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56 High Street phone: 978.989.9900		over, MA 0184 www.cube3.com

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

WILTON CAMPUS 1691, LLC

500 NORTH
BROADWAY, SUITE
20. JERICHO, NY
11753

VDDA	С

NOT FOR CONSTRUCTION

drawing by:

drawing scale:

drawing checked by:

drawin	g date:	28 MARCH 2024			
project	number:		17124.00		
drawin	g revisions:				
No.	Description	า	Date		

A-008

		В
BUILDING RESIDENTIAL	GSF	
GROUND FLOOR 2ND FLOOR	0 34,581	
3RD FLOOR	33,888	
4TH FLOOR	24,616	
TOTAL RESIDENTIAL GSF	93,085	
RESIDENTIAL EFFICIENCY	100.04%	
BUILDING RESIDENTIAL	GSF	
GROUND FLOOR	0	
GROUND FLOOR 2ND FLOOR	0 21,355	
GROUND FLOOR 2ND FLOOR 3RD FLOOR	0	
GROUND FLOOR 2ND FLOOR 3RD FLOOR 4TH FLOOR	0 21,355 21,355	
GROUND FLOOR 2ND FLOOR 3RD FLOOR 4TH FLOOR	0 21,355 21,355 16,910	
GROUND FLOOR 2ND FLOOR 3RD FLOOR 4TH FLOOR 5TH FLOOR	0 21,355 21,355 16,910 9,611	
GROUND FLOOR 2ND FLOOR 3RD FLOOR 4TH FLOOR 5TH FLOOR TOTAL RESIDENTIAL GSF	0 21,355 21,355 16,910 9,611	
GROUND FLOOR 2ND FLOOR 3RD FLOOR 4TH FLOOR 5TH FLOOR TOTAL RESIDENTIAL GSF	0 21,355 21,355 16,910 9,611	
GROUND FLOOR 2ND FLOOR 3RD FLOOR 4TH FLOOR	0 21,355 21,355 16,910 9,611	
GROUND FLOOR 2ND FLOOR 3RD FLOOR 4TH FLOOR 5TH FLOOR TOTAL RESIDENTIAL GSF	0 21,355 21,355 16,910 9,611	
GROUND FLOOR 2ND FLOOR 3RD FLOOR 4TH FLOOR 5TH FLOOR TOTAL RESIDENTIAL GSF	0 21,355 21,355 16,910 9,611	
GROUND FLOOR 2ND FLOOR 3RD FLOOR 4TH FLOOR 5TH FLOOR TOTAL RESIDENTIAL GSF	0 21,355 21,355 16,910 9,611	
GROUND FLOOR 2ND FLOOR 3RD FLOOR 4TH FLOOR 5TH FLOOR	0 21,355 21,355 16,910 9,611	
GROUND FLOOR 2ND FLOOR 3RD FLOOR 4TH FLOOR 5TH FLOOR	0 21,355 21,355 16,910 9,611	
GROUND FLOOR 2ND FLOOR 3RD FLOOR 4TH FLOOR 5TH FLOOR	0 21,355 21,355 16,910 9,611	

BUILDING A

STANDARD GARAGE SPACES

ACCESSIBLE GARAGE SPACES

GARAGE PARKING RATIO (SPACES / UNIT)

COMPACT GARAGE SPACES

TOTAL PARKING SPACES

COMMON AREAS/AMENITY

GROUND FLOOR

2ND FLOOR AMENITY

TOTAL AMENITY GSF

TOTAL RETAIL GSF

BUILDING B

RETAIL - UNPARTITIONED

RETAIL - BACK OF HOUSE

STANDARD GARAGE SPACES

ACCESSIBLE GARAGE SPACES

COMPACT GARAGE SPACES

TOTAL PARKING SPACES

COMMON AREAS/AMENITY

GROUND FLOOR

2ND FLOOR AMENITY

TOTAL AMENITY GSF

TOTAL RETAIL GSF

SECOND FLOOR RESIDENTIAL CIRCULATION

THIRD FLOOR RESIDENTIAL CIRCULATION

FOURTH FLOOR RESIDENTIAL CIRCULATION

GARAGE PARKING RATIO (SPACES / UNIT)

