

TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

TUESDAY, APRIL 23, 2024 - MINUTES

Board Members Present: Ward French, Chairman; Vesna Herman, Jon Halper, Jake Watkins and David Halpern; Staff: Donna Douglass; Clerk: Sally Palmer Minutes from the meeting of Tuesday, February 27, 2024 were approved.

1. **561 Post Road East:** Proposed façade modification and use of ancillary building onsite for floral studio and storage at 561 Post Road East submitted by Jennifer Calliagas, Terrain East, LLC for property owned by Infinity Westport Manager, located in a Zone RBD. (Site Plan: Langan CT, Inc dated 3/15/24; Building plan by Terrain Design Services 2/5/24)

Appeared: Jennifer Calliagas, Urban Outfitters

Ms. Calliagas said the building is an ancillary building used for storage on the existing Terrain property, a home and garden center with café and a greenhouse. Last fall after dealing with local zoning compliance issues, the local business district requested that they use the building.

Maintenance required that the roof was recently replaced, the building will be repainted, and the windows replaced. They propose to use it as a floral studio and storage. The sidewalk will be ramped for easier access to the building. The proposal for maintenance includes:

- Remove shutters
- Replace windows with 2 over 2 windows on the upper level and 6 over 6 on the main level
- Repair clapboard siding and paint it dark gray to match Terrain
- New gutters and downspouts
- A new air handling system will be installed on the back wall
- The applicant will return with signage

Vesna Herman asked about the building color. Ms. Calliagas said it is Amherst gray with charcoal trim.

Jon Halper asked if it is being used as retail or strictly ancillary. Ms. Calliagas said it will not be used for retail.

Jake Watkins liked the color scheme.

David Halpern thought it was a well-done repurposing of the existing building.

Ward French said the building will be more attractive and anchors the site.

Board members agreed it was a successful repurposing.

APPLICATION IS RECOMMENDED FOR APPROVAL AS PRESENTED (Unanimous)

2. **35 Beachside Avenue:** Proposed addition to existing athletic facility at 35 Beachside Avenue (Parcel ID# H05/001/000) submitted by Mike Kozlowski, Claris Design Build, for property owned by Greens Farms Academy, located in Zone AAA. (Site plan Tighe&Bond, Shelton, dated 3/1/24; Building design Claris Design-Build, Newtown, dated 4/9/24; Model by Roger Ferris & Partners)

Appeared: Mike Kozlowski, Claris Design Build; Jake Watkins, Roger Ferris & Partners (Mr. Watkins recused himself from the Board)

The proposal is for a new gymnasium, additional squash courts and a fitness center to be built around the existing squash facility with a new entrance. Mr. Kozlowski said the existing maintenance facility adjacent to Maple Lane will be demolished for parking and moved to the basement of the new building. The largest structure, the gymnasium, can be divided up into different training areas. There is a wrestling area and training for wrestling.

They looked to other buildings on campus for materials inspiration:

- Standing seam metal roof
- Resysta siding
- Clear anodized aluminum window and door systems

Mr. Kozlowski said they would be upgrading everything.

Mr. Watkins provided a model of the new structures. He said it is a bookend to the campus. They have continued the gable roof forms and materials for the gymnasium to appeal to the campus as a whole. He said that townspeople use the squash courts on a regular basis.

Jon Halper thanked the applicants for the thorough presentation. He asked if the floor level of the gym is higher than the entry and was told it is 30 inches higher as the groundwater level doesn't allow making it lower. Mr. Watkins said that in finding a new home for the maintenance facility, they used the grade drop to get it in the basement.

David Halpern had no questions.

Vesna Herman questioned the proximity of the laundry and girls' and boys' locker facilities in the basement. Mr. Kozlowski said the laundry is a center of activity all day, used by the maintenance staff. There is a keypad system. The school is comfortable mixing maintenance with the girls' and boys' facilities.

Ms. Herman said you have to go past the locker rooms and facilities to get to the stairs to parking at the rear of the building. She asked if there were any windows for the stairs or is it enclosed. Mr. Kozlowski said that stairwell is a fire exit and for use of the staff. The students will use the stairwell to the main lobby in the opposite corner of the building and it has lots of light. Ms.

Herman said she believed both stairwells would be used by the students and suggested they should bring light into the rear stairs as it's a security issue.

Ward French had no questions. He understood the facility is used by off campus people; it is a great environment for athletes. He appreciated the architectural aesthetics and materials proposed.

Jon Halper agreed. It is well screened from the campus; it is a successful proposal.

David Halpern said it is a thoughtful design that fits the campus well.

Vesna Herman said she supports the proposal. She suggested that they should plant large trees as soon as possible and look into the basement security and light.

THE APPLICATION IS RECOMMENDED FOR APPROVAL AS PRESENTED
(Unanimous)

3. **280 Compo Road South:** Proposed renovations to the inn, restaurant and event space at 260 Compo Road South (Parcel ID# C04/001/000) submitted by Peter Romano, LANDTECH, for property owned by the Town of Westport which is located in Zone AAA-AA) (Site plan: LANDTECH dated 3/5/24; Building design Ken Nadler Architects, dated 4/9/24)

Appeared: Peter Romano, LANDTECH; Ken Nadler and Philip Cerrone, Architects

Mr. Romano gave a brief overview of the history of Longshore. He said Michael Ryan, a hospitality professional, had secured a 30-year lease on the property and was proposing updates to the inn. No changes are proposed for the restaurant and dining terrace. He's hoping to start work in 2025.

Mr. Nadler described the proposed updates:

- Replace windows, roof and siding
- A new enlarged entrance port cochere to create a sense of arrival
- Move the handicap entrance ramp to the left of the entrance
- Move the building's entrance door under the port cochere slightly to the right to create straight access and site lines through to the rear of the building and the water
- Move office space to the second floor
- Increase and update bedrooms, including a new bridal suite that opens to the pergola
- Build a large, modern kitchen to serve all the inn's needs
- Install new elevators
- The ballroom will be one big space on one level and open to a new, partially covered large patio with a bar overlooking the water

- An exterior wall and change of elevation separate it from the public restaurant bar and patio
- New windows will be uniform, the building will be insulated, and the siding is shakes

Ward French asked if there would be any changes on the east elevation and the entrance to the current restaurant. Mr. Nadler said there are no changes planned for the restaurant, outdoor bar and patio or that elevation.

Jon Halper wondered if there had been any study given to the building's history for making design decisions. Mr. Nadler said he had tried but hadn't been able to find historical photos. Mr. Halper asked what color the new roof tiles will be. Mr. Nadler said they are currently red but the proposal calls for gray asphalt. Mr. Halper said there are a couple of different railing styles on the flat roofs and port cochere. Mr. Nadler said they are more decorative over the port cochere and are all white.

Jake Watkins said the new entry reorganization with views to the Sound is very nice. He asked where the scale of the entry portico comes from. Mr. Adler said it is wide enough to cover a car. Mr. Cerrone said it covers 2 cars side by side. Mr. Watkins asked why the restaurant area isn't being renovated. Money, said Mr. Adler. Mr. Watkins said the planning is really strong but he was confused by some of the rear additions and the large flat roof. Mr. Cerrone said they had cleaned up the 2nd floor roof. Mr. Watkins asked if that would be the site for the new a/c condensers. Mr. Cerrone said yes.

David Halpern said the entrance design approach is successful, it brings together the disparate styles of the building. He was concerned about the scale of the port cochere and suggested cutting it back to accommodate one large car lane. It might enable them to save the large tree in front of the building. He was also concerned with the new gable and Juliette balcony, it looks like a foreign expression, the gable might be better without it. Overall, the rest is well done. Mr. Cerrone suggested the existing drive might work, it is 24 feet wide, enough for 2 cars. We want it to be 2 cars wide. Mr. Halpern said there is another parallel drive outside the port cochere.

Vesna Herman agreed with Mr. Halpern about the scale of the port cochere, it is too big and needs to be scaled down. She agreed that the floor plans have been done really well, especially the entrance with the site line to the water. She said the architectural elements at the rear of the building look dry and institutional, the columns are too uniform.

Ward French said the lack of presence of the rear elevation concerned him, the appendages added to the rear take away from the elevation and make the entire structure disappear. All that flat roof is massive and obfuscates the building behind it. I understand you are making the building more functional but the proportions of the port cochere and the rear need to be reduced.

Jake Watkins asked if they could consider an awning over the rear patio.

Jon Halper asked if there had been any design attempts for the restaurant. Mr. Nadler said yes. Ward French reminded Mr. Halper that the board can only review what it is presented.

Jon Halper said he was struggling with what the goal of the project is, what are we turning it into? It's a quirky old building that is having some nice expensive pieces added to it. What is the architectural goal of the project? The disconcertingly large port cochere doesn't align with the front gables and the Juliette balcony is...eh. The rear program is done skillfully, but it's a layer cake of flat roofs and an undistinguished 2nd floor. It's blah from the water.

Ward French said the rear terrace pavilion is massive relative to the existing building.

Mr. Nadler said part of the program is seating for 200 people on the patio for cocktail hour. Mr. Cerrone said the rear of the building is more functionally delivered.

Vesna Herman said we are all looking for a point of reference on the rear elevation. The massing is so uniform, it needs...Mr. Nadler said it needs a focal point. Board members agreed.

THE APPLICANTS WERE ASKED TO TAKE BOARD MEMBERS COMMENTS INTO CONSIDERATION AND RETURN WITH A REVISED DESIGN. (Unanimous)

PROJECT NARRATIVE

Project: The Inn at Longshore at the Longshore Club Park

Owner: Town of Westport; leased to Longshore Hospitality, LLC

Location: 260 Compo Road South

Site Area: Approximately 168 acres

Zone: Residence AAA, minimum lot area 2.0 ac.

Exiting Condition: Along with Compo Beach, Longshore is the most significant recreational facilities and properties in Westport. Owned by the Town of Westport, it was created in 1929 as a private golf course and remained that way until 1960. Considered to be the most significant land acquisition in Westport history, the Town purchased the property in 1960 and it opened to the public on May 28 of that same year. The easterly property line sits along the Saugatuck River and along Long Island Sound to the south.

Since that time, in addition to the golf course, the park has expanded to include the inn and restaurant, a golf pro shop, golf driving range, the half-way house snack bar, sailing school and building, marina, a small beach to the south of the Inn, tennis courts, a public pool and pavilion and a seasonal ice rink. The offices of the Parks and Recreation Department and the maintenance facility for that Department are located on the property as well. Spread throughout the site are 3 or 4 cottages and single-family dwellings owned by the Town. Within the park and accessed through the main entrance is the Waterside Terrace neighborhood with approximately nine homes that are immediately adjacent to the northwest shore of the Saugatuck River.

