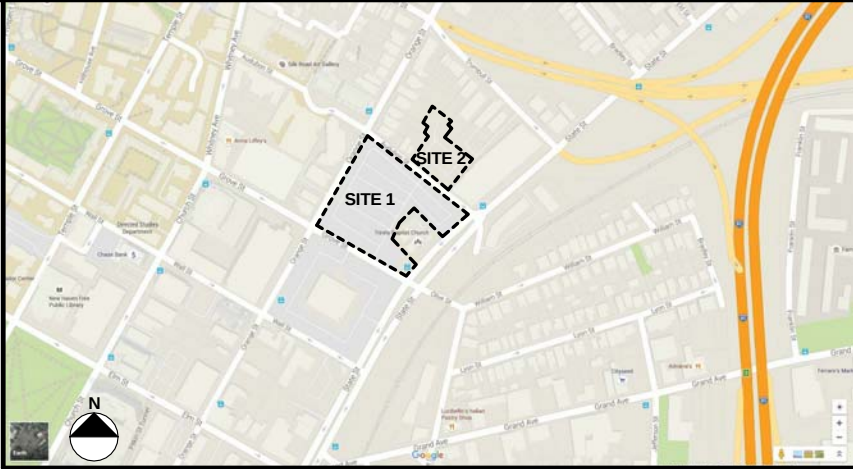


AUDUBON SQUARE

SITE PLAN AND SPECIAL PERMIT APPLICATION

335 & 367 ORANGE STREET
(AUDUBON STREET, STATE STREET AND GROVE STREET)
NEW HAVEN, CONNECTICUT
NOVEMBER 17, 2016



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Sheet #	Sheet Name
G	GENERAL
A0.00	TITLE SHEET
A0.30	ZONING/BUILDING ANALYSIS
A0.40	SETBACK DIAGRAM
A0.50	CONSTRUCTION STAGING PLAN
A	ARCHITECTURAL
A1.00	BASEMENT FLOOR PLAN
A1.01	LEVEL 1 FLOOR PLAN
A1.02	LEVEL 2 FLOOR PLAN
A1.03	LEVEL 3 FLOOR PLAN
A1.04	LEVEL 4 FLOOR PLAN
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A1.06	LEVEL 6 FLOOR PLAN
A1.07	LEVEL 7 FLOOR PLAN
A1.08	ROOF PLAN
A2.01	BUILDING ELEVATIONS
A2.02	BUILDING ELEVATIONS
A2.03	BUILDING ELEVATIONS
A3.01	BUILDING SECTIONS

PROJECT TEAM

OWNER
335 ORANGE ST, LLC.
1 NORTH WATER STREET, SUITE 100
SOUTH NORWALK, CT
06854

203-354-1547

ARCHITECT
BEINFELD ARCHITECTS
1 MARSHALL ST
NORWALK, CT
06854

203-838-5789

CIVIL
MILONE & MACBROOM
99 REALTY DRIVE
CHESHIRE, CT
06410

203-271-1773

LANDSCAPE
ERIC RAINS LANDSCAPE ARCHITECTURE, LLC
33 N WATER STREET
NORWALK, CT
06854

203-853-7600

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AUDUBON SQUARE

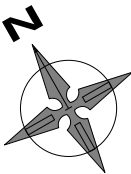
TITLE SHEET

JOB NO. ST/AU
DATE 11-17-2016
SCALE 12" = 1'-0"
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A0.00

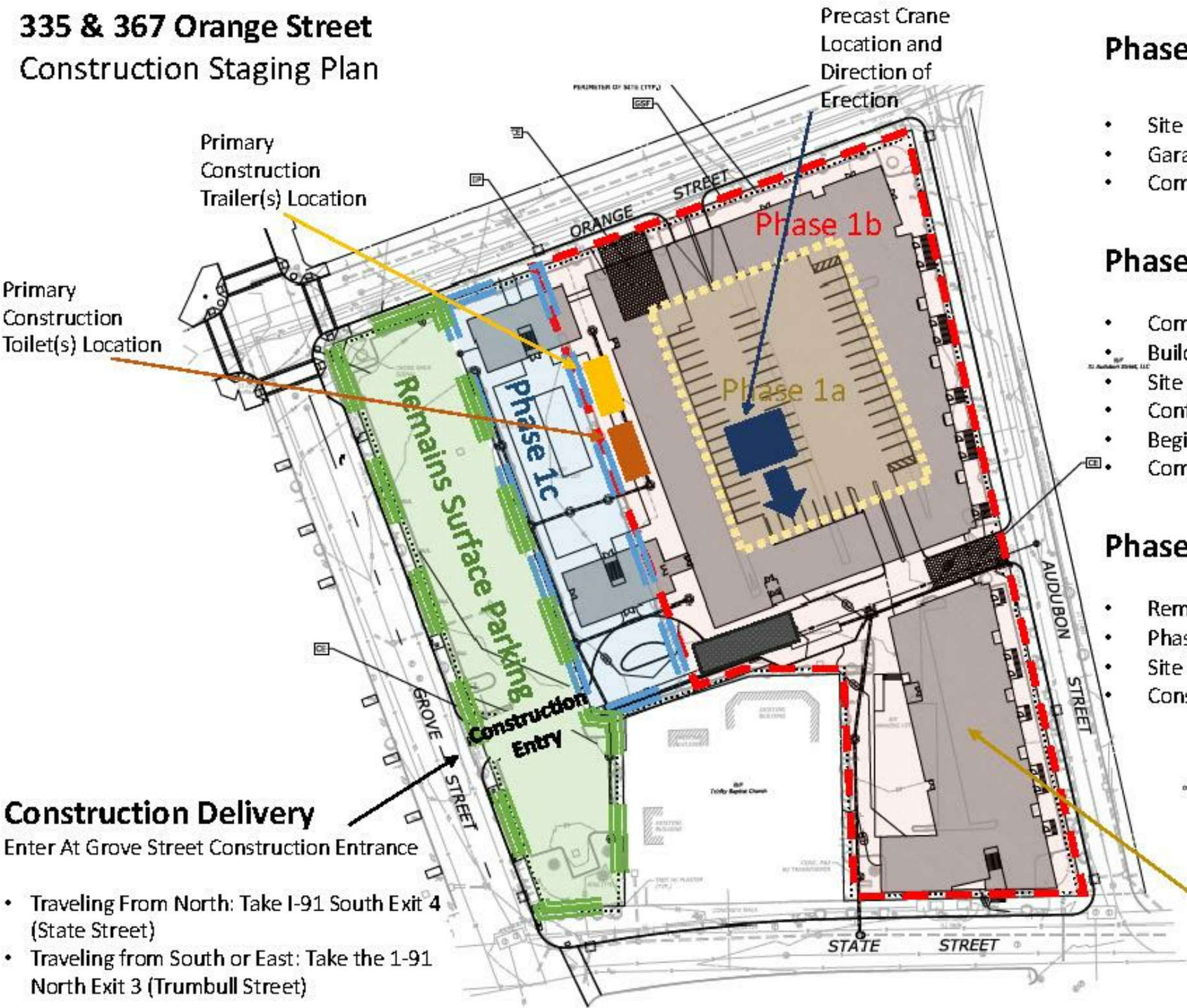
PHASE 1 - LOT 1											
LEVEL	GSF	HALLWAYS/SERVICE	RESIDENT	AMENITY	RETAIL	1B	2B	3B	ST	TH	PARKING
BASEMENT	585 sf	585 sf	0 sf	0 sf	0 sf	0	0	0	0	0	29,120 sf
LEVEL 1	40,240 sf	3,475 sf	19,225 sf	13,640 sf	3,900 sf	10	2	1	1	8	19,500 sf
LEVEL 2	46,925 sf	6,590 sf	40,335 sf	0 sf	0 sf	25	10	1	3	0	19,500 sf
LEVEL 3	42,280 sf	6,250 sf	36,030 sf	0 sf	0 sf	29	6	1	7	0	19,500 sf
LEVEL 4	42,280 sf	6,250 sf	36,030 sf	0 sf	0 sf	29	6	1	7	0	19,500 sf
LEVEL 5	38,405 sf	6,120 sf	32,285 sf	0 sf	0 sf	28	7	0	6	0	19,500 sf
LEVEL 6	37,890 sf	5,980 sf	31,910 sf	0 sf	0 sf	28	7	0	6	0	19,500 sf
LEVEL 7	35,515 sf	5,980 sf	29,535 sf	0 sf	0 sf	28	6	0	6	0	19,500 sf
TOTAL	284,120 sf	41,230 sf	225,350 sf	13,640 sf	3,900 sf	177	44	4	36	8	165,620 sf

