

DOCKET NO. HHD LND CV-22-6162015-S	:	SUPERIOR COURT
	:	
GREENWICH COMMUNITIES	:	JUDICIAL DISTRICT OF
	:	HARTFORD
V.	:	
	:	
PLANNING AND ZONING COMMISSION	:	
OF THE TOWN OF GREENWICH	:	FEBRUARY 17, 2023

STIPULATION OF SETTLEMENT

WHEREAS, Greenwich Communities, a/k/a the Greenwich Housing Authority (hereinafter the "Plaintiff"), is and at all times relevant herein has been the lessor of property located at 71 Vinci Drive, Greenwich, Connecticut (hereinafter, the "Property"), owned by the Town of Greenwich pursuant to a Lease dated November 1, 1985 and recorded on the Greenwich Land Records in Book 1620 at Page 195. Said property is the subject of this administrative appeal;

WHEREAS, on or about February 24, 2022 the Plaintiff filed Final Site Plan/Special Permit Application designated PLPZ 2022-0061 with the Defendant Planning and Zoning Commission (hereinafter, the "Commission"). As part of this Application, the Plaintiff sought to construct a new senior housing facility to be known as Vinci Gardens, consisting of a new four-story building with 52 single bedroom units;

WHEREAS, the Commission considered the Application at public meetings held on June 2, 2022 and August 2, 2022;

WHEREAS, on September 8, 2022, the Commission approved the Final Site Plan/Special Permit Application with eighteen (18) conditions;

WHEREAS, thereafter, the Plaintiff took a timely appeal to the Superior Court;
and

WHEREAS, the parties are desirous of resolving the issues presented in this administrative appeal without further delay and expense, and without the risk inherent in litigation.

NOW, THEREFORE, subject to the approval of this Court pursuant to Connecticut General Statutes Section 8-8(n), the parties do hereby agree as follows:

1. The parties agree that, subject to the provisions of this Stipulation of Settlement, the Commission's decision of September 8, 2022 (See Exhibit A attached hereto) with all eighteen (18) conditions attached thereto is valid, lawful and binding on the Plaintiff and Defendant. The parties further agree that:

(a) Condition 7 has been satisfied.

(b) The "Affordability Plan" referenced in Conditions 8 and 9 has been submitted to, and approved, by the Commission Staff and Law Department.

(c) The rendering entitled: "Greenwich Communities, Vinci Gardens Senior Housing, Building Elevations, A-301.00" dated January 11, 2023, as supplemented by the rendering entitled: "Greenwich Communities, Vinci Gardens, Senior Housing, Building Elevations, A-301.00" dated February 16, 2023 (See Exhibit B attached hereto) represents proposed revisions to the building's roof and roofline to match the style of the historic Byram School. The renderings further show revisions of the proposed vinyl siding with a brick veneer for the exterior cladding of the new building to also match the historic Byram School.

(d) To clarify Condition 13, in the event a replacement of the Kristoff memorial tree is deemed necessary by the Tree Warden, a suitable replacement tree shall be selected, and planted, by the Plaintiff in consultation with the Town Tree Warden.

2. The Plaintiff shall submit plans to the Commission staff of the site development design, architectural design and proposed floor plans with elevations (hereinafter, the "Plans") reflecting the revised roof, roofline and brick veneer exterior cladding shown on the Exhibit B renderings. Conditions 10, 11 and 18 will be deemed satisfied with the submission to the Commission staff of Plans, for zoning permit sign-off review, that are confirmed by the Commission staff to be consistent with the Exhibit B renderings.

3. The Plans so submitted shall include all information required by the Building Zone Regulations (BZR) to be shown on final site plan applications.

4. In addition, the Plaintiff shall ensure that the final construction plans to be submitted with any building permit application shall also reflect compliance with paragraph 2 above.

5. This court shall retain jurisdiction concerning any disputes the parties may have regarding the interpretation, implementation and performance of this Stipulation of Settlement.

6. Upon this Court's approval of this Stipulation, the Parties shall record this Stipulation and order of the Court approving the same on the Greenwich Land Records. The site plan and special permit approval, as modified by this Stipulation shall run with the land for the benefit of the Plaintiff, its successors and assigns.

