

**SECOND AMENDMENT
TO
BRUCE MUSEUM MANAGEMENT AGREEMENT**

This Second Amendment to the Bruce Museum Management Agreement (the "Second Amendment") is made, entered into and effective this ____ day of ____, 2017.

RECITALS:

WHEREAS, the Town of Greenwich (hereinafter referred to as the "Town") and Bruce Museum, Inc. (hereinafter referred to as "BMI") entered into the Bruce Museum Management Agreement dated January 31, 1992 (hereinafter referred to as the "Management Agreement") for the operation and management of the Bruce Museum (hereinafter the "Museum"), located at One Museum Drive, Greenwich, Connecticut (hereinafter the "Museum Premises");

WHEREAS, the Management Agreement authorized BMI to expand and improve the Museum and the Museum Premises in accordance with plans annexed to and made a part of the Management Agreement (hereinafter referred to as the "1992 Plans");

WHEREAS, BMI constructed the approved expansion and related improvements to the Museum and the Museum Premises in accordance with the 1992 Plans;

WHEREAS, BMI and the Town Amended the Management Agreement on November 2, 2016 as set forth in the First Amendment To Bruce Museum Management Agreement (the "First Amendment");

WHEREAS, BMI proposes to further expand and improve the physical facilities of the Museum and of the Museum Premises and has, at its sole cost, prepared plans and specifications (hereinafter referred to as the "2017 Plans"), a copy of which is annexed hereto as EXHIBIT A and made a part hereof, detailing such further expansion and improvement of the Museum facilities and the Museum Premises, as referred to above;

WHEREAS, BMI has privately raised substantial sums for the purposes of constructing such further expansion and improvements to the Museum facilities and the Museum Premises in accordance with the 2017 Plans;

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, the parties agree to amend the Management Agreement as follows:

1. All defined words and phrases in Second Amendment shall have the same meanings ascribed to them in the Management Agreement and First Amendment.
2. The definition of "Plans" in the Management Agreement is hereby amended to include the 2017 Plans as provided herein and as the same may be modified by the actual building permit and as-built plans approved by the Town Department of Public Works.

3. The Town hereby gives BMI permission to construct the expansion and improvements to the Museum facilities and the Museum Premises substantially in accordance with the 2017 Plans. Said expansion and improvements shall be so constructed: (a) at BMI's sole cost and expense, (b) in a good and workmanlike manner, and (c) in accordance with all applicable requirements of law. BMI shall require all involved contractors to provide insurance of the types and in the amounts reasonably satisfactory to the Town to indemnify the Town and its officers and employees against all expenses, loss or cost damage resulting from or arising out of the construction of such improvements and additions. The foregoing authorization is subject to all other applicable and required municipal approvals and permits.

4. BMI represents that the area of the Museum Premises in which the further expansion and improvements will take place has previously undergone environmental sampling and testing. BMI has provided to the Commissioner of Public Works for the Town the corresponding Environmental Soil Sampling & Testing Report dated February 10, 2015 prepared by Melick-Tully and Associates PC (hereinafter, with any updates or revisions, the "Environmental Report") and shall, at the sole cost of BMI, conduct any and all remediation and disposal work recommended as a result of said Environmental Report or which may be required stemming from the Museum expansion and improvements by any federal, state or local agency having regulatory authority over same.

5. BMI represents that all sums due under contracts heretofore entered into by BMI in connection with the further expansion and improvements of the Museum have been fully paid or BMI has sufficient funds on hand to make full payment under such contract. Before commencing any phase of the construction of such expansion and improvements BMI shall have sufficient cash on hand or enforceable donor pledges to cover the full amount of such phase, inclusive of all contract contingency amounts, and shall evidence same to the reasonable satisfaction of the Town Comptroller. All phases of construction shall be coordinated in a manner which will not adversely affect the integrity of the completed work or the Museum Premises. BMI shall require all contractors performing work for the Museum expansion and improvement, when the amount of the contract is over One Hundred Thousand Dollars (\$100,000), to provide a payment, performance and maintenance bond to BMI and the Town for the full amount of the contract, or other adequate insurance or security acceptable to the Town.

6. The Town Accounts referred to in Paragraph 6 of the Management Agreement no longer exist. Accordingly, the Town shall establish a new Town Account for the purpose of accounting for all proceeds derived from the sale or disposition of objects from the Museum's collection, against which BMI shall have the authority to draw for additions to the Museum collection.

7. Section 2 of the Management Agreement, Ownership and Use of Museum Real Property, shall be amended to add at the end thereof the following sentence: "The Museum's use of any Town parking lot shall be hereinafter coordinated through the Town Director of Parking Services with priority given to Town events on Town parking lots other than the Bruce Museum Premises."

8. In lieu of the provisions of the first sentence of Paragraph 7(a) of the Management Agreement, [which provided that the Town shall provide reasonable maintenance and repair of the Museum building and premises including snow plowing, and shall provide water, fuel, sewer and electricity reasonably required in connection with the operations of the Museum premises,] the following shall be inserted:

(a) Throughout the term of this Agreement, as set forth in the First Amendment, the Town shall continue to provide reasonable maintenance and repair of the Museum building and the Museum Premises as described in Paragraph 7 of the Management Agreement except as hereinafter amended:

- i. The Town shall continue to provide: snow plowing as needed for all driveways, parking areas, the Steamboat Road stair, and the Premises' perimeter sidewalk; spring clean up once per year; leaf blowing/removal 2-3 times per year as needed; annual tree maintenance as required; shrub and flower bed maintenance 2-3 times per year as needed; lawn mowing and trimming as needed, approximately 2-3 times per month depending on growing conditions; and refuse removal from all Town trash receptacles located on the Museum Premises.
- ii. Except as provided in sub-paragraph (i) above, BMI shall maintain exterior improvements to the Museum Premises including signs, sidewalks, paths, stairs, curbs, markings, pavement, fences, rails and retaining walls. BMI shall provide snow removal on any additional interior site walkways, entrances and loading areas not outlined in paragraph 7(a)(i), above; maintain all outdoor exhibits; maintain and upkeep the landscaped courtyard; provide periodic cleaning of the museum building (i.e. power washing); and replace all light bulbs on the Museum Premises. BMI shall maintain all existing and proposed sewer laterals and infrastructure located on the Museum Premises. BMI shall also maintain all existing stormwater infrastructure on the Museum Premises and any proposed stormwater management infrastructure on the Museum Premises as outlined in the Stormwater Management Practices Maintenance Declaration and depicted on the Drainage Facilities Exhibit, attached hereto as EXHIBIT B.

9. Except as modified and amended hereby, the Management Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Second Amendment to the Bruce Museum Management Agreement to be executed by their respective duly authorized representatives, as of the date first above written.

BRUCE MUSEUM, INC.

By: _____
Peter Sutton
Its Executive Director
Duly Authorized

TOWN OF GREENWICH

By: _____
Peter J. Tesei
Its First Selectman
Duly Authorized

Exhibit A
2017 Bruce Museum
Expansion Plans

Civil Engineering Plan Set & Surveys



SHEET INDEX

Drawing Title	NUMBER	ORIG. DATE	REV. DATE
COVER SHEET	C1.1	9/30/16	5/18/17
SITE GRADING PLAN	C2.1	9/30/16	5/18/17
GRADING INSETS	C2.2	2/1/17	5/18/17
SITE SECTION PLAN	C2.3	2/1/17	5/18/17
PAVEMENT MARKINGS & SIGNAGE PLAN	C2.4	2/1/17	5/18/17
SITE UTILITY PLAN	C3.1	9/30/16	5/18/17
SEDIMENT & EROSION CONTROL PLAN	C4.1	9/30/16	5/18/17
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NOTES	C6.1	9/30/16	5/18/17
DETAILS	C7.1	9/30/16	5/18/17
DETAILS	C7.2	9/30/16	2/1/17
DETAILS	C7.3	9/30/16	5/18/17
LOW IMPACT DEVELOPMENT PLAN	C8.1	9/30/16	5/18/17
TRUCK TURNING EXHIBIT	C9.1	2/1/17	5/18/17
TRUCK TURNING EXHIBIT	C9.2	2/1/17	5/18/17
PROPERTY & TOPOGRAPHIC SURVEY	-	8/1/16	2/1/17
ZONING LOCATION SURVEY	-	8/1/16	5/18/17

SUBMITTED FOR
FINAL SITE PLAN REVIEW

ARCHITECTURE

INTERIOR ENVIRONMENTS

URBAN STRATEGIES

Eskew+Dumez+Ripple

REDNISS
& MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.372.8500 | Fax: 203.375.1118
www.rednissmead.com

Bruce Museum

1 Museum Dr, Greenwich, CT 06830

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Date: 01 FEBRUARY 2017

REVISIONS

23 FEBRUARY 2017
18 MAY 2017

SCALE: 0 80 160
1"=80'

BRIAN P. MARMARON CT, P.E. 18337
May 18, 2017
DATE

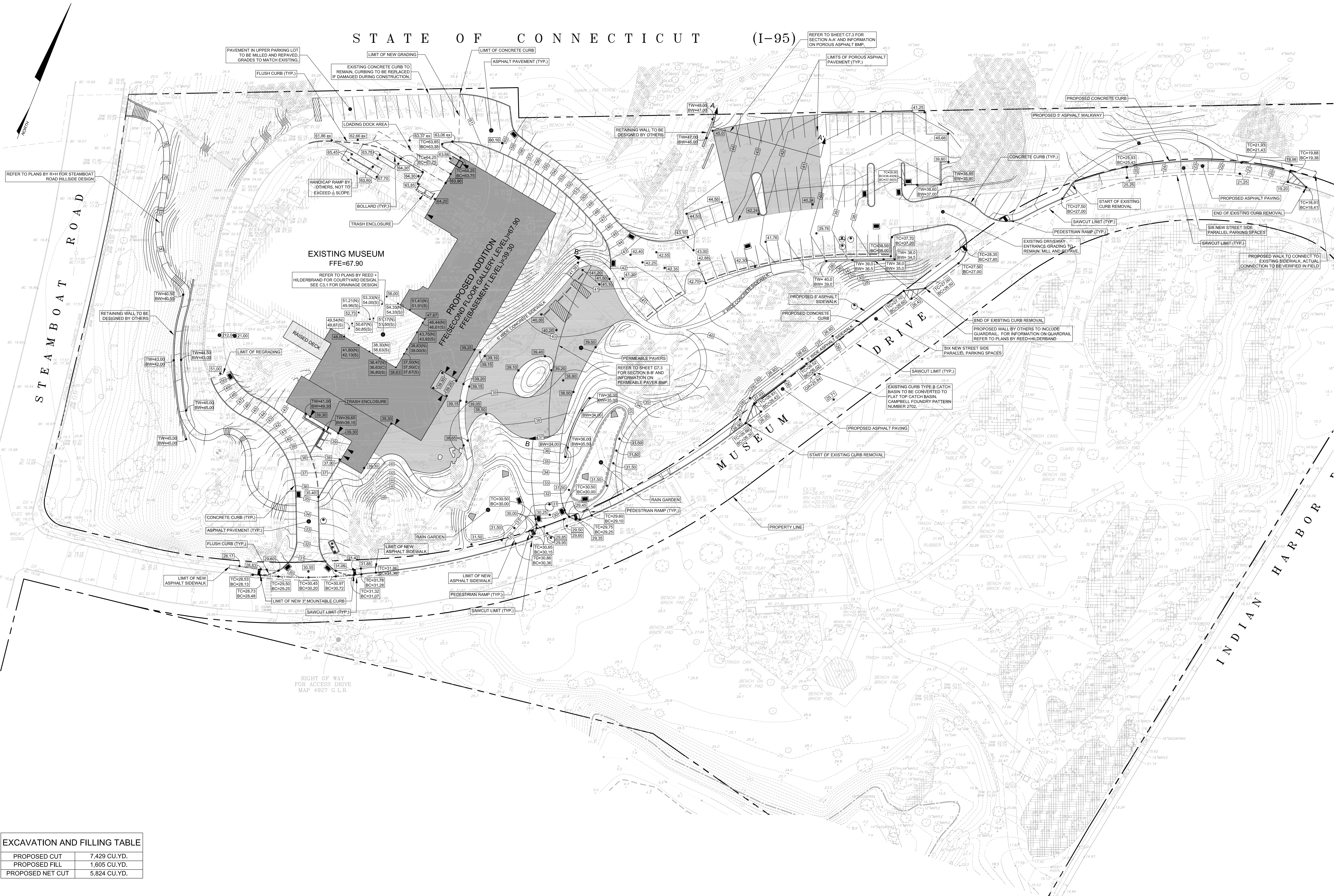
NOT FOR CONSTRUCTION
FINAL SITE PLAN SUBMISSION

EDR No: 14001
Drawn By: AMK
Drawing Title:
COVER SHEET

Sheet No:

C1.1

86



EXCAVATION AND FILLING TABLE	
PROPOSED CUT	7,429 CU.YD.
PROPOSED FILL	1,605 CU.YD.
PROPOSED NET CUT	5,824 CU.YD.

NOTE:
REFER TO SHEET C2.4 FOR PAVEMENT MARKINGS, STRIPING, AND SIGNAGE PLAN.
REFER TO SHEET C2.2 FOR DRIVEWAY ENTRANCE AND STREET PARKING DESIGN INSETS.

ARCHITECTURE
INTERIOR ENVIRONMENTS
URBAN STRATEGIES

Eskew+Dumez+Ripple

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& MEAD

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PRINTING
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Bruce Museum

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Date: 01 FEBRUARY 2017

REVISIONS
23 FEBRUARY 2017
18 MAY 2017

SCALE: 0 30 60
1"=30'

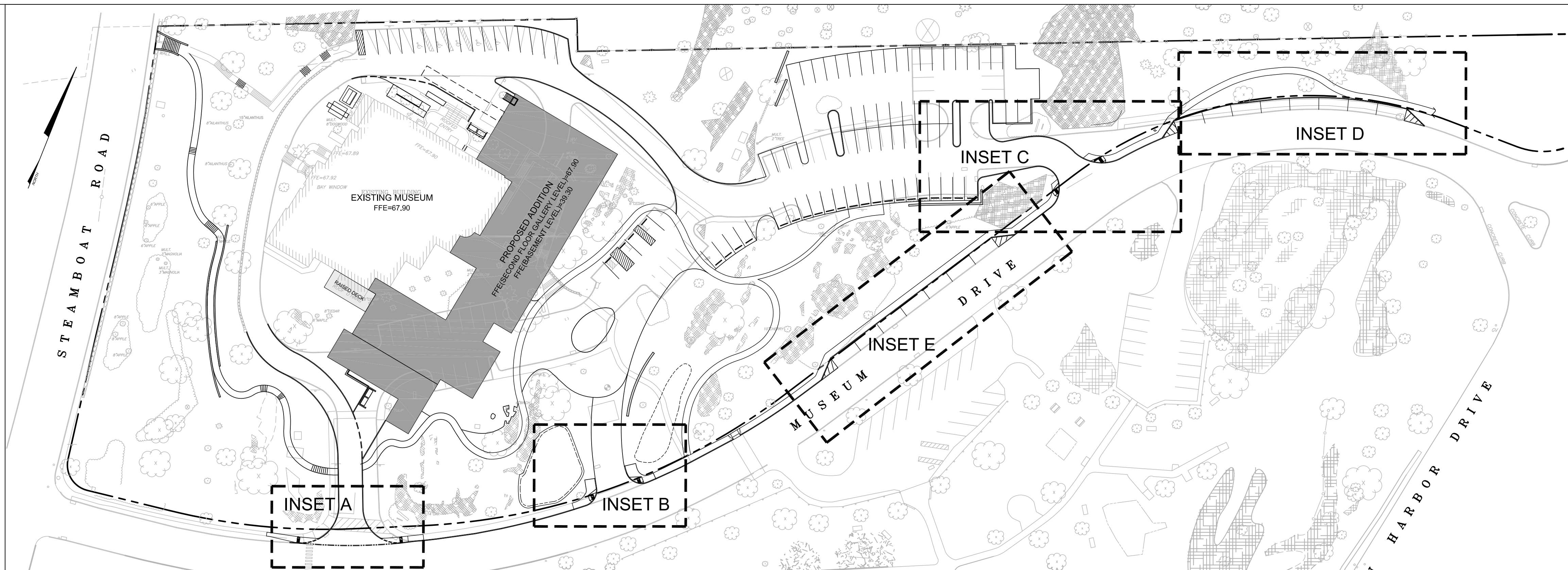
BRAND P. MAHARON CT, P.E. 18337
May 18, 2017
DATE

NOT FOR CONSTRUCTION
FINAL SITE PLAN SUBMISSION

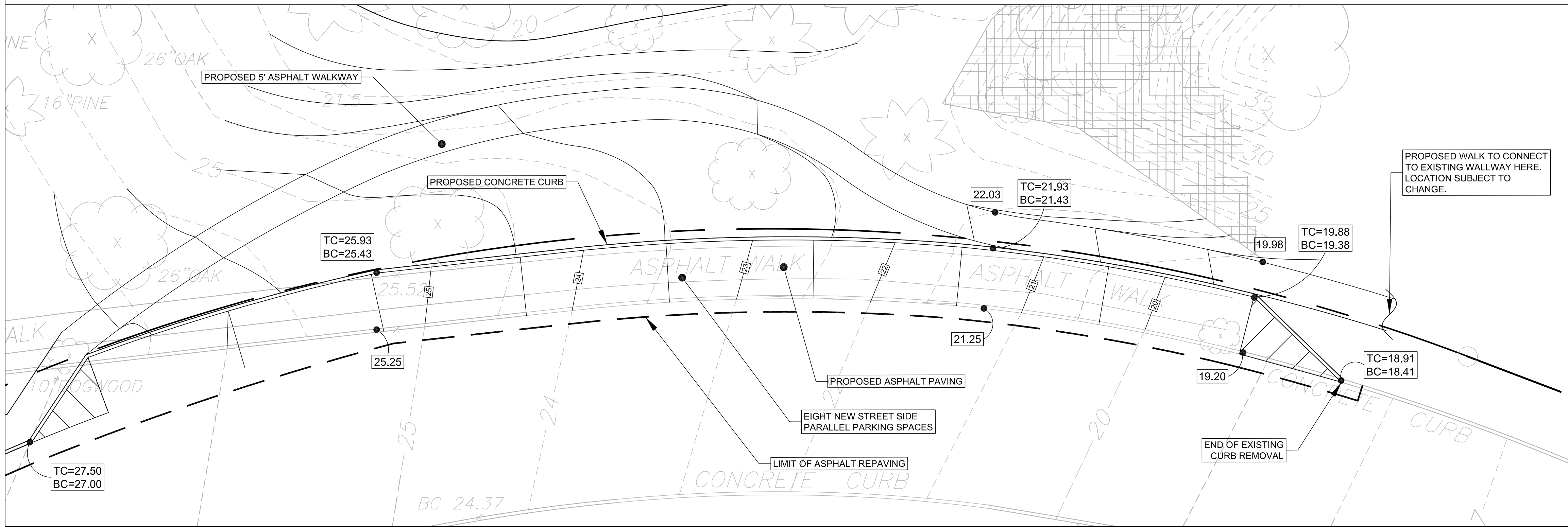
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SITE GRADING PLAN

Sheet No: C2.1

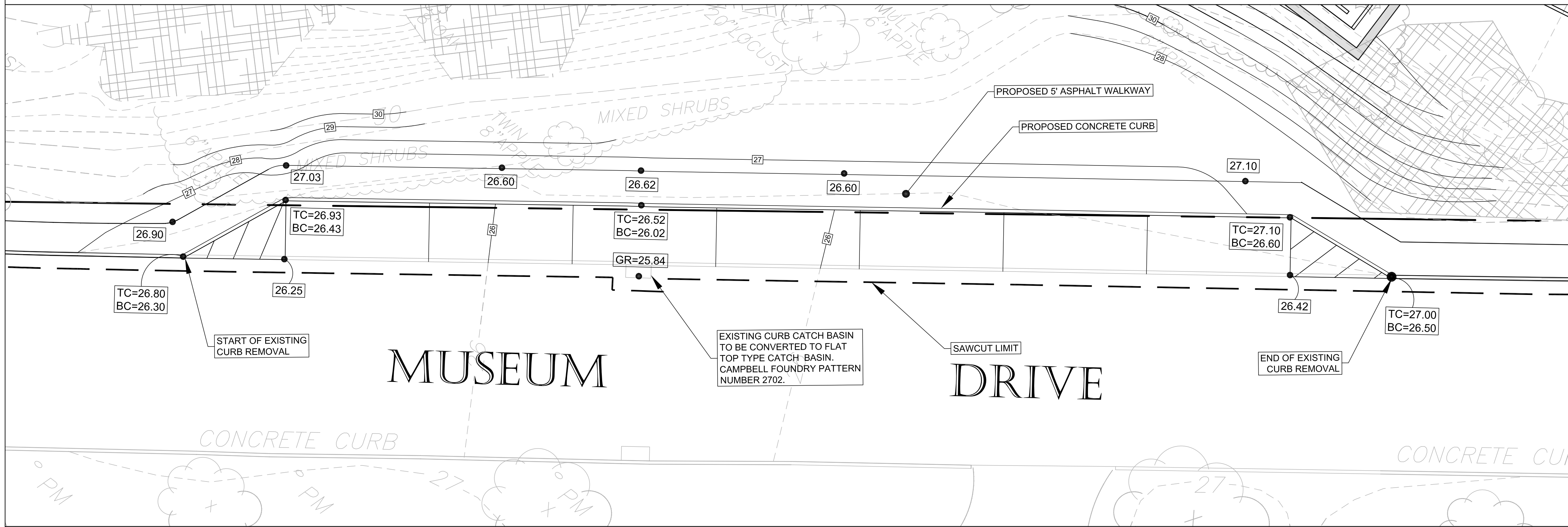
97



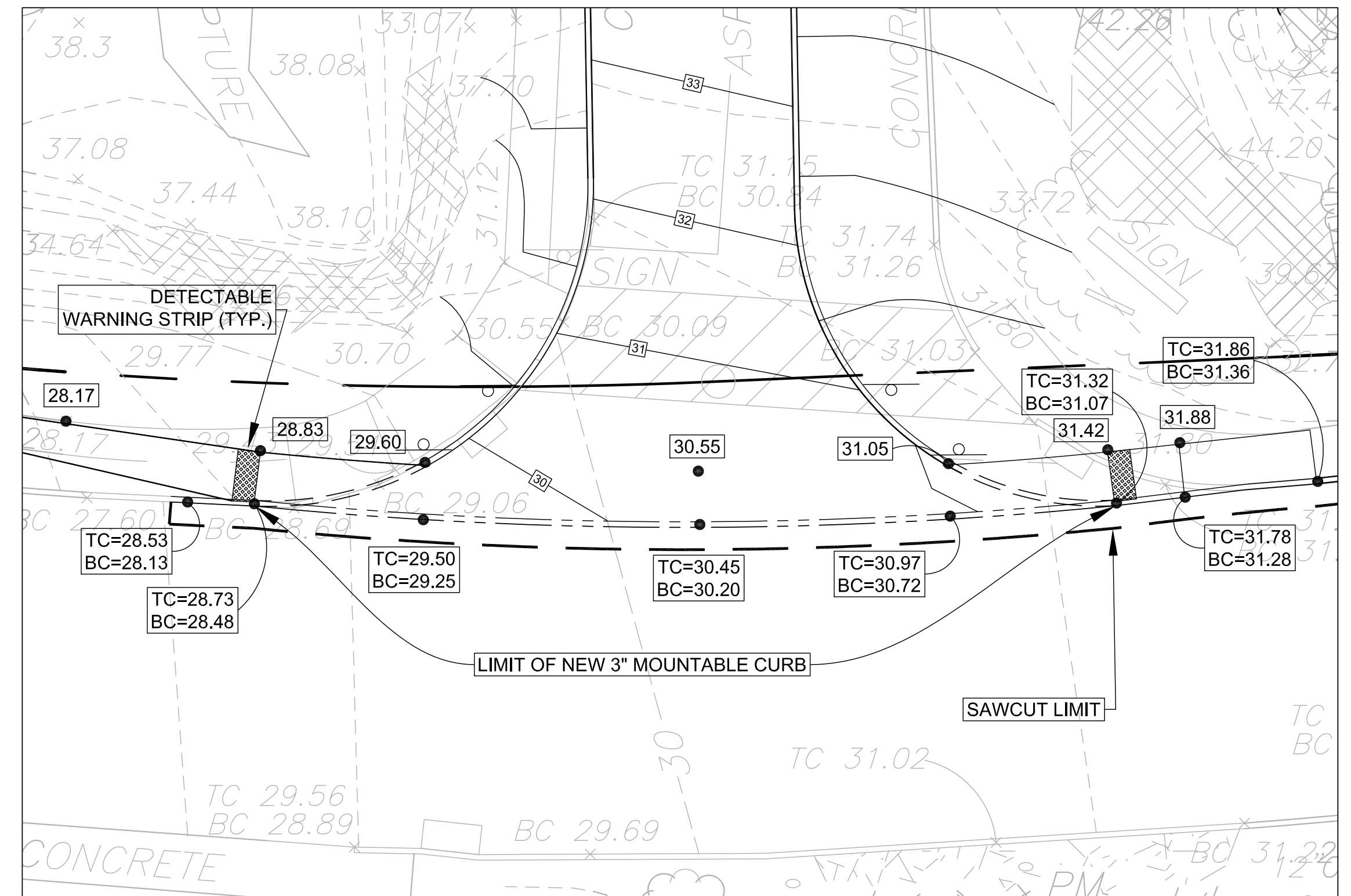
INSET LEGEND - FULL SITE PLAN
SCALE: 1"=50'



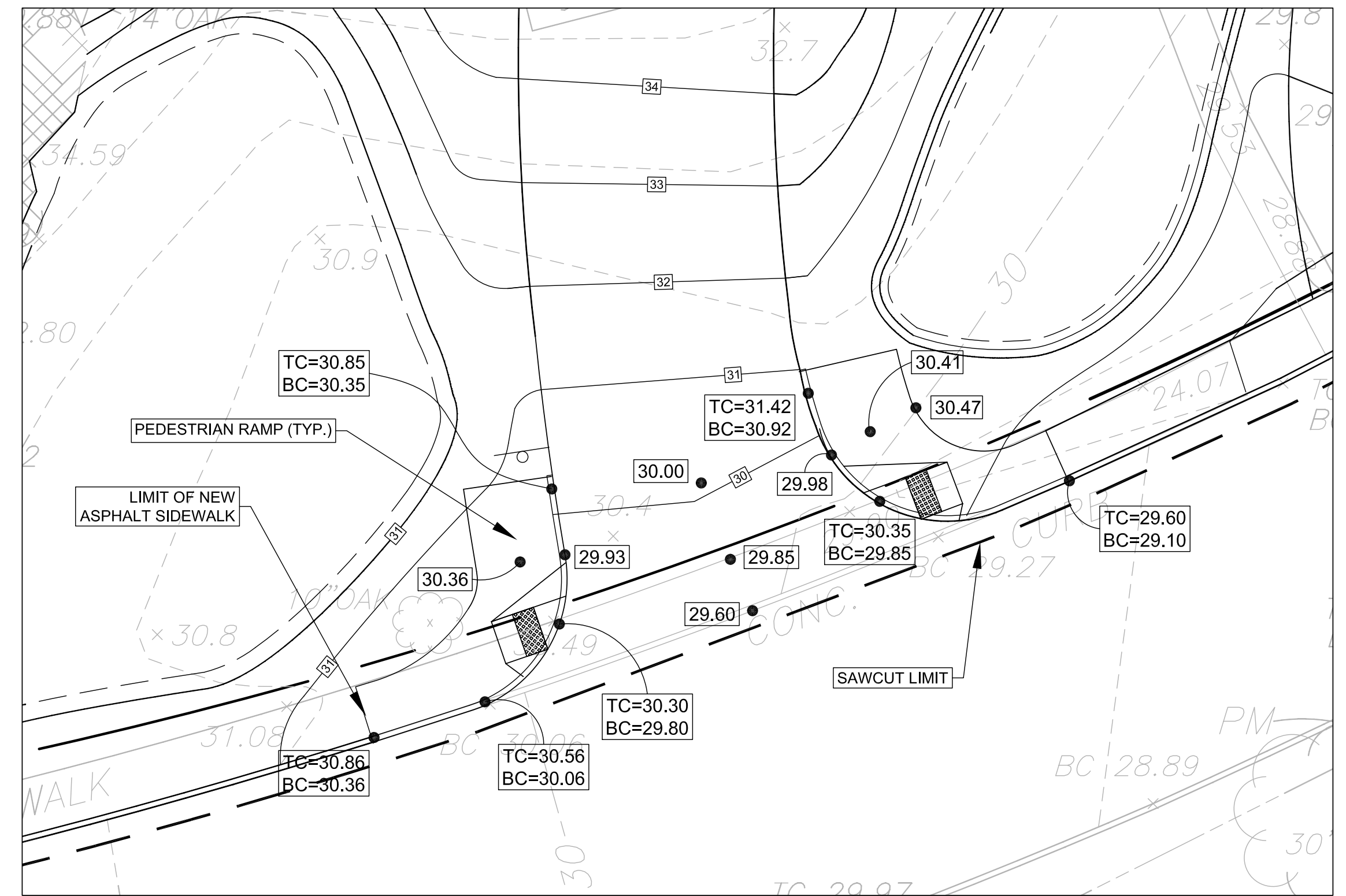
GRADING INSET D - East Roadside Parking
SCALE: 1"=10'



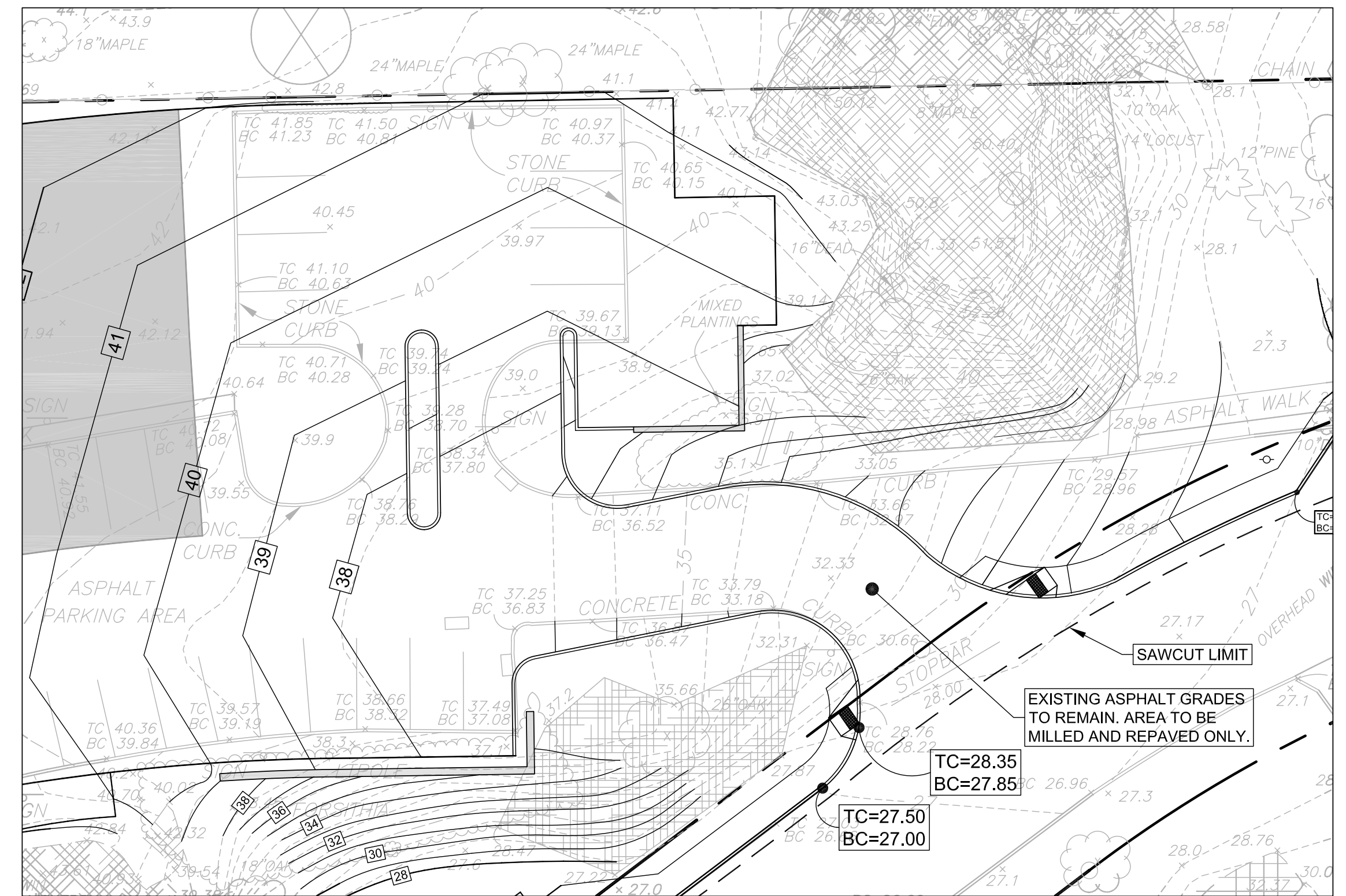
INSET E - Central Roadside Parking
SCALE: 1"=10'



GRADING INSET A - SOUTH-WEST ENTRANCE
SCALE= 1"=10'

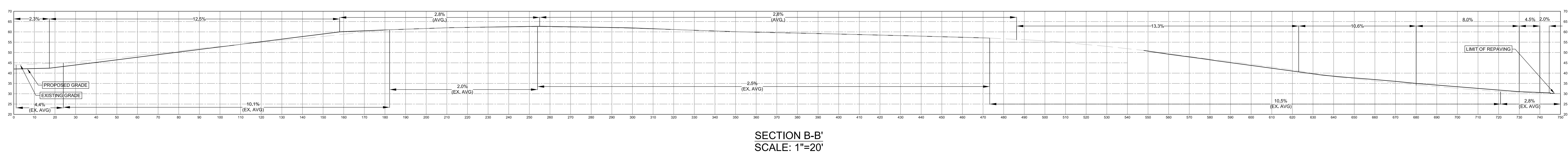
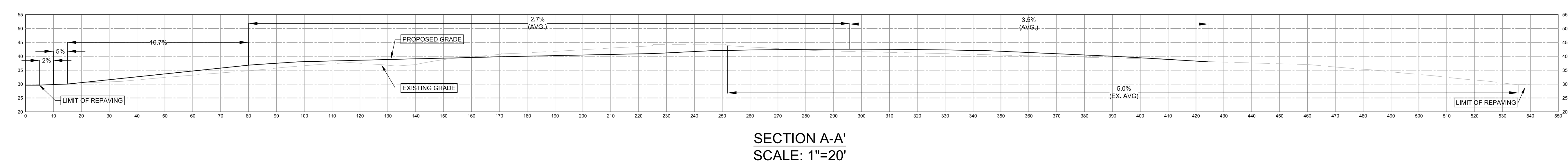
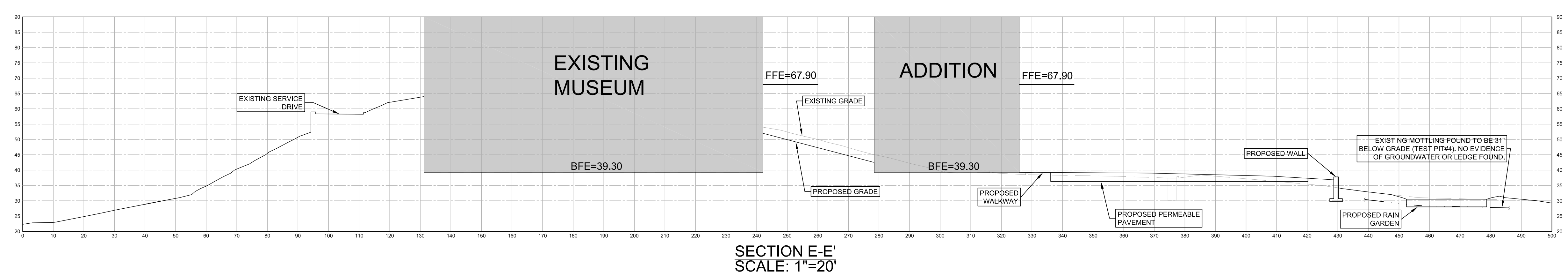
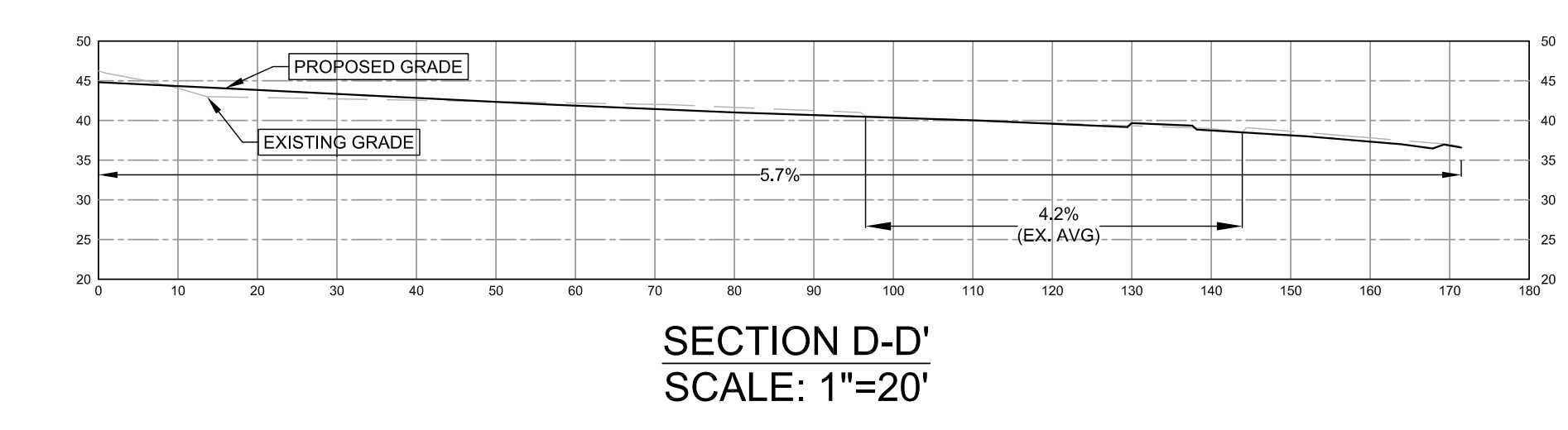
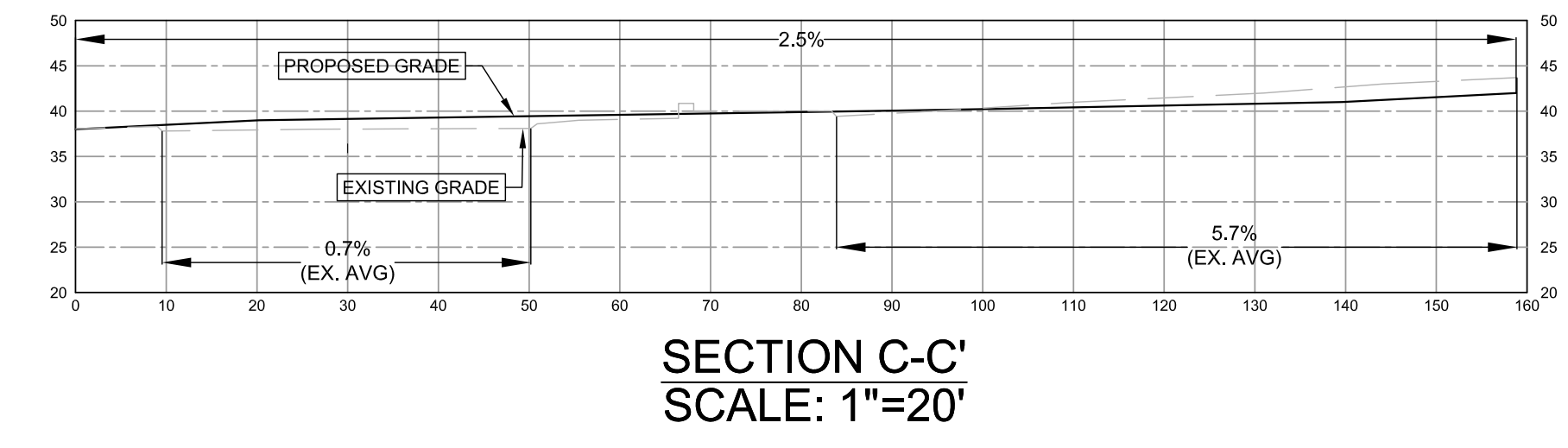
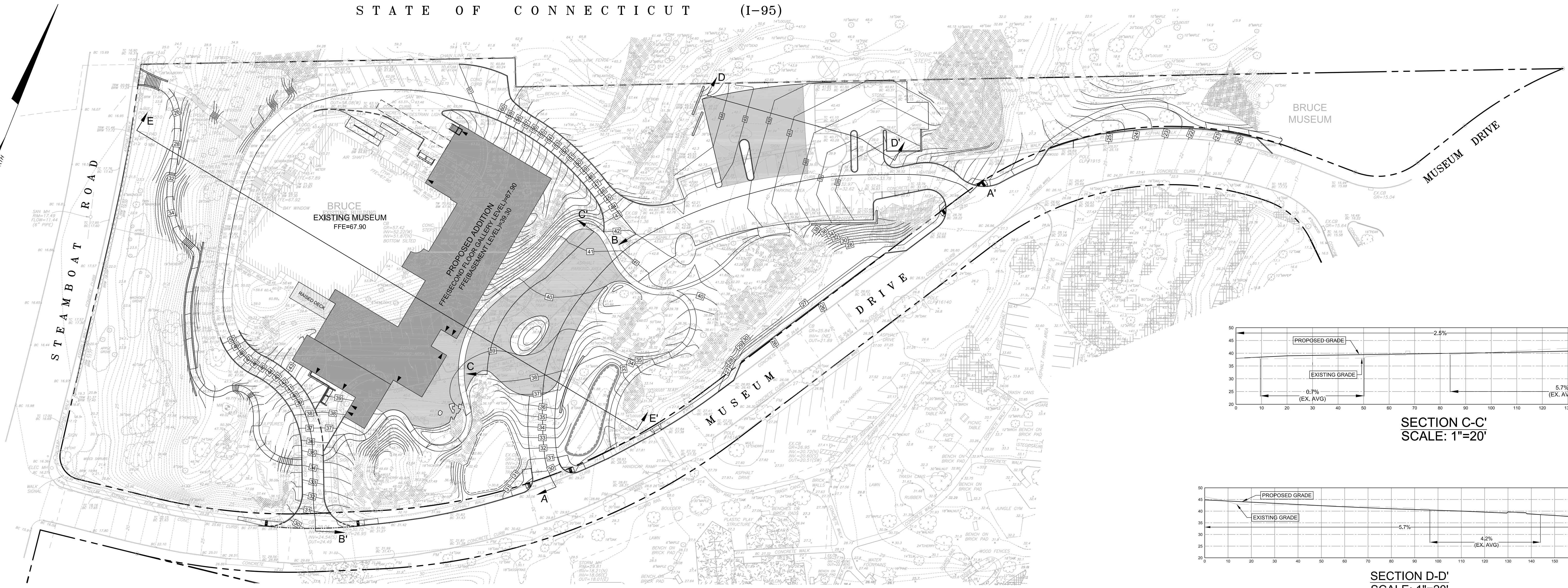


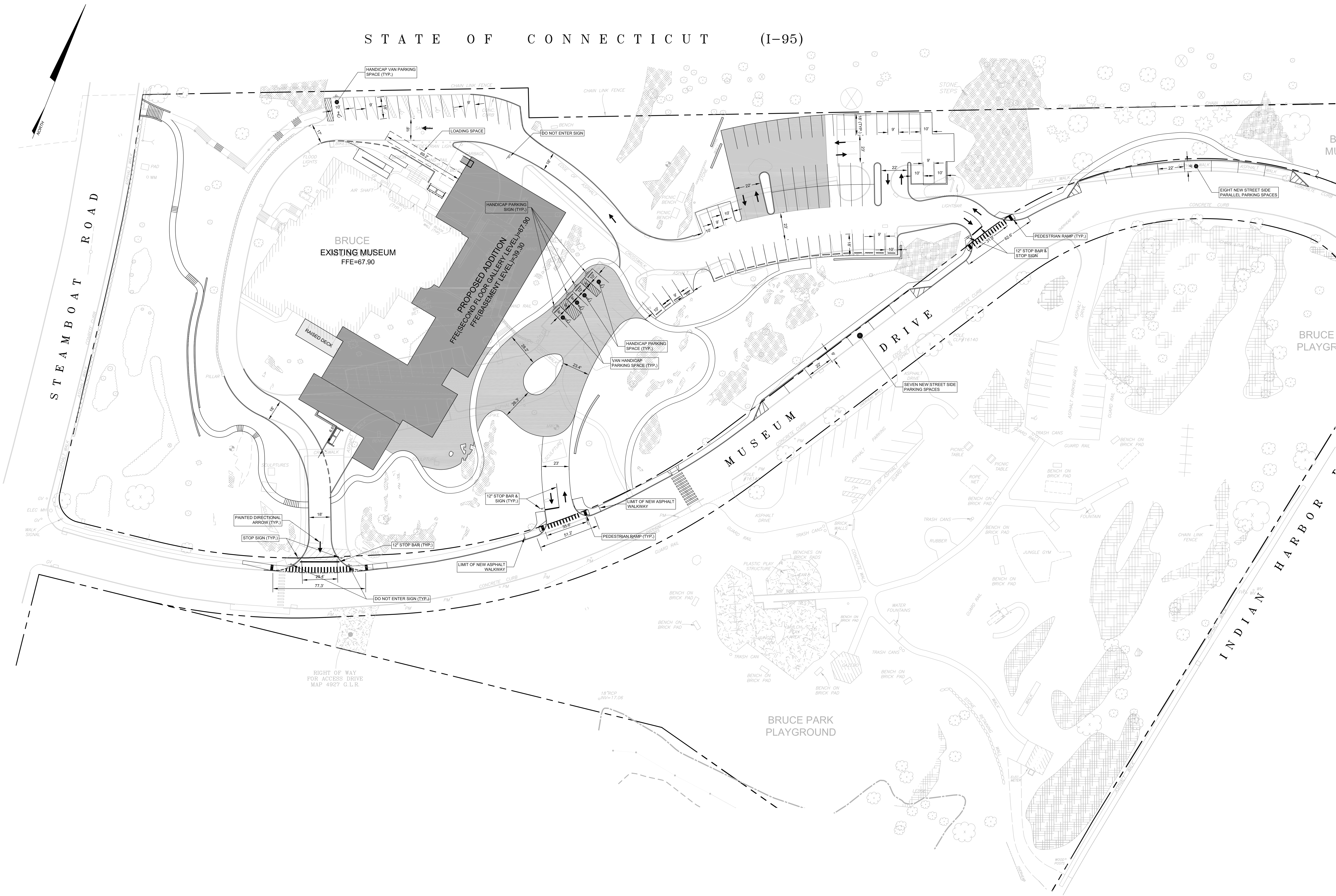
GRADING INSET B - SOUTH ENTRANCE
SCALE= 1"=10'



