CONSTRUCTION SITE PLAN REVIEW SET
"RESIDENTIAL DEVELOPMENT"
LOCATION
62 MASON STREET
GREENWICH, CONNECTICUT
PREPARED FOR
THE BATTLE HILL CORPORATION

SHEET INDEX

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<th>DATE</th>
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<td>6</td>
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<td>1 OF 1</td>
<td>SIGHT DISTANCE &amp; DRIVEWAY PROFILE PLAN</td>
<td>3</td>
<td>8-17-20</td>
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ENGINEERING PLANS PREPARED BY:

ROCCO V. D'ANDREA, INC.
8-24-20

ONLY COPIES OF THIS SET BEARING AN ORIGINAL SIGNATURE OF THE ENGINEER/ARCHITECT’S ENGRAVED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.
AMOGERONE CROSSWAY

EXISTING IMPROVEMENTS:
- BUILDING A: 4,193 SF
- BUILDING B: 1,140 SF
- BUILDING C: 3,732 SF
- GARAGE: 852 SF
- ENTRANCE AND PARKING AREA: 2,353 SF
- FRONT WALK AND STEPS: 345 SF
- BACK WALK AND STEPS: 533 SF
- STONE PATH: 5,112 SF
- A/C UNIT: 6 SF

TOTAL SQUARE FOOTAGE: 11,718 SF

LEGEND:
- Shadow line:
- Existing condition:
- Existing spot elevation:
- Existing condition:
- Existing condition:
- Existing condition:
- Existing condition:
- Existing condition:
- Existing condition:

The survey is based on the North American Vertical Datum of 1988 (NAVD88).

The surveyor is:
- Charles V. hazards

TOPOGRAPHIC SURVEY
62 MASON STREET
GREENWICH, CONNECTICUT
PREPARED FOR:
The Battle Hill Corporation
### Proposed Planting Schedule

#### Trees

<table>
<thead>
<tr>
<th>QTY</th>
<th>Symbol</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Size</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Cont</td>
<td>Quercus rubra</td>
<td>Oak</td>
<td>8'-10' HT.</td>
<td>Plant row</td>
</tr>
<tr>
<td>2</td>
<td>Cont</td>
<td>Acer x freemanii</td>
<td>American Maple</td>
<td>4&quot;-5&quot; CAL.</td>
<td>Plant row</td>
</tr>
<tr>
<td>3</td>
<td>Cont</td>
<td>Viburnum plicatum f. tomentosum</td>
<td>Chokecherry</td>
<td>4&quot; B. Dia.</td>
<td>Plant row</td>
</tr>
<tr>
<td>4</td>
<td>Cont</td>
<td>Ilex crenata</td>
<td>Boxwood</td>
<td>42&quot;-48&quot; HT.</td>
<td>Plant row</td>
</tr>
<tr>
<td>5</td>
<td>Cont</td>
<td>Taxus cuspidata 'Densiformis'</td>
<td>Yew</td>
<td>4'-5' HT.</td>
<td>Plant row</td>
</tr>
<tr>
<td>6</td>
<td>Cont</td>
<td>Rosa x 'Steeds'</td>
<td>Rose</td>
<td>33&quot; HT. x WD.</td>
<td>Plant row</td>
</tr>
<tr>
<td>7</td>
<td>Cont</td>
<td>Hibiscus syracus 'Diana'</td>
<td>Hibiscus</td>
<td>5 GAL.</td>
<td>Plant row</td>
</tr>
<tr>
<td>8</td>
<td>Cont</td>
<td>CBF 'Frans Fontaine'</td>
<td>Cuprocyparis leylandii</td>
<td>10'-12' HT.</td>
<td>Plant row</td>
</tr>
</tbody>
</table>

#### Shrubs

<table>
<thead>
<tr>
<th>QTY</th>
<th>Symbol</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Size</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Cont</td>
<td>Myrtle</td>
<td>Myrtle</td>
<td>8'-10' HT.</td>
<td>Plant row</td>
</tr>
<tr>
<td>2</td>
<td>Cont</td>
<td>Spreading Yew</td>
<td>Yew</td>
<td>42&quot;-48&quot; HT.</td>
<td>Plant row</td>
</tr>
<tr>
<td>3</td>
<td>Cont</td>
<td>Rose of Sharon</td>
<td>Hydrangea</td>
<td>30&quot;-36&quot; HT. x WD.</td>
<td>Plant row</td>
</tr>
<tr>
<td>4</td>
<td>Cont</td>
<td>Endless Summer Hydrangea</td>
<td>Hydrangea</td>
<td>5 GAL.</td>
<td>Plant row</td>
</tr>
<tr>
<td>5</td>
<td>Cont</td>
<td>Creeping Lilyturf</td>
<td>Liriope muscari</td>
<td>2-2.5&quot; CAL.</td>
<td>Plant row</td>
</tr>
<tr>
<td>6</td>
<td>Cont</td>
<td>Shrubby Spirea</td>
<td>Potentilla fruticosa</td>
<td>3 GAL.</td>
<td>Plant row</td>
</tr>
</tbody>
</table>

