



# PROPOSED ELDERLY HOUSING DEVELOPEMENT

343 CLINTONVILLE ROAD  
NORTH HAVEN, CT

SITE PLAN APPROVAL SUBMISSION: ISSUED 01/08/2021

The Sullivan Architectural Group 155 N. Broad Street Milford, CT 06460		DRAWING ISSUED DATE				
Sheet #	<b>ARCHITECTURAL DRAWINGS</b>	1/8/2021				
T-001	TITLE SHEET	•				
SP-01	ARCHITECTURAL SITE PLAN	•				
A-001A	BUILDING A UNIT LEGEND & AREA ANALYSIS	•				
A-100A	BUILDING A GROUND FLOOR PLAN	•				
A-101A	BUILDING A SECOND FLOOR PLAN	•				
A-102A	BUILDING A THIRD FLOOR PLAN	•				
A-200A	BUILDING A ELEVATIONS	•				
A-201A	BUILDING A ELEVATIONS	•				
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A-001B	BUILDING B UNIT LEGEND & AREA ANALYSIS	•				
A-100B	BUILDING B GROUND FLOOR PLAN	•				
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A-200B	BUILDING B ELEVATIONS	•				
A-201B	BUILDING B ELEVATIONS	•				
A-202B	BUILDING B BUILDING SECTIONS	•				
A-100C	CLUBHOUSE FLOOR PLAN & FRONT ELEVATION	•				

Total Sheets 17

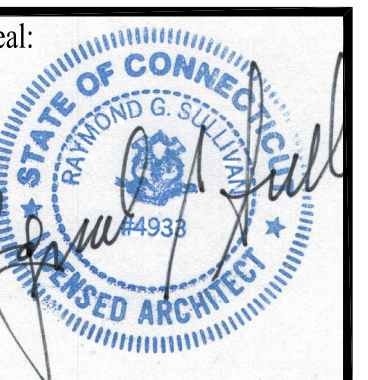
Revisions:

Drawing Title:  
**TITLE SHEET**

Project:  
**343 CLINTONVILLE RD  
BUILDING A & B**  
Clintonville Road (RT. 22)  
North Haven, CT

Consultant:

Architect:  
**SULLIVAN  
Architectural Group**  
155 N. Broad Street, Milford, Connecticut 06460  
ph: (203) 254-8680



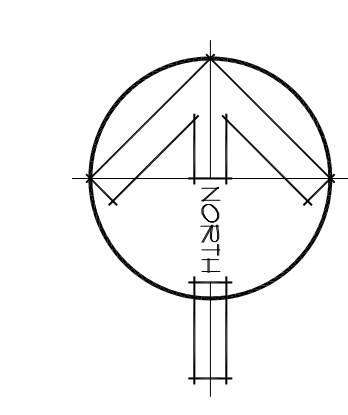
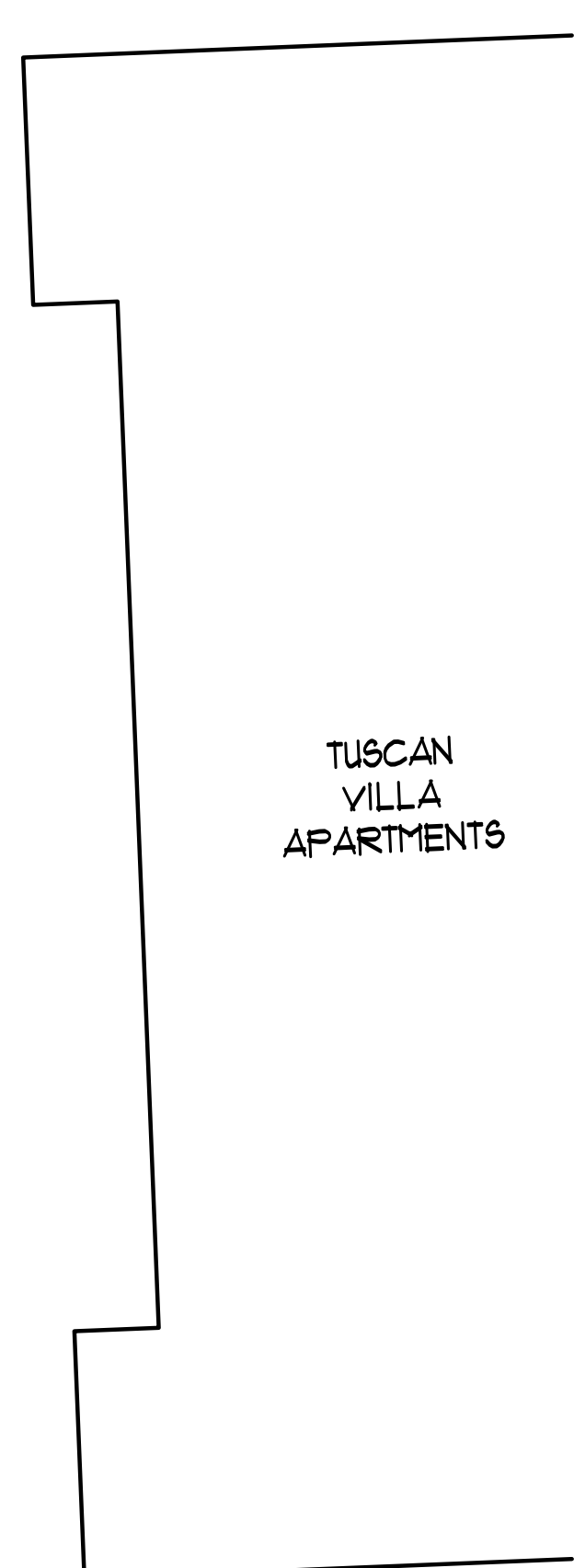
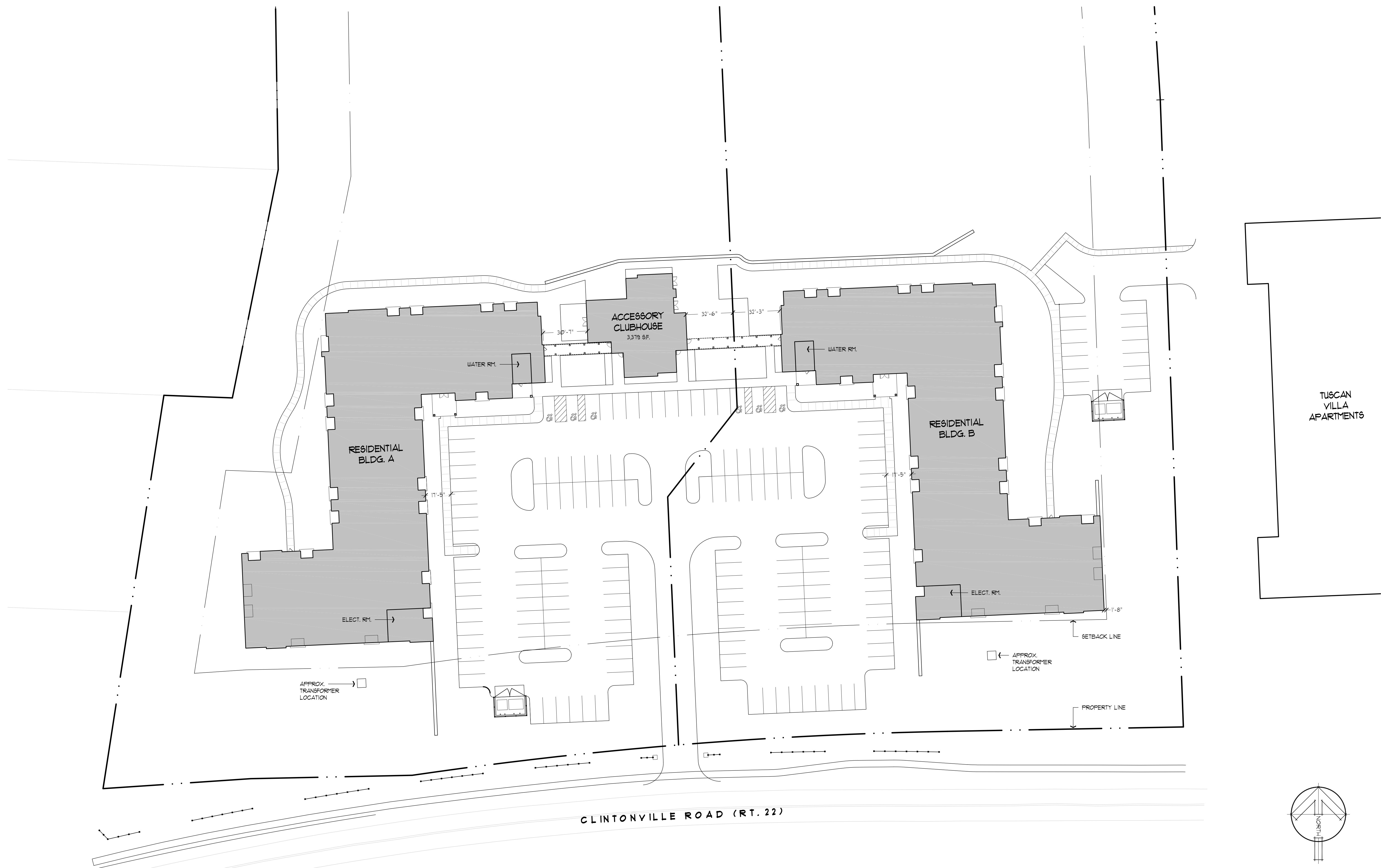
Date: 01/08/21

Project No. 1902

Drawn by:

Scale: N.T.S.

T-001



	REQUIRED	PROVIDED
<b>PARKING REQUIREMENTS:</b>		
1. RESIDENTIAL		
- 1 SPACE PER UNIT		
- TOTAL UNITS = 120	120 SPACES	169 SPACES
<b>ADA SPACES PER SECTION 1106</b>		
1. RESIDENTIAL		
169 SPACES x 0.02 = 3.38	4 SPACES	PER ITEM # 1106.2
120 UNITS x 0.02 = 2.4	3 SPACES	PER ITEM # 1106.2 TYPE A UNITS
SUB TOTAL =	7 SPACES	(2 VAN SPACES)

Revisions:

Drawing Title: **ARCHITECTURAL SITE PLAN**

Project: **343 CLINTONVILLE RD BUILDING A & B**  
 Clintonville Road (RT. 22)  
 North Haven, CT

Consultant:

Architect: **The SULLIVAN Architectural Group**  
 155 N. Broad Street, Milford, Connecticut 06460  
 ph: (203) 254-8680

Seal:

Date: 01/08/21

Project No. 1902

Drawn by:

Scale: 1"=30'

