



PROPOSED RESIDENTIAL DEVELOPMENT
 31 MAPLE TREE AVE., STAMFORD, CT
 FOR
 31 MAPLE TREE LLC

PROJECT DIRECTORY

DEVELOPER 31MAPLE TREE,LLC	LAND USE ATTORNEY CARMODY TORRANCE SANDAK & HENNESSEY LLP 105 WASHINGTON BLVD., STAMFORD, CT 203-252-2669	CIVIL ENGINEER ROCCO V D'ANDREA INC. 6 NEIL LN, RIVERSIDE, CT 203-637-1779	LANDSCAPE ARCHITECT ENVIRONMENTAL LAND SOLUTION INC 8 KNIGHT STREET #203 NORWALK, CT 06851 203-855-7879	ARCHITECT AWA DESIGN GROUP, P.C. 401 SHIPPAN AVE., ST. 202 STAMFORD, CT 06902 203.325.4121
-------------------------------	--	---	---	--

DRAWING INDEX

These Drawings are the property of the Architect. Architect shall retain all rights including copy right. No part thereof shall be copied or used in connection with any other project without written consent of the architect.
 Copyright 2022 AWA Design Group P.C.

ARCHITECTURAL DRAWINGS:

- A.000 TITLE SHEET
- A.001 SITE PLANS
- A.002 USABLE OPEN SPACE
- EX.001 EXISTING FLOOR PLANS
- EX.002 EXISTING ELEVATION
- A.101 FLOOR PLANS - BLDG #1
- A.102 ELEVATIONS - BLDG #1
- A.103 FLOOR PLANS - BLDG #2
- A.104 FLOOR PLANS - BLDG #2
- A.105 ELEVATIONS - BLDG #2
- A.106 ELEVATIONS - BLDG #2

NO	DATE	ISSUE/REVISION
1	9.06.24	
2		
3		
4		

PROPOSED RESIDENTIAL DEVELOPMENT
 31 MAPLE TREE AVE., STAMFORD, CT
 FOR
 31 MAPLE TREE, LLC

Consultant:

SEAL:	
-------	--

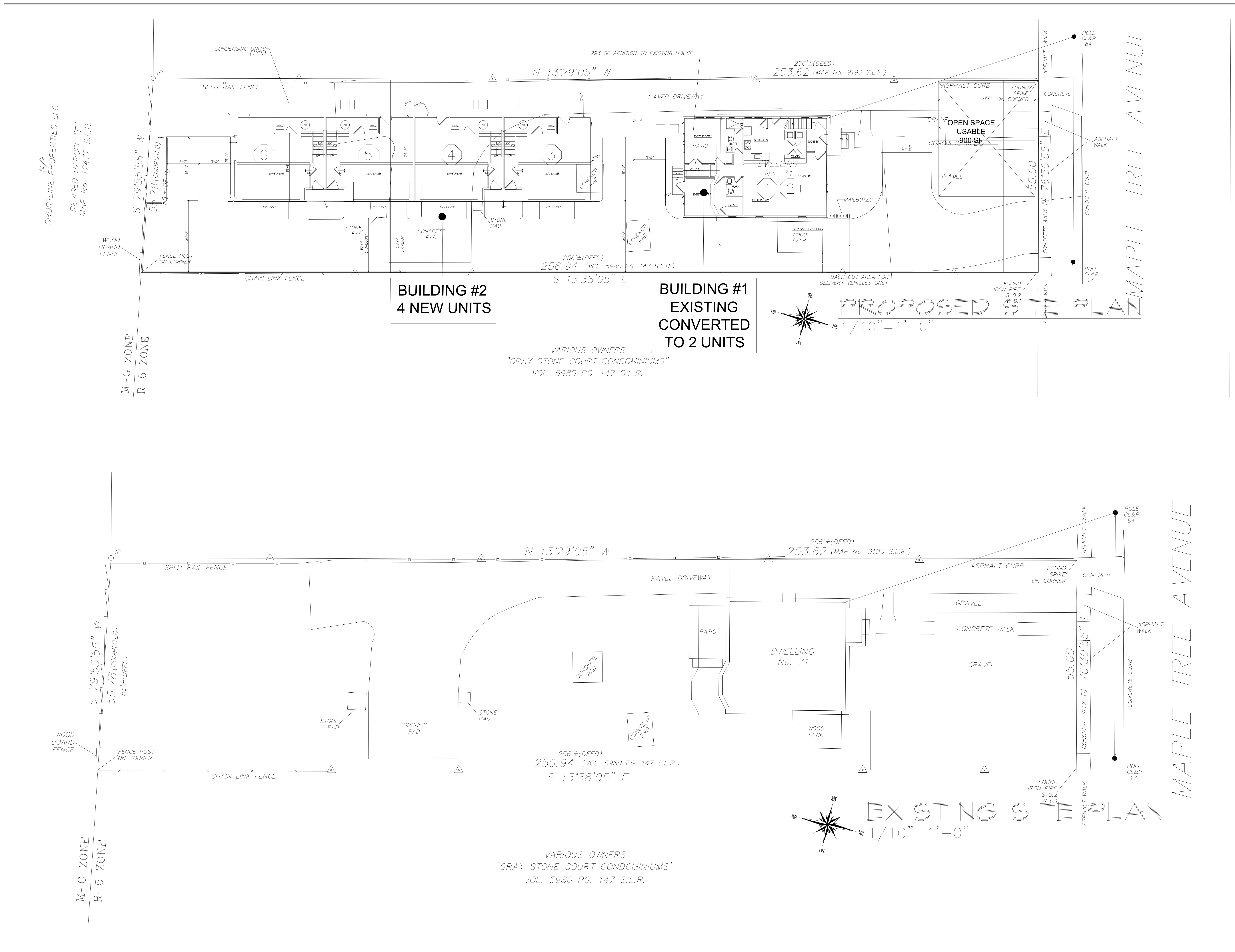
RAVI AHUJA, ARCHITECT
AWA DESIGN GROUP P.C.
 ARCHITECTURE DESIGN PLANNING
 401 Shippan Ave., Suite 202 Stamford, CT 06902
 Phone: 203-325-4121 Fax: 203-325-4123
 Web Site: AWADg.com Email: awa@AWADg.com

PROJECT NO.	2204	A.000
DRAWN BY:	Me	
ISSUED:	08.01.24	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:
TITLE SHEET

These Drawings are the property of the Architect. Architect shall retain all rights including copy right. No part thereof shall be copied or used in connection with any other project without written consent of the architect.
Copyright 2022 AWA Design Group P.C.

NO	DATE	ISSUE/REVISION
1	9.06.24	
2		
3		
4		



PROPOSED RESIDENTIAL DEVELOPMENT
31 MAPLE TREE AVE., STAMFORD, CT
FOR
31 MAPLE TREE, LLC

Consultant:

SEAL:

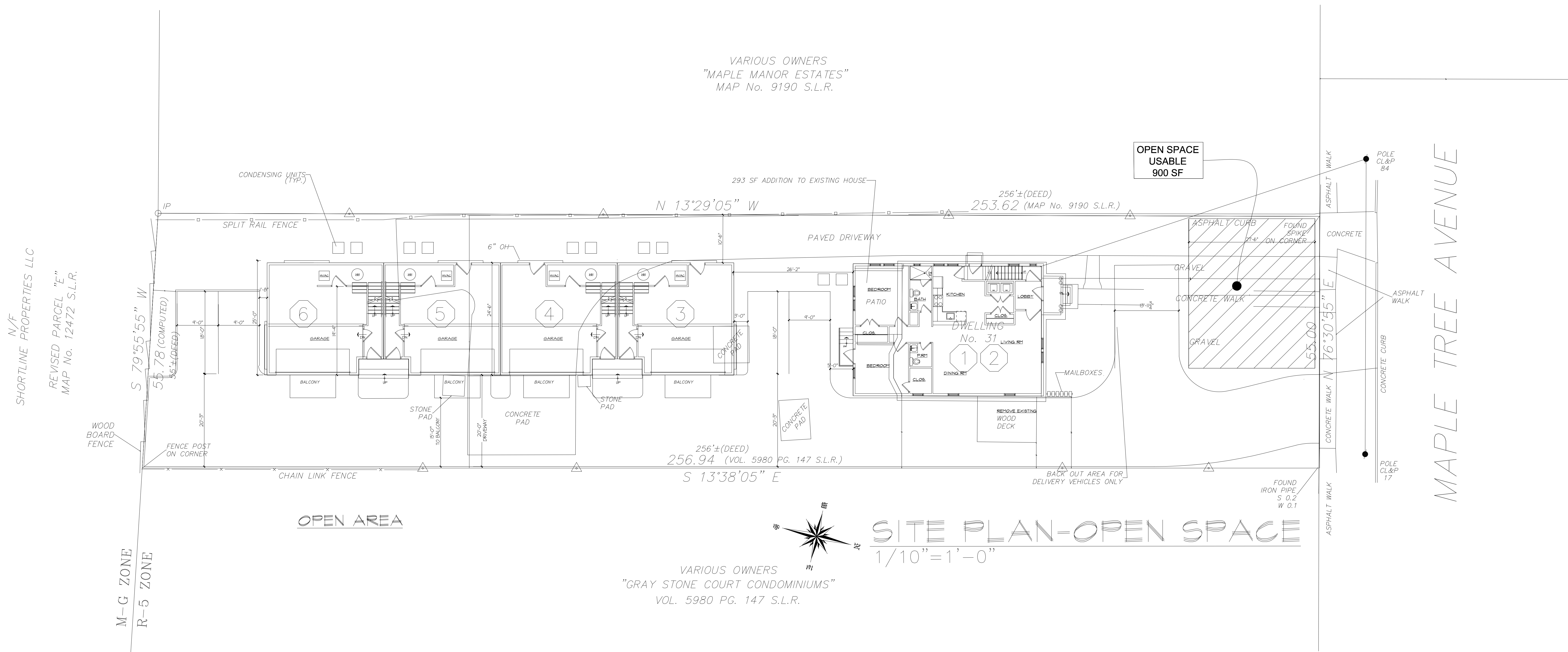
RAVI AHUJA, ARCHITECT
AWA DESIGN GROUP PC
ARCHITECTURE DESIGN PLANNING
401 Shippin Ave., Suite-202 Stamford, CT 06902
Phone: 203-325-4121 Fax: 203-325-4123
Web Site: AWAAG.com Email: awa@AWAG.com

