



KINGS HIGHWAY NORTH



POST ROAD WEST

WESTPORT HISTORIC DISTRICT COMMISSION SUBMISSION
 APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
 170, 172, 174, 176 POST ROAD WEST, AND 38 KINGS HIGHWAY NORTH
 WESTPORT, CT

HDC SUBMITTAL DRAWING LIST

- A0 COVER SHEET
- A1 KINGS HIGHWAY NORTH HISTORIC DISTRICT MAP
- A2 EXISTING SITE CONDITION PLAN
- A3 CIVIL SITE PLAN
- A4 OVERALL SITE PLAN RENDERING
- A5 LANDSCAPE PLANTING PLAN
- A6 38 KINGS HIGHWAY RESIDENCE ELEVATIONS
- A7 38 KINGS HIGHWAY RESIDENCE FLOOR PLANS
- A8 174 POST ROAD WEST RESIDENCE (RELOCATED) ELEVATIONS
- A9 174 POST ROAD WEST RESIDENCE (RELOCATED) FLOOR PLANS
- A10 172 POST ROAD WEST RESIDENCE (RELOCATED) PHOTOS
- A11 KINGS HIGHWAY RENDERINGS
- A12 ALF FIRST FLOOR PLAN
- A13 ALF SECOND FLOOR PLAN
- A14 ALF THIRD FLOOR PLAN
- A15 ALF ELEVATIONS
- A16 ALF ELEVATIONS
- A17 ALF ELEVATIONS
- A18 ALF BUILDING RENDERING

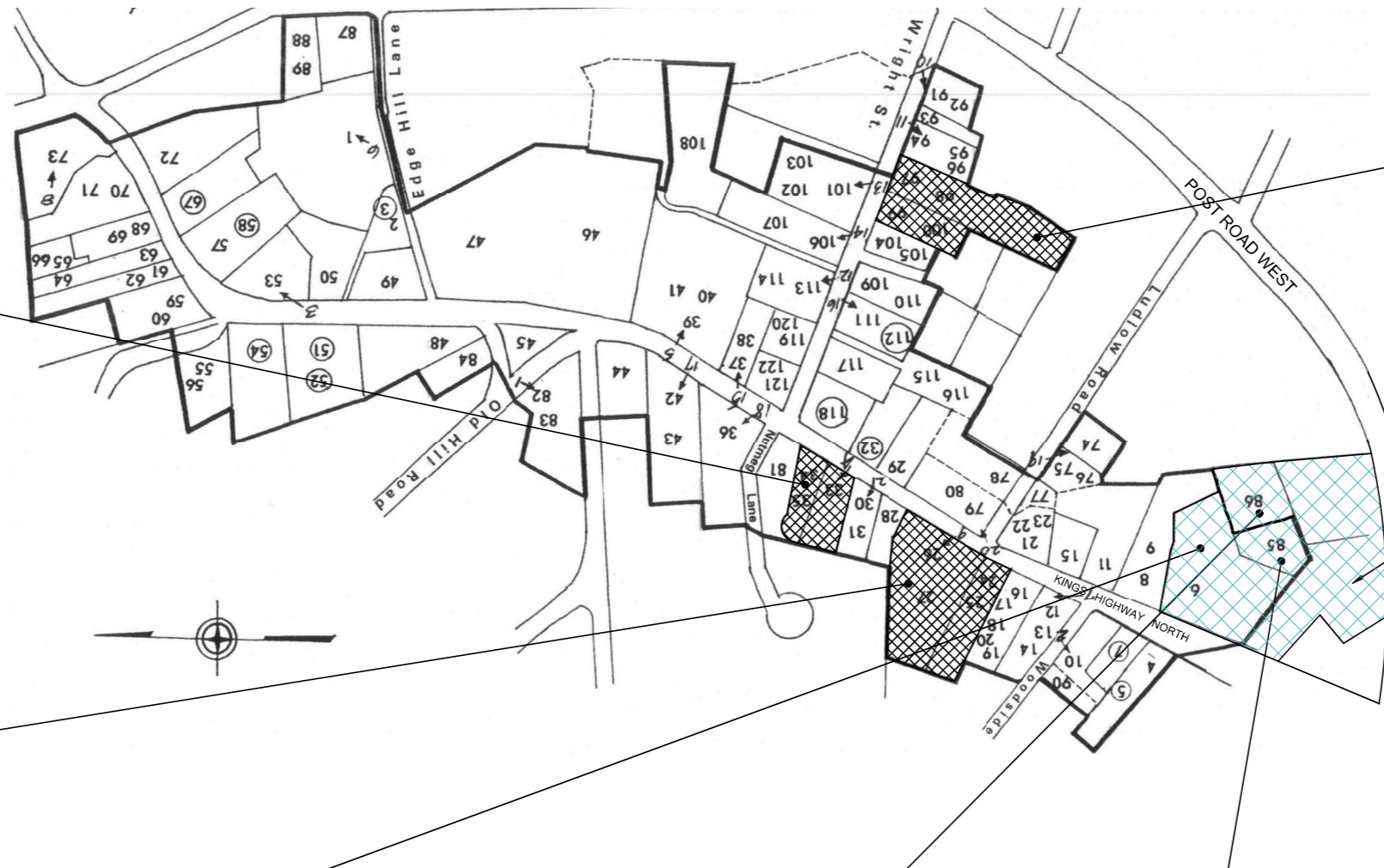




67 & 69 KINGS HIGHWAY NORTH



53 & 57 KINGS HIGHWAY NORTH



35 & 41 WRIGHT STREET



38 KINGS HIGHWAY NORTH



172 POST ROAD WEST



174 POST ROAD WEST



PHOTO 5



PHOTO 6



PHOTO 7

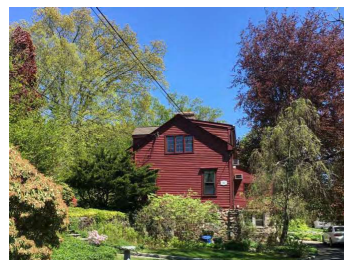


PHOTO 8



EXISTING SITE CONDITIONS

1"=30'