**SP-01**

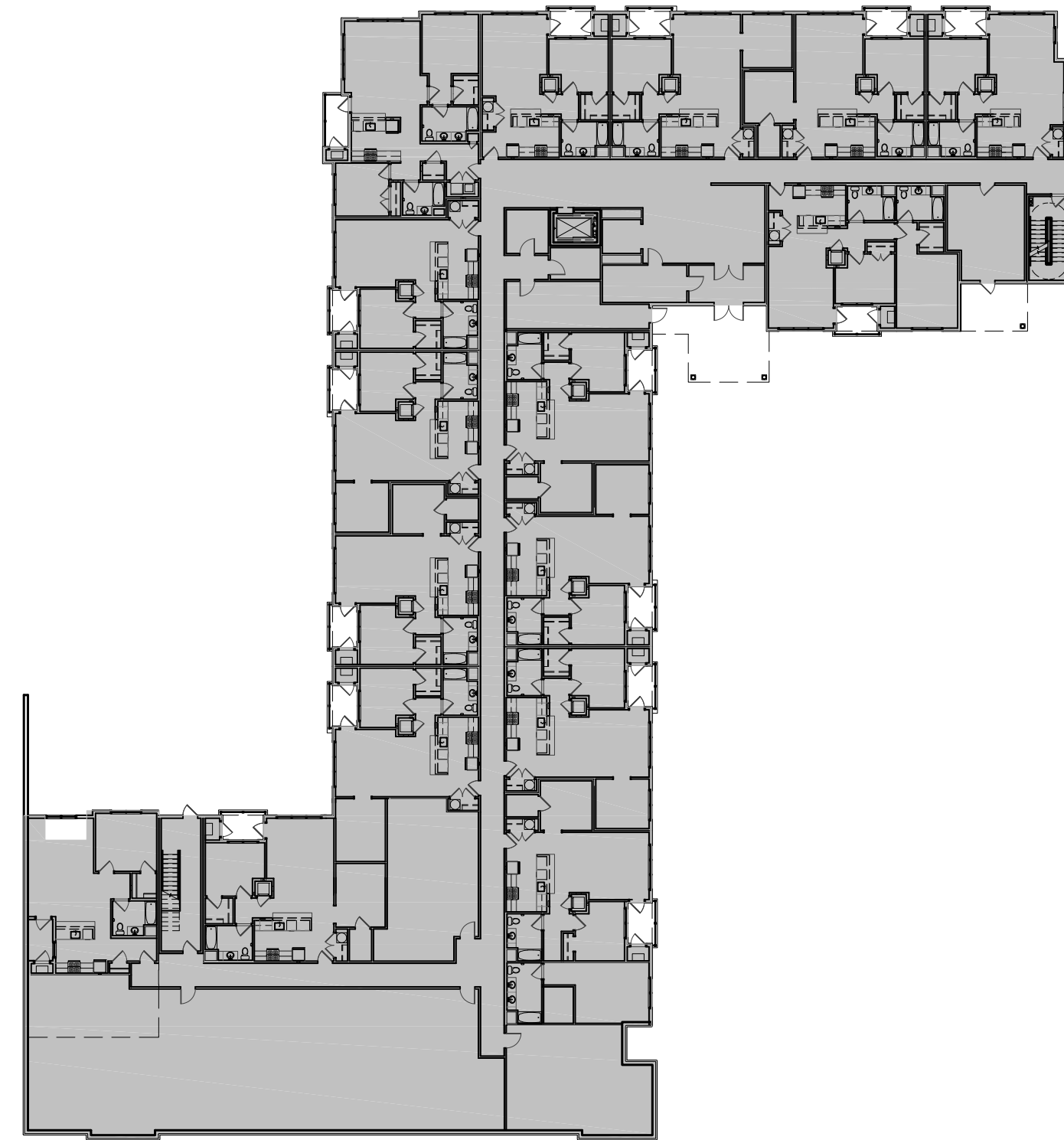
**BUILDING A - UNIT LEGEND**

FIRST FLOOR			
UNIT NO.	UNIT TYPE	UNIT SIZE	UNIT DESIGNATION
101	1 Bdrm.	796	A
102	Water Room	750	
103	1 Bdrm. w/ Den	936	AD
104	2 Bdrm.	1,094	B
105	1 Bdrm. w/ Den	907	AD
106	Lobby	1,427	
107	1 Bdrm.	750	A
108	2 Bdrm.	1,156	B
109	1 Bdrm.	791	A
110	1 Bdrm. w/ Den	936	AD
111	1 Bdrm. w/ Den	907	AD
112	1 Bdrm. w/ Den	907	AD
113	1 Bdrm. w/ Den	936	AD
114	1 Bdrm. w/ Den	907	AD
115	1 Bdrm. w/ Den	907	AD
116	2 Bdrm. w/ Den	1,317	BD
117	Elec. Room	1,124	
118	Storage Locker	2,574	
119	1 Bdrm. w/ Den	936	AD
120	Mech Room	591	
121	1 Bdrm. w/ Den	1,258	AD
<b>ONE BEDROOMS</b>		<b>15</b>	
<b>TWO BEDROOMS</b>		<b>1</b>	
<b>TOTAL UNITS</b>		<b>16</b>	
<b>TOTAL N.S.F</b>		<b>21,907</b>	
<b>TOTAL G.S.F</b>		<b>23,501</b>	

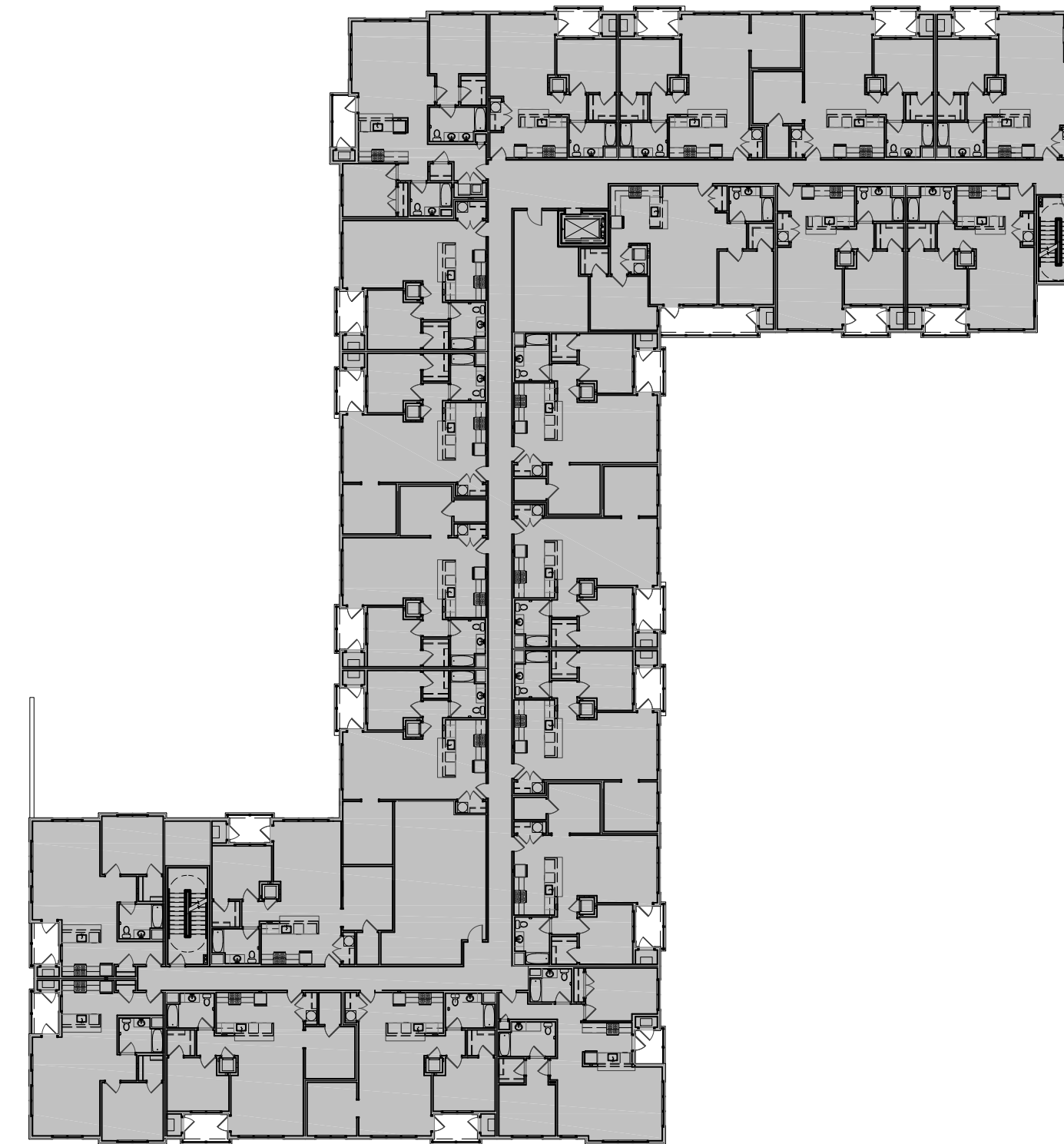
SECOND FLOOR			
UNIT NO.	UNIT TYPE	UNIT SIZE	UNIT DESIGNATION
201	1 Bdrm.	796	A
202	1 Bdrm.	750	A
203	1 Bdrm. w/ Den	936	AD
204	1 Bdrm.	750	A
205	1 Bdrm. w/ Den	907	AD
206	2 Bdrm.	995	B
207	1 Bdrm.	750	A
208	2 Bdrm.	1,156	B
209	1 Bdrm.	791	A
210	1 Bdrm. w/ Den	936	AD
211	1 Bdrm. w/ Den	907	AD
212	1 Bdrm. w/ Den	907	AD
213	1 Bdrm. w/ Den	936	AD
214	1 Bdrm. w/ Den	907	AD
215	1 Bdrm. w/ Den	907	AD
216	1 Bdrm. w/ Den	936	AD
217	2 Bdrm.	1,157	B
218	1 Bdrm. w/ Den	950	AD
219	1 Bdrm. w/ Den	936	AD
220	1 Bdrm. w/ Den	978	AD
221	1 Bdrm.	965	A
222	1 Bdrm.	878	A
<b>ONE BEDROOMS</b>		<b>20</b>	
<b>TWO BEDROOMS</b>		<b>2</b>	
<b>TOTAL UNITS</b>		<b>22</b>	
<b>TOTAL N.S.F</b>		<b>20,131</b>	
<b>TOTAL G.S.F</b>		<b>23,468</b>	

THIRD FLOOR			
UNIT NO.	UNIT TYPE	UNIT SIZE	UNIT DESIGNATION
301	1 Bdrm.	796	A
302	1 Bdrm.	750	A
303	1 Bdrm. w/ Den	936	AD
304	1 Bdrm.	750	A
305	1 Bdrm. w/ Den	907	AD
306	2 Bdrm.	995	B
307	1 Bdrm.	750	A
308	2 Bdrm.	1,156	B
309	1 Bdrm.	791	A
310	1 Bdrm. w/ Den	936	AD
311	1 Bdrm. w/ Den	907	AD
312	1 Bdrm. w/ Den	907	AD
313	1 Bdrm. w/ Den	936	AD
314	1 Bdrm. w/ Den	907	AD
315	1 Bdrm. w/ Den	907	AD
316	1 Bdrm. w/ Den	936	AD
317	2 Bdrm.	1,157	B
318	1 Bdrm. w/ Den	950	AD
319	1 Bdrm. w/ Den	936	AD
320	1 Bdrm. w/ Den	978	AD
321	1 Bdrm.	965	A
322	1 Bdrm.	878	A
<b>ONE BEDROOMS</b>		<b>20</b>	
<b>TWO BEDROOMS</b>		<b>2</b>	
<b>TOTAL UNITS</b>		<b>22</b>	
<b>TOTAL N.S.F</b>		<b>20,131</b>	
<b>TOTAL G.S.F</b>		<b>23,468</b>	

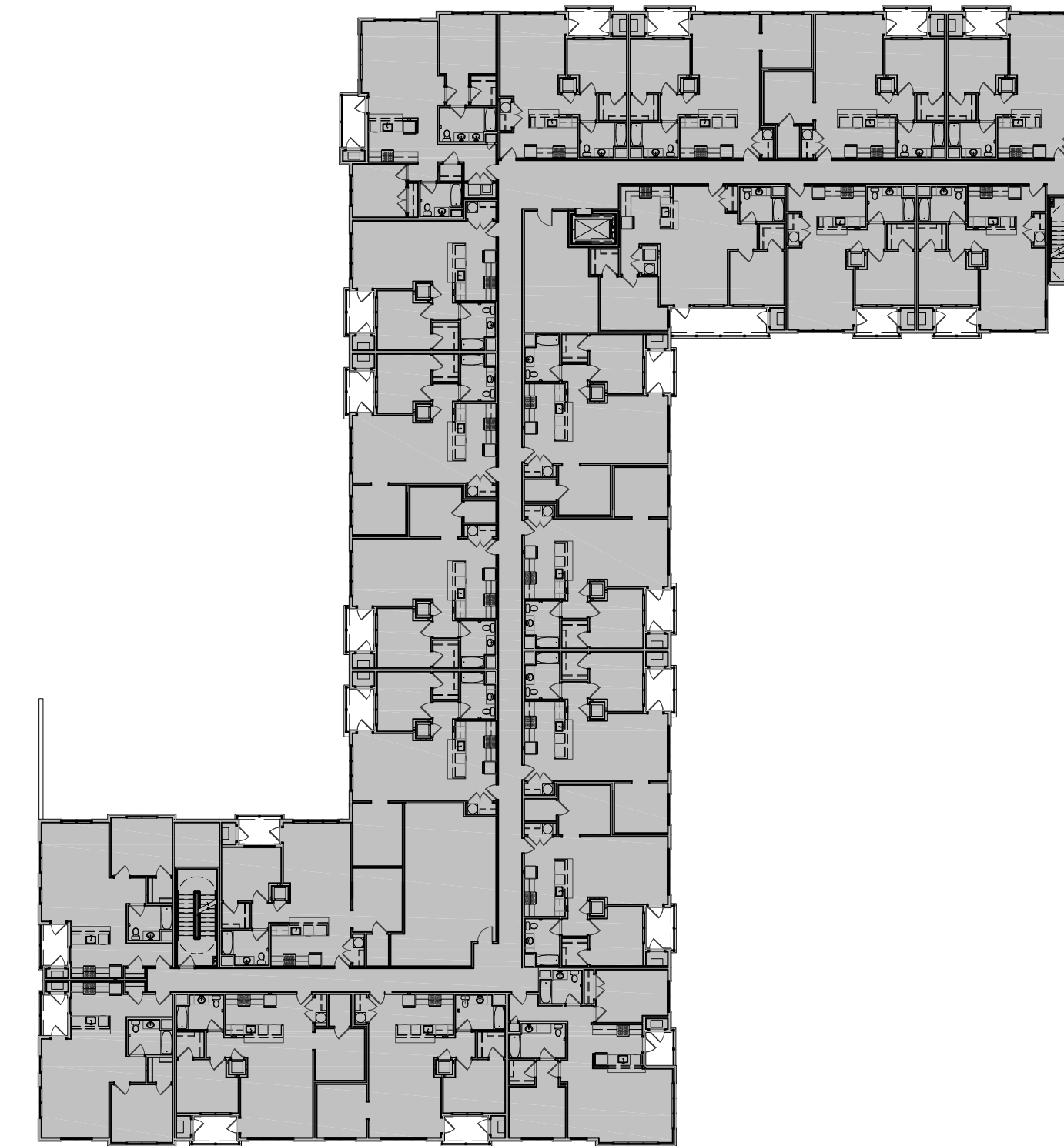
BUILDING SUMMARY	
TOTAL UNITS	60
ONE BEDROOMS	55
TWO BEDROOMS	5
NSF	62,169
GSF	70,437



