

ZONING COMMISSION
125 EAST AVENUE
P.O. BOX 5125
NORWALK, CONNECTICUT 06856-5125

APPLICATION FOR SITE PLAN REVIEW

A. APPLICATION INFORMATION (11 copies required)

- 1. Owner of record and owner's address**
Stone Realty Associates, LLC
15 Oakwood Avenue
Norwalk, CT 06851
- 2. Applicant's Name and Address**
Stone Realty Associates, LLC
15 Oakwood Avenue
Norwalk, CT 06851
- 3. Address of Property**
27 Seir Hill Road
Norwalk, CT 06851
- 4. Assessor's Map No.**
12NW
- 5. District, Block, Lot**
District 5, Block 40, Lot 80
- 6. Zoning District**
Business No. 2
- 7. Master Plan Designation**
Business No. 2 and AAA Residence
- 8. Land Record Map No.**
1606, 5923, 6609, 7086, 7613, 7852, 7893, 8995, 10676, 10812, 11214, 13491,
13580, 14078
- 9. List of adjoining property owners and those directly across the street**
Refer to Schedule A attached hereto and made a part hereof.

*Letter of consent by owners of property submitted herewith.

10. **Existing Use(s)**
Refer to Schedule B attached hereto and made a part hereof.
11. **Proposed Use(s)**
Refer to Schedule B attached hereto and made a part hereof.
12. **Written legal description of the subject property**
Attached hereto as Exhibit C.
13. **Confirmation of Tax Status**
Attached hereto as Exhibit D.
14. **Filing Fee - \$410.00**
Submitted.

B. SITE PLAN REVIEW APPLICATION INFORMATION (4 copies required)

1. **Aerial Photograph/Photogrammetry (1" = 100' or 1" = 200') one copy required.**
One (1) aerial photograph from the Department of Public Works to be submitted.
2. **Site Survey (1" = 30' or 1" = 20') four copies required.**
Refer to "Property and Topographic Survey 15 Oakwood Avenue Prepared for Stone Realty Associates, LLC (Sheets 1 of 2 and 2 of 2)" dated October 25, 2017 revised to 5/3/20 prepared by Ryan and Faulds Land Surveyors. Four (4) copies submitted herewith.
3. **Project Site and Utility Plans (1" = 30' or 1" = 20') four copies required.**
Refer to "Site Layout Plan (Sheet C101)"; "Site Utility Plan (Sheet C102)"; "Site Layout and Utility Plan Off-Site Parking Area (Sheet C104)"; "Construction Notes and Details (Sheets C901, C902)" dated 1/11/18 revised to 6/5/20 prepared by McChord Engineering Associates, Inc.; "Tree Retention Plan (L101)"; "Landscape Plan – sectors A&B (L101)"; "Landscape Plan – Sector C (L102)"; "Roof Landscape Plan (L103)"; "Landscape Lighting Plan (L104)"; "Site Plan – Sector A (A001)"; "Site Plan – Sector B (A002)"; "Site Plan – Sector C (A003)"; all dated 1/11/18 revised to 6/5/20 prepared by McLennan Design, LLC. Four (4) copies submitted herewith.
4. **Building Plans, Elevations & Sections (1/8" = 1'0" or larger) four copies required.**
No structure is proposed in off-street, on-grade parking lot. However, revision set approved Innovation Center are proposed. Refer to "Floor Plans – Level 1 (A101)"; "Floor Plans – Level 2 (A102)"; "Floor Plans – Level 3 (A103)"; "Floor Plans – Level 4 (A104)"; "Roof Plans (A105)"; "Roof Drainage Plans (A106)"; "Building Elevations (A201)"; "Building Elevations (A202)"; "Building

Elevations (A203)”; “Building Elevations (A204)”; “Building Elevations – With Screens (A251, A252, A253)”; “Building Sections (A301 & 302)”; “Exterior Details – Site Features (A501 & A502)”; “Exterior Details – Plaza (A503 & 504)”; “Exterior Details – Site (A505 & 506)”; “Exterior Details – Roof (A551, 552, 553)” all dated 1/11/18 revised to 6/5/20; “Electrical Parking Lot Photometrics (E052)”; “Electrical Lighting Plans (E101, 102, 103 & 104)” dated 3-2-20 all prepared by McLennan Design, LLC. Four (4) copies of each submitted herewith.

