### Temple Sholom
Final Site Plan and Special Permit
PLPZ 202100185

<table>
<thead>
<tr>
<th>300 East Putnam Avenue</th>
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<tbody>
<tr>
<td><strong>To increase attendance of the Selma Maisel Nursery School from 109 to 148 children</strong></td>
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<thead>
<tr>
<th><strong>Location:</strong></th>
<th>300 East Putnam Avenue</th>
</tr>
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<tbody>
<tr>
<td><strong>Zone:</strong></td>
<td>R-7</td>
</tr>
<tr>
<td><strong>Lot size:</strong></td>
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<td><strong>Tax ID:</strong></td>
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<tr>
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<th><strong>PROPOSED</strong></th>
<th><strong>PERMITTED/REQUIRED</strong></th>
</tr>
</thead>
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<tr>
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<td>~ 15,600 SF</td>
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<tr>
<td><strong>Floor Area Ratio:</strong></td>
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<tr>
<td><strong>Parking Spaces:</strong></td>
<td>75 + 4 ADA spaces</td>
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<td></td>
<td></td>
<td>For Places of Worship: 1 space per 3 seats; For nursery schools: 1 space for every employee plus adequate drop-off and pick-up area as determined by the Planning and Zoning Commission.</td>
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<tr>
<td><strong>Front setback</strong></td>
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<td><strong>Side setback</strong></td>
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<td><strong>Rear setback</strong></td>
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</table>
APPLICATION SUMMARY:
Final Site Plan and Special Permit, PLPZ 202100185, have been submitted to increase the attendance of the Selma Maisel Nursery School, from the current 109 students to a total of 148 students, at the Temple Sholom property located at 300 East Putnam Avenue in the R-7 zone. The nursery school operates in the existing building and no changes to the site or additions to the building are proposed at this time.

The applicant submitted a pre-application which was reviewed by the Commission at the April 13, 2021 meeting during which safety, traffic impact and circulation were noted as the primary concerns for the applicant to address.

The applicant seeks Planning & Zoning Commission approval under Sections 6-5, 6-13 to 6-15, 6-17, 6-94(a), 6-158, and 6-205 of the Town of Greenwich Building Zone Regulations (BZR).

ISSUES AND RECOMMENDATIONS:
1. **Zoning** – comments dated 6-28-21 indicates that the project meets the requirements of the Building Zone Regulations, excluding sections 6-15 and 6-17, and is Ok for Zoning Permit Sign-off.
2. **Health** – email dated 6-25-21: “The Health Department has no issues with this proposal, the current license from the Connecticut Department of Early Childhood approves this facility for 153 children.”
3. **DPW Engineering** – Comments dated 6-14-21 say “The Engineering Division will defer the review of the parking and traffic management plan for the nursery school capacity increase from 109 children to 148 children to the P&Z Commission”
4. **Sewer/Fire Dept./Traffic consultant** – Not received.
5. **State of CT Office of Early Childhood for a Day Care** – The OEC approved a student enrollment of up to 153.
6. The Commission should decide if parking and pick up/ drop off areas are sufficient per Section 6-158.
7. Any proposed changes such as additions, or changes to the playground, require further P+Z review.

EXISTING CONDITIONS
Temple Sholom is located on the south side of East Putnam Avenue within the residential R-7 zone. The property includes an approximately 15,000 sq. ft. (gross floor area) building, a playground located to the south of the building, a driveway located off of East Putnam Avenue, and a parking lot. There is a turnaround at the main entrance for pick up/drop off. The
The southeastern portion of the site, along with the eastern buffer between the building and adjacent properties, are densely vegetated areas which include ground cover, shrubs and numerous trees.

The application documentation and plans confirm there are 75 parking spaces on site plus 4 ADA accessible spaces.

The property abuts residential houses along Mallard Drive to the east, and the Putnam Hill multi-family development to the south. The East Putnam access to Putnam Hill abuts the property to the west, with Christ Church located just beyond that access way. The drives and parking areas for these three properties – Temple Sholom, Christ Church and Putnam Hill -- are essentially interconnected, i.e., once you are on one of the properties you can access the other two properties without having to leave and re-enter.

Properties located across East Putnam Avenue to the north include the YWCA, the Israel Putnam House, First Church of Christ Scientist and multi-family developments.

Final Site Plan #1326 approved a nursery school at the facility with an enrollment cap of 75 students. This approval was then amended via Administrative Site Plan #201100163 which increased enrollment to the current 109 students.

The playground was reviewed under Administrative Site plan PLPZ201200379 and an HVAC installation was reviewed and approved via Admin. Site Plan PLPZ201900106 (with associated ARC file PLPZ201900005).

**PROPOSED IMPROVEMENTS:**

Temple Sholom is requesting to increase enrollment for their nursery school from the current 109 students to a total of 148. Based on the State of CT Office of Early Childhood, the maximum occupancy is 153.

The ages of students range from 6 weeks old to 4 years old. The students are grouped by age, in regard to classroom and drop off/pick up schedule, into 3 groups: 6 wks - 36 mos., 2 and 3 year olds and 4 year olds. There are 38 members of staff on site daily – 30 school staff members and 8 office staff.

Section 6-158 of the Regulations requires “1 space for every employee plus adequate drop-off and pick-up area as determined by the Planning and Zoning Commission” for nursery schools.
The applicant has provided a detailed analysis of the staggered drop off and pick up schedule, detailing both existing and anticipated traffic patterns and parking space occupancy during each time frame from 7:00 am to 6:00 pm.

The documentation indicates that under the proposal, a total of 84 students will be dropped off by parking and parents walking them to entrance. The remaining 64 students will be dropped off directly at main entrance without parking.

