

JULIO & OLGA QUINDE
36 PEMBERWICK ROAD
TAX ACCOUNT 09-1481/S

PLANNING AND ZONING COMMISSION SUBMISSION

PRINTS ARE NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL



LEGEND: -

ARB. ARBORVITAE
 CED. CEDAR
 HEM. HEMLOCK
 P. PINE
 SP. SPRUCE
 A/C AIR CONDITIONER
 B.W. BOTTOM OF WALL
 D.M.H. DRAIN MANHOLE
 EL. ELEVATION
 F.L. FLOW LINE
 L. LEADER
 N.A.V.D. NORTH AMERICAN VERTICAL DATUM
 P.V.C. POLY VINYL CHLORIDE PIPE
 T.W. TOP OF WALL

RETAINING WALL
 95 CONTOUR LINE
 x 95.5 SPOT ELEVATION
 TREE

NOTES:

1. FLOOD HAZARD ZONE LINES AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) No. 09008 0646 G. EFFECTIVE DATE, JULY 9, 2015.
2. ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
3. PROPERTY SERVICED BY TOWN SEWER AND PUBLIC WATER SUPPLY.
4. LOT NUMBERS AS SHOWN ON MAP No. 1576 GREENWICH LAND RECORDS.
5. EASEMENTS, RESTRICTIONS, AGREEMENTS AND/OR COVENANTS, IF ANY EXIST, HAVE NOT BEEN RESEARCHED OR PLOTTED HEREON.

UTILITY NOTE:

Underground utilities, facilities and structures have been plotted from surface indications and record sources. The locations of all underground utilities are approximate only. Additionally, there may be other underground utilities the existence of which is presently unknown. Any party utilizing the utility information and data depicted on this survey shall call "CALL BEFORE YOU DIG" at 800-822-4455 a minimum of forty eight (48) hours prior to any construction activities to verify the location of underground utilities.

THE TOPOGRAPHIC AND VERTICAL CLASSES OF ACCURACY FOR THIS SURVEY ARE IN ACCORDANCE WITH THE STANDARDS OF A CLASS "1-2" SURVEY AS DEFINED IN "THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT." EFFECTIVE JUNE 26, 1996

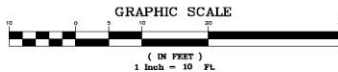
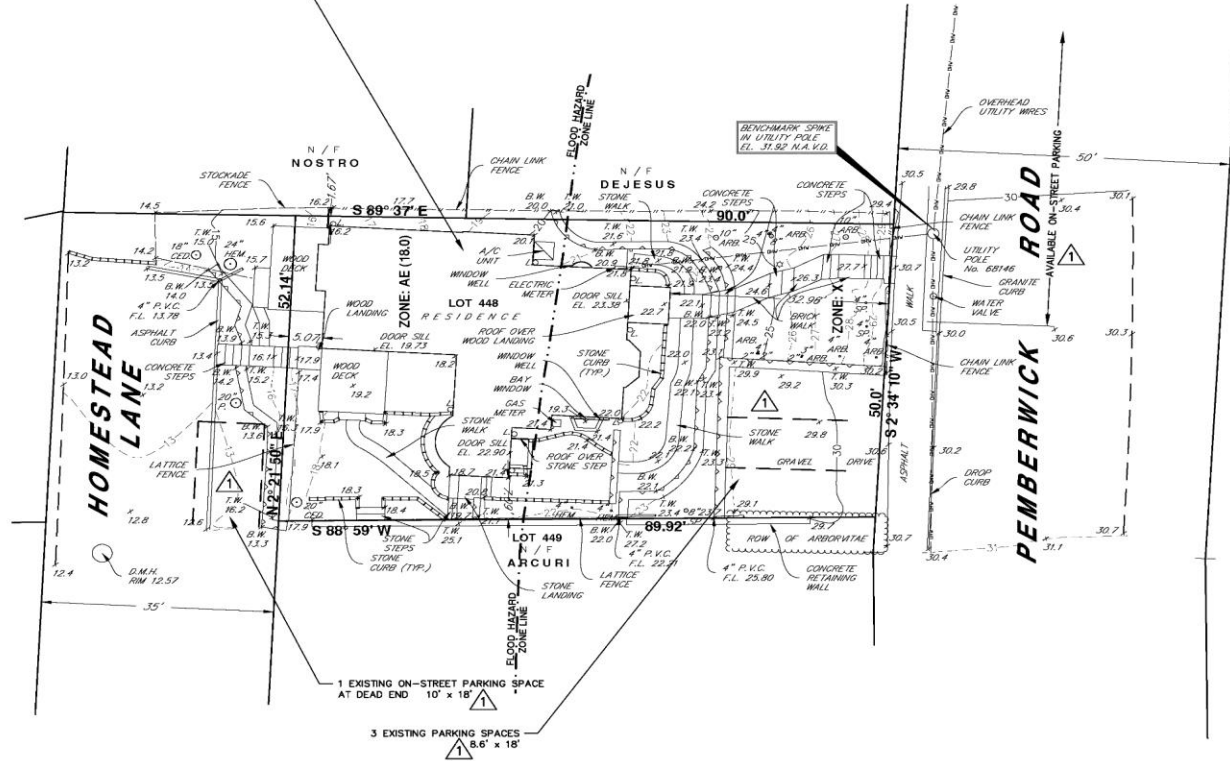
ZONING LOCATION RE-SURVEY IN ACCORDANCE WITH A CLASS A-2 SURVEY AS SET FORTH IN THE STATE OF CONNECTICUT REGULATIONS SECTION 20-300b-1 THROUGH SECTION 20-300b-20

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS "SUBSTANTIALLY CORRECT" AS NOTED HEREON.

