

WILTON CAMPUS 1691, LLC

VDDAC / P&Z SUBMISSION

23 APRIL 2024

PROJECT TEAM

DEVELOPER:

WILTON CAMPUS 1691, LLC
500 NORTH BROADWAY,
SUITE 201
JERICHO, NY 11753
PHONE: (516) 869-7266

ARCHITECT:

CUBE 3 STUDIO, LLC
370 MERRIMACK STREET
BUILDING 5, 3RD FLOOR
LAWRENCE, MA 01843
PHONE: (978) 989-9900

PLANNING & ZONNING

REDNISS & MEAD
22 FIRST ST
STAMFORD, CT 06905
PHONE: (203) 327-0500

21 - 23 RIVER ROAD, WILTON, CT



WILTON
CAMPUS 1691,
LLC
21 - 23 RIVER ROAD,
WILTON, CT

WILTON CAMPUS
1691, LLC

500 NORTH
BROADWAY, SUITE
20. JERICHO, NY
11753

VDDAC / P&Z
SUBMISSION

drawing by: AA
drawing checked by: AA
drawing scale: N/A
drawing date: 23 APRIL 2024
project number: 17124.00

drawing revisions:		
No	Description	Date



COVER
SHEET

A0.00

RESIDENTIAL OPTION - RIVER ROAD - WILTON, CT



NOT FOR
CONSTRUCTION

BUILDING A			2ND FLOOR	3RD FLOOR	4TH FLOOR			
UNIT TYPE	DESCRIPTION	UNIT NRSF	# OF UNITS	# OF UNITS	# OF UNITS	TOTAL UNITS	TOTAL NRSF	MIX (UNITS)
S1	STUDIO	566	1	1	-	2	1,192	2.06%
S4	STUDIO	614	-	-	1	1	614	1.03%
S5	STUDIO	671	-	-	1	1	671	1.03%
S6	STUDIO	721	1	1	-	2	1,342	2.06%
	AVG	637	2	2	2	6	3,819	6.19%
A1	1 BED/1 BATH	729	2	2	1	5	3,645	5.15%
A1.1	1 BED/1 BATH	797	1	1	1	3	2,391	3.09%
A1.2	1 BED/1 BATH	812	2	2	2	6	4,872	6.19%
A2	1 BED/1 BATH	692	1	1	1	3	2,076	3.09%
A3	1 BED/1 BATH	838	1	1	-	2	1,676	2.06%
A4 + DEN	1 BED/1 BATH (PLUS DEN)	952	1	1	-	2	1,904	2.06%
A5	1 BED/1 BATH	842	1	1	-	2	1,684	2.06%
A5.1	1 BED/1 BATH	865	1	1	-	2	1,730	2.06%
A5.2	1 BED/1 BATH	728	-	-	1	1	728	1.03%
A6	1 BED/1 BATH	781	1	1	-	2	1,562	2.06%
A7 + DEN	1 BED/1 BATH (PLUS DEN)	916	1	1	-	2	1,832	2.06%
A8	1 BED/1 BATH	876	1	1	-	2	1,752	2.06%
A8.1	1 BED/1 BATH	763	-	-	1	1	763	1.03%
A14	1 BED/1 BATH	747	-	-	1	1	747	1.03%
A15	1 BED/1 BATH	793	-	-	1	1	793	1.03%
A16 + LOFT	1 BED/1 BATH (LOFT)	766	-	-	1	1	766	1.03%
A17 + LOFT	1 BED/1 BATH (LOFT)	608	-	-	1	1	608	1.03%
A18 + LOFT	1 BED/1 BATH (LOFT)	740	-	-	1	1	740	1.03%
	AVG	797	13	13	12	38	30,269	39.18%
B1	2 BED/2 BATH	1,026	3	3	2	8	8,208	8.25%
B1.1	2 BED/2 BATH	1,130	2	2	2	6	6,760	6.19%
B1.2	2 BED/2 BATH	1,109	2	2	2	6	6,654	6.19%
B2	2 BED/2 BATH	1,136	3	3	-	6	6,816	6.19%
B3	2 BED/2 BATH	1,221	1	1	-	2	2,442	2.06%
B3.1	2 BED/2 BATH	1,056	-	-	1	1	1,056	1.03%
B4	2 BED/2 BATH	1,250	1	1	-	2	2,500	2.06%
B5	2 BED/2 BATH	1,144	1	1	-	2	2,288	2.06%
B6	2 BED/2 BATH	1,002	1	1	-	2	2,004	2.06%
B7	2 BED/2 BATH	1,183	1	1	1	3	3,564	3.09%
B9	2 BED/2 BATH	948	-	1	1	2	1,896	2.06%
B18	2 BED/2 BATH	1,236	1	1	-	2	2,472	2.06%
B18.1	2 BED/2 BATH	1,087	-	-	1	1	1,037	1.03%
B19	2 BED/2 BATH	901	-	1	-	1	901	1.03%
B19.1 + LOFT	2 BED/2 BATH (LOFT)	951	-	-	1	1	951	1.03%
B19.2	2 BED/2 BATH	790	1	-	-	1	790	1.03%
B20	2 BED/2 BATH	1,038	-	-	1	1	1,038	1.03%
B21	2 BED/2 BATH	1,042	-	-	1	1	1,042	1.03%
	AVG	1,094	17	18	13	48	52,469	49.48%
C1	3 BED/3 BATH	1,390	1	1	-	2	2,780	2.06%
C2	3 BED/3 BATH	1,324	1	1	-	2	2,648	2.06%
C3	3 BED/3 BATH	1,113	-	-	1	1	1,113	1.03%
	AVG	1,308	2	2	1	5	6,541	5.15%
TOTALS		960	34	35	28	97	93,118	100.00%