SECOND FLOOR RESIDENTIAL CIRCULATION THIRD FLOOR RESIDENTIAL CIRCULATION FOURTH FLOOR RESIDENTIAL CIRCULATION

FIFTH FLOOR RESIDENTIAL CIRCULATION

GROUND FLOOR

2ND FLOOR

COURTYARD

3RD FLOOR

4TH FLOOR

POTENTIAL PATIO

TOTAL BUILDING GSF

GROUND FLOOR

2ND FLOOR

3RD FLOOR

4TH FLOOR

5TH FLOOR

TOTAL BUILDING GSF

Dogo 1 of 1

0.81

7,172

947

8,119

10,695

1,320

4,507 5,200

5,002

2,087

3,547

3,000 3,000

3,000

1,805

51,105

39,088

10,200

39,088

29,618

4,054

24,355

24,355

24,355

19,910

104,391

	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	596	1	1	<u> </u>	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	<u></u> ∂	2	1,904	2.06%
A5	1 BED/1 BATH	842	1	i	•	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	<u>2</u>	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	1949 1949	<u> </u>	1	1	793	1.03%
A16 + LOFT	1 BED/1 BATH (LOFT)	766			1	1	766	1.03%
	1 BED/1 BATH (LOFT)	608		-	1	1	608	1.03%
A18 + LOFT	1 BED/1 BATH (LOFT)	740	-	-	1	1	740	1.03%
AIO I LOI I	1 DED/1 BATTI (EOI 1)	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	6,780	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%
B3.1	2 BED/2 BATH	1,250				2	2,500	2.06%
B5	2 BED/2 BATH	1,144	1	1	<u>5</u>	2	2,288	2.06%
B6	2 BED/2 BATH	1,002	4	1	-	2	2,004	2.06%
B7	2 BED/2 BATH	1,188	1	1	1	3	3,564	3.09%
B8	2 BED/2 BATH	948	<u> </u>	1	1	2	1,896	2.06%
B18	2 BED/2 BATH	1,236	1	1	3L	2	2,472	2.06%
B18.1	2 BED/2 BATH	1,087	1	1	1		1,087	1.03%
		901	•	- 1	<u> </u>		901	
B19 19.1 + LOFT	2 BED/2 BATH 2 BED/2 BATH (LOFT)	951	*	- 1	1	1	951	1.03%
B19.2	2 BED/2 BATH (LOFT)	790	-			1	790	1.03%
B19.2 B20	2 BED/2 BATH 2 BED/2 BATH	1,038	1	-	1	1	1,038	1.03%
B20 B21	2 BED/2 BATH 2 BED/2 BATH	1,038			1	1	1,038	1.03%
טבו	Z DEDIZ BATTI	AVG: 1,094	17	- 18		40		49.48%
C1	3 RED/3 PATU		17	18	13	48	52,489	
C1	3 BED/3 BATH	1,390	1 1	1	-	2	2,780	2.06%
C2	3 BED/3 BATH	1,324	1	- 1	1	2	2,648	2.06%
C3	3 BED/3 BATH	1,113	-	-	1	1	1,113	1.03%
TOTAL		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			
UNIT TYPE	DESCRIPTION		UNIT NRSF	# OF UNITS	# OF UNITS	# OF UNITS	# OF UNITS	TOTAL UNITS	TOTAL NRSF	MIX (UNITS)
S2	STUDIO		441	1	1	1		3	1,323	4.17%
S3	STUDIO		543		3 = 3	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	=:	r <u>=</u> 1	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	3 .		2	1,840	2.78%
A10 + DEN	1 BED/1 BATH (PLUS DEN)		921		1	28-7	-	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	21	-		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	8.	-	2	2,716	2.78%
B2.2	2 BED/2 BATH		1,328	1	1		왕 조	2	2,656	2.78%
В9	2 BED/2 BATH		1,092	1	1	12	<u> </u>	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	n=	-	2	2,854	2.78%
B11	2 BED/2 BATH		1,060	1	1	19-1	-	2	2,120	2.78%
B12	2 BED/2 BATH		1,017	1	1	85	-	2	2,034	2.78%
B13	2 BED/2 BATH		850	1	1	1	1	4	3,400	5.56%
B14	2 BED/2 BATH		995	1	1	(<u>=</u>	-	2	1,990	2.78%
B15	2 BED/2 BATH		1,018	27	-	1	=	1	1,018	1.39%
B16	2 BED/2 BATH		1,129		3#8	1	1	2	2,258	2.78%
		AVG:	1,080	11	12	6	5	34	36,708	47.22%
C1.1	3 BED/3 BATH		1,560	1	1			2	3,120	2.78%
C4	3 BED/3 BATH		1,217	3	•	1	126 207	1	1,217	1.39%
		AVG:	1,446	1	1	1	0	3	4,337	4.17%
TOTALS			921	19	21	20	11	72	66,341	100.00%

TOTAL UNITS 169

MAHAN RYKIEL

A S S O C I A T E S I N C

Whitehall Mill 3300 Clipper Mill Road
Suite 200 Baltimore, MD 21211 410.235.6001

Wilton Campus

Client WILTON CAMPUS 1691, LLC 15 River Road, Suite 15 Wilton, CT 06897

Civil Engineer VHB 1775 Greensboro Station PI Ste 200 McLean, VA 22102

L1.00 Overall Site Rendering

MAHAN RYKIEL

A S S O C I A T E S I N C

Whitehall Mill 3300 Clipper Mill Road
Suite 200 Baltimore, MD 21211 410.235.6001

Wilton Campus 1691 21-23 River Road, Wilton, CT

Client
WILTON CAMPUS 1691, LLC
15 River Road, Suite 15
Wilton, CT 06897

Architect
CUBE3
56 High Street
North Andover MA 01845

Civil Engineer VHB 1775 Greensboro Station PI Ste 200 McLean, VA 22102

SEAL

PROJECT NO. 23018

DRAWN BY : SW

L1.01

REVIEWED BY : MR

Building A Rendering

MAHAN **RYKIEL** A S S O C I A T E S I N C Whitehall Mill 3300 Clipper Mill Road Suite 200 Baltimore, MD 21211 410.235.6001