GRADING INSET C - NORTH-EAST ENTRANCE
SCALE= 1"=20'









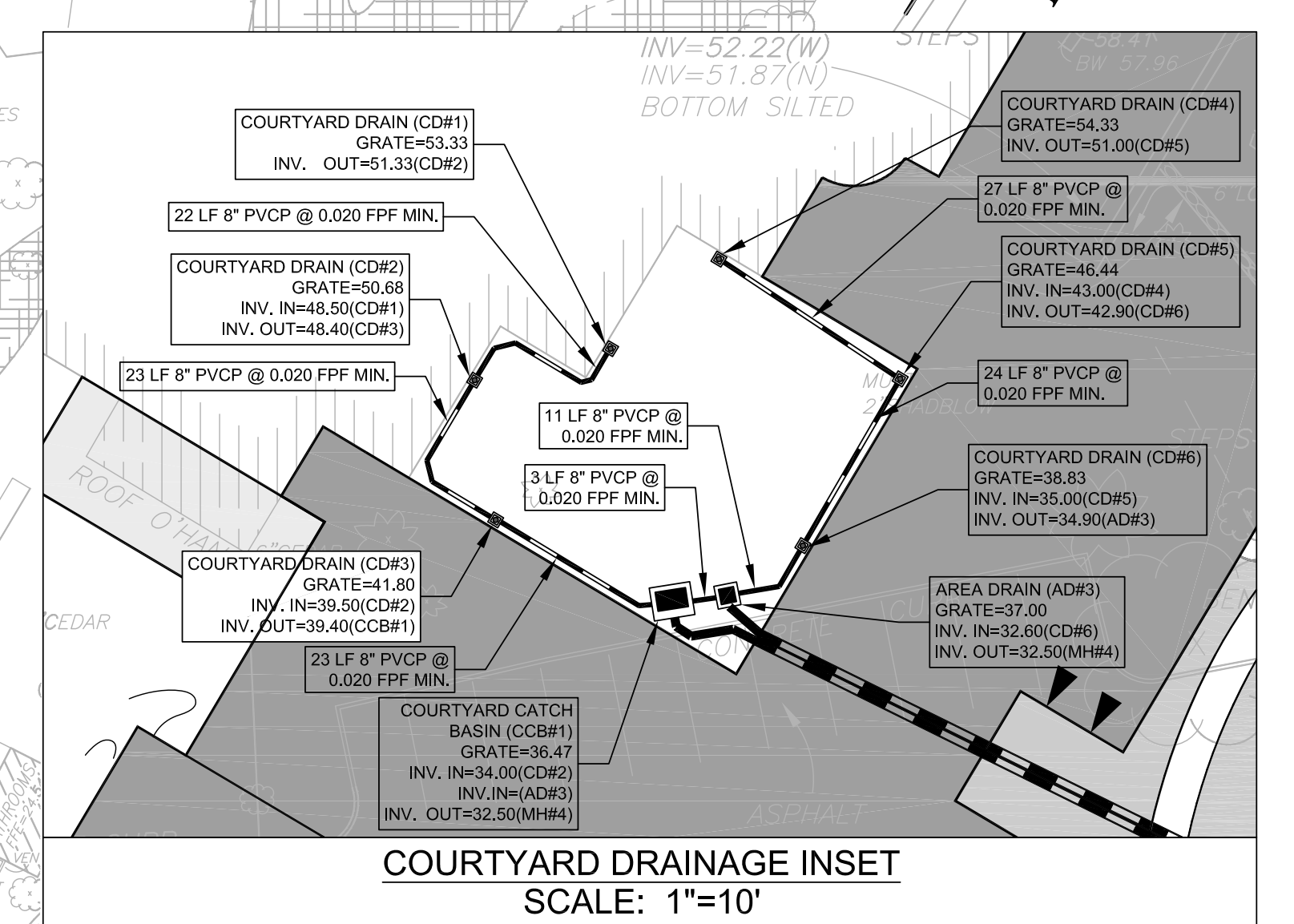
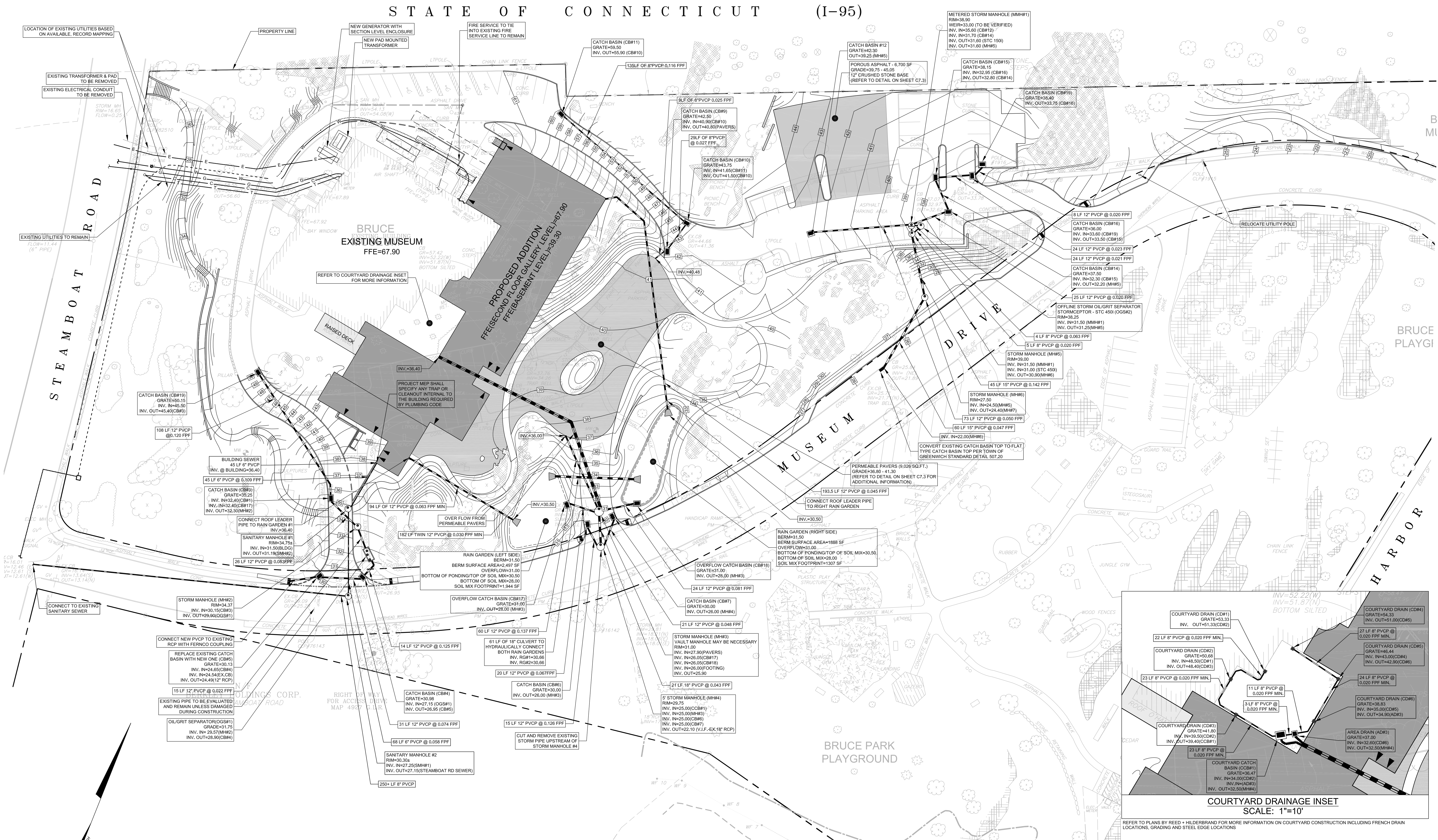
Bruce Museum

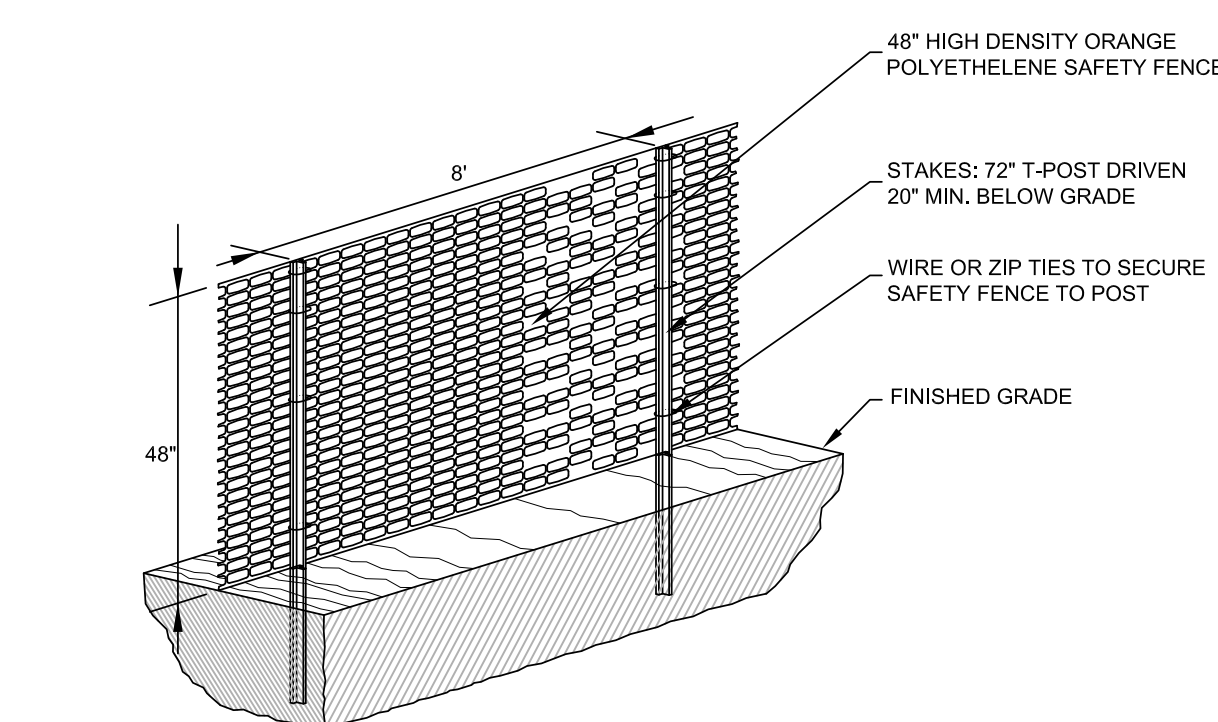
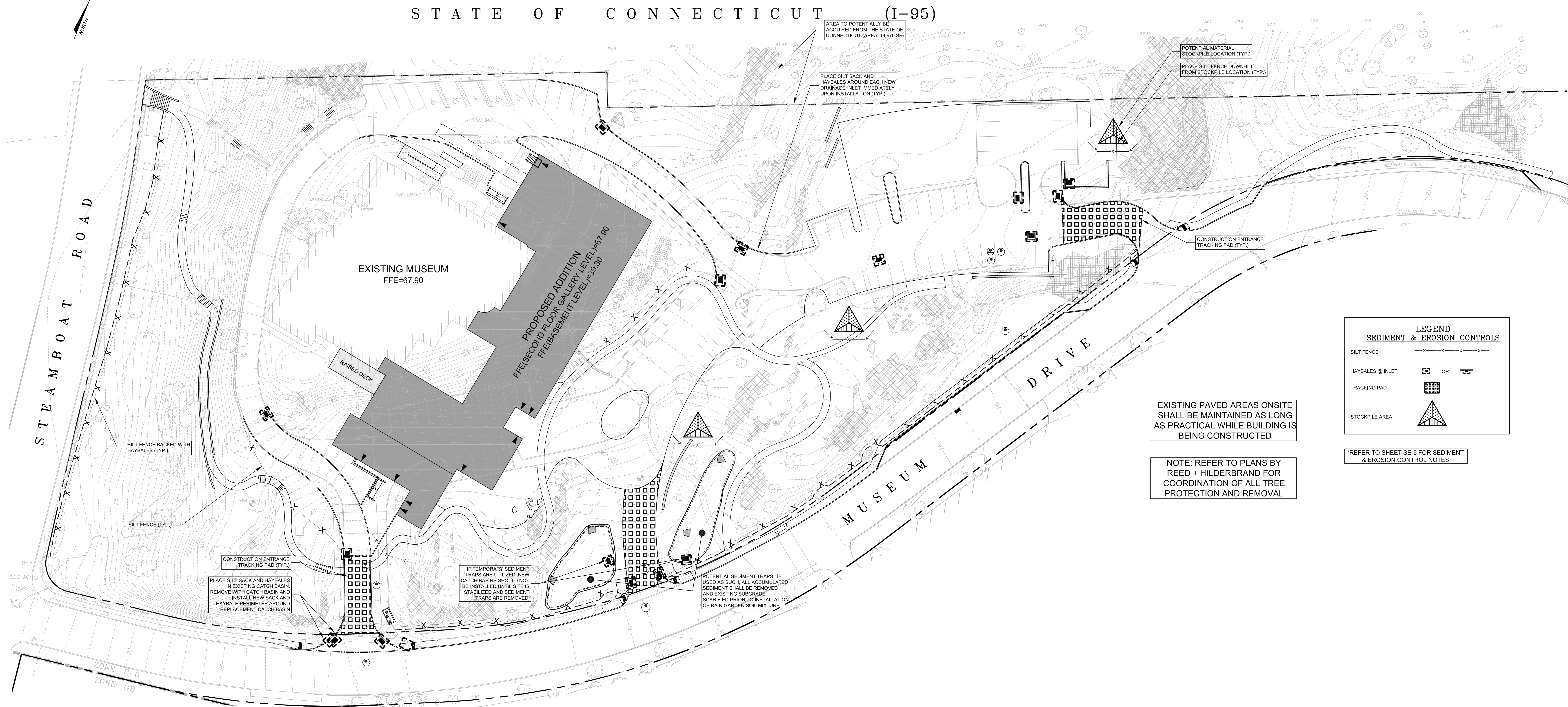
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Date: 01 FEBRUARY 2017

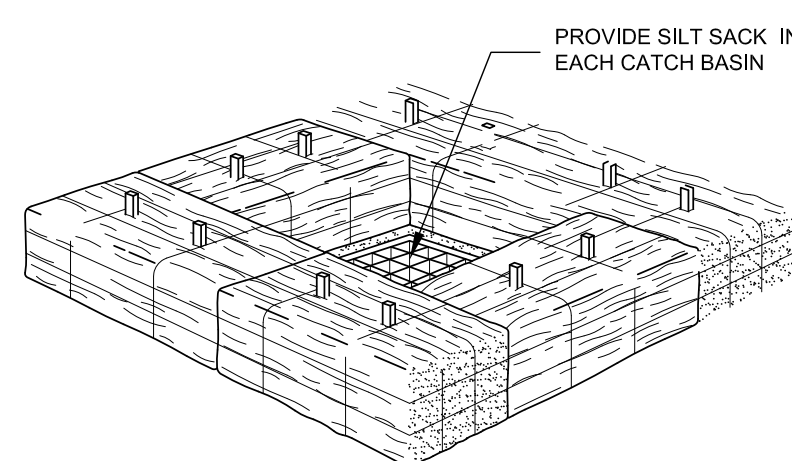
REVISIONS
23 FEBRUARY 2017
18 MAY 2017

NOT FOR CONSTRUCTION
FINAL SITE PLAN SUBMISSION
EDR No: 14001
Drawn By: AMK
Drawing Title:
SITE UTILITY PLAN

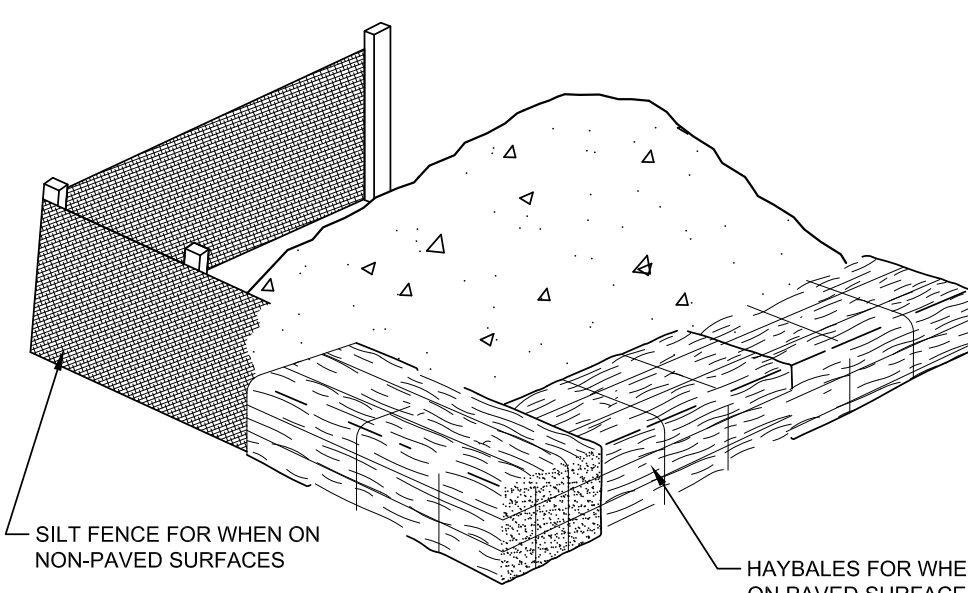




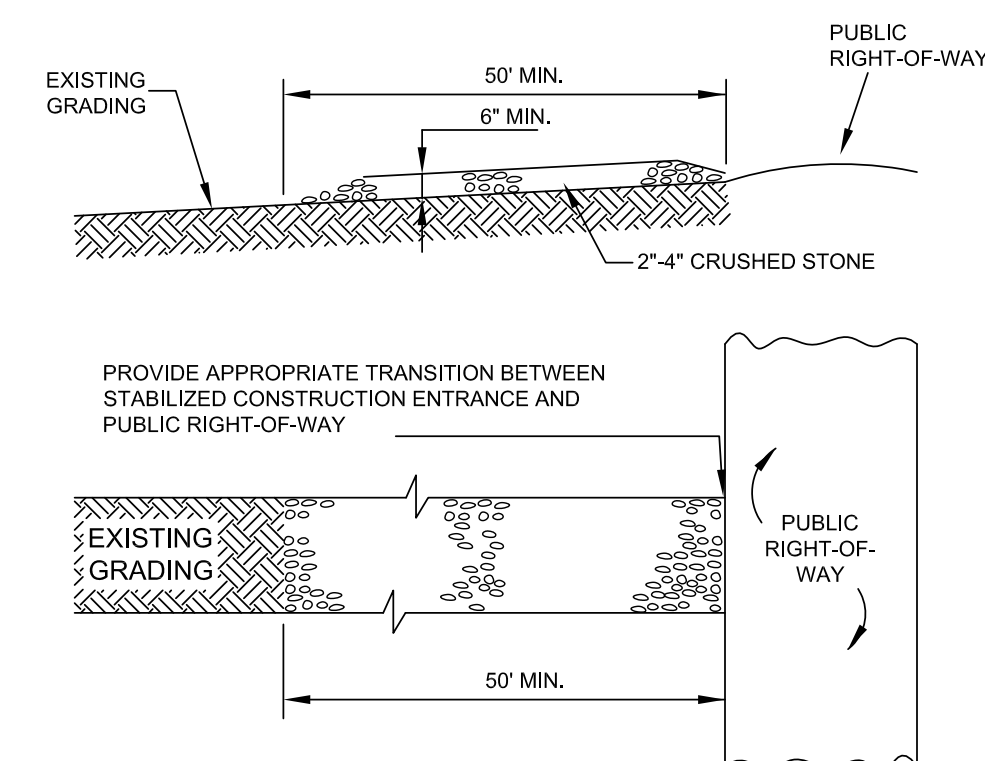
FABRIC & POST CONSTRUCTION FENCE
N.T.S.



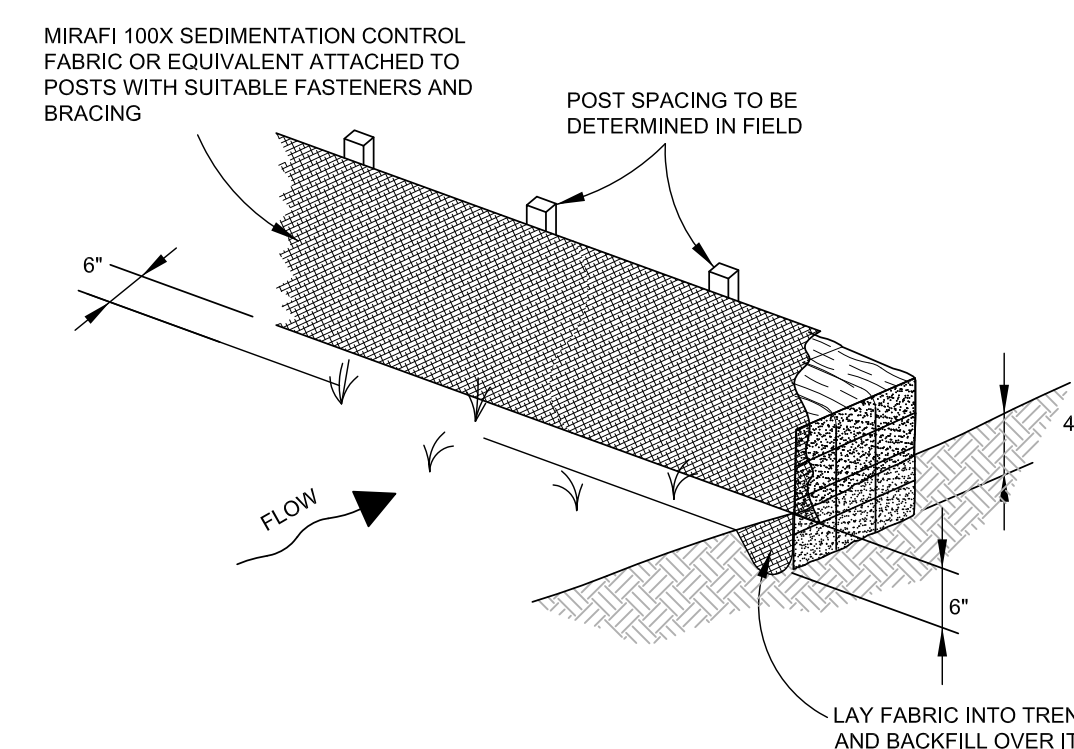
SEDIMENT FILTER FOR CATCH BASINS
N.T.S.



SEDIMENT FILTER FOR STOCK PILE
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE (TRACKING PAD)
N.T.S.



FABRIC & POST SILTATION BARRIER W/ HAY BALES (SILT FENCE)
N.T.S.

TEST PIT DATA

Subsurface Soil Investigation			
Soil Profile		Date: 07/27/2015	
Test Pit #: 3	Inspector: BDH	Sanitarian: None	
Ledge at: 75"		Mottling at: None	
Water at: None		Roots at: 48"	
Depth: 75"	Soil Description		
0"-36"	Dark Brown Fill		
36"-75"	Light Brown Sandy Soil		

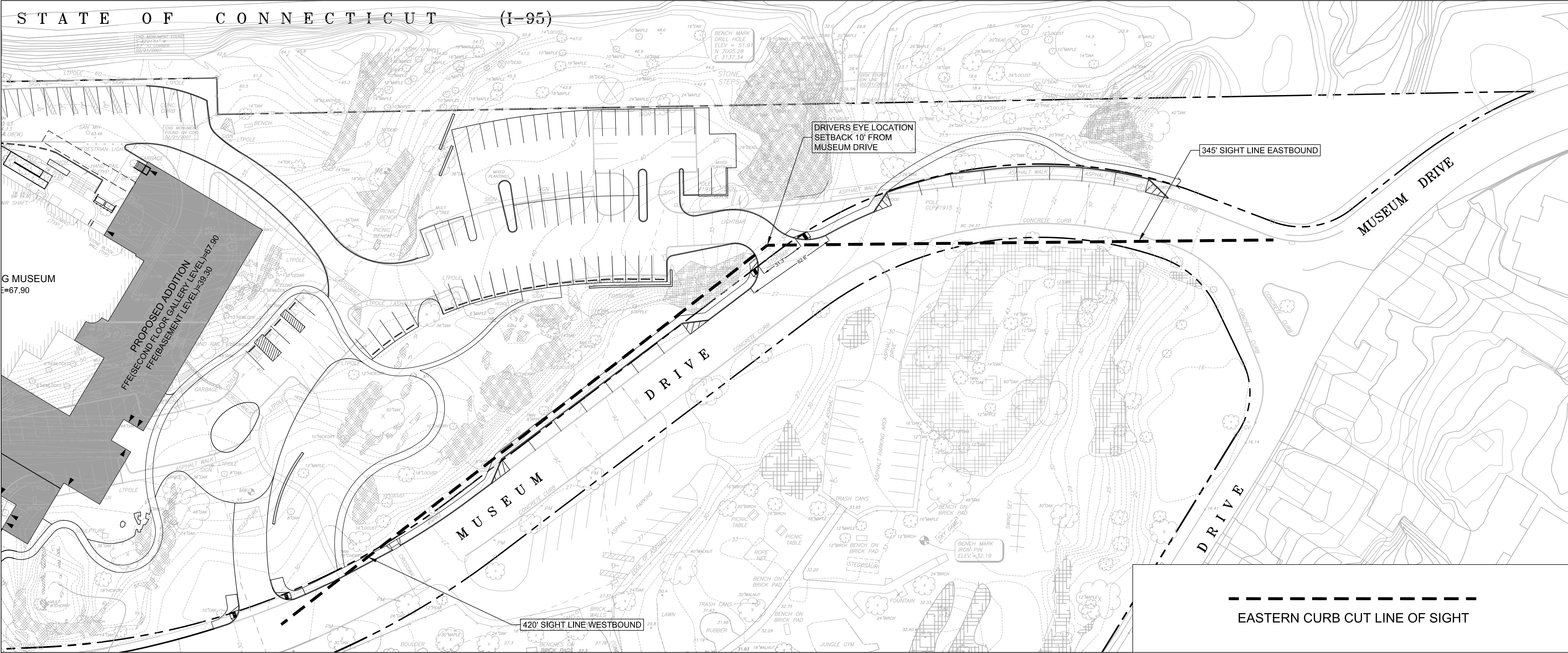
Subsurface Soil Investigation			
Soil Profile		Date: 07/27/2015	
Test Pit #: 4	Inspector: BDH	Sanitarian: None	
Ledge at: None		Mottling at: 31"	
Water at: None		Roots at: 10"	
Depth: 75"	Soil Description		
0"-31"	Rocky Black Sandy Soil		
31"-48"	Dark Brown, Moderately Compacted Sandy Loam with Mottles		
48"-75"	Light Brown, Moderately Compacted Silty Loam with Mottles		

Subsurface Soil Investigation			
Soil Profile		Date: 07/27/2015	
Test Pit #: 5	Inspector: BDH	Sanitarian: None	
Ledge at: 17"		Mottling at: None	
Water at: None		Roots at: 6"	
Depth: 17"	Soil Description		
0"-6"	Topsoil		
6"-17"	Orange Brown Silty Loam		

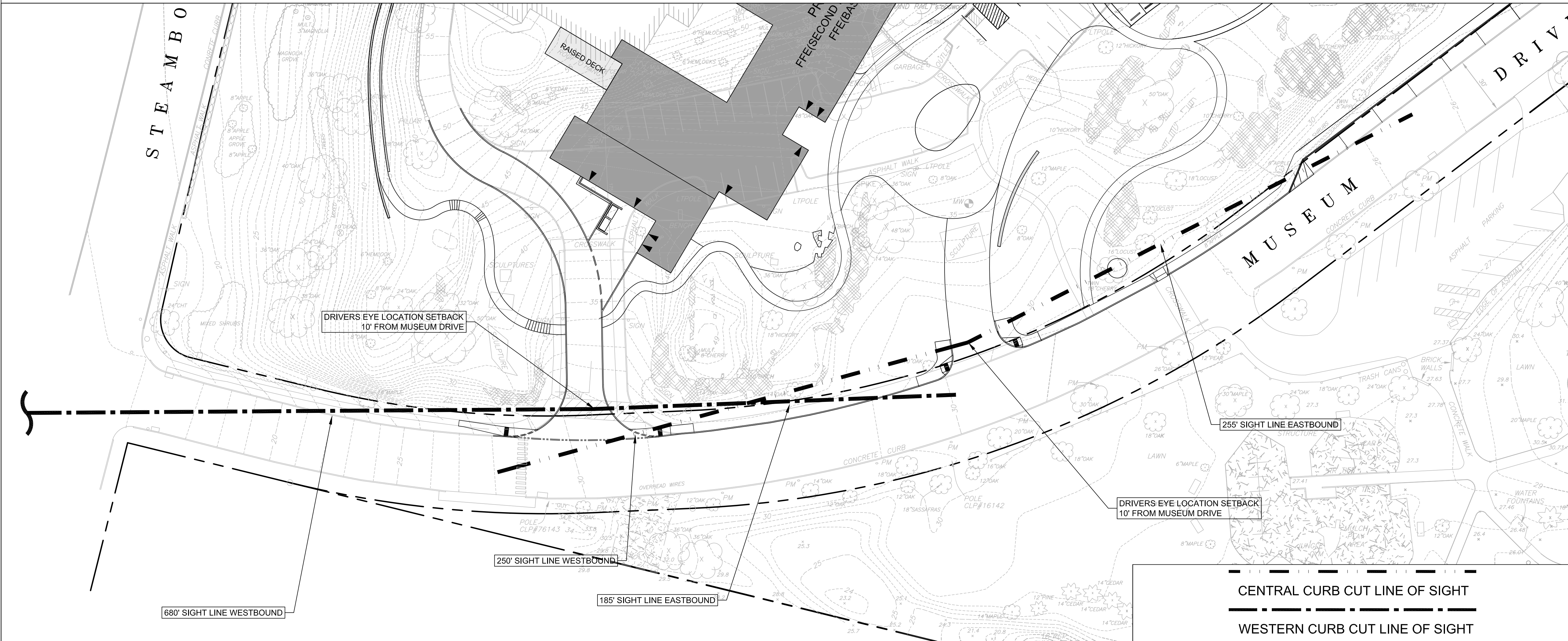
Subsurface Soil Investigation			
Soil Profile		Date: 07/27/2015	
Test Pit #: 6	Inspector: BDH	Sanitarian: None	
Ledge at: 33"		Mottling at: None	
Water at: None		Roots at: 5"	
Depth: 33"	Soil Description		
0"-5"	Topsoil		
5"-16"	Brown Sandy Loam		
16"-33"	Light Brown Loam with Gravel		

Subsurface Soil Investigation			
Soil Profile		Date: 07/27/2015	
Test Pit #: 7	Inspector: BDH	Sanitarian: None	
Ledge at: 43"		Mottling at: None	
Water at: None		Roots at: 26"	
Depth: 43"	Soil Description		
0"-6"	Topsoil		
6"-12"	Medium Brown Sandy Loam		
12"-43"	Light Brown Sandy Loam		

Subsurface Soil Investigation			
Soil Profile		Date: 07/27/2015	
Test Pit #: 8	Inspector: BDH	Sanitarian: None	
Ledge at: None		Mottling at: 45"	
Water at: None		Roots at: 26"	
Depth: 76"	Soil Description		
0"-6"	Topsoil		
6"-28"	Tan Sand and Gravel		
28"-52"	Orange Brown Silty Loam		
52"-76"	Olive Grey Loam with Mottles		



2-WAY ENTRANCE (EAST) - DRIVEWAY SIGHT LINES
SCALE: 1"=40'



1-WAY ENTRANCE (WEST) & 2-WAY ENTRANCE (CENTRAL)
DRIVEWAY SIGHT LINES
SCALE: 1"=30'

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Bruce Museum

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Date: 01 FEBRUARY 2017

REVISIONS
23 FEBRUARY 2017
18 MAY 2017

BRUN P. MAHAJON CT, P.E. 18337
May 18, 2017

DATE

NOT FOR CONSTRUCTION
FINAL SITE PLAN SUBMISSION

EDR No: 14001
Drawn By: AMK
Drawing Title:
SOIL TESTING DATA
&
SIGHT DISTANCES

Sheet No: C5.1

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GENERAL NOTES:

1. This drawing is intended to depict the design of site grading, drainage, sanitary sewer, utilities and sediment & erosion controls only. This drawing is for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
2. All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Redniss & Mead entitled Property & Topographic Survey dated 11/17. Elevation depicted or labeled are based on NAVD-88.
3. Refer to drawings by Reed Hilderbrand for information regarding site landscaping plans.
4. Refer to plans prepared by Eskew, Dumez & Ripple for information and design of the proposed building addition. These drawings depict site plans corresponding to the latest architectural plans received from Eskew, Dumez & Ripple received on 5/16/17.
5. Property lies in a R-6 zone.
6. The property does not lie within a FEMA designated Flood zone.
7. All construction shall comply with the Town of Greenwich requirements, the State of Connecticut Basic Building Code Amendments with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, CT DOT Form 816 (latest edition), and FEMA Flood Regulations (if applicable).
8. All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with Town standards unless approved deviation is specifically set forth as part of this application. All work within the State right-of-way will comply with the CT DOT Form 816 with the latest special Provisions and Typical State Standard Details.
9. Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.
10. Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
11. The property is served by public water and sewers.
12. Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pit(s) at utility crossing(s) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
13. It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
14. When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
15. Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.
16. Building elevations are subject to change and will be finalized prior to building permit.
17. Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.
18. Prior to issuance of a Certificate of Occupancy, the Engineering Division of DPW will require a certification paperwork, stating that the development was constructed in accordance to the approved plans, and an "as-built" Improvement Location Survey shall be submitted.
19. The Contractor is responsible for coordinating with a licensed field surveyor to prepare an "as-built" Improvement Location Survey. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
20. The Engineering Division of the Department of Public Works and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
21. The work shall be done in conformance with the contract documents/papers unless changes have been approved in writing by the design engineer prior to the work being done.
22. A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.
- EARTHWORK & GRADING:**
23. Grade away from building walls at 2% minimum (typical).
24. Earth slopes shall be no steeper than 2:1 (horz:vert).
25. No work shall commence until erosion controls have been inspected and approved by the Town of Greenwich Land Use Staff or their designee(s).
26. General fill beyond paved areas shall be free of brush, rubbish, stumps and stones larger than 8". Fill shall be placed in compacted layers not to exceed 8" in thickness. The dry density after compaction shall not be less than 95% of the Standard Proctor Test and done in accordance with the requirements of ASTM D698. After compacting, the fill shall be 4" below the required grade as shown on the plan.
27. General fill may be fill, loam, sand or gravel mixture classified as SP, SW, GP, GM, CL, MH per the Unified Soil Classification System. It shall have not more than 40% fines passing the #100 sieve, not more than 8% passing the #200 sieve, and no stones larger than 8".
28. Subgrade and fill shall be uniformly compacted by the use of equipment manufactured for that purpose. Rollers shall deliver a ground pressure of not less than 300 pounds per linear inch of contact width and weigh not less than 10 tons. Vibratory units shall have a static weight of not less than 4 tons. The amount of compactive effort shall be as directed by the Engineer, but in no case shall be less than 4 complete passes of the compacting equipment being used.
29. Disturbed areas shall be top soiled, seeded with grass and mulched in a manner conforming to the recommendations of the "Guidelines for Soil Erosion and Sediment Control", published by The Connecticut Council on Soil and Water Conservation, May 2002.
30. After the area to be topsoiled have been brought to grade, the subgrade shall be loosened by scarifying to a depth of at least 2" to ensure bonding of the topsoil and subsoil.
31. Topsoil shall be friable and loamy with high organic content. It shall be free of debris, rocks larger than 2" and roots. Topsoil shall have at least 1.5 percent by weight of fine textured stable organic material and no greater than 6 percent. Topsoil shall not have less than 20% fine textured material (passing the No. 200 sieve) and not more than 15% clay. pH range shall be 6.0 to 7.5 and soluble salts shall not exceed 500ppm.
32. Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.
33. Excavation for pipes or concrete pavement repair may require either a braced excavation or open cut designed according to the requirements of OSHA, 29 CFR Part 1926. The lateral support systems and slopes should also be designed such that building footings, slabs on grade, adjacent pavement and existing utilities are protected and supported and not allowed to settle. The contractor shall be responsible for having a Professional Engineer, registered in the State of Connecticut design the excavation support method. The design shall be submitted to the owner or his professional engineer for review. The contractor shall submit plans showing the type, limits, design and sequence of construction for the lateral support system.
34. During the excavation, it is anticipated that existing utilities and sewers may be exposed. The contractor shall provide protection and support of these facilities and repair any damages caused by the work in a manner satisfactory to the owner. The condition of the existing facilities shall be observed by the owner's representative who shall determine if the facilities shall be replaced. Replacement of the facilities shall be done in a manner satisfactory to the owner and in compliance with applicable Codes.
35. Approximately 1,605 cu. yds. of fill and 7,429 cu. yds. of cut is anticipated throughout the course of construction. This will equate to a net cut of approximately 5,824 cu. yds.
- STORM AND SANITARY SEWER SYSTEMS:**
36. All pipe shall be installed straight and at the vertical and horizontal alignment shown. Pipes shall have a uniform slope as specified.
37. Minimum cover on all pipes shall be two feet (2') unless otherwise noted.
38. All storm pipe specified as Poly Vinyl Chloride Pipe (PVC) shall be SDN 35 with rubber gasketed joints and meet the requirements of ASTM D3034 and D3312.
39. All sanitary sewer pipe shall be Poly Vinyl Chloride Pipe (PVC) and shall be Schedule 40 with solvent weld joints.
40. Dig test pits at utility and sewer crossings to check actual clearances with these facilities prior to construction. Dig test pits at the connection points to existing sanitary sewer pipes to confirm that the elevation of the proposed gravity sewer is appropriate. If conflicts are found the contractor shall notify the engineer at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid conflict.
41. All catch basins and area drains shall have a two foot (2') jump with bell traps or 90° PVC elbows.
42. Manhole diameters are to be 4' inside diameter unless otherwise noted. If precast manholes are used, larger manholes must be used if recommended by the manufacturer.
43. All existing and proposed catch basins, manhole rims and utility facilities shall be raised or lowered to be flush with finished grade.
44. When connecting new pipes to existing structures such as manholes and catch basins, the structure shall be completely drained out. The hole made in the structure shall be made as small as possible. The structure shall be repaired to match its original type and condition. The joint between the structure and the pipe shall be made watertight by filling the joint with mortar.
45. Flow in existing sewer system must not be interrupted. Any temporary routing of this sewer flow must be done in conformance with all applicable rules and regulations.
46. Under no circumstances shall trench water be allowed to drain off through sanitary sewer lines.
47. All crushed stone shall be Gradation No. 4 as per CT DOT Form 816, Article M-01.01. Stone shall consist of sound, tough, durable particles free from soft, thin, elongated, laminated, friable, ice-crazed, or disintegrated pieces of mud, dirt or other deleterious material.
48. The storm and sanitary sewer shall be encased in concrete for a distance of 10 feet on either side of any intersection between the sanitary sewer and storm sewer. Where concrete encasement is required, temporarily support the pipes in place. Use sufficient concrete to encase piping not less than 6 inches at all points. The encasement shall be adequately supported with a stone base and shall be keyed into the foundation wall to prevent damage from settlement.
49. Sanitary Sewer Testing: The sanitary sewer line shall be Low Pressure Air Tested; at the expense of the contractor; testing to be in accordance with recommended procedure in "Unibulk's" "Recommended Practice for Low Pressure Air Testing of Installed Sewer Pipe" UNL B-6. The minimum starting pressure for the test is 3.5 P.S.I. (in excess of the groundwater pressure at the top of the pipe) and there shall be no more than 0.5 P.S.I. drop in five (5) minutes. Manholes to be visually inspected. Lateral plugs shall be airtight to allow proper testing. Inspecting Engineer and the Engineering Bureau shall be informed of testing schedule three days in advance so they can witness the testing.
50. At the end of construction, after the site has been fully stabilized, all new and previously existing storm sewer facilities including, but not limited to, catch basins, area drains, manholes, junction boxes, flow control structures, pipes, all pipe support, permeable pavers and porous pavement shall be fully cleaned with equipment designed for that purpose to the satisfaction of the inspecting engineer.
- POROUS SURFACES:**
51. The ASTM No. 2 stone subbase material should be spread in minimum 6 in. lifts. Compaction is done with a 10 ton steel vibratory roller or a 13,500 lb plate compactor. Greater lift thicknesses are normal (i.e. 12 in.) when using either of these compactors. When using a roller, the first two passes are in vibratory mode and the last two are in static mode. Compaction is completed when no visible movement can be seen in the base when rolled by the compactor. Plate compactors with compaction indicators should be used to determine when compaction is completed. Stones will compact more completely if moisture during compaction. Aggregates shall not be crushed by the compactor.
52. The ASTM No. 57 base layer is spread and compacted as one 4 in. lift. The stone material should be moist during compaction for better consolidation. Use the subbase aggregate, the initial passes with the roller can be with vibration to consolidate the base material. The final passes should be without vibration. A 13,500 lb plate compactor can also be used to compact the ASTM No. 57 base layer.
53. When subbase and base lifts are compacted the surface should then be topped with 2 in. thick layer of moist ASTM No. 8 crushed stone bedding layer. This layer is screened and leveled over the ASTM No. 57 base. Metal rails are placed on the compacted ASTM No. 57 layer and are used to guide screening elevations. Various sizes of screening equipment can be used ranging from hand tools, bucket screeds powered manually or by machine, or a modified asphalt spread that uses a laser guidance system to maintain elevation. The surface tolerance of the screened ASTM No. 8 bedding material should be +3/8 in. over 10 ft. The concrete pavers should be placed immediately after the ASTM No. 8 stone bedding is placed and screened. Construction equipment and foot traffic should be kept off the spread layer.
54. After screening the bedding material, the pavers are placed on this layer. Paver installation can be by hand or with mechanical equipment.
55. The paver joints are filled with ASTM No. 8 stone. Depending on the PCP area, spreading and sweeping can be done with shovels and brooms, or larger areas with Bobcats and swept into the paver joints with powered brooms or sweepers. Once the joints are full within 1/4 in. of the paver surface, the surface must be swept clean prior to compaction as loose stones on the surface can mar the pavers, when in contact with a plate compactor.
56. After the PCP surface is swept clean, it is compacted with a plate compactor. A minimum of two passes should be made with the second pass in a perpendicular direction from the first pass. The path of the plate compactor should overlap several inches. For paving units 3-18 in. to 4 in. thick, the plate compactor should exert a minimum 3,000 lb/ft at 70 to 90 ft/s.
57. Compaction can cause some settlement of the stones inside the joints. If the stones are more than 1/4 in. from the paver surface, they should be topped up to the level with additional stones. The paver surface should be swept clean prior to opening the PCP to traffic. Aggregates in the paver joints can settle in early in the life of the pavement. Some settlement can be reduced through constant, thorough compaction of the base, pavers and bedding layers. However, it is advisable for the contractor to return to the site after six months, inspect the joints and top them up with aggregate if they have settled to more than 1/4 in. below the paver surface.
58. The above construction notes are from the Permeable Interlocking Concrete Pavements Manual by David R. Smith - Fourth Edition. Additional information for the design, specifications, construction, and maintenance of PCP are in the manual.
- UTILITIES:**
59. Proposed electric, telephone, cable, gas and water services are shown for schematic purposes only and are subject to change pending utility company review. These utilities shall be designed by others and installed in conformance to the requirements of the governing utility companies.
60. Easements may be required in favor of the various utility companies.
61. All proposed utility facilities shall be raised or lowered to be flush with finished grade.
62. Where necessary, existing utilities shall be reinstalled to meet all minimum coverage requirements.
63. Utility connections at building face shall be coordinated with the building contractors.
64. The contractor must supply and install drip lines with all conduits.
65. In general, each utility shall have a minimum clearance of three feet to any other underground utility.
66. Any and all utilities abandoned shall be capped or removed in accordance with utility companies' requirements.
67. Existing fire valves, if any, shall be cut flush to grade in accordance with Aquarion Water Company requirements.
68. The electric transformer and generator shall be located to meet all applicable Zoning setbacks.
69. It is the contractor's responsibility to install the electric conduits, cable conduits, and water service pipes as shown on sheet C-1. The contractor shall work with the utility companies and site engineer to install the installation in conformance to the requirements of the governing utility company. All conduits shall be concrete encased if required by utility company.
70. Gas service to the meter room shall be installed by the utility company.
71. Detectable Tape shall be used to mark piping listed below. The identification tape shall be buried at least 6-inches to 10-inches below final grade but no closer than 12-inches to the buried utility piping or service.
- High Voltage**
600 Volts & above
Red Cauton Electric Line Buried Below
- Low Voltage**
600 Volts & below
Red Cauton Electric Line Buried Below
- Telephone & Control**
Orange Cauton Telephone Line Buried Below
- Natural Gas**
Yellow Cauton Gas Line Buried Below
- Blue**
Cauton Water Line Buried Below
- Fire Protection Systems**
Blue Cauton Fire Line Buried Below Sprinkler
- Mail**
Blue Cauton Sprinkler Line Buried Below
- System**
Blue Cauton Sewer Line Buried Below
- IS & S Communication Conduit**
Orange Conc. N/A
72. Underground-Type Plastic Line Marker: Manufacturer's standard permanent, lightcolored detectable tape, continuous-printed plastic tape, intended for direct-surface service; not less than 4" wide X 4 mils thick.
- PAVEMENT AND PAVEMENT MARKINGS:**
73. Areas of new asphalt shall follow the details on Sheet SHEET C-2.1.
74. Areas of asphalt pavement that are disturbed by the construction of this project shall be replaced in accordance with the asphalt surface of the existing grade of asphalt paving shall be blended to existing grade and the edge of the concrete pavement smoothly with no slopes exceeding 4%.
75. Existing features such as but not limited to walks, curbs, and pavement damaged by construction activities shall be repaired at no additional cost to the owner.
76. Bituminous curbs damaged by the project, if any, shall be replaced with the new bituminous curbing machine laid Class 3 as described in Sections 8.15 and M.04 of the CT DOT Form 816.
77. Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.
78. Contractor shall engage a testing lab who shall verify the base course material by means of a sieve analysis and perform compaction testing of the base and each course of pavement. Site Engineer shall review with the contractor the required testing at the preconstruction meeting. Site Engineer shall approve base course prior to placement of each layer of pavement.
79. The Contractor shall engage a qualified independent testing agency to perform field inspections and tests and to prepare test reports. Testing agency will conduct and interpret tests and state in each report whether tested work complies with or deviates from specified requirements.
80. Additional testing at Contractor's expense, will be performed to determine compliance of corrected work with specified requirements. Remove and replace or install additional hotmix asphalt where test results or measurements indicate that it does not comply with specified requirements as directed by the Site Engineer.
81. Contractor is responsible to place the hotmix asphalt mix as required in the drawings, details and the applicable Section of the CT DOT FORM 816 (latest edition).
82. Compaction shall be constructed as specified in the CT DOT FORM 816 (latest edition), Section 4.06 specification, the drawings and the details. Testing lab shall verify compaction of each course of pavement as directed by the Site Engineer.
83. After the asphalt pavement has cured sufficiently to support the weight of a water truck without marking the newly installed pavement, it shall be water tested for low spots, areas of bleed or no drainage, etc. A water truck shall spray a sufficient amount of water on all pavement sections to observe the drainage of water. There shall be positive drainage on all areas of the pavement. Any visible low spots where significant water (greater than or equal to 3/16" in depth) is left standing, shall be clearly marked for the Contractor to repair prior to final acceptance. These areas must be sawcut and removed down to the base course prior to replacement with fresh asphalt mixture to the full blend approved design. The base course and edges of sawcut asphalt must be treated with seal oil prior to new section of asphalt being installed. The Owner's Representative or inspecting AE shall be notified 48 hours in advance of water test so that he may be present during the test.
84. The inspecting engineer and contractor will review the testing requirements at the preconstruction meeting. At this meeting, samples to be tested and compaction testing protocol will be discussed. Testing and approval of the subgrade, base course and asphalt layers prior to the installation of the next layer to determine if the work complies or deviates from the specified requirements. Prior to installation of the base course, contractor shall contact inspecting engineer to determine the suitability of the subgrade material, base course and asphalt. Additional excavation or base course may be required.
85. Finished paving shall be free of "bird baths" and be smooth on the slopes specified on the plans.
86. Finished grade shall be within 1/2 inch of that noted on the drawings.
87. The pavement shall be protected from vehicular traffic of any kind with the use of barricades, etc. for a minimum period of 24 hours after their completion. Maintain and protect asphalt surface from scrapes, tears, spills, hydraulic leaks, and any other construction damage for the remainder of construction until Owner's Representative acceptance. Contractor is responsible for clearing, repairing, seal coating, patching, and re-striping as necessary to obtain Owner's Representative's final approval/acceptance.
88. Thicknesses of all layers shown are after compaction. Compact all layers to 95% per ASTM D 1557 (Modified Proctor Method).
89. New pavement markings shall be painted with epoxy resin paint in compliance with the CT DOT Form 816 Section 12.09 as revised.
90. New sign material and sheeting shall be made of reflective material in compliance with CT DOT Form 816 Section 12.08 as revised. Type I Reflective Sheeting shall be used for signs with white background. Type III 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.
91. All signs and pavement markings installed along the state road must conform to the "Manual on Uniform Traffic Control Devices," the latest State of Connecticut Catalog of Signs and standard as revised.
92. All pavement stripping and replacement shall conform to the Town of Greenwich standards and the latest edition of AASHTO Highway Design Manual.
- SEDIMENT AND EROSION CONTROL NARRATIVE:**
- The purpose of the Sediment and Erosion Control Plan, details, and notes is to outline a program that minimizes soil erosion during construction. The primary policies of the program are:
- a) Trapping particles at source by promptly stabilizing disturbed areas;
- b) Avoid concentration of water;
- c) Avoid contamination of existing storm drains;
- d) Maintenance (weekly maintenance and after storm events) of controls to ensure they are functioning properly.
- SEDIMENT AND EROSION CONTROL NOTES:**
93. Sheet C-4.1 is intended to describe the soil sediment and erosion control treatment of this site only. For other details with respect to construction, see appropriate drawings.
94. All sediment and erosion controls shall be done in conformance with the "Connecticut Guidelines for Soil Erosion and Sediment Control," dated May 2002, prepared by The Connecticut Council on Soil and Water Conservation.
95. The contractor is assigned the responsibility for implementing this sediment and erosion control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Zoning Department of any transfer of this responsibility, and Inland Wetlands and Water Courses Agency that construction is to begin three (3) days prior to commencing work.
96. Temporary sediment control measures and tree protection must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.
97. No construction or construction equipment or storage of materials will be allowed on the downhill side of the site fence or within fenced off areas, except during construction of the proposed facilities shown beyond the fences.
98. Where existing trees are to be saved, trees shall be protected with trunk armorizing where shown. Tree limbs shall be trimmed as needed to protect the trees from damage by construction operations. Such trimming shall be minimized. Armoring and any limb trimming should be done before construction begins. Tree protection should be maintained during construction. Equipment Traffic and materials storage over the tree roots shall be avoided.
99. Anti-tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pads consist of 2' - 4' crushed stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads (minimum length of 50').
100. The location of each stockpile will vary throughout the construction period. Excavated fill and earth stockpiles shall be stored on site. 5ft fence shall be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drain, wetlands and watercourses.
101. 5ft fence shall be Minil windbreaks, Amoco asphalt or equivalent approved by Site Engineer. Filter fabric used shall be Minil 100s or equivalent. Install all fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.
102. Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for as soon as practicable. Prepare seedbeds (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to meet below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 consists with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Re-seed or overseed if necessary.
- Temporary Seed Mix:**
Perennial Ryegrass 40 lbs./ac. (1 lb/1000 sq ft)
- Permanent Lawns:**
Kentucky Bluegrass 20 lbs./ac.
Creeping Red Fescue 20 lbs./ac.
Perennial Ryegrass 5 lbs./ac. (1 lb/1000 sq ft)
- Optimum Seeding Dates:**
April 15 through June 15
August 15 through October 1
103. Any disturbed area shall be restored to the preconstruction condition. Existing shrubs shall be carefully dug up, stored in a temporary nursery during the project and replanted as directed by the Owner. The time during which these bushes are out of the ground must be minimized. The contractor shall keep the shrubs watered and out of the direct sun during the time.
104. If disturbed areas are not seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and re-mulch when season permits.
105. Mulch shall be replaced with erosion control blankets where specified on the plans. Blankets shall be jute netting installed as per the details. Additional areas may have to be covered with blankets as directed by the Site Engineer. Other blankets and methods may be used if approved by the site engineer.
106. All dewatering pump must have sediment and erosion control provisions to maintain clear water discharge (not muddy). Each dewatering pump shall discharge into the existing or proposed storm drainage system in a manner that will not cause erosion, sedimentation, nuisance or safety hazards. Each dewatering pump intake shall be placed in a clean, perforated 55 gallon drum, surrounded by at least 18 inches of 3/4" crushed stone. The entire surface of the drum (sides, top and bottom) shall be protected from silt water entering the drum. If necessary, the pump discharge shall pass through a sediment basin of adequate size to further clarify the pump discharge prior to entering the storm drainage system. Such basin could be made from an excavated pit or by using a silted trash damper. The basin would have a piped overflow leading into the storm drainage system. Alternative methods may be used, such as well points, other types of pump intake filters and sediment basins, if approved by the inspecting engineer and governing agencies. All pump discharge from dewatering shall be clear at the point where it flows off the property.
107. All runoff from dewatering activities shall be filtered through 2 rows of slit fence backed with haybales and directed towards a temporary sediment trap.
108. Upon installation of each catch basin and area drain, immediately surround it with haybales as per sediment filter detail.
109. Haybales shall be new and are to be replaced whenever their condition deteriorates beyond reasonable usability.
110. Temporally block pipes leading into the storm water infiltration system until upland areas are thoroughly stabilized. Under no circumstances shall sediment or silt water be allowed to enter the infiltration system.
111. Install permanent rip rap with the construction of headwalls. Immediately install haybales until the site is thoroughly stabilized.
112. Pavement and curbing should be placed as soon as possible after drainage is installed.
113. Loaded trucks shall be covered as required to keep down dust.
114. Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction and as directed by Site Engineer.
115. Dust control to be achieved with watering down disturbed areas as required.
116. After each storm event or once bi-weekly, all sediment and erosion controls shall be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer. It is the Owner's responsibility to retain such consultant.
117. Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.
118. All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of legally.
119. Excavated material from temporary slit traps must be stockpiled on uphill side of slit fence.
120. Excavated silt and earth stockpiles shall not be permitted to be stored on site. Excess material shall be disposed of legally.
121. Periodically and upon completion of the job, clean silt from any affected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.

