

UNIQUE OPPORTUNITY!

GRANDIOSE RETAIL/ OFFICE BUILDING FOR LEASE WILTON, CONNECTICUT



198 Danbury Rd.

- **1,080 S.F. (approximately 500S.F./Floor)**
- **\$32/S.F. Gross**
- **Ample & Easily Accessible Parking**
- **Quite Environment & Directly Off Route 7**
- **Close Proximity to I-95, Merritt Parkway**

Contact Exclusive Agents

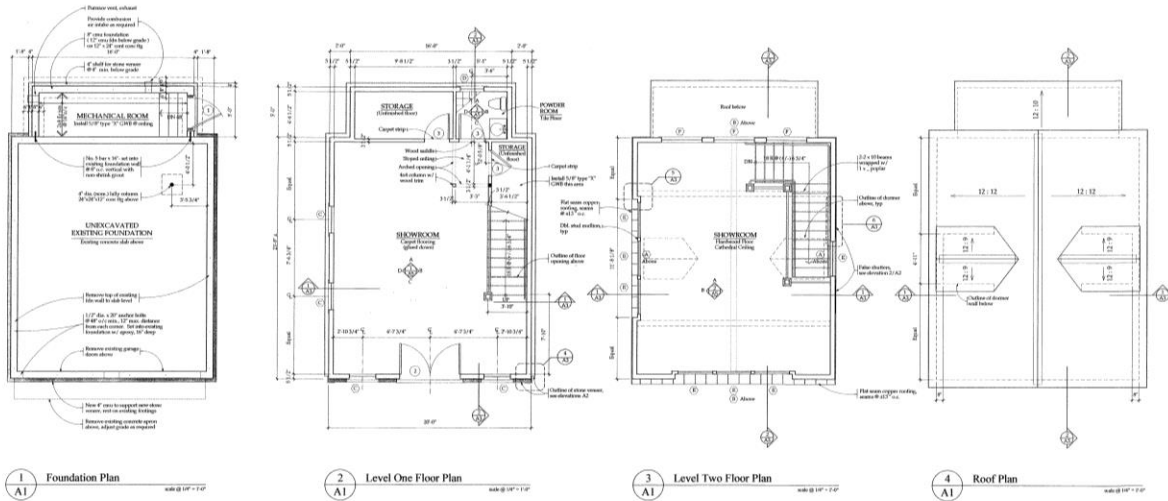
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(203)858-9701

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1 Foundation Plan scale @ 1/4" = 1'-0"
 2 Level One Floor Plan scale @ 1/4" = 1'-0"
 3 Level Two Floor Plan scale @ 1/4" = 1'-0"
 4 Roof Plan scale @ 1/4" = 1'-0"

Door Schedule

Tag	Manufacturer	Description / Type	Model	Finish (see notes)	Notes
1	Designer Door	Exterior Wood Door	Custom	Fin. see 7.07, 7.1, 7.127	See Detail 613.2
2	Repor Valley	French Collection Entry Door	422	Fin. see 10.127, 10.128, 10.129	100, Tempered Glazing
3	HC Inc.	HC Wood Sliding Door	Ashtone	Fin. see 7.07, 7.1, 7.127	Solid oak, wood finish

Additional Notes:
 1. All glazing shall be tempered.
 2. Door distributors representative shall confirm all door selection data with Architect prior to ordering.

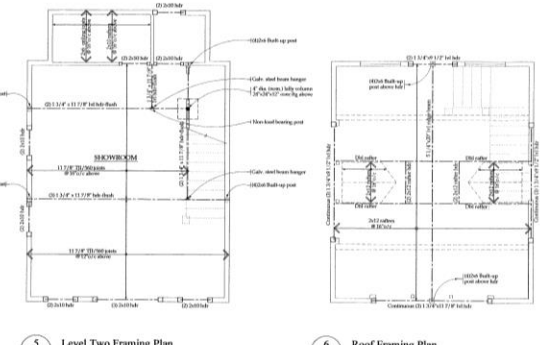
Window Schedule

Tag	Manufacturer	Description / Type	Model	Finish (see notes)	Notes
A	Marcus	Clad Awning	CURV1441	2 1/2" x 2 1/2"	8
B	Marcus	Clad Sliding Double Hung	CURV1446	1-1/8" x 1/8" x 7-3/4" x 7-3/4"	4 each 4
C	Marcus	Clad Sliding Double Hung	CURV1447	2-1/8" x 1/8" x 7-3/4" x 7-3/4"	4 each 6
D	Marcus	Clad Awning	CURV1442	2 1/2" x 2 1/2"	8 each 3
E	Marcus	Clad Sliding Double Hung Picture	CURV1448	7-3/8" x 1/8" x 6-1/8" x 7-3/8"	24
F	Marcus	Clad Awning	CURV1443	2 1/2" x 2 1/2"	8

Notes:
 1. All units to be per general notes.
 2. Verify all panel widths prior to ordering.
 3. Windows shall be 100% air conditioned tempered glazing.
 4. Provide insect screens on all exterior windows.
 5. Window manufacturers to provide architect with shop drawings per fabrication.

