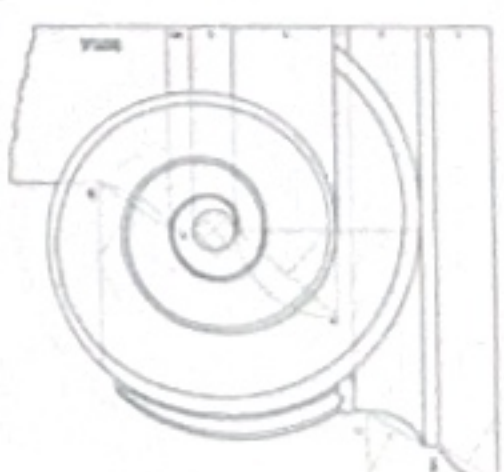




19 1/2 MURRAY STREET - NORWALK, CT.
203 847 3668
203 847 3770 FAX

ALTERATIONS AND
ADDITIONS TO:
167 MAIN
STREET
NORWALK, CT.

Date: 8/25/99	Drawn By: JSC
Scale: AS NOTED	
Job No: 9925	
Drawing Title:	

PLAN

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[illegible]

Revisions:
11/12/01
12/08/01

Drawing Number:

50

Site plan showing the proposed second floor of a residential and retail building. The plan includes the following details:

- EXISTING TWO STORY RESIDENTIAL AND RETAIL BUILDING**
- LINE OF PROPOSED SECOND FLOOR 6 ONE BEDROOM APARTMENTS**
- LINE OF EXISTING FIRST FLOOR RETAIL SPACE**
- LINE OF PROPOSED SECOND FLOOR WALKWAY**
- LINE OF NEW STAIRS**
- EXISTING CONC. STEPS**
- EXISTING CURB CUT**
- EXISTING ASPHALT**
- EXISTING PARKING** (10 spaces)
- NEW PARKING SPACE**
- LOADING 25' x 10'**
- RECREATION SPACE 344 SP.**
- TRASH**
- EXISTING CONC. PAD**
- EXISTING CONC. STEPS**
- EXISTING CURB CUT**
- MAIN STREET**
- Dimensions:** 10'-0" (width of existing building), 20'-0" (width of proposed building), 10'-0" (width of existing parking), 10'-0" (width of new parking), 10'-0" (width of loading area), 10'-0" (width of recreation space).
- Setbacks:** 10'-0" (from Main Street), 10'-0" (from existing building), 10'-0" (from existing parking), 10'-0" (from new parking), 10'-0" (from loading area), 10'-0" (from recreation space).

$$|B| = |0|$$

ZONE	BUSINESS No. 2
LOT AREA	341 AC. (14,260 SF.)
ALLOWABLE RESIDENTIAL UNITS	14,260 / 1,650 = 8,606 UNITS
PROPOSED RESIDENTIAL UNITS	8 UNITS
PROPOSED USE	B R-2
MAX. BUILDING AREA 50%	ACTUAL BUILDING AREA 4590 SF. / 14,260 SF. = 30.9 %
MAX. BUILDING & PARKING COVERAGE 80%	ACTUAL PARKING COVERAGE 117 SF. / 12,260 SF. = .95 %
RECREATION AREA	
50 SF. / UNIT	50 SF. x 8 UNITS = 1200 SF.

EXISTING FIRST FLOOR RETAIL #1
EXISTING FIRST FLOOR RETAIL #2
EXISTING SECOND FLOOR APARTMENTS
PROPOSED SECOND FLOOR APARTMENTS

SITE PLAN INFORMATION TAKEN FROM MAP
PREPARED BY DENNIS DELIUS, PREPARED FOR
MICHAEL PILATO & NICHOLAS CERRETANI DATED
MAY 15, 1982

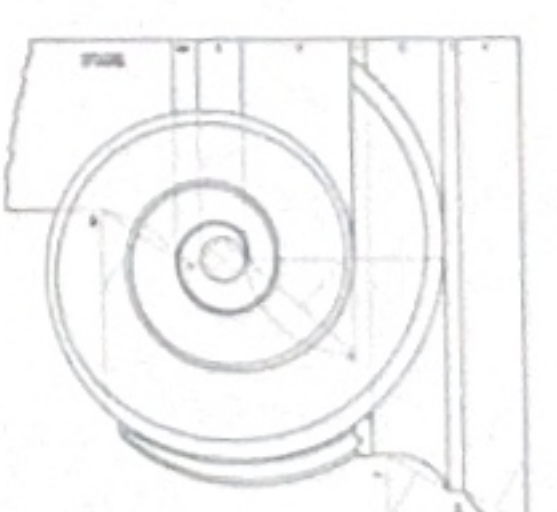
600 SF ACTIVE FLOOR AREA / 200 SF. = 3.45 CARS
1910 SF. ACTIVE FLOOR AREA / 200 SF. = 9.55 CARS
2 APARTMENTS x 15 CARS REQUIRED = 300 CARS
6 (ONE BEDROOM) APARTMENTS x 2 CARS=12 CARS