> 1691 Wilton Campus

Client WILTON CAMPUS 1691, LLC 15 River Road, Suite 15 Wilton, CT 06897

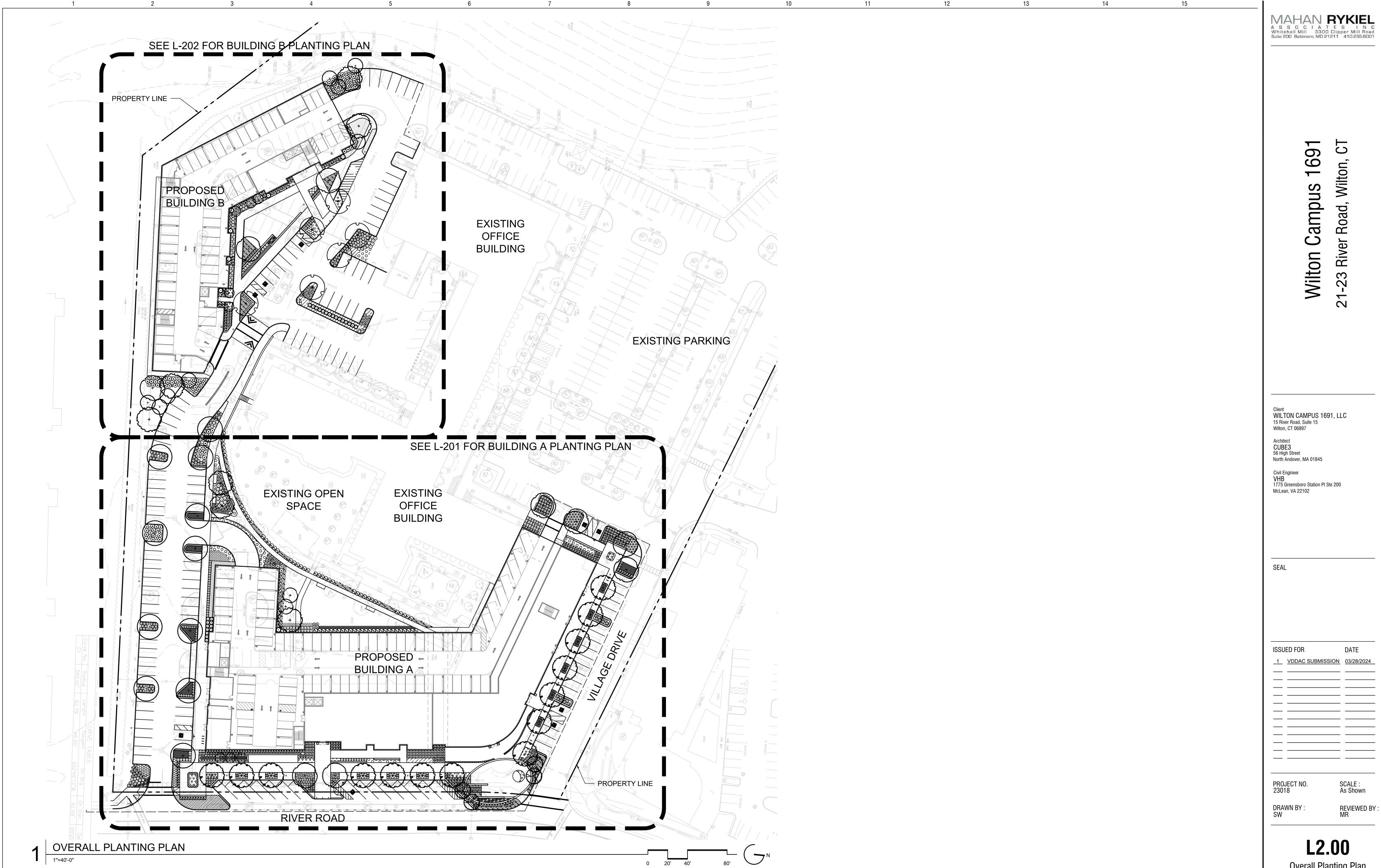
Architect CUBE3 56 High Street

Civil Engineer VHB 1775 Greensboro Station PI Ste 200 McLean, VA 22102

SEAL

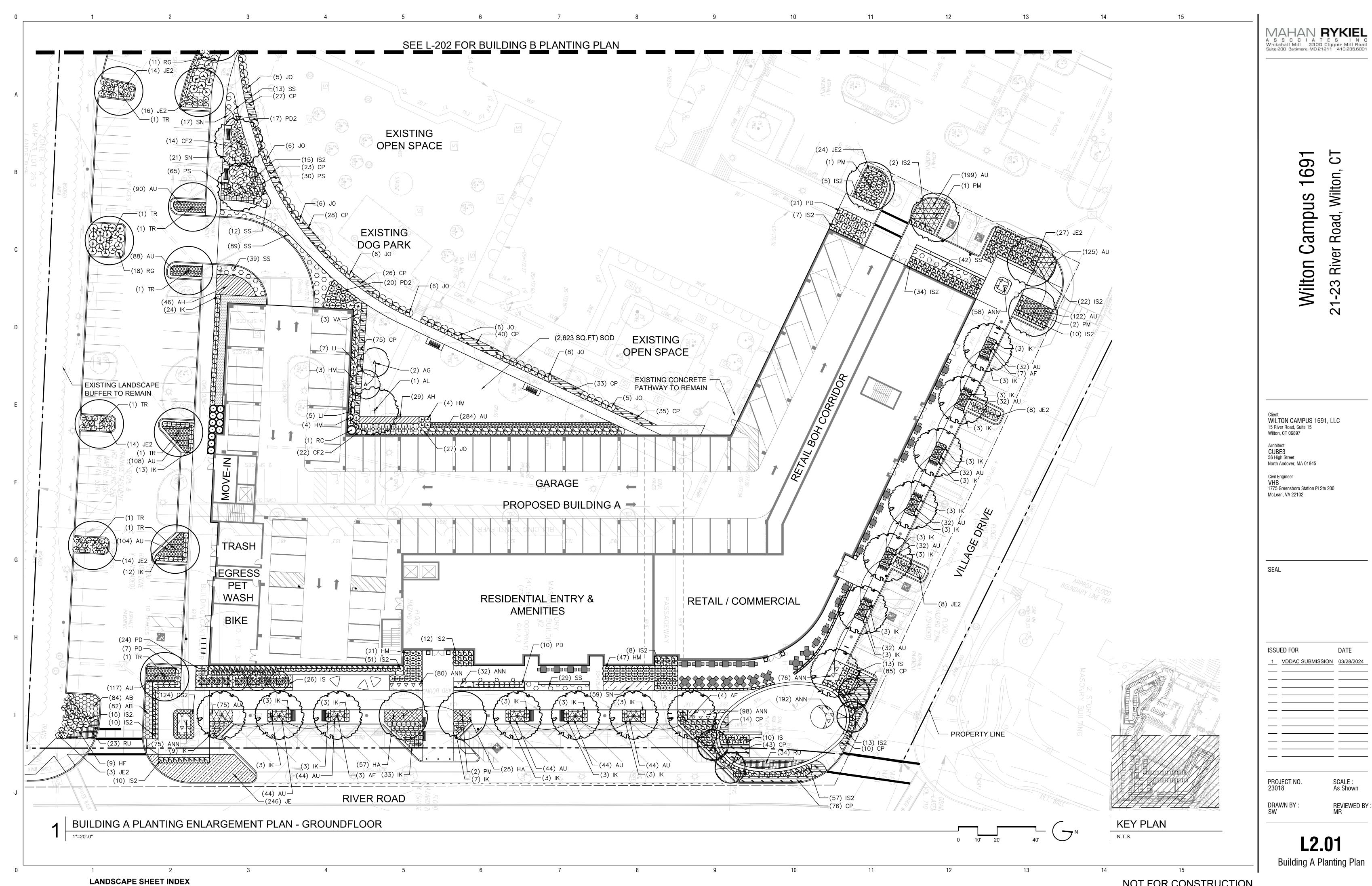
L1.02

Building B Rendering

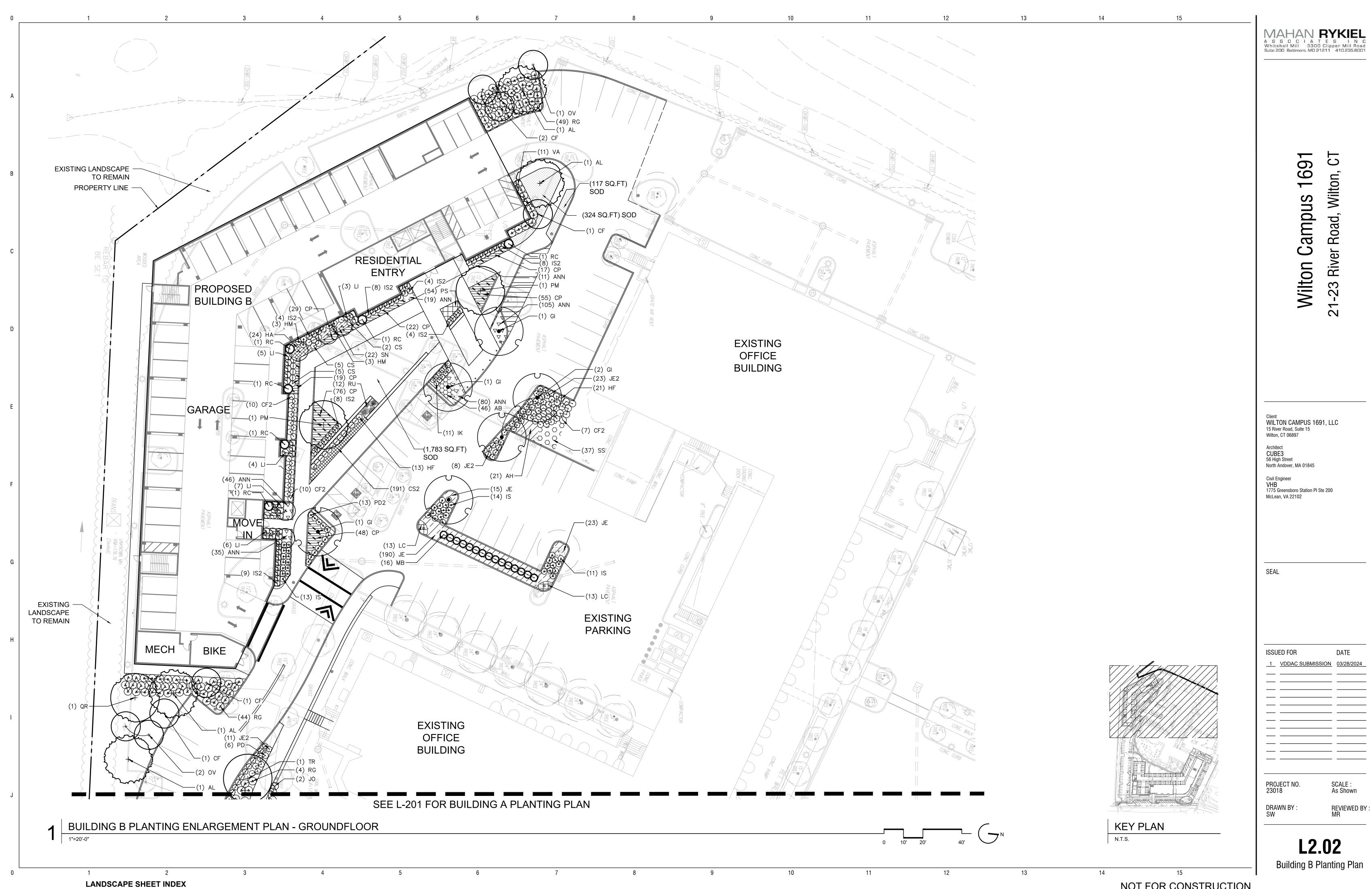


Overall Planting Plan

13



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MAHAN **RYKIEL** A S S O C I A T E S I N U Whitehall Mill 3300 Clipper Mill Road Suite 200 Baltimore, MD 21211 410.235.6001

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Wilton

WILTON CAMPUS 1691, LLC 15 River Road, Suite 15 Wilton, CT 06897

Architect CUBE3 56 High Street

Civil Engineer VHB 1775 Greensboro Station PI Ste 200 McLean, VA 22102

SEAL

ISSUED FOR

1_	VDDAC SUBMISSION	03/28/2024
		-
		-
_		

DATE

SCALE : As Shown

REVIEWED BY:

PROJECT NO. 23018

DRAWN BY

15

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L2.03 Plant Schedule

PLANT SCHEDULE

CODE QTY BOTANICAL / COMMON NAME SIZE CONTAINER ORNAMENTAL TREES Amelanchier x grandiflora `Autumn 8`-10` Ht. B&B Brilliance` Autumn Brilliance Apple Serviceberry 2"-2.5" Cal. B&B Cornus florida Flowering Dogwood OV 3 2.0"-2.5" Cal. B&B Ostrya virginiana American Hophornbeam SHADE TREES B&B Acer rubrum 'Frank Jr.' 3"-3.5" Cal. Redpointe® Maple Acer saccharum 'Legacy' 3"-3.5" Cal. B&B Legacy Sugar Maple Gleditsia triacanthos inermis `Skycole` 3"-3.5" Cal. B&B Skyline® Honey Locust Platanus x acerifolia 'Morton Circle' 3"-3.5" Cal. B&B Exclamation!™ London Plane Tree QR 3"-3.5" Cal. B&B Quercus rubra Northern Red Oak Tilia americana 'Redmond' 3"-3.5" Cal. B&B Redmond American Linden SHRUBS Clethra alnifolia 'Sixteen Candles' 2'-3' Ht. B&B/Cont. Sixteen Candles Summersweet CF2 Cornus sericea 'Farrow' 2'-3' Ht. B&B/Cont. Arctic Fire® Red Twig