BY: _____ FOR: _____
 S. E. Minor & Co., Inc. Engineers & Land Surveyors
 81 Holly Hill Lane
 Greenwich, Conn. 06830

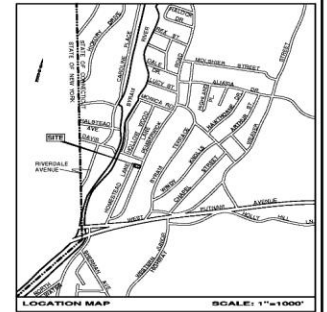
DATE: DEC. 13, 2019 (TOPD)

PROPOSED INTERIOR RENOVATIONS
 FOR TWO FAMILY HOUSE CONVERSION



ZONE: R-6
 AREA = 4,586 SQ. FT.

SCALE: 1" = 10'



GREENSPACE:

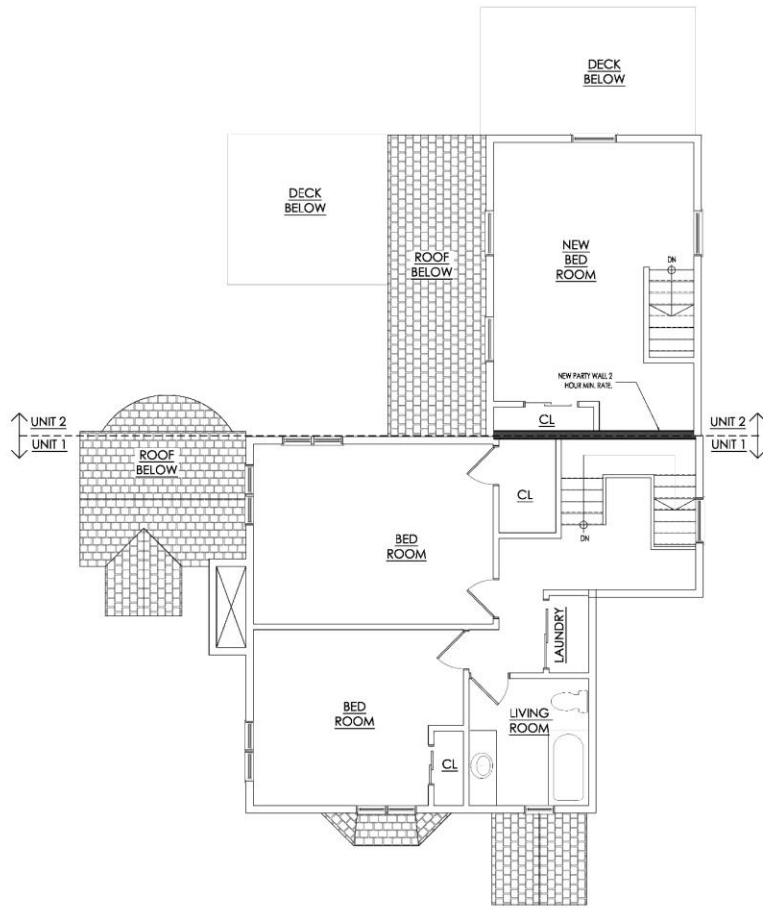
R-6 35%
 4,586 X 0.35 = 1,605 SQ. FT. REQUIRED
 4,586 - 1,605 = 2,981 COVERAGE ALLOWED
 RESIDENCE 1,340 S.F.
 DRIVEWAY 577 S.F.
 TOTAL 1,917 S.F. SQ. FT.
 2,981 - 1,917 = 1,064 SQ. FT. REMAINING FOR SURFACE DEVELOPMENT