PROJECT NO. 2204
DRAWN BY: MG
ISSUED: 08.01.24
SCALE AS NOTED
A.001
DWG. NO.

DRAWING TITLE:
SITE PLANS EXISTING & PROPOSED

These Drawings are the property of the Architect. Architect shall retain all rights including copy right. No part thereof shall be copied or used in connection with any other project without written consent of the architect.
Copyright 2022 AWA Design Group P.C.

NO	DATE	ISSUE/REVISION
1	9.06.24	
2		
3		
4		



N/F
SHORTLINE PROPERTIES LLC
REVISED PARCEL "E"
MAP No. 12472 S.L.R.

VARIOUS OWNERS
"MAPLE MANOR ESTATES"
MAP No. 9190 S.L.R.

OPEN SPACE
USABLE
900 SF

MAPLE TREE AVENUE

SITE PLAN-OPEN SPACE
1/10" = 1'-0"

VARIOUS OWNERS
"GRAY STONE COURT CONDOMINIUMS"
VOL. 5980 PG. 147 S.L.R.

PROPOSED RESIDENTIAL DEVELOPMENT
31 MAPLE TREE AVE., STAMFORD, CT
FOR
31 MAPLE TREE, LLC

Consultant:

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: AWAsg.com Email: awa@AWAsg.com

PROJECT NO.	2204	A.002
DRAWN BY:	MS	
ISSUED:	08.01.24	
SCALE AS NOTED	DWG. NO.	

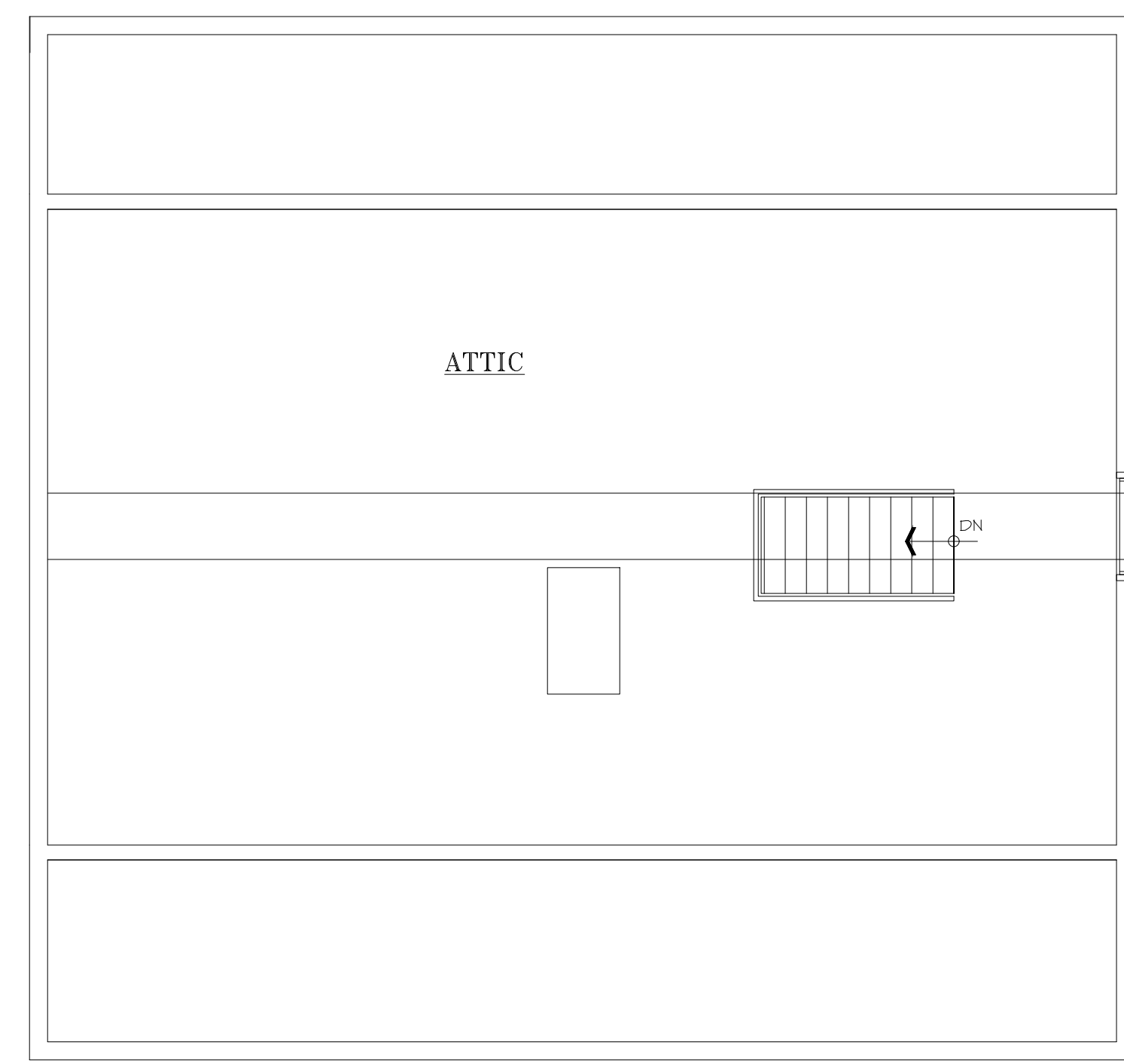
DRAWING TITLE:
USABLE OPEN SPACE PLAN

These Drawings are the property of the Architect. Architect shall retain all rights including copyright. No part thereof shall be copied or used in connection with any other project without written consent of the architect.
Copyright 2022 AWA Design Group P.C.

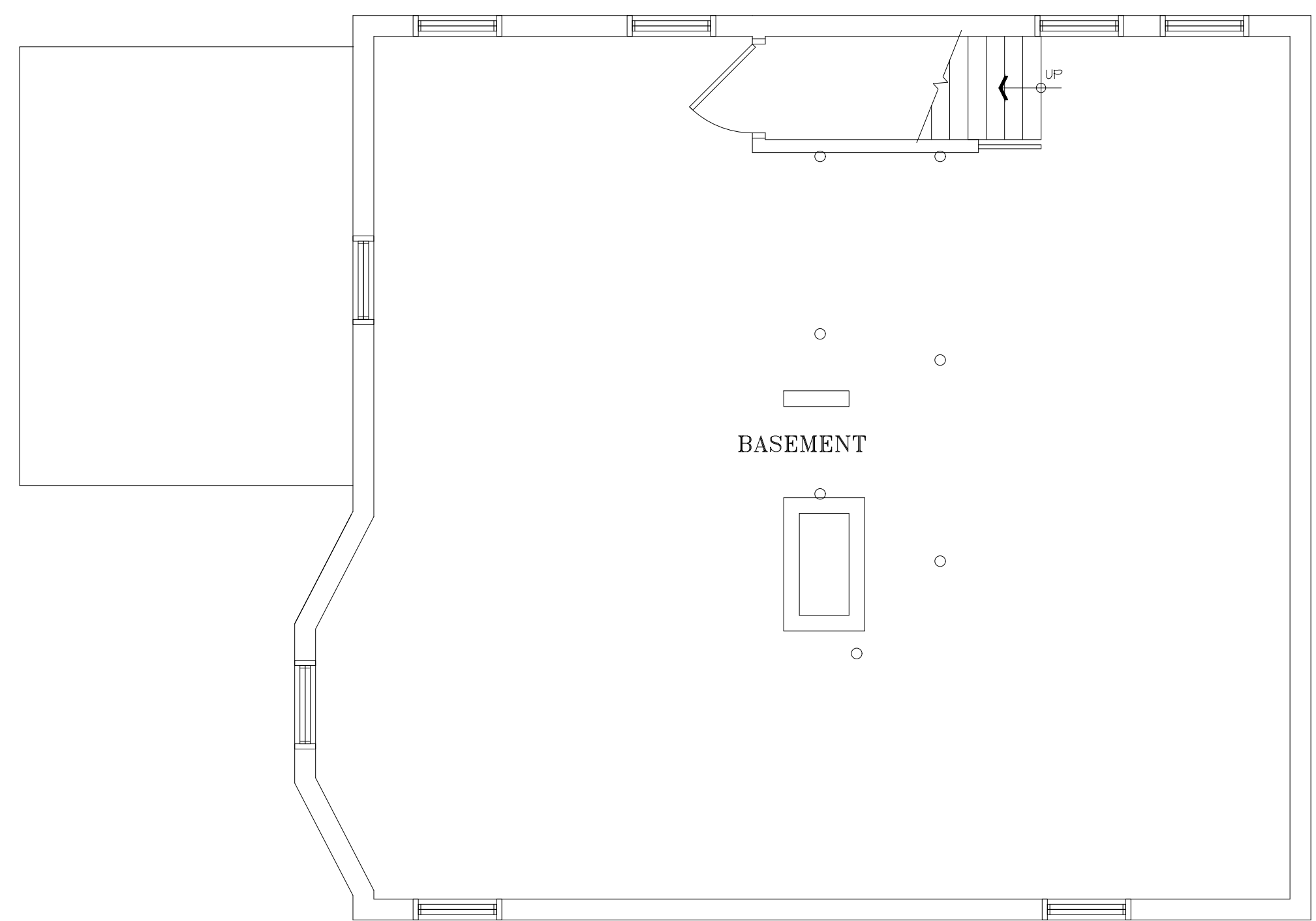
NO	DATE	ISSUE/REVISION
1	08.01.24	
2		
3		
4		



