

PRELIMINARY ZONING TABLE				
Zone: CBD - Central Business District - PER DRAFT REGULATORY CHANGES				
LOT AREA	REQUIRED REGULATIONS (PROPOSED TEXT CHANGES)	2008 CEAC APPROVED PROPOSED DEVELOPMENT	2019 PROPOSED WALL STREET PLACE NORTH - MAX PLAIN BUILDING	2019 PROPOSED WALL STREET PLACE EAST - CHANGE
PROPOSED FLOOR AREA	80 Minimum	10,000 sq ft (100,000 sq ft)	1,012 sq ft (2,719 sq ft)	8,777 sq ft (38,868 sq ft)
PER	1.0	100 sq ft / 100,000 sq ft = 0.001	100 sq ft / 1,012 sq ft = 0.0098	NA
ADDITIONS	Through-Road Access 1: 8.1 Ratio Through-Road Access 2: 8.1 Ratio	8.1 Ratio 8.1 Ratio	8.1 Ratio 8.1 Ratio	8.1 Ratio 8.1 Ratio
TOTAL ALLOWABLE FLOOR AREA (Maximum)		10,000 sq ft	10,120 sq ft	87,777 sq ft
SETBACKS	FRONT SETBACK: None SIDE SETBACK: None REAR SETBACK: None	120' to 200' of Wall Street None None	2' to 200' of Wall Street None None	0' 0' 0'
BUILDING HEIGHT	35 feet Maximum 100' with 2 stories Public Parking Facility	None Total permitted on lot is 35'	Proposed = 70' - 8.52' *	30'
STORIES	Parking Facility	4 stories General use (7.5 stories)	8 stories *	8 stories *
LOT COVERAGE	STRUCTURE: None RAMP & PAV: None	NA NA	NA NA	NA NA
STREET ATTRACTION	80% of Street level depth	NA	Street displays, Street displays	Garage - Street level display
RESIDENTIAL				
CONVERT FUTURE	0.01 sq ft / 100 sq ft of lot area General 20% density reduction for 20 years maximum	Total permitted 100,000 sq ft / 100,000 sq ft = 100%	Total permitted 87,777 sq ft / 100,000 sq ft = 87.78%	0
# UNITS		Total permitted 100 units	Proposed 100 units	0
RECREATION	100 sq ft / unit	Total Required 100 x 100 = 10,000 sq ft Total permitted 10,000 sq ft (100%)	Total Required 100 x 100 = 10,000 sq ft Total permitted 10,000 sq ft (100%)	0
PUR USE	Total Market Rate Units	80 units*	80 units*	0 units*
	Workforce 80% AMU Units Permitted	80 units*	80 units*	0 units*
	Workforce 20% AMU Units Permitted	20 units*	20 units*	0 units*
	Total Market Rate Units	100 units*	100 units*	0 units*
PARKING: Residential	Parking Requirements	1.0 space/unit	1.0 space/unit	0
	Single-Dwelling	1.0 space/unit	1.0 space/unit	0
	Two-Dwelling	2.0 space/unit	2.0 space/unit	0
PARKING: Commercial	Customer (Through Block Access)	1 space / 100 sq ft	1 space / 100 sq ft	0
	Retail	1 space / 100 sq ft	1 space / 100 sq ft	0
	Restaurant	1 space / 100 sq ft	1 space / 100 sq ft	0
	Office Parking Required (during parking events)	100 x 80 spaces = 8,000 spaces	100 x 80 spaces = 8,000 spaces	0
	Parking Garage	100 x 80 spaces = 8,000 spaces	100 x 80 spaces = 8,000 spaces	0
	Max Use Credit - Residential/Commercial	20%	20%	0
	Max Use Credit - Residential/Commercial	10%	10%	0
	Max Use Credit - Residential/Commercial	10%	10%	0
	Total Market Use Credit	200 - 70 = 230 spaces	200 - 70 = 230 spaces	0
	Office Parking Required (during parking events)	100 x 80 spaces = 8,000 spaces	100 x 80 spaces = 8,000 spaces	0
	Garage	20 spaces	20 spaces	0
	Automated	20 spaces	20 spaces	0
	Total Public Parking Provided	200 - 210 = 90 spaces	200 - 210 = 90 spaces	0
	Parking Garage	1 space / 1,000 sq ft of total area	1 space / 1,012 sq ft of total area	0
	Additional Public Parking Available	100 spaces	100 spaces	0
	Total Additional Parking Provided	200 spaces	200 spaces	0

