| WILTON PLANNING AND ZONING COMMISSION | ARCHITECTURAL REVIEW BOARD/VILLAGE DISTRICT DESIGN ADVISORY COMMITTEE APPLICATION |
|---|---|

Joanne Kaoud Simpson — 27 Danbury Rd Wilton CT 068

APPLICANT'S NAME — ADDRESS

Fred Kaoud Real Estate LLC — 27 Danbury Rd, Wilton CT 068

OWNER'S NAME — ADDRESS

27 Danbury Rd, Wilton — DRB

PROPERTY LOCATION — ZONING DISTRICT

| WLR | VOLUME | PAGE | TAX MAP # | LOT # | ACREAGE |
|---|---|---|---|---|---|
| | 2538 | 262 | 84 30 | | .91 |

***THE FOLLOWING MATERIALS ARE REQUIRED:***

* Please see **SPECIAL INSTRUCTIONS FOR SUBMISSION DURING COVID** at: **Application Forms / Materials | Wilton CT**
* All submitted plans and documents shall bear an **original signature, seal, and license number** of the profession responsible for preparing each item. Maps should be **folded, not rolled** – 11" x 17" Plan Copies

**ELECTRONIC SUBMISSION OF ALL APPLICATION MATERIALS (CONSOLIDATED INTO 1 OR 2 PDFs MAXIMUM), emailed to: michael.wrinn@wiltonct.org & daphne.white@wiltonct.org**

i. An application form;
ii. A statement describing the proposed project (use page 2 or attach separate sheet);
iii. The following plans, where applicable, based on the nature of the proposed project:

☐ 1. An A-2 survey for any proposal involving the physical enlargement of a building, structure, parking area and/or vehicle access aisle.

☐ 2. A site plan drawn at a scale of no greater than 1" = 60', incorporating an A-2 survey (where required), of the property sufficient to show the location of:

a. wetlands, upland buffers, watercourse and flood zones, if any;
b. existing and/or proposed buildings and appurtenances thereof;
c. existing and/or proposed parking accommodations;
d. existing and/or proposed lighting
e. existing and proposed buffer strips and landscaping;
f. access and egress details for pedestrian and vehicular traffic;
g. existing and/or proposed signs, and
h. adjacent roads, curb cuts, and width of rights-of-way and travel way.
i. easements, regulatory setbacks, historic covenants or other historic assets.

☐ 3. Floor plans at each level showing the basic divisions of the building, all entrances, exits and loading and service areas.

☐ 4. A description of the architectural vernacular of proposed construction and its architectural relationship to other buildings within 500 feet.

☐ 5. Elevation drawings of all sides of the building, with dimensions, finish materials, fixtures, lighting, signage, landscape and colors indicated.

☐ 6. Samples of all finish materials to be used on the exterior of the building.

☐ 7. A roof plan showing all mechanical equipment, vents, hatches, skylights, solar arrays, wind turbines, green roofing etc., and the type and extent of screening to be provided.

☐ 8. A signage plan with a scaled drawing showing the design of any proposed signage, including dimensions (length, width, height), a drawing of sign design and content, colors of sign, materials for construction and illumination, together with a site plan showing location of proposed free-standing sign and/or building elevations showing location and proportions of wall signs.

**THE APPLICANT** understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.

**THE UNDERSIGNED WARRANTS** the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described herein.

| APPLICANT'S SIGNATURE | DATE | TELEPHONE |
|---|---|---|
| | 7/14/23 | 2036058671 |
| **OWNER'S SIGNATURE** | **DATE** | **TELEPHONE** |
| | 8/1/23 | 2032160428 |

**PROJECT NARRATIVE:**

"See attached"

# FRED KAOUD REAL ESTATE

27 DANBURY ROAD, WILTON, CT. 06897
203-762-0376 FAX 203-761-9767


December 22, 2023

**By E-mail Only**

Architectural Review Board
Town Hall Annex
238 Danbury Rd
Wilton, CT. 06897
Attn: Mr. Michael Wrinn

Re: Fred Kaoud Real Estate LLC- Application for Alternative Signage Program
Location: 27 Danbury Road, Wilton, Connecticut

Dear Mr. Director and Members of the Board:

We represent Fred Kaoud Real Estate, LLC, the owner-operator of the property located at 27 Danbury Road which includes two buildings. The following businesses currently occupy tenant space on the property including but not limited to Kaoud Oriental Rugs, The Center for Complete Dentistry, Wilton Footcare, Wilton Martial Arts, Wilton Jewelers and Studio Quality Upholstery. This letter, application and other documentation submitted are to request approval of a new comprehensive signage program at the property.

Our team is looking to increase visibility for current and future businesses located in both buildings at 27 Danbury Road. With this visibility comes a benefit to the wellbeing of citizens of the Wilton community both in Dentistry and Footcare. The signage will be well situated with little visual obstruction to the entrance and exit from the property to Route 7. The signage will allow first-time visitors and infrequent visitors, especially patients of Dr. Michael Connor DPM and Dr. Walter Kostrzewski DMD to easily find the entrance.

Building 1 (larger) building at 27 Danbury Road consists of four businesses, including Kaoud Oriental Rugs occupying 7300 square feet, The Center for Complete Dentistry occupying 1452 square feet, Wilton Footcare occupying 1300 square feet, Wilton Martial Arts occupying 1400 square feet and one upper-level vacancy consisting of 1300 square feet.

Building 2 (smaller) at 27 Danbury Road consists of two businesses, including Wilton Jewelers which occupies 1125 square feet on the main level and Studio Quality Upholstery located on the upper-level occupying 1171 square feet. There is one lower-level vacancy consisting of 850 square feet currently.

We are requesting approval on the following signage program:

Building 1

- Proposed free standing directory sign – identifying businesses, highlighting the property address- 68 sf both sides. This will replace the existing directory sign.
  The proposed signage will be dimensioned as follows:
  Double Sided Backer Board, 1" Thick White Intecel (PVC), 102" x 48"....68 sf for both sides. Slats-Full color on white aluminum composite (Dibond).
  (14) Slats 11" x 46" each slat....3.514 sf each 49.196 sf total.
  Graphics Are Black Text on White Background.
  Treated 4" x 4" Posts with White PVC sleeves and caps.
- Proposed building sign 2' x 10' front center above awning for Wilton Dentist.
- Proposed rear directory building sign 2' x 4 '.
- Proposed window letter decals, white color-Dentist (letters TBD)

- The existing free standing ground sign for the main tenant -Kaoud Oriental Rugs.
- The existing building sign 16" x 96" above copper roof at main entrance of Kaouds.
- The existing window lettering decals, white color-Kaoud windows.
- The existing building warehouse and deliveries signs with arrows.
- The existing rear door glass window sign decals-Martial Arts.
- The existing rear glass door window sign decal-rear entrance for all tenants.
- The existing rear side window sign decals-Martial Arts.