3 EXISTING SECOND FLOOR PLAN
1/4"=1'-0"



4 EXISTING ATTIC FLOOR PLAN
1/4"=1'-0"



1 EXISTING BASEMENT PLAN
1/4"=1'-0"



2 EXISTING FIRST FLOOR PLAN
1/4"=1'-0"

PROPOSED RESIDENTIAL DEVELOPMENT
31 MAPLE TREE AVE., STAMFORD, CT
FOR
31 MAPLE TREE, LLC

Consultant:

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: AWAAG.com Email: awa@AWAG.com

PROJECT NO.	2204	EX.001
DRAWN BY:	MS	
ISSUED:	08.01.24	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:
EXISTING FLOOR PLANS

These Drawings are the property of the Architect. Architect shall retain all rights including copyright. No part thereof shall be copied or used in connection with any other project without written consent of the architect.
Copyright 2022 AWA Design Group P.C.

NO	DATE	ISSUE/REVISION
1	08.01.24	
2		
3		
4		



5 SOUTH ELEVATION
1/4"=1'-0"



6 WEST ELEVATION
1/4"=1'-0"



7 NORTH ELEVATION
1/4"=1'-0"



8 EAST ELEVATION
1/4"=1'-0"

PROPOSED RESIDENTIAL DEVELOPMENT
31 MAPLE TREE AVE., STAMFORD, CT
FOR
31 MAPLE TREE, LLC

Consultant:

SEAL:

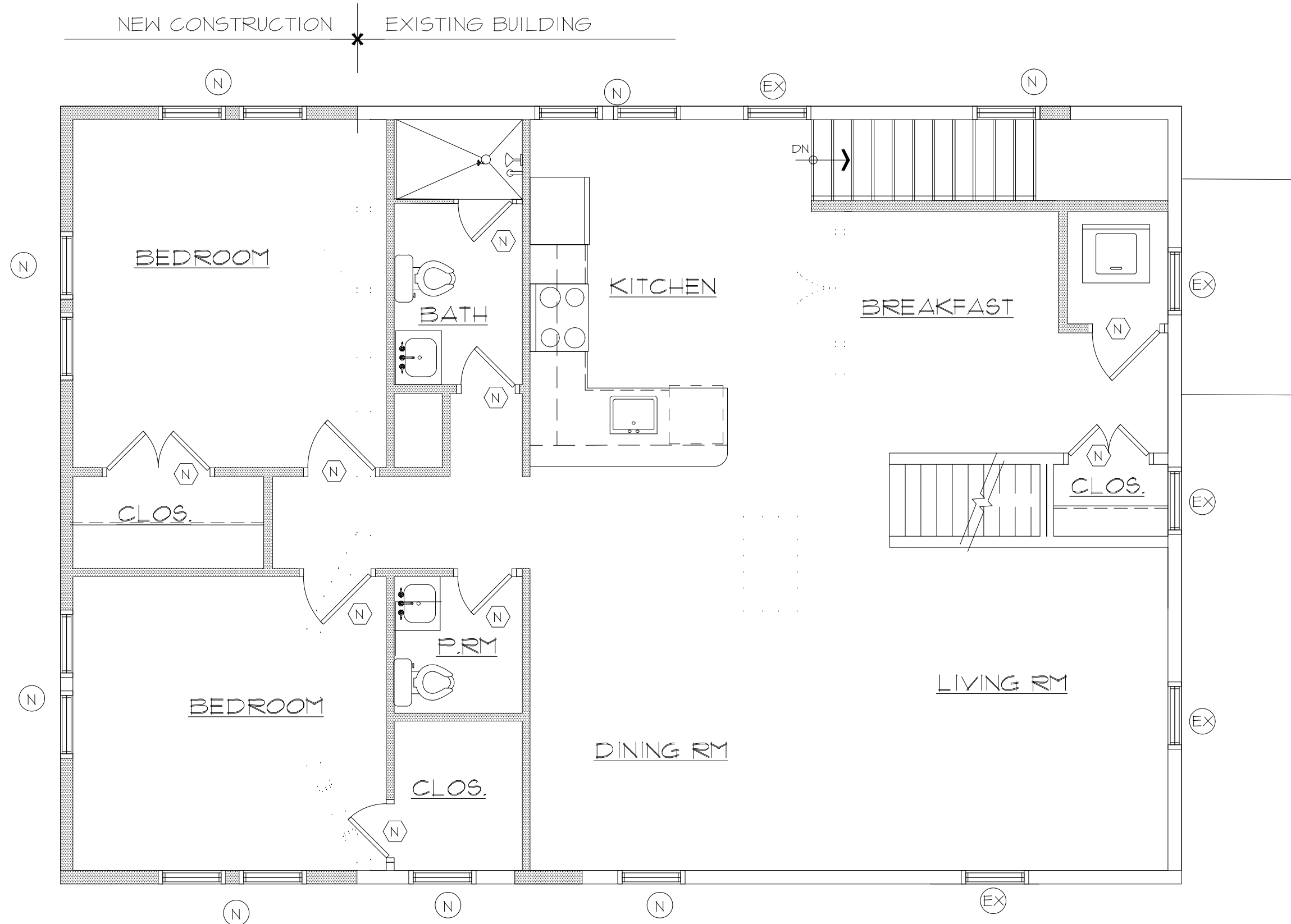
AWA DESIGN GROUP P.C.
ARCHITECTURE DESIGN PLANNING
401 Shippagan Ave., Suite 202 Stamford, CT 06902
Phone: 203-325-4121 Fax: 203-325-4123
Web Site: AWAAGP.com Email: awa@AWAGP.com

PROJECT NO.	2204	EX.002
DRAWN BY:	MS	
ISSUED:	08.01.24	
SCALE AS NOTED	DWG. NO.	