**1 1ST FLOOR PLAN**  
GROSS AREA = 23,501 SF.



**2 2ND FLOOR PLAN**  
GROSS AREA = 23,468 SF.



**3 3RD FLOOR PLAN**  
GROSS AREA = 23,468 SF.

3RD FLOOR GROSS AREA = 23,468 SF.  
 2ND FLOOR GROSS AREA = 23,468 SF.  
 1ST FLOOR GROSS AREA = 23,501 SF.  
**TOTAL GROSS AREA = 70,437 SF.**

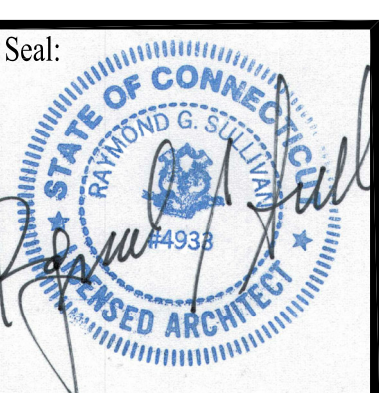
Revisions:

Drawing Title:  
**UNIT LEGEND & AREA ANALYSIS**

Project:  
**343 CLINTONVILLE RD  
BUILDING A**  
Clintonville Road (RT. 22)  
North Haven, CT

Consultant:

Architect:  
**The SULLIVAN Architectural Group**  
155 N. Broad Street, Milford, Connecticut 06460  
ph: (203) 254-8680



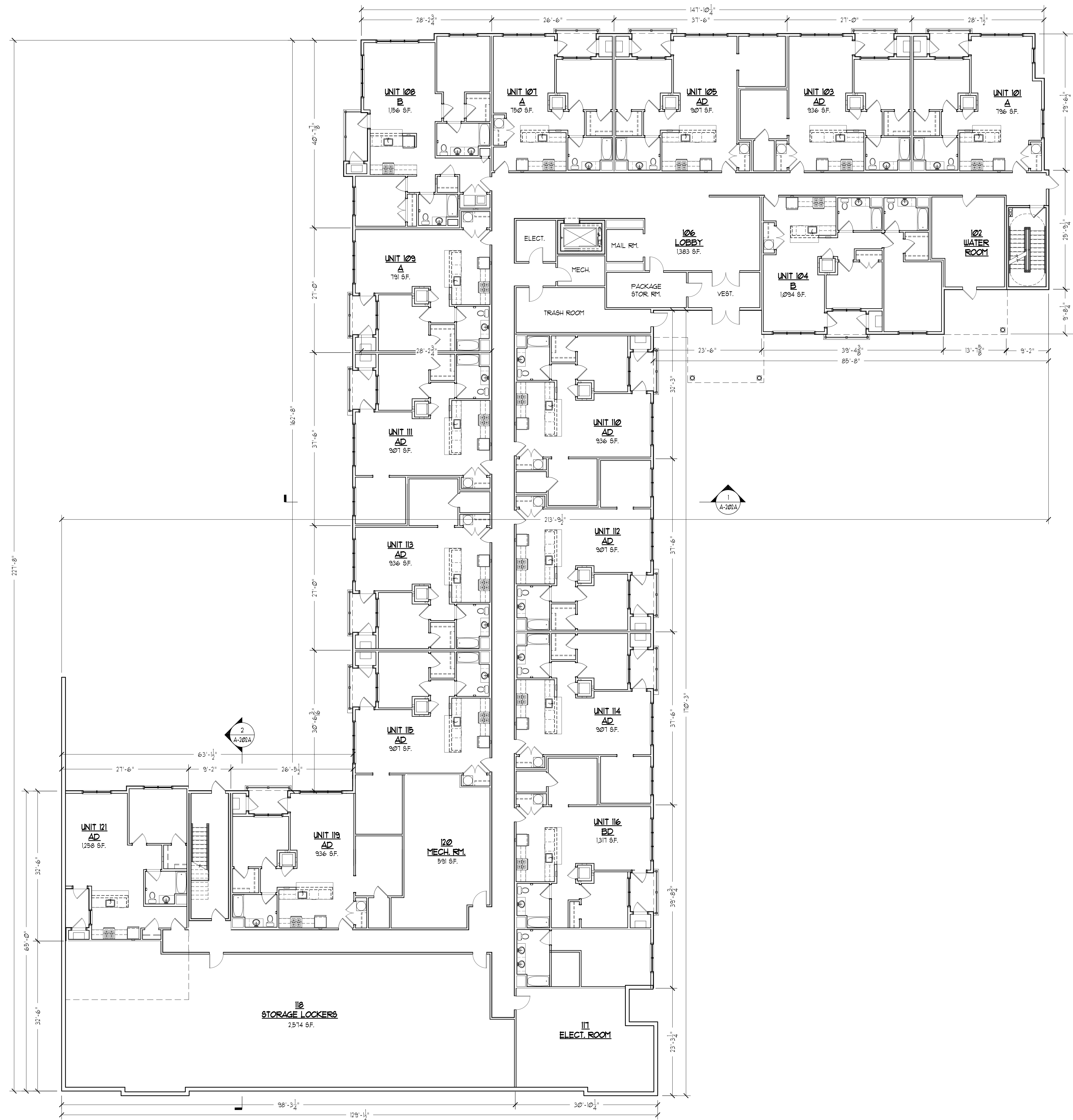
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Project No. **1902**


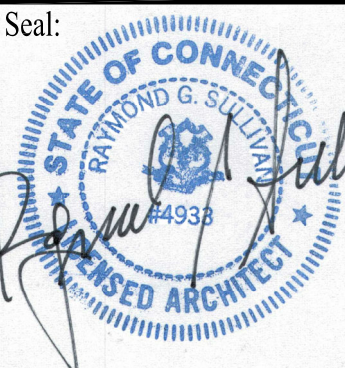
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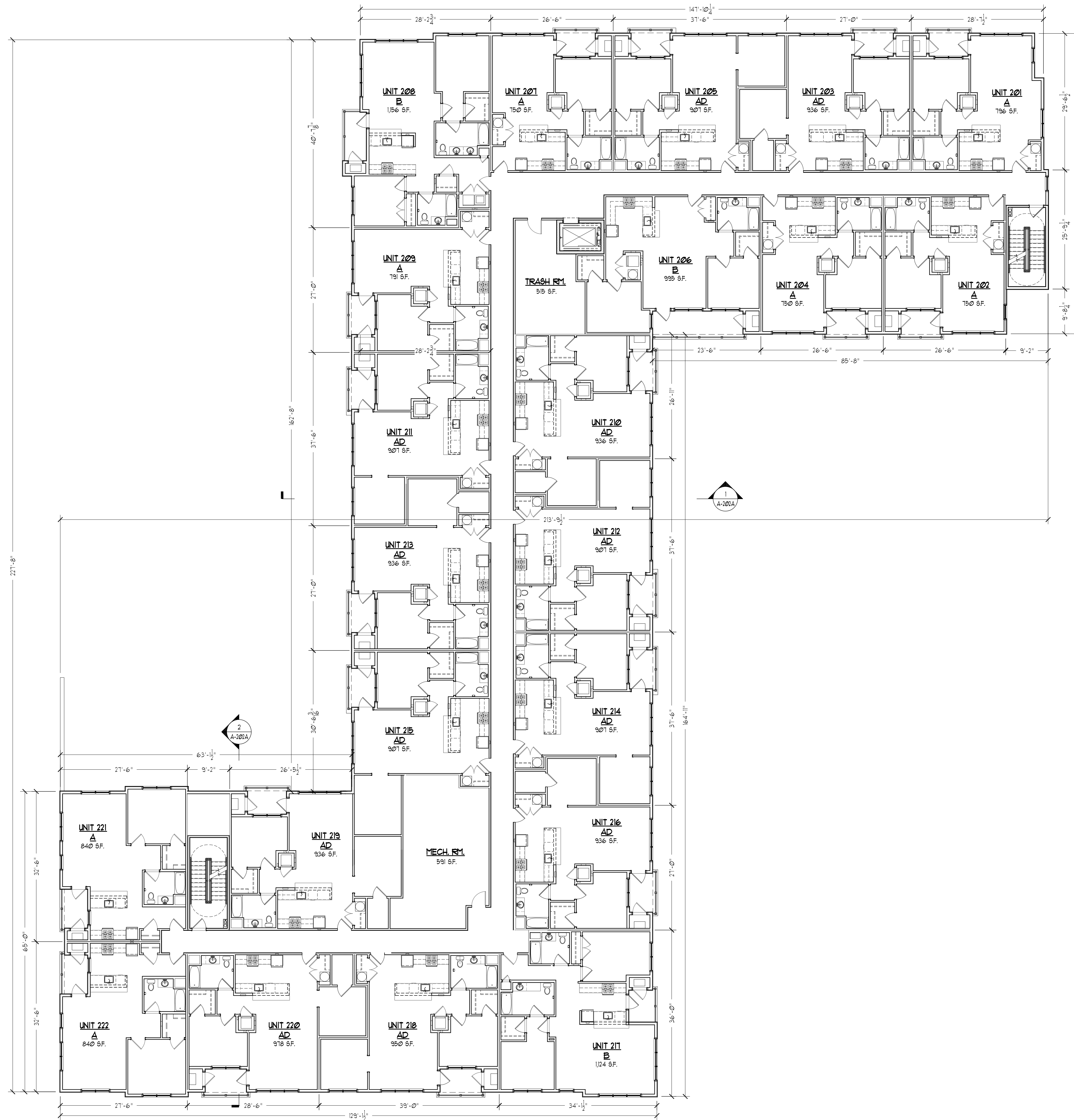
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**A-001A**



UNIT COUNT (EACH BLDG.)	
1ST FLOOR	16 UNITS
2ND FLOOR	22 UNITS
3RD FLOOR	22 UNITS
TOTAL:	60 UNITS

Revisions:	
Drawing Title:	<b>FIRST FLOOR PLAN</b>
Project:	<b>343 CLINTONVILLE RD BUILDING A</b> Clintonville Road (RT. 22) North Haven, CT
Consultant:	 <b>The SULLIVAN Architectural Group</b> 155 N. Broad Street, Milford, Connecticut 06460 ph: (203) 254-8680
Architect:	
Date:	01/08/21
Project No.:	1902
Drawn by:	
Scale:	3/32"=1'-0"
A-100A	



UNIT COUNT (EACH BLDG.)	
1ST FLOOR	16 UNITS
2ND FLOOR	22 UNITS
3RD FLOOR	22 UNITS
<b>TOTAL:</b>	<b>60 UNITS</b>

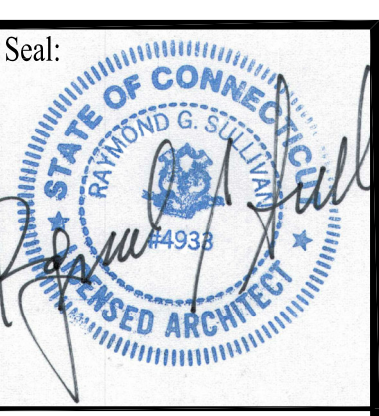
Revisions:

