

M-L ZONE BUILDING SETBACK REQUIREMENTS

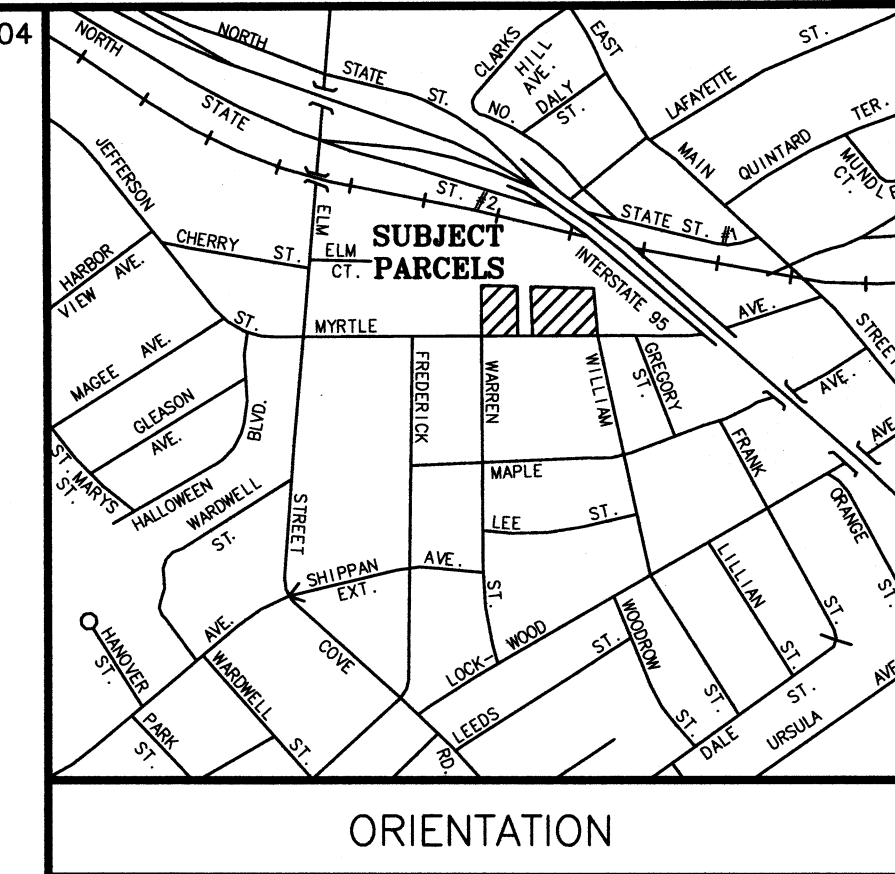
- Front Street Line Setback..... 10'
- Center Line Of Street Setback..... 35'
- Rear Yard Setback..... 15'
- Side Yard Setback...None Required But If Provided Must Be At Least 4 Feet

(5.2) Max. Building Coverage.....90% Of Lot Area (Corner Lot)
 Max. Building Coverage.....80% Of Lot Area (Interior Lot)

Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority

Property Lines Not Staked By Contractual Agreement
 Soil Types Not Delineated By Contractual Agreement