PHOTO 4



PHOTO 3



PHOTO 2



PHOTO 1

- LEGEND
- EXISTING BUILDING TO BE REMOVED
 - EXISTING BUILDING TO BE RELOCATED
 - EXISTING BUILDING TO REMAIN



PHOTO 9



PHOTO 10



PHOTO 11



PHOTO 12

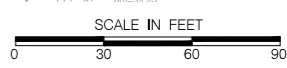
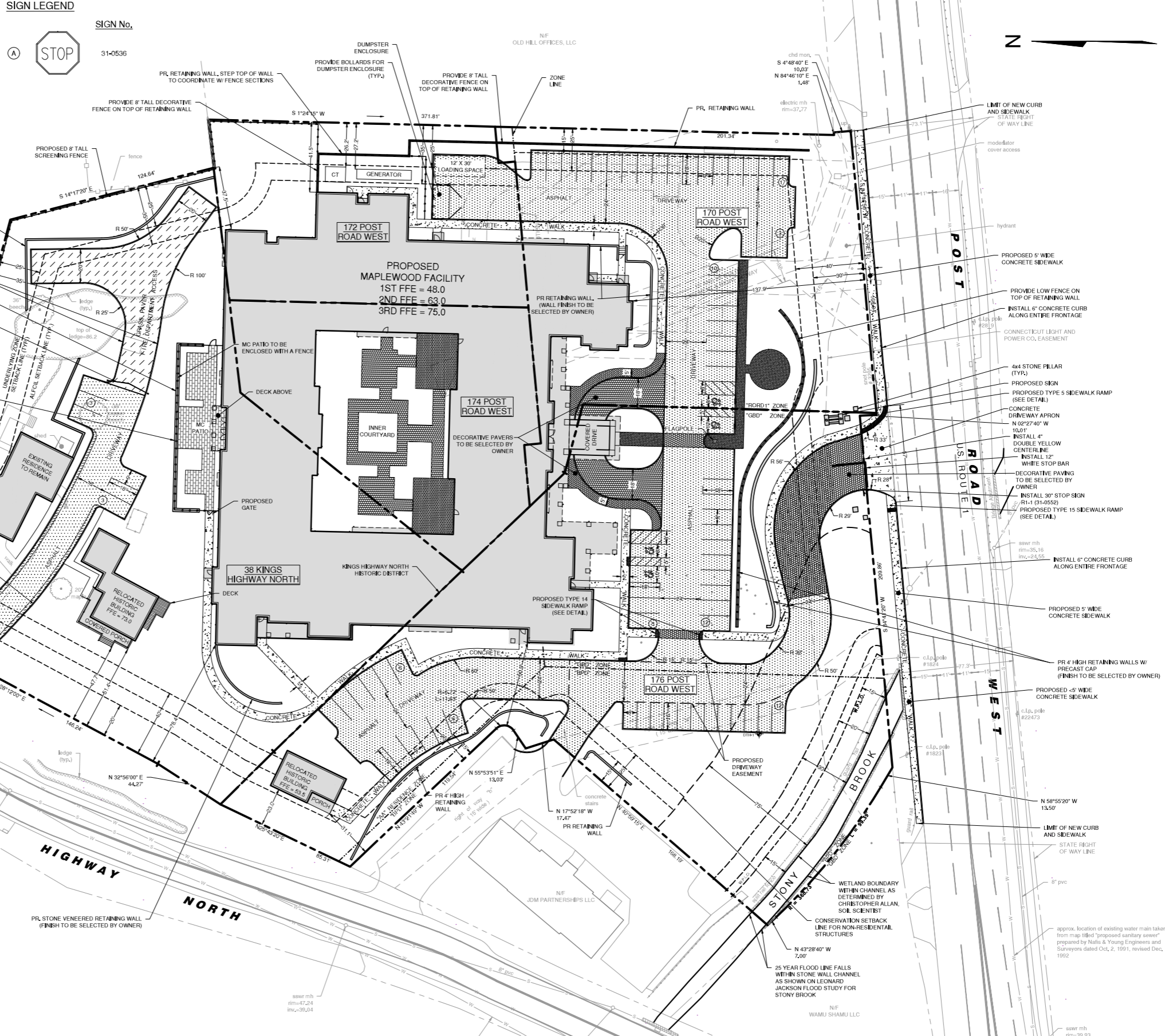
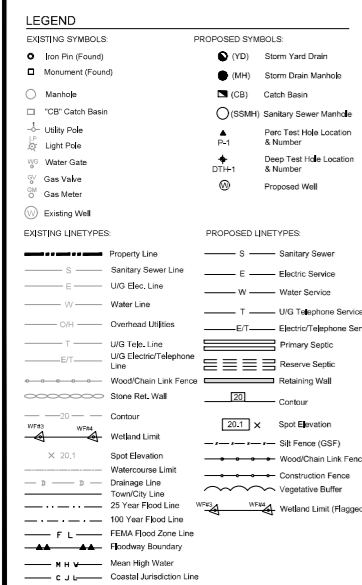
GENERAL NOTES

- 1. EXISTING FEATURES SUCH AS BUT NOT LIMITED TO WALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
2. THE CONTRACTOR SHALL CONTACT MR. VINCENT HANCHURUCK, TRANSPORTATION ENGINEER 3, DISTRICT SURVEY UNIT AT (203) 289-3112 PRIOR TO ANY CONSTRUCTION WITHIN THE STATE RIGHT-OF-WAY.
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL ENGINEERING COSTS SHOULD THE CTDOT BOUNDARY/SURVEY MARKERS BE DISTURBED OR DAMAGED.
4. IN THE EVENT THE DEPARTMENT DETERMINES THE SUBJECT CTDOT BOUNDARY/SURVEY MARKERS NEED TO BE REPLACED DUE TO THE PROPOSED DEVELOPMENT, THE DEPARTMENT WILL FURNISH NEW MONUMENTS, WHICH THE CONTRACTOR WILL BE REQUIRED TO INSTALL UNDER THE DIRECTION OF A CONNECTICUT LICENSED SURVEYOR.
5. ALL CONSTRUCTION WITHIN THE CTDOT R.O.W. INCLUDING SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF CTDOT FORM 817.
6. THE CTDOT BOUNDARY/SURVEY MARKERS SHALL BE VERIFIED AND ACCEPTED BY THE DISTRICT 3 SURVEY UNIT PRIOR TO RELEASING THE ENCROACHMENT PERMIT BOND.
7. NO CTDOT BOUNDARY/SURVEY MARKERS WERE FOUND WITHIN THE PROJECT LIMITS.
8. ALL SIGNAGE POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CTDOT STANDARDS SHEET 39.
9. 12" WIDE WHITE STOP BARS SHALL BE INSTALLED IN ACCORDANCE WITH THE SECTIONS IN CTDOT FORM 817.
10. NEW PAVEMENT MARKINGS SHALL BE PAINTED WITH EPOXY RESIN PAINT IN COMPLIANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGES AND INCIDENTAL CONSTRUCTION FOR 817 SECTION 12.10, AS REVISED.
11. NEW SIGN MATERIAL AND SHEETING SHALL BE MADE OF REFLECTIVE MATERIAL IN COMPLIANCE WITH FORM 817 SECTION 12.08, AS REVISED. TYPE I REFLECTIVE SHEETING SHALL BE USED FOR SIGNS WITH WHITE BACKGROUNDS, TYPE II REFLECTIVE SHEETING SHALL BE USED FOR SIGNS WITH COLORED BACKGROUNDS EXCEPT FOR SIGNS WITH RED BACKGROUNDS THAT SHALL BE TYPE 8 OR 9 REFLECTIVE SHEETING.
12. ANY DAMAGE TO THE EXISTING CURB, SIDEWALK, OR ANY OTHER HIGHWAY APPURTENANCES DURING CONSTRUCTION OF THE PERMITTED SITE WILL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY DISTRICT III PERMIT SECTION AT NO COST TO THE STATE OR OWNER.
13. ALL WORK WITHIN THE STATE RIGHT-OF-WAY WILL COMPLY WITH FORM 817 WITH THE LATEST SPECIAL PROVISIONS AND TYPICAL STATE STANDARD DETAILS.
14. A PERMIT ISSUED BY DISTRICT III CTDOT IS REQUIRED BEFORE ANY WORK COMMENCES WITHIN THE STATE RIGHT-OF-WAY.
15. ALL PAVEMENT STRIPING AND REPLACEMENT NOT WITHIN THE STATE RIGHT-OF-WAY SHALL CONFORM TO THE TOWN OF WESTPORT DPW STANDARDS.
16. ANY DAMAGE TO ROUTE 1 WILL REQUIRE MILLING & PAVING.

