

35 Commerce Road

Zoning Board Application #225-12

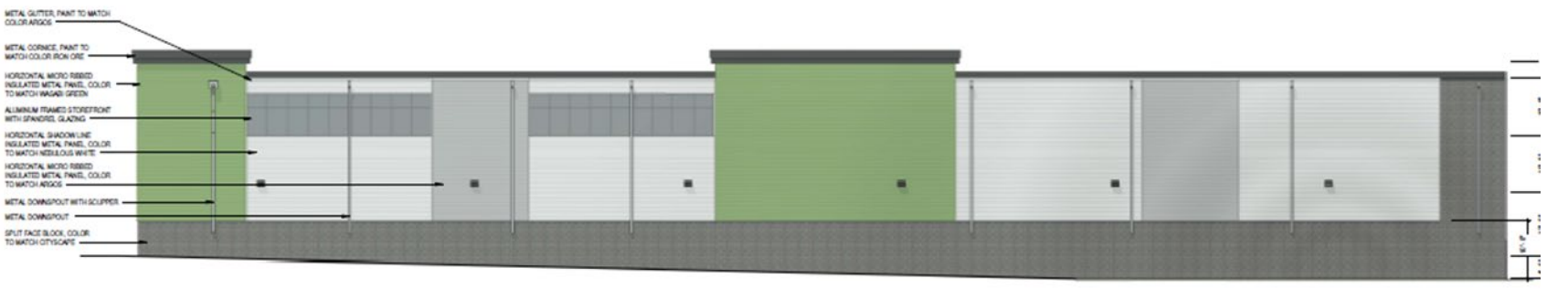
ESS Prisa, LLC

Zoning Board

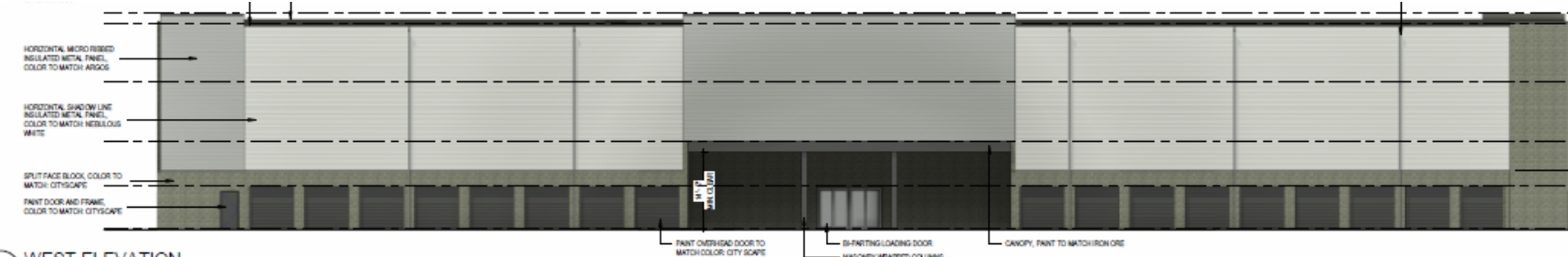
July 28, 2025



WEST ELEVATION
3/32" = 1'-0"



EAST ELEVATION
3/32" = 1'-0"



4 WEST ELEVATION
3/32" = 1'-0"



1 EAST ELEVATION
3/32" = 1'-0"



Proposed Self Storage Building Parking Requirement – 7.25.25		
Applicable Floor Area of New Building	Parking Requirement	Provided Parking
56,684 sf on upper floors.	1 parking space for 5,000 sf of gross floor area.	11.3 spaces
4,393 sf accessible on ground floor.	1 parking space for every 2,000 sf of gross floor area for units accessible at grade.	2.2
Total: 61,077 sf		Total to be provided: 14 spaces.
N/A	10% of parking spaces must be EV equipped (2 spaces)	3 spaces EV compliant.