7. This Stipulation may be approved by this Court without award of costs or expenses to any party.

THE PLAINTIFF,
GREENWICH COMMUNITIES

By: _____
John P. Tesei, Esq.
Gilbride, Tusa, Last & Spellane LLC
Juris No. 101760
31 Brookside Drive
Greenwich, CT 06830

THE DEFENDANT,
PLANNING AND ZONING COMMISSION
OF THE TOWN OF GREENWICH

By: _____
John K. Wetmore, Its Attorney
Law Department, Juris No. 024945
Town of Greenwich
Town Hall, 101 Field Point Road
Greenwich, CT 06830

EXHIBIT A

EXHIBIT A

KATIE DELUCA, AICP
DIRECTOR PLANNING AND ZONING/ZONING
ENFORCEMENT COORDINATOR/TOWN PLANNER



PATRICK LAROW, AICP
Deputy Director Planning and Zoning/Assistant Town Planner
MARISA ANASTASIO, Senior Planner
BIANCA DYGERT, Planner II
JACALYN PRUITT, Planner II
SHANICE BECKER, Planner I
PETER MANGS, Systems and Compliance Coordinator
CRYSTAL BERRY, Housing Specialist
DAN CLARK, GIS Planning Analyst
DOREEN CARROLL-ANDREWS, Applications Coordinator

PLANNING AND ZONING - LAND USE DEPARTMENT

VIA CERTIFIED AND ELECTRONIC MAIL

September 22, 2022

Mr. Anthony Johnson
Greenwich Communities
249 Milbank Ave.
Greenwich, CT 06830
ajohnson@greenwichcommunity.org

RE: The application of Anthony Johnson, authorized agent, for Greenwich Communities, applicant, and the Town of Greenwich, owner of record, for a Final Coastal Site Plan and Special Permit, application PLPZ 2022 00061, to construct 52 units (all one bedroom) of senior independent living apartments at the McKinney Terrace campus and related site improvements including the expansion of the parking lot and driveway, new curbing, sidewalk/steps, and accessible ramps, landscaping, stormwater management, utilities services, and Sight distance improvements to the existing Vinci Drive driveway at Western Junior Highway pursuant to Sections 6-13 through 6-15, 6-17, 6-35 through 6-43.1, 6-101(a), 6-155, 6-176 through 6-183, 6-230 and 6-205 of the Town of Greenwich Building Zone Regulations, located on two parcels of land located at 0 Western Junior Highway and 71 Vinci Drive in the R-6 and R-PHD-E zones as shown of site plans and architectural plans prepared by Geddis Architects, last revised 6/15/2022.

Dear Mr. Johnson:

At a regular meeting held on September 8, 2022, the Planning and Zoning Commission considered the above referenced applications and took the following action:

Upon a motion to approve the final coastal site plan and special permit made by Messr. Macri and seconded by Messr. Levy, the following resolution was unanimously adopted (Voting in favor of this item: Alban, Macri, Levy, Yeskey, and Lowe); and

WHEREAS the Commission held public hearings on June 7, 2022 and August 2, 2022 and took all testimony required by law; and

WHEREAS the Commission closed the application on August 2, 2022 and voted to approve the following decision on September 8, 2022; and

WHEREAS the applicant requested a final coastal site plan, and special permit to construct a new 52 unit (all one bedroom) senior independent living apartments at the McKinney Terrace campus. to be called Vinci Gardens, a four (4) stories tall, and approximately 50,000 sq., ft. housing development on property owned by the Town of Greenwich, and operated by Greenwich Communities, located at 71 Vinci Drive in the R-6, R-PHD-E (currently

and as amended by Zoning Map Amendment application PLPZ 2022 00061) and COZ zones; and

WHEREAS the subject proposal is located on the McKinney Terrace campus, a property owned by the Town but leased to Greenwich Communities for affordable housing purposes; and

WHEREAS the site has frontage on West Putnam Ave but is accessed via an easement and driveway from Western Junior Highway; and

WHEREAS the site contains three (3) townhome buildings with 21 family apartments and one (1) building (the convert Byram School Building) with 51 units for elderly clients; and

WHEREAS the subject proposal would create a new building on this campus with 52 units for elderly clients, located just south of a current parking area; and

WHEREAS in addition to the new building the applicant would expand onsite parking, sidewalks, curbing, stormwater management, extension of utilities and, if needed, improve sight distances at the Western Junior Highway entrance; and

WHEREAS the subject parcel was part of a municipal improvement and Site Plan approval in the early 1990's to turn the former school building into housing; and add the Town Homes; and

WHEREAS the site is within the R-6 and R-PHD-E zones and the applicant proposed, under separate applications, a Zoning Map Amendment (PLPZ 2022 00060) to include a larger portion of it to be within the R-PHD-E zone, and allow for the location of the new housing to be zoned for elderly housing, which also permits a larger density, stories and height than the R-6 zone; and

WHEREAS the Board of Selectman unanimously voted at their July 12, 2018 meeting to request that the Planning and Zoning Commission review the Municipal Improvement (M.I.) (PLPZ 2022 00226) for this project in accordance with Section 99 of the Town Charter; and

WHEREAS the applicant presented the concept under a Pre-application to the Planning and Zoning Commission at their Sept. 28, 2021 meeting; and

