

Approximate Corporate Limit

Town of Darien
City of Stamford

NOROTON RIVER
Flow →

NAUTILUS BOTANICALS
EJVI LLC

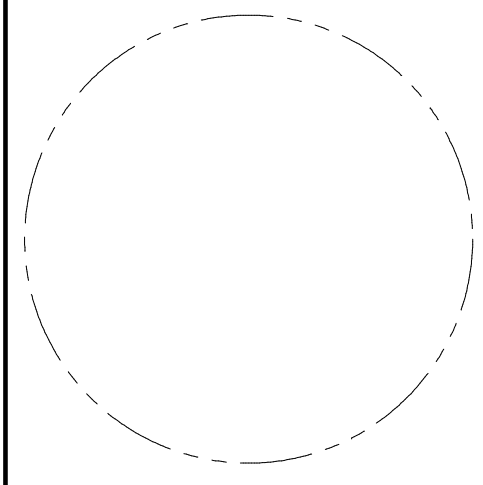
N/F
BAY POND HOLDINGS LLC
MAP NO. 11510 S.L.R.

N/F
PATRICIA A KOPROSKI
11 COVE VIEW DRIVE

ARCHITECT:
LARC ARCHITECTS
14 COLTON STREET
STAMFORD, CT 06320
PHONE: 203.351.1407
SHeldon@LARCARCHITECTS.COM
HILARY@LARCARCHITECTS.COM

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

| | |
|-----------|---------|
| SD: | 3/19/24 |
| DD: | |
| CD: | |
| BID: | |
| PERMIT: | |
| CONTRACT: | |
| CONST: | |
| REVISION: | |