269 TOTAL UNITS



A0.40

335 & 367 Orange Street
Construction Staging Plan



Phase 1a (9 months from Commencement)

- Site Preparation (Remove Existing Improvements)
- Garage Excavation, Garage Foundation, Precast Concrete Erection
- Complete Garage MEP Installation and Install Vertical Transportation

Phase 1b (15 Months From Commencement)

- Commences after Erection of Garage Precast
- Building Foundation Excavation
- Site Utility Improvements
- Continue Foundation and Podium Structure for Retail and Apartments
- Begin Framing of Structure and Commence MEP Installation
- Complete Construction of New Improvements

Phase 1c (6 Months From Commencement)

- Remains Surface Parking During Phase 1a.
- Phase 1c commences after completion and occupancy of Garage.
- Site Preparation (Remove Existing Improvements)
- Construct New Improvements

Construction Delivery
Enter At Grove Street Construction Entrance

- Traveling From North: Take I-91 South Exit 4 (State Street)
- Traveling from South or East: Take the 1-91 North Exit 3 (Trumbull Street)

Contractor Parking
Off-Site

No.	Note	Date
Revision Schedule		

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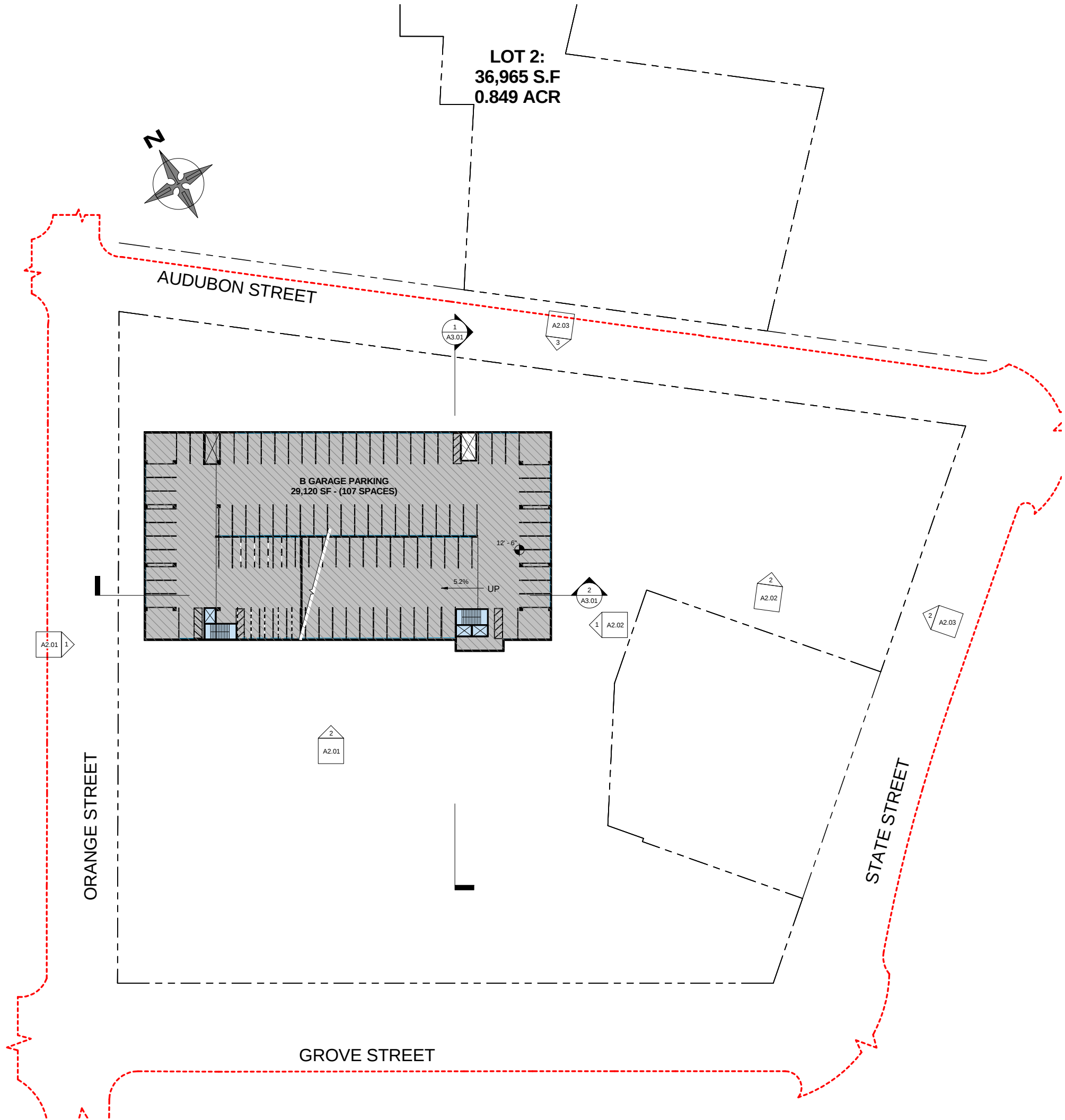
PROGRESS