The peak drop off time will be 8:45am, at which 44 students will be dropped off, or technically 36 cars (based on students that are siblings). Since 38 staff members will be parked at all times, the peak is anticipated to result in 74 parking spaces occupied. Peak pick-up time of 1pm will be 40 students.

Staff would note that if the increase in enrollment is approved by P+Z, there could of course be changes to which students are siblings which may increase or decrease demand for parking.

Health Department has reviewed the plans and indicated they have no issues with the proposal. Zoning has indicated the proposal meets applicable Building Zone Regulations. DPW Engineering has deferred to P+Z Commission for the traffic analysis.

Comments from Sewer, Fire Department and Traffic consultant (BETA) have not been received. Staff will follow up with these entities prior to the Wednesday night P+Z meeting.

APPLICABLE REGULATIONS:
Sections 6-5, 6-13 to 6-15, 6-17, 6-94(a), 6-158, and 6-205

DEPARTMENT COMMENTS:
Zoning – Attached
Health – Attached
DPW Engineering – Attached
Sewer / Fire / Traffic consultant – Not Received
Marisa, below are the comments I sent to Bianca, we are ok with this.

Michael

Bianca, the Health Department has no issues with this proposal, the current license from the Connecticut Department of Early Childhood approves this facility for 153 children.

Michael Long
Greenwich Health Department

I have attached a spreadsheet showing which applications still need comments for the meeting on \textit{7/7/21}. Please note that the red highlighted boxes indicate that Planning and Zoning has not received comments (or updated comments) for that application. \textbf{If you have already sent comments, please let me know and re-send them to me so I have a record of it.}

For your convenience, please find the digital materials for each project below:

- 10 Sherwood Avenue - PLPZ 2020 00343
- 273 & 277 Pemberwick Road - PLPZ 2021 000253
- 0 & 160 Shore Road - PLPZ 2021 00255
Please note: 47 Edgewater Drive was added due to a complaint.

*The pre-applications and decision items do not require department comments at this time.*

Please email comments to me and the assigned planner for the project.

Please submit your comments by 9:00 am Thursday July 1, 2021. If you cannot submit comments by then, please contact the planner who is working on the project and myself.

If you have any issues accessing any of the files or need additional information, please do not hesitate to reach out.

Thank you,

Bianca Dygert
Planner II

Town of Greenwich
Land Use - Planning & Zoning
101 Field Point Road
Greenwich, CT 06830-6463
Ph. (203) 622-7894
Office Fax. (203) 622-3795
Direct Fax. (203) 861-6113
Bianca.Dygert@greenwichct.org
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 21-5(34)  Department Project No. PLPZ202100185
Submittal Received Date: 5/10/2021

Traffic Review Requested: Yes  Review Type: Final Site Plan

PLAN SET INFORMATION

Plan Title:  Project Address: 300 East Putnam Avenue
Engineering Firm:  Original Plan Date:  Latest Plan Revision Date:

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm:  Original Report Date:  Latest Report Revision Date:

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Reviews provided by the Engineering Division are for compliance with the Town’s “Roadway Design Manual and Standard Construction Details” and “Drainage Manual” as amended. Reviews are based upon the information and plans provided. Comments pertaining to the Town’s manuals are not all encompassing. Other reviewing entities may provide additional comments regarding consistency with these manuals in accordance with their jurisdictions. Review of sanitary sewer and septic systems are not reviewed by the Engineering Division.

All New Submittals for Commission Meetings must be received by the Engineering Division four weeks before scheduled Commission Meeting.

All Revised Submittals for Commission Meetings must be received by the Engineering Division three weeks before scheduled Commission Meeting.

Reviewed and Approved by: Scott Marucci - Senior Civil Engineer  Date: 06/14/2021

COMMENTS AND CONDITIONS OF APPROVAL: See Comments Below

1. The Engineering Division will defer the review of the parking and traffic management plan for the nursery school capacity increase from 109 children to 148 children to the P&Z Commission.
ZONING ENFORCEMENT

Project No.  PLPZ202100185  Preliminary  Final  X

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Temple Shalom

LOCATION: 300 East Putnam Avenue

PLAN DATE:

ZONE: R-7

☐ Ok for Zoning Permit Sign-off with the following revisions:

☐ Resubmit the following prior to Site Plan/ Subdivision approval:

☒ The subject site plan/subdivision meets the requirements of the Building Zone Regulations, excluding sections 6-15 and 6-17, and is Ok for Zoning Permit Sign-off.

Reviewed by: Jodi Couture  Date: 6/28/2021

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
Contact Us

First Name: Catherine
Last Name: Beckmann
Email Address: Catherin2b@gmail.com
Subject: Temple Sholom application questions
Message: I have a few questions concerning the Temple Sholom application. I thought it might be easier to submit them in writing. Thank you for your earlier reply.

1. It looks like there are no proposed renovations to the site, just reopening classrooms? It is confusing because I think included in the packet is a 2011 renovation plan, penciled over with classroom plans. Can you identify any new renovation or construction? Any outdoor recreation area expansion? Any lighting expansion?

2. The number of staff parking is 38, 30 school and 8 admin. Is this the correct number of school staff reflecting the larger enrollment? It sounds low. Does this 38 include Temple religious staff?

3. P 37 shows a number of drop offs as a range 7-9:30. So an unknown number of these could be bunched around 9AM and add to the predicted 9AM numbers, correct?

4. This area is really a 3 legged stool: Temple Sholom, Christ Church and YWCA all have children's programs running around the same time. I don't see any info about what the other entities numbers are, traffic numbers on Post Rd at that time,
and how they have grown as the Temple has grown? I would imagine they also have plans to grow targeting the same demand. I would like to see info on this in an application.

I appreciate your acknowledging that the road between Temple Sholom and Christ Church actually belongs to Putnam Hill. I also appreciate the need for childcare options.