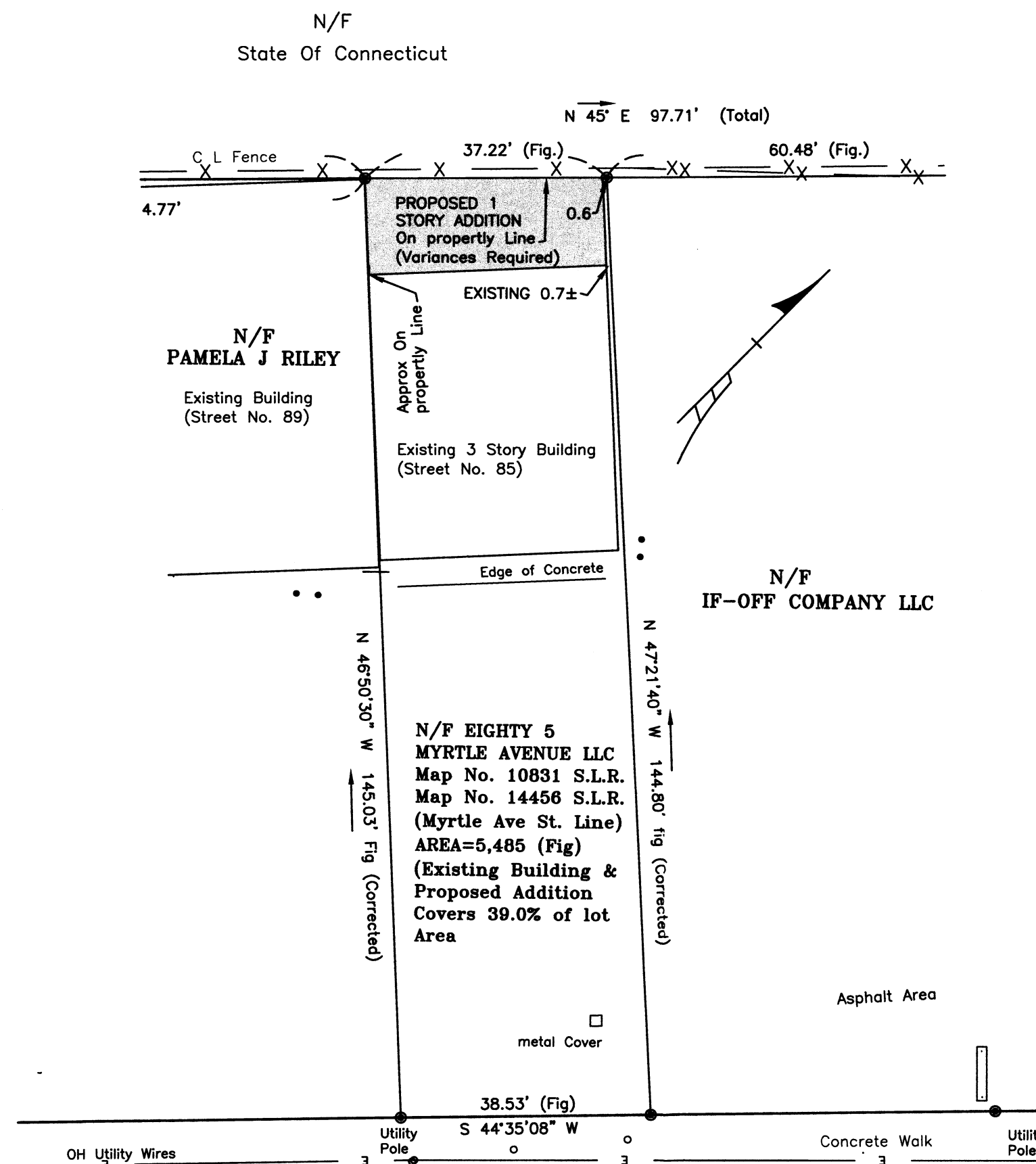
SIZE AND LOCATION OF PROPOSED DEVELOPMENT PROVIDED BY OTHERS. IT IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES



Property Lines Not Staked By Contractual Agreement
 Soil Types Not Delineated By Contractual Agreement

LEGEND

Existing	
Spot Elevation	x 100.0
Contour	--- 100 ---
Storm Drain	====
Sanitary Sewer	=====
Gas Main	— g —
Water Main	— w —
Electric	— E —
Stone Wall	⊖ ⊖ ⊖ ⊖ ⊖ ⊖ ⊖ ⊖
Concrete Wall	⊖ ⊖ ⊖ ⊖ ⊖ ⊖ ⊖ ⊖
Fence	— X — X —
Guard Rail	— [] — [] —
Catch Basin (In Curb)	⊖
Catch Basin (Flush)	⊖
Irrigation Control Valve	⊖
Traffic Signal Pole	⊖
Rock Outcrop	⊖
Manhole	⊖
Yard Drain	⊖
Light Pole	⊖
Sign	⊖
Tree	⊖
Gas Box	⊖
Water Box	⊖



MYRTLE AVENUE
 70'± WIDE

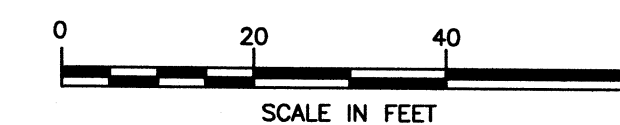
For Street Property Line Refer to Map No. 14456, 14457, 14458, 14459 S.L.R.
 Street Property Line Subject to Change as per Phase II of the Stamford Urban Transitway Project Refer to Vol. 9791 P. 59 S.L.R.