Form 817 Construction Notes

All work within the State right-of-way will comply with Form 817, "The State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges and Incident Construction" with the latest Special Provisions and Typical Standard Details. In any case where the construction is not specifically detailed in the Form 817, the work will be completed as directed by the Engineer or District Permit Section Representative.
Removal of pavement markings along state roadways shall be completed by a non-destructive method in compliance with the State of Connecticut Department of Transportation Standard Specifications for Road, Bridges, and Incident Construction Form 817 Section 12.11 as revised.
New pavement markings shall be painted with epoxy resin paint in compliance with the State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges, and Incident Construction Form 817 Section 12.10 as revised.
New sign material and sheeting shall be made of reflective material in compliance with State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges, and Incident Construction Form 817 Section 12.08 as revised. Type 1 Reflective Sheeting shall be used for signs with white background, Type 3 Reflective Sheeting shall be used for signs with colored background except for signs with red background that shall be Type 8 or 9 Reflective Sheeting.
All signs and pavement markings installed within the State Right of Way must conform to the "Manual on Uniform Traffic Control Devices" and the latest State of Connecticut Catalog of Signs as revised.
Any damage to the existing curb, sidewalk or any other highway appurtenances during the development of the permitted site will be replaced by the contractor as directed by the District 3 Permit Section at no cost to the State.

SIGN LEGEND



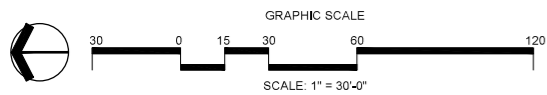
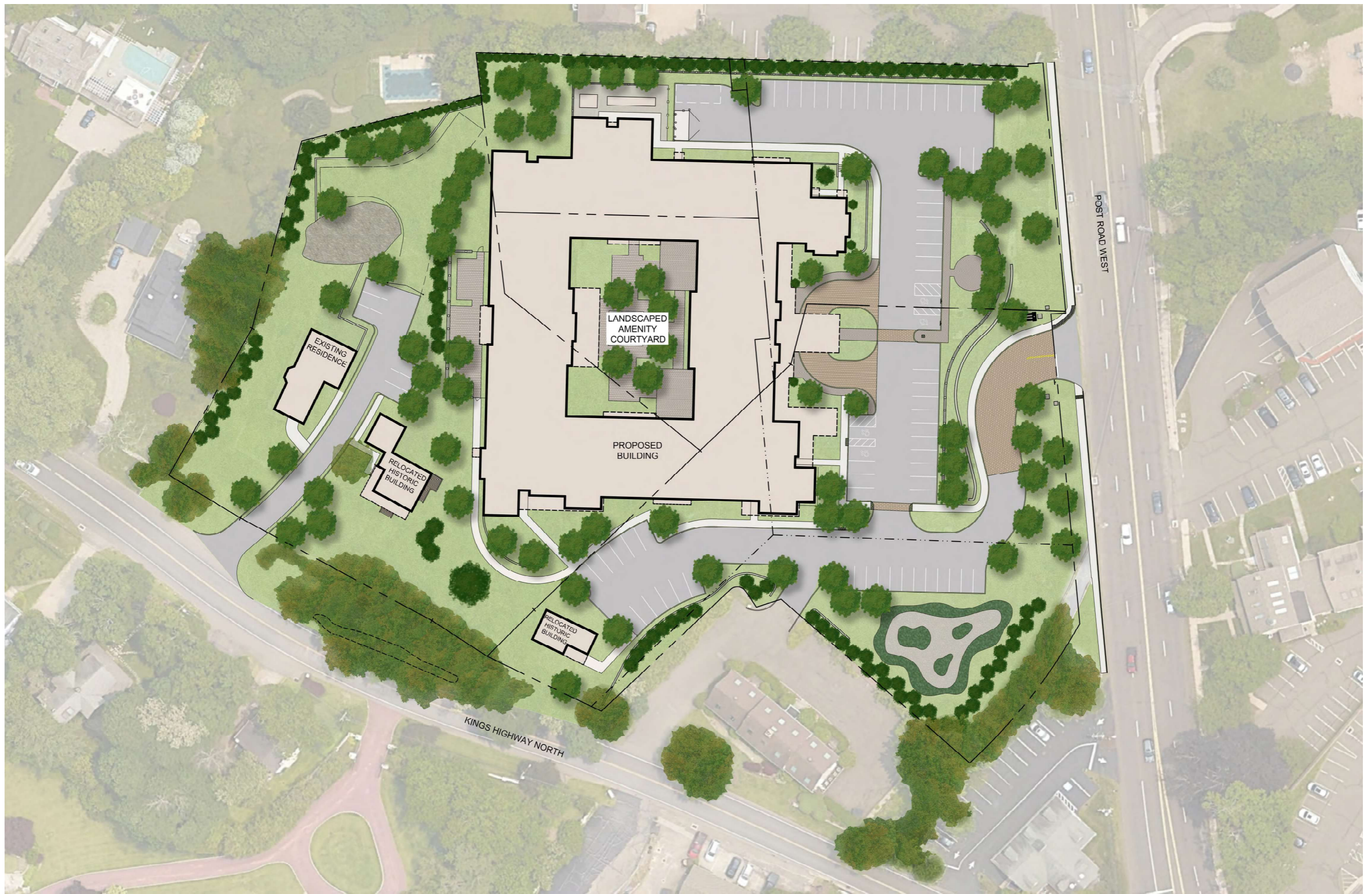
NOT FOR CONSTRUCTION FOR REVIEW AND APPROVAL BY PUBLIC AGENCIES ONLY

Table with 4 columns: REVISION, DATE, BY, CHECKED BY. Contains revision history for the drawing.

