Application for Exterior Alteration/ New Construction

Name of Project: Greenwich High School Entryway upgrades

Address of Project: 10 Hillside Road, Greenwich, CT 06830

Tax ID: 07-4511/S Building Zone: R-1 and R-20

Proposed Use of Floor Space: Secure entry to Greenwich High School

Previous Occupant: no change Previous Use: no change

Other tenants/uses in the building: no change

Changes to the floor area (GSF): Existing: 464,934 SF Proposed: 466,974 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.

The Greenwich Board of Education proposes to add a new 71 foot wide by 28 foot deep by 25 foot high secure entry hall to Greenwich High School. The new entry hall will be appended to the existing main entry facing Hillside Road. While the new entry hall will have both blast resistant and bullet resistant properties, it will also be a functional, thoughtfully designed entry hall featuring glass walls and wooden structure to complement the existing school buildings. In addition to the new construction there will be some interior changes to the existing administration wing of the school to bring the front desk workflow into alignment with the security features of the new entry hall. The impact of the new entry hall on plaza and landscaping between the school and Hillside Road should be minimal. The only exterior construction planned is to regrade and reset the existing pavers to accommodate the new entry hall.

Will there be any change to, or addition of mechanical equipment? ☑ NO ☐ YES: rooftop units

Where will it be located? on the existing entry hall roof, where they will be screened by the addition

Name of Property Owner: Town of Greenwich (Dr. Toni Jones, Board of Education)

Signature of Property Owner: [Signature]

Name of Applicant: Greenwich High School Building Committee (Steven Walko)

Email: This email address will be used to contact you, sgwalko@gmail.com

Address: 170 Mason Street, Greenwich, CT 06830

Daytime Phone: 203.661.6000

Applicant Signature: [Signature]

Architectural Firm: Silver Petrucelli + Associates (Timothy Nanzer)

Architect’s Phone Number: 203.230.9007

Check #: Check Amount: PLPZ
Architectural Review Committee EXTERIOR ALTERATION: APPLICATION REQUIREMENTS

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. For submission deadline dates, refer to the Meetings list, at Architectural Review Committee page at www.greenwichct.gov or in the P+Z office.

Submit the following: (Plans must be full sized, dimensioned, to-scale, and professionally prepared):

- [ ] PDFs. One (1) CD containing digital copies, in pdf format, of all documentation required per this checklist.
- [ ] Application form. Three (3) copies of the completed application form with owner signature(s) and contact email(s).
- [ ] Tax Card. One (1) copy of the tax card from the Tax Assessor’s office.
- [ ] Site Development Plans: One (1) full size set to include:
  - a. Plot Plan. One (1) full size site plan/improvement location survey, prepared by a professional land surveyor or engineer, showing project location, existing structures and proposed improvements.
  - b. Cross sections. If site disturbance is proposed: Cross-sections across all pertinent directions of the site.
  - c. Landscape Plan. One (1) landscape plan, showing inventory and proposed preservation of existing vegetation, and proposed plantings including name, size, location and quantity.
  - d. Lighting. One (1) lighting plan, showing locations, specs, bulbings, temperature and lumen plan for all fixtures.
  - e. Architectural Plan. One (1) mechanical plan including generators, HVAC and roof top units and proposed screening.
- [ ] Architectural Plans: One (1) full size set to include:
  - a. Elevations. One (1) set of existing and proposed exterior elevations of all sides of the building(s).
  - b. Floor Plans. One (1) full sized set of architectural floor plans for each floor.
  - c. Building Sections. One (1) set of building sections at a scale of at least 1” = 30’.
  - d. Context Elevations. One (1) set of schematic elevations of all buildings on abutting properties.
- [ ] Color photographs. Two (2) sets of color photographs of the existing building(s) on site (every elevation), adjacent buildings on and off-site, and the streetscape.
- [ ] Material list. A list of all building materials and colors that are proposed.
- [ ] Samples. Samples of all building materials and colors that are proposed.
- [ ] Other material. Additional material may be deemed appropriate to enable the Committee to evaluate the design.
- [ ] Processing fee. The applicant shall submit fees with the application as shown on the fee schedule made payable to the Town of Greenwich.

I UNDERSTAND THAT I WILL NOT BE HEARD IF ALL THE REQUIRED MATERIALS AND PLANS ARE NOT BROUGHT TO THE MEETING; Signature: [Signature]

- [ ] The applicant or qualified representative MUST APPEAR AT THE MEETING to present the project and must BRING the following TO THE MEETING:
- [ ] Eight (8) copies of the complete application package (as submitted above) including architectural lighting, mechanical and landscaping plans to be handed out to Committee members at the meeting.
- [ ] All large samples that will not fit in the file.