NOTES:

- Elevations and Location of Sub Surface Street Utilities based on Information Provided by the City of Stamford. Refer to Stamford Urban Transitway Phase II for Right of Way Development Information
- Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, in part, from parcel testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Edward J. Frattaroli, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. Size and location of Sub Surface Utilities Provided by Contractor. Sub Surface utility information provided by the City of Stamford and Other. Subject to the fact that approx 1' of Snow on Ground at Time of field updates 1-30-2015 and 12-18-2020
- The contractor shall notify all public utility companies by calling Call-Before-You-Dig at 1-800-922-4455 at least 72 hours prior to crossing their lines.
- Subject to Title Verification, utility easements or Private Agreements if any, in addition to those depicted and or referenced on this Map. Property may have Substructures and/or their encroachments below grade, if any, in addition to those noted and or depicted. No Abstract of Title Provided. Refer to Volume 4314 P. 232 S.L.R. and Map Nos. 14459, 14458 and 14457 SLR
- All Development is Subject to the review and Approval by the Appropriate Governing Authorities.

PLOT PLAN
 PREPARED FOR
EIGHTY 5 MYRTLE AVENUE LLC
85 MYRTLE AVENUE
STAMFORD, CONNECTICUT

#009-23



This survey and map has been prepared in accordance with Section 20-300b-1 thru 20-300b-20 of the Regulation of Connecticut State Agencies—Minimum Standards for Surveys and Maps in the State of Connecticut as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "ZONING LOCATION SURVEY" based on a "DEPENDENT RESURVEY" conforming to horizontal Accuracy Class "A-2" and intended to be used for Compliance and Noncompliance with Existing Requirements

To my knowledge and belief this plan is substantially correct as noted hereon.



BY: *Edward J. Frattaroli*

This Document and Copies Thereof are Valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null and void.

FOR: EDWARD J. FRATTAROLI, INC.
 Land Surveyors - Engineers - Land Planners
 STAMFORD, CONNECTICUT DECEMBER 24, 2022

Refer To: Map Nos. 10831, 11261, 11568, 14457, 14458 and 14459 S.L.R.

Areas As Depicted

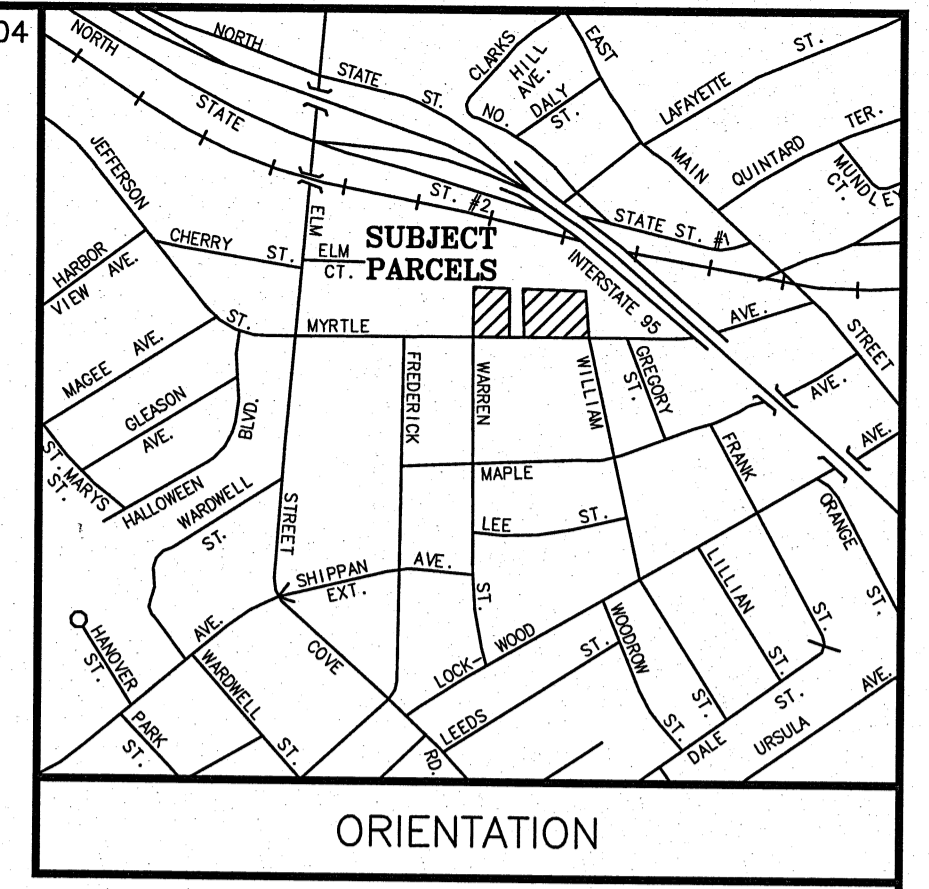
Scale: 1" = 20'

