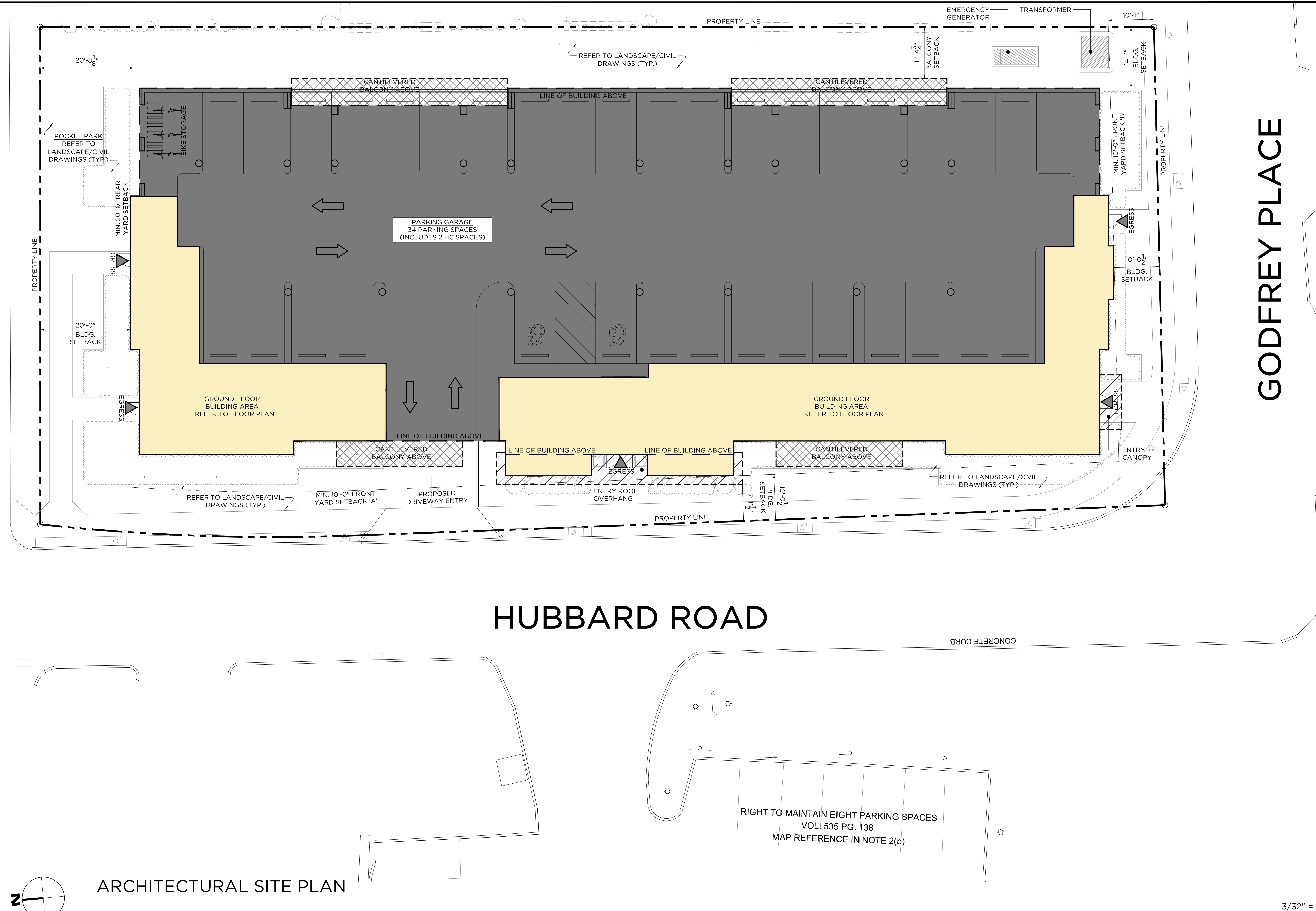


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ARCHITECTURAL SITE PLAN

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"	
FRONT YARD SETBACK 'B' (MIN./MAX.)	10' / 20'	10' - 0"	
SIDE YARD SETBACK	0' MIN.	11' - 0"	
REAR YARD SETBACK	20' MIN.	20' - 0"	
PARKING/LOADING SETBACK	0' MIN.	14' - 1"	
BUILDING HEIGHT (STORIES/FEET)	3 STORIES/42' MIN.	5/62' - 5"	
BUILDING COVERAGE (%)	30% MAX.	64%*	
SITE COVERAGE (%)	80% MAX.	75%*	
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.	2.50	