Thanks
Catherine Beckmann
April 29, 2021

Peter Mangs, Applications Coordinator
Peter.Mangs@greenwichct.org

Dear Planning and Zoning and Mr. Mangs,

A P&Z memo from April 8, 2011 (attached) specifies that “Planning and Zoning Commission or Staff shall require approval for any future increase in enrollment.” This is in regard to the nursery school, which has a capacity of 109 children. Temple Sholom is seeking to increase its capacity to 148. I understand that this capacity was put into place due to potential for concerns over traffic and parking. The information in the letter and supporting attachments will illustrate how traffic and parking will be managed. All other considerations for capacity of the nursery school have been vetted and approved by the State Office of Early Childhood, the Greenwich Health Department and the Greenwich Fire Department.

Please accept the following plan for parking and traffic at Temple Sholom Selma Maisel Nursery School. The attached documentation illustrates three scenarios for arrival and departure. This is based upon the 79 parking spaces (see site plan) at Temple Sholom and compares current use with the projected use, at an expanded capacity. SMNS is currently capped at 109 by P&Z. SMNS is requesting that capacity be expanded to 148.

A) Current (school year 2020-2021)
   - 104 children
   - Peak arrival times are 9am and 1pm with 51 children (some are siblings, resulting in few than 51 cars)
B) Desired enrollment with no change in schedule (school year 2021-2022 – see attached floor plan)
   - 148 children
   - Peak arrival times are 9am and 1pm with 66 children (some are siblings, resulting in few than 66 cars)
C) Desired enrollment with a change in schedule – 4’s arrive at 8:45am (school year 2021-2022)
   - 148 children
   - Peak arrival times are 8:45am with 44 children and 1pm with 40 children (some are siblings, resulting in few than 44 cars)
   - 9am arrival is reduced to 30 children
The change in arrival times will result in traffic flow that is lighter than the current traffic flow.

Temple Sholom will continuously monitor the traffic and parking. A staff person will be present to monitor the flow of traffic, ensuring that cars do not back up onto East Putnam Avenue.

Families in full day classes arrive differently than families in part day classes. The 84 children in part day classes park in a parking spot and walk to the doors at arrival and departure time. The 64 children in full day classes, including infants, arrive beginning 7am and depart through 6pm, as their scheduling allows for flexibility. Full day parents alert teachers via an app and the teachers meet the car outside for a quick and efficient process. Full day parents avoid peak times.

The maximum number of cars parking, including Temple Sholom staff, would be 74, in a parking lot with 79 spots.

Thank you so much for your consideration.

David Cohen
Director of School
Following the Pre-Application meeting on April 13, 2021, this addendum is intended to address the Commissioners’ request to focus on safety, circulation and traffic impact, including any impact of Christ Church traffic.

**Safety**

Safety is foundational to each decision made for pick-up and drop-off. Our current procedures, which will continue regardless of school enrollment capacity, include the following:

- Staggered drop-off times keep the parking lot from getting crowded.
- Temple Sholom staff (administrators, security and/or teachers) are present any time families are dropping off or picking up.
- Temple staff park in the spots farthest from the entrance, reducing the need for families to walk across the parking lot.
- Parents are regularly reminded of procedures and expectations, including:
  - Drive slowly in the parking lot
  - Do not use the access road between Christ Church and Temple Sholom
  - Always hold children’s hands
  - The circle is for quick drop-off/pick-up (no parking)

**Circulation**

The circulation of traffic is controlled by staggering the arrival times of the families. The traffic and parking document in the application (containing charts) illustrates the number of children arriving during each 15-minute period. The included PowerPoint slides illustrate the number of cars parked at each time interval. Most drop-offs and pick-ups take about five minutes from entering the lot to exiting the lots. Our parking lot is under continuous video monitoring. Therefore, we are able to verify that the parking spots remain available and that cars circulate with ease.

**Traffic Impact**

One of the cameras that is monitored shows the intersection of the parking lot with East Putnam Avenue. It is clear that traffic does not back up to the road, and that traffic is not impacted by families waiting in line for pick-up or drop-off for nursery school.
Neighbors and Public Comment

Christ Church Nursery School has confirmed that Temple Sholom Selma Maisel Nursery School traffic and parking do not impact their operations or cause any back-ups. The Director, Jennifer Purdy, sent a letter to Planning and Zoning to confirm.

The following questions were submitted to Planning and Zoning from a neighbor. Temple Sholom responses are included.

1. It looks like there are no proposed renovations to the site, just reopening classrooms? It is confusing because I think included in the packet is a 2011 renovation plan, penciled over with classroom plans. Can you identify any new renovation or construction? Any outdoor recreation area expansion? Any lighting expansion?

Correct. There are no proposed renovations, construction, outdoor recreation expansions, or lighting changes.

2. The number of staff parking is 38, 30 school and 8 admin. Is this the correct number of school staff reflecting the larger enrollment? It sounds low. Does this 38 include Temple religious staff?

38 includes all staff, teachers, clergy, etc. who would be parking at the same time.

3. P 37 shows a number of drop offs as a range 7-9:30. So an unknown number of these could be bunched around 9AM and add to the predicted 9AM numbers, correct?

The families do have flexibility in drop-off. However, since most of these families are going to work, 9am is a less common option. This trend has been consistent and Temple Sholom reminds parents that drop-off is easiest outside of peak times.

4. This area is really a 3 legged stool: Temple Sholom, Christ Church and YWCA all have children's programs running around the same time. I don't see any info about what the other entities numbers are, traffic numbers on Post Rd at that time, and how they have grown as the Temple has grown? I would imagine they also have plans to grow targeting the same demand. I would like to see info on this in an application.

Christ Church has confirmed that traffic and parking from Temple Sholom do not impact their traffic and parking. Likewise, there have not been any parking and traffic related issues or interactions with YWCA. Since the peak parking will be reduced in this proposal, no issues are anticipated.
Temple Sholom Selma Maisel Nursery School
Traffic/Park Flow
7:00am-6:00pm

Shown with proposed capacity of 148 children, fully enrolled.