Dogwood Hydrangea quercifolia 'Munchkin' 3'-4' Ht. B&B/Cont. Munchkin Oakleaf Hydrangea Hypericum frondosum 'Sunburst' 2'-3' Ht. B&B/Cont. Sunburst St. John's Wort 18" - 24" Spd. Cont. llex glabra 'Gem Box' Gem Box Inkberry Holly llex glabra 'Shamrock' 2'-3' Ht. B&B/Cont. Shamrock Inkberry Holly 2'-3' Ht. B&B/Cont. Itea virginica 'Sprich' Little Henry® Sweetspire Juniperus communis 'Effusa' 18" - 24" Spd. Cont. Effusa Common Juniper Juniperus virginiana 'Grey Owl' 2'-3' Ht. B&B/Cont. Grey Owl Eastern Redcedar Leucothoe axillaris 'Sarah's Choice' 2'-3' Ht. B&B/Cont. Sarah's Choice Dog-Hobble Myrica pensylvanica 'Bobzam' 3'-4' Ht. B&B/Cont. Bobee™ Northern Bayberry Physocarpus opulifolius 'Donna May' B&B/Cont. 2'-3' Ht. Little Devil™ Dwarf Ninebark Potentilla fruticosa 'Fargo' 2'-3' Ht. B&B/Cont. Dakota Sunspot® Bush Cinquefoil Rhododendron carolinianum 3'-4' Ht. B&B/Cont. Carolina Rhododendron Rhus aromatica 'Gro-Low' 2'-3' Spd. B&B/Cont. Gro-Low Fragrant Sumac B&B/Cont. Viburnum dentatum 'Christom' 3'-4' Ht. Blue Muffin® Arrowwood Viburnum BOTANICAL / COMMON NAME SIZE CONTAINER SPACING **GROUND COVERS** Cont. 24" o.c. Amsonia hubrichtii Arkansas Bluestar 212 Amsonia x 'Blue Ice' Cont. 15" o.c. Blue Ice Bluestar 6" o.c. 3,029 Cont. Annuals Annua Plants 1,724 Arctostaphylos uva-ursi Cont. 12" o.c. Kinnikinnick Cont. 18" o.c. Carex pensylvanica Pennsylvania Sedge CS2 Chrysogonum virginianum 'Superstar' Cont. 10" o.c. Superstar Green-and-Gold Heuchera villosa 'Autumn Bride' Cont. 18" o.c. Autumn Bride Hairy Alumroot Juncus effusus Cont. 18" o.c. Soft Rush Lobelia cardinalis Cont. 18" o.c. Cardinal Flower Phlox subulata Cont. 12" o.c. Creeping Phlox Rudbeckia x 'American Gold Rush' 24" o.c. Cont. American Gold Rush Coneflower 24" o.c. Schizachyrium scoparium 'The Blues' Cont. The Blues Little Bluestem Cont. 18" o.c. Symphyotrichum novae-angliae

