

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

REMOVE EXISTING SHED, FENCE
AND ADJACENT ROOFED AREA

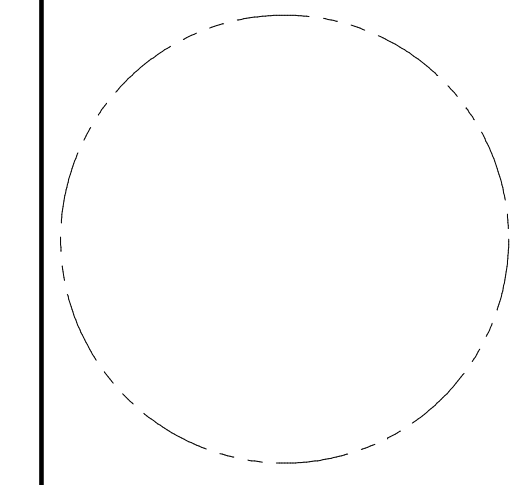
N/F
BAY POND HOLDINGS LLC
MAP NO. 11510 S.L.R.

N/F
PATRICIA A KOPROSKI
11 COVE VIEW DRIVE

ARCHITECT:
LARC ARCHITECTS
14 COLTON STREET
STAMFORD, CT 0632
PHONE: 203.351.1007
SHeldon@LARCARCHITECTS.COM
HILARY@LARCARCHITECTS.COM

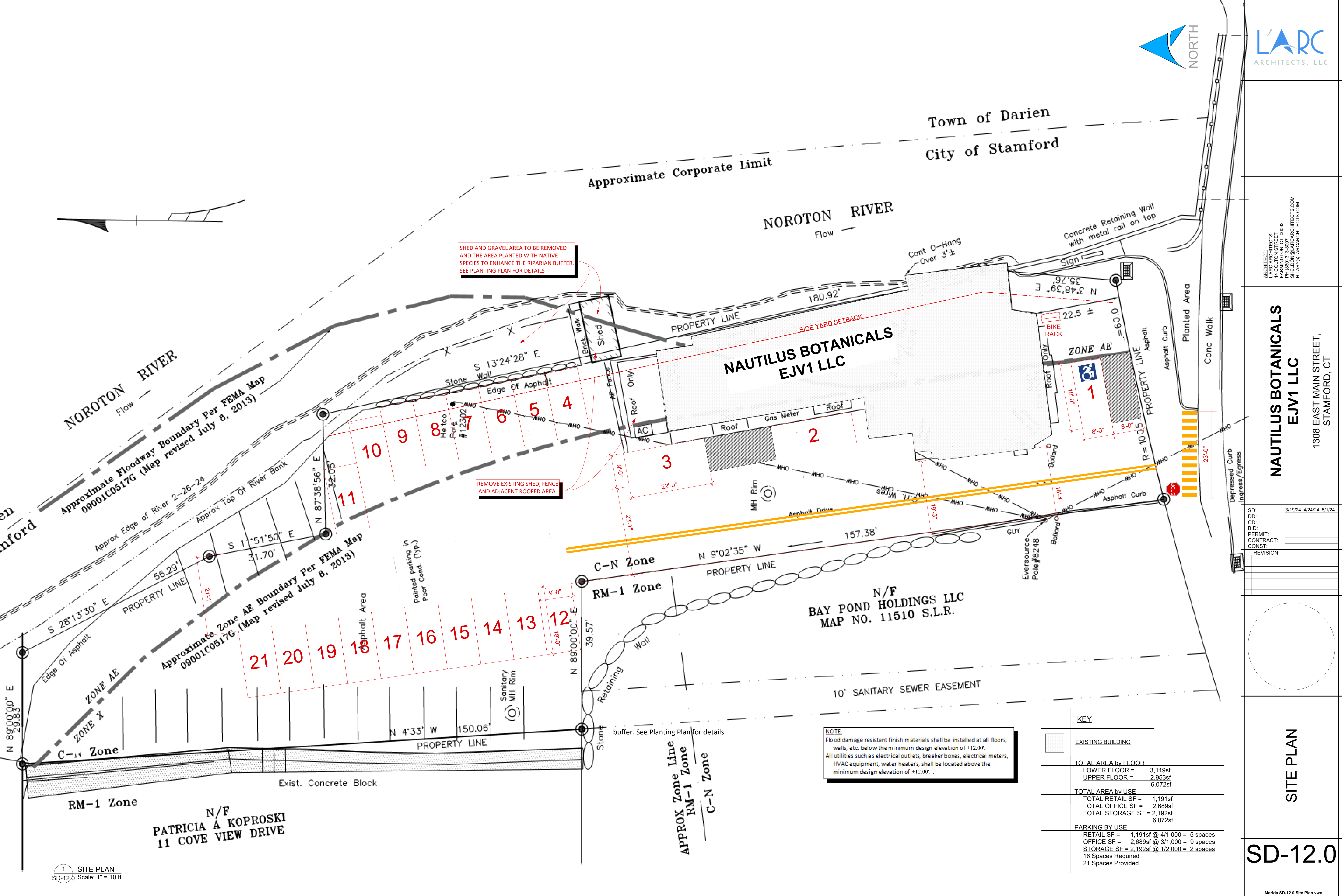
NAUTILUS BOTANICALS
EJV1 LLC
1308 EAST MAIN STREET,
STAMFORD, CT

SD:	3/19/24, 4/24/24, 5/1/24
DD:	
CD:	
BID:	
PERMIT:	
CONTRACT:	
CONST:	
REVISION:	