Proposal: Our project is limited to the Inn which is located in the southwest portion of the park and the areas around the Inn. The new lease holder, Longshore Hospitality LLC, includes Michael Ryan, one of the principals and Westport resident. They have been operating the Inn, a restaurant, hotel rooms and event space since November of 2020. Longshore Hospitality LLC plans for the Inn include extensive renovations and a proposed small addition. The architect, Ken Nadler, is proposing to create a new entrance with a porte cochere, renovated lobby, event space, hotel rooms and restaurant. To the rear of the Inn, adjacent to the event space/ banquet hall, a series of patios will extend across the length of the building and have access to the great lawn and shoreline. Site improvements will include a new drive entrance, enhanced parking, parking lot landscaping and a robust landscaping plan around the site of the Inn. Site drainage will be included to provide water quality. Currently there is no drainage or water quality mitigation in the vicinity of the Inn.

As part of the Coastal Area Site Plan application our office conducted an analysis of the site improvements to determine if there were any negative impact to the Coastal Resources or Policies and found there to be none and the plan is consistent with the Coastal Area Management Policies in the Planning Report 30 of the Connecticut Department of Energy and Environmental Protection.

GENERAL NOTES

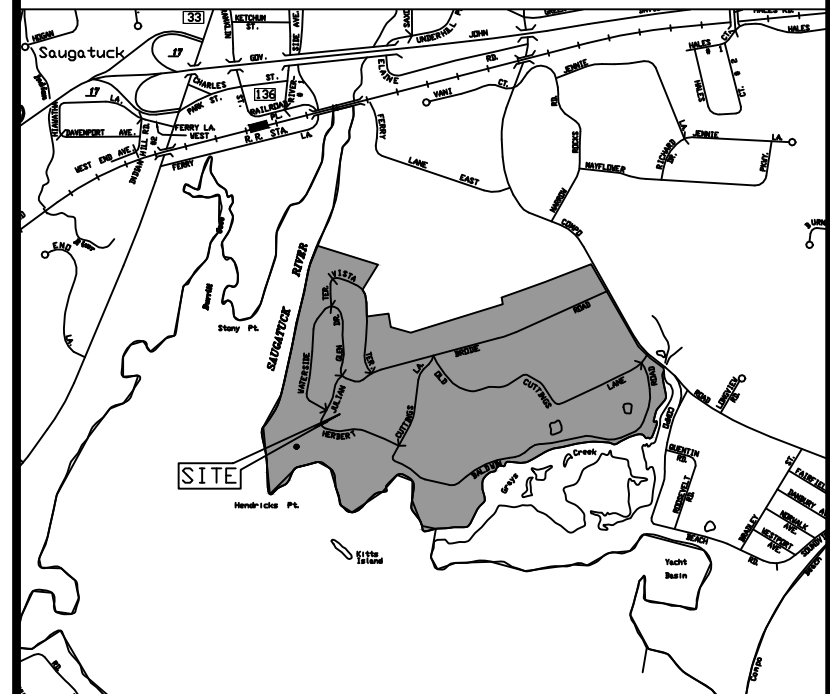
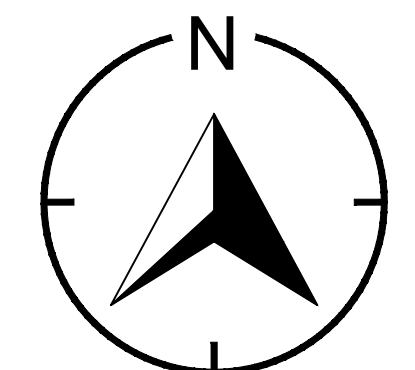
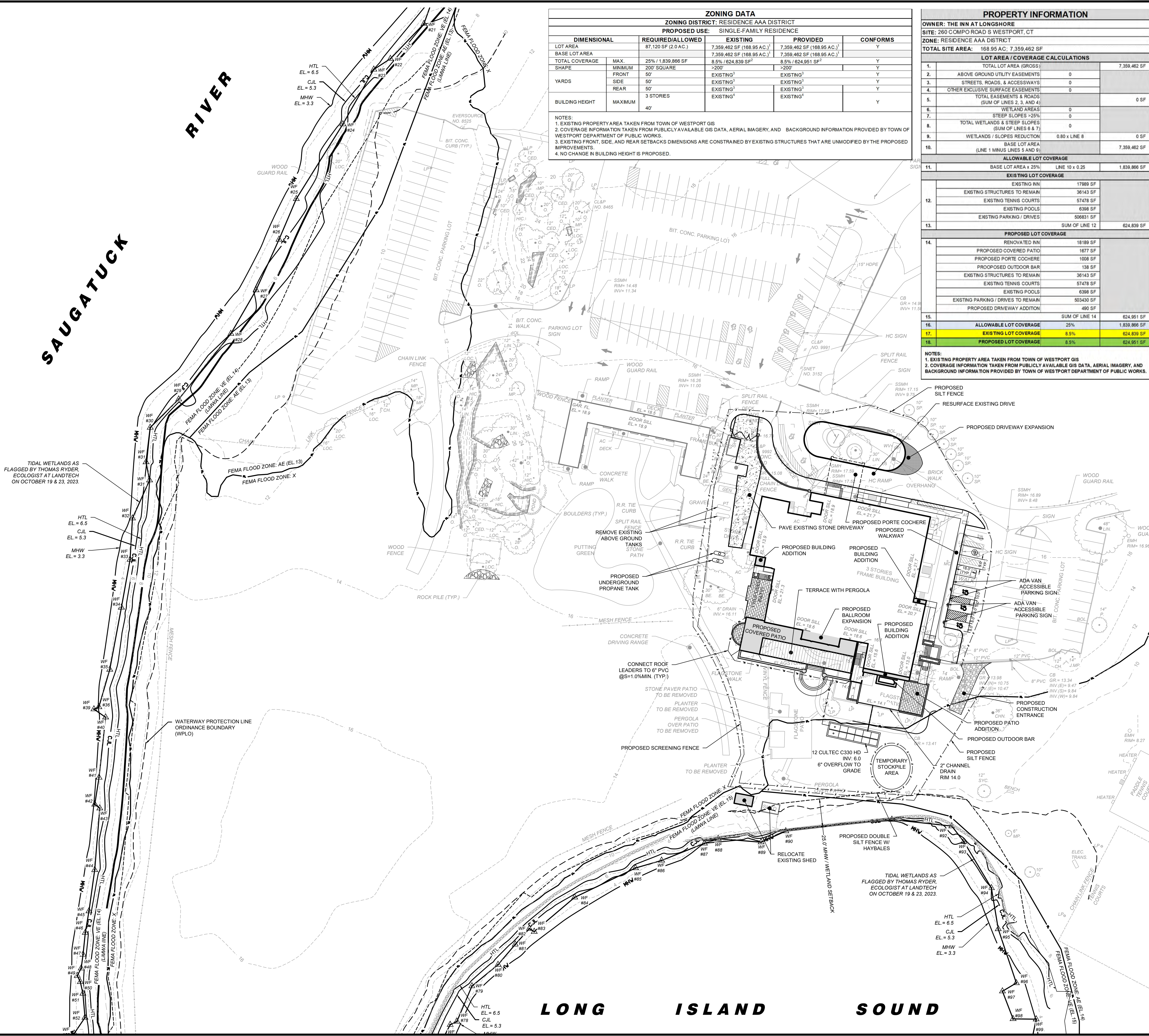
1. TOPOGRAPHIC INFORMATION FOR 260 COMPO ROAD SOUTH WESTPORT CT TAKEN FROM PARTIAL TOPOGRAPHIC SURVEY PREPARED BY LANDTECH DATED 10/31/2023.
2. DATUM: NAVD88
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES ARE TAKEN FROM EXISTING AS-BUILT MAPPING AND OTHER SOURCES OF INFORMATION AND ARE APPROXIMATE. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IN ADDITION, THERE MAY BE OTHER UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES PRESENT THAT ARE NOT SHOWN. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE PRESENCE OF ANY OF THESE EXISTING ELEMENTS BY WHATEVER MEANS NECESSARY AND PROTECTING THESE ELEMENTS AS REQUIRED OR RELOCATING THEM IF THEY ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL "CALL BEFORE YOU DIG," 1-800-922-4455, THREE FULL WORKING DAYS PRIOR TO ANY EXCAVATION WORK ON THE PROPERTY.
5. TIDAL WETLANDS AS FLAGGED BY THOMAS RYDER ECOLOGIST AT LANDTECH, OCTOBER 19 & 23, 2023.
6. PARTIAL SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE "AE" (EL.13), "AE" (EL.14), "VE" (EL.14) AND "VE" (EL.15) AND ZONE "X" AS SHOWN ON FEMA FIRM PANEL No. 0901C 0551G, EFFECTIVE JULY 8, 2013.
7. "THE SUBJECT PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA COASTAL A ZONE AS SHOWN ON MAP/PANEL 0901C 0551G, EFFECTIVE JULY 8, 2013. THE LIMIT OF MODERATE WAVE ACTION (LIMWA) LINE SHOWN INDICATES THE INLAND LIMIT OF THE COASTAL A ZONE."
8. A NEW BENCHMARK SHALL BE SET PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED IN THE PLAN SHALL BE MAINTAINED UNTIL DISTURBED AREAS.

ZONING DATA				
ZONING DISTRICT: RESIDENCE AAA DISTRICT				
PROPOSED USE: SINGLE-FAMILY RESIDENCE				
DIMENSIONAL	REQUIRED/ALLOWED	EXISTING	PROVIDED	CONFORMS
LOT AREA	87,120 SF (2.0 AC.)	7,359,462 SF (168.95 AC.)	7,359,462 SF (168.95 AC.)	Y
BASE LOT AREA		7,359,462 SF (168.95 AC.)	7,359,462 SF (168.95 AC.)	Y
TOTAL COVERAGE	MAX. 25% / 1,839,866 SF	8.5% / 624,839 SF	8.5% / 624,951 SF	Y
SHAPE	MINIMUM 200' SQUARE	>200'	>200'	Y
YARDS	FRONT	EXISTING ²	EXISTING ²	Y
	SIDE	EXISTING ²	EXISTING ²	Y
	REAR	EXISTING ²	EXISTING ²	Y
BUILDING HEIGHT	MAXIMUM	EXISTING ²	EXISTING ²	Y
		40'		

- NOTES:
 1. EXISTING PROPERTY AREA TAKEN FROM TOWN OF WESTPORT GIS
 2. COVERAGE INFORMATION TAKEN FROM PUBLICLY AVAILABLE GIS DATA, AERIAL IMAGERY, AND BACKGROUND INFORMATION PROVIDED BY TOWN OF WESTPORT DEPARTMENT OF PUBLIC WORKS.
 3. EXISTING FRONT, SIDE, AND REAR SETBACKS DIMENSIONS ARE CONSTRAINED BY EXISTING STRUCTURES THAT ARE UNMODIFIED BY THE PROPOSED IMPROVEMENTS.
 4. NO CHANGE IN BUILDING HEIGHT IS PROPOSED.