Building 2

- The existing stair sign.
- The existing building plaque-Wilton Jewelers.
- The existing front door glass window sign decals-Wilton Jewelers.
- The existing main glass window sign decals-Wilton Jewelers.
- The existing main glass window sign decals-Studio Quality Upholstery.

The proposed monument sign will also include tenant logos for marketing and an easily identifiable street number for smooth entrance to the property. The building name will also provide an entrance identifier. The proposed monument sign will provide an adequate number of individual panels for current and future tenants in both buildings.

The existing free-standing sign identifies the main retail tenant at 27 Danbury Rd (Kaoud Oriental Rugs). Kaoud Oriental Rugs will not be included on the proposed monument sign. This is an all-wood sign and has been located on the property since 1987 and has been specifically fabricated with brick columns, brick color, gold lettering and iron scroll to beautifully match the brick veneer of both buildings.

Thank you for your consideration. Please feel free to contact us at (203) 762-0376 should you have any questions.

Respectfully submitted,
Fred Kaoud Real Estate, LLC.

By: _____
Fred Kaoud Jr. Managing Partner/Trustee

By: _____
Joanne Kaoud Simpson Managing Partner/Trustee

R+R To:
DONNELLY, MCNAMARA & GUSTAFSON
P O BOX 2008
RIDGEFIELD, CT 06877

Doc ID: 002992190002 Type: LAN
BK 2538 PG 262-263

# QUITCLAIM DEED
(statutory form)

FRED K. KAOUD, of Wilton, Connecticut, for no consideration paid, grants to FRED KAOUD REAL ESTATE LLC, a limited liability company organized and existing under the laws of the State of Connecticut with its principal office at 27 Danbury Road, Wilton, Connecticut 06897 GRANTEE, all that certain property situated in the Town of Wilton, County of Fairfield and State of Connecticut, being known as 27 Danbury Road and more particularly described in Schedule A attached hereto and made a part hereof, with QUITCLAIM COVENANTS.

Signed this 4th day of August, 2021.

Witnesses:

Juan Baez

Derrick Underhill Jr.

FRED K. KAOUD

STATE OF CONNECTICUT }
} ss. Ridgefield
COUNTY OF FAIRFIELD }

The foregoing instrument was acknowledged before me this 4th day of August, 2021, by FRED K. KAOUD.

Notary Public
My commission expires:
Commissioner of the Superior Court

NO CONVEYANCE TAX COLLECTED

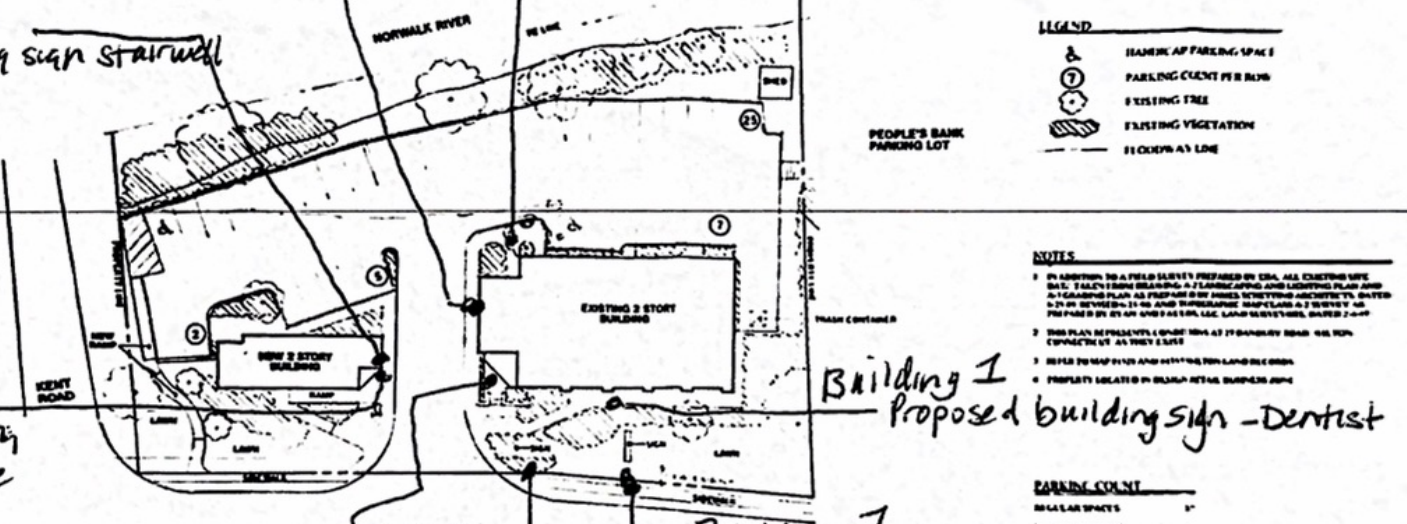
Clerk
WILTON, CT TOWN CLERK

JUAN BAEZ
NOTARY PUBLIC, STATE OF CONNECTICUT
My Commission Expires September 30, 2023

Building 1
Existing building
warehouse/deliveries sign

Building 1
Proposed Rear directory building sign

Building 2
Existing building sign stairwell




Building 2
Existing building
business plaque

Building 1
Proposed building sign - Dentist

Building 1
Existing free standing ground sign Kaoud

Building 1
Proposed free standing directory sign (replace existing)

