

UNIT MIX AND BUILDING SUMMARY

RESIDENTIAL OPTION - RIVER ROAD - WILTON, CT



architecture | interiors | planning
56 High Street North Andover, MA 01845
phone: 978.989.9900 www.cube3.com

BUILDING A			2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL UNITS	TOTAL NRSF	MIX (UNITS)
UNIT TYPE	DESCRIPTION	UNIT NRSF	# OF UNITS	# OF UNITS	# OF UNITS			
S1	STUDIO	596	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	6,780	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%
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	1,188	1	1	1	3	3,564	3.09%
B8	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	1,087	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	52,489	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%

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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	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	2.78%
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:		1,080	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	-	-	1	-	1	1,217	1.39%
AVG:		1,446	1	1	1	0	3	4,337	4.17%
TOTALS			921	19	21	20	72	66,341	100.00%

TOTAL UNITS 169

BUILDING A					
PARKING		BUILDING GSF	GSF	BUILDING RESIDENTIAL	GSF
STANDARD GARAGE SPACES	66	GROUND FLOOR	51,105	GROUND FLOOR	0
COMPACT GARAGE SPACES	9	2ND FLOOR	39,088	2ND FLOOR	34,581
ACCESSIBLE GARAGE SPACES	4	COURTYARD	10,200	3RD FLOOR	33,888
TOTAL PARKING SPACES	79	3RD FLOOR	39,088	4TH FLOOR	24,616
GARAGE PARKING RATIO (SPACES / UNIT)	0.81				
COMMON AREAS/AMENITY		4TH FLOOR	29,618		
GROUND FLOOR	7,172	POTENTIAL PATIO	4,054		
2ND FLOOR AMENITY	947			TOTAL RESIDENTIAL GSF	93,085
				RESIDENTIAL EFFICIENCY	100.04%
TOTAL AMENITY GSF	8,119				
RETAIL		TOTAL BUILDING GSF	158,899		
RETAIL - UNPARTITIONED	10,695				
TOTAL RETAIL GSF	10,695				
RETAIL - BACK OF HOUSE					
	1,320				
SECOND FLOOR RESIDENTIAL CIRCULATION	4,507				
THIRD FLOOR RESIDENTIAL CIRCULATION	5,200				
FOURTH FLOOR RESIDENTIAL CIRCULATION	5,002				
BUILDING B					
PARKING		BUILDING GSF	GSF	BUILDING RESIDENTIAL	GSF
STANDARD GARAGE SPACES	42	GROUND FLOOR	24,355	GROUND FLOOR	0
COMPACT GARAGE SPACES	4	2ND FLOOR	24,355	2ND FLOOR	21,355
ACCESSIBLE GARAGE SPACES	3			3RD FLOOR	21,355
TOTAL PARKING SPACES	49	3RD FLOOR	24,355	4TH FLOOR	16,910
GARAGE PARKING RATIO (SPACES / UNIT)	0.68			5TH FLOOR	9,611
COMMON AREAS/AMENITY		4TH FLOOR	19,910		
GROUND FLOOR	1,460	5TH FLOOR	11,416		
2ND FLOOR AMENITY	2,087			TOTAL RESIDENTIAL GSF	69,231
				RESIDENTIAL EFFICIENCY	95.83%
TOTAL AMENITY GSF	3,547				
RETAIL		TOTAL BUILDING GSF	104,391		
TOTAL RETAIL GSF	0				
SECOND FLOOR RESIDENTIAL CIRCULATION	3,000				
THIRD FLOOR RESIDENTIAL CIRCULATION	3,000				
FOURTH FLOOR RESIDENTIAL CIRCULATION	3,000				
FIFTH FLOOR RESIDENTIAL CIRCULATION	1,805				

