

October 14, 2020

William N. Andriopoulos  
Andriopoulos Design Associates, LLC  
32 Main Street, Suite 203  
Norwalk, CT 06851

**RE: #2-20M / #3-20R / #6-20SPR  
24 Berkeley Street – Route 7 and Maple LLC**

Dear Mr. Andriopoulos,

This letter is written in response to your design review comments received via e-mail on October 8, 2020 regarding the above-mentioned project. We offer the following responses to your comments:

*Review comments are indicated in black italics.*  
Response items are indicated in blue, standard type.

### **Site & Parking:**

*1 – Circulation concern, specifically ingress and egress from units A & B. Please provide on the site plan, a parking diagram indicating the turning radius from the street into the parking garages.*

Please refer to the attached turning exhibits, dated 10/13/2020 and prepared by Redniss & Mead, depicting the various turning movements of a full-size SUV from Berkeley Street into each parking garage stall for buildings A & B.

*2 – Parking: Please provide conforming parking space sizes (8-1/2' x 19'0" Long) dimensions specifically for units A, B, & C. Units D & E appear to provide adequate space for 2 conforming parking space sizes.*

Please refer to architectural sheet A-1, dated 10/14/2020 and prepared by Phase Zero Design. The garage doors have been relocated to align with the exterior face of the building to accommodate the required parking dimension of 8'-6" x 19'-0".

*3 – We would request that the applicant to consider providing a brick cross walk (similar to those already installed on West Ave.) from the development side of Berkeley St. across to the (East) opposite side of Berkeley St. (parallel with Maple St, in line with the new sidewalk) in order to promote pedestrian-oriented walkable design to the CBD Zone.*

The cost of this public improvement cannot be borne by such a small project. Adding five units of housing does not necessitate such an upgrade as the predominance of pedestrian traffic is unrelated to the residents of the townhomes.

*4 – Please provide our office a copy of your revised drawing that indicates the locations of the bike rack and electric vehicle charging station locations.*

Please refer to architectural sheet A-1, dated 10/14/2020 and prepared by Phase Zero Design. The required bike racks and electrical vehicle charging stations are located within the garage of each unit.

*5 – On the Landscape Plan - North Property line indicates plantings on the Neighboring Property. On the East Side (Berkeley St.) indicates plantings in the City Right-of Way. Developer needs to obtain written permission from the neighbor and City of Norwalk to install these plantings.*

Please refer to the attached, revised Landscape Plan, dated 10/13/2020, which has removed plantings from the neighboring property. The project team recently submitted a revised Landscape Plan to the City of Norwalk DPW and are awaiting approval of same.

*6 – Is there any proposed ground and/or building signage? If so, please provide location on drawings and proposed signage drawings for review.*

There are no building or ground signs anticipated.

*7 – Is there any site lighting proposed? If so, please provide location on drawings, specifications and photo-geometry with foot candles indicating light spread for any proposed lighting fixtures.*

Please refer to the attached photometric plan, dated 9/14/2020, provided by Illuminate and architectural plan, A-8, dated 10/14/2020 and prepared by Phase Zero Design depicting the types of building mounted lights proposed around the exterior of the project. The wall mounted lighting is further depicted on the provided exterior building elevations, sheets A-2 and A-3, dated 10/14/2020 and prepared by Phase Zero Design.

**Building:**

*8 – Please provide compliance of mechanical equipment setback of 10'-0" from roof top edge. As indicated in Section 118-510(B)(7).*

The exterior condenser is currently located on the 4<sup>th</sup> floor and is surrounded by a guardrail or wall of at least 42" which would eliminate any sight light or visual issues. There are no mechanical units on the flat roof.

*9 – Please provide location on drawings for the proposed wall fixture & decorative light fixture and photo-geometry with foot candles indicating light spread for the proposed lighting fixtures.*

24 Berkeley Street  
August 18, 2020  
Page 3 of 3

Please refer to the attached photometric plan, dated 9/14/2020, provided by Illuminate and architectural plan, A-8, dated 10/14/2020 and prepared by Phase Zero Design depicting the types of building mounted lights proposed around the exterior of the project. The wall mounted lighting is further depicted on the provided exterior building elevations, sheets A-2 and A-3, dated 10/14/2020 and prepared by Phase Zero Design.

*10 – We would request that the applicant consider a lighter color scheme at the 2nd & 3rd floors - main body of the building. The current colors appear to be a very dark monochromatic on the structure as shown in the renderings. The CBD Zone encourages maintaining context and continuity with the neighborhood.*

The design architect and owner have considered the request and prefer the current color scheme, believe it is the correct fit for the site, and will provide subtle variety on a small site without negatively impact the context of the neighborhood.

We trust this information addresses your comments and respectfully request your endorsement on the pending text amendment and site plan review applications. Please do not hesitate to contact me should you have any further questions or comments.

Sincerely,



Craig J. Flaherty, P.E.

Enclosures

Cc: Steven Kleppin, Director – Planning & Zoning  
Paxton Kinol., Route 7 and Maple LLC