HALLORAN SAGE

Enrico R. Costantini
203.227.2855
costantini@halloransage.com

August 17, 2020

Ward French, Chairman
Architectural Review Board
Town of Westport
110 Myrtle Ave.
Westport, CT 06880

Re: ARB Review of Signage Variance Application for 355 Riverside Avenue, Westport, CT

Dear Chairman French:

Please find attached the following documents (7 copies of each) related to a variance application for signage for the above referenced property which requires ARB review:

1. ARB Application;
2. Applicant Statement (submitted as part of the Variance Application);
3. Proposed Survey/Plot Plan identifying sign locations;
4. Signage Package identifying both the location of the signage and a sketch of each.

Please feel free to contact me should you have any questions or require any additional information. Thank you.

Regards,

Enrico R. Costantini, Esq.

Enclosure

6579074v.1

Applicant's Statement

355 Riverside Avenue

Our office represents 285 & 355 Riverside LLC, which is the owner of 355 Riverside Avenue, Westport (the "Property"). The Property is located in a split zone GBD/A. On July 18, 2019, the owner submitted a variance application for wall signage at the Property. A variance for wall signage was required because of the grade of the Property and design of the building which uses the grade to hide the commercial appearance and density of the building. As such, the building façade facing the street is actually the second story of the building, thereby rendering any signage located on that face of the building noncompliant with the regulations. The variance request was denied by the ZBA on September 17, 2019. During the work session, the ZBA indicated that there were better alternatives to allow for appropriate ground and directional signage. It was implied that a larger street sign would not be objectionable during the work session and that we should work with staff to come up with a better plan. Subsequent to that denial, we met with Cindy Tyminski to discuss alternatives to the previously proposed wall signage.

As a result of those conversations, we are proposing a comprehensive signage package to address the needs of all tenants in the building. The proposed signage package was developed based on both the feedback we received from the ZBA during the work session and Ms. Tyminski's suggestions afterwards. As you can see, the signage package includes: (i) a 40 square foot ground sign at the entrance to the property, (ii) a 16 square foot ground sign directing traffic to the lower parking lot and the main entrance, (iii) a directional wall signage at the main entrance, and (iv) a window sign for Coldwell Banker on the second floor entrance door. The specific variances required to implement this proposed plan are as follows:

33-8.2.4: This regulation permits each unit occupancy above the first floor to display a sign on the inside of one (1) window serving said unit of occupancy, provided that no such sign shall exceed six (6) square feet in area. The proposed signage package includes a window sign on the Coldwell Banker second floor entry door, which is at grade with the upper parking lot when you first drive into the Property and is located on two (2) windows. We are seeking a variance to allow this sign to be located on two windows as depicted on the plans submitted.

33-8.4.1: This regulation permits only one ground sign on the Property. We are proposing two ground signs. The main ground sign visible to Riverside Avenue, as well as a second ground sign that will assist with the flow of traffic on the Property. The second ground sign is 16 square feet and will be located in a vehicle's line of sight when they enter the Property directing them to the lower parking lot serving the main entrance to the building located on the side of the building. It also will identify all of the tenants that the main entrance will serve and direct the Coldwell Banker clients to their main entrance, which is only accessed by the second floor entrance in the front of the building.

33-8.4.5: This regulation prohibits ground signs more than 32 square feet in size. The proposed ground sign at the entrance to the Property on Riverside Avenue is 40 square feet. This variance is necessary for the safety of the travelers on Riverside Avenue to identify this property and their tenants. This proposed ground sign is also being proposed in lieu of building wall signage that would have permitted in excess of 200 square feet of wall signage. However, due to the grade of the Property and design of the building, the only effective location for wall signage visible from Riverside Avenue is not permitted.

As indicated above, the ZBA has already denied proposed wall signage visible from Riverside Avenue because it was located above the first story windows due to the grade and design of the building. The ZBA also indicated that a slightly larger ground sign would be acceptable in lieu of the building signage previously proposed.

33-8.4.6: Ground signs within 50 feet of a residential zone are prohibited. The proposed locations of the two ground signs are within 50 feet of the residential zone that splits our property. However, they are more than 50 feet away from the next property line which is in the residential zone. If the zone boundaries were consistent with the property lines, this variance would not be necessary.

Hardships:

Property topography – The Property topography renders the ability to place an effective wall sign visible from Riverside Avenue on the building impossible, because the portion of the building that fronts on Riverside Avenue is the second story. Accordingly, the building design, which incorporates the topography to more appropriately blend the commercial building in with the residential neighbors renders compliance with the signage regulations exceptionally difficult, which is an unusual hardship to this Property. Furthermore, the window sign being proposed for Coldwell Banker is minimal when considering what would have been permitted if effective wall signage was permitted on the Property by the regulations.

Safety – Without proper and efficient signage, it will be a danger to drivers on Riverside Avenue that are looking for the businesses located at this Property. Furthermore, once on site, visitors need to be directed to the proper location so they can easily find the entrance for the tenant they are visiting. The slightly larger ground sign at the entrance to the Property ensures vehicles on Riverside Avenue will see their destination. The second ground sign on site will ensure proper and safe circulation of vehicular traffic while on site directing patrons to their final destination.

Split Zone – The Property is a split zone with the Residential A zone running through the southern portion of the Property. Had this zone boundary been located on the actual property line, the proposed locations of the ground signs would be at least 50 feet from the property line. The fact that the Property is split zoned is a unique hardship that renders compliance with Section 33-8.4.6 exceptionally difficult.

Taking into account the Property topography and safety concerns addressed above together with the split zone, the proposed locations of the ground signs should be approved. The proposed comprehensive signage plan will address the needs of all current and future tenants at the Property. We are seeking all variances necessary for the proposed signage plan and believe there is substantial evidence to support a finding of a hardship permitting this variance.

LEGAL DESCRIPTION

PARCEL 3, 355 Riverside Drive

All that certain tract, piece or parcel of land situated in the Town of Westport, County of Fairfield and State of Connecticut, bounded and described as follows:

NORTHERLY: 443 feet more or less by other land now or formerly of Marketing Corporation of America

EASTERLY: by the Saugatuck River;

SOUTHERLY: 483 feet more or less in part by land of Bernard Kwesskin, Trustee and in part by land of Carla Nagy; and

WESTERLY 251.23 feet by Riverside Avenue.

AS SURVEYED LEGAL DESCRIPTION (355 Riverside Drive)

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Westport, County of Fairfield and State of Connecticut and being more particularly described as follows:

BEGINNING at a point in the easterly road boundary of Riverside Avenue (various widths), said point being the southwesterly corner of lands now or formerly owned by DIV Riverside Loan, LLC, as recorded in the Fairfield County Clerk's Office in Deed Book 3373, Page 301;

thence S 64°47'20" E., along said southerly line of said DIV Riverside Loan, LLC property, a distance of 428 feet more or less to a point in the Mean High Water Line of Saugatuck River;

thence southerly and southeasterly along said Mean High Water Line of Saugatuck River as it winds and turns a distance of 580 feet more or less to a point in the northerly line of lands owned by the Town of Westport;

thence N 64°47'20" W., along said lands of the Town of Westport and lands now or formerly owned by Michael Brockman as recorded in the Fairfield County Clerk's Office in Deed Book 3078, Page 54 a distance of 454 feet more or less to its intersection with the easterly road boundary of said Riverside Avenue;

thence along the easterly road boundary of said Riverside Avenue the following three (3) courses and distance:

1. N 26°26'40" E., a distance of 43.10 feet to a point;
2. N 29°21'30" E., a distance of 49.10 feet to a point;
3. N 31°55'30" E., a distance of 159.03 feet to the point of beginning.

Containing 2.387 acres or 103,983 square feet of land more or less.

The hereinbefore described parcel of land is subject to any and all easements and/or rights of ways of record.

Being the same tract of land as described in the title report prepared by Commonwealth Land Title Insurance Company, Commitment No.CT4784426CL-RH (Customer Ref. No.14-031353), dated March 19, 2015 at 8:00am.

SCHEDULE B TITLE EXCEPTION NOTES

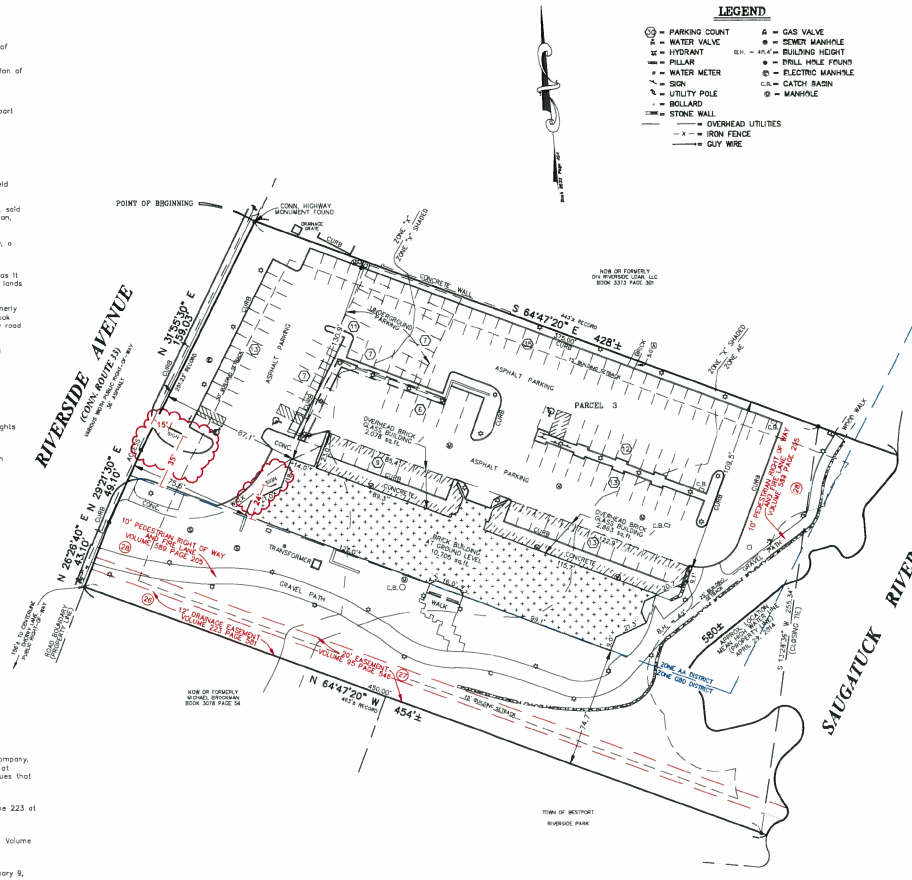
This survey is based on a title report prepared by Commonwealth Land Title Insurance Company, Commitment No.CT4784426CL-RH (Customer Ref. No.14-031353), dated March 19, 2015 at 8:00am. Items not listed below are standard title exceptions and are not matters or issues that pertain to this survey.

(26) Easement granted to Bridgeport Hydraulic Company by Instrument recorded in Volume 223 at Page 581 of said Land Records.
Affects subject property, as shown on survey.

(27) Easement granted to the State of Connecticut by Instrument dated and recorded in Volume 95 at Page 546 of said Land Records.
Affects subject property, as shown on survey.

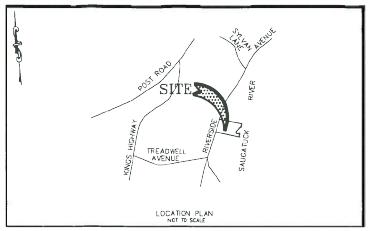
(28) Easement granted to the Town of Westport by Instrument dated and recorded February 9, 1982 in Volume 589 at Page 205 of said Land Records.
Affects subject property, as shown on survey.

(29) Notice of Lease to Bridgewater Associates, Inc. dated August 31, 2007 and recorded in Volume 2932 at Page 128 of the Westport Land Records.
Does not affect subject property, lease expired February 29, 2013.



LEGEND

- PARKING COUNT
- WATER VALVE
- HYDRANT
- PILLAR
- WATER METER
- SIGN
- UTILITY POLE
- BOLLARD
- STONE WALL
- GAS VALVE
- SEWER MANHOLE
- BUILDING HEIGHT
- DRILL HOLE FOUND
- ELECTRIC MANHOLE
- CATCH BASIN
- MANHOLE
- OVERHEAD UTILITIES
- IRON FENCE
- GUY WIRE



LOCATION PLAN
NOT TO SCALE

NOTES

The basis of bearings for this survey are from deed filed in Book 2539 of Deeds Page 313.

Subject property is designated as Tax Parcel Id C07-056.

Subject property contains 2.387 acres or 103,983 square feet of land.

The total number of striped parking spaces on subject property is 133, including 3 designated handicap spaces and 18 spaces underground.

There were no observable evidence of cemeteries found at the time of this survey.

There was no observable evidence of earth moving work, building construction or additions, no change in Right of Way lines, recent street or sidewalk construction or repairs and no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

ZONING

Subject Property Zoned General Business District (GBD)

Front Setback: 30 feet
Side Setback: 15 feet
Rear Setback: 25 feet

Lot Area: none listed
Lot Width: 50 feet
Lot Depth: none listed
Height: 2.5-30 feet (2 stories)
Maximum Coverage: 25%

Parking: One space for each 250 sq.ft. of gross floor area.

FLOOD NOTE

Subject property is located in Zone "X, X (Shaded) and AE" of the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 09001C 0413 G, with a date of 07/08/2013 and is approximately shown on the survey.

Zone "X" denotes areas determined to be outside the 0.2% annual chance floodplain.
Zone "X (Shaded)" denotes areas of 0.2% annual chance flood.
Zone "AE" denotes areas of special flood hazard by the 1% annual chance flood.

ALTA/ACSM LAND TITLE SURVEY

To: Webster Bank, National Association and Commonwealth Land Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, and 18 of Table A thereof. The field work was completed on April 29, 2014 and field verified March 24, 2015.

This survey and map has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations 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 INDEPENDENT RESURVEY conforming with CLASS A-2 HORIZONTAL ACCURACY STANDARDS.

To my knowledge and belief, this map is substantially correct as noted thereon.

Date of Map: March 26, 2015.

ENCROACHMENT NOTES

[A] - BRICK PROTRUDES 5.0' ONTO SUBJECT PROPERTY.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

No.	DATE	DESCRIPTION	BY

14-C-82

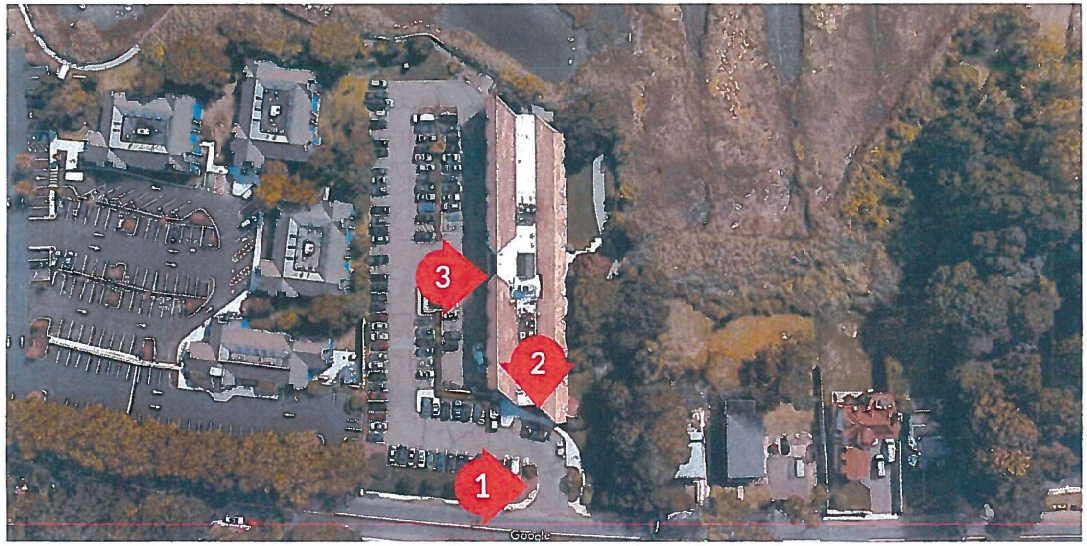
LEHR
LAND SURVEYORS
118 SALINA STREET - SUITE 6
LIVERPOOL, NEW YORK 13088
315-451-3353
lehrsurveyors@aol.com

David J. Little, Licensed Land Surveyor No 13303 Torrington, CT
21 Gurley Club Road Torrington, Connecticut 860-489-8621 djlittle@snet.net

LOCATION SURVEY ON A PORTION OF THE TOWN OF WESTPORT

KNOWN AS No.355 RIVERSIDE AVENUE, TOWN OF WESTPORT, COUNTY OF FAIRFIELD, CONNECTICUT 06880

DATE: 24 MARCH 2015 | SCALE: 1"=30' | DRAWN BY: NJH
REVISIONS: | DRAWING No. 15-C-73



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125 Front Street, Bridgeport, CT 06606
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Project Management, Design, Fabrication, Production and Installations
ABC Sign Corporation Established 1955

Project:
Exterior Building Signage

Client:
Baywater Properties
1019 Post Road
Darien, CT 06820
Attn: Sonia Traulsen

Date:
7/14/2020

Artwork File:
BP 355RA Exterior Signage

These drawings are the sole property of ABC Sign Corporation.
The prospective client agrees these drawings shall not be reproduced, copied, disposed of directly or indirectly, nor used for any other purpose without express permission of ABC Sign Corp.