New England Aster

LANDSCAPE NOTES:

1. CONTACT 'CALL BEFORE YOU DIG' AT 1-800-922-4455 TO HAVE UNDERGROUND UTILITY LINES MARKED BY THEM PRIOR TO START OF ANY EXCAVATION WORK.

11

12

13

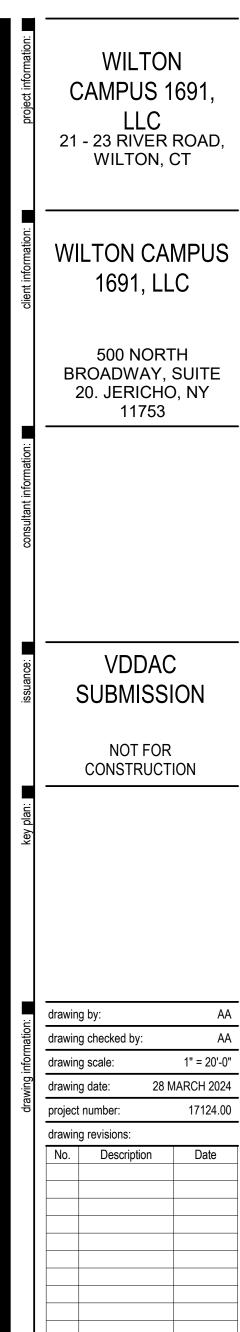
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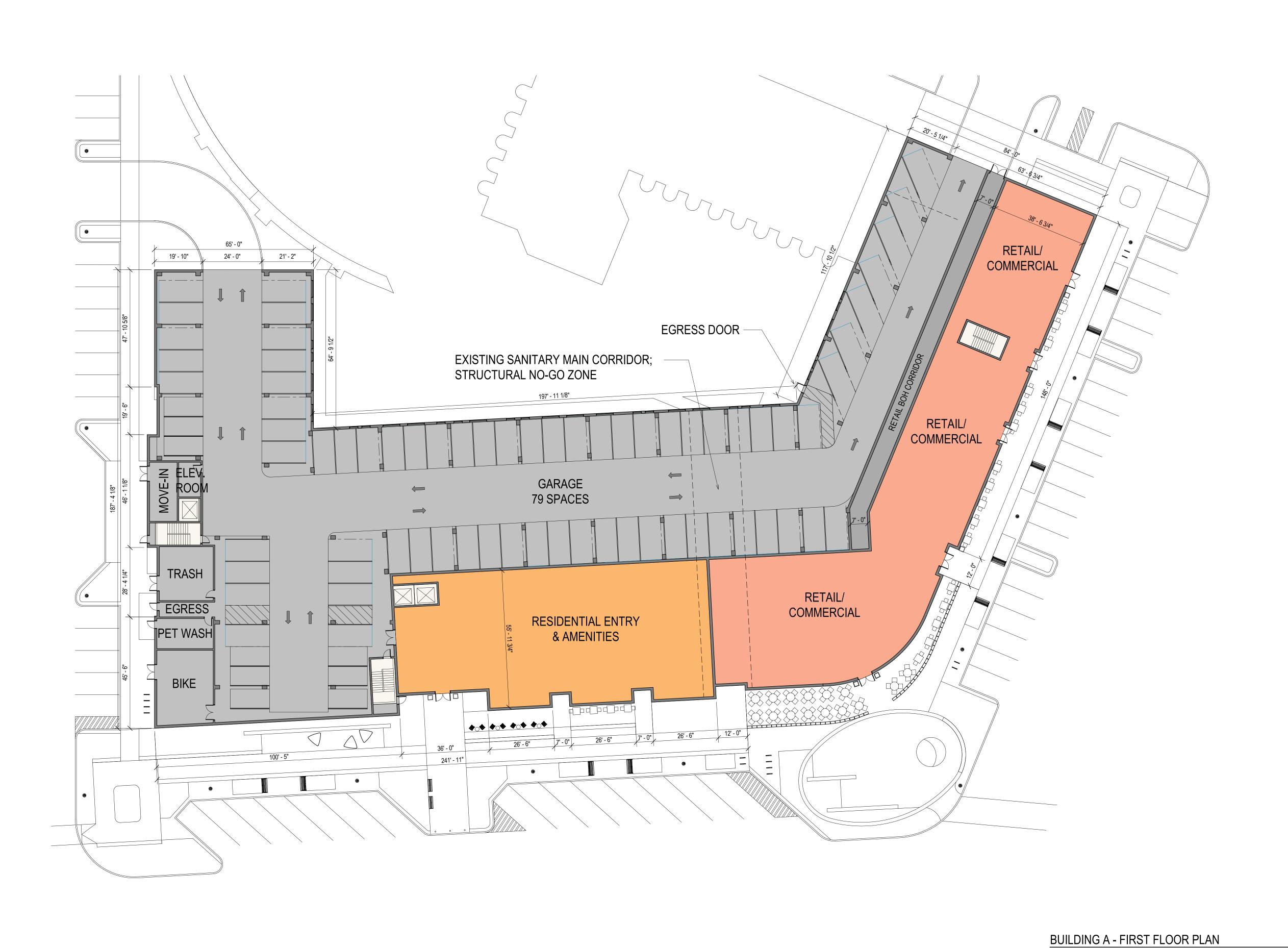
- 2. EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THE PLAN BASED ON ACTUAL FIELD CONDITIONS.
- 3. SPRAY NEW PLANTINGS IMMEDIATELY AFTER INSTALLATION WITH A WHITE-TAILED DEER REPELLENT AND CONTINUE AS NEEDED TO MAINTAIN PLANTS FREE OF SIGNIFICANT DEER BROWSING.
- 4. PLNAT SPECIES SEBSTITIUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND TOWN OF WILTON PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
- 5. MULCH AREAS AROUND NEW TREES AND SHRUBS WITH A 3" THICK LAYER OF SHREDDED CEDAR BARK MULCH. NEW TREES SHALL EACH HAVE A 5' MIN. DIA. MULCHED BED AND NEW SHRUBS SHALL EACH HAVE A MINIMUM 3' DIAMETER MULCHED BED. AREAS WITHIN 4" OF TREE TRUNKS SHALL BE MINTAINED FREE OF MULCH.
- 6. PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE 'AMERICAN STANDARDS FOR NURSERY STOCK', LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- 7. THE CONTRACTOR SHALL VERIFY WITH THE PROJECT ENGINEER THAT THE NEW PLANTINGS DO NOT INTERFERE WITH EXISTING AND/OR PROPOSED UTILITIES, SIGHT LINES, AND/OR STRUCTURES.
- 8. THE PLAN FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.
- 9. SEED LAWN AREAS WITH A HIGH-QUALITY TRIPLE FESCUE TURF MIX. SEED AREAS AT THE METHODS AND RATE RECOMMENDED BY THE MANUFACTURER. LIGHTLY MULCH SEEDED AREA WITH WEEK-FREE CLEAN HAY. A NURSE CROP SHALL BE ADDED TO THE SEED MIX ON SLOPES OF EXCESS OF 10%. LIGHTLY RAKE OR ROLL GROUND SURFACE ATER SOWING.