BUILDING B			2ND FLOOR	3RD FLOOR	4TH FLOOR	4TH FLOOR	TOTAL UNITS	TOTAL NRSF	Mix (UNITS)
UNIT TYPE	DESCRIPTION	UNIT NRSF	# OF UNITS	# OF UNITS	# OF UNITS	# OF UNITS			
S2	STUDIO	441	1	1	1	-	3	1,323	4.17%
S3	STUDIO	543	-	-	1	1	2	1,086	2.78%
	AVG	482	1	1	2	1	5	2,409	6.94%
A1	1 BED/1 BATH	729	5	5	5	1	16	11,664	22.22%
A1.1	1 BED/1 BATH	797	-	-	3	3	6	4,782	8.33%
A1.2	1 BED/1 BATH	621	-	-	1	-	1	621	1.39%
A9 + DEN	1 BED/1 BATH (PLUS DEN)	920	1	1	-	-	2	1,840	2.78%
A10 + DEN	1 BED/1 BATH (PLUS DEN)	921	-	1	-	-	1	921	1.39%
A11 + DEN	1 BED/1 BATH (PLUS DEN)	931	-	-	1	-	1	931	1.39%
A12	1 BED/1 BATH	660	-	-	1	1	2	1,320	2.78%
A19	1 BED/1 BATH (PLUS DEN)	808	-	-	-	1	1	808	1.39%
	AVG	763	6	7	11	5	30	22,887	41.67%
B1	2 BED/2 BATH	1,026	3	3	3	3	12	12,312	16.67%
B2.1	2 BED/2 BATH	1,358	1	1	-	-	2	2,716	2.78%
B2.2	2 BED/2 BATH	1,328	1	1	-	-	2	2,656	2.78%
B9	2 BED/2 BATH	1,092	1	1	-	-	2	2,184	2.78%
B9.1	2 BED/2 BATH	1,166	-	1	-	-	1	1,166	1.39%
B10	2 BED/2 BATH	1,427	1	1	-	-	2	2,854	2.78%
B11	2 BED/2 BATH	1,060	1	1	-	-	2	2,120	2.78%
B12	2 BED/2 BATH	1,017	1	1	-	-	2	2,034	2.76%
B13	2 BED/2 BATH	850	1	1	1	1	4	3,400	5.56%
B14	2 BED/2 BATH	995	1	1	-	-	2	1,990	2.78%
B15	2 BED/2 BATH	1,018	-	-	1	-	1	1,018	1.39%
B16	2 BED/2 BATH	1,129	-	-	1	1	2	2,258	2.78%
	AVG	1,090	11	12	6	5	34	36,708	47.22%
C1.1	3 BED/3 BATH	1,550	1	1	-	-	2	3,120	2.78%
C4	3 BED/3 BATH	1,217	-	-	1	-	1	1,217	1.39%
	AVG	1,446	1	1	1	0	3	4,337	4.17%
TOTALS		921	19	21	20	11	72	68,341	100.00%

TOTAL UNITS	169
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A-008

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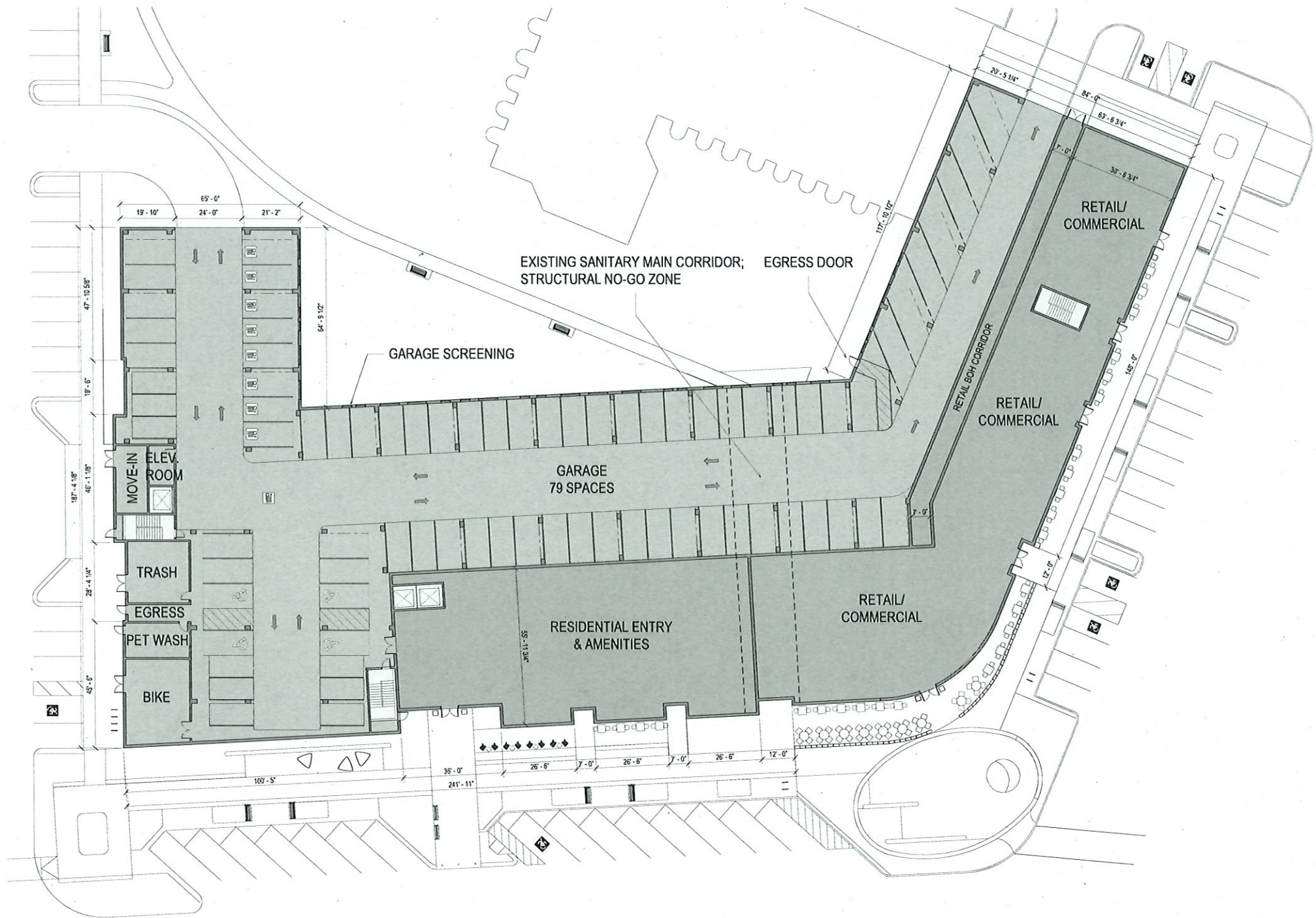
NOT FOR
CONSTRUCTION