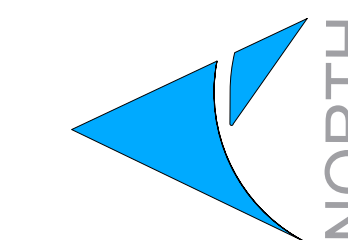
SITE PLAN

SD-12.0

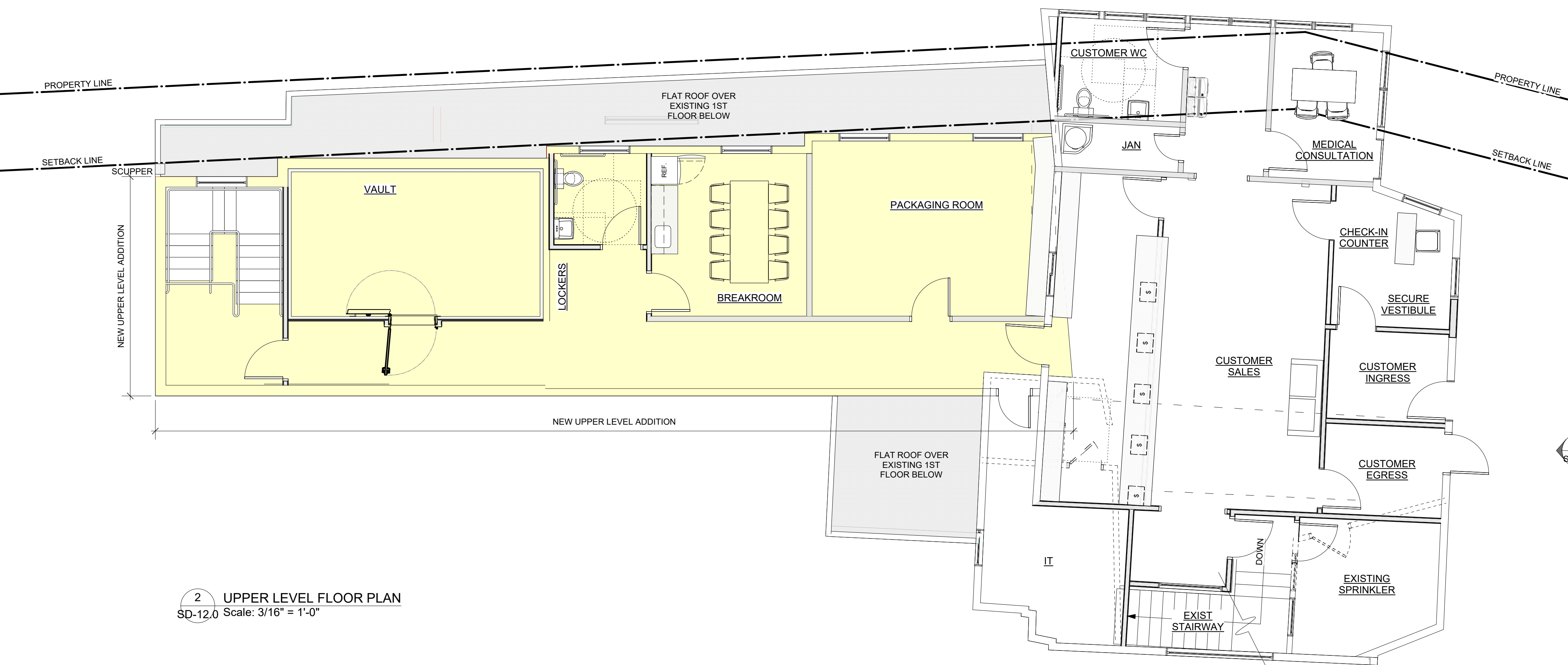


NOTE
Flood damage resistant finish materials shall be installed at all floors, walls, etc. below the minimum design elevation of +12.00'.
All utilities such as electrical outlets, breaker boxes, electrical meters, HVAC equipment, water heaters, shall be located above the minimum design elevation of +12.00'.