LANDTECH logo and contact information: 518 Riverside Avenue • Westport, Connecticut 06880 • 203-454-2110 • info@landtechinc.com

MAPLEWOOD SENIOR LIVING LLC
PROJECT LOCATION: 170-176 POST ROAD WEST & 38 KINGS HIGHWAY NORTH, WESTPORT, CT
TITLE: PROPOSED SITE IMPROVEMENTS FOR A MAPLEWOOD SENIOR LIVING FACILITY - SITE LAYOUT PLAN

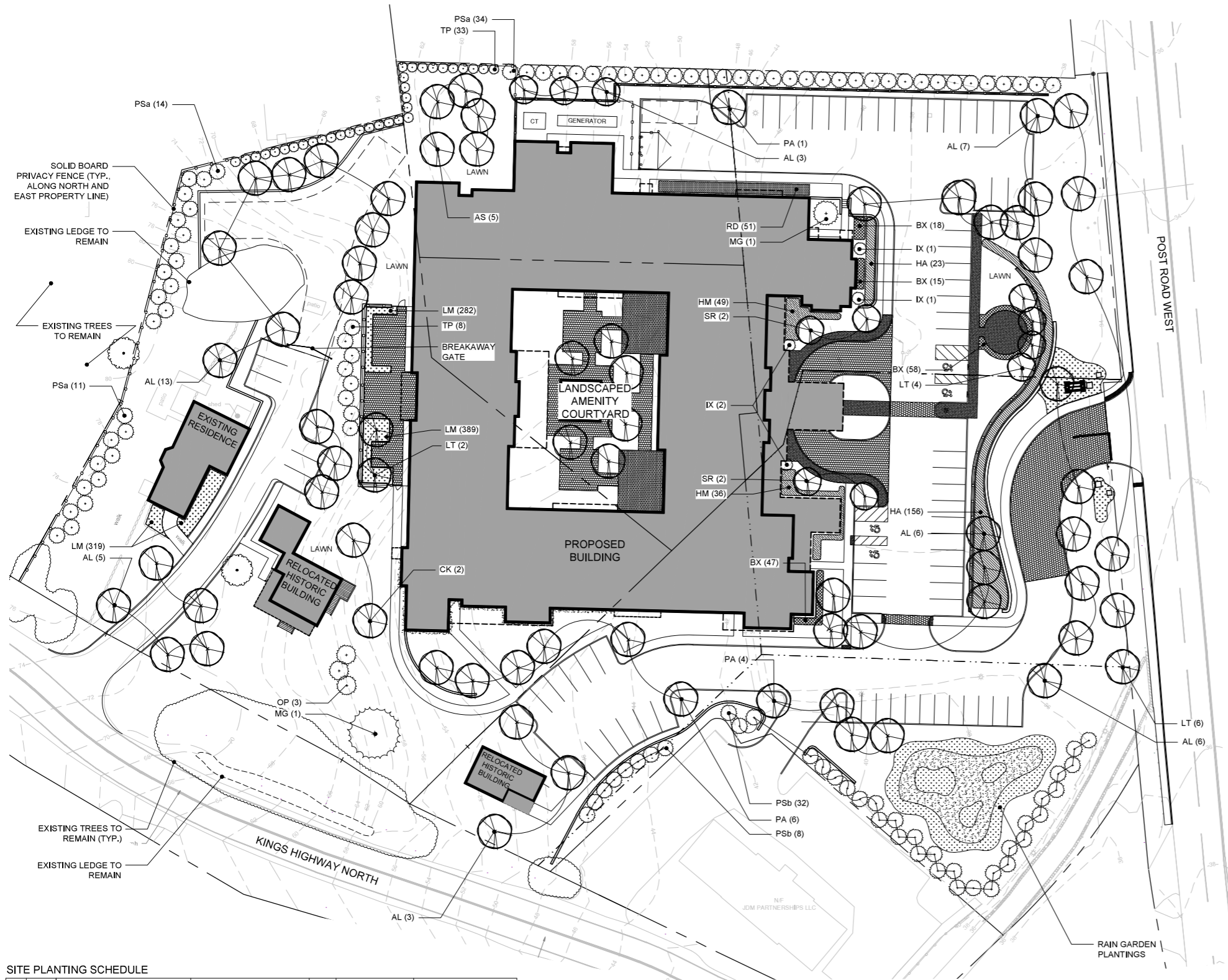
PROJECT No. 19073-01
SCALE 1" = 30'
DATE 7/22/2020
DRAWN BY: CL
CHECKED BY: AS
A-3.0



MAPLEWOOD SENIOR LIVING OVERALL SITE PLAN RENDERING

20 NOVEMBER 2020

A4



SITE PLANTING SCHEDULE

SYM	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	MIN. SIZE	COMMENTS
TREES						
AL	43	Ulmus american 'American Liberty'	American Liberty Elm	B&B	4-4.5' Cal.	Full, Branching 6' clear
LT	12	Liriodendron tulipifera 'Fastigiatum'	Columnar Tulip Tree	B&B	4-4.5' Cal.	Full, Branching 6' clear
PSa	59	Pinus strobus 'Fastigiata'	Fastigiata Eastern White Pine	B&B	12-14' HT.	Full, Heavy
PSb	40	Pinus strobus 'Green Mountain'	Green Mountain Sugar Maple	B&B	8-10' HT.	Full, Heavy
AS	5	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	B&B	4-4.5' Cal.	Full, Branching 6' clear
PA	11	Platanus x acerifolia	London Plane Tree	B&B	4-4.5' Cal.	Full, Branching 6' clear
CK	2	Quercus prinus	Yellow Wood	B&B	3.5-4' Cal.	Full, Branching 6' clear
OP	3	Picea omorika	Serbian Spruce	B&B	10-12' HT.	Full, Heavy
MG	2	Metasequoia glyptostroboides	Dawn Redwood	B&B	4-4.5' Cal.	Full, Branching 6' clear
SR	4	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	B&B	3-3.5' Cal.	Full, Branching 6' clear
TP	41	Thuja plicata 'Green Giant'	Green Giant Arborvitae	B&B	12-14' HT.	Full, Heavy
SHRUBS						
RD	51	Rhododendron 'Chinoides'	Chinoides Rhododendron	B&B	30-36" H x 30-36" W	Full, Heavy, Spacing 40" O.C.
BX	138	Buxus sempervirens	American Boxwood	B&B	22-24" H x 22-24" W	Full, Heavy, Spacing 26" O.C.
HA	179	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	B&B	30-36" H x 30-36" W	Full, Heavy, Spacing 40" O.C.
HM	85	Hydrangea macrophylla 'Nikko Blue'	Nikko Hydrangea	B&B	30-36" H x 30-36" W	Full, Heavy, Spacing 30" O.C.
IX	4	Ilex 'Nellie R. Stevens'	Nellie Stevens Holly	B&B	30-36" H x 30-36" W	Full, Heavy
PERENNIALS, GRASSES AND GROUND COVER						
LM	751	Liriope muscari	Big Blue Lilyturf	CONT	#1	Spacing 15" O.C.