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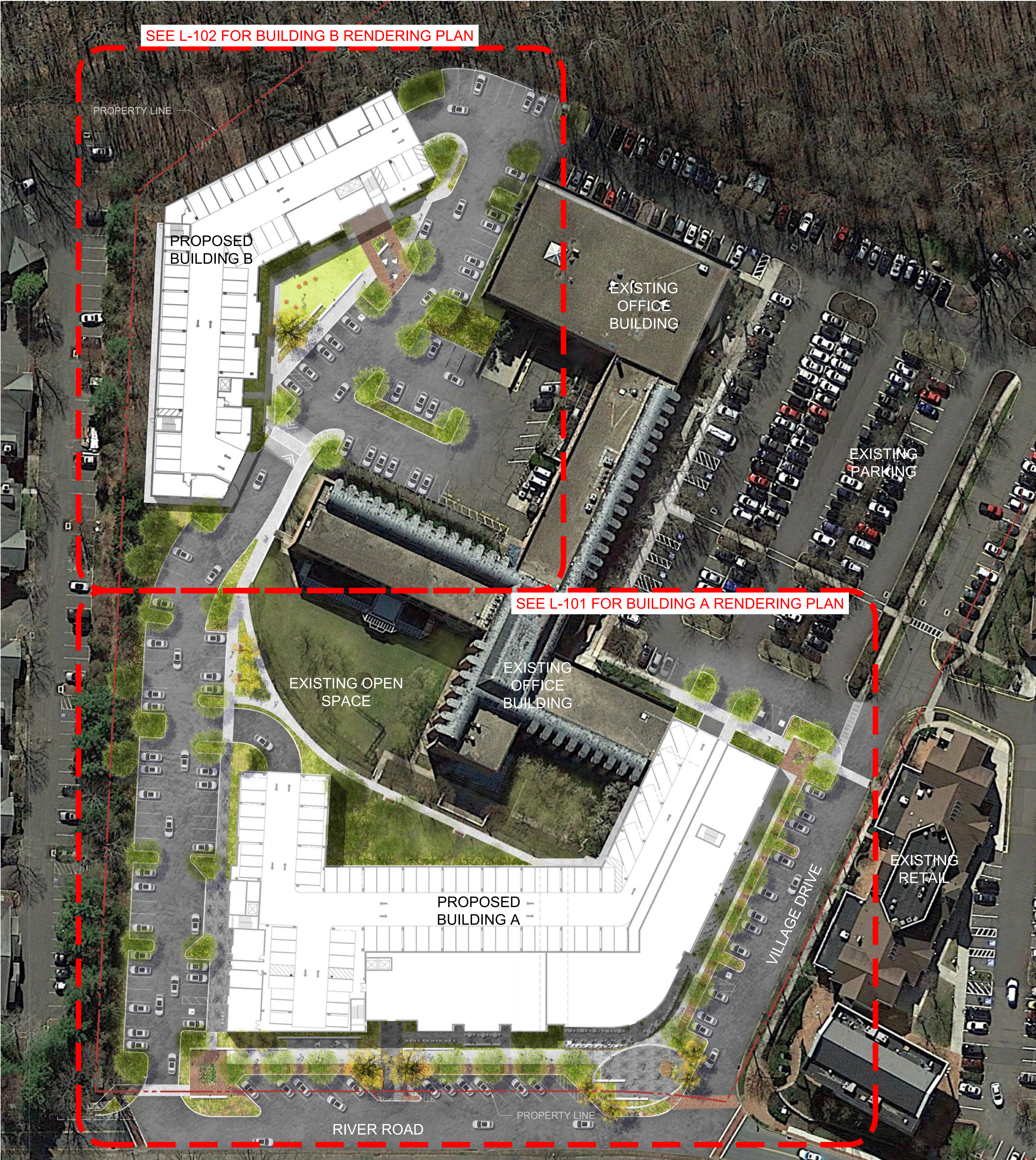
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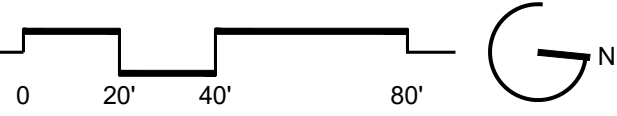
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1