TREE SURVEY LEGEND

- ⊗ HEALTHY TREE
- ⊗ AT RISK TREE
- ⊗ HAZARDOUS TREE

DATE: 08/20/2024
DRAWN BY: J. BROWN
CHECKED BY: M. BROWN
PROJECT NO.: 2024-07
DATE: 08/20/2024
SCALE: AS SHOWN
JOB: TREE SURVEY EXHIBIT



**FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION**

EXH-01

$L=254.49'$
 $R=2547.05'$
 $L=129.52'$
 $CHD=584705.39'$
 $129.51'$

$S82^{\circ}38'15"E$ 80.75'

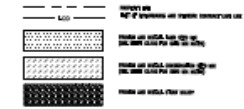
DATE PLOTTED: 08/20/2024 10:00 AM. PLOT SCALE: 1"=20'. PLOT BY: J. BROWN. PLOT CHECKED BY: M. BROWN. PLOT PROJECT NO.: 2024-07. PLOT DATE: 08/20/2024. PLOT SCALE: 1"=20'. PLOT JOB: TREE SURVEY EXHIBIT.



LANDSCAPING INFORMATION

ITEM	REQUIREMENTS	PROPOSED	VARIANCE
BUFFER REQUIREMENTS FOR NON-RESIDENTIAL USES	WHERE A LOT OR AN AL. DISTRICT ADJACENT TO A LOT OF ANOTHER DISTRICT OR TO A HIGHWAY, THE FOLLOWING BUFFER REQUIREMENTS SHALL APPLY TO THE COMMON LOT LINES: THERE SHALL BE A 10' WIDE PLANTED BUFFER DESIGNATED TO MAINTAIN SEPARATION AND TO SCREEN THE AREAS LOCATED ON THE LOT IN AN AL. DISTRICT.	10 FEET WIDE PLANTED BUFFER AS SHOWN AND NOTED ON THIS PLAN. ROWS OF DISBURSED VEGIC. WITH STREET TREES PERM.	NO
STREET TREE	DISTANCE BETWEEN STREET TREES TO BE PLANTED ON THIS SIDE SHALL BE 30 FEET FOR EVERY 10 FEET OF STREET FRONTAGE. MINOR-LARGE TREES, 1 TREE FOR EVERY 10 FEET OF STREET FRONTAGE. MEDIUM TREES = 11.2 FT (EXCLUDE PLANTING AREA) + 30" x 4" REGULAR TREES PERM. CORNER TREES = 13.4 FT (EXCLUDE PLANTING AREA) + 18" x 4" REGULAR TREES PERM. INTERSECTING AVENUE = 12 FT (EXCLUDE PLANTING AREA) + 2" x 4" REGULAR TREES PERM.	WEST MAIN ST = 4" REGULAR TREES PERM., CORNER TREES = 4" REGULAR TREES PERM., INTERSECTING AVENUE = 2" REGULAR TREES PERM.	NO