Town of Greenwich Standard Construction Notes

Site and Subdivision Plans

1. A Highway Permit is required for all work within the Town of Greenwich – Right of Way.

2. All work within the Town of Greenwich – Right of Way shall be connected to Town of Greenwich Standards.

3. Catch basins for private driveways shall have a minimum grate of two feet by two feet. If the driveway is curbed the catch basin shall have a minimum curb rake of six inches. Each driveway catch basin shall also have a minimum two -foot stump and bell trap.

4. All drainage connections to the Town drainage system shall be gravity lines. If a discharge from a sump pump is connected to the Town drainage system it must discharge to a drainage structure on private property and then be connected to the Town drainage system. All sump pumps require a backflow preventer (check valve) between the pump and the drainage structure. A Drain Connection Permit from the Highway Division is required for all connections to the Town drainage system.

5. In roadway cuts, subsides shall be required if erosion occurs during construction or within one year after road construction is completed and accepted, even though plans may have been approved without subsides and/or roadway construction has been completed.

6. All retaining walls greater than three feet are required to be designed, and inspected during construction by a Professional Engineer Registered in the State of Connecticut.

7. All detention/retention systems must follow per manufacturer's specifications. All systems shall use a manifold system to distribute runoff evenly into each row of inlets. Detention systems will have a manifold system that creates the longest travel time to the control structure. All detention/retention systems must use a structure such as a manhole for the control structure so all flow control devices can be accessed for maintenance.

8. All infiltration systems must meet the Stormwater Infiltration/Recharge Design Requirements in Appendix B of The Town of Greenwich Drainage Manual. There must be at least a 2-foot separation distance from the bottom of stone below the infiltration structure to the seasonal high groundwater or bedrock/ledge (this separation requirement may be waived or reduced by the approving authority on a case-by-case basis). A 3-foot separation distance is required from the bottom of stone below the infiltration structure to seasonal high groundwater for land uses with higher potential pollutant loads (high land uses). Prior to the installation of the infiltrations the engineer shall verify the infiltration structure is being installed in the approved location and if the location has been changed additional soil testing shall be performed and the engineer shall approve the revised location. A review by the approving authority will be required.

9. Each BMP to be installed shall have the soils beneath the BMP scarified or tilled to improve infiltration.

10. The contractor must construct the bioretention area following the specifications in Appendix G of the Town of Greenwich Drainage Manual February 2012 as amended.

11. All areas that are used by construction equipment and used for contractor parking must have the soil tilled 12 to 16 inches and amended with small amounts of organic material if needed. The area to be restored shall be determined by the site engineer.

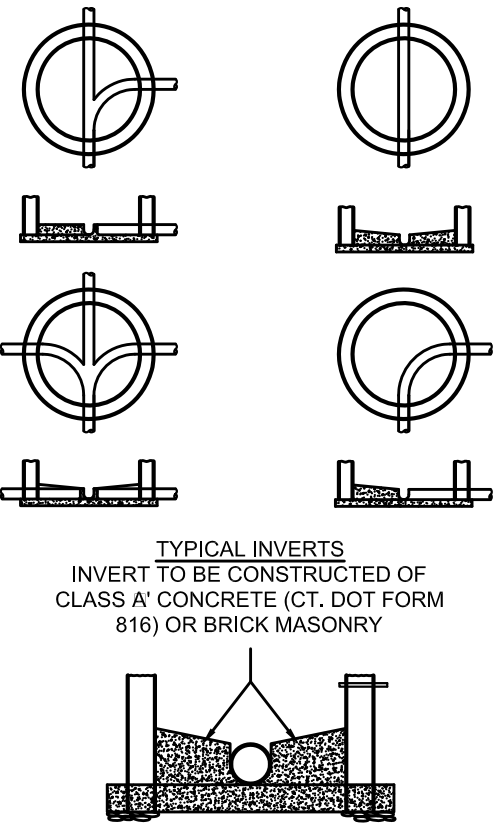
12. Compas-Amended Soils must follow the requirements as stated in the Town of Greenwich Drainage Manual February 2012 as amended.

13. To obtain a Certificate of Occupancy the submittal must include the following:

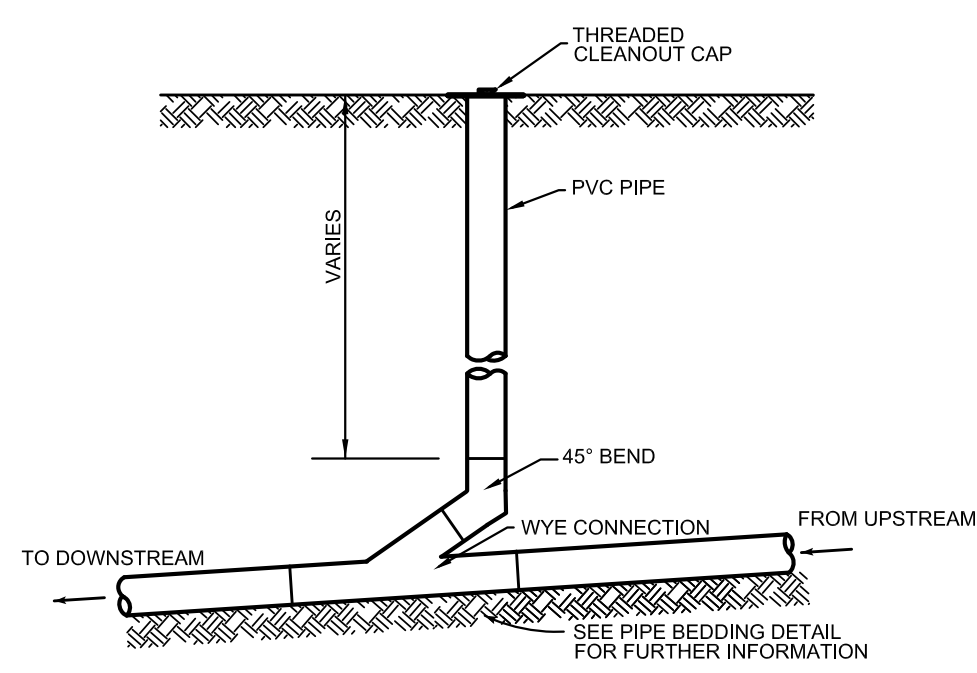
- Items on Checklist for Certificate of Occupancy – Form CL-105
- Improvement Location Survey (Items on Checklist for Improvement Location Survey Depicting "As-Built" Conditions – Form CL-100)

February 2014



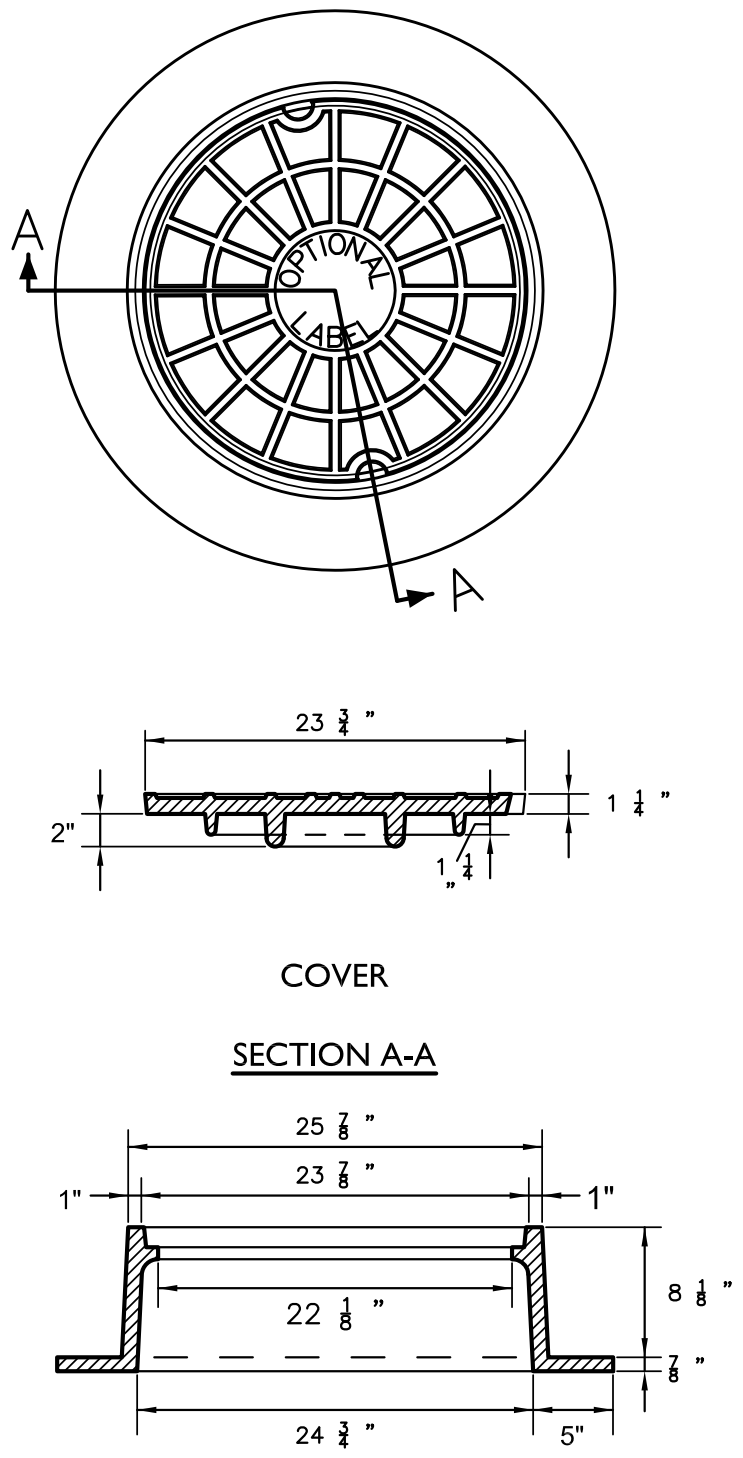


MANHOLE INVERT
N.T.S.



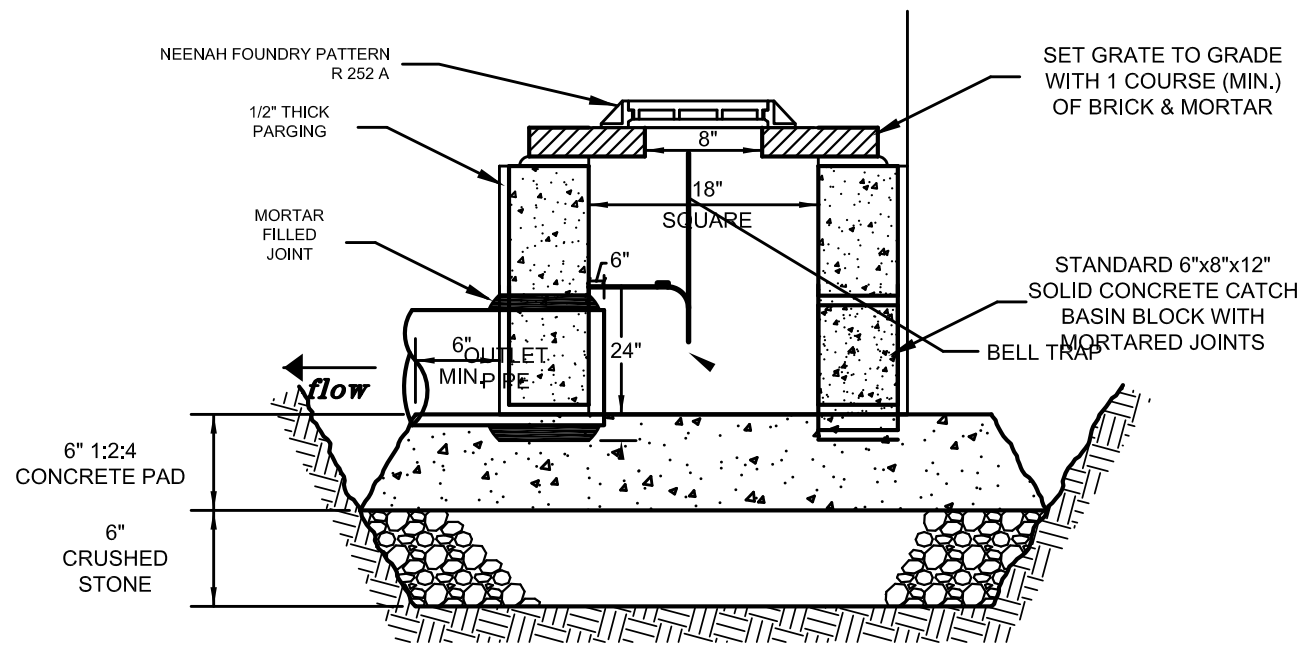
FLUSH SANITARY CLEANOUT DETAIL
N.T.S.

ALL WEIRS TO BE INSTALLED IN THE MIDDLE OF THE MANHOLE AND BUILT UP AROUND THE EDGE AS NECESSARY TO ACHIEVE THE DESIGNED WEIR LENGTH

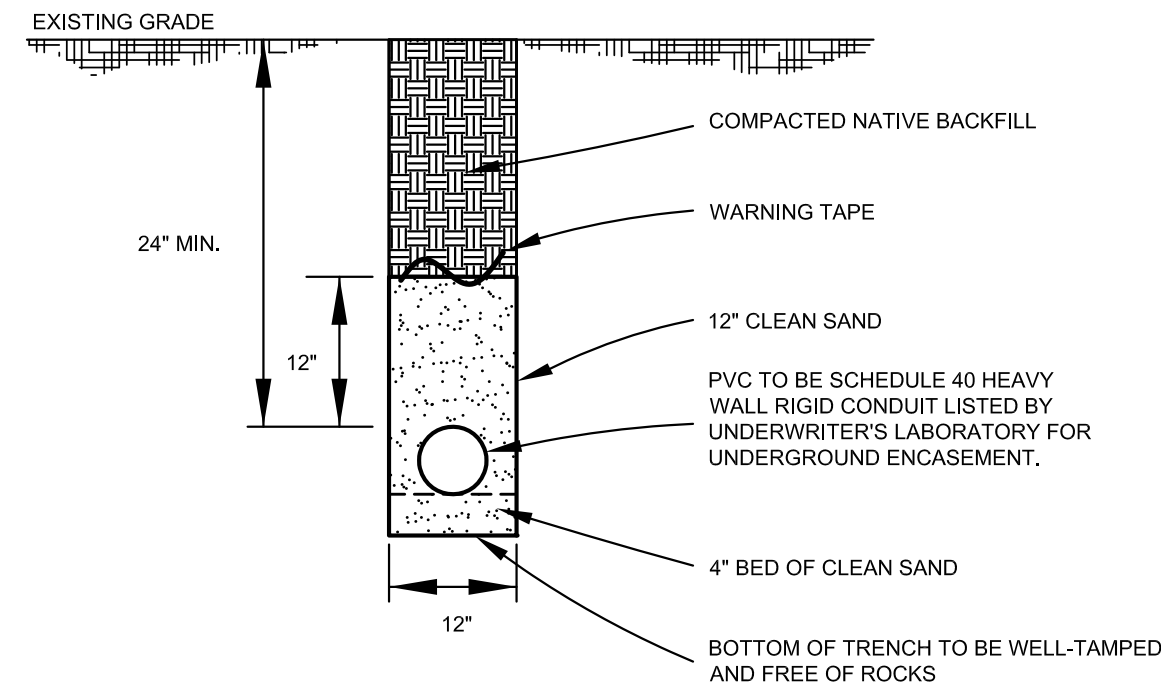


APPROXIMATE WEIGHTS		
	STEEL	IRON
COVER	157.54 LBS.	144.53 LBS.
FRAME	327.98 LBS.	300.90 LBS.
TOTAL	485.52 LBS.	445.43 LBS.

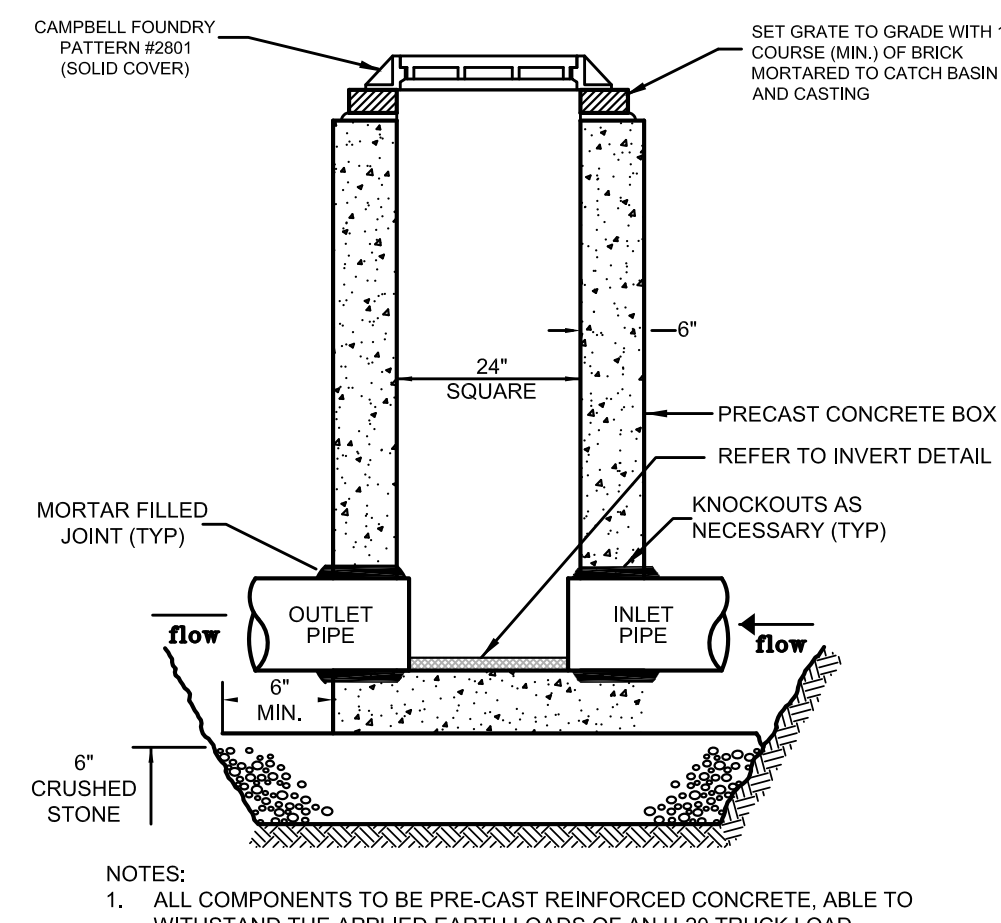
MANHOLE FRAME & COVER
N.T.S.



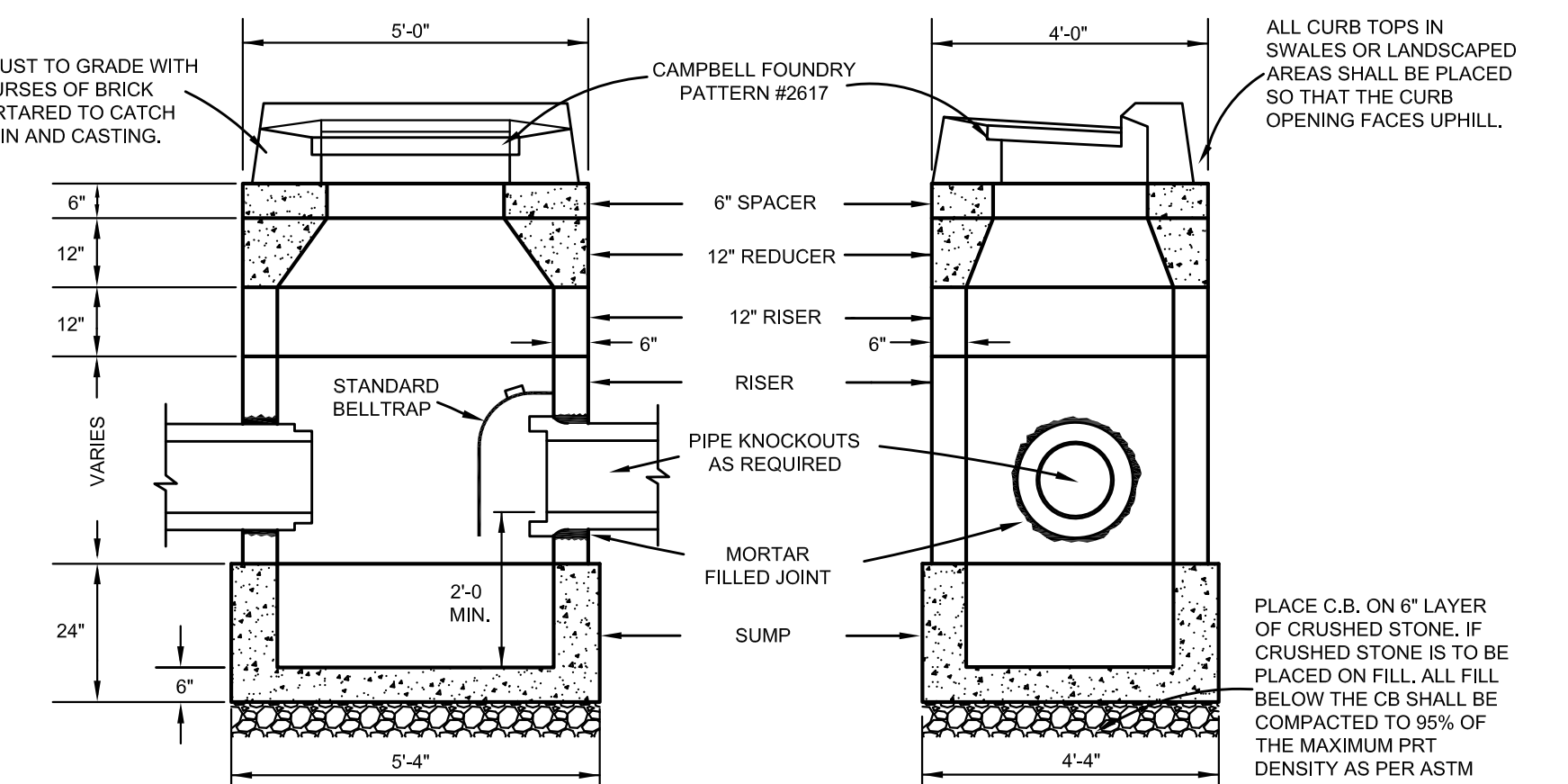
18" COURTYARD DRAIN
N.T.S.



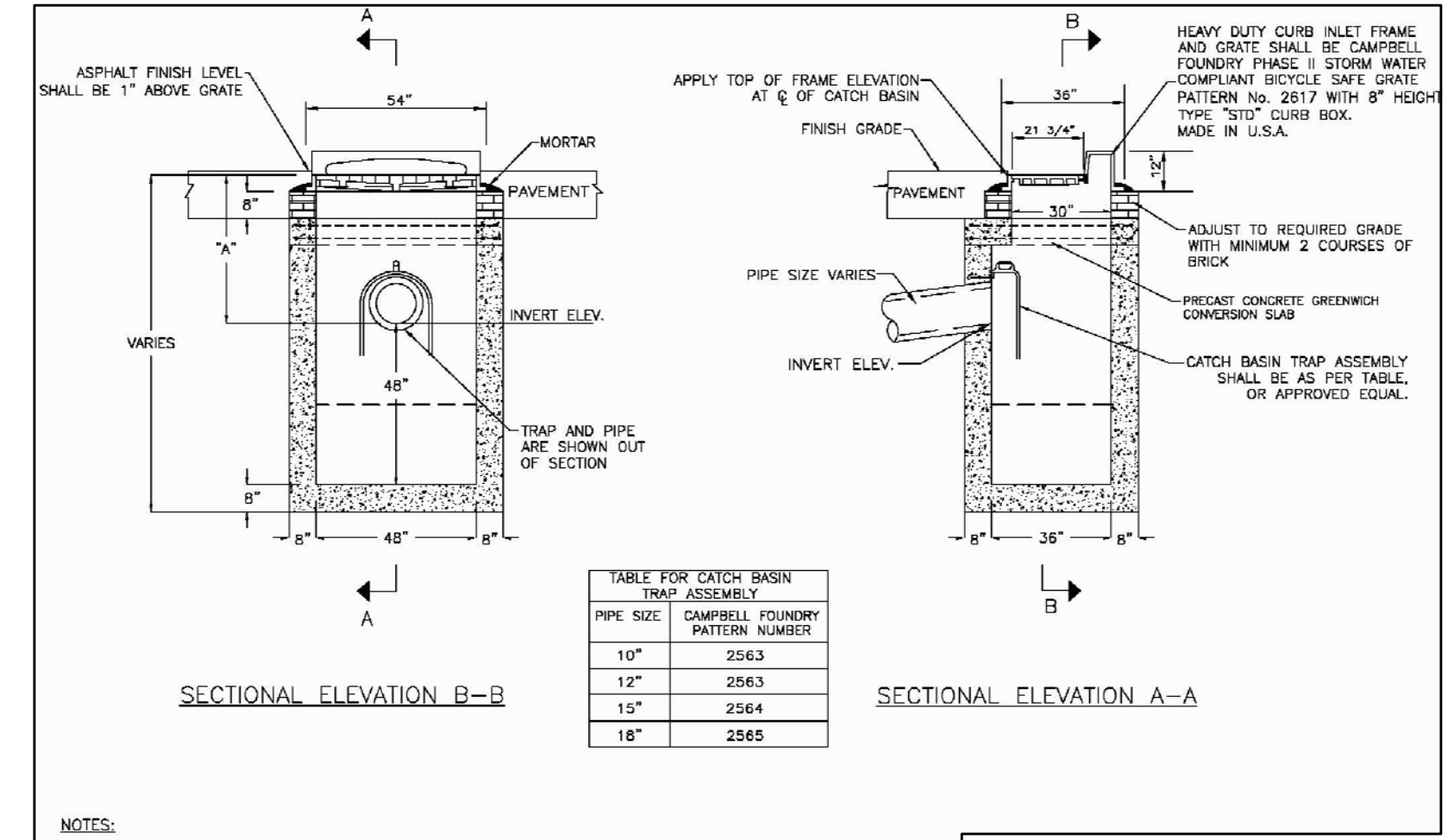
CONDUIT TRENCH DETAIL (SAND BEDDING)
N.T.S.



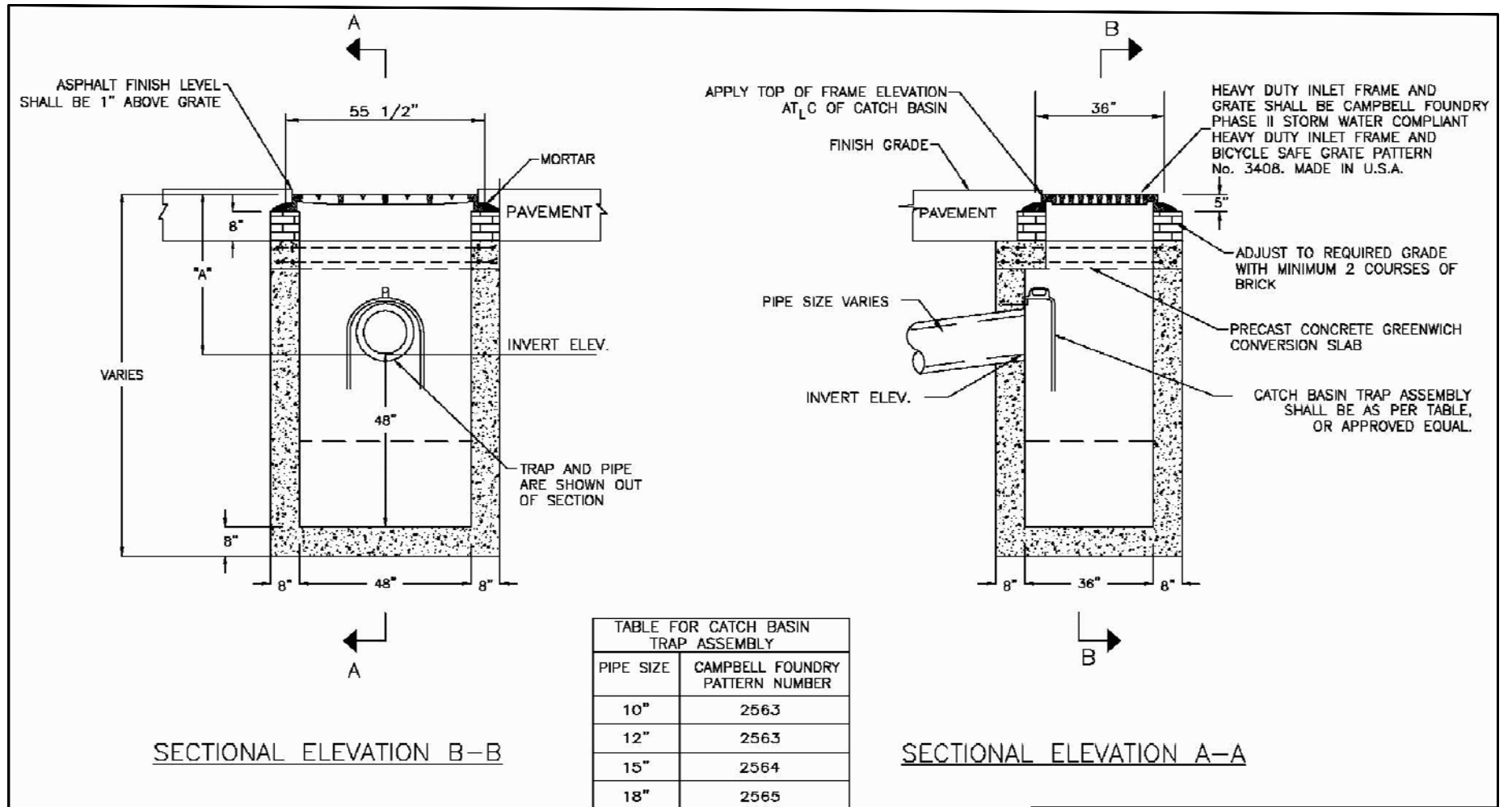
JUNCTION BOX
N.T.S.



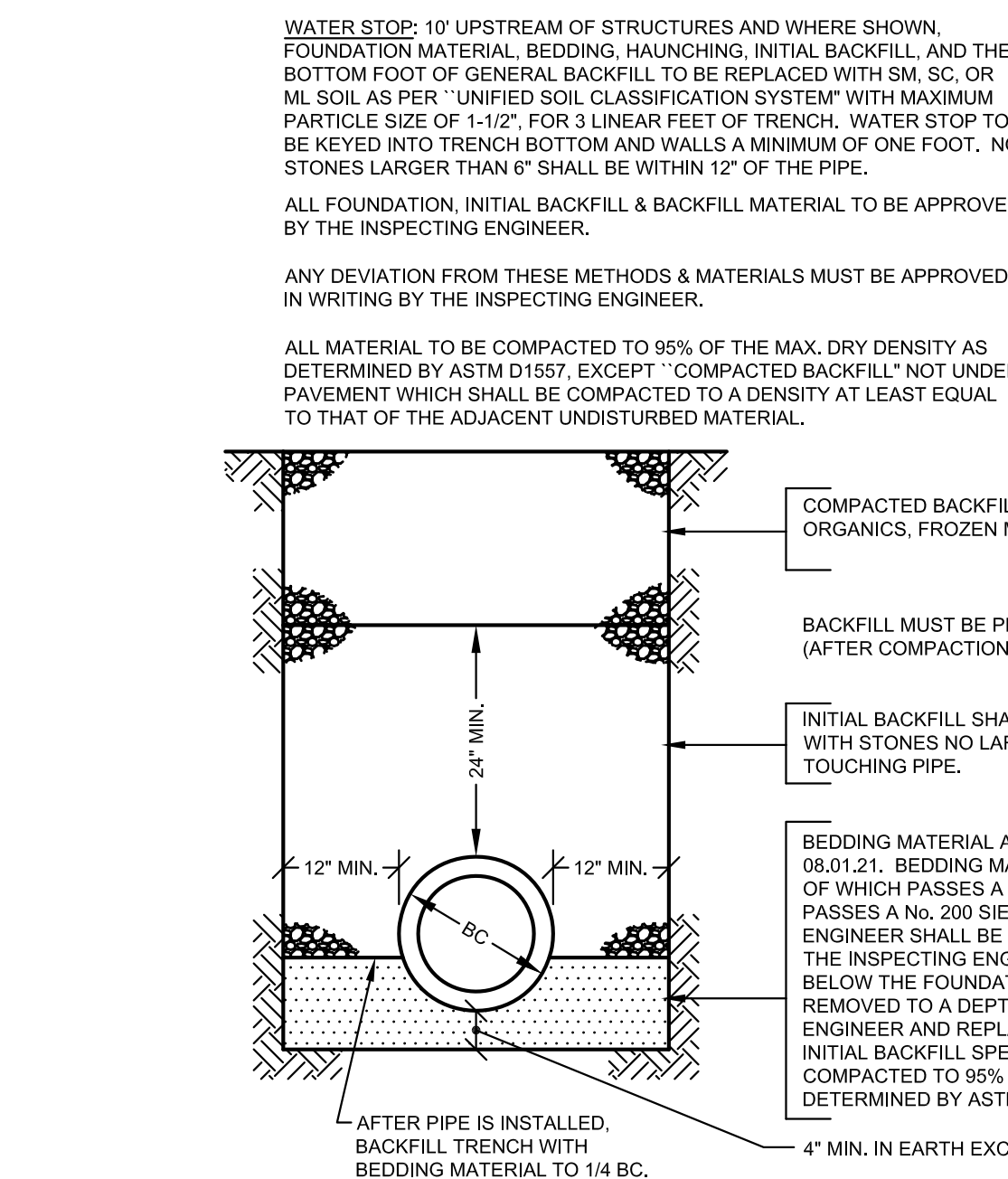
CATCH BASIN DETAIL
N.T.S.



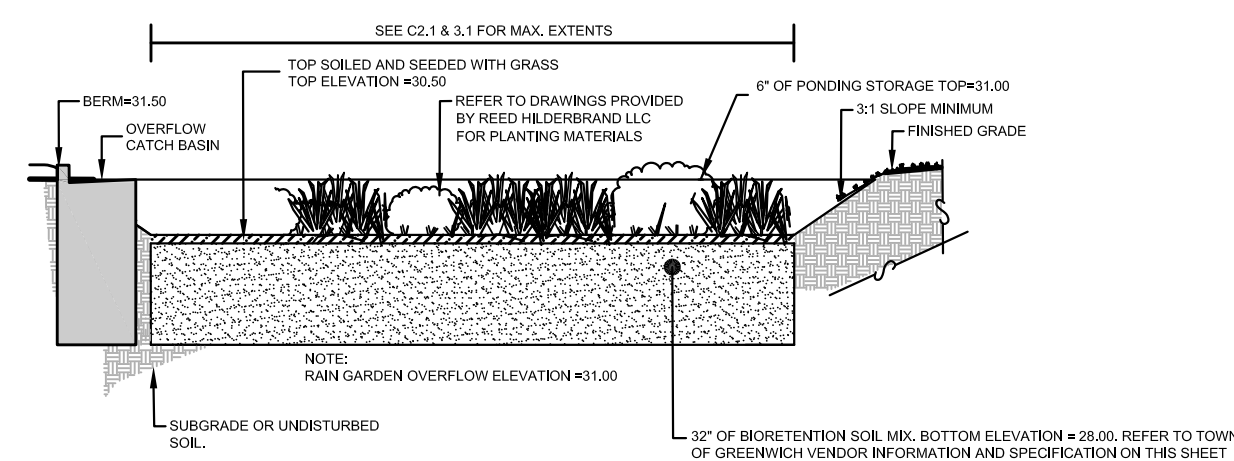
TYPE "C-I" STANDARD PRECAST DRAIN (TOWN OF GREENWICH STANDARD)
N.T.S.