drawing by: RL
drawing checked by: AA
drawing scale: 1" = 20'-0"
drawing date: 23 APRIL 2024
project number: 17124.00

drawing revisions		
No.	Description	Date

First Floor
Plan

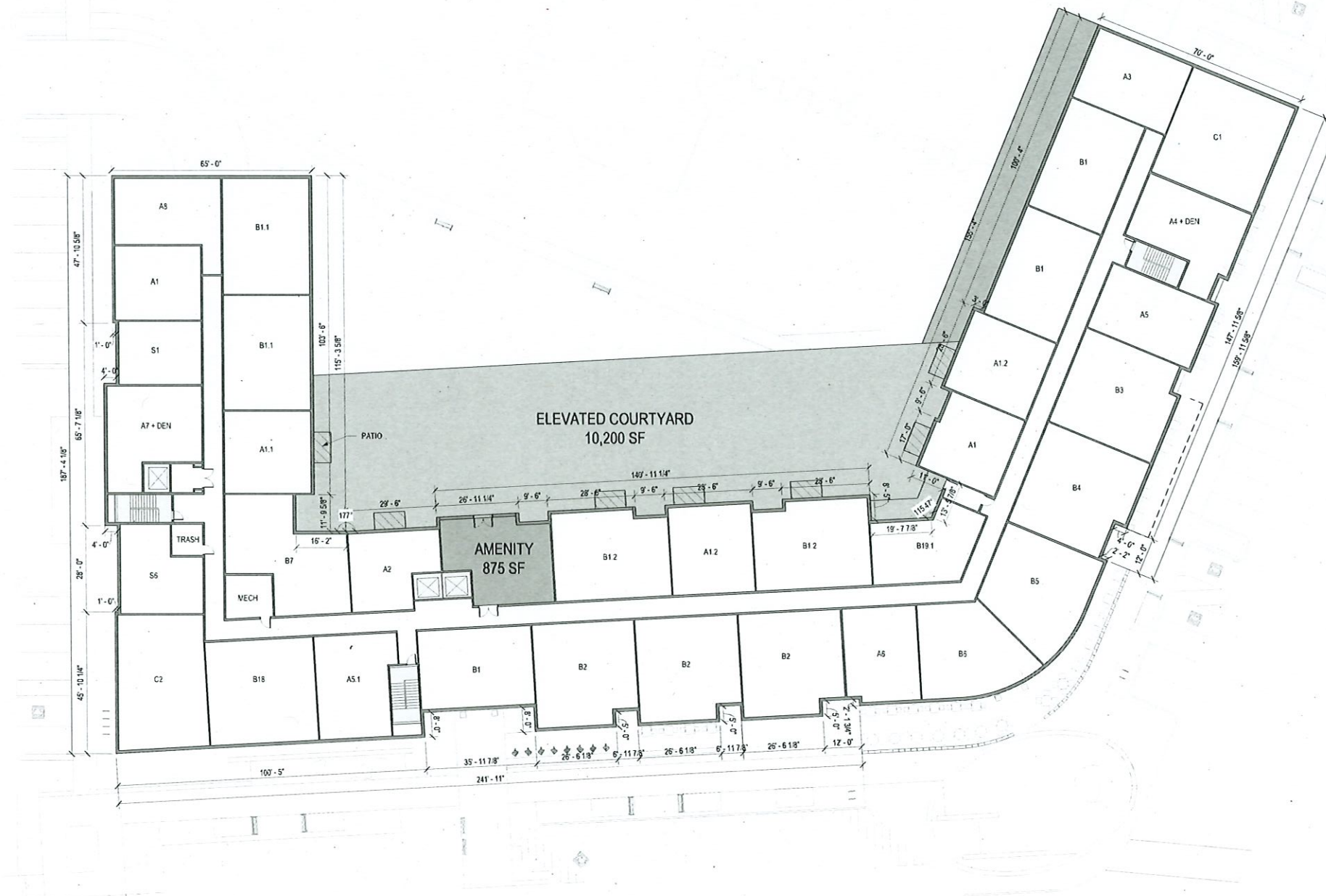
A-101A



BUILDING A - FIRST FLOOR PLAN
1" = 20'-0"



A-102A



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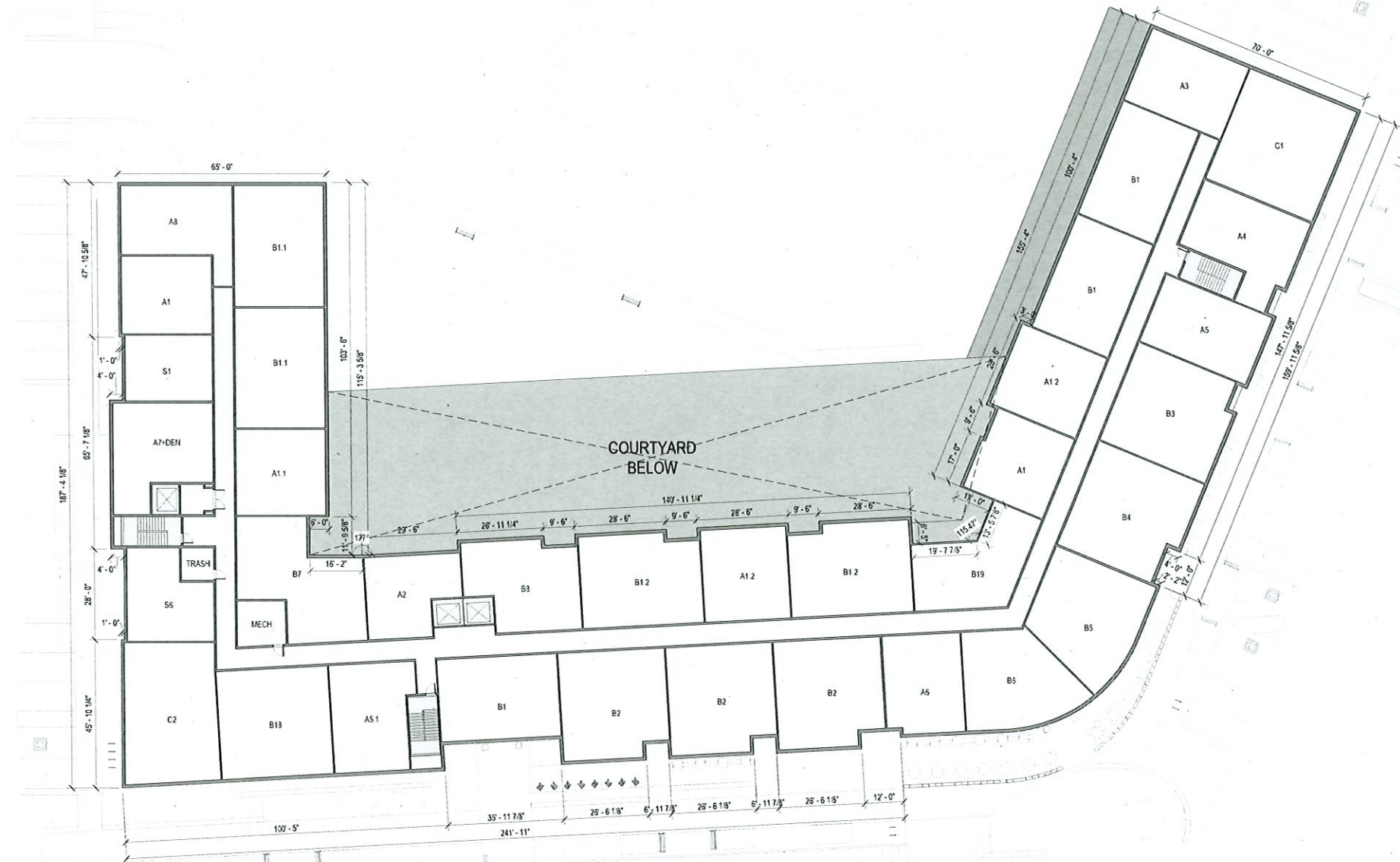
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Third Floor
Plan