Drawing Title:  
**SECOND FLOOR PLAN**

Project:  
**343 CLINTONVILLE RD  
BUILDING A**  
Clintonville Road (RT. 22)  
North Haven, CT

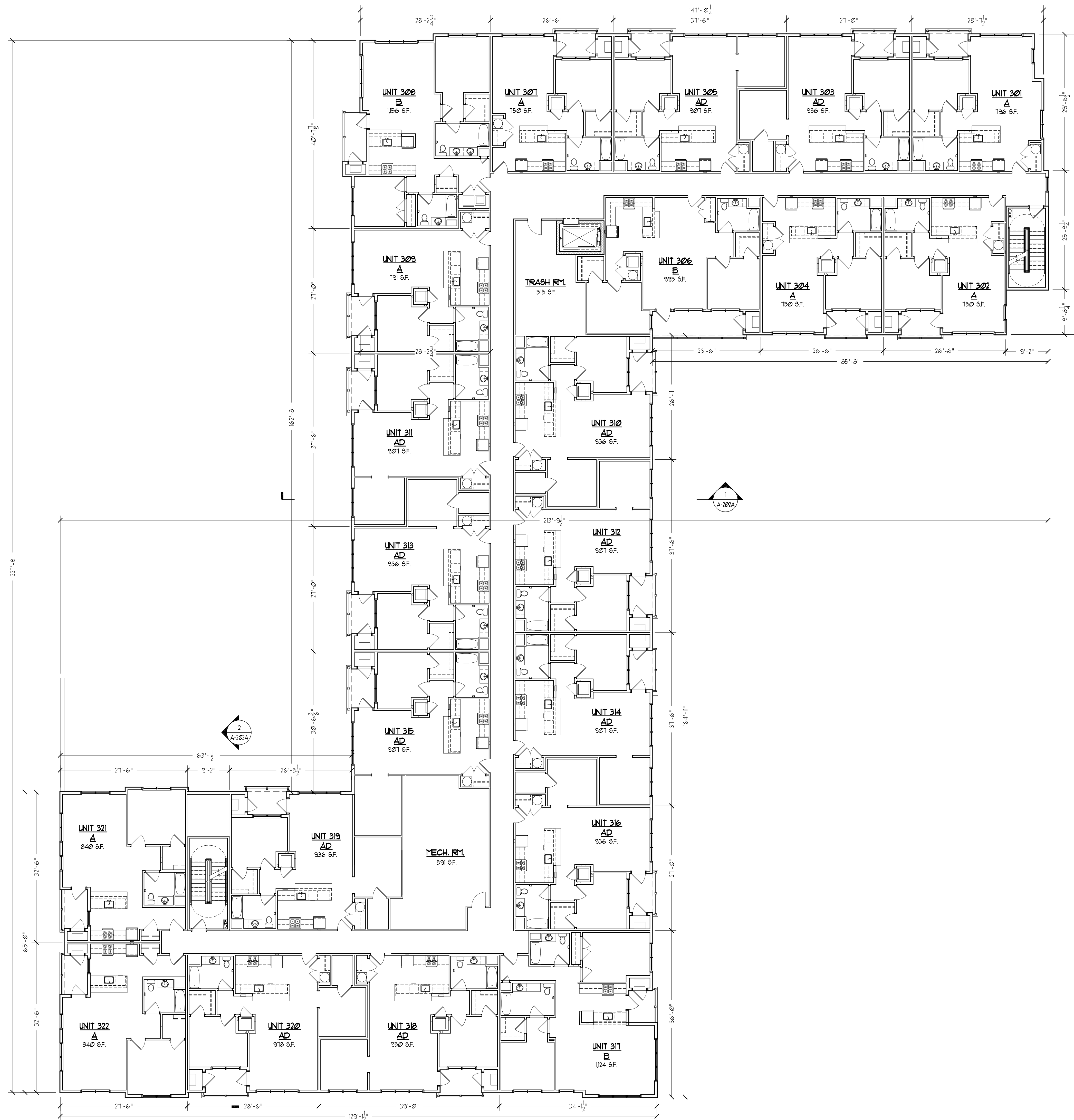
Consultant:

Architect:  
**The SULLIVAN  
Architectural Group**  
155 N. Broad Street, Milford, Connecticut 06460  
ph: (203) 254-8680



Date: 01/08/21  
Project No. 1902  
Drawn by:  
Scale: 3/32"=1'-0"

**A-101A**



UNIT COUNT (EACH BLDG.)	
1ST FLOOR	16 UNITS
2ND FLOOR	22 UNITS
3RD FLOOR	22 UNITS
<b>TOTAL:</b>	<b>60 UNITS</b>

Revisions:

Drawing Title: **THIRD FLOOR PLAN**

Project: **343 CLINTONVILLE RD BUILDING A**  
 Clintonville Road (RT. 22)  
 North Haven, CT

Consultant:

Architect: **The SULLIVAN Architectural Group**  
 155 N. Broad Street, Milford, Connecticut 06460  
 ph: (203) 254-8680

Seal:

Date: 01/08/21

Project No. 1902

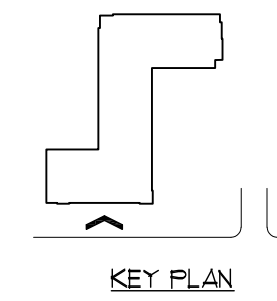
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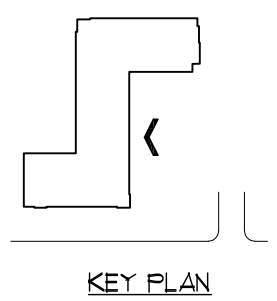
**A-102A**



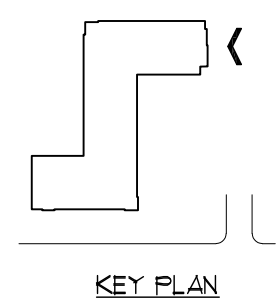
1 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



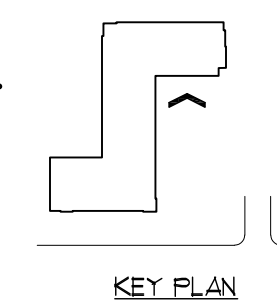
2 WEST ELEVATION  
SCALE: 1/8"=1'-0"



3 WEST ELEVATION  
SCALE: 1/8"=1'-0"



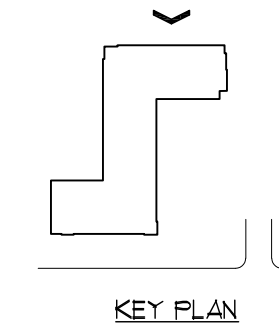
4 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



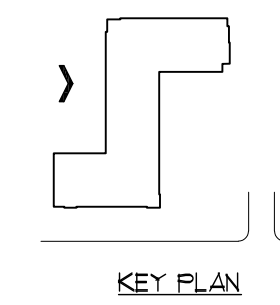
Revisions:
Drawing Title: ELEVATIONS
Project: 343 CLINTONVILLE RD BUILDING A Clintonville Road (RT. 22) North Haven, CT
Consultant:
Architect: <b>The SULLIVAN Architectural Group</b> 155 N. Broad Street, Milford, Connecticut 06460 ph: (203) 254-8680
Seal: 
Date: 01/08/21
Project No. 1902
Drawn by:
Scale: 3/32"=1'-0"
<b>A-200A</b>



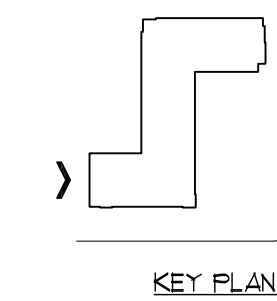
1 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



2 EAST ELEVATION  
SCALE: 1/8"=1'-0"



3 EAST ELEVATION  
SCALE: 1/8"=1'-0"



Revisions:

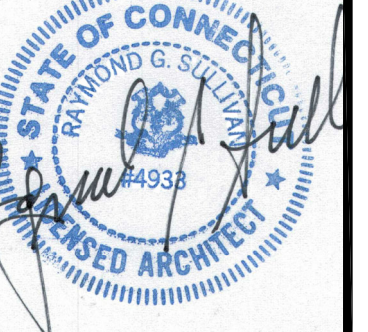
Drawing Title:  
ELEVATIONS

Project:  
343 CLINTONVILLE RD  
BUILDING A  
Clintonville Road (RT. 22)  
North Haven, CT

Consultant:

Architect:  
**The SULLIVAN**  
Architectural Group  
155 N. Broad Street, Milford, Connecticut 06460  
ph: (203) 254-8680

Seal:



Date: 01/08/21

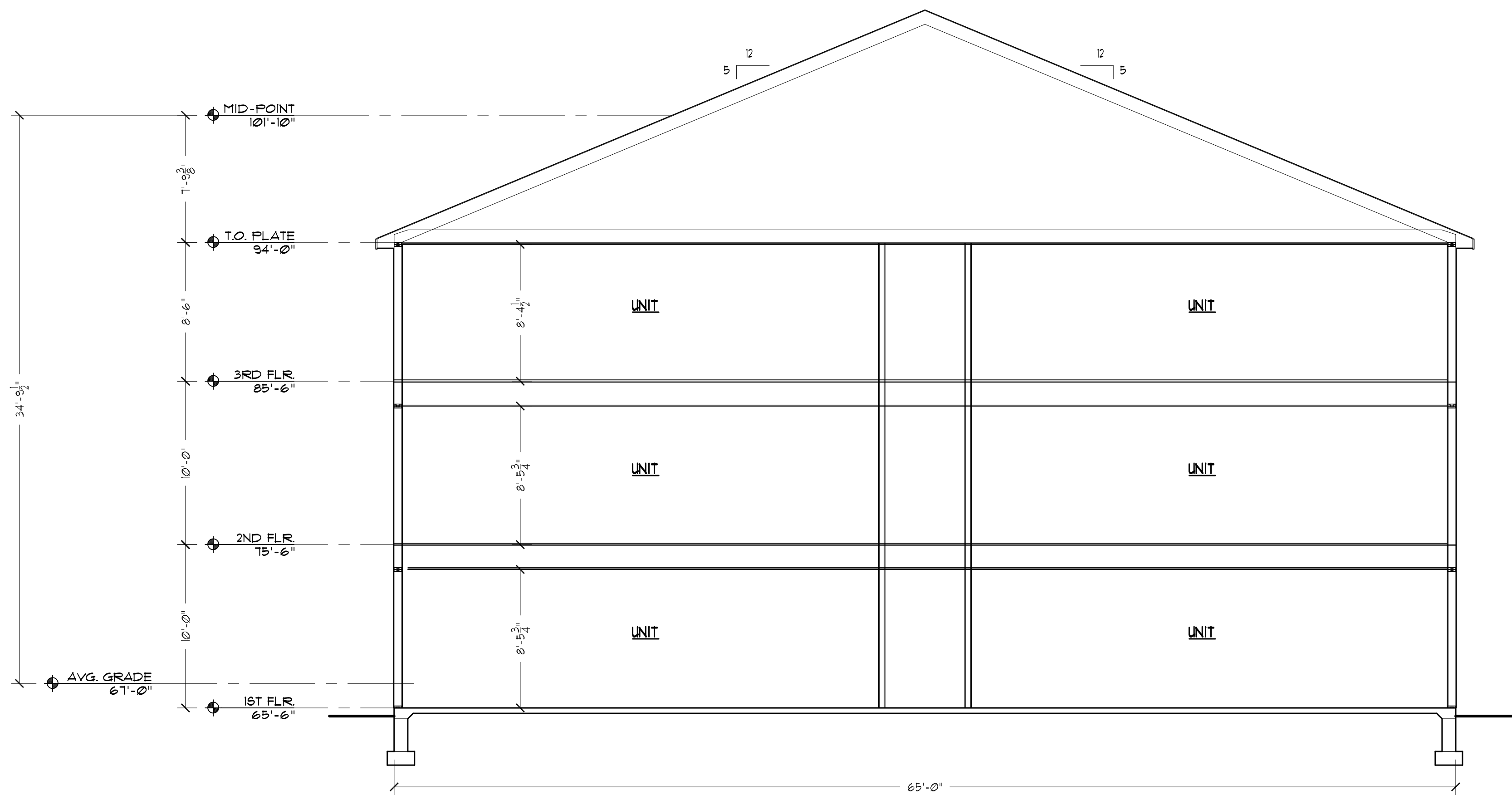
Project No. 1902

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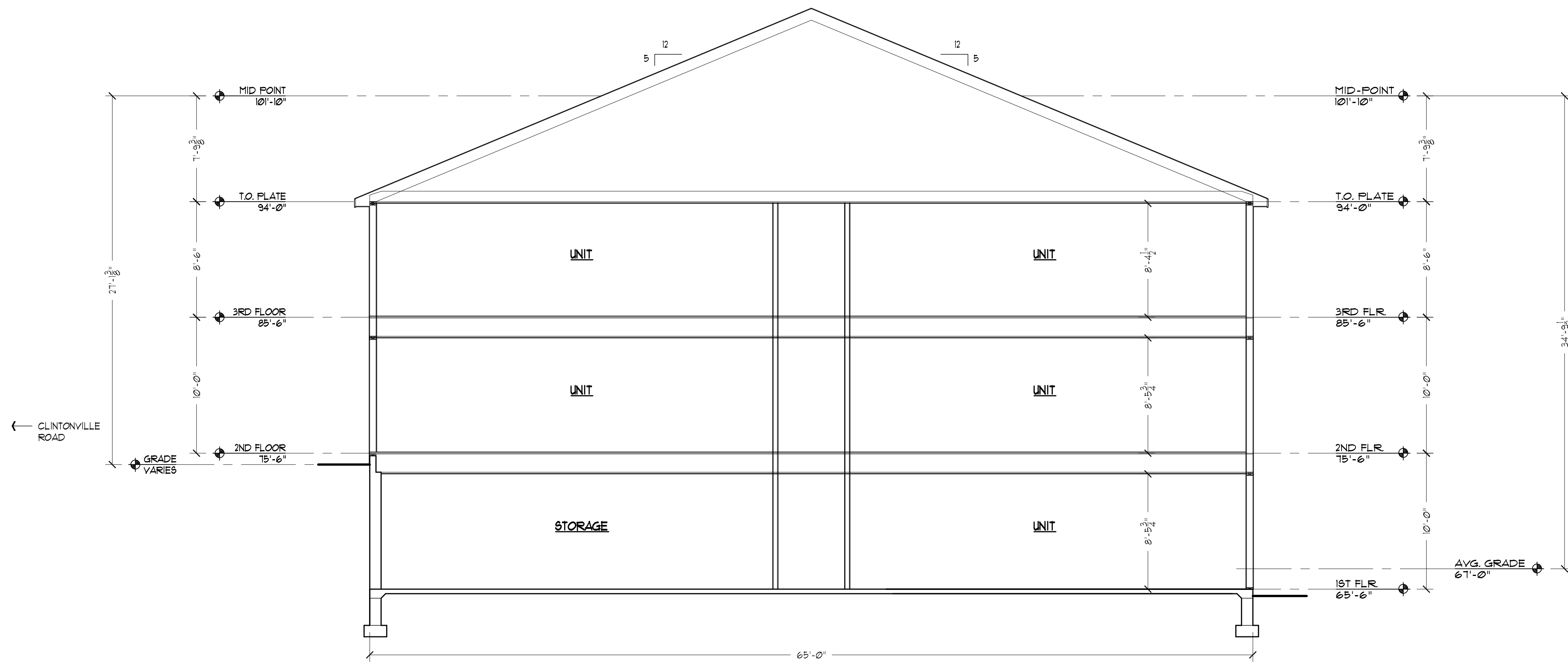
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**A-201A**


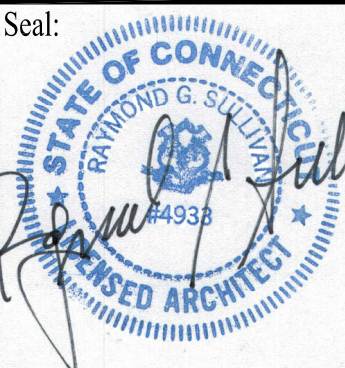




1 BUILDING SECTION  
SCALE: 3/16"=1'-0"



2 BUILDING SECTION  
SCALE: 3/16"=1'-0"

Revisions:	Project: 343 CLINTONVILLE RD BUILDING A Clintonville Road (RT. 22) North Haven, CT	
Drawing Title:	BUILDING SECTIONS	
Architect:	 155 N. Broad Street, Milford, Connecticut 06460 ph: (203) 254-8680	
Consultant:		
Seal:		
Date:	01/08/21	
Project No.:	1902	
Drawn by:		
Scale:	3/16"=1'-0"	
A-202A		

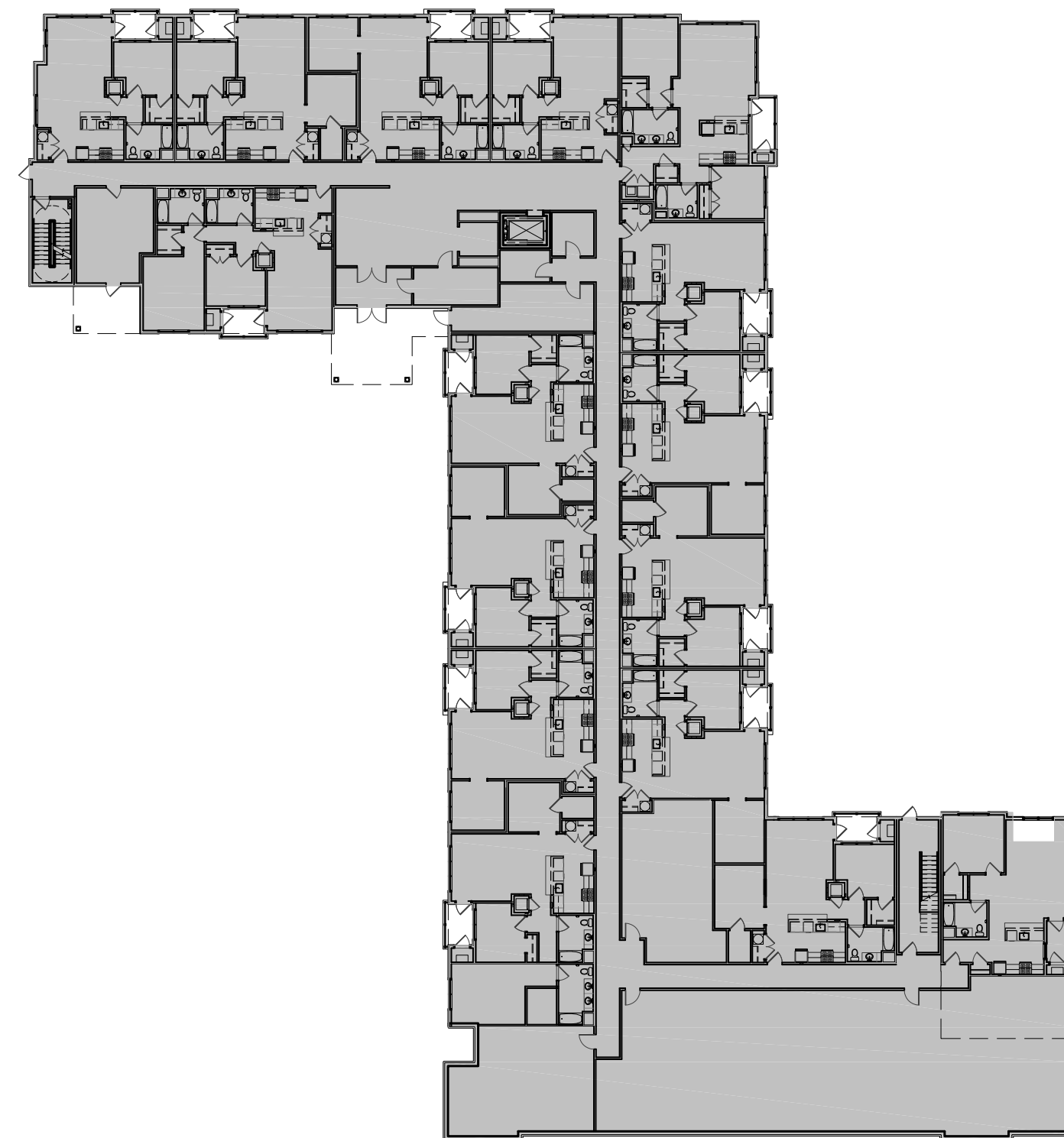
**BUILDING B - UNIT LEGEND**

FIRST FLOOR			
UNIT NO.	UNIT TYPE	UNIT SIZE	UNIT DESIGNATION
101	1 Bdrm.	796	A
102	Water Room	750	
103	1 Bdrm. w/ Den	936	AD
104	2 Bdrm.	1,094	B
105	1 Bdrm. w/ Den	907	AD
106	Lobby	1,427	
107	1 Bdrm.	750	A
108	2 Bdrm.	1,156	B
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<b>ONE BEDROOMS</b>		<b>15</b>	
<b>TWO BEDROOMS</b>		<b>1</b>	
<b>TOTAL UNITS</b>		<b>16</b>	
<b>TOTAL N.S.F</b>		<b>21,907</b>	
<b>TOTAL G.S.F</b>		<b>23,501</b>	

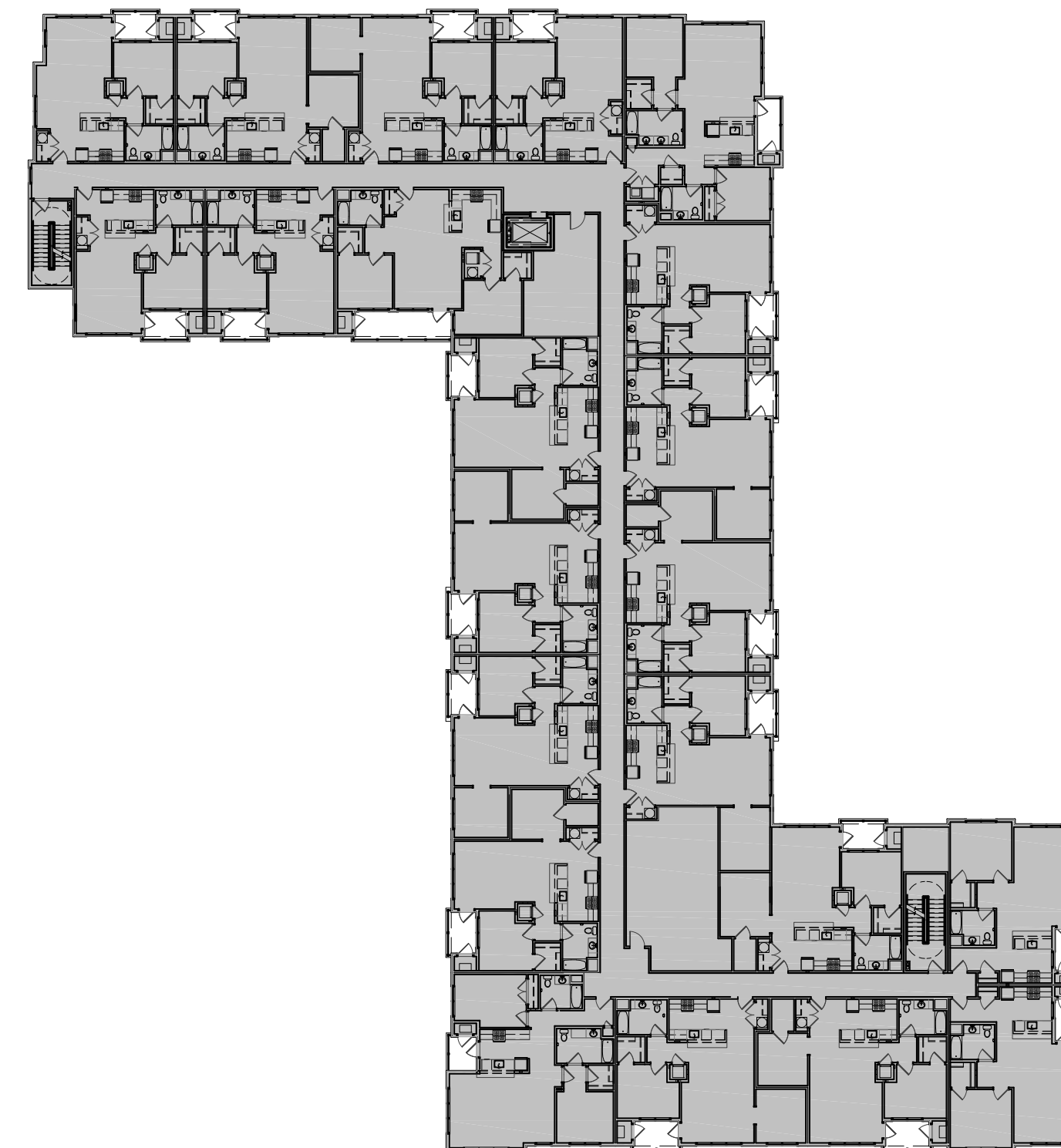
SECOND FLOOR			
UNIT NO.	UNIT TYPE	UNIT SIZE	UNIT DESIGNATION
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203	1 Bdrm. w/ Den	936	AD
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215	1 Bdrm. w/ Den	907	AD
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217	2 Bdrm.	1,157	B
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221	1 Bdrm.	965	A
222	1 Bdrm.	878	A
<b>ONE BEDROOMS</b>		<b>20</b>	
<b>TWO BEDROOMS</b>		<b>2</b>	
<b>TOTAL UNITS</b>		<b>22</b>	
<b>TOTAL N.S.F</b>		<b>20,131</b>	
<b>TOTAL G.S.F</b>		<b>23,468</b>	