M-L ZONE BUILDING SETBACK REQUIREMENTS

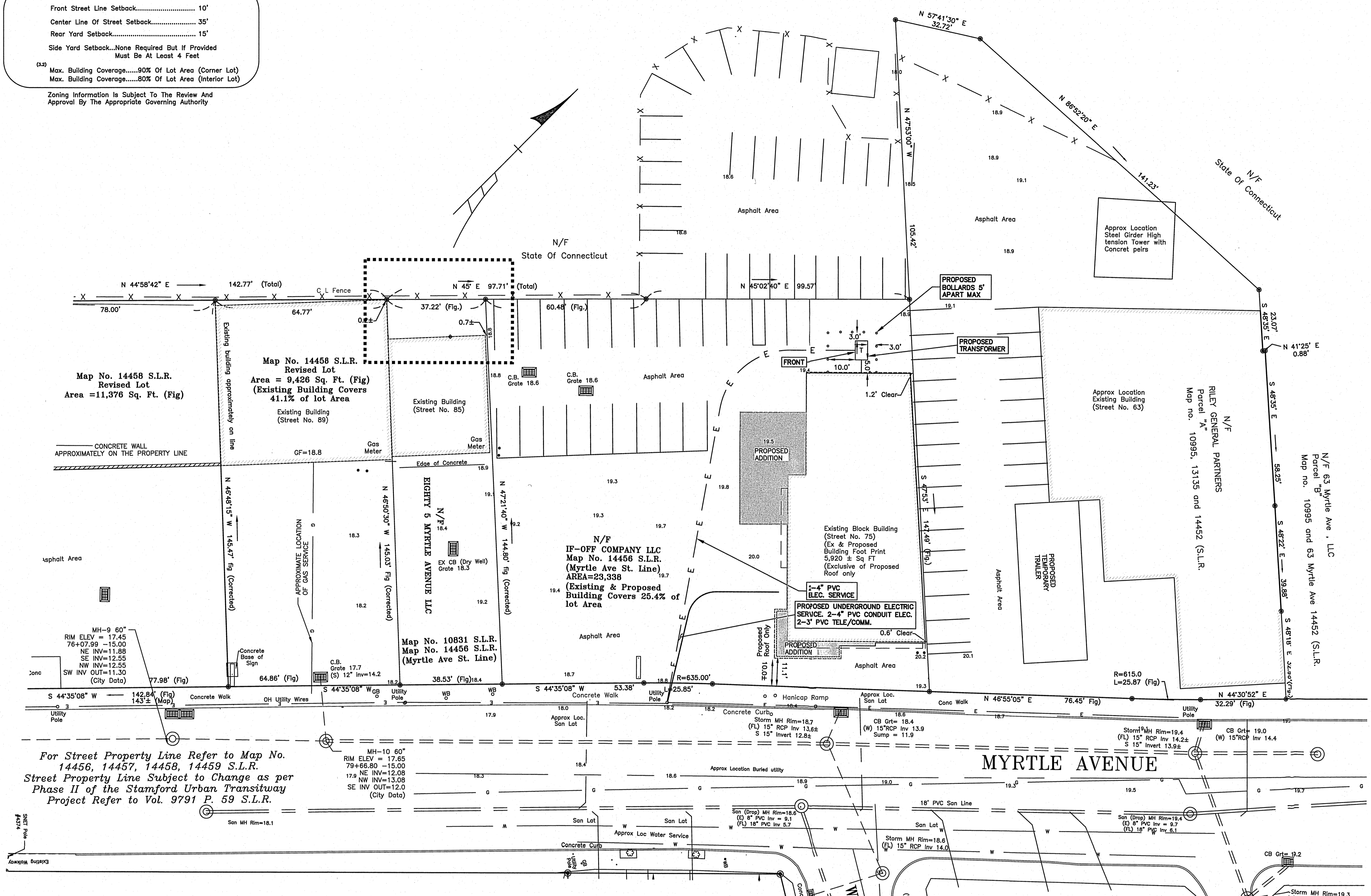
Front Street Line Setback..... 10'
 Center Line Of Street Setback..... 35'
 Rear Yard Setback..... 15'
 Side Yard Setback.....None Required But If Provided Must Be At Least 4 Feet

(32) Max. Building Coverage.....90% Of Lot Area (Corner Lot)
 Max. Building Coverage.....80% Of Lot Area (Interior Lot)

Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority

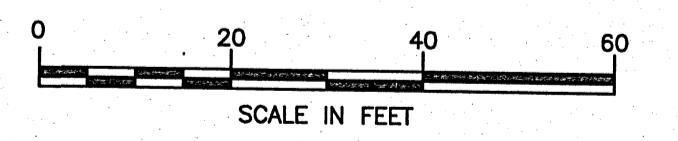


Property Lines Not Staked By Contractual Agreement
 Soil Types Not Delineated By Contractual Agreement



For Street Property Line Refer to Map No. 14456, 14457, 14458, 14459 S.L.R.
 Street Property Line Subject to Change as per Phase II of the Stamford Urban Transitway Project Refer to Vol. 9791 P. 59 S.L.R.

