

MAYOR
Caroline Simmons



CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

DIRECTOR OF OPERATIONS
Matthew Quiñones

Land Use Bureau Chief
Ralph Blessing

Principal Planner
Vineeta Mathur
(203) 977-4716
vmathur@stamfordct.gov

Associate Planner
Lindsey Cohen
(203) 977-4388
lcohen@stamfordct.gov

October 30, 2023

Ms. Theresa Dell, Chair, Planning Board
Land Use Bureau, City of Stamford
888 Washington Blvd.
Stamford, CT 06904

RECEIVED

MAR 12 2024

PLANNING BOARD

RE: Application 223-42 -208 West Avenue LLC, 208 West Avenue, Stamford, CT -Map Change –Applicant is proposing to rezone 208 West Avenue from the current R-MF (Residential Multi Family) to proposed NX-D (Neighborhood Mixed Use Design District).

Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Map Change is hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by **December 4, 2023**.

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,

Vineeta Mathur
Principal Planner

March 8, 2024

VIA EMAIL + HAND DELIVERY

Ms. Lindsey Cohen
Associate Planner
City of Stamford
Land Use Department
888 Washington Boulevard
Stamford, Connecticut 06901

**Re: 208 West Avenue LLC (the “Applicant”)
208 West Avenue, Stamford, CT (Parcel ID No. 001-5737) (the “Property”)
Zoning Board Application Nos 223-42 (Zone Change Applications)**

Dear Ms. Cohen:

Our firm represents 208 West Avenue LLC (the “Applicant”), the owner of the property located at 208 West Avenue, Stamford, CT (the “Property”). The Property is 5,040 sf acres, located in the R-MF Zone, and is currently vacant. The Property is adjacent to a Self-Storage Facility located at 11 Leon Place, which is owned by an entity related to the Applicant. The Self-Storage Facility is located in the NX-D Zone.

In October 2023, the Applicant filed the above-referenced Text Amendment and Zone Map Change Applications, with the intention of rezoning the Property to the NX-D Zone. The companion Text Change Application would facilitate the construction of additional self-storage space on the Property.

Since filing these applications, the Applicant has refined its future plans for the Property. Specifically, the Applicant no longer intends to redevelop the Property for self-storage use, but instead anticipates building a multifamily building on the Property containing nine (9) apartment homes, and consolidating it with the adjacent property at 11 Leon Place. Rezoning the Property to the NX-D Zone will facilitate the construction of this building, and is in keeping with various City goals and polices as outlined in the following revised application materials. In addition to revisiting its vision for the Property, the Applicant hereby withdraws Application 223-41.

In connection with the application, please find enclosed the following materials:

- 8 copies of a Zone Map Change Application, including:
 - Schedule A – Qualitative Analysis, revised to March 8, 2024;
 - An exhibit prepared by Edward J. Fratarroli, Inc. dated September 2023, titled “Zone Change, Fig. No. 1;” and
 - A legal description of the proposed rezoning.
- 8 copies of conceptual plans prepared by AWA Design Group, PC, dated March 05, 2024, titled:
 - “Zoning Data, SK-1;”

- “Site Plan, Floor Plan, SK-2;” and
- “Site Plan, Floor Plan, SK-2.”

As always, thank you for your time and attention regarding this matter. It is my understanding that the Planning Board will be conducting a regularly scheduled meeting on Tuesday, March 26th. I kindly ask that members of our project team and I be given the opportunity to make a brief presentation regarding this application to the Planning Board at that time.

Sincerely,

Jay Klein

Jason A. Klein

Enclosures.

March 8, 2024

VIA E-MAIL + HAND DELIVERY

Ms. Vineeta Mathur
Principal Planner
City of Stamford
Land Use Department
888 Washington Boulevard
Stamford, Connecticut 06901

**Re: 208 West Avenue LLC (the “Applicant”)
208 West Avenue, Stamford, CT (Parcel ID No. 001-5737) (the “Property”)
Zoning Board Application Nos. 223-41 & 223-42 (Text Amendment & Zone
Change Applications)**

Dear Ms. Mathur:

Our firm represents 208 West Avenue LLC (the “Applicant”), the owner of the property located at 208 West Avenue, Stamford, CT (the “Property”). The Property is 5,040 sf acres, located in the R-MF Zone, and is currently vacant. The Property is adjacent to a Self-Storage Facility located at 11 Leon Place, which is owned by an entity related to the Applicant. The Self-Storage Facility is located in the NX-D Zone.

In October 2023, the Applicant filed the above-referenced Text Amendment and Zone Map Change Applications, with the intention of rezoning the Property to the NX-D Zone. The companion Text Change Application (Application 223-41), would facilitate the construction of additional self-storage space on the Property.

Since filing these applications, the Applicant has refined its future plans for the Property. Specifically, the Applicant no longer intends to redevelop the Property for self-storage use, but instead anticipates building a multifamily building on the Property containing nine (9) apartment homes, and consolidating it with the adjacent property at 11 Leon Place. Rezoning the Property to the NX-D Zone will facilitate the construction of this building, and is in keeping with various City goals and polices as outlined in the following revised application materials. In addition to revisiting its vision for the Property, the Applicant hereby withdraws Application 223-41.

In connection with the application, please find enclosed the following materials:

- 21 copies of a Zone Map Change Application, including:
 - Schedule A – Qualitative Analysis, revised to March 8, 2024;
 - An exhibit prepared by Edward J. Fratarroli, Inc. dated September 2023, titled “Zone Change, Fig. No. 1;” and
 - A legal description of the proposed rezoning.