NOTES:
 1. Operable windows to rough opening.
 2. Provide wood framed sliding door with wood mounted accessories.

STRUCTURAL NOTES:
 All openings shall be per 1049.0, unless noted otherwise.
 All framing to be per code and approved by the engineer.
 All exterior framing shall be per code and approved by the engineer.
 All interior framing shall be per code and approved by the engineer.
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5 Level Two Framing Plan scale @ 1/4" = 1'-0"
 6 Roof Framing Plan scale @ 1/4" = 1'-0"



Z Architecture
 103 Main Street
 Hartford, CT 06105
 203.488.8884

Proposed Site Plan for Thomas & Kerry Sheridan:
 Additions & Alterations to Sheridan Interiors
 198 Danbury Road
 Wilton, Connecticut

KEY TO BUILDINGS
 Project No. 338
 Issue Date: 6/15/05
 Revision Dates:
 Drawn by: msb, jga
 Issued by: TMS
 Plans & Schedules
 Sheet No.
A1

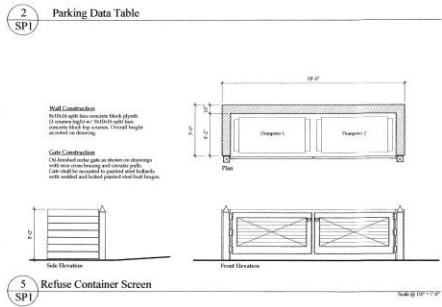
**Additions & Alterations to:
 Sheridan Interiors**
 198 Danbury Road Wilton, Connecticut



Parking Data

Spaces	Space Size	Gross Use Area	Spaces Required per Sq. Ft.
Residence Parking	2 spaces	9' x 18'	na
Professional Office Parking	5 spaces	9' x 18'	1 space per 300 s.f.
Retail Parking-Furniture	18 spaces	9' x 18'	1 space per 200 s.f.
Loading Zone	3 space	12' x 30'	1 space per 3000-12,500 s.f.
Handicapped Parking	1 space	15' x 18'	1 space per 1-25 total spaces
TOTAL SPACES REQUIRED			21 automobile spaces, 1 loading zone

Notes:
 Typical aisle width with 90° parking angle: 24'0"
 Typical two-way traffic aisle width: 20'0"



Zoning Data

	Average	Gross Floor Area	Building Footprint	Building Coverage	Building Height	Floor Area Ratio	Site Coverage
Building No. 1 Existing		2,580.08 sf	1,849.94 sf	6.2%	2 stories	09	
Building No. 2 Existing		1,517.82 sf	1,071.12 sf	3.5%	2 stories	05	
Garage Existing		na	(476.00) sf	(1.0%)	1 story	na	
Sub-Total		4,097.90 sf	3,397.06 sf	11.2%		14	37.2% (11,285.88 sf)
PROPOSED Building No. 3		1,059.22 sf	555.56 sf	1.8%	2 stories	04	Net 4% (121.2 sf)
TOTAL		5,157.12 sf	3,476.62 sf	11.5%		174	37.6% (11,407.08 sf)

Notes:
 Zoning District: DRB, Design Retail Business District
 Proposed Building No. 3 is in Use Group "M" Miscellaneous, Type "SB" construction, combustible, unretarded