ZONING TABLE

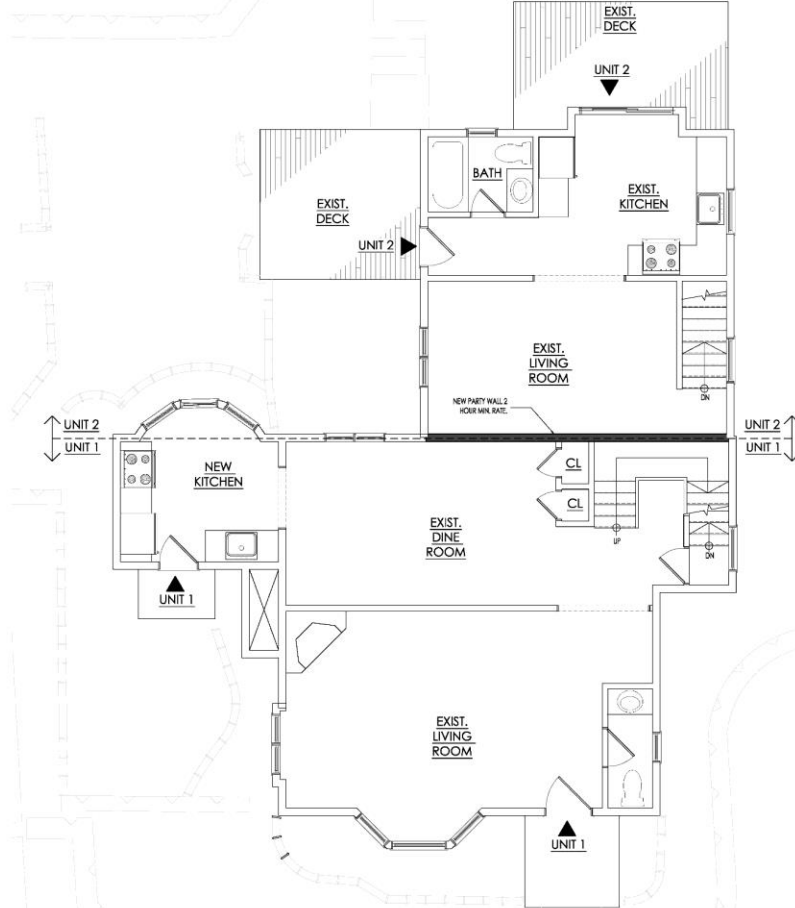
ZONE	EXISTING	PROPOSED	REQUIRED
ZONE	R-6 (1 FAMILY)	R-6 (2 FAMILY)	R-6 (2 FAMILY)
LOT AREA	4,586 SF	4,586 SF	7,500 SF
ZONING LOT AREA	4,586 SF	4,586 SF	7,500 SF
TOTAL GROSS FLOOR AREA	2,051 SF	2,051 SF	-
F.A.R.	0.447	0.447	0.85
BUILDING STORIES	2 1/2	2 1/2	2 1/2
FRONTAGE	50'	50'	60 FEET
GREEN AREA	41.8%	41.8%	35% MIN.
BUILDING COVERAGE	29.2%	29.2%	30% MAX.
FRONT YARD SETBACK	33.0'	33.0'	25 FEET
SIDE YARD SETBACKS	1.7' & 7.1'	1.7' & 7.1'	5', BOTH 15'
REAR YARD SETBACK	5.1'	5.1'	25 FEET

DATE	11-27-20	PER P&Z COMMENTS	DWG	CHK'D
NO		DESCRIPTION	DWG	CHK'D
REVISIONS				
PROPOSED SITE DEVELOPMENT ON PROPERTY OF JULIO A. QUINDE ASTUDILLO & OLGA QUINDE 36 PEMBERWICK ROAD GREENWICH CONNECTICUT				
SITE PLAN				
SCALE	1"=10'	MUNICIPALITY	GREENWICH	SHEET No
DATE	FEB. 28, 2020	COUNTY	FAIRFIELD	
DRAWN	L.A.M.	BY	ACCOUNT NO.	1 OF 1
APPROVED	L.J.L.	NO.	09-1481/S	
FILE NAME	R.G.G.			
QUINDE ASTUDILLO				
1				S.E. MINOR & CO., INC. ESTABLISHED 1887 Engineering & Land Surveying Environmental Solutions 81 Holly Hill Lane Greenwich, Connecticut 06830 203-868-0136 www.seminor.com
FILE No. 8-12				COMPARED <i>ELC & LPT</i>

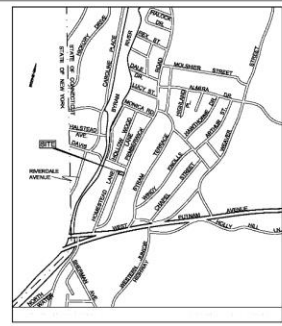
3/21/14-145 955/137



SECOND FLOOR



FIRST FLOOR



CONSTRUCTION NOTES:

- EXISTING WALL OR PARTITION. PROVIDE NEW FIRE BUILDING AS REQUIRED BY CODE AT FLOOR JOINTS AND EXISTING PARTITIONS OR WALLS.
- NEW PARTY WALL 2 HOUR MIN. RATE. 2X6 STUD VEGC 2 LAYERS 5/8 CWB TYPE 1A SIDE.

NOTE: NO CHANGE TO EXTERIOR WALLS, WINDOWS OR DOORS. NO FLOOR AREA ADDED TO BUILDING.



ZONE: R-6
AREA = 4,586 SQ. FT.

SCALE: 1/4" = 1'-0"

TOPOGRAPHIC SURVEY
ON PROPERTY OF
JULIO A. QUINDE ASTUDILLO
&
OLGA QUINDE
36 PEMBERWICK ROAD
GREENWICH, CONN.
TAX ACCOUNT No. 09-14815



FILE No. B-12
COMPARED **RGC** & **LAT**

371/44-145 955/117