- 21 copies of conceptual plans prepared by AWA Design Group, PC, dated March 05, 2024, titled:
 - “Zoning Data, SK-1;”
 - “Site Plan, Floor Plan, SK-2;” and
 - “Site Plan, Floor Plan, SK-2.”

As always, thank you for your time and attention regarding this matter. We look forward to advice as to when the Zoning Board will hold a public hearing on the enclosed applications.

Sincerely,

Jay Klein

Jason A. Klein

Enclosures.

cc: R. Blessing
L. Cohen
L. Feinberg



APPLICATION FOR CHANGE IN THE ZONING MAP OF STAMFORD, CONNECTICUT

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filing fee (see **Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Map Change (Affected Area of 1 Acre or Less)	\$1,060.00
Map Change (Affected Area of greater than 1 Acre)	\$1,060.00 + \$2,000 per acre or portion thereof in excess of 1 acre

APPLICANT NAME (S): 208 West Avenue LLC

APPLICANT ADDRESS: c/o Agent: Carmody Law, Attn: Jason Klein, 1055 Washington Blvd, Stamford, CT 06901

APPLICANT PHONE #: 203-252-2669

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

PRESENT ZONING DISTRICT: R-MF PROPOSED ZONING DISTRICT: NX-D

LOCATION OF PROPOSED CHANGE: (Give boundaries of each parcel in proposed change and indicate dimensions from nearest intersecting street. Also include Assessor's Card number and Town Clerk's Block number, and square footage of land. Attach twelve (12) copies of map showing area proposed for change.)

See enclosed Zone Map Exhibit and Property Description

LIST NAME AND ADDRESS OF THE OWNERS OF ALL LAND INCLUDED WITHIN THE PROPOSED CHANGE:

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
208 West Avenue LLC	208 West Avenue
1011 High Ridge Road	
Stamford, CT 06905	

ARE THERE DEED RESTRICTIONS THAT CONFLICT WITH THE PROPOSED ZONE DISTRICT FOR THIS PROPERTY?

No

IF YES, LIST REFERENCE TO TOWN CLERK BOOK & PAGE #: N/A

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).



DATED AT STAMFORD, CONNECTICUT, THIS 12th DAY OF October 2023

SIGNED: [Signature]

NOTE: The application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT ss STAMFORD October 12, 2023
 COUNTY OF FAIRFIELD

Personally appeared Jason Klein, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature: Daniel Choppe]
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: 223-42 Received in the office of the Zoning Board: Date: _____

By: _____

Zone Change – Area Descriptions

Land to be changed from R-MF to NX-D:

Block #: 30

Area: 5,024± SF

Description:

Northerly: 125'± beginning at the centerline of West Avenue, through West Avenue and by land now or formerly land of Jhon Alvarracin at 208 West Avenue, each in part;

Easterly: 40'± by land now or formerly land of Empire Storage, LLC at 11 Leon Place;

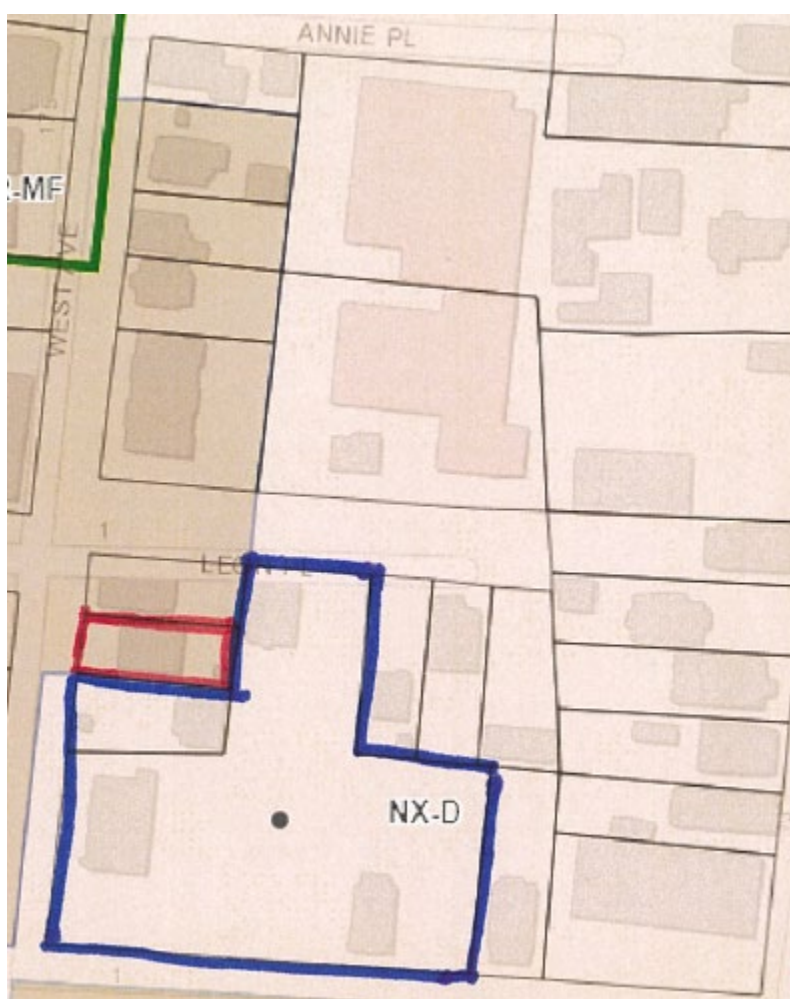
Southerly: 125'± by land now or formerly land of 212 West Ave LLC at 212 West Avenue and through West Avenue to the centerline of said West Avenue, each in part; and

Westerly: 40'± along the centerline of West Avenue, to the point of beginning.