Return Proof Approval to

Michael Terranova
Account Executive
miket@abc3i.com
Office (203) 335-3403 Ext. 16
Mobile (203) 726-0200

- ☐ Approved As Shown
- ☐ Approved With Changes
- ☐ Make Changes & Send New Proof

Signed

_____

Date

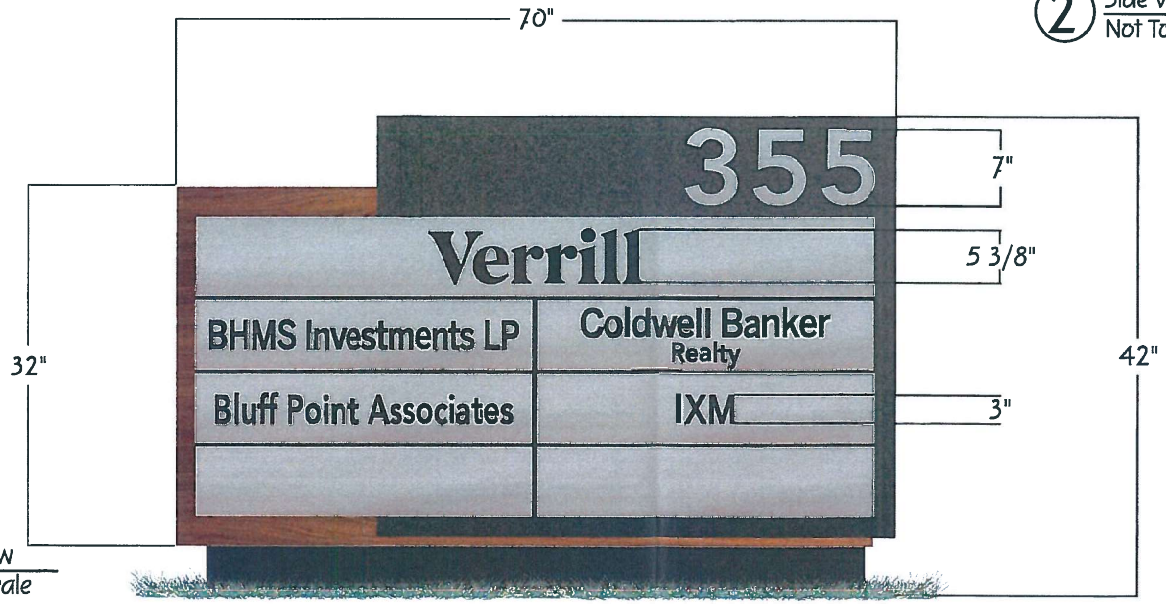
_____

Item 1: Building Address Monument

1

20 Square Feet Per Face
40 Square Feet of Proposed Signage

2 Side View
Not To Scale



1 Front View
Not To Scale

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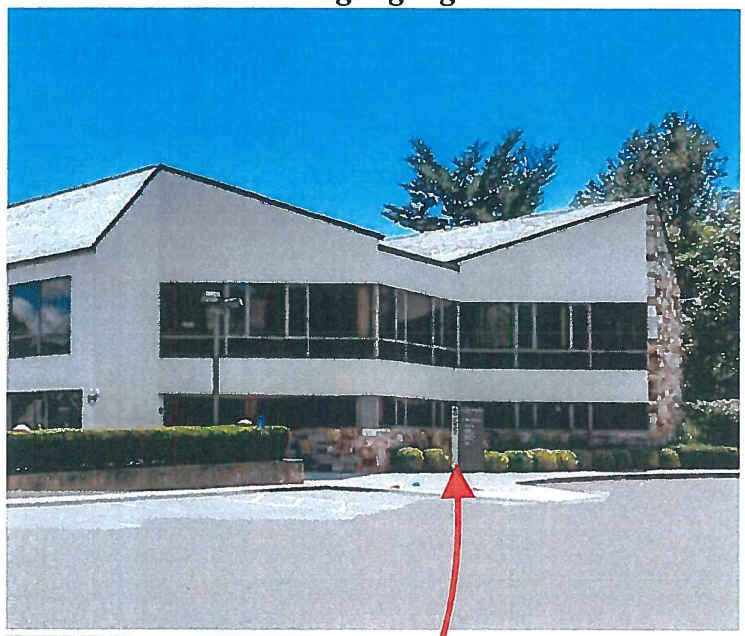
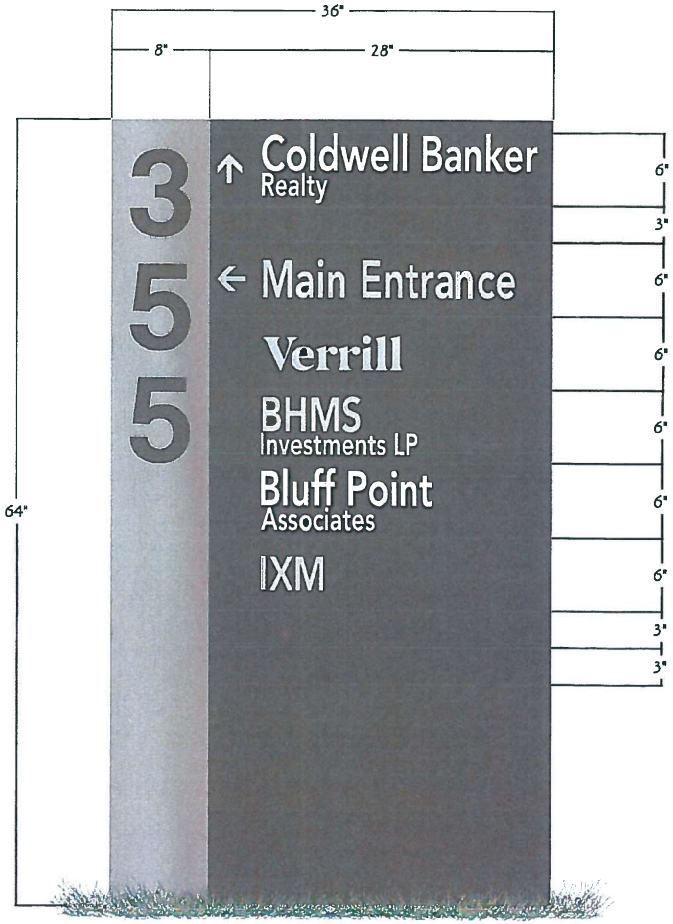
Item 2: Relocate Existing Signage



2

16 Square Feet
of Proposed Signage



1 Front Elevation
Not To Scale

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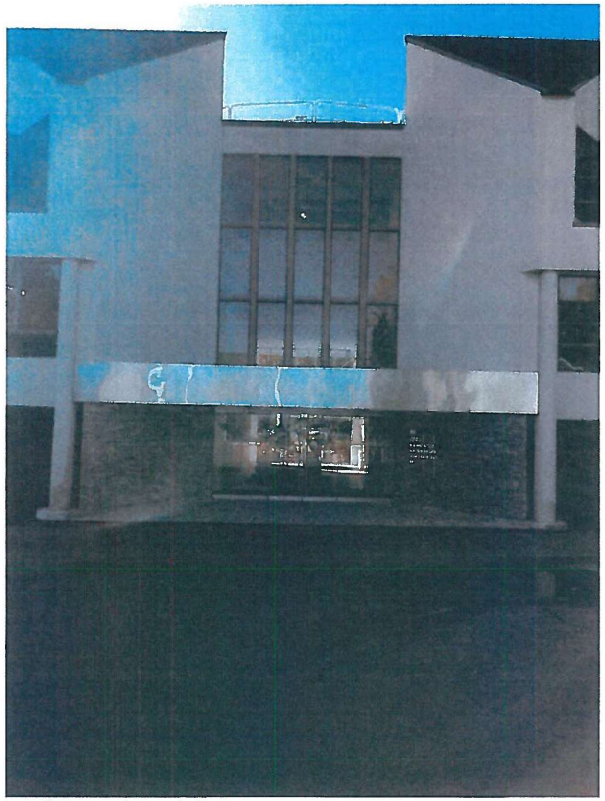
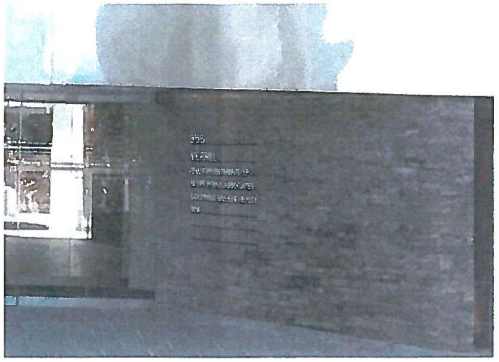
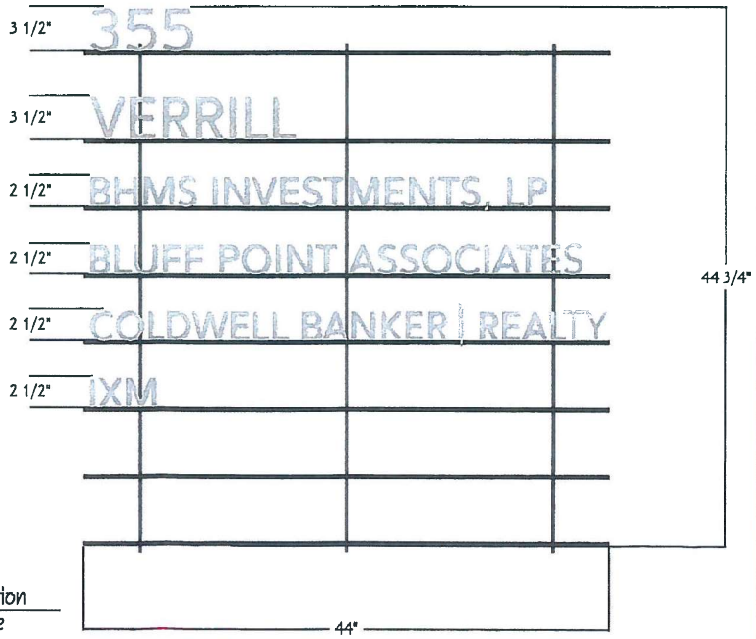
Item 3: Exterior Tenant Directory





3

13 Square Feet of Proposed Signage
72 Linear Feet of Building Frontage
72 Square Feet of Signage Allowed



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Not To Scale

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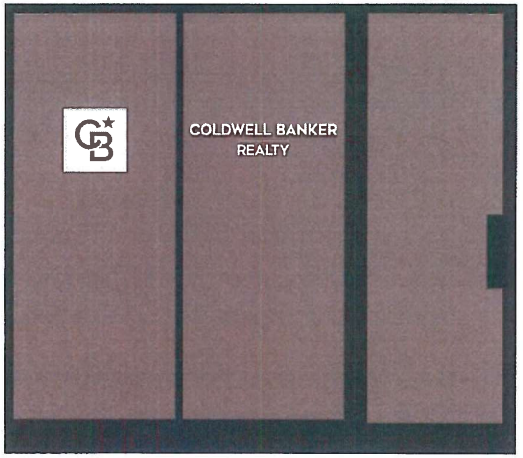
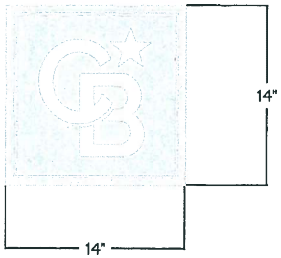
Date

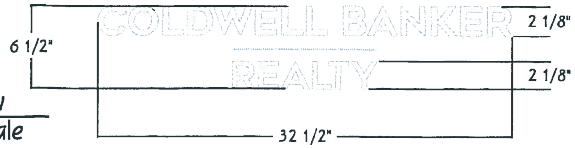
Item 4: CB Window/ Door Graphics



4

2.8 Square Feet of Proposed Signage





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ARCHITECTURAL REVIEW BOARD APPLICATION
REVIEW AND RECOMMENDATION

ARB review and recommendation is required prior to Planning and Zoning Commission or Zoning Board of Appeals hearings. This review provides required design review for proposed projects prior to zoning or variance approval. Application should be submitted in accordance with deadline posted on meeting calendar (10 days prior to meeting) to the HDC Office, Room 108. Additional materials may be requested for presentation at the meeting.

- ☑ **COMMERCIAL BUILDING CONSTRUCTION OR ALTERATIONS**
- ☐ **SPECIAL PERMIT USE**
- ☐ **SIGNAGE**

Submission Date: _____

1. Property Address 499 POST ROAD EAST
   (As listed in the Assessor's records)
2. Property PID# E09 / 063 / 000 / Zoning District: GBD
3. Owner's Name: MARIO BOCCAROSSA Daytime Tel #: (203) 877-1800
   Owner's Address: 91 TWIN OAK LN, WILTON, CT 06897 E-mail: mrbocc@yahoo.com
4. Agent's Name *(if different)*: RONNI MOLINARI Daytime Tel #: (646) 334-3766
   Agent's Address: 7 PLUNKETT PLACE, WESTPORT, CT 06880 E-mail: rmolinari@lvmadesign.studio
5. Zoning Board of Appeals Case # *(if any)* _____
6. Existing Uses of property: PAST USE: STEINWAY PIANO, CURRENTLY VACANT
7. Reason for this Request: APPROVAL REQUIRED FOR DRIVEWAY MODIFICATION, NEW PAINT COLOR, NEW AWNING DOOR, NEW SIGNAGE ON BUILDING FACADE.

Applicant's Signature (If different than owner)

X Mario D. Boccarossa, Mgr
Owner's Signature (If the applicant is unable to obtain the signature of property owner, a letter of authorization signed by the property owner may be submitted instead.

Architectural Review Board Recommendation:

Chair's Signature: _____ Date: _____

499 POST ROAD EAST, WESTPORT

BESPOKE AUTO HAUS

Project Address: **499 Post Road East, Westport CT 06880**

Prepared for: Westport Architectural Review Board

Prepared by: Ronni Molinari, LUMA Design LLC

October 8, 2020

EXTERIOR FINISHES

NO.	SPEC	COLOR SAMPLE	NOTES
PT-1	AF-700 STORM		REPAINTING EXISTING EXTERIOR STUCCO FACADE & MOULDINGS
PT-2	TREMCLAD RUSTOLEUM OR EQUIVALENT COLOR MATCH BM 2124-10 WROUGHT IRON		EXTERIOR HANDRAILS, RAILINGS, METAL OVERHEAD DOORS
	GENERAL AWNINGS POWDER COATED ALUMINUM	520 BRONZE	GENERAL AWNINGS POWDER COATED ALUMINUM

EXISTING EXTERIOR ADJACENT BUILDINGS

WESTPORT TOWN FIRE DEPARTMENT

SOLA SALONS

WESTPORT FAMILY DENTAL

EXTERIOR FINISHES

NO.	SPEC	COLOR SAMPLE	NOTES
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BESPOKE AUTO HAUS

Project Address: **499 Post Road East, Westport CT 06880**
Prepared for: Westport Architectural Review Board
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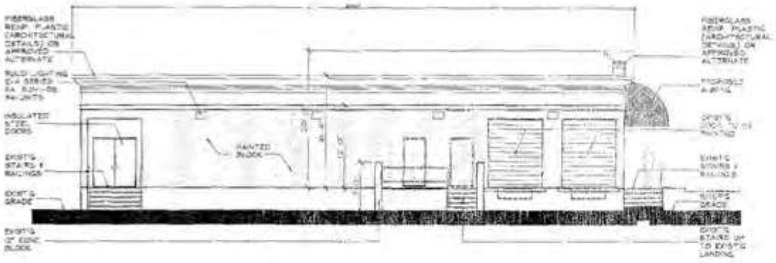
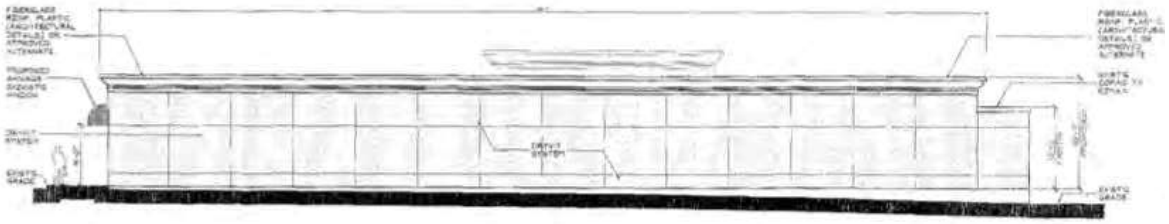
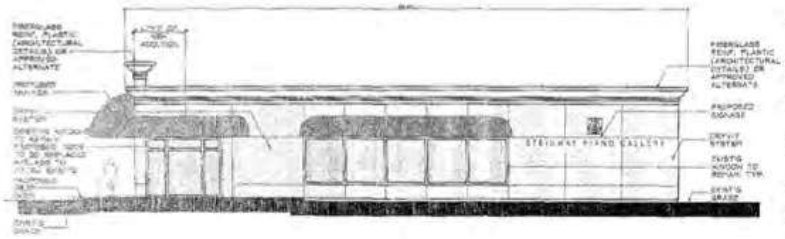
October 8, 2020



North Elevation
Scale: 1/8"=1'-0"



East Elevation
Scale: 1/8"=1'-0"