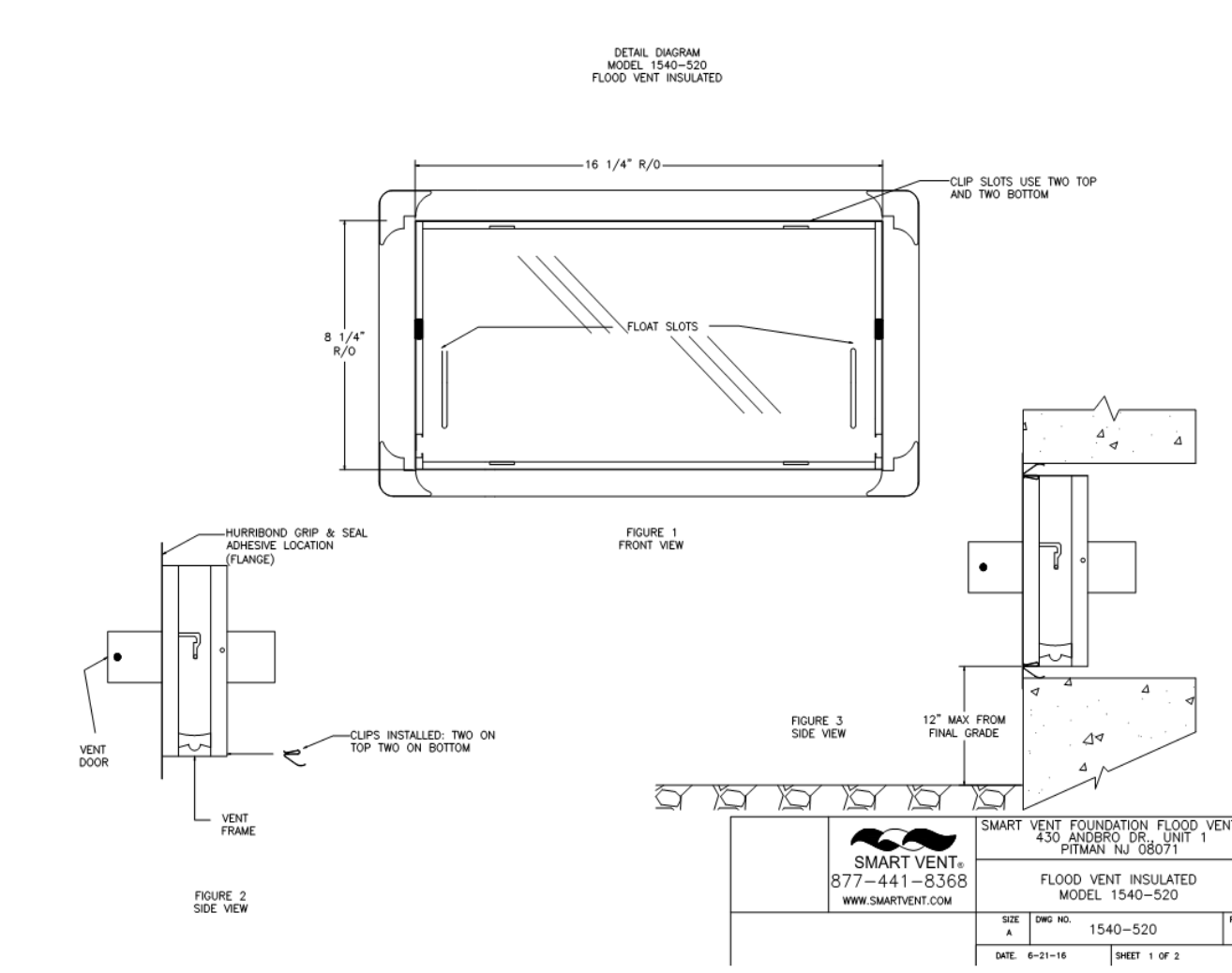
KEY	
	EXISTING BUILDING
TOTAL AREA by FLOOR	
LOWER FLOOR =	3,119sf
UPPER FLOOR =	2,953sf
	6,072sf
TOTAL AREA by USE	
TOTAL RETAIL SF =	1,191sf
TOTAL OFFICE SF =	2,689sf
TOTAL STORAGE SF =	2,192sf
	6,072sf
PARKING BY USE	
RETAIL SF =	1,191sf @ 4/1,000 = 5 spaces
OFFICE SF =	2,689sf @ 3/1,000 = 9 spaces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



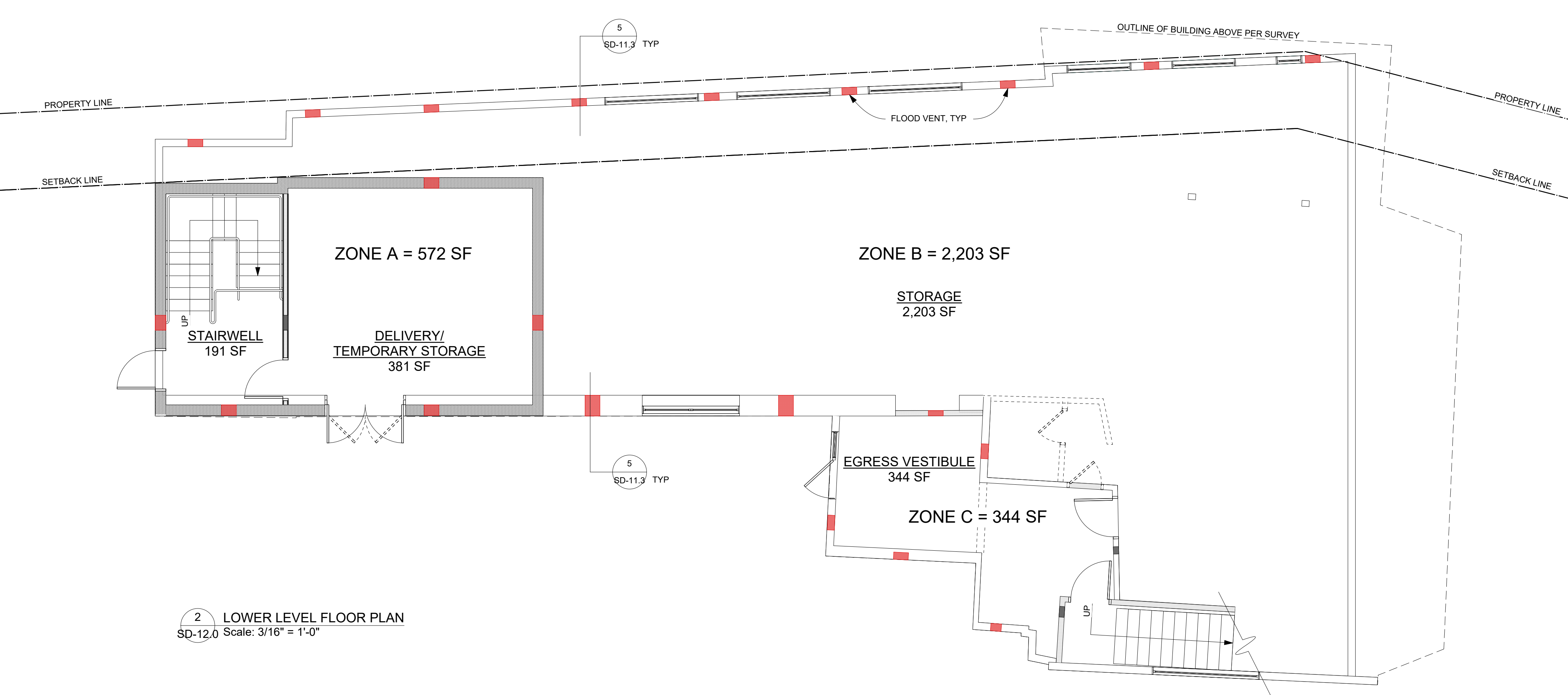
TOTAL AREA BY FLOOR	
LOWER FLOOR =	3,119sf
UPPER FLOOR =	2,953sf
6,072sf	
TOTAL AREA BY USE	
TOTAL RETAIL SF =	1,191sf
TOTAL OFFICE SF =	2,689sf
TOTAL STORAGE SF =	2,192sf
6,072sf	
PARKING BY USE	
RETAIL SF =	1,191sf @ 4/1,000 = 5 spaces
OFFICE SF =	2,689sf @ 3/1,000 = 9 spaces
STORAGE SF =	2,192sf @ 1/2,000 = 2 spaces
16 Spaces Required	
21 Spaces Provided	
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-12.0 Scale: 3/16" = 1'-0"