OVERALL SITE RENDERING

1"=40'-0"



MAHAN RYKIEL
ASSOCIATES INC
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Suite 200 Baltimore, MD 21211 410.255.6001

Wilton Campus 1691

21-23 River Road, Wilton, CT

Client
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15 River Road, Suite 15
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Architect
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North Andover, MA 01845

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

SEAL

ISSUED FOR	DATE
1 VDDAC SUBMISSION	03/28/2024

PROJECT NO.
23018

SCALE :
As Shown

DRAWN BY :
SW

REVIEWED BY :
MR

L1.00
Overall Site Rendering

NOT FOR CONSTRUCTION

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SEE L-102 FOR BUILDING B RENDERING PLAN



LEGEND

- A EXPANDED STREETSCAPE WITH TREES, SEATING AND AMENITIES
- B RESIDENTIAL AMENITY SPACES (PRIVATE)
- C GATEWAY COMMUNITY SPACE WITH FOCAL FEATURE & SEAT WALLS
- D PLAZA/EVENT SPACE
- E POTENTIAL OUTDOOR DINING AREAS
- F BENCH/STAGE FEATURE
- G PUBLIC PARKING
- H PLAZA ACCENT AREA
- I LINEAR SEAT WALLS/FEATURES
- J FOCAL POINT SEATING ELEMENTS
- K RIVER ROAD STREETSCAPE PLANTING
- L STREET LIGHTS (SEE LIGHTING)
- M BENCHES/CONVERSATION AREAS
- N RESIDENTIAL LOBBY ARRIVAL
- O OPEN SPACE WALK/CONNECTION TO BUILDING B
- P BIKE RACKS
- Q SERVICE/DROP-OFF AREA
- R PARKING ENTRY
- S CROSSWALK
- T OPEN SPACE WALK
- U LANDSCAPE AREA
- V PROPOSED BENCHES
- W EXISTING LANDSCAPE BUFFER TO REMAIN

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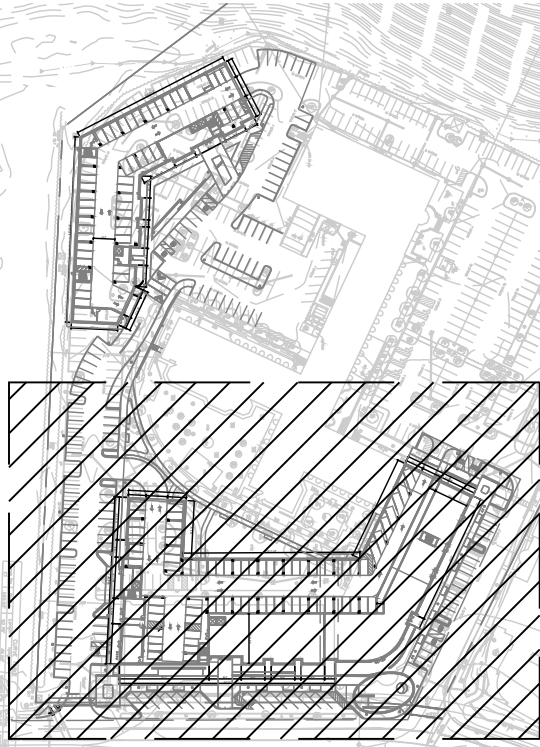
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PROJECT NO. 23018	SCALE : As Shown
DRAWN BY : SW	REVIEWED BY : MR

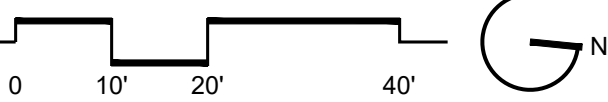


KEY PLAN

N.T.S.