**PLOT PLAN
 PREPARED FOR
 IF-OFF COMPANY LLC
 75 MYRTLE AVENUE
 RILEY MAZDA
 STAMFORD, CONNECTICUT**



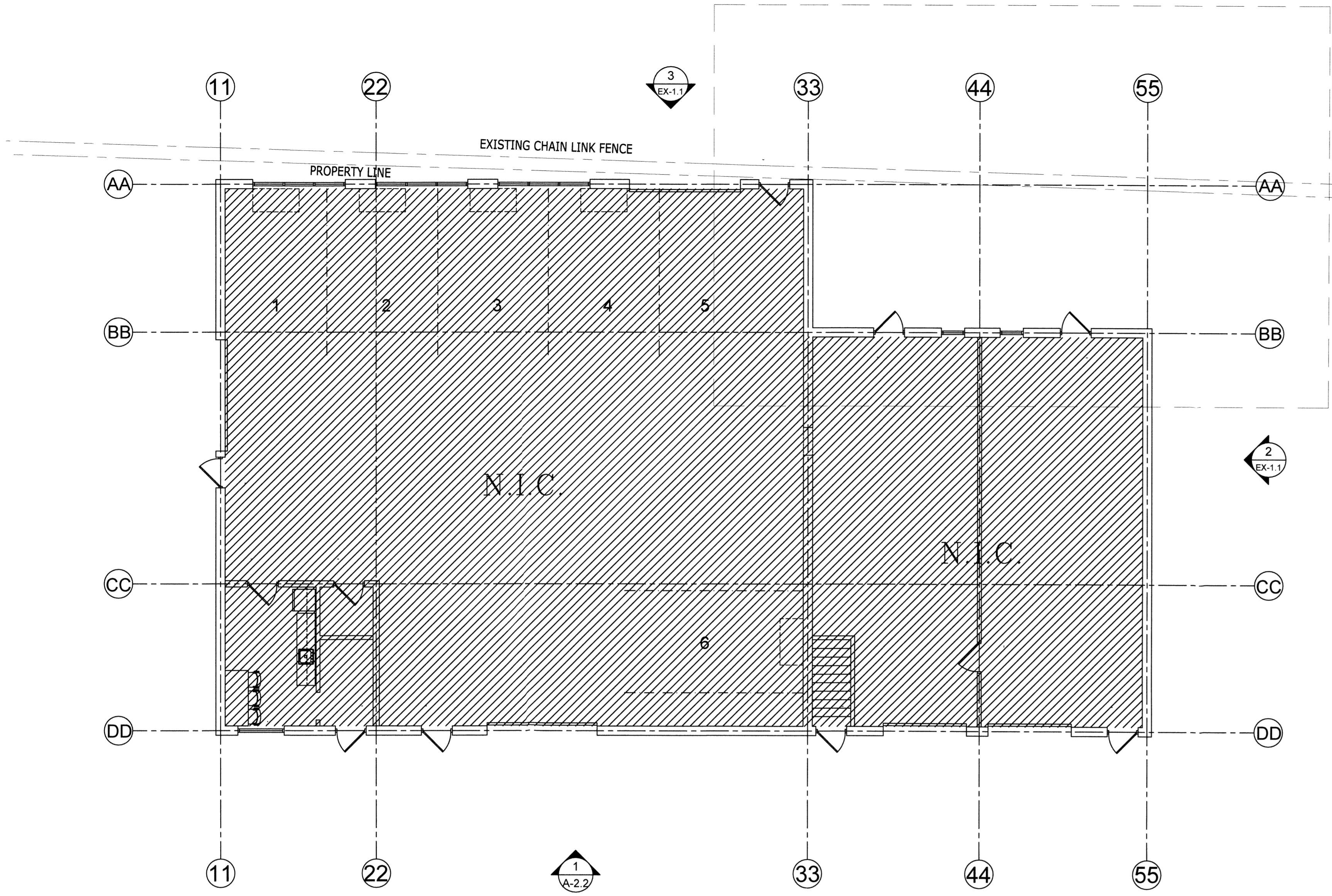
- NOTES:**
- Elevations and Location of Sub Surface Street Utilities based on Information Provided by the City of Stamford. Refer to Stamford Urban Transitway Phase II for Right of Way Development Information
 - Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parcel testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Edward J. Frattaroli, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. Size and Location of Sub Surface Utilities Provided by Contractor. Sub Surface utility Information Provided by the City of Stamford and Other. Subject to the Fact that approx 1' of Snow on Ground at Time of field updates 1-30-2015 and 12-18-2020
 - The contractor shall notify all public utility companies by calling Call-Before-You-Dig at 1-800-922-4455 at least 72 hours prior to crossing their lines.
 - Subject to Title Verification, utility easements or Private Agreements if any, in addition to those Depicted and or referenced on this Map. Property may have Substructures and/or their encroachments below grade, if any, in addition to those noted and or depicted. No Abstract of Title Provided. Refer to Volume 4314 P. 232 S.L.R. and Map Nos. 14459, 14458 and 14457 SLR
 - Size and Location of Proposed Development Provided by Others. It is Subject to the review and Approval by the Appropriate Governing Authorities.

