICINITY MAP			BUILDING AREAS BY PROGRAM		BUILDING AREAS BY LEVEL	
14 N 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	5 - 5 - Star			E (BY PROGRAM)		CHEDULE (BY FLOOR)
The second manual	A de T	- A. M.			PROGRAM	
300 2/1 200	3. 1	In V B. T	AMENITY		BASEMENT	
a a a a a a a a a a a a a a a a a a a	the second	the states	LEVEL 1	7,380 SF		940 SF
	and the second	1. 1. 1. 1. 1.	LEVEL 2	2,440 SF	MECHANICAL	2,500 SF
ANG ANG AND	R. Cater Chart	AND CONF		9,820 SF		3,440 SF
and the state			CIRCULATION BASEMENT	940 SF	LEVEL 1	2 000 05
Contraction of the second		- Jackson	LEVEL 1	6,040 SF	CIRCULATION	7,380 SF 6,040 SF
1 A A A A A A A A A A A A A A A A A A A	A Carporter Delar		LEVEL 2 LEVEL 3	7,500 SF 6,345 SF	MECHANICAL RESIDENTIAL	1,115 SF 48,275 SF
the part of the state			LEVEL 3	0.545 SF	RESIDENTIAL	62,805 SF
and the second second	××××××××		LOFT	650 SF 21,470 SF	LEVEL 2	
	SITE	器的原子。		21,470 51	AMENITY	2,440 SF
Sec. No. 14		and a tor	MECHANICAL BASEMENT	2,500 SF	CIRCULATION	7,500 SF 1,125 SF
			LEVEL 1	1,115 SF	RESIDENTIAL	49,275 SF
	-1 (00)	ATTAL AND A DESCRIPTION	LEVEL 2 LEVEL 3	1,125 SF 1,125 SF		60,335 SF
		1 Hac	LEVEL 4	1,125 SF	LEVEL 3	
AT A A A A A A A A A A A A A A A A A A			LOFT	60 SF 7,045 SF	CIRCULATION MECHANICAL	6,345 SF 1,125 SF
	AND THE PROPERTY	- Star Brit		1000	RESIDENTIAL	1,125 SF 52,180 SF
			RESIDENTIAL	48,275 SF		59,645 SF
ZONING	ANALYSIS		LEVEL 2	49,275 SF	LEVEL 4	
			LEVEL 3 LEVEL 4	52,180 SF 58,525 SF	CIRCULATION	0 SF 1,125 SF
ZONING DATA TABLE			LEVEL 4 LOFT	5,910 SF	RESIDENTIAL	58,525 SF
ZONE: DE-5R	REQUIRED/PERMITTED	PROVIDED		214,160 SF 252,495 SF		59,645 SF
SITE AREA		206,986 SF		202,490 SF	LOFT	
MINIMUM FRONT YARD	-				CIRCULATION	650 SF 60 SF
	75	75			RESIDENTIAL	5,910 SF
MINIMUM SIDE YARD (EACH) ABBUTTING A RESI. DISTRICT	50 100	57				6,620 SF
MINIMUM REAR YARD	50	111				252,495 SF
ABBUTTING A RESI. DISTRICT	50	-				
MINIMUM PARKING & LOADING SETBACKS SIDE AND REAR YARDS ABUTTING A RESI. DISTRICT	10 75	10				
MINIMUM SETBACKS TO NORWALK RIVER BUILDING PARKING & LOADING	80 60	80 60				
MAXIMUM BUILDING HEIGHT (ST/FT)	4 / 55 FT (a) (b)	4.5 / 52.3 FT				
MAXIMUM BUILDING COVERAGE (%)	40% (82,974 SF)	38% (80,135 SF)				
MAXIMUM SITE COVERAGE (%)	75% (155,239 SF)	64% (~134,000 SF)				
MINIMUM OVERLAY OR LOT SIZE (AC)	3 ACRES	4.74 ACRES				
MINIMUM LOT FRONTAGE	150	4.74 ACRES 292				
		10%				
MINIMUM % OF AFFORDABLE HOUSING DU	10% (c)					
PARKING	1 SPACE / ST & 1 BR 2 SPACES / 2 & 3 BR	339				
HALF STORIES A. Except as otherwise provided in Section 29-4.C.1	331 REQUIRED	1.62 RATIO				
B. An additional 10' may be permitted to accommodate an additional One-Half Story.						
PARKING ANALYSIS			1			
PARKING SCHEDULE			1			
STALL TYPE COUNT						
Parking Space - BA: 8' x 18' ADA VAN Parking Space - BA: 10' x 18' ADA CAR		2				
Parking Space - BA: Standard Car Stall 9' X 18'		197				
Parking Space: 9' x 18' - 90 deg TANDEM		18 <b>218</b>				
SURFACE						
Parking Space - BA: Standard Car Stall 9' X 18' Parking Space: 9' x 23' - parallel		116 5				
	I	121				
TOTAL MARKET PARKING SPACES:		339				
					Contraction of the second s	