WHEREAS the applicant filed the required site plan along with the MI request to the Planning and Zoning Office on 2/28/2022, with an official receipt date of March 1, 2022; and

WHEREAS the Commission voted to approve the MI required (PLPZ 2022 00226) at the same meeting as the subject application; and

WHEREAS the subject action would appear to meet the required setbacks of the R-PHD-E Zone, except for the rear yard setback. The applicant has remedied this by seeking a variance from the PZBA; and

WHEREAS the applicant applied for and received a variance of the required rear yard setback for the subject property from the PZBA (PLZE 2022 00042) on 7/27/2022; and

WHEREAS Map Amendment PLPZ 2022 00060 was approved at the same meeting as the subject application; and

WHEREAS the Commission notes that with the zoning map change, the max. floor to area ratio, would become 0.9 and max height would be four (4) stories and 40 feet; and

WHEREAS the Commission notes that the Architectural Review Committee reviewed this proposal at their 5/4/2022 meeting and made the following comments for the Commission's consideration:

- To revise the plans to address the following comments:
 - ARC finds that the project has improved significantly from first iteration and appreciates the work of the housing authority and the architects with regard to site plan and proportion of building.
 - Regarding the façade and roof massing – applicant should address the right-hand mass where the mansard stops arbitrarily - consider a different break here.
 - Address the North elevation which is a blank façade visible upon the approach to the site –consider adding a window here.
 - Create effective massing and proportion either through veneer, stone, brick or other material. ARC finds that the stone and siding being the same color is not effective in regard to the massing and that the stone works as base material, but not necessarily on the vertical.
 - Color scheme should reference the existing building – does not have to match, but would be more successful if colors, finishes, palette, textures were not foreign to existing building.
 - Add greenery at base of building if possible.
 - Add trees: even two trees added to the arrival space / courtyard will create a gateway.
 - Landscaping plan achieves a good variety of species, but sizes of trees and plantings should be increased if possible. ARC Vice Chair John Conte will review the updated landscaping plan once submitted.
 - ARC is amenable to meeting with the applicants during a special meeting to help expedite the ARC review.

WHEREAS the Commission voted to further modify the building in the following ways:

- Revise the building's roofline to match the style of the historic Byram School (also listed on the National Historic Register) on the property.
- Replacing the proposed vinyl siding and using a brick or brick veneer for the exterior cladding of the new building, also matching the school; and

WHEREAS a landscaping plan for the site was also proposed; and

WHEREAS the Commission noted that a memorial tree dedicated to Mrs. Anne Kristoff appears to be located where the proposed new building is proposed; and

WHEREAS the Commission voted to require modification of the landscaping plans, prior to issuance of any zoning permit, to relocate the Kristoff memorial tree and marker to the center landscaped island replacing one of the proposed Japanese cherry trees; and

WHEREAS if by recommendation of the Town Tree Warden, the existing memorial tree cannot be relocated then a suitable replacement tree shall be planted and plaqued in the center island. The replacement tree shall be selected in conjunction with the Town Tree warden and Kristoff Family; and

WHEREAS the projected traffic volumes into and out of the site would not require the removal of trees and/or other visual obstructions from the Western Junior Highway entrance to the site and no tree removal there is approved as part of this application; and

WHEREAS the Commission voted to apply the ARC's comments regarding landscaping and exterior lighting; and

WHEREAS the Applicant shall return to the ARC for review of the final revisions to the landscaping and lighting, prior to zoning permit issuance; and

WHEREAS the Commission requested that the applicant return to the Commission's staff once the revised building plans are 50% of their way toward final development to make sure the proposals is in line with the Commission's decision and modifications; and

WHEREAS the Commission suggested that the Applicant shall consult with the Greenwich Tree Conservancy as to possible tree donations; and

WHEREAS the Commission notes that the Inland Wetlands and Watercourses Agency staff (Environmental Affairs Department) indicated on 2/28/22 that the proposal did not require a Wetlands Permit; and

WHEREAS the applicant provided testimony that the subject application would meet the intents and purposes of the R-PHD-E Zone, and the Commission noted that the Town's recently adopted Affordable Housing Trust, and related Board, should be consulted to explore available funding the Trust may provide to further the affordability options for future tenants and/or reduce the proposed number of units; and

WHEREAS per Sec. 6-35 of the Town's BZR, development in the R-PHD-E has additional standards which are as follows:

- (1) To maintain the Town's predominantly residential character;
- (2) To provide decent, attractive housing for present elderly Town residents; and
- (3) To permit the construction of residential units for the elderly that would be eligible for State and/or Federal financial assistance and which would be owned and/or managed by the Housing Authority of the Town or a non-profit sponsor; and

