

Town of Darien  
City of Stamford

Approximate Corporate Limit

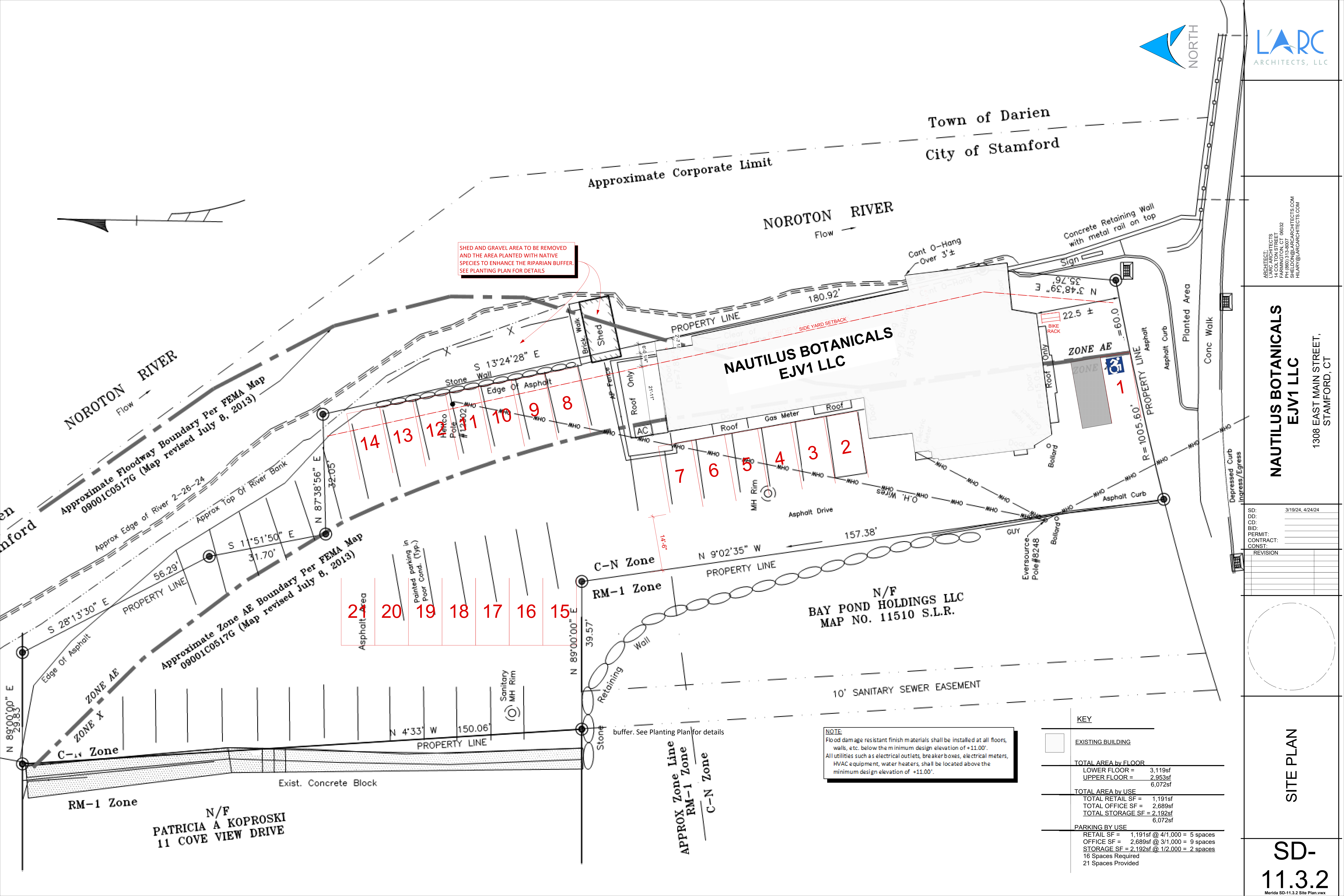
NOROTON RIVER  
Flow →

SHED AND GRAVEL AREA TO BE REMOVED  
AND THE AREA PLANTED WITH NATIVE  
SPECIES TO ENHANCE THE RIPARIAN BUFFER.  
SEE PLANTING PLAN FOR DETAILS

NAUTILUS BOTANICALS  
EJV1 LLC

N/F  
BAY POND HOLDINGS LLC  
MAP NO. 11510 S.L.R.

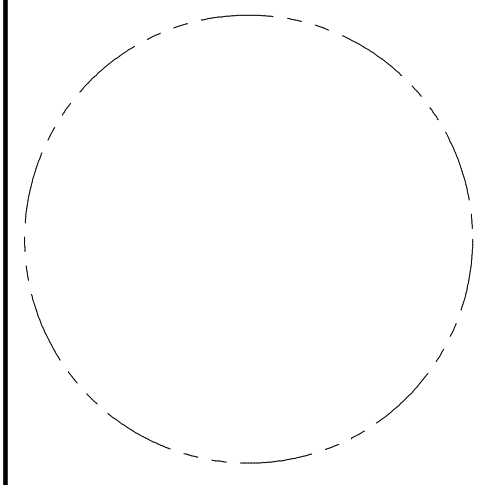
N/F  
PATRICIA A KOPROSKI  
11 COVE VIEW DRIVE



ARCHITECT:  
LARC ARCHITECTS  
14 COLTON STREET  
STAMFORD, CT 0632  
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SHeldon@LARCARCHITECTS.COM  
HILARY@LARCARCHITECTS.COM

NAUTILUS BOTANICALS  
EJV1 LLC  
1308 EAST MAIN STREET,  
STAMFORD, CT

SD:	3/19/24, 4/24/24
DD:	
CD:	
BID:	
PERMIT:	
CONTRACT:	
CONST:	
REVISION:	



SITE PLAN

SD-  
11.3.2

KEY

	EXISTING BUILDING
TOTAL AREA by FLOOR	
LOWER FLOOR =	3,119sf
UPPER FLOOR =	2,953sf
	6,072sf
TOTAL AREA by USE	
TOTAL RETAIL SF =	1,191sf
TOTAL OFFICE SF =	2,689sf
TOTAL STORAGE SF =	2,192sf
	6,072sf
PARKING BY USE	
RETAIL SF =	1,191sf @ 4/1,000 = 5 spaces
OFFICE SF =	2,689sf @ 3/1,000 = 9 spaces
STORAGE SF =	2,192sf @ 1/2,000 = 2 spaces
	16 Spaces Required
	21 Spaces Provided

NOTE  
Flood damage resistant finish materials shall be installed at all floors, walls, etc. below the minimum design elevation of +11.00'. All utilities such as electrical outlets, breaker boxes, electrical meters, HVAC equipment, water heaters, shall be located above the minimum design elevation of +11.00'.

buffer. See Planting Plan for details