Application for Exterior Alteration/ New Construction

Name of Project: New Eastern Greenwich Civic Center
Address of Project: 90 Harding Road
Tax ID: 06-4689/s Building Zone: R-7
Proposed Use of Floor Space: New Civic Center - See attached plans
Previous Occupant: None Previous Use: None
Other tenants/uses in the building: None
Changes to the floor area (GSF): Existing: n/a Proposed: 35,482 SF
Has a site plan been submitted to Planning and Zoning for this site/project? ☐ NO ☒ YES:
Has this project been reviewed by ARC prior to this submission? ☒ NO ☐ YES:
Describe the project including ALL changes to the exterior, landscaping, and exterior lighting.

See attached plans and elevations.

Will there be any change to, or addition of mechanical equipment? ☐ NO ☒ YES:
Where will it be located? See attached plans and elevations.

Name of Property Owner: Town of Greenwich
Signature of Property Owner:
Name of Applicant: Alan Monelli
Email: This email address will be used to contact you. amonelli@greenwichct.org
Address: 101 Field Point Road
Daytime Phone: 203-622-7743
 Applicant Signature:
Architectural Firm: TSKP
Architect’s Phone Number: 860-547-1970

Check # Check Amount: PL/PZ
Eastern Greenwich Civic Center
Town of Greenwich

ARCHITECTURAL REVIEW COMMITTEE SUBMISSION
SEPTEMBER 21, 2020

ARCHITECT
TSKP STUDIO, LLC
ONE HARTFORD SQUARE WEST
HARTFORD, CT 06106

SITE & CIVIL ENGINEER
MILONE & MACBROOM
90 REALITY DRIVE,
CHESHIRE, CT 06410
1. Boundary and topographic information is based upon an A-2, T-2 survey prepared by Milone & MacBroom Inc. of Sediment and Erosion Control for the entire site. Dated July 10, 2015.

2. Contractor to stake out limit of disturbance and vegetation to be retained. No disturbance is to be allowed.

3. Horizontal datum is based upon NAD 1983.


5. Contractor to install Sediment and Erosion controls along the perimeter, and install stabilized zones.

6. Information regarding the location of existing utilities has been based upon available information. Utilities should be confirmed prior to beginning construction. Call "Call Before You Dig," 1-800-922-4455. All utility locations that do not match the vertical or horizontal control shown on plans should be brought to the attention of the engineer.

7. All dimensions and elevations shall be verified in the field prior to construction. Any discrepancies shall be brought to the attention of the engineer.

8. Utilities, curbs and roads shall be initiated as soon as possible after all Sediment and Erosion controls are installed.

9. All disturbed areas shall receive a minimum of 6" topsoil, and be seeded with grass or sodded, as shown on the plans.

10. All proposed contours and spot elevations indicate finished grade.

11. All construction materials and methods shall conform to the Town of Greenwich requirements and to the applicable sections of the State of Connecticut Department of Transportation Standard Codes for Utility Systems. Any conflicts between materials and locations shown, and local Town of Stamford, Town of Westport, and Town of Greenwich requirements shall be brought to the attention of the engineer.

12. The building is served by public water and sanitary sewer.

13. Compliance with the permit conditions is the responsibility of both the contractor and the engineer and designated town representative as necessitated by changing site conditions.

14. The contractor must maintain (repair/replace when necessary) the siltation control until all development activity is completed and all disturbed areas are permanently stabilized.

15. The building is served by public water and sanitary sewer.

16. The engineer will not be held liable for costs incurred to implement or correct work which does not conform to the approved plans and specifications.

17. The building is served by public water and sanitary sewer.

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REMOVALS NOTES:

1. INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE AVAILABLE, THAT INFORMATION HAS BEEN CORRECTED; THEREFORE, ONLY THE LOCATIONS MARKED SHOULD BE CONSIDERED AS ACCURATE. ANY INFORMATION LACKING OR INCONGRUENT WITH THE ACCURATE DATA SHOULD BE DISREGARDED.

2. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE ORIGINAL PLANS, SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO DEMOLITION.

3. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO DEMOLITION.

4. CONTRACTOR TO COORDINATE ALL PROPOSED UTILITY WORK WITH APPROPRIATE UTILITY COMPANIES. THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE UNLESS OTHERWISE PROVIDED FOR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL REMOVE OR ABANDON THE EXISTING UTILITY SERVICES AS DIRECTED AND TO THE SATISFACTION OF EACH INDIVIDUAL UTILITY COMPANY.

5. THE CONTRACTOR IS RESPONSIBLE FOR THE TIMING OF THE REMOVAL OF EXISTING UTILITIES, PAVEMENTS, AND OTHER INFRASTRUCTURE BASED ON THE TIMING OF THE NEW BUILDING.

6. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES ASSOCIATED WITH THE HANDLING AND DISPOSAL OF ALL MATERIALS.

7. INSTALL SEDIMENT AND EROSION CONTROLS PRIOR TO BEGINNING DEMOLITION WORK. REFERENCE THE SEDIMENT EROSION CONTROL PLANS.

8. ALLEVIATE THE PROJECT LIMITS TO BE CREATED WITHIN THE LIMITS SHOWN ON THIS EXHIBIT AND FILL WITH MATERIALS TO BE DEPICTED.

9. CONTRACTOR SHALL REMOVE OR ABANDON THE EXISTING UTILITY SERVICES AS DIRECTED AND TO THE SATISFACTION OF EACH INDIVIDUAL UTILITY COMPANY.

10. ALL VEGETATION WITHIN THE PROJECT LIMITS TO BE CLEARED AND GRUBBED UNLESS NOTED OTHERWISE. REFER TO C1.02 FOR SPECIFIC TREE REMOVALS.

11. ALL INFORMATION WITHIN THE PROJECT LIMITS TO BE SHOWN IN GRAYED-OUT LINES UNTIL NOTED OTHERWISE. REFER TO C1.02 FOR SPECIFIC TIME REMOVALS.
1. 19 TREES WILL BE REMOVED DUE TO CONSTRUCTION ACTIVITIES

2. All trees and planters shown on this site plan are to be protected. Existing trees shall be restored to the condition shown on the landscape plans.

3. MONUMENTED RAILROAD CENTERLINE

4. ALL DISTURBED AREAS SHALL BE RESTORED TO THE CONDITION SHOWN ON THE LANDSCAPING PLANS.

5. NO TREES WILL BE REMOVED DUE TO CONSTRUCTION ACTIVITIES

6. ALL DISTURBED AREAS SHALL BE RESTORED TO THE CONDITION SHOWN ON THE LANDSCAPING PLANS.

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### Plan Schedule

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<th>Size</th>
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### Planting Notes

1. The contractor shall strip the location of all underground utilities prior to excavating plant sites.
2. The landscape contractor shall provide and prepare the site to the extent of topsoil for all lawn areas.
3. All planting beds shall be level to a minimum depth of 12".
4. The contractor shall provide 4" of shredded hardwood over all planting beds and tree plantings, as noted.
5. All materials are subject to inspection and approval by the landscape architect prior to and after installation.
6. All planting sites shall be prepared and installed in accordance with the landscape architect's specifications.
7. All plant materials shall be provided by the landscape architect.
8. Planting of all planting beds shall be performed after final grading and shall continue until the landscape architect is satisfied with the installation.
9. Landscaping irrigation systems shall be installed according to the landscape architect's specifications.
10. All plants shall be properly staked or supported until their root system has taken hold and is capable of supporting the plant.
11. The contractor shall ensure that all planting is done in compliance with the landscape architect's specifications.