L'agroup.

First Floor Plan

A-101A





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phone: 978.989.9900 www.cube3.com

> WILTON CAMPUS 1691,

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WILTON CAMPUS 1691, LLC

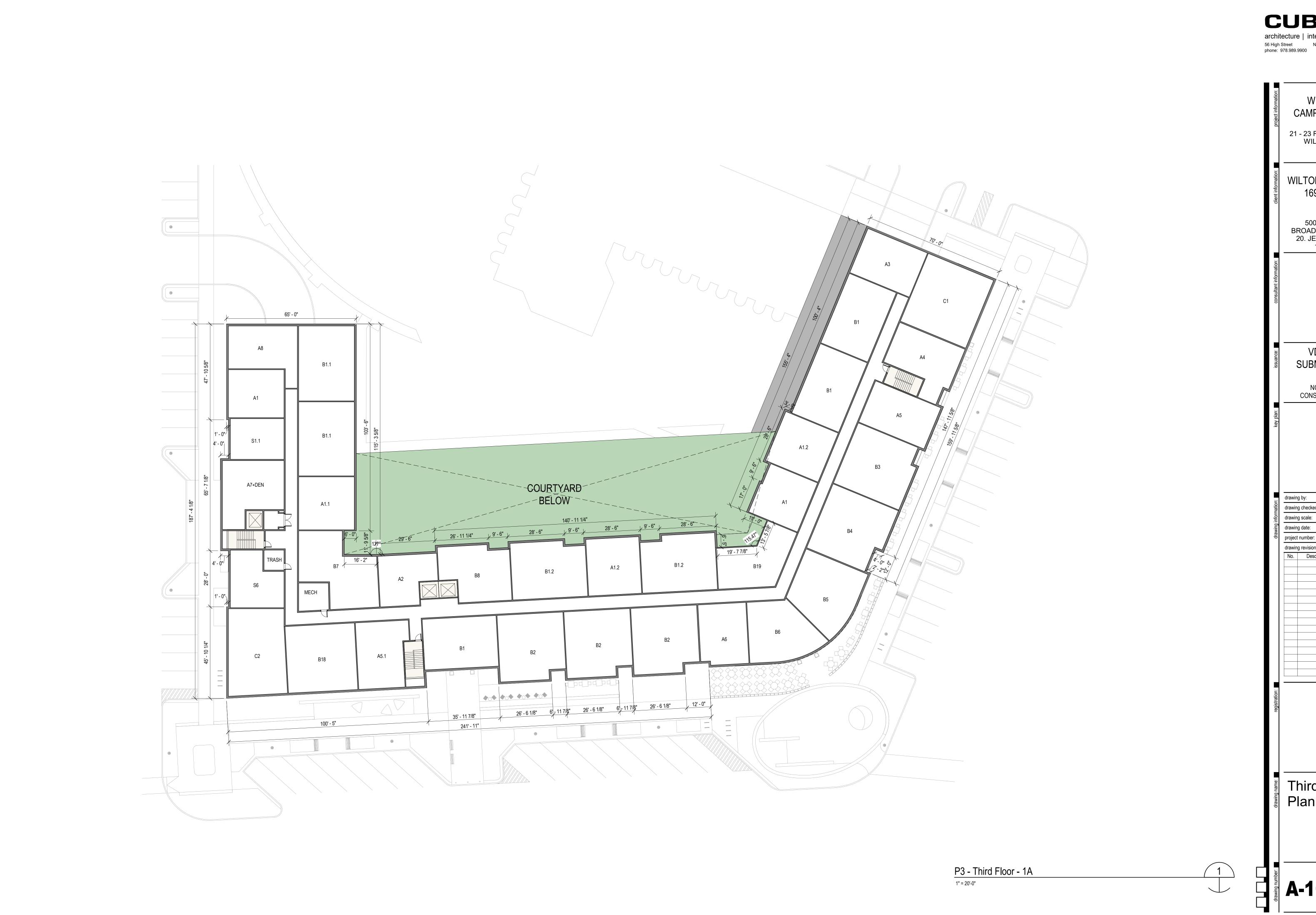
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VDDAC SUBMISSION

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drawing checked by: 28 MARCH 2024 drawing revisions: No. Description