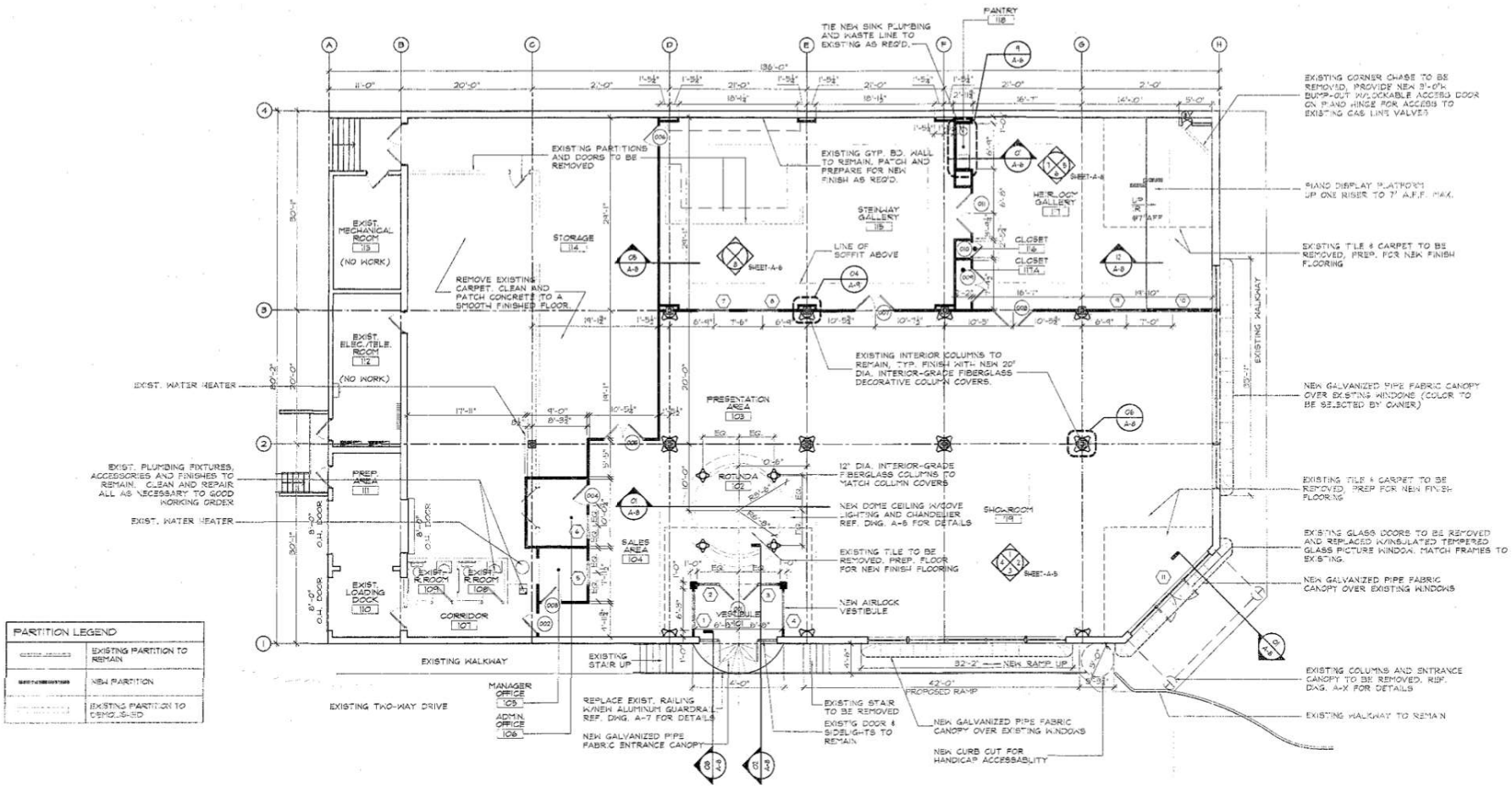


South Elevation
Scale: 1/8"=1'-0"

West Elevation
Scale: 1/8"=1'-0"

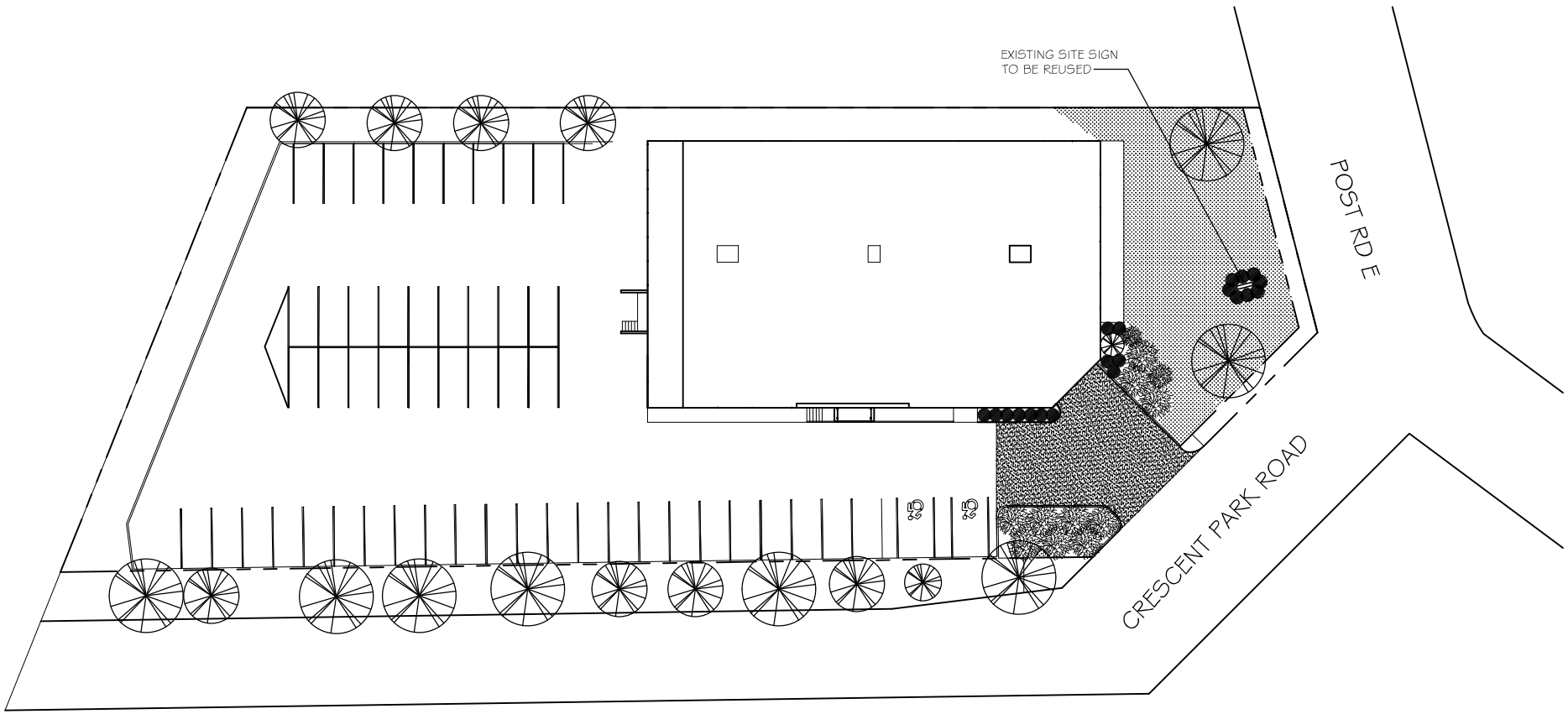
EXISTING CONDITIONS

EXTERIOR ELEVATIONS



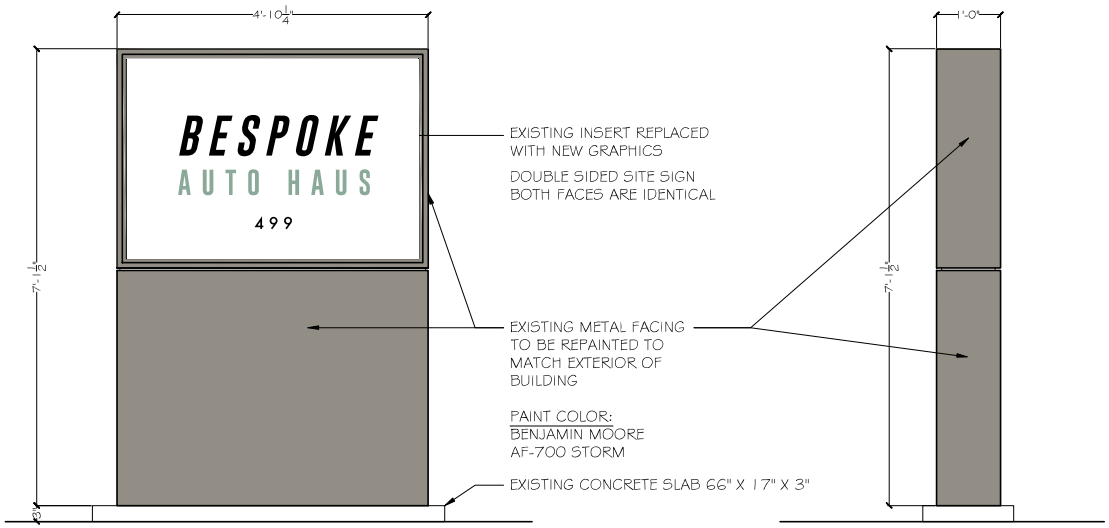
EXISTING CONDITIONS

FLOOR PLAN



PROPOSED SITE PLAN

NOT TO SCALE



PROPOSED SITE SIGN

NOT TO SCALE

BESPOKE AUTO HAUS

Project Address: **499 Post Road East, Westport CT 06880**

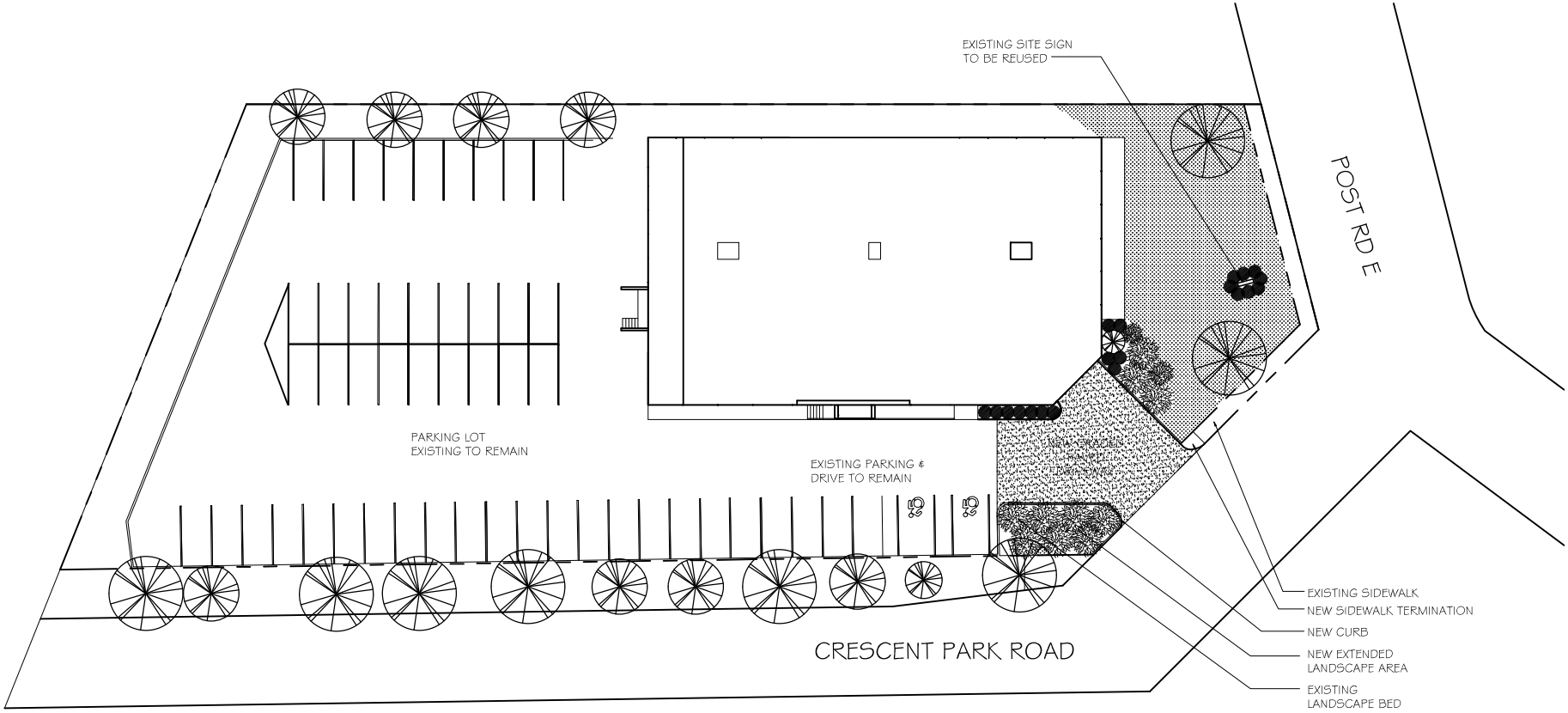
BESPOKE AUTO HAUS

Project Address: **499 Post Road East, Westport CT 06880**

PROPOSED TENANT IMPROVEMENTS

499 POST ROAD EAST

WESTPORT, CT 06880



PROPOSED SITE PLAN

SCALE: 1/32" = 1' - 0"

EXISTING SITE SIGN REPURPOSED
TOTAL SQ.FT: 4.85 S.F.

LUMA
DESIGN LLC
WESTPORT CT
luma@lumadesign.studio
TEL: 646.334.3766

PROJECT:
BESPOKE AUTO HAUS
499 POST RD EAST
WESTPORT, CT
06880

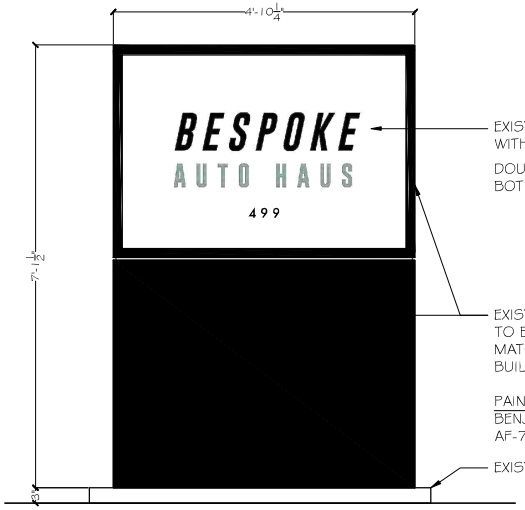
PHASE:
ARB REVIEW

DATE:
10-09-2020

SCALE:
AS NOTED

SHEET INFO:
SITE PLAN,
SIGN LOCATION

SHEET #
T001



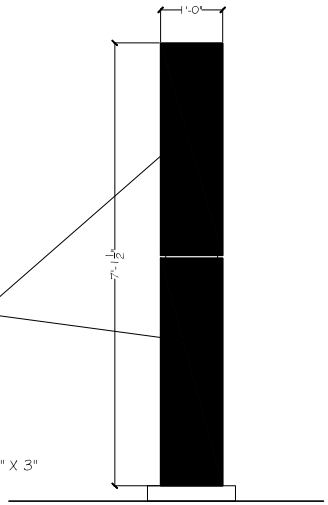
EXISTING INSERT REPLACED WITH NEW GRAPHICS

DOUBLE SIDED SITE SIGN BOTH FACES ARE IDENTICAL

EXISTING METAL FACING TO BE REPAINTED TO MATCH EXTERIOR OF BUILDING

PAINT COLOR:
BENJAMIN MOORE
AF-700 STORM

EXISTING CONCRETE SLAB 66" X 17" X 3"



EXISTING SITE SIGN
FRONT ELEVATION
SCALE: 1/2" = 1' - 0"

EXISTING SITE SIGN
SIDE ELEVATION
SCALE: 1/2" = 1' - 0"

LUMA
DESIGN LLC
WESTPORT, CT
rms@lumadesigns.studio
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PROJECT:
BESPOKE AUTO HAUS
499 POST RD EAST
WESTPORT, CT
06880