PROPERTY INFORMATION		
OWNER: THE INN AT LONGSHORE		
SITE: 260 COMPO ROAD S WESTPORT, CT		
ZONE: RESIDENCE AAA DISTRICT		
TOTAL SITE AREA: 168.95 AC. / 7,359,462 SF		
LOT AREA / COVERAGE CALCULATIONS		
1.	TOTAL LOT AREA (GROSS)	7,359,462 SF
2.	ABOVE GROUND UTILITY EASEMENTS	0
3.	STREETS, ROADS, & ACCESSWAYS	0
4.	OTHER EXCLUSIVE SURFACE EASEMENTS	0
5.	TOTAL EASEMENTS & ROADS (SUM OF LINES 2, 3, AND 4)	0 SF
6.	WETLAND AREAS	0
7.	STEEP SLOPES >25%	0
8.	TOTAL WETLANDS & STEEP SLOPES (SUM OF LINES 6 & 7)	0
9.	WETLANDS / SLOPES REDUCTION	0.80 x LINE 8
10.	BASE LOT AREA (LINE 1 MINUS LINES 5 AND 9)	7,359,462 SF
ALLOWABLE LOT COVERAGE		
11.	BASE LOT AREA x 25%	1,839,866 SF
EXISTING LOT COVERAGE		
	EXISTING NN	17689 SF
	EXISTING STRUCTURES TO REMAIN	36143 SF
	EXISTING TENNIS COURTS	57478 SF
	EXISTING POOLS	6398 SF
	EXISTING PARKING / DRIVES	506831 SF
13.	SUM OF LINE 12	624,839 SF
PROPOSED LOT COVERAGE		
14.	RENOVATED NN	18189 SF
	PROPOSED COVERED PATIO	1677 SF
	PROPOSED PORTE COCHERE	1008 SF
	PROPOSED OUTDOOR BAR	138 SF
	EXISTING STRUCTURES TO REMAIN	36143 SF
	EXISTING TENNIS COURTS	57478 SF
	EXISTING POOLS	6398 SF
	EXISTING PARKING / DRIVES TO REMAIN	503430 SF
	PROPOSED DRIVEWAY ADDITION	480 SF
15.	SUM OF LINE 14	624,951 SF
16.	ALLOWABLE LOT COVERAGE	25% / 1,839,866 SF
17.	EXISTING LOT COVERAGE	8.5% / 624,839 SF
18.	PROPOSED LOT COVERAGE	8.5% / 624,951 SF

- NOTES:
 1. EXISTING PROPERTY AREA TAKEN FROM TOWN OF WESTPORT GIS
 2. COVERAGE INFORMATION TAKEN FROM PUBLICLY AVAILABLE GIS DATA, AERIAL IMAGERY, AND BACKGROUND INFORMATION PROVIDED BY TOWN OF WESTPORT DEPARTMENT OF PUBLIC WORKS.



LOCATION MAP (NTS)

5/16/2024 REVISED PER ARCHITECTURAL REVISIONS
 4/09/2024 REVISED PER ARCHITECTURAL REVISIONS
 REVISION DATE ISSUE
LANDTECH
 SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
 518 RIVERSIDE AVENUE WESTPORT, CT 06880 • 203-454-2110
 HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:
LONGSHORE HOSPITALITY

PROJECT LOCATION:
**INN AT LONGSHORE
 260 COMPO ROAD S
 WESTPORT, CT**

PROJECT TITLE:
**SITE IMPROVEMENTS FOR A
 PROPOSED BUILDING ADDITION**

DRAWING TITLE:
SITE DEVELOPMENT PLAN

PROJECT No. 21240-01
 DATE: 03/05/2024 DESIGNED BY: RW CHECKED BY: AS
 SCALE: 1" = 40'
 0 40 80 120
 IN FEET

PROJECT STATUS:
**DESIGN DEVELOPMENT
 NOT FOR CONSTRUCTION**

C-1.0

1032-00-111-#PROJECT: ACTIVE PROJECTS/260 COMPO RD S WESTPORT CT/21240-01 INN AT LONGSHORE HWG

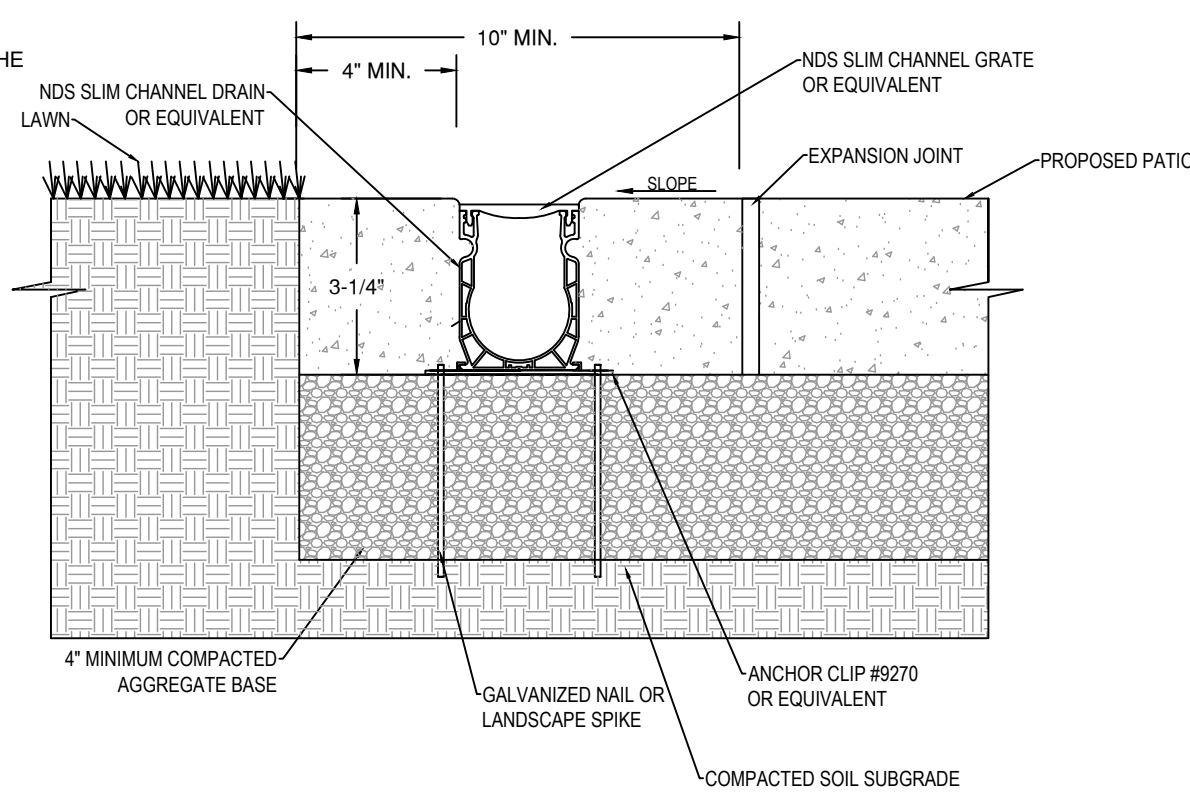
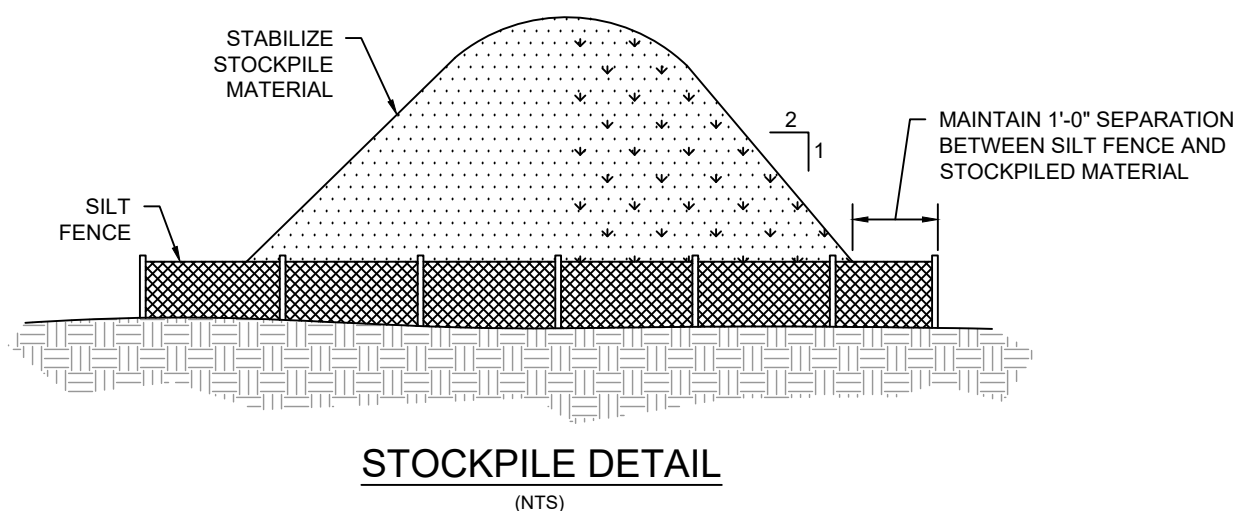
GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE.
2. SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE STATE OF CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, 2002.
4. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
5. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
6. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED. A MINIMUM OF 50 FEET OF SILT FENCE SHALL BE STORED AT THE SITE FOR EMERGENCY USE.
7. ANY EXCAVATIONS THAT MUST BE DEWATERED WILL BE PUMPED INTO A 15'X15' DIRTBAG ON-SITE. THE INLETS OF ALL PUMPS ARE TO BE FLOATED A MINIMUM OF 24 INCHES OFF THE BOTTOM OF THE EXCAVATION. THE CONTRACTOR SHALL KEEP A MINIMUM OF (2) 15'X15' DIRTBAGS ON-SITE THROUGHOUT THE EXCAVATION OF PROPOSED FOUNDATIONS.
8. WATER AND CALCIUM CHLORIDE SHALL BE APPLIED TO UNPAVED ACCESSWAYS TO PREVENT WIND GENERATED SEDIMENTS AND DUST.
9. DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
10. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH INTENT OF THE PLAN.
11. SILT FENCES SHALL HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO 1/2 TO 2/3 THE HEIGHT OF THE FENCE. FENCES SHALL BE PROPERLY INSTALLED AND RIPPED FENCE OR BROKEN POSTS REPAIRED AS SOON AS PRACTICAL.
12. ANTI-TRACKING PADS AND GRAVEL CHECK DAMS SHALL BE REPLACED WHEN VOID SPACES ARE FULL OR STRUCTURES ARE BREACHED, AS APPLICABLE.
13. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SOIL SURFACE STABILIZED WHEN CONSTRUCTION IS COMPLETE AND THE SOIL SURFACES ARE PERMANENTLY STABILIZED. STRUCTURAL COMPONENTS SHALL BE CLEANED OF ALL SEDIMENT UPON COMPLETION OF CONSTRUCTION.
14. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES INSTALLATION AND MAINTENANCE OF CONTROL MEASURES. INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF AND WHEN THE TITLE OF LAND IS TRANSFERRED.