AUDUBON SQUARE
State Street / Audubon Street New Haven, CT

CONSTRUCTION STAGING PLAN

JOB NO.	ST/AU
DATE	11-17-2016
SCALE	
DRAWN BY	Author

A0.50



LOT 2:
36,965 S.F
0.849 ACR

AUDUBON STREET

ORANGE STREET

GROVE STREET

STATE STREET

B GARAGE PARKING
29,120 SF - (107 SPACES)

UP

12'-6"

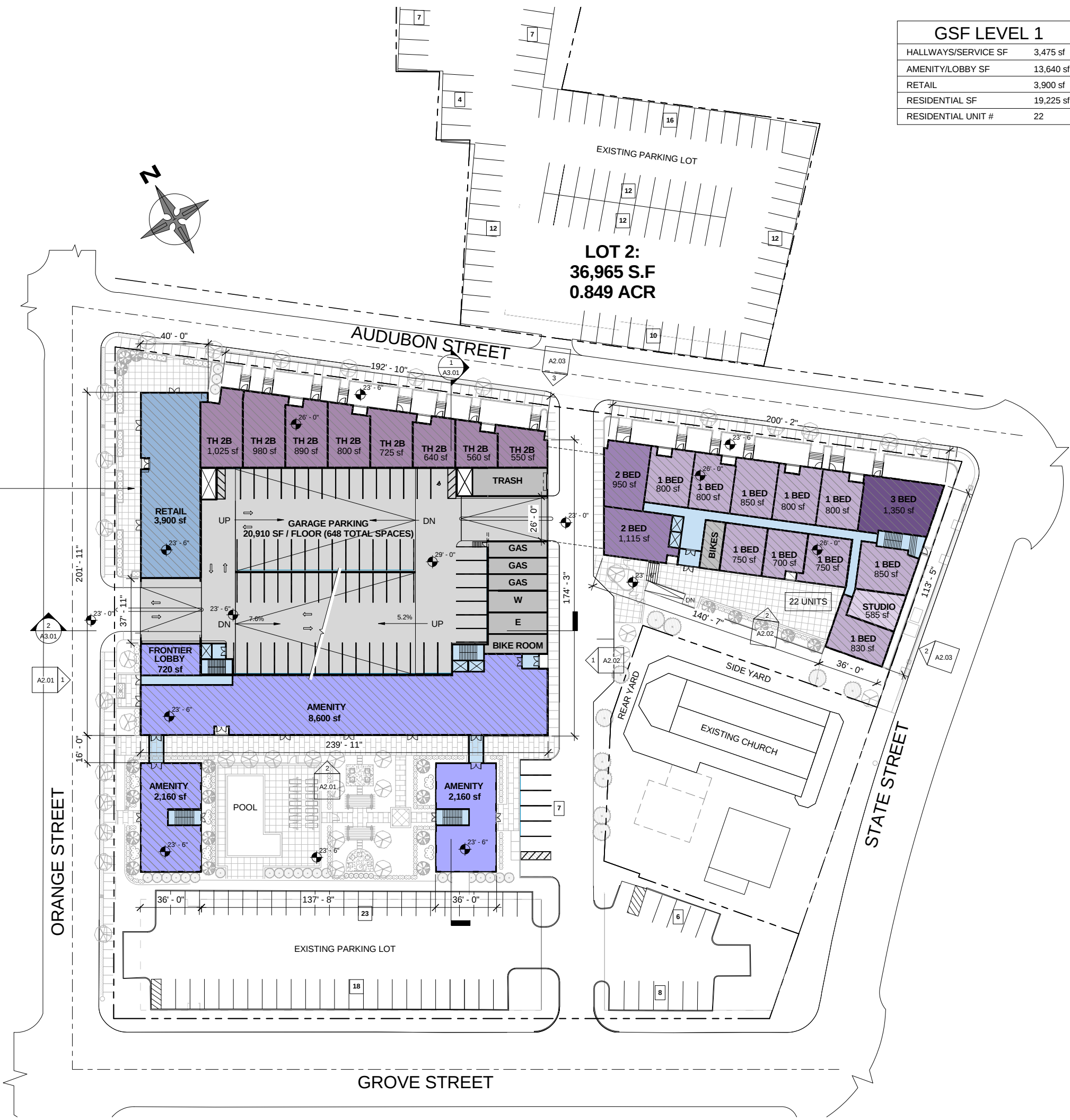
5.2%

LOT 1:
142,285 S.F
3.266 ACR

LOT 2:
36,965 S.F
0.849 ACR

GSF LEVEL 1	
HALLWAYS/SERVICE SF	3,475 sf
AMENITY/LOBBY SF	13,640 sf
RETAIL	3,900 sf
RESIDENTIAL SF	19,225 sf
RESIDENTIAL UNIT #	22