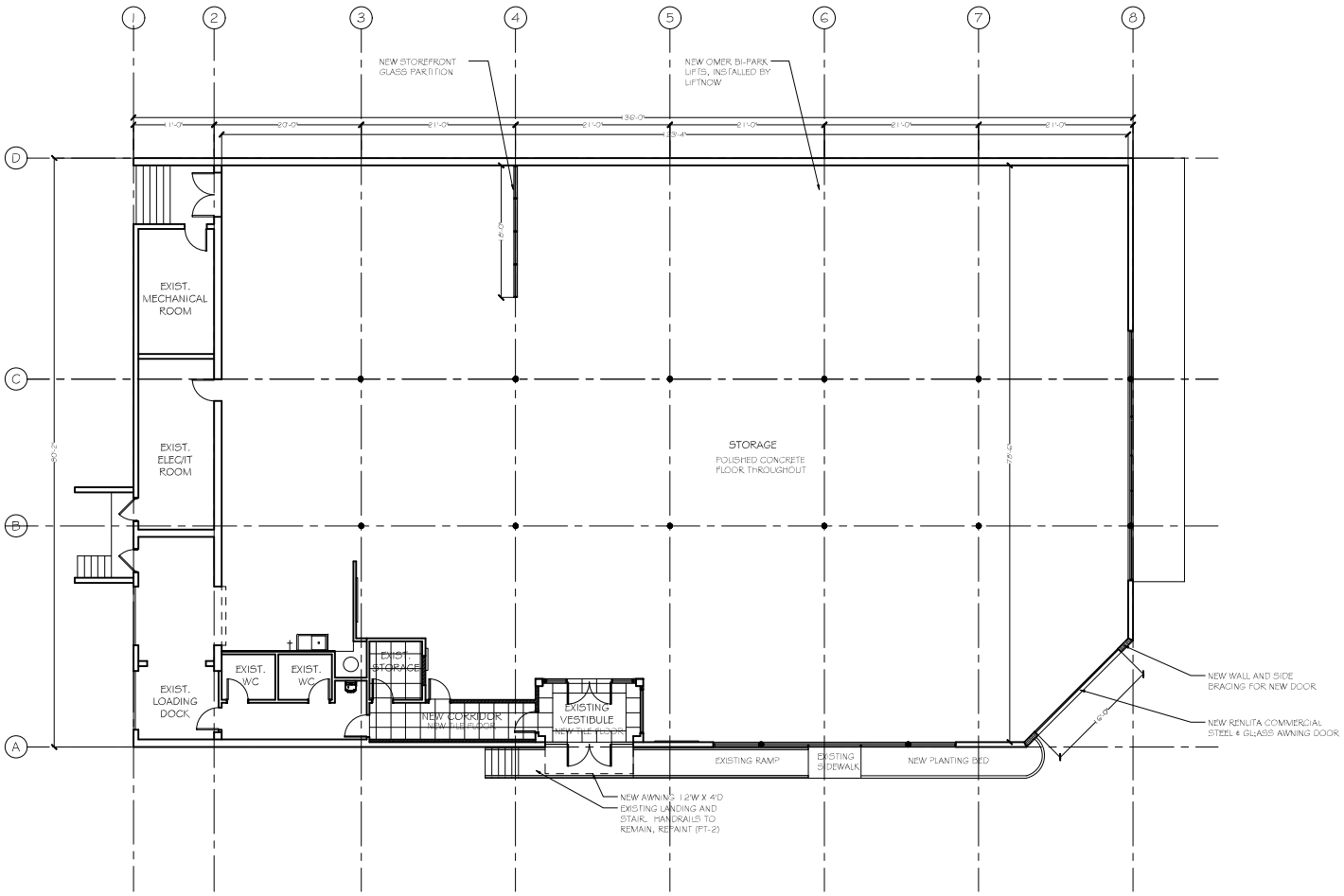
PHASE:
ARB REVIEW

DATE:
10-09-2020

SCALE:
AS NOTED

SHEET INFO:
SITE SIGN

SHEET #
T002



PROPOSED FLOOR PLAN

SCALE: 1/16" = 1' - 0"

PARTITION LEGEND	
	EXISTING TO REMAIN
	NEW DRYWALL PARTITION
	TO BE DEMOLISHED

LUMA DESIGN LLC
WESTPORT CT
rmolinari@lumadesign.studio
TEL: 848.334.3766

PROJECT:
BESPOKE AUTO HAUS
499 POST RD EAST
WESTPORT, CT
06880

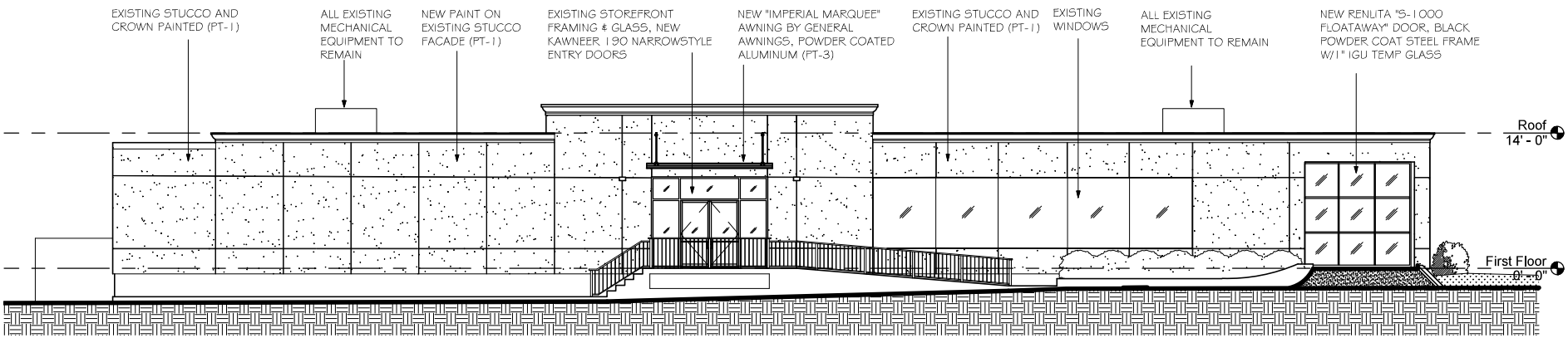
PHASE:
ARB REVIEW

DATE:
10-09-2020

SCALE:
AS NOTED

SHEET INFO:
FLOOR PLAN

SHEET #
A100



WEST ELEVATION

SCALE: 3/32" = 1' - 0"

EXTERIOR FINISHES

NO.	SPEC	NOTES
PT-1	AF-700 STORM	REPAINTING EXISTING EXTERIOR STUCCO FACADE & MOULDINGS
PT-2	TREMCLAD RUSTOLEUM OR EQUIVALENT COLOR MATCH BM 2124-10 WROUGHT IRON	EXTERIOR HANDRAILS, RAILINGS, METAL OVERHEAD DOORS
PT-3	GENERAL AWNINGS POWDER COATED ALUMINUM	GENERAL AWNINGS POWDER COATED ALUMINUM BRONZE 520

LUMA
DESIGN LLC
WESTPORT CT
rmc@luma@design.studio
TEL: 646.334.3766

PROJECT:
BESPOKE AUTO HAUS
499 POST RD EAST
WESTPORT, CT
06880

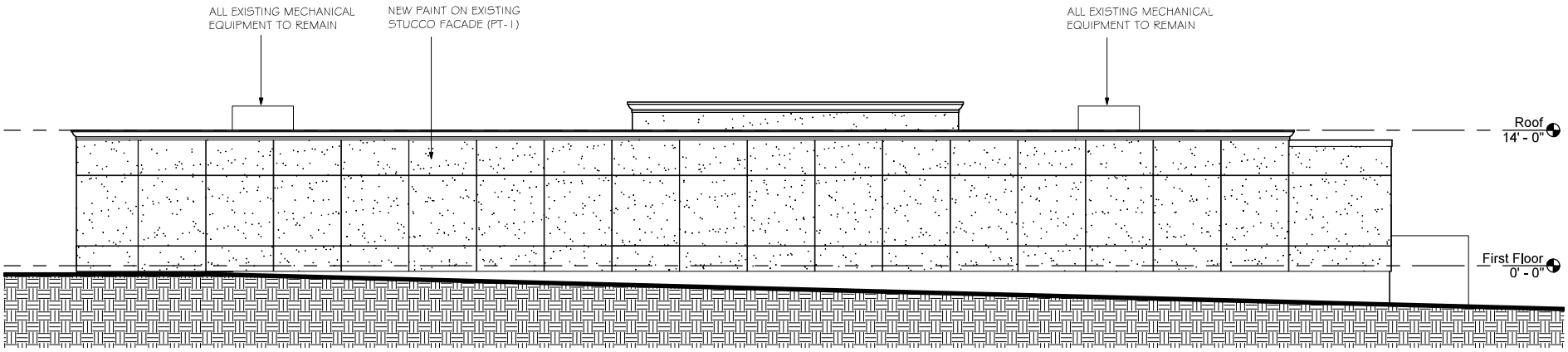
PHASE:
ARB REVIEW

DATE:
10-09-2020

SCALE:
AS NOTED

SHEET INFO:
EXTERIOR ELEVATIONS

SHEET #
A200a



EAST ELEVATION

SCALE: 3/32" = 1' - 0"

EXTERIOR FINISHES

NO.	SPEC	NOTES
PT-1	AF-700 STORM	REPAINTING EXISTING EXTERIOR STUCCO FACADE & MOULDINGS
PT-2	TREMCLAD RUSTOLEUM OR EQUIVALENT COLOR MATCH BM 2124-10 WROUGHT IRON	EXTERIOR HANDRAILS, RAILINGS, METAL OVERHEAD DOORS
PT-3	GENERAL AWNINGS POWDER COATED ALUMINUM	GENERAL AWNINGS POWDER COATED ALUMINUM BRONZE 520

LUMA
DESIGN LLC
WESTPORT CT
rmolinari@lumadesign.studio
TEL: 646.334.3766

PROJECT:
BESPOKE AUTO HAUS
499 POST RD EAST
WESTPORT, CT
06880

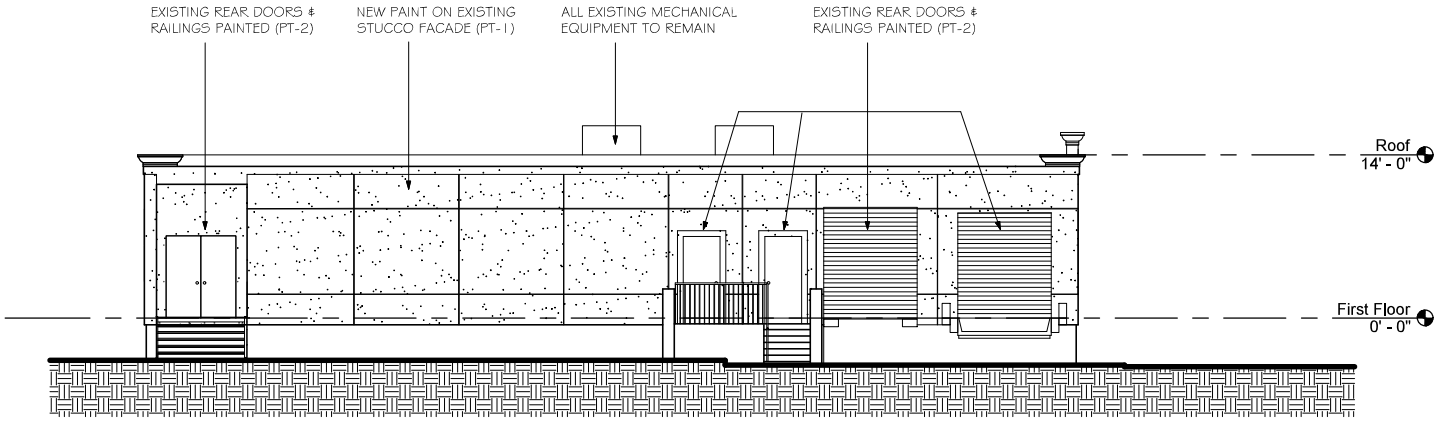
PHASE:
ARB REVIEW

DATE:
10-09-2020

SCALE:
AS NOTED

SHEET INFO:
EXTERIOR ELEVATIONS

SHEET #
A200b



NORTH ELEVATION

SCALE: 3/32" = 1' - 0"

EXTERIOR FINISHES

NO.	SPEC	NOTES
PT-1	AF-700 STORM	REPAINTING EXISTING EXTERIOR STUCCO FACADE & MOULDINGS
PT-2	TREMCLAD RUSTOLEUM OR EQUIVALENT COLOR MATCH BM 2124-10 WROUGHT IRON	EXTERIOR HANDRAILS, RAILINGS, METAL OVERHEAD DOORS
PT-3	GENERAL AWNINGS POWDER COATED ALUMINUM	GENERAL AWNINGS POWDER COATED ALUMINUM BRONZE 520

LUMA
DESIGN LLC
WESTPORT CT
rmelinari@lumadesign.studio
TEL: 646.334.3766

PROJECT:
BESPOKE AUTO HAUS
499 POST RD EAST
WESTPORT, CT
06880

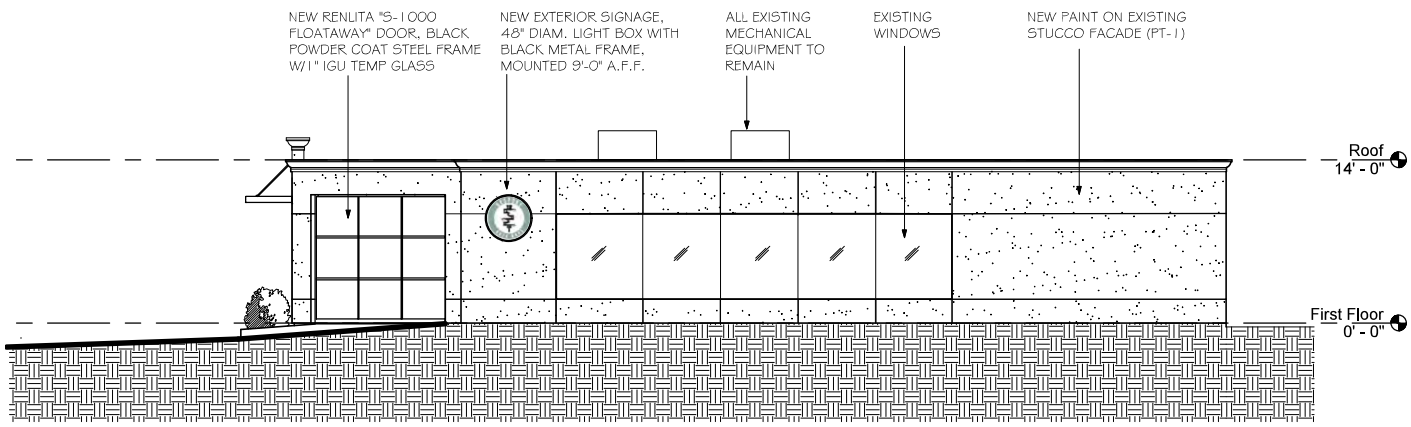
PHASE:
ARB REVIEW

DATE:
10-09-2020

SCALE:
AS NOTED

SHEET INFO:
EXTERIOR ELEVATIONS

SHEET #
A200c



SOUTH ELEVATION

SCALE: 3/32" = 1' - 0"

EXTERIOR FINISHES

NO.	SPEC	NOTES
PT-1	AF-700 STORM	REPAINTING EXISTING EXTERIOR STUCCO FACADE & MOULDINGS
PT-2	TREMCLAD RUSTOLEUM OR EQUIVALENT COLOR MATCH BM 2124-10 WROUGHT IRON	EXTERIOR HANDRAILS, RAILINGS, METAL OVERHEAD DOORS
PT-3	GENERAL AWNINGS POWDER COATED ALUMINUM	GENERAL AWNINGS POWDER COATED ALUMINUM BRONZE 520

LUMA
DESIGN LLC
WESTPORT CT
rmolinari@lumadesign.studio
TEL: 646.334.3766

PROJECT:
BESPOKE AUTO HAUS
499 POST RD EAST
WESTPORT, CT
06880

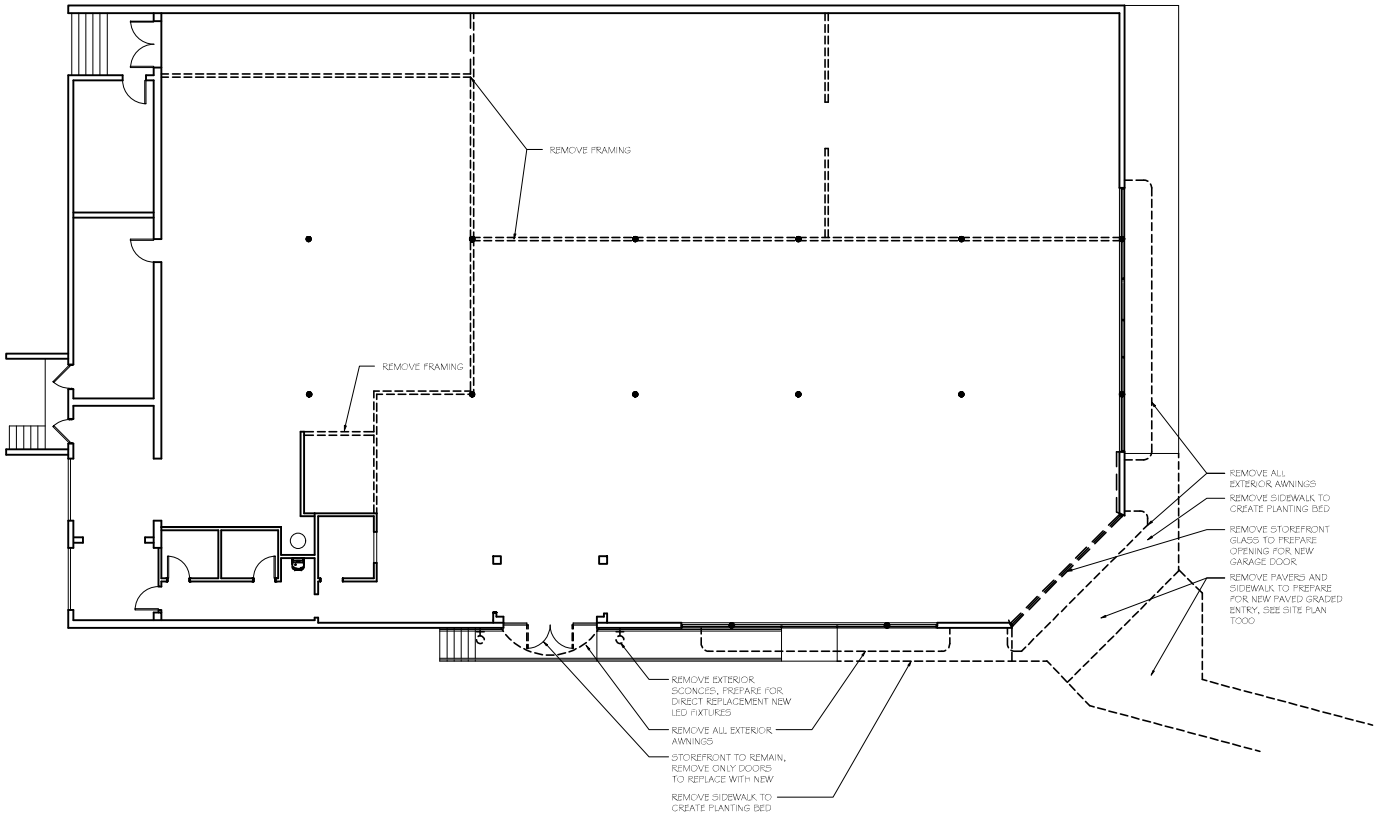
PHASE:
ARB REVIEW

DATE:
10-09-2020

SCALE:
AS NOTED

SHEET INFO:
EXTERIOR ELEVATIONS

SHEET #
A200d



PROPOSED DEMOLITION PLAN

SCALE: 1/16" = 1' - 0"

PARTITION LEGEND	
	EXISTING TO REMAIN
	NEW DRYWALL PARTITION
	TO BE DEMOLISHED

LUMA
DESIGN LLC
WESTPORT CT
rmolinari@lumadesign.studio
TEL: 848.334.3766

PROJECT:
BESPOKE AUTO HAUS
499 POST RD EAST
WESTPORT, CT
06880

PHASE:
ARB REVIEW

DATE:
10-09-2020

SCALE:
AS NOTED

SHEET INFO:
DEMOLITION PLAN

SHEET #
D100

ARCHITECTURAL REVIEW BOARD APPLICATION
REVIEW AND RECOMMENDATION

ARB review and recommendation is required prior to Planning and Zoning Commission or Zoning Board of Appeals hearings. This review provides required design review for proposed projects prior to zoning or variance approval. Application should be submitted in accordance with deadline posted on meeting calendar (10 days prior to meeting) to the HDC Office, Room 108. Additional materials may be requested for presentation at the meeting.