EXCAVATION/FILL NOTES:

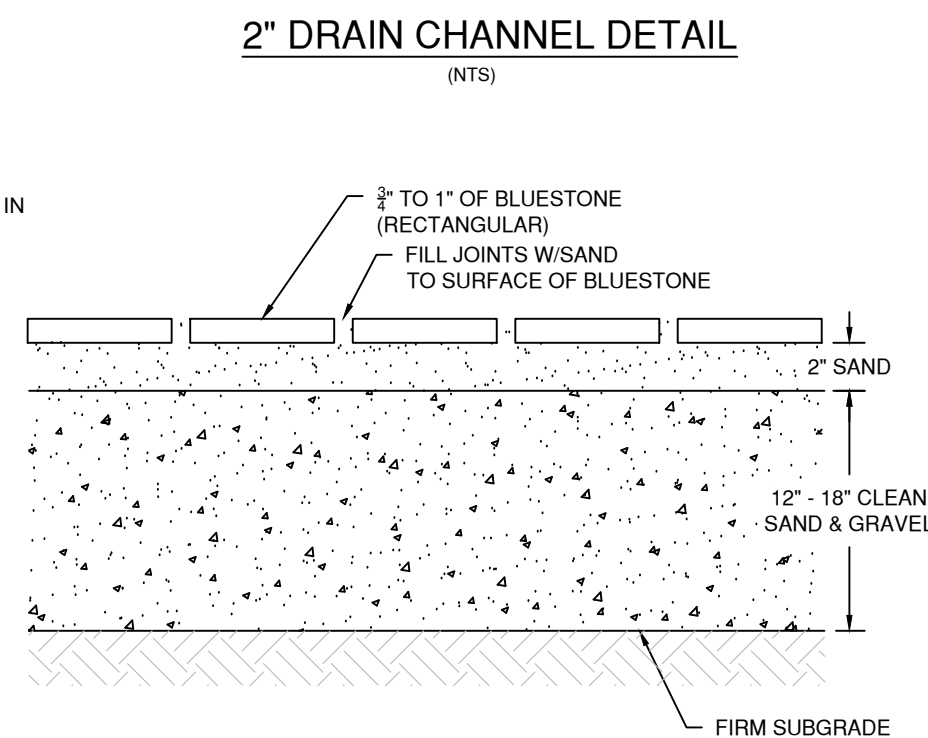
1. NO PROCESSING OF EARTH OF ANY KIND SHALL BE CONDUCTED ON THE SITE EXCEPT FOR MATERIAL THAT IS EXCAVATED DIRECTLY FROM THE PROJECT SITE FOR USE ON THE PROJECT SITE.
2. THERE SHALL BE NO SHARP DECLIVITIES, PITS OR DEPRESSIONS.
3. PROPER SURFACE DRAINAGE SHALL BE PROVIDED AND GROUNDWATER SHALL NOT BE POLLUTED.
4. AFTER EXCAVATION OR FILLING, THE PREMISES SHALL BE CLEARED OF DEBRIS AND TEMPORARY STRUCTURES WITHIN THE TIME PROVIDED IN THE PERMIT.
5. FILL MATERIAL SHALL NOT INCLUDE ORGANIC (FOR EXAMPLE TREE STUMPS, LEAVES, BRUSH OR OTHER MATERIALS THAT DECOMPOSE, ETC.) OR PETROLEUM BASED PRODUCTS OR MATERIALS.
6. MAXIMUM CUT/FILL:
BASE LOT AREA (SQUARE FEET) X 50% OF THE ALLOWABLE TOTAL COVERAGE PERCENTAGE IN RESPECTIVE ZONE X 10' DIVIDED BY 27 CUBIC FEET =
7,359,462 SF X (0.5 X 25%) X 10' / 27 = 340,715 CY
PROPOSED FILL: 5 CY
PROPOSED CUT: 0 CY

LANDTECH



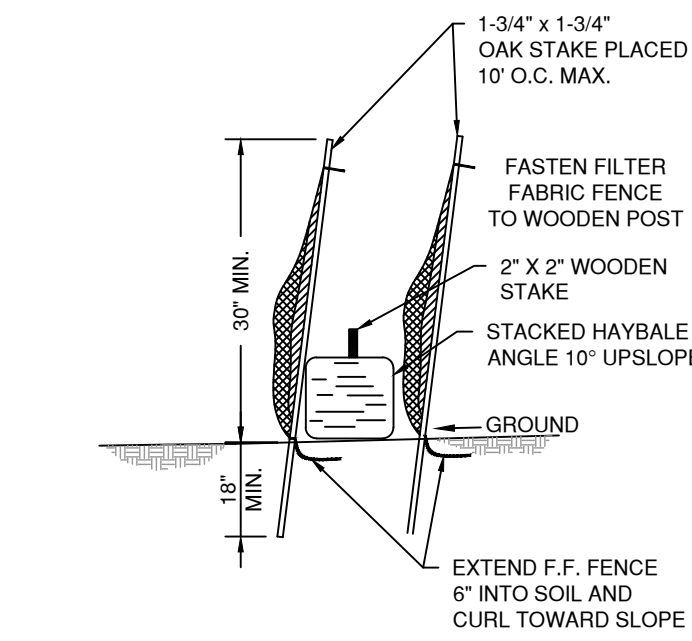
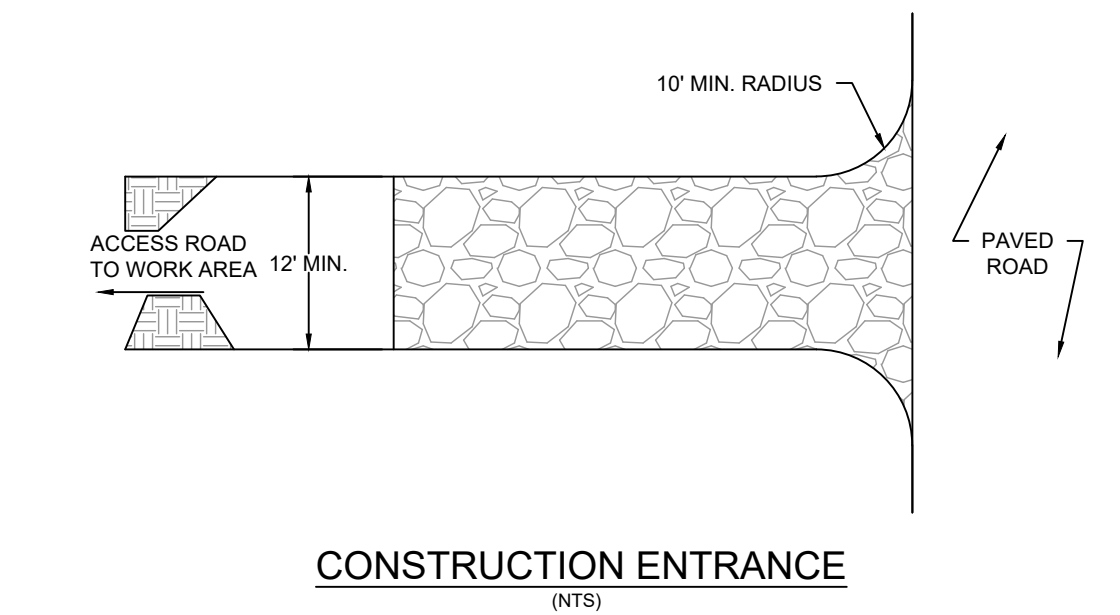
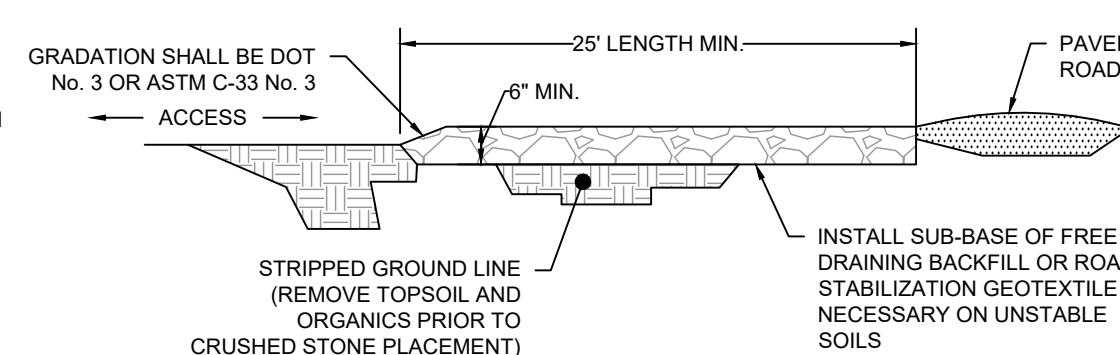
GENERAL NOTES

1. EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
3. DO NOT SCALE THIS DRAWING
4. THIS IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED.



