

BUILDING CODE INFORMATION

USE GROUP	M	
HEIGHT/AREA LIMITS	(ALLOWED)	(PROPOSED)
1. SPRINKLED	3 ST./50 FT.	1 ST./25 FT.
2. 30' OPEN PERIMETER	43,000 S.F.	39,529 S.F.
CONSTRUCTION TYPE	2 C	
RATINGS OF STRUCTURAL ELEMENTS		
EXT. WALLS	0 HR	
PARTY WALLS	NA	
EXITS	NA	
EXIT ACCESS CORRIDORS	0 HR	
TENANT SPACES	0 HR	
ROOF CONSTRUCTION	0 HR	

OCCUPANCY LOAD	
TENANT A (WALGREENS)	360
TENANT B	800

ZONING INFORMATION

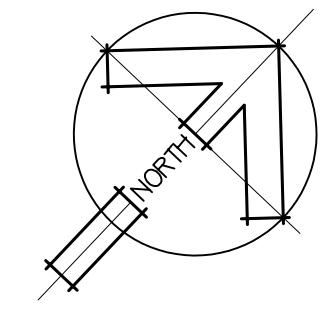
ZONING DISTRICT	BUSINESS NO. 2
EXISTING USES	RETAIL
PROPERTY OWNER	STLJ, LLC 100 WESTPORT AVENUE NORWALK, CONNECTICUT

OVERALL SITE AREA	4.74 AC		
PARCEL AREA	3.9± AC		
	REGULATION	APPROVED	PROPOSED
MINIMUM LOT AREA	12,500 S.F.	173,370±	173,370±
MINIMUM LOT WIDTH	50'	360'	360'
MINIMUM FRONT YARD (FROM WESTPORT AVE. CENTERLINE)	50'	187±	183±
MINIMUM SIDE YARD	0' (1)	30'	30'
AGGREGATE SIDE YARD	0' (1)	105±	86±
MINIMUM REAR YARD	10' (1)	31'	31'
MAXIMUM BUILDING HEIGHT	35' (3 STORIES)	28'-2"	22'-0" * SEE NOTE BELOW
MAXIMUM COVERAGE	50% BUILDING 80% BUILDING & PARKING	23% 70%	22.7% 72%
OPEN SPACE	20%	32.6%	28%
FLOOR AREA RATIO	0.9	0.23	0.23

(1) EXCEPT WHERE RESIDENCE ZONE ABUTS, 10 FEET PER STORY OR 30 FEET WHICHEVER IS GREATER

* WALGREEN'S PARAPET HEIGHT @ 25'-0"
WALGREEN'S ENTRY STRUCTURE @ 30'-0"