1 BUILDING A RENDERING ENLARGEMENT PLAN - GROUND FLOOR

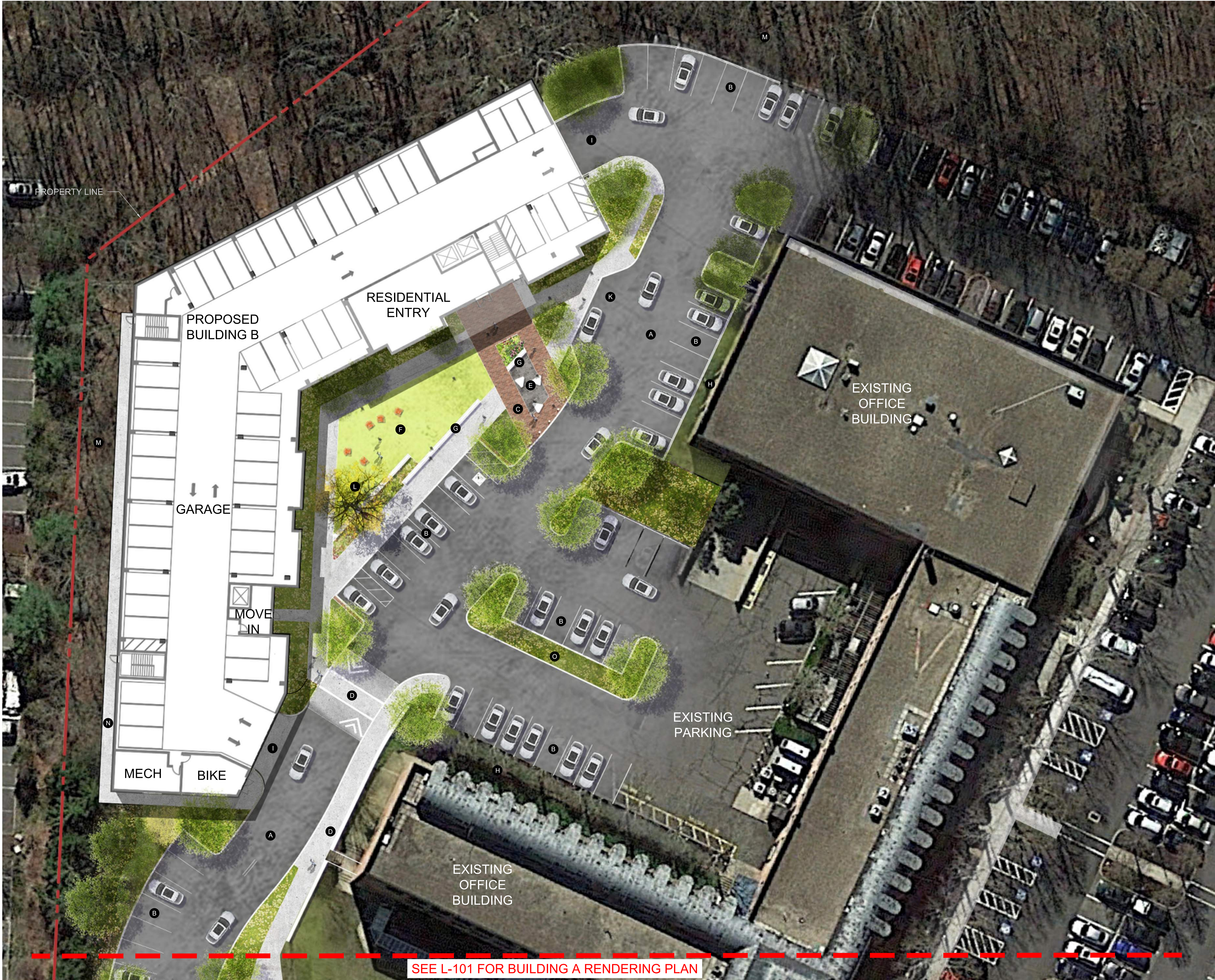
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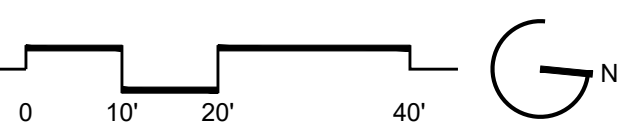
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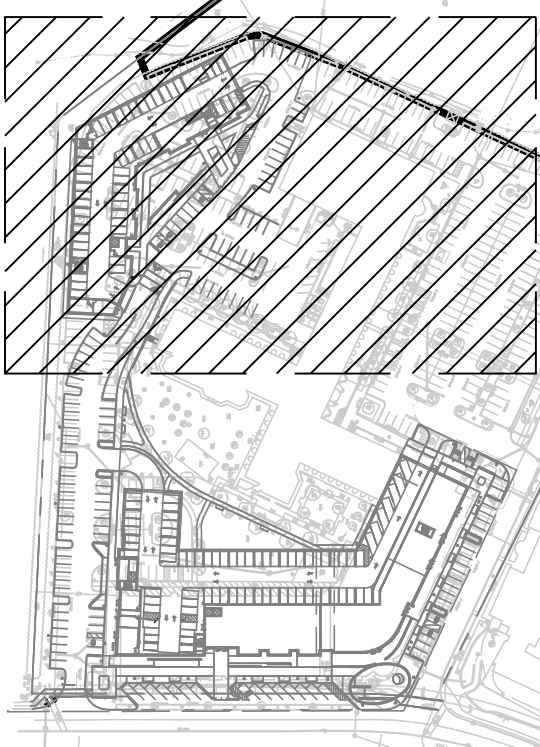
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1 BUILDING B RENDERING ENLARGEMENT PLAN - GROUND FLOOR
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- LEGEND
- A REALIGNED SITE DRIVEWAY
 - B PROPOSED/REALIGNED PARKING
 - C RESIDENTIAL ARRIVAL PLAZA
 - D OPEN SPACE WALKWAY/CROSSWALK TO RIVER ROAD
 - E SEATING ELEMENTS
 - F LAWN AREA
 - G LINEAR SEAT WALLS/FEATURES
 - H EXISTING LANDSCAPE AREA
 - I PARKING ENTRY
 - J FOCAL POINT TREE
 - K DELIVERY DROP-OFF ZONE
 - L RAISED CROSSWALK
 - M EXISTING LANDSCAPE BUFFER TO REMAIN
 - N EGRESS PATHWAY
 - O RAIN GARDEN