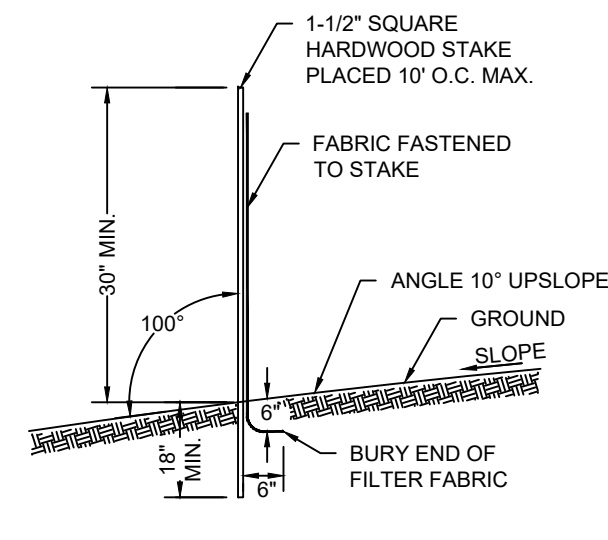
PATIO DETAIL

(NTS)



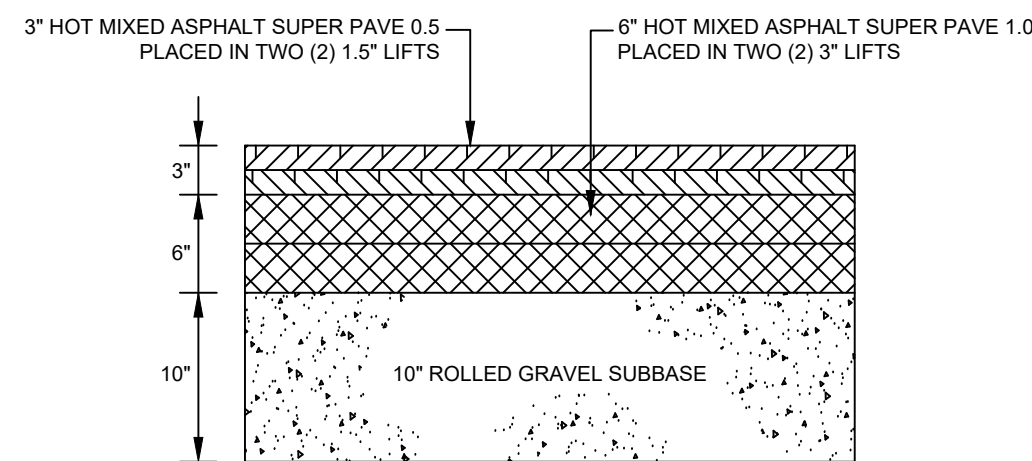
DOUBLE SILT FENCE W/ HAY BALES

(NTS)



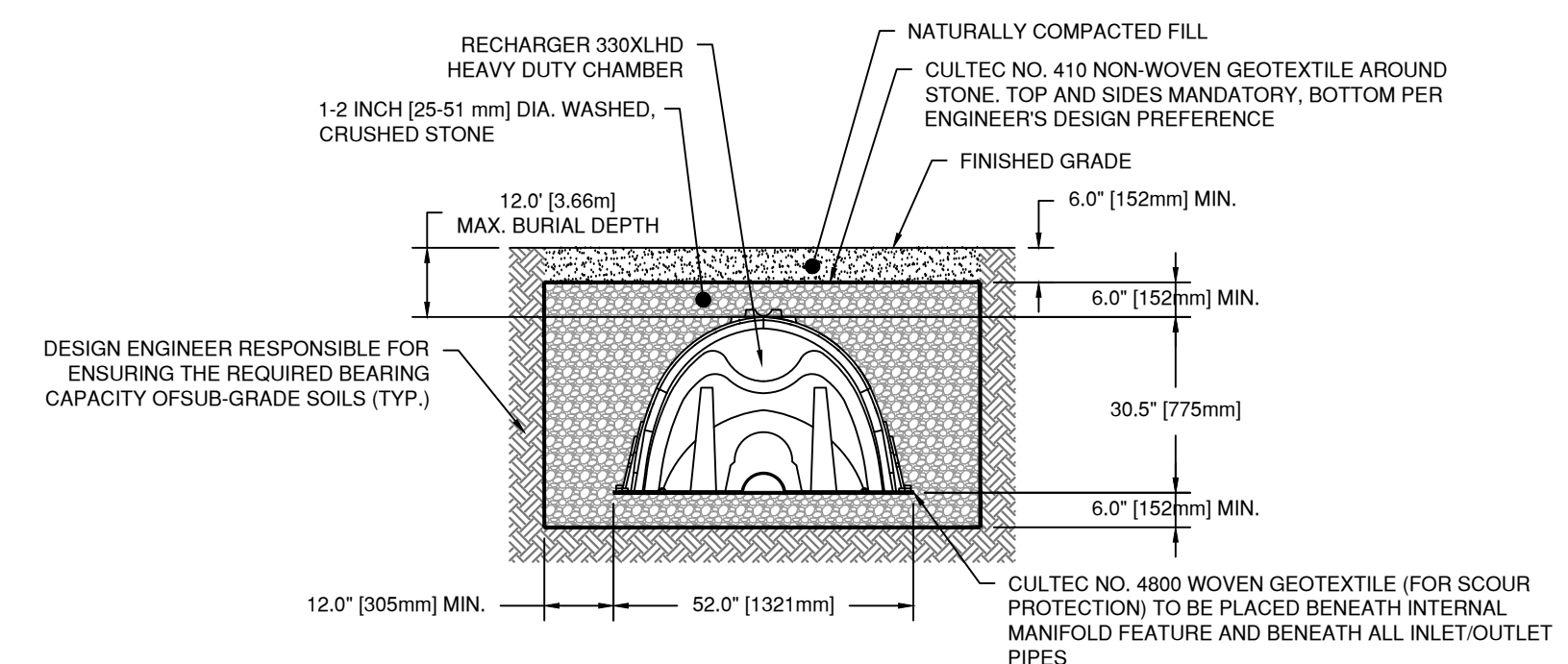
GEOTEXTILE SILT FENCE

(NTS)



HEAVY DUTY ASPHALT PAVEMENT FOR PARKING AND DRIVEWAYS

(NTS)

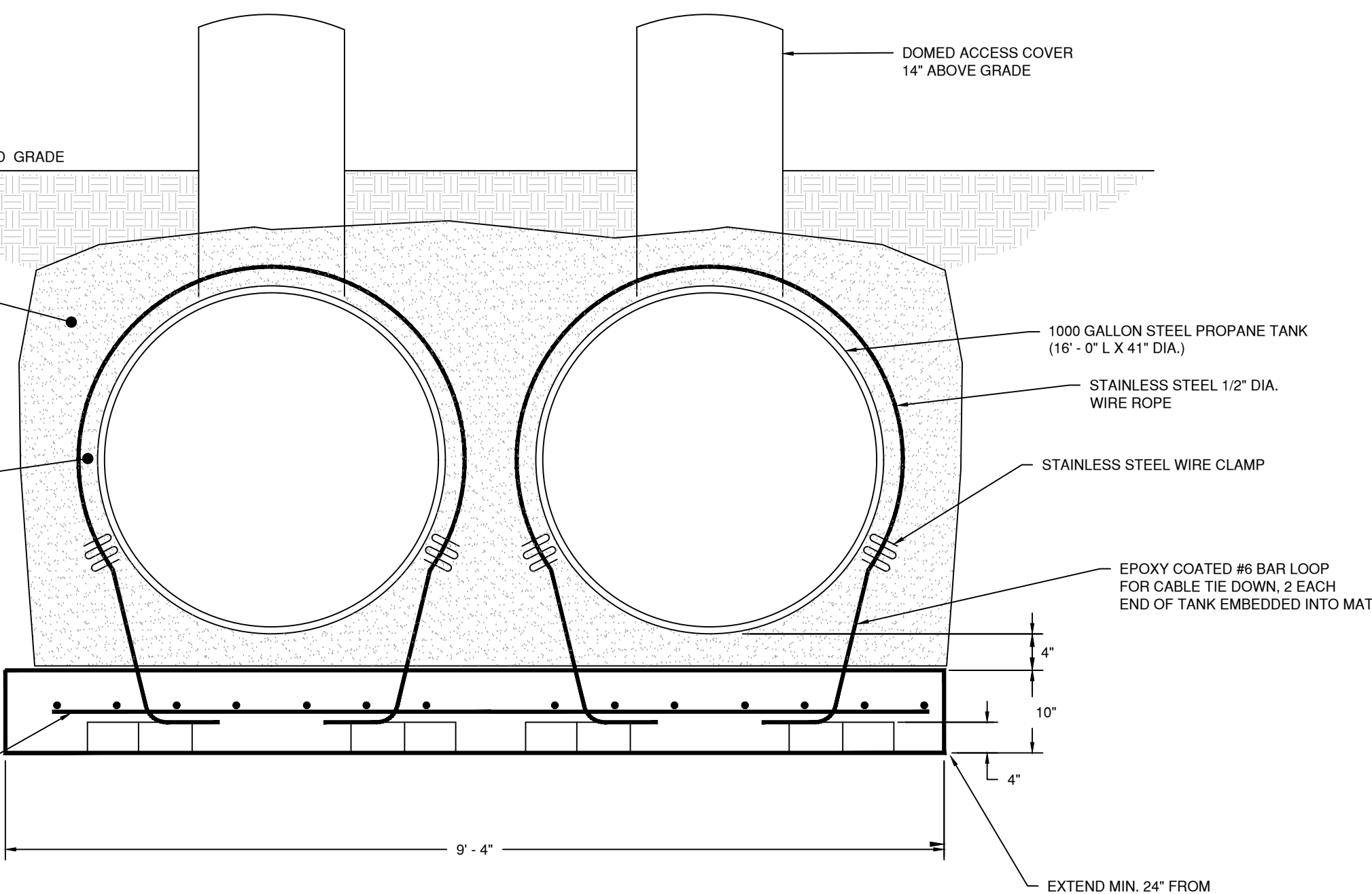


GENERAL NOTES
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 CF/FT [1.05 m³/m] PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

CULTEC RECHARGER 330XLHD HEAVY DUTY (NON-TRAFFIC APP.) TYPICAL CROSS SECTION

(NTS)



1000 GALLON UNDERGROUND PROPANE TANKS

(NTS)