WHEREAS the Commission notes that the proposal seeks to add housing for elderly Town residents, and with modification, would provide decent, attractive housing, while maintaining its predominately residential character; and

WHEREAS the allowable density for the area being rezoned from R-6 to the R-PHD-E would increase from 2 units per 7,500 sq. ft. to one unit per 1,000 square feet of land; and based on the 178,897 sq. ft. of land proposed to be within the R-PHD-E zone, a max. density of 178 units could be permitted; and

WHEREAS per Sec. 6-37, "No R-PHD-E Zone may be designed to house more than two hundred twenty-five (225) persons"; and

WHEREAS the Commission finds that the proposed action will not exceeded this max density by the proposal; and

WHEREAS the applicant confirmed that the proposed housing is not Congregate and defined by the Town's regulations and therefore Sec. 6-43.1 would not apply; and

WHEREAS the Commission notes that no affordability plan for the proposed development was provided; and

WHEREAS the Commission required that prior to zoning permit issuance the applicant shall provide a draft affordability plan for the Commission's staff and the Town's Law Department to review. The affordability plan shall provide data to help the Town calculate Housing Unit Equivalent Points (or "HUE" points) and detail how the building provides financial assistance for tenants meeting the definition of elderly, pursuant to Sec. 8-113a.(m) of the Connecticut General Statutes; and

WHEREAS prior to any Certificate of Occupancy for the proposed new units, the applicant shall submit a final affordability plan to the Commission's staff and Town's Law Department for review and recording on the Town Land Records. Said affordability plan shall outline how the building provides financial assistance for tenants meeting the definition of elderly, pursuant to Connecticut General Statutes Sec. 8-113a.(m); and

WHEREAS the Commission noted comments from Conservation Commission Staff noting that prior to zoning permit issuance, the applicant shall provide a comprehensive construction phasing and management plan indicating method to minimize and manage noise and dust pollution created during the development phase. The plans shall

indicate storage areas where excavated & blasted material will be stored, and the Soil and Erosion Control plans shall be revised to indicate protection of the existing woodland areas; and

WHEREAS the Commission noted comments from the Town's Zoning Enforcement Office, indicating that the distance of the proposed rooftop stair access to the east wall of the building, may not meet the pertinent zoning regulations; and

WHEREAS the Commission requested that this issue be addressed prior to zoning permit issuance; and

WHEREAS the Commission noted comments from the Commission's Traffic Consultant, BETA, and requested that the applicant revise their plans per comments numbered 2 and 3 as listed in their 6/2/22 memo and as follows:

2. "The Applicant should consider resurfacing the existing bituminous walkway that runs along the North side of Vinci Drive to Western Junior Highway in order to improve the poor condition and ensure a smooth surface for the development's senior residents. The crosswalk and curb ramps on the north leg of the intersection of Vinci Drive at Western Junior Highway should also be reconstructed in order to meet current standards.
3. Parking spaces at the end of a row should be 10 feet in width in accordance with the Town code."; and

WHEREAS the Commission noted that no comments were received from the Town's Fire Marshal's office regarding response and life safety issues with the proposed development; and

WHEREAS the Commission requested that prior to zoning permit, the Commission's staff shall consult with the Fire Marshal's office to review the proposed site and landscape plans to confirm that access to all sides of the proposed building are possible; and

WHEREAS if significant changes to the landscape plans are required staff shall review changes said changes with ARC; and

WHEREAS the Commission notes that it is not the intent of the requested modification of the proposed roof to have the building footprint expand or change the building's height because of the roof line revision; and

WHEREAS if the foot print or height is changed the applicant shall return to the Commission for review and approval of the proposed changes; and

WHEREAS the Commission received comments from the Sewer Division which notes that the proposed building is shown to be located on top of the sewer easement and the sanitary sewer tunnel line. While permanent structures are not typically permitted to be constructed over sanitary sewer mains and inside sewer easements, the applicant has discussed their proposal with the Sewer Division and Commissioner of Public Works and because of the significant, 60+ foot depth of the sewer vault the Sewer Division has agreed to the location of the structure with the understanding that the applicant will follow Sewer Division guidelines, including but not limited to, seismic monitoring to the Town's infrastructure during construction; and

WHEREAS the applicant provided a Drainage Summary Report describing a detailed analysis of stormwater conditions, pre- and post-development. It includes a drainage analysis for the new building as well as the additional coverage from the new impervious areas. The new parking and roof areas would be treated by bioretention structures. The applicant is also proposing to disconnect the roof run-off from the current building at 71 Vinci Drive to improve treatment; and

WHEREAS the DPW-Engineering Division has reviewed the proposed site development plans and noted revisions that can be addressed prior to issuance of any zoning permit; and