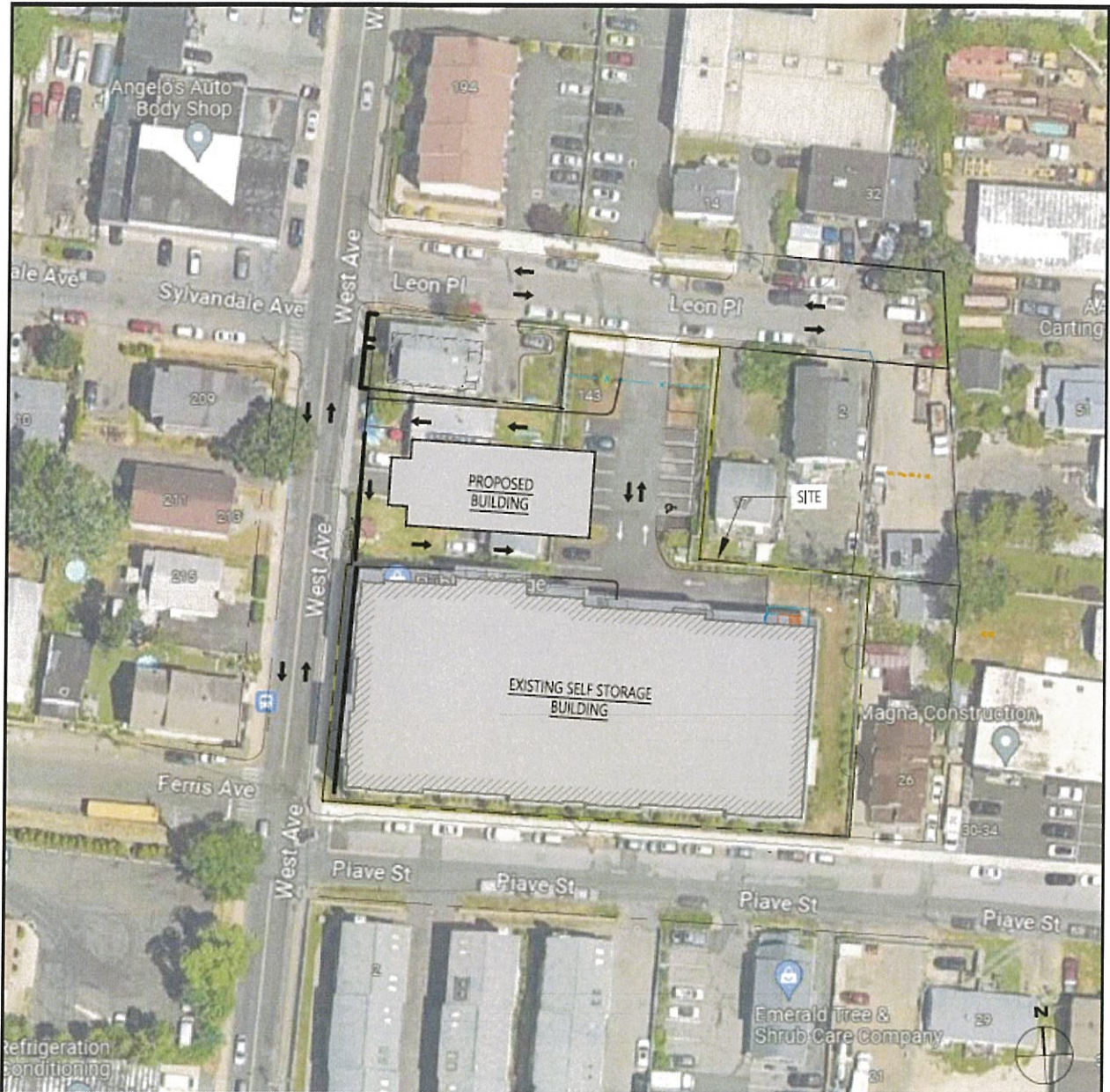
SCHEDULE A – QUALITATIVE ANALYSIS

Map Change to Amend Zoning Map to Rezone 208 West Avenue to the NX-D Zone

208 West Avenue LLC (the “Applicant”) is the owner of the property located at 208 West Avenue, Stamford, Connecticut (the “Property”). The Property is approximately 4,000+/- sf and is located on the east side of West Avenue in the R-MF Zone. The Property is vacant, and adjacent to a Self-Storage Facility located at 11 Leon Place, Stamford, CT (“11 Leon Place”), which is owned by an entity related to the Applicant. The Property is directly adjacent to the NX-D Zone, which the Self-Storage Facility is located in. The below excerpt of the Stamford Zoning Map depicts the Property (bounded in red) and 11 Leon Place (bounded in blue).



The Applicant seeks to rezone the Property to the NX-D Zone. Upon rezoning, the Applicant will seek Land Use Bureau approval to permit the construction of a modest 4,554+/- sf addition of the adjacent Self-Storage Facility. The Property will be consolidated into and made part of the adjacent parcel at 11 Leon Place as part of this addition. A Concept Plan depicting the location proposed addition is below.