A-103A



BUILDING A - THIRD FLOOR PLAN
1" = 20'-0"



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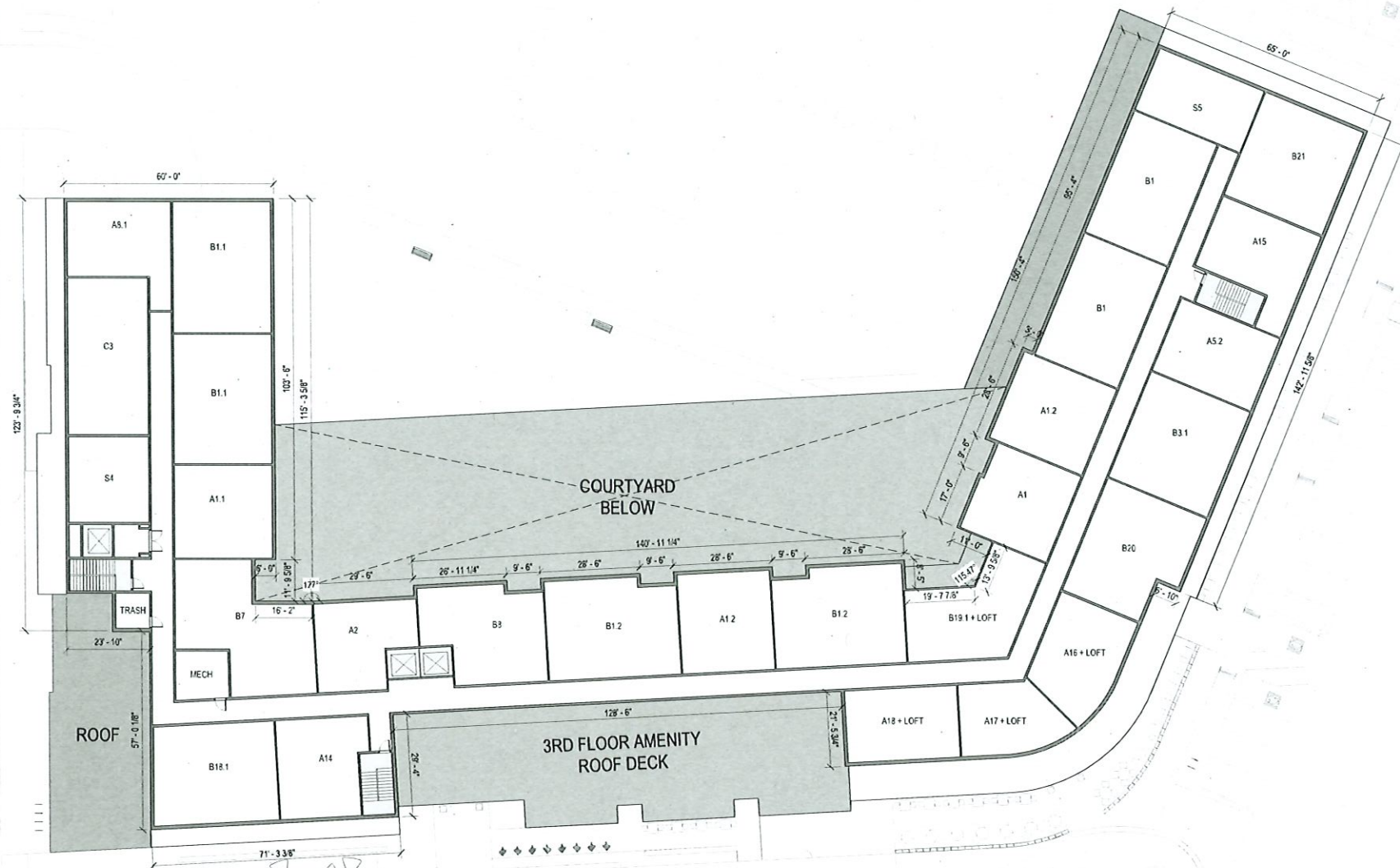
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drawing checked by: AA
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No.	Description	Date

Fourth
Floor Plan

A-104A



BUILDING A - FOURTH FLOOR PLAN
1" = 20'-0"