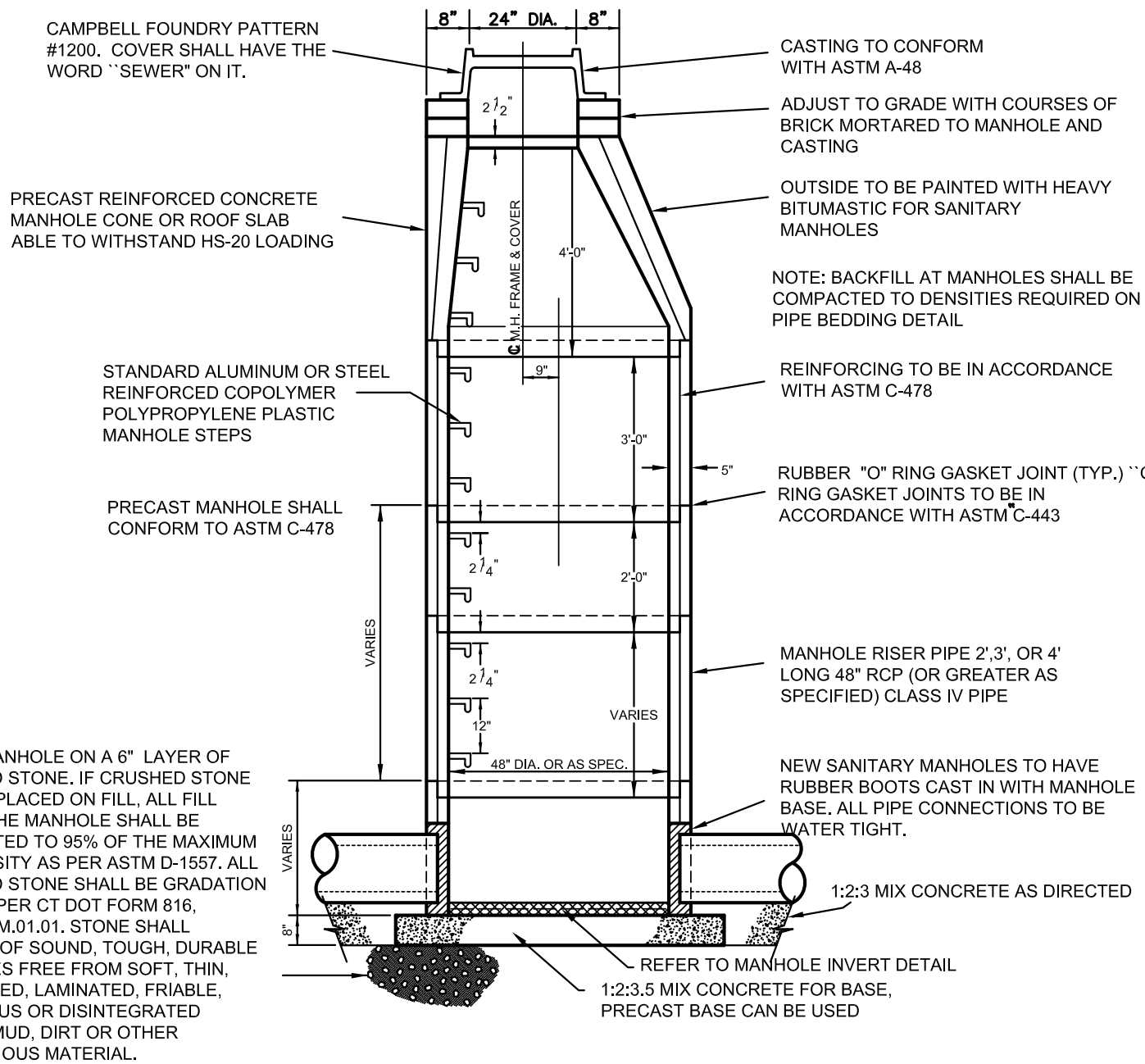
TYPE "C-I" CURBLESS PRECAST DRAIN (TOWN OF GREENWICH STD DETAIL 507.20)
N.T.S.



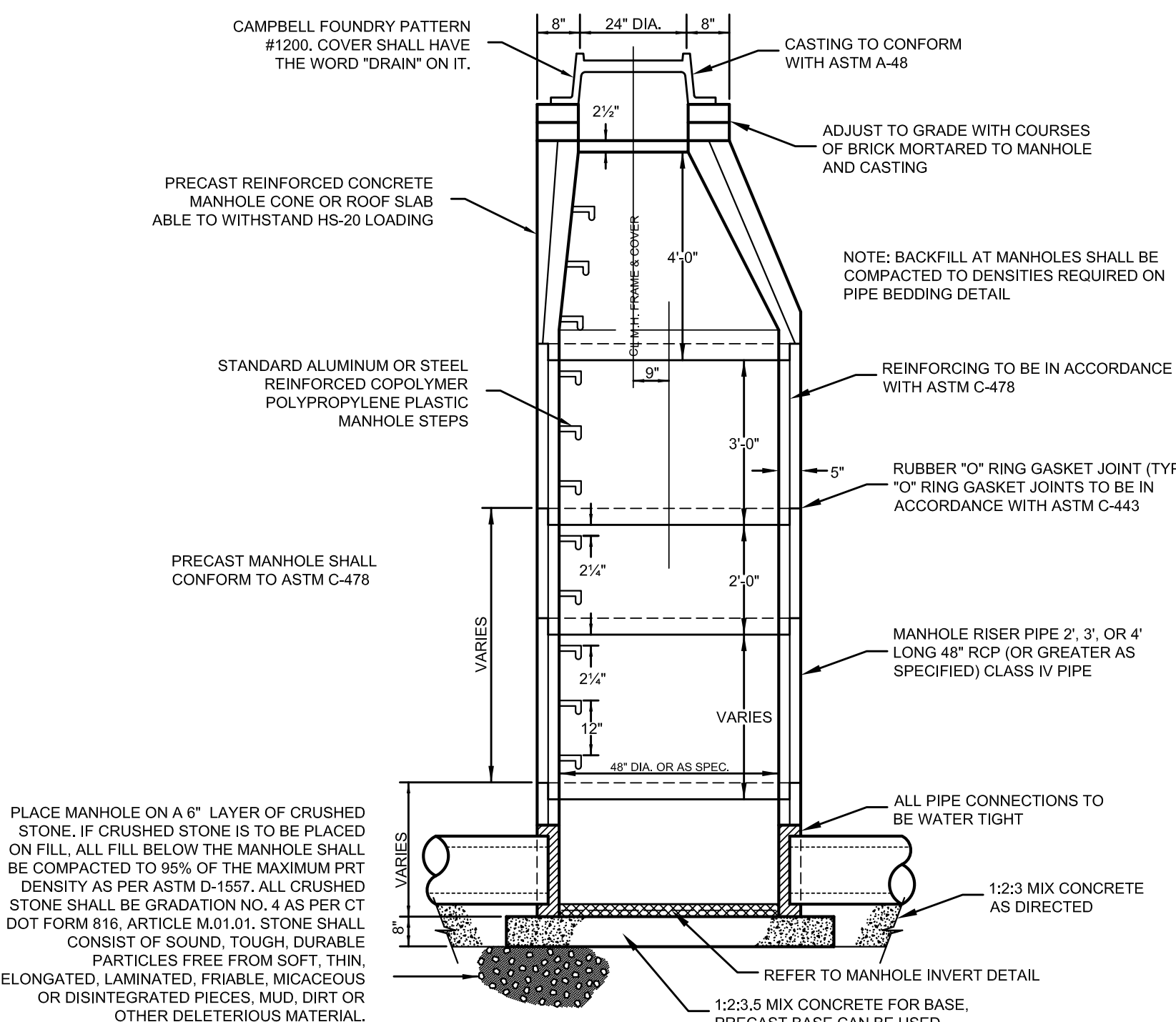
PVC/RCP PIPE TRENCH BEDDING DETAIL (48" DIA. & UNDER)
N.T.S.



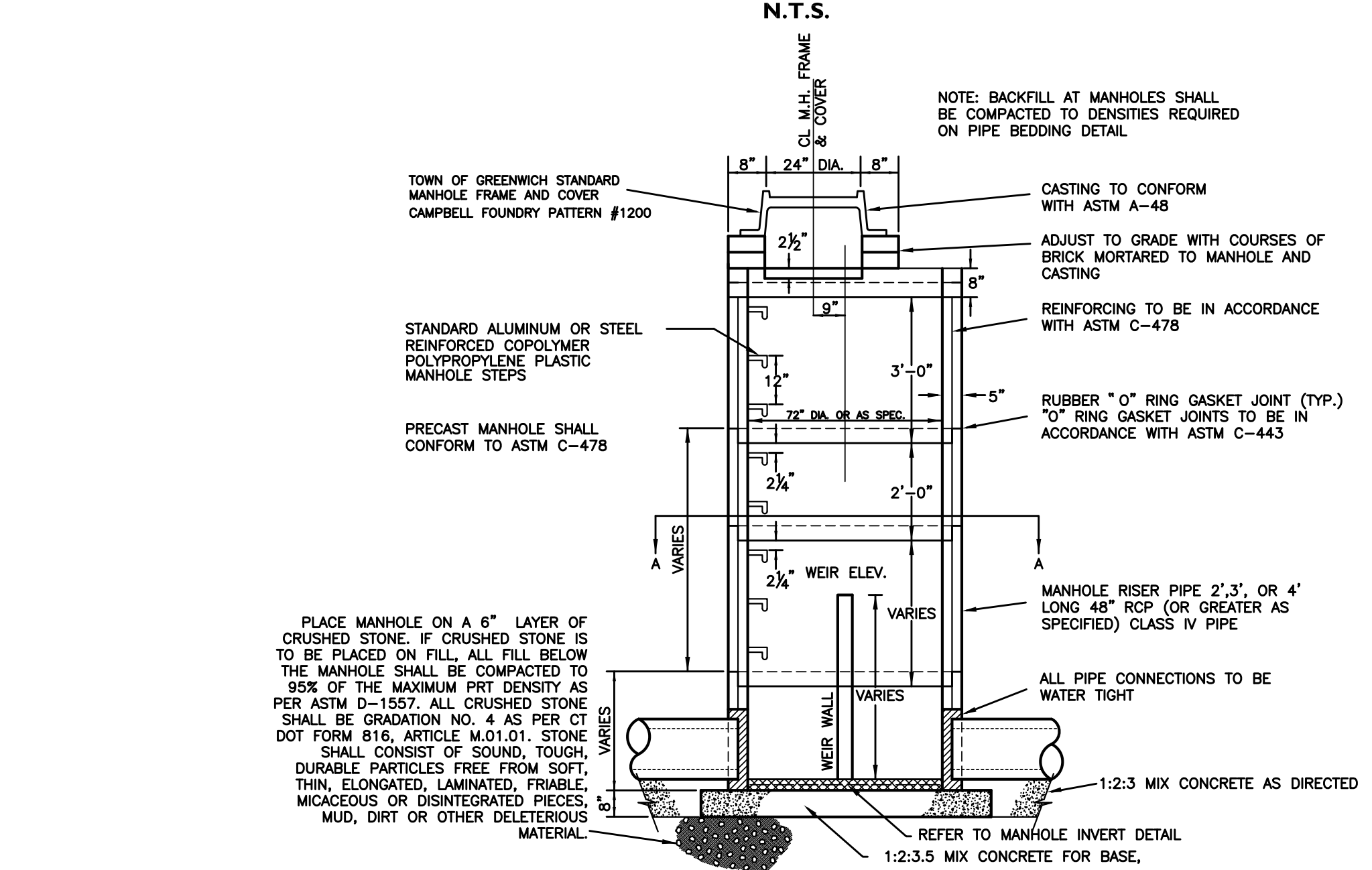
RAIN GARDEN DETAIL
N.T.S.



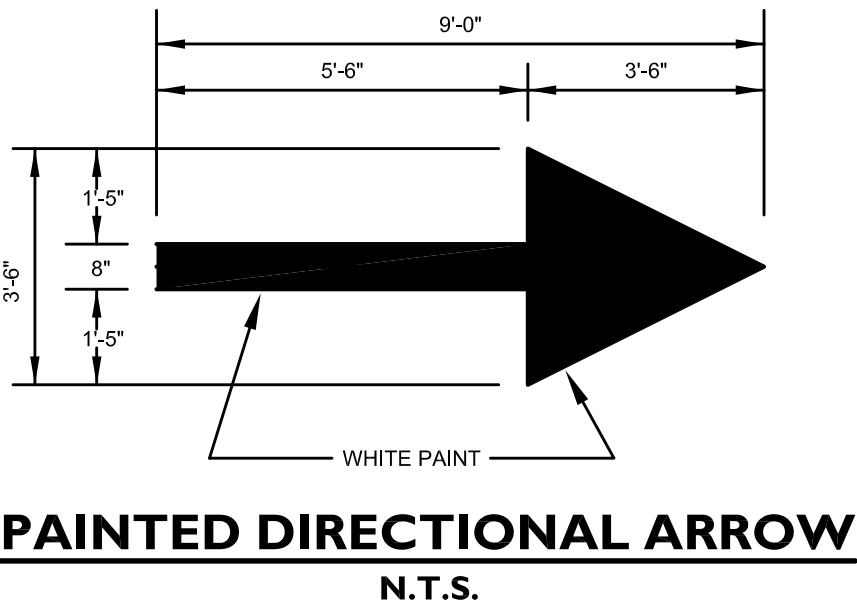
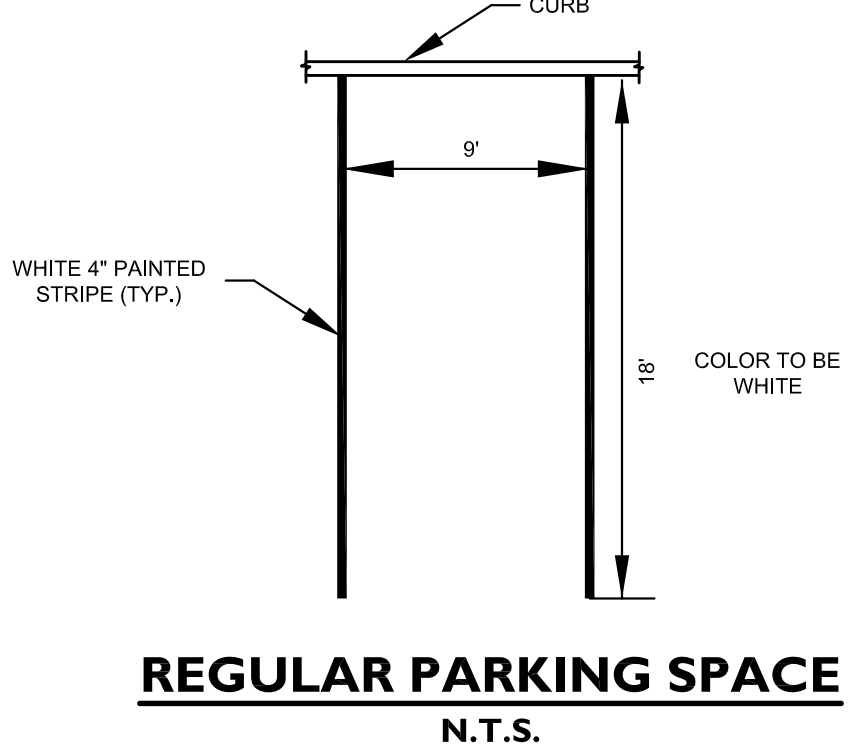
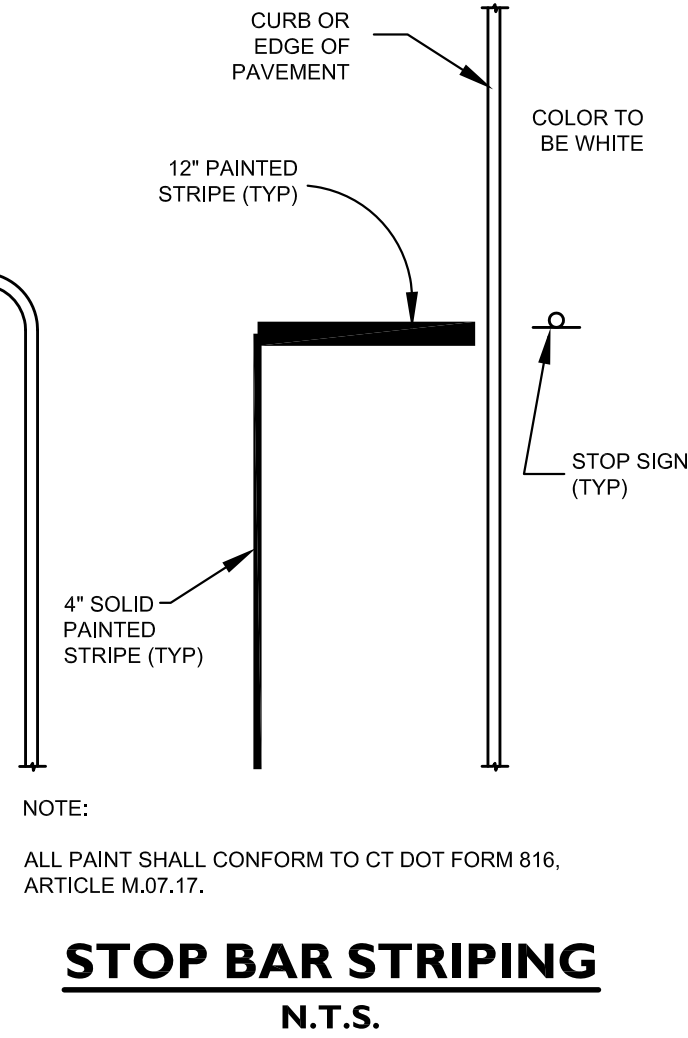
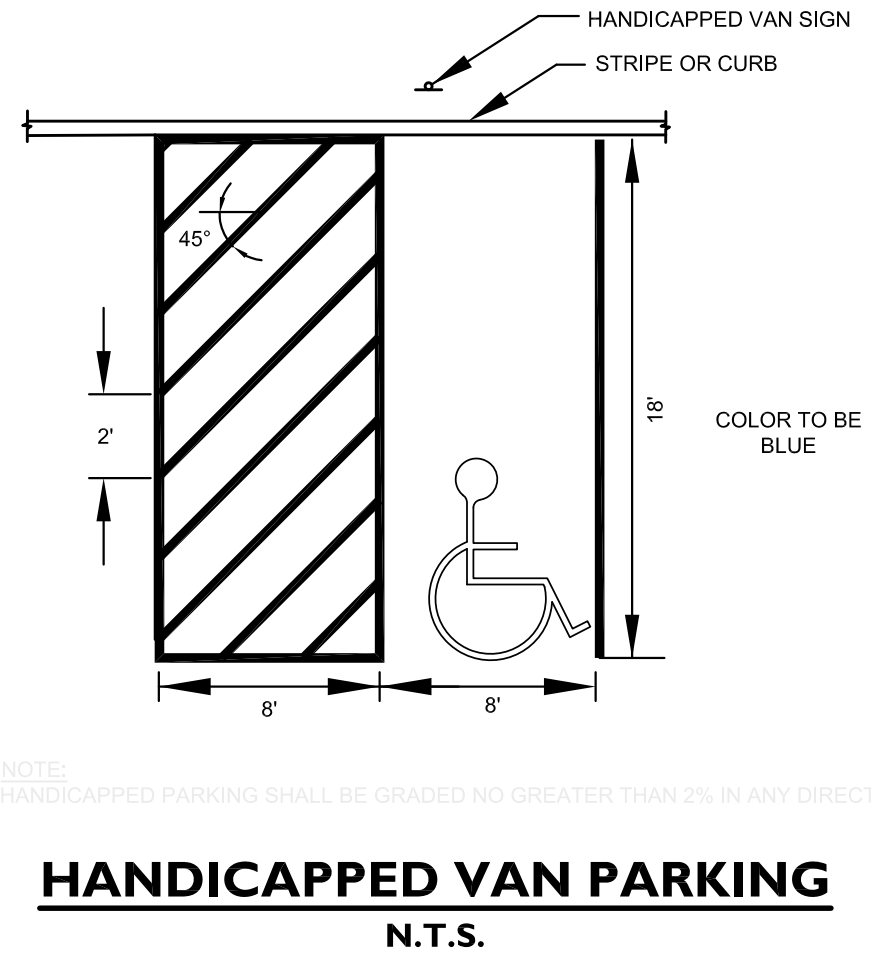
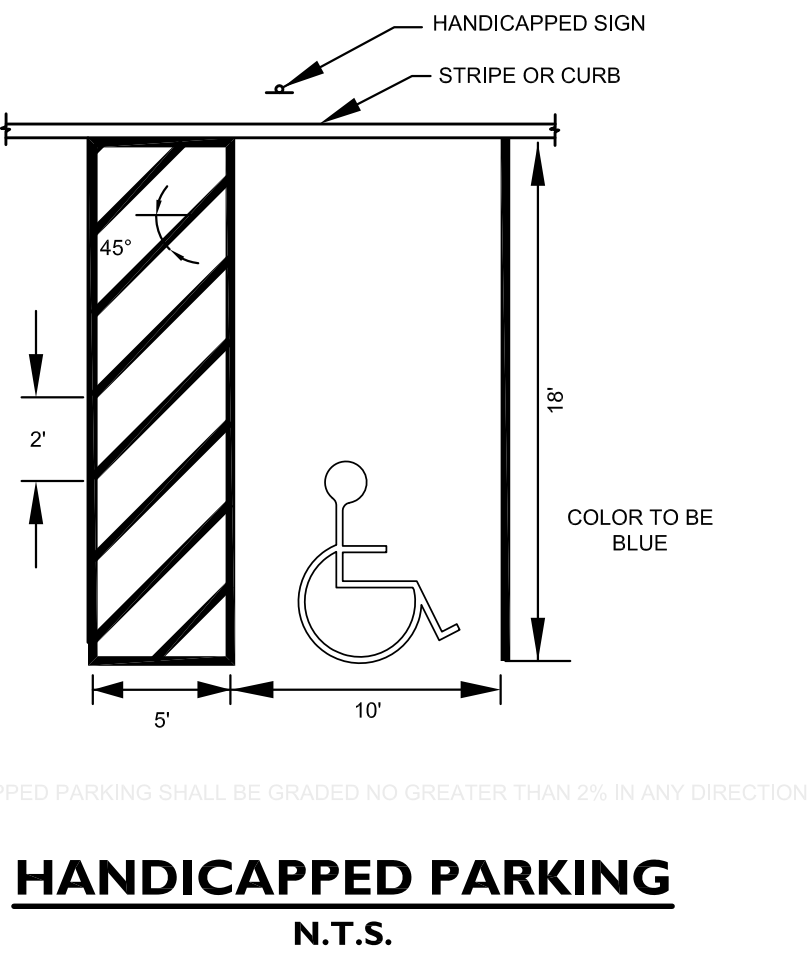
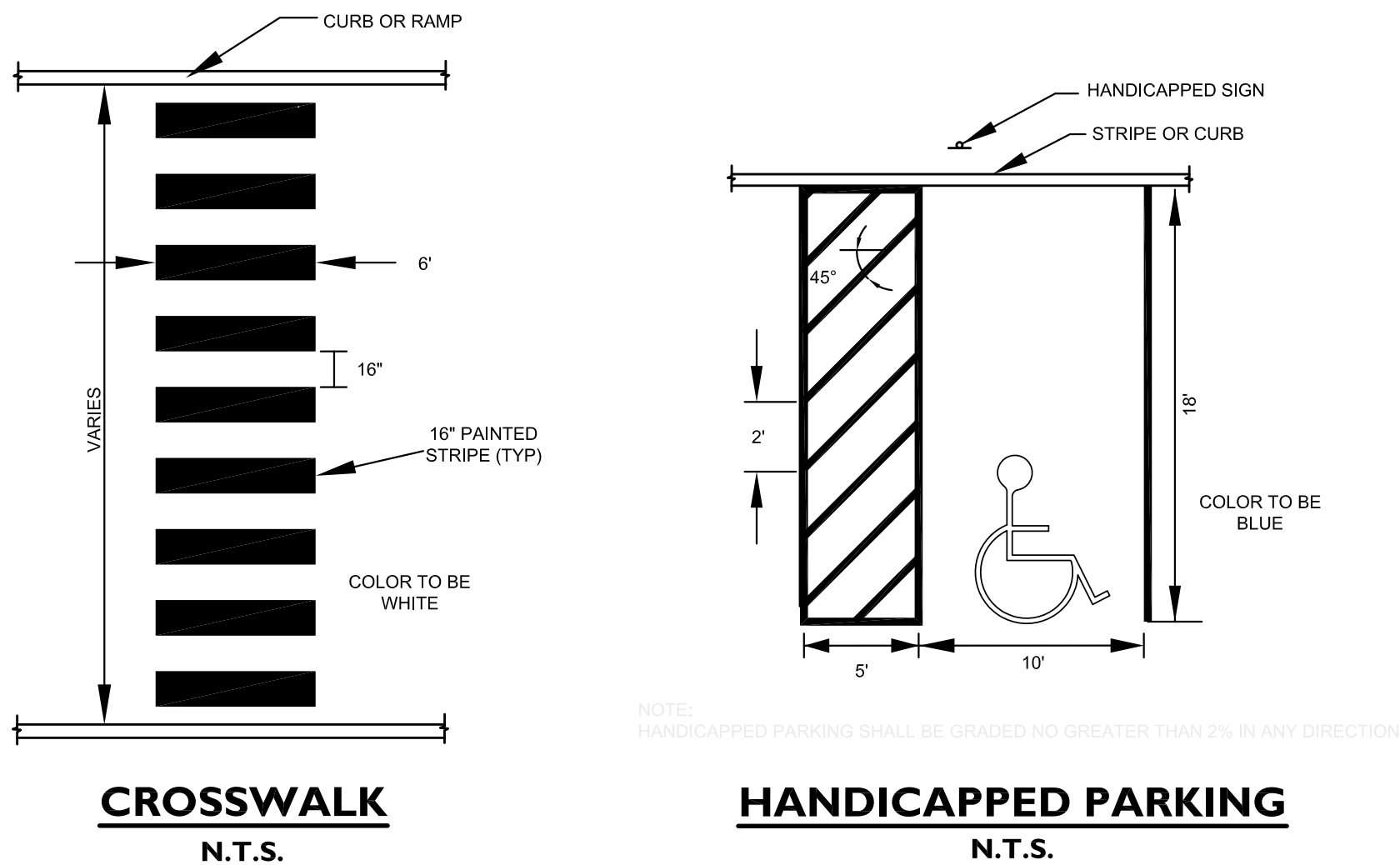
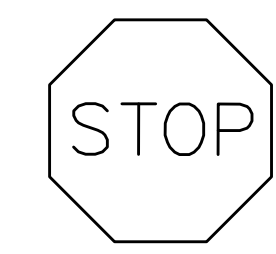
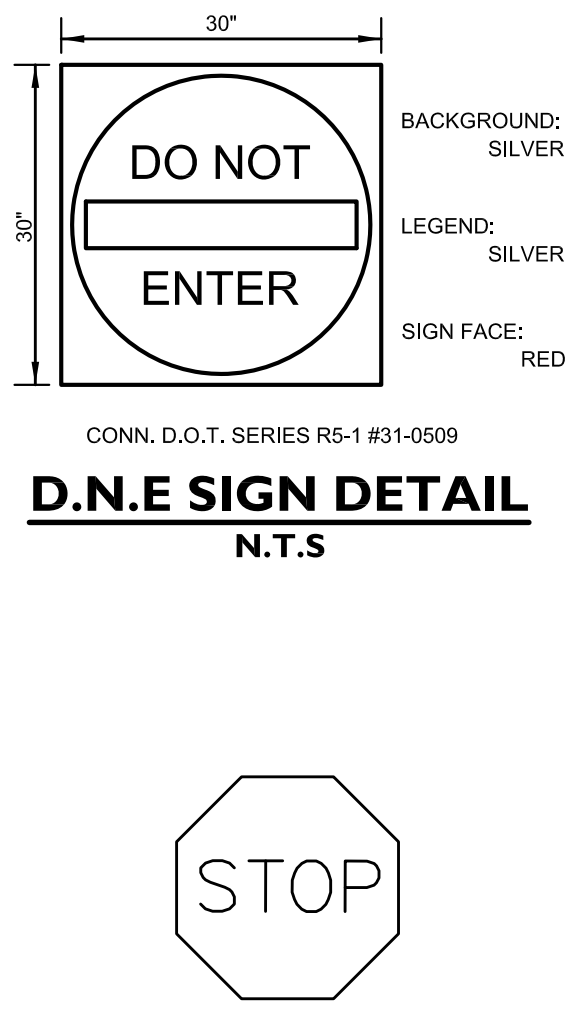
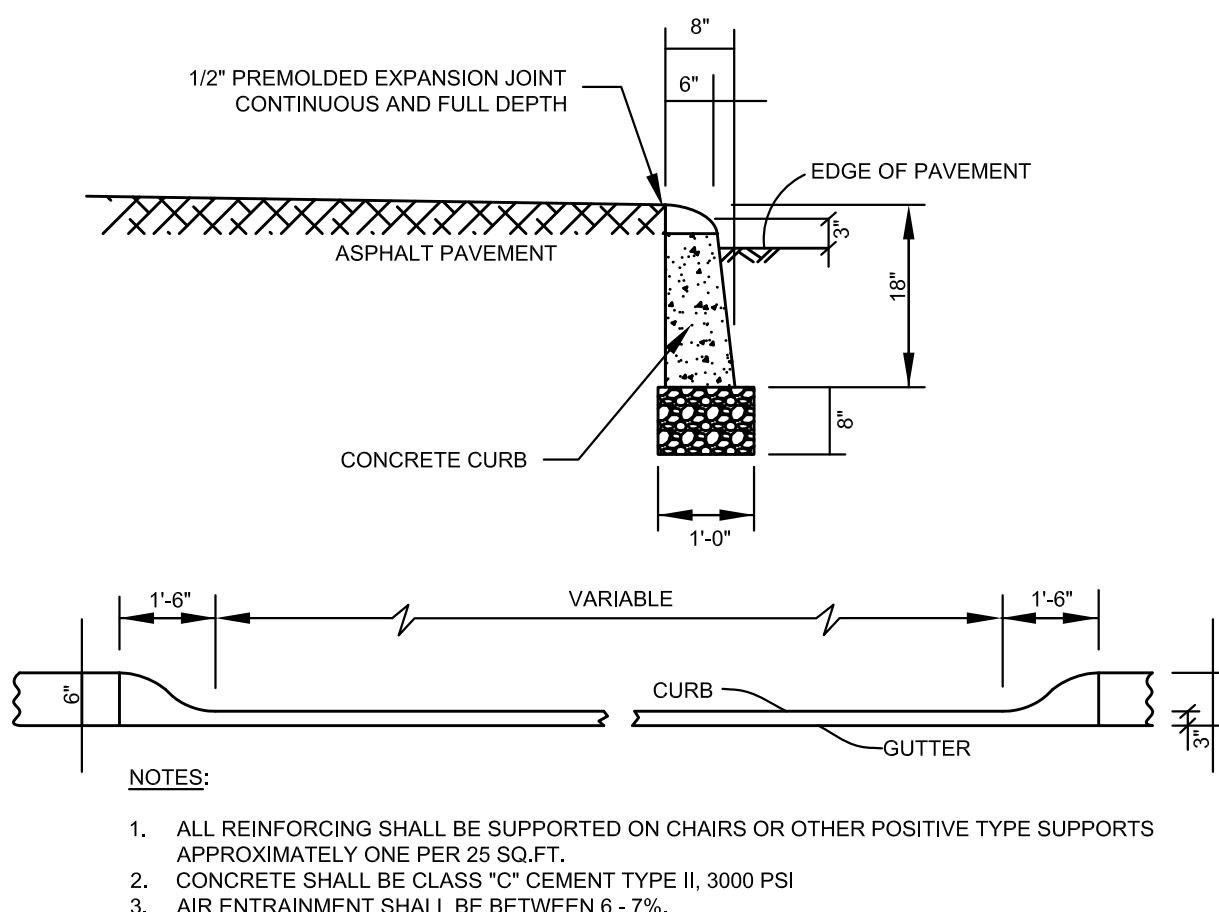
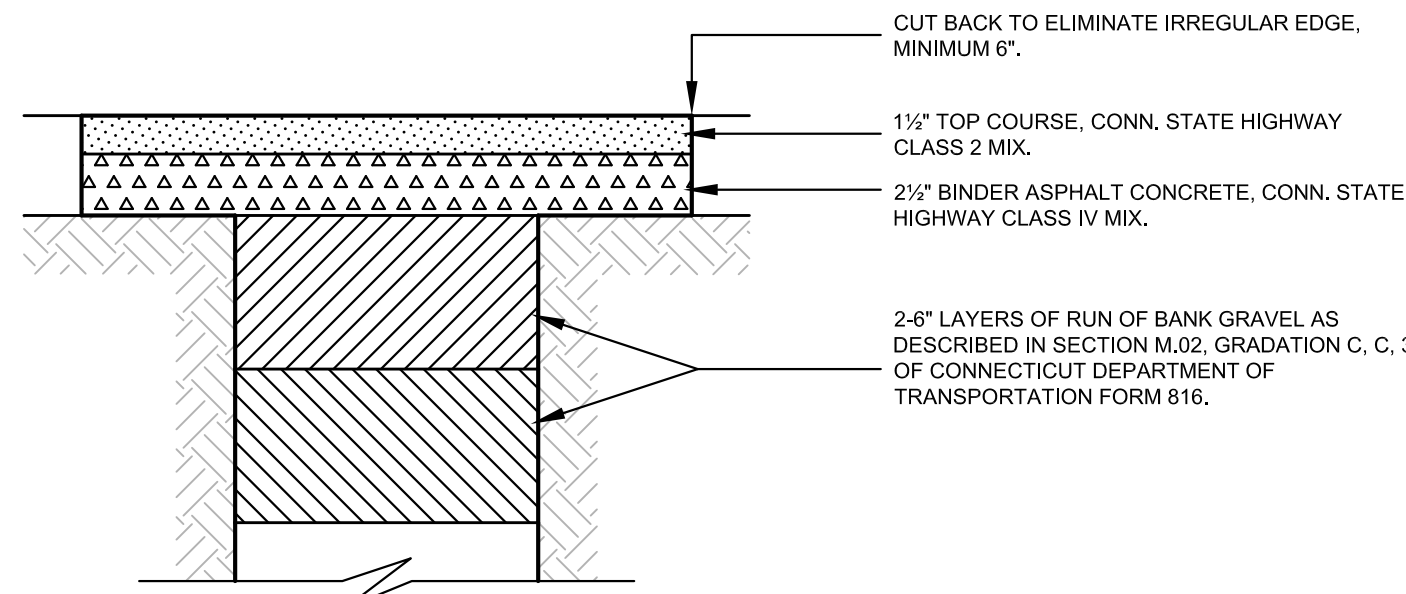
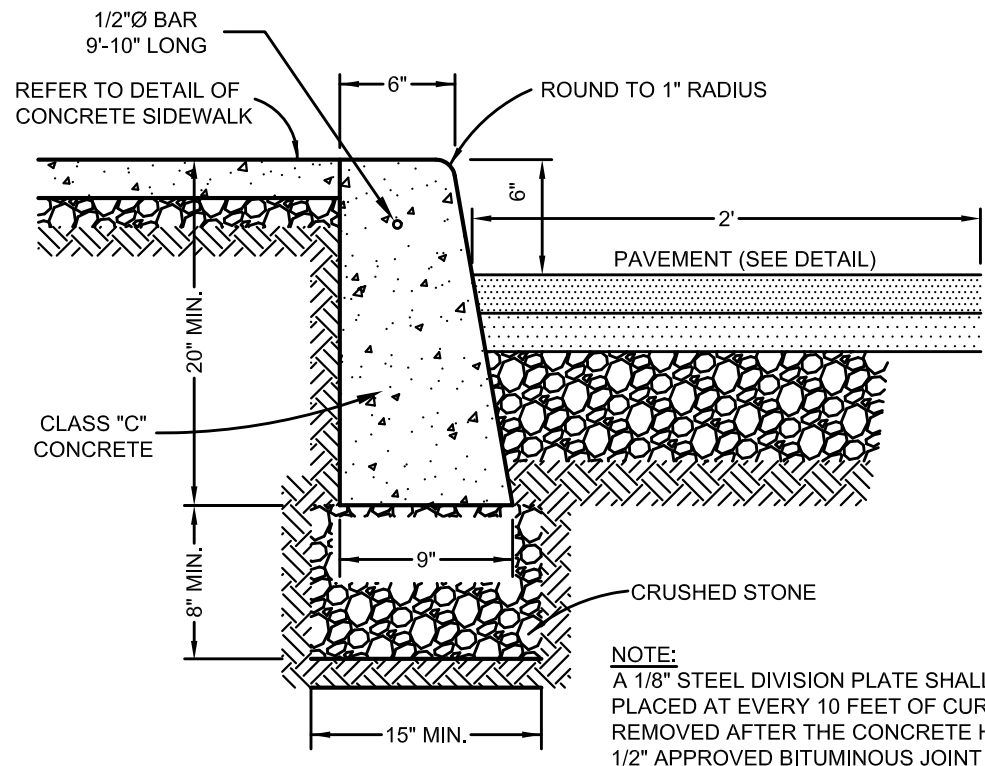
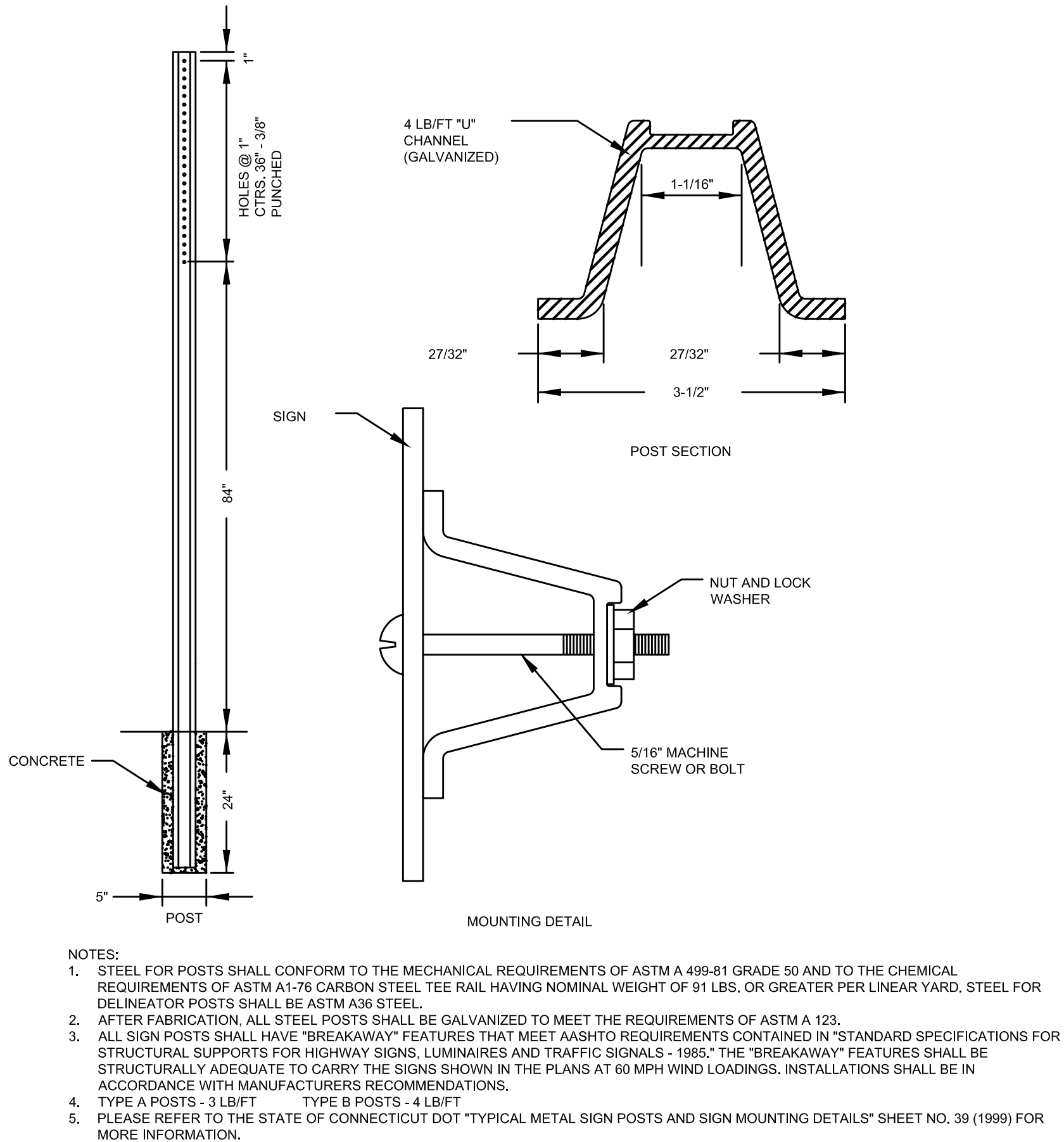
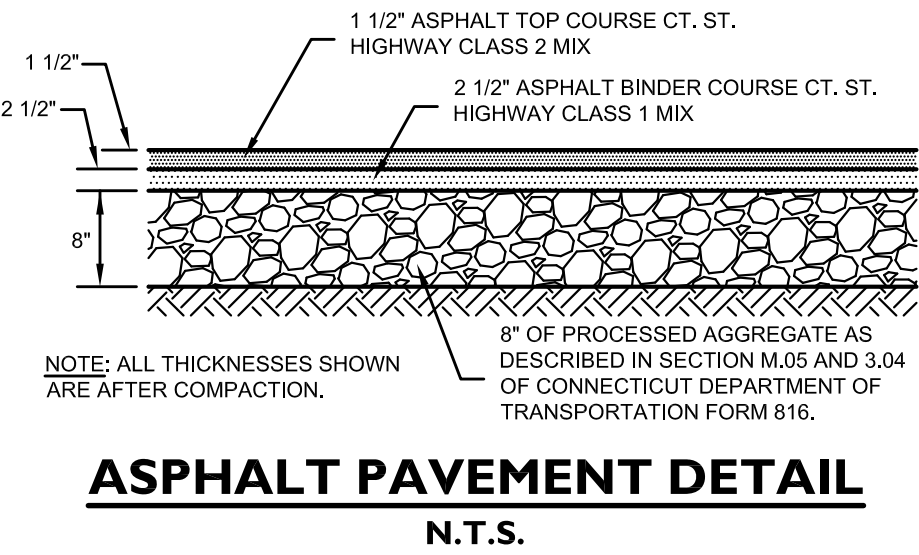
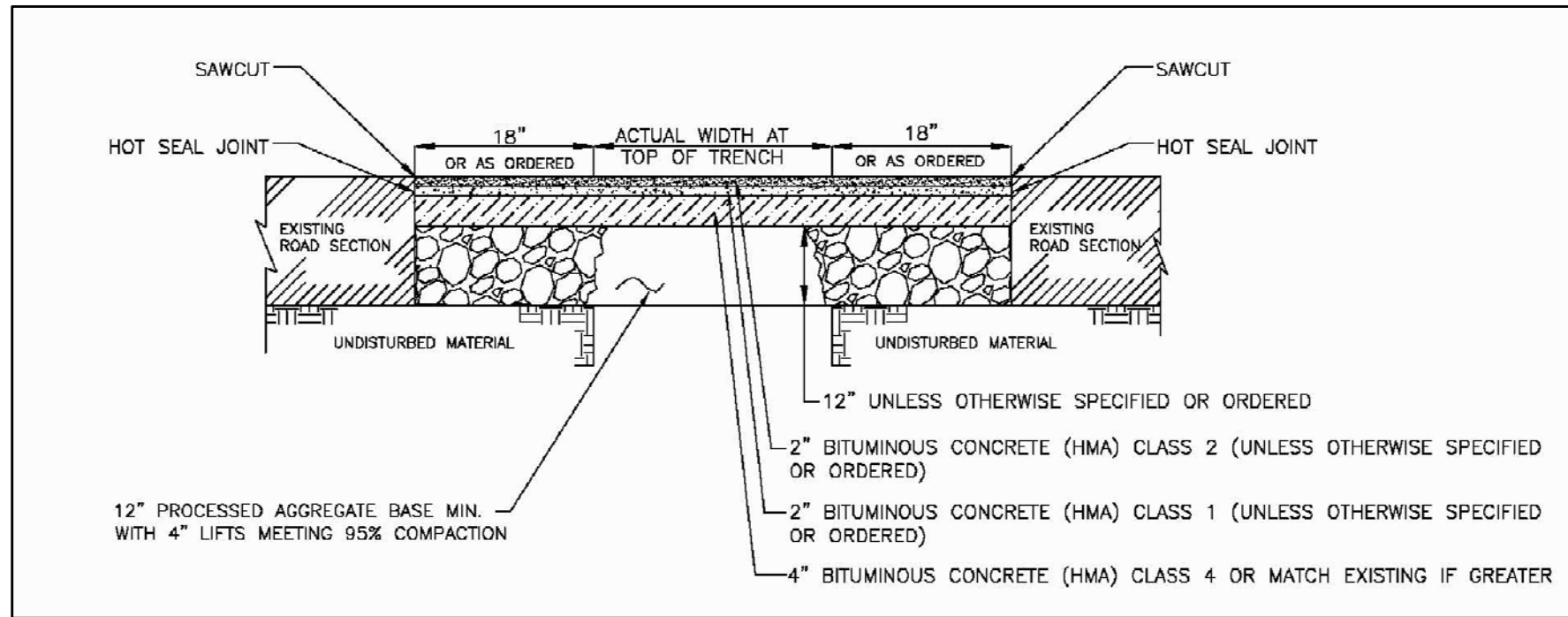
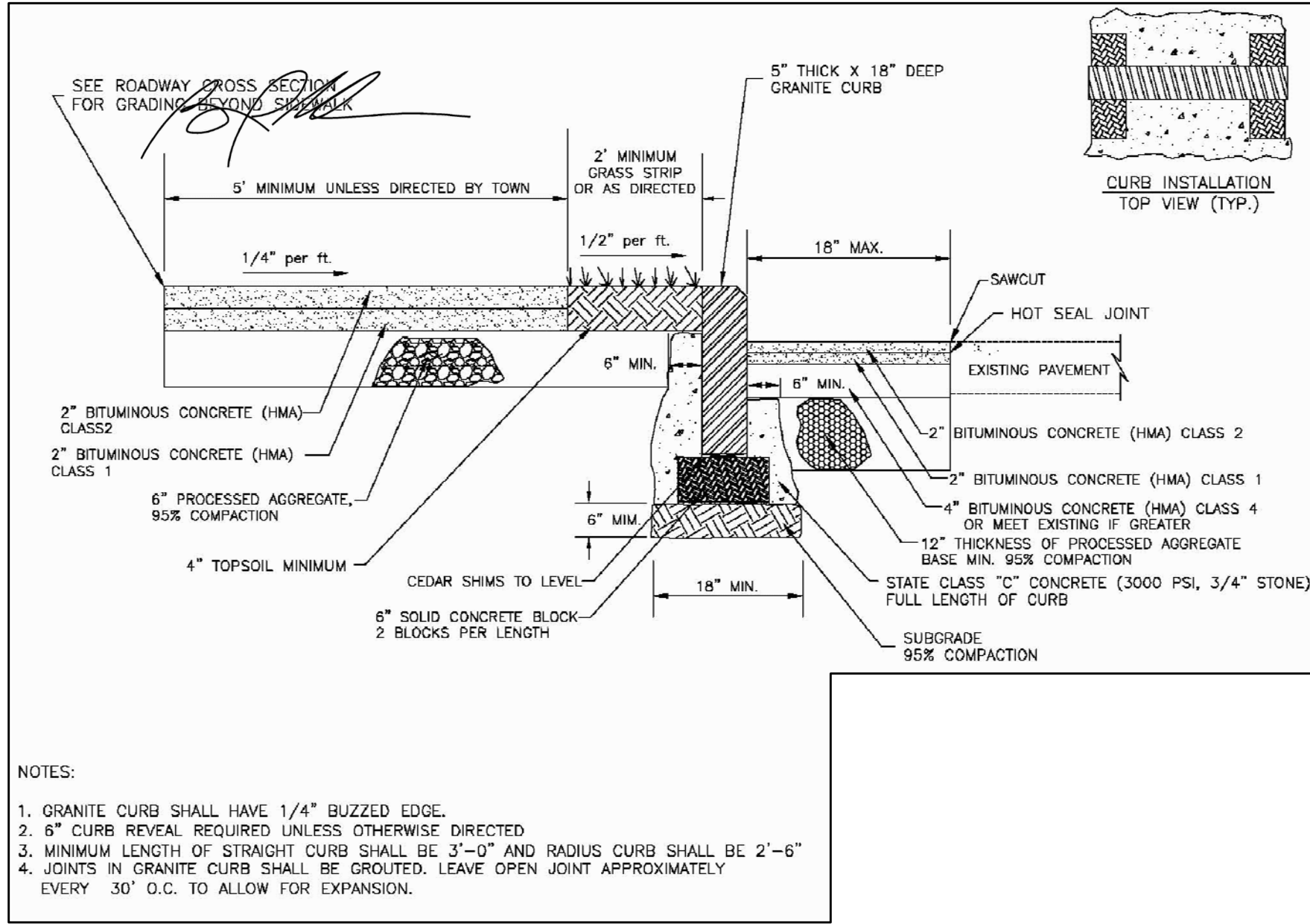
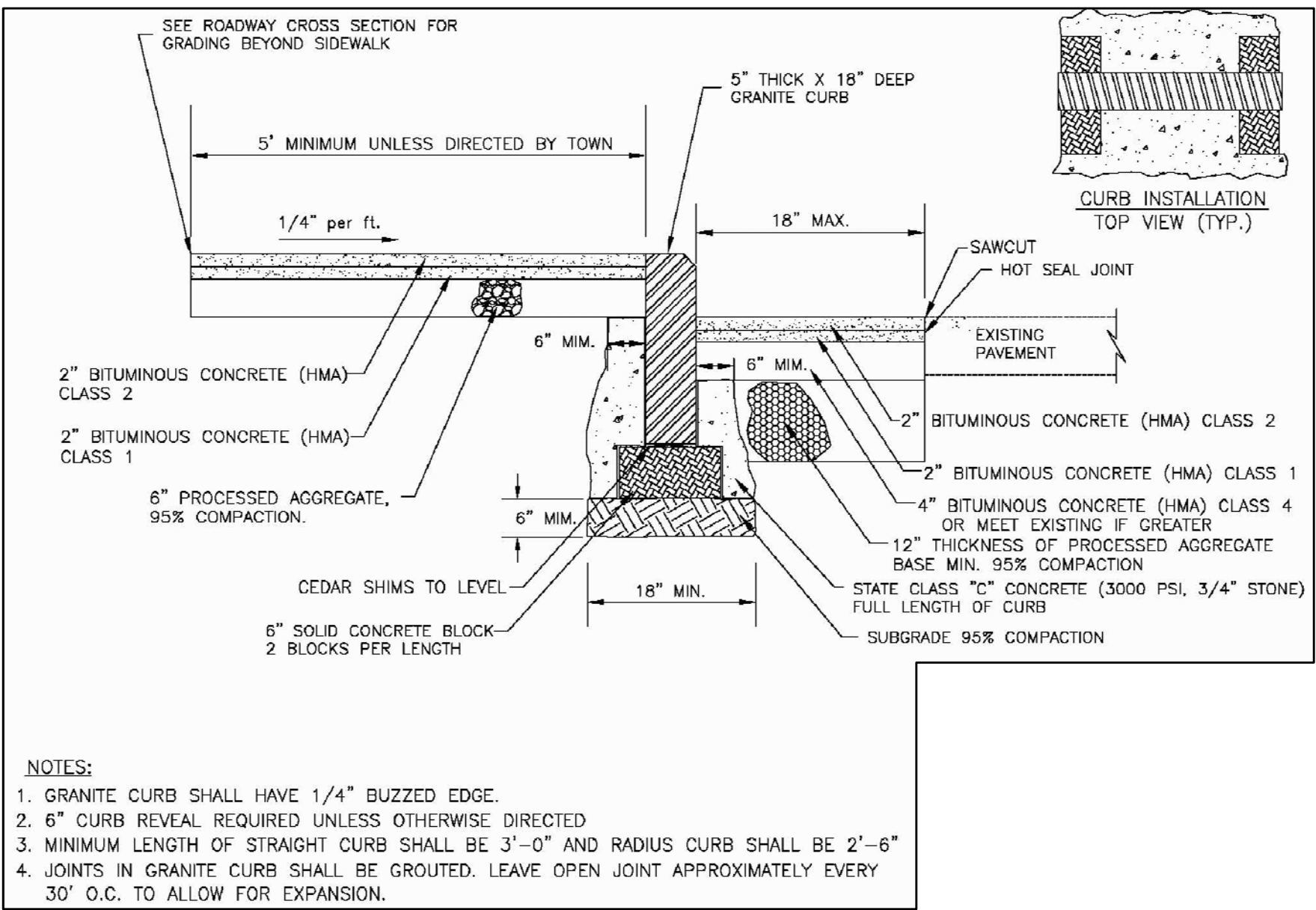
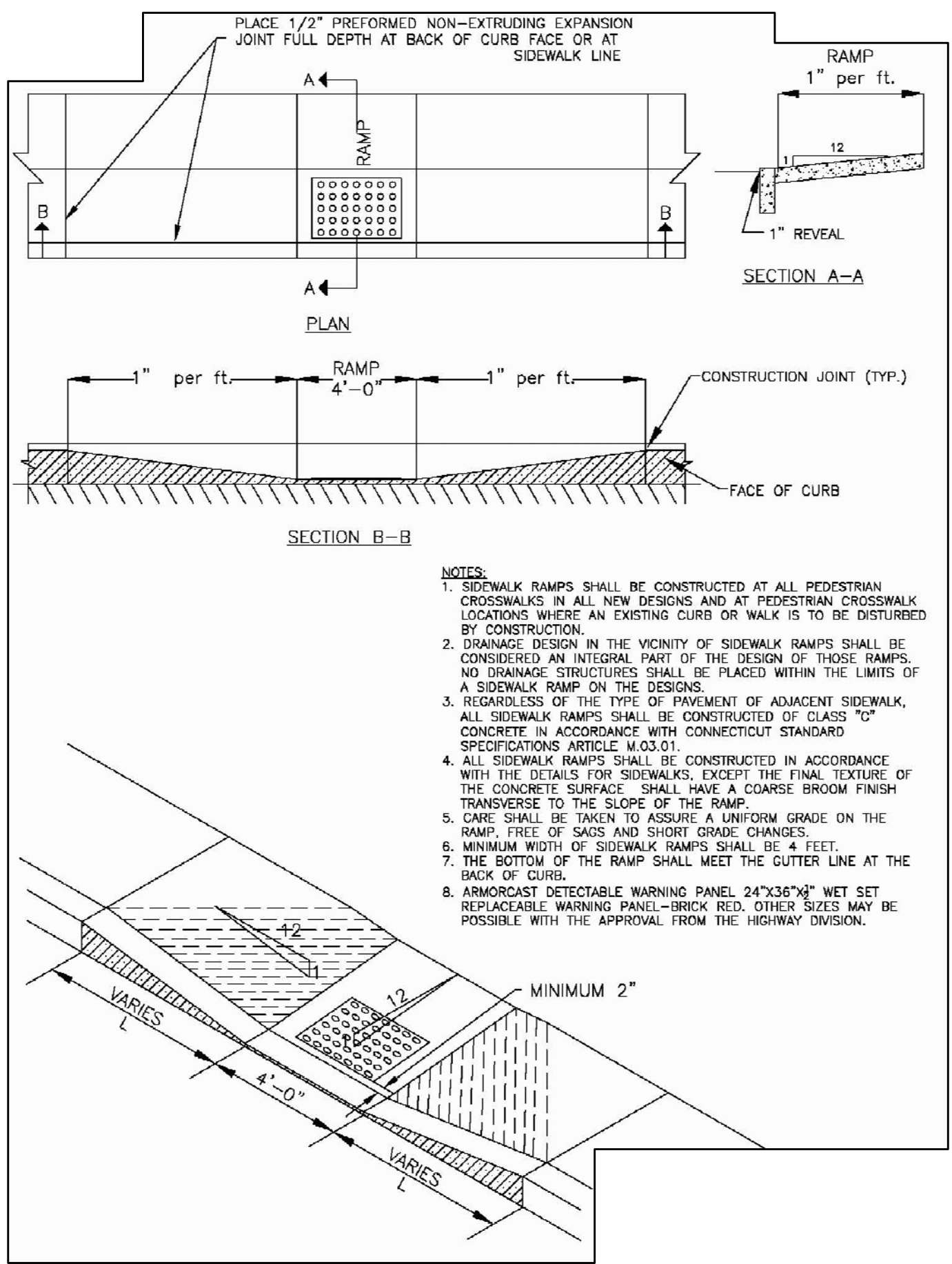
SANITARY MANHOLE DETAIL
N.T.S.