Presented April 2021
7:00am

- **Employee car.**
- **Car with a full-day student.** These cars drop off and pick up in the circle.
- **Car with a part-day student.** These cars park and children are walked to the building.
7:15am
7:30am

- Employee car.
- Car with a full-day student. These cars drop off and pick up in the circle.
- Car with a part-day student. These cars park and children are walked to the building.
7:45am
8:00am

- **Employee car.**
- **Car with a full-day student.** These cars drop off and pick up in the circle.
- **Car with a part-day student.** These cars park, and children are walked to the building.
8:10am

- **Employee car.**
- **Car with a full-day student.** These cars drop off and pick up in the circle.
- **Car with a part-day student.** These cars park, and children are walked to the building.
8:15am
8:25am

- **Employee car.**
- **Car with a full-day student.** These cars drop off and pick up in the circle.
- **Car with a part-day student.** These cars park, and children are walked to the building.
8:30am

- **Employee cars.**
- **Cars with a full-day student.** These cars drop off and pick up in the circle.
- **Cars with a part-time student.** These cars park and children are walked to the building.
8:40am

Employee car.

Car with a full-day student. These cars drop off and pick up in the circle.

Car with a part-day student. These cars park and children are walked to the building.
8:45am

- **Employee cars.**
- **Cars with a full-day student.** These cars drop off and pick up in the circle.
- **Cars with a part-day student.** These cars park, and children are walked to the building.
8:50am

- Employee can.
- Car with a full-day student. These cars drop off and pick up in the circle.
- Car with a part-day student. These cars park, and children are walked to the building.
8:55am

Green: Employee car.

Blue: Car with a full-day student. These cars drop off and pick up in the circle.

Orange: Car with a part-day student. These cars park, and children are walked to the building.
9:00am

- **Employee Car:**
- **Car with a full-day student:** These cars drop off and pick up in the circle.
- **Car with a part-day student:** These cars park, and children are walked to the building.
9:15am

Employee car.

Car with a full-day student. These cars drop off and pick up in the circle.

Car with a part-day student. These cars park and children are walked to the building.
9:20am

- **Green Circle**: Employee car.
- **Blue Circle**: Car with a full-day student. These cars drop off and pick up on the circle.
- **Yellow Circle**: Car with a part-day student. These cars park and children are walked to the building.
9:30am

- **Employee cars.**
- **Cars with full-day students.** These cars drop off and pick up in the circle.
- **Cars with part-day students.** These cars park, and children are walked to the building.
9:35am-11:55pm
12:00pm

Employee car.

Car with a full-day student. These cars drop off and pick up in the circle.

Car with a part-day student. These cars park and children are walked to the building.
12:15pm

- **Employee car.**
- **Green car with a full-day student.** These cars drop off and pick up in the circle.
- **Blue car with a part-day student.** These cars park and children are walked to the building.
12:30-12:55pm

- Employee can.
- Car with a full-day student. These cars drop off and pick up in the circle.
- Car with a part-day student. These cars park, and children are walked to the building.
1:00pm

- **Employee Car:**
- **Car with a full-day student:** These cars drop off and pick up in the circle.
- **Car with a part-day student:** These cars park and children are walked to the building.
1:15-1:55pm
2:00pm

- **Green Circle**: Employee car.
- **Blue Circle**: Car with a full-day student. These cars drop off and pick up in the circle.
- **Orange Circle**: Car with a part-day student. These cars park and children are walked to the building.
2:15-3:30pm
3:30-4:25pm
4:30-6:00pm
PLANNING AND ZONING - LAND USE DEPARTMENT

MEMORANDUM

TO: Jodi Couture, Acting Zoning Enforcement Officer

FROM: Katie Blankley, Deputy Director Planning & Zoning/Assistant Town Planner
Marek Kozikowski, Planner I

DATE: April 28, 2011

RE: Zoning signoff for increase in Nursery School enrollment
PLPZ #201100163 – Final Site Plan-Administrative
300 East Putnam Avenue
Selma Maisel Nursery School at Temple Sholom

Attached please find architectural and site plans which have been reviewed and approved by P&Z staff for signoff to increase the enrollment of the Selma Maisel Nursery School up to 109 students at Temple Sholom located at 300 East Putnam Avenue.

Planning & Zoning has no objection to increasing the enrollment to 109 nursery school students. Planning & Zoning does not anticipate any significant impacts on traffic and parking during peak periods because of the staggering of drop-off and pickup times and comments provided by Melissa Evans, Traffic Operations Coordinator dated 4/18/11.

There shall be no expansion of the building or increase in floor area to the 15,600 sq ft building. An existing bathroom on the second floor shall be dedicated to the Nursery School function.

Please note that the last Planning & Zoning approval limited the enrollment to 75 students (FSP #1326.2) in 2001. At some point after that the enrollment was increased to 96 students without P&Z review.