RAIN GARDEN PLANTING SCHEDULE

SYM	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	MIN. SIZE	COMMENTS
TREES						
BN	-	Betula nigra 'Heritage'	Heritage River Birch	B&B	8' - 10' HT	3 Trunk, 5' Clear Branching
JP	-	Pinus thunbergii	Japanese Black Pine	B&B	8' - 10' HT	Full, heavy
UP	-	Scoloplos verticillata	Umbrella Pine	B&B	8' - 10' HT	Full, heavy
SHRUBS						
CS	-	Cornus sericea	Red Osier Dogwood	B&B	5 Gal.	Full, heavy
IV	-	Ilex verticillata 'Red Stripes'	Red Stripes Winterberry	B&B	5 Gal.	Full, heavy
VA	-	Vaccinium angustifolium	Low-Bush Blueberry	B&B	5 Gal.	Full, heavy
IG	-	Ilex glabra	Inkberry Holly	B&B	5 Gal.	Full, heavy
CA	-	Clethra alnifolia	Summer Sweet Clethra	B&B	5 Gal.	Full, heavy
WP	-	Pinus strobus 'Nana'	Dwarf Eastern White Pine	B&B	5 Gal.	Full, heavy
PERENNIALS, GRASSES AND GROUND COVER						
DC	-	Deschampsia caespitosa	Tufted Hair Grass	CONT	1 Gal.	
OS	-	Oxodes sensibilis	Sensilive Fern	CONT	1 Gal.	
LS	-	Liatris spicata 'Kobold'	Blazing Star	CONT	1 Gal.	
IR	-	Iris sibirica	Siberian Iris	CONT	1 Gal.	
EP	-	Echinacea purpurea	Purple Coneflower	CONT	1 Pint.	
RB	-	Rudbeckia hirta	Black-eyed Susan	CONT	1 Gal.	



A REFERENCE IMAGE: RAIN GARDEN



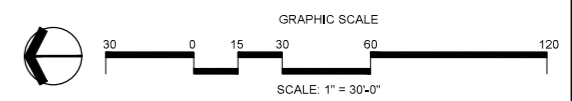
B REFERENCE IMAGE: SITE LIGHTING



C REFERENCE IMAGE: PRIVACY FENCING



D REFERENCE IMAGE: BREAKAWAY GATE



erla
 erla landscape architecture, llc
 114 N Main Street, SoNo, CT 203-354-6500 www.erla.com

NO.	ISSUE	DATE
7	HISTORIC DISTRICT COMMISSION SUBMISSION REV.	20.11.20
5	HISTORIC DISTRICT COMMISSION SUBMISSION REV.	20.10.28
4	NEIGHBOR OUTREACH MEETING	20.10.13
3	HISTORIC DISTRICT COMMISSION HEARING	20.07.21
2	HISTORIC DISTRICT COMMISSION	20.07.21
1	HISTORIC DISTRICT COMMISSION	20.06.01

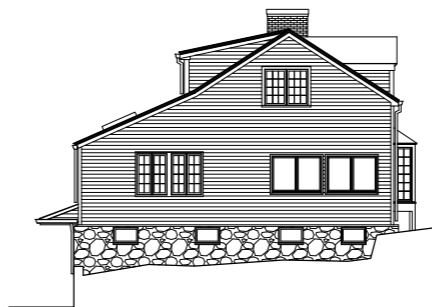
MAPLEWOOD SENIOR LIVING
 170-176 POST ROAD WEST &
 38 KINGS HIGHWAY NORTH
 WESTPORT, CT

PROJECT TITLE: LANDSCAPE SITE AND PLANTING PLAN
 DATE: 2020.06.01
 SCALE: 1" = 30'-0"

A5



NORTH ELEVATION
1/8"=1'-0"



EAST ELEVATION
1/8"=1'-0"

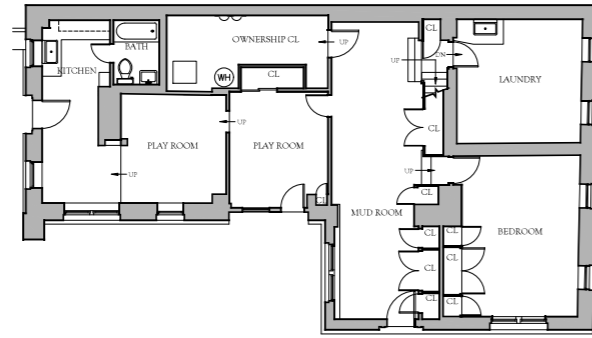



SOUTH ELEVATION
1/8"=1'-0"

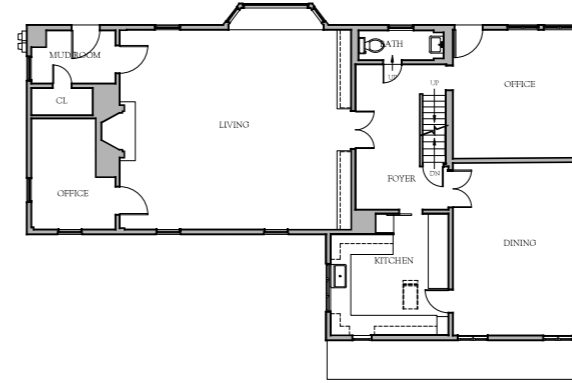



WEST ELEVATION (KINGS HIGHWAY)
1/8"=1'-0"

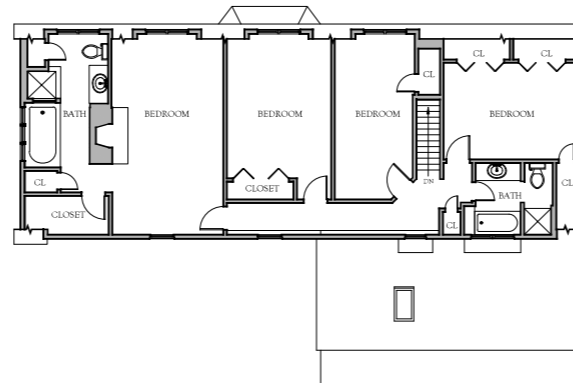





LOWER LEVEL FLOOR PLAN (IN-LAW APARTMENT)
1/8"=1'-0" 