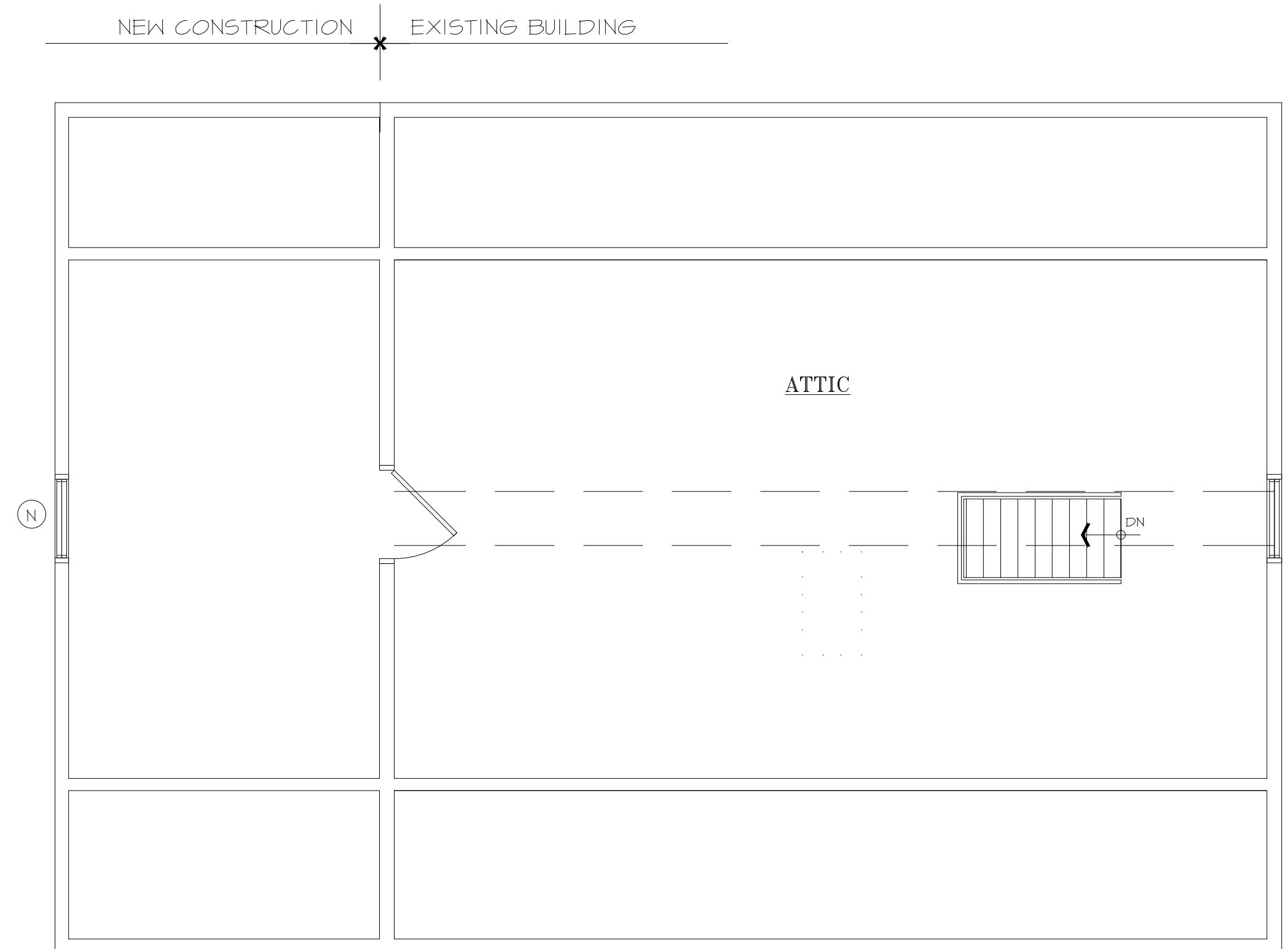
DRAWING TITLE:
EXISTING ELEVATIONS

These Drawings are the property of the Architect. Architect shall retain all rights including copy right. No part thereof shall be copied or used in connection with any other project without written consent of the architect.
Copyright 2022 AWA Design Group P.C.

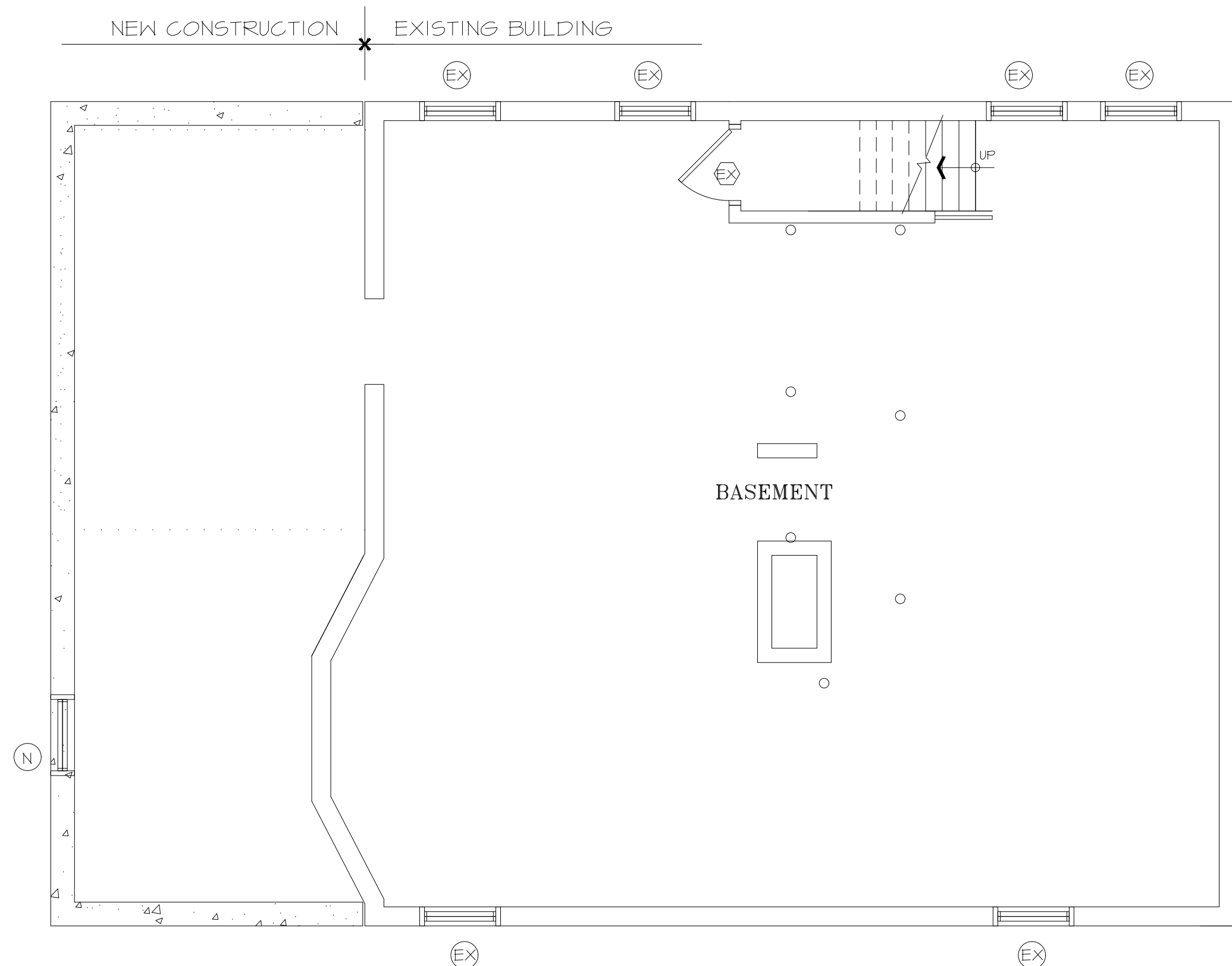
NO	DATE	ISSUE/REVISION
1	9.06.24	
2		
3		
4		



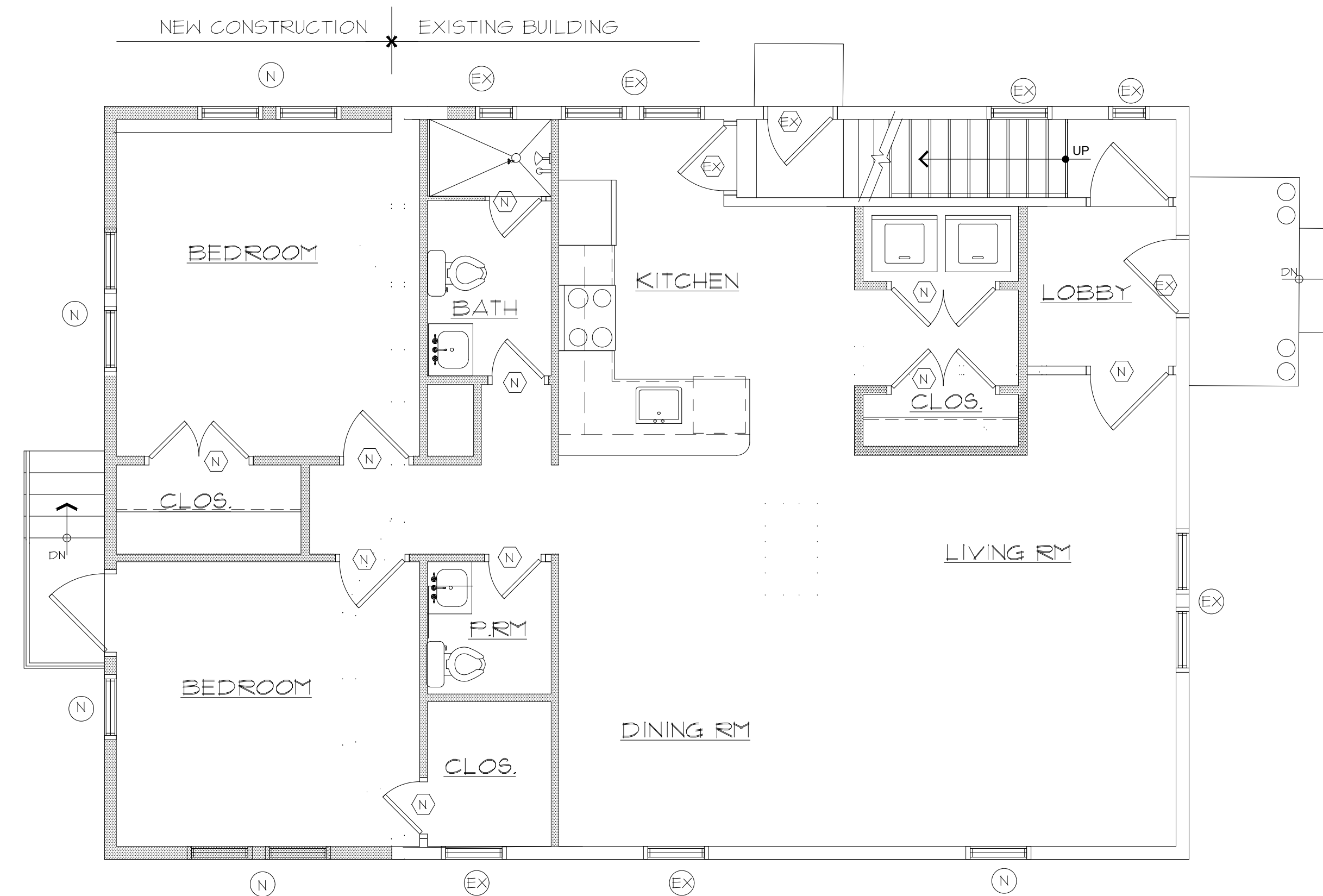
3 PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"