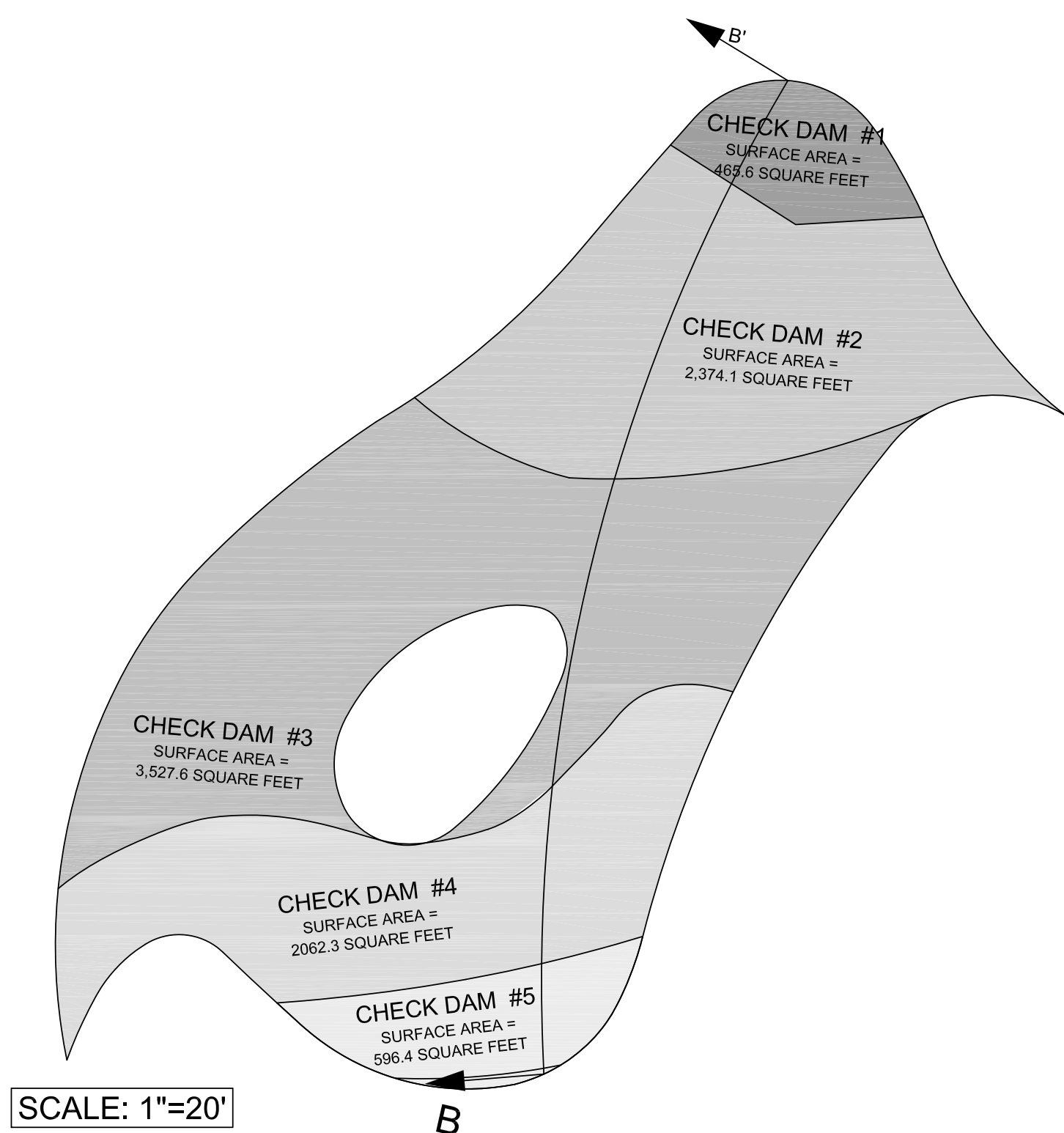
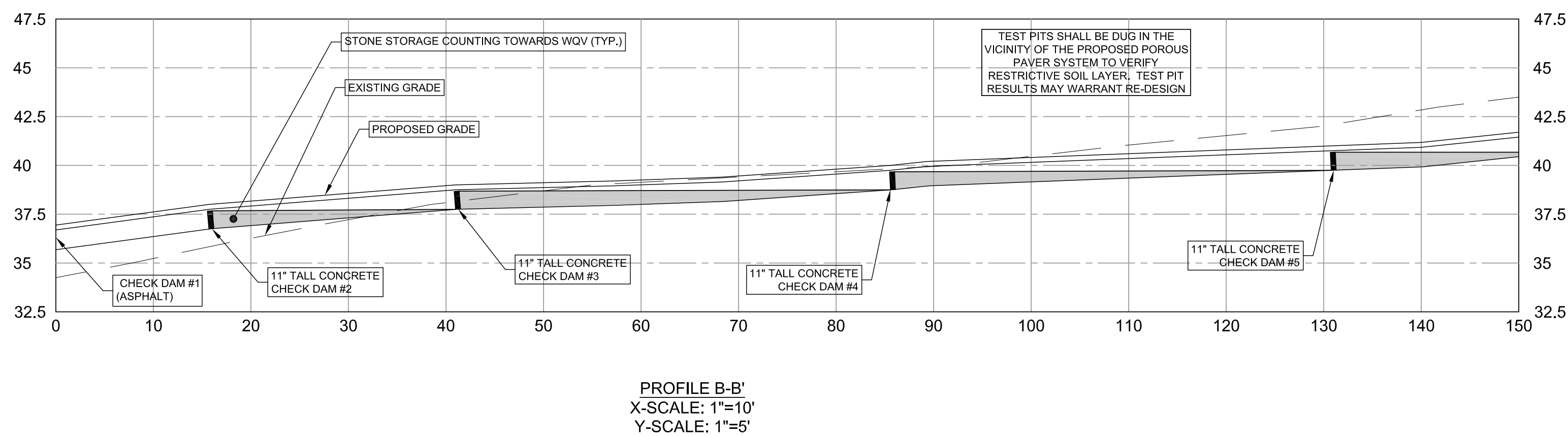


STORM MANHOLE DETAIL
N.T.S.

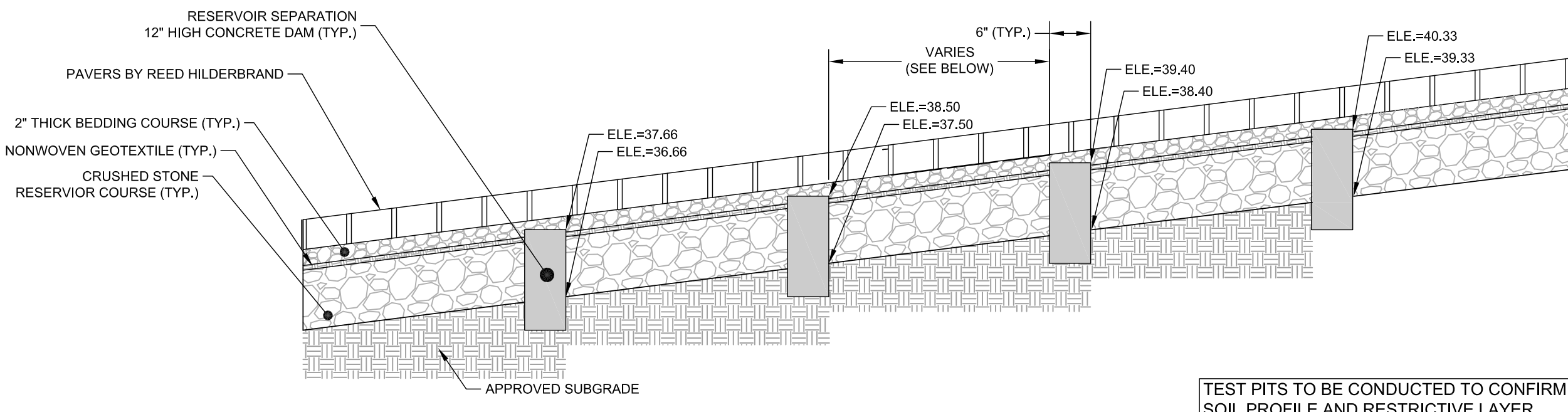


OVERFLOW MANHOLE DETAIL (MM#1)
N.T.S.

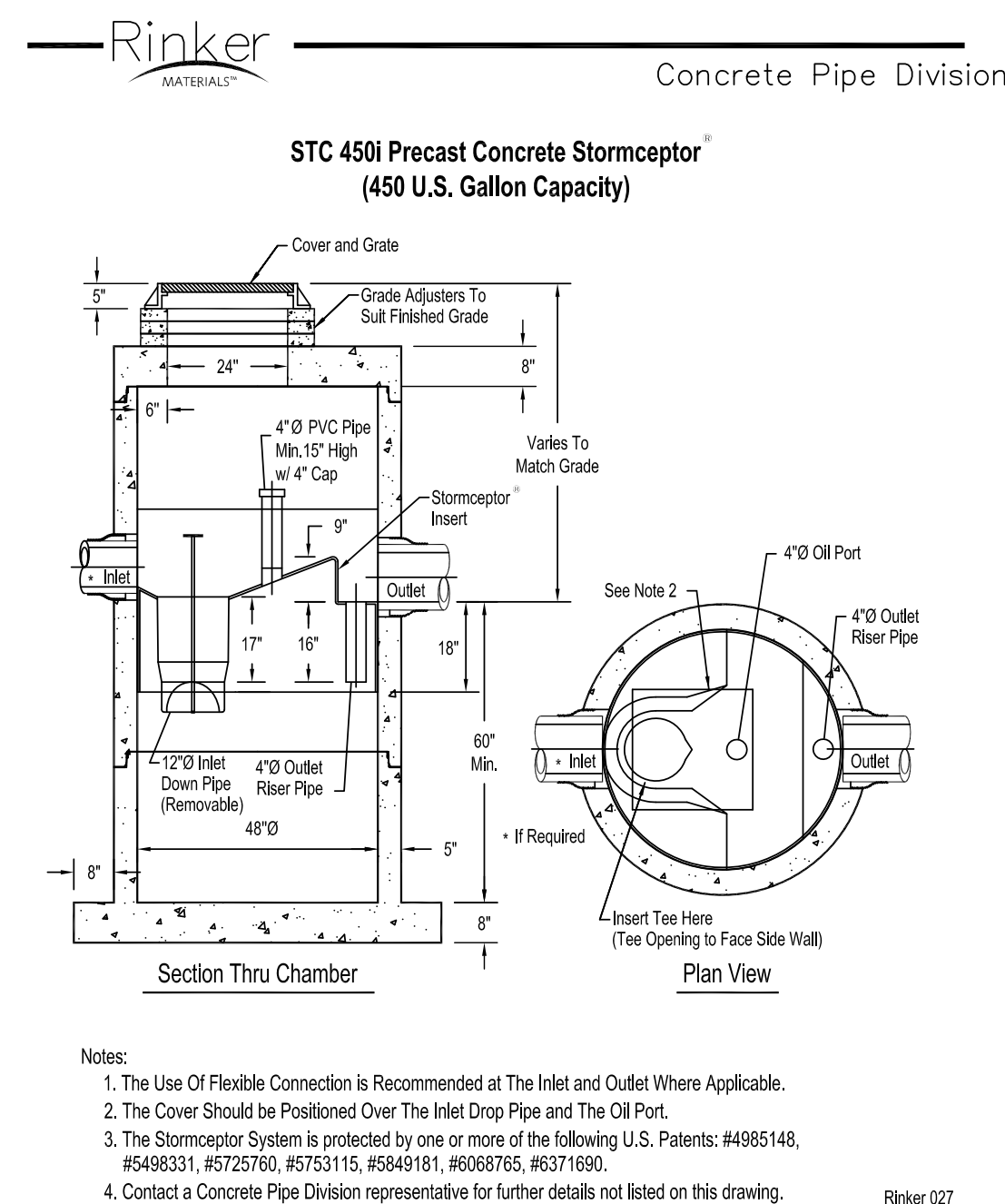




PERMEABLE PAVERS SECTION &
CHECK DAMN DETAIL
SCALE: AS NOTED

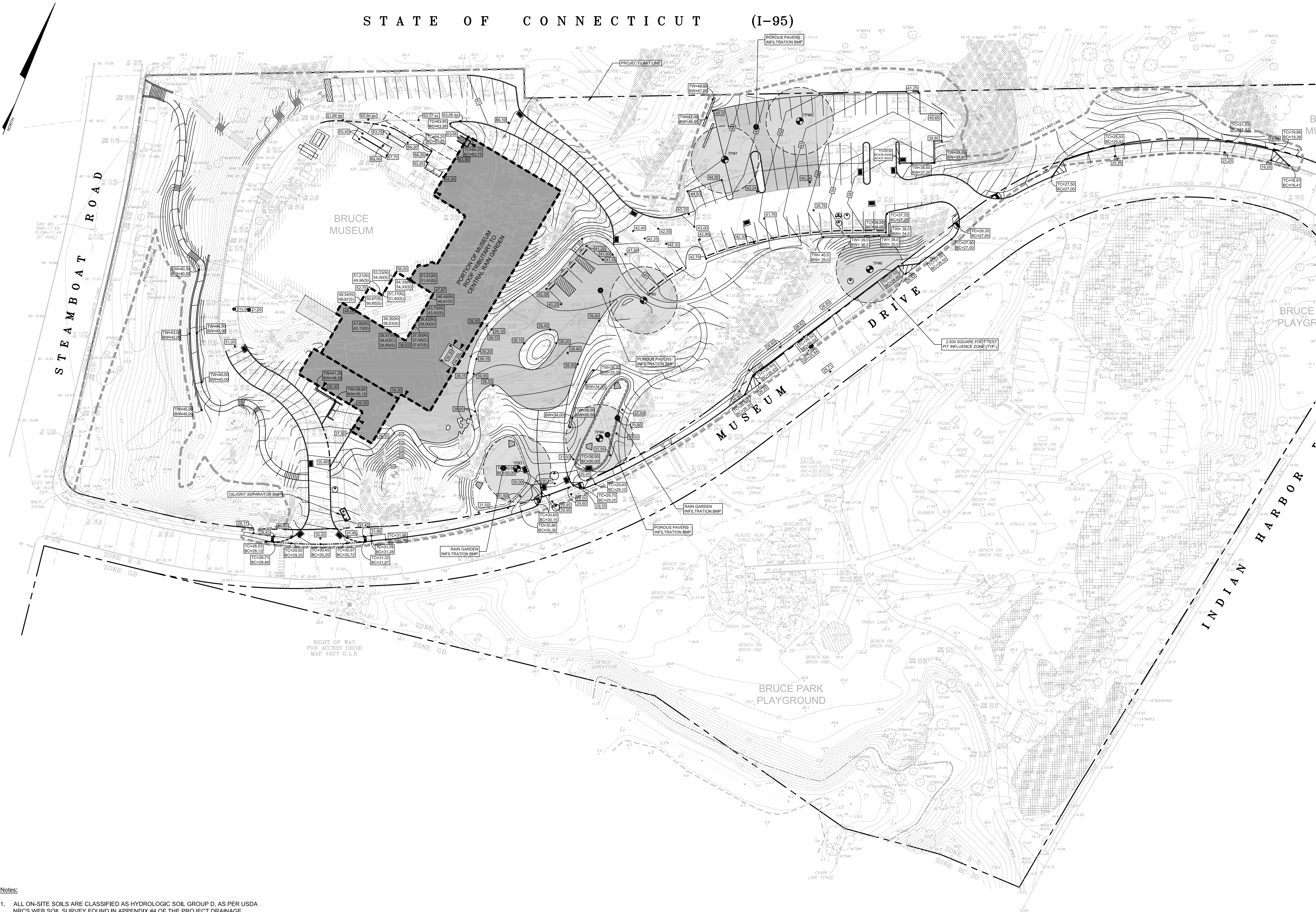


PERMEABLE PAVERS DETAIL
N.T.S.



STORMWATER OIL/GRIT SEPARATOR
STORMCEPTOR - STC 450i
N.T.S.

STATE OF CONNECTICUT (I-95)



- Notes:
1. ALL ON-SITE SOILS ARE CLASSIFIED AS HYDROLOGIC SOIL GROUP D, AS PER USDA NRCS WEB SOIL SURVEY FOUND IN APPENDIX #4 OF THE PROJECT DRAINAGE REPORT.
 2. SOIL CLASSIFICATION CONFIRMED THROUGH TEST BORING ANALYSIS, RESULTS CAN BE FOUND ON SHEET C 5.1.
 3. SITE CONTAINS NO WETLAND SOILS, WATERCOURSES OR RIPARIAN BUFFERS.
 4. SITE IS OUTSIDE OF THE 100-YEAR FLOOD BOUNDARY AS TAKEN FROM FLOOD HAZARD MAPPING PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE TOWN OF GREENWICH.

ARCHITECTURE
INTERIOR ENVIRONMENTS
URBAN STRATEGIES

Eskew+Dumez+Ripple

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
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Bruce Museum

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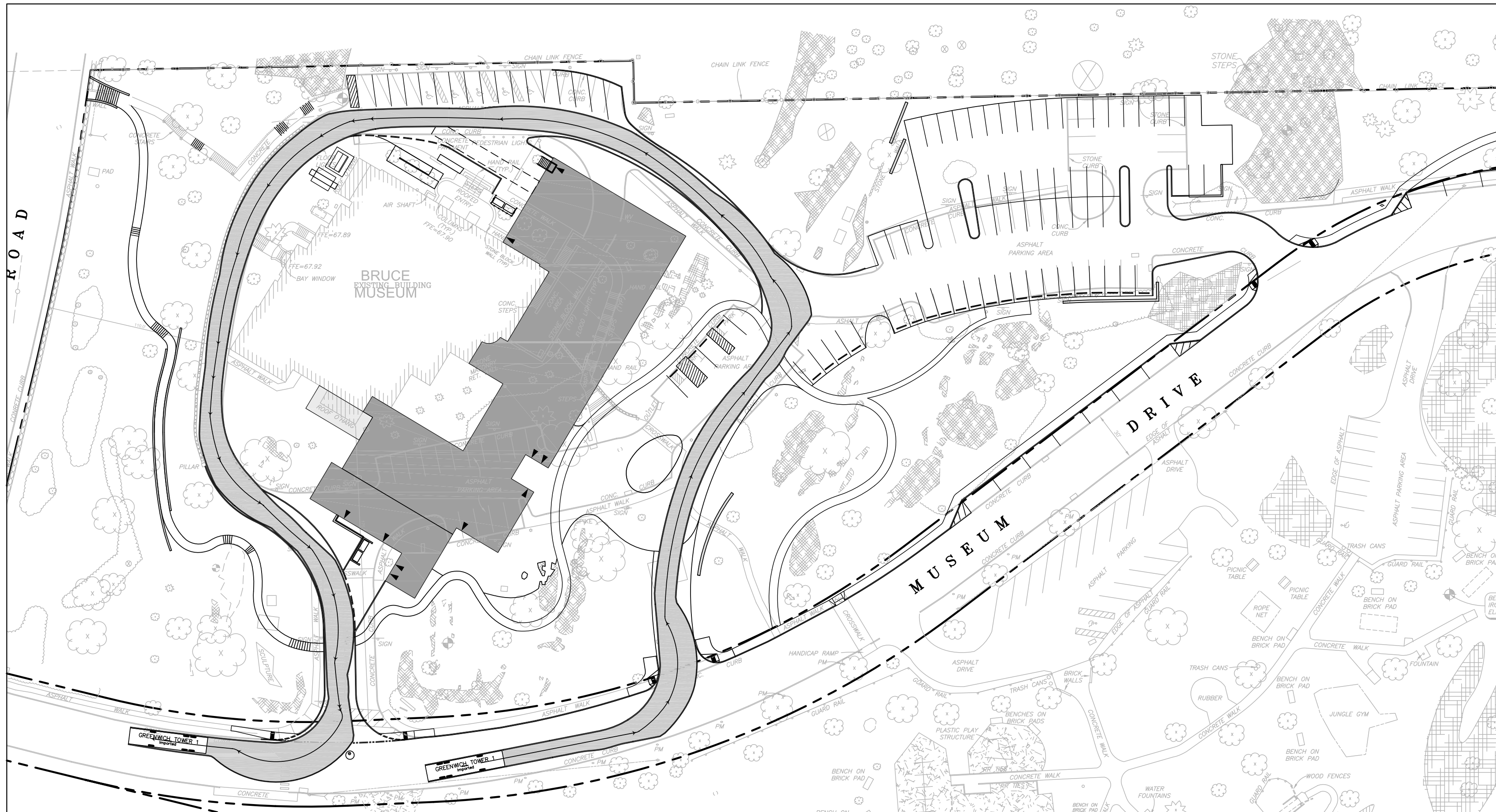
Date: 01 FEBRUARY 2017

REVISIONS
23 FEBRUARY 2017
18 MAY 2017

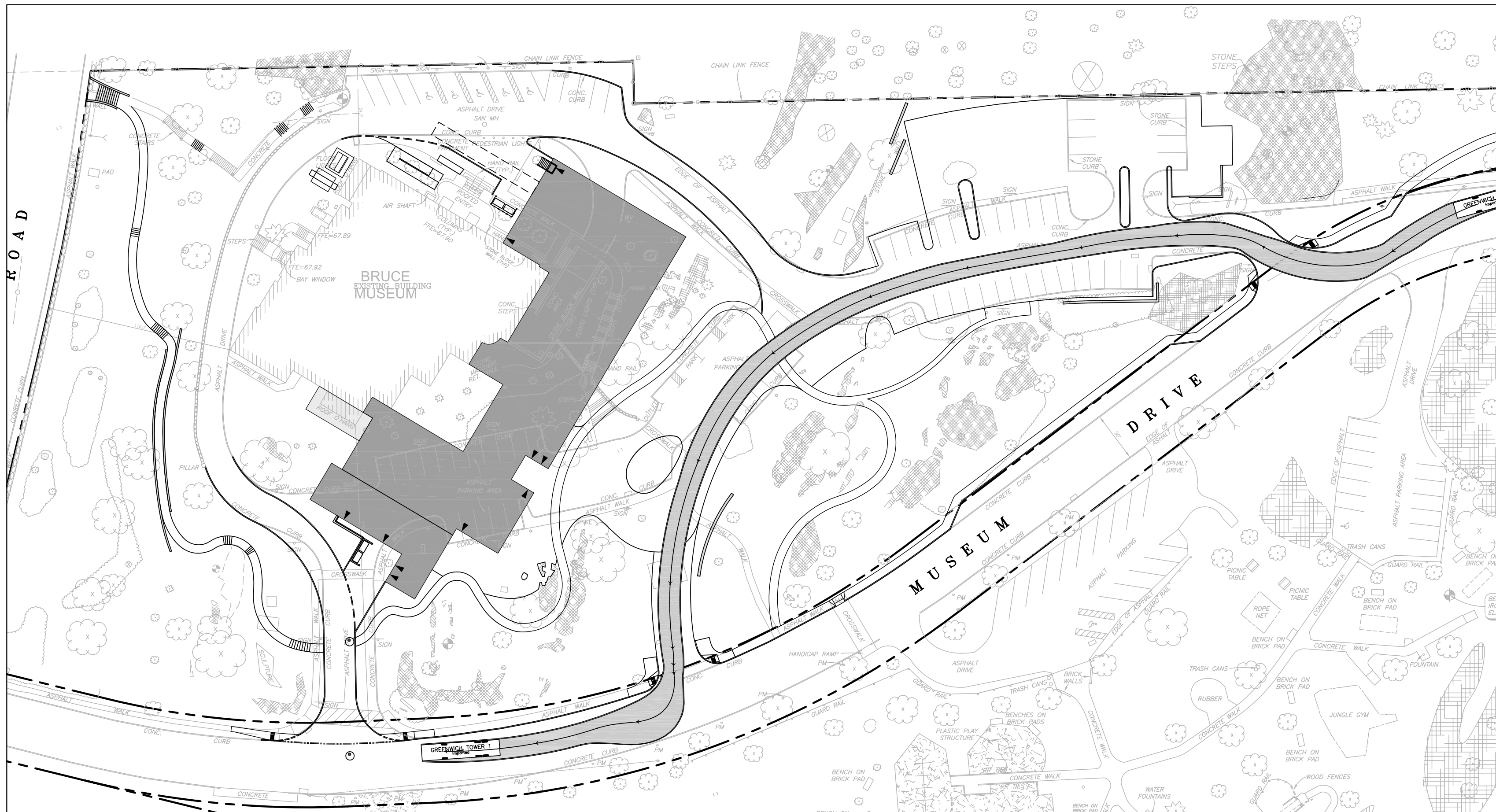
NOT FOR CONSTRUCTION
FINAL SITE PLAN SUBMISSION

EDR No: 14001
Drawn By: AMK
Drawing Title:
LOW IMPACT
DEVELOPMENT PLAN

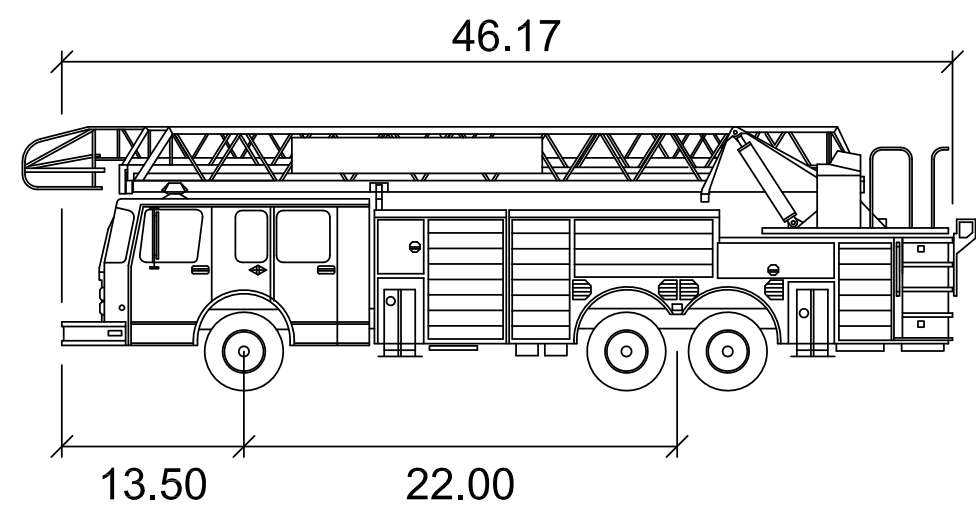
Sheet No: C8.1



GREENWICH TOWER TRUCK
WESTERN ENTRANCE



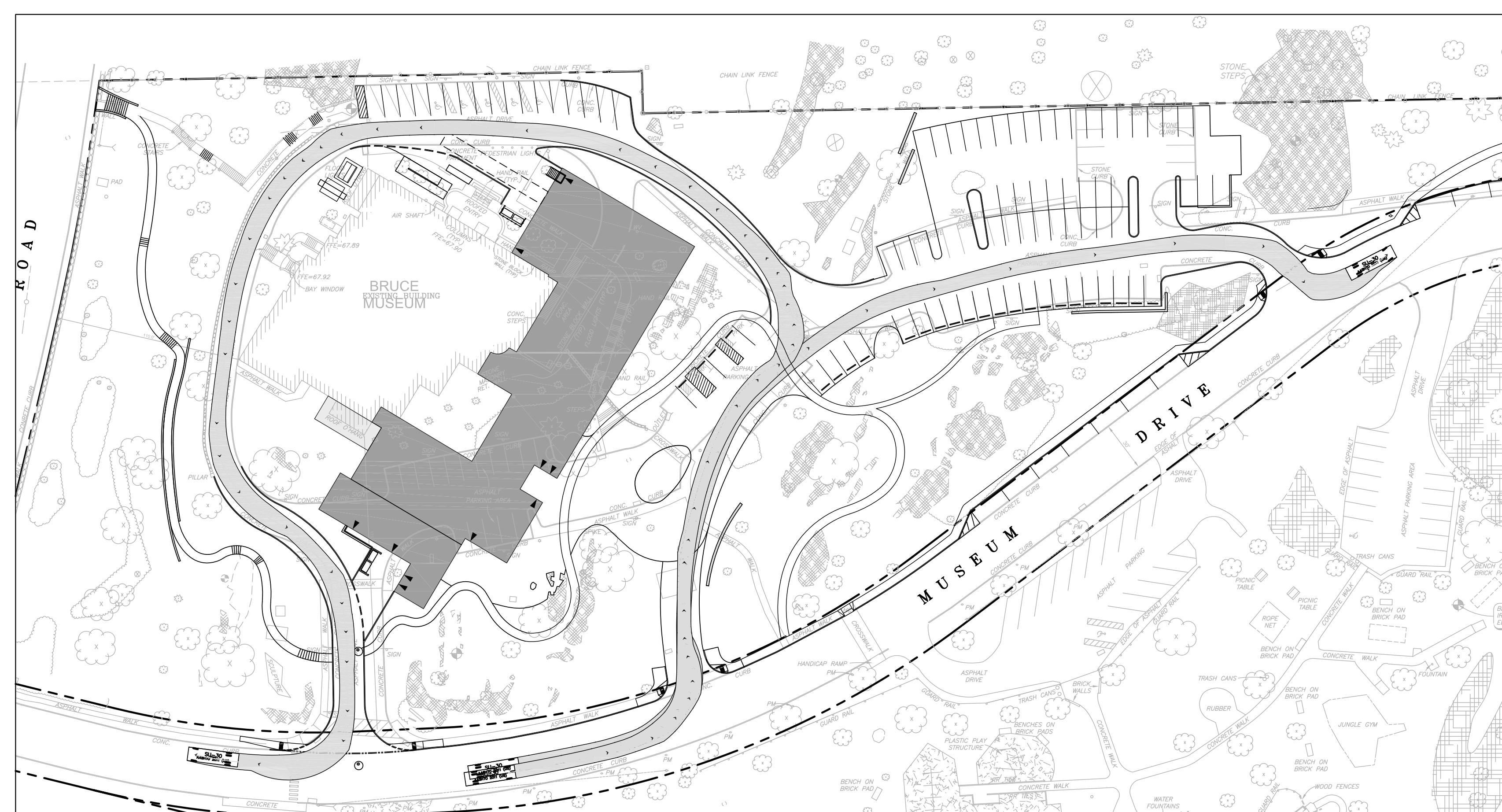
GREENWICH TOWER TRUCK
EASTERN ENTRANCE



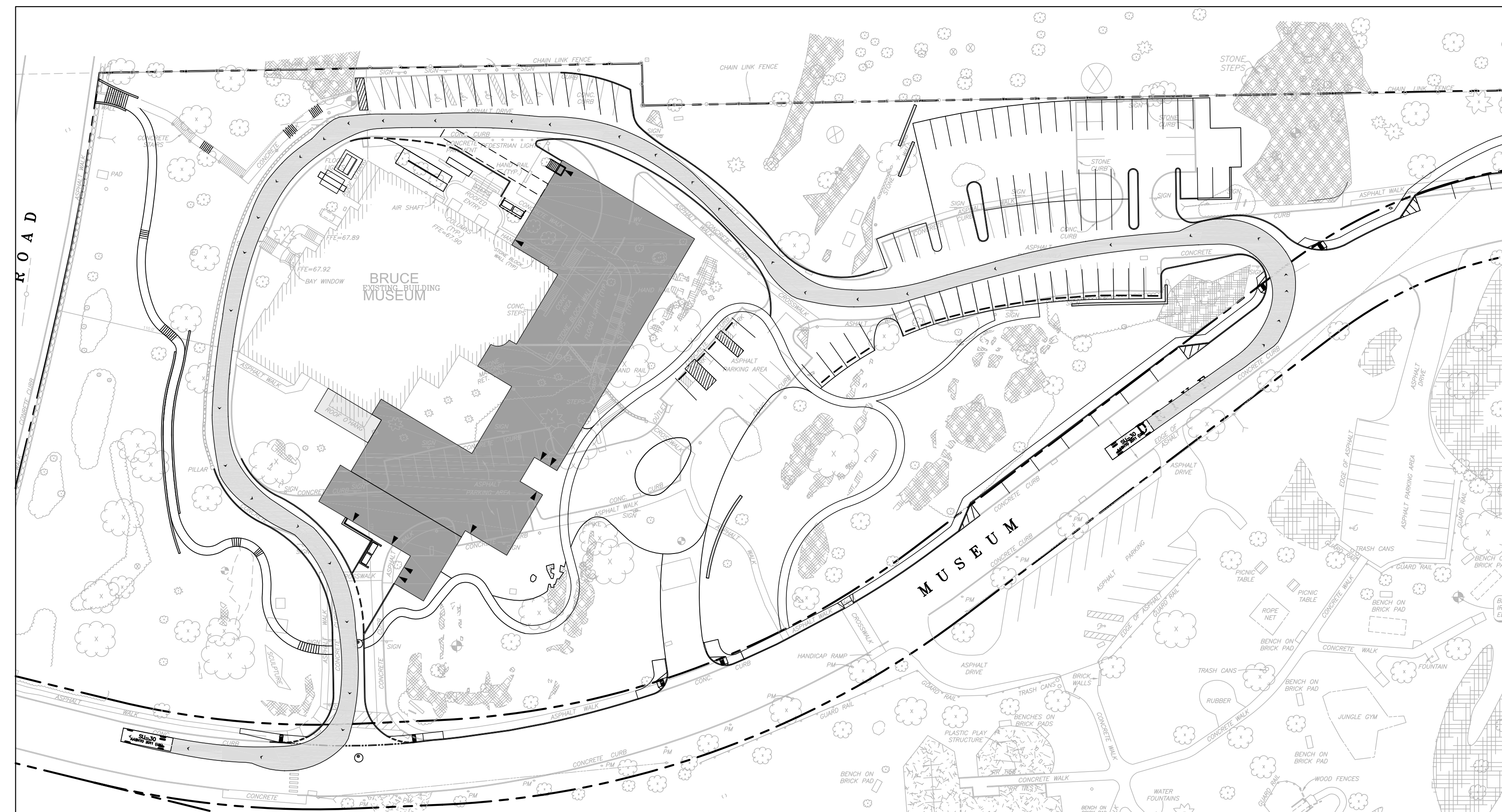
GREENWICH TOWER 1

	feet
Width	: 9.50
Track	: 9.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

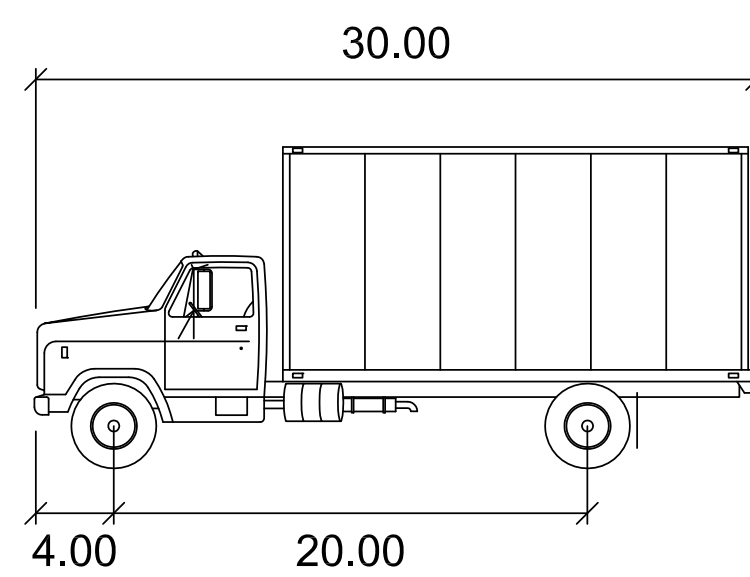
VEHICLE BODY CLEARANCE



SU-30 BOX TRUCK
WESTERN ENTRANCE



SU-30 BOX TRUCK
EASTERN ENTRANCE



SU-30	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

ARCHITECTURE
INTERIOR ENVIRONMENTS
URBAN STRATEGIES

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Date: 01 FEBRUARY 2017

REVISIONS
23 FEBRUARY 2017
18 MAY 2017

SCALE: 0 50 100
1"=50'