WILTON CENTER LOFTS FLOOR AREA CALCULATIONS			
FLOOR	NON-RENTABLE AREA (SF)	RENTABLE AREA (SF)	TOTAL GROSS FLOOR AREA (SF)
GROUND	4,615.0	0.0	4,615.0
FIRST	1,729.0	14,583.7	16,312.7
SECOND	1,729.0	14,583.7	16,312.7
THIRD	1,729.0	14,583.7	16,312.7
PENTHOUSE	1,722.5	12,826.5	14,549.0
TOTAL	11,524.5	56,577.6	68,102.1

FLOOR AREA RATIO (F.A.R.) = TOTAL GROSS FLOOR AREA / LOT AREA
 FLOOR AREA RATIO (F.A.R.) = 68,240.9 SF / 27,246.6 SF
FLOOR AREA RATIO (F.A.R.) = 2.50

WILTON CENTER LOFTS UNIT MIX CHART						
UNIT TYPE	SF	QUANTITY				TOTAL
		1ST FLOOR	2ND FLOOR	3RD FLOOR	PENTHOUSE	
1BR-A	829.2	2	2	2	0	6
1BR-B (DEN)	921.3	2	2	2	0	6
1BR-C (DEN)	1,249.6	0	0	0	1	1
2BR-A	1,177.3	4	4	0	0	8
2BR-B (DEN)	1,474.4	1	1	1	0	3
2BR-C (DEN)	1,582.3	1	1	1	0	3
2BR-D (DUPLICATE)	1,465.8	0	0	4	0	4
2BR-E (DEN)	1,409.5	0	0	0	1	1
3BR-A (DUPLICATE)	2,330.5	0	0	4	0	4
3BR-B	1,504.1	0	0	0	2	2
3BR-C	1,658.4	2	2	0	0	4
TOTAL		12	12	14	4	42