Applicable Areas

The proposed Zone Map Change impacts the Property as shown on enclosed Zone Map Change Exhibit prepared by Edward J. Frattaroli, Inc., entitled “Zone Change, Fig. No. 1.”

Conformance with the Master Plan Objectives

The proposed changes promote several policies and objectives of the Master Plan, including:

- “Continue to pursue a balance of uses that promote vibrancy and economic vitality.”¹

¹ See Master Plan, pg. 57.

- “Policy 3A: increase Economic Diversity and Resiliency.”²

Mobility

Rezoning the Property will have no adverse impact on mobility along West Avenue. In fact, by facilitating the consolidation of the Property into the adjacent Self-Storage Facility at 11 Leon Place, the proposed Zone Map Change will eliminate the need for a curb cut that would otherwise likely be required if the Property were to be redeveloped as a stand-alone parcel within the R-MF Zone.

Housing

No adverse impact.

Schools and Community Facilities

No adverse impact.

Infrastructure

Under the standards of the NX-D Zone, the construction of new buildings on the Property would likely require Site Plan or Special Permit review by the Zoning Board. This level of review will determine whether existing infrastructure can serve a proposed development, or if any modifications are necessary.

Public Safety

No adverse impact.

Parks and Open Space

No adverse impact.

Environmentally Sensitive Area

The Property is not located within the CAM Boundary, and there are no wetlands on the Property.

Historic Resources

No impact.

Quality of Life

The proposed zone change will facilitate the cohesive development of the Property and adjacent

² See Master Plan, pg. 67.

Self-Storage Facility use. This cohesive development will help meet the consistent demand for Self-Storage Facilities within the City.

Development Benefits

- Permits and other fees;
- Property taxes;
- Housing opportunity;
- Job opportunities for City residents.