Existing building sign Kaoud
Building 1

FRED K. KAOU
RETAIL BUILDIN

SITE/EXISTING
CONDITIONS
PLAN

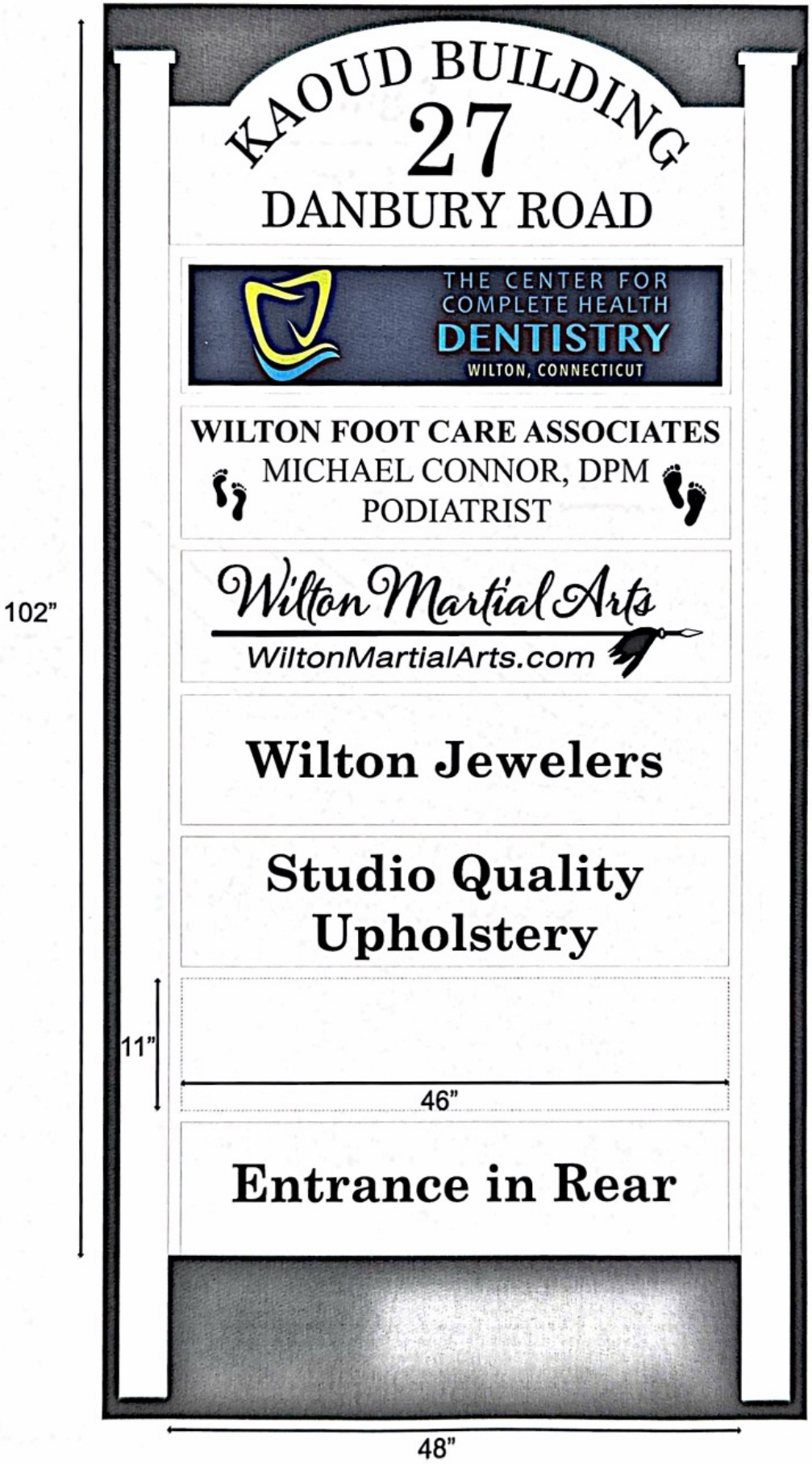
SP -

ORIENTAL RUGS
WILTON MARTIAL ARTS
HITWICK FITNESS
KAOUD BUILDING
27
DANBURY ROAD
Wilton Jewelers
Studio Quality
Upholstery
Entrance in Rear
KAOUD

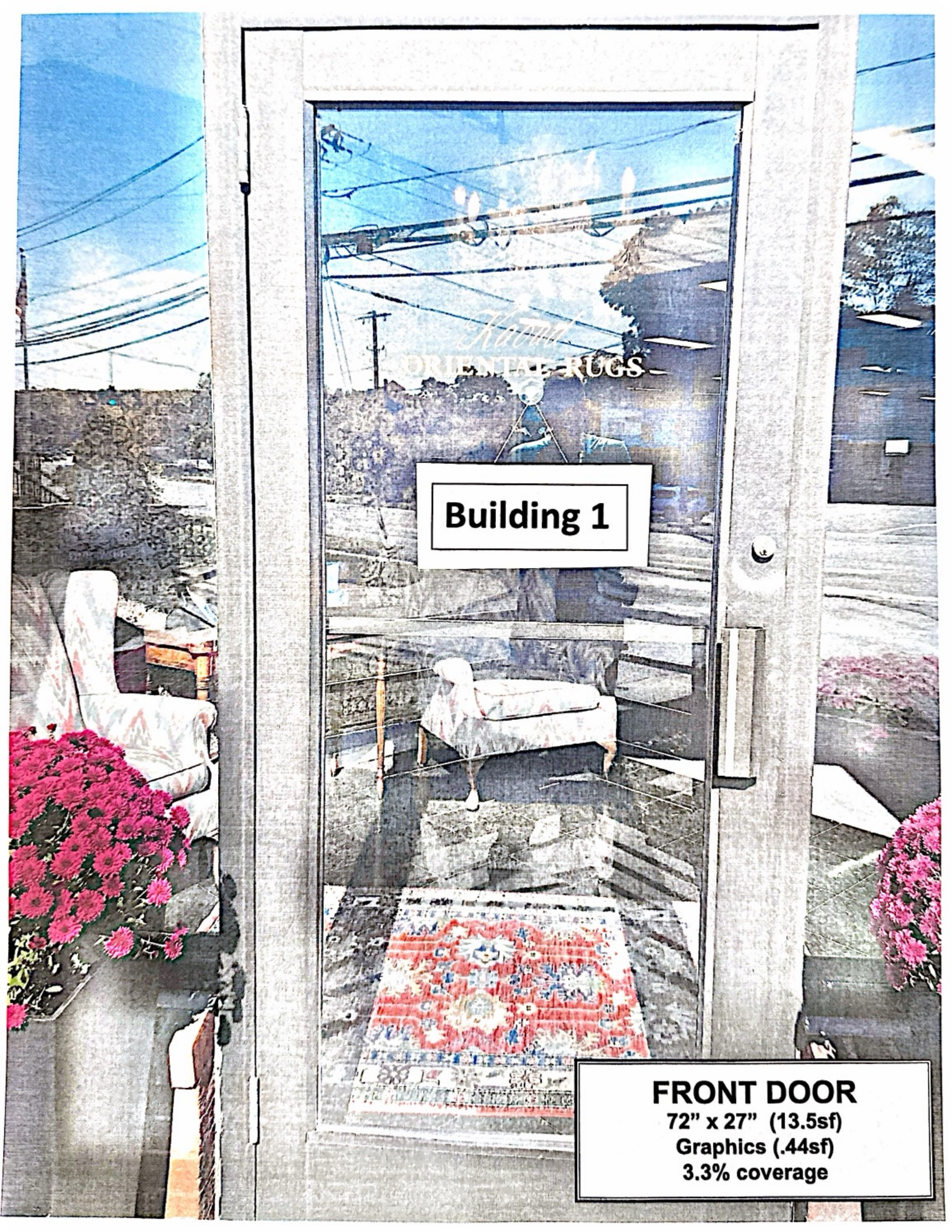
BACKER BOARD:
1" Thick White Intecel (PVC)
102" x 48"
68sf for both sides

SLATS:
Full Color on White Aluminum Composite (Dibond)
11" x 46" each slat
(14) Slats, 3.514sf each
49.196sf total