4 PROPOSED ATTIC FLOOR PLAN
1/4"=1'-0"



1 PROPOSED BASEMENT PLAN
1/4"=1'-0"



2 PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"

NOTES :

- DO NOT SCALE THE DRAWINGS USE ONLY COMPUTED NUMERICAL DIMENSIONS SHOWN ON THE DRAWINGS.
- CERTAIN DIMENSIONS SHOWN ARE RELATIVE TO AND/OR TO BE MATCHED WITH EXISTING DIMENSIONS AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTORS PRIOR TO COMMENCEMENT OF WORK.
- SEE FRAMING DRAWINGS FOR STRUCTURAL ELEMENTS, RAFTER, JOISTS, BEAMS, POSTS ETC.

WALL LEGEND

- EXIST. WALL TO REMAIN
- EXIST. WALL TO BE REMOVED
- NEW STUD WALLS
- EXISTING WINDOW TO REMAIN
- NEW WINDOW
- EXISTING DOOR TO REMAIN
- NEW DOOR

PROPOSED RESIDENTIAL DEVELOPMENT
31 MAPLE TREE AVE., STAMFORD, CT
FOR
31 MAPLE TREE, LLC

Consultant:

SEAL:

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

PROJECT NO.	2204	A.101
DRAWN BY:	MS	
ISSUED:	08.01.24	
SCALE AS NOTED		DWG. NO.

DRAWING TITLE:
FLOOR PLANS-BUILDING #1

These Drawings are the property of the Architect. Architect shall retain all rights including copy right. No part thereof shall be copied or used in connection with any other project without written consent of the architect.
Copyright 2022 AWA Design Group P.C.

NO	DATE	ISSUE/REVISION
1	09.06.24	
2		
3		
4		

EXTERIOR FINISH MATERIALS LIST

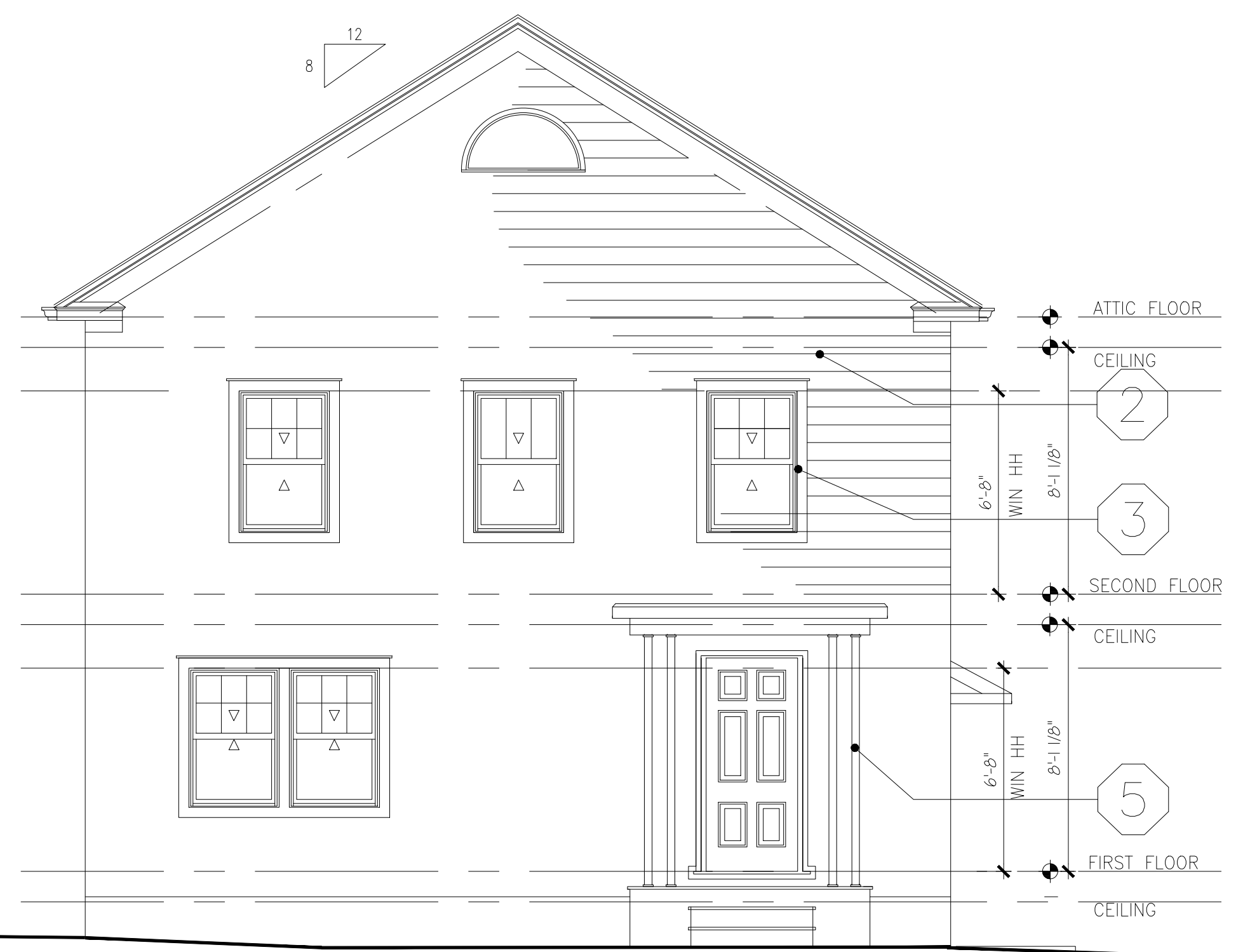
NO.	MATERIAL
①	ASPHALT SHINGLE ROOFING
②	EXIST'G SIDING TO BE RESTORED.
③	EXIST'G WINDOWS TO BE RESTORED.
④	AZEK TRIM
⑤	WOOD COLUMN



5 **PROPOSED SOUTH ELEVATION**
1/4"=1'-0"



6 **PROPOSED WEST ELEVATION**
1/4"=1'-0"



7 **PROPOSED NORTH ELEVATION**
1/4"=1'-0"



8 **PROPOSED EAST ELEVATION**
1/4"=1'-0"

RESTORATION OF EXISTING HISTORIC BUILDING

- * RETAIN WOODEN MATERIALS AND FEATURES SUCH AS SIDING, CORNICES, BRACKETS, SOFFITS, FACIA, WINDOW ARCHITRAVE, AND DOORWAY PEDIMENTS WHEREVER POSSIBLE.
- * REPAIR TRIM AND SIDING BEFORE APPLYING PAINT. SEAL HOLES, CAULK CRACKS AND TREAT FOR WOOD FUNGUS REMOVE LOOSE PAINT USING COMMERCIAL STRIPPERS, ELECTRIC HEAT GUNS OR PLATES, WIRE BRUSHES AND SCRAPERS. HAND SAND TO REDUCE LAYER DIFFERENTIAL.
- * RETAIN, REPAIR AS NEEDED OR REPLACE HISTORIC FOUNDATIONS WITH MATCHING MATERIALS
- * RETAIN PORCHES AND STEPS APPROPRIATE TO BUILDING. REPAIR AND REPLACE, WHERE NECESSARY, DETERIORATED ARCHITECTURAL FEATURES OF WOOD, TERRA COTTA, TILE, BRICK AND OTHER HISTORIC MATERIALS.
- * RETAIN AND REPAIR DOOR OPENINGS, DOORS, SCREEN DOORS, TRIM AND DETAILS SUCH AS TRANSOM AND SIDE LIGHTS, AND HARDWARE WHERE THEY CONTRIBUTE TO THE ARCHITECTURAL AND HISTORIC CHARACTER OF THE BUILDING.
- * RETAIN AND REPAIR WINDOW OPENINGS, FRAMES, SASH, GLASS, LINTELS, SILLS PEDIMENTS, ARCHITRAVES, HARDWARE, AWNINGS AND SHUTTERS WHERE THEY CONTRIBUTE TO THE ARCHITECTURAL AND HISTORIC CHARACTER OF THE BUILDING.
- * PRESERVE THE ORIGINAL ROOF FORM IN THE COURSE OF REHABILITATION. RETAIN OR REPLACE WHERE NECESSARY DORMER WINDOWS, CORNICES, BRACKETS CHIMNEYS, AND OTHER ARCHITECTURAL FEATURES THAT GIVES THE ROOF ITS ESSENTIAL CHARACTER.
- * EXISTING WINDOWS SHALL BE RESTORED.
- * ALL RESTORATION OF HISTORICAL HOUSE SHALL BE WITH ADVICE OF HISTORICAL NEIGHBORHOOD PRESERVATION STAFF.
- * RESTORE ALL ORIGINAL EXTERIOR CLADDING WITH COLABORATION FROM HISTORIC NEIGHBORHOOD PRESERVATION.
- * PROVIDE NEW WOOD RAILING AND BRACKETS AS SHOWN.