A-105A



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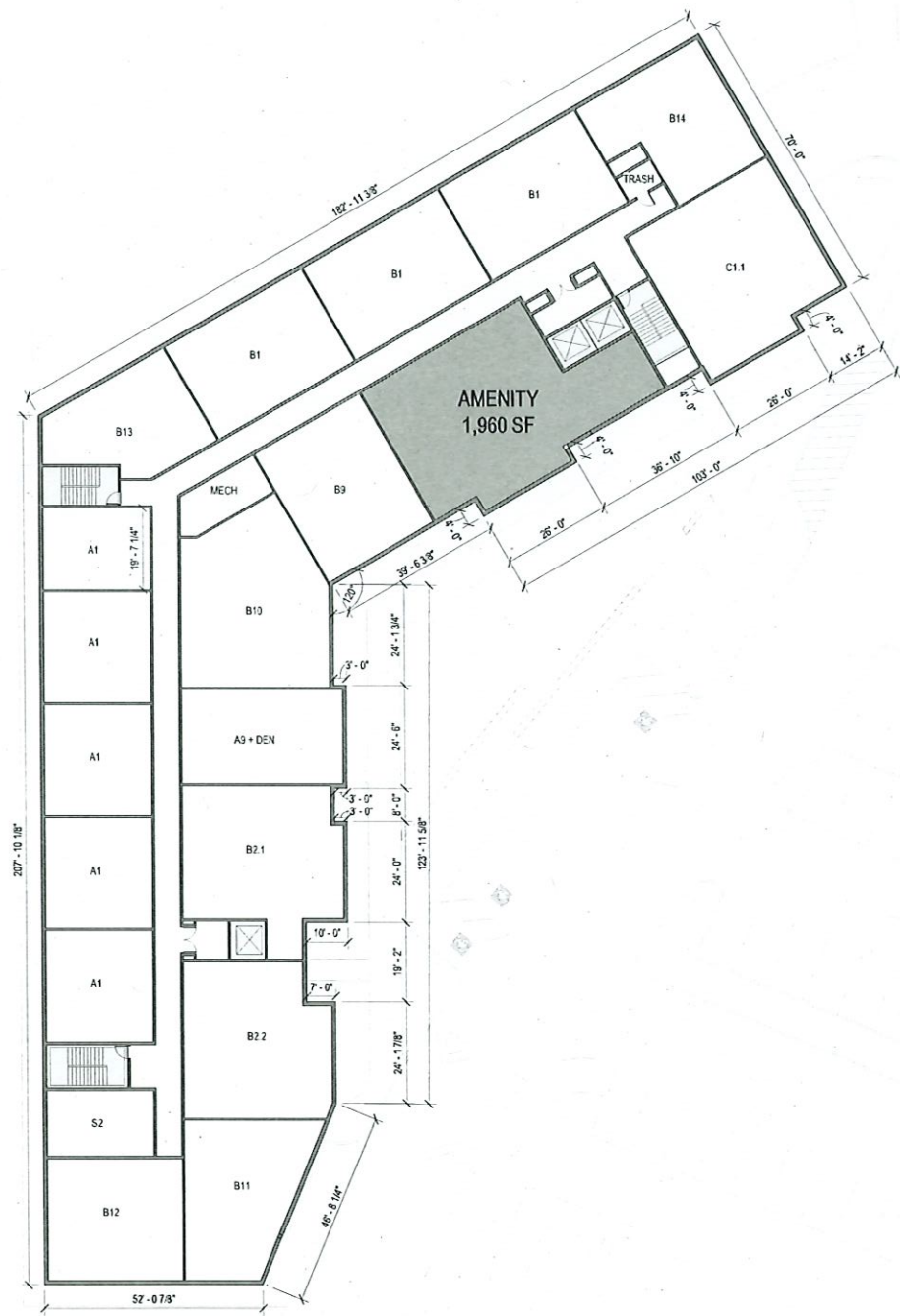
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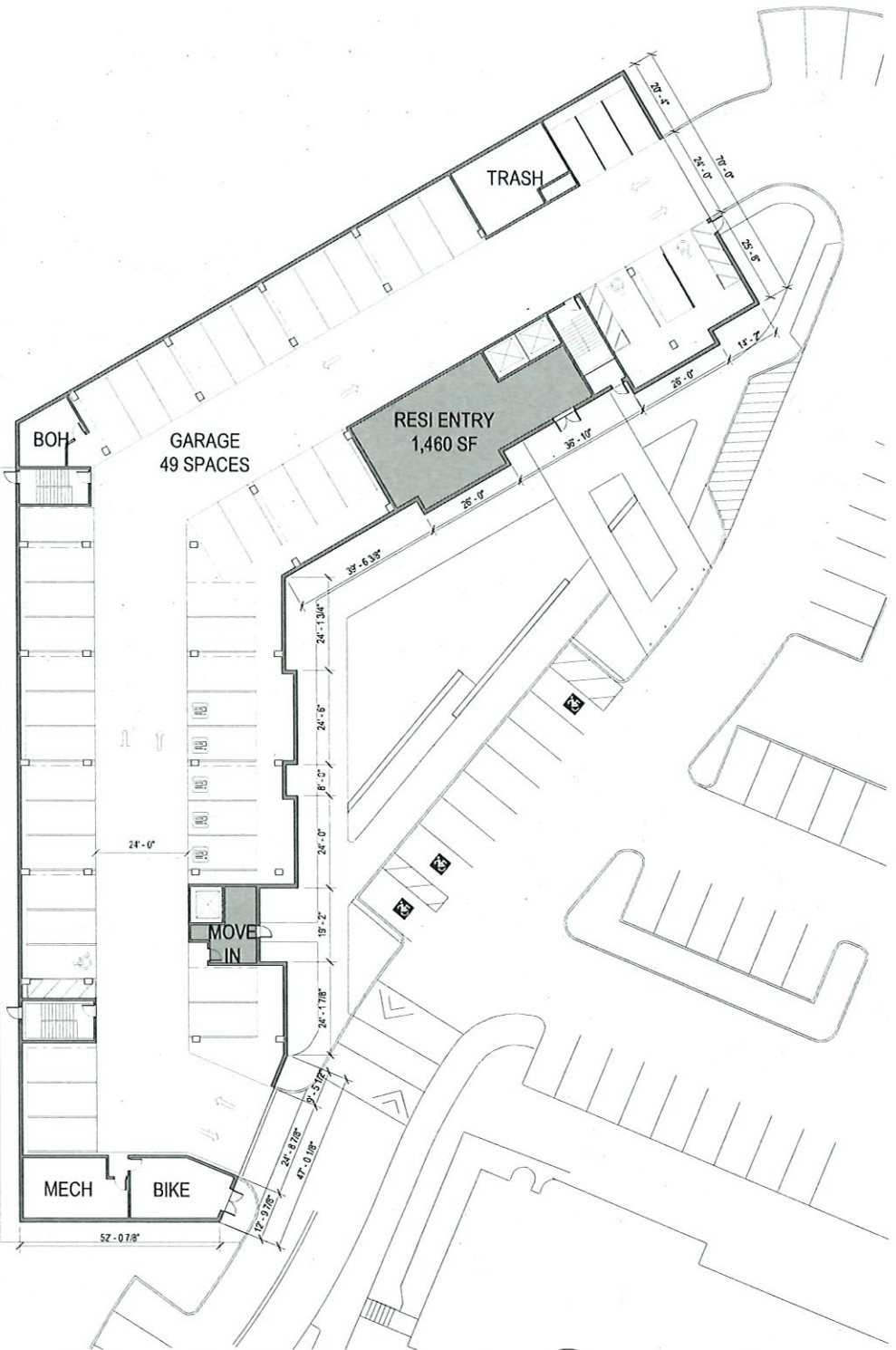
drawing revisors		
No.	Description	Date