5. Additional Information

a. Lot coverage and parking space computations

Refer to “Parking Summary” set forth on “Code Summary (Sheet Number G003)” dated 1-11-18 revised to 6-5-20 prepared by McLennan Design, LLC. Four (4) copies submitted herewith.

b. Detailed soil erosion and sediment control plan per Article 112

Refer to “Site Grading and Soil Erosion Control Plan (Sheet C103)”; “Site Grading and Soil Erosion Control Plan Off-site Parking Area (Sheet C105)” dated 1-11-18 revised to 6-5-20 prepared by McChord Engineering Associates, LLC. Four (4) copies submitted herewith.

c. Gross building area computations by floor (and unit if applicable)

No structures are proposed on the on-grade, off-street parking lot for which this site plan review application is submitted so these computations are not necessary. The Innovation Center at 15 Oakwood Avenue, for which this parking lot is a resource, has already been approved and approvals were extended by action of the Zoning Commission in May 2020.

d. Storm drainage computations

Refer to “Stormwater Management Report Prepared for HMTX World Headquarters 15 Oakwood Avenue, Norwalk, CT” dated January 11, 2018 revised to June 5, 2020 prepared by McChord Engineering Associates, Inc. Eleven (11) copies submitted herewith.

e. Three-dimensional, architectural block model of proposed building and site at same scale as site plans, if requested by Commission.

The Applicant seeks a waiver of this since this site plan review application is submitted in connection with a proposed on-grade parking lot. No structure is proposed on the lot. The building on the adjoining parcel at 15 Oakwood Avenue has already been approved. Two-dimension drawings are submitted herewith.

6. Signs

Signage will comply with the Building Zone Regulations of the City of Norwalk and it is understood that separate zoning and building permits will be required. An existing, compliant ground sign will remain; the panels on the sign cabinet will be replaced with new tenant information.

7. Traffic Report (11 copies required)

Refer to "Updated Traffic Access and Impact Study Proposed Innovation Center 15 Oakwood Avenue Norwalk, Connecticut" dated February 2020 and prepared by Frederick P. Clark & Associates. Eleven (11) copies submitted herewith.

Respectfully submitted 5th day of June 2020.

**Stone Realty Associates, LLC
Metroflor Corporation**

By

Carmody Torrance Sandak & Hennessey
UP

Carmody Torrance Sandak & Hennessey LLP

Its Attorneys

Elizabeth A.B. Suchy, Esq.

707 Summer Street – 3rd Floor

Stamford, CT 06901

(203) 425-4200 (phone)

(203) 325-8608 (fax)

**STONE REALTY ASSOCIATES, LLC
METROFLOR CORPORATION
15 OAKWOOD AVENUE & 27 SEIR HILL ROAD – NORWALK, CT
APPLICATION FOR SITE PLAN REVIEW ACTIVITY
SCHEDULE A**

LIST OF ABUTTING PROPERTY OWNERS AND THOSE DIRECTLY ACROSS THE STREET

1.
5/38A/4
Sixteen Oakwood Holdings, LLC
16 Oakwood Ave.
Norwalk, CT 06850
Mailing:
30 Oakwood Ave.
Norwalk, CT 06851
2.
5/38A/33
Stephen Boccarossa
14Oakwood Ave.
Norwalk, CT 06850
Mailing:
675 Mill Plain Rd.
Fairfield, CT 06824
3.
5/38A/25
Par Oakwood Ave. Family Ltd. Partnership
12 Oakwood Ave.
Norwalk, CT 06850
Mailing:
37 Turtleback Rd.
Wilton, CT 06898
4.
5/38A/14
Glenrock Condominiums
Condominium Association
80 Glenrock Rd.
Norwalk, CT 06850
Mailing: Glenrock Condominium Association
c/o Michael Serrano
1 Glenrock Rd., Unit A1
Norwalk, CT 06850
5.
5/38A/49
Thirty Oakwood Holdings, LLC
30-32 Oakwood Ave.
Norwalk, CT 06850
Mailing:
c/o Able Construction
30 Oakwood Ave.
Norwalk, CT 06850
6.
State of Connecticut Dept. of Transportation
Robert Ike
2800 Berlin Turnpike
P.O. Box 317546
Newington, CT 01606
7.
5/38A/24
34 Oakwood Avenue Associates, LLC
34 Oakwood Ave.
Norwalk, CT 06850
Mailing:
349 Main Ave. #8
Norwalk, CT 06851
8.
5/40/49
Seir Hill Partners LLC
25 Seir Hill Rd.
Norwalk, CT 06850
9.
5/40/29
Seir Hill Gardens
Condominium Association
7 Seir Hill Rd.
Mailing: Seir Hill Gardens Condominium Association
c/o Michael Musante
7 Seir Hill Rd., Unit A2
Norwalk, CT 06850