- ☐ **COMMERCIAL BUILDING CONSTRUCTION OR ALTERATIONS**
- ☐ **SPECIAL PERMIT USE**
- ☐ **SIGNAGE**

Submission Date: 10/13/2020

1. Property Address 1460 Post Road East
   (As listed in the Assessor's records)
2. Property PID# 3302 Zoning District: GBD
3. Owner's Name: Urstadt Biddle Properties, Inc. Daytime Tel #: 203-863-8200
   Owner's Address: 321 Railroad Ave. Greenwich CT 06830 E-mail:
4. Agent's Name *(if different)*: Hurwitz Sagarin Slossberg & Knuff LLC Daytime Tel #: 203-877-8000
   Agent's Address: 147 N. Broad St. Milford CT 06460 E-mail: jknuff@hssklaw.com
5. Zoning Board of Appeals Case # *(if any)*
6. Existing Uses of property: Mixed use (retail, restaurant, medical office & dispensary)
7. Reason for this Request:
   The applicant, Sound Development Group, intends to modify the existing building for a medical office building. This work will include interior and exterior improvements, as well as modest modifications to the front parking layout and vehicle circulation.

Applicant's Signature *(If different than owner)*

Owner's Signature (If the applicant is unable to obtain the signature of property owner, a letter of authorization signed by the property owner may be submitted instead.

Architectural Review Board Recommendation:

Chair's Signature: Date:

URSTADT BIDDLE PROPERTIES INC.

321 Railroad Avenue, Greenwich, CT 06830
Tel: 203.863.8200 / Fax: 203.861.6755 / Website: www.ubproperties.com
New York Stock Exchange Symbols: UBA & UBP

October 13, 2020

To Whom It May Concern:

On behalf of, and as an authorized signatory of, Urstadt Biddle Properties Inc. ("UBP"), owner of the property known as Greens Farms Plaza and located at 1460 Post Road East, I hereby authorize and consent to land use applications to the Town of Westport in connection with the redevelopment of the subject property as a medical office building relating as depicted in the plans dated October 13, 2020 prepared by The S/L/A/M Collaborative (Project Number 20146). This authorization and consent will be valid until revoked by UBP in a writing given to the Town of Westport or January 15, 2021, whichever is sooner,

Urstadt Biddle Properties Inc.

Willing L. Biddle

By: Willing L. Biddle
Its: President

SLAM

WESTPORT MEDICAL OFFICE

LIST OF SUBMITTAL DRAWINGS

EXISTING SITE

	Existing Site Survey
	Existing Site Photos

LANDSCAPE ARCHITECTURAL

L001	General Site Information
L101	Site Demolition and Preparation
L201	Site Layout and Materials
L301	Overall Site Grading
L401	Overall Site Planting
L402	Planting Details

ARCHITECTURAL

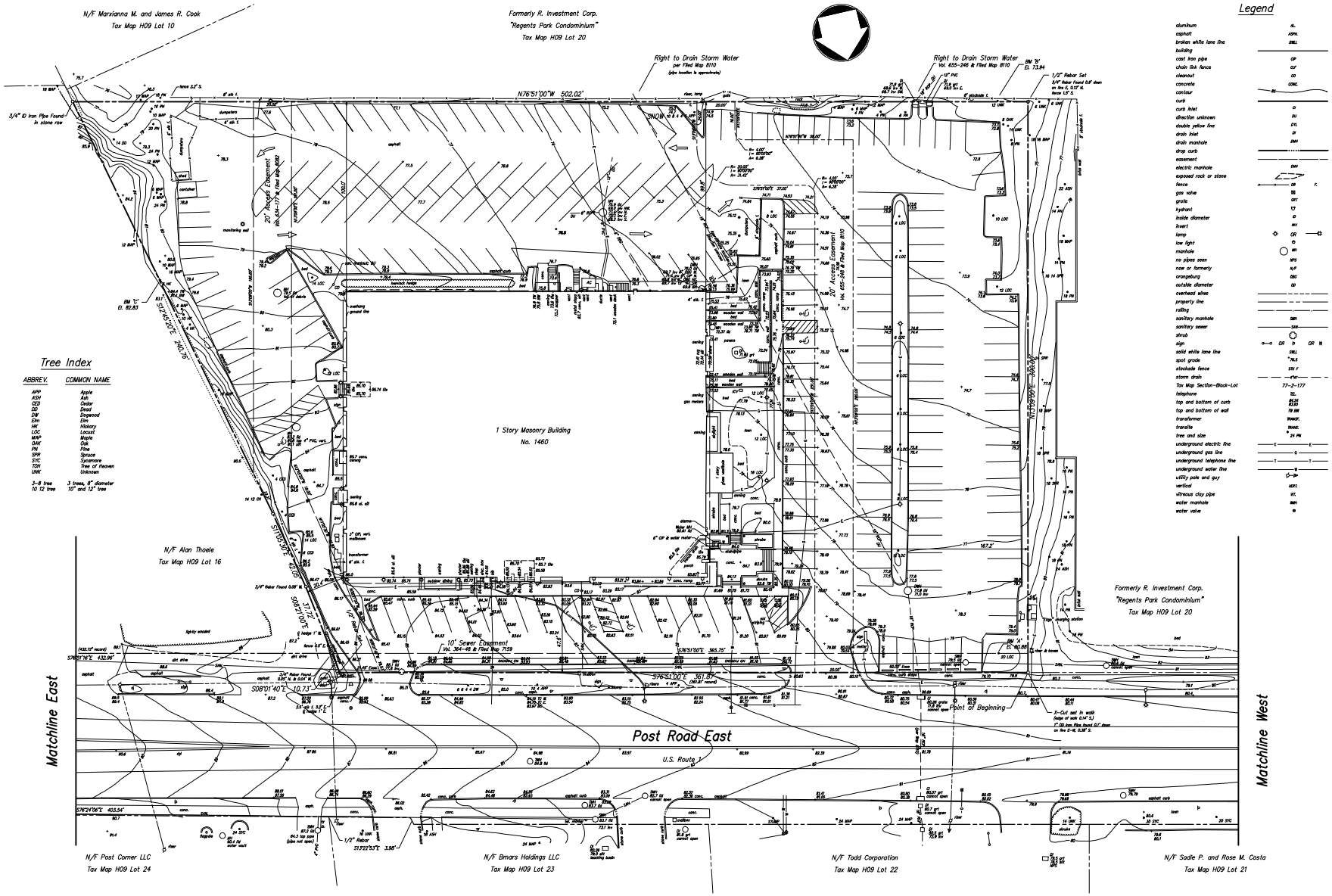
A101	Floor Plan: Lower Level
A102	Floor Plan: Upper Level
A103	Roof Plan
A301	Elevations: Proposed
A302	Elevations: Color
A303	Exterior Rendering

Architect / Landscape Architect:
The S/L/A/M Collaborative
Glastonbury, Connecticut

Civil Engineer:
TIGHE & BOND
Middletown, Connecticut

Land Surveyor:
KENNETH B. SALZMANN
Pawling, New York

Issued for:	ARCHITECTURAL REVIEW BOARD
Date:	10/13/2020
Proj No. :	20146.00



Tree Index

ABBREV.	COMMON NAME
APP	Apple
ASH	Ash
CED	Cedar
DD	Dead
DW	Dogwood
Elm	Elm
HK	Hickory
LOC	Locust
MAP	Maple
OAK	Oak
PN	Pine
SPR	Spruce
SYC	Sycamore
TOH	Tree of Heaven
UNK	Unknown
3-8 tree	3 trees, 8" diameter
10 12 tree	10" and 12" tree

Legend

aluminum	AL.
asphalt	ASPH.
broken white lane line	BWLL
building	
cast iron pipe	CIP
chain link fence	CLF
cleanout	CO
concrete	CONC.
contour	
curb	
curb inlet	CI
direction unknown	DU
double yellow line	DYL
drain inlet	DI
drain manhole	DMH
drop curb	
easement	
electric manhole	EMH
exposed rock or stone	
fence	OR F.
gas valve	GV
grate	GRT
hydrant	
inside diameter	ID
invert	INV
lamp	OR
low light	
manhole	MH
no pipes seen	NPS
now or formerly	N/F
orangeburg	OBG
outside diameter	OD
overhead wires	
property line	
railing	
sanitary manhole	SMH
sanitary sewer	SAN
shrub	
sign	OR D OR M
solid white lane line	SWLL
spot grade	76.5
stockade fence	STK F
storm drain	SMH
Tax Map Section-Block-Lot	77-2-177
telephone	TEL.
top and bottom of curb	BC.24 BC.63
top and bottom of wall	TW BW
transformer	TRANSF.
transite	TRANS.
tree and size	24 PN
underground electric line	E E
underground gas line	G
underground telephone line	T T
underground water line	
utility pole and guy	
vertical	VERT.
vitreous clay pipe	VIT.
water manhole	WMH
water valve	

Certification

This survey has been prepared for and is certified only to:

Urstadt Biddle Properties, Inc.

Certifications are not transferable to subsequent owners or unnamed institutions.

To my knowledge and belief, this map is substantially correct as shown hereon.

Kenneth B. Salzmann, Land Surveyor, CT Lic. No. 17388
12 Hunter Lane, PO Box 498, Pawling, NY 12564 (845) 855-3885

Site Area: 2.9599± Acres.

Notes:

Refer to Sheet 2 of 2 for notes.

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20' 0' 20' 40' 60'
SCALE IN FEET

Dependent Resurvey of Property
and
Topographic Map
prepared for
Urstadt Biddle Properties , Inc.
of the premises located at
1460 Post Road East
Town of Westport
Fairfield County, Connecticut
Scale 1" = 20' March 14, 2016
Rev. Sep. 21, 2020 – Refer to Note 12

Sheet 1 of 2

Project No. 901

901 1x21r1.pro B11 folder

SLAM
The S/L/A/M Collaborative

80 Glastonbury Boulevard
Glastonbury, CT 06033-4410
Phone: 860 657.8077

www.slamcoll.com

Drawn
AL
Checked
WC

WESTPORT MEDICAL OFFICE

1460 Post Road East
Westport, CT

Number	Date	Issued For
1	10/13/2020	SUBMITTED TO ARB

EXISTING PHOTOS

Date
10/13/2020
Scale

Drawing Number

Proj. Number
20146.00

C:\Users\alvaughn\SLAM\William Cone - WESTPORT\Shel\101-DemoPrep.dwg October 12, 2020 - 10:30 AM

0 100' 200' 600'

SCALE: 1" = 200'

KEY PLAN

1" = 200'

GENERAL SITE NOTES:

1. BOUNDARY AND TOPOGRAPHIC DATA WAS OBTAINED FROM SURVEY PREPARED BY (Kenneth B. Salzmann, Land Surveyor), THE LANDSCAPE ARCHITECT MAKES NO WARRANTY FOR INFORMATION SHOWN AS EXISTING. CONTRACTOR SHALL VERIFY CONDITIONS IN FIELD AND THEIR RELATIONSHIP TO NEW CONSTRUCTION. DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE FOR RESOLUTION PRIOR TO COMMENCING RELATED WORK.

2. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (PHONE NUMBER: 811) FOR FIELD LOCATING AND CLEAR MARKING OF SUBSURFACE UTILITIES PRIOR TO ANY EXCAVATION.

3. CONTRACTOR SHALL ESTABLISH AND/OR MAINTAIN AT LEAST ONE (1) BENCHMARK ON SITE FOR VERTICAL AND HORIZONTAL REFERENCE.

4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE (WESTPORT) ALL LOCAL, STATE AND FEDERAL REQUIREMENTS SHALL BE ADHERED TO IN THE PERFORMANCE OF THIS WORK.

5. THE CONSTRUCTION LIMITS ARE AS DEFINED IN THE SPECIFICATIONS AND AS SHOWN IN THE DRAWINGS. DRAWINGS INDICATE MINIMUM LIMITS OF DEMOLITION/PAVEMENT REMOVAL REQUIRED FOR CONSTRUCTION OF NEW IMPROVEMENTS. WORK SHALL NOT EXCEED CONTRACT LIMIT LINES UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.

SITE PREPARATION NOTES:

1. COORDINATE WORK ON THIS SHEET WITH ALL DRAWINGS PERTAINING TO SITE WORK IN THE CONTRACT DOCUMENT SET. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIM OR HERSELF FAMILIAR WITH THE FULL SET OF DOCUMENTS FOR ALL SITE RELATED ITEMS.

2. PRIOR TO ANY DEMOLITION ACTIVITY THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES. SEE SHEET C202 FOR EROSION CONTROL PLANS & NOTES.

3. CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE AND THE GENERAL CONTRACTOR REGARDING STAGING AREAS, CONSTRUCTION FENCING LIMITS AND GATES, AND CONSTRUCTION TRAFFIC & PARKING.

4. LIMITS OF EXISTING PAVEMENTS AND CURBS TO REMAIN SHALL BE NEATLY SAWCUT TO PROVIDE FOR A NEAT, CLEAN JOINT/OR FINISHED EDGE.

5. REMOVAL OF SITE IMPROVEMENTS SHALL INCLUDE ALL SURFACE AND SUBSURFACE IMPROVEMENTS RELATED TO THE ITEMS DESIGNATED FOR REMOVAL EXCEPT WHERE INDICATED OTHERWISE. REMOVAL OF TREES AND SHRUBS INCLUDES CLEARING AND GRUBBING OF STUMPS.

6. DEBRIS FROM DEMOLITION SHALL BE REMOVED FROM SITE AND DISPOSED OF PROPERLY BY CONTRACTOR.

7. UTILITIES DESIGNATED TO BE ABANDONED SHALL BE DONE SO IN A SAFE AND LEGAL MANNER. COORDINATE WITH THE APPROPRIATE UTILITY AUTHORITIES AND THE OWNER'S REPRESENTATIVE.

8. ITEMS NOTED TO BE REMOVED AND SAVED FOR OWNER SHALL BE STORED ON SITE AND PROTECTED BY CONTRACTOR FOR RECOVERY BY OWNER. ITEMS NOTED TO BE RELOCATED SHALL BE REMOVED, STORED AND PROTECTED FROM DAMAGE UNTIL RE-INSTALLATION. STORED ITEMS DAMAGED BY CONTRACTOR SHALL BE REPLACED TO MATCH BY CONTRACTOR.

9. ALL SAW CUTS SHALL BE STRAIGHT AND CLEAN.

SITE LAYOUT NOTES:

1. COORDINATE WORK ON THIS SHEET WITH ALL DRAWINGS PERTAINING TO SITE WORK IN THE CONTRACT DOCUMENT SET. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIM OR HERSELF FAMILIAR WITH THE FULL SET OF DOCUMENTS FOR ALL SITE RELATED ITEMS.

2. LOCATION AND ALIGNMENT OF SITE IMPROVEMENTS SUCH AS FENCES, ETC. SHALL BE STAKED IN FIELD BY CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT OR CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION OF ANY AND ALL SUCH IMPROVEMENTS.

3. ALL DIMENSIONS ARE TO THE NEAREST FOOT UNLESS OTHERWISE NOTED. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. ALL PROPOSED RADII ARE 5' RADIUS UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO THE FACE OF CURB OR WALLS AND TO CENTERLINES OF PAVEMENT MARKINGS, DOORS AND LIGHT POLES EXCEPT WHERE OTHERWISE INDICATED ON THIS PLAN.