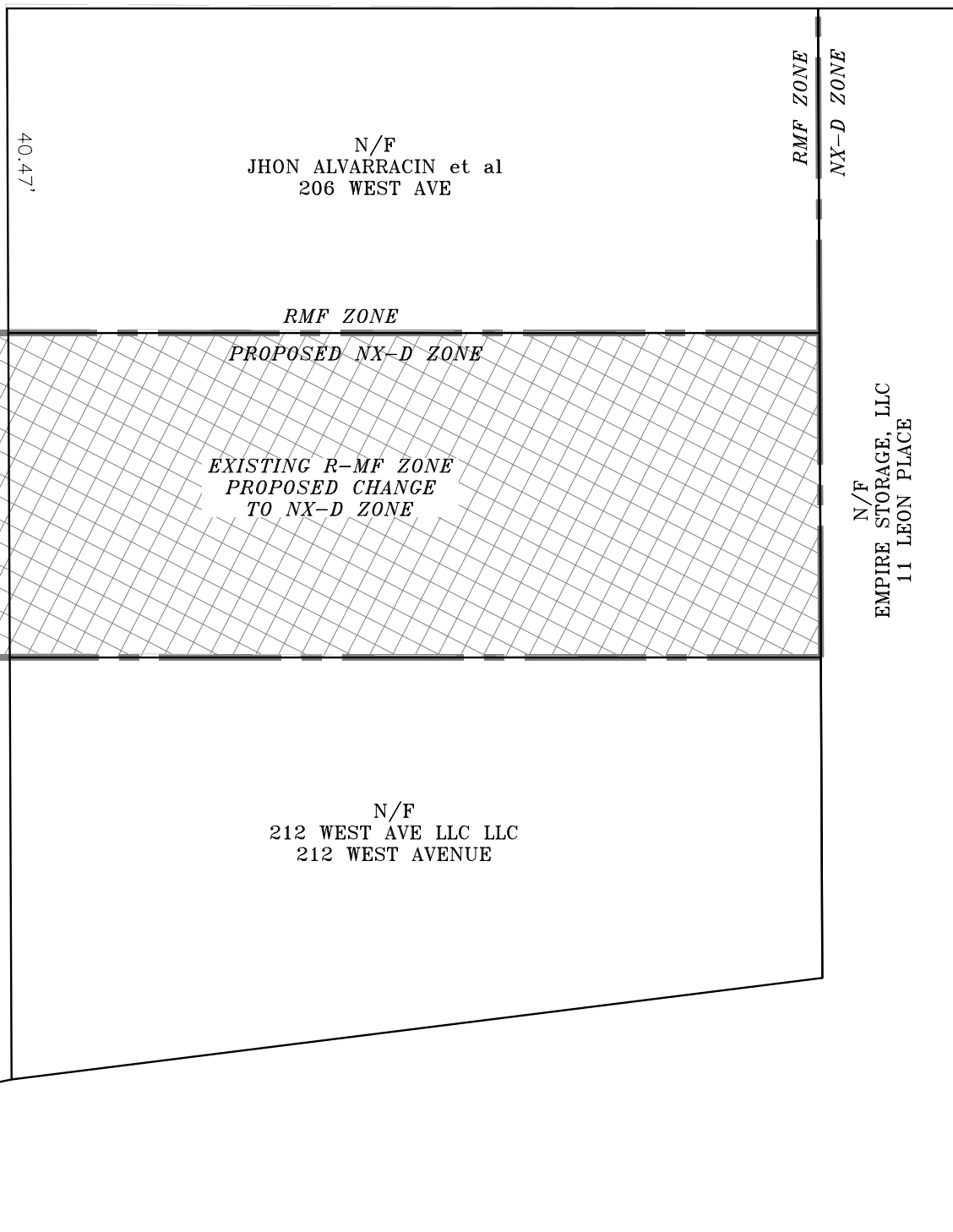
SCHEDULE B – ZONING COMPARISON CHART

Zoning Standard	R-MF Zone	NX-D (Commercial and Industrial Uses)	Existing Conditions
Min. Lot Area	5,000 sf	10,000 sf	4,000 sf ¹
Min. Lot Frontage	50'	50'	40'
Max. Building Coverage	30%	70% 80% on Corner Lots	The Property is currently vacant.
Residential Density	2,000 sf per unit	N/A	The Property is currently vacant.
Max. Building Height	4 stories/40'	60'/4 stories (whichever is less). Building must be setback additional 10' from 45' upward.	The Property is currently vacant.
Max. FAR	N/A	1.0 1.5 for sites used exclusively for Self-Storage Facility purposes. ²	The Property is currently vacant.
FY Setback	15' from street line/40' from center line	10'. 15' if no active ground floor inclusive of a 5' planted buffer.	The Property is currently vacant.
SY Setback	8' one side/18' both sides	N/A within 70' of a Street Line. 10' beyond 70' of a Street Line.	The Property is currently vacant.
RY Setback	30'	10'	The Property is currently vacant.
Max. Lot Coverage	N.A	90%	The Property is currently vacant.
Usable Open Space	75 sf per unit	N/A	The Property is currently vacant.

¹ Upon rezoning Property will be rezoned to the NX-D Zone, and consolidated into the adjacent parcel at 11 Leon Place, which is currently 50,475 sf.

² Pursuant to proposed Text Change

LEON PLACE (50' WIDE)



40.47'

N/F
JHON ALVARRACIN et al
206 WEST AVE

RMF ZONE
NX-D ZONE

RMF ZONE

PROPOSED NX-D ZONE

EXISTING R-MF ZONE
PROPOSED CHANGE
TO NX-D ZONE

N/F
EMPIRE STORAGE, LLC
11 LEON PLACE

N/F
212 WEST AVE LLC LLC
212 WEST AVENUE

RMF ZONE

PROPOSED NX-D ZONE

WEST AVE

RMF ZONE

NX-D ZONE

EDWARD J. FRATTAROLI, INC.
Land Surveyors • Engineers • Land Planners
 62 Mill River Street Sept. __, 2023
 Stamford, Connecticut 203-359-2235

Figure Title:
 ZONE CHANGE
 Project: EMPIRE STORAGE, LLC
 208 WEST AVENUE

Scale:
 1"=20"
 Fig.No.
 1

ZONING DATA

NX-D ZONE (MIXED USE) SECTION 4.B.10
LOT # 212 AND 220 EXISTING ZONE-NX-D
LOT # 208 EXISTING RM-F ZONE TO BE CHANGED TO NX-D

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ZONING SECTION		REQUIRED/ ALLOWED	EXISTING 220 WEST AVE	PROPOSED 208-212 WEST AVE	TOTAL	NOTES
SECTION 4.B.10.c	LOT SIZE	5,000 sf MIN.	45,899 SF	8,500 sf	54,399 sf	COMPLIANT
	LOT FRONTAGE	50 ft MIN.	WEST AVE 124'-0"	±100.00 ft	±224.00 ft	COMPLIANT
	RESIDENTIAL DENSITY DIVIDER = 1000 SF	FAR REMAINING AFTER SELF STORAGE BUILTOUT 11,112/1000 =11 UNITS MAX	EXISTING TO REMAIN	9 UNITS		COMPLIANT
	BUILDING HEIGHT	5 STORIES, 60 FT	EXISTING SELF STORAGE	4 STORIES, 44'-6"		COMPLIANT
	MAX FLOOR AREA RATIO	54,399x1.5=81,598 SF	EXISTING 70,486 SF (COMM)	PROPOSED 10,975 SF RESIDENTIAL	81,461 SF - 1.497%	COMPLIANT
	SETBACKS FRONT FROM CURB LINE	15 ft MIN.	EXISTING TO REMAIN	17.2 ft		COMPLIANT
	SIDE	0 ft UP TO 70 FT 10 ft AFTER THAT	EXISTING TO REMAIN	N/A		COMPLIANT
SECTION 4.B.10.d(2)	SIDE ABUTS RESIDENTIAL REAR	10 ft 20 ft MIN.	EXISTING TO REMAIN	10 ft N/A		COMPLIANT
	MAX LOT COVERAGE: MAX BUILDING COVERAGE: CORNER LOT:	54,399x85% =46,239 SF 54,399x70% =38,079 SF	34,614 SF 25,235 SF	6,630 SF 3,415 SF	41,444 SF - 76.18% 28,649 SF - 52.66%	COMPLIANT
SECTION 3.B	LIGHT & AIR					
	WINDOW EACH ROOM UNOBSTRUCTED SPACE OPEN TO THE SKY	12 SF 20 ft MIN.		30 SF 20 ft 1 in.		COMPLIANT
SECTION 4.B.7.c-11	OPEN SPACE					COMPLIANT
	75 SF PER UNIT 75 x9=675 SF	675 SF		450 SF BALCONIES 500 SF ON GROUND		COMPLIANT