First and
Second
Floor Plan

A-101B



BUILDING B - SECOND FLOOR PLAN
1" = 20'-0"



BUILDING B - FIRST FLOOR PLAN
1" = 20'-0"



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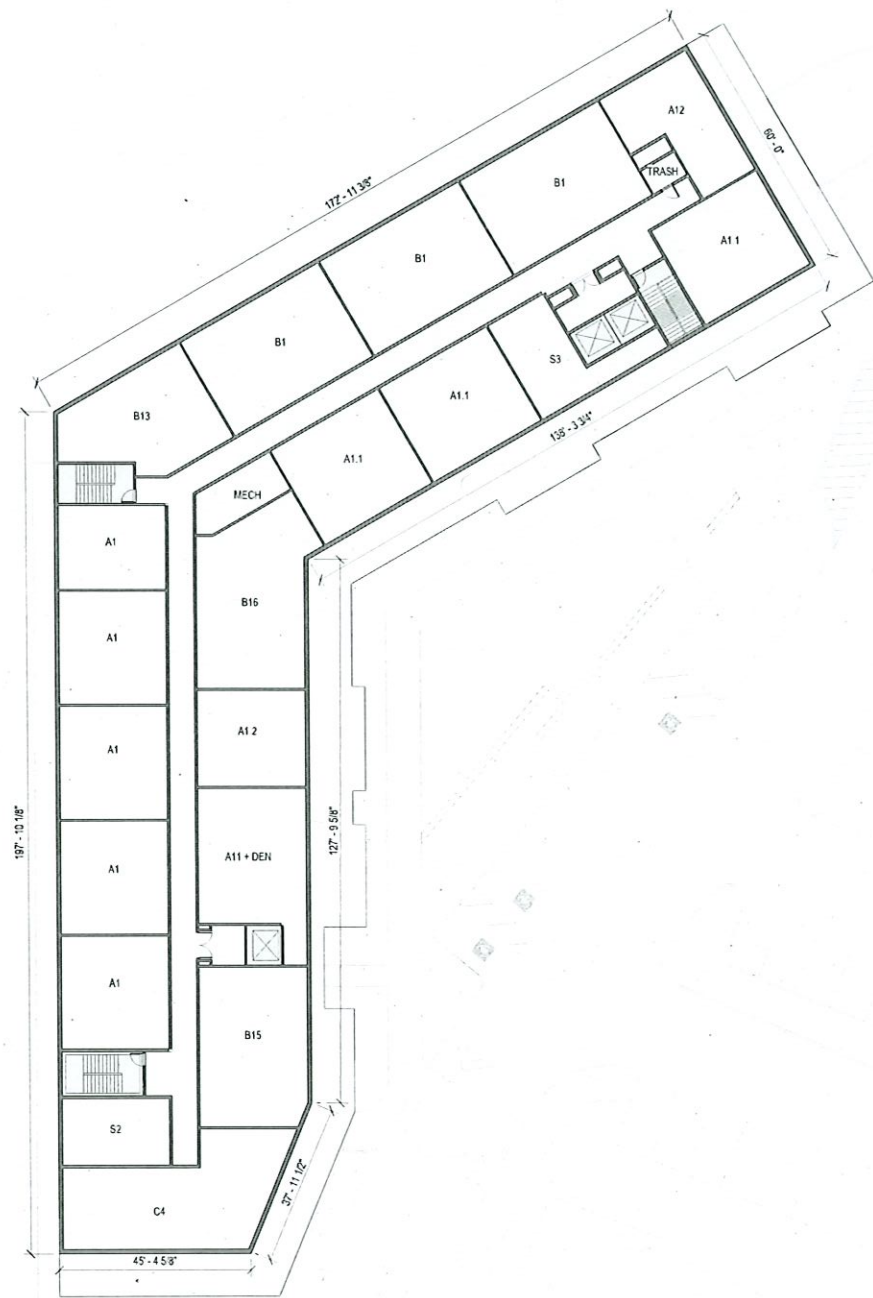
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Drawing revisions:		
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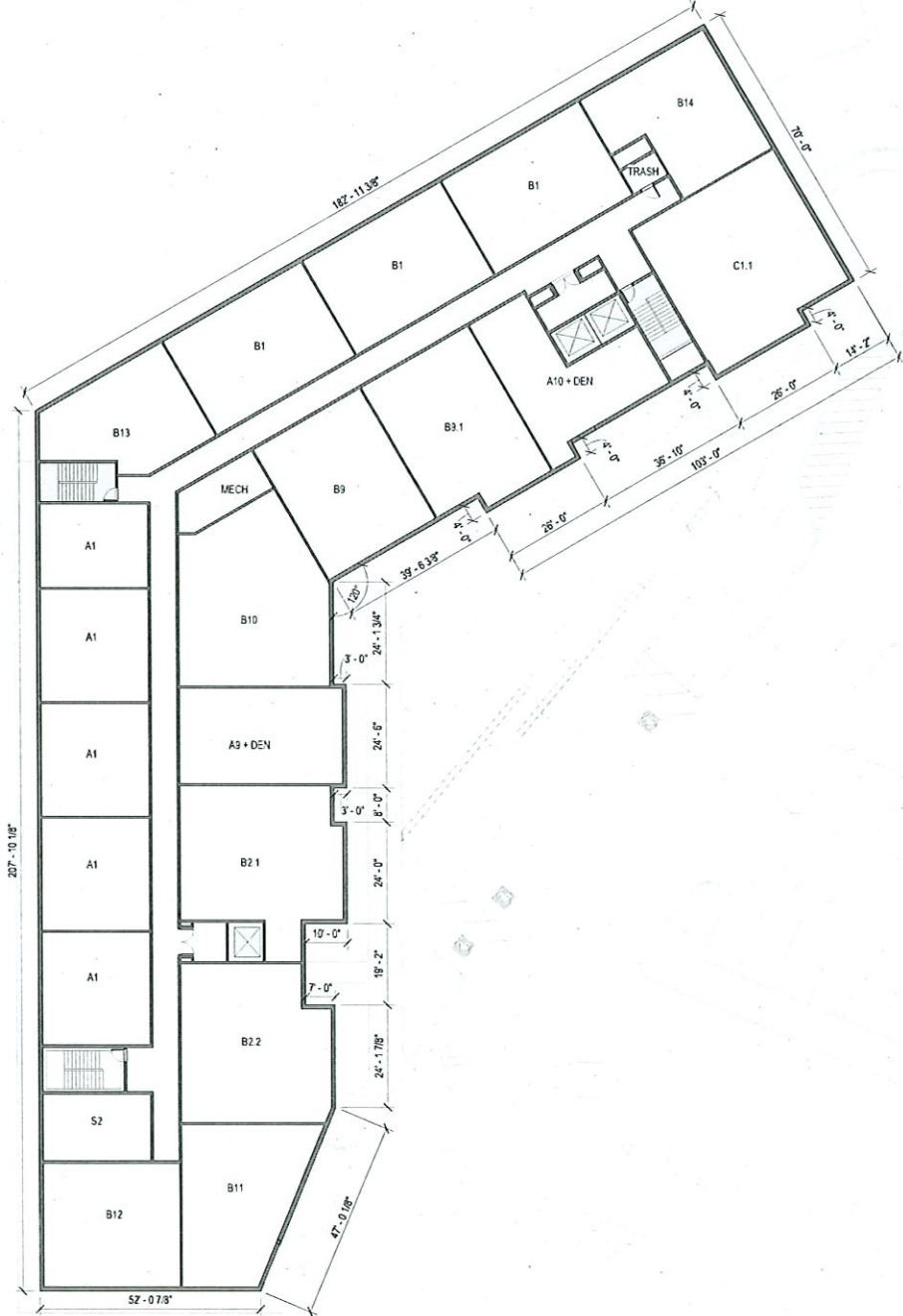
Third and
Fourth
Floor Plan