4. ALL PAVEMENT CUTS IN CONCRETE ARE TO THE NEAREST JOINT - CONCRETE WALK PAVEMENT LIMITS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL INSTALL NEW WALK TO MATCH EXISTING TO THE GREATEST EXTENT POSSIBLE.

SITE GRADING NOTES:

1. COORDINATE WORK ON THIS SHEET WITH ALL DRAWINGS PERTAINING TO SITE WORK IN THE CONTRACT DOCUMENT SET. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIM OR HERSELF FAMILIAR WITH THE FULL SET OF DOCUMENTS FOR ALL SITE RELATED ITEMS.

2. BLEND PROPOSED GRADES INTO EXISTING GRADES SMOOTHLY AND NEATLY. ALL SAWCUTS SHALL BE STRAIGHT AND CLEAN.

3. DISTURBED AREAS NOT INDICATED TO RECEIVE PAVEMENT OR OTHER TREATMENT SHALL BE SEEDED LAWN.

4. SEE SITE PLANTING PLANS FOR EXTENT AND REQUIRED DEPTH AND WIDTH OF CONTINUOUS PLANTING BEDS.

5. PRIOR TO FINAL ACCEPTANCE THE CONTRACTOR SHALL PUMP ALL ON-SITE DRAINAGE STRUCTURE SUMPS OF SILT AND DEBRIS.

6. ALL ACCESSIBLE ROUTES SHOWN ON PLAN SHALL BE A MAXIMUM OF 1:12 (AT RAMPS) OR 1:20 (ALL OTHER AREAS) IN THE DIRECTION OF TRAVEL WITH A MAXIMUM OF 1:50 CROSS SLOPE.

SITE PLANTING NOTES:

1. COORDINATE WORK ON THIS SHEET WITH ALL DRAWINGS PERTAINING TO SITE WORK IN THE CONTRACT DOCUMENT SET. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIM OR HERSELF FAMILIAR WITH THE FULL SET OF DOCUMENTS FOR ALL SITE RELATED ITEMS.

2. ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVEMENTS, MULCHES, PLANTING BEDS OR TREE PITS SHALL BE SEEDED LAWN.

3. CONTRACTOR SHALL SET PLANTS OUT IN FIELD FOR APPROVAL OF LOCATIONS BY ARCHITECT PRIOR TO PLANTING.

4. SPADE EDGE ALL PLANTING BEDS WITHIN LAWN AREAS UNLESS NOTED OTHERWISE TO RECEIVE STEEL EDGING. PROVIDE CLEAN SPADED EDGE AT PERIMETER OF ALL PLANTING BEDS AND TREE PITS ADJACENT LAWN AREAS. SPADE EDGE OF NEWLY PLANTED LAWN AREAS FOLLOWING SECOND MOWING

5. ALL PLANTING BEDS AND PITS TO RECEIVE APPROVED MULCH TO DEPTHS INDICATED IN PLANTING DETAILS.

6. WHERE DISCREPANCIES OCCUR BETWEEN PLANTING QUANTITIES OR TYPES SHOWN ON PLAN AND IN THE PLANT LIST, THE QUANTITY OF PLANTINGS SHOWN ON PLAN SHALL PREVAIL.

GENERAL SITE ABBREVIATIONS

BIT.	BITUMINOUS
C.L.F.	CHAIN LINK FENCE
C.L.L.	CONTRACT LIMIT LINE
CONC.	CONCRETE
N.I.C.	NOT IN CONTRACT

SITE LAYOUT ABBREVIATIONS

℄	CENTER LINE
DIA.	DIAMETER
E.J.	EXPANSION JOINT
EQ.	EQUAL
MAX	MAXIMUM
MIN.	MINIMUM
R	RADIUS
(TYP.)	TYPICAL CONDITION

SITE GRADING ABBREVIATIONS

BC	BOTTOM OF CURB
BFE	BASEMENT FLOOR ELEVATION
BS	BOTTOM OF STAIR
BW	BOTTOM OF WALL
CB	CATCH BASIN
DI	DRAIN INLET
EL.	ELEVATION
FFE	FINISH FLOOR ELEVATION
FLUSH	FLUSH CONDITION
HP	HIGH POINT
LP	LOW POINT
MEG	MATCH EXISTING GRADE
TC	TOP OF CURB
TF	TOP OF FRAME
TRC	TRANSITION CURB
TS	TOP OF STAIR
TW	TOP OF WALL
YD	YARD DRAIN

SITE PLANTING ABBREVIATIONS

B&B	BALLED & BURLAPPED
CAL	CALIPER AT 4' HT.
CONT.	CONTAINER
GAL	GALLON CONTAINER
HT.	HEIGHT
O.C.	ON CENTER
PT	PINT CONTAINER
QTY	QUANTITY
SPD	SPREAD

SITE SIGNAGE LEGEND

KEY	NAME	IMAGE	SIZE	REFERENCE
A	STOP	STOP	18" X 18"	1D / L501
B	DO NOT ENTER	DO NOT ENTER	12" X 18"	1D / L501
C	ONE WAY	ONE WAY	12" X 18"	1D / L501
D	HC PARKING	VAN ACCESSIBLE	12" X 18"	1B / L501
E	HC VAN PARKING	VAN ACCESSIBLE / FINES AND PENALTIES / TOW AWAY ZONE	12" X 18" / 12" X 6"	1B / L501

SITE PREPARATION LEGEND

- CURB TO BE REMOVED
- BIT. PAVEMENT TO BE REMOVED
- CONC. PAVEMENT TO BE REMOVED
- SITE ELEMENT TO BE REMOVED
- SITE ELEMENT TO BE RELOCATED
- FENCE/WALL TO BE REMOVED
- VEGETATION TO BE REMOVED/GRUBBED
- TREE TO BE REMOVED
- TREE PROTECTION

SITE LAYOUT LEGEND

- E.J. — EXPANSION JOINT
- CONTRACTION JOINT
- PAINTED TRAFFIC ARROWS
- PAINTED HANDICAP SYMBOL
- 12 — PARKING SPACE QUANTITY
- HANDICAP RAMP TYPE A — 3A / L501
- HANDICAP RAMP TYPE B — 3B / L501
- IC.C. — INTEGRAL CONCRETE CURB — 3D / L501
- B.C.C. — BITUMINOUS CONCRETE CURB — 3C / L501
- C.P.C.C. — CAST-IN-PLACE CONCRETE CURB — 4C / L501

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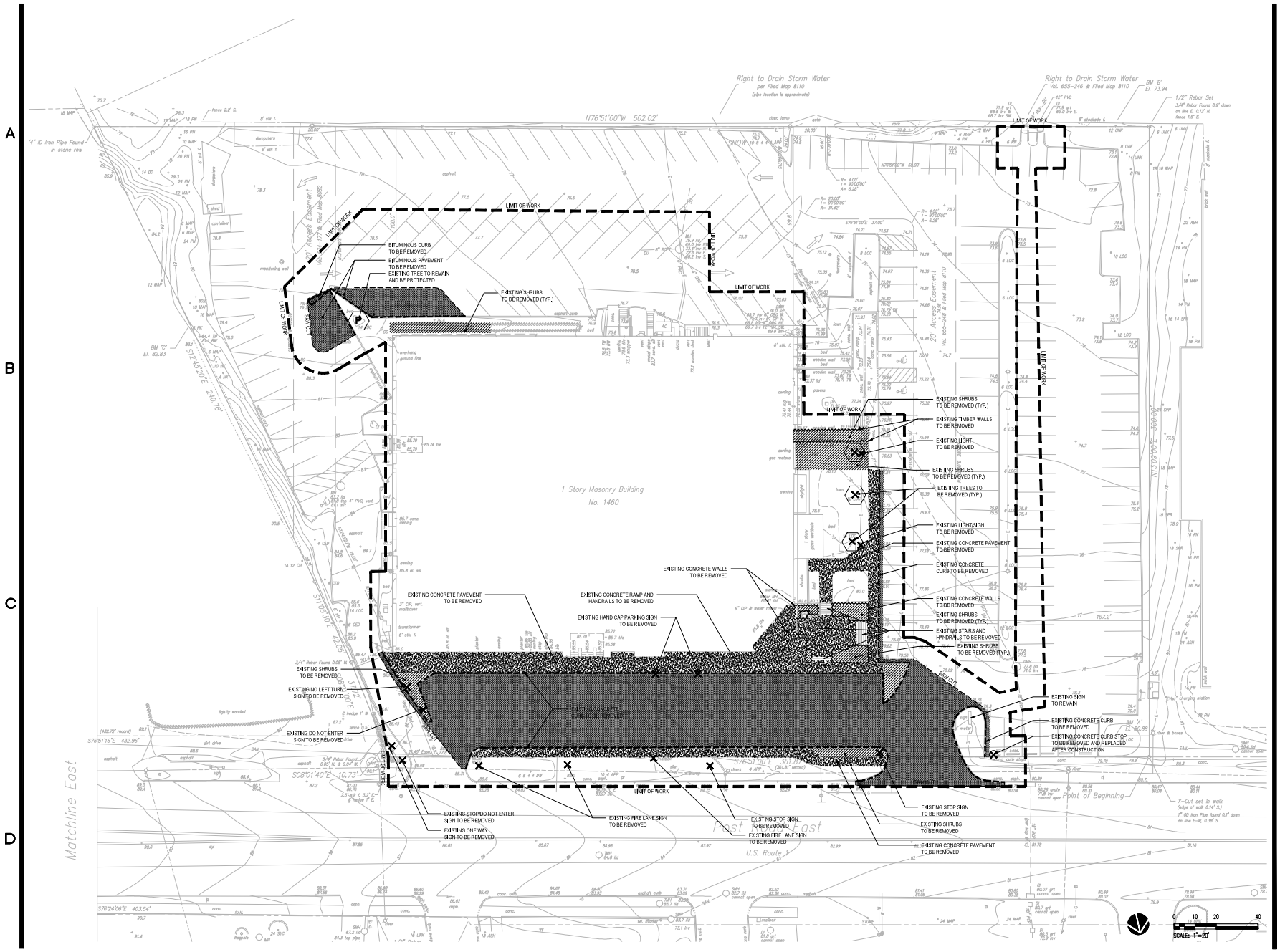
GENERAL SITE INFORMATION

Date
10/13/2020
Scale
AS NOTED
Proj. Number
20146.00

Drawing Number
L001



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SITE DEMOLITION AND PREPERATION

Date
10/13/2020

Scale
1"=20'

Proj. Number
20146.00

Drawing Number
L101

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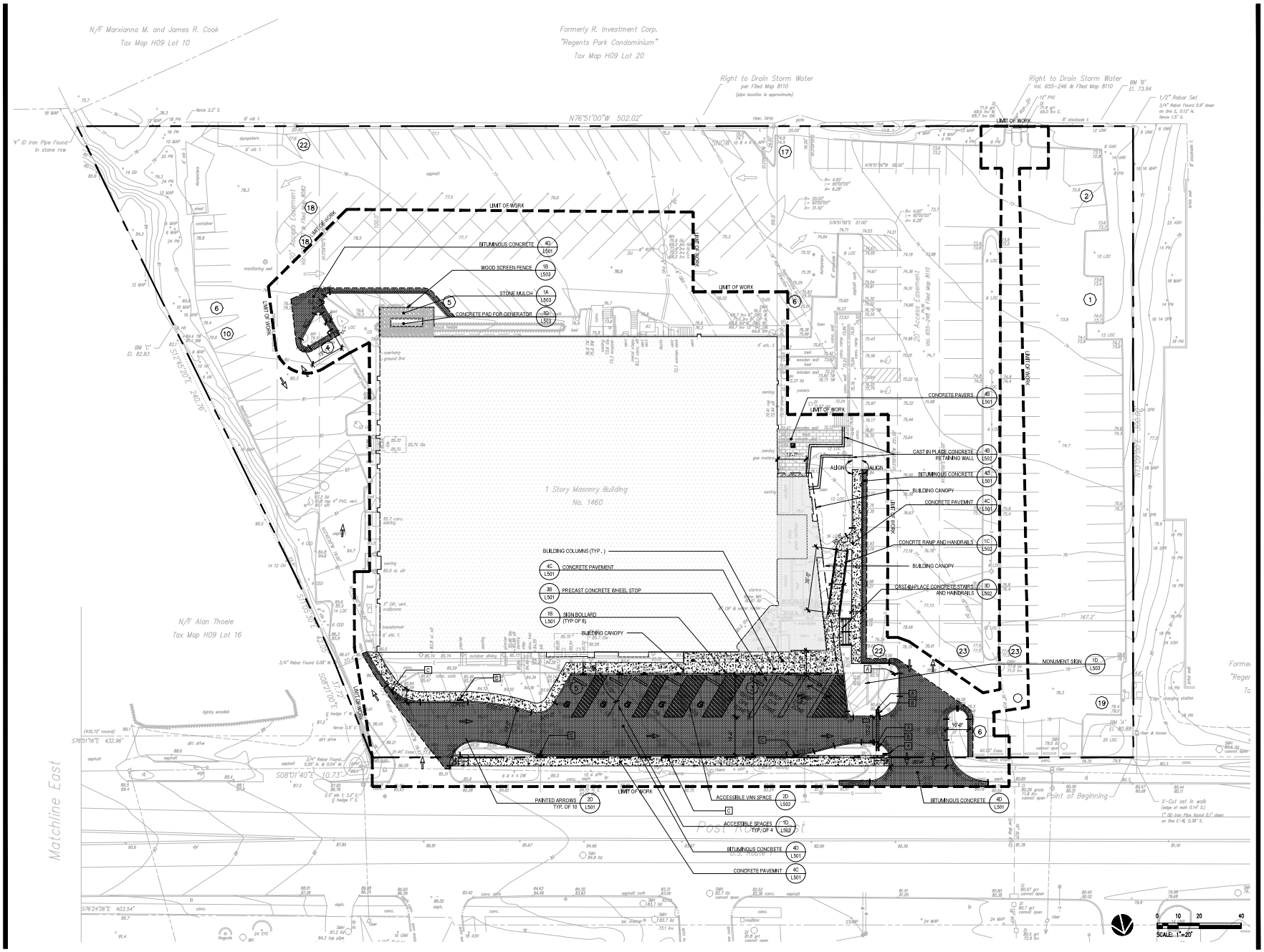

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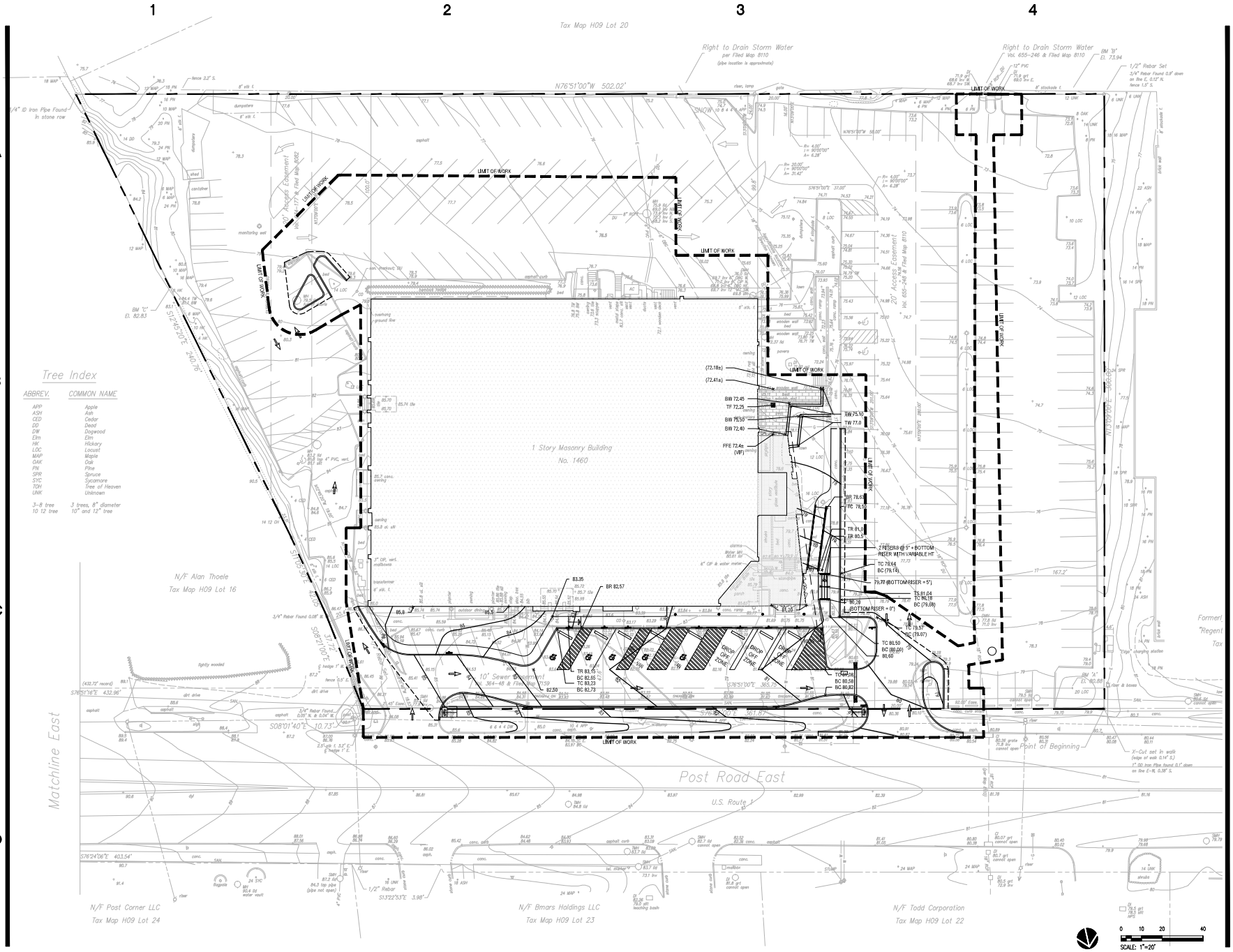
SITE LAYOUT AND MATERIALS