Planning & Zoning Commission or Staff shall require approval for any future increase in enrollment.
TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax.203-622-3795

Site Plan Application

Property Address: 300 East Putnam

Property Owner: Temple Sholom

Email: eileen.robin@templesholom.com

Applicant: David Cohen

Email: david.cohen@templesholom.com

Authorized Agent: Eileen Robin

Email: eileen.robin@templesholom.com

Tax ID: 060702619

Address: 300 East Putnam Avenue

Cell Phone: 914-473-7525

Other Phone: 203-542-7155

Address: 300 East Putnam Avenue

Cell Phone: 203-258-0383

Other Phone: 203-622-8121

Address: 300 East Putnam Avenue

Cell Phone: 914-473-7525

Other Phone: 203-542-7155

Select One: ☐ Pre-Application ☑ Final

Zone(s): ___________________________ Lot Area: _______________________

Please select all relevant items below:

☐ Special Permit – Complete special permit application form

☐ Coastal Overlay Zone

☐ Property is within 500 feet of a Municipal Boundary of _________________ (for notification)

☐ Amendment to Building Zone Regulations – Section(s) ____________________________

☐ Amendment to Building Zone Map – Zone(s) affected ____________________________

☐ Health Department review needed

☐ Sewer Department review needed

☐ Architectural Review Committee Application attached or Review needed

☐ Planning & Zoning Board of Appeals review needed

☐ Inland Wetlands and Watercourses Agency Review / Approval Required

☐ Scenic Road Designation

To be completed by P&Z staff only:

Check # ___________________________ Check Amount: $ ___________

Application # ___________________________  pzSitePlanApp 2020
<table>
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<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/REQUIRED</th>
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<td>Gross Floor Area</td>
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<td>Usable Floor Area</td>
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<td>Parking Spaces</td>
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<td></td>
</tr>
<tr>
<td><strong>FLOOR AREA RATIO</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>BUILDING COVERAGE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>LOT COVERAGE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL PARKING SPACES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>GREEN AREA</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>AGE OF STRUCTURE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>THIS SITE PLAN INVOLVES:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Additions</td>
<td>□ Alterations</td>
<td>□ Demolition</td>
<td>□ Re-Construction</td>
</tr>
</tbody>
</table>

pzSitePlanApp 2020
Application Signature Page

Property Address: 300 East Putnam Avenue

Property Owner 1: Temple Sholom
Email: eileen.robin@templesholom.com
Address: 300 East Putnam Avenue
Cell Phone: 914-473-7525
Other Phone: 203-542-7155
Signature:
Date:

Property Owner 2:
Email:
Address:
Cell Phone:
Other Phone:
Signature:
Date:

Property Owner 3:
Email:
Address:
Cell Phone:
Other Phone:
Signature:
Date:

Property Owner 4:
Email:
Address:
Cell Phone:
Other Phone:
Signature:
Date:

Applicant: David Cohen
Email: david.cohen@templesholom.com
Address: 300 East Putnam Avenue
Cell Phone: 203-258-0383
Other Phone: 203-622-8121
Signature: __________________________ Date: 4/29/21

Authorized Agent: Eileen Robin
Email: eileen.robin@templesholom.com
Address: 300 East Putnam Avenue
Cell Phone: 914-473-7525
Other Phone: 203-542-7155
Signature: __________________________ Date: 4/29/21
Certificate of Mailing

An affidavit pursuant to Sec. 6-14(a)(16), certifying that all abutting property owners have been notified by mail as evidenced by a certificate of mailings or certified or registered mail receipts, about said application. Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property. For projects which require preliminary review by the Conservation Commission, the notice shall be sent by the applicant two weeks prior to any scheduled hearing date by the Conservation Commission.

Submit the Following for All P+Z Applications:

EXHIBIT A

A schedule of names and addresses shown on a GIS map with lot lines indicating the location of the notified property owners. (This may be obtained from the GIS Office in Town Hall, Ground Floor)

EXHIBIT B: Sample notification letter

To whom it may concern:

Notice is hereby given that (name of the applicant) has filed an application with the Town of Greenwich Planning and Zoning Commission for (type of application) approval for (address).

This application (give a brief description of the proposed project).

Further information concerning this application may be obtained by contacting the Planning and Zoning Commission at 203-622-7894.

Signature
Affidavit of Notification of Application for Rezoning / Special Permit / Site Plan / Subdivision Applications

(STATE OF CONNECTICUT) : GREENWICH

(COUNTY OF FAIRFIELD)

April 30, 2021

Eileen Ryan

I (name), being first duly sworn, do hereby certify that on (date), I caused to be mailed, postage prepaid, to those persons whose names are set forth on Exhibit A attached hereto a copy of the notice attached hereto as Exhibit B. Said persons were the record owners, as of (date) as shown on the Town Tax Assessor's Office records of property abutting (as said term defined in Sec. 6-14 (a)(3) of the Greenwich Building Zone Regulations) the property belonging to (owner name) for which an application for (type of application) has been filed with the Greenwich Planning and Zoning Commission.

Subscribed and sworn to
Before me on April 30, 2021

David J. Peck
Notary Public

DAVID J. PECK
Notary Public, State of New York
No. 5006982
Qualified in Westchester County
Commission Expires Jan. 19, 2023
UNITED STATES POSTAL SERVICE.

GOLDENICH
29 VALLEY RD
GOLDENICH, CT 06830-9996
(800)275-8777

4/30/2021 10:52 AM

Product | Qty | Unit | Price
--- | --- | --- | ---
First-Class Mail | 1 | Letter | $0.55

Greenwich, CT 06830

Weight: 0 lb 1.00 oz
Estimated Delivery Date
Mon 05/03/2021
Certified Mail
Tracking #: 702103500000065103184
Return Receipt
Tracking #: 9590 9402 3877 8060 7586 67

Total | $7.00

First-Class Mail | 1 | Letter | $0.55

Greenwich, CT 06830

Weight: 0 lb 0.50 oz
Estimated Delivery Date
Mon 05/03/2021
Certified Mail
Tracking #: 702103500000065103115
Return Receipt
Tracking #: 9590 9402 3877 8060 7587 42

Total | $7.00

Grand Total | $13.00

Credit Card Remitted
Card Name: VISA
Account #: XXXXXXXXXX4171
Approval #: 769590G
Transaction #: 138
AID: A000000006510
Chip
PIN: Not Required

******************************************************************************

USPS is experiencing unprecedented volume increases and limited employee availability due to the impact of COVID-19. We appreciate your patience.