POSTS:
4" x 4" treated posts
with White PVC sleeves and caps

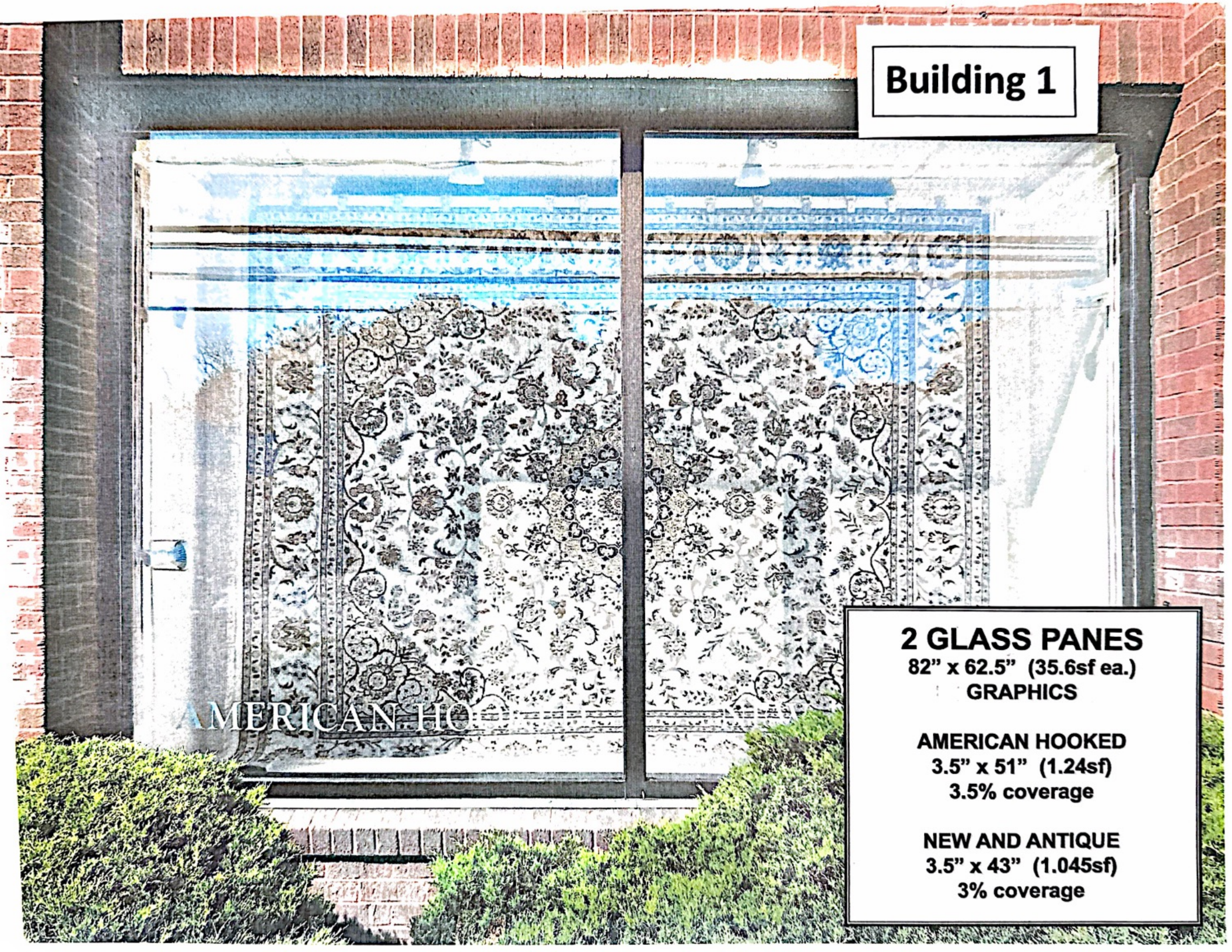


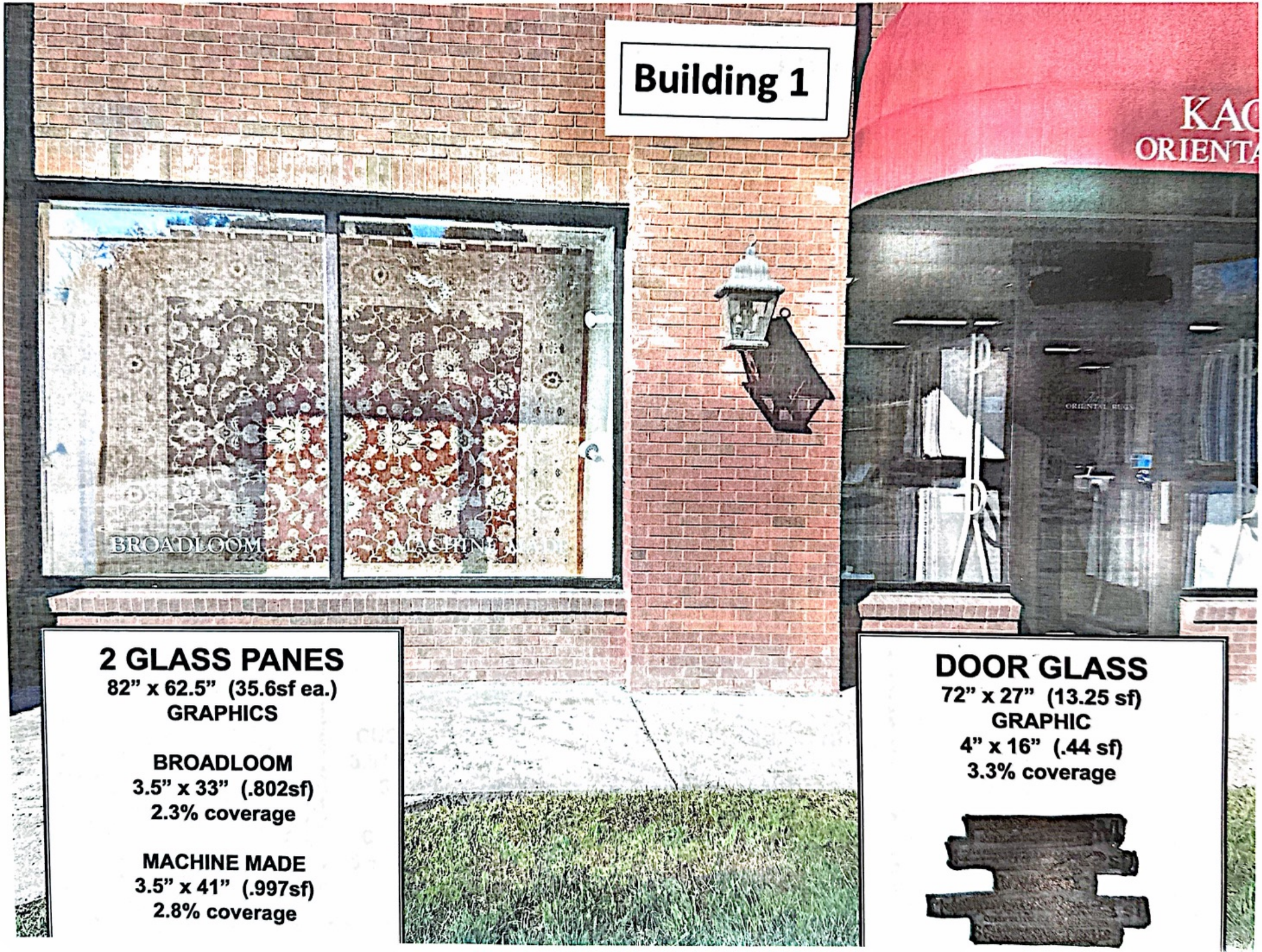
BUILDING SIGN
16" x 96" (10.67sf)
Building 1
ORIENTAL RUGS
OPEN