Date
10/13/2020
Scale
1"=20'
Proj. Number
20146.00

Drawing Number
L201



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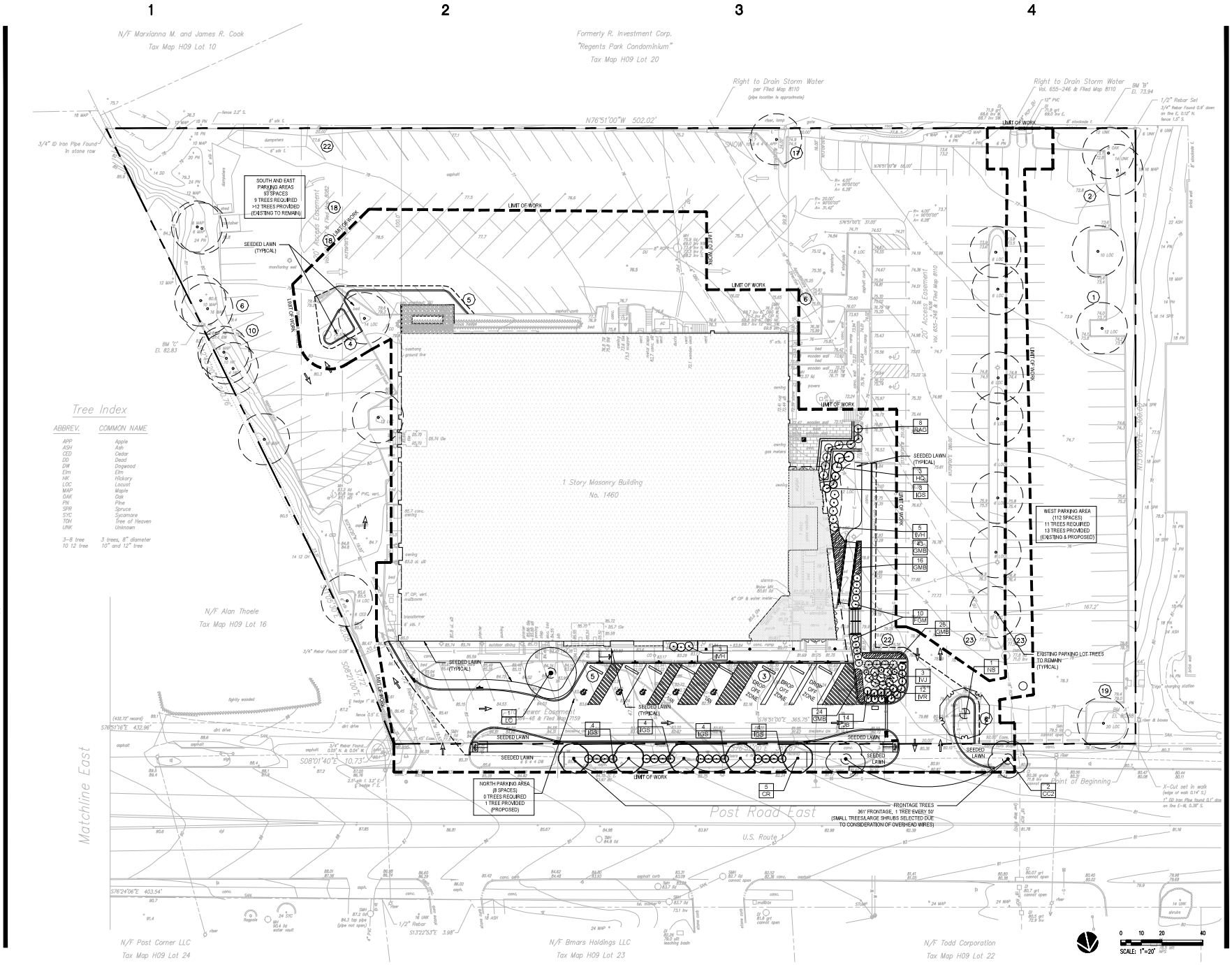
SITE GRADING

Date
10/13/2020
Scale
1"=20'
Proj. Number
20146.00

Drawing Number
L301



Tree Index

ABBREV.	COMMON NAME
APP	Apple
ASH	Ash
CED	Cedar
DD	Dead
DW	Dogwood
Elm	Elm
HK	Hickory
LOC	Locust
MAP	Maple
OAK	Oak
PN	Pine
SPR	Spruce
SYC	Sycamore
TOH	Tree of Heaven
UNK	Unknown

3–8 tree: 3 trees, 8" diameter
10 12 tree: 10" and 12" tree

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Number	Date	Issued For
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SITE PLANTING

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Scale
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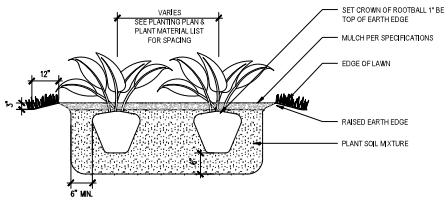
Proj. Number
20146.00

Drawing Number
L401

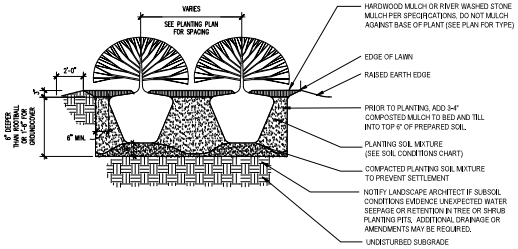
PLANT SCHEDULE

	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CAL	SIZE		REMARKS
DECIDUOUS TREES									
	LC	1	LIQUIDAMBAR STYRACIFLUA 'CHEROKEE'	CHEROKEE SWEET GUM	B & B	4-4.5" CAL.	12-14' HT.		SINGLE, STRAIGHT TRUNK; SPECIMEN QUALITY; FREE OF BRANCHING TO 6' HT.; DENSE FOLIAGE, WELL-BRANCHED; GOOD COLOR
	NS	1	NYSSA SYLVATICA	SOUR GUM	B & B	4-4.5" CAL.	12-14' HT.		SINGLE, STRAIGHT TRUNK; FREE OF BRANCHING TO 6' HT.; DENSE FOLIAGE, WELL-BRANCHED; GOOD COLOR
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CAL	SIZE		REMARKS
	CC2	2	CERCIS CANADENSIS	EASTERN REDBUD	B & B	2.5-3" CAL.	10-12' HT.		SINGLE, STRAIGHT TRUNK; DENSE FOLIAGE, WELL-BRANCHED; GOOD COLOR
	CR	5	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	B & B	2.5-3" CAL.	10-12' HT.		SINGLE, STRAIGHT TRUNK; DENSE FOLIAGE, WELL-BRANCHED; GOOD COLOR
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	MIN. HT.	MIN. SPR.		REMARKS
	FGM	10	FOTHERGILLA GARDENII 'MT. AIRY'	DWARF WITCHALDER	#5 CONT.	24-30" HT.	24-30" SPR.		WELL-ROOTED; DENSE FOLIAGE; HEALTHY STEMS; GOOD COLOR
	HQ	3	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#7 CONT.	36-42" HT.	36-42" SPR.		WELL-ROOTED; DENSE FOLIAGE; HEALTHY STEMS; GOOD COLOR
	IVH	8	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	#5 CONT.	18-24" HT.	24-30" SP.		WELL-ROOTED; DENSE FOLIAGE; HEALTHY STEMS; GOOD COLOR
	IVJ	3	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	#5 CONT.	30-36" HT.	30-36" SPR.		WELL-ROOTED; HEALTHY STEMS; GOOD COLOR
	IVR	12	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	#3 CONT.	18-24" HT.	18-24" SPR.		WELL-ROOTED; DENSE FOLIAGE; HEALTHY STEMS; GOOD COLOR
	RAG	8	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#3 CONT.	8-12" HT.	12-15" SP.		WELL-ROOTED; DENSE FOLIAGE; HEALTHY STEMS; GOOD COLOR
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	MIN. HT.	MIN. SPR.		REMARKS
	IGS	19	ILEX GLABRA 'SHAMROCK'	INKBERRY	#5 CONT.	30-36" HT.	24-30" SPR.		WELL-ROOTED; DENSE FOLIAGE; HEALTHY STEMS; GOOD COLOR
	JB	14	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	#3 CONT.	6-9" HT.	12-15" SPR.		WELL-ROOTED; DENSE FOLIAGE; HEALTHY STEMS; GOOD COLOR
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	MIN. HT.	MIN. SPR.	SPACING	REMARKS
	GMB	109	GERANIUM MACRORRHIZUM 'BEVEN'S VARIETY'	BEVEN'S VARIETY GERANIUM	#1 CONT.	6-8" HT.	6-8" SPR.	18" o.c.	WELL-ROOTED; DENSE FOLIAGE; HEALTHY STEMS; GOOD COLOR



4A PERENNIAL PLANTING (continuous planting bed)

N.T.S.

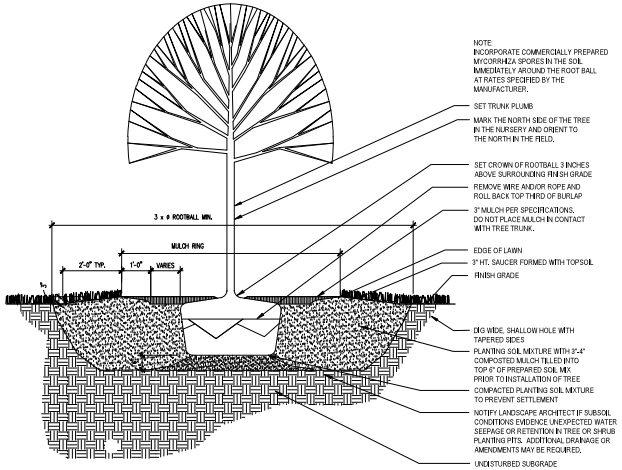


NOTES:

1. FOR CONTAINER GROWN SHRUBS, GENTLY PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF CONTAINER.
2. FOR B&B SHRUBS, FOLD BURLAP FROM TOP OF ROOT BALL DOWN TO GROUND.
3. INCORPORATE COMMERCIALLY PREPARED MYCORRHIZA SPORES IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATES SPECIFIED BY THE MANUFACTURER.
4. CONFIRM THAT WATER DRAINS OUT OF THE SOIL DURING THE DESIGN PHASE. DESIGN ALTERNATIVE DRAINAGE SYSTEMS, AS REQUIRED.

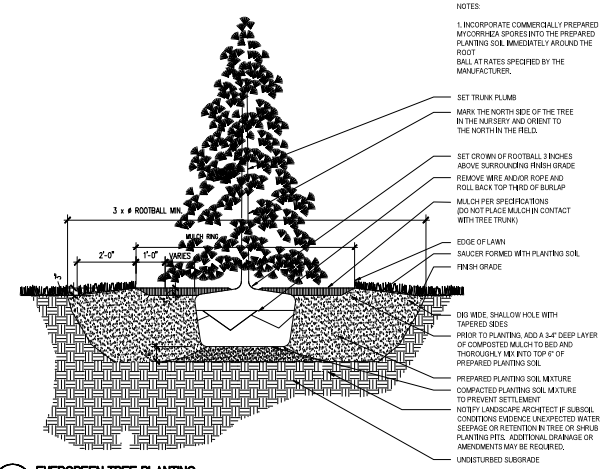
4B SHRUB PLANTING BED

N.T.S.



3D DECIDUOUS TREE PLANTING

1/2" = 1'-0"



4D EVERGREEN TREE PLANTING

NOT TO SCALE

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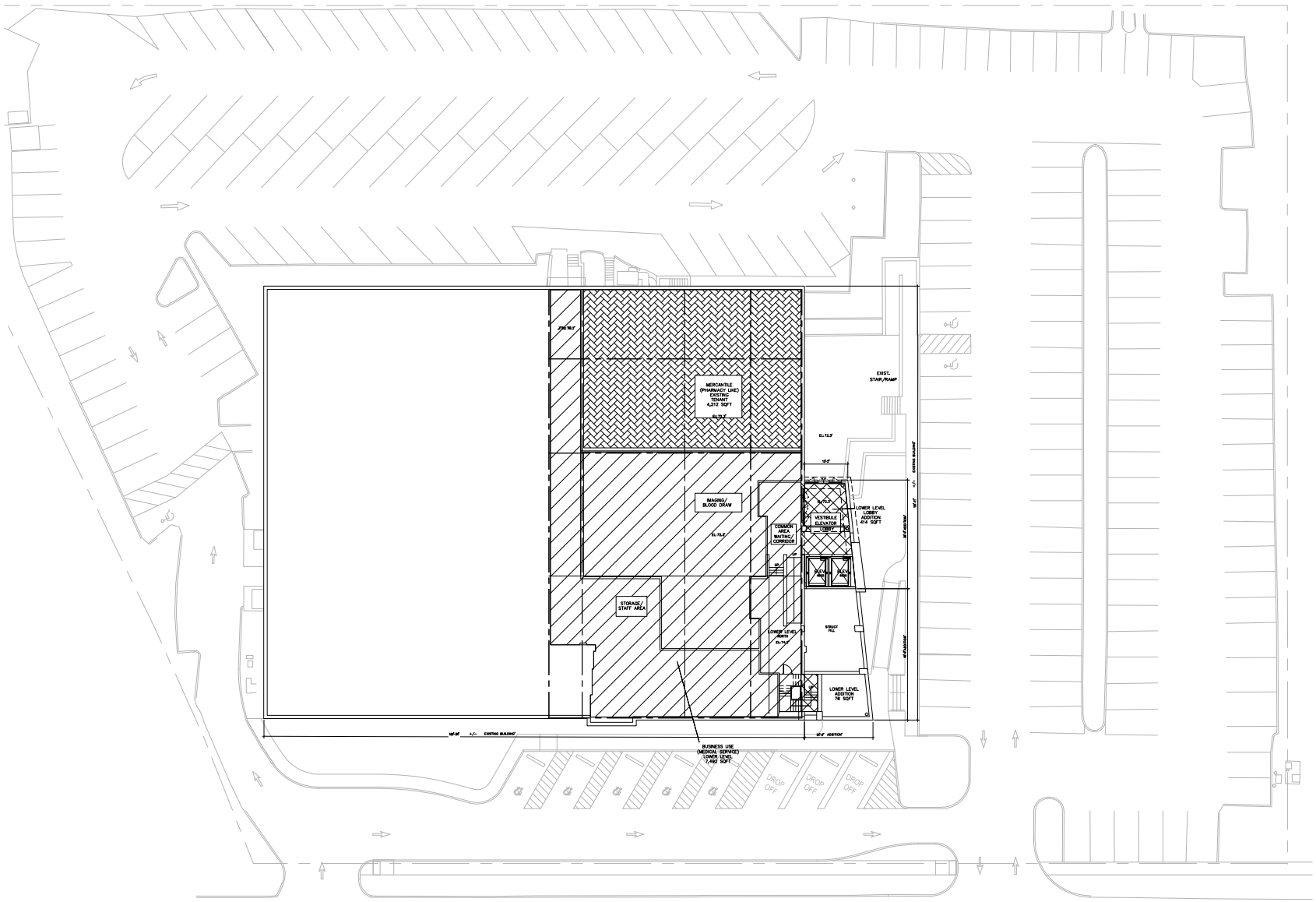
PLANTING DETAILS

Date: 10/13/2020
Scale: AS NOTED
Proj. Number: 20146.00
Drawing Number: L402



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FLOOR PLAN LOWER LEVEL

Date 10/13/2020

Scale 1/16"=1'-0"