#### Groundcover & Vines

<table>
<thead>
<tr>
<th>QTY</th>
<th>Symbol</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Size</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Cond</td>
<td>Vinca minor</td>
<td>Vinca</td>
<td>3&quot; B. Dia.</td>
<td>Plant row</td>
</tr>
<tr>
<td>2</td>
<td>Cond</td>
<td>Creeping Jenny</td>
<td>Lysimachia nummularia</td>
<td>1 GAL.</td>
<td>Plant row</td>
</tr>
<tr>
<td>3</td>
<td>Cond</td>
<td>Creeping Charlie</td>
<td>Tradescantia</td>
<td>2&quot; B. Dia.</td>
<td>Plant row</td>
</tr>
<tr>
<td>4</td>
<td>Cond</td>
<td>Creeping Thyme</td>
<td>Thymus</td>
<td>2&quot; B. Dia.</td>
<td>Plant row</td>
</tr>
<tr>
<td>5</td>
<td>Cond</td>
<td>Creeping Phlox</td>
<td>Phlox</td>
<td>2&quot; B. Dia.</td>
<td>Plant row</td>
</tr>
<tr>
<td>6</td>
<td>Cond</td>
<td>Creeping Sage</td>
<td>Salvia</td>
<td>2&quot; B. Dia.</td>
<td>Plant row</td>
</tr>
<tr>
<td>7</td>
<td>Cond</td>
<td>Creeping Fig</td>
<td>Ficus</td>
<td>2&quot; B. Dia.</td>
<td>Plant row</td>
</tr>
<tr>
<td>8</td>
<td>Cond</td>
<td>Creeping Rose</td>
<td>Rosa</td>
<td>2&quot; B. Dia.</td>
<td>Plant row</td>
</tr>
</tbody>
</table>

### Soil Chart

- **Soil test results:**
  - **Soil Type:** Sandy loam
  - **SOIL DATA:**
    - **Organic Matter:** 5-10%
    - **Clay:** 30-40%
    - **Sand:** 40-50%
    - **Silt:** 10-20%
  - **Note:** Soil test results showed suitable conditions for planting.

### Planting Notes

1. **General:***All supplies and materials used in any planting operations. Clarks Nurseries, Inc. shall supply all supplies, materials and equipment in accordance with the approved Planting Plan, Soil Plan, and Lighting Plan.***
2. **Soil preparation:**
   - ***All native soils shall be dug and removed, and the root zone shall be prepared to a depth of six (6) feet.***
   - **Loosen existing soil, add composted leaves or compost to hole. Till up to match tread width of planting pit.***
3. **Planting pit:**
   - **Planting pit for Shrubs and Groundcover:**
     - **4" built-up earth saucer.**
   - **Planting pit for Trees:**
     - **2 times wider than root ball or widest spread of container or bare roots.**
   - **Set crown of root ball 2" above finished grade.**
4. **Root ball:**
   - **Drainage:**
     - In poorly drained soils set rootball several inches higher than root ball.
     - Do not place layer of potting soil, cut any circling roots.
5. **Mulch:**
   - **3" Deep shredded pine bark mulch. do not place on top of root ball.**
6. **Trees and shrubs:**
   - **Remove all nylon and wire strapping from around trunk and shall be pruned to uniform height.***
7. **Population densities:**
   - **3. In poorly drained soils set rootball several inches higher than root ball.***
8. **Fertilizer and planting soil:**
   - **4" built-up earth saucer.**
9. **Patio:**
   - **4" Built-up earth saucer.***

### Proposed Lighting Schedule

<table>
<thead>
<tr>
<th>QTY</th>
<th>Symbol</th>
<th>Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td><strong>包裹</strong></td>
<td>Wall - Step Lights</td>
<td>10%</td>
</tr>
</tbody>
</table>