SCHEMATIC



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AUDUBON SQUARE

State Street / Audubon Street New Haven, CT

DWG TITLE
LEVEL 1 FLOOR PLAN

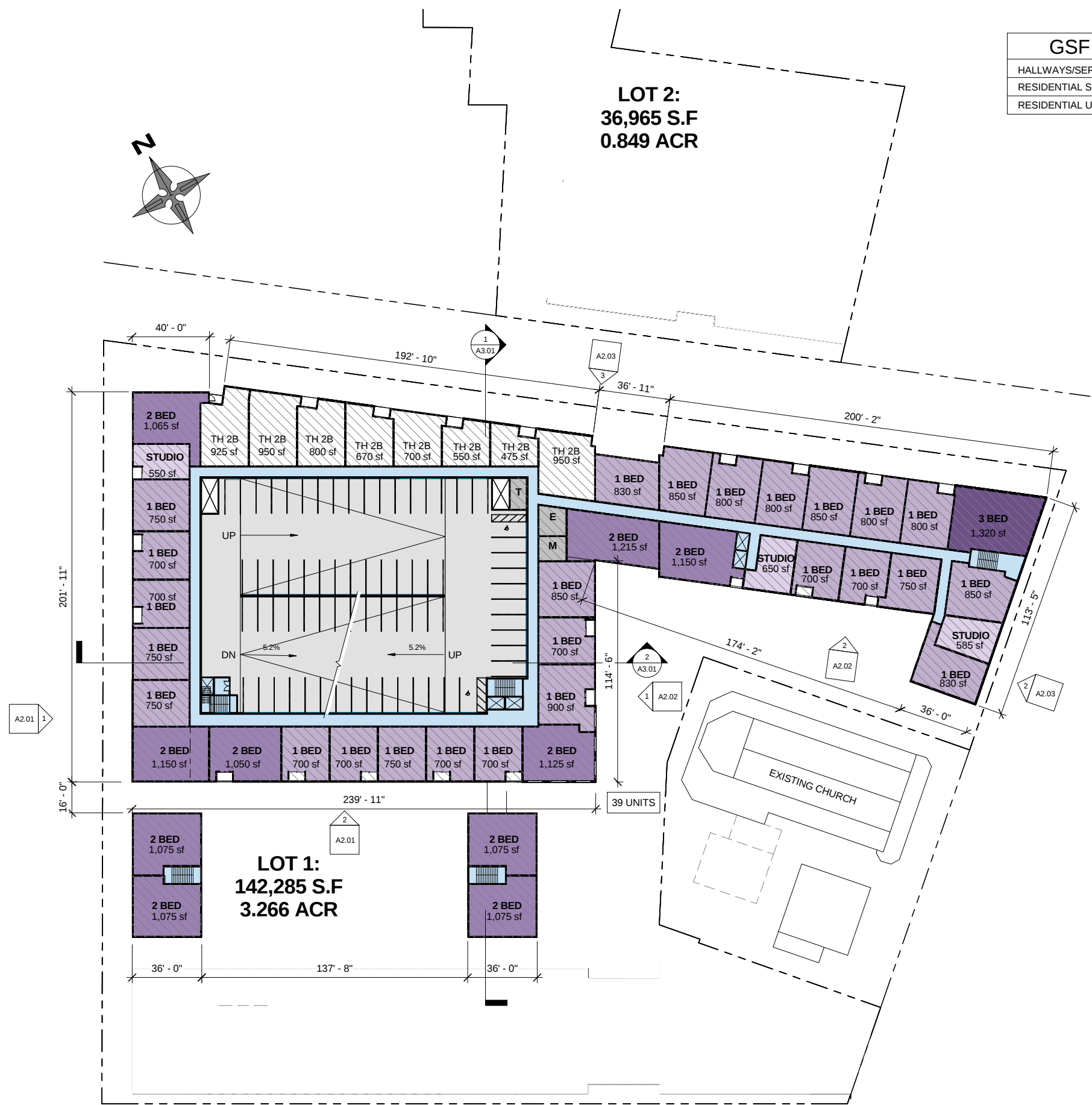
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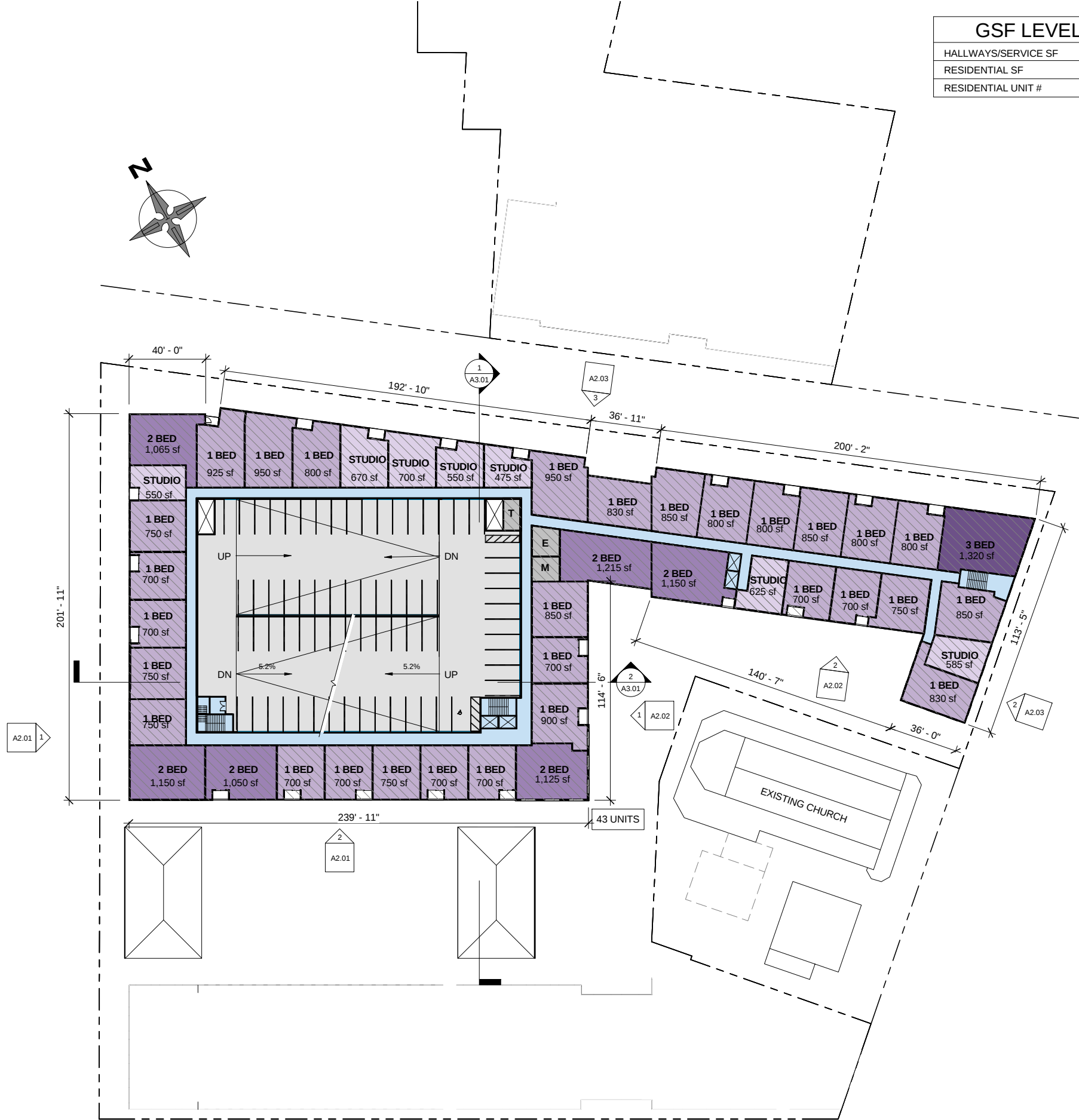
DATE 11-17-2016