**STONE REALTY ASSOCIATES, LLC
METROFLOR CORPORATION
15 OAKWOOD AVENUE – NORWALK, CT
APPLICATION FOR SITE PLAN REVIEW
EXISTING AND PROPOSED USES
SCHEDULE B**

I. BACKGROUND

Stone Realty Associates, LLC (“Stone Realty”) is the owner of 14,370± sq.ft. (0.39± ac) vacant real property located at 27 Seir Hill Road, Norwalk, Connecticut (the “Property”). Designated as Tax Lot 80 in Block 40 of the Fifth Taxing District, the property was acquired from the State of Connecticut Department of Transportation on September 25, 2019.¹ This land is bordered by the remnants of the former Seir Hill Road to the east and other land owned by the State of Connecticut to the south and west.

In addition, Stone Realty is also the owner of real property with the improvements thereon located at 15 Oakwood Avenue in Norwalk, Connecticut. Designated as Tax Lot 12 in Block 38A of the Fifth Taxing District (the “Property”), the Property is 1.7+ acres and is zoned Business No. 2 (B2) and is improved with two (2) commercial structures: one (1) structure, built in 1985, is 11,300± sq.ft. and is an office; the other structure, constructed in 2005, is 8,400± sq.ft. and is an office/warehouse use. Access to the Property is gained from Oakwood Avenue and there are currently more than 40 parking spaces on the Property serving the needs of both buildings and uses therein.

The Norwalk-based Metroflor Corporation’s (“Metroflor”)² dates to 1912 when its founders opened a building materials distribution company in upstate New York. As the company evolved, its focus sharpened around flooring and it became the first to introduce pure, homogeneous vinyl floor tile. Since then, the company has become a leader and its products, designs, brands and manufacturing methods represent the largest assortment of quality in the industry today. As specialists, Metroflor is in constant pursuit of the next innovation and new design statements while continuing to deliver outstanding products with woodgrains of rich color, grain and texture, and tiles with the look and feel of natural stone, combined with durability, easy maintenance and a warmer, softer feel underfoot, suitable for retail, residential, healthcare, assisted living, hospitality, multi-family, corporate and educational settings.

II. PRIOR APPROVAL HISTORY

In 2018³, the City of Norwalk Zoning Commission approved⁴ the construction, use and occupancy of a 24,000± four-story “Innovation Center” where Stone and Metroflor artists, designers and others will gather to collaborate, design and create mock-ups and models of new products. The building will be constructed along the western portion of the parcel integrating many of the natural topographic and landscape features that currently exist on the site.

A parking structure had been proposed behind and next to existing Metroflor buildings to achieve parking compliance, but the Applicant obtained a waiver of up to 50% of the parking as permitted by Sec. 118-1221 of the City of Norwalk Building Zone Regulations (“zoning regulations”). Since it is anticipated that rarely will there be more than 12-15 people in the facility at any time and that some will already be

¹ Volume 8892 at Page 221, Norwalk Land Records.

² For more information, visit www.metroflorusa.com.

³ #1-18SP.

⁴ The Zoning Commission granted an extension of time to secure zoning and building permits in May 2020.

Metroflor staff who work in other buildings on the Property, the parking required for this development under the zoning regulations is substantially more than necessary for all the proposed uses.

III. PROPOSAL

Now that Stone Realty owns 27 Seir Hill Road, it has developed a plan for a 20+/-space, on-grade off-street parking lot on this parcel, to avoid the expense of and disruption to its tenants and neighbors of construction related to the approved parking structure at 15 Oakwood. This effort is consistent with the plans described to the Commission during the 2018 hearing process and in connection with its first requests for extension of time in 2019 and 2020.