F.A.R. CALCULATIONS

SECTION 4.B.10.c	USES	RESIDENTIAL PROPOSED	OTHER USES EXISTING	TOTAL	
	FIRST FL.	730 SF	20,865 SF	21,595 SF	COMPLIANT
	SECOND FL.	3,415 SF	24,386 SF	27,801 SF	
	THIRD FL.	3,415 SF	25,235 SF	28,650 SF	
	FOURTH FL.	3,415 SF		3,415 SF	
	TOTAL AREA	10,930 SF	70,486 SF	81,461 SF	

*AREA OF BASEMENT, COVERED PARKING AND LOADING AREA NOT INCLUDED IN TOTAL F.A.R.
 *PERCENTAGE OF BASEMENT BELOW GRADE = 100%

BUILDING AREA

FLOOR	EXISTING	PROPOSED	TOTAL
BASEMENT *	17,743 SF		17,743 SF
FIRST FLOOR	20,865 SF	730 SF	20,865 SF
SECOND FLOOR	24,386 SF	3,415 SF	24,386 SF
THIRD FLOOR	25,235 SF	3,415 SF	25,235 SF
FOURTH FLOOR		3,415 SF	25,235 SF
TOTAL	88,229 SF	10,930 SF	99,159 SF

PARKING REQUIRED A.R.

TABLE 12.9 CATEGORY 2	EXISTING SELF STORAGE	RESIDENTIAL	PROPOSED 9-UNITS	
	1/5000 SF 88,359 /5000= 18	MARKET UNITS STUDIO -1.00 SP/U ONE BEDROOM -1.50 SP/U TWO BEDROOM -1.75 SP/U THREE BEDROOM-2.00 SP/U BMR UNITS STUDIO -0.75 SP/U ONE BEDROOM -1.00 SP/U TWO BEDROOM -1.00 SP/U THREE BEDROOM-1.25 SP/U	0X1.00 = 0.00 SPACES 0X1.50 = 0.00 SPACES 6X1.75 = 10.50 SPACES 3X2.00 = 6.00 SPACES 0X0.75 = 0.00 SPACES 0X1.00 = 0.00 SPACES 0X1.00 = 0.00 SPACES 0X1.25 = 0.00 SPACES	COMPLIANT
	PARKING REQUIRED 18.00 SPACES PARKING PROVIDED 18.00 SPACES		17.00 SPACES 17.00 SPACES	

BICYCLE PARKING

SECT. 4.B.10.D.(8)e	RESIDENTIAL 1 SP/4 UNITS COMMERCIAL 1/7500 SF FOR NEW BLD'G BICYCLE PARKING PROVIDED	9/4=2.25 SPACES N/A 3 SPACES	COMPLIANT
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EV CHARGING AND PARKING

SECTION 12-L.2	EV PARKING SPACES REQUIRED !0%	1.8 SPACES	COMPLIANT
	EV PARKING PROVIDED	2.0 SPACES	

PROJECT:
PROPOSED RESIDENTIAL BUILDING
208-212 WEST AVE.
STAMFORD, CT
 FOR
EMPIRE WEST AVE, LLC

SEAL:

RAVI AHUJA, ARCHITECT

 ARCHITECTURE DESIGN PLANNING
 401 Shippas Ave., Suite 202 Stamford, CT 06902
 Phone: 203-325-4121 Fax: 203-325-4123
 Web Site: AWAAdg.com Email: awa@AWAAdg.com

PROJECT NO.	2335	SK-1
DRAWN BY:	JP	
ISSUED:	3.05-24	
SCALE AS NOTED	DWG. NO.	

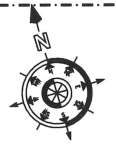
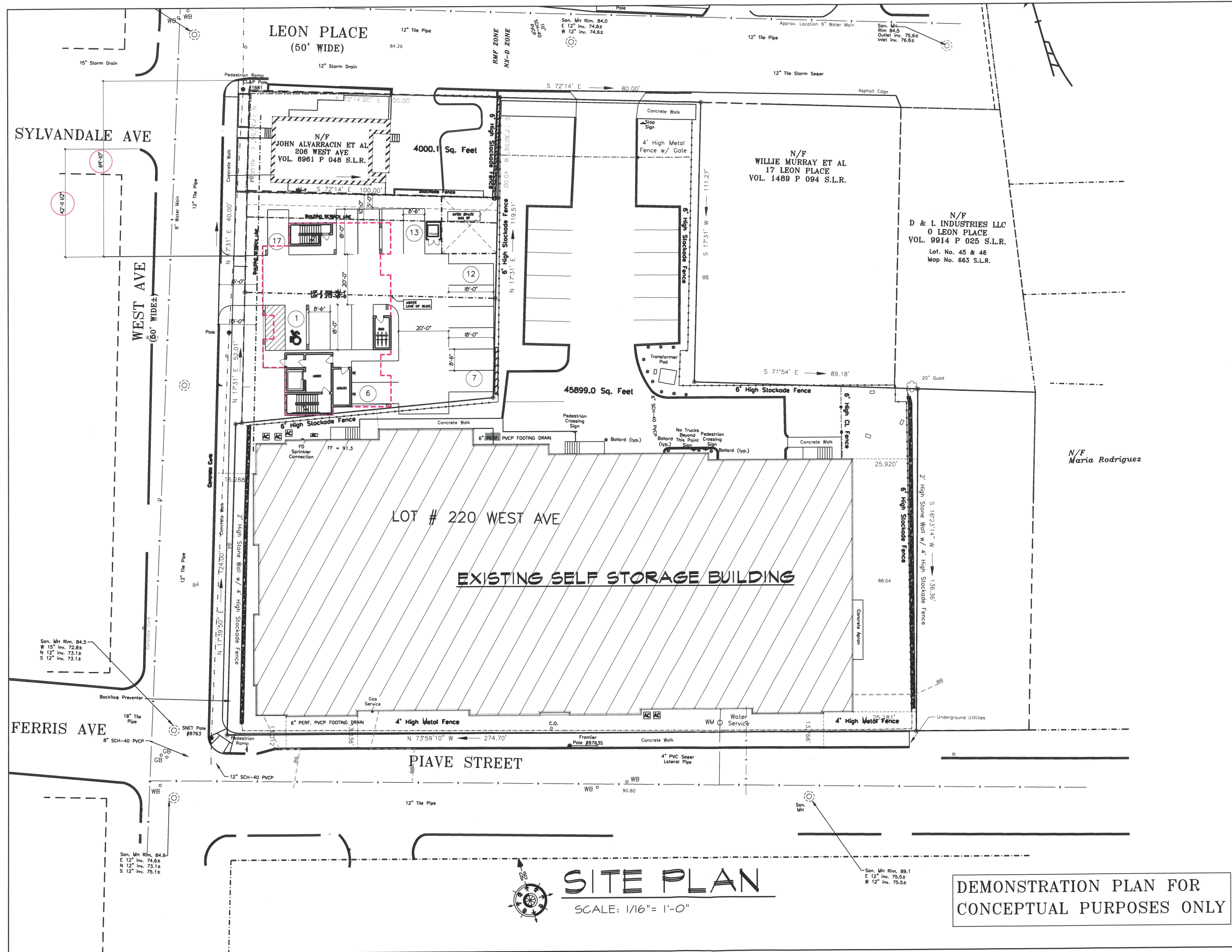
**DEMONSTRATION PLAN FOR
 CONCEPTUAL PURPOSES ONLY**