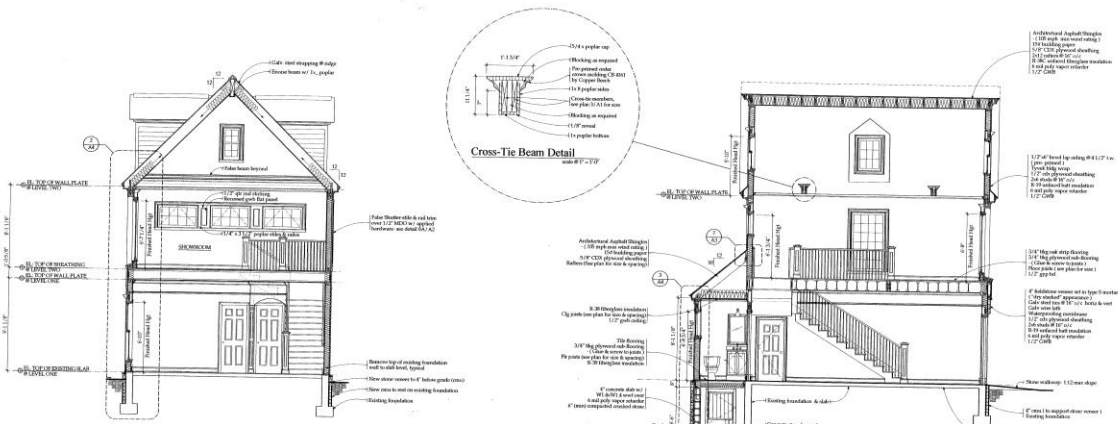
1 Site Plan
 SPI



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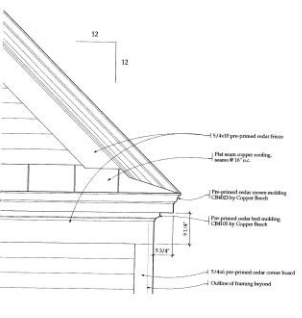
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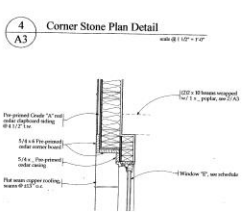


1 Building Section
width @ 14' - 0"

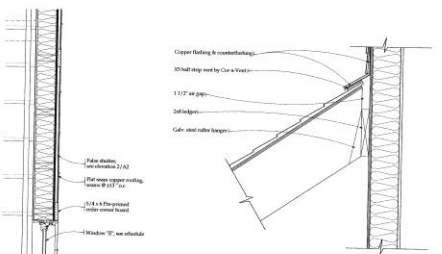
2 Building Section
width @ 14' - 0"



3 Roof Trim Detail
width @ 1' - 0"



4 Corner Stone Plan Detail
width @ 1' - 0"



5 Shutter Plan Detail
width @ 1' - 0"

7 Top of Shed Roof Detail
width @ 1' - 0"

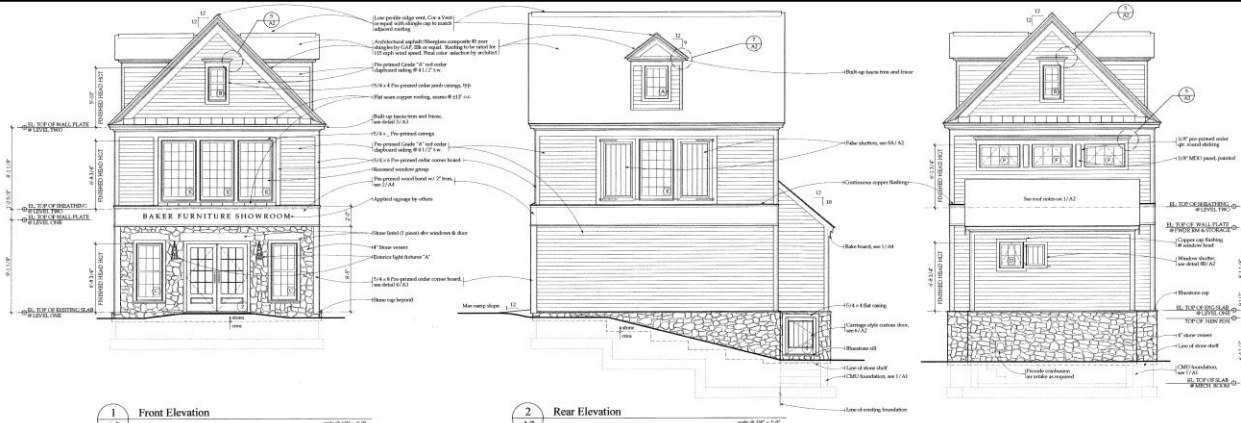


Z. Architecture
1032 Main Street
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Proposed Site Plan for Thomas & Kerry Sheridan:
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198 Danbury Road
Wilton, Connecticut

KEY TO BUILDINGS
Sheet No. 338
Issue Date: 6/15/05
Revision Date: 12/15/05
Designer: Mrs. M. Jin
Drawing Title: Sections & Details

A3



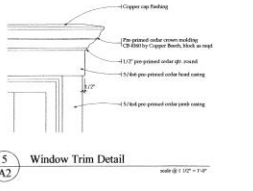
1 Front Elevation
width @ 14' - 0"

2 Rear Elevation
width @ 14' - 0"

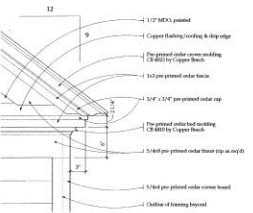
3 Side Elevation
width @ 14' - 0"



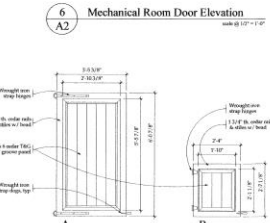
4 Side Elevation
width @ 14' - 0"



5 Window Trim Detail
width @ 1' - 0"



7 Dormer Trim Detail
width @ 1' - 0"



8 Shutter Detail
width @ 1' - 0"



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Drawing Title: Elevations & Details

A2