PZ EX ALT 5/1/19
ADMINISTRATIVE INFORMATION

OWNERSHIP

TOWN OF GREENWICH C/O FINANCE DEPT
101 FIELD POINT RD
GREENWICH, CT 06830

LOT NO 20 HILLSIDE RD & E PUTNAM AVE W1

TRANSFER OF OWNERSHIP

Date

10/24/1975   TOWN OF GREENWICH C/O BD OF ED   $0
08/01/1966   TOWN OF GREENWICH C/O BD OF ED   $0
06/20/1966   TOWN OF GREENWICH C/O BD OF ED   $0
06/03/1966   NA   $0

EXEMPT

TOWN OF GREENWICH C/O BD OF ED
LOT NO 20 HILLSIDE RD & E PUTNAM AVE W1

10/24/1975   TOWN OF GREENWICH C/O BD OF ED   $0
08/01/1966   TOWN OF GREENWICH C/O BD OF ED   $0
06/20/1966   TOWN OF GREENWICH C/O BD OF ED   $0
06/03/1966   NA   $0

HA: Greenwich High School
GEN: Fronts west side of Hillside Rd. and north side of E. Putnam
As of 10/10, w/in last 4 yrs, 80% of roof had been rplcd.
P: 744 demarcated spcs.

BP18: 18-2112: Locker room Reno. $1,499,750
18-2540 New Scoreboard $100,000
BP20: 20-5052: $975,300 Cooling Tower, 20-5089: $325,000 Expan. Joints
20-5091: $325,000 Phase 3 Locker & Training Room
DBA: Greenwich High School

1 Residential Land
Legal Acres: 54.7500

LAND DATA AND CALCULATIONS

Rating Soil ID Measured Prod. Factor Base Adjusted Extended Influence
Land Type Table -or- Acreage -or- Depth Base Rate Adjusted Value Factor Value
- or - Effective Rating Effective Value
or -or - Square Feet Rate Rate Depth Depth
Frontage Depth Factor Square Feet
Frontage

Table: 1 Effective Depth
Effective Frontage
Effective Depth
Square Feet
Base Rate
Adjusted Rate
Extended Value
Influence Factor
Value

68157500

TOTAL LAND VALUE
68157500

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## Administrative Information

- **Tax ID:** 314/034
- **Date:** Printed 01/12/2021
- **Card No.:** 2 of 2

## Ownership

- **Card No.:** 07-4511/S
- **Location:** Town of Greenwich C/O Finance Dept, Hillside Road 0010
- **Tax ID:** 314/034

## Transfer of Ownership

### Valuation Record

- **Assessment Year**
- **Reason for Change**

## Valuation

### Site Description

## Land Data and Calculations

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Table</th>
<th>Prod. Factor</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
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</table>

**Total Land Value**
### Summary of Improvements

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>Year Eff</th>
<th>Base</th>
<th>Adj</th>
<th>Size or Area</th>
<th>Value</th>
<th>Depr</th>
<th>Adj Comp</th>
<th>Total Improvement Value</th>
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</thead>
<tbody>
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<td>MISCFEAT</td>
<td>0.00</td>
<td>Good 2012 2012 AV</td>
<td>0.00</td>
<td>N</td>
<td>0.00</td>
<td>18</td>
<td>0</td>
<td>25000</td>
<td>2 SV 100 100 24500</td>
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<tr>
<td>TURF</td>
<td>0.00</td>
<td>Good 2005 2005 VG</td>
<td>13.50</td>
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<td>30.38</td>
<td>166100</td>
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<tr>
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<td>Good 2005 2005 VG</td>
<td>13.50</td>
<td>N</td>
<td>30.38</td>
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<td>24x270</td>
<td>379080</td>
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<td>0 100 100 379100</td>
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</table>

**Total Improvement Value: (LCM: 150.00)**

**Data Collector/Date:** 07-4511/S

**Appraiser/Date:** Property Class: 299

**Neighborhood:** HILLSIDE ROAD 0010

**Supplemental Cards:** 07-4511/S
## Lighting Fixture Schedule

<table>
<thead>
<tr>
<th>Number</th>
<th>Description</th>
<th>Color</th>
<th>Watt</th>
<th>Type</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Penent Light with Direct/Indirect Light - Bollard with Clear Lens - 5000K</td>
<td></td>
<td>100</td>
<td>Beam</td>
<td></td>
</tr>
<tr>
<td>02</td>
<td>Rectangular Downlight with White Reflector and Satin Polycarbonate Lens - 8000K</td>
<td></td>
<td>100</td>
<td>Beam</td>
<td></td>
</tr>
<tr>
<td>03</td>
<td>Downlight with White Housing - 5000K</td>
<td></td>
<td>100</td>
<td>Beam</td>
<td></td>
</tr>
</tbody>
</table>