5/16/2024	REVISED PER ARCHITECTURAL REVISIONS
4/09/2024	REVISED PER ARCHITECTURAL REVISIONS
REVISION DATE	ISSUE

LANDTECH
SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

LONGSHORE HOSPITALITY

PROJECT LOCATION:
INN AT LONGSHORE
260 COMPO ROAD S
WESTPORT, CT

PROJECT TITLE:
SITE IMPROVEMENTS FOR A PROPOSED BUILDING ADDITION

NOTES AND DETAILS

PROJECT No. 21240-01

DATE: 03/05/2024	DESIGNED BY: RW	CHECKED BY: AS
------------------	-----------------	----------------

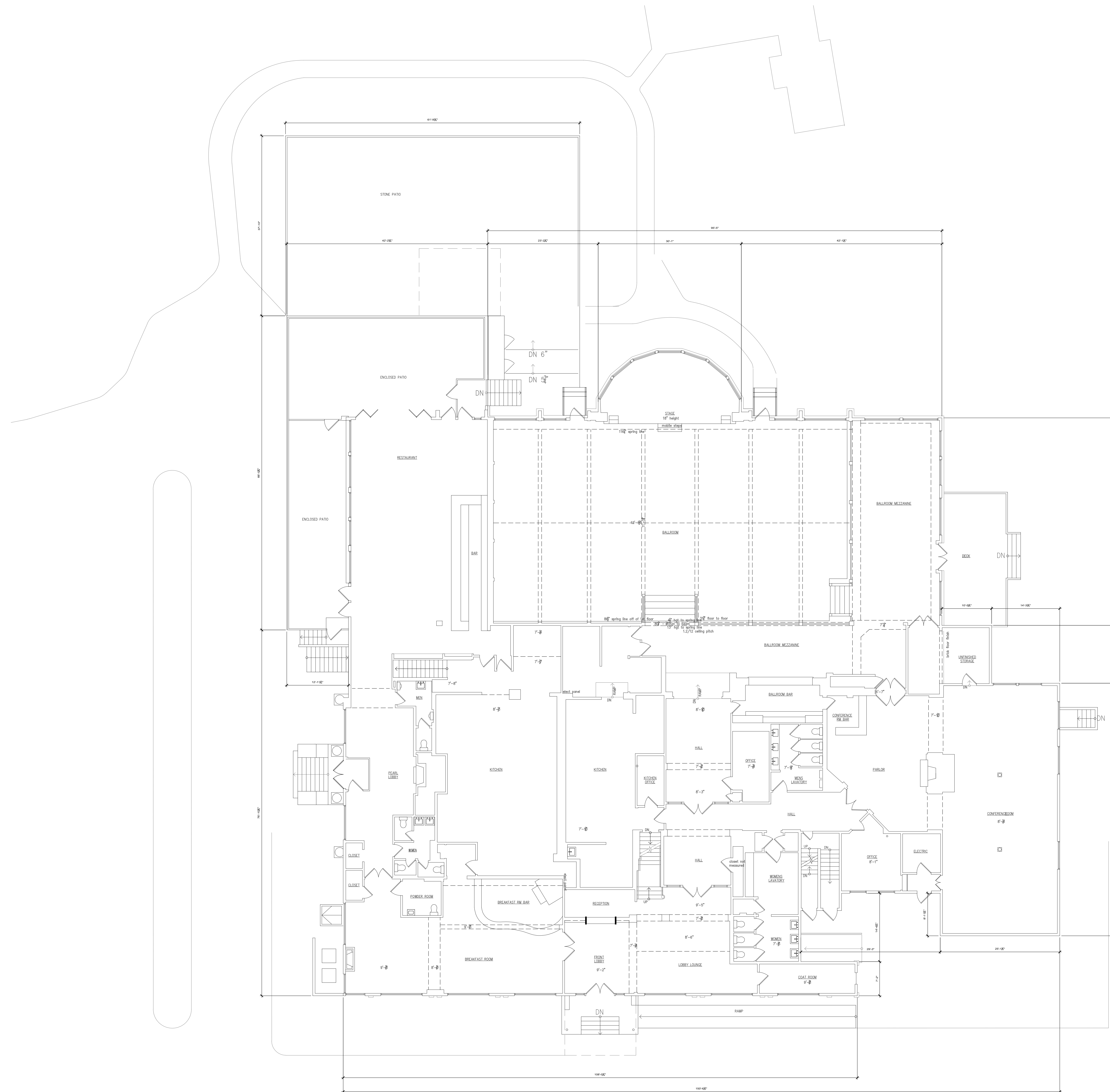
SCALE:

N.T.S.

PROJECT STATUS:
DESIGN DEVELOPMENT NOT FOR CONSTRUCTION



C-2.0



EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

F.A.R.=17,565 S.F.

FLOOR AREA (EXISTING):

BASEMENT	=	8,864 S.F.
FIRST FLOOR	=	17,565 S.F.
SECOND FLOOR	=	4,415 S.F.
THIRD FLOOR	=	3,258 S.F.
TOTAL AREA	=	34,102 S.F.

KENNETH R. NADLER CONSULTING, LLC.
architects-planners
interior designers
1000 Main Street, Westport, CT 06880
(914) 241-3520
www.nadlerarchitect.com

SUBMISSION RECORD

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DATE: 05/13/24

DRAWN BY: JZ/AB

CHECKED BY: AS/NOTED

PROJECT NO.: 0212

PROJECT: RENOVATIONS TO THE INN AT LONGSHORE 260 COMPO ROAD SOUTH WESTPORT, CONNECTICUT 06880

SHEET NO.: 101

SHEET TOTAL: 101

DATE: 05/13/24

DESCRIPTION:

DATE: 05/13/24

DRAWN BY: JZ/AB

CHECKED BY: AS/NOTED

PROJECT NO.: 0212

PROJECT: RENOVATIONS TO THE INN AT LONGSHORE 260 COMPO ROAD SOUTH WESTPORT, CONNECTICUT 06880

DESCRIPTION:

DATE: 05/13/24

DRAWN BY: JZ/AB

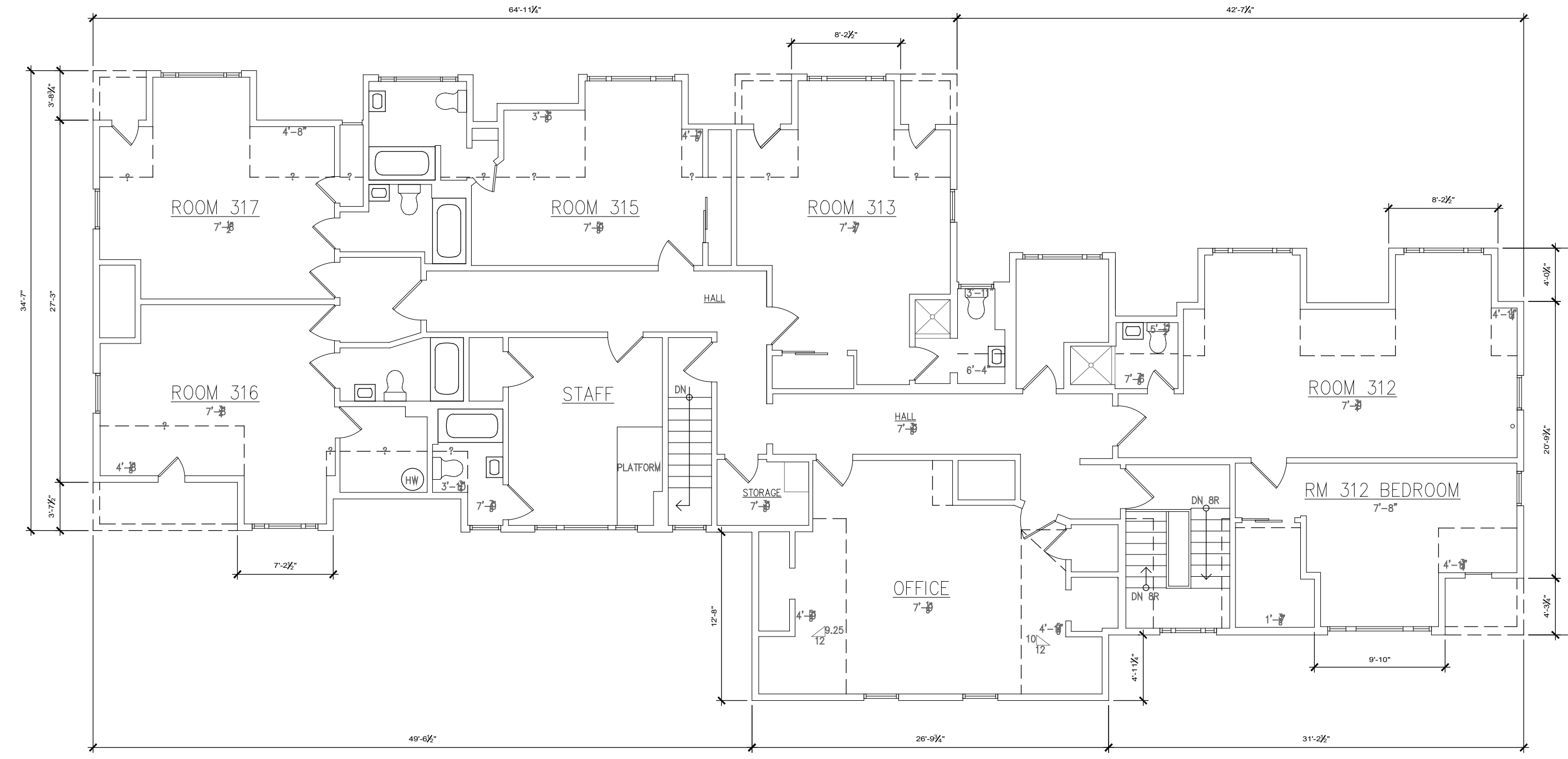
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PROJECT NO.: 0212

PROJECT: RENOVATIONS TO THE INN AT LONGSHORE 260 COMPO ROAD SOUTH WESTPORT, CONNECTICUT 06880

DESCRIPTION:

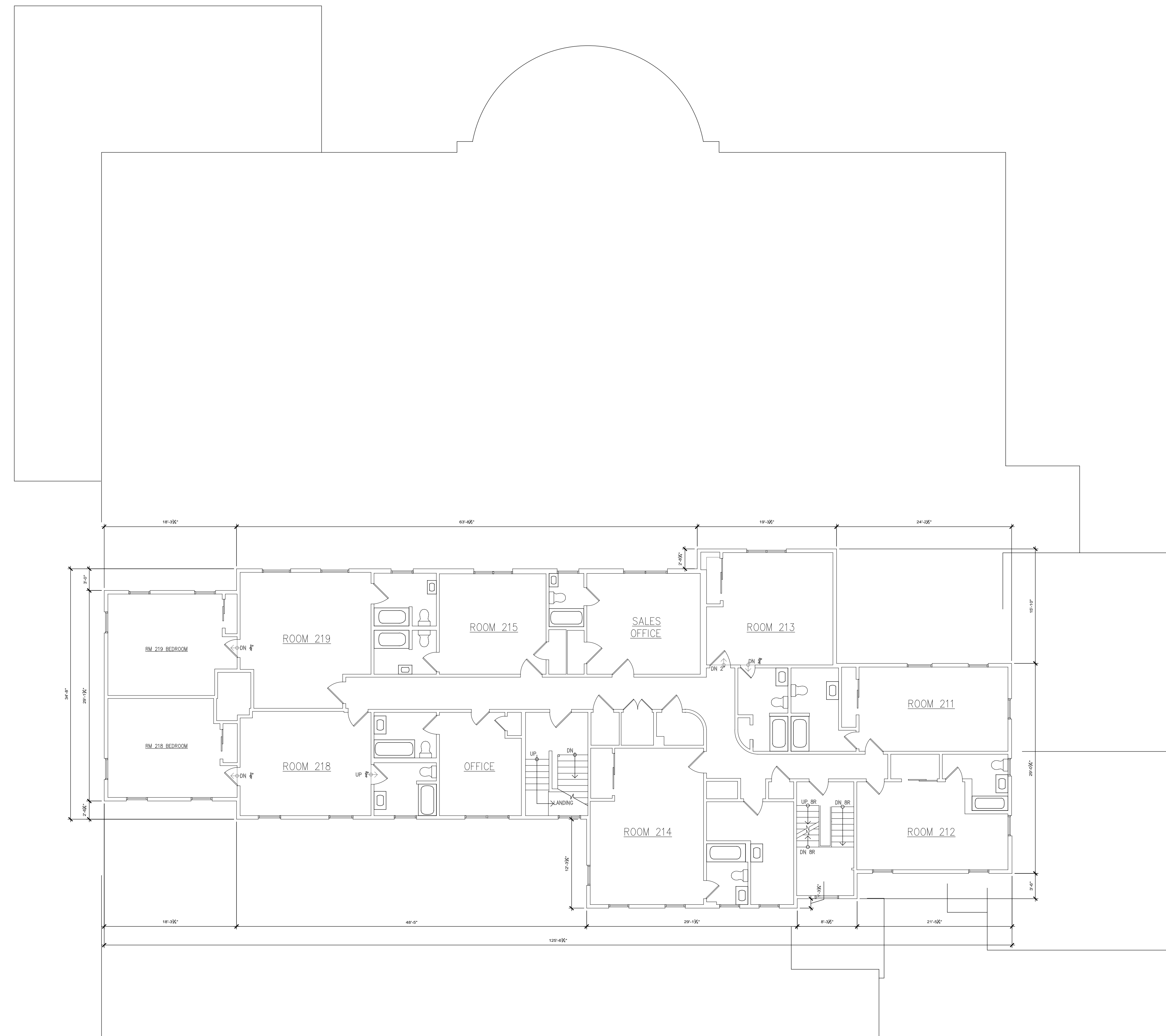
DATE: MAY 13, 2024



EXISTING THIRD FLOOR

SCALE: 1/8" = 1'-0"

F.A.R.=3,258 S.F.



EXISTING SECOND FLOOR

SCALE: 1/8" = 1'-0"

F.A.R.=4,415 S.F.

FLOOR AREA (EXISTING):

BASEMENT	=	8,864 S.F.
FIRST FLOOR	=	17,565 S.F.
SECOND FLOOR	=	4,415 S.F.
THIRD FLOOR	=	3,258 S.F.
TOTAL AREA	=	34,102 S.F.

DATE: MAY 13, 2024



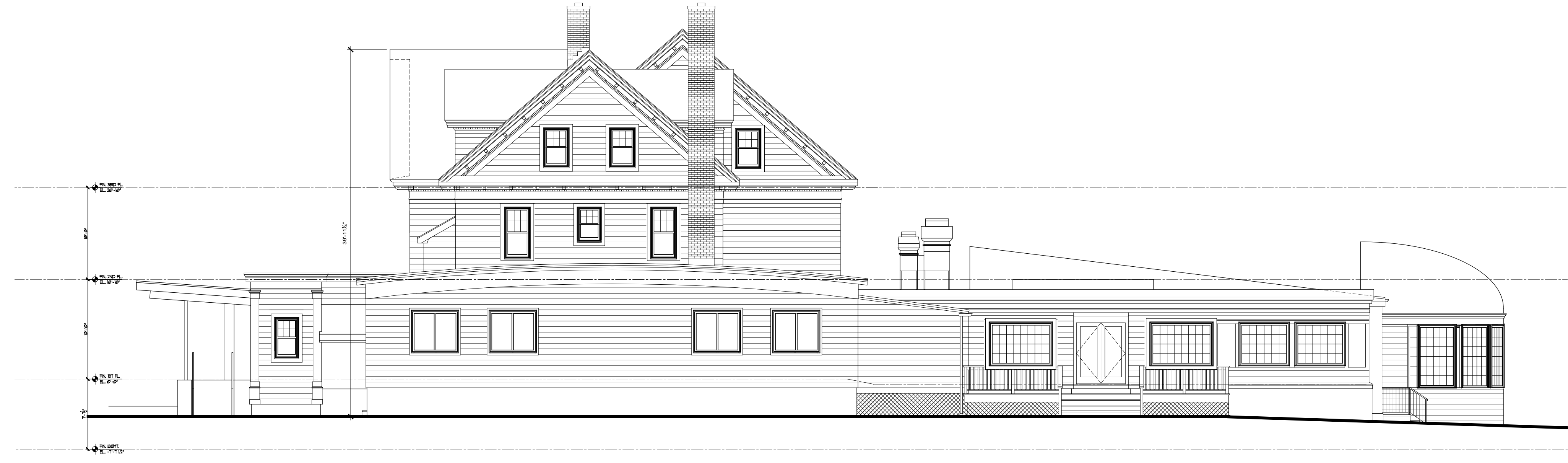
L E F T (E A S T) E L E V A T I O N

SCALE: 1/8" = 1'-0" (EXISTING ELEVATION)



R E A R (S O U T H) E L E V A T I O N

SCALE: 1/8" = 1'-0" (EXISTING ELEVATION)



R I G H T (W E S T) E L E V A T I O N

SCALE: 1/8" = 1'-0" (EXISTING ELEVATION)



F R O N T (N O R T H) E L E V A T I O N

SCALE: 1/8" = 1'-0" (EXISTING ELEVATION)

kenneth r. nadler consulting, llc, architects-planners
 1000 WEST MAIN STREET, WESTPORT, CONNECTICUT 06880
 (914) 241-3620
 www.nadlerarchitect.com

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DATE	DESCRIPTION
AS NOTED	
12/12	

Do not scale these drawings. For accuracy or contact the architect or planner. Kenneth R. Nadler Consulting, LLC, Architects-Planners.

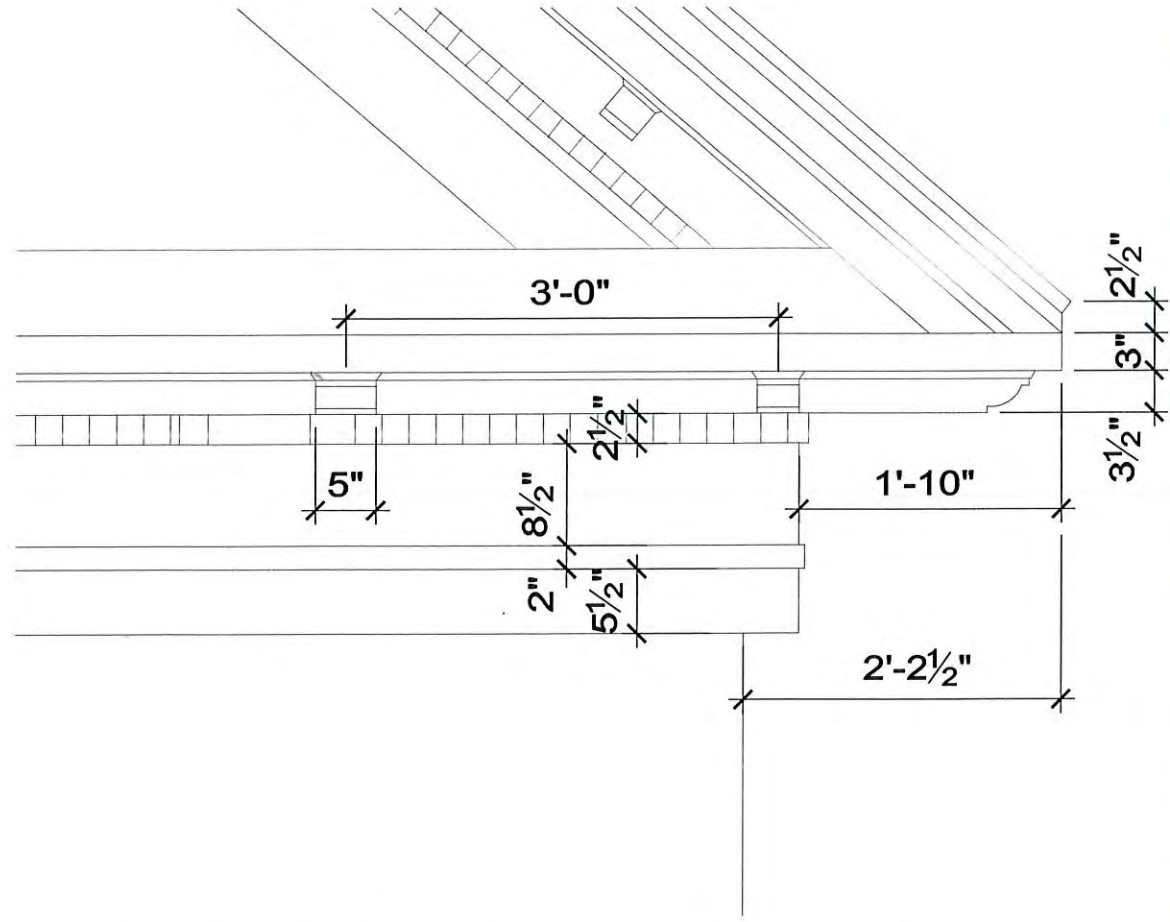
DRAWN BY: E7/AR
 DATE: 12/12

PROJECT: RENOVATIONS TO THE INN AT LONGSHORE, 260 COMPO ROAD SOUTH, WESTPORT, CONNECTICUT 06880

EX 103

DATE: MAY 13, 2024

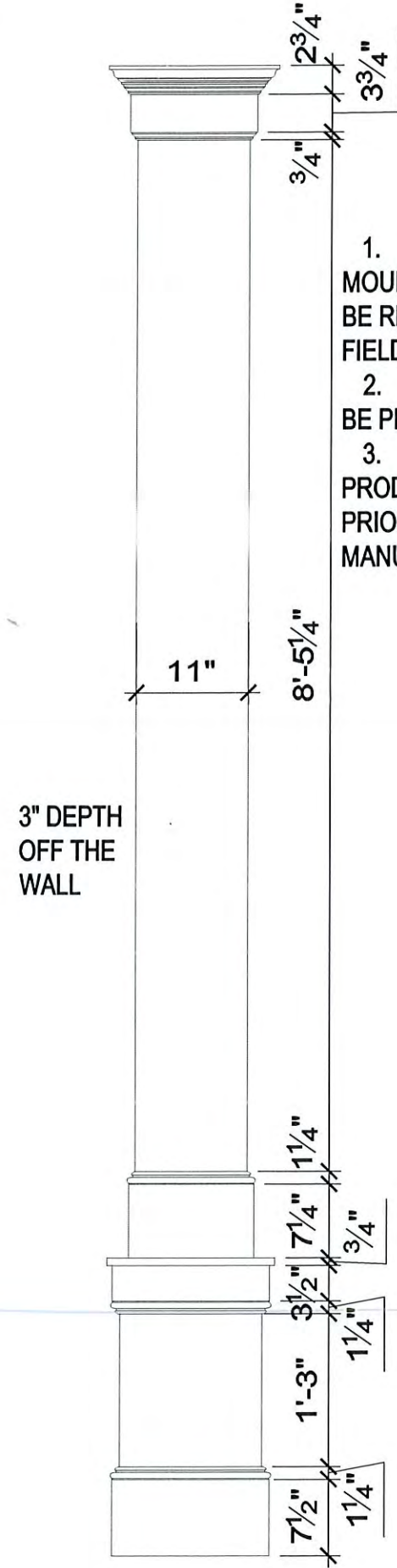
Do not scale these drawings refer to the written dimensions for accuracy or contact the architect



1. SAMPLES OF ALL EXISTING MOULDING PROFILES WILL BE REMOVED FOR FIELD DOCUMENTATION .
2. MATCHING MOULDINGS WILL BE PRODUCED FOR NEW WORK.
3. CONTRACTOR WILL PRODUCE MOCK-UPS FOR APPROVAL PRIOR TO FINAL ORDER OF MANUFACTURE AND INSTALLATION.