FIRST FLOOR PLAN (UNIT B)
1/8"=1'-0" 



SECOND FLOOR PLAN (UNIT B)
1/8"=1'-0" 

1BR IN-LAW APARTMENT - 1742 SF
 UNIT B 4BR - 3025 SF
 BUILDING - 4767 SF

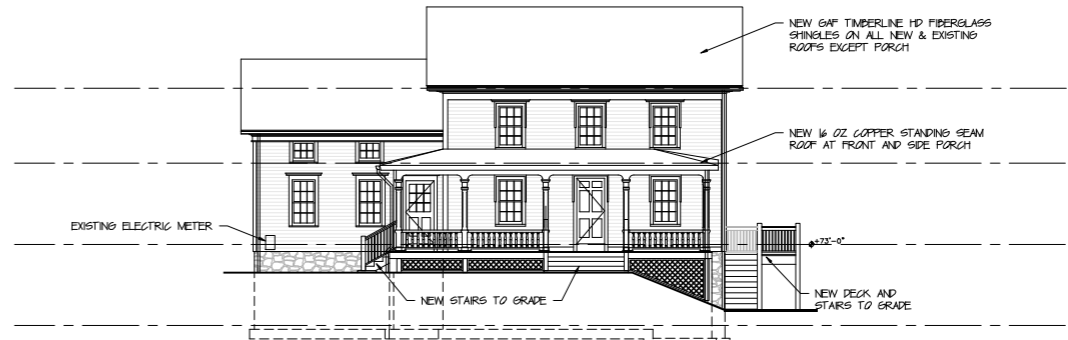
38 KINGS HIGHWAY NORTH
 RESIDENCE
 WESTPORT, CT



MAPLEWOOD
 at westport
 A SENIOR LIVING COMMUNITY



NORTH ELEVATION
1/8"=1'-0"



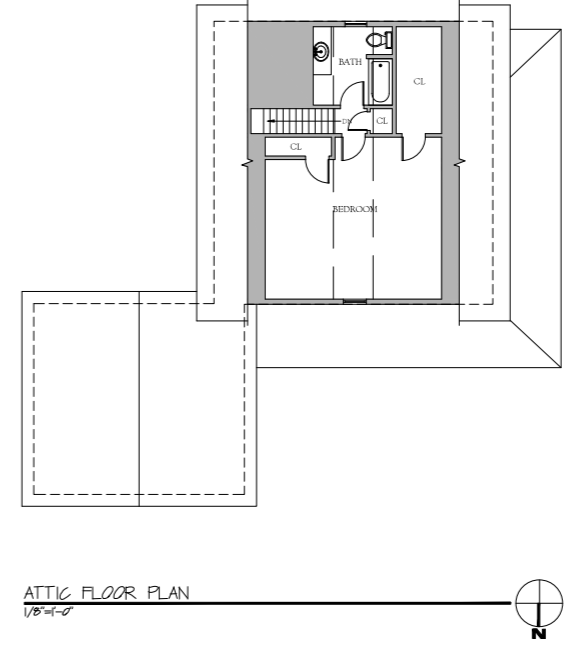
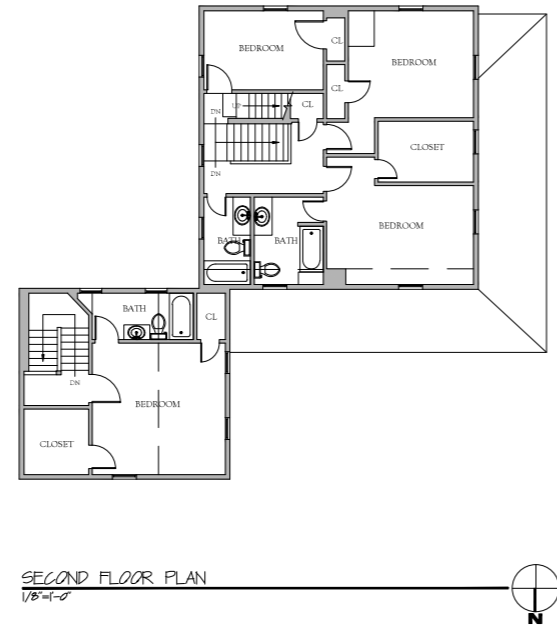
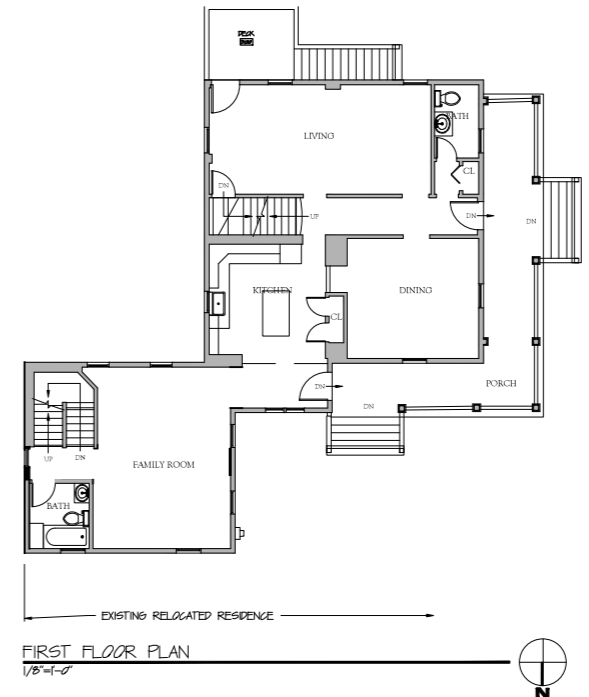
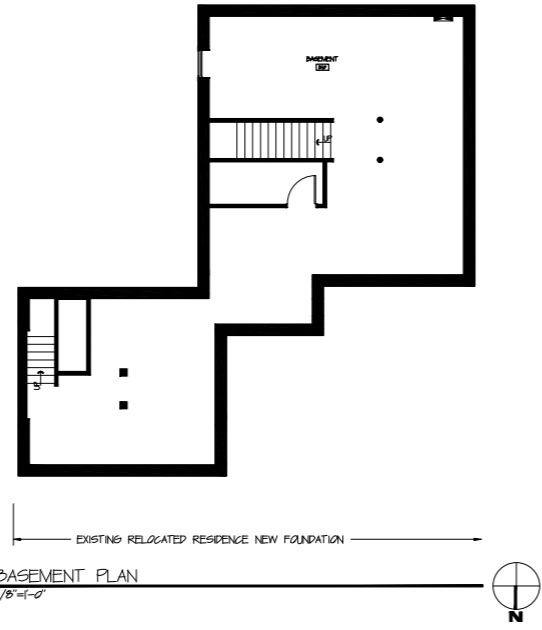
WEST ELEVATION (KINGS HIGHWAY)
1/8"=1'-0"