Proj. Number 20146.00

Drawing Number A101

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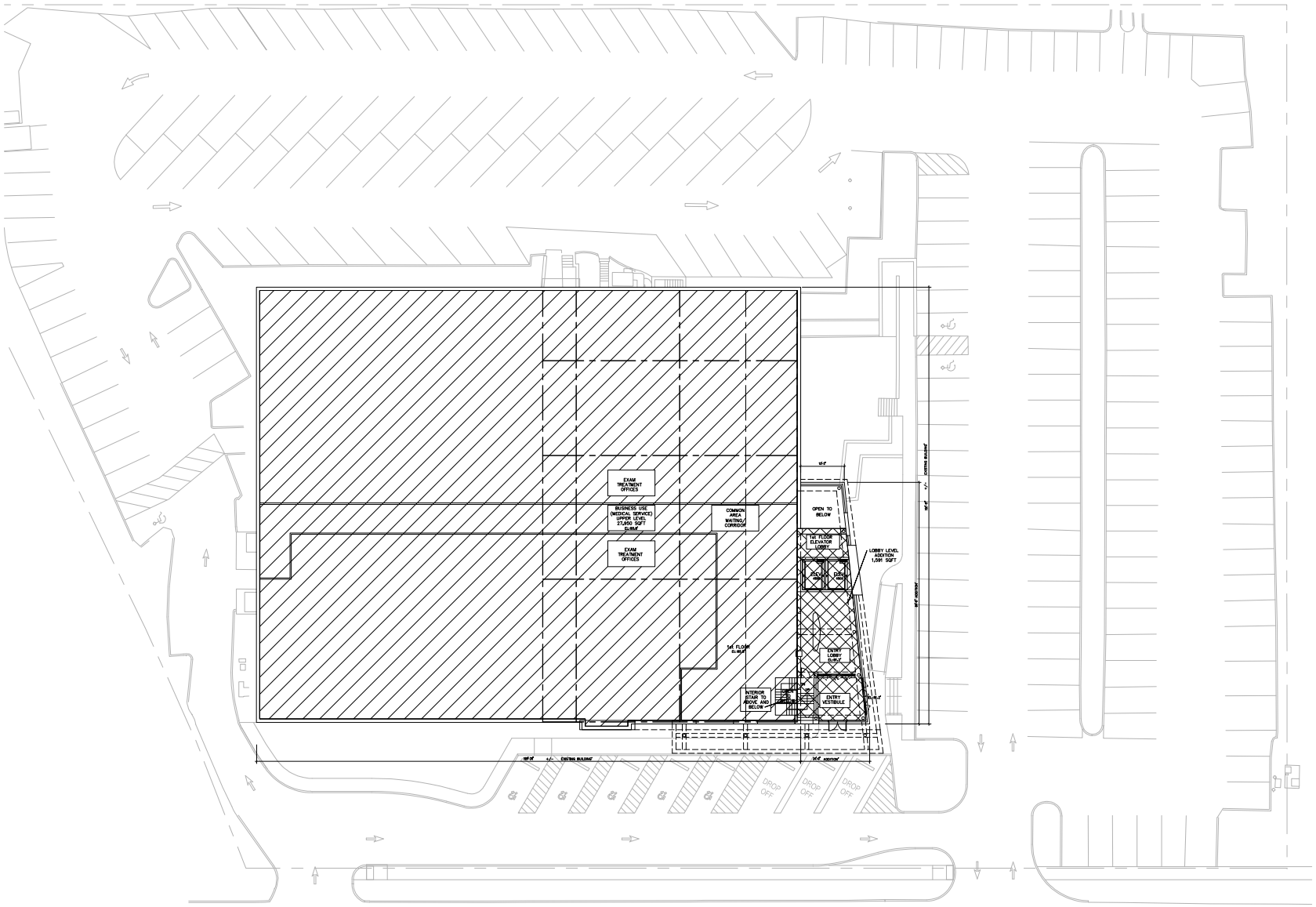

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FLOOR PLAN UPPER LEVEL

Date
10/13/2020

Scale
1/16"=1'-0"

Proj. Number
20146.00

Drawing Number
A102

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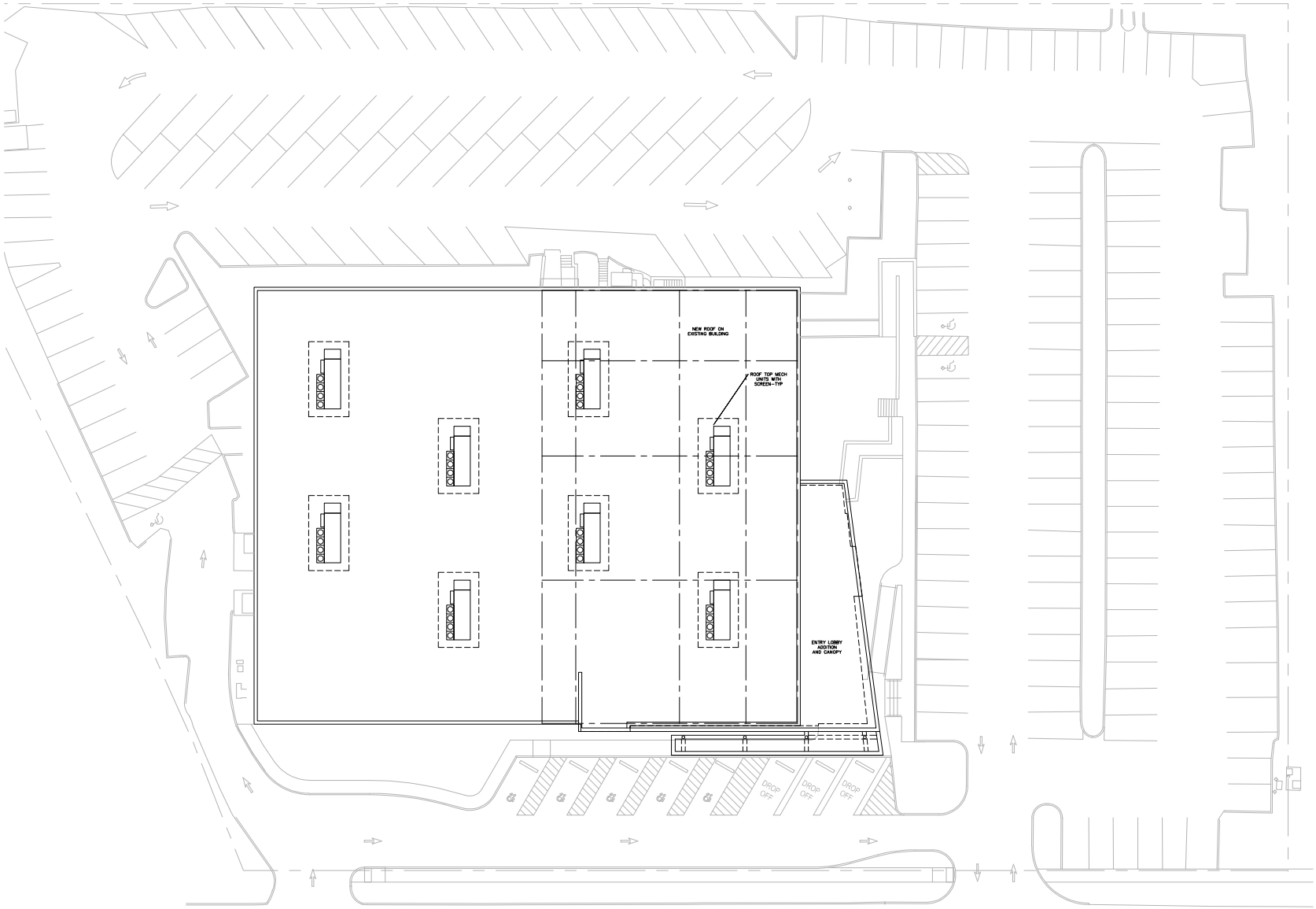

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ROOF PLAN

Date
10/13/2020

Scale
1/16"=1'-0"

Proj. Number
20146.00

Drawing Number
A103

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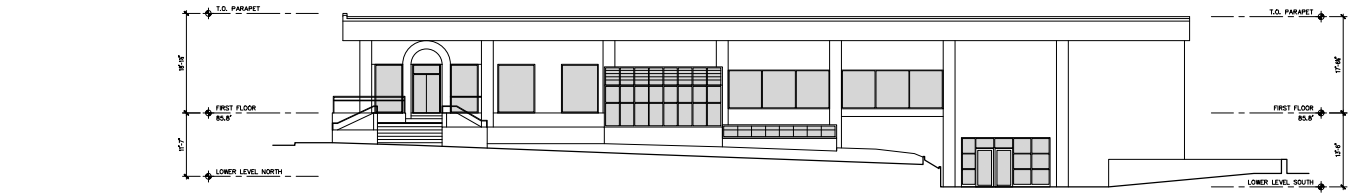

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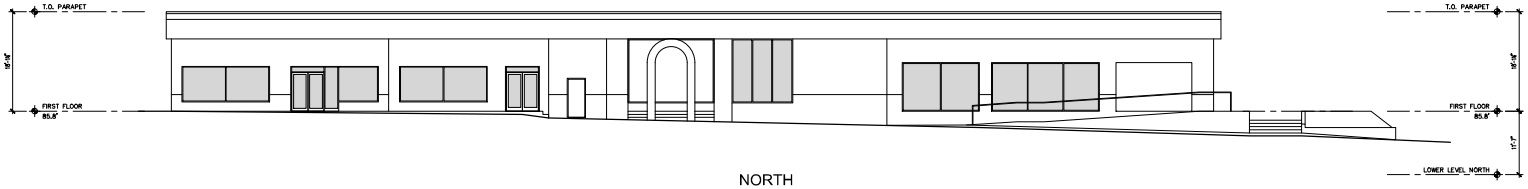

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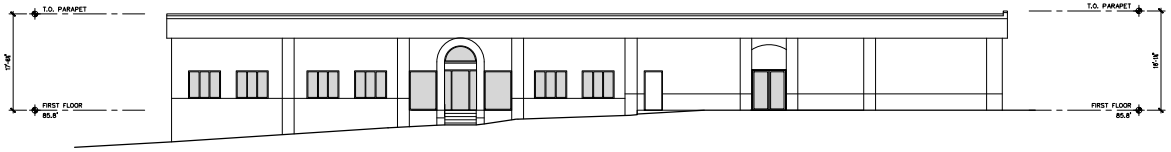

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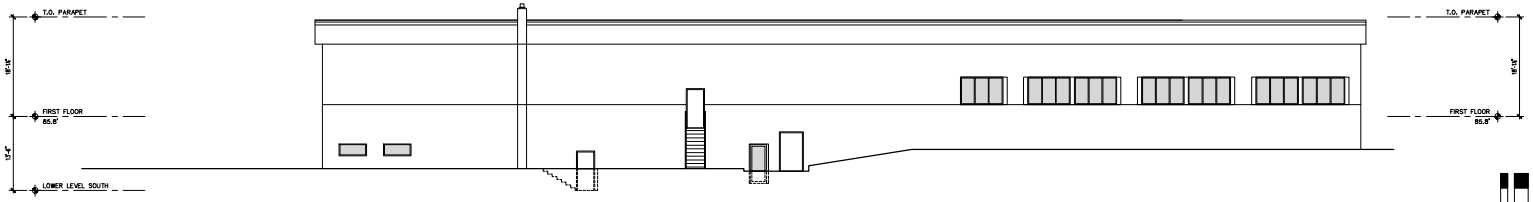

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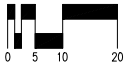

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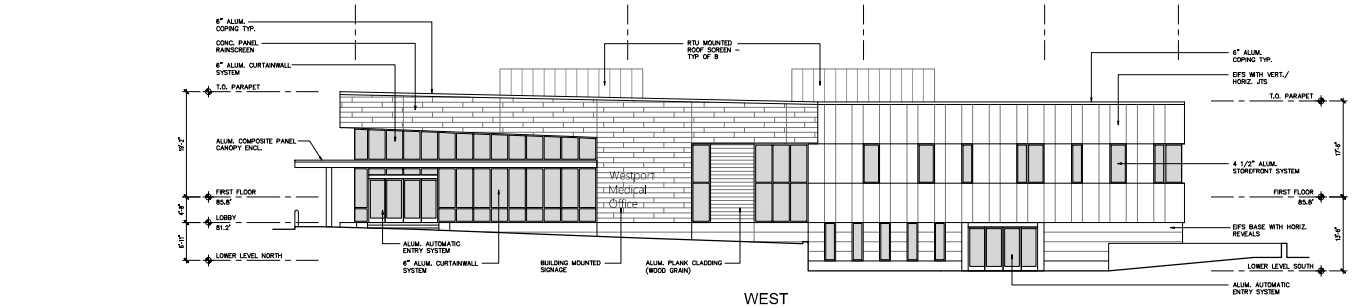
ELEVATIONS
EXISTING

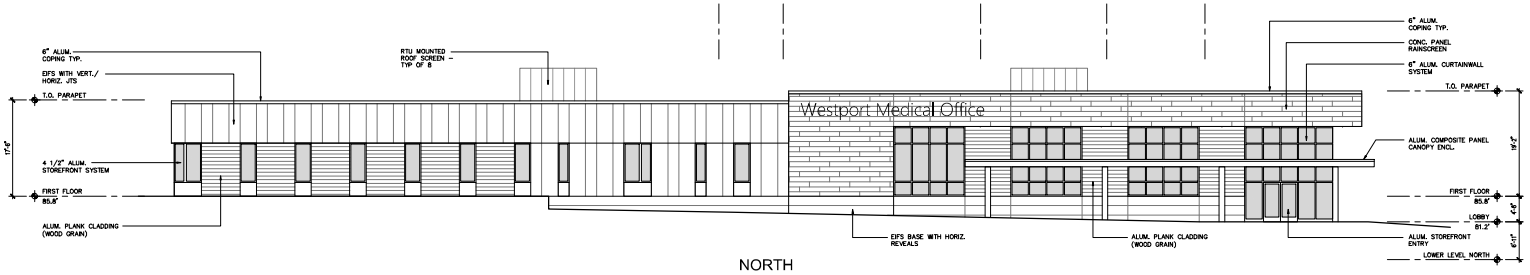
Date 10/13/2020
Scale 3/32 = 1'-0"
Proj. Number 20146.00
Drawing Number **A300**



WEST

EXTERIOR MATERIAL TYPES

TYPE	MANUFACTURER - COLOR
CONC. PANEL RAINSCREEN	TAKTL, STANDARD PANEL COLOR - GREY
EIFS-FIRST FLOOR	DRYVIT, OUTSULATION COLOR - OFF WHITE
EIFS-BASE	DRYVIT, OUTSULATION COLOR - TAN
ALUM. PLANK CLADDING	LONGBOARD COLOR - LIGHT CHERRY
ALUM. COMPOSITE PANEL.	ALUCOBOND COLOR - BLUE
RTU MOUNTED ROOF SCREEN	CITYSCAPES, ENVISOR-VERT. RIB COLOR - OFF WHITE
ALUM. STOREFRONT	OLDCASTLE, SYSTEM 3000 COLOR OFF - DOVE GREY
ALUM. CURTAINWALL	OLDCASTLE, RELIANCE SYSTEM COLOR OFF - DOVE GREY



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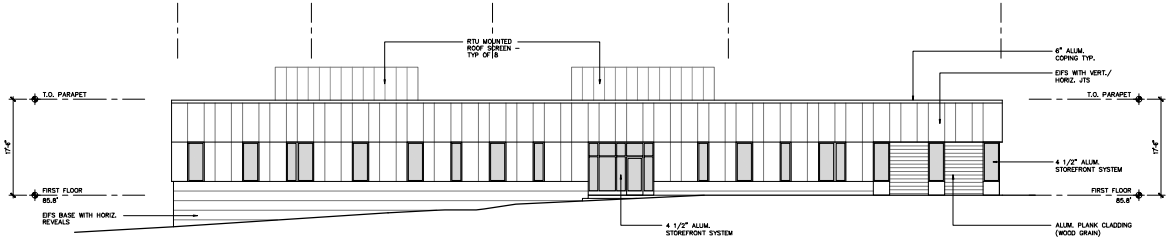

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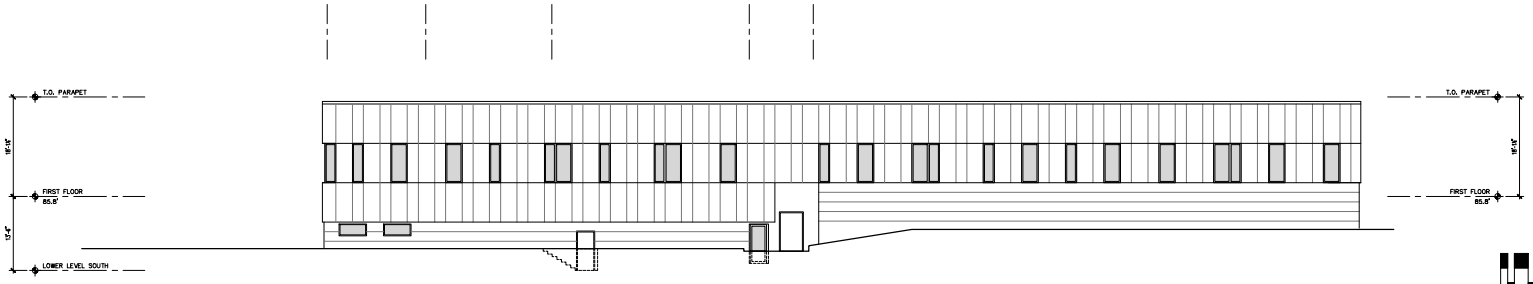

SOUTH

0 5 10 20

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ELEVATIONS
PROPOSED

Date 10/13/2020
Scale 3/32 = 1'-0"
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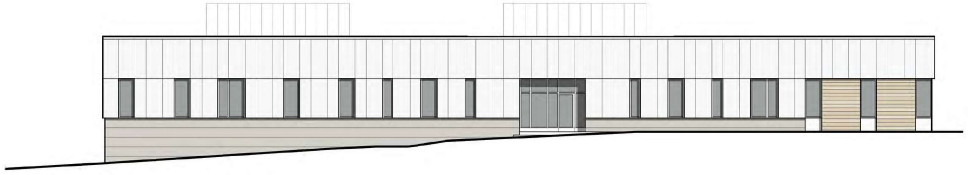
Drawing Number
A301

WEST

NORTH



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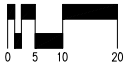

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ELEVATIONS
COLOR

Date
10/13/2020

Scale
3/32 = 1'-0"

Proj. Number
20146.00

Drawing Number
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EXTERIOR RENDERING

Date
10/13/2020

Scale
3/32 = 1'-0"

Proj. Number
20146.00

Drawing Number
A303