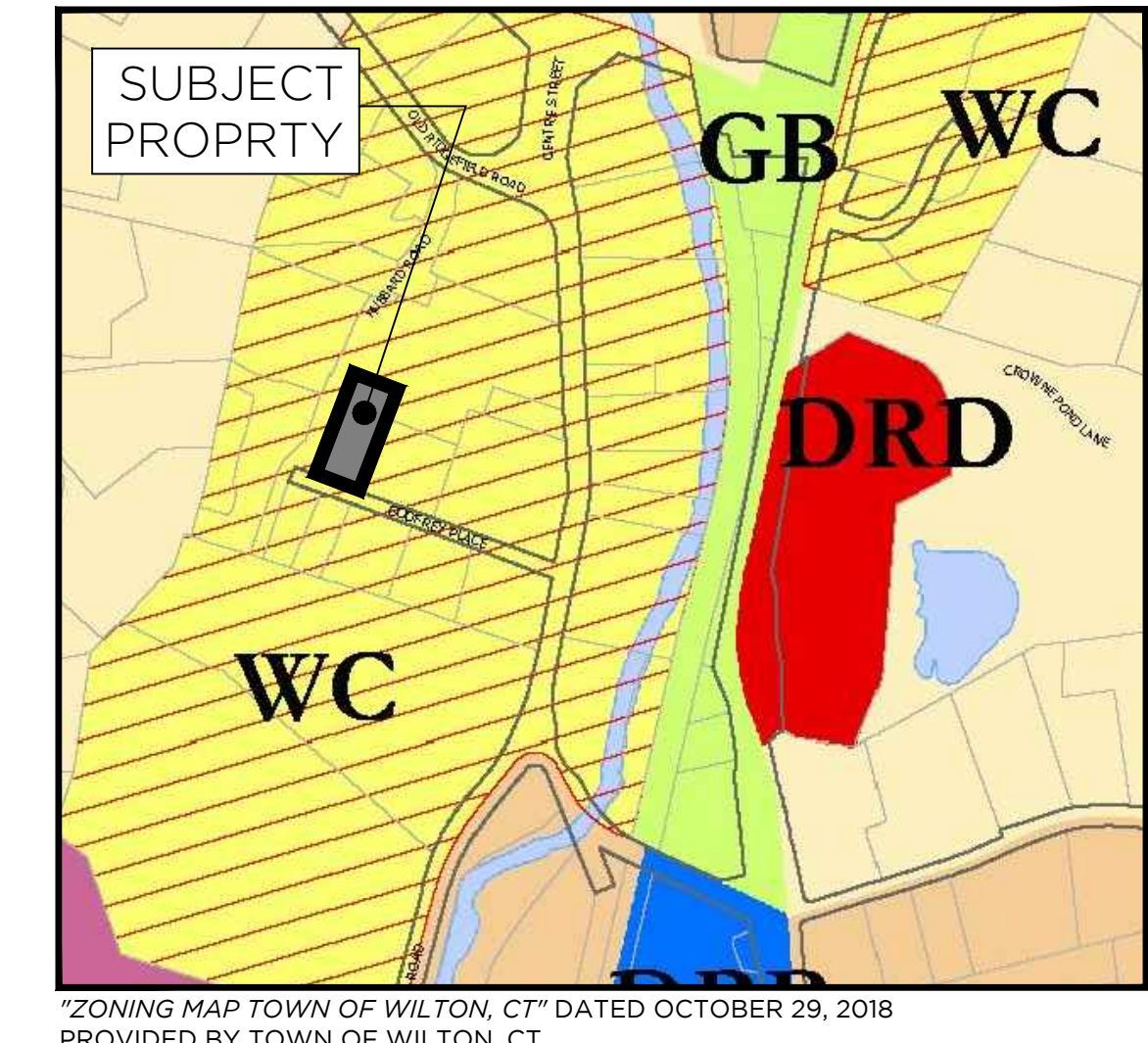
PROPOSED AFFORDABLE DWELLING UNITS (8-30g)		
UNIT TYPE	NUMBER OF PROPOSED ADU'S	PERCENT
	60% MAX. MEDIAN INCOME	80% MAX. MEDIAN INCOME
1BR-A	1	1
1BR-B (DEN)	1	1
1BR-C (DEN)	0	0
2BR-A	1	1
2BR-B (DEN)	1	0
2BR-C (DEN)	0	1
2BR-D (DUPLICATE)	1	1
2BR-E (DEN)	0	0
3BR-A (DUPLICATE)	1	1
3BR-B	1	0
3BR-C	0	0
TOTAL: 13 UNITS	7	6

NOTE: FINAL ADU MIX TO BE APPROVED BY AHJ.

UNIT TYPE	TOTAL	PERCENT
1BR	6	14.29%
1BR (DEN)	7	16.67%
2BR	8	19.05%
2BR (DEN)	7	16.67%
2BR (DUPLICATE)	4	9.52%
3BR	6	14.29%
3BR (DUPLICATE)	4	9.52%
TOTAL	42	100.00%

PARKING COUNT	
LOCATION	COUNT
ON-SITE	34*
OFF-SITE	8
TOTAL	42

* INCLUDES (2) H.C. SPACES & (8) E.V. CHARGING STATIONS



ZONING MAP

SITE PLAN LEGEND	
[Solid Yellow]	GROUND FLOOR BUILDING AREA
[Solid Grey]	COVERED GARAGE AREA
[Cross-hatched]	CANTILEVERED BALCONY ABOVE
[Diagonal Lines]	ENTRY ROOF OVERHANG/CANOPY ABOVE
[Triangle]	BUILDING EGRESS EXIT POINT

SUBMITTALS/REVISIONS			
#	DATE	DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC
2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC

PHASE
P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
 12 GODFREY PLACE
 WILTON, CT 06897