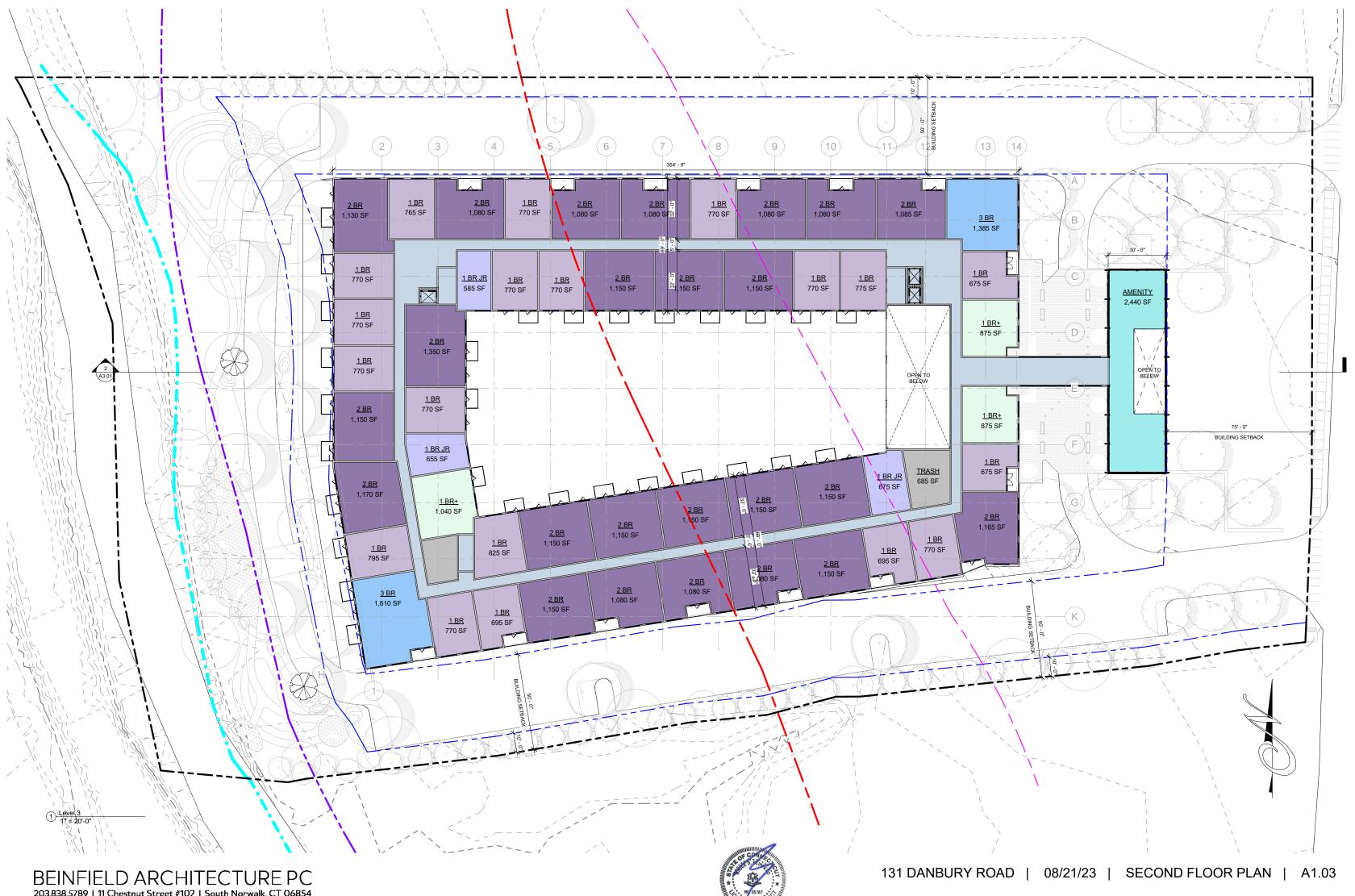




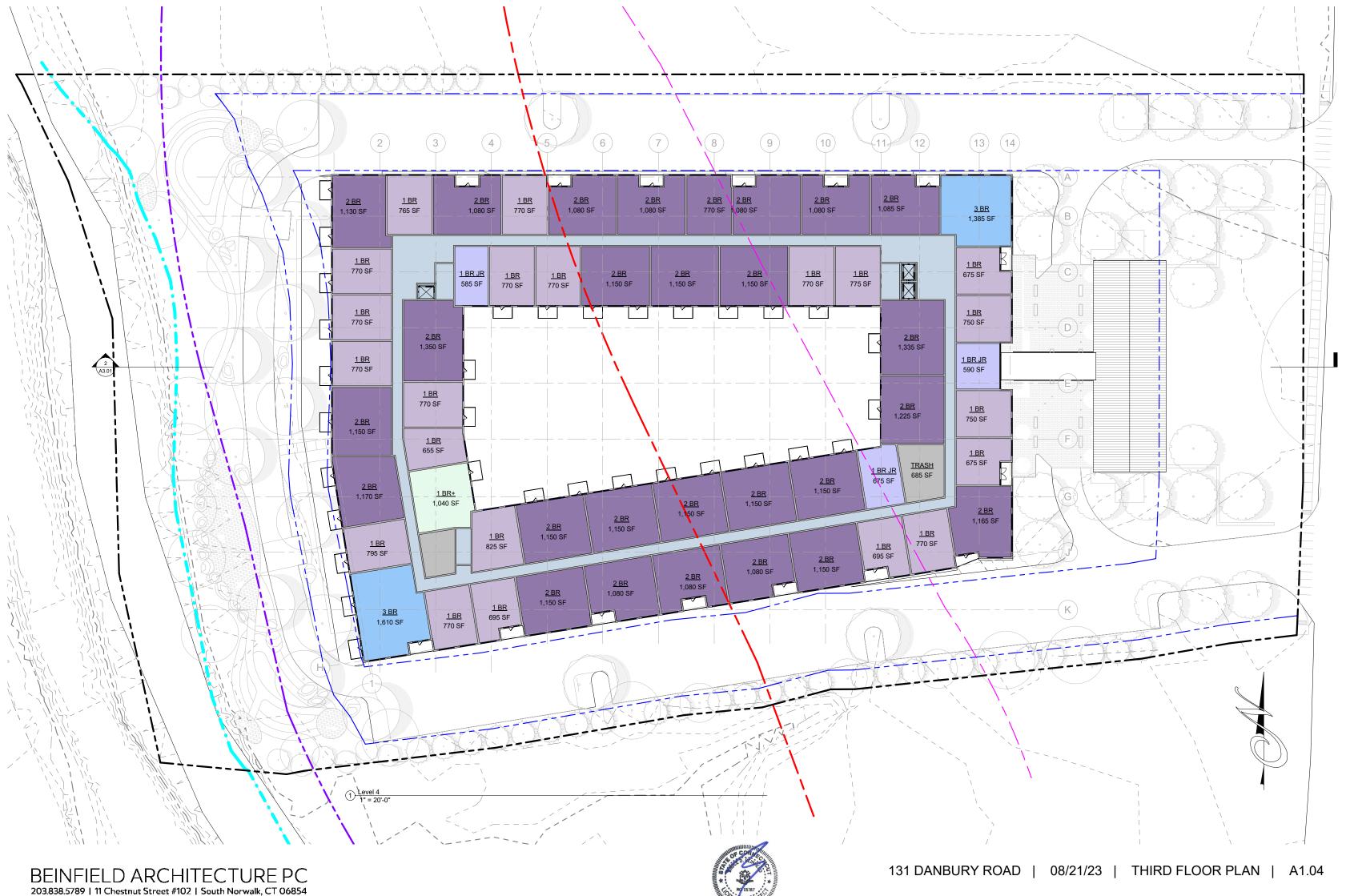
#### 131 DANBURY ROAD | 08/21/23 | BUILDING & ZONING METRICS | A0.01