A-102B



BUILDING B - FOURTH FLOOR PLAN
1" = 20'-0"

2



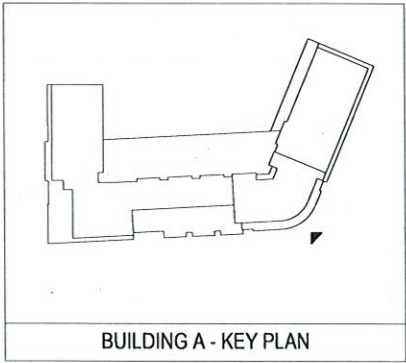
BUILDING B - THIRD FLOOR PLAN
1" = 20'-0"

1

Drawing by:	RL
Drawing checked by:	AA
Drawing scale:	1" = 20'-0"
Drawing date:	23 APRIL 2024
Project number:	17124 00

A-103B





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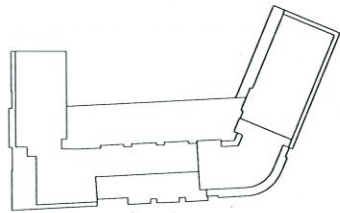
Drawing revisions:		
No.	Description	Date

Building 1A
-Renderings

A-501



BUILDING 1 A - RENDERING - STREET VIEW



BUILDING A - KEY PLAN

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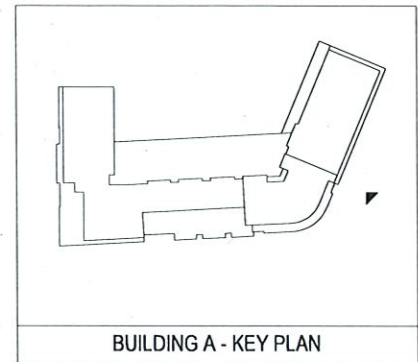
drawing revisions		
No.	Description	Date

Building 1A
-Renderings

A-502



BUILDING 1 A - RENDERING - STREET VIEW



BUILDING A - KEY PLAN

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Drawing revisions		
No.	Description	Date

Building 1A
-Renderings

A-505



BUILDING 1 A - RENDERING - STREET VIEW

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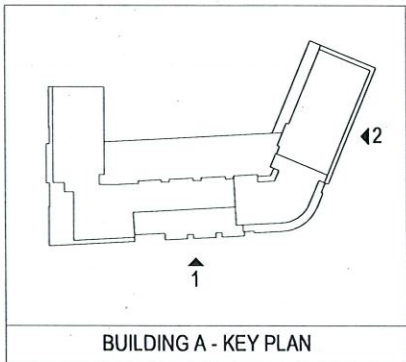
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Building A
Exterior
Elevations

A-200A



BUILDING A - KEY PLAN



RETAIL/COMMERCIAL GLAZING - 59%

2 - BUILDING 1 A - NORTHWEST ELEVATION



GARAGE GLAZING (FROSTED) - 61%

RESIDENTIAL/AMENITY GLAZING - 70%

1 - BUILDING 1 A - EAST ELEVATION

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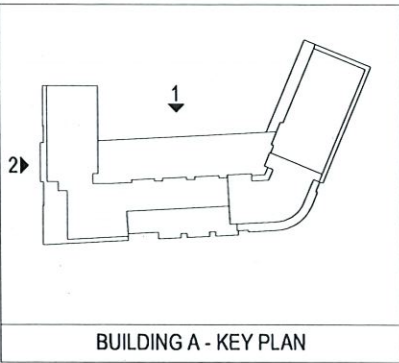
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Building A
Exterior
Elevations