PROPOSED RESIDENTIAL DEVELOPMENT
31 MAPLE TREE AVE., STAMFORD, CT
FOR
31 MAPLE TREE, LLC

Consultant:

SEAL:

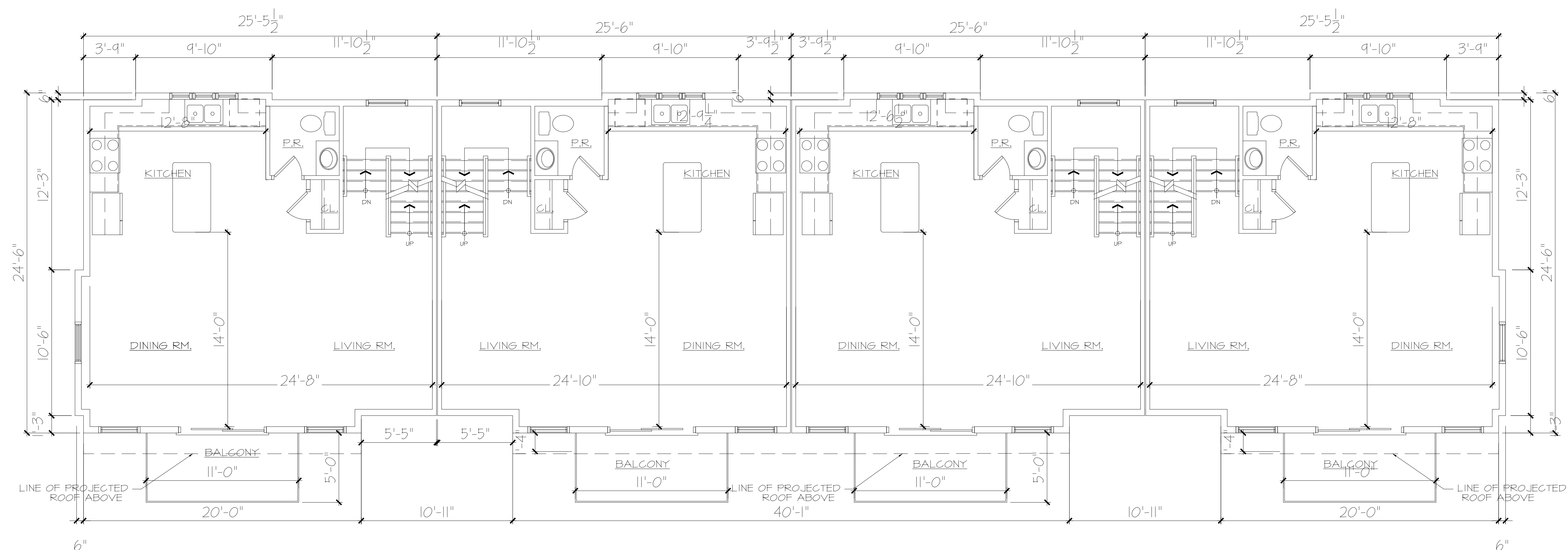
RAVI AHUJA, ARCHITECT
AWA DESIGN GROUP PC
 ARCHITECTURE DESIGN PLANNING
 401 Shippan Ave., Suite-202 Stamford, CT 06902
 Phone: 203-325-4121 Fax: 203-325-4123
 Web Site: AWAAdg.com Email: awa@AWAdg.com

PROJECT NO.	2204	A.102
DRAWN BY:	MG	
ISSUED:	08.01.24	
SCALE AS NOTED	DWG. NO.	

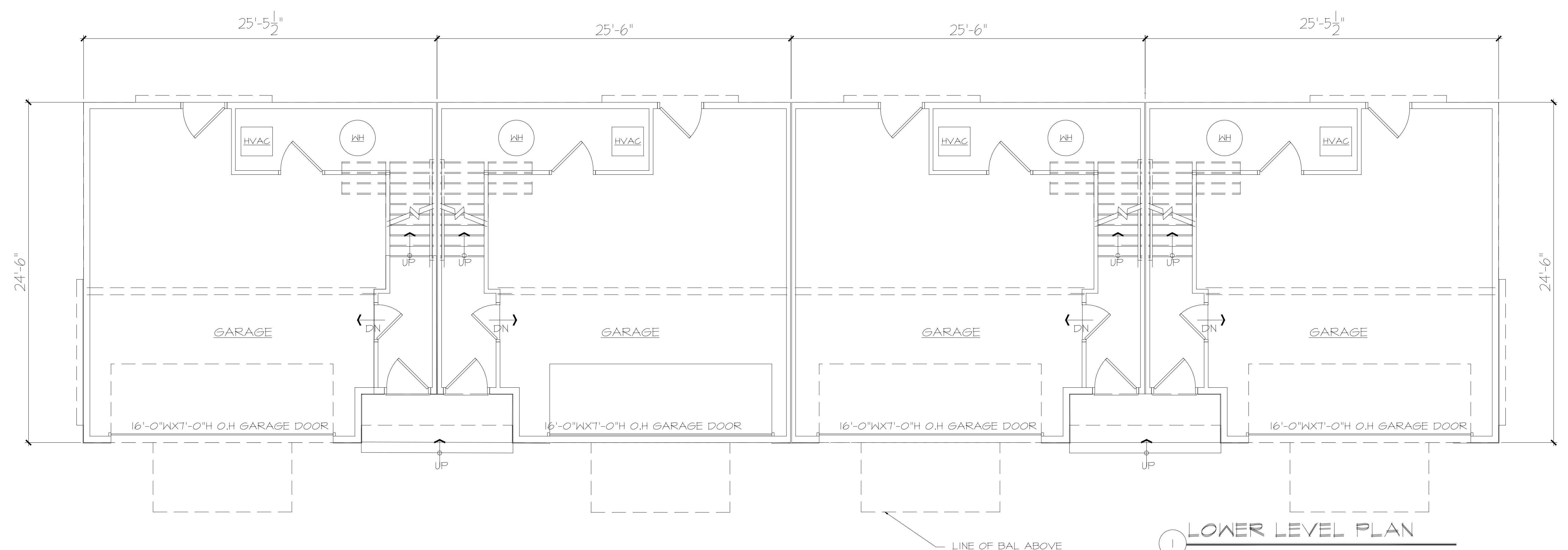
DRAWING TITLE:
ELEVATIONS BUILDING # 1

These Drawings are the property of the Architect. Architect shall retain all rights including copy right. No part thereof shall be copied or used in connection with any other project without written consent of the architect.
Copyright 2022 AWA Design Group P.C.

NO	DATE	ISSUE/REVISION
1	9.06.24	
2		
3		
4		



2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



1 LOWER LEVEL PLAN
SCALE: 1/4"=1'-0"

PROPOSED RESIDENTIAL DEVELOPMENT
31 MAPLE TREE AVE., STAMFORD, CT
FOR
31 MAPLE TREE, LLC

Consultant:

SEAL:

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

PROJECT NO.	2204	A.103
DRAWN BY:	MS	
ISSUED:	08.01.24	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:
FLOOR PLANS BUILDING # 2

These Drawings are the property of the Architect. Architect shall retain all rights including copy right. No part thereof shall be copied or used in connection with any other project without written consent of the architect.
Copyright 2022 AWA Design Group P.C.