SOUTH ELEVATION
1/8"=1'-0"



EAST ELEVATION
1/8"=1'-0"



UNIT A 5BR - 4676 SF

174 POST ROAD WEST
RESIDENCE
RELOCATED PER SITE PLAN
WESTPORT, CT



MAPLEWOOD
at westport
A SENIOR LIVING COMMUNITY

STEIN | TROOST LLC
architecture
A9 11.20.20





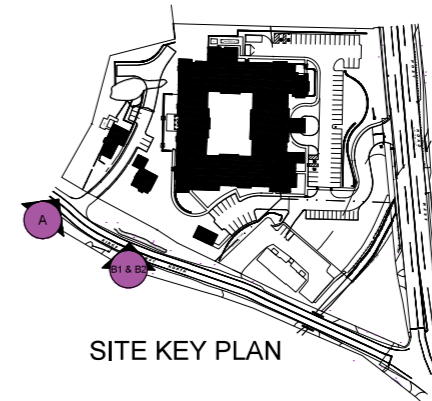
A VIEW OF EXISTING 38 KINGS HIGHWAY NORTH HOUSE AND PROPOSED NEW LOCATION OF 174 POST ROAD WEST HOUSE



B1 VIEW OF PROPOSED NEW LOCATION OF 174 POST ROAD WEST HOUSE WITH FOLIAGE



B2 VIEW OF PROPOSED NEW LOCATION OF 174 POST ROAD WEST HOUSE WITHOUT FOLIAGE





FIRST FLOOR PLAN 30647 GSF
 1/16"=1'-0"



(15) VISTAS UNITS
 (3) 2BR, (7) 1BR, (5) STUDIOS

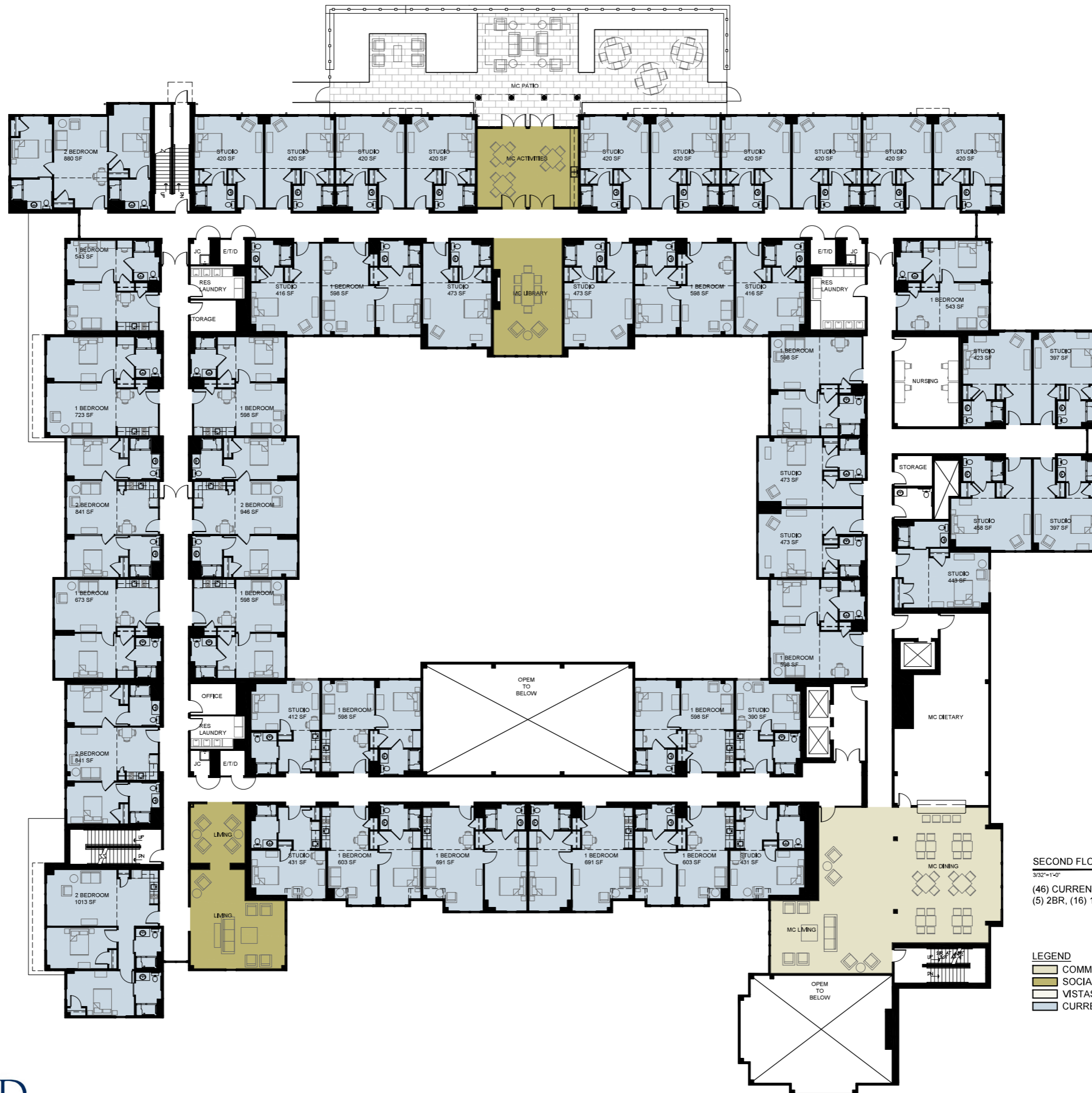
PROGRAM SUMMARY
 103,106 NET ZONING SF, 95 UNITS
 VISTAS: 49 - (6) STUDIOS, (25) 1 BR, (18) 2BR
 CURRENTS: 46 - (25) STUDIOS, (16) 1BR, (5) 2BR
 95 UNITS - (31) STUDIOS, (41) 1BR, (23) 2BR

LEGEND
 COMMON AREAS
 SOCIAL ACTIVITY COMMON AREAS
 VISTAS
 CURRENTS

SF SUMMARY
 108,106 GROSS BUILDING SQUARE FOOTAGE
 9,131 SF - INTERGENERATIONAL, EDUCATIONAL AND
 SOCIAL ACTIVITY COMMON SPACES
 5,000 SF - MAXIMUM DEDUCT PER ZONING REGULATION
 39A-10.3.4
 103,106 SF - NET ZONING SF