THIRD FLOOR			
UNIT NO.	UNIT TYPE	UNIT SIZE	UNIT DESIGNATION
301	1 Bdrm.	796	A
302	1 Bdrm.	750	A
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<b>ONE BEDROOMS</b>		<b>20</b>	
<b>TWO BEDROOMS</b>		<b>2</b>	
<b>TOTAL UNITS</b>		<b>22</b>	
<b>TOTAL N.S.F</b>		<b>20,131</b>	
<b>TOTAL G.S.F</b>		<b>23,468</b>	

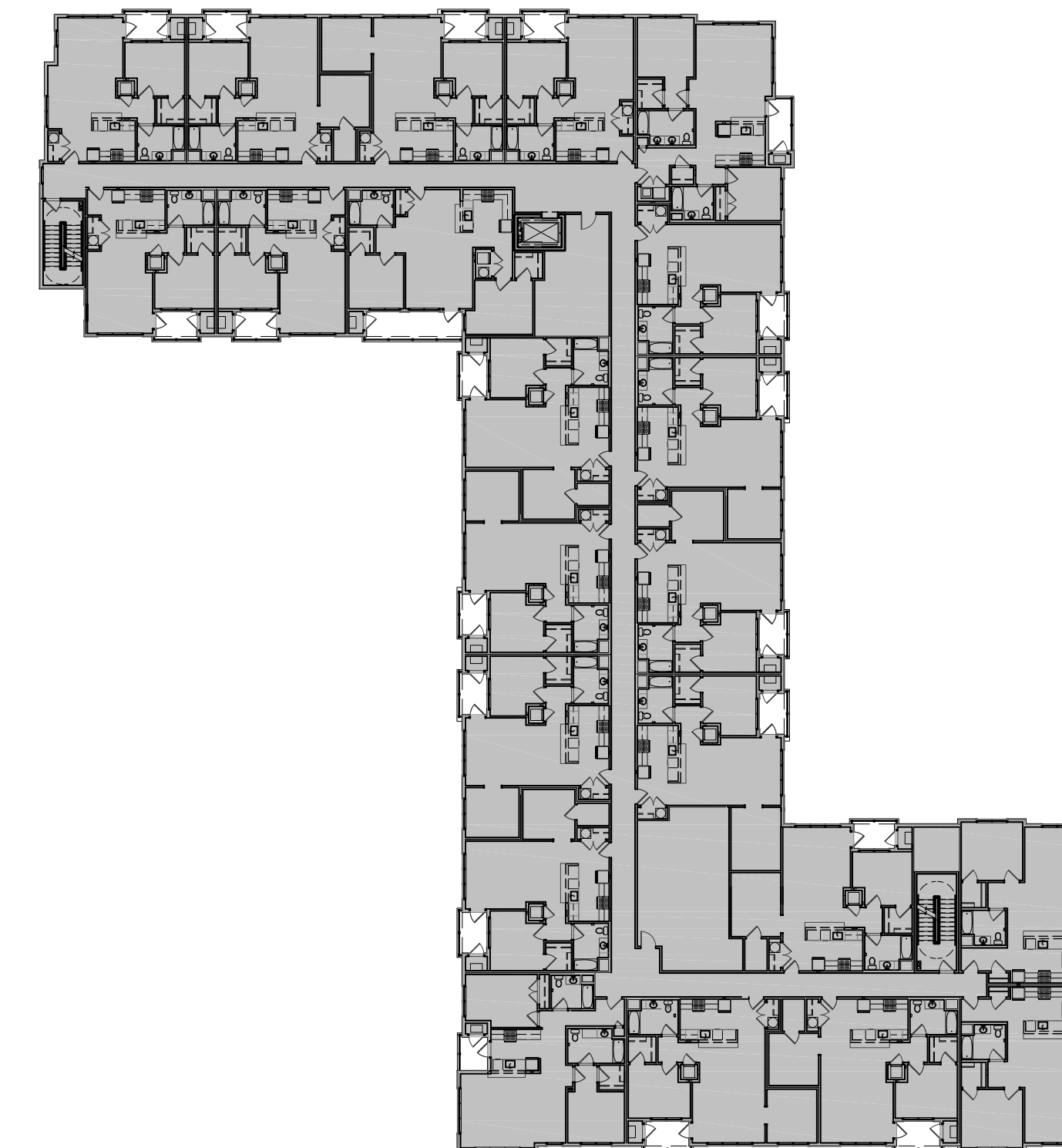
BUILDING SUMMARY	
TOTAL UNITS	60
ONE BEDROOMS	55
TWO BEDROOMS	5
NSF	62,169
GSF	70,437



**1 1ST FLOOR PLAN**  
GROSS AREA = 23,501 SF.



**2 2ND FLOOR PLAN**  
GROSS AREA = 23,468 SF.



**3 3RD FLOOR PLAN**  
GROSS AREA = 23,468 SF.

3RD FLOOR GROSS AREA = 23,468 SF.  
 2ND FLOOR GROSS AREA = 23,468 SF.  
 1ST FLOOR GROSS AREA = 23,501 SF.  
 TOTAL GROSS AREA = 70,437 SF.

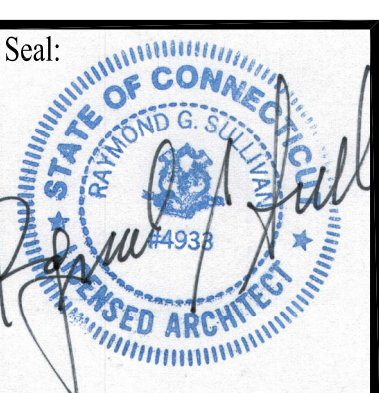
Revisions:

Drawing Title:  
**UNIT LEGEND & AREA ANALYSIS**

Project:  
**343 CLINTONVILLE RD  
BUILDING B**  
Clintonville Road (RT. 22)  
North Haven, CT

Consultant:

Architect:  
**The SULLIVAN Architectural Group**  
155 N. Broad Street, Milford, Connecticut 06460  
ph: (203) 254-8680



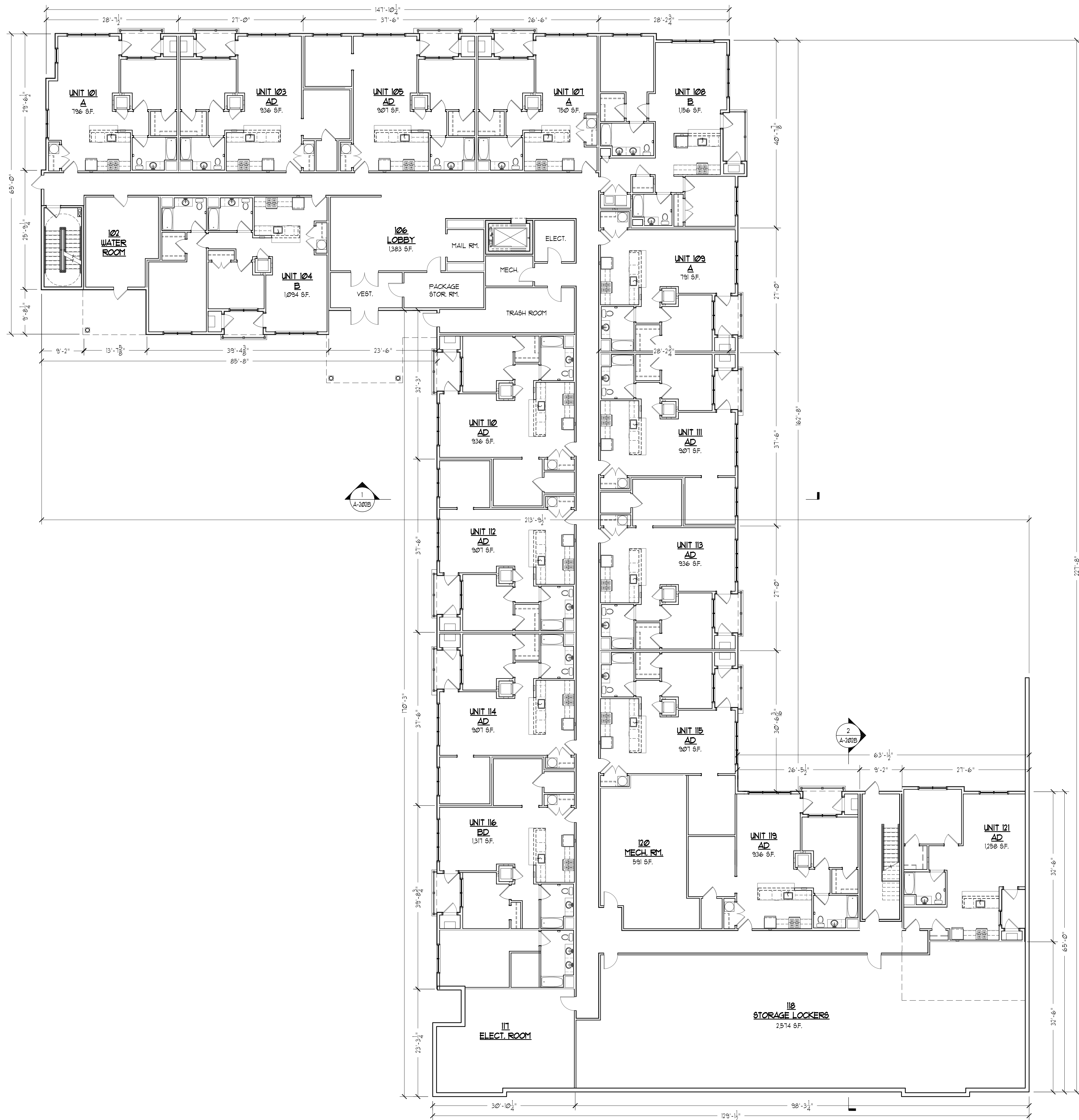
Date: 01/08/21

Project No. 1902

Drawn by:

Scale: 1"=30'

**A-001B**



UNIT COUNT (EACH BLDG.)

1ST FLOOR	16 UNITS
2ND FLOOR	22 UNITS
3RD FLOOR	22 UNITS
TOTAL:	60 UNITS

Architect: **The SULLIVAN Architectural Group**  
 155 N. Broad Street, Milford, Connecticut 06460  
 ph: (203) 254-8680

Consultant:

Project: **343 CLINTONVILLE RD BUILDING B**  
 Clintonville Road (RT. 22)  
 North Haven, CT

Drawing Title: **FIRST FLOOR PLAN**

Revisions:

Seal:

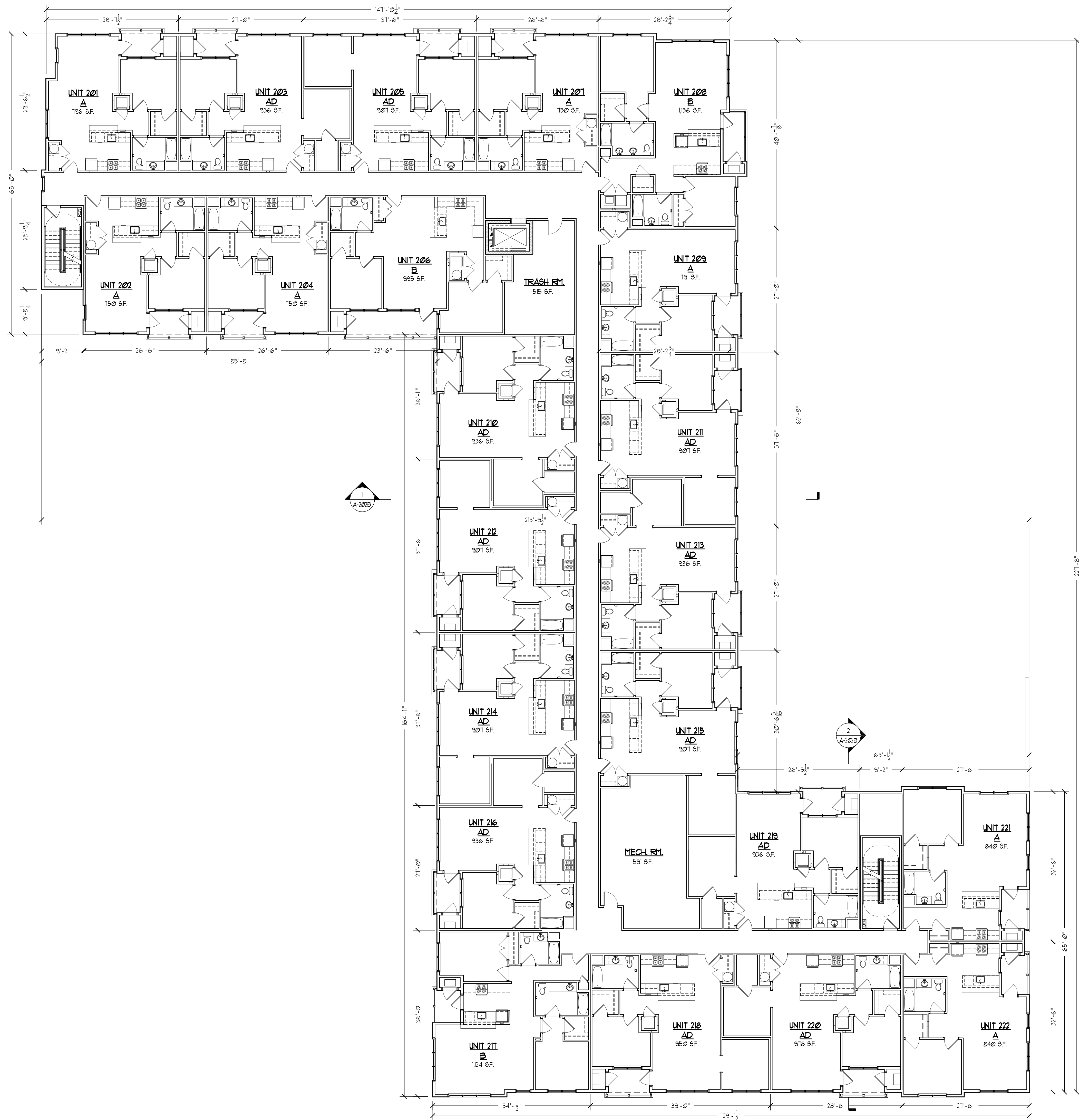
Date: 01/08/21

Project No. 1902

Drawn by:

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

**A-100B**



UNIT COUNT (EACH BLDG.)	
1ST FLOOR	16 UNITS
2ND FLOOR	22 UNITS
3RD FLOOR	22 UNITS
<b>TOTAL:</b>	<b>60 UNITS</b>

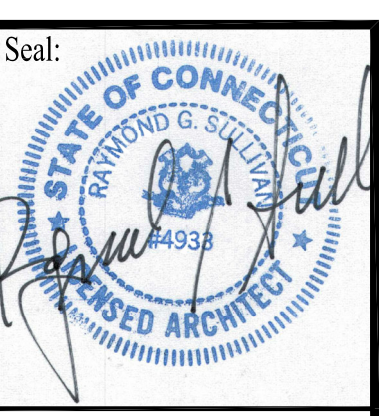
Revisions:

Drawing Title:  
**SECOND FLOOR PLAN**

Project:  
**343 CLINTONVILLE RD  
BUILDING B**  
Clintonville Road (RT. 22)  
North Haven, CT

Consultant:

Architect:  
**The SULLIVAN  
Architectural Group**  
155 N. Broad Street, Milford, Connecticut 06460  
ph: (203) 254-8680



Date: 01/08/21

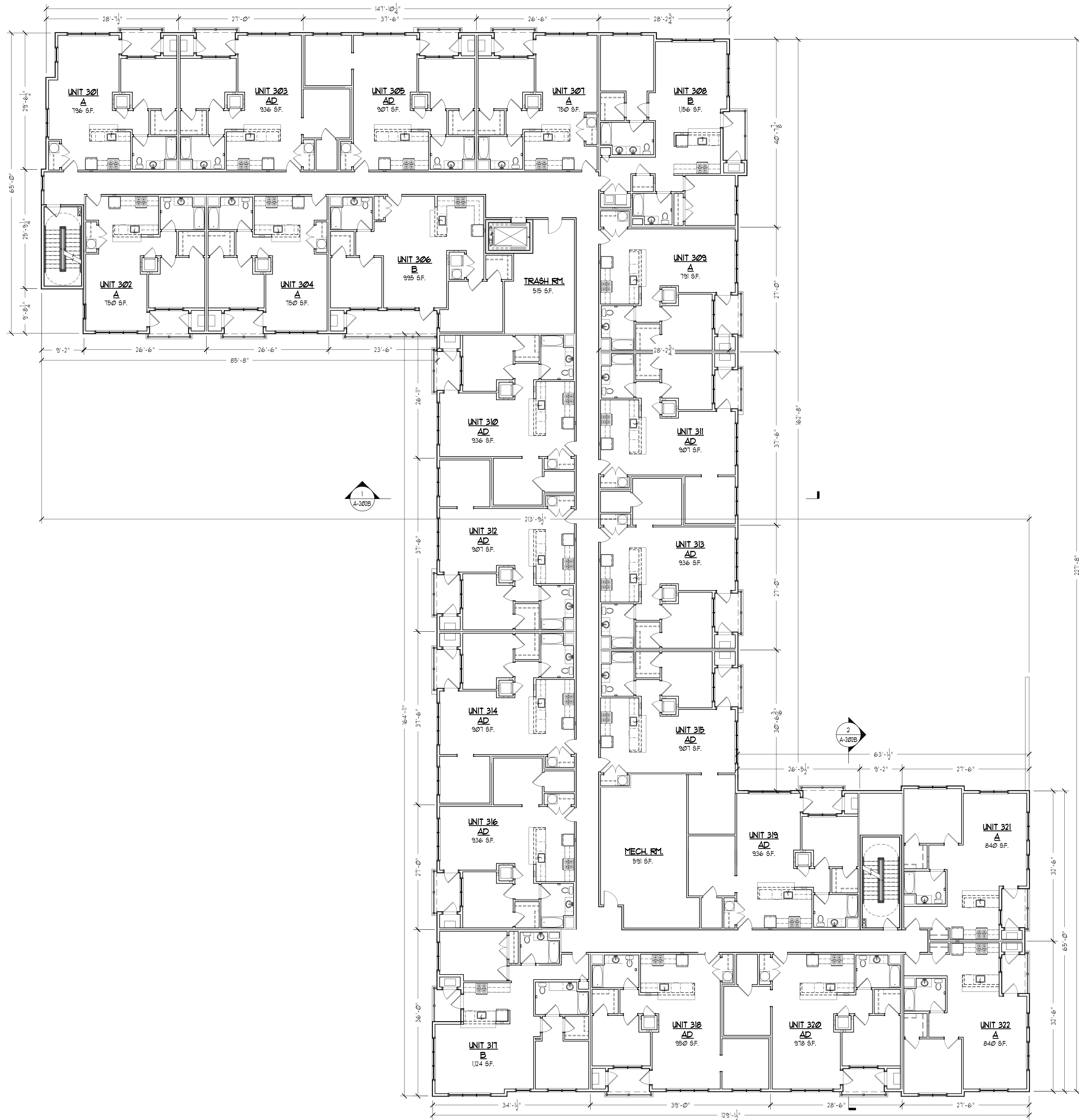
Project No. 1902

Drawn by:

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

**A-101B**

Small vertical text at the bottom right corner of the page.



UNIT COUNT (EACH BLDG.)

1ST FLOOR	16 UNITS
2ND FLOOR	22 UNITS
3RD FLOOR	22 UNITS
TOTAL:	60 UNITS

Architect: **The SULLIVAN Architectural Group**  
 155 N. Broad Street, Milford, Connecticut 06460  
 ph: (203) 254-8680

Consultant:

Project: **343 CLINTONVILLE RD BUILDING B**  
 Clintonville Road (RT. 22)  
 North Haven, CT

Drawing Title: **THIRD FLOOR PLAN**

Revisions:

Seal:

Date: 01/08/21

Project No. 1902

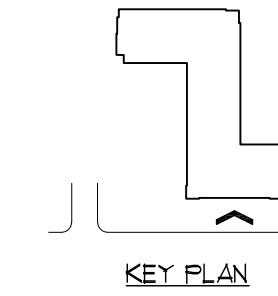
Drawn by:

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

**A-102B**



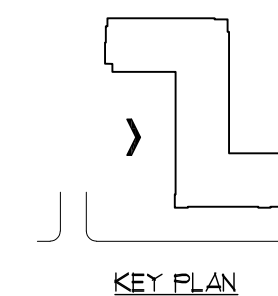
1 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



KEY PLAN



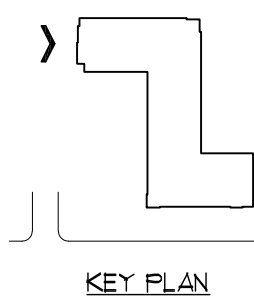
2 WEST ELEVATION  
SCALE: 1/8"=1'-0"



KEY PLAN



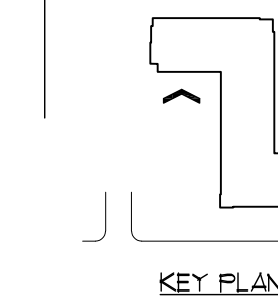
3 WEST ELEVATION  
SCALE: 1/8"=1'-0"



KEY PLAN



4 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



KEY PLAN

Revisions:

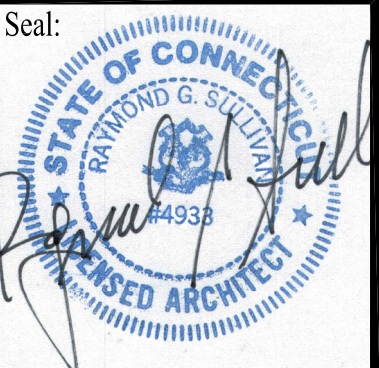
Drawing Title:  
ELEVATIONS

Project:  
343 CLINTONVILLE RD  
BUILDING B  
Clintonville Road (RT. 22)  
North Haven, CT

Consultant:

Architect:  
The SULLIVAN  
Architectural Group  
155 N. Broad Street, Milford, Connecticut 06460  
ph: (203) 254-8680

Seal:



Date: 01/08/21

Project No. 1902

Drawn by:

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

A-200B

10/20/2020 10:00 AM C:\Users\jgarcia\OneDrive\Documents\343 Clintonville Rd\343 Clintonville Rd - Building B\343 Clintonville Rd - Building B - Elevation\343 Clintonville Rd - Building B - Elevation.dwg



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



2 EAST ELEVATION  
SCALE: 1/8"=1'-0"



3 EAST ELEVATION  
SCALE: 1/8"=1'-0"

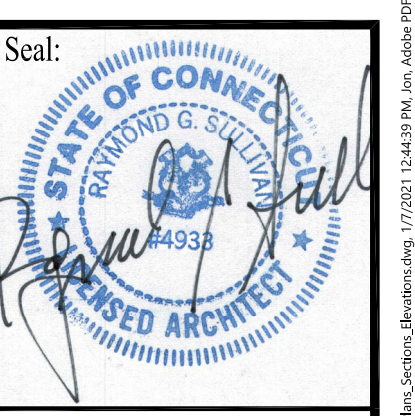
Revisions:

Drawing Title: **ELEVATIONS**

Project: **343 CLINTONVILLE RD BUILDING B**  
Clintonville Road (RT. 22)  
North Haven, CT

Consultant:

Architect: **The SULLIVAN Architectural Group**  
155 N. Broad Street, Milford, Connecticut 06460  
ph: (203) 254-8680