Second Floor Plan



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WILTON CAMPUS 1691, LLC

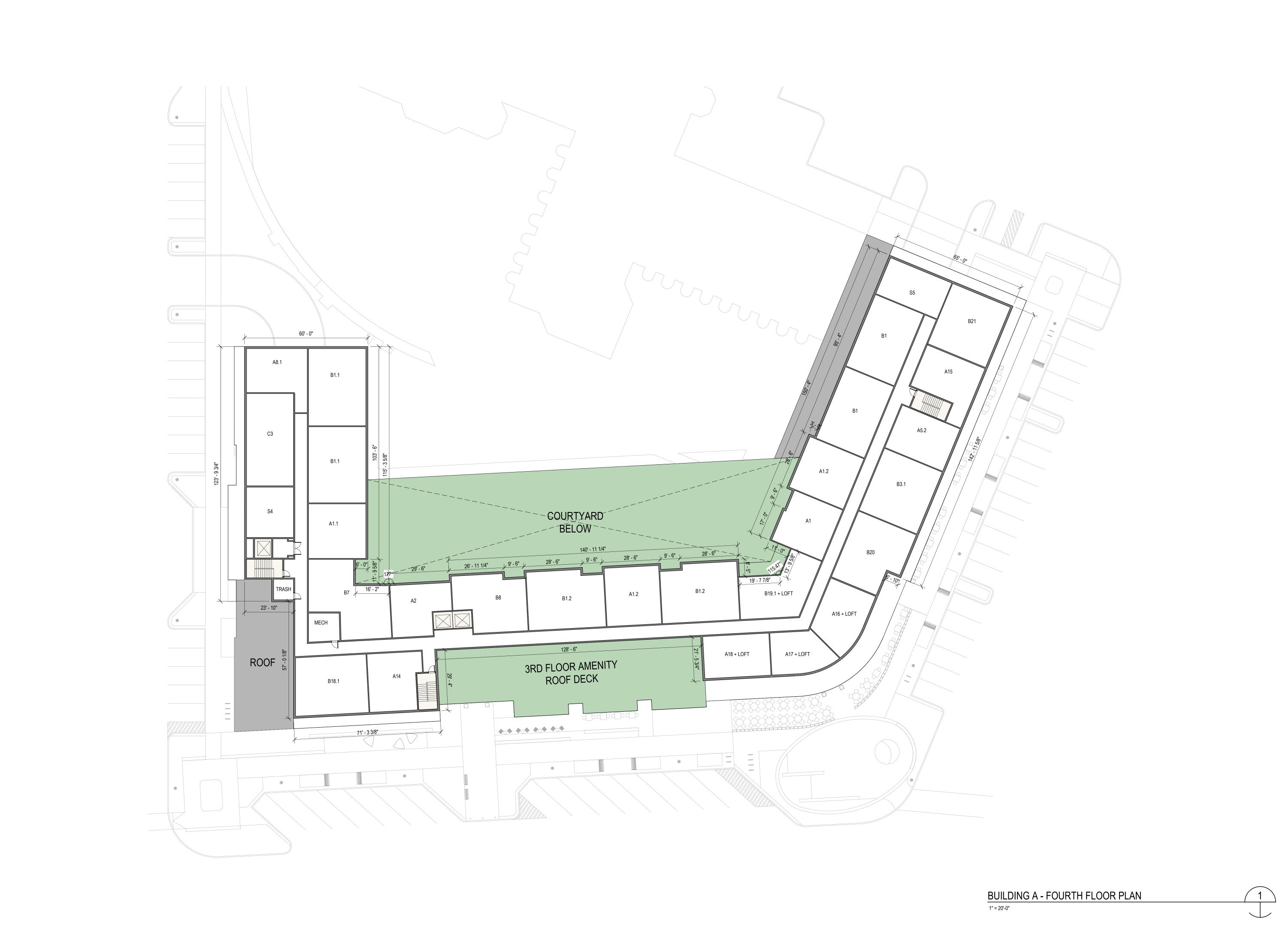
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VDDAC SUBMISSION

NOT FOR CONSTRUCTION

drawing checked by: 28 MARCH 2024 project number: drawing revisions: No. Description

Third Floor Plan



architecture | interiors | planning
56 High Street | North Andover, MA 01845 |
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WILTON CAMPUS 1691,

LLC 21 - 23 RIVER ROAD, WILTON, CT

WILTON CAMPUS 1691, LLC

500 NORTH BROADWAY, SUITE 20. JERICHO, NY 11753

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drawing by:

AA

drawing checked by:

AA

drawing scale:

1" = 20'-0"

drawing date:

28 MARCH 2024

project number:

17124.00

drawing revisions:

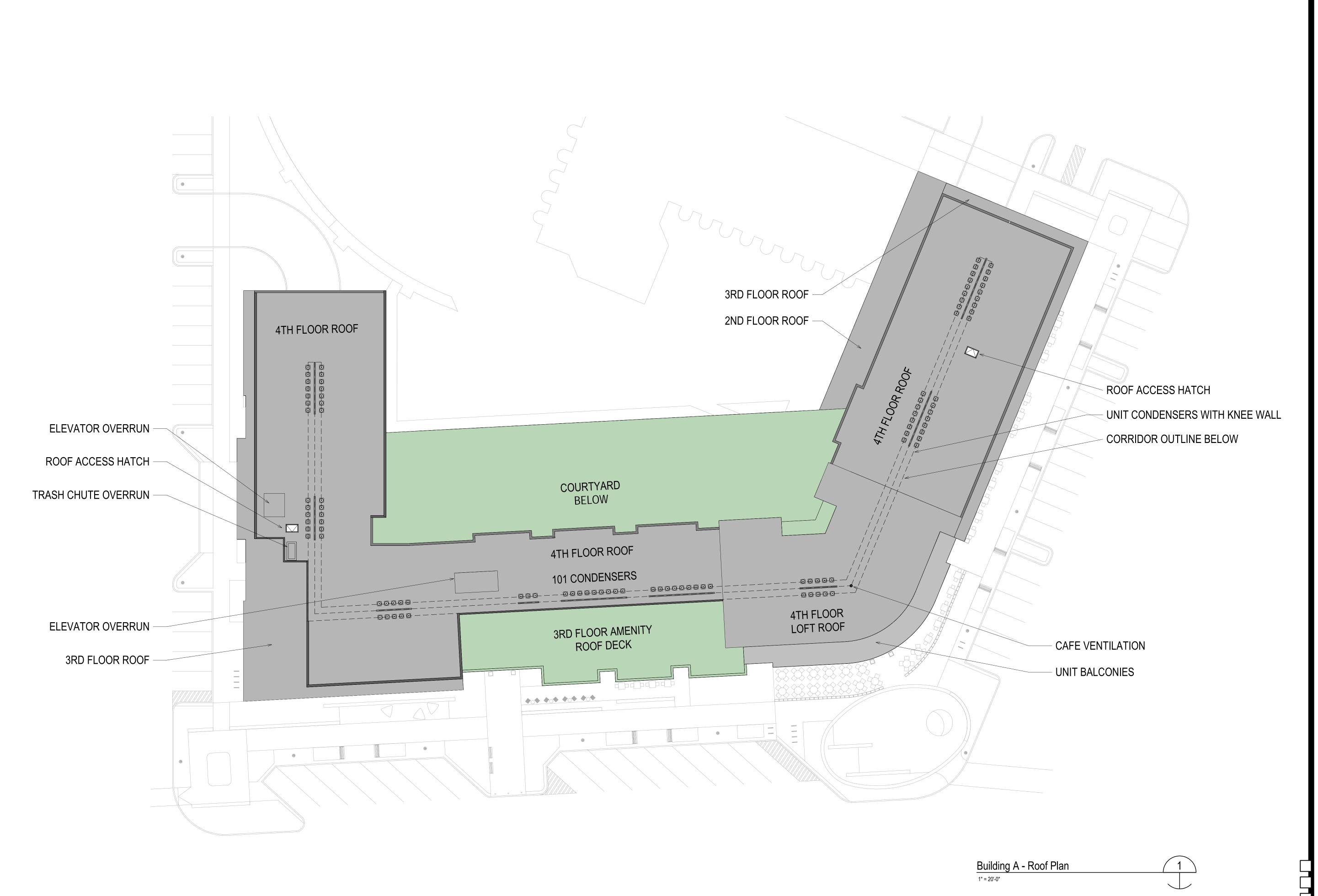
No.