5 FLOOD VENT DETAIL
SD-12.0 Scale: 3/16" = 1'-0"



2 LOWER LEVEL FLOOR PLAN
SD-12.0 Scale: 3/16" = 1'-0"



4 FRONT ELEVATION
SD-12.0 Scale: 3/16" = 1'-0"

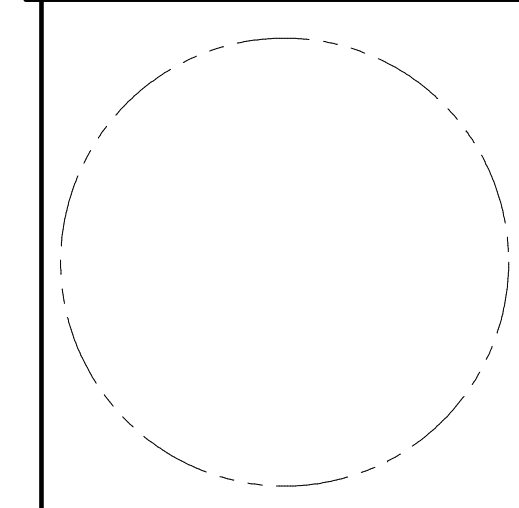


3 FRONT CORNER ELEVATION
SD-12.0 Scale: 3/16" = 1'-0"

NAUTILUS BOTANICALS
EJV1 LLC

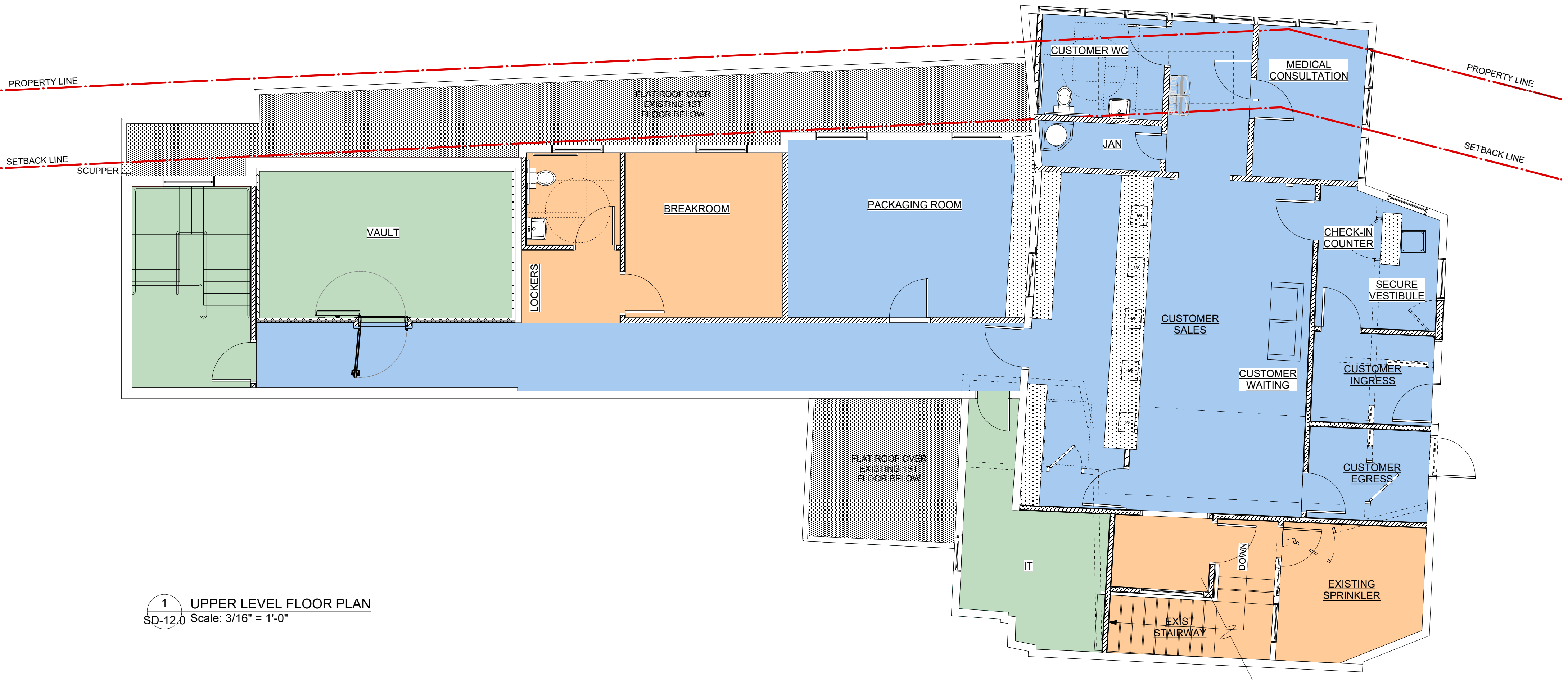
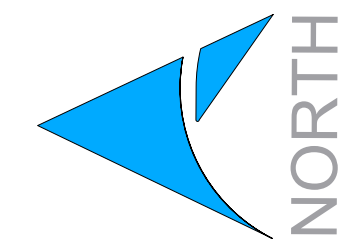
1308 EAST MAIN STREET,
STAMFORD, CT