This application for Site Plan Review for a mixed-use development consisting of residential, office and research and development uses, is submitted pursuant to Sec. 118-1451 (Site Plan Review) and Sec. 118-522 (Business No. 2). The Applicant submits that the application complies with the standards for site plan review set forth in Sec. 118-1451 as follows:

(1) Stable Traffic Flow. The Applicant submits that site generated traffic shall not adversely affect pedestrian or vehicular safety, conflict with the pattern of highway circulation or increase traffic congestion to a level of service (LOS) considered unacceptable by the Commission. (Refer to "Traffic Access and Impact Study" prepared by Frederick P. Clark & Associates attached hereto and made a part hereof).

(2) Off-street parking and loading. The Applicant submits that the proposed site plan fully complies with the parking and loading requirements set forth in the City of Norwalk Building Zone Regulations. (Refer to plans by McLennan Design & McChord Engineering, attached hereto and made a part hereof).

(3) Landscaping and screening. All off-street parking and loading areas have been landscaped in accordance with Sec. 118-1250 of the regulations. The area between the street line and the front setback line, except for vehicle and pedestrian accessways, has been landscaped with lawns, trees, shrubs and other appropriate planting. Buffer strips have been provided in accordance with Sec. 118-1000, and major trees and significant landscape features have been preserved to the maximum extent practicable. Existing landscaping will remain. (Refer to landscape plan by McLennan Design, attached hereto and made a part hereof).

(4) Illumination. All outdoor lighting and illuminated signs will be of a reasonable intensity of illumination and have been shielded so that such lighting will not adversely affect any abutting property, street or navigable waterway. Existing exterior lights will remain, and be equipped with downlit, full cut-off fixtures sufficient to provide safety for employees and visitors. (Refer to lighting plan by McLennan Design, attached hereto and made a part hereof.)

(5) All sanitary and storm sewers have been designed and certified by a civil engineer and shall be approved by the Department of Public Works. Proper provision for erosion and sedimentation control has been made. (Refer to plans by McChord Engineering, submitted herewith).

(6) Impact on adjacent property. The traffic access, off-street parking and loading, landscaping and screening, illumination and utilities provided for the site shall not be detrimental to the safe and orderly development of any adjacent property.

(7) No known zoning violations exist on the property.



INSTR # 2019009747
 VOL 8892 PG 221
 RECORDED 09/26/2019 09:48:38 AM
 RICHARD A. MCQUAID
 TOWN CLERK NORWALK CT
 NO CONVEYANCE TAX

Return to:
 Stone Realty Associates, LLC
 15 Oakwood Avenue
 Norwalk, Connecticut 06850

QUIT-CLAIM DEED **STATUTORY FORM**

The State of Connecticut, Department of Transportation, Joseph J. Giuliatti, Commissioner, under authority granted by Section 13a-80 of the Connecticut General Statutes, as revised, acting herein by Terrence J. Obey, Director of Rights of Way, Bureau of Engineering and Construction, Department of Transportation, duly authorized, and with the advice and consent of the Office of Policy and Management and the State Properties Review Board, for consideration paid Three Hundred Eleven Thousand Dollars (\$311,000.00), does hereby give, grant, bargain, sell and convey to Stone Realty Associates, LLC, a Connecticut limited liability company having its principal place of business in the Town of Norwalk, County of Fairfield and State of Connecticut, with QUIT-CLAIM COVENANTS,

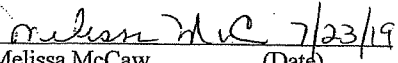
That certain parcel of land, situated in the Town of Norwalk, County of Fairfield and State of Connecticut, located on the easterly side of Present U.S. Route 7 N.B., containing 14,370 square feet, more or less, and more particularly shown on a map to be filed in the Norwalk Town Clerk's Office entitled: "TOWN OF NORWALK MAP SHOWING LAND RELEASED TO STONE REALTY ASSOCIATES, LLC BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION U.S. ROUTE 7 @ SEIR HILL ROAD SCALE 1" = 40' MAY 2017 MARK D. ROLFE, P.E. CHIEF ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION", TOWN NO. 102, PROJECT NO. 102-129, SERIAL NO. 76A, SHEET 1 OF 1, Last Revised 2/21/19, and further bounded and described as follows:

- WESTERLY by Present U.S. Route 7 N.B., 70.31 feet, by a line designated "RELEASE LINE & NON-ACCESS HIGHWAY LINE", as shown on said map;
- NORTHWESTERLY by said Present U.S. Route 7 N.B., 153.79 feet, by a line designated "RELEASE LINE & NON-ACCESS HIGHWAY LINE", as shown on said map;
- EASTERLY by Present Seir Hill Road, a total distance of 170.23 feet, by a line designated "RELEASE LINE & STREET LINE", as shown on said map;
- SOUTHERLY by land of the State of Connecticut (D.O.T.), 113.09 feet, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on said map.