### Notes

- **Property Line:** Not to Scale
- **Easements:**
  - **PUBLIC PARKING:**
    - **Garage exhaust, (typ) - See Civil Dwgs.**
    - **Sunken planting area:**
      - **Platform lift to have automatic doors**
      - **Handicap Lift (5' x 5'+/-)**
  - **TOWN OF GREENWICH:**
    - **Proposed Site Development Plan, Grading Plan and Site Details - See Civil Dwgs.**
    - **Proposed Lighting Schedule - See Sheet LP-1.0**
  - **Wildlife:**
    - **Proposed Bird Deterrents - See Sheet LP-1.0**
  - **NOTES:**
    - **Call-out for Permit 7-10-2020**
    - **Issue for Permit 7-10-2020**

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**Contact:**
- **Vanguard, contact Cliff Gilbert, tel: 203-788-0814, email: william@vanguardgreen.com**
- **Loosen existing soil, add composted leaves or compost to hole. Till up to match tread width of planting pit.**
NOTE:
- ALL REQUIRED PARKING TO BE PROVIDED WITHIN THE BUILDING WITH NO SITE PARKING SPACES
- CONSTRUCTION TYPE III-B: NON-COMBUSTIBLE
- 16 PARKING SPACES; 2 HANDICAP PARKING SPACES ALLOWABLE FOR VAN SPACES
- ELEVATOR SHAFT SHALL BE 2-HOUR RATED WITH 60 MINUTE DOOR OPENINGS ON ALL FLOOR LEVELS- TYP.
- STAIRWAY SHAFT SHALL BE 2-HOUR FIRE RATED BARRIER CONSTRUCTION AND SUPPORTED BY 2-HOUR RATED CONSTRUCTION. DOOR OPENINGS TO BE 90 MINUTE RATED DOOR/FRAME ASSEMBLIES WITH SELF CLOSER AND LATCHING HARDWARE- TYPICAL ON ALL FLOOR LEVELS
- SEPARATION BETWEEN THE GARAGE AND THE APARTMENTS ABOVE SHALL BE 1 HOUR RATED
- STORY WITH A SINGLE MEANS OF EGRESS. OCCUPANCY GROUP S-2
- MAXIMUM OCCUPANT LOAD OF 32 PERSONS AND TRAVEL DISTANCE FROM THE MOST REMOTE POINT IS LIMITED TO 100 FEET TO STAIR A. NORMAL PATH OF TRAVEL.
- STAIR GUARDS TO BE PROVIDED ON ALL STAIR RUNS AND LANDINGS. 42" MIN. IN HEIGHT WITH OPENINGS LESS THAN 4" DIAMETER-TYPICAL ON ALL FLOOR LEVELS
- TRAVEL DISTANCE FROM MOST REMOTE POINT 78'-2" TO 125'-0" TO STAIR A
- SQUARE FOOTAGE OF GARAGE 6,731 sq. ft.
- OCCUPANT LOAD APPROX. 34 PERSONS
- ALL THREE FIRST FLOOR UNITS ARE TYPE B
- OCCUPANCY GROUP R-2
- ELEVATOR SHAFT SHALL BE 2 HOUR RATED WITH 90 MINUTE DOOR OPENINGS ON ALL FLOOR LEVELS-TYP.
- STAIRWAY SHAFT SHALL BE 2 HOUR FIRE RATED BARRIER CONSTRUCTION AND SUPPORTED BY 2 HOUR RATED DOORFRAME ASSEMBLIES WITH SELF-CLOSER AND LATCHING HARDWARE-TYPICAL IN ALL FLOOR LEVELS
- ALL EXTERIOR DOOR THRESHOLDS SHALL BE 1/2" REVELED TO 1/4"
- STAIR HALL CORRIDOR TO BE ONE-HOUR RATED FIRE PARTITIONS, DOORFRAME ASSEMBLY INTO THE CORRIDOR TO BE 20 MINUTE RATED WITH SELF-CLOSER AND LATCHING LEVER HARDWARE
- KITCHEN COUNTER TOPS ARE TO BE 30" AFF
- STAIR GUARD TO BE PROVIDED ON ALL STAIR RUNS AND LANDINGS, 42" MIN. IN HEIGHT WITH OPENINGS LESS THAN 4" DIAMETER-TYPICAL ON ALL FLOOR LEVELS
- TRAVEL DISTANCE FROM MOST REMOTE POINT 103'-2" TO ENTRANCE