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SEAL

ISSUED FOR	DATE
1 VDDAC SUBMISSION	03/28/2024

PROJECT NO.
23018

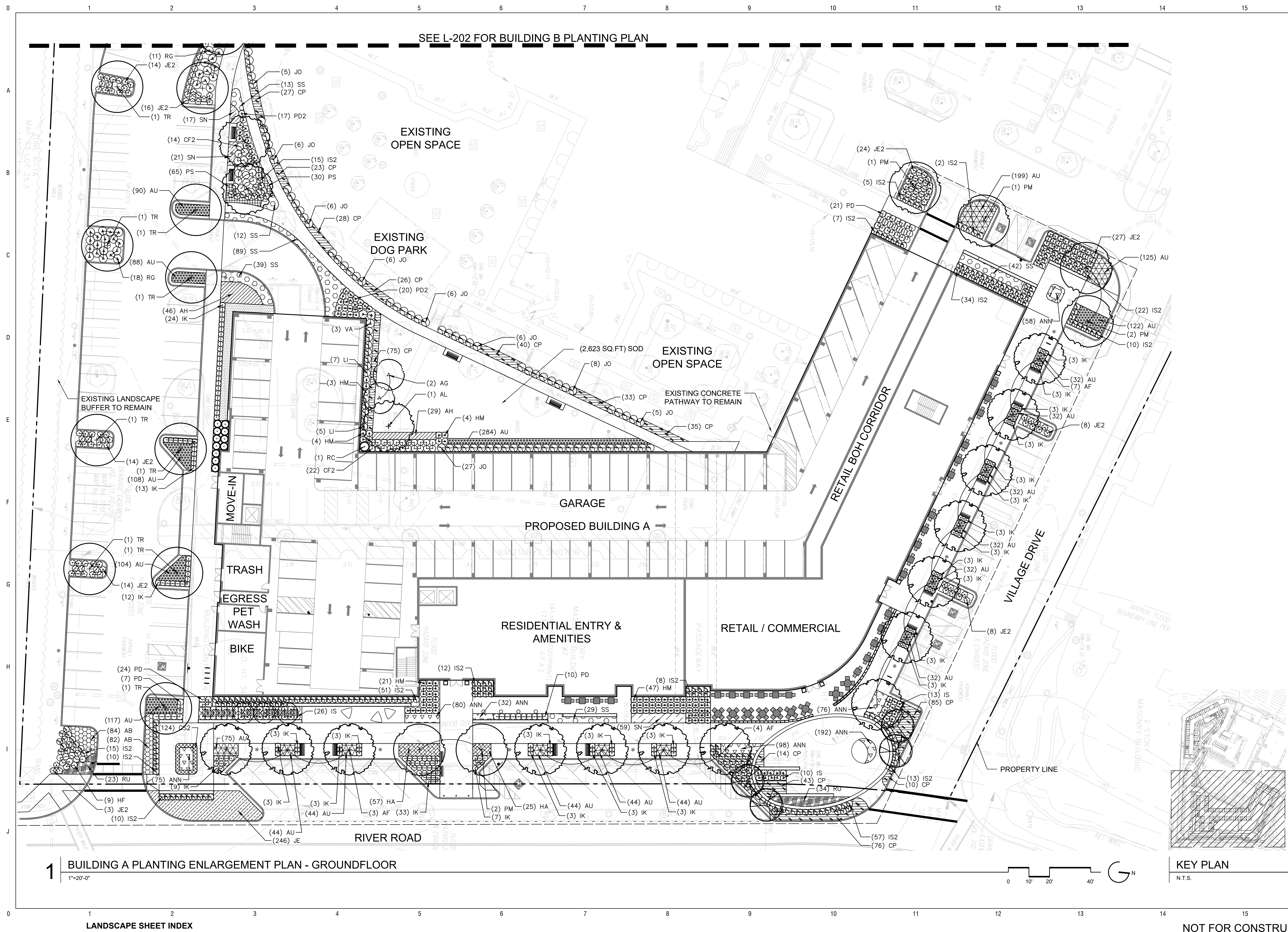
SCALE :
As Shown

DRAWN BY :
SW

REVIEWED BY :
MR

L1.02
Building B Rendering
Plan

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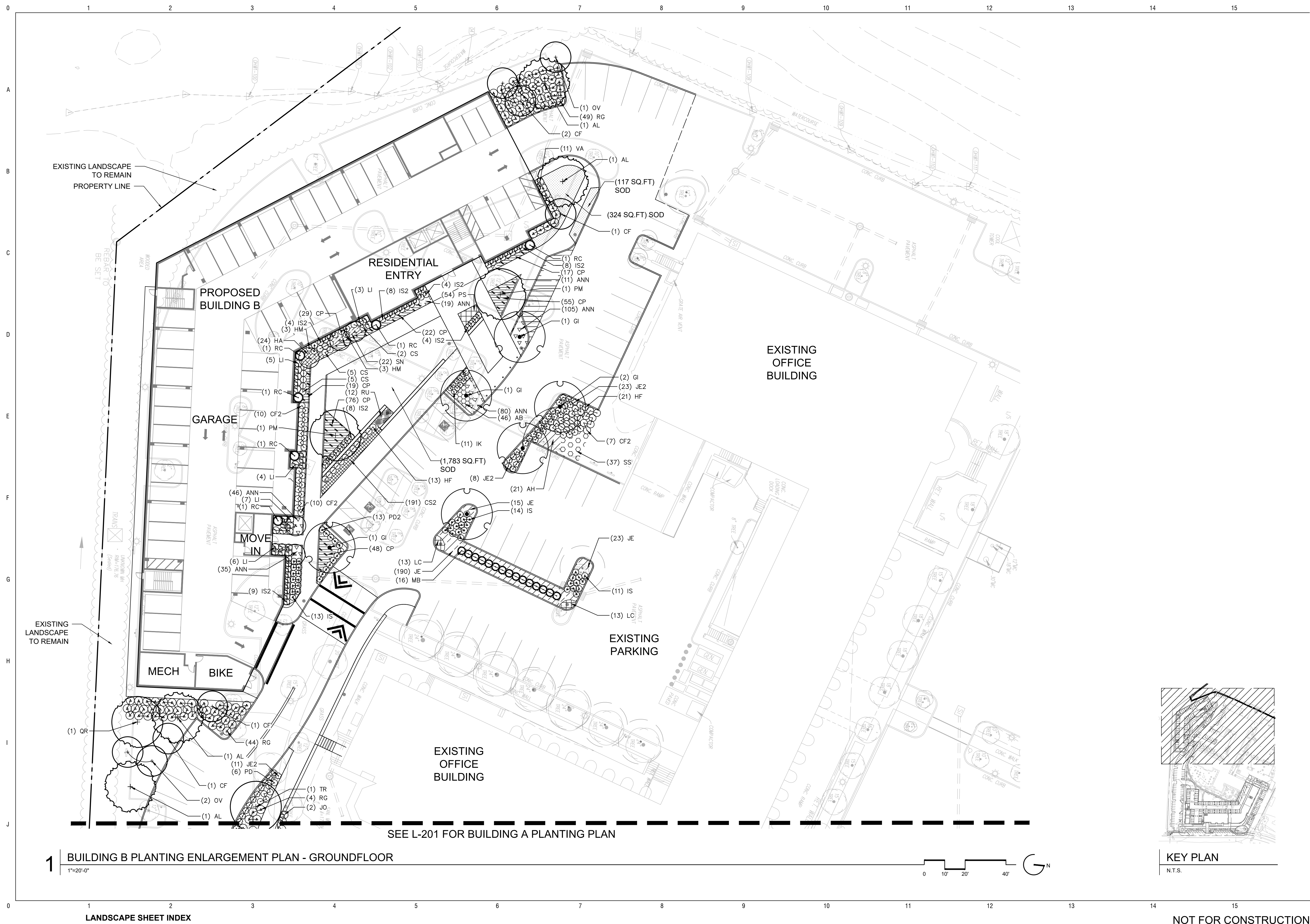
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SEAL

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PROJECT NO. 23018	SCALE : As Shown
DRAWN BY : SW	REVIEWED BY : MR

Civil Engineer
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1775 Greensboro Station Pl Ste 200
McLean, VA 22102

[illegible]

DRAWN BY : SW
REVIEWED BY : MR

L2.03

Plant Schedule



BUILDING A - FIRST FLOOR PLAN



BUILDING A - SECOND FLOOR PLAN

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

ILTON CAMPUS
1691, LLC

500 NORTH
ROADWAY, SUITE
20. JERICHO, NY
11753

VDDAC
SUBMISSION

NOT FOR
CONSTRUCTION

ing by:	AA
ing checked by:	AA
ing scale:	1" = 20'-0"
ing date:	28 MARCH 2024
ct number:	17124.00

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Third Floor Plan

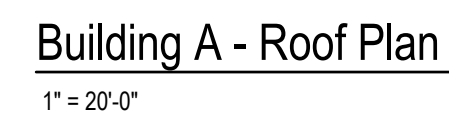
A-103A



P3 - Third Floor - 1A



BUILDING A - FOURTH FLOOR PLAN





A-101B