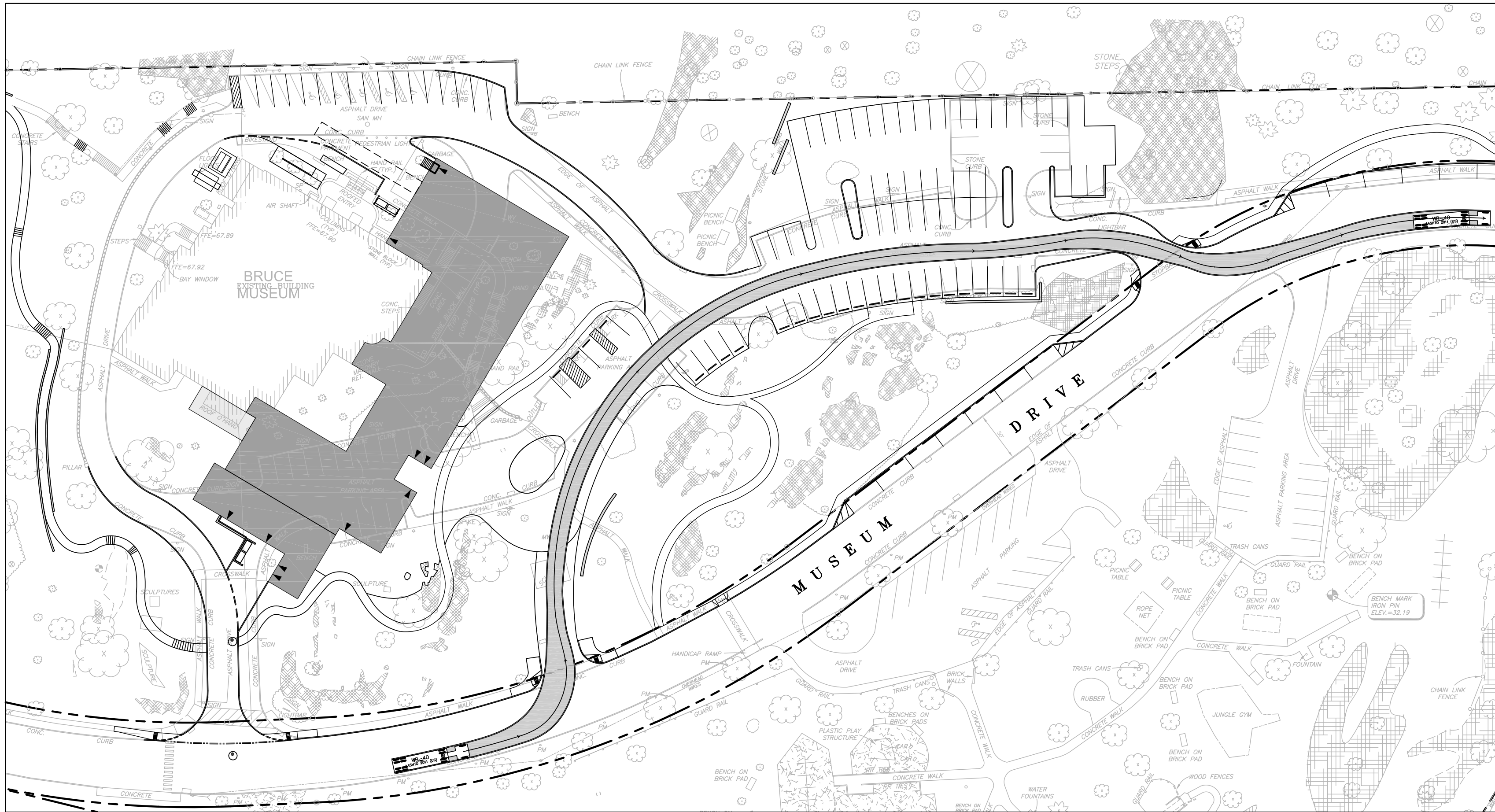
BRIAN P. MAHANICK CT, P.E. 18337
May 18, 2017
DATE

NOT FOR CONSTRUCTION
FINAL SITE PLAN SUBMISSION

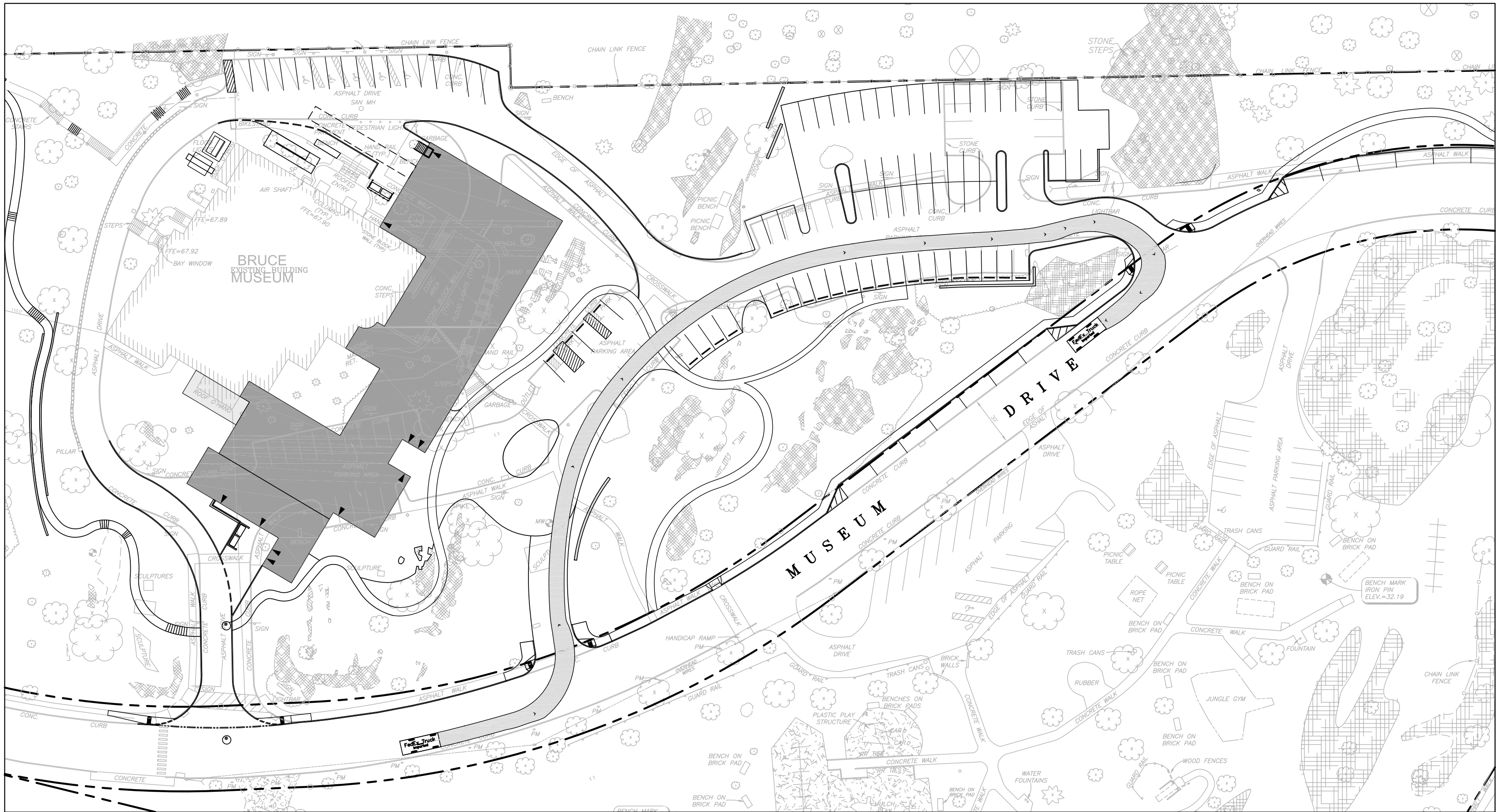
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Drawn By: AMK
Drawing Title:
TRUCK MOVEMENT
PLAN

Sheet No: C9.1

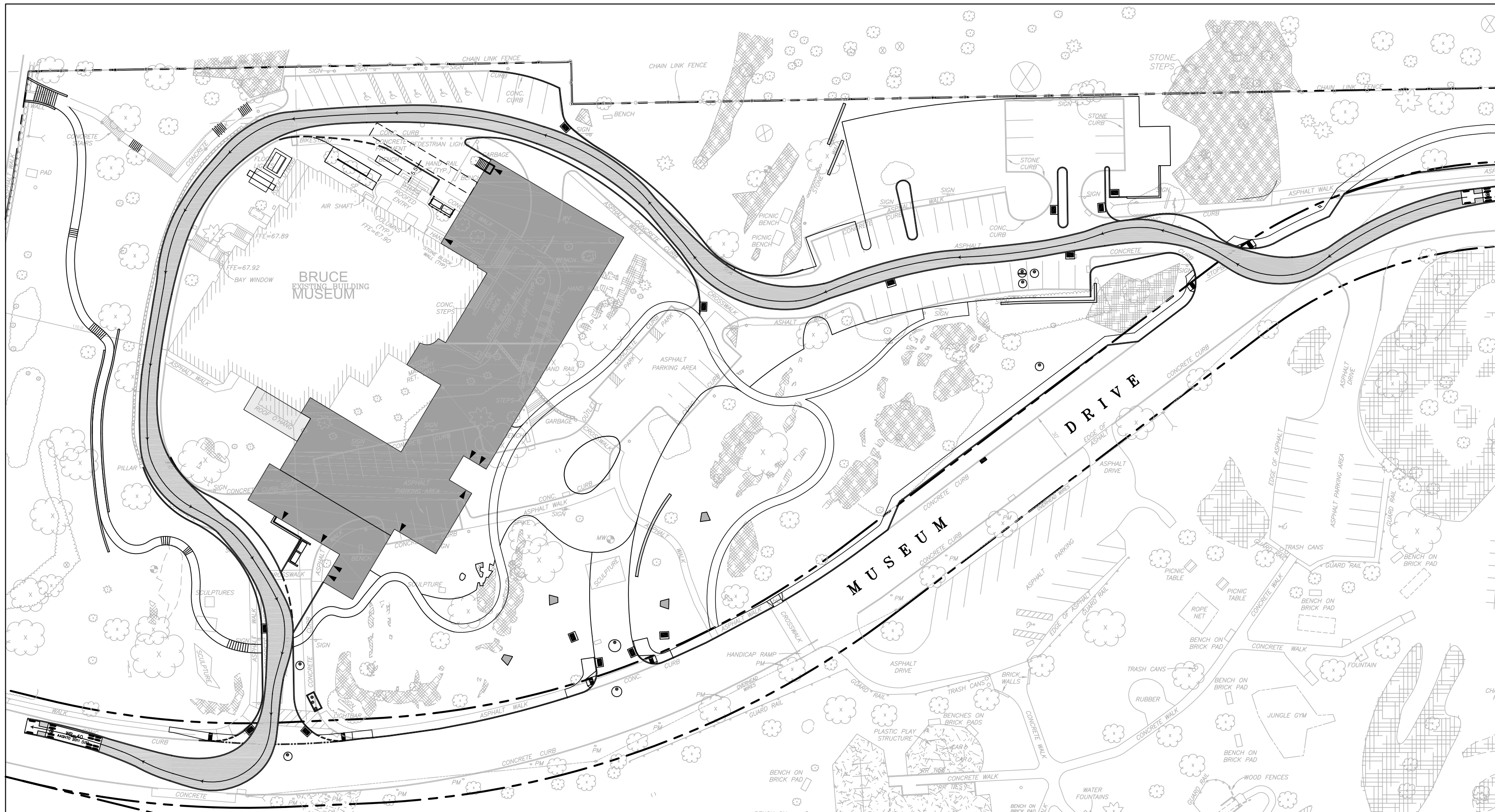
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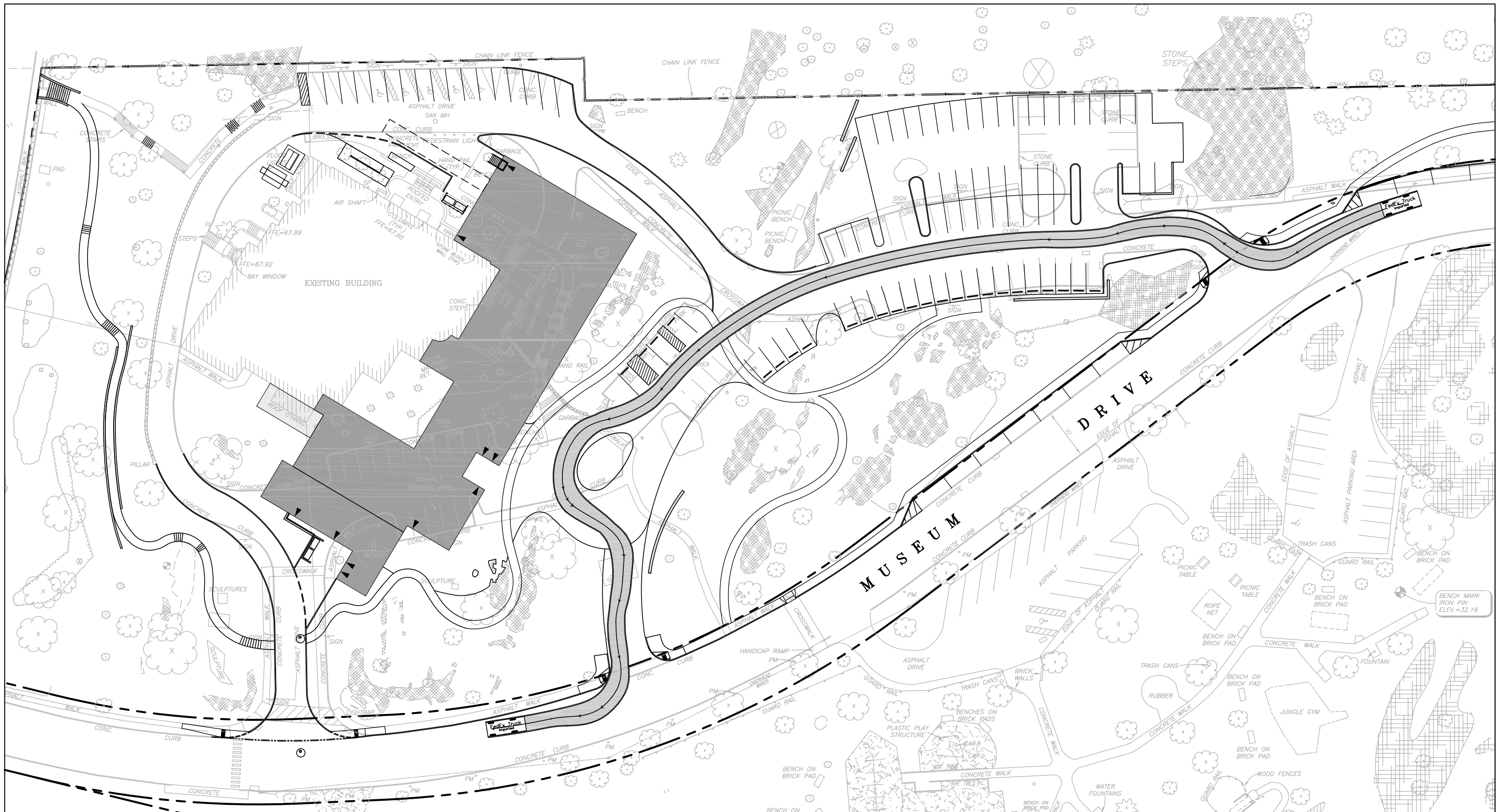
WB-40 TRACTOR TRAILER
WESTERN ENTRANCE



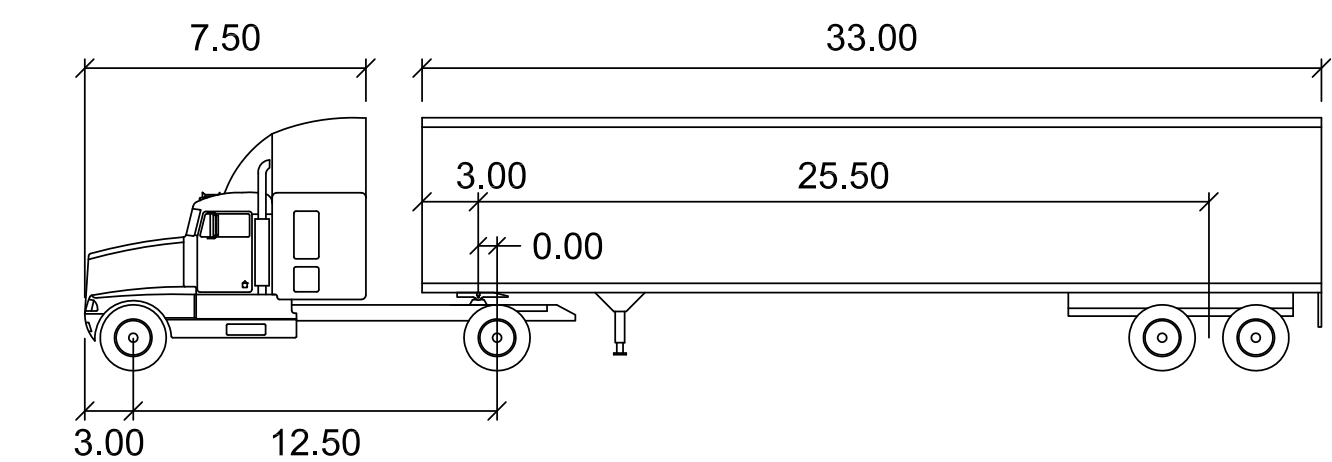
FEDEX BOX TRUCK
WESTERN ENTRANCE



WB-40 TRACTOR TRAILER
EASTERN ENTRANCE

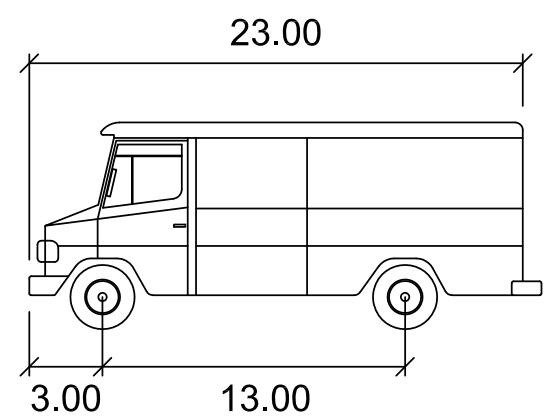


FEDEX BOX TRUCK
EASTERN ENTRANCE

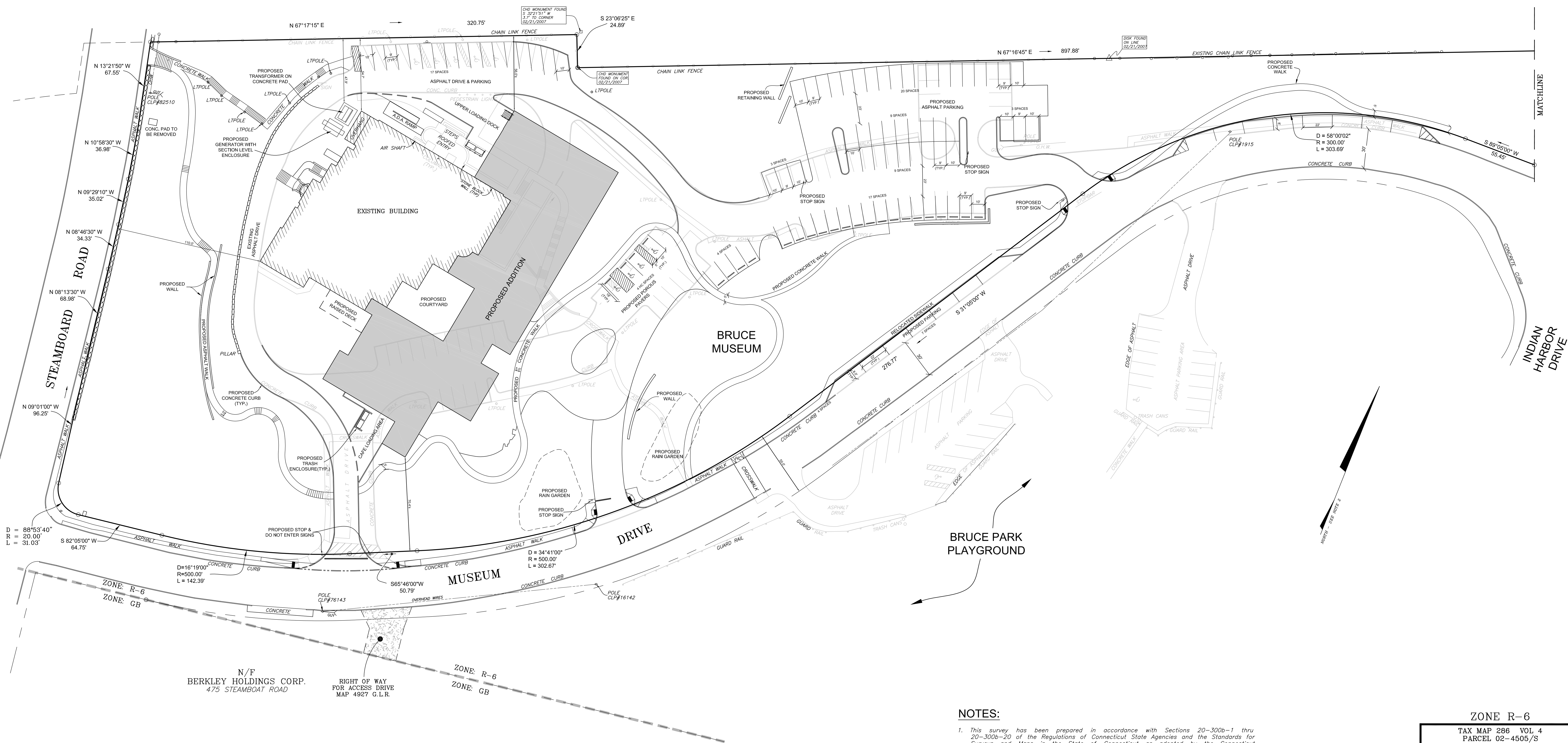


WB-40		feet	
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		

VEHICLE BODY CLEARANCE



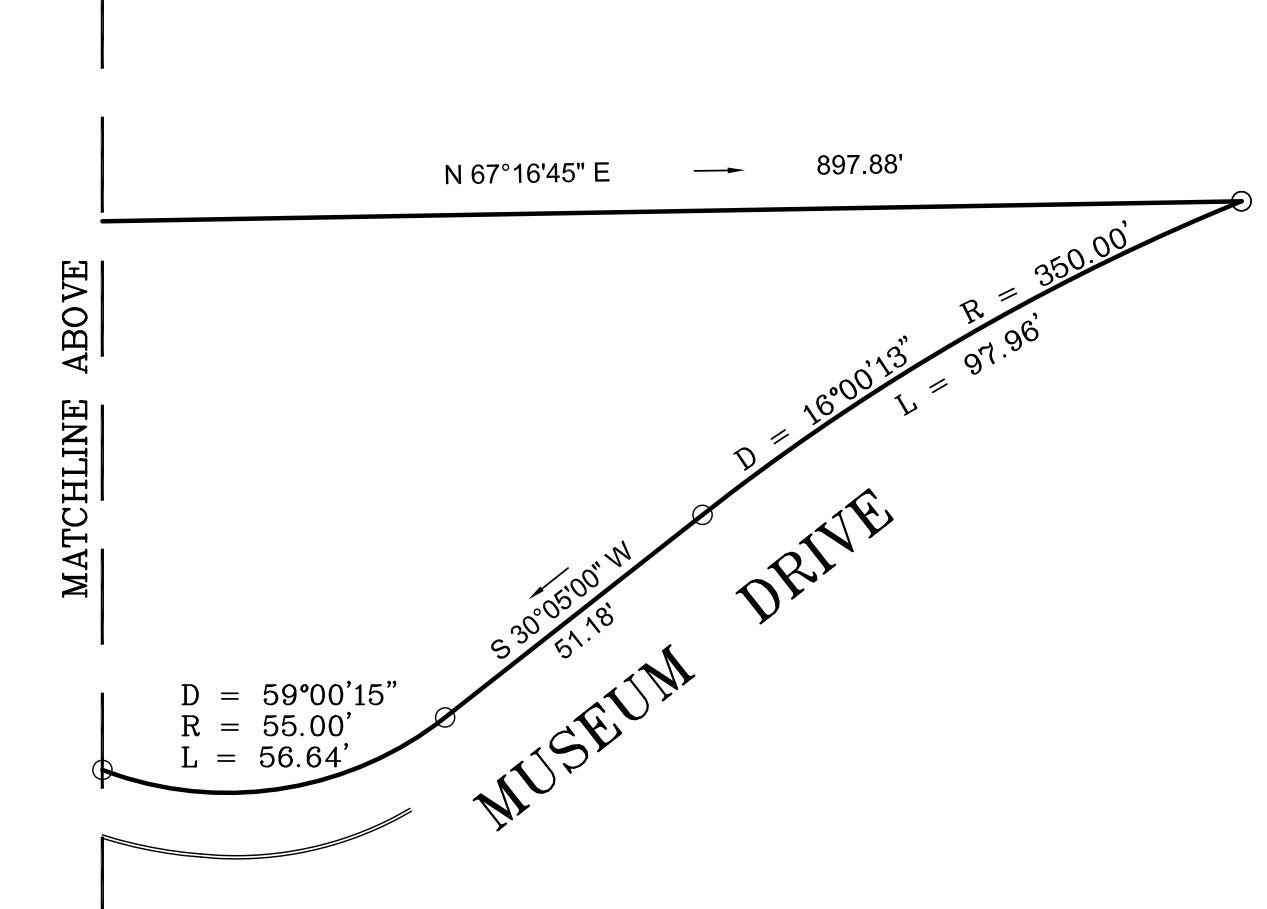
FedEx Truck		feet
Width	: 8.50	
Track	: 8.00	
Lock to Lock Time	: 6.0	
Steering Angle	: 40.0	



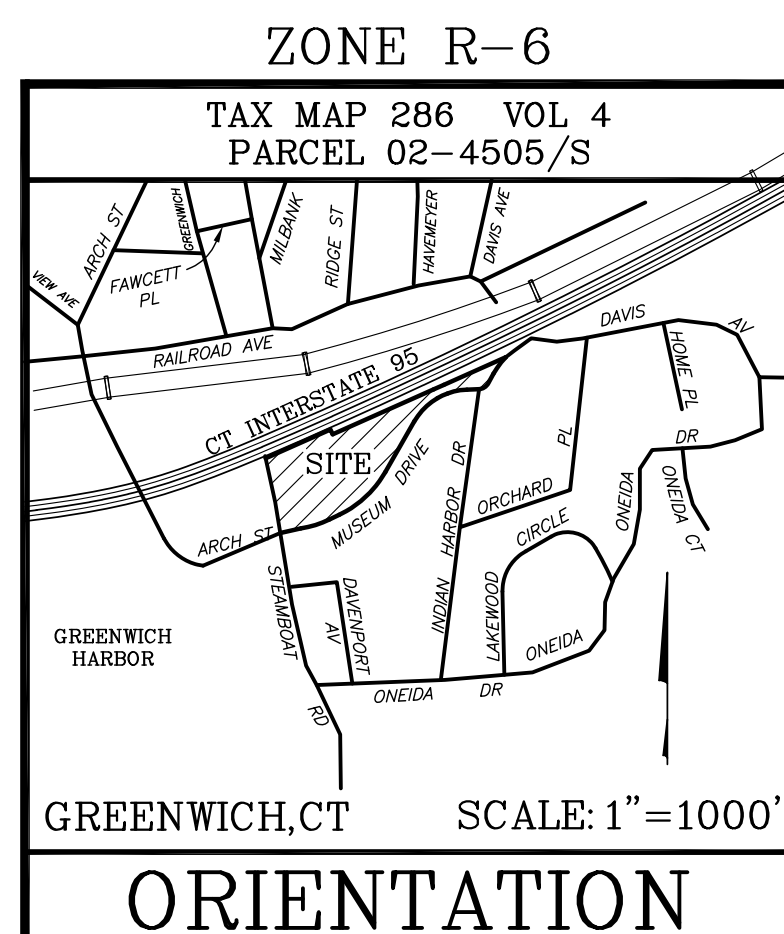
NOTES:

1. This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and intended to be used for application for determination of zoning compliance and for building permit purposes.
2. Area of the surveyed parcel: 254,656 S.F. (5.8461 Acres).
3. Reference is made to unrecorded map titled "Property of Town of Greenwich Bruce Museum Greenwich, Conn.", dated July 26, 1990, revised March 26, 1991 and prepared by S.E. Minor & Co. Inc.
4. Reference is made to instruments of record as labeled hereon.
5. Reference is made to FEMA Flood Insurance Rate Map Community of Town of Greenwich, Number 090008, Panel 0513, Suffix g, Map Revised July 8, 2013.
6. Reference is made to Civil Engineering Plans dated July 27, 2016, revised February 1, 2017 and prepared by Redniss and Mead, Inc.
7. Reference is made to Architectural Plans dated February 1, 2017 and prepared by Eskew+Dumez+Ripple.

STATE OF CONNECTICUT (I-95)



ZONING DATA (R-6)			
REQUIREMENTS	ALLOWED / PERMITTED	EXISTING	PROPOSED
ZONING LOT AREA	4,200 / FAM	254,656 SF	no change
PRIMARY STRUCTURE			
MIN. FRONT YARD SETBACK (STEAMBOAT RD)	25 FT	110.0 FT	no change
MIN. SIDE YARD SETBACK	25 FT	54.7 FT	47.9 FT (Mech. Equip.) 54.7 FT (Ex. Bldg.) (56.0 FT addition)
MIN. STREET SIDE YARD SETBACK (MUSEUM DR)	25 FT	175.1 FT	70.4 FT
MIN. REAR YARD SETBACK	25 FT	n/a (through lot)	n/a (through lot)
BUILDING COVERAGE	(76,397 SF) 30.0%	(15,353 SF) 6.0%	(34,692 SF) 13.4%
LOT COVERAGE	(127,328 SF) 50.0%	(76,800 SF) 30.1%	(105,332 SF) 41.4%



ZONING LOCATION SURVEY DEPICTING ONE MUSEUM DRIVE GREENWICH, CT PREPARED FOR BRUCE MUSEUM, INC.



LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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Tel: 203.322.0500 | Fax: 203.357.1118
www.rednissmead.com

Scale: 1"=30'

Drawn By: CJP Checked By: Date: 08/01/2016

To my knowledge and belief, this map is substantially correct and true, hereon

CESAR J. POLYAK, L.S. #70256
5/18/2017

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorised alterations render any declaration herein null & void.

DATE

Sheet No: **ZLS**

Comm. No: 7015

Revised 05/18/2017 - Eastern Parking Lot & Walkways
Revised 02/01/2017 - Final Site Plan submission

Architectural Plan Set

FINAL SITE PLAN SUBMISSION SHEET INDEX:

- 1.10 = ARCHITECTURAL SITE PLAN
- 1.11 = FIRST FLOOR PLAN - EXISTING
- 1.12 = SECOND FLOOR PLAN - EXISTING
- 1.13 = THIRD FLOOR PLAN - EXISTING
- 1.14 = FOURTH AND ATTIC FLOOR PLANS - EXISTING
- 1.22 = FIRST FLOOR PLAN - DEMOLITION
- 1.23 = SECOND FLOOR PLAN - DEMOLITION
- 1.24 = THIRD AND FOURTH FLOOR PLANS - DEMOLITION
- 1.25 = DEMOLITION SECTIONS
- 1.26 = DEMOLITION AXONS
- 2.1 = NEW BASEMENT FLOOR PLAN - NEW CONSTRUCTION
- 2.2 = FIRST FLOOR PLAN - NEW CONSTRUCTION
- 2.3 = SECOND FLOOR PLAN - NEW CONSTRUCTION
- 2.4 = THIRD AND FOURTH FLOOR PLANS
- 5.1 = EXTERIOR ELEVATIONS
- 5.2 = EXTERIOR ELEVATIONS
- 5.4 = CROSS SECTION
- 14.2 = GROSS FLOOR AREA PER TOWN OF GREENWICH
- 14.3 = EXISTING GROSS FLOOR AREA PER TOWN OF GREENWICH)
- LX1.10 = SITE LIGHTING PLAN

THE BRUCE MUSEUM
1 Museum Dr, Greenwich, CT 06830

The images included on this sheet are to convey the general design intent of the project and may not be totally accurate, therefore, should not be considered part of the contract documents

Eskew+Dumez+Ripple

Guy Nordenson Associates
Altieri Sebor Wieber LLC
Redniss & Mead
Reed Hilderbrand LLC

Architect

Structural Engineer
MEP Engineer
Civil Engineer
Landscape Architect

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Date: 01 FEB 2017

REVISIONS

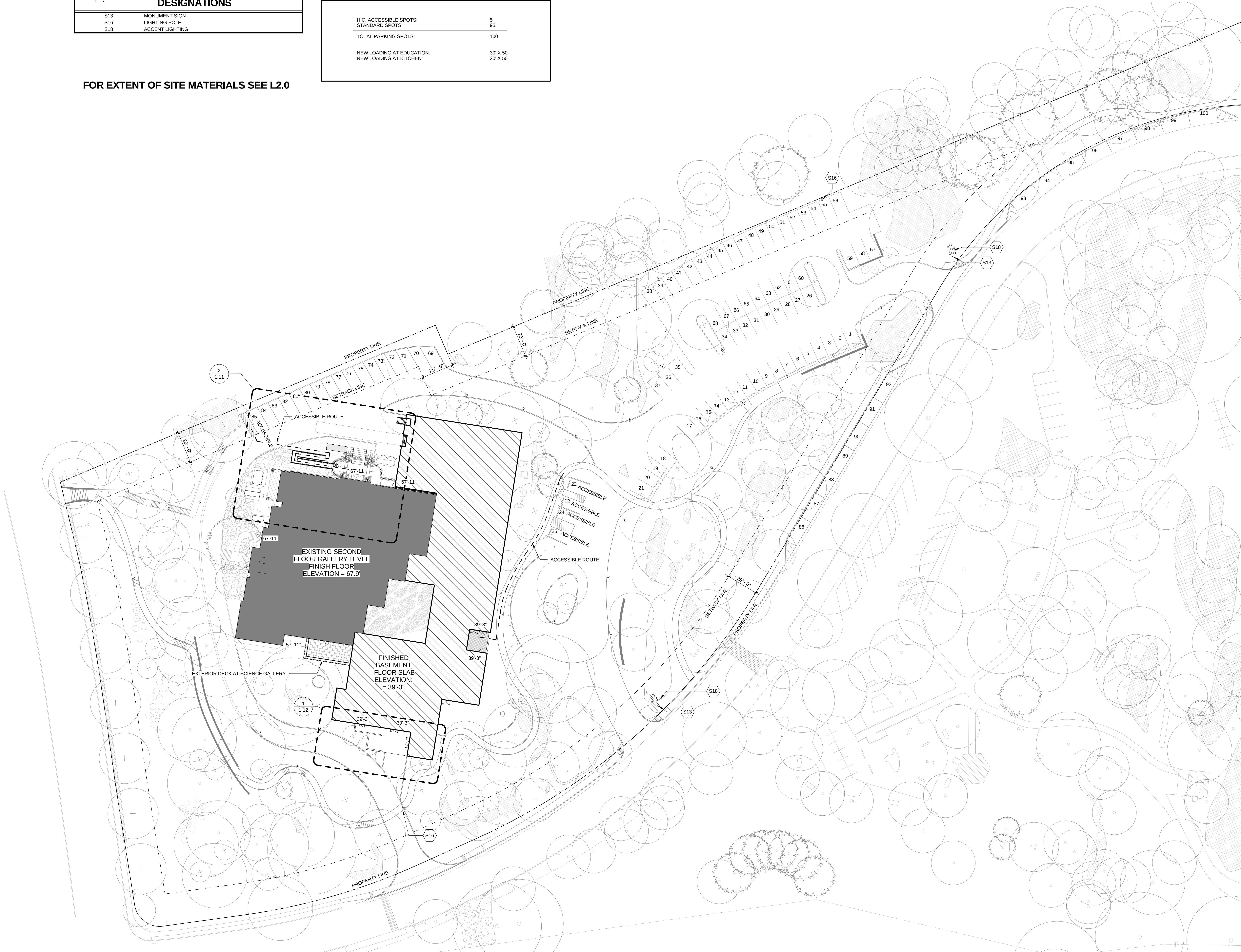


NOT FOR CONSTRUCTION
FINAL SITE PLAN
SUBMITTAL
EDR No: 14001
Drawn By:
Drawing Title:
COVER SHEET

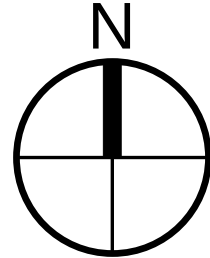
CLARIFICATION OF REFERENCE DESIGNATIONS	
S13	MONUMENT SIGN
S16	LIGHTING POLE
S18	ACCENT LIGHTING

TOTAL VEHICLE COUNT	
H.C. ACCESSIBLE SPOTS: STANDARD SPOTS:	5 95
TOTAL PARKING SPOTS:	100
NEW LOADING AT EDUCATION: NEW LOADING AT KITCHEN:	30' X 50' 20' X 50'

FOR EXTENT OF SITE MATERIALS SEE L2.0



1.13 1.10
1" = 30'-0"

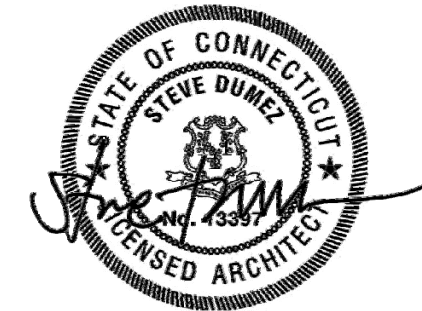


THE BRUCE MUSEUM

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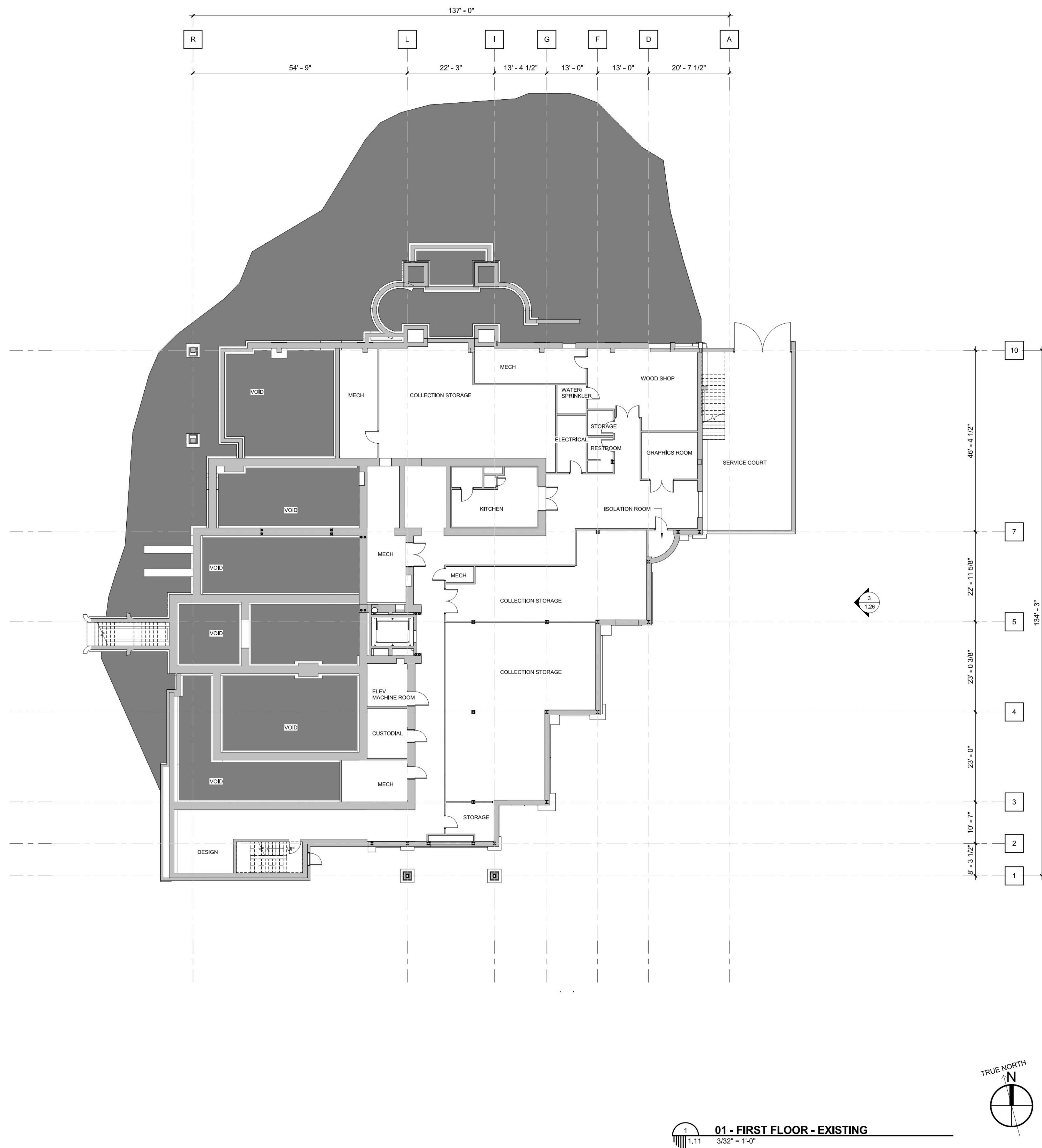
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NOT FOR CONSTRUCTION
FINAL SITE PLAN
SUBMITTAL
EDR No: 14001
Drawn By: ALLEN
Drawing Title:
SITE PLAN -
ARCHITECTURAL

Sheet No: 1.10



THE BRUCE MUSEUM

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Date: 01 FEB 2017

REVISIONS

[illegible]

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FINAL SITE PLAN
SUBMITTAL

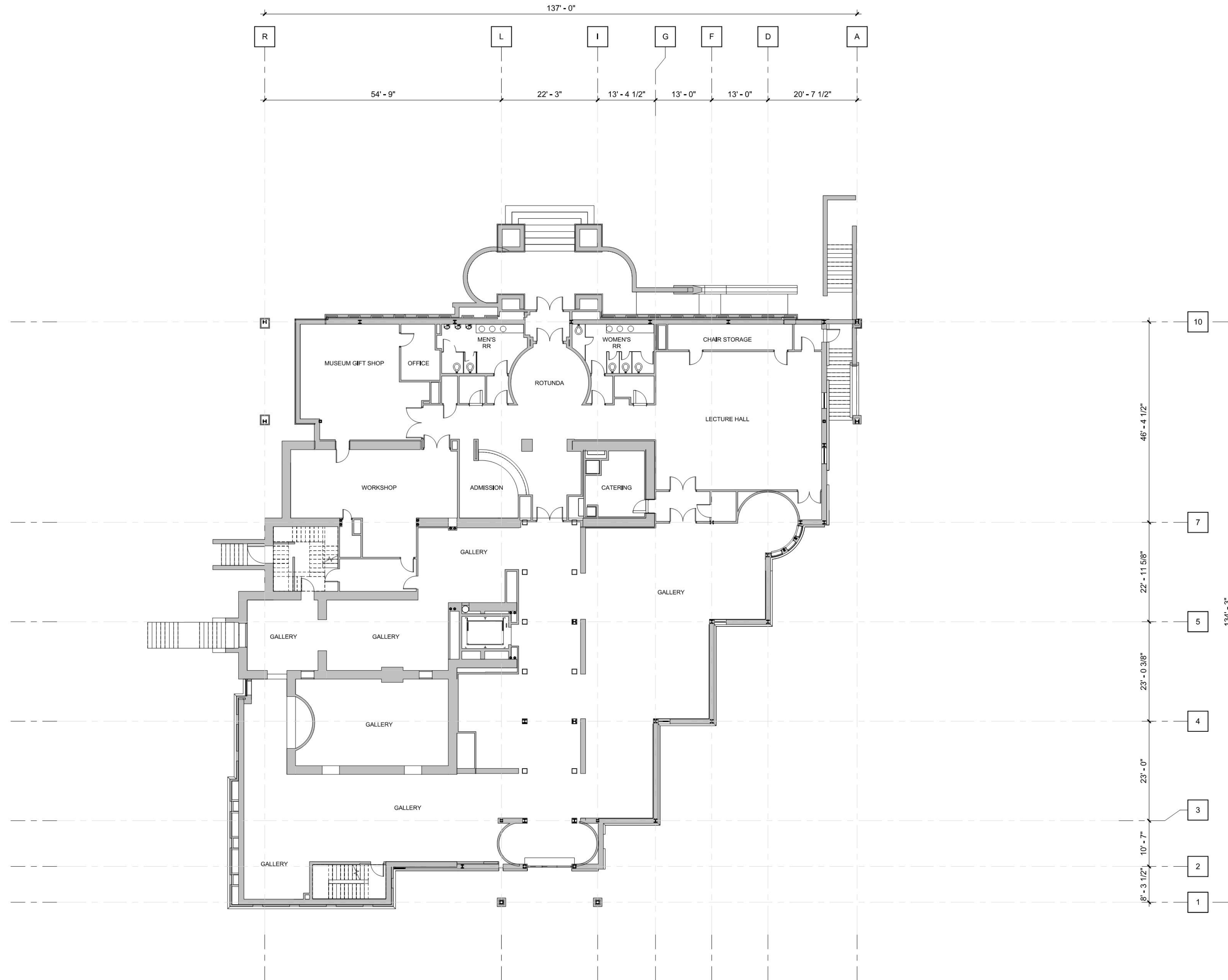
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Drawn By:

Drawing Title:

FIRST FLOOR PLAN -
EXISTING

Sheet No: 1.11



1 02 - SECOND FLOOR - EXISTING
1.12 $\frac{3}{32}'' = 1'-0''$

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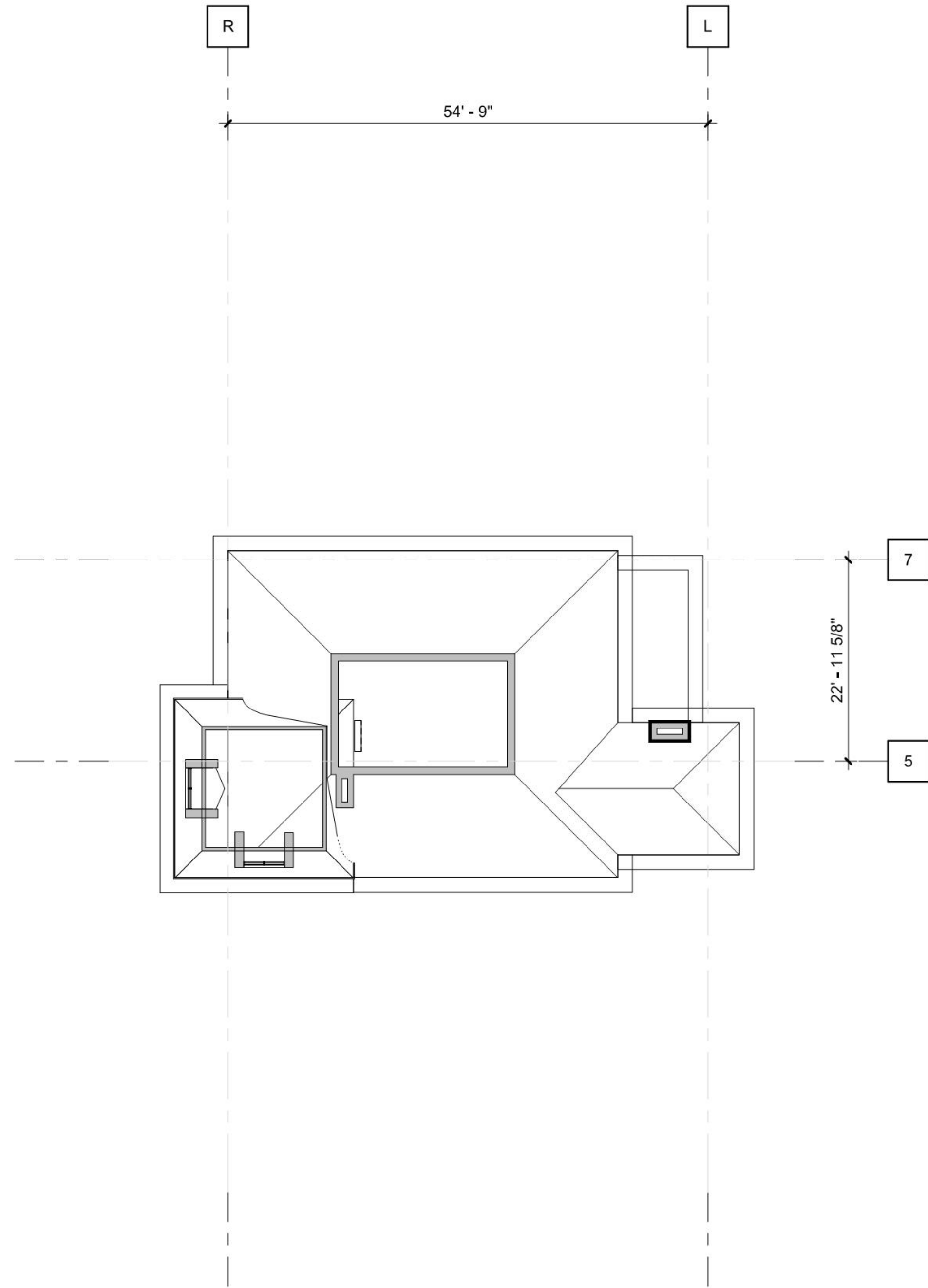
Date: 01 FEB 2017