**FRONT DOOR**
**72" x 27" (13.5sf)**
**Graphics (.44sf)**
**3.3% coverage**

DIRECTORY BEING REMOVED
34.25" x 55" (26.16sf) TOTAL
FOR BOTH SIDES
SLATS
10 slats 6" x 52.5" (2.19sf ea.)
27
Center for Complete Health Dentistry
WiltonDentist.com
DR. M. CONNOR, PODIATRIST
WILTON MARTIAL ARTS
ENTRANCE IN REAR


Building 1
AMERICAN HO
2 GLASS PANES
82" x 62.5" (35.6sf ea.)
GRAPHICS
AMERICAN HOOKED
3.5" x 51" (1.24sf)
3.5% coverage
NEW AND ANTIQUE
3.5" x 43" (1.045sf)
3% coverage




**2 GLASS PANES**
82" x 62.5" (35.6sf ea.)
GRAPHICS

**BROADLOOM**
3.5" x 33" (.802sf)
2.3% coverage

**MACHINE MADE**
3.5" x 41" (.997sf)
2.8% coverage

**DOOR GLASS**
72" x 27" (13.25 sf)
GRAPHIC
4" x 16" (.44 sf)
3.3% coverage

## 4 GLASS PANES

**82" x 62.5" (35.6sf ea.)**
**GRAPHICS**

**CUSTOM TIBETAN**
**3.5" x 45" (1.094 sf)**
**3.1% coverage**

**NATURAL GREEN RUGS**
**3.5" x 57" (1.39 sf)**
**4% coverage**

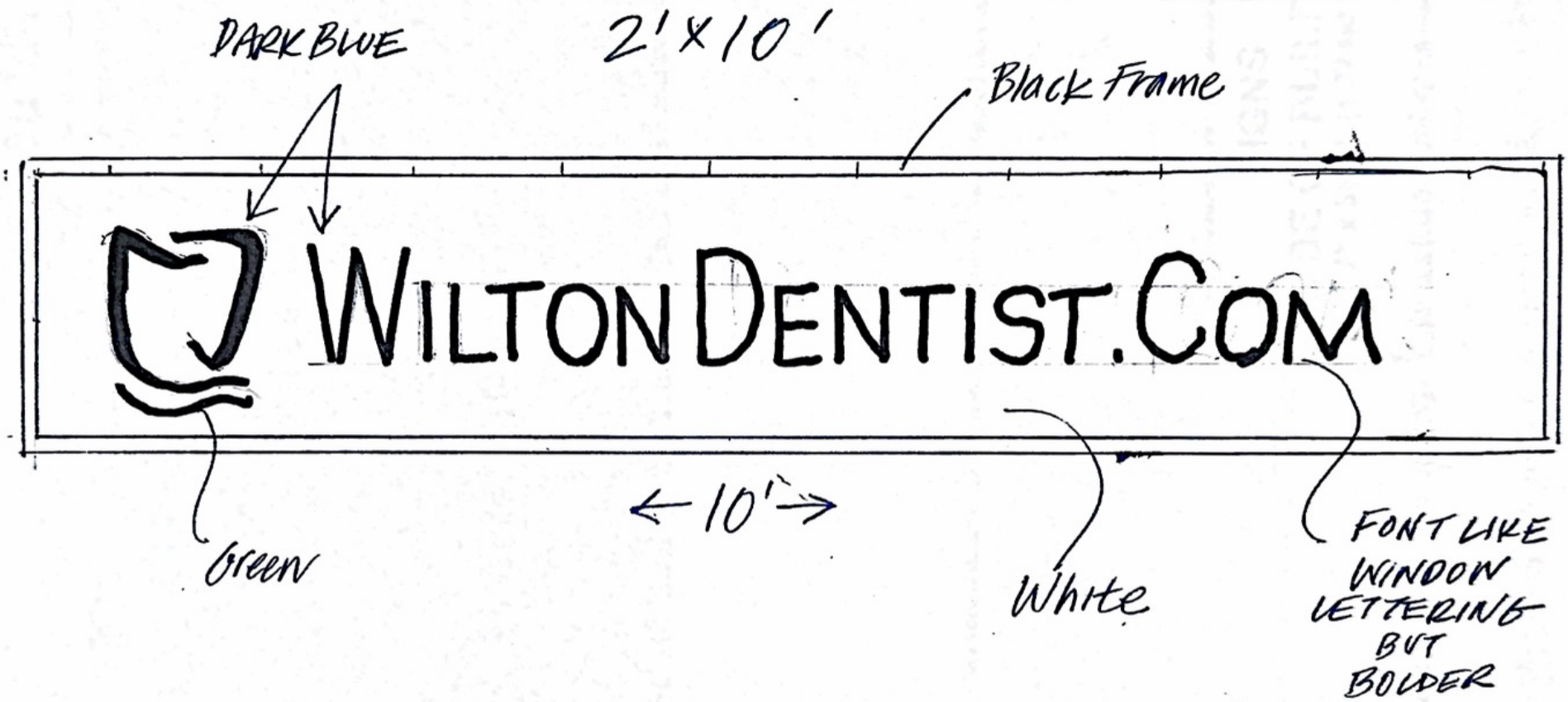
**CLEAN & REPAIR**
**3.5" x 43" (1.045 sf)**
**3% coverage**