Revised May 17, 2017 (Proposed Addition)
 Revised June 21, 2017 (Proposed Addition Revised)
 Revised JANUARY 8, 2018 (Proposed Addition Revised)
 Revised JANUARY 11, 2018 (Proposed Addition Revised)
 Revised FEBRUARY 08, 2018 (FOUNDATION ADDED)
 Revised FEBRUARY 16, 2018 (WALL ADDED)
 Revised SEPTEMBER 25, 2019 (AS-BUILT LOCATIONS)
 Revised April 7, 2020 (Proposed Addition)
 Revised April 9, 2020 (Proposed Addition Adjusted)
 Revised AUGUST 28, 2020 (PROPOSED TRAILER)
 Revised December 28, 2020 (Street Utility Added)
 Revised FEBRUARY 17, 2021 (PROPOSED ADDITION ADJUSTED)

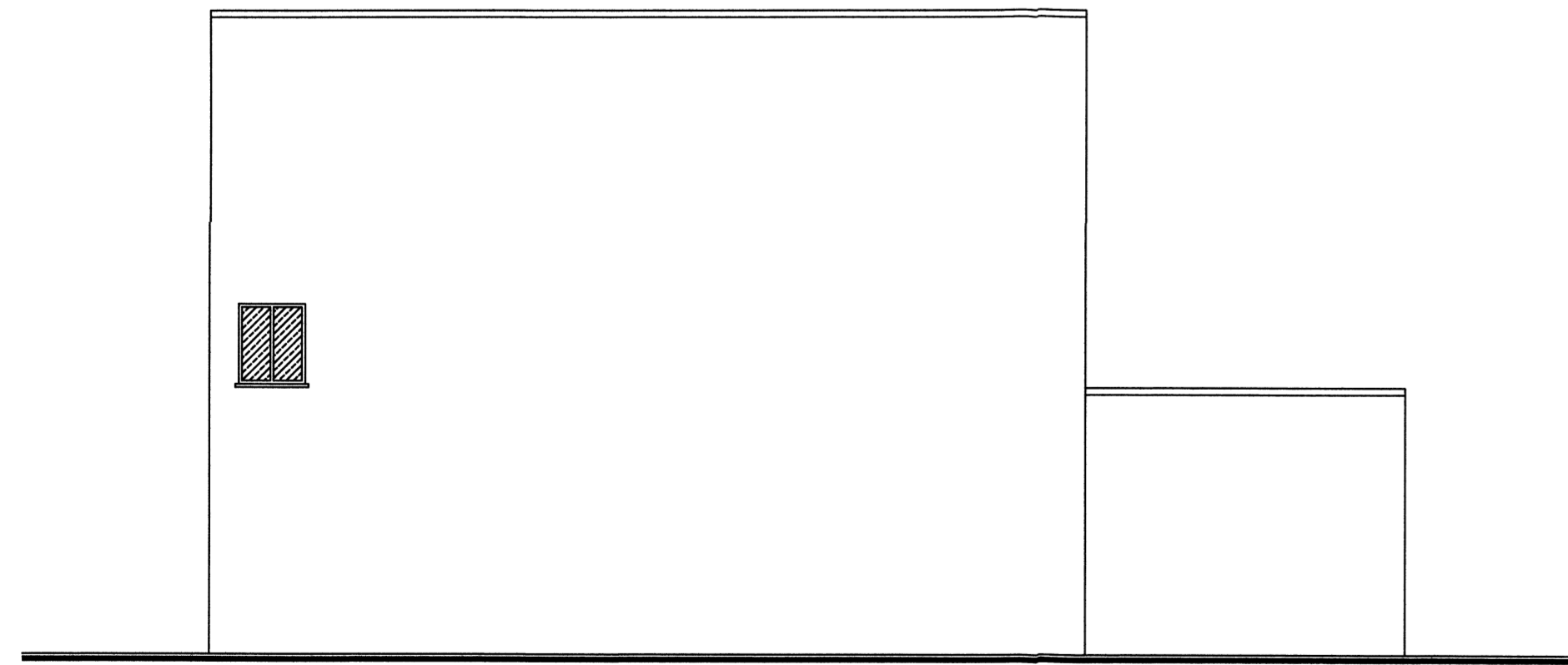
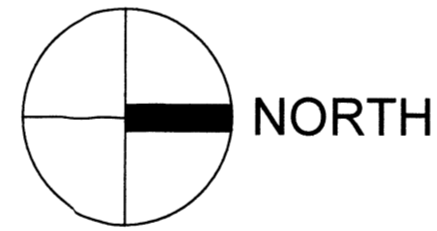
This survey and map has been prepared in accordance with Section 20-300b-1 thru 20-300b-20 of the Regulation of Connecticut State Agencies--"Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "ZONING LOCATION SURVEY" based on a "DEPENDENT RESURVEY" conforming to horizontal Accuracy Class "A-2" and intended to be used for Compliance and Noncompliance with Existing Requirements and to depict the existing condition topography in a limited area.