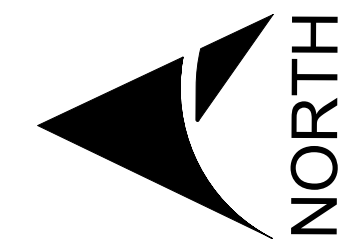


SITE PLAN

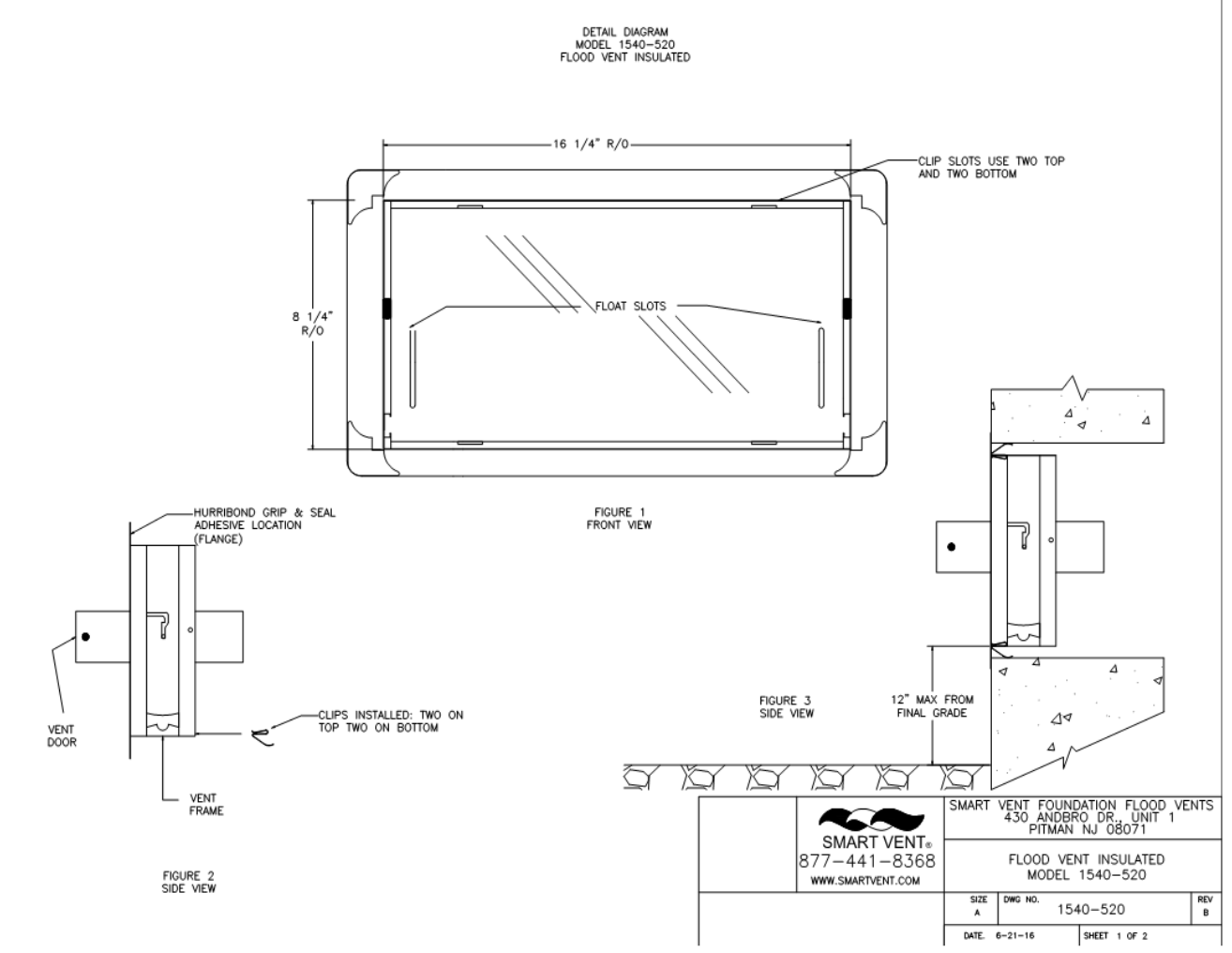
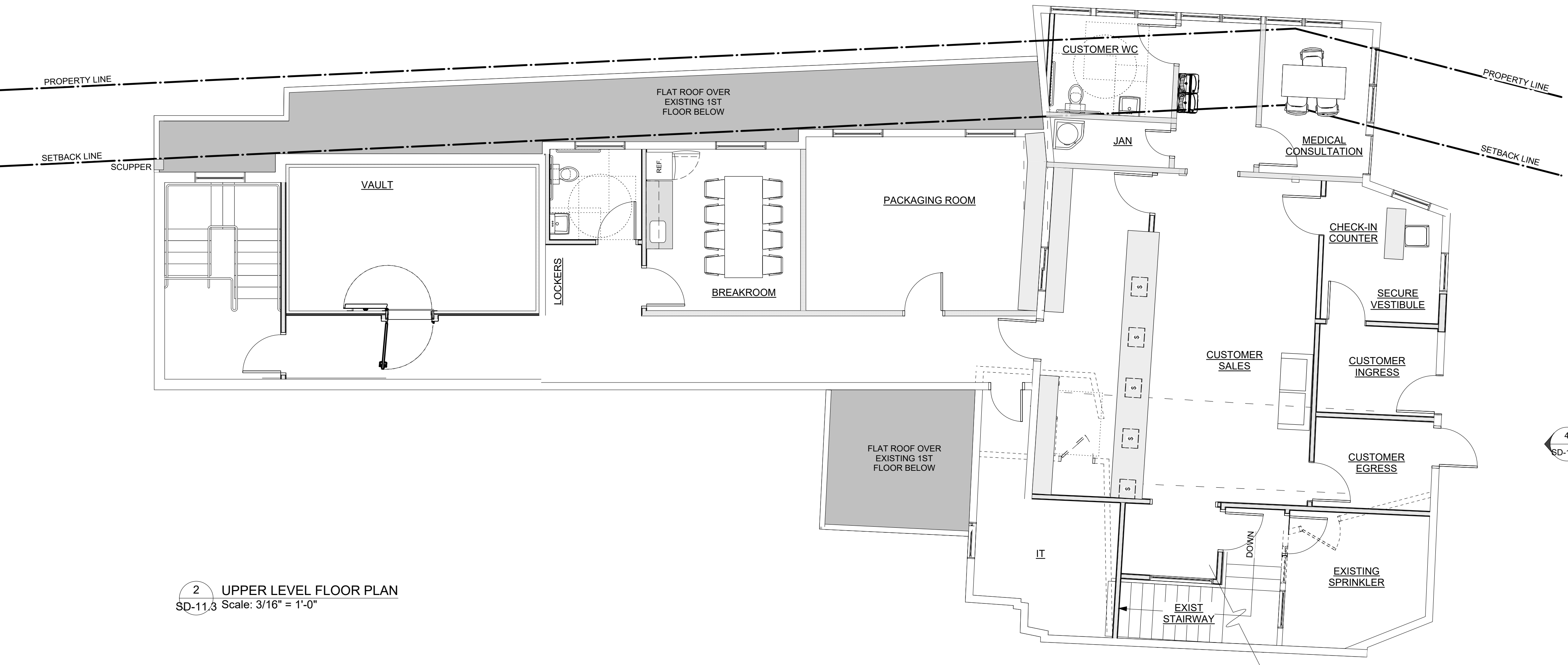
KEY