NO	DATE	ISSUE/REVISION
1	9.06.24	
2		
3		
4		

PROPOSED RESIDENTIAL DEVELOPMENT
31 MAPLE TREE AVE., STAMFORD, CT
FOR
31 MAPLE TREE, LLC

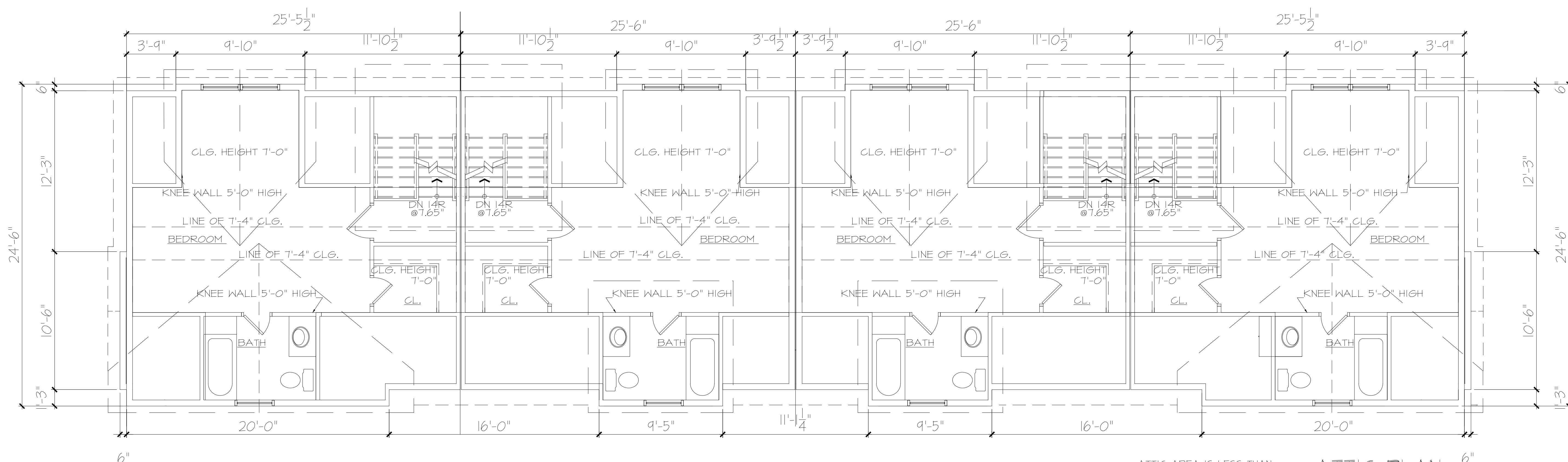
Consultant:

SEAL:

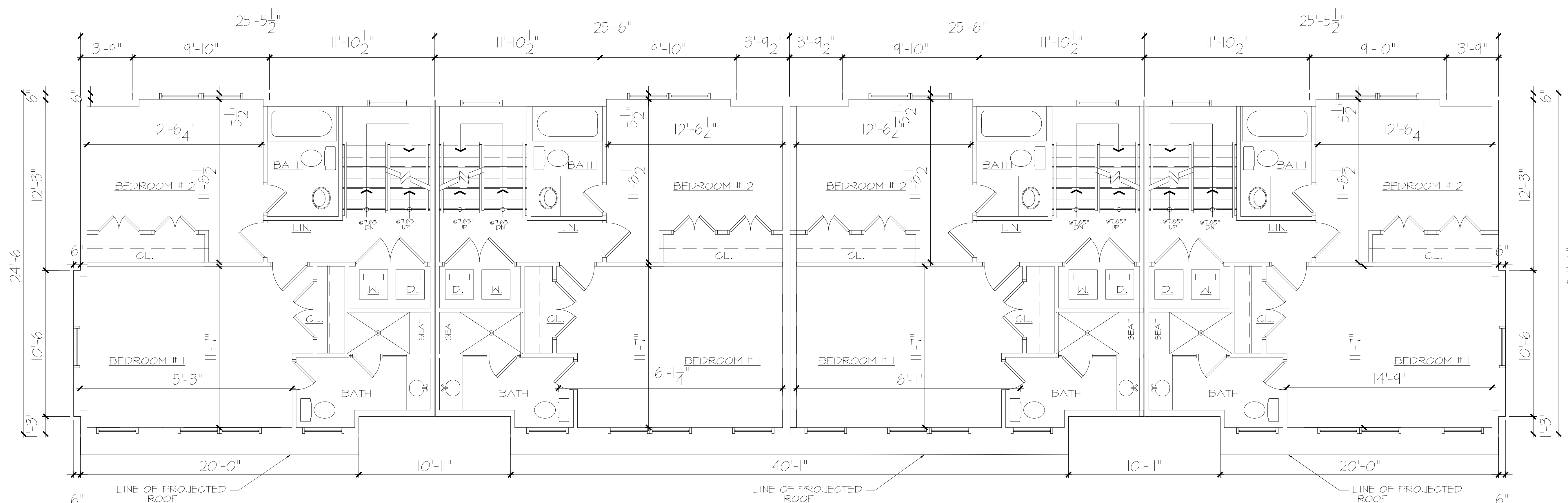
RAVI AHUJA, ARCHITECT
AWA DESIGN GROUP PC
ARCHITECTURE DESIGN PLANNING
401 Shippan Ave., Suite 202 Stamford, CT 06902
Phone: 203-325-4121 Fax: 203-325-4123
Web Site: AWADg.com Email: awa@AWADg.com

PROJECT NO.	2204	A.104
DRAWN BY:	MG	
ISSUED:	08.01.24	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:
FLOOR PLANS BUILDING # 2



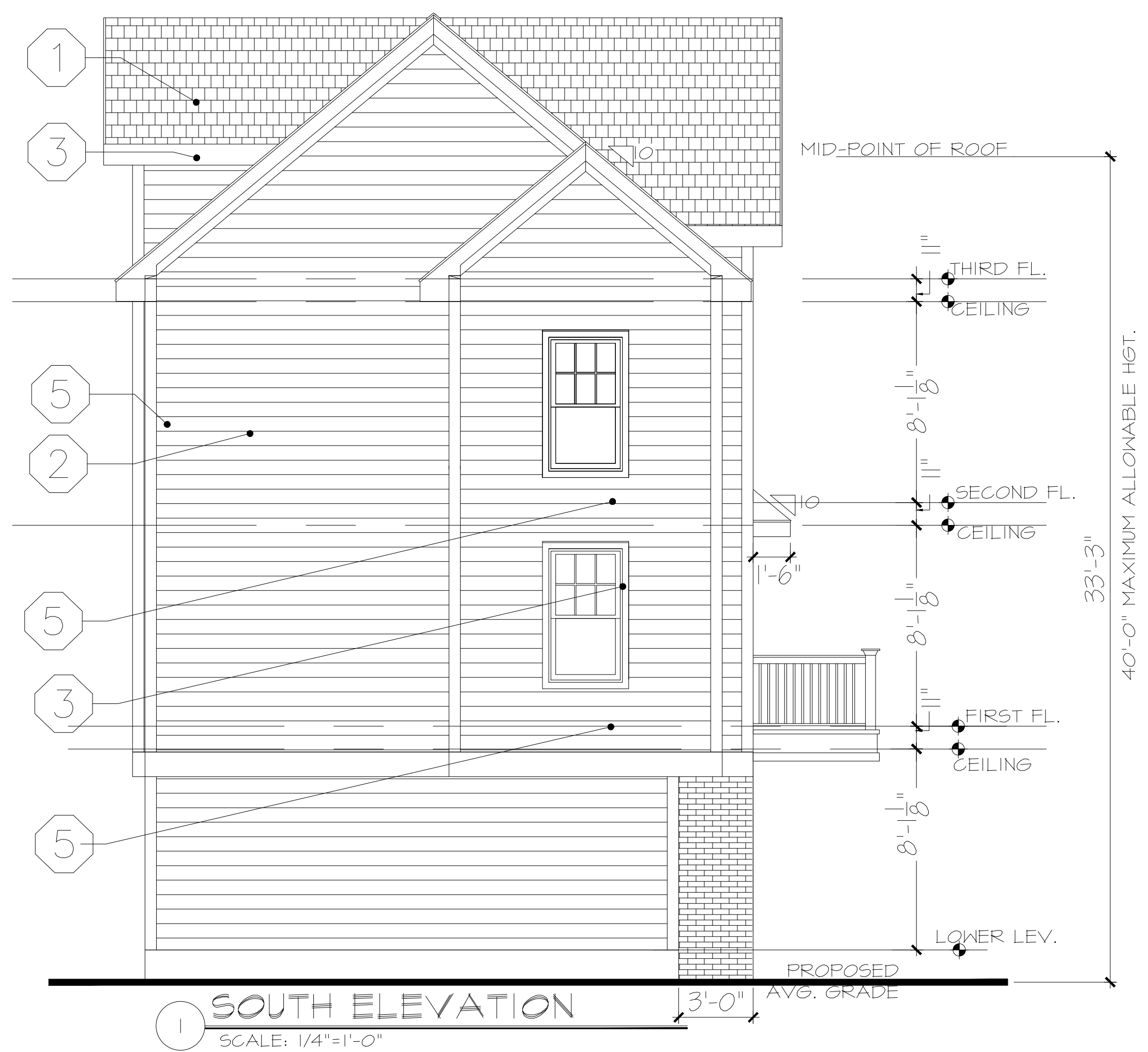
ATTIC AREA IS LESS THAN 1/3RD OF THE SECOND FLR. AREA @ 7'-4" CLG. HGT.
2 ATTIC PLAN
SCALE: 1/4"=1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

These Drawings are the property of the Architect. Architect shall retain all rights including copy right. No part thereof shall be copied or used in connection with any other project without written consent of the architect.
Copyright 2022 AWA Design Group P.C.