Description

Date

Fourth Floor Plan

A-104A



WILTON CAMPUS 1691,

LLC 21 - 23 RIVER ROAD, WILTON, CT

WILTON CAMPUS 1691, LLC

500 NORTH BROADWAY, SUITE 20. JERICHO, NY 11753

VDDAC SUBMISSION

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drawing by:

Author

drawing checked by:

AA

drawing scale:

1" = 20'-0"

drawing date:

28 MARCH 2024

project number:

17124.00

drawing revisions:

No.

Description

Date

Roof Plan

A-105A





1" = 20'-0"

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LLC 21 - 23 RIVER ROAD, WILTON, CT

WILTON CAMPUS 1691, LLC

500 NORTH BROADWAY, SUITE 20. JERICHO, NY 11753

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First and Second Floor Plan





WILTON CAMPUS 1691,

LLC 21 - 23 RIVER ROAD, WILTON, CT

WILTON CAMPUS 1691, LLC

500 NORTH BROADWAY, SUITE 20. JERICHO, NY 11753

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drawing checked by:

AA

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drawing date:

28 MARCH 2024

project number:

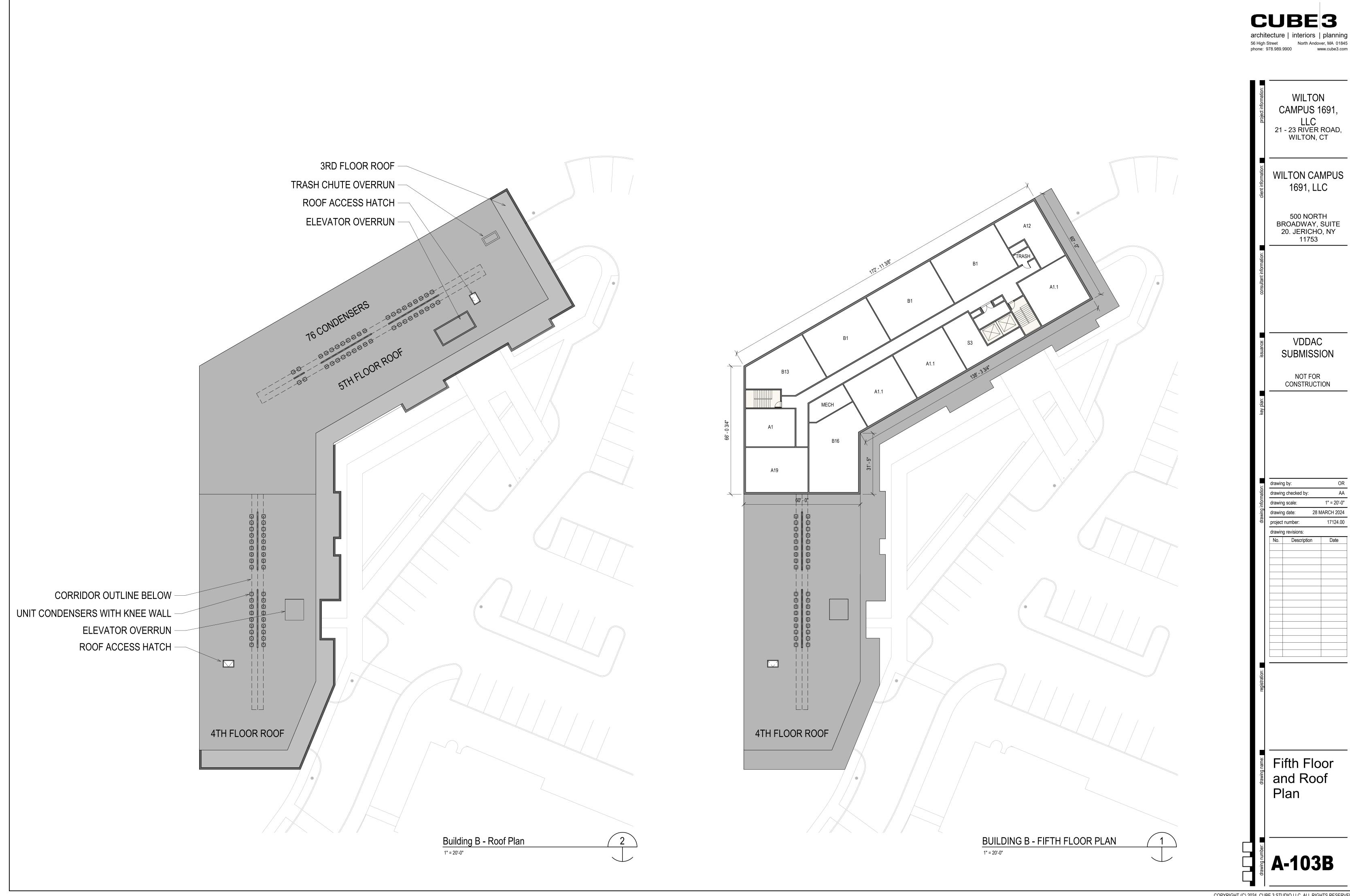
17124.00

Description

Date

Third and Fourth Floor Plan

A-102B



architecture | interiors | planning

28 MARCH 2024