**KIDS RUGS**
**3.5" x 28" (.681 sf)**
**2% coverage**

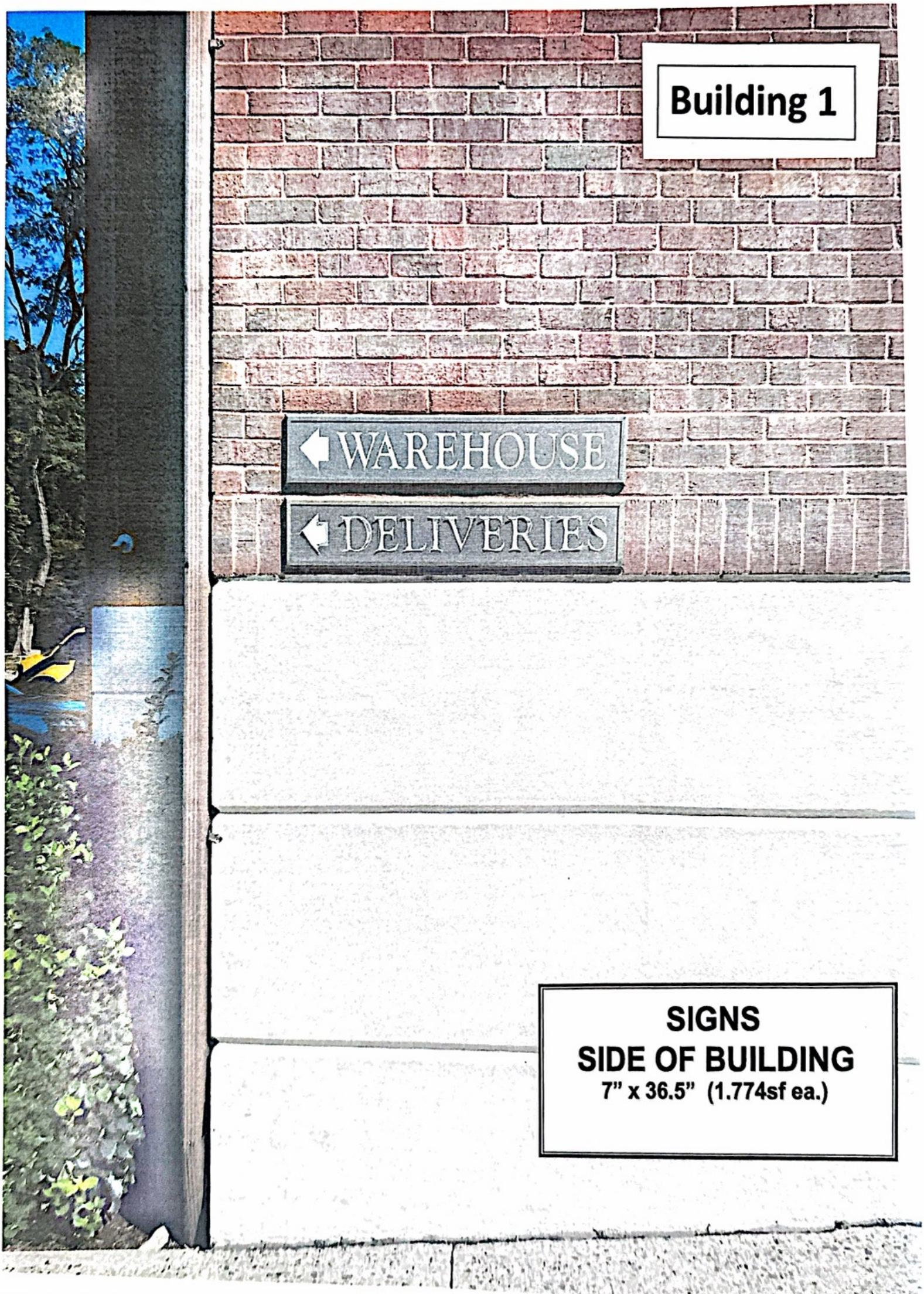
Building 1
27
KAOUD
Oriental Rugs
BUILDING MONUMENT
72" x 32" (32sf)
TOTAL FOR BOTH SIDES
WILL BE SANDED
& PAINTED WITH
SAME COLORS