MAPLEWOOD
 at westport
 A SENIOR LIVING COMMUNITY



SECOND FLOOR PLAN 38460 GSF

3/32"=1'-0"
 (46) CURRENTS UNITS
 (5) 2BR, (16) 1BR, (25) STUDIOS

- LEGEND
- COMMON AREAS
 - SOCIAL ACTIVITY COMMON AREAS
 - VISTAS
 - CURRENTS



MAPLEWOOD
 at westport
 A SENIOR LIVING COMMUNITY



THIRD FLOOR PLAN 38999 GSF
 3/32"=1'-0"
 (34) VISTAS UNITS
 (15) 2BR, (18) 1BR, (1) STUDIO

- LEGEND
- COMMON AREAS
 - SOCIAL ACTIVITY COMMON AREAS
 - VISTAS
 - CURRENTS



MAPLEWOOD
 at westport
 A SENIOR LIVING COMMUNITY



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



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



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



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



MAPLEWOOD
at westport
A SENIOR LIVING COMMUNITY



SOUTH COURTYARD ELEVATION
3/32"=1'-0"



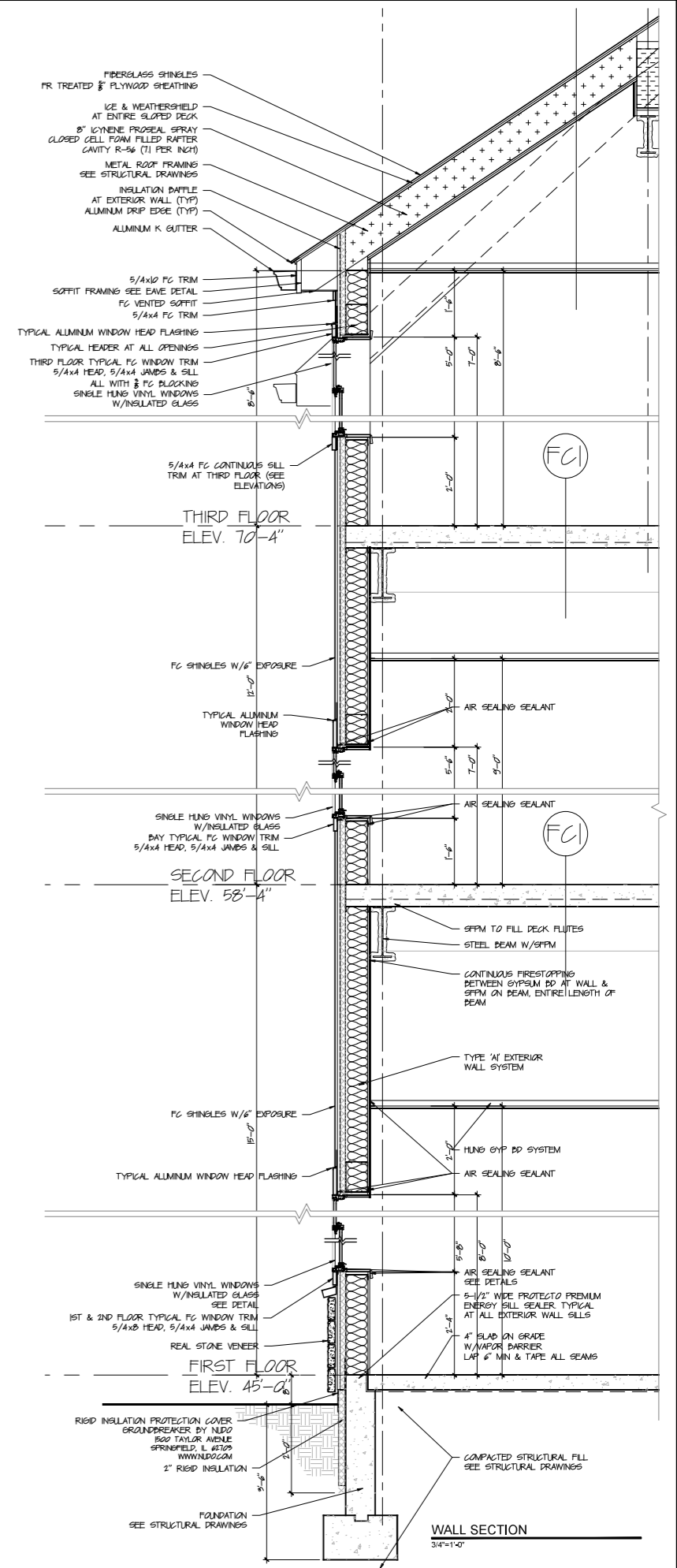
WEST COURTYARD ELEVATION AND BUILDING SECTION
3/32"=1'-0"



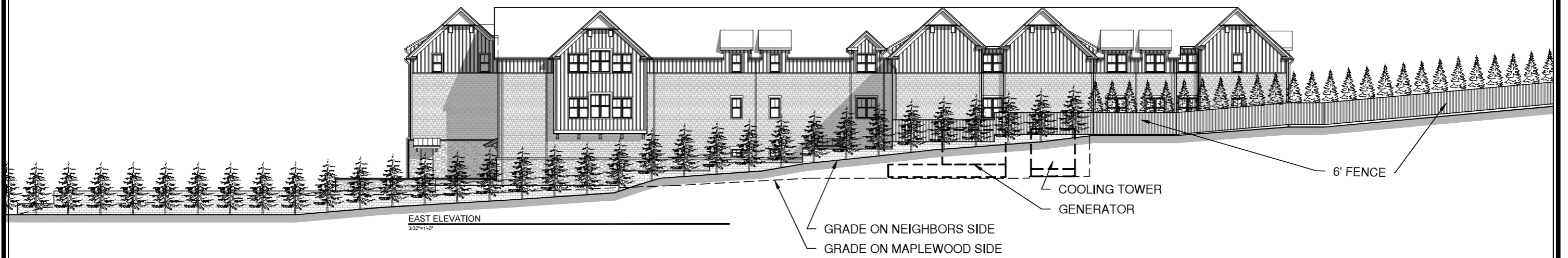
NORTH COURTYARD ELEVATION
3/32"=1'-0"



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



MAPLEWOOD
at westport
A SENIOR LIVING COMMUNITY



MAPLEWOOD
at westport
A SENIOR LIVING COMMUNITY



MAPLEWOOD
at westport
A SENIOR LIVING COMMUNITY

ALF RENDERING
WESTPORT, CT

STEIN | TROOST LLC
architecture
A18 11.20.20