WHEREAS per the applicant's discussion with the Commission, the sight lines at the entrance from Western Junior Highway are adequate for the estimated traffic entering the site, and do not need to be improved. Plans and Drawings indicating site line improvements shall be removed from future submissions; and

WHEREAS the Commission finds that the application substantially complies with the intents and purposes Sections 6-13 through 6-15, 6-17, 6-35 through 6-43.1, 6-101(a), 6-155, 6-176 through 6-183, 6-230 and 6-205 of the Town of Greenwich Building Zone Regulations as apply to this proposal;

THEREFORE BE IT FURTHER RESOLVED THAT the application of Anthony Johnson, authorized agent, for Greenwich Communities, applicant, and the Town of Greenwich, owner of record, for a Final Coastal Site Plan and Special Permit, application PLPZ 2022 00061, to construct 52 units (all one bedroom) of senior independent living apartments at the McKinney Terrace campus and related site improvements including the expansion of the parking lot and driveway, new curbing, sidewalk/steps, and accessible ramps, landscaping, stormwater management, utilities services, and Sight distance improvements to the existing Vinci Drive driveway at Western Junior Highway pursuant to Sections 6-13 through 6-15, 6-17, 6-35 through 6-43.1, 6-101(a), 6-155, 6-176 through 6-183, 6-230 and 6-205 of the Town of Greenwich Building Zone Regulations, located on two parcels of land located at 0 Western Junior Highway and 71 Vinci Drive in the R-6 and R-PHD-E zones as shown of site plans and architectural plans prepared by Geddis Architects, last revised 6/15/2022 is hereby approved with modifications.

The applicant shall make an appointment with Planning and Zoning Office Staff to address and provide the following:

1. The applicant shall note the date and application number of the variance granted on all site plans
2. The zoning location survey shall be revised to reflect the zoning map amendment to the portion of the site for expanded to be within the R-PHD-E zone.
3. The applicant shall address the comments from the ZEO regarding the distance of the proposed rooftop stair access to the east wall of the building,
4. The applicant will need to address the Sewer Division comments regarding permitting for the site;
5. The Commission requested that the applicant, as requested by the Conservation Commission Staff, shall provide a comprehensive construction phasing and management plan indicating method to minimize and manage noise and dust pollution created during the development phase. The plans shall indicate storage areas where excavated & blasted material will be stored, and the Soil and Erosion Control plans shall be revised to indicate protection of the existing woodland areas; and
6. The applicant shall address the comments of the Commission's Traffic Consultant, BETA, and which requested the applicant to revise plans per comments numbered 2 and 3 as listed in their 6/2/22 memo and as follows:
 - a. "The Applicant should consider resurfacing the existing bituminous walkway that runs along the North side of Vinci Drive to Western Junior Highway in order to improve the poor condition and ensure a smooth surface for the development's senior residents. The crosswalk and curb ramps on the north leg of the intersection of Vinci Drive at Western Junior Highway should also be reconstructed in order to meet current standards.
 - b. Parking spaces at the end of a row should be 10 feet in width in accordance with the Town code."; and
7. The applicant shall, prior to Certificate of Occupancy consult with the Affordable Housing Trust Board to explore available funding the Trust may provide to further the affordability options for future tenants and or reduction of the unit count.
8. The applicant shall, prior to zoning permit, submit a draft affordability plan to Commission Staff and the Law Department for review. The affordability plan shall provide data to help the Town calculate Housing Unit Equivalent Points (or "HUE" points) and detail how the building provides assistance for tenants meeting the definition of elderly, pursuant to Sec. 8-113a.(m) of the Connecticut General Statutes.
9. Prior to any Certificate of Occupancy for the proposed new units, the applicant shall submit an affordability plan to the Commission's staff and Town's Law Department for review and recording on the Town Land