DRAWING TITLE:
ZONING DATA

**ZONING INFORMATION IS SUBJECT TO THE REVIEW AND
 APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITY**

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SITE PLAN

SCALE: 1/16" = 1'-0"

DEMONSTRATION PLAN FOR
CONCEPTUAL PURPOSES ONLY

PROJECT:
PROPOSED RESIDENTIAL BUILDING
208-212 WEST AVE.
STAMFORD, CT
FOR
EMPIRE WEST AVE, LLC

SEAL:

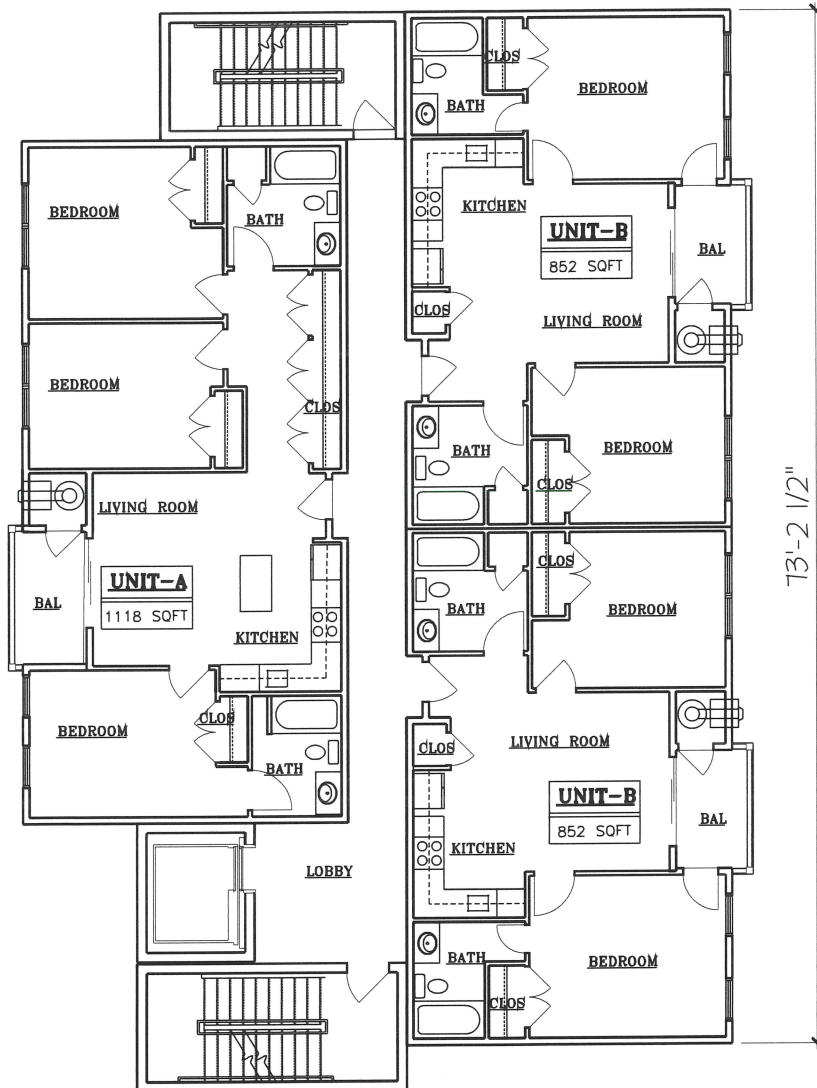
RAVI AHUJA, ARCHITECT
AWA DESIGN GROUP P.C.
ARCHITECTURE DESIGN PLANNING
401 Shippan Ave., Suite-202 Stamford, CT 06902
Phone: 203-325-4121 Fax: 203-325-4123
Web Site: AWAAdg.com Email: awa@AWAAdg.com