SEE SHEET A-200 FOR EXT. SIGNAGE INFORMATION



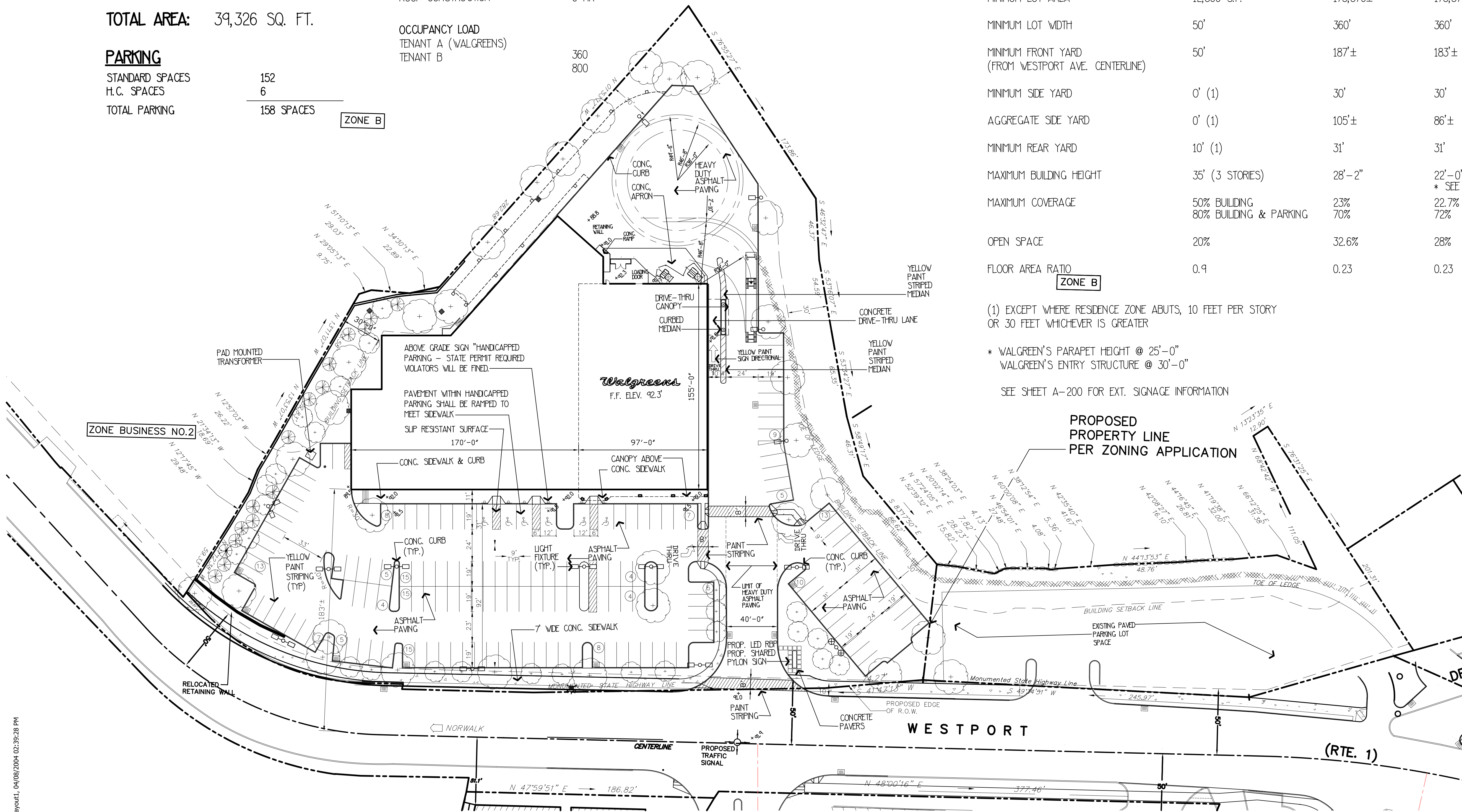
TOTAL AREA: 39,326 SQ. FT.

PARKING

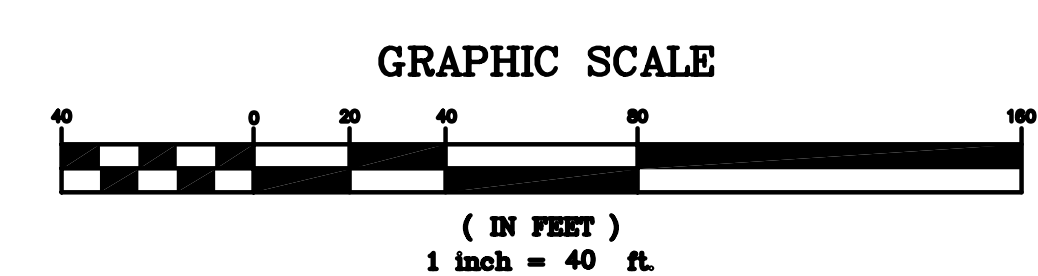
STANDARD SPACES	152
H.C. SPACES	6
TOTAL PARKING	158 SPACES

ZONE B

ZONE BUSINESS NO.2



PROPOSED PROPERTY LINE PER ZONING APPLICATION



Date:
04/25/00
1 REV. - LIGHTING CODE INFORMATION
05/04/00 - 2 REV. - PARKING
05/10/00 - 3 REV. GENERAL REVISIONS
08/18/00 - AREA - COORD. REVISIONS

Drawing Title:
Architectural Site Plan

Project Title:
WALGREENS #06308 SITE
WESTPORT AVENUE
NORWALK, CONNECTICUT

THE SULLIVAN
Architectural Group
154 East Avenue
Norwalk, Connecticut 06851
203-838-5036
225 Main Street
Danbury, Connecticut 06810
203-748-4647

Date: 03/24/00
Project No. 2004
Drawn by:
Scale: 1"=40'-0"

Dwg. No.
A-001