**THIS PLAN IS INTENDED TO DEPICT ZONING INFORMATION AND IS FOR DISCUSSION PURPOSES ONLY. IT SHALL NOT BE USED FOR CONSTRUCTION**

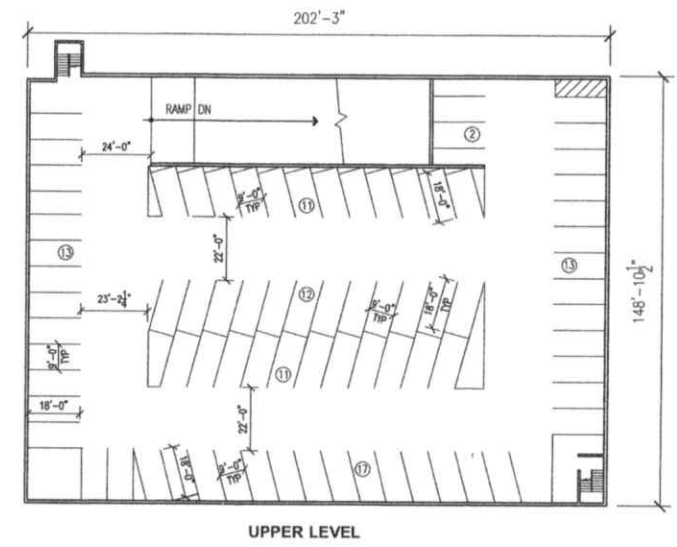
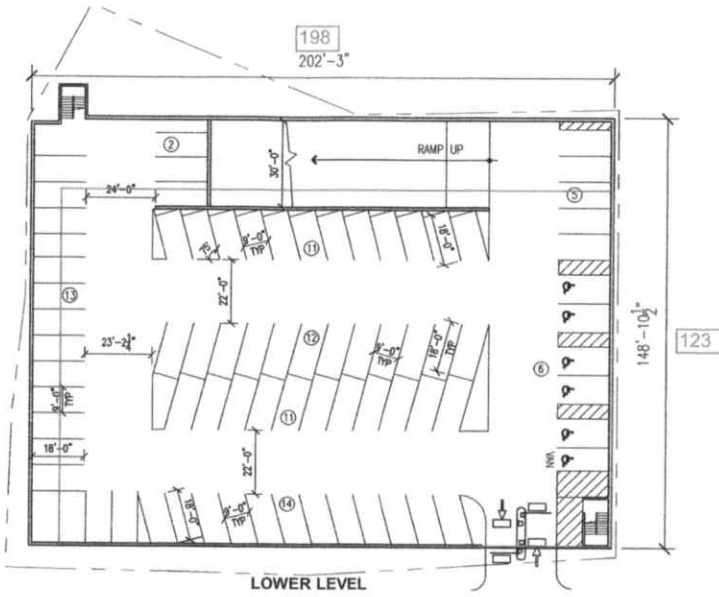
**ZONING SITE PLAN**  
 DEPICTING  
**WALL STREET PLACE**  
 NORWALK, CT  
 PREPARED FOR  
**JHM FINANCIAL GROUP, LLC**

APRIL 9, 2019

**REDNISS & MEAD**

**SP-1**

PARKING SUMMARY (OPTION 2)					
	CARS	HC CARS	TOTAL	S.F.	SF/CAR
LOWER LEVEL	68	6	74	27,200	
UPPER LEVEL	79		79	27,200	
TOTAL	147	6	153	54,400	355



**DESMAN**  
Design Management

NORWALK PARKING DECK

DRAWING TITLE		
<b>FLOOR PLANS (OPTION 2)</b>		
DRAWING NO.		
<b>1.0</b>		
SCALE: 1" = 40'-0"		
DATE: 04-08-10		
PROJ. #		
DESIGN	DRAWN	CHKD.
AAA	AAA	MSJ