SCALE 1" = 30'-0"

DRAWN BY CG/SP

A1.01





GSF LEVEL 3	
HALLWAYS/SERVICE SF	6,250 sf
RESIDENTIAL SF	36,030 sf
RESIDENTIAL UNIT #	43

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AUDUBON SQUARE

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DWG TITLE
LEVEL 3 FLOOR PLAN

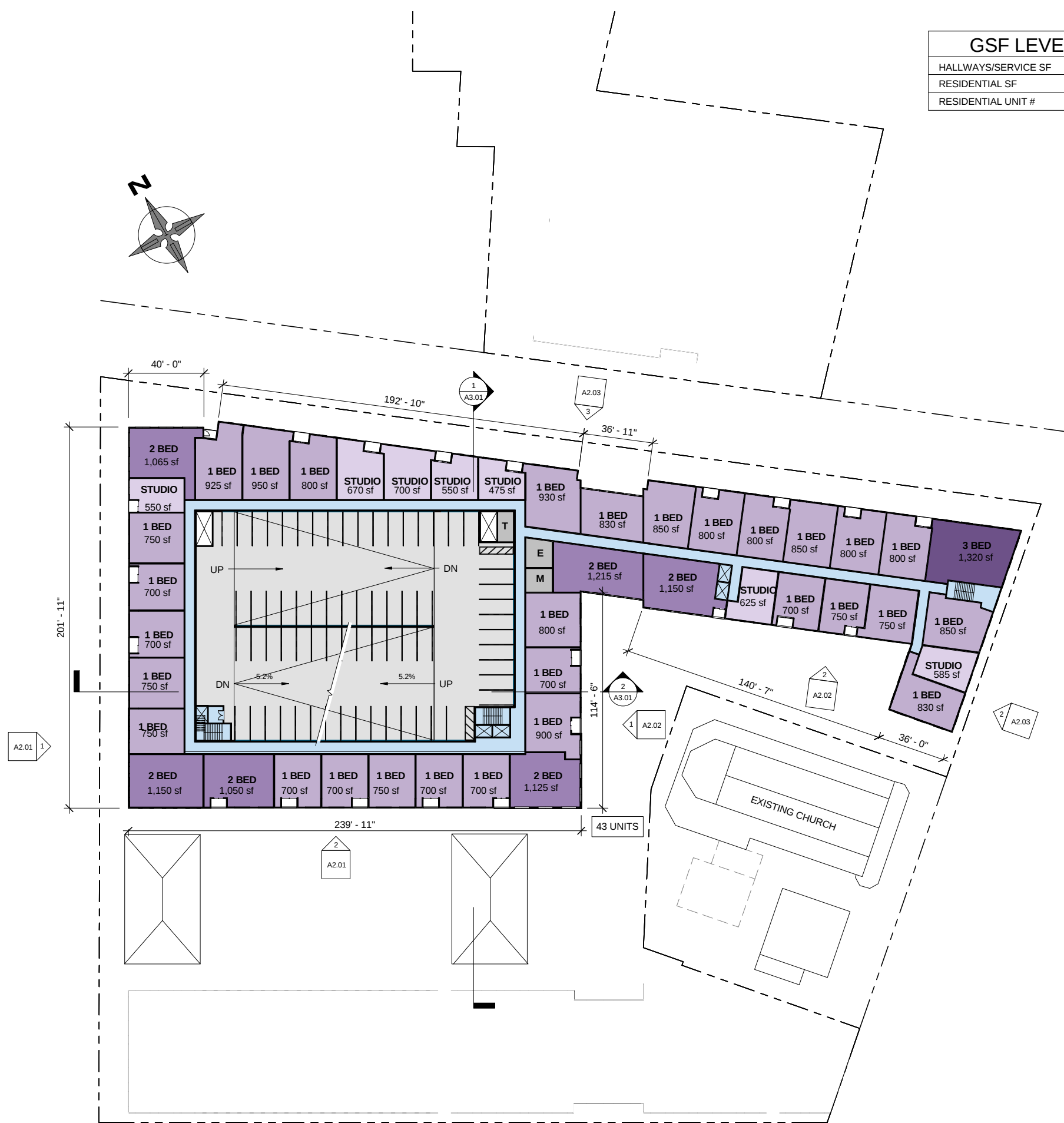
JOB NO. ST/AU

DATE 11-17-2016

SCALE 1" = 30'-0"

DRAWN BY Author

A1.03



GSF LEVEL 4	
HALLWAYS/SERVICE SF	6,250 sf
RESIDENTIAL SF	36,030 sf
RESIDENTIAL UNIT #	43

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AUDUBON SQUARE

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DWG TITLE
LEVEL 4 FLOOR PLAN