PROJECT NO. 2335
DRAWN BY: JF
ISSUED: 3.05.24
SCALE AS NOTED
DWS. NO. **SK-2**

DRAWING TITLE:
SITE PLAN, FLOOR PLAN

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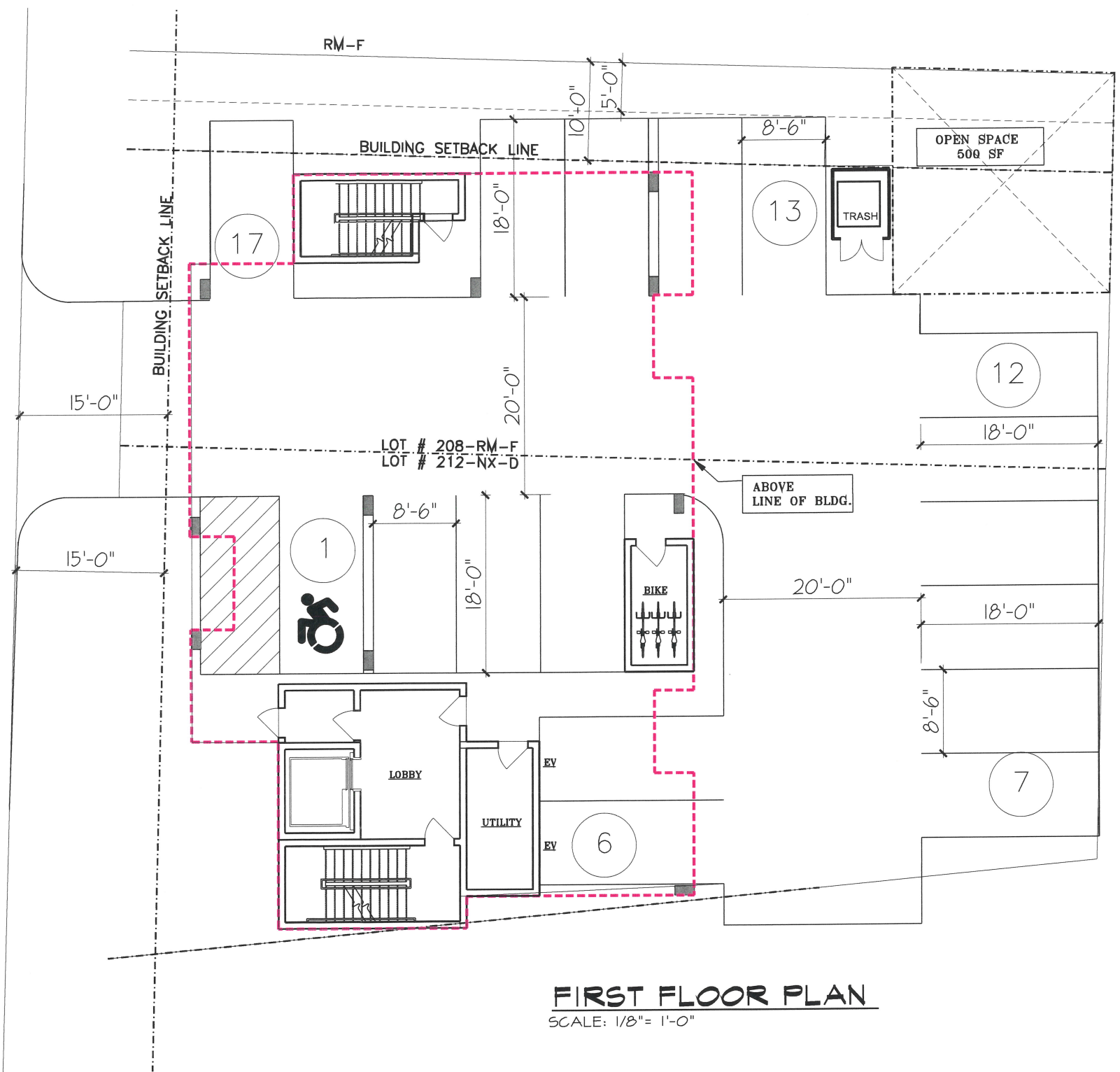
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2ND THRU 4TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROPOSED 9-UNITS

		1ST FL	2ND FL	3RD FL	4TH FL	TOTAL
(A)	THREE BED ROOM	0	1	1	1	3
(B)	TWO BED ROOM	0	2	2	2	6
	TOTAL	-	3	3	3	9



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

DEMONSTRATION PLAN FOR CONCEPTUAL PURPOSES ONLY

PROJECT:
PROPOSED RESIDENTIAL BUILDING
208-212 WEST AVE.
STAMFORD, CT
FOR
EMPIRE WEST AVE, LLC

SEAL:

RAVI AHUJA, ARCHITECT
AWA DESIGN GROUP P.C.
ARCHITECTURE DESIGN PLANNING
401 Shippan Ave., Suite 202 Stamford, CT 06902
Phone: 203-325-4121 Fax: 203-325-4123
Web Site: AWA4dg.com Email: awa@AWA4dg.com

PROJECT NO.	2335	SK-2
DRAWN BY:	JF	
ISSUED:	3.05-24	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:
SITE PLAN, FLOOR PLAN