**PRELIMINARY ZONING TABLE**

Zone: CBD - Central Business District - PER DRAFT REGULATION CHANGES

	REQUIRED REGULATIONS (PENDING TEXT CHANGE)	2008 CEAC APPROVED PROPOSED DEVELOPMENT	2019 PROPOSED WALL STREET PLACE NORTH - MULTI-USE BUILDING	2019 PROPOSED WALL STREET PLACE EAST - GARAGE
LOT AREA	No Minimum	2.8962 Acres (128,158 s.f.)	1.313 Acres (57216 s.f.)	0.77 Acres (33,544 s.f.)
PROPOSED FLOOR AREA Gross Floor Area		182,12 s.f.	169,620 s.f. *	0
FAR	3.0	182,112 s.f. / 128,158 s.f. = 1.44 1.44 Proposed FAR (before bonuses)	169,620 s.f. / 57216 s.f. = 2.96 2.96 Proposed FAR	N/A
AMENITIES Through-Block Arcade 1 Through-Block Arcade 2	8:1 Ratio 8:1 Ratio	8 x 1,575 s.f. = 12,600 s.f. N/A	8 x 1,575 s.f. = 12,600 s.f. * 8 x 2,820 s.f. = 22,560 s.f. * 35,160 s.f.	
TOTAL ALLOWABLE FLOOR AREA (w/Bonuses)		2x126,158 = 252,316 s.f. 252,316 s.f. + 12,600 s.f. = 264,916 s.f.	3.0 x 57,216 s.f. = 171,648 s.f. 171,648 s.f. + 35,160 s.f. = 206,808 s.f. 3.61 Maximum FAR (with bonus)	3.0 x 33,544 s.f. = 100,632 s.f.
SETBACKS FRONT SETBACK REAR SETBACK SIDE SETBACK AGGREGATE SIDE	None None None None	4.22' to ROW of Wall Street N/A 0' N/A	3' to ROW of Wall Street N/A 0' N/A	0' 0' 3' 4.5'
BUILDING HEIGHT Mixed use residential Public Parking Facility	55 feet (potential max of 65' with 2 bonuses)	Total permitted w/ Bonus = 96' 96' Proposed	Proposed = 73' - 4 3/4" <sup>1</sup>	20' *
STORIES Parking Facility	4 stories (potential max of 5 with 2 bonuses)	8 stories	6 stories *	2 stories *
LOT COVERAGE STRUCTURE BLDG & PKG	None None	N/A N/A	N/A N/A	N/A N/A
STREET ACTIVATION	50% of Street level ft. depth	N/A	Retail displays, video displays	Garage - visual engagement
RESIDENTIAL DENSITY / UNITS	1 D.U. per 500 s.f. lot area (potential 20% density increase for 33.9% min workforce units)	Total permitted 126,158 s.f. / 800 s.f. = 157.7	Total permitted 57,216 s.f. / 500 s.f. = 114.4 D.U.	
# UNITS		Total Approved 101 units	Proposed 101 units	0
RECREATION	150 s.f./unit	Total Required 150 x 101 = 15,150 s.f. Total Approved 14,090 s.f. (roof terrace) + 5,834 s.f. (balconies, community room, fitness room) 19,924 s.f.	Total Required 150 x 101 = 15,150 s.f. Total proposed* 13,130 s.f. (amenity deck) + 1,560 s.f. (private balconies) + 2,250 s.f. (Community Rm & Fitness Rm) 16,940 s.f.	
UNIT MIX Total Market Rate Units Workforce 60% AMI Units Provided Workforce 80% SMI Units Provided Total Workforce Units Total Units	10%	66 units* 30 units* 5 units* (100% SMI) 35 units (34.6%)* 101 units*	0 units** 90 units** 11 units** 101 units** (100%) 101 units	
PARKING: Residential Parking Requirement Studio/One Bedroom Two Bedroom or More PARKING: Commercial Common (Through Block Arcade) Retail Restaurant Gross Parking Required (before parking credits) Parking Credits: Mix Use Credit - Residential/Retail Mix Use Credit - Residential/Restaurant Mix Use Credit - Retail/Restaurant Total Mixed Use Credit Net Parking Required Gross Parking Required	1.3 space/unit 1.0 space/unit 2.0 space/unit 1 space/ 0 s.f. 1 space / 200 s.f. 1 space / 45 s.f. % 25% 10% 10%	N/A 21' x 1.5 = 32 spaces * 80' x 2.0 = 160 spaces * 192 spaces total .75 x 6,700 s.f. / 0 = 0 spaces .75 x 14,759 s.f. / 200 = 56 spaces .75 x 2,424 s.f. / 45 = 41 spaces 97 spaces total 192 + 97 spaces = 289 spaces % Max Reduction 14,759 25% 56 (48) * 2,424 10% 41 (20) * 2,424 10% 41 (6) *	101' x 1.3 = 132 spaces <sup>2</sup> N/A <sup>2</sup> N/A <sup>2</sup> 0 .75 x 11,510 s.f. / 200 = 44 spaces <sup>3</sup> 0 132 + 44 spaces = 176 spaces % Req'd Reduction 25% of 132 residential spaces = (33) spaces (33 spaces is less than the 45 available retail spaces) N/A N/A (33) spaces <sup>4</sup> 176 - 33 = 143 spaces	0 N/A N/A N/A N/A 143 Parking Spaces required
Project Parking Provided: Garage Automated Total Project Parking Provided Parking Surplus		23 spaces 214 spaces 237 spaces 237 - 215 = 22 surplus spaces	55 surface spaces inside building 0 automated car storage spaces 206 parking spaces provided 206 - 143 = 63 63 surplus spaces	151 garage spaces
LOADING	1 space / up to 25,000 s.f. retail	1 space (14,759 s.f. of retail stores)	1 space (11,610 s.f. of retail stores) *	N/A
Additional Public Parking Available: Surplus Parking Yankee Doodle Garage Onstreet Total Additional Parking Provided		120 spaces 100 spaces 220 spaces	63 surplus on site 100 spaces in Yankee Doodle Garage 11 net spaces on Wall St (16 new reverse angled, less of 7 parallel) 18 reverse angled street spaces on Isaacs St	192 additional parking spaces available