SD:	3/19/24, 5/2/24
DD:	
CD:	
BID:	
PERMIT:	
CONTRACT:	
CONST:	
REVISION	



LAYOUT PLAN

SD-12.0



1 UPPER LEVEL FLOOR PLAN
SD-12.0 Scale: 3/16" = 1'-0"

KEY

- PUBLIC AREA
- OPERATIONS
- LIMITED ACCESS
- RESTRICTED ACCESS

TOTAL AREA by FLOOR

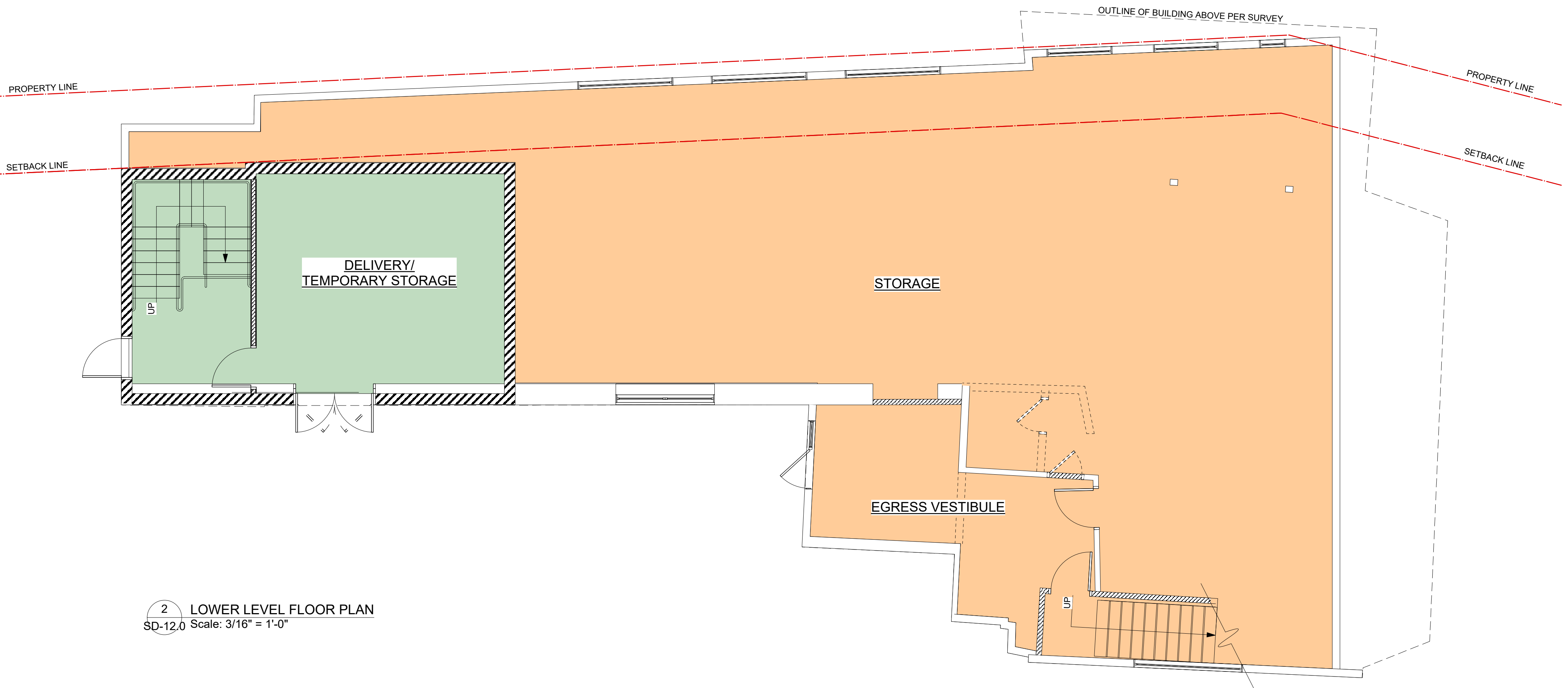
LOWER FLOOR = 3,119sf
UPPER FLOOR = 2,953sf
6,072sf