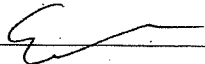
I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL DOCUMENT RECEIVED FOR RECORD IN THE OFFICE OF THE TOWN CLERK OF THE CITY OF NORWALK
 ON Sept 26, 2019 AT 9:48AM
M. J. ...
 TOWN CLERK
 DATE September 26, 2019

Stone Realty Associates, LLC
102-129-076A

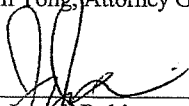
This conveyance is made with the approval of the undersigned in conformity with
Section 13a-80 of the General Statutes of Connecticut, as revised.


Melissa McCaw (Date)
Secretary
Office of Policy and Management
State of Connecticut
Duly Authorized

State Properties Review Board

By  8/8/2019
(Date)

APPROVED AS TO FORM
William Tong, Attorney General

By 
Joseph Rubin
Assistance Deputy Attorney General
Duly Authorized

Date: 8/13/19

2020-06-05

15 OAKWOOD AVENUE - HMTX WORLD HEADQUARTERS

Narrative of Updates Since 2018 Submission and Pre-approval

INTRODUCTION

This document outlines the changes made to the project since the 2018 submission of the drawings to the zoning department and its subsequent pre-approval. The “2018 Submission” refers to the last drawing package that was reviewed by the city, dated 2018-03-07. Since pre-approval, the project has undergone standard development to meet applicable building codes, fire suppression requirements, integration of mechanical and plumbing systems, and general refinement in preparation for construction. Provided below is information about the overall changes to the project that are pertinent to the final review. Please note that this narrative is meant to capture the majority of the primary changes made to the drawing package but may not be inclusive of all.

GENERAL UPDATES

- **Parking** - The 2018 submission included a parking deck above the existing parking lot to meet the demand of the new building as well as the existing buildings. The owner has since acquired an additional parcel of land to the south of the new building where we will be constructing a surface parking lot to meet the demands of the new building. The parking counts for the new building in the drawing set now reflect the 50% reduction (for 29 stalls, total) as approved by the City of Norwalk. See sheet G005 for approval letter. Of the 29 parking stalls serving the new building, note that 20 are located in a new surface parking lot, 7 are located in the building’s entry plaza, and 2 are located in the existing parking lot. See additional description in the Traffic section of this document.
- **Additional Property** - The new parcel of land now shows up throughout the drawing set. It includes a new entrance drive, a 20-stall surface parking lot, site lighting, new landscaping, and civil utilities.
- **Front Entrance Courtyard** - The entrance courtyard at the south side of the new building is now rectilinear and contains 7 parking stalls. Previously a circular plaza was shown.
- **Footpaths** - An additional site footpath has been added to the north side of the building as code required emergency egress pathway. Another footpath has been added to the west side of the building for fire fighter access to the building. Both new paths were required to meet applicable codes and requirements and required minor updates to the site plans, landscaping, and site lighting.

CIVIL UPDATES

- **C101** - The shape of the northeastern rain garden has changed but the capacity has not been decreased.
- **C101** - The geometry of the raised boardwalk has changed and a sitting area and new footpath tom Oakwood Avenue were added.
- **C101** - The new sidewalk is not proposed in front of the existing office building as a result of the removal of the proposed parking garage.
- **C102** - The two catch basins located in the existing parking lot shall be routed through the stormwater quality manhole and the oil separator and sanitary connection for the parking garage has been eliminated.
- **C102** - An overflow drainage pipe has been added providing relief from the roof drainage cistern located on the southern portion of the building.
- **C102** - A below grade sanitary sewer connection is shown from the northern portion of the building to the southern portion of the building. The connection to the city sewer remains at the north end of Seir Hill Road.
- **C102** - The city sewer was relocated north of the plaza connection to Seir Hill Road. Access has been provided to the north via a compacted gravel accessway in the area of the relocated sewer.
- **C102** - Seir Hill Road was expended to serve the new building plaza point of arrival and the new 20 space parking lot.
- **C102** - Electric service to the building is indicated from the Seir Hill Road extension.
- **C102** - New drainage is proposed in the Seir Hill Road Extension and the new 22 space parking lot.
- **C103** - The soil erosion controls have been extended to address the extension of Seir Hill Road, the new 20 space parking lot and associated utility improvements.
- **C104** - This is a new drawing that details the proposed layout and utility improvements to Seir Hill Road and the 20 space parking lot located in the newly acquired property from the DOT. The primary focus of the modification to the application occurs in this area of the site.
- **C105** - This is a new drawing that details the proposed site grading and soil erosion controls to Seir Hill Road and the 20 space parking lot located in the newly acquired property from the DOT. The primary focus of the modification to the application occurs in this area of the site.