- Records. Said affordability plan shall outline how the building provides financial assistance for tenants meeting the definition of elderly, pursuant to Connecticut General Statutes Sec. 8-113a.(m).
10. The Commission voted to not revise the proposal's exterior per the ARC's comments and voted to modify the building in the following ways:
 - a. Revise the building's roofline to match the style of the historic Byram School (also listed on the National Historic Register) on the property.
 - b. Replacing the proposed vinyl siding and using a brick or brick veneer for the exterior cladding of the new building, also matching the school; and
 - c. Plans reflecting both the above changes shall be submitted to Commission Staff with any request for Zoning Permits.
 11. It is not the intent of the requested modifications of the proposed roof to have the building footprint expand or change the building's height because of the roof line revision if the foot print or height is changed the applicant shall return to the Commission for review and approval of the proposed changes.
 12. The Commission voted to apply the ARC's comments regarding landscaping and exterior lighting; as follows:
 - a. Add greenery at base of building if possible.
 - b. Add trees: even two trees added to the arrival space / courtyard will create a gateway.
 - c. Landscaping plan achieves a good variety of species, but sizes of trees and plantings should be increased if possible. ARC Vice Chair John Conte will review the updated landscaping plan once submitted.
 - d. ARC is amenable to meeting with the applicants during a special meeting to help expedite the ARC review.
 13. The Applicant shall modify their plans, prior to issuance of any zoning permit, to note the new location of the Kristoff memorial tree and marker to the center landscaped island and to replace one of the proposed Japanese cherry trees. If by recommendation of the Town Tree Warden, the existing memorial tree cannot be relocated then a suitable replacement shall be placed and plaqued in the center island. The replacement tree shall be selected in conjunction with the Town Tree warden and Kristoff Family.
 14. Prior to zoning permit Commission staff shall consult with the Town's Fire Marshal's office to review the proposed site and landscape plans in conjunction with providing access to all sides of the proposed building. If significant changes to the landscape plans are required staff shall review changes with the ARC.
 15. Prior to zoning permit, the Commission's staff shall consult with the Fire Marshal's office to review the proposed site and landscape plans to confirm that access to all sides of the proposed building are operationally feasible. If significant changes to the landscape plans are required staff shall review changes said changes with ARC;
 16. The Applicant shall consult with The Greenwich Tree conservancy as to possible tree donations.
 17. Plans and drawings indicating sight line improvements shall be removed from future submittals.
 18. The Applicant shall return to Commission staff when construction documents reach 50% of the final details for review for compliance with the modifications of the Commission.

In accordance with Section 6-14.1 (e) of the Building Zone Regulations of the Town of Greenwich and Sections 8-3 (i) and 8-3(m) of the Connecticut General Statutes, construction in connection with this site plan must start and be completed within five years from the date of this approval.

The contents of this letter have been reviewed by members of the Commission and reflect the decision the Commission made at its meeting on September 8, 2022. If you have questions, please do not hesitate to contact this office.

Sincerely,



Patrick M. LaRow, AICP

Deputy Director /Assistant Town Planner

EXHIBIT B

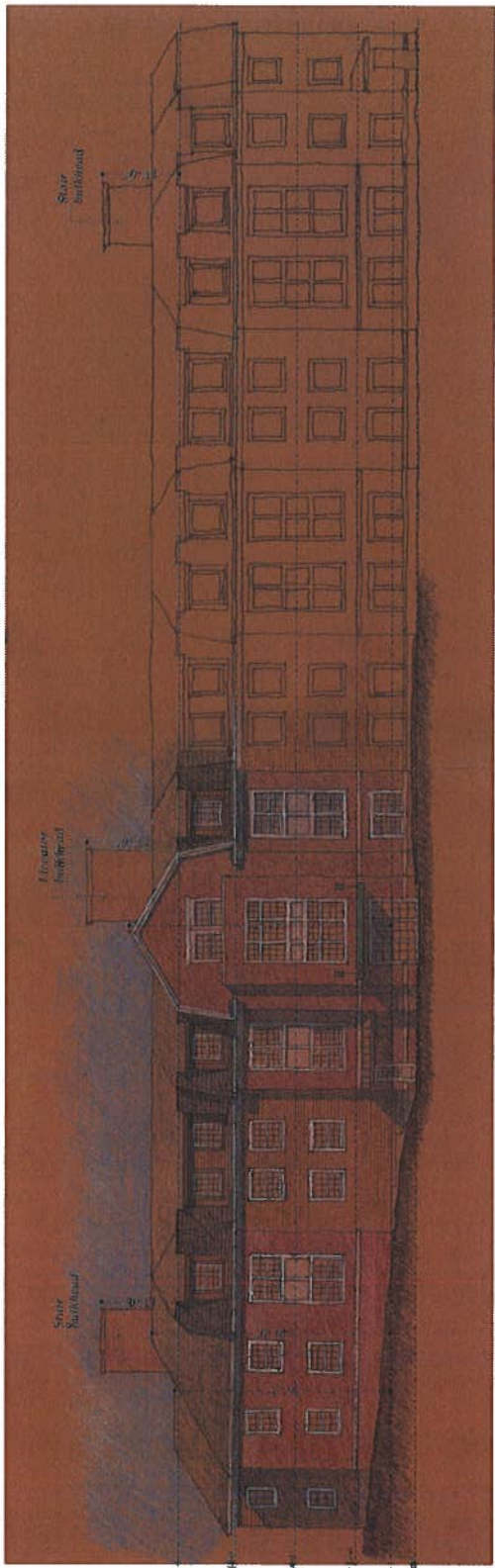
Geddis Architects
 Architecture, Planning, Interiors
 71 Old Post Road
 P.O. Box 1020
 Southport, CT 06890
 (203) 258-8700