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



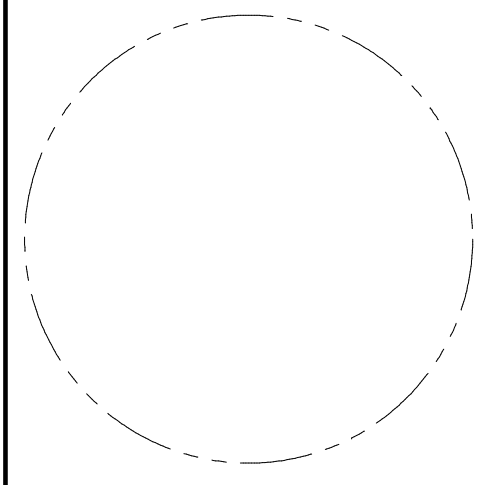
2 LOWER LEVEL FLOOR PLAN
SD-12.0 Scale: 3/16" = 1'-0"



**NAUTILUS BOTANICALS
EJV1 LLC**

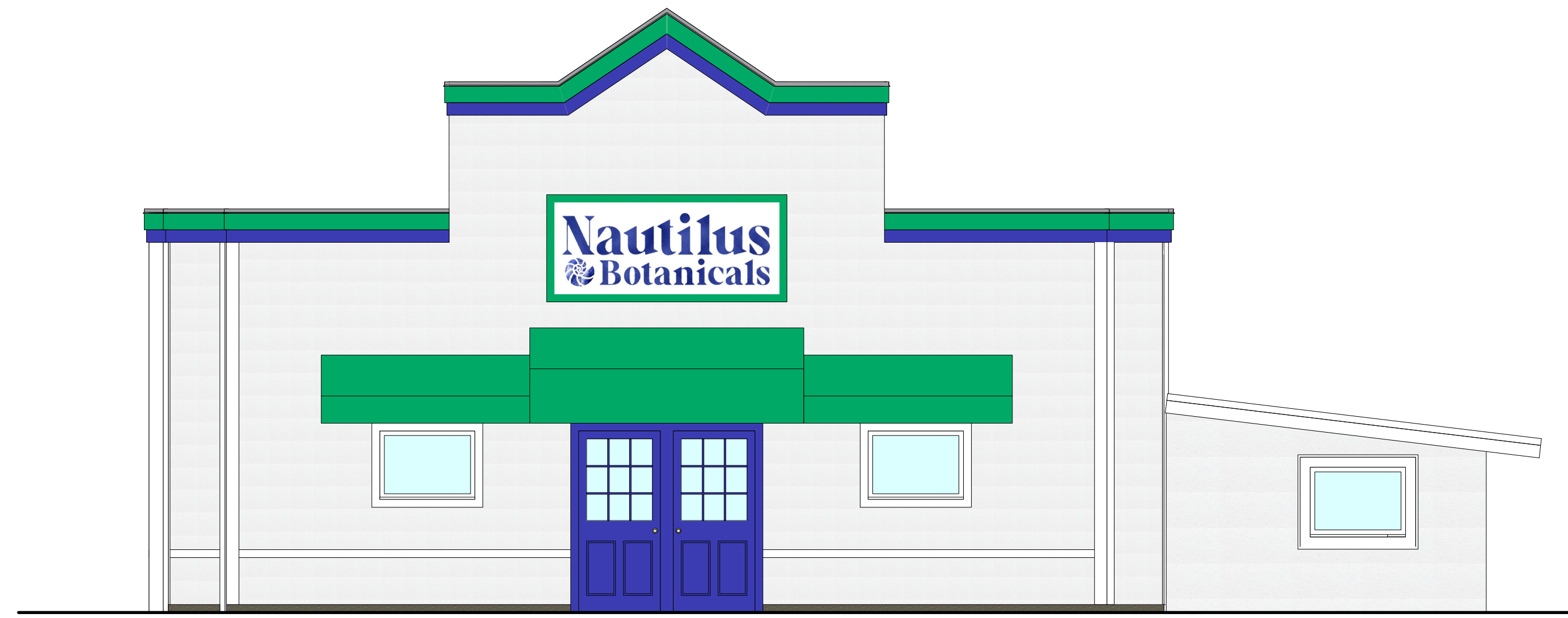
1308 EAST MAIN STREET,
STAMFORD, CT

SD:	3/19/24, 5/2/24
DD:	
CD:	
BID:	
PERMIT:	
CONTRACT:	
CONST:	
REVISION	

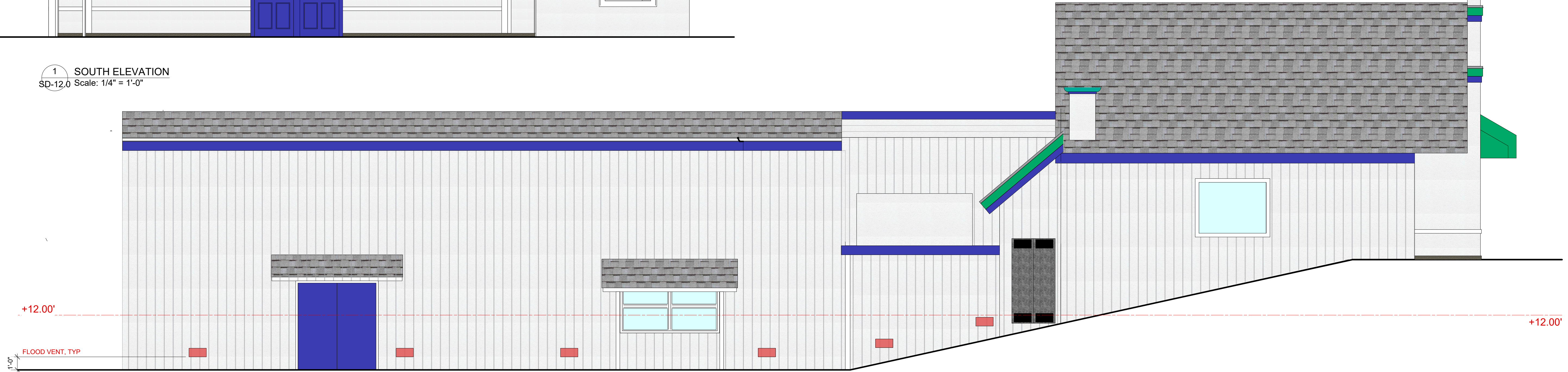


LAYOUT PLAN

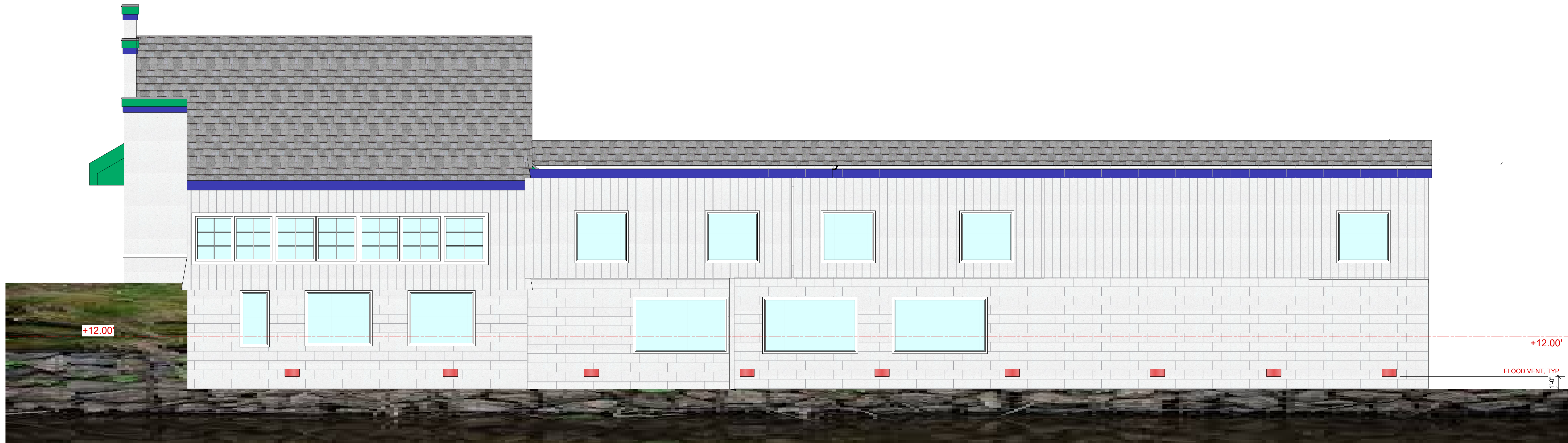
NOTE:
 Flood damage resistant finish materials shall be installed at all floors, walls, etc. below the minimum design elevation of +12.00'