| | |
|---------------------|------------------------------|
| | 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 |

SD-11.3

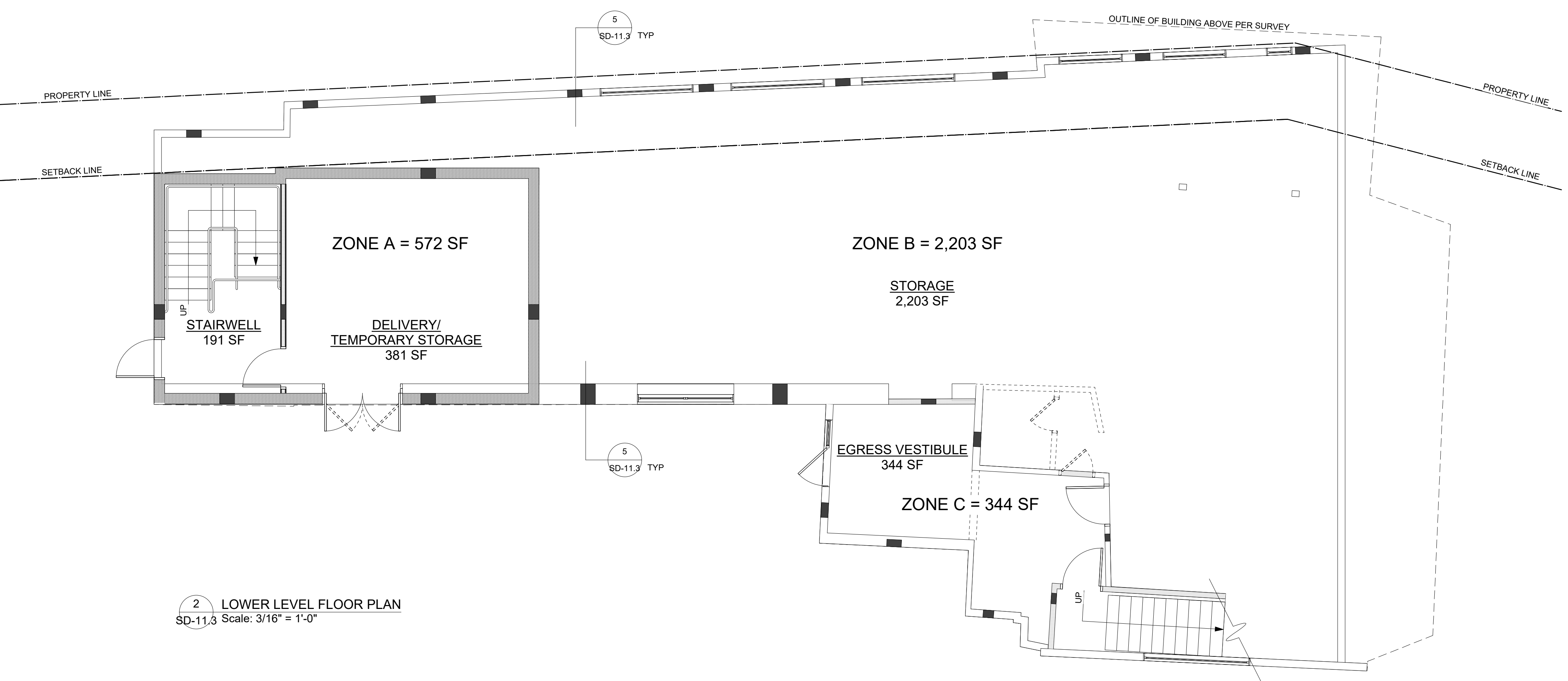


| | |
|--|-------------------------------------|
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| 16 Spaces Required | |
| 21 Spaces Provided | |
| FLOOD VENT AREAS | |
| ZONE A SF = | 572 sf @ 1 vent/ 200sf = 3 vents |
| ZONE B SF = | 2,203 sf @ 1 vent/ 200sf = 11 vents |
| ZONE C SF = | 344 sf @ 1 vent/ 200sf = 2 vents |
| 3,119 sf @ 1 vent/ 200sf = 16 vents | |
| 17 Vents Provided on Perimeter | |
| 23 Vents Provided including Equalization Vents | |



2 UPPER LEVEL FLOOR PLAN
SD-11.3 Scale: 3/16" = 1'-0"

5 FLOOD VENT DETAIL
SD-11.3 Scale: 3/16" = 1'-0"



4 FRONT ELEVATION
SD-11.3 Scale: 3/16" = 1'-0"



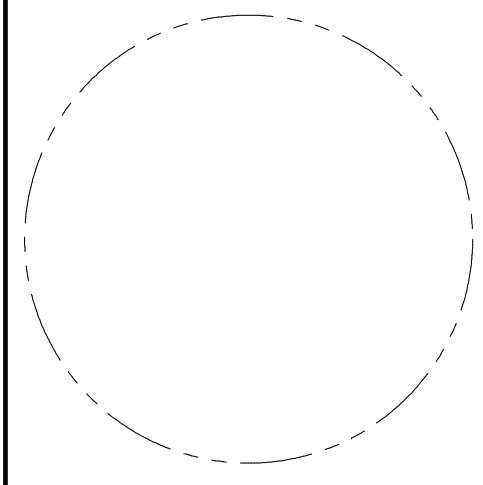
3 FRONT CORNER ELEVATION
SD-11.3 Scale: 3/16" = 1'-0"