TOTAL CARS REQUIRED	= 26 CARS REQUIRED
20% REDUCTION FOR MIXED USE OF RESIDENTIAL PARKING	= 15 CARS X 20% = 30 CARS
REQUIRED PARKING	25 CARS

PROPOSED PARKING

15 CARS
(1) LOADING SPACE
(1) HC. PARKING SPACE

MAIN STREET



19 1/2 MURRAY STREET, NORWALK, CT.
203 847 3888
203 847 3770 FAX

ALTERATIONS AND
ADDITIONS TO:
**167 MAIN
STREET
NORWALK, CT.**

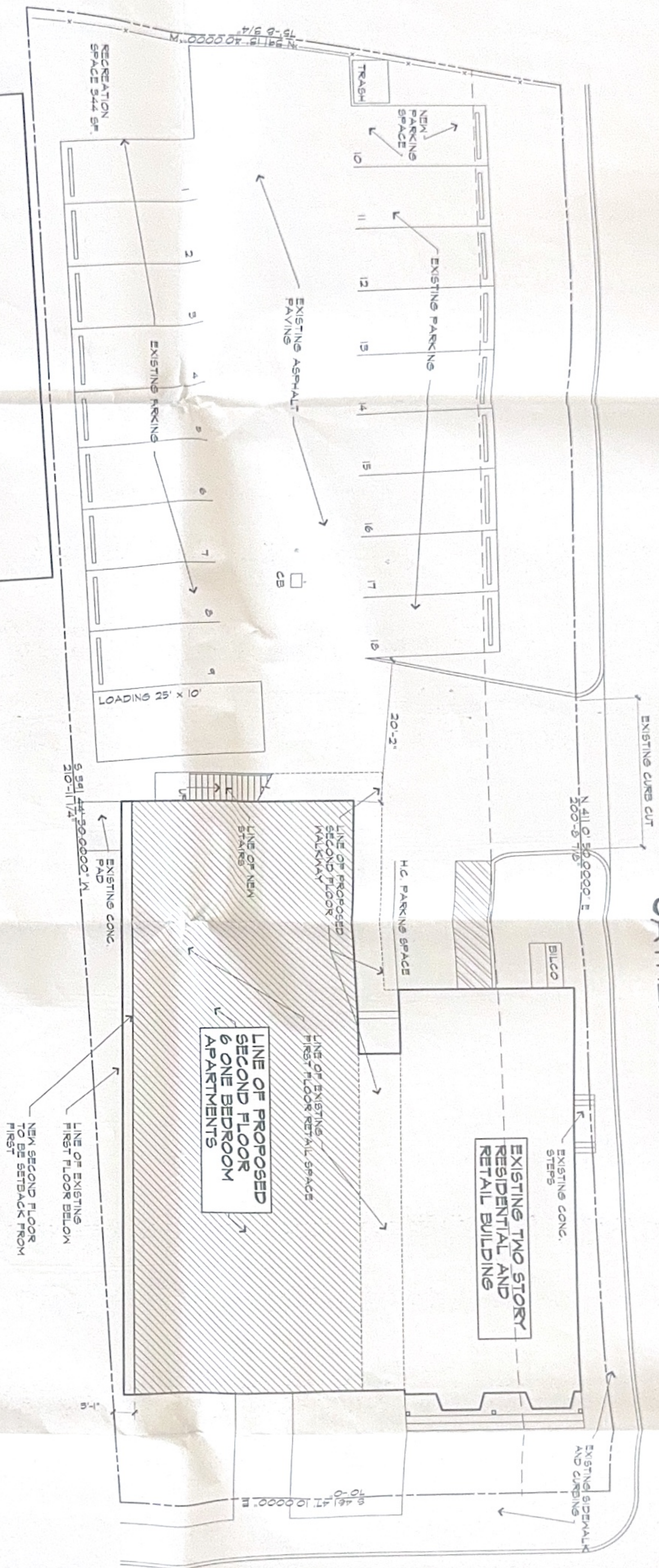
Date: 6/25/04	Drawn By: JRC
Scale: AS NOTED	
Job No: 0425	
Drawing Title:	
SITE PLAN	
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12/05/01	