Greenwich Communities
 65 Vico Drive, Greenwich, CT 06830

Vinci Gardens Senior Housing



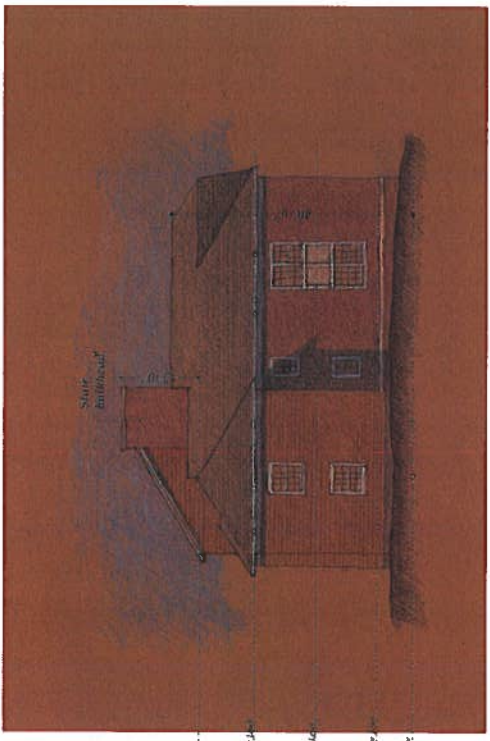
PROJECT
 SEAL & SIGNATURE DATE: 09/14/13
 DRAWING NO. 0603
 DRAWING BY: AED
 CHECK BY: AED
 DWG No. A-301.00



Sketch view of West Elevation (Street View)
 1/8"=1'-0"

Legend

- Thin Brick Veneer
- Vinyl Siding



Sketch view of North Elevation
 1/8"=1'-0"

Revision	Number	Description
001	10	Issued for PERMITS & ZONING REVIEW
002	01	Issued for ABC REVIEW
002	02	Issued for PERMITS & ZONING REVIEW
002	03	Issued for ABC REVIEW
002	04	Issued for PERMITS & ZONING REVIEW
002	05	Issued for ABC REVIEW
002	06	Issued for PERMITS & ZONING REVIEW
002	07	Issued for PERMITS & ZONING REVIEW
002	08	Issued for PERMITS & ZONING REVIEW
002	09	Issued for PERMITS & ZONING REVIEW
002	10	Issued for PERMITS & ZONING REVIEW

Greenwich Communities
 Vinci Gardens
 Senior Housing

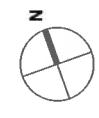
Geddis Architects
 Architecture, Planning, Interiors

71 Old Post Road
 P.O. Box 1020
 Southington, CT 06489
 (203) 256-8700

Structural Engineer
 Certified Professional Engineer
 P.E. No. 00024
 Fairfield, CT 06424
 203-251-1802

MER Building
 Design Management Group (DMG)
 200 Park Avenue, Suite 1000
 New York, NY 10022
 212-691-1300

Staff Architect
 Weston and Sampson
 712 Broad Street, Suite 103
 New Haven, CT 06510
 203-531-1473