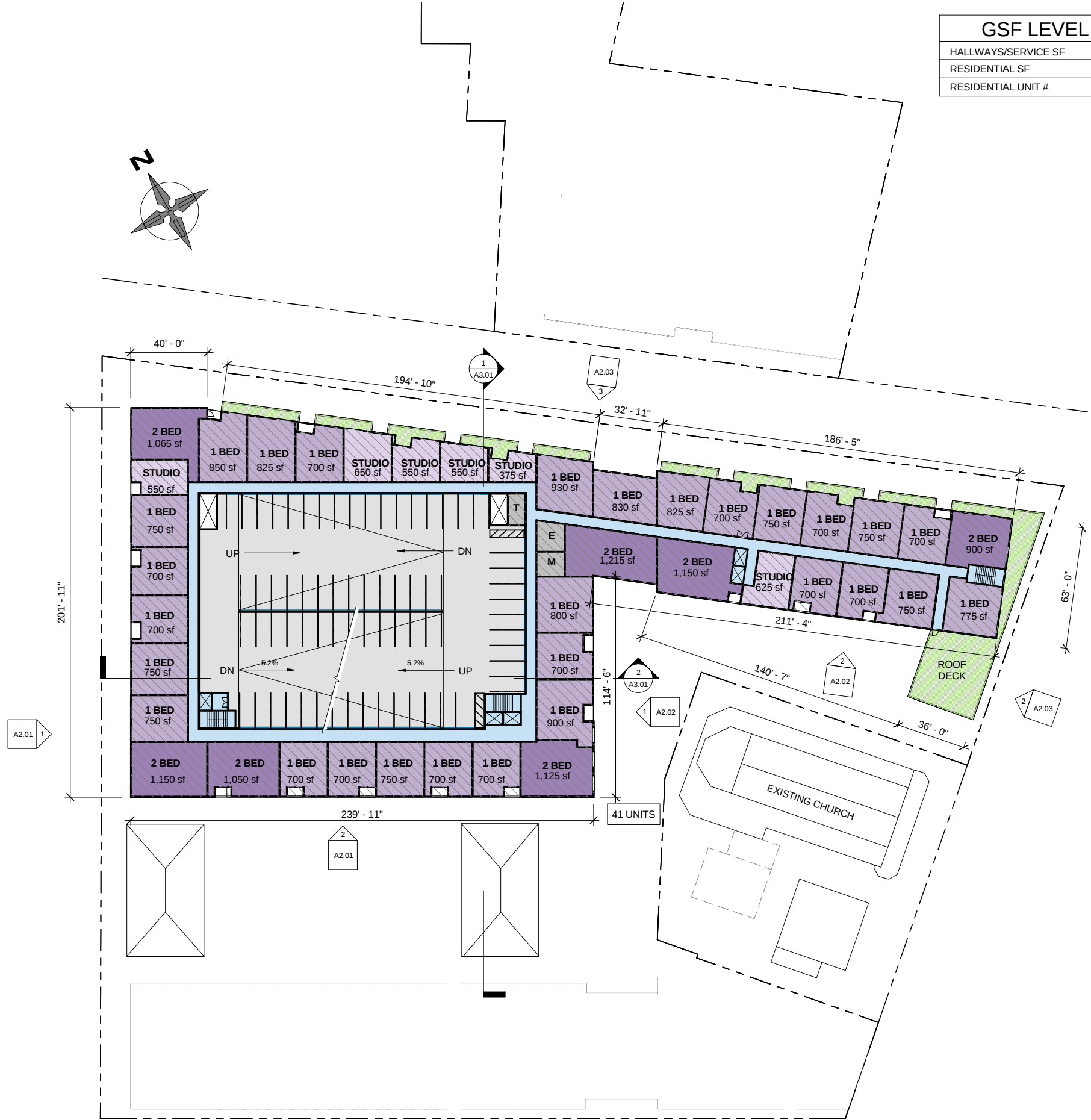
JOB NO. ST/AU

DATE 11-17-2016

SCALE 1" = 30'-0"

DRAWN BY Author

A1.04



GSF LEVEL 5	
HALLWAYS/SERVICE SF	6,120 sf
RESIDENTIAL SF	32,285 sf
RESIDENTIAL UNIT #	41

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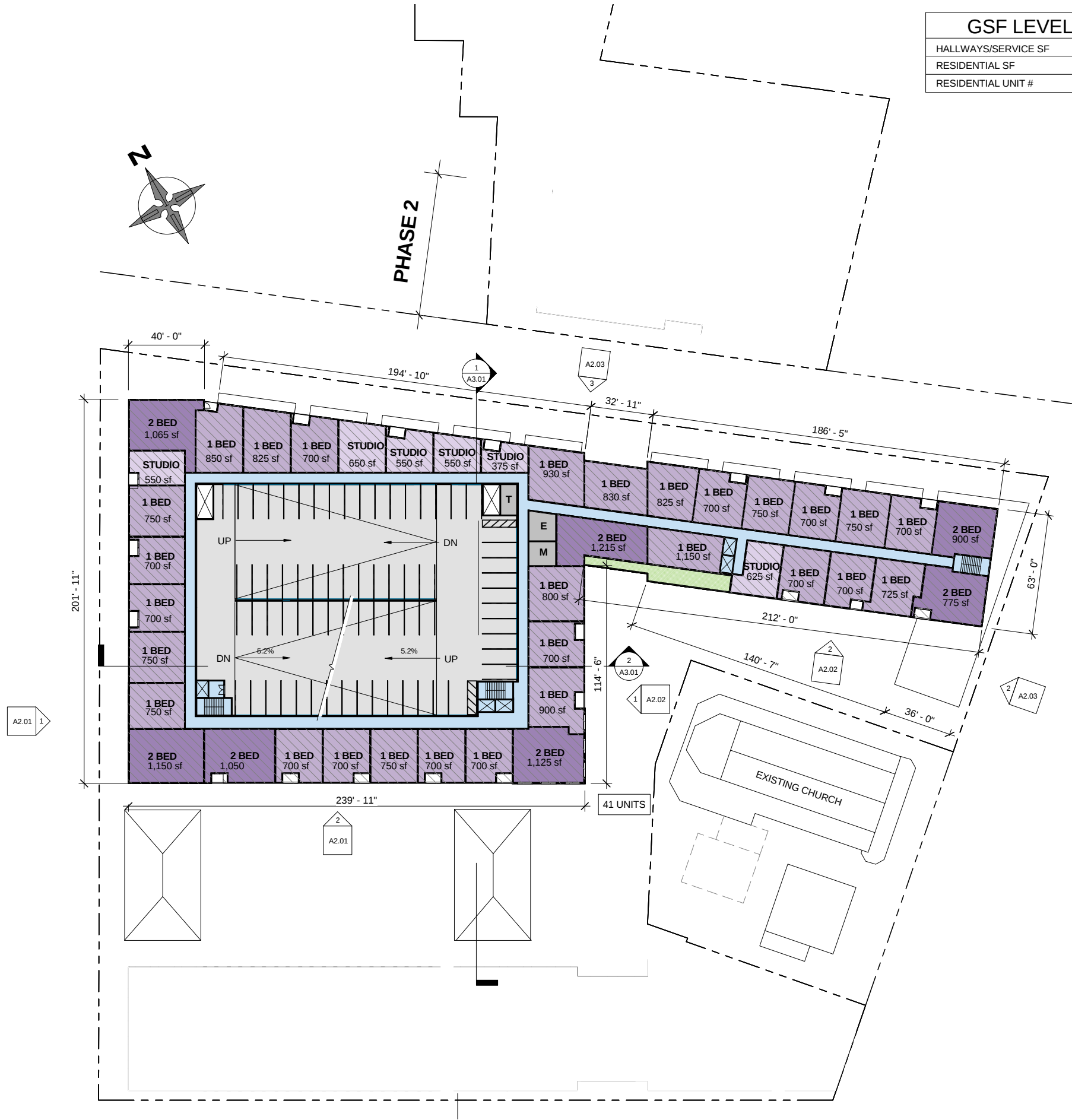
AUDUBON SQUARE
PROJECT
State Street / Audubon Street New Haven, CT