LANDSCAPE PLAN LEGEND

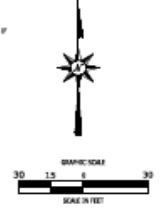


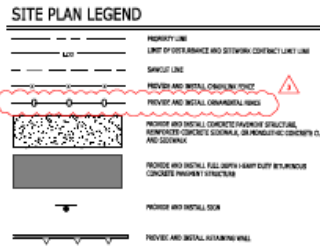
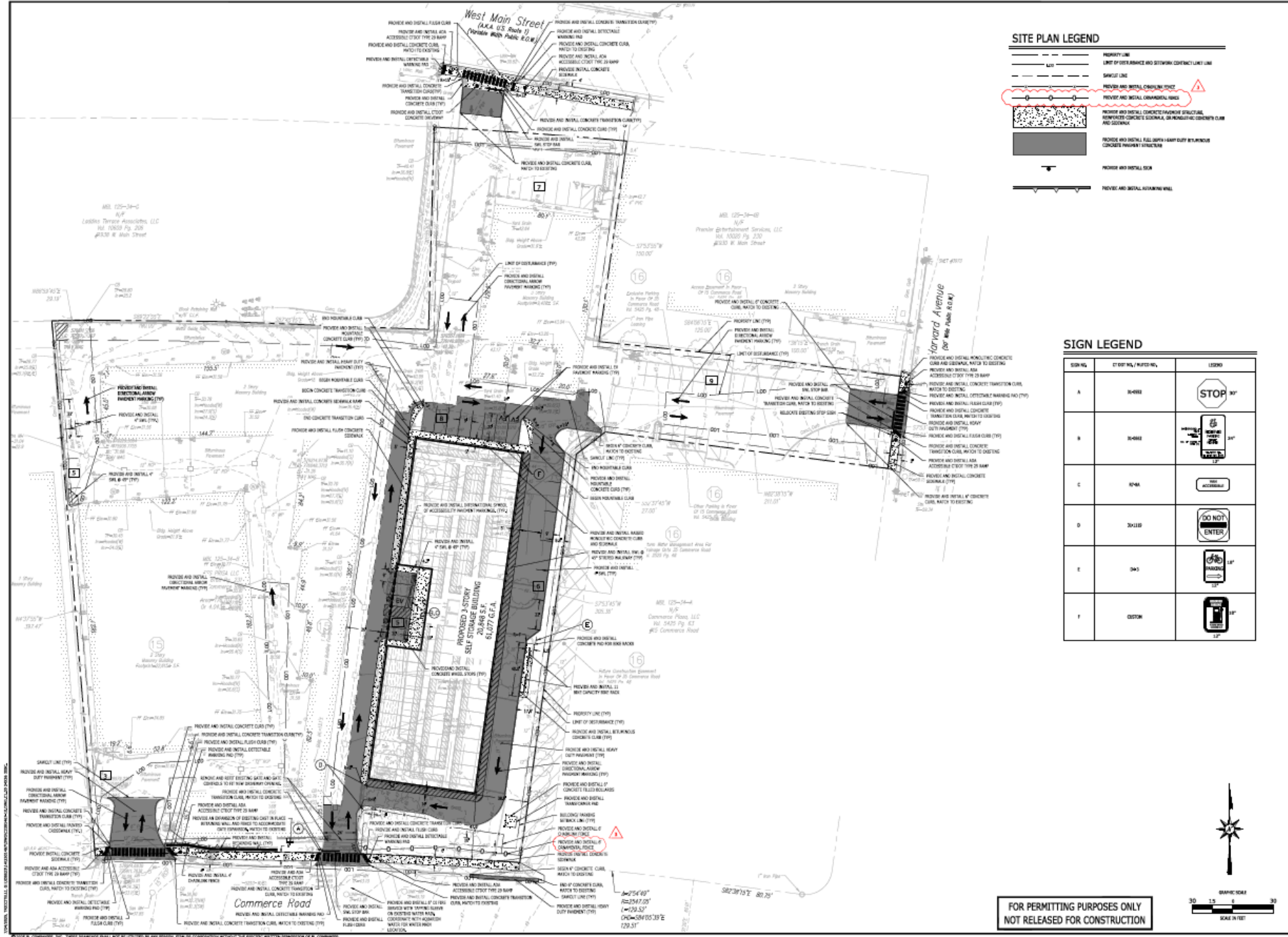
SUBSTRATE	SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES	(+)	HT	8	OLEIFERA THYRACANTHOS NEROME 'HAIKHAESTER'	HAIKHAESTER HONEY LOCUST	2"-2.5" CAL.	BAR
SHRUBS	(•)	PR	8	PRUNUS SARRILEITE	SARRILEITE CHERRY	2"-2.5" CAL.	BAR
	(•)	OR	8	QUERCUS RUBRA	NORTHERN RED OAK	2"-2.5" CAL.	BAR
	(+)	TA	2	TILIA AMERICANA 'YEDMOND'	YEDMOND AMERICAN LINDEN	2"-2.5" CAL.	BAR
SHRUBS	(•)	SS	48	ILEX GLABRA 'HARRISON'	HARRISON ILEX	5" GAL. 36" HT MIN.	CONT.
	(•)	IV	13	ILEX 'SCHELLATA'	WINTERGREEN	24"-36" HT AND SPREAD	CONT.
	(•)	MB	8	ILEX X MEDIOCRIS 'BLUE PRINCESS'	BLUE PRINCESS HILLY	20"-36" HT & SPREAD	CONT. OR BAR
	(•)	MSA	28	MESQUITUS SERRISSE 'AGAZOT'	AGAZOT MESQUITE GRASS	3" GAL.	CONT.
	(•)	SEA	15	SPIRAEA X BUNHALDA 'ANTHONY WATSON'	ANTHONY WATSON SPIREA	24"-36" HT AND SPREAD	CONT. OR BAR
	(•)	AS	17	ABERWOOD 'IDENTITUM'	ABERWOOD	30"-36" HT & SPREAD	CONT. OR BAR
ORNAMENTAL GRASS	(+)	FR	10	'FRENCH ALPINE' LITTLE SUNNY	LITTLE SUNNY FOUNTAIN GRASS	1" GAL.	CONT.