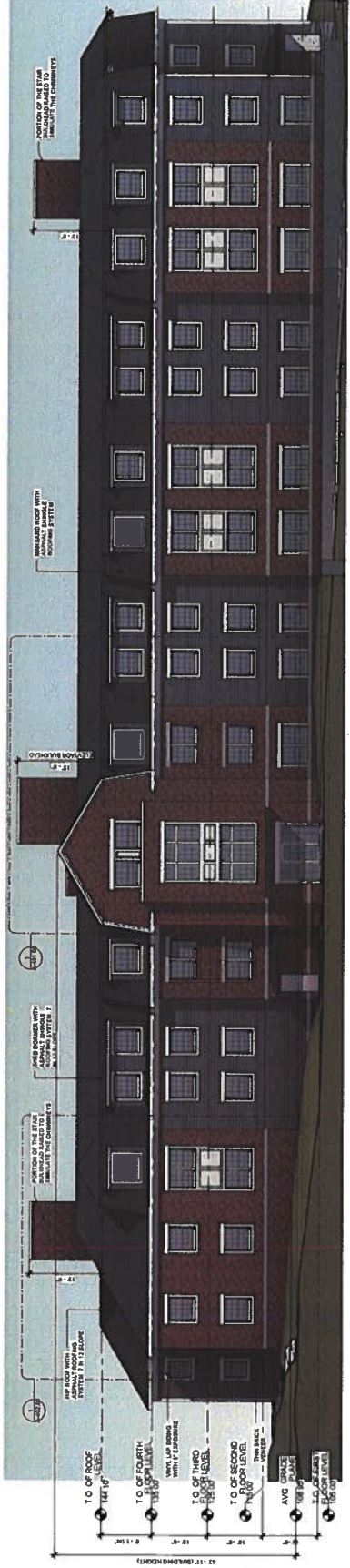


PROJECT
 Greenwich Communities
 Vinci Gardens
 Senior Housing

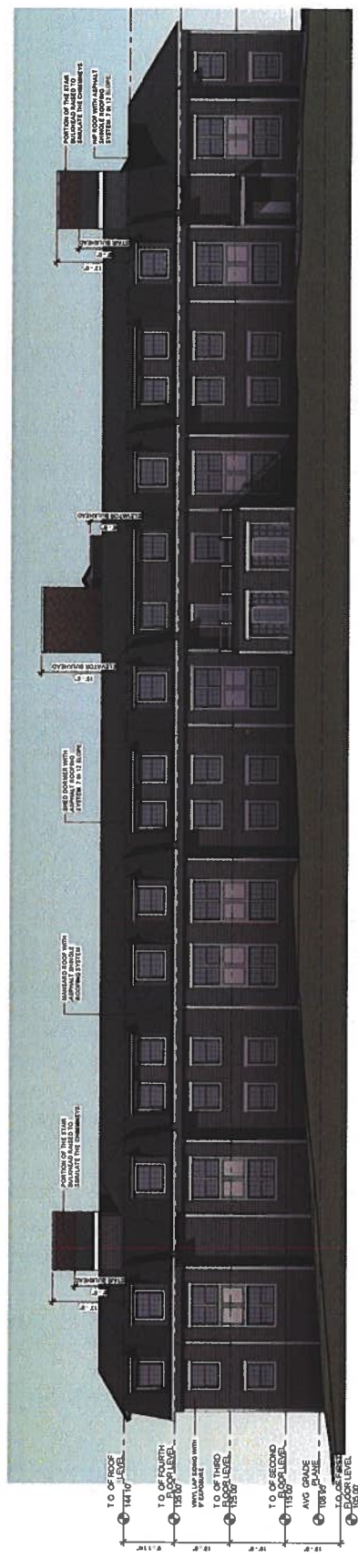
69 Vista Drive, Greenwich, CT 06830

BUILDING ELEVATIONS

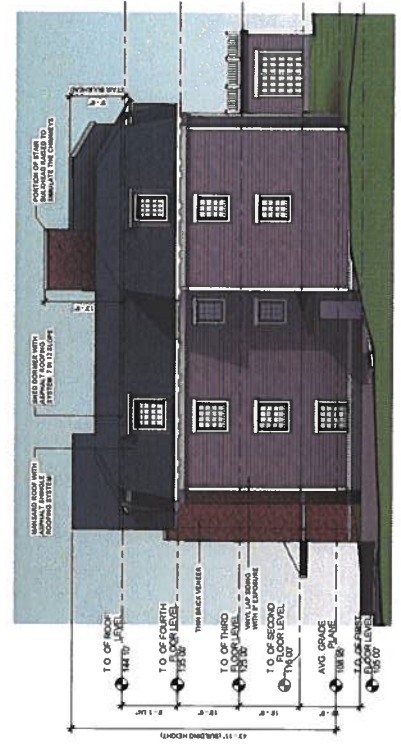
SEAL & SIGNATURE DATE: 09/14/18
 PROJECT No.: 00030
 DRAWING BY: J. B. B. / J. B. B.
 CHECKED BY: J. B. B. / J. B. B.
 DWG No.: A-301.00



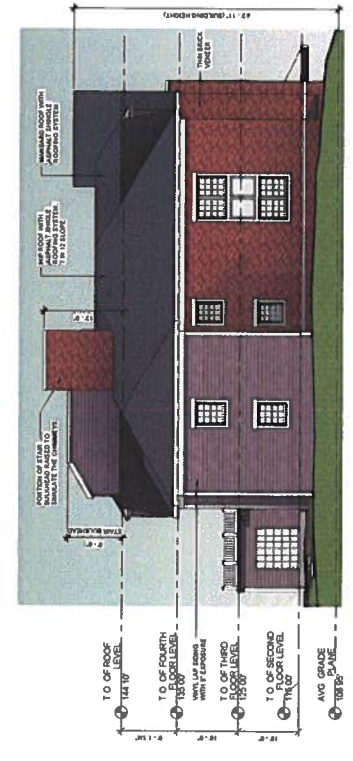
① WEST ELEVATION (SIDE ELEVATION)
 1/8" = 1'-0"



② EAST ELEVATION (SIDE ELEVATION)
 1/8" = 1'-0"



③ SOUTH ELEVATION (SIDE ELEVATION)
 1/8" = 1'-0"



④ NORTH ELEVATION (SIDE ELEVATION)
 1/8" = 1'-0"