******************************************************************************

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Text your tracking number to 28777 (USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City, State, Zip</th>
<th>Payment Info</th>
<th>Postage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Temple Sholom Inc</td>
<td>300 E Putnam Ave</td>
<td>Greenwich, CT 06830</td>
<td></td>
<td>$0.55</td>
</tr>
<tr>
<td>Michael R &amp; Nicole Kennedy</td>
<td>17 Mallard Drive</td>
<td>Greenwich, CT 06830</td>
<td></td>
<td>$0.55</td>
</tr>
<tr>
<td>Dalia Dawood Elsayed</td>
<td>PO Box 63</td>
<td>Cos Cob, CT 06807</td>
<td></td>
<td>$0.55</td>
</tr>
<tr>
<td>Karen Pascoe</td>
<td>4 Old Church Rd UN 7</td>
<td>Greenwich, CT 06830</td>
<td></td>
<td>$0.55</td>
</tr>
<tr>
<td>Courtney B I Combe</td>
<td>2 Old Church Road UN2</td>
<td>Greenwich, CT 06830</td>
<td></td>
<td>$0.55</td>
</tr>
<tr>
<td>Nicholas G Keyes</td>
<td>15 Irvine Road</td>
<td>Old Greenwich, CT 06870</td>
<td></td>
<td>$0.55</td>
</tr>
</tbody>
</table>
April 29, 2021

VICTORIA & CHRISTOPHER LORUSSO
2 OLD CHURCH RD - UN 1
GREENWICH, CT 06830

To whom it may concern:

Notice is hereby given that Temple Sholom has filed an application with the Town of Greenwich Planning and Zoning Commission for commission approval for 300 East Putnam Avenue.

This application is for the increase in capacity for enrollment in the Temple Sholom Selma Maisel Nursery School.

Further information concerning this application may be obtained by contacting the Planning and Zoning Commission at 203-622-7894.

Eileen Robin

Executive Director
Site Plan Review Checklist

Property Address: 300 East Putnam Avenue
Tax ID: 060702619

Anticipated Type of Application: General approval (no construction or physical changes of any time)

All applications for preliminary and final site plan approval shall be made on the appropriate forms as provided by the Planning Staff. The following items must also be provided with the application. If any of the following items are not filed at the time of application, the application may be returned to the applicant in order that it may be filed in the entirety at an appropriate future date. Required Items: (Sec. 6-14)

Please check the items submitted below:

☐ 1. Fifteen copies of a survey, folded to 9" x 12", showing existing conditions, including:
   ☐ a. Locations and dimensions of all existing buildings, structures, fences, retaining walls, utility facilities, trees of six (6) inches or more in diameter at breast height, and other similar features.
   ☐ b. Existing contours at no more than a two-foot vertical interval, unless waived by the commission Staff in circumstances where such contours may not be necessarily pertinent. The survey shall indicate topographic conditions of property immediately adjoining the subject parcel.
   ☐ c. The location of all existing watercourses, intermittent streams wetlands as required by IWWA, Flood Hazard Lines as determined by FEMA, springs and rock outcrops or a note indicating that none exist, with the sources of information listed.
   ☐ d. The zone in which the land to be developed falls and the location of any town and zone boundary lines within or adjoining the tract, and yard dimensions to existing buildings. Lot area, by zone, shall be indicated.
   ☐ e. The title of the development, date, revision date if any and nature of revision, north arrow, scale, and the name and address of owner and names of owners of adjacent land.
   ☐ f. Street and property lines, curbs, edges of pavement, sidewalks, easements, right-of-way, covenants, and deed restrictions.
   ☐ g. Traffic lights and controls, public trees, catch basins, hydrants, and power and telephone lines in adjacent streets.
   ☐ h. Certification with the signature and seal or registration number of a registered land surveyor licensed in the State of Connecticut that the drawing is substantially correct to A-2 Standards, and that the property is in a designated zone under the zoning regulations.

☐ 2. Fifteen sets of a detailed Site development plan, at a readable scale, folded to 9" x 12", prepared in accordance with all applicable Town standards including the Roadway Design and Drainage Design Manuals, and signed by a professional architect, land surveyor, or engineer licensed in the State of Connecticut, showing:
   ☐ a. Location, dimension, and elevation of all proposed buildings, structures, walls, fences.
   ☐ b. Location dimensions and surface treatment of all existing and proposed parking and loading spaces, traffic access and circulation drives, and pedestrian walks. Sidewalks are to be provided as required by the Building Zone Regulations.
   ☐ c. Approximate location of proposed utility lines, including water, gas, electricity, sewer and the location of any transformers.
   ☐ d. Note specifying source of water supply and method of sewage disposal.
   ☐ e. Existing and proposed contours at units of no more than a two-foot interval unless waived by the Commission’s staff. Cuts and fills and estimates of blasting to be submitted at time of final site plan.
   ☐ f. Location, size and type of proposed landscaping and buffer planting and the designation of those areas of natural vegetation not to be disturbed.
   ☐ g. Any other similar information determined by the Commission staff to provide for the proper enforcement of the Building Zone Regulations.
   ☐ h. Zoning statistics including: Gross Floor Area, Floor Area Ratio, Usable Floor Area, Required Parking, Actual Parking
Provided, Building Height, Building Footprint, and Area Devoted to Surface parking, Building and Drives.

- i. Provisions for compliance with Americans with Disabilities Act (Handicap Access) and State Building Code.
- j. Coastal Area Management Application for projects within the Coastal Overlay Zone.

3. Eight sets of architectural plans, signed and sealed by an architect registered in the State of Connecticut, of all floors, all exterior elevations showing existing and proposed grade conditions. Elevations are to detail architectural elements by labeling materials, color and dimensions. Each architectural elevation shall show the absolute building height as well as building height for zoning purposes. All HVAC facilities are to be shown on architectural elevations.