Do not scale these drawings refer to the written dimensions for accuracy or contact the architect.



1. SAMPLES OF ALL EXISTING MOULDING PROFILES WILL BE REMOVED FOR FIELD DOCUMENTATION .
2. MATCHING MOULDINGS WILL BE PRODUCED FOR NEW WORK.
3. CONTRACTOR WILL PRODUCE MOCK-UPS FOR APPROVAL PRIOR TO FINAL ORDER OF MANUFACTURE AND INSTALLATION.



IMPACT RESISTANT
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GRAND MANOR

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Engineered for Excellence



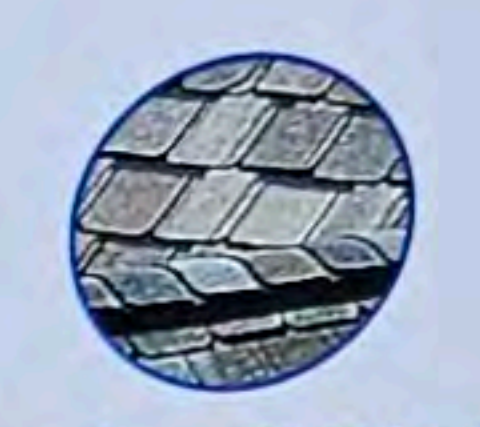
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Seals roofs tight against wind and weather



StreakFighter®

Protects shingles from unsightly algae



Look of Slate

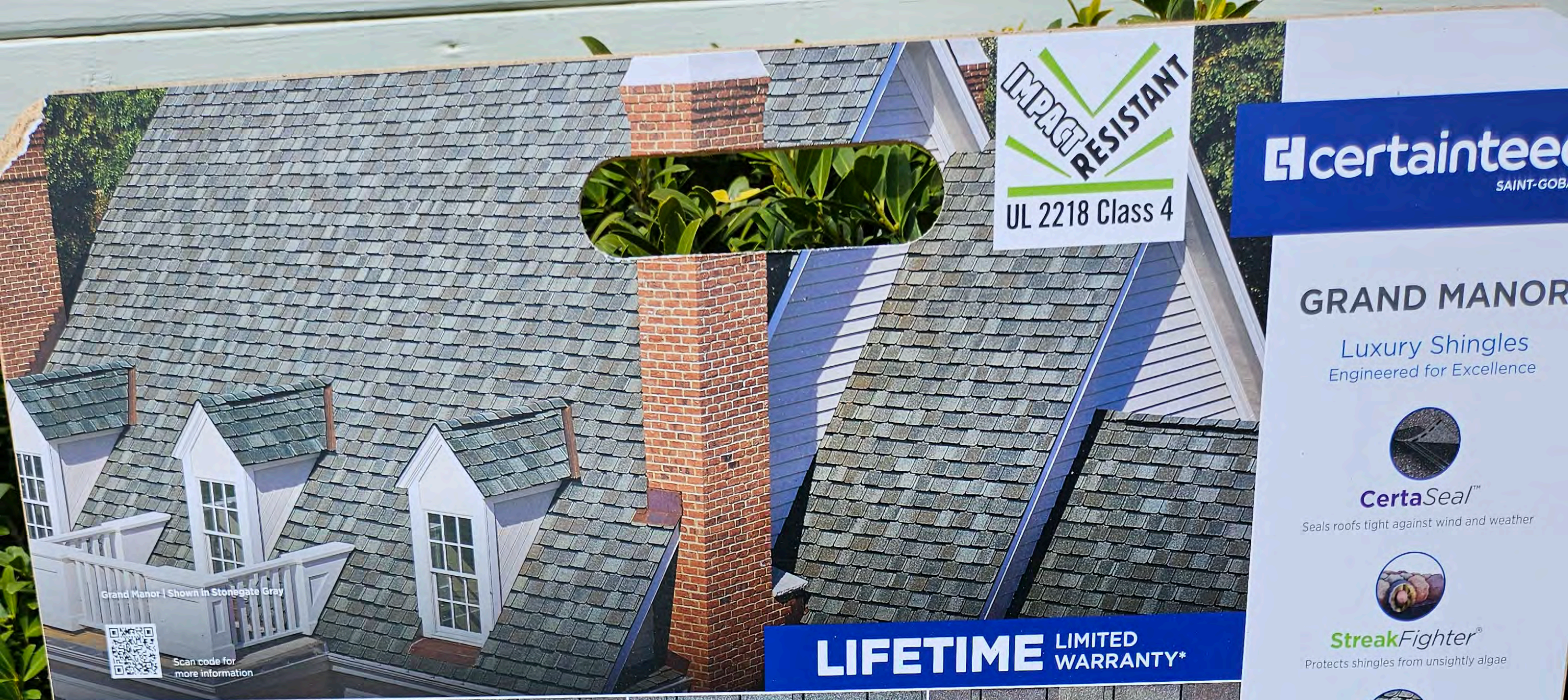
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UL 2218 Class 4 impact resistant shingle

*See actual limited warranty for specific details and limitations at certainteed.com/warranty. Because of their size, the swatches on this sample cannot accurately depict the color, clarity and variation of our actual blends. Before you buy, ask to see a full shingle. All colors may not be available. Consult your Certainteed dealer for color availability. (2024)



Grand Manor | Shown in Stonegate Gray



Scan code for more information

LIFETIME LIMITED WARRANTY*



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*See actual limited warranty for specific details and limitations at certainteed.com/warranty.
Because of their size, the swatches on this sample cannot accurately depict the color, clarity and variation of our actual blends. Before you buy, ask to see a full shingle. All colors may not be available. Consult your CertainTeed dealer for color availability. (2021)
WARNING: FOR LOW-VOLUME RAIN AND SALT-FOG AREAS - see warranty regarding the use of aluminum gutters in these areas.



Shown in Stonegate Gray

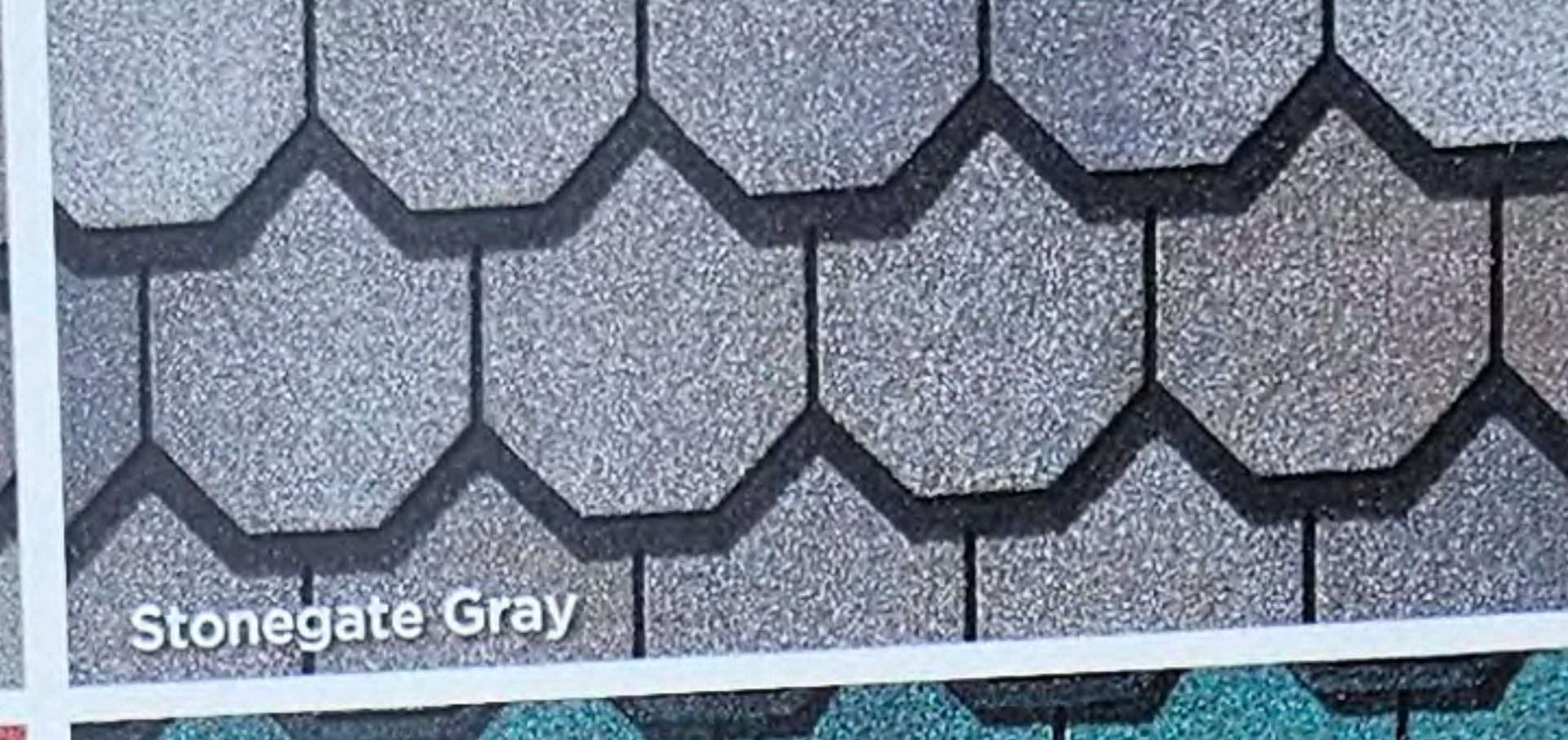
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Colonial Slate



Gatehouse Slate



Stonegate Gray



Black Pearl



Brownstone



Georgian Brick



Sherwood Forest



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