NOTE:
NOTE:
- TWO SECOND FLOOR UNITS ARE BOTH TYPE B
- OCCUPANCY GROUP R-2
- ELEVATOR SHAFT SHALL BE 2-HOUR RATED WITH 90 MINUTE DOOR OPENINGS ON ALL FLOOR LEVELS - TVP
- STAIRWAY SHAFT SHALL BE 2-HOUR FIRE RATED BARRIER CONSTRUCTION AND SUPPORTED BY 2-HOUR RATED CONSTRUCTION. DOOR OPENINGS TO BE 30-MINUTE RATED DOOR/FRAME ASSEMBLIES WITH SELF CLOSER AND LATCHING HARDWARE. TYPICAL ON ALL FLOOR LEVELS.
- ALL EXTERIOR DOOR THRESHOLD SHALL BE 1/2" BEVELED TO 1/4"; STAIR HALL CORRIDOR TO BE ONE-HOUR RATED FIRE PARTITIONS DOOR/FRAME ASSEMBLY INTO THE CORRIDOR TO BE 20-MINUTE RATED WITH SELF CLOSER AND LATCHING LEVER HARDWARE.
- KITCHEN COUNTER TOPS ARE TO BE 36" AFF.
- STAIR GUARDS TO BE PROVIDED ON ALL STAIR RUNS AND LANDINGS MIN. 42" IN HEIGHT WITH OPENINGS LESS THAN 4" DIAMETER-TYPICAL ON ALL FLOOR LEVEL.
- TRAVEL DISTANCE FROM MOST REMOTE POINT 78'-7" TO STAIR A
NOTE:
- TWO THIRD FLOOR UNITS ARE BOTH TYPE B
- OCCUPANCY GROUP R-2
- ELEVATOR SHAFT SHALL BE 2 HOUR RATED WITH 90 MINUTE DOOR OPENINGS ON ALL FLOOR LEVELS
- STAIRWAY SHAFT SHALL BE 2 HOUR FIRE RATED BARRIER CONSTRUCTION AND SUPPORTED BY 2 HOUR RATED CONSTRUCTION, DOOR OPENINGS TO BE 90 MINUTE RATED DOORFRAME ASSEMBLIES WITH SELF CLOSER AND LATCHING HARDWARE, TYPICAL ON ALL FLOOR LEVELS
- ALL EXTERIOR DOOR THRESHOLD SHALL BE 1/16" REVELED TO 1/4"
- STAIR HALL CORRIDOR TO BE ONE-HOUR RATED FIRE PARTITIONS DOORFRAME ASSEMBLY INTO THE CORRIDOR TO BE 20-MINUTE RATED WITH SELF-CLOSER AND LATCHING LEVER HARDWARE.
- KITCHEN COUNTER TOPS ARE TO BE 36" AFF.
- STAIR GUARDS TO BE PROVIDED ON ALL STAIR RUNS AND LANDINGS 42" MIN. IN HEIGHT WITH OPENINGS LESS THEN 4" DIAMETER, TYPICAL ON ALL FLOOR LEVELS
- TRAVEL DISTANCE FROM MOST REMOTE POINT 78'-7" TO STAIR A
NOTE:
- OCCUPANCY GROUP R-2
- EXIT STAIR AND ELEVATOR SHAFT SHALL BE 1 HOUR RATED WITH 45 MINUTE DOORFRAME ASSEMBLY WITH SELF-CLOSER AND LATCHING LEVER HARDWARE.
- STAIRWAY SHAFT SHALL BE 2 HOUR FIRE-RATED BARRIER CONSTRUCTION AND SUPPORTED BY 2 HOUR RATED CONSTRUCTION, WORK OPENINGS TO BE FIRE-RATED DOORFRAME ASSEMBLIES WITH SELF-CLOSER AND LATCHING HARDWARE - TYPICAL ON ALL FLOOR LEVELS.
- EXIT STAIR AND ELEVATOR SHAFT SHALL BE ONE-HOUR RATED WITH 45 MINUTE DOORFRAME ASSEMBLY WITH SELF-CLOSER AND LATCHING LEVER HARDWARE.
- STAIR GUARDS TO BE PROVIDED ON ALL STAIR RUNS AND LANDINGS AT 42" MIN. IN HEIGHT WITH OPENINGS LESS THAN 4" DIAMETER TYPICAL ON ALL FLOOR LEVELS.
- PARAPET PERIMETER WALLS TO BE AT 42" A.F.F.
- PERIMETER STEPS DESIGNED TO DRAIN CORRECTLY AND PREVENT ACCIDENTS.
NOTE:
OPENINGS IN THE EXTERIOR WALL ON EACH FLOOR IS UNDER
25% OF THE AREA OF THE EXTERIOR WALL PER STORY.