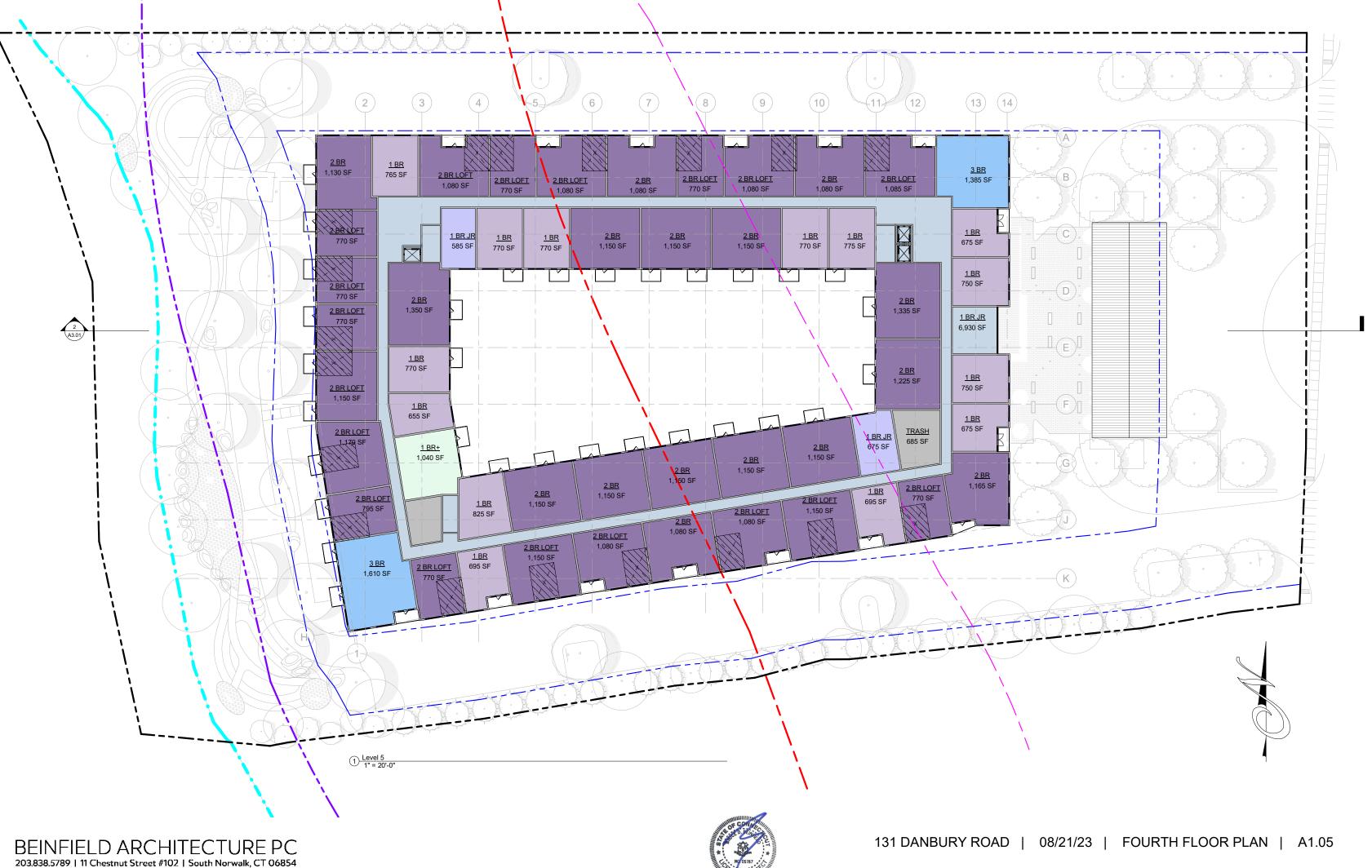


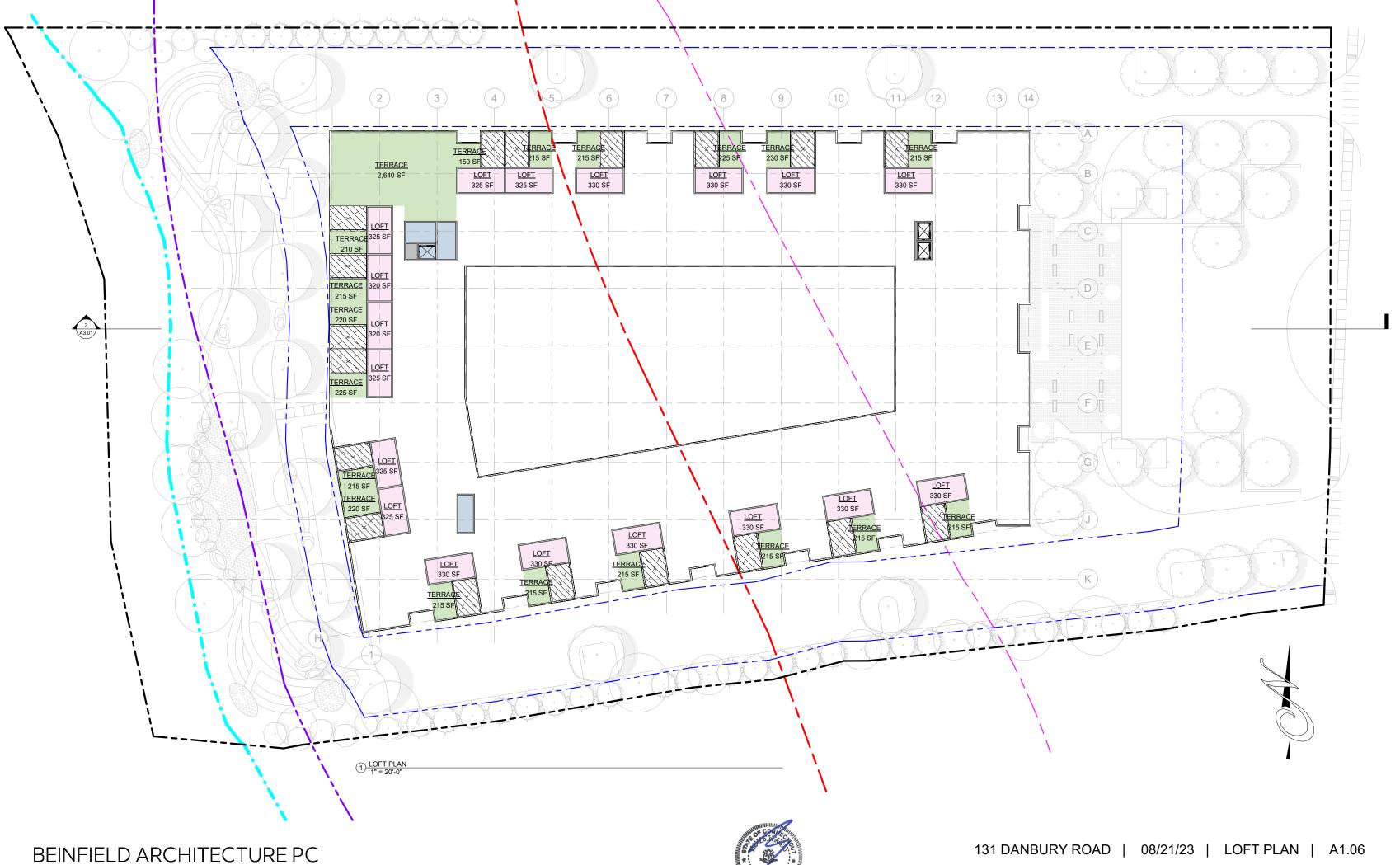




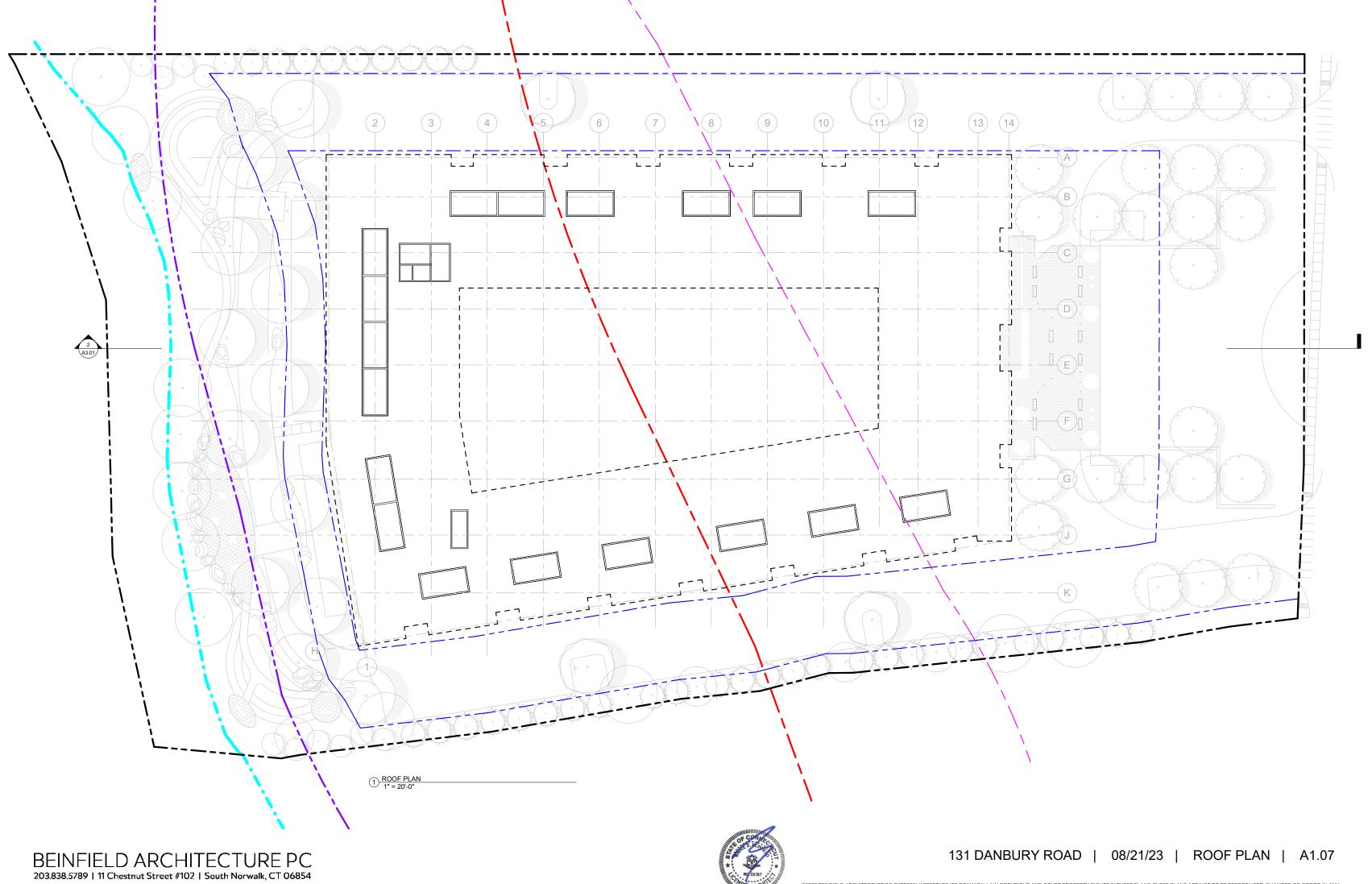
203.838.5789 | 11 Chestnut Street #102 | South Norwalk, CT 06854

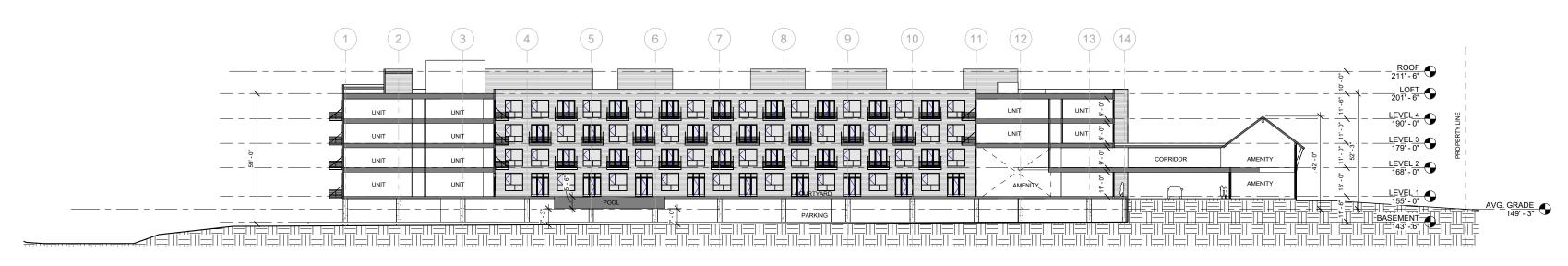






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2 BUILDING SECTION 1" = 20'-0"

Partial Elevation shown for massing only



### 131 DANBURY ROAD | 08/21/23 | BUILDING SECTIONS | A3.01





1. Standing Seam Roof



2.Timber Structure



3. Stone Foundation



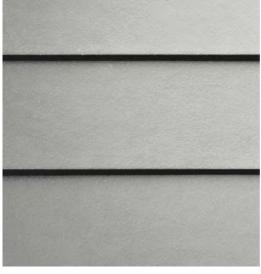
4. Aluminum Panel



## 131 Danbury Road |

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5a. Gray Brick

5b. Fiber Cement Siding

## y Road | Building Materials | 08.21.2023