2 LOWER LEVEL FLOOR PLAN
SD-11.3 Scale: 3/16" = 1'-0"

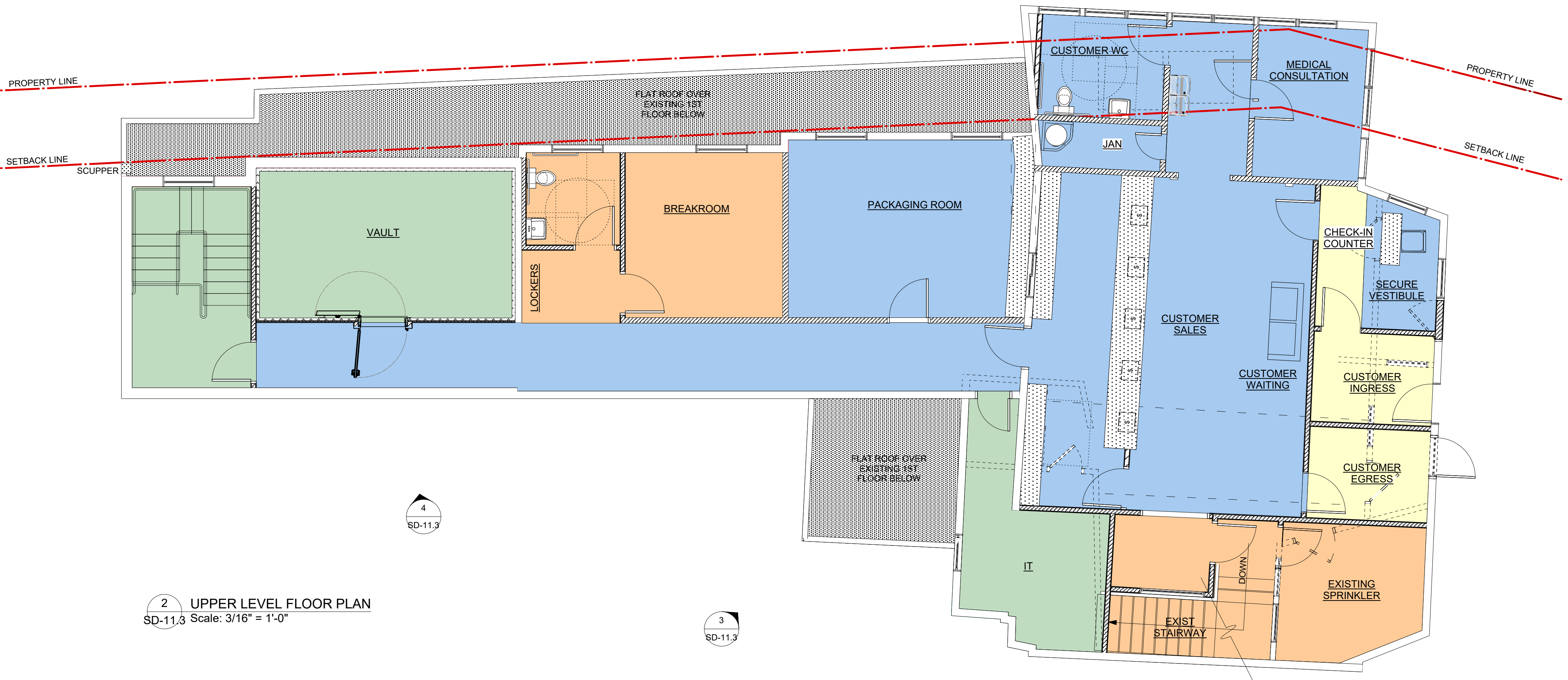
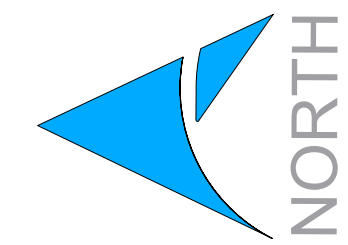
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LAYOUT PLAN