 All utilities such as electrical outlets, breaker boxes, electrical meters, HVAC equipment, water heaters, shall be located above the minimum design elevation of +12.00'



1 SOUTH ELEVATION
 SD-12.0 Scale: 1/4" = 1'-0"



2 WEST ELEVATION
 SD-12.0 Scale: 1/4" = 1'-0"



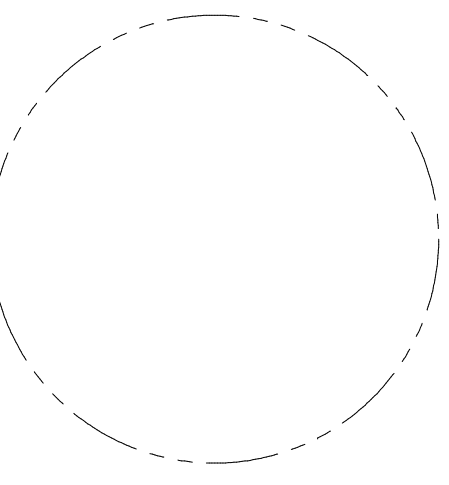
32 EAST ELEVATION
 SD-12.0 Scale: 1/4" = 1'-0"

ARCHITECT:
 LARC ARCHITECTS
 14 COLTON STREET
 WASHINGTON, PA 15376-0032
 PH: (724) 837-1407
 SHELDO@LARCARCHITECTS.COM
 HILARY@LARCARCHITECTS.COM