### Stormwater Management & Wetland Notes

1. The contractor shall provide a 4" depth of shredded hardwood over all planting beds and tree plantings, as noted.
2. All planting sites shall be prepared and installed in accordance with the landscape architect's specifications.
3. Plants shall be provided by the landscape architect.
4. Planting of all planting beds shall be performed after final grading and shall continue until the landscape architect is satisfied with the installation.
5. Landscaping irrigation systems shall be installed according to the landscape architect's specifications.
6. All planting beds shall be planted in accordance with the landscape architect's specifications.
7. The contractor shall ensure that all planting is done in compliance with the landscape architect's specifications.

### Layout Notes

- All underground utilities shall be identified prior to excavation.
- The contractor shall provide a 4" depth of shredded hardwood over all planting beds and tree plantings, as noted.
- All materials are subject to inspection and approval by the landscape architect prior to and after installation.
- All planting sites shall be prepared and installed in accordance with the landscape architect's specifications.
- All plant materials shall be provided by the landscape architect.
- Planting of all planting beds shall be performed after final grading and shall continue until the landscape architect is satisfied with the installation.
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- All planting beds shall be planted in accordance with the landscape architect's specifications.
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SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

1. PURPOSE AND DESCRIPTION OF WORK
   A. CUTS AND FILLS ASSOCIATED WITH BUILDING CONSTRUCTION.
   B. PROTECTION OF ON-SITE AND OFF-SITE STORM DRAINAGE.
   C. PROTECTION OF BOUNDARIES OF CONSTRUCTION SITE.
   D. PROTECTION OF EXISTING UTILITIES.
   E. PROTECTION OF EXISTING WETLANDS.

2. SCHEDULE OF WORK
   WORKSHEETS FOR THE SCHEDULE OF WORK ARE ATTACHED TO EACH PLAN.

3. IDENTIFICATION OF OTHER POSSIBLE PERMITS
   · PERMITS FROM THE METRO WATER DISTRICT.
   · PERMITS FROM THE CT DEEP.
   · PERMITS FROM THE INLAND WETLANDS AND WATERCOURSES AGENCY.
   · EXCEPTION PERMIT, A CT DEEP CONSTRUCTION STORMWATER GENERAL PERMIT, AND A PERMIT FROM THE INLAND WETLANDS AND WATERCOURSES AGENCY.

4. CONTRACTOR’S RESOURCES
   · NA:

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL AND EROSION CONTROLS. A SPECIFIC INDIVIDUAL SHALL BE NAMED AT THE PRE-CONSTRUCTION MEETING.

6. CONSTRUCTION PRACTICES
   · NA:

7. HARDWARE SHALL BE ENSURED ADEQUATELY BE UPON ANY STORM EVENTS.

SOIL EROSION AND SEDIMENT CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THIS DOCUMENT.
### Luminaire Schedule

<table>
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<tr>
<td></td>
<td>Visionaire # VSX-II-T4-25L-4K-UNV-BK-CLS LED HEAD / SNTS-4S-7-25-12BC-136-S1-BK POLE</td>
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### Calculation Summary

**CalcType**
- **Total Illuminance**
- **Site Points**
- **Visionaire**
- **Main Parking Area**

### Notes:

A. LIGHT FIXTURE TYPES LISTED UTILIZE LED LAMPS.

B. A LIGHT LOSS FACTOR OF 0.900 HAS BEEN APPLIED TO FIXTURES UNLESS OTHERWISE NOTED. REFER TO LUMINARE SCHEDULE FOR LIGHT LOSS FACTOR AND LUMEN INFORMATION.

C. SEE "RPL" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.

D. CALCULATION POINTS ARE TAKES AT GRADE.

E. CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.
MATERIALS LIST

A. Exterior Walls: ‘Arriscraft’ Architectural Linear Series brick with Cast Stone Coping
   Aluminum storefront windows with low-e glazing
   Aluminum Wall Panels

   Roof: TPO White Reflective Roof

   Exterior Doors: Aluminum/ glass main entry doors
   Painted hollow metal doors & frames
Looking East along the rail road at the rear of the building.
Looking West towards Tomac Road from the rear of the building.
Site of front storm retention area
Rear South East corner of property; Site of second retention area of new building.
Existing tennis court and play ground to remain