### Drawing Information

- **Drawing Title:** Greenwich High School Secure Entryway
- **Drawing Number:** E01
- **Date:** September 01
- **Scale:** 1/8” = 1'-0"
- **Drawn By:** Silver / Petrucci + Associates
- **Framed:** Architects / Engineers / Interior Designers
- **Address:** 3190 Whitney Avenue, Hamden, CT 06518-2340
- **Phone:** 203 230 9007
- **Fax:** 203 230 8247
- **Email:** silverpetrucci.com

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**Site Lighting Plan**

**Lobby Lighting Plan**

**Lobby & Plaza Lighting Plans and Fixture Schedule**
SEE ACCOMPANYING SITE PLANS FOR EXTENT OF PROPOSED MODIFICATION TO THE PLAZA AND GREEN SPACES.

Greenwich High School Secure Entryway
10 Hillside Road
Greenwich, Connecticut 06830

SILVER / PETRUCELLI + ASSOCIATES
Architects / Engineers / Interior Designers
3190 Whitney Avenue, Hamden, CT 06518-2340
Tel 203.230.8000  Fax 203.230.8247
silverpetrucelli.com

1/8" = 1'-0" 1
Schematic Floor Plan

1/8" = 1'-0" 2
Schematic East Elevation

1/8" = 1'-0" 3
Schematic North Elevation

Greenwich High School Secure Entryway
10 Hillside Road
Greenwich, Connecticut 06830
Greenwich High School Secure Entryway Materials Narrative

There are two distinct portions to the Secure Entryway project: the new entry vestibule and the administration office renovations. The exterior entry vestibule can be thought of as a glass box appended to the existing entrance. Like the existing entry the new vestibule will be composed primarily of glass walls (in this case blast resistant) set in white painted metal frames with glass and white painted metal doors. Above the glass wall will be a series of structural laminated wood beams carrying the laminated wood roof deck. There will be laminated wood infill panels between the beams and on the sides above the glass wall. There will be a line of five laminated wood and steel columns connected to every other beam at the end of the roof overhang. The roof will have a white painted metal facia. All of the wood will have a weather resistant treatment, the final color profile of the wood is intended to be similar to the that of the existing building.

As part of the exterior vestibule construction the adjacent glass walls in the existing connecting corridor will also be removed and replaced with new ballistic glass with a very similar look and feel to the existing glass wall.

The interior of the new entry vestibule will consist of brick, painted gypsum, and glass walls. The south wall, at the security desk, is an existing exterior brick wall that will become an interior wall with new brick infill to match where the existing windows are removed. The wall between the entry vestibule and the new lobby waiting room will be painted gypsum wall board with a level 5 finish. The final paint color is to be determined. There will be a painted gypsum wall board ceiling at the security desk and entry to the reception waiting room. The paint color is to be determined. Above the ceiling will be a single row of glass spanning between the front and back walls of the vestibule.

The rear (west) wall of the vestibule, which is the existing exterior entry, will consist of a wall with a painted gypsum board finish running into replacement ballistic glass wall and white painted frames with glass and white painted metal doors. Above the glass wall the existing roof of the connecting corridor will create an overhang where two foot tall metal letters will spell out the name of the school. Behind the letters will be a painted gypsum board wall, creating a plenum to conceal the air conditioning supply and return. The plaint color for the letters and the wall are to be determined.

The floor of the new entry vestibule will be finished in stone tile. The type, color, and finish of the stone tile is to be determined. The stone tile will continue up a ramp with stainless steel handrails leading to a pair of ballistic glass and white painted metal doors next to the security desk. The security desk has not yet been designed but will most likely consist of painted gypsum board walls with custom casework and solid surface counters. Color and style of finishes are to be determined.

The ceiling of the entry vestibule will consist of exposed laminated wood beams and decking, similar to the existing connecting corridor. The final light fixtures for the vestibule have not been determined but will most likely consist of white painted LED fixtures hanging from the ceiling.

The renovations to the administration offices will primarily consist of removing existing walls to open some spaces and building new walls and infill to close off others. All of these walls will be finished with painted gypsum wall board to match the existing. The wall base and floor tile, where they can not be saved, will be replaced with new tile and base with a color and pattern to be determined. Where new doors are added they will be finished to match the existing doors. The ceilings in the administration area will be 2X2 acoustic ceiling tile to match existing. The new reception desk has not been designed yet but
will likely consist of low walls finished in painted gypsum wall board with custom casework and solid surface counter tops. Color and style of finishes are to be determined.