To my knowledge and belief this plan is substantially correct as noted hereon.

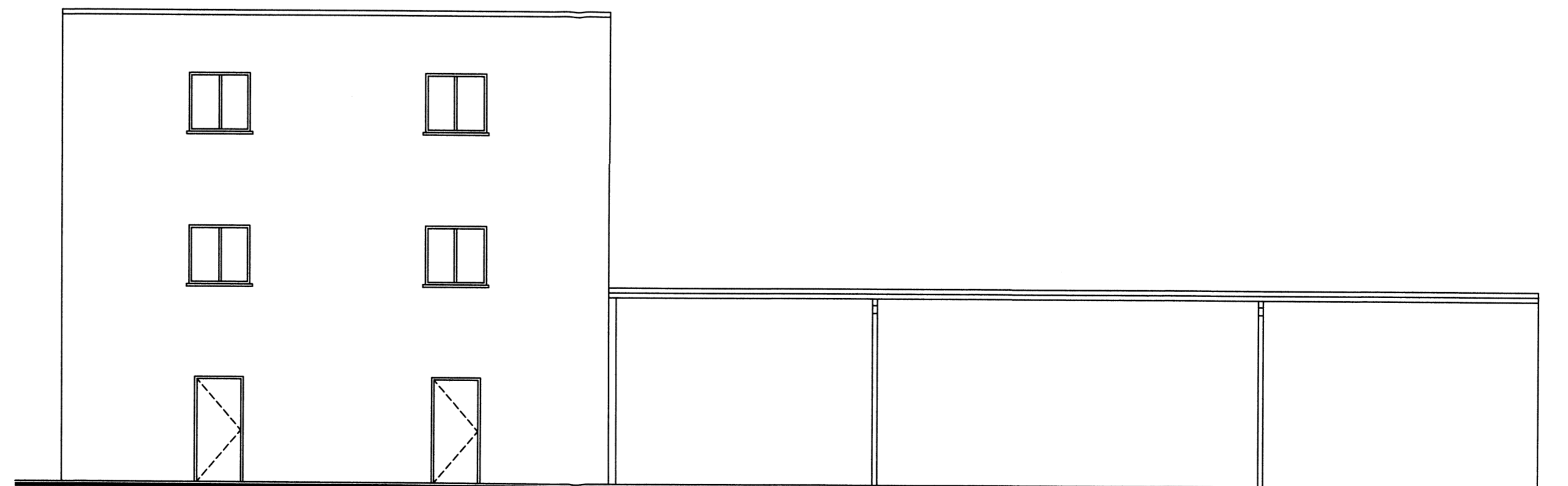
BY:
FOR: EDWARD J. FRATTAROLI, INC.
 Land Surveyors - Engineers - Land Planners
 STAMFORD, CONNECTICUT August 29, 2016