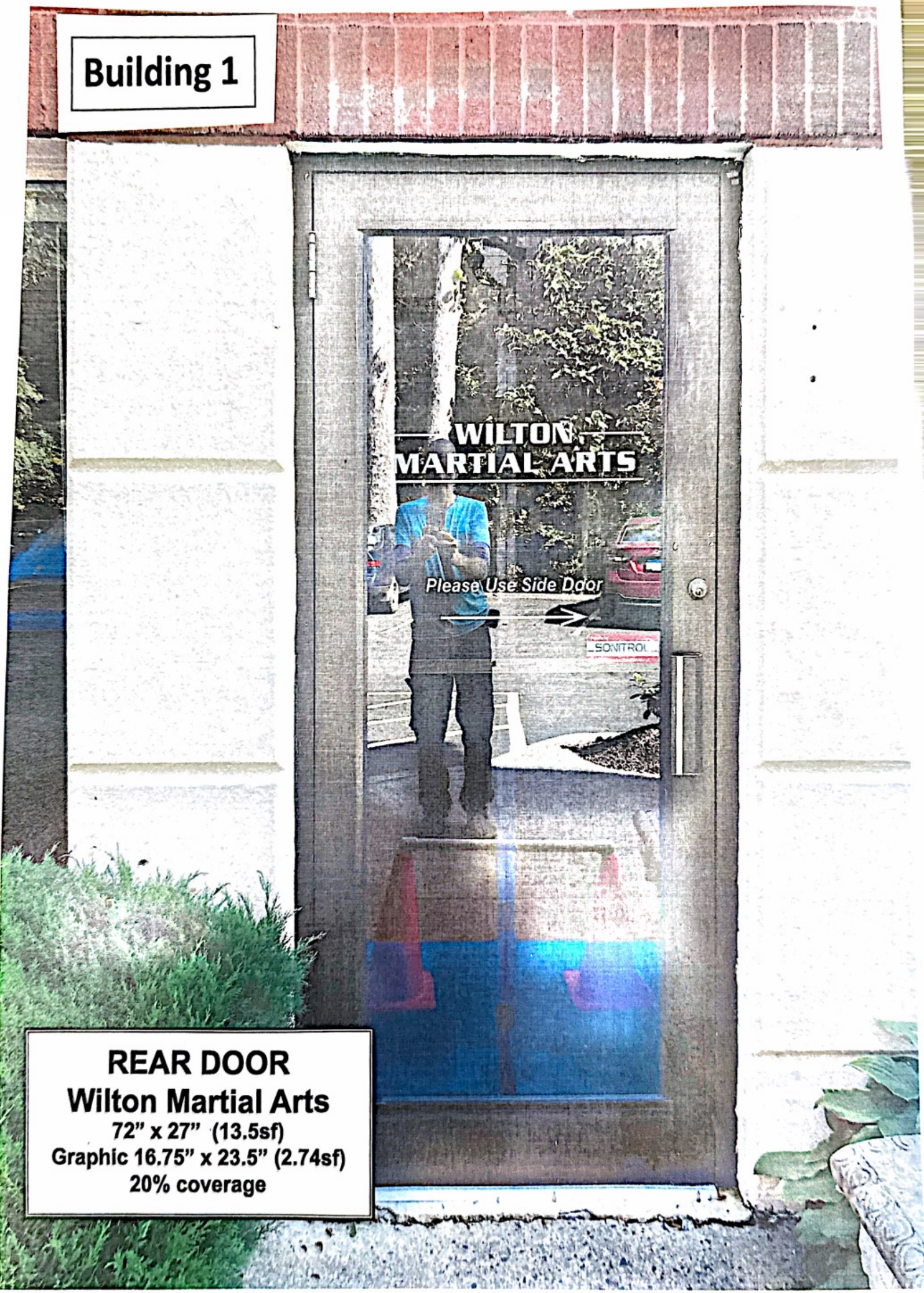
WILTONDENTIST.COM

**Building 1**

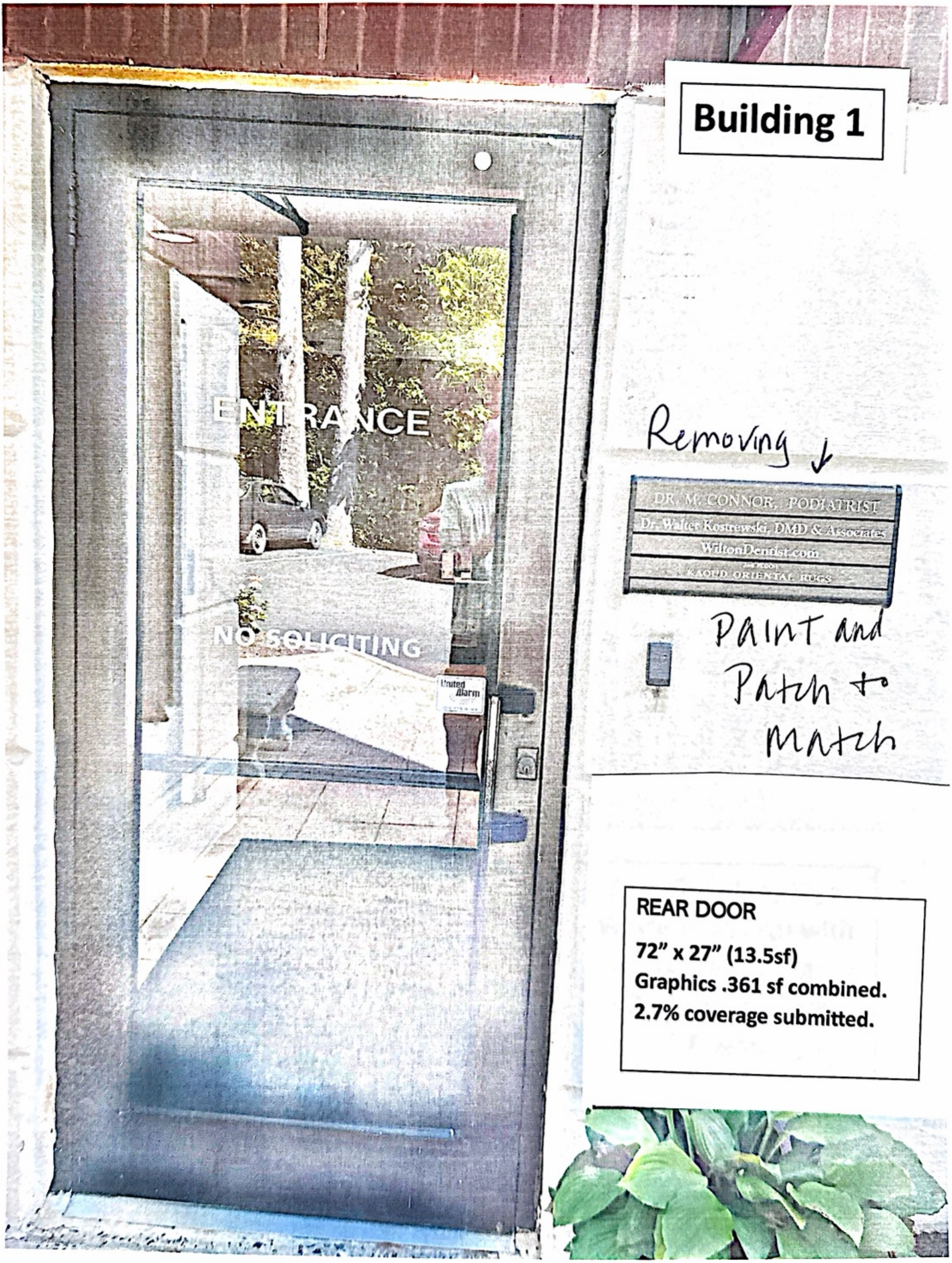


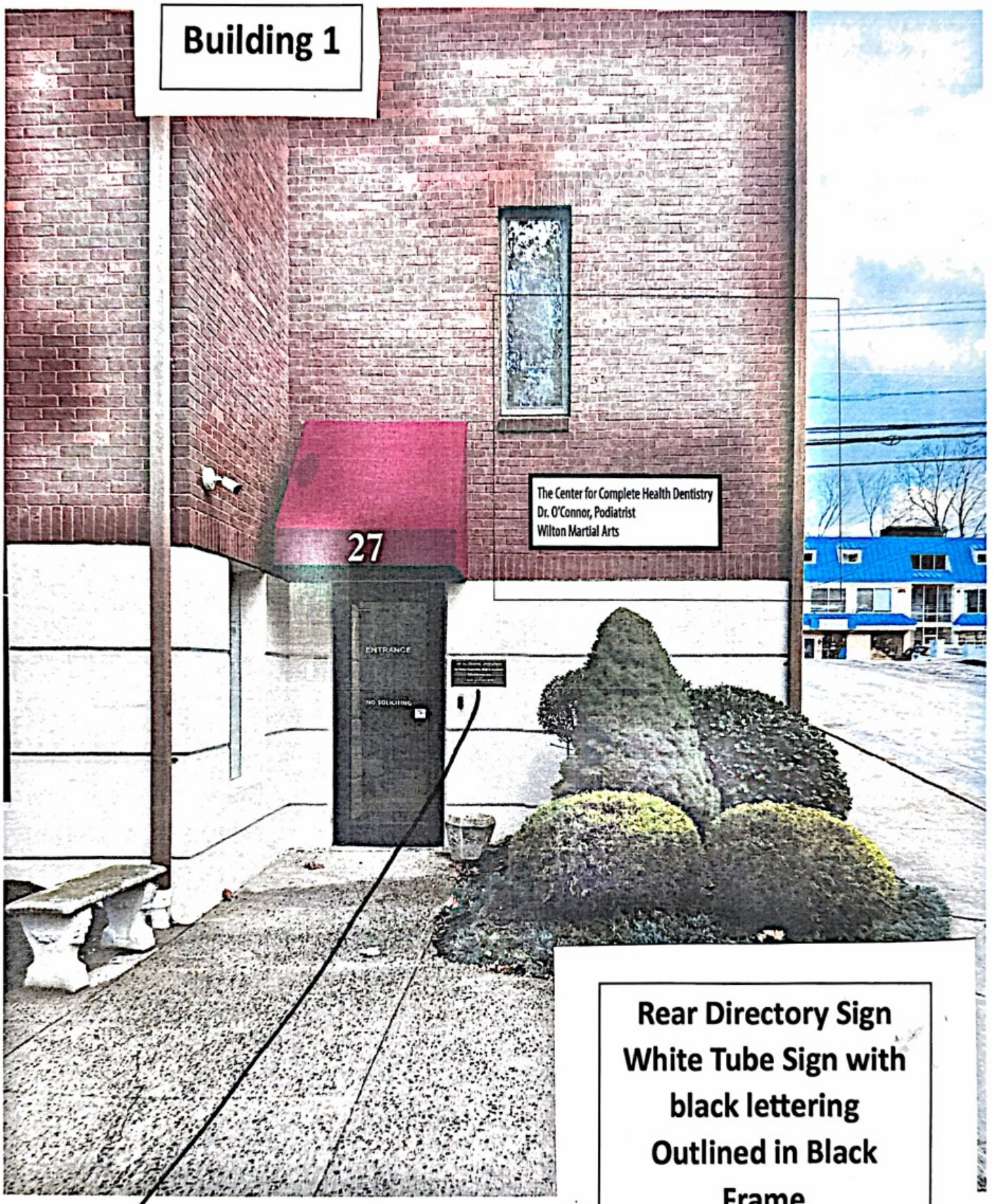

"SIGN ABOVE CENTER WINDOWS"


Building 1
WAREHOUSE
DELIVERIES
SIGNS
SIDE OF BUILDING
7" x 36.5" (1.774sf ea.)