NOTES:
 1. ALL SUBSTITUTIONS MUST BE APPROVED FOR THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
 2. PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN BRANDED THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF QUANTITIES EXCEED THE LANDSCAPE QUANTITY SHALL APPLY.
 3. IF THERE IS A DISCREPANCY BETWEEN THE COMMON NAME, BOTANICAL NAME, OR PICTURE.

SEE SHEET C5.00 FOR LANDSCAPE NOTES AND DETAILS

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SIGN LEGEND

SIGN NO.	STREET NO. / MUTUAL NO.	LEGEND
A	2400	STOP 36"
B	2400	NO PARKING 36"
C	2400	NO ACCESSIBLE 36"
D	2400	DO NOT ENTER 36"
E	2400	NO BICYCLE PARKING 18"
F	0270	NO MOBILE PHONE 18"

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300 Research Parkway
Stamford, CT 06902
(203) 350-1466



PROPOSED DEVELOPMENT
35 COMMERCE ROAD
STAMFORD, CT 06902

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 08/20/2024

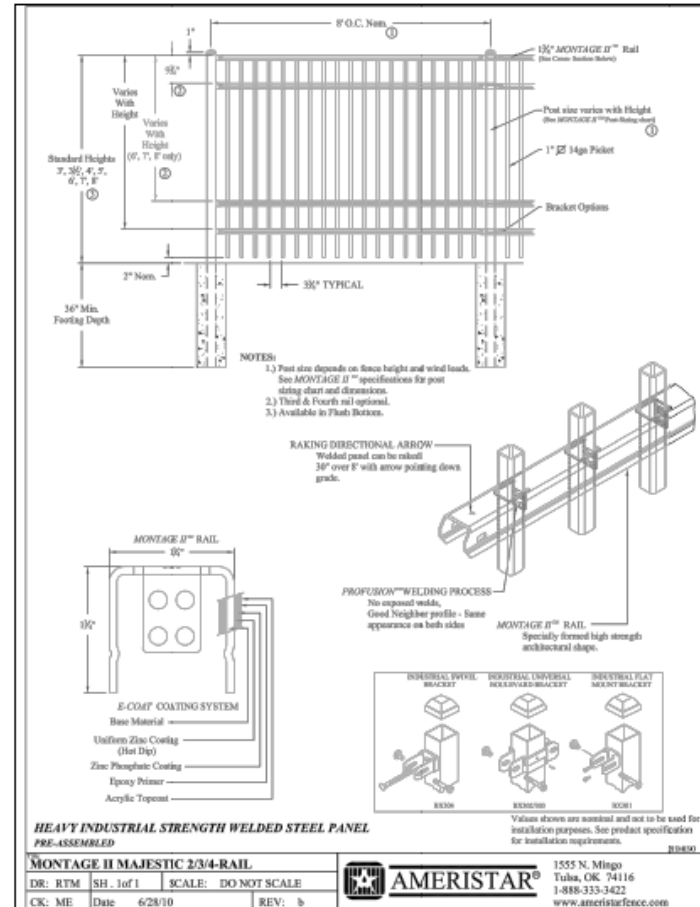
Drawn: TAV
Revised: TAV
Scale: 1"=30'
Project No: 2024-07
City: STAMFORD

DATE: 08/20/24
PROJECT: 35C0447-03

TITLE: SITE PLAN

Sheet No: **C1.00**

THIS IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF A.E.L.S.



SPECIFICATION:
 BLACK
 6' TALL
 2 RAIL

ORNAMENTAL FENCE DETAIL
 N.T.S.

CARMODY 

TORRANCE | SANDAK | HENNESSEY_{LLP}