NO	DATE	ISSUE/REVISION
1	9.06.24	
2		
3		
4		



EXTERIOR FINISH MATERIALS LIST

NO.	MATERIAL
①	ASPHALT SHINGLE ROOFING
②	HARDIE BOARD SIDING
③	VINYL CLAD D.H. WINDOWS
④	VINYL RAILING
⑤	AZEK TRIM
⑥	1/2" THIN BRICK VENEER



PROPOSED RESIDENTIAL DEVELOPMENT
31 MAPLE TREE AVE., STAMFORD, CT
FOR
31 MAPLE TREE, LLC

Consultant:

SEAL:

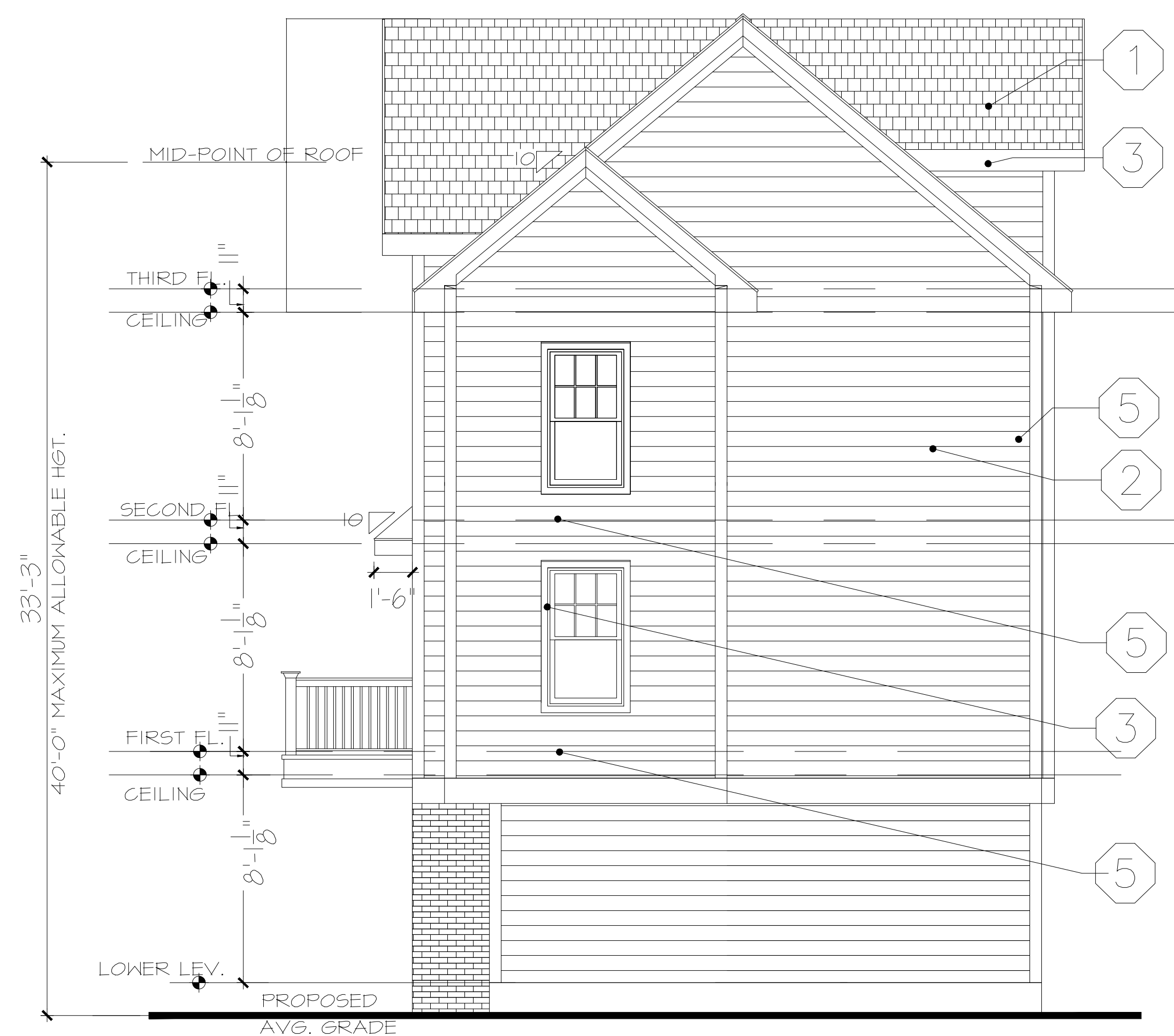
RAVI AHUJA, ARCHITECT
AWA DESIGN GROUP PC
ARCHITECTURE DESIGN PLANNING
401 Shippan Ave., Suite-202 Stamford, CT 06902
Phone: 203-325-4121 Fax: 203-325-4123
Web Site: AWAAdg.com Email: awa@AWAAdg.com

PROJECT NO.	2204	A.105
DRAWN BY:	MG	
ISSUED:	08.01.24	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:
ELEVATIONS BUILDING # 2

These Drawings are the property of the Architect. Architect shall retain all rights including copy right. No part thereof shall be copied or used in connection with any other project without written consent of the architect.
Copyright 2022 AWA Design Group P.C.

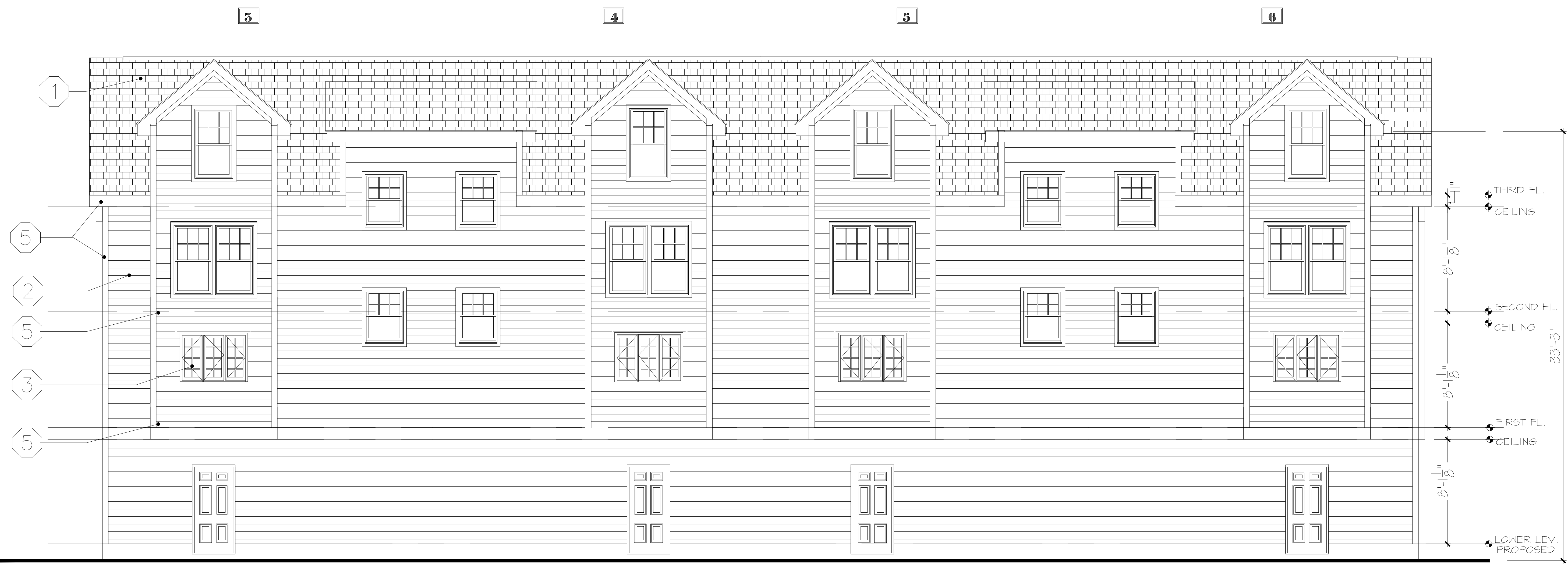
NO	DATE	ISSUE/REVISION
1	9.06.24	
2		
3		
4		



1 NORTH ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR FINISH MATERIALS LIST

NO.	MATERIAL
1	ASPHALT SHINGLE ROOFING
2	VINYL SIDING
3	VINYL CLAD WINDOWS/SLIDERS
4	VINYL RAILING
5	AZEK TRIM



1 WEST ELEVATION
SCALE: 1/4"=1'-0"

PROPOSED RESIDENTIAL DEVELOPMENT
31 MAPLE TREE AVE., STAMFORD, CT
FOR
31 MAPLE TREE, LLC

Consultant:

SEAL:

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

PROJECT NO.	2204	A.106
DRAWN BY:	MG	
ISSUED:	08.01.24	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:
ELEVATIONS BUILDING # 2