4. Three copies of Floor Plan Work Sheets with the dimensions and calculated floor areas for each floor prepared in accordance with Sec. 6-5(22). Consult Commission Staff for required format.

5. Three copies of “building coverage” computation sheets.

6. Three copies of “area devoted to surface parking, building, and drives” worksheets.

7. Five copies of sight distance certification reports when required by a preliminary site plan review or when advised by the commission staff pursuant to item 2(g) of this checklist.

8. Three copies of Volume calculations per 6-101.

9. Completed Traffic Impact Evaluation Form if applicable. Submission requirements are defined on the form, available at the Commission office. A traffic report may be required.

10. Ten copies of completed application form signed by applicant or authorized agent, owners and contract purchasers, as applicable.

11. Ten copies of completed Special Permit form, if required by Building Zone Regulations.

12. Fifteen copies of detailed, inclusive narrative description of the proposed project. For those projects involving amendments to the Building Zone Regulations and/or amendments to the Building Zone Regulation Map, the narrative description must provide the section number and text for the proposed amendments(s) to the BZR and an explanation providing justification for the proposal. For map changes, a scaled drawing at 1” to 400’ needs to be provided for affected areas(s).

13. Eight copies of reductions in, 11 x 17 size, or other appropriate size, providing a readable, clear plan of proposed site development and architectural plans.

14. A showing that an adequate source of potable water is available to satisfy the needs of the proposed development as per Sec. 6-15(a) (5), signed by C.A.W.C.

15. An affidavit certifying that all abutting property owners have been notified, as evidenced by the submission of a certificate of mailing or certified or registered mail receipts about said application. A schedule of names, addresses, shown on a GIS map with lot lines indicating the location of the notified property owners. Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property owners. For projects which require the preliminary review by the Conservation Commission, the notice shall be sent by the applicant to abutting owners two weeks prior to any scheduled hearing date of the Conservation Commission.

16. Authorization for the agent and contract purchasers to act on behalf of the certified property owner(s).

17. A separate schematic plan at a scale no large than 1”-100” indicating buildings, parking and drives on the site and all adjoining properties, including those across the street, and the nearest cross street.

18. Five copies of a Drainage Summary Report as per Department of Public Works and the Town Drainage Design Manual. The summary report must be prepared in accordance with the following formats: PRELIMINARY: Existing and proposed storm water distribution, existing and proposed runoff rates, capability of off-site drainage facilities to accommodate proposed runoff, capability of off-site soils to accommodate percolation or detention if proposed, and identification of proposed drainage structures. FINAL: Final structure design details, prior approval from IWWA, Engineering Division and Conservation Commission as appropriate, and all information required by the preliminary report or two copies of drainage exemption forms.

19. In accordance with Sec. 6-183.1 to 6-183.10 of the Building Zone regulations, tree protection and sedimentation and erosion control plans shall be submitted with all site plan applications.

20. All applications for final site plans shall be in the form of a survey prepared by a registered Connecticut land surveyor having metes and bounds, dimensions of all buildings, parking and drives, setbacks of all structures from property lines, setbacks between buildings, and certification that building dimensions shown thereon are the same as the approved architectural plans. Architectural and drainage plans are to be references by title, date(s) and sheet numbers.

21. Required fee submitted at time of application (see fee schedule).

22. "It is the belief of the PZC staff that this application is incomplete because of the failure of the applicant to provide the materials
referred to above. This application will be reviewed by the PZC and a decision made as to whether it is complete or incomplete at its public meeting to be held in the PZC office.”

All applicants must make an appointment to submit this application with the Applications Coordinator, Peter Mangs, who can be reached by (email) Peter.Mangs@greenwichct.org or (phone) 203-622-7894.

NOTE: Any new documentation presented at Planning and Zoning Meetings shall be submitted to staff so that they can be made part of the record. Please ensure all documents can easily be removed from presentation boards.
# Proposed arriving/departing schedule

<table>
<thead>
<tr>
<th>Ages</th>
<th>Room</th>
<th>#</th>
<th>Method</th>
<th>Arrival</th>
<th>Departure</th>
</tr>
</thead>
<tbody>
<tr>
<td>6wks-36mos</td>
<td>102</td>
<td>8</td>
<td>Drive-through</td>
<td>7am-9:30am</td>
<td>3:30-6pm</td>
</tr>
<tr>
<td>6wks-36mos</td>
<td>103</td>
<td>8</td>
<td>Drive-through</td>
<td>7am-9:30am</td>
<td>3:30-6pm</td>
</tr>
<tr>
<td>3’s &amp; 4’s</td>
<td>105</td>
<td>12</td>
<td>Drive-through</td>
<td>7am-9:30am</td>
<td>3:30-6pm</td>
</tr>
<tr>
<td>3’s &amp; 4’s</td>
<td>106</td>
<td>12</td>
<td>Drive-through</td>
<td>7am-9:30am</td>
<td>3:30-6pm</td>
</tr>
<tr>
<td>3’s &amp; 4’s</td>
<td>110</td>
<td>12</td>
<td>Drive-through</td>
<td>7am-9:30am</td>
<td>3:30-6pm</td>
</tr>
<tr>
<td>3’s &amp; 4’s</td>
<td>111</td>
<td>12</td>
<td>Drive-through</td>
<td>7am-9:30am</td>
<td>3:30-6pm</td>
</tr>
<tr>
<td>2’s</td>
<td>101</td>
<td>8</td>
<td>Park and walk up</td>
<td>9:15am</td>
<td>12pm</td>
</tr>
<tr>
<td>2’s</td>
<td>113</td>
<td>8</td>
<td>Park and walk up</td>
<td>9:15am</td>
<td>12pm</td>
</tr>
<tr>
<td>2’s</td>
<td>116</td>
<td>8</td>
<td>Park and walk up</td>
<td>9:15am</td>
<td>12pm</td>
</tr>
<tr>
<td>3’s</td>
<td>203</td>
<td>12</td>
<td>Park and walk up</td>
<td>9am</td>
<td>1pm (2pm for those in after school enrichments)</td>
</tr>
<tr>
<td>3’s</td>
<td>216</td>
<td>12</td>
<td>Park and walk up</td>
<td>9am</td>
<td>1pm (2pm for those in after school enrichments)</td>
</tr>
<tr>
<td>4’s</td>
<td>202</td>
<td>12</td>
<td>Park and walk up</td>
<td>8:45am</td>
<td>1pm (2pm for those in after school enrichments)</td>
</tr>
<tr>
<td>4’s</td>
<td>214</td>
<td>12</td>
<td>Park and walk up</td>
<td>8:45am</td>
<td>1pm (2pm for those in after school enrichments)</td>
</tr>
<tr>
<td>4’s</td>
<td>215</td>
<td>12</td>
<td>Park and walk up</td>
<td>8:45am</td>
<td>1pm (2pm for those in after school enrichments)</td>
</tr>
</tbody>
</table>