**REAR DOOR**
**Wilton Martial Arts**
**72" x 27" (13.5sf)**
**Graphic 16.75" x 23.5" (2.74sf)**
**20% coverage**


ENTRANCE
NO SOLICITING
United Alarm
Building 1
Removing
DR. M. CONNOR, PODIATRIST
Dr. Walter Kostrewski, DMD & Associates
WiltonDentist.com
KAOUD ORIENTAL RUGS
PAINT and Patch to Match
REAR DOOR
72" x 27" (13.5sf)
Graphics .361 sf combined.
2.7% coverage submitted.




Removing

**Rear Directory Sign**
**White Tube Sign with black lettering**
**Outlined in Black Frame**

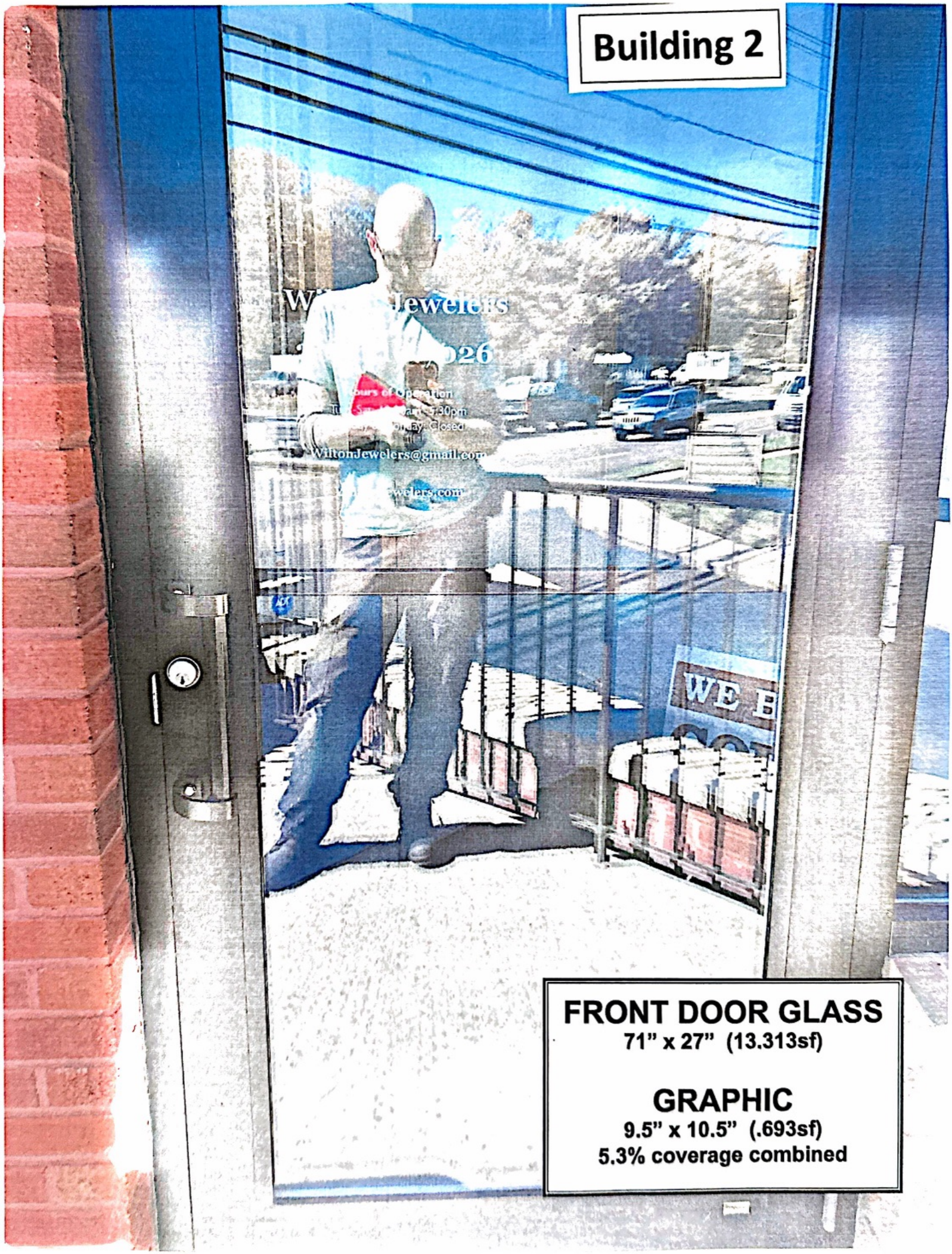
**24" x 48" (7.99 sf)**

**SIDE WINDOW**
**Wilton Martial Arts**
**Glass 58.25" x 32" (12.94sf)**
**Graphic 22.5" x 24" (3.75sf)**
**29% coverage**

**Building 1**

Building 2
Since 1954
STAIRWELL SIGN
7" x 19" (.924sf)

**BUILDING PLAQUE**
**20" x 27" (3.74 sf.)**




**FRONT DOOR GLASS**
71" x 27" (13.313sf)

**GRAPHIC**
9.5" x 10.5" (.693sf)
5.3% coverage combined

## 6 GLASS PANES

**67" x 62" (28.85 sf ea.)**

[redacted]

[redacted]

**APPRAISALS**
**5.75" x 50" (2 sf)**
[redacted]

**JEWELRY**
**5.75" x 42" (1.68 sf)**
[redacted]

**REPAIRS**
**5.75" x 33" (1.32 sf)**
[redacted]

[redacted]

[redacted]

**ENGRAVING**
**5.75" x 49.5" (1.98 sf)**
[redacted]

**WATCHES**
**5.75" x 41.5" (1.66 sf)**
[redacted]

**EAR PIERCING**
**5.75" x 58" (2.32 sf)**
[redacted]

# Building 2

## 6 GLASS PANES

56" x 58" (22.54 sf ea.)

**STUDIO**

**10.88" x 52.73" (3.98 sf)**

**UPHOLSTERY**

**10.88" x 52.73" (3.98 sf)**

**CHAIR & SOFAS**

**10.88" x 52.73" (3.98 sf)**

**QUALITY**

**10.88" x 52.73" (3.98 sf)**

**2039651824**

**10.88" x 52.73" (3.98 sf)**

**BOATS & YACHTS**

**10.88" x 52.73" (3.98 sf)**