- **C901** - Additional details have been added to the plan to address additional items to be built.
- **C902** - Additional details have been added to the plan to address additional items to be built.
- Updated civil drainage report is provided as an attachment.

LANDSCAPE UPDATES

- **L101** - The landscaping concept has remained the same. Minor updates made to accommodate new footpaths.
- **L102** - A new drawing that shows the landscaping plan for the newly acquired parcel of land and parking lot. All plant species are native to the region.
- **L103** - The size of the green roof is still the same, but the configuration of the paving has been updated. The 2018 submission showed a curved path, we now show a rectilinear path.
- **L105** - Site lighting plan has undergone minor changes to accommodate the new footpaths. Parking deck and associated lighting has been removed. Note zero foot-candles at property lines.

ARCHITECTURAL UPDATES

- **G003-G004** - Minimal updates on code summary sheets to address fire rating requirements. Note updated parking calculations. Building height and average grade have not changed since 2018 submission.
- **A001-A002** - Added footpaths now shown. Front entrance courtyard geometry has changed and now includes 7 parking stalls.
- **A003** - A new drawing that shows the site plan for the newly acquired parcel of land and parking lot.
- **A101-106 Floor plans** - Minor updates to all plans. All major spaces, building functions, and locations of rooms are the same.
- **A201-253** - Stone cladding now shown between grids 1.7 and 3.4 on the east façade. Previously this was shown as plaster. Building height and average grade have remained the same.
- **A501-A553** - Exterior details now included that show relevant site and roof information including an enlarged plaza plan (3/A503), rain garden diagram (8/A502), and rooftop mechanical screen (1/A552).

ELECTRICAL UPDATES

- E052 - New sheet that shows the photometric analysis of the newly acquired south property / parking lot. Note zero foot-candles shown at property lines.
- E101-104 - Electrical lighting plans now provided.
- Electrical light fixture cut sheets are provided as an attachment.

TRAFFIC UPDATES

A new traffic report is provided as an attachment.

The original traffic report dated January 2018, evaluated the use of an elevated parking structure to replace the existing parking lot for 15 Oakwood Avenue. This parking structure was evaluated in the traffic study to provide a total of 102 parking spaces. This covered 40 stalls (2 beyond the 38 required) for the existing buildings, 59 required for the new building, and 3 additional beyond code requirements.

The parking counts were based on requirements as determined by zoning regulations. 59 total new parking spaces were required at the time for the new building. Since the actual occupancy and parking demand is so low for the new building, the team sought approval for a 50% reduction based on the actual use and number of occupants. That reduction has been approved (see letter on G005) and the requirement for the new building is now 29 total.

The new traffic report dated February, 2020 has been modified to remove the parking structure and provide an additional surface parking lot into the traffic analysis. The Property Owner has purchased additional land from the State of Connecticut to the south of the development, and adjacent to the current Seir Hill Road to provide additional parking. The parking garage structure has been eliminated from the project scope. The Owner will construct a new surface parking lot on this adjacent tract of land to provide the additional parking stalls required for the new building facility. Seir Hill Road has been extended to provide a new vehicular access to the Innovation Center facility.

The existing parking lot will remain and includes the same 40 parking spaces, but 2 of them will now serve the new building. This existing surface parking lot is accessed from Oakwood Avenue. The new surface parking lot will provide an additional 20 new parking stalls and is accessed by Seir Hill Road. An additional 7 stalls have been provided adjacent to the main entrance of the building in an enclosed entrance courtyard. The 29 total new parking spaces include 28 standard stalls, and 1 ADA stall. A total of 67 parking stalls are now shown (29 for the new building, and 38 for the existing buildings) in the updated civil and architectural plans.