REVISIONS

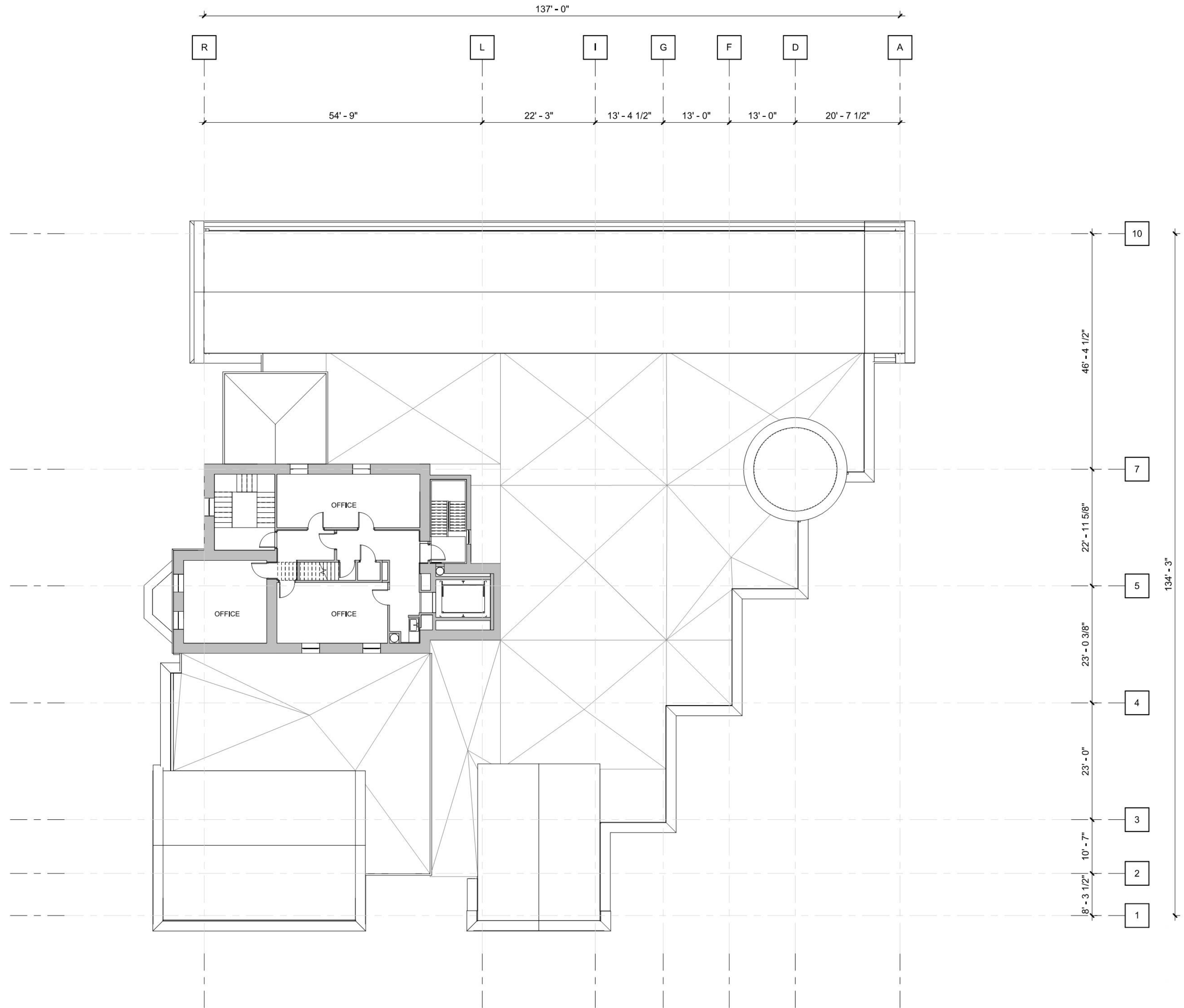
[illegible]

NOT FOR CONSTRUCTION	
FINAL SITE PLAN	
SUBMITTAL	
EDR No:	14001
Drawn By:	
Drawing Title:	
SECOND FLOOR PLAN - EXISTING	


$$3/32'' = 1'-0''$$

2 05 - ATTIC FLOOR PLAN - EXISTING
1.14 3/32" = 1'-0"



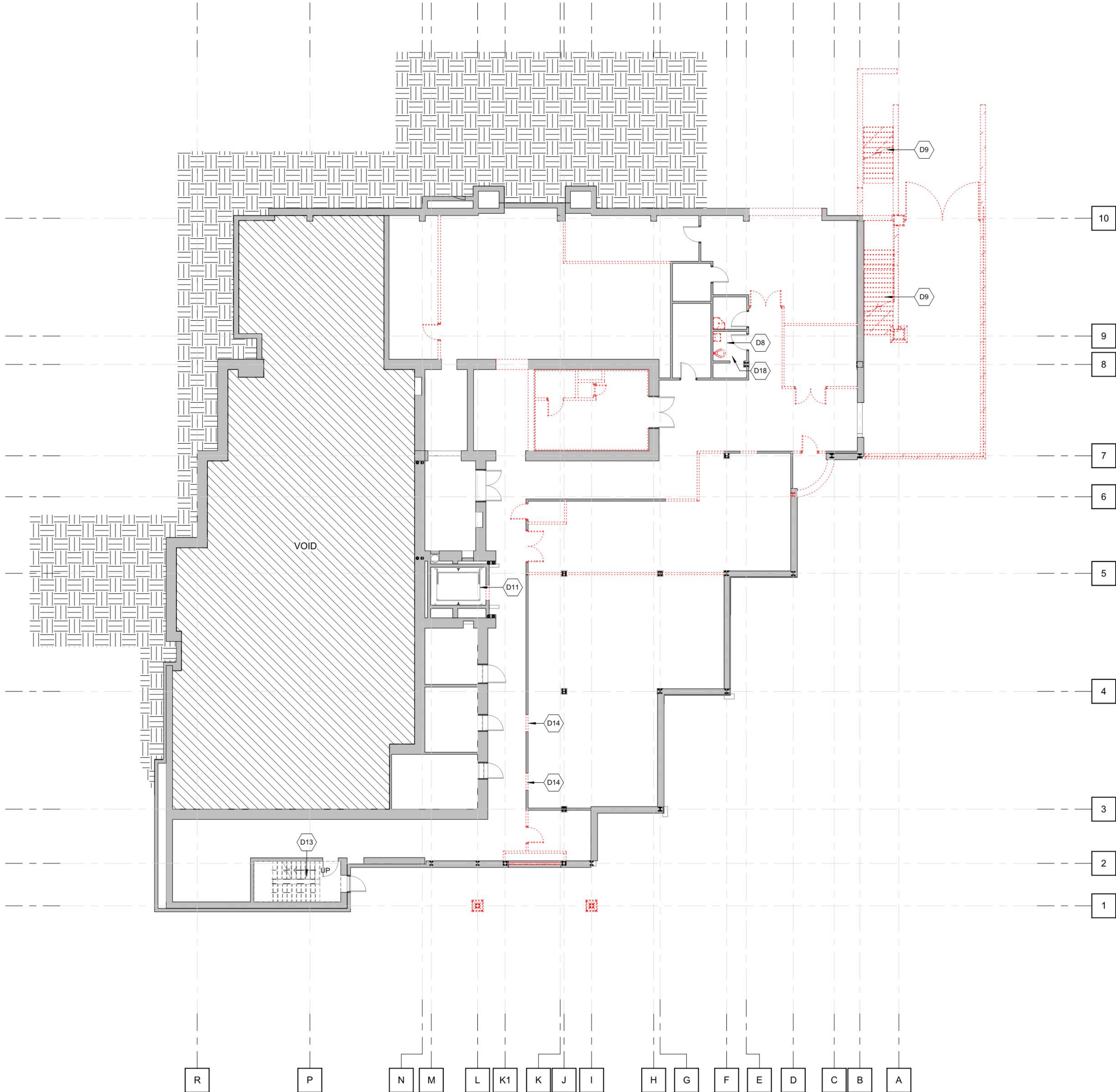
1 04 - FOURTH FLOOR - EXISTING
1.14 3/32" = 1'-0"

REVISIONS



STEAM BOAT ROAD

INTERSTATE 95



MUSEUM DRIVE

1.22 3/32" = 1'-0" FIRST FLOOR PLAN - DEMOLITION



CLARIFICATION OF RENOVATION GRAPHICS
(UNLESS OTHERWISE INDICATED)

- EXISTING WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC. TO REMAIN
- EXISTING WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC. TO BE REMOVED

GENERAL NOTES

- ALL DIMENSIONS SHOWN AT EXISTING CONDITIONS ARE PLUS OR MINUS AND SHOULD BE VERIFIED, IF NECESSARY, ON THE PROJECT SITE.
- UNLESS NOTED OTHERWISE ALL EXISTING STRUCTURE TO REMAIN.
- SEE STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.
- CONTRACTOR TO FIELD VERIFY ALL LOCATIONS OF EXISTING SITE UTILITIES.
- UNLESS NOTED OTHERWISE DEMOLISH ALL EXISTING CASEWORK

CLARIFICATION OF REFERENCE
DESIGNATIONS FOR DEMOLITION (02 41 00)

- D8 REMOVE ALL TOILET ROOM FIXTURES AND ACCESSORIES INCLUDING PAPER TOWEL DISPENSERS, TOILET TISSUE DISPENSERS, MIRRORS, SOAP DISPENSERS, WALL MOUNTED LIGHT FIXTURES, ETC.
- D9 DEMOLISH EXISTING STAIR
- D11 EXISTING ELEVATOR AND ELEVATOR EQUIPMENT TO REMAIN.
- D13 EXISTING STAIRS AND RAILINGS TO REMAIN
- D14 WALL DEMOLITION FOR NEW OPENINGS. SEE ENLARGED FLOOR PLANS
- D18 DEMOLISH ALL EXISTING FINISHES AND PREPARE SUBSTRATE TO RECEIVE NEW TILE

THE BRUCE MUSEUM

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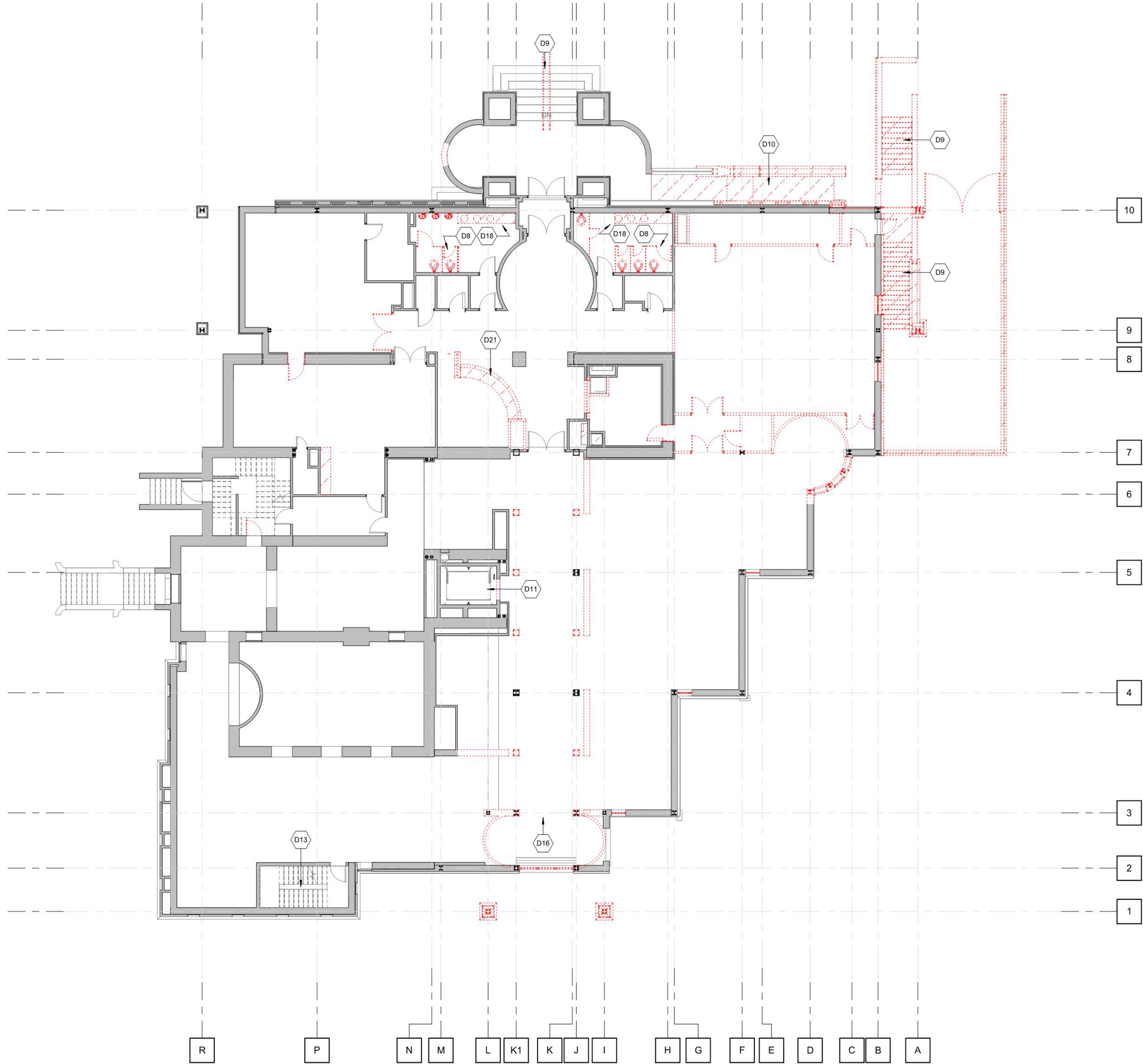
REVISIONS	



NOT FOR CONSTRUCTION
FINAL SITE PLAN
SUBMITTAL
EDR No: 14001
Drawn By: ALLEN
Drawing Title:
FIRST FLOOR PLAN -
DEMOLITION

STEAM BOAT ROAD

INTERSTATE 95



MUSEUM DRIVE



SECOND FLOOR PLAN - DEMOLITION



CLARIFICATION OF RENOVATION GRAPHICS
(UNLESS OTHERWISE INDICATED)

- EXISTING WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC. TO REMAIN
- EXISTING WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC. TO BE REMOVED

GENERAL NOTES

- ALL DIMENSIONS SHOWN AT EXISTING CONDITIONS ARE PLUS OR MINUS AND SHOULD BE VERIFIED, IF NECESSARY, ON THE PROJECT SITE.
- UNLESS NOTED OTHERWISE ALL EXISTING STRUCTURE TO REMAIN.
- SEE STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.
- CONTRACTOR TO FIELD VERIFY ALL LOCATIONS OF EXISTING SITE UTILITIES.
- UNLESS NOTED OTHERWISE DEMOLISH ALL EXISTING CASEWORK

CLARIFICATION OF REFERENCE
DESIGNATIONS FOR DEMOLITION (02 41 00)

- D8 REMOVE ALL TOILET ROOM FIXTURES AND ACCESSORIES INCLUDING PAPER TOWEL DISPENSERS, TOILET TISSUE DISPENSERS, MIRRORS, SOAP DISPENSERS, WALL MOUNTED LIGHT FIXTURES, ETC.
- D9 DEMOLISH EXISTING STAIR
- D10 DEMOLISH EXISTING RAMP
- D11 EXISTING ELEVATOR AND ELEVATOR EQUIPMENT TO REMAIN.
- D13 EXISTING STAIRS AND RAILINGS TO REMAIN
- D16 DEMOLISH PARTITIONS, ARCHED CEILINGS, AND LIGHT FIXTURES ALONG ARCADE
- D18 DEMOLISH ALL EXISTING FINISHES AND PREPARE SUBSTRATE TO RECEIVE NEW TILE
- D21 DEMOLISH ECISTING MILLWORK

THE BRUCE MUSEUM

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FINAL SITE PLAN
SUBMITTAL
EDR No: 14001
Drawn By: ALLEN
Drawing Title:
SECOND FLOOR PLAN -
DEMOLITION

Sheet No: 1.23



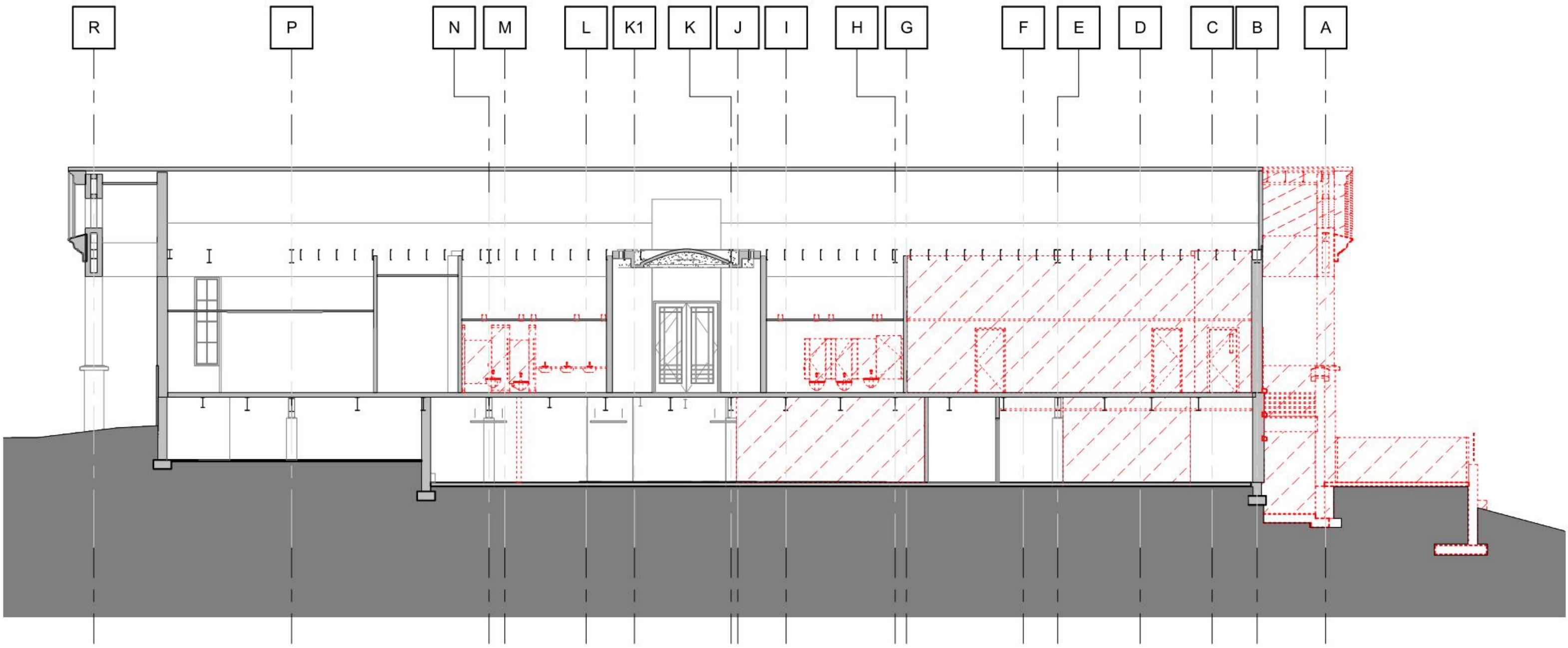
- ## **CLARIFICATION OF REFERENCE DESIGNATIONS FOR DEMOLITION (02 41 00)**

CLARIFICATION OF RENOVATION GRAPHICS (UNLESS OTHERWISE INDICATED)	
	EXISTING WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC. <u>TO REMAIN</u>
	NEW WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC.
	EXISTING WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC. TO BE REMOVED
	EXISTING FIXTURES, EQUIPMENT, ETC. TO BE REMOVED AND RELOCATED.
	EXISTING FIXTURES, EQUIPMENT, ETC. TO BE RELOCATED FROM ITS PREVIOUS LOCATION

GENERAL NOTES	
1.	UNLESS OTHERWISE INDICATED ALL INTERIOR PARTITION DIMENSION ARE FACE TO FACE TO FINISH SURFACES.
2.	UNLESS OTHERWISE INDICATED ON THE FLOOR PLAN(S) OR REFLECTED CEILING PLAN(S), ALL CEILING HEIGHTS ARE 8'-0".
3.	FOR ROOM FINISH SCHEDULE, FRAME AND DOOR SCHEDULE CLARIFICATION OF REFERENCE DESIGNATIONS FOR INTERIOR PARTITIONS, REFER TO SHEET 3.1
4.	ALL DIMENSIONS SHOWN AT EXISTING CONDITIONS ARE PLUS OR MINUS AND SHOULD BE VERIFIED, IF NECESSARY, ON THE PROJECT SITE.
5.	UNLESS NOTED OTHERWISE ALL EXISTING STRUCTURE TO REMAIN
6.	SEE ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION
7.	CONTRACTOR TO FIELD VERIFY ALL LOCATIONS OF EXISTING SITE UTILITIES



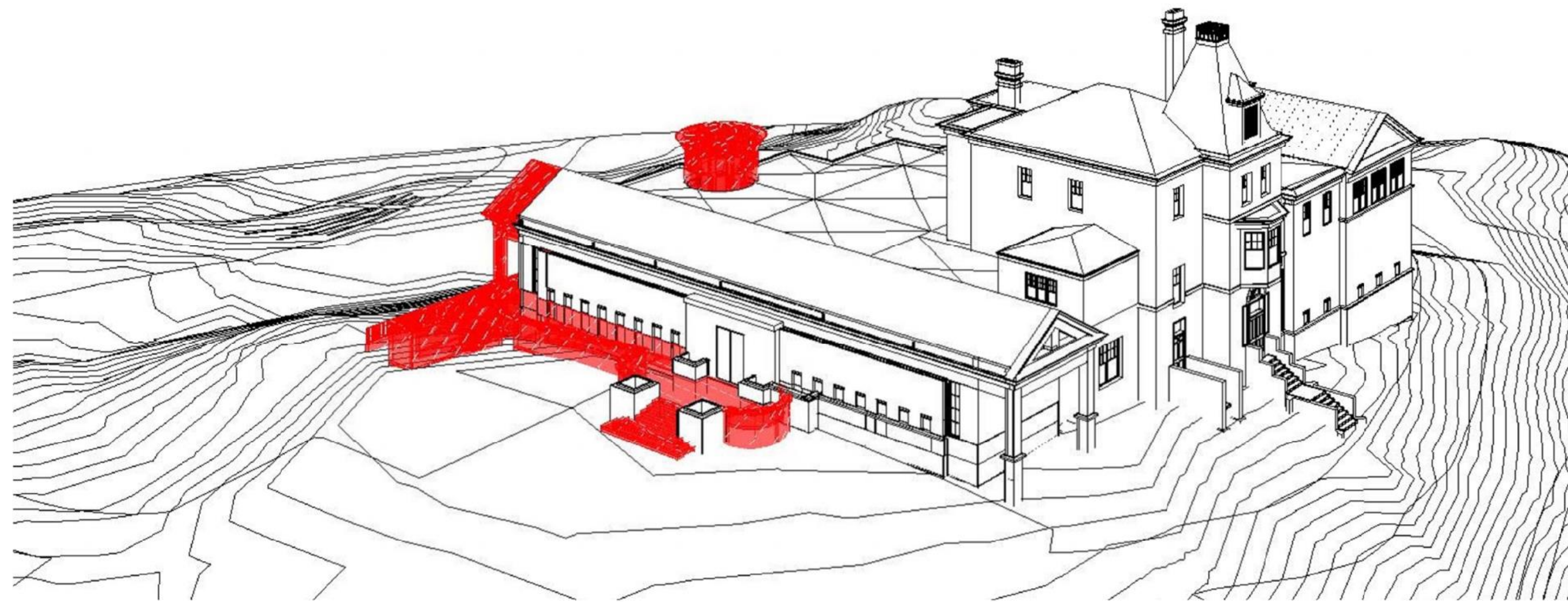
CROSS SECTION - DEMOLITION AT EX. ENTRY
1.22 | 1.26 3/32" = 1'-0"



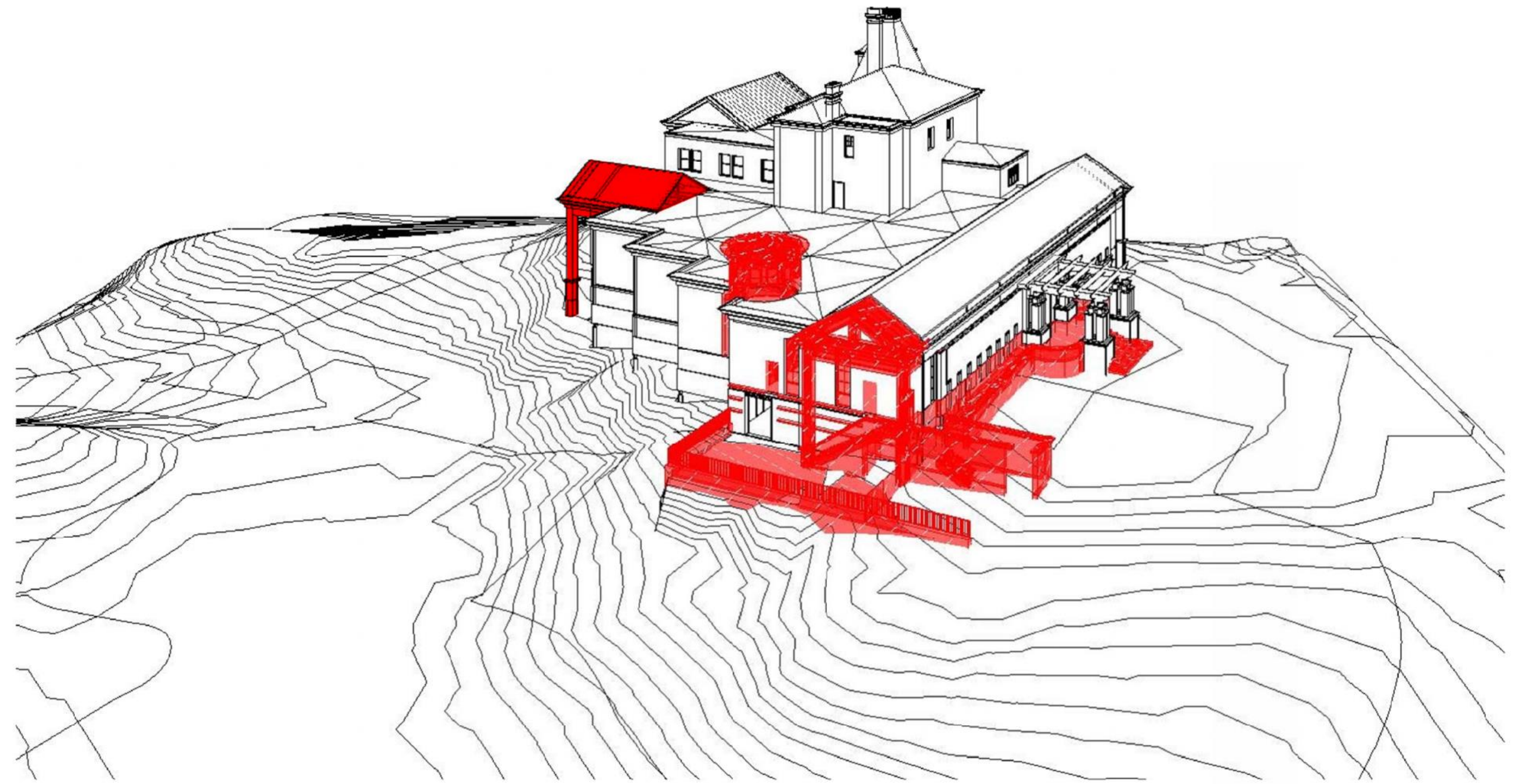
CROSS SECTION - DEMOLITION AT EX. GALLERY MAIN CORRIDOR
1.22 | 1.26 3/32" = 1'-0"

REVISIONS

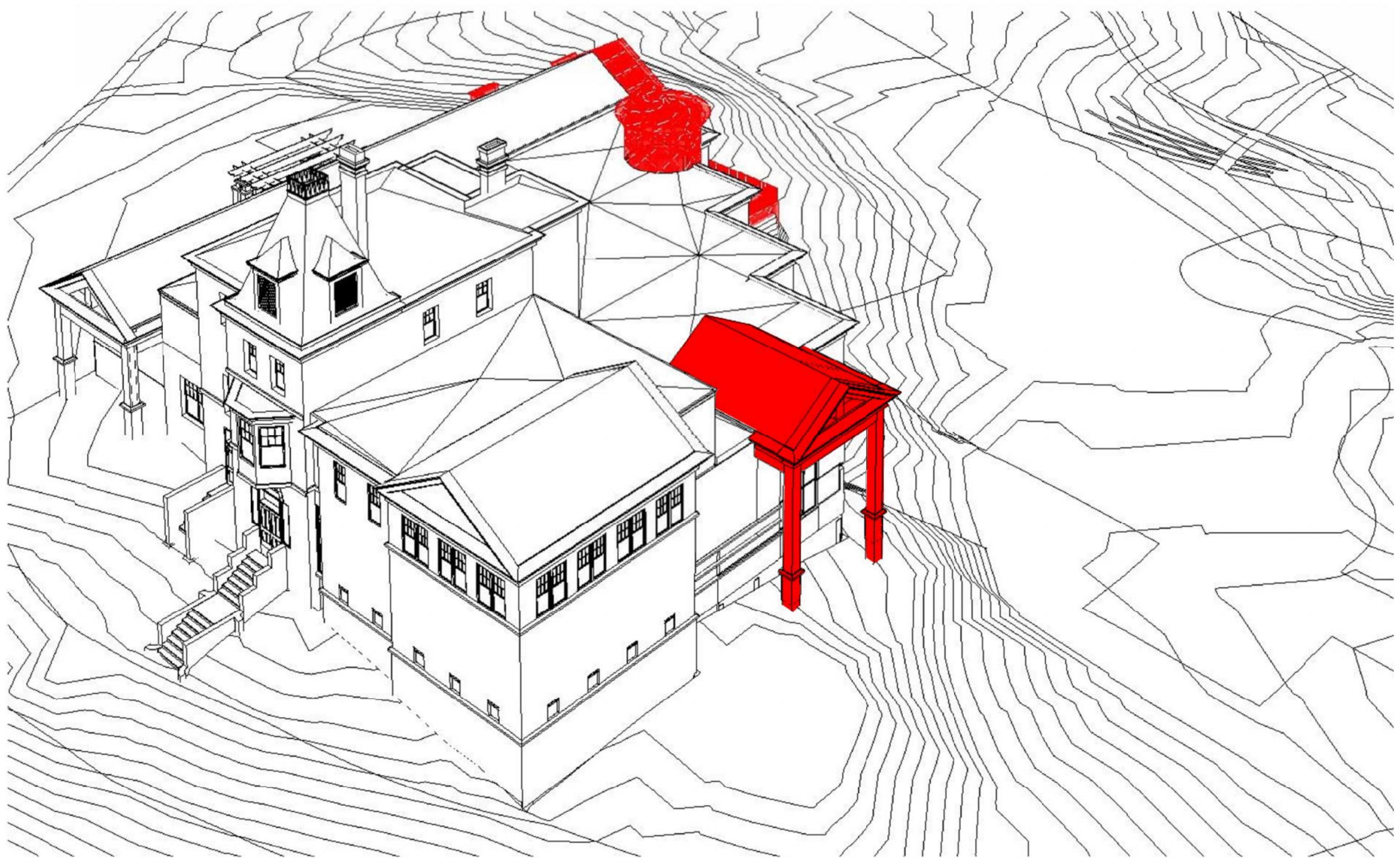




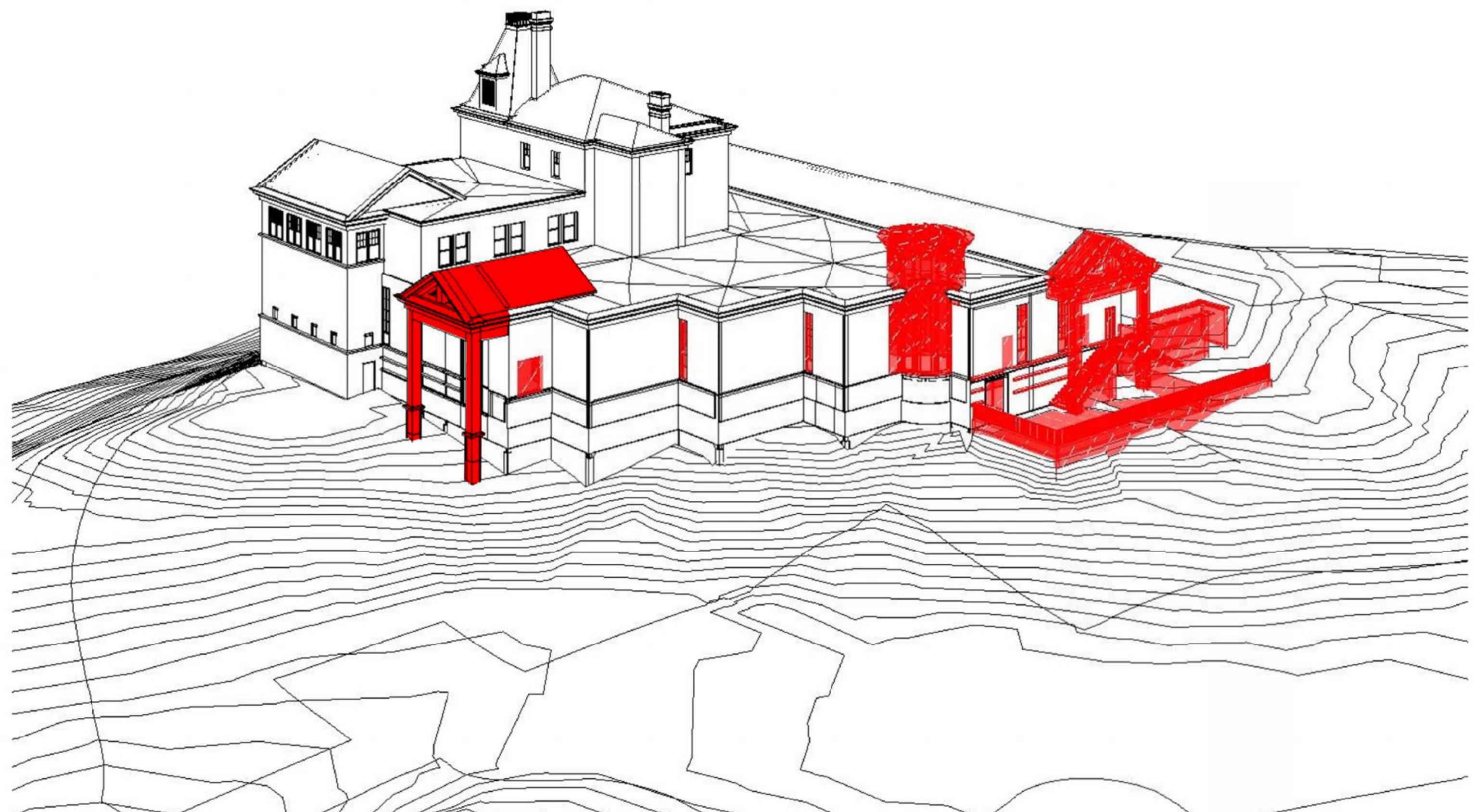
4 VIEW FROM NORTHWEST - DEMO
1.14 12" = 1'-0"



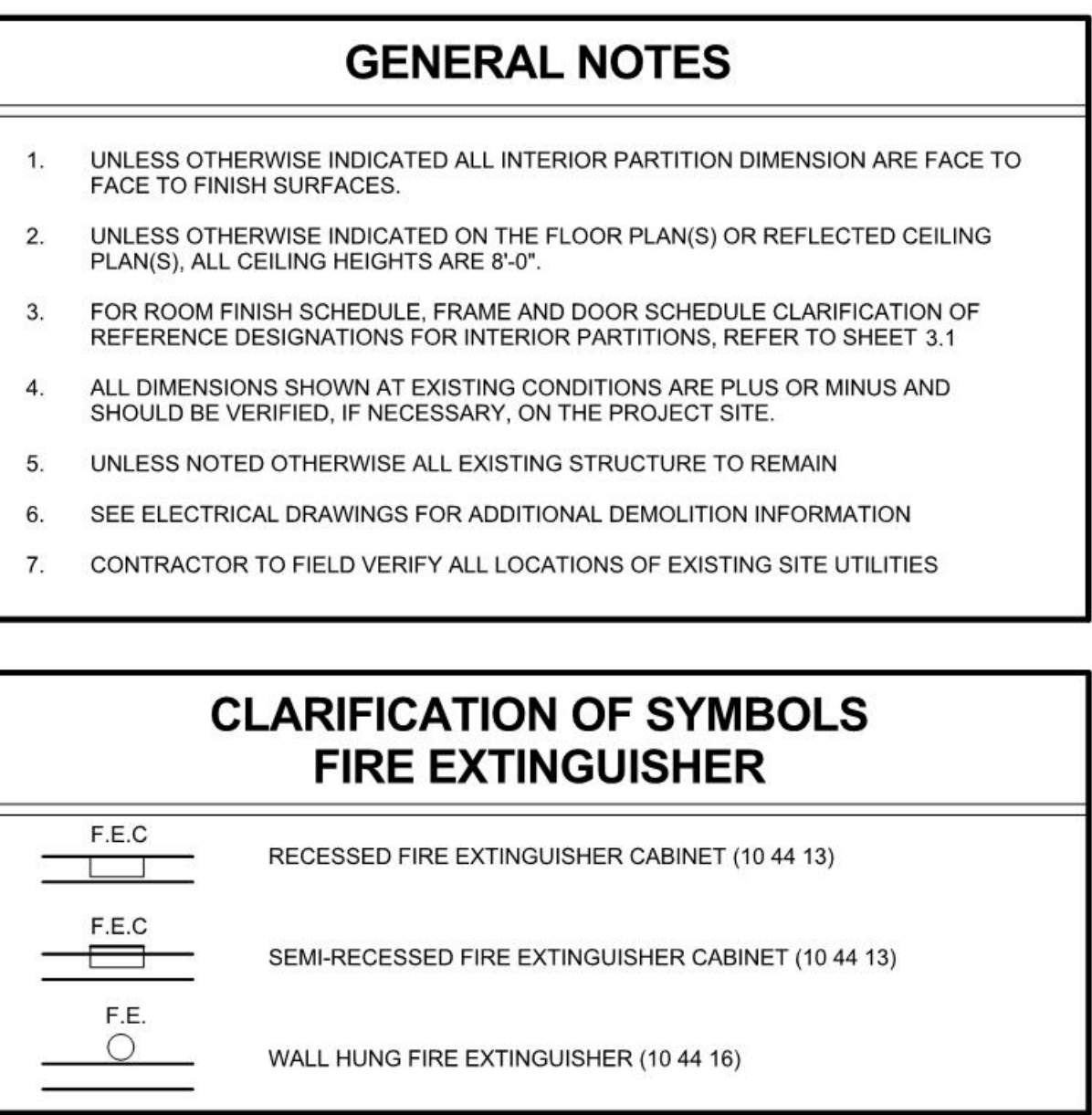
3 VIEW FROM NORTHEAST - DEMO
1.14 12" = 1'-0"



2 VIEW FROM SOUTHWEST - DEMO
1.14 12" = 1'-0"



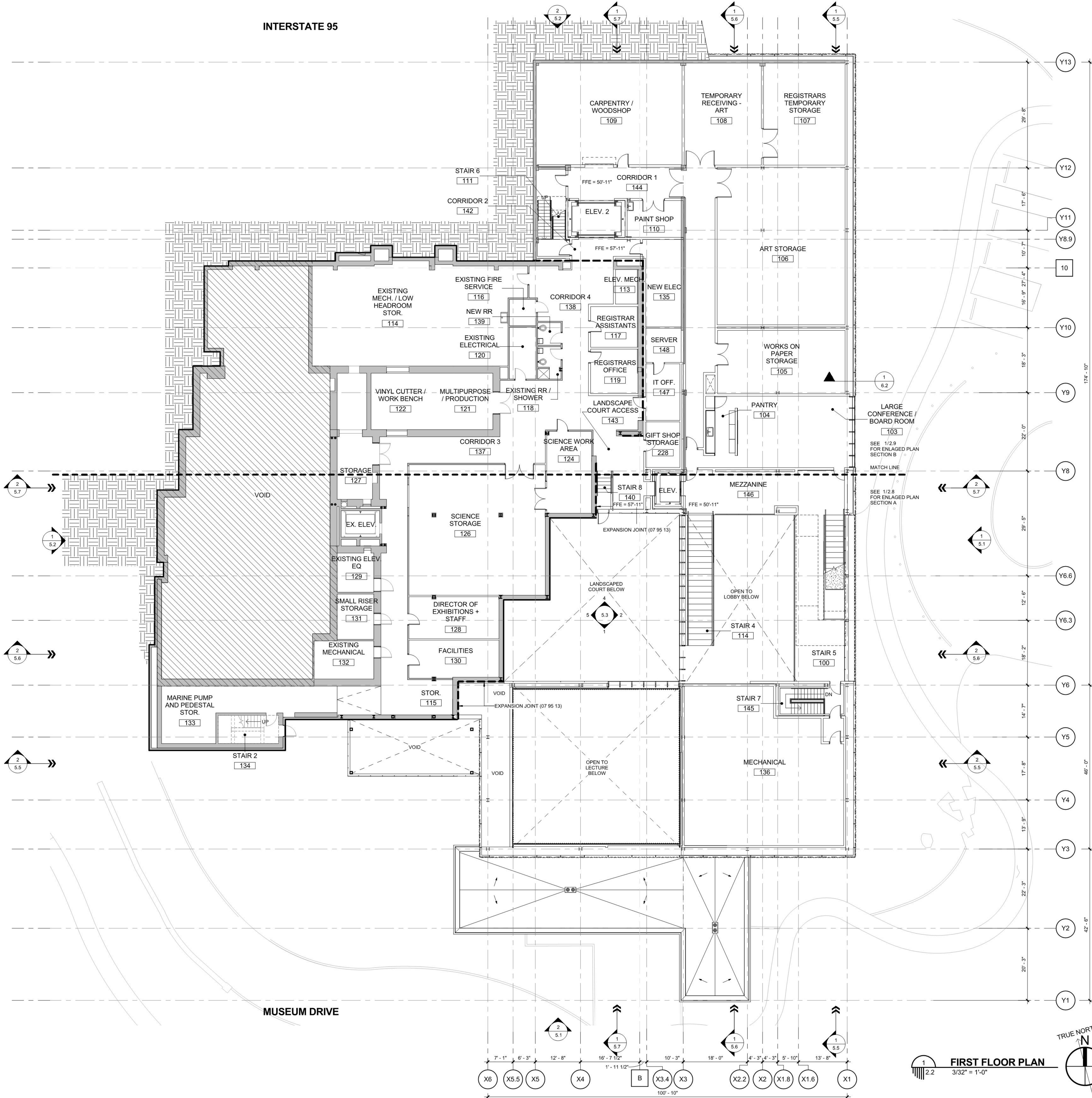
1 VIEW FROM SOUTHEAST - DEMO
1.14 12" = 1'-0"



STEAM BOAT ROAD

INTERSTATE 95

MUSEUM DRIVE



GENERAL NOTES

1. UNLESS OTHERWISE INDICATED ALL INTERIOR PARTITION DIMENSION ARE FACE TO FACE TO FINISH SURFACES.
2. UNLESS OTHERWISE INDICATED ON THE FLOOR PLAN(S) OR REFLECTED CEILING PLAN(S), ALL CEILING HEIGHTS ARE 8'-0".
3. FOR ROOM FINISH SCHEDULE, FRAME AND DOOR SCHEDULE CLARIFICATION OF REFERENCE DESIGNATIONS FOR INTERIOR PARTITIONS, REFER TO SHEET 3.1
4. ALL DIMENSIONS SHOWN AT EXISTING CONDITIONS ARE PLUS OR MINUS AND SHOULD BE VERIFIED, IF NECESSARY, ON THE PROJECT SITE.
5. UNLESS NOTED OTHERWISE ALL EXISTING STRUCTURE TO REMAIN
6. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION
7. CONTRACTOR TO FIELD VERIFY ALL LOCATIONS OF EXISTING SITE UTILITIES

CLARIFICATION OF SYMBOLS
FIRE EXTINGUISHER

	RECESSED FIRE EXTINGUISHER CABINET (10 44 13)
	SEMI-RECESSED FIRE EXTINGUISHER CABINET (10 44 13)
	WALL HUNG FIRE EXTINGUISHER (10 44 16)