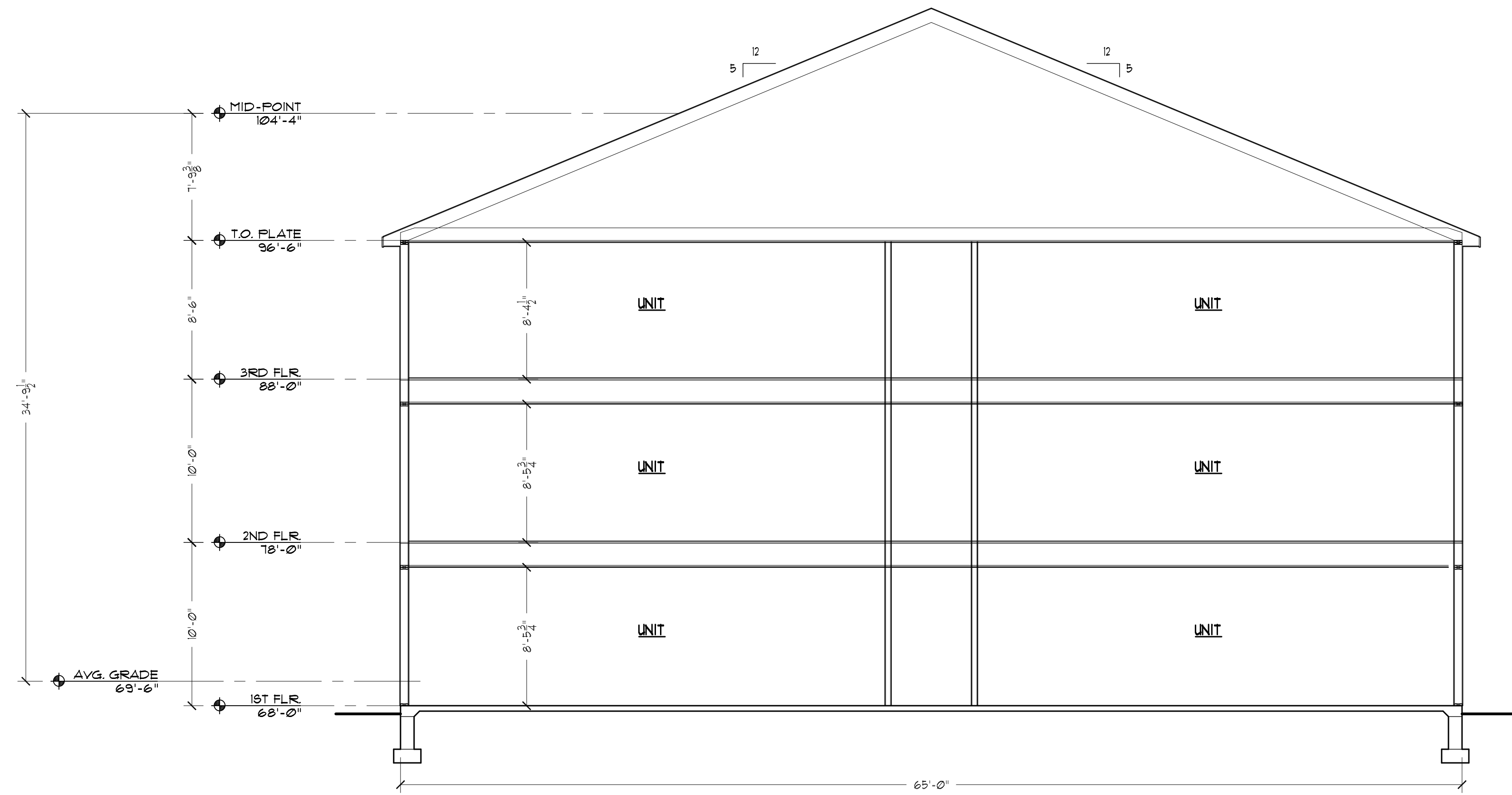
Date: 01/08/21

Project No. 1902

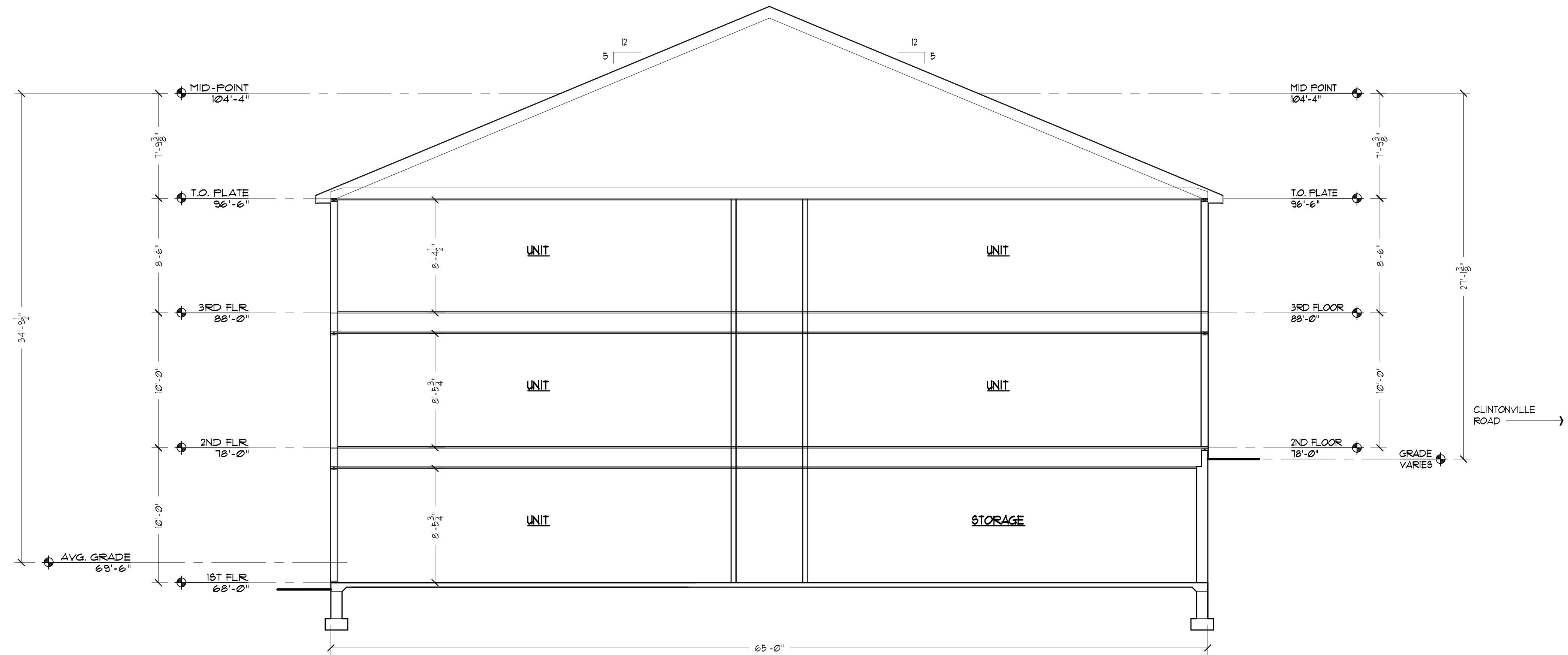
Drawn by:

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

**A-201B**



1 BUILDING SECTION  
SCALE: 3/16"=1'-0"



2 BUILDING SECTION  
SCALE: 3/16"=1'-0"

Revisions:

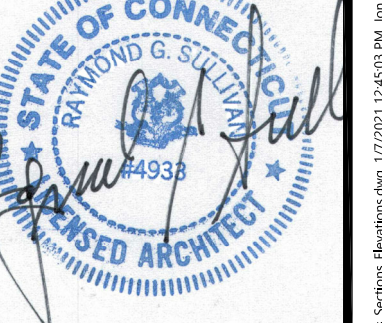
Drawing Title:  
**BUILDING SECTIONS**

Project:  
**343 CLINTONVILLE RD  
BUILDING B**  
Clintonville Road (RT. 22)  
North Haven, CT

Consultant:

Architect:  
**The SULLIVAN  
Architectural Group**  
155 N. Broad Street, Milford, Connecticut 06460  
Ph: (203) 254-8680

Seal:



Date: 01/08/21

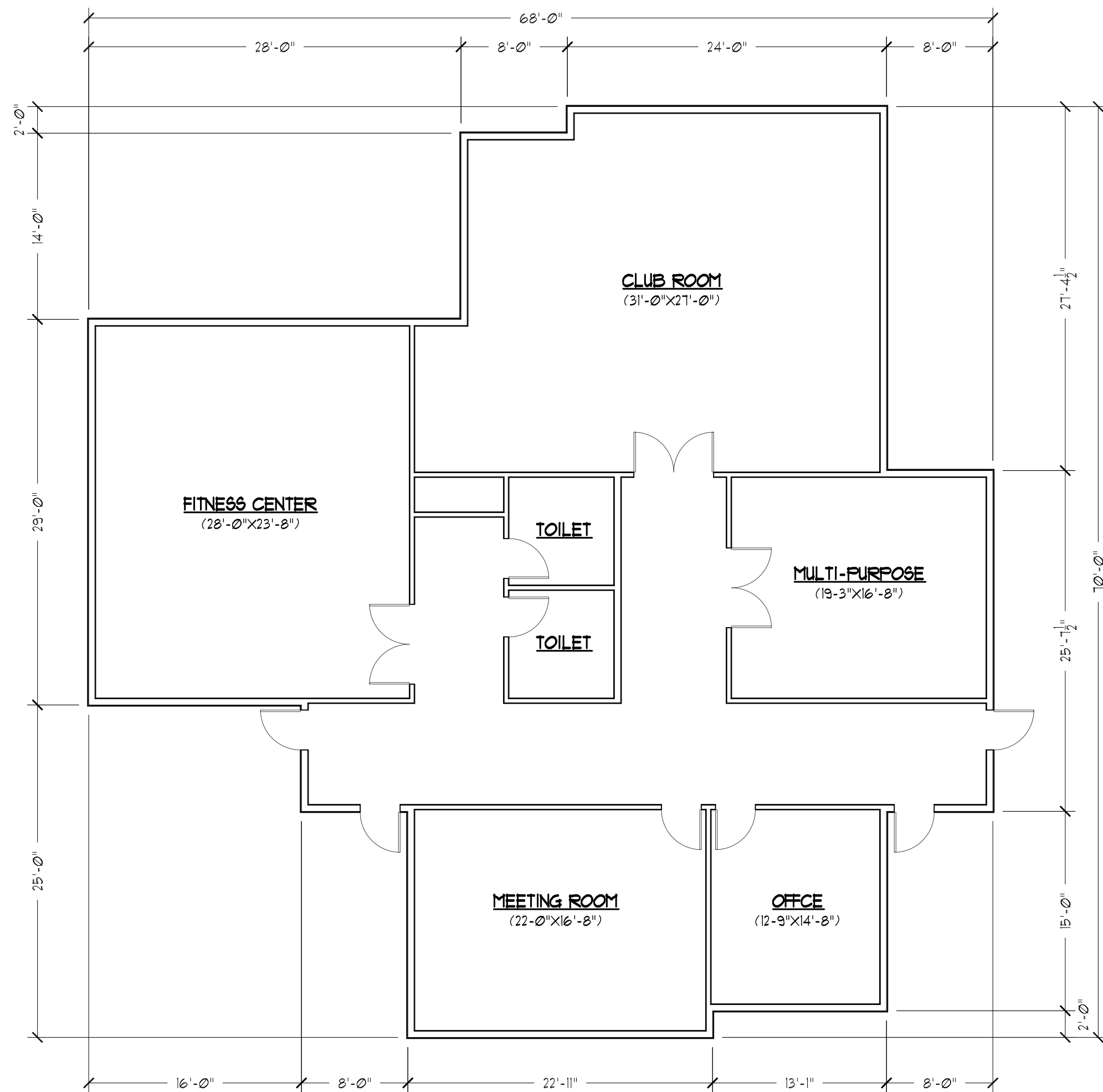
Project No. 1902

Drawn by:

Scale: 3/16"=1'-0"

**A-202B**





1 CLUBHOUSE FLOOR PLAN  
 3279 SF. SCALE: 1/8"=1'-0"



2 CLUBHOUSE FRONT ELEVATION  
 SCALE: 1/8"=1'-0"

Revisions:

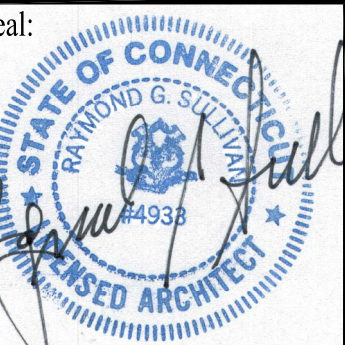
Drawing Title:  
**FLOOR PLAN &  
 FRONT ELEVATION**

Project:  
**343 CLINTONVILLE RD  
 CLUBHOUSE**  
 Clintonville Road (RT. 22)  
 North Haven, CT

Consultant:

Architect:  
**The SULLIVAN  
 Architectural Group**  
 155 N. Broad Street, Milford, Connecticut 06460  
 ph: (203) 254-8680

Seal:



Date: 01/08/21

Project No. 1902

Drawn by:

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

**A-100C**