

Town of Darien
City of Stamford

Approximate Corporate Limit

NOROTON RIVER
Flow

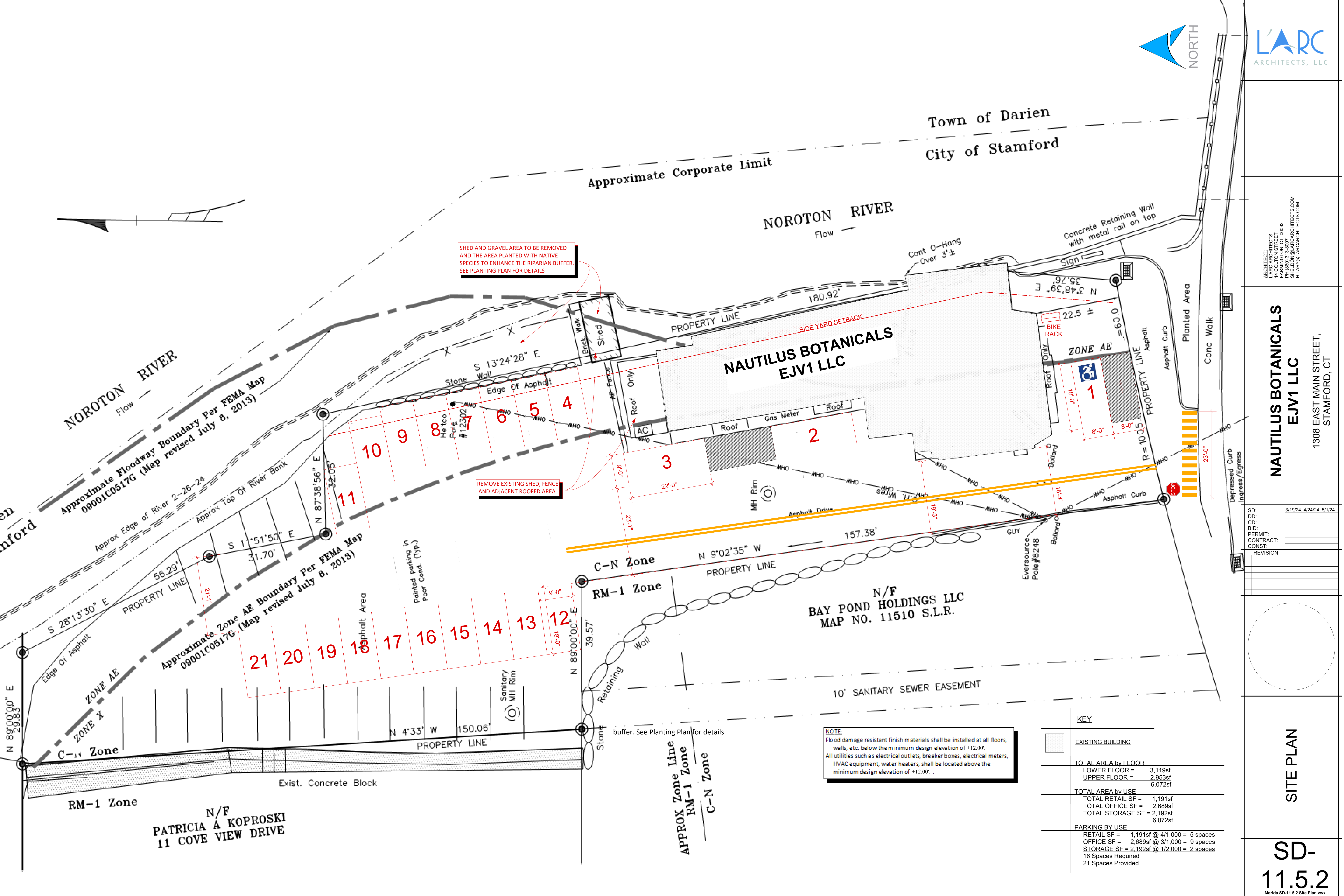
SHED AND GRAVEL AREA TO BE REMOVED
AND THE AREA PLANTED WITH NATIVE
SPECIES TO ENHANCE THE RIPARIAN BUFFER.
SEE PLANTING PLAN FOR DETAILS

NAUTILUS BOTANICALS
EJV1 LLC

REMOVE EXISTING SHED, FENCE
AND ADJACENT ROOFED AREA

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

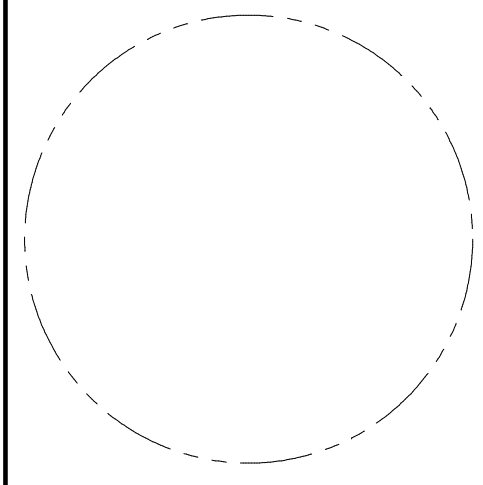
N/F
PATRICIA A KOPROSKI
11 COVE VIEW DRIVE



ARCHITECT:
LARC ARCHITECTS
14 COLTON STREET
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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-
11.5.2

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 +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'.

buffer. See Planting Plan for details