1 PLAN - GROUND FLOOR EXISTING
SCALE = 1/8" = 1'-0"



2 ELEVATION - NORTH EXISTING
SCALE = 1/8" = 1'-0"



3 ELEVATION - WEST EXISTING
SCALE = 1/8" = 1'-0"

THESE PLANS AND DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF PCDF ARCHITECTURE LLC. (HEREINAFTER DESIGNATED PCDF). THESE PLANS MAY NOT BE REPRODUCED OR USED WITHOUT EXPRESSED PERMISSION OF PCDF. UNAUTHORIZED USE WILL GIVE RISE TO A CLAIM FOR DAMAGES. ALL FABRICATORS, CONTRACTORS AND OTHERS UTILIZING THESE PLANS IN CONNECTION WITH THIS PROJECT ARE RESPONSIBLE FOR THEIR OWN MEASUREMENTS AND DIMENSIONS ON THE JOB. INDICATING PLUMBING AND ELECTRICAL INFORMATION AND OUTLETS ARE FOR THE SOLE PURPOSE OF INDICATING THE REQUIREMENTS OF FIXTURES AND EQUIPMENT INDICATED BY PCDF.

PCDF ASSUMES NO RESPONSIBILITY FOR WORK DONE BY CONTRACTORS, NOR FOR ANY CHANGES MADE NECESSARY BY LOCAL BUILDING CODES, ORDINANCES, STRUCTURAL CONDITIONS, OR BY THE SUBSTITUTION OR CHANGES IN EQUIPMENT SHOWN IN THESE PLANS. REFERENCE IS MADE TO THE GENERAL NOTES WHICH ARE PART OF THESE PLANS AND ALL FABRICATORS, CONTRACTORS AND OTHER PERSONS UTILIZING THESE PLANS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR EXAMINING AND BECOMING FAMILIAR WITH SAID GENERAL NOTES BEFORE COMMENCING ANY WORK DONE ON THIS PROJECT. ANY INCONSISTENCIES BETWEEN THESE PLANS, THE GENERAL NOTES AND LOCAL BUILDING CODES OR ORDINANCES MUST IMMEDIATELY BE CALLED TO THE ATTENTION OF PCDF IN WRITING SO THAT ANY INCONSISTENCIES CAN BE RESOLVED. PCDF IS NOT RESPONSIBLE FOR ANY ARCHITECTURAL OR ENGINEERING DETAILS OR SPECIFICATIONS. THE USE BY ANY PERSON OR FIRM OF THESE PLANS OR PART THEREOF SHALL NOT IN ANY WAY SUBJECT PCDF TO ANY COST OR DAMAGES FOR ANY ERROR OR OMISSION CONTAINED THEREIN.

PCDFA

PCDF ARCHITECTURE LLC
residential architecture
commercial architecture
interior design
project management

115 Pocono Road #614
Brookfield, Connecticut 06804

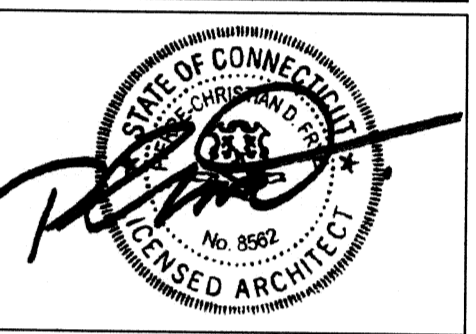
mobile: (203) 918-1176

www.pcdfa.com

Drawings shall not be scaled for dimensions and/or sizes. Drawings may have been reproduced at a scale different than originally drawn.

DRAWING COPYRIGHT 2022:

PCDF Architecture LLC and Pierre-Christian D. Frye RA expressly reserve the common law copyrights and other property rights to these drawings. these drawings are the property of PCDF Architecture LLC and Pierre-Christian D. Frye RA and shall not be reproduced in any manner nor shall they be assigned for use to any third party without first obtaining the expressed written permission of PCDF Architecture LLC and Pierre-Christian D. Frye RA.



ADDITION TO
PARTS BUILDING
RILEY MAZDA
85 MYRTLE AVENUE
STAMFORD, CT 06902



DATE	ISSUE / REVISION
10/23/2022	ISSUE - FOR REVIEW
11/16/2022	ISSUE - FOR REVIEW
11/22/2022	ISSUE FOR BUILDING PERMIT

ISSUE FOR PERMIT
AND CONSTRUCTION

PLAN - GROUND FLOOR
EXTERIOR ELEVATIONS
EXISTING CONDITIONS
DRAWING NUMBER
EX-1.1