<table>
<thead>
<tr>
<th>LEVEL</th>
<th>TOTAL AREA</th>
<th>OPENINGS AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>1ST</td>
<td>1,401.16</td>
<td>168.32 &lt; 25%</td>
</tr>
<tr>
<td>2ND</td>
<td>1,401.16</td>
<td>143.89 &lt; 25%</td>
</tr>
<tr>
<td>3RD</td>
<td>1,173.69</td>
<td>106.92 &lt; 25%</td>
</tr>
</tbody>
</table>
NOTE:
- STAIR ENCLOSURE TO BE RATED FOR TWO HOURS, FIRE BARRIER CONSTRUCTION AND SUPPORTED ON TWO HOUR RATED CONSTRUCTION TO THE UNDERSIDE OF THE ROOF.
- ELEVATOR ENCLOSURE TO BE RATED FOR TWO HOURS, FIRE BARRIER CONSTRUCTION AND SUPPORTED ON TWO HOUR RATED CONSTRUCTION TO THE UNDERSIDE OF THE ROOF.
### Window Schedule

<table>
<thead>
<tr>
<th>Type</th>
<th>Model No.</th>
<th>Frame Dimension (w x h)</th>
<th>Rail Height</th>
<th>Rail Configuration</th>
<th>Remarks</th>
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</thead>
<tbody>
<tr>
<td>A</td>
<td>CUCA 2046</td>
<td>2'-0&quot; x 3'-0&quot;-5/8&quot;</td>
<td>9'-8&quot;</td>
<td>SEE ELEV.</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>CUCA 2546</td>
<td>2'-0&quot; x 3'-0&quot;-5/8&quot;</td>
<td>9'-8&quot;</td>
<td>SEE ELEV.</td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>CURT 2478</td>
<td>2'-0&quot; x 3'-0&quot;-5/8&quot;</td>
<td>9'-8&quot;</td>
<td>SEE ELEV.</td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>CURT 2478</td>
<td>2'-0&quot; x 3'-0&quot;-5/8&quot;</td>
<td>9'-8&quot;</td>
<td>SEE ELEV.</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>CURT 2578</td>
<td>2'-0&quot; x 3'-0&quot;-5/8&quot;</td>
<td>9'-8&quot;</td>
<td>SEE ELEV.</td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>CUCA 2450</td>
<td>6'-7&quot; x 2'-11&quot;-5/8&quot;</td>
<td>8'-0&quot;</td>
<td>SEE ELEV.</td>
<td></td>
</tr>
</tbody>
</table>

1. Contractor to review schedule with Owner & Architect prior to initiation of work.
2. Contractor to provide shop drawings to Owner & Architect for review of design prior to initiation of work.
3. All first floor bedrooms/windows to meet or exceed 3.0 sq. ft. with 24" clear width opening, per egress code.
4. All second floor bedrooms/windows to meet or exceed 5.7 sq. ft. with 24" clear width opening, per egress code.
5. All first floor bedrooms/windows to meet or exceed 5.7 sq. ft. with 24" clear width opening, per egress code.
6. Window Manufacturer: Marvin Egress Equal
7. Out Frame with anodized fritted glass (OIF) 0.5" with spacer bar. Glazing: Insulating Low E4.
8. Contractor to install extension jambs.
NOTES:

1. Soil tests were conducted by Rocco V. D'Andrea, Inc. on February 19, 2019. Refer to the Development Plan of the Construction Site Plan Review Set for test pit locations and results.

2. Refer to architectural plans prepared by Steven Mueller Architects LLC.

3. This plan is only to depict approximate depths to subsurface restrictive layers.

---

ROCCO V. D'ANDREA, INC.

* LAND PLANNERS
* ENGINEERS
* SURVEYORS

P.O. BOX 549
RIVERSIDE, CT 06878

TEL. 637-1779

PROJECT

RESIDENTIAL DEVELOPMENT

PREPARED FOR

THE BATTLE HILL CORPORATION

LOCATION

62 MASON STREET
GREENWICH, CONNECTICUT

BUILDING ELEVATION PLAN

1 OF 1