LEVEL 5 FLOOR PLAN

JOB NO. ST/AU
DATE 11-17-2016
SCALE 1" = 30'-0"
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A1.05

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GSF LEVEL 6	
HALLWAYS/SERVICE SF	5,980 sf
RESIDENTIAL SF	31,910 sf
RESIDENTIAL UNIT #	41



GSF LEVEL 7	
HALLWAYS/SERVICE SF	5,980 sf
RESIDENTIAL SF	29,535 sf
RESIDENTIAL UNIT #	40

SCHEMATIC

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AUDUBON SQUARE

State Street / Audubon Street New Haven, CT

LEVEL 7 FLOOR PLAN

JOB NO. ST/AU

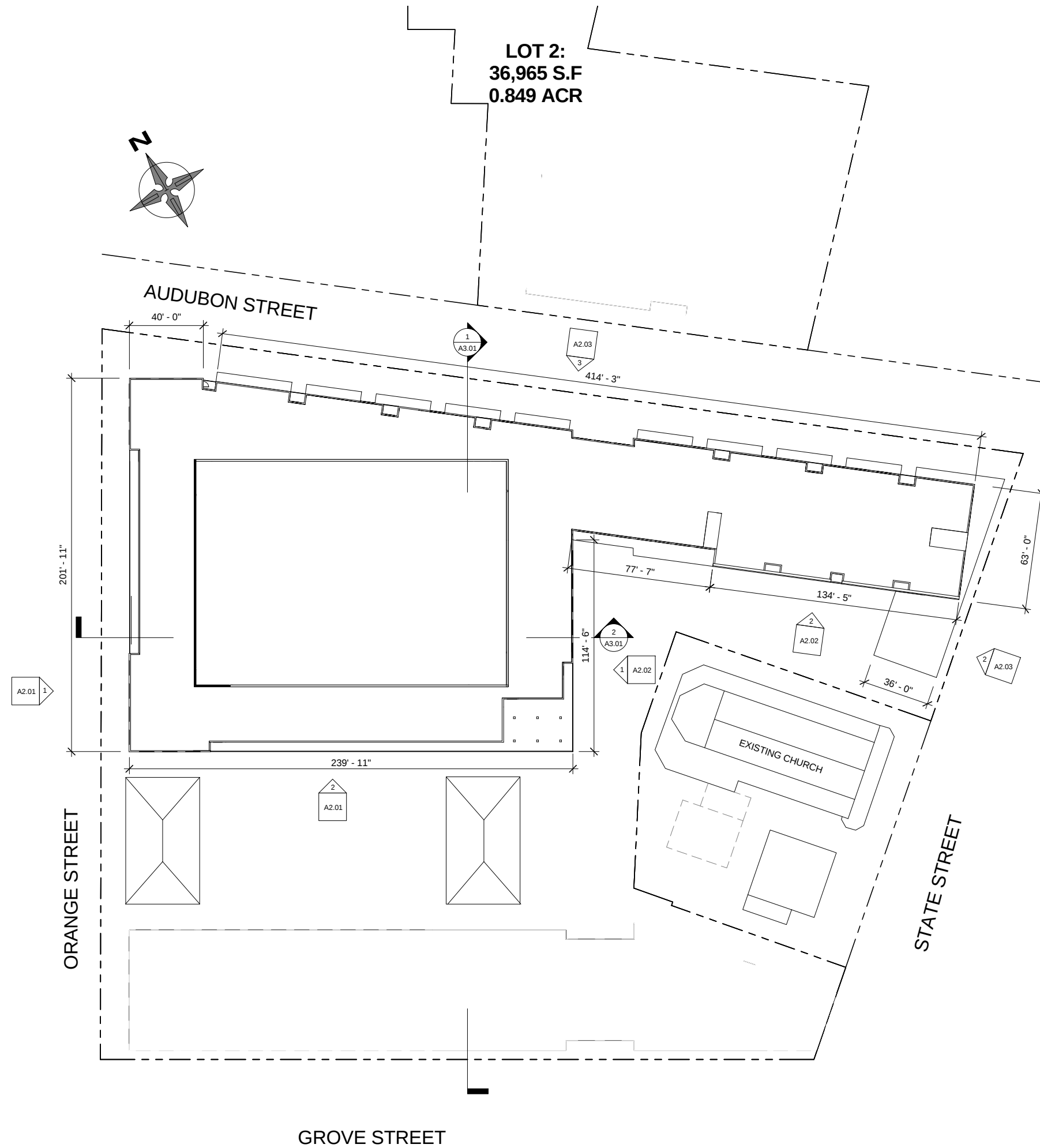
DATE 11-17-2016

SCALE 1" = 30'-0"

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SCALE 1:60 11x17
SCALE 1:30 24x36

A1.07





No.	Note	Date
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SEAL

AUDUBON SQUARE

State Street / Audubon Street New Haven, CT

DWG TITLE
BUILDING
ELEVATIONS

JOB NO. ST/AU

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SCALE 1/16" = 1'-0"

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A2.01



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SEAL

AUDUBON SQUARE

State Street / Audubon Street New Haven, CT

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BUILDING
ELEVATIONS

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DATE 11-17-2016

SCALE 1/16" = 1'-0"

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A2.02



③ AUDUBON STREET
1/16" = 1'-0"



② STATE STREET
1/16" = 1'-0"