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

SD: 4/1/24, 5/2/24
 DD: _____
 CD: _____
 BID: _____
 PERMIT: _____
 CONTRACT: _____
 CONST: _____

REVISION	



**EXTERIOR
 ELEVATIONS**

SD-12.0

DETAIL DIAGRAM
MODEL 1540-520
FLOOD VENT INSULATED

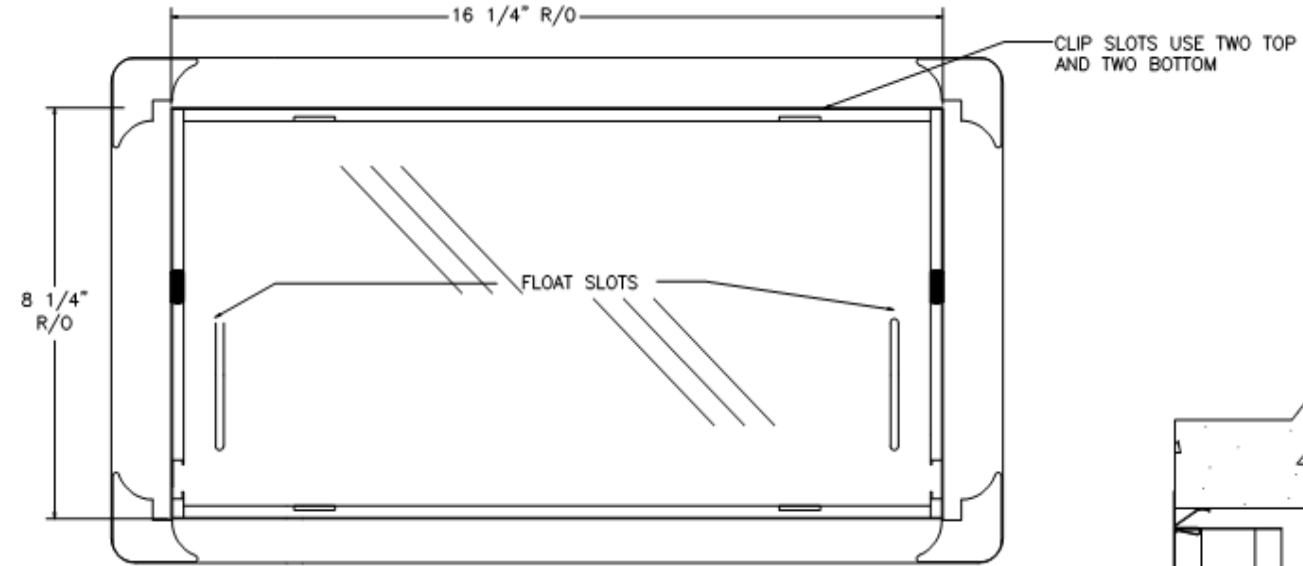


FIGURE 1
FRONT VIEW

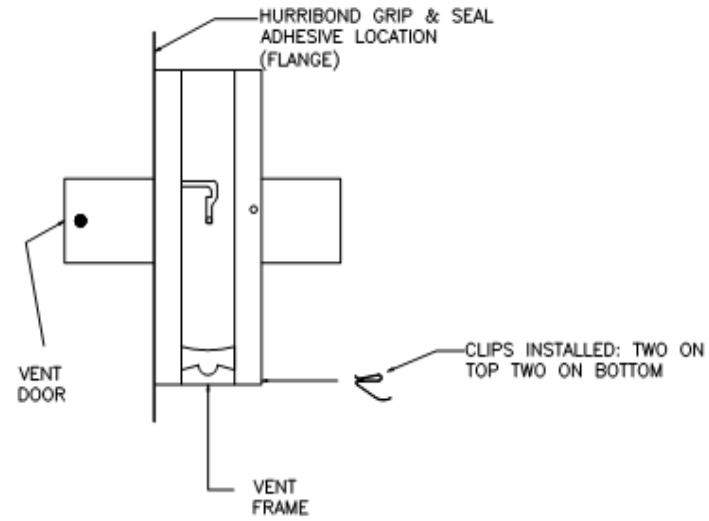


FIGURE 2
SIDE VIEW

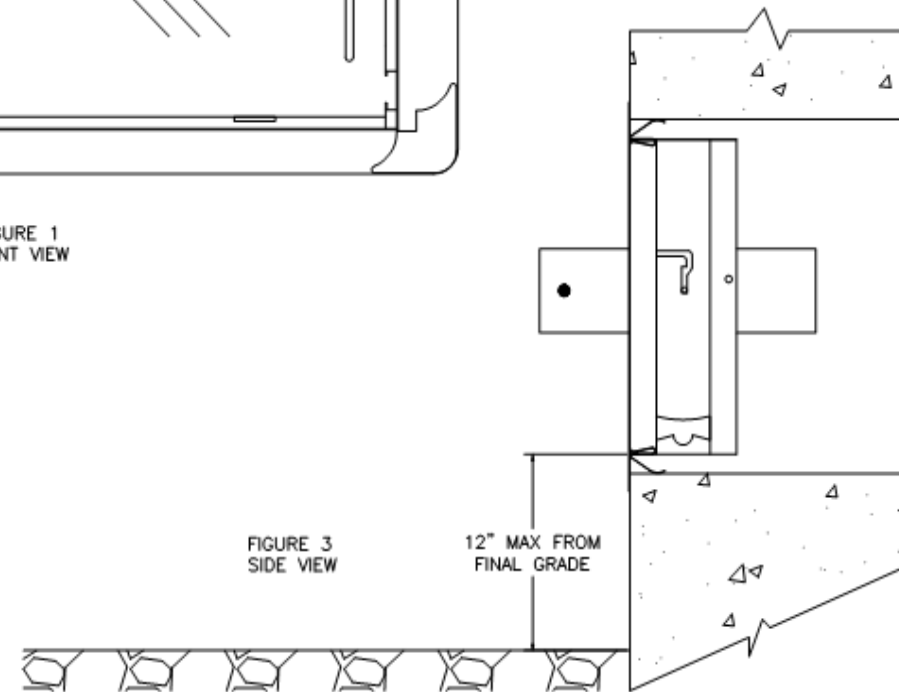




FIGURE 3
SIDE VIEW

 SMART VENT® 877-441-8368 WWW.SMARTVENT.COM		SMART VENT FOUNDATION FLOOD VENTS 430 ANDBRO DR., UNIT 1 PITMAN NJ 08071	
		FLOOD VENT INSULATED MODEL 1540-520	
SIZE A	DWG NO. 1540-520	REV B	
DATE: 6-21-16		SHEET 1 OF 2	

1 FLOOD VENT
SK-2.0 Scale: 3" = 1'-0"

FLOOD VENT	
NAUTILUS BOTANICALS EJV1 LLC	SK A-2.0
1308 EAST MAIN STREET, STAMFORD, CT	DATE: 3/20/24