KEY

- PUBLIC AREA
- OPERATIONS
- LIMITED ACCESS
- RESTRICTED ACCESS

TOTAL AREA by FLOOR

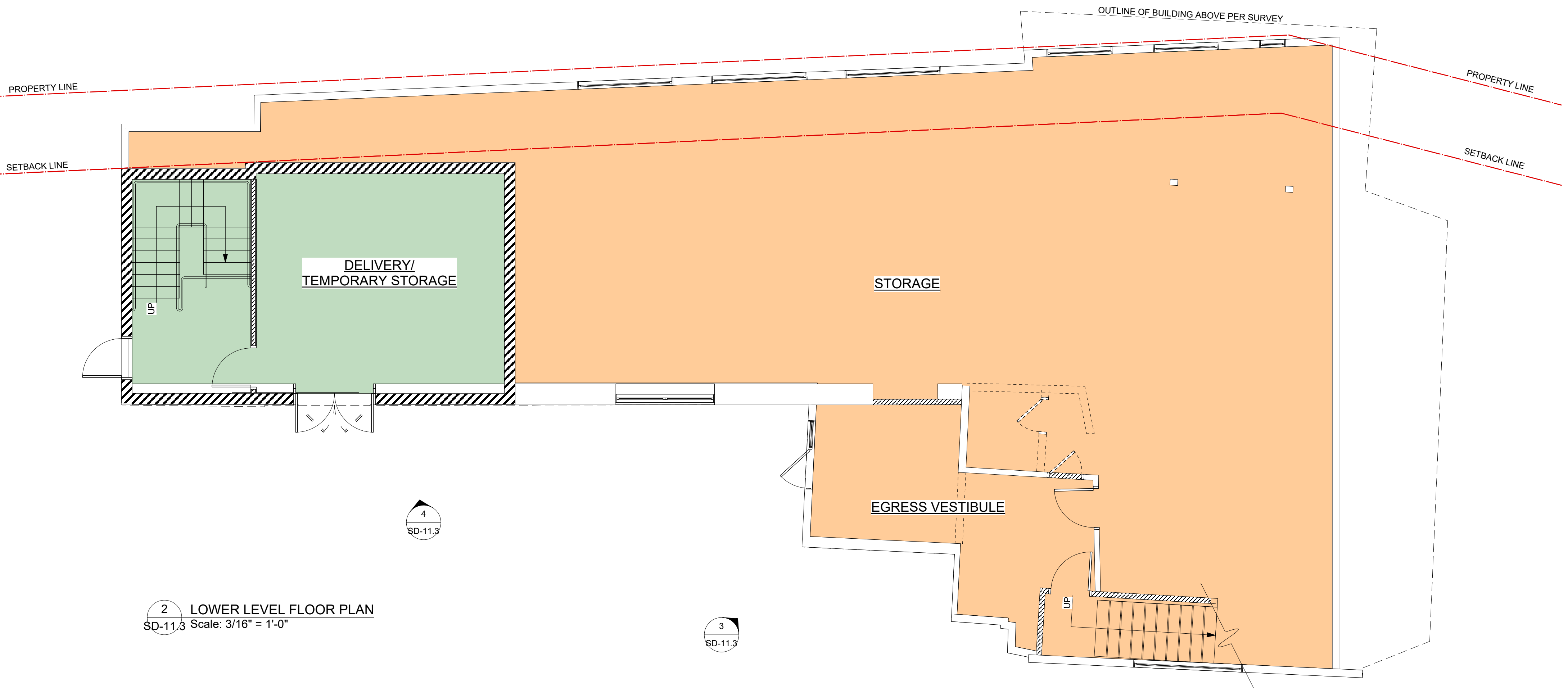
| | |
|---------------|----------------|
| LOWER FLOOR = | 3,119sf |
| UPPER FLOOR = | 2,953sf |
| TOTAL | 6,072sf |

TOTAL AREA by USE

| | |
|--------------------|----------------|
| TOTAL RETAIL SF = | 1,191sf |
| TOTAL OFFICE SF = | 2,689sf |
| TOTAL STORAGE SF = | 2,192sf |
| TOTAL | 6,072sf |

PARKING BY USE

| | |
|---------------------------|------------------------------|
| RETAIL SF = | 1,191sf @ 4/1,000 = 5 spaces |
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| 21 Spaces Provided | |



4 REAR ELEVATION
SD-11.3 Scale: 3/16" = 1'-0"

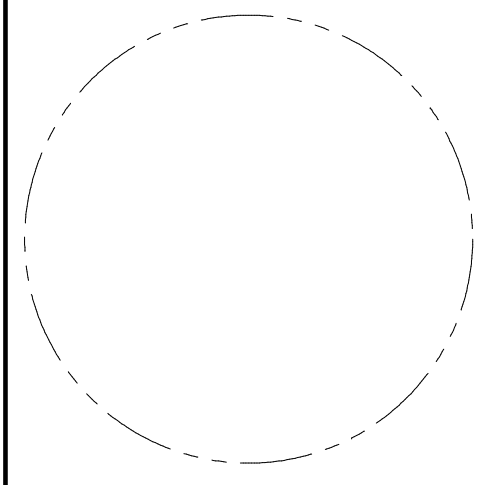


3 SIDE ELEVATION
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