No.	Note	Date
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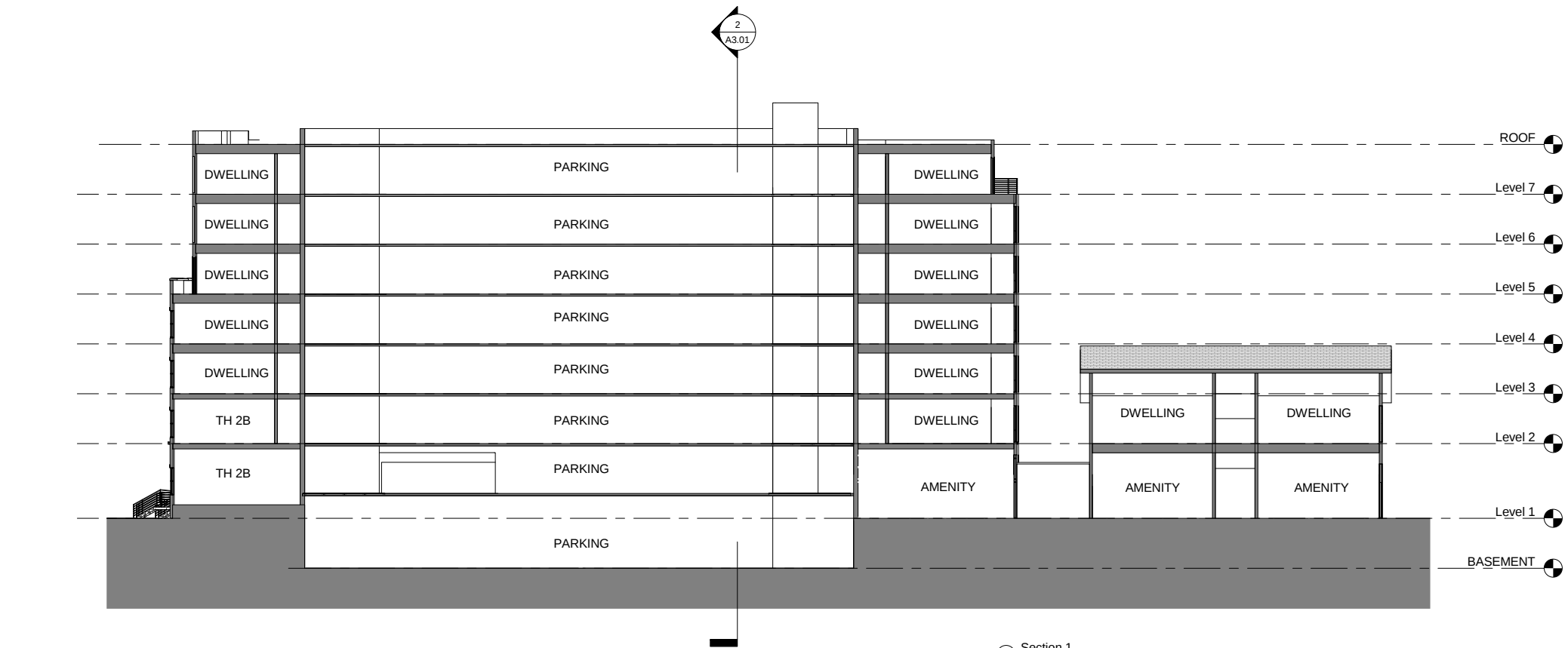
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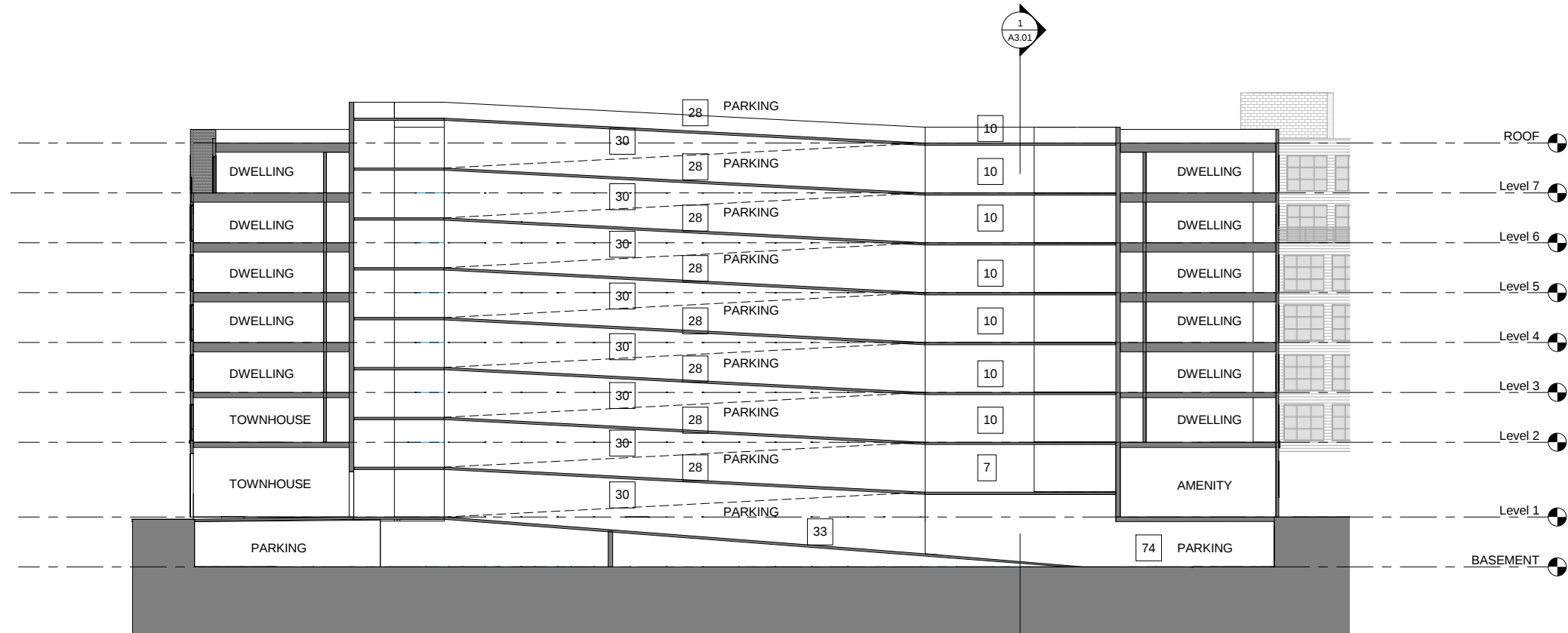
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State Street / Audubon Street New Haven, CT

PROJECT
BUILDING ELEVATIONS
JOB NO. ST/AU
DATE 11-17-2016
SCALE 1/16" = 1'-0"
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① Section 1
1/16" = 1'-0"



② Section 2
1/16" = 1'-0"



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A9.04

A9.05