Drawing Number:

SP1

CATHERINE STREET

STREET CENTERLINE



SITE PLAN

1/8" = 1'-0"

ZONE
LOT AREA
ALLOWABLE RESIDENTIAL
UNITS
PROPOSED RESIDENTIAL
UNITS
PROPOSED USE
MAX. BUILDING AREA 50%
MAX. BUILDING & PARKING
COVERAGE 80%
RECREATION AREA
150 SF / UNIT

BUSINESS No. 2
341 AC. (14,260 SF.)
14,260 / 1650 = 8,600 UNITS
8 UNITS
R-2
ACTUAL BUILDING AREA
4540 SF / 14,260 SF = 30.4 %
ACTUAL PARKING COVERAGE
1177 SF / 12,260 SF = 75.2%

PARKING REQUIREMENTS:

EXISTING FIRST FLOOR RETAIL #1
EXISTING FIRST FLOOR RETAIL #2
EXISTING SECOND FLOOR APARTMENTS
PROPOSED SECOND FLOOR APARTMENTS
SITING PLAN INFORMATION TAKEN FROM MAP
PREPARED BY DENNIS DELUS, PREPARED FOR
MICHAEL PLATO & NICHOLAS CERRETTANI DATED
MAY 15, 1982

640 SF. ACTIVE FLOOR AREA / 200 SF. = 3.45 CARS
1910 SF. ACTIVE FLOOR AREA / 200 SF. = 9.55 CARS
2 APARTMENTS X 15 CARS REQUIRED = 300 CARS
6 (ONE BEDROOM) APARTMENTS X 2 CARS = 12 CARS

TOTAL CARS REQUIRED = 22 CARS REQUIRED
20% REDUCTION FOR
MIXED USE OF RESIDENTIAL
PARKING = 15 CARS X 20%
REQUIRED PARKING = 25 CARS

PROPOSED PARKING
15 CARS
(1) LOADING SPACE
(1) H.C. PARKING SPACE

STREET CENTERLINE

CATHERINE STREET



19 1/2 MURRAY STREET, NORWALK, CT.
203 847 3888
203 847 3770 FAX

ALTERATIONS AND
ADDITIONS TO:
167 MAIN
STREET
NORWALK, CT.

MAIN STREET



EXISTING
BUILDING

SITE PLAN

1/8" = 1'-0"

ZONE

LOT AREA

ALLOWABLE RESIDENTIAL
UNITS

PROPOSED RESIDENTIAL
UNITS

MAX. BUILDING AREA 50%

MAX. BUILDING & PARKING
COVERAGE 80%

RECREATION AREA

150 SF / UNIT

BUSINESS NO. 2

341 AC. (14,560 SF.)

14,560 / 1,650 = 9,006 UNITS

8 UNITS

R-2

ACTUAL BUILDING AREA

4540 SF. / 14,560 SF. = 30.9 %

ACTUAL PARKING COVERAGE

11,777 SF. / 12,560 SF. = 75.2 %

150 SF. x 8 UNITS = 1200 SF.
REQUIRED

344 SF. REC. SPACE PROVIDED

PARKING REQUIREMENTS

EXISTING FIRST FLOOR RETAIL #1

EXISTING FIRST FLOOR RETAIL #2

EXISTING SECOND FLOOR APARTMENTS

PROPOSED SECOND FLOOR APARTMENTS

SITE PLAN INFORMATION TAKEN FROM MAP
PREPARED BY DENNIS DELUS, PREPARED FOR
MICHAEL PILATO & NICHOLAS CERRETTANI DATED
MAY 15, 1982

640 SF. ACTIVE FLOOR AREA / 200 SF. = 3.45 CARS

1410 SF. ACTIVE FLOOR AREA / 200 SF. = 7.05 CARS

2 APARTMENTS x 15 CARS REQUIRED = 30 CARS

6 (ONE BEDROOM) APARTMENTS x 2 CARS = 12 CARS

TOTAL CARS REQUIRED = 28 CARS REQUIRED

20% REDUCTION FOR
MIXED USE OF RESIDENTIAL
PARKING = 5.6 CARS

REQUIRED PARKING = 23 CARS

PROPOSED PARKING

15 CARS

(1) LOADING SPACE

(1) H.C. PARKING SPACE

SITE PLAN

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Revisions

11/12/01

12/05/01

Drawing Number:

SP1