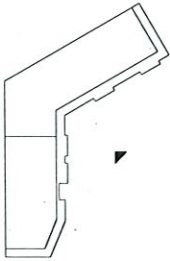
A-201A



2 - BUILDING 1 A - SOUTH ELEVATION



1 - BUILDING 1 A - WEST ELEVATION



BUILDING B - KEY PLAN

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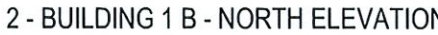
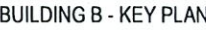
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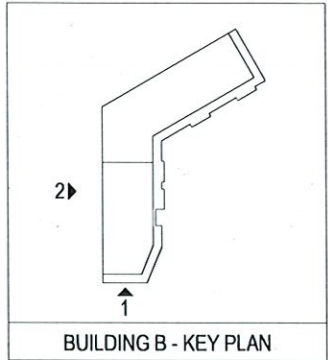
Building 1B
-Renderings

A-504



BUILDING 1 B - RENDERING - AERIAL VIEW





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Building B
Exterior
Elevations

A-201B



2 - BUILDING 1 B - SOUTH ELEVATION



1 - BUILDING 1 B - EAST ELEVATION

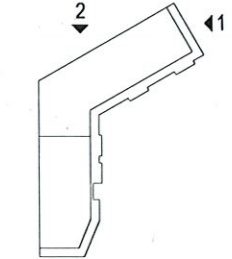
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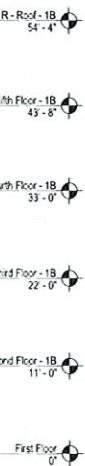
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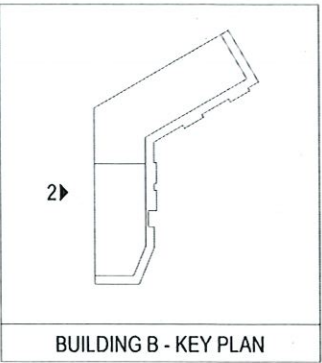
A-202B



2 - BUILDING 1 B - WEST ELEVATION



1 - BUILDING 1 B - NORTHWEST ELEVATION



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Building 1B
- South
Elevation
Vegetation

A-203B

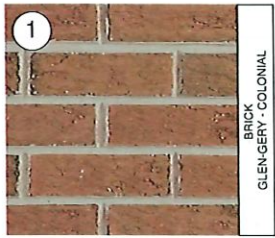


2 - BUILDING 1 B - SOUTH ELEVATION

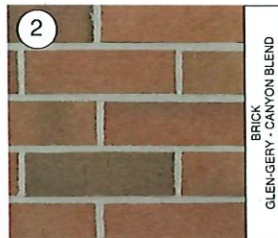


PLANT BUFFER SHOWN AS AN
APPROXIMATION OF EXISTING CONDITIONS

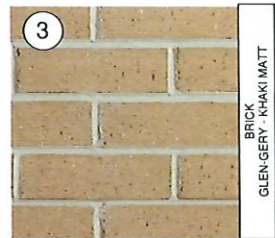
2 - BUILDING 1 B - SOUTH ELEVATION



BRICK
GLEN-GERY - COLONIAL



BRICK
GLEN-GERY - CANYON BLEND



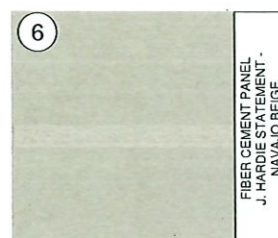
BRICK
GLEN-GERY - NAKI MATT



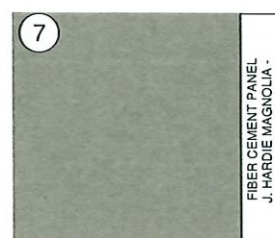
MASONRY UNIT
ARRISCRAFT RENAISSANCE -
OAK RIDGE-GEORGIA



WOOD LOOK TEXTURE WITH
HORIZONTAL REVEALS



FIBER CEMENT PANEL
J. HARDIE STATEMENT -
NAVAJO BEIGE



FIBER CEMENT PANEL
J. HARDIE MAGNOLIA -
WARM CLAY



BUILDING 1 A - RENDERING - AERIAL VIEW

WILTON
CAMPUS 1691,
LLC
21 - 23 RIVER ROAD,
WILTON, CT

WILTON CAMPUS
1691, LLC

500 NORTH
BROADWAY, SUITE
20. JERICHO, NY
11753

VDDAC / P&Z
SUBMISSION

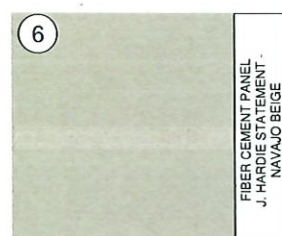
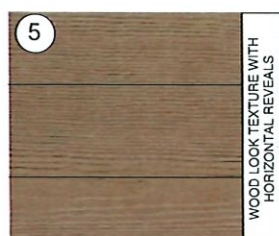
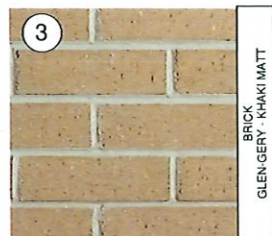
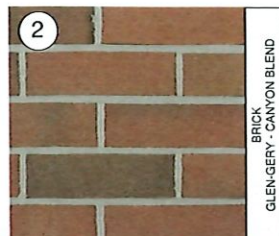
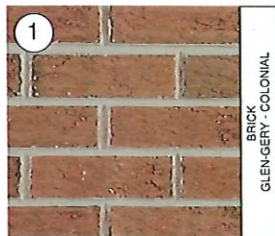
NOT FOR
CONSTRUCTION

drawing by: Author
drawing checked by: AA
drawing scale:
drawing date: 23 APRIL 2024
project number: 17124.00

drawing revisions:		
No	Description	Date

Building 1A
- Exterior
Materials

A-510



BUILDING 1 B - RENDERING - AERIAL VIEW

WILTON
CAMPUS 1691,
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21 - 23 RIVER ROAD,
WILTON, CT

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1691, LLC

500 NORTH
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20. JERICHO, NY
11753

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CONSTRUCTION

Drawing by: Author
Drawing checked by: AA
Drawing scale:
Drawing date: 23 APRIL 2024
Project number: 17124-00

Drawing revisions		
No.	Description	Date

Building 1B
- Exterior
Materials

A-511