\* Provided by Crosskey Architects, LLC  
 \*\* Provided by JHM Financial Group, LLC  
<sup>1</sup> Above average grade of 30.80 feet  
<sup>2</sup> Assuming text change or map change to allow 700 parking standard  
<sup>3</sup> Active commercial floor area calculated at 70% of total floor area per Section 118-1220 B (2)  
<sup>4</sup> Parking credit refers to Parking Section 118-1220 E, not CBD Section 118-504 F(9)

# WALL STREET PLACE PRELIMINARY DESIGN

## NORWALK, CT

FEBRUARY 8, 2019



NOTE: TABLE IS PRELIMINARY.		PROJECT INFORMATION					PROJECT AREA DATA	
		UNIT MATRIX					GROSS SQ. FT.	
FLOOR	STUDIO	1 BED	2 BED	3 BED	TOTAL			
LOWER	-	-	-	-	0	3,600 GROSS SQ. FT.		
FIRST	-	-	-	-	0	21,910 GROSS SQ. FT.		
SECOND	-	6	14	2	22	32,740 GROSS SQ. FT.		
THIRD	-	8	15	2	25	31,780 GROSS SQ. FT.		
FOURTH*	-	3	20	2	25	31,780 GROSS SQ. FT.		
FIFTH**	-	3	13	4	20	31,790 GROSS SQ. FT.		
SIXTH	-	1	6	2	9	16,020 GROSS SQ. FT.		
TOTAL:	0	21	68	12	101	169,620 GROSS SQ. FT.		

\* DUPLEX UNITS ON 4TH AND 5TH FLOORS ARE COUNTED ON THE 4TH FLOOR

\*\* DUPLEX UNITS ON 5TH AND 6TH FLOORS ARE COUNTED ON THE 5TH FLOOR



### OWNER



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STAMFORD, CT 06902

### ARCHITECT



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### DRAWING INDEX

- COVER PAGE
- SP-1 - 2000'S SITE PLAN
- OVERALL PROPOSED PARKING PLAN - NORTH & SOUTH
- ENLARGED PARKING PLAN - NORTH
- CONCEPTUAL ELEVATIONS - NORTH
- CONCEPTUAL ELEVATIONS - NORTH (CONT.)
- CONCEPTUAL VIEW OF NORTH BUILDING FROM WALL & SPACCS STREET
- EXTERIOR MATERIALS - NORTH
- ENLARGED PARKING PLAN - SOUTH
- ENLARGED GARAGE PLANS - SOUTH
- TYPICAL FLOOR PLANS - SOUTH
- CONCEPTUAL ELEVATIONS - SOUTH