FIRST FLOOR PLAN

3/32" = 1'-0"



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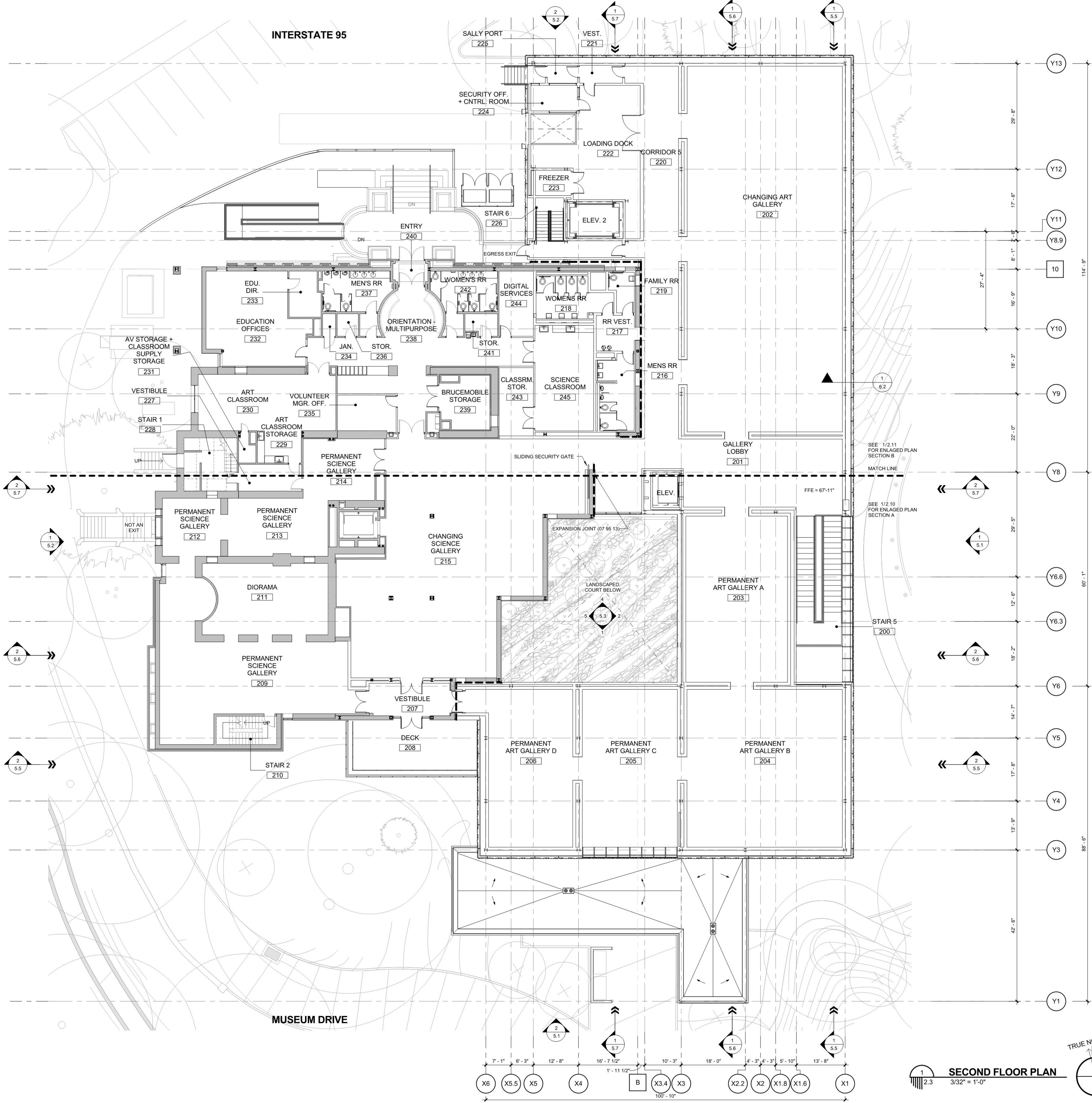
NOT FOR CONSTRUCTION
FINAL SITE PLAN
SUBMITTAL
EDR No: 14001
Drawn By: ALLEN
Drawing Title:
FIRST FLOOR PLAN

Sheet No: 2.2

STEAM BOAT ROAD

INTERSTATE 95

MUSEUM DRIVE



GENERAL NOTES

1. UNLESS OTHERWISE INDICATED ALL INTERIOR PARTITION DIMENSION ARE FACE TO FACE TO FINISH SURFACES.
2. UNLESS OTHERWISE INDICATED ON THE FLOOR PLAN(S) OR REFLECTED CEILING PLAN(S), ALL CEILING HEIGHTS ARE 8'-0".
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CLARIFICATION OF SYMBOLS
FIRE EXTINGUISHER

	RECESSED FIRE EXTINGUISHER CABINET (10 44 13)
	SEMI-RECESSED FIRE EXTINGUISHER CABINET (10 44 13)
	WALL HUNG FIRE EXTINGUISHER (10 44 16)

SECOND FLOOR PLAN

3/32" = 1'-0"



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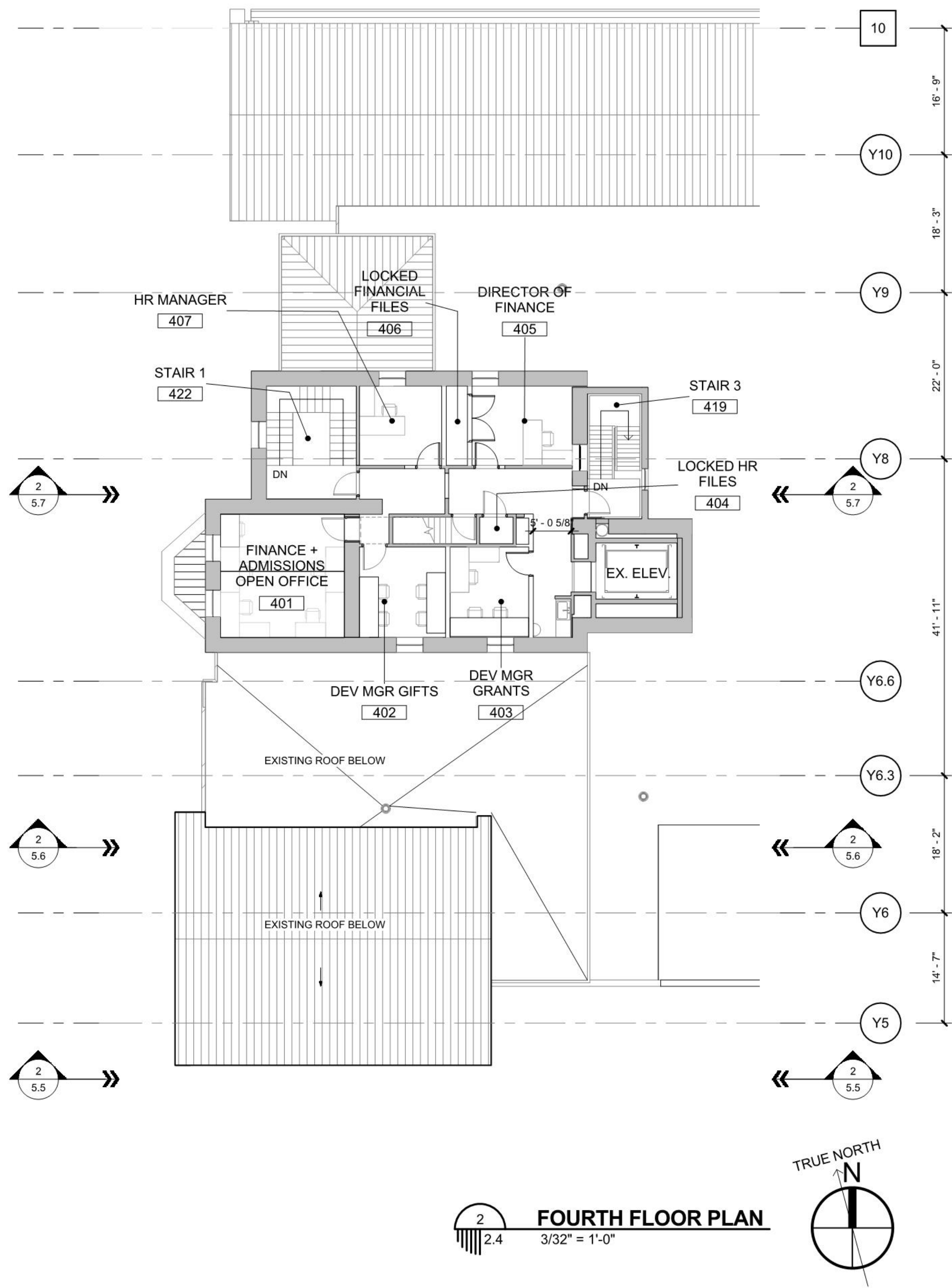
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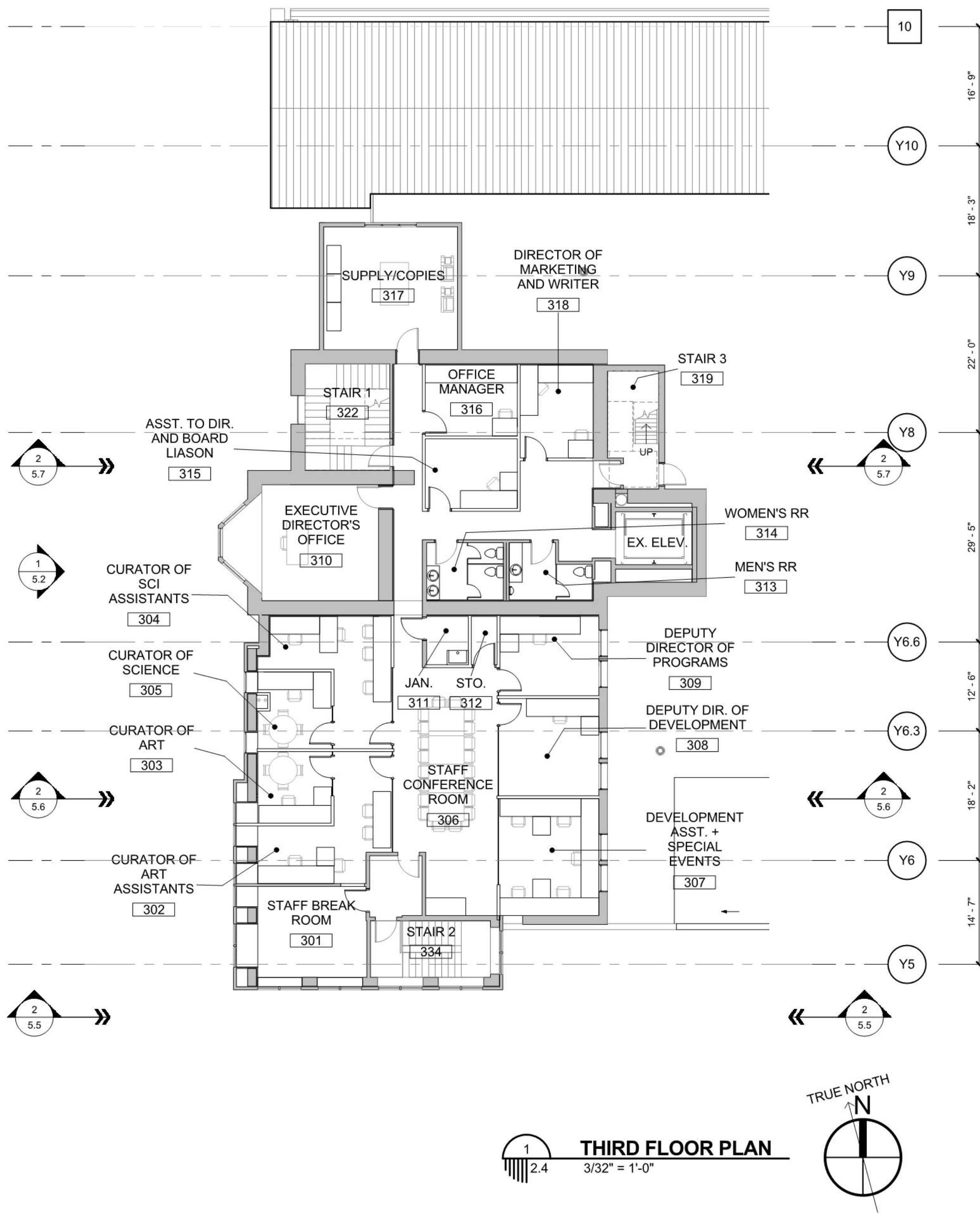


NOT FOR CONSTRUCTION
FINAL SITE PLAN
SUBMITTAL
EDR No: 14001
Drawn By: ALLEN
Drawing Title:
SECOND FLOOR PLAN

Sheet No: 2.3



FOURTH FLOOR PLAN
1/4" = 3'-0"

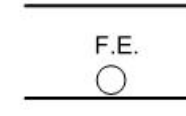


THIRD FLOOR PLAN
1/4" = 3'-0"

GENERAL NOTES

1. UNLESS OTHERWISE INDICATED ALL INTERIOR PARTITION DIMENSION ARE FACE TO FACE TO FINISH SURFACES.
2. UNLESS OTHERWISE INDICATED ON THE FLOOR PLAN(S) OR REFLECTED CEILING PLAN(S), ALL CEILING HEIGHTS ARE 8'-0".
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**CLARIFICATION OF SYMBOLS
FIRE EXTINGUISHER**

	RECESSED FIRE EXTINGUISHER CABINET (10 44 13)
	SEMI-RECESSED FIRE EXTINGUISHER CABINET (10 44 13)
	WALL HUNG FIRE EXTINGUISHER (10 44 16)

THE BRUCE MUSEUM

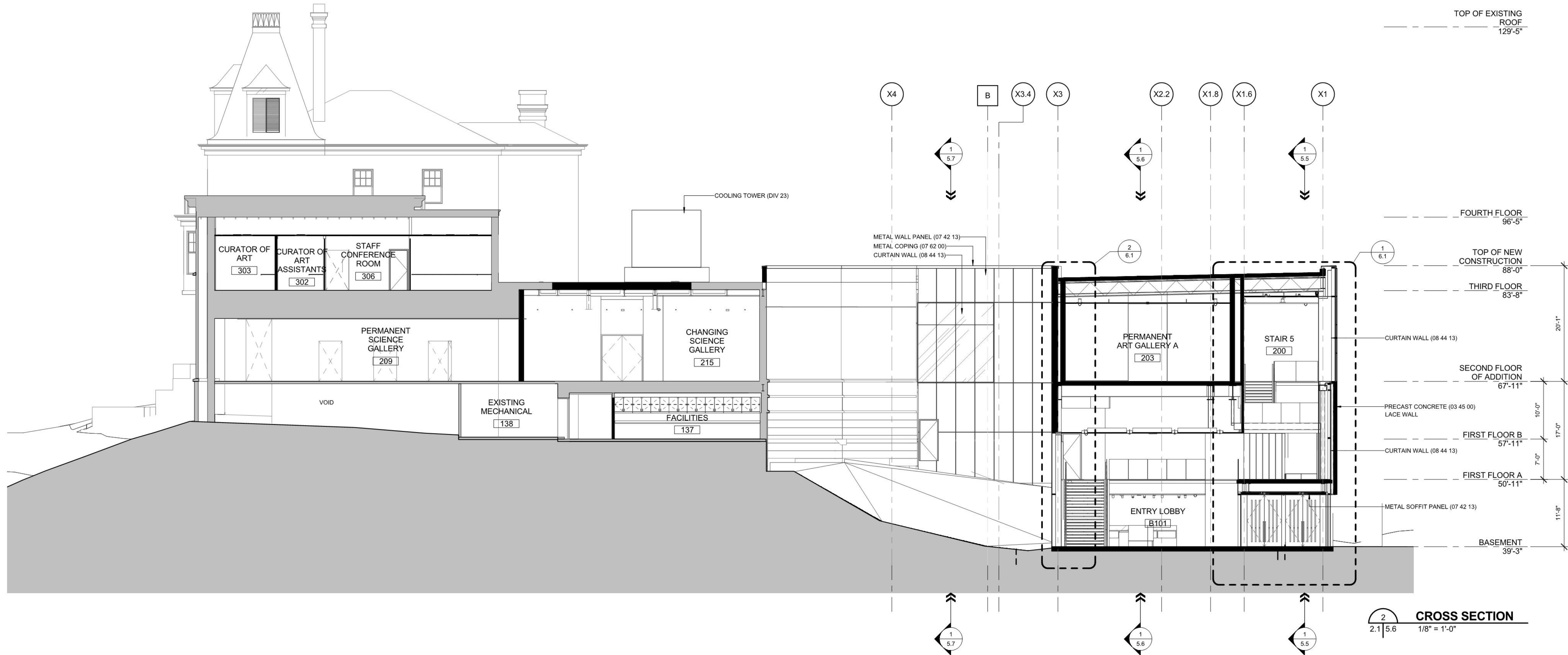
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FINAL SITE PLAN
SUBMITTAL
EDR No: 14001
Drawn By: ALLEN
Drawing Title:
THIRD AND FOURTH
FLOOR PLAN



THE BRUCE MUSEUM

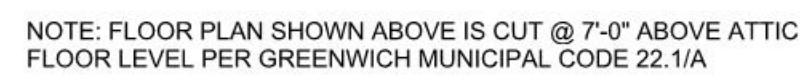
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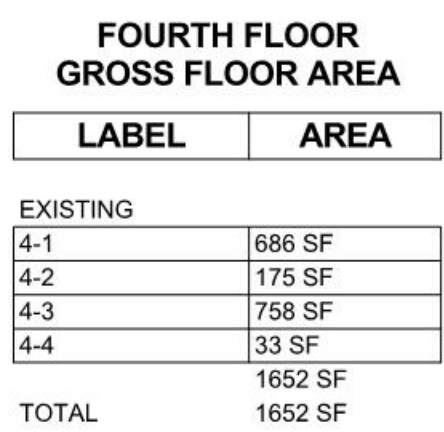
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NOT FOR CONSTRUCTION
FINAL SITE PLAN
SUBMITTAL
EDR No: 14001
Drawn By:
Drawing Title:
CROSS SECTIONS

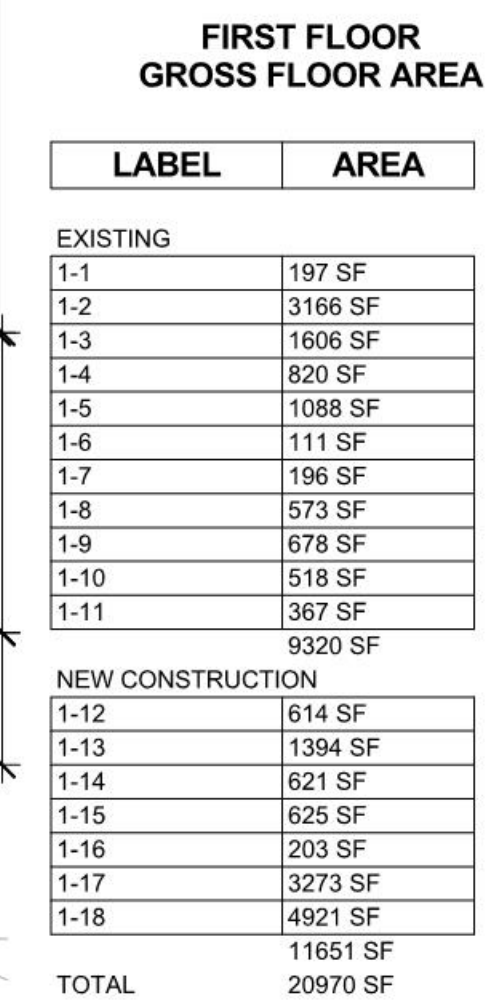
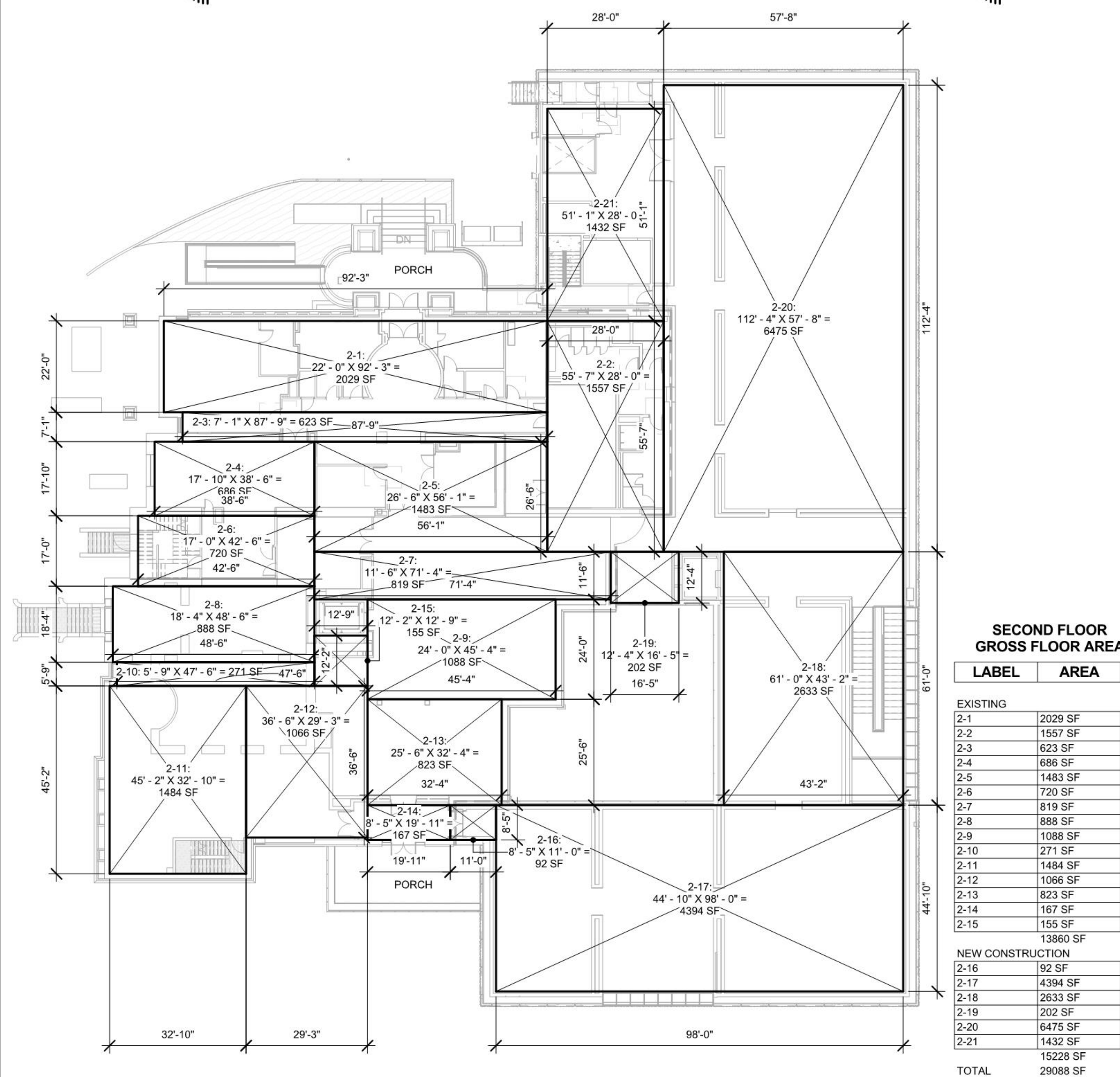


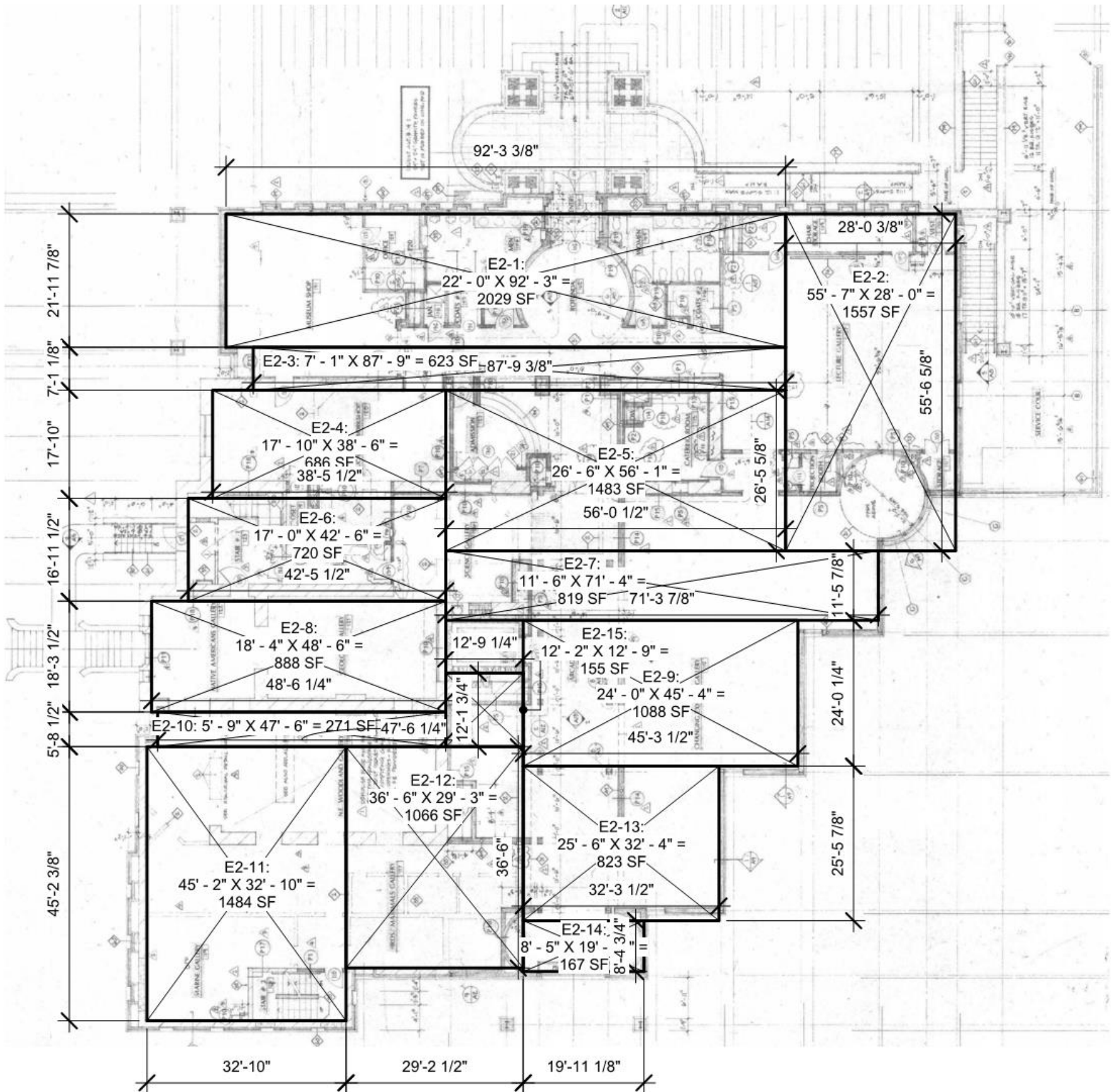
ATTIC GROSS FLOOR AREA	
LABEL	AREA
EXISTING	
A-1	236 SF
	236 SF
TOTAL	236 SF



TOTAL GROSS FLOOR AREA	
LEVEL	AREA
EXISTING	
FIRST FLOOR	9320 SF
SECOND FLOOR	13860 SF
THIRD FLOOR	4571 SF
FOURTH FLOOR	1652 SF
ATTIC	238 SF
	29639 SF
NEW CONSTRUCTION	
BASEMENT	10793 SF
FIRST FLOOR	11651 SF
SECOND FLOOR	15228 SF
	37672 SF
TOTAL	67311 SF

ZONE:	R-6
TOTAL AREA OF SITE:	254,656 SF (5.8461 ACRES)
MAX. FLOOR AREA RATIO PERMITTED:	0.55
TOTAL PERMITTED FLOOR AREA:	140,061 SF
TOTAL PROPOSED GROSS FLOOR AREA:	70,226
PROPOSED FLOOR AREA RATIO:	0.276

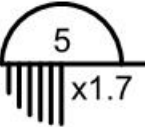




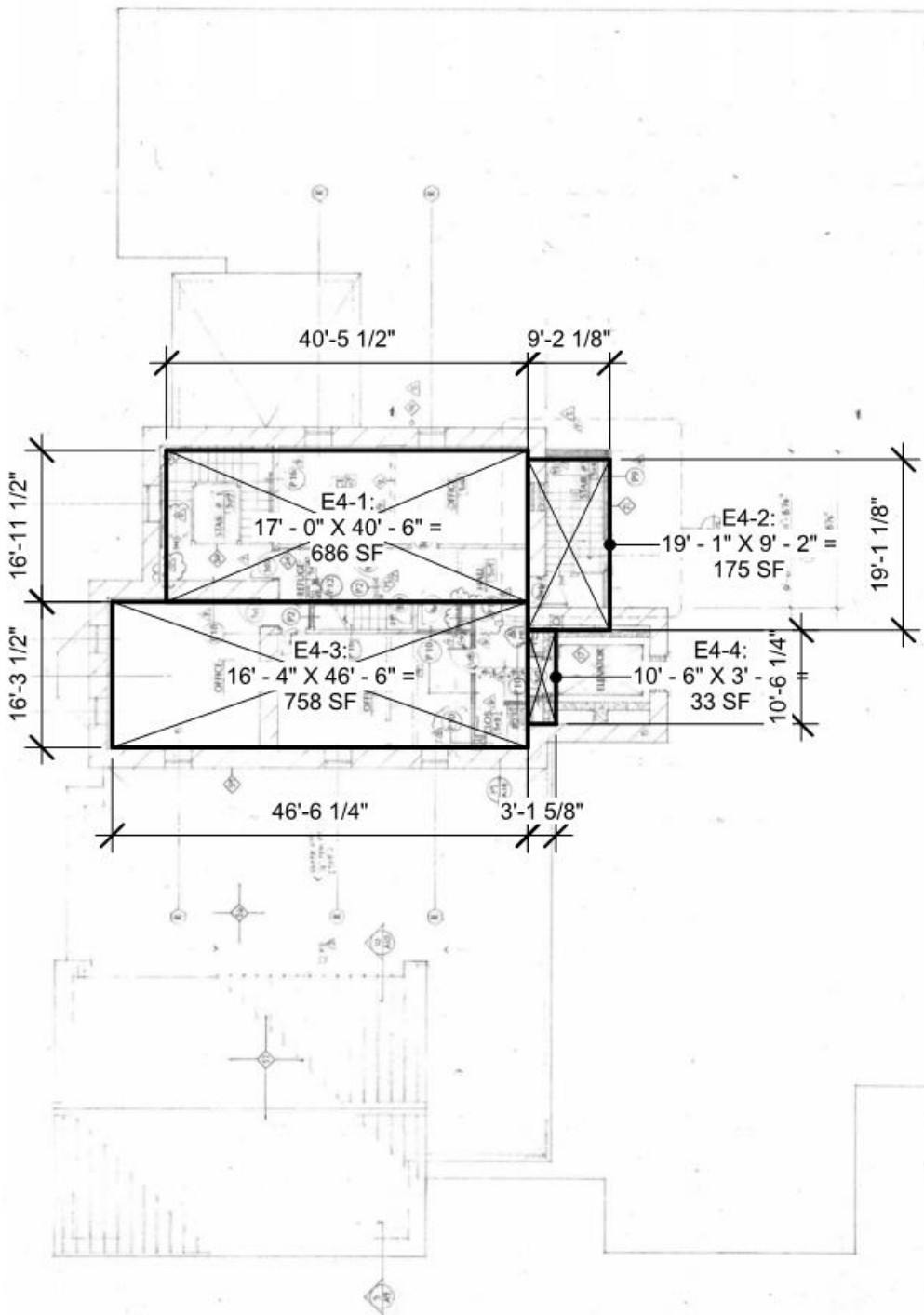
2 SECOND FLOOR PLAN
1" = 20'-0"

ATTIC GROSS FLOOR AREA	
LABEL	AREA
EA-1	236 SF
TOTAL	236 SF

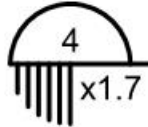
NOTE: FLOOR PLAN SHOWN ABOVE SHOWS AREAS WITH CEILING UNDER 7'-0" ABOVE ATTIC FLOOR LEVEL. ONLY AREAS WITH CEILING @ 7'-0" ABOVE ATTIC FLOOR LEVEL ARE INCLUDED IN CALCULATIONS PER GREENWICH MUNICIPAL CODE 22.11A



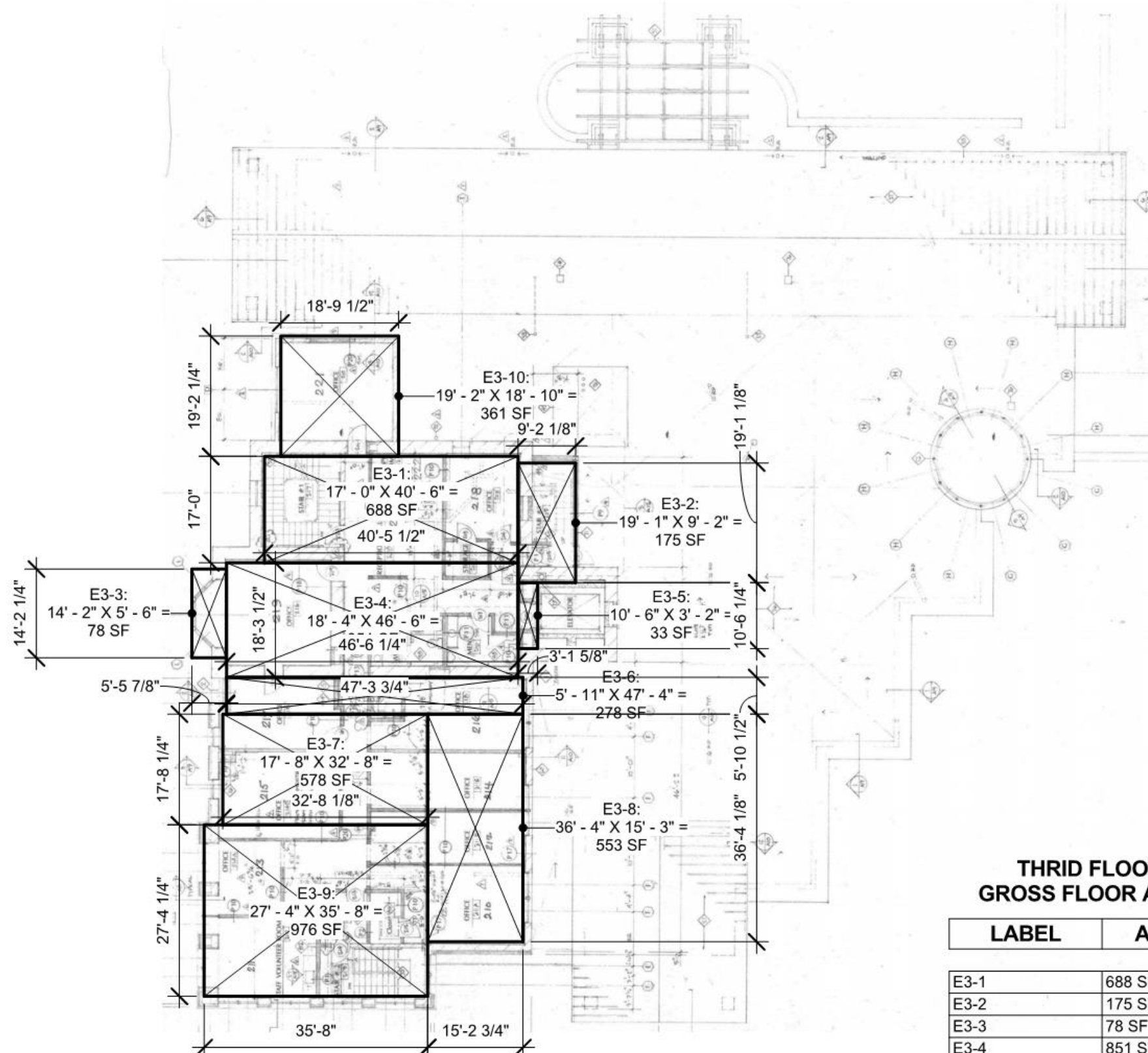
5 ATTIC FLOOR PLAN
1" = 20'-0"



FOURTH FLOOR GROSS FLOOR AREA	
LABEL	AREA
E4-1	686 SF
E4-2	175 SF
E4-3	758 SF
E4-4	33 SF
TOTAL	1652 SF



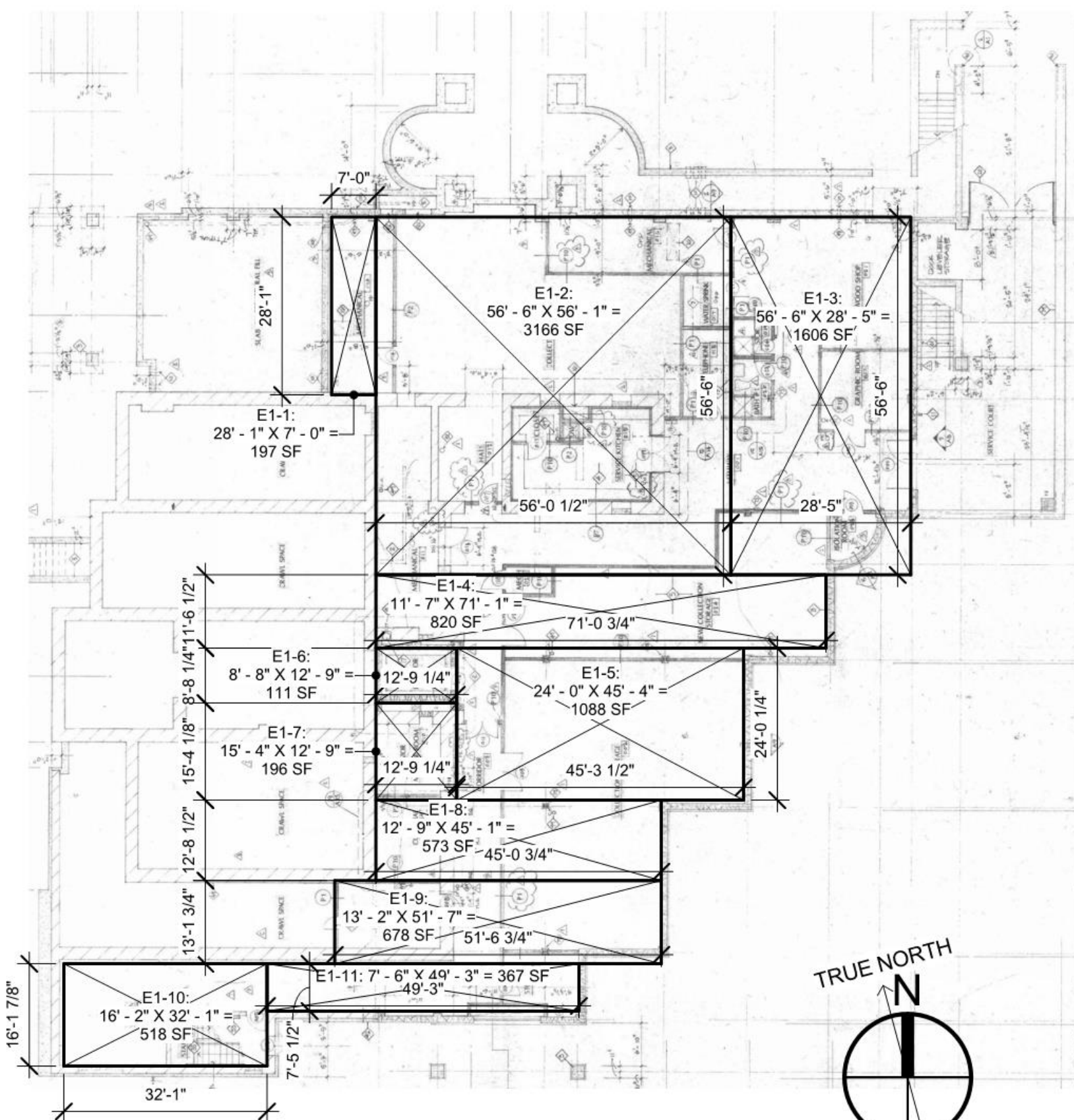
4 FOURTH FLOOR PLAN
1" = 20'-0"



THRID FLOOR GROSS FLOOR AREA	
LABEL	AREA
E3-1	686 SF
E3-2	175 SF
E3-3	78 SF
E3-4	851 SF
E3-5	33 SF
E3-6	278 SF
E3-7	578 SF
E3-8	553 SF
E3-9	976 SF
E3-10	361 SF
TOTAL	4571 SF



3 THIRD FLOOR PLAN
1" = 20'-0"



FIRST FLOOR GROSS FLOOR AREA	
LABEL	AREA
E1-1	197 SF
E1-2	3166 SF
E1-3	1606 SF
E1-4	820 SF
E1-5	1088 SF
E1-6	111 SF
E1-7	196 SF
E1-8	573 SF
E1-9	678 SF
E1-10	518 SF
E1-11	367 SF
TOTAL	9320 SF



1 FIRST FLOOR PLAN
1" = 20'-0"

TOTAL GROSS FLOOR AREA	
LEVEL	AREA
FIRST FLOOR	9320 SF
SECOND FLOOR	13860 SF
THIRD FLOOR	4571 SF
FOURTH FLOOR	1652 SF
ATTIC	236 SF
TOTAL	29639 SF

ZONE:
TOTAL AREA OF SITE:
MAX. FLOOR AREA RATIO PERMITTED:
TOTAL PERMITTED FLOOR AREA:
TOTAL PROPOSED GROSS FLOOR AREA:
PROPOSED FLOOR AREA RATIO:

R-6
254,656 SF
(5.8461 ACRES)
0.55
140,081 SF
70,226
0.276

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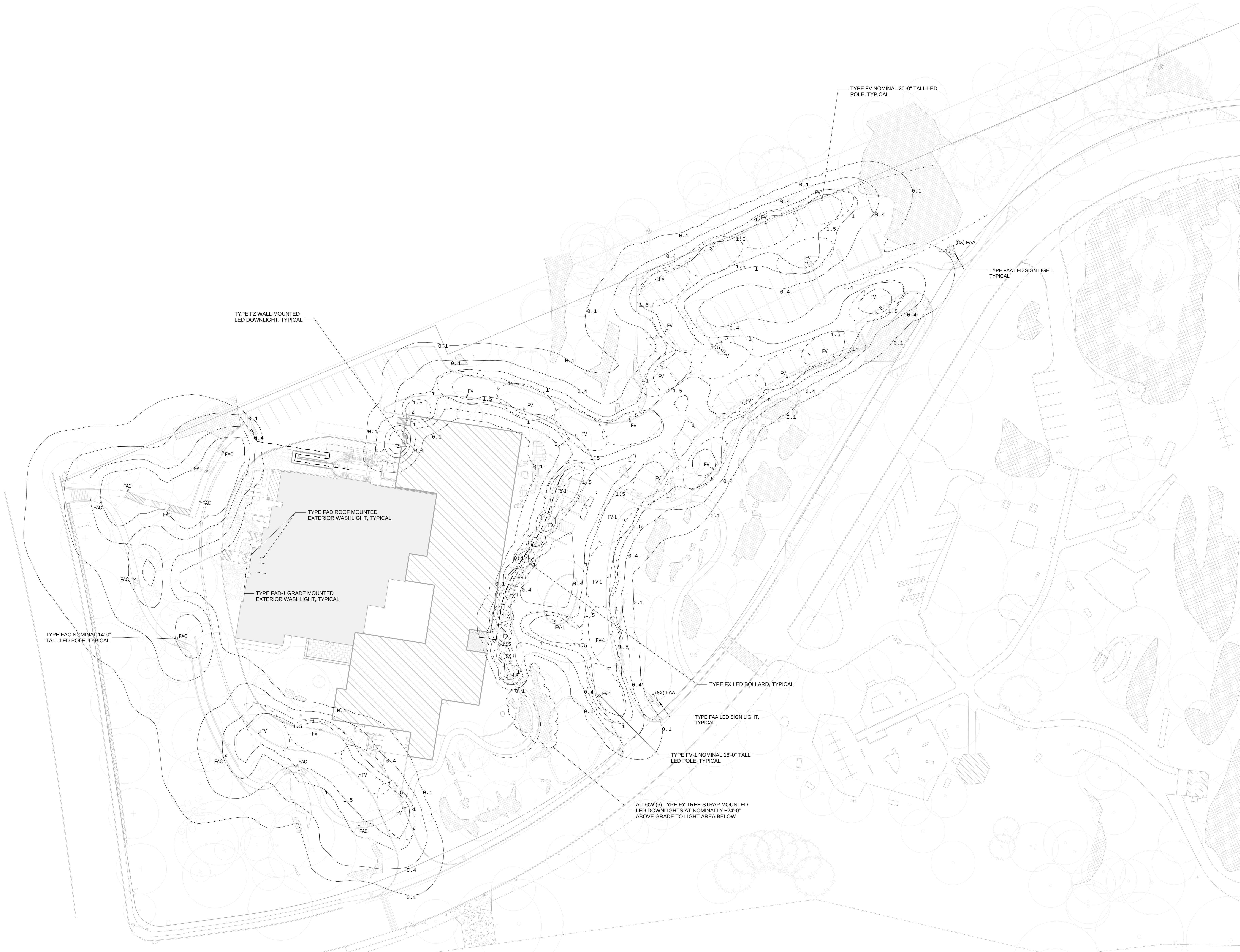
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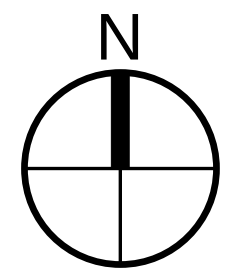


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FINAL SITE PLAN
SUBMITTAL
EDR No: 14001
Drawn By: SMITH-TORRES
Drawing Title:
EXISTING GROSS
FLOOR AREA PER
TOWN OF GREENWICH

Sheet No: 14.3



1 SITE PLAN - LIGHTING
1.13 LX1.10 1" = 30'-0"



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FINAL SITE PLAN
SUBMITTAL
EDR No: 14001
Drawn By: WANG
Drawing Title:
SITE LIGHTING PLAN

Sheet No:
LX1.10