JOB NO.: 22013
 DRAWN BY: CC/GC PROJ. MANAGER: RG
 DATE: 02/07/2023 SCALE: AS NOTED

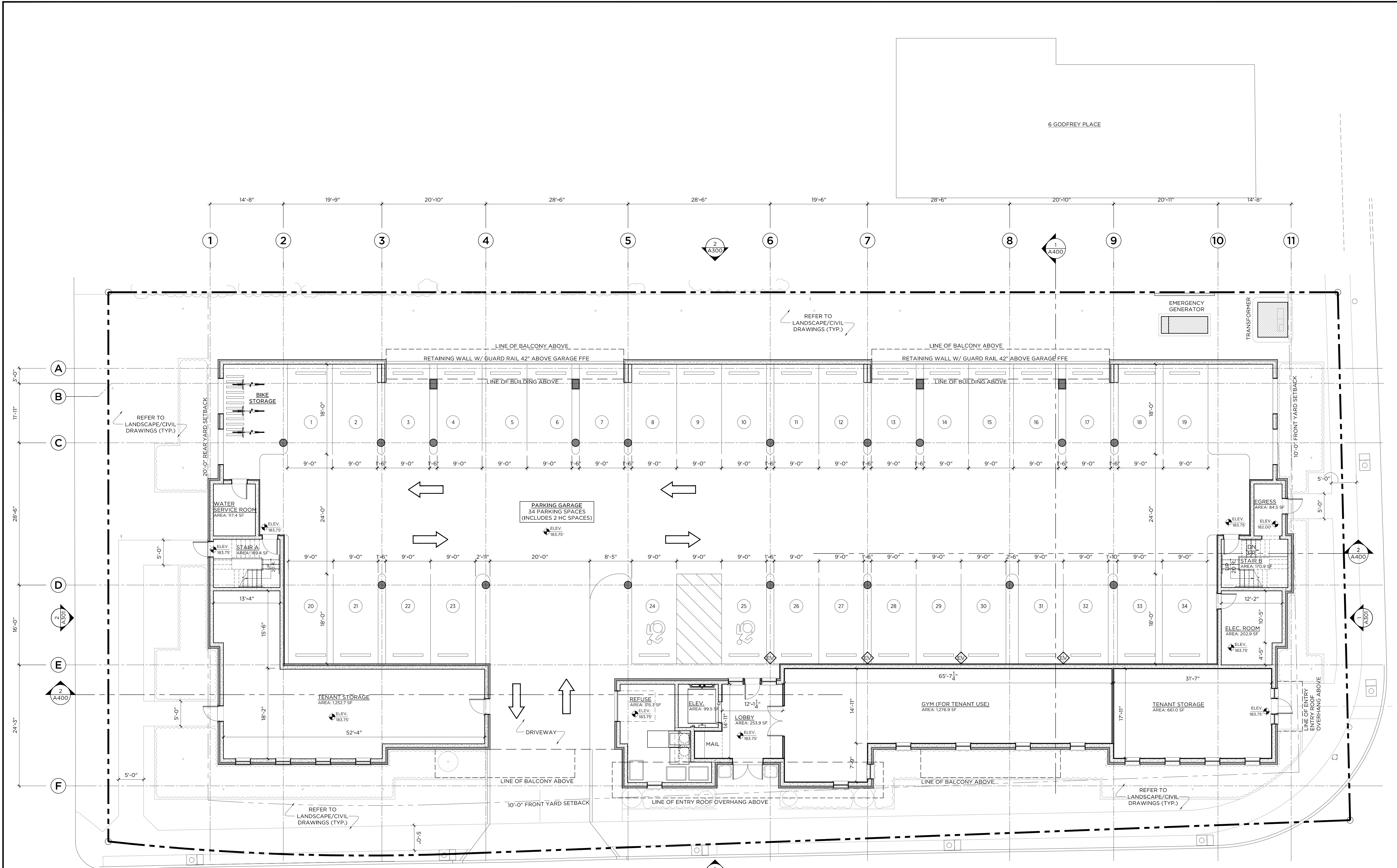
DRAWING TITLE
ARCHITECTURAL SITE PLAN & ZONING INFORMATION

DRAWING NO.
AS100

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GROUND LEVEL FLOOR PLAN

1/8" = 1'-0"

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