Total Daily Enrollment: 148

Typical number of students arriving/departing in 15-minute intervals:

<table>
<thead>
<tr>
<th>Time</th>
<th>Projected</th>
<th>Current</th>
</tr>
</thead>
<tbody>
<tr>
<td>7:00</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>7:15</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>7:30</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>7:45</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>8:00</td>
<td>8</td>
<td>6</td>
</tr>
<tr>
<td>8:15</td>
<td>9</td>
<td>7</td>
</tr>
<tr>
<td>8:30</td>
<td>11</td>
<td>11</td>
</tr>
<tr>
<td>8:45</td>
<td>44</td>
<td>51</td>
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<td>9:00</td>
<td>30</td>
<td>51</td>
</tr>
<tr>
<td>9:15</td>
<td>28</td>
<td>12</td>
</tr>
<tr>
<td>9:30-12</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>12:00</td>
<td>24</td>
<td>8</td>
</tr>
<tr>
<td>12:15-1</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>1:00</td>
<td>40</td>
<td>44</td>
</tr>
<tr>
<td>1:15-2</td>
<td>4</td>
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<td>2:00</td>
<td>22</td>
<td>1</td>
</tr>
<tr>
<td>2:15-3:30</td>
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<tr>
<td>3:30</td>
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<td>3:45</td>
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<td>1</td>
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<td>5:15</td>
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<td>7</td>
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<td>5:30</td>
<td>5</td>
<td>4</td>
</tr>
<tr>
<td>5:45</td>
<td>10</td>
<td>10</td>
</tr>
</tbody>
</table>

Arriving: 148 104
Departing: 148 104

Proposed total parking at 8:45am (peak time):

<table>
<thead>
<tr>
<th></th>
<th>8:45</th>
<th>9:00</th>
<th>9:15</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office Staff</td>
<td>8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>School Staff</td>
<td>30</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>38</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Maximum spots used by School and Temple Staff: 38
Maximum spots used by Families: 36

Total parking spots used at one time: 74
Total parking spots on site: 79

Significant reductions in peak numbers of arrivals and departures.
Temple Sholom
Selma Maisel Nursery School Floor Plan

• Current capacity, according to OEC license is 153. Currently enrolled to 104.

• For 2021-2022, we would like to reopen Room 116 and enroll people on the waitlist. This would be a total of 148.

• All usage includes approval by CT Office of Early Childhood, Greenwich Fire Marshal, Greenwich Dept. of Health, and Greenwich Department of Environmental Services
First Floor Classrooms and Offices 2021-2022
Capacity with Projected Usage: 88
Second Floor Classrooms and Offices 2021-2022
Capacity with Projected Usage: 60
<table>
<thead>
<tr>
<th>Ages</th>
<th>Room</th>
<th>Current</th>
<th>SMNS Plan</th>
<th>Licensed Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 3</td>
<td>102</td>
<td>8</td>
<td>8</td>
<td>8</td>
</tr>
<tr>
<td>Under 3</td>
<td>103</td>
<td>8</td>
<td>8</td>
<td>8</td>
</tr>
<tr>
<td>3's &amp; 4's</td>
<td>105</td>
<td>9</td>
<td>12</td>
<td>13</td>
</tr>
<tr>
<td>3's &amp; 4's</td>
<td>106</td>
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<td>13</td>
</tr>
<tr>
<td>3's &amp; 4's</td>
<td>110</td>
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<td>12</td>
<td>12</td>
</tr>
<tr>
<td>3's &amp; 4's</td>
<td>111</td>
<td>10</td>
<td>12</td>
<td>12</td>
</tr>
<tr>
<td>2's</td>
<td>101</td>
<td>8 (MWF)</td>
<td>8</td>
<td>8</td>
</tr>
<tr>
<td>2's</td>
<td>113</td>
<td>8 (T/Th)</td>
<td>8</td>
<td>8</td>
</tr>
<tr>
<td>2's</td>
<td>116</td>
<td>0</td>
<td>8</td>
<td>8</td>
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<td>3's</td>
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<td>12</td>
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<td>3's</td>
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<td>12</td>
<td>16</td>
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<td>4's</td>
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<td>12</td>
<td>12</td>
</tr>
<tr>
<td>4's</td>
<td>214</td>
<td>8</td>
<td>12</td>
<td>16</td>
</tr>
<tr>
<td>4's</td>
<td>215</td>
<td>10</td>
<td>12</td>
<td>15</td>
</tr>
<tr>
<td>Totals</td>
<td></td>
<td>104</td>
<td>148</td>
<td>161</td>
</tr>
</tbody>
</table>

Note: Rooms 101 and 113